



DIXON
GARDENS
N8

98 Tottenham Lane
Crouch End, London N8 7EJ

*Set within the distinguished historical exterior of Hornsey
Police Station, you'll discover an exclusive collection of exquisitely
designed residences nestled around a spectacular communal garden.*

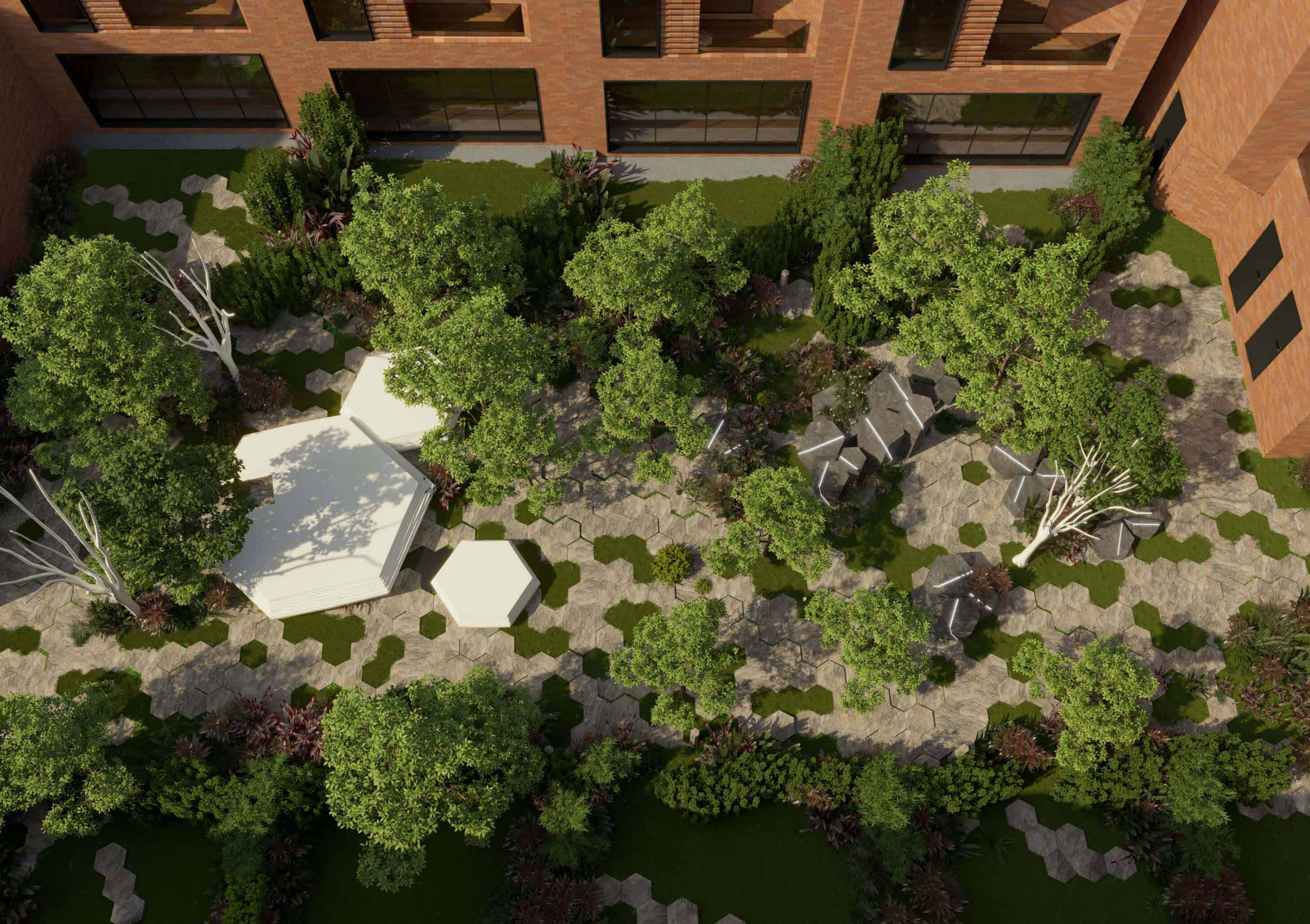


THE DEVELOPMENT

Concealed behind the stunning historical façade of Hornsey Police Station, awaits an exclusive collection of exquisitely appointed homes.

Designed by London architect studio Archanaeum, Dixon Gardens carries the heritage of John Dixon Butler - the architect of some of London's finest civic buildings and of our own magnificent façade.

This new luxury gated development blends historic charm with modern living in the finest way. Our collection of 10 mews houses and 19 stylish apartments features a stunning communal garden, exquisite contemporary interiors, and exceptional craftsmanship in every detail.



Discover a rare ensemble of 10 elegant houses and 19 stylish apartments, seamlessly blending classic charm with contemporary living, complemented by stunning private and shared gardens.



THE GARDEN

The unique communal Garden at Dixon Gardens has been designed by acclaimed Japanese landscape artist Takashi Nagasaki. This blissful haven, nestled in the centre of Dixon Gardens, is reassuringly private - accessible only to residents and their guests.

Inspired by the timeless beauty of a nascent forest, the Garden features meticulously crafted areas of sun and shade, creating a tranquil and nurturing environment where dappled sunlight filters through the trees.

This oasis is designed to foster a sense of community. Residents can enjoy spaces perfect for eating, reading, playing - all set against a backdrop of specimen trees that highlight the changing light and passage of the seasons.

Subtle evening lighting enhances the peaceful ambiance, while sculptural trees maintain a pleasing aesthetic during the colder months.

The planting design includes a mixture of rare and native species, complemented by organically clipped soft planting. With changing views throughout the year, you can also relish the beauty of the Garden through your windows from all residences.

With Nagasaki's expert touch, the Garden at Dixon Gardens offers the beauty and tranquility of nature without the burden of maintenance. So you can fully enjoy your sanctuary.



St Mary's CE
School

5 minutes walk to
Hornsey Station


Hornsey
Station

DIXON
GARDENS
N8

Rokesly
School

Crouch End
Clock Tower

Stationers
Park

THE LOCATION

Dixon Gardens highly desirable N8 postcode offers the perfect blend of urban living and neighbourhood charm. With exceptional transport links to the City and West End, Moorgate is only a short 20 minute train ride away.

For Overground services, residents enjoy a choice of Hornsey, Finsbury Park, Harringay, Crouch Hill, Harringay Green Lane and Finsbury Park. Nearby Underground stations include Archway and Highgate on the Northern Line, Finsbury Park on the Victoria and Piccadilly Lines, and Turnpike Lane and Wood Green on the Piccadilly Line.

The extensive bus network around Dixon Gardens ensures residents are connected 24/7 with routes including 41, 91, 210, W3, W5, W7 and night buses N41 and N91. A network of cycle routes makes commuting by bike and weekend cycling a pleasure.

CROUCH END

It's no surprise that Crouch End tops the polls of the best places to live in London*. With its thriving cultural, foodie and artistic scene, this delightful neighbourhood has a village feel and is renowned for its vibrant atmosphere and welcoming spirit. Occupying a prime position within the historic Hillfield Conservation Area, the surrounding environment offers a charming mix of beautifully preserved Edwardian and Victorian architecture.

CULTURE, DINING AND CREATIVITY

Dotted with independent boutiques, cafes and restaurants, Crouch End is a hotspot for professionals, creatives, and families - and a haven for an ever-growing list of celebrities. The cultural scene boasts live music venues, theatres, independent cinemas and art galleries. Crouch End ArtHouse and Picturehouse cinema show a fantastic selection of independent films, blockbusters and special screenings.

EXCELLENT SCHOOLS FOR ALL AGES

For families, Crouch End offers access to a range of superb primary and secondary schools. These include the highly regarded Coleridge School, St Peter-in-Chains RC School, St Gilda's RC School, Rokesly School, and St Aidan's School - all of which are Ofsted rated 'Outstanding' or 'Good'. Secondary options such as Highgate Woods School and Hornsey School for Girls are known for their strong academic and extracurricular programmes.

Independent options include Channing School and Highgate School, offering education from 3-18 years.

VIBRANT COMMUNITY AND A VILLAGE FEEL

Regular farmers' markets, festivals and local events enhance the friendly atmosphere and sense of community that Crouch End is famous for. Just a stone's throw away, Highgate and Muswell Hill offer additional dining, shopping and cultural pleasures.

GREEN SPACES IN THE CITY

For those who love the outdoors, Crouch End offers an abundance of green spaces beyond the stunningly landscaped gardens of Dixon Gardens. Priory Park, with its playground and cafe, is a family favourite for Crouch End residents. Parkland Walk - a serene, tree-lined trail stretching to Finsbury Park - is perfect for walking, jogging, or cycling. A short walk away, Alexandra Park offers panoramic views of London and hosts year-round events, from live music to food festivals. The ancient woodlands in Queen's Woods and Highgate Woods offer a delightful escape from the bustle of city life.

LEISURE AND FITNESS

Park Road Pools and Fitness, and Virgin Active both provide both swimming pools, gyms and a huge range of fitness classes. Hampstead Heath is perfect for picnics, walks, a run, or a swim in the famous ponds. More outdoor swimming is available at Hornsey and Parliament Hill.

Cricket and tennis fans can enjoy the facilities at Crouch End Playing Fields, Coolhurst Tennis and Squash Court and Highgate Cricket and Lawn Tennis Club.

* Source: Sunday Times Best Places to Live in London 2023

SCHOOLS

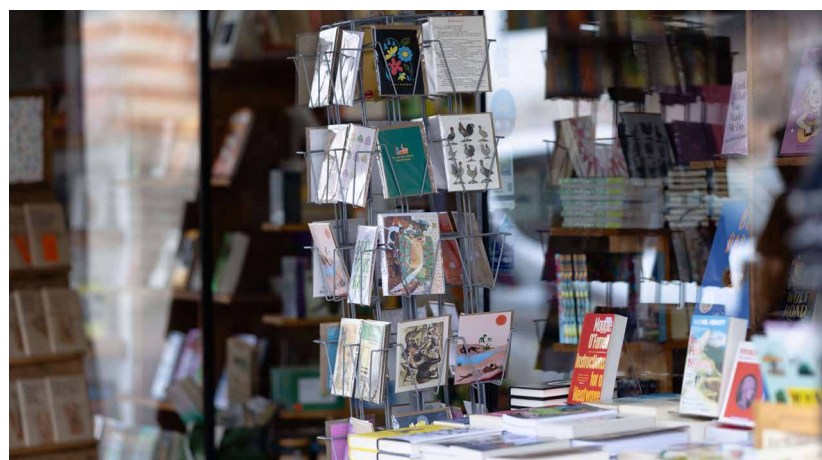
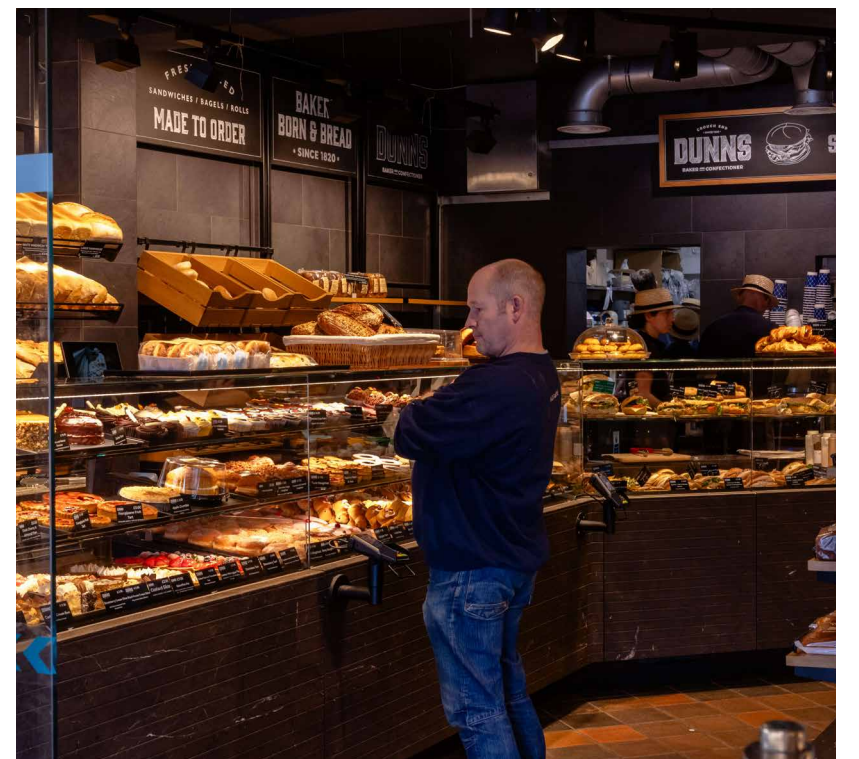
- Alexandra Park School
- Channing School
- Coleridge School
- Highgate School
- Hornsey School for Girls
- Highgate Woods School
- Muswell Hill School
- North London Rudolf Steiner School
- Rokesly School
- St Mary's CE School
- St Mary's Church of England School
- Weston Park School

PARKS

- Alexandra Park
- Highgate Wood
- Parkland Walk
- Priory Park
- Stationers Park
- Queen's Woods

