

THE
AVENUE

MUSWELL HILL N10

Be fearless in the pursuit of your dream home and when you find it, you will know it.

The Avenue is a place that will encourage you and your family to chase dreams, make memories and cherish moments.





LONDON'S HISTORIC EDWARDIAN SUBURB

Photography of Roseneath Mansions and Avebury Mansions

Woodside Square

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.

Set near 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. 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.

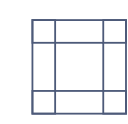
Equally attractive architectural qualities shine through in our three period buildings at Woodside Square, one of which is Grade II listed while the others are listed locally. It's this historical context that inspires the design of Woodside Square and proudly upholds Muswell Hill's architectural legacy.



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.

Images clockwise

Avebury Mansions, The West Houses and Woodside Grove and The Garden Apartments





Sunday walks in Highgate Wood, chase a kite at Alexandra Palace or take advantage of a host of 'Outstanding' local schools including Coldfall Primary School, Fortismere and St James C of E just across the road.

Close to Highgate Wood, this is a truly tranquil and convenient spot in north London's leafy and much-loved, Muswell Hill.

These properties make spacious and well-appointed family homes. Their crisp, modern interiors are wonderfully light and airy thanks to expansive windows which are complemented by filigree balconies, providing sunny private outdoor spaces.

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.

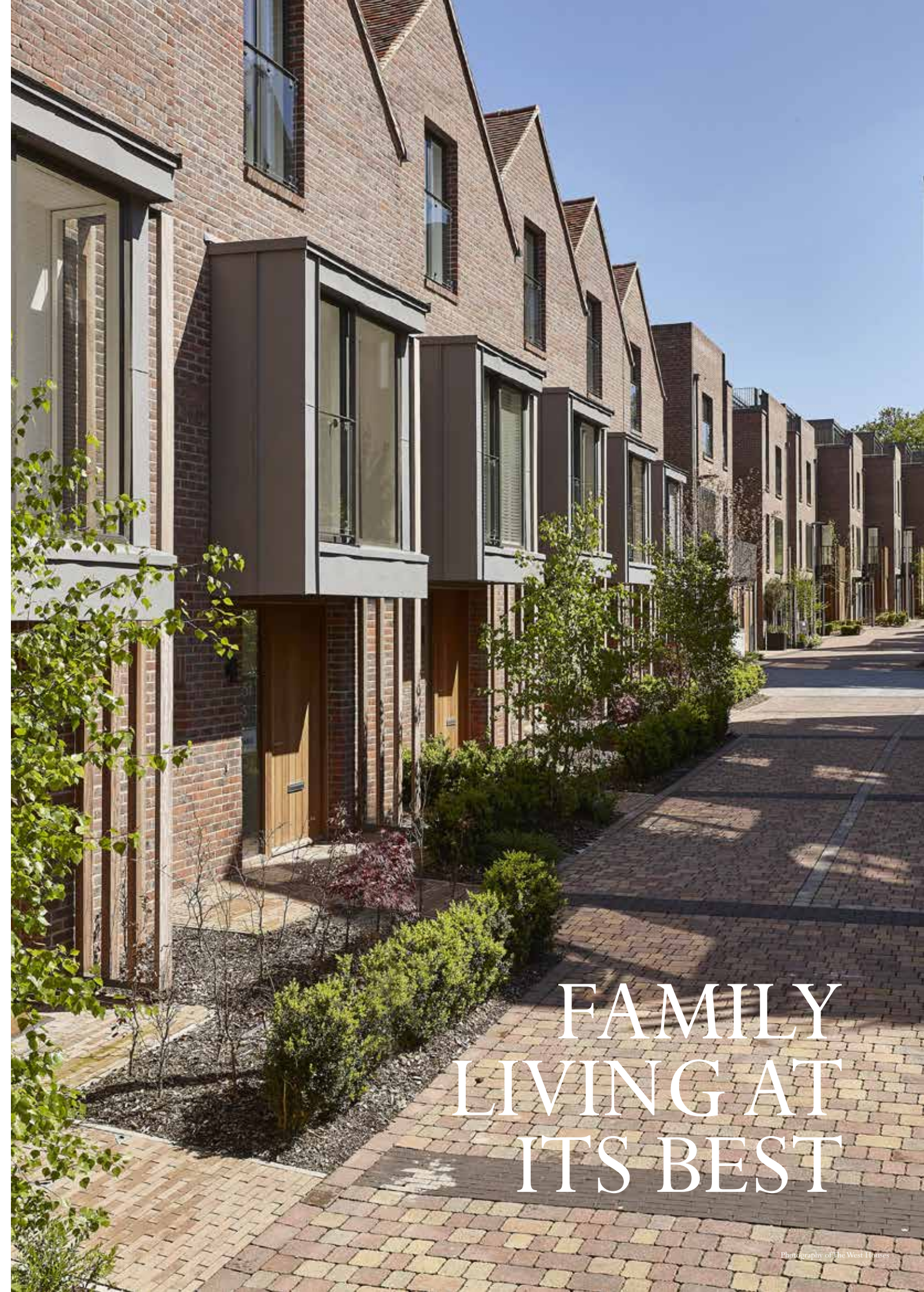
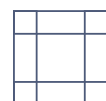


Discover an exceptional quality of life in a home of unique character in the heart of a vibrant, village-like neighbourhood.



Images clockwise

Highgate Wood, Interior images are from The Avenue show homes



FAMILY
LIVING AT
ITS BEST

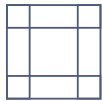
THE FINEST SCHOOLS

rated ‘Outstanding’ by Ofsted



Parents will be happy to hear that all of the schools in Muswell Hill are rated ‘Outstanding’ by Ofsted. For primary education, St James C of E couldn’t be closer, facing The Avenue 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 offered by Norfolk House, Highgate School and Channing School for girls.



THE FINEST LOCATION

London’s hilltop village



With attractive, tree-lined Edwardian streets and panoramic views over the capital, Muswell Hill is 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.

Community life here is focused around the lively Broadway, named London’s healthiest high street in 2018 by the Royal Society for Public Health. Thriving independent shops, cafés 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.

