



Farmstead Parade

Burlington Place, East Barnet, EN4



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**** NEW SHOW HOME NOW AVAILABLE ****

Burlington Place is a private collection of eight contemporary three and four bedroom homes, designed with modern family living in mind.

Plot 1 is a four bedroom house of approximately 1,391 sq ft, offering well-balanced living space across two floors. The ground floor features a fitted kitchen with integrated appliances, opening into a spacious open-plan dining and living area. Bi-fold doors provide access to the rear landscaped garden, creating a practical connection between indoor and outdoor space suited to both everyday living and entertaining.

The first floor comprises three double bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Each home at Burlington Place is finished to a high specification throughout. Interiors are well considered, with clean lines, quality materials, and a neutral colour palette. Kitchens and bathrooms are fitted with contemporary finishes and integrated appliances, providing functional and well-planned living spaces.

Burlington Place is well positioned for those seeking a balance between suburban living and access to London. The area appeals to families and professionals alike, with nearby green spaces, established schools, and reliable transport links. Oak Hill Park, one of Barnet's principal open spaces, is close by and offers extensive recreational facilities.

Transport connections are convenient, with Oakleigh Park Railway Station approximately 0.6 miles away, providing direct services into Central London in around 25 minutes. Totteridge & Whetstone Underground Station, around 1.2 miles from the development, offers access to the Northern Line.

For families, Church Hill Primary School is within easy reach, providing local primary education.

Local Authority: Barnet
Band: TBC
Tenure: Freehold























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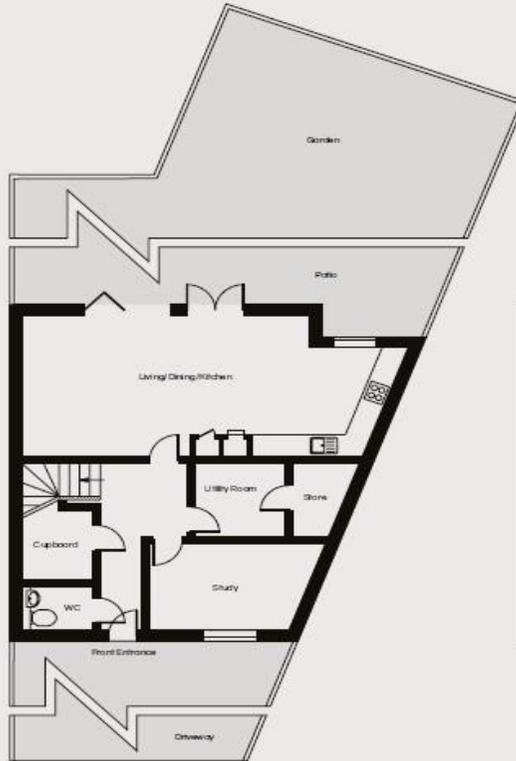
ECO 40-50
Cotton
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Delicates
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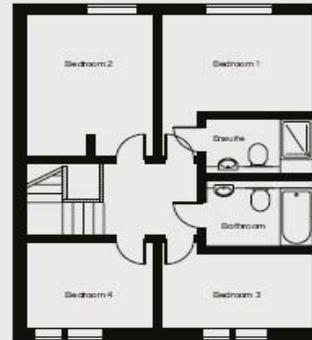
House 8

INTERNAL AREA:
129.21 SqM / 1391 Sq Ft



GROUND FLOOR

Living / Dining / Kitchen	9.21m x 3.89m	30'3" x 12'9"
Utility Room	2.20m x 1.99m	7'3" x 6'6"
Store	2.00m x 1.47m	6'6" x 4'9"
Garden / Patio	11.70m x 11.10m	38'6" x 36'6"
Driveway	5.70m x 5.31m	18'9" x 17'6"



FIRST FLOOR

Bedroom 1	3.99m x 3.78m	13'1" x 12'6"
Ensuite	2.55m x 1.51m	8'3" x 5'0"
Bedroom 2	4.00m x 3.05m	13'1" x 10'0"
Bedroom 3	3.71m x 2.13m	12'3" x 7'0"
Bedroom 4	3.09 x 2.44m	10'3" x 8"
Bathroom	2.60m x 1.80m	8'6" x 6'0"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	81 B	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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