



THE  
**SHARED  
OWNERSHIP**

COLLECTION

**NORTH GATE PARK**

**LONDON N15**

 **Peabody**



# **PARKSIDE LIVING** **ABUNDANT POSSIBILITIES**

**Inspired by its leafy corner  
of north London, North Gate  
Park puts nature at its heart.**

The neighbourhood's homes are arranged around an immersive central garden enhanced by diverse planting and mature Mulberry trees, with quiet walkways offering a chance to wander through greenery and soak up the feelgood atmosphere. Here you'll find the space to escape and room to roam - all within moments of vibrant N15 and connections to central London.

# CITY LIFE IN PERFECT BALANCE

Welcome to a neighbourhood of colourful contrasts – where lush greenery meets urban energy, tradition meets modernity and connection to central is balanced by a sense that you’re away from it all.

In fact, the beauty of contrasts is all around, with striking new architecture living happily alongside restored period buildings and the magnificent Mulberry Gardens, restored in a partnership with The Royal Botanic Gardens in Kew, offering residents a calm and tranquil atmosphere so close to the heart of London.



Computer generated image is indicative only.

A view over Mulberry Gardens

# ABOVE & BEYOND

CANARY WHARF

WOODBERRY WETLANDS

MANOR HOUSE

THE SHARD

CITY OF LONDON

ISLINGTON

EMIRATES STADIUM

FINSBURY PARK

GREEN LANES



SHARED OWNERSHIP COLLECTION 6

SHARED OWNERSHIP COLLECTION 7

SEVEN SISTERS

MULBERRY GARDENS

HARRINGAY GREEN LANES

CHESTNUTS PARK





# FEEL GOOD NATURE EVERYDAY ESCAPISM

Living at North Gate Park means that you're never far from nature. Within Mulberry Gardens, the neighbourhood's central green space, you can enjoy an oasis of calm in the city, moments from home.

Designed in partnership with The Royal Botanic Gardens in Kew, its lush, landscaped gardens and meandering pathways are created to bring a sense of wonder to the everyday, while the mature trees that have thrived here for over a century offer a spot to reconnect with nature, right on your doorstep.



Royal Botanic Gardens  
**Kew**

# ENHANCED LIVING

12 SHARED OWNERSHIP COLLECTION

13 SHARED OWNERSHIP COLLECTION



# CONCIERGE SERVICES

## PERSONAL TOUCHES

Life in London will be simpler as a resident of North Gate Park, with a planned on-site concierge offering a range of useful, everyday services. Whether it's handling deliveries and maintenance requests or providing a quiet spot to wait for friends or a cab, the concierge hub is designed to make daily life that little bit easier.



### Concierge Services

Planned to be located in Harston House, the concierge will be your go-to resource to support and simplify daily life. The latest designs also include a private meeting room upstairs and a wellness studio, creating even more convenience within the building.

Operating hours to be confirmed and subject to change.



### Dental Surgery

Conveniently planned within the development, an independent dental surgery is set to provide residents with easy access to professional care, right on their doorstep.



### Nursery

A new nursery is planned within the beautifully preserved Mayfield House, offering exceptional spaces for early years care and education.



### Shops & Stores

A new supermarket is planned to bring everyday convenience and comfort to residents of North Gate Park.



### Co-working space

A modern co-working hub is planned within the same building as the concierge, providing a flexible, collaborative setting. Operated independently, it is designed to be the perfect place to work, meet, and connect, all without the commute.





# NORTH LONDON LIFE & SOUL



# YOUR NEIGHBOURHOOD

## DINING

- 1 33's The Old Grocery Store  
0.3 miles
- 2 Selale  
0.4 miles
- 3 Brouhaha Bar  
0.5 miles
- 4 Gökyüzü  
0.6 miles
- 5 Dusty Knuckle  
0.7 miles
- 6 Abraco  
0.7 miles
- 7 Stamp Brasserie  
0.7 miles
- 8 The Salisbury Hotel  
0.8 miles
- 9 The Finsbury  
1.2 miles
- 10 Truecraft  
1.6 miles
- 11 The Palm  
2.0 miles

## SHOPPING

- 12 Harringay Green Lanes  
0.8 miles
- 13 ALDI  
0.9 miles
- 14 Sainsbury's  
1.1 miles

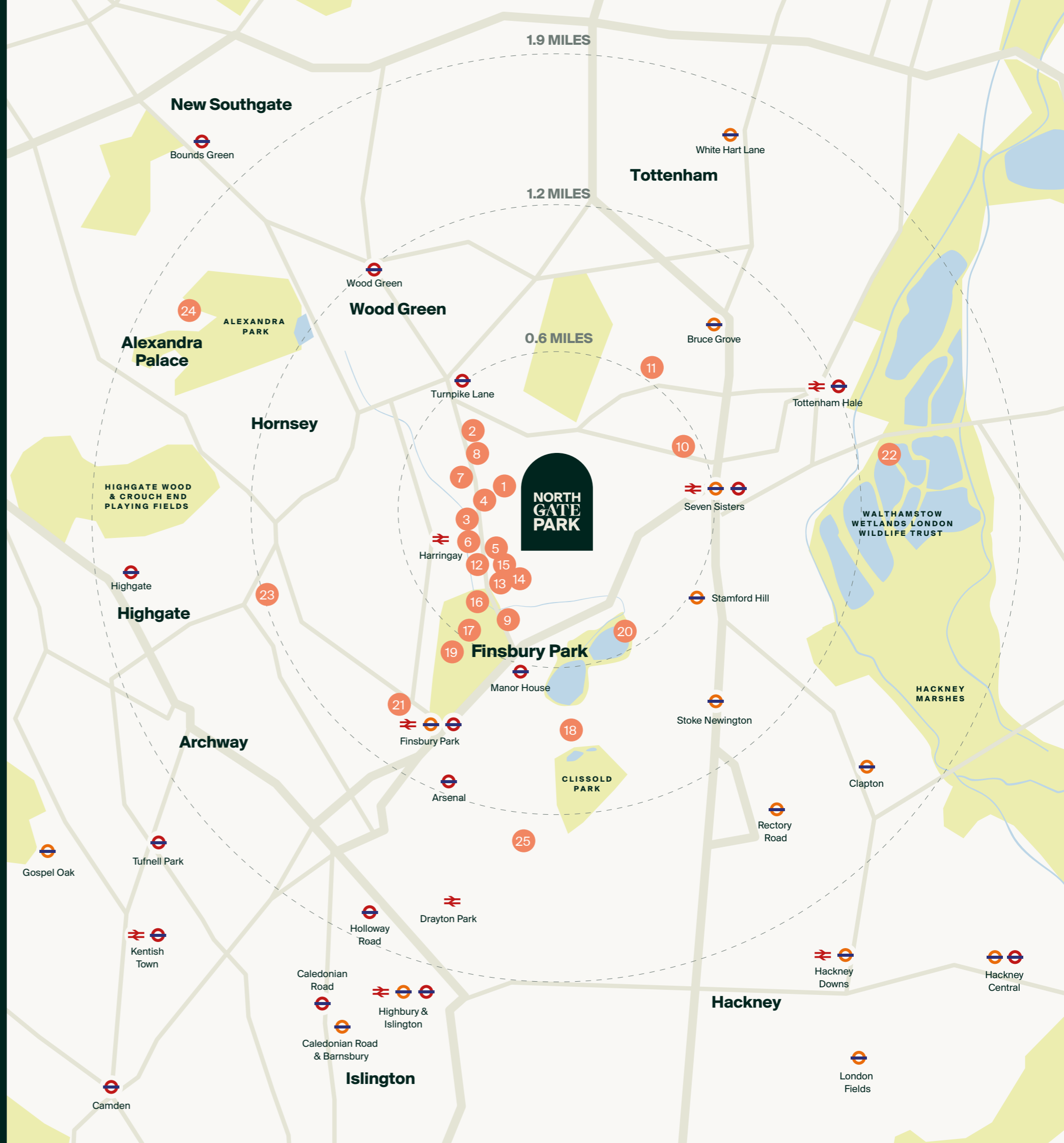
## SPORT & FITNESS

- 15 The Gym Group  
0.9 miles
- 16 London Mets Baseball & Softball Club  
1.0 mile
- 17 London Blitz American Football Club  
1.5 miles
- 18 The Castle Climbing Centre  
1.9 miles
- 19 Finsbury Park Athletics Track  
2.0 miles

## LEISURE & CULTURE

- 20 Woodberry Wetlands, London Wildlife Trust  
1.2 miles
- 21 Park Theatre  
2.1 miles
- 22 Walthamstow Meadows  
2.3 miles
- 23 Parkland Walk  
2.5 miles
- 24 Alexandra Palace  
2.5 miles
- 25 Emirates Stadium  
2.5 miles

Map not to scale. Distances taken from google.co.uk/maps and are approximate only.



