



# **NORTH GATE PARK**

**LONDON N15**

# YOUR NEW NEIGHBOURHOOD

## A luxury collection of 1, 2, 3 & 4 bedroom homes

Nestled in a leafy corner of North London, North Gate Park is a hidden pocket of nature in the city. Home to a unique collection of houses and apartments, each with private outdoor space and built around the lush Mulberry Gardens that has been designed in collaboration with horticulturalists from the renowned Royal Botanic Gardens, Kew.

A concierge and other proposed on-site amenities, including a nursery and co-working space, provide maximum convenience – with shops, cafés and everything you need within a short stroll. Close to Finsbury Park, Tottenham and Alexandra Palace, there is plenty to do in the area. Just a short walk to Seven Sisters Underground Station and Harringay rail station, you're well-connected for work, study and leisure.



Computer generated images are for indicative purposes only.

# A PLACE TO BELONG



Wander the quiet paths, soak up the sun or pause to hear the birds; North Gate Park invites you to enjoy life at your own pace. It's more than a place to call home – it immerses you in the vibrant community that defines North London. Green Lanes has a long history of multiculturalism, shaping it into the thriving hub it is today. It's also home to young professionals, students and families, all attracted by the great energy of the area. Everyone's welcome here.

North Gate Park is a delightful blend of contrasts. A mix of restored traditional architecture and beautiful new homes. A secret garden tucked away in a vibrant, creative area – a breath of fresh air. Located in Zone 3 with connections to King's Cross in just 8 minutes\* and only 12 minutes on the tube to a shopping expedition at Oxford Circus, or 20 minutes to the bright lights of Covent Garden and Leicester Square.



\*From Seven Sisters station.  
Times taken from [google.co.uk/maps](https://www.google.co.uk/maps)  
and [www.tfl.gov.uk](https://www.tfl.gov.uk) and are approximate only.



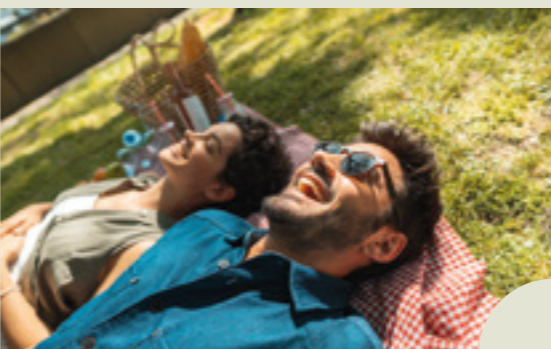
# BACK TO NATURE



Mulberry Gardens at North Gate Park has the magical air of a place you'll want to keep all to yourself. With green pathways, open lawns and beautiful mulberry trees, you could easily spend hours here. You're in the city, yet refreshingly protected from its bustle.

North Gate Park is nestled in the carefully tended gardens that date back to the 1920s. Seven heritage buildings have been brought back to life and the gardens are bound by the historic wall, preserving as much of the existing materials as possible.

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 for growing food also double up as benches, so you can read your book while breathing in the smell of fresh rosemary. Sustainability is truly present in every detail.



# INSIDE A SECRET GARDEN

The original garden at North Gate Park was laid out by a Royal Botanic Gardens, Kew horticulturist in 1920. We have expanded it to provide more room to wander and play, making your home a true London oasis. Today, Mulberry Gardens has tripled in size and there are additional green spaces at North Gate Park, including play areas, residents' podium gardens and leafy pathways – not to mention the private gardens to every house and balconies to every apartment.

The native English trees growing on the grounds have been lovingly preserved and celebrated in the garden design. Not just ecologically important, they carry great cultural significance and give North Gate Park its unmistakable character. You'll admire beautiful thorn trees, birches and sycamores as well as fragrant pear trees that blossom in spring.

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, Birch Grove, Sycamore Place and Pear Court.



# BEST IN CLASS

North Gate Park is well-positioned for all levels of education. There is a nursery proposed on-site and you'll find a number of both state and independent schools in the area, including those with Ofsted 'Good' and 'Outstanding' ratings. London's famous universities are easy to get to by bus and on the tube. With over 40 higher education institutions, including the globally renowned London School of Economics and University College London (just to mention a few), this is one of the best places in the world to pursue a degree.



FIND OUT MORE

Proximity to schools mentioned is for information only and is not a guarantee of admittance.





North Gate Park is located at a colourful crossroads of three vibrant neighbourhoods each with their own personality. For unbridled London authenticity, it doesn't get better than Green Lanes – proof that there are still hidden gems in our city.

# YOUR SIDE

COFFEE SHOPS

## FLORISTS



# OF LONDON



RESTAURANTS



COCKTAIL BARS



VIBRANT PUBS

You have everything you need close by at North Gate Park. With 14 restaurants each offering a unique flavour of London, 12 vibrant pubs, 10 local florists, 9 cocktail bars and 10 cosy coffee shops, all within a 3 mile radius. Whatever you're in the mood for, you've come to the right place.



FIND OUT MORE

Distances are taken from google.co.uk/maps and are approximate only.



# WHAT'S IN THE AREA?

From scenic walks and an abundance of green spaces with opportunities for sport and recreation, to artisan bakeries, microbreweries and independent restaurants and bars, all supported by great travel connections, your everyday essentials are anything but ordinary.

