



UPPER &
LOWER
FOSTERS
Hendon





Start building your future

at Upper & Lower Fosters

Leap into leafy Northwest London

Urban streets and leafy nature combine in this new development, perfect for young professionals and families.

Situated in historic Hendon, these homes offer you a comfortable base, connected quickly into central London.

One- and two- bed apartments and two- and three- bed houses await you with plenty of room to unwind into your new life in this eclectic, happening location.

Less than 10 minutes' drive away lies the beautiful Welsh Harp reservoir while 10 minutes' walk gets you to the London Underground.

*You'll love it here, with
everything on your doorstep.*





Homes in harmony with the community

Together with Barnet Homes and the Hill Group, we're creating this attractive and safe new development in fashionable North West London.

Perfect for budding families, these energy-efficient homes are a stone's throw away from a vibrant high street. You'll find great options for schools including Hendon School, Ofsted-rated 'Good'. Middlesex University is also on your doorstep.

Co-designed with existing residents, these homes are set among green natural spaces, new play areas and useful amenities.

Taking shape at Upper & Lower Fosters

Things are already taking shape as our modern, energy-efficient homes are carefully integrated amongst the green spaces and existing homes throughout the Upper and Lower Fosters community.



Key

- 1 & 2 bedroom apartments
- 2 bedroom apartments
- 1, 2 & 3 bedroom apartments
- 2 bedroom houses



Light and
relaxation in
your own home





Upper & Lower Fosters



Unwind at home in your light-filled kitchen and lounge



Spacious bedrooms to relax and slumber in

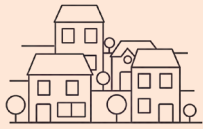


Cleanly designed bathrooms



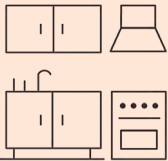
A private garden to come together in

What you'll get



General Specification

- GRP door with pre-glazed units to houses & maisonettes
- White primed flush internal door
- Vinyl wood effect (Epping Oak) flooring to living/circulation areas
- Carpet to bedrooms
- Underfloor heating
- Elite white round top radiators



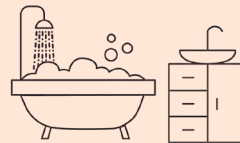
Kitchen & Appliances

- Electrolux chimney hood extractor
- Zanussi induction hob
- Stainless steel splashback to hob.
- Zanussi integrated electric single oven
- Zanussi integrated dishwasher
- Zanussi integrated fridge freezer
- Zanussi integrated washer dryer
- Symphony New York range handleless white gloss cabinets – to apartments
- Symphony Carbon Steel laminate worktop – to apartments
- Symphony Inline Studio range matt indigo cabinets with brass inline trim handles – to houses
- Symphony Arctic Marble premium laminate worktop – to houses



Lighting & Electrical

- TV aerial socket to living room and master bedroom
- LED downlights to kitchen, bathroom and en suites
- Pendant lights to living and bedrooms
- Bedroom sockets with USB C
- Shaver point to bathroom



Bathrooms, Ensuites

- Pressed steel bath
- Monoblock mixer tap
- Thermostatic wall mounted shower head
- Glass shower screen
- Tiled floors and walls
- Mirror above basin
- Wall hung toilet



