



# THE FOLIUM

LONDON N10









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A unique collection of 1, 2 and 3  
bedroom apartments in the green  
surroundings of Coppetts Wood





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# BEAUTIFUL BY NATURE

When it comes to green spaces, you truly are spoilt for choice at The Folium. There are numerous spots in which you can enjoy the great outdoors.

The undisputed jewel in the crown is Alexandra Park, a pleasure ground of 80 splendid hectares, complete with boating lake and 700 kinds of flora and fauna, which is also home to Alexandra Palace, one of London's premier entertainment venues. It affords marvellous views over the capital, foregrounded by the distinctive landmark that is the Alexandra Palace Television Tower.

Sprawling Highgate Wood is perfect for dog walkers and families, with its adventure playground complete with sand pits and zip wires. Highgate Wood adjoins Queen's Wood, an ancient woodland with a nature reserve and a charming organic café.







# ON YOUR DOORSTEP



The world-famous Highgate Cemetery is well worth exploring too. This is the last resting place for the likes of Douglas Adams, George Eliot, Malcolm McLaren, William Friese-Greene and Christina Rossetti.

On the arts and culture front, there's the three-screen Everyman Cinema and youth art centre 'Exposure'. There are also several contemporary galleries, plus just a little further afield in Crouch End you'll find even more entertainment at the bijou Art House Cinema Crouch End, and the Hornsey Town Hall Arts Centre.

The award-winning Sunshine Garden Centre sits on the site of a former Olympic swimming pool and offers barbecuing courses and terrarium-making masterclasses - the art of growing small plants in glass globe cases.

Then there's the Parkland Walk, a 4.5-mile-long overgrown green trail crossing some disused railway arches.







# RICH PICKINGS

Muswell Hill is packed with thriving independent boutiques for discerning local shoppers, some notable ones being Crocodile Gifts, the Muswell Hill Bookshop, W Martyn tea and coffee shop and upscale ladies' fashion retailer Charli.

Enjoy browsing the stalls heaving with tempting produce at the Alexandra Palace Farmers Market, taking place on most Sundays. A special foodie mention should also be made of Cheeses of Muswell Hill, a tiny but potent emporium of over 200 international artisan cheeses sourced daily from leading dairies and producers.





# NOURISH & FLOURISH

When it comes to places to eat or drink Muswell Hill retains a refined, villagey feel, offering a fantastic selection of independent cafés and restaurants, alongside all the best-known chains and the more upmarket ones, such as Franco Manca, Bill's and Côte.

Some of our favourites include La Lluna, a buzzing cocktail and tapas hang-out, La Porchetta for delicious pizza, atmospheric Mediterranean restaurant Cilicia, and the legendary Kansas City-inspired barbecue place Bodean's. Let's not forget Toff's, a traditional chippy renowned as one of the finest in north London.

Local watering holes range from boho cocktail bars, such as the Mossy Well and Belmeis, to more traditional pubs, such as The Famous Royal Oak, known for its extensive selection of whiskies. Also worth mentioning are chic gastropubs the Clissold Arms, and the dog-friendly Victoria Stakes which hosts regular comedy nights.

Just a short walk down Muswell Hill lies Crouch End, which extends your drinking and dining repertoire even further.





# SEE WHAT'S CLOSE BY

## LIFESTYLE

- 1.1 Furlong
- 1.2 The Maid Of Muswell
- 1.3 Bald Faced Stag
- 1.4 The Arnos Arms
- 1.5 Connubio da Fabio
- 1.6 Flames Restaurant
- 1.7 The Clissold Arms
- 1.8 The Maynard Arms
- 1.9 The Kings Head
- 1.10 The Boogaloo
- 1.11 Queens Wood Café
- 1.12 Bill's Muswell Hill Restaurant
- 1.13 Coffee Republic
- 1.14 The Coffee Place
- 1.15 Costa Coffee
- 1.16 The Catcher In The Rye
- 1.17 Caspian Lounge

## LEISURE

- 2.1 Finchley Lido Leisure Centre
- 2.2 Muswell Hill Golf Club
- 2.3 Finchley RFC
- 2.4 Wingate & Finchley FC
- 2.5 PureGym London Muswell Hill
- 2.6 David Lloyd Finchley
- 2.7 Nuffield Health
- 2.8 Halliwick Recreation Ground
- 2.9 Muswell Hill Skate Park
- 2.10 Go Ape Alexandra Palace
- 2.11 Highgate Cricket Ground
- 2.12 Hanley Tennis Club
- 2.13 Wood Vale Lawn Tennis Club
- 2.14 PureGym London Finchley

