



CHARLES MEWS

STYLISH & SUSTAINABLE HOMES





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THE DEVELOPMENT

Discover Charles Mews, an impressive collection of five luxury 3-bedroom mews houses and a 5-bedroom detached coach house within a gated development.

Each dwelling is uniquely designed with generous living spaces, ample ceiling height, and an exceptional level of finish throughout.

This modern and sustainable development offers refined living nestled in the trendy Alexandra Palace area of North London. Sympathetically designed to fit neatly within the surrounding environment. Its uniquely shaped wild flower meadow roof blends naturally with the areas green spaces and offers warmth while being environmentally friendly.





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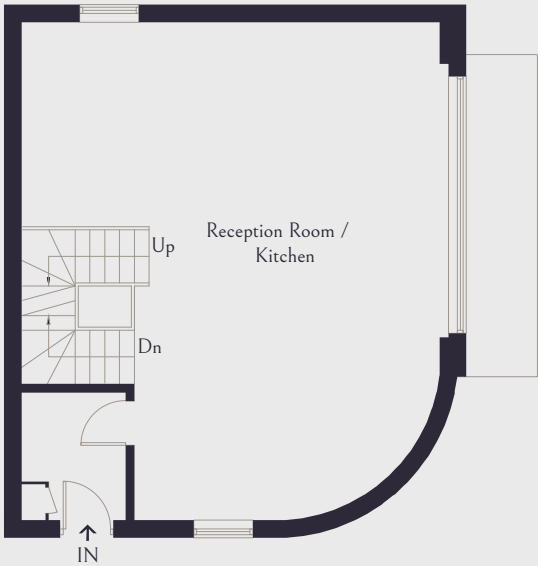


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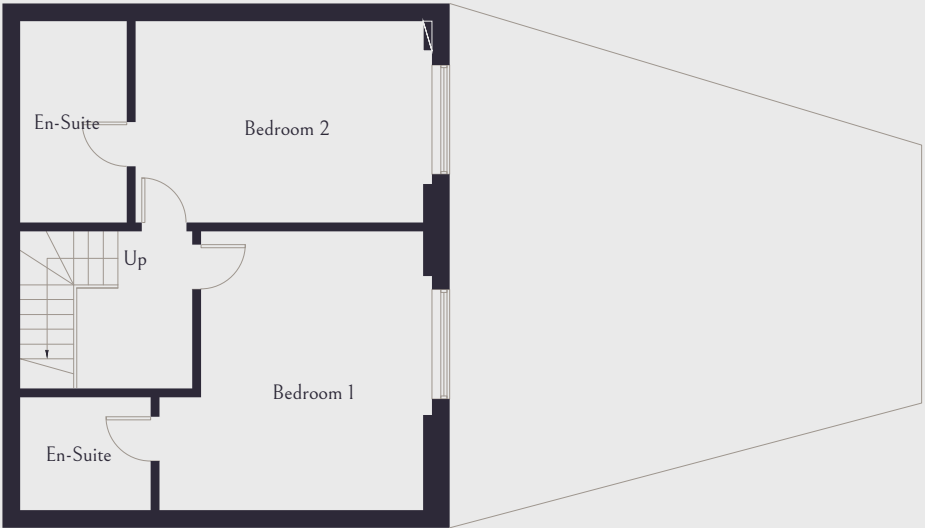


COACH HOUSE

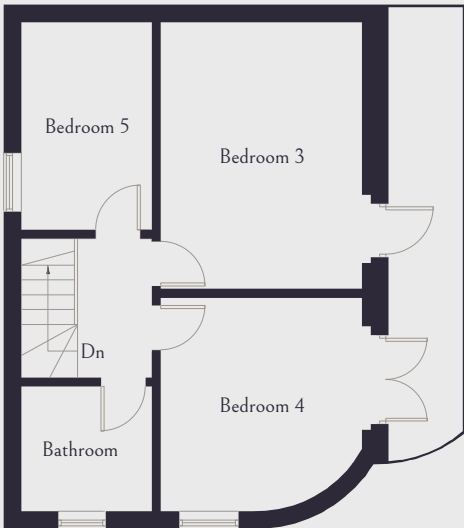
Approximate Gross Internal Area
= 162.2 sq m / 1746 sq ft



Ground Floor



Lower Ground Floor



First Floor

LOWER GROUND FLOOR

ROOM	AREA M	AREA FT
Lower bedroom (Bedroom 1)	4.7m × 4.6m	15'6 × 14'11
Bedroom 1 En-suite	2.1m × 1.9m	6'11 × 6'3
Top bedroom (Bedroom 2)	5m × 3.4m	16'5 × 11
Bedroom 2 En-suite	3.4m × 1.8m	11' × 6'

GROUND FLOOR

Reception Room / Kitchen	8.7m × 7.6m	27'6 × 23'7
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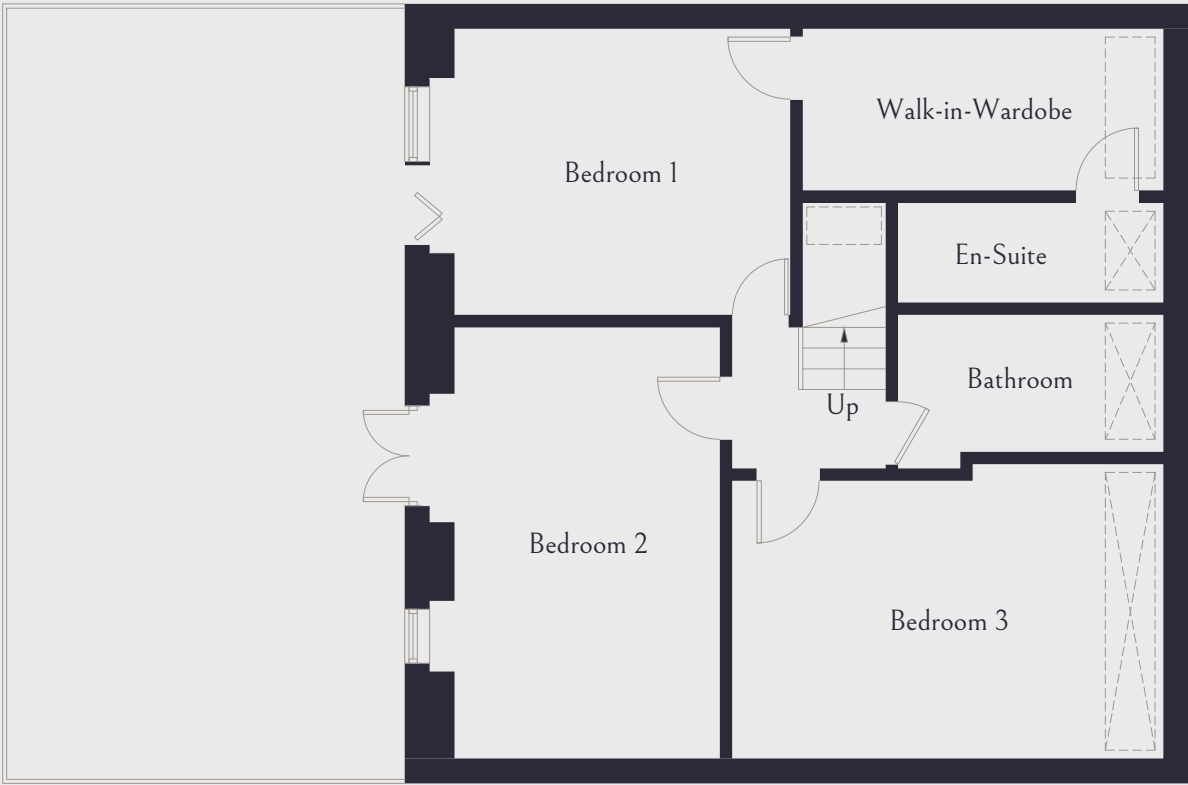
FIRST FLOOR

