

A T B U R N T O A K



Because good homes make everything possible

B E P A R T O F I T



Because good homes make everything possible



## STANDING OUT FROM THE CROWD

Icon is one of a kind. This innovative and striking development will form the centrepiece of Burnt Oak's regeneration and its exciting aspirations for the future. A development brought to life as a collaboration between two award-winning architects, the initial concept was created by DRMM Architects, who pair state-of-the-art materials with sustainable timber and are celebrated for their socially conscious, joyful projects.

The concept was then developed and brought to life by Frederick Gibberd Architects, who ensured the development was created with sustainability at its heart, from its design of servicing and selection of water and energy efficient appliances, to the biodiverse roofs.

Standing out from its surroundings and truly elevating the skyline, Icon offers the very best in contemporary urban living within gleaming high-spec residences in two distinct buildings, wrapped around a central landscaped garden. Soaring to 13 storeys at their highest point, light-filled apartments are fitted out with everything you need for comfortable modern living, and all benefit from their own balcony or terrace. Statement communal areas and integrated retail beneath all add up to a truly iconic experience.

With Burnt Oak Broadway right on your doorstep, packed with shops and world cuisine, and Burnt Oak Tube station minutes away, with Northern Line trains direct into central London, you're perfectly placed to enjoy everything the capital has to offer.



THIS IS MODERN URBAN  
LIVING, WITHOUT THE  
CENTRAL LONDON PRICE TAG.



AN ICONIC HOME FOR THE MODERN LIFE

A cutting-edge collection of 75 one, two and three-bedroom homes for first-timers, growing families or empty nesters looking for a new adventure – all available through Shared Ownership.

In the Borough of Barnet, north London, Burnt Oak is an up-and-coming neighbourhood that has great transport links into central London but is also close to acres of open green space. It's the best of both worlds, especially if you're all about WFH or the new era of hybrid working.

With a raft of regeneration planned for the area, now is a great time to invest here. Standing out from its surroundings on a thriving high street, the architect-designed Icon is an innovative landmark building you'll be proud to call home.

BE PART OF IT.  
BE ICONIC.

4

5



IZGARA RESTAURANT

EDGWARE

MILL HILL BROADWAY

ARRANDENE OPEN SPACE

WHITCHURCH LANE

DEANSBROOK ROAD

WATLING PARK

CHANDOS RECREATION GROUND

BURNT OAK

BARNET BURNT OAK LEISURE CENTRE

6

7

BURNT OAK

ICELAND YUMMY CORNER

ASPENS HEALTH & BEAUTY

THE KNOWLESY ACADEMY BELLA

ARAN SUPERMARKET

TURKISH FOOD CENTER EDGWARE

TWIST DESSERT LOUNGE



SILKSTREAM PARK

UNITAS BARNET YOUTH ZONE

ARCH CLIMBING WALL: ARCH NORTH

MONTROSE PARK

RAF MUSEUM

STAG LANE

SPACCANAPOLI

COLINDALE

QUEENSBURY

MARKS & SPENCERS

BOOTS

ASDA

BANG BANG ORIENTAL FOODHALL

MORRISONS

B&M HOME STORE

THE GYM GROUP LONDON

TACO BELL

COLINDALE

COLINDEEP LANE

Map is not to scale.



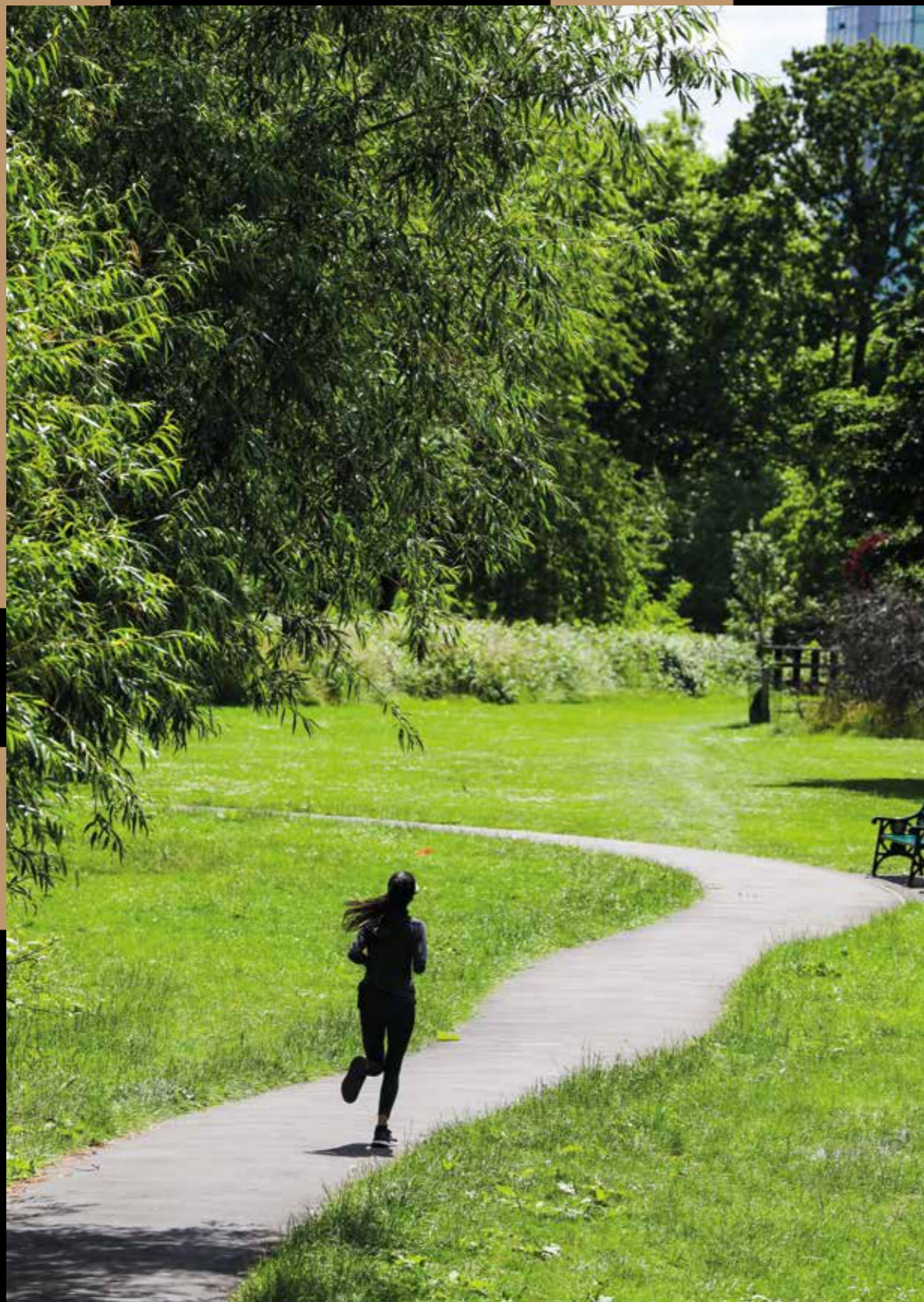
PUT DOWN ROOTS

Burnt Oak is a quiet outer London neighbourhood with an emphasis on community. There has been a settlement here since Roman times, and its quirky name is said to come from an ancient oak tree burnt in a lightning strike. For centuries it was mainly fields and farmland, and it remained a small village up until the 1890s, known for coaching inns like the Bald Faced Stag, which was right near the Icon site. The coming of the Underground in the 1920s led to rapid expansion and large suburbs such as the brick cottage-style Watling Estate, now part of a wider conservation area.

Taking Burnt Oak into a new era, Icon will spearhead a new wave of improvements to the neighbourhood, offering a modern urban alternative to low-rise suburban housing. And made all the more affordable with Shared Ownership. This outer London hub offers the perfect balance between city and countryside if you've returned to the workplace for part of the week but want a place that's perfect for home-working too. You'll have outdoor space here, privacy and room to breathe, quieter and safer streets for your kids, and established community clubs and activities. But you can also jump on a tube and be at Euston in 24 minutes or Tottenham Court Road in 28 minutes.

YOU MIGHT ALREADY RENT IN THE AREA - BUT NOW YOU CAN REALLY PUT DOWN ROOTS.





## LET'S GO OUTSIDE

From family walks to park runs, friendly kickabouts to serious sport – there's room for it all in the local area, with Barnet's best and biggest green space right on your doorstep. Five minutes from Icon is Silk Stream Park, a recreational space with a great playground and a brook running through it. This leads on to Montrose playing fields, a large park with football pitches, an outdoor gym, skatepark, basketball court and picnic benches. Further afield there's the pretty Watling Park, a green and hilly open area with mown grassland, sports pitches, a rose garden and ancient oaks. Just east is the 55-acre Sunny Hill Park, with of playing fields, gardens, and rolling hills with great views. To the south, award-winning Fryent Country Park is 250 acres of meadows, ponds and small woods, with natural wildlife.

