



**THE LOXFORDS**  
HIGHBURY PARK

# THE LOXFORDS

A COLLECTION  
OF 1, 2 & 3 BEDROOM  
APARTMENTS ARRANGED  
AROUND A BEAUTIFULLY  
LANDSCAPED GARDEN.

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## AN IDYLIC VILLAGE IN THE CITY

NESTLED WITHIN ONE OF LONDON'S LESSER KNOWN AND BETTER LOVED VILLAGES, LIFE AT THE LOXFORDS IS A WALK IN THE PARK.

Highbury Barn began life in the 1700s as a 'cakes and ale' resort, providing rural relief for Londoners escaping the busy clamour of the inner city. This philosophy remains today with quirky independent stores sitting alongside leafy residential roads – an idyllic village in the city.

*The Loxfords* now joins this community, blending effortlessly with the handsome Victorian terraces. Its green roofs and living walls further complement the many mature trees on this picturesque patch.

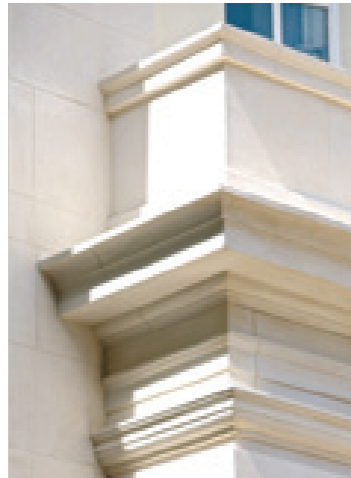




Above  
Computer generated image  
of *The Loxfords*

An excellent example of the Regency style, Loxford House sets the tone as the impressive entrance to the development. Built in the mid 19th century, the mansion was once the residence of the Dent family, renowned glove makers.

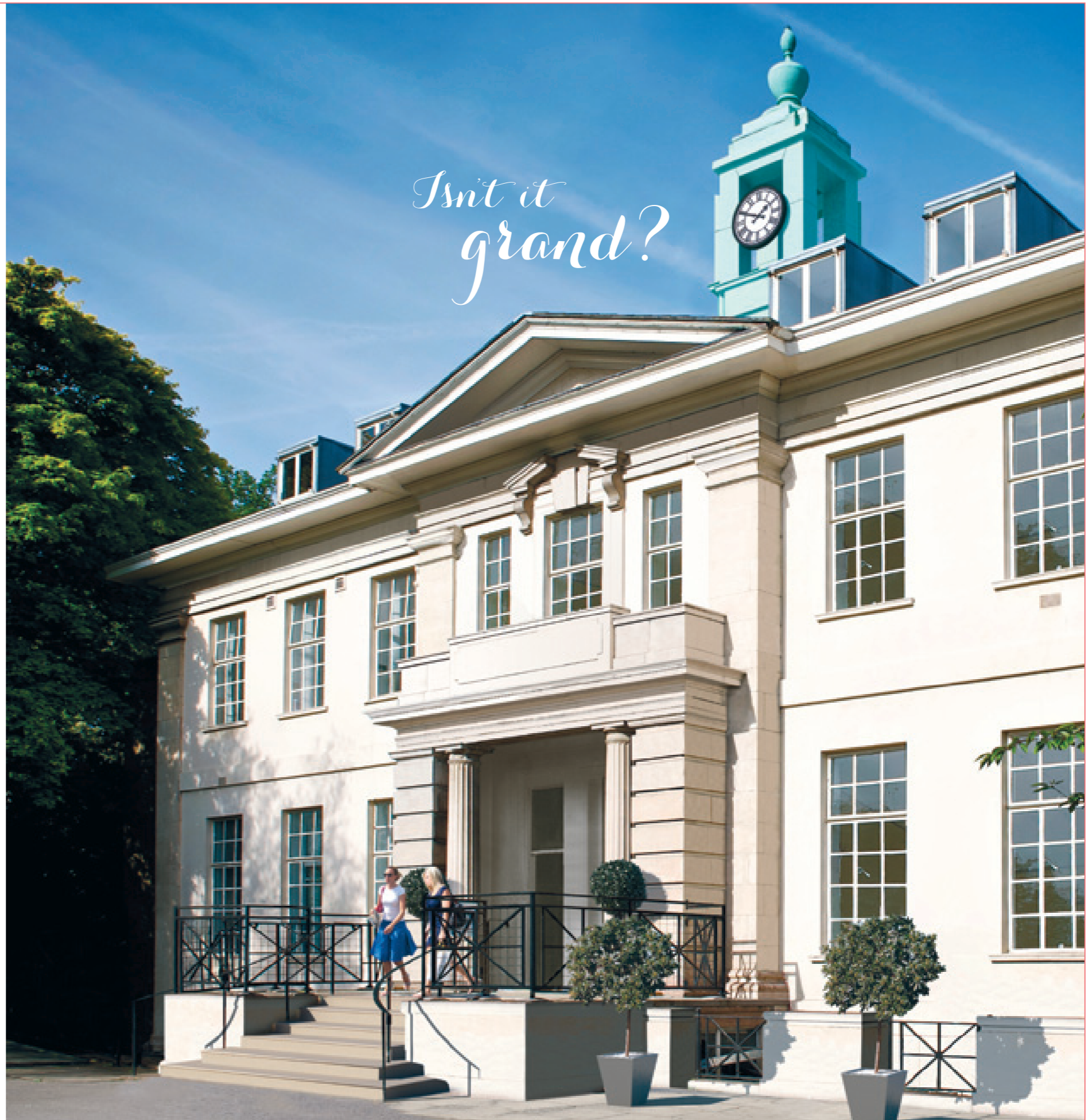
Today, Mount Anvil's team of expert craftsmen have restored Loxford House to its original glory. Its elegant stuccoed facade will house a concierge and a collection of distinguished new homes. The focal point of *The Loxfords*, a delightful clock tower, will keep time once again.



