



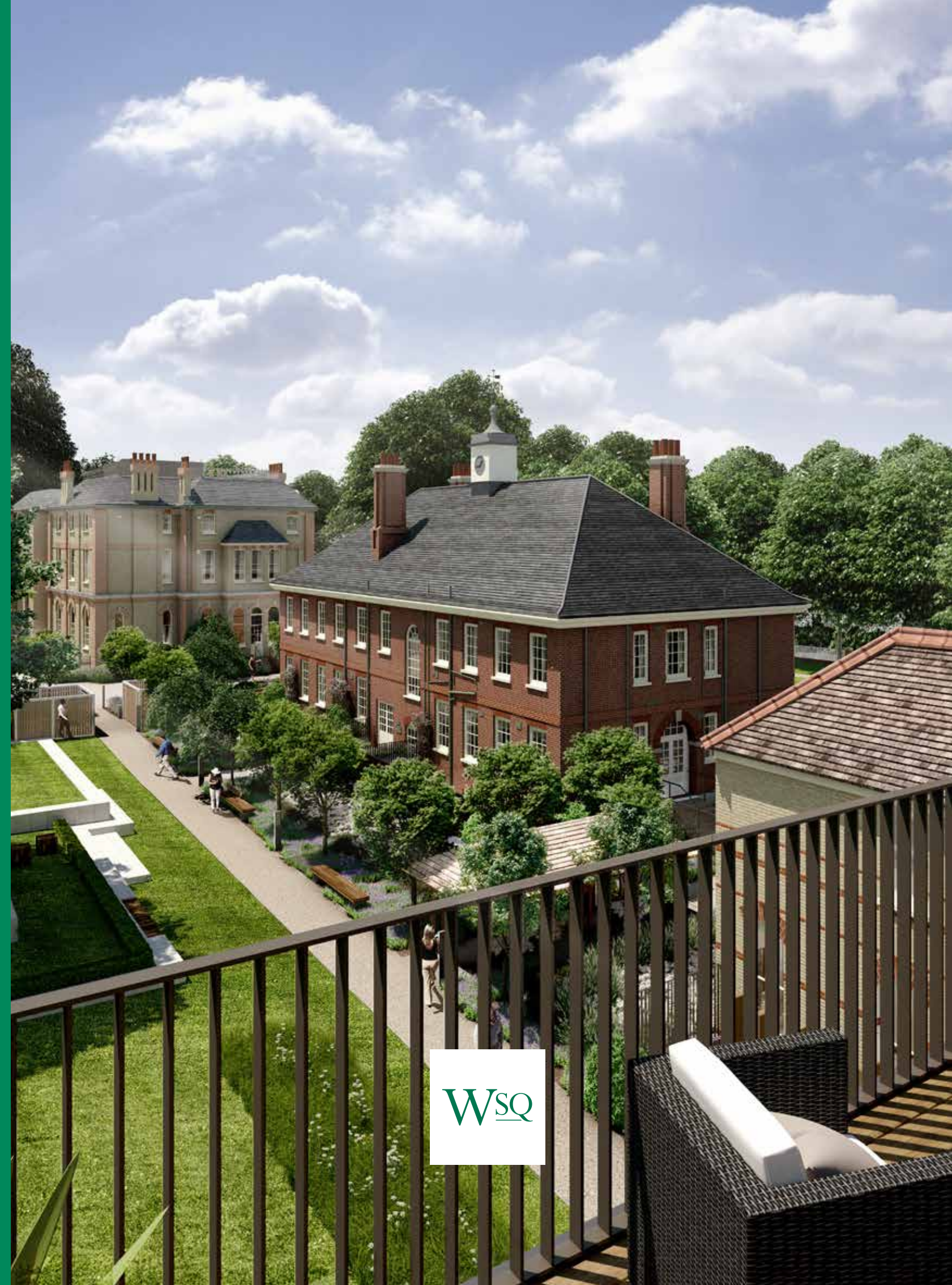
# WOODSIDE SQUARE

Muswell Hill



Woodside Square is an excellent example of contemporary contextural architecture, aiming for a very thoughtful balance between responding to its sensitive historic context and providing homes for the 21st century lifestyle

Andrew Beharrell  
Pollard Thomas Edwards



WSQ





Discover an exceptional quality of life in a home of unique character in the heart of a vibrant, village-like neighbourhood.

