

Bay House

Evergreen

#forevergreenlanes



Computer generated imagery is indicative only and subject to change.

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 and duplexes within elegant contemporary architecture, as well Shared Ownership options and a new health centre which will be 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.



#forevergreenlanes







Choose from 1, 2 and 3 bedroom residences, 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.

The Site Plan



Bay House



Plot Locator

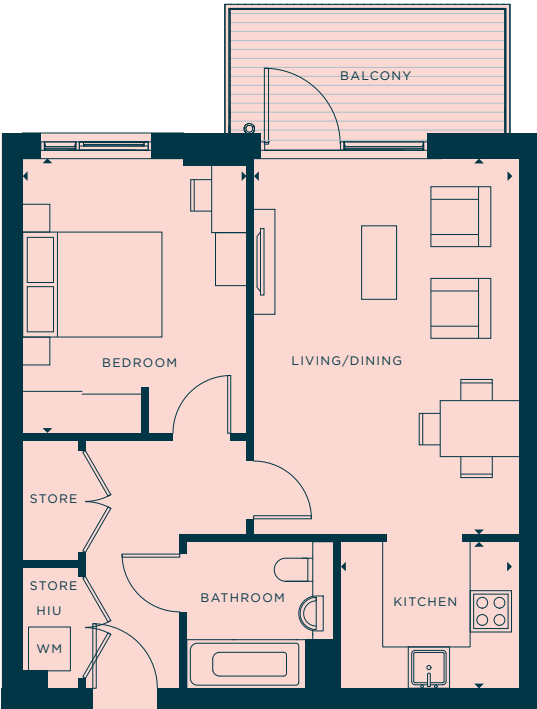
Bay House	BEDS	SQ M	SQ FT	PAGE
202, 203, 302, 303, 402, 403	One	53.0	570.5	10
305	Two	73.3	789	11
306, 307	Two	73.4	790.1	11
308	Two	73.2	787.9	11
301	Two	73.7	793.3	12
304	Two	73.8	794.4	12
401	Two	73.7	793.3	13
404	Two	73.8	794.4	14
405	Two	75.7	814.8	15
406	Two	75.8	815.9	16
407	Two	75.7	814.8	17



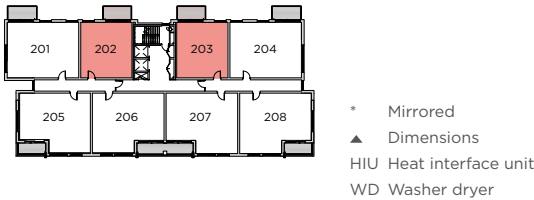
Block A Bay House

APARTMENT 202, 203*, 302, 303*, 402, 403*
ONE BEDROOM
LEVELS: 2, 3 & 4

N



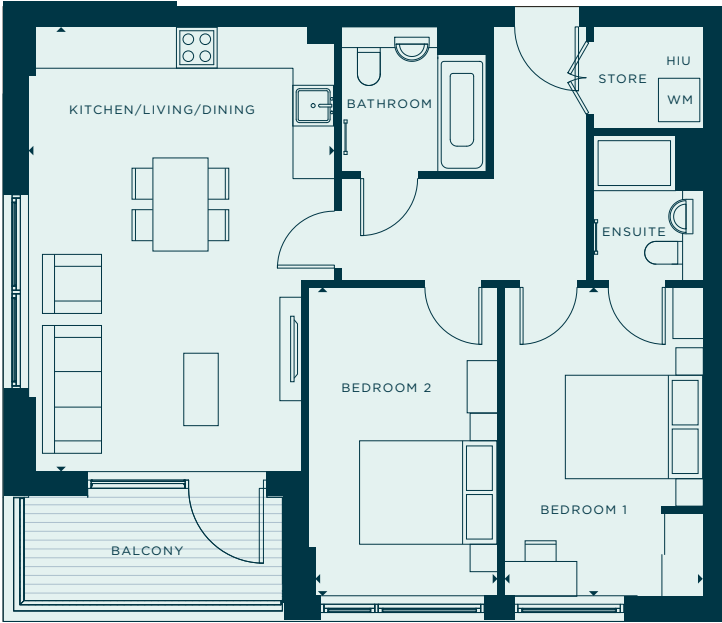
Total area	53.0 sq m	570.5 sq ft
Living/Dining	3.69m x 5.37m	12'1" x 17'6"
Kitchen	2.45m x 2.10m	8'0" x 6'8"
Bedroom	3.20m x 3.92m	10'4" x 12'8"