Above  
Architectural detailing of  
Loxford House

Right  
Computer generated image  
of Loxford House

*Isn't it  
grand?*



## A PICTURE PERFECT SETTING

THERE IS A GREEN  
AND LIVING HEART  
TO Highbury; MAKE AN  
EASY ESCAPE TO THE  
GREAT OUTDOORS.

The Highbury Fields Conservation Area stretches from Highbury Corner in the south to The Loxfords at its northern perimeter. The grand Georgian terraces and Victorian villas that fall within its confines are beautiful and abundant, many framing the glorious greenery of Highbury Fields.

The park is a well-loved meeting place and come summer, its 30 acres are a magnet for sun-worshippers and picnickers. This is Islington's oldest and largest park with London Plane trees lining its perimeter and luxuriant leafy walkways crisscrossing the lawns. You'll also find tennis courts, playgrounds and the cute Oasis Cafe.

*an ideal spot to  
have a field day*

In an age of bland chains, Highbury's independently owned stores are a rare triumph. The strip of shops along Highbury Park are largely owner run with the proprietors on first name terms with their customers, a true testament to authentic village life.

When it comes to foodie credentials, Highbury turns up trumps: there is a traditional butchers, quaint little delis and family run restaurants from Italian to Vietnamese.

Local favourites include the stylish La Fromagerie with seriously good farmhouse cheeses and fresh seasonal produce. And there is no better way to wash it down than with a glass of wine recommended by those lovely people at Highbury Vintners.

*for luxurious necessities*



Images  
Food lovers will be in gastro heaven with Highbury's range of specialist shops

Far right  
*Highbury Vintners*  
Runner up – Telegraph Best Small Shops in Britain 2011



*and necessary luxuries*

## UPPER STREET CHARMS

FOR LIFE BEYOND THE VILLAGE, HEAD DOWN TO UPPER STREET WHERE A SMORGASBORD OF SHOPS AND RESTAURANTS AWAIT.

Lined with lifestyle boutiques, chic pubs and artisan shops, a visit to bustling Upper street is the perfect way to while away a day. Search out antique treasures along the cobbled streets of Camden Passage or visit Paul A Young for luscious handmade truffles. After a lazy brunch in the Albion, saunter down to Ottolenghi for mouth-watering (and equally stunning) desserts.

In the evening, take in a movie at the iconic Screen on the Green or stand up comedy at the Hen and Chickens. For a sophisticated night out, head to the acclaimed Almeida for a stimulating programme of contemporary drama and experimental theatre.

Need a night cap? Public House on Islington Park Street does indeed serve up 'an intoxicating poesy of fabulous and dangerous libations.'