Woodside Square is a beautiful collection of 161 contemporary one, two, three and four bedroom homes set in six private acres. Adjacent to Highgate Wood and accessed from Woodside Avenue, this is a truly tranquil and convenient spot in north London's leafy and much-loved, Muswell Hill.

Woodside Square comprises of stunning newly built Garden Apartments, Woodside Grove and glorious Heritage Apartments, created within three sensitively restored period buildings. A selection of new Edwardian-inspired family houses complete the choice of homes.

New homes of such quality are a rarity. And in this highly sought-after location of Muswell Hill, it is an opportunity of a lifetime.

Left:  
CGI view of The Garden Apartments



## London's historic Edwardian suburb

Woodside Square sits in the unspoilt heart of leafy Muswell Hill, a village-like community in North London. And, with its commanding views southward, Muswell Hill is one of the capital's gems.

Sitting on one of the main routes in and out of London, there's been a settlement in this area for centuries, but it remained largely rural until the turn of the last century. A brief but prolific period of development in the Edwardian era transformed Muswell Hill into a gentrified London suburb. The resulting buildings followed the contemporary Arts and Crafts style, using high-quality materials and incorporating beautiful design details. The area has retained its period charm, and it remains one of London's best locations for historical character. In fact, a large part of Muswell Hill is designated as a conservation area.

Equally attractive architectural qualities shine through in our three period buildings at Woodside Square, one of which is Grade II listed while the others are listed locally. It's this historical context that inspires the design of Woodside Square and proudly upholds Muswell Hill's architectural legacy.



Right:  
CGI aerial view of Woodside Square



## London's hilltop village

Muswell Hill feels more like an idyllic hamlet than an urban suburb. With attractive, tree-lined Edwardian streets and panoramic views over the capital, it's one of the most picturesque areas of North London. There's also the safe, community atmosphere and a wealth of green, open spaces, making it a popular residential area for families, young creatives and downsizers alike.



A plethora of cafes and restaurants



Flower shop in Muswell Hill



Muswell Hill Broadway



Fresh produce available on your doorstep

Community life here is focused around the lively Broadway where thriving independent shops, cafes and restaurants mingle with essential amenities, including banks, travel agents, a post office and a lovely neighbourhood library, providing a perfectly rounded lifestyle. Further local amenities can be found close by in Highgate.



Highgate Wood



## A limitless outdoor lifestyle

### A wealth of parks and woodland

Abundant green spaces – a real sense of the countryside within the bounds of London – that’s the true beauty of Muswell Hill. Alexandra Park, alone, covers 196 acres. As well as providing spectacular city views, this incredible public playground features a boating lake, skate park, pitch & putt course, garden centre and a deer enclosure. In winter, the Bonfire Night fireworks display is an unmissable annual event, as is the opening of the ice rink.

Closer to Woodside Square, you’ll find a further 70 acres of unspoilt nature in the form of Highgate Wood. The nearby Queen’s Wood and Coldfall Wood are smaller than their neighbour but equally beautiful. All are perfect for dog walking, nature trails and picnics. But the jewel in the area’s natural crown is the Parkland Walk, an enchanting four and a half mile trail, running between Finsbury Park and Alexandra Palace. It’s a haven for flora and fauna and is London’s longest nature reserve, with foxes and deer a common sight.



Alexandra Palace



Highgate Golf Club

### First-class sports facilities

Set in attractive, tranquil surroundings, Highgate Golf Club is an excellent 18 hole course, which is actually the closest golf course to central London. Tennis lovers are also catered for by several local clubs, including the Muswell Hill Methodist Tennis Club, which is open to everyone. The Stormont Tennis Club offers a discounted membership to residents of Woodside Square.