# ECLECTIC ENERGETIC N15

**Here's where diverse and dynamic North London comes together.**

The streets around vibrant Green Lanes have become a destination for Londoners from all walks of life, all drawn to its mix of energy, greenery and multicultural personality. N15 is bursting with exciting things to do, new places to eat and drink, gorgeous parks and much more. Plus, the best of the rest of North London is within easy reach. It's time to live life to the full.





# AUTHENTIC LOCAL FLAVOURS

# THE SECRET INGREDIENT

**N15's cultural melting pot has created a food scene all its own.**

Turkish meze and traditional Victorian pubs are joined by the new wave of artisan coffee shops, bakeries and cocktail bars – its blend of cultures and culinary influences creating a truly unique local flavour.



The Dusty Knuckle Bakery



Milk Cafe



The Dusty Knuckle Bakery



Stamp Brasserie

Antepliler ▶

Well-established Turkish restaurant on Green Lanes, including the main restaurant and specialised Doner, Baklava and Kunefe shops.



▼ Diyarbakir Kitchen

One of London's best authentic Turkish charcoal grill restaurants offering the best in Mediterranean cuisine.



▶ Stamp Brasserie

Green Lanes' contemporary restaurant and brasserie serving freshly prepared breakfasts, brunches and lunches.



▲ 33's The Old Grocery Store

Charming wine/cocktail bar and restaurant a few minutes walk from North Gate Park with stylish decor and live music.

◀ The Salisbury

A Victorian Grade II listed pub with restored bar serving international beers.

# LUSH & LEAFY SPACES TO EXPLORE

# THE PICK OF THE PARKS



## CHESTNUTS PARK

Just across the street from North Gate Park, this laidback local favourite has green space aplenty and something for everyone, including a playground, playing fields, tennis courts, a café and zip wire.



## FINSBURY PARK

The renaissance continues at Finsbury Park, with many of its original Victorian features and gardens returned to their former glory, while summer's all about the boating lake and festival line-up.



## WOODBERRY WETLANDS

Explore the boardwalks and scenic ponds of this urban nature reserve, a haven for local wildlife and people alike. With the chance to spot newts, toads and all manner of bird life, it's always a hit with kids.



## RAILWAY FIELDS

It's amazing to think that this hidden gem of a nature reserve is tucked just off Green Lanes. You're instantly immersed in nature, including a 'mini beast' habitat for creepy crawlies and a wildlife trail.



## CLISSOLD PARK

Stoke Newington's largest green space has got it all going on, from running routes to racquet sports and a skate park. Kids love the playground's cool splash pad, plus there's coffee at Fink's Pump House.



## ALEXANDRA PALACE

With its lush rolling hills and panoramic views of the city, Alexandra Palace Park offers a welcome escape from busy city life. The park's 9-hole pitch and putt golf course makes for a fun trip with friends.





Milk Café



Finsbury Park



The Dusty Knuckle Bakery

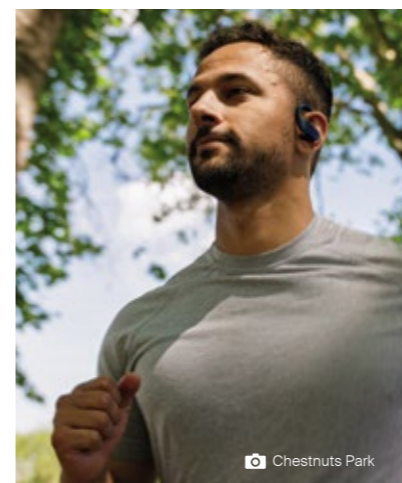
# WORK LIFE BALANCE UNLOCKED

## Life with freedom to make the most of every day.

With fast connections into London, you'll spend less time commuting and more time enjoying what matters most.

Prefer working from home? Your new space is designed with modern living in mind, with plenty of natural light, reliable Wi-Fi, and green spaces just outside your door for a refreshing break.

With plans for a tuition centre, community space, and co-working hub right on site, you'll have the flexibility to work, study, or collaborate – all just moments from home.



Chestnuts Park



Seven Sisters Station

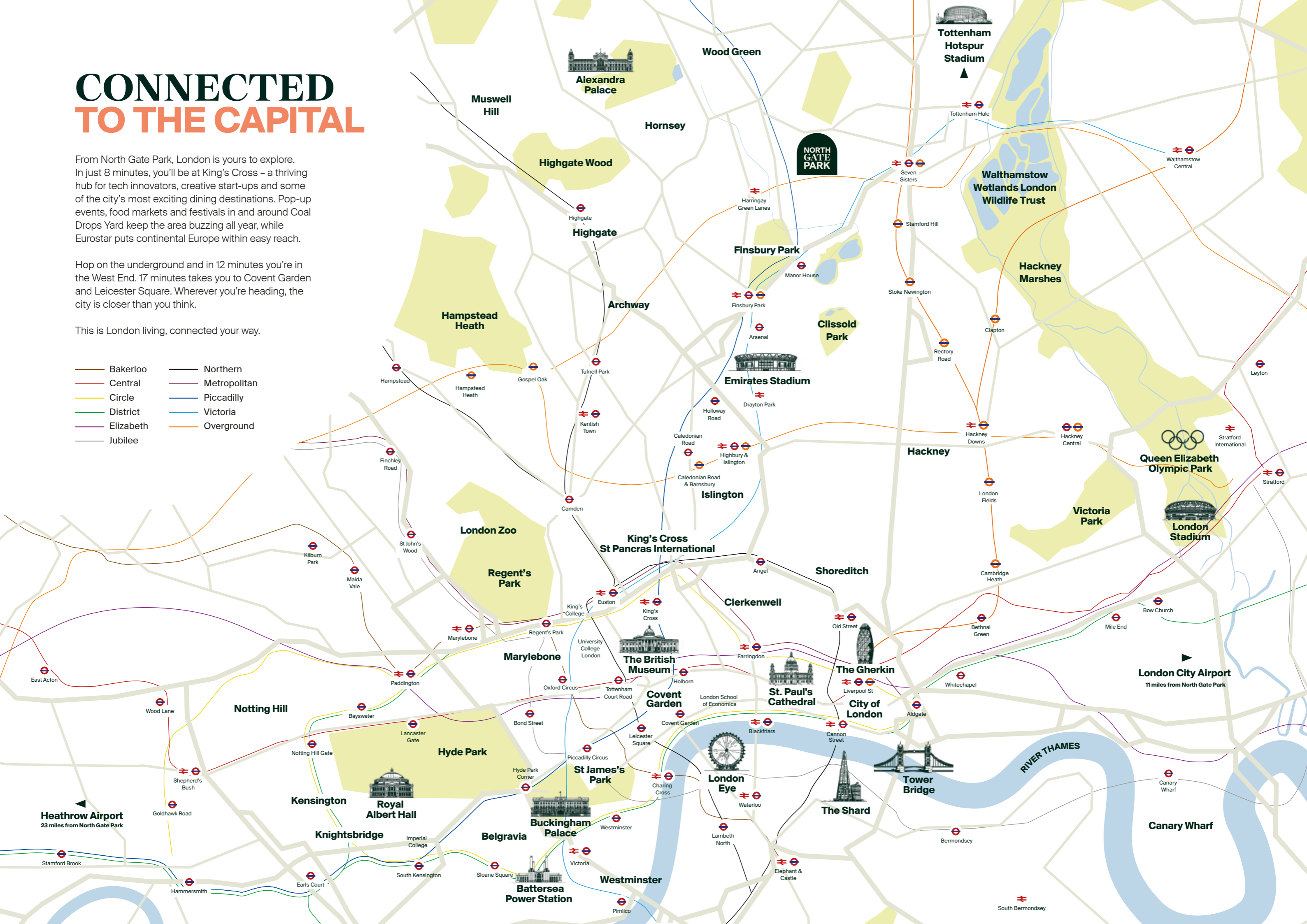
# CONNECTED TO THE CAPITAL

From North Gate Park, London is yours to explore. In just 8 minutes, you'll be at King's Cross – a thriving hub for tech innovators, creative start-ups and some of the city's most exciting dining destinations. Pop-up events, food markets and festivals in and around Coal Drops Yard keep the area buzzing all year, while Eurostar puts continental Europe within easy reach.

