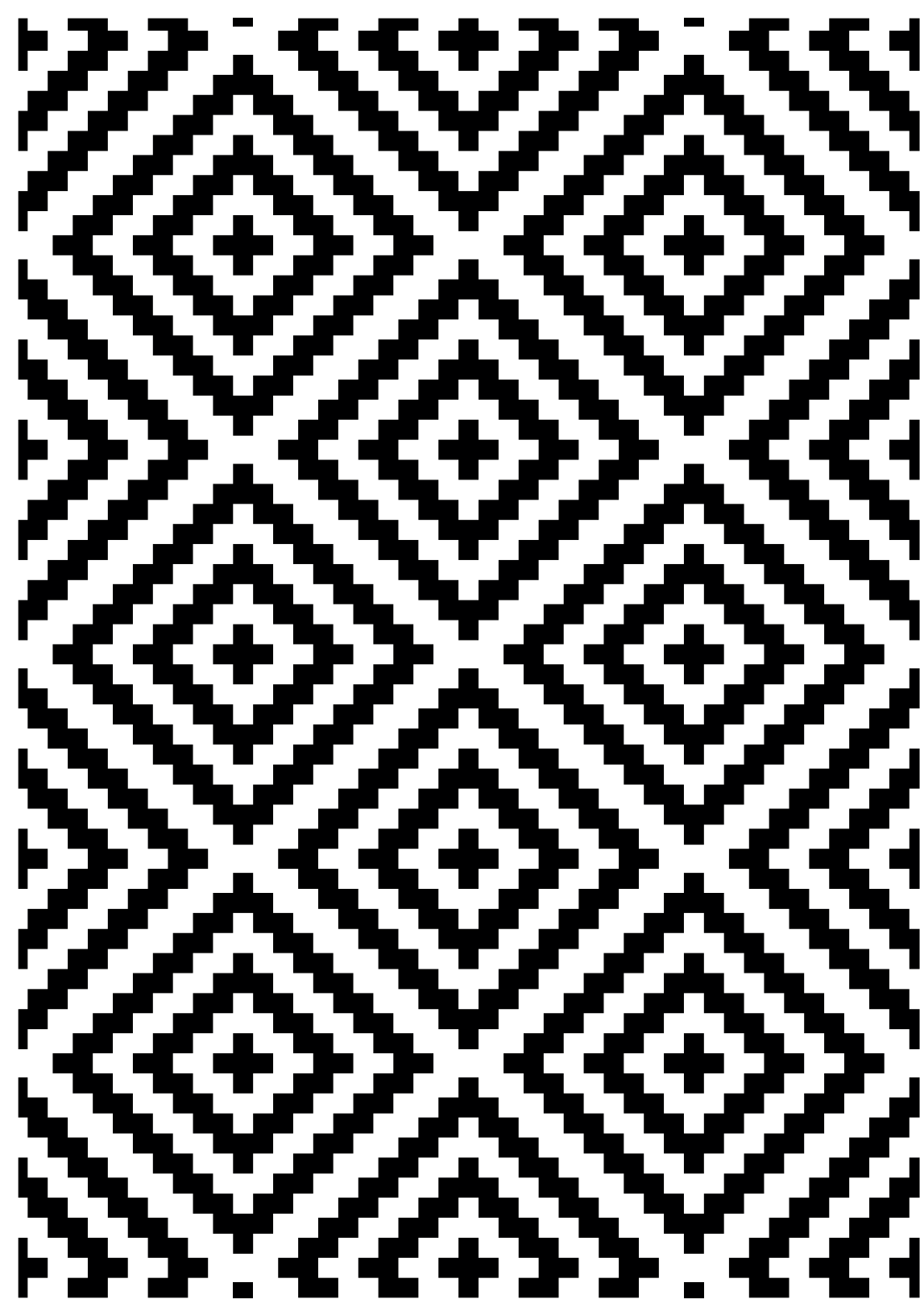




# PATCHWORKS

FINSBURY PARK N7

LIFE WORKS BETTER TOGETHER



# PATCHWORKS

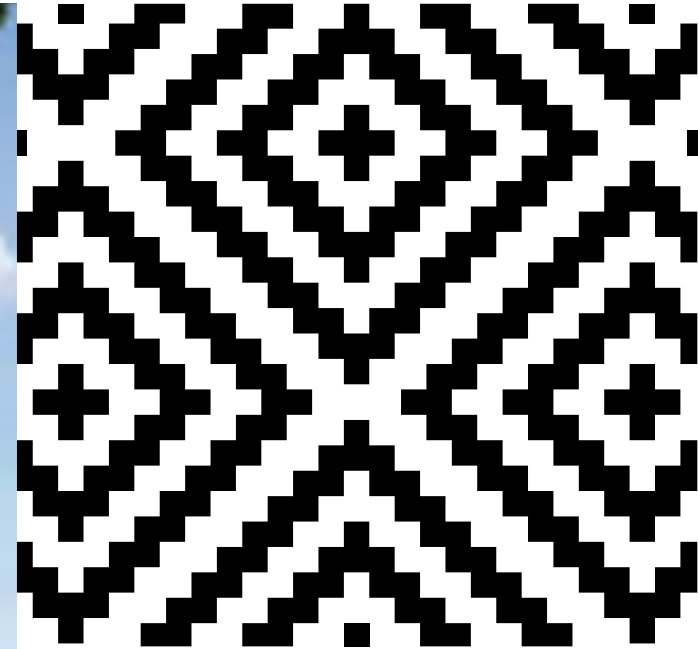
FINSBURY PARK N7

STYLISH 1, 2 & 3 BEDROOM APARTMENTS





Computer generated image is indicative only



# IT'S SEW YOU

A limited collection of 12 new Shared Ownership homes minutes from leafy Finsbury Park, north London. Patchworks has a mixture of homes designed to suit your needs.

It's all in a vibrant neighbourhood with loads to do on your doorstep and great connections into town.

