

Tait House

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PAGE

1	The Development
2	The Apartments
4	The Design
5	The Area
6	Transport Links
7	The Location
8	Specification
9	Floorplans



Typical living room



The Development

Situated in the heart of vibrant Tufnell Park, this brand new development offers beautiful two bedroom apartments in a superb location.

The architecturally designed penthouse apartments all benefit from terraces, as well as generous living spaces and high quality finishes, just a mere 20-minute journey from the buzz of central London.





The Apartments

Tait House offers homes perfectly suited to contemporary urban living, designed to maximise natural light, with well-conceived layouts to make the best use of internal space.

Each home features stylish modern appliances and quality fixtures and fittings throughout. Open-plan living areas create a feeling of light and space, aided by floor to ceiling windows and generous balconies.

Clean lines, generous storage and attention to detail combine to create a living space that is both practical and homely. Enjoy plenty of space both to entertain and relax in these versatile, welcoming apartments.



The Design

Tait House has been designed to help residents make the most of life in the capital. Combining a modern style with bespoke touches and practicality, living is easy in these contemporary-designed high-quality homes. With floor to ceiling glazing, maximum daylight and maximum views are optimised, and each apartment possesses a private balcony.

A calm and neutral palette makes the perfect backdrop for more personal touches, so you can put your own stamp on your property.

Top of the range flooring creates a clean and comfortable surface throughout and high quality porcelain tiles to the bathrooms enhance the luxury feel.

Typical living room

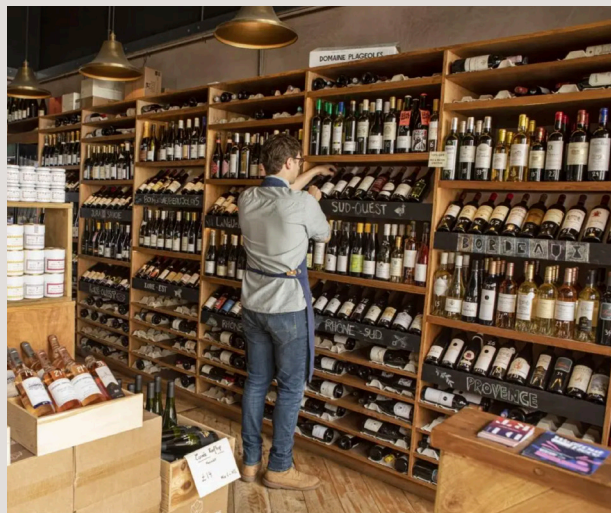




The Area

Located in the heart of North London, Tufnell Park offers local green spaces, long-standing independent spirit, and a true sense of community.

With its excellent transport links into central London as well as an abundance of local eateries, parks and shops nearby, Tait House is the perfect place to put down roots.





Tufnell Park offers many excellent bars, pubs and restaurants which are dotted around the area. Some of the more noteworthy venues include; The Vine, Lord Palmerston, Rustique Café, Bear + Wolf, Lalibela and Pizza East (owned by Soho House).

For those late night revelers, some bars especially popular with locals include Aces and Eights saloon bar, The Hideaway, Tufnell Park Tavern and the O2 Forum known for its live music and gigs.

And for boutique food, local shops include Meat NW5, The Spence Bakery, Jonathan Norris fishmonger, Ruby Violet ice cream shop, Authentique Epicerie & Bar and Theatre of Wine in Junction Road.

Tufnell Park has plenty of green spaces such as Tufnell Park Playing Fields, Whittington Park, and Waterlow Park. Just a short trip away is Parliament Hill at the foot of Hampstead Heath, where locals can enjoy the lido, athletics track and incomparable London views.



