

**OCTAVIA**



## A WARM WELCOME

**O**ctavia at Oakleigh Grove is an exciting collection of 1 and 2 bedroom apartments waiting for you in the sought-after north London suburb of Whetstone. This excellent location offers a relaxed pace of life while keeping the buzz of the city within easy reach. It's a special place to live, work and enjoy life.



## WHAT'S IN A NAME? WHY WE CHOSE OCTAVIA

**W**hen naming our latest development in Whetstone, we wanted to take inspiration from the people who made a real difference to the local area. Named after social reformer and co-founder of the National Trust, Octavia Hill, who resided in nearby Finchley, our Octavia at Oakleigh Grove development will help to remember the influence that Octavia Hill had within north London and further afield.

Born to parents who established primary schools and community centres in the 19th century, Octavia Hill took the passion her family had for empowering and serving the community and applied this to housing, conservation and the environment.

Octavia Hill worked tirelessly to improve urban housing and provide homes for thousands of people across London. Her drive to provide a high standard of homes resulted in the transformation of neighbourhoods and the forming of communities throughout the capital, with the inclusion of meeting halls and entertainment centres within her developments.

By the end of her career, Octavia Hill was managing the housing of between 3,000 and 4,000 London residents. Octavia Hill's methods in creating harmonious neighbourhoods have been applied across Europe and North America, with the Octavia Hill Association still thriving in Philadelphia, USA.

Another large part of Octavia Hill's work was within protecting open spaces and maintaining access to these spaces for everyone. This culminated in her becoming the co-founder of the National Trust which has been committed to preserving and enhancing open space and heritage sites in England, Wales and Northern Ireland for over 125 years. Today, the National Trust has over 3.4 million members and is committed to the maintenance and preservation of historic buildings, forests, nature reserves and beaches.

Octavia Hill's legacy can be seen throughout Britain as well as the wider world. With her residence close to our Whetstone community, we are so proud to honour the life and works of such an influential woman.





Image is of Dollis Valley Greenwalk



BUY INTO A  
**WHETSTONE**  
LIFESTYLE

Octavia at Oakleigh Grove delivers a stylish mix of modern 1 and 2 bedroom apartments in the heart of the lively and exciting borough of Barnet. Benefiting from high quality specifications and all the advantages of buying new, Octavia is the ideal place to call home. Situated less than a mile from the London Underground with its links to the City, and a walk away from the High Road with its café culture, shops, and supermarkets such as Waitrose, you are superbly positioned to enjoy the benefits of the local area.

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## LOCATION IS EVERYTHING

Step out of your door and discover all that the surrounding area has to offer. Enjoy a stroll into town or take to the local parks to enjoy the fresh air. For your everyday essentials and more, the High Road is in walking distance and has everything from supermarkets to pharmacies, an excellent choice of coffee shops, and relaxing pubs to handy takeaways. Totteridge & Whetstone tube station will have you in Euston in 23 minutes, or 31 minutes to Moorgate, while local routes give access to major roads such as the M1 and the M25.





### NORTH MIDDLESEX GOLF CLUB

An 18-hole golf course set in 74 acres of beautiful parkland. Its greens are renowned for their speed and difficulty. Junior golfers are also welcome to develop their skills.

**0.7** miles



### DOLLIS VALLEY GREENWALK

A 10-mile riverside walk from Mill Hill to the northern fringes of Hampstead Heath. Perfect for runners, cyclists or just a slow walk along the river taking in the scenery.

**1.1** miles



### OAK HILL PARK

Considered one of Barnet's premier parks. A large area with a number of facilities such as an outdoor gym, a bowls green, football pitches, a golf course, three tennis courts, a multi-sports court and a play area for toddlers.

**1.1** miles



### BARNET LAWN TENNIS CLUB

The club has eight courts and provides social and competitive tennis for players of all ages. Members are also able to use the bar area with a pool and table tennis tables. Coaching is also available for both juniors and adults.

**2.0** miles



### DAVID LLOYD FINCHLEY

Offering something for everyone, with a modern gym, tennis courts, indoor and outdoor swimming pools and group exercise classes. You can also relax in the lounge which also offers a weekly children's disco and monthly live music.

**2.4** miles



### ALEXANDRA PALACE

Alexandra Palace is a Grade II listed entertainment and sports venue in London, located between Muswell Hill and Wood Green. It is built on the site of Tottenham Wood and the later Tottenham Wood Farm.

**3.7** miles



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**RELAX,  
UNWIND,  
ENJOY**

**A**t Octavia you have access to a whole host of leisure gems that only a borough as diverse and dynamic as Barnet can provide. From restaurants to cinemas and theatres, gyms, bars and venues such as Wembley Stadium just 9.4 miles away, Whetstone is perfectly placed for relaxation and entertainment, and with a rich choice of parks and playing fields the outdoors is yours. Take a stroll within Swan Lane open space or enjoy the green acres of Whetstone Stray.





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A  
**WEALTH**  
OF CHOICES



**W**hen it comes to leisure time, Whetstone is full of variety, and for Octavia it's a place of easy access. From shopping to nights out, you will find you're well-connected with a rich choice of pursuits to enjoy.

Take shopping for instance. For daily needs or gentler browsing Whetstone High Road has everything from florists, shoe stores and Halfords to Waitrose and a M&S Simply Food outlet. Tesco Express is located along Oakleigh Road North, while larger shopping expeditions can take you to IKEA (6.7 miles), Brent Cross Shopping Centre (6.0 miles) or the Spires in Barnet (2.9 miles), and of course for ultimate choices, London is yours to explore.

Whetstone High Road brings you a grand choice of traditional cafés or big brand coffee culture hot spots, all within walking distance of Octavia. If you are looking for a night out the local restaurants

can spoil you for choice, from upscale dining to genuine Italian and ethnic restaurants and traditional fast food such as fish and chips or takeaways – Whetstone is perfect.

Octavia is surrounded by places to retire to or meet and greet with contemporary brewpubs such as The Bohemia, with sofas and industrial-chic lighting, serving draught craft beers and a burger menu, and traditional old fashioned pubs such as The Griffin with its friendly staff.