Life is a patchwork and we've got it all sewn up.



Indicative imagery from a previous Peabody development



Finsbury Park - The Evening Standard's top hotspot for first-time buyers



## CHOOSE YOUR PATCH

Finsbury Park, in the borough of Islington, is at the intersection of several London districts, from high-end Highbury to Haringey. With its nearby acres of green space and quick transport connections into central London and beyond, the neighbourhood is an increasingly popular choice for first-time buyers and young families and was recently listed as one of the Evening Standard's top hotspots for first-time buyers. The Patchworks apartments form part of Berkeley's larger Cottonworks development, an exciting new brick building along the Islington end of Seven Sisters Road, that blends seamlessly with existing architecture.



Map not to scale

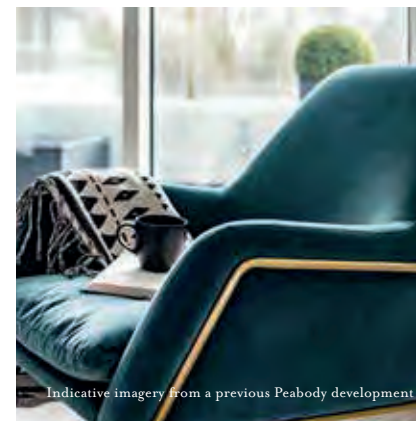
Patchworks is a collection of apartments of all shapes and sizes, tailored to fit your needs. With four one-beds, five two-beds and a handful of threes, they're perfect for those just starting to thread their way. Single young professionals and home-workers, brand-new couples and budding families – all fit into the fabric of this diverse new community. Shared Ownership through world-renowned housing association Peabody means getting the keys to your own home is no longer out of reach.



Indicative imagery from a previous Peabody development



Indicative imagery from a previous Peabody development



Indicative imagery from a previous Peabody development

The Patchworks apartments are contemporary but familiar, indulgent but low-key cosy. A five-storey building with a retro feel, it will house exciting new retail units on the ground floor with four floors of residences above. All apartments have large windows, with most facing the quieter outlook to the back. You're both at the heart of the action and tucked away from it all. All apartments benefit from access to a rooftop garden. It's a perfect place to relax with a craft beer, take the office alfresco – or get to know your new neighbours.









Patchworks is surrounded by green spaces

## IT'S A WALK IN THE PARK

Finsbury Park is surprisingly central and wonderfully well-connected, where diverse cuisines and shops from many communities exist side by side. As the London district celebrates its 150th anniversary with a programme of community events, will you become a new piece of its rich patchwork as it looks to the future?



Finsbury Park

Despite its inner London location, this neighbourhood is green, green, green. You've got the huge expanse of Finsbury Park itself: a verdant Victorian pleasure garden and sporting magnet. There's the recently regenerated nature reserve of Woodberry Wetlands. And linking the park all the way to Highgate Village and Alexandra Palace is the Parkland Walk, a green pedestrian and cycle route along a disused railway line. It's your secret leafy passageway through the heart of north London.



Woodberry Wetlands





Finsbury Park

# ROUND THE WORLD IN 80 PLATES

Uber Eats is uber-convenient, but sometimes you can't beat a proper bricks-and-mortar dining experience. With so many cultures and flavours in the neighbourhood, you can eat somewhere different every night of the month. But you might want to get to know some local faves.

Seven Sisters Road is lined with eateries and the greatest hits include lively Greek joint Apollo, innovative Italian Girasole and incredibly popular Korean restaurant Dotori. Nag's Head Market has recently been revamped with a raft of global street food vendors serving late – including some awesomely authentic Japanese options, while The Junction Market nearby is a food hall teeming with traders.



Clissold Park



Bird, Holloway Road



There's something for all tastes



Ottolenghi, Upper Street



Clissold Park



Yard Sale Pizza, Blackstock Road



Blighty Cafe, Blackstock Road

Nearby get a *pizza* the action at Osteria Tufo, stay up *pasta* your bedtime at Alcedo or bag some of the best bagels and challah in town at The Happening Bagel Bakery. Provisions on Holloway Road is a wonderful wine and cheese emporium great for dates, while a late-night (or earlier) kebab is always on hand from one of the many local grill houses. We love E. Mono's juicy wraps and Baban's pillow-soft naan.

