# TAVIA OCTAVIA



## A WARM WELCOME

ctavia at Oakleigh Grove is an exciting collection of 1 and 2 bedroom apartments waiting for you in the sought-after north London suburb of Whetstone. This excellent location offers a relaxed pace of life while keeping the buzz of the city within easy reach. It's a special place to live, work and enjoy life.

## WHAT'S IN A NAME? WHY WE CHOSE OCTAVIA

hen naming our latest development in Whetstone, we wanted to take inspiration from the people who made a real difference to the local area. Named after social reformer and co-founder of the National Trust, Octavia Hill, who resided in nearby Finchley, our Octavia at Oakleigh Grove development will help to remember the influence that Octavia Hill had within north London and further afield.

Born to parents who established primary schools and community centres in the 19th century, Octavia Hill took the passion her family had for empowering and serving the community and applied this to housing, conservation and the environment.

Octavia Hill worked tirelessly to improve urban housing and provide homes for thousands of people across London. Her drive to provide a high standard of homes resulted in the transformation of neighbourhoods and the forming of communities throughout the capital, with the inclusion of meeting halls and entertainment centres within her developments.

By the end of her career, Octavia Hill was managing the housing of between 3,000 and 4,000 London residents. Octavia Hill's methods in creating harmonious neighbourhoods have been applied across Europe and North America, with the Octavia Hill Association still thriving in Philadelphia, USA.

Another large part of Octavia Hill's work was within protecting open spaces and maintaining access to these spaces for everyone. This culminated in her becoming the co-founder of the National Trust which has been committed to preserving and enhancing open space and heritage sites in England, Wales and Northern Ireland for over 125 years. Today, the National Trust has over 3.4 million members and is committed to the maintenance and preservation of historic buildings, forests, nature reserves and beaches.

Octavia Hill's legacy can be seen throughout Britain as well as the wider world. With her residence close to our Whetstone community, we are so proud to honour the life and works of such an influential woman.













# BUY INTO A WHETSTONE LIFESTYLE

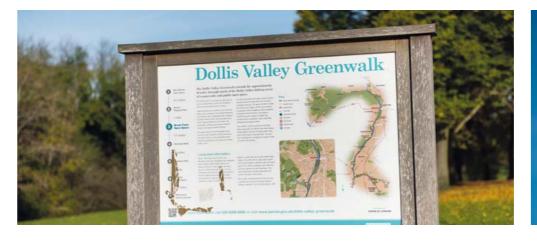
ctavia at Oakleigh Grove delivers a stylish mix of modern 1 and 2 bedroom apartments in the heart of the lively and exciting borough of Barnet. Benefiting from high quality specifications and all the advantages of buying new, Octavia is the ideal place to call home. Situated less than a mile from the London Underground with its links to the City, and a walk away from the High Road with its café culture, shops, and supermarkets such as Waitrose, you are superbly positioned to enjoy the benefits of the local area.

## LOCATION IS EVERYTHING

tep out of your door and discover all that the surrounding area has to offer. Enjoy a stroll into town or take to the local parks to enjoy the fresh air. For your everyday essentials and more, the High Road is in walking distance and has everything from supermarkets to pharmacies, an excellent choice of coffee shops, and relaxing pubs to handy takeaways. Totteridge & Whetstone tube station will have you in Euston in 23 minutes, or 31 minutes to Moorgate, while local routes give access to major roads such as the M1 and the M25.













## NORTH MIDDLESEX GOLF CLUB

An 18-hole golf course set in 74 acres of beautiful parkland. Its greens are renowned for their speed and difficulty.

Junior golfers are also welcome to develop their skills.

**0.7** miles



#### **BARNET LAWN TENNIS CLUB**

The club has eight courts and provides social and competitive tennis for players of all ages. Members are also able to use the bar area with a pool and table tennis tables. Coaching is also available for both juniors and adults.

**2.0** miles



#### DOLLIS VALLEY GREENWALK

A 10-mile riverside walk from Mill Hill to the northern fringes of Hampstead Heath. Perfect for runners, cyclists or just a slow walk along the river taking in the scenery.

**1.1** miles



#### DAVID LLOYD FINCHLEY

Offering something for everyone, with a modern gym, tennis courts, indoor and outdoor swimming pools and group exercise classes. You can also relax in the lounge which also offers a weekly children's disco and monthly live music.

**2.4** miles



#### OAK HILL PARK

Considered one of Barnet's premier parks. A large area with a number of facilities such as an outdoor gym, a bowls green, football pitches, a golf course, three tennis courts, a multi-sports court and a play area for toddlers.

**1.1** miles



#### ALEXANDRA PALACE

Alexandra Palace is a Grade II listed entertainment and sports venue in London, located between Muswell Hill and Wood Green. It is built on the site of Tottenham Wood and the later Tottenham Wood Farm.

**3.7** miles













# A WEALTH OF CHOICES

hen it comes to leisure time, Whetstone is full of variety, and for Octavia it's a place of easy access. From shopping to nights out, you will find you're well-connected with a rich choice of pursuits to enjoy.

Take shopping for instance. For daily needs or gentler browsing Whetstone High Road has everything from florists, shoe stores and Halfords to Waitrose and a M&S Simply Food outlet. Tesco Express is located along Oakleigh Road North, while larger shopping expeditions can take you to IKEA (6.7 miles), Brent Cross Shopping Centre (6.0 miles) or the Spires in Barnet (2.9 miles), and of course for ultimate choices, London is yours to explore.

