



M A G N A C R E S T L T D

SLADES HILL

ENFIELD EN2 7EE

An exclusive development of apartments and penthouses

SLADES HILL



Slades Hill is at the heart of an area rich in historical interest and tradition.

Overlooking the valley known in Victorian times as Frog's Bottom, thanks to the meadow and brook being an ideal natural habitat for the amphibians, Slades Hill took its name at the turn of the 20th Century after the family who ran the Jolly Farmer's ale house.

SLADES HILL HISTORY



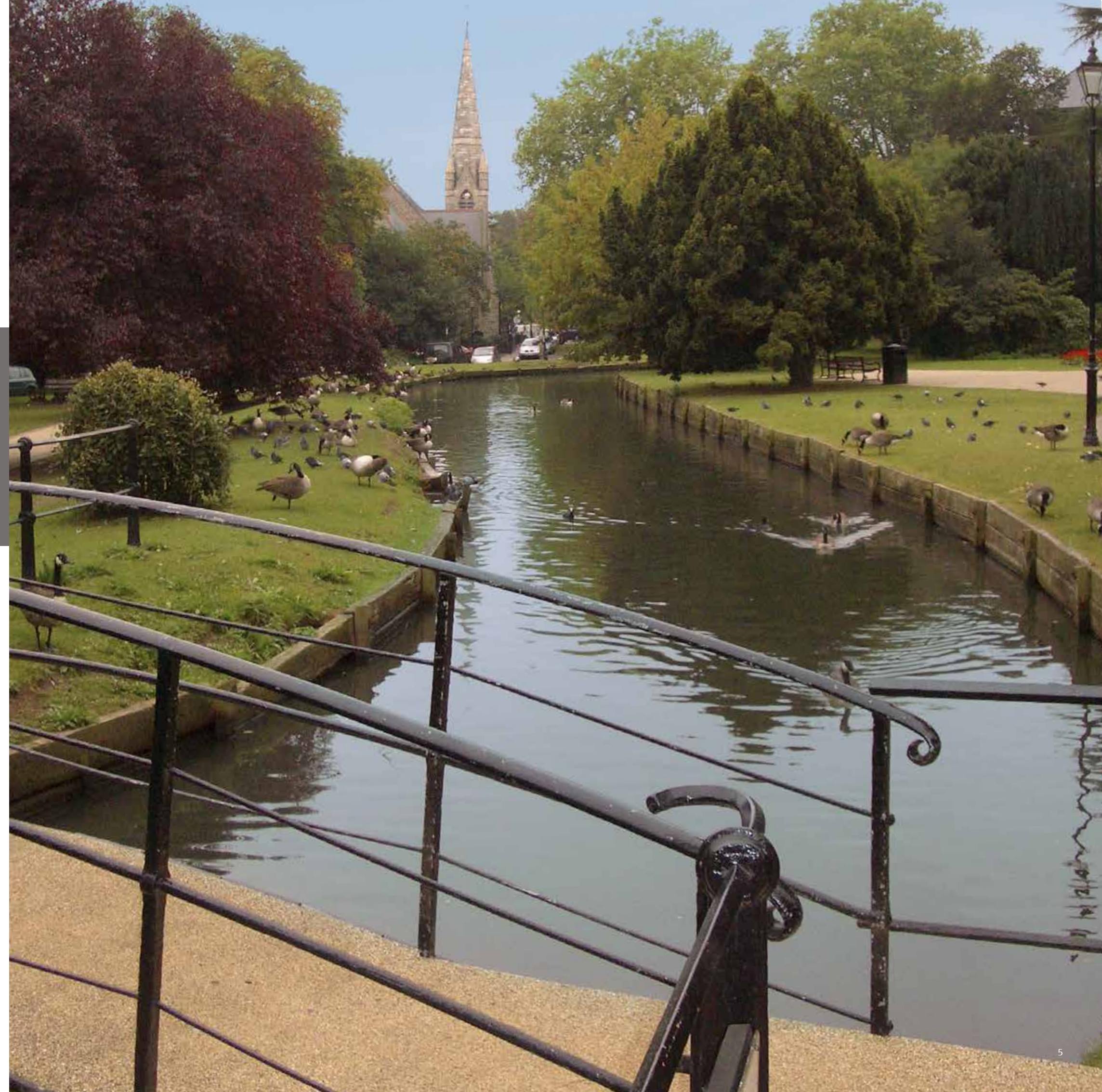
In 1938, the war department installed a permanent gun site in the Slades Hill valley as part of the outer London gun belt, due to the commanding views of the surrounding area afforded by the location.

In 1941 Winston Churchill's daughter Mary, now Lady Soames, was posted to the site and served there for some time as a sergeant in the ATS. During this period, her father visited the site and was greeted by small groups of locals who became aware of his expected arrival.

St Mary Magdalene church has stood proudly at the top of Slades Hill since 1881. The sound of its bells continue to ring out across the valley, following extensive restoration of the stunning tower and spire. The replacement of the original bells, which were just too heavy for the 130 year old structure, with a lighter but still wonderfully melodic set in the late 1990's saw the return of this landmark to it's full glory.

We are committed to the heritage, tradition and community spirit that have always made Slades Hill such a prestigious location and sought after address.

Thanks to The Enfield Society for their input into this brochure. For more information on the vital work they do to conserve and enhance the Enfield area and its amenities please visit www.enfieldsociety.org.uk



SLADES HILL LOCATION

In addition to the wonderful southern views across the valley, Slades Hill benefits from being close to the thriving centre of Enfield.



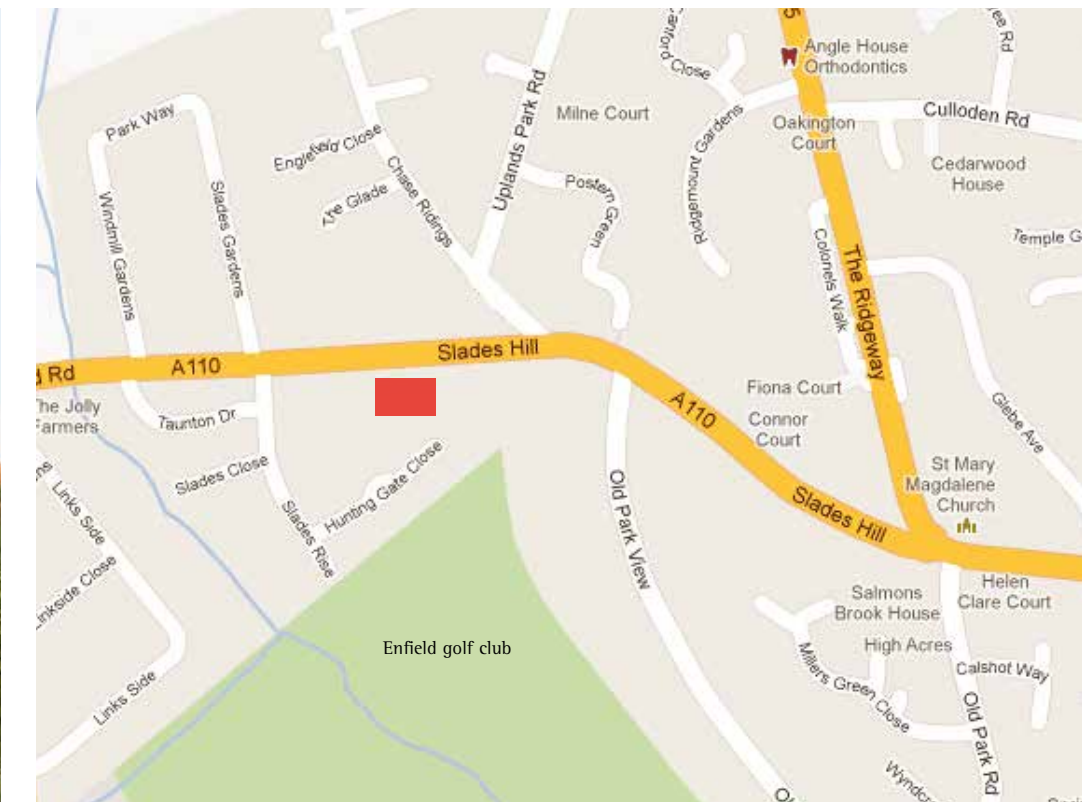
With direct public transport links to London either via Enfield Chase station into Moorgate in under 30 minutes, or on the Piccadilly Line via Oakwood tube station in just 27 minutes, Slades Hill really does offer the best of both worlds - the seclusion and open space enjoyed by close proximity to open countryside yet all the excitement and variety offered by London literally on the doorstep.

