



# STANN'S PLACE

HARINGEY N15 • EST.1885



THE

*Heritage Collection*

BY CITYSTYLE





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## A LANDMARK LOVINGLY RESTORED

ST ANN'S PLACE IS THE IMAGINATIVE TRANSFORMATION OF THE OLD POLICE STATION AND SURROUNDING LAND INTO A STUNNING COLLECTION OF 1, 2, 3 AND 4 BEDROOM HOMES.

Located in the heart of a Haringey conservation area in North London, the architects have drawn on the original 1885 style to inspire a building that integrates perfectly with its surroundings. This is a chance to be part of local history, living in a heritage home, equipped with everything you need for modern life.

THE  
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THE LOOK OF THE ORIGINAL POLICE STATION HAS BEEN CAREFULLY RETAINED, WITH ITS ARCHED WINDOWS, KEYSTONES AND STONE PLAQUE ANNOUNCING THE BUILDING'S ORIGINAL PURPOSE.

That same look is then extended seamlessly into an additional new block that uses matching brick stock, roof lines and window designs.

Inside, you'll find streamlined fitted kitchens equipped with the latest appliances, tiled bathrooms featuring contemporary units and open space living areas bathed with natural light.

## EST 1885 **DESIGNED FOR TODAY**



Computer generated image is indicative only

# A BREATH OF FRESH AIR

JUST ACROSS THE ROAD FROM ST ANN'S PLACE IS THE AWARD-WINNING CHESTNUTS PARK. FAMOUS FOR ITS AVENUE OF PLANE TREES, THIS DELIGHTFUL GREEN OPEN SPACE OFFERS A FRIENDLY CAFÉ, A WELL-EQUIPPED MODERN PLAYGROUND AND PRE-SCHOOL CENTRE. IF YOU WANT SOMETHING A LITTLE MORE ACTIVE THERE ARE TENNIS AND BASKETBALL COURTS AND A FITNESS AND GAMES AREA.

Woodberry Wetlands, with its network of ponds and dykes, is a haven for wildlife, while the West Reservoir Water Sports Centre is a great place to discover kayaking and sailing.

Follow the riverside walk along the New River and find yourself in urban Islington or out in the Hertfordshire countryside. There are 28 miles of pathways to explore in total.

Nearby Finsbury Park, with its music stage, American football ground, arboretum and running track, is one of London's most famous outdoor spaces.



Chestnuts Park



Chestnuts Park



Woodberry Downs reservoir and nature reserve



New River Walk



Boating Lake at Finsbury Park



Woodberry Wetland Centre



Sunday market at Alexander Palace



The Castle Climbing Centre



Bernie Grant Arts Centre

## A LITTLE LEISURE TIME

THE AREA OFFERS A WEALTH OF WAYS TO RELAX. THE NEARBY BERNIE GRANT CENTRE IS A CELEBRATED VENUE FOR LIVE PERFORMANCE, EXHIBITIONS AND CINEMA WHILE THE CASTLE CLIMBING WALL IS FOUND IN A CASTLE ON GREEN LANES.

You have a choice of premier league football grounds in this part of London and also the facilities from the 2012 Olympic games in Stratford are available for you to use and enjoy.

Enjoy cinema and shopping at Wood Green, live theatre at Finsbury Park and music at Alexandra Palace, which is now established as one of London's leading venues. It offers a fantastic view over London too and is perfect for a summer picnic or a weekend stroll round the farmers' market.



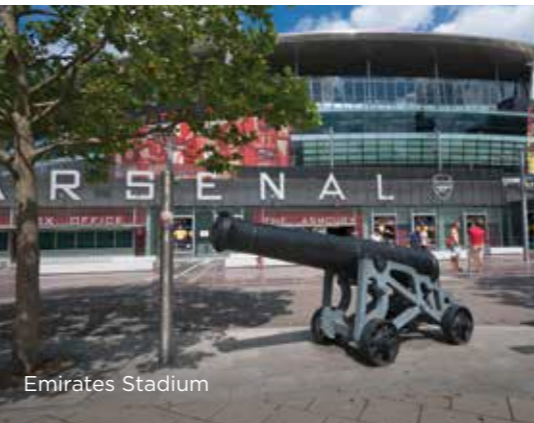
Views over London - Alexandra Park



The Park Theatre, Finsbury Park



6 STANN'S PLACE



Emirates Stadium

## A TASTE OF THE MED

TAKE A SHORT WALK TO GREEN LANES, LINED WITH DREAMY PATISSERIES AND MEDITERRANEAN RESTAURANTS SPILLING ONTO THE STREET. ENJOY MIDDLE EASTERN BREADS, TURKISH LAHMACUN PIZZA AND CREAM CAKES - A LITTLE PIECE OF THE MED ON YOUR DOORSTEP.

Green Lanes is famous for its Turkish and Middle Eastern restaurants and cafes but there is also a famous restaurant - Autograf - that's very popular with the locals.

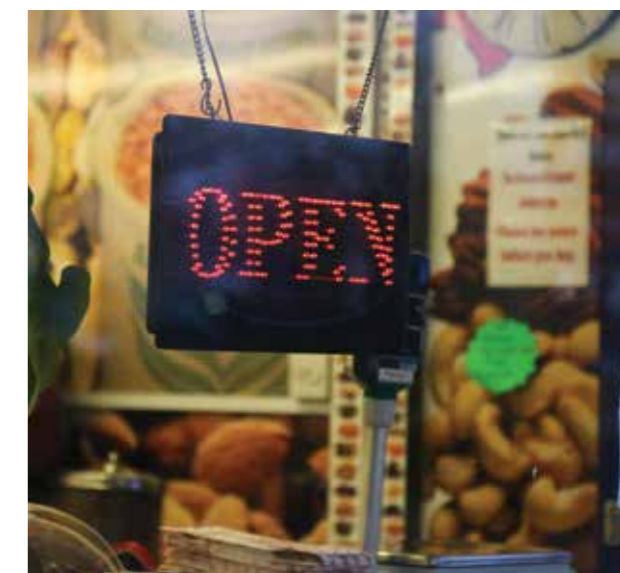
Venture further and you will find the intriguing restaurants of Islington, the gastro-pubs of Highgate and the artisan venues of Muswell Hill waiting for you.

**Sambal Shiok** - Blend Café by day but by night this popup restaurant serves the best Laksa in North London - Try the Chicken & Prawn Laksa.

**The Harringay Arms** - A buzzy gastro pub with a good selection of craft beers and stone baked pizza.



SIMIT SARAYI Restaurant



Local market shop



SELALE Restaurant

# YOU'RE ON THE RIGHT LINE

Seven Sisters overground and underground stations are both within comfortable walking distance, offering quick links to the centre of town. There are also great road connections, via the A10 to the North Circular, motorway network and East Anglia.

Heading further afield? St Pancras International Eurostar station is just four tube stops away, and London Docklands Airport and the Heathrow Express are easy to reach.

## LONDON OVERGROUND

- SEVEN SISTERS** 13 minute walk†
- SOUTH TOTTENHAM** 15 minute walk†
- STAMFORD HILL** 16 minute walk†
- HARRINGAY GREEN LANES** 17 minute walk†

## LONDON UNDERGROUND

- SEVEN SISTERS VICTORIA LINE**  
15 minute walk†
- MANOR HOUSE PICCADILLY LINE**  
19 minute walk†  
12 minutes by bus†



Oxford Street

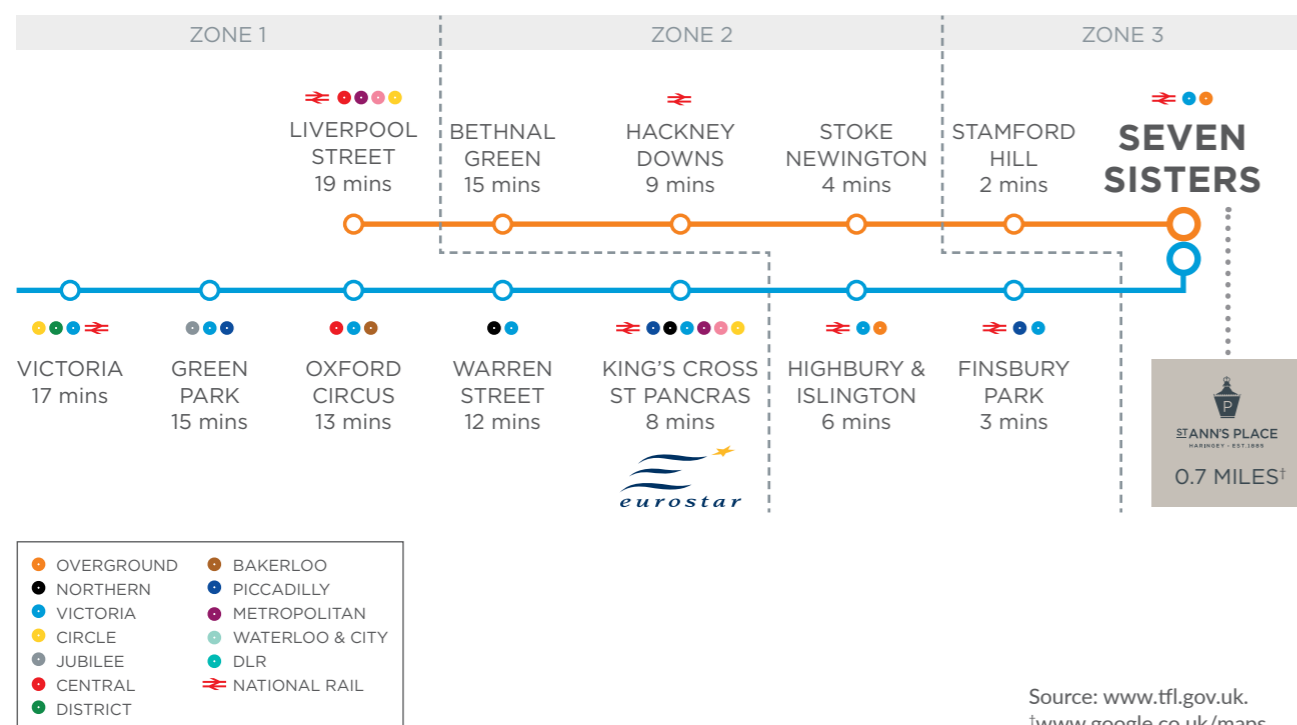


Liverpool Street Station



Canary Wharf

## TRAVEL TIMES



Source: [www.tfl.gov.uk](http://www.tfl.gov.uk)  
 †[www.google.co.uk/maps](http://www.google.co.uk/maps)



King's Cross St Pancras Station

STANN'S PLACE 11



# A LIGHT, BRIGHT, AND BEAUTIFUL SPACE

## GENERAL

- Smooth matt white painted walls and ceilings
- Satin white square edged skirting
- White internal doors with chrome ironmongery
- Oak effect laminate flooring to kitchen, hallways and living areas
- Wool twist carpet to bedrooms
- Mirrored wardrobe with sliding door to master bedroom
- Premier build warranty

## KITCHEN

- Handless gloss kitchen with Silestone worktop, upstand and under unit lighting
- Undermounted 1 & 1/2 bowl sink with single monobloc mixer tap
- Integrated single oven
- Induction hob with integrated cooker hood
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washer dryer



## BATHROOM

- Contemporary white sanitaryware
- Ceramic wall tiling with large format floor tiling
- Chrome heated towel rail
- Mirror to full height behind sink
- White bath with glass shower screen
- Thermostatic bath/shower mixer
- Semi-countertop basin
- Back to wall WC

## HEATING & ELECTRICAL

- Telephone sockets located in living room and master bedrooms
- TV sockets located in living room and master bedrooms
- Smoke alarm
- Heating via white radiators
- LED downlights to kitchen, living areas and bathroom
- Pendants to bedrooms
- White sockets and switches to bedrooms, living areas and hallway
- Stainless steel sockets and switches to kitchen

The specification is the anticipated specification but may be subject to change as necessary and without notice. Photographs are indicative of the quality and style of the specification. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

# SITE PLAN



The site plan has been prepared with all due care for the convenience of the intending purchaser. However, the information contained herein is a preliminary guide only. Ground levels and other variances are not shown.