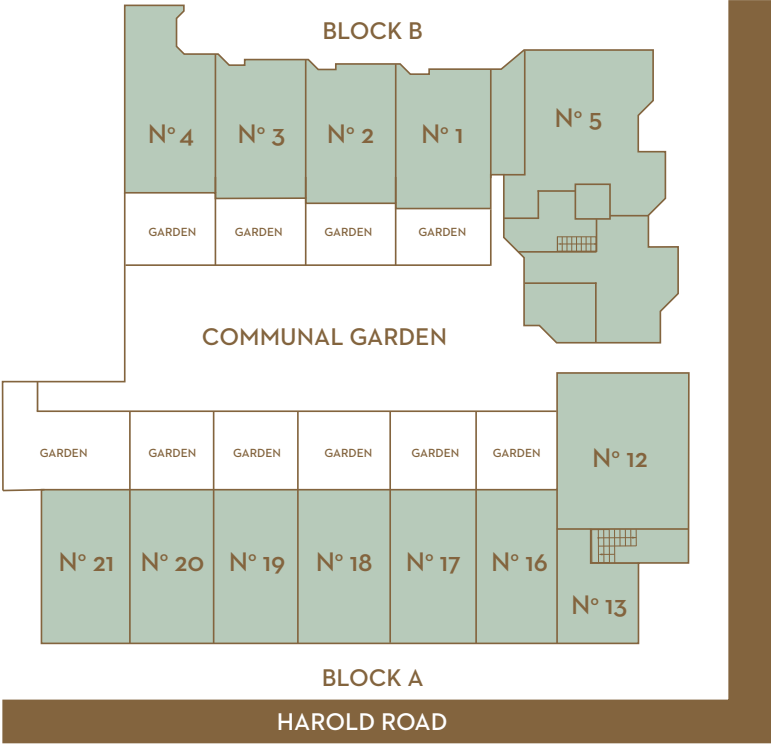
AIRPORTS BY PUBLIC TRANSPORT

- Heathrow Airport (1 hr 30 mins)
- London Gatwick Airport (1 hr 20 mins)
- London Luton Airport (1 hr 20 mins)
- London Stansted Airport (1 hr 20 mins)
- London City Airport (1 hr 15 mins)

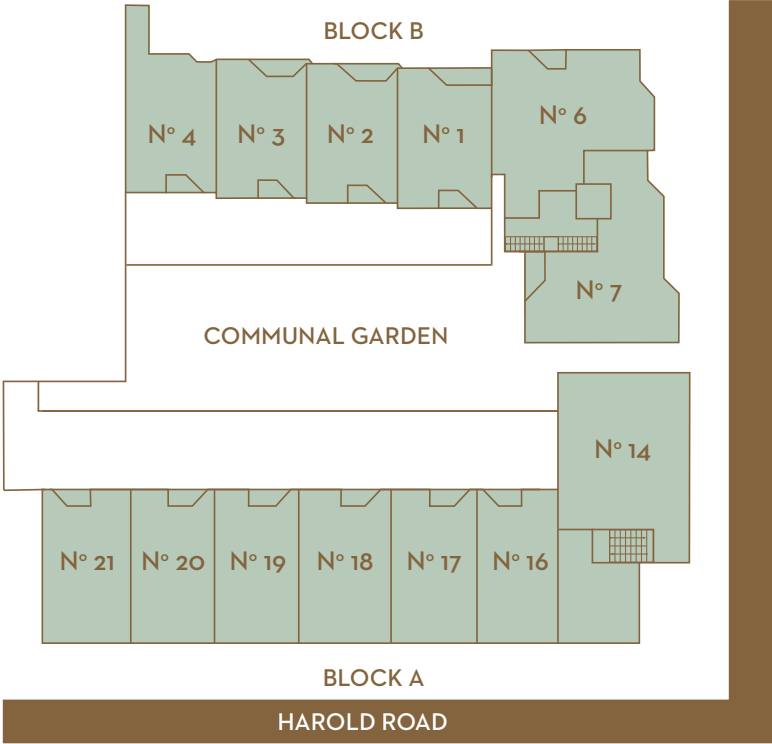




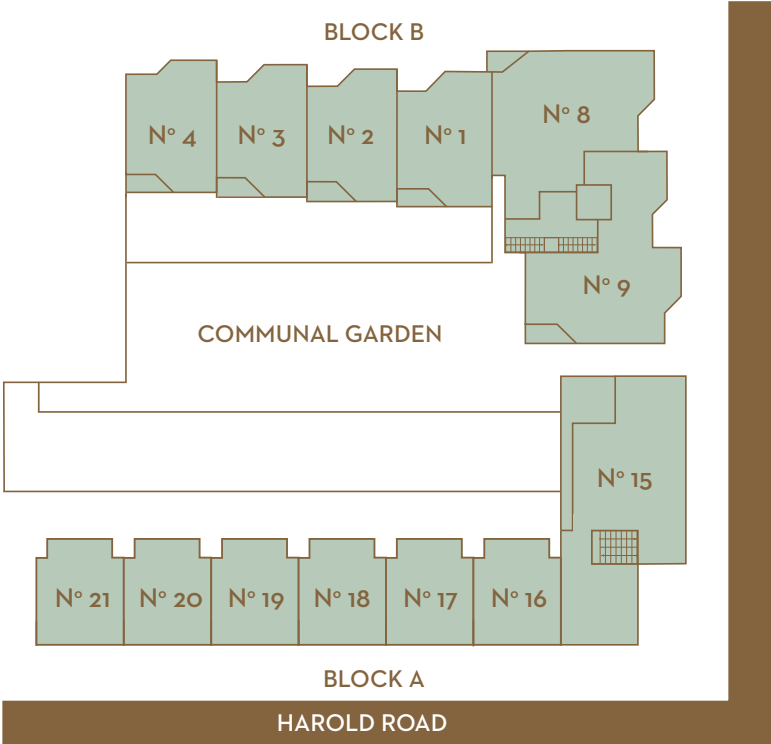
GROUND FLOOR



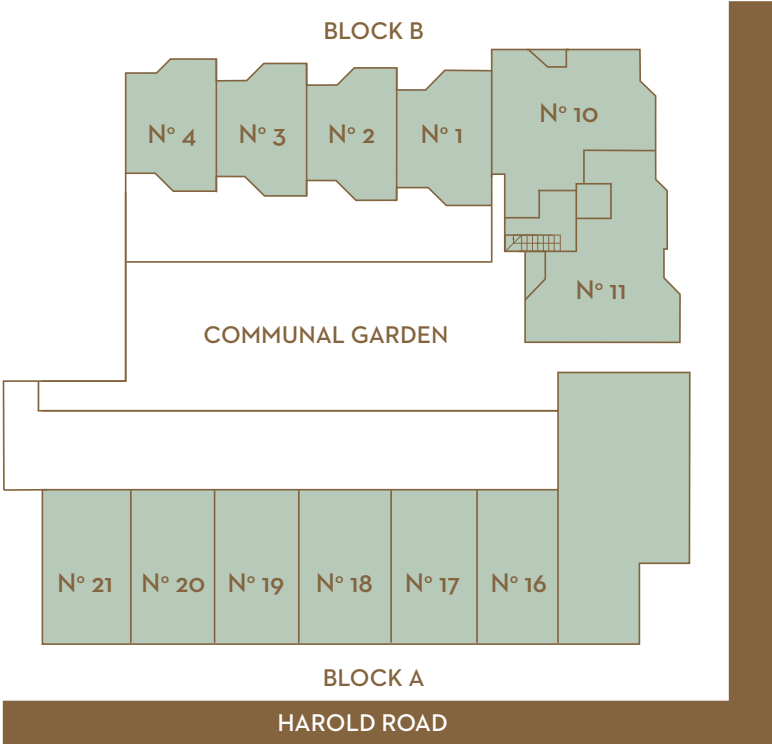
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



LOCATION	BLOCK	FLOOR	BEDS	INTERNAL AREA (NIA)
N° 1*	B	N/A	4	127m ² / 1361 sq. ft.
N° 2*	B	N/A	4	127m ² / 1365 sq. ft.
N° 3*	B	N/A	4	127m ² / 1363 sq. ft.
N° 4*	B	N/A	4	139m ² / 1492 sq. ft.
N° 5	B	Ground	2	73m ² / 781 sq. ft.
N° 6*	B	First	2	73m ² / 790 sq. ft.
N° 7*	B	First	2	70m ² / 756 sq. ft.
N° 8*	B	Second	2	74m ² / 794 sq. ft.
N° 9*	B	Second	2	70m ² / 749 sq. ft.
N° 10*	B	Third	2	73m ² / 790 sq. ft.
N° 11*	B	Third	2	70m ² / 756 sq. ft.
N° 12	A	Ground	2	74m ² / 792 sq. ft.
N° 13	A	Ground/First	1	57m ² / 614 sq. ft.
N° 14	A	First	2	78m ² / 834 sq. ft.
N° 15*	A	Second	3	89m ² / 954 sq. ft.
N° 16*	A	N/A	4	117m ² / 1263 sq. ft.
N° 17*	A	N/A	4	121m ² / 1304 sq. ft.
N° 18*	A	N/A	4	134m ² / 1443 sq. ft.
N° 19*	A	N/A	4	120m ² / 1291 sq. ft.
N° 20*	A	N/A	4	118m ² / 1269 sq. ft.
N° 21*	A	N/A	4	127m ² / 1363 sq. ft.



FLOOR PLANS

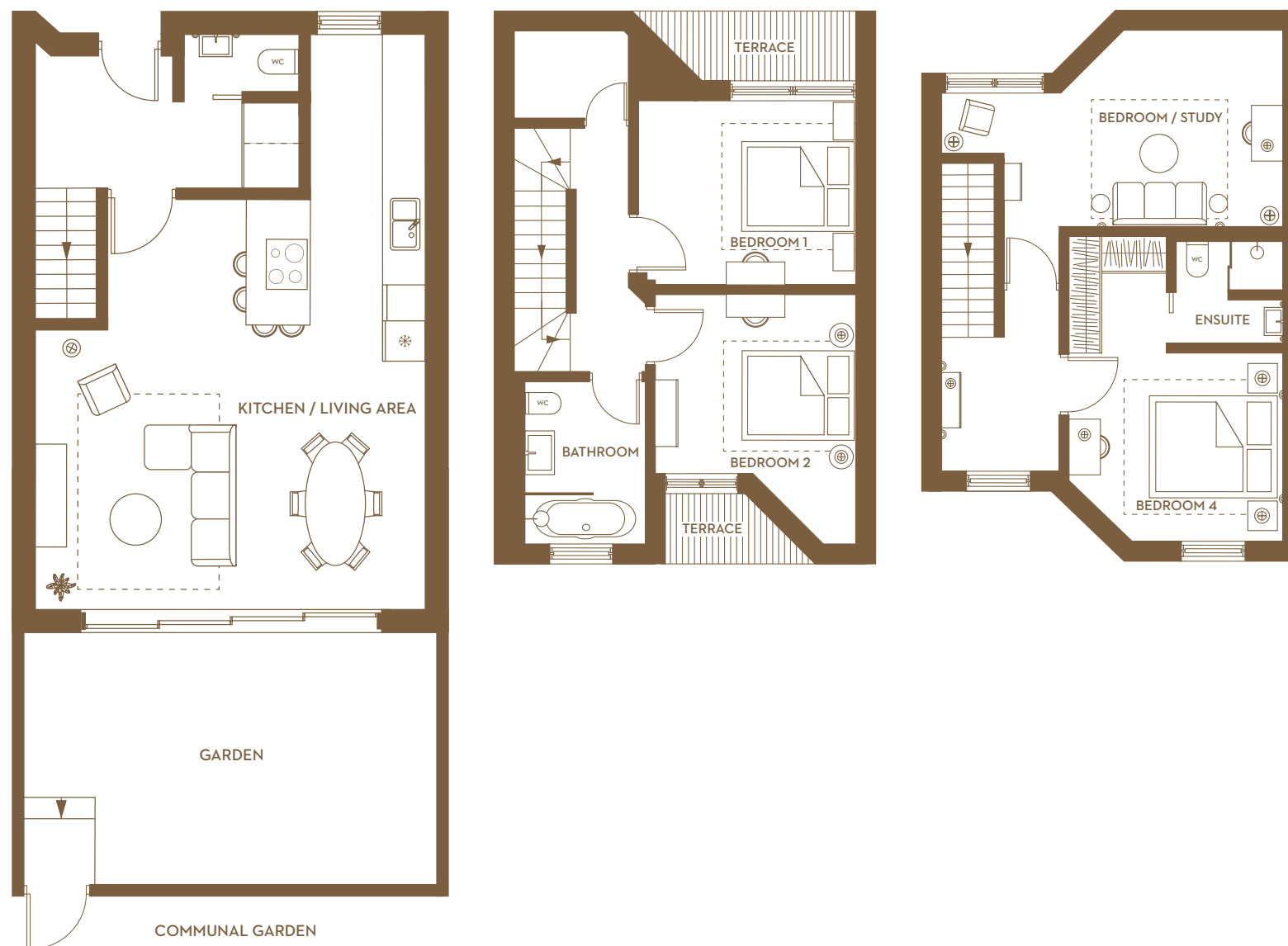
*Explore our unique development — a
seamless fusion of historical charm
and modern living.*

N° 1

4 Bedroom House

Internal Area (NIA) 127m² / 1361 sq. ft.

