

# MUSWELL HILL

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WITH IMMEDIATE POSSESSION.

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PARTICULARS, PLAN AND CONDITIONS OF SALE

OF

A collection of seven  
**2 and 3 bedroom apartments**  
and two **3 and 4 bedroom houses.**

KNOWN AS

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STATION  
HOUSE



MUSWELL HILL

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LOCATED IN

The highly desirable area  
of Muswell Hill **LONDON N2**

PRICES AVAILABLE UPON REQUEST

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L O N D O N

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ACORN PROPERTIES

# STATION HOUSE

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W e l c o m e   t o   t h e   p e r f e c t  
b l e n d   o f   L o n d o n   a n d  
v i l l a g e   l i f e

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Taking its name from Mossy Well, a natural spring with healing properties, Muswell Hill is one of London's most desirable enclaves. These days, the pilgrimage of people flowing to the area is more due to its relaxed, village-like atmosphere and abundance of green space than the medicinal qualities of its water.

Its commanding views over the capital underline how perfectly placed it is for access to central London. Yet amble through its cafe-packed streets or beautiful woodlands and parks and the quality of life here is clear. Muswell Hill gives you space and time to breathe.

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MAKE YOURSELF AT HOME IN

## M U S W E L L   H I L L

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RETAIL



RESTAURANT



ATTRACTION



# OUTSTANDING EDUCATION

There's no doubt that Muswell Hill has many attractions for families. The wealth of greenery. The plethora of child-friendly eateries lining its streets. The biggest draw however has to be the amazing schooling provision that's on offer, catering to all ages and spanning the state and private sectors.

## PRIMARY SCHOOLS

Tetherdown Primary School

Grand Avenue, N10 3BP

Rated 'Good' by Ofsted

0.3 miles\*

St James C of E Primary School

Woodside Avenue, N10 3JA

Rated 'Outstanding' by Ofsted

0.5 miles\*

Muswell Hill Primary School

Muswell Hill, N10 3ST

Rated 'Outstanding' by Ofsted

0.6 miles\*

Coldfall Primary School

Coldfall Avenue, N10 1HS

Rated 'Outstanding' by Ofsted

0.8 miles\*

Rhodes Avenue Primary School

Rhodes Avenue, N22 7UT

Rated 'Outstanding' by Ofsted

1.3 miles\*

## SECONDARY SCHOOLS

Fortismere School

Tetherdown, N10 1NE

Rated 'Outstanding' by Ofsted

0.4 miles\*

Alexandra Park School

Bidwell Gardens, N11 2AZ

Rated 'Outstanding' by Ofsted

1.4 miles\*

## INDEPENDENT SCHOOLS

Channing School

The Bank, N6 5HF

0.6 miles\*

Norfolk House School

Muswell Avenue, N10 2EG

0.8 miles\*

Highgate School

North Road, N6 4AY

1.6 miles\*

# AN EDUCATION IN ITSELF



# A VILLAGE HIGH STREET HAS NEVER HAD SO MUCH TO OFFER



PLANET ORGANIC  
MUSWELL HILL RD

Much is made – and rightly so – of Muswell Hill’s village-like atmosphere, but it’s far from a sleepy hamlet. For serious shopping expeditions, The West End or Brent Cross Shopping Centre are both around 20 minutes away. Fear not though, there are plenty of local opportunities to flex your retail muscles.

# STYLE CAN BE BOUGHT



PROHIBITION WINES  
FORTIS GREEN RD

High street favourites including Mint Velvet, Whistles and Oliver Bonas and independents, such as Charli, ensure the area is always well turned out with KK Studio’s footwear adding the finishing touch. Little ones aren’t forgotten either, thanks to O Baby’s fairtrade organic clothes, bedding and toys they’ll look too cute for words.



CHEESES  
FORTIS GREEN RD

# FOOD GLORIOUS FOOD

While fashion fans are well catered to, it’s food lovers who are really spoilt for choice. Planet Organic sets the scene for what awaits. Cheeses unsurprisingly sells the finest cheeses, which are perfectly complemented by Prohibition Wines’ wares. The traditional fishmonger, Walter Purkis and W Martyn, a coffee roastery and grocers, are another two favourites from a list that could go on and on.



# THE WAY TO MUSWELL HILL'S HEART IS RATHER OBVIOUS

STATION HOUSE · LOCAL AREA

Muswell Hill was made for weekends. And weekends were made for enjoying brunches, roast dinners and all kinds of gastronomic goodness.

This leafy corner of London is awash with outstanding restaurants to suit all budgets and palates. Not to mention enough delis to ensure that any picnic in the countless green spaces that surround you is a veritable feast. Here's a taster, if you'll excuse the pun.



THE MOSSY WELL  
MUSWELL HILL BROADWAY

Chriskitch is as much a community hub as it is cafe. Its laid-back atmosphere and great dishes make it the perfect spot to while away an afternoon. Toff's Fish and Chips is another local institution and arguably so good, you will think you're by the seaside. Then there's Chooks, a purveyor of the poshest and quite possibly the tastiest fried chicken around.



