

NORTH GATE PARK

A collection of
homes in vibrant
North London

LONDON N15



YOUR HOME IN NATURE

Nestled in a leafy corner of
North London, **North Gate Park**
is a beautiful enclave in the city.
Home to a unique collection of houses
and apartments, each with private
outdoor space and built around
a meticulously designed lush
central garden.

YOUR NEW NEIGHBOURHOOD



NEIGHBOURHOOD

A concierge, proposed 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 entertainment.

ROOM TO ROAM



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.

With a mix of restored traditional architecture and beautiful new homes, it's a delightful blend of contrasts. The buildings are centered around a lush garden, originally laid out by a Kew Gardens horticulturist dating back to the 1920s. Now, the garden will delight new generations – we've lovingly preserved mature trees and planted native plants here, creating a beautiful place to wander and relax.

GREEN SPACE

Computer generated imagery is indicative only.

04

A thoughtfully created landscape, brought to life by:

Royal Botanic Gardens
Kew

GLORIOUSLY

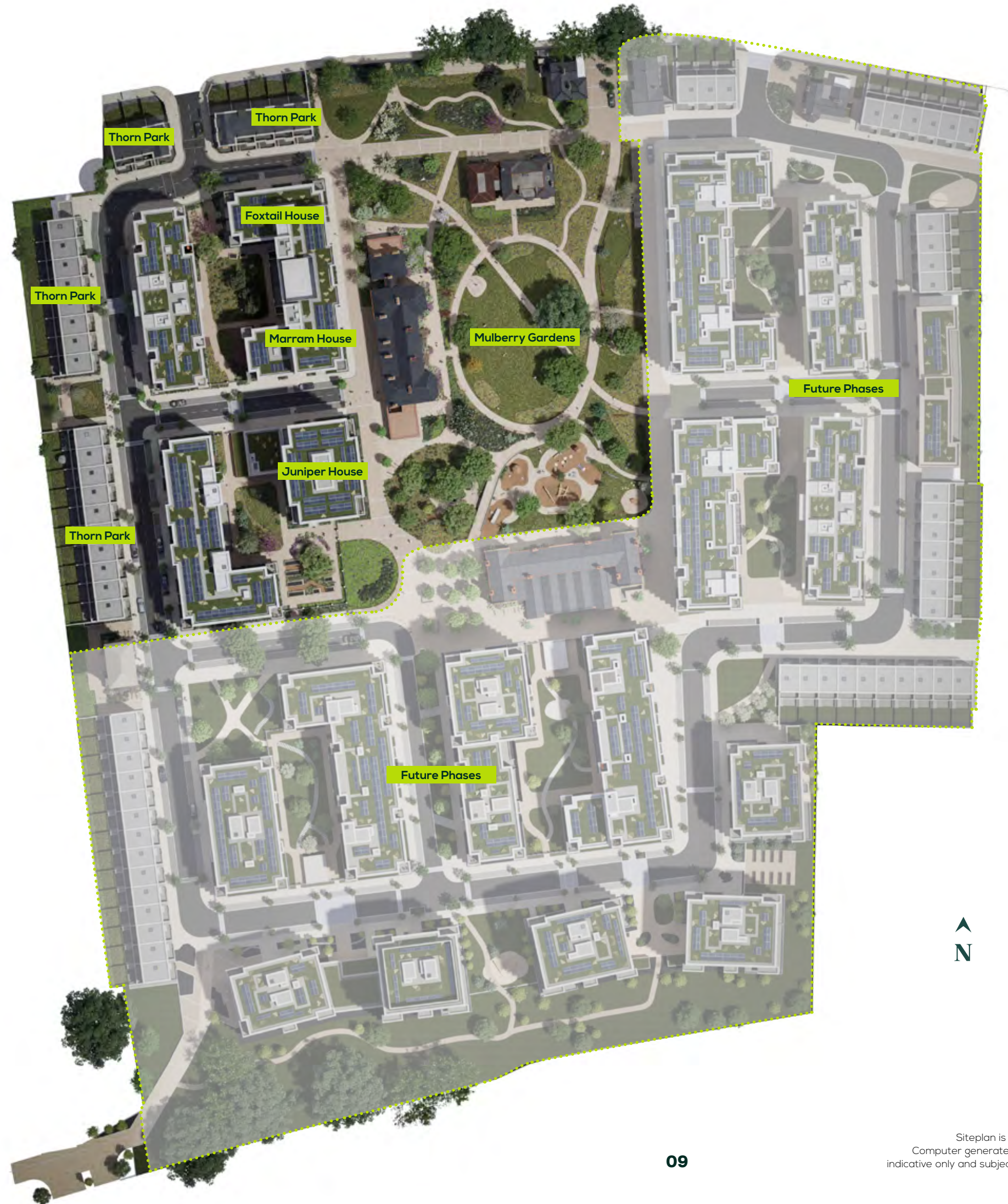
GREEN

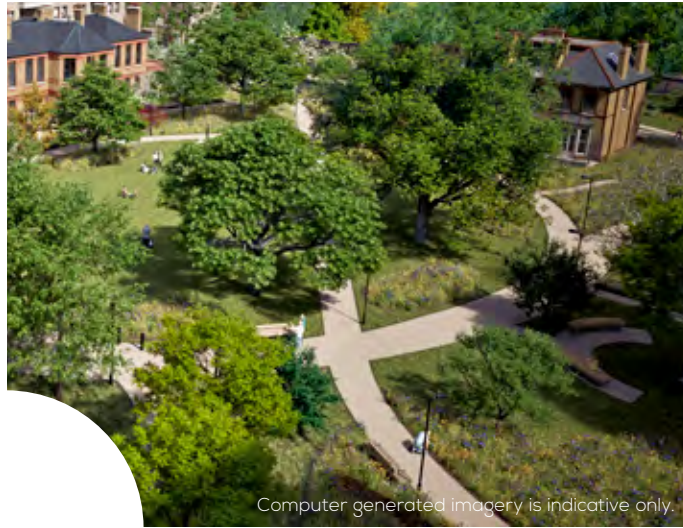
A verdant paradise in North London

STEAL AWAY TO A SECRET GARDEN

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.

An abundance of green space can be found in North Gate Park's magnificent Mulberry Gardens, providing a calm and tranquil atmosphere so close to the heart of London. Each house benefits from its own private garden and 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.





Computer generated imagery is indicative only.



Mulberry Gardens at the heart of 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 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 are also benches, so you can read your book while breathing in the smell of fresh rosemary. Sustainability is truly present in every detail.



BACK TO NATURE

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' communal 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.

Royal Botanic Gardens
Kew



Nature imagery is indicative only.