EAT, SHOP,  
REPEAT

Burnt Oak stands out from other suburban areas for its interesting mix of cuisines and independent restaurants, making it something of a foodie destination. With such an exciting variety on your doorstep, you don't need to stray far to eat your way round the globe – whether it's Turkish or Middle Eastern grill houses, modern Indian (with added cocktails!), home-cooked Nigerian, traditional Romanian cuisine or Italian comfort food. And don't miss London's newest and largest Asian food court, home to 27 restaurants all under one roof!



In terms of retail, a handy brand-new Sainsbury's Local is planned to occupy Icon's ground-floor space. Other local big-name supermarkets include Asda, Morrisons, Aldi and Lidl, while there's a raft of independent food stores, greengrocers and fishmongers spanning many cultures, as well as pharmacies and newsagents. The Broadwalk Centre in Edgware is a local draw for shopping, housing everything from Boots to Holland & Barrett, WHSmith to Robert Dyas – and is anchored by a Sainsbury's superstore. And the landmark Brent Cross shopping centre, with John Lewis, Waitrose, Fenwick, Apple and much more, is only a short journey away.

For more retail therapy and all the latest eateries, all you have to do is hop on a Tube heading south to Central London.



## LIVE LOVE LOCAL

Burnt Oak has a range of great community assets like its public library and Love Burnt Oak Space, and boasts many characterful buildings old and new, such as the art-deco clocktower and former Savoy cinema. Activity-wise, there are several local gems worth checking out, such as the free Royal Air Force Museum in Colindale, full of historic aircraft including Hurricanes and Spitfires and flight simulators – thrilling for kids and parents alike. Bounce down to Inflata Nation, an awesome inflatable park with super slides, giant ball pools and obstacle courses. Or climb the walls (literally) at top-class bouldering centre The Arch. You're also well placed to visit the incredible Harry Potter Studio Tour near Watford, while Belmont Children's Farm in Mill Hill gives kids the opportunity to see a huge variety of farm animals.

Gym bunnies are spoilt for choice, being able to keep active with options including branches of chains PureGym, Evolve and Xcelerate, while Barnet Burnt Oak Leisure Centre, part of the Better family, offers gym, classes, a cycling studio, basketball, tennis, astro pitches and much more. For a fab way to get fit, try Belly Fitness belly dancing, or hit Tully's boxing club. But if spectator sport's more your thing, catch local team Edgware Town FC playing at their nearby home ground, Sarcens Rugby StoneX Stadium, Greenlands Ln, London NW4 1RL.





Transport markers are indicative only. Map is not to scale.

### YOU'VE ARRIVED

Burnt Oak has a PTAL (public transport accessibility level) rating of 5 out of 6, meaning it enjoys excellent transport both locally and into central London. This means reliable buses, good walking routes, safe cycling and most importantly a Tube station only a few minute's walk away.

### TUBE

Burnt Oak Underground Station is a four-minute walk from Icon. You can catch direct southbound Northern Line trains to Camden Town in 19 minutes, Euston in 22, Kings Cross in 24, Leicester Square in 27, Old Street in 28, London Bridge or Waterloo in 31, with all the interchanges to other lines.

### TRAIN

The nearest national rail station is Mill Hill Broadway (13 min by bus, 6 min by car), which has Thameslink services north to St Albans in 14 minutes and Luton Airport Parkway in 26, or south to St Pancras International in 18 minutes.

### BUS

Routes serving Burnt Oak include the 32 (Edgware to Kilburn), 114 (Mill Hill Broadway to Ruislip), 142 (Watford Junction to Brent Cross) and 292 (Borehamwood to Colindale Asda), with useful night bus routes N5 (Trafalgar Square to Edgware via Camden) and N16 (Victoria Station to Edgware).



PEACE ...  
AND PEACE  
OF MIND

Icon has been designed as an urban sanctuary with an emphasis on privacy, wellbeing and outdoor space – as well as a sense of community. As well as balconies or private terraces to all apartments, there is also a communal landscaped courtyard that will feature a playground, innovative planting and space to socialise. Several existing mature trees spread their branches at the back of the development. Other great features at Icon for your security and convenience are a communal noticeboard, bike storage, CCTV and fire doors. There's a fob-activated video entry system and smart individual lockable mailboxes, while hotel-style lifts transport you from the statement-design lobby to your stylish apartment.

IT'S ALL PART OF THE  
NETWORK HOMES EXPERIENCE.



2 0

2 1

Photography of Icon show apartment



## THAT'S SO ICONIC

A home in the Icon development is the very best in luxe urban living, with high-end but understated contemporary design that leaves you scope to make your own mark. Open-plan living spaces, ideal for relaxing or entertaining alike, feature soft tones, high-quality flooring, recessed spotlights and built-in media and data points. Kitchens have contemporary units in shades of white or grey, soft-close doors and drawers, stone/concrete effect worktops and brushed-steel-finish integrated appliances that include fan oven, extractor fan, ceramic hob, fridge-freezer and dishwasher. A washer-drier comes as standard, cleverly concealed in a hall cupboard.

All bedrooms have neutral wool-mix carpeting, soft downlighting, built-in wardrobes with mirror glass sliding doors and aerial sockets for boxsets in bed. Through to the bathroom you'll find a calm sanctuary of contemporary white bath, basin and wall-hung WC, with LED lighting, natural effect ceramic tiling and smart chrome fittings. Some main bedrooms enjoy en-suite shower rooms with ceramic shower trays and thermostatically controlled mixers.

## TIME TO UNWIND.



2 4

2 5

SPECIFICATION



LIVING / DINING AREA

- Luxury vinyl flooring - Amtico
  - Recessed down lights
- Freeview and interactive satellite socket
  - Data points for telephony and wireless broadband routers in utility cupboards



COMMUNAL AREAS

- Resistant ceramic tiled floor with entrance matt well to enhance lobby
  - Bike storage
  - CCTV
  - Fob-activated video entry system
- Individual lockable mail box located in main entrance area
  - Lifts to all floors

2 6



GENERAL

- Balconies or private roof terrace to all apartments
  - Open-plan living spaces
  - Soft tones and high-quality flooring
    - Recessed spotlights
    - Built-in media and data points
    - Individual meters for each utility
- Air Source heat pumps via communal Heating system. Serving individual radiators
  - Individual MVHR units to all apartments
  - Photo Voltaic Panels on the roof supplementing power to landlord services



KITCHEN AREA

- Over work top lighting
- Luxury vinyl flooring - Amtico
- Contemporary units in shades of white or grey
  - Soft-close doors and drawers
  - Complimentary worktops, up stands and brushed-steel-finish integrated appliances
    - Fan oven
    - Ceramic hob
    - Fridge-freezer
    - Dishwasher
- Washer-drier, concealed in hall cupboard
  - Extractor hood



BEDROOM

- Neutral wool-mix carpeting
- LED recessed down lights
- Aluminium framed glass sliding door wardrobe with floor and ceiling track to include shelf and hanging rail
  - White frame and mirrored glass doors
    - Aerial sockets for TV

2 7



BATHROOM / EN-SUITE

- Contemporary white bath with shower over bath and shower screen, basin and wall-hung WC to bathrooms
  - Glass mirror fronted wall cabinet with 2 doors to include shaver point and under cabinet lighting
  - Pale large format slip resistant ceramic floor tiling
    - Heated chrome towel rail
- Selected apartments enjoy en-suite shower rooms to main bedroom with ceramic shower trays and thermostatically controlled mixers
- Full tiling to wall around bathroom and shower and half tiling to wall around basin and WC

