



MONTMORENCY PARK

N11

A Prestigious Development
in North London



**MONTMORENCY
PARK**
N11

Welcome to a new chapter of city living

Every good story begins with a flight of the imagination. It's what transforms the pages of a book into a tale that leaps off the paper and what breathes life into a brand new home. Whether you're folding back the cover of your favourite novel or opening the door of your new property, it's imagination that makes the magic happen.

When we created Montmorency Park in New Southgate, we imagined homes with the thrill of London on their doorstep, but with landscaped green spaces and the buzz of local life close at hand. We imagined over 500 stunning new properties carefully designed to make living a pleasure and travelling a breeze - whether by car, by train or on foot. We imagined people living here, enjoying London and beyond in their own way, and making New Southgate into one of the most exciting communities in the city.

But it isn't just imagination. It's real. The Montmorency Park story starts here.

To become part of the adventure, just unleash your imagination and read on...



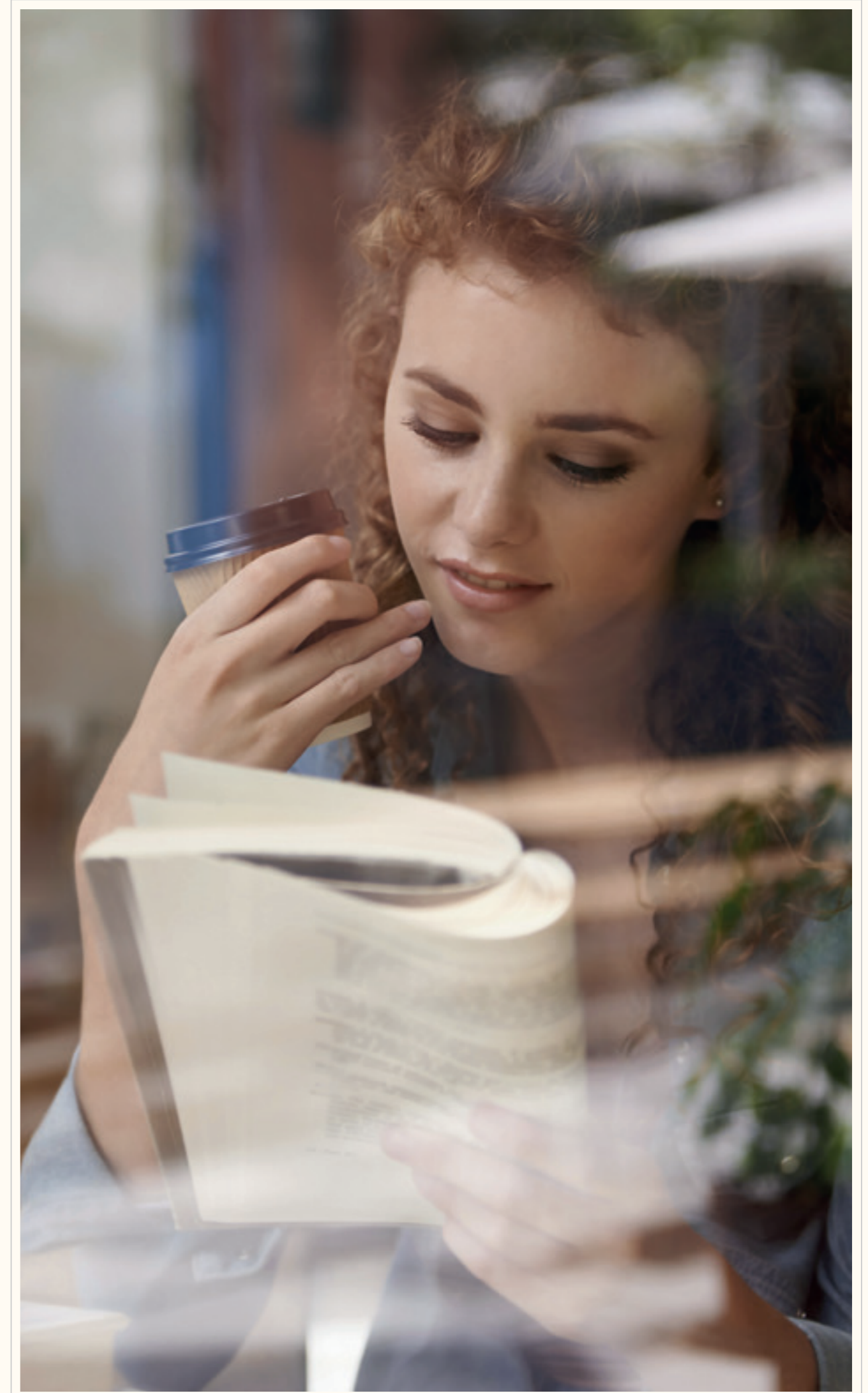
The beginning of a beautiful story

Like every friendly community, New Southgate is home to some fascinating life stories. But perhaps one of the most interesting is that of Jerome K. Jerome, who lived in the area as a child and who went on to write *Three Men in a Boat*, one of the best-loved comic novels in English literature.