Discover the luxury of one, two and three-bedroom apartments at North Gate Park. From the moment you enter, you'll feel a sense of space and sophistication. The open plan kitchen, dining and living room opens onto your private terrace or balcony, creating a seamless indoor-outdoor experience. The kitchen features integrated appliances and soft-close, handleless cupboards for an elevated look. The bathroom is finished in style with large format tiles, matt black brassware, and a feature framed mirror. Just the right balance of functionality and elegance.



Computer generated imagery is indicative only.



APARTMENT LIVING

APARTMENT SPECIFICATION

You can feel the meticulous attention to detail in every inch of your home – inside and out. From the stunning interior finishes to attractive and functional touches in the communal spaces, North Gate Park has been crafted with a passion for design.

STEP INSIDE



Kitchen

- Matt finish handleless units with contemporary black trim and soft-close to doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated microwave
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated cooker hood
- Stainless steel undermounted 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.

En-suite

- 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 wall and 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 wall and 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 en-suite

Heating and Water

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

Electrical

- Downlights to hall, kitchen/dining/living room, bathroom and en-suite
- Pendant fittings to all bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom and en-suite
- 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
- 990 year lease
- A Service Charge will be payable for the maintenance of the shared facilities and communal areas

Residents who purchase an apartment will be required to pay a Service Charge contribution towards the management and maintenance of the shared services and the internal and external communal areas of the apartment blocks.

A managing agent will be appointed and will be responsible for setting and collecting the annual Estate Charge and the Service Charge.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the exact products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.