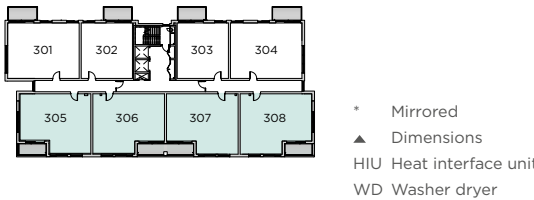
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APARTMENT 305, 306*, 307, 308*
TWO BEDROOM
LEVEL: 3

N



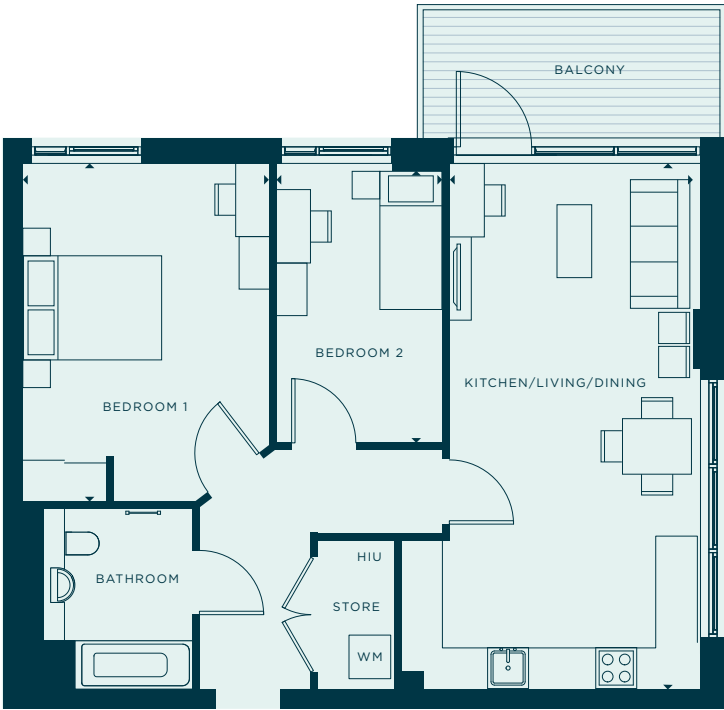
Total area plot 305	73.3 sq m	789 sq ft
Total area plot 306, 307	73.4 sq m	790.1 sq ft
Total area plot 308	73.2 sq m	787.9 sq ft
Kitchen/Living/Dining	4.43m x 6.45m	14'5" x 21'1"
Bedroom 1	2.88m x 4.47m	9'4" x 14'6"
Bedroom 2	2.75m x 4.47m	9'0" x 14'6"



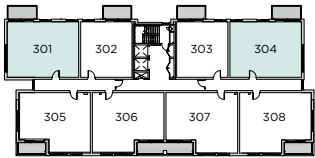
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APARTMENT 301*, 304
TWO BEDROOM
LEVEL: 3

WHEELCHAIR ADAPTABLE



Total area plot 301	73.7 sq m	793.3 sq ft
Total area plot 304	73.8 sq m	794.4 sq ft
Kitchen/Living/Dining	3.61m x 7.57m	11'8" x 24'8"
Bedroom 1	3.55m x 4.87m	11'6" x 15'9"
Bedroom 2	2.40m x 4.02m	7'8" x 13'1"



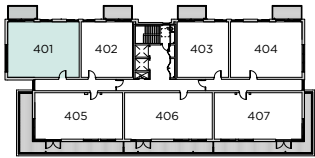
* Mirrored
▲ Dimensions
HIU Heat interface unit
WD Washer dryer

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APARTMENT 401
TWO BEDROOM
LEVEL: 4



Total area	73.7 sq m	793.3 sq ft
Kitchen/Living/Dining	3.61m x 7.57m	11'8" x 24'8"
Bedroom 1	3.03m x 4.17m	9'9" x 13'6"
Bedroom 2	2.99m x 4.17m	9'8" x 13'6"



▲ Dimensions
HIU Heat interface unit
WD Washer dryer

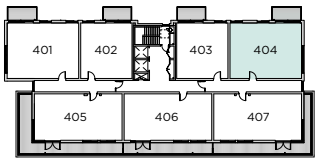
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APARTMENT 404
TWO BEDROOM
LEVEL: 4

