



NEWBY HOUSE

A COLLECTION OF 17 APARTMENTS

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A COLLECTION OF 17 TWO BEDROOM APARTMENTS  
BOASTING A TWIST BETWEEN MODERN AND  
INDUSTRIAL-INSPIRED LIVING SITUATED IN THE  
HEART OF SOUTHGATE

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A DEVELOPMENT BY





WELCOME TO



NEWBY HOUSE



## ABOUT THE DEVELOPMENT

Newby House is set to be a landmark residence in Southgate, with its unique characteristics ranging from a granite and glass façade to a zinc waved roof. Both the interior and exterior finishes have been designed to create maximum impact, yet remain stylish. The custom designed interior, unique to Newby House, offers a level of exclusivity that is difficult to replicate.

Each level at Newby House consist of the same footprint, three distinct apartment layouts giving the potential residents a choice to which is more suitable for their lifestyle. Within each apartment, a neutral colour palette has been chosen in order to transform all bedrooms into individual sanctuaries. On the other hand, once

you leave the apartment, you are invited into a dramatic descent down the custom designed staircase with large window features looking out on to the surrounding cosmopolitan area.

Newby House is ideally located within a 2 minute walk to Southgate Underground Station. So, whether you're off to work with a coffee to go, or heading to Shaftsbury Avenue for the late night show, the choice is up to you. Newby House is particularly desirable within its setting in Southgate, having such diverse shopping opportunities on your door step, ranging from a top up at your local Marks & Spencer or making a reservation at a variety of restaurants, everything from a slice of the Amalfi coast to a colourful Greek meze.



TWO MINUTE WALK TO SOUTHGATE UNDERGROUND STATION







## TRAVEL INFORMATION

Newby House is perfectly placed for easy access to tube, rail and road networks.



NEWBY HOUSE TO KINGS CROSS & ST PANCRAS IN JUST OVER

# 20

MINUTES VIA THE TUBE FROM SOUTHGATE

NEWBY HOUSE TO KNIGHTSBRIDGE IN JUST UNDER

# 35

MINUTES FROM SOUTHGATE

NEWBY HOUSE TO CANARY WHARF WITHIN

# 45

MINUTES



NEWBY HOUSE TO BRENT CROSS SHOPPING CENTRE IN JUST OVER

# 15

MINUTES VIA THE NORTH CIRCULAR ROAD.

NEWBY HOUSE TO STANSTEAD AIRPORT IN

# 35

MINUTES VIA M11



- 1. KINGS CROSS ST PANCRAS
- 2. CANARY WHARF
- 3. HARRODS, KNIGHTSBRIDGE
- 4. STANSTEAD AIRPORT



TRAVEL  
INTO  
LONDON'S  
COVENT  
GARDEN  
FOR A  
SHOW

30

MINUTES FROM  
SOUTHGATE





# SPECIFICATION

## General:

- > Floor to ceiling aluminium windows
- > Ceiling and wall features with hidden LED lighting
- > Polished Plaster feature walls
- > Purpose designed TV. wall features decorated with wallcoverings and exposed brick
- > Underfloor heating throughout, including individual thermostats for each room
- > Bespoke blinds fitted to all rooms
- > 'Rustic Chic' porcelain tiles
- > Double storage cupboards with allocated shelves
- > Custom designed KONE Lift to all floors
- > Individual residents cycle storage

## Kitchen:

- > Bespoke Italian kitchen with quartz worktop
- > Hidden LED lighting
- > Antique mirror splashback
- > Concealed extractor fan
- > Siemens appliances to include;
  - Single Oven
  - Microwave
  - Induction Hob
  - Integrated Dishwasher
  - Integrated Fridge / Freezer
  - Integrated Washer / Dryer

## Bedrooms:

- > Soft touch carpets to all bedrooms
- > Bespoke Italian wardrobes
- > Crushed velvet headboards in all master bedrooms
- > Purpose designed TV. wall features decorated with wallcoverings in all bedrooms
- > LED feature lighting

## Bathrooms & En-Suites:

- > Italian porcelain tiles
- > Built in baths with LED feature lights
- > Hansgrohe sanitary ware
- > Chrome heated towel rails
- > Mirror features with LED backlights
- > PIR sensor lights to all bathrooms and En-suites

