



• EQUINOX •

AT ONE ONE SIX

# ONE ONE SIX COCKFOSTERS LONDON

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# EQUINOX LONDON

Located 100m from Cockfosters tube station, this gated development of 141 one and two bedroom apartments offers a contemporary living and working space, that allows you to connect with the community of like-minded residents.

With high quality design-led finishes, perfectly formed spaces, handy communal areas and an enviable location One One Six Cockfosters blends comfort and convenience providing a lifestyle that balances the bustle of Central London.

## 1 bedroom

From £390,000

## 2 bedroom

From £650,000







## KEY FACTS

Developer:	Chase New Homes
Address:	116 Cockfosters Rd, Barnet EN4 0DY
Estimated Completion:	Q2 2026 completion (10% on exchange - 10% 6 months after - 80% on completion)
Total Development:	141 one and two bedroom apartments
Expected Yield:	Circa 5.7% Gross
Lease Length:	999 Years
Ground Rent:	Zero
Service Charges:	£5 psf includes all facilities
Facilities:	Concierge, Gym, Gardens, Roof Terrace, Residents Lounge



# LOCATION HEADING INTO LONDON

The location offers you everything; from the green open spaces of Trent Park to an array of delicious eateries just across the road, not to mention many of the other services you would expect from a metropolitan setting. Commuting is easy if you are still heading into the office, but if you want to work from home and fancy a change of view, there is a residents' business lounge situated in concierge.

