

City House

WINCHMORE HILL, NORTH LONDON

A collection of new, riverside 1 & 2 bedroom
apartments available for Shared Ownership

A home of your own

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Welcome to City House

With its Edwardian streets, historic buildings and traditional village green, Winchmore Hill has long been attractive to the rich and famous. It even has its own millionaires' row. Now you can enjoy life in an impressive, contemporary apartment overlooking the New River.

Located on Green Lanes and close to the heart of Winchmore Hill, the City House development is stunning on the outside with impressive contemporary interiors and open-plan layouts.

Legal & General Affordable Homes is offering a unique opportunity to purchase a new home here through Shared Ownership. Thanks to this scheme, you can own your home with a lower deposit than is required to buy outright or with other buying schemes.

Living at City House



Beautifully designed

Beautiful new apartments designed with your lifestyle in mind.



Express yourself

The neutral décor invites you to add your own touches and create your own look.



Sit back in style

You'll immediately feel at home in the genous open plan living space.



City living

You're close to the centre of London, yet within easy reach of the countryside.



Make yourself at home

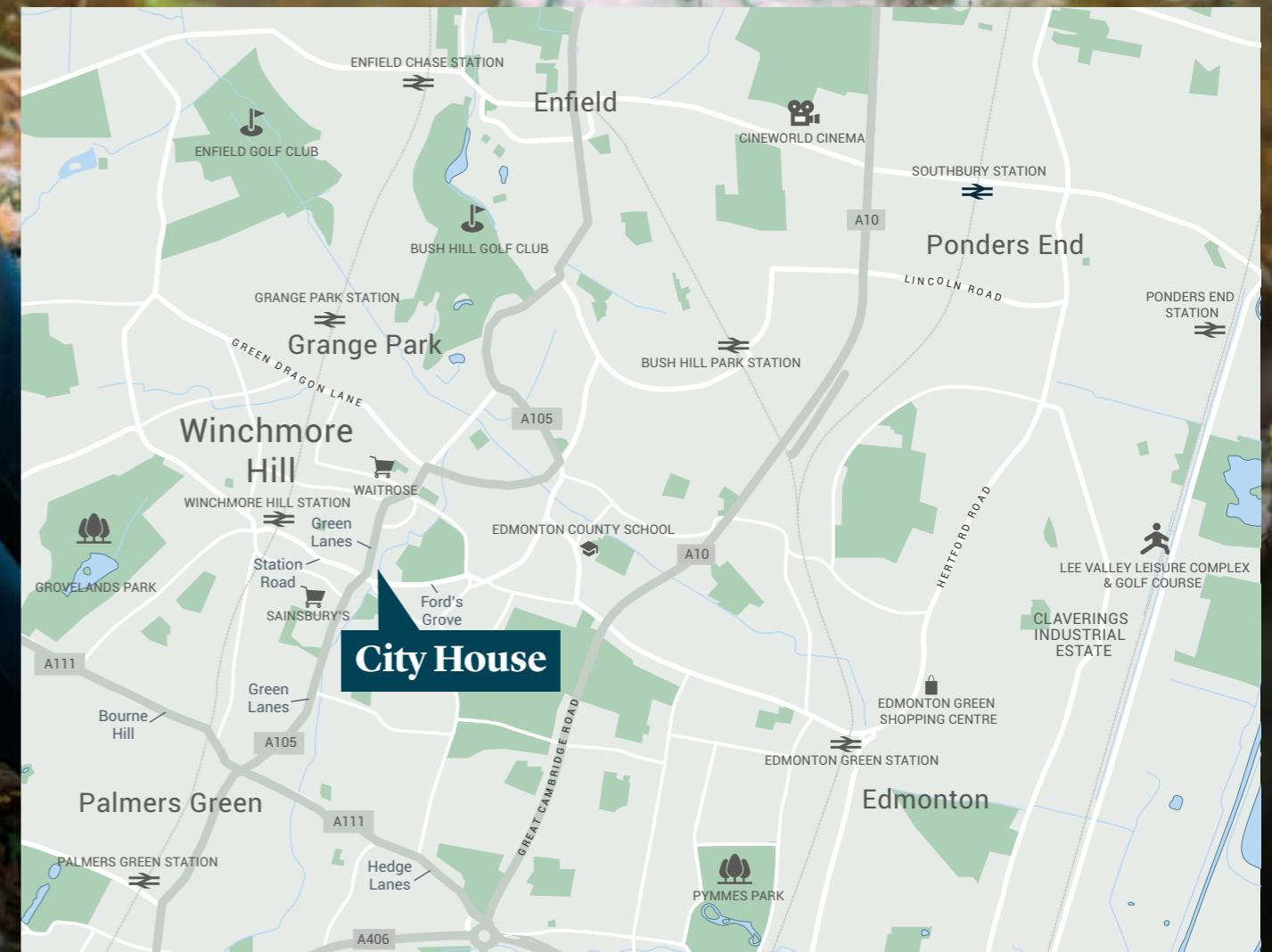
Something for everyone

Everything you need is here

You might be close to the middle of London but this is an area full of green spaces, together with a riverside towpath just beyond your front door. There are excellent sports facilities on hand, with local gyms, football, cricket, hockey and tennis clubs.

There's a local convenience store, with a Waitrose and Sainsbury's down the road. You'll have a great choice of local schools, many rated 'Good' or 'Outstanding' by Ofsted, together with a handy doctors surgery a little further up Green Lanes. With a wonderful choice of shops and restaurants clustered around the green, and some fine traditional pubs, it's little wonder Winchmore Hill has been rated one of the best places to live in London by the Sunday Times (2021).

Whether you want to sit by the water and feed the ducks or head off for an afternoon of golf, everything is on hand.



A picnic by Pymmes Park Lake

You're connected wherever you're heading

Wherever you're heading in London, it's an easy commute from City House. Winchmore Hill station is a quick walk away, providing access to Moorgate in half an hour, with eight rail and underground stations within the area for easy access in and around London. There are also services out to Hertford, when you want to swap city streets for some green fields.

You'll have excellent bus services and, with a tow path right outside your home, this is a great area for cyclists with hundreds of miles of cycle paths along the river and roads for quick and easy travel.

