

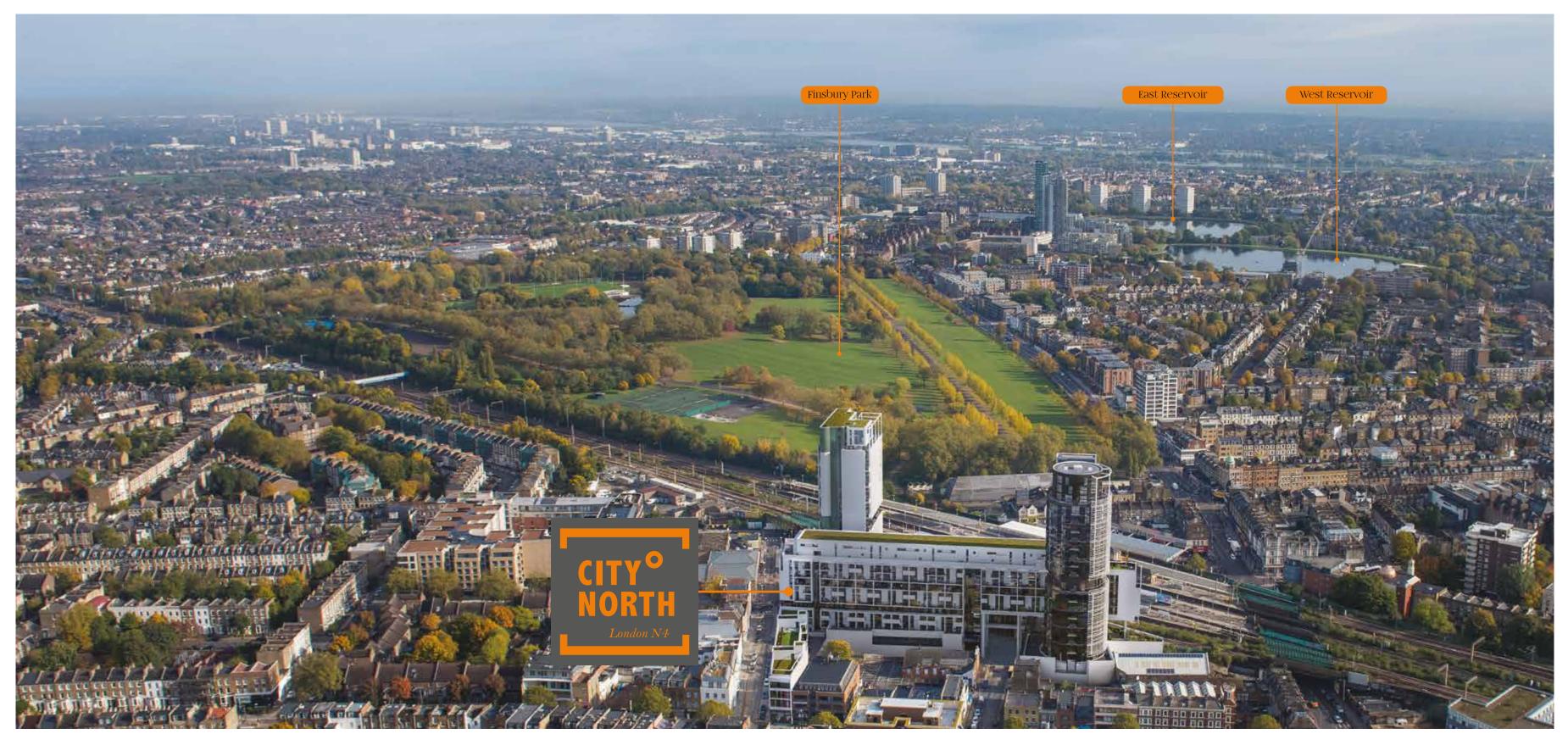


## A New Landmark for London

City North is a new landmark and a vibrant, cosmopolitan development in Finsbury Park. Integrated within a growing cultural community, it is only moments from underground and mainline stations that can transport you to the sights and attractions of central London within minutes.