Images  
Just a few of Upper Street's many draws

*and for me  
a slice of pecan pie*





# EAT, DRINK, MAKE MERRY

WE ALL HAVE OUR LOYAL HAUNTS, BUT SOMETIMES IT'S GOOD FOR THE SOUL TO SEEK OUT NEW FAVOURITES.



## Old favourites and new finds



HIGHBURY BARN TAVERN  
26 Highbury Park

A proper British neighbourhood pub with oodles of character and faultless pub fare.



LA FROMAGERIE  
30 Highbury Park

Much more than a cheese shop – discover seasonal produce, rare ingredients and fresh bread too.



HIGHNESS CAFÉ & TEA ROOM  
21a Highbury Park

Impeccable service and an ever changing selection of gorgeous cakes and savoury snacks.



ALMEIDA RESTAURANT  
30 Almeida Street

Classic French cooking par excellence for a sophisticated yet intimate dining experience.



THE LIBRARY  
235 Upper Street

A cosy bar with live music, comedy nights and a monthly craft and vintage market.



TRULLO  
300 – 302 St Paul's Road

"Great food, expertly cooked and served by friendly waiting staff." We most heartily concur.



ATELIER ABIGAIL AHERN  
137 Upper Street

A small but perfectly formed interiors shop with quirky furniture pieces and original paintings.



SMUG  
13 Camden Passage

A concept boutique with a well-edited selection of modern and retro home accessories.



THE MAKE LOUNGE  
49 – 51 Barnsbury Street

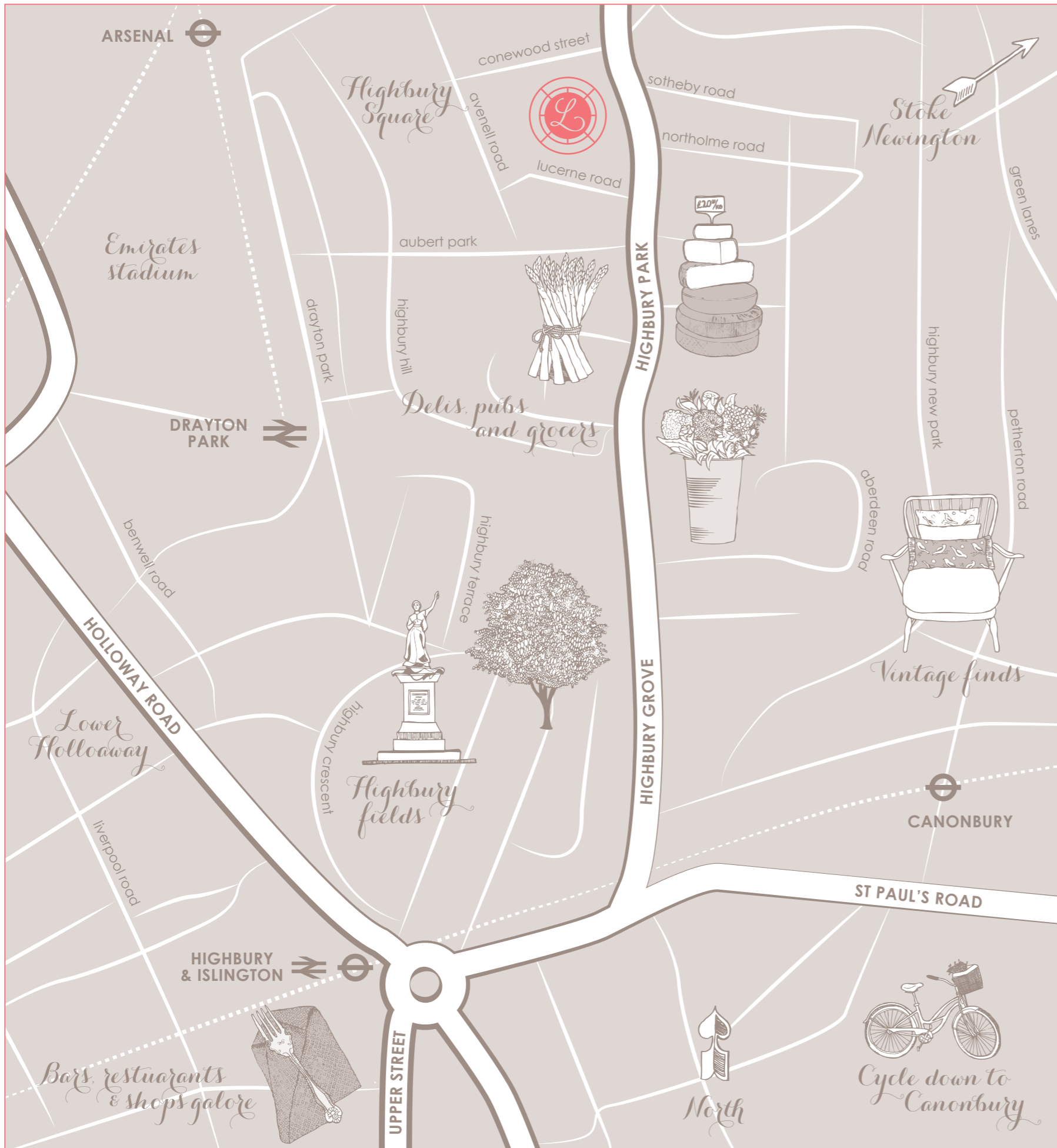
An extensive programme of arty-crafty workshops including cake decorating and jewellery making.

