



OAK GROVE

MUSWELL HILL N10



CONTEMPORARY HOUSES

ENERGY EFFICIENT

GATED COMMUNITY

PARK VIEWS

oakgrove-muswellhill.com

A new development by

**EA
NDO**



OAK GROVE

MUSWELL HILL N10

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EANDO is a niche property developer building creatively designed, high quality houses. Oak Grove is a boutique development of nine high specification and contemporary designed houses, set within its own private, green and landscaped communal space.

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Oak Grove's high specification and energy efficient properties are formed of two contemporary styled terraces. Comprising five 3 bed terraced houses and four 4 bed semi-detached houses. This exciting and exclusive new domain will have a strong and secure community environment, with controlled pedestrian and vehicle access. Each house will have its own private patio garden and a dedicated parking space allocated in the main parking area.

These stylish houses, designed over three floors, are brick faced, have pitched tiled roofs and front and rear garden areas. Internally the 4 bed houses have a separate kitchen/



Clockwise from above:

Picture of Oak Grove as viewed from the pedestrian entrance

Typical view from a Master Bedroom suite terrace

Picture of Muswell Hill playing fields as viewed from Oak Grove



family room and living room, along with three bathrooms or shower rooms and three, bedroom, balconies. The 3 bed houses have a spacious open plan kitchen, dining and living room, with bifold doors opening onto the patio garden, and a master bedroom with en-suite bathroom and balcony. All the houses are well insulated and have under floor heating throughout. The heating and hot water are supplied by energy efficient air source heat pumps, which are ideally suited to this well designed and modern development. The electrical supply for each house is supplemented by solar panels. The overall specification reflects the contemporary and sustainable style and design of these unique properties.

There are two landscaped communal garden spaces, with a mature oak tree taking centre stage. There is a centralised resident parking area, with the facility for optional electric car charging, and a communal bike store. Oak Grove has a controlled pedestrian and vehicle access with CCTV covering the key areas.

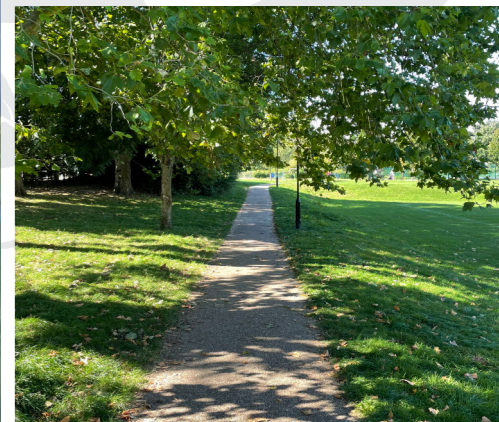
Oak Grove represents a unique opportunity to be part of a modern, sustainable and secure community, situated within its own landscaped environment with mature trees and green spaces. The 3 and 4 bed houses are available freehold and supplied with a Build-Zone New Home Warranty.



Clockwise from below:

Picture of the Muswell Hill playing fields as viewed from Oak Grove

Aerial view of the Oak Grove development

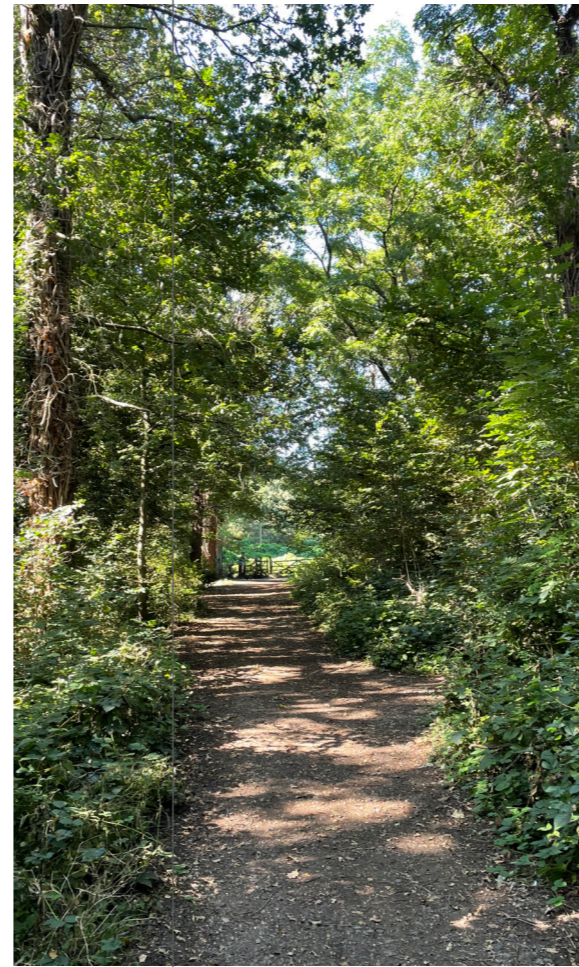




Oak Grove is situated near to the junction of Coppetts Road and Trott Road. It is immediately adjacent to the Muswell Hill playing fields and within easy reach of the open green spaces of Coldfall Wood, Coppetts Wood and Alexandra Palace. It has good road and public transport links to Muswell Hill and is close to other North London landmarks such as Hampstead Heath and Highgate. The local area has many primary and secondary schools, rated as outstanding by Ofsted and is also within easy reach of key retail outlets, amenities and services.

