



Persona Homes

by Home Group

# EDGEWOOD MEWS

Beechwood Avenue, Finchley

SHARED OWNERSHIP



Welcome to

# Edgewood Mews

*The place of new beginnings*

Relish a fresh start at Edgewood Mews, where you will find new possibilities whilst enjoying the comfort of having everything on your doorstep. Choose your home from a collection of two, three and four bedroom apartments in the heart of Finchley, Barnet. Located less than a mile away from Finchley Central Station, you will be part of the bigger picture and minutes away from a range of local amenities.





Be at the centre of it all with fast commuter links into the city, excellent schools and plenty of shops, cafes and restaurants to experience; if you are looking for a home to call your own, Edgewood Mews is a great place to start your journey.

These modern apartments boast contemporary design, open plan living spaces in the two and three beds and stylish kitchens with integrated appliances that are perfect to host dinners with family or friends.

Enjoy your morning coffee comfortably on your very own private balcony or terrace or take a quick stroll down to the coffee shop through the newly created pedestrianised mews street.





#### About Persona

# We make it personal

*Your Persona experience is our top priority, that's why we make it personal.*

From the moment you first connect with Persona Homes, you become our top priority.

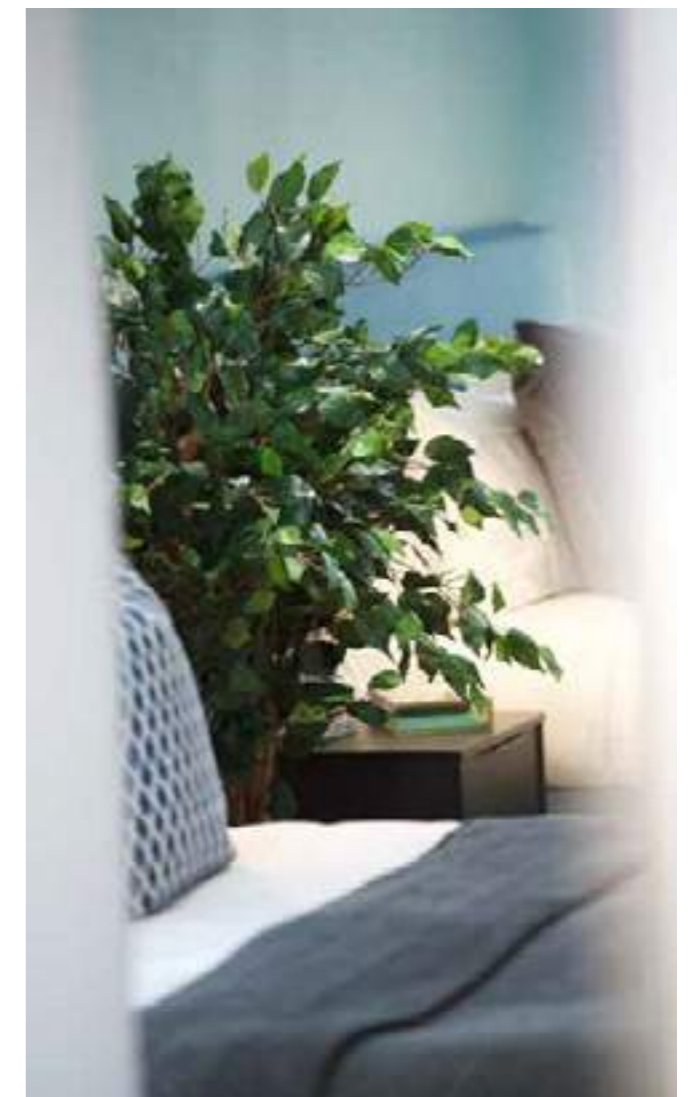
Our aim is to make your home-buying experience enjoyable. We understand that buying a new home is a big deal and we know that it's not always plain sailing.

That's why our approach is a little different. We know that the key to a happy move is clear and regular communication. Keeping you updated throughout the process eliminates frustration and anxiety.

As soon as you contact Persona, you'll be appointed a host.

Your Persona host will guide you through the initial consultation process. They'll show you around one of our beautifully appointed show homes, helping you choose a home that fits you and your budget. And, if you have any questions to do with the buying process, they'll be on hand to help.

Once you decide to reserve your Persona home, your host will support you from reservation through to completion and beyond.