Whetstone High Road brings you a grand choice of traditional cafés or big brand coffee culture hot spots, all within walking distance of Octavia. If you are looking for a night out the local restaurants can spoil you for choice, from upscale dining to genuine Italian and ethnic restaurants and traditional fast food such as fish and chips or takeaways – Whetstone is perfect.

Octavia is surrounded by places to retire to or meet and greet with contemporary brewpubs such as The Bohemia, with sofas and industrial-chic lighting, serving draught craft beers and a burger menu, and traditional old fashioned pubs such as The Griffin with its friendly staff.

When you are looking for movies the fully refurbished Everyman at Barnet is a state-of-the-art cinema known for its couches with waiting service, which makes for a delightful night out. The bijou Bull Theatre in Barnet comes complete with theatre club and has a welcoming atmosphere to its enthusiastic auditorium. Further afield is the landmark venue Wembley Stadium hosting A-lister concerts, exhibitions, and of course world-class football. Totteridge & Whetstone tube line is under a mile away enabling you to visit London and further afield.

Distances are taken from google.co.uk/maps

# ACCESS THE CITY DIRECTLY



ith some of the world's best sights, attractions and activities in reach, Octavia is ideal for commuting or visiting the capital. Rail connections at Totteridge & Whetstone tube station or Oakleigh Park, both less than a 1 mile away, provide access to the full Underground and Overground networks, while major roads and routes in and out of the area lead variously to north London regions and the inner boroughs with all of their amenities.







Distances are taken from google.co.uk/maps

## THE OPPORTUNITIES ARE ENDLESS





### BY CAR

ravel by car and visit untold attractions. With the M1 and M25 you can cross the country or pop down to London. From famous spots to unbelievable shopping, it's all yours, and all in reach.

**BARNET** 3.3 miles

A10 3.7 miles M25 JUNCTION 24 5.1 miles

M1 JUNCTION 2 5.4 miles

**WEMBLEY** STADIUM 9.4 miles

THE CITY 10.3 miles

LUTON **AIRPORT** 27 miles

**HEATHROW** AIRPORT 37 miles

## BY TUBE & TRAIN

otteridge & Whetstone tube station is less than a mile away and opens the door to the complete Underground network putting everything London in your grasp. Oakleigh Park Overground station also offers services into London or further afield. Theatres to clubs, museums to pubs – it's all yours.

**₹** HATFIELD 17 mins

CAMDEN TOWN 20 mins **₹** WELWYN **GARDEN CITY** 21 mins

EUSTON 23 mins ← KING'S CROSS ST PANCRAS 25 mins

→ HIGHBURY & → LEICESTER ISLINGTON 28 mins

**SQUARE** 29 mins

OLD STREET 30 mins

**⊖** FINSBURY PARK 30 mins

31 mins

♦ MOORGATE ♦ STRATFORD 43 mins





## DEVELOPMENT OVERVIEW

choice of 1 and 2 bedroom apartments are available in a development that has been thoughtfully considered, with trees lined along Oakleigh Road North and a landscaped courtyard with seating areas in the middle of Octavia.







### V

## OCTAVIA



		1 BEDROOM A	APARTMENTS	
PLOT	FLOOR	INTERNAL AREA SQ M	INTERNAL AREA SQ FT	BALCONY/TERRACE AREA SQ M
3	0	51.0	549	4.64
4	0	51.0	549	4.64
20	0	51.7	556	4.87
49	0	51.7	556	4.87
116	0	50.0	538	6.10
117	0	50.0	538	7.01
7	1	51.0	549	4.64
8	1	51.0	549	4.64
25	1	51.7	556	4.87
55	1	51.7	556	4.87
12	2	51.0	549	4.64
13	2	51.0	549	4.64
31	2	51.7	556	4.87
61	2	51.7	556	4.87
16	3	51.0	549	4.64
17	3	51.0	549	4.64
37	3	51.7	556	4.87
67	3	51.7	556	4.87
42	4	50.5	544	40.23
44	4	50.1	539	12.93
46	4	52.7	567	14.03
70	4	52.7	567	14.03
72	4	50.1	539	12.93
74	4	50.5	544	40.23

#### 2 BEDROOM APARTMENTS

PLOT	FLOOR	INTERNAL AREA SQ M	INTERNAL AREA SQ FT	BALCONY/TERRACE AREA SQ M
1	0	75.2	809	9.70
2	0	79.9	860	9.37
18	0	72.3	778	9.25
19	0	72.3	778	9.25
21	0	74.4	801	8.10
22	0	71.8	773	7.69
47	0	71.8	773	7.69
48	0	74.4	801	8.10
50	0	72.3	778	9.25
51	0	72.3	778	9.30
5	1	75.2	809	9.70
6	1	79.9	860	9.37
9	1	75.2	809	9.49
23	1	72.3	778	9.25
24	1	72.3	778	9.25
	1	74.4	801	
26				8.10
27	1	70.5	759	6.83
28	1	71.8	773	7.98
52	1	71.8	773	7.98
53	1	70.5	759	6.83
54	1	74.4	801	8.10
56	1	72.3	778	9.25
57	1	72.3	778	9.25
10	2	75.2	809	9.70
11	2	79.9	860	9.37
14	2 2	75.2	809	9.49
29	2	72.3	778	9.25
30	2	72.3	778	9.25
32	2	74.4	801	8.10
33	2	70.5	759	6.83
34	2	71.8	773	7.98
58	2	71.8	773	7.98
59	2	70.5	759	6.83
60	2	74.4	801	8.10
62	2	72.3	778	9.25
63	2	72.3	778	9.25
15	3	79.9	860	9.37
35	3	72.3	778	9.25
36	3	72.3	778	9.25
38	3	74.4	801	9.23 8.10
39	3	70.5	759	6.83
	0			
40	3	71.8	773	7.98
64	3	71.8	773	7.98
65	3	70.5	759	6.83
66	3	74.4	801	8.10
68	3	72.3	778	9.25
69	3	72.3	778	9.25
41	4	74.6	803	23.76
43	4	61.3	660	36.06
45	4	70.5	759	6.83
71	4	70.5	759	6.83
73	4	61.3	660	36.06
75	4	74.6	803	23.76

