



HERITAGE MEWS

*heritage mews*  
*n17 6re*



gated residence



neff appliances



underfloor heating



ample storage space



integrated sound system



multiple bathrooms

GUIDE PRICE £675,000 - £700,000

*heritage mews is gated residence of just 10,  
new build homes, each offering everything that is needed  
for a luxurious lifestyle.*

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## *the properties*

with optional differences in design and space, there are a number of common factors between all of them - the quality and specification of the entire build, from bespoke zinc roofing, to satin nickel fixtures, tiled ground floors with underfloor heating and recessed led lighting throughout.

each of these homes are situated behind electronic gates, making it a safe, peaceful and tranquil place to call home.



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the high ceilings and inset panelled stair glass provide a sense of grandeur, while underfloor heating throughout all tiled ground floor areas and multiple bathrooms, alongside chrome fittings and bespoke todd doors, add to the opulence of this unique residence. gas heating and wall hung radiators to upper floors add to the comforts.

the kitchens have been fitted with neff appliances throughout, with options providing open plan living, and separate kitchen / living space, in addition to stone worksurfaces and led lighting.



bespoke, panelled designer doors have been fitted throughout, and curtain walling windows to hallways are standard in all houses - as are inset glass panels to staircases, stair lighting and integrated sound systems.

there is ample storage space throughout each home - in the living and bedrooms - while those with cars can be assured of one private parking space or garage, as well as multiple visitor bays on site.

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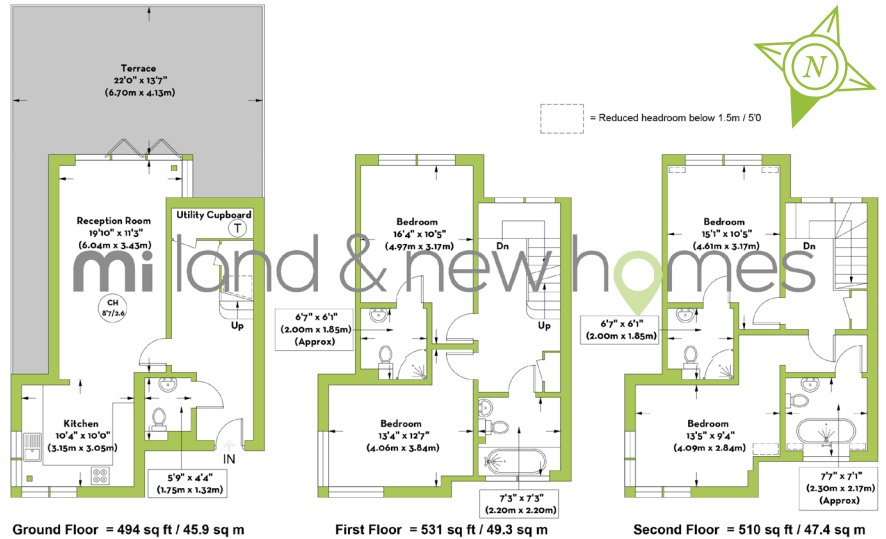


at heritage mews, the outdoors are a delight, thanks to fully paved gardens within the first phase, and the second phase offering extensive balconies with walk-on glass and glass balustrades. plot 4 has the inclusion of both paved flooring and 3rd generation grass.

## plot one

approximate gross  
internal floor area:  
1535 sq ft / 142.6 sq m

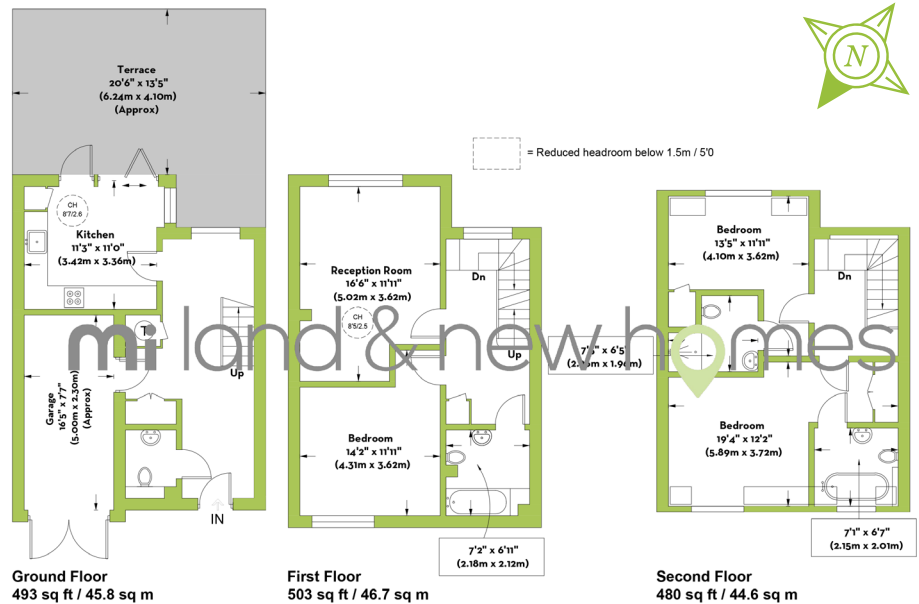
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## plots two & three

