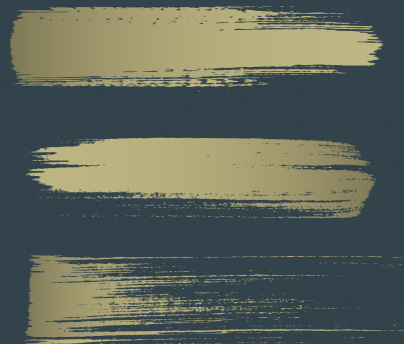


CONTEMPORARY APARTMENTS
available for rent



THE OAKWOOD

HARRINGAY LADDER N8

RCAM



— 05 —
Introduction

— 07 —
The Building

— 09 —
The Development

— 21 —
Specification

— 23 —
Floorplans

— 29 —
The Area

— 31 —
Community Roots

— 37 —
Location

With all of the **capital connections** that a London life lends and a **thriving local community** feel, makes renting at **The Oakwood** the ideal home.

Built around an attractive garden square, The Oakwood offers one, two and three-bedroom apartments with interiors by an award-winning designer. Step into your own personal haven, superbly located in an established popular residential enclave of North London and part of a development built to foster a sense of belonging.





THE OAKWOOD
THE BUILDING

Brick-built with generous balconies and floor to ceiling windows, The Oakwood is an attractive addition to the much-coveted grid of residential streets that run either side of Green Lanes, known as the Harringay Ladder.

Surrounded by so many places to eat and drink – as well as the parklands of Ducketts to the north and Finsbury to the south, living at The Oakwood you'll soon learn how loved this part of London is.

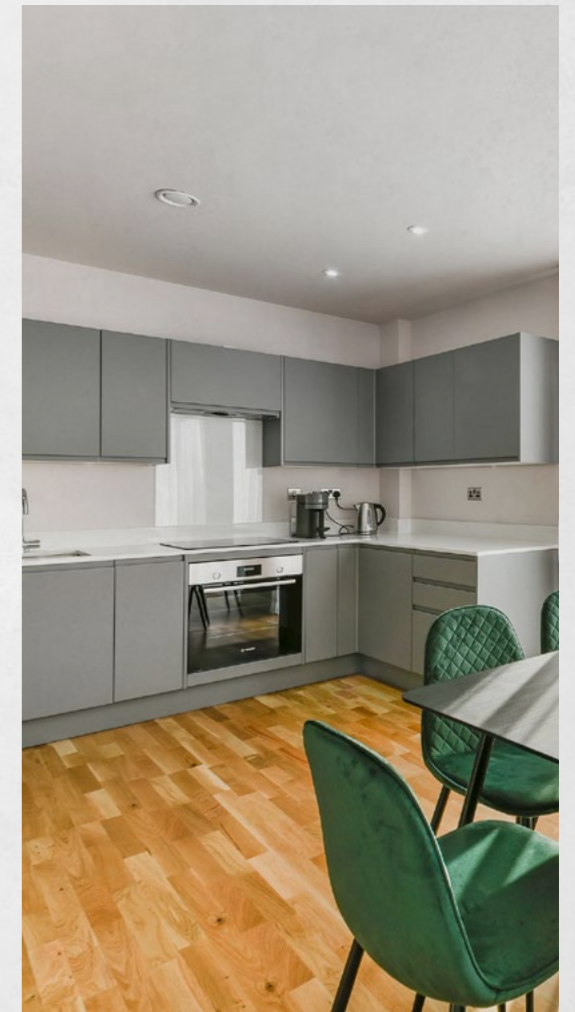
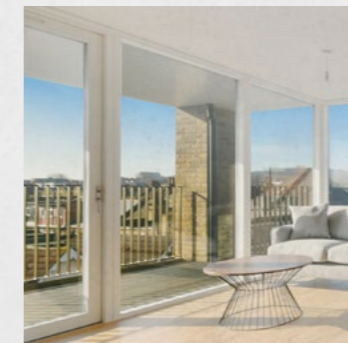
A happy home:
light filled rooms with plentiful
access to generous outdoor spaces.