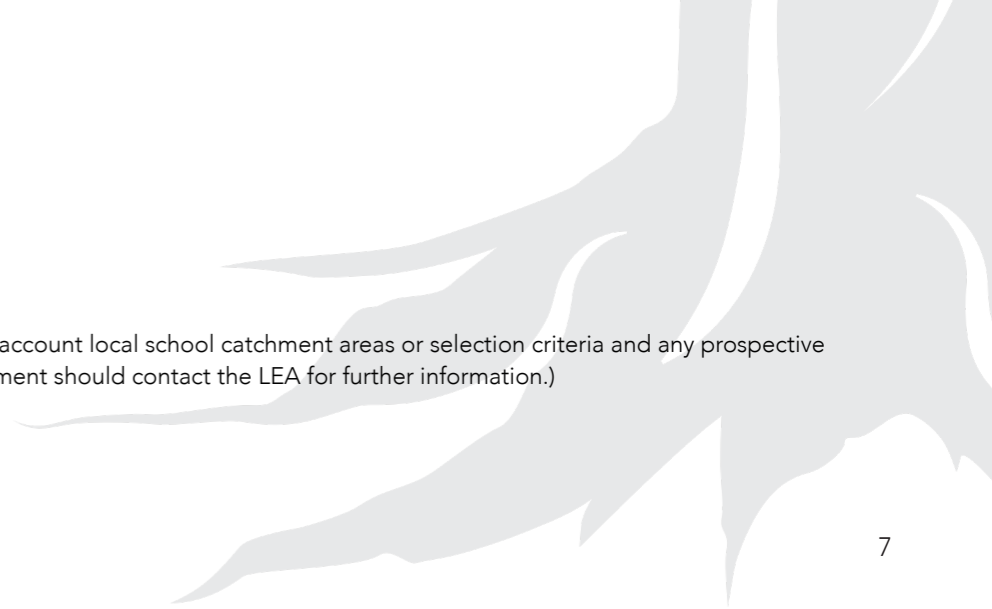


OAK GROVE - MUSWELL HILL AREA



Nearby Muswell Hill, with its historical character and charm, is a popular family destination. It boasts a large range of thriving independent shops, cafes and restaurants that cater for all tastes. Like many other notable north London locations, it maintains a village like atmosphere with its tree lined streets and period houses. Its vantage point on top of one of London's highest hills, affords it fantastic views across the city on a clear day. It is also well located near to the main routes in and out of central London.

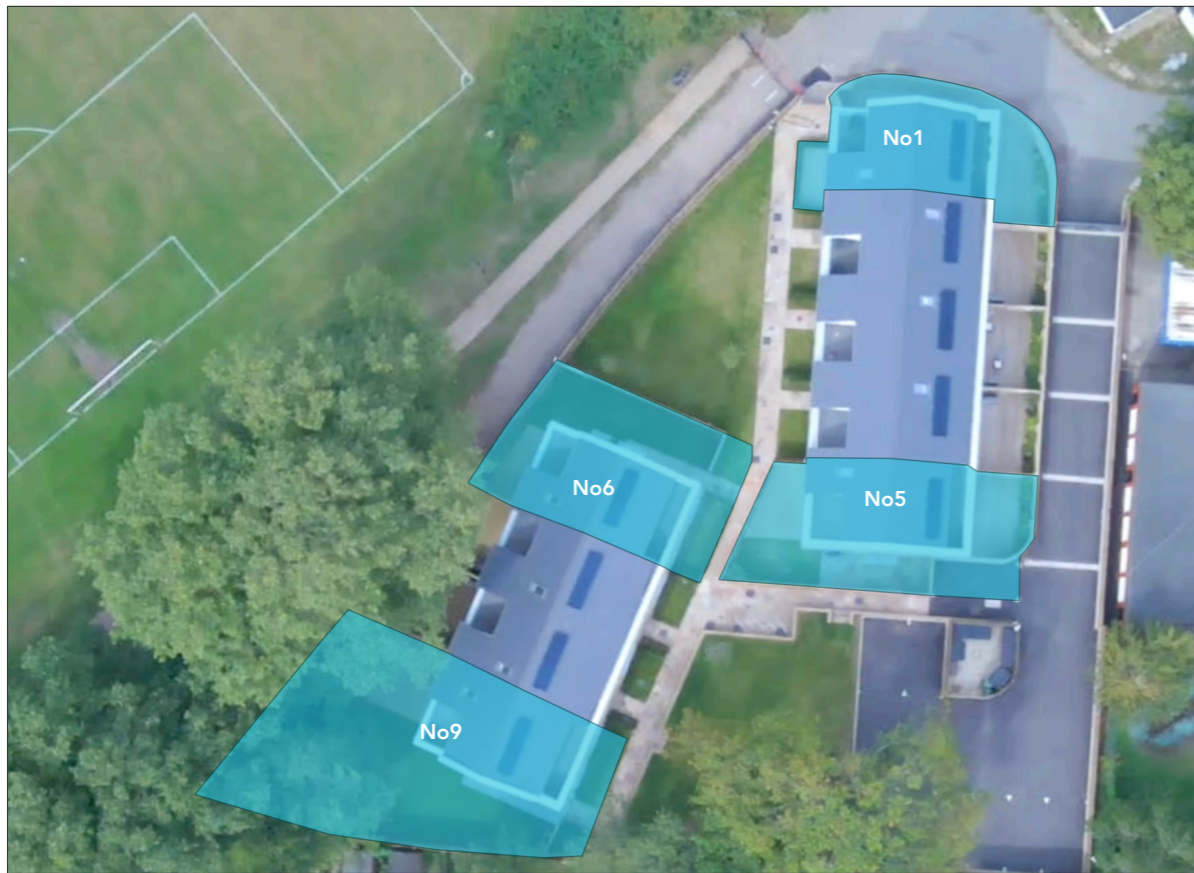
(Disclaimer: This brochure does not take into account local school catchment areas or selection criteria and any prospective parents looking at purchasing in the development should contact the LEA for further information.)



