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NEXT LEVEL APARTMENTS

A vibrant North London suburb on the edge of rolling Hertfordshire countryside, less than 20 minutes from Central London, Enfield brings you the best of both worlds.

In the heart of this welcoming and evolving neighbourhood sits NEXUS, a landmark development of stylish 1 and 2 bedroom apartments by architects Pollard Thomas Edwards.

Built around landscaped gardens and play areas, NEXUS is designed for this new neighbourhood to come together. With Alma Primary School and Oasis Academy right on your doorstep and future plans for a new Station Square of boutiques, cafés and a gym it's easy to feel at home.

Just one minute from Ponders End station with both the City and many of the capital's cultural hubs less than half an hour away, NEXUS is where your new London lifestyle begins.

Newlon Living is proud to offer these homes for Shared Ownership sale prices starting from £87,000 for a one bedroom apartment (30% equity share based on a full value of £290,000) giving you an unmissable opportunity to join in the NEXUS journey.





EXTERIOR ARCHITECTURE

The fresh and bold design of the two clean lined modern buildings with their contrasting brick façades and sharp angles, will transform the local skyline, while giving residents views from their own balconies across the Lea Valley and towards London.



















EXCEPTIONAL CONNECTIONS

Your London commute just got easier. With Ponders End station just a moment away you can arrive in the City in less than 20 minutes.

The same West Anglia main line trains that whisk you into Liverpool Street also take you to Tottenham Hale in less than 5 minutes. Jump on the Victoria Line here and you can be in Oxford Street in a quarter of an hour.

For weekends away, St Pancras International is under 25 minutes away while Stansted and Heathrow are less than an hour's drive. And with many local bus routes to the villages and towns of rural Hertfordshire there's always somewhere new to explore.

Journey times

Ponders End			
Liverpool Street			17 mins
King's Cross			24 mins
Waterloo			37 mins
Oxford Circus			29 mins
London City Airport			55 mins
Leicester square			34 mins
Canary Wharf			46 mins

Source: Transport for London



THE COMPLEX

SANDERLING
House

HARLEQUIN
House

PONDERS
END STATION



TIME TO EXHALE



King George's Reservoir

A Site of Special Scientific Interest right on your doorstep, King George's Reservoir is an important refuge for wildfowl and wetland birds. It's also home to King George Sailing Club offering everything from Dinghy training to beginners windsurfing courses.



Enfield Town Park

With over 900 hectares of green space Enfield offers many ways to unwind. Adjacent to Bush Hill Golf Club, Enfield Town Park is the perfect picnic spot and running through it is a new River. Pick up the path here and pass swans and ducks on the way to Forty Hall.



Trent Country Park

With over 400 acres of flower carpeted meadows, sparkling lakes, working farmland and ancient woodland, Trent Country Park is just a few minutes drive from your new home. Look out for Muntjac deer, rabbits, and pheasants while you walk, run or cycle through the stunning landscape.



Forty Hall

A 16th Century Grade 1 listed building, Forty Hall is one of London's finest manor houses. Step inside to admire the period rooms or take a tour to learn all about the history. Set in beautifully tranquil grounds with a lovely lake it makes for a great summer's day out.



River Lee Navigation

The Lee Navigation canal runs all the way from rural Hertfordshire into the centre of London. Pick up the picturesque path on Wharf Road for an unbroken walking and cycling route of over 27 miles stopping at lots of historic sites on the way.



Camden Brewery
Morson Road, Enfield



Enfield Market
Church Street, Enfield

PAR EXCELLENCE

It doesn't take long to discover why those in the know are being drawn to this little corner of North London. Around your new home you'll find a vibrant and welcoming neighbourhood of riverside pubs, local markets, and craft ale taprooms.

To really feel what makes this community tick head to Enfield Market. Set beside the 14th Century St Andrew's Church and Grade II listed King's Head pub, this is one of London's oldest markets. Today a new generation of artisan traders and creative entrepreneurs set up their stalls beside old family businesses.

After sampling some of the international street food, there are often live events to enjoy.

Following a long walk past the narrowboats pop in for lunch at the Navigation with its attractive canal side terrace just along from Ponders End Lock. Another lovely waterside gastro pub is the Crown & Horseshoes tucked away beside a quaint Edwardian terrace overlooking New River in Enfield Town Park.

London's craft ale scene also has strong roots here with Camden Town Brewery offering tours followed by a choice of their hoppy ales. They are now being joined by Beavertown whose new ambitious home Beaverworld opens in the not too distant future.



