



WILLIAMS COURT
THE RIDGEWAY, ENFIELD



LUXURY LIVING

An elegant collection of nine apartments, centrally located in this upscale part of Enfield. They are perfectly positioned with superb road and rail links into London, whilst surrounded by beautiful parkland and countryside. These well-proportioned one, two and three-bedroom apartments are designed for modern-day luxury living, and those who enjoy the finer things in life.

Built with luxury and sustainability in mind, this private development offers generous living space for both commuting professionals, and for those who are looking to downsize without compromising on quality.



M25

LOCATION

ENJOYING ENFIELD

Sitting within easy reach of city life, while still connecting with the countryside, Williams Court is a few minutes' walk from Enfield High Street and only a five-minute drive to 413 acres of historic woodland in Trent Park.

GORDON HILL

M25

WHITEWEBBS PARK

A10

WEST LODGE PARK HOTEL

HILLY FIELDS PARK

HADLEY WOOD GOLF CLUB

WILLIAMS COURT

ENFIELD

COCKFOSTERS

TRENT PARK COUNTRY CLUB

ENFIELD CHASE

ENFIELD TOWN

NEW BARNET

ENFIELD GOLF CLUB

PALACE GARDENS SHOPPING CENTRE

CHAMPNEYS CITY SPA

COCKFOSTERS

OAKWOOD

GRANGE PARK

BUSH HILL PARK GOLF CLUB

BUSH HILL PARK

OAKLEIGH PARK

