



Whetstone

# LIVE THE LIFE OF YOUR DREAMS

With communal areas stylishly designed to have the wow-factor of a boutique hotel, and the apartments themselves benefitting from a carefully curated high specification, Kooky Whetstone offers an enviable opportunity to enjoy cosmopolitan living in north London.



# INSPIRED



Carmen & Burr Court together offer a boutique collection of two-bedroom apartments set on a beautiful, quiet, tree-lined boulevard just a short walk from Whetstone High Road. From here it's less than a mile from Totteridge & Whetstone station for a quick 30-minute journey to Central London.

The high-specification apartments include spacious hallways with storage space, open-plan living areas, large double bedrooms, balcony or terrace and all units come with dedicated parking.

Contact us today to discuss a move to Kooky Whetstone.



Balconies



Communal Gardens



Parking



make a  
STATE



MENT



MENT



Whether you're relaxing or entertaining, the Kooky Whetstone apartments really make an impression. In fact, it's hard to find an apartment better suited to contemporary living. Designed to exude style – but not at the expense of practicality - all of the apartments are spacious (from 797 to 990 sq ft) and feature open-plan living spaces, two large double bedrooms with fitted wardrobes, and two bathrooms. The apartments also all feature large private balconies or terraces, an abundance of storage, and all are accessed by a lift.

Other features:

- EPC rating of B
- Secure parcel locker
- Allocated private parking & charging points
- Secure bike storage
- Pet friendly
- NHBC building warranty





# Carmen Court



Type 1 – 915 sq ft

Flat 2	Ground Floor
Flat 11	First Floor
Flat 17	Second Floor
Flat 23	Third Floor
Flat 29	Fourth Floor

Type 2 – 915 sq ft

Flat 5	Ground Floor
Flat 8	First Floor
Flat 14	Second Floor
Flat 20	Third Floor
Flat 26	Fourth Floor



Floorplans shown are for approximate measurements only. Although all units have been measured, exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Purchasers must satisfy themselves by inspection or otherwise as to their correctness.



# Carmen Court



Type 3 - 818 sq ft

Flat 3	Ground Floor
Flat 12	First Floor
Flat 18	Second Floor
Flat 24	Third Floor
Flat 30	Fourth Floor



Type 4 - 818 sq ft

Flat 4	Ground Floor
Flat 7	First Floor
Flat 13	Second Floor
Flat 19	Third Floor
Flat 25	Fourth Floor

Floorplans shown are for approximate measurements only. Although all units have been measured, exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Purchasers must satisfy themselves by inspection or otherwise as to their correctness.

# Carmen Court



Type 5 - 990 sq ft

Flat 9	First Floor
Flat 15	Second Floor
Flat 21	Third Floor

Type 5A - 936 sq ft

Flat 27	Fourth Floor
---------	--------------



Floorplans shown are for approximate measurements only. Although all units have been measured, exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Purchasers must satisfy themselves by inspection or otherwise as to their correctness.

# Carmen Court



Type 6 – 990 sq ft

Flat 10	First Floor
Flat 16	Second Floor
Flat 22	Third Floor



Type 7 – 840 sq ft

Flat 1	Ground Floor
--------	--------------



Type 6A – 936 sq ft

Flat 28	Fourth Floor
---------	--------------



Type 8 – 840 sq ft

Flat 6	Ground Floor
--------	--------------

Floorplans shown are for approximate measurements only. Although all units have been measured, exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Purchasers must satisfy themselves by inspection or otherwise as to their correctness.

Floorplans shown are for approximate measurements only. Although all units have been measured, exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Purchasers must satisfy themselves by inspection or otherwise as to their correctness.



# Burr Court



Type 9 – 797 sq ft  
Flat 31      Ground Floor



Type 10 – 818 sq ft  
Flat 32      Ground Floor  
Flat 35      First Floor  
Flat 38      Second Floor

Floorplans shown are for approximate measurements only. Although all units have been measured, exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Purchasers must satisfy themselves by inspection or otherwise as to their correctness.