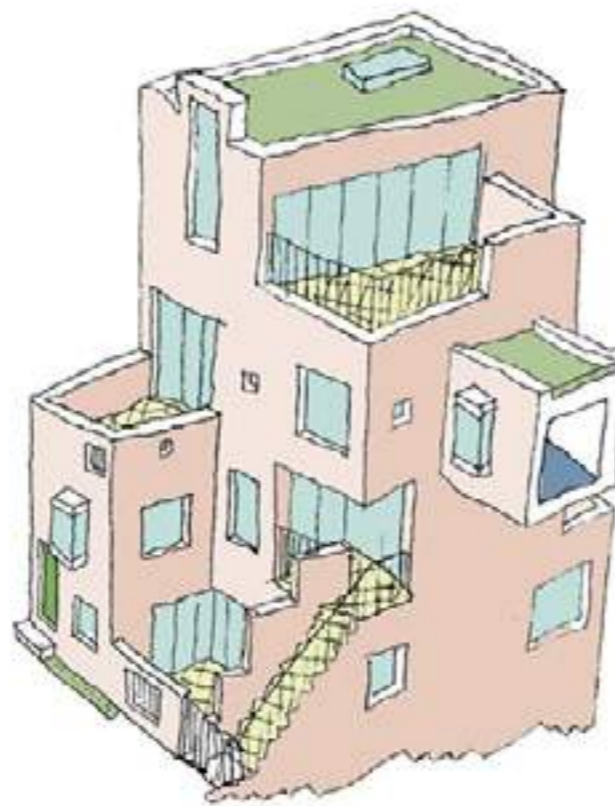


# From the architects

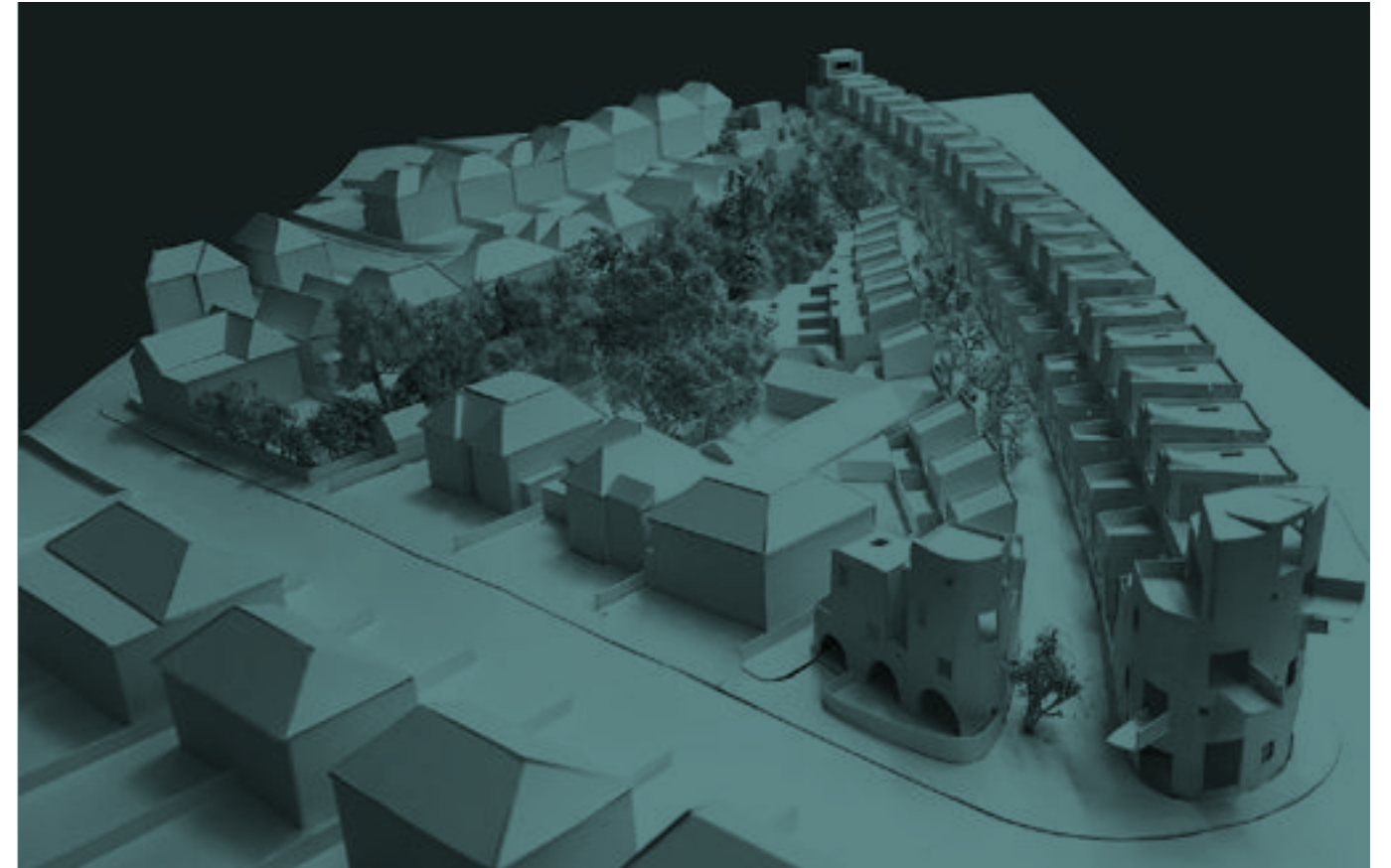
*Edgewood Mews is designed by Peter Barber Architects. It boasts creative architecture which is the fruit of their experience in award winning and highly acclaimed residential developments across London.*