## Eating out

- 01 Music & Beans - 0.6 miles
- 02 The Dusty Knuckle - 0.7 miles
- 03 Jam in a Jar - 0.7 miles
- 04 The Salisbury Hotel - 0.8 miles
- 05 True Craft - 1.6 miles
- 06 Café Lemon - 1.7 miles
- 07 The Palm - 2 miles
- 08 The Engine House - 2.3 miles

## Shopping

- 09 Haringey Green Lanes - 0.8 miles
- 10 ALDI - 0.9 miles
- 11 Sainsbury's - 1.1 miles

## Sports and fitness

- 12 The Gym Group - 0.9 miles
- 13 London Mets Baseball & Softball Club - 1 mile
- 14 London Blitz American Football Club - 1.5 miles
- 15 The Castle Climbing Centre - 1.9 miles
- 16 Finsbury Park Athletics Track - 2 miles

## Leisure and culture

- 17 Woodberry Wetlands, London Wildlife Trust - 1.2 miles
- 18 Park Theatre - 2.1 miles
- 19 Walthamstow Wetlands - 2.3 miles
- 20 Parkland Walk - 2.5 miles
- 21 Alexandra Palace - 3.3 miles
- 22 Emirates Stadium - 3.6 miles

Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps) and are approximate only.

# FIND YOUR LONDON MAGIC

Train or bus? Car or bike? You're spoilt for choice with several transport links that will get you anywhere you need to be.



**BUS**  
ST. ANN'S HOSPITAL



**VICTORIA LINE**  
SEVEN SISTERS



**WALK**  
NORTH GATE PARK



**CYCLE**  
NORTH GATE PARK



**BY CAR**  
NORTH GATE PARK



FINSBURY PARK  
11 mins

FINSBURY PARK  
1 stop / 2 mins

CHESTNUTS PARK  
1 min

GREEN LANES  
4 mins

FINSBURY PARK  
10 mins

Times taken from google.co.uk/maps and www.tfl.gov.uk and are approximate only.

ALEXANDRA PALACE  
23 mins

HIGHBURY & ISLINGTON  
2 stops / 5 mins

GREEN LANES  
12 mins

FINSBURY PARK  
5 mins

A10 - GREAT CAMBRIDGE ROAD  
15 mins

KING'S CROSS  
28 mins

WALTHAMSTOW CENTRAL  
3 stops / 5 mins

SEVEN SISTERS UNDERGROUND  
18 mins

WOODBERRY WETLANDS  
11 mins

A406 NORTH CIRCULAR  
19 mins

OLD STREET  
33 mins

KING'S CROSS  
3 stops / 8 mins

FINSBURY PARK  
19 mins

DUCKETTS COMMON  
8 mins

HAMPSTEAD HEATH  
33 mins

EUSTON  
4 stops / 9 mins

DOWNHILLS PARK  
15 mins

WALTHAMSTOW WETLANDS & MARSHLANDS  
19 mins

EUSTON  
38 mins

OXFORD CIRCUS  
6 stops / 12 mins

WOODBERRY WETLANDS  
22 mins

LEE VALLEY PARK  
18 mins

WESTFIELD STRATFORD  
35 mins

OXFORD CIRCUS  
46 mins

VICTORIA  
8 stops / 16 mins

DUCKETTS COMMON  
23 mins

HIGHGATE WOOD  
30 mins

HEATHROW AIRPORT  
60 mins

HAMPSTEAD HEATH  
33 mins



# A HOME FOR EVERYONE

## PEABODY AND HILL WORKING IN PARTNERSHIP TO DELIVER NORTH GATE PARK

North Gate Park is an exceptional new development of one, two, three and four bedroom homes in the London Borough of Haringey, brought to life by a joint venture between Hill and Peabody.

This collaboration marries the strengths of two of the UK's most respected placemakers, promising a unique blend of modern living, historical charm and community spirit.

Hill, an award-winning housebuilder, has been creating outstanding homes and close-knit communities across Cambridgeshire, London and the South East for the past 25 years. It is now the UK's second-largest privately owned housebuilder and has garnered a strong reputation for delivering both private and affordable homes.

The company's dedication to excellence is evidenced by its six consecutive years of 5-star status in the Home Builders Federation's Customer Satisfaction Survey and over 500 industry accolades, including the prestigious Housebuilder of the Year at the WhatHouse Awards in 2023.

Peabody, with a legacy spanning over 160 years, is one of the oldest and most respected not-for-profit housing associations in the UK. The Peabody Group oversees more than 107,000 homes and serves around 220,000 residents across London and the Home Counties.

Renowned for its commitment to building high-quality homes with sustainable features, Peabody focuses on promoting economic inclusion, tackling inequality and enhancing the wellbeing of its residents.

Following the success of partnering on the award-winning Fish Island Village in Hackney Wick and Motion in Waltham Forest, together, Hill and Peabody are transforming this area of Haringey through a blend of vibrancy and tranquillity that will define North Gate Park. This flagship development is set around the picturesque Mulberry Gardens, seamlessly integrating contemporary homes with energy-efficient features and refurbished Victorian buildings. These existing historic spaces will house a range of essential amenities, such as a proposed nursery, supermarket, gym, community venue and affordable shared offices. Additionally, the existing water tower on the site will be revitalised and transformed into a proposed climbing wall and café.

The development is ideally situated, offering excellent transport links with nearby Haringay Green Lanes and Seven Sisters underground stations, as well as local amenities.

At North Gate Park, Hill and Peabody aim to create a vibrant community that will stand the test of time, while championing inclusivity and accessibility for all.

Explore the exceptional living spaces at North Gate Park and discover how this unique partnership can help you find your perfect home.



Delivered in partnership



**NORTHGATEPARK.CO.UK**

Every care has been taken with the preparation of this brochure. The details and descriptions contained herein are for guidance only and do not constitute a contract, part of a contract, nor a warranty. Whilst every effort has been made to ensure accuracy, this cannot always be guaranteed. Computer generated images and the landscaping may have been enhanced and are therefore representative only. Details correct at the time of going to print. July 2024.