## Satisfying cultural and material needs

### Arts and culture

The area has plenty to offer those seeking culture. For high-calibre live theatre, The Orange Tree is a terrific organisation and venue, renowned for staging new plays and neglected classics. And Alexandra Palace is now a major venue that hosts high-profile music concerts and events. Filmgoers are spoilt for choice, with four good local cinemas: the Odeon, the Phoenix Picturehouse and the Everyman. The latter being just a five-minute walk from Woodside Square.

### Shopping on your doorstep

Muswell Hill is self-contained in so many ways. On Sundays, locals head to the farmers' market at Alexandra Palace to pick up the very best fresh, local produce. For everyday, convenience shopping there's an M&S, Little Waitrose and a Sainsbury's. But the cherished gem is Planet Organic, with its focus on high-quality, healthy, speciality foods. Popular independent retailers include W Martyn for teas and coffees, Walter Purkis the fishmonger and the much-loved Muswell Hill Bookshop on Fortis Green Road.



Cheeses of Muswell Hill



Planet Organic, Muswell Hill

### Wining and dining

Muswell Hill boasts an overflowing cornucopia of restaurants, cafés, pubs, bars, tea rooms and coffee shops. Choice picks include Muswell Hill's favourite food destination, Feast Deli, trendy dining in Bills café, the legendary Toff's for award-winning fish and chips, Chooks for their delicious buttermilk fried chicken and Côte Brasserie for French classics.



Chooks Chicken, Muswell Hill



Independent clothes store

There are some truly great pubs here too. Victoria Stakes is a favourite local haunt offering craft beers and an excellent wine list. The Maid of Muswell is treasured for its laid-back atmosphere. And, not forgetting The Clissold Arms, a fine family restaurant, celebrated for being the venue of The Kinks' first ever gig – 'The Kinks Room' is proudly decked out in band memorabilia.



## First-class schooling

Parents will be happy to hear that most of the schools in Muswell Hill are rated 'outstanding' or 'good' by Ofsted. For primary education, St James C of E couldn't be closer, facing Woodside Square across Woodside Avenue. Others of note include Our Lady of Muswell Catholic Primary School, Rhodes Avenue Primary School, Coldfall Primary School and Muswell Hill Primary School. The state secondary schools in the area are Fortismere and Alexandra Park while private education is catered for by Norfolk House, Highgate School and Channing School for girls.





## Comprehensive connections

Excellent bus services and nearby tube and train stations provide an effective travel hub for commuters or residents heading into central London.