ROOM	AREA M	AREA FT
Top left bedroom (Bedroom 5)	3.5m × 2.m	28'5 × 25'1
Top right bedroom (Bedroom 3)	4.5m × 3.4m	14'9 × 11'2
Bottom Right Bedroom (Bedroom 4)	3.7m × 3.4m	12' × 11'2
Bathroom	2.2m × 2.1m	7'4 × 6'10

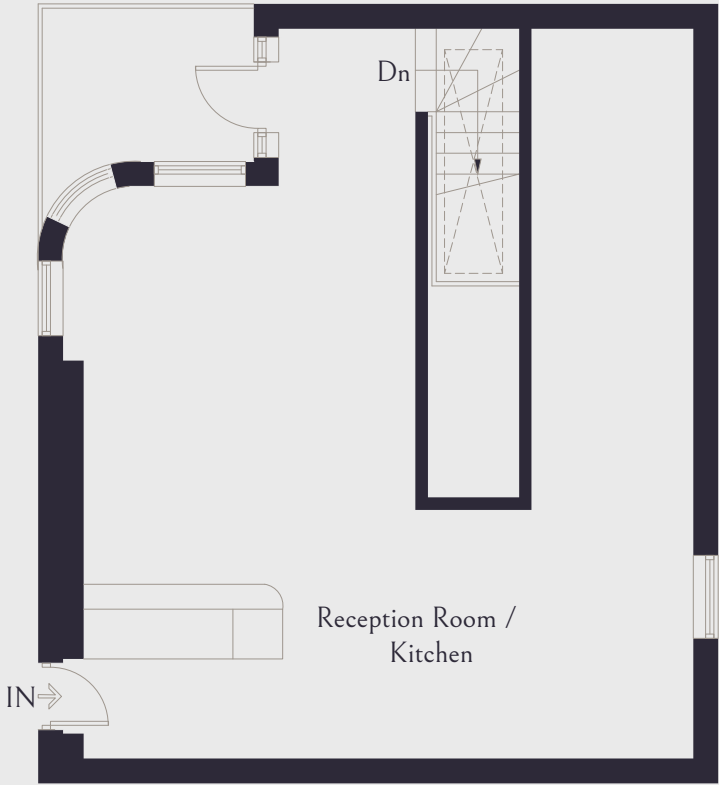


HOUSE ONE

Approximate Gross Internal Area
= 140 sq m / 1504 sq ft



Lower Ground Floor



Ground Floor

LOWER GROUND FLOOR

ROOM	AREA M	AREA FT
Top bedroom (Bedroom 1)	4.1m × 3.5m	13'6 × 11'5
Walk-in-Wardrobe	4.4m × 2m	14'4 × 6'5
En-suite	3. 2m × 1. 2m	11' × 4'1
Bottom left Bedroom (Bedroom 2)	5.2m × 3.5m	17'2 × 11'6



Bottom Right Bedroom (Bedroom 3)	5.2m × 3.6m	17'2 × 11'9
Bathroom	3.2m × 1.7m	10'6 × 5'7