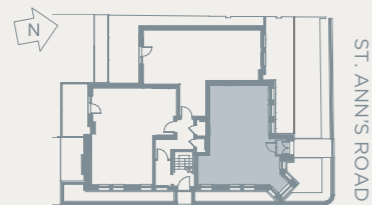
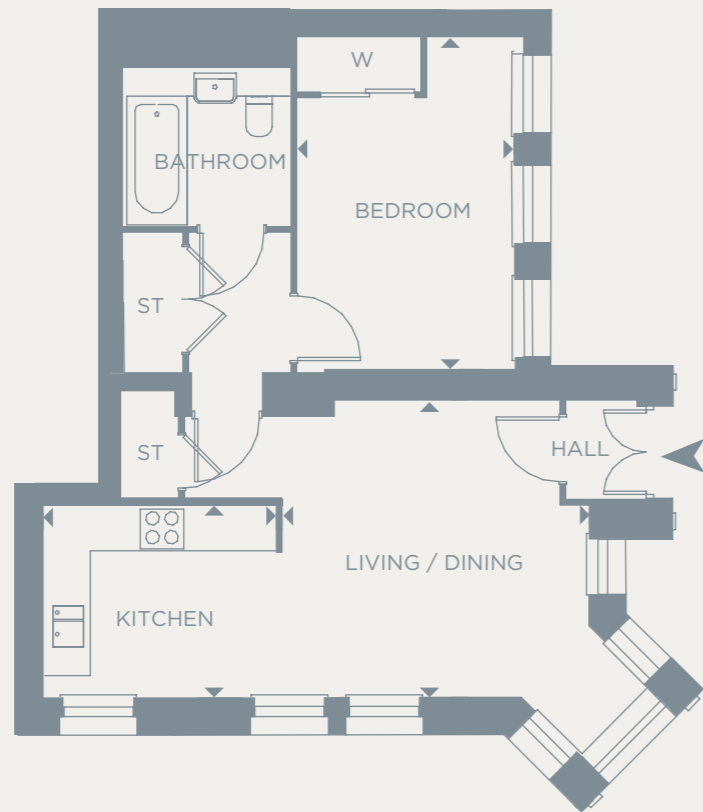
# AUBURN HOUSE

## ONE BEDROOM

### FLOOR PLANS



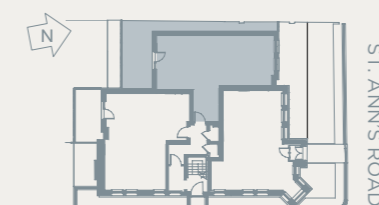
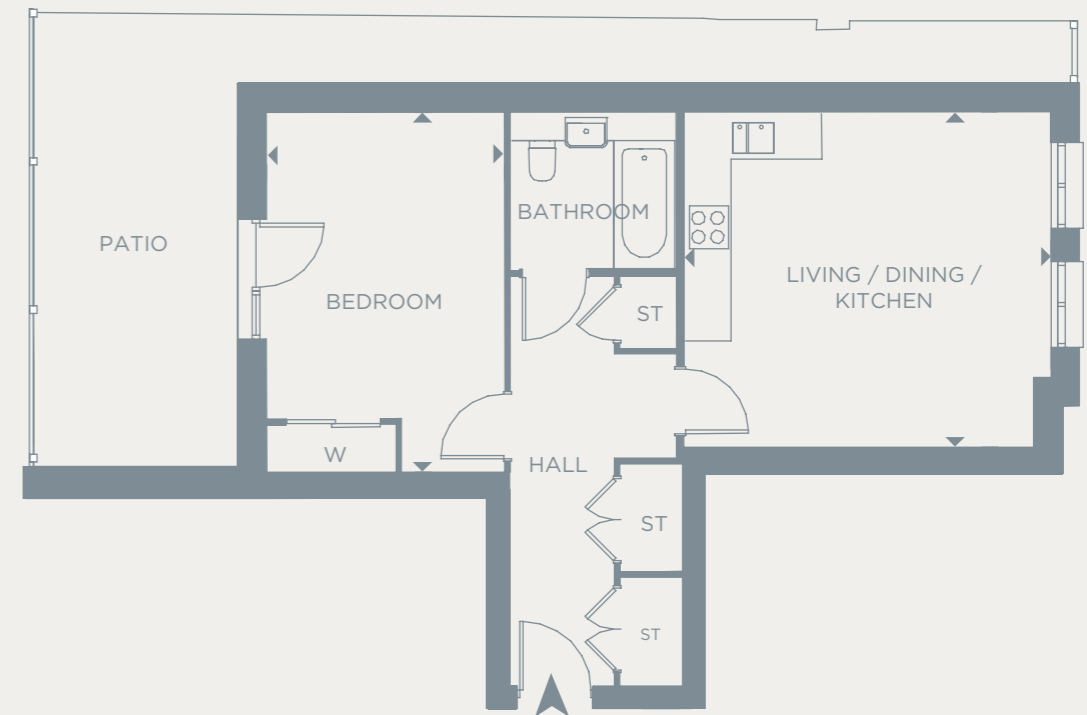
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HERMITAGE ROAD  
GROUND FLOOR

#### ONE BEDROOM APARTMENT GROUND FLOOR, AUBURN HOUSE - PLOT 1

LIVING / DINING	4.10m x 4.00m	13' 4" x 12' 11"
KITCHEN	3.10m x 2.60m	10' 2" x 8' 5"
BEDROOM	4.40m x 2.90m	14' 5" x 9' 6"
TOTAL AREA	52.0 sq.m.	560 sq.ft.



HERMITAGE ROAD  
GROUND FLOOR

#### ONE BEDROOM APARTMENT GROUND FLOOR, AUBURN HOUSE - PLOT 2

LIVING / DINING / KITCHEN	4.90m x 4.50m	15' 11" x 14' 7"
BEDROOM	4.70m x 3.20m	15' 8" x 10' 4"
TOTAL AREA	53.2 sq.m.	573 sq.ft.

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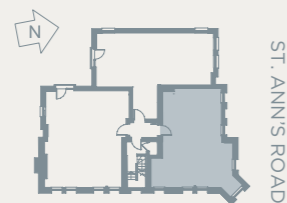
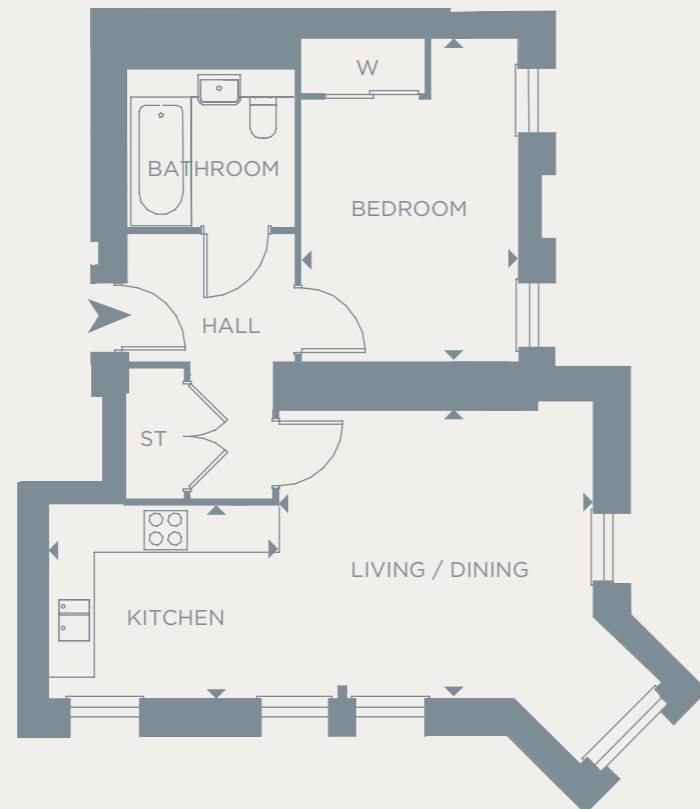
Key  
W = Wardrobe

ST = Store

# AUBURN HOUSE

## ONE BEDROOM

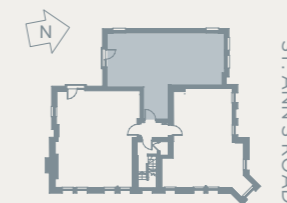
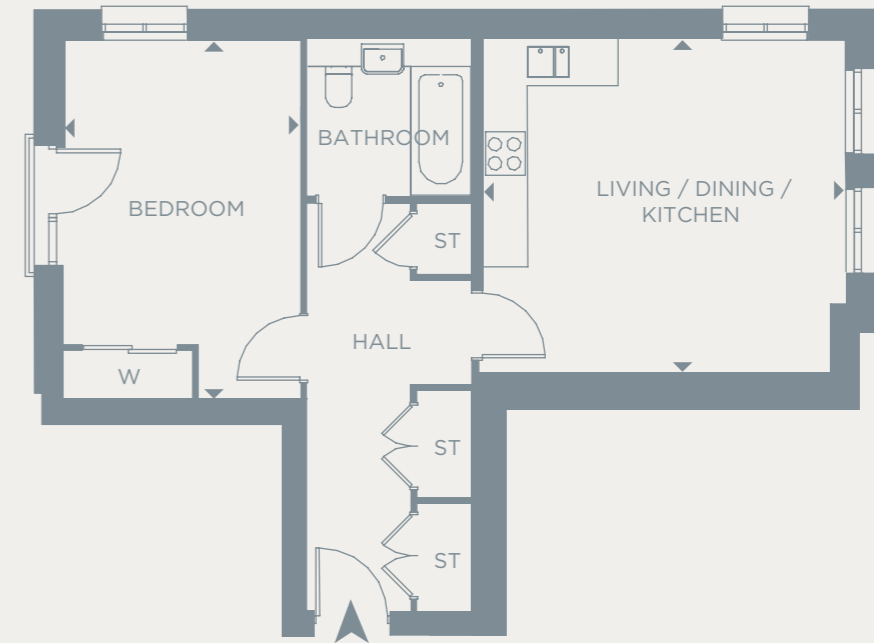
### FLOOR PLANS



HERMITAGE ROAD  
1ST FLOOR

**ONE BEDROOM APARTMENT**  
1ST FLOOR, AUBURN HOUSE - PLOT 4

LIVING / DINING	4.20m x 3.80m	13' 8" x 12' 7"
KITCHEN	3.00m x 2.60m	9' 9" x 8' 5"
BEDROOM	4.30m x 2.90m	14' 1" x 9' 6"
TOTAL AREA	51.0 sq.m.	549 sq.ft.



