

ARCHWAY CORNER
800 HOLLOWAY ROAD, N19



Welcome to Archway Corner

Archway Corner is a limited collection of just nine carefully crafted apartments in the heart of north London. This boutique development has been thoughtfully designed to maximise the light and space in every apartment. Each home benefits from integrated appliances and it's own private outside space.

Archway Corner is perfectly located for easy access into central London and the West End. Archway Underground Station (Northern Line) is a two minute walk and Upper Holloway Station (Overground) is close by. 24 hour bus routes can be found on Holloway Road with connections to central London, and an abundance of local amenities and open green spaces.

To the west lies the peaceful Tufnell Park and Dartmouth Park neighbourhoods with Highgate Village located just to the north.



Specification

Key Materials

Overall Structure

- Red brickwork
- Grey framed double-glazed windows
- Double glazed balcony/ terrace doors
- Glass balcony balustrades
- Hardwood internal doors
- Opaque window panel
- Stone capping detail

General

- Newly constructed with the benefit of 10 years Premier Building Guarantee insurance backed by MD Insurance
- Energy efficient (EPC pending)
- Security alarm available to each flat
- Fire and smoke alarms
- Balconies or roof terrace to Penthouse
- Sliding or bi-folding doors
- High performance windows and external doors
- Heated communal parts
- Secured entry systems
- Gated entrance with private courtyard
- Cycle storage
- Modern design
- High speed broadband (subject to your supplier) via fibre direct to property

Fixtures & Fittings

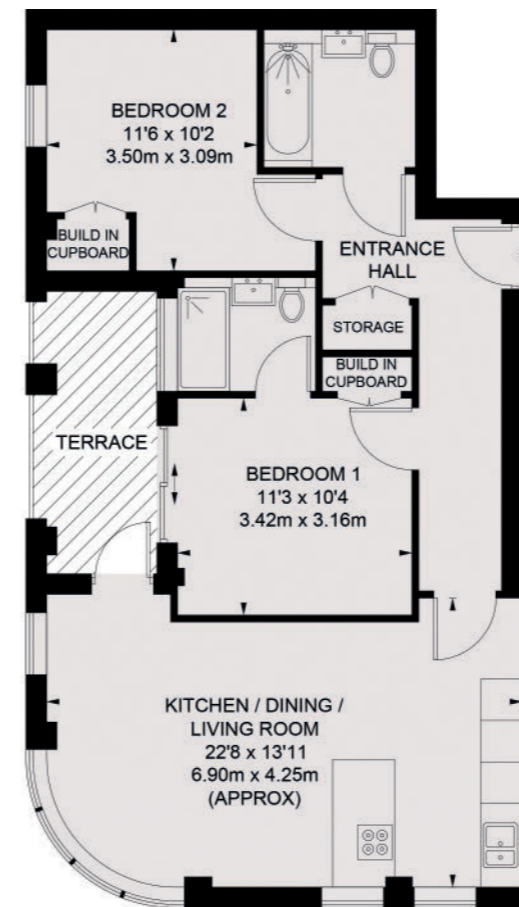
- Italian designed kitchens
- Composite granite worktops (or Silestone)
- Siemens appliances – Oven, induction hob, overhead extractor fan, dual oven-microwave (two beds & penthouse), dishwasher, washer/dryer & fridge/ freezer
- Engineered oak flooring to reception/ kitchen and hallways
- Bespoke wardrobes to all bedrooms
- Fully tiled bathrooms and shower rooms
- Level threshold showers
- Bespoke veneered doors and bronze door furniture

Services

- Modern sanitary ware with wall hung w/c and basins
- Hans Grohe or Saneux fittings
- Matt black fittings to penthouse
- Passenger lift (direct key access to penthouse)
- Underfloor heating
- CCTV
- Energy saving LED light fittings
- Bronze finished electrical sockets
- Hot water storage