WHEELCHAIR ADAPTABLE



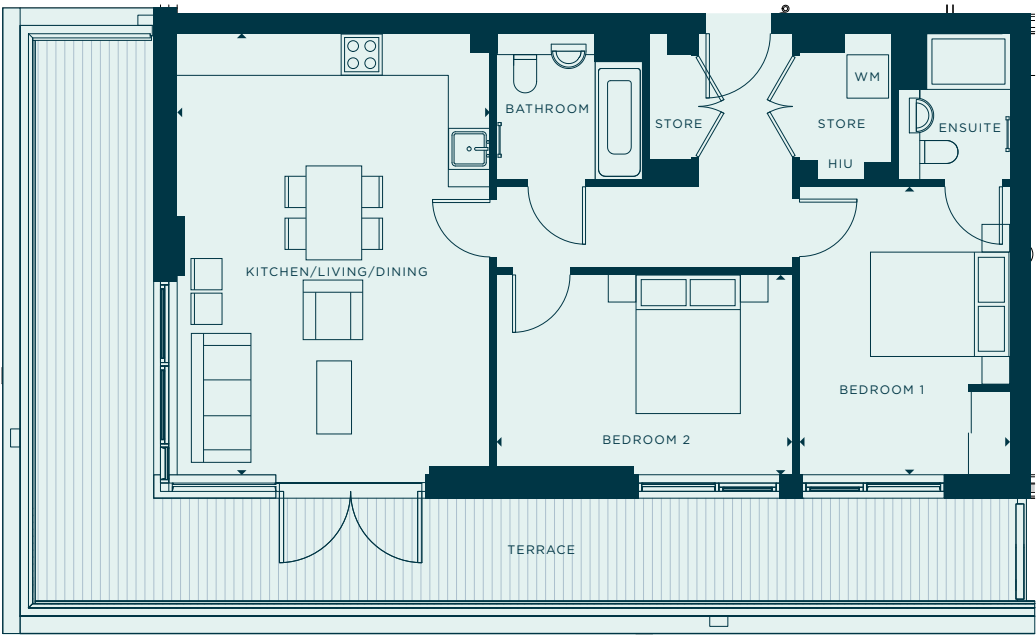
Total area	73.8 sq m	794.4 sq ft
Kitchen/Living/Dining	3.61m x 7.57m	11'8" x 24'8"
Bedroom 1	3.20m x 4.02m	10'4" x 13'1"
Bedroom 2	2.75m x 4.02m	9'2" x 13'1"



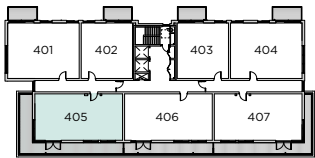
▲ Dimensions
HIU Heat interface unit
WM Washing machine

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APARTMENT 405
TWO BEDROOM
LEVEL: 4



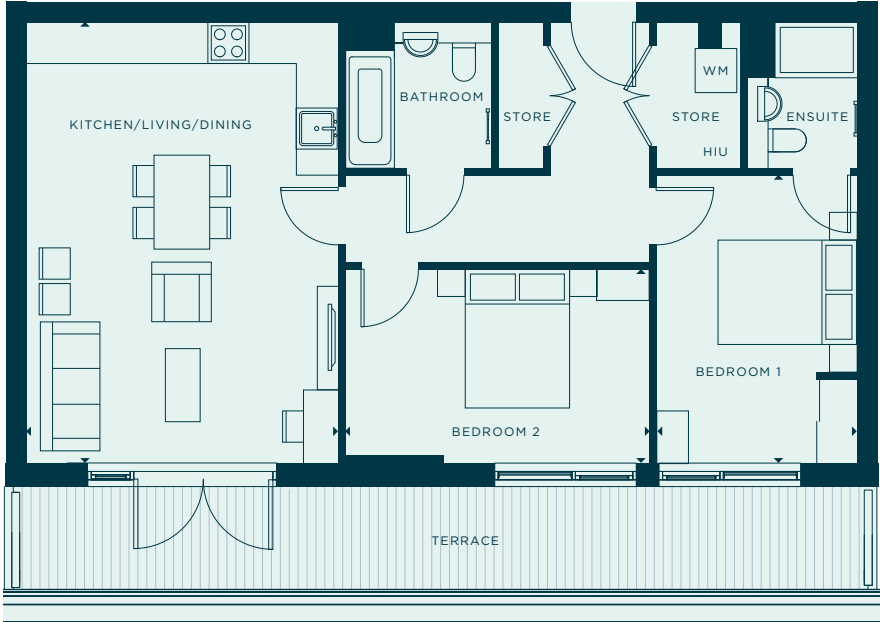
Total area	75.7 sq m	814.8 sq ft
Kitchen/Living/Dining	4.49m x 6.33m	14'7" x 20'7"
Bedroom 1	3.03m x 4.13m	9'9" x 13'5"
Bedroom 2	4.25m x 2.87m	13'9" x 9'4"