HERMITAGE ROAD  
1ST FLOOR

**ONE BEDROOM APARTMENT**  
1ST FLOOR, AUBURN HOUSE - PLOT 5

LIVING / DINING / KITCHEN	4.90m x 4.50m	15' 11" x 14' 7"
BEDROOM	4.70m x 3.20m	15' 8" x 10' 4"
TOTAL AREA	53.0 sq.m.	570 sq.ft.

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Key  
W = Wardrobe

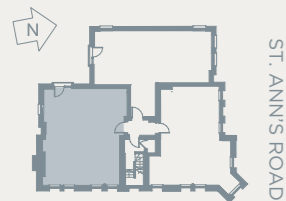
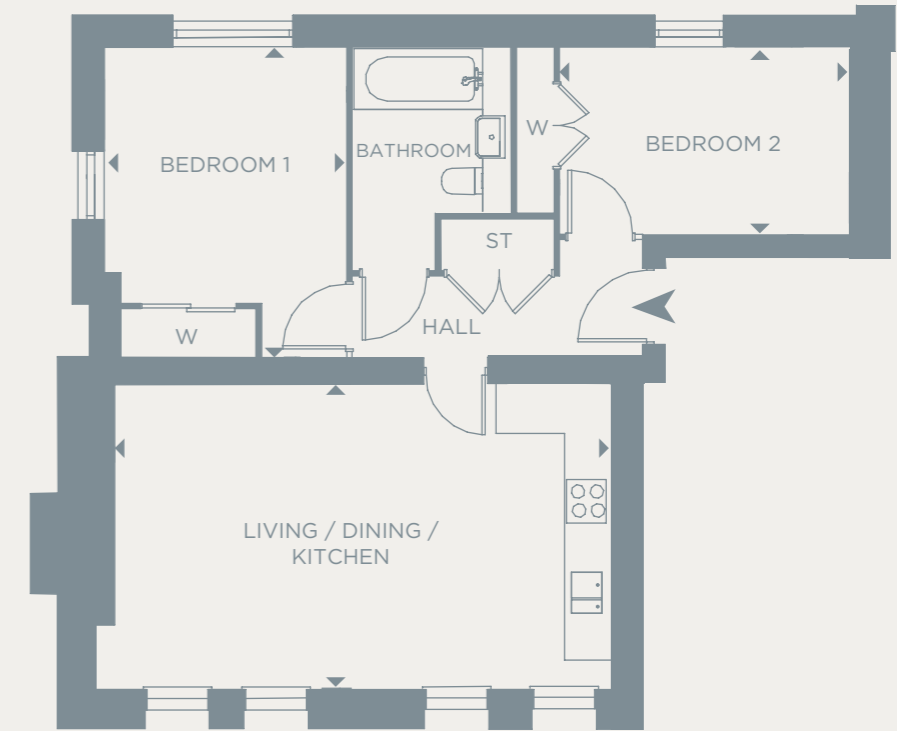
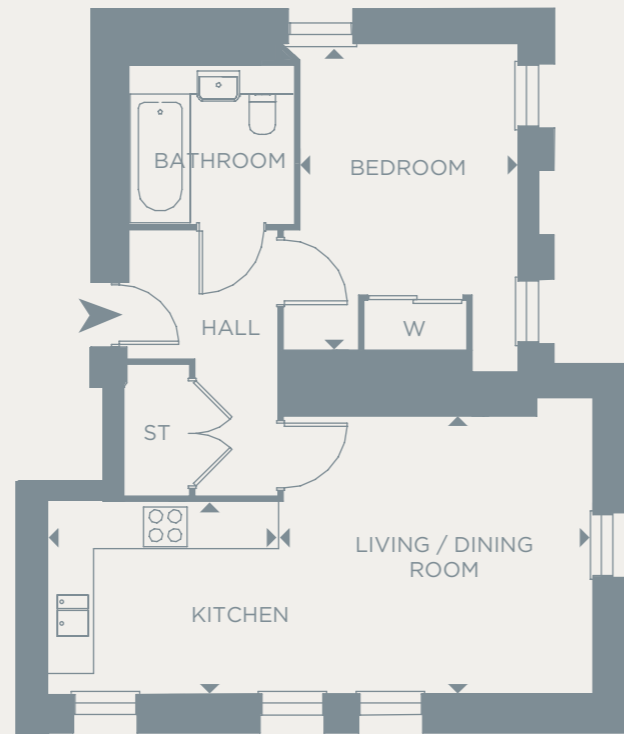
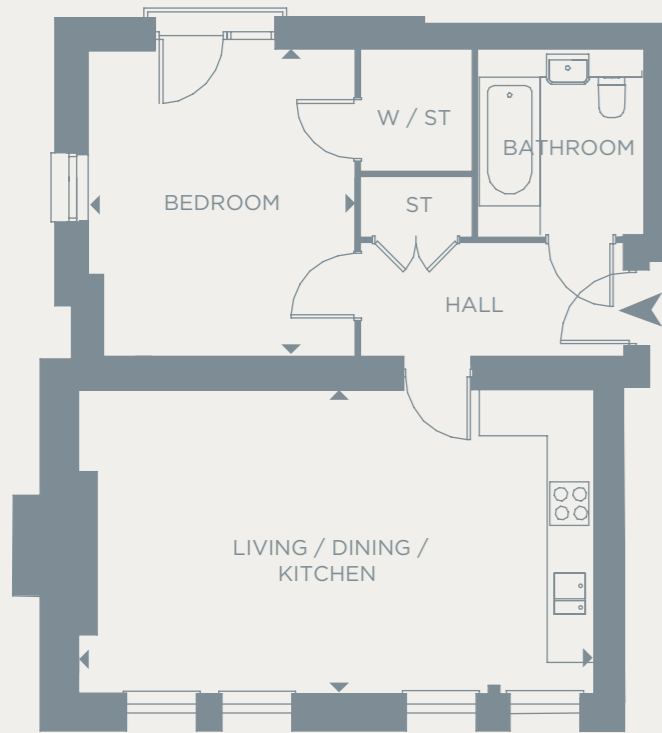
ST = Store

# AUBURN HOUSE ONE BEDROOM FLOOR PLANS

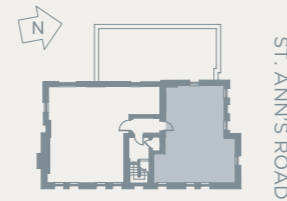
# AUBURN HOUSE TWO BEDROOM FLOOR PLANS



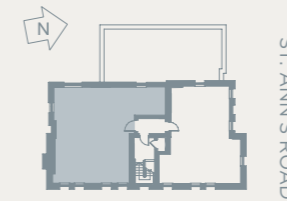
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HERMITAGE ROAD  
1ST FLOOR



HERMITAGE ROAD  
2ND FLOOR



HERMITAGE ROAD  
2ND FLOOR

## ONE BEDROOM APARTMENTS 1ST FLOOR, AUBURN HOUSE - PLOT 6

LIVING / DINING / KITCHEN	6.80m x 4.00m	22' 4" x 13' 2"
BEDROOM	4.00m x 3.50m	13' 4" x 11' 8"
<b>TOTAL AREA</b>	<b>58.8 sq.m.</b>	<b>633 sq.ft.</b>

## ONE BEDROOM APARTMENT 2ND FLOOR, AUBURN HOUSE - PLOT 7

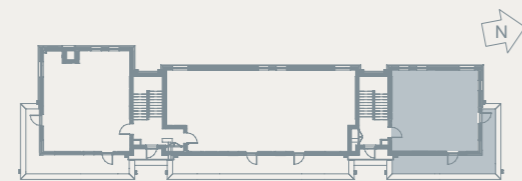
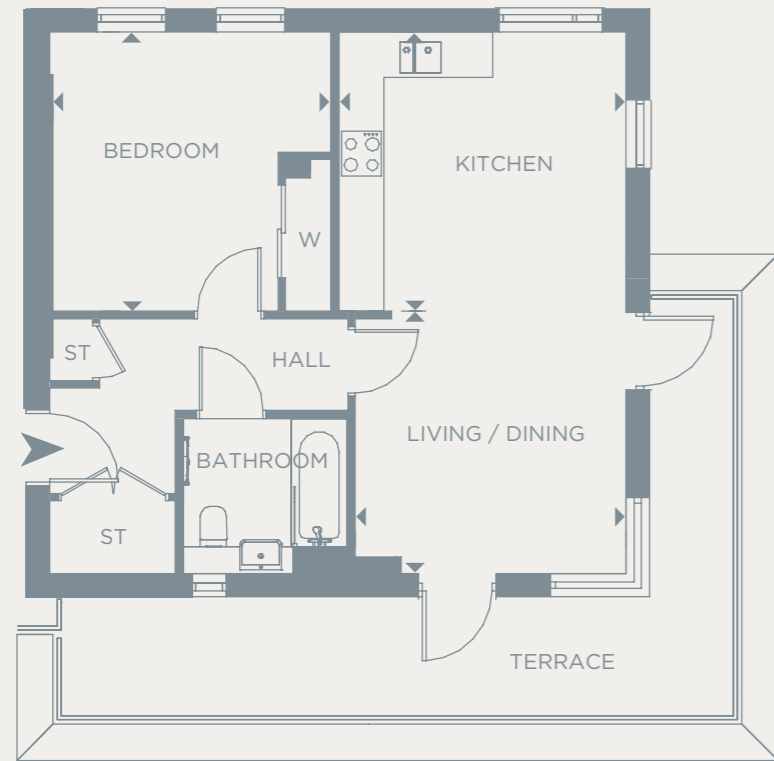
LIVING / DINING	4.10m x 3.70m	13' 6" x 12' 1"
KITCHEN	3.10m x 2.60m	10' 3" x 8' 5"
BEDROOM	4.10m x 2.90m	13' 4" x 9' 6"
<b>TOTAL AREA</b>	<b>49.7 sq.m.</b>	<b>535 sq.ft.</b>