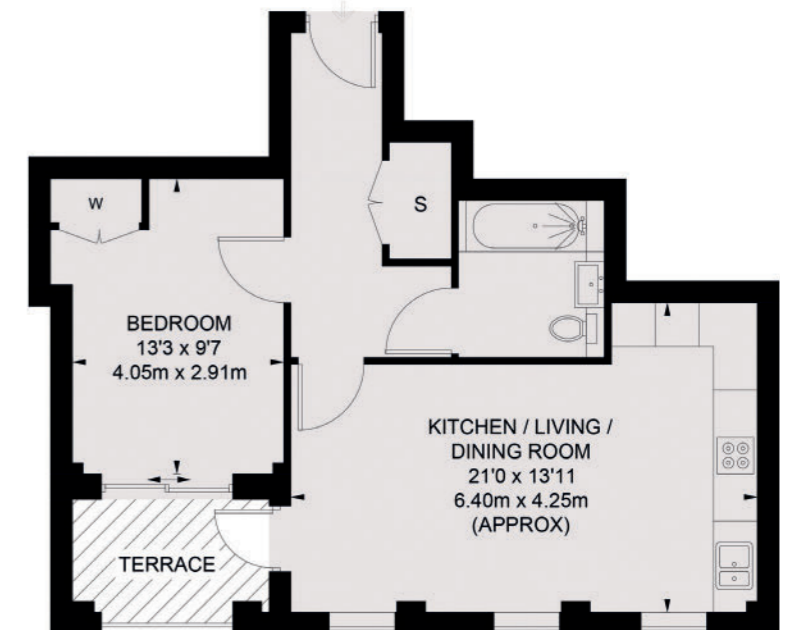
Floorplans

Flat A - Second Floor



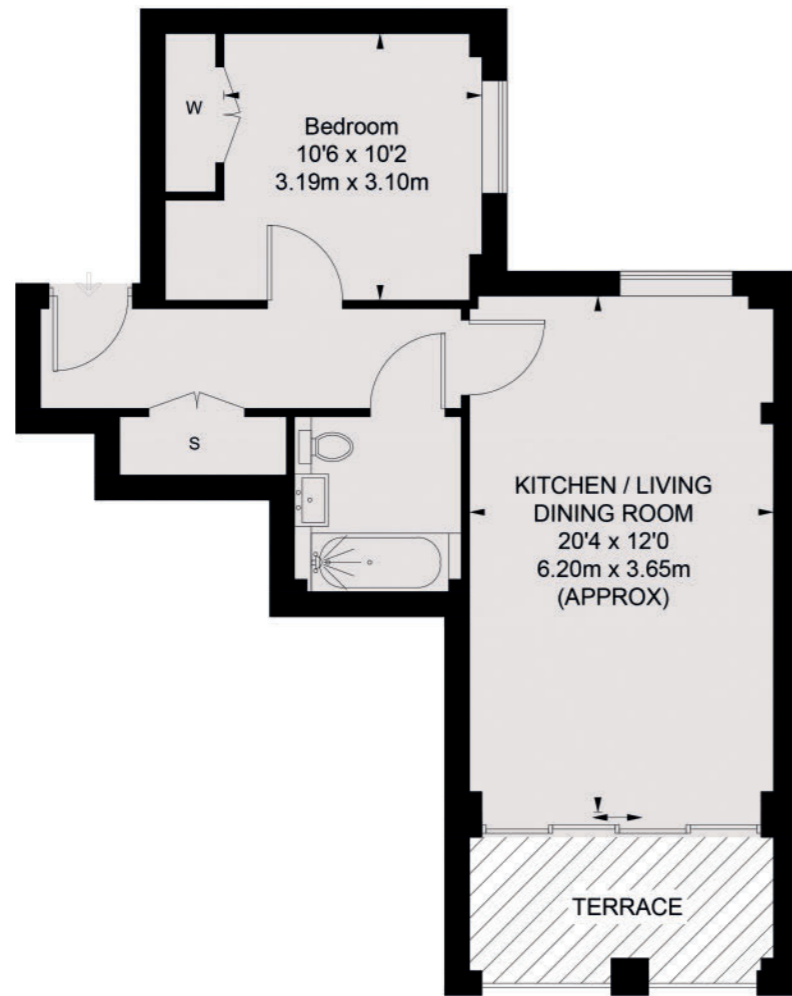
Total Approx Floor Area 761 sq. ft (70.7 sq. m.)