# THE SITE

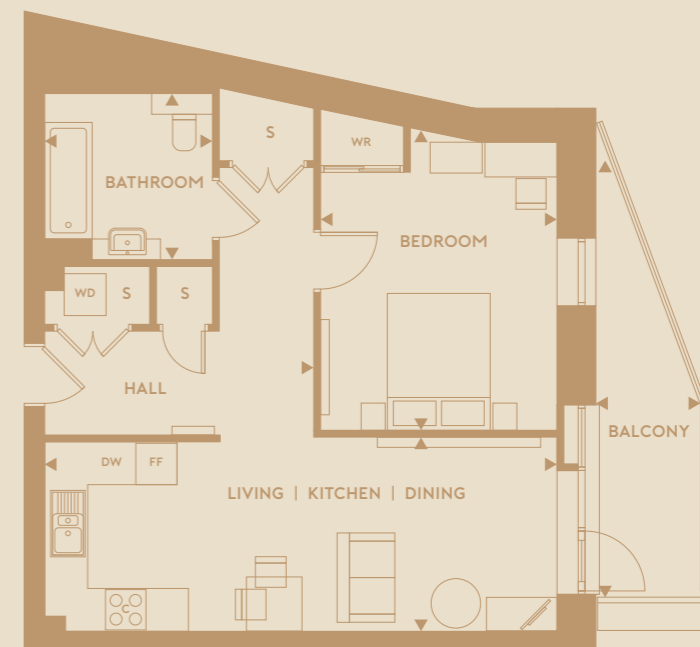
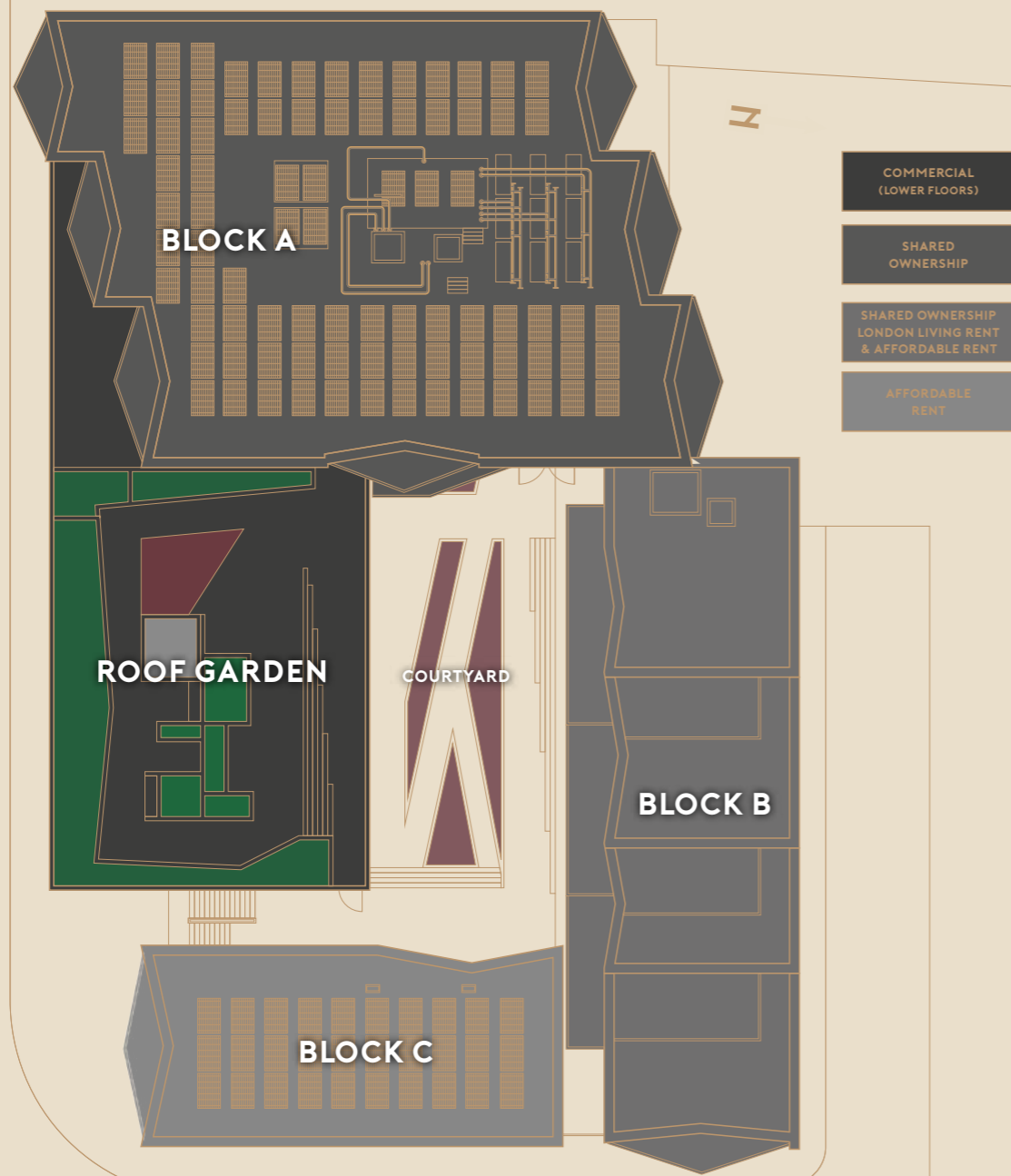
BLOCK A | APARTMENT NUMBER 1

# ONE BED

FLOOR 1

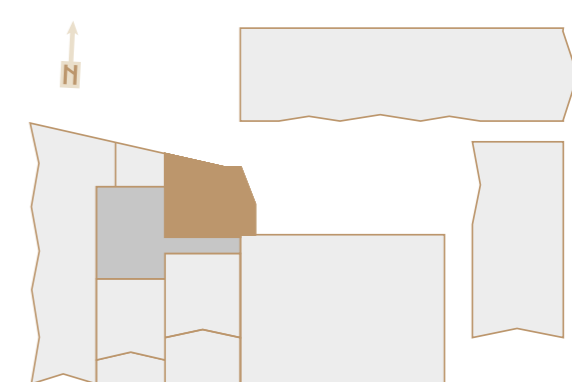
BURNT OAK BROADWAY

STOCKWELL CLOSE



|                            |                  |                    |
|----------------------------|------------------|--------------------|
| Living   Kitchen   Dining  | 7.53 x 2.86      | 24'8" x 9'4"       |
| Bedroom                    | 4.42 x 3.49      | 14'6" x 11'5"      |
| Bathroom                   | 2.45 x 2.44      | 8' x 8'            |
| <b>Total Internal Area</b> | <b>58.5 Sq M</b> | <b>629.7 Sq Ft</b> |
| Balcony                    | 6.83 x 1.5       | 22'4" x 4'11"      |

S Store | WR Wardrobe | FF Fridge Freezer | DW Dish Washer | WD Washer Dryer | C Cooker



**BLOCK A**  
FLOOR 1

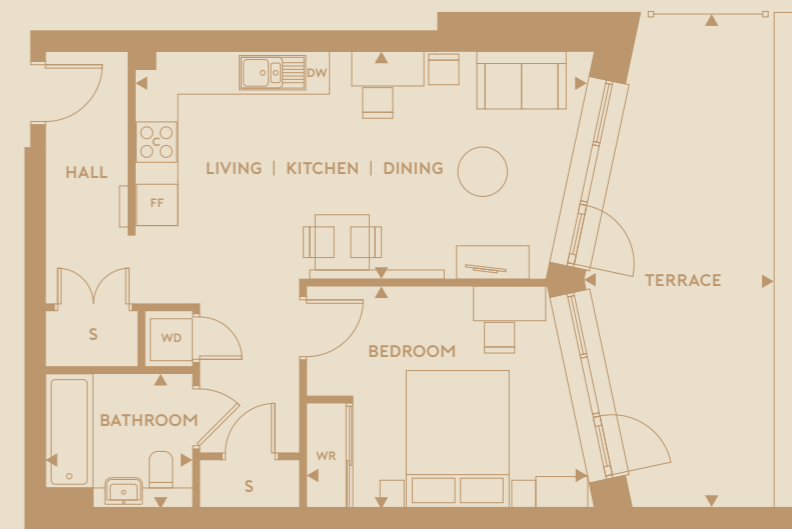
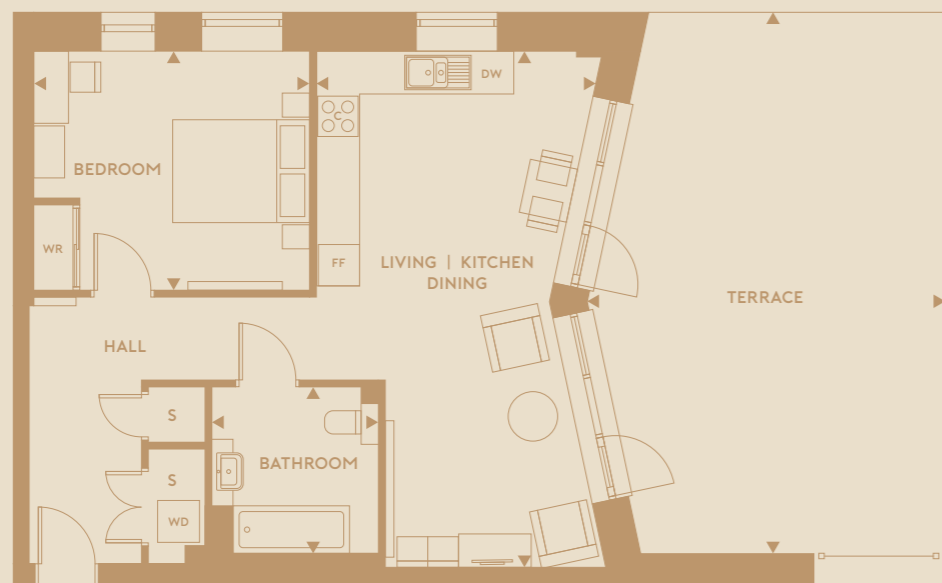