The book was his masterpiece. Published in 1889, it tells the story of three men and a dog on a boat trip along the Thames from Kingston through to Oxford. Hugely popular in his lifetime, its dry humour and elegant wit have never faded and it has remained in print ever since it first appeared.

Bringing a development of luxurious new homes to the heart of New Southgate, we knew that the lives lived here would lead to a new generation of stories, and so we thought we would pay tribute to Jerome's literary legend by naming our development after his book. Although there are three men at the heart of the story, there is only one hero.

And that's their dog, Montmorency.





Indicative computer generated image of Montmorency Park



Where lives come to life

Montmorency Park is perfect for anyone who loves London living combined with the best of local community life. The tube is just five minutes away. Arnos Grove station is on the Piccadilly line, from there you can reach central London in twenty five minutes.* The New Southgate mainline station - also five minutes' walk - lets you reach Moorgate in a similar time. Then there are the excellent road links - to the A406 and the M1 - so you can be up and out and on the road quickly and easily.

Sometimes it's hard to believe that the world's most exciting city is so close, but when you want to tap into its treasures, you can be at the heart of it all in no time.

However, it's only when you close the door on your home at Montmorency Park that you discover everything it has to offer. From spacious layouts and the latest fixtures and fittings, to balconies or terraces and gardens to ground floor apartments. Every detail is designed to make you feel at home.

Beautiful modern kitchens make cooking a pleasure, while relaxing living spaces give you room to unwind and the communal open garden space provides a haven to enjoy.

*Times taken from www.tfl.gov.uk



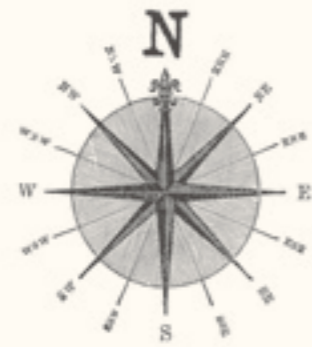
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FUTURE PHASE

Computer generated image indicative only and may be subject to change.



Indicative computer generated image of Wallingford and Kempton



The world on your doorstep

London living is famous across the world for everything it has to offer and at Montmorency Park, the choices are endless. To the south lies Alexandra Palace with its wide open spaces and glorious Victorian leisure palace, whilst Muswell Hill, Finchley and Hornsey all lie within easy reach.

Montmorency Park is superbly located for all the everyday amenities that make for easy living, from good schools and shopping areas to parks and health centres. But it's also the place to be with some of the UK's greatest cultural attractions just a short train or tube ride away.

If reaching the cultural and business hot-spots of London is easy, Montmorency Park also puts you in touch with a welcoming community. The homes are designed around vibrant hubs where you can walk, meet and watch the world go by.

Whether you're enjoying a weekday evening at home, a Saturday night on the town or a relaxing Sunday afternoon with coffee and friends, Montmorency Park makes you the hero of your own life story. And although we can hint at Montmorency Park's possibilities, writing the next chapter is up to you...



ARNOS GROVE
UNDERGROUND

EMIRATES
STADIUM

NORTH
CIRCULAR
A406

ALEXANDRA
PALACE



ARNOS GROVE
PARK

MONTMORENCY
PARK

MUSWELL HILL
GOLF CLUB

NEW
SOUTHGATE
OVERGROUND




“It’s just a beautiful place to live,
lots of families”



“There’s shops nearby,
and for pubs or restaurants, you’re
really spoilt for choice. There’s
something for everybody”

“You can get into London
in just 25 minutes”





“There’s lots of good
Nursery, Primary and
Secondary Schools”

“I love living in New Southgate,
I wouldn’t want to live anywhere else”

When it comes to socialising, eating and shopping in and around New Southgate, local residents are simply spoilt for choice.

From the charming former coaching inn, Ye Olde Cherry Tree, situated on The Green with a pretty beer garden; to dog-friendly Molly’s Bar on Bowes Road offering great music at weekends, there are pubs and bars a plenty.

