



**MONTMORENCY
PARK**

ARNOS GROVE □ LONDON N11



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**A COLLECTION OF
1 & 2 BEDROOM APARTMENTS**

Stylish interiors with large private terraces
next to Millennium Green

Explore MONTMORENCY PARK

Montmorency Park began as a vision. A vision of beautiful, well-appointed apartments surrounded by green open spaces, with all the facilities you need for contemporary living on hand and the centre of London within half an hour's reach. Now that vision has come fully to life, offering you the opportunity to enjoy the best of all worlds in a much loved and increasingly sought after location.

"There's something for everyone here and a great sense of community!"





MONTMORENCY PARK

*Space to relax
inside and out*

Imagine sitting back in a stylish open plan living area, bathed in natural light. From your private balcony and streamlined, fitted kitchen to the well-proportioned bedrooms and boldly designed bathrooms, everything is in its place. Montmorency Park has been created around you. Working from home is a pleasure here and, when it comes to a lunchtime break, the landscaped communal gardens are an inviting place to relax and meet up with neighbours ■

Whether it's the famous Sunday lunch at the Arnos Arms, a cycle to Alexandra Palace with stunning views or open mic night at the Springfield, this is a great part of town for meeting up and having fun. Molly's Bar is a popular place to watch some sport on the big screen while enjoying the perfect pint of Guinness.

Local favourites

In winter, make sure to pay a visit to the Olde Cherry Tree and sit in front of the crackling log fire. You might even spot the ghost that's meant to lurk in the archway to the left hand side of the pub. The Woodman is another local favourite, perfect for a drink after a walk in the park. ■

"When I want to grab a bite to eat with friends I head over to the Arnos Arms – a great pub up by the tube station that serves amazing food."



ALEXANDRA PALACE





90 ON THE GREEN



WHITE FIG

A taste for life

Living at Montmorency Park promises to be a mouthwatering experience. Curry houses, Pizzerias, the Turkish restaurants of Green Lanes, traditional fish & chips, authentic Greek fayre at Vrisaki – the choice goes on and on. 90 On The Green is recommended for brunch and famous for its burgers. White Fig is a favourite for morning coffee and the Hot Milk Café is great for a lunch date.

Greens Steakhouse promises an excellent night out, with fabulous cocktails and fancy steaks. Or, for a romantic dinner a deux, it's well worth making the trip out to the Haven Bistro and Bar in Whetstone. Head a little further and you'll find the delightful bistros of Muswell Hill, Crouch End and Highgate, the fashionable eateries of Islington and all the new bars and restaurants around King's Cross ■



HOT MILK CAFE



VOLARE PIZZERIA



THE ARNOS ARMS



Considering how close you'll be living to the centre of London, you're surrounded by nature. Millennium Green is the perfect retreat from the urban buzz – tranquil, green and just a short walk from your front door. Or head over to Arnos Park where the railway arches make a wonderful contrast with the parkland itself. Living at Montmorency Park you even have your own bluebell wood just down the road, a delightful remnant of one of London's ancient woodlands.

*Breath of
fresh air*

Broomfield Park is another local favourite, and you'll soon discover why. There are no less than three lakes which come together to form a baroque water feature, together with a sensory garden, orchard, conservatory and fabulous views across London towards Alexandra Palace, the City and West End ■



