



**RICHARDSON
MEWS**

**25 BEAUTIFULLY CONCEIVED NEW
HOMES IN HIGHGATE, LONDON N6**

RICHARDSON MEWS IS AN IMPOSING PRIVATE COMMUNITY OF ONE, TWO AND THREE BEDROOM HOMES, WELL-POSITIONED IN THE HIGHLY DESIRABLE HIGHGATE VILLAGE, LONDON N6, ADJACENT TO SOME OF LONDON’S FINEST GREEN SPACES, OVERLOOKING THE CITY AND BEYOND.

CONTENTS

Introduction	2
Location	8
Travel Amenities	10
Highgate Village Life	12
Education	16
Site Plan	17
Floor Plans	18
Specification	34
Credentials	36



DISCOVER YOUR VERY OWN ENCLAVE OF CALM AT THE EDGE OF LONDON'S BUSY HEART

Set in a commanding position on one of London's best vantage points, this beautifully curated development of 25 luxury, gated apartments is within easy reach of anywhere in the capital.

These stunning homes have been brought to life by Developland; the London-based developer with over 30 years experience in creating high calibre bespoke properties, to facilitate the very best of London village living.



COMPUTER GENERATED IMAGE FOR ILLUSTRATIVE PURPOSES ONLY



WHERE CLASSIC MEETS CONTEMPORARY

The façade from the Victorian building has been painstakingly retained and restored to preserve its imposing grandeur, with original features such as red brick detailing and decorative ridge tiles.

The existing fabric of the building's frontage combines hand-in-glove with modern additions and technologies. A carefully matched palette of tactile surfaces within the interiors serves to provide the best of both worlds, where old fashioned craft blends with high performance materials, gently breathing life back into this Victorian landmark.



YOUR CHANCE TO BE PART OF HISTORIC LONDON LIFE

For many centuries, Highgate has been a highly sought-after location for the discerning Londoner. Richardson Mews now offers you a chance to join Highgate's list of illustrious residents, both past and present, to create your very own piece of history.



“A gentle lifestyle on the fringe of everything that London has to offer.”

ENJOY A MORNING RUN IN HAMPSTEAD HEATH’S HUGE OPEN SPACES AND MYRIAD WALKWAYS.



DISCOVER THE GLORIOUS PAST AT KENWOOD HOUSE OR RETRACE THE STEPS OF DICK WHITTINGTON AND HIS CAT. YOU CAN ALSO STOP FOR A COSY DRINK AND A BITE TO EAT AT THE HIGHGATE INSTITUTION, THE ANGEL INN.

It is mentioned in both David Copperfield and the tale of Dick Whittington, who heard the Bow Bells summoning him back to London to become Mayor whilst walking up Highgate Hill.

Highgate is surrounded by enviable neighbours including Hampstead, Muswell Hill and Crouch End.

Highgate Wood and Queen’s Wood are virtually across the road from Richardson Mews, as is Parkland Walk, a green space formed from the disused railway track which leads uninterrupted all the way down to the famous Finsbury Park.

A few minutes walk takes you to historic Waterlow park with amazing views of the London skyline, especially at dawn, or to the serenity and mysticism of Highgate Cemetery which is truly a cornucopia of artefacts and anecdotes. As if that’s not enough, nearby Parliament Hill and Hampstead Heath are undisputed jewels in London’s green crown.

ONE OF LONDON’S MOST DESIRABLE VILLAGE LOCATIONS

For a blend of historic London village atmosphere, desirability and an enviable list of the best of London’s green spaces, all mixed with ease of access to everything the capital has to offer, Highgate is an unparalleled location.

Designated a Conservation Area, high on the hill, Highgate used to serve as a main gateway to London, and is made famous in literature by Dickens.



OFFERING THE BEST OF BOTH WORLDS

Highgate’s trump card is surely its serene position, observing the bustle of the capital from its hilltop vantage point cushioned by some of the best green spaces in the whole of London.

One of the reasons that Highgate attracts such a well-heeled demographic is the top schools on offer. Outstanding independent schools such as Highgate (founded in 1565) and Channing Girls School are a major draw to the neighbourhood and form a bedrock of well-to-do families in the surrounding neighbourhoods. These independent schools are matched by the quality of the local state schools; St. Michael’s and Highgate Primary School.

For further education it’s very easy to travel to any of London’s renowned universities, and for day-to-day peace of mind Highgate boasts some of London’s best healthcare locally available either privately at Highgate Hospital or at the highly regarded NHS Whittington Hospital.

GREEN SPACES

Waterlow Park	10 MINUTE WALK
Highgate Wood	10 MINUTE WALK
Queen’s Wood	10 MINUTE WALK
Highgate Cemetery	13 MINUTE WALK
Hampstead Heath	20 MINUTE WALK
Highgate Golf course	7 MINUTE DRIVE
Hampstead Golf course	7 MINUTE DRIVE

FROM THE TRANQUILLITY OF HAMPSTEAD HEATH, YOU CAN ALMOST REACH OUT AND TOUCH THE BUSTLING CITY.