22



Plot: 116

Kitchen/Living/Dining Area  $5.76 \text{m} \times 4.69 \text{m}$ 18'11" × 15'5"

Bedroom

 $4.17 \text{m} \times 3.07 \text{m}$   $13'8" \times 10'1"$ 

Balcony

 $2.97 \text{m} \times 2.06 \text{m}$   $9'9" \times 6'9"$ 

TOTAL INTERNAL FLOOR AREA 50.0 SQ M

538 SQ FT

Plot: 117

Kitchen/Living/Dining Area  $5.20 \text{m} \times 4.16 \text{m}$   $17'0" \times 13'7"$ 

Bedroom

13'3" × 8'8"  $4.05 \text{m} \times 2.65 \text{m}$ 

**Balcony** 

 $4.85 \text{m} \times 1.47 \text{m}$   $15'11" \times 4'11"$ 

TOTAL INTERNAL FLOOR AREA 50.0 SQ M 538 SQ FT

Plots: 3 & 4

Kitchen/Living/Dining Area

 $6.64 \text{m} \times 3.42 \text{m}$ 21'9" × 11'3"

Bedroom

 $4.40 \text{m} \times 3.21 \text{m}$  $14'5" \times 10'6"$ 

Balcony

 $2.26 \text{m} \times 1.80 \text{m}$   $7'5" \times 5'11"$ 

TOTAL INTERNAL FLOOR AREA 51.0 SQ M 549 SQ FT

Plots: 20 & 49

Kitchen/Living/Dining Area  $7.41 \text{m} \times 3.34 \text{m}$ 24'4" × 10'11"

Bedroom

14'7" × 11'2"  $4.44 \text{m} \times 3.40 \text{m}$ 

Balcony

 $2.37 \text{m} \times 1.79 \text{m}$   $7'9" \times 5'11"$ 

TOTAL INTERNAL FLOOR AREA

51.7 SQ M

556 SQ FT

Plot: 51

Kitchen/Living/Dining Area

 $7.55 \text{m} \times 3.08 \text{m}$   $24'9" \times 10'11"$ 

Bedroom 1  $4.40 \text{m} \times 3.36 \text{m}$ 

14'5" × 11'0"

Bedroom 2

 $4.40 \text{m} \times 2.33 \text{m}$  $14'5" \times 7'7"$ 

Balcony

 $4.53 \text{m} \times 1.80 \text{m}$   $14'10" \times 5'11"$ 

TOTAL INTERNAL FLOOR AREA

64.6 SQ M 695 SQ FT

Plots: 22 & 47

Kitchen/Living/Dining Area  $6.84 \text{m} \times 3.37 \text{m}$ 22'5" × 11'0"

Bedroom 1

 $4.40 \text{m} \times 3.24 \text{m}$  $14'5" \times 10'8"$ 

Bedroom 2

 $14'5" \times 8'0"$  $4.39 \text{m} \times 2.95 \text{m}$ 

Balcony

 $5.29 \text{m} \times 1.47 \text{m}$   $17'4" \times 4'10"$ 

TOTAL INTERNAL FLOOR AREA

71.8 SQ M

Plots: 18, 19 & 50

Kitchen/Living/Dining Area  $6.64 \text{m} \times 3.36 \text{m}$   $21'9" \times 11'0"$ 

Bedroom 1

 $4.69 \text{m} \times 2.65 \text{m}$ 

 $5.96 \text{m} \times 2.76 \text{m}$  $19'7" \times 9'11"$ Bedroom 2

Balcony

 $4.51 \text{m} \times 1.80 \text{m}$ 14'9" × 5'11"

TOTAL INTERNAL FLOOR AREA

72.3 SQ M 778 SQ FT Plots: 21 & 48

Kitchen/Living/Dining Area  $5.54 \text{m} \times 4.77 \text{m}$   $18'2" \times 15'8"$ 

Bedroom 1

15'6" × 11'5"  $4.74 \text{m} \times 3.48 \text{m}$ 

Bedroom 2

 $3.54 \text{m} \times 3.35 \text{m}$ 11'7" × 11'0"

**Balcony** 

12'11" × 5'11"  $3.94 \text{m} \times 1.80 \text{m}$ 

TOTAL INTERNAL FLOOR AREA 74.4 SQ M 801 SQ FT

Plot: 1

Kitchen/Living/Dining Area

Bedroom 1

 $5.33 \text{m} \times 2.75 \text{m}$ 

**Balcony** 

 $15'6" \times 6'6"$  $4.73 \text{m} \times 1.98 \text{m}$ 

773 SQ FT

 $15'5" \times 8'8"$ 

Bedroom 1

15'7" × 10'0"