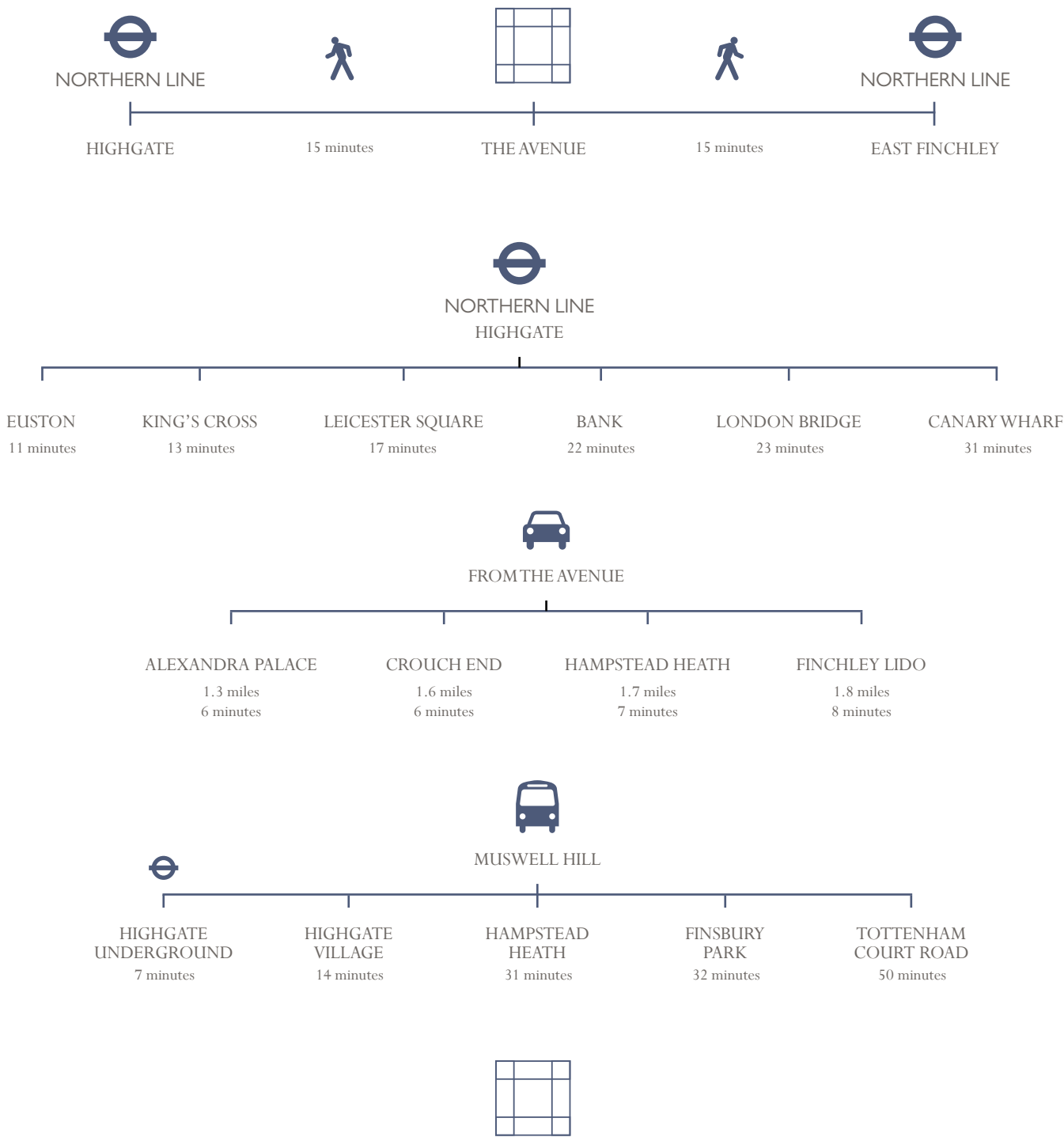
Images clockwise

Muswell Hill Broadway, One of Muswell Hill’s many family friendly streets, Florist in Muswell Hill



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

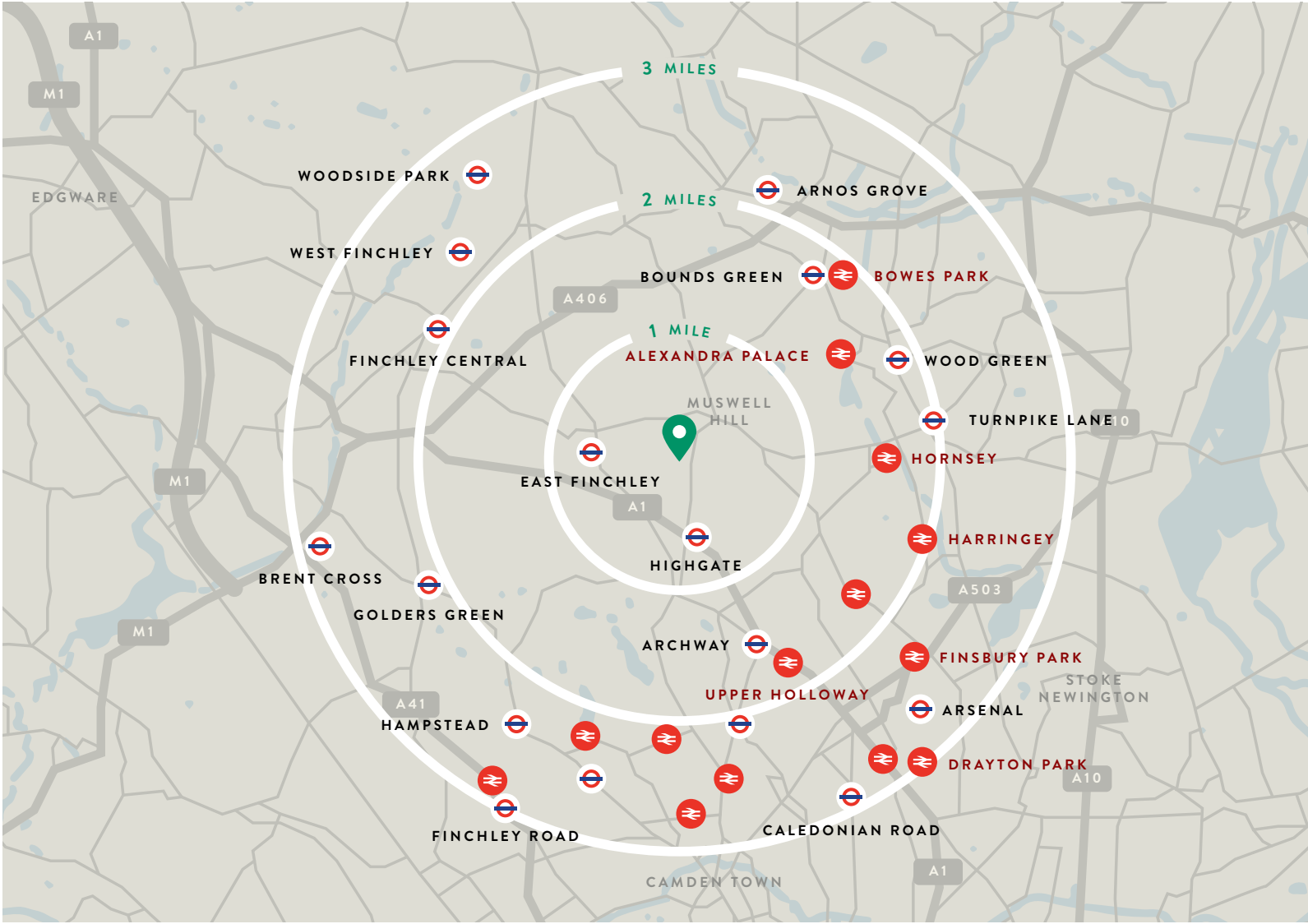
The Northern Line's Highgate or East Finchley stations will take you into the West End in 15 minutes. And both are around a 15 minute walk from Woodside Square – and they're even quicker to reach by bus. Another short bus ride will also get you to Bounds Green, Finsbury Park or Wood Green on the Piccadilly 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 minute 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

Broadway

Everyman
Muswell Hill

City of London

Queen's Wood



Highgate

The Avenue at Woodside Square

St James C of E
Primary School

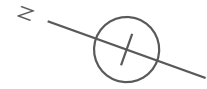
Highgate Wood

Trehouse School



THE AVENUE SITE PLAN

- THE AVENUE HOUSES
- THE WEST HOUSES
- THE GATE HOUSE



Computer generated image view of Woodside Square

AWARD WINNING HOMES

Woodside Square was awarded Best Development (Silver) and Best House (Bronze) at WhatHouse? Awards 2018. We were also delighted to receive the 'Best Urban Design' award at the Haringey Design Awards 2018.

We are thrilled to say that Hill was awarded multiple awards at the WhatHouse? Awards 2018, including Gold for the coveted Best Medium Housebuilder award.

If you'd like to find out why our new homes are multi-award winning, why not visit us in the Sales & Marketing Suite, open daily from 10am to 5.30pm.





THE WEST HOUSES



THE WEST HOUSES

THREE BEDROOM TOWNHOUSES

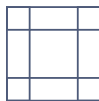
The West Houses are a collection of just seven stunning three bedroom townhouses, offering inspired design for a contemporary lifestyle. Each house features traditional pitched roofs and brick elevations, oriel bay windows flooding the first floor living room with natural light and wooden cladding to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

Contemporary interior architecture and a high level of specification were the main design principals of The West 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.