By road, Green Lanes links you quickly to the North Circular and the A10 connects you to the M25 and national motorway network. When you want to leave the country, just head to the Eurostar terminus at St Pancras.



By Bicycle

Winchmore Hill station
0.3 miles

Southgate Underground station
1.8 miles

Sainsbury's Supermarket
0.3 miles

Waitrose Supermarket
0.3 miles

Grovelands Park
0.9 miles

Bush Hill Golf Club
2.0 miles



By Train

Highbury & Islington
21 minutes *via train*

King's Cross St Pancras
24 minutes *via underground*

Old Street
27 minutes *via train*

Moorgate
31 minutes *via train*

Leicester Square
31 minutes *via train*

Heathrow Airport
1 hour 21 minutes *via underground*



By Car

A10 Great Cambridge Road
0.1 miles

A406 North Circular Road
2.5 miles

Walthamstow Marshes
9.4 miles

Westfield Stratford
14.4 miles

Epping Forest
24 miles

London Stansted Airport
29.5 miles



New River running through Enfield

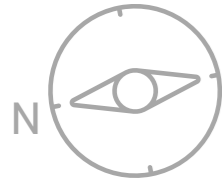


Grovelands Park lake

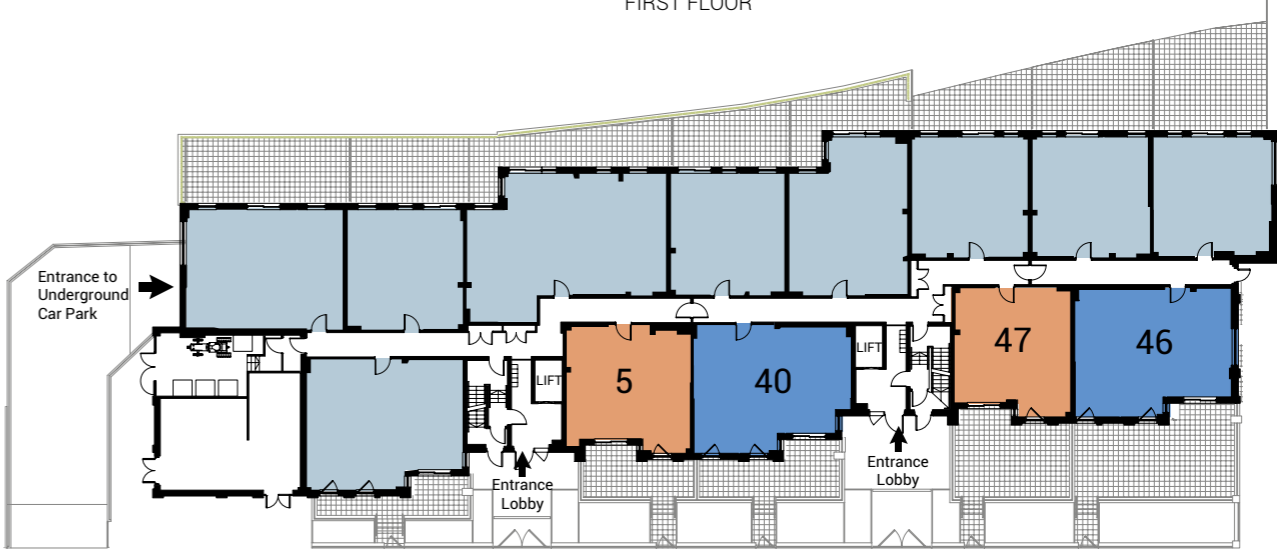


Edmonton Green Shopping Centre

Site Plan



Plot Locator



Key

- One Bedroom Apartments
- Two Bedroom Apartments

Layout is indicative only and subject to change by the developer [and subject to detailed design]. Parking positions to be confirmed. The developer reserves the right to alter the layout, building style, landscaping and specification at anytime.

One Bedroom Apartment

Plots 5, 11 & 17



PLOTS 11 & 17



PLOT 5



GREEN LANES ELEVATION

Key

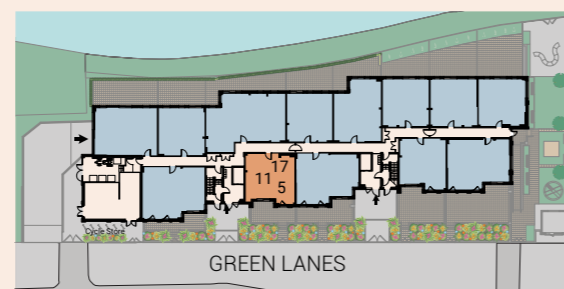
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Plots	Dimensions	TOTAL AREA: 55.6 SQ M 599 SQ FT					
		Length	Width	Length	Width		
11 1st Floor	Living / Dining / Kitchen	6.88m x 4.09m	22' 6" x 13' 5"	11 2nd Floor	Bedroom	4.07m x 3.42m	13' 4" x 11' 2"

Plot	Dimensions	TOTAL AREA: 56.1 SQ M 604 SQ FT				
		Length	Width	Length	Width	
5 Gd Floor	Living / Dining / Kitchen	7.54m x 6.94m	24' 8" x 22' 9"	Bedroom	5.52m x 2.75m	18' 1" x 9' 0"



GROUND, 1ST & 2ND FLOORS

One Bedroom Apartment

Plots 51, 52* & 59



WATERSIDE ELEVATION



FIRST & SECOND FLOORS



* PLOT 52 IS HANDED FROM THE PLAN DRAWN

Key

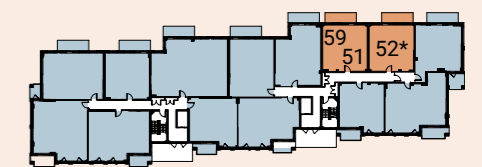
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Plots	Dimensions	TOTAL AREA: 53.2 SQ M 573 SQ FT					
		Length	Width	Length	Width		
51 1st Floor	Living / Dining / Kitchen	7.41m x 4.28m	24' 3" x 14' 0"	59 2nd Floor	Bedroom	4.21m x 2.76m	13' 9" x 9' 0"

