



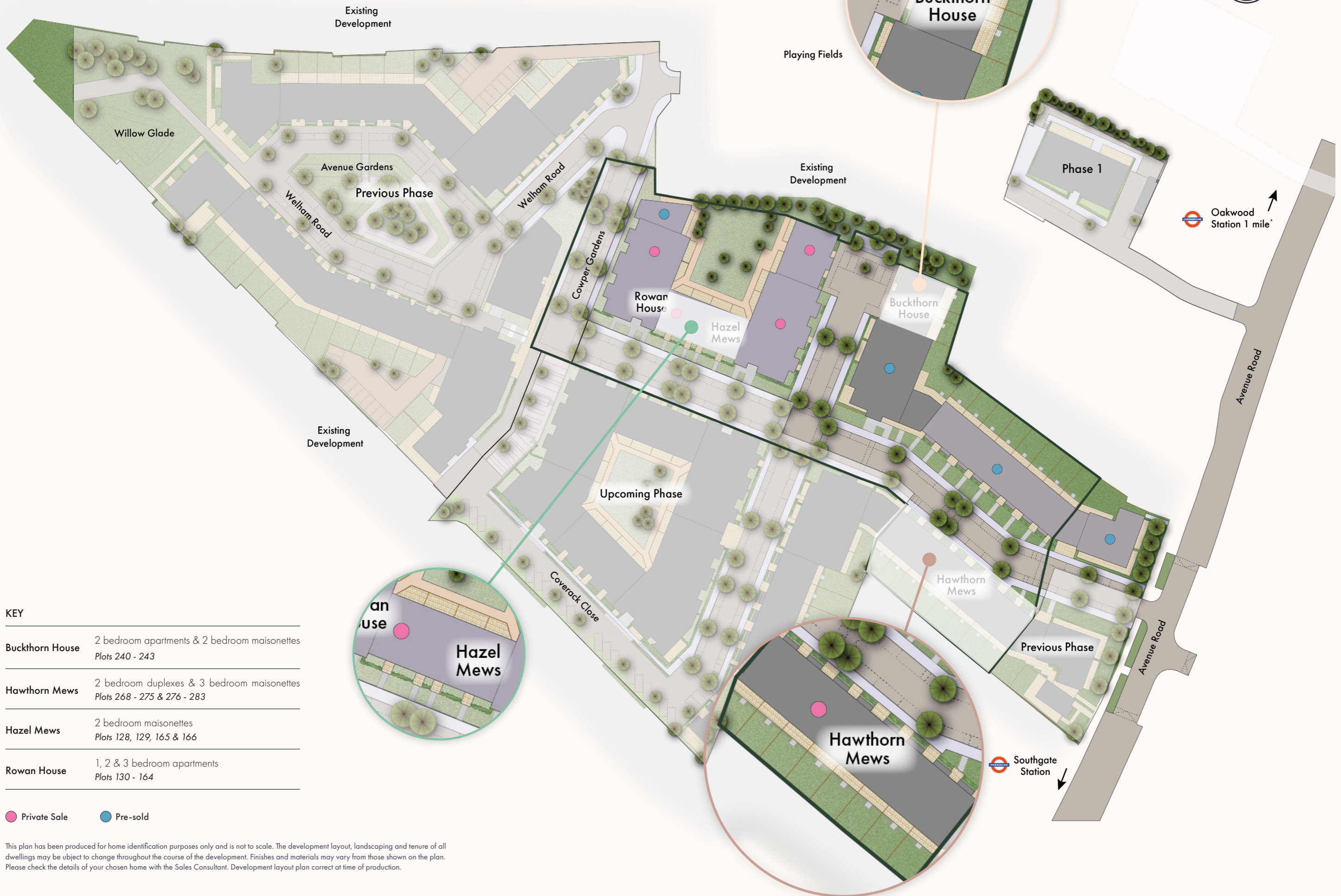
NEW AVENUE

**HAWTHORN MEWS,
BUCKTHORN HOUSE & HAZEL MEWS**

1, 2 & 3 BEDROOM HOMES



Computer generated image, indicative only.



KEY

Buckthorn House	2 bedroom apartments & 2 bedroom maisonettes Plots 240 - 243
Hawthorn Mews	2 bedroom duplexes & 3 bedroom maisonettes Plots 268 - 275 & 276 - 283
Hazel Mews	2 bedroom maisonettes Plots 128, 129, 165 & 166
Rowan House	1, 2 & 3 bedroom apartments Plots 130 - 164

- Private Sale
- Pre-sold

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen home with the Sales Consultant. Development layout plan correct at time of production.



WELCOME TO Hawthorn Mews

Welcome to Hawthorn Mews, an exquisite collection of 2-bedroom maisonettes and duplexes designed to offer the perfect blend of comfort and style. Each residence features spacious open living areas, seamlessly connecting to private outdoor spaces, whether it's a charming terrace or a lush private garden.

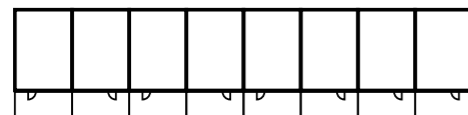




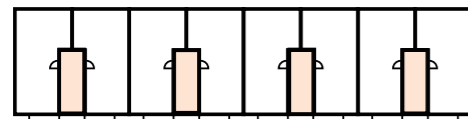
3 BEDROOM MAISONNETTES



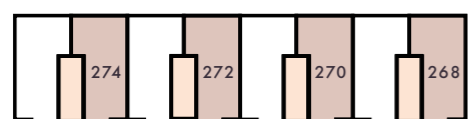
Showhome photography indicative only



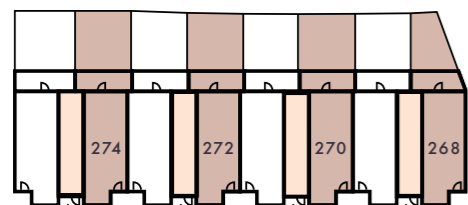
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