## A FINE ADDRESS

TAKE PLEASURE IN FINDING YOUR BEARINGS. BY FOOT, ON WHEELS, OVER OR UNDERGROUND, YOU'LL FIND YOURSELF EXCEEDINGLY WELL CONNECTED.

Piccadilly Underground and First Capital Connect services are both accessible within half a mile of *The Loxfords*, but the canny commuter will head for the comprehensive transport hub at nearby Highbury and Islington – a short jaunt through the lovely Highbury Fields.

From here the Victoria line can speed you south to the West End, there are rapid train links to Moorgate and overground services will whisk you to Shoreditch, Stratford, Hampstead and beyond. Three bus services ply their trade almost from your front door with many direct destinations including Angel, Clerkenwell, Waterloo and the West End.



## EXPLORE THE GROUNDS

THE LOXFORDS HAS BEEN DESIGNED WITH GREEN IN MIND, ENFOLDED WITHIN A CUSHION OF TREES, ENCLOSING A SCENIC GARDEN.

The Loxfords is truly a green and pleasant land with landscaped gardens weaving naturally around each of the buildings; the majority of the long established trees on site have been purposefully preserved.

Loxford House's grand and formal entrance lobby will make a fitting first impression. A feature wall of mirrored tiles, seating and our friendly concierge will be ready to greet your guests.

This image  
Aerial computer generated image  
of *The Loxfords*



## A GIFT IN THE GARDENS

GAVIN TURK'S SCULPTURE  
'AJAR' FORMS THE  
CENTREPIECE OF THE  
GARDENS AND IS SURE TO  
SPARK THE IMAGINATION.

The painted bronze door is said to open up onto either possibility or nothingness, depending on your sense of optimism. Walk around, have a peek to see what lies within.

'Ajar' was modelled on an actual door from a 19th century children's home in Waterloo, and since the safe sanctuary of *The Loxfords* site was Action for Children's headquarters until recently, it seems a remarkably fitting resting place.



This image  
Computer generated image of the garden  
at *The Loxfords* where Gavin Turk's  
sculpture, 'Ajar', will be placed

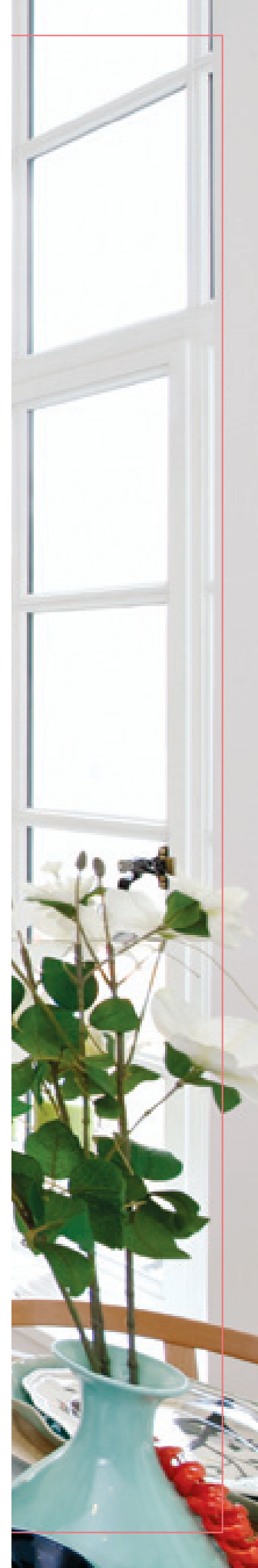
## MAKE YOURSELF AT HOME

LOXFORD HOUSE'S UNDERSTATED DIGNITY AND LIGHTNESS OF TOUCH ARE CARRIED THROUGH TO THE APARTMENTS.