SOUTHGATE

WINCHMORE HILL

GROVELANDS PARK

A10

Enfield to J24, M25

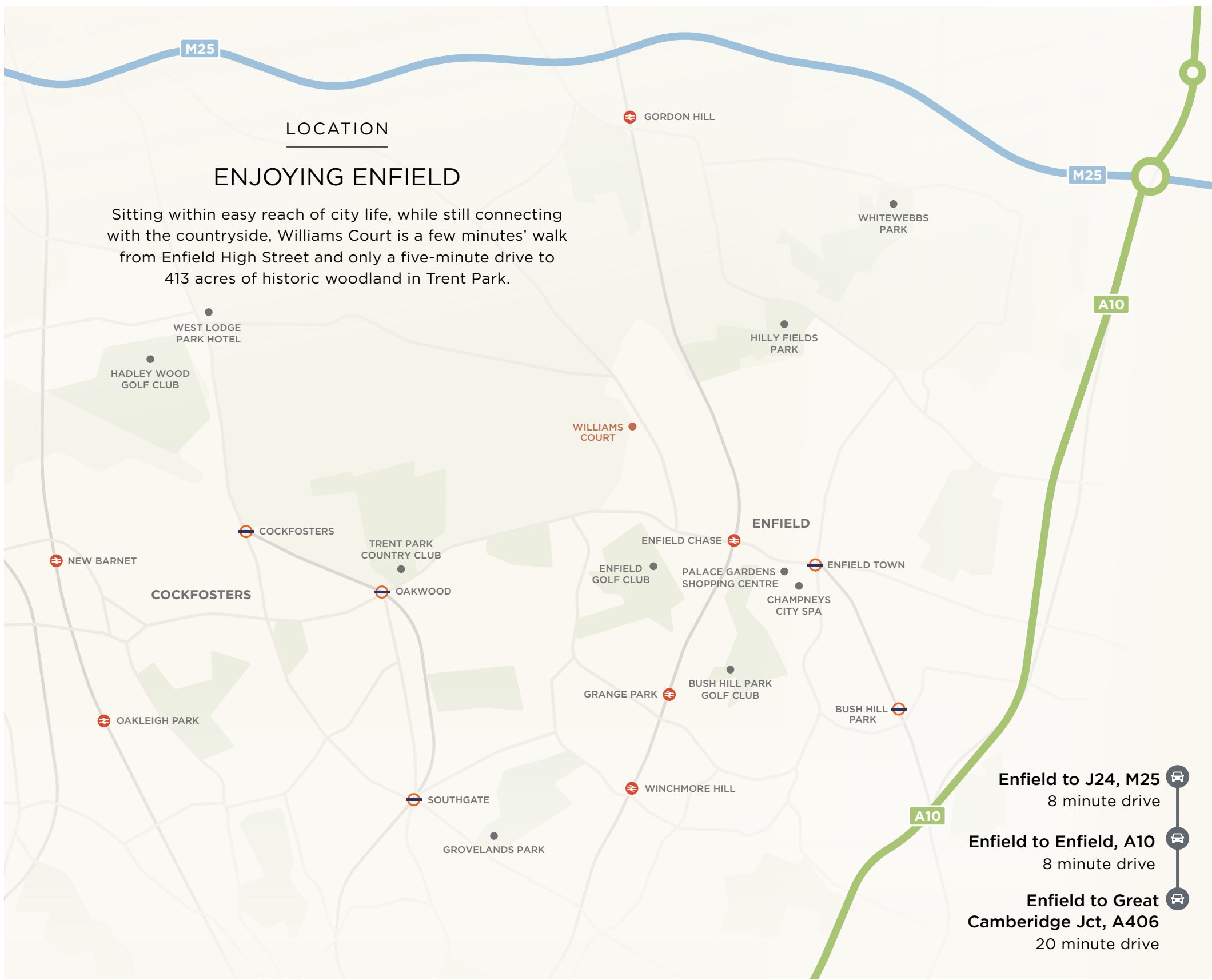
8 minute drive

Enfield to Enfield, A10

8 minute drive

Enfield to Great Cambridge Jct, A406

20 minute drive



London's West End








New River, Enfield

Trent Park

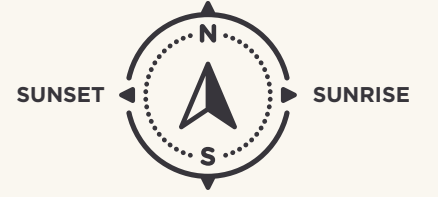


CITY LINKS

Williams Court has a number of stations less than a mile away, offering superb rail links into London.

-  **Enfield Chase to Finsbury Park**
25 minutes, Great Northern
-  **Enfield Town to Hackney Central**
29 minutes, Overground
-  **Enfield Town to Liverpool Street**
35 minutes, Overground
-  **Oakwood to Covent Garden**
35 minutes, Piccadilly Line
-  **Gordon Hill to Moorgate**
45 minutes, Great Northern

Fairview Close



Pedestrian entrance

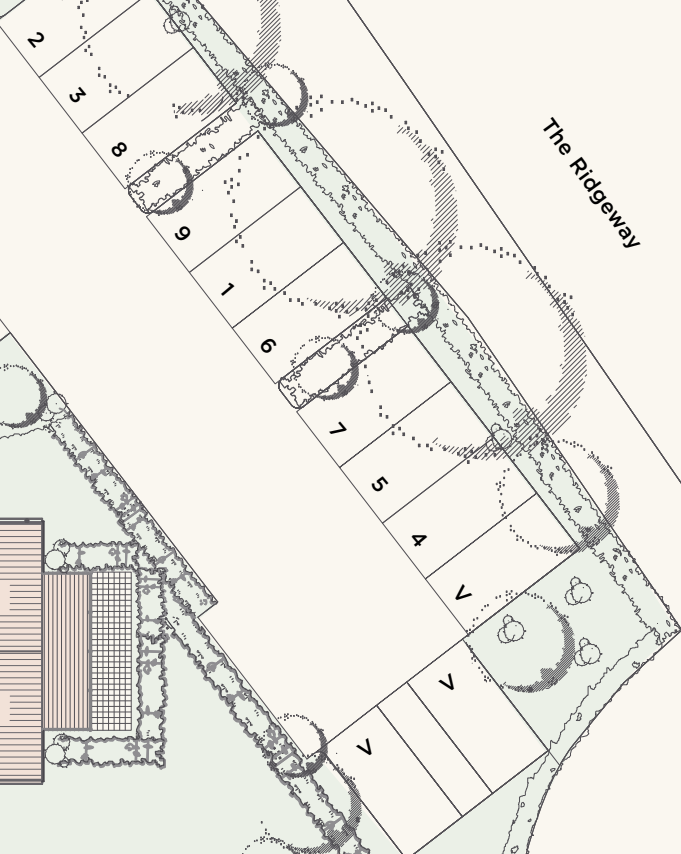
Vehicle entrance

Bin store

Cycle lockers

Communal gardens

The Ridgeway



Woodbridge Close

DISTINCTLY STYLISH

Williams Court provides privacy and convenience to all residents. Each apartment features allocated parking with electric vehicle charging, a video entry system connected to the main door and lifts to all floors, to ensure carefree access for you and your guests. Apartments are each sold with a 999-year share of freehold lease from 2022.