When you are looking for movies the fully refurbished Everyman at Barnet is a state-of-the-art cinema known for its couches with waiting service, which makes for a delightful night out. The bijou Bull Theatre in Barnet comes complete with theatre club and has a welcoming atmosphere to its enthusiastic auditorium. Further afield is the landmark venue Wembley Stadium hosting A-listers concerts, exhibitions, and of course world-class football. Totteridge & Whetstone tube line is under a mile away enabling you to visit London and further afield.

ACCESS  
**THE CITY**  
DIRECTLY

**W**ith some of the world's best sights, attractions and activities in reach, Octavia is ideal for commuting or visiting the capital. Rail connections at Totteridge & Whetstone tube station or Oakleigh Park, both less than a 1 mile away, provide access to the full Underground and Overground networks, while major roads and routes in and out of the area lead variously to north London regions and the inner boroughs with all of their amenities.



Distances are taken from [google.co.uk/maps](https://www.google.co.uk/maps)

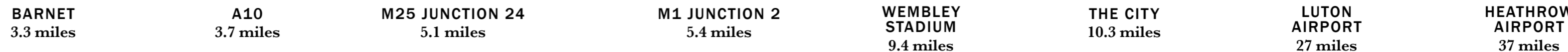


THE  
**OPPORTUNITIES**  
 ARE ENDLESS



BY CAR

Travel by car and visit untold attractions. With the M1 and M25 you can cross the country or pop down to London. From famous spots to unbelievable shopping, it's all yours, and all in reach.



BY TUBE & TRAIN

Tottenham & Whitestone tube station is less than a mile away and opens the door to the complete Underground network putting everything London in your grasp. Oakleigh Park Overground station also offers services into London or further afield. Theatres to clubs, museums to pubs – it's all yours.

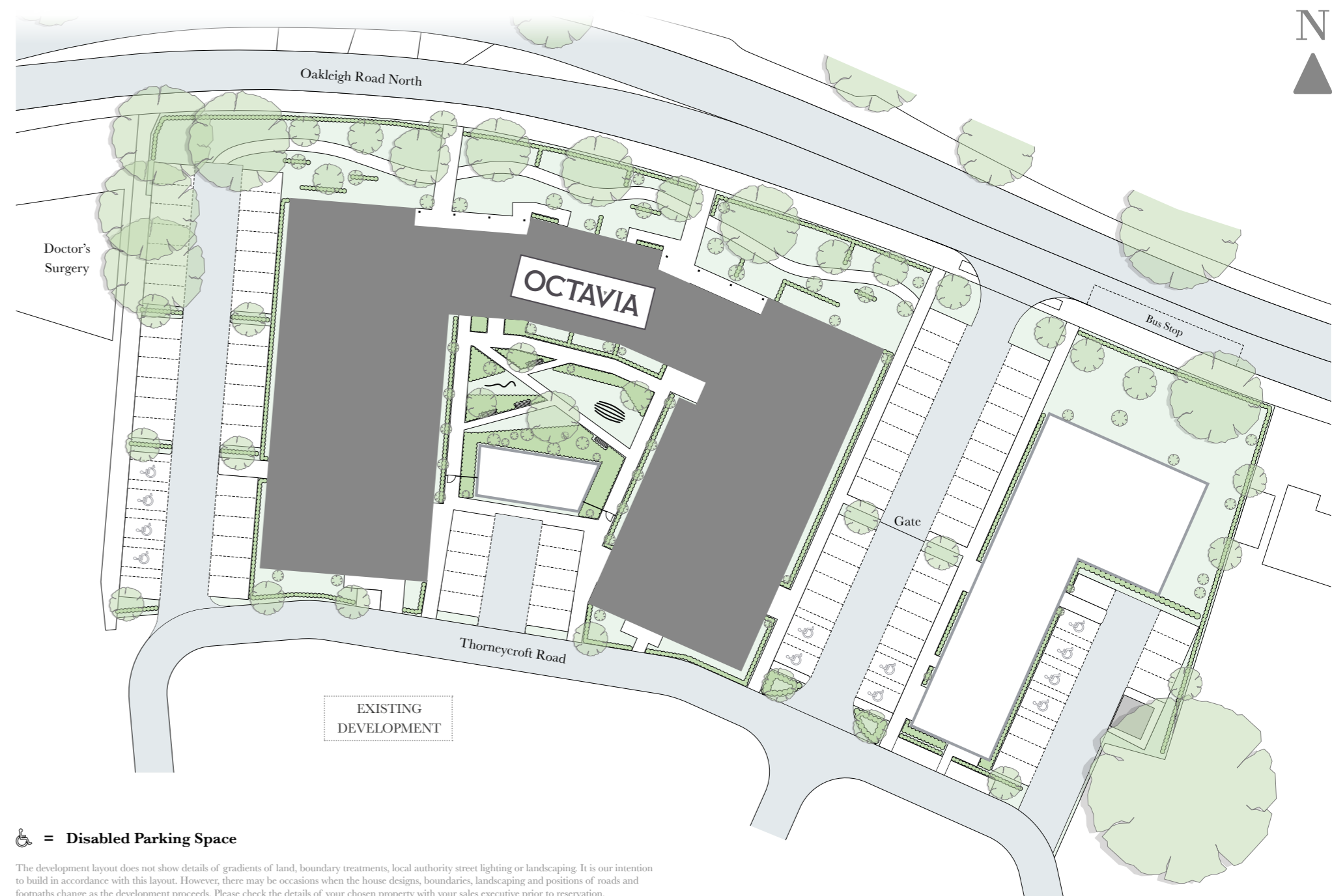


Distances taken from google.co.uk/maps. Train times taken from tfl.gov.uk and nationalrail.co.uk



# DEVELOPMENT OVERVIEW

A choice of 1 and 2 bedroom apartments are available in a development that has been thoughtfully considered, with trees lined along Oakleigh Road North and a landscaped courtyard with seating areas in the middle of Octavia.



= Disabled Parking Space

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation.