**EMBRACING
GREEN & OPEN SPACES**



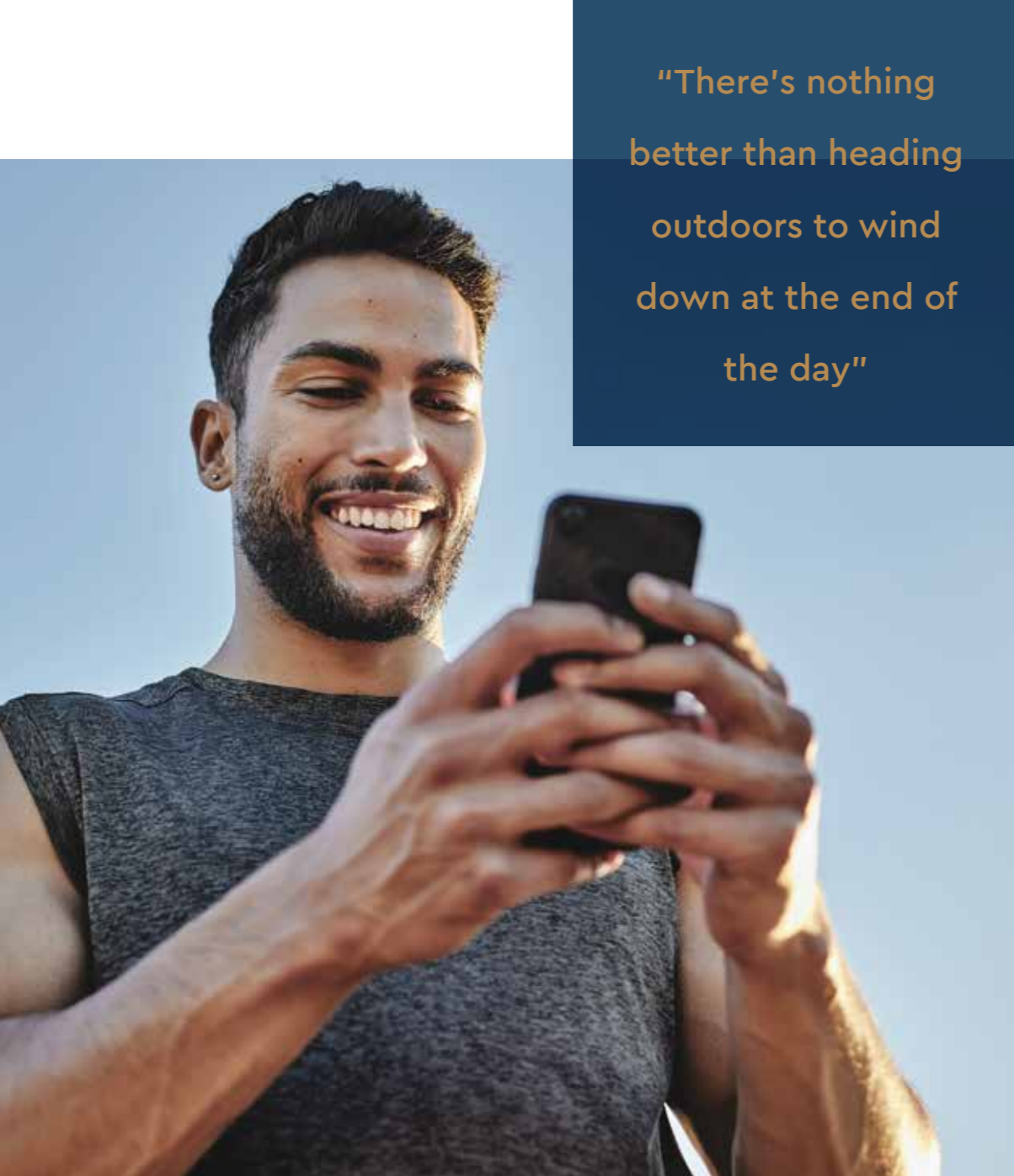
ARNOS PARK



MUSWELL HILL GOLF CLUB



BROOMFIELD PARK



“There's nothing better than heading outdoors to wind down at the end of the day”

Alexandra Palace itself is a little further into town from New Southgate and also serves up green spaces and panoramic views in abundance (as well as a famous music venue and a spectacular firework display that features the lights of London as its backdrop).

Grovelands Park offers fishing on the well-stocked lake (simply apply to the council for a licence). There's also a bowling green and two tennis courts. The courts are free and run on a first come, first serve basis.

Good for the soul

In fact, whatever your sport or pastime, this is a great part of the world to be. There are local golf courses and gyms, yoga and dance studios, football, cricket, basketball and rugby teams. You'll find athletics and aquatics in the Lea Valley and, if you prefer to watch sport rather than working up a sweat yourself, the magnificent new Tottenham Hotspur stadium is within easy reach ■



ALEXANDRA PARK



MILLENNIUM GREEN



ARNOS PARK



BLUEBELL WOOD



BROOMFIELD PARK

From pre-primary to further education, you'll have an excellent choice of highly respected schools and colleges to choose from. The area is fantastic for shopping too. There's a handy retail centre and High Street, together with a large Aldi just down the road. And you won't have to travel too far to find a Farmers' Market and organic food stores.

*Everything I need
is close by!*

Green Lanes and Muswell Hill are both brilliant for exploring the shops and the Mall in Wood Green is one of the most famous in North London. Brent Cross Shopping Centre is also easy to reach, offering a retail experience that stretches from Accessorize and All Saints to Waterstones and Zara ■

**"The location is fantastic.
All the things I need are in the
local neighbourhood. It's so
convenient."**



"I love that I can
get from my sofa to
central London in
less than 30 minutes"

ON FOOT

Explore the charm of Arnos Grove by taking leisurely walks to nearby quaint cafés, restaurants and pubs, shops, parks, and historical landmarks, all within a pleasant stroll from Montmorency Park's serene ambiance.