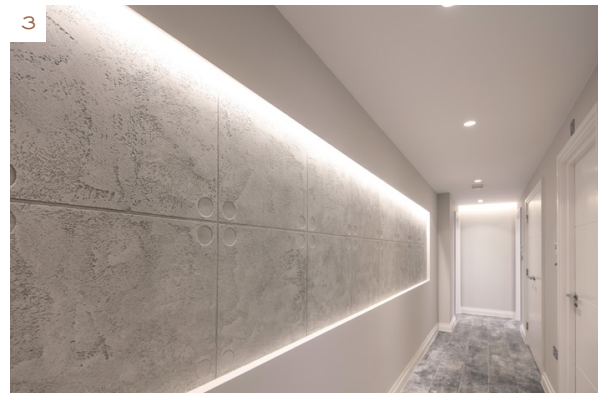
## Security:

- > Video entry phone system
- > Internal and external 24hr CCTV security cameras



1. KITCHEN  
 2. BRICK FEATURE WALL  
 3. MASTER BEDROOM EN-SUITE  
 4. HALLWAY FEATURE WALL





1. MASTER BEDROOM  
2. BATHROOM  
3. HALLWAY



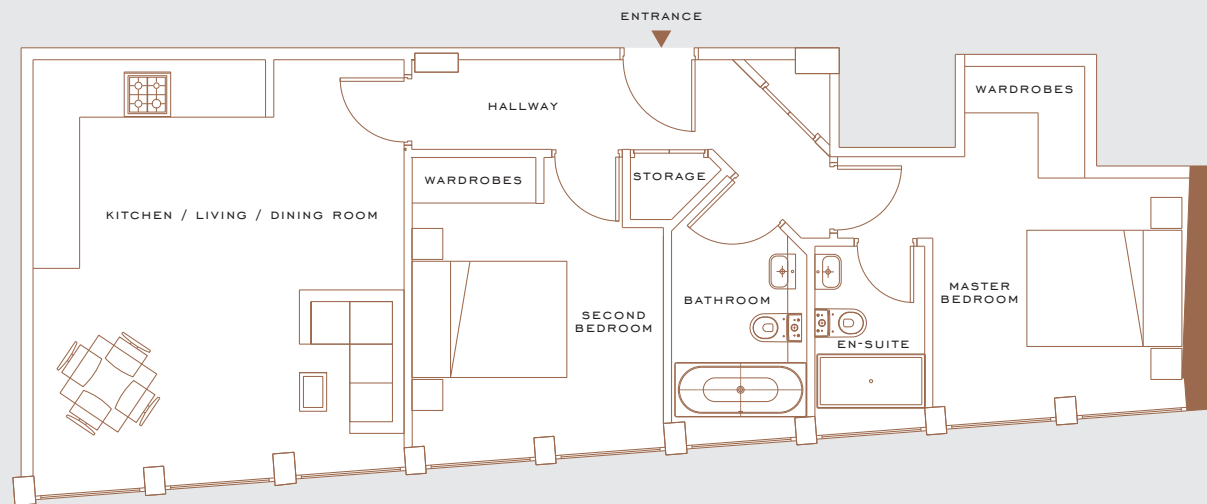
4. KITCHEN  
5. SECOND BEDROOM  
6. LOUNGE





## OPTION A

These apartments offer two large bedrooms, an en-suite to the master bedroom, family bathroom/guest toilet and a large kitchen / living / dining room. All rooms benefiting from floor to ceiling windows and enjoying the sunrise every morning from the lounge and both bedrooms.



