



H A M L E T G A T E

12–18 High Road, London N2 9PJ

www.hamletgate.co.uk



A collection of 24 beautifully
crafted new apartments located in
the heart of East Finchley

www.hamletgate.co.uk



DISCOVER YOUR VERY OWN
SANCTUARY OF CALM AT
THE EDGE OF LONDON'S
BUSY HEART





CGIS ARE ILLUSTRATIVE AND MAY BE SUBJECT TO CHANGES.



PRIVATE BALCONIES & TERRACES SELECTED APARTMENTS

WOOD EFFECT ITALIAN PORCELAIN TILES IN KITCHENS & LIVING ROOM

BESPOKE LUXURY GERMAN KITCHENS

LUXURY CARPETS IN BEDROOMS

ITALIAN PORCELAIN TILES IN BATHROOMS

UNDERFLOOR HEATING THROUGHOUT

MVHR FRESH AIR & HEAT RECOVERY SYSTEM



Comfort & Convenience

Hamlet Gate is a new state-of-the-art complex in East Finchley, bordering Highgate and within easy access of Muswell Hill.

A superb collection of twenty four 1, 2 & 3 bedroom luxury apartments situated in a prime location on the High Road, making grabbing a coffee or a bite to eat after work in one of the local eateries a breeze.

For convenience and connectivity you can be at East Finchley underground station in less than one minute on foot, with Hamlet Gate being situated just across the street from the station. Relax in a beautiful space you can call home within this peaceful new development.

Connectivity

Whilst being well positioned for relaxation and lazy weekends, East Finchley station is just a short stroll from the development so you can easily access all of the capital's vibrancy, culture and education in minutes.

King's Cross, Euston and all of London's transport network is only a few stops from East Finchley station. The quiet, leafy areas of Muswell Hill, Crouch End and Highgate are just a short trip away from Hamlet Gate offering a large open parks and a myriad of independent shops.

EAST FINCHLEY STATION
Directly Opposite

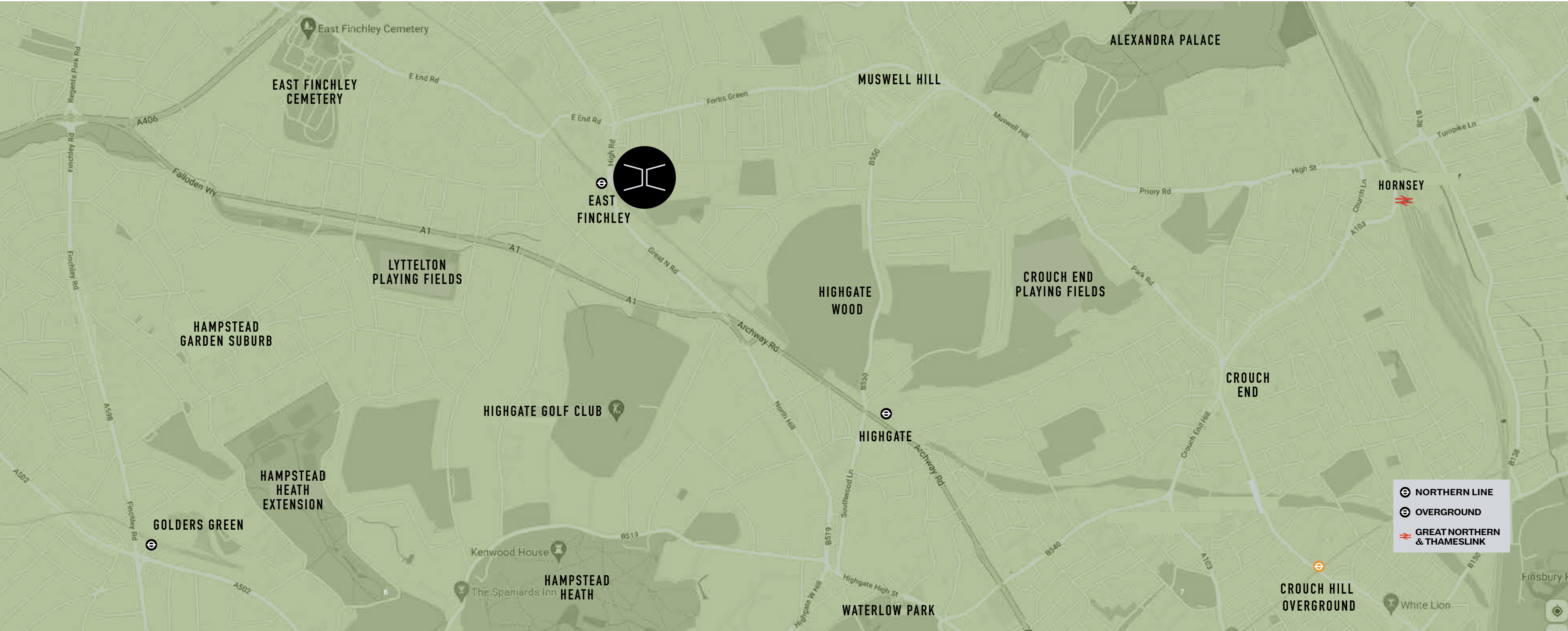
CROUCH HILL OVERGROUND
17 minute cycle

Destinations

Tube times

CAMDEN TOWN 14 minutes	OXFORD CIRCUS 26 minutes	BOND STREET 31 minutes
KING'S CROSS 17 minutes	BANK 26 minutes	LIVERPOOL STREET 31 minutes
SOHO 19 minutes	COVENT GARDEN 27 minutes	SHOREDITCH 35 minutes
LEICESTER SQUARE 23 minutes	VICTORIA 29 minutes	LUTON AIRPORT 43 minutes

Journey times from TFL.com and Google.com



The City – On Your Doorstep

East Finchley and its surrounding areas are rapidly developing neighbourhoods, supported by excellent transport links, a vast array of local amenities, and great access to public open spaces. The wider area is predominantly characterised by traditional Victorian and Edwardian family homes, while the High Road is the commercial hub of the area.

The High Road is home to many fantastic restaurants and bars as well as independent shops and other delights. It is a really great place to live, shop, eat and drink. The development also lies close to the affluent areas of Highgate, Muswell Hill and Crouch End, all of which offer a further array of cafés, bars and green open spaces. The historic Hampstead Garden Suburb is close by, as well as London's prestigious Billionaire's Row, The Bishops Avenue, just a three-minute walk from the development. There's so much to do and explore in this exciting part of the capital.

HIGHGATE

9 minute walk

ALEXANDRA PALACE

9 minute cycle

MUSWELL HILL

11 minute walk

CROUCH END

10 minute cycle



SUNSET FROM ALEXANDRA PALACE

CROUCH END



Journey times from TFL.com and Google.com

KENWOOD HOUSE IN HAMPSTEAD HEATH (TOP)
ALEXANDRA PALACE (BOTTOM)



Top Class Education

London hosts some of the world's most prestigious educational institutions. Courses span across every sector; from the Arts, through Economics and Politics to world leading Medicine.

LONDON UNIVERSITIES

- Barts & The London School of Medicine & Dentistry
- Birkbeck University
- Brunel University
- Central St. Martin's College of Art and Design
- City University London
- Goldsmiths University
- Imperial College London
- Institute of Education
- King's College London
- Kingston University
- London School of Economics and Political Science

- London South Bank University
- Middlesex University
- Queen Mary University
- Rochampton University
- Royal Academy of Music
- Royal College of Music
- SOAS University
- Trinity Laban Conservatoire of Music and Dance
- University College London
- University of East London
- University of Greenwich
- University of Westminster

Delis, Cafés & Restaurants

Within walking distance there is a range of restaurants offering Italian, Moroccan and Greek food alongside local gastropubs and artisan coffee shops. Similarly, the surrounding areas of Highgate, Crouch End and Muswell Hill offer a range of restaurants for dining out, alongside charming independent shops and cafés.