approximate gross  
internal floor area:  
1476 sq ft / 137.1 sq m

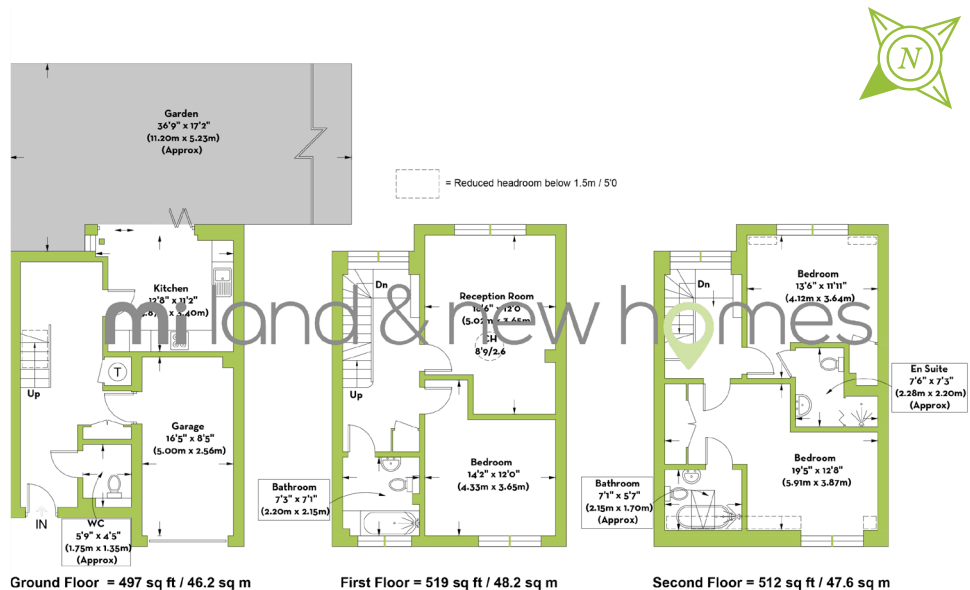
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## plot four

approximate gross  
internal floor area:  
1528 sq ft / 142.0 sq m

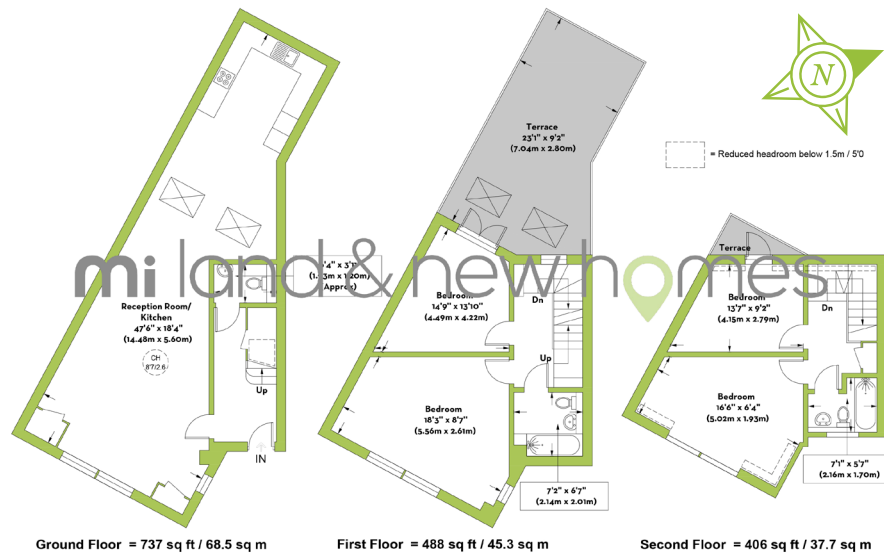
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## plot five