Ground floor p.10

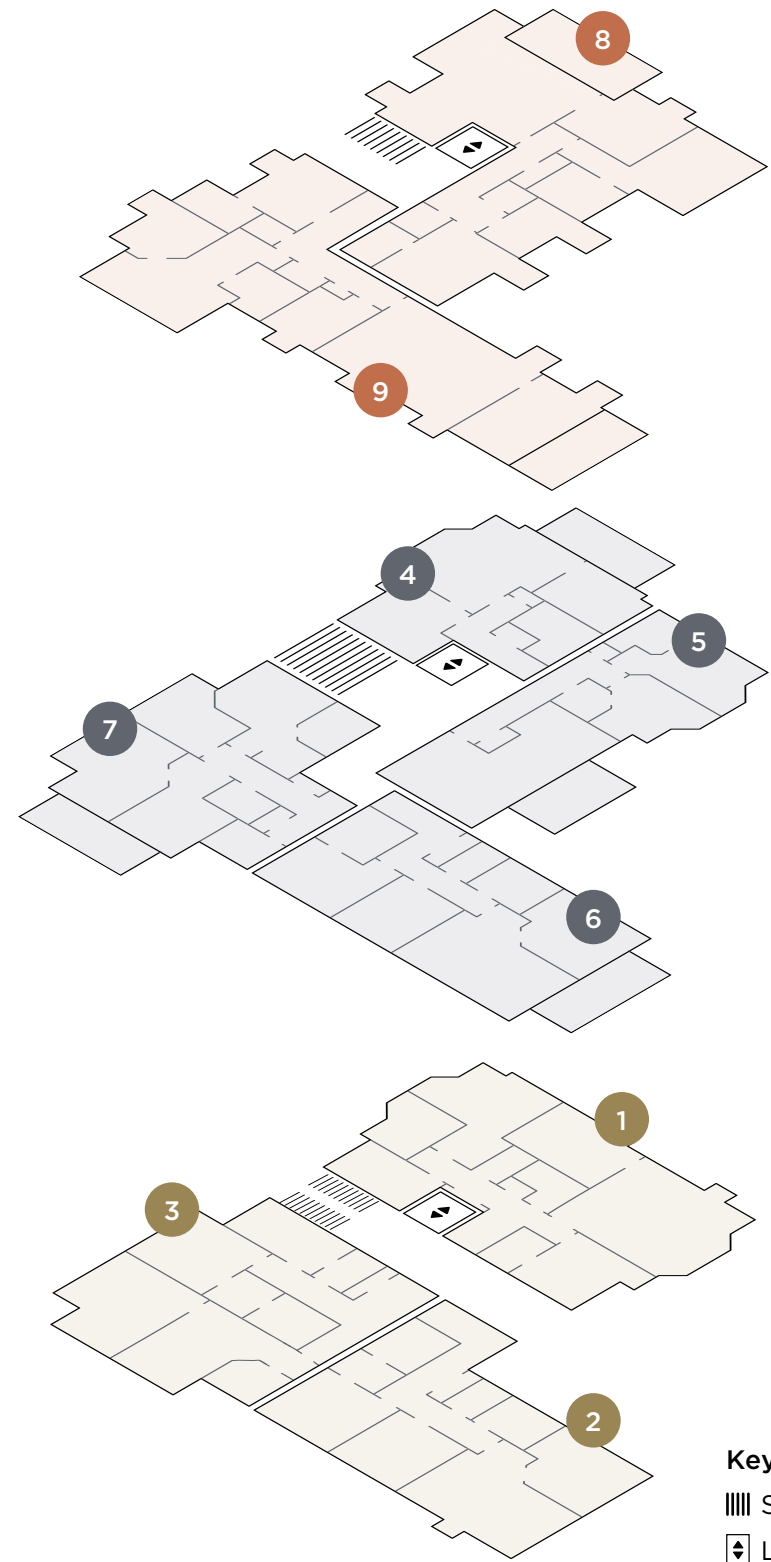
1	3 bed/2 bath, Terrace	141m ² / 1,517ft ²
2	3 bed/2 bath, Terrace	123m ² / 1,323ft ²
3	3 bed/2 bath, Terrace	122m ² / 1,313ft ²

