



GREENOAK





development introduction 6

connectivity 8

location 10

interiors 12

siteplan 26

floor plans 28

specifications 42

developer 44

C
O
N
T
E
N
T
S

G
R
E
E
N
O
A
K



Greenoak is a bespoke collection of just 7 four-bedroom contemporary homes. Located in a sought-after crescent on the edge of Whetstone high street, having been designed for modern living with exquisite finishes and attention to detail. Each home offers flexible living in a bright and spacious environment.

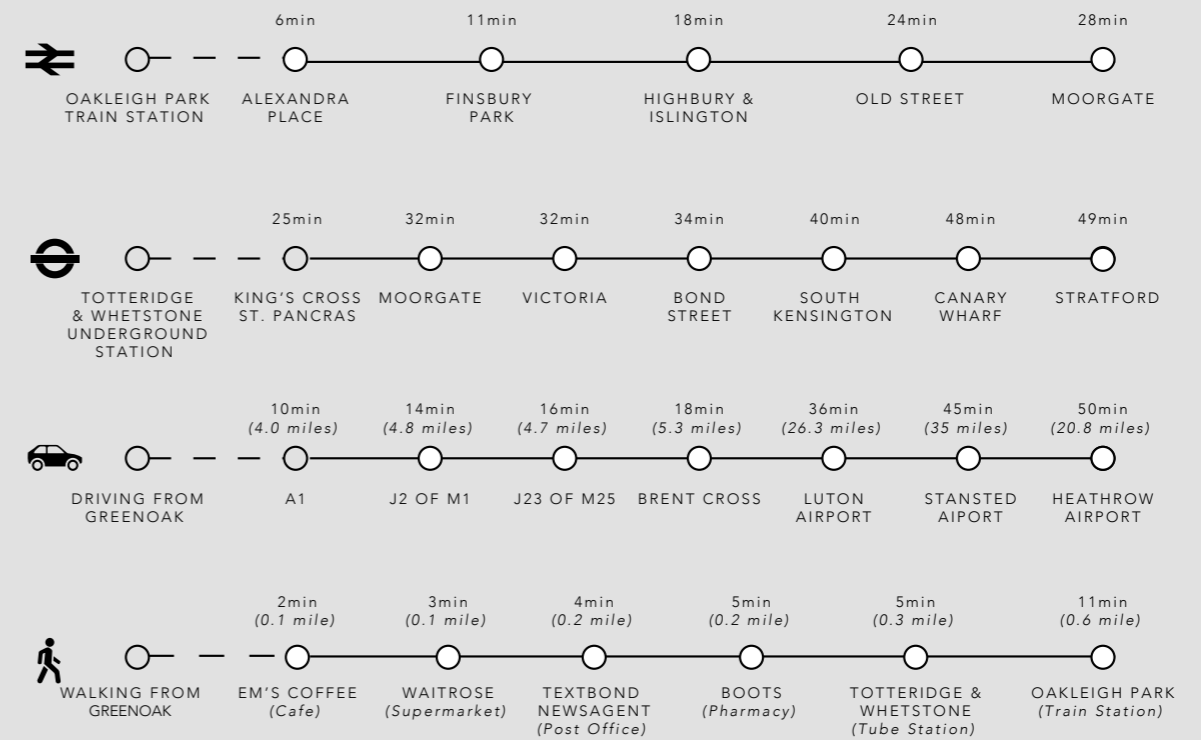


DESIGN INSPIRED

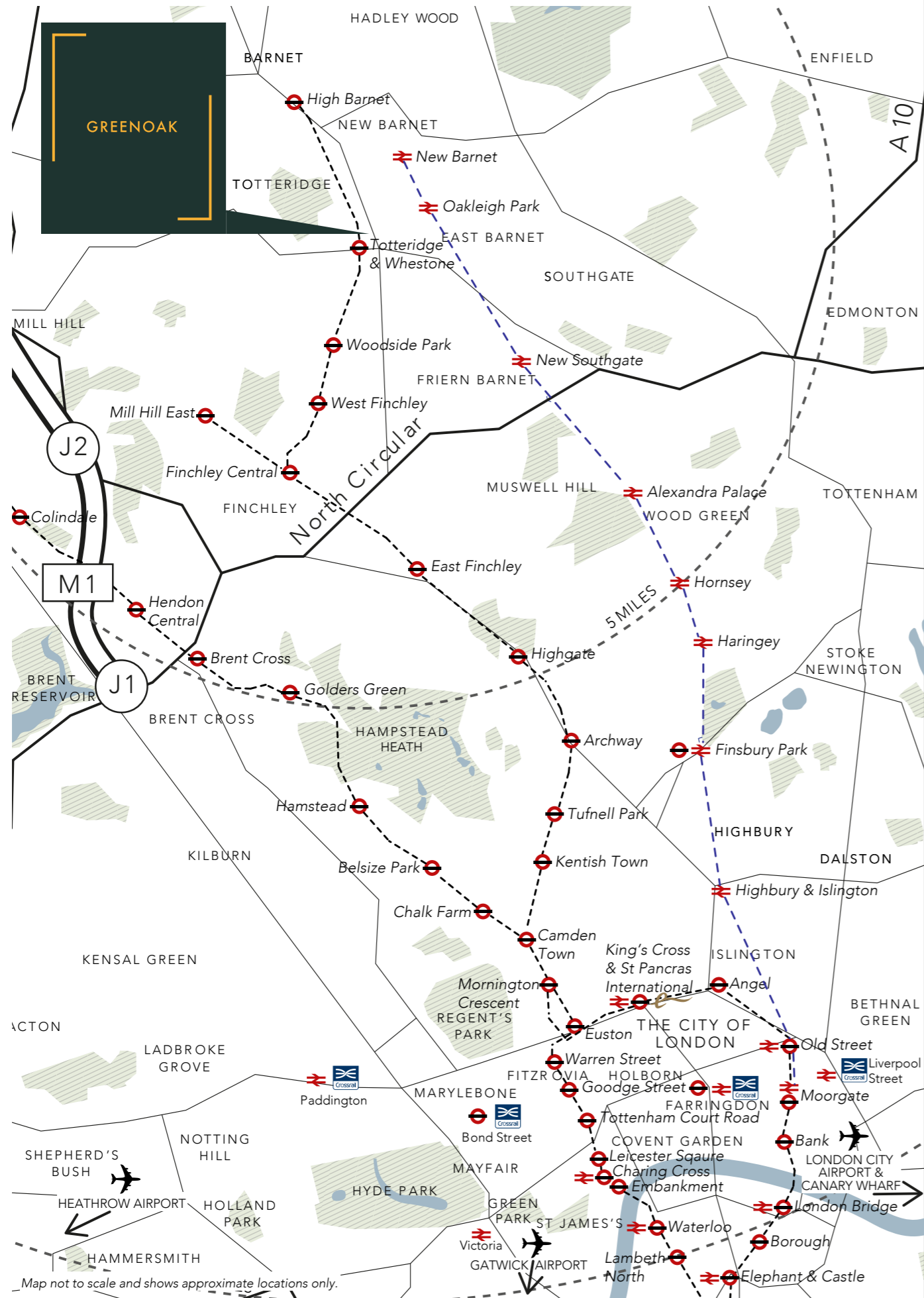
These contemporary homes have been designed with exceptional flair and attention to detail. They offer flexible living on a grand scale and have been designed and finished to a high specification to compliment modern lifestyles. A wonderful place to relax and entertain.



From a quick trip into Central London for a spot of retail therapy to a quick commute into work, Greenoak is well-connected. The 24-hour Northern line service on the London Underground every Friday and Saturday provides even more access to Central London.



C
O
N
N
E
C
T
I
O
N



Located just a few minutes walk from Totteridge underground station (Northern Line), and Oakleigh Park mainline station, just 25 minutes from central London. Within a short walk of Whetstone high street, with Waitrose, Marks & Spencer and Boots together with individual boutiques and some renowned local restaurants. Local bus routes lead to Finchley, Barnet and beyond.

I
N
T
E
R
I
O
R
S



YOUR LIVING SPACE

One of two reception areas, the lower ground floor living area feature double height windows looking out onto landscaped gardens, providing an enormous amount of light. An ideal place to relax and entertain. There are further reception areas on the upper ground floors.



LIGHT AND SPACIOUS LIVING SPACE



YOUR DINING SPACE

Open plan kitchen / living / dining areas in a well-lit space with views over the gardens.

LIGHT AND SPACIOUS LIVING SPACE

YOUR KITCHEN

Bespoke luxury kitchens where elegance meets modern simplicity in a carefully planned space. There are white marble composite work surfaces with matching splashbacks, complete with Siemens integrated appliances and undermount LED lighting under wall cabinets. A separate laundry room is fitted with a Miele washer and tumble dryer. An American style larder fridge freezer completes the look.