 $3.96 \text{m} \times 2.40 \text{m}$ 

79.9 SQ M 860 SQ FT

 $7.56 \text{m} \times 3.62 \text{m}$ 24'10" × 11'11"  $17'5" \times 9'0"$ Bedroom 2  $5.33 \text{m} \times 2.75 \text{m}$  $17'5" \times 9'0"$ 

TOTAL INTERNAL FLOOR AREA 75.2 SQ M 809 SQ FT

Plot: 2

Kitchen/Living/Dining Area  $8.19 \text{m} \times 3.20 \text{m}$   $26'10" \times 10'6"$ 

 $4.75 \text{m} \times 3.04 \text{m}$ Bedroom 2

 $13'0 \times 7'10"$ 

**Balcony** 

 $15'2" \times 6'5"$  $4.62 \text{m} \times 1.95 \text{m}$ 

TOTAL INTERNAL FLOOR AREA

The floorplans depict typical layouts of the apartment types. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. Wardrobes do not form part of the standard specification. Beds are located in indicative positions.

Cycle



- 1 bedroom apartments

- 2 bedroom apartments

 $\square$  – Lift

† - Affordable Housing/Shared Ownership



#### Plots: 7 & 8

Kitchen/Living/Dining Area  $6.64 \text{m} \times 3.42 \text{m}$ 21'9" × 11'3"

Bedroom

 $4.40 \text{m} \times 3.21 \text{m}$   $14'5" \times 10'6"$ 

Balcony

 $2.26 \text{m} \times 1.80 \text{m}$   $7'5" \times 5'11"$ 

TOTAL INTERNAL FLOOR AREA

51.0 SQ M 549 SQ FT

#### Plots: 25 & 55

Kitchen/Living/Dining Area

 $7.41 \text{m} \times 3.34 \text{m}$   $24'4" \times 10'11"$ 

Bedroom

 $4.44 \text{m} \times 3.40 \text{m}$ 14'7" × 11'2"

Balcony

 $2.37 \text{m} \times 1.79 \text{m}$   $7'9" \times 5'11"$ 

TOTAL INTERNAL FLOOR AREA

51.7 SQ M 556 SQ FT

#### Plots: 27 & 53

Kitchen/Living/Dining Area

 $6.66 \text{m} \times 4.11 \text{m}$   $21'10" \times 13'6"$ 

Bedroom 1

 $6.34 \text{m} \times 2.82 \text{m}$  $20'9" \times 9'3"$ 

Bedroom 2  $5.03 \text{m} \times 2.89 \text{m}$ 

Balcony

 $16'3" \times 4'6"$  $4.96 \text{m} \times 1.37 \text{m}$ 

TOTAL INTERNAL FLOOR AREA 70.5 SQ M

759 SQ FT

 $16'6" \times 9'6"$ 

Plots: 26 & 54 Kitchen/Living/Dining Area  $5.54 \text{m} \times 4.77 \text{m}$ 18'2" × 15'8"

Plots: 28 & 52

 $4.78 \text{m} \times 4.60 \text{m}$ 

 $3.63 \text{m} \times 3.33 \text{m}$ 

 $4.03 \text{m} \times 3.16 \text{m}$ 

 $5.49 \text{m} \times 1.47 \text{m}$ 

Plots: 23, 24, 56 & 57

 $6.64 \text{m} \times 3.36 \text{m}$ 

 $5.96 \text{m} \times 2.76 \text{m}$ 

 $4.69 \text{m} \times 2.65 \text{m}$ 

 $4.51 \text{m} \times 1.80 \text{m}$ 

Bedroom 1

Bedroom 2

Balcony

72.3 SQ M

74.4 SQ M

Kitchen/Living/Dining Area

Bedroom 1

Bedroom 2

Balconv

71.8 SQ M

Kitchen/Living/Dining Area

TOTAL INTERNAL FLOOR AREA

 $15'8" \times 15'1"$ 

 $11'9" \times 10'9"$ 

 $13'2" \times 10'4"$ 

18'0" × 4'10"

773 SQ FT

21'9" × 11'0"

19'7" × 9'11"

 $15'5" \times 8'8"$ 

14'9" × 5'11"