First floor p.12

4	1 bed/1 bath, Balcony	76m ² / 818ft ²
5	2 bed/2 bath, Balcony	91m ² / 979ft ²
6	3 bed/2 bath, Balcony	112m ² / 1,205ft ²
7	3 bed/2 bath, Balcony	107m ² / 1,151ft ²

Penthouse p.14

8	3 bed/2 bath, Terrace	144m ² / 1,550ft ²
9	3 bed/2 bath, Terrace	163m ² / 1,754ft ²



Key
 ▨ Stairs
 ⬆️ ⬆️ Lift

QUALITY DETAILS

Tastefully appointed throughout, all nine apartments at Williams Court are designed for modern-day living. Fixtures and fittings have been carefully selected for superior quality as well as practicality.

Sophistication has been created in every space - from modern kitchens with integrated appliances and quartz worktops, bathrooms with double showers and freestanding baths, to underfloor heating and private outdoor areas with terraces or balconies.



Kitchen/Dining artist's impression



GROUND FLOOR

1

3 bed / 2 bath, Terrace
Allocated parking space

Total floor area	141m ²	1,517ft ²
Hallway	4.0m x 3.9m	13.1ft x 12.8ft
Utility	2.7m x 2.3m	8.8ft x 7.5ft
Cloakroom	2.0m x 1.3m	6.5ft x 4.2ft
Kitchen	4.8m x 3.4m	15.7ft x 11.1ft
Living/Dining	6.8m x 5.4m	22.3ft x 17.7ft
Bedroom 1	5.7m x 4.9m	18.7ft x 16.0ft
En-suite 1	3.2m x 3.1m	10.5ft x 10.1ft
Bedroom 2	4.0m x 3.4m	13.1ft x 11.1ft
En-suite 2	2.6m x 1.5m	8.5ft x 4.9ft
Bedroom 3/Study	4.2m x 2.6m	13.7ft x 8.5ft
Terrace	10.1m x 3.1m	33.1ft x 10.3ft

2

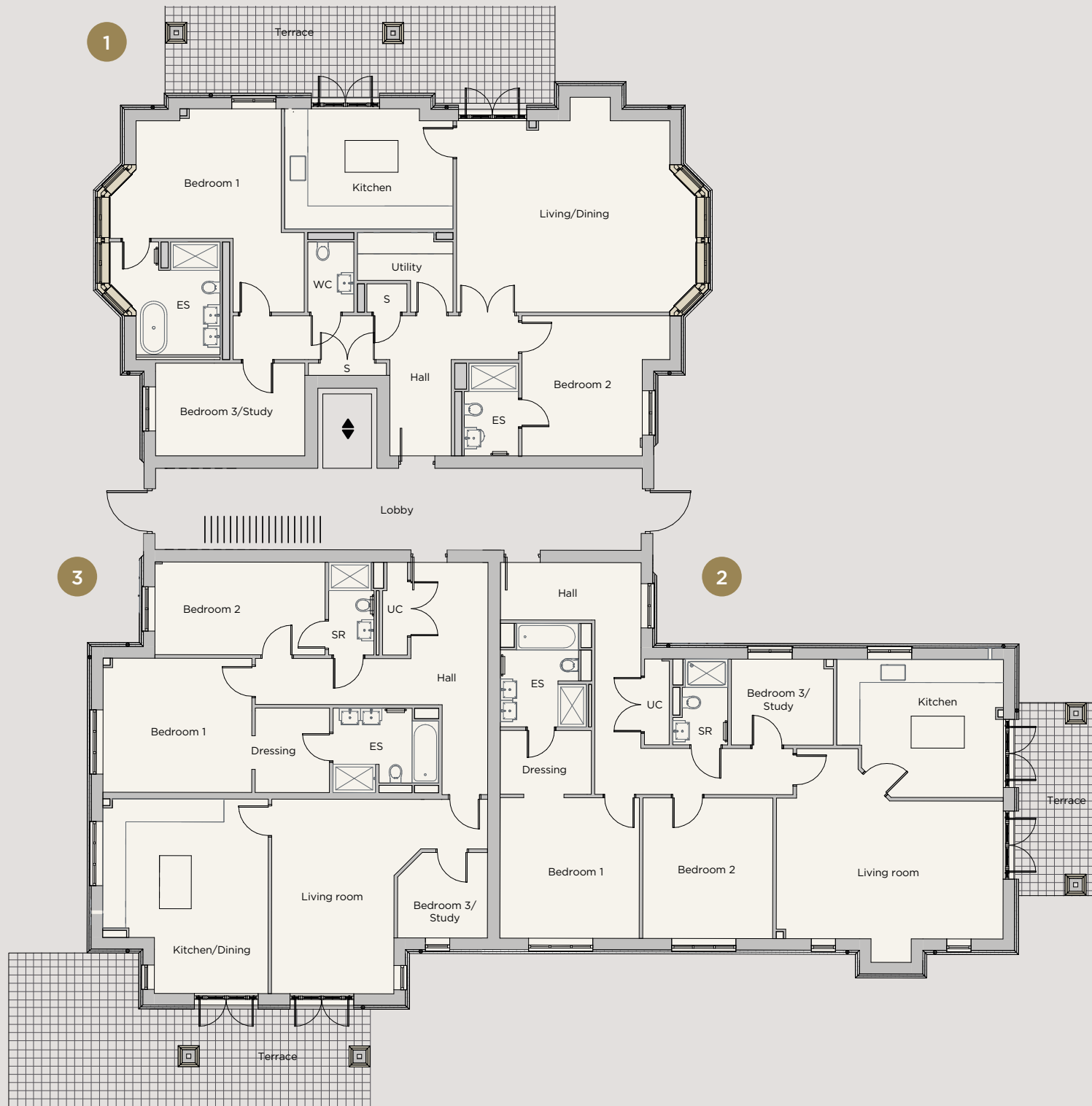
3 bed / 2 bath, Terrace
Allocated parking space

