

Evergreen

Shared Ownership



Welcome to Evergreen

Surrounded by the eclectic energy of North London, Evergreen is an elegant enclave of modern homes with a tranquil garden square at its heart.

Affording a lifestyle that perfectly balances the energy and excitement of a corner of London renowned for its vast array of places to eat and drink and things to do, with the relaxing sense of calm that comes from living in a home adjacent to a quiet, verdant garden square.

Evergreen offers an exclusive collection of 133 apartments, with 117 for outright sale and 16 available for shared ownership, alongside a new health centre situated on Green Lanes. The homes have been designed to complement the character of the local area, whilst providing the latest in 21st century style, comfort and convenience.



City of London

London Eye

Houses of Parliament

Canary Wharf

Woodberry Down

Finsbury Park

Crouch End

Chestnuts Park

Harringay Green Lanes

Harringay

Evergreen

Ducketts Common

Turnpike Lane



Village vibe



An area with that North London village vibe.



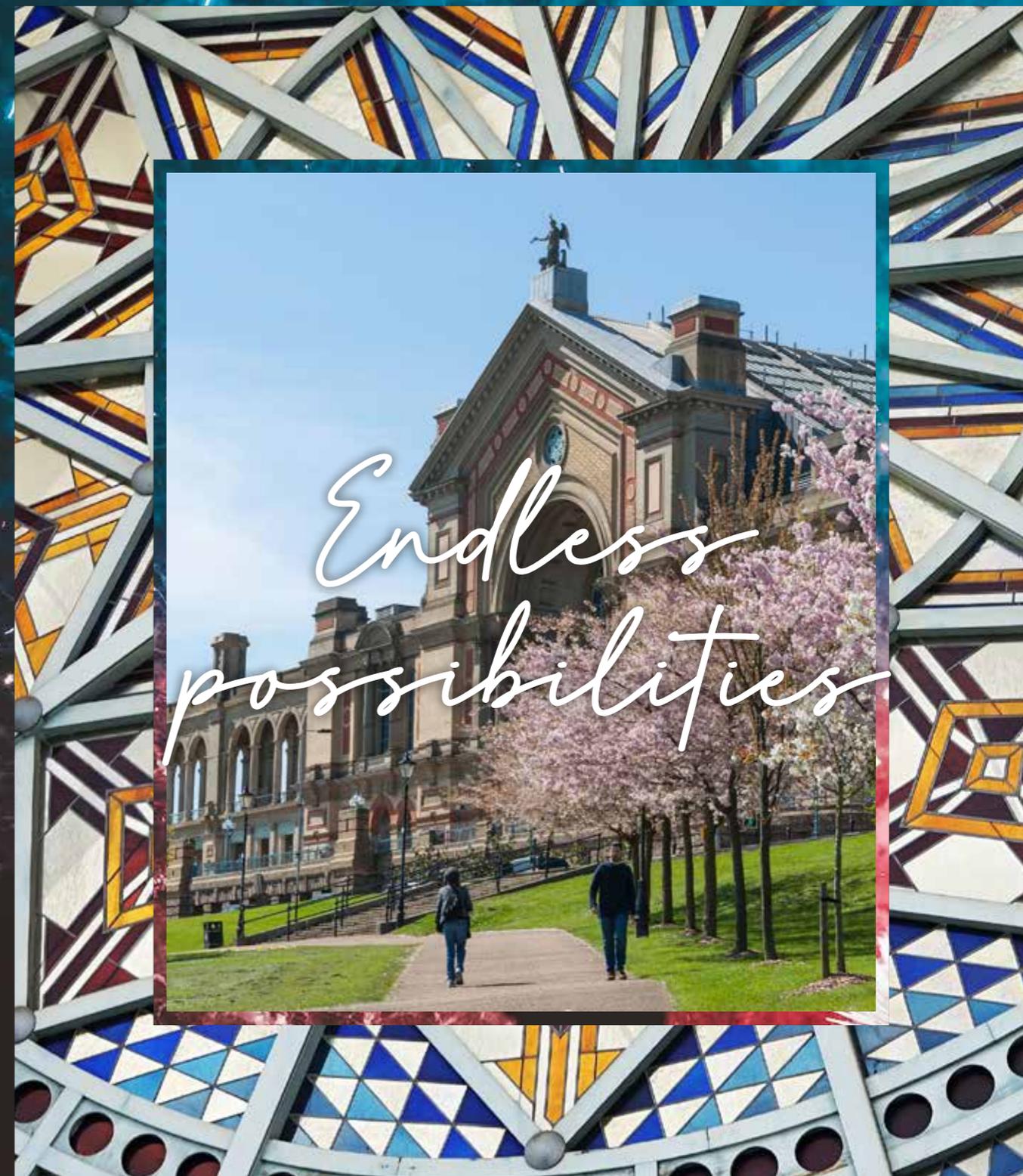
Evergreen offers North London living at its most eclectic, creative and stylish, rich in heritage and culture. Green Lanes has a vibrant Turkish and Cypriot culture which is best exemplified in the fantastic Turkish restaurants which have a vast selection of traditional dishes. Surrounding these restaurants are a huge array of coffee shops, independent local stores, bars and restaurants with a wide choice of cuisine.



An almost endless choice of things to see and do.



The London Borough of Haringey boasts an annual calendar of world-class festivals and events at renowned venues including Alexandra Palace and Finsbury Park - two of London's most spectacular creations of the Victorian era as well as an array of fantastic local options with cosy picturehouses in Crouch End and Woodgreen. The opportunities around you are almost endless, in a world to call your own.



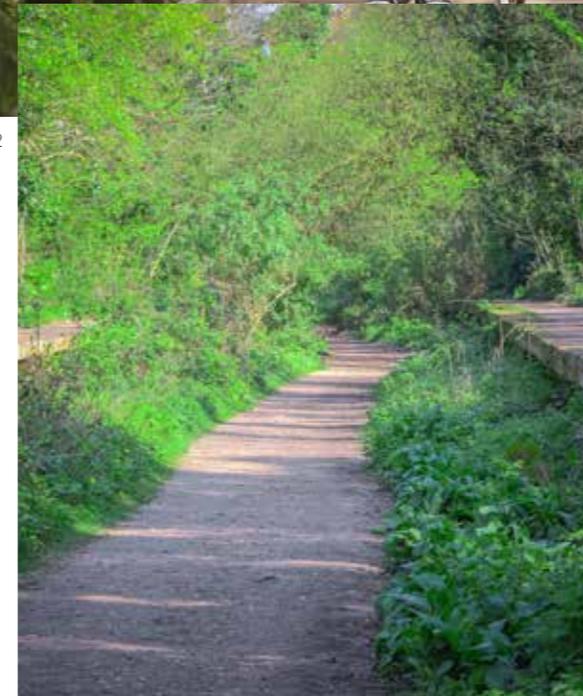
Endless possibilities



- 01 New River, Finsbury Park
- 02 Woodberry Wetlands nature reserve
- 03 Haringey Parkland Walk



