



Northway  
House



REDROW  
LONDON

RE-INVESTED  
RE-INVENTED  
RE-PURPOSED  
RE-VITALISED  
RE-GENERATED  
RE-USED  
**RE-BORN**

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# AN ICONIC LANDMARK RE-IMAGINED, MODERN LIVING IN A PRIME LOCATION

Northway House is a striking development of 1, 2 & 3 bedroom apartments and penthouses set across two complementary buildings; the Tower and Courtyard Apartments. In addition to the residential homes there will be six commercial units totalling 2,300 square metres, including a mixture of office, education and community space, situated on the ground floor of the Tower Apartments.

Nestled between London and the rolling fields of the Hertfordshire countryside, Whetstone provides its residents with the best of both worlds. Offering everything from local shops, restaurants, convenient commuter links

to open green space and top rated schools, it's the perfect haven for families and couples alike. Once a tired-looking 1970s office block, the magnificent transformation of this building has been two fold: a modernist refurbishment of the existing 70s block, and a new build behind it that contrasts but complements the new design. With its landscaped gardens and plenty of parking, the properties provide residents with both a unique and convenient living experience. Northway House now rises up as an iconic local landmark, and you have the opportunity to make a new home in this sought-after and vibrant locale.



# TOWER APARTMENTS

When approaching the refurbishment of the old 1970s block, our architects were guided by the great modernist mantra that form follows function. The overall aesthetic is one of clean lines and textures, enhancing the character of the original building where every detail is considered. The use of continuous glazing throughout gives residents stunning

uninterrupted views. Striking horizontal banding is used on the façade to enhance the rhythm of the building. The perforated zinc privacy screens add interesting detail and patterning to the frontage of the building, while shading south facing elevations. The expressing and recessing of materials provides texture and shadow to a structure that changes with the time of day.



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# COURTYARD APARTMENTS

With such a statement building looking on, it was clear that the Courtyard Apartments should have their own identity. The positioning informed the design as it evolved around a beautiful south-facing courtyard, providing sunny views, allowing residences to make the most of their terraces and landscape gardens.

Cloaking the courtyard's peace, a hard textured shell wrapped the building's outer walls, following the tower's protective layer. Coarse brick and deep windows balanced out with the courtyard's softer clad walls and flush windows. In keeping with rather than in awe of its neighbour, this is a bold yet comforting place to call home.









# DISCOVER THE WONDERS OF WHETSTONE

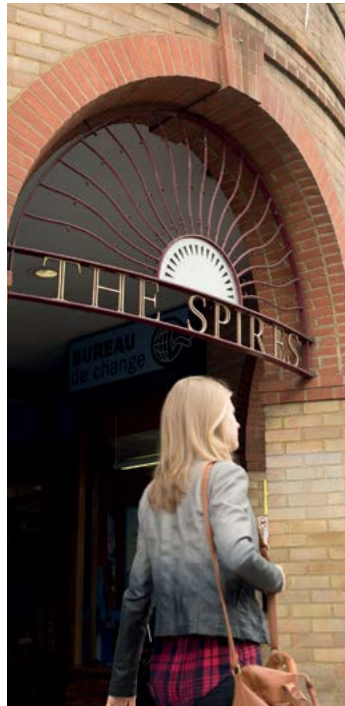


It is thought that the old village was named after the whetstone, used in the Middle Ages to sharpen knives and other tools. A chunk of this stone remains on the pavement outside the famous Griffin pub. In today's Whetstone, residents are spoiled for choice when it comes to green space, with multiple options for outdoor activities, such as walking, cycling, horse riding and golf. As you cycle through the meadows and brooks of Whetstone Stray, or the Totteridge Fields Nature Reserves, it really is hard to believe you are only 30 minutes from London.

For those who would rather spend the days simply soaking in the village atmosphere, Whetstone High Road is now home to premier restaurants and bars to rival neighbouring Crouch End. Further afield, all that London has to offer is just half an hour away by train. Living in Whetstone also places you on the doorstep of a range of top rated (Ofsted) primary and secondary schools. As a resident of the contemporary, but homely Northway House, you will be part of this leafy suburban jewel of London.



# FROM THE HIGH STREET TO THE BOUTIQUE



Living in Whetstone provides you with a great range of shopping options, with the popular high street chains mixed with a host of local retailers. Within a few minutes walk along the tree lined High Road, you will find Marks & Spencer, Waitrose, and Boots. Next to the tube station, Doyles of London offers a chic alternative to mainstream florists. Come the weekend, the pavement's are transformed into Whetstone Farmers' Market, with all the fresh produce you would expect.