Plot	Dimensions	TOTAL AREA: 53.8 SQ M 579 SQ FT				
		Length	Width	Length	Width	
52 1st Floor	Living / Dining / Kitchen	7.41m x 4.35m	24' 3" x 14' 3"	Bedroom	4.21m x 2.74m	13' 9" x 8' 12"



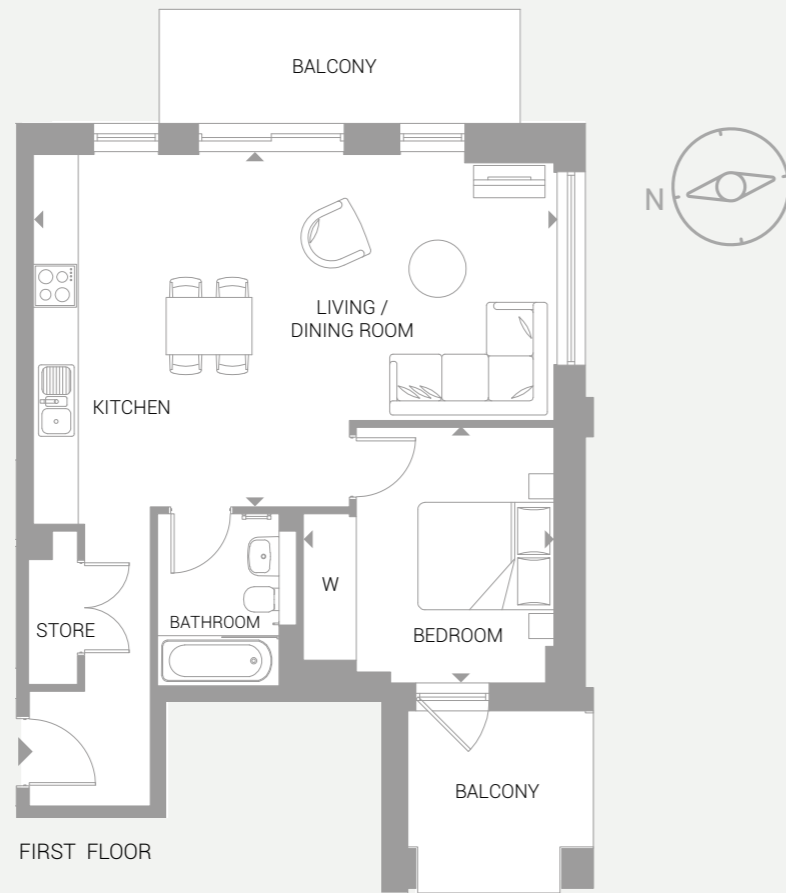
1ST & 2ND FLOORS

One Bedroom Apartment

Plot 53



WATERSIDE ELEVATION



FIRST FLOOR

Key

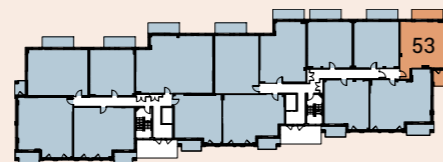
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Dimensions TOTAL AREA: 57.2 SQ M 616 SQ FT

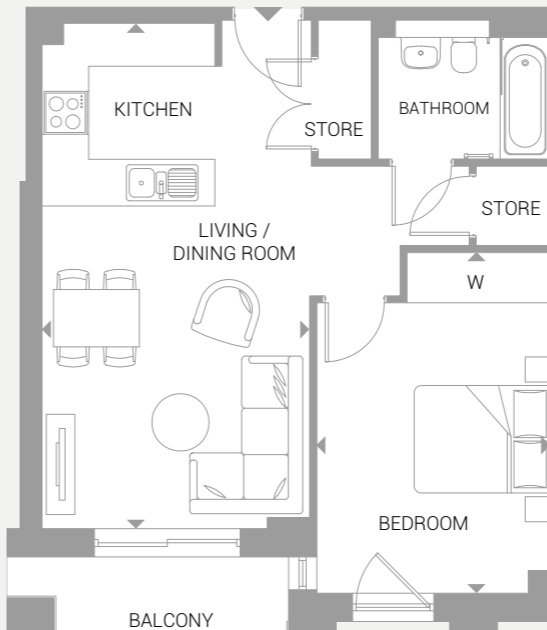
	Length	Width	Length	Width
Living / Dining / Kitchen	7.26m x 4.92m	23' 9" x 16' 1"		
Bedroom	3.56m x 3.50m	11' 8" x 11' 5"		