The distinctive character and generous proportions of Loxford House served as inspiration within. High ceilings and expansive windows ensure apartments feel light and spacious.

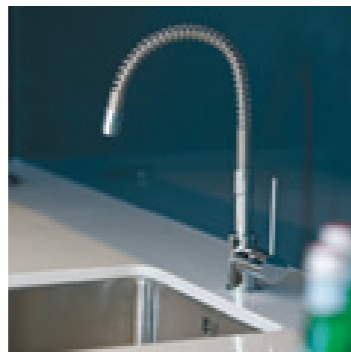
Both the refurbished and newly built apartments are distinguished by a consummate mastery of materials. Rich wooden floorboards and contemporary tiles complement the sleek kitchens and bathrooms.

The generous specification further includes designer chrome fixtures, soft close cabinets and what every modern home needs – a wine fridge!





Images  
Actual photography of a two bed  
show apartment at *The Loxfords*



*a happy meeting  
of light and space*



This image  
Actual photography of a two bed  
show apartment at *The Loxfords*



Images  
Actual photography of a two bed  
show apartment at *The Loxfords*





# REFURBISHED APARTMENTS SPECIFICATION

## KITCHEN

White high gloss handleless kitchen with soft close function  
 White composite stone worktop with matching slab end  
 Full height glass splashback  
 Abode undermounted sink with Abode tower pro tap  
 Siemens stainless steel multifunction oven  
 Siemens stainless steel combination microwave oven  
 Siemens ceramic hob with integrated extractor above  
 Integrated fridge and freezer  
 Integrated dishwasher  
 Under cabinet lighting  
 Caple wine fridge  
 Condenser washer/dryer - please confirm the location with your sales consultant



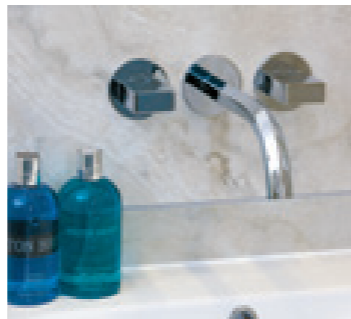
## BATHROOM

Kaldewei double ended white enamel steel bath with retractable hand held shower  
 Crosswater contour ceiling fixed shower head  
 Majestic Valetta glazed frameless shower screen to bath  
 Mirror with de-mist function  
 Wall hung wc with soft close function, concealed cistern and wall mounted dual flush plate  
 White gloss two drawer turned leg vanity unit with corian under mounted basin and upstand  
 Fantini high spout tap  
 Heated chrome ladder towel rail  
 Darwin Floreona large format ceramic feature wall tile  
 Archgres light grey large format ceramic tile to floor area



## EN SUITE

Ceiling fixed Crosswater square head shower  
 Glazed frameless shower screen  
 Wall hung wc with soft close function, concealed cistern and wall mounted dual flush plate  
 Heated chrome ladder towel rail  
 Corian Shelf set below a feature mirror with de-mist function  
 Wall mounted square ceramic basin with Fantini high spout tap  
 Darwin Floreona large format ceramic feature wall tile  
 Techno Grigio large format ceramic tile to floor area



# Champagne oak? I'll drink to that!

## INTERIOR FINISHES

Square edged skirting and architraves finished in white satin paint  
 Walls finished in white matt emulsion  
 Full height white glass built-in wardrobes with sliding doors and soft close function to bedrooms 1 and 2 (where applicable)  
 Glass and brushed stainless steel balustrade to apartments LHG.06, LH2.02 & LH2.09

## INTERIOR FLOOR FINISHES

Champagne oak engineered wooden flooring to living area, kitchen and hallway  
 Two tone pinstripe carpet to bedrooms and staircases (duplex and triplex apartments only)