OPEN PLAN ENTERTAINING SPACE



BRIGHT AND AIRY BEDROOMS

YOUR BEDROOM

Master bedrooms with ensuite bathrooms and private balconies provide a retreat for rest and relaxation.

YOUR BATHROOM SPACE

The ultimate private place where you can hide away from the world and relax in the sumptuous bath or wash away the day's trouble in the walk-in shower. Complimented with the finest ceramic basins and modern flat panel towel rails.



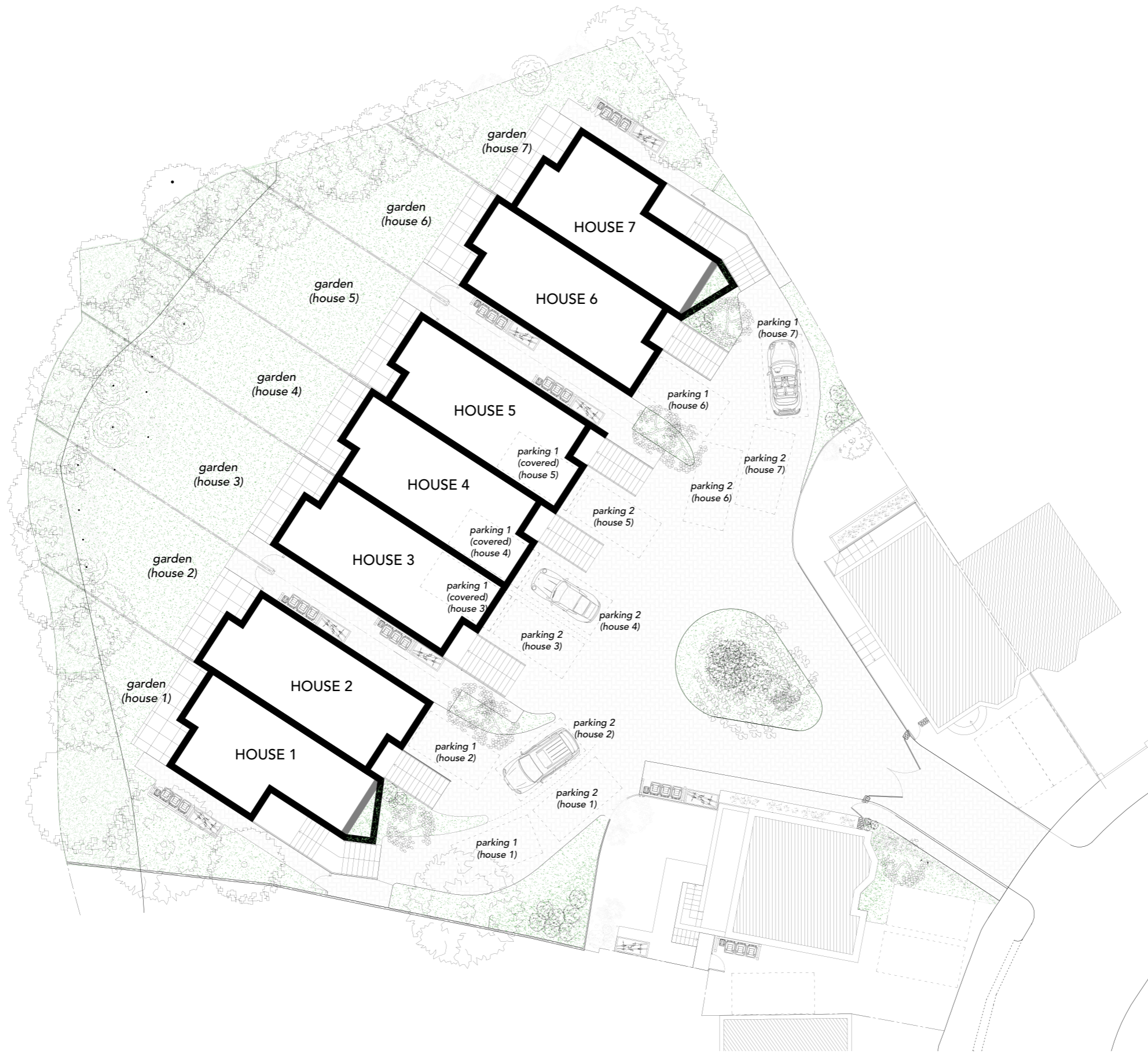
COMFORTABLE AND CONTEMPORARY BATHROOMS

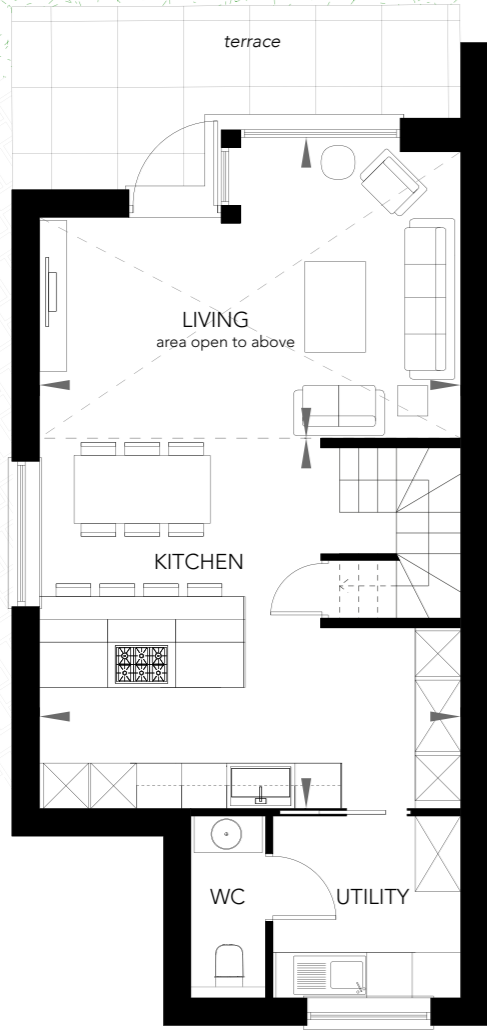
OUTDOOR

Professionally landscaped gardens include beautiful lighting features to the generous private terraces.