HOUSE STYLE

With a choice of three or four-bedroom houses, there's room for the family to grow at North Gate Park. All houses have open-plan living and dining areas that create a lovely sense of space. Take your cooking to the next level in a stylish kitchen with integrated appliances and beautiful Caesarstone worktops. The bathrooms elevate your daily routine with sleek matt black fixtures, minimalist design, and luxurious touches like mirror cabinets and heated towel rails, creating a spa-like retreat in your own home.

And the cherry on top: a private garden, a rare treat in London, alongside the expansive Mulberry Gardens that provide ample open space.



NORTH GATE PARK

FEEL AT HOME

Every aspect of your home exudes thoughtful craftsmanship, from the interior to the exterior. North Gate Park showcases a commitment to design excellence, evident in the exquisite indoor finishes and the practical yet appealing features of shared areas.

Kitchen

- Matt finish handleless units with contemporary black trim and soft-close to doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated compact combi oven/microwave

- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel under mounted sink with contemporary matt black mixer tap
- LED feature lighting to wall units
- Freestanding washer/dryer in utility cupboard

Kitchen designs and layouts vary; please speak to our Sales Team for further information.

En-suite

- White sanitaryware with contemporary matt black brassware
- Low profile shower tray with glass shower door

- Feature mirror cabinet with LED lighting
- Recessed shower shelf
- Large format wall and floor tiles
- Heated matt black towel rail

Main Bathroom

- White sanitaryware with contemporary matt black brassware
- Bath with shower over and glass shower screen
- Bath panel to match vanity top
- Feature mirror cabinet with LED lighting (where layout allows)
- Recessed shower shelf
- Large format wall and floor tiles
- Heated matt black towel rail

Decorative Finishes

- Timber staircase with carpeted treads and risers
- White painted flush internal doors with contemporary matt black ironmongery
- Built-in hinged wardrobe with LED lighting to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

Floor Finishes

- Amtico flooring throughout ground floor
- Carpet to stairs, landings, upper floor living room and bedrooms
- Large format tiles to bathroom and en-suite

Doors and Windows

- Composite front door with multi-point locking system
- High efficiency triple glazed aluminium timber composite windows, with matching bi-fold patio doors



Heating and Water

- Underfloor heating throughout
- Heated matt black towel rails to bathroom and en-suite
- Air source heat pump
- Hot water storage tank

Electrical

- Downlights to hall, kitchen, open plan kitchen/dining/living room, bathroom, en-suite, WC, and principal bedroom
- Pendant fittings to separate living room, landings and other bedrooms
- LED feature lighting to wall units in kitchen
- Selected sockets with integrated USB port
- Shaver sockets to bathroom and en-suite
- 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
- External lighting to front and rear of property
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- Electric car charging points to locations throughout the development

External Finishes

- Block paving to front garden
- Porcelain tiled terrace and turf to rear garden
- External tap and power socket
- Porcelain tiles to balcony
- Garden shed for cycle storage

Construction

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments are a combination of buff, grey, white and red facing bricks with grey roof tiles where applicable
- Aluminium rain-water goods

General

- 10 year NHBC warranty
- Estate Charge applicable please speak to Sales Team for further details

An annual Estate Charge will be payable by all residents on the estate, which will cover the costs of the management and maintenance of the estate wide communal areas and facilities, including the public open spaces, play area and private estate roads.

A managing agent will be appointed and will be responsible for setting and collecting the annual Estate Charge.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the exact products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.



CONCIERGE AT YOUR SERVICE

Proudly adding to the community, North Gate Park will create well-considered amenities to truly become the beating heart of this new corner of North London. Enjoy the convenience of your on-site concierge*, located in the beautifully restored Harston House. The on-site concierge is your go-to resource, always ready to assist and streamline your daily life. With their presence, you'll enjoy unparalleled convenience right at your doorstep, enhancing your living experience effortlessly.



NORTH GATE PARK

Computer generated imagery is indicative only.

* Concierge operating hours to be confirmed and subject to change.



Located within the beautifully preserved Mayfield House, the proposed new nursery will provide an exceptional space for early childhood care and education, blending historic charm with modern facilities.

Nearby, the East Gate Lodge will host a welcoming café, designed to enhance daily life and strengthen the sense of community within the development. This inviting space seamlessly combines modern living with the character of a beautifully retained building.

