

# The Potteries



Two distinctively stylish contemporary new homes, each with spacious accommodation over three floors

4 bedrooms  
3 bathrooms  
Media room



1 Kerri Close & 18 Barnet Road | Arkley | Hertfordshire

Beautiful dream homes from

**Belles Rêves**



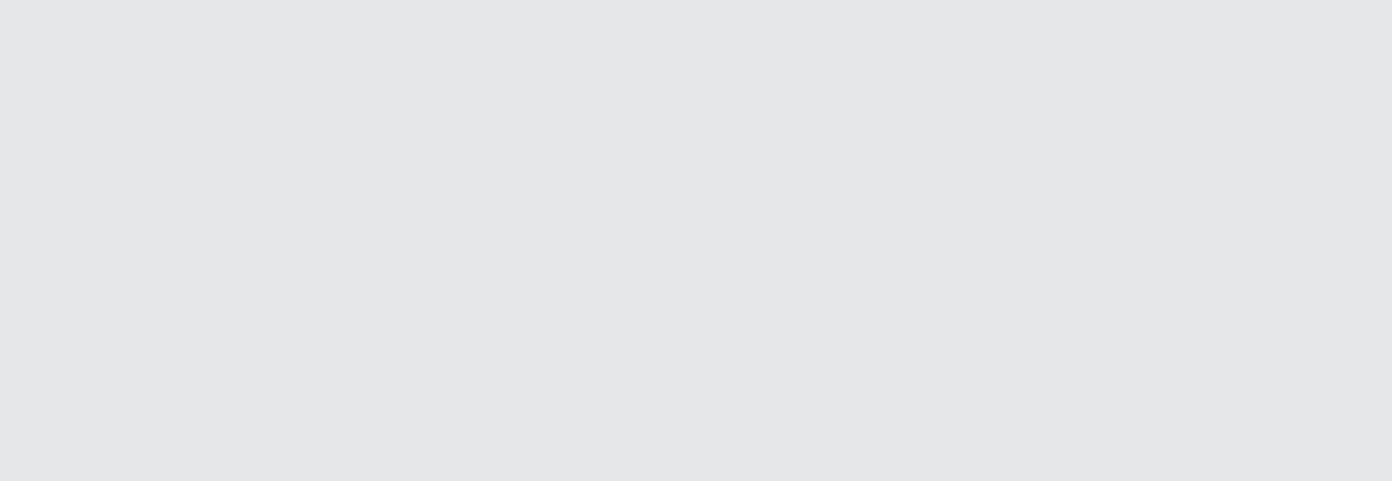
## *Contemporary living*

Each home epitomises contemporary living to the highest standards. They incorporate the latest in media, environmental and energy-saving technology and comply with the new Code for Sustainable Homes.

## *The Potteries*

Belles Rêves Homes have created two spacious new properties which have been designed, built and meticulously finished to the highest specifications. The Potteries is an exclusive development in the prestigious and highly sought-after area of Arkley. Conveniently located within a few minutes of High Barnet (Northern Line Underground station) and Hadley Wood (railway station) and centrally located to many major transportation networks.





## *Deceptively spacious*

With accommodation carefully set out over three floors, each home includes 4 bedrooms, 3 bathrooms and a lower ground floor media room.



## *Beautifully finished*

Bespoke kitchens are beautifully finished with granite work surfaces, and equipped with energy efficient Bosch appliances.

Bathrooms are similarly appointed to the highest standards and incorporate the latest energy saving appliances.



The properties feature generous parking to the front. Bright and sunny low maintenance gardens with paved areas and lawns are set out to the rear.