778 SQ FT

801 SQ FT

Bedroom 1  $4.74 \text{m} \times 3.48 \text{m}$ 15'6" × 11'5" Bedroom 2

TOTAL INTERNAL FLOOR AREA

11'7" × 11'0"  $3.54 \text{m} \times 3.35 \text{m}$ Balcony

 $3.94 \text{m} \times 1.80 \text{m}$  $12'11" \times 5'11"$ 

TOTAL INTERNAL FLOOR AREA

Plot: 5

Kitchen/Living/Dining Area

 $7.56 \text{m} \times 3.62 \text{m}$   $24'10" \times 11'11"$ 

Bedroom 1

 $5.33 \text{m} \times 2.75 \text{m}$  $17'5" \times 9'0"$ 

Bedroom 2

 $5.33 \text{m} \times 2.75 \text{m}$  $17'5" \times 9'0"$ 

**Balcony** 

 $4.73 \text{m} \times 1.98 \text{m}$  $15'6" \times 6'6"$ 

TOTAL INTERNAL FLOOR AREA

75.2 SQ M 809 SQ FT

Kitchen/Living/Dining Area

 $4.62 \text{m} \times 1.80 \text{m}$ 

TOTAL INTERNAL FLOOR AREA

75.2 SQ M 809 SQ FT

Plot: 6

 $4.75 \text{m} \times 3.04 \text{m}$ 

**Balcony** 

79.9 SQ M 860 SQ FT

Plot: 9  $5.54 \text{m} \times 4.64 \text{m}$ 18'2" × 15'3" Bedroom 1 15'9" × 9'0"  $4.81 \text{m} \times 2.75 \text{m}$ Bedroom 2  $3.74 \text{m} \times 3.68 \text{m}$ 12'3" × 12'1" **Balcony**  $15'2" \times 5'11"$ 

Kitchen/Living/Dining Area  $8.19 \text{m} \times 3.20 \text{m}$   $26'10" \times 10'6"$ Bedroom 1 15'7" × 10'0"

Bedroom 2  $13'0 \times 7'10"$  $3.96 \text{m} \times 2.40 \text{m}$ 

 $4.62 \text{m} \times 1.95 \text{m}$  $15'2" \times 6'5"$ 

TOTAL INTERNAL FLOOR AREA

The floorplans depict typical layouts of the apartment types. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. Wardrobes do not form part of the standard specification. Beds are located in indicative positions.



- 1 bedroom apartments - 2 bedroom apartments

 $\boxtimes$  – Lift

† - Affordable Housing/Shared Ownership



## SECOND FLOOR

Plots: 12 & 13	
Kitchen/Living/Di	ning Area
6.64m × 3.42m	21'9" × 11'3"
Bedroom	
$4.40 \text{m} \times 3.21 \text{m}$	14'5" × 10'6"
Balcony	
2.26m × 1.80m	7'5" × 5'11"

TOTAL INTERNAL FLOOR AREA 51.0 SQ M 549 SQ FT

#### Plots: 31 & 61

Kitchen/Living/Dining Area  $7.41 \text{m} \times 3.34 \text{m}$   $24'4" \times 10'11"$ Bedroom  $4.44 \text{m} \times 3.40 \text{m}$  $14'7" \times 11'2"$ 

Balcony  $2.37 \text{m} \times 1.79 \text{m}$   $7'9" \times 5'11"$ 

TOTAL INTERNAL FLOOR AREA

51.7 SQ M 556 SQ FT

#### Plots: 33 & 59

Kitchen/Living/Dining Area  $6.66 \text{m} \times 4.11 \text{m}$   $21'10" \times 13'6"$ 

Bedroom 1  $6.34 \text{m} \times 2.82 \text{m}$ 

Bedroom 2  $16'6" \times 9'6"$  $5.03 \text{m} \times 2.89 \text{m}$ 

 $20'9" \times 9'3"$ 

Balcony  $4.96 \text{m} \times 1.37 \text{m}$ 

 $16'3" \times 4'6"$ TOTAL INTERNAL FLOOR AREA

70.5 SQ M 759 SQ FT

#### Plots: 34 & 58 Kitchen/Living/Dining Area $4.78 \text{m} \times 4.60 \text{m}$ 15'8" × 15'1" Bedroom 1 $3.63 \text{m} \times 3.33 \text{m}$ $11'9" \times 10'9"$ Bedroom 2 $4.03 \text{m} \times 3.16 \text{m}$ $13'2" \times 10'4"$ Balcony $5.49 \text{m} \times 1.47 \text{m}$ $18'0" \times 4'10"$ TOTAL INTERNAL FLOOR AREA

773 SQ FT

71.8 SQ M

72.3 SQ M

Plots: 29, 30, 62 & 63

#### Bedroom 1 19'7" × 9'11" $5.96 \text{m} \times 2.76 \text{m}$ Bedroom 2 15'5" × 8'8" $4.69 \text{m} \times 2.65 \text{m}$ Balcony 14'9" × 5'11" $4.51 \text{m} \times 1.80 \text{m}$ TOTAL INTERNAL FLOOR AREA

Kitchen/Living/Dining Area

 $6.64 \text{m} \times 3.36 \text{m}$   $21'9" \times 11'0"$ 

#### Plots: 32 & 60 Kitchen/Living/Dining Area $5.54 \text{m} \times 4.77 \text{m}$ 18'2" × 15'8" Bedroom 1 $4.74 \text{m} \times 3.48 \text{m}$ 15'6" × 11'5" Bedroom 2 $3.54 \text{m} \times 3.35 \text{r}$ Balcony $3.94 \text{m} \times 1.80 \text{r}$

Bedroom 2 $3.54 \text{m} \times 3.35 \text{m}$	11'7" × 11'0"
Balcony 3.94m × 1.80m	12'11" × 5'11"
TOTAL INTERNA	L FLOOR AREA
$74.4~\mathrm{SQM}$	801 SQ FT