Flat B - Second Floor



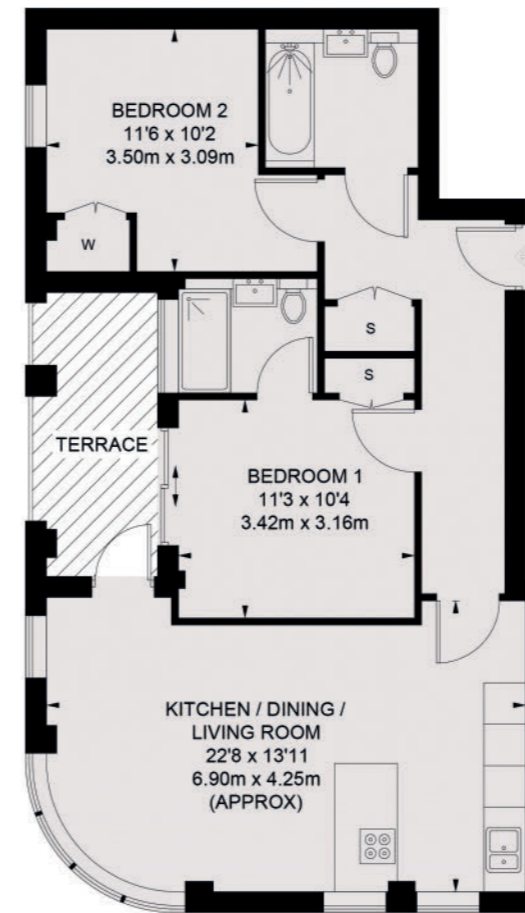
Total Approx Floor Area 531 sq. ft (49.3 sq. m.)

Flat C - Second Floor



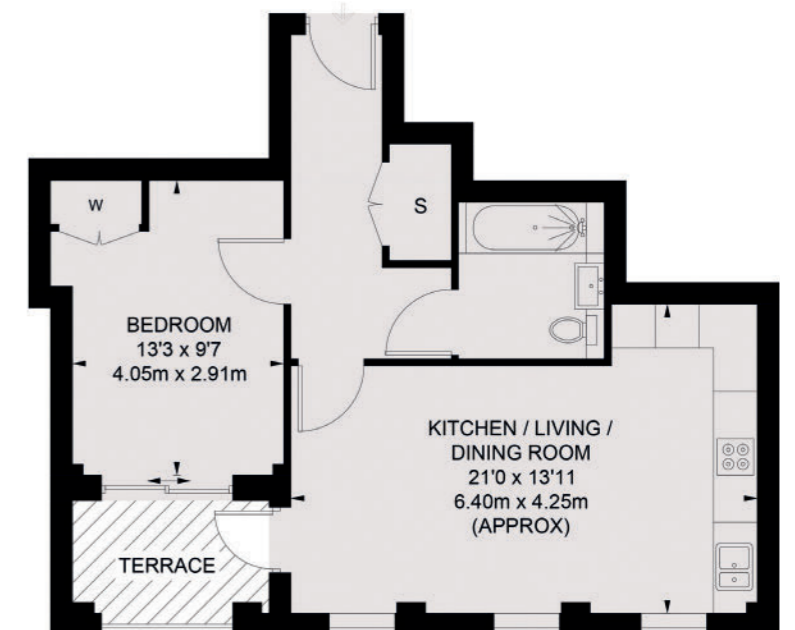
Total Approx Floor Area 522 sq. ft (48.5 sq. m.)