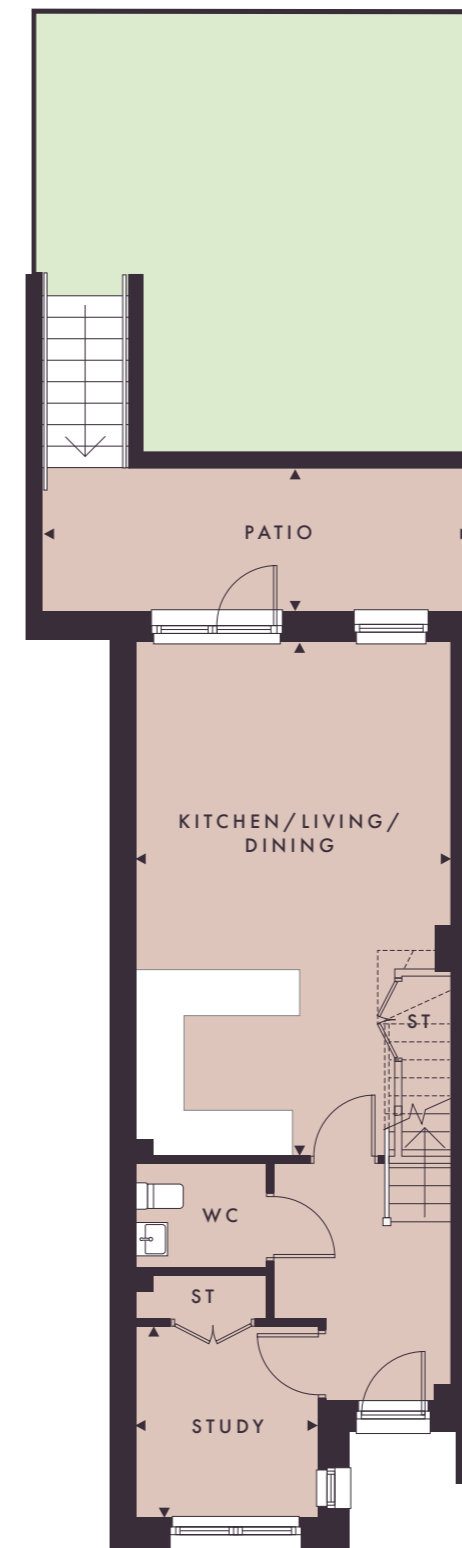


GROUND FLOOR

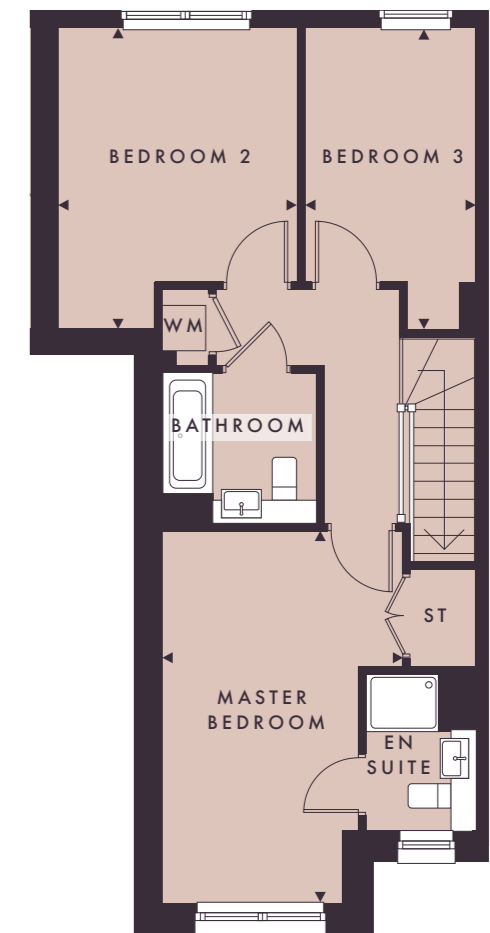


Key:
 ST – Storage WC – Cloakroom WM – Washing Machine
 ● 3 Bedroom

Layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Apartment layout sizes may vary slightly from one another depending on the floor level – please refer to the price list or the Sales Team for more details. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Floorplan illustrates Plot 270.



GROUND FLOOR



FIRST FLOOR

HOMES 268, 270, 272 & 274

Kitchen/Living/Dining	7.16m x 4.37m	23'6" x 14'4"
Study	2.66m x 2.52m	8'9" x 8'3"
Patio	268: 5.52m x 2.00m	8'1" x 6'7"
	270: 5.97m x 2.00m	19'7" x 6'7"
	272: 5.98m x 2.00m	19'8" x 6'7"
	274: 5.99m x 2.00m	19'8" x 6'7"

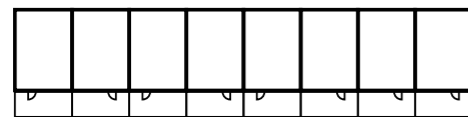
Master Bedroom	5.20m x 3.34m	17'1" x 11'0"
Bedroom 2	4.19m x 3.30m	3'9" x 10'10"
Bedroom 3	4.19m x 2.39m	13'9" x 7'10"
Total Area	107.62 sq. m.	1,158 sq. ft.



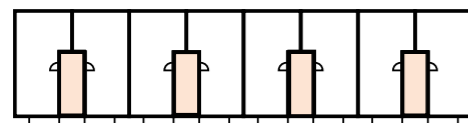
3 BEDROOM MAISONNETTES



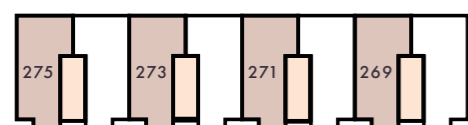
Showhome photography indicative only



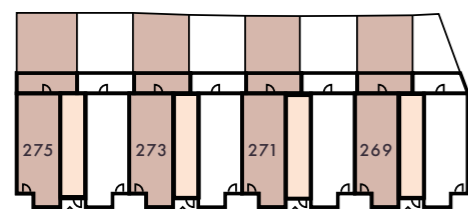
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