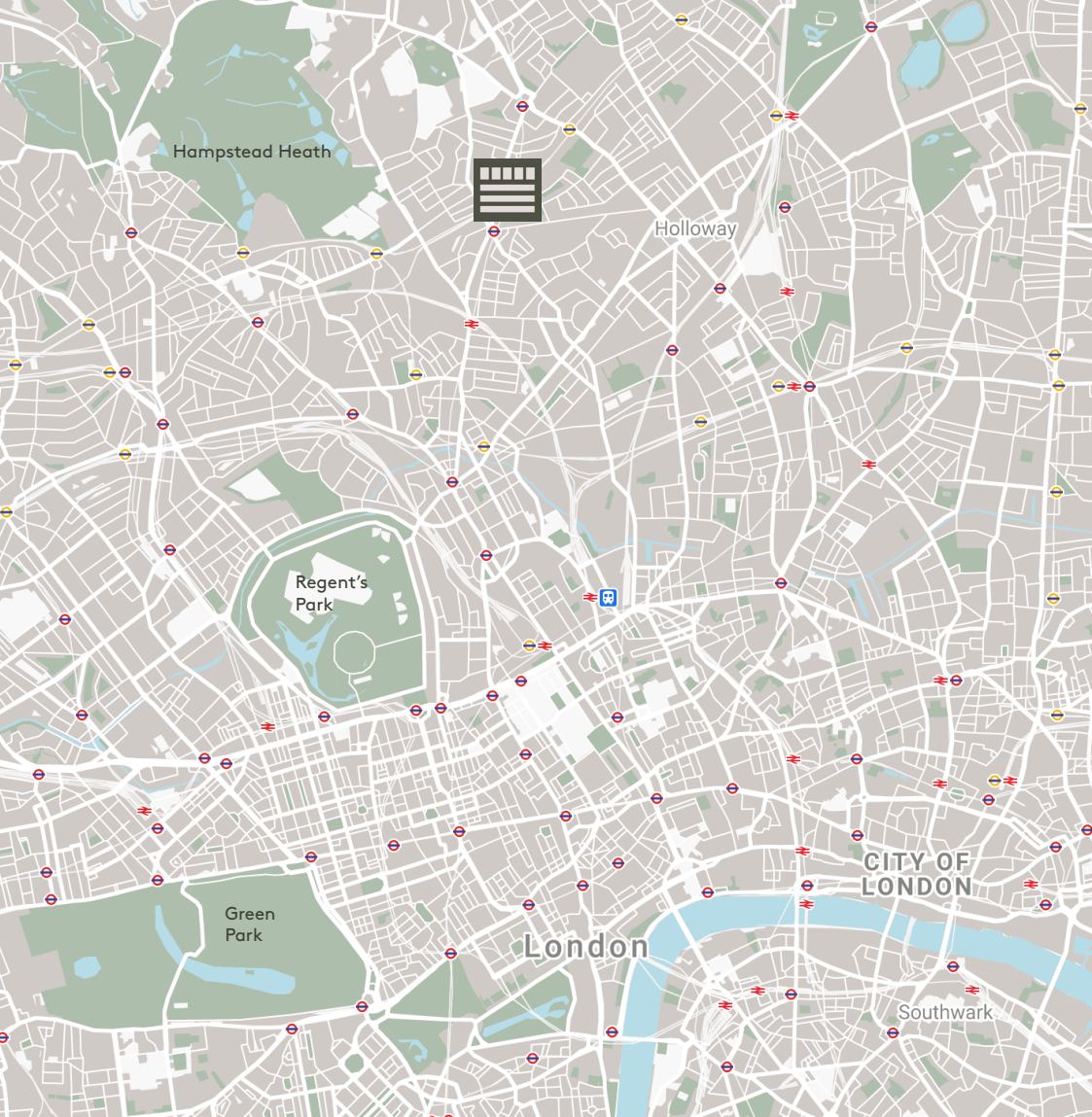


Transport Links

With its Zone 2 location, and less than a two minute walk from Tufnell Park tube station, Tait House is perfectly situated for exploring Central London.

Many local leisure destinations, including the restaurants and bars of Tufnell Green, Kentish Town and Hampstead are easily walkable, and there are multiple bus routes within easy distance of the development.

Being so central means that cycling is always an option, with Cycle Superhighways taking you directly into the heart of the capital.



The Location



- 1 minute ● **Kentish Town**
- 4 minutes ● **Camden Town**
- 7 minutes ● **Euston**
- 9 minutes ● **King's Cross**
- 13 minutes ● **Old Street**
- 15 minutes ● **Oxford Circus**
- 17 minutes ● **Bank**
- 19 minutes ● **London Bridge**
- 20 minutes ● **Victoria**
- 26 minutes ● **Marylebone**



- 2 minutes ● **Tufnell Park**
- 8 minutes ● **Kentish Town**
- 8 minutes ● **Waterlow Park**
- 15 minutes ● **Parliament Hill**
- 15 minutes ● **Hampstead Heath**
- 15 minutes ● **Chalk Farm**
- 15 minutes ● **Holloway**
- 22 minutes ● **Camden Town**
- 30 minutes ● **Regents Park**
- 31 minutes ● **Hampstead**

The Specification

Kitchens & Bathrooms

Handleless design matt laminate kitchen units with soft close hinge

Corian worktops

Recessed LED lighting to underside of wall units

Stainless steel sink with hot and cold water supply

Stainless steel oven and microwave

Fully integrated Siemens appliances

Crosswater stainless steel fittings

Concealed thermostatic shower/bath valves, fixed shower heads, hand held shower heads and overflow bath fillers