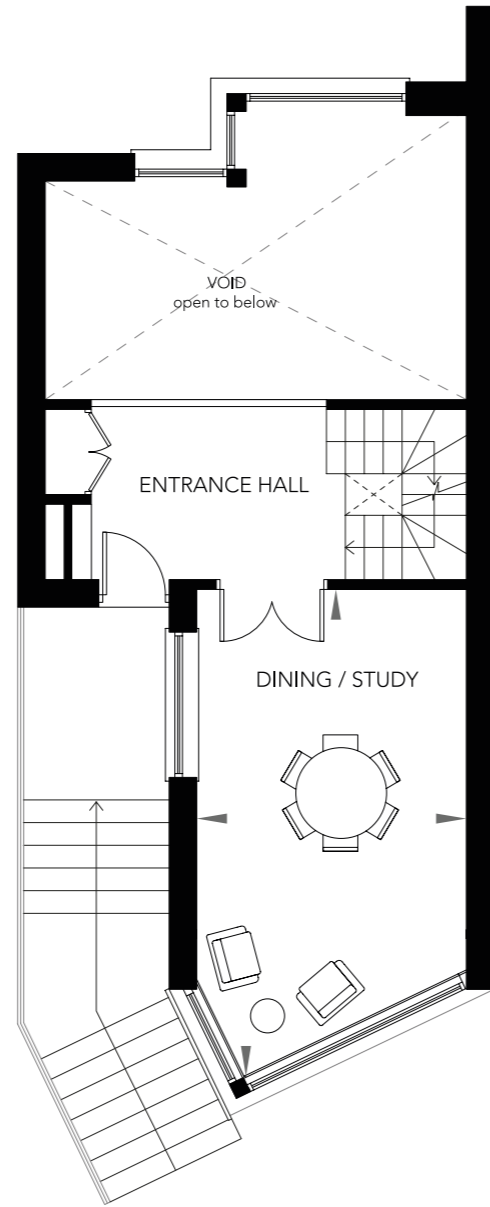


S
I
T
E
P
L
A
N

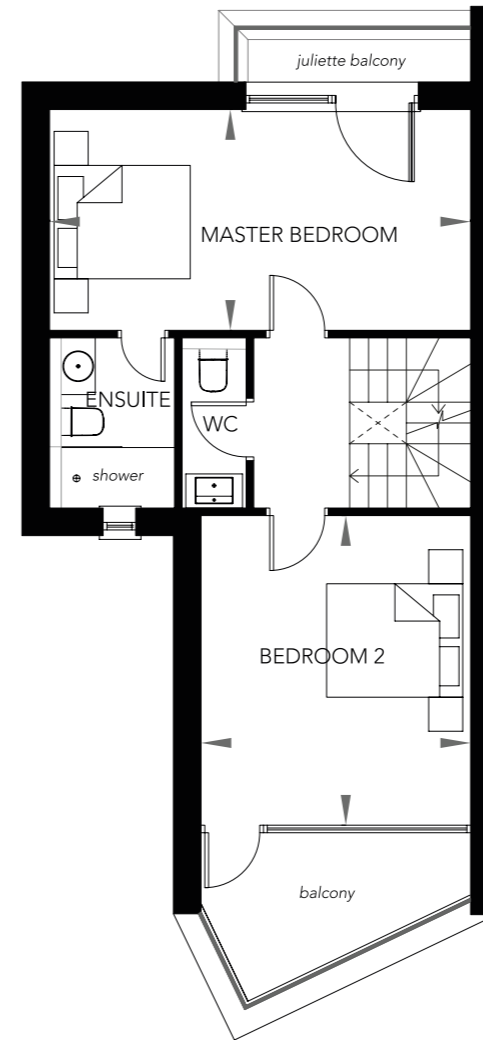




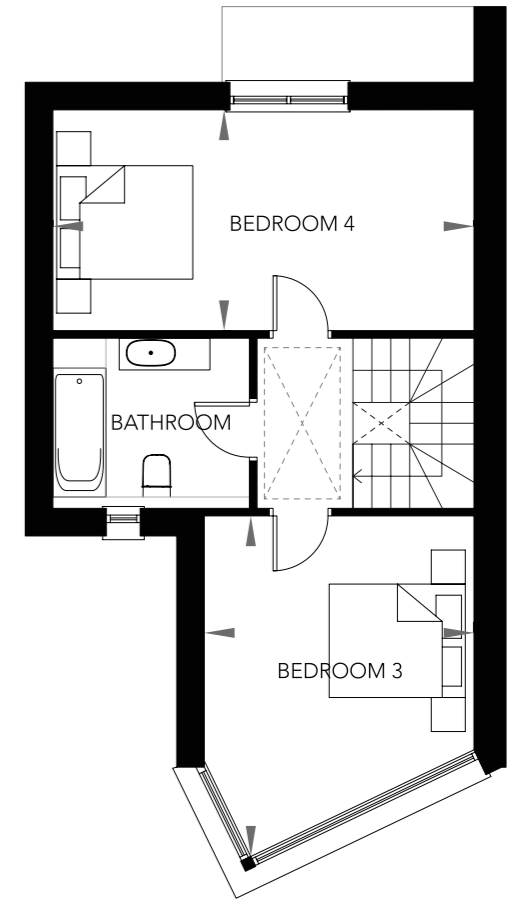
LOWER GROUND FLOOR



UPPER GROUND FLOOR

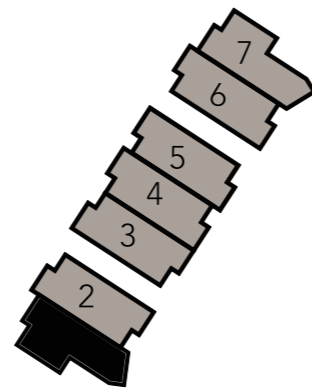


FIRST FLOOR



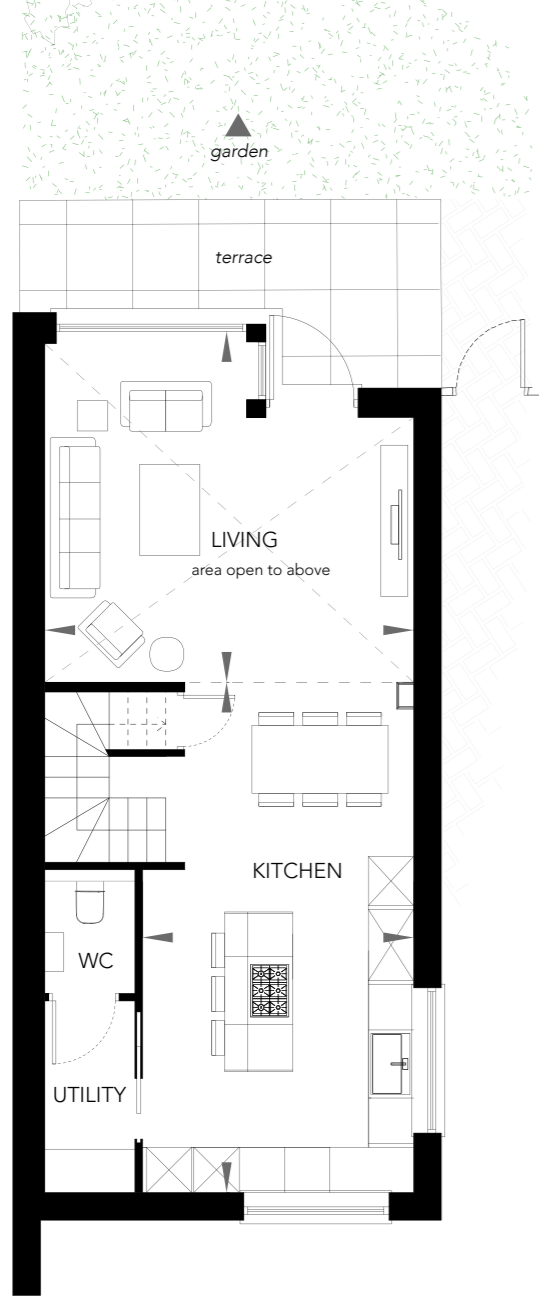
SECOND FLOOR

HOUSE 1

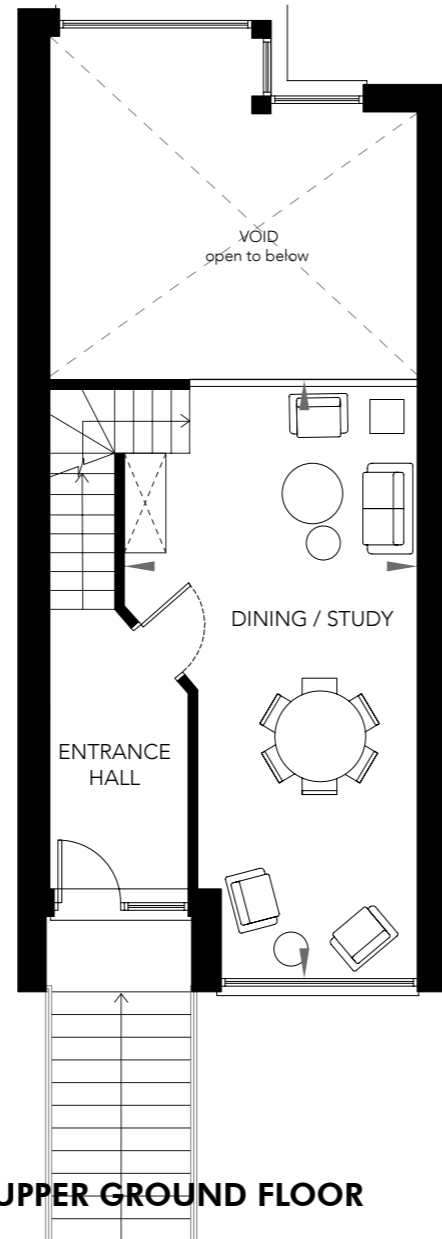


Kitchen:	5.5m x 4.8m / 18'0" x 15'7"
Living:	5.5m x 3.9m / 18'0" x 12'8"
Dining/Study:	3.5m x 6.4m / 11'5" x 21'0"
Master Bedroom:	5.5m x 2.9m / 18'0" x 8'2"
Bedroom 2:	3.5m x 4.0m / 11'5" x 13'1"
Bedroom 3:	5.5m x 2.9m / 18'0" x 8'2"
Bedroom 4:	3.5m x 4.5m / 11'5" x 14'7"