Major road links connecting to the A10, M25 and A406 North Circular Road can be reached within minutes to allow easy access to the major airports and the national motorway network.

Enfield boasts an excellent selection of local restaurants and shopping along Windmill Hill, including Waitrose, and the cobbled market square which holds a traditional weekly market, while the excellent selection of famous high street retailers alongside numerous independent boutiques, restaurants and bars in the Palace Garden area of Enfield Town ensure that you will always enjoy plenty of choice and diversity.

Sports and leisure needs are equally well catered for, with the challenging Enfield, Bush Hill Park and Trent Park Golf Clubs close by, the Enfield Lawn Tennis Club located on The Ridgeway and both Virgin Active and David Lloyd Health Clubs ensuring that the needs of the highly active and the more sedate can be met.

The nearby location of the award winning Chicken Shed theatre underlines how rich and varied the options for entertainment and leisure are in the local area.



We believe it is our duty to ensure the development of luxury prestige homes is not only conducted responsibly but also with consideration for long term contribution to environmental matters.

ENVIROMENTAL COMMITMENT



That's why at Magnacrest we make every effort to not only conform to, but seek to exceed, all the guidelines for the responsible development of new properties throughout every stage of the design, planning and construction of your new home.

From the outset, we follow an enhanced ecology philosophy with rigorous ecologist assessments of our site prior to our development to ensure we improve the habitat as a result of our work. This informs our planting policies and other habitat enhancements to attract more species than before we started.

Through every aspect of our building process we are fully compliant with the high standards set in the new code for sustainable homes.

Our commitment to this delivers sustainable drainage applications to capture and re-use rainwater where possible and minimise run-off.

We only use energy efficient system boilers and hot water storage systems, while our appliances are high specification yet highly responsible. All fridges and freezers are A+ energy efficiency rated, washing machines and dryers at least A rated and all washer dryers B rated.

We embrace new technologies and innovations to ensure we provide homes that balance luxury and indulgence with responsibility. All apartments have energy monitors to provide up to the minute information of the energy use, whilst the use of photovoltaic cells capture the sun's energy and convert it to electricity to further contribute to the overall efficiency of Slades Hill.

Finally, we embrace all the principles of the Lifetime Homes standard which guides inclusivity, accessibility, adaptability, sustainability and good value to achieve a 100% Lifetime Homes rating. This standard is widely respected for ensuring the comfort and convenience of new homes as well as it's ability to support the changing needs of individuals and families at different stages of life.

Slades Hill is the latest prestigious apartment development in the Enfield area planned, designed and created by the specialists at Magnacrest.

WHY MAGNACREST?



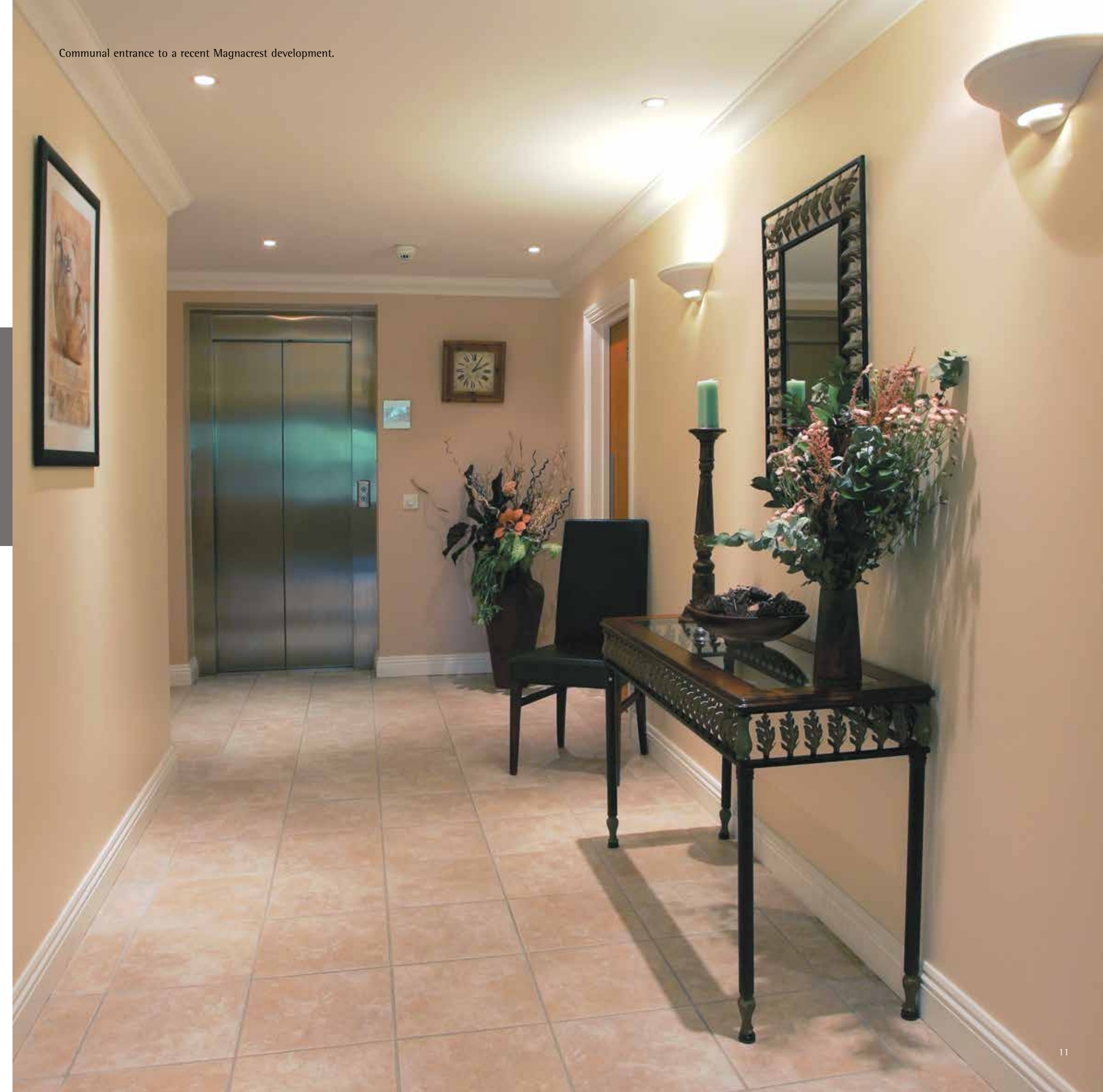
Magnacrest have earned an enviable reputation for creating prestigious new homes with a unique design led philosophy. Recognised by the Enfield Design Awards, we continue to set the standards by which luxury apartments in the area are judged.

Our long standing involvement in Enfield ensures our developments not only respect the history and tradition of the area, but also contribute to its continued prestige and reputation as one of the most desirable residential areas.

We have been a fully registered NHBC Developer since 1995 and have recently been awarded their highest accolade of Premium A1 status, and also pride ourselves on our status of a Considerate Contractor and apply unprecedented levels of care and attention to detail to every aspect of the work we do to ensure our bespoke high quality homes will delight our clients for many years.

Our experienced development team have once again focused their enviable expertise into crafting a unique range of individual, luxury apartments at a location that is set to become one of the most sought after in Enfield.

Communal entrance to a recent Magnacrest development.



The creation of prestige luxury living demands the highest standards throughout and with Slades Hill we have spared no expense.



IMPRESSIVE SPECIFICATION



Every element of the high specifications within Slades Hill will reflect our bespoke, design led philosophy.

COMMUNAL AREAS:

- Solid hand made main entrance door.
- Professionally designed landscaped gardens
- Impressive KONE 8 person lift

SECURITY:

- Remote controlled shutter to secure parking.
- Video entry phone system.
- Mains operated smoke detectors throughout.
- Individual secure letter boxes in foyer.
- Alarms in all apartments.
- Proximity tag entry system.



All apartments pre-wired for integrated audio system and Sky plus

WITHIN EACH APARTMENT ONLY THE BEST MATERIALS HAVE BEEN UTILISED:

KITCHEN:

- Integrated units with a choice of styles.*
- A choice of granite worktops throughout.*
- Tiled floors with a wide choice of designs.*

Down lighters throughout.

Fully integrated Neff appliances including double oven, hob with matching stainless steel hood, fridge freezer, washer dryer, dishwasher and microwave.

EN SUITE AND FAMILY BATHROOMS:

- Fully tiled with a wide choice of styles.*
- Down lighters throughout. Extractor fan and shaver sockets.
- Chrome heated towel rail.
- Duravit ceramic white goods and Crosswater taps.

BEDROOMS:

- All master suites have a choice of fitted wardrobes.*
- TV and BT points.
- Down lighters

HEATING:

Gas fired underfloor heating. Mains pressure water via mega flow.