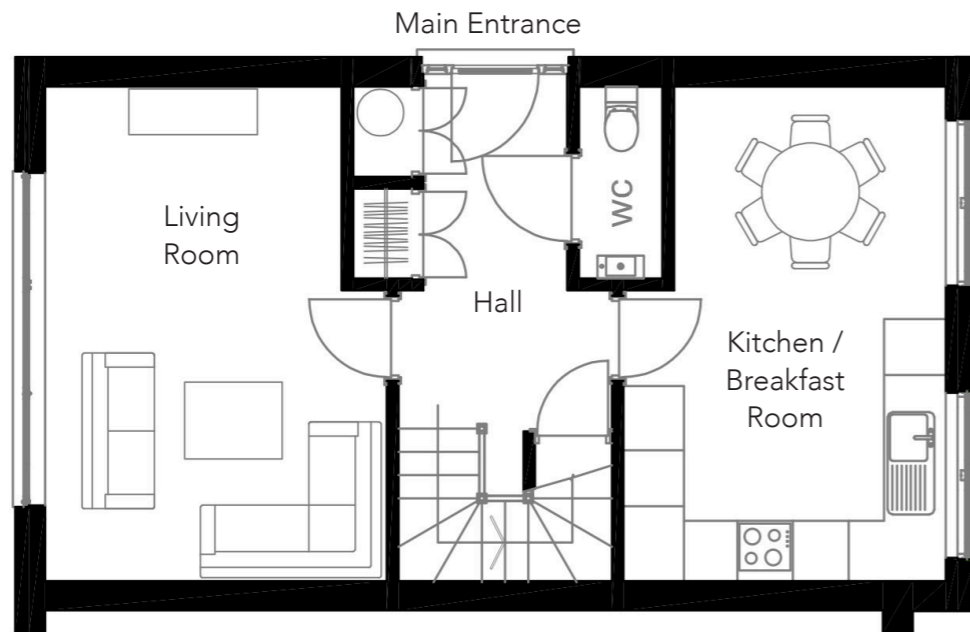


4 BED HOUSES - LOCATION + TYPICAL FLOOR PLANS

- Internal floor area - 1,407 sqft / 130.7 sqm per house (excludes external storage)
- Terrace A - Nos 1 + 5
- Terrace B - Nos 6 + 9