## EDUCATION

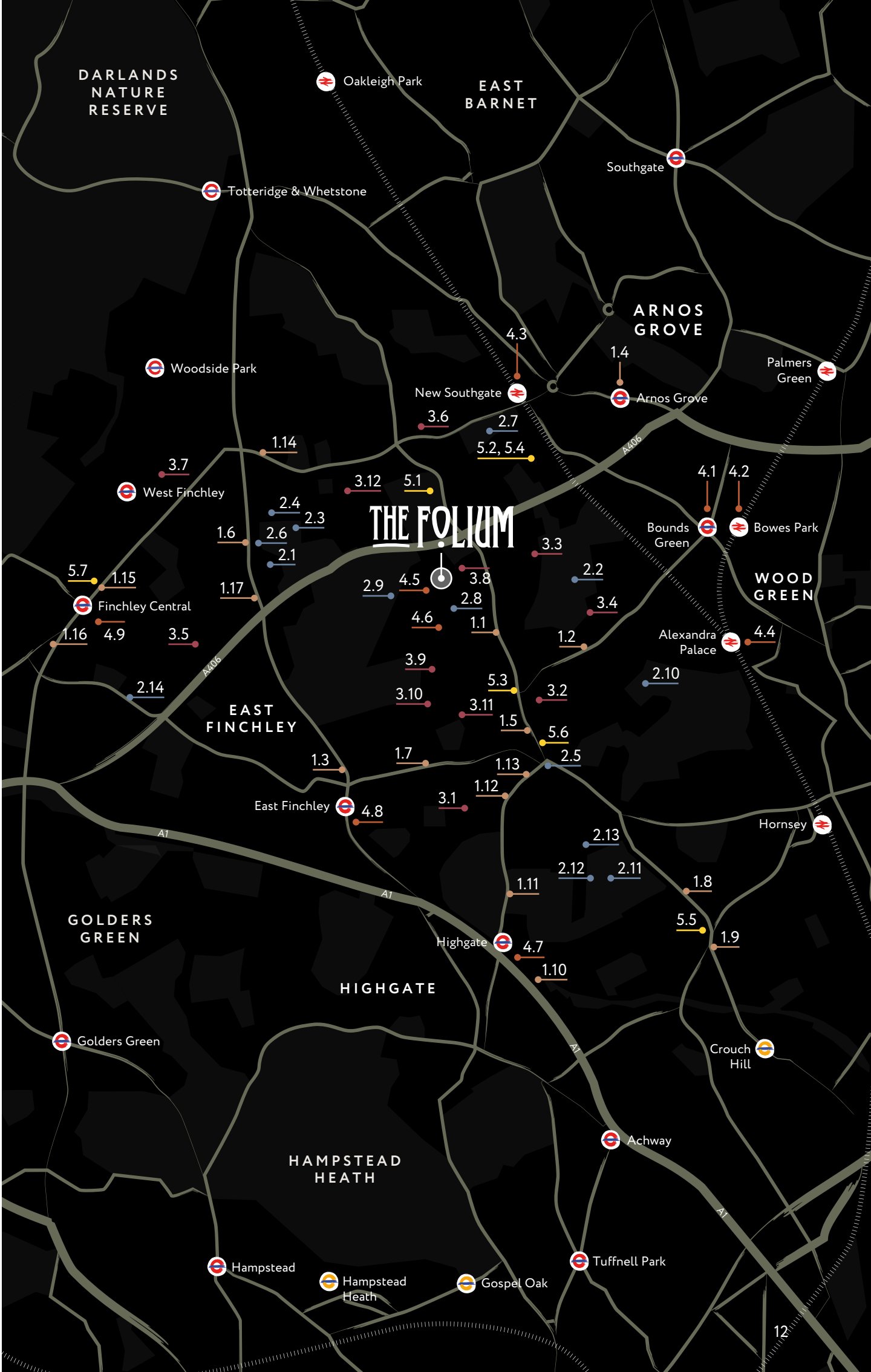
- 3.1 TreeHouse School
- 3.2 Norfolk House School
- 3.3 Hollickwood Primary School
- 3.4 Rhodes Avenue Primary School
- 3.5 Manorside Primary School
- 3.6 Dwight School London
- 3.7 Moss Hall Infant School
- 3.8 Coppetts Wood Primary School
- 3.9 Codfall Primary School
- 3.10 Eden Primary School
- 3.11 Blanche Neville Secondary School
- 3.12 The Compton School