Hop on the underground and in 12 minutes you're in the West End. 17 minutes takes you to Covent Garden and Leicester Square. Wherever you're heading, the city is closer than you think.

This is London living, connected your way.

- |   |  |
|---|--|
|  Bakerloo  |  Northern     |
|  Central   |  Metropolitan |
|  Circle    |  Piccadilly   |
|  District  |  Victoria     |
|  Elizabeth |  Overground   |
|  Jubilee  |  |



**Heathrow Airport**  
23 miles from North Gate Park

**London City Airport**  
11 miles from North Gate Park

# ACCESS ALL AREAS



Seven Sisters



Finsbury Park

Lee Valley Park  
15 minutes

Walthamstow  
Wetlands &  
Marshlands  
13 minutes

Clissold Park  
11 minutes

Woodberry Wetlands  
10 minutes

Ducketts Common  
6 minutes

Downhill Park  
3 minutes

Green Lanes  
3 minutes

## BUS

From St Ann's  
Hospital



Harringay  
Green Lanes Station  
6 minutes

Stoke Newington  
22 minutes

Dalston Junction  
Station  
27 minutes

Essex Road Station  
29 minutes

Angel Station  
37 minutes

Farringdon Station  
47 minutes

City Thameslink  
56 minutes

## TUBE

From Seven Sisters  
Station



Finsbury Park  
3 minutes

Tottenham Hale  
2 minutes

Highbury & Islington  
5 minutes

Walthamstow Central  
5 minutes

King's Cross St Pancras  
International  
8 minutes

Euston  
9 minutes

Oxford Circus  
12 minutes

Victoria  
16 minutes

London Liverpool Street  
20 minutes

Stratford  
21 minutes  
Via Tottenham Hale Station

Stansted Airport  
45 minutes  
Via Tottenham Hale Station

## Walk

North Gate Park



Chestnuts Park  
1 minutes

Green Lanes  
9 minutes

Downhills Park  
10 minutes

Seven Sisters  
Underground  
20 minutes

Finsbury Park  
21 minutes

Ducketts  
Common  
20 minutes

Woodberry  
Wetlands  
22 minutes

Oxford Circus



## Cycle

North Gate Park



Green Lanes

All travel times are shown in minutes.  
(Source: TFL and Google).

# IN A CLASS OF ITS OWN

Whatever your life stage,  
North Gate Park is a destination  
from which you can flourish.

The proposed on-site nursery is set to make life simpler for busy parents, while there's a choice of state and independent primary and secondary schools in the local area, and London's best universities within a bus or tube.



## CHILDREN'S NURSERIES

### Woodlands Park Nursery School

0.4 miles  
8 mins walk

### Chestnuts Pre-School

0.5 miles  
9 mins walk

### Wiggly Worms Day Nursery

0.5 miles  
9 mins walk

### Brown Bears Nursery School

0.5 miles  
10 mins walk

### Triangle Nursery

0.6 miles  
12 mins walk

## PRIMARY SCHOOLS

### Chestnuts Primary School

0.1 miles  
3 mins walk  
Ofsted rating: Good

### St Mary's RC Junior School

0.3 miles  
5 mins walk  
Ofsted rating: Good

### West Green Primary

0.4 miles  
8 mins walk  
Ofsted rating: Good

### South Harringay School

0.6 miles  
11 mins walk  
Ofsted rating: Good

### St John Vianney RC

0.7 miles  
13 mins walk  
Ofsted rating: Good

### Harris Primary Academy

0.8 miles  
16 mins walk  
Ofsted rating: Outstanding

## SECONDARY SCHOOLS

### Park View School

0.5 miles  
9 mins walk  
Ofsted rating: Good

### Skidders Academy

1.1 miles  
23 mins walk  
Ofsted rating: Good  
skiddersacademy.org.uk

## UNIVERSITIES

### UAL: Central St Martins

Tube (Victoria line from Seven Sisters)  
35 mins  
arts.ac.uk

### University College London

Tube (Victoria line from Seven Sisters)  
36 mins  
ucl.ac.uk

### London School of Economics

Tube (Piccadilly line from Manor House)  
41 mins  
lse.ac.uk

### King's College London

Tube (Piccadilly line from Turnpike Lane)  
47 mins  
kcl.ac.uk

### Imperial College London

Tube (Piccadilly line from Manor House)  
51 mins  
imperial.ac.uk

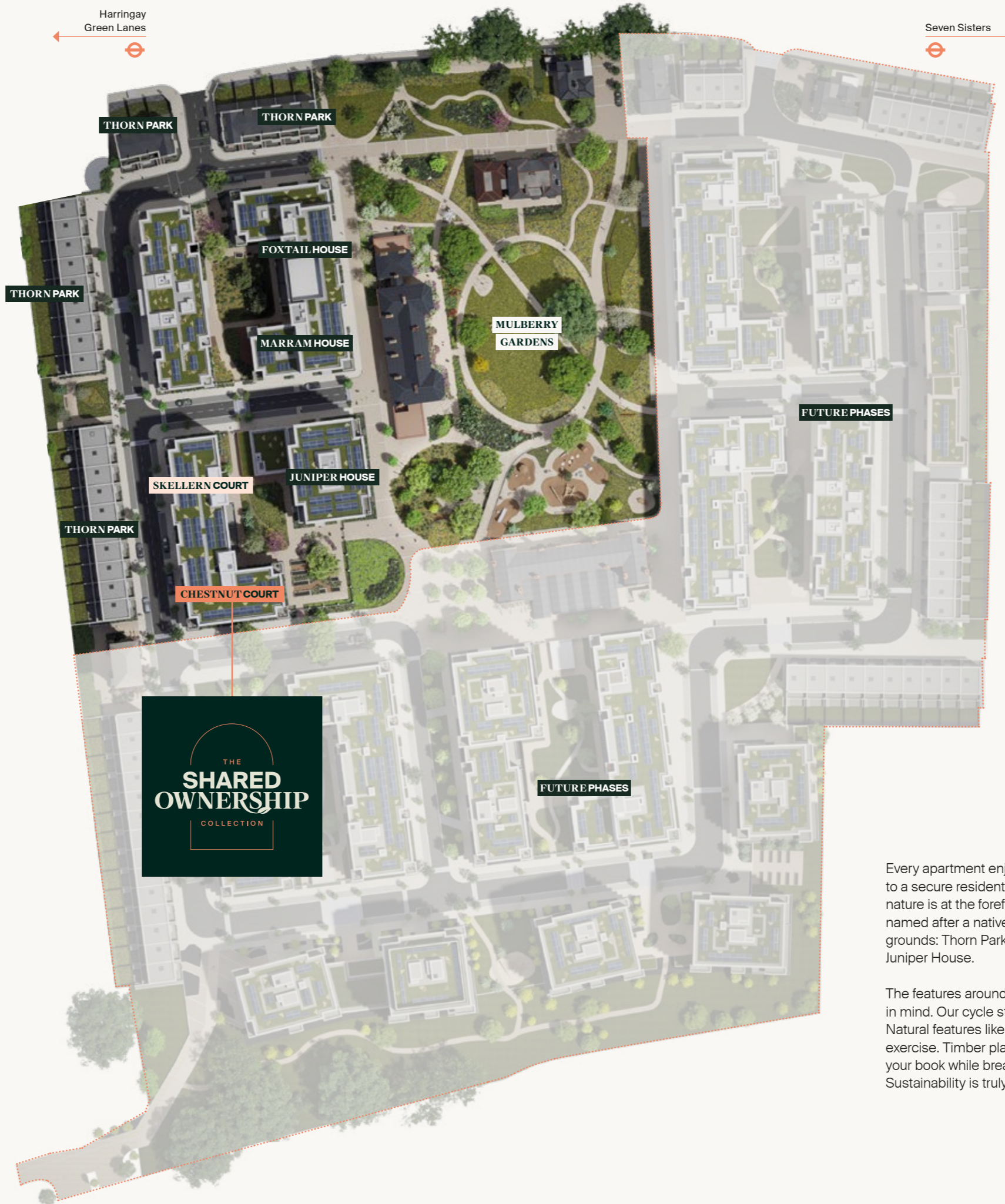
### UAL: London College of Fashion

Greater Anglia (from Tottenham Hale)  
52 mins  
arts.ac.uk

# INSPIRING A GREENER OUTLOOK

A mix of restored traditional architecture and our new homes form the landscape of North Gate Park. Carefully refurbished period buildings integrate seamlessly with the new development, which has been sympathetically designed with nods to the Victorian architecture in the surrounding area.