◆ **COCKFOSTERS TUBE STATION**  
100m from One One Six

◆ **KINGS CROSS**  
31 minutes

◆ **UNIVERSITY COLLEGE LONDON**  
33 minutes

◆ **HOLBORN**  
37 minutes

◆ **OXFORD CIRCUS**  
40 minutes

◆ **LIVERPOOL STREET**  
43 minutes

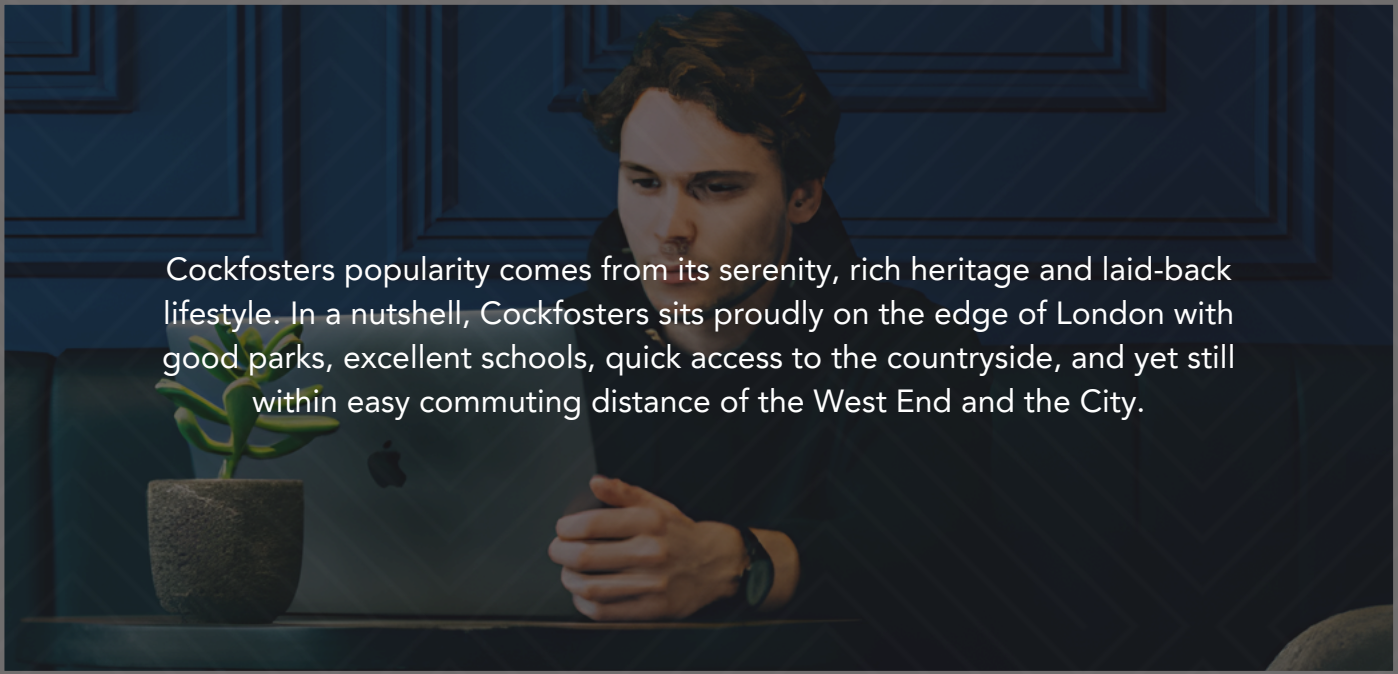
◆ **CANARY WHARF**  
57 minutes

◆ **LONDON HEATHROW**  
90 minutes

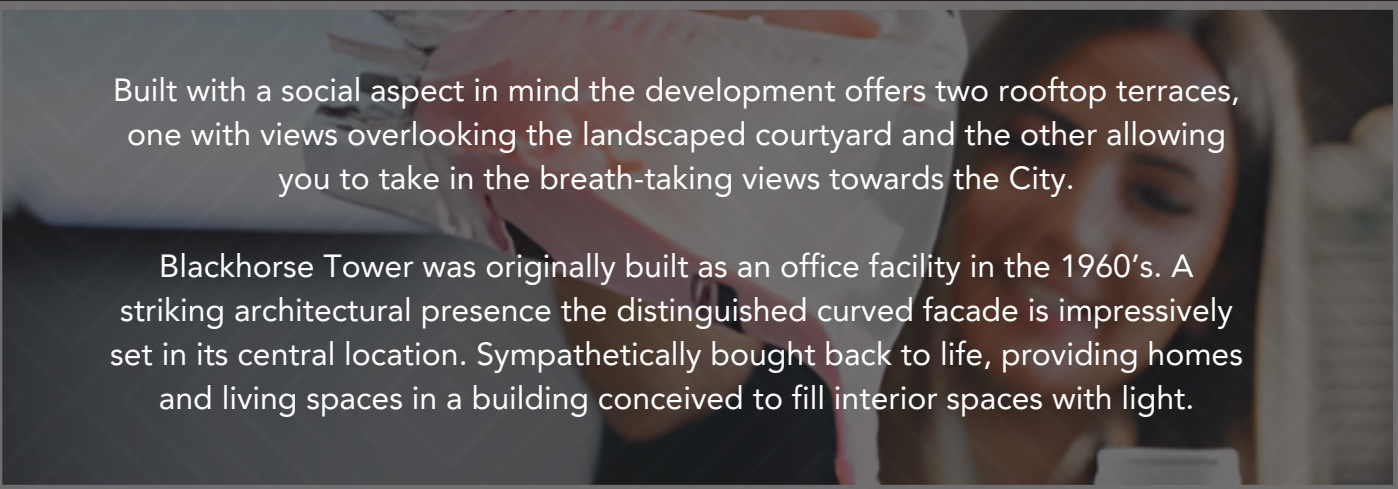




# A COMMUNITY WITH A RICH HERITAGE & LAID-BACK LIFESTYLE

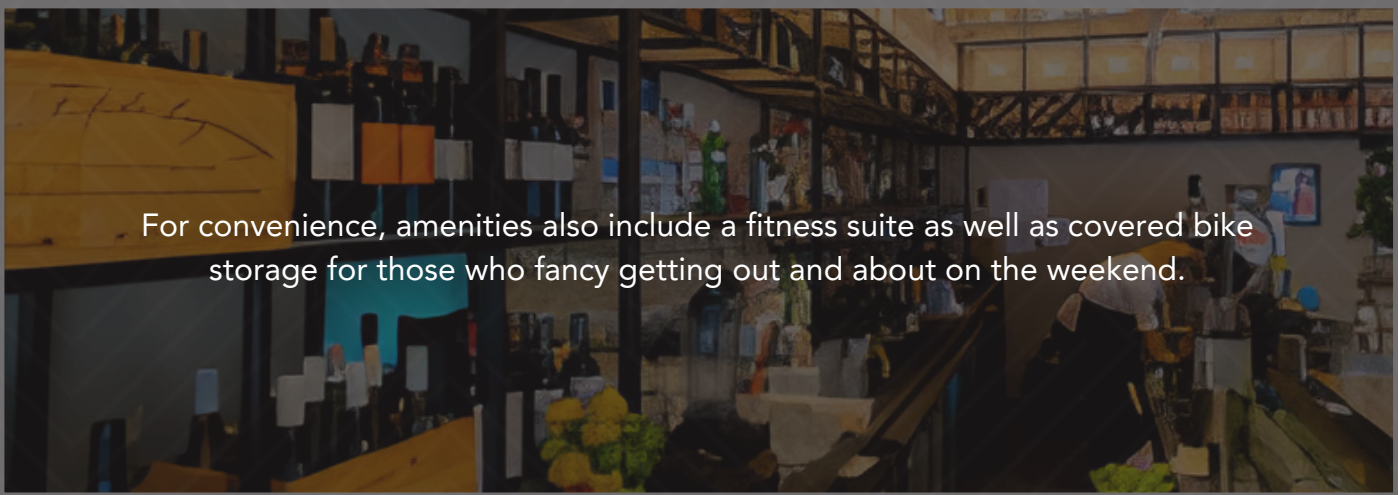


Cockfosters popularity comes from its serenity, rich heritage and laid-back lifestyle. In a nutshell, Cockfosters sits proudly on the edge of London with good parks, excellent schools, quick access to the countryside, and yet still within easy commuting distance of the West End and the City.



Built with a social aspect in mind the development offers two rooftop terraces, one with views overlooking the landscaped courtyard and the other allowing you to take in the breath-taking views towards the City.

Blackhorse Tower was originally built as an office facility in the 1960's. A striking architectural presence the distinguished curved facade is impressively set in its central location. Sympathetically bought back to life, providing homes and living spaces in a building conceived to fill interior spaces with light.



For convenience, amenities also include a fitness suite as well as covered bike storage for those who fancy getting out and about on the weekend.



