



“The design concept for The Houses at Woodside Square has been inspired by the local area, combining characterful architectural features with the very best of modern living, allowing you to experience an exceptional quality of life in one of the 21 stylish new homes. Located within easy reach of beautiful Highgate Woods as well as the vibrant town centre of Muswell Hill, these extraordinary houses are the perfect place to call home.”

Andrew Beharrell, Pollard Thomas Edwards
Woodside Square architect

Above: Computer Generated Image view of The Avenue



Discover an exceptional quality of life.

Woodside Square is a beautiful collection of 159 contemporary one, two, three and four bedroom homes set in six 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 three and four bedroom houses, glorious Heritage Apartments created within three sensitively restored period buildings and stunning newly built apartments.*



*All the new build apartments and a selection of the Heritage Apartments are available exclusively to those aged 55 and over. There is no age restriction on the rest of the properties, including the houses.

Left: Computer Generated Image view of Woodside Square
Right: Lifestyle images at Muswell Hill



Unique character in the heart of a vibrant, London neighbourhood.



Seven contemporary townhouses make up The Grove Houses on the outer edge of the development. These houses benefit from split-level urban gardens, set amongst the beautiful landscaped grounds.

The Avenue, a selection of new build 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.



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





Muswell Hill
offering unrivalled
views over London.

SB CLASS SCHEDULE	
MON	
TUE	Ballet fit 6:15 pm
WED	RUN CLUB 6:00 pm
THU	Vinyasa Yoga 1 pm
FRI	



Above: Lifestyle images at Muswell Hill and Highgate tube station

A local haven

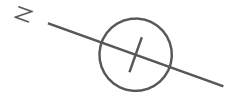
Muswell Hill offers unrivalled views over London, has beautiful Edwardian architecture and the dynamic town centre adds to the appeal of this leafy borough. Muswell Hill's impressive array of amenities continues to call to a thriving community living in harmony with the natural surroundings.

A stone's throw from Alexandra Park and Highgate Woods, Muswell Hill is a haven for dog owners and those who enjoy long weekend walks. Those seeking to relax can also take advantage of the Broadway's many cafes, which make for a perfect weekend retreat.

Parents and those planning to start families 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.

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



Computer Generated Image view of Woodside Square

The Grove Houses



Computer Generated Image shows The Grove Houses

The Grove Houses

The Grove Houses are a collection of just seven stunning three bedroom townhouses, offering inspired design for a contemporary lifestyle. Each house features traditional pitched roofs and brick elevations, oriel bay windows flooding the first floor living room with natural light and wooden cladding to the side of each entrance for added privacy.

These beautiful homes have tree lined access, planted entrances and benefit from a low maintenance urban rear garden. Residents can also take advantage of the lavish landscaped grounds of the Woodside Square development.

Contemporary interior architecture and a high level of specification were the main design principals of the Grove Houses. Elegant kitchens with glass worktops, hardwood staircases and flooring, boutique bathrooms and en-suites make for a refined living environment.

These beautiful houses benefit from parking spaces in the development's underground car park.*

* Subject to terms and conditions. Management fees will apply



Image of one of the rear gardens at The Grove Houses



Computer Generated Image aerial view of the gardens at The Grove Houses

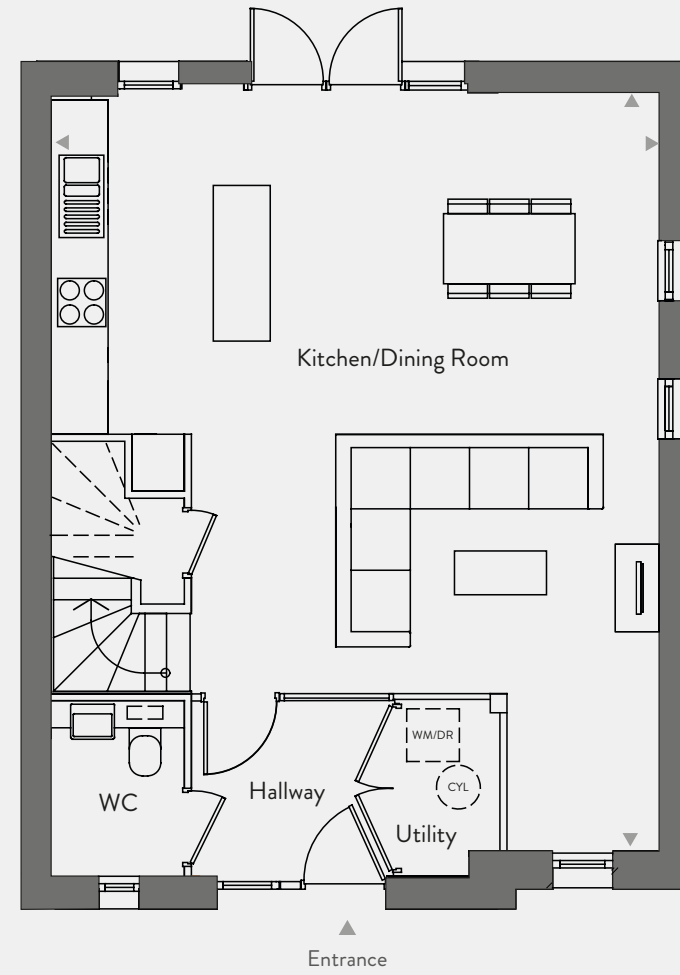


Image of show house, please see written specifications for details

P81
3 bedroom house
3 floors

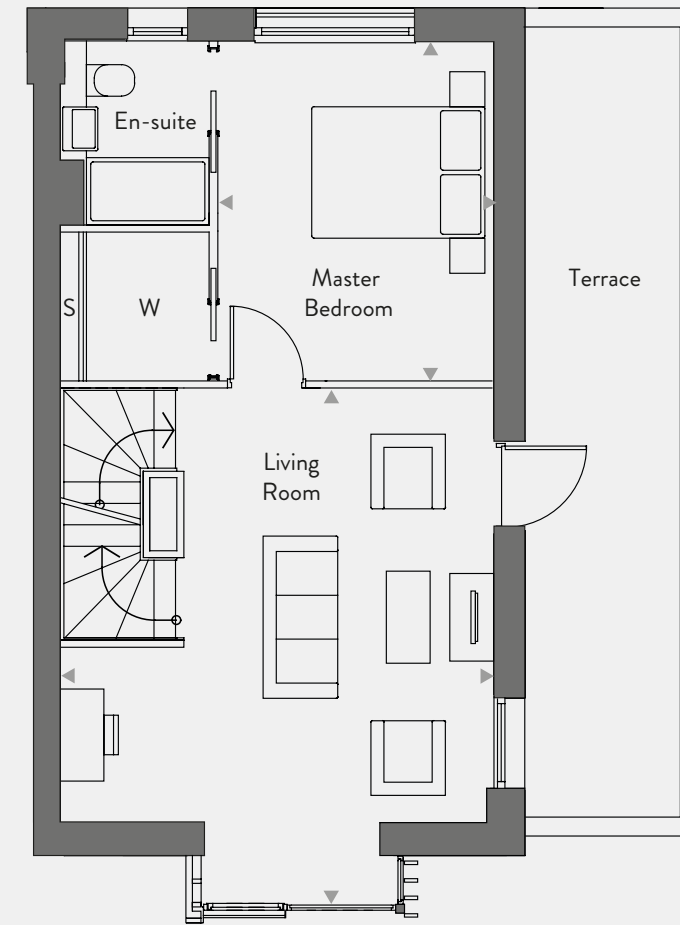
Ground Floor

Kitchen/Dining Room 6.90m x 8.55m 22'6" x 28'1"