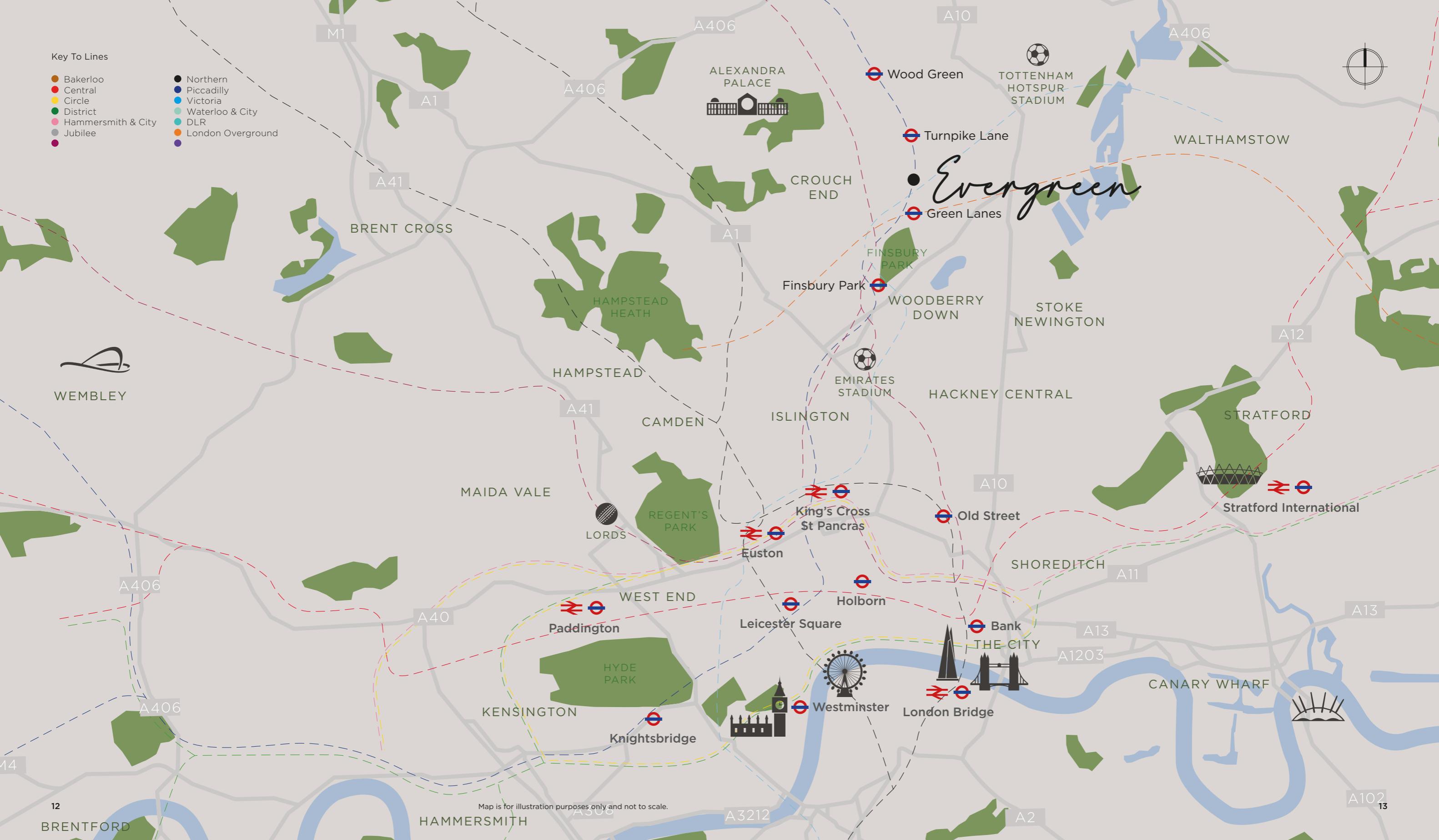
02



Green Lanes, historically named for the series of connecting greens and pastures winding into central London, now links a series of North Londons most iconic green open spaces, all within easy walking distance of your new home. From the 300 acres of Finsbury, Alexandra and Ducketts Park, and the expansive reservoir and wetlands reserve at Woodberry Down, there's outdoor spaces for everyone to enjoy. Discover skate parks and tennis courts for the more energetic, or tranquil parkland dotted with ponds, river and streams for those in search of a slower pace of life. From bowling greens to flower gardens, boating lakes to open water swimming, just

Key To Lines

- Bakerloo
- Central
- Circle
- District
- Hammersmith & City
- Jubilee
- Northern
- Piccadilly
- Victoria
- Waterloo & City
- DLR
- London Overground



12 BRENTFORD

Map is for illustration purposes only and not to scale.

A102 13

Evergreen is perfectly placed for easy access to the heart of London. Turnpike Lane station just a short walk away and travel times to central London's Leicester Square in just 20 minutes. And regular bus services also heading in every possible direction.

Closer to home, the quirky, artisan corners of Highgate and Crouch End are just a short stroll away, and it's an easy cycle to the green expanses of Hampstead Heath, Clissold Park and Hackney Marshes. Head south to explore the scene of Dalston and London Fields with weekends spent at London hotspots Broadway Market and Columbia Road Flower Market.

Key To Lines

- Bakerloo
- Central
- Circle
- District
- Hammersmith & City
- Jubilee
- Metropolitan
- Northern
- Piccadilly
- Victoria
- Waterloo & City
- DLR
- London Overground
- Elizabeth
- National Rail



Walk

(from N8 ORA)

Ducketts Common
6 minutes

Downhills Park
11 minutes

Harringay Green Lanes Station
11 minutes



Turnpike Lane
11 minutes



Hornsey Station
14 minutes



Hornsey
22 minutes

Alexandra Park
29 minutes

The Castle Climbing Centre
29 minutes

Crouch End
32 minutes



Bike

(from N8 ORA)

West Reservoir Centre
8 minutes

Finsbury Park Station
9 minutes



Crouch End
14 minutes

Emirates Stadium
17 minutes

Alexandra Palace
18 minutes

Go Ape
18 minutes

London Field's Lido
21 minutes

Highgate Wood
21 minutes

King's Cross
24 minutes



Public Transport

(from N8 ORA)

King's Cross
27 minutes



Holborn
29 minutes



Leicester Square
31 minutes



Oxford Circus
32 minutes



Farringdon
35 minutes



Westminster
40 minutes



Bank
40 minutes



Westfield Stratford City
40 minutes



Paddington
50 minutes



Getting around





London's business and cultural destinations are within easy reach. From the newly transformed King's Cross campus and tech-centric Old Street area to the well-established West End district.