The Garden is the central courtyard around which The Oakwood lies; a modern take on a London garden square for residents' exclusive enjoyment.

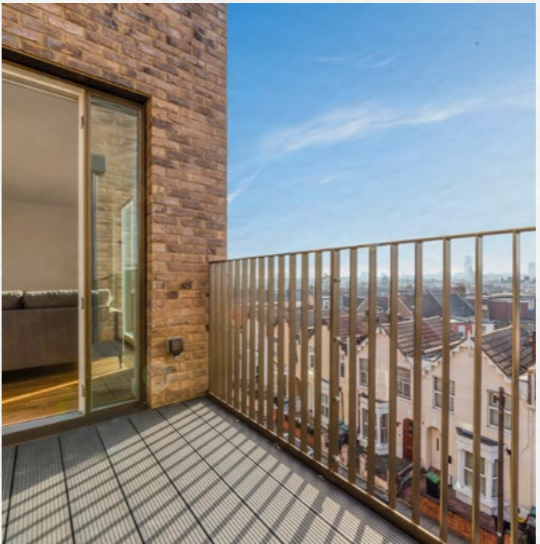
Featuring holistic landscaping and a space for young families, The Garden at the Oakwood is designed for all to enjoy; quiet spaces tucked away and planting to invigorate the senses. A thoughtful space, created by the people behind the landscaping at the new Battersea Power Station – and many of London's other leading developments, LDA Design.

Contemporary,
cool and eminently
functional, the
apartments at
The Oakwood
are designed to be
lived in – and loved.

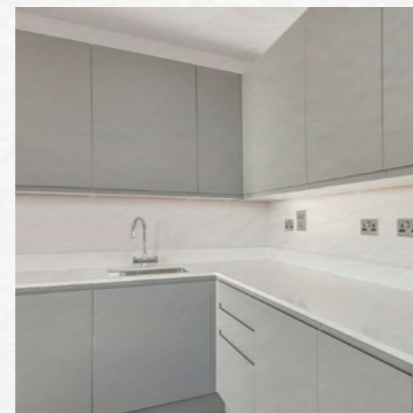
Full of useful storage space and featuring master bedrooms with inbuilt cabinetry and wardrobes, The Oakwood is a development that avoids the pitfalls of other newbuilds – enabling you to find a place for everything. Restful colour schemes provide the perfect backdrop and make the most of the oversized windows. Let there be light...



Living Room



Kitchen



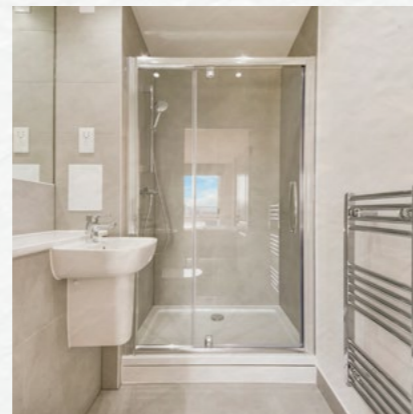
Chic and minimalist but incredibly practical, The Oakwood's contemporary kitchens will please whether or not you're a competent cook.

Composite stone worktops and white glass splashbacks combine to give a sense of style, whilst top-class integrated appliances deliver the performance you want. There's calm in these kitchens...

Bedroom



Bathroom



Specification

KITCHEN	1 BED	2 BED	3 BED
Fitted kitchen with white composite stone worktops and upstand	•	•	•
White glass splashback to the hob	•	•	•
Single stainless steel undermount sink with grooved drainer within composite stone worktop and chrome monobloc mixer tap	•	•	•
Single stainless steel under worktop oven, Bosch induction hob and extractor	•	•	•
Integrated 50/50 fridge/freezer	•	•	•
Integrated dishwasher	•	•	•