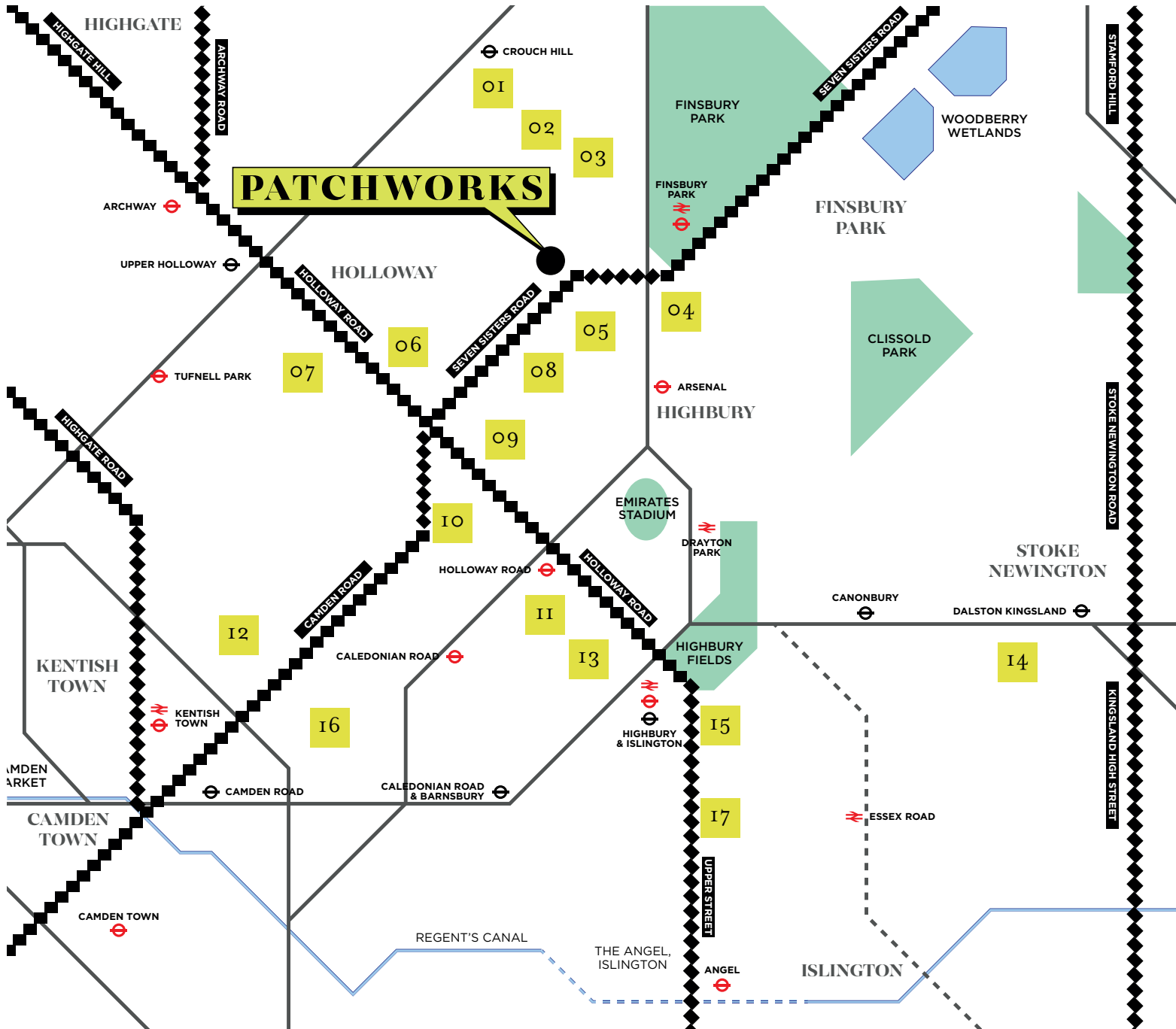


The Owl &amp; Hitchhiker, Holloway Road

With a host of characterful pubs and bars, you don't need to venture for a big night out. Lined with bric-a-brac and with a huge maze of a beer garden, the Faltering Fullback is a local quirky legend. There's the light and airy White Lion, charming Owl & Hitchhiker and the cosy Swimmer at the Grafton Arms. If you're after something a bit more refined, Oak Wine Store and Bar is a local hidden gem, selling 180 wines. Or, a ten-minute meander away, Highbury Library is a chilled local hangout with a garden, vinyl library and a range of cocktails.



Fresh bagels on your doorstep



# LOCAL FAVES

- 01 Max's Sandwich Shop, restaurant
- 02 The Old Dairy, bar
- 03 The Faltering Fullback, Irish pub
- 04 Dotori, Pan-Asian restaurant
- 05 Girasole, Italian restaurant
- 06 The Swimmer at the Grafton Arms, pub
- 07 The Owl and Hitchhiker, pub
- 08 Apollo, Greek restaurant
- 09 Zuzu Lebanese Cuisine, restaurant
- 10 El Molino, Spanish restaurant
- 11 Alcedo Bistro & Bar, restaurant
- 12 The Lion And Unicorn, gastropub
- 13 Provisions, wine and cheese shop
- 14 Salvation in Noodles, Vietnamese restaurant
- 15 Prawn on the Lawn, seafood restaurant
- 16 The Lord Stanley, pub
- 17 Ottolenghi, Mediterranean restaurant

Map not to scale

## EVERY PATCH TELLS A STORY

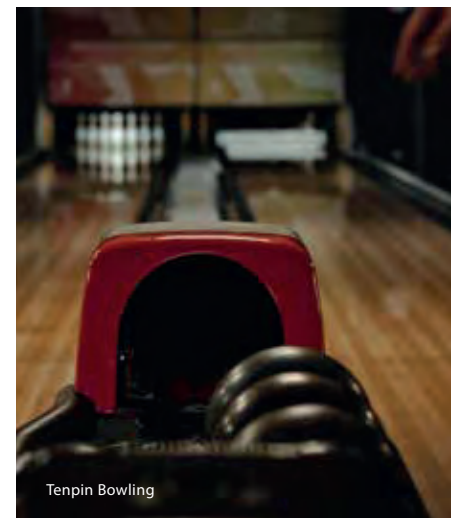


Finsbury Park Concrete Skatepark and Bowl

Fitness fanatics are living in the right place. Finsbury Park houses tennis and basketball courts, a skatepark, athletics track and a brand-new outdoor gym. Flex your muscles at the Castle Climbing Centre, one of the premier centres in Europe with over 5 floors of fun- and growing! Or join one of the ever popular Saturday parkruns to get fit and meet your neighbours at the same time. Pints afterwards are optional. If pumping iron's your thing, you can join the local branch of 24-hour PureGym, but you'll probably gravitate towards the frankly epic Sobell Leisure Centre just five minutes away, with everything from trampolining to boxing, soft play to squash, and ice skating to saunas.



The Castle Climbing Centre, Green Lanes



Tenpin Bowling

Over in the reopened Woodberry Wetlands, recharge amongst the tranquillity and beauty of nature in the heart of urban London - kids will adore the wildlife weekends. But you can't call yourself a proper local without at least one trip to Rowans Tenpin Bowl: it's not where you'd go for a quiet game but it's retro and best of all it's round the clock!



Park Theatre, Finsbury Park



Camden Passage, The Angel

The thrills and spills of the West End are clearly only a tube ride away, but sometimes it's nice to keep it local and Park Theatre is a spanking new neighbourhood playhouse seconds from the station. It stages first-rate, cutting-edge fringe theatre as well as family shows at Christmas time. Meanwhile the vast Odeon on Holloway Road is your go-to cinema for all the latest releases.