**1 & 2 BEDROOM**  
APARTMENTS

# OCTAVIA

## 1 BEDROOM APARTMENTS

PLOT	FLOOR	INTERNAL AREA SQ M	INTERNAL AREA SQ FT	BALCONY/TERRACE AREA SQ M
3	0	51.0	549	4.64
4	0	51.0	549	4.64
20	0	51.7	556	4.87
49	0	51.7	556	4.87
116	0	50.0	538	6.10
117	0	50.0	538	7.01
7	1	51.0	549	4.64
8	1	51.0	549	4.64
25	1	51.7	556	4.87
55	1	51.7	556	4.87
12	2	51.0	549	4.64
13	2	51.0	549	4.64
31	2	51.7	556	4.87
61	2	51.7	556	4.87
16	3	51.0	549	4.64
17	3	51.0	549	4.64
37	3	51.7	556	4.87
67	3	51.7	556	4.87
42	4	50.5	544	40.23
44	4	50.1	539	12.93
46	4	52.7	567	14.03
70	4	52.7	567	14.03
72	4	50.1	539	12.93
74	4	50.5	544	40.23

## 2 BEDROOM APARTMENTS

PLOT	FLOOR	INTERNAL AREA SQ M	INTERNAL AREA SQ FT	BALCONY/TERRACE AREA SQ M
1	0	75.2	809	9.70
2	0	79.9	860	9.37
18	0	72.3	778	9.25
19	0	72.3	778	9.25
21	0	74.4	801	8.10
22	0	71.8	773	7.69
47	0	71.8	773	7.69
48	0	74.4	801	8.10
50	0	72.3	778	9.25
51	0	72.3	778	9.30
5	1	75.2	809	9.70
6	1	79.9	860	9.37
9	1	75.2	809	9.49
23	1	72.3	778	9.25
24	1	72.3	778	9.25
26	1	74.4	801	8.10
27	1	70.5	759	6.83
28	1	71.8	773	7.98
52	1	71.8	773	7.98
53	1	70.5	759	6.83
54	1	74.4	801	8.10
56	1	72.3	778	9.25
57	1	72.3	778	9.25
10	2	75.2	809	9.70
11	2	79.9	860	9.37
14	2	75.2	809	9.49
29	2	72.3	778	9.25
30	2	72.3	778	9.25
32	2	74.4	801	8.10
33	2	70.5	759	6.83
34	2	71.8	773	7.98
58	2	71.8	773	7.98
59	2	70.5	759	6.83
60	2	74.4	801	8.10
62	2	72.3	778	9.25
63	2	72.3	778	9.25
15	3	79.9	860	9.37
35	3	72.3	778	9.25
36	3	72.3	778	9.25
38	3	74.4	801	8.10
39	3	70.5	759	6.83
40	3	71.8	773	7.98
64	3	71.8	773	7.98
65	3	70.5	759	6.83
66	3	74.4	801	8.10
68	3	72.3	778	9.25
69	3	72.3	778	9.25
41	4	74.6	803	23.76
43	4	61.3	660	36.06
45	4	70.5	759	6.83
71	4	70.5	759	6.83
73	4	61.3	660	36.06
75	4	74.6	803	23.76



# GROUND FLOOR

Plot: 116	
<b>Kitchen/Living/Dining Area</b>	
5.76m × 4.69m	18'11" × 15'5"
<b>Bedroom</b>	
4.17m × 3.07m	13'8" × 10'1"
<b>Balcony</b>	
2.97m × 2.06m	9'9" × 6'9"
<b>TOTAL INTERNAL FLOOR AREA</b>	
50.0 SQ M	538 SQ FT

Plot: 117	
<b>Kitchen/Living/Dining Area</b>	
5.20m × 4.16m	17'0" × 13'7"
<b>Bedroom</b>	
4.05m × 2.65m	13'3" × 8'8"
<b>Balcony</b>	
4.85m × 1.47m	15'11" × 4'11"
<b>TOTAL INTERNAL FLOOR AREA</b>	
50.0 SQ M	538 SQ FT

Plots: 3 & 4	
<b>Kitchen/Living/Dining Area</b>	
6.64m × 3.42m	21'9" × 11'3"
<b>Bedroom</b>	
4.40m × 3.21m	14'5" × 10'6"
<b>Balcony</b>	
2.26m × 1.80m	7'5" × 5'11"
<b>TOTAL INTERNAL FLOOR AREA</b>	
51.0 SQ M	549 SQ FT

Plots: 20 & 49	
<b>Kitchen/Living/Dining Area</b>	
7.41m × 3.34m	24'4" × 10'11"
<b>Bedroom</b>	
4.44m × 3.40m	14'7" × 11'2"
<b>Balcony</b>	
2.37m × 1.79m	7'9" × 5'11"
<b>TOTAL INTERNAL FLOOR AREA</b>	
51.7 SQ M	556 SQ FT

Plot: 51	
<b>Kitchen/Living/Dining Area</b>	
7.55m × 3.08m	24'9" × 10'11"
<b>Bedroom 1</b>	
4.40m × 3.36m	14'5" × 11'0"
<b>Bedroom 2</b>	
4.40m × 2.33m	14'5" × 7'7"
<b>Balcony</b>	
4.53m × 1.80m	14'10" × 5'11"
<b>TOTAL INTERNAL FLOOR AREA</b>	
64.6 SQ M	695 SQ FT

Plots: 22 & 47	
<b>Kitchen/Living/Dining Area</b>	
6.84m × 3.37m	22'5" × 11'0"
<b>Bedroom 1</b>	
4.40m × 3.24m	14'5" × 10'8"
<b>Bedroom 2</b>	
4.39m × 2.95m	14'5" × 8'0"
<b>Balcony</b>	
5.29m × 1.47m	17'4" × 4'10"
<b>TOTAL INTERNAL FLOOR AREA</b>	
71.8 SQ M	773 SQ FT