- Shared Ownership  
1, 2 & 3-bedroom apartments
- Private Sales  
1, 2 & 3-bedroom apartments & houses
- London Living Rent  
1, 2 & 3-bedroom apartments



Site plan not to scale. Landscaping is indicative only.

Every apartment enjoys a balcony or terrace as well as access to a secure residents' courtyard garden. At North Gate Park, nature is at the forefront of design, each phase has been named after a native English tree that can be found in the grounds: Thorn Park, Marram House, Foxtail House and Juniper House.

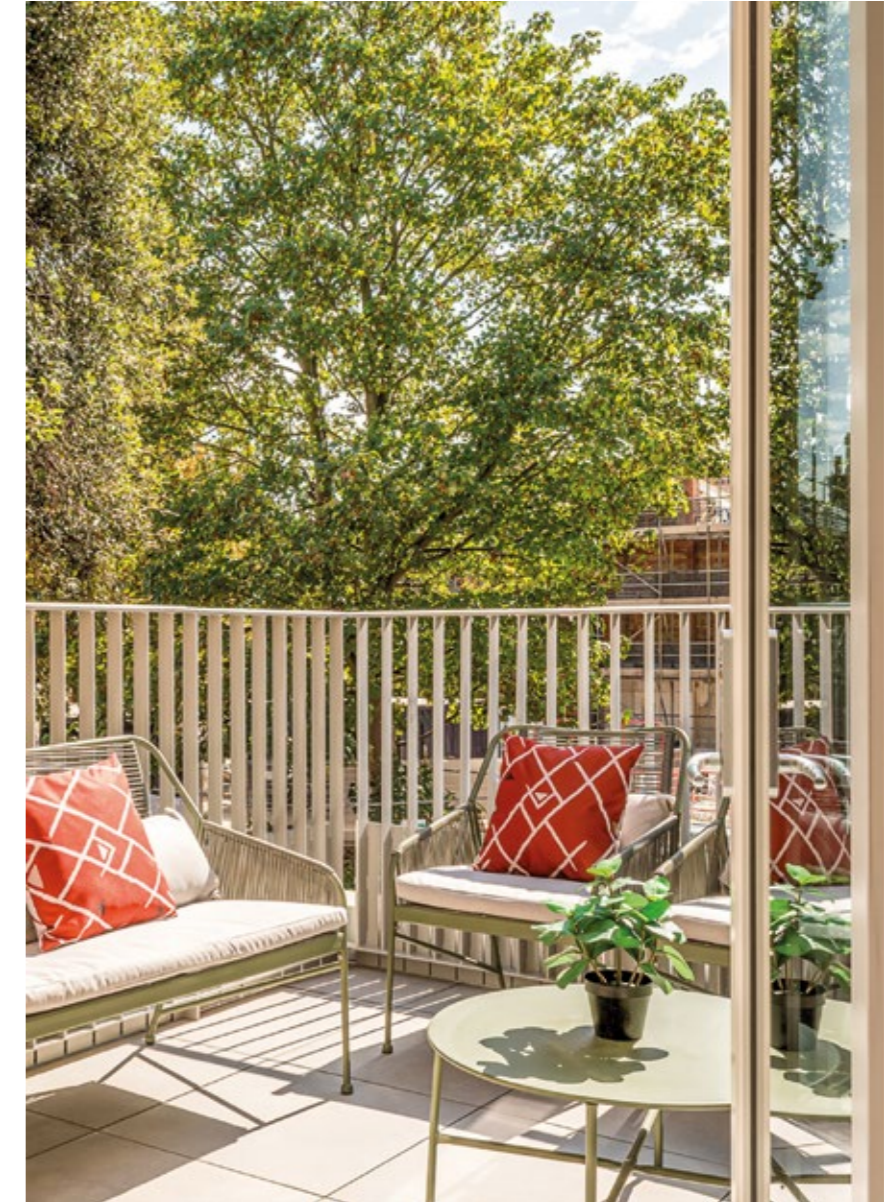
The features around you have been designed with nature in mind. Our cycle storage incorporates biodiverse habitats. Natural features like logs become a place to rest, play or exercise. Timber planters are also benches, so you can read your book while breathing in the smell of fresh rosemary. Sustainability is truly present in every detail.

# SERENE SPACES & STYLISH DETAILS

**Timeless finishes, clever design details and seamless indoor-outdoor living set the scene for a home that enhances how you like to live, work and entertain.**

Each of North Gate Park's one-, two- and three-bedroom apartments offers generous open-plan living spaces, all complemented by a spacious terrace or balcony that creates a private and secluded outdoor sanctuary. A home at North Gate Park is designed to make the most of every moment.





▶  
**SCAN TO VIEW  
 VIDEO OF 2-BED  
 SHOW HOME**



Show apartment images are indicative only.

# INDIVIDUAL DESIGN

## BOLD FLOURISHES

### KITCHEN

Matt finish handleless units with contemporary black trim and softclose to doors and drawers  
 Caesarstone worktop with matching upstand and splashback behind hob  
 Induction hob  
 Bosch Integrated single oven  
 Bosch Integrated microwave  
 Bosch Integrated dishwasher  
 Bosch Integrated fridge/freezer  
 Bosch Integrated cooker hood  
 Stainless steel under-mounted sink with contemporary matt black mixer tap  
 LED feature lighting to wall units  
 Washer/dryer (freestanding in hallway cupboard)  
 Kitchen designs and layouts vary; please speak to our Sales Team for further information.

### ENSUITE

White sanitaryware with contemporary matt black brassware  
 Low profile shower tray with glass shower door  
 Framed feature mirror with shelf to match vanity top  
 Large-format greige colour wall & floor tiles  
 Heated matt black towel rail

### BATHROOM

White sanitaryware with contemporary matt black brassware  
 Bath with shower over and glass screen  
 Feature framed mirror with shelf  
 Bath panel to match vanity top  
 Large-format greige colour wall & floor tiles  
 Heated matt black towel rail

### DECORATIVE FINISHES

Solid core or composite front entrance door with multi-point locking system  
 High efficiency triple glazed aluminium timber composite windows  
 White painted flush internal doors with contemporary matt black ironmongery  
 Built-in mirrored wardrobe with sliding doors to principal bedroom  
 Square cut skirting and architrave  
 Walls painted in white emulsion  
 Smooth ceilings in white emulsion

### FLOOR FINISHES

Amtico flooring to hall and kitchen/dining/living room  
 Carpet to bedrooms  
 Large format tiles to bathroom and Ensuite

### HEATING AND WATER

Underfloor heating throughout each apartment  
 Heated matt black towel rails to bathroom and ensuite  
 Heating via communal heating plant



Show apartment image is indicative only.

### ELECTRICAL

Downlights to hall, kitchen/ dining/living room, bathroom and ensuite  
 Pendant fittings to all bedrooms  
 LED feature lighting to wall units in kitchen  
 Shaver sockets to bathroom and ensuite  
 TV, BT and data points to selected locations  
 BT & Hyperoptic fibre connection to all properties for customer's choice of broadband provider  
 Pre-wired for customer's own Sky Q connection  
 Video entry system to every apartment, linked to main entrance door (where accessed off communal area)  
 External lighting to balcony/terrace  
 Hard-wired smoke and heat detectors  
 Sprinkler system to all apartments  
 Spur for customer's own installation of security alarm panel

### EXTERNAL FINISHES

Porcelain tiles to balcony/terraces

### COMMUNAL AREAS

Fob controlled access system to entrance lobby  
 Lift access to all floors  
 Cycle and bin storage space  
 Letterboxes provided for all apartments within communal entrance lobby (for apartments accessed off communal area)

### CONSTRUCTION

Steel reinforced concrete frame with outer brickwork, cavity filled with insulation  
 Concrete floors  
 Exterior treatments are a combination of buff, brown and grey facing bricks  
 Aluminium rain-water goods  
 PV panels

### GENERAL

10 year NHBC warranty  
 999 year lease  
 A service charge will be payable for the maintenance of the shared facilities and communal areas  
 2-year defects liability period and Builder's Warranty



# FLOOR PLANS



# 1 BEDROOM APARTMENTS

Internal Area | 62.3 m<sup>2</sup> | 671 ft<sup>2</sup>

## Apartment

4

## Dimensions

Dining/Living	3.75m x 4.60m	12'3" x 15'1"	Utility	1.60m x 0.85m	5'2" x 2'9"
Kitchen	3.70m x 2.90m	12'1" x 9'6"	Bathroom	2.45m x 2.45m	8'0" x 8'0"
Hall	1.50m x 1.20m	4'11" x 3'11"	Bedroom	4.10m x 3.85m	13'5" x 12'7"
Cupboard 1	1.70m x 1.10m	5'6" x 3'7"	Balcony	3.00m x 3.25m	9'10" x 10'7"
Cupboard 2	1.05m x 0.95m	3'5" x 3'1"			