# ONE BED

FLOOR 1

# ONE BED

FLOOR 1

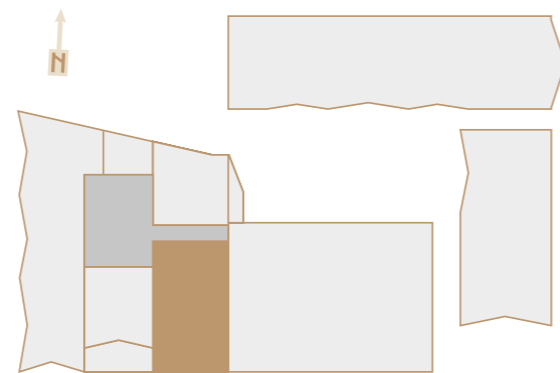


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3 1

|                            |                  |                    |
|----------------------------|------------------|--------------------|
| Living   Kitchen   Dining  | 7.58 x 4.12      | 24'10" x 13'6"     |
| Bedroom                    | 3.52 x 4.01      | 11'6" x 13'1"      |
| Bathroom                   | 2.45 x 2.45      | 8' x 8'            |
| <b>Total Internal Area</b> | <b>60.8 Sq M</b> | <b>654.4 Sq Ft</b> |
| Terrace                    | 7.93 x 5.25      | 26' x 17'2"        |

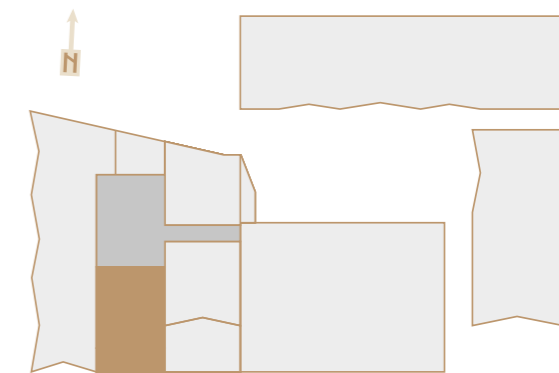
S Store | WR Wardrobe | FF Fridge Freezer | DW Dish Washer | WD Washer Dryer | C Cooker



BLOCK A  
FLOOR 1

|                            |                  |                    |
|----------------------------|------------------|--------------------|
| Living   Kitchen   Dining  | 6.6 x 3.36       | 21'7" x 11'        |
| Bedroom                    | 3.85 x 3.26      | 12'7" x 10'8"      |
| Bathroom                   | 2.15 x 2.01      | 7' x 6'7"          |
| <b>Total Internal Area</b> | <b>51.7 Sq M</b> | <b>556.5 Sq Ft</b> |
| Terrace                    | 7.21 x 2.8       | 23'7" x 9'2"       |

S Store | WR Wardrobe | FF Fridge Freezer | DW Dish Washer | WD Washer Dryer | C Cooker

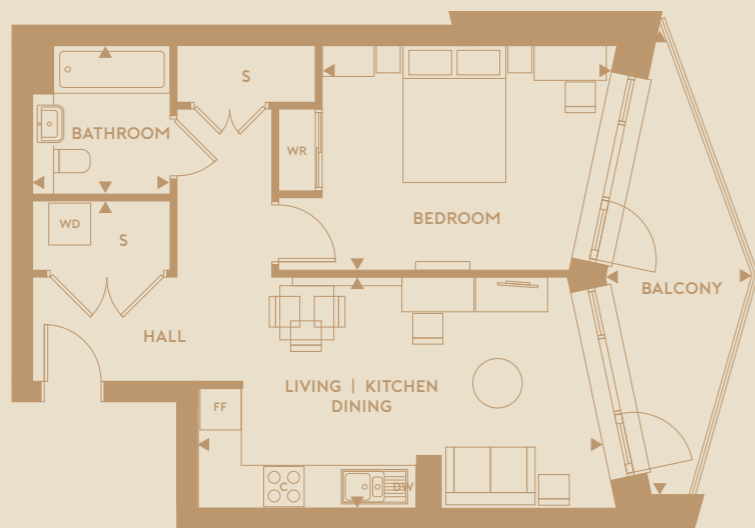


BLOCK A  
FLOOR 1

BLOCK A | APARTMENT NUMBERS 4 | 11 | 18 | 25 | 32 | 39 | 46 | 53 | 60 | 67

# ONE BED

FLOORS 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11

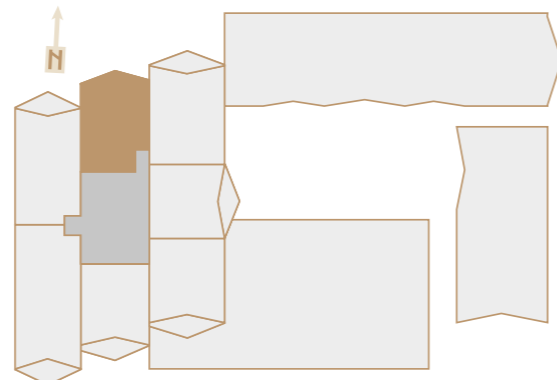


3 2

3 3

|                            |                  |                  |
|----------------------------|------------------|------------------|
| Living   Kitchen   Dining  | 5.97 x 3.41      | 21'7" x 11'      |
| Bedroom                    | 4.24 x 3.25      | 12'7" x 10'8"    |
| Bathroom                   | 2.15 x 2.01      | 7' x 6'7"        |
| <b>Total Internal Area</b> | <b>51.1 Sq M</b> | <b>550 Sq Ft</b> |
| Balcony                    | 6.98 x 2.13      | 23'7" x 9'2"     |

S Store | WR Wardrobe | FF Fridge Freezer | DW Dish Washer | WD Washer Dryer | C Cooker



**BLOCK A**  
FLOORS 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11

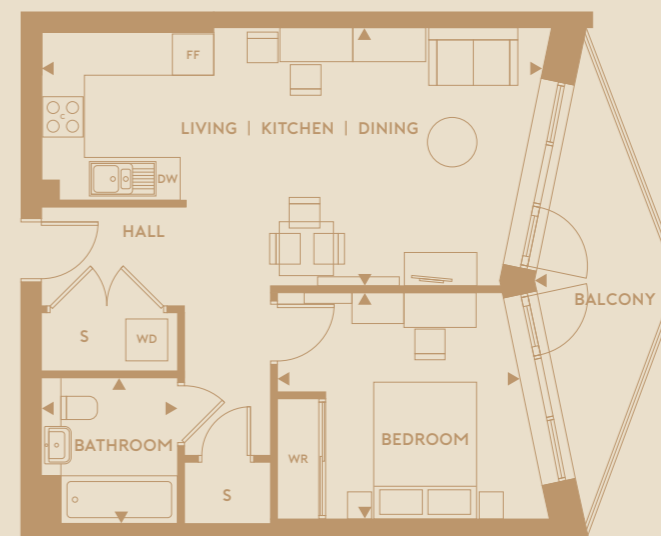
3 3

3 3

BLOCK A | APARTMENT NUMBERS 6 | 13 | 20 | 27 | 34 | 41 | 48 | 55 | 62 | 69

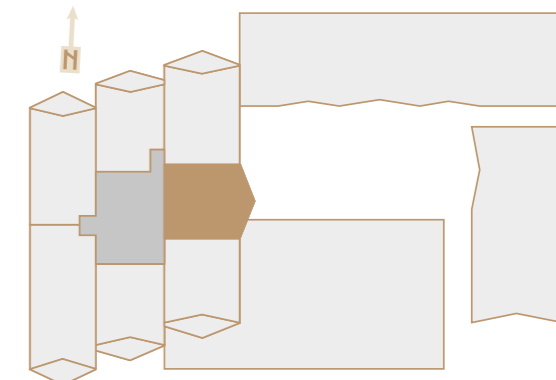
# ONE BED

FLOORS 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11



|                            |                  |                    |
|----------------------------|------------------|--------------------|
| Living   Kitchen   Dining  | 7.33 x 3.81      | 19'7" x 11'2"      |
| Bedroom                    | 3.3 x 3.53       | 13'10" x 10'7"     |
| Bathroom                   | 2.15 x 2.01      | 7' x 6'7"          |
| <b>Total Internal Area</b> | <b>51.2 Sq M</b> | <b>551.1 Sq Ft</b> |
| Balcony                    | 7.08 x 2.03      | 22'10" x 6'1"      |