GROUND FLOOR

ROOM	AREA M	AREA FT
Reception Room / Kitchen	8.7m × 7.6m	28'5 × 25'1

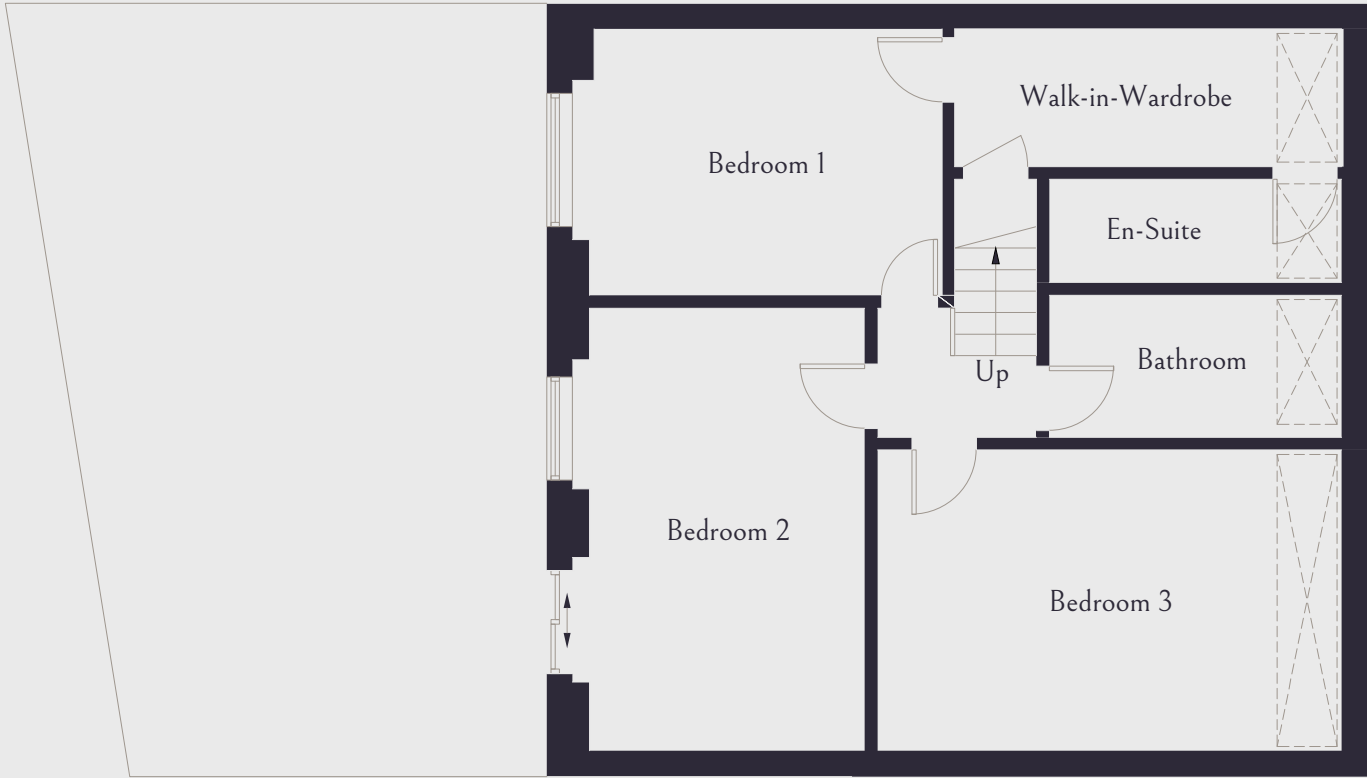


HOUSE TWO

Approximate Gross Internal Area
= 134 sq m / 1445 sq ft

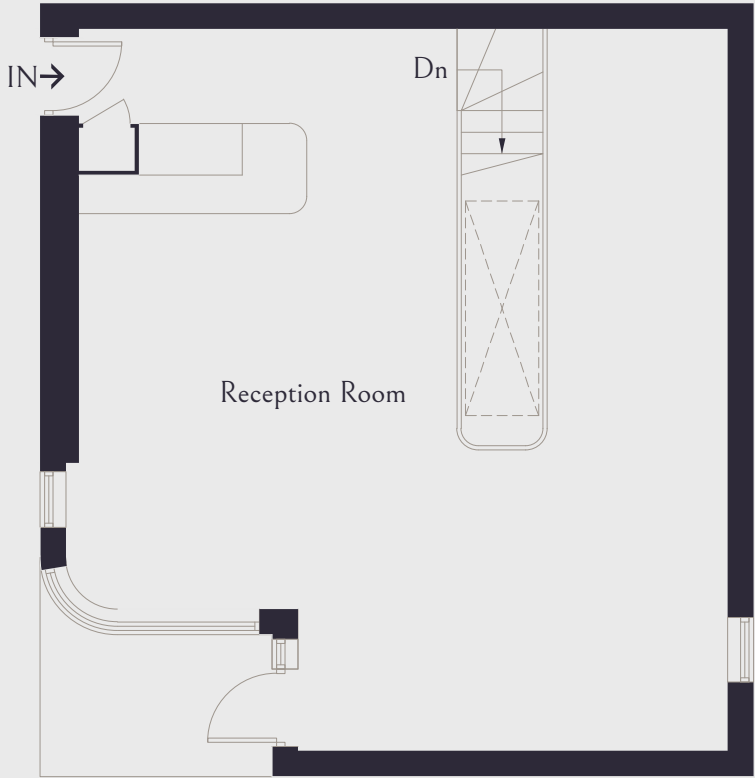


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Lower Ground Floor

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Ground Floor

LOWER GROUND FLOOR

ROOM	AREA M	AREA FT
Top bedroom (Bedroom 1)	4.3m × 3.1m	141' × 10'3
Walk-in-Wardrobe	4.5m × 1.6m	14'7 × 5'4
En-suite	3.4m × 1.2m	11' × 4'1
Bottom left Bedroom (Bedroom 2)	5.1m × 3.4m	16'10 × 11'3



Bottom Right Bedroom (Bedroom 3)	5.3m × 3.5m	175 × 11'7
Bathroom	3.4m × 1.6m	11' × 5'3

