

LUNA COURT

== SOUTHGATE ==

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A SECLUDED ESCAPE IN A LEAFY NORTH LONDON SUBURB

Discover an exclusive, contemporary collection of just five 2 and 3- bedroom apartments, offering style and space in a well-connected location. Just minutes from the heart of Southgate, yet wonderfully private. This outstanding development has been thoughtfully designed to offer residents the things that matter most.

Each home benefits from open-plan living spaces for entertaining friends and family, and the highest quality finishes throughout, as well as a secluded terrace/ balcony to each home.

EXPERIENCE THE FINER THINGS IN LIFE

BY FOOT

- OAKWOOD STATION - 0.6 miles
- SOUTHGATE STATION - 0.9 miles
- COCKFOSTERS STATION - 2 miles
- TRENT PARK - 1.4 miles
- OAKWOOD PARK - 1.2 miles
- CHICKENSHED THEATRE - 0.9 miles
- SOUTHGATE LEISURE CENTRE - 0.9 miles

BY RAIL

With fantastic connectivity into central London, Luna Court is just a 15 minute walk from both Oakwood and Southgate tube stations on the Piccadilly Line, reaching the City in less than 30 minutes. Cockfosters Station is also nearby.

BY CAR

Ideally situated just a short drive from the A10 and M25, offering excellent road links to London and beyond.



GROUND FLOOR

FLAT 1 DIMENSIONS - 753 Sq Ft

Kitchen /	
Dining/living room	9.6m x 4.1m 31'4 x 13'5
Bedroom 1	3.8m x 2.8m 12'6 x 9'2
Bedroom 2	3.6m x 3.3m 11'8 x 10'8
Garden	8.0m x 7.2m 26'4 x 23'6

FLAT 2 DIMENSIONS - 915 Sq Ft

Kitchen/	
Dining/living room	6.6m x 4.5m 21'8 x 14'6
Bedroom 1	3.9m x 2.9m 13'1 x 9'5
Bedroom 2	3.9m x 3.5m 13'0 x 11'5
Garden	6.4m x 4.8m 20'9 x 15'6



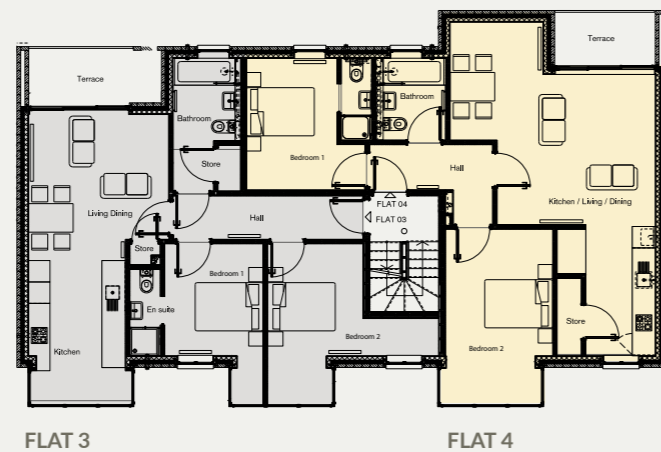
1ST FLOOR

FLAT 3 DIMENSIONS - 753 Sq Ft

Kitchen/	
Dining/living room	7.5m x 3.9m 24'6 x 13'1*
Bedroom 1	3.2m x 2.9m 10'4 x 9'4*
Bedroom 2	4.8m x 3.2m 15'8 x 10'4*
Terrace	3.7m x 1.5m 12'3 x 4'8

FLAT 4 DIMENSIONS - 786 Sq Ft

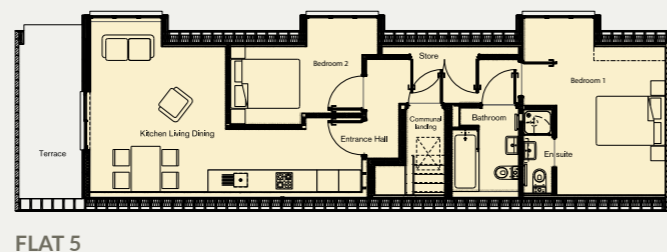
Kitchen/	
Dining/living room	8.0m x 5.7m 26'5 x 18'8
Bedroom 1	3.9m x 3.3m 12'7 x 10'9
Bedroom 2	3.5m x 3.0m 11'5 x 9'9*
Terrace	2.8m x 1.7m 9'3 x 5'6



2ND FLOOR

FLAT 5 DIMENSIONS - 710 Sq Ft

Kitchen/	
Dining/living room	7.7m x 5.7m 25'8* x 18'6**
Bedroom 1	5.7m x 3.9m 18'8 x 12'8**
Bedroom 2	4.1m x 2.9m 13'5 x 9'6**
Terrace	5.9m x 1.7m 19'2 x 5'7



*Measurements taken at widest point **Restricted head height

SPECIFICATION

KITCHENS

- Contemporary handle less Matt Lacquered doors
- Complementary quartz worktops and up-stands
- Undermounted stainless steel sink
- Sink tap in brushed steel
- Multi gang switches for appliances