A mile or so down the road, there’s award-winning Green’s Steakhouse; plus upmarket Fish & Chip restaurant, Cannons which attracts diners from all over North London.

And if you fancy international cuisine, Green Lanes is close by, offering over 6 miles of eateries catering for all tastes - including some of the best Turkish restaurants in the capital.

There’s plenty on the retail front, too - from local grocery stores and electrical shops to independent patisseries, plus clothes, gifts and furniture shops. There are supermarkets in the vicinity, and a half-mile up the road is Friern Barnet Retail Park with its major shops and national chain stores.

New Southgate has plenty of green spaces, making outdoor socialising a breeze - in addition to Alexandra Park with stunning views of London, Winchmore Hill Green is a great place to sit and watch the world pass by.

“There’s a really good
community feel”



PICCADILLY LINE

Arnos Grove

Kings Cross
St Pancras

Covent Garden

Leicester Square

Piccadilly Circus

Hyde Park Corner

Knightsbridge

Earl's Court

18 mins

25 mins

26 mins

28 mins

32 mins

33 mins

43 mins



NATIONAL RAIL

Moorgate

Old Street

Highbury
& Islington

Finsbury Park

Alexandra
Palace

**New
Southgate**

Potters Bar

Hatfield (Herts)

Welwyn
Garden City

Stevenage

24 mins

20 mins

15 mins

10 mins

3 mins

12 mins

21 mins

26 mins

42 mins



PROPOSED CROSSRAIL 2

**New
Southgate**

Euston
St Pancras

Tottenham
Court Road

Victoria

Kings Road,
Chelsea

Clapham
Junction

*Times taken from www.tfl.gov.uk



Your story starts just 25 minutes from Central London

London boasts one of the most sophisticated transport networks in the world and with the introduction of the new Crossrail hub it's set to get even better. Whether you're commuting to the city by train or tube, strolling to the shops or flying further afield, Montmorency Park's enviable location just 25 minutes to the M25 and 45 minutes to Heathrow Airport, caters for both business and leisure travelling.

With more and more cycle lanes across the city, you'll also have the healthy option of jumping on your bicycle to explore the local parks and nearby attractions. Or perhaps you'd prefer to hop in the car and head out to the Hertfordshire countryside where you can meander around the country lanes and nature trails. At Montmorency Park it's all about a life of convenience and easy access to the location of your choice. The hardest decision you'll have to make is where to next...?

“Easy access to all
the possible transport
you can think of”





All that London has to offer

With a direct train from New Southgate to Kings Cross, and a journey time of as little as 22 minutes, this bustling social hub, with its fantastic bars and restaurants, is within easy reach.

Grab a drink and some brunch at super cool café bar, Caravan. Enjoy fine dining at Gilbert Scott, Marcus Wareing's Michelin star restaurant. Or, for a real culture fix, pop into the British Library and take in an exhibition, explore the reading rooms, or grab some lunch.

A stroll across town, or a quick tube ride, and you're in Covent Garden. Where you can shop until you drop, or spend time in the piazza enjoying street theatre before popping into the Royal Opera House to experience world-class opera, classical music, theatre, ballet and dance.

Nearby Leicester Square, is another great place for the theatre and for all the cinema complexes, where you can take in the latest blockbuster.

When you're in central London, there's so much to see and do. Shopping in Piccadilly Circus or visiting Harrods and Harvey Nichols in Knightsbridge; visiting Hyde Park Corner and watching the speakers do their stuff; or simply playing tourist for the day and taking in everything this fantastic city has to offer.



Indicative computer generated image of Kingston

A contemporary specification
with designer flair



Site Plan



KEY

- Oxford
- Clifton
- Dorchester
- Wallingford
- Reading
- Henley
- Marlow
- Walton
- Kempton
- Hampton
- Kingston
- Hurley



- Homes to follow
- Shared ownership



MONTMORENCY PARK

N11

ONE HOUSING GROUP

One Housing Group creates desirable, stylish and comfortable homes for sale and rent across London and the South East. We build homes that will surpass your expectations and that you can feel proud to call your own. We focus on our customers and provide an excellent service that extends long after the day you move in. One Housing Group has an exciting portfolio of ground breaking developments throughout London and the South East.

One Housing Group is an award-winning housing provider for 50 years and a social enterprise that helps people 'live better' by providing affordable homes, care and support to people in need of a helping hand across London and the South East.