Photography from The West Houses Show Home



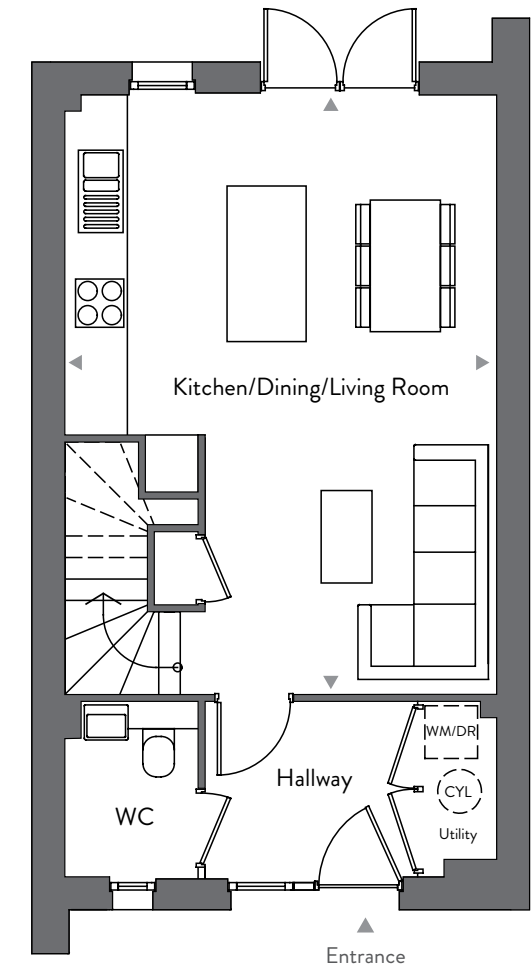
P82, 83, 87

Three bedroom townhouses
Three floors



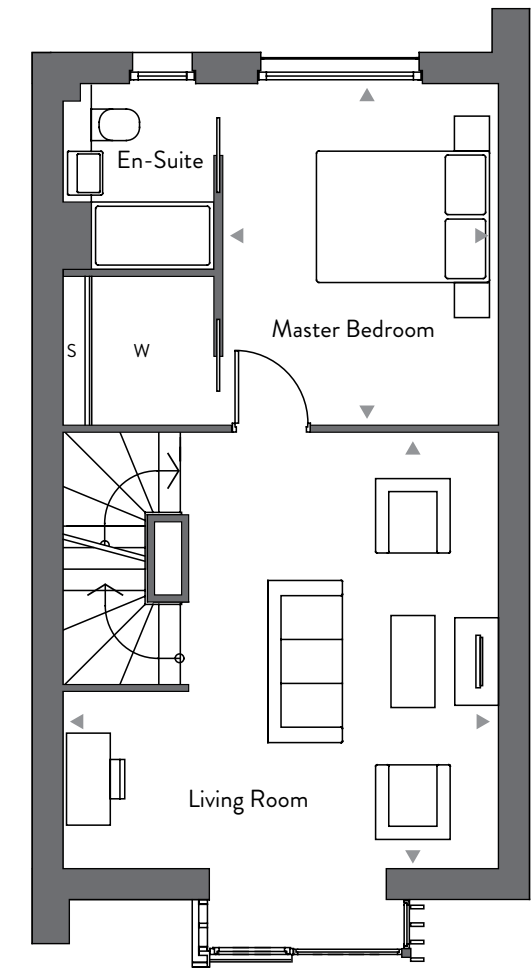
Ground Floor

Kitchen / Living / Dining Room 6.7 × 4.85m 22'0" × 15'9"



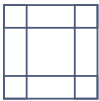
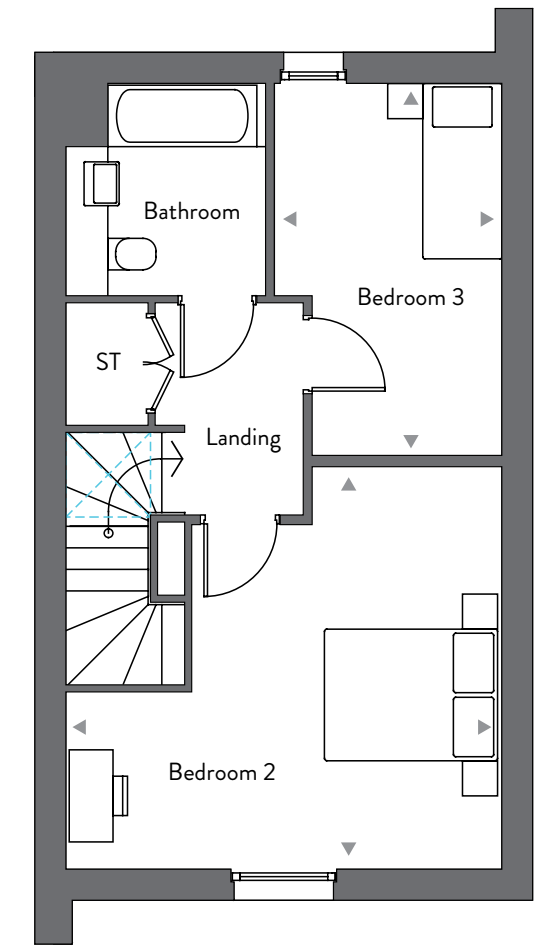
First Floor

Living Room 4.75 × 4.8m 15'6" × 15'7"
Master Bedroom 3.8 × 3.1m 12'5" × 10'2"



Second Floor

Bedroom 2 4.75 × 4.45m 15'6" × 14'6"
Bedroom 3 4.00 × 2.4m 13'1" × 7'9"

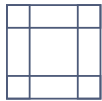


THE GATE HOUSE

Four bedroom 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 multiple outdoor spaces 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.





P80 - THE GATE HOUSE

Four bedroom house
Four floors



Lower Ground Floor

Snug	5.35m × 3.1m	17'5" × 10'2"
Kitchen	4.3m × 3.75m	14'1" × 12'3"
Dining / Family Room	5.5m × 4.95m	18'0" × 16'2"

Ground Floor

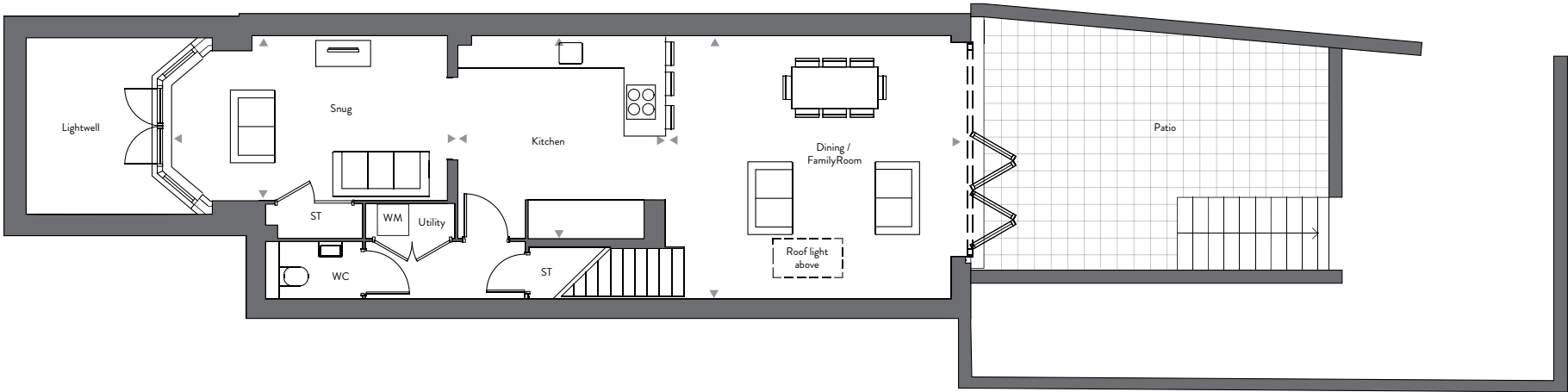
Living Room	5.25m × 3.75m	17'2" × 12'3"
Bedroom 4 / Study	4.1m × 3.1m	13'4" × 10'2"

First Floor

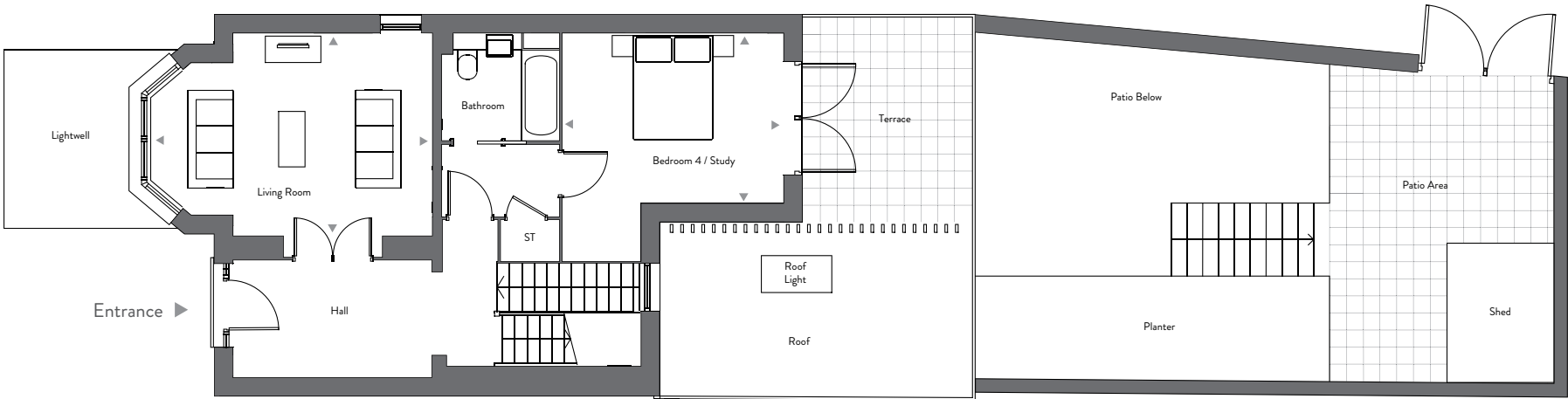
Master Bedroom	3.75m × 4.25m	12'3" × 13'9"
Bedroom 3	4.1m × 3.7m	13'4" × 12'1"

Second Floor

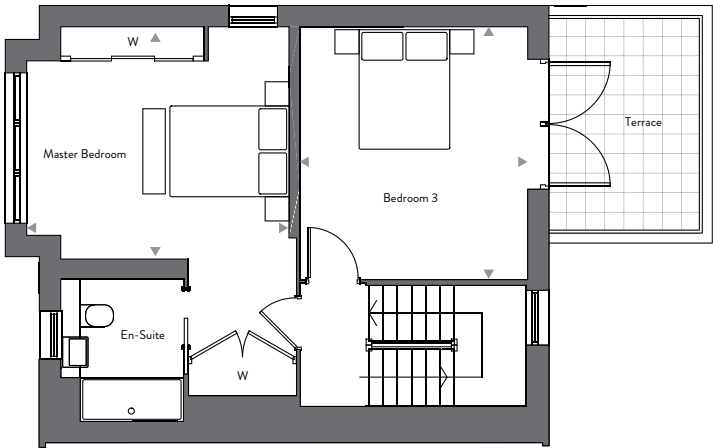
Bedroom 2	5.9m × 4.15m	19'4" × 13'6"
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Lower Ground Floor



Ground Floor



First Floor



Second Floor



THE AVENUE



THE AVENUE

Four and five bedroom houses

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.