Kitchen / Living Area	8.4m x 5.6m	27'4" x 18'2"
Bedroom 1	3m x 3.5m	9'7" x 11'6"
Bedroom 2	4.1m x 3.3m	13'3" x 10'7"
Bedroom / Study	3.2m x 5.6m	10'5" x 18'2"
Bedroom 4	4.9m x 3.6m	16'1" x 11'6"
Ensuite	1.7m x 1.8m	5'5" x 5'8"
Bathroom	2.6m x 1.9m	8'6" x 6'4"
Cloakroom	0.9m x 1.6m	3' x 5'3"
Terrace	3.4m ²	36.6 sq. ft.
Terrace	2m ²	21.5 sq. ft.
Garden	22m ²	237.4 sq. ft.



FLOOR PLANS & CGIs

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N° 2

4 Bedroom House

Internal Area (NIA) 127m² / 1365 sq. ft.

Kitchen / Living Area	8.2m x 5.6m	27' x 18'2"
Bedroom 1	3m x 3.5m	9'7" x 11'6"
Bedroom 2	4m x 3.3m	13'3" x 10'7"
Bedroom / Study	3.3m x 5.6m	10'7" x 18'2"
Bedroom 4	4.9m x 3.6m	16'1" x 11'6"
Ensuite	1.7m x 1.8m	5'55" x 5'8"
Bathroom	2.6m x 1.9m	8'6"x 6'4"
Cloakroom	0.9m x 1.6m	3' x 5'3"
Terrace	3.4m ²	36.6 sq. ft.
Terrace	2m ²	21.5 sq. ft.
Garden	24m ²	275 sq. ft.



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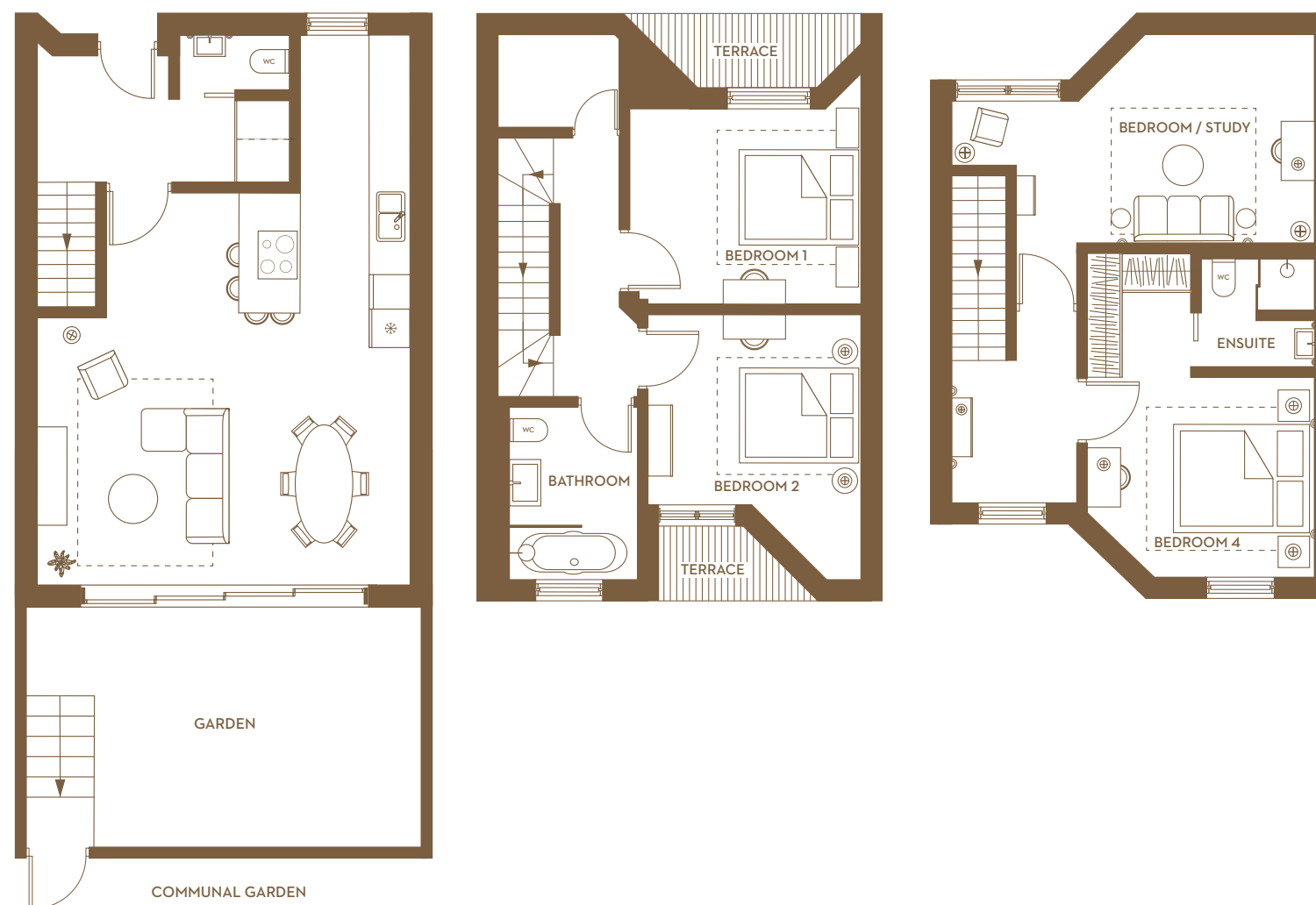


N° 3

4 Bedroom House

Internal Area (NIA) 127m² / 1363 sq. ft.

Kitchen / Living Area	8.2m x 5.6m	27' x 18'2"
Bedroom 1	3m x 3.5m	9'7" x 11'6"
Bedroom 2	4m x 3.3m	13'3" x 10'7"
Bedroom / Study	3.3m x 5.6m	10'8" x 18'2"
Bedroom 4	4.9m x 3.6m	16'1" x 11'6"
Ensuite	1.7m x 1.8m	5'55" x 5'8"
Bathroom	2.6m x 1.9m	8'6" x 6'4"
Cloakroom	0.9m x 1.6m	3' x 5'3"
Terrace	3m ²	36.6 sq. ft.
Terrace	2m ²	21.5 sq. ft.
Garden	26m ²	275 sq. ft.



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N° 4

4 Bedroom House

Internal Area (NIA) 139m² / 1492 sq. ft.

Kitchen / Living Area	8.2m x 5.4m	27' x 17'8"
Bedroom 1	3.9m x 3.4m	12'8" x 11'2"
Bedroom 2	4.2m x 3.3m	13'9" x 10'7"
Bedroom / Study	3.3m x 5.4m	10'9" x 17'8"
Bedroom 4	4.8m x 3.4m	15'8" x 11'2"
Ensuite	1.7m x 1.8m	5'5" x 5'8"
Bathroom	2.6m x 1.9m	8'6" x 6'4"
Cloakroom	1.4m x 1.4m	4'7" x 4'6"
Terrace	6.5m ²	36.6 sq. ft.
Terrace	2m ²	21.5 sq. ft.
Garden	28m ²	300 sq. ft.



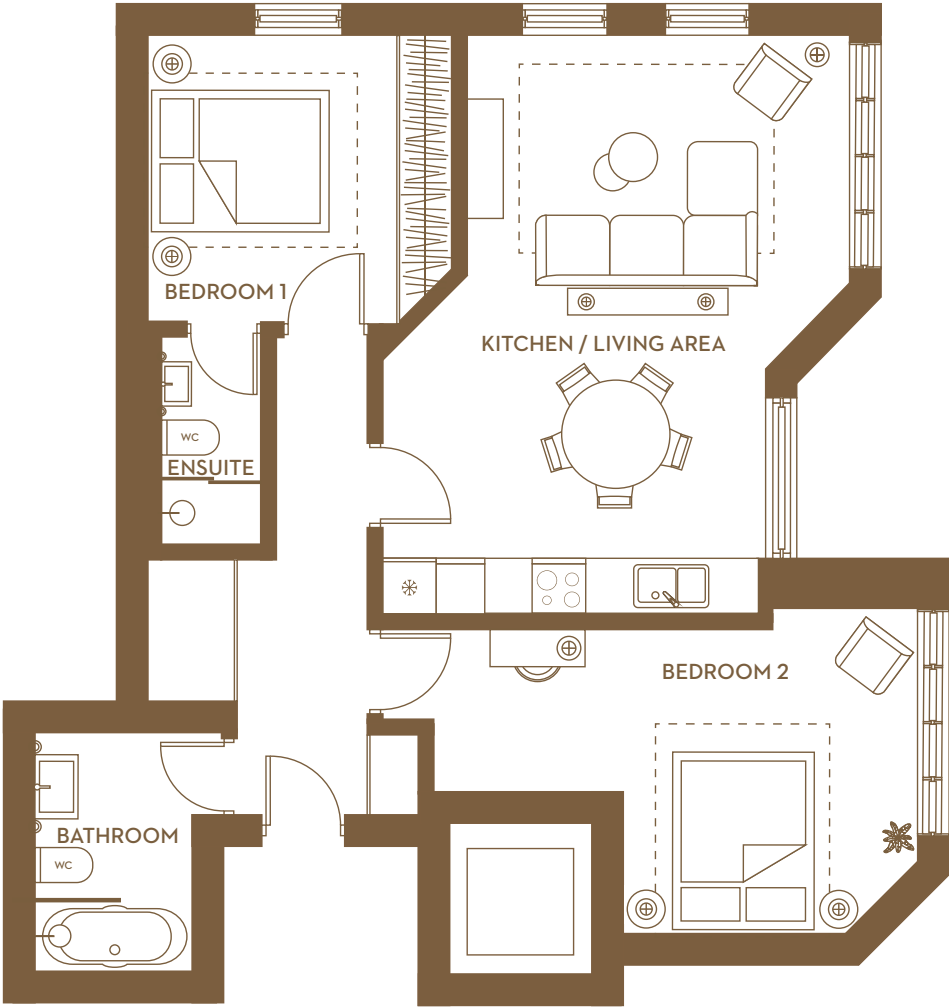
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N° 5
2 Bedroom Apartment
Internal Area (NIA) 73m² / 781 sq. ft.

Kitchen / Living Area	6m x 4.2m	19'7" x 13'9"
Bedroom 1	3.4m x 6.1m	11' x 20'
Ensuite	2.4m x 1.1m	7'9" x 3'6"
Bedroom 2	3.2m x 3.4m	10'3" x 11'2"
Bathroom	2.6m x 1.7m	8'6" x 5'6"



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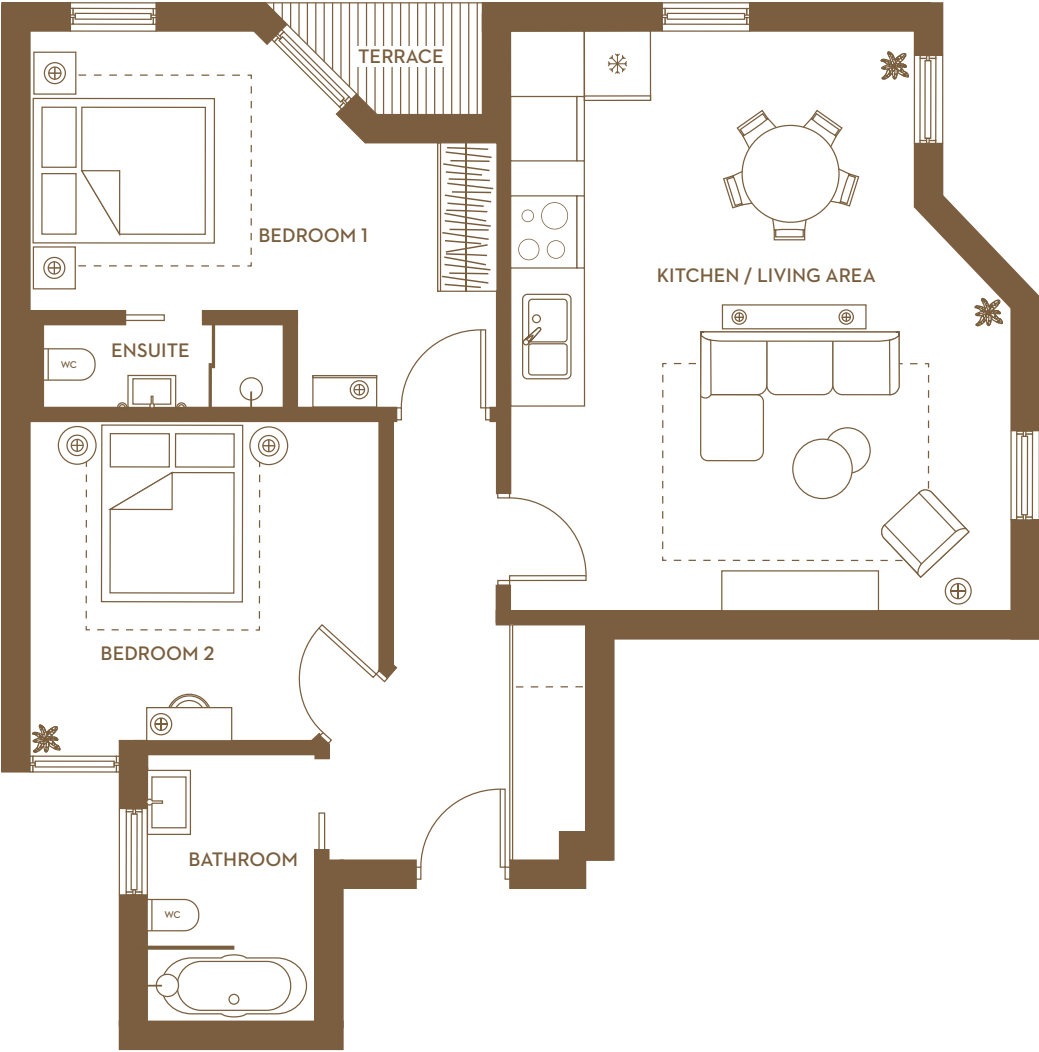






N° 6
2 Bedroom Apartment
Internal Area (NIA) 73m² / 790 sq. ft.