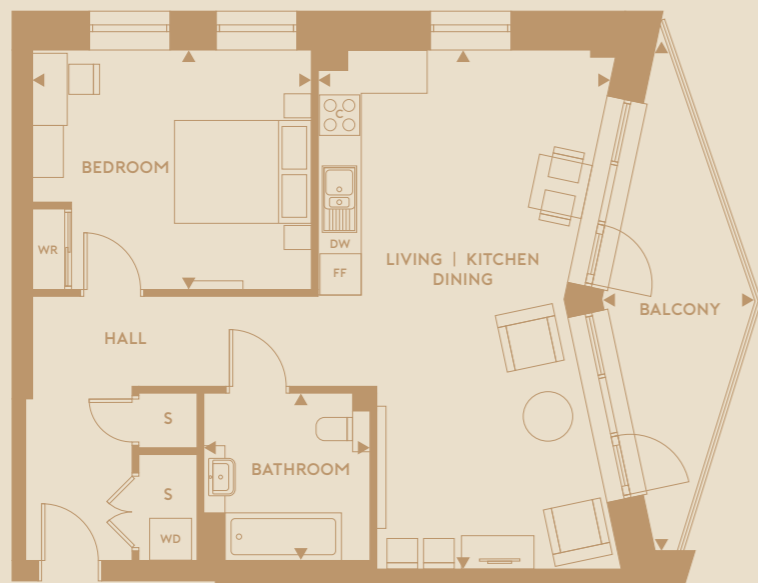
S Store | WR Wardrobe | FF Fridge Freezer | DW Dish Washer | WD Washer Dryer | C Cooker



**BLOCK A**  
FLOORS 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11

# ONE BED

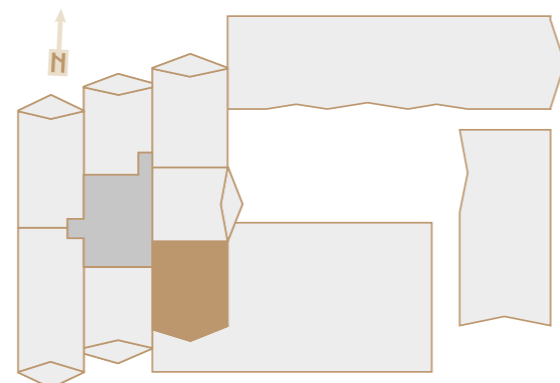
FLOORS 2 | 3 | 4



3 4

|                            |                  |                    |
|----------------------------|------------------|--------------------|
| Living   Kitchen   Dining  | 7.59 x 4.31      | 24'10" x 14'1"     |
| Bedroom                    | 4.1 x 3.51       | 13'5" x 11'6"      |
| Bathroom                   | 2.45 x 2.45      | 8' x 8'            |
| <b>Total Internal Area</b> | <b>62.6 Sq M</b> | <b>673.8 Sq Ft</b> |
| Balcony                    | 7.73 x 2.24      | 25'4" x 7'4"       |

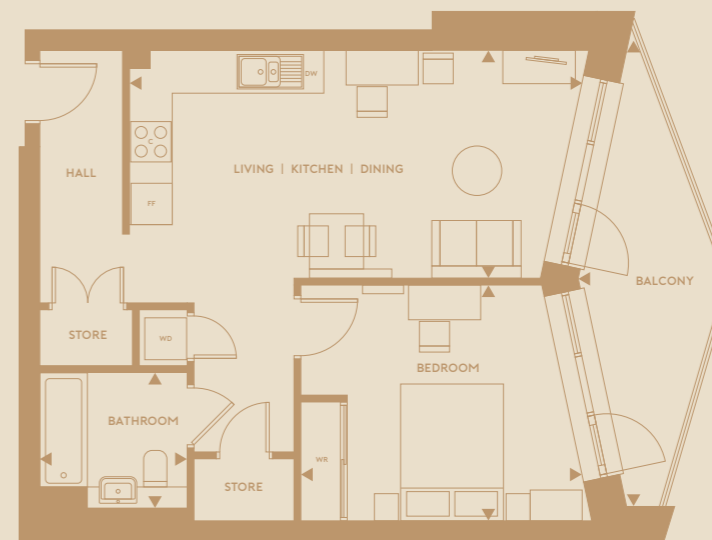
S Store | WR Wardrobe | FF Fridge Freezer | DW Dish Washer | WD Washer Dryer | C Cooker



**BLOCK A**  
FLOORS 2 | 3 | 4

# ONE BED

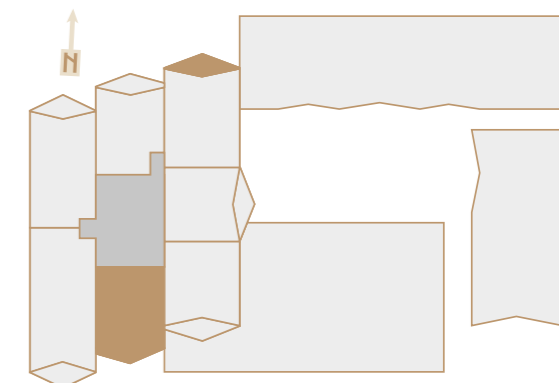
FLOORS 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11



3 5

|                            |                  |                    |
|----------------------------|------------------|--------------------|
| Living   Kitchen   Dining  | 6.67 x 3.36      | 21'10" x 11'       |
| Bedroom                    | 3.85 x 3.46      | 12'7" x 11'4"      |
| Bathroom                   | 2.15 x 2.01      | 7' x 6'7"          |
| <b>Total Internal Area</b> | <b>53.3 Sq M</b> | <b>573.7 Sq Ft</b> |
| Balcony                    | 6.99 x 2.13      | 22'11" x 6'11"     |

S Store | WR Wardrobe | FF Fridge Freezer | DW Dish Washer | WD Washer Dryer | C Cooker



**BLOCK A**  
FLOORS 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11

# ONE BED

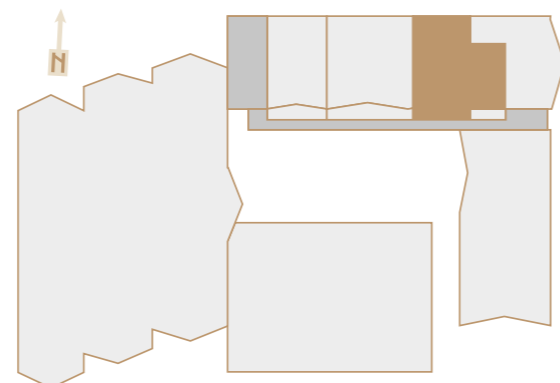
FLOOR 4



3 6

|                            |                  |                    |
|----------------------------|------------------|--------------------|
| Living   Kitchen   Dining  | 8.8 x 3.79       | 28'10" x 12'5"     |
| Bedroom                    | 3.84 x 3.32      | 12'7" x 10'10"     |
| Bathroom                   | 2.15 x 2.15      | 7' x 7'            |
| <b>Total Internal Area</b> | <b>51.8 Sq M</b> | <b>557.6 Sq Ft</b> |
| Terrace                    | 7.27 x 3.2       | 23'10" x 10'5"     |

S Store | WR Wardrobe | FF Fridge Freezer | DW Dish Washer | WD Washer Dryer | C Cooker



**BLOCK B**  
FLOOR 4

# TWO BED

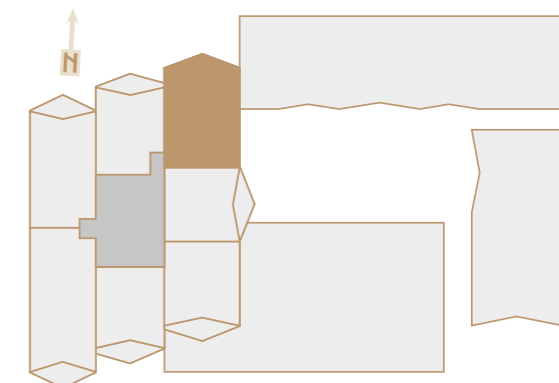
FLOORS 2 | 3 | 4 | 5 | 6 | 7 | 8



3 7

|                            |                  |                    |
|----------------------------|------------------|--------------------|
| Living   Kitchen   Dining  | 7.53 x 5         | 24'8" x 16'4"      |
| Bedroom 1                  | 4.43 x 3         | 14'6" x 9'10"      |
| Bedroom 2                  | 4.43 x 3.18      | 14'6" x 10'5"      |
| Bathroom                   | 2.15 x 2.01      | 7' x 6'7"          |
| <b>Total Internal Area</b> | <b>71.2 Sq M</b> | <b>766.4 Sq Ft</b> |
| Balcony                    | 7.7 x 2.24       | 25'3" x 7'4"       |