778 SQ FT

809 SQ FT
-
ining Area
18'2" × 15'3"
$15'9" \times 9'0"$
12'3" × 12'1"
15'2" × 5'11"

Plot: 10

Bedroom 1

Bedroom 2

Balcony

75.2 SQ M

Plot: 11

 $5.33 \text{m} \times 2.75 \text{m}$ 

 $5.33 \text{m} \times 2.75 \text{m}$ 

 $4.73 \text{m} \times 1.98 \text{m}$ 

Kitchen/Living/Dining Area

 $7.56 \text{m} \times 3.62 \text{m}$   $24'10" \times 11'11"$ 

TOTAL INTERNAL FLOOR AREA

 $17'5" \times 9'0"$ 

 $17'5" \times 9'0"$ 

 $15'6" \times 6'6"$ 

809 SQ FT

8.19m × 3.20m <b>Bedroom 1</b>	26'10" × 10'6"
4.75m × 3.04m	15'7" × 10'0"
Bedroom 2	
$3.96 \text{m} \times 2.40 \text{m}$	13'0 × 7'10"
Balcony	
$4.62\text{m} \times 1.95\text{m}$	$15'2" \times 6'5"$
TOTAL INTERN	
79.9 SQ M	860 SQ FT



The floorplans depict typical layouts of the apartment types. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale.

Wardrobes do not form part of the standard specification. Beds are located in indicative positions.

- 1 bedroom apartments

- 2 bedroom apartments

† - Affordable Housing/Shared Ownership ⊠– Lift



THIRD FLOOR

#### Plots: 16 & 17 Kitchen/Living/Dining Area $6.64 \text{m} \times 3.42 \text{m}$ $21'9" \times 11'3"$

 $4.40 \text{m} \times 3.21 \text{m}$   $14'5" \times 10'6"$ 

Balcony  $2.26 \text{m} \times 1.80 \text{m}$   $7'5" \times 5'11"$ 

TOTAL INTERNAL FLOOR AREA 51.0 SQ M 549 SQ FT

#### Plots: 37 & 67

Bedroom

Kitchen/Living/Dining Area  $7.41 \text{m} \times 3.34 \text{m}$   $24'4" \times 10'11"$ 

 ${\bf Bedroom}$  $4.44 \text{m} \times 3.40 \text{m}$ 

 $14'7" \times 11'2"$ 

Balcony

 $2.37 \text{m} \times 1.79 \text{m}$   $7'9" \times 5'11"$ 

TOTAL INTERNAL FLOOR AREA

51.7 SQ M 556 SQ FT

#### Plots: 39 & 65

Kitchen/Living/Dining Area  $6.66 \text{m} \times 4.11 \text{m}$   $21'10" \times 13'6"$ 

Bedroom 1

 $6.34 \text{m} \times 2.82 \text{m}$  $20'9" \times 9'3"$ 

Bedroom 2  $5.03 \text{m} \times 2.89 \text{m}$ 

Balcony

 $4.96 \text{m} \times 1.37 \text{m}$  $16'3" \times 4'6"$ 

TOTAL INTERNAL FLOOR AREA 70.5 SQ M 759 SQ FT

 $16'6" \times 9'6"$ 

#### Plots: 40 & 64

Kitchen/Living/Dining Area

 $4.78 \text{m} \times 4.60 \text{m}$ 15'8" × 15'1"

 $18'0" \times 4'10"$ 

773 SQ FT

Bedroom 1  $3.63 \text{m} \times 3.33 \text{m}$ 

Bedroom 2

Balcony

71.8 SQ M

 $4.03 \text{m} \times 3.16 \text{m}$ 

 $5.49 \text{m} \times 1.47 \text{m}$ 

 $11'9" \times 10'9"$ 

 $13'2" \times 10'4"$ 

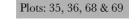
 $3.96 \text{m} \times 2.40 \text{m}$ 

Balcony

 $4.62 \text{m} \times 1.95 \text{m}$  $15'2" \times 6'5"$ 

TOTAL INTERNAL FLOOR AREA

79.9 SQ M



Kitchen/Living/Dining Area  $6.64 \text{m} \times 3.36 \text{m}$   $21'9" \times 11'0"$ 

TOTAL INTERNAL FLOOR AREA

Bedroom 1

19'7" × 9'11"  $5.96 \text{m} \times 2.76 \text{m}$ 

Bedroom 2

15'5" × 8'8"  $4.69 \text{m} \times 2.65 \text{m}$ 

Balcony

 $4.51 \text{m} \times 1.80 \text{m}$   $14'9" \times 5'11"$ 

TOTAL INTERNAL FLOOR AREA

72.3 SQ M 778 SQ FT

Plots: 38 & 66

Kitchen/Living/Dining Area 5.54m × 4.77m 18'2" × 15'8"

Bedroom 1

 $4.74 \text{m} \times 3.48 \text{m}$ 15'6" × 11'5" Bedroom 2

 $3.54 \text{m} \times 3.35 \text{m}$ Balcony

3.94m × 1.80m 12'11" × 5'11"

11'7" × 11'0"

TOTAL INTERNAL FLOOR AREA

74.4 SQ M 801 SQ FT



Kitchen/Living/Dining Area  $8.19 \text{m} \times 3.20 \text{m}$ 26'10" × 10'6"