Kitchen / Living Area	6m x 5.1m	19'6" x 16'6"
Bedroom 1	2.9m x 5m	9'4" x 16'4"
Ensuite	0.9m x 2.5m	3' x 8'3"
Bedroom 2	3.4m x 3.7m	11' x 12'1"
Bathroom	2.8m x 1.7m	8'6" x 5'6"
Terrace	1.9m ²	27.2 sq. ft.



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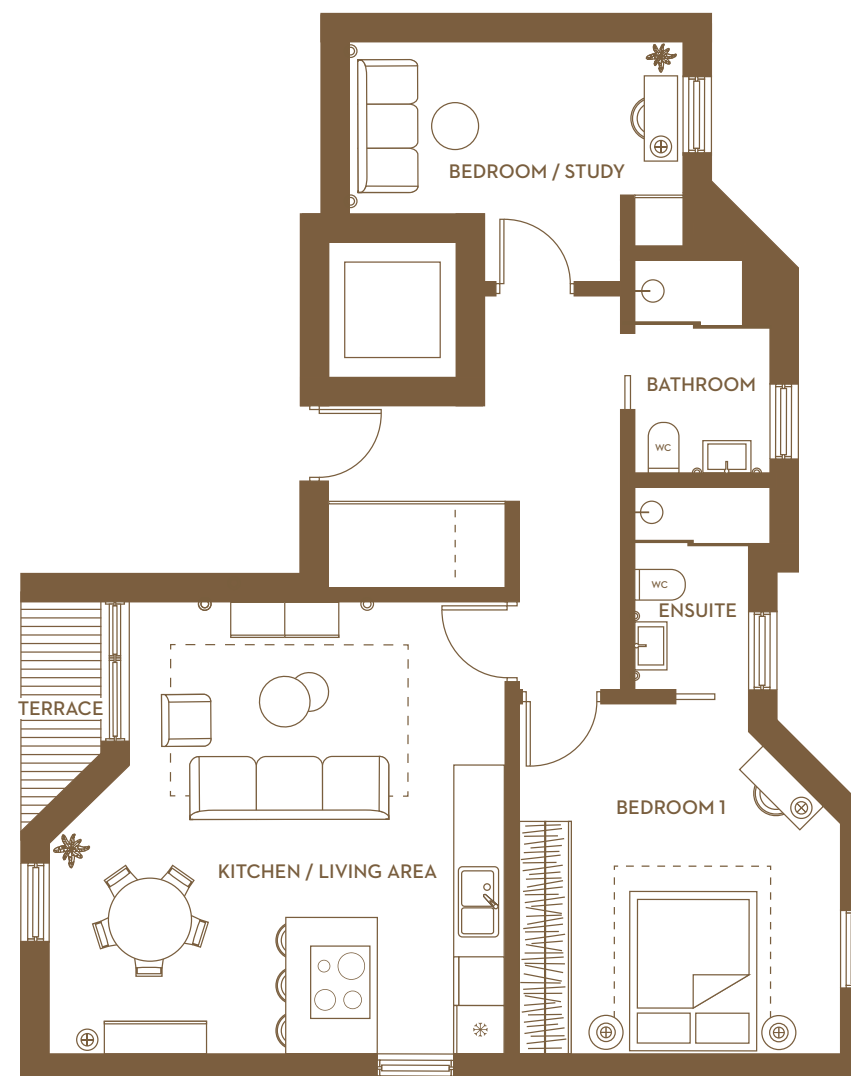


N° 7

2 Bedroom Apartment

Internal Area (NIA) 70m² / 756 sq. ft.

Kitchen / Living Area	5.3m x 5.3m	17'5" x 17'4"
Bedroom 1	4.1m x 3.7m	13'5" x 12'2"
Ensuite	2.5m x 1.3m	8'1" x 4'1"
Bedroom / Study	3m x 3.9m	9'8" x 12'6"
Bathroom	2.5m x 1.5m	8' x 5'
Terrace	2.5m ²	27.2 sq. ft.



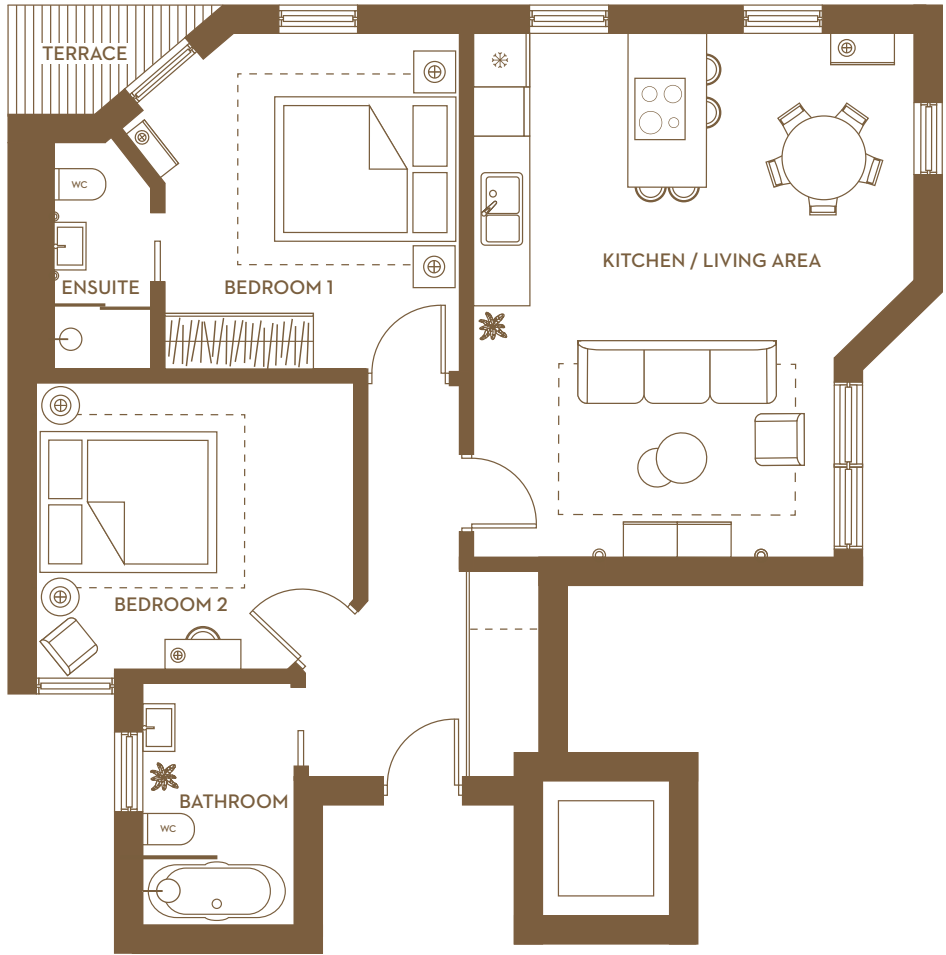
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N° 8
2 Bedroom Apartment
Internal Area (NIA) 74m² / 794 sq. ft.

Kitchen / Living Area	7m x 5.1m	22'9" x 16'6"
Bedroom 1	3.9m x 3.5m	12'7" x 11'6"
Ensuite	2.6m x 1.1m	8'7" x 3'5"
Bedroom 2	3.4m x 3.7m	11' x 12'1"
Bathroom	2.8m x 1.7m	9'2" x 5'6"
Terrace	2.1m ²	22.2 sq. ft.



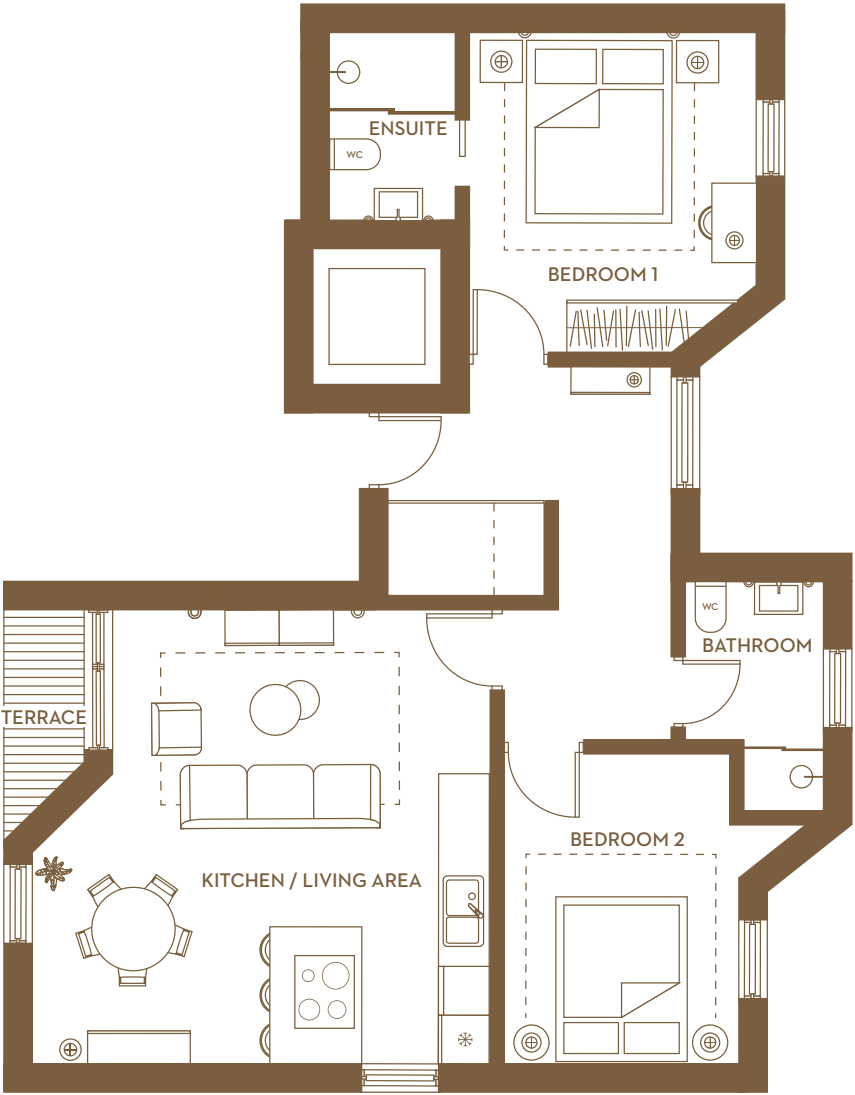
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N° 9
2 Bedroom Apartment
Internal Area (NIA) 70m² / 749 sq. ft.

Kitchen / Living Area	5.3m x 5.3m	17'5" x 17'4"
Bedroom 1	3.7m x 3.3m	12'1" x 10'8"
Ensuite	2.1m x 1.5m	6'8" x 4'8"
Bedroom 2	3.6m x 2.7m	11'8" x 8'9"
Bathroom	2.4m x 1.7m	8' x 5'6"
Terrace	2.5m ²	27.2 sq. ft.



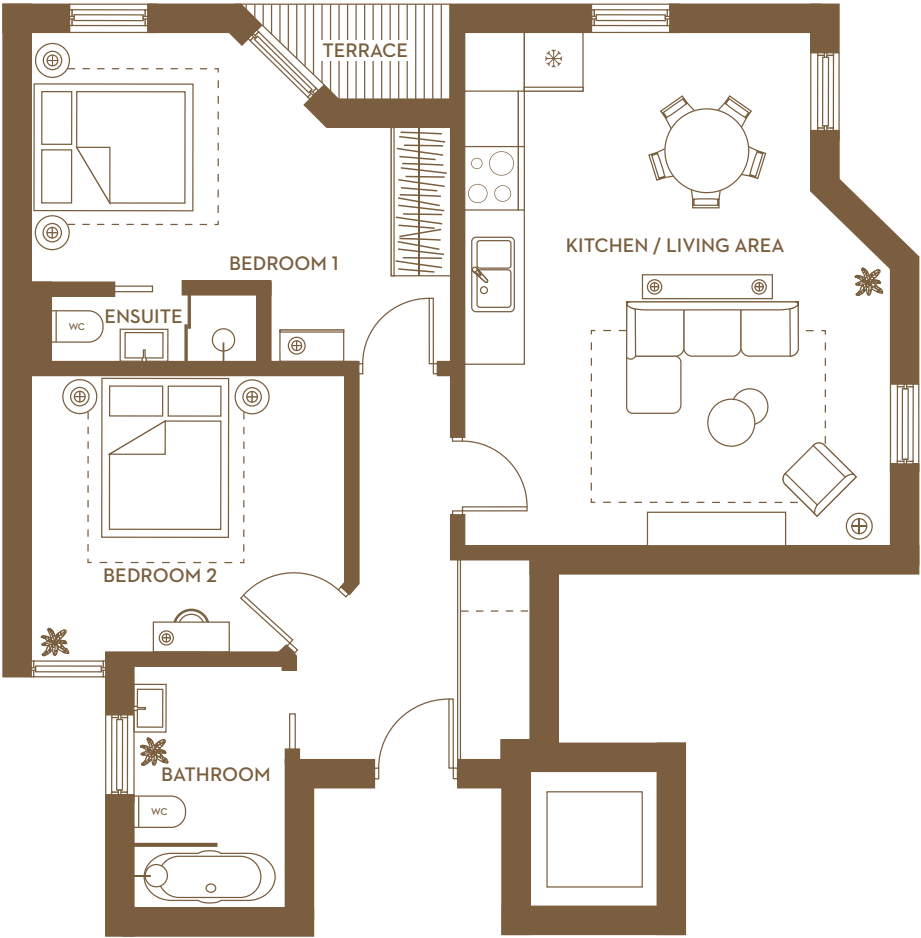
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N° 10
2 Bedroom Apartment
Internal Area (NIA) 73m² / 790 sq. ft.