GROUND FLOOR

ROOM	AREA M	AREA FT
Reception Room / Kitchen	8.5m × 7.7m	27'9 × 25'2

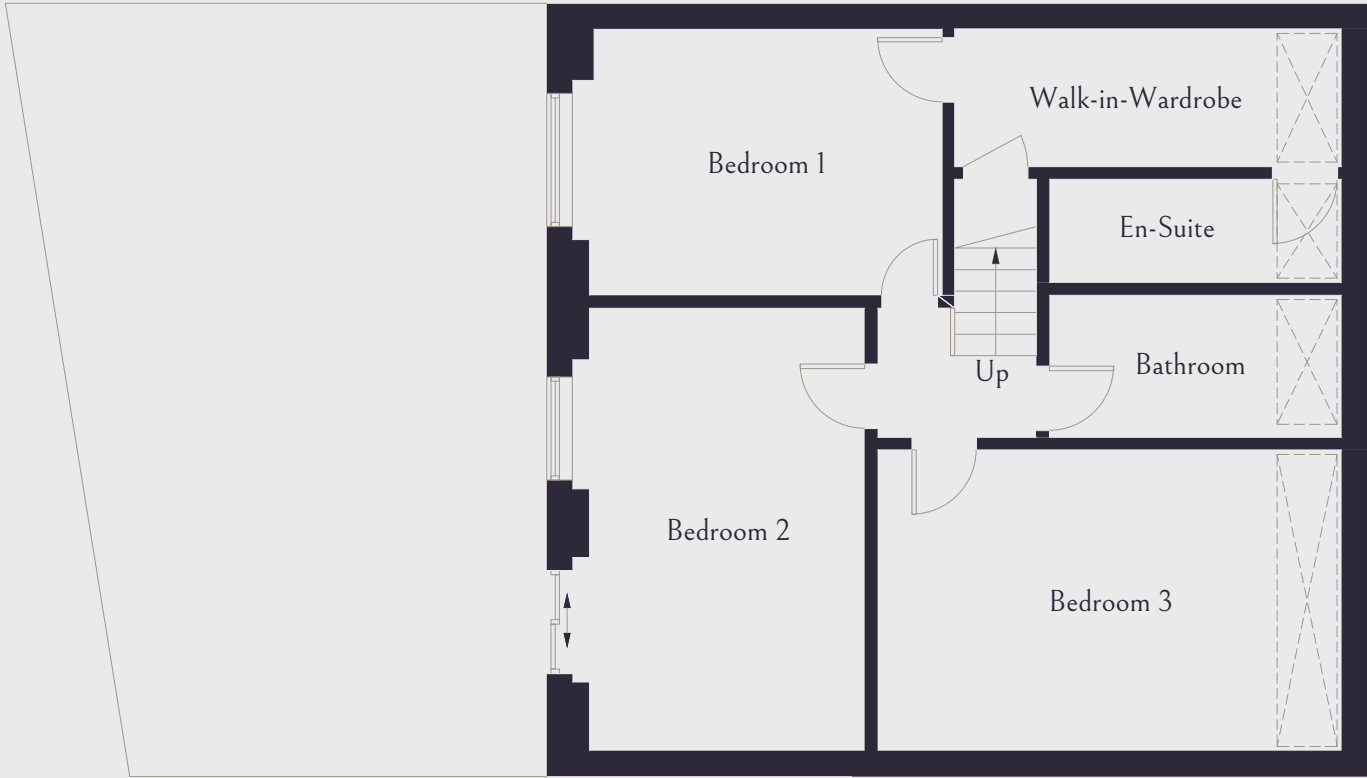


HOUSE THREE

Approximate Gross Internal Area
= 134 sq m / 1445 sq ft

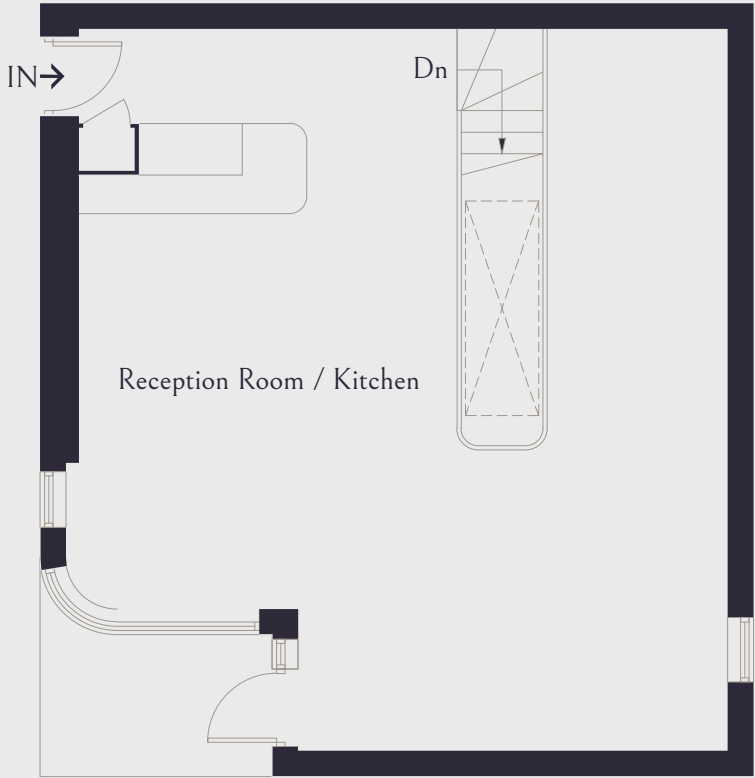


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Lower Ground Floor

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Ground Floor

LOWER GROUND FLOOR

ROOM	AREA M	AREA FT
Top bedroom (Bedroom 1)	4.3m × 3.1m	141' × 10'3
Walk-in-Wardrobe	4.5m × 1.6m	14'7 × 5'4
En-suite	3.4m × 1.2m	11' × 4'1
Bottom left Bedroom (Bedroom 2)	5.1m × 3.4m	16'10 × 11'3



Bottom Right Bedroom (Bedroom 3)	5.3m × 3.5m	175' × 11'7
Bathroom	3.4m × 1.6m	11' × 5'3

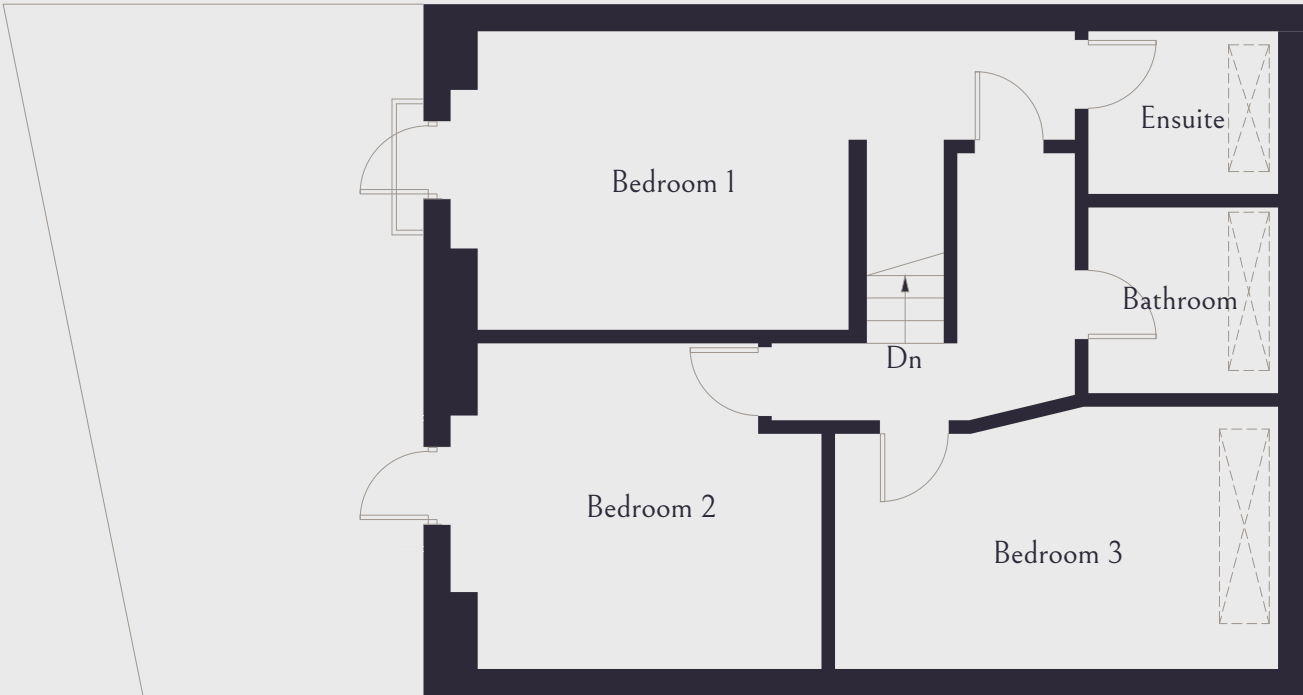
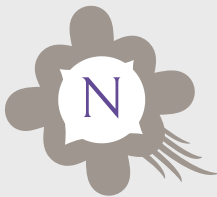
GROUND FLOOR