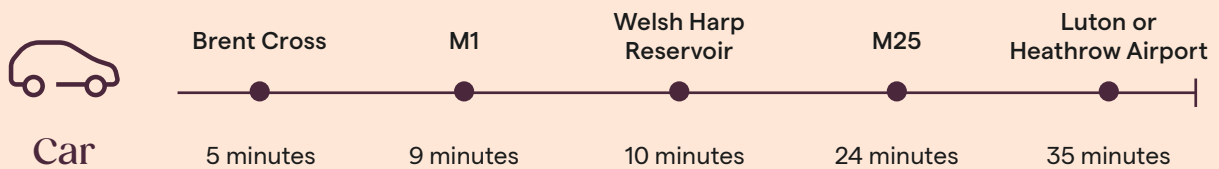
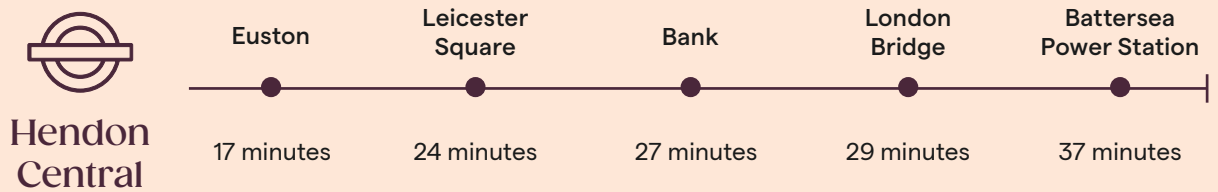
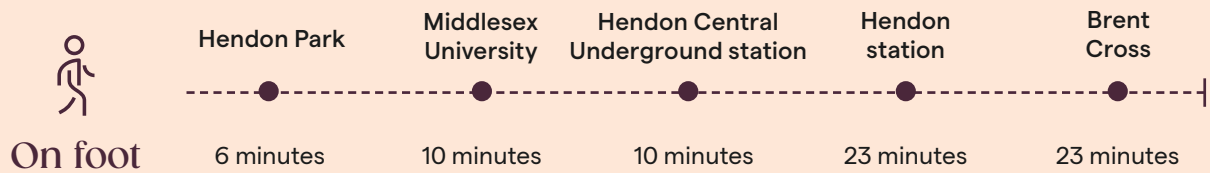
Truly connected

Upper and Lower Fosters offers you an escape from the hustle and bustle of central London while keeping you easily connected across the city.

From your new home it's just a 10-minute walk to Hendon Central tube station, where the Northern line can whisk you into town.

Bus connections can take you to Finchley, Highgate, Golders Green and Wembley with ease.

Just 10 minutes' drive away, the overground train line from Hendon Station can take you to Luton airport directly, or to St Pancras International Station in 16 minutes.



World class shopping *on your doorstep*

Step out for some retail therapy with world-class shopping and leisure opportunities on your doorstep.



BRENT CROSS

Shopping and eateries are just 15 minutes' walk away. You'll find your favourite home stores, fashion labels and technology outlets under one roof. Cafes and restaurants are there to meet every occasion whether it's a quick pit-stop or a proper meal out.

WEMBLEY BOXPARK

Just 20 minutes' drive away is Wembley Boxpark, a venue unlike any other. You'll find an immersive food, drink and leisure experience with street food traders, bespoke cultural events and PLAY – offering fun leisure activities including axe throwing and virtual reality.





HAMPSTEAD HIGH STREET

Less than 20 minutes' drive, Hampstead High Street offers an abundance of upmarket shops, pubs, cafes and restaurants. You'll find hidden markets and charming narrow streets to meander around in. Independent butchers and bakers jostle with high street names while the nearby Hampstead Heath is perfect for sprawling away a lazy Sunday.



PRIMROSE HILL

One of the prettiest high streets in London is a half hour train ride away, offering cafes, pubs and restaurants wide a wide range of cuisines.

Close to the iconic Primrose Hill park, 62 acres of parkland offer iconic views of the London skyline as well as access to the Regent's Canal.



BOROUGH MARKET

Further afield, Borough Market is a 45 minute train ride away, a historic food market offering a vast variety of seasonal cuisine and dining opportunities.

Meet up with friends for a night out in the very centre of the capital, while relaxing in the knowledge that home is less than an hour away.

Enjoy the great outdoors

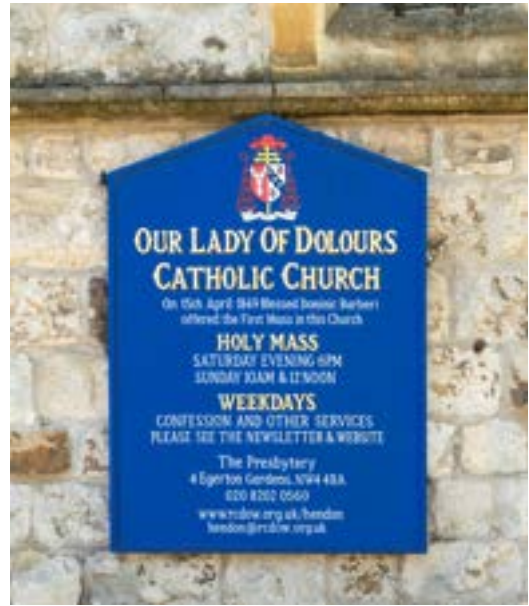
You can explore a healthy lifestyle in the plentiful green spaces in and around Upper & Lower Fosters. With the Welsh Harp Reservoir, Golders Hill Park and Kenwood House all nearby too, you'll never be short of outdoor spaces and activities to enjoy.