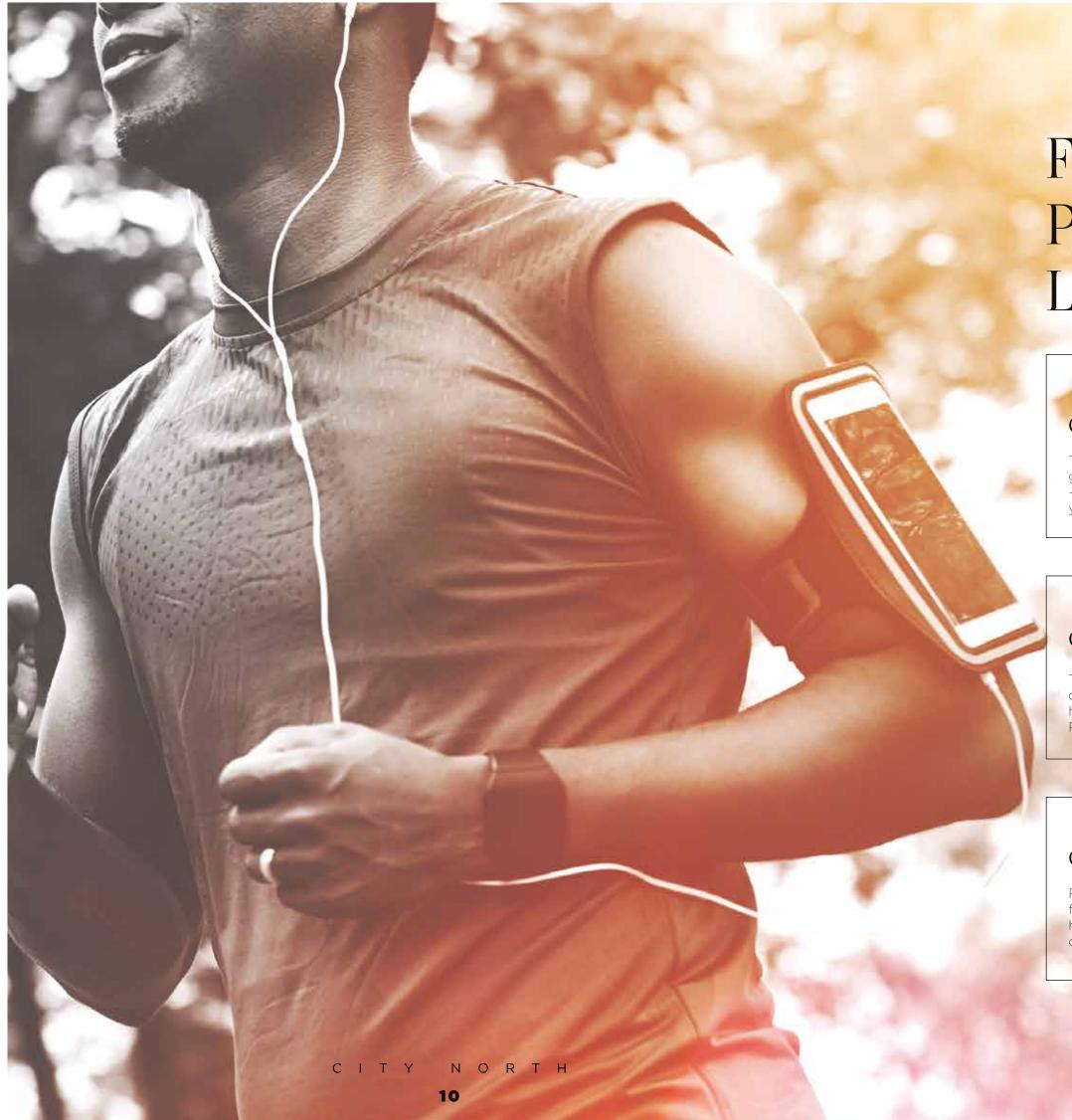


Aerial photograph of London with City North illustrated.

## Change Your Perspective

Each morning will be a fresh opportunity to look out from your home and see the seasons changing against the natural backdrop of Finsbury Park – a truly beautiful and cosmopolitan space that attracts people from all over the capital. The East & West Reservoirs are close by for walks, watersports and open-water swimming.





## Finsbury Park Life



The park's boating lake is hugely popular, and you can even get a discount between 12pm and 3pm on Saturdays.

#### Open Air Gym



The park's free, outdoor gym has a great range of cardio fitness equipment - making it easy to build fitness into your daily life.

#### Athletics Track



As well as having a 400m running track, the park has a first class stadium and gym catering for all popular track, field and fitness sports and activities.

#### Cycling



The park is a major draw for cyclists, offering peaceful cycle paths and hosting the hugely popular Finsbury Park Festival of Cycling each year.

#### Tennis Courts



The Finsbury Park Tennis Club offe a choice of nine excellent tennis which can be conveniently booked only up to a week in advance.

#### Café



Relax at the park's attractive, family-run café and sample its inventive, home-made food and friendly service delivered with smiles and laughter.

#### Art Gallery



The Furtherfield Gallery, in the heart of the park, uses art and technology to inspire - and it has a truly eclectic programme of events.







## Local Spirit

Finsbury Park, a neighbourhood that has been relentlessly on the up-and-up for over a decade, has well and truly arrived. It is now home to a dazzling array of quality restaurants, cafés, cosmopolitan shops and stylish boutiques. At City North, you'll also be on the edge of Stroud Green, with its artisan bakeries and specialist coffee shops.

Just a short 10 minute walk and you will find yourself in Highbury where you can discover one of North London's most popular butchers, a specialist off-licence offering hand-picked wines and spirits, many cosy eateries and the tranquil surroundings of Highbury Fields.

Whatever your lifestyle, you'll always be spoilt for choice when it comes to spending quality time on your own doorstep.



#### Parklife

Finsbury Park is one of north London's finest green spaces, with first-class leisure and sports facilities and is home to many events and festivals throughout the year.

#### Art

Continuing the growth of art scene in the area, the John Jones Arts Building is a creative community space housing framing and conservation workshops.

#### Culture

Theatre, music, the arts - major recent investment is transforming Finsbury Park into the capital's fastest-growing, vibrant cultural hub.

#### Style

From retro boutiques to specialist tailoring by Image, whatever your look and sense of style you will find plenty of opportunities to indulge your inner shopper.

CITY NORTH

14

CITY NORTH

15

## Where Culture Meets Cuisine







Photography of local area.

## THE FALTERING

19 Perth Rd, N4 3HB www.falteringfullback.com

#### THE OLD DIARY

1-3 Crouch Hill, N4 4AP www.theolddairyn4.co.uk

#### THE TOLLINGTON ARMS

115 Hornsey Rd, N7 6DN www.tollingtonarms-holloway.co.uk

#### THE SWIMMER AT THE GRAFTON ARMS

13 Eburne Rd, N7 6AR

#### THE W.B. YEATS

20 Fonthill Rd, N4 3HU

#### BANK OF Friendship

224 Blackstock Rd, N5 1EA



Finsbury Park and neighbouring Stroud Green are a major destination for foodies, attracted by the excellent range of world cuisine on offe in their restaurants. From the modern British menu at Season Kitcher and colourful and delicious tapas at La Fabrica, through to sensationa Lebanese dishes at My Cottage Café, you'll find great food for every mood and occasion.