BATHROOMS	1 BED	2 BED	3 BED
White sanitaryware with contemporary chrome fittings	•	•	•
Concealed cistern WC with soft close seat & cover	•	•	•
Wall mounted hand basin with semi-pedestal and single lever mixer tap	•	•	•
Half height wall mirror above with demister pad	•	•	•
Bath	•	•	•
Combined bath filler & waste	•	•	•
Thermostatic bath shower mixer	•	•	•
Square slimline fixed shower head	•	•	•
Half height ceramic tiling to walls behind sanitaryware and full height around bath	•	•	•
Chrome finish heated towel rail	•	•	•
Porcelain floor tiles	•	•	•

ENSUITES	1 BED	2 BED	3 BED
White sanitaryware with contemporary chrome fittings		•	•
Concealed cistern WC		•	•
Hand basin with single lever mixer tap		•	•
Half height wall mirror above sanitaryware with demister pad		•	•
Shower tray with clear glass shower enclosure		•	•
Thermostatic shower mixer		•	•
Shower mixer, head and rail		•	•
Half height ceramic tiling to walls behind sanitaryware		•	•
Chrome finish heated towel rail		•	•
Porcelain floor tiles		•	•

ELECTRICAL & LIGHTING	1 BED	2 BED	3 BED
White LED downlights in kitchen areas, bathroom, en-suite and WCs	•	•	•
Pendant lights in hallway, living area and bedrooms	•	•	•
White plastic sockets and switches	•	•	•
Media plate outlet to living/dining area and bedroom(s)	•	•	•
Sky Q master socket to living area (subject to subscription)	•	•	•
BT master socket for telephone and broadband positioned in cupboard, further sockets to living/dining area and bedroom(s)	•	•	•
Video door entry system	•	•	•

HEATING & VENTILATION	1 BED	2 BED	3 BED
Mechanical Ventilation/Heat Interface Units	•	•	•

INTERNAL FINISHES	1 BED	2 BED	3 BED
Internal doors in white satin finish with satin stainless steel lever on rose door handles	•	•	•
Matt emulsion walls and ceilings	•	•	•
Satinwood white woodwork	•	•	•
Engineered oak flooring to hall, kitchen/living/dining areas	•	•	•
Fully carpeted bedroom(s)	•	•	•
Built-in wardrobe to bedroom one	•	•	•

PEACE OF MIND	1 BED	2 BED	3 BED
Each home will be independently surveyed during construction by the NHBC, who will issue their 10-year warranty certificate on completion of the home	•	•	•

Please note, whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Clarion Housing reserves the right to amend the specification as necessary and without notification. All images displayed throughout are an example of Clarion Housing homes only, and may not correspond exactly to the available homes described in this brochure.