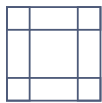
While contemporary in style, the architecture purposefully echoes the grand Edwardian houses of Muswell Hill. Their crisp, modern interiors are wonderfully light and airy thanks to expansive windows which are complemented by roof terraces and balconies, providing sunny private outdoor spaces.

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, integrated garages, green roofs, 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.



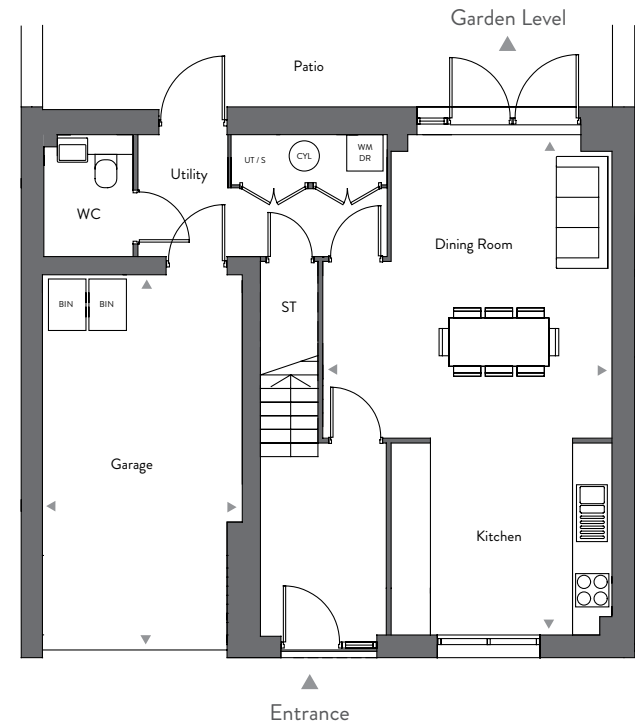
P67 - 72

Five bedroom townhouses
Four floors



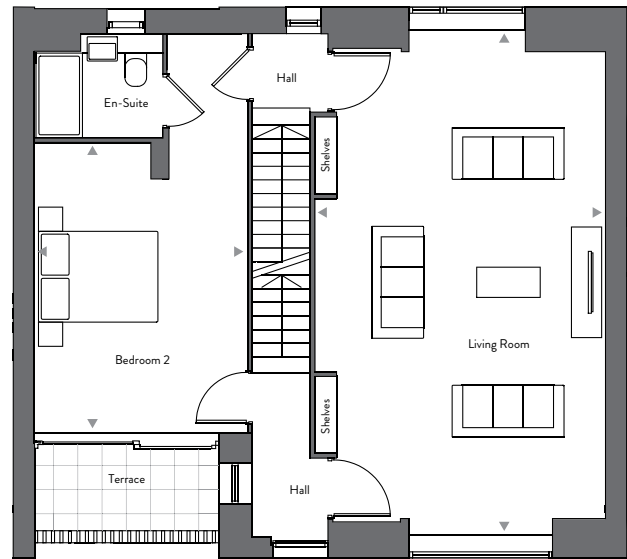
Ground Floor

Kitchen / Dining	4.7 × 8.2m	15'4" × 26'9"
Garage	5.1 × 3.1m	16'7" × 10'2"



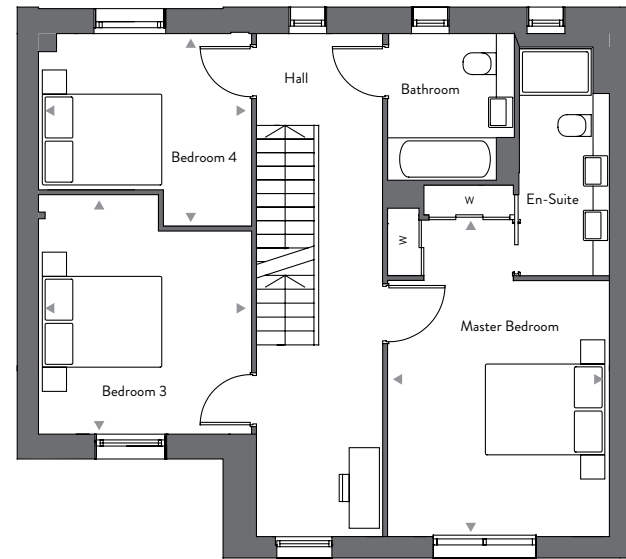
First Floor

Living Room	4.3 × 8.1m	14'1" × 26'6"
Bedroom 2	3.2 × 4.55m	10'5" × 14'9"



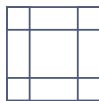
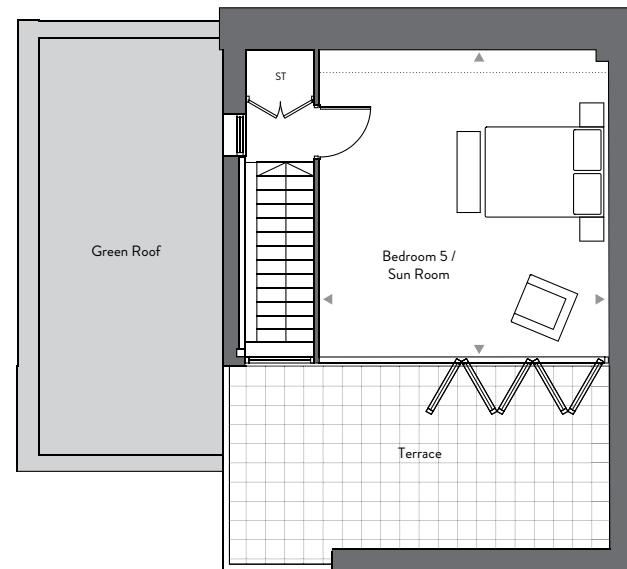
Second Floor

Master Bedroom	3.5 × 5.1m	11'5" × 16'7"
Bedroom 3	3.3 × 3.8m	10'8" × 12'5"
Bedroom 4	3.3 × 3.0m	10'8" × 9'8"



Third Floor

Bedroom 5 / Sun Room	4.65 × 4.8m	15'3" × 15'7"
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P73 & 75

Five bedroom townhouses
Four floors



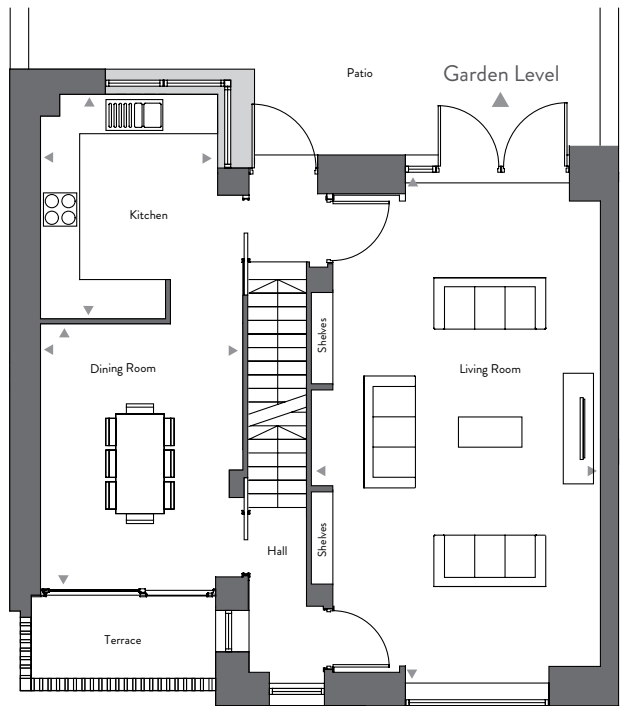
Ground Floor

Bedroom 4 / Study	3.5 × 4.35m	11'5" × 14'3"
Garage	8.3 × 3.1m	27'2" × 10'2"