Plots: 18, 19 & 50	
<b>Kitchen/Living/Dining Area</b>	
6.64m × 3.36m	21'9" × 11'0"
<b>Bedroom 1</b>	
5.96m × 2.76m	19'7" × 9'11"
<b>Bedroom 2</b>	
4.69m × 2.65m	15'5" × 8'8"
<b>Balcony</b>	
4.51m × 1.80m	14'9" × 5'11"
<b>TOTAL INTERNAL FLOOR AREA</b>	
72.3 SQ M	778 SQ FT

Plots: 21 & 48	
<b>Kitchen/Living/Dining Area</b>	
5.54m × 4.77m	18'2" × 15'8"
<b>Bedroom 1</b>	
4.74m × 3.48m	15'6" × 11'5"
<b>Bedroom 2</b>	
3.54m × 3.35m	11'7" × 11'0"
<b>Balcony</b>	
3.94m × 1.80m	12'11" × 5'11"
<b>TOTAL INTERNAL FLOOR AREA</b>	
74.4 SQ M	801 SQ FT

Plot: 1	
<b>Kitchen/Living/Dining Area</b>	
7.56m × 3.62m	24'10" × 11'11"
<b>Bedroom 1</b>	
3.09m × 2.75m	10'2" × 9'0"
<b>Bedroom 2</b>	
3.09m × 2.75m	10'2" × 9'0"
<b>Balcony</b>	
4.73m × 1.98m	15'6" × 6'6"
<b>TOTAL INTERNAL FLOOR AREA</b>	
75.2 SQ M	809 SQ FT

Plot: 2	
<b>Kitchen/Living/Dining Area</b>	
8.19m × 3.20m	26'10" × 10'6"
<b>Bedroom 1</b>	
4.75m × 3.04m	15'7" × 10'0"
<b>Bedroom 2</b>	
3.96m × 2.40m	13'0" × 7'10"
<b>Balcony</b>	
4.62m × 1.95m	15'2" × 6'5"
<b>TOTAL INTERNAL FLOOR AREA</b>	
79.9 SQ M	860 SQ FT



- - 1 bedroom apartments
- - 2 bedroom apartments
- † - Affordable Housing/Shared Ownership
- ☒ - Lift

The floorplans depict typical layouts of the apartment types. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. Wardrobes do not form part of the standard specification. Beds are located in indicative positions.



# FIRST FLOOR

Plots: 7 & 8	
<b>Kitchen/Living/Dining Area</b>	6.64m × 3.42m    21'9" × 11'3"
<b>Bedroom</b>	4.40m × 3.21m    14'5" × 10'6"
<b>Balcony</b>	2.26m × 1.80m    7'5" × 5'11"
<b>TOTAL INTERNAL FLOOR AREA</b>	51.0 SQ.M    549 SQ.FT

Plots: 25 & 55	
<b>Kitchen/Living/Dining Area</b>	7.41m × 3.34m    24'4" × 10'11"
<b>Bedroom</b>	4.44m × 3.40m    14'7" × 11'2"
<b>Balcony</b>	2.37m × 1.79m    7'9" × 5'11"
<b>TOTAL INTERNAL FLOOR AREA</b>	51.7 SQ.M    556 SQ.FT

Plots: 27 & 53	
<b>Kitchen/Living/Dining Area</b>	6.66m × 4.11m    21'10" × 13'6"
<b>Bedroom 1</b>	6.34m × 2.82m    20'9" × 9'3"
<b>Bedroom 2</b>	5.03m × 2.89m    16'6" × 9'6"
<b>Balcony</b>	4.96m × 1.37m    16'3" × 4'6"
<b>TOTAL INTERNAL FLOOR AREA</b>	70.5 SQ.M    759 SQ.FT

Plots: 28 & 52	
<b>Kitchen/Living/Dining Area</b>	4.78m × 4.60m    15'8" × 15'1"
<b>Bedroom 1</b>	3.63m × 3.33m    11'11" × 7'4"
<b>Bedroom 2</b>	4.03m × 3.16m    13'2" × 10'4"
<b>Balcony</b>	5.49m × 1.47m    18'0" × 4'10"
<b>TOTAL INTERNAL FLOOR AREA</b>	71.8 SQ.M    773 SQ.FT