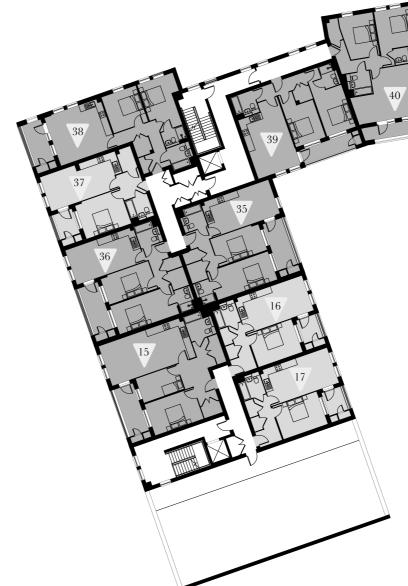
Bedroom 1  $4.75 \text{m} \times 3.04 \text{m}$ 

15'7" × 10'0"

Bedroom 2

 $13'0 \times 7'10"$ 

860 SQ FT



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- 1 bedroom apartments - 2 bedroom apartments

† - Affordable Housing/Shared Ownership

 $\boxtimes$  – Lift





## FOURTH FLOOR

Plots: 44 & 72

Kitchen/Living/Dining Area  $5.58 \text{m} \times 3.41 \text{m}$   $18'3" \times 11'2"$ 

Bedroom

 $4.25 \text{m} \times 3.63 \text{m}$ 13'11" × 11'11"

Terrace

 $7.25 \text{m} \times 1.76 \text{m}$   $23'9" \times 5'9"$ 

TOTAL INTERNAL FLOOR AREA

50.1 SQ M 539 SQ FT

Plots: 42 & 74

Kitchen/Living/Dining Area

 $5.30 \text{m} \times 4.12 \text{m}$   $17'4" \times 13'6"$ 

Bedroom

 $5.30 \text{m} \times 2.75 \text{m}$  $17'4" \times 8'0"$ 

Terrace

10.51m × 10.25m 34'6" × <math>33'7"

TOTAL INTERNAL FLOOR AREA

50.5 SQ M 544 SQ FT

Plots: 46 & 70

Kitchen/Living/Dining Area

 $4.55 \text{m} \times 3.96 \text{m}$   $14'11" \times 13'0"$ 

Bedroom

13'9" × 12'4"  $4.20 \text{m} \times 3.76 \text{m}$ 

 $5.29 \text{m} \times 1.47 \text{m}$   $17'4" \times 4'10"$ 

Balcony

Terrace

 $7.94 \text{m} \times 1.76 \text{m}$  $26'1" \times 5'9"$ TOTAL INTERNAL FLOOR AREA

52.7 SQ M 567 SQ FT Plots: 43 & 73

Kitchen/Living/Dining Area

 $5.74 \text{m} \times 4.43 \text{m}$ 18'10" × 14'6"

Bedroom 1

12'0" × 10'4"  $3.66 \text{m} \times 3.15 \text{m}$ 

Bedroom 2

 $3.15 \text{m} \times 2.26 \text{m}$  $10'4" \times 7'5"$ 

Terrace

 $13.95 \text{m} \times 7.52 \text{m}$ 45'9" × 24'8"

TOTAL INTERNAL FLOOR AREA

61.3 SQ M  $660 \, \mathrm{SQ} \, \mathrm{FT}$ 

Plots: 45 & 71

Kitchen/Living/Dining Area

 $6.66 \text{m} \times 4.11 \text{m}$ 21'10" × 13'6"

Bedroom 1

 $20'9" \times 9'3"$  $6.34 \text{m} \times 2.82 \text{m}$ 

Bedroom 2

 $16'6" \times 9'6"$  $5.03 \text{m} \times 2.89 \text{m}$ 

Balcony

 $4.96 \text{m} \times 1.37 \text{m}$  $16'3" \times 4'6"$ 

TOTAL INTERNAL FLOOR AREA

70.5 SQ M 759 SQ FT

Plots: 41 & 75

Kitchen/Living/Dining Area

 $6.40 \text{m} \times 3.45 \text{m}$   $21'0" \times 11'4"$ 

Bedroom 1  $6.04 \text{m} \times 2.75 \text{m}$ 

 $5.44 \text{m} \times 2.64 \text{m}$ 

Bedroom 2

19'10" × 9'0"

17'10" × 8'8"

Terrace

 $9.44 \text{m} \times 9.39 \text{m}$   $30'11" \times 30'9"$ 

TOTAL INTERNAL FLOOR AREA

74.6 SQ M 803 SQ FT



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- 1 bedroom apartments

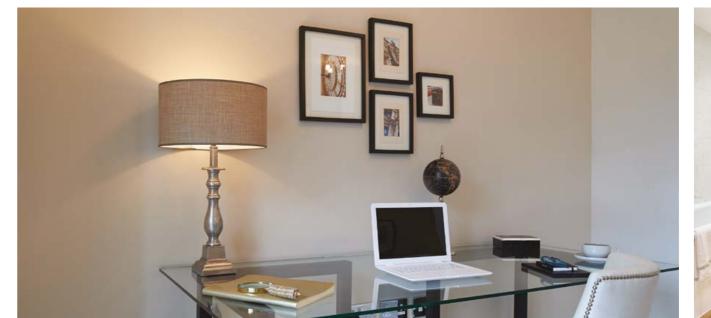
- 2 bedroom apartments † - Affordable Housing/Shared Ownership

⊠– Lift











To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

### SPECIFICATION

This is the standard specification for each of the homes available, as indicated.