DAN & DECARLO
1 minute walk

NEW LOCAL CAFÉ
2 minute walk

THE BALD FACED STAG
3 minute walk

OLD WHITE LION PUB
3 minute walk

CAMPBELL & SYME CAFE
4 minute walk

COFFEE BANK LONDON
5 minute walk

GENZO GREEK RESTAURANT
9 minute walk

OASIS RESTAURANT & SHISHA LOUNGE
12 minute walk

IL PICCOLO VILLAGGIO
15 minute walk

On Your Doorstep

The Phoenix is one of the oldest cinemas in the UK that is still in operation, dating back to 1910. Being an independent cinema, the Phoenix screens independent and foreign films in its historic theatres.

PHOENIX CINEMA
2 minute walk

BLACK GULL BOOKS
7 minute walk

ALAN'S RECORDS
10 minute walk

CLISSOLD ARMS
10 minute walk

FINCHLEY LIDO
13 minute bus journey

HOLLYWOOD BOWL
13 minute bus journey

Local Greenery

Right on the doorstep of Hamlet Gate, Cherry Tree Wood offers quiet woodland and grassland as well as tennis courts and a park café.

CHERRY TREE WOOD
4 minute walk

COLDFA LL WOODS
14 minute walk

HIGHGATE WOODS
15 minute walk

ALEXANDRA PALACE
25 minute walk

HAMPSTEAD HEATH
29 minute walk

Keeping Fit

Closer to the development smaller local gyms are within walking distance. If larger gyms are the preference, there are multiple PureGyms and other larger companies in the surrounding areas.

YOGALOGY YOGA STUDIO
3 minute walk

PILATES NATION
12 minute walk

MUSWELL HILL CLUB
13 minute walk

THE FITNESS PLACE
13 minute walk

FJ FITNESS
15 minute walk

CYCLUB
18 minute walk

PHOENIX CINEMA



FEEL ARCTIC WHITE KITCHEN



CGIS ARE ILLUSTRATIVE AND MAY BE SUBJECT TO CHANGES.

Specification

KITCHENS

- Bespoke German kitchen Nolte Feel True Handleless Range
- Soft matt finish
- Choice of four colours: Feel arctic white, Feel quartz grey, Feel sahara, Feel lava
- Quartz worktop
- Siemens kitchen appliances throughout
- Spot light option included for different ambience

BEDROOMS

- Fitted with luxury carpet
- LED lighting with dimmers

BATHROOMS

- Carefully curated matt black taps and mixers
- Silver grain white and Ceppo di Gré grey rectified Italian porcelain tiles
- Baths/showers have a glazed screen and thermostatic controls
- Bathrooms fitted with vanity unit, feature lighting and a mirror cabinet
- Heated towel rail
- Low voltage two-pin power outlet

HEATING

- Gas underfloor heating throughout
- MVHR fresh air & heat recovery system

FLOOR FINISHES

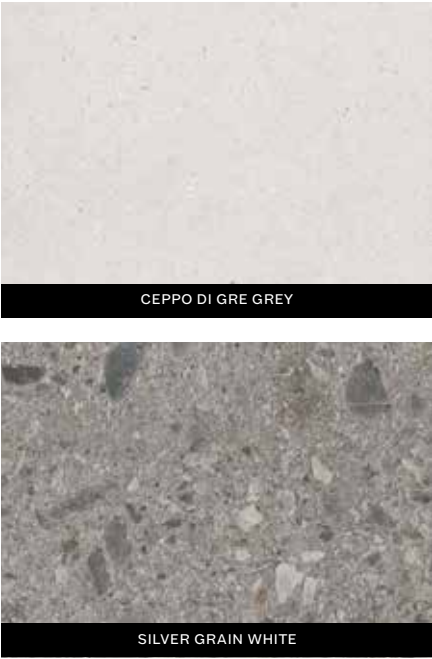
- Feature wood effect Italian porcelain tiles in reception and hallway
- Italian porcelain tiles in the bathrooms and en suites
- Luxury carpets in all bedrooms

OUTSIDE SPACE

- Communal garden and roof terrace
- Private balconies or terraces have external lighting

INTERNAL

- High end sockets and switches
- USB sockets where applicable
- Telephone outlet sockets
- Connection points ready for media, data and terrestrial television



BUILDING LEASE & WARRANTY

- Leasehold
- 125 year lease
- 1 year developer warranty
- 10-year building warranty provided by build-zone: www.build-zone.com

MAIN ENTRANCE & COMMON AREAS

- Three lifts in the development
- Common areas lit by movement sensor lighting
- Video entry system
- Secure cycle parking
- Bin storage

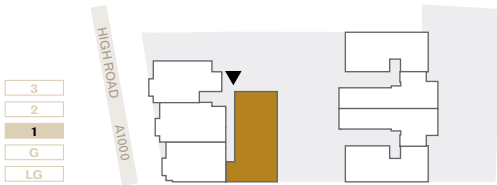
SECURITY

- Colour video door entry system in apartments
- CCTV system covering main entrance and communals
- Fire-rated doors throughout
- Fully integrated smoke detectors and fire alarm system in every apartment

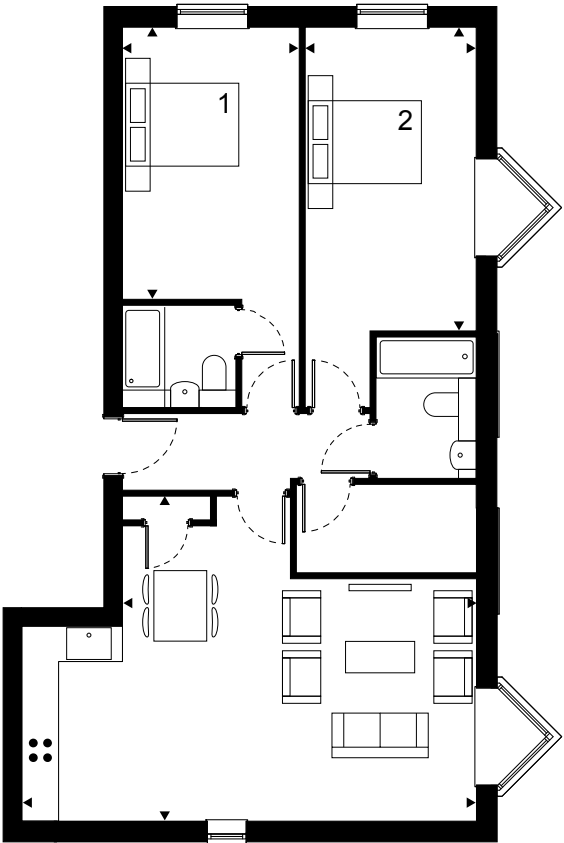
Specifications may vary during build and according to availability. All details contained within the sales information are correct at the time of production. However, in the interest of continuous improvement and to meet market conditions the builder reserves the right to modify plans, exteriors, specification and products without notice or obligation. Actual usable floorspace may vary from stated floor area, any CGIs depicted are an artist's concept of the completed building and/or its interiors only. The content within these particulars may not be current and can change at any time without notice.