Total floor area	123m ²	1,323ft ²
Hallway	6.5m x 5.6m	21.3ft x 18.3ft
Utility cupboard	2.6m x 0.7m	7.8ft x 2.3ft
Kitchen/Dining	4.7m x 3.9m	15.4ft x 12.8ft
Living room	6.4m x 5.3m	21.0ft x 17.4ft
Bedroom 1	4.0m x 3.9m	13.1ft x 12.8ft
Dressing room	2.6m x 1.8m	8.5ft x 5.9ft
En-suite	2.9m x 2.3m	9.5ft x 7.5ft
Bedroom 2	4.0m x 3.7m	13.1ft x 12.1ft
Shower room	2.4m x 1.6m	7.8ft x 5.2ft
Bedroom 3/Study	2.9m x 2.4m	9.5ft x 7.8ft
Terrace	5.6m x 2.8m	18.5ft x 9.4ft

3

3 bed / 2 bath, Terrace
Allocated parking space

Total floor area	122m ²	1,313ft ²
Hallway	9.0m x 6.6m	29.5ft x 21.6ft
Utility cupboard	2.6m x 0.7m	8.5ft x 2.3ft
Kitchen/Dining	5.5m x 4.7m	18.0ft x 15.4ft
Living room	6.1m x 5.5m	20.0ft x 18.0ft
Bedroom 1	4.2m x 3.8m	13.7ft x 12.4ft
Dressing room	2.4m x 2.0m	7.8ft x 6.5ft
En-suite	3.0m x 2.4m	9.8ft x 7.8ft
Bedroom 2	4.6m x 2.6m	15.1ft x 8.5ft
Shower room	2.6m x 1.5m	8.5ft x 4.9ft
Bedroom 3/Study	2.5m x 2.4m	8.4ft x 7.9ft
Terrace	10.3m x 4.5m	34.1ft x 14.1ft



Dimensions are intended for guidance only and are subject to variation. Kitchen and bathroom layouts indicative only. S denotes storage. UC denotes utility cupboard. WC denotes cloakroom. ES denotes en-suite. SR denotes shower room.