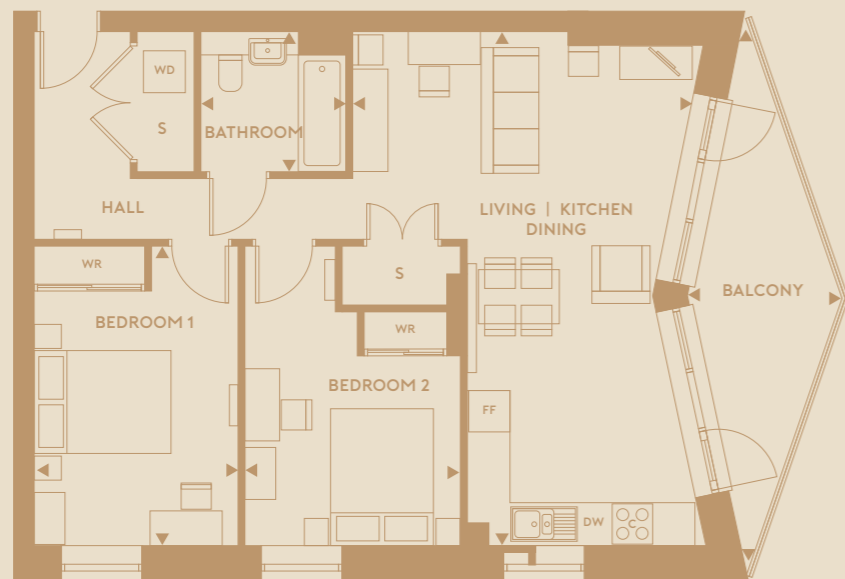
S Store | WR Wardrobe | FF Fridge Freezer | DW Dish Washer | WD Washer Dryer | C Cooker



**BLOCK A**  
FLOORS 2 | 3 | 4 | 5 | 6 | 7 | 8

# TWO BED

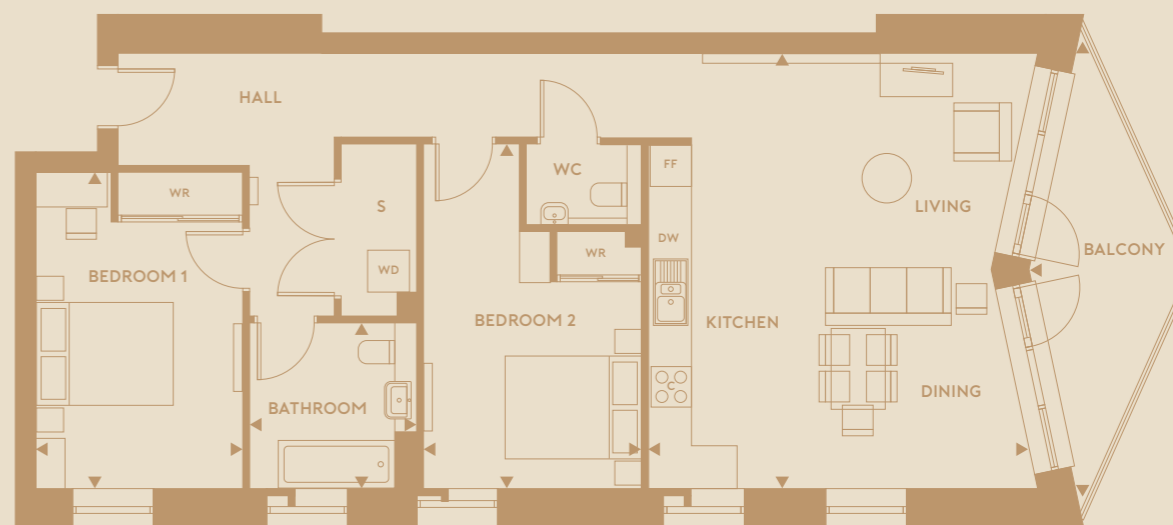
FLOORS 9 | 10 | 11



3 8

# TWO BED

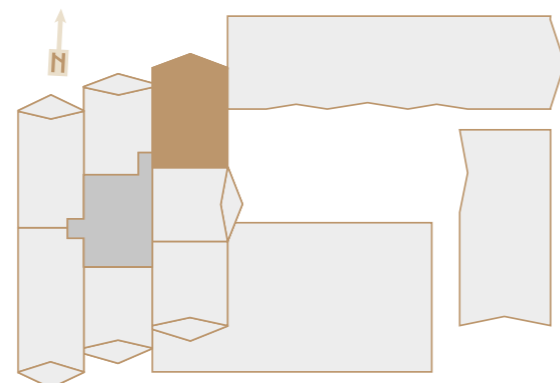
FLOORS 2 | 3 | 4 | 5



3 9

|                            |                  |                    |
|----------------------------|------------------|--------------------|
| Living   Kitchen   Dining  | 7.53 x 5         | 24'8" x 16'4"      |
| Bedroom 1                  | 4.43 x 3         | 14'6" x 9'10"      |
| Bedroom 2                  | 4.43 x 3.18      | 14'6" x 10'5"      |
| Bathroom                   | 2.15 x 2.01      | 7' x 6'7"          |
| <b>Total Internal Area</b> | <b>71.2 Sq M</b> | <b>766.4 Sq Ft</b> |
| Balcony                    | 7.7 x 2.24       | 25'3" x 7'4"       |

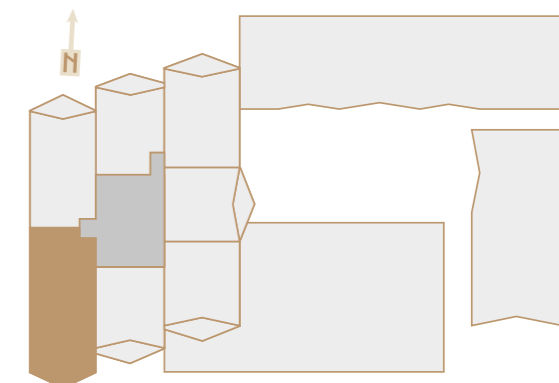
S Store | WR Wardrobe | FF Fridge Freezer | DW Dish Washer | WD Washer Dryer | C Cooker



**BLOCK A**  
FLOORS 9 | 10 | 11

|                            |                  |                    |
|----------------------------|------------------|--------------------|
| Living   Kitchen   Dining  | 6.39 x 5.65      | 20'11" x 18'6"     |
| Bedroom 1                  | 3.9 x 3.05       | 12'9" x 10'        |
| Bedroom 2                  | 5.06 x 3.22      | 16'7" x 10'6"      |
| Bathroom                   | 2.45 x 2.45      | 8' x 8'            |
| <b>Total Internal Area</b> | <b>89.6 Sq M</b> | <b>964.4 Sq Ft</b> |
| Balcony                    | 7.7 x 2.24       | 25'3" x 7'4"       |

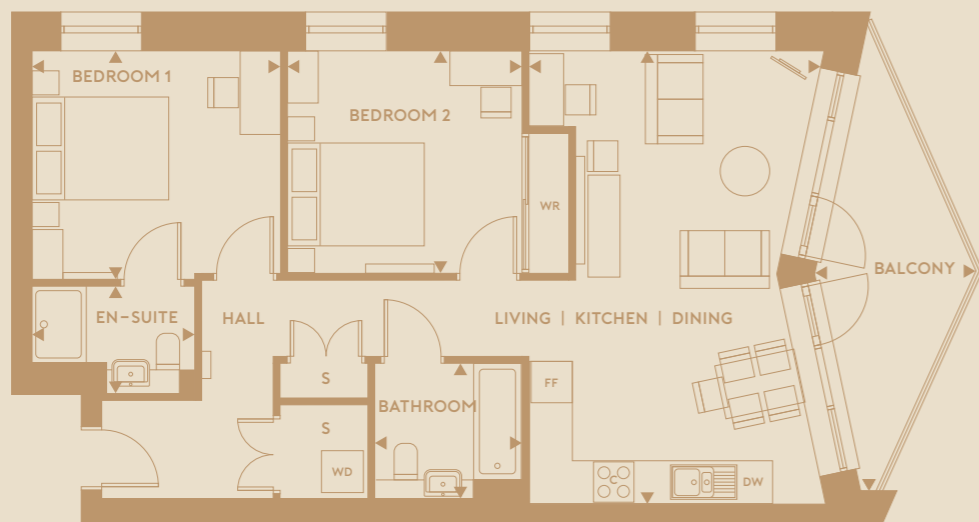
S Store | WR Wardrobe | FF Fridge Freezer | DW Dish Washer | WD Washer Dryer | C Cooker