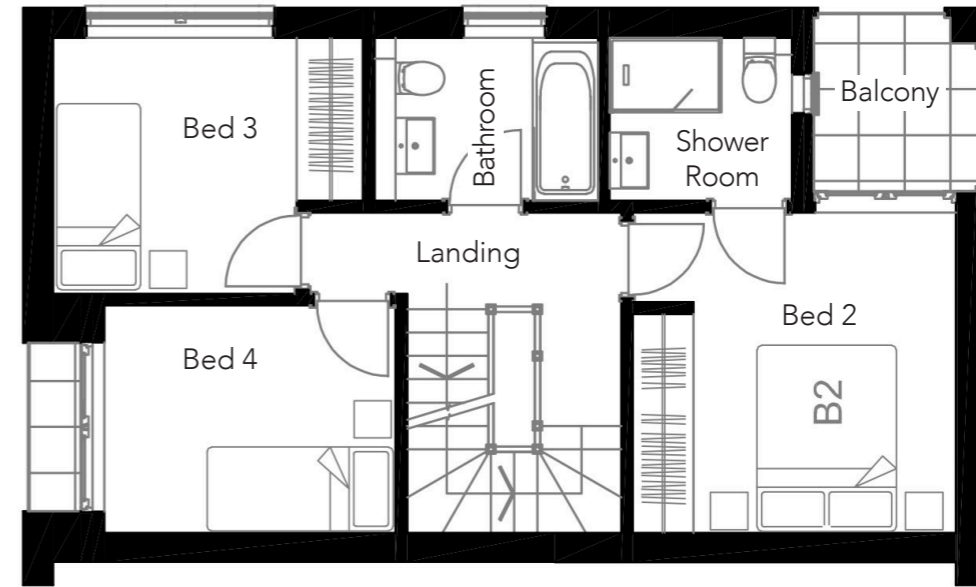
Ground Floor - Entrance Hall / GF WC / Kitchen + Breakfast room / Living Room



Entrance Hall - 2.30m x 3.59m / Kitchen + Dining - 5.35m x 3.46m /
 Living Room - 5.35m x 3.69m

GIA measurements are approximate. Not to scale. Illustrative purposes only. Not for valuation

First Floor - Bedroom 2 inc ensuite shower room + balcony / Bedroom 3 / Bedroom 4 / Bathroom



Bed 2 - Bedroom - 3.47m x 3.45m / Balcony - 1.80m x 1.80m / Shower - 1.96m x 1.76m
 Bed 3 - 2.76m x 3.36m
 Bed 4 - 2.45m x 3.13m
 Bathroom - 2.38m x 1.76m

Second Floor - Bed 1 (Master Bedroom) inc ensuite shower room, dressing room + two balconies



Bedroom - 3.07m x 5.33m / Shower Room - 2.10m x 2.40m / Front Balcony - 3.38m x 2.70m /
 Rear Balcony - 5.27m x 1.62m

Individual PDF floor plans for each 4 Bed House are available on request

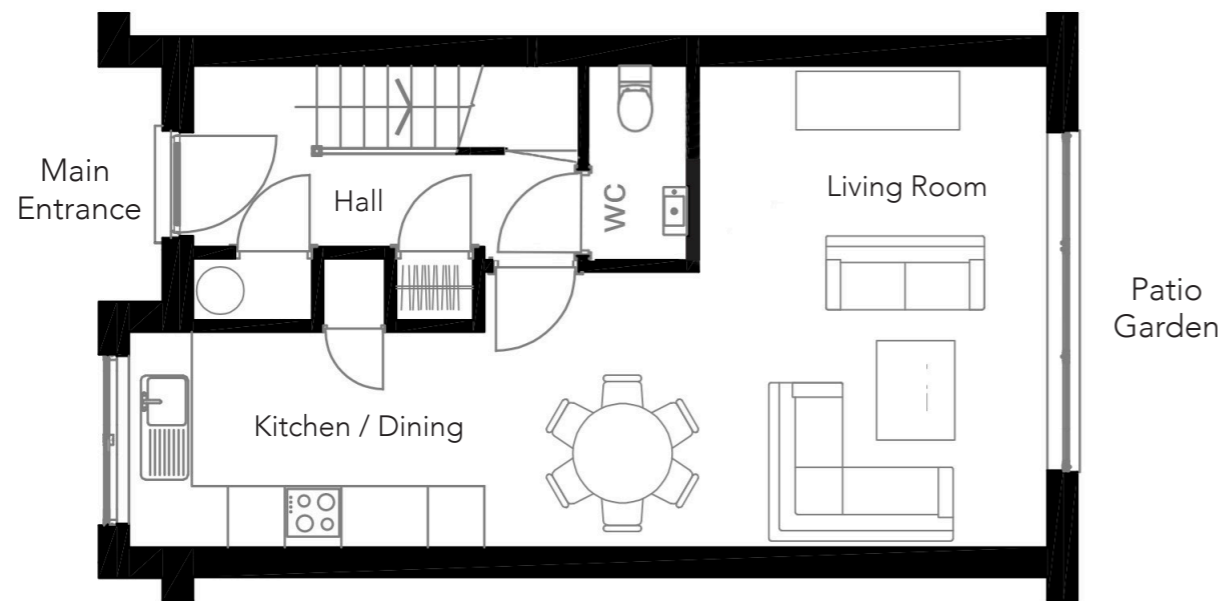


3 BED HOUSES - LOCATION + TYPICAL FLOOR PLANS

- Internal floor area - 1,461 sqft / 135.7 sqm per house (excludes external storage)
- Terrace A - Nos 2,3 + 4
- Terrace B - Nos 7 + 8