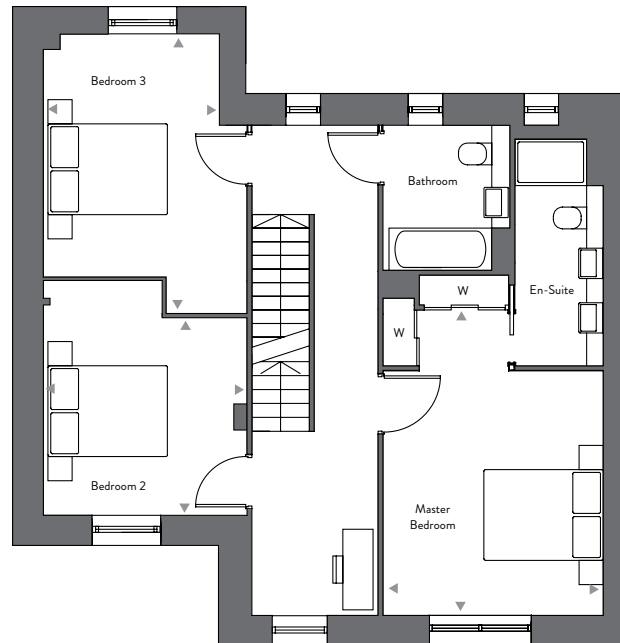
First Floor

Living Room	4.2 × 7.8m	13'8" × 25'6"
Kitchen	3.2 × 3.6m	10'5" × 11'8"
Dining Room	3.25 × 4.05m	10'7" × 13'3"



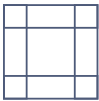
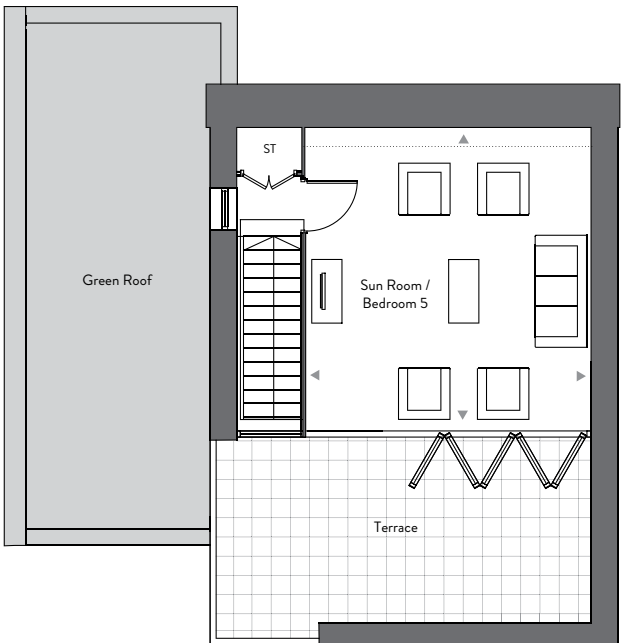
Second Floor

Master Bedroom	3.5 × 4.85m	11'5" × 15'9"
Bedroom 2	3.4 × 3.8m	11'2" × 12'5"
Bedroom 3	3.4 × 4.6m	11'2" × 15'1"



Third Floor

Sun Room / Bedroom 5	4.65 × 5m	15'3" × 16'4"
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P74

Five bedroom townhouse
Four floors



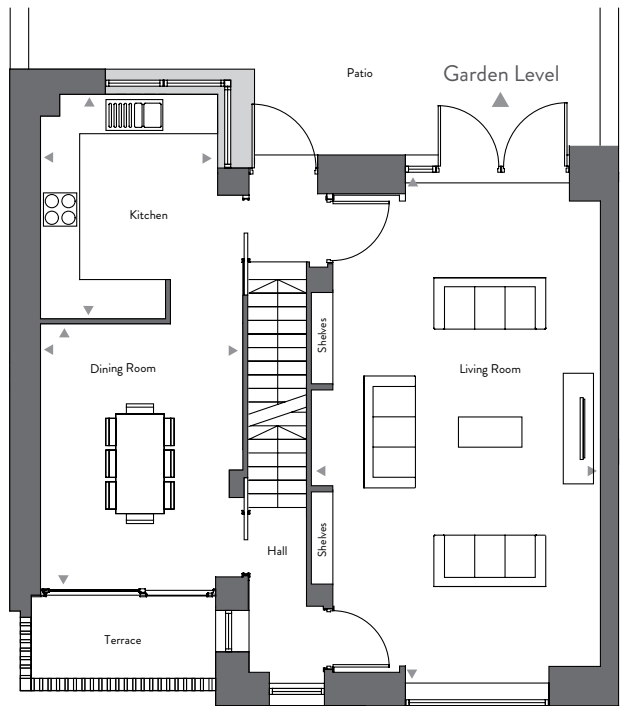
Ground Floor

Bedroom 4 / Study	4.3 × 3.47m	14'1" × 11'4"
Garage	8.6 × 3.25m	28'2" × 10'7"



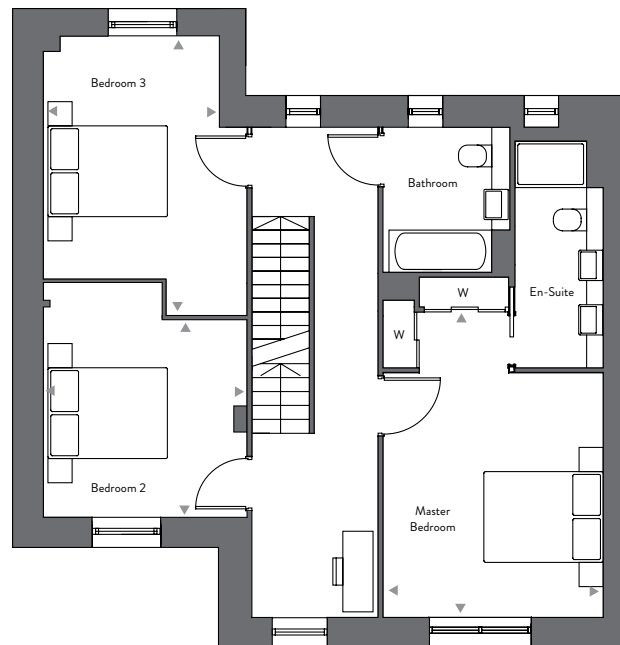
First Floor

Living Room	4.4 × 7.95m	14'4" × 26'1"
Dining Room	3.4 × 4.0m	11'2" × 13'1"
Kitchen	3.35 × 3.5m	11'0" × 11'5"



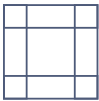
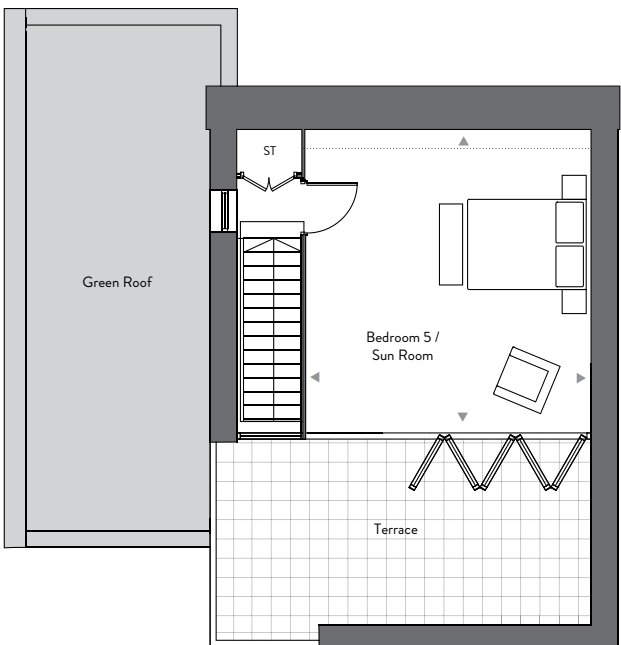
Second Floor

Master Bedroom	4.85 × 3.55m	15'9" × 11'6"
Bedroom 2	3.8 × 3.4m	12'5" × 11'2"
Bedroom 3	4.5 × 3.4m	14'8" × 11'2"