# 1 BEDROOM APARTMENTS

Internal Area | 62.3 m<sup>2</sup> | 671 ft<sup>2</sup>

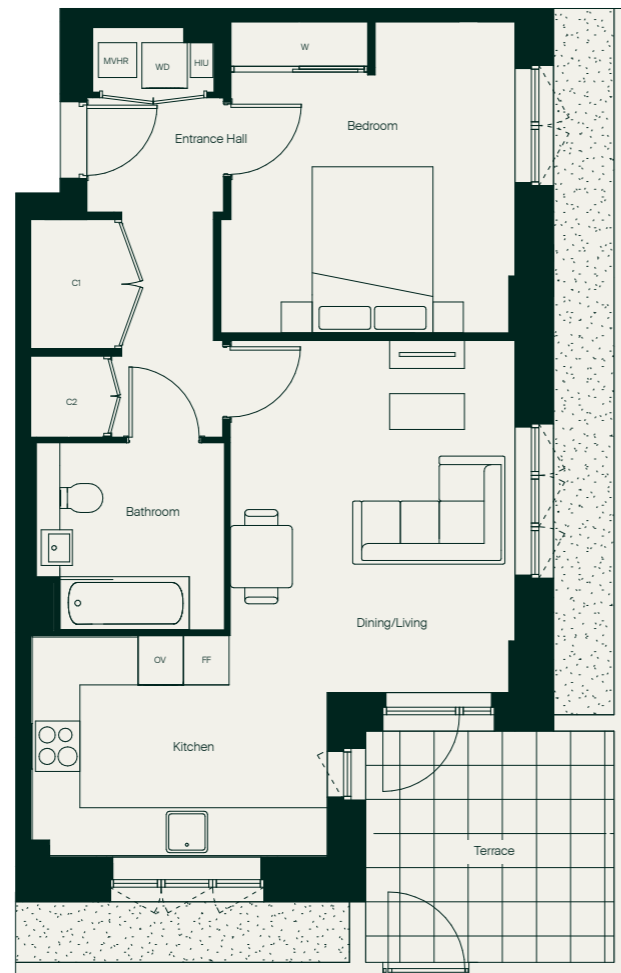
## Apartments

7, 13, 19, 25, 31

## Dimensions

Dining/Living	3.75m x 4.60m	12'3" x 15'1"	Utility	1.60m x 0.85m	5'2" x 2'9"
Kitchen	3.70m x 2.90m	12'1" x 9'6"	Bathroom	2.45m x 2.45m	8'0" x 8'0"
Hall	1.50m x 1.20m	4'11" x 3'11"	Bedroom	4.10m x 3.85m	13'5" x 12'7"
Cupboard 1	1.70m x 1.10m	5'6" x 3'7"	Balcony	3.00m x 2.75m	9'10" x 9'0"
Cupboard 2	1.05m x 0.95m	3'5" x 3'1"			

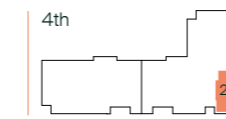
## Floor



**Key**

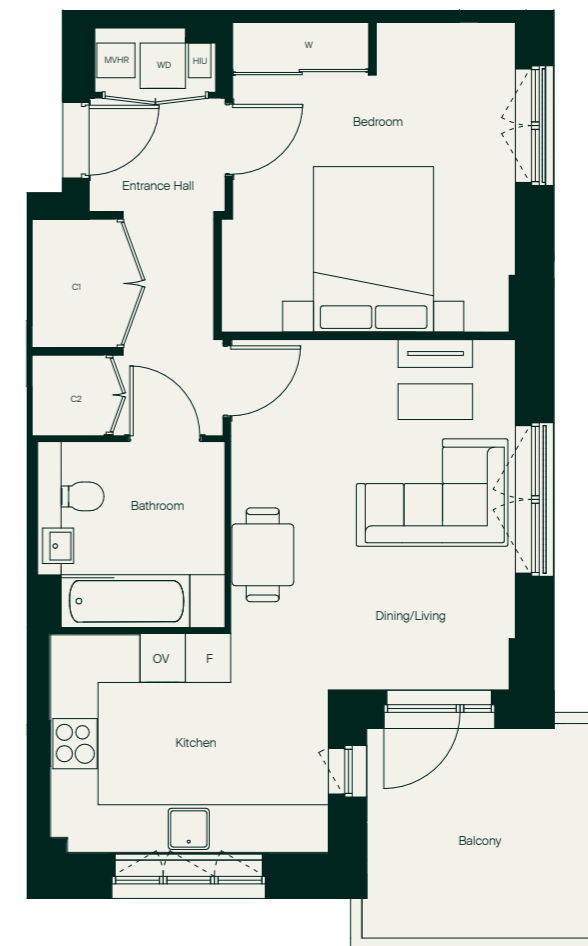
C	Cupboard
W	Wardrobe
MVHR	Mechanical Ventilation with Heat Recovery
HIU	Heat Interface Unit
WD	Washer/Dryer
FF	Fridge Freezer
OV	Built In Counter Top Oven

## Floor



**Key**

C	Cupboard
W	Wardrobe
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# 1 BEDROOM APARTMENTS

Internal Area | 51.3 m<sup>2</sup> | 552 ft<sup>2</sup>

## Apartments

8, 14, 20, 26, 32

## Dimensions

Kitchen/Dining/Living	3.70m x 6.20m	12'1" x 20'4"	Bathroom	2.15m x 2.00m	7'0" x 6'6"
Hall	1.50m x 1.05m	4'11" x 3'5"	Bedroom	4.60m x 2.80m	15'1" x 9'2"
Cupboard	1.05m x 0.75m	3'5" x 2'5"	Balcony	2.65m x 2.45m	8'8" x 8'0"
Utility	1.60m x 0.85m	5'2" x 2'9"			

# 1 BEDROOM APARTMENTS

Internal Area | 51.2 m<sup>2</sup> | 551 ft<sup>2</sup>

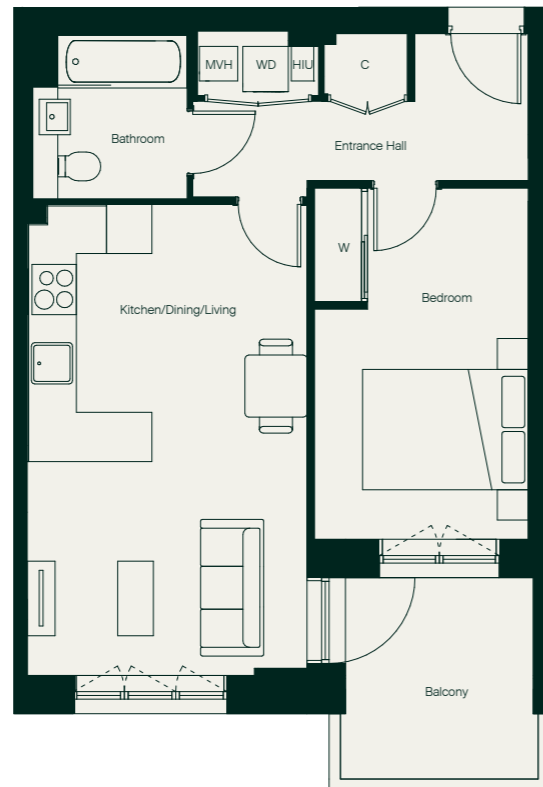
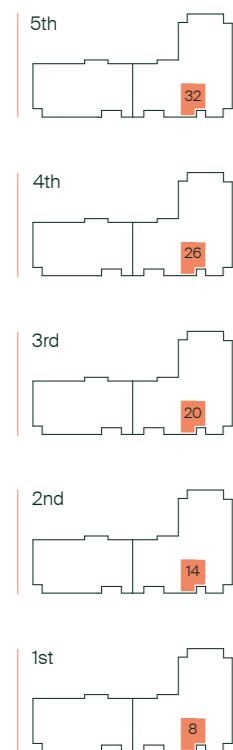
## Apartments

9, 15, 21, 27, 33

## Dimensions

Kitchen/Dining/Living	3.70m x 6.20m	12'1" x 20'4"	Bathroom	2.15m x 2.00m	7'0" x 6'6"
Hall	1.45m x 1.25m	4'9" x 4'11"	Bedroom	4.60m x 2.80m	15'1" x 9'2"
Cupboard	1.75m x 1.05m	5'8" x 3'5"	Balcony	2.65m x 2.45m	8'8" x 8'0"
Utility	1.60m x 0.85m	5'2" x 2'9"			