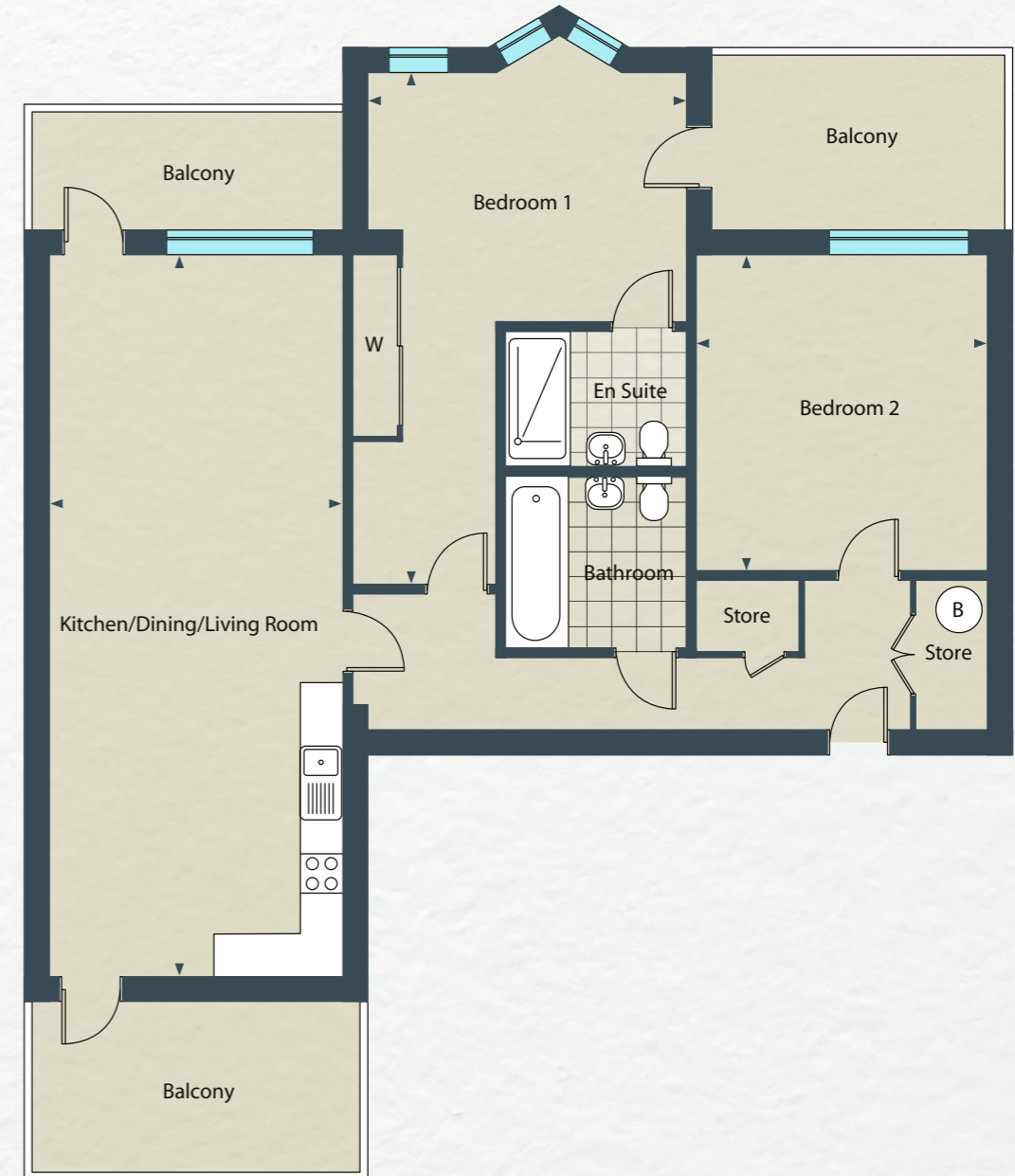
Choose from **open plan** or **traditional** layouts, garden square views, private balconies or terraces...you'll find **generous** living spaces at **The Oakwood**.

Rooms that are designed to maximise natural light and make hybrid working a pleasure, apartments at the Oakwood are for today's world. One, two or three bedrooms, there are multiple options to suit your lifestyle.

Typical Apartment Layouts



Dimensions shown are approximate only.
layouts are indicative and subject to change.



Dimensions shown are approximate only.
layouts are indicative and subject to change.



Dimensions shown are approximate only.
 layouts are indicative and subject to change.



THE OAKWOOD
THE AREA

CANARY WHARF

CITY OF LONDON

HOUSES OF PARLIAMENT

FINSBURY PARK

HARRINGAY
GREEN LANES

HARRINGAY

CHESTNUTS PARK

THE OAKWOOD

TURNPIKE LANE

Famous for its foodie offerings, you'll be hard pressed to find a more **exciting** London street to eat, drink and dine on than the neighbourhood around **The Oakwood**.

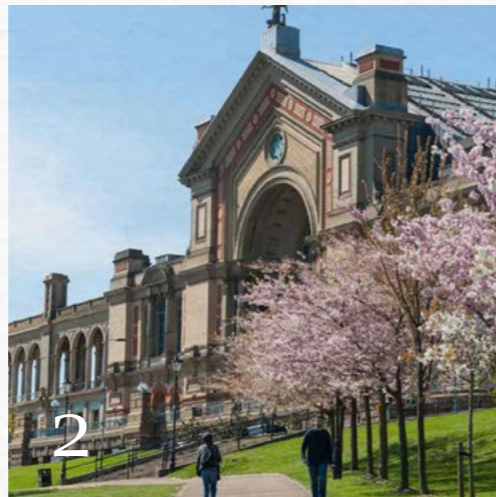
Its Turkish and Kurdish grills may have put Harringay on the gastronomic map, but around Green Lanes – the place they say it's impossible to leave hungry – you'll find a plethora of cuisines including Greek and Cypriot, wood fired pizza, dumplings and arguably, the best bakery in North London.