CARLUCCIO'S  
MUSWELL HILL BROADWAY



CÔTE BRASSERIE  
MUSWELL HILL BROADWAY



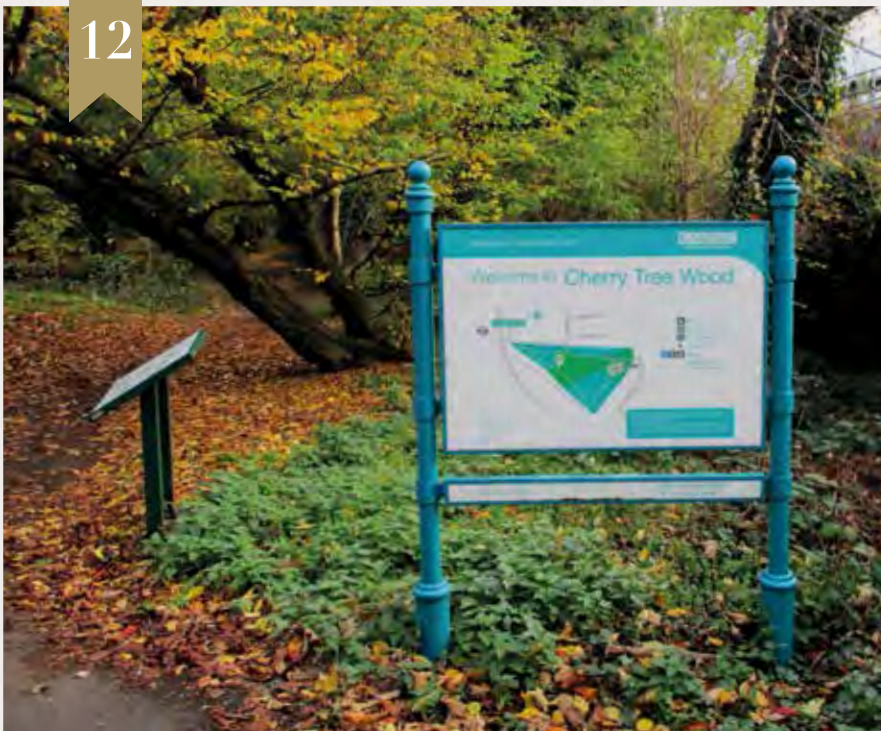
CHOOKS  
MUSWELL HILL BROADWAY

## A FOOD LOVER'S HEAVEN

STATION HOUSE · LOCAL AREA

Instead of a set style, The Blue Legume offers an amazing original menu infused with British and Mediterranean influences. In its own way, Crocodile Antiques is just as unique, blending an eclectic bric-a-brac shop with a hugely popular cafe. Alternatively, if you fancy a contemporary take on French or Italian cuisine, you can't go wrong with Côte or Carluccio's.







# A MORE COSMOPOLITAN APPROACH TO COUNTRY LIFE

HIGHGATE WOOD

Right down to the tree-lined avenues, the abundance of greenery in this corner of London can almost make you forget that you are still in the capital. As well as the famed Alexandra Palace, Alexandra Park's 196 acres of parkland afford some of the most sweeping views of London. Add to this, an ice rink, boating lake, pitch and putt course, deer enclosure and the weekly Farmers' Market, which attracts up to 3,000 visitors, and it's essentially an al fresco entertainment centre.



ALEXANDRA PARK

Offering 70 acres of ancient woodland is Highgate Wood, another great way to escape the trials and tribulations of city life. Or there are Queen's Wood, Cherry Tree Wood, Coppetts Wood and Coldfall Wood, which while smaller, are perfect picnic destinations.

Alternatively, and equally close, you can head down the world famous Bishops Avenue to Kenwood and Hampstead Heath.

# LIFE'S BETTER OUTSIDE



HAMPSTEAD HEATH



# AWASH WITH HISTORY



STATION HOUSE

Built in 1904, with its red brick and contrasting buff coloured stone dressings and steeply pitched roof, Muswell Hill Police Station was a prime example of Edwardian architecture. It still is, which is why this landmark is locally listed as a building of architectural and historic importance. As such you can imagine the care that is being lavished on its restoration and conversion - retaining its historic features whilst incorporating contemporary design.

## STATION HOUSE

**Located** IN THE FORTIS GREEN CONSERVATION AREA

THE GREEN

THAT INSPIRED THE KINKS' 'VILLAGE GREEN PRESERVATION SOCIETY'

**THIS LOCALLY LISTED**

FORMER POLICE STATION IS NOW HOME TO A LUXURY COLLECTION OF SEVEN

2 AND 3 BEDROOM APARTMENTS AND TWO 3 AND 4 BEDROOM HOUSES

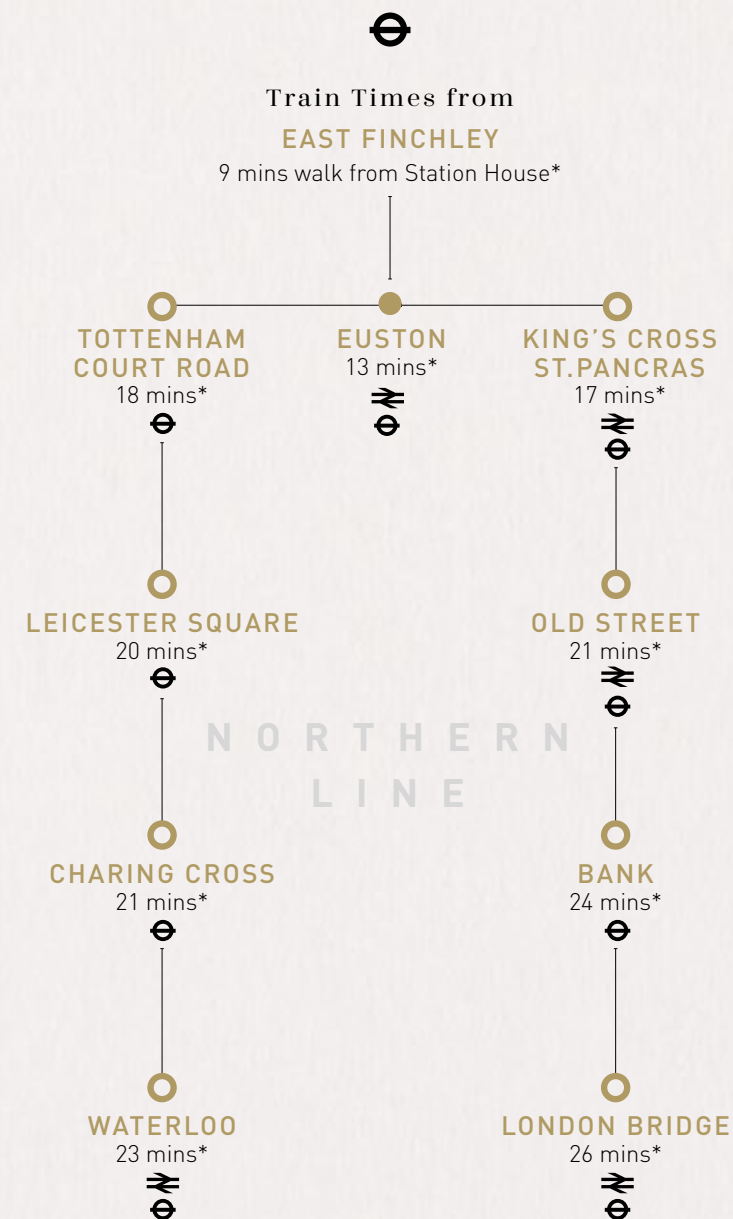


# LONDON IS AT YOUR BECK AND CALL

## ON YOUR DOORSTEP

TRAVEL

You can escape or embrace  
the hustle and bustle of  
Central London at your leisure



With the Northern Line just ten minutes' walk away at East Finchley station, all of London is there to be enjoyed. For work, The City is particularly accessible courtesy of Bank station. The West End is equally easy to reach, as is the South Bank should you wish to soak up some culture. Add to this an array of local bus services and getting to your destination couldn't be simpler.