# Burr Court



Type 11 – 829 sq ft  
Flat 33      Ground Floor  
Flat 36      First Floor  
Flat 39      Second Floor



Type 12 – 980 sq ft  
Flat 34      First Floor  
Flat 37      Second Floor

Floorplans shown are for approximate measurements only. Although all units have been measured, exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Purchasers must satisfy themselves by inspection or otherwise as to their correctness.



# L I V E   O P E N   P L A N

As you head down the hallway, you'll discover roomy open plan living with kitchen, dining, and lounge spaces.

There's ample space for whipping up a feast while your guests sit back and enjoy the sun streaming through the full-length windows and cool air breezing through the balcony doors. Close the blinds, sink into the comfy sofa, grab your drink off the coffee table and get cosy.

- Amtico timber-effect flooring
- Balcony access
- LED downlights





Gloss white handleless doors contrast beautifully with the Silestone work surfaces. Fully integrated appliances complete the sleek, seamless look: fan oven, gas hob, fridge/freezer, washer dryer and full-size dishwasher.



- Individually designed white gloss lacquer kitchens
- Silestone s tops in subtle grey finish with upstand & stainless steel splashback behind hob
- Handleless, soft close cabinetry
- Flush under-mounted 1.5 bowl sink with polished chrome mixer tap
- Single oven by AEG
- Gas hob by AEG
- Integrated recirculating extractor hood by AEG
- Integrated 50/50 frost-free fridge/freezer by Zanussi
- Integrated dishwasher by Zanussi
- Integrated washer dryer by Zanussi
- Feature LED lighting to underside of wall cabinets
- Integrated space saving recycling bins





The bathrooms include modern showers, ready to help wake you up in the morning or refresh you after a workout. The tub is deep enough to soak in and there's also heated towel rails.



- Semi recessed basin
- Chrome single lever mixer tap
- Roca sanitaryware
- Vanity tops and display niche in matching timber veneer
- Shaver socket
- Full width wall mounted mirror
- WC with concealed cistern and soft close seat
- Polished chrome dual flush plate
- Contemporary white enamel bath with Hansgrohe mixer tap and shower attachment by Mira
- Stainless steel electric shower in ensuite by Aqualisa
- Glass bath/shower screens with hinged over frame in polished chrome finish
- Polished chrome heated towel rails
- Wall tiling by Porcelanosa
- Chrome LED downlights





Feel relaxed as your feet sink into the bedroom carpet and the natural light beams through the large windows. The fitted wardrobes are spacious, while the blinds block out the light when a lay-in is on the cards.

to  
live  
we  
must  
dream

- Pendant style light fittings
- TV point
- Built-in wardrobes with sliding mirrored doors, internal rails and shelf
- High quality carpets
- Blackout blinds





*Bring the*

O U T S I D E

A bit of outside space that's just for you has never been more appealing. This is the place to step away from your laptop, sit out with a coffee and take a breather.



- Private large balconies or terraces
- Black metal balustrade
- Timber decking
- External surface mounted light fitting



I N S I D E





# AND THERE'S MORE...



## Electrical fittings

- Telephone outlet located in living area, bedroom one and in the hall cupboard
- TV points provided to living room and bedrooms with SKY Q services
- Pendant style light in hallway, living area, bedrooms and storage cupboard
- Chrome finished LED downlights to kitchen and bathroom/ensuite
- Matt white slimline sockets and switch plates throughout apartments



## Security

- Video and audio door entry system with telephone handset located in apartment hallway
- Feature entrance door with multi-3-point lock
- Mains powered smoke detectors with battery back up
- Security cameras on primary ground level communal entrance



## Heating

- Ideal Logic gas fired combination boiler to each apartment providing central heating to radiators and hot water
- Thermostatic radiator valves



## Interior finishes

- White walls and ceiling decoratively finished to a high standard
- White colour internal doors and chrome door furniture by Carlisle Brass
- White finished architrave and skirting detail throughout each apartment
- Wardrobes to both bedrooms with mirrored sliding doors, internal shelf and hanging rail
- Amtico timber-effect flooring to hallway, kitchen/living/dining room and utility cupboard
- High quality carpets to bedrooms
- Bathroom tiles from Porcelanosa to both floors and selected walls