Kitchen / Living Area	6m x 5.1m	19'7" x 16'7"
Bedroom 1	2.9m x 5m	9'4" x 16'3"
Ensuite	0.9m x 2.6m	3' x 8'4"
Bedroom 2	3.4m x 3.7m	11' x 12'1"
Bathroom	2.8m x 1.7m	9'2" x 5'6"
Terrace	1.9m ²	20.3 sq. ft.



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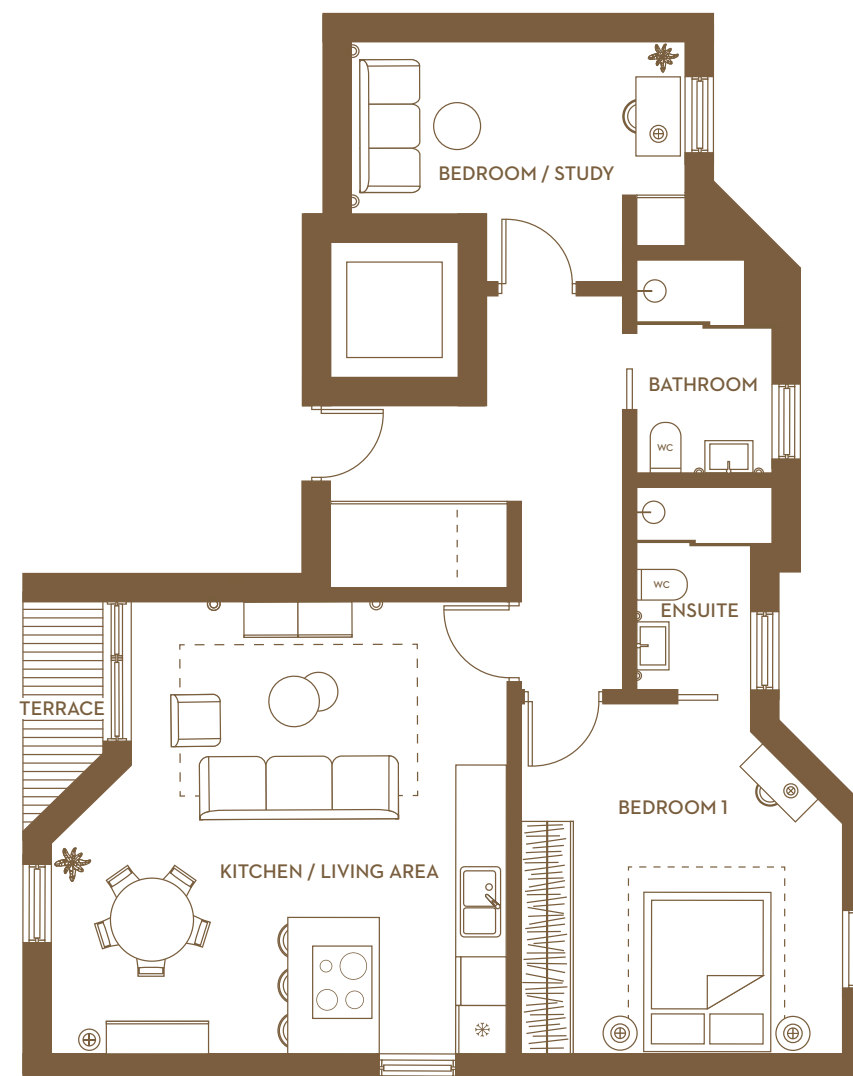


N° 11

2 Bedroom Apartment

Internal Area (NIA) 70m² / 756 sq. ft.

Kitchen / Living Area	5.3m x 5.3m	17'5" x 17'4"
Bedroom 1	4.1m x 3.7m	13'5" x 12'2"
Ensuite	2.5m x 1.3m	8'1" x 4'1"
Bedroom / Study	3m x 3.9m	9'8" x 12'6"
Bathroom	2.5m x 1.5m	8' x 5'
Terrace	2.5m ²	27.2 sq. ft.

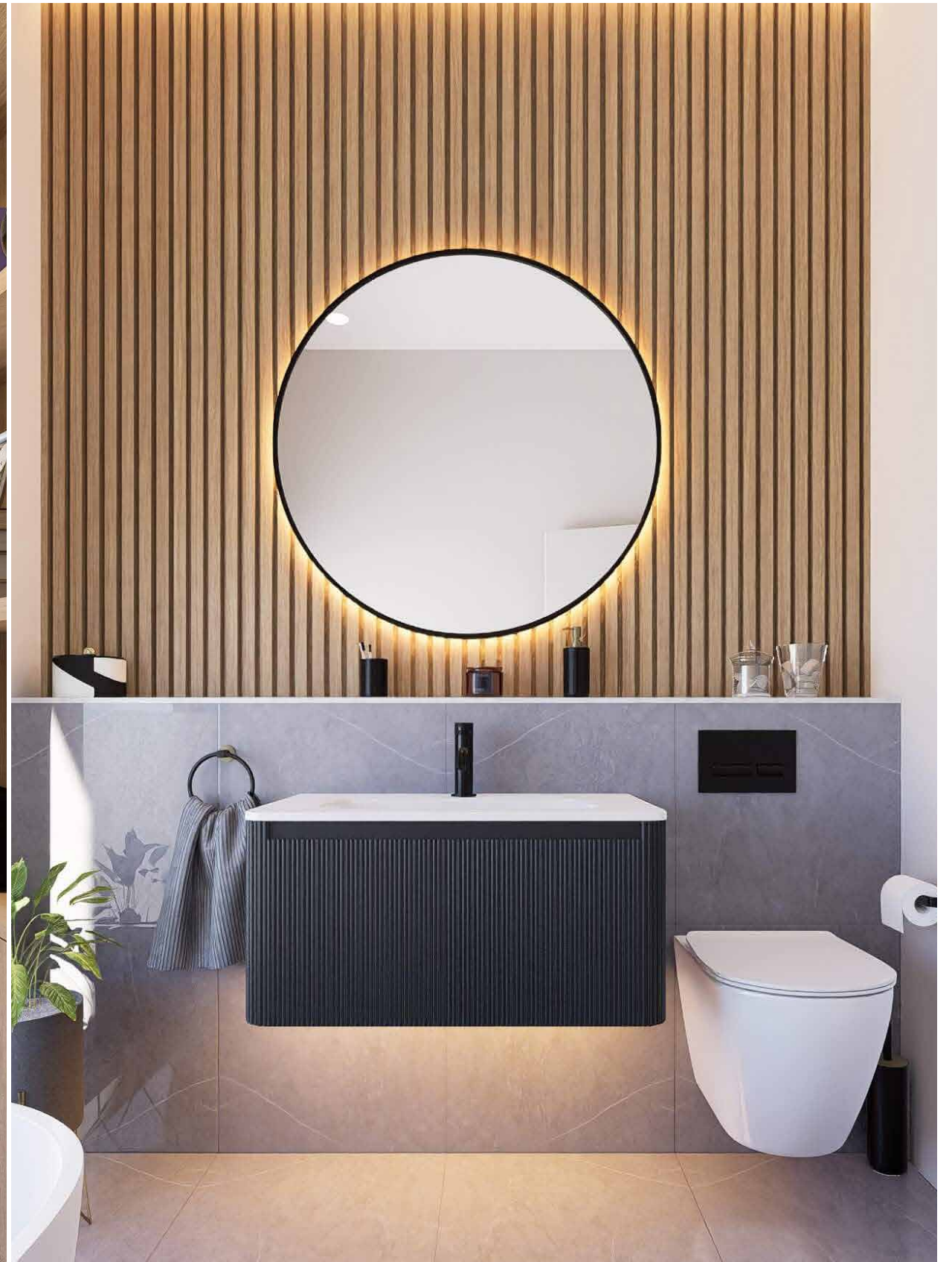


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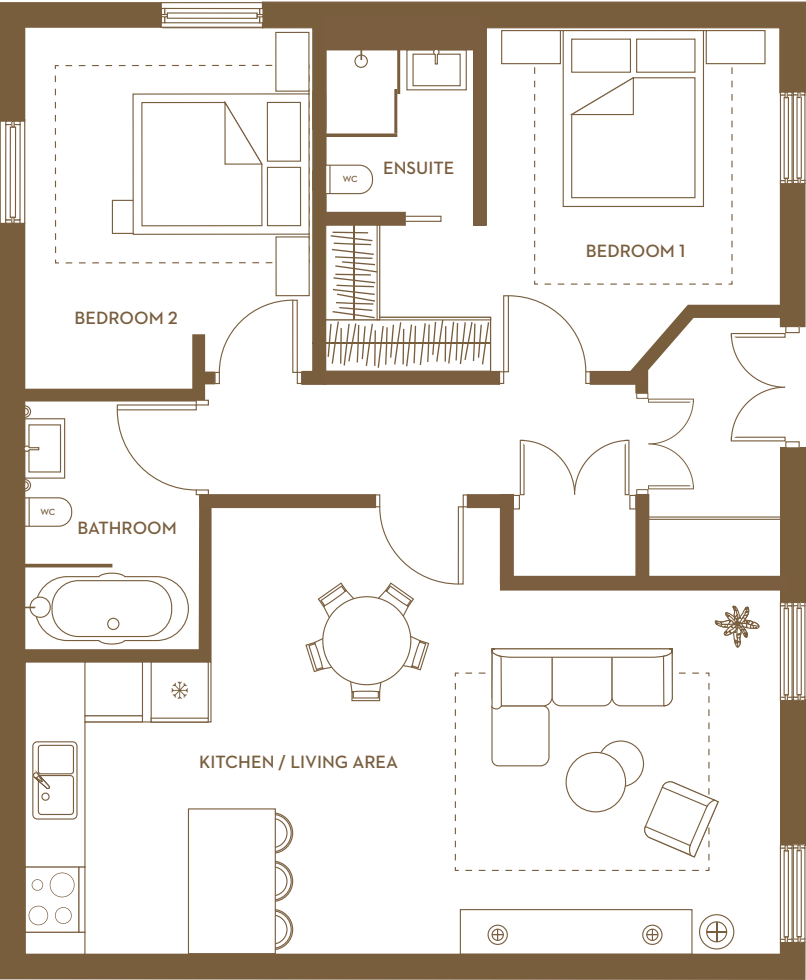






N° 12
2 Bedroom Apartment
Internal Area (NIA) 74m² / 792 sq. ft.