approximate gross internal floor area:  
1631 sq ft / 151.5 sq m

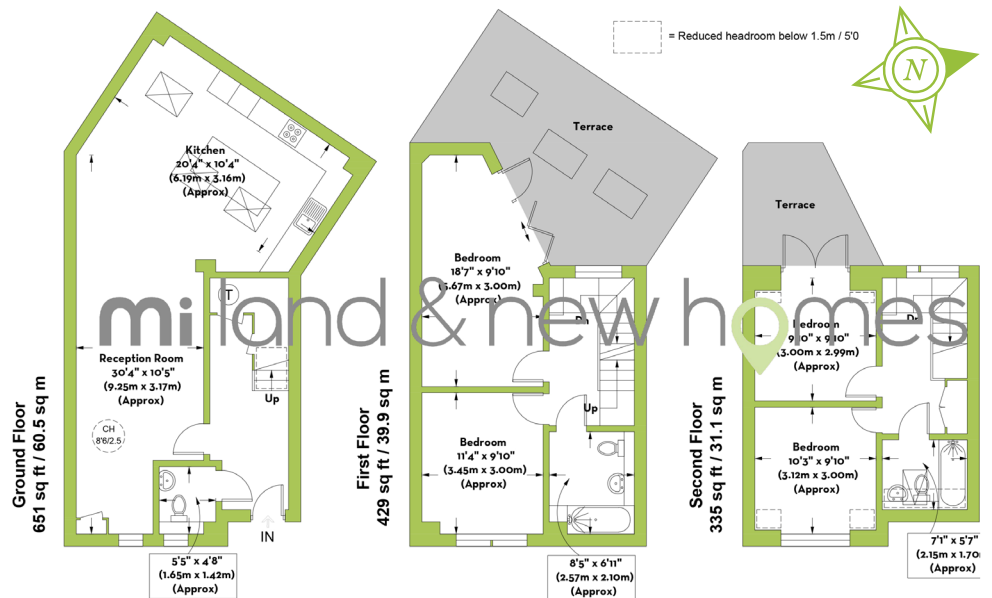
this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 918045)



## plots six, seven, eight & nine

approximate gross internal floor area:  
1415 sq ft / 131.5 sq m

this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 918043)



## overview:

- gated residence
- integrated sound system throughout
- fully tiled bathrooms with chrome fixtures
- underfloor heating to all ground floor tiled areas
- multiple bathrooms to each home
- ample storage space
- recessed led lighting throughout
- curtain walling to hallways
- high ceilings
- neff appliances

## *location*

these properties are situated within a thriving café culture and offer ease of transport, access to a wide range of facilities and schools with plenty of nearby open green space.

bruce grove offers local overground train services and a short distance away are both turnpike lane and seven sisters stations – offering further links in and out of the area, including access to the the piccadilly line and victoria tube travel services. the a10 and a406 north circular roads are also within very easy

distance and there is a wealth of bus routes in and out of the immediate area.

when it comes to getting out in the fresh air at the weekend or in the evenings, there is also plenty of green open space and park land. lordship recreation ground and downhill park are walking distance while there is easy access to a range of leisure and other facilities including the bruce castle museum, tottenham marshes, a variety of café, restaurants, independent shops and much, much more.

## *transportation near heritage mews:*



bruce grove station is a stones throw away from heritage mews with direct access to london liverpool street and to kings cross station via seven sisters in under 30 minutes.

## *education near by*

if you're needing to find education options for children, there is plenty of choice including primary and secondary level.

assunnah primary school is around the corner and offers independent, selective, faith-based muslim teaching. bruce grove primary school is also close by and is a busy, but friendly two form entry school that caters for nursery to

year 6 children. mulberry primary is one of haringey's largest primary schools and is proud of its cultural and linguistic diversity.

harris academy tottenham is an all-through school based at the heart of the community. park view is a mixed comprehensive school for children in year groups 7 to 11 and is just a short distance from this property.

## *the investment*

with a big thumbs up from haringey council to the extensive regeneration plans of bruce grove station, and the world-renowned tottenham hotspur stadium being within close proximity, n17 has been experiencing, and is expected to experience further capital and rental growth in the near future.

it would be difficult to find another home nearby which can replicate the offering of heritage mews in terms of location, the variety of services, attractions and tranquillity.



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this dream a reality. let's talk.*