### By tube and train

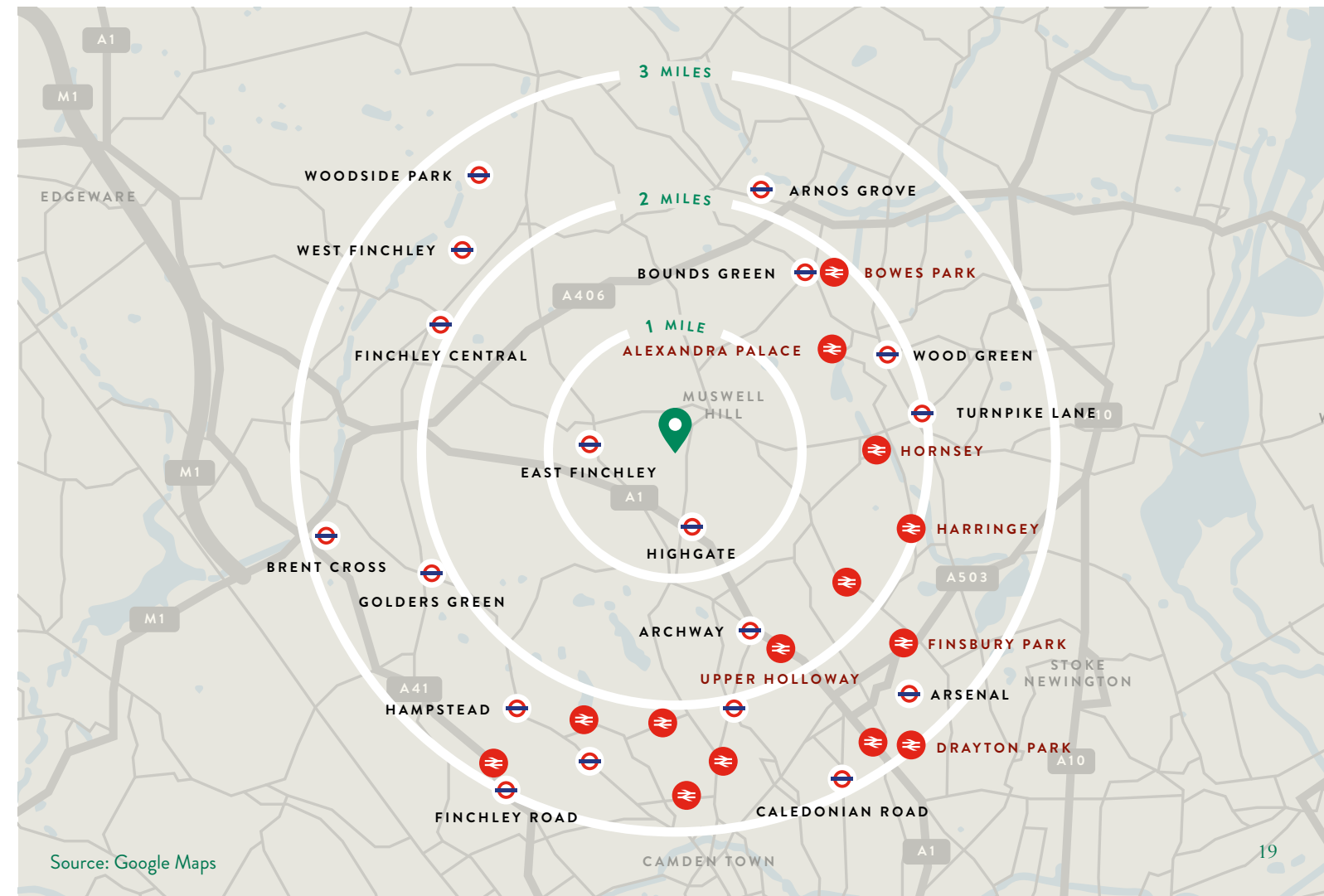
The Northern Line's Highgate or East Finchley stations will take you into the West End in 15 minutes. And both are around a 15-minute walk from Woodside Square – and they're even quicker to reach by bus. Another short bus ride will also get you to Bounds Green, Finsbury Park or Wood Green on the Piccadilly Line. For overland train services, head to either Alexandra Palace or Hornsey stations, which will whisk you to Moorgate in about 20 minutes.

### By bus

Muswell Hill boasts excellent bus support, with direct routes to the City and the West End, day and night; the W7, 43 and 134 are the key local routes bound centrally.

### By car

The area also has the advantage of easy car access to the M1 and beyond. From Muswell Hill Road, it's just a 15 minutes' drive to the M1, via the A405. Access to the City is just as straightforward – simply take the A1 south.