Manderin Stone porcelain tiles floors and wall

Heated towel rails

Finishes

Timber effect luxury vinyl floor

White flush internal doors and contemporary satin ironmongery

White flush internal doors and contemporary satin ironmongery

Luxury composite decking

Ten year NHBC warranty

Heating & Electrics

Fully integrated smart operations to heating, Tv, blinds & lighting throughout

Recessed downlights

High speed broadband

BT points with cat 5 cable

Outside lighting

TV and Sky connection points

Track lighting to living room and bedroom

Whole house ventilation system

Underfloor heating throughout

Security

Video entry system

Security locks to windows and balcony doors

Full LD1 smoke detection and hardwired smoke alarm

Heat detection to the kitchen

CCTV surveillance system to communal external areas

The development adopts the Secure by Design initiative

Gated access

Private lift access to penthouses

Typical bathroom

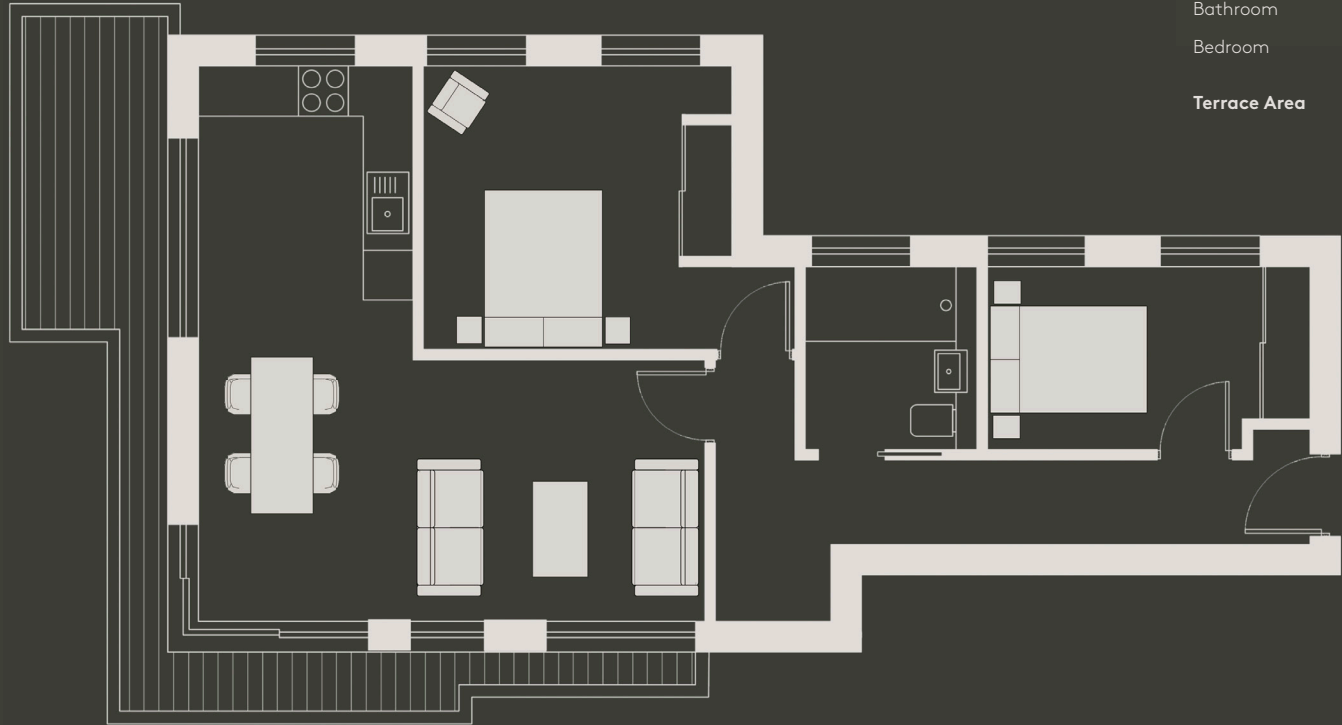