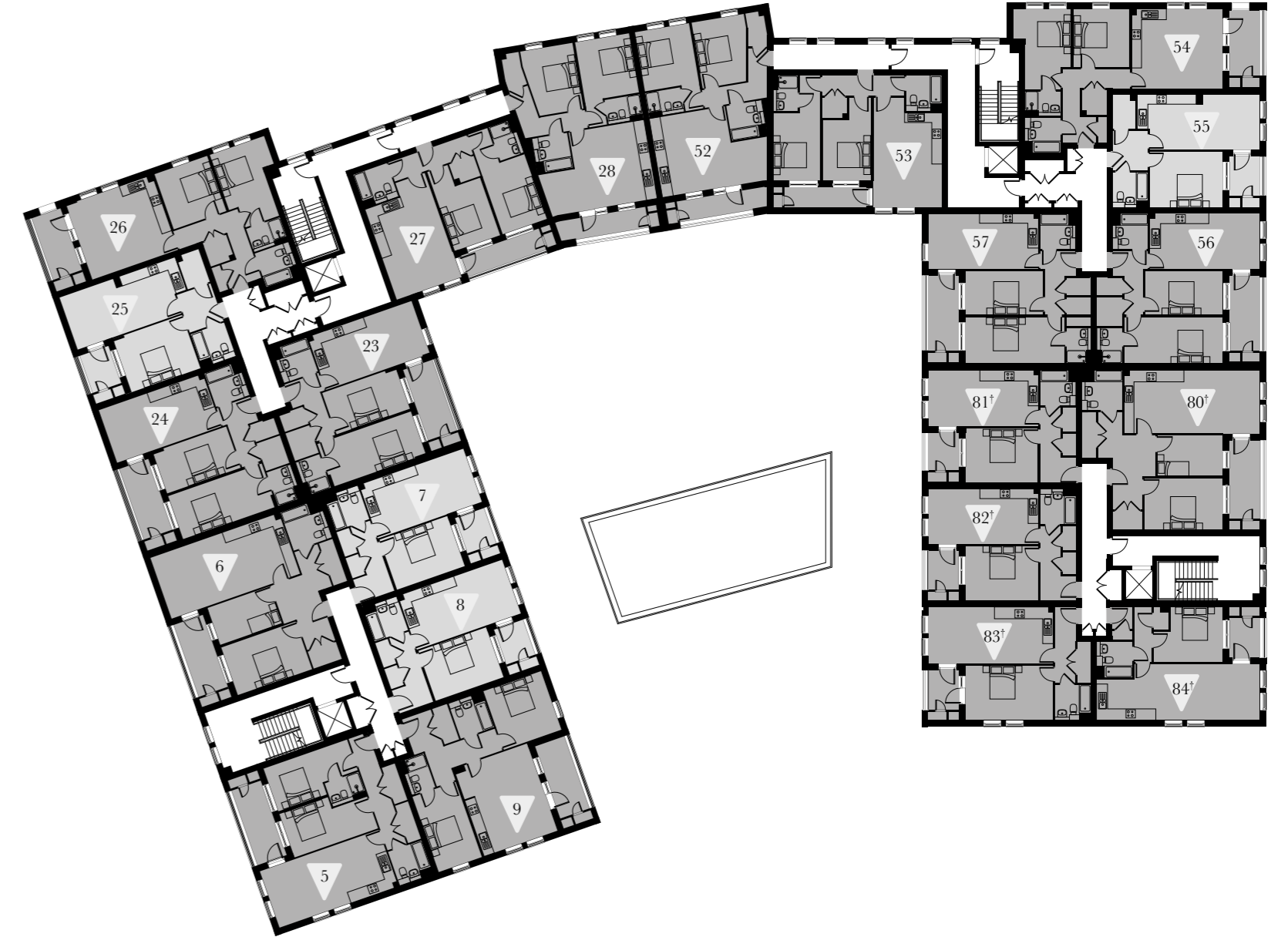
Plots: 23, 24, 56 & 57	
<b>Kitchen/Living/Dining Area</b>	6.64m × 3.36m    21'9" × 11'0"
<b>Bedroom 1</b>	5.96m × 2.76m    19'7" × 9'11"
<b>Bedroom 2</b>	4.69m × 2.65m    15'5" × 8'8"
<b>Balcony</b>	4.51m × 1.80m    14'9" × 5'11"
<b>TOTAL INTERNAL FLOOR AREA</b>	72.3 SQ.M    778 SQ.FT

Plots: 26 & 54	
<b>Kitchen/Living/Dining Area</b>	5.54m × 4.77m    18'2" × 15'8"
<b>Bedroom 1</b>	4.74m × 3.48m    15'6" × 11'5"
<b>Bedroom 2</b>	3.54m × 3.35m    11'7" × 11'0"
<b>Balcony</b>	3.94m × 1.80m    12'11" × 5'11"
<b>TOTAL INTERNAL FLOOR AREA</b>	74.4 SQ.M    801 SQ.FT

Plot: 5	
<b>Kitchen/Living/Dining Area</b>	7.56m × 3.62m    24'10" × 11'11"
<b>Bedroom 1</b>	3.09m × 2.75m    10'2" × 9'0"
<b>Bedroom 2</b>	3.09m × 2.75m    10'2" × 9'0"
<b>Balcony</b>	4.73m × 1.98m    15'6" × 6'6"
<b>TOTAL INTERNAL FLOOR AREA</b>	75.2 SQ.M    809 SQ.FT

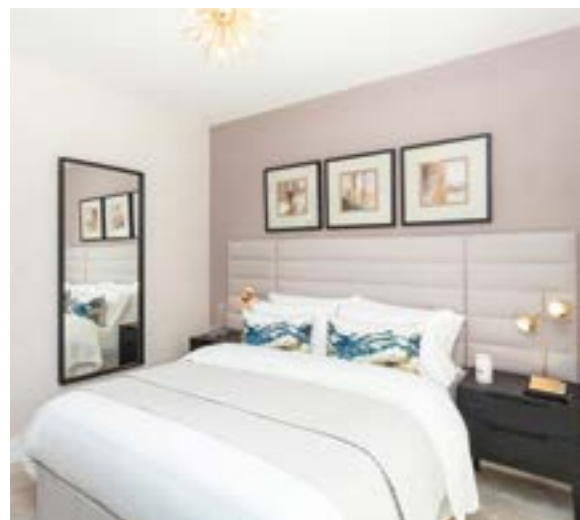
Plot: 9	
<b>Kitchen/Living/Dining Area</b>	5.54m × 4.64m    18'2" × 15'3"
<b>Bedroom 1</b>	4.81m × 2.75m    15'9" × 9'0"
<b>Bedroom 2</b>	3.74m × 3.68m    12'3" × 12'1"
<b>Balcony</b>	4.62m × 1.80m    15'2" × 5'11"
<b>TOTAL INTERNAL FLOOR AREA</b>	75.2 SQ.M    809 SQ.FT

Plot: 6	
<b>Kitchen/Living/Dining Area</b>	8.19m × 3.20m    26'10" × 10'6"
<b>Bedroom 1</b>	4.75m × 3.04m    15'7" × 10'0"
<b>Bedroom 2</b>	3.96m × 2.40m    13'0" × 7'10"
<b>Balcony</b>	4.62m × 1.95m    15'2" × 6'5"
<b>TOTAL INTERNAL FLOOR AREA</b>	79.9 SQ.M    860 SQ.FT



- - 1 bedroom apartments
- - 2 bedroom apartments
- † - Affordable Housing/Shared Ownership
- ⊠ - Lift

The floorplans depict typical layouts of the apartment types. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. Wardrobes do not form part of the standard specification. Beds are located in indicative positions.