**BLOCK A**  
FLOORS 2 | 3 | 4 | 5

# TWO BED

FLOORS 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11

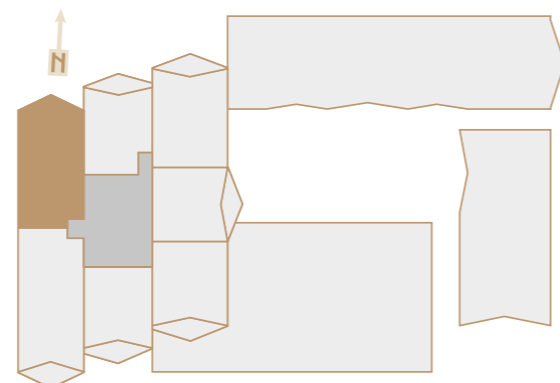


4 0

4 1

|                            |                  |                    |
|----------------------------|------------------|--------------------|
| Living   Kitchen   Dining  | 6.61 x 4.31      | 21'8" x 14'1"      |
| Bedroom 1                  | 3.67 x 3.35      | 12' x 10'11"       |
| Bedroom 2                  | 3.43 x 3.24      | 11'3" x 10'7"      |
| Bathroom                   | 2.15 x 2.01      | 7' x 6'7"          |
| En-suite                   | 2.39 x 1.57      | 7'10" x 5'1"       |
| <b>Total Internal Area</b> | <b>72.8 Sq M</b> | <b>783.6 Sq Ft</b> |
| Balcony                    | 6.65 x 2.34      | 21'9" x 7'8"       |

S Store | WR Wardrobe | FF Fridge Freezer | DW Dish Washer | WD Washer Dryer | C Cooker



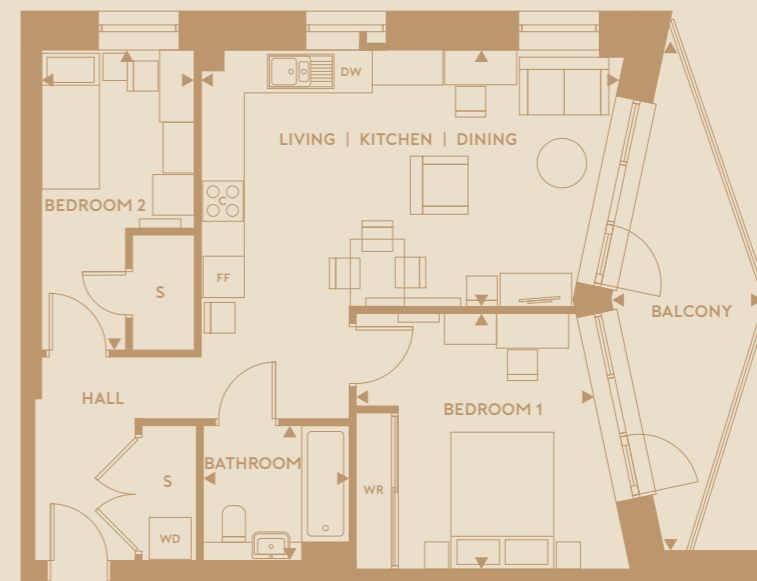
**BLOCK A**  
FLOORS 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11

4 1

4 1

# TWO BED

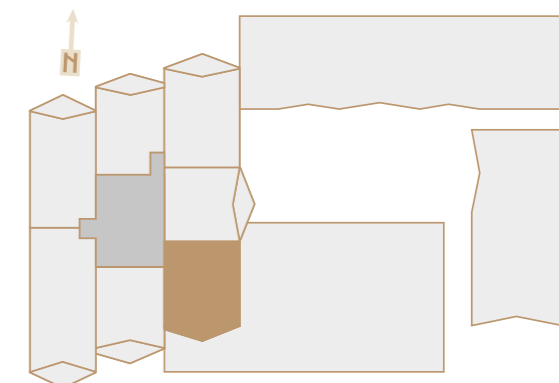
FLOORS 5 | 6 | 7 | 8 | 9 | 10 | 11



4 1

|                            |                  |                    |
|----------------------------|------------------|--------------------|
| Living   Kitchen   Dining  | 6.12 x 3.78      | 20' x 12'4"        |
| Bedroom 1                  | 3.7 x 3.47       | 12'1" x 11'4"      |
| Bedroom 2                  | 4.42 x 2.34      | 14'6" x 7'8"       |
| Bathroom                   | 2.15 x 2.01      | 7' x 6'7"          |
| <b>Total Internal Area</b> | <b>62.7 Sq M</b> | <b>674.9 Sq Ft</b> |
| Balcony                    | 7.73 x 2.24      | 25'4" x 7'4"       |

S Store | WR Wardrobe | FF Fridge Freezer | DW Dish Washer | WD Washer Dryer | C Cooker

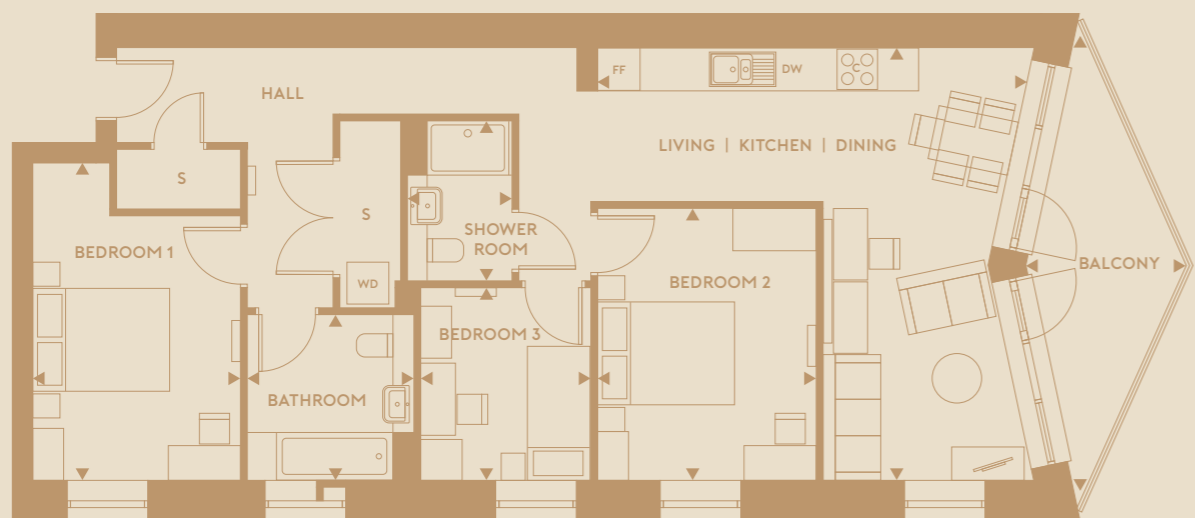


**BLOCK A**  
FLOORS 5 | 6 | 7 | 8 | 9 | 10 | 11

BLOCK A | APARTMENT NUMBERS 37 | 44 | 51 | 58 | 65 | 72

# THREE BED

FLOORS 6 | 7 | 8 | 9 | 10 | 11



BLOCK B | APARTMENT NUMBER 93

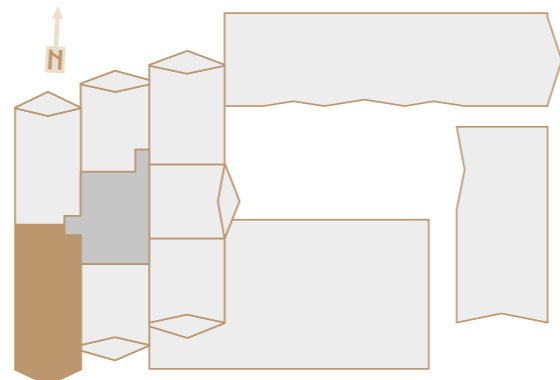
# THREE BED DUPLEX

FLOORS 5 | 6



|                            |                |                    |
|----------------------------|----------------|--------------------|
| Living   Kitchen   Dining  | 6.38 x 6.28    | 20'11" x 20'7"     |
| Bedroom 1                  | 4.73 x 3.05    | 15'6" x 10'        |
| Bedroom 2                  | 4.01 x 3.2     | 13'1" x 10'5"      |
| Bedroom 3                  | 2.86 x 2.5     | 9'4" x 8'2"        |
| Bathroom                   | 2.45 x 2.45    | 8' x 8'            |
| Shower room                | 2.35 x 1.54    | 7'8" x 5'          |
| <b>Total Internal Area</b> | <b>90 Sq M</b> | <b>968.8 Sq Ft</b> |
| Balcony                    | 6.95 x 2.34    | 22'9" x 7'8"       |