From big stores to little independents, you can learn to love local when it comes to shopping. Stroud Green Road is lined with tempting bakeries and quirky cosmetic emporiums. You've got historic Nags Head Market for bargains, bric-a-brac, crafts and jewellery and a flagship branch of Waitrose on Holloway Road – we told you it was an area of contrasts! Oh and Selbys is your local full-size department store, stocking designer labels, household goods and much, much more.



Selbys's, Holloway Road



Aria, Barnsbury Street





Clapton Craft, Kentish Town Road

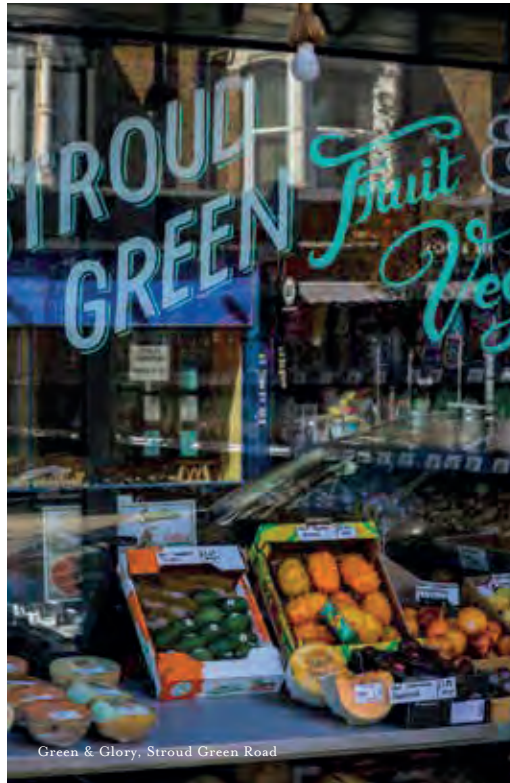


London Fields

## THREADING YOUR WAY

It's all about connections round here – you're so well placed to get pretty much anywhere. Upper Street in Islington is a 25-minute walk or one tube stop away: an upmarket mile-long stretch of chic boutiques, tempting homewares, ever-evolving eateries and bustling bars for late nights out. Slightly further east, picturesque Stoke Newington was a pocket of alternative living long before the term hipster was even coined. Today it retains its laidback village feel with organic shops, traditional pubs and ethnic restaurants rubbing up against newer children's clothes boutiques, cupcakes and craft ales. There's leafy Clissold Park and the fascinating Islington Museum. Achingly hip Dalston and chilled London Fields with its Lido are just a little further.

Heading north, Crouch End is an established community with an old-fashioned high street that feels like a little market town. There are butchers, bakers, bookshops and baby shops – and it’s a hub of cultural events, from its cosy cinema to the art deco former town hall, reopening soon as an arts centre. By contrast, Green Lanes leading north from Manor House towards Turnpike Lane is a unique thoroughfare lined with some of the best Kurdish fruit and veg shops, bakeries and barbers.



Green & Glory, Stroud Green Road



The Spoke, Holloway Road

Directly west, a short bike ride will take you to Parliament Hill and the magical delights of Hampstead Heath in a jiffy and we mustn't forget Camden Town: you have to do the market at least once, so embrace it. The glory days of cheap vintage may be past but there are still bargains to be found and quirky shops at every turn.



Parliament Hill viewpoint



Camden Town

# A STITCH IN TIME

Patchworks is a 10-minute walk from Finsbury Park Station, a major transport interchange served by London Underground and mainline rail.

## UNDERGROUND

On the Victoria Line, you can be at Highbury & Islington in 2 minutes and the London Overground network, and King's Cross St Pancras International in 4 minutes, with interchange on to the East Coast mainline and Eurostar trains. Euston is 6 minutes, with access to West Coast services north. Oxford Circus is just 10 minutes away, Green Park 11 minutes and Victoria, with train services south, is 13 minutes away.

## TRAIN

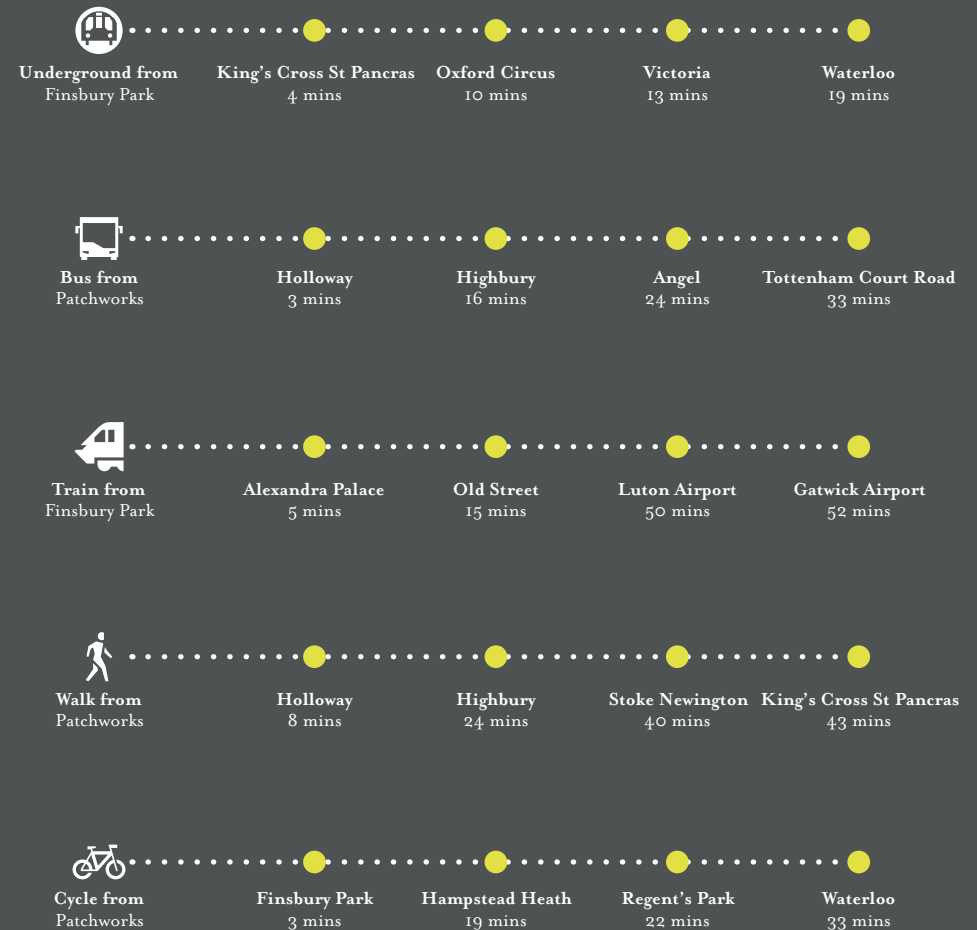
On mainline rail, Thameslink and Great Northern Trains run northwards from Finsbury Park to Alexandra Palace in 5 minutes, Stevenage in 20 minutes, Welwyn Garden City in 23 minutes and both Peterborough and Cambridge in an hour.