## SECOND FLOOR

Plots: 12 & 13	
<b>Kitchen/Living/Dining Area</b>	6.64m × 3.42m    21'9" × 11'3"
<b>Bedroom</b>	4.40m × 3.21m    14'5" × 10'6"
<b>Balcony</b>	2.26m × 1.80m    7'5" × 5'11"
<b>TOTAL INTERNAL FLOOR AREA</b>	
51.0 SQ.M	549 SQ.FT

Plots: 31 & 61	
<b>Kitchen/Living/Dining Area</b>	7.41m × 3.34m    24'4" × 10'11"
<b>Bedroom</b>	4.44m × 3.40m    14'7" × 11'2"
<b>Balcony</b>	2.37m × 1.79m    7'9" × 5'11"
<b>TOTAL INTERNAL FLOOR AREA</b>	
51.7 SQ.M	556 SQ.FT

Plots: 33 & 59	
<b>Kitchen/Living/Dining Area</b>	6.66m × 4.11m    21'10" × 13'6"
<b>Bedroom 1</b>	6.34m × 2.82m    20'9" × 9'3"
<b>Bedroom 2</b>	5.03m × 2.89m    16'6" × 9'6"
<b>Balcony</b>	4.96m × 1.37m    16'3" × 4'6"
<b>TOTAL INTERNAL FLOOR AREA</b>	
70.5 SQ.M	759 SQ.FT

Plots: 34 & 58	
<b>Kitchen/Living/Dining Area</b>	4.78m × 4.60m    15'8" × 15'1"
<b>Bedroom 1</b>	3.63m × 3.33m    11'11" × 7'4"
<b>Bedroom 2</b>	4.03m × 3.16m    13'2" × 10'4"
<b>Balcony</b>	5.49m × 1.47m    18'0" × 4'10"
<b>TOTAL INTERNAL FLOOR AREA</b>	
71.8 SQ.M	773 SQ.FT

Plots: 29, 30, 62 & 63	
<b>Kitchen/Living/Dining Area</b>	6.64m × 3.36m    21'9" × 11'0"
<b>Bedroom 1</b>	5.96m × 2.76m    19'7" × 9'11"
<b>Bedroom 2</b>	4.69m × 2.65m    15'5" × 8'8"
<b>Balcony</b>	4.51m × 1.80m    14'9" × 5'11"
<b>TOTAL INTERNAL FLOOR AREA</b>	
72.3 SQ.M	778 SQ.FT

Plots: 32 & 60	
<b>Kitchen/Living/Dining Area</b>	5.54m × 4.77m    18'2" × 15'8"
<b>Bedroom 1</b>	4.74m × 3.48m    15'6" × 11'5"
<b>Bedroom 2</b>	3.54m × 3.35m    11'7" × 11'0"
<b>Balcony</b>	3.94m × 1.80m    12'11" × 5'11"
<b>TOTAL INTERNAL FLOOR AREA</b>	
74.4 SQ.M	801 SQ.FT

Plot: 10	
<b>Kitchen/Living/Dining Area</b>	7.56m × 3.62m    24'10" × 11'11"
<b>Bedroom 1</b>	3.09m × 2.75m    10'2" × 9'0"
<b>Bedroom 2</b>	3.09m × 2.75m    10'2" × 9'0"
<b>Balcony</b>	4.73m × 1.98m    15'6" × 6'6"
<b>TOTAL INTERNAL FLOOR AREA</b>	
75.2 SQ.M	809 SQ.FT

Plot: 14	
<b>Kitchen/Living/Dining Area</b>	5.54m × 4.64m    18'2" × 15'3"
<b>Bedroom 1</b>	4.81m × 2.75m    15'9" × 9'0"
<b>Bedroom 2</b>	3.74m × 3.68m    12'3" × 12'1"
<b>Balcony</b>	4.62m × 1.80m    15'2" × 5'11"
<b>TOTAL INTERNAL FLOOR AREA</b>	
75.2 SQ.M	809 SQ.FT

Plot: 11	
<b>Kitchen/Living/Dining Area</b>	8.19m × 3.20m    26'10" × 10'6"
<b>Bedroom 1</b>	4.75m × 3.04m    15'7" × 10'0"
<b>Bedroom 2</b>	3.96m × 2.40m    13'0" × 7'10"
<b>Balcony</b>	4.62m × 1.95m    15'2" × 6'5"
<b>TOTAL INTERNAL FLOOR AREA</b>	
79.9 SQ.M	860 SQ.FT



- - 1 bedroom apartments
- - 2 bedroom apartments
- † - Affordable Housing/Shared Ownership
- ☒ - Lift

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# THIRD FLOOR

Plots: 16 & 17	
<b>Kitchen/Living/Dining Area</b>	
6.64m × 3.42m	21'9" × 11'3"
<b>Bedroom</b>	
4.40m × 3.21m	14'5" × 10'6"
<b>Balcony</b>	
2.26m × 1.80m	7'5" × 5'11"
<b>TOTAL INTERNAL FLOOR AREA</b>	
51.0 SQ.M	549 SQ.FT

Plots: 37 & 67	
<b>Kitchen/Living/Dining Area</b>	
7.41m × 3.34m	24'4" × 10'11"
<b>Bedroom</b>	
4.44m × 3.40m	14'7" × 11'2"
<b>Balcony</b>	
2.37m × 1.79m	7'9" × 5'11"
<b>TOTAL INTERNAL FLOOR AREA</b>	
51.7 SQ.M	556 SQ.FT

Plots: 39 & 65	
<b>Kitchen/Living/Dining Area</b>	
6.66m × 4.11m	21'10" × 13'6"
<b>Bedroom 1</b>	
6.34m × 2.82m	20'9" × 9'3"
<b>Bedroom 2</b>	
5.03m × 2.89m	16'6" × 9'6"
<b>Balcony</b>	
4.96m × 1.37m	16'3" × 4'6"
<b>TOTAL INTERNAL FLOOR AREA</b>	
70.5 SQ.M	759 SQ.FT

Plots: 40 & 64	
<b>Kitchen/Living/Dining Area</b>	
4.78m × 4.60m	15'8" × 15'1"
<b>Bedroom 1</b>	
3.63m × 3.33m	11'11" × 7'4"
<b>Bedroom 2</b>	
4.03m × 3.16m	13'2" × 10'4"
<b>Balcony</b>	
5.49m × 1.47m	18'0" × 4'10"
<b>TOTAL INTERNAL FLOOR AREA</b>	
71.8 SQ.M	773 SQ.FT