## TWO BEDROOM APARTMENTS 2ND FLOOR, AUBURN HOUSE - PLOT 8

LIVING / DINING / KITCHEN	6.60m x 4.00m	21' 7" x 13' 3"
BEDROOM 1	4.10m x 3.20m	13' 6" x 10' 7"
BEDROOM 2	3.80m x 2.50m	12' 7" x 8' 2"
<b>TOTAL AREA</b>	<b>64.2 sq.m.</b>	<b>691 sq.ft.</b>

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# FAWN HOUSE ONE BEDROOM FLOOR PLANS

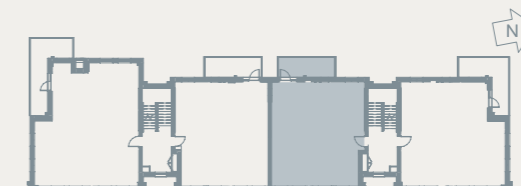
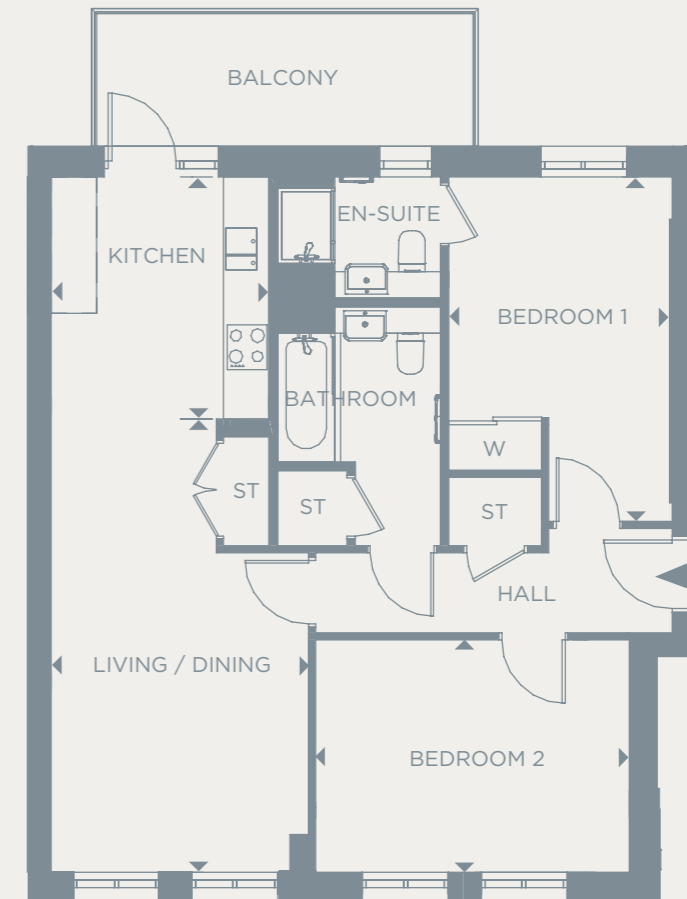


HERMITAGE ROAD  
3RD FLOOR

## ONE BEDROOM APARTMENT 3RD FLOOR, FAWN HOUSE - PLOT 13

LIVING / DINING	3.60m x 3.50m	11' 9" x 11' 5"
KITCHEN	3.80m x 3.70m	12' 6" x 12' 2"
BEDROOM	3.70m x 3.70m	12' 2" x 12' 1"
TOTAL AREA	54.5 sq.m.	587 sq.ft.

# FAWN HOUSE TWO BEDROOM FLOOR PLANS



HERMITAGE ROAD  
1ST & 2ND FLOORS

## TWO BEDROOM APARTMENTS 2ND FLOOR, FAWN HOUSE - PLOT 10 1ST FLOOR, FAWN HOUSE - PLOT 6

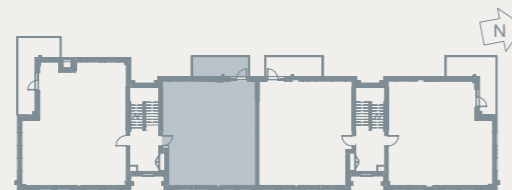
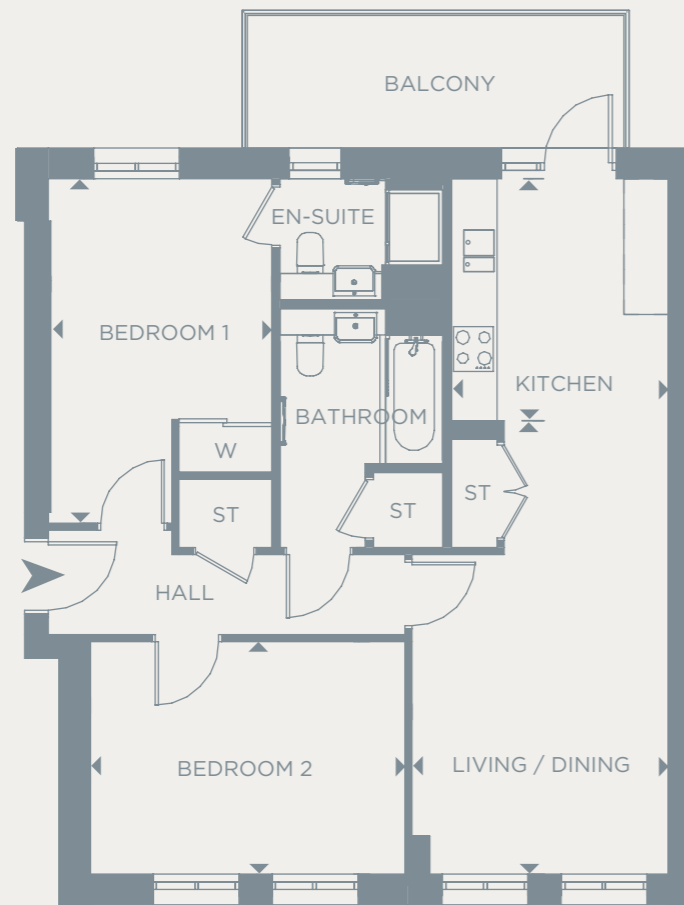
LIVING / DINING	6.00m x 3.40m	19' 8" x 11' 2"
KITCHEN	3.20m x 2.90m	10' 6" x 9' 6"
BEDROOM 1	4.60m x 2.90m	14' 12" x 9' 7"
BEDROOM 2	4.20m x 3.00m	13' 8" x 10' 1"
TOTAL AREA	73.4 sq.m.	790 sq.ft.

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# FAWN HOUSE TWO BEDROOM FLOOR PLANS



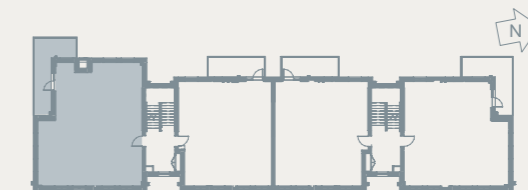
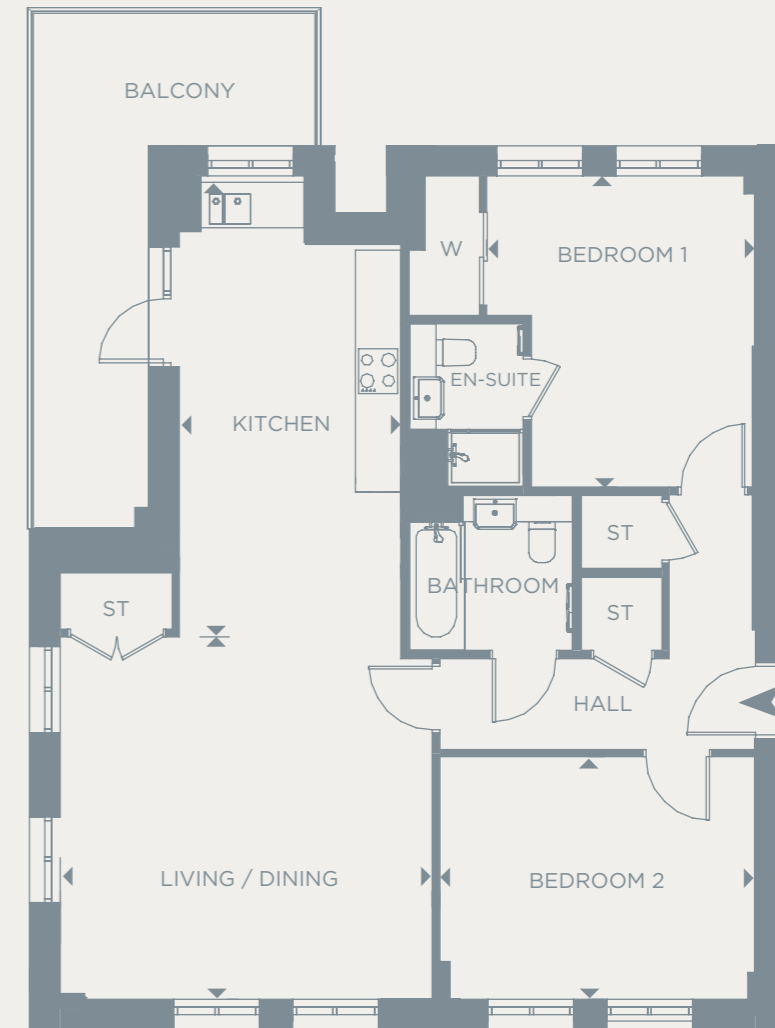
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HERMITAGE ROAD  
1ST & 2ND FLOORS

TWO BEDROOM APARTMENTS  
2ND FLOOR, FAWN HOUSE - PLOT 11  
1ST FLOOR, FAWN HOUSE - PLOT 7

LIVING / DINING	6.00m x 3.40m	19' 8" x 11' 2"
KITCHEN	3.20m x 2.90m	10' 6" x 9' 6"
BEDROOM 1	4.60m x 2.90m	14' 2" x 9' 7"
BEDROOM 2	4.20m x 3.00m	13' 8" x 10' 1"
TOTAL AREA	73.4 sq.m.	790 sq.ft.