London calling

CROSSRAIL 2

Crossrail 2 includes New Southgate station. It promises enhanced connectivity, easing commutes and providing faster connections across London and the South East, linking Surrey to Hertfordshire via central London ■

FASTER, IMPROVED JOURNEY TIMES TO:

- Euston St Pancras
- Tottenham Court Road
- Victoria
- Kings Road, Chelsea
- Clapham Junction

TUBE

FROM
ARNOS GROVE



TRAIN

FROM
NEW SOUTHGATE





Arnos Grove

Palmers Green

New Southgate

Bounds Green

Bows Park

To Whitstone

To Asda

To Sainsbury's

To North Finchley

To Tottenham

2 MILES

1.5 MILES

1 MILES

A109

A1110

B1452

A406

A109

A406

A406

A109

B106

A105

Friern Bridge Road Retail Park

Dunelm

ALDI

Station Road

Bounds Green Industrial Estate

Bounds Green Road

The Green

The Ranelagh

Hot Milk Cafe

To Alexandra Palace

To Wood Green & Finsbury Park

To Brent Cross Shopping Centre

Bluebell Wood, London

Bowes Primary School

Nisa Local

Bounds Green Bowls & Tennis Club

Illyrian Grill House

Asteria

Paneri Taverna

Hellenic Bakery Bounds Green

The Bird Restaurant & Lounge

Manuela's Cake

Sofia's Sweets

Tottenham Recreation Ground



Sainsbury's Local

Rainbow Cafe

Our Lady of Lourdes Catholic Primary School

The Arnos Arms

Laurel Park School

Broomfield Park

Morrisons

Energie Fitness Palmers Green

TFC Supermarket

Volare

The Green

The Ranelagh

Hot Milk Cafe

To Alexandra Palace

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Bluebell Wood, London

Bowes Primary School

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Bounds Green Bowls & Tennis Club

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Asteria

Paneri Taverna

Hellenic Bakery Bounds Green

The Bird Restaurant & Lounge

Manuela's Cake

Sofia's Sweets

Tottenham Recreation Ground

SITE PLAN



KEY Completed Phases Future Phases

MONTMORENCY PARK



Let's get comfortable

KITCHEN

- Fully fitted satin finish kitchens with handleless wall units and soft close drawers
- Composite stone to work surfaces
- Composite stone to hob area
- Under mounted stainless steel sink with mixer tap
- Integrated brushed steel fan assisted electric oven with frameless ceramic hob and telescopic cooker hood
- Integrated dishwasher
- Integrated full height fridge freezer
- Integrated washer dryer
- Task lighting under wall units
- Built in recycle waste bin to cupboard



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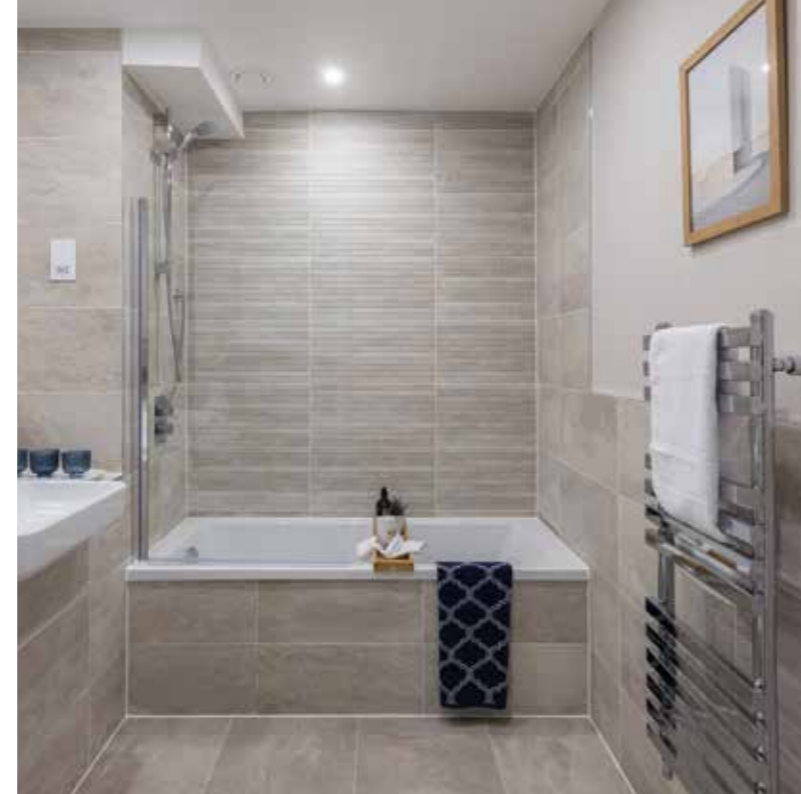


GENERAL

- Recessed LED down lights to reception, kitchen, Stainless steel door handles and fittings to internal doors
- Feature high square edged skirting
- Feature square edged architrave
- Fitted slide and store wardrobes with fitted shelving and lighting to master bedroom
- Resident lift to all floors
- Feature internal doors to apartments
- Wireless door bell
- Sprinkler system to individual apartments
- Balconies or terraces to all apartments (external finish varies across development)
- Communal entrance areas include feature tiled walls and feature floor up lighting
- Individual residents post boxes with security key to communal entrance areas
- Limited car parking available to some 2 & 3 bedroom apartments
- High level wall mounted TV positions to most master bedrooms