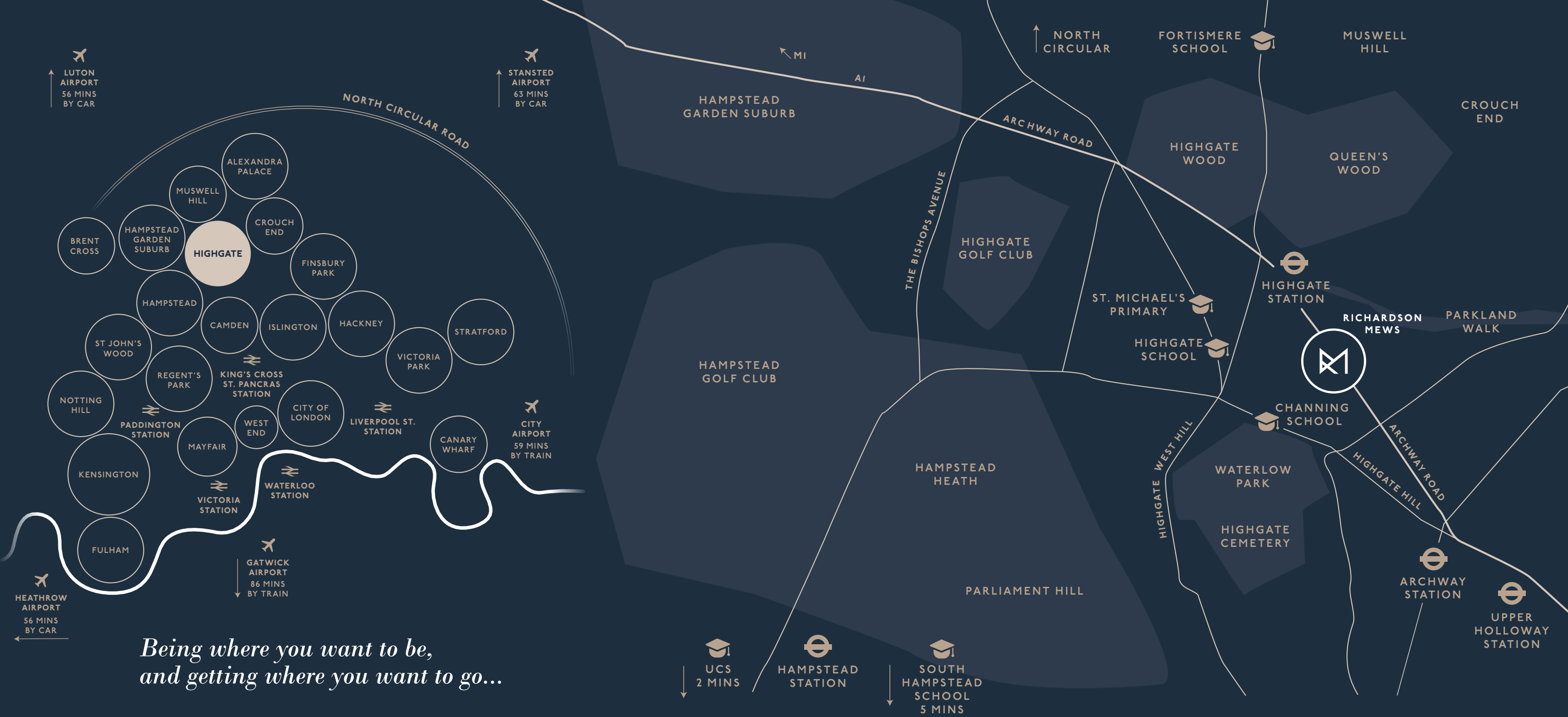


ACCESS TO LONDON'S FINEST

Whist being well-positioned for relaxation and lazy weekends, Richardson Mews has the enviable accolade of offering fantastic links to all of the capital's vibrancy, culture and education.

King's Cross St Pancras, the Eurostar, Crossrail and all of London's transport network is only a few stops from Highgate tube station (a few minutes' walk from Richardson Mews) and if you're heading to any of London's major airports, the North Circular and subsequently the M25 are easy to access, thanks to Highgate's perfect vantage point within its desirable North London territory.

For those favouring two wheels, you are in luck because across the road from your front door is K's Bicycle Workshop, a tiny but superb shop owned and run by possibly the nicest mechanic ever to have put spanner to spoke.