Third Floor

Bedroom 5 / Sun Room	4.65 × 4.85m	15'3" × 15'9"
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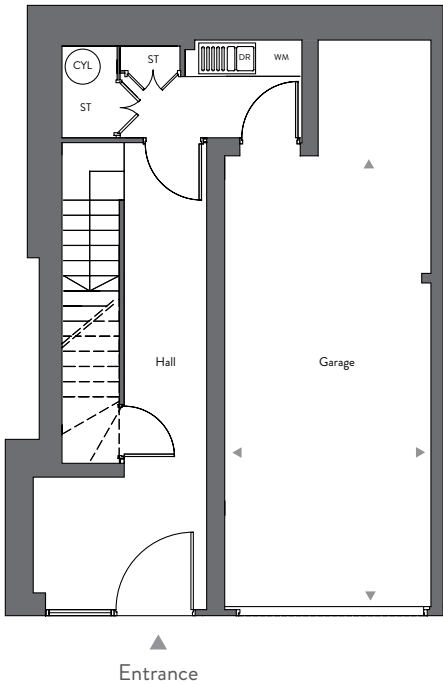
P76

Four bedroom semi-detached house
Four floors



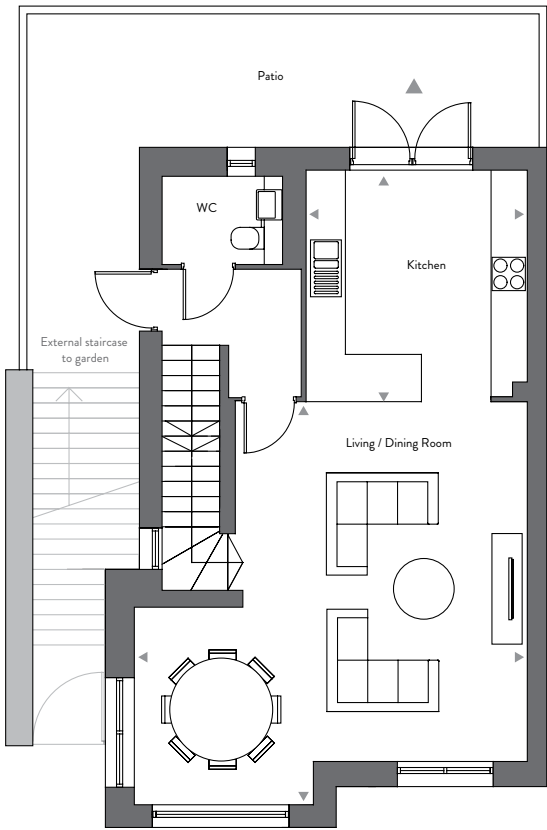
Ground Floor

Garage	6.8 × 3.4m	22'3" × 11'2"
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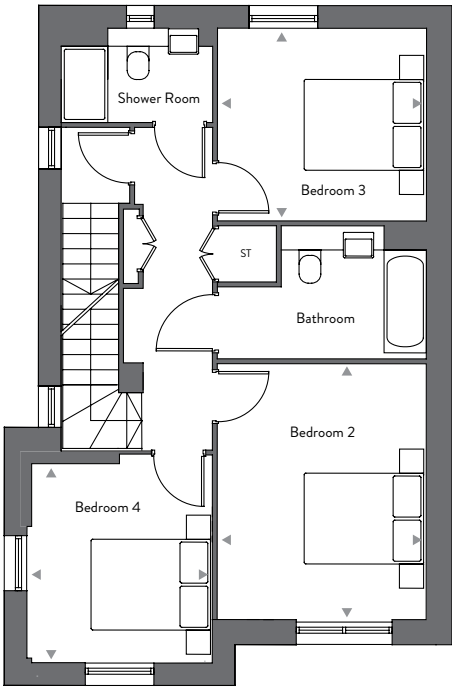
First Floor

Kitchen	3.7 × 3.8m	12'1" × 12'5"
Living / Dining Room	6.5 × 6.55m	21'3" × 21'5"



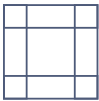
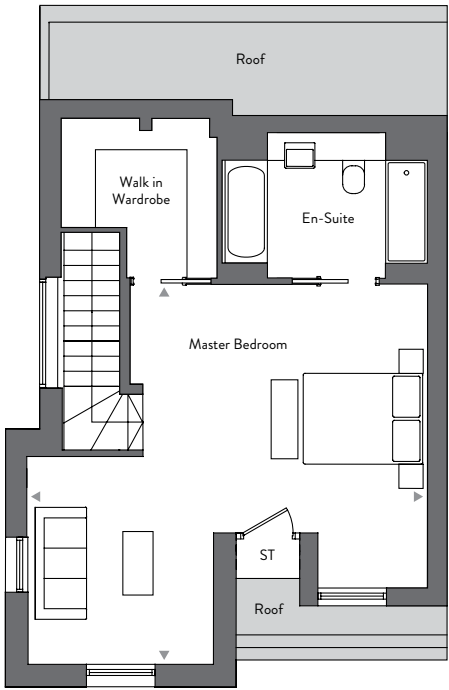
Second Floor

Bedroom 2	3.4 × 4.2m	11'2" × 13'8"
Bedroom 3	3.4 × 3.15m	11'2" × 10'3"
Bedroom 4	3.2 × 3.0m	10'5" × 9'8"



Third Floor

Master Bedroom	6.2 × 6.5m	20'3" × 21'3"
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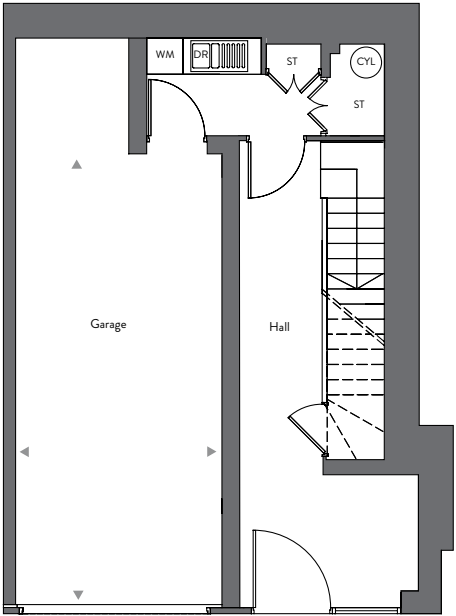
P77

Four bedroom semi-detached house
Four floors



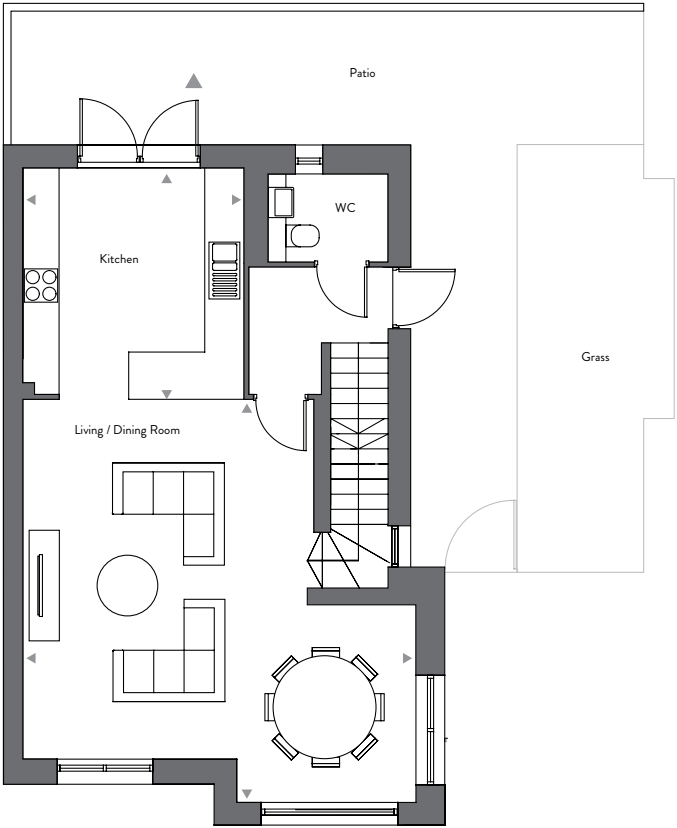
Ground Floor

Garage	6.7 × 3.4m	22'0" × 11'2"
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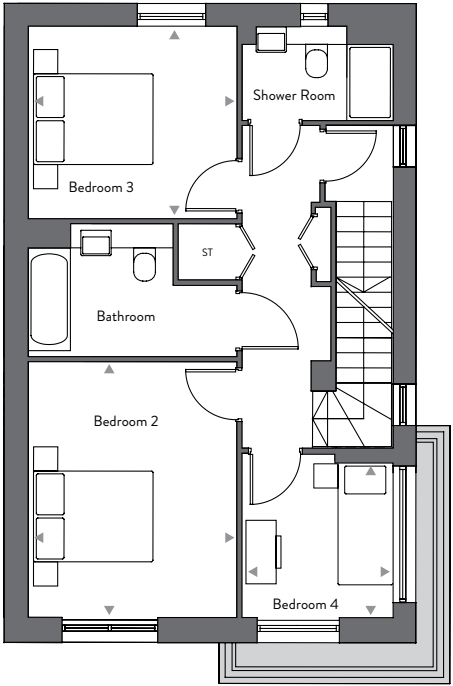
First Floor