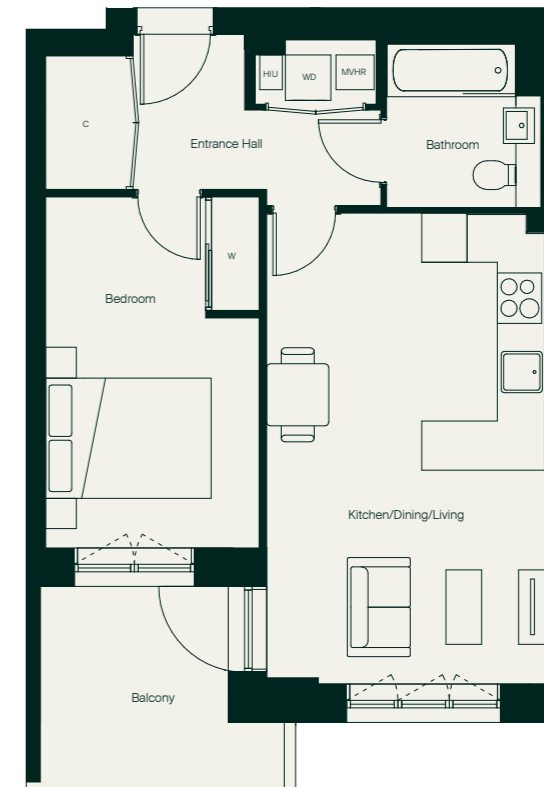
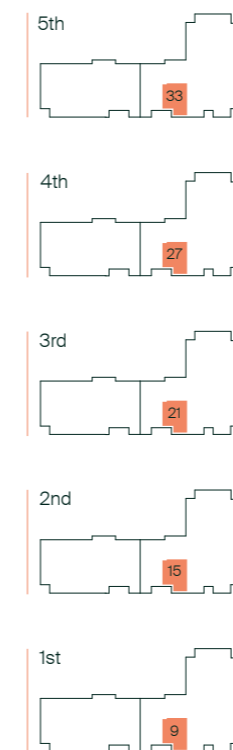
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# 2 BEDROOM APARTMENTS

Internal Area | 74.7 m<sup>2</sup> | 804 ft<sup>2</sup>

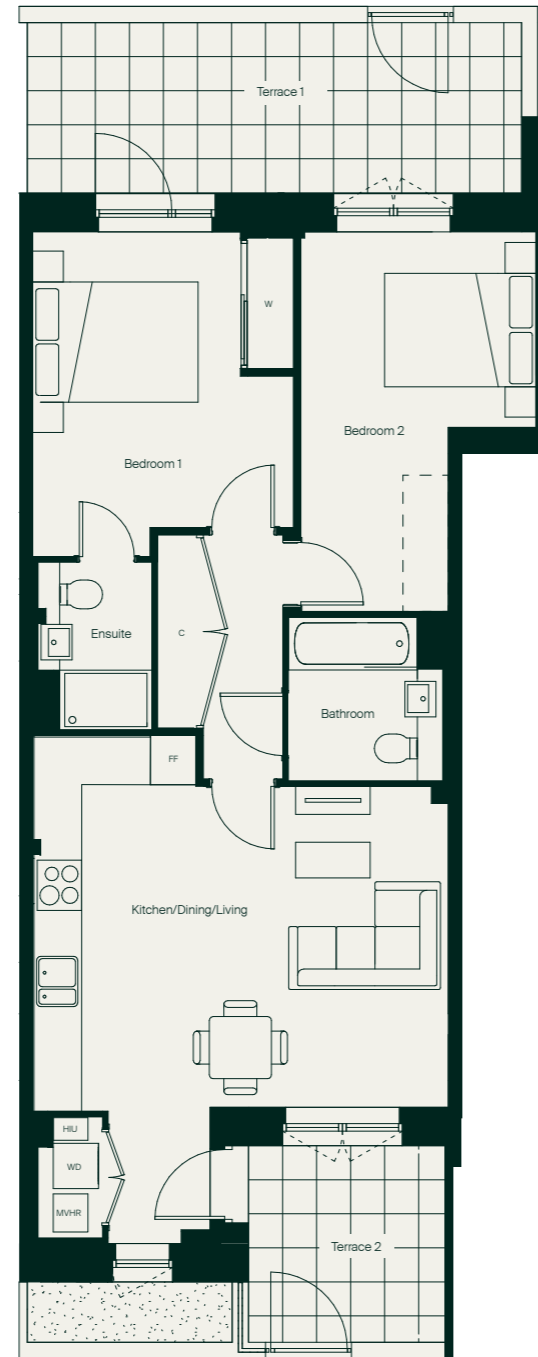
## Apartment

1

### Dimensions

Kitchen/Dining/Living	6.70m x 5.50m	21'11" x 18'0"	Ensuite	2.20m x 1.50m	7'2" x 4'11"
Cupboard	2.55m x 0.50m	8'4" x 1'7"	Bedroom 2	5.00m x 3.10m	16'4" x 10'2"
Utility	1.60m x 0.85m	5'2" x 2'9"	Terrace 1	6.50m x 2.25m	21'3" x 7'4"
Bathroom	2.15m x 2.00m	7'0" x 6'6"	Terrace 2	2.55m x 2.55m	8'4" x 8'4"
Bedroom 1	4.25m x 3.45m	13'11" x 11'3"			

## Floor



**Key**

C	Cupboard
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# 2 BEDROOM APARTMENTS

Internal Area | 74.7 m<sup>2</sup> | 804 ft<sup>2</sup>

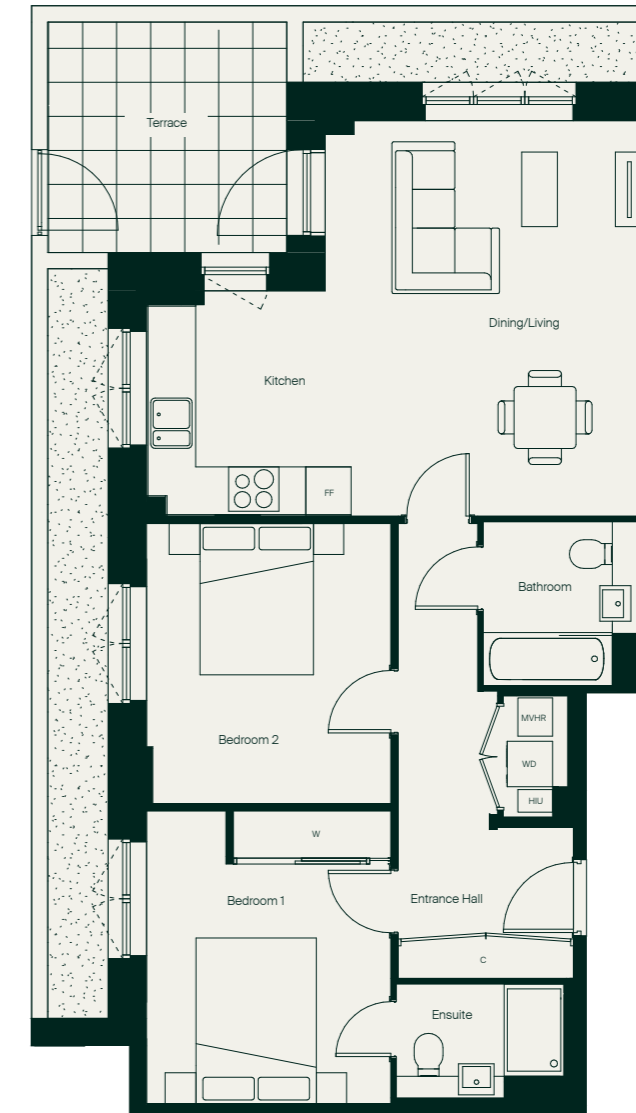
## Apartment

2

### Dimensions

Dining/Living	5.20m x 4.20m	17'0" x 13'9"	Bathroom	2.15m x 2.00m	7'0" x 6'6"
Kitchen	2.95m x 2.35m	9'8" x 7'8"	Bedroom 1	3.85m x 3.20m	12'7" x 10'5"
Hall	1.45m x 1.30m	4'9" x 4'3"	Ensuite	2.20m x 1.50m	7'2" x 4'11"
Cupboard	2.30m x 0.40m	7'6" x 1'3"	Bedroom 2	3.20m x 3.70m	10'5" x 12'1"
Utility	1.60m x 0.85m	5'2" x 2'9"	Terrace	3.15m x 3.05m	10'4" x 10'0"