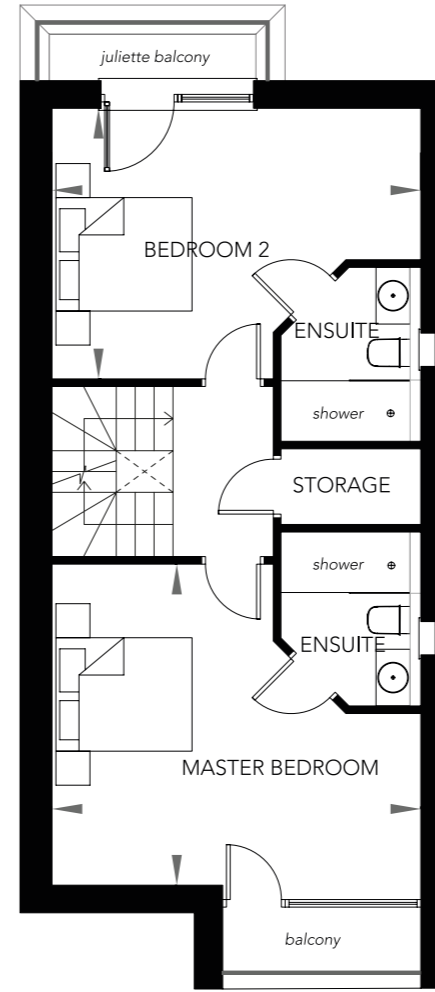
Total floor area: 175 sqm / 1,884 sqft



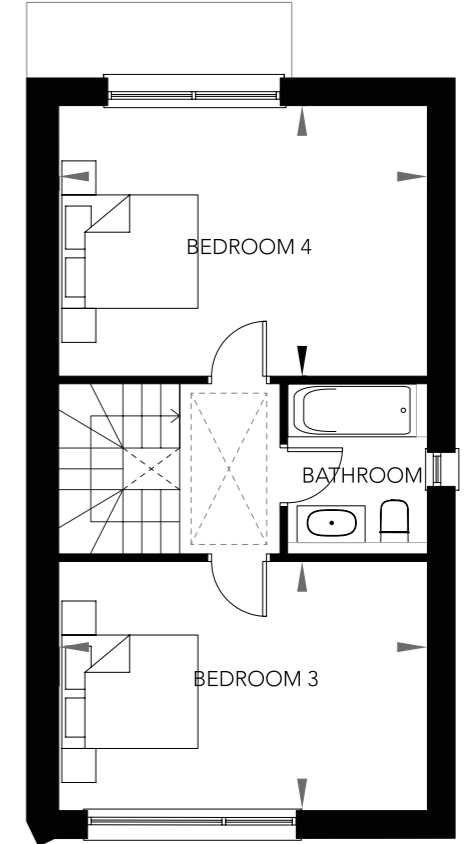
LOWER GROUND FLOOR



UPPER GROUND FLOOR

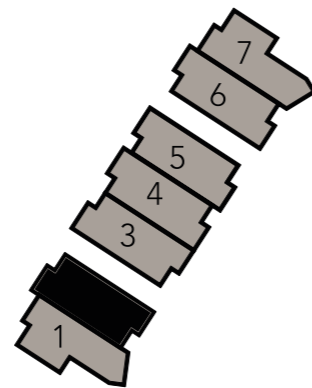


FIRST FLOOR



SECOND FLOOR

HOUSE 2

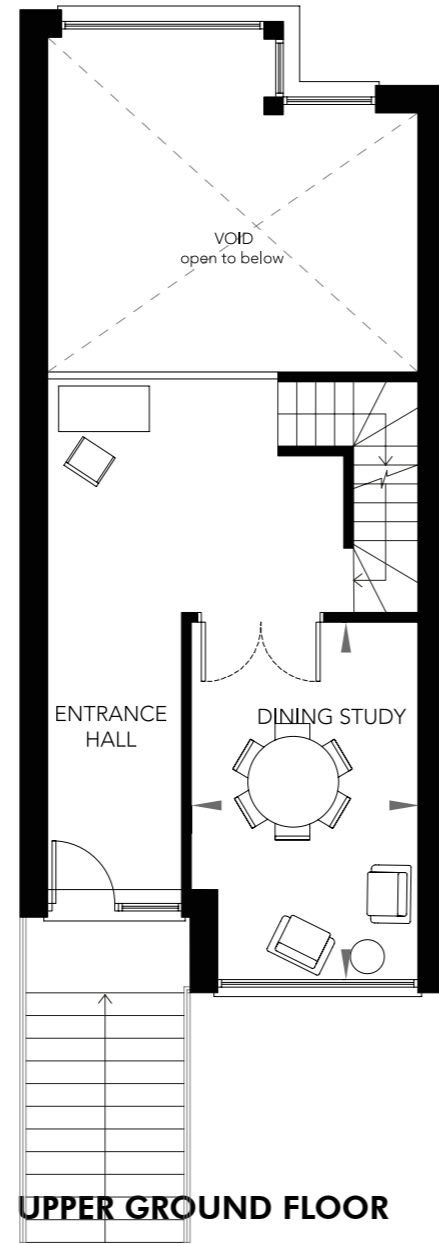


Kitchen:	3.5m x 6.7m / 11'5" x 22'0"
Living:	4.8m x 4.6m / 5'7" x 15'1"
Dining/Study:	3.8m x 7.8m / 12'4" x 25'6"
Master Bedroom:	4.8m x 4.2m / 15'7" x 13'8"
Bedroom 2:	4.8m x 3.5m / 15'7" x 11'5"
Bedroom 3:	4.8m x 3.2m / 15'7" x 10'5"
Bedroom 4:	4.8m x 3.5m / 15'7" x 11'5"