TERRACES AND BALCONIES:

Paving slabs to all terraces. Outside tap. External electric point.

CAR PARKING:

Space in secure well lit underground car park. Allocated spaces and lockable storage areas.

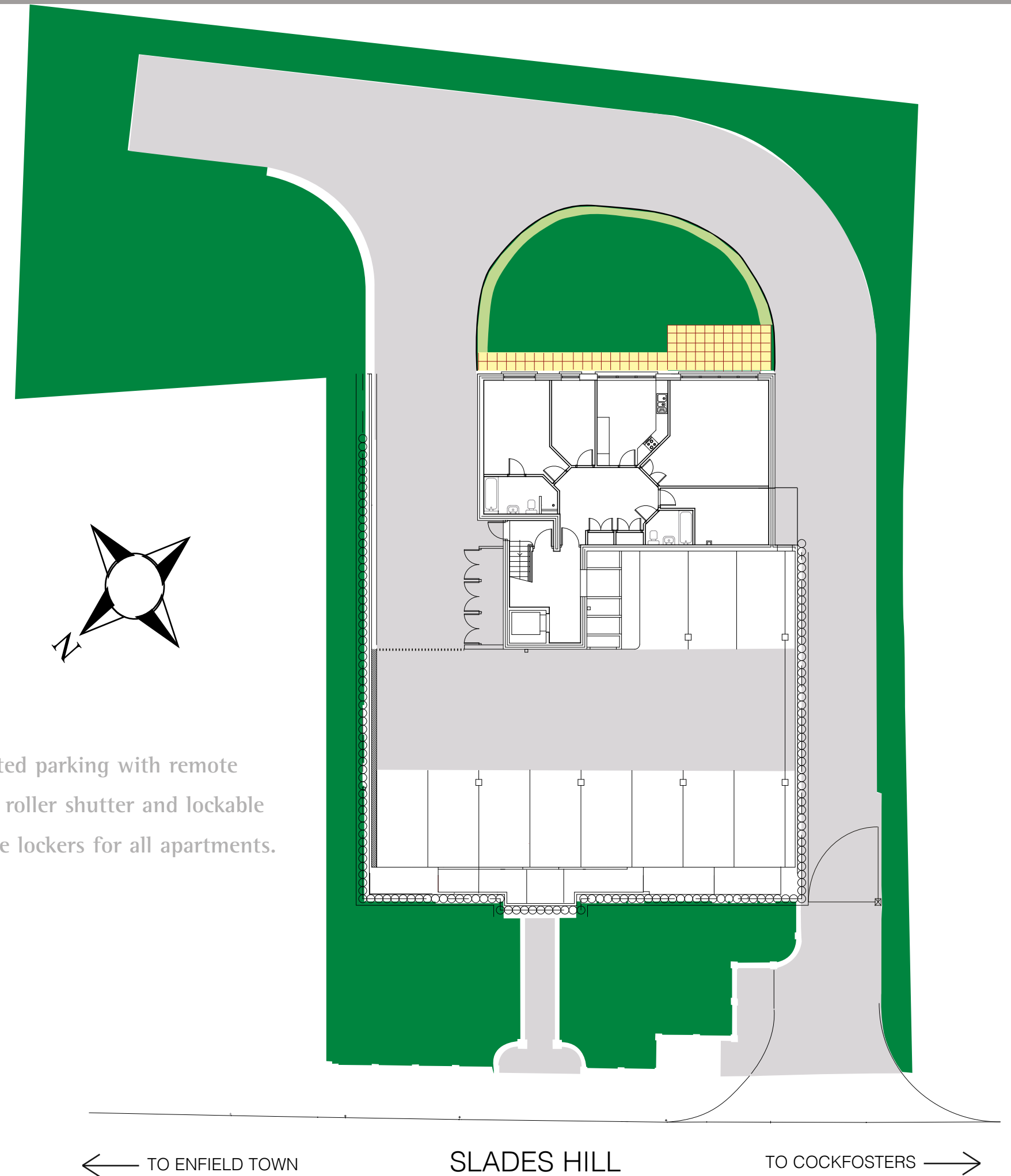
LEASE AND WARRANTY:

All apartments available with 125 year lease and 10 year NHBC warranty

*subject to build stage.

SLADES HILL PLANS

Each of the individual apartments has been designed to provide unique luxury living in an environment of prestige and exclusivity.



Allocated parking with remote access roller shutter and lockable storage lockers for all apartments.

← TO ENFIELD TOWN

SLADES HILL

TO COCKFOSTERS →

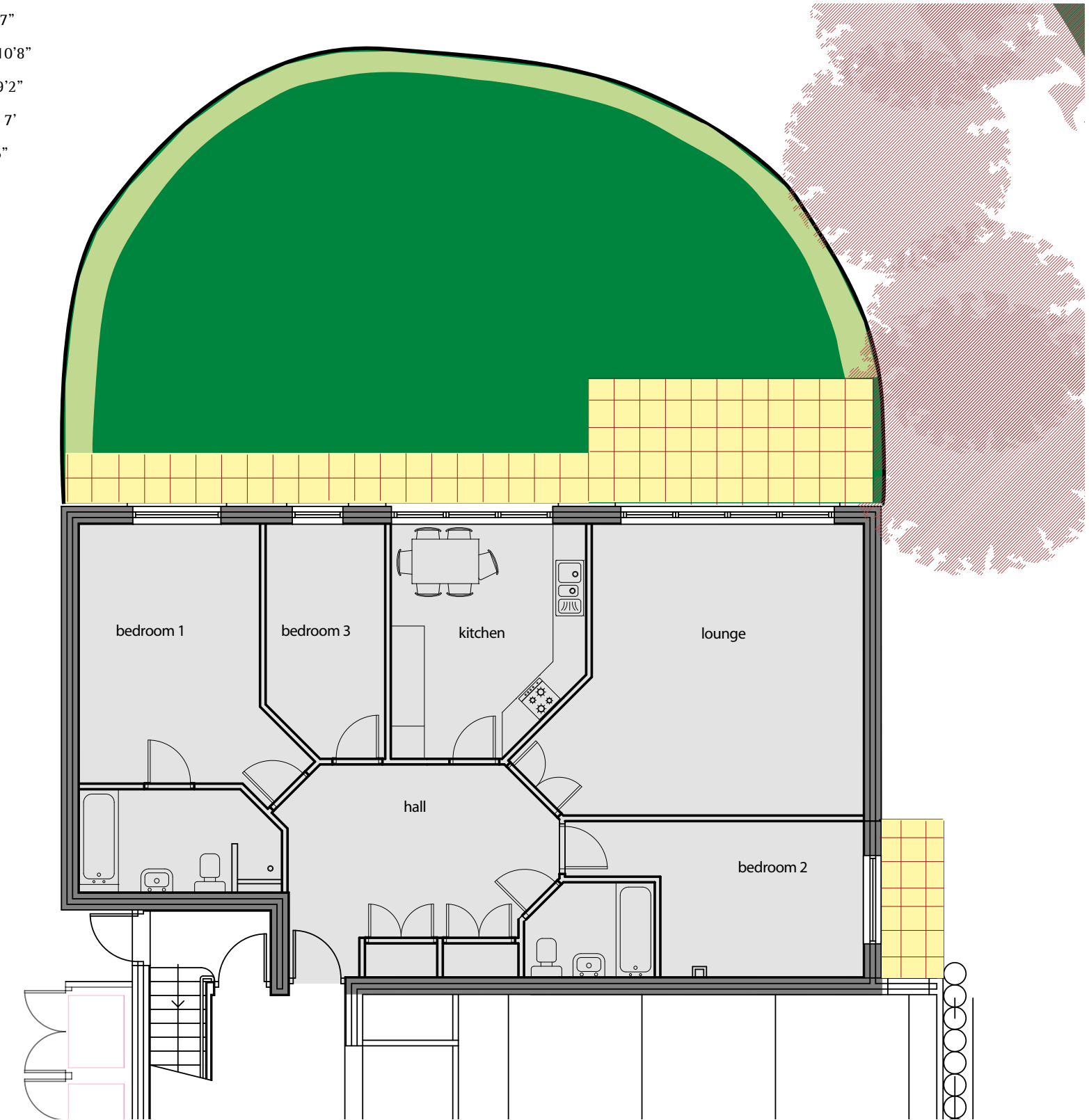
GARDEN LEVEL

Where secluded garden space is part of your home.