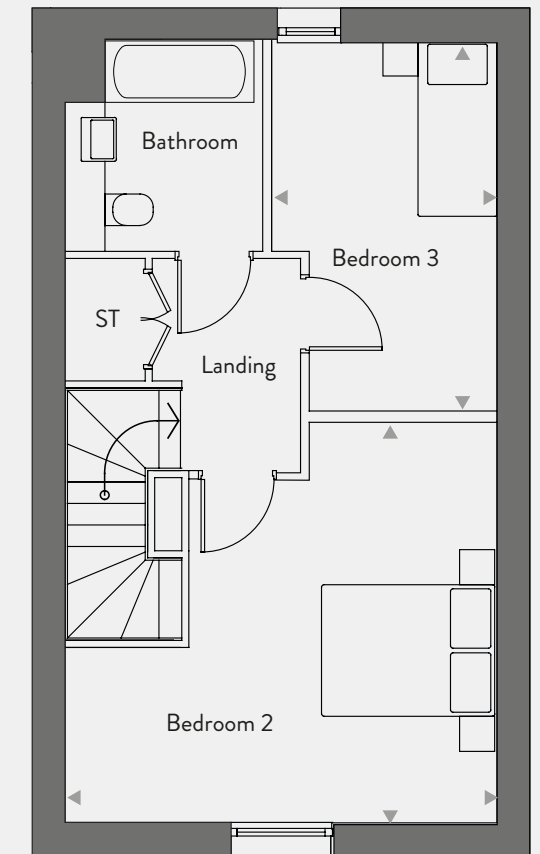
First Floor

Master Bedroom 3.05m x 3.85m 10'0" x 12'7"
Living Room 4.80m x 5.00m 15'9" x 16'4"



Second Floor

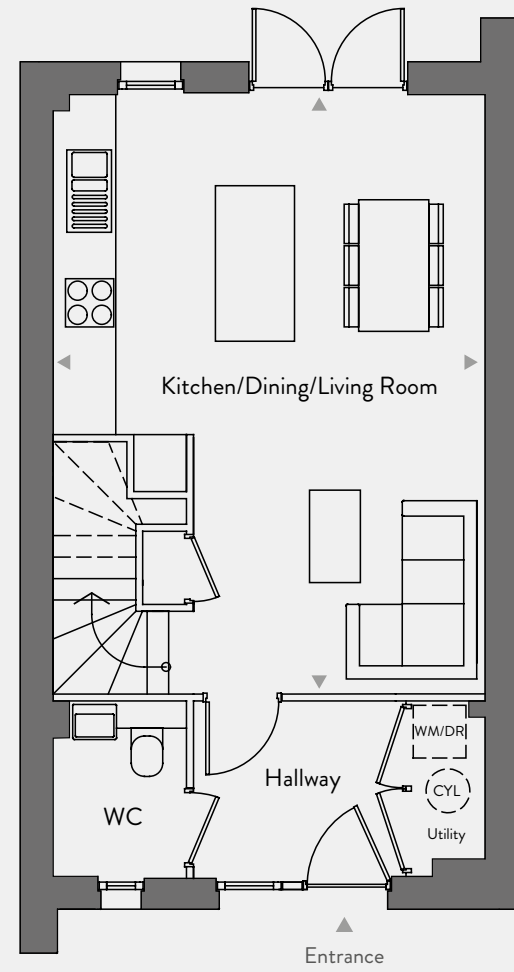
Bedroom 2 4.80m x 4.55m 15'9" x 14'11"
Bedroom 3 2.85m x 4.20m 8'4" x 13'9"



P82, 83, 84, 85, 86, 87
 3 bedroom houses
 3 floors

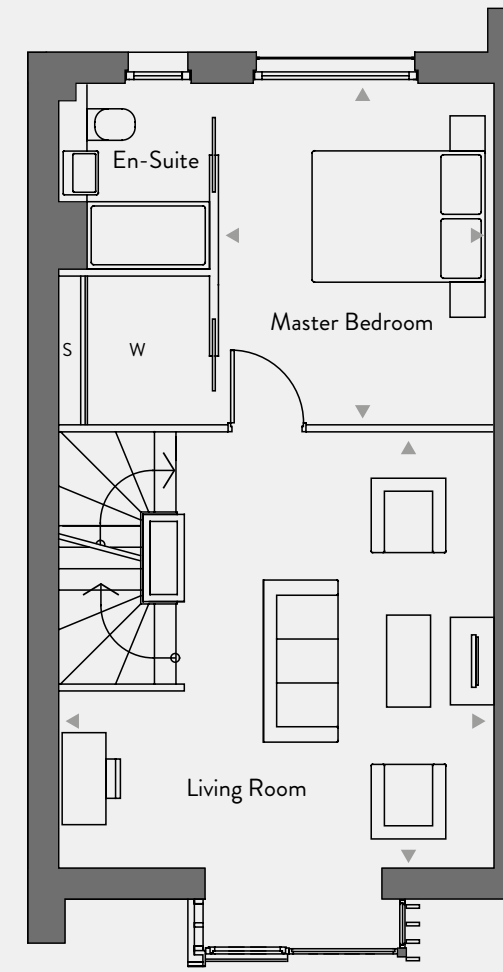
Ground Floor

Kitchen/Living/Dining Room 6.80m x 4.80m 22'3" x 15'9"



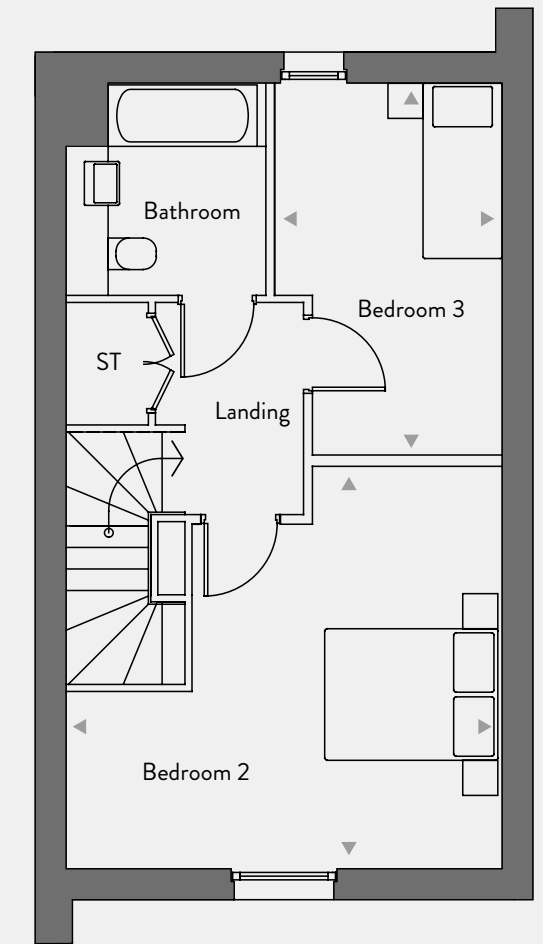
First Floor

Living Room 4.90m x 4.90m 16'0" x 16'0"
 Master Bedroom 3.80m x 3.10m 12'5" x 10'2"



Second Floor

Bedroom 2 4.80m x 4.50m 15'9" x 14'9"
 Bedroom 3 4.20m x 2.50m 13'9" x 8'2"



The Avenue



The Avenue

Our beautiful new build houses are arranged as a handsome terrace and a pair of semi-detached houses and will make exceptionally spacious and well-appointed homes providing an unrivalled lifestyle for couples and families alike.

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 roof terraces and balconies, providing sunny private outdoor spaces.

Generously spaced, these beautiful homes benefit from luxuriously specified interiors, with bespoke kitchens elegantly finished with glass worktops and top of the range appliances, hardwood flooring and feature staircases.

The accommodation also offers private sun rooms, green roofs, integrated garages, low maintenance urban gardens and access to beautifully landscaped residents' gardens. An on-site concierge service provides convenient assistance with deliveries and a range of day-to-day enquiries.



Each of these beautiful homes benefits from a contemporary urban garden, while residents can also take advantage of the beautiful landscaped grounds of the wider development.