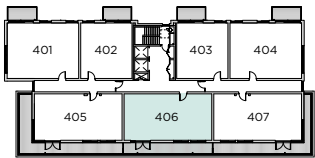
▲ Dimensions
HIU Heat interface unit
WM Washing machine

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APARTMENT 406
TWO BEDROOM
LEVEL: 4



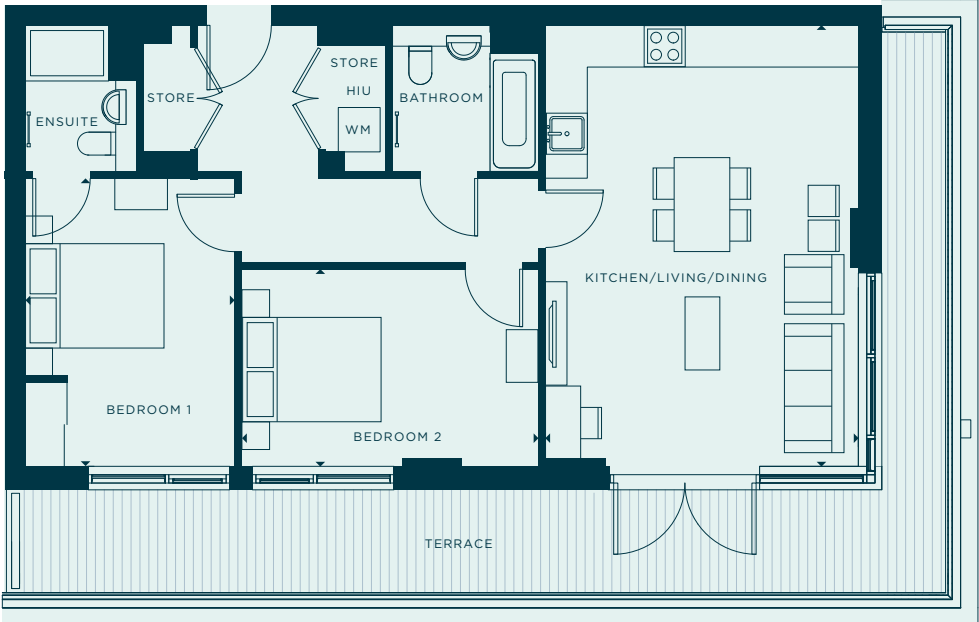
Total area	75.8 sq m	815.9 sq ft
Kitchen/Living/Dining	4.49m x 6.33m	14'7" x 20'7"
Bedroom 1	2.91m x 4.13m	9'5" x 13'5"
Bedroom 2	4.37m x 2.79m	14'3" x 9'1"



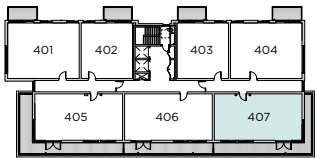
▲ Dimensions
HIU Heat interface unit
WD Washer dryer

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APARTMENT 407
TWO BEDROOM
LEVEL: 4



Total area	75.7 sq m	814.8 sq ft
Kitchen/Living/Dining	4.49m x 6.33m	14'7" x 20'7"
Bedroom 1	3.01m x 4.13m	9'8" x 13'5"
Bedroom 2	4.27m x 2.83m	14'0" x 9'2"



▲ Dimensions
HIU Heat interface unit
WD Washer dryer

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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	•	•	•
Integrated dishwasher	•	•	•
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 sanitaryware	•	•	•
Bath	•	•	•
Combined bath filler & waste	•	•	•
Built-in thermostatic 3 outlet bath shower mixer	•	•	•
Square slimline fixed shower head	•	•	•
Pull out hand shower set	•	•	•
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		•	•
Built-in 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 throughout, dimmable in living/dining area	•	•	•
Pendant lights in hallway, living area and bedrooms	•	•	•
White plastic sockets	•	•	•
White plastic light switch and dimmer switches	•	•	•
Quadplex TV 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 via mobile phone	•	•	•