Kitchen / Living Area	4.7m x 7.7m	15'3" x 25'3"
Bedroom 1	3.7m x 3m	12'1" x 9'8"
Ensuite	1.3m x 1.1m	4'3" x 3'6"
Bedroom 2	3.4m x 3.2m	11'2" x 10'5"
Bathroom	2.5m x 1.7m	8'2" x 5'6"



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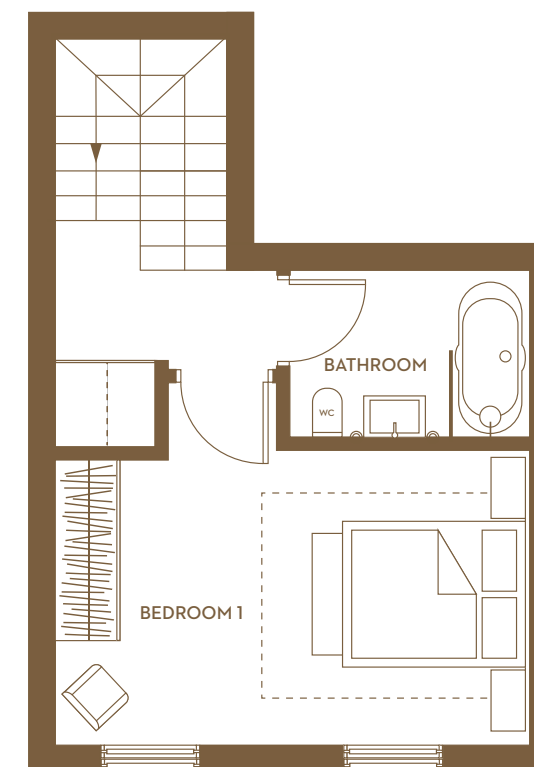
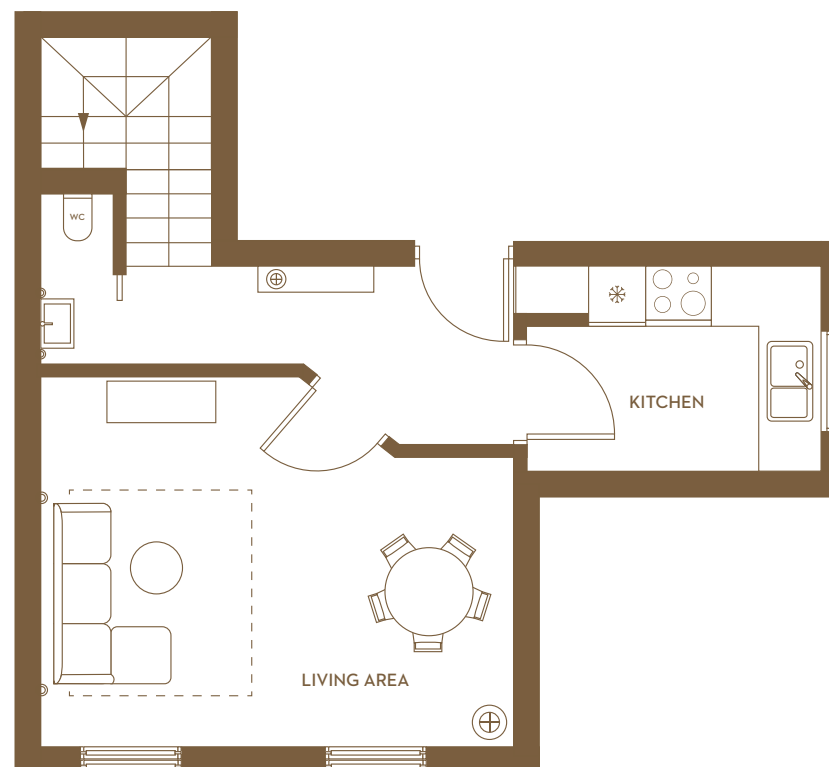


N° 13

1 Bedroom Apartment

Internal Area (NIA) 57m² / 614 sq. ft.

Kitchen	1.9m x 2.9m	6'3" x 9'4"
Living Area	3.6m x 4.6m	11'8" x 15'1"
Bedroom 1	2.9m x 4.6m	9'4" x 15'1"
Bathroom	1.7m x 2.3m	5'5" x 7'4"
Cloakroom	1.8m x 0.7m	5'8" x 2'4"



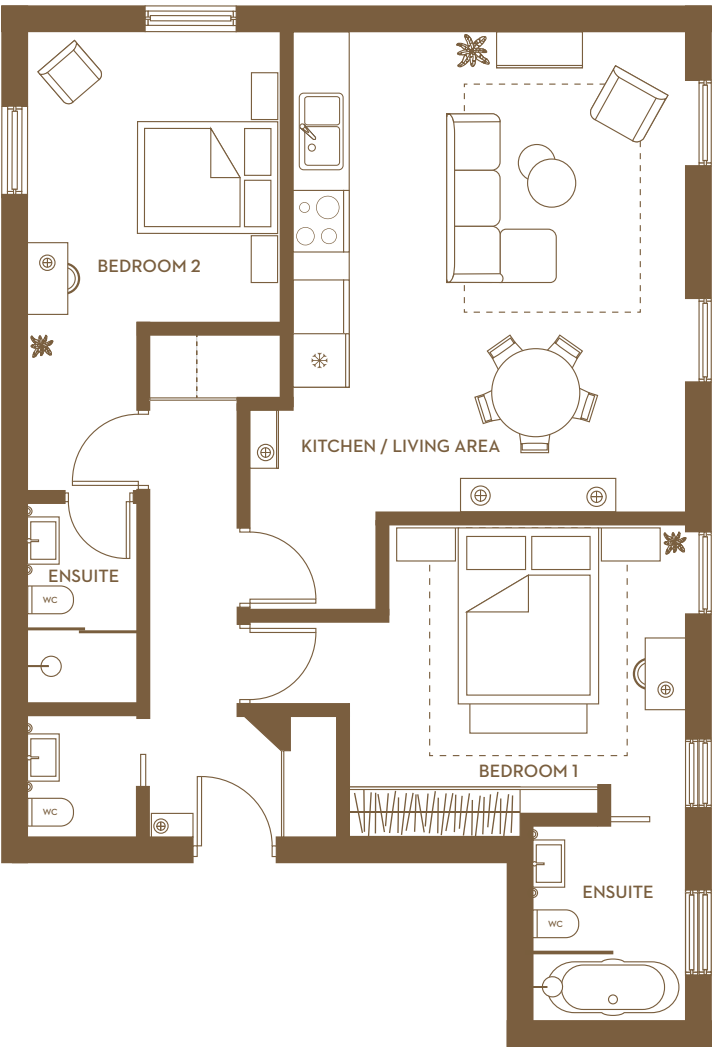
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N° 14
2 Bedroom Apartment
Internal Area (NIA) 78m² / 834 sq. ft.

Kitchen / Living Area	5.6m x 4.6m	18'3" x 15'1"
Bedroom 1	3.7m x 5.1m	12'2" x 16'8"
Ensuite 1	2.4m x 1.3m	3'3" x 4'2"
Bedroom 2	5.5m x 3m	18' x 9'7"
Ensuite 2	1.5m x 1.3m	4'9" x 4'2"
Cloakroom	2.3m x 1.7m	7'4" x 5'6"



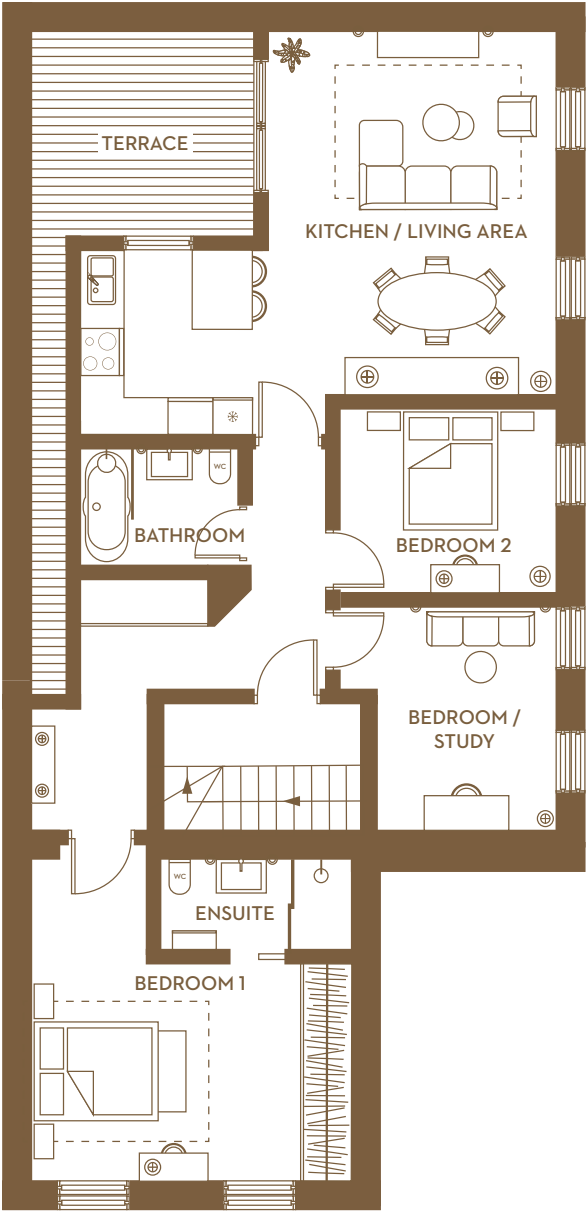
FLOOR PLANS & CGIs

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N° 15
3 Bedroom Apartment
Internal Area (NIA) 89m² / 954 sq. ft.

Kitchen / Living Area	5.3m x 7m	17'65" x 23'31"
Bedroom 1	5m x 4.6m	16'65" x 15'32"
Ensuite	1.4m x 2.9m	4'66" x 9'66"
Bedroom 2	2.8m x 3.3m	9'32" x 10'99"
Bedroom / Study	3.2m x 3.3m	10'66" x 10'99"
Bathroom	1.8m x 2.4m	5'99" x 7'99"
Terrace	9.5m ²	102 sq. ft.



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N° 16
4 Bedroom House
Internal Area (NIA) 117m² / 1263 sq. ft.

Kitchen / Living Area	9.5m x 5.1m	31'1" x 16'6"
Bedroom 1	4.3m x 3m	14' x 9'3"
Bedroom 2	4.1m x 2.7m	13'3" x 8'8"
Bedroom / Study	3.5m x 2.1m	11'5" x 7'
Bedroom 4	5.1m x 4m	16'6" x 13'2"
Ensuite	1m x 2.4m	3'3" x 7'9"
Bathroom	2m x 2.3m	6'7" x 7'4"
Cloakroom	0.9m x 1.7m	2'8" x 5'4"
Terrace	1.9m ²	20.4 sq. ft.
Garden	25.5m ²	270 sq. ft.



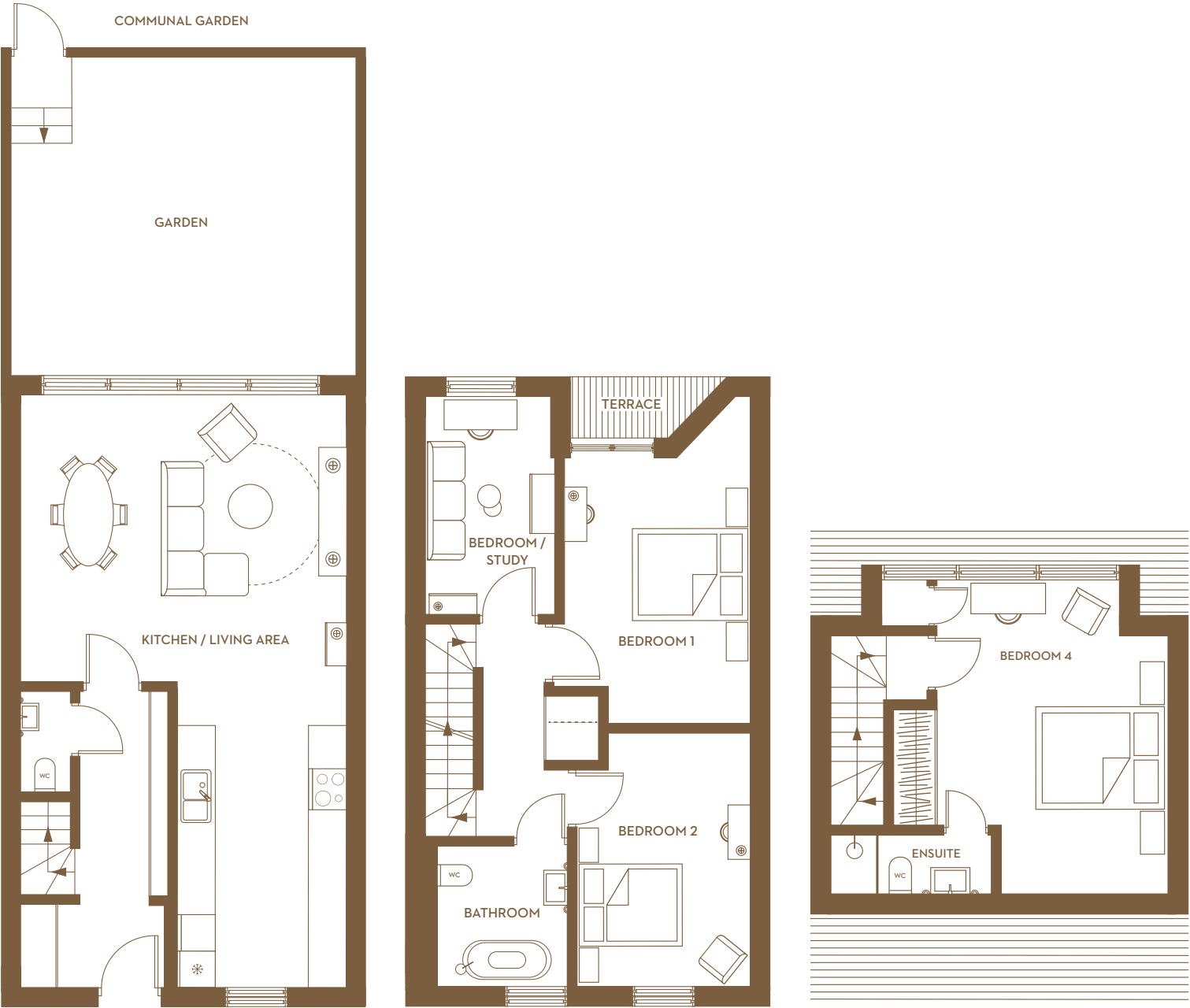
FLOOR PLANS & CGIs

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N° 17
4 Bedroom House
Internal Area (NIA) 121m² / 1304 sq. ft.