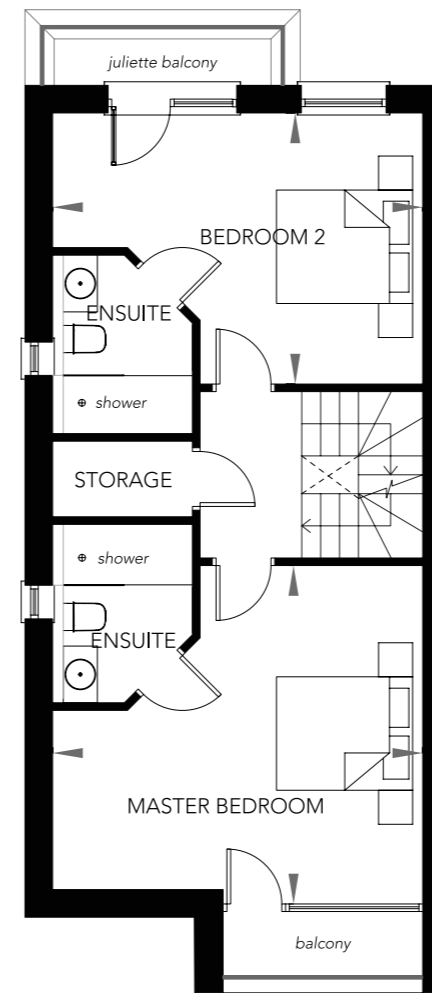
Total floor area: 183 sqm / 1,970 sqft



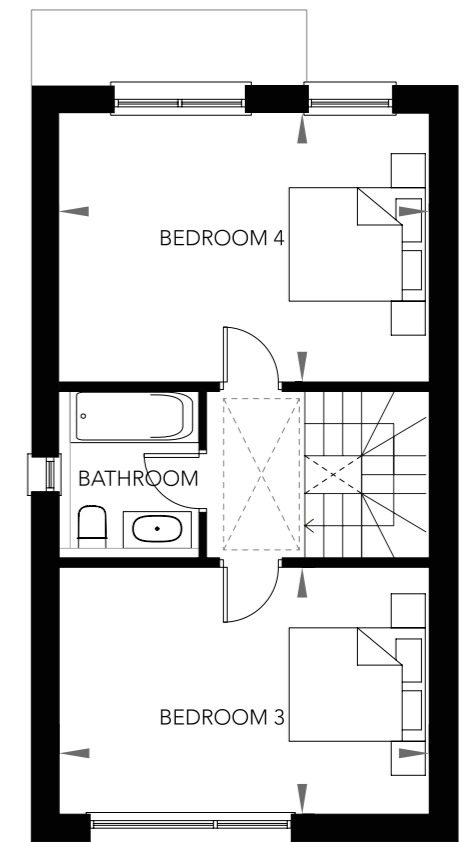
LOWER GROUND FLOOR



UPPER GROUND FLOOR

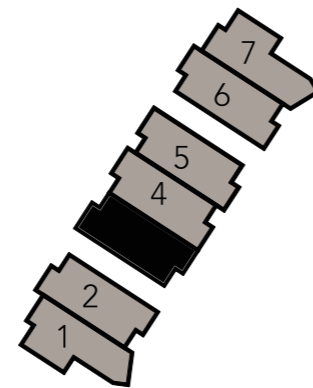


FIRST FLOOR



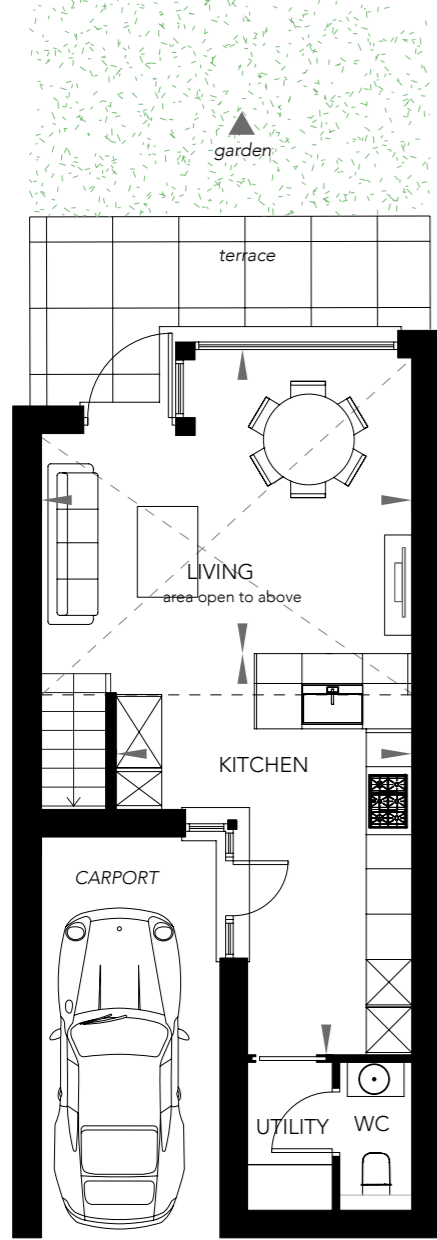
SECOND FLOOR

HOUSE 3

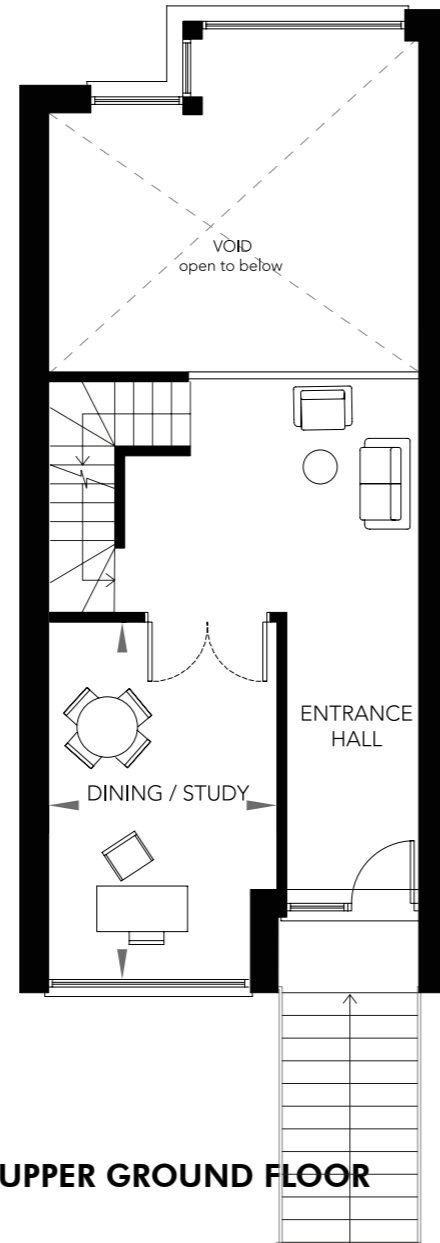


- Kitchen:** 3.9m x 5.3m / 12'8" x 17'4"
- Living:** 4.8m x 4.0m / 15'7" x 13'1"
- Dining/Study:** 3.0m x 4.7m / 9'8" x 15'4"
- Master Bedroom:** 4.8m x 4.4m / 15'7" x 14'4"
- Bedroom 2:** 4.8m x 3.5m / 15'7" x 11'5"
- Bedroom 3:** 4.8m x 3.2m / 15'7" x 10'5"
- Bedroom 4:** 4.8m x 3.5m / 15'7" x 11'5"