## Floor



**Key**

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WD	Washer/Dryer
FF	Fridge Freezer
OV	Built In Counter Top Oven

# 2 BEDROOM APARTMENTS

Internal Area | 74.7 m<sup>2</sup> | 804 ft<sup>2</sup>

## Apartments

5, 11, 17, 23, 29

## Dimensions

Dining/Living	5.20m x 4.20m	17'0" x 13'9"	Bathroom	2.15m x 2.00m	7'0" x 6'6"
Kitchen	2.95m x 2.35m	9'8" x 7'8"	Bedroom 1	3.85m x 3.20m	12'7" x 10'5"
Hall	1.45m x 1.30m	4'9" x 4'3"	Ensuite	2.20m x 1.50m	7'2" x 4'11"
Cupboard	2.30m x 0.40m	7'6" x 1'3"	Bedroom 2	3.20m x 3.70m	10'5" x 12'1"
Utility	1.60m x 0.85m	5'2" x 2'9"	Balcony	2.85m x 2.75m	9'4" x 9'0"

# 2 BEDROOM APARTMENTS

Internal Area | 73.0 m<sup>2</sup> | 790 ft<sup>2</sup>

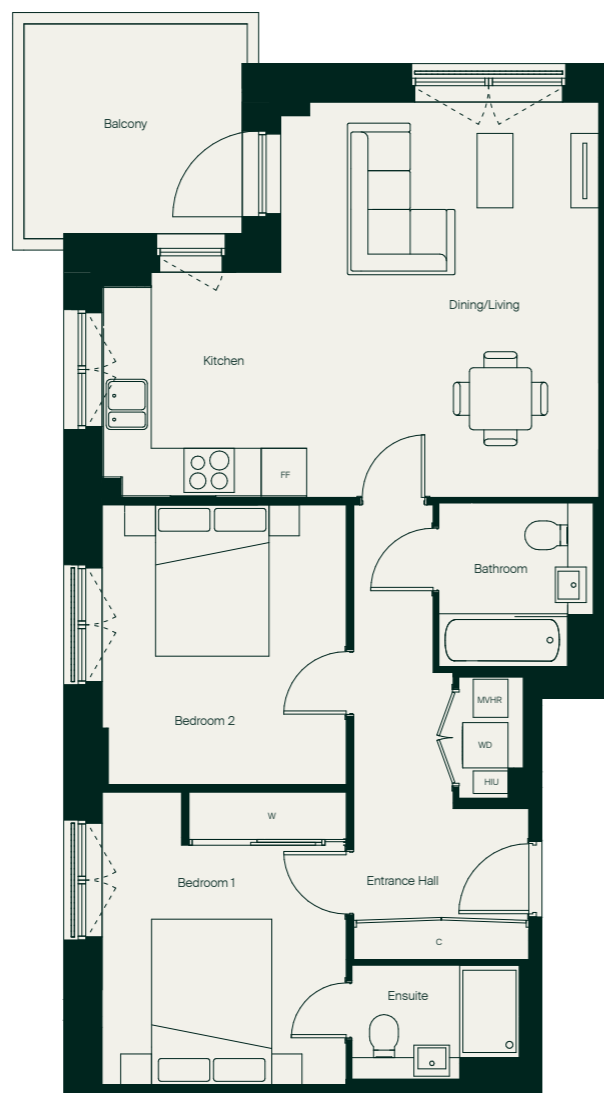
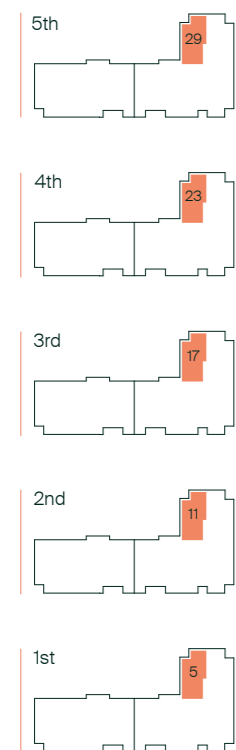
## Apartments

10, 16, 22, 28, 34

## Dimensions

Kitchen/Dining/Living	6.20m x 5.50m	20'4" x 18'0"	Bathroom	2.15m x 2.00m	7'0" x 6'6"
Hall	1.50m x 1.05m	4'11" x 3'5"	Bedroom 1	4.75m x 2.75m	15'7" x 9'0"
Cupboard 1	2.15m x 0.50m	7'0" x 1'7"	Ensuite	2.20m x 1.50m	7'2" x 4'11"
Cupboard 2	0.90m x 0.30m	2'11" x 0'11"	Bedroom 2	3.15m x 3.80m	10'4" x 12'5"
Utility	1.60m x 0.85m	5'2" x 2'9"	Balcony	2.70m x 2.65m	8'10" x 8'8"

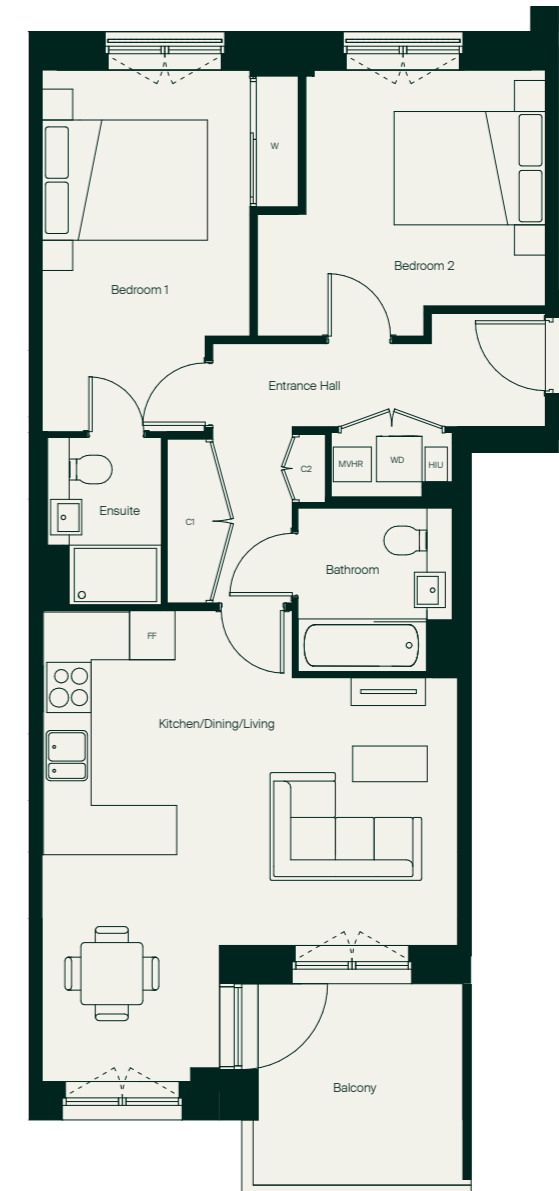
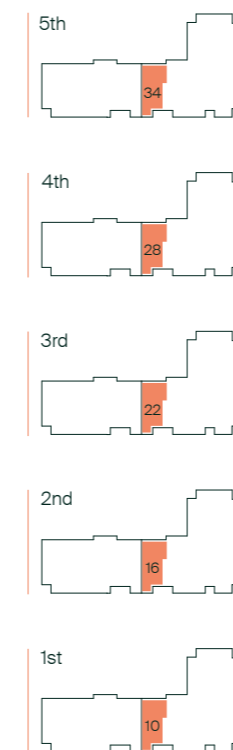
## Floor



**Key**

C	Cupboard
W	Wardrobe
MVHR	Mechanical Ventilation with Heat Recovery
HIU	Heat Interface Unit
WD	Washer/Dryer
FF	Fridge Freezer
OV	Built In Counter Top Oven

## Floor



**Key**

C	Cupboard
W	Wardrobe
MVHR	Mechanical Ventilation with Heat Recovery
HIU	Heat Interface Unit
WD	Washer/Dryer
FF	Fridge Freezer
OV	Built In Counter Top Oven

# 3 BEDROOM APARTMENTS

Internal Area | 85.7 m<sup>2</sup> | 922 ft<sup>2</sup>

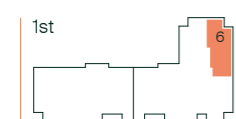
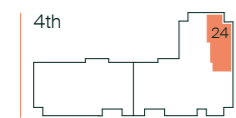
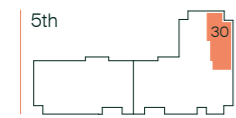
## Apartments