## A ZONE 3 OASIS

\*Travel time sources: walkit.com & journeyplanner.tfl.gov.uk





EVERYMAN CINEMA  
FORTIS GREEN ROAD

# RAISE THE CURTAIN ON YOUR NEW LIFE

ENTERTAINMENT

London's cultural and entertainment offering is world class. From the Tate Modern and National Gallery to the National Theatre and The Globe, a who's who of the arts world arrives each year. For those occasions when you fancy staying somewhat closer to home, there is also plenty to enjoy right on your doorstep.

ACORN PROPERTY GROUP

If you are a fan of the silver screen, Muswell Hill's glorious art deco Everyman Cinema will be your spiritual home. Or to enjoy some live music in tribute to the area's favourite sons, The Kinks, you should head to O'Neills or The Church Pub as it's otherwise known. For theatre, you can venture to nearby Highgate. Upstairs at The Gatehouse is one of London's largest fringe theatres and hosts an array of productions, from one-person shows to full musicals.

## THE STAGE IS SET

Found on the edge of Hampstead Heath, Kenwood House is a magnificent property built in early 17th century. Whilst its landscaped gardens and stunning



KENWOOD HOUSE

ACORN PROPERTY GROUP

architecture are huge attractions, it's the art collection bequeathed by Edward Cecil Guinness, 1st Earl of Iveagh, that's the true jewel in its crown. Visit and enjoy the most cultured picnic the world has ever seen.



VIEW TOWARDS THE  
OLYMPIC PARK

With the World Darts Championships at one end of the spectrum and musical artists like the Mercury Prize winning Skepta at the other, and plenty in between, Alexandra Palace hosts a huge array of events each year. Its annual firework display is also a huge event in the North London calendar.



# SPECIFICATION

## KITCHEN

- Designer fitted kitchen featuring handleless soft close wall and base units by Leicht
- Composite stone work surface with drainer grooves and breakfast bar\*
- Toughened glass splashback
- Under-mounted stainless steel sink
- Instant boiling water tap with water filter switch
- Integrated refuse containers
- Siemens freestanding washer/dryer (in store cupboard)
- A range of Siemens A rated integrated appliances to include:
  - fridge/freezer
  - induction hob with extractor
  - oven
  - microwave oven
  - warming drawer
  - dishwasher

## BATHROOM/EN-SUITE

- Contemporary style bath with tiled bath panel and toughened glass screen
- Wash hand basin and WC with soft close seat by Catalano
- Contemporary brassware with chrome mixer taps by VADO
- Thermostatically controlled rain shower
- Separate hand-held shower
- Porcelain wall tiling
- Bespoke integrated underlit mirrored cabinet with light sensor
- Vanity shelf

## FLOORING AND FINISHING TOUCHES

- Engineered walnut flooring to hall, living, dining and kitchen area
- Porcelain floor tiling to bathroom and En-suite
- Carpet to bedrooms and stairs\*
- Matt emulsion painted walls and ceilings
- Contemporary brushed stainless steel ironmongery
- Bespoke panelled painted internal doors

## MECHANICAL AND ELECTRICAL FITTINGS

- Underfloor heating throughout
- Electronic programming for heating and hot water system
- Ladder style heated towel rail to bathroom and En-suite
- Audio/Visual entry phone system
- TV/fm/am outlets & Sky+ (by subscription)
- Telephone point to living area and bedrooms\*
- Under cupboard LED lighting in kitchen
- Recessed LED downlights to hall, kitchen, living area and bedrooms
- Feature ceiling lighting in living area\*
- Recessed stair lights\*
- Shaver socket to bathroom and En-suite
- Brushed stainless steel sockets in kitchen area
- White powder coated sockets and switches in hall, living/dining and bedrooms
- Integral USB charging port in living area and master bedroom
- Superfast fibre broadband available (subject to purchaser's contract with provider)

## EXTERNAL & COMMUNAL

- Decking to terrace
- Lighting to terrace
- Communal recycling store
- Communal bike store

\* Where applicable

These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of any contract or be a representation inducing any such contract. All properties are offered subject to availability and applicants are advised to contact the developer or agent to ascertain availability of any property so as to avoid an unnecessary journey. These details are believed to be correct but neither the agent nor the developers accept any liability whatsoever for any misrepresentation made either in these details or orally. Applicants are therefore advised to make their own enquiries to check these details to satisfy themselves that the property is suitable. December 2016