BLOCK A
FLAT 1
90 SQM / 969 SQFT
2 Bedrooms
2 Bathrooms

First Floor




Lountge/Dining/Kitchen	7.7 × 5.5 m
Bedroom 1	4.6 × 3.0 m
Bedroom 2	5.2 × 2.9 m
Total	90 sqm
	969 sqft

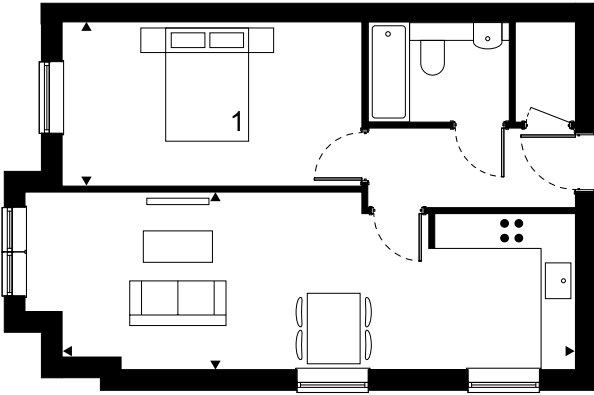


BLOCK A
FLAT 2
52.4 SQM / 564 SQFT
1 Bedroom
1 Bathroom

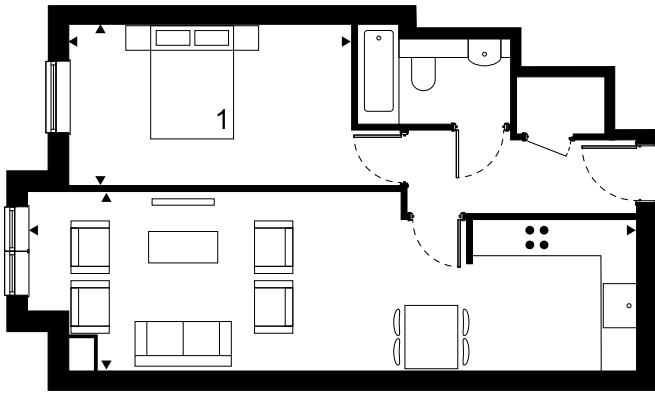
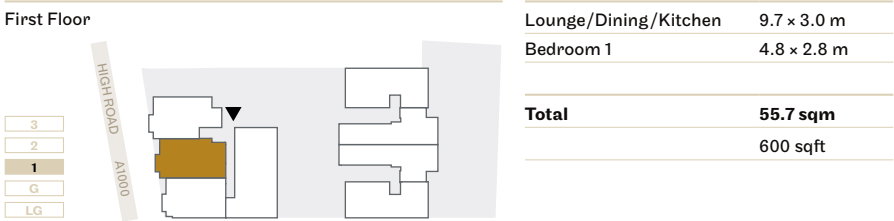
First Floor



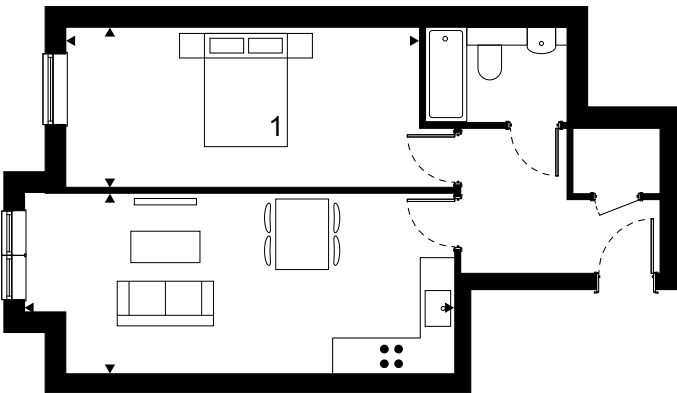
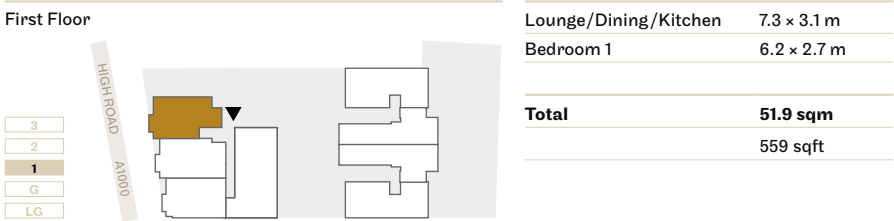
Lounge/Dining/Kitchen	8.7 × 3.0 m
Bedroom 1	5.1 × 2.8 m
Total	52.4 sqm
	564 sqft



BLOCK A
FLAT 3
55.7 sqm / 600 sqft
1 Bedroom
1 Bathroom



BLOCK A
FLAT 4
51.9 sqm / 559 sqft
1 Bedroom
1 Bathroom



BLOCK A

FLAT 5

92.6 SQM / 997 SQFT

2 Bedrooms

2 Bathrooms

Second Floor

3

2

1

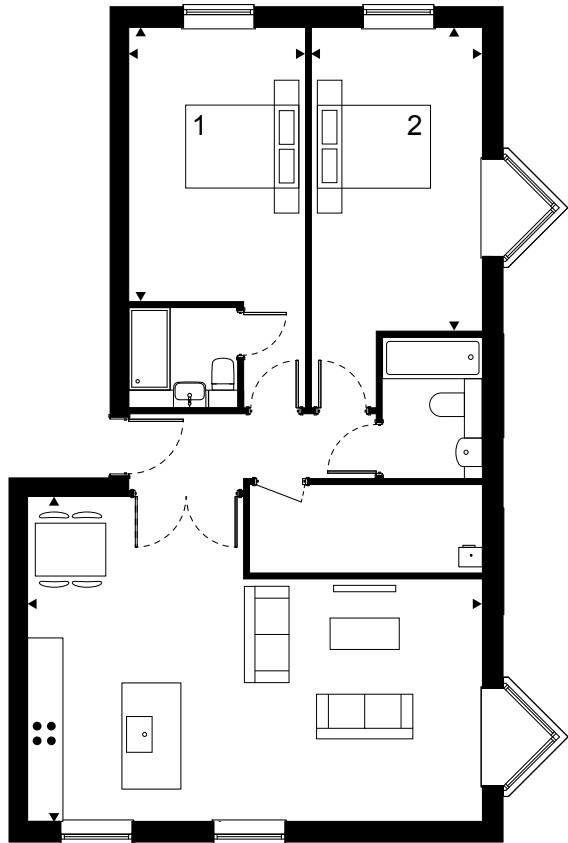
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LG

HIGH ROAD A1000

Lounge/Dining/Kitchen	7.7 × 5.5 m
Bedroom 1	4.7 × 3.0 m
Bedroom 2	5.2 × 2.9 m

Total	92.6 sqm
	997 sqft



BLOCK A

FLAT 6

76 SQM / 818 SQFT

2 Bedrooms

2 Bathrooms

Second Floor

3

2

1

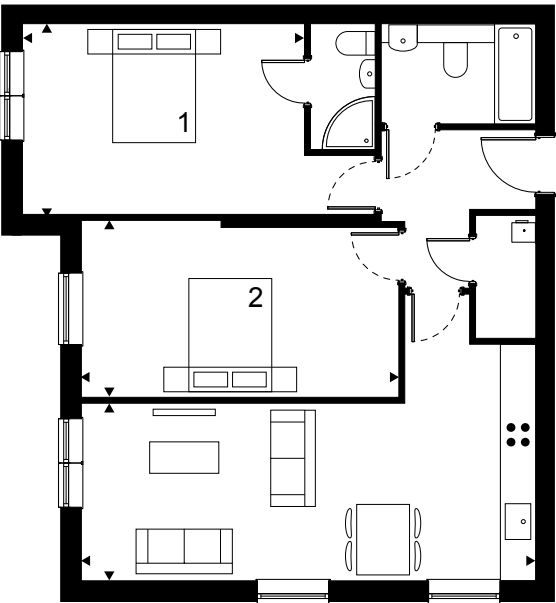
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LG