## DOOR FINISHES AND IRONMONGERY

Chrome finish lever door ironmongery throughout  
 Routed doors in white satin

## HEATING AND HOT WATER

Combined heat and power from a centralised system providing underfloor heating operated via a wall mounted thermostat

## ELECTRICAL

Energy efficient white downlighters throughout  
 Telephone data points in living area and bedrooms  
 Evoline pop-up electrical socket located within the kitchen work surface  
 High level switches in white powder coated steel. Low level sockets in white plastic  
 Sky+ compatible outlet to living area and master bedroom. Sky compatible outlets to further bedrooms (where applicable)

## SECURITY & PEACE OF MIND

Mains supply operated smoke/heat detectors with battery back up  
 Multi point locking entrance door  
 10 year warranty cover under NHBC buildmark scheme  
 On site concierge service located in Loxford House (please refer to your sales consultant for hours of operation)  
 Access to apartments via audio/visual entry system

## COMMUNAL AREAS

Landscaped gardens with mature trees and shrubs and formal lawn area  
 Interior designed and decorated communal lobbies with contemporary fittings  
 Passenger lift to specific apartment floors, other apartment floors are accessed via original staircases (please refer to your sales consultant)  
 Fob entry cycle spaces  
 Interior designed concierge with a feature mirror tiled wall with further walls in dark polished plaster and a formal seating area

## Disclaimer

Whilst every effort has been given to ensure that the information here is correct, if is designed specifically as a guide and Mount Anvil reserves the right to amend the specification as necessary and without notice.

# NEW BUILD APARTMENTS SPECIFICATION

## KITCHEN

Charcoal and white high gloss handleless kitchen with soft close function and charcoal carcass

White Corian worktop with seamless effect white moulded Corian undermounted sink

Charcoal grey back painted glass splashback

Abode tower pro tap

Siemens stainless steel multifunction oven

Siemens stainless steel combination microwave oven

Siemens hob with integrated extractor above

Integrated fridge and freezer

Integrated dishwasher

Single open shelf above undermounted sink (see individual apartment layouts for variations)

Under cabinet lighting

Caple wine fridge

Condenser washer/dryer - please confirm the location with your sales consultant

## BATHROOMS

Kaldewei double ended white enamel steel bath with retractable hand held shower

Majestic Valetta glazed frameless shower screen to bath  
Corian vanity unit and upstand with Corian under mounted basin

Feature mirror with de-mist function

Wall hung wc with soft close function, concealed cistern and wall mounted dual flush plate

Heated chrome ladder towel rail

Crosswater contour ceiling fixed shower head

Fantini high spout tap

Archgres light grey large format ceramic wall tile

## EN SUITE

Ceiling fixed crosswater square head shower

Majestic Rio glazed frameless shower screen

Wall hung wc with soft close function, concealed cistern and wall mounted dual flush plate

Heated chrome ladder towel rail

Fantini high spout tap

Feature mirror with de-mist function

Corian vanity unit and upstand with Corian under mounted basin

Archgres dark grey large format ceramic wall tile

## INTERIOR FINISHES

Square edged skirting and architraves finished in white satin paint

Walls finished in white matt emulsion

Full height white glass built-in wardrobes with sliding doors and soft close function to bedrooms 1 and 2 (where applicable)

## INTERIOR FLOOR FINISHES

Walnut Spacia to lounge/ kitchen/hallway and bathrooms

Two tone pinstripe carpet to bedrooms

## DOOR FINISHES AND IRONMONGERY

Chrome finish lever door ironmongery throughout

Flush internal doors in white satin

## HEATING AND HOT WATER

Combined heat and power from a centralised system providing underfloor heating operated via wall mounted thermostat

*why sit when you can lounge?*

## ELECTRICAL

Energy efficient white downlighters throughout

Telephone data points in living area and bedrooms

Evoline pop-up electrical socket located within the kitchen work surface

High level switches in white powder coated steel. Low level sockets in white plastic

Sky+ compatible outlet to living area and master bedroom. Sky compatible outlets to further bedrooms (where applicable)

## SECURITY & PEACE OF MIND

Mains supply operated smoke/ heat detectors with battery back up

Multi point locking entrance door

10 year warranty cover under NHBC buildmark scheme

On site concierge service located in Loxford House (please refer to your sales consultant for hours of operation)