#### EXODU

GREEK

177A Blackstock Road, N5 2LT www.exodusbar.co.uk

#### SEASON KITCHEN

MODERN BRITISH

53 Stroud Green Road, N4 3ES www.seasonkitchen.co.uk

#### LA FABRICA

SPANISH TAPAS

45 Stroud Green Road, N4 3EF www.lafabricastroudgreen.co.uk

#### OSTERIA TUFO

ITALIAN

67 Fonthill Road, N4 3HZ www.osteriatufo.co.uk

#### JAI KRISHNA

INDIAN

161 Stroud Green Road, N4 3PZ

#### NY COTTAGE CAFÉ

LEBANESE

10a Clifton Terrace Road, N4 3SR www.mycottagecafe.co.uk









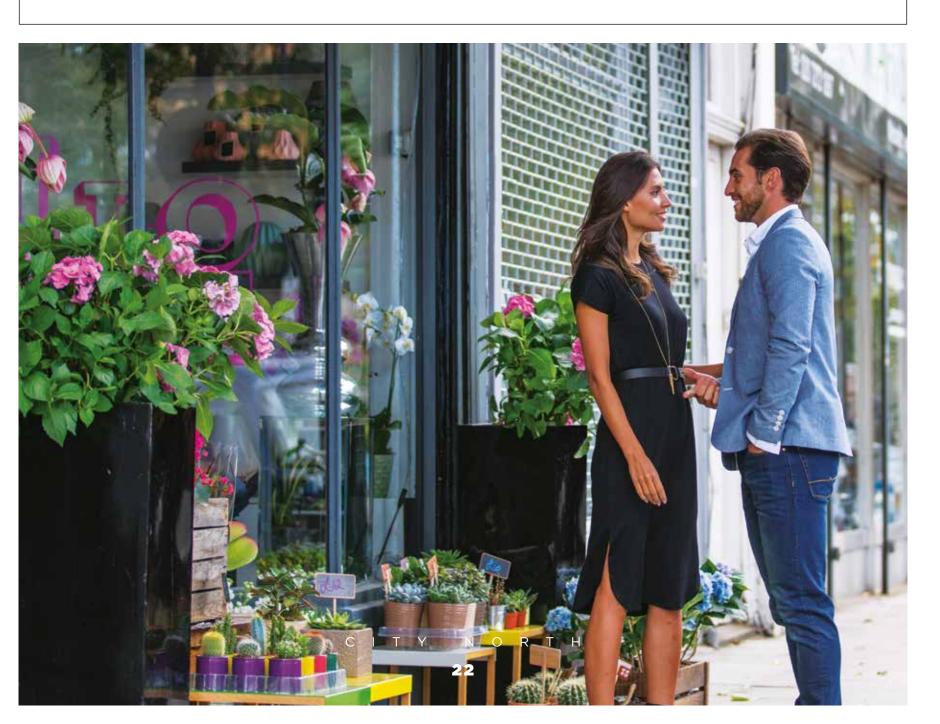


# From City North Living...

City North is not only home to a new cultural quarter, with the Park Theatre and John Jones Art Building at its heart, it's also a great area to shop, relax and eat out. Stroud Green Road has a bustling and attractive mix of restaurants, cafés, organic food outlets, fashion boutiques, florists and more.

Of particular note are the famous, original branch of Italian pizzeria, La Porchetta, specialist coffee shop and café Vagabond N4, Hettie Holland homewares and the Green Lifestyle health food store.

You will also be near Season Kitchen, a restaurant offering fresh and inventive menus. In Morris Place is Godfreys Butcher, a family business offering only the most carefully reared meat for customers who demand the best. At the very top of Stroud Green Road you'll find the Old Dairy, a grand pub created inside a former Victorian dairy, complete with a glass vaulted ceiling and attractive murals.

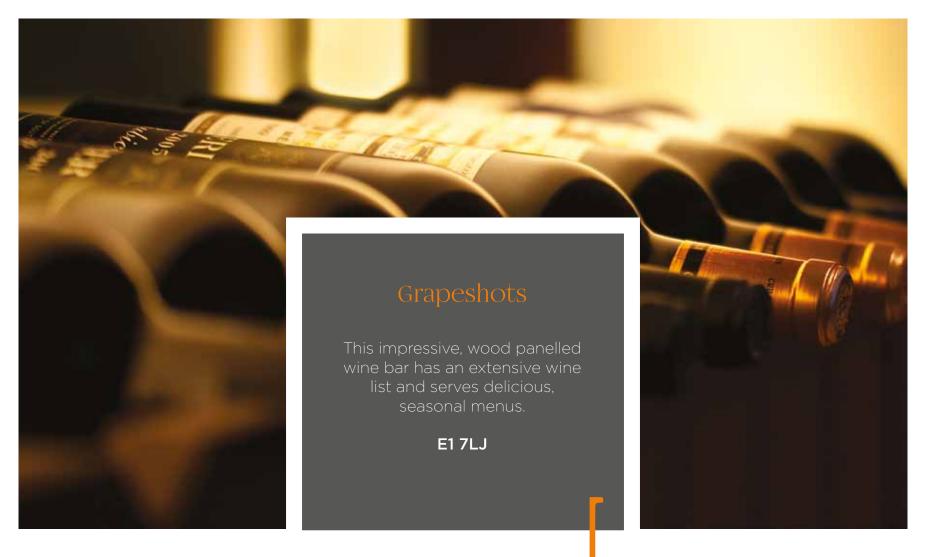


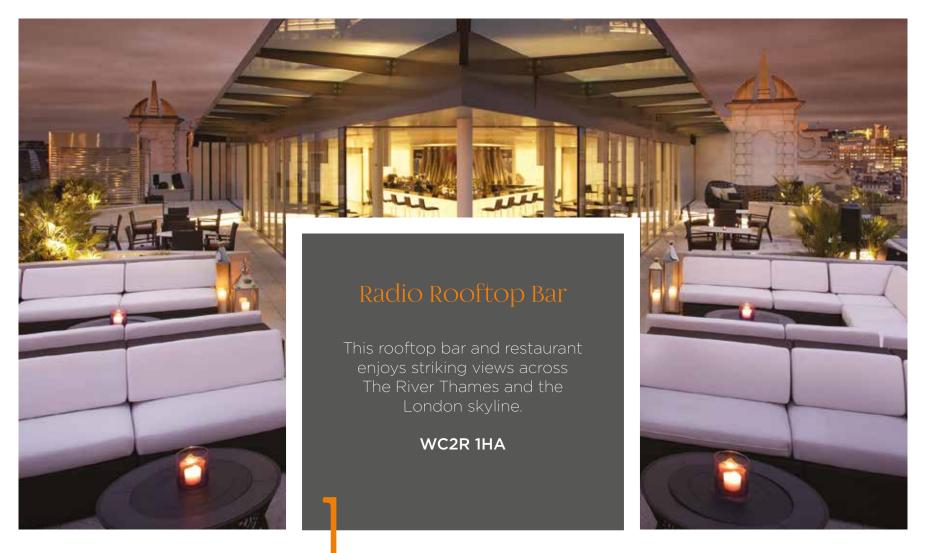


# ...To West End Style

From City North, you can take a tube into the capital and be at Bond Street, in the heart of the West End, in only 13 minutes. A magnet for fashion lovers, you can explore the flagship stores of designer brands including Louis Vuitton, Ted Baker, Christian Dior, Tiffany & Co., Jimmy Choo, Burberry and many others, right through to Gieves & Hawkes of Savile Row and Thomas Pink of Jermyn Street.

There's much more to do and see as well. The West End is home to many of the capital's best theatres and art galleries, plus some of the best restaurants in the world, including the three Michelin starred Alain Ducasse at the Dorchester, Mayfair, plus two Michelin starred Le Gavroche, Greenhouse, Umu and The Araki. Treating yourself in style couldn't be simpler.





## City Socialising



#### Vinoteca

The largest branch of this successful chain is the best place to drink wine in King's Cross with alfresco dining.

N1C 4BU

C I T Y N O R T H
24





#### Grain Store

Sleek and ambient, this electric blue-lit bar with mirrored walls is an exquisite location to enjoy champagne, fine wines & spirits.

N1C 4AB

C I T Y N O R T H 25



### Capital Connoisseur

#### Sushi Samba

A unique and exquisite blend of Japanese, Brazilian and Peruvian culture and cuisine in Bishopsgate.

EC2N 4AY

#### Hakkasan

Michelin starred Cantonese cuisine, consistently at the forefront of Chinese cooking.

W1J GQB

#### Gaucho

One of three Gaucho restaurants in central London, there is no better place to enjoy an Argentinian steak.

EC1M 6HL

#### Aqua Shard

Aqua Shard, located on level 31 of The Shard, serves innovative contemporary British cuisine.