*Being where you want to be,
and getting where you want to go...*



Highgate Station
6 MINUTES

Waterlow Park
10 MINUTES

Highgate Wood
10 MINUTES

Highgate Cemetery
13 MINUTES

Archway Station
14 MINUTES

Highgate Village
15 MINUTES



Upper Holloway Station
6 MINUTES

Highbury and Islington
20 MINUTES

Finsbury Park Station
24 MINUTES

King's Cross St. Pancras Station
24 MINUTES

Liverpool Street Station
35 MINUTES

Regent's Park
35 MINUTES



University College London
21 MINUTES

SOAS University of London
30 MINUTES

King's College London
34 MINUTES

Queen Mary University
35 MINUTES

London School of Economics
40 MINUTES

Imperial College London
49 MINUTES



Euston Station
11 MINUTES

King's Cross St Pancras
13 MINUTES

Tottenham Court Road Station
16 MINUTES

Bank Station
22 MINUTES

Waterloo Station
21 MINUTES

London Bridge Station
23 MINUTES



LIFE IN THE VILLAGE

Window shopping around Highgate village's boutiques and coffee shops, nestled adjacent to its village centre, Pond Square, is likely to have you rubbing shoulders with some of the great and the good of the world who've also chosen to make Highgate their home.

Kate Moss or Jude Law may stroll past you at the bus stop. Pop in for a latte at one of Highgate's unassuming cafés and you're likely to be in a queue behind Liam Gallagher, Harry Styles, Kinks frontman Ray Davies or Monty Python Terry Jones. All these current residents, plus of course the late Sir George Michael, have been attracted by Highgate's unparalleled convenience twinned with its unquestioned sophistication and desirability.

“—there is culture all across the spectrum.”

Having always attracted the Arts in general (the poet Coleridge lived here in the early 1800s), there is still a wealth of culture in Highgate's midst.

From celebrated theatre space Jackson's Lane, through to classical recitals at Lauderdale House, World Stage events at Kenwood House or eclectic fringe theatre at the Gatehouse Pub (one of Highgate's oldest Inns, with a fantastic performance space nestled in its upper floors) — there is culture all across the spectrum.



The great and the good choose Highgate as their home.



STUNNING VIEWS OF THE CITY



CULTURE HOTSPOTS

Jackson's Lane Theatre

6 MINUTE WALK

Multi-arts venue located in a Grade II listed Wesleyan Methodist church.

Lauderdale House

9 MINUTE WALK

An arts and education centre based in Waterlow Park, running an extensive programme of performances, workshops, outreach projects and exhibitions.

Upstairs at The Gatehouse

14 MINUTE WALK

A small theatre in one of the area's oldest pubs, hosting theatrical and cabaret productions.



A CLASSIC PEDIGREE

Each year Highgate hosts the International Chamber Music Festival at intimate venues dotted around the village. Last year's festival boasted an introduction of poetry from distinguished actor Simon Callow and a pre-concert show with cellist Sheku Kanneh-Mason, whom many will recognise from his solo at the Royal Wedding in May 2018.



AN ECLECTIC MIX OF OLD AND NEW

Highgate's 'gateway to London' location and its positioning as a desirable London village means those seeking a slice of old England, paired with modern quality cuisine and craft brewing, means that some of Highgate's ancient coaching inns are still as popular today as they were 400 years ago.

COSY PUBS & TASTY DELIS

The Flask

16 MINUTE WALK

With a resident ghost and a beautifully eccentric layout, this ancient but ever-popular pub took its name from the flasks it sold way back when locals used to collect water from the springs in Highgate and Hampstead.

The Angel Inn

12 MINUTE WALK

Once the haunt of the Monty Python team, and now, as then, a warm and welcoming local pub with a down-to-earth yet slightly bohemian feel.

The Gatehouse

14 MINUTE WALK

This independent pub has a secluded garden and an imposing interior leading to London's highest theatre space above sea level; Upstairs at The Gatehouse.

The Red Lion and Sun

14 MINUTE WALK

A traditional, independent pub with two gardens and a good reputation for welcoming families and their four-legged friends.

Highgate Pantry, Gail's Bakery & Le Pain Quotidien

13 MINUTE WALK

Sweet and savoury choices abound. Pop in for a morning pastry and you'll probably come out with a cake for later too.

Cocoro Sushi

1 MINUTE WALK

A very authentic slice of Japan complete with sushi bar, mini deli and shop. There are occasional Sake tasting evenings and sushi making classes, not to be missed.





TOP CLASS EDUCATION

Some of London's best independent and state schools are within easy reach of Richardson Mews.

LOCAL SCHOOLS

St. Aloysius	Highgate Primary
St. Anthony's	Highgate Woods
The Archer Academy	King Alfred's
Arnold House	Lyndhurst House
The Avenue	St. Margaret's
Channing	St. Mary's
St. Christopher's	St. Michael's Primary
Devonshire House	Northbridge House
Fortismere	Parliament Hill
The Hall	South Hampstead
Henrietta Barnett	UCS
Highgate	William Ellis



London hosts some of the world's most prestigious educational institutions. Courses span across every sector; from the Arts, through Economics and Politics to world leading Medicine.