With parks in every direction and the protected Woodberry Wetlands to the south, The Oakwood is surrounded by green spaces perfect for walks, runs and socialising with friends.



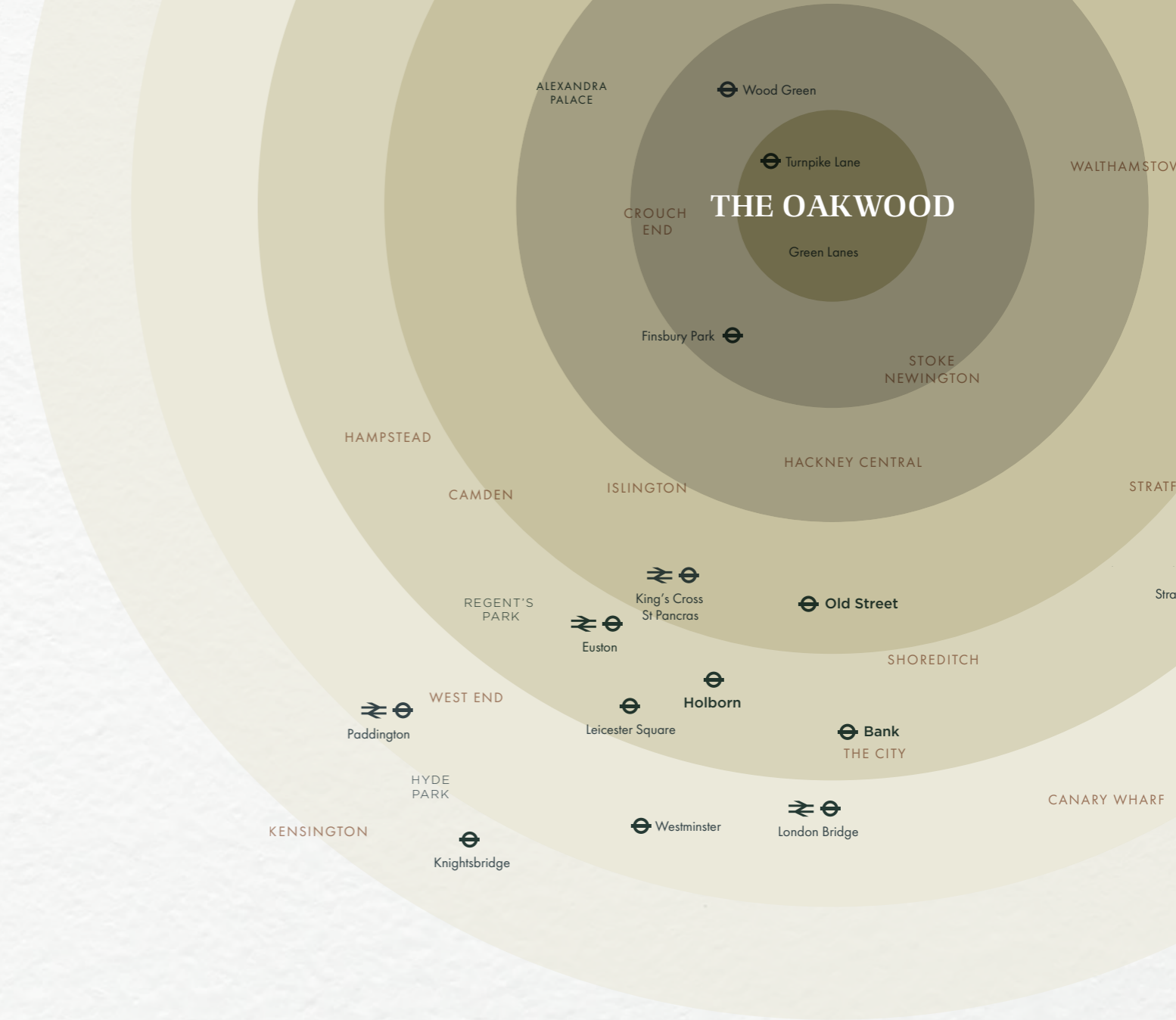
Walking, running, climbing, open water swimming, kayaking – this part of North London has it all, from solitary sports to a terrific range of team sports, enjoying the outdoors can easily become a part of your daily routine.