3, 6, 12, 18, 24, 30

## Dimensions

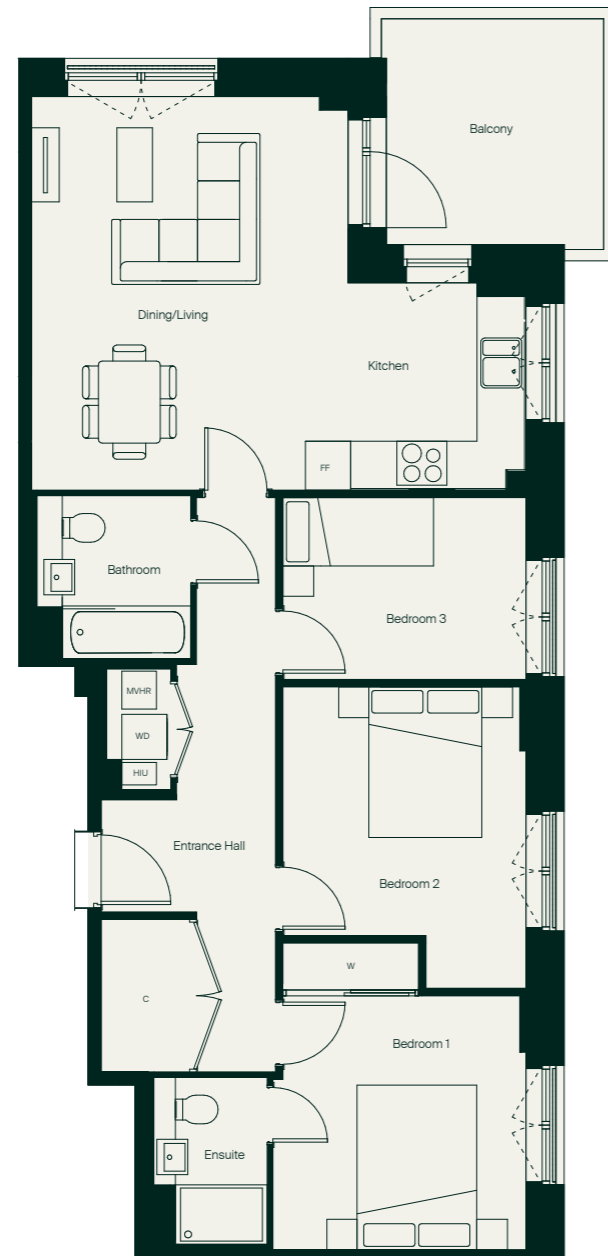
Dining/Living	5.20m x 4.20m	17'0" x 13'9"	Bedroom 1	3.35m x 3.35m	10'11" x 10'11"
Kitchen	2.35m x 2.75m	7'8" x 9'0"	Ensuite	2.20m x 1.50m	7'2" x 4'11"
Cupboard	2.00m x 1.15m	6'6" x 3'9"	Bedroom 2	4.00m x 3.20m	13'1" x 10'5"
Utility	1.60m x 0.85m	5'2" x 2'9"	Bedroom 3	3.20m x 2.40m	10'5" x 7'10"
Bathroom	2.15m x 2.00m	7'0" x 6'6"	Balcony	3.00m x 2.85m	9'10" x 9'4"

## Floor



**Key**

C	Cupboard
W	Wardrobe
MVHR	Mechanical Ventilation with Heat Recovery
HIU	Heat Interface Unit
WD	Washer/Dryer
FF	Fridge Freezer
OV	Built In Counter Top Oven



Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Measurements are rounded down and we work towards 5% tolerance. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. Ceiling height may vary within select apartments. All balcony/terrace dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Please speak to the sales team for more information. Information correct as of September 2025.

# SHARED OWNERSHIP YOUR JOURNEY



1

## Register

Once you have found a place you love, get in touch with the Peabody New Homes team by completing an application form to let us know you're interested.



2

## Assess

Before you can view any homes, we'll need to make sure you meet all the criteria. We'll arrange for you to have an initial assessment with an Independent Mortgage Advisor (IMA) to understand a bit more about your financial position and whether Shared Ownership is the best option for you.



3

## Reserve

Once the show home is ready, we will invite you to book a viewing either in person or online from the comfort of your own home, whatever suits you best.

You can reserve a home for £500 and choose a selection of homes to give you a higher chance of being offered a home if we receive more than one reservation for any single property.



4

## Offer

Within seven days of making a reservation we will confirm whether we're able to offer you a Shared Ownership home with an offer letter.

If we receive more than one reservation for the home, we will make a decision based on who best meets the eligibility criteria and the minimum affordability requirements.



5

## Meet

Within five days of being offered a property, you'll be invited to meet an Independent Mortgage Advisor (IMA) from our selected panel of experts (but you are under no obligation to use them).

They'll do a more in-depth check to make sure you're able to afford the home and double-check you meet the eligibility criteria set out on page 16. You'll need to bring some ID, bank statements and payslips.



6

## Instruct

You'll need to formally instruct a solicitor and mortgage advisor on the day of your financial assessment. You can choose from our selected panel or appoint your own. Some Mortgage Advisors will offer this service free of charge while others charge a small fee, so please check before choosing.

Once you've done this, you'll need to complete an Offer Acceptance Form. At this stage your reservation fee will be non-refundable up to completion.



7

## Secure

Submit a mortgage application within two working days of your financial assessment. (If you're going directly to a lender you might need an appointment before this to meet the timescale).

An independent valuation of your new home will be carried out on behalf of the mortgage lender. If they are satisfied with the valuation and financial checks, they will present you with a mortgage offer.



8

## Sign

The Peabody New Homes solicitor will be in communication with your solicitor to provide legal paperwork and respond to any legal enquiries. Once we receive an Offer Acceptance Form, we will send a Memorandum of Sale to your solicitors.

After all legal enquiries have been satisfied, your solicitor will contact you to arrange exchange of contracts. Upon exchange, you're legally bound to buy the home and Peabody New Homes is legally required to sell it to you. This is usually within six weeks of you being offered the home, or within five working days of receiving your mortgage offer (whichever date is earliest).



9

## Complete

As soon as the property is ready to move into, a completion date will be arranged. Completion day is usually within 10 days of exchanging contracts (longer if the home is still being built).

Before this, we'll be in contact to arrange a time to pick up your keys. Once completion has taken place, you'll legally own your home through Shared Ownership!



10

## Move in!

When you move in, our team will be on hand to welcome you and show you how everything works in your new home. They'll also help you take meter readings.

You'll receive a New Home Guide with useful information, including what is considered a defect and the process to follow, as well as any applicable certificates for your home. Now all that's left to do is sit back, relax and enjoy your new home!



“ Everyone at Peabody New Homes was so helpful and efficient, guiding us through each stage of the process.

**Raph & Jaye, homeowners at The Switch, Wimbledon**

# More than just a place to live

We at Peabody have a proud legacy of helping generations of homebuyers and residents find their place in thriving neighbourhoods, communities and homes for over 160 years.

The team at Peabody New Homes is dedicated to finding you a home that is more than just a place to live. A place you can call your own. A place to belong. A place that you're proud to call home.

Find @PeabodyNewHomes on



## Building history

Formed over 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations responsible for more than 108,000 homes and around 220,000 residents across London and the Home Counties.



## Customer focus

Whether it's your first or forever home, we know that buying a new place can be a demanding time. Our sales team is committed to guiding you through the process and helping you every step of the way. Rated "Excellent" on Trustpilot, we're proud to offer you a service that makes a difference.



## Quality, design & sustainability

Peabody's reputation is one of the most respected in the housing industry renowned for quality, multi-award-winning and innovative design. We work with industry experts and continually monitor quality throughout the building process to reduce our impact on climate change, lessen our carbon footprint and create properties people are proud to call home.

Our Greener Homes Programme is our commitment to the environment and will aim to minimise our impact on the planet and support thriving neighbourhoods.



Scan here  
to find out  
more



## Social impact

Our social purpose is why we exist. We re-invest the surplus made from the sale of our homes to provide more homes and services to those who need it most.

We deliver services that support customers and the wider communities that we work in, and invest in local projects through our Community Foundation.



Scan here  
to find out  
more







## SALES ENQUIRIES

St Ann's Road, London N15 3TH

**T** 020 3608 3831

**E** [NorthGatePark@peabody.org.uk](mailto:NorthGatePark@peabody.org.uk)

**W** [peabodynewhomes.co.uk/north-gate-park](http://peabodynewhomes.co.uk/north-gate-park)





THE  
**SHARED  
OWNERSHIP**  
COLLECTION