SE1 9RY

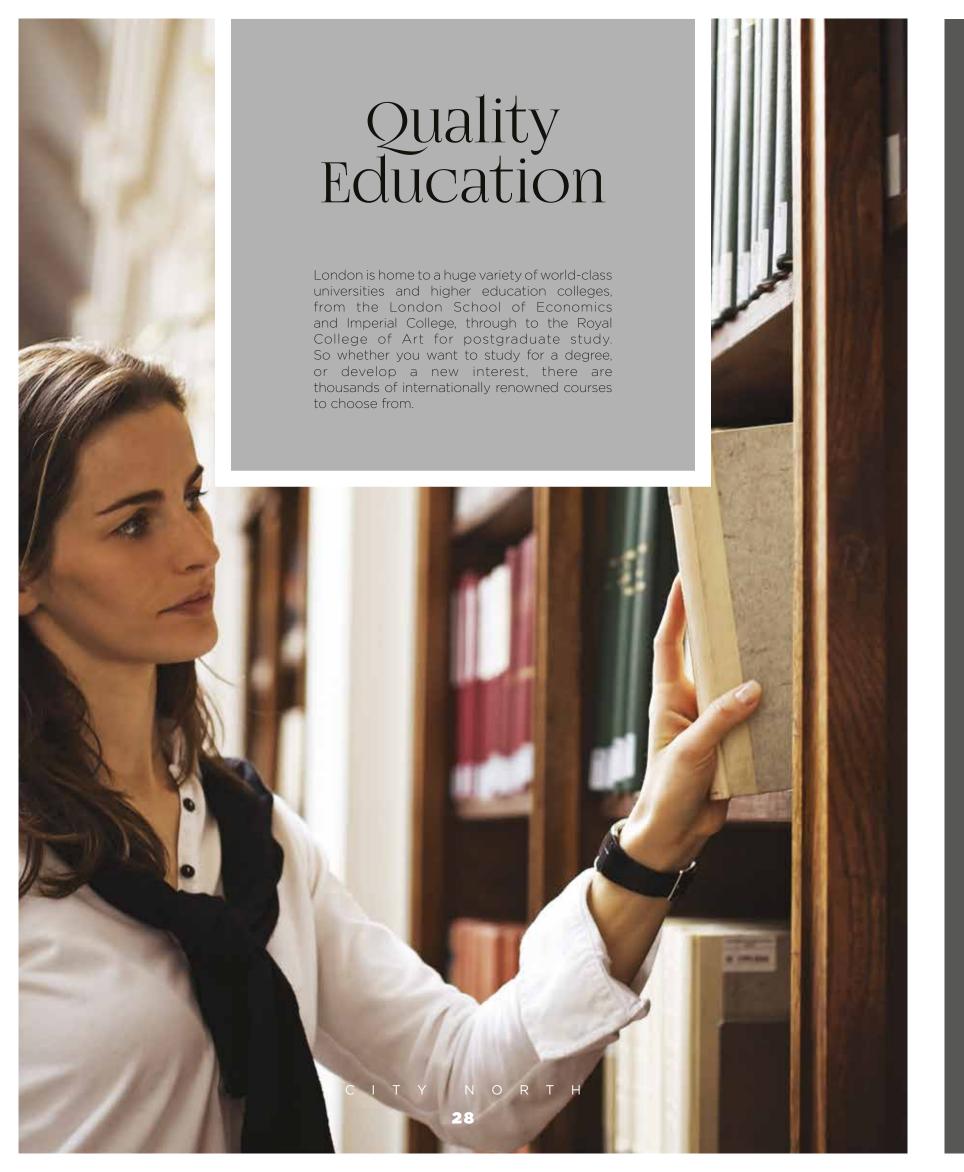








CITY NORTH



#### CITY AND ISLINGTON



Holloway Road

One of the UK's leading colleges specialising in higher education, this college is the first further education college in the country to win the Queen's Anniversary Prize twice.

3 minutes





Holloway Road

London Metropolitan University (informally London Met) is a public research university known for its visionary belief in delivering affordable high quality education.

3 minute





Euston Square

University College London is a public research university located in the Bloomsbury area. Established in 1826, it is the oldest and largest constituent college of the federal University of London.

minutes

#### UNIVERSITY OF WESTMINSTERF



Goodge Street

The University of Westminster boasts a rich history and has been providing students with academic excellence, cultural engagement and personal enrichment since its inception in 1838. Notable faculty include Vivienne Westwood, Quentin Crisp and Cameron Sinclair

13 minutes

#### lmperial College London



South Kensington

Consistently rated amongst the world's best universities, Imperial College London is a cience-based institution with a reputation for excellence in teaching and research.

21 minutes

#### LSE



Temple

London School of Economics and Politica Science is one of the foremost social science universities in the world. With an outstanding reputation for academic excellence in the social sciences LSE has shaped a total of 16 Nobel Prize winners.

22 minutes





**Temp**l

King's is one of the UK's most historic and prestigious universities. With a forward-thinking vision and state-of-the-art facilities, King's is renowned for excellence in both its innovative teaching and pioneering research.

22 minutes





High Street Kensington

The world's most influential postgraduate art and design school, the Royal College of Art is recognised for the outstanding quality of its graduates whose noteworthy alumni include David Hockney, Tracey Emin and Sir Ridley Scott amongst others.

25 minute





Mile End

Queen Mary, located in the vibrant East End attracts some of the brightest minds fror across the country and the world and sit among the educational global elite

27 minutes





New Cross

nternationally renowned for its creative and novative approach to teaching and research, soldsmiths is one of the world's top universities or the arts and humanities.

38 minutes

Times from Finsbury Park station courtesy of www.tfl.gov

# Cool, Calm & Connected

If your working day takes you further into London, then your new home at City North not only ensures you can be in the heart of the action within minutes, but it gives you the perfect place to entertain – with its contemporary interiors and 360° views.