1ST FLOOR

One Bedroom Apartment

Plots 47, 55 & 63



PLOTS 55 & 63



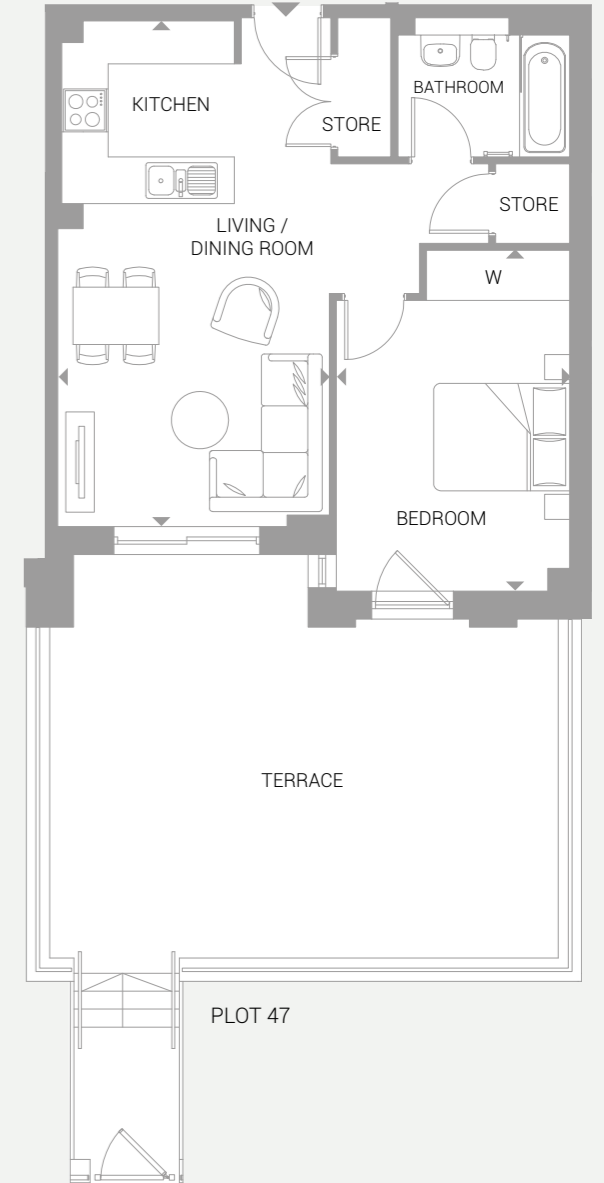
GREEN LANES ELEVATION

Key

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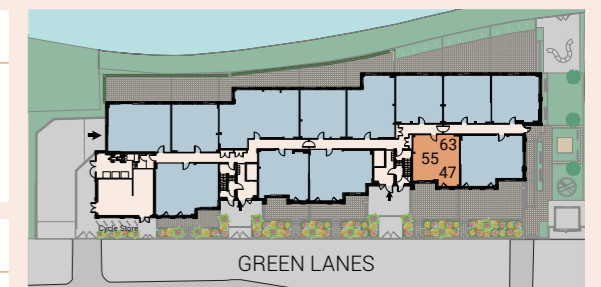
PLOT 47

Plots **Dimensions** TOTAL AREA: 53.1 SQ M 571 SQ FT

	Length	Width	Length	Width
55 1st Floor				
63 2nd Floor				
Living / Dining / Kitchen	7.05m x 3.73m	23' 1" x 12' 2"		
Bedroom	4.75m x 3.26m	15' 7" x 10' 8"		

Plot **Dimensions** TOTAL AREA: 53.5 SQ M 576 SQ FT

	Length	Width	Length	Width
47 Gd Floor				
Living / Dining / Kitchen	7.05m x 3.79m	23' 1" x 12' 5"		
Bedroom	4.75m x 3.26m	15' 7" x 10' 8"		



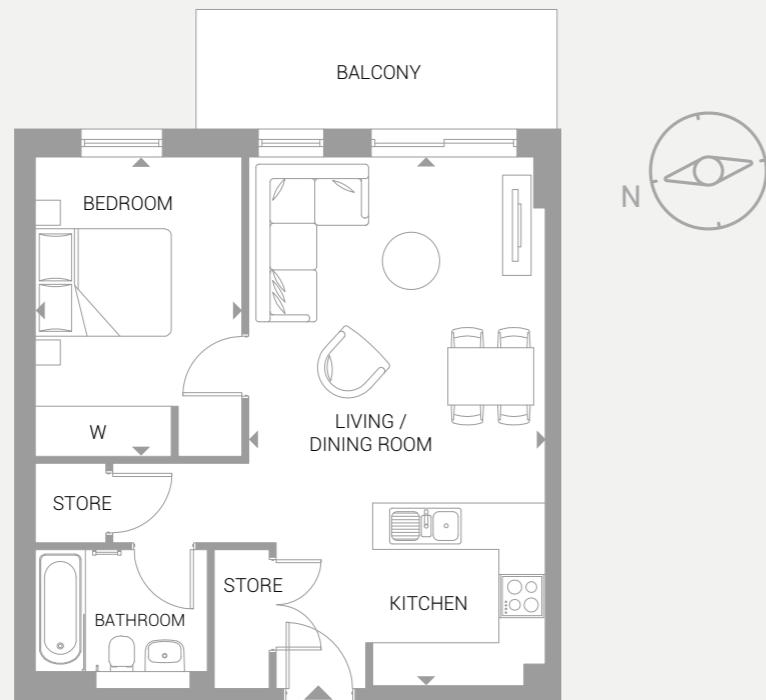
GROUND, 1ST & 2ND FLOORS

One Bedroom Apartment

Plots 9 & 15



WATERSIDE ELEVATION



Key

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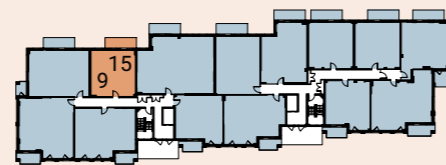
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Plots
9 1st Floor
15 2nd Floor

Dimensions TOTAL AREA: 52.6 SQ M 566 SQ FT

	Length	Width	Length	Width
Living / Dining / Kitchen	7.34m x 3.24m	24' 1" x 10' 7"		
Bedroom	4.78m x 3.46m	15' 8" x 11' 4"		



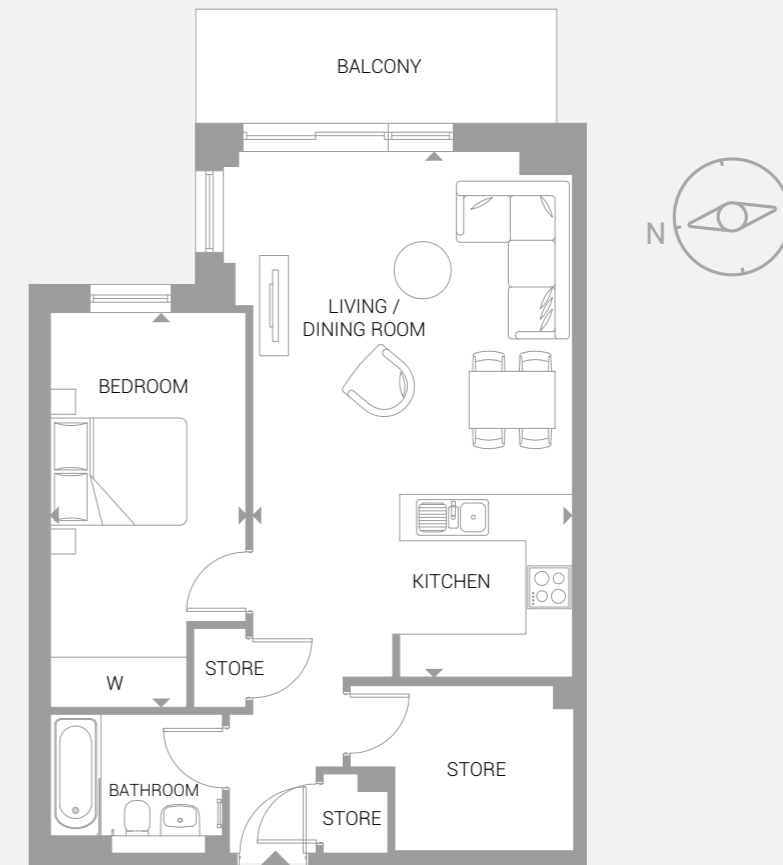
1ST & 2ND FLOORS

One Bedroom Apartment

Plot 50



WATERSIDE ELEVATION



Key

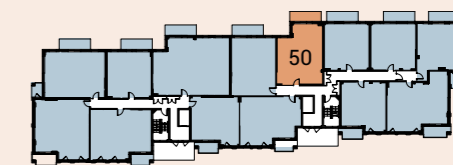
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Dimensions TOTAL AREA: 65.7 SQ M 707 SQ FT