STATION HOUSE - LIVING ROOM CGI

STATION HOUSE - LIVING ROOM CGI







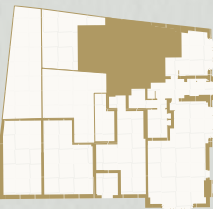
# APARTMENT 1

THREE BEDROOM DUPLEX APARTMENT

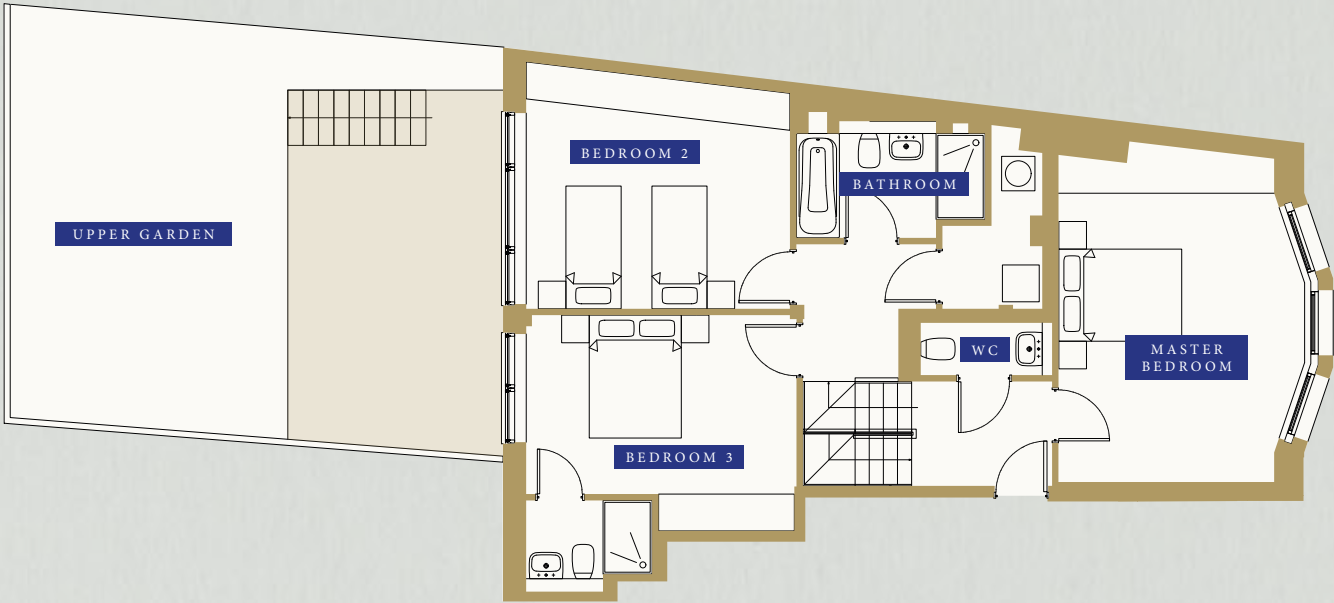
STATION HOUSE - FLOORPLANS



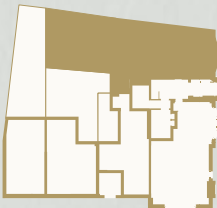
LOWER GROUND FLOOR



Living / Dining / Kitchen	45.2 m <sup>2</sup>	486.6 ft <sup>2</sup>
Store	0.5 m <sup>2</sup>	5.4 ft <sup>2</sup>
Lower Garden	20 m <sup>2</sup>	215.3 ft <sup>2</sup>
Total Area	49.2 m <sup>2</sup>	529.6 ft <sup>2</sup>



UPPER GROUND FLOOR



Master Bedroom	20.3 m <sup>2</sup>	218.5 ft <sup>2</sup>
Bedroom 2	14.1 m <sup>2</sup>	151.8 ft <sup>2</sup>
En-Suite	2.7 m <sup>2</sup>	29 ft <sup>2</sup>
Bedroom 3	16.2 m <sup>2</sup>	174.4 ft <sup>2</sup>
Bathroom	5.3 m <sup>2</sup>	57 ft <sup>2</sup>
W.C	1.8 m <sup>2</sup>	19.4 ft <sup>2</sup>
Upper Garden	34 m <sup>2</sup>	366 ft <sup>2</sup>
Total Area	77.3 m <sup>2</sup>	832 ft <sup>2</sup>

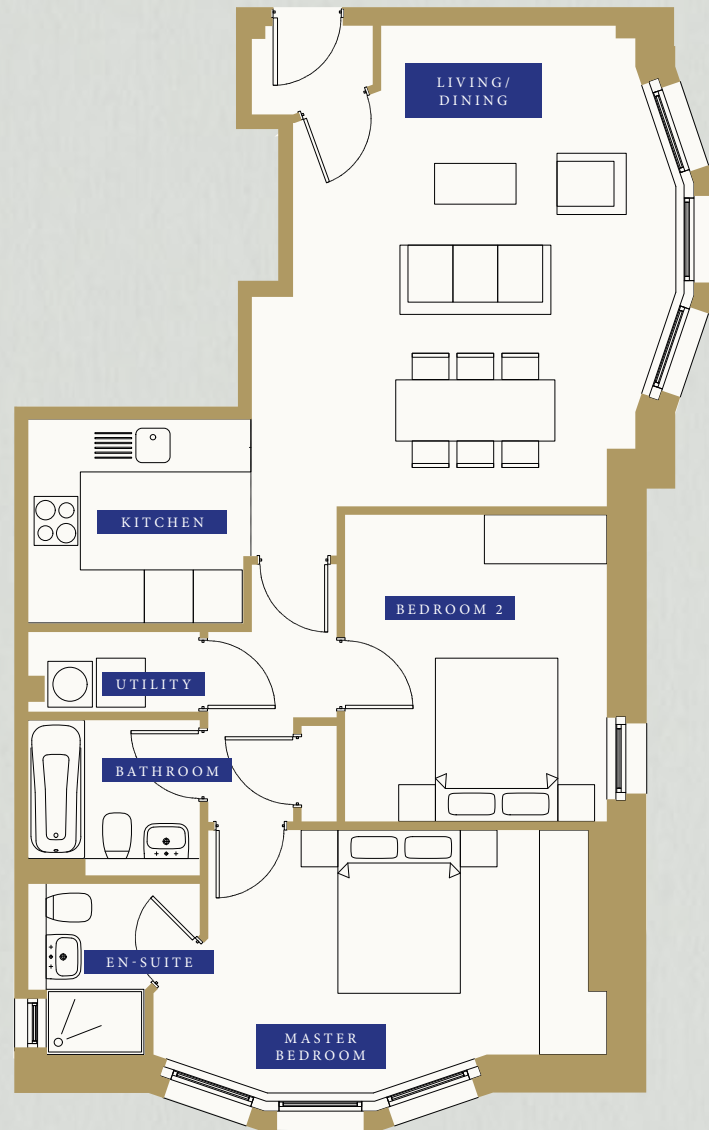
STATION HOUSE - FLOORPLANS

All dimensions taken from the widest point  
The floor area dimensions quoted are given in good faith before detailed design and construction has commenced. All dimensions are to studwork and blockwork. They are not intended to be used for carpet sizes, appliance spaces or furniture layouts. Purchasers are strongly recommended to confirm all measurements for themselves. Furniture is for illustrative purposes only and fitted wardrobes are not included.