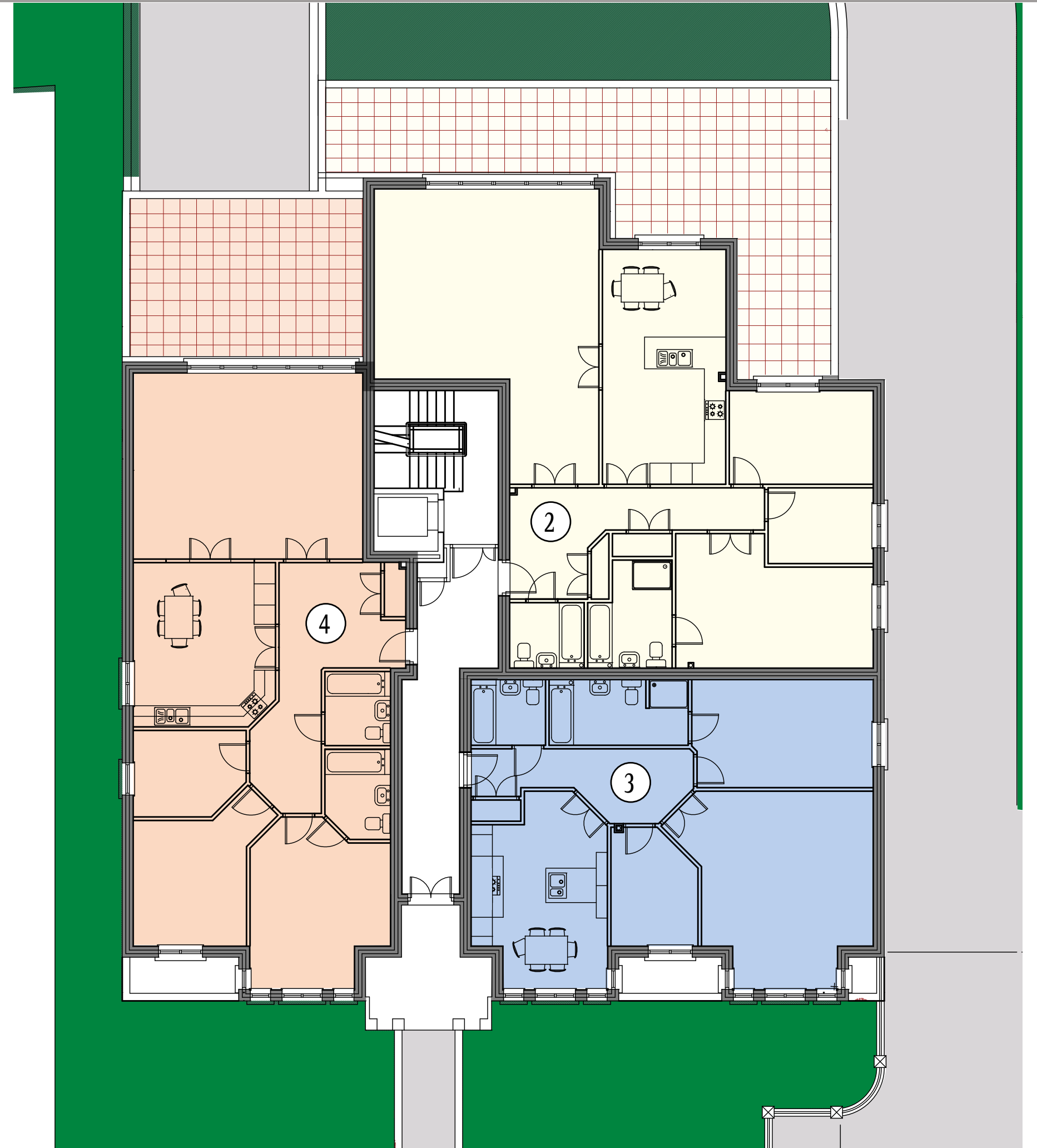
GARDEN LEVEL APARTMENT 1

LIVING ROOM	5.23m x 4.91m	17'2" x 16'1"
KITCHEN	4.21m x 3.51m	13'10" x 11'6"
BATHROOM	2.35m x 1.70m	7'9" x 5'7"
BEDROOM 1	4.59m x 3.25m	15'1" x 10'8"
BEDROOM 2	5.36m x 2.80m	17'7" x 9'2"
BEDROOM 3	4.21m x 2.15m	13'10" x 7'
ENSUITE	3.96m x 1.96m	13' x 6'5"



GROUND FLOOR APARTMENTS

Each apartment benefitting from thoughtful design and high specification to create unique and prestigious living space.

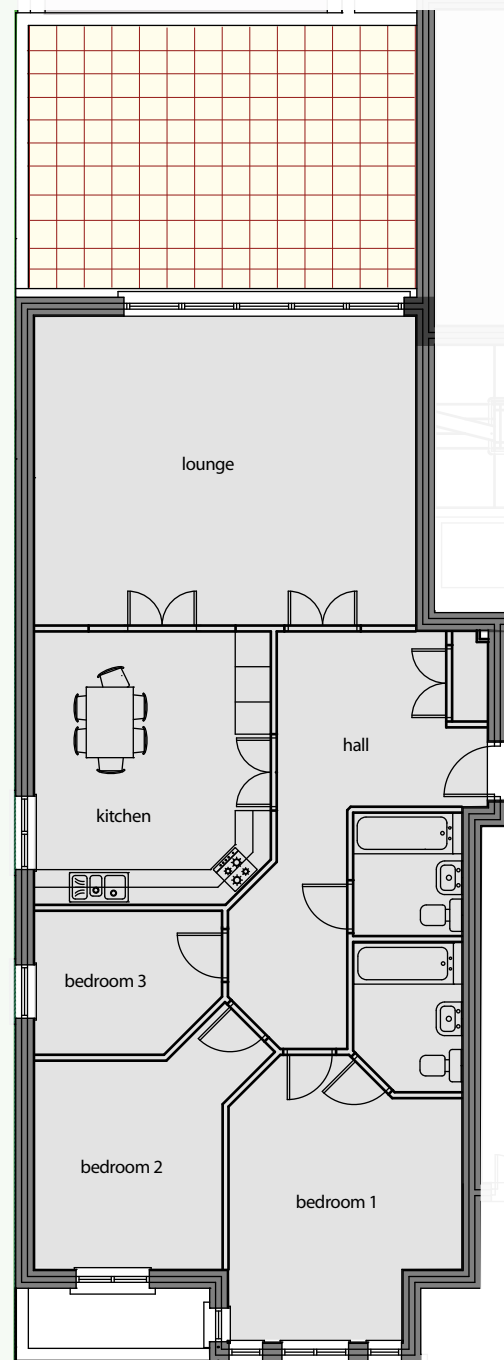
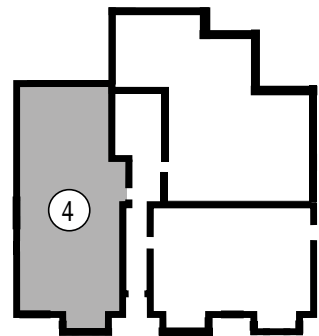


GROUND FLOOR APARTMENTS

Slades Hill boasts spacious and luxurious ground level living, with easy access and a variety of interesting contemporary layouts.