Computer Generated Image aerial view of the gardens at The Avenue



Computer Generated Image shows landscaped rear garden at The Avenue

Plots 67–72

4 bedroom townhouse



Right: Computer Generated Images of The Avenue

Ground Floor

Kitchen / Dining 4.7 x 8.2m 15'4" x 26'9"

First Floor

Living room 4.4 x 8.2m 14'4" x 26'9"

Bedroom 2 3.4 x 4.8m 11'2" x 15'7"

Second Floor

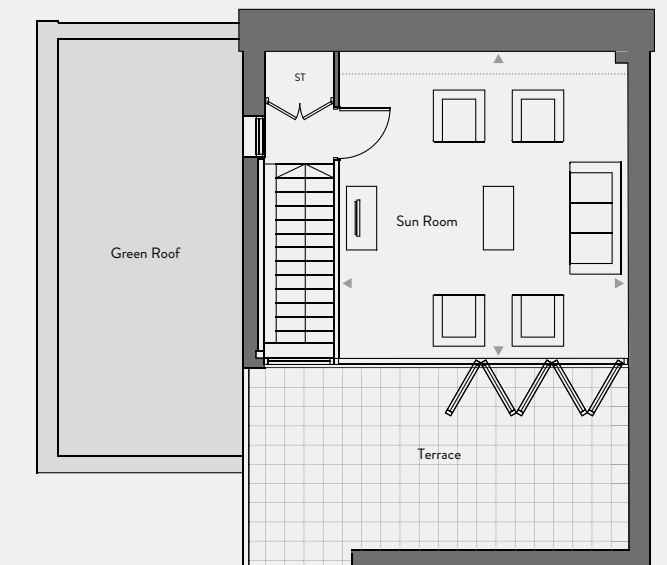
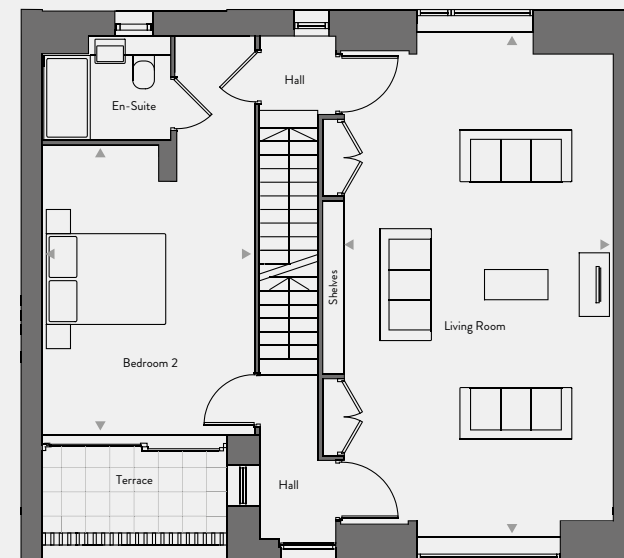
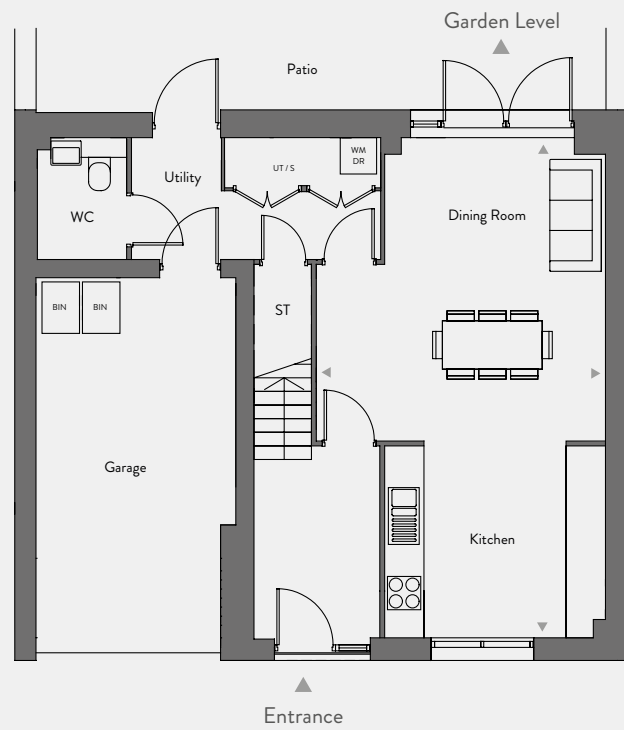
Master Bedroom 3.6 x 5.8m 11'8" x 19'0"

Bedroom 3 3.4 x 3.9m 11'2" x 12'8"

Bedroom 4 3.4 x 3.1m 11'2" x 10'2"

Third Floor

Sun Room 4.65 x 5m 15'3" x 16'4"



Plot 67 is a mirrored version of the plans shown above.



Plots 73 & 75

3/4 bedroom townhouse

Right: Computer Generated Images of The Avenue



Ground Floor

Study / Bedroom 4 3.5 x 4.5m 11'5" x 14'8"

First Floor

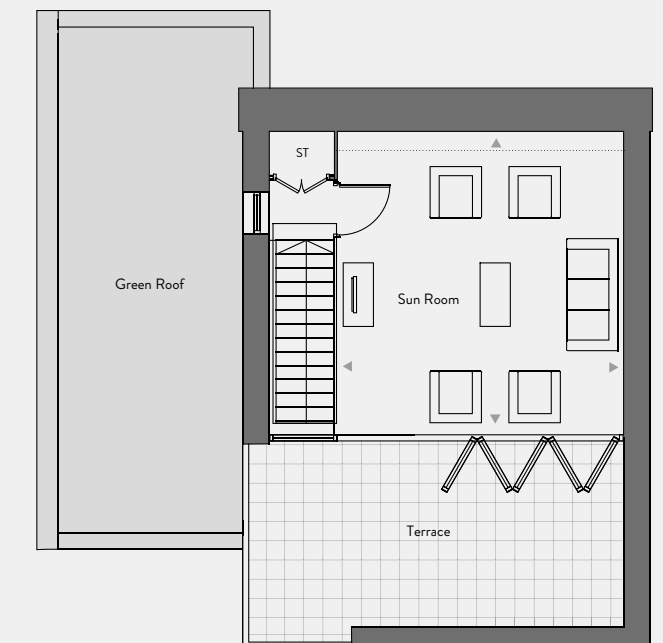
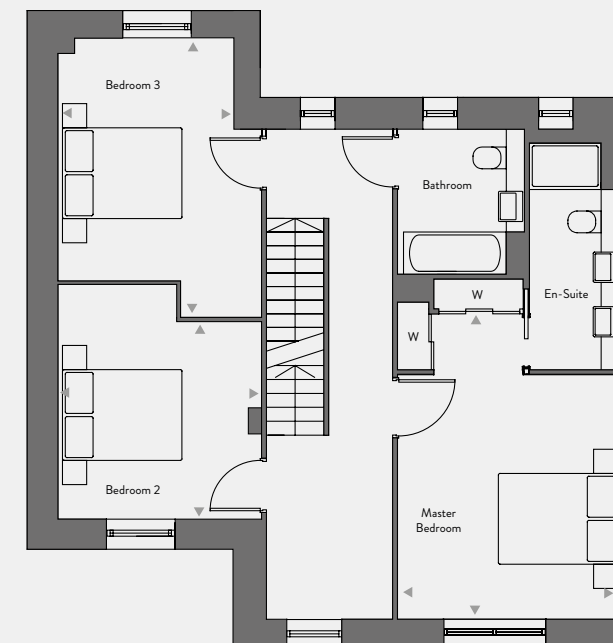
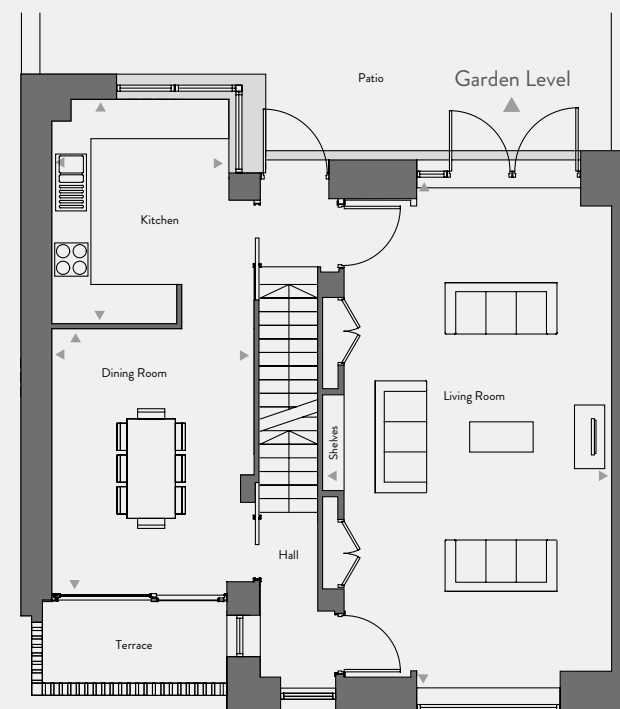
Living Room 4.4 x 7.9m 14'4" x 25'9"
 Kitchen 3.4 x 3.7m 11'2" x 12'1"
 Dining Room 3.4 x 4.1m 11'2" x 13'4"