Evergreen is within easy reach of a host of outstanding schools and colleges.

Primary Schools

Harris Primary Academy Philip Lane
 Rating: Outstanding 
 15 minutes

Belmont Junior School
 Rating: Outstanding 
 17 minutes

St Aidan's Voluntary Controlled
 Rating: Outstanding 
 20 minutes

Woodberry Down Community
 Rating: Outstanding 

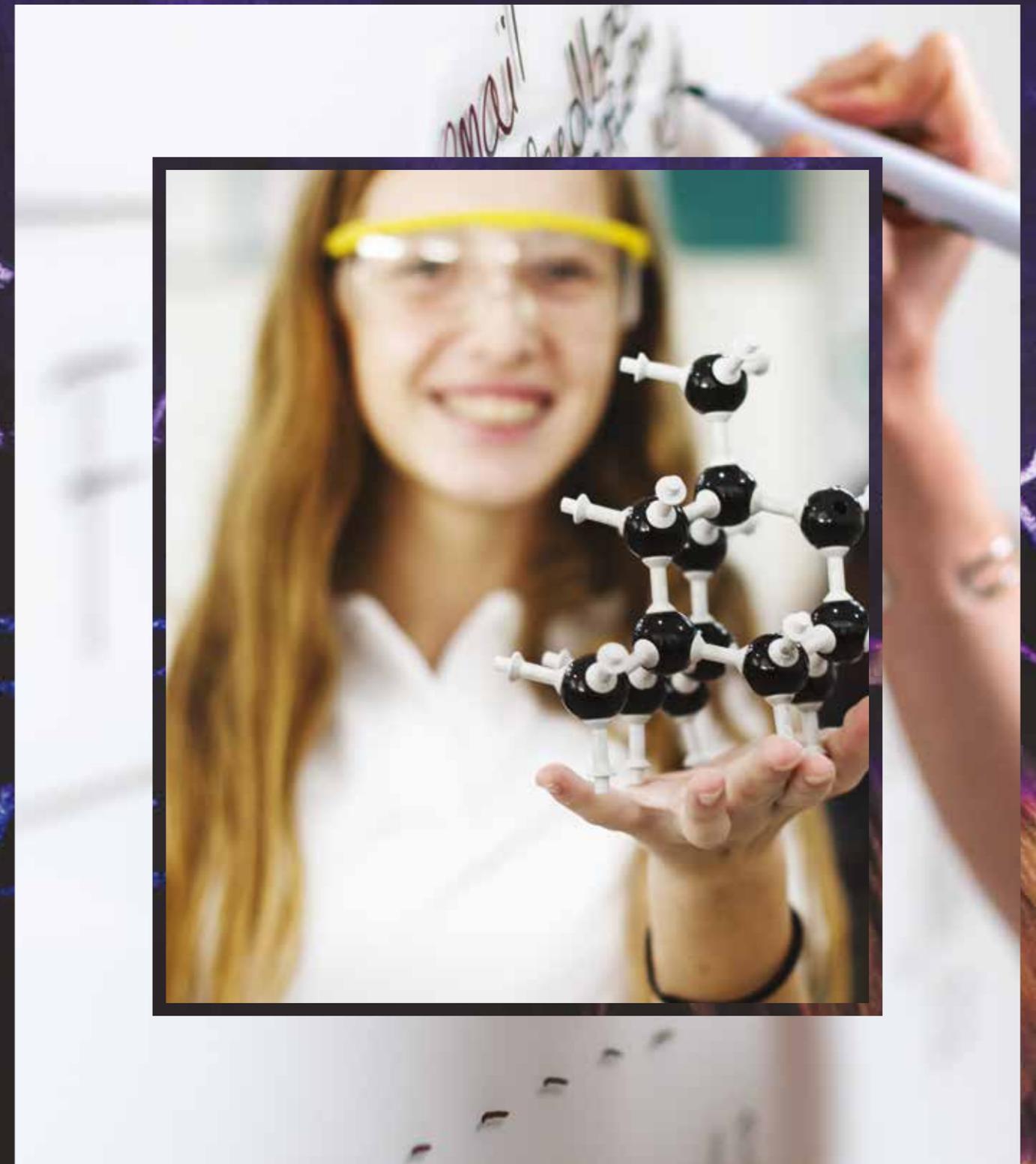
Secondary Schools

St Thomas More Catholic School
 Rating: Outstanding 
 21 minutes

Harris Academy Tottenham
 Rating: Outstanding 
 23 minutes

Woodside High School
 Rating: Outstanding 
 24 minutes

Gladesmore Community School
 Rating: Outstanding 





Choose from one, two and three-bedroom homes, with every interior the vision of an award-winning designer. Where contemporary touches and relaxing tones combine to create apartments that are a perfect sanctuary for city living. With generously proportioned spaces and private balconies, many overlooking a landscaped garden square.

Block A Bay House



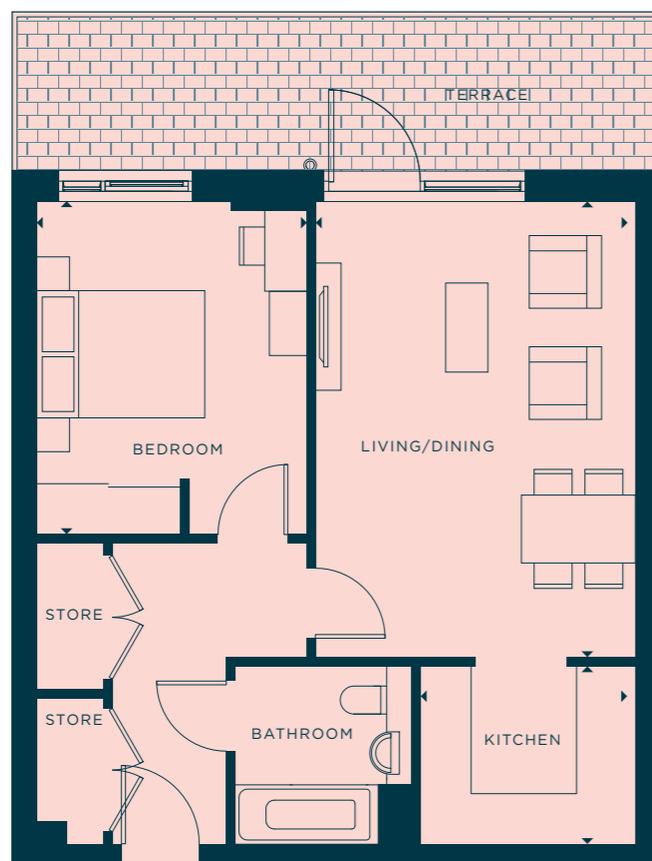
The Site Plan

- Block A - Bay House
One and two-bedroom shared ownership apartments
- Block B - Tarragon House
Three-bedroom shared ownership apartments