Join the hundreds of people who crave an all-body workout at the ever-popular climbing gym, The Castle, or follow the meandering paths of the New River Walk which winds its way through the neighbourhood. Choose from manicured parks or the wilder spots of the Woodberry Wetlands – it's up to you.



1. Ducketts Common; probably your closest green space with sports facilities, a coffee hut and perfect for lounging on a summer's day.
2. Alexandra Palace; famed for its panoramic views over London, the affectionately known Ally Pally has a phenomenal number of things to see, do and take part in.
3. West Reservoir Centre for water sports; get out on the open water on a kayak, canoe or paddleboard.
4. Finsbury Park: A 30-minute walk down the high street, or half that on a bus, Finsbury Park's 110 acres has something for everyone.
5. Climb at The Castle: Just off Green Lanes at West Reservoir; a climbing gym inside a Victorian pumping station.

Renting at The Oakwood. Affordable and contemporary Living.



North London just keeps improving – and at The Oakwood you're directly connected to its best, from the boutiques of Crouch End to the newly transformed King's Cross campus.

And Central London certainly isn't a schlep, with Overground and Underground connections running directly to the heart of the city in under 30 minutes, you can cross the capital as you please.



Overground,
underground, bike,
bus or walk, routes
from **The Oakwood**
take you all over
town - and to **Central
London** around **20
minutes.**

Turnpike Lane offers a Zone 3 Piccadilly Line connection, whereas walking down to Manor House will put you on the same line, but in Zone 2. Harringay Green Lanes Station connects you to the London Overground network, whilst Harringay Rail Station connects into King's Cross and Moorgate. Bus routes into Central London include Waterloo, London Bridge and Trafalgar Square.



Easy access into the heart of London

Perfectly placed for easy access to Central London. Just 15 minutes away by tube, with Turnpike Lane station less than ten minutes from your front door, and regular bus services also heading in every possible direction.



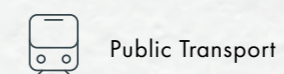
Walking

Ducketts Common	6 mins
Downhills Park	11 mins
Harringay Green Lanes 🚶	10 mins
Turnpike Lane 🚶	9 mins
Hornsey Station 🚶	12 mins
Hornsey	16 mins
Alexandra Park	26 mins
The Castle Climbing Centre	28 mins



Cycling

West Reservoir Centre	7 mins
Finsbury Park Station 🚲	9 mins
Crouch End	9 mins
Alexandra Palace	11 mins
Emirates Stadium	13 mins
Go Ape (Alexandra Palace)	13 mins
Highgate Wood	13 mins
London Field's Lido	21 mins



Public Transport

Oxford Circus 🚇	21 mins
King's Cross 🚇	21 mins
Holborn 🚇	23 mins
Leicester Square 🚇	24 mins
Farringdon 🚇	25 mins
Westminster 🚇	26 mins
Heathrow Airport 🚇	59 mins
Stansted Airport 🚇	71 mins

Travel times from [google.co.uk/maps](https://www.google.co.uk/maps)



RCAM

RESIDENTIAL COMMERCIAL
ASSET MANAGEMENT

Get in touch

020 3890 7777
enquiries@r-cam.co.uk

50 Great Marlborough Street
London
W1F 7JS