ROOM	AREA M	AREA FT
Reception Room / Kitchen	8.5m × 7.7m	27'9 × 25'2

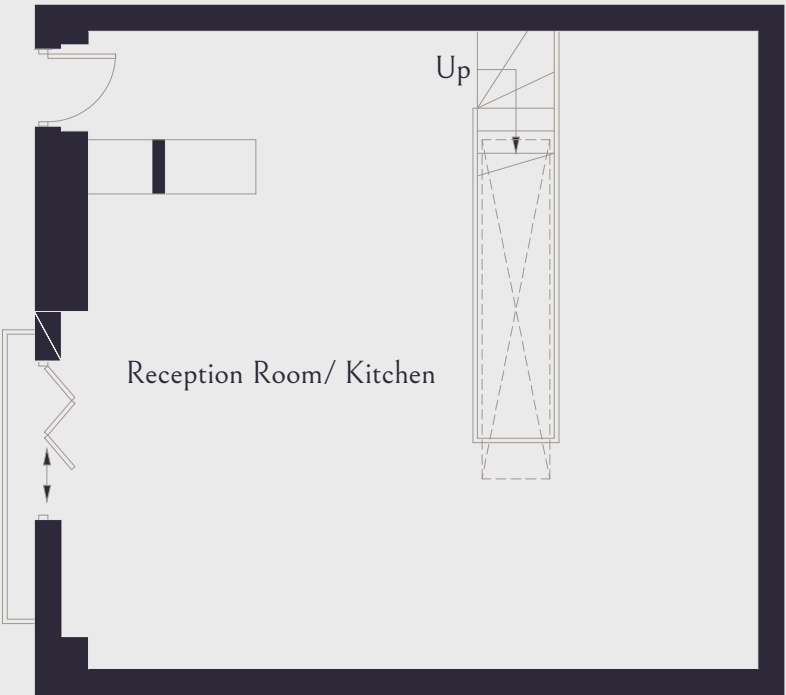


HOUSE FOUR

Approximate Gross Internal Area
= 119 sq m / 1283 sq ft



Lower Ground Floor



Ground Floor

LOWER GROUND FLOOR

ROOM	AREA M	AREA FT
Top bedroom (Bedroom 1)	7m × 3.3m	22'10 × 10'10
Bedroom 1 En-suite	2.1m × 1.8m	6'11 × 5'10
Bottom left Bedroom (Bedroom 2)	4.1m × 3.6m	13'7 × 11'10
Bottom Right Bedroom (Bedroom 3)	4.9m × 2.9m	16'2 × 9'7
Bathroom	2.1m × 2.1m	6'11 × 6'10



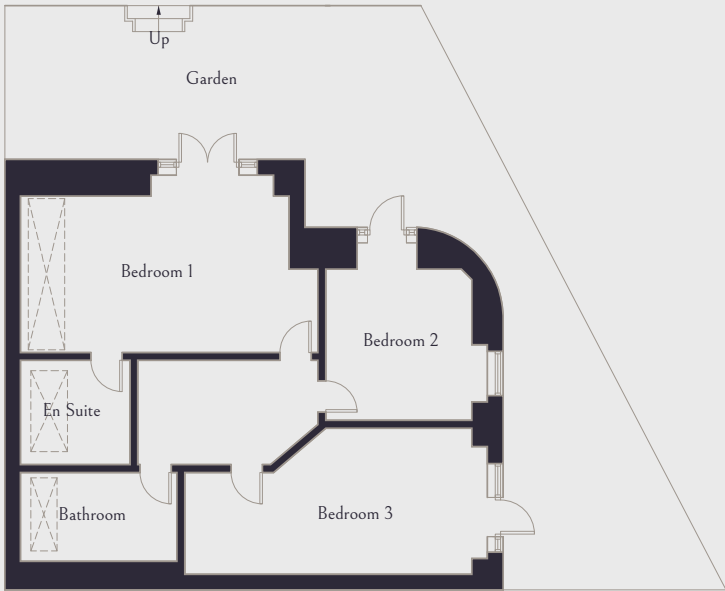
GROUND FLOOR

ROOM	AREA M	AREA FT
Reception Room / Kitchen	7.7m × 7.1m	25'4 × 23'2



HOUSE FIVE

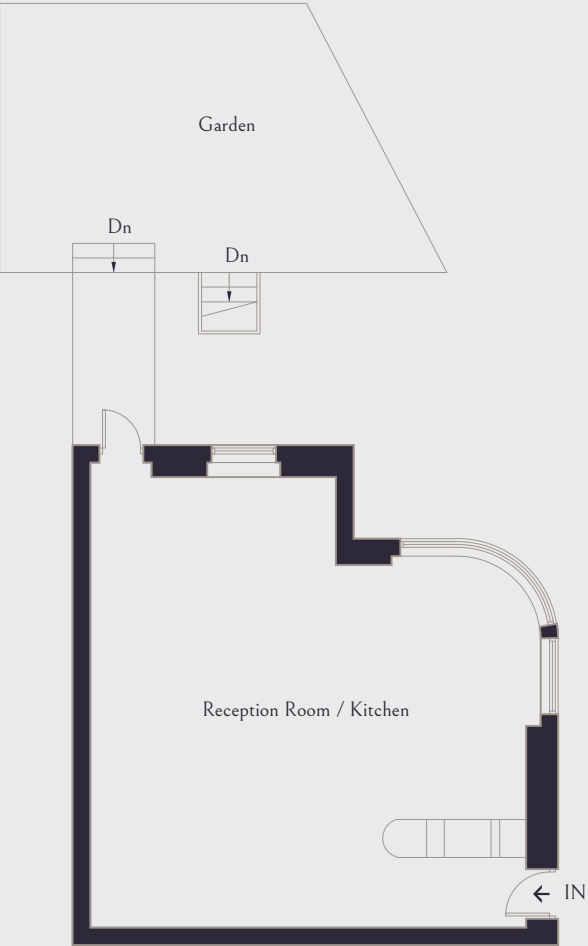
Approximate Gross Internal Area = 117.0 sq m / 1262 sq ft (Excluding Boiler Room)



Lower Ground Floor

LOWER GROUND FLOOR

ROOM	AREA M	AREA FT
Back bedroom (Bedroom 1)	5.7m × 3.4m	18'9 × 11'3
En-suite	2.1m × 2.0m	6'10 × 6'8
Middle Bedroom (Bedroom 2)	3.3m × 3.1m	10'10 × 10'3
Front Bedroom (Bedroom 3)	5.8m × 2.8m	18'10 × 9'2
Bathroom	3m × 1.7m	9'9 × 5'8



Ground Floor

GROUND FLOOR

ROOM	AREA M	AREA FT
Reception Room / Kitchen	8.5m × 7.7m	27'9 × 25'2



TRANSPORT

Alexandra Palace offers convenient transport links to central London, making it accessible for visitors and commuters traveling to and from the city center.