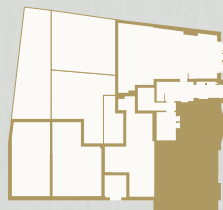


## APARTMENT 2

TWO BEDROOM APARTMENT



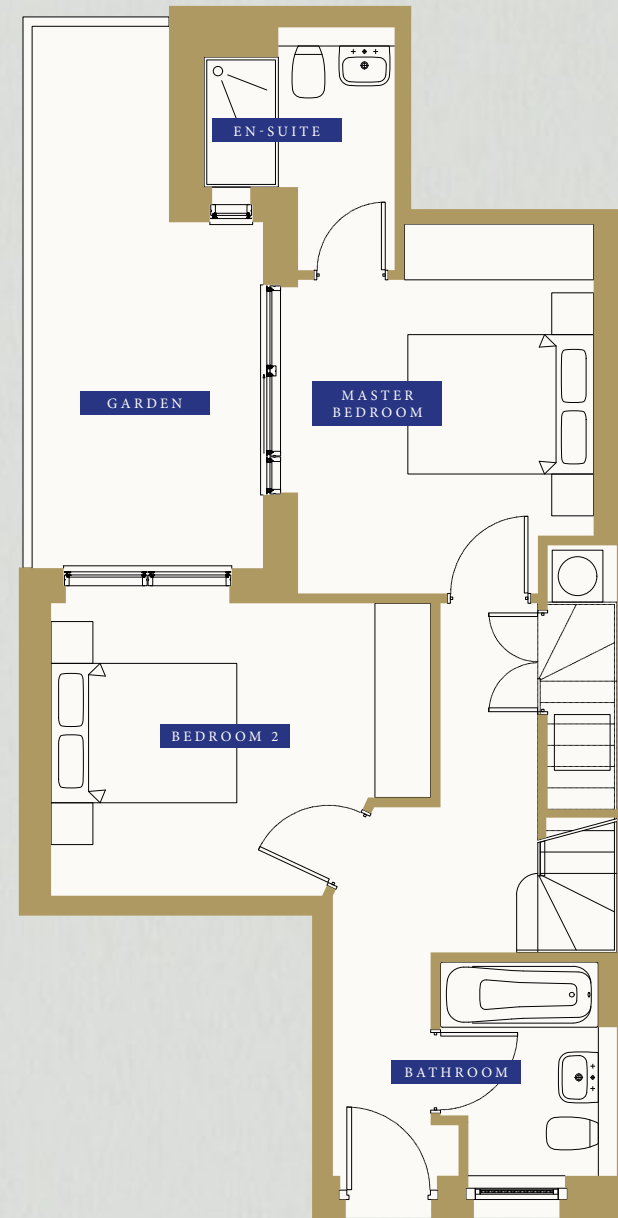
UPPER GROUND FLOOR



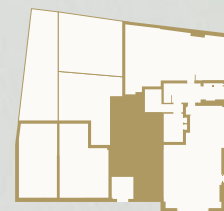
Master Bedroom	15.0m <sup>2</sup>	161.5ft <sup>2</sup>
En-suite	3.4m <sup>2</sup>	36.6ft <sup>2</sup>
Bedroom 2	12.0m <sup>2</sup>	129.0ft <sup>2</sup>
Bathroom	3.8m <sup>2</sup>	40.9ft <sup>2</sup>
Living / Dining / Kitchen	33.5m <sup>2</sup>	360.6ft <sup>2</sup>
Total Internal Area	78.8m <sup>2</sup>	849.0ft <sup>2</sup>

## APARTMENT 3

TWO BEDROOM DUPLEX APARTMENT

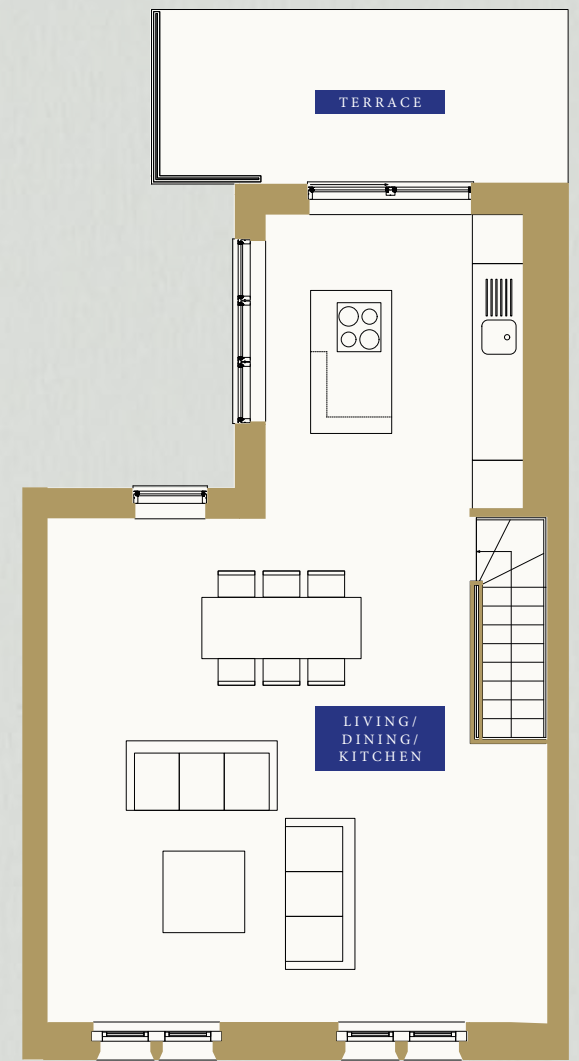


UPPER GROUND FLOOR



Master Bedroom	12.0m <sup>2</sup>	129.0ft <sup>2</sup>
En-suite	4.2m <sup>2</sup>	45.2ft <sup>2</sup>
Bedroom 2	12.2m <sup>2</sup>	131.3ft <sup>2</sup>
Bathroom	4.0m <sup>2</sup>	43.1ft <sup>2</sup>
Garden	10.0m <sup>2</sup>	107.6ft <sup>2</sup>
Total Internal Area	46.1m <sup>2</sup>	496.2ft <sup>2</sup>

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FIRST FLOOR



Living/Dining/Kitchen	47.0m <sup>2</sup>	505.9ft <sup>2</sup>
Terrace	9.0m <sup>2</sup>	96.9ft <sup>2</sup>
Total Internal Area	47.3m <sup>2</sup>	509.1ft <sup>2</sup>