Crouch End  
Playing Fields

Canary Wharf

St James' Church

Everyman  
Muswell Hill

City of London

Queen's Wood

 Highgate

Woodside Square

St James C of E  
Primary School

Highgate Wood

Treehouse School





## Inspired by heritage – created for living

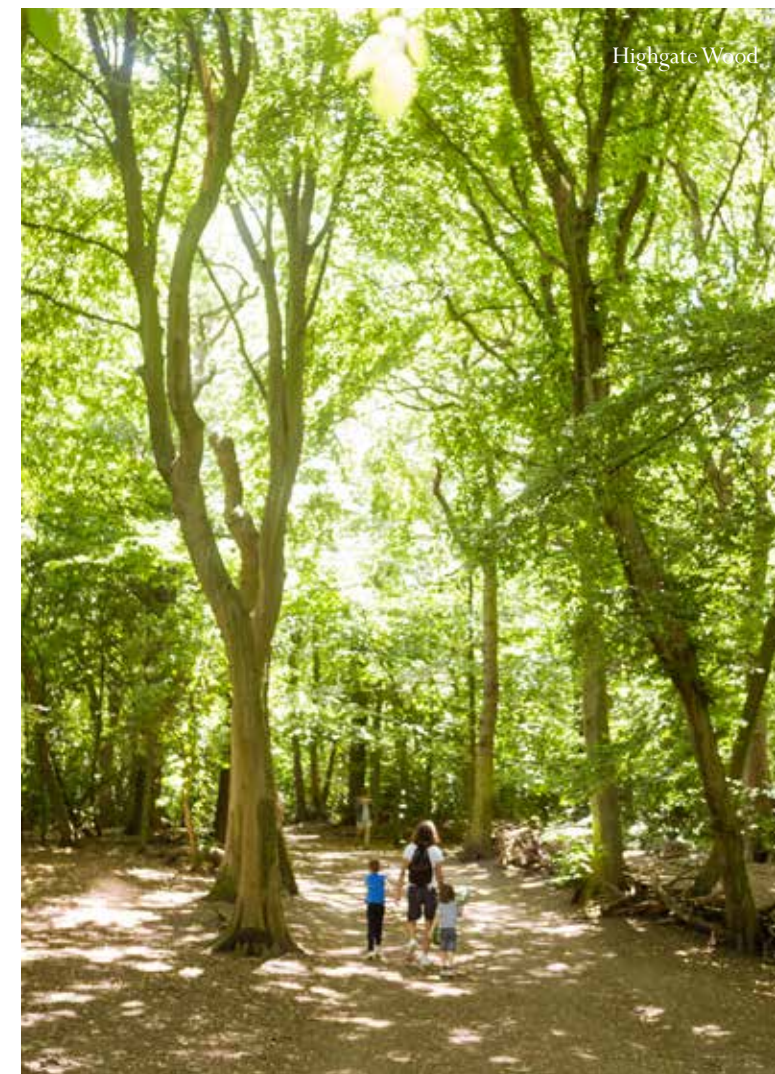
Woodside Square embraces the character of the historic and natural elements of this beautiful location while giving it vibrant new life as a modern, sustainable community.

High-quality, natural materials and attention to detail is the essence of the Arts and Crafts style, typical of Muswell Hill. And, in the meticulous restoration of the historic properties and the thoughtful creation of new homes, Woodside Square faithfully carries this spirit forward.

This considerate approach to design is complemented by the modern advantages of high-specification architecture, accessibility and energy efficiency. The result is 161 stunning contemporary homes that respect both locality and landscape.



Highgate Wood



Highgate Wood

### A parkland location

Special to Woodside Square is its parkland setting, continuing the leafy character of Muswell Hill. Existing mature trees, grassed areas, paving and lighting will all go to create an inviting public realm. As well as providing picturesque surroundings, these green spaces make safe communal areas for social interaction, recreation, picnics and children's play.



## Beautiful homes for everyone

The outstanding, newly created private homes at Woodside Square fall into three distinct character types, designed to accommodate a range of needs and lifestyles.



*Woodside Square is the most prominent and important new development in central Muswell Hill and it's likely to remain that way for many years to come. There aren't many places where you can buy a brand new home within a short walk of Muswell Hill Broadway and Highgate Woods.*

*The development sits in the Muswell Hill conservation area and it contains important heritage buildings and historic gardens, protected mature trees and it's surrounded by Edwardian family houses.*

**Andrew Beharrell**  
Senior Partner, Pollard Thomas Edwards  
Woodside Square architect



Woodside Court  
(Mixed-tenure apartments  
available through Hanover)

Woodside Grove

Simmons House  
(Existing building)

The Garden Apartments

The Avenue

The Heritage Buildings



## The Garden Apartments

The Garden Apartments at Woodside Square are located within a charming collection of newly built properties, set around the historic, central gardens. These thoughtfully designed contemporary homes are tailor-made for people aged over 55 wishing to downsize and make the most of life, with none of the hassle of home maintenance. The interiors are immaculately finished, bright and spacious. Most benefit from private terraces or balconies overlooking the delightful landscaped gardens.