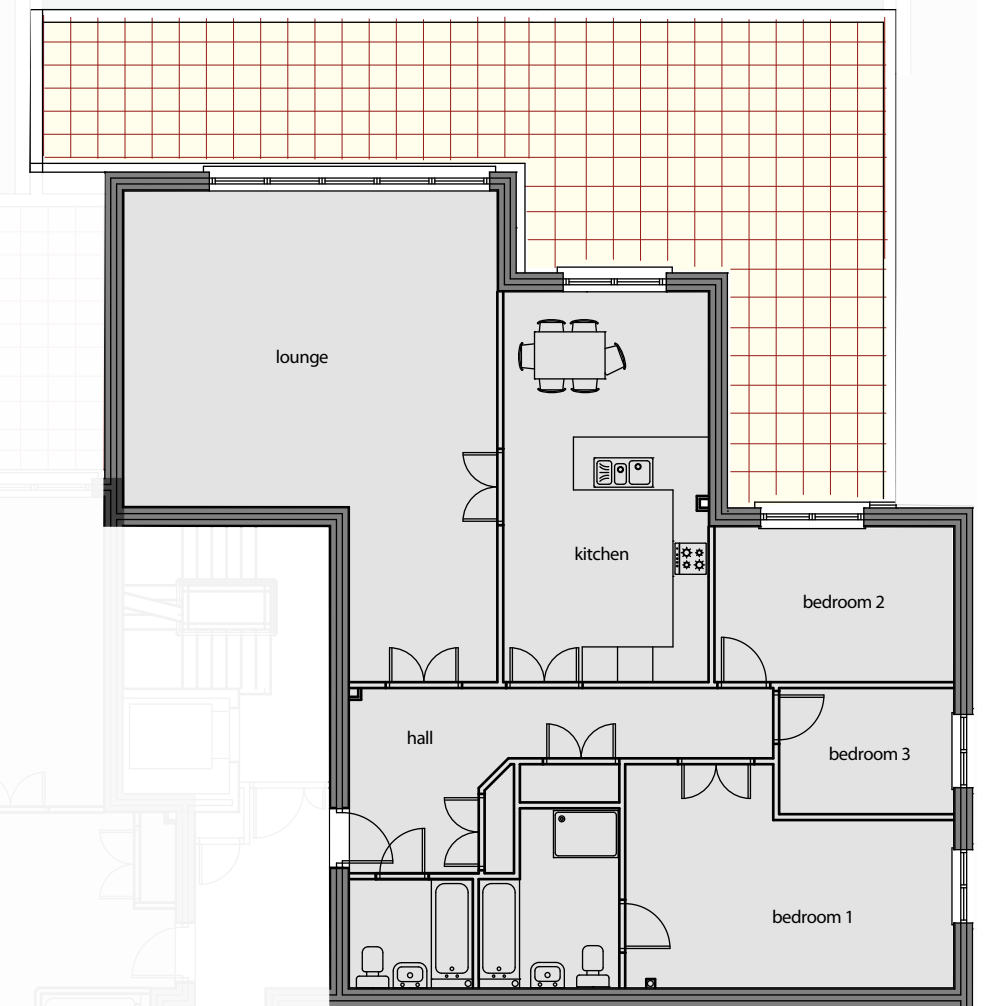
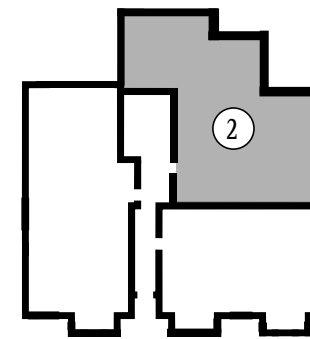
GROUND FLOOR APARTMENT 4

LIVING ROOM	6.48m x 5.18m	21'3" x 17'
KITCHEN	4.65m x 4.02m	15'3" x 13'2"
BATHROOM	2.10m x 1.85m	6'11" x 6'1"
BEDROOM 1	4.88m x 3.97m	16' x 13'
BEDROOM 2	3.6m x 3.12m	11'8" x 10'3"



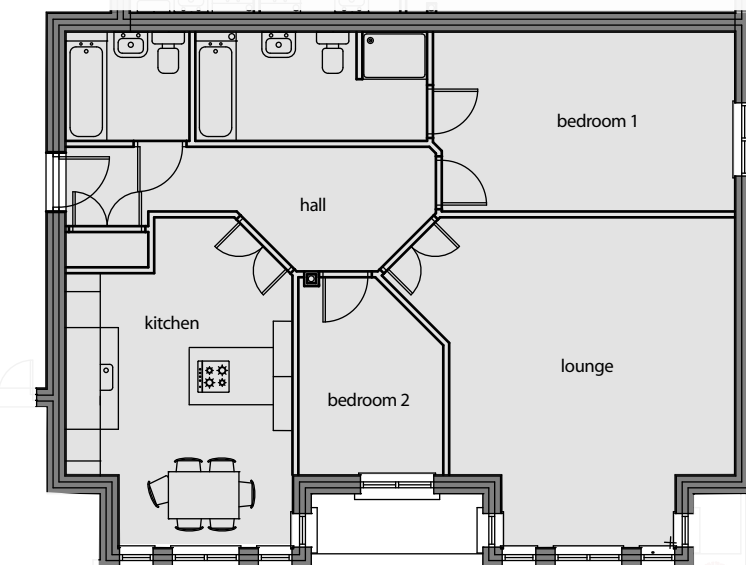
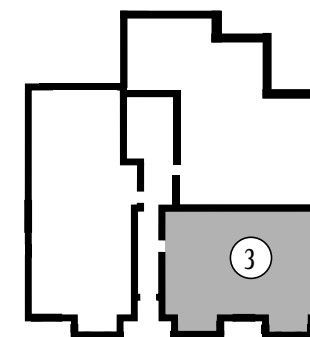
GROUND FLOOR APARTMENT 2

LIVING ROOM	8.31m x 6.35m	27'3" x 20'10"
KITCHEN	6.60m x 3.41m	21'8" x 11'2"
BATHROOM	2.10m x 1.92m	6'11" x 6'4"
BEDROOM 1	6.01m x 5.73m	19'8" x 18'8"
BEDROOM 2	4.07m x 2.60m	13'4" x 8'6"
BEDROOM 3	2.97m x 2.14m	9'9" x 7'
ENSUITE	2.74m x 2.39m	9' x 7'10"



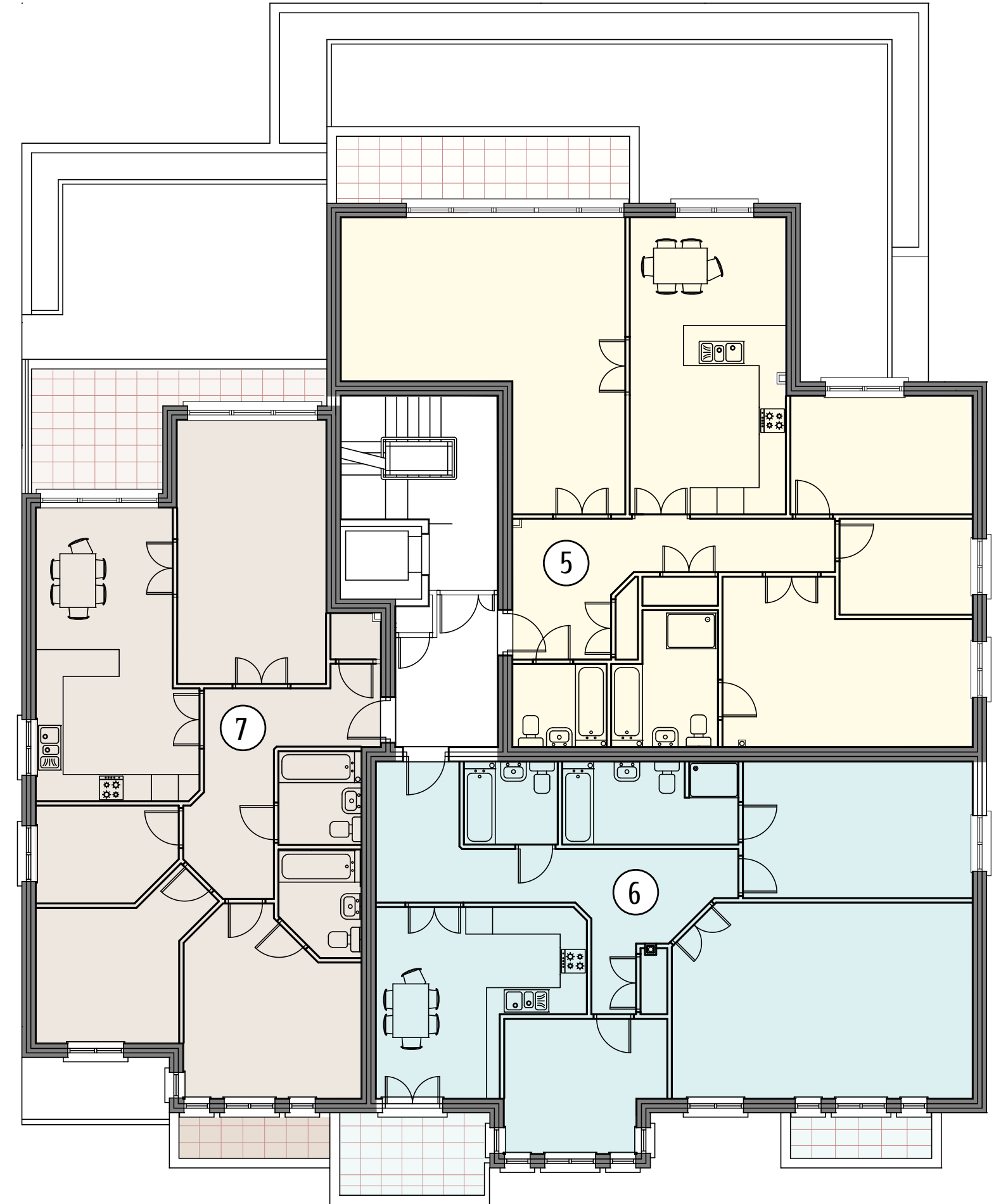
GROUND FLOOR APARTMENT 3

LIVING ROOM	5.53m x 4.85m	18'2" x 15'11"
KITCHEN	5.53m x 3.85m	18'2" x 12'8"
BATHROOM	2.13m x 1.92m	7' x 6'4"
BEDROOM 1	5.13m x 3.05m	16'10" x 10'
BEDROOM 2	3.28m x 2.43m	10'9" x 8'



FIRST FLOOR APARTMENTS

Where balconies and terraces enable appreciation of outdoor space.