The overgrown land on which the development is built had stood empty and unused for two decades before becoming part of Mayor of London's Small Sites, Small Builders programme. The aim of the forward-looking regeneration project is to create homes that blend in with the surrounding area, both street based and community enhancing, with a variety of public realm and amenity space.

The shape of the site, gently curved on the south side parallel to the A506 North Circular, presented an opportunity to introduce in the design process a strong building line with a vibrant urban edge. On the north facing side many of the characteristics of the mews streets were adopted, with low-mid rise courtyard duplex apartments with their own private access. The result is outstanding, succeeding to develop homes that respond to the needs of the urban strategy while delivering high quality homes that blend with the surrounding neighbourhood.



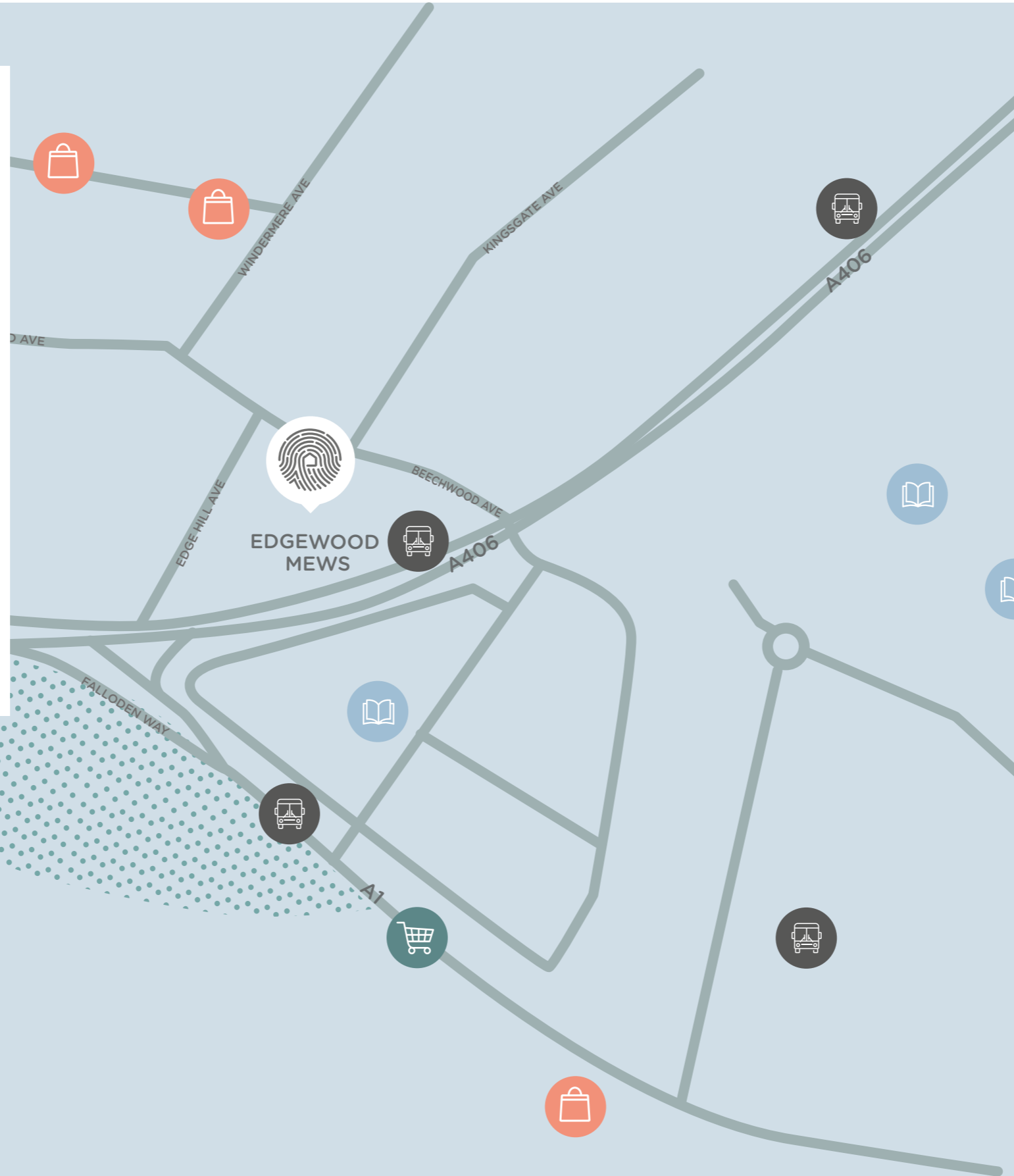
\* Images from Peter Barber Architects



# The place to be

*Perfectly placed in the middle of North London, Finchley is among some of the best areas north of the river.*

Conveniently placed close to central London, in one of the largest residential suburbs of the capital, Edgewood Mews is the place to be close to all essential amenities, main transport links to the city and green spaces to discover on weekend strolls.



## Food shopping

- Waitrose & Partners, 0.7 miles
- Marks & Spencer, 0.8 miles
- Tesco Superstore, 1.1 miles
- Iceland Foods, 1.8 miles

## Retail therapy

- Temple Fortune, 1.1 miles
- Brent Cross Shopping Centre, 2.0 miles
- Silkbridge Retail Park, 2.8 miles

## Parkland

- Windsor Open Space, 1.0 miles
- Hampstead Heath, 1.7 miles
- Hendon Park, 1.8 miles
- Sunny Hill Park, 2.1 miles

## Sports and leisure

- Pure Gym, 0.5 miles
- The CyClub, 1.0 miles
- Park View Health Club, 1.4 miles
- David Lloyd Finchley, 1.7 miles

## Restaurants

- The Dumpling House, 0.5 miles
- Orkideh Restaurant, 0.9 miles
- The House Restaurant, 1.1 miles
- Dolce Napoli Italian, 1.3 miles

## Transport and fast connections

- Finchley Central Station, 1.0 miles
- Golders Green Underground, 1.6 miles
- A41, 2.0 miles
- M1, 2.2 miles

From Edgewood Mews