# APARTMENT 4

TWO BEDROOM APARTMENT

STATION HOUSE - FLOORPLANS



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FIRST FLOOR

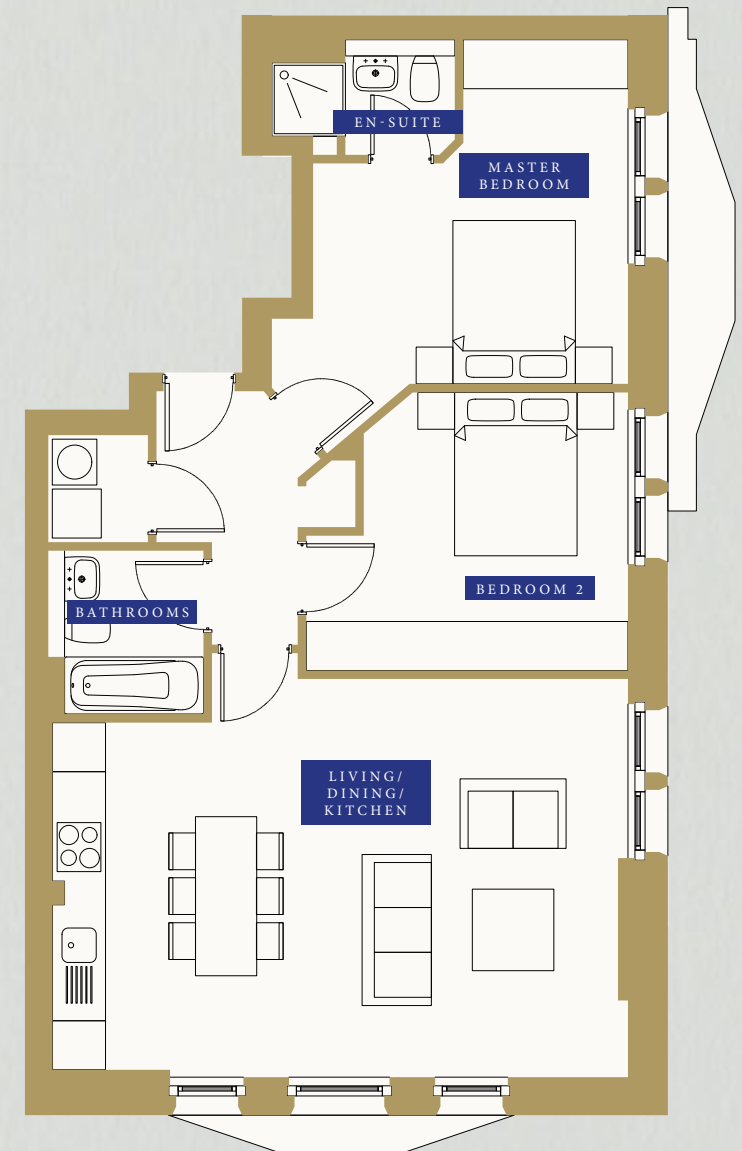


Master Bedroom	12.6m <sup>2</sup>	135.6ft <sup>2</sup>
En-suite	3.2m <sup>2</sup>	34.4ft <sup>2</sup>
Bedroom 2	12.1m <sup>2</sup>	130.2ft <sup>2</sup>
Study	4.9m <sup>2</sup>	52.7ft <sup>2</sup>
Bathroom	3.8m <sup>2</sup>	40.9ft <sup>2</sup>
Living/Dining/Kitchen	33.6m <sup>2</sup>	361.7ft <sup>2</sup>
Terrace	8.3m <sup>2</sup>	89.3ft <sup>2</sup>
Total Internal Area	82.1m <sup>2</sup>	884.0ft <sup>2</sup>

# APARTMENT 5

TWO BEDROOM APARTMENT

STATION HOUSE - FLOORPLANS



FIRST FLOOR



Master Bedroom	14.6m <sup>2</sup>	157.2ft <sup>2</sup>
En-suite	2.7m <sup>2</sup>	29.0ft <sup>2</sup>
Bedroom 2	12.0m <sup>2</sup>	129.0ft <sup>2</sup>
Bathroom	3.7m <sup>2</sup>	39.8ft <sup>2</sup>
Living / Dining / Kitchen	33.0m <sup>2</sup>	355.2ft <sup>2</sup>
Total Internal Area	76.1m <sup>2</sup>	819.1ft <sup>2</sup>

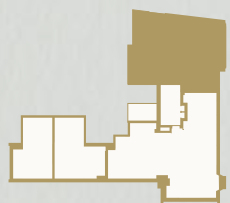


# APARTMENT 6

TWO BEDROOM APARTMENT



## SECOND FLOOR



Master Bedroom	12.8m <sup>2</sup>	137.3ft <sup>2</sup>
En-Suite	2.6m <sup>2</sup>	27.8ft <sup>2</sup>
Bedroom 2	10.8m <sup>2</sup>	116.3ft <sup>2</sup>
Bathroom	3.7m <sup>2</sup>	39.4ft <sup>2</sup>
Living/Dining/Kitchen	35.4m <sup>2</sup>	380.6ft <sup>2</sup>
Terrace	5.3m <sup>2</sup>	57ft <sup>2</sup>
Total Area	79m <sup>2</sup>	850.3ft <sup>2</sup>

STATION HOUSE - FLOORPLANS

# APARTMENT 7

THREE BEDROOM APARTMENT



## SECOND FLOOR



Master Bedroom	14.9m <sup>2</sup>	160.4ft <sup>2</sup>
En-suite	2.7m <sup>2</sup>	29.0ft <sup>2</sup>
Bedroom 2	13.2m <sup>2</sup>	142.1ft <sup>2</sup>
Bedroom 3	12.1m <sup>2</sup>	130.2ft <sup>2</sup>
Bathroom	3.2m <sup>2</sup>	34.4ft <sup>2</sup>
Living/Dining/Kitchen	37.0m <sup>2</sup>	398.3ft <sup>2</sup>
Terrace	9.0m <sup>2</sup>	96.9ft <sup>2</sup>
Total Internal Area	97.0m <sup>2</sup>	1044.1ft <sup>2</sup>