HERMITAGE ROAD  
1ST & 2ND FLOORS

TWO BEDROOM APARTMENTS  
2ND FLOOR, FAWN HOUSE - PLOT 12  
1ST FLOOR, FAWN HOUSE - PLOT 8

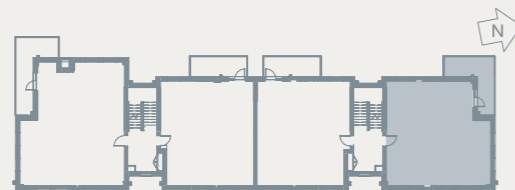
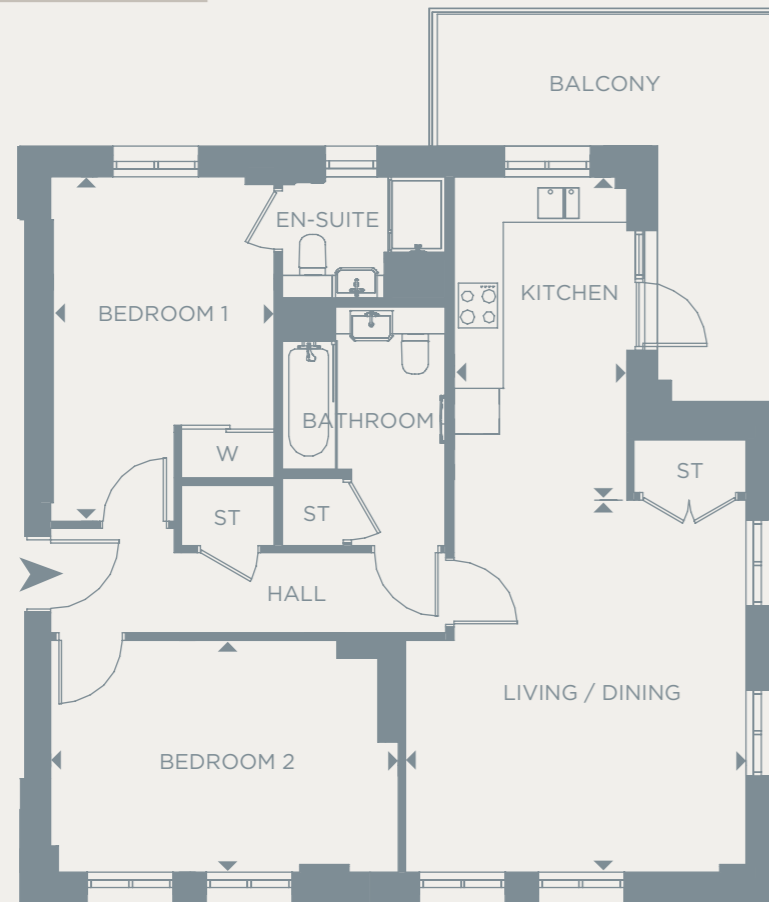
LIVING / DINING	4.90m x 4.80m	16' 2" x 15' 9"
KITCHEN	6.00m x 3.00m	19' 12" x 9' 8"
BEDROOM 1	4.10m x 3.50m	13' 6" x 11' 8"
BEDROOM 2	4.20m x 3.20m	13' 9" x 10' 6"
TOTAL AREA	90.3 sq.m.	972 sq.ft.

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# FAWN HOUSE TWO BEDROOM FLOOR PLANS



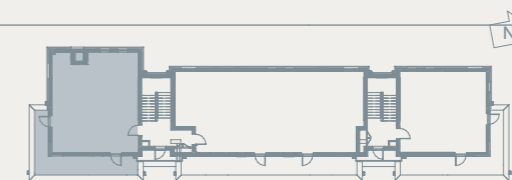
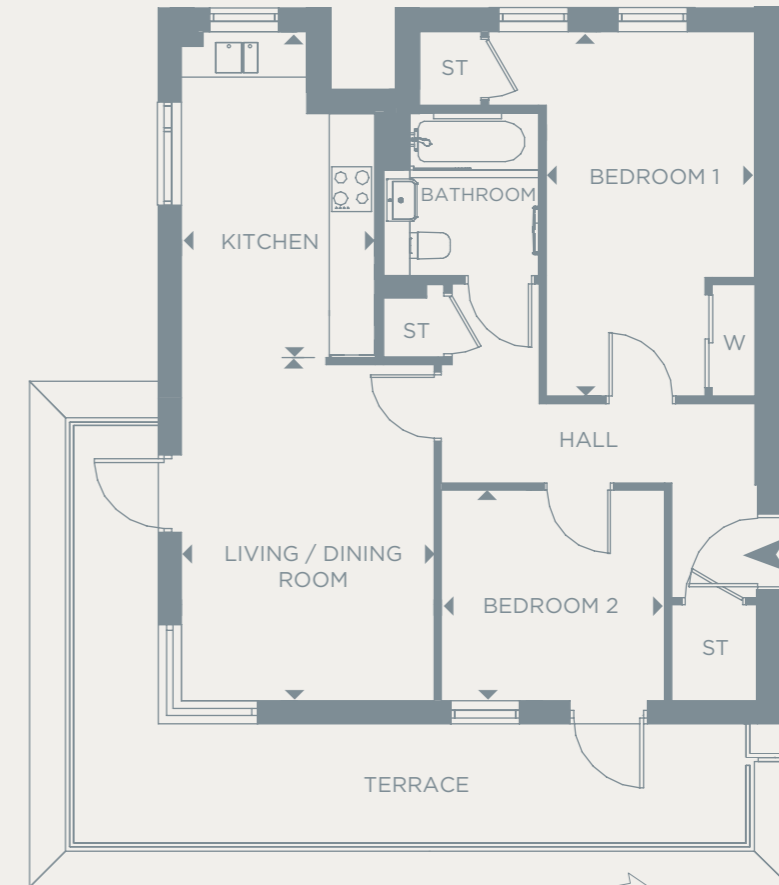
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HERMITAGE ROAD  
2ND FLOOR

## TWO BEDROOM APARTMENTS 2ND FLOOR, FAWN HOUSE - PLOT 9

LIVING / DINING	4.90m x 4.50m	16' 2" x 14' 9"
KITCHEN	4.30m x 2.30m	14' 0" x 7' 6"
BEDROOM 1	4.60m x 2.90m	14' 11" x 9' 7"
BEDROOM 2	4.50m x 3.00m	15' 1" x 10' 1"
TOTAL AREA	79.0 sq.m.	850 sq.ft.



HERMITAGE ROAD  
3RD FLOOR

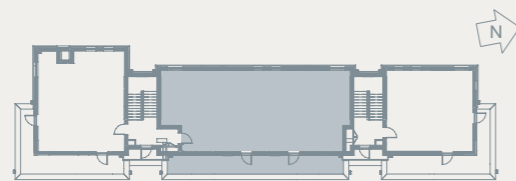
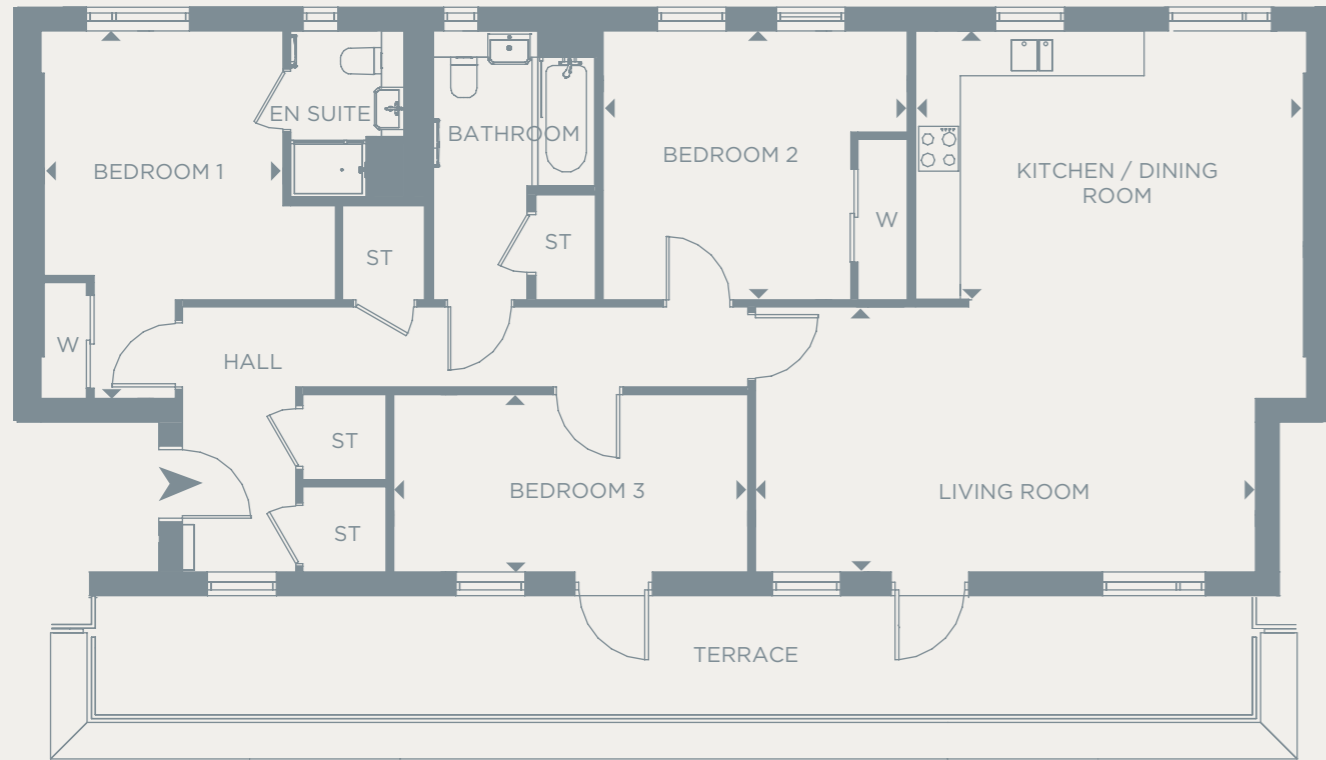
## TWO BEDROOM APARTMENTS 3RD FLOOR, FAWN HOUSE - PLOT 15

LIVING / DINING	4.50m x 3.30m	14' 11" x 10' 12"
KITCHEN	4.30m x 2.50m	14' 2" x 8' 5"
BEDROOM 1	4.80m x 2.80m	15' 10" x 9' 2"
BEDROOM 2	2.90m x 2.70m	9' 8" x 9' 2"
TOTAL AREA	65.2 sq.m.	701.8 sq.ft.