HIGH ROAD A1000

Lounge/Dining/Kitchen	7.7 × 4.0 m
Bedroom 1	5.0 × 3.2 m
Bedroom 2	5.4 × 3.0 m

Total	76 sqm
	818 sqft



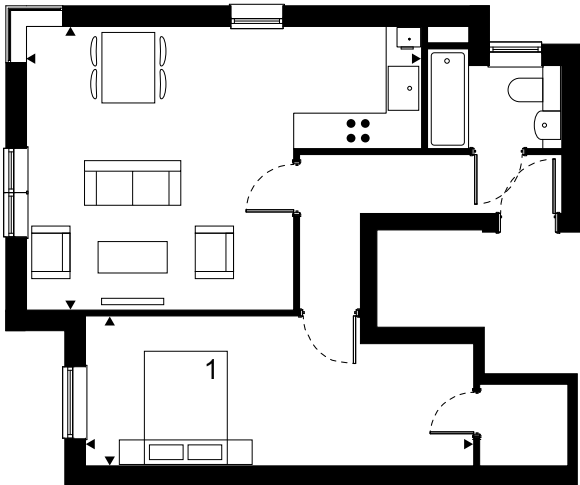
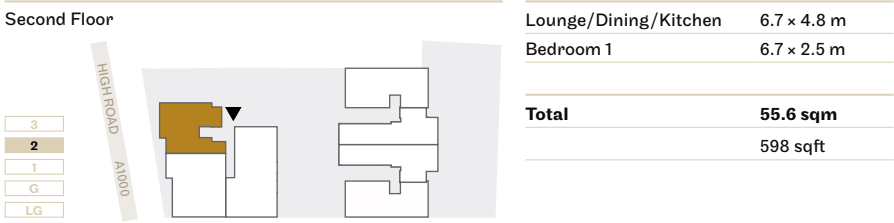
BLOCK A

FLAT 7

55.6 SQM / 598 SQFT

1 Bedroom

1 Bathroom



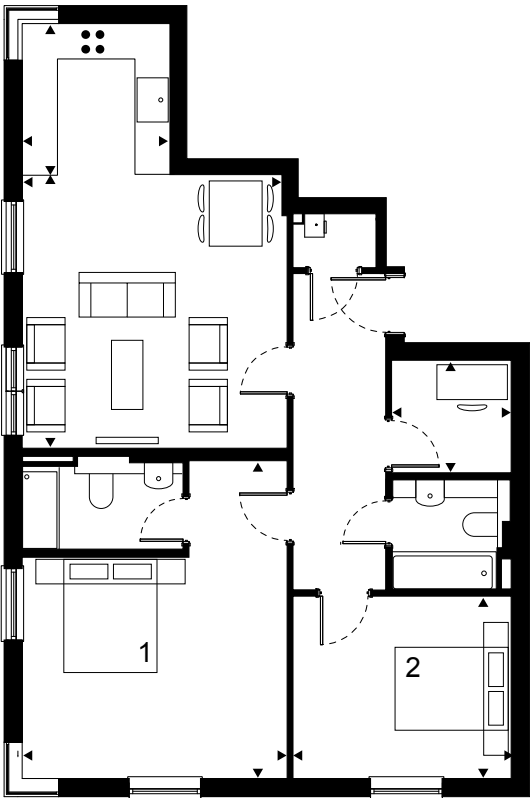
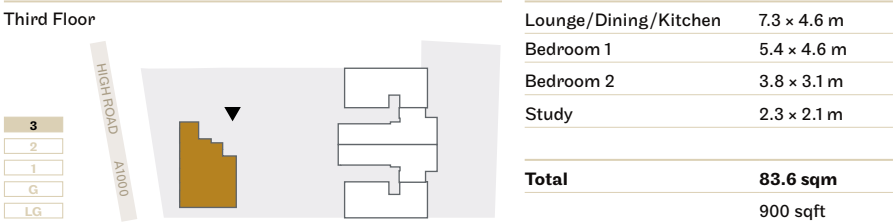
BLOCK A

FLAT 8

83.6 SQM / 900 SQFT


2 Bedrooms

2 Bathrooms

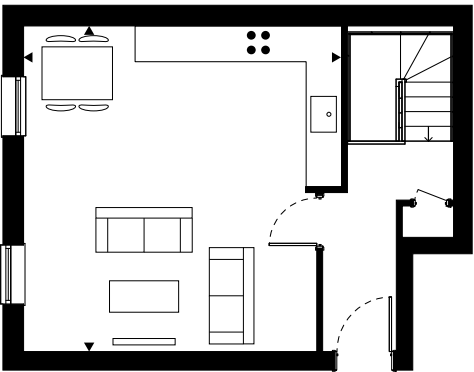


BLOCK B
FLAT 1
78.6 SQM / 846 SQFT
2 Bedrooms
1 Bathroom
1 Lightwell

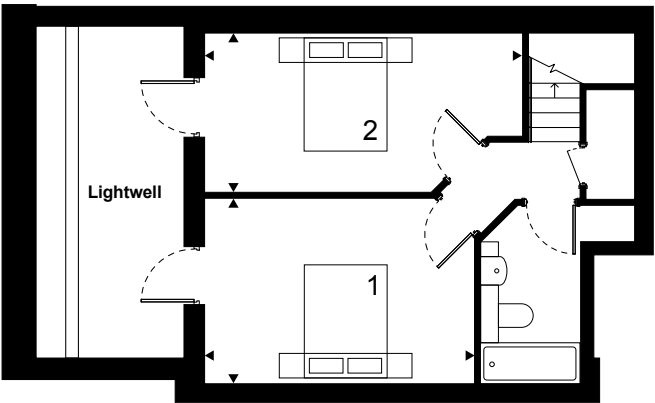
Lower Ground & Ground Floor



Lounge/Dining/Kitchen	5.5 x 5.4 m
Bedroom 1	4.6 x 3.1 m
Bedroom 2	5.4 x 2.7 m
Lightwell	14.1 sqm
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Total	78.6 sqm
	846 sqft



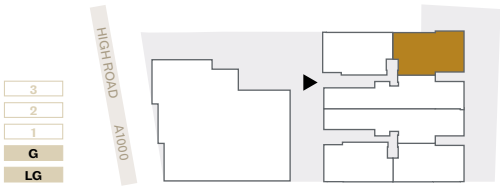
Ground Floor



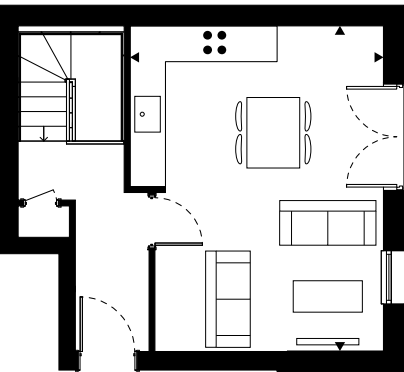
Lower Ground Floor

BLOCK B
FLAT 2
66 SQM / 710 SQFT
2 Bedrooms
1 Bathroom
1 Lightwell

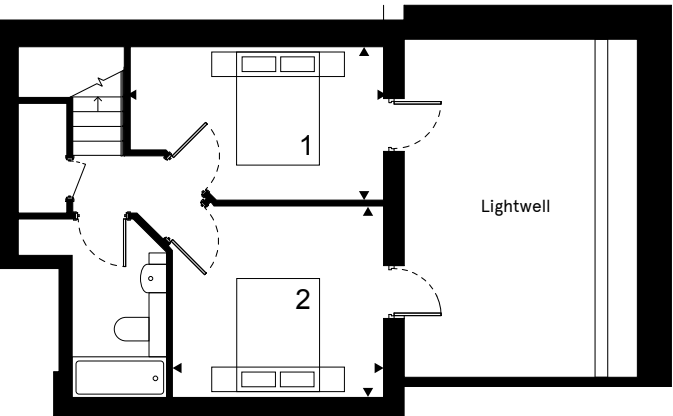
Lower Ground & Ground Floor



Lounge/Dining/Kitchen	5.5 x 3.9 m
Bedroom 1	4.3 x 2.6 m
Bedroom 2	3.6 x 3.2 m
Lightwell	22.7 sqm
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Total	66 sqm
	710 sqft