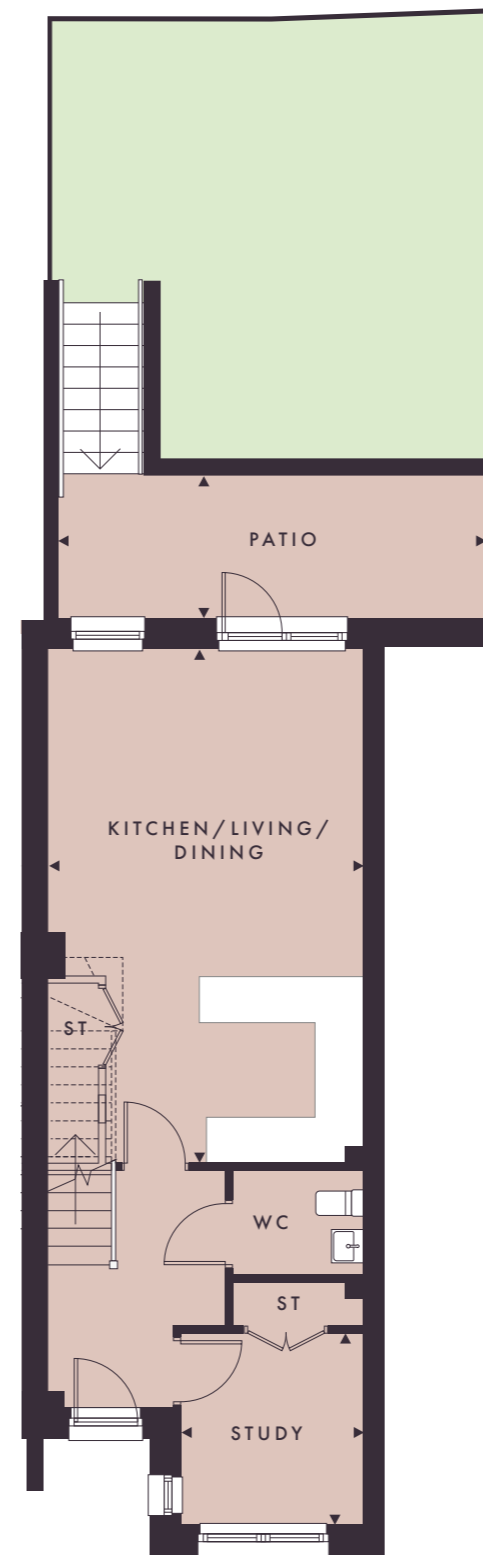


GROUND FLOOR

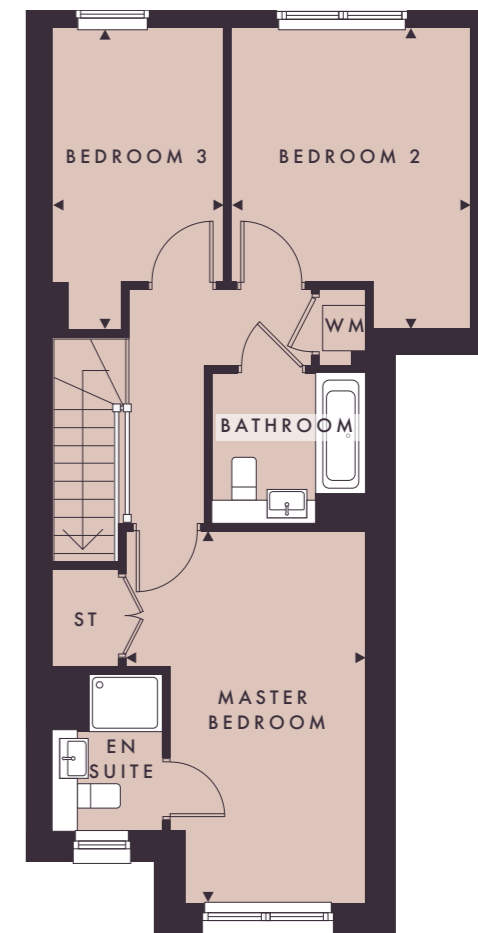


Key:
 ST – Storage WC – Cloakroom WM – Washing Machine
 ● 3 Bedroom

Layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Apartment layout sizes may vary slightly from one another depending on the floor level – please refer to the price list or the Sales Team for more details. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Floorplan illustrates Plot 269.



GROUND FLOOR



FIRST FLOOR

HOMES 269, 271, 273 & 275

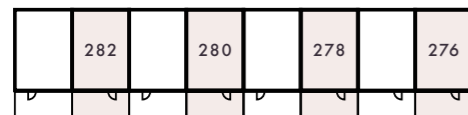
Kitchen/Living/Dining	7.16m x 4.37m	23'6" x 14'4"
Study	2.66m x 2.52m	8'9" x 8'3"
Patio	269: 5.97m x 2.00m	19'7" x 6'7"
	271: 5.96m x 2.00m	19'7" x 6'7"
	272: 5.96m x 2.00m	19'7" x 6'7"
	275: 6.38m x 2.00m	20'11" x 6'7"

Master Bedroom	5.20m x 3.34m	17'1" x 11'0"
Bedroom 2	4.19m x 3.30m	13'9" x 10'10"
Bedroom 3	4.19m x 2.39m	13'9" x 7'10"
Total Area	107.62 sq. m.	1,158 sq. ft.