Flat E - Third Floor



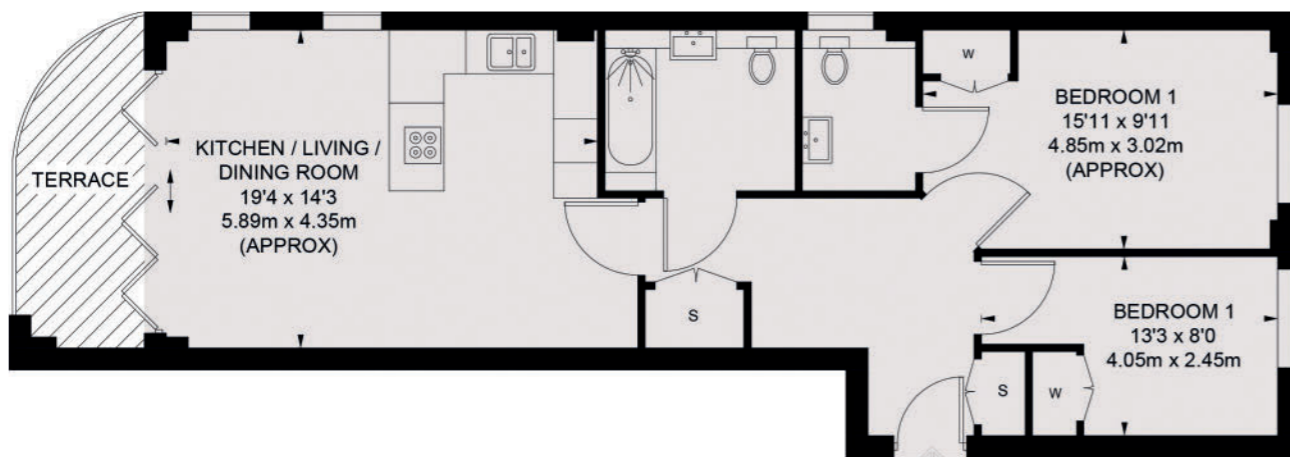
Total Approx Floor Area 761 sq. ft (70.7 sq. m.)

Flat F - Third Floor



Total Approx Floor Area 531 sq. ft (49.3 sq. m.)
Balcony 48 sq. ft (4.5 sq. m.)

Flat D - Second Floor



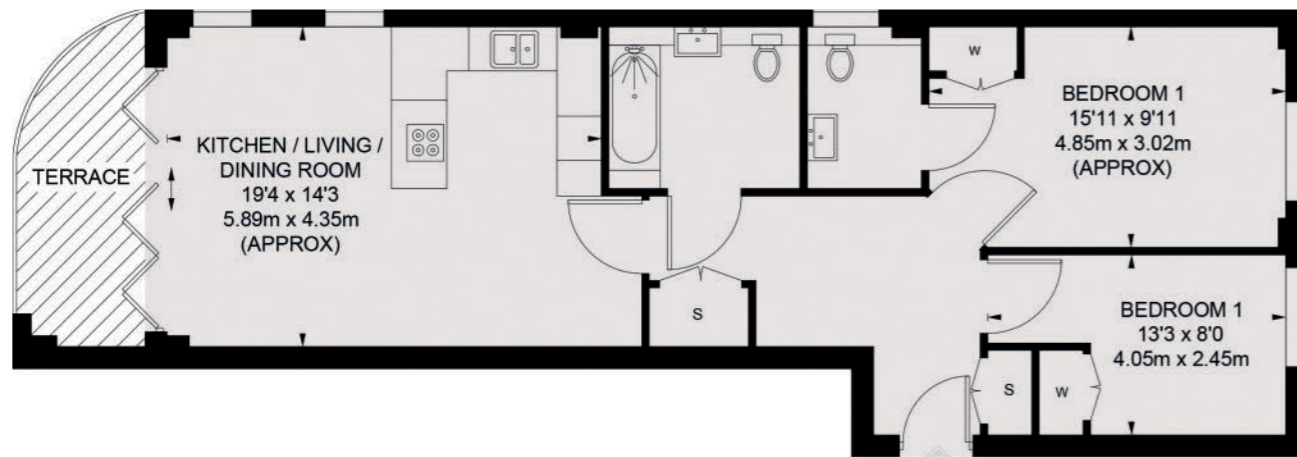
Total Approx Floor Area 784 sq. ft (72.8 sq. m.)