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# FAWN HOUSE THREE BEDROOM FLOOR PLANS



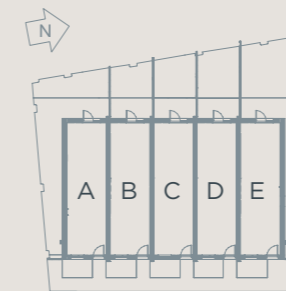
HERMITAGE ROAD  
3RD FLOOR

## THREE BEDROOM APARTMENT 3RD FLOOR, FAWN HOUSE - PLOT 14

LIVING ROOM	6.60m x 3.50m	21' 9" x 11' 6"
KITCHEN/DINING	5.10m x 3.50m	16' 10" x 11' 8"
BEDROOM 1	4.80m x 3.10m	15' 12" x 10' 5"
BEDROOM 2	4.00m x 3.50m	13' 3" x 11' 8"
BEDROOM 3	4.60m x 2.30m	15' 5" x 7' 9"
TOTAL AREA	113.5 sq.m.	1,221 sq.ft.

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# FOUR BEDROOM HOUSE FLOOR PLAN



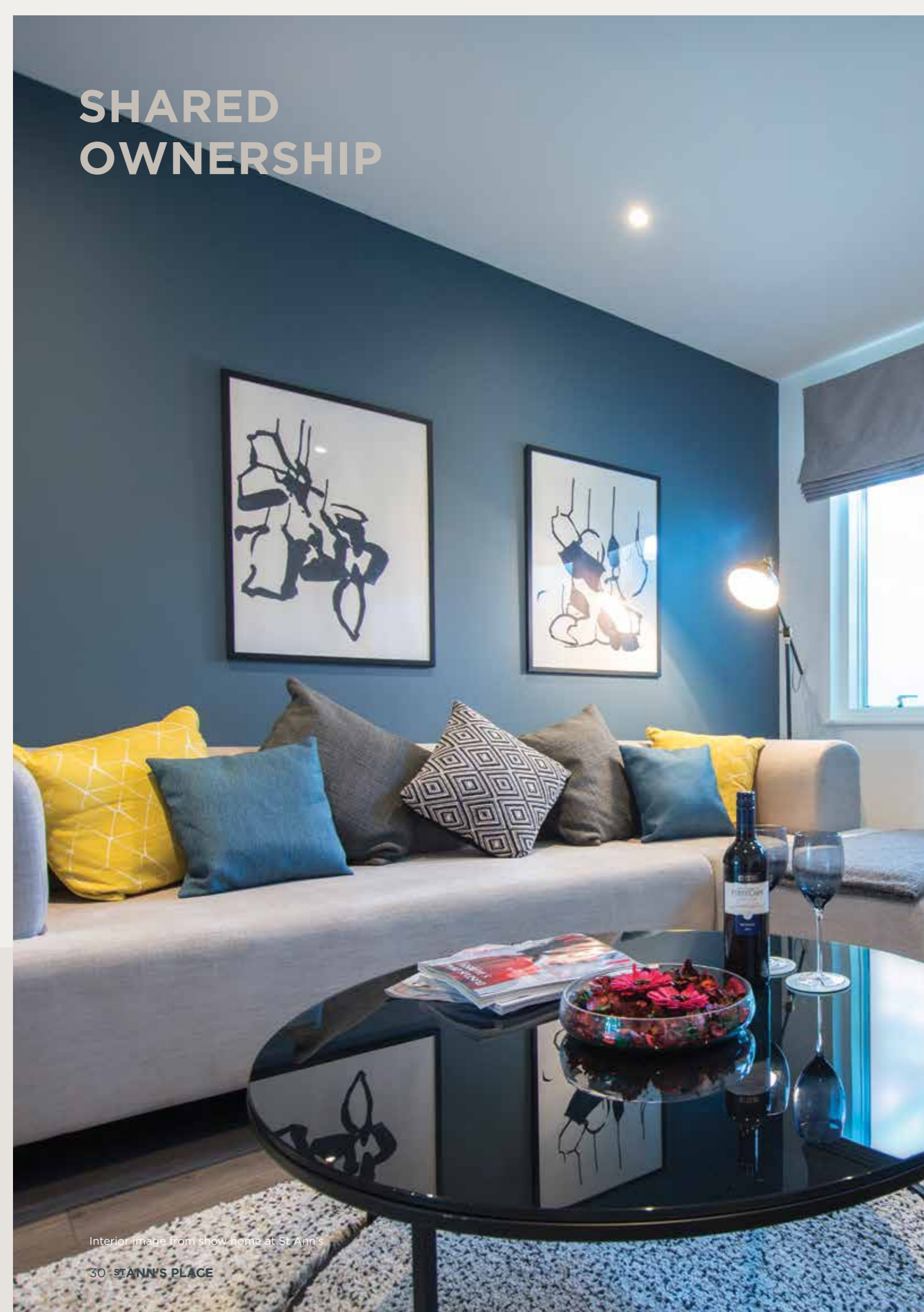
Key  
W = Wardrobe  
ST = Store  
\* 2 end plots have windows in hall way

## FOUR BEDROOM HOUSE A, B, C, D & E\*

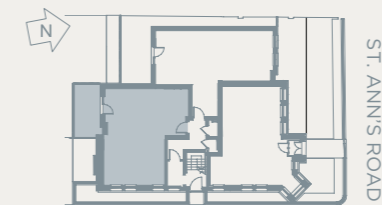
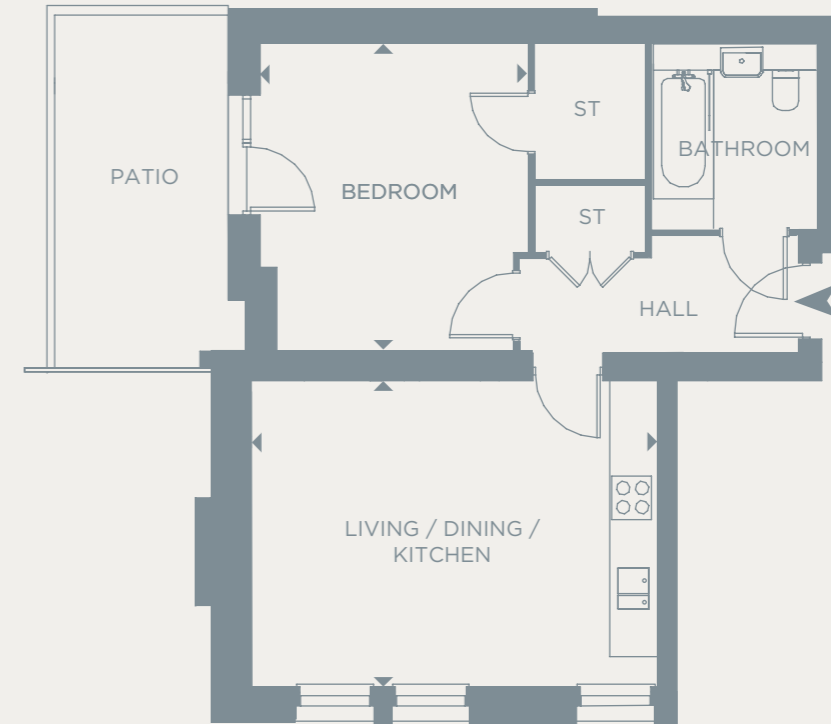
LIVING ROOM	4.80m x 3.50m	15' 11" x 11' 5"
DINING/KITCHEN	5.60m x 3.50m	18' 4" x 11' 5"
BEDROOM 1	4.70m x 3.50m	15' 7" x 11' 5"
BEDROOM 2	4.00m x 3.50m	13' 4" x 11' 5"
BEDROOM 3	3.50m x 3.20m	11' 5" x 10' 7"
BEDROOM 4	3.30m x 2.50m	10' 9" x 8' 2"
TOTAL AREA	115.5 sq.m.	1,243 sq.ft.

# SHARED OWNERSHIP

# AUBURN HOUSE ONE BEDROOM FLOOR PLANS



Interior image from show home at St Ann's



HERMITAGE ROAD  
GROUND FLOOR

### ONE BEDROOM APARTMENT GROUND FLOOR, AUBURN HOUSE - PLOT 3

LIVING / DINING / KITCHEN	3.80m x 3.60m	17' 8 x 13' 4"
BEDROOM	4.00m x 3.50m	13' 5" x 11' 8"
TOTAL AREA	58.6 sq.m.	631 sq.ft.

Key  
W = Wardrobe      ST = Store

Floor plans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances may differ. Doors may swing in the opposite direction to that shown on selected [apartments/houses]. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used to calculate space for items of furniture. Total areas are provided as gross internal areas and are subject to variance. Please speak to our Sales Consultant for further information.