Second Floor

Master Bedroom 3.6 x 5.6m 11'8" x 18'4"
 Bedroom 2 3.4 x 3.8m 11'2" x 12'5"
 Bedroom 3 3.4 x 4.6m 11'2" x 15'1"

Third Floor

Sun Room 4.65 x 5m 15'3" x 16'4"



Plots 74

3/4 bedroom townhouse

Right: Computer Generated Images of The Avenue



Ground Floor

Living Space / Study 3.5 x 3.4m 11'5" x 11'2"

First Floor

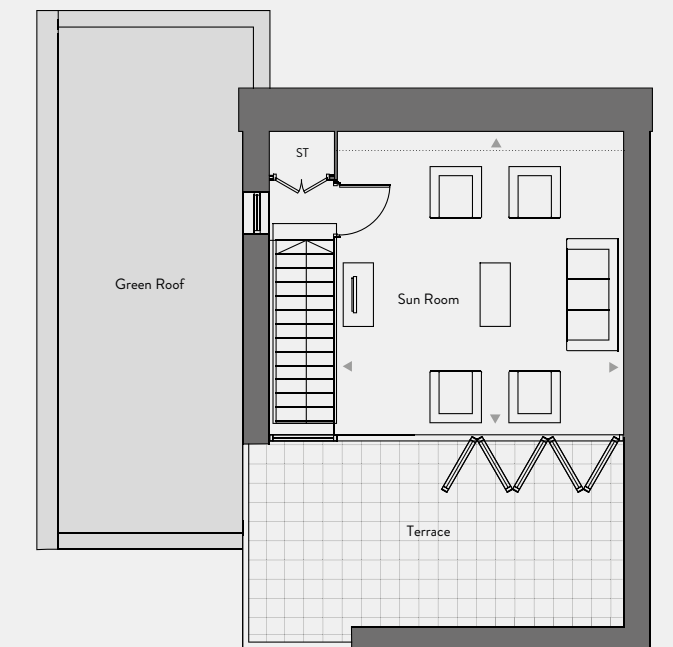
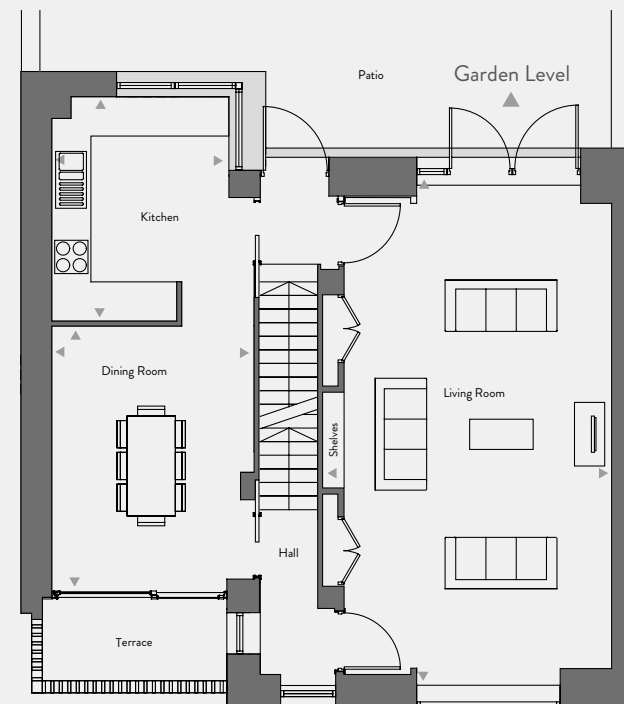
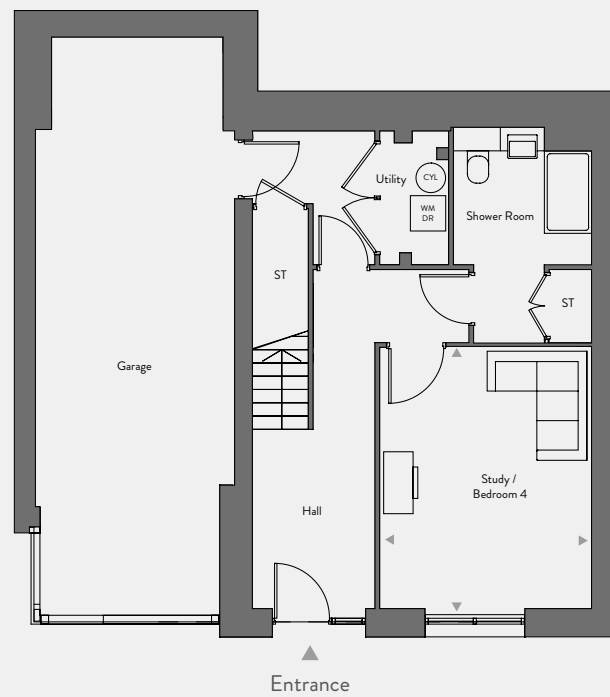
Living Room 4.4 x 7.6m 14'4" x 24'9"
 Kitchen 3.4 x 3.7m 11'2" x 12'1"
 Dining Room 3.4 x 4.1m 11'2" x 13'4"

Second Floor

Master Bedroom 3.6 x 5.6m 11'8" x 18'4"
 Bedroom 2 3.4 x 3.8m 11'2" x 12'5"
 Bedroom 3 3.4 x 4.6m 11'2" x 15'1"

Third Floor

Sun Room 4.65 x 5m 15'3" x 16'4"





