

NEW AVENUE

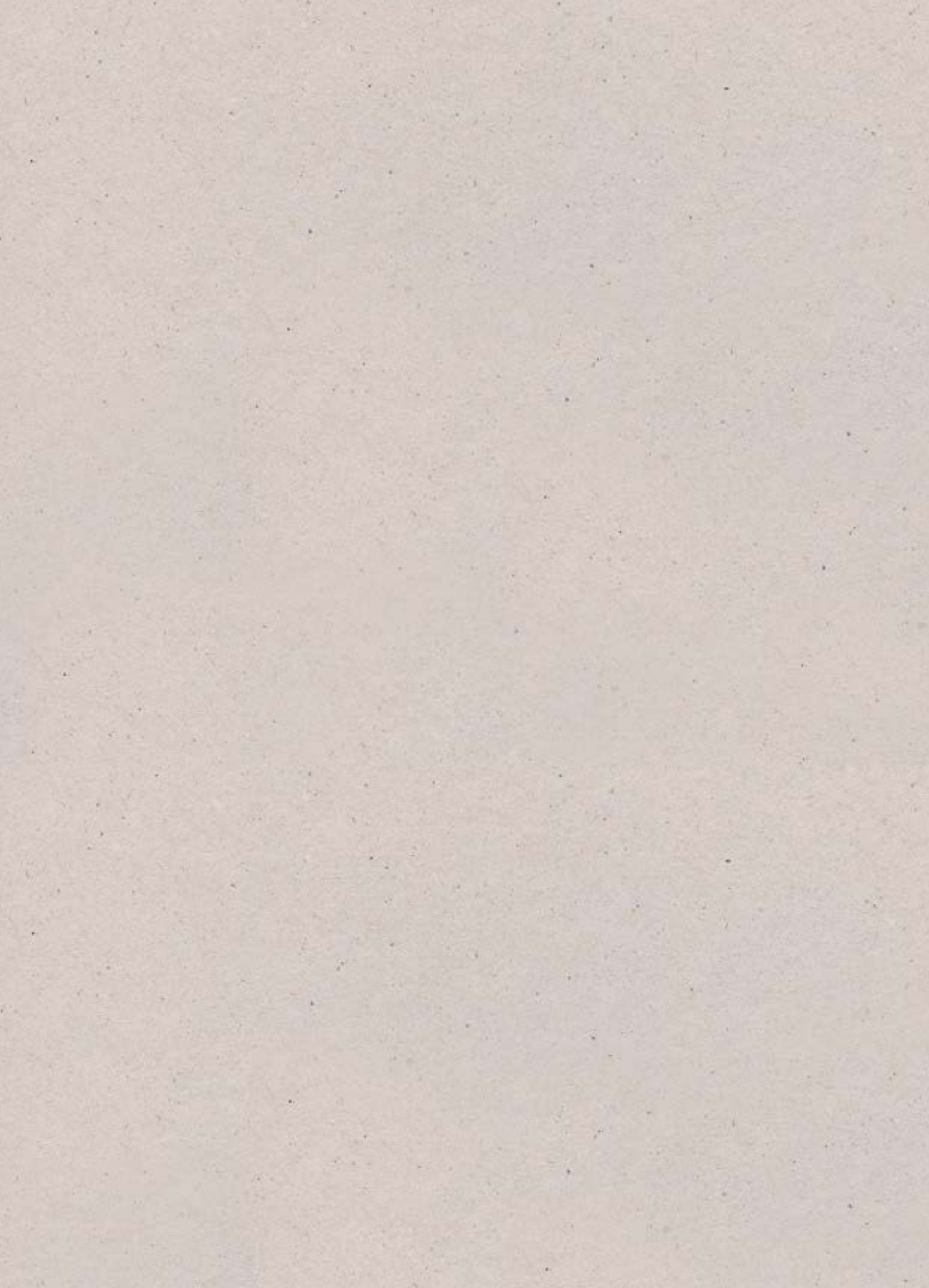
OAKWOOD N14

1, 2 & 3 BEDROOM HOMES



COUNTRYSIDE

Places People Love





Graceful

SURROUNDINGS

UNIQUE



A new community

New Avenue has been designed to create a welcoming neighbourhood with a friendly atmosphere that will continue for generations to come.