Plots: 35, 36, 68 & 69	
<b>Kitchen/Living/Dining Area</b>	
6.64m × 3.36m	21'9" × 11'0"
<b>Bedroom 1</b>	
5.96m × 2.76m	19'7" × 9'11"
<b>Bedroom 2</b>	
4.69m × 2.65m	15'5" × 8'8"
<b>Balcony</b>	
4.51m × 1.80m	14'9" × 5'11"
<b>TOTAL INTERNAL FLOOR AREA</b>	
72.3 SQ.M	778 SQ.FT

Plots: 38 & 66	
<b>Kitchen/Living/Dining Area</b>	
5.54m × 4.77m	18'2" × 15'8"
<b>Bedroom 1</b>	
4.74m × 3.48m	15'6" × 11'5"
<b>Bedroom 2</b>	
3.54m × 3.35m	11'7" × 11'0"
<b>Balcony</b>	
3.94m × 1.80m	12'11" × 5'11"
<b>TOTAL INTERNAL FLOOR AREA</b>	
74.4 SQ.M	801 SQ.FT

Plot: 15	
<b>Kitchen/Living/Dining Area</b>	
8.19m × 3.20m	26'10" × 10'6"
<b>Bedroom 1</b>	
4.75m × 3.04m	15'7" × 10'0"
<b>Bedroom 2</b>	
3.96m × 2.40m	13'0" × 7'10"
<b>Balcony</b>	
4.62m × 1.95m	15'2" × 6'5"
<b>TOTAL INTERNAL FLOOR AREA</b>	
79.9 SQ.M	860 SQ.FT



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- ⊗ - Lift



# FOURTH FLOOR

Plots: 44 & 72	
<b>Kitchen/Living/Dining Area</b>	5.58m × 3.41m    18'3" × 11'2"
<b>Bedroom</b>	4.25m × 3.63m    13'11" × 11'11"
<b>Terrace</b>	7.25m × 1.76m    23'9" × 5'9"
<b>TOTAL INTERNAL FLOOR AREA</b>	
50.1 SQ M	539 SQ FT

Plots: 42 & 74	
<b>Kitchen/Living/Dining Area</b>	5.30m × 4.12m    17'4" × 13'6"
<b>Bedroom</b>	5.30m × 2.75m    17'4" × 8'0"
<b>Terrace</b>	10.51m × 10.25m    34'6" × 33'7"
<b>TOTAL INTERNAL FLOOR AREA</b>	
50.5 SQ M	544 SQ FT

Plots: 46 & 70	
<b>Kitchen/Living/Dining Area</b>	4.55m × 3.96m    14'11" × 13'0"
<b>Bedroom</b>	4.20m × 3.76m    13'9" × 12'4"
<b>Balcony</b>	5.29m × 1.47m    17'4" × 4'10"
<b>Terrace</b>	7.94m × 1.76m    26'1" × 5'9"
<b>TOTAL INTERNAL FLOOR AREA</b>	
52.7 SQ M	567 SQ FT

Plots: 43 & 73	
<b>Kitchen/Living/Dining Area</b>	5.74m × 4.43m    18'10" × 14'6"
<b>Bedroom 1</b>	3.66m × 3.15m    12'0" × 10'4"
<b>Bedroom 2</b>	3.15m × 2.26m    10'4" × 7'5"
<b>Terrace</b>	13.95m × 7.52m    45'9" × 24'8"
<b>TOTAL INTERNAL FLOOR AREA</b>	
61.3 SQ M	660 SQ FT

Plots: 45 & 71	
<b>Kitchen/Living/Dining Area</b>	6.66m × 4.11m    21'10" × 13'6"
<b>Bedroom 1</b>	6.34m × 2.82m    20'9" × 9'3"
<b>Bedroom 2</b>	5.03m × 2.89m    16'6" × 9'6"
<b>Balcony</b>	4.96m × 1.37m    16'3" × 4'6"
<b>TOTAL INTERNAL FLOOR AREA</b>	
70.5 SQ M	759 SQ FT

Plots: 41 & 75	
<b>Kitchen/Living/Dining Area</b>	6.40m × 2.15m    21'0" × 4'3"
<b>Bedroom 1</b>	6.04m × 2.75m    19'10" × 9'0"
<b>Bedroom 2</b>	5.44m × 2.64m    17'10" × 8'8"
<b>Terrace</b>	9.44m × 9.39m    30'11" × 30'9"
<b>TOTAL INTERNAL FLOOR AREA</b>	
74.6 SQ M	803 SQ FT



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- ⊠ - Lift

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# SPECIFICATION

This is the standard specification for each of the homes available, as indicated.

## KITCHEN

	1	2
Stainless steel bowl and a half	✓	✓
Postformed laminate worktop with upstand	✓	✓
Single/Double oven*	✓	✓
4 burner gas hob	✓	✓
Integrated hood	✓	✓
Stainless steel splashback	✓	✓
Integrated fridge freezer	✓	✓
Integrated dishwasher	✓	✓
Freestanding washer/dryer	✓	✓
Chrome downlights	✓	✓
Fitted kitchen with choice of coloured door frontals	✓	✓

## BATHROOM

	1	2
Shower mixer above bath	✓	
Full-height tiling to bath walls, half-height tiling to remainder	✓	
Half-height tiling to all walls**		✓
Tiled windowsill	✓	✓
Chrome downlights	✓	✓
Shaver socket	✓	✓
White modern sanitaryware	✓	✓
Chrome towel rails	✓	✓

## EN SUITE (IF APPLICABLE)

Full-height tiling to shower closure, half-height tiling to remainder		✓
Chrome downlights		✓
White modern sanitaryware		✓
Chrome towel rails		✓

## HEATING

	1	2
Full central heating/gas fired radiators	✓	✓
Thermostatically controlled radiator valves	✓	✓
Mains operated smoke/heat detectors	✓	✓
White double socket outlets	✓	✓
TV sockets to living room, bedroom 1 and 2 (if applicable)	✓	✓

## INTERNAL FINISHES

White finished internal doors	✓	✓
Ceilings and walls finished in white	✓	✓
White painted internal joinery	✓	✓
White UPVC double glazed windows	✓	✓
Chrome ironmongery	✓	✓

## LIGHTING

	1	2
Chrome downlights to wet rooms	✓	✓
Pendant light fittings to all other rooms	✓	✓

## ADDITIONAL

Sprinkler systems to all apartments	✓	✓
High speed internet connectivity	✓	✓

## WARRANTY

NHBC 10-year Buildmark Policy	✓	✓
2-year Taylor Wimpey warranty from legal completion	✓	✓

# UPGRADES

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

## KITCHEN

Upgrade your appliances, your worktops and door frontals.