Computer generated image of the semi detached houses

Plot 76

4 bedroom semi-detached house

Right: Computer Generated Images of The Avenue



Ground Floor

First Floor

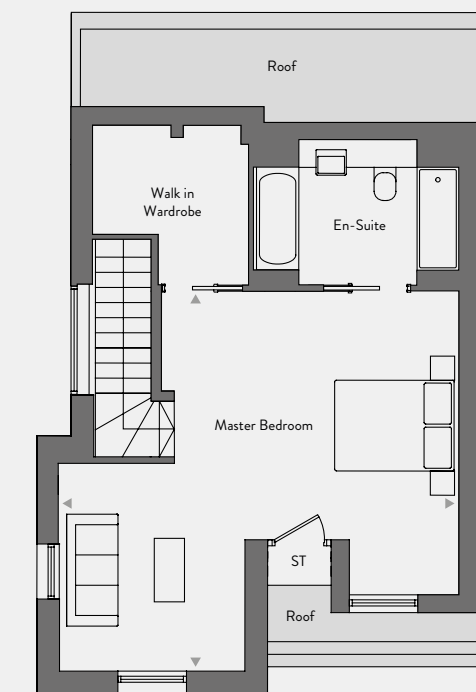
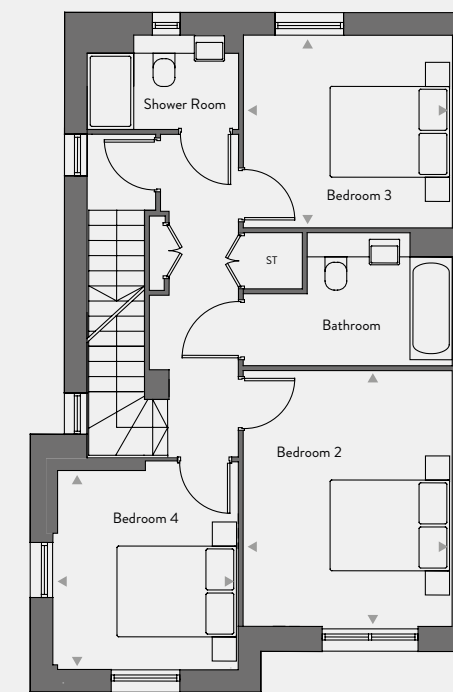
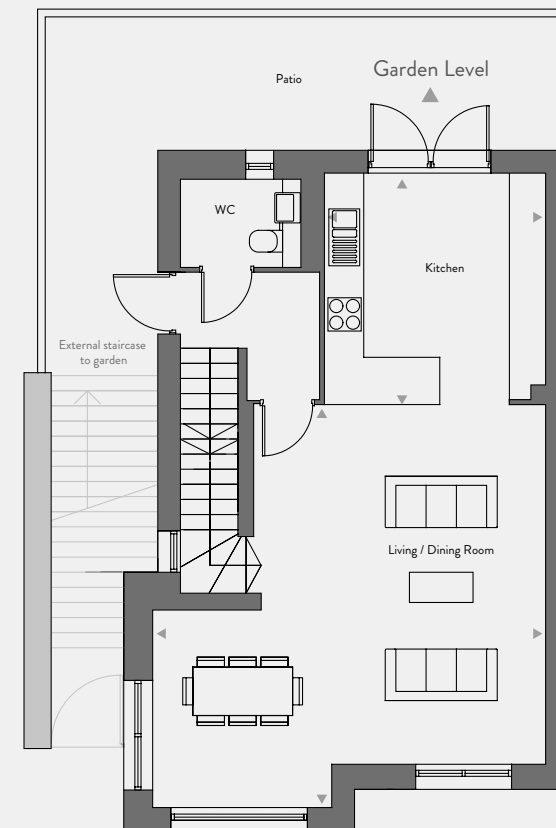
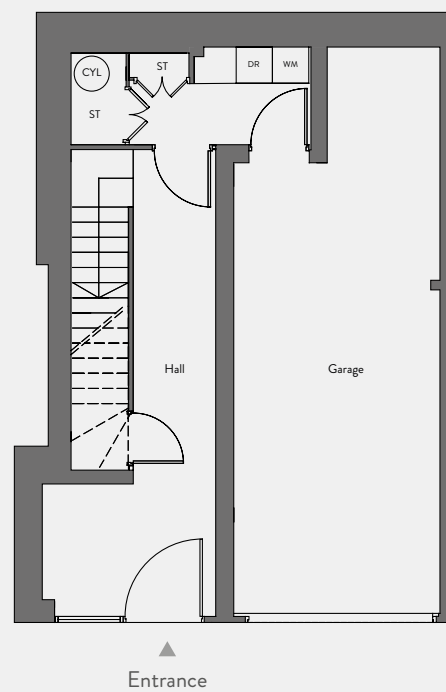
Second Floor

Third Floor

Kitchen	3.6 x 3.8m	11'8" x 12'5"
Living/ Dining Room	6.5 x 6.55m	21'3" x 21'5"

Bedroom 2	3.5 x 4.15m	11'5" x 13'6"
Bedroom 3	3.5 x 3.15m	11'5" x 10'3"
Bedroom 4	3.2 x 3m	10'5" x 9'8"

Master Bedroom	6.2 x 6.6m	20'3" x 21'6"
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Plot 77

3 bedroom semi-detached house

Right: Computer Generated Images of The Avenue



Ground Floor

First Floor

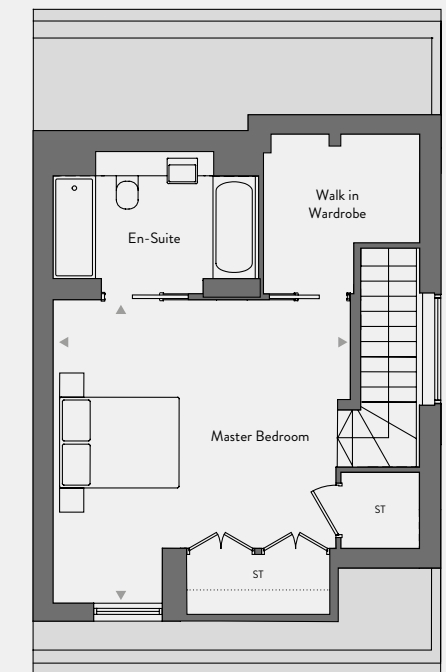
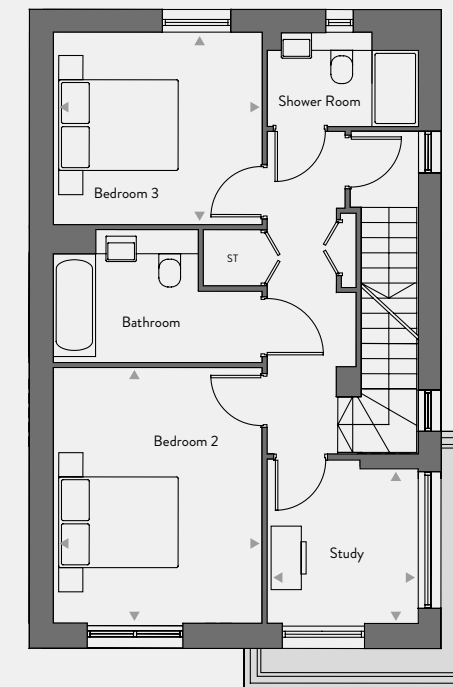
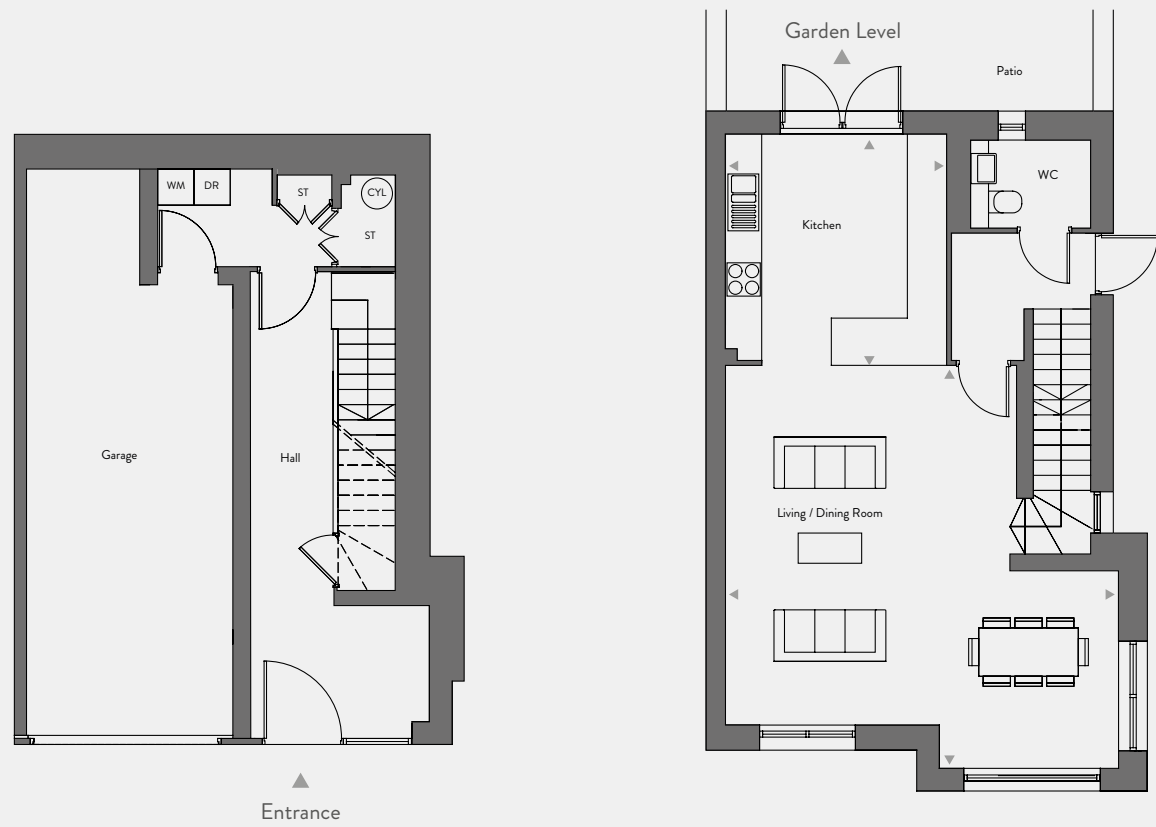
Second Floor