## TRANSPORT

- 4.1 Bounds Green
- 4.2 Bowes Park
- 4.3 New Southgate Station
- 4.4 Alexandra Palace
- 4.5 Bus Stop
- 4.6 Zipcar
- 4.7 Highgate
- 4.8 East Finchley
- 4.9 Finchley Central Station

## RETAIL

- 5.1 Tesco Extra
- 5.2 B&Q
- 5.3 Budgens
- 5.4 Friern Bridge Retail Park
- 5.5 Waitrose & Partners
- 5.6 Little Waitrose
- 5.7 Tesco Superstore





# AN OASIS WITHIN EASY REACH



Part of the charm of living in such a secluded and leafy area is that you're sheltered from the hubbub and noise associated with a busy city. But, whether it's for work or play, the rest of London is always simple to get to, with reliable bus services running 24 hours.










The nearest London Underground stations are Bounds Green (Piccadilly Line) and East Finchley (Northern Line), while the closest mainline rail station is New Southgate (around 20 minutes to Old Street). Travelling abroad is made easy with St. Pancras International station just 17 minutes away by tube.

There's a Zipcar station just a few minutes' walk away and numerous electric car charging points at The Folium.



## PUBLIC TRANSPORT

Train times from Bounds Green Underground Station

Highbury & Islington 	11 minutes
Euston 	15 minutes
King's Cross St. Pancras 	17 minutes
Oxford Circus 	18 minutes
Camden Town 	22 minutes
Tottenham Court Road 	23 minutes
Leicester Square 	24 minutes
Bank (City of London) 	24 minutes
Brent Cross 	35 minutes

## BY CAR

From The Folium, N10 1JN

North Circular	3 minutes
Muswell Hill	4 minutes
East Finchley	5 minutes
Bounds Green Underground	6 minutes
East Finchley Underground	7 minutes
Alexandra Palace	10 minutes
Hampstead Heath	12 minutes
Brent Cross	14 minutes
Wembley Stadium	25 minutes
Regents Park	29 minutes
Westfield (Shepherd's Bush)	36 minutes





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# SPACE TO BREATHE

As you'd expect from any Catalyst New Homes property, the quality apartments at The Folium offer luminous living spaces with premium fixtures and fittings throughout.

The Folium has been carefully designed to fully meet the demands of modern living without sacrificing contemporary style.



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Kitchens come with fully integrated appliances, designer units and stone worktops.