Looking ahead to phase 3, a new supermarket is planned for the heart of the residential area, promising to further improve the ease and comfort of daily life for residents.



HISTORIC CHARM MEETS MODERN CONVENIENCE

WELCOME
TO
NORTH

LONDON

Meet your new neighbours



ALL
SORTS
OF

WONDERFUL





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** Brouhaha Bar
0.5 miles
- 02** Stamp Brasserie
0.5 miles
- 03** Zera Café House & Bistro
0.6 miles
- 04** The Dusty Knuckle
0.7 miles
- 05** Abraco
0.7 miles
- 06** The Salisbury Hotel
0.8 miles
- 07** True Craft
1.6 miles
- 08** The Palm
2 miles
- 09** The Engine House
2.3 miles

Sports and fitness

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

Leisure and culture

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

Shopping

- 10** Harringay Green Lanes
0.8 miles
- 11** ALDI
0.9 miles
- 12** Sainsbury's
1.1 miles

LOCAL AREA



01



02



03



04

- 01 Brouhaha Bar
- 02 Sir Walter Scott
- 03 Abraco
- 04 Alexandra Palace
- 05 God's Own Junkyard

North Gate Park is 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.

And of course, North London's most happening neighbourhoods are within a stroll or a cycle away. Trendy eateries, boutiques, exciting art venues and event spaces are just part of the landscape here.



05

LONDON AT ITS MOST CREATIVE



01

AN AREA BURSTING WITH FLAVOUR



You have everything you need close by at North Gate Park. With 17 restaurants each offering a unique flavour of London, 15 vibrant pubs, 9 local florists, 8 cocktail bars and 16 cosy coffee shops, all within a one mile radius. Whatever you're in the mood for, you've come to the right place.

- 01 The Palm
- 02 Mum's Wholefood
- 03 True Craft
- 04 Stamp Brasserie
- 05 The Dusty Knuckle

LOCAL AREA

THE GREENEST CITY IN EUROPE

London frequently tops the rankings as the greenest city in Europe. And with so many parks on your doorstep, it's easy to see why.

Just across the street, there's Chestnuts Park – a neighbourhood favourite with an outdoor gym, tennis courts, playing fields and a play area. A short walk away, you have the vast open spaces of Finsbury Park and a little further afield to the north you'll find the Victorian grandeur of Alexandra Park. In summer, both come to life with picnickers and sun lovers blissfully stretched out on the grass, enjoying the good weather.

There are two nature reserves nearby. The largest being Walthamstow Wetlands, an impressive 211-hectare wildlife haven with dozens of bird species to admire and a historic Engine House café.

You are also close to Woodberry Wetlands with beautiful boardwalks and scenic ponds. With a rich programme of wildlife-themed events, it's a great place for the little ones to learn more about their local flora and fauna.

- 01 Finsbury Park
- 02 Alexandra Palace
- 03 Alexandra Park
- 04 Finsbury Park
- 05 Green Lanes
- 06 Walthamstow Wetlands
- 07 West Reservoir
- 08 West Reservoir
- 09 Finsbury Park