Third Floor

Kitchen	3.6 x 3.8m	11'8" x 12'5"
Living/ Dining Room	6.5 x 6.55m	21'3" x 21'5"

Bedroom 2	3.5 x 4.15m	11'5" x 13'6"
Bedroom 3	3.5 x 3.15m	11'5" x 10'3"
Study	3.2 x 3m	10'5" x 9'8"

Master Bedroom	6.2 x 6.6m	20'3" x 21'6"
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Plot 78

3 bedroom semi-detached house

Right: Computer Generated Images of The Avenue



Ground Floor

First Floor

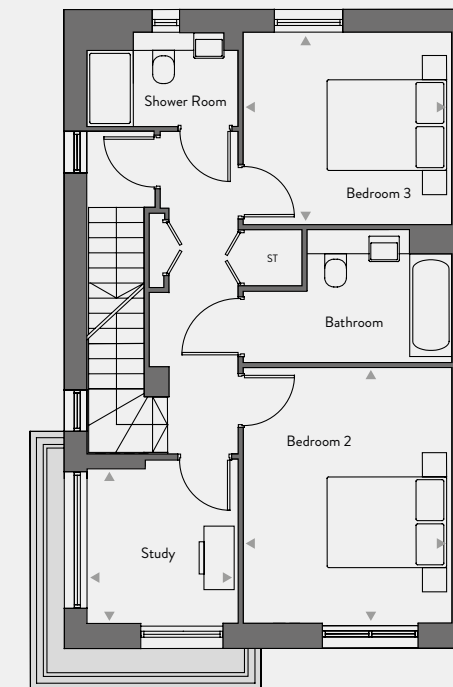
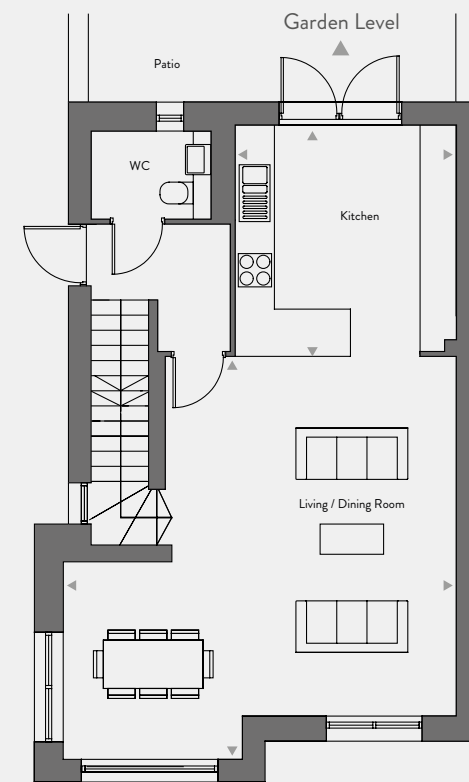
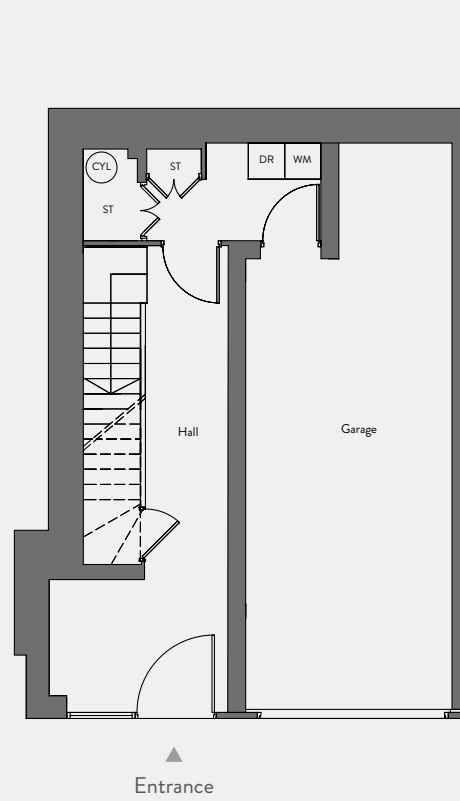
Second Floor

Third Floor

Kitchen	3.6 x 3.8m	11'8" x 12'5"
Living/Dining Room	6.5 x 6.55m	21'3" x 21'5"

Bedroom 2	3.5 x 4.15m	11'5" x 13'6"
Bedroom 3	3.5 x 3.15m	11'5" x 10'3"
Study	3.2 x 3m	10'5" x 9'8"

Master Bedroom	6.2 x 6.6m	20'3" x 21'6"
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Plot 79

4 bedroom semi-detached house

Right: Computer Generated Images of The Avenue



Ground Floor

First Floor

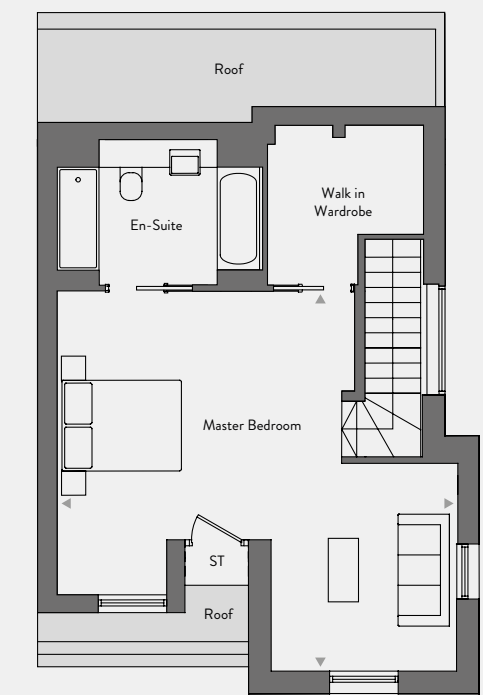
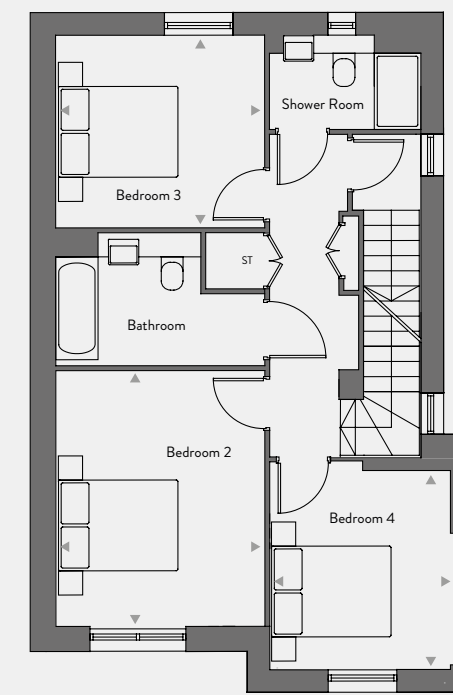
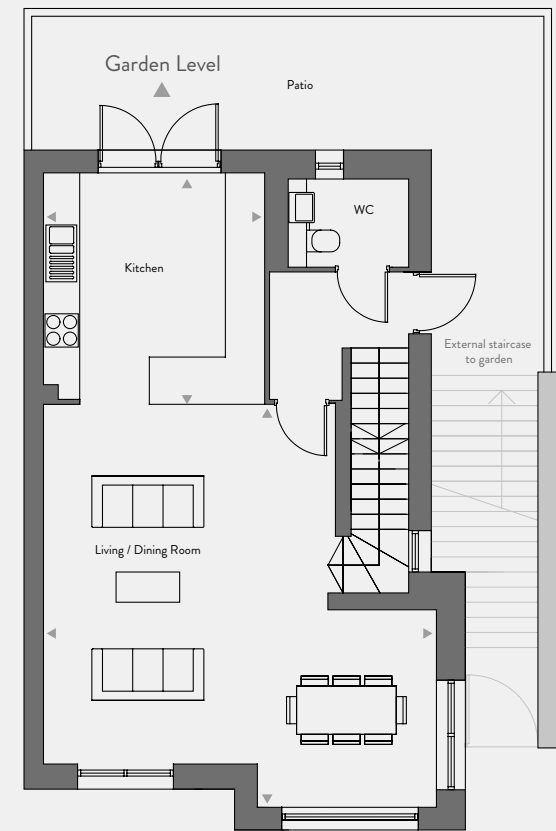
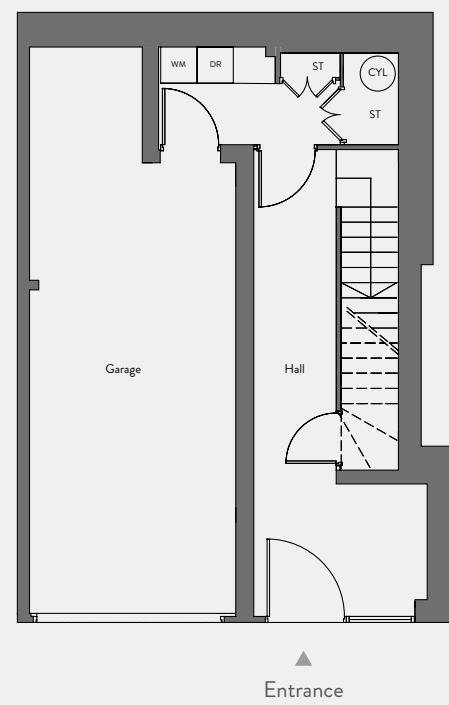
Second Floor