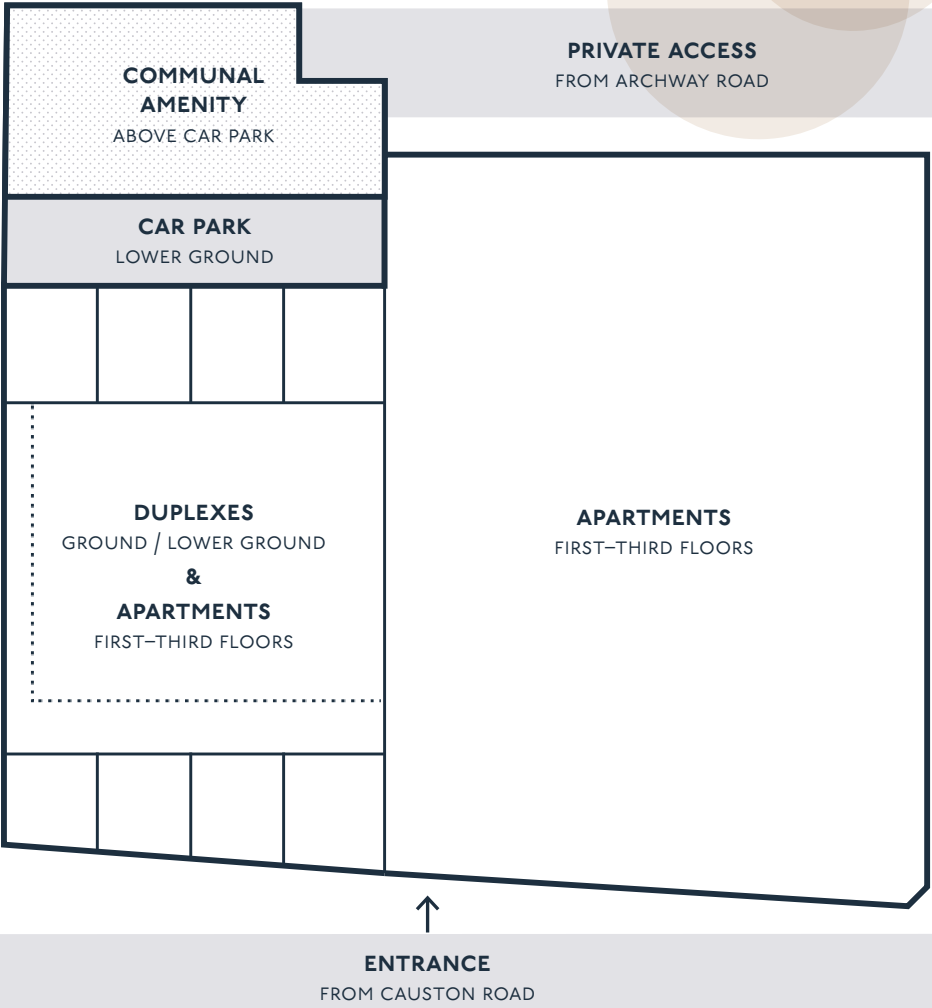
LONDON UNIVERSITIES

Barts & The London School of Medicine & Dentistry
Birkbeck University
Brunel University
Central St. Martin's College of Art and Design
City University London
Goldsmiths University
Imperial College London
Institute of Education
King's College London
Kingston University
London School of Economics and Political Science
London South Bank University
Middlesex University
Queen Mary University
Roehampton University
Royal Academy of Music
Royal College of Music
SOAS University
Trinity Laban Conservatoire of Music and Dance
University College London
University of East London
University of Greenwich
Westminster University



DEVELOPMENT SITE PLAN

The site, on the corner of Archway road and Causton Road, comprises duplexes, apartments, a communal garden and even a ground floor car park.





LOWER GROUND & GROUND FLOOR DUPLEXES

There are four duplexes spanning the ground and lower ground floors, comprising either two or three bedrooms with a master en suite alongside generous living spaces. Each boasts its own private entranceway and has outside space to both front and rear, with sliding floor-to-ceiling glass doors to the secluded rear patio.