The beautiful Welsh Harp lakefront offers an oasis to get away from the bustling city. It has picnic areas, nesting islands for birds and opportunities to go sailing, paddleboarding and canoeing in the fresh air. Footpaths, trails and woods offer you plenty of walking space to get lost in while elsewhere you can explore the plentiful green spaces around Hendon Waterside, including Hampstead Heath.



Less than two miles away there's something for everyone at Golders Hill Park. A beautiful landscaped park, with a children's play area, cafe and even a small zoo, it's bound to be a hit with the family, all year round.

Also within easy reach, is one of London's hidden gems, Kenwood House. At this English Heritage site, not only can you enjoy the stunning interiors and world-class art collection, including paintings by Rembrandt, Turner and Constable; but increase your step-count too as you explore the 112 acres of glorious parkland and idyllic gardens.



Historic Hendon

Your new home is situated in a highly historic location – near Brent Street in Hendon where a small hamlet stood since at least 1613. Weary travellers would stop to use a parish pump while ne'er do wells were locked up in a cage for criminals which is marked with a blue plaque.

An area for industry, several small factories opened here in the 20th century including Tilley Lamps which created 'Aladdin lamps' in the swinging '30s. 18th century houses still stand in some areas while The Pillar boutique hotel was once a rescue home for 'fallen women' and now offers luxury rooms and function suites.

Famous alumni from the area include renowned 16th-century cartographer John Norden, politician Peter Mandelson, author Ruth Praver Jhabvala and Rabbi Lionel Blue.



Get onto the property ladder your way

Can't afford a full mortgage? Don't have a hefty deposit to buy outright? Why not try buying a share of your home and renting the rest?

Shared Ownership lets you buy **between 25% and 75% of the full value**. Your deposit is based on the share you buy (not the full value). Each month you'll pay a mortgage on the share you own and pay rent to Sage Homes for the remaining share.

Over time you can buy more shares in your home (called 'staircasing') right up to 100%.

Why Shared Ownership?

Topaz wants to buy her next home and wants a newbuild that costs £300,000. She's found a two year fixed rate mortgage at 5% but wants to look at her options.

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| <p>1 Topaz buys a home at full market value (5% deposit and 5% fixed rate mortgage)</p> | <p>Deposit: £15,000
Monthly mortgage payments: £1,685</p> |
| <p>2 Topaz buys a Shared Ownership home. She mortgages for 25% of the home with a 2.75% fixed rate mortgage, renting the other 75%.)</p> | <p>Deposit: £3,750
Monthly mortgage and rent payments: £937 (£421 mortgage; £516 rent)</p> |
| <p>3 Topaz buys a Shared Ownership home, but a higher percentage. She mortgages for 50% of the home at the 2.75% fixed rate, renting the other 50%.</p> | <p>Deposit: £7,500
Monthly mortgage and rent payments: £1,186</p> |

Shared ownership could save Topaz nearly £18,000 over two years and will give her a new, energy-efficient home.



1. Sage Homes will be your landlord and are regulated by the Regulator of Social Housing.
2. Rental will be 2.75% of the share you rent.

Meet Sage Homes

We're delighted to meet you.

We provide good quality affordable housing across England. Working with the largest house builders, we offer brand new Shared Ownership homes and low-cost rental homes.

We've handed over the keys to 5,000 homes in the last five years and have over 14,000 future homes under contract. We're focused on making sure there are homes available to as many people as possible.

We're a registered provider of social housing and became an investment partner of Homes England in 2019, helping us offer grant funding for affordable homes. We're always looking at how to improve the service we offer to the customers at the heart of our business.

Want to find out more?



Scan the QR code to find out more
or visit [sagehomes.co.uk/sales/listing/
upper-and-lower-fosters](https://sagehomes.co.uk/sales/listing/upper-and-lower-fosters)



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