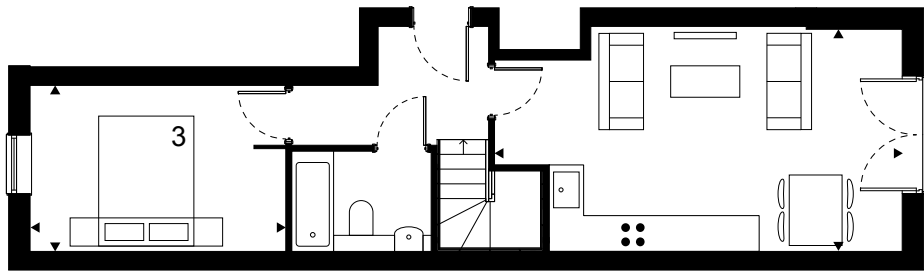
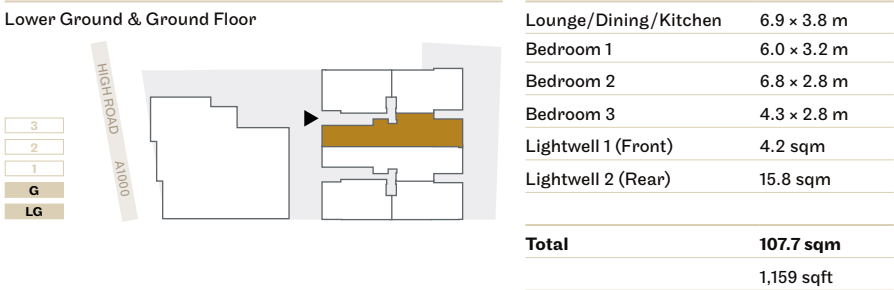


Ground Floor

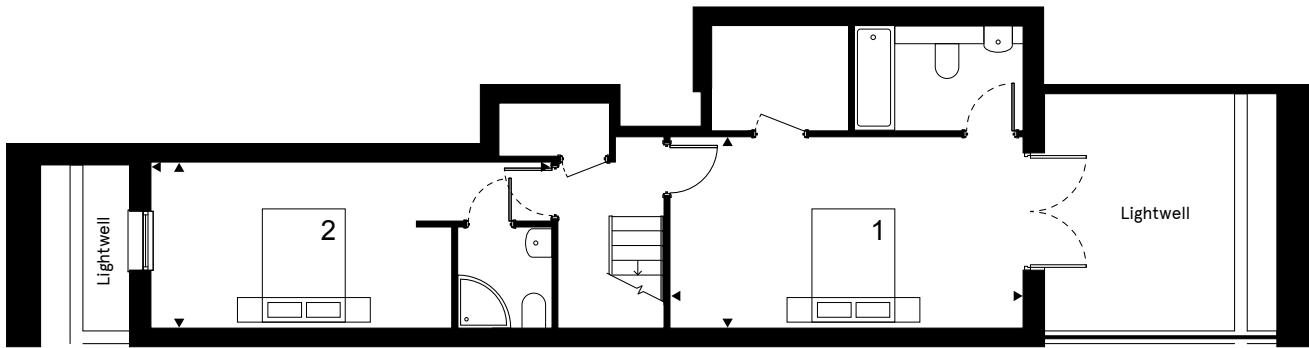


Lower Ground Floor

BLOCK B
FLAT 3
107.7 SQM / 1,159 SQFT
3 Bedrooms
3 Bathrooms
2 Lightwells

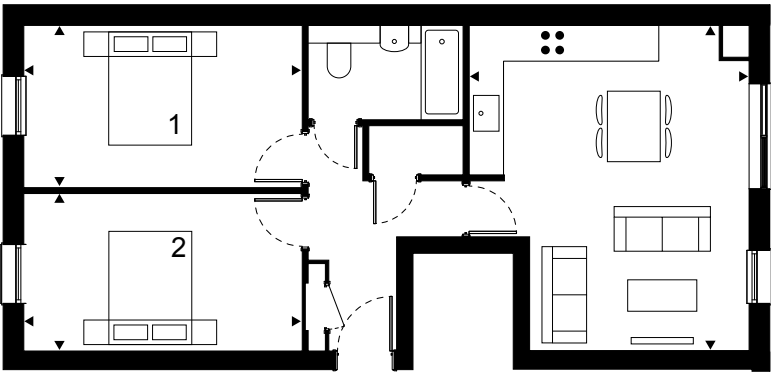
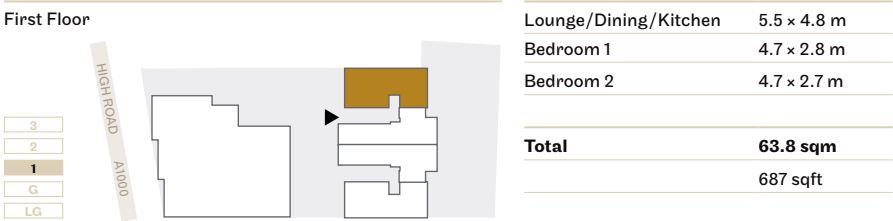


Ground Floor

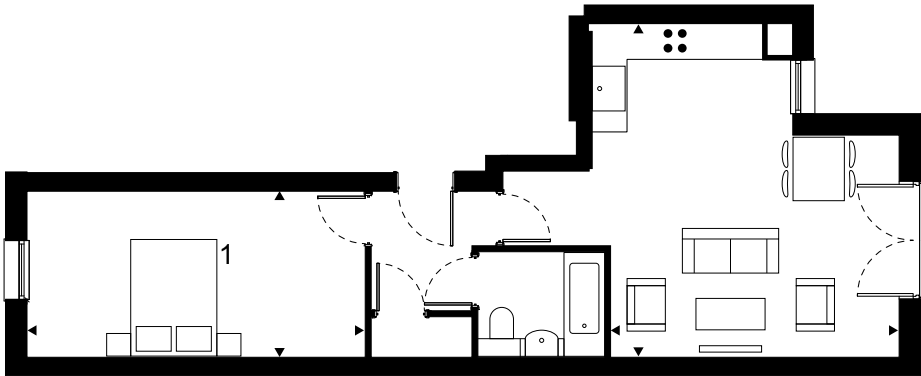
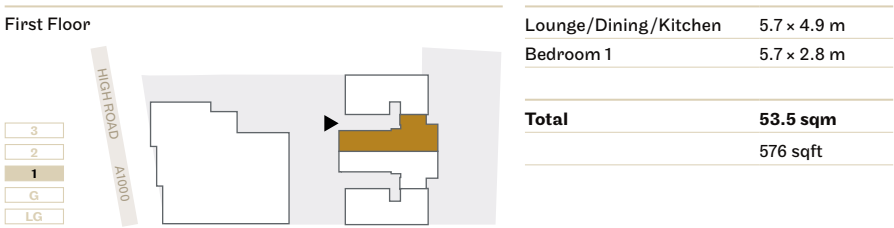