01



02



03



04



05



06



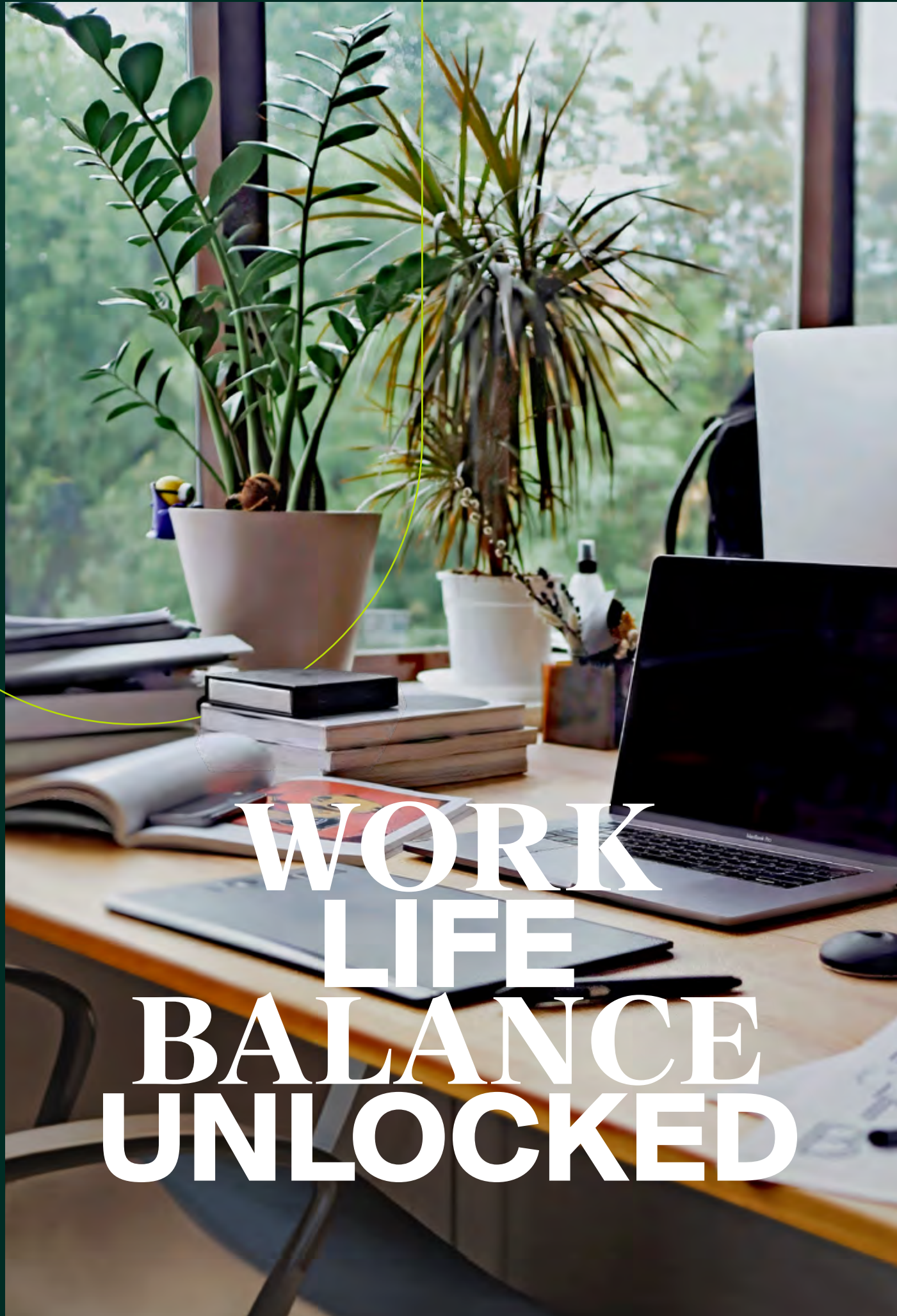
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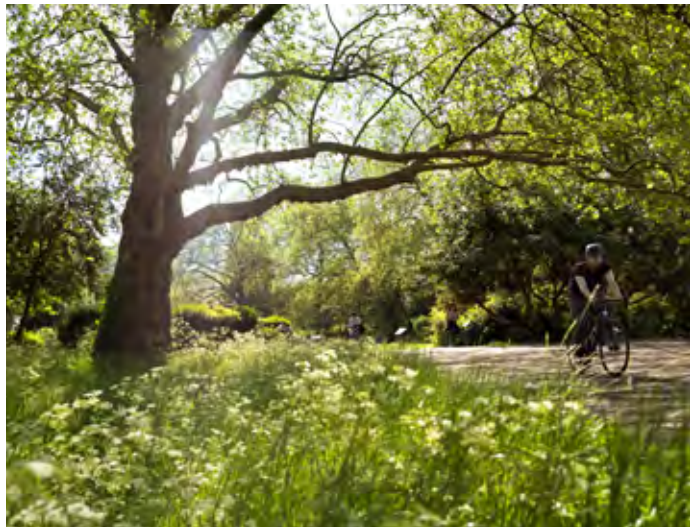


09



Wherever you get down to business, you're well connected from North Gate Park. With quick commutes, you can reclaim your time for things that really matter. Not heading into the office? Our homes are well set up for remote work with plenty of daylight, access to Wi-Fi*, and green spaces right outside for your lunchtime walks.