Flat G - Third Floor



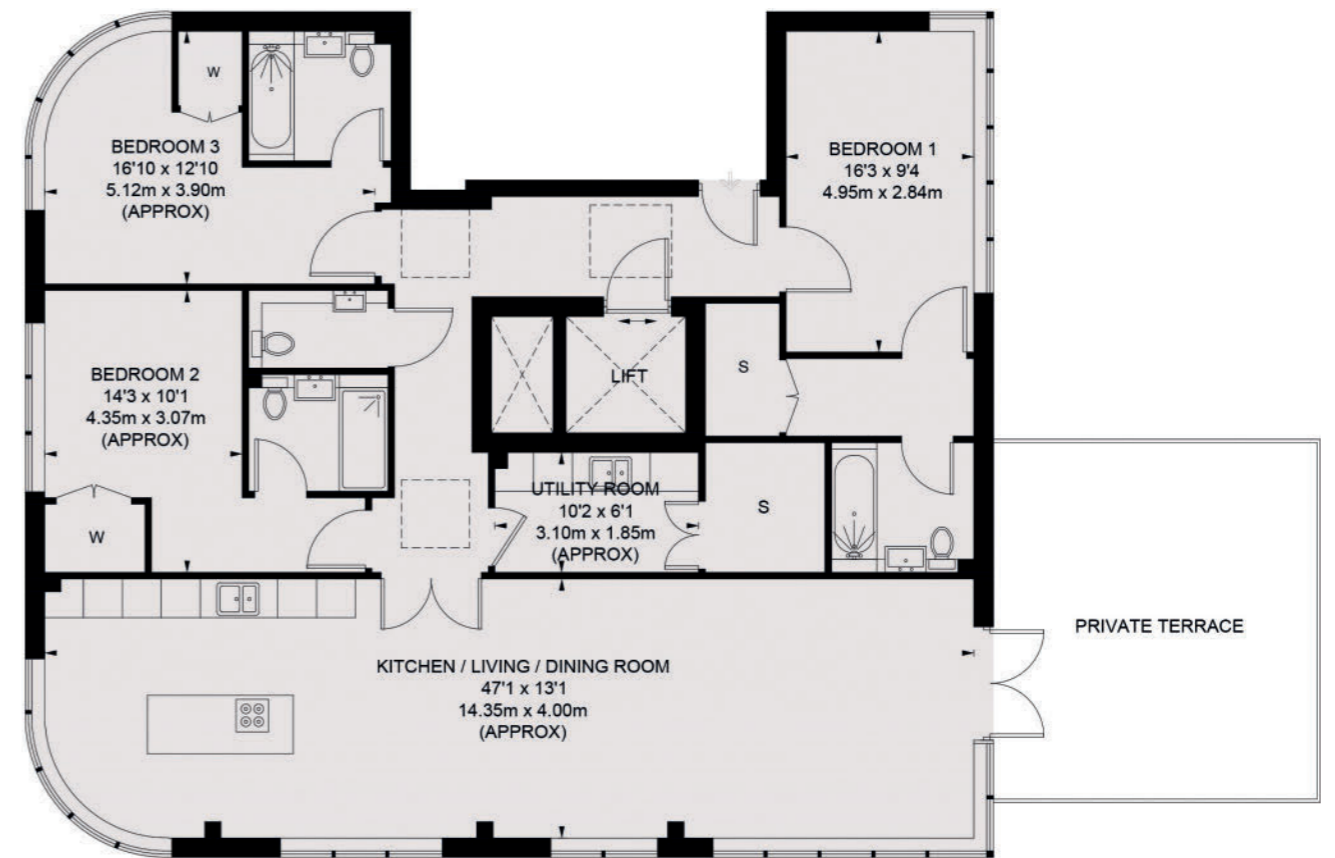
Total Approx Floor Area 522 sq. ft (48.5 sq. m.)

Flat H - Third Floor



Total Approx Floor Area 784 sq. ft (72.8 sq. m.)

Flat I - Fourth Floor



Total Approx Floor Area 1,389 sq. ft (129 sq. m.)
(Excluding Lift)

Parks and Green Spaces

Archway Corner is surrounded by an enviable roll call of parks and green spaces whilst being within easy access to everything London has to offer.