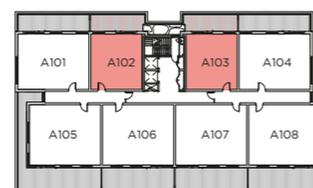


APARTMENT A102, A103* ONE BEDROOM FIRST FLOOR

TERRACE: APARTMENTS A102, A103
BALCONY: APARTMENTS A202, A203



Total area	53.0 sq m	570.5 sq ft
Living/Dining	3.69m x 5.37m	12'1" x 17'6"
Kitchen	2.45m x 2.10m	8'0" x 6'8"
Bedroom	3.20m x 3.92m	10'4" x 12'8"

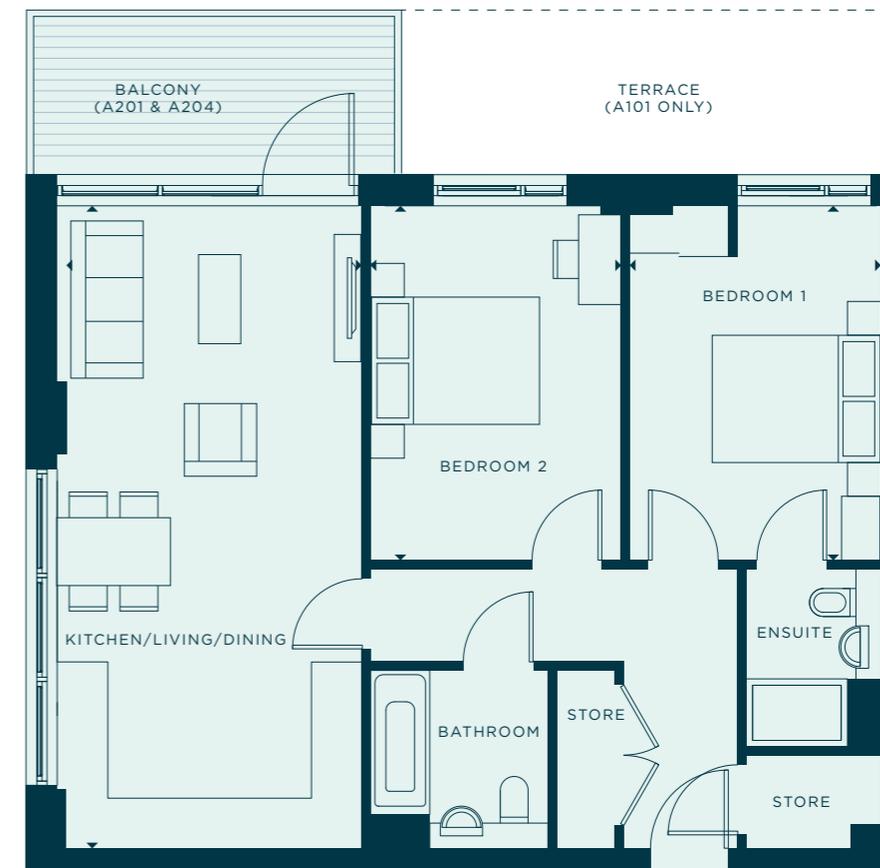


* Mirrored
▲ Dimensions

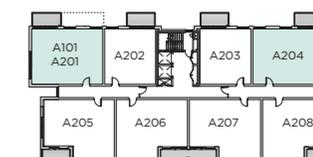
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

APARTMENT A101, A201, A204* TWO BEDROOM FIRST AND SECOND FLOOR

TERRACE: APARTMENT A101
BALCONY: APARTMENTS A201, A204



Total area	74.0 sq m	797.0 sq ft
Kitchen/Living/Dining	3.61m x 7.57m	11'8" x 24'8"
Bedroom One	2.97m x 4.17m	9'7" x 13'6"
Bedroom Two	2.97m x 4.17m	9'7" x 13'6"

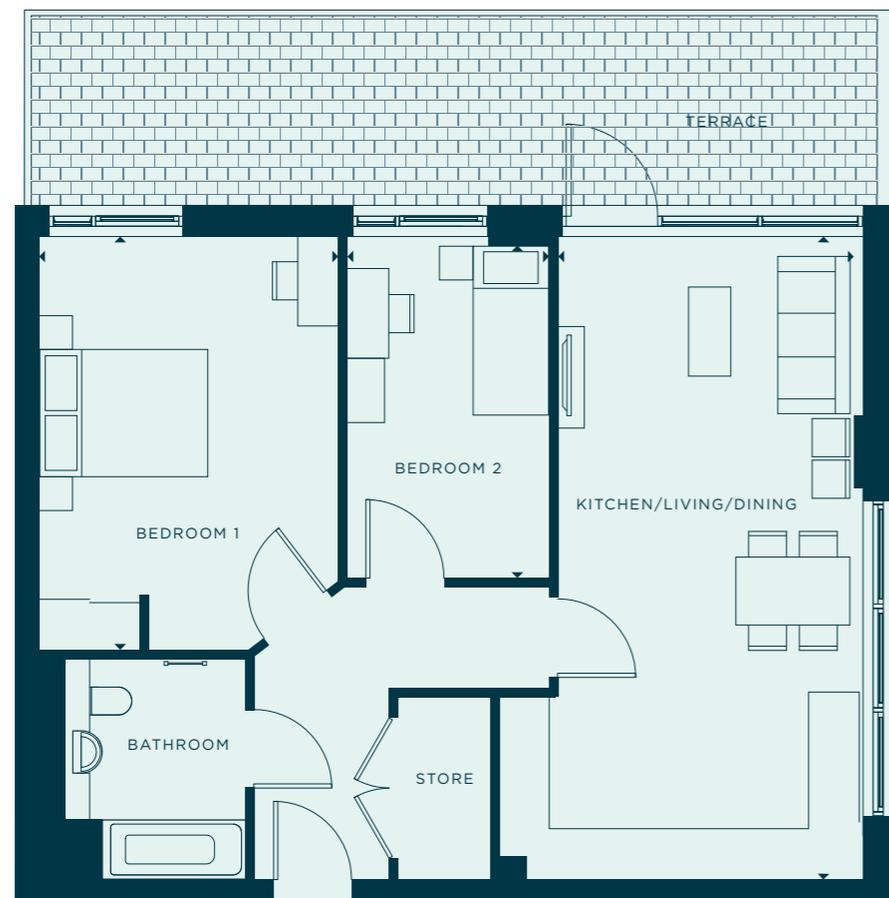


* Mirrored
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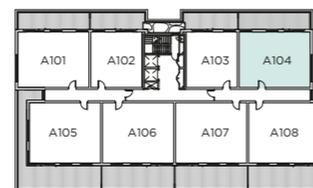
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APARTMENT A104