#### KITCHEN

Stainless steel bowl and a half	✓	✓
Postformed laminate worktop with upstand	✓	✓
Single/Double oven*	✓	✓
4 burner gas hob	✓	✓
Integrated hood	✓	✓
Stainless steel splashback	✓	✓
Integrated fridge freezer	✓	✓
Integrated dishwasher	✓	✓
Freestanding washer/dryer	✓	✓
Chrome downlights	✓	✓
Fitted kitchen with choice of coloured door frontals	<b>✓</b>	✓

#### BATHROOM

		2
Shower mixer above bath	✓	
Full-height tiling to bath walls, half-height tiling to remainder	~	
Half-height tiling to all walls**		✓
Tiled windowsill	✓	✓
Chrome downlights	✓	✓
Shaver socket	✓	✓
White modern sanitaryware	✓	1
Chrome towel rails	✓	✓

#### EN SUITE (IF APPLICABLE)

<u> </u>	
Full-height tiling to shower closure, half-height tiling to remainder	✓
Chrome downlights	✓
White modern sanitaryware	✓
Chrome towel rails	✓

#### HEATING

Full central heating/gas fired radiators	<b>✓</b>	<b>✓</b>
Thermostatically controlled radiator valves	✓	✓
Mains operated smoke/heat detectors	✓	✓
White double socket outlets	✓	✓
TV sockets to living room, bedroom 1 and 2 (if applicable)	✓	<b>✓</b>

#### INTERNAL FINISHES

White finished internal doors		✓
Ceilings and walls finished in white	✓	✓
White painted internal joinery		✓
White UPVC double glazed windows	✓	✓
Chrome ironmongery		✓

#### LIGHTING

		2 ====================================
Chrome downlights to wet rooms	✓	✓
Pendant light fittings to all other rooms	✓	<b>✓</b>
ADDITIONAL		

#### Sprinkler systems to all apartments

igh speed internet connectivity	✓	<b>V</b>
MADD ANTEST		

#### WARRANTY

NHBC 10-year Buildmark Policy	✓	✓
2-year Taylor Wimpey warranty from legal completion	✓	✓

### UPGRADES

#### KITCHEN

Upgrade your appliances, your worktops and door frontals.

#### BATHROOM AND EN SUITE

Add more to your bathroom with full-height tiling, an upgraded shower and shower over bath<sup>†</sup>.

#### ADDITIONAL FEATURES

Upgrade to room specific downlights, wardrobes, additional sockets and choose your flooring throughout.

#### √ = Standard features

Internal photography is of typical Taylor Wimpey show homes and may include upgrades at an additional cost. Standard specifications are correct at time of going to print, but are subject to change without notice. \*Please refer to kitchen drawings. \*\*Where only 1 bathroom, wall to bath will be full-height tiling, remaining walls will be half-height. Please contact the sales executive for further information.



## THE **TAYLOR** WIMPEY STORY

t Taylor Wimpey we have established an impressive track record for innovation and quality, with an unrivalled reputation for creating first-class residential developments - a reputation that we have built up over many years. We use this in-depth experience each time we plan, design and build a development, always considering the location and heritage that already exists in a town, county or region. From our flagship city developments such as Chobham Manor and Dalston Curve, to more unique refurbished-based projects such as Brigadier House, our past and current developments offer homes that buyers can enjoy whilst experiencing all the benefits of a new-build home when it comes to energy-efficiency and low maintenance. Whether you choose a village setting or the bustle of a market town, a county town or a beautifully planned new community, you will find a home crafted for modern living. At Taylor Wimpey we are proud of our business - and of the many awards we have won that recognise our commitment to delivering appealing new home schemes for the 21st century.

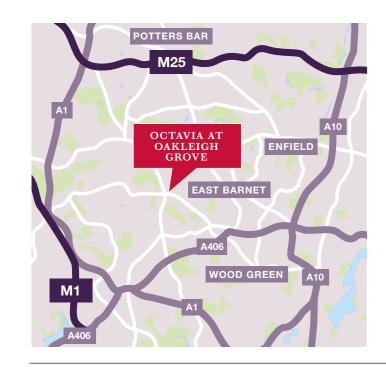


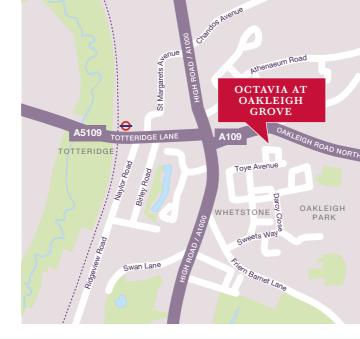




Photography of apartments at a previous Taylor Wimpey development, Oakleigh Grove.

## WHERE TO FIND US





#### FROM THE NORTH M25 OR A1

eave the M25 at junction 23, or the A1 at junction 1, onto the same gyratory, and follow the signs for Barnet/A1081 heading south. After 2.4 miles turn right onto the High Street/A1000.

In 2.2 miles turn left onto Oakleigh Road North/A109, then after 0.2 miles you will find Octavia at Oakleigh Grove on your right.

## FROM THE M1 JUNCTION 1 WITH THE NORTH CIRCULAR

ake the North Circular road east and drive for 3.8 miles.

Take the B550 exit towards Muswell Hill/Friern Barnet and after 0.1 mile turn left onto Colney Hatch Lane/B550.

In 2.2 miles turn left onto Oakleigh Road North/A109, then after 0.2 miles you will find Octavia at Oakleigh Grove on your right.

Maps not to scale. Distances are taken from google.co.uk/maps.



**Taylor Wimpey**