Lower Ground Floor

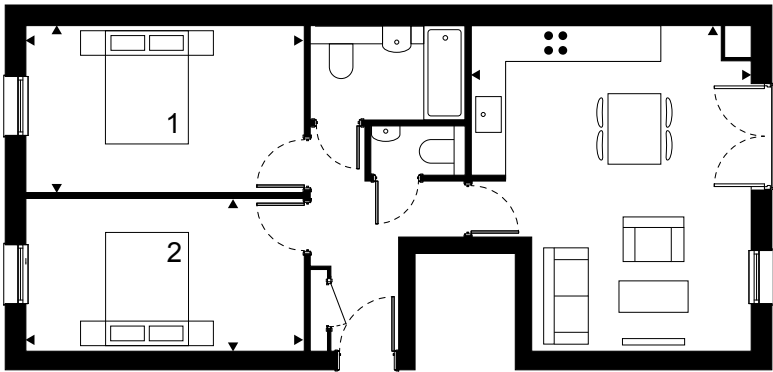
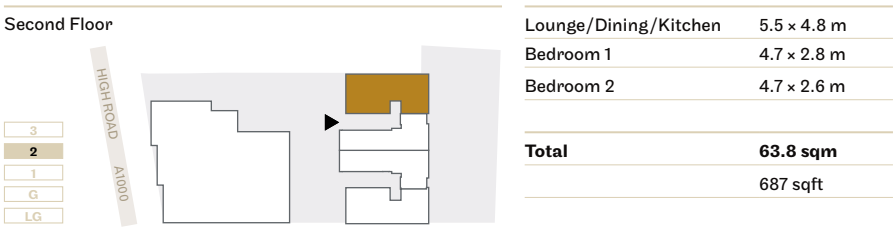
BLOCK B
FLAT 4
63.8 SQM / 687 SQFT
2 Bedrooms
1 Bathroom



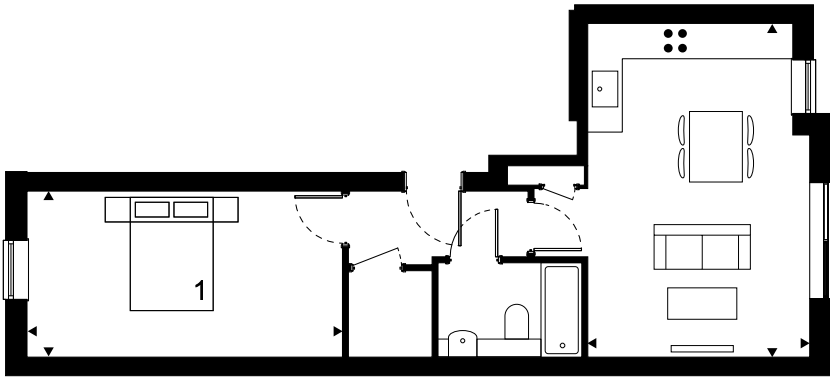
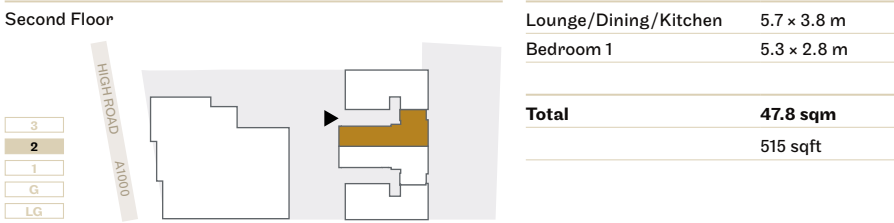
BLOCK B
FLAT 5
53.5 SQM / 576 SQFT
1 Bedroom
1 Bathroom



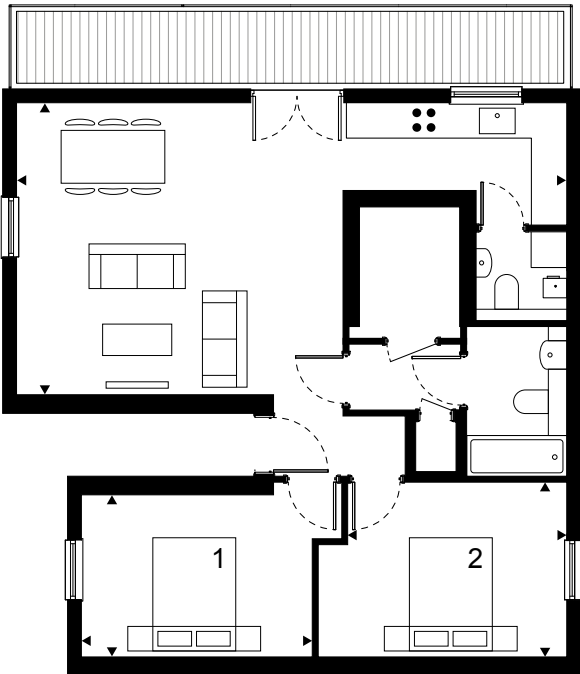
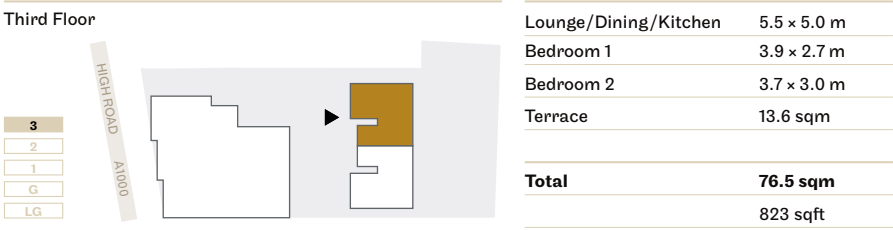
BLOCK B
FLAT 6
63.8 SQM / 687 SQFT
2 Bedrooms
1 Bathroom
1 WC



BLOCK B
FLAT 7
47.8 sqm / 515 sqft
1 Bedroom
1 Bathroom



BLOCK B
FLAT 8
76.5 sqm / 823 sqft
2 Bedrooms
1 Bathroom
1 WC
1 Terrace



BLOCK B

FLAT 9

108 SQM / 1,163 SQFT

3 Bedrooms

3 Bathrooms

2 Lightwells

Lower Ground & Ground Floor

3

2

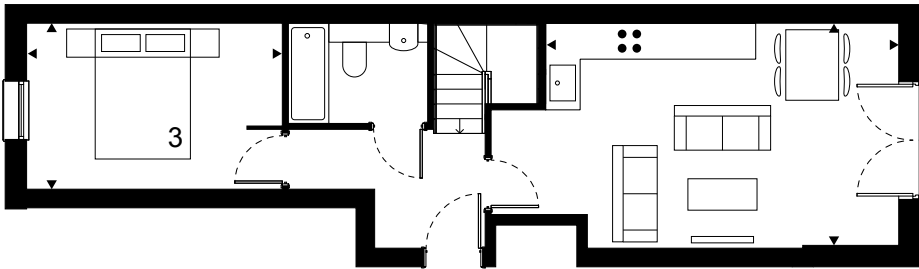
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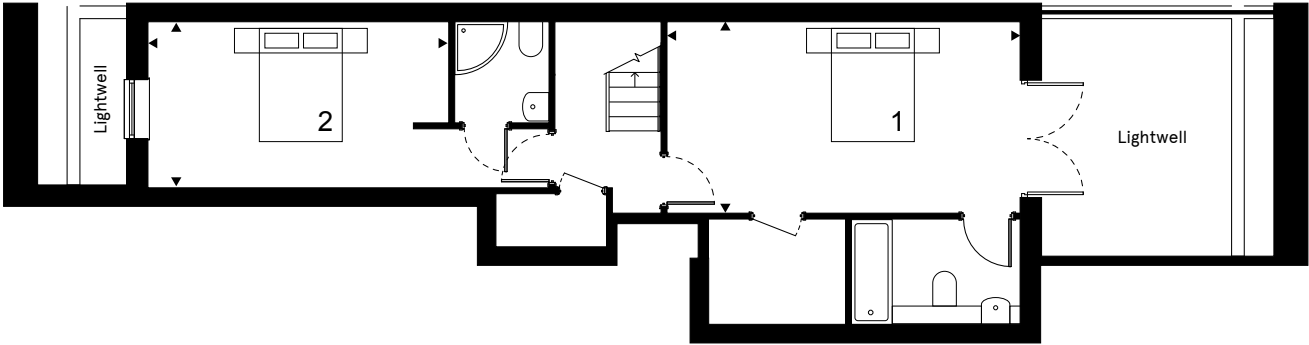
LG