	Length	Width	Length	Width
Living / Dining / Kitchen	7.33m x 4.46m	24' 0" x 14' 7"		
Bedroom	5.50m x 2.72m	18' 0" x 8' 11"		



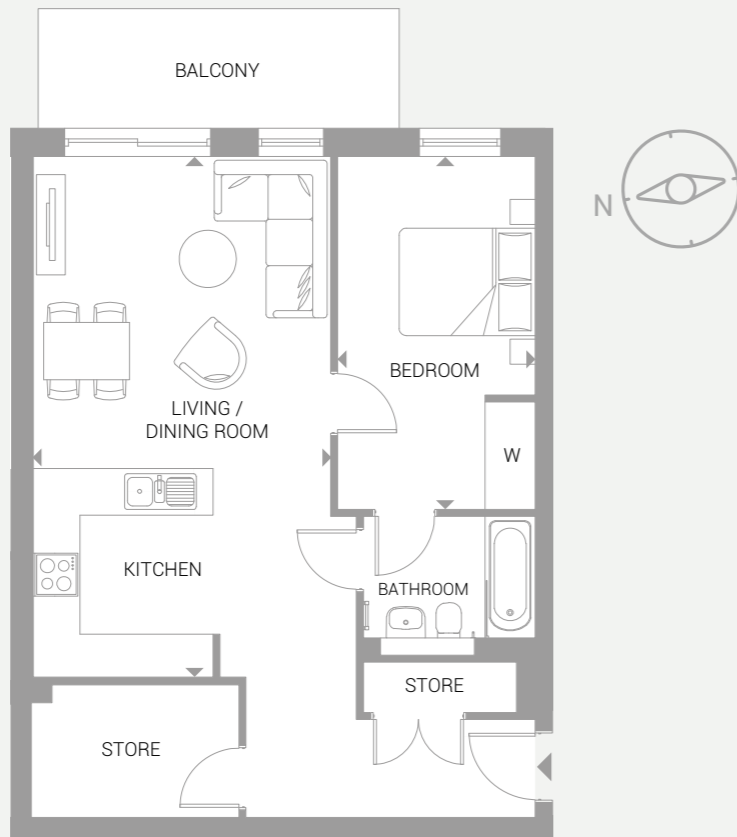
1ST FLOOR

One Bedroom Apartment

Plots 49 & 57



WATERSIDE ELEVATION



Key

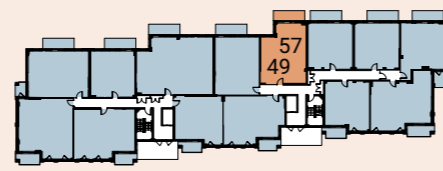
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Plots
49 1st Floor
57 2nd Floor

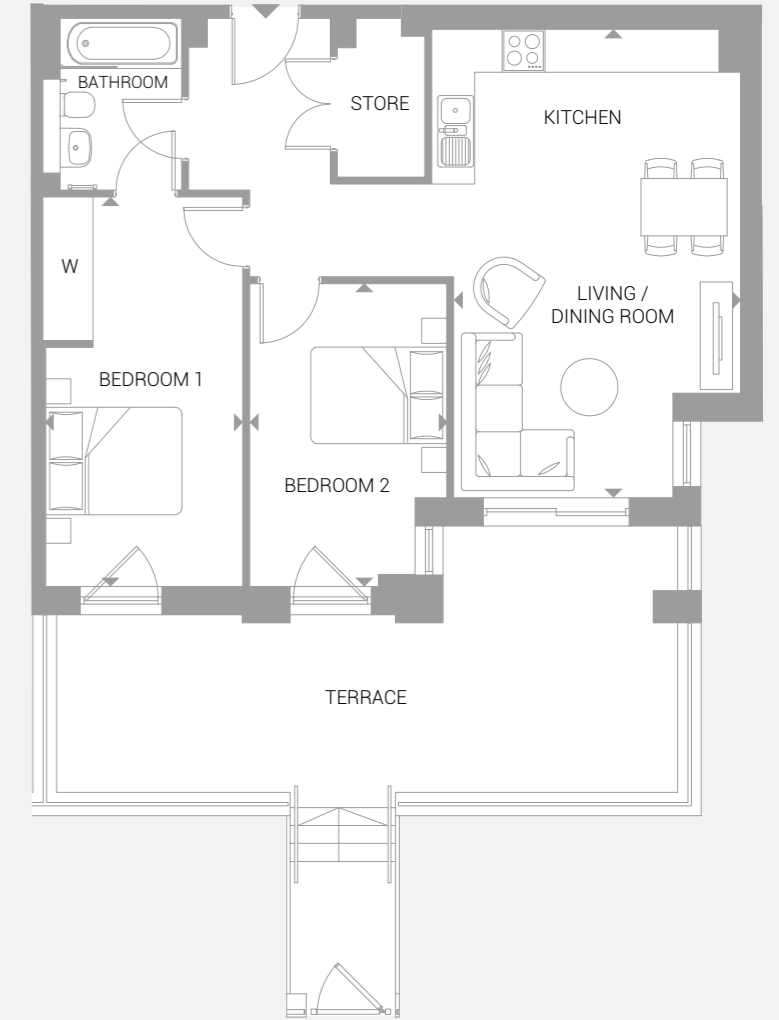
Dimensions	TOTAL AREA: 64.8 SQ M 697 SQ FT			
	Length	Width	Length	Width
Living / Dining / Kitchen	7.26m x 4.15m	23' 9" x 13' 7"		
Bedroom	4.92m x 2.76m	16' 1" x 9' 0"		