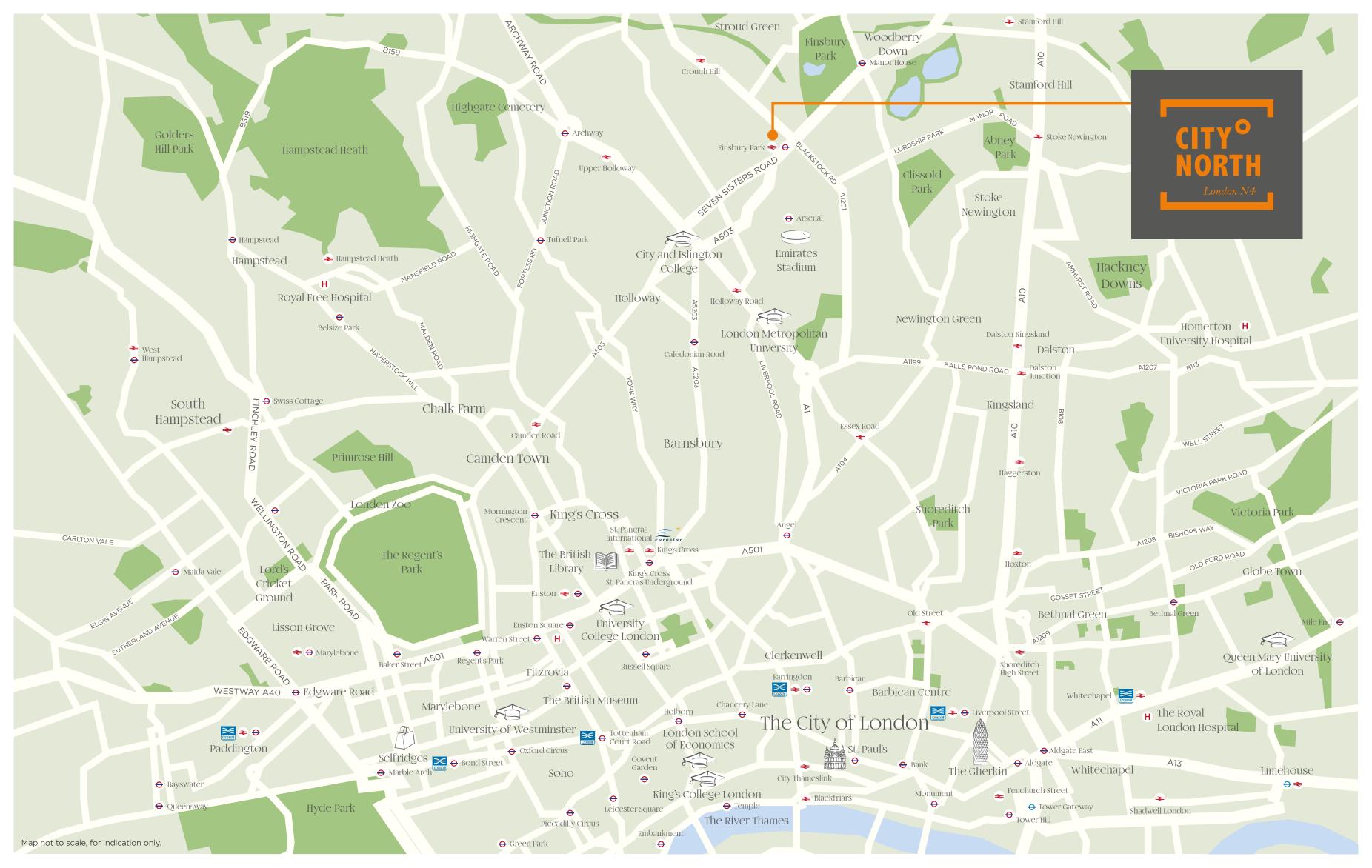
If you love culture, you can head to the South Bank whenever the whim takes you and explore the National Theatre, British Film Institute and Shakespeare's Globe, before relaxing with a glass of wine and watching the world go by on the banks of the Thames.



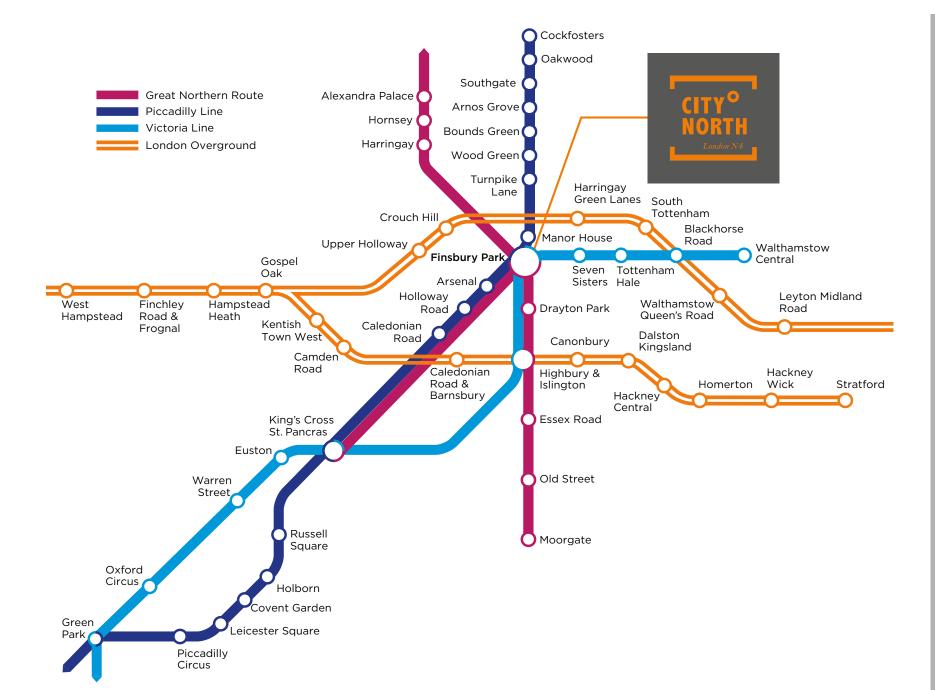


CITY NORTH









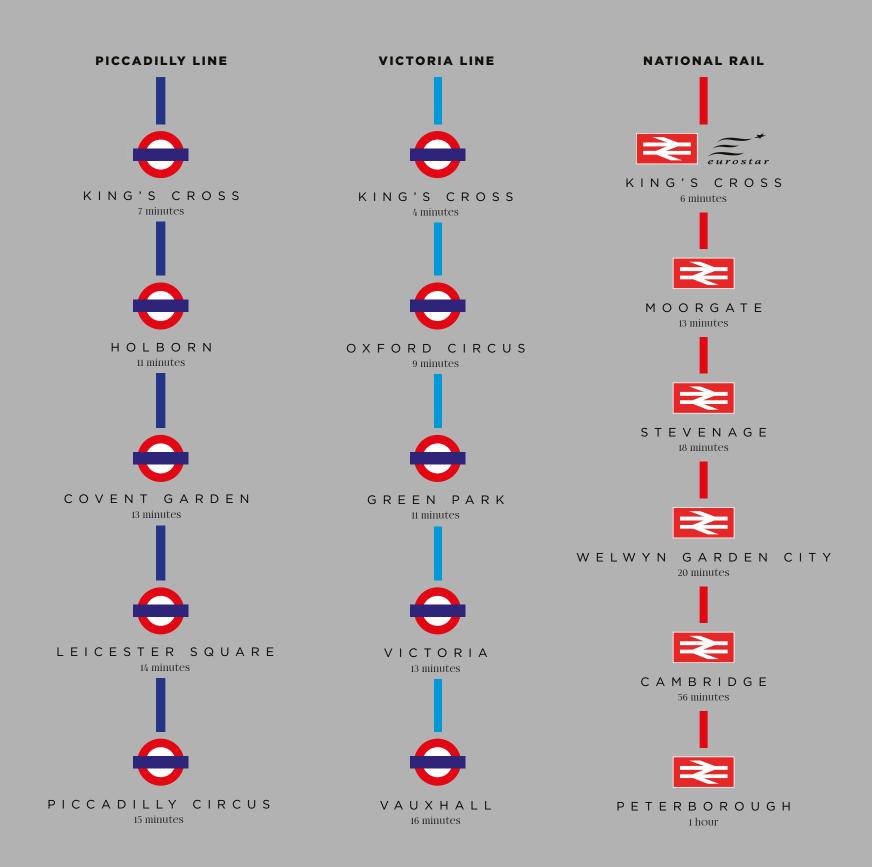
### City North, South, East & West - be well connected