On the border of New Barnet is an older local establishment, the award winning Moore & Sons butchers. Just 20 minutes away are the historic shopping streets of Crouch End, Highgate and Hampstead. Here the village feel of Whetstone remains, with the addition of even more interesting boutiques and antique shops. For more serious shopping options, both the West End and Brent Cross Shopping Centre are 30 minutes away.







## RELAX, REVIVE & REFRESH



With a host of historic gastropubs, neighbourhood fish and chip shops, modern Indian and South American restaurants, you really are spoiled for choice when it comes to eating and drinking. Whether you're after a quiet pint or Sunday roast you have many places to choose from including; The Griffin and its famous beer garden, the 16th Century Three Horseshoes or the prestigious The Orange Tree in Totteridge. Further afield there is The Adam & Eve in the heart of Mill Hill Village and Ye Olde

Mitre Inn on Barnet High Street, a regular winner of CAMRA's best pub awards. Mixing culinary stars such as the Sea Rock Club, Bayleaf and El Vaquero with popular chains like Ask and Pizza Express means you'll always find something to satisfy your appetite. For the weekends, a quick stroll will find you in Barnet, Crouch End and Muswell Hill all home to many popular family restaurants, the options for eating and drinking are almost endless.



# THE GREAT & GREEN OUTDOORS

The Dollis Valley Greenwalk is a footpath and cycle route between the many green spaces and wildlife corridors in the area. On its 10-mile journey, it weaves its way from Moat Mount Nature Reserve in Mill Hill, with its ancient trees and muntjac deer, onto the popular picnic areas of Hampstead Heath.

For nature lovers, Totteridge Fields Nature Reserve is a perfect place to spy a kingfisher or heron. For serious ramblers and cyclists, the Greenwalk is also designed to act as a link between the Capital Ring and the London Loop walking routes. So whenever you feel like breath of fresh air, Dollis Valley is just on your doorstep.

Just 15 minutes walk from Northway House is the South Herts Golf Club which was established in 1899 and is steeped in British golfing history. The Club has all the facilities to suit your needs, whether looking to develop your game or simply enjoy your golf on either of their fantastic courses: the 6,429 yards Vardon Course and the 1,582 yards 9-hole Rees Course set across nearly 150 acres of beautiful parkland. You'll be able to follow in the footsteps of many of golf's greatest players and also have the opportunity to experience the first class clubhouse.





When living in Totteridge you'll soon realise you couldn't find a better-connected suburb. The underground station is just 600 metres away from Northway House and provides easy access to central London via the Northern Line with a journey time of 25 mins to Kings Cross. A 15 minute walk from Whetstone High Road brings you to Oakleigh Park National Rail Station which provides an alternate option for travel into the city and has a direct service to Moorgate taking under 30 minutes.