1ST & 2ND FLOORS

Two Bedroom Apartment

Plot 40



GREEN LANES ELEVATION

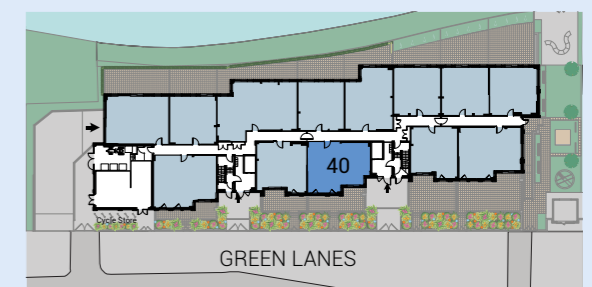
Key

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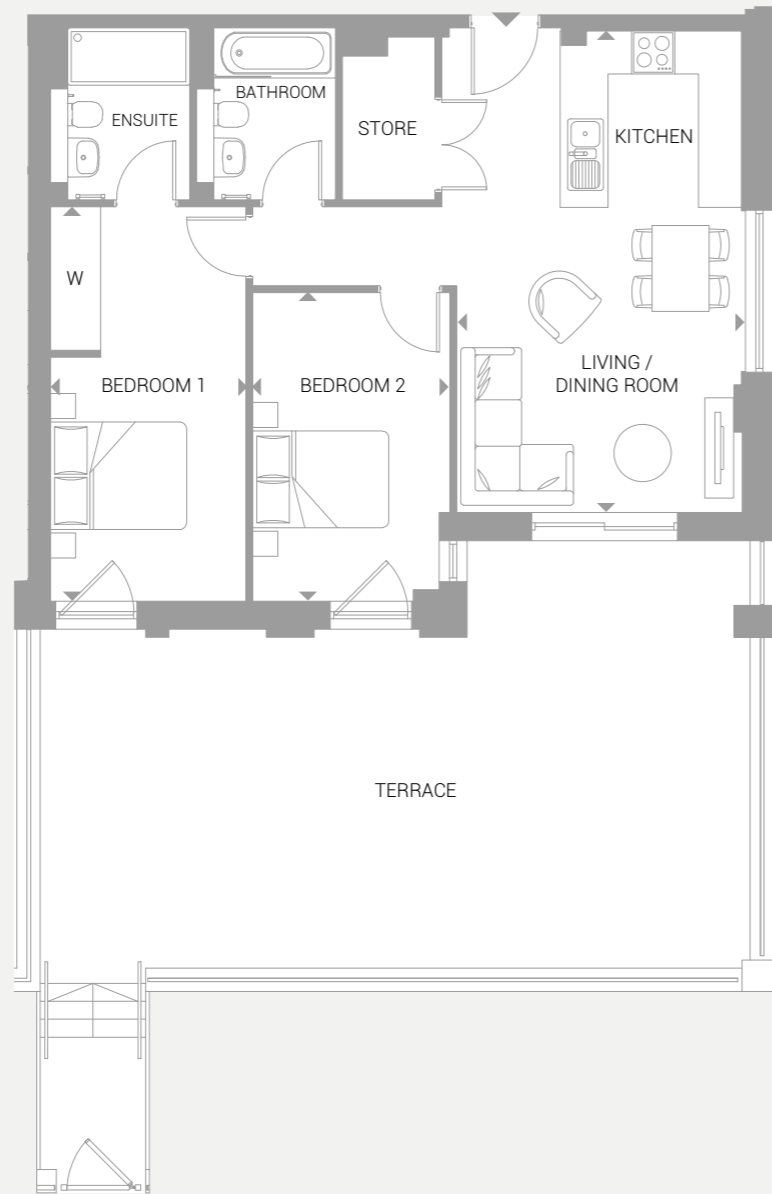
Dimensions	TOTAL AREA: 69.8 SQ M 751 SQ FT			
	Length	Width	Length	Width
Living / Dining / Kitchen	6.54m x 4.00m	21' 5" x 13' 1"		
Bedroom 1	5.43m x 2.75m	17' 9" x 9' 0"		
Bedroom 2	4.22m x 2.75m	13' 10" x 9' 0"		



GROUND FLOOR

Two Bedroom Apartment

Plot 46



GREEN LANES ELEVATION

Key

W - WARDROBE

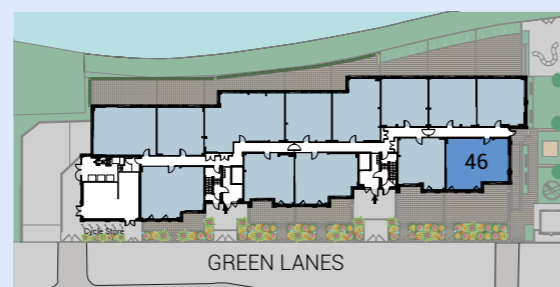
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Dimensions

TOTAL AREA: 71.9 SQ M 774 SQ FT

	Length	Width	Length	Width
Living / Dining Room	6.72m x 3.98m	22' 0" x 13' 0"		
Bedroom 1	5.50m x 2.72m	18' 0" x 8' 11"		
Bedroom 2	4.30m x 2.75m	14' 1" x 9' 0"		