## BATHROOM AND EN SUITE

Add more to your bathroom with full-height tiling, an upgraded shower and shower over bath†.

## ADDITIONAL FEATURES

Upgrade to room specific downlights, wardrobes, additional sockets and choose your flooring throughout.

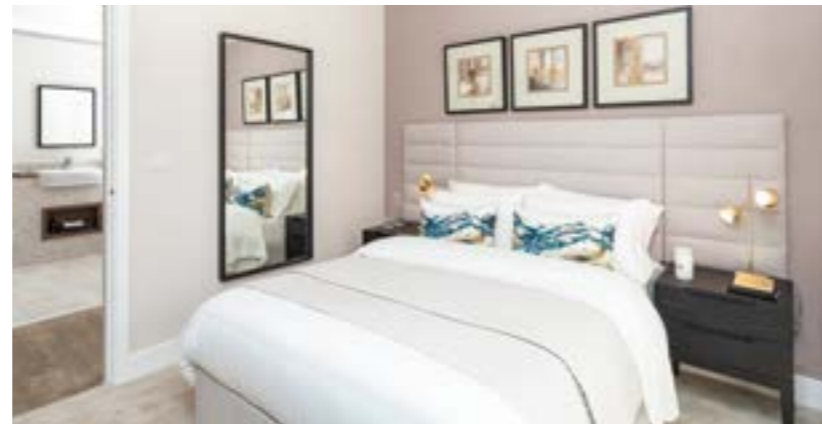
✓ = Standard features

Internal photography is of typical Taylor Wimpey show homes and may include upgrades at an additional cost. Standard specifications are correct at time of going to print, but are subject to change without notice. \*Please refer to kitchen drawings. \*\*Where only 1 bathroom, wall to bath will be full-height tiling, remaining walls will be half-height. Please contact the sales executive for further information.



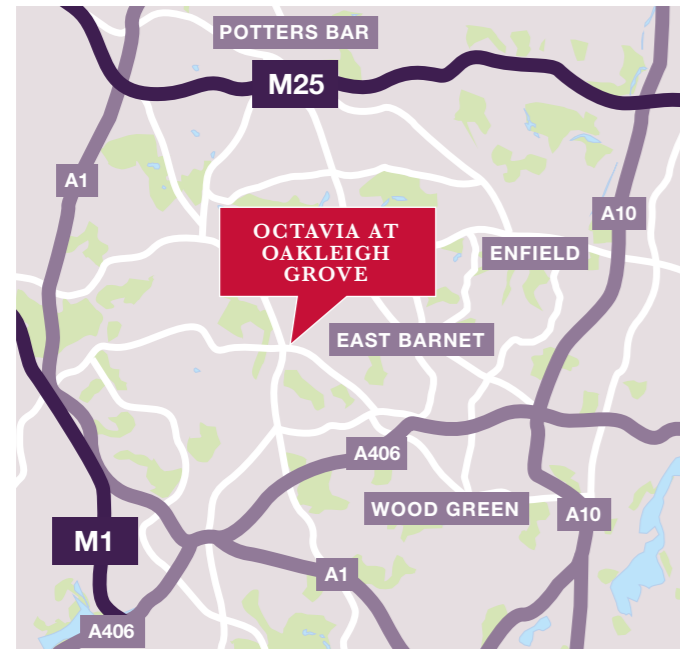
# THE TAYLOR WIMPEY STORY

At Taylor Wimpey we have established an impressive track record for innovation and quality, with an unrivalled reputation for creating first-class residential developments – a reputation that we have built up over many years. We use this in-depth experience each time we plan, design and build a development, always considering the location and heritage that already exists in a town, county or region. From our flagship city developments such as Chobham Manor and Dalston Curve, to more unique refurbished-based projects such as Brigadier House, our past and current developments offer homes that buyers can enjoy whilst experiencing all the benefits of a new-build home when it comes to energy-efficiency and low maintenance. Whether you choose a village setting or the bustle of a market town, a county town or a beautifully planned new community, you will find a home crafted for modern living. At Taylor Wimpey we are proud of our business – and of the many awards we have won that recognise our commitment to delivering appealing new home schemes for the 21st century.



Photography of apartments at a previous Taylor Wimpey development, Oakleigh Grove.

# WHERE TO FIND US



## FROM THE NORTH M25 OR A1

Leave the M25 at junction 23, or the A1 at junction 1, onto the same gyratory, and follow the signs for Barnet/A1081 heading south. After 2.4 miles turn right onto the High Street/A1000. In 2.2 miles turn left onto Oakleigh Road North/A109, then after 0.2 miles you will find Octavia at Oakleigh Grove on your right.

Maps not to scale. Distances are taken from [google.co.uk/maps](https://www.google.co.uk/maps).

## FROM THE M1 JUNCTION 1 WITH THE NORTH CIRCULAR

Take the North Circular road east and drive for 3.8 miles. Take the B550 exit towards Muswell Hill/Friern Barnet and after 0.1 mile turn left onto Colney Hatch Lane/B550. In 2.2 miles turn left onto Oakleigh Road North/A109, then after 0.2 miles you will find Octavia at Oakleigh Grove on your right.



Taylor  
**Wimpey**