

From Finsbury Park station:

Highbury and Islington	3 mins
Kings Cross St Pancras	6 mins
Euston	7 mins
Oxford Circus	11 min
Green Park	13 min
Moorgate	13 min
Victoria	15 min
Stratford	31 mins
Heathrow	1 hr 5 mins

Journey times www.tfl.gov.uk
and www.nationalrail.co.uk



sevenelmsquare
Finsbury Park N4



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Marketing Suite:

Rosefield, Pooles Park, London N4 3FD

For further information please call:

0844 800 9749
www.site-sales.co.uk



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make seven elm square
your new home



A brand new apartment in a well-connected London location is the dream of many. At Seven Elm Square the dream is about to turn into real life in the shape of these beautifully designed 1 and 2 bedroom apartments

With a location on Pooles Park Road in Finsbury Park, London N4, Seven Elm Square is in exactly the right place for tube and train travel, local sports, parks, shops and restaurants. It's a striking new development of two contemporary apartment buildings on two sides of the square. Gardens within the square provide a green outlook and every apartment has a balcony to enjoy it from.

Interiors are highly specified and include fitted kitchens with all appliances, pristine white bathrooms, wood-effect flooring: all the must-have style points.

Residents have the use of a Streetcar Club to make getting around easier still.



Finsbury park the park, the pitch the place



The area around north Finsbury Park, London N4, is witnessing some exciting new developments as regeneration takes effect. From the park, to the Emirates Stadium to new homes at Seven Elm Square, the neighbourhood is changing, and change is good.

Finsbury Park itself isn't new. It's been delighting local residents since it opened its gates in 1869, but a thorough makeover just a few years ago has made it an even more valuable local resource. Park pleasures now include a new café, tennis and basketball courts, American football and an athletics stadium, as well as gardens, mature trees and a lake.



It's also a destination for big, music-based events such as Uprise, the anti racism rock festival; and Feis, the Irish festival which pulls in names as big as Bob Dylan and Van Morrison.

Arsenal FC's magnificent Emirates Stadium is another local landmark and, as well as being a premier soccer location, has sparked many new cafés, shops, small businesses in its wake.



Other local amenities that make Finsbury Park such a good place to live include the Sobell Sports Centre, a very well equipped venue where you can enjoy all kinds of activities including ice skating, badminton, wall climbing, judo and exercising in the high-tech gym.



Islington the looks, the lights the life

Just across Finsbury Park is Haringay, a neighbourhood with a long established Turkish Cypriot community and the cafés, shops and restaurants to go with it. Green Lanes has some of the best places to try this tasty ethnic food, including authentic pide and gözleme, or to buy the fresh ingredients to make it at home.

Although Turkish is the predominant flavour, there's also a smattering of Bulgarian, Spanish and Brazilian to get your taste buds tingling. And, a new event in September celebrates the neighbourhood's dazzling multinational menu: the Haringay Green Lanes Food Festival.