# DEVELOPMENT

## YOUR NEW HOME

With high quality design-led finishes, perfectly formed spaces, handy communal areas and an enviable location One One Six Cockfosters blends comfort and convenience providing a lifestyle that balances the bustle of Central London.



## DESIGN INSPIRED

There is a cool, contemporary feel to the residents' facilities, offering elegance and class, with porcelain tiles, wood panelling, quartz surfaces and textured walls.

The apartments offer variety in terms of layout and size and are designed to maximise the space available. Kitchens are sleek with smooth handleless doors and integrated Siemens appliances. The bathrooms present a striking design finish with Hansgrohe matt black fixtures and fittings and porcelain tiles to walls and floors.

◆ PHASE ONE  
Lunar

◆ PHASE TWO  
Umbra

◆ PHASE THREE  
Solis

◆ PHASE FOUR  
Equinox



# ABOUT LONDON

London is ranked as the world's number one student city with one of the highest concentrations of world famous universities acting as the nerve centre of global academia.

Imperial College London is ranked 1st in London and 7th in the world.

London has been rated the best city in the world to be a university student for the third year running.







**11.9%**

of the total of foreign listed companies are listed in London

**37%**

of international financial and professional services workers are based in London.



**£433bn**

in total foreign direct investment stocks (FDI) poured into UK financial services in 2019 alone.

**300**

different languages are spoken daily in London.