Waterlow Park and Highgate Woods are close by, offering outdoor tennis courts and children's play areas. A short bus journey north west, you will find the 790 acres Hampstead Heath.

One of London's largest open spaces, the heath gives access to outdoor swimming, tennis courts, long leisurely walks and the beautiful Kenwood House overlooking the lakes.

Leisure and Fitness

The Area is home to a number of sports and leisure facilities. With Archway Leisure Centre a short walk away, you will have access to a fully equipped two-storey gym, pool, sauna suite and steam room. Archway Corner is also set between PureGym Holloway Road & Highgate and Waterlow Park's tennis courts are a short walk away.

Transport

Archway Corner is ideally located for easy access into central London with Archway Underground Station across the road and Upper Holloway Overground Station close by.

24 hour bus routes can be found on Holloway Road with connections to Central London and an abundance of local amenities and open green spaces. Heathrow and Gatwick airport are both one hour away by train or car.

The development offers cycle storage and there is a Santander bike dock nearby.

Amenities

This development is ideally situated close to an abundance of local amenities. Major supermarkets are immediately available however a short walk will take you to the beautiful Highgate High Street with independent boutiques, restaurants and coffee shops, leading through the historical village centre. Think local deli, bakery and butchers and you are right on track in this idyllic centre.

A range of homeware and interiors stores are located along Holloway Road and for everything else, Oxford Circus and the West End is only a 17 minute tube ride away; giving you access to London's most diverse and exclusive shopping experience.

Dining Out

Archway Corner is situated near many cafes, restaurants and gastro pubs, including the famous St Johns Tavern and Lord Palmerston in Dartmouth Park.

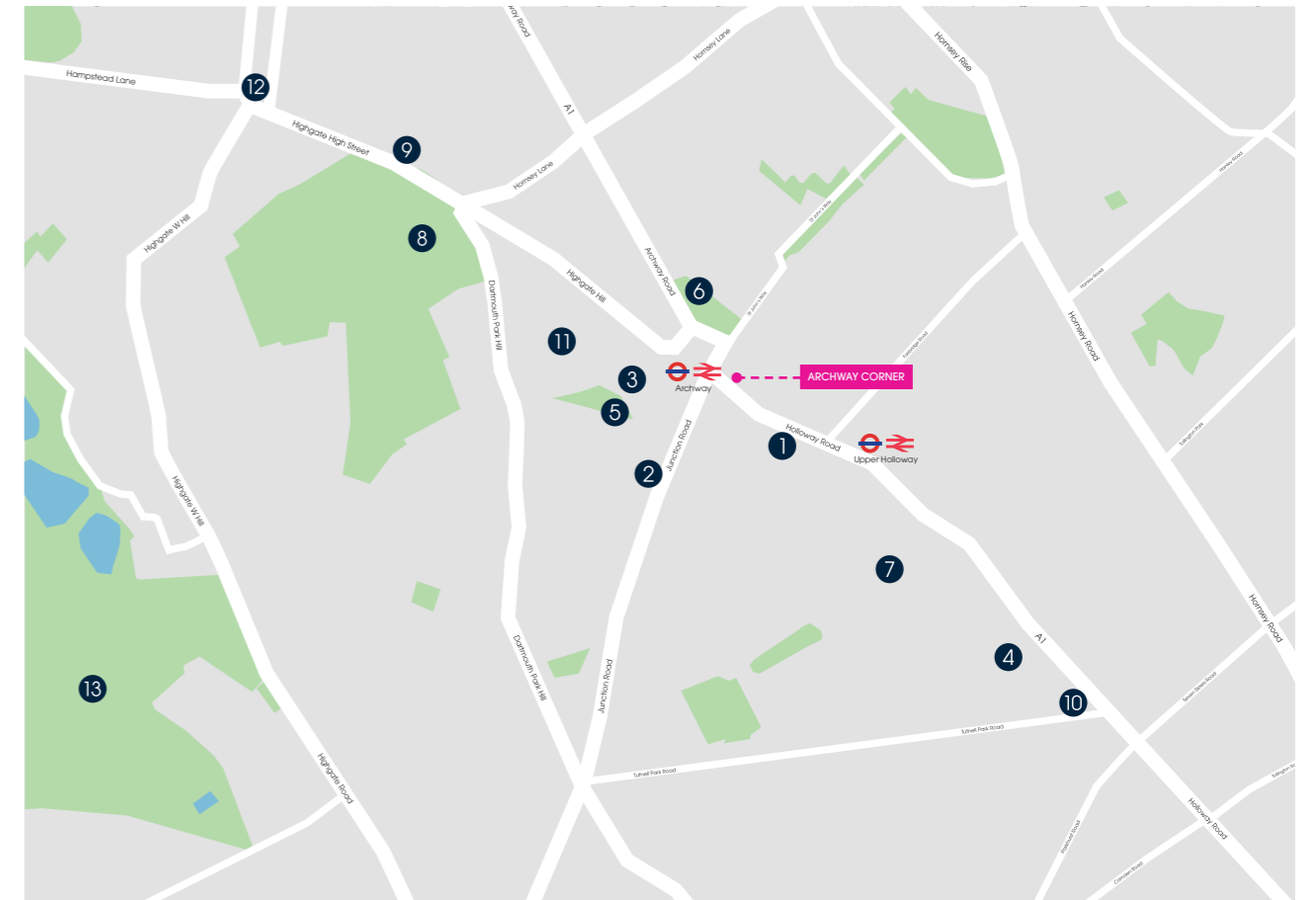
High end chains are also on hand next to the independently run bistros that entice people from all over the capital. A vast number of restaurants offering a range from Asian, Italian or English cuisines are within easy reach.