HIGH ROAD A1000

Lounge/Dining/Kitchen	6.9 × 3.8 m
Bedroom 1	6.0 × 3.2 m
Bedroom 2	6.8 × 2.8 m
Bedroom 3	4.3 × 2.8 m
Lightwell 1 (Front)	4.2 sqm
Lightwell 2 (Rear)	15.8 sqm
Total	108 sqm
	1,163 sqft



Ground Floor



Lower Ground Floor

BLOCK B

FLAT 10

57.5 SQM / 619 SQFT

2 Bedrooms

1 Bathroom

1 Lightwell

Lower Ground & Ground Floor

3

2

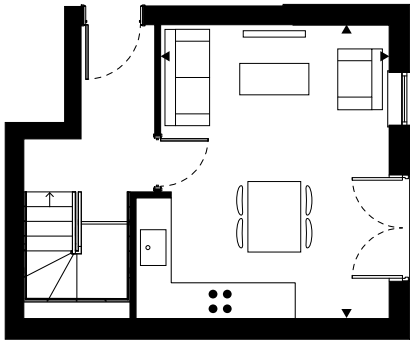
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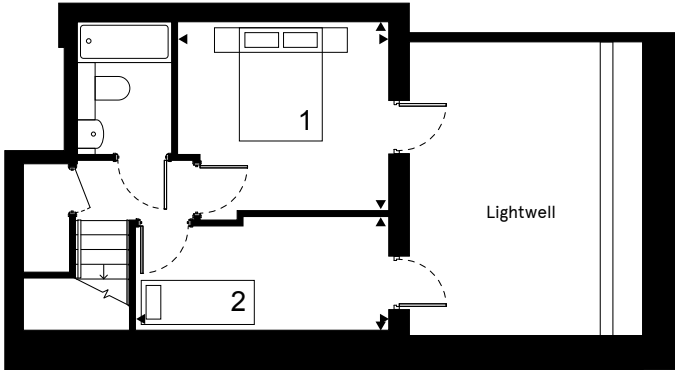
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HIGH ROAD A1000

Lounge/Dining/Kitchen	5.0 × 4.3 m
Bedroom 1	3.6 × 3.2 m
Bedroom 2	4.3 × 1.9 m
Lightwell	19.5 sqm
Total	57.5 sqm
	619 sqft

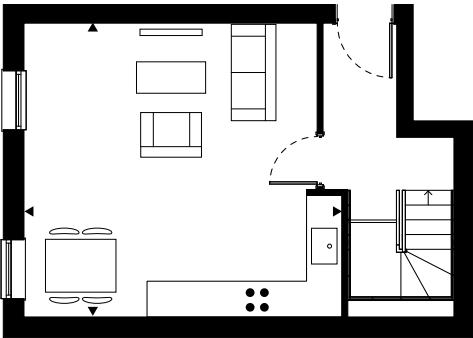
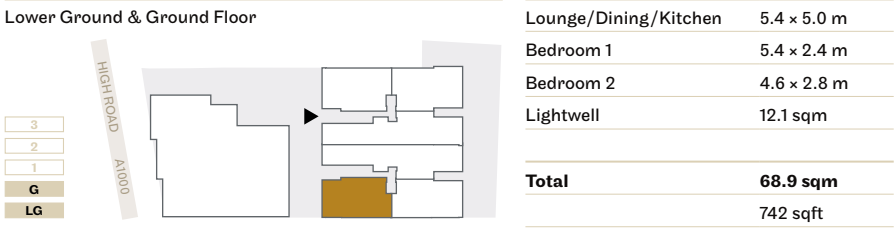


Ground Floor

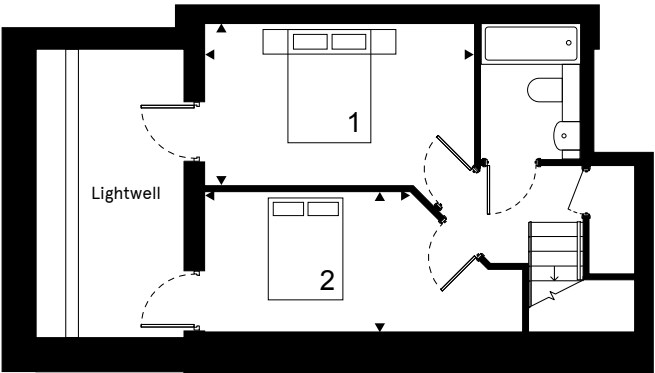


Lower Ground Floor

BLOCK B
FLAT 11
68.9 sqm / 742 sqft
2 Bedrooms
1 Bathroom
1 Lightwell

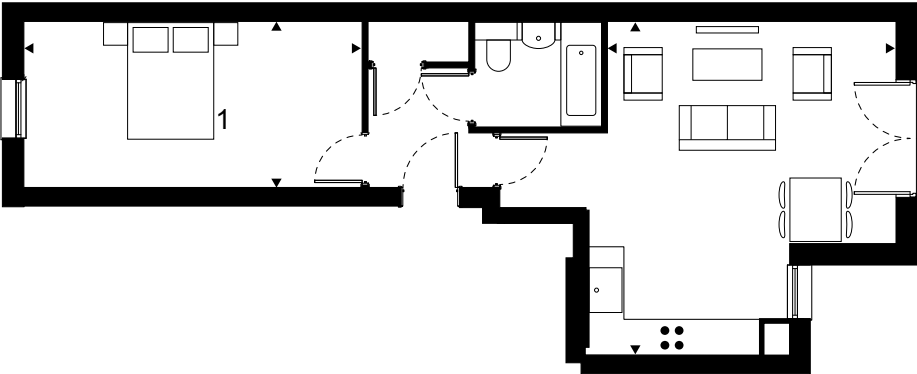
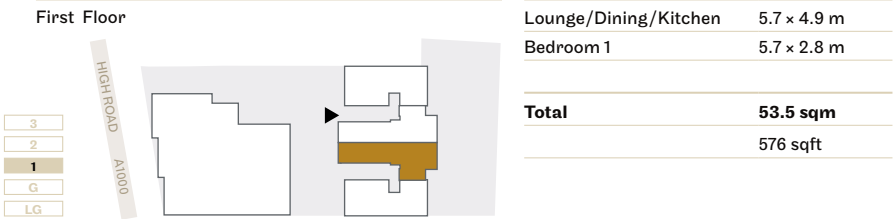


Ground Floor

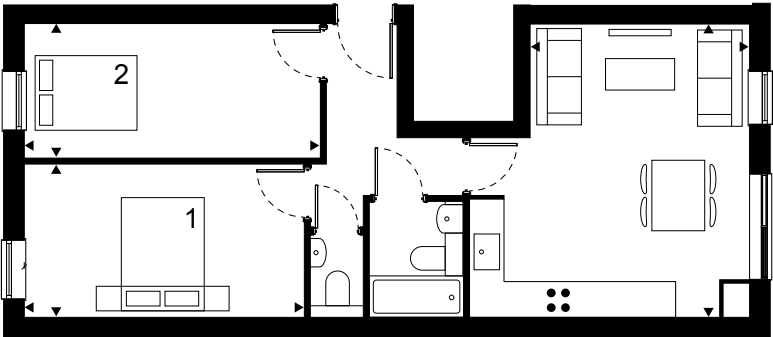
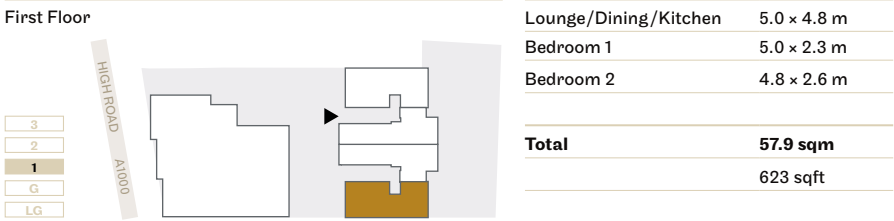