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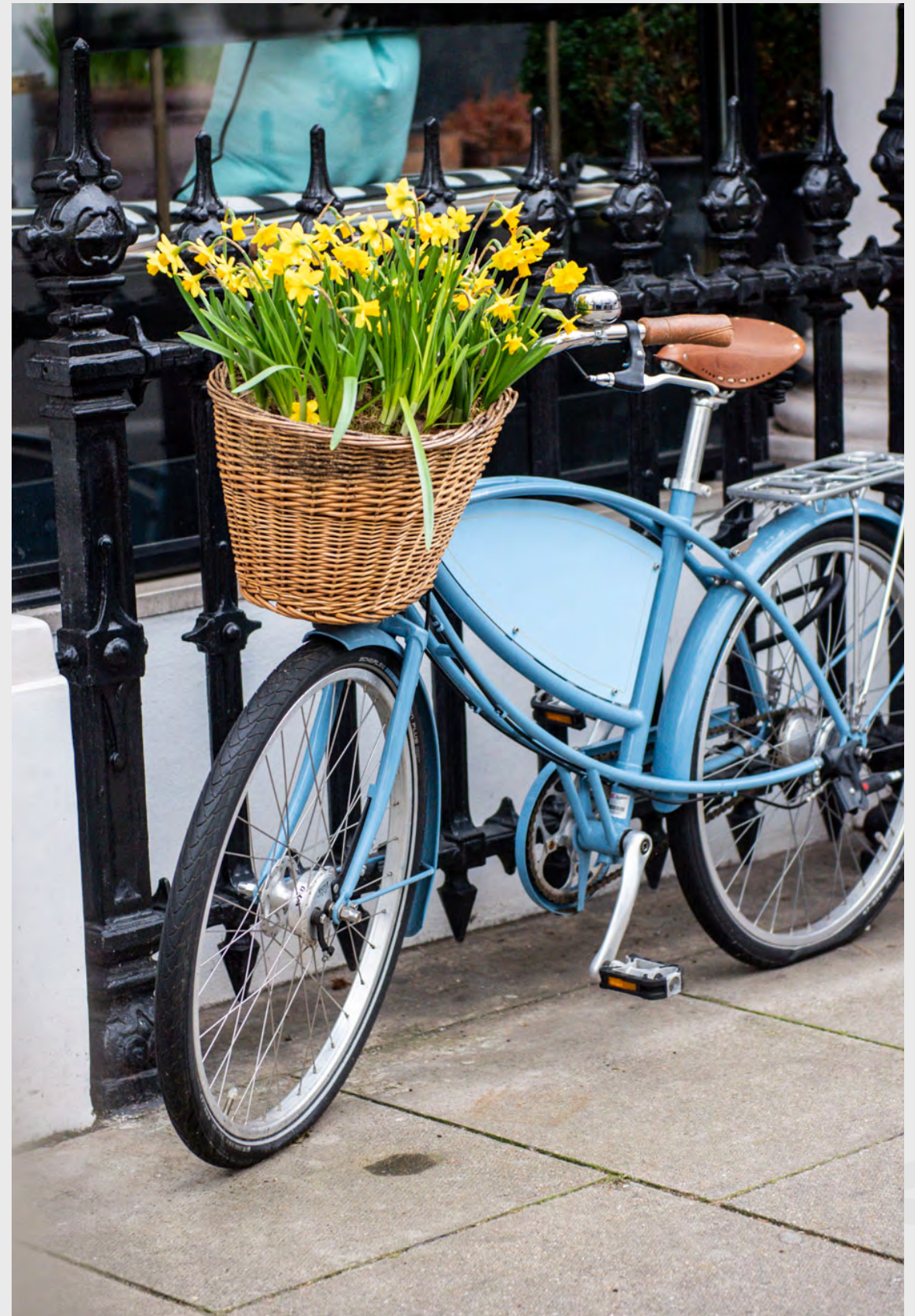


Located just 3 minutes walk away, Alexandra Palace station provides direct train services to central London. Trains from this station connect passengers to destinations like Moorgate 20 minutes and Kings Cross.

You can access the Tube network from nearby stations such as Wood Green and Bounds Green (both on the Piccadilly Line). From these stations, travellers can head towards central London, including major hubs like King's Cross St Pancras, Leicester Square, and Covent Garden.

Additionally, several bus routes operate in the area (184, 221, W3 & N91), providing further connectivity to central London and surrounding neighbourhoods. These buses offer a convenient mode of transport for those looking to travel to popular areas such as Oxford Circus, Trafalgar Square, and the West End.

For those driving to central London from Alexandra Palace, its proximity to major roads like the A1 and A406 North Circular Road provides a direct route into the city center.



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THE LOCAL AREA

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AREA

KINGS CROSS (5.5 MILES)

Once an industrial area, Kings Cross has undergone significant regeneration and is now a bustling hub of culture, dining, and entertainment. The area is home to King's Cross Station, a major transport hub, as well as the vibrant Granary Square with its fountains and restaurants. Visitors can also explore the art galleries and theaters nearby.

ANGEL & ISLINGTON (3 MILES)

Angel and Islington offer a mix of trendy boutiques, cosy cafes, and lively bars. The area is known for its vibrant nightlife, especially along Upper Street, where you can find a variety of restaurants serving cuisines from around the world. The historic Camden Passage is a popular spot for antiques and unique shops.

FINSBURY PARK (5 MILES)

A diverse and multicultural neighbourhood, Finsbury Park is home to the expansive Finsbury Park itself, a green space popular for picnics, sports, and live events. The area has a lively atmosphere with a range of eateries, pubs, and cultural venues catering to different tastes.





CAMDEN (5 MILES)

Famous for its alternative culture and bustling markets, Camden is a vibrant blend of music venues, street food stalls, vintage shops, and art galleries. Camden Market is a must-visit, offering a plethora of eclectic goods and international cuisine. The area's canal paths are perfect for leisurely walks or boat trips, providing a peaceful contrast to the lively streets.