70 SQ M / 754 SQ FT



## APARTMENT NUMBERS AND LOCATION WITHIN NEWBY HOUSE

### Apartment 16

5<sup>th</sup> Floor

### Apartment 14

4<sup>th</sup> Floor

### Apartment 11

3<sup>rd</sup> Floor

### Apartment 8

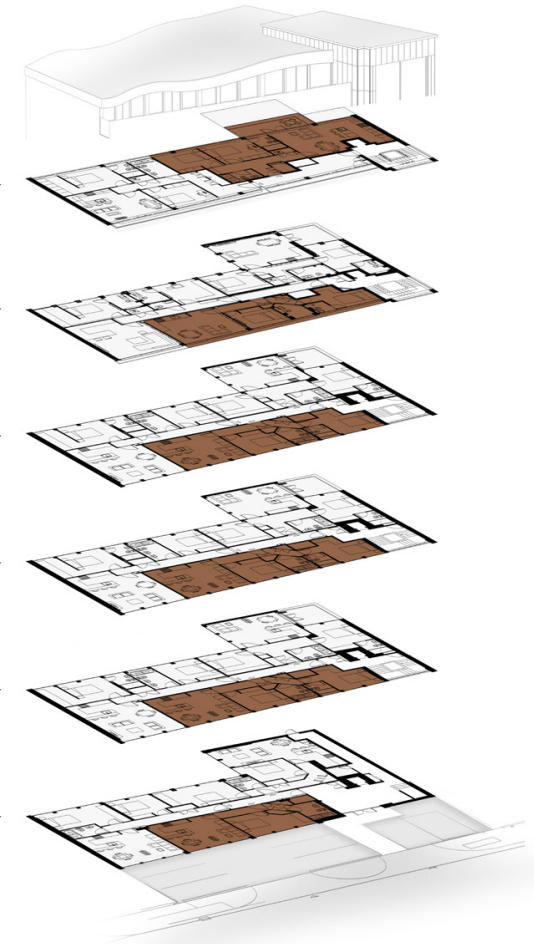
2<sup>nd</sup> Floor

### Apartment 5

1<sup>st</sup> Floor

### Apartment 2

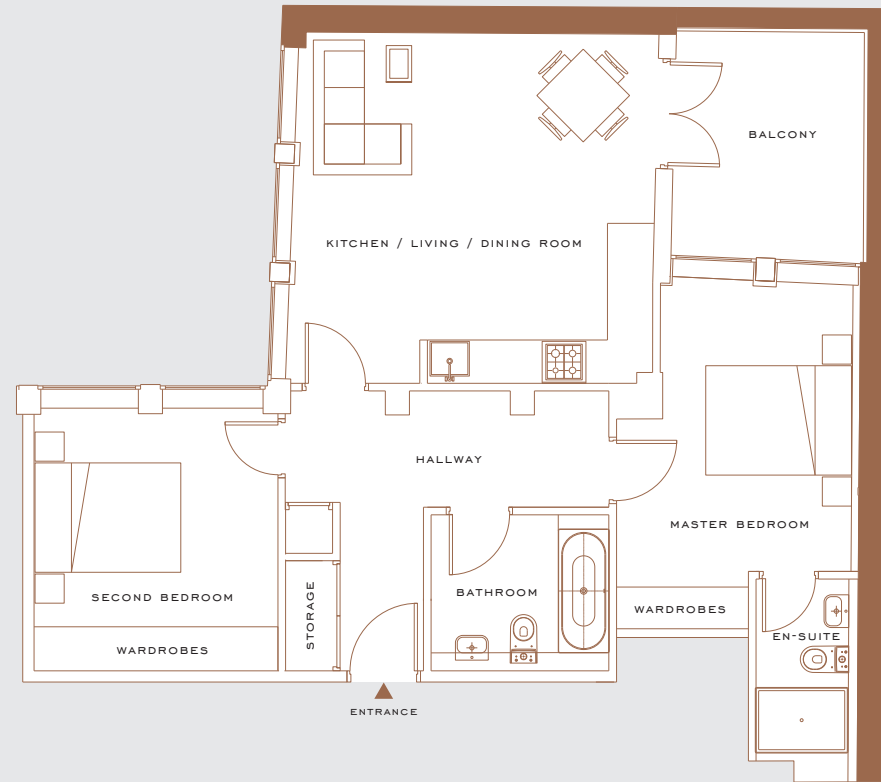
Ground Floor





## OPTION B

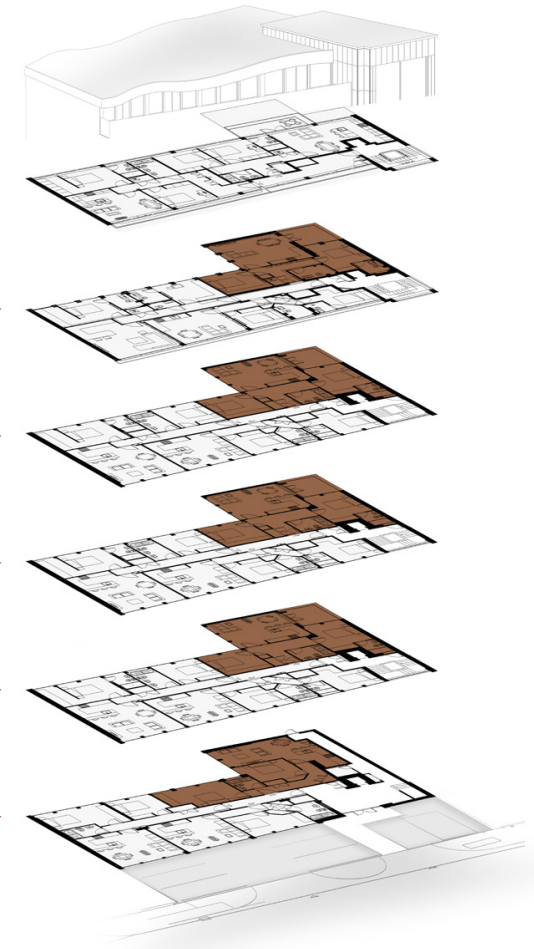
These apartments offer two large bedrooms, an en-suite to the master bedroom, large family bathroom/guest toilet and an open plan kitchen / living / dining room leading on to your south west facing balcony. All rooms benefiting from floor to ceiling windows enjoying the sunset every afternoon.