# All is within reach

*Work or play, central London is less than 20\* minutes away*

Finchley is one of the most desirable areas of North West London offering the best of both worlds; great transport links to the city and peaceful green spaces and parks. Edgewood Mews sits perfectly in this leafy suburb, minutes away from coffee shops, restaurants and local boutiques.

The area's growing popularity has made it one of the most vibrant districts of the Brent area, with a strong sense of community and plenty of local businesses. At Edgewood Mews you will be spoiled for choice when it comes to leisure and entertainment. Take a stroll towards Hampstead

Heath passing by Temple Fortune to visit the local boutiques and stop by Shades for a coffee and pastry in the sun. If you are looking for entertainment for the whole family Great North Leisure Park is less than a 15-minute bus ride and offers a Vue cinema, 10-pin bowling alley and a variety of restaurants including Nando's and Wagamama.

You will be well connected to the city and beyond with the Northern Line passing at Finchley Central tube station, connecting you to King's Cross St. Pancras in under 20 minutes.

\* from Finchley Central Station to King's Cross St. Pancras Station via Northern Line. Journey times and distances taken from google.com/maps and are correct before going to print. All times and distances listed are approximate and may vary depending on time of travel.

  
**15**  
MIN

  
**14**  
MIN

  
**12**  
MIN

  
**29**  
MIN

  
**14**  
MIN

  
**06**  
MIN

## Darland's Lake Nature Reserve

Rural walks are on your doorstep with 32 hectares of woodlands, wetlands and the Darlands Lake.

## Park View Health Club

An exclusive boutique gym offering a variety of classes and services both online and in person.

## Temple Fortune

Originally developed as part of the 'artisans' quarter' of Hampstead Garden Suburb. Today Temple Fortune is a shopping district for the residents.

## Edgewood Mews

### Coffee and Crayons Café

Treat yourself to a delicious cup of coffee whilst your youngest are entertained by a number of activities.

### Great North Leisure Park

Offering food and entertainment for the whole family, you will be spoilt for choice.