Access to apartments via audio/ visual entry system

## COMMUNAL AREAS

Landscaped gardens with mature trees and shrubs and formal lawn area

Interior designed and decorated communal lobbies with contemporary fittings

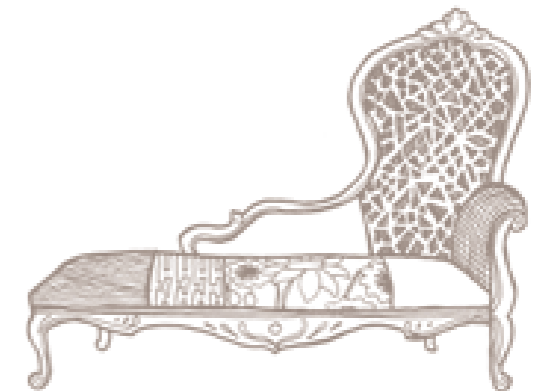
Passenger lift to each residential lobby linking all floors

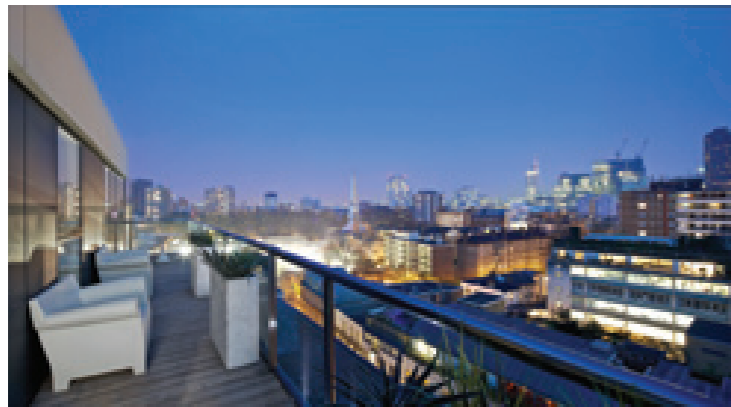
Fob entry cycle spaces

Interior designed concierge with a feature mirror tiled wall with further walls in dark polished plaster and a formal seating area

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Barnsbury Place  
Evening Standard Homes & Property Awards 2011 – Winner Best New Conversion  
Best selling scheme in Islington 2011\*

\*Source: Molior London area research

Central Square  
Best selling scheme in Islington  
Nominated for the Sunday Times British Homes Awards 2012 in Best Development Category

## A FEW WORDS FROM MOUNT ANVIL

WE CREATE SUSTAINABLE COMMUNITIES FOR OUR PURCHASERS THROUGH THE DELIVERY OF HIGH QUALITY, DESIGN-LED RESIDENTIAL DEVELOPMENTS.

At Mount Anvil, we recognise that our customers are looking for more than just a stylish home – a great setting is essential too.

As a specialist London property developer with over 20 years experience, our skills are reflected in the design and quality of the homes we build and the accolades we receive within the industry. Commitment to our customers underpins all we do and our enthusiastic team delivers superior customer care before, during and after you move into your new home.

Mount Anvil's reputation is underpinned by the outstanding talent, dedication and passion of our team. We have been included in 'The Sunday Times Best 100 Small Companies to Work For' over the last six consecutive years – a unique tribute within the property industry.

The Loxfords  
85 Highbury Park  
London N5 1UD  
0845 177 4411  
sales@theloxfords.com  
THELOXFORDS.COM

This dedication to delivering excellence is reflected in our schemes, winning us the Best Conversion in the Evening Standard Homes and Property Awards for Barnsbury Place. The scheme was also the fastest selling development in Islington in 2010.

Our flagship development at Central Square is another winner – cutting edge apartments designed to stand the test of time, also in the Borough of Islington.

Our experience in Islington speaks for itself; this is amongst the most celebrated of the central London boroughs and we have already forged strong relationships within the community. The Loxfords will reinforce Mount Anvil's standing in this very special neighbourhood.

Best wishes in the search for your new home.



*Killian*

**KILLIAN HURLEY**  
Chief Executive, Mount Anvil



Mount Anvil:  
Outstanding homes in London





The information in this document is indicative and is intended to act as a guide only as to the finished product. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The Loxfords is a marketing name and may not form part of the approved postal address. Customers are advised to contact the developer or the developer's agent to check the availability of any particular property so as to avoid an unnecessary journey.

**THELOXFORDS.COM**

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