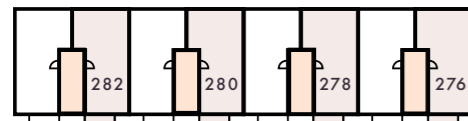
TWO BEDROOM DUPLEXES



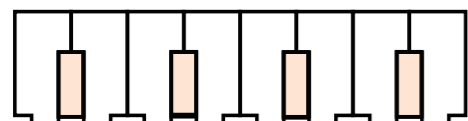
Showhome photography indicative only



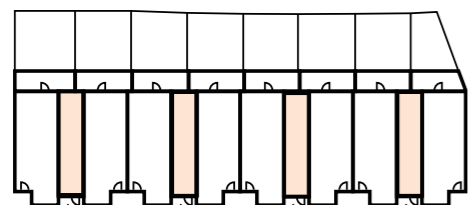
THIRD FLOOR



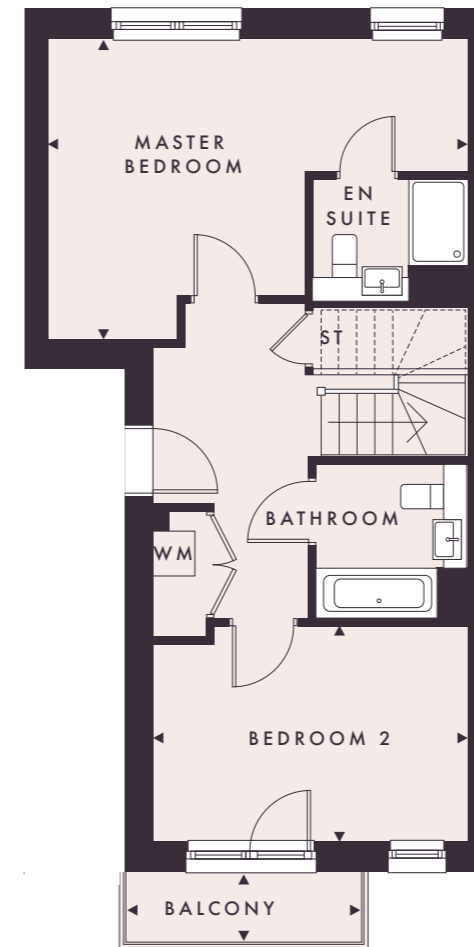
SECOND FLOOR



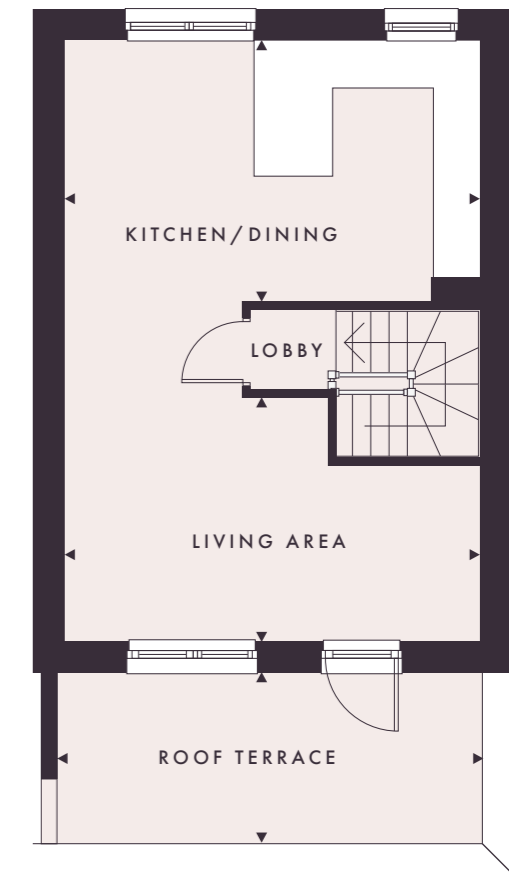
FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR

Key:
 ST – Storage WC – Cloakroom WM – Washing Machine ^ – Communal entrance
 ○ 2 Bedroom

LAYOUTS PROVIDE APPROXIMATE MEASUREMENTS ONLY. DIMENSIONS, WHICH ARE TAKEN FROM THE INDICATED POINTS OF MEASUREMENT, ARE FOR GUIDANCE ONLY AND ARE NOT INTENDED TO BE USED FOR CARPET SIZES, APPLIANCE SPACE OR ITEMS OF FURNITURE. APARTMENT AREAS ARE PROVIDED AS GROSS INTERNAL AREAS AND MAY VARY. BATHROOM AND KITCHEN LAYOUTS ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE. APARTMENT LAYOUT SIZES MAY VARY SLIGHTLY FROM ONE ANOTHER DEPENDING ON THE FLOOR LEVEL – PLEASE REFER TO THE PRICE LIST OR THE SALES TEAM FOR MORE DETAILS. THE INFORMATION CONTAINED WITHIN THIS DOCUMENT DOES NOT CONSTITUTE PART OF ANY OFFER, CONTRACT OR WARRANTY. WHILST THE PLANS HAVE BEEN PREPARED WITH ALL DUE CARE FOR THE CONVENIENCE OF THE INTENDING PURCHASER, THE INFORMATION CONTAINED HEREIN IS A PRELIMINARY GUIDE ONLY. FLOORPLAN ILLUSTRATES PLOT 276.

HOMES 276, 278, 280 & 282

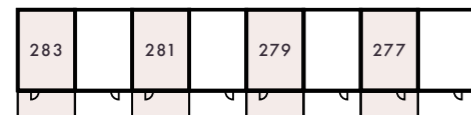
Master Bedroom	5.83m x 4.19m	19'1" x 13'9"
Bedroom 2	4.37m x 3.00m	14'4" x 9'10"
Balcony	2.52m x 0.60m	8'3" x 2'0"

Kitchen/Dining	5.79m x 3.65m	19'0" x 12'0"
Living	5.79m x 3.40m	19'0" x 11'2"
Roof Terrace	5.95m x 2.39m	19'6" x 7'10"
Total Area	103.44 sq. m.	1,113 sq. ft.