## BUS

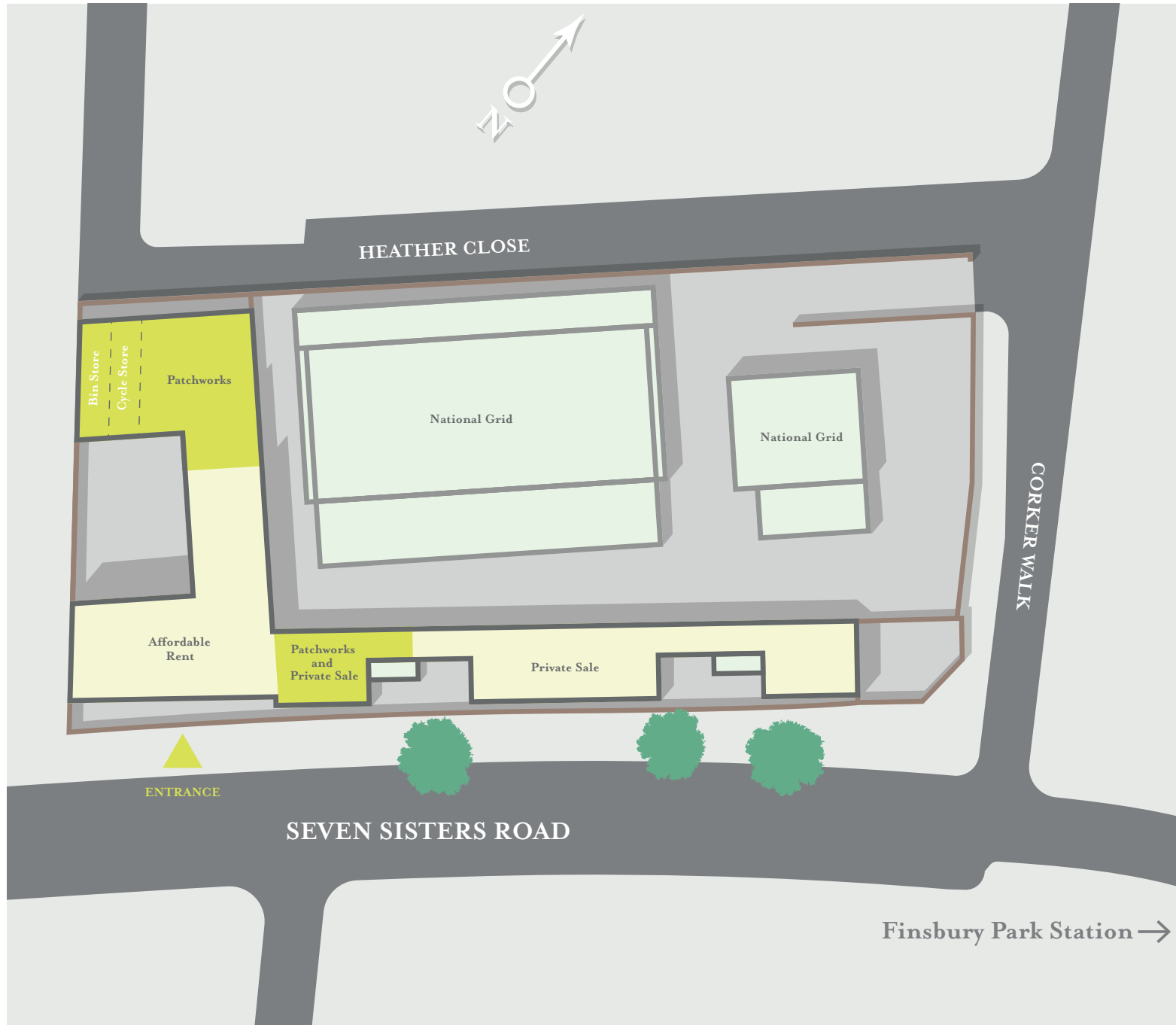
Finsbury Park is also a large bus station with useful routes including No 19, which goes to the West End via Highbury, Upper Street, Sadler's Wells, Clerkenwell, Holborn and Bloomsbury – then onwards to Knightsbridge, Chelsea and Battersea. No 4 heads to Angel, Barbican, St Paul's and Blackfriars; and northwards to Tufnell Park and Archway.

## BIKE

It's never been a better time to cycle in the capital, so whether that's on your own bike or one of the many public cycle hire schemes, you can make use of London's ever increasing network of dedicated cycle lanes. And you're never far from a Santander Cycles docking station or one of Uber's new electric-assisted Jump bikes. It takes about half an hour to cycle to the West End, Broadway Market or Hampstead Heath alike, with your choice of quiet back streets or busier routes.