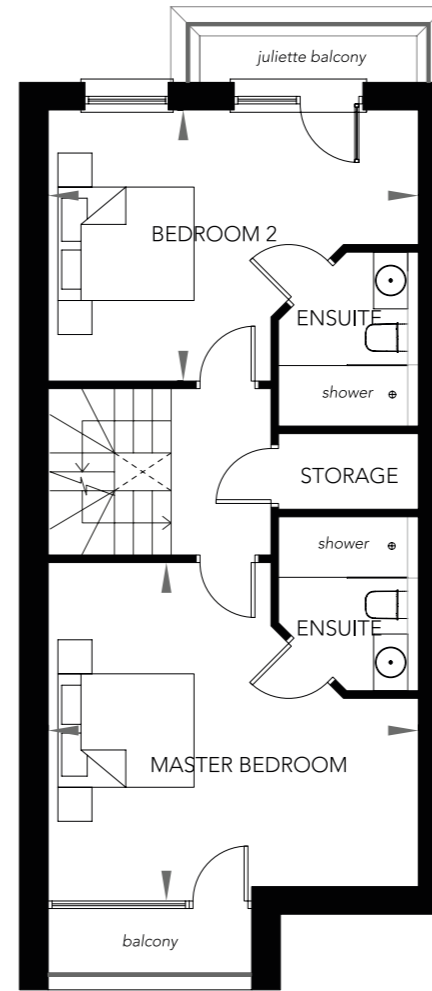
Total floor area: 170 sqm / 1,830 sqft



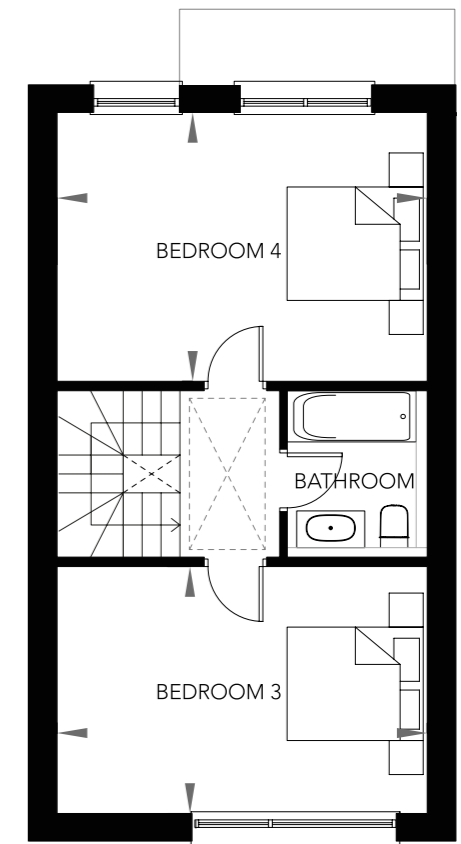
LOWER GROUND FLOOR



UPPER GROUND FLOOR



FIRST FLOOR

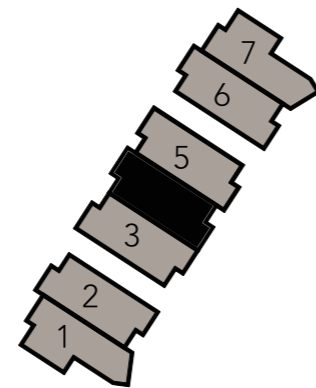


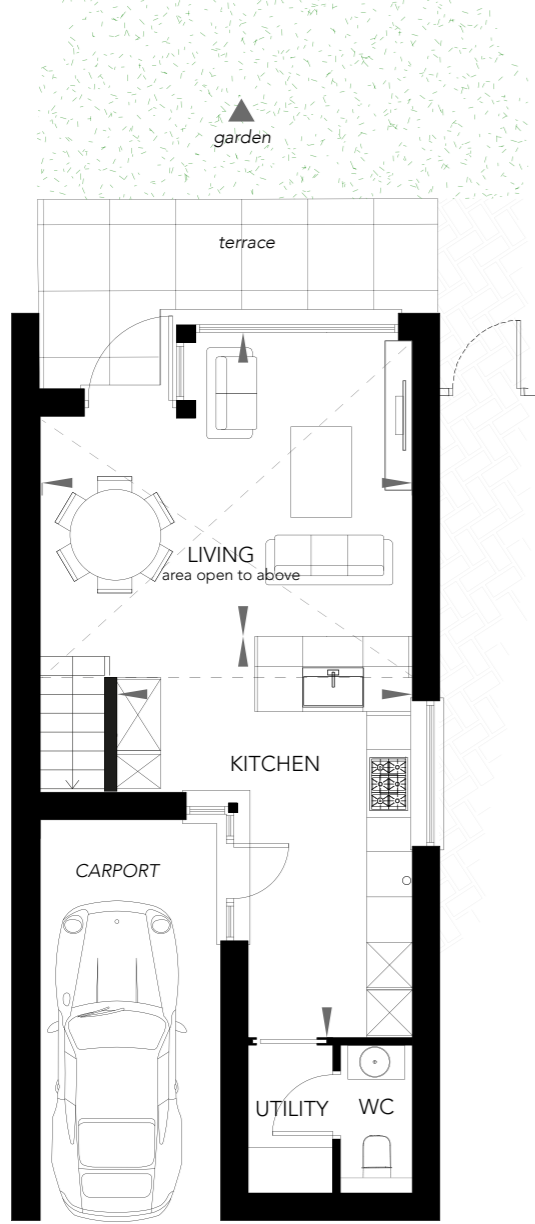
SECOND FLOOR

Kitchen:	3.9m x 5.3m / 12'8" x 17'4"
Living:	4.8m x 4.0m / 15'7" x 13'1"
Dining/Study:	3.0m x 4.7m / 9'8" x 15'4"
Master Bedroom:	4.8m x 4.4m / 15'7" x 14'4"
Bedroom 2:	4.8m x 3.5m / 15'7" x 11'5"
Bedroom 3:	4.8m x 3.2m / 15'7" x 10'5"
Bedroom 4:	4.8m x 3.5m / 15'7" x 11'5"