# The detail...

1 Kerri Close, Arkley & 18 Barnet Road, Arkley each approx 1650 sq ft

## Ground Floor

- Reception hall entrance
- Guest cloakroom/WC
- Reception room
- Fitted kitchen/dining room

## First Floor

- Master bedroom with en suite bathroom
- Bedroom 2
- Bedroom 3
- Family bathroom

## Lower Ground Floor

- Family room/Bedroom 4
- Study/Media room
- Shower cloakroom WC
- Utility area
- Plant room

## Exterior

- Landscaped rear garden
- Off-street parking

## Specifications

### Energy Savings

- Energy efficient thermostatically controlled gas fired central heating with thermostatic radiator valves
- A-rated gas-fired boiler with electronic programmer to minimise gas usage\*
- Heat recovery ventilation system throughout - Complying with 2010 energy efficiency requirements\*
- High proportion of low energy lighting - Complying with 2010 energy efficiency requirements\*
- Double glazed windows, providing a high level of thermal insulation and reduced heat loss
- Substantial levels of insulation within external wall cavities and roof spaces reducing heat loss in the winter and limiting heat gain in the summer
- High insulation blockwork
- Insulated ground and lower ground floor
- Underfloor heating to family and en-suite bathrooms
- CFC-free insulation to hot water cylinder with emersion heater
- A -rated kitchen appliances to reduce water and energy use\*
- Eco efficient sanitary appliances throughout to reduce water use\*

### Communications

- Pre-wired throughout with CAT 5 cabling
- Wired for multi-room hi-fi audio with core central control and surround sound to lounge, study/media and family room
- BT phone outlets. All rooms may be interlinked via a local area network system

## Electrical

- Low energy lighting throughout\*
- LED pathfinder lighting to staircases
- TV/FM points in reception rooms, kitchen and all bedrooms. Suitable for satellite/SkyTV connection
- Isolating switches to all kitchen appliances installed in grid switch
- White enamelled flat plate switches and sockets throughout
- Energy saving downlighters to all areas
- Electric shaver sockets to family bathrooms and en-suite
- Heat recovery ventilation system throughout\*
- Electric underfloor heating to family, master en-suite and lower ground floor bathrooms
- Outdoor/garden lighting
- Outdoor mains supply

## Security

- NACOSS approved fitted intruder alarm
- Interconnected mains operated smoke and heat detectors with battery back up
- Security locks to windows
- Mortice locks front door / multipoint locking system to other external door
- Restraint chain to front door
- Front door telephone entry system (mains powered)
- External lighting to front and rear

## Fittings and Décor

- Hardwood (oak) handrail and spindles for stairway
- Porcelain tiling to hall, kitchen/breakfast room and cloakroom. Porcelain/ceramic flooring to all bathrooms. All other areas fully carpeted

## Windows and Doors

- High security front door
- Patio doors, Georgian leaded with double glazed sealed units
- Low maintenance PVC-u Georgian leaded casement windows with double glazed sealed units
- Adjustable ventilators to all windows
- Solid satin chrome lockable ironmongery
- ISEO white oak veneer part glazed and solid panel internal doors

## Kitchen

Fully fitted integrated kitchen, unique contemporary design from Designs for Better Living. Bosch appliances comprising stainless steel finish single oven, stainless steel microwave, black glass gas hob, integrated dishwasher, stainless steel one & a half undermounted sink with Hansgrohe s/s single lever mixer tap with pullout spray. Fitted with stainless steel and glass chimney style extractor hood, Bosch integrated fridge freezer. Granite work surfaces and granite peninsular with seating area. Discrete under unit lighting and LED plinth lighting

## Utility

- Utility area with fitted storage cupboards and single stainless steel sink Hansgrohe mixer - plumbing for stacked washing machine and dryer
- Water softener

## Sanitary Ware and Wall Tiling

- Floor to ceiling fully tiled bathrooms
- Stylish white sanitaryware throughout
- Dual low flush mechanisms to all toilets to reduce water use\*
- Hansgrohe eco efficient mixer taps throughout\*
- Hansgrohe bath and shower controls to family bathroom\*
- Hi Qu Aqualisa showers to en-suite and lower ground - optional remote control\*
- Pressurised shower water system
- Back lit no-touch on/off mirrors with heated demisters to en-suite, family and lower ground floor bathrooms