### Finchley Lido Leisure Centre

A multi purpose leisure facility that offers indoor and outdoor pools, sauna, gym and personal training sessions.

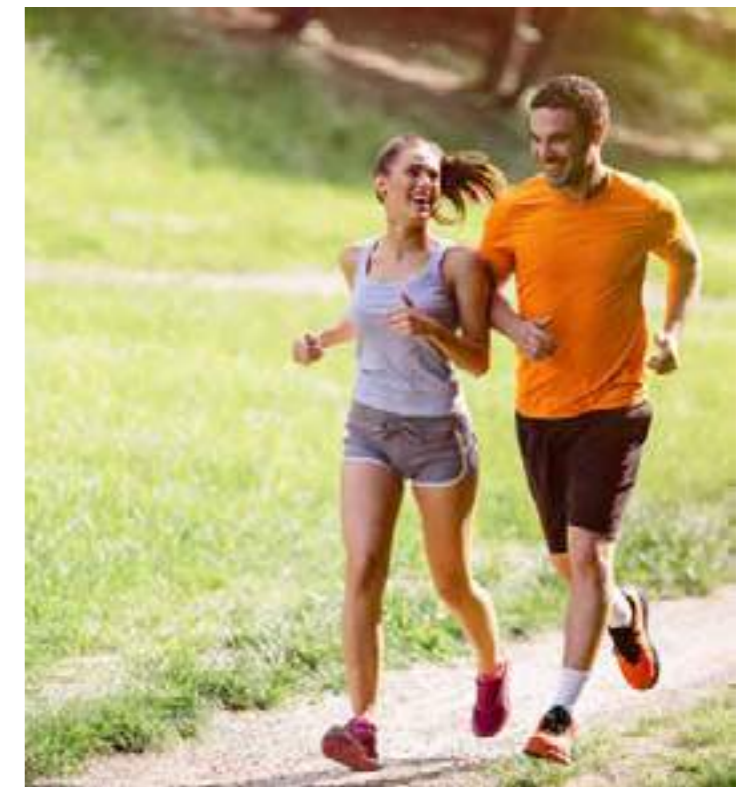


# The perfect escape from the hustle and bustle

*At Edgewood Mews it's all about life's simplistic pleasures. With parks and green spaces just around the corner, your weekends will be filled with picnics, country walks and creating memories.*

Take a walk around Finchley and discover woods, parks and the famous churchyards that fill this part of the borough. You could stroll along Dollis Brook, heading north towards Windsor open space park and garden or south to Brent Park and its nature reserve.

Hendon Park is the perfect place for weekends spent with the whole family, as it offers leisure facilities including play areas, tennis, football and basketball courts. It also has a coffee shop with an outdoor seating area so you can enjoy the sunshine whilst having a coffee or a pastry. And if you are running out of ideas, there are a variety of routes and walks in this district suggested by The Finchley Society - formed in 1971, it aims at preserving the area and acts in defence of the local environment.





# Family focused

*The neighbourhood offers several schools from primary to secondary and specialist educational institutions, bursting with an abundance of well-regarded choices.*

Brookland Junior School and Brookland Infant and Nursery School are just 1.0 miles from Edgewood Mews and boast an 'Outstanding' Ofsted rating. The Henrietta Barnett School, St Michael's Catholic Grammar School and Hasmonean High School for Boys are the area's top-ranking secondary schools, catered for both the Jewish or Catholic community.



## Education Primary Schools

### Brookland Junior School and Brookland Infant and Nursery School

*22 mins walk | 1.0 mile*

### Independent Jewish Day School

*24 mins walk | 1.2 miles*

### St Mary's CofE Primary School

*26 mins walk | 1.3 miles*

## Education Secondary Schools

### Hasmonean High School for Boys

*23 mins walk | 1.1 miles*

### The Henrietta Barnett School

*25 mins walk | 1.2 miles*

### St Michael's Catholic Grammar School

*20 mins by bus | 2.3 miles*

## Education Special Schools

### Oak Lodge School

*23 mins walk | 1.1 miles*

### Treehouse School

*30 mins by bus | 2.5 miles*

### Woodfield School

*20 mins by car | 3.5 miles*

# Development layout

*Edgerwood Mews is the place to be in Finchley, close to all amenities and green spaces, it offers a variety of contemporary homes with private access from the new pedestrianised mews.*

## A variety of homes to choose from

Two bed, three bed, and four bed duplex apartments, all with their own private entrance and allocated parking on selected plots.