Kitchen	3.6 × 3.7m	11'8" × 12'1"
Living / Dining Room	6.5 × 6.4m	21'3" × 21'0"



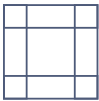
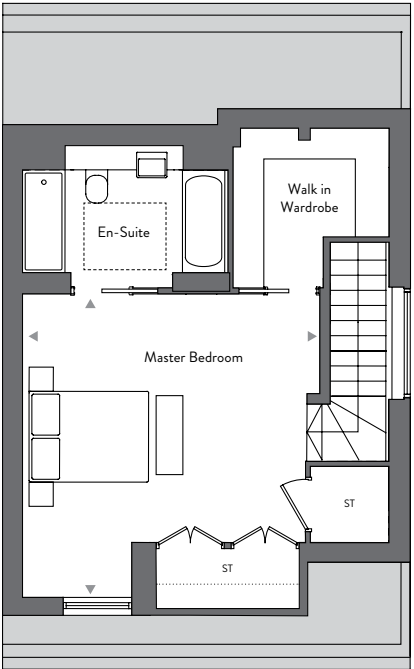
Second Floor

Bedroom 2	3.3 × 4.15m	10'8" × 13'6"
Bedroom 3	3.4 × 3.15m	11'2" × 10'3"
Bedroom 4 / Study	2.55 × 2.35m	8'4" × 7'7"



Third Floor

Master Bedroom	4.8 × 4.9m	15'7" × 16'1"
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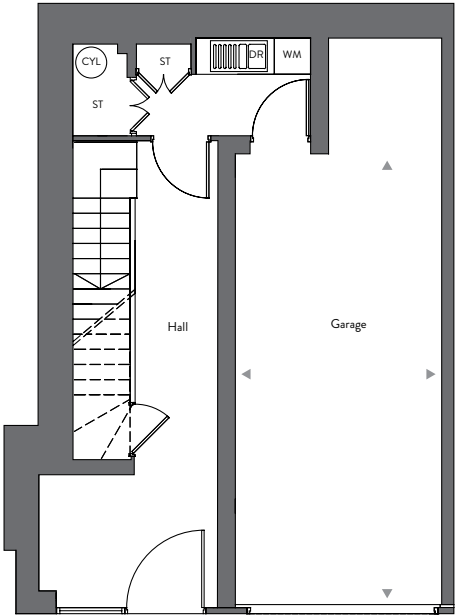
P78

Four bedroom semi-detached house
Four floors



Ground Floor

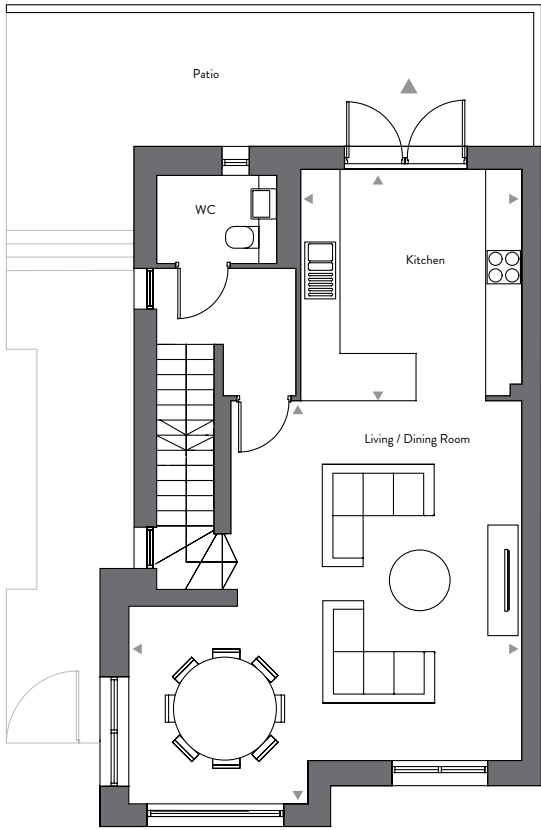
Garage	8.85 × 3.4m	22'5" × 11'2"
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Entrance

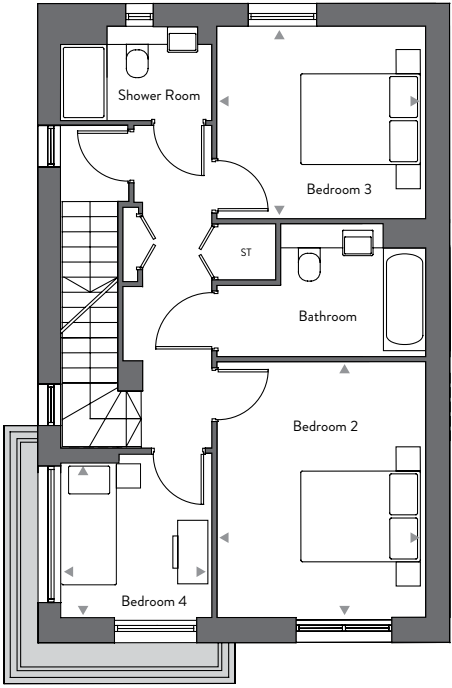
First Floor

Kitchen	3.6 × 3.45m	11'8" × 11'3"
Living / Dining Room	6.6 × 6.55m	21'6" × 21'5"



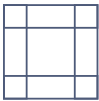
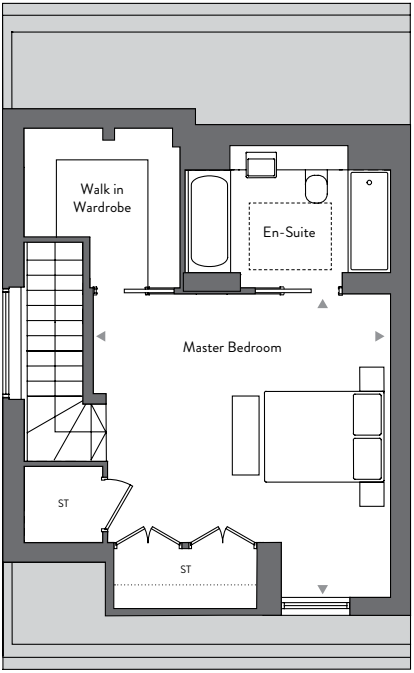
Second Floor

Bedroom 2	3.3 × 4.15m	10'8" × 13'6"
Bedroom 3	3.3 × 3.1m	10'8" × 10'2"
Bedroom 4 / Study	2.55 × 2.35m	8'4" × 7'7"



Third Floor

Master Bedroom	4.8 × 4.75m	15'7" × 15'6"
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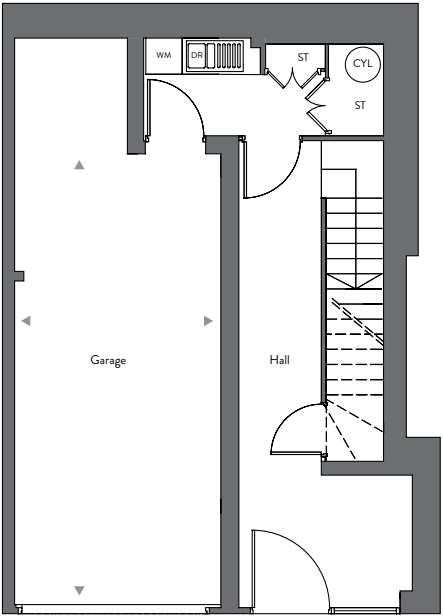
P79

Four bedroom semi-detached house
Four floors



Ground Floor

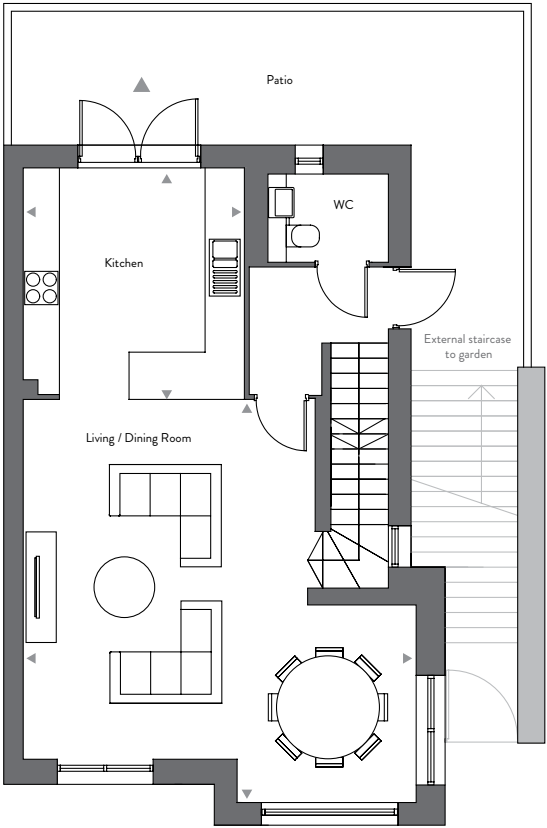
Garage 6.8 x 3.4m 22'3" x 11'2"