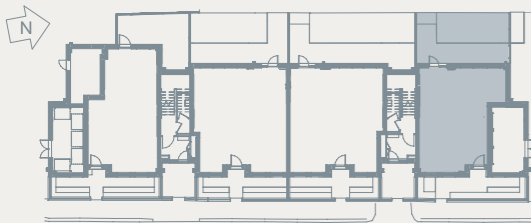
# FAWN HOUSE

## ONE BEDROOM

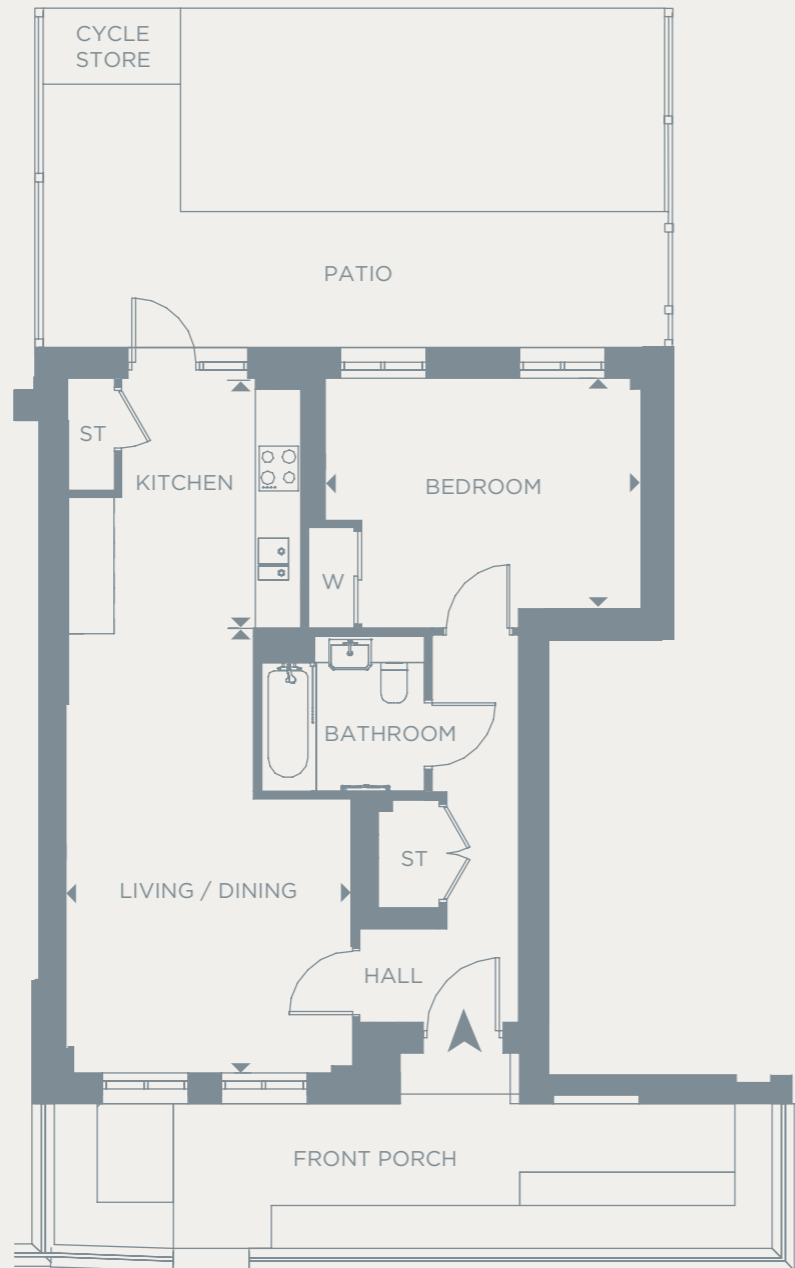
### FLOOR PLANS



**STANN'S PLACE**  
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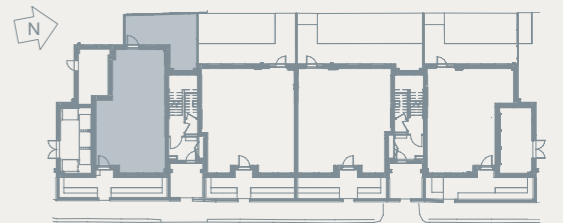
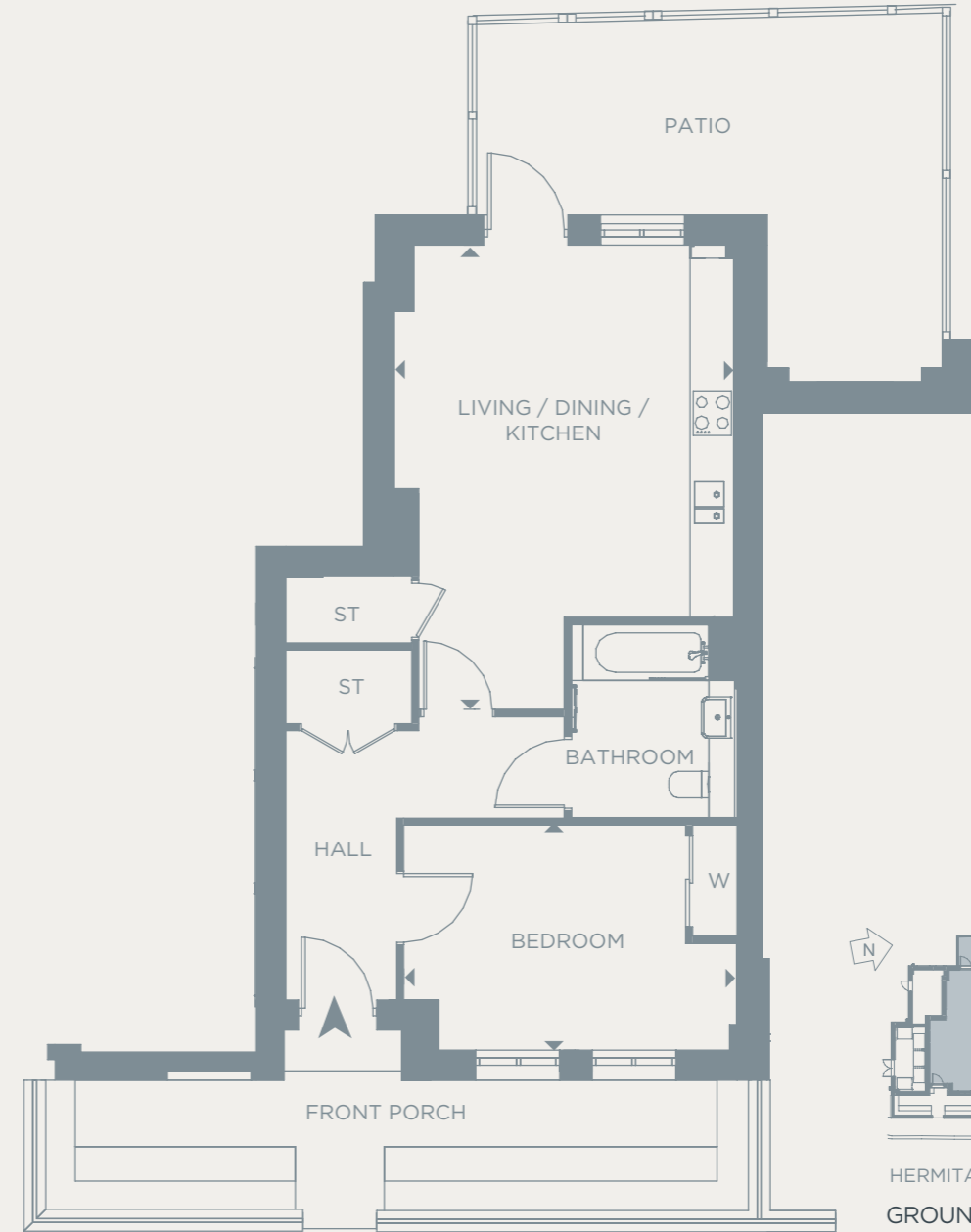


HERMITAGE ROAD  
GROUND FLOOR



ONE BEDROOM APARTMENT  
GROUND FLOOR, FAWN HOUSE - PLOT 1

LIVING / DINING	5.90m x 3.80m	19' 4" x 12' 6"
KITCHEN	3.30m x 3.00m	10' 10" x 10' 1"
BEDROOM	4.20m x 3.00m	13' 9" x 10' 0"
TOTAL AREA	58.6 sq.m.	631 sq.ft.



HERMITAGE ROAD  
GROUND FLOOR

ONE BEDROOM APARTMENT  
GROUND FLOOR, FAWN HOUSE - PLOT 4

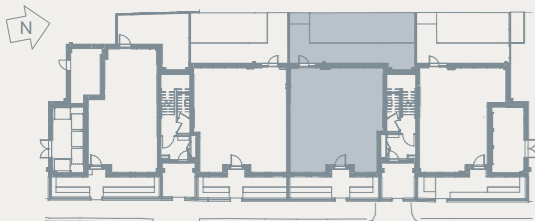
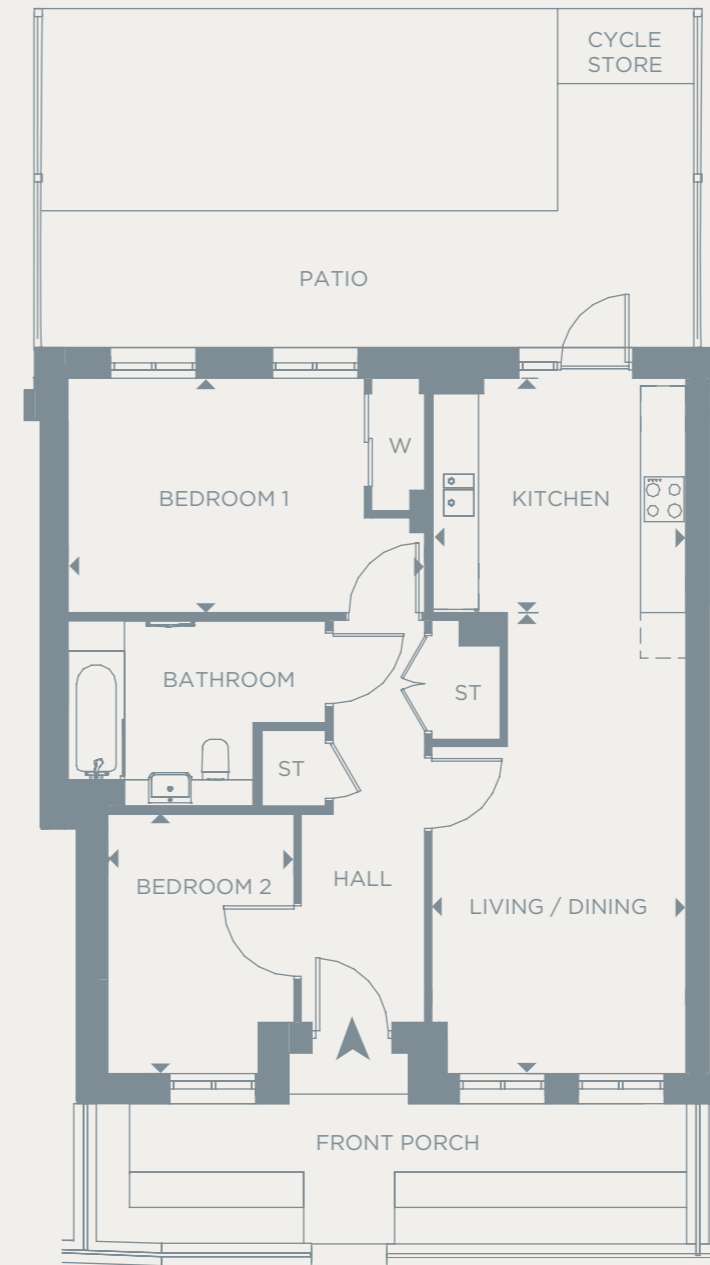
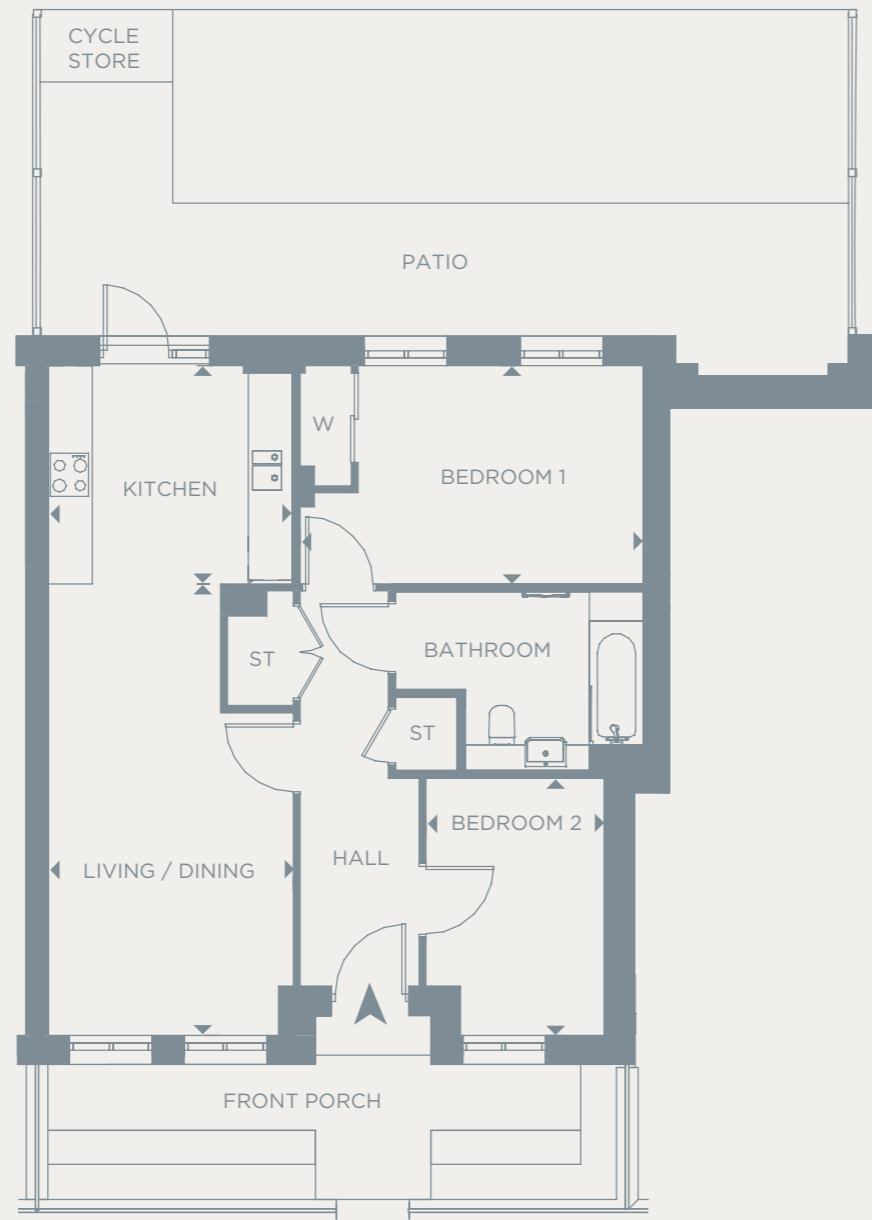
LIVING / DINING / KITCHEN	6.30m x 4.60m	20' 7 x 15' 2"
BEDROOM	4.50m x 3.00m	14' 10" x 9' 12"
TOTAL AREA	58.1 sq.m.	625 sq.ft.