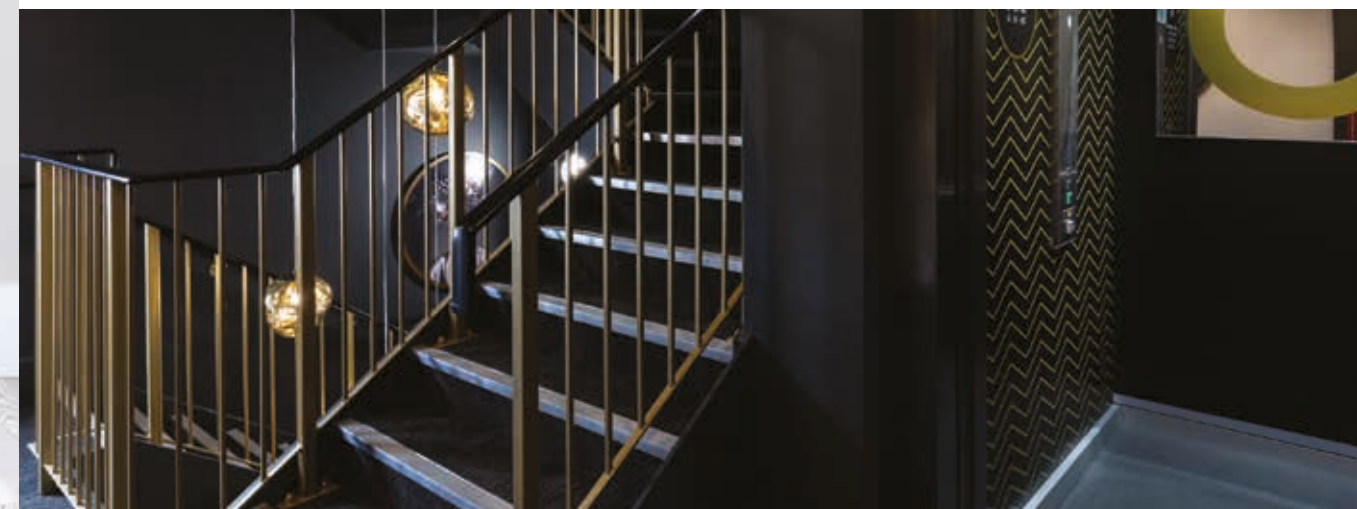
## Lifts

- Passenger lift serves all floors



## Car park

- One parking space is included with each apartment
- Parking at ground level
- A number of spaces have the benefit of a charging point






# OUR FAVE 5

## places to go

Situated in the London borough of Barnet, Whetstone offers something for everyone. A fantastic collection of shops, restaurants, pubs and cafés are all just a short walk from Carmen & Burr Court. The schools, green spaces and hassle-free journey into the city via the Northern line add to this friendly town's appeal.

# 01

David Lloyd Finchley

 11 mins



Work out and chill out at this premier health club just two miles from Kooky Whetstone. In addition to a state-of-the-art gym, top-class tennis courts, heated indoor and outdoor pools, you'll find a stunning Spa Retreat and Spa Garden.

Travel times taken from google.com/maps and approximate only.

A classic pub with a modern twist – and just half a mile away – The Griffin has long been a staple of Whetstone life. The pub prides itself in offering great food, drink and atmosphere in an unpretentious setting in the heart of the town. Dogs welcome too!



# 02


The Griffin

 11 mins



# 03

Whetstone Stray

 20 mins

This oddly named open space is just a mile from home and the perfect place to unwind and walk (or jog) off the stresses of the day (there's also a cycle path). Part of a green corridor of meadows, it features a meandering stream and woodland.

Two miles from home and with a free car park, is this beautiful Grade II listed cinema dating back to 1935. Its five screens mean there's usually something for all movie buffs and you can eat at your seat or in the venue's own Spielburger restaurant.



# 04

Everyman Barnet Cinema

 9 mins

# 05

North Middlesex Golf Club

 14 mins



Less than a mile from home you'll find a stunning 18-hole golf course set in 74 acres of tranquil parkland. Its beautiful greens are suitable for beginners to serious golfers alike, and after a game players can also relax in two bars or the clubhouse.