TWO BEDROOM FIRST FLOOR



Total area	74.0 sq m	797.0 sq ft
Kitchen/Living/Dining	3.61m x 7.57m	11'8" x 24'8"
Bedroom One	3.55m x 4.87m	11'6" x 15'9"
Bedroom Two	2.40m x 4.02m	7'8" x 13'1"



▲ Dimensions

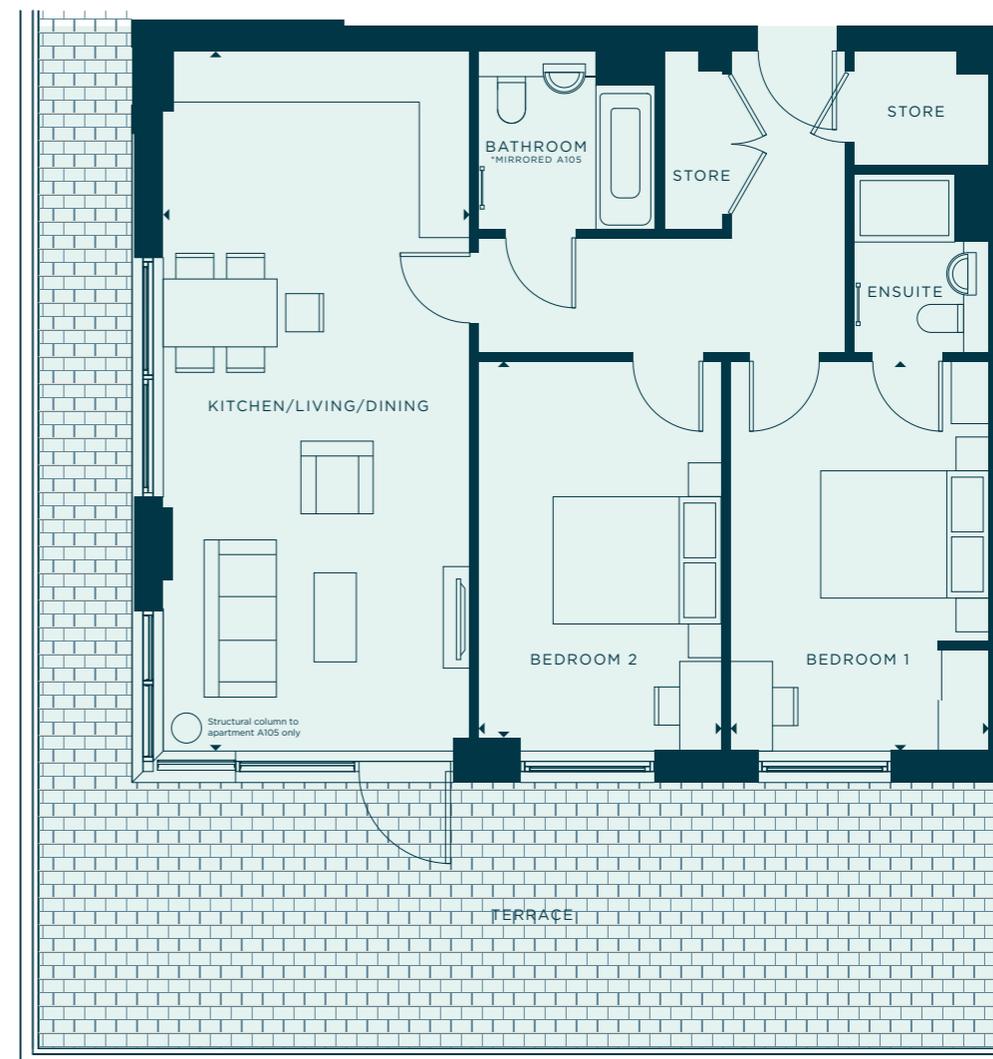
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APARTMENT A105, A106*

TWO BEDROOM FIRST FLOOR



EXTENDED TERRACE AND SIDE WINDOWS AS SHOWN BELOW TO APARTMENT A105 ONLY



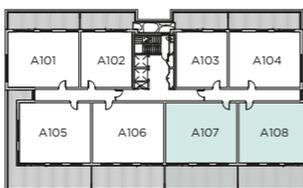
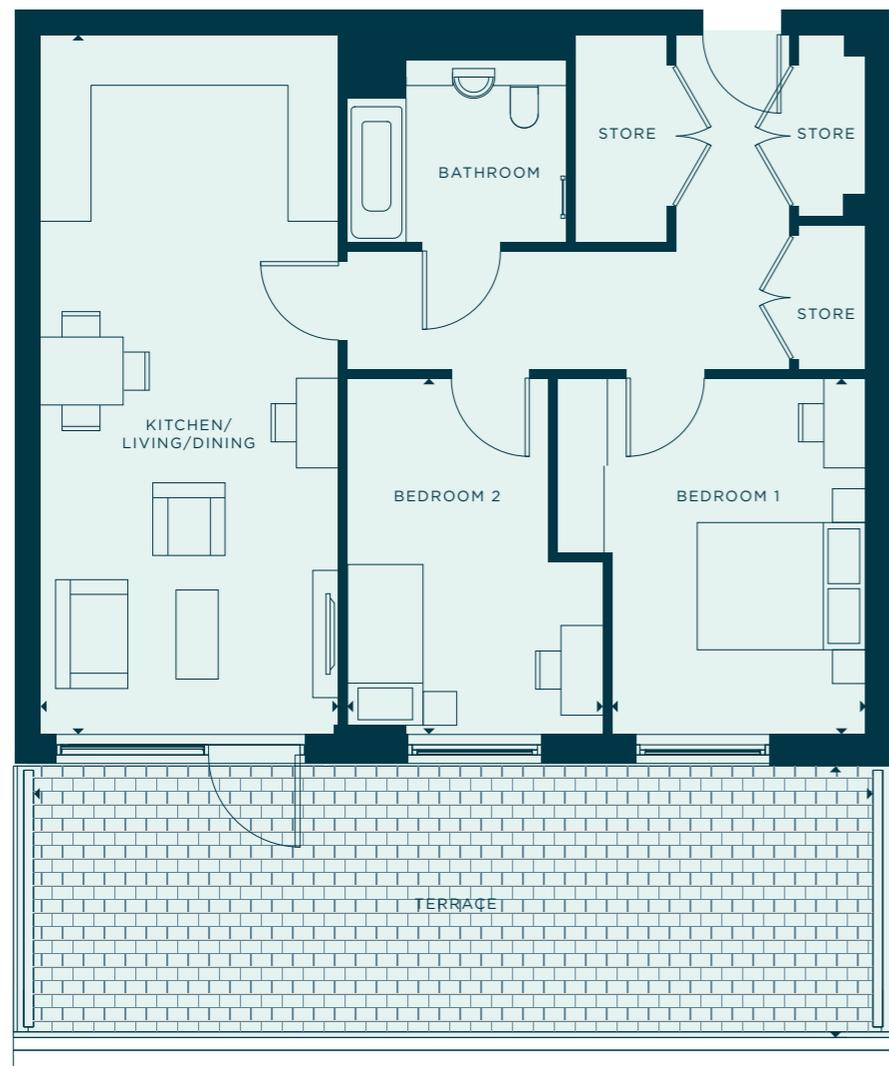
Total area	78.4 sq m	843.8ft
Kitchen/Living/Dining	8.25m x 3.63m	27'0" x 11'9"
Bedroom One	4.60m x 3.06m	15'1" x 10'0"
Bedroom Two	4.60m x 2.87m	15'1" x 9'4"