Distances and travel times are approximate only and correct at time of print.  
Journey times taken from Google Maps and TfL.gov.uk.



# OUR PATCH

Homes at Patchworks are split over two cores, all accessible from Seven Sisters Road. Commercial units occupy the ground floor space along Seven Sisters Road, with Patchworks apartments above on the first to third floors shared with private sale and rental units.

The rest of our apartments can be found in a standalone core towards the rear of the building, occupying ground to fourth floors; where you'll also find the secure cycle store.



**APARTMENTS**



## NEW BEGINNINGS

Whether you're looking for a one, two or three bedroom home; you'll find the right match for you at Patchworks. Welcoming hallways with dusky walnut Amtico flooring lead through to open plan living, dining and kitchen areas, fitted with all the appliances you need to try out that new gourmet recipe to share with your friends. Spacious master bedrooms are a haven to unwind, with black-out blinds and cosy carpets to keep it snug. There's ample storage throughout and the peace of mind that comes with a 12-year NHBC warranty.





Indicative imagery from a previous Peabody development

## SPECIFICATION

The apartments at Patchworks offer a high specification, with luxurious fittings and finishes.

### KITCHEN

- Premium white kitchen units with laminate Torano marble effect kitchen counter tops and upstands
- Grey polished glass splashback behind hob
- Satin stainless steel sink with drainer and Hansgrohe chrome mixer tap
- Zanussi integrated appliances including:
  - Ceramic hob touch control
  - Electric oven
  - Extractor hood
  - Fridge/freezer
  - Dishwasher
- Zanussi free-standing washing machine in utility cupboard
- Intergrated Hafele pull out waste bin

### BATHROOM/EN-SUITE

- Large format ceramic tiles in lounge grey to floors
- Porcelain tiles in lounge grey to the bathroom walls
- Contemporary bath in white with chrome and glass bath screen and matt light grey bath panel
- Hansgrohe chrome thermostatic wall-mounted bath and shower mixer tap with matching shower attachment
- White porcelain shower tray with polished silver and glass shower screen and door and chrome shower mixer tap
- Hansgrohe chrome toilet roll holder
- Twyford back-to-wall WC with concealed cistern
- Chrome heated towel rail
- Montrose matt light grey counter top
- Rectangular half height landscape mirror

### BEDROOMS

- Sensation carpet in Atlantic Seal white

### ELECTRICAL

- Pendant lighting to bedrooms
- LED downlighters in white to living / dining rooms and bathrooms
- Chrome/white switches and sockets throughout

### INTERIOR FINISHES

- Amtico flooring in dusky walnut to hallway, kitchen, living and dining rooms
- Satin stainless steel ironmongery throughout
- White satinwood to woodwork and skirting
- Matt emulsion paint finish in dusted moss to walls throughout

### SECURITY AND PEACE OF MIND

- Front door with multi-point locking system
- Satin stainless steel door viewer to front door
- Video/phone entry system
- 12-year NHBC warranty cover

### HEATING

- Heating and hot water provided by a communal heating system

### ENERGY EFFICIENCY

- Predicted Energy Assessment (PEA) rating between 79 (C) and 83 (B)
- Double glazed windows to their highest decibel (dB) rating

### EXTERIOR

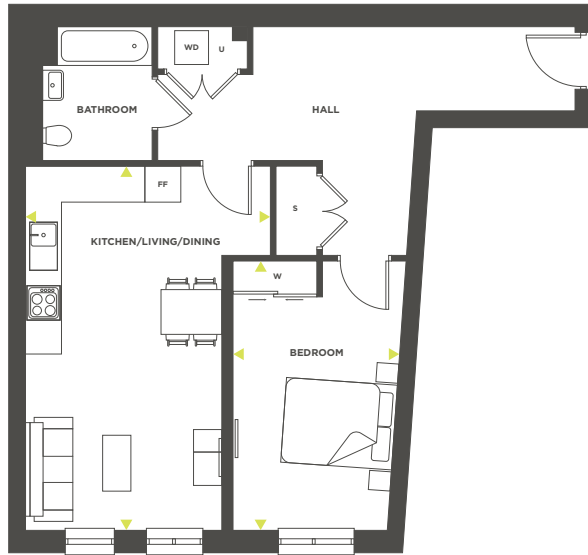
- Balcony and Juliet balcony to some apartments
- Secure residents' cycle stores

Whilst every effort has been taken to ensure the accuracy of the information provided it has been supplied as a guide and Peabody reserves the right to amend the specification as necessary and without notice.



# FLOORPLANS

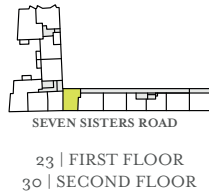




## APARTMENT 23 & 30

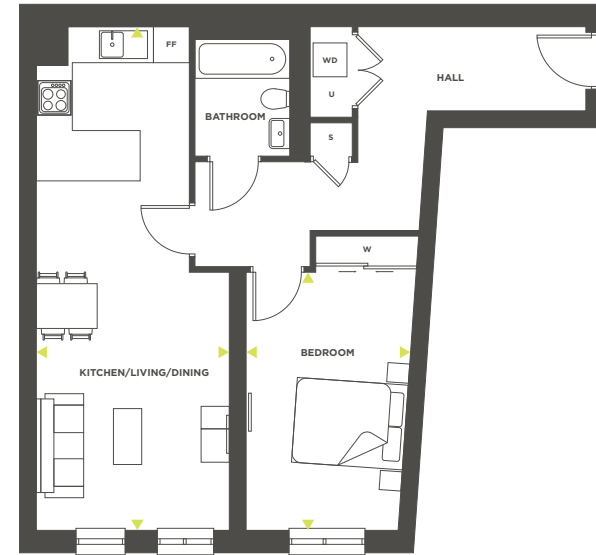
ONE BEDROOM

KITCHEN / LIVING / DINING	6.5 m x 3.5 m	21'04" x 11'06"
BEDROOM	4.8 m x 2.9 m	15'09" x 9'06"
GROSS INTERNAL AREA	65.3 sq m	702.9 sq ft