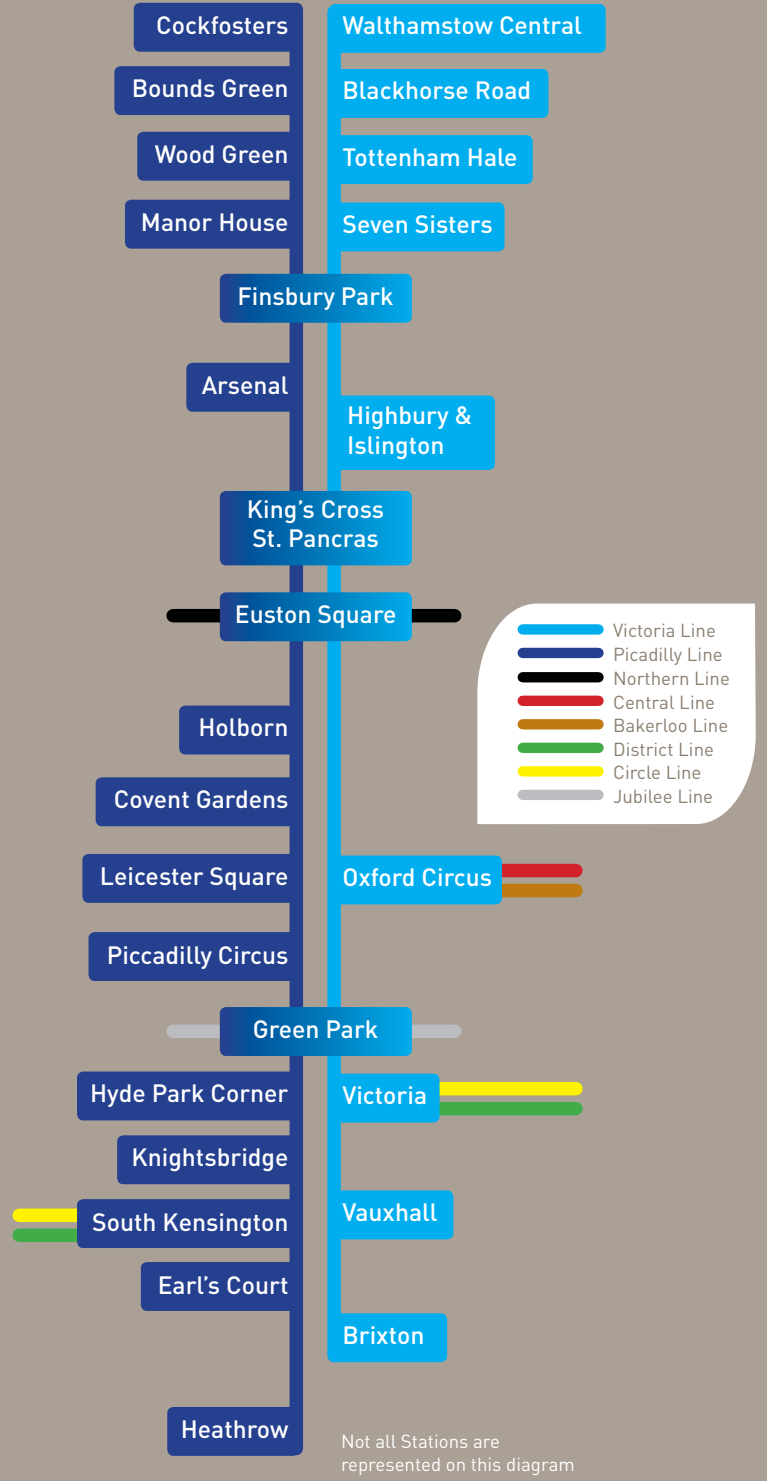
Islington is also just down the road, or three minutes on the tube if you prefer, and is one of London's most fashionable spots to see and be seen. The streets radiating from Highbury Corner offer endless discoveries in terms of places to shop, dine and enjoy life.

Upper Street is the main street, for shops of every variety. You can buy everything you want as well as things you don't know you want until you see them. It's all here: furniture, fashion, jewellery, gifts and groceries. Islington's restaurant scene is also exotically flavoured and its bars and pubs cater for every drinking occasion, whether it's a quiet pint to a champagne celebration. The neighbourhood also has two cinemas, a multiplex Vue and the more intimate Screen on the Green.





Finsbury park
easy to get around



Finsbury Park's transport connections are some of the best in London and the station is just 400 yards from Seven Elm Square. Take the tube into the West End and Heathrow, the overground to Stratford and the mainline to the City. Journey times are surprisingly fast; 11 minutes to Oxford Circus, 13 minutes to Moorgate.



Style - it's all in the detail

General

- Front door with letterbox, viewer and multi-point locking
- Smooth white painted walls, ceilings and architraves
- Flush white internal doors with chrome ironmongery
- Wool twist carpet to hall, living/dining area and bedrooms
- Built in wardrobe to bedroom one

Kitchen

- Contemporary fully fitted kitchens with lighting under wall units
- Laminate worktops and upstands
- Stainless Steel 1½ bowl sink with mixer tap
- Stainless Steel splash-back to hob
- Brushed steel single oven, ceramic hob and chimney extractor hood
- Integrated fridge/freezer, dishwasher and washer/dryer
- Brushed chrome sockets and switches
- Chrome ceiling track light
- Large format ceramic floor tiles

Bathroom & En suite

- Contemporary white sanitaryware with chrome taps and fittings
- Contemporary white sanitaryware with chrome mixer taps
- Thermostatic showers where fitted*
- Shower screen to bath where thermostatic shower is over (only in apartments with no en-suite)
- Silver framed shower enclosure to en suite
- Half height large format wall tiling to walls with sanitary ware and full height to baths and showers Large format floor tiles

Bathroom & En suite continued

- Mirror
- Chrome heated towel rail
- Shaver socket

Heating & Electrical

- White sockets and switches throughout except Kitchen
- Gas central heating with radiators
- Smoke detectors
- Brushed Steel track light to Kitchen
- Downlights to bathrooms
- Pendant lighting to hall, living room, dining area and bedrooms
- Light to balcony (where applicable)
- TV point to living room and all bedrooms
- Telephone point to living room and bedroom one
- Communal TV aerial with Sky+ facility**

**subject to individual purchaser connection

Security

- Entry phone system – via handset
- Aluminium framed double glazed windows with grey finish internally

Communal Areas

- Lift to all floors in Rosefield and Hollyfield apartments only
- Carpet to corridors and stairs

*Please ask Sales Consultant for details