Third Floor

Kitchen	3.6 x 3.8m	11'8" x 12'5"
Living/ Dining Room	6.5 x 6.55m	21'3" x 21'5"

Bedroom 2	3.5 x 4.15m	11'5" x 13'6"
Bedroom 3	3.5 x 3.15m	11'5" x 10'3"
Bedroom 4	3.2 x 3m	10'5" x 9'8"

Master Bedroom	6.2 x 6.6m	20'3" x 21'6"
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The Gate House

Located on Grand Avenue, The Gate House is a beautiful and commanding four bedroom home which is entirely worthy of its desirable address.

Light and airy due to two terraces across four floors, The Gate House combines an exciting, innovative interior design with a sympathetic architectural style. Providing the perfect blend of style and functionality, this unique house will quickly cement its position as a much-admired home.



The perfect blend
of style and
functionality.

Top: Computer Generated Image view of the front of The Gate House
Bottom: Computer Generated Image view of the garden

P80 – Gate House

4 bedroom house



Lower Ground Floor

Study	5.4m x 3.1m	17'7" x 10'2"
Kitchen	3.9m x 3.8m	12'8" x 12'5"
Dining Room	5.7m x 4.9m	18'7" x 16'1"

Ground Floor

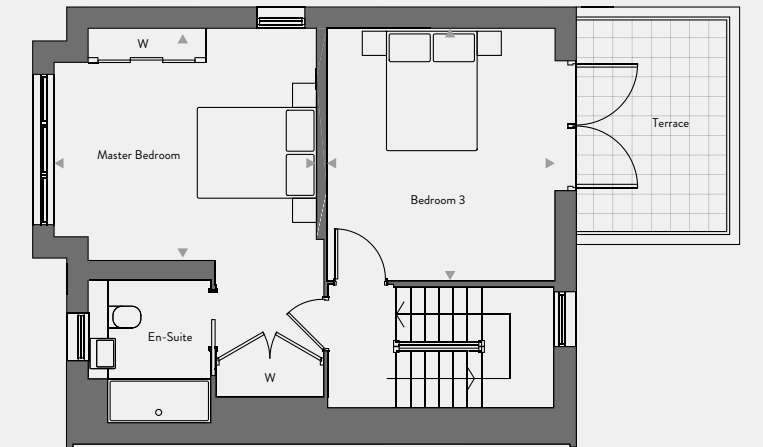
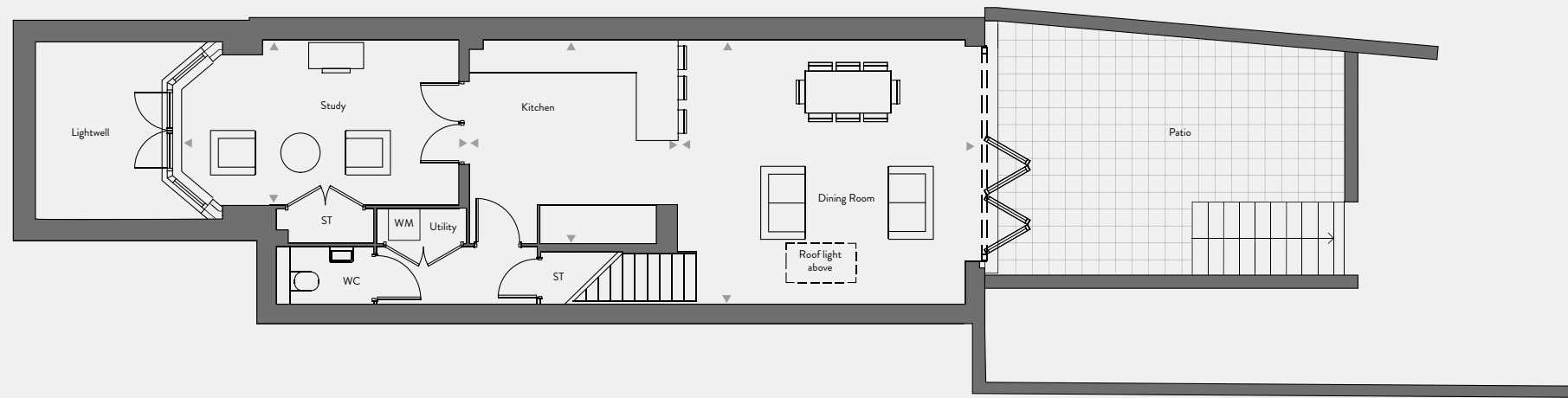
Living Room	5.3m x 3.7m	17'4" x 12'1"
Bedroom 2	4.2m x 3.1m	13'8" x 10'2"

First Floor

Master Bedroom	3.7m x 4.3m	12'1" x 14'1"
Bedroom 3	4.0m x 3.7m	13'1" x 12'1"