We understand communities are built on long-lasting relationships, that's why at New Avenue we are building a community centre to act as a hub for residents to socialise and form those all-important bonds.

There are also a number of open spaces throughout, ideal for children to play or to relax and enjoy the fresh air.

The development also features ample parking, wide, spacious streets, peaceful walkways and a variety of architectural styles to create the ideal environment for quality London living.





SOUTHGATE SCHOOL

COCKFOSTERS & M25
1.4 MILES & 5 MILES

BRAMLEY SPORTS
GROUND

OAK HILL COLLEGE

NEW AVENUE
OAKWOOD N14

OAKWOOD STATION
0.8 MILES

PHASE 1

PHASE 1

PHASE 3

PHASE 2

PHASE 1

ASHMOLE ACADEMY AND
OSIDGE PRIMARY SCHOOL
1 MILE

SOUTHGATE STATION
0.9 MILES

Well-connected

Less than a 20-minute walk from Southgate Underground station and less than a 25-minute walk from Oakwood Underground station, both on the Piccadilly line, New Avenue is ideally located for commuters travelling into central London. You will also be a 10-minute drive from Grange Park, Winchmore Hill and Oakleigh Park stations, providing direct routes between London King's Cross, Moorgate and beyond.*

The great mix of homes, the links to London, and the local area means New Avenue is perfect for everyone from first time buyers to families looking to move into a larger, modern home.

TRAVEL

GO BY

Road

2.3
MILES
FROM THE
NORTH CIRCULAR

3.3
MILES
FROM THE
A10

4.3
MILES
FROM THE
M25 (JUNCTION 24)

9.4
MILES
FROM THE
M11

A TRAIN RIDE AWAY

FROM

Southgate

STATION

24 mins
KINGS CROSS
ST PANCRAS

38 mins
LONDON
LIVERPOOL STREET



40 mins
PADDINGTON

39 mins
LONDON BRIDGE



FROM

Oakwood

STATION

19 mins
FINSBURY PARK

38 mins
OXFORD CIRCUS



40 mins
EUSTON

39 mins
VICTORIA



*Times taken from google.co.uk/maps. Train times taken from nationalrail.co.uk.

Perfectly placed for Education

New Avenue boasts excellent local education close by. From primary right through to A-Level and beyond, you can be sure that your child makes the best possible start.

Southgate's selection of local schools provides a full education programme for children throughout their entire learning career.

Not only does this offer the young minds in your household every opportunity to learn, it also enables them to form long-lasting friendships within this welcoming North London community.

Ashmole Academy

This academy is based in the North London town of Southgate. There are 1,500 pupils aged between eleven to eighteen.

The school focuses on academic studies and music and over 97 per cent of Ashmole's school leavers in 2016 went into employment or stayed in education. Ashmole is also planning to open its own primary school.



Osidge Primary School

A happy and inclusive nursery and primary school situated just half-a-mile away and rated Good by Ofsted. Osidge Primary is built around the values of respect, determination, honesty, responsibility, care and appreciation and as such offers a safe, happy environment where children can learn while still having fun. The school operates a rich learning experience to help children develop learning to be creative, critical thinkers well-prepared for future life.



Southgate School

This secondary school and sixth form is rated Outstanding by Ofsted and is located less than a mile away. Southgate School takes pride in its dedication to developing leadership and independence in each of its students. The school benefits from state-of-the-art facilities for the arts, sport and IT, along with a vibrant Sixth Form centre. In addition, a structured enrichment package and strong links to top universities and established businesses ensures pupils are given a solid foundation.





Within Oakwood a number of welcoming cafés in the local area make the perfect destination for breakfast, brunch or lunch.

Oakwood & beyond

For a little more choice, Southgate, Cockfosters and Barnet are all within easy reach and offer a wide selection of restaurants, shops, cafés, and entertainment.

Nearby Southgate and Cockfosters are home to a selection of stores from toy shops to jewellers, including Marks & Spencer, ASDA Superstore and a number of high street banks, while The Spires Shopping Centre in Barnet is just 18 minutes' drive away* and offers some of the top high street brands.

There is also plenty of entertainment nearby to help you make a night of it. Southgate's Chickenshed Theatre is based just around the corner and offers a wide variety of shows including theatre, comedy, music, pantomime and much more. You can also catch the latest Hollywood releases at the Everyman Cinema in Barnet.