APPLIANCES

(high end range of visible appliances)

- Combi-oven with grill function
- Ceramic hob
- Extractor hood
- Fully integrated 70 / 30 split fridge / freezer
- Integrated full-size dishwasher
- Integrated washer/dryer

Appliances to be Bosch (or equivalent) *

INTERNAL FINISHES

- Walls: Dulux Pure Brilliant White in hallways and Dulux Just Walnut in bedrooms and living/kitchen.
- Ceilings: Dulux Pure Brilliant White
- Skirting / Architrave / Doors: White Satinwood
- Contemporary Chrome Ironmongery
- Contemporary luxury carpets to bedrooms
- Engineered wood flooring to hallway, kitchen/living/dining room
- Fitted wardrobes to bedroom 1

CONNECTIVITY

- BT Point to living area
- Infrastructure ready for Virgin

HEATING

- Gas Boiler

ELECTRICAL

- White sockets and switches
- Low-energy downlighters throughout
- Ceiling mounted CO and heat detectors

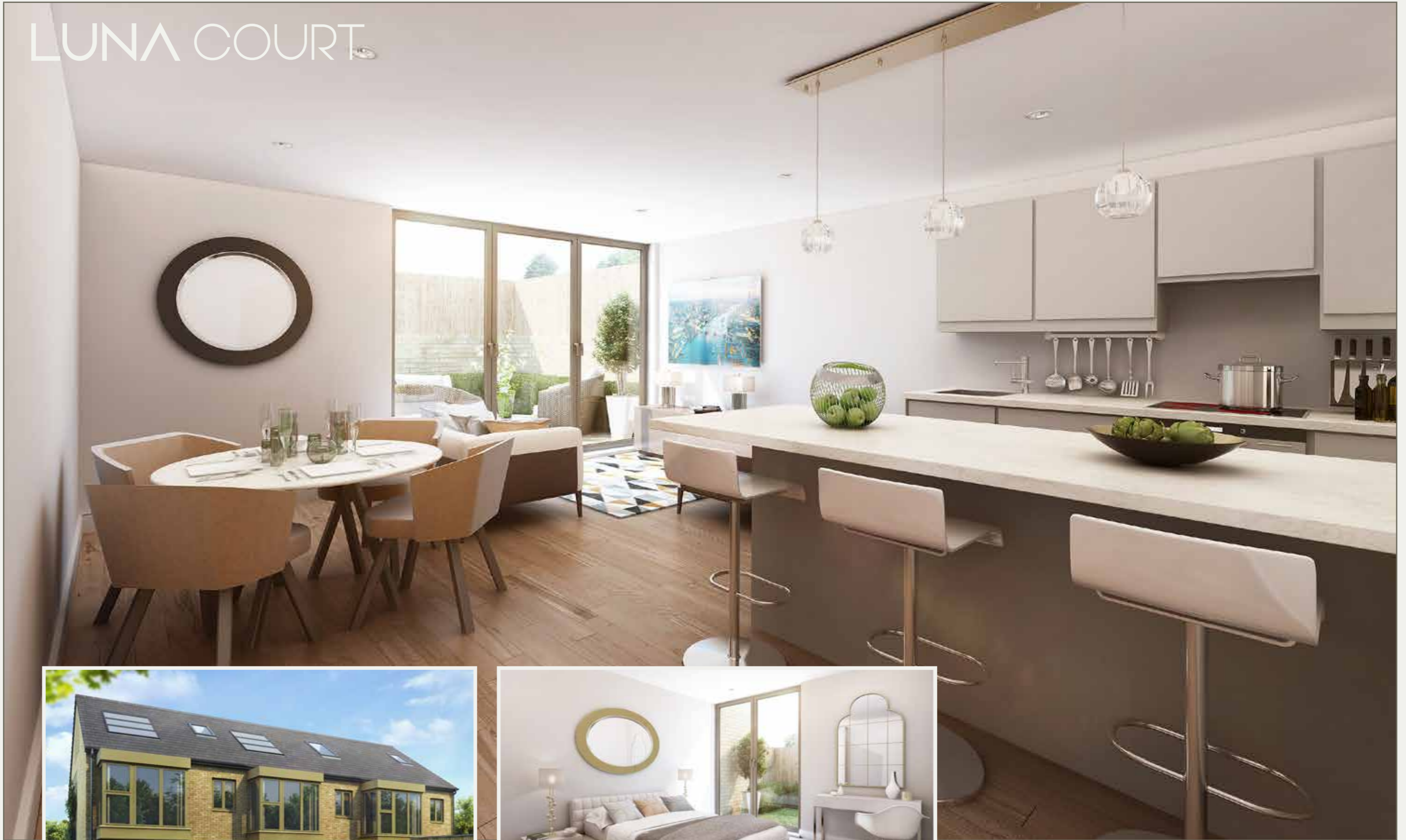
BATHROOM, EN-SUITES AND CLOAKROOMS

- White contemporary sanitaryware fitted with chrome brassware
- Tiled flooring
- Full-height tiling throughout
- Thermostatically controlled exposed shower valve with fixed riser head
- Soft closing toilet seats
- Heated towel rails to bathroom and en-suites
- Shaver socket
- Demister mirror with LED light surround