FIRST FLOOR

4

1 bed / 1 bath, Balcony
Allocated parking space

Total floor area
76m² 818ft²

Hallway
4.5m x 3.7m 14.7ft x 12.1ft

Utility cupboard
1.6m x 0.9m 5.2ft x 2.9ft

Kitchen/Dining
4.0m x 3.0m 13.1ft x 9.8ft

Living room
5.7m x 5.3m 18.7ft x 17.3ft

Bedroom 1
4.2m x 4.0m 13.7ft x 13.1ft

Bathroom
3.0m x 2.7m 9.8ft x 8.8ft

Balcony
5.5m x 1.9m 18.0ft x 6.2ft

5

2 bed / 2 bath, Balcony
Allocated parking space

Total floor area
91m² 979ft²

Hallway
7.5m x 1.3m 24.6ft x 4.2ft

Utility cupboard
1.6m x 0.7m 5.2ft x 2.3ft

Kitchen
3.9m x 2.3m 12.8ft x 7.5ft

Living/Dining
8.2m x 5.2m 26.9ft x 17.2ft

Bedroom 1
5.6m x 3.3m 18.5ft x 10.8ft

En-suite
3.0m x 1.9m 9.8ft x 6.2ft

Bedroom 2
4.4m x 3.3m 14.4ft x 10.8ft

Shower room
2.0m x 1.8m 6.5ft x 5.9ft

Balcony
4.4m x 2.2m 14.4ft x 7.2ft

6

3 bed / 2 bath, Balcony
Allocated parking space

Total floor area
112m² 1,205ft²

Hallway
5.6m x 3.8m 18.3ft x 12.4ft

Utility cupboard
2.4m x 0.7m 7.8ft x 2.3ft

Kitchen/Dining
4.7m x 3.9m 15.4ft x 12.8ft

Living room
6.5m x 5.4m 21.3ft x 17.7ft

Bedroom 1
4.3m x 4.0m 14.1ft x 13.1ft

En-suite
3.0m x 2.3m 9.8ft x 7.5ft

Bedroom 2
4.0m x 3.3m 13.1ft x 10.8ft

Shower room
2.4m x 1.5m 7.8ft x 4.9ft

Bedroom 3/Study
2.9m x 2.4m 9.5ft x 7.8ft

Balcony
5.5m x 2.0m 18.0ft x 6.5ft

7

3 bed / 2 bath, Balcony
Allocated parking space

Total floor area
107m² 1,151ft²

Hallway
6.6m x 3.9m 21.6ft x 12.8ft

Utility cupboard
1.7m x 0.7m 5.6ft x 2.3ft

Kitchen/Dining
5.4m x 4.6m 17.7ft x 15.0ft

Living room
5.5m x 3.5m 18.0ft x 11.4ft

Bedroom 1
5.5m x 5.1m 18.0ft x 16.7ft

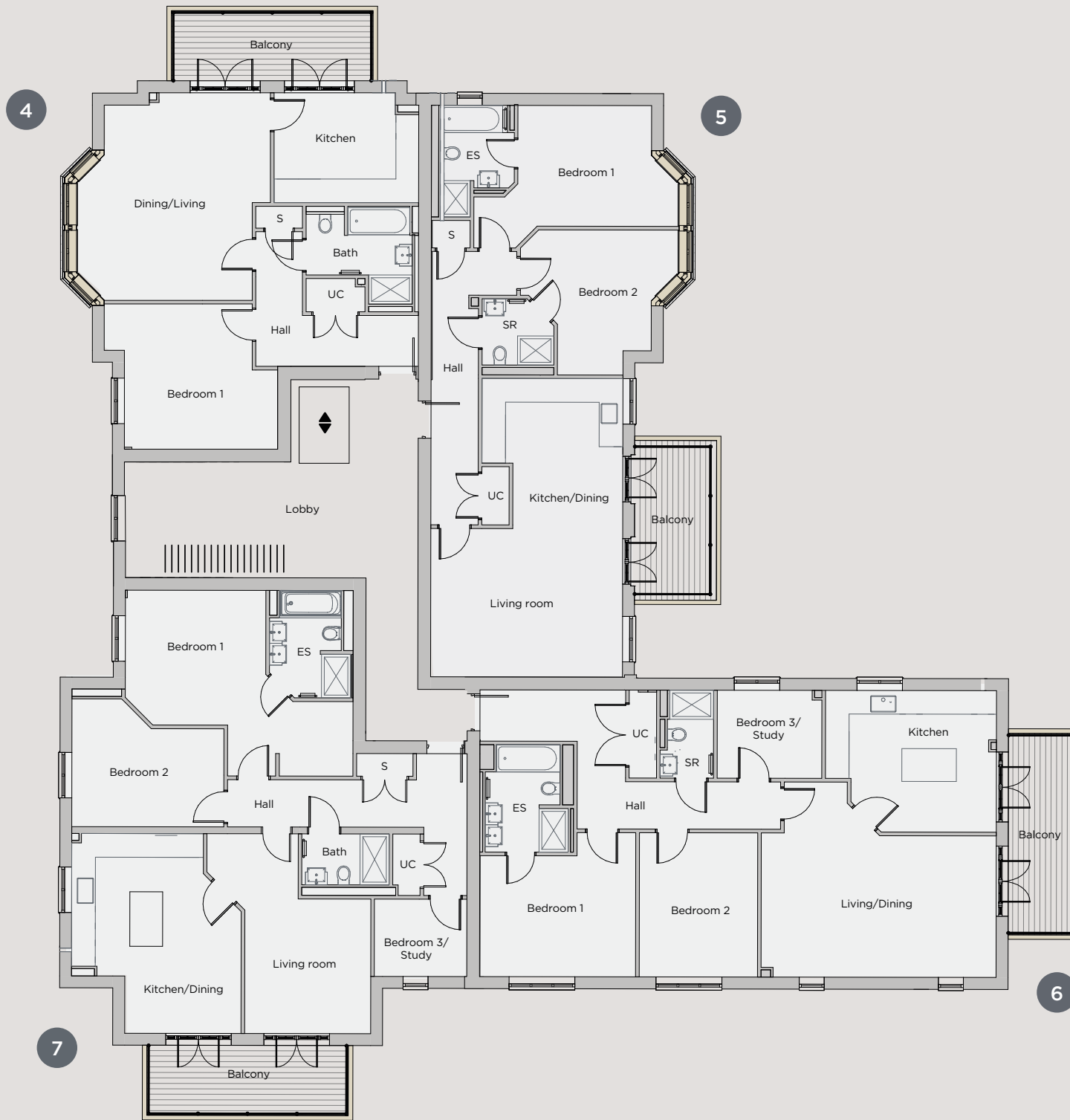
En-suite
3.0m x 2.3m 9.8ft x 7.5ft

Bedroom 2
4.2m x 3.5m 13.7ft x 11.4ft