## Ironmongery

- Chrome/satin chrome range

## Decorations

- Coving throughout with plaster cornice to lounge
- Smooth finish ceilings throughout

## Gates

Secure gated access to rear garden

## Landscaping

- Landscaping professionally designed
- Block paving driveway and rear garden patio
- Timber screen privacy fencing
- Bicycle storage area
- Garden waste and compost recycling
- Outdoor water tap
- Outdoor mains power supply
- Outdoor/wired for garden lighting

## Garden Design Statement

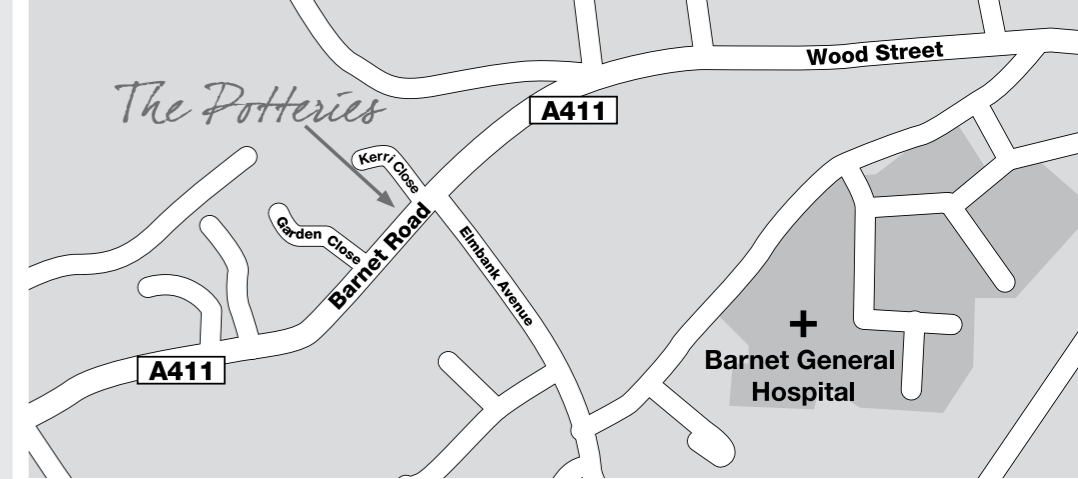
The garden has been designed to provide a clean streamlined contemporary outdoor living space for a busy modern family or professional working couple. The need for maintenance of the outdoor space is minimal, providing the maximum opportunity to the owner for relaxation or entertainment

## Additional Details

- Posi flooring system to first floor
- Screeded concrete lower ground and ground floors
- Buildmark - NHBC 10 year warranty and insurance cover