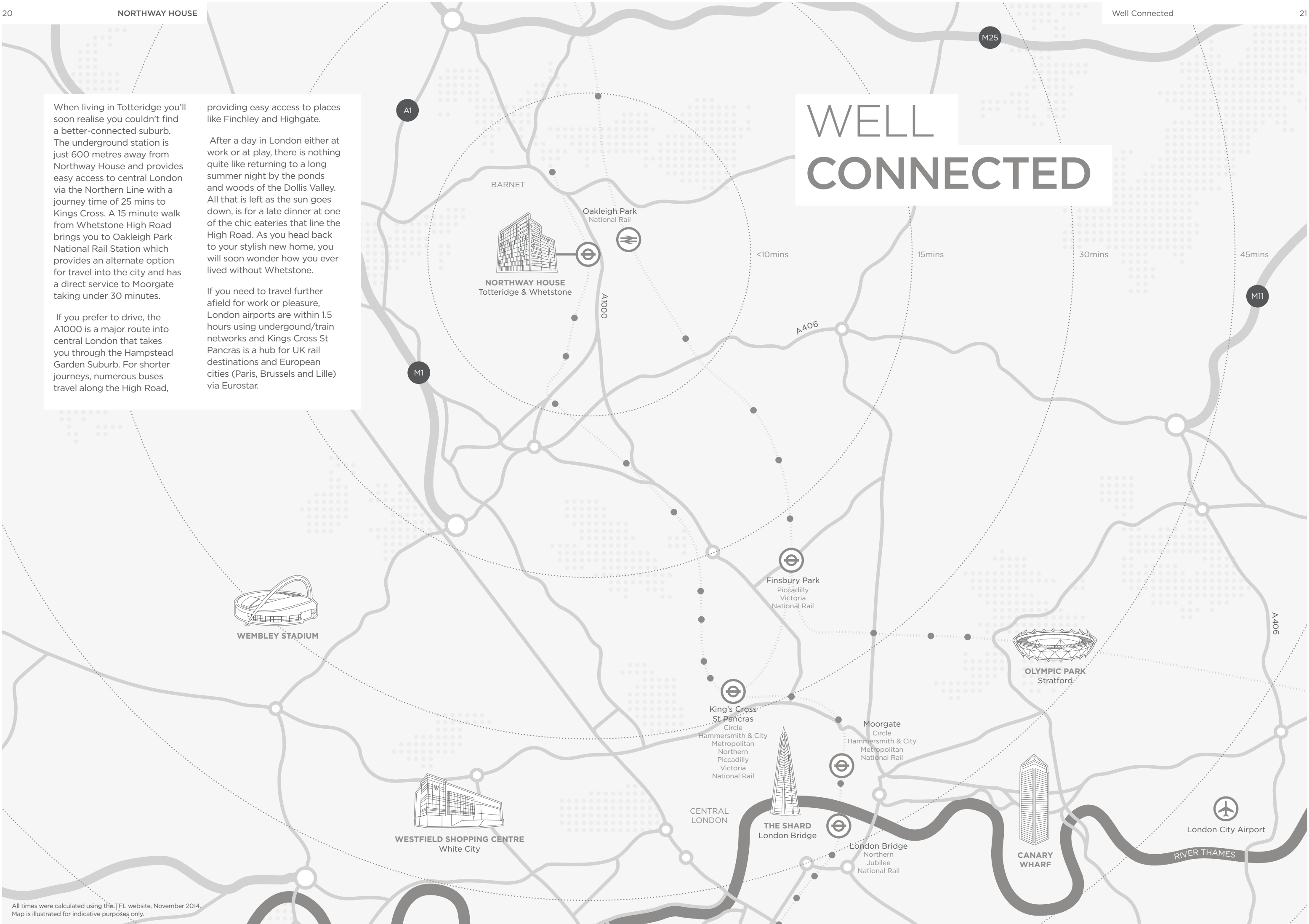
If you prefer to drive, the A1000 is a major route into central London that takes you through the Hampstead Garden Suburb. For shorter journeys, numerous buses travel along the High Road,

providing easy access to places like Finchley and Highgate.

After a day in London either at work or at play, there is nothing quite like returning to a long summer night by the ponds and woods of the Dollis Valley. All that is left as the sun goes down, is for a late dinner at one of the chic eateries that line the High Road. As you head back to your stylish new home, you will soon wonder how you ever lived without Whetstone.

If you need to travel further afield for work or pleasure, London airports are within 1.5 hours using underground/train networks and Kings Cross St Pancras is a hub for UK rail destinations and European cities (Paris, Brussels and Lille) via Eurostar.

# WELL CONNECTED



All times were calculated using the TfL website, November 2014. Map is illustrated for indicative purposes only.





BUSES

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TRAINS

TOTTERRIDGE & WHETSTONE		OAKLEIGH PARK (ROUTE 1)	
Woodside Park	4 mins	New Southgate	3 mins
West Finchley	6 mins	Alexandra Palace	6 mins
Finchley Central	9 mins	Hornsey	9 mins
East Finchley	12 mins	Harringay	11 mins
Highgate	15 mins	Finsbury Park	13 mins
Archway	17 mins	King's Cross St. Pancras	25 mins
Tufnell Park	18 mins		
Kentish Town	20 mins	OAKLEIGH PARK (ROUTE 2)	
Camden Town	24 mins	New Southgate	3 mins
Euston	26 mins	Alexandra Palace	6 mins
King's Cross St. Pancras	28 mins	Hornsey	9 mins
Angel	31 mins	Harringay	11 mins
Old Street	32 mins	Finsbury Park	13 mins
Moorgate	35 mins	Drayton Park	16 mins
Bank	36 mins	Highbury & Islington	18 mins
London Bridge	38 mins	Essex Road	20 mins
		Old Street	23 mins
		Moorgate	27 mins

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Moving inside, the striking exteriors give way to softer interiors, with warm and subtle hues shaping the light and versatile living spaces. Following the modernist mantra, practicality and comfort have lead the design process, so that every detail is considered, ensuring Northway House is the perfect place to call home.







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Cladding materials used throughout the Tower and Courtyard Apartments.