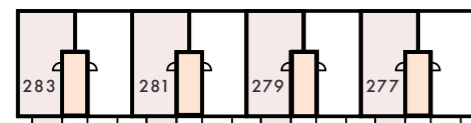
TWO BEDROOM DUPLEXES



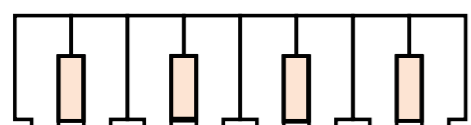
Showhome photography indicative only



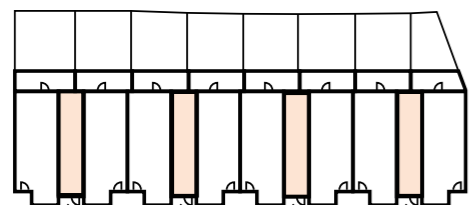
THIRD FLOOR



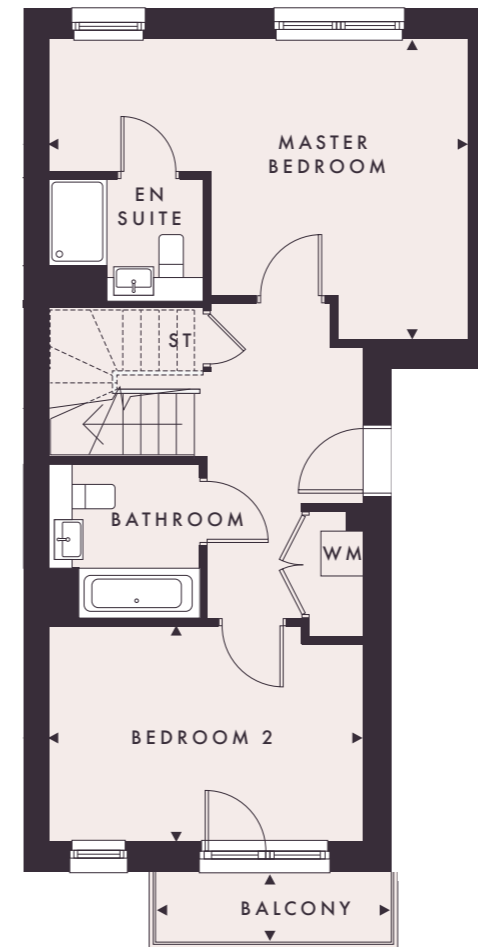
SECOND FLOOR



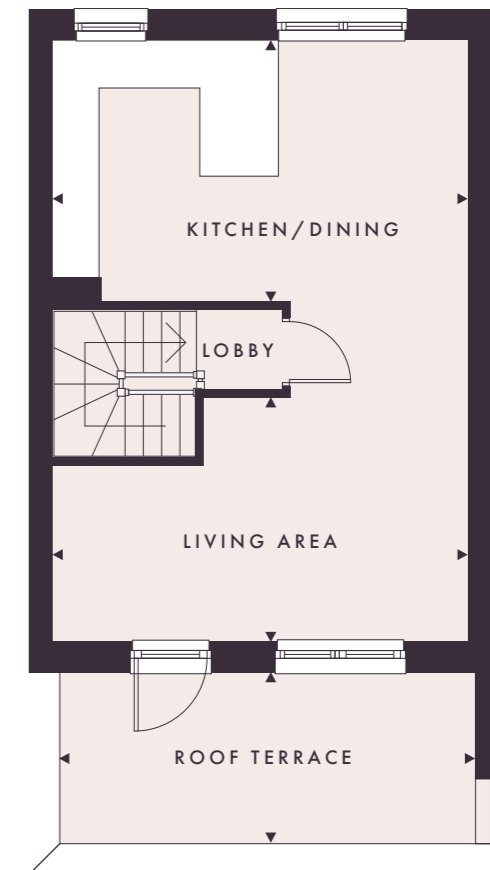
FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR

HOMES 277, 279, 281 & 283

Master Bedroom	5.83m x 3.60m	19'1" x 11'10"
Bedroom 2	4.37m x 3.00m	14'4" x 9'10"
Balcony	2.52m x 0.60m	8'3" x 2'0"

Kitchen/Dining	5.79m x 3.65m	19'0" x 12'0"
Living	5.79m x 3.40m	19'0" x 11'2"
Roof Terrace	5.95m x 2.39m	19'6" x 7'10"
Total Area	103.44 sq. m.	1,113 sq. ft.

Key:
 ST – Storage WC – Cloakroom WM – Washing Machine ^ – Communal entrance
 ○ 2 Bedroom

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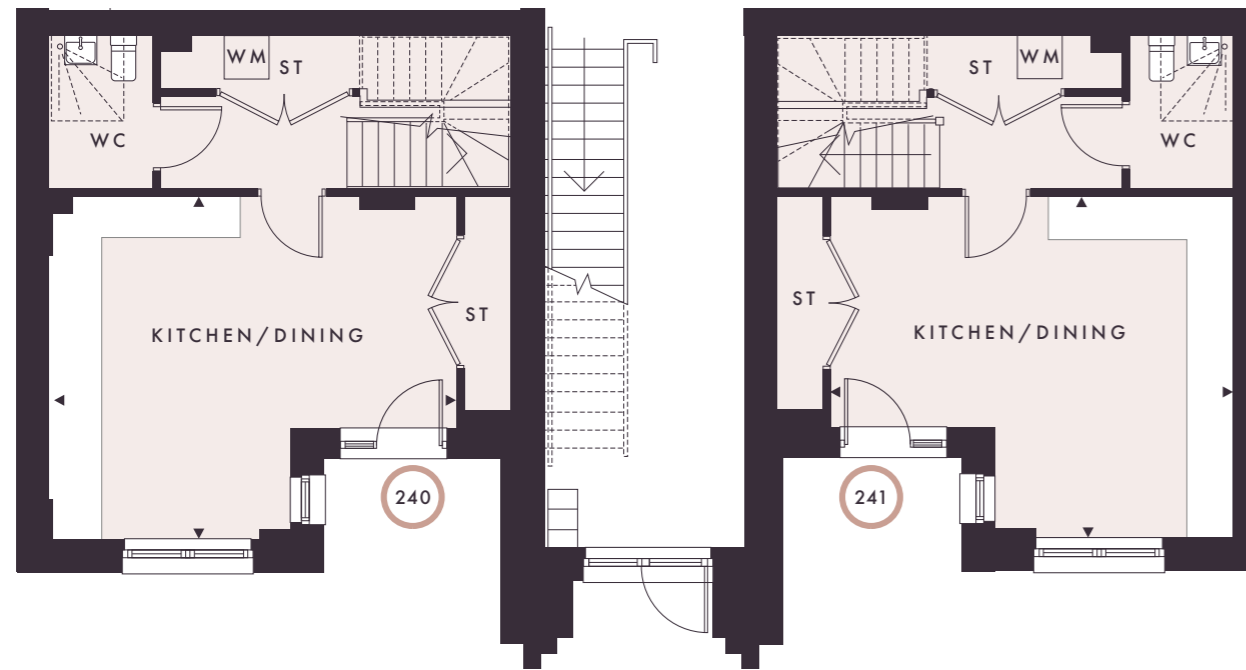
WELCOME TO Buckthorn House

Welcome to Buckthorn House, an exclusive collection of 2-bedroom apartments and maisonettes designed for modern living. Each residence features generously sized double bedrooms and private outdoor spaces, including terraces, gardens, or balconies, ideal for relaxation or entertaining. Nestled in a quiet and secluded part of the development, Buckthorn House also offers convenient bike storage for active lifestyles - experience the perfect balance of comfort, privacy, and contemporary design.