Finsbury Park is one of the best-connected neighbourhoods in North London, and you will be living moments away from its station. With fast Victoria and Piccadilly line tube links to the centre of the capital, it also enjoys fast rail links to King's Cross St. Pancras.

Black cabs are plentiful in the area and you are also only a short journey from key London airports and the Eurostar to Paris from King's Cross - meaning you really can travel anywhere, at any time.

As part of the City North development there will be delivery of a new western station entrance off the main piazza of the development. Finsbury Park station is undergoing further enhancements to create an integrated National Rail and tube interchange.

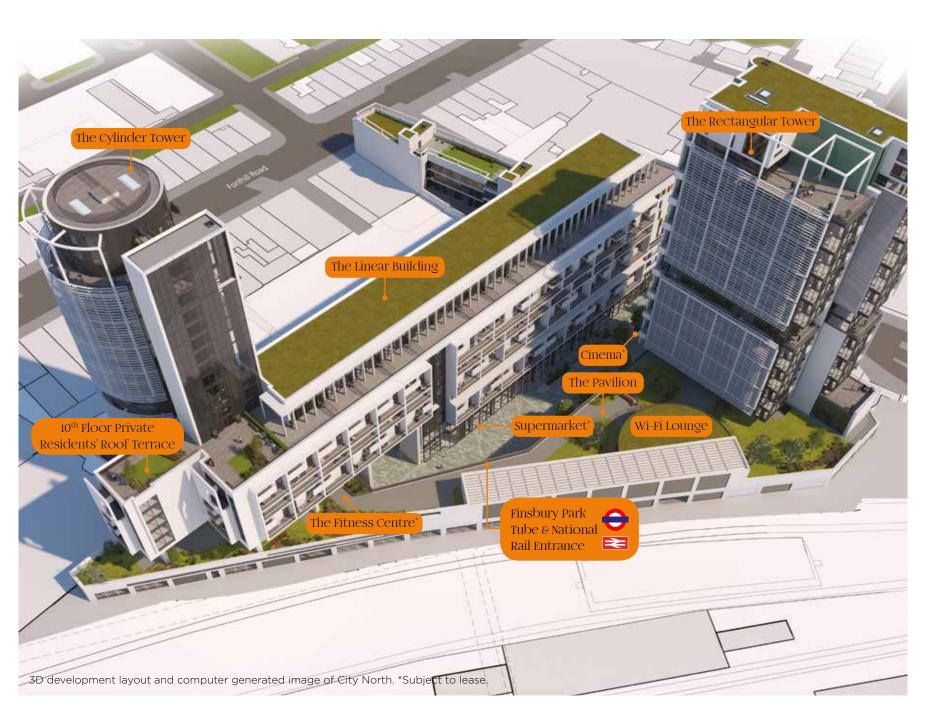




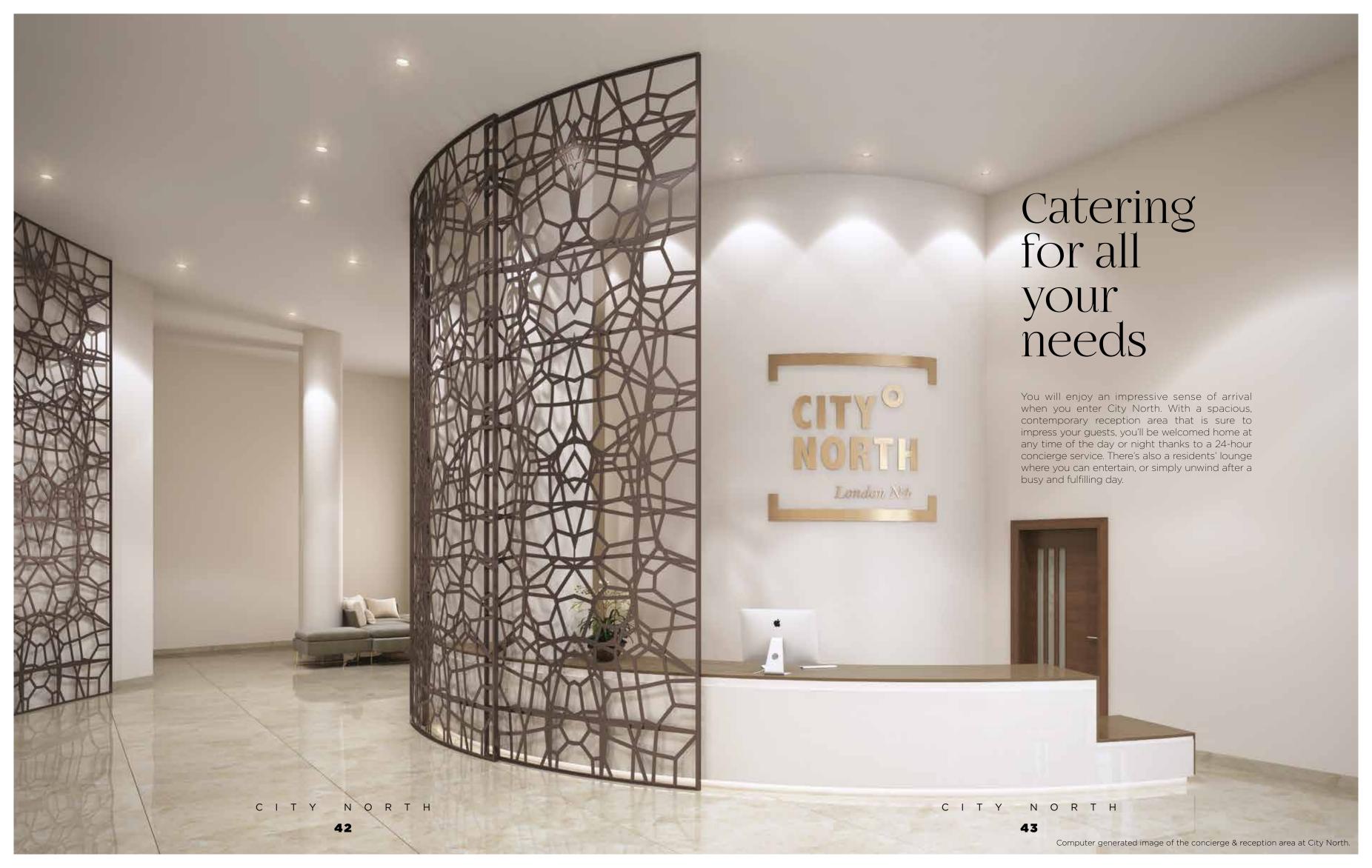
# The Shape of Things to Come

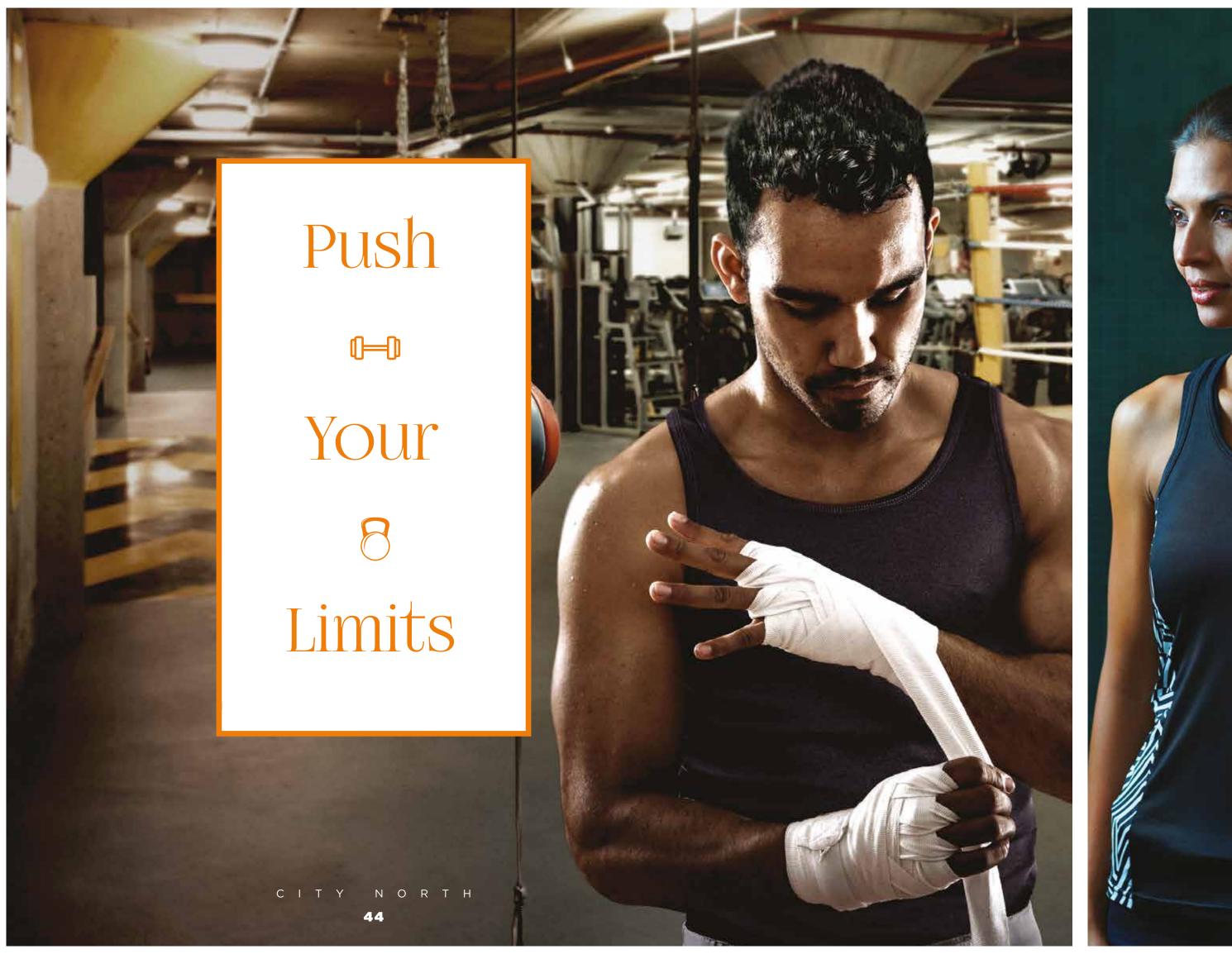
City North comprises four unique buildings, each with its own character, style and views across the local area. In whichever you choose to make your home, Finsbury Park station will be only moments from your front door, while you'll enjoy every convenience – from a fully-equipped fitness centre, a multi-screen cinema and a supermarket where you can pick up your groceries or a rewarding bottle of wine.

- Suites, one, two, three & four bedroom apartments, duplexes and penthouses
- Balconies and private terraces with fantastic vistas
- Access to The Pavilion, a residents' only communal garden and Wi-Fi Lounge
- A private residents' roof terrace on the 10<sup>th</sup> floor of The Linear Building
- 24-hour concierge providing services including restaurant reservations and taxi scheduling
- Panoramic park and City views
- A new western entrance for Finsbury Park station for step-free access to tube and National Rail connections