Lower Ground Floor

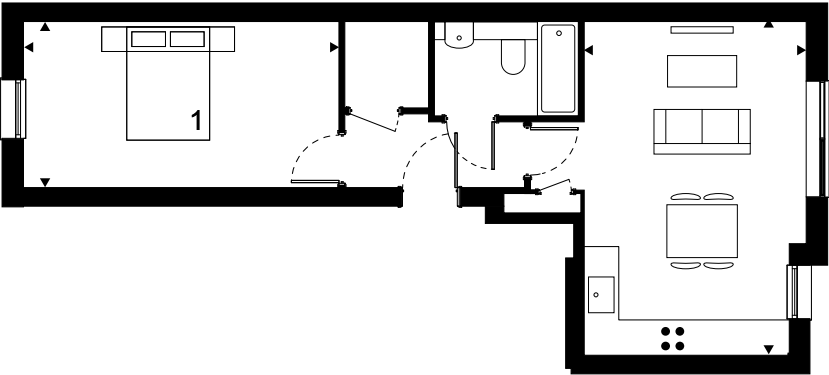
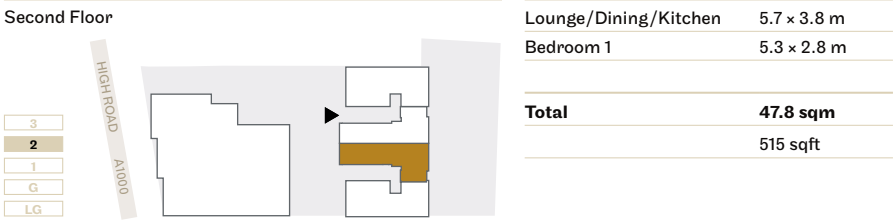
BLOCK B
FLAT 12
53.5 sqm / 576 sqft
1 Bedroom
1 Bathroom



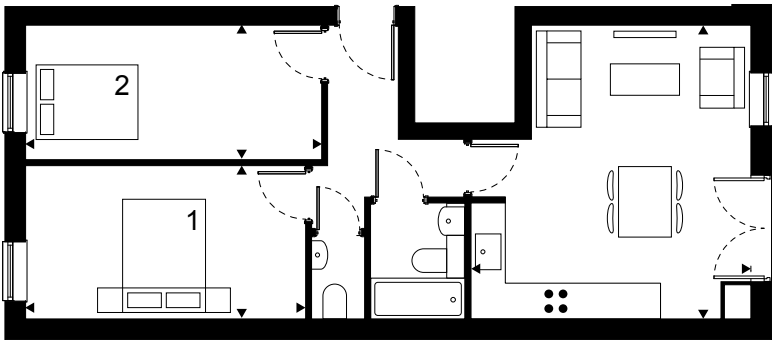
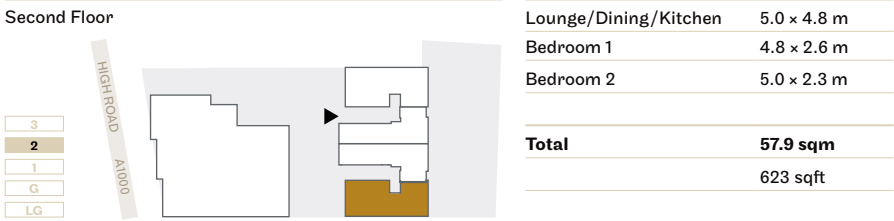
BLOCK B
FLAT 13
57.9 sqm / 623 sqft
2 Bedrooms
1 Bathroom
1 WC



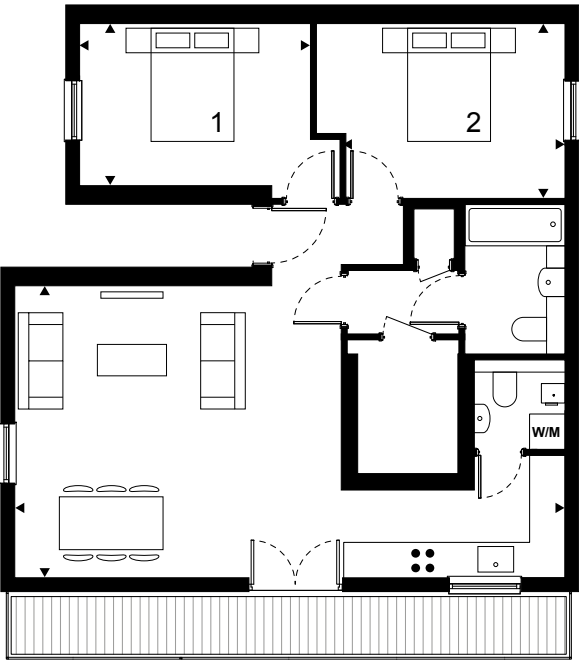
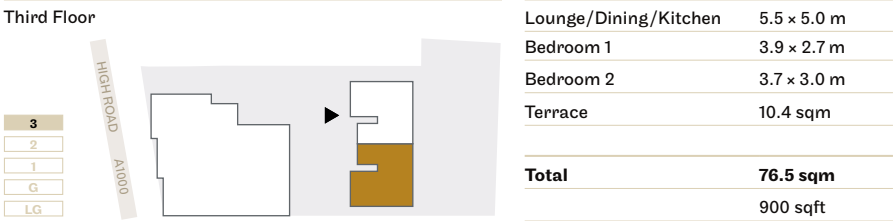
BLOCK B
FLAT 14
47.8 sqm / 515 sqft
1 Bedroom
1 Bathroom



BLOCK B
FLAT 15
57.9 sqm / 623 sqft
2 Bedrooms
1 Bathroom
1 WC



BLOCK B
FLAT 16
76.5 sqm / 900 sqft
2 Bedrooms
1 Bathroom
1 WC
1 Terrace



Help To Buy

HELP TO BUY

The Help To Buy Scheme is available on units priced up to £600,000, and the contribution is up to 40%. Please contact the marketing agents to discuss your eligibility further.

HOW IT WORKS

Help to Buy Equity Loans help home-buyers across England to purchase new-build properties with as little as 5% deposit. For more information and to download the buyers guide PDF please visit: helptobuy.gov.uk



Backed by
HM Government

Developer

DENIZ INVESTMENTS

Deniz Investments limited is a boutique property developer based locally and focused mainly on the North London property market. Having worked and lived in London, Deniz Investments build high quality specification schemes with the local buyer in mind.

Deniz Investments knows the local market very well and understands what makes a development a home. Established in 2016, Hamlet Gate is the developer's fifth new build development locally, having just completed on surrounding schemes in East Finchley and the Haringey ladder.

All of Deniz Investments' projects are constructed by its in house construction company to ensure it delivers an exceptional standard of living accommodation that provides affordable comfort alongside luxury living. Deniz Investments aims to deliver projects on time and to ensure the buyers customer journey is smooth, with the buyer being well informed throughout their property purchase.

info@denizinvestments.co.uk




HAMLET GATE

12-18 High Road, East Finchley
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www.hamletgate.co.uk

All specification details provided are indicative and may change. These details should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order under the Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract or a warranty.

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