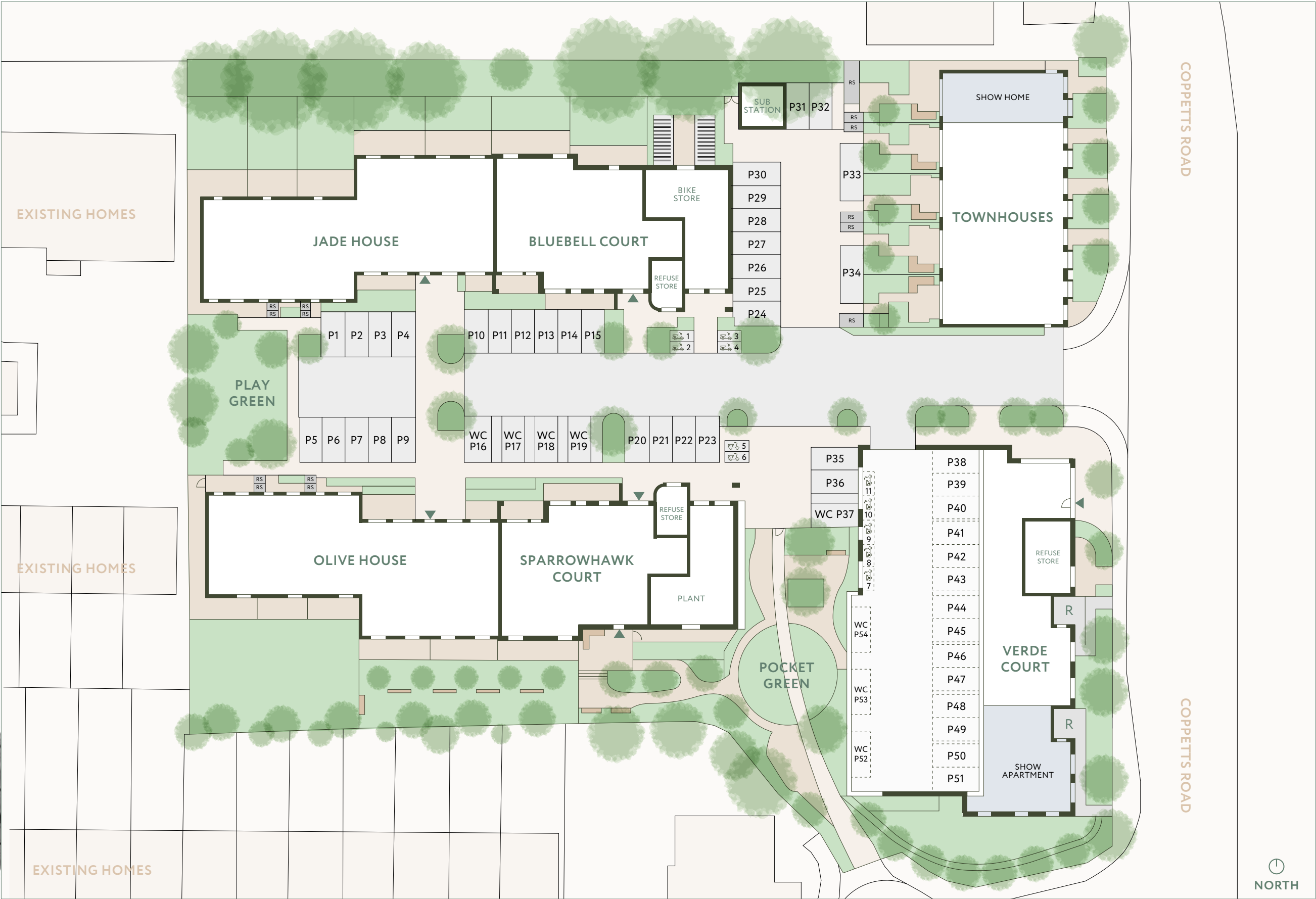
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Bedrooms feature floor-to-ceiling fitted wardrobes, brushed metal sockets and subtle light grey carpets.



# MASTERPLAN

- KEY
- R Ramp
  - Undercroft Parking
  - RS Refuse Store
  - Moped Parking





# SPECIFICATION

## ELECTRICAL

- Inset and pendant lighting to all apartments
- Schneider ultimate slimline light switches
- Schneider ultimate slimline plug sockets
- Shaver sockets
- Sky+, Freesat and fibre optic connectivity
- Smoke, heat & carbon monoxide detector
- Video entry phone
- Centralised MEV extract ventilation

## KITCHEN / LIVING / DINING

- Silestone worktop
- Undermounted 1 1/2 bowl stainless steel sink
- Silestone splashback to hob
- Blanco Galaxy tap
- Under unit lighting
- Single electric fan oven below worktop
  - Double electric oven to 3 bedroom apartments
- NEFF 4-ring induction hob
- NEFF integrated downdraft extractor unit
- NEFF integrated washer/dryer
- NEFF integrated dishwasher
- NEFF integrated fridge/freezer

## HEATING & HOT WATER

- Towel radiator to WC, bathroom and ensuite
- Danfoss TPOne thermostat
- Underfloor heating throughout

## BATHROOMS & EN SUITES

- Semi-recessed wash basin with mixer tap
- WC with dual flush plate
- Bath/shower with mixer tap and detachable showerhead (bathrooms only)
- Built-in rainshower showerhead and mixer tap (shower rooms only)
- Shower screen
- Slimline double mirrored cabinet

## FLOORING

- Amtico Spacia flooring throughout hallway, living and dining areas
- Minoli ceramic floor tiling to bathrooms and en suites
- Berkeley Twist carpets to bedrooms

## GENERAL

- Built in wardrobes\*
- Front door with doorbell and spyhole
- Flush finish internal doors with horizontal grooves, painted white
- All internal walls painted white





# SHARED OWNERSHIP

Shared Ownership is a Government-backed scheme for first-time buyers who are unable to afford a suitable home at the full market price.\*

## HOW DOES IT WORK?

You initially purchase between 25% and 75% of the home's market value. You then pay subsidised rent on the remainder.