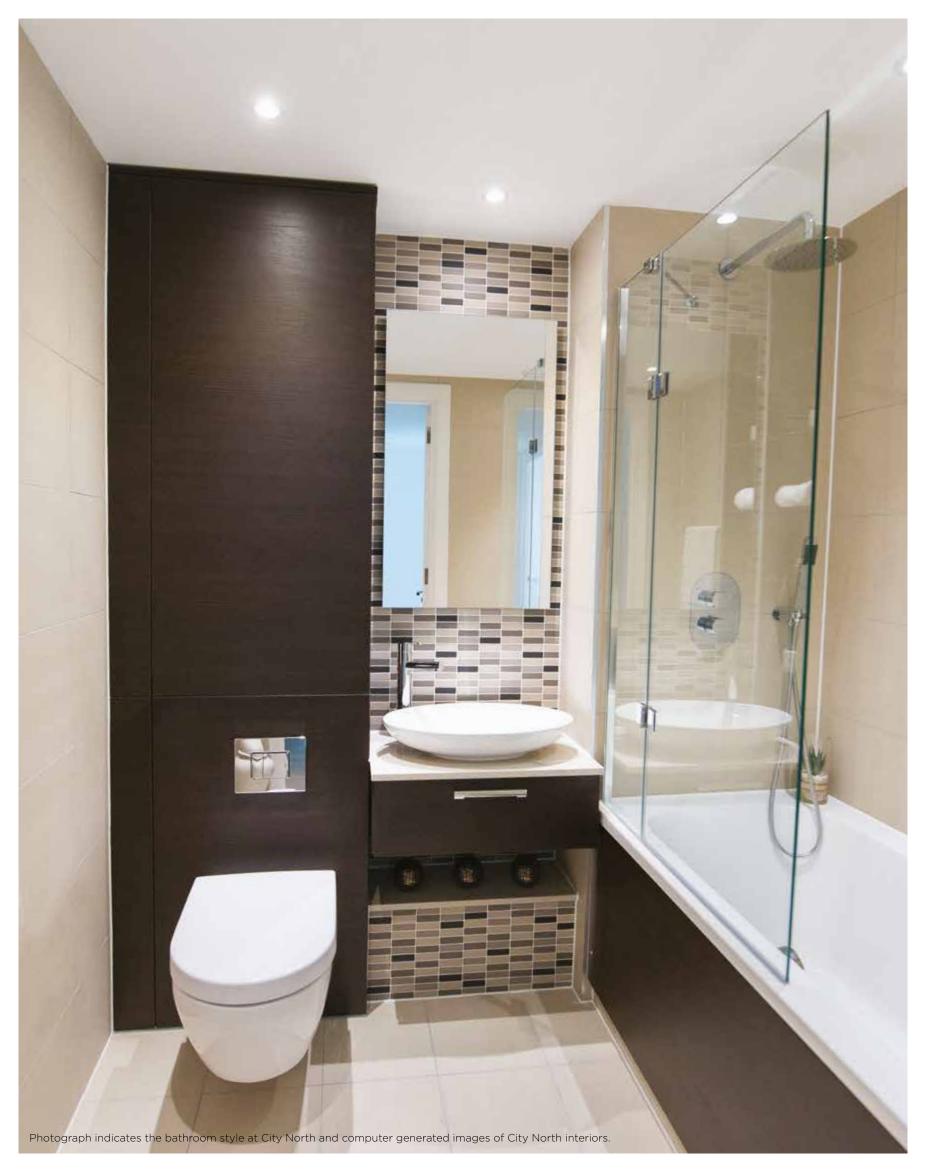
## Setting the Mood











## Specification







#### GENERAL FEATURES

24-hour concierge service

Under-floor heating

Basement bicycle storage

The Pavilion landscaped roof garden

Private residents' roof terrace on 10<sup>th</sup> floor of The Linear Building

Private residents' Wi-Fi Lounge

#### KITCHENS

High-gloss white, handle-less fitted units from London designer Urban Myth

Stone worktops

Fully integrated Bosch appliances: stainless steel oven, induction hob, extractor hood, dishwasher, fridge/freezer, microwave & washer/dryer

Suites & one bedroom apartments feature an oven/microwave combination

Full height glass splash-backs

Feature lighting under wall units

#### BATH & ENSUITE SHOWER ROOMS

Pure white Villeroy & Boch bathroom suites with chrome taps and mixers

Bath with thermostatic shower mixer and glazed screen (where applicable)

Large shower enclosure to ensuite/shower rooms

Contemporary porcelain & ceramic tiling

Large vanity mirror

Towel warmer

Bespoke cabinetry with built in storage & low voltage socket

#### FLOORING

Kitchen, living room & hallway in engineered timber flooring

Bedrooms carpeted in a warm, neutral colour tone

#### DÉCOI

Smooth finish to all walls & ceilings, painted in white emulsion

White satinwood finish to doors & woodwork

#### FIXTURES & FITTINGS

Full height entrance & internal doors

Fitted wardrobe to main bedroom

Satin chrome door handles

Recessed downlights to kitchen, living room & bathrooms

Sky+, TV and telephone outlets to living room, with TV outlets to all bedrooms

#### SECURITY & WARRANTIE

Video entryphone system to all apartments

Monitored CCTV system

10 year 'Premier Guarantee' warranty

Two year 24/7 emergency cover

Comprehensive induction with dedicated Customer Service Manager

#### PREMITIM SPECIFICATION APARTMENTS

- Fully integrated Siemens appliances: stainless steel oven, five-zone induction hob, extractor hood, dishwasher, fridge/ freezer, microwave & washer/dryer
- Combined comfort cooling & warm air system with underfloor heating

Specification details are correct at time of going to print but are for guidance only and remain subject to change. Exact fittings and finishes are subject to availability at time of installation.

CITY NORTH

P E R C E N T
O F C U S T O M E R S
S U R V E Y E D W O U L D
R E C O M M E N D U S\*



The Telford Homes brand delivers high quality, highly desirable new homes that are supported by first-class customer service.

Telford Homes Plc is a leading London-focused residential property developer. The Company specialises in creating designing and building innovative landmark developments in some of the most desirable and sought after locations in the capital. The emphasis of a Telford Homes project is always focused foremost upon quality, luxury and exclusivity. A high specification, combined with some of the finest designer names ensures that each individual property meets or exceeds the most demanding expectations. Architectural innovation and excellence ensures a true landmark development, while a fresh and imaginative approach to communal areas further ensures a truly luxurious lifestyle experience. That is why 99.5%\* of customers surveyed in 2015\* would recommend Telford Homes to their friends and family.

(\*Independent satisfaction survey results average for the year 2015.)

elford Homes Plc, Telford House, Queensgate, Britannia Road, Waltham Cross, Herts EN8 7TF

These particulars are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows and elevational treatments may vary from time to time. Specification details are for guide purposes only and remain subject to change without prior notice. Should a replacement be required this will be to an equal or higher standard. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. City North is a marketing name and may not form part of the final postal address. Computer generated images are indicative only and may be subject to change. Details correct at time of going to print E and OE.



#### Jones Lang LaSalle Property Consultants Pte Ltd

CEA Licence No. L3007326E
9 Raffles Place #39-00 Republic Plaza
Singapore 048619
Tel: +65 6220 3888 Fax:+65 6225 3165
Intl.sales@ap.jll.com
www.jllresidential.com/sg/ips

Jones Lang LaSalle Property Consultants Pte Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars do not constitute, nor constitute any part of an offer or a contract. All statements, contained in these particulars as to this property are made without responsibility on the part of Jones Lang LaSalle Property Consultants Pte Ltd, or vendors or lessors. All descriptions, dimensions, and other particulars are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of the each of them. No person in the employment of Jones Lang LaSalle Property Consultants Pte Ltd has any authority to make or give any representation or warranty whatever in relation to this property. This is an overseas investment. As overseas investments carry additional financial, regulatory and legal risks, investors are advised to do the necessary checks and research on the investment beforehand.