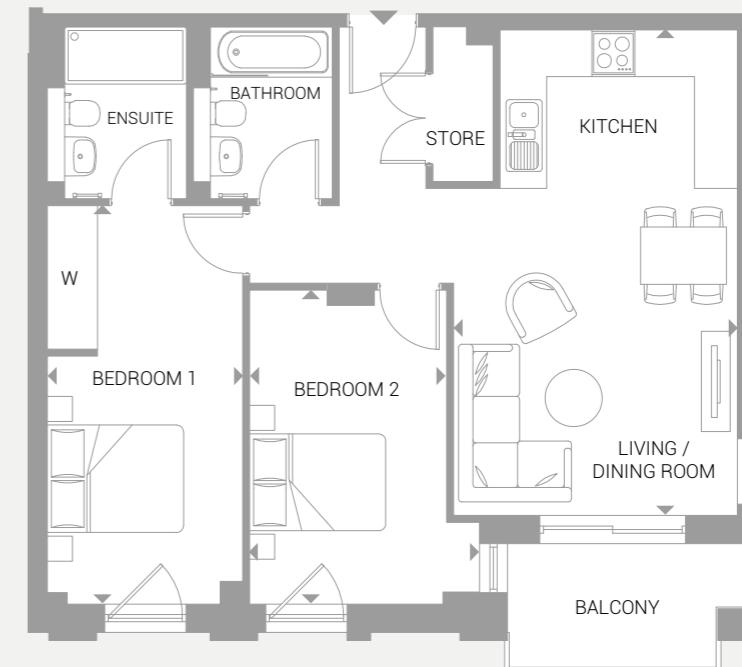
GROUND FLOOR

Two Bedroom Apartment

Plot 6



GREEN LANES ELEVATION



GREEN LANES ELEVATION

Key

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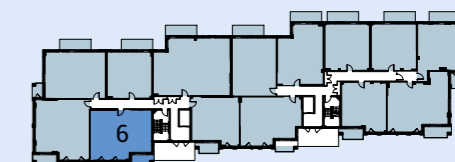
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Dimensions

TOTAL AREA: 72.9 SQ M 785 SQ FT

	Length	Width	Length	Width
Living / Dining / Kitchen	6.77m x 3.96m	22' 0" x 13' 0"		
Bedroom 1	5.56m x 2.72m	18' 0" x 8' 11"		
Bedroom 2	4.38m x 2.75m	14' 1" x 9' 0"		



1ST FLOOR

Specification

Kitchen

- Contemporary matt handle less white kitchen with under unit lighting
- Marble effect slimline laminate worktop with upstand
- Stainless steel splashback
- Stainless steel sink with chrome mixer tap
- Zanussi electric single oven, ceramic hob and integrated cooker hood
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated recycling bins

Bathroom / Ensuite

- Contemporary white bathroom suite with back to wall toilet and quartz vanity top
- Thermostatic bath/shower mixer over bath and thermostatic shower valve to ensuite
- Glass shower screen to bath and glass shower enclosure to ensuite
- Chrome lever monoblock mixer tap to basin
- Large format Porcelanosa wall tiling to bath and shower enclosure and half height to sanitaryware walls
- White heated towel rail
- Mirrored cabinet to bathroom and ensuite with shaver socket within
- Chrome toilet roll holder

Flooring

- Amtico wood effect flooring to hall, kitchen and living/dining room
- Deluxe twist pile grey carpet with acoustic underlay to bedrooms

General

- Composite aluminium double glazed windows
- Walls, ceilings, architraves and skirtings painted white
- Charcoal grey apartment entrance doors with white internal doors with chrome ironmongery
- Wardrobe to bedroom 1 with sliding mirror doors
- Freestanding washer/dryer to utility cupboard
- Premier Guarantee 10 year building warranty



Images depict a typical Legal & General Affordable Homes property

Electrical

- Downlights to hall, kitchen and bathroom
- Pendant lighting to lounge/diner and bedrooms
- White sockets and switches throughout
- Electric panel heaters
- Communal satellite dish. Subject to customer subscriptions
- Terrestrial TV and Satellite TV socket to living room
- Telephone point to living room and master bedroom

Communal

- Lift to all floors
- Postboxes in lobby
- Video door entry system
- Carpet to corridors
- Cycle store

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Images depict a typical Legal & General Affordable Homes property

Shared Ownership Explained

Your essential guide to all things Shared Ownership with Legal & General

Shared Ownership could be your step onto the property ladder. This home ownership scheme allows you to buy a share in your home and rent the remaining share. Over time, you can buy more shares in your home until you own the full 100%.

How does Shared Ownership work?

The Shared Ownership scheme is simple, you buy an initial share of between 25% and 75% (depending on the development) of the home's full value and pay a subsidised rent on the remainder. You may purchase further shares (up to 100%) as your circumstances change.

Am I eligible for Shared Ownership?

If you earn or have a household income up to a maximum of £80,000 (or £90,000 in London) per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Some developments have eligibility or prioritisation requirements around where you live and/or work. Please speak to our Sales Consultant for further information.

Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to 100%.

Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership.

Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

Will I need a deposit?

Yes you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

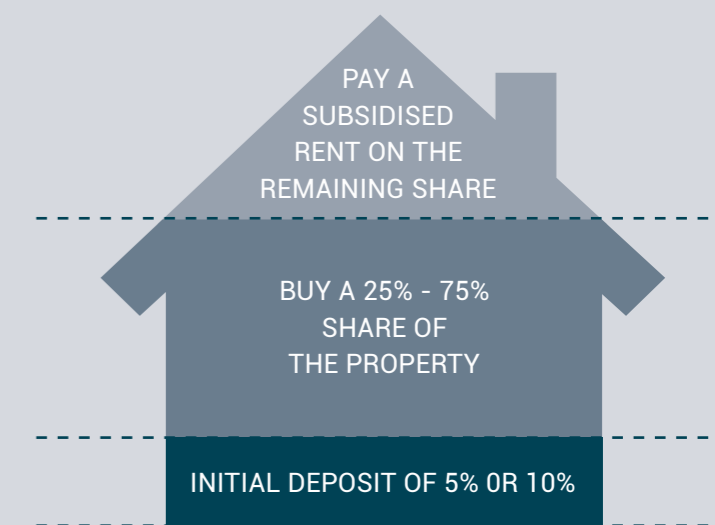
For more frequently answered questions go to www.landgah.com/faq

We're here to help

If you're interested in viewing or applying for a property, or if you simply have some more questions around Shared Ownership, visit www.landgah.com