LG & G FLOORS



01

2 Bedrooms
2 Bathrooms

Total Area
88 sqm
943 sqft

Lower Ground
41 sqm
439 sqft

Ground
47 sqm
504 sqft

Kitchen/Living
3.6 × 8.0 m

Bedroom 1
2.9 × 4.6 m

Bedroom 2
2.9 × 4.2 m

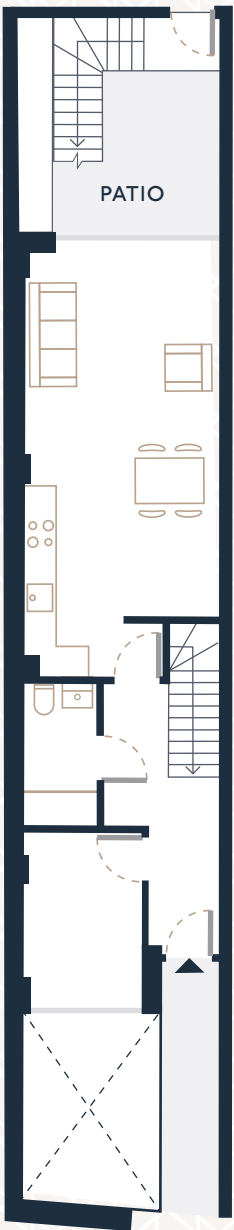
Study
2.2 × 3.2 m

Patio / Terrace
3.1 × 2.3 m

Second Patio
2.9 × 1.8 m



LOWER
GROUND
FLOOR



GROUND
FLOOR

02

3 Bedrooms
2 Bathrooms

Total Area
93 sqm
1001 sqft

Lower Ground
49 sqm
526 sqft

Ground
44 sqm
475 sqft

Kitchen/Living
3.5 × 7.7 m

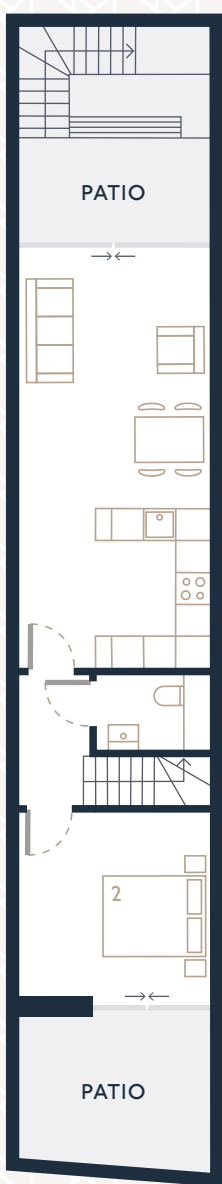
Bedroom 1
3.5 × 3.5 m

Bedroom 2
3.5 × 3.0 m

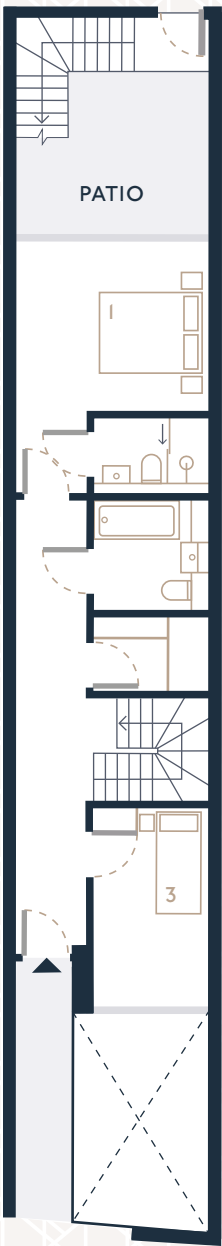
Bedroom 3
2.1 × 3.5 m

Patio / Terrace
3.5 × 2.5 m

Second Patio
3.5 × 2.0 m



LOWER
GROUND
FLOOR



GROUND
FLOOR



LOWER GROUND & GROUND FLOOR DUPLEXES

There are four duplexes spanning the ground and lower ground floors, comprising either two or three bedrooms with a master en suite alongside generous living spaces. Each boasts its own private entranceway and has outside space to both front and rear, with sliding floor-to-ceiling glass doors to the secluded rear patio.



LG & G FLOORS



03

3 Bedrooms
2 Bathrooms

Total Area
93 sqm
1000 sqft

Lower Ground
49 sqm
526 sqft

Ground
44 sqm
475 sqft

Kitchen/Living
3.5 × 7.7 m

Bedroom 1
3.5 × 3.5 m

Bedroom 2
3.5 × 3.0 m

Bedroom 3
2.1 × 3.5 m

Patio / Terrace
3.5 × 2.3 m

Second Patio
3.5 × 2.3 m



LOWER
GROUND
FLOOR

GROUND
FLOOR

04

3 Bedrooms
2 Bathrooms

Total Area
93 sqm
1006 sqft

Lower Ground
49 sqm
529 sqft

Ground
44 sqm
477 sqft

Kitchen/Living
3.5 × 7.7 m

Bedroom 1
3.5 × 3.5 m

Bedroom 2
3.5 × 3.0 m

Bedroom 3
2.1 × 3.5 m

Patio / Terrace
3.8 × 2.3 m

Second Patio
3.4 × 2.5 m



LOWER
GROUND
FLOOR

GROUND
FLOOR



FIRST FLOOR

The first floor apartments all have outside space and range from 2–3 beds. Each has a living space designed to maximise flexibility with the apartment's footprint.