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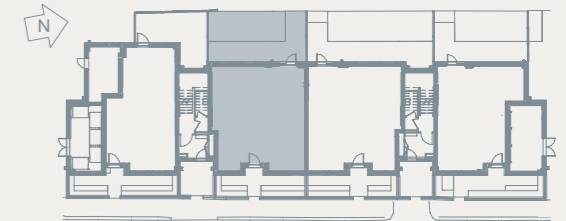
# FAWN HOUSE TWO BEDROOM FLOOR PLANS



**STANN'S PLACE**  
HARINGEY · EST.1885



HERMITAGE ROAD  
GROUND FLOOR



HERMITAGE ROAD  
GROUND FLOOR

## TWO BEDROOM APARTMENTS GROUND FLOOR, FAWN HOUSE - PLOT 2

LIVING / DINING	4.40m x 3.40m	20' 4" x 11' 0"
KITCHEN	3.30m x 3.00m	11' 0" x 9' 10"
BEDROOM 1	4.70m x 3.00m	15' 6" x 9' 10"
BEDROOM 2	3.50m x 2.50m	11' 7" x 8' 1"
TOTAL AREA	71.8 sq.m.	773 sq.ft.

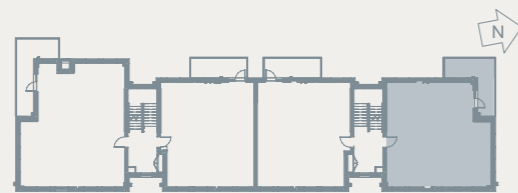
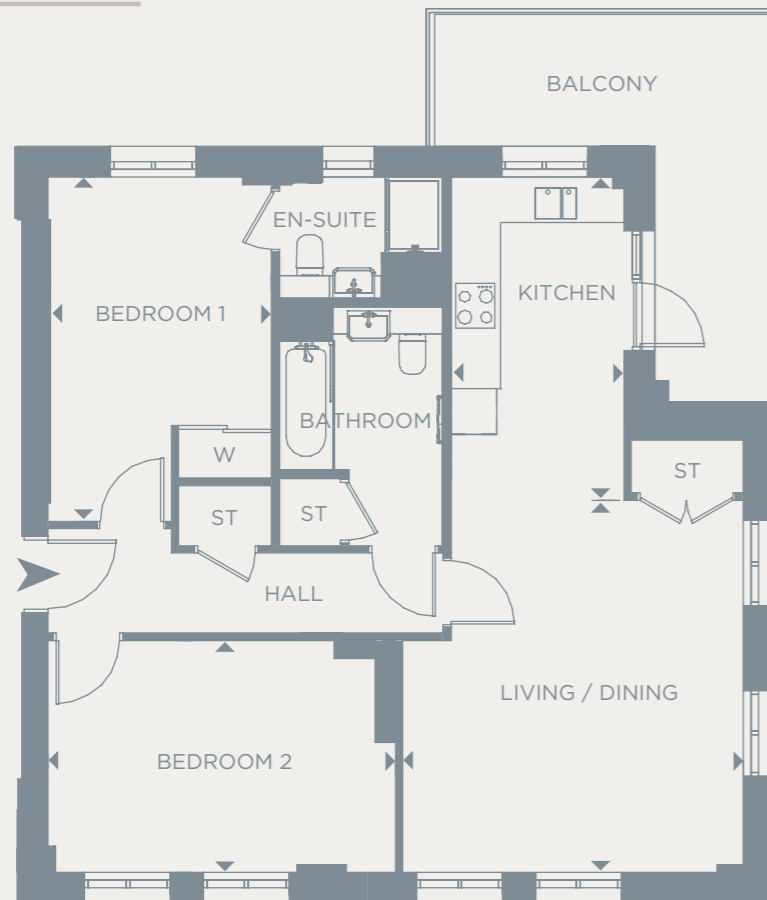
## TWO BEDROOM APARTMENTS GROUND FLOOR, FAWN HOUSE - PLOT 3

LIVING / DINING	4.30m x 3.40m	19' 12" x 11' 0"
KITCHEN	3.40m x 3.10m	11' 0" x 10' 2"
BEDROOM 1	4.70m x 3.10m	15' 6" x 10' 2"
BEDROOM 2	3.40m x 2.50m	11' 3" x 8' 1"
TOTAL AREA	71.8 sq.m.	773 sq.ft.

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Key  
W = Wardrobe      ST = Store

# FAWN HOUSE TWO BEDROOM FLOOR PLANS



HERMITAGE ROAD  
1ST FLOOR

## TWO BEDROOM APARTMENTS 1ST FLOOR, FAWN HOUSE - PLOT 5

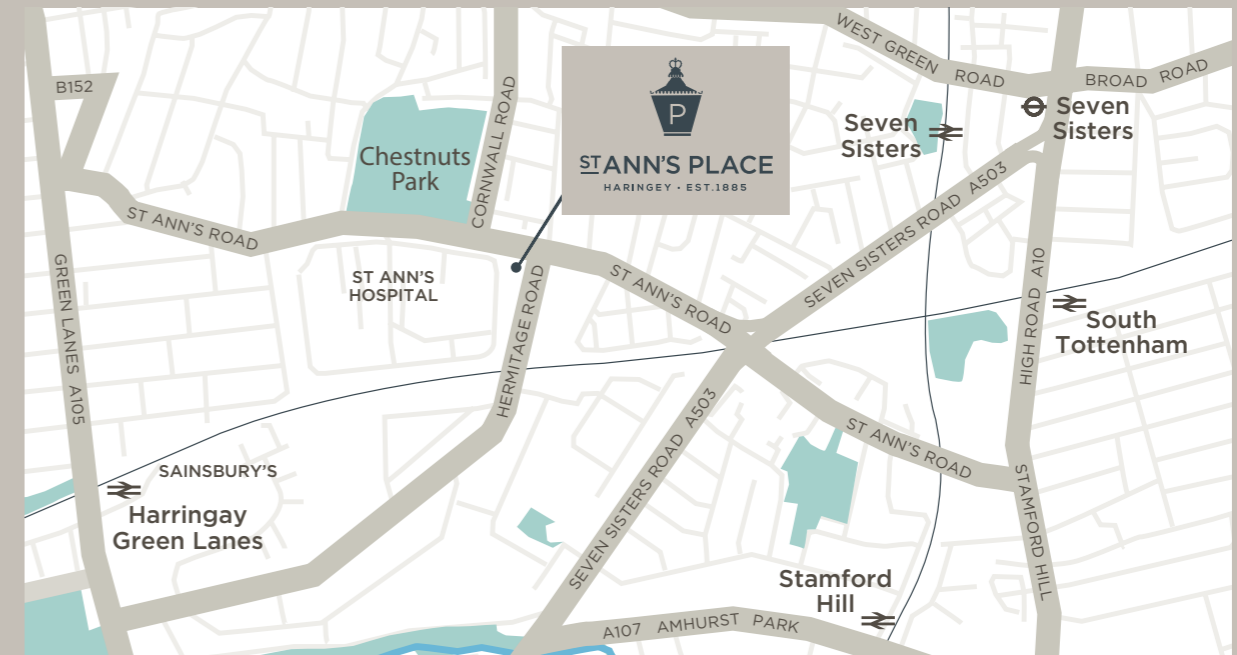
LIVING / DINING	4.90m x 4.50m	16' 2" x 14' 9"
KITCHEN	4.30m x 2.30m	14' 0" x 7' 6"
BEDROOM 1	4.60m x 2.90m	14' 11" x 9' 7"
BEDROOM 2	4.50m x 3.00m	15' 1" x 10' 1"
TOTAL AREA	79.0 sq.m.	850 sq.ft.

Key  
W = Wardrobe      ST = Store

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# MARKETING SUITE

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0344 800 3964  
[www.site-sales.co.uk/stannsplace](http://www.site-sales.co.uk/stannsplace)



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