# A home with personality

*We understand that variety is key, so we have plenty of different home layouts for you to choose from, and you can pick the right one that's for you.*

## TWO BEDROOM APARTMENT

*Type A* PLOTS 0B TO 8B, 15B AND 16B

*Type B* PLOT 9B

*Type C* PLOT 10B

*Type D* PLOT 11B

*Type E* PLOT 12B

*Type F* PLOT 13B

*Type G* PLOT 14B

## THREE BEDROOM APARTMENT

PLOT 35B

## FOUR BEDROOM APARTMENT

PLOTS 15A & 16A

## Plot 0B to 8B, 15B & 16B

2 bedroom apartment

### First and second floor

Living / Kitchen	6.80m x 4.90m
Bedroom 1	4.20m x 2.70m
Bedroom 2	3.15m x 2.79m
<b>Total Area</b>	<b>72 m<sup>2</sup></b>

## Apartment type A



## Plot 9B

2 bedroom apartment

### First and second floor

Living / Kitchen	6.80m x 4.90m
Bedroom 1	4.20m x 2.70m
Bedroom 2	2.97m x 2.70m
<b>Total Area</b>	<b>72 m<sup>2</sup></b>

## Apartment type B



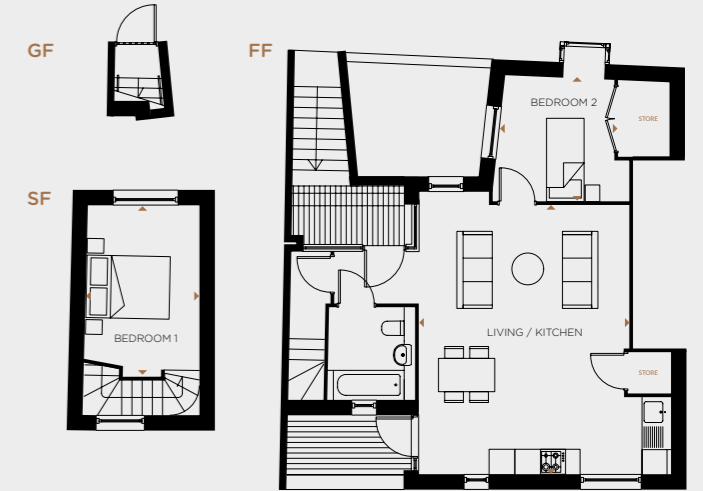
## Plot 10B

2 bedroom apartment

### First and second floor

Living / Kitchen	6.80m x 4.90m
Bedroom 1	4.20m x 2.70m
Bedroom 2	2.93m x 2.79m
<b>Total Area</b>	<b>71 m<sup>2</sup></b>

## Apartment type C



## Plot 11B

2 bedroom apartment

### First and second floor

Living / Kitchen	6.80m x 4.90m
Bedroom 1	4.20m x 2.70m
Bedroom 2	2.79m x 2.36m
<b>Total Area</b>	<b>69 m<sup>2</sup></b>