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 smooth matt white emulsion ceilings in Dulux Paper Chain	•	•	•
Satinwood white woodwork	•	•	•
Karndean flooring to hall, kitchen/living/dining areas	•	•	•
Fully carpeted bedroom(s)	•	•	•
Built-in wardrobe to bedroom 1	•	•	•

GENERAL	1 BED	2 BED	3 BED
Full Secured By Design access controlled metal entrance doors to each building	•	•	•
Polished ceramic tiles and carpet to communal areas	•	•	•
Lift and stair access to each floor	•	•	•
Solidcore timber entrance doors to each apartment	•	•	•
Composite powder coated double glazed windows	•	•	•
Composite powder coated double glazed French windows	•	•	•
Terrace or balcony	•	•	•

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.



Brought to you by Latimer Homes

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

Clarion Housing Group is the UK's largest provider of affordable housing, owning over 125,000 homes with over 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.

We build communities that work for the long-term and we have been developing for over 100 years. 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 the 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 long-term commitment to the people who live in our homes. We don't build and then simply move onto the next site; we create thriving places for families to enjoy 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.





We are proud of the many awards which we have received – which we feel are testimony to the way we have developed our business across the years.



Conningbrook Lakes
Ashford

Located in tranquil Ashford, Conningbrook Lakes presents a new development of high-quality, contemporary 2, 3, 4 and 5 bedroom homes. Conningbrook Lakes features countryside charm and the convenience of a thriving town, served by fast connections in to central London.



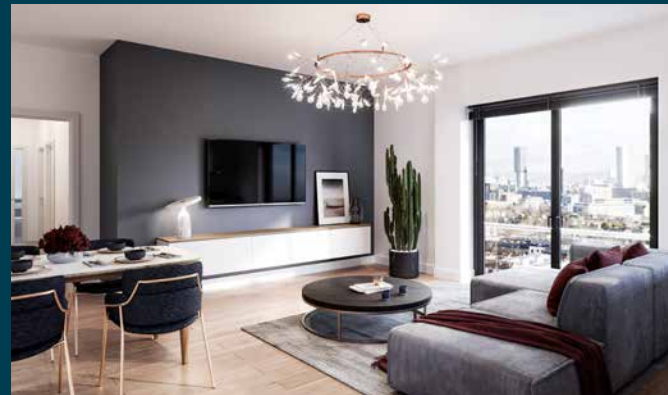
The Boulevard
Southwark

The Boulevard presents a boutique collection of apartments and penthouses on Blackfriars Road, one of the city's most eclectic and dynamic neighbourhoods. Designed with comfort and luxury in mind, residents can enjoy a concierge, landscaped roof terraces with spectacular views of London and homes providing both modern sanctuary and great entertainment space.



The Lexicon
Islington

At 36-storeys high, this City Road development stands as Islington's tallest building. The City Basin waterside apartments, moments from Angel tube and Silicon Roundabout, feature unrivalled views, a spa, a lounge and a 24hr concierge service. The Lexicon is situated in a prime location bordering Angel, Shoreditch, Clerkenwell and Farringdon.



Amplify
Salford Quays

Amplify Apartments offers a distinctive collection of 1, 2 and 3 bedroom apartments and duplex townhouses within the heart of Salford Quays. These apartments offer superior, high-spec, contemporary living spaces and with an onsite concierge and a private residential roof top garden, this development is the perfect place to call home.



Viewpoint
Battersea

Viewpoint hosts a selection of 1, 2 and 3 bedroom contemporary apartments centred around attractive landscaped gardens in the heart of Battersea, SW11. Just a short stroll from Wandsworth Bridge, Chelsea and Clapham Junction, Viewpoint is perfect for commuters and city dwellers.



NOMA
Westminster

Perfectly positioned for convenient, cosmopolitan living in the city, NOMA comprises 1, 2 and 3 bedroom apartments and 4 bedroom duplexes. The central Zone 2 location has excellent transport links with Underground access on the Bakerloo line at Kilburn Park and the Overground at Kilburn High Road.



Evergreen, Green Lanes, Haringey N8 ORA
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