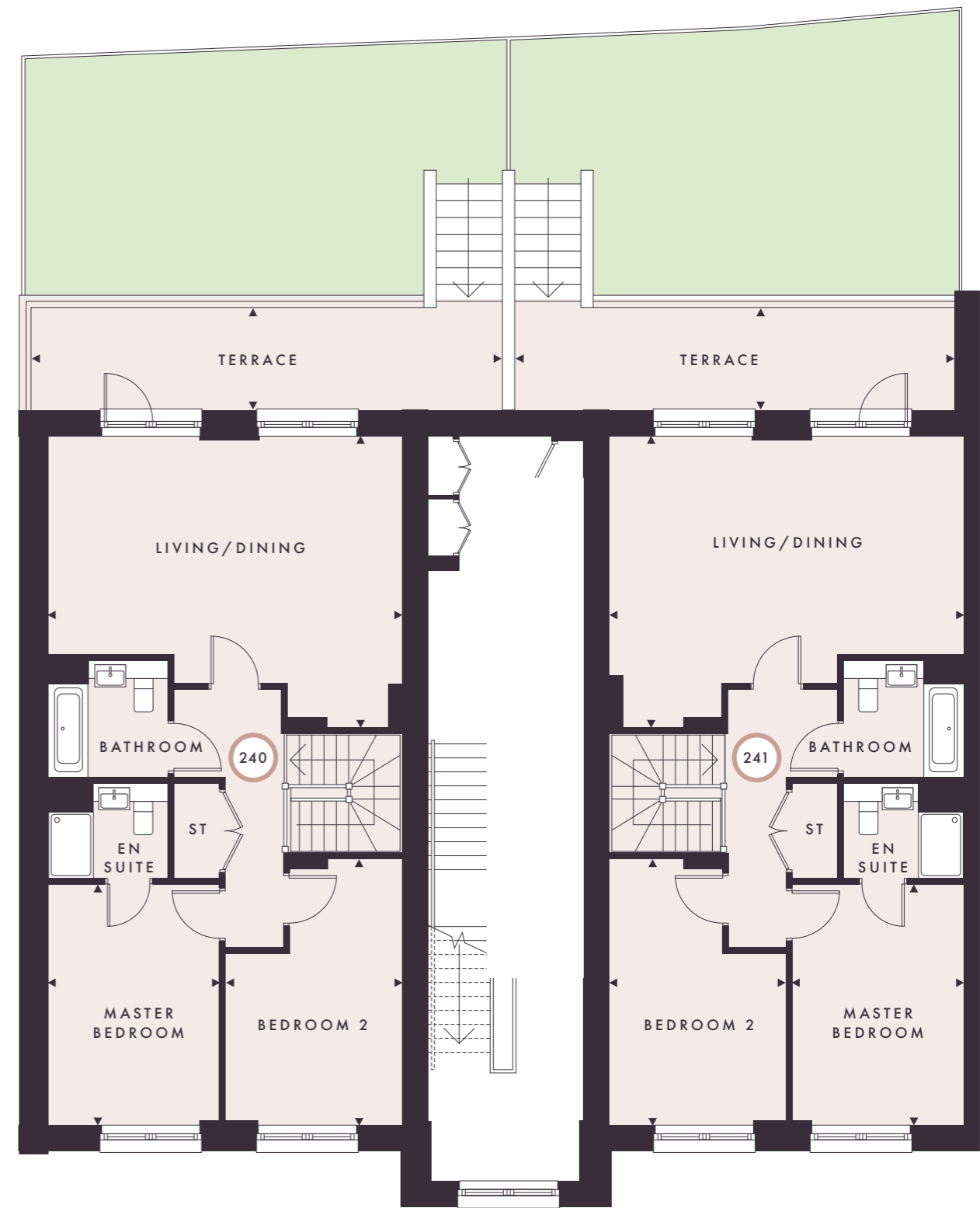




TWO BEDROOM MAISONNETTES



GROUND FLOOR



FIRST FLOOR

HOME 240

Kitchen/Dining 4.78m x 5.59m 5'8" x 18'4"

HOME 241

Kitchen/Dining 4.78m x 5.61m 15'8" x 18'5"

HOME 240

Living/Dining 6.34m x 5.25m 20'10" x 17'3"
Master Bedroom 4.70m x 3.06m 15'5" x 10'0"
Bedroom 2 4.78m x 3.19m 15'8" x 10'5"
Roof Terrace 8.45m x 1.84m 27'9" x 6'1"
Total Area 118.26 sq. m. 1,273 sq. ft.

HOME 241

Living/Dining 6.36m x 5.25m 20'11" x 17'3"
Master Bedroom 4.70m x 3.06m 15'5" x 10'1"
Bedroom 2 4.78m x 3.20m 15'8" x 10'6"
Roof Terrace 7.89m x 1.84m 25'10" x 6'1"
Total Area 118.51 sq. m. 1,276 sq. ft.

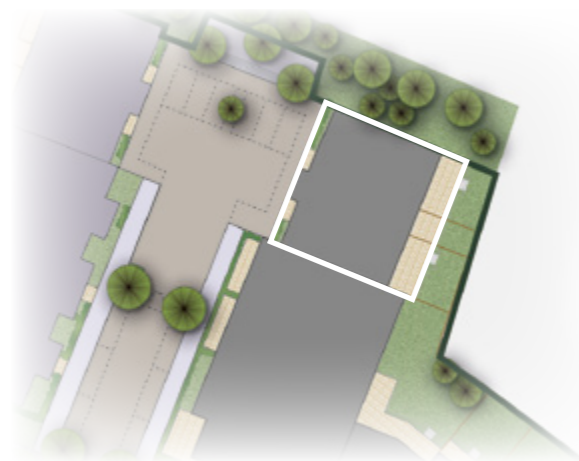
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Key: ST – Storage WC – Cloakroom WM – Washing Machine

○ 2 Bedroom



TWO BEDROOM APARTMENTS



GROUND FLOOR

FIRST FLOOR

Key:
ST – Storage WC – Cloakroom WM – Washing Machine
○ 2 Bedroom

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HOME 242

Living/Dining	6.34m x 5.25m	20'10" x 17'3"
Master Bedroom	4.78m x 3.09m	15'8" x 10'2"
Bedroom 2	4.78m x 3.15m	15'8" x 10'4"
Balcony	5.50m x 1.50m	18'1" x 4'11"
Total Area	78.33 sq. m.	843 sq. ft.