Entrance

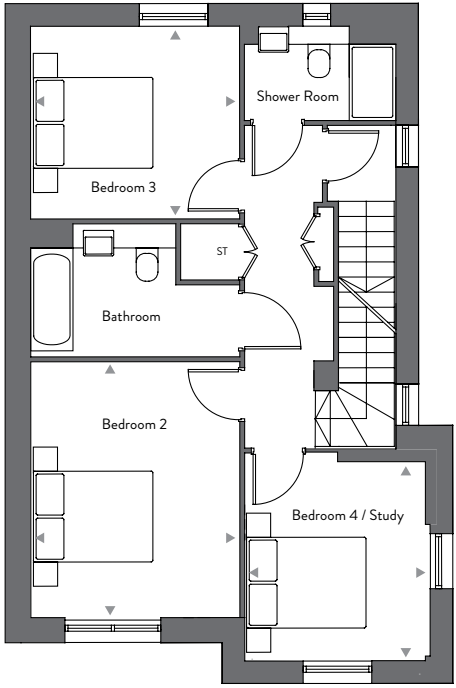
First Floor

Kitchen 3.6 x 3.75m 11'8" x 12'3"
Living / Dining Room 6.7 x 6.45m 14'4" x 21'2"



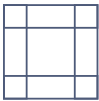
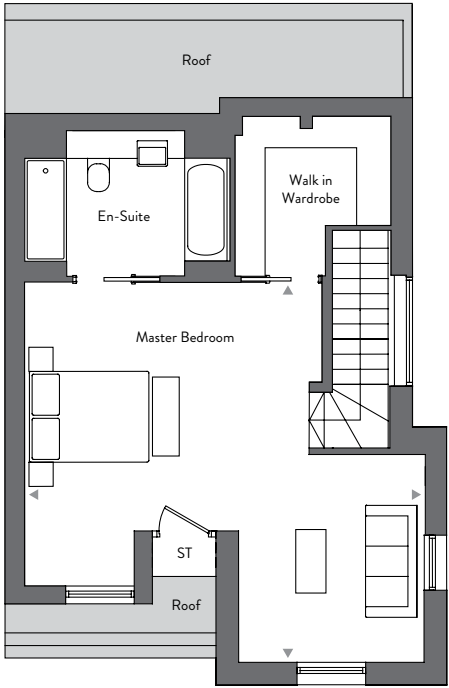
Second Floor

Bedroom 2 3.4 x 4.15m 11'2" x 13'6"
Bedroom 3 3.4 x 3.2m 11'2" x 10'5"
Bedroom 4 / Study 3.4 x 3.0m 11'2" x 9'8"



Third Floor

Master Bedroom 6.3 x 6.55m 20'7" x 21'5"



A modern kitchen with white glossy cabinets, a central island, and a view to a garden. The kitchen features a long white countertop with a built-in oven and a sink. A central island with a white countertop holds a tray with cups and a large decorative vase. A large window with a grey blind looks out onto a garden with a wooden fence and a white sofa. A modern chandelier hangs from the ceiling. The floor is made of large light-colored tiles.

THE FINEST DETAILS

SPECIFICATION

Attention to detail

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 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 mirrors, 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 with LED lighting
- Bath with shower above and glass screen
- Bath panel with discreet LED lighting to match mirror and vanity top
- Large format wall and floor tiles
- Electric heated chrome towel rail

Bathroom and en-suite design and layouts vary; please speak to our Sales Executives for further information.

Internal Finishes

- Large format tiles to ground floor
- Feature staircase from ground to first floor with hardwood treads and risers. Upper floors carpeted.
- 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

Electrical

- Recessed trimless plaster LED downlights to hallway, kitchen, living and dining areas
- Recessed LED downlights to bathrooms, en-suites and WCs
- ‘Lightwave’ system allowing lighting control via wireless app through your smartphone or tablet (to selected plots only)
- 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, kitchen/dining room and all bedrooms for customers own connection to Sky via subscription
- BT telephone point to living room, kitchen/dining 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





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 (to selected plots only)
- Hot water storage tank
- Sprinkler system

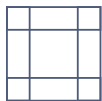
External Finishes

- Urban landscaped rear gardens with patio and planted areas
- 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

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.



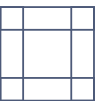
Development Management

Anchor 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:

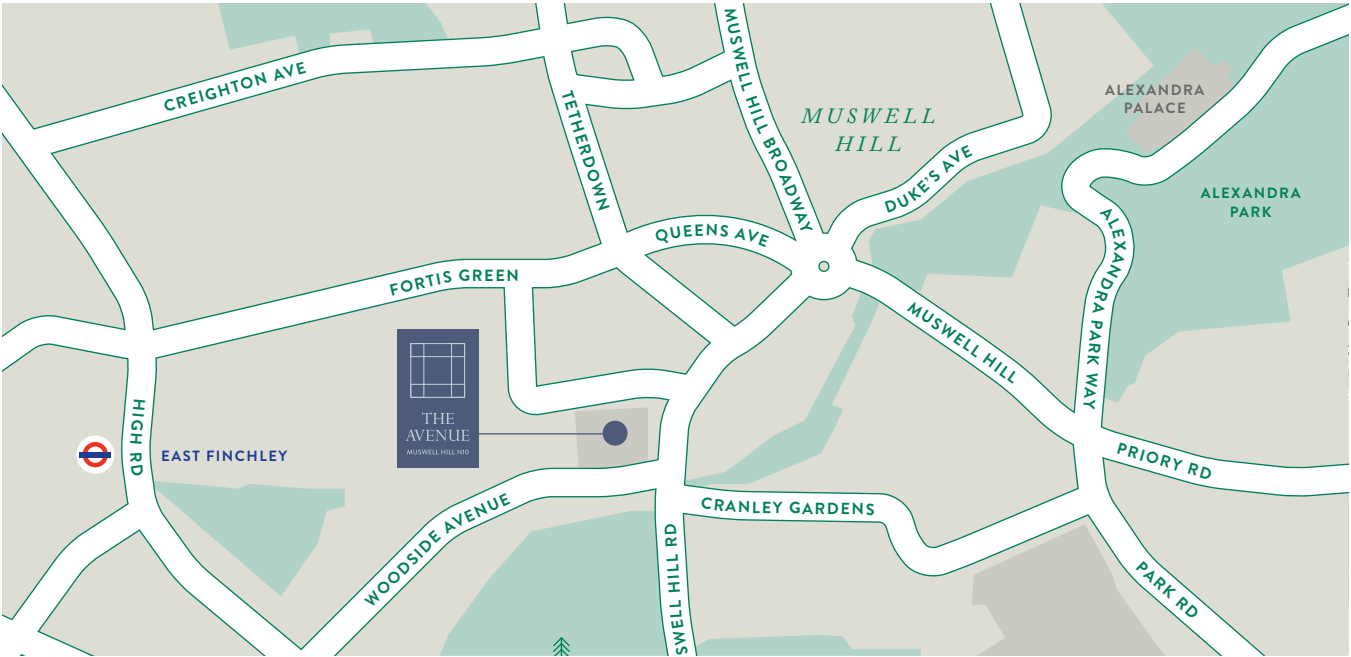
- A building superintendent responsible for the running and maintenance of the communal parts,
- A concierge to assist residents with any queries, respond to visitors, take in parcels and react to emergencies accordingly

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

As well as Anchor 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.



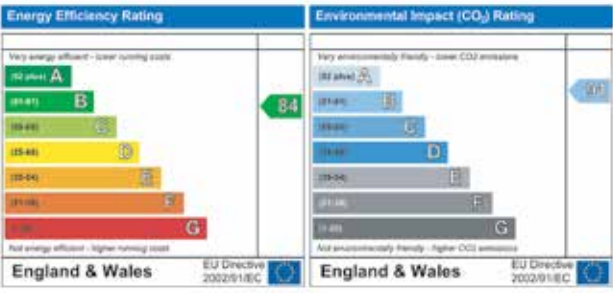
The Avenue



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The Houses Predicted Energy Assessment

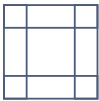


The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

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 believe 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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