Kitchen / Living Area	9.5m x 5.2m	31'1" x 17'1"
Bedroom 1	4.3m x 3m	14' x 9'8"
Bedroom 2	4.1m x 2.8m	13'3" x 9'3"
Bedroom / Study	3.5m x 2.1m	11'5" x 7'
Bedroom 4	5.1m x 4.2m	16'6" x 13'7"
Ensuite	1m x 2.4m	3'3" x 7'9"
Bathroom	2.1m x 2.3m	6'8" x 7'4"
Cloakroom	0.9m x 1.7m	2'8" x 5'4"
Terrace	1.9m ²	20.4 sq. ft.
Garden	27m ²	288.5 sq. ft.

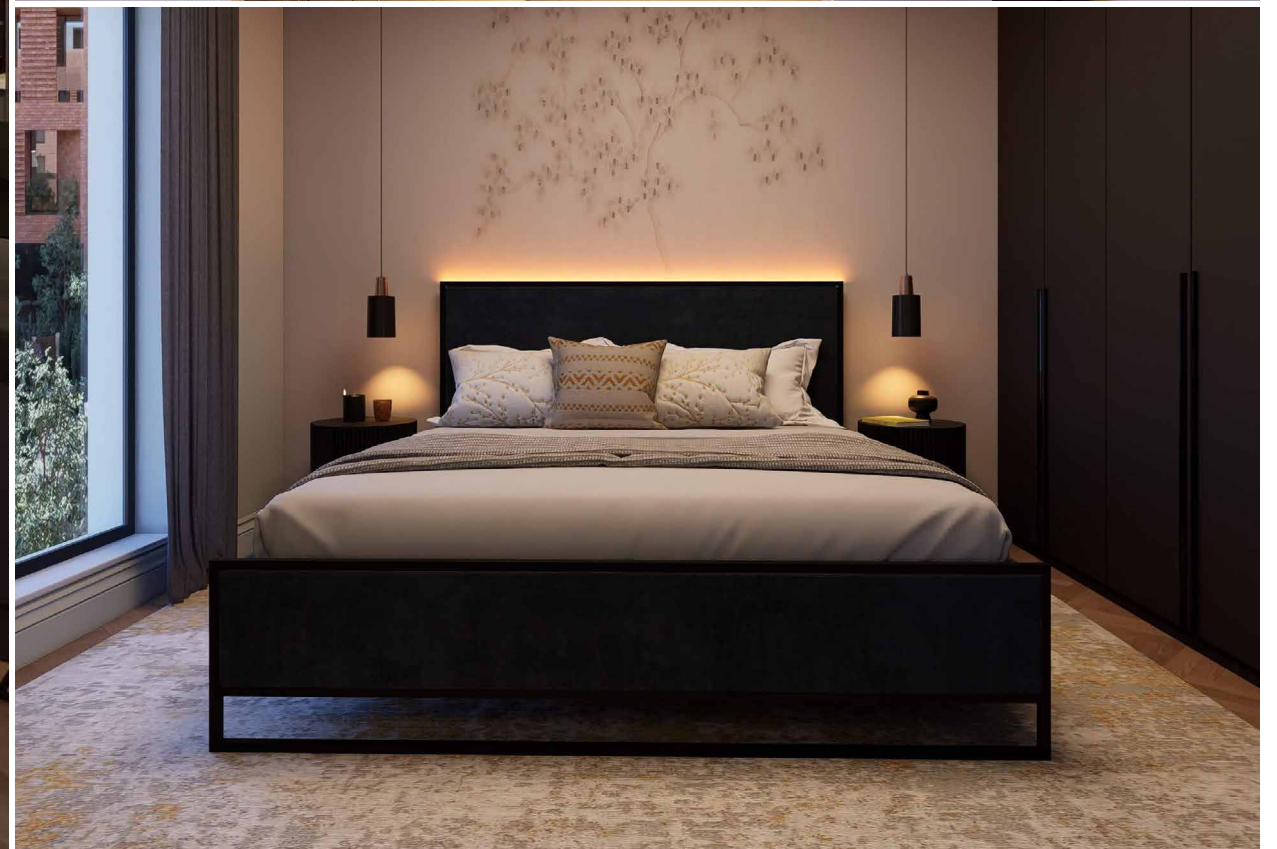


FLOOR PLANS & CGIs

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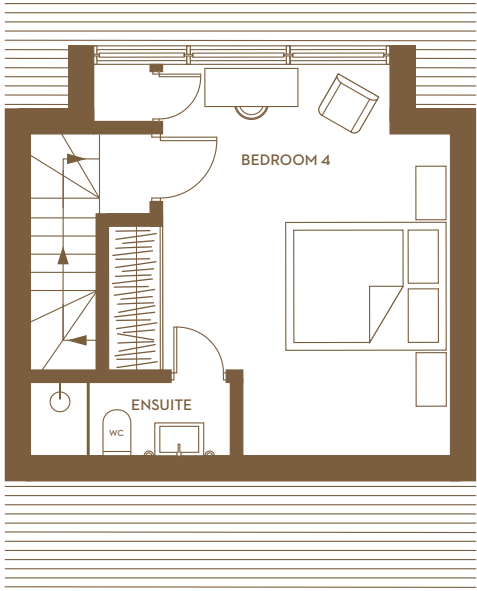
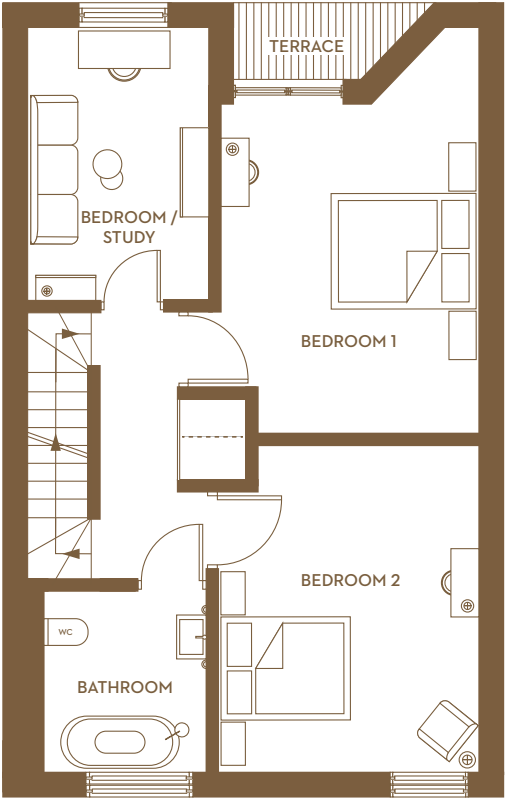
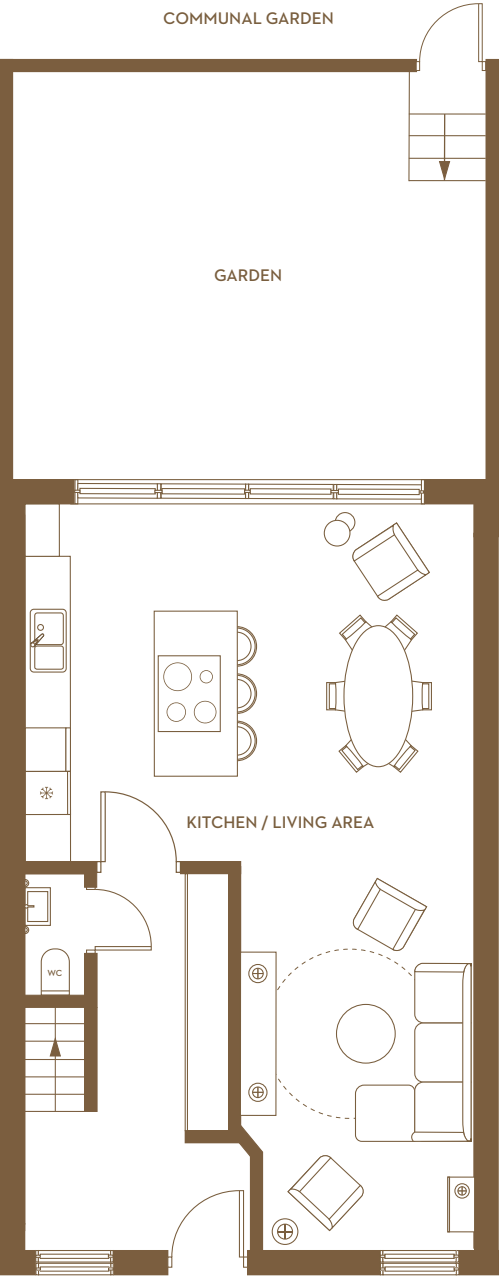






N° 18
4 Bedroom House
Internal Area (NIA) 134m² / 1443 sq. ft.

Kitchen / Living Area	9.5m x 5.8m	31'2" x 18'9"
Bedroom 1	4.3m x 3.9m	14' x 11'1"
Bedroom 2	4.1m x 3.4m	13'4" x 11'1"
Bedroom / Study	3.5m x 2.3m	11'5" x 7'4"
Bedroom 4	5.1m x 4.7m	16'6" x 5'5"
Ensuite	1m x 2.4m	3'3" x 7'9"
Bathroom	2.3m x 2.3m	7'4" x 7'4"
Cloakroom	0.9m x 1.7m	2'8" x 5'4"
Terrace	1.9m ²	20.4 sq. ft.
Garden	30m ²	317.4 sq. ft.



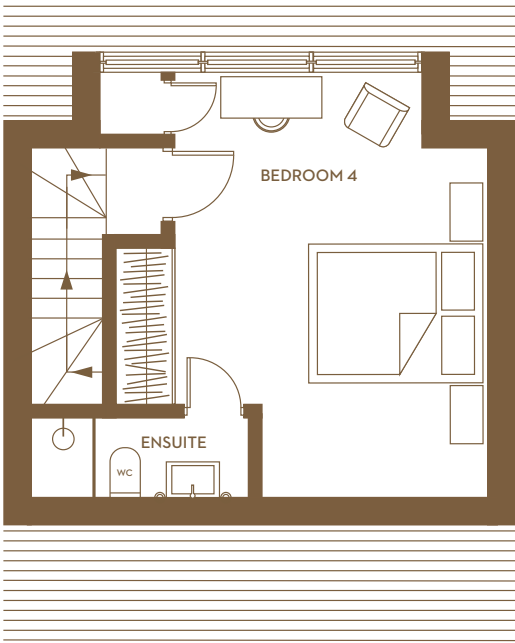
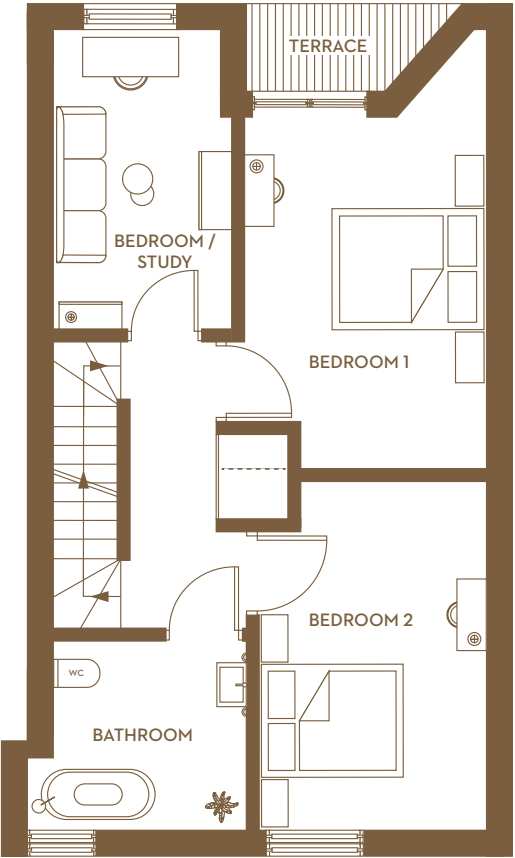
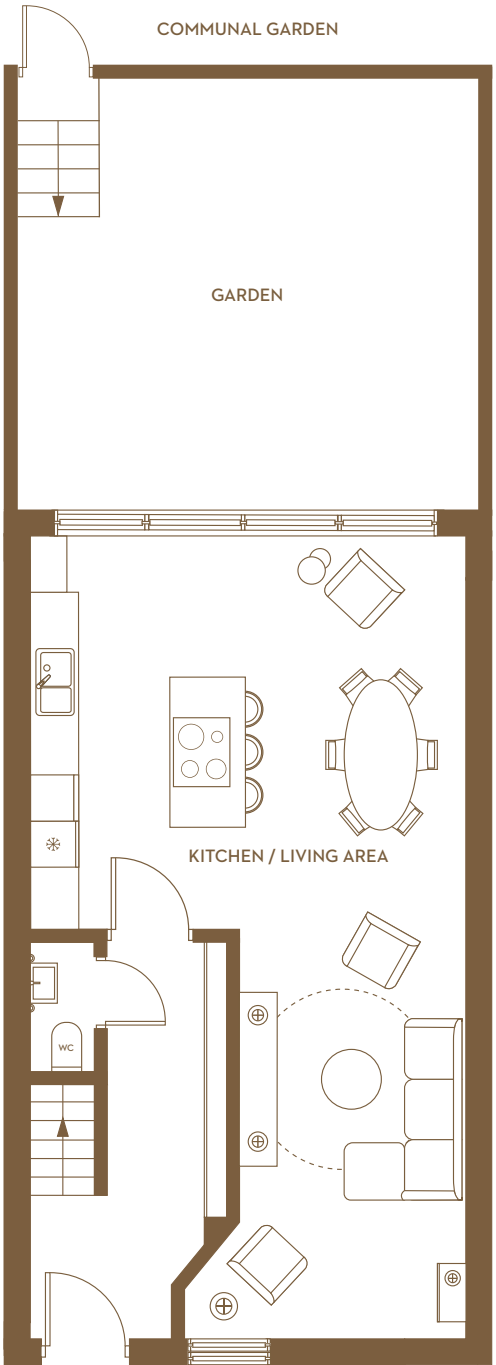
FLOOR PLANS & CGIs

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N° 19
4 Bedroom House
Internal Area (NIA) 120m² / 1291 sq. ft.