**Strong rental demand**

has increased yields to over 5.5% in certain London locations



# DEVELOPMENT VIEW





# ROOF TERRACE





# LIVING SPACE





# CONCIERGE 24/7





# AMENITIES





# SPECIFICATIONS

## KITCHEN | LIVING ROOM

- Fully fitted German designed handleless kitchen units with soft close doors and drawers
- 1.1/2 stainless steel bowl (undermounted) with black mixer tap
- LED lighting under wall units
- Siemens Integrated oven and microwave combination or Integrated oven and wall mounted microwave (layout dependent)
- Induction hob and cooker hood
- Quartz worktop with upstand
- Quartz splashback behind hob
- Siemens Integrated dishwasher
- Siemens Integrated fridge freezer
- Siemens freestanding washer dryer to hallway cupboard (layout dependent)

## BATHROOMS / ENSUITES

- Fully fitted bathrooms with white sanitaryware
- ROCA wall hung rimless WC (layout dependent)
- ROCA 2 drawer vanity unit with basin and Hansgrohe black mixer tap
- Black dual flush push plate
- Full width mirror above basin
- Black heated towel rail to bathroom and ensuite
- Shower tray with black frame glazed screen (layout dependent)
- Black Hansgrohe EcoSmart thermostatic shower mixer
- Half height ceramic wall tiles with full height to shower/bath area
- Tiled flooring

## ELECTRICS & LIGHTING

- Sky stream via wifi
- Media plate to living room
- LED energy light fittings throughout
- Secondary light switch adjacent to bed in double bedroom
- USB charging points to sockets either side of bed in bedroom 1 Sockets and switches in brushed chrome with black Inserts
- Fibre broadband to premises
- Downlights to all rooms

## GENERAL AREAS

- Electric underfloor heating
- Storage cupboard to hallway (layout dependent)



# SPECIFICATIONS

## INTERNAL FINISHES

- White smooth single moulded panel door
- Brushed chrome/satin nickel Ironmongery
- Amtico Spacia flooring to hallway, kitchen and living room
- Carpet to bedrooms
- White painted woodwork with soft muslin painted walls
- Full height wardrobe with smokey grey mirrored sliding doors with top shelf and hanging rail to bedroom 1

## SECURITY & SAFETY

- Mains-fed smoke detector and sprinklers
- 10 year structural warranty provided by Build Zone
- Security locks to ground floor windows and doors Video entry phone
- Access to blocks via fob

## COMMUNAL AREAS GROUND FLOOR

- Tiles to main entrance lobby area, carpet to staircase and upper floors
- Brushed chrome door furniture
- Brushed stainless steel signage with black lettering
- Glass balustrade with chrome handrail
- Wifi and lighting to Roof Terraces







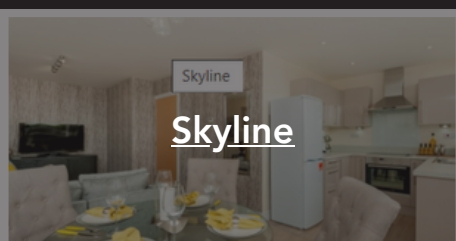
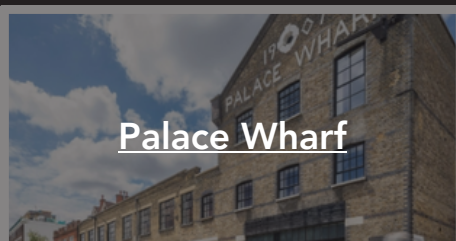
## MEET THE DEVELOPER



Delivering innovatively designed and carefully crafted new homes since 2005, Chase New Homes is a successful independent company that has grown considerably over the past 16 years.

### COMPLETED RESIDENTIAL DEVELOPMENTS

View the completed residential property developments from Chase New Homes below.





# RESERVATION PROCESS

Reservation deposit £5,000 net of fees to the bank account listed on the reservation form, alongside fully filled reservation form and KYC documents

20% exchange (minus £5000)

80% on completion



## LEGAL INFORMATION

**Buyers Recommended Solicitor**

**Riseam Sharples**

**N:** Hayley Marler

**T:** +44 (0) 20 7836 9555

**E:** hayley@rs-law.co.uk

## LETTINGS AND MANAGEMENT

Redstone Property Portfolio Management

Register for Letting and Management on reservation to benefit from preferential rates.

**T:** +44 (0) 121 295 1324

**E:** lettings@redstoneproperty.co.uk