FF: Fridge/Freezer | WD: Washer Dryer | U: Utility Cupboard | S: Store

Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. Ceiling height may vary within select apartments, please speak to the sales team for more information. All balcony/balcony dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



## APARTMENT 37 & 44

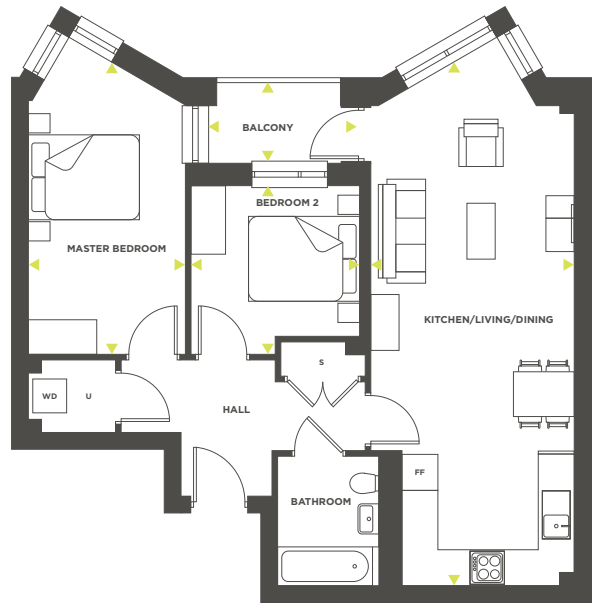
ONE BEDROOM

KITCHEN / LIVING / DINING	9.0 m x 3.5 m	29'08" x 11'06"
BEDROOM	4.7 m x 2.9 m	15'05" x 9'06"
GROSS INTERNAL AREA	65.5 sq m	705 sq ft



FF: Fridge/Freezer | WD: Washer Dryer | U: Utility Cupboard | S: Store

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## APARTMENT 2 & 5

TWO BEDROOM

KITCHEN / LIVING / DINING	9.3 m x 3.6 m	30'06" x 11'10"
MASTER BEDROOM	5.2 m x 2.8 m	17'01" x 9'02"
BEDROOM 2	3.0 m x 3.0 m	9'10" x 9'10"
BALCONY	1.1 m x 2.5 m	3'07" x 8'02"
GROSS INTERNAL AREA	72.4 sq m	779.3 sq ft



FF: Fridge/Freezer | WD: Washer Dryer | U: Utility Cupboard | S: Store

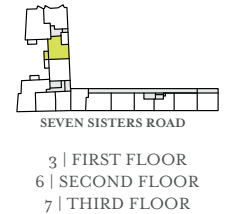
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## APARTMENT 3, 6 & 7

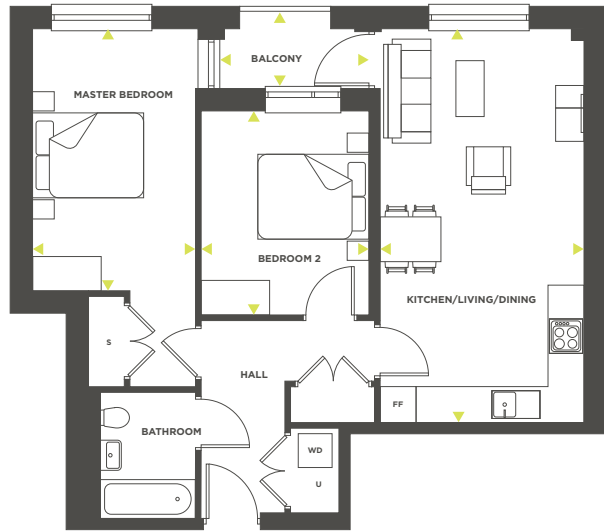
TWO BEDROOM

KITCHEN / LIVING / DINING	8.3 m x 3.5 m	27'03" x 11'06"
MASTER BEDROOM	4.1 m x 2.9 m	13'05" x 9'06"
BEDROOM 2	3.1 m x 3.5 m	10'02" x 11'06"
BALCONY Apt 3 Only	1.4 m x 3.5 m	4'07" x 11'06"
GROSS INTERNAL AREA	70.8 sq m	762.1 sq ft



Juilette Balcony only to Apt 6 & 7  
FF: Fridge/Freezer | WD: Washer Dryer | U: Utility Cupboard | S: Store

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## APARTMENT 49

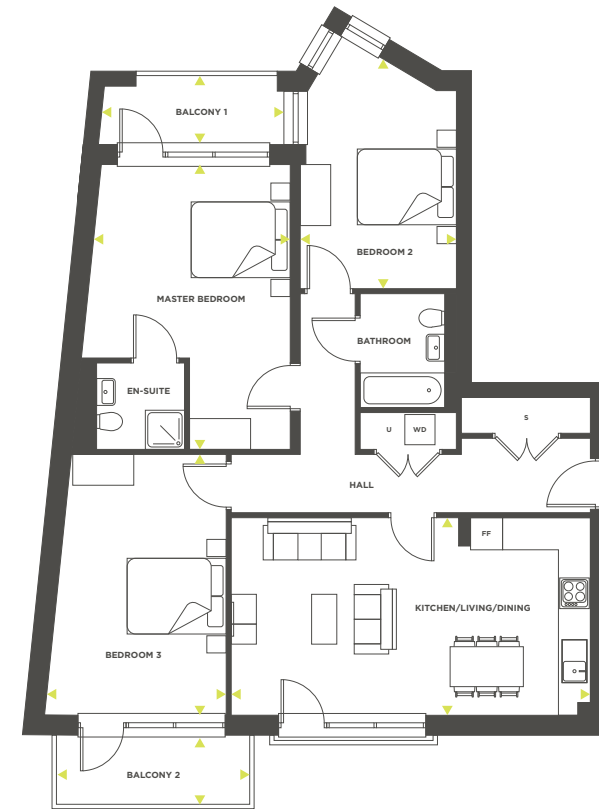
TWO BEDROOM

KITCHEN / LIVING / DINING	7.0 m x 3.6 m	22'11" x 11'10"
MASTER BEDROOM	4.7 m x 2.9 m	15'05" x 9'06"
BEDROOM 2	3.6 m x 3.0 m	11'10" x 9'10"
BALCONY	1.1 m x 2.6 m	3'07" x 8'06"
GROSS INTERNAL AREA	69.3 sq m	745.9 sq ft