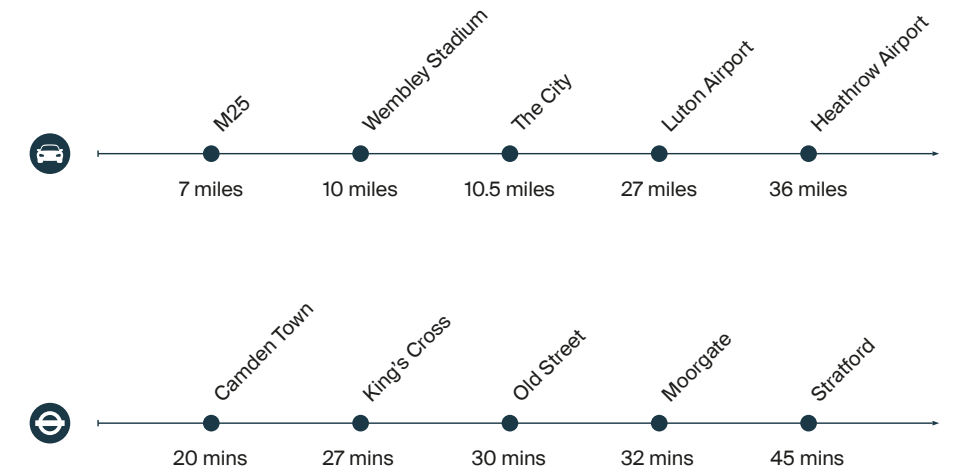
# CONNECT

## Driving

Whetstone is within easy reach of three main arterial roads, the A406 (North Circular Road), the A1 and the A10, as well as the M1 and M25 motorways.

## Underground

With Totteridge & Whetstone tube station less than a mile walk away, Carmen & Burr Court is the perfect location for those commuting or visiting attractions the Capital has to offer.



Travel times taken from google.com/maps and approximate only.

The content of this brochure is for your general information only and is not intended to amount to advice of any kind (including, investment, tax or legal). No reliance should be placed on any statements made in this brochure, whether for investment purposes or otherwise. Nothing in this brochure is an offer to enter into a binding contract or a recommendation to buy any property, product or service or to engage in any transaction or otherwise. You must obtain professional or specialist advice before taking, or refraining from, any action on the basis of the content in this brochure. Whilst we have taken care in obtaining internal and external measurements, property and product specification information, they should only be regarded as approximate only. Although we make reasonable efforts to update the information in this brochure, we make no representations, warranties or guarantees, whether express or implied, that the content in this brochure is reliable, accurate, complete or up to date. We may also update and change this brochure from time to time to reflect changes to our offerings, services, products, our customers' needs and our business priorities. To the fullest extent permitted by law neither we nor any third parties (including any member of the Kooky corporate group) provide any representation, warranty, guarantee, condition or term of any kind as to the accuracy, reliability, timeliness, performance, completeness or suitability of the information and materials found or offered in this brochure for any particular purpose. You acknowledge that such information and materials may contain inaccuracies or errors and we expressly exclude liability for any such inaccuracies, incompleteness or errors to the fullest extent permitted by law. In no event shall we be responsible for any loss or damage of whatever kind arising out of or in connection with your use of or reliance on any information in this brochure.



# Nice to meet you We're kooky

At Kooky we do things differently. An incredible amount of time and effort goes into designing your communal areas and apartments.

We have an amazing team who genuinely care that you are happy with your home. Whether your next chapter is a solo adventure, with your partner or the whole family, you want to live somewhere awesome. Somewhere you can move straight into and be proud of. We are sure you will find this at Kooky Whetstone.



## Key information

Location:	Carmen Court & Burr Court, Toye Ave, London N20 0FN
Local Authority:	Barnet Council
Building Insurance:	NHBC
Tenure:	Leasehold – 999 years from 2017
Ground Rent:	£250
Service Charge:	TBA plus an estate wide charge of £284 – both billed annually
Parking:	1 space per apartment
Council Tax:	2 bedroom apartments: B and E
Terms of Payment:	10% on exchange, 90% on completion

Service Charge, Estate Charge and Council Tax bands correct at the time of print.