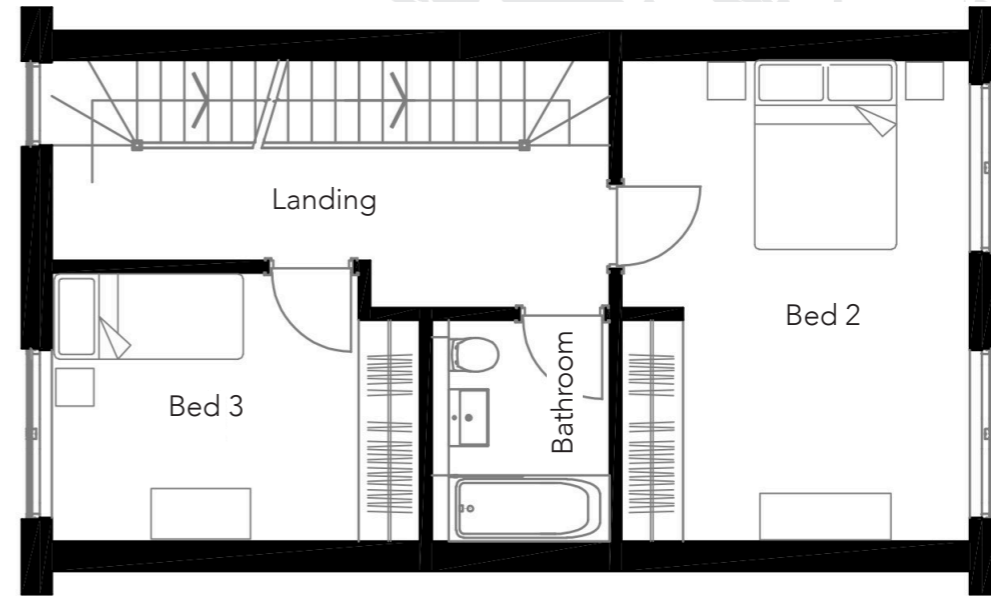
Ground Floor - Entrance Hall / GF WC / Kitchen, Dining + Living Room



Entrance Hall - 2.03m x 5.26m / Kitchen / Dining - 2.90m x 5.93m / Living Room - 5.01m x 3.66m

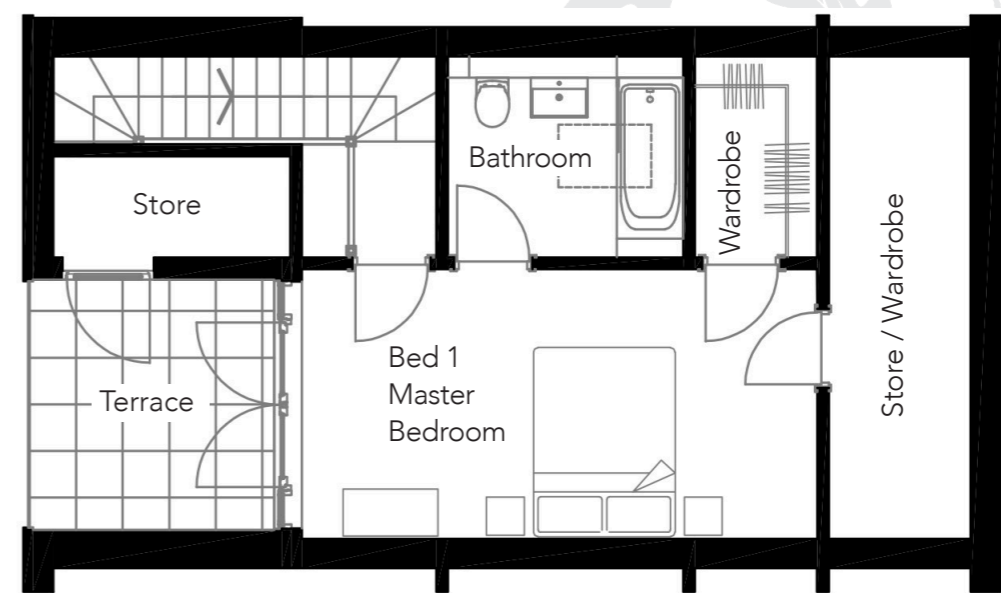
GIA measurements are approximate. Not to scale. Illustrative purposes only. Not for valuation

First Floor - Bedroom 2 / Bedroom 3 / Bathroom



Bed 2 - 5.11m x 3.68m / Bed 3 - 3.91m x 2.86m / Bathroom - 2.34m x 1.88m

Second Floor - Bed 1 (Master Bedroom) inc bathroom, dressing room, balcony + store rooms



Bedroom - 5.47m x 2.85m / Storage - 5.11m x 1.51m (restricted height) / Bathroom - 2.47m x 2.13m / Balcony - 2.70m x 2.85m