FIRST FLOOR



05

2 Bedrooms
1 Bathroom

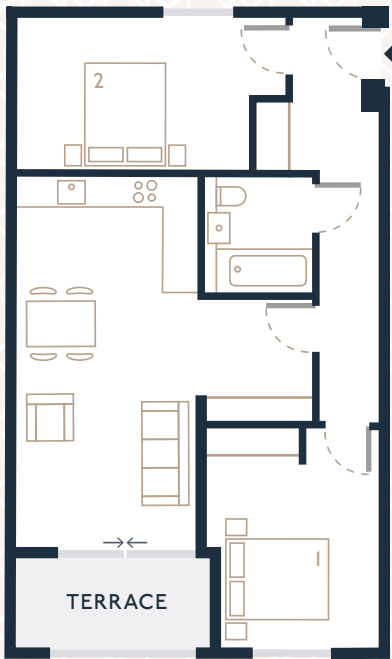
70 sqm
755 sqft

Kitchen/Living
3.2 × 6.8 m

Bedroom 1
3.0 × 4.0 m

Bedroom 2
2.8 × 4.4 m

Terrace
1.5 × 3.2 m



06

2 Bedrooms
1 Bathroom

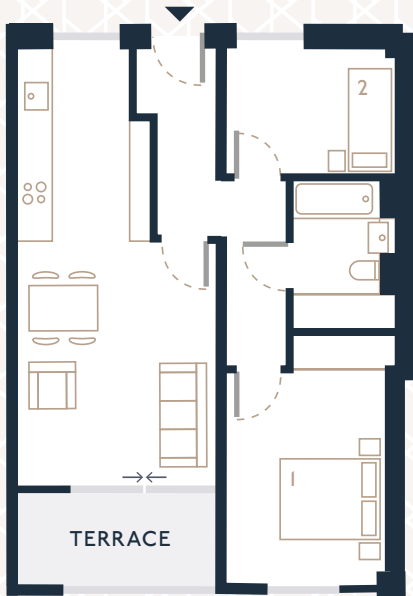
61 sqm
657 sqft

Kitchen/Living
3.5 × 8.1 m

Bedroom 1
2.9 × 3.9 m

Bedroom 2
2.4 × 3.1 m

Terrace
1.5 × 3.4 m



07

2 Bedrooms
2 Bathrooms

71 sqm
767 sqft

Kitchen/Living
3.6 × 7.6 m

Bedroom 1
2.8 × 4.4 m

Bedroom 2
3.2 × 3.9 m

Terrace
1.5 × 7.2 m



08

3 Bedrooms
2 Bathrooms

96 sqm
1034 sqft

Kitchen/Living
5.6 × 6.0 m

Bedroom 1
2.8 × 5.3 m

Bedroom 2
3.5 × 3.8 m

Bedroom 3
2.4 × 4.1 m

Terrace
5.3 × 11.3 m





FIRST FLOOR

The first floor apartments all have outside space and range from 1–3 beds. Each has a living space designed to maximise flexibility with the apartment's footprint.



FIRST FLOOR





SECOND FLOOR

The second floor apartments all have access to the communal garden and range from 2-3 beds. Each has a living space designed to maximise flexibility with the apartment's footprint, some boasting their own private terraces as well.

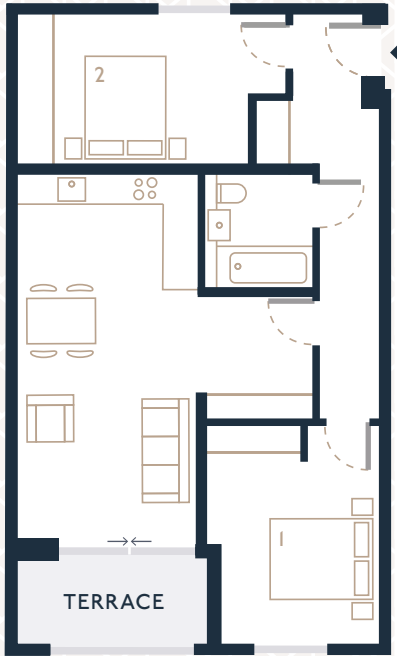


SECOND FLOOR



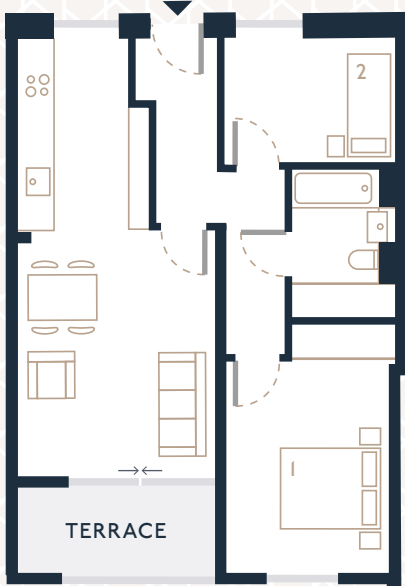
12

2 Bedrooms 1 Bathroom
70 sqm 756 sqft
Kitchen/Living 3.2 × 6.8 m
Bedroom 1 3.0 × 4.0 m
Bedroom 2 2.8 × 4.4 m
Terrace 1.5 × 3.2 m



13

2 Bedrooms 1 Bathroom
61 sqm 659 sqft
Kitchen/Living 3.5 × 8.1 m
Bedroom 1 2.9 × 3.9 m
Bedroom 2 2.4 × 3.1 m
Terrace 1.5 × 3.4 m