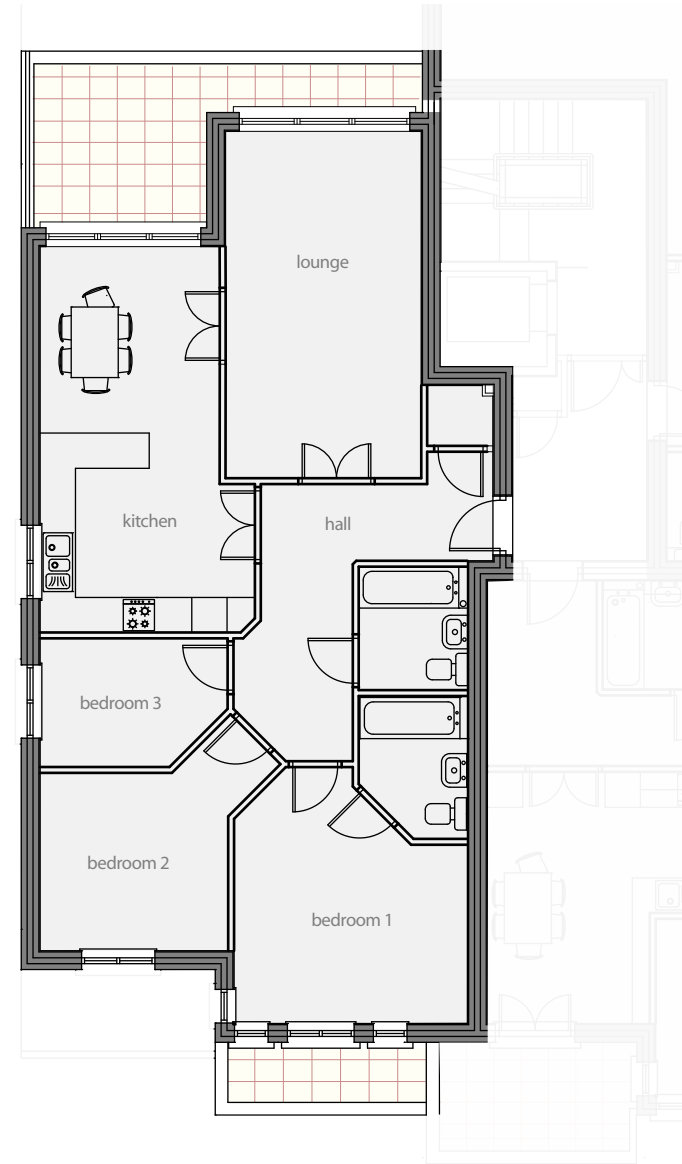
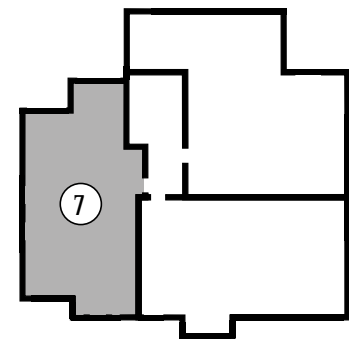


FIRST FLOOR APARTMENTS

Every apartment has its own unique outdoor space seamlessly integrated with the interior to provide flexibility and enjoyment.

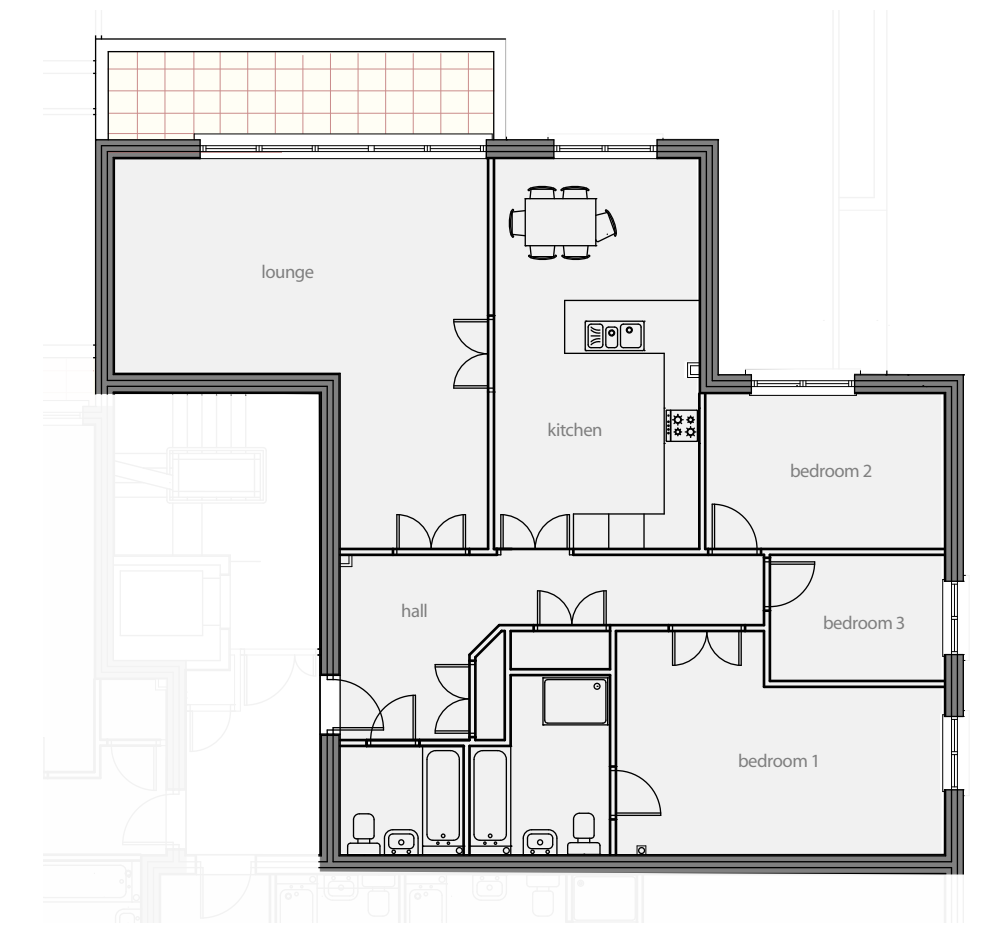
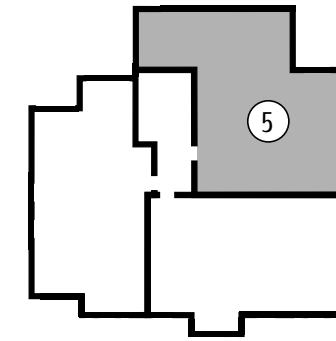
FIRST FLOOR APARTMENT 7

LIVING ROOM	5.9m x 3.3m	19'4" x 11'
KITCHEN	6.56m x 3.65m	21'6" x 12'
BATHROOM	2.10m x 1.85m	6'11" x 6'1"
BEDROOM 1	4.36m x 3.97m	14'4" x 13'
BEDROOM 2	3.16m x 3.02m	10'4" x 9'11"
BEDROOM 3	3.19m x 2.18m	10'6" x 7'2"
ENSUITE	2.59m x 1.85m	8'6" x 6'1"