* Mirrored Dimensions
▲ Dimensions

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APARTMENT A107, A108* TWO BEDROOM FIRST FLOOR



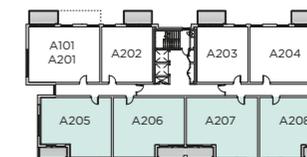
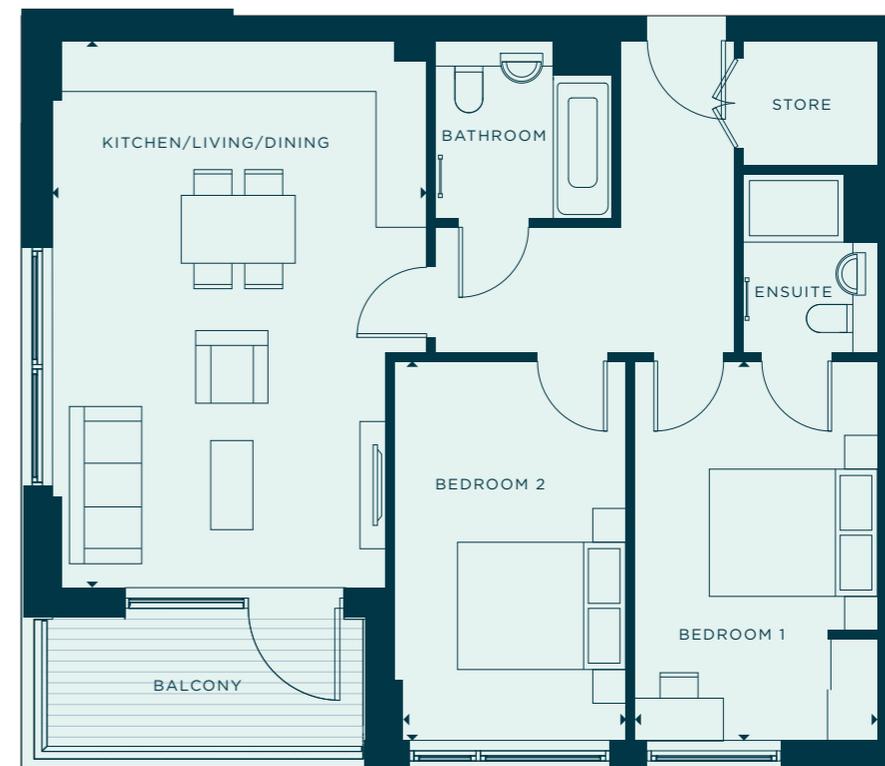
Total area	81.0 sq m	872.0 sq ft
Kitchen/Living/Dining	8.25m x 5.34m	27'0" x 17'5"
Bedroom One	4.20m x 3.01m	13'7" x 9'9"
Bedroom Two	4.20m x 3.04m	13'7" x 9'9"

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APARTMENT A205, A206*, A207, A208* TWO BEDROOM SECOND FLOOR



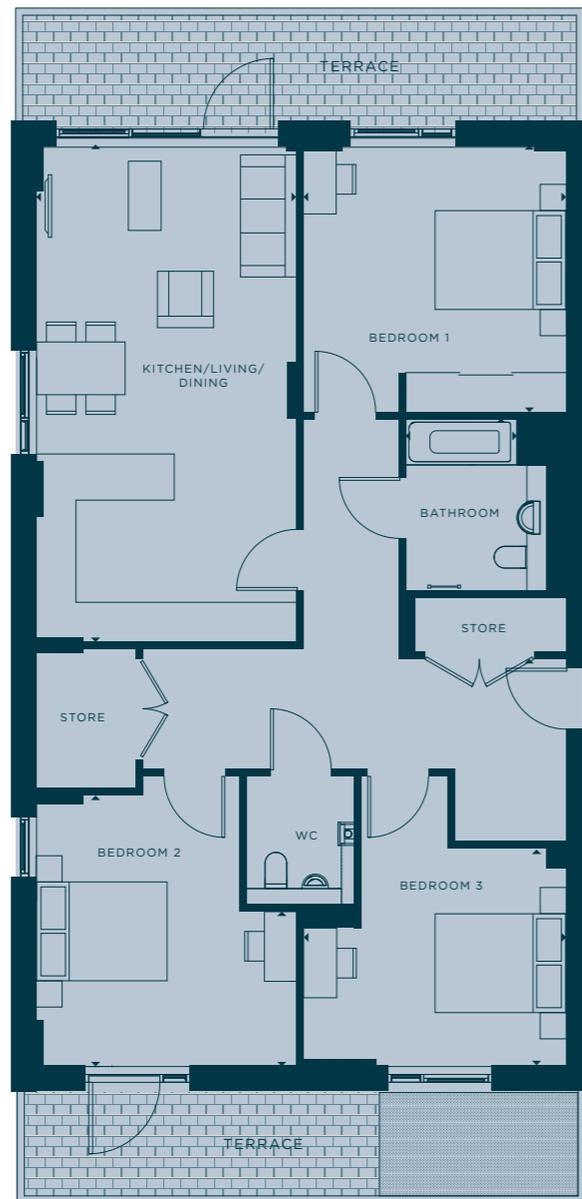
SIDE WINDOWS TO APARTMENTS A205 AND A208* ONLY



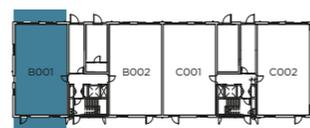
Total area	73.0 sq m	786 sq ft
Kitchen/Living/Dining	4.43m x 6.45m	14'5" x 21'1"
Bedroom One	4.47m x 2.88m	14'6" x 9'4"
Bedroom Two	4.47m x 2.75m	14'6" x 9'0"

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APARTMENT B001 THREE BEDROOM GROUND FLOOR