Plus, with a proposed tuition centre, community space and co-working area on your doorstep, you have the perfect set-up to work from home, your way.



WORK LIFE BALANCE

* Subject to separate costs & contract. Lifestyle imagery is indicative only.

CLOSE CONNECTIONS



CANARY WHARF

CITY OF LONDON

THE SHARD

WOODBERRY WETLANDS

MANOR HOUSE

ISLINGTON

EMIRATES STADIUM

FINSBURY PARK

GREEN LANES

NORTH GATE PARK

CONNECTIONS

CHESTNUTS PARK

Located in Zone 3, North Gate Park is a gateway to everything London has to offer. In just 8 minutes, you're at King's Cross – one of London's most vibrant areas, it's a leading hub for tech giants and startups alike and a lifestyle hotspot with some of the coolest restaurants in the city. Fun pop-up events, food markets and festivals will keep you busy year-round. Plus, this is your gateway to continental Europe via Eurostar. Just 12 minutes on the underground and you're shopping at Oxford Circus, or 17 minutes and you reach the bright lights of Covent Garden and Leicester Square.

Here, you can have the London lifestyle your way.

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



Map not to scale. Times taken from google.co.uk/maps and www.tfl.gov.uk 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 mins

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

DOWNHILLS PARK
5 mins

A10
GREAT CAMBRIDGE ROAD
15 mins

KING'S CROSS
28 mins

WALTHAMSTOW CENTRAL
3 stops / 5 mins

DOWNHILLS PARK
15 mins

DUCKETTS COMMON
8 mins

A406
NORTH CIRCULAR
19 mins

KING'S CROSS
ST PANCRAS INTERNATIONAL
3 stops / 8 mins

SEVEN SISTERS
UNDERGROUND
18 mins

WOODBERRY WETLANDS
11 mins

CLISSOLD PARK
11 mins

HAMPSTEAD HEATH
33 mins

OLD STREET
33 mins

EUSTON
4 stops / 9 mins

FINSBURY PARK
19 mins

LEE VALLEY PARK
18 mins

WALTHAMSTOW
WETLANDS &
MARSHLANDS
19 mins

WESTFIELD STRATFORD
35 mins

EUSTON
38 mins

OXFORD CIRCUS
6 stops / 12 mins

WOODBERRY WETLANDS
22 mins

HIGHGATE WOOD
30 mins

OXFORD CIRCUS
46 mins

VICTORIA
8 stops / 16 mins

DUCKETTS COMMON
23 mins

HAMPSTEAD HEATH
33 mins

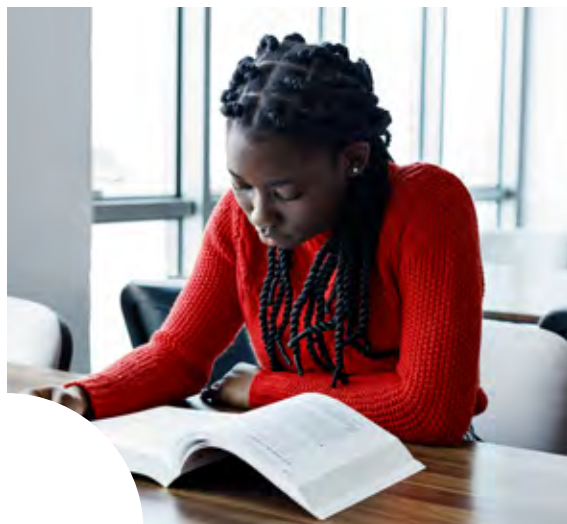
HEATHROW AIRPORT
60 mins

CONNECTIONS

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.

LOCAL AREA



EDUCATION

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 Haringay 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

Skinners Academy

1.1 miles
23 mins walk
Ofsted rating: Good
skinnersacademy.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

Times and distances taken from google.co.uk/maps and www.tfl.gov.uk and are approximate only. Lifestyle imagery is indicative only.



A HOME FOR EVERYONE

PEABODY & HILL

North Gate Park is an exceptional new development 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 seven 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.

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



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

TELL ME MORE

CONTACT



Map not to scale.

SALES SUITE

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NORTHGATEPARK.CO.UK

Delivered in partnership