14

3 Bedrooms 2 Bathrooms
87 sqm 938 sqft
Kitchen/Living 3.3 × 9.2 m
Bedroom 1 3.1 × 3.2 m
Bedroom 2 2.1 × 3.8 m
Bedroom 3 2.1 × 3.8 m
Terrace 1.5 × 7.2 m



15

2 Bedrooms 2 Bathrooms
77 sqm 833 sqft
Kitchen/Living 4.8 × 5.5 m
Bedroom 1 3.4 × 4.2 m
Bedroom 2 2.8 × 4.2 m





SECOND FLOOR

The second floor apartments all have access to the communal garden and range from 2-3 beds. Each has a living space designed to maximise flexibility with the apartment's footprint.



SECOND FLOOR



16

2 Bedrooms
2 Bathrooms

72 sqm
776 sqft

Kitchen/Living
3.4 × 8.2 m

Bedroom I
2.8 × 4.3 m

Bedroom 2
2.8 × 3.3 m



17

2 Bedrooms
2 Bathrooms

76 sqm
816 sqft

Kitchen/Living
4.5 × 6.0 m

Bedroom I
2.8 × 4.3 m

Bedroom 2
2.8 × 4.8 m



18

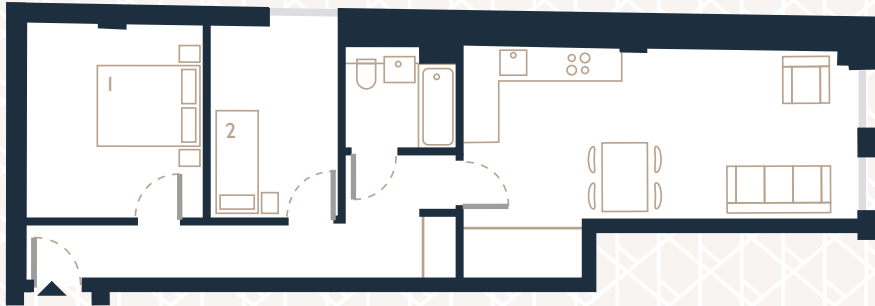
2 Bedrooms
1 Bathroom

64 sqm
693 sqft

Kitchen/Living
4.4 × 7.4 m

Bedroom I
3.4 × 3.6 m

Bedroom 2
2.4 × 3.6 m





THIRD FLOOR PENTHOUSE

The third floor penthouses benefit from the serenity that comes from top-floor living. Ranging from 1-2 bedrooms, all have their own outside space from which to enjoy being the top storey within your surroundings.