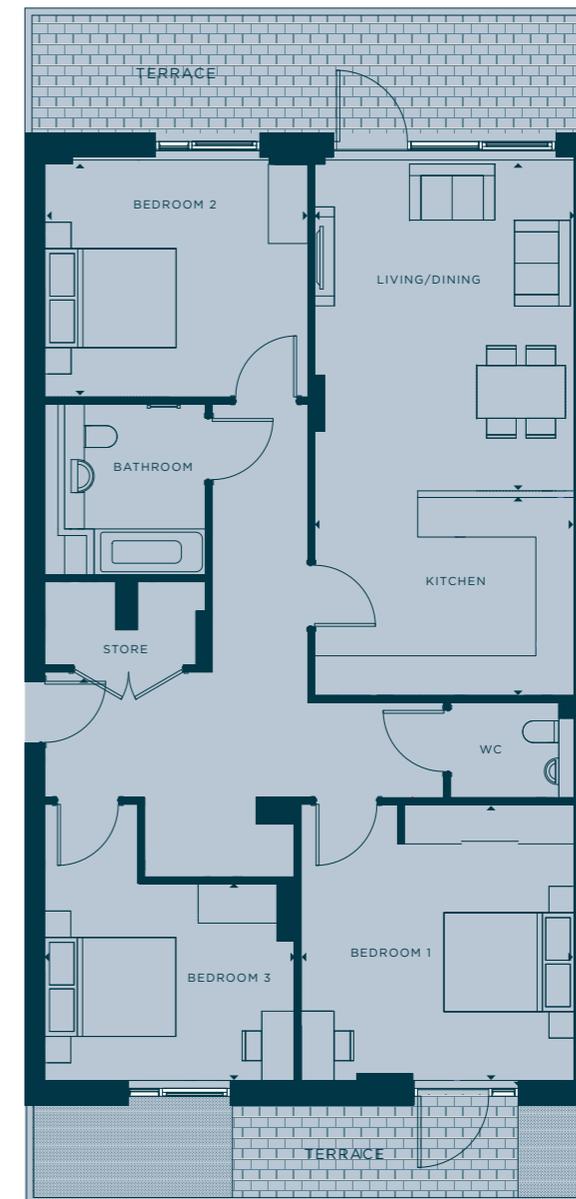
Total area	108.9 sq m	1173 sq ft
Kitchen/Living/Dining	7.54m x 3.97m	24'72 x 13'0"
Bedroom One	4.06m x 4.01m	13'3" x 13'1"
Bedroom Two	7.54m x 3.97m	24'72 x 13'0"
Bedroom Three	4.00m x 3.31m	13'1" x 10'8"



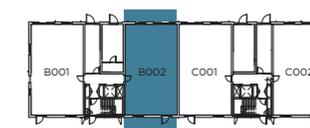
▲ Dimensions

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APARTMENT B002 THREE BEDROOM GROUND FLOOR



Total area	112.9 sq m	1216 ft
Living/Dining	5.07m x 3.97m	16'6" x 13'0"
Kitchen	2.98m x 3.97m	9'8" x 13'0"
Bedroom One	4.17m x 4.18m	13'7" x 13'7"
Bedroom Two	4.01m x 3.63m	13'1" x 11'9"
Bedroom Three	3.80m x 2.99m	12'4" x 9'8"



▲ Dimensions

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Specification

KITCHEN	1 BED	2 BED	3 BED
Fitted kitchen with white composite stone worktops and upstand	•	•	•
White glass splashback to the hob	•	•	•
Single stainless steel undermount sink with grooved drainer within composite stone worktop and chrome monobloc mixer tap	•	•	•
Single stainless steel under worktop oven, Bosch induction hob and extractor	•	•	•
Integrated 50/50 fridge/freezer	•	•	•
BATHROOMS	1 BED	2 BED	3 BED
White sanitaryware with contemporary chrome fittings	•	•	•
Concealed cistern WC with soft close seat & cover	•	•	•
Wall mounted hand basin with semi-pedestal and single lever mixer tap	•	•	•
Half height wall mirror above with demister pad	•	•	•
Bath	•	•	•
Combined bath filler & waste	•	•	•
Thermostatic bath shower mixer	•	•	•
Square slimline fixed shower head	•	•	•
Half height ceramic tiling to walls behind sanitaryware and full height around bath	•	•	•
Chrome finish heated towel rail	•	•	•
Porcelain floor tiles	•	•	•
ENSUITES	1 BED	2 BED	3 BED
White sanitaryware with contemporary chrome fittings		•	•
Concealed cistern WC		•	•
Hand basin with single lever mixer tap		•	•
Half height wall mirror above sanitaryware with demister pad		•	•
Shower tray with clear glass shower enclosure		•	•
Thermostatic shower mixer		•	•
Shower mixer, head and rail		•	•
Half height ceramic tiling to walls behind sanitaryware		•	•
Chrome finish heated towel rail		•	•
Porcelain floor tiles		•	•

ELECTRICAL & LIGHTING	1 BED	2 BED	3 BED
White LED downlights in kitchen areas, bathroom, en-suite and WCs	•	•	•
Pendant lights in hallway, living area and bedrooms	•	•	•
White plastic sockets and switches	•	•	•
Media plate outlet to living/dining area and bedroom(s)	•	•	•
Sky Q master socket to living area (subject to subscription)	•	•	•
BT master socket for telephone and broadband positioned in cupboard, further sockets to living/dining area and bedroom(s)	•	•	•
Video door entry system	•	•	•
HEATING & VENTILATION	1 BED	2 BED	3 BED
Mechanical Ventilation/Heat Interface Units	•	•	•
INTERNAL FINISHES	1 BED	2 BED	3 BED
Internal doors in white satin finish with satin stainless steel lever on rose door handles	•	•	•
Matt emulsion walls and ceilings	•	•	•
Satinwood white woodwork	•	•	•
Engineered oak flooring to hall, kitchen/living/dining areas	•	•	•
Fully carpeted bedroom(s)	•	•	•
Built-in wardrobe to bedroom one	•	•	•
PEACE OF MIND	1 BED	2 BED	3 BED
Each home will be independently surveyed during construction by the NHBC, who will issue their 10-year warranty certificate on completion of the home	•	•	•

Please note, whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Clarion Housing reserves the right to amend the specification as necessary and without notification. All images displayed throughout are an example of Clarion Housing homes only, and may not correspond exactly to the available homes described in this brochure.



LATIMER
by Clarion Housing Group

Shared Ownership



Shared Ownership is an excellent way for you to take your first steps onto the property ladder and become a homeowner. We've produced a full, step by step guide that you can find on the Latimer website, and given some key information here that you need to know.

Shared Ownership is also known as part buy, part rent and is designed to be a stepping stone to you owning your home outright. You buy a share of your home – as much as you can afford – starting from as little as 25% and rising up to 75% of the property's value. You then pay subsidised rent to us on the remaining share of your home.

Over time, you can buy more shares in your Shared Ownership home, meaning you can own your home outright. This process is known as 'staircasing'. It is a good idea to start thinking about staircasing even before you buy, so you have a plan for owning more of your property.

The deposit required for a Shared Ownership mortgage is lower than if you were purchasing a property outright. This is because it is calculated on the initial share you are purchasing, rather than the full value of the property.