STATION HOUSE - FLOORPLANS

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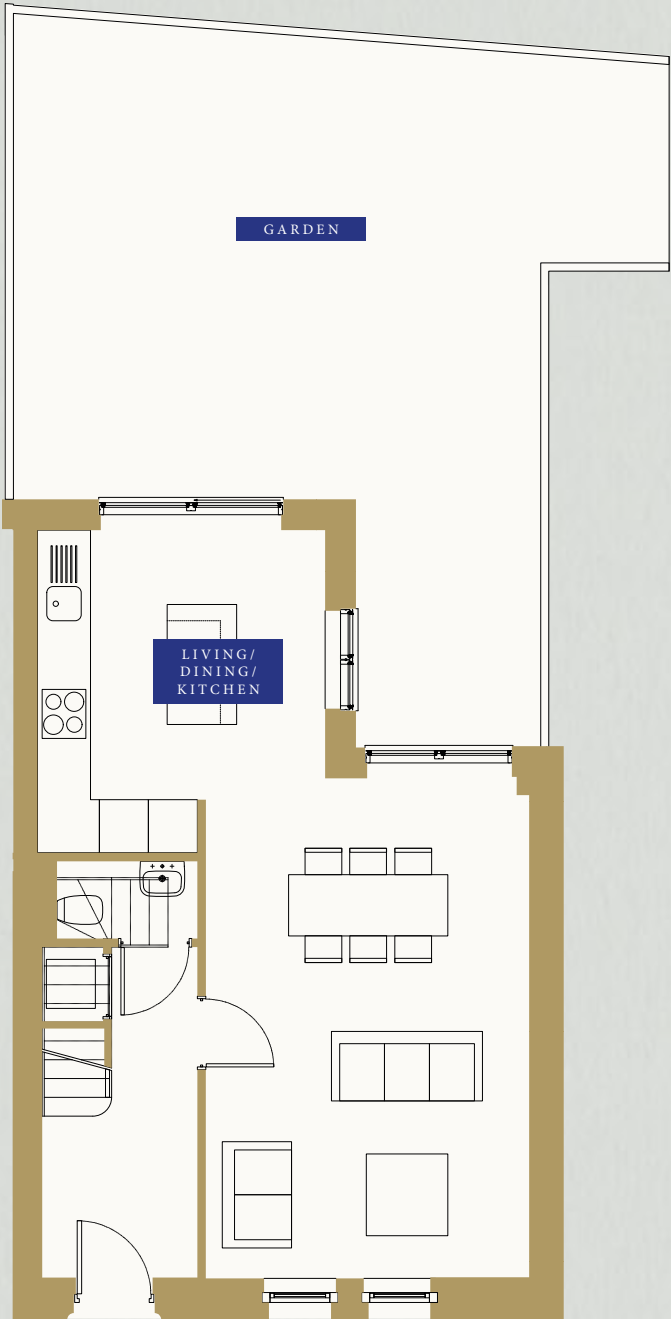
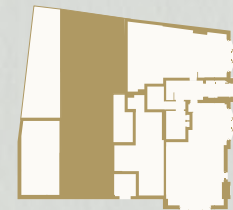


# HOUSE 1

FOUR BEDROOM TOWNHOUSE

STATION HOUSE - FLOORPLANS

GROUND FLOOR



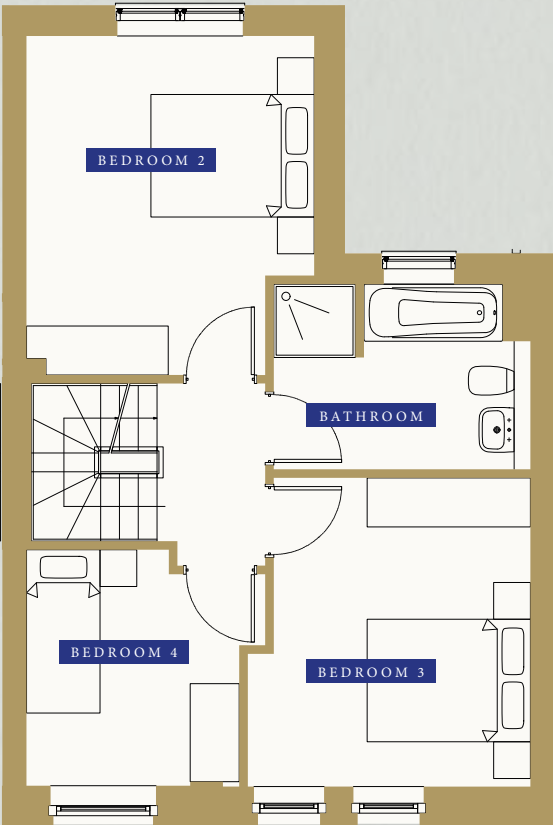
Living/Dining/Kitchen	37.6m <sup>2</sup>	404.7ft <sup>2</sup>
Garden	50.0m <sup>2</sup>	538.2ft <sup>2</sup>
Total Internal Area	48.1m <sup>2</sup>	517.7ft <sup>2</sup>

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FIRST FLOOR



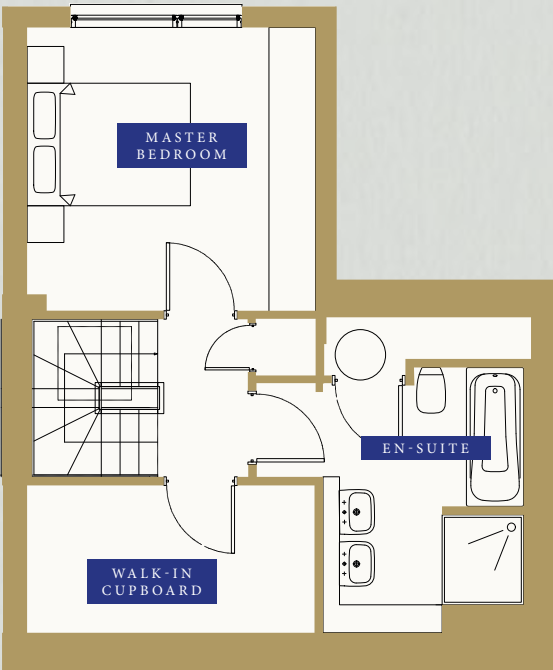
Bedroom 2	13.8m <sup>2</sup>	148.5ft <sup>2</sup>
Bedroom 3	12.4m <sup>2</sup>	133.5ft <sup>2</sup>
Bedroom 4	7.5m <sup>2</sup>	80.7ft <sup>2</sup>
Bathroom	6.8m <sup>2</sup>	73.2ft <sup>2</sup>
Total Internal Area	48.6m <sup>2</sup>	523.1ft <sup>2</sup>



SECOND FLOOR



Master Bedroom	12.1m <sup>2</sup>	130.2ft <sup>2</sup>
En-suite	8.0m <sup>2</sup>	86.1ft <sup>2</sup>
Walk-in Cupboard	5.1m <sup>2</sup>	54.9ft <sup>2</sup>
Total Internal Area	30.0m <sup>2</sup>	322.9ft <sup>2</sup>