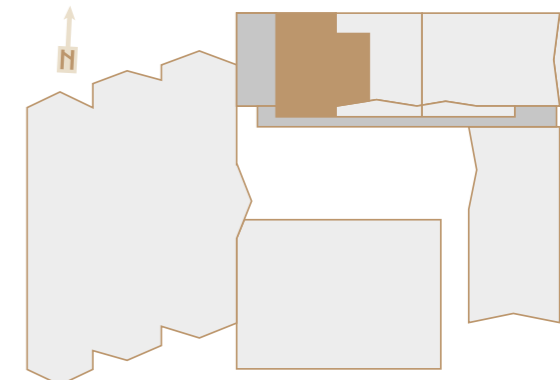
S Store | WR Wardrobe | FF Fridge Freezer | DW Dish Washer | WD Washer Dryer | C Cooker



**BLOCK A**  
FLOORS 6 | 7 | 8 | 9 | 10 | 11

|                            |                   |                     |
|----------------------------|-------------------|---------------------|
| Kitchen   Dining           | 6.01 x 3.58       | 19'8" x 11'8"       |
| Living                     | 5.29 x 3.81       | 17'4" x 12'6"       |
| Bedroom 1                  | 4.14 x 3.13       | 13'6" x 10'3"       |
| Bedroom 2                  | 4.41 x 3.41       | 14'5" x 11'2"       |
| Bedroom 3                  | 2.88 x 2.79       | 9'5" x 9'1"         |
| Bathroom                   | 2.15 x 2.17       | 7' x 7'1"           |
| <b>Total Internal Area</b> | <b>103.5 Sq M</b> | <b>1114.1 Sq Ft</b> |
| Terrace                    | 7.17 x 3.01       | 23'6" x 9'10"       |

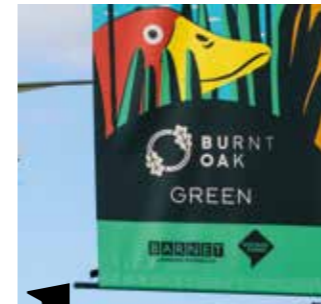
S Store | WR Wardrobe | FF Fridge Freezer | DW Dish Washer | WD Washer Dryer | C Cooker



**BLOCK B**  
FLOORS 5 | 6



# TOP 10 REASONS TO BUY



**1**

### Location

A London address without the central London price tag. Equally close to city and countryside for the best of both worlds.



**2**

### An up-and-coming area

Burnt Oak is about to undergo a raft of regeneration and development. So this is the best possible time to invest in this postcode.



**3**

### A standout building

Architect-designed, avant-garde, innovative and a local landmark – Icon is a thing of beauty and truly an address you'll be proud to come home to.

**4**

### Beautiful homes

Well-designed, spacious, contemporary living spaces that are cosy retreats after a hard day's work or the perfect base to work from home.



**5**

### Something for everyone

A home at Icon is perfect for you, whether you're a couple buying for the first time, a family looking to expand or empty-nesters wanting to downsize. Everything is brand-new so you can move straight in.



**6**

### Own outdoor space

Each apartment has its own spacious balcony or a private terrace, while there is access to a shared green courtyard below.

**7**

### Great outdoors

This is an area with loads of parks, playing fields and nature reserves, so you don't need to leave town to get out into the fresh air.

**8**

### Well connected

Living close to a Tube station is invaluable for London living, dramatically cutting your commute time into the centre, while there's a great network of buses for local trips.



**9**

### A step up

Shared Ownership schemes mean you can get assistance to make the leap into home ownership. With a share of as little as 25% you can start putting your mark on a brand new home at Icon. Say goodbye to flatmates!



**10**

### A name you can trust

Network Homes has built an established, award-winning reputation for providing quality, affordable housing across London and the Home Counties so you know your home will be built to the highest standard.





# HOW SHARED OWNERSHIP WORKS

4 6

The new homes at Icon are available to purchase on a Shared Ownership basis, offering a perfect opportunity for local people to get a step on the property ladder.

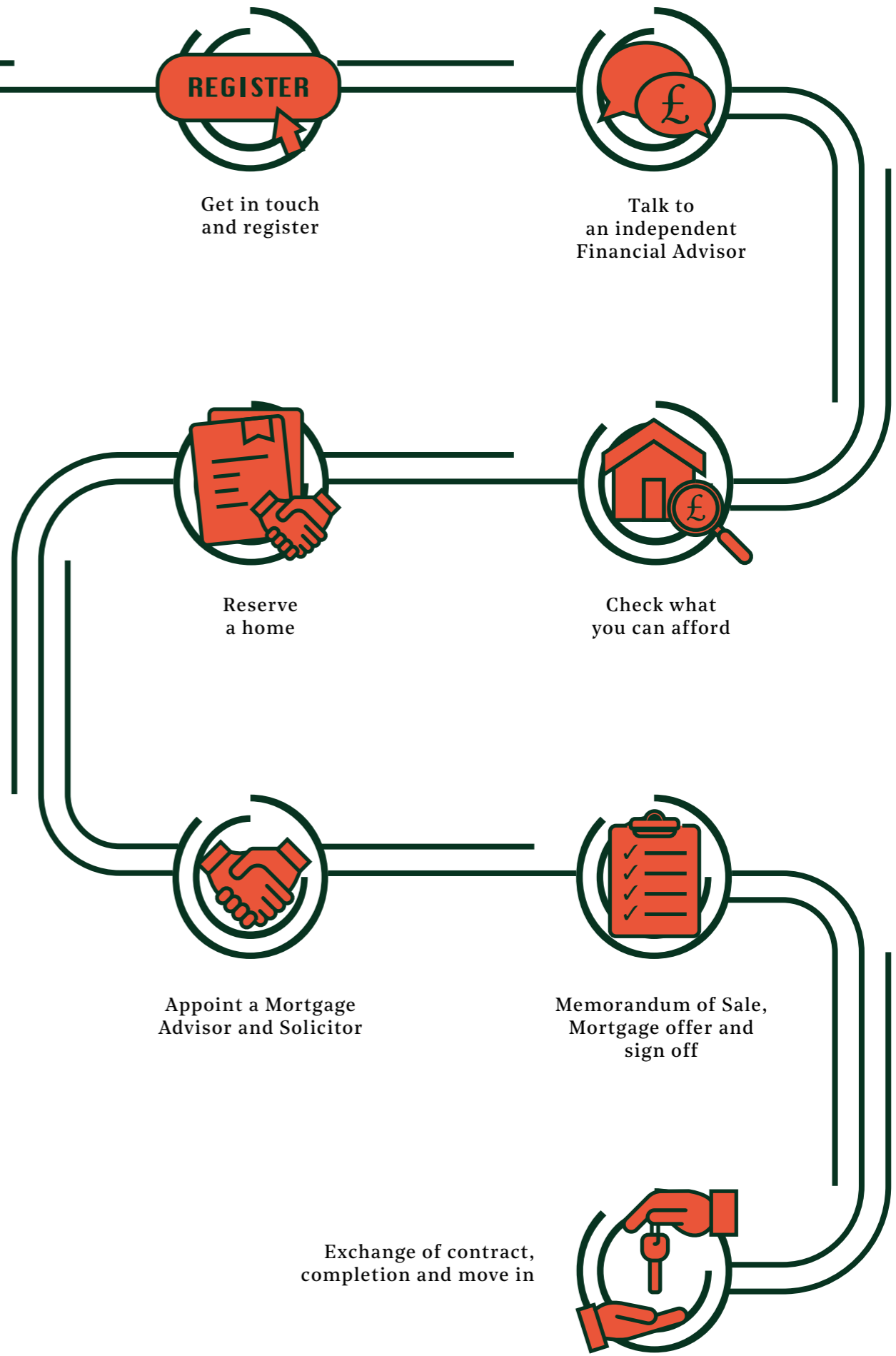
The Shared Ownership scheme aims to help those who might not otherwise be able to get into home ownership.

At Icon, Shared Ownership gives you the opportunity to buy a share of your new home, starting at 25% or more if you can afford it. The rest is owned by Network Homes and you pay a subsidised rent on this portion in addition to your own mortgage. You will also need to have savings to cover any deposit required by your mortgage lender and the costs involved in moving.

Following the initial purchase, you have the option of increasing your share when you can afford to do so. This is called staircasing which means you could eventually own all of the property. The more you own, the less rent you pay.

There will also be a service charge payable to cover the cost of the communal maintenance and this includes the buildings insurance.

Shared Ownership is subject to availability and qualifying criteria. Priority will be given to people living or working in the London Borough of Barnet. Every application is assessed individually.



4 7



Photography of Icon show apartment

# NETWORK HOMES

**Network Homes is one of England's leading providers of quality homes. We love to build and we take great pride in the homes we deliver and manage. We build homes for London Living Rent and Shared Ownership with a range of homes in London and Hertfordshire.**

We operate commercially but our profits are reinvested back into building more affordable homes and providing a first class service to our customers.

We take pride in providing an impressive specification which, coupled with sustainable design features, means our homes are ideal for modern living. **Because good homes make everything possible.**



Rectory Park

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B E P A R T O F I T



Because good homes make everything possible