Kitchen / Living Area	9.5m x 5.1m	31'2" x 16'9"
Bedroom 1	4.3m x 2.9m	13'9" x 9'6"
Bedroom 2	4.1m x 2.8m	13'4" x 9'1"
Bedroom / Study	3.6m x 2.1m	11'7" x 7'
Bedroom 4	5.1m x 4.1m	16'6" x 13'5"
Ensuite	1m x 2.4m	3'3" x 7'9"
Bathroom	2.1m x 2.3m	6'8" x 7'4"
Cloakroom	0.9m x 1.7m	2'8" x 5'4"
Terrace	1.9m ²	20.4 sq. ft.
Garden	26.5m ²	286 sq. ft.



FLOOR PLANS & CGIs

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N° 20
4 Bedroom House
Internal Area (NIA) 118m² / 1269 sq. ft.

Kitchen / Living Area	9.5m x 5.1m	31'2" x 16'6"
Bedroom 1	4.3m x 2.8m	13'9" x 9'3"
Bedroom 2	4.1m x 2.7m	13'4" x 8'8"
Bedroom / Study	3.6m x 2.1m	11'7" x 7'
Bedroom 4	5.1m x 4m	16'6" x 13'2"
Ensuite	1m x 2.4m	3'3" x 7'9"
Bathroom	2.1m x 2.3m	6'9" x 7'5"
Cloakroom	0.9m x 1.7m	2'8" x 5'4"
Terrace	1.9m ²	20.4 sq. ft.
Garden	26m ²	280.6 sq. ft.



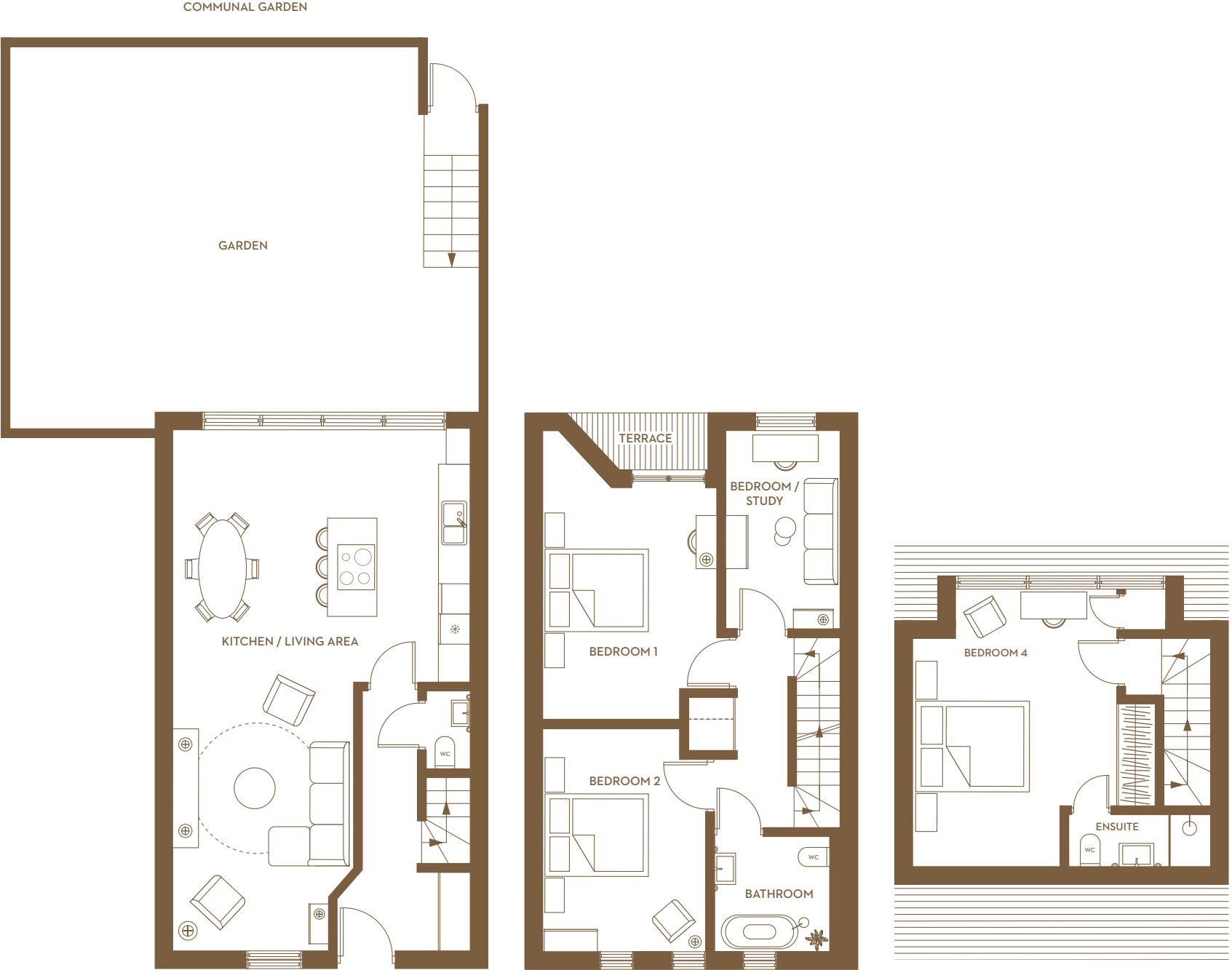
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N° 21
4 Bedroom House
Internal Area (NIA) 127m² / 1363 sq. ft.

Kitchen / Living Area	9.5m x 5.5m	31'3" x 17'9"
Bedroom 1	4.2m x 3.2m	13'9" x 10'3"
Bedroom 2	4.1m x 3m	13'5" x 9'9"
Bedroom / Study	3.6m x 2m	11'8" x 6'8"
Bedroom 4	5.1m x 4.5m	16'6" x 14'6"
Ensuite	1m x 2.4m	3'3" x 7'9"
Bathroom	2.1m x 2.3m	6'9" x 7'4"
Cloakroom	0.9m x 1.7m	2'8" x 5'4"
Terrace	1.9m ²	1695 sq. ft.
Garden	47m ²	506 sq. ft.



FLOOR PLANS & CGIs

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SPECIFICATIONS

INTERIOR FINISHES

- Impervia® Alabaster white oak engineered sustainable flooring plank throughout (herringbone pattern to the ground floor of all houses)
- Full-height veneered apartment entrance door
- Solid wood entrance door to houses
- Aluminium modern entrance door to mews houses
- Black ironmongery on internal and front doors
- Black toggle switches and sockets with USB charging ports
- Emulsion-painted walls, ceilings, and bathrooms for a sleek finish
- Satin-painted skirting for a refined touch
- Energy-efficient LED pendants and spotlights

KITCHEN/LIVING AREA

- Contemporary kitchen units in coloured lacquer with handleless doors
- Concealed LED lighting beneath wall-mounted cabinets
- Stone kitchen worktops for a premium finish
- Bosch single electric and combi oven or double electric and combi oven
- Bosch four-ring flush-fit induction hob
- Overhead extractor fan for improved ventilation
- Integrated Bosch appliances, including:
 - Fridge freezer
 - Dishwasher
 - Washer/dryer
- Integrated wine cooler
- Stainless steel sink with black kitchen tap
- Integrated pull-out waste bin with recycling compartments

BEDROOMS

- Built-in wardrobes with a matte finish in the primary and secondary bedrooms, featuring soft-close doors
- Black hanging rails with shelving, complemented by black handles

BATHROOMS AND ENSUITES

- Fap Ceramic Nativa white large-format Italian floor and wall tiles (R10 anti-slip)

- Wall-hung toilet with soft-close seat
- Vanity storage unit with integrated drawer
- Black brass sanitaryware
- Black Crittall screen to bath
- Black frameless sliding shower doors

HEATING & HOT WATER

- Air source heat pump system delivering underfloor heating and hot water throughout
- Mechanical heat recovery ventilation throughout
- Solar PV panels for mews houses and communal amenities

SECURITY & PEACE OF MIND

- Advantage AHCI 10-year structural warranty for long-term reassurance
- CCTV for added security
- Audio/visual entry system for apartment access
- Multi-point locking system on front entrance doors (Pass21)
- Mains-powered heat and smoke detectors with battery backup
- Two-year contractor warranty for additional coverage

TECHNICAL FEATURES

- High-speed fibre internet connectivity
- Video/audio entry system

COMMUNAL AREAS

- Beautifully landscaped residents' gardens
- Secure cycle storage facilities
- Passenger lifts and stairs to all levels (Block B only)
- Communal post boxes in residential entrance lobbies for apartments
- Individual post boxes for houses
- Limited number of pre-arranged car parking spaces available within a two-minute walk – please enquire for further details
- Three designated on-road disabled parking spaces
- Gated security for peace of mind

DISCLAIMER

At the time of printing, the specifications are accurate. Any modifications made will be of equal or greater quality and Celadon Estates holds the authority to make changes without prior notice. While every effort has been made to prepare these details for the benefit of potential buyers, please note that they are intended as a preliminary guide. For more information please speak to our sales team.

The background features a solid teal color with several abstract, overlapping gold-colored shapes. These shapes include sharp, angular lines and curved segments that create a sense of movement and depth. One prominent shape starts from the bottom left and extends towards the top right, while another is positioned more centrally, partially overlapping the first.

CELADON

ESTATES

ABOUT THE DEVELOPER

Celadon Estates excels in identifying prime residential opportunities across North London. We meticulously source and evaluate property prospects, managing the entire development process from inception to completion and sale.

We understand that a home is far more than just a place to live - it's an expression of your lifestyle and values. A place of balance and harmony. Dixon Gardens has been crafted to elevate your living experience, combining highest quality functional design with impeccable aesthetics.

CELADON
ESTATES

DEVELOPER

 **ARCHANÆUM**

ARCHITECT

ROSGUILL

MAIN CONTRACTOR

rna
architecture ltd

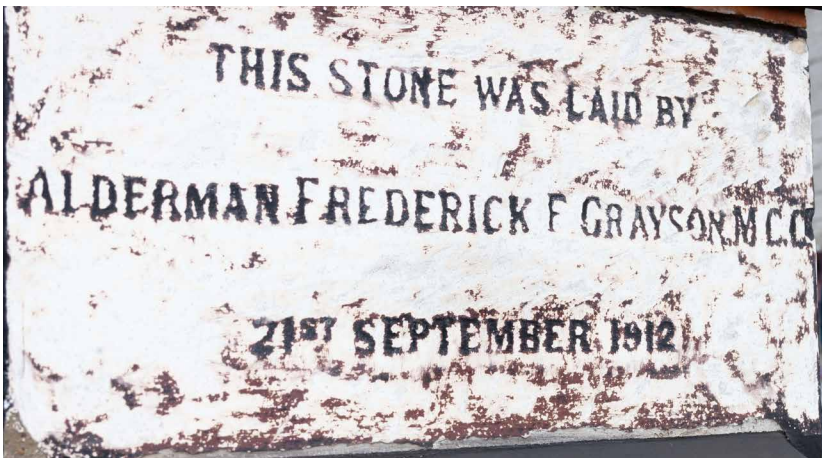
LANDSCAPE ARCHITECT

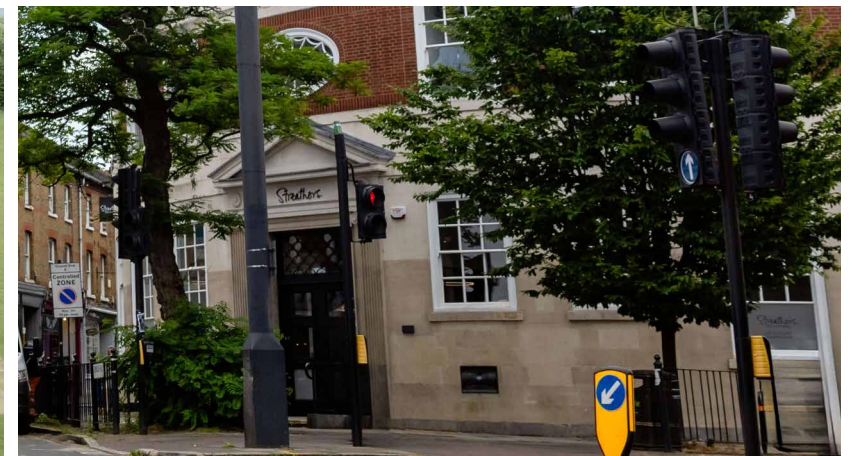
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LANDSCAPE ARTISAN

Castles

ESTATE AGENT





DIXON GARDENS

dixongardensn8.co.uk

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Castles

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