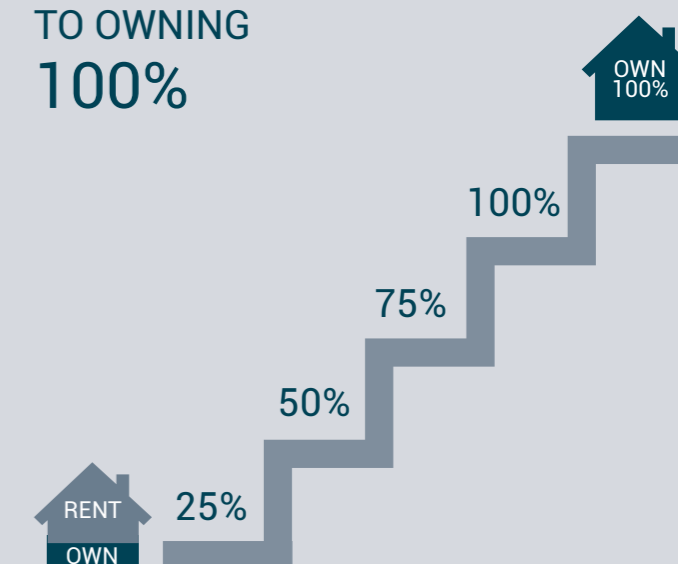
Breakdown example of a new home at City House



For a full breakdown of costs, please speak to one of our Sales Consultants.

Buying more shares

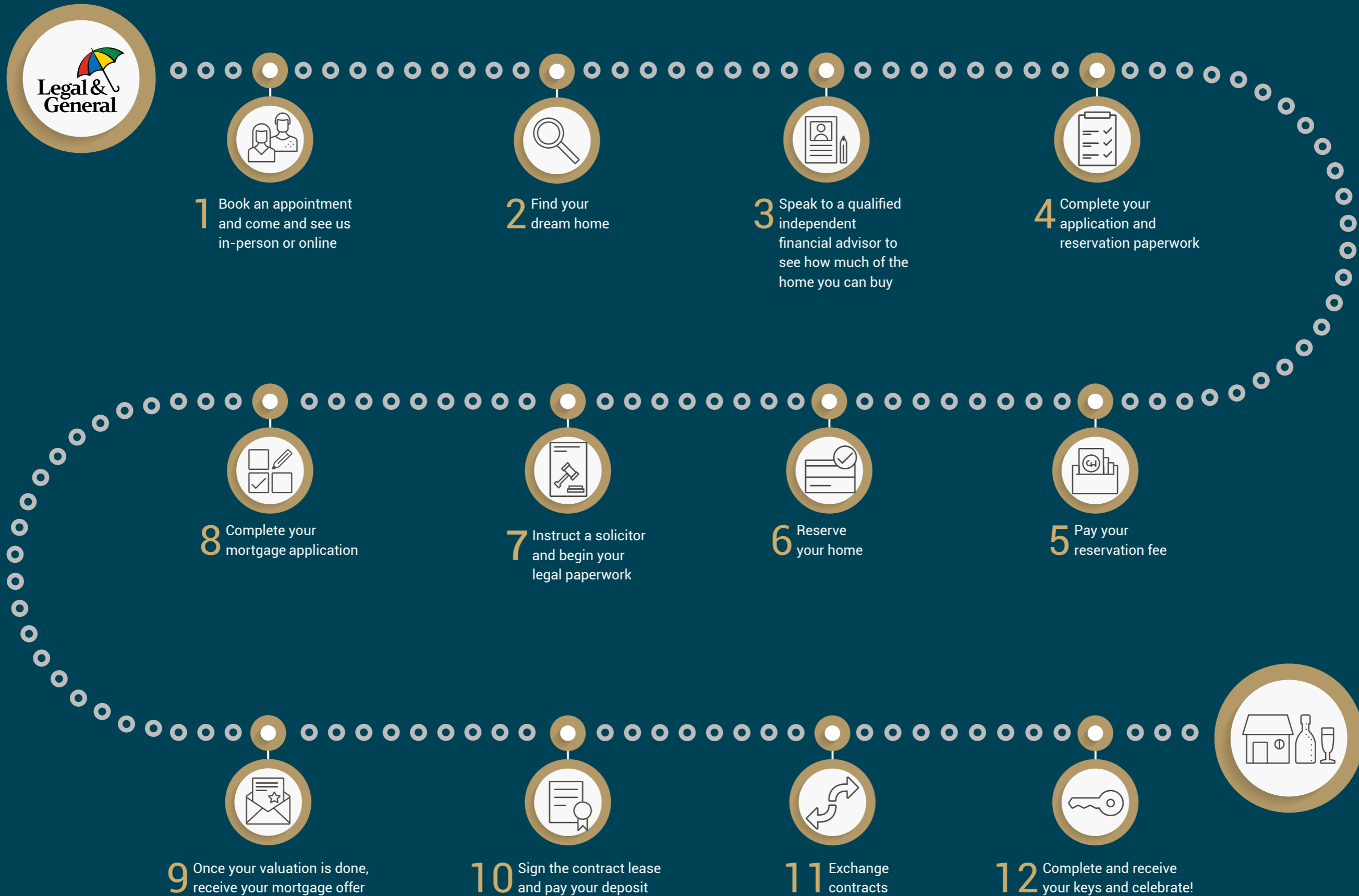
STAIRCASE YOUR WAY TO OWNING 100%



When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to **100% ownership**.

A step by step guide to owning your own home

Find a Legal & General Shared Ownership property you'd like to buy and follow our step by step guide to turn your home-buying dreams into reality.





People come first. It's been the Legal & General way for almost 200 years.

Legal & General began in a coffee house on London's Chancery Lane back in 1836. Almost 200 years later we are investing in new homes for all ages, social groups and housing tenures.

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. Our mission is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young couple or growing family, it's important that everyone has a safe and secure space to call their own.

Our mission is to become the leading private affordable housing provider in the UK and to make a positive difference to the affordable housing sector. As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust, is one we will never move from. That's why our key principles underpin everything we do:



Quality We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, furnishing, environment and, above all, value.



Customer Service We're committed to providing first-class customer service, from the moment you arrive to when you open the door of your new home.



Sustainability We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.

City House

794 GREEN LANES, WINCHMORE HILL N21 2SJ

Call to book an appointment

 020 8132 4665

 landgah.com/city-house



We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. The floor plans provided are intended to only give a general indication of the proposed floor lay out and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for appliance spaces or items of furniture. Kitchen, utility layouts and bathroom may differ to build. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only.