FF: Fridge/Freezer | WD: Washer Dryer | U: Utility Cupboard | S: Store

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## APARTMENT 1 & 4

THREE BEDROOM

KITCHEN / LIVING / DINING	7.3 m x 4.0 m	23'11" x 13'02"
MASTER BEDROOM	4.0 m x 4.0 m	13'02" x 13'02"
BEDROOM 2	3.1 m x 4.6 m	10'02" x 15'01"
BEDROOM 3	3.4 m x 5.3 m	11'02" x 17'05"
BALCONY 1	1.1 m x 3.7 m	3'07" x 12'02"
BALCONY 2	1.4 m x 3.9 m	4'07" x 12'09"
GROSS INTERNAL AREA	110.8 sq m	1192.6 sq ft



FF: Fridge/Freezer | WD: Washer Dryer | U: Utility Cupboard | S: Store

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Computer generated image of The Gramercy, Greenwich



Peabody has over 150 years of history, experience and expertise. With over 66,000 homes, we are one of the largest housing providers in London and the south-east.

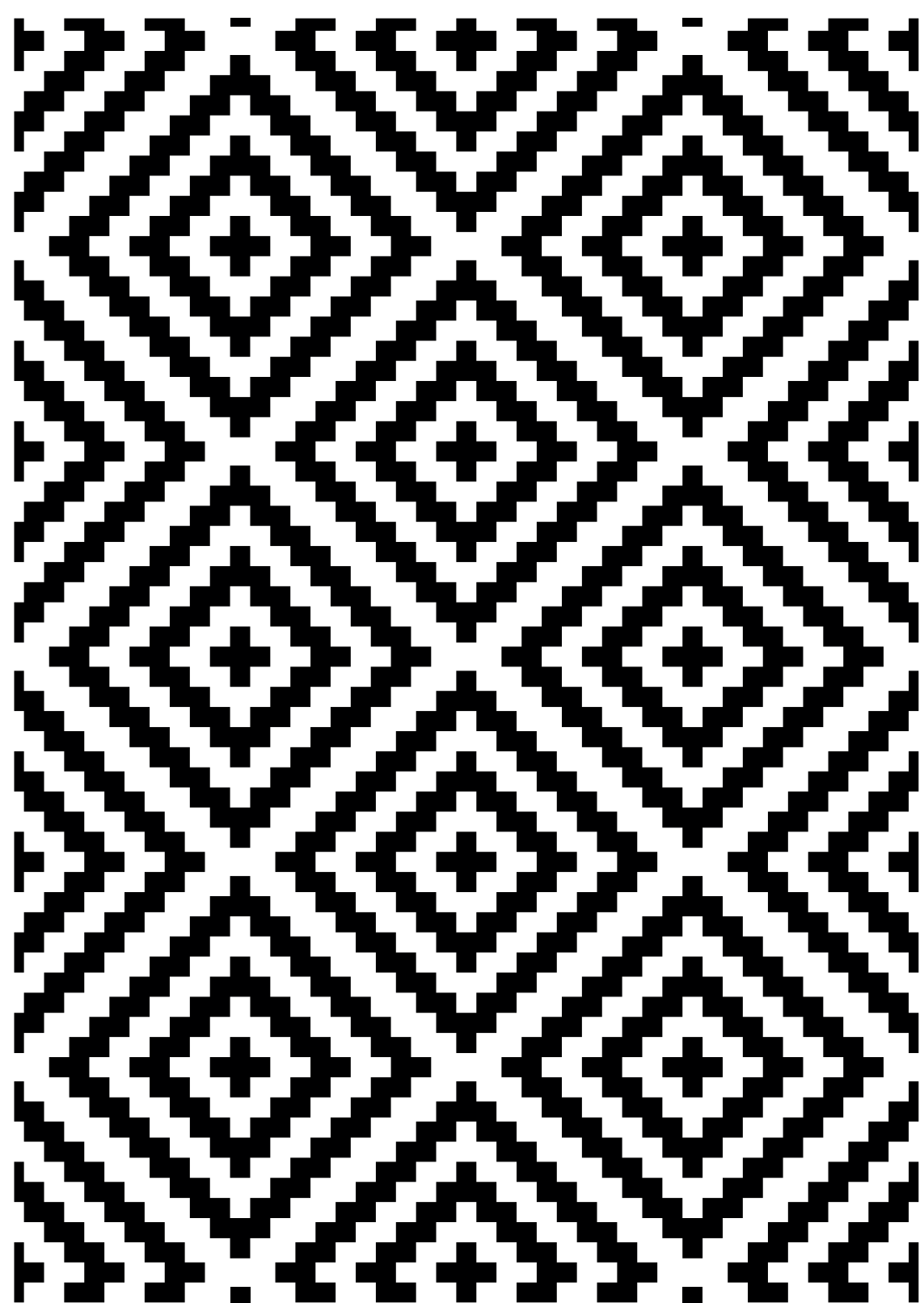
We deliver services to 133,000 residents, 18,000 care and support customers, and the wider communities in which we work.

Our mission is to help people make the most of their lives. We focus on those who need our help the most and our ambition is to create communities that are healthier, wealthier and happier.

We build great quality places and have ambitious plans to deliver 3,300 new homes each year.

**London has been our home for over 150 years. Make it yours.**

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 Peabody savills

020 7704 5618

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