## Apartment type D



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## Plot 12B

2 bedroom apartment

### First and second floor

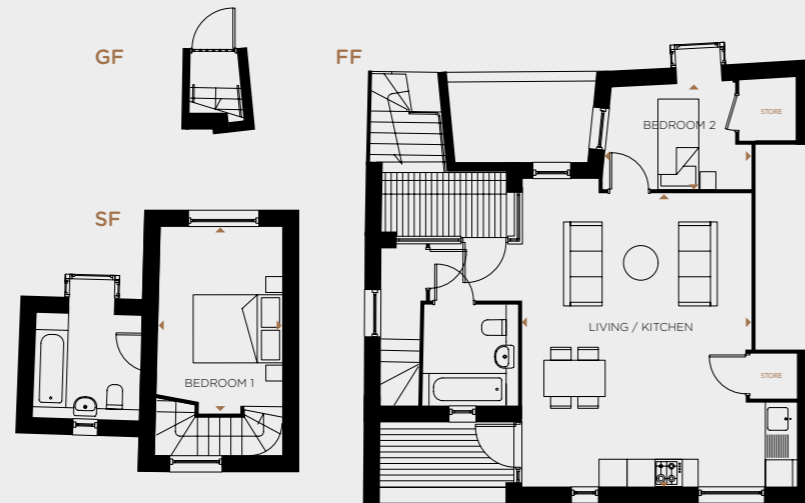
Living / Kitchen 6.80m x 4.90m

Bedroom 1 4.20m x 2.70m

Bedroom 2 3.20m x 2.29m

Total Area 75 m<sup>2</sup>

## Apartment type E



## Plot 14B

2 bedroom apartment

### First and second floor

Living / Kitchen 6.80m x 4.90m

Bedroom 1 4.20m x 2.70m

Bedroom 2 3.00m x 2.79m

Total Area 72 m<sup>2</sup>

## Apartment type G



## Plot 13B

2 bedroom apartment

### First and second floor

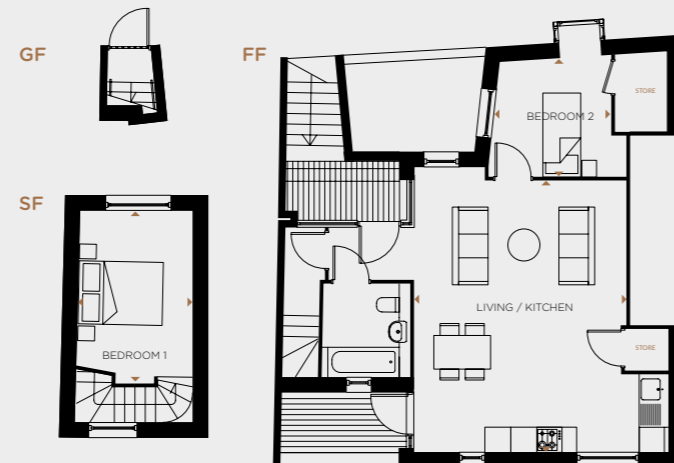
Living / Kitchen 6.80m x 4.90m

Bedroom 1 4.20m x 2.70m

Bedroom 2 2.80m x 2.79m

Total Area 70 m<sup>2</sup>

## Apartment type F



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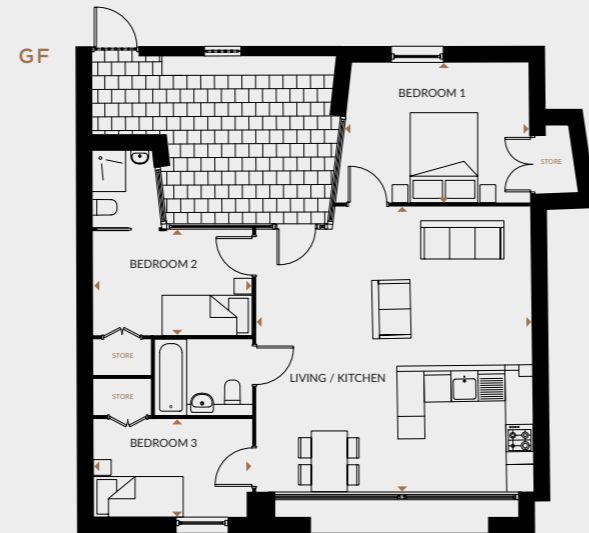
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## Plot 35B

3 bedroom apartments

### Ground floor

Living / Kitchen	6.30m x 6.12m
Bedroom 1	4.09m x 3.07m
Bedroom 2	3.51m x 2.29m
Bedroom 3	3.51m x 2.18m
<b>Total Area</b>	<b>77 m<sup>2</sup></b>

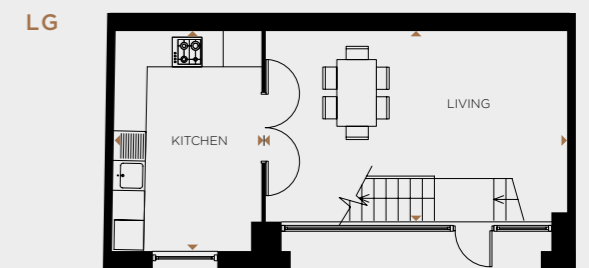
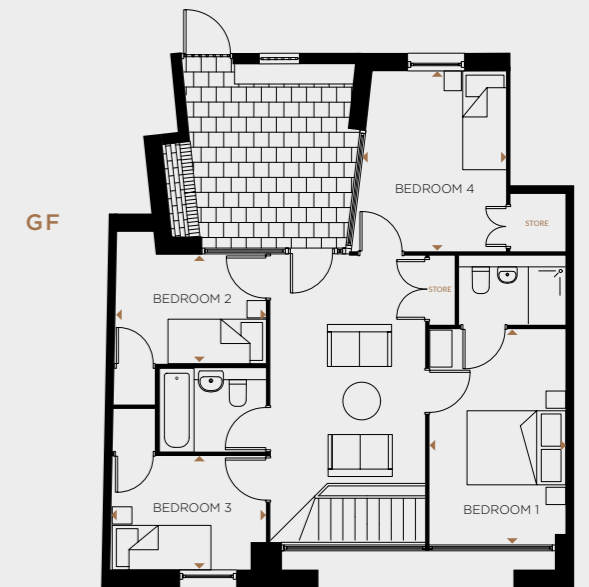