HAMPSTEAD HEATH (4 MILES)

Known for its natural beauty, ponds for swimming, and scenic walking trails. The nearby Hampstead Village features quaint streets, upscale shops, and charming cafes.

MUSWELL HILL (1 MILE)

A leafy suburb with a village-like atmosphere, Muswell Hill is known for its independent shops, cafes, and restaurants. Nearby Highgate Wood is a leafy 69-acre metropolitan oasis with trails, cricket & soccer fields, a café & playground.



GREEN SPACES

Alexandra Palace boasts beautiful parks and green spaces that offer a perfect retreat from the hustle and bustle of city life.

The main attraction is Alexandra Park, a sprawling public park that surrounds the iconic Alexandra Palace itself. The park features lush lawns, wooded areas, and stunning panoramic views of London's skyline, ideal for exercise or just a wander to clear your mind. It also houses playgrounds, a boating lake, and a skate park, making it a popular destination for families and outdoor enthusiasts.

In addition to Alexandra Park, there are smaller green spaces such as Wood Green Common which is just a minutes walk from Charles Mews.





LIVING & DINING

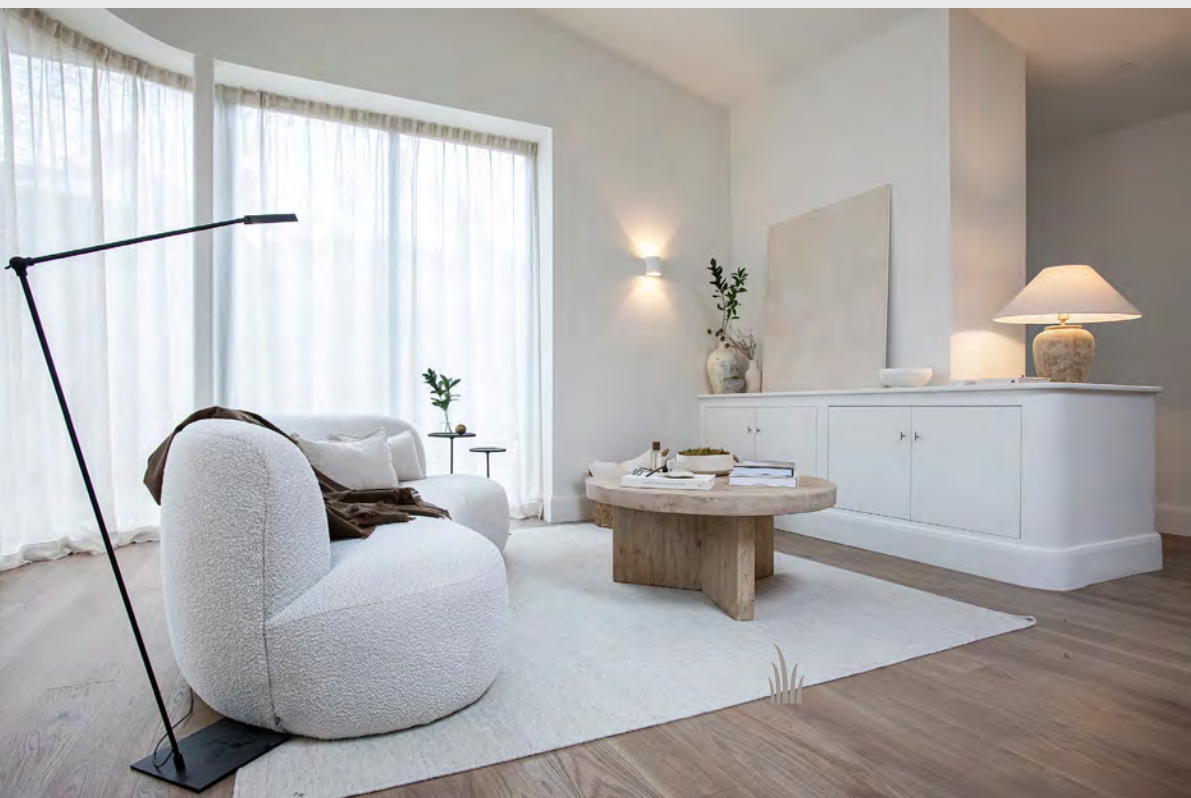


Welcome to contemporary living, where innovation meets luxury for an unparalleled residential experience.

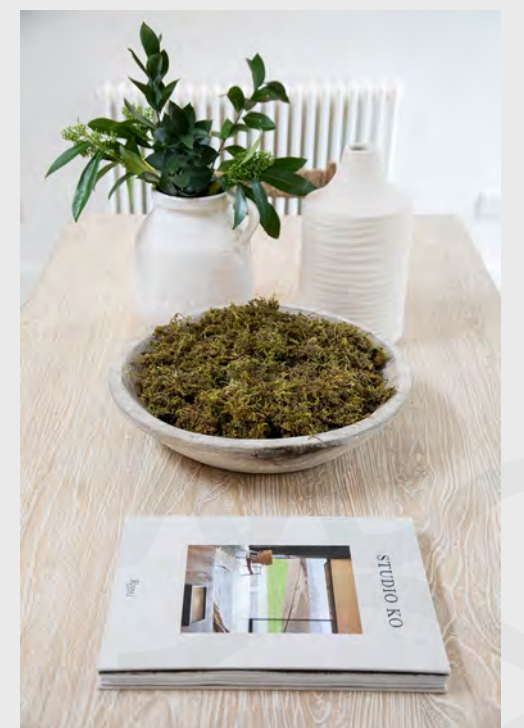
The living and dining spaces are a symphony of sophistication, highlighted by large windows to maximise light and highlight to multiple curved features of the iconic interior,

Enjoy the celestial beauty through the glass skylight, seamlessly connecting indoors with the vast expanse above. The bespoke wood and steel staircase is a masterpiece of craftsmanship. The bespoke cabinetry blends style with functionality seamlessly. Beyond aesthetics, the property offers top-of-the-line amenities, including electrical air-sourced heating and an MVHR system, ensuring comfort and air quality year-round. Experience modern living redefined.

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KITCHENS





The property's kitchen allows you to indulge in culinary excellence, where luxury and functionality intertwine seamlessly.

The kitchen exudes an air of sophistication and elegance with striking arabescato marble worktops. The island unit serves as a focal point, providing ample space for meal preparation and casual dining alike.