75 SQ M / 807 SQ FT



## APARTMENT NUMBERS AND LOCATION WITHIN NEWBY HOUSE



### Apartment 13

4<sup>th</sup> Floor

### Apartment 10

3<sup>rd</sup> Floor

### Apartment 7

2<sup>nd</sup> Floor

### Apartment 4

1<sup>st</sup> Floor

### Apartment 1

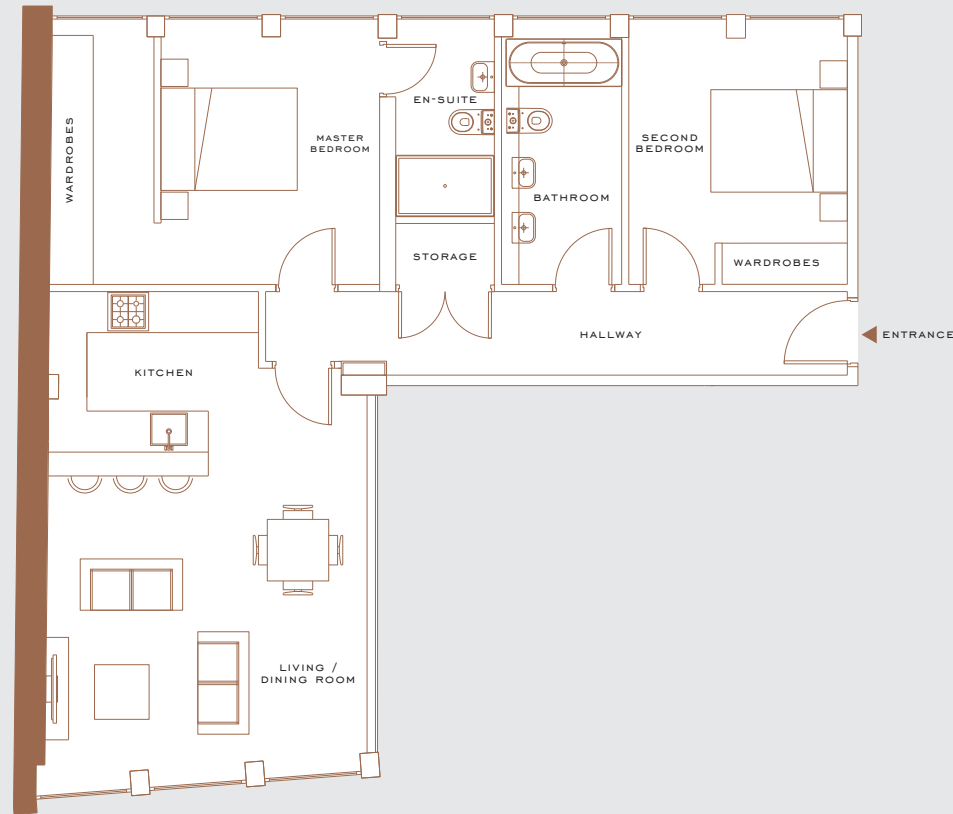
Ground Floor





## OPTION C

These apartments offer a long and spacious hallway, two large bedrooms, an en-suite to the master bedroom, a large family bathroom/guest toilet and an open plan kitchen / living / dining room with the added bonus of a kitchen island, perfect for entertaining guests. All rooms benefiting from floor to ceiling windows, enjoying the sunrise from the lounge and the sunset in both bedrooms.



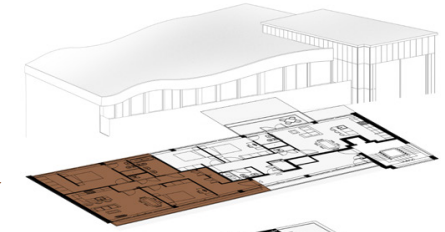
85 SQ M / 915 SQ FT



## APARTMENT NUMBERS AND LOCATION WITHIN NEWBY HOUSE

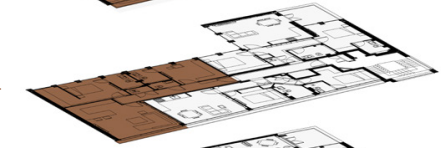
### Apartment 17

5<sup>th</sup> Floor



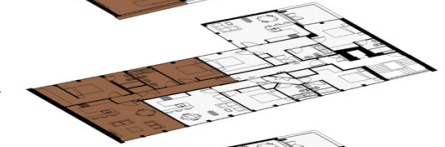
### Apartment 15

4<sup>th</sup> Floor



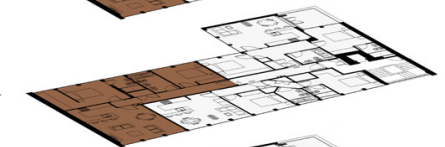
### Apartment 12

3<sup>rd</sup> Floor