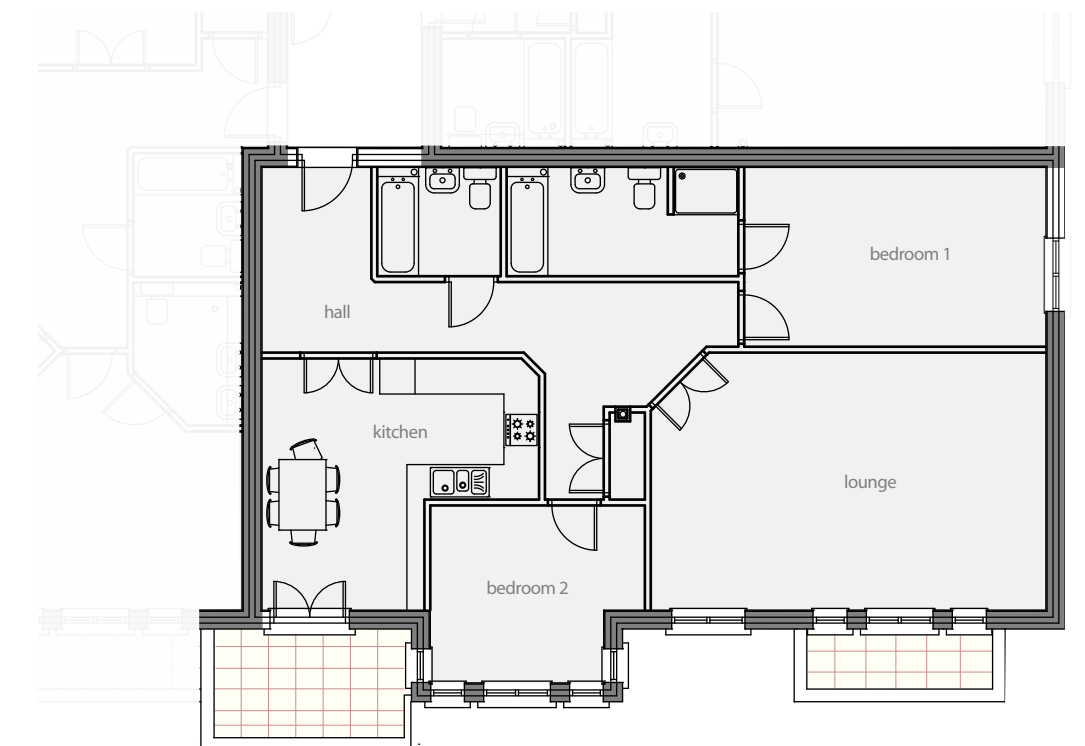
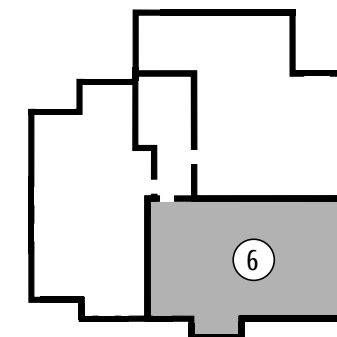
FIRST FLOOR APARTMENT 5

LIVING ROOM	6.59m x 6.35m	21'7" x 20'10"
KITCHEN	6.59m x 3.41m	21'7" x 11'2"
BATHROOM	2.10m x 1.93m	6'11" x 6'4"
BEDROOM 1	5.58m x 3.80m	18'4" x 12'6"
BEDROOM 2	4.07m x 2.60m	13'4" x 8'6"
BEDROOM 3	2.97m x 2.14m	9'9" x 7'
ENSUITE	2.74m x 2.39m	9" x 7'10"



FIRST FLOOR APARTMENT 6

LIVING ROOM	6.72m x 4.3m	22' x 14'1"
KITCHEN	4.71m x 4.30m	15'6" x 14'1"
BATHROOM	2.10m x 1.92m	6'11" x 6'4"
BEDROOM 1	5.13m x 3.05m	16'10" x 10'
BEDROOM 2	3.65m x 2.93m	12' x 9'7"
ENSUITE	3.94m x 1.92m	12'11" x 6'4"



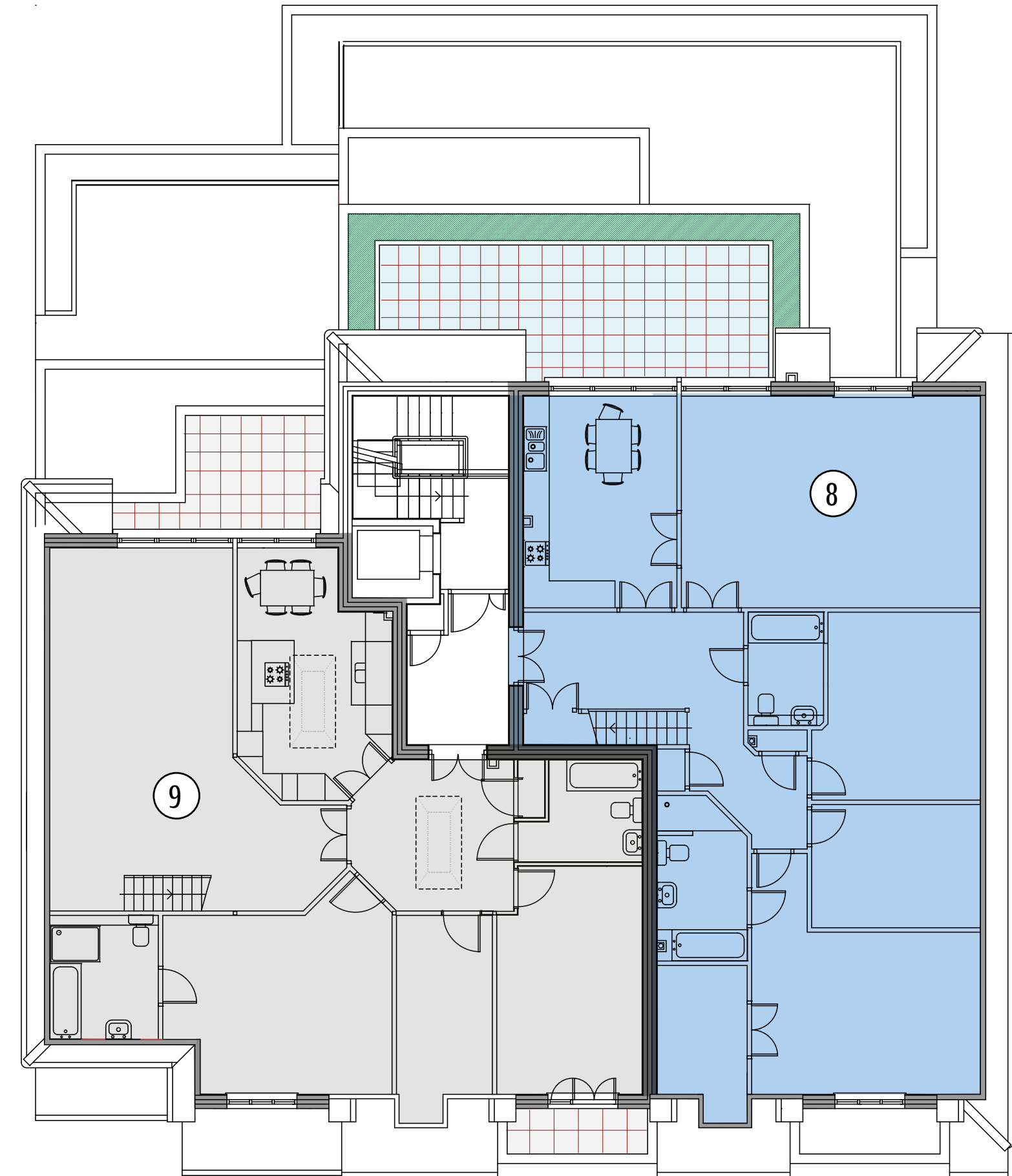
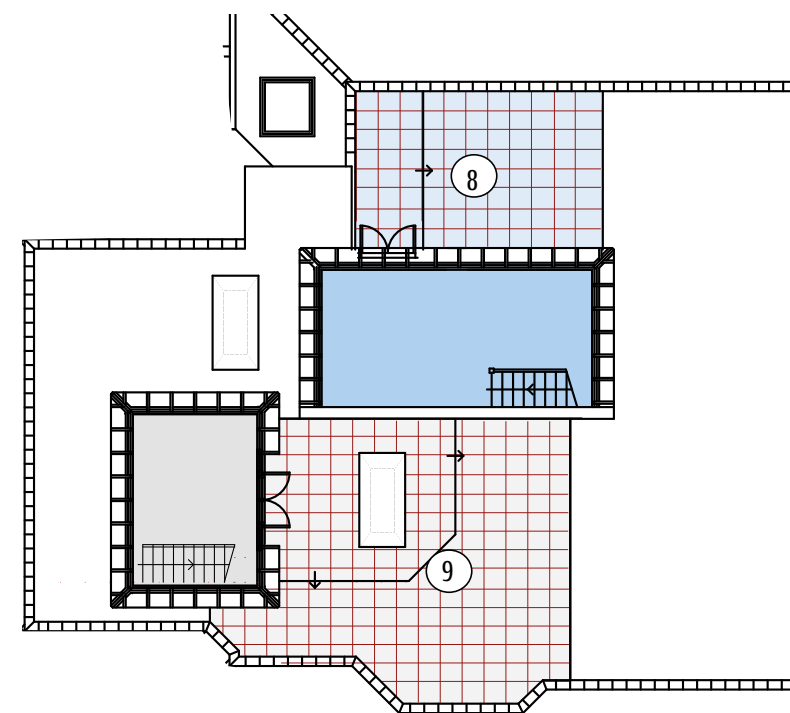
PENTHOUSE APARTMENTS

The epitome of prestige and luxury, Slades Hill possesses two stunning penthouse apartments with roof terraces.