For more details, ask for the Woodside Square Garden Apartments brochure.

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*“We’ve enclosed the historic central garden, which contains some of the best mature trees, with five new apartment blocks which are designed to look like large villas standing in their garden setting.”*

**Andrew Beharrell**  
Senior Partner, Pollard Thomas Edwards





## Woodside Grove

Woodside Grove occupies the western site of the development and comprises of 30 units; the 23 apartments, 3 duplex apartments and 4 terraced houses have been arranged over 3 blocks, set in beautiful green surroundings.

For more details, ask for the Woodside Grove brochure.

*“Woodside Grove has the benefit of an informal garden with apartments and smaller cottage sized houses designed around it.”*

**Andrew Beharrell**  
Senior Partner, Pollard Thomas Edwards





## The Avenue

The new townhouses at Woodside Square are arranged as a terrace and two pairs of semi-detached houses. These properties make spacious and well-appointed family homes. While contemporary in style, the architecture purposefully echoes the grand Edwardian houses of Muswell Hill. Their crisp, modern interiors are wonderfully light and airy thanks to expansive windows which are complemented by filigree balconies, providing sunny private outdoor spaces.

For more details, ask for the Woodside Square The Avenue brochure.

*“Around the inner edge of the development we’ve created an avenue with some very lavish family houses, which are built into the north facing slope and then look out southwards, towards the distant views of Highgate Woods.”*

**Andrew Beharrell**  
Senior Partner, Pollard Thomas Edwards





## The Heritage Buildings

The glorious Heritage Apartments are housed within Woodside Square's restored period properties: a magnificent Grade II listed Neo-Georgian building and two locally listed Victorian houses. There will be beautifully converted into spacious, contemporary apartments, providing smart, modern living spaces with a classical flourish. Like The Garden Apartments, these homes are exactly suited to people aged over 55 wishing to enjoy a stress-free life in a modern, secure and managed environment.

For more details, ask for the Woodside Square Heritage Apartments brochure.

*"The heritage buildings consist of three existing restored and converted buildings fronting Woodside Avenue. They set the tone of the development, provide continuity with its past and in addition they're going to provide some wonderful, converted apartments."*