\* Energy savings complying with Code for Sustainable Homes - Level 3

E&OE

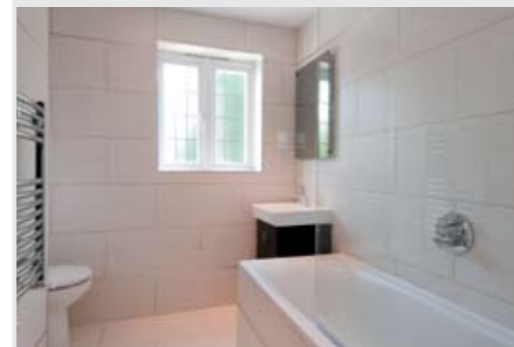


# Location, Location, Location

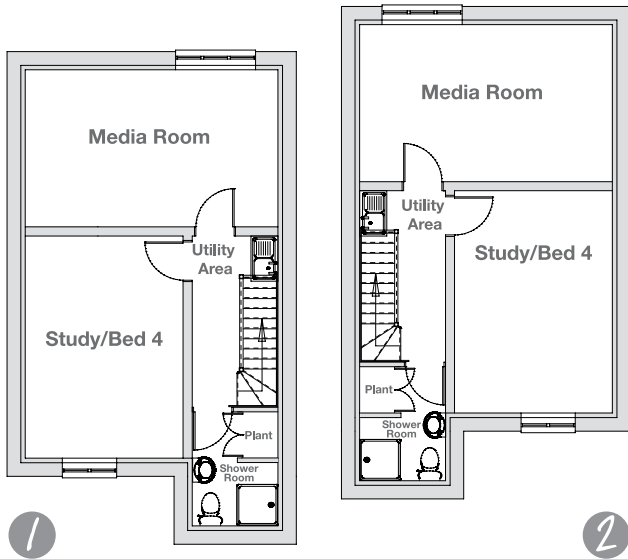
The Potteries are located in the prestigious and highly sought-after area of Arkley, Barnet. Surrounded by open countryside and mature woodland, central London is only 30 minutes' drive away.

Several rail stations are located nearby, providing a choice of alternative routes into or out of London. Arkley is also within a 5 mile radius of the M1, M25 and A1, giving excellent access to major national routes and London airports.

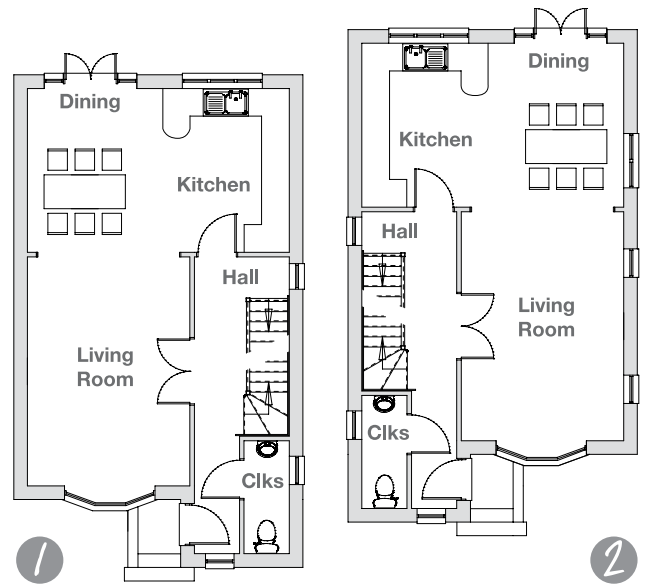
A wide range of schools – including Haberdashers' Aske's for Boys, Haberdashers' Aske's for Girls, Mill Hill, Aldenham, Belmont, Lochniver, Queen Elizabeth's Boys School and Queen Elizabeth's Girls School – are located within easy access.



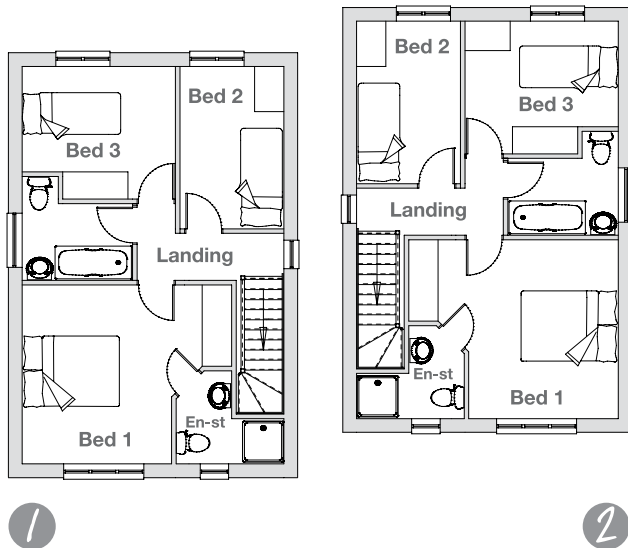
## Lower ground floor



## Ground floor



## First floor



1 18 Barnet Road, Arkley

2 1 Kerri Close, Arkley

For more information or to book a viewing please contact:



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