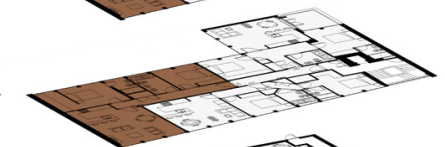
### Apartment 9

2<sup>nd</sup> Floor



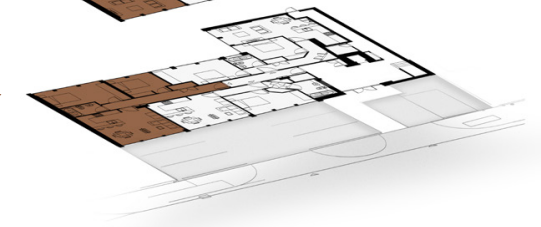
### Apartment 6

1<sup>st</sup> Floor



### Apartment 3

Ground Floor



NH  
BY DAY



NH  
BY NIGHT







ABOUT THE

# YOGO GROUP

— DEVELOPERS OF LUXURY LIVING —

AT YOGO GROUP WE AIM TO BE PIONEERS OF CREATING UNIQUE HOMES WHICH RESONATE IN PROFOUND LUXURY AND TIMELESS INTERIORS.

For 15 years, Yogo Group has been designing, building and renovating some of the most glamorous and individual homes in London - from the magnificence of an exclusively designed home adorned with bespoke furnishings and globally sourced antiques, to the transition of empty land into the grandeur of an imposing home.

Creativity, quality and beauty are designed into every one of our projects. Our quality of build and design has won awards for the last four years consecutively, winning both regional and national development of the year awards.



[WWW.YOGOGROUP.COM](http://WWW.YOGOGROUP.COM)



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