The Art Town Bistro, Enfield



The Picture Palace
128 High Street, Ponders End, Enfield



The Navigation Pub
4 Wharf Road, Ponders End, Enfield



Broadway Market, Hackney

EXPLORE LONDON

With Central London less than half an hour away by train you are perfectly placed to enjoy all the capital has to offer - from the pavement cafés of Soho to the boutiques of Covent Garden. One of your North London neighbours Kings Cross is home of Coal Drops Yard, where stylish stores and renowned restaurants are housed in the attractive Victorian brick viaducts of the old warehouses.



Coal Drops Yard, King's Cross



Carnaby Street, Soho



Street Food, Brick Lane

Just over 15 minutes away, Liverpool Street is a short walk from Shoreditch where East London's creative renaissance began. Browse the cutting edge fashion stores before enjoying the street food at pop up pioneers Boxpark. From here it's a short stroll to Brick Lane, home of some of London's best vintage shops. For East London at its coolest head to Broadway Market, home to an eclectic range of artisan traders. Or head deeper into Hackney where an ever-evolving artistic scene awaits.



Whitby Street, Shoreditch



EXECUTIVE SPECIFICATION

KITCHEN

Kitchens by BK Nolte from the Kiwi range. Integrated appliances by Electrolux including:

- Fridge freezer
- Dishwasher
- Stainless steel oven
- Electric ceramic hob
- Extractor hood
- Microwave
- *Washing machine (free-standing, located in utility cupboard)



*From either the AEG or Zanussi ranges



BATHROOM

- Renaissance bath with Roca sanitary wear
- VADO single lever basin mixer
- VADO Exofill bath filler, with shower mixer
- Chrome heated towel rail
- Vanity Unit: Mission Logic Driftwood mirrored bathroom cabinet
- Saloni tiles to floor/walls
- Soft closing WC seats

INTERIOR FINISHES

- Amtico laminated wood flooring to hallway, kitchen and living room
- Abingdon luxurious touch 'earth' carpets to bedrooms
- Jeldwen solid core painted internal doors
- White Crown paint to walls

HEATING

- HIU Communal Heating System served by radiators (Please see scheme information sheet)

GUARANTEE

- NHBC Building Warranty

PARKING

- Gated parking included with selected apartments (security fob access)
- BP Electric Chargemaster car charging ports on site (payment card required subject to registration)

GENERAL

- Passenger lift to all floors (security fob access)
- CCTV to lift and entrance for your security
- Secure cycle/pushchair storage on the ground floor (fob access)
- *BT Fibre enabled for all properties
- *Freeview/Sky Plus/FM/DAB)
- Smoke and heat detectors
- Audio/Visual entry system with handset located within apartments

* Subscription required



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ALL THE EXTRAS



GREAT EXPECTATIONS



EXPRESS
YOURSELF



[SHOW APARTMENT](#)



[SHOW APARTMENT](#)

SHARED OWNERSHIP EXPERTISE

You can buy an initial share of between 25% – 75% of the property's value, and pay a subsidised rent on the proportion you don't yet own. You can choose to increase the share you have in your home as your income increases, until you own 100% of the property. This scheme makes getting onto the property ladder affordable and flexible, as the split between owned/rented is based on how much you can afford to pay.

CAN I APPLY?

Most people who do not own a property are eligible to apply for Shared Ownership with Newlon Living. To qualify you should fall into the following categories:

You must be a first time buyer who cannot afford to buy a suitable home on the open market.

You should have access to savings to cover the cost of the mortgage deposit, mortgage valuation or survey, legal fees and stamp duty (where applicable). Priority will go to people who live or work in the London Borough of Enfield.

Gross household income must not exceed £90,000 per annum.

If you are interested in these homes and would like further information about this criteria, please email sales@newlon.org.uk

NEWLON LIVING

Newlon Living is part of Newlon Housing Trust, an award-winning charitable housing association founded in Hackney in 1968. Today we own or manage 8,000 homes in boroughs across north and east London.

Newlon provides a wide range of affordable housing, including Shared Ownership homes and we have an experienced sales team dedicated to helping you take a first step onto the property ladder.



Sales: 0800 058 2544
www.newlonliving.co.uk

Find out more:
www.nexus-enfield.co.uk

IMPORTANT NOTICE: This brochure and the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract. These particulars are believed to be correct at time of publishing but this cannot be guaranteed. (June 2021).

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