AM I ELIGIBLE FOR SHARED OWNERSHIP?

To be eligible for Shared Ownership you will need to meet certain requirements set by Homes England and the Greater London Authority (GLA). You could be eligible for Shared Ownership if:

- You are at least 18 years old
- You cannot afford to buy a home that suits your household's needs on the open market
- You have savings to cover a mortgage deposit and can obtain a mortgage
- Your household earns £80,000 or less (£90,000 or less inside London)
- you don't own another property elsewhere

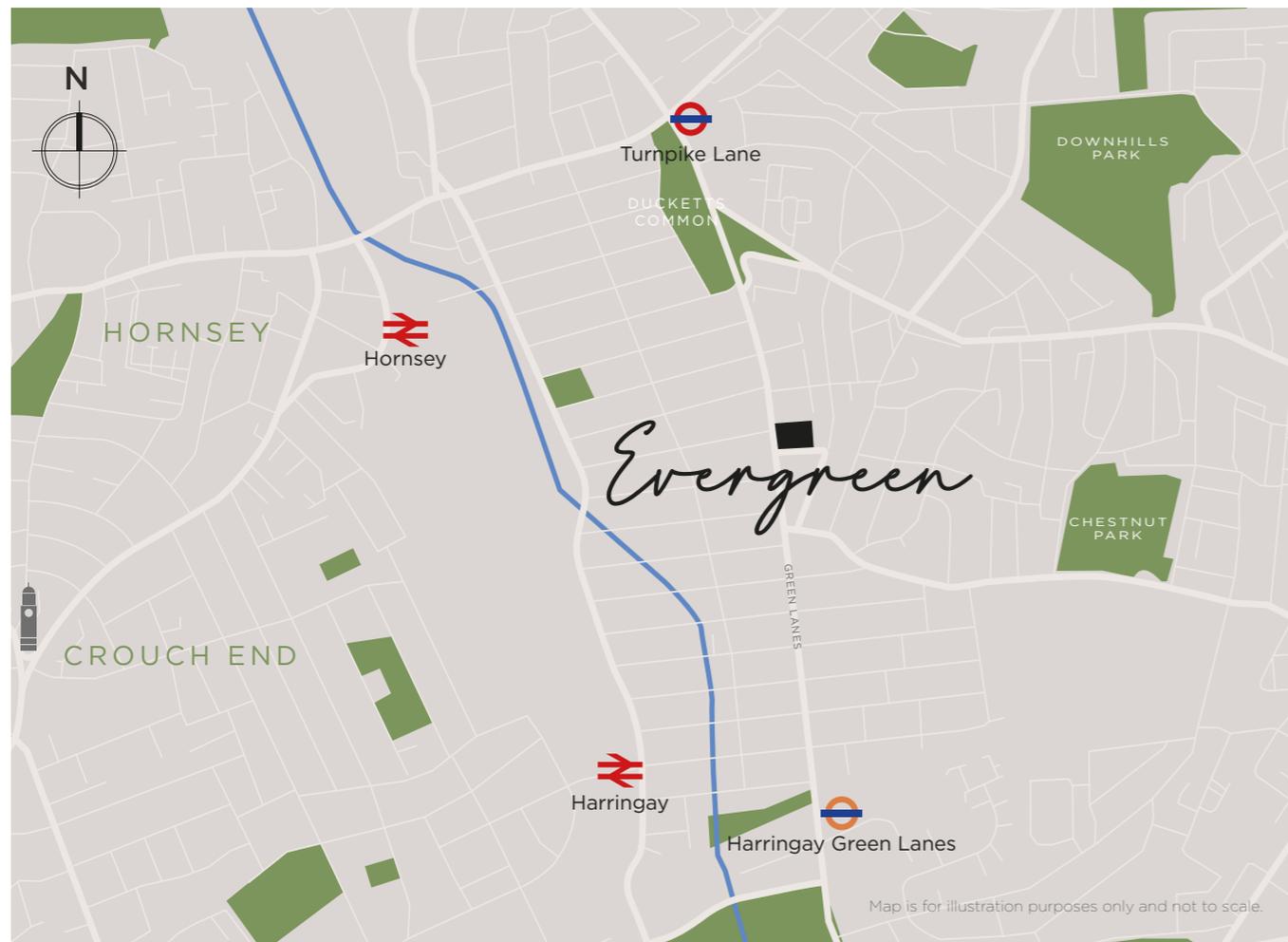
Buyers who currently live or work in the London Borough of Haringey and have a household income under £60,000 will be prioritised.

If you already own a home and need to move but cannot afford to – or you have equity from a recent sale – please contact us, as there are some circumstances under which you may still be eligible.

In some cases, due to criteria set by local authorities, you may be asked to show a connection to the local area where you're looking to buy. For instance, you might need to currently live and/or work there.

Maximum incomes and further eligibility requirements may vary for each scheme. Speak to a member of our sales team if you have any doubts.

Before you purchase a Shared Ownership home, we will put you in touch with an independent mortgage advisor who will assess whether the purchase is affordable for you and take you through all your options.



LATIMER
by Clarion Housing Group

WHY BUY WITH LATIMER

Latimer is the private 'for sale' development arm of Clarion Housing Group, developing private homes in thriving, mixed use communities.

Clarion Housing Group is the UK's largest provider of affordable housing, with over 125,000 homes and more than 350,000 residents across the country. As part of Clarion Housing Group, Latimer has an unrivalled balance sheet with net assets of over £7bn and a turnover of close to £1bn per annum. For the past 100 years we've been building communities that work for the long term.

The Clarion story started with William Sutton, a 19th century entrepreneur who gifted his entire fortune (£230 million in today's money) to build affordable housing across major cities in the UK. We have been delivering on his legacy ever since. The majority of homes we build will always be for affordable tenures, but building homes for private sale is crucial for our business to develop both mixed sustainable communities and recycling any profits we make from private sales back into building and maintaining more affordable homes.

What sets Latimer apart is our longterm commitment to the people who live in our

homes. We don't build and then simply move onto the next site; we create places for families to thrive and all of our work is built on strong financial foundations, meaning we are a dependable partner.

We also want every Latimer community to be socially and environmentally sustainable. That means a consistent commitment to high quality and low carbon properties.

Our model is very different to other developers. We don't have shareholders, so we don't face short term demands to make profit at any cost. Instead, we are driven by our commitment to quality, community and places that succeed.

As a group we have a committed development pipeline of over 16,000 new homes and have ambitions to become a top ten home builder in the UK over the next 5-7 years. If you buy a Latimer home you will be buying into an organisation with more than 100 years of history and an enduring commitment to building communities that succeed.

Whatever the stage of your property-owning journey, we're here for you. Find out how we can help you get the keys to your very own home.



LATIMER
by Clarion Housing Group

CALL US

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