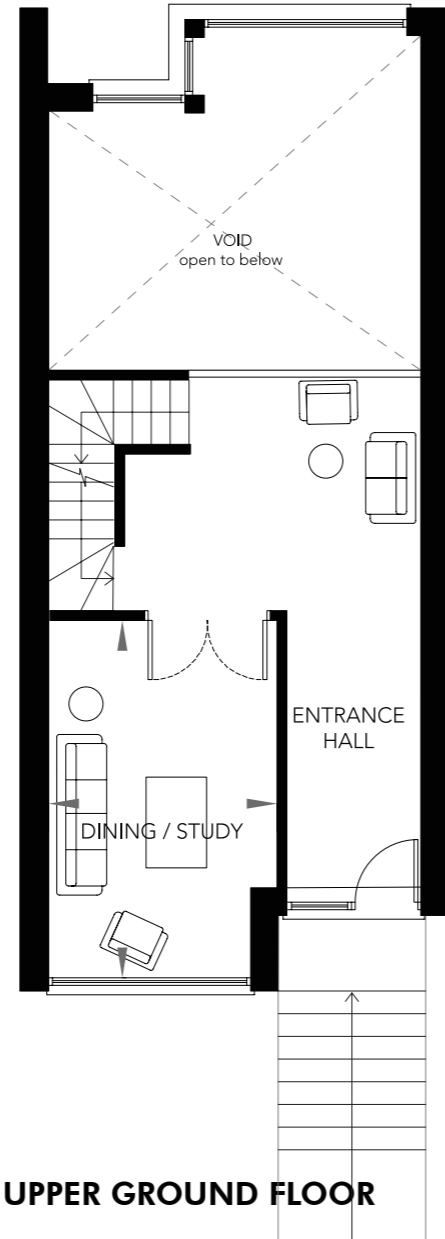
Total floor area: 170 sqm / 1,830 sqft

HOUSE 4

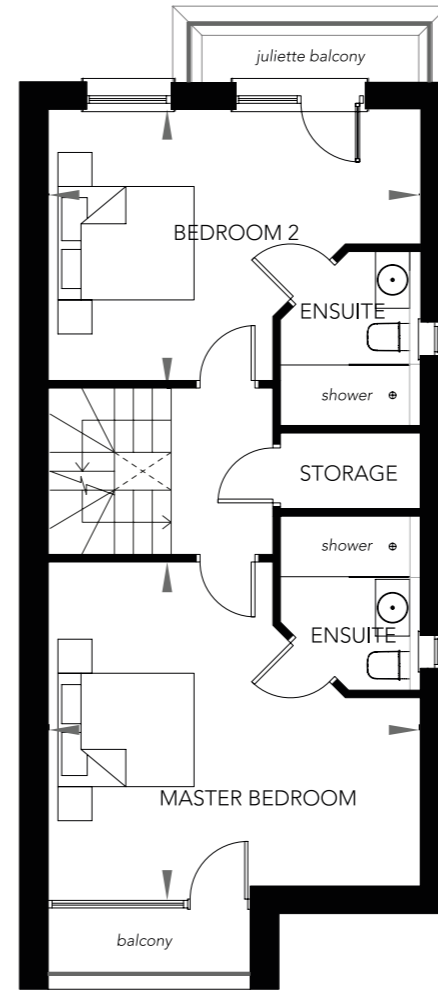




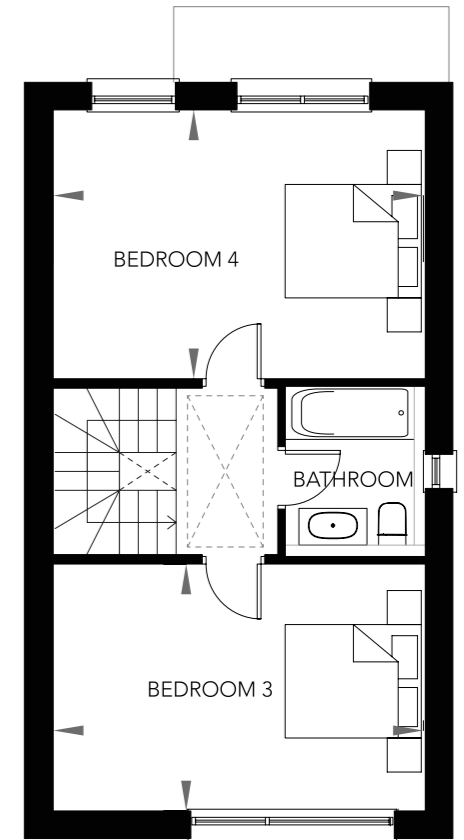
LOWER GROUND FLOOR



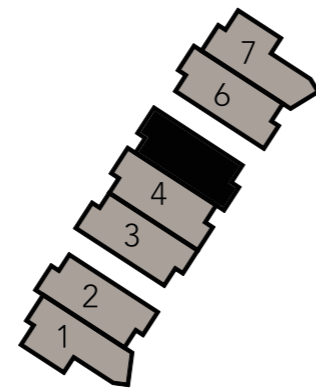
UPPER GROUND FLOOR



FIRST FLOOR



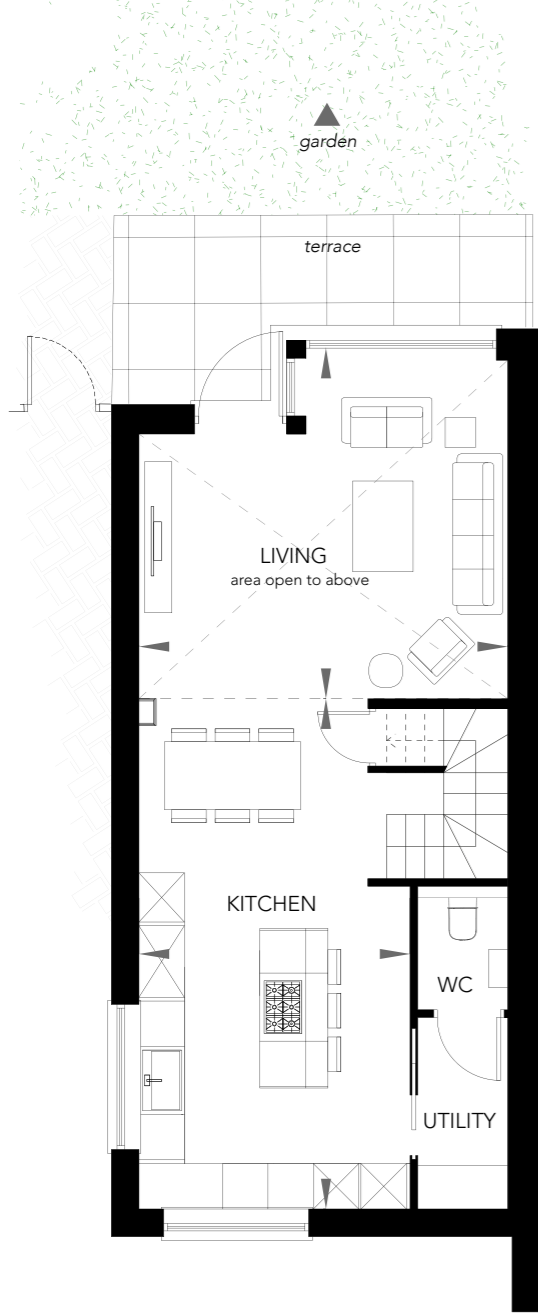
SECOND FLOOR



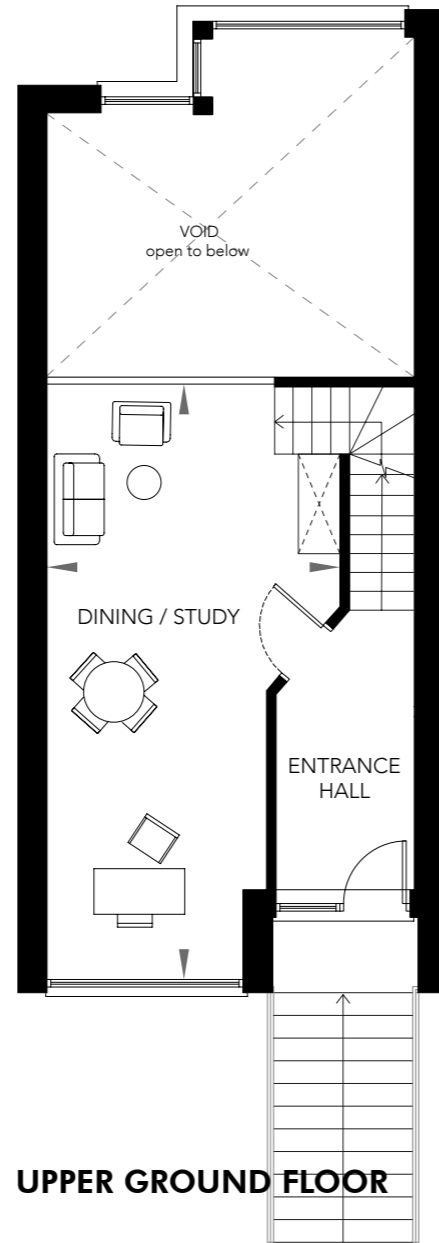
HOUSE 5

Kitchen:	3.9m x 5.3m / 12'8" x 17'4"
Living:	4.8m x 4.0m / 15'7" x 13'1"
Dining/Study:	3.0m x 4.7m / 9'8" x 15'4"
Master Bedroom:	4.8m x 4.4m / 15'7" x 14'4"
Bedroom 2:	4.8m x 3.5m / 15'7" x 11'5"
Bedroom 3:	4.8m x 3.2m / 15'7" x 10'5"
Bedroom 4:	4.8m x 3.5m / 15'7" x 11'5"

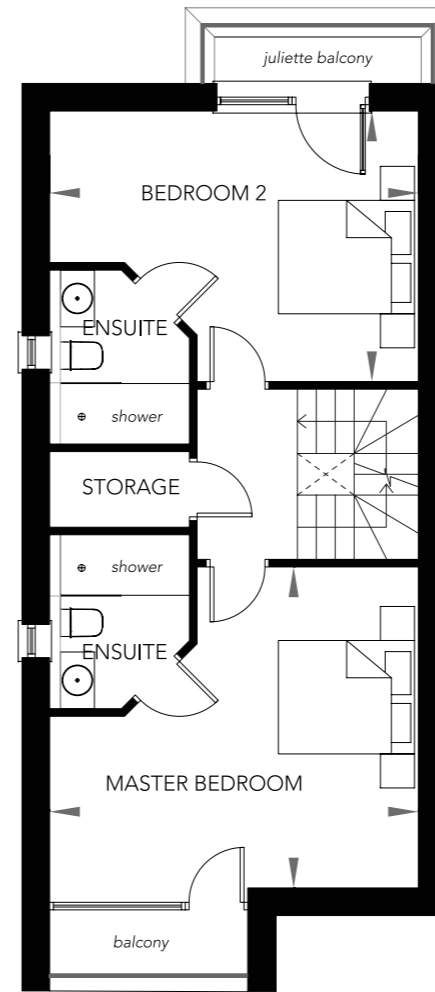
Total floor area: 170 sqm / 1,830 sqft



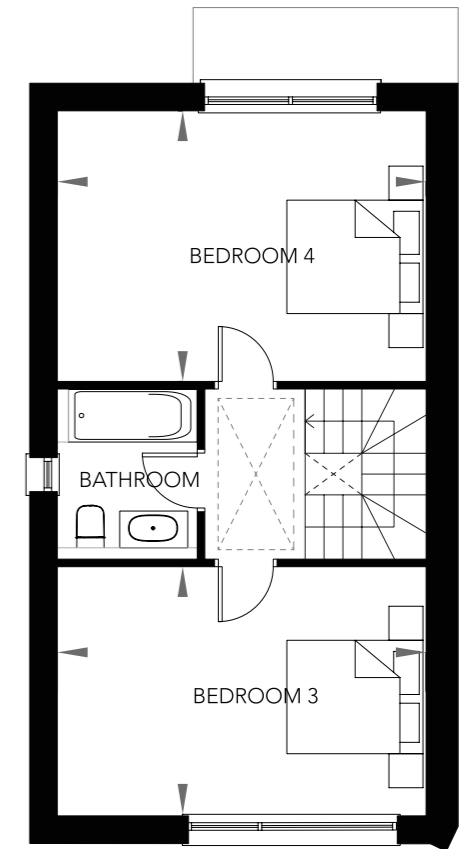
LOWER GROUND FLOOR



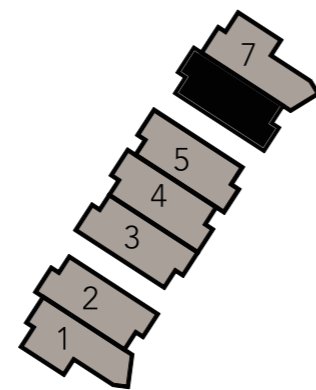
UPPER GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



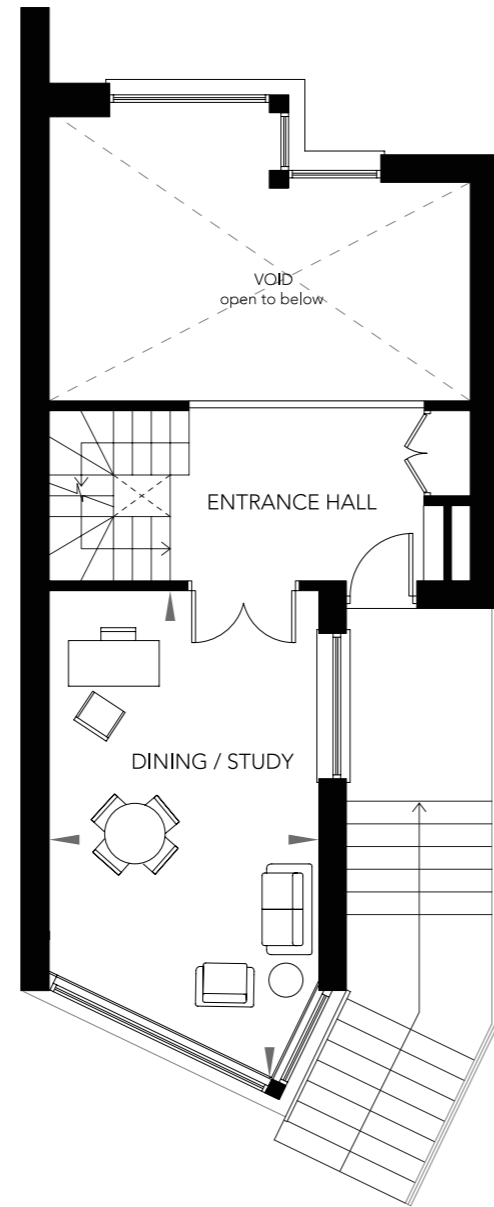
HOUSE 6

Kitchen:	3.5m x 6.7m / 11'5" x 22'0"
Living:	4.8m x 4.6m / 5'7" x 15'1"
Dining/Study:	3.8m x 7.8m / 12'4" x 25'6"
Master Bedroom:	4.8m x 4.2m / 15'7" x 13'8"
Bedroom 2:	4.8m x 3.5m / 15'7" x 11'5"
Bedroom 3:	4.8m x 3.2m / 15'7" x 10'5"
Bedroom 4:	4.8m x 3.5m / 15'7" x 11'5"