GENERAL

- 10 Year New Home Warranty provided to all plots
- Share of Freehold
- Allocated parking to selected plot including MyEnergi Zappi Charge Point for electric car
- Solar panels for the landlord electricity
- Cycle parking

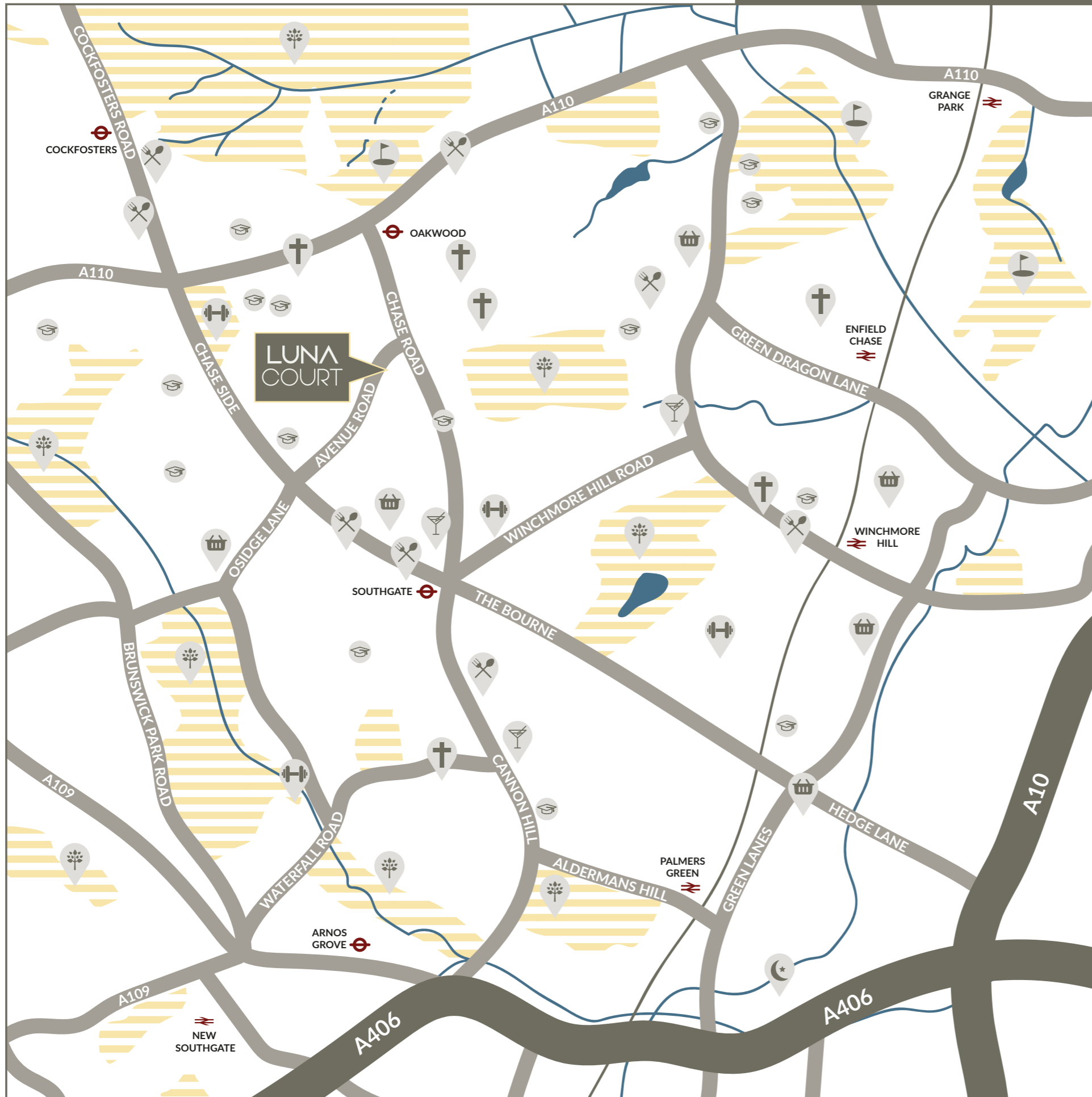
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Buy with as little as a 5% deposit



-  TUBE STATION
-  OVERGROUND STATION
-  PARK / OPEN SPACE
-  SCHOOL
-  SUPERMARKET
-  GOLF COURSE
-  BAR / PUB
-  RESTAURANT
-  LEISURE CENTRE / SPORTING ACTIVITY
-  CHURCH
-  MOSQUE

PERFECTLY POSITIONED

Luna Court is perfectly located, you will find yourself just a short walk from Southgate Underground Station (London Kings Cross - 27 minutes), together with Southgate High Street hosting an array of shops, restaurants and bars. Within easy reach you will find the larger shopping centre of Palace Gardens offering a selection of high-street and boutique stores, supermarkets and entertainment options along with Trent Park providing acres of unspoilt countryside for those peaceful weekend walks, making the best of both worlds!

LUNA COURT

SOUTHGATE

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A development by



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