## Plots 15A & 16A

4 bedroom apartments

### Ground floor and lower ground floor

Kitchen	4.37m x 2.95m
Living / Lower GF	6.11m x 3.81m
Living / GF	4.61m x 3.13m
Bedroom 1	4.29m x 2.78m
Bedroom 2	2.99m x 2.65m
Bedroom 3	3.12m x 2.28m
Bedroom 4	3.63m x 2.90m
<b>Total Area</b>	<b>105 m<sup>2</sup></b>



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# Your new home

*There's always something special about the prospect of choosing a new home – especially when you have a choice of layouts and large floor-to-ceiling windows that give you access to your private balcony or terrace.*

Each of our design-led two, three and four bedroom homes comes with a fully fitted kitchen including integrated appliances, double sized bedrooms with carpet and on selected apartments an en-suite to master bedroom.

Your new home maximises space and storage, perfect to keep clutter out of the way. For your convenience, each home accesses the quiet mews street through its own front door.

Please ask your Persona host for more details.



# Own your home with shared ownership

*Getting the keys to your first new home could be easier than you think with this popular government-backed scheme. If you've found the Persona home that is right for you, take the first steps to owning it with shared ownership.*

This part-rent, part-buy scheme is an opportunity for first time buyers and those that do not currently own a home to get on the property ladder. It's an ideal stepping stone for aspiring homeowners who are unable to buy a home outright and would rather buy what they can afford, when they can afford it. You start off buying a share in your new home on a leasehold basis and as time goes on, you can buy more shares when you can afford it; this process is called staircasing. The more shares you have in your home, the less rent you will pay until eventually you own your home outright and no longer pay rent to us.

You qualify for shared ownership if:

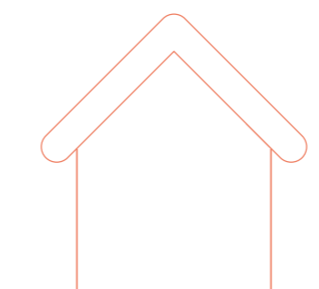
- You don't currently own a home or have an interest in a home and can't afford to buy one outright
- You have at least a 5% mortgage deposit available for the percentage of the home you would like to buy
- Your combined household income is less than £80,000 or less than £90,000 in London
- You can afford the monthly mortgage, rent and service charge payments.



## Our guide to buying with shared ownership

With shared ownership you only buy between 25% and 75% of the value of your chosen home. You then pay a reduced rent on the remaining share of the home that you have not purchased.

Depending on your personal financial circumstances, your mortgage deposit could be as low as 5% of the value of the share that you purchase - a lot less than it would be if you were buying a home outright!



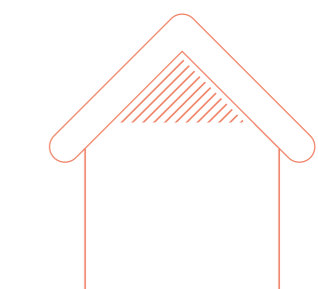
### Step 1

Choose your property that qualifies for Shared Ownership



### Step 2

Buy between 25% and 75% share of the property meaning less of a deposit up front



### Step 3

Pay rent on the remaining share not owned by you



# It's all in the detail

*At Edgewood Mews quality comes as standard, with stylish finishings and modern appliances in all homes as well as a private terrace or garden.*

## Kitchen/living

- Integrated appliances:
  - Zanussi single fan oven and 4 ring electric hob with white splashback
  - Zanussi extractor in brushed steel
  - Zanussi dishwasher
  - Zanussi fridge-freezer
  - Zanussi washer-dryer
- White matt base and wall units
- Compac quartz worktop in Grigio Stella
- Limed Natural Wood to kitchen, living areas and hallways
- UFH heating system



## Bathroom and en-suites

- Washbasin with drawer vanity unit
- Contemporary white sanitaryware
- White tiled walls and flooring
- Bathroom furniture in gloss grey
- Chrome heated towel rail

## Bedrooms

- Clarendon carpet in all bedrooms in dune colour
- TV/FM Virgin Media plus multiroom outlet to master bedrooms
- Polished chrome ironmongery door handles and fittings

\* Specifications are subject to change. Images are indicative only and may be of previous developments



## General Enquiries

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