Shower room
2.4m x 1.4m 7.8ft x 4.5ft

Bedroom 3/Study
2.6m x 2.2m 8.5ft x 7.0ft

Balcony
5.5m x 1.9m 18.0ft x 6.2ft



Key

|||| Stairs

◊ Lift

Dimensions are intended for guidance only and are subject to variation. Kitchen and bathroom layouts indicative only. S denotes storage. UC denotes utility cupboard. WC denotes cloakroom. ES denotes en-suite. SR denotes shower room.

PENTHOUSE FLOOR

8

3 bed / 2 bath, Terrace
Allocated parking space

Total floor area	144m ²	1,550ft ²
Hallway	7.4m x 3.0m	24.2ft x 9.8ft
Cloakroom	1.5m x 1.3m	4.9ft x 4.2ft
Utility	1.8m x 1.7m	5.9ft x 5.5ft
Kitchen	4.2m x 4.0m	13.7ft x 13.1ft
Living/Dining	7.3m x 7.0m	23.9ft x 22.9ft
Bedroom 1	3.8m x 2.9m	12.4ft x 9.5ft
En-suite 1	3.0m x 2.5m	9.8ft x 8.2ft
Bedroom 2	5.2m x 4.6m	17.0ft x 15.0ft
En-suite 2	2.7m x 1.7m	8.8ft x 5.5ft
Bedroom 3/Study	3.9m x 3.2m	12.8ft x 10.8ft
Terrace	5.3m x 2.2m	17.3ft x 7.2ft

9

3 bed / 2 bath, Terrace
Allocated parking space

Total floor area	163m ²	1,754ft ²
Hallway	6.1m x 5.4m	20.0ft x 17.7ft
Cloakroom	2.0m x 1.4m	6.5ft x 4.5ft
Utility cupboard	1.9m x 1.1m	6.2ft x 3.6ft
Kitchen	6.0m x 3.3m	19.6ft x 10.8ft
Living/Dining	7.3m x 7.3m	23.9ft x 23.9ft
Bedroom 1	6.7m x 5.5m	21.9ft x 18.0ft
Dressing room	2.8m x 2.6m	9.1ft x 8.5ft
En-suite 1	4.0m x 3.7m	13.1ft x 12.1ft
Bedroom 2	4.5m x 3.9m	14.7ft x 12.8ft
En-suite 2	3.1m x 1.7m	10.1ft x 5.5ft
Bedroom 3/Study	4.6m x 2.8m	15.1ft x 9.2ft
Terrace	5.0m x 2.2m	16.4ft x 7.2ft



9

8

Key

|||| Stairs

◆ Lift

Dimensions are intended for guidance only and are subject to variation. Kitchen and bathroom layouts indicative only. S denotes storage. UC denotes utility cupboard. WC denotes cloakroom. ES denotes en-suite.