Typical living room

The Floorplans

Apartment 1

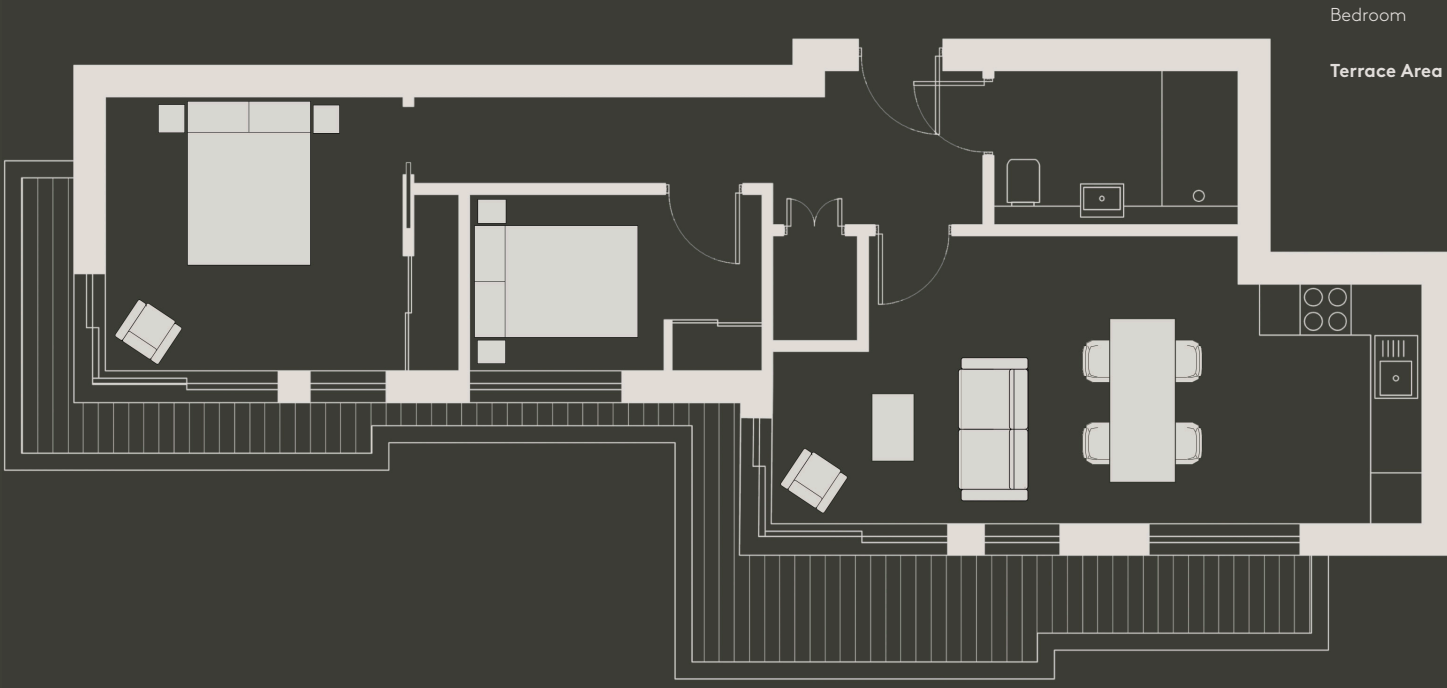


Gross Internal Area	66sqm	710sqft
Living/ Dining	6.1m x 3.2m	20ft x 10.5ft
Kitchen	3.5m x 2.6m	11.5ft x 8.5ft
Bedroom	3.7m x 3.4m	12ft x 11ft
Bathroom	2.2m x 2.1m	7.2ft x 6.9ft
Bedroom	3.9m x 2.2m	12.8ft x 7.2ft
Terrace Area	13sqm	140sqft

NOT TO SCALE

The Floorplans

Apartment 2



Gross Internal Area	60sqm	700sqft
Living/Dining	5.5m x 3.4m	18ft x 11.1ft
Kitchen	2.8m x 2.2m	9.2ft x 7.2ft
Bedroom	4.2m x 3.2m	13.7ft x 10.5ft
Bathroom	2.9m x 1.8m	9.5ft x 5.9ft
Bedroom	3.6m x 2.1m	11.8ft x 6.9ft
Terrace Area	13sqm	140sqft

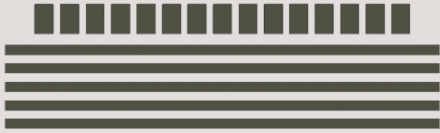
The Floorplans

Apartment 3



Gross Internal Area	65sqm	700sqft
Living/ Dining	5.2m x 3.8m	17ft x 12.5ft
Kitchen	1.9m x 4.3m	6.2ft x 14.1ft
Bedroom	4.2m x 3.5m	13.7ft x 11.5ft
Bathroom	2.8m x 1.8m	9.2ft x 5.9ft
Bedroom	4m x 2.2m	13.1ft x 7.2ft
Terrace Area	18sqm	193sqft

NOT TO SCALE



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