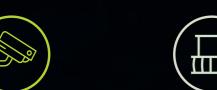






FIRST PHASE OF REGENERATION DEVELOPMENT



SAFE AND SECLUDED **DEVELOPMENT** (WITH CCTV)



CO-WORKING



ON-SITE CONCIERGE



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

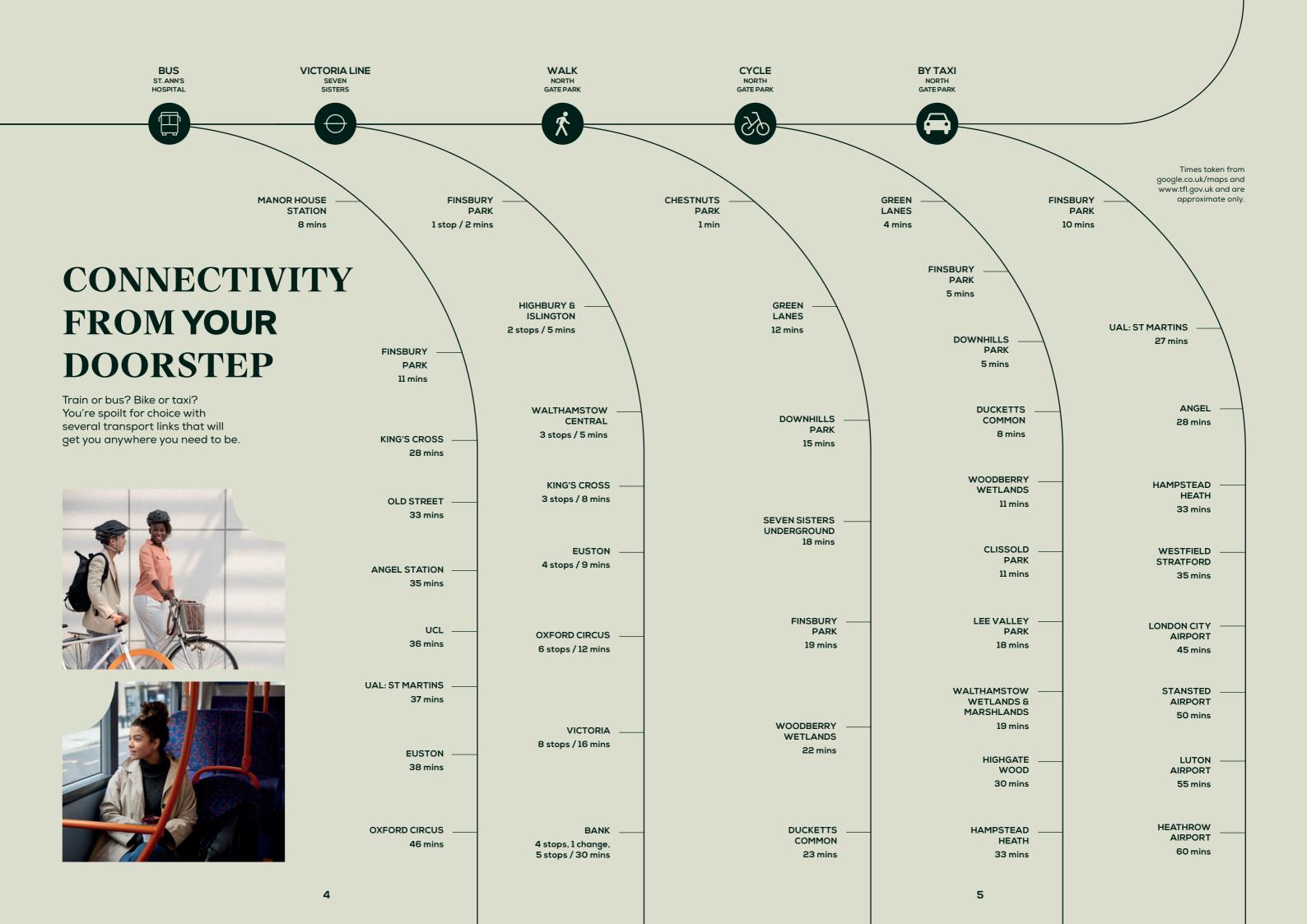


20.7% FORECAST RENTAL **GROWTH IN LONDON** (2024-2028)



HARINGEY SET TO BECOME THE LONDON BOROUGH OF CULTURE IN 2027<sup>†</sup>

Times taken from google.co.uk/maps and nationalrail.co.uk and are approximate only. †Source: Peabody





# 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

0-

3 BEDROOM APARTMENT

## THE GROVE COLLECTION

3 BEDROOM TOWNHOUSE 8

4 BEDROOM TOWNHOUSE 1

19





- WEST GATE LODGE DENTIST
- 2 EAST GATE LODGE CAFE
- MAYFIELD HOUSE -
- HARSTON HOUSE CONCIERGE AND WORKSPACE
- FIDDELL HOUSE WORKSPACE
- THE WATER TOWER WORKSPACE
- NEW COMMERCIAL UNIT FITNESS'
- MULBERRY HOUSE TUITION CENTRES
- 9 NEW COMMERCIAL UNIT SUPERMARKET

#### **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  $£4.50^{\circ}$  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.



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<sup>\*</sup>Subject to change

# FIND OUT MORE















This brochure, and the description and measurements herein, do not form any part of a contract. Whilst every effort has been made to ensure accuracy, this cannot always be guaranteed. Site layouts, and specifications are taken from drawings which were correct at the time of print. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty. Images of North Gate Park properties are computer generated and the landscaping may have been enhanced. Details correct at time of going to print. Map not to scale. May 2025.