HOME 243

Living/Dining	6.36m x 5.25m	20'11" x 17'3"
Master Bedroom	4.78m x 3.11m	15'8" x 10'3"
Bedroom 2	4.78m x 3.15m	15'8" x 10'4"
Balcony	5.50m x 1.50m	18'1" x 4'11"
Total Area	78.62 sq. m.	846 sq. ft.



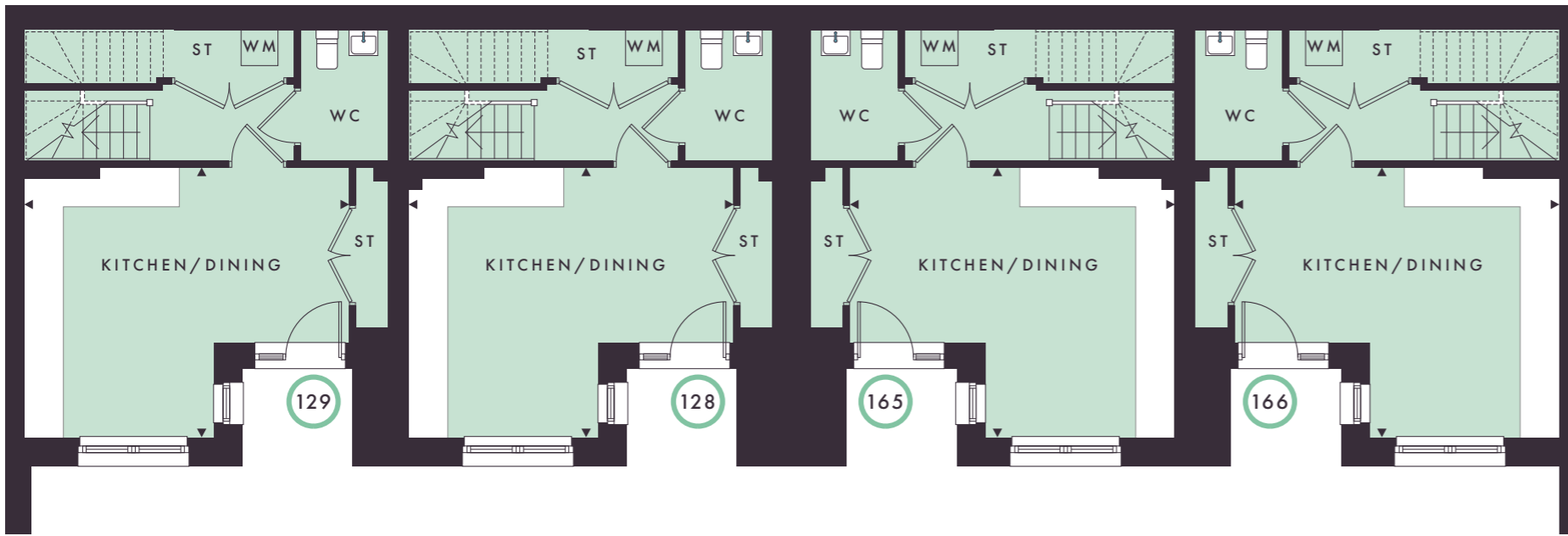
WELCOME TO Hazel Mews

Welcome to Hazel Mews, an exclusive collection of just four 2-bedroom maisonettes situated in the heart of the development. Each meticulously designed home boasts a spacious master bedroom with an en-suite, providing a private sanctuary for relaxation.

The generously sized living room offers ample space for both entertaining and everyday living, seamlessly flowing into the private outdoor area, which includes either a terrace or balcony. These outdoor spaces are perfect for enjoying a morning coffee, hosting guests, or simply unwinding after a long day.



GROUND FLOOR



TWO BEDROOM MAISONETTES

GROUND FLOOR

HOMES 128, 129, 165 & 166

Kitchen/Dining 5.33m x 4.46m 17'6" x 14'8"

FIRST FLOOR

HOMES 128 & 165

Living/Dining 5.98m x 4.44m 19'7" x 14'7"

Master Bedroom 4.46m x 2.94m 14'8" x 9'8"

Bedroom 2 4.46m x 2.94m 14'8" x 9'8"

Terrace 6.07m x 2.65m 19'11" x 8'8"

Total Area 102.84 sq. m. 1,107 sq. ft.

HOMES 129 & 166

Living/Dining 5.98m x 4.44m 19'7" x 14'7"

Master Bedroom 4.46m x 2.94m 14'8" x 9'8"