BATHROOMS & EN-SUITES

- Contemporary white sanitary-ware
- Chrome heated towel rail
- Low level shower tray to en-suite with glass sliding door
- Glass bath screen
- En-suite basin incorporating vanity unit
- Mirrored vanity unit above sink



- Half height tiling to bathroom and en-suite with co-ordinating floor tiles

HEATING & COOLING

- MVHR extract ventilation system
- CHP heating system with smart monitor

FLOORING

- Wood effect flooring to kitchen, living, dining area and hallway
- Carpets to bedrooms

ELECTRICAL / LIGHTING

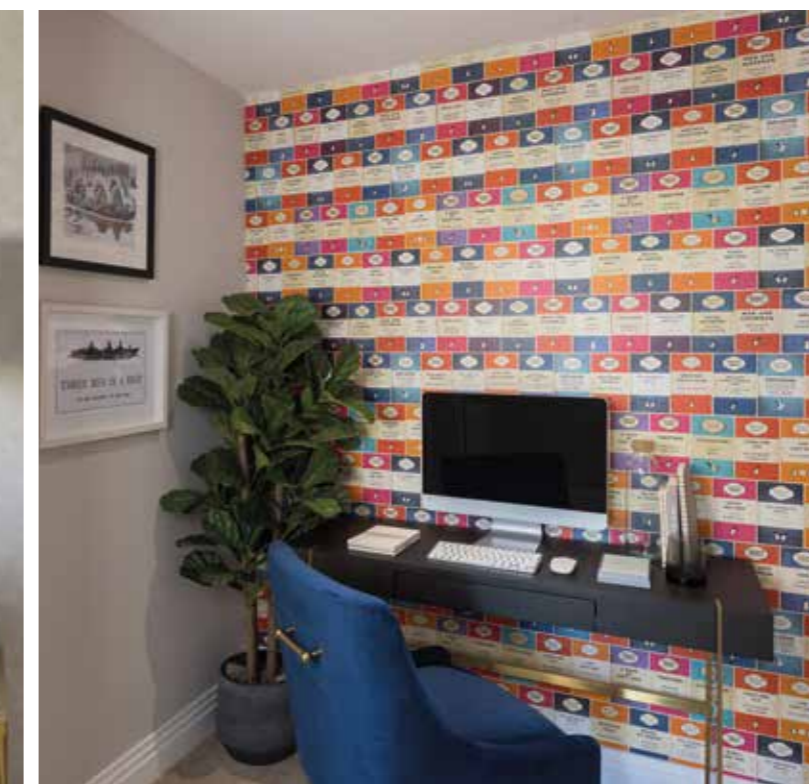
- Recessed LED down lights to reception, kitchen, hallway and bathrooms
- Pendant lighting to bedrooms
- External lighting to terraces and balconies
- Wiring for Sky/Sky+ to living room and master bedroom (subject to individual purchaser subscription)
- High level wall mounted TV positions to most master bedrooms

SECURITY

- Video / audio security door entrance system
- Apartment entry doors with multi point locking
- Communal doors fully automated via key fob to include bike and bin stores

PLOTS G.25 / H.25

- External plus sockets and taps to large terrace areas
- Feature radiators to living area
- Feature kitchen island



About the partnership



ONE HOUSING

One Housing Group create desirable, stylish and comfortable homes for sale and rent across London and the South East. We build homes that surpass your expectations and that you can feel proud to call your own. We focus on our customers and provide an excellent service that extends long after the day you move in.

One Housing Group has an exciting portfolio of ground breaking developments throughout London and the South East. We have been providing award-winning housing for 50 years, and as a social enterprise we help people 'live better' by providing affordable homes, care and support to those in need, across London and the South East.

SHERRY GREEN HOMES

Sherrygreen Homes was launched in 2005 as the residential arm of the successful Sherrygreen Group of companies. With a strong reputation in both the private residential and public sectors, and with more than 1500 units in current and planned development, Sherrygreen Homes is a major residential developer in the London area.



The information in this document is indicative and intended to act as a guide only as to the finished product. Accordingly, due to One Housing Group's policy of continuous improvement, the finished product may vary from the information provided. All computer generated images (CGI) used in this brochure are for illustrative purposes only and are not intended to provide an actual forecast or impression of the measurement, dimensions, layout, placement, context and/or finished finishes of the buildings premises or landscaping within the development, and should not be relied upon as true or accurate. This information does not constitute a contract, or warranty. Montmorency is a marketing name and may not necessarily form part of the approved postal address. All information believed to be correct at the time of going to print. October 2023.

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Riverside



SELLING AGENT