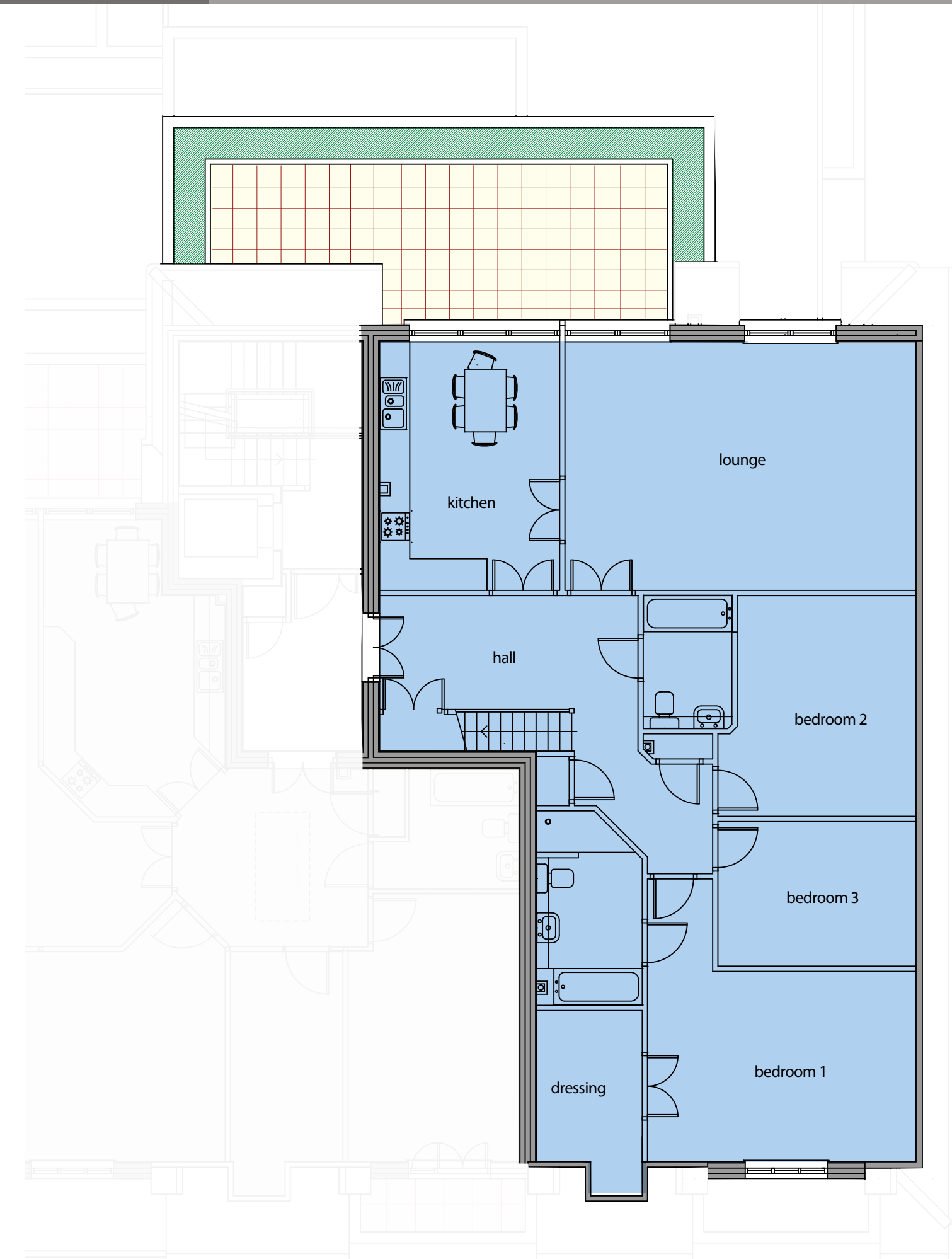
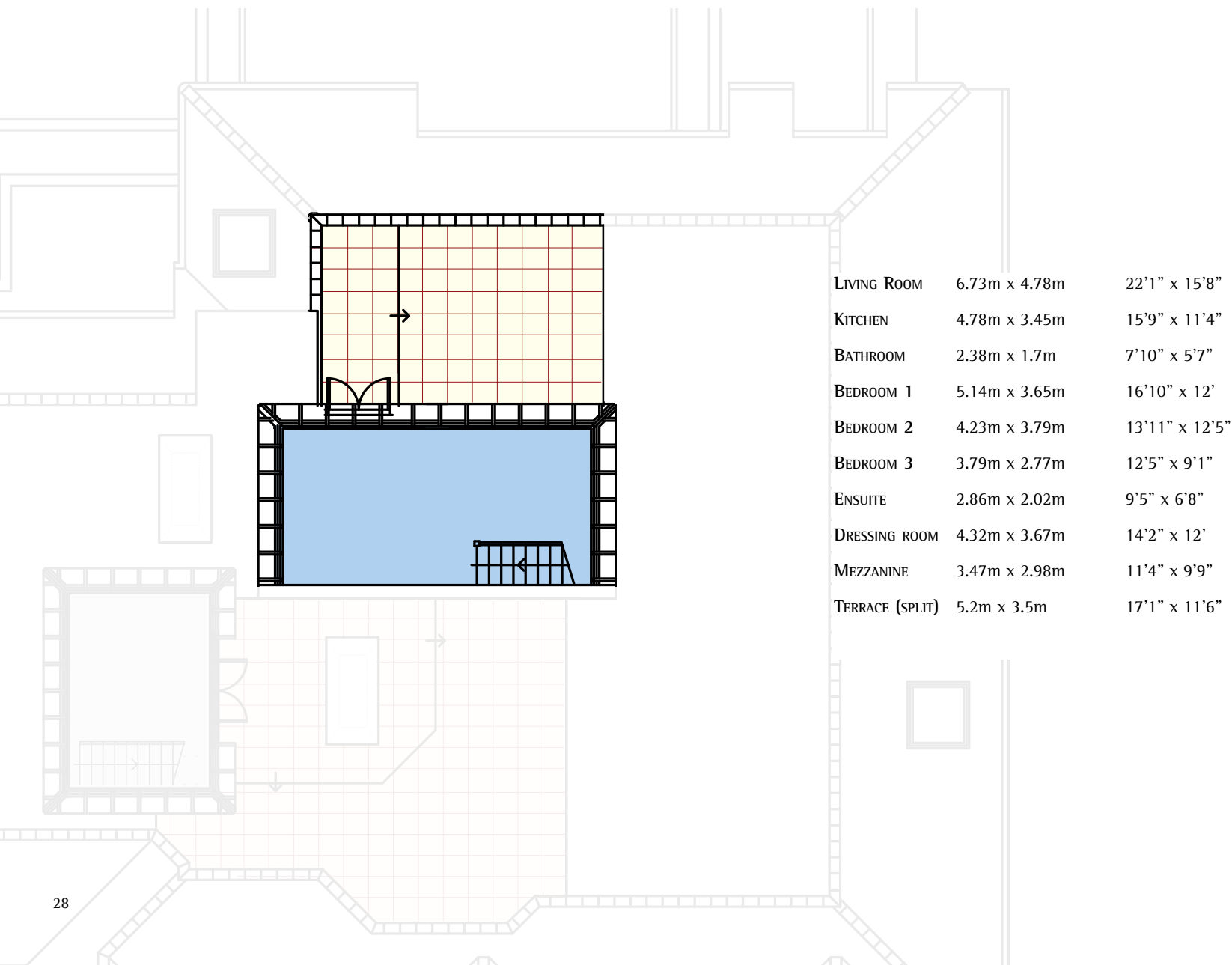
With the ultimate elevated position and spectacular roof terraces, both penthouses provide supreme views south towards the City of London with unrivalled privacy and serenity both inside and out.

Stunning stainless steel staircases to feature mezzanine levels in each provide access to a second high level terrace area from which the amazing view can be fully appreciated.



PENTHOUSE APARTMENT 8

The height of excellence and distinction providing an impressive and spacious environment across two levels including an innovative mezzanine with its own private terrace.



PENTHOUSE APARTMENT 9

The ultimate in exclusivity and magnificence with imaginative design including access to stunning mezzanine via an impressive steel and glass staircase from the main lounge. Double roof terraces and two eye-catching glass roof features ensure natural light radiates throughout.