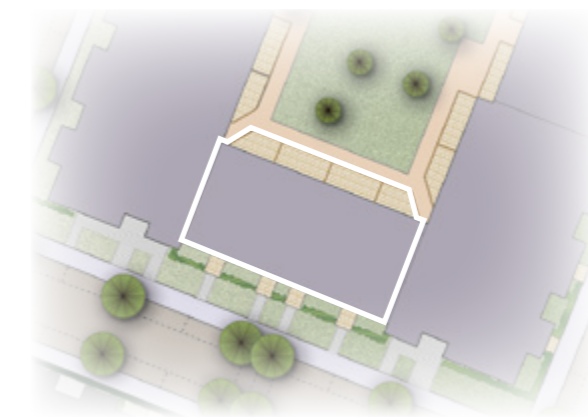
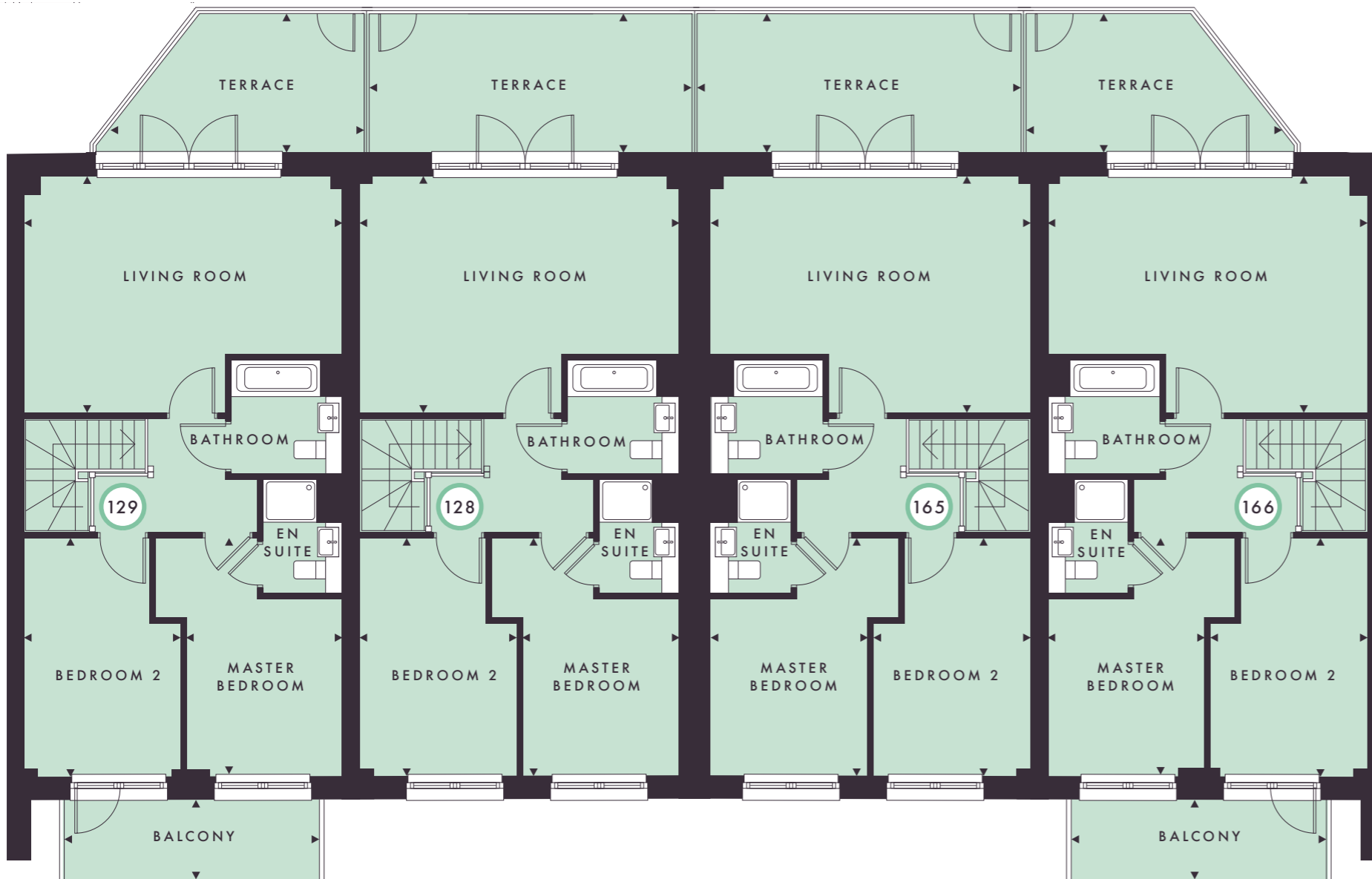
Bedroom 2 4.46m x 2.94m 14'8" x 9'8"

Balcony 4.87m x 1.54m 16'0" x 5'1"

Terrace 4.51m x 2.65m 14'9" x 8'8"

Total Area 102.87 sq. m. 1,107 sq. ft.

FIRST FLOOR



Key:
 ST – Storage WC – Cloakroom WM – Washing Machine
 ○ 2 Bedroom

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QUALITY FINISHES



GENERAL FINISHES

It's the finishing touches, the thoughtful details, that can – and do – make all the difference. We've thought of everything, including plenty of hanging and storage space plus practical floor coverings.

- Internal doors painted white
- Skirtings, architraves and staircase painted in a white satin
- Walls and ceiling painted in brilliant white
- Carpet to all bedrooms
- Amtico flooring in open-plan kitchen/dining/living area, hallway, bathroom and en suite

KITCHEN

The centre for modern family life. All our homes have quality fixtures and fittings with high-specification integrated units and labour-saving devices.

- Contemporary-styled kitchen with laminate worktops
- Full height laminate splashback
- Under-cupboard LED lighting below wall units
- Stainless steel bowl sink with tap
- Electrolux single oven with 4-zone hob
- Electrolux combination microwave oven in stainless steel
- Integrated, recirculating cooker hood
- Integrated fridge/freezer and dishwasher
- Freestanding Zanussi washer/dryer in the utility cupboard

HOME ENTERTAINMENT & COMMUNICATIONS

- Wired for Sky Q television (subject to future connection by purchaser; aerial not supplied)
- Hyperoptic broadband (with first three months free)
- Home office provision to every home

HEATING

- White radiators to all rooms
- Chrome electric heated towel rail to bathrooms and en suites
- One thermostatic zone in apartments and two in maisonettes and duplexes



BATHROOMS & EN SUITE

- White Roca sanitaryware with chrome mixer taps
- Thermostatic shower mixer
- Semi-recessed hand basin
- Shaver socket
- Fixed wall-mounted shower and enclosure with door (where applicable)
- WC with chrome flush controller
- Chrome electric heated towel rail to bathrooms and en suites
- Porcelain wall tiles provided (where applicable)



LIGHTING & ELECTRICAL

- White vertical recessed LED to kitchen, bathrooms and en suites
- Pendant lighting in living/dining area, landing and bedrooms
- White switches and sockets in living room, hallway and bedrooms
- White double sockets with USB ports in kitchen/dining area
- Smoke alarm detectors and sprinkler systems positions where required

SECURITY FEATURES

- Sufficient external lighting in all communal areas
- Audio/video entry system connected to communal entrance doors
- All communal doors and windows with fob access to communal areas and all locks are Secured by Design certified, for your safety
- Lockable letter boxes

EXTERNAL

- Marshalls Rivero paving to balconies and terraces
- Marshalls Urbex paving to maisonettes
- Access to secure cycle stores



Images are indicative only. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact a Sales Consultant for further information.





NEW AVENUE



COUNTRYSIDE
Homes

020 4571 9522

www.newavenue-oakwood.co.uk

Avenue Road, Oakwood, London N14 4DG

Every care has been taken in the preparation of this brochure. These homes shown (including their position) is a computer-generated artists impression and should be used for illustrative purposes only. Any surrounding areas, landscaping, roads, footpaths, driveways, walls, fences, trees, bushes, and other details shown in this illustration are merely to create an impression. Please see the development layout plan for details of the apartment location and proximity to other houses. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Please speak to our sales consultant for details of individual homes.