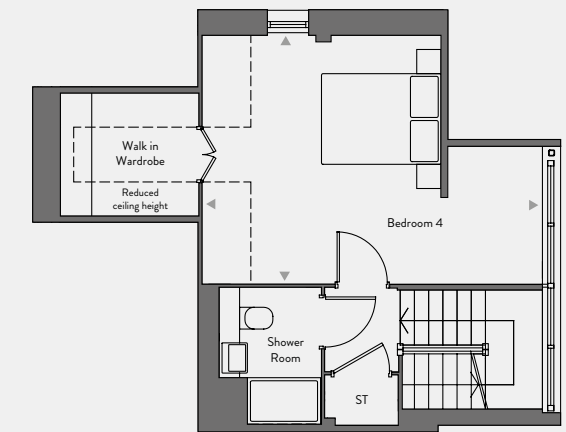
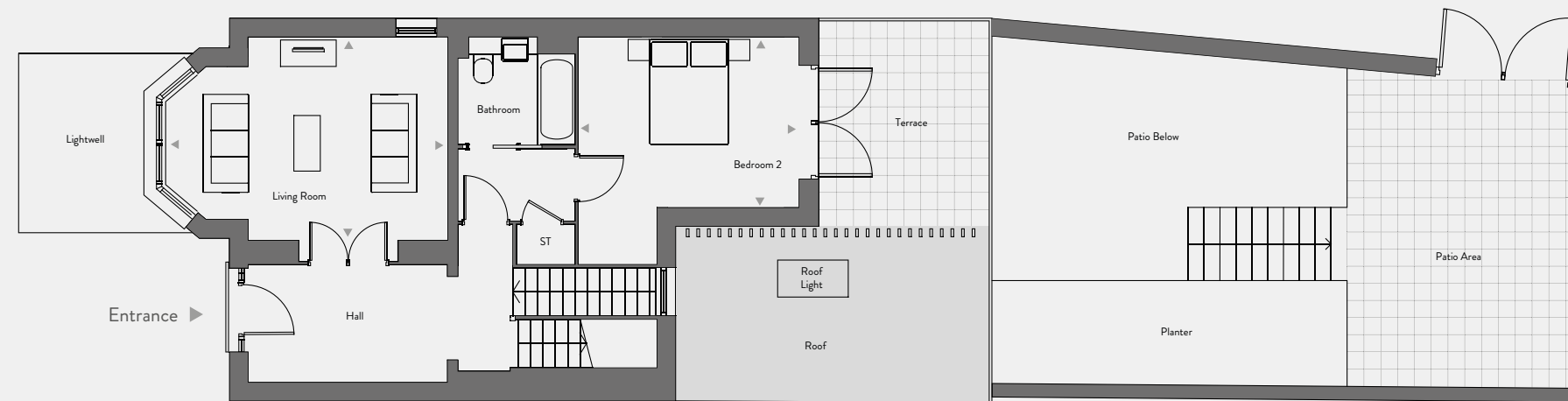
Second Floor

Bedroom 4	5.8m x 4.1m	19'0" x 13'4"
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Lower Ground Floor

First Floor



Ground Floor

Second Floor

Specification



Typical sun room computer generated image

Attention to detail - The Houses

Kitchen

Contemporary and stylish bespoke German kitchens; each kitchen designed and specified for the individual house type and featuring high gloss doors and drawers, glass worktops and upstands to create a smart and modern look. Energy efficient and sleek appliances by Smeg and Bosch have been selected to complement the look and design of the kitchens.

- Smeg induction hob
- Smeg oven
- Smeg compact combination microwave oven
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher
- Built in wine chiller
- Stainless steel Blanco sink
- Quooker hot, cold and boiling tap
- Extractor fan – either flush fitted to the ceiling bulkhead or integrated within wall units
- White glass worktop with matching upstands and glass splashback behind hob
- Recessed LED lighting to underside of worktop and wall units
- Soft close handleless doors and drawers
- Integrated pull out waste bin with recycling facility
- Bosch washer/dryer or separate washing machine and tumble dryer, depending on layouts

Kitchen and utility room design and layouts vary; please speak to our Sales Executives for further information

En-Suite

Our elegant en-suites, with sanitary ware by Duravit and complementing taps and showers by Hansgrohe, plus our bespoke feature mirror cabinets and timber effect vanity tops add a hotel style touch to the master en-suite to create a stylish private space.

- Contemporary Duravit sanitary ware
- Hansgrohe mixer taps and showers
- Feature mirror cabinet with LED lighting with matching vanity top and splashback
- Low profile shower tray with glass shower screen
- Recessed shelf to shower enclosure
- Large format wall and floor tiles
- Electric heated chrome towel rail

Bathroom

Contemporary Duravit sanitary ware and Hansgrohe taps and showers are used to create stunning bathrooms, with mirror cabinets, vanity tops and bath panels in timber effect adding a touch of elegance to the rooms.

- Contemporary Duravit sanitary ware
- Hansgrohe mixer taps and showers
- Feature mirror cabinet with LED lighting
- Bath with shower above and glass screen
- Bath panel with discreet LED lighting to match mirror cabinet and vanity top
- Large format wall and floor tiles
- Electric heated chrome towel rail

Bathroom design and layouts vary; please speak to our Sales Executives for further information



Right: Images of show house, please see written specifications for details

Attention to detail - The Houses

Internal Finishes

- Large format tiles to ground floor
- Feature staircases with carpets and/or hardwood
- Glazed balustrade to all (ground to 1st floor)
- Engineered wood flooring to upper floor living areas
- Neutral coloured carpets to all bedrooms
- Bespoke fitted or walk-in wardrobe to master bedroom where indicated on floor plans
- Walls painted in white emulsion
- Smooth ceilings in white emulsion
- Contemporary square edged skirting boards and architrave finished in white satin



Right: Image of show house, please see written specifications for details.

Attention to detail - The Houses

Electrical

- Recessed trimless plaster LED downlights to hallway, kitchen, living and dining areas
- Recessed LED downlights to bathrooms and en-suites
- 'Lightwave' system allowing lighting control via wireless app through your smartphone or tablet
- Low energy pendants to selected locations to living/dining area and all bedrooms
- Brushed stainless steel electrical switches and sockets throughout, some switches with integrated USB port
- TV points to living room and all bedrooms
- Wiring installed to living room and all bedrooms for customer's own connection to Sky+ via subscription
- BT telephone point to living room, hallway and all bedrooms
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel to entrance hall
- External lighting to front and rear of the property
- External wall socket

Right: Image for illustrative purposes only, please see written specifications for details.



Attention to detail - The Houses

Heating & Water

- A combined heat and power plant provides individual homes with heating and hot water, individually metered to each dwelling
- Zoned underfloor heating throughout
- Option to control heating wirelessly via app
- Hot water storage tank

External Finishes

- Urban landscaped rear gardens with patio and planted areas
- Patio to rear garden
- Uplighters to rear garden

Doors & Windows

- Timber clad front door
- Double glazed aluminium and timber composite windows and patio doors
- White painted flush internal doors with contemporary brushed stainless steel ironmongery

Development Management

Hanover will be responsible for the overall management of the development and service delivery at Woodside Square ensuring the grounds, building and amenities are maintained to an acceptable standard.

Residents will be provided with on-site staff to assist the day-to-day operational running of Woodside Square which will include:

- A building superintendent responsible for the running and maintenance of the communal parts,
- A concierge to assist residents with any queries, respond to visitors, take in parcels and react to emergencies accordingly
- A cleaner to cover cleaning arrangements across the communal parts of the apartment blocks

All staff will work exclusively for Woodside Square and their salaries will be recovered from the service charge.

As well as Hanover's main management team, there will be a dedicated customer contact who will have overall operational responsibility for the development although they will not be based at Woodside Square.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Specifications may vary please ask our Sales Executives for further information. Internal photographs are of the show apartment at Woodside Square for illustrative purposes.



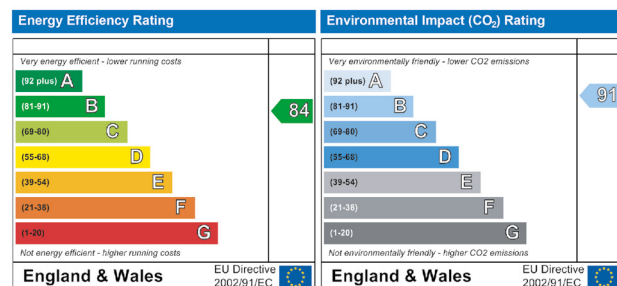
Top Images: Images for illustrative purposes only, please see written specifications for details
Bottom Image: Image of show house, please see written specifications for details



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 Woodside Avenue
 Muswell Hill
 London N10 3HU

enquiries@woodsidesquare.co.uk
 0208 501 87 77

The Houses Predicted Energy Assessment



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Misrepresentation Act

Hanover and Hill for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Hanover and Hill has any authority to make any representation of warranty whatsoever in relation to this property.

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