SPECIFICATION

KITCHEN

- Individually designed kitchens with generous drawers and units
- Quartz work surfaces
- Eye-level built-in stainless steel single and combi oven
- Integrated cooker hood
- Induction hob
- Integrated 70/30 fridge/freezer
- Integrated dishwasher
- Stainless steel sink, under mounted with mixer tap
- LED downlights
- Amtico flooring

UTILITY ROOM (Nos. 1 & 8)

- Stone work surfaces
- Freestanding washing machine and tumble dryer
- Contemporary wall and base units
- Amtico flooring

UTILITY CUPBOARD (Nos. 2-7)

- Washing/dryer
- Amtico flooring

UTILITY CUPBOARD (No. 9)

- Stacked washing machine and tumble dryer
- Amtico flooring

BATHROOM & EN-SUITE

- Contemporary white Roca sanitary ware with chrome fittings
- Vanity unit with countertop basins
- Heated chrome towel rail
- LED downlights
- Ceramic tiling to selected areas
- Shaver point
- Extractor fan
- Ceramic floor tiling
- Freestanding bath to master en-suite (Nos. 1 & 9)

INTERNAL FEATURES & FINISHES

- Amtico or carpet flooring options
- Internal doors with contemporary chrome handles
- Fitted wardrobe to master bedroom
- Featured skirting and matching architrave
- Multiplate TV, Sky and FM point in lounge
- Balcony
- French doors to patio area

EXTERNAL

- Separate pedestrian and vehicular entrances
- Landscaping to communal gardens
- Roads and communal areas are private and maintained by a management company (service charge available upon request)
- External cycle lockers
- Allocated parking spaces with electric vehicle charging

SECURITY, HEATING AND ENERGY EFFICIENCY

- Expected B rating EPC
- Fused spur for future wireless alarm systems (option to upgrade)
- Mains operated smoke detectors with battery backup to hall and landing
- Multipoint mortice locking front door
- White double-glazed aluminium windows with multipoint locking handles
- Underfloor heating
- Dual flush toilet mechanism
- High insulation levels within roof spaces
- Low energy lighting

YOUR NEW HOME

Tailor the design of your new home with the following upgrades*:

- Additional fitted wardrobes in predetermined areas
- Carpet and Amtico flooring options

*Subject to construction stage and additional costs.



THE GADE DIFFERENCE

As a privately owned developer, Gade Homes have carefully selected an expert team with decades of experience in homebuilding, each bringing a real passion for new homes and sharing our vision of creating beautiful homes.

A Gade home is built for a lasting future and to respect and enhance its environment. We build sensitively with materials that complement locality, reduce carbon consumption through design, and create and retain as much green space around your home as possible.

Every single Gade home is bespoke. We all live differently, which means no two homes should be the same. We balance practicality with timeless design, quality workmanship and a high-spec finish as standard. A variety of options and upgrades are available to truly personalise your home, turning your dreams into reality.





BUYING A GADE HOME

We understand what a meaningful and stressful decision buying a new home can be and we take pride in offering a personal service throughout the process. Whether it's design meetings with our construction team, assisting with legal documents, or support from our dedicated Customer Care team, we're here to make your experience the best we can.

PEACE OF MIND

Prior to completion of your new home, you will have the opportunity to inspect your property in detail. This allows absolute peace of mind and transparency from the day of purchase, and items in need of attention can be addressed and resolved. As a registered User of the Consumer Code for New Homes, we are committed to building excellent quality houses that make beautiful homes.



AFTERCARE

On completion, our dedicated Customer Care team will be on hand for the next two years to handle any issues that may arise. Manufacturer warranties and care guides will be provided for other items in your home (such as kitchen appliances, white goods, hot water cylinders and boilers). Each Gade home comes with a 10-year home warranty provided by Q Assure.

OUR GUARANTEE TO YOU

All Gade homes come with an insurance backed 10-year defects warranty. Your home will be independently surveyed by Q Assure during the construction, and a certificate will be issued on completion. This stays with the property until the period expires and is transferred when the property is sold.





For all enquiries, please contact Lanes Exclusive Homes:

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