The Southgate Leisure Centre is less than five minutes from New Avenue so keeping fit couldn't be easier. This well-equipped facility offers a six-lane swimming pool, a gym with over 80 stations, over 150 fitness classes per week and a health suite to wind down in.



When it comes to leisure there is once again plenty of choice. Aside from exploring the sprawling Country Park, you can also enjoy a few afternoon holes at the Trent Park Golf Club which offers spectacular views over the rolling landscape. However, if you're feeling a little more adventurous, why not go for a walk among the treetops at Go Ape Cockfosters?

*Time taken from google.co.uk/maps.

- 1. ALL YOU NEED IS A 5% DEPOSIT
- 2. NOT JUST FOR FIRST-TIME BUYERS
- 3. AVAILABLE ON ALL PROPERTIES UP TO £600,000
- 4. UP TO 40% INTEREST-FREE FOR THE FIRST 5 YEARS

The Government created the London Help to Buy* scheme to support people buying their own home

Whether you are a first-time buyer or an existing homeowner looking for more space, this low deposit scheme can give you the extra help you need. Moving on or up the property ladder is now more affordable.

London Help to Buy gives first-time buyers a helping hand to STEP ON the property ladder. Save just a 5% deposit, boost it with up to a 40% equity loan, and move in with an affordable mortgage of just 55% of the value of your new home.

London Help to Buy gives existing homeowners more opportunities to STEP UP the property ladder. Use your existing equity, keep the mortgage you can afford, boost your budget with up to a 40% interest-free loan and enjoy more space and the home of your dreams.

Get moving with London Help to Buy*

<p>5% YOUR DEPOSIT</p>	<p>40% GOVERNMENT LOAN</p>	<p>55% MORTGAGE</p>	<p>100% DREAM HOME</p>
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Backed by HM Government

*Terms and conditions apply. Contact us for further details. More information can be found on www.help2obuy.gov.uk



The benefits of owning a new house

Make your home your own

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. Move into a brand new home from Countryside on the other hand, and you have the perfect blank canvas just waiting for you to make your home your own!

Building a better future

Countryside creates quality, eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes is designed for modern living with lower environmental impact and running costs, and low maintenance. These provide compelling reasons to choose a new home from Countryside.

No nasty surprises

Buy a new home from Countryside and there'll be no nasty surprises or extra maintenance costs waiting for you and you'll have the peace of mind of a 10-year NHBC guarantee. Buy a second-hand home, and who knows what you could be faced with?



BROOK VALLEY GARDENS, CHIPPING BARNET



SILVER POINT, EDMONTON

ABOUT Countryside

Countryside is a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places where people aspire to live, where they feel a true sense of belonging.

All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality.

Our exacting standards and sustainable credentials combine to create places that will stand the test of time. As a result we hold more Housing Design Awards than any other developer.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place-making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

WE CREATE PLACES PEOPLE LOVE



The customer service team at New Avenue is committed to providing you, our customers, with quality homes

The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home, from the moment you make your reservation, to the day you move in and beyond. No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our charter and the 'Consumer Code for Home Builders'. Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

Our customer service begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial consultants.

Every home at Beaulieu Chase carries our commitment to quality and improvement. All of our homes are built to National House-Building Council (NHBC) standards, the technical benchmark for all newly-built homes. The standards provide guidance on every part of the building process from foundations to decoration including tolerances, performance and technical standards. To obtain a copy of the standards visit www.nhbc.co.uk. Each new home also carries the NHBC Warranty (Buildmark) against structural defects for a 10-year period following the date of legal completion.