Individual PDF floor plans for each 4 Bed House are available on request



▶ View of Oak Grove from the Muswell Hill playing fields



▶ View of Oak Grove looking towards Muswell Hill playing fields



▲ 3 Bed House : KITCHEN / LIVING ROOM looking from the dining area

▼ 4 Bed House : Typical MASTER BEDROOM looking onto bedroom terrace



▲ 4 Bed House : KITCHEN / DINING ROOM looking from the dining area

▼ 3 Bed House : Typical MASTER BEDROOM BATHROOM





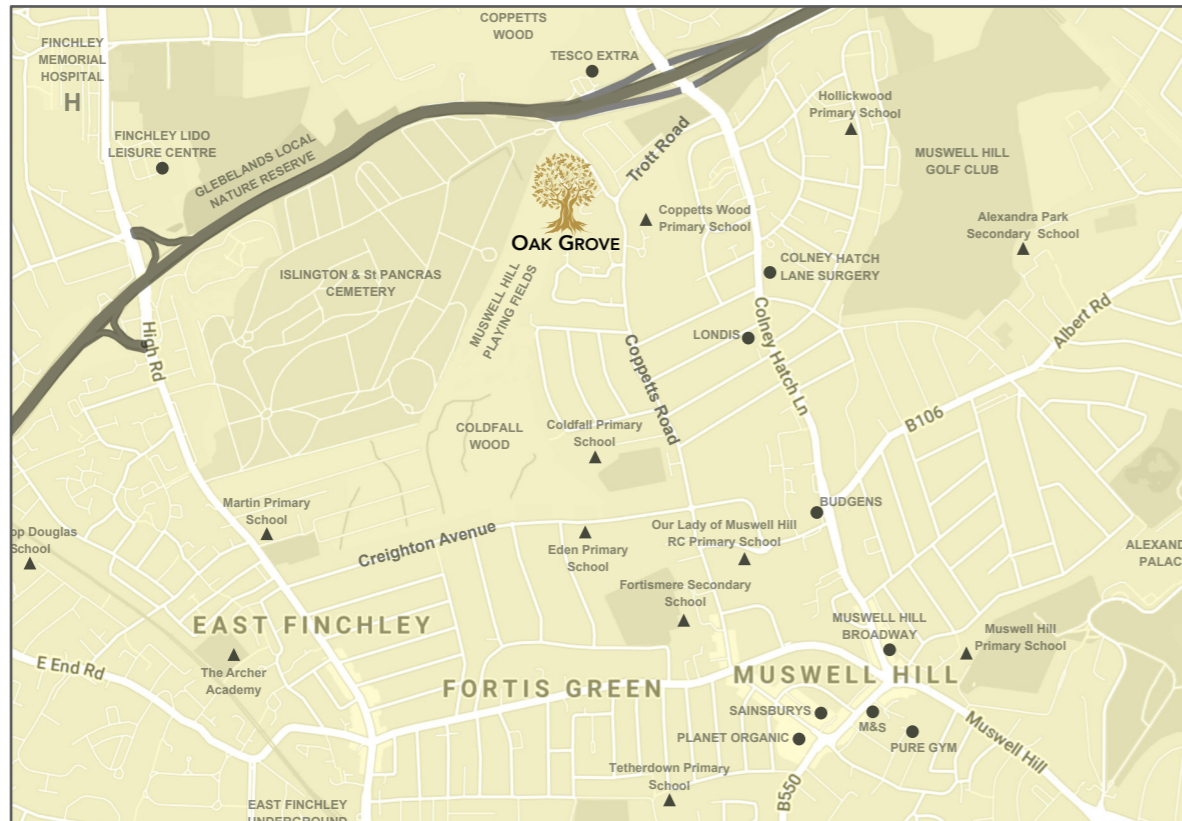
AREA	ITEM	3 BED HOUSES	4 BED HOUSES
		No 2,3,4,7 + 8	No 1,5, 6 + 9
KITCHEN, DINING + LIVING ROOM	• Open plan kitchen, dining and living room	•	
	• Separate kitchen / dining and living room		•
	• Magnet fitted kitchen - contemporary designed kitchen, with matt grey and graphite paint finishes and a Silestone Lagoon quartz worktop.	•	•
	• AEG intergrated appliances - single oven, combi oven/microwave, 4 ring induction hob, dishwasher and fridge/freezer	•	•
	• Elica intergrated extractor hood	•	•
	• Piave professional spray tap with 1.5B inset / undermount sink	•	•
	• Feature LED lighting to underside of wall units	•	•
	• Tiled splash back	•	•
	• Free standing washing machine + tumble drier	•	•
	• AluK bifolding doors provide access from living room area to patio garden	•	•
	• Velfac kitchen windows and French doors	•	•
	See ELECTRICAL + AV/TV/DATA for further details		
BATHROOMS / SHOWER ROOMS	• Saneaux quality sanitary ware	•	•
	• Saneaux wall mounted sink with vanity unit in all bathrooms	•	•
	• Saneaux compact concealed WC cistern with back to wall pan	•	•
	• Saneaux built in bath with adjustable shower, 2 way thermostatic control valve and hinged glass shower screen	•	1st floor bathroom only
	• Saneaux walk in shower, 2 way thermostatic control valve, fixed shower head, flexible hand held shower and hinged glass shower screen		•
	• Electric towel rails in all bathrooms	•	•
	• Tiled floor and walls	•	•
See ELECTRICAL for further details			
GF WC	• Saneaux quality sanitary ware	•	•
	• Saneaux wall mounted sink with vanity unit	•	•
	• Saneaux compact concealed WC cistern with back to wall pan	•	•
	• Tiled floor, sink splash back and painted walls	•	•
BEDROOMS	• Built in wardrobes	•	•
	• Carpeted floors	•	•
	• TV/Data points	•	•
	• Walk in wardrobe		Master bedroom only
	• Store rooms / cupboards - off master bedroom	•	•
	• Bedroom balconies	Master bedroom only	Master bedroom + 1st floor guest room
See ELECTRICAL + AV/TV/DATA for further details			
INTERIORS	• Engineered wood flooring throughout ground floor area	•	•
	• Hardwood feature staircase	•	•
	• Carpet on all landings and in all bedrooms	•	•
	• Painted walls and internal doors	•	•
	• Velfac feature windows and French doors and Velux sky lights	•	•
HEATING + HOT WATER	• NIBE energy efficient air source heat pumps, supplying heating + hot water	•	•
	• Zoned UFH heating throughout controlled by WUNDA touch screen programmable thermostat	•	•
	• Electric towel rails to all bathrooms	•	•

