

NORTH GATE PARK

FACT SHEET

PHASE 1

Delivered in partnership



Peabody



Hill
Created for Living



WHY CHOOSE NORTH GATE PARK?



FIRST PHASE OF
REGENERATION
DEVELOPMENT



CO-WORKING
SPACES



ON-SITE
CONCIERGE



SAFE AND SECLUDED
DEVELOPMENT
(WITH CCTV)



PRIVATE BALCONIES,
TERRACES & GARDENS



4.6 ACRES OF OPEN GREEN
SPACE INCLUDING THE
LUSH MULBERRY GARDENS



250+ SHOPS WITHIN A
15-MINUTE WALK*



ZONE 3
NORTH LONDON



SEVEN SISTERS STATION
TO KING'S CROSS STATION
IN 8 MINS*



2.7 MILLION JOBS
WITHIN REACH



20.7% FORECAST RENTAL
GROWTH IN LONDON*
(2024-2028)



HARINGEY SET TO BECOME
THE LONDON BOROUGH OF
CULTURE IN 2027†

Times taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk) and are approximate only. †Source: Peabody

CONNECTIVITY FROM YOUR DOORSTEP

Train or bus? Bike or taxi?
You're spoilt for choice with
several transport links that will
get you anywhere you need to be.



BUS
ST. ANN'S
HOSPITAL



VICTORIA LINE
SEVEN
SISTERS



WALK
NORTH
GATE PARK



CYCLE
NORTH
GATE PARK



BY TAXI
NORTH
GATE PARK



MANOR HOUSE
STATION
8 mins

FINSBURY
PARK
1 stop / 2 mins

CHESTNUTS
PARK
1 min

GREEN
LANES
4 mins

FINSBURY
PARK
10 mins

Times taken from
google.co.uk/maps and
www.tfl.gov.uk and are
approximate only.

FINSBURY
PARK
11 mins

HIGHBURY &
ISLINGTON
2 stops / 5 mins

GREEN
LANES
12 mins

FINSBURY
PARK
5 mins

UAL: ST MARTINS
27 mins

KING'S CROSS
28 mins

WALTHAMSTOW
CENTRAL
3 stops / 5 mins

DOWNHILLS
PARK
15 mins

DOWNHILLS
PARK
5 mins

ANGEL
28 mins

OLD STREET
33 mins

KING'S CROSS
3 stops / 8 mins

SEVEN SISTERS
UNDERGROUND
18 mins

WOODBERRY
WETLANDS
11 mins

HAMPSTEAD
HEATH
33 mins

ANGEL STATION
35 mins

EUSTON
4 stops / 9 mins

FINSBURY
PARK
19 mins

CLISSOLD
PARK
11 mins

WESTFIELD
STRATFORD
35 mins

UCL
36 mins

OXFORD CIRCUS
6 stops / 12 mins

WOODBERRY
WETLANDS
22 mins

LEE VALLEY
PARK
18 mins

LONDON CITY
AIRPORT
45 mins

UAL: ST MARTINS
37 mins

VICTORIA
8 stops / 16 mins

DUCKETTS
COMMON
23 mins

WALTHAMSTOW
WETLANDS &
MARSHLANDS
19 mins

STANSTED
AIRPORT
50 mins

EUSTON
38 mins

BANK
4 stops, 1 change,
5 stops / 30 mins

DUCKETTS
COMMON
23 mins

HIGHGATE
WOOD
30 mins

LUTON
AIRPORT
55 mins

OXFORD CIRCUS
46 mins

HAMPSTEAD
HEATH
33 mins

HEATHROW
AIRPORT
60 mins

NESTLED AWAY, CLOSE TO THE ACTION

— Piccadilly — Victoria
— Elizabeth — Overground



Map not to scale. Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps) and www.tfl.gov.uk and are approximate only.

THE DEVELOPMENT PHASE 1

FOXTAIL HOUSE	
1 BEDROOM APARTMENT	13
2 BEDROOM APARTMENT	21

MARRAM HOUSE	
1 BEDROOM APARTMENT	13
2 BEDROOM APARTMENT	21

JUNIPER HOUSE	
1 BEDROOM APARTMENT	16
2 BEDROOM APARTMENT	34
3 BEDROOM APARTMENT	1

THE GROVE COLLECTION	
3 BEDROOM TOWNHOUSE	8
4 BEDROOM TOWNHOUSE	19



AVERAGE CEILING HEIGHTS

2.5m to kitchens, living rooms and bedrooms.
2.4m approx. to bathrooms, en-suites and store cupboards.
2.35m minimum to communal corridors and hallways.

BUILDING ACCESS

Apartment buildings use a fob entry system, granting access only to your building, bin store, cycle store, and courtyards.

CAR CLUB

Ahead of occupation we will appoint a Car Club Operator who will provide a 2 year free membership for each residential unit along with a car club credit.
1 and 2 bedroom apartments – £50 car club credit per annum for 2 years. £100 total car club credit for these units.
3 and 4 bedroom homes – £100 car club credit per annum for 2 years. £200 total car club credit for these units.

CYCLE STORAGE

The development has 167 cycle spaces proposed, with the majority located within secure, access-controlled stores for residents of each block.

ESTATE MANAGEMENT

POD have been appointed as the estate management company to oversee communal areas, shared facilities, maintenance, cleaning, insurance, and gardening at North Gate Park.

SERVICE CHARGE

The estimated service charge is approx £4.50* psft per annum.

GROUND RENT AND TENURE

990 years less 10 days from the commencement date (Summer 2025) of the head lease.
Ground rent is peppercorn only.

THE TEAM

Developer: Hill Residential
Architect: Allies and Morrison
Landscaping designer: Plincke
Managing agent: POD

CONCIERGE

A concierge in Harston House will serve the entire site, proposed to operate seven days a week.

COUNCIL TAX

Council tax bands to be confirmed. The council tax bands for Haringey are as follows:

- Band A: £1,404.89
- Band B: £1,639.03
- Band C: £1,873.18
- Band D: £2,107.32
- Band E: £2,575.63
- Band F: £3,043.92
- Band G: £3,512.22
- Band H: £4,214.66

WARRANTY

10 year warranty: 2 year Hill warranty and 8 year NHBC warranty.

RESERVATION PROCEDURE

RESERVATION FEE

For all transactions below £500,000, a £2,000 reservation fee is payable.
For all transactions above £500,000, a £5,000 reservation fee is payable.

EXCHANGE OF CONTRACTS

A further deposit of 10% of the purchase price (minus the reservation fee) is payable on exchange of contracts.

BALANCE

The balance of 90% of the purchase price will be payable upon legal completion.

RESERVATION DOCUMENTATION

We require the following documents to secure your apartment at North Gate Park:

- Certified copies of original current passport or original identity card.
- Certified copy of current utility bill (not mobile phone) or bank statement copy showing every buyer's name and home address – these items to be less than three months old.
- In addition, your solicitor will require written evidence of the source of your deposit monies accumulating in your account.
- Prior to exchange, source of funds will be required from the purchaser in order to complete on the property.
- Original or certified copies are required for all buyers. Information provided must match the details given on the reservation form.



*Subject to change

FIND OUT MORE



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