**Andrew Beharrell**  
Senior Partner, Pollard Thomas Edwards





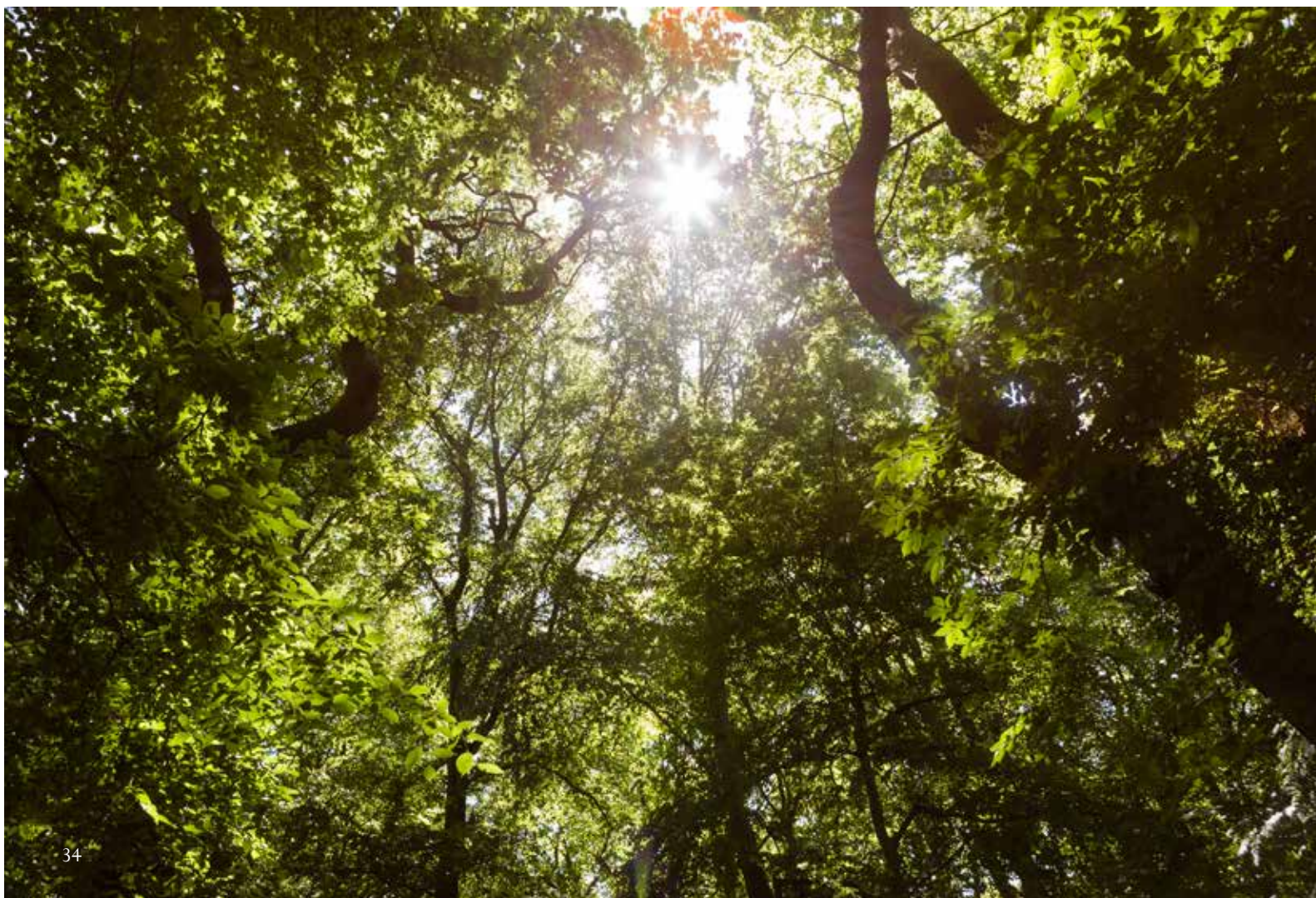
## Sustainable living

Sustainability is central to the vision of Woodside Square, and reducing energy usage is a prime objective. The fundamental design of the building and use of materials can play a big part. One of the important ways this 'fabric first' approach is being implemented is by incorporating levels of insulation that beat Building Regulation standards. Electricity consumption in communal areas can be a big draw on power, and that's why we're supplementing the supply from photovoltaic panels.

We explore ways to reduce CO2 emissions, an example of this is the installation of a highly efficient Combined Heat and Power (CHP) unit and communal gas boiler systems with new insulated pipework for heating and hot water.

Waste is the enemy of sustainability, but our site Waste Management Plan means that more than 85% of construction refuse will be diverted from landfill.

Encouraging wildlife is a responsibility we take very seriously. More than 50% of the landscaping around Woodside Square features native and wildlife friendly plants.



### Well-maintained and well looked after

Wellbeing and comfort, for both young and old, is at the heart of the Woodside Square vision. All new homes are designed to Lifetime Homes standards and are adaptable to the immediate and changing needs of residents.

For everyday support, our on-site management team are devoted to caring for the quality of the environment, leaving residents to enjoy life without the hassle of home maintenance.



## Brought to you in partnership by Hanover and Hill

A market-leader with over 50 years experience, Hanover has a trusted reputation for high quality, well-designed, age-exclusive housing.

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**What House? 'Housebuilder of the Year' 2015**

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We invest significant time and effort from the outset to ensure that all our properties achieve the perfect balance between innovation and practicality, as well as

remaining sympathetic to each individual location. As all construction work is carried out by ourselves, we are also able to guarantee the highest quality of finish within our homes. Throughout every Hill development there is a flawless attention to detail. This, along with proven design and building expertise, ensures we continue to be one of the most innovative private house builders in the UK.

[hill.co.uk](http://hill.co.uk)











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