Each property is quality checked and commissioned by our dedicated customer service team before handover to its new owner.



www.consumercodeforhomebuilders.com
www.nhbc.co.uk

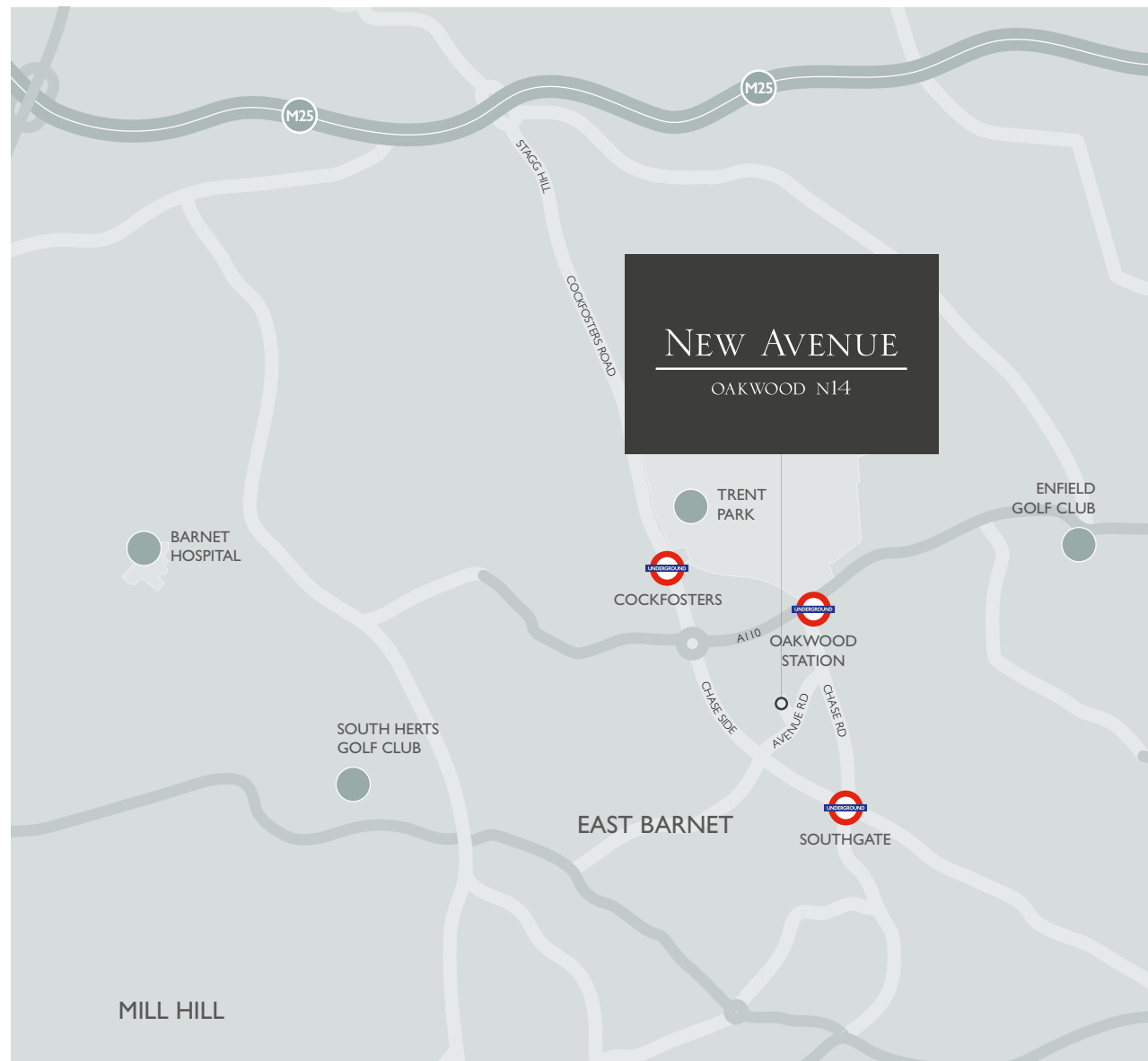
Customers
COMMITMENT TO OUR

HOW TO Find us

Directions

From the M25. Leave at junction 24 and take the A111 exit to Potters Bar. At the roundabout, take the 2nd exit onto Stagg Hill and continue on for 3 miles. At the next roundabout, take the 2nd exit onto Chase Side and then turn left onto Avenue Road. In 0.3 miles turn left onto Beardow Grove and the development will be on your left.

From the North Circular. Leave the North Circular on the B1452. At the roundabout take the first exit onto Morton Way. Continue over the next two roundabouts onto Hampden Way. At the roundabout take the third exit onto Osidge Lane. Continue onto Avenue Road, and the development will be on your left.



New Avenue
Avenue Road
Oakwood
London, N14 4DG

CONTACT US TODAY

newavenue@cpplc.com
020 3918 9529



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