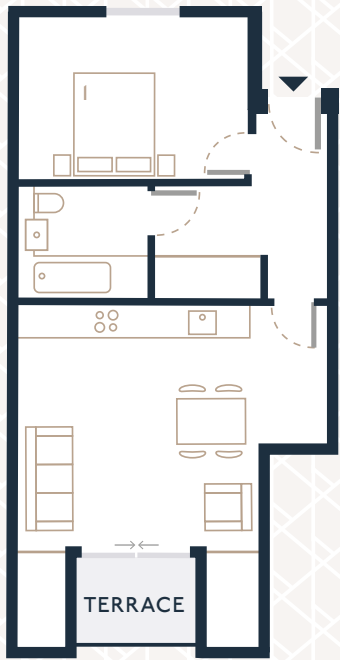


THIRD FLOOR



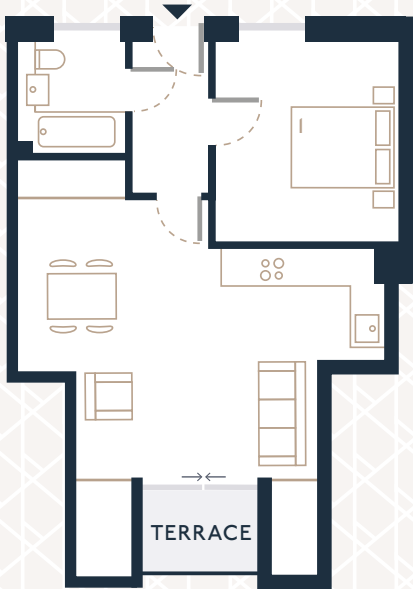
19

1 Bedroom 1 Bathroom
53 sqm 567 sqft
Kitchen/Living 4.6 × 5.6 m
Bedroom 1 3.0 × 4.1 m
Terrace 1.5 × 2.0 m



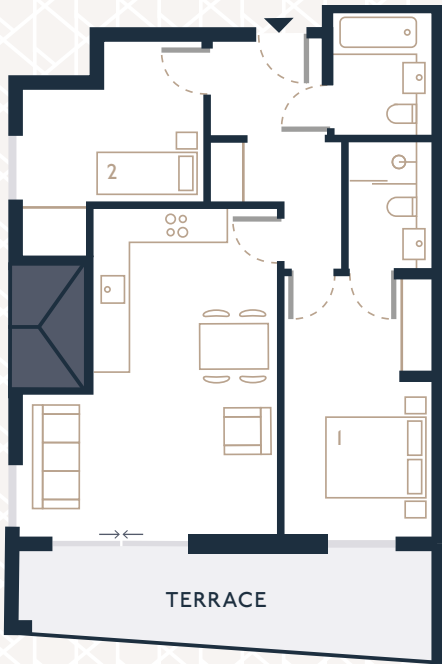
20

1 Bedroom 1 Bathroom
53 sqm 574 sqft
Kitchen/Living 5.2 × 6.7 m
Bedroom 1 3.4 × 3.6 m
Terrace 1.5 × 2.0 m



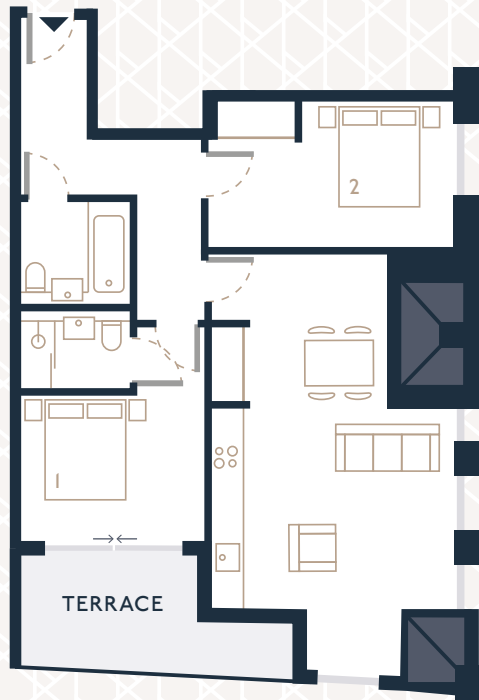
21

2 Bedrooms 2 Bathrooms
66 sqm 715 sqft
Kitchen/Living 4.7 × 6.1 m
Bedroom 1 2.8 × 4.9 m
Bedroom 2 3.0 × 3.4 m
Terrace 1.5 × 7.4 m



22

2 Bedrooms 2 Bathrooms
72 sqm 773 sqft
Kitchen/Living 4.6 × 7.7 m
Bedroom 1 2.8 × 3.5 m
Bedroom 2 2.8 × 4.6 m
Terrace 1.7 × 3.3 m





THIRD FLOOR PENTHOUSE

The third floor penthouses benefit from the serenity that comes from top-floor living. Some of these one bedroom penthouses also have a secluded outside space from which to enjoy being the top storey within your surroundings.



THIRD FLOOR



23

1 Bedroom
1 Bathroom

50 sqm
534 sqft

Kitchen/Living
4.6 × 6.0 m

Bedroom I
3.4 × 4.3 m



24

1 Bedroom
1 Bathroom

49 sqm
524 sqft

Kitchen/Living
3.9 × 6.9 m

Bedroom I
2.8 × 4.1 m



25

1 Bedroom
1 Bathroom

58 sqm
625 sqft

Kitchen/Living
3.1 × 7.3 m

Bedroom I
3.7 × 3.7 m

Terrace
1.5 × 7.2 m





SPECIFICATIONS

INTERNAL GENERAL

- Video entry system
- Recessed ceiling, low voltage downlights
- Television (terrestrial & satellite), telephone and CAT 6 to principal living rooms and master bedrooms
- Dimming light controls to main rooms
- Underfloor heating
- USB points
- Communal landscaped roof terraces
- Secure cycle bays with electric charging points

KITCHENS

- Italian and German designer kitchens
- Composite stone worktops
- Bosch and Miele appliances
- Recessed cabinet lights
- Stainless steel sink
- Fully integrated fridge freezer
- Fully integrated dishwasher
- Multifunction oven

BATHROOMS AND SHOWER ROOMS

- Italian porcelain tiles to walls and floors
- Built in baths with bath fillers
- Heated towel rails
- Vanity units
- Luxury German bathroom fittings
- Wall hung basins
- Concealed cistern WCs with soft close seat
- Shaving sockets



Owners will benefit from:

- A package of memberships to some of the world's most famous concept and arts venues
- Car club membership
- Uber gift voucher



ABOUT THE DEVELOPER

Developland is an astute property development and investment company with a reputation for creating high quality residential and commercial schemes that make a positive impact on the surrounding area and the lives of local residents.

The company’s core strength is its ability to identify emerging regeneration areas and create homes and commercial spaces that meet the needs of the local community.

developland

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“We have a strong track record of investing in up and coming areas that offer great potential for growth and then maximising the value of our property holdings within these areas.”

MICHAEL GERRARD
SALES & ACQUISITION DIRECTOR, DEVELOPLAND

TOP: INFINITY HEIGHTS, E8
MIDDLE: INFINITY HEIGHTS, E8
BOTTOM: BENYON WHARF, E8

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