AREA	ITEM	3 BED HOUSES	4 BED HOUSES
		No 2,3,4,7 + 8	No 1,5, 6 + 9
ELECTRICAL	• Recessed LED ceiling downlights to hall, kitchen, bedrooms, living and dining areas.	•	•
	• Recessed LED IP rated downlights to bathrooms, en-suites and WCs	•	•
	• Pendant feature light to kitchen dining area	•	
	• USB re-charge points - kitchen + master bedroom	•	•
	• MK Logic Plus switches and sockets	•	•
	• MK Isolation spurs for all key kitchen appliances	•	•
	• Hard wired smoke and heat detectors	•	•
	• Burglar alarm system	•	•
	• Fire / Smoke detectors	•	•
	• External feature lighting to front and rear - motion + day/night sensors	•	•
	• Solar Panels - contribute to house electrical supply		
	• External weatherproof IP rated power socket to rear garden	•	•
AV/TV/DATA	All data cabling wired to central mini hub point, on GF, for external tel / broadband connection and distribution (requires programming by customer once broadband connection is fitted).	•	•
	TV / Data ports to living room area and all bedrooms to allow for customers own connection to Freeview and subscription channels (requires programming by customer once broadband connection is fitted).	•	•
	Ceiling mounted Ubiquiti Wi-fi boosters fitted to ground floor hall • ceiling and 1st floor landing (requires programming by customer once broadband connection is fitted).	•	•
	• Digital TV aerial fitted within second floor storage area	•	•
	• External ducting into the house fitted for customer installation of tel / broadband connection	•	•
EXTERNAL FINISHES	• Private patio style garden, to the rear, with decking and bedding areas	•	
	• Private garden with decked patio, bedding and grass lawn areas		•
	• External feature lighting with day / night sensors	•	•

SECURITY / WARRANTIES	• Build Zone New Home Warranty - valid for 10 years from the date of practical completion of the finished building	•	•
	• Remote fob / keypad entry through main and pedestrian gates	•	•
	• CCTV - covering Oak Grove entrances and communal areas	•	•
	• Burglar / fire alarm system	•	•
	• Panic alarms	•	•
COMMUNAL AREAS	• Boutique residential domain with gated vehicle and pedestrian entrances	•	•
	• Communal landscaped garden areas with bin storage	•	•
	• Communal cycle storage (3 bed houses only - 2 bikes per house)	•	•
	Parking - one designated central parking space allocated for each house. • Electric car charging facility available as an optional extra (subject to statutory provision). House No5 (4 Bed) has its own dedicated parking space and electric car charge point.	•	•