## AM I ELIGIBLE?

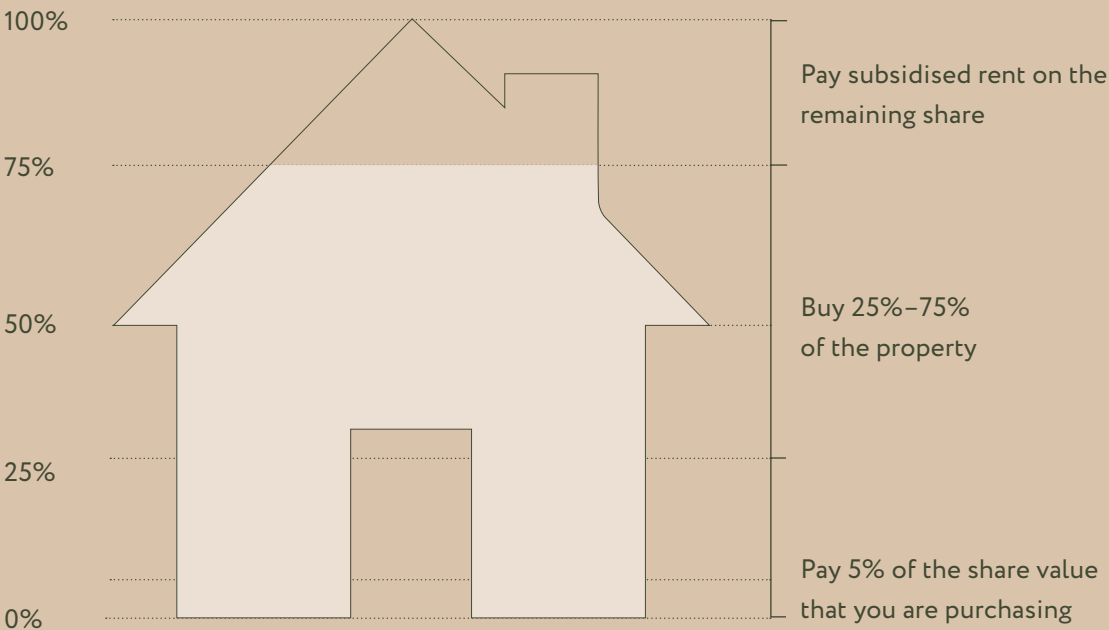
To be considered eligible for the Shared Ownership scheme your yearly income must be below £80,000. For London the limit is £90,000.

Those who already own a home are not eligible for the scheme. You would need to sell your current home to be considered.

## WILL I NEED TO PAY A DEPOSIT?

In terms of a deposit you will need 5% of the percentage of the home you're purchasing.

If the property's market value is £200,000 and you're buying 35% then your proportion will be £70,000. This means you'll need a deposit of £3,500 alongside a mortgage of £66,500.



\*Shared Ownership – Terms and conditions apply. This scheme is subject to qualifying criteria and status. Minimum and maximum share values will apply and rent is payable on the unsold share. Only available on selected properties. It is not offered with any other promotion unless by special arrangement by us. Please speak to our Sales Team for further details.



## 5 STEPS TO SHARED OWNERSHIP\*

### 1 ARE YOU ELIGIBLE?

### 2 FIND A PROPERTY

### 3 SOURCE LEGAL AND MORTGAGE ADVICE

### 4 EXCHANGE CONTRACTS

### 5 COMPLETE! HELLO HOME OWNER!



# ABOUT CATALYST

Catalyst is a multi-award-winning housing association, with a portfolio of nearly 34,000 homes across London, the Home Counties and South East England.

We deliver a diverse range of developments in a mix of styles, layouts and finishes, tailored to the neighbourhoods they are a part of; from boutique apartments in central locations, to transformative multi-phase regeneration projects, and family homes in picturesque countryside villages. Our aim is to provide the perfect home for every buyer, so no matter where each purchaser is in their property journey, we have a property to suit them.

As a member of the G15 group, a collection of London's leading housing associations, we are committed to building high quality, affordable homes. We are experts in placemaking and developing tenure-blind neighbourhoods, adopting a creative approach to design and urban planning to deliver truly desirable homes people love.

Importantly, we invest in our communities for the long term, ensuring our developments are always well maintained so that our residents continue to be proud to live in a Catalyst home.



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Queensbury Square  
NW9 6RN



**ARRO**  
Southall  
UB1 1BZ



**PORTOBELLO SQUARE**  
North Kensington  
W10 5SA

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Catalyst terms and conditions apply. \*Shared Ownership – This scheme is subject to qualifying criteria and status. Minimum and maximum share values will apply and rent is payable on the unsold share. It is not offered with any other promotion unless by special arrangement by Catalyst Homes. Please speak to our sales team for further details.