# INTERNAL SPECIFICATIONS

**GENERAL**

- Oak veneered apartment entrance and internal doors
- Satin stainless steel door furniture
- Matt paint finish to walls
- Satinwood paint finish to all joinery surfaces
- Fitted soft close wardrobe with shelf and hanging rail to the master bed (and to the second bedroom in 3 bedroom apartments)
- As part of the car parking provision there will be 31 electric car charging points available
- All apartments are covered by the 10 year NHBC building warranty

**KITCHEN**

- Fully fitted contemporary kitchen units with soft close mechanism
- Quartz worktop with toughened, back painted, glass splashback
- Built-in Smeg appliances including single oven, glass induction hob & microwave grill
- Integrated fridge/freezer & dishwasher
- Freestanding 'A' rated washer/dryer to the hallway cupboard
- Built in wine cooler to all 2 & 3 bedroom apartments
- Built in extractor
- Stainless steel sink with mixer tap
- LED under pelmet lighting to the wall units

**BATHROOM & ENSUITES**

- Roca white sanitaryware with shower screen to the bath
- Chrome towel radiator to bathroom and ensuite
- Hansgrohe brassware
- 'Wet area' glass shower enclosure with porcelain mosaic tile floor, in the ensuite only
- Wall hung two drawer vanity units to the bathroom and ensuite
- Porcelain stoneware tiles to wet areas of walls
- Shaver socket to bathroom and ensuite
- Mirror above basin with halo lighting in the bathroom only

**ELECTRICAL**

- Wired to receive HD television and Sky Plus to living room and all bedrooms
- Telephone points to living area and all bedrooms
- Mains operated smoke detectors with battery backup
- White downlighters throughout with dimmer switches to the living room and kitchen
- LED strip lighting to the wardrobes

**HEATING**

- Wet underfloor heating to all rooms
- Electric heated towel radiator to bathrooms and ensuites
- Comfort Cooling to the living room and bedrooms of the penthouses

**FLOORING**

- Engineered oak veneer flooring to all areas (except bedrooms, wet areas and utility cupboard)
- Carpet to the bedrooms
- Porcelain stoneware tiling to wet areas & utility cupboard

**INTERNET**

Redrow London have partnered with Hyperoptic to install fibre broadband and telephone services providing connection on the day you move in to your new home, with the UK's fastest residential speeds and a choice of package from 20MB, 100MB or 1GB. Whether you are working from home or streaming a film you will be connected after just one phone call and purchasers receive a three month trial free of charge.

**SECURITY**

- Door entry system with colour audio visual display screen
- Programmable proximity access system to enter the building
- Car park access operated by electronic gated system
- CCTV covering basement car park as well as entrances & exits to the buildings
- Hardwired spur for future burglar alarm installation by purchaser

\* Your attention is drawn to the fact that it may not be possible to obtain the products as referred to in the specification. In such cases a similar alternative will be provided. Redrow Homes London reserve the right to make these changes as required.



# A TRULY SUSTAINABLE BUILD

An iconic Whetstone landmark re-imagined with a strong focus on sustainable living.