Equipped with induction hobs, cooking becomes a pleasure, offering precise temperature control and rapid heating. The sink is crafted out of the same material as the worktops and a mixer tap adds a touch of convenience. Fully integrated appliances discreetly blend into the kitchen's sleek design, ensuring a seamless aesthetic while providing modern functionality. From refrigerator to dishwasher, every appliance is thoughtfully selected to enhance the culinary experience. For the connoisseurs, a wine fridge awaits, ready to preserve and showcase your collection in style. Step into a kitchen designed for the discerning chef, where every detail is crafted to elevate your kitchen adventures to new heights.

- J-PULL HANDLELESS DOORS IN SOFT MATT FINISH FOR A SEAMLESS MODERN LOOK. FITTED KITCHEN UNITS WITH SMART INTEGRATED STORAGE FEATURES FOR ADVANCED FUNCTIONALITY.
- ARABESCATO MARBLE WORK TOPS, SPLASH BACKS AND SINKS.
- FEATURE LED LIGHTING





BATHROOMS



Step into luxury with the arabescato marble sink, a stunning centerpiece that exudes opulence and sophistication.

Underneath sits an integrated vanity unit that blends in seamlessly maintaining the sleek aesthetic of the room. Gold-effect mixer taps add a touch of glamour, elevating your everyday routine to a decadent experience. Above, a glass skylight floods the space with natural light, creating a serene ambiance that invites you to unwind and rejuvenate. Indulge in a luxurious soak in the bath or refresh your senses under the blissful rainfall shower, providing the ultimate escape from the demands of the day. Natural plaster finishes the walls and every corner exudes a sense of warmth and tranquillity, creating the perfect backdrop for your moments of self-care and indulgence.



- CUSTOM ARABESCATO MARBLE FEATURE SINKS.
- BUILT- IN NICHE IN THE BATH AND SHOWER AREAS FOR STORING CLEANSING AND BATHING PRODUCTS
- INTEGRATED MIRROR WALL CABINET FOR COSMETICS AND ADDITIONAL STORAGE.
- MICRO CEMENTED VANITY STORAGE UNIT BELOW SINK.
- RAIN SHOWER HEAD
- HAND SHOWER
- HEATED TOWEL RAIL



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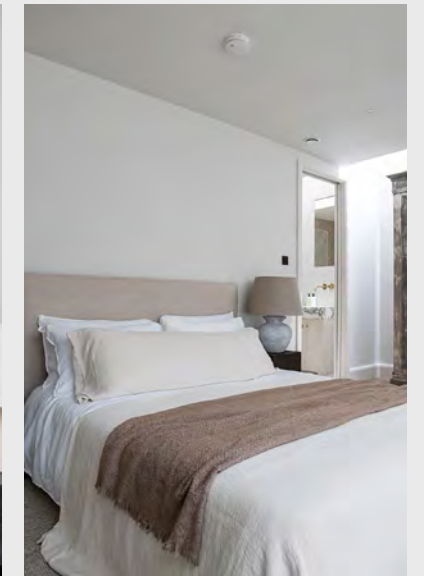
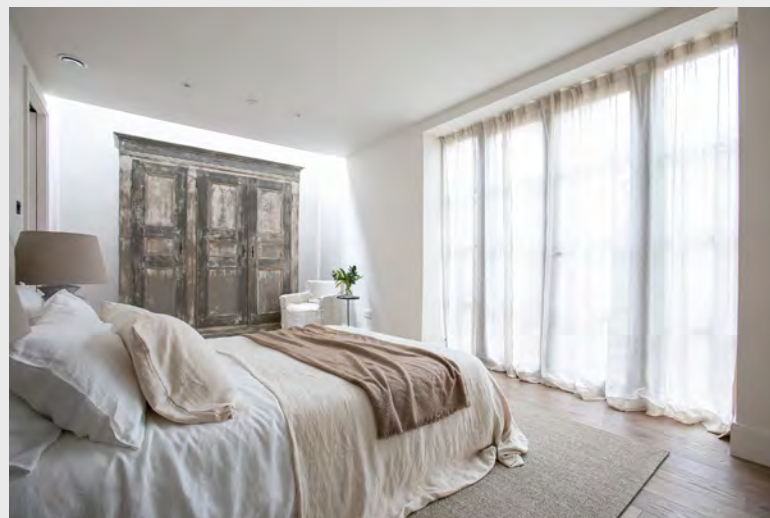
B E D R O O M S



The bedrooms offer unparalleled tranquillity, where every detail is designed to evoke the ambiance of a lavish hotel spa.

Enter the master bedroom and be greeted by a sanctuary of comfort and style. The ensuite boasts a Arbascato marble sink, exuding opulence and elegance. Above, a glass rooflight bathes the space in natural light, creating an atmosphere of serenity and calm. Step through the Crittall-style French doors onto your private garden, offering a seamless connection to nature and a sense of relaxation like no other. Each bedroom in our property is meticulously crafted to provide the ultimate retreat, where the stresses of the day melt away, and every night feels like a luxurious getaway.

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MECHANICAL & ELECTRICAL





© VENT-AXIA 2024

Vent Axia Mechanical Ventilation Heat Recovery Unit.

Benefits:

- CLEAN AND FRESH AIR FOR IMPROVED HEALTH.
- FILTERING OUT TOXIC CITY AIR AND POLLUTION.
- REDUCE ENERGY CONSUMPTION IN SUMMER AND WINTER.
- PREVENTION OF CONDENSATION AND MOULD.



© MITSUBISHI ELECTRIC 2024

Mitsubishi Air Source Heat Pump

Benefits:

- A HIGHLY ENERGY EFFICIENT SYSTEM. CUT YOUR ENERGY BILLS AND CO2 EMISSIONS.
- A FUTURE-PROOF HEATING SOLUTION
- MITSUBISHI ASHP ARE AWARD WINNING FOR EFFICIENCY.
- MITSUBISHI ASHP ARE AWARD WINNING FOR NOISE REDUCTION.



ABOUT THE DEVELOPER

Designer London Developments, a London based property developer specialising in design led commercial and residential developments.

"Designer London Developments was founded in 2017 and is focused on delivering residential developments with an emphasis on architecture and design. Our developments are interesting, generously specified & better value for money than those that have become industry standard.

This business model provides our buyers with high specification, design led homes at competitive prices. We achieve this by running in house design, build & technical teams."

ED MOON – MANAGING DIRECTOR & FOUNDING PARTNER

GUARANTEES

THE SECURITY AND PEACE OF MIND OF THE 10 YEAR Q POLICY WARRANTY UPON LEGAL COMPLETION



THE Q POLICY

© THE Q POLICY 2024



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JUST A SHORT WALK,
TUBE JOURNEY OR
CYCLE RIDE AWAY ARE
SOME OF LONDON'S
FAVOURITE HOTSPOTS

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