SHERRYGREEN HOMES

Sherrygreen Homes was launched in 2005 as the residential arm of the successful Sherrygreen Group of companies. With a strong reputation in both the private residential and public sectors, and more than 1500 units in current and planned development, Sherrygreen Homes is a major residential developer in the London area.

Sherrygreen Homes aim to delight purchasers looking for modern luxury homes within London and south-east England - homes that offer both a relaxing lifestyle, and excellent investment potential. Sherrygreen Homes only employs architects and consultants who share their vision for quality construction, and providing homes which sit comfortably within the community and have a lasting appeal.



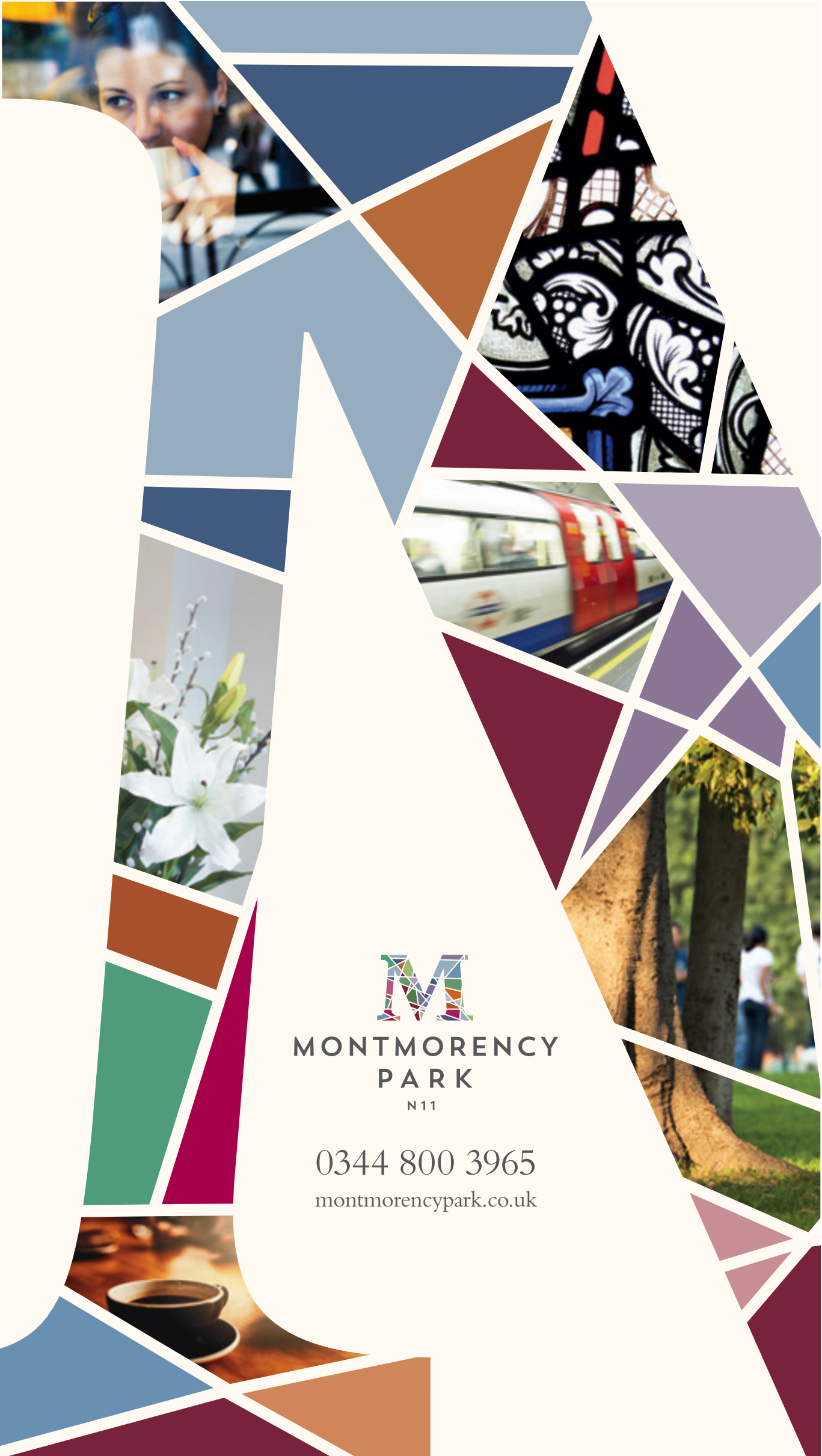
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Montmorency Park, Station Road, New Southgate N11

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