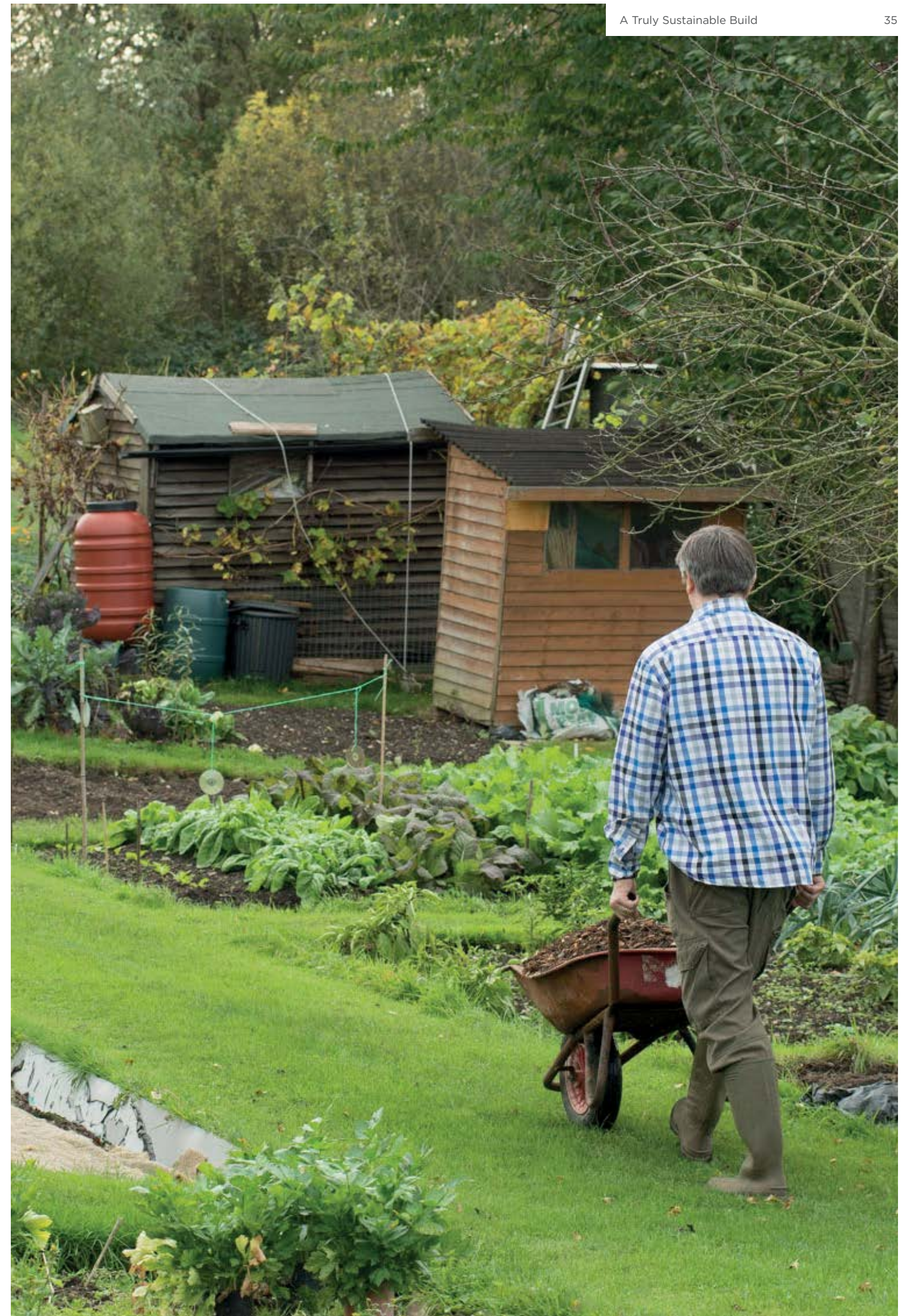
Throughout the whole process of development, well respected RMA Architects were sympathetic to the local surroundings and utilised design principles to ensure an energy efficient building for now and the future.

The Northway House energy strategy has been devised in order to exceed the multiple Greater London authority requirements and does so through the following initiatives:

- Use of energy conservation measures such as high performing building fabric, low air leakage rates, energy efficient lighting and mechanical ventilation with heat recovery (MVHR) ventilation systems.
- The building will be served by a centralised heating system. Heat will be supplied and metered by hydraulic interface units located in each home and work unit.
- Use of low carbon technologies whereby a Combined Heat and Power (CHP) engine(s) is used as the lead heat source for the building's heating and domestic hot water systems.

In the refurbishment of the Tower Apartments we are building to BREEAM Excellent and for the Courtyard Apartments we are achieving Code for Sustainable Homes Level 4 which will result in a 25% reduction in regulated carbon emissions compared to the minimum requirements of Part L1A 2010.

In addition to environmental and economical aspects, the buildings and space have been designed to ensure that the elderly and disabled have dignified easy access to and within buildings and the spaces within them.





# A LEAGUE OF OUR OWN



Established 40 years ago, Redrow is a FTSE 250 company and one of the UK's leading residential property developers. We are a committed and enthusiastic team taking pride in the homes we build and developments we create. As a premium developer we believe in beautiful and innovative contemporary design, unrivalled craftsmanship and the highest standards of customer care.

Formed in 2010, Redrow London is at the heart of our nationwide development business. London is a strong market capital where there is considerable demand for luxury homes from both UK and international buyers, and investors.

Redrow London's achievements have been recognised with several schemes and developments already delivering prestigious awards.

## 2013 EVENING STANDARD AWARDS

Highly Commended  
Best Small Development,  
The Walpole Collection

## 2013 UK PROPERTY AWARDS

Best High-rise Development,  
One Commercial Street

## 2014 HOME BUILDERS FEDERATION

5-Star Customer  
Satisfaction Award

## 2014 UK PROPERTY AWARDS

Best Residential Renovation,  
5 & 6 Connaught Place

## 2014 HOUSEBUILDER AWARDS

Highly Commended Exterior  
Design (4 Storeys or more),  
Kingston Riverside

## 2014 WHAT HOUSE? AWARDS

Silver Best Exterior Design,  
Kingston Riverside

## 2014 WHAT HOUSE? AWARDS

Gold, Best Large Housebuilder



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