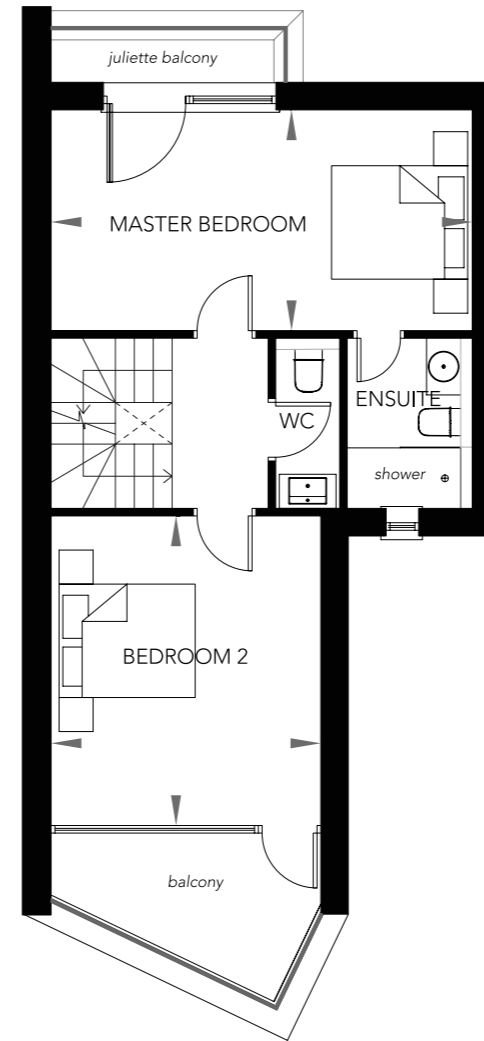
Total floor area: 183 sqm / 1,970 sqft



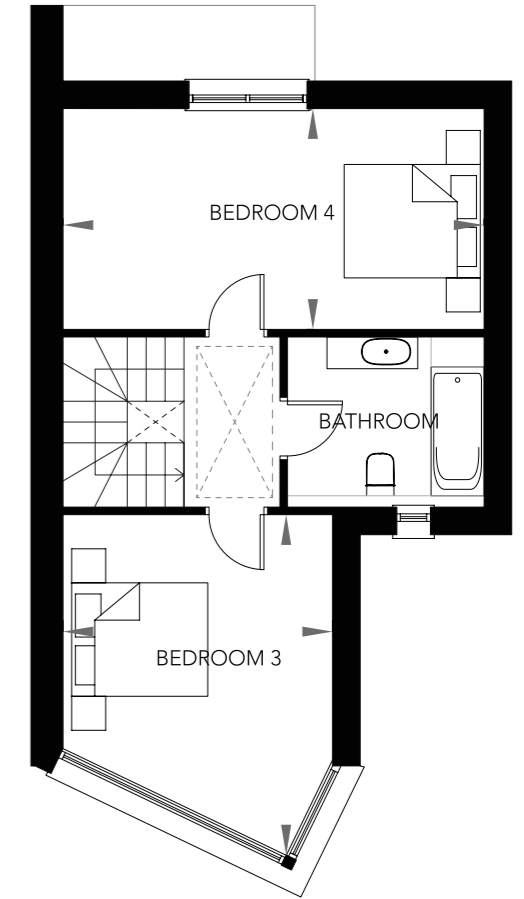
LOWER GROUND FLOOR



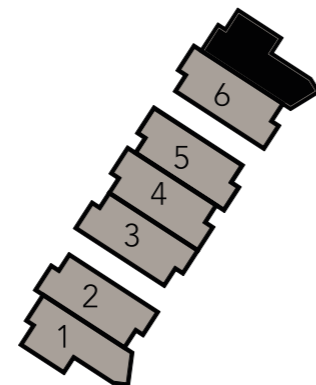
UPPER GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



HOUSE 7

Kitchen:	5.5m x 4.8m / 18'0" x 15'7"
Living:	5.5m x 3.9m / 18'0" x 12'8"
Dining/Study:	3.5m x 6.4m / 11'5" x 21'0"
Master Bedroom:	5.5m x 2.9m / 18'0" x 8'2"
Bedroom 2:	3.5m x 4.0m / 11'5" x 13'1"
Bedroom 3:	5.5m x 2.9m / 18'0" x 8'2"
Bedroom 4:	3.5m x 4.5m / 11'5" x 14'7"

Total floor area: 175 sqm / 1,884 sqft

Finishes

- Porcelain tile, light grey concrete style - open-plan kitchen and living areas
- Oak engineered wood – entrances hall, secondary living areas, landings and stairs
- Natural fibre carpet – bedrooms
- Porcelain tile, light grey marble style - bathrooms
- Contemporary single panel oak veneer internal doors (with glass insert where applicable)
- Bespoke wood and steel staircase
- Contemporary chamfered, edge grooved skirting and architrave

Interior

- Large galleried entrance landing overlooking double height living space
- Open plan family area connected to kitchen and dining area
- Feature staircase throughout
- Double glazed bespoke aluminium windows providing a high level of thermal insulation and reduced heat loss
- Brushed steel sockets and switches throughout and with build-in USB chargers in living areas and bedrooms
- Home automation control system including: Lighting to main living areas, Heating, Video gate & door entry
- BT and cable TV points in all areas except bathrooms
- Data networking with cat-6 cabling and network switch
- Telephone sockets to kitchen, sitting room and all bedrooms
- Individually switched LED and pendant lighting (where specified)
- Mains powered smoke detectors with battery back-up
- Wet underfloor heating throughout main living area and kitchen
- Modern vertical flat panel radiators in bathrooms, bedrooms and secondary living areas
- Lighting design utilising contemporary downlights in all areas and wall lights in living areas and staircase
- All double height living areas hardwired for installation of electric blinds
- Low energy light fittings to all homes
- Solar PV panels on roof to each house

Kitchen

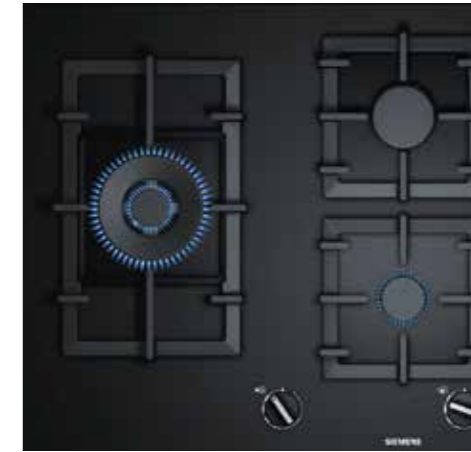
- Bespoke oak and grey matt laminate kitchens in a handleless, push to open modern design
- White marble style (calacatta) composite stone worktop and splashback
- Waterfall kitchen island (where applicable)
- Undermount LED lighting under wall cabinets
- A-rated kitchen appliances to reduce energy and water usage
- Siemens integrated high oven
- Siemens integrated combination oven with microwave
- Siemens warming drawer
- Siemens 5 burner gas hob, black tempered glass, also hardwired for induction installation
- Siemens american style fridge-freezer, with ice maker and cold water supply, WiFi connected
- Siemens integrated dishwasher with time light on floor
- Blanco large undermounted sink
- Blanco pull out tap
- Miele washer and tumble dryer in separate laundry room
- CDA integrated wine cooler

Bathrooms

- Modern countertop basin and tap with wall hung toilet and concealed cistern
- Walk in shower
- Porcelain tiled floors and walls around wet areas
- Thermostatic shower with fixed head and diverter to handset
- Mirror/cabinet with shaver point (as applicable)
- Modern flat panel electric heated towel rail

Exterior / Security

- Vehicular/pedestrian entrance gate fitted with hard-wired video-based entry system and integral intercom with keypad and remote opening
- Multipoint-locking front door
- Dusk-to-dawn lighting to external bollards on access road
- Sensor external house lighting
- Outside light to patios and terraces
- Landscaping to communal front gardens highly specified
- Professionally landscaped gardens
- Outside LED lights to private terrace and communal areas
- 2 dedicated private parking spaces per house
- Parking space hardwired for ready electric car charging points
- Bollard lighting to car park, solar powered
- External private cycle and bin store area for each house
- External water supply for each house
- External power socket for each house





DISCLAIMER

The information in this brochure is indicative and is intended to act as a guide only as to the finished product. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Travel directions are courtesy of Google Maps and TFL and represent fastest journey times. Computer generated images are conceptual only and subject to change. Final materials and finished may differ from those shown. LonPro Holdings PLC operates a policy of continuous product development and reserves the right to alter any part of development specification at any time. For the latest information please consult one of our sales negotiators.



Statons New Homes
Showcase
0208 441 9555
newhomes@statons.com