STATION HOUSE - FLOORPLANS

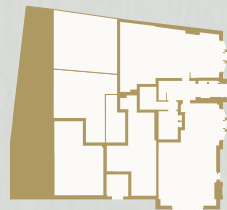


# HOUSE 2

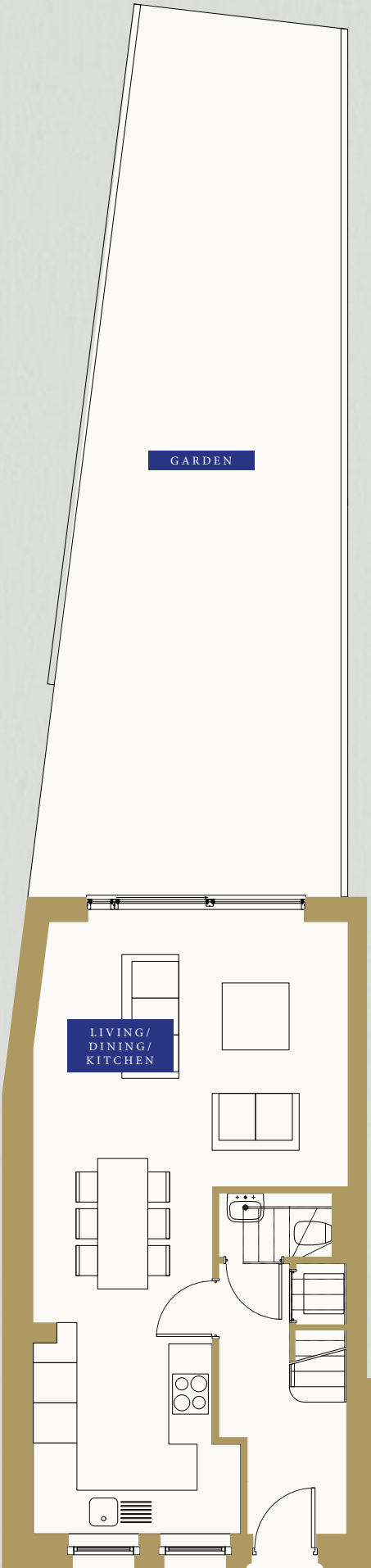
THREE BEDROOM TOWNHOUSE

STATION HOUSE - FLOORPLANS

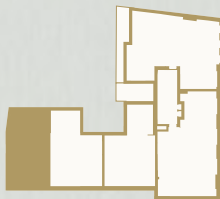
GROUND FLOOR -



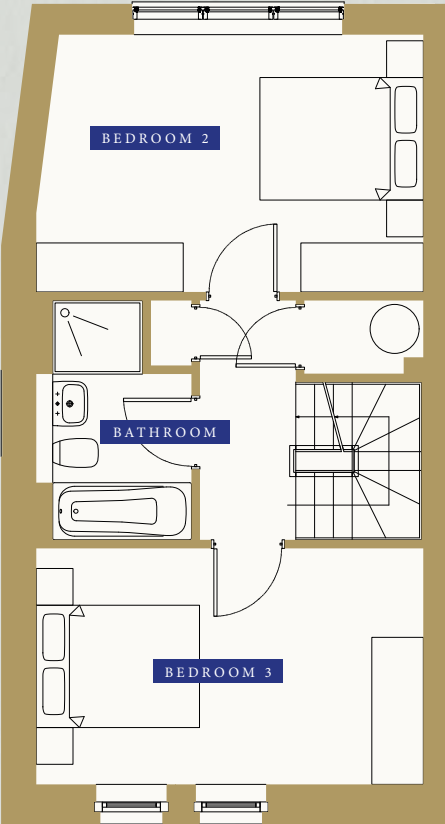
Living/Dining/Kitchen	33.1m <sup>2</sup>	356.3ft <sup>2</sup>
Garden	50.0m <sup>2</sup>	538.2ft <sup>2</sup>
Total Internal Area	42.9m <sup>2</sup>	461.8ft <sup>2</sup>



FIRST FLOOR



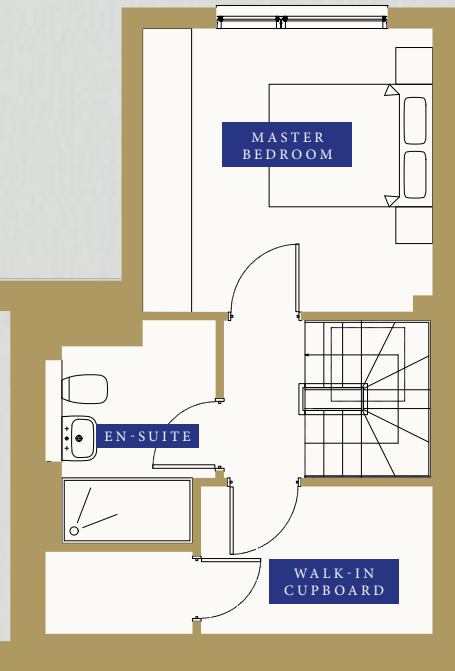
Bedroom 2	14.6m <sup>2</sup>	157.2ft <sup>2</sup>
Bedroom 3	13.7m <sup>2</sup>	147.5ft <sup>2</sup>
Bathroom	4.7m <sup>2</sup>	50.6ft <sup>2</sup>
Total Internal Area	42.8m <sup>2</sup>	460.7ft <sup>2</sup>



SECOND FLOOR



Master Bedroom	12.2m <sup>2</sup>	131.3ft <sup>2</sup>
En-suite	4.5m <sup>2</sup>	48.4ft <sup>2</sup>
Walk-in Cupboard	4.1m <sup>2</sup>	44.1ft <sup>2</sup>
Total Internal Area	25.8m <sup>2</sup>	277.7ft <sup>2</sup>



STATION HOUSE - FLOORPLANS

All dimensions taken from the widest point  
The floor area dimensions quoted are given in good faith before detailed design and construction has commenced. All dimensions are to studwork and blockwork. They are not intended to be used for carpet sizes, appliance spaces or furniture layouts. Purchasers are strongly recommended to confirm all measurements for themselves. Furniture is for illustrative purposes only and fitted wardrobes are not included.





WOODLAND TERRACE N10

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These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of any contract or be a representation inducing any such contract. All properties are offered subject to availability and applicants are advised to contact the developer or agent to ascertain availability of any property so as to avoid an unnecessary journey. These details are believed to be correct but neither the agent nor the developer accept any liability whatsoever for any misrepresentation made either in these details or orally. Applicants are therefore advised to make their own enquiries to check these details to satisfy themselves that the property is suitable. 09/15.