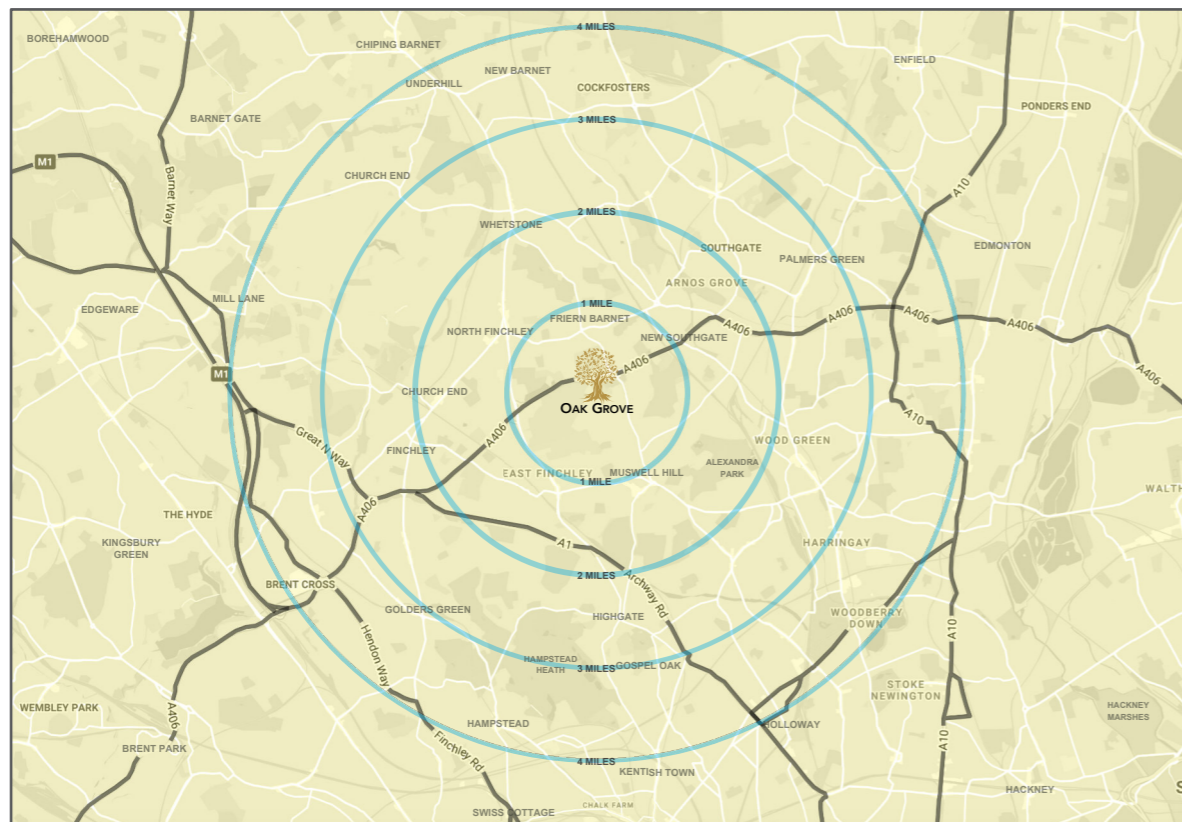


LOCAL AREA MAP - Oak Grove N10 1FG



Including local Muswell Hill area schools, places of interest and main food stores

NORTH LONDON AREA MAP



TRAINS + UNDERGROUND

- New Southgate Station - 1.6 miles - Great Northern - links through to London King's Cross
- Arnos Grove Underground Station - 1.9 miles - Piccadilly Line
- East Finchley Underground Station - 2.4 miles - Northern Line

BUS ROUTES

- To Muswell Hill Broadway - 7 mins via the No 234 (every 12 mins) - The bus stop is 3 mins walk from Oak Grove
- To New Southgate Station - 7 mins via the No 232 (every 15 mins) - The bus stop is 11 mins walk from Oak Grove
- To Arnos Grove Underground - 16 mins via the No 232 (every 15 mins)

SCHOOLS

- COPPETTS WOOD PRIMARY School - 0.2 miles
- COLD FALL PRIMARY School - 0.7 miles
- HOLLICKWOOD PRIMARY School - 0.8 miles
- FORTISMERE SECONDARY School - 1 mile
- ALEXANDRA PARK School - 1.3 miles
- THE COMPTON School - 1.4 miles

NORTH LONDON LANDMARKS

- MUSWELL HILL VILLAGE - 1.2 miles
- ALEXANDRA PALACE & PARK - 2.1 miles
- GLEBELAND LOCAL NATURE RESERVE - 0.8 miles
- COPPETTS WOOD - 0.6 miles
- HAMPSTEAD HEATH (to Kenwood House) - 3 miles
- HIGHGATE - 2.9 miles
- CAMDEN LOCK MARKET - 5.2 miles
- KINGS CROSS / St PANCRAS - 5.5 miles
- TOTTENHAM HOTSPUR STADIUM - 4.8 miles
- EMIRATES STADIUM - 4.5 miles

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A stylized illustration of an oak tree with a golden-yellow trunk and canopy, set against a dark grey background with faint, larger oak leaves. The tree is centered in the upper half of the page.

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Agent details :

Agent details are also available via our website

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