Schools

Some of London's most highly regarded independent and state schools are close by.

For independent secondary schools, Highgate School, University College School and Channing School for Girls are all under half an hour away. In addition to this, there are multiple well-renowned nurseries and primary schools, making this development ideal for families.

London universities including Birkbeck University, City University of London and London School of Economics are all within a half hour commute (approx).



Location Key

Points of Interest

- | | |
|--------------------------------|---|
| 1 Sainsbury's Local | 8 Waterlow Park |
| 2 Iceland Foods | 9 Channing School for Girls (Senior School) |
| 3 Archway Leisure Centre | 10 ODEON Luxe Holloway |
| 4 PureGym London Holloway Road | 11 Whittington Health |
| 5 Girdlestone Park | 12 Highgate |
| 6 Archway Park | 13 Hampstead Heath |
| 7 Whittington Park | |



Help to Buy Available

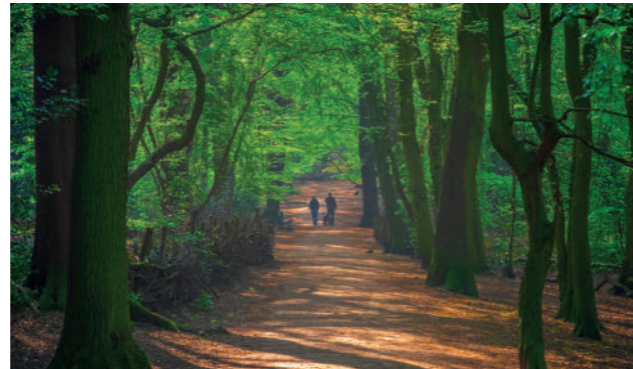
The Help to Buy scheme is an equity loan provided by the Government. They lend you up to 40% of the cost of your new build home, so you need a minimum of 5% deposit and a 55% mortgage to make up the rest.

For this scheme you must have a mortgage, which will be the first charge, as the equity loan can only be a second charge. The equity loan is for a maximum of 25 years or before if the property is sold or the mortgage redeemed, whichever term is the shorter of the two.

You will not be charged interest on the 40% loan for the first 5 years of owning your home. However, a management fee of £1 a month will be applicable from the date of purchase. From year six, a fee of 1.75% is payable on the equity loan, which rises annually by RPI (Retail Price Index) inflation plus 1%. Please call us for more information.



The Archway Tavern



Highgate Woods



Waterlow Park



Highgate school

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