



Clarion at Oakleigh Grove

Whetstone, North London

A contemporary collection of one & two-bedroom
homes available for Shared Ownership



CLARION
HOUSING



Shared Ownership at Oakleigh Grove

Welcome to Clarion at Oakleigh Grove – an outstanding new selection of one and two-bedroom homes available for Shared Ownership in Whetstone, north London.

Situated in the leafy neighbourhood of Oakleigh Park, Oakleigh Grove is the perfect opportunity for first-time buyers and young families to secure a home in this tranquil part of north London. With cafés, shopping and eateries just minutes away on Whetstone High Road, nearby Underground connections also put you within easy reach of central London – and the West End is less than 40 minutes away*.

Clarion Oakleigh Grove homes are also built to the highest standards. With a fresh contemporary interior, a fitted kitchen and dedicated parking, our residences are perfectly designed for modern living – and the ideal place to make a home.

Picture credits, left to right and top to bottom: 'Good Morning Coffee' by SrdjanPav; 'Smiling girl buying clothes in showroom' by Milkos; 'Family dining outdoor' by JKerkez; CC images, sourced from iStock.

* Tube travel times are taken from TfL journey planner, measured from Totteridge & Whetstone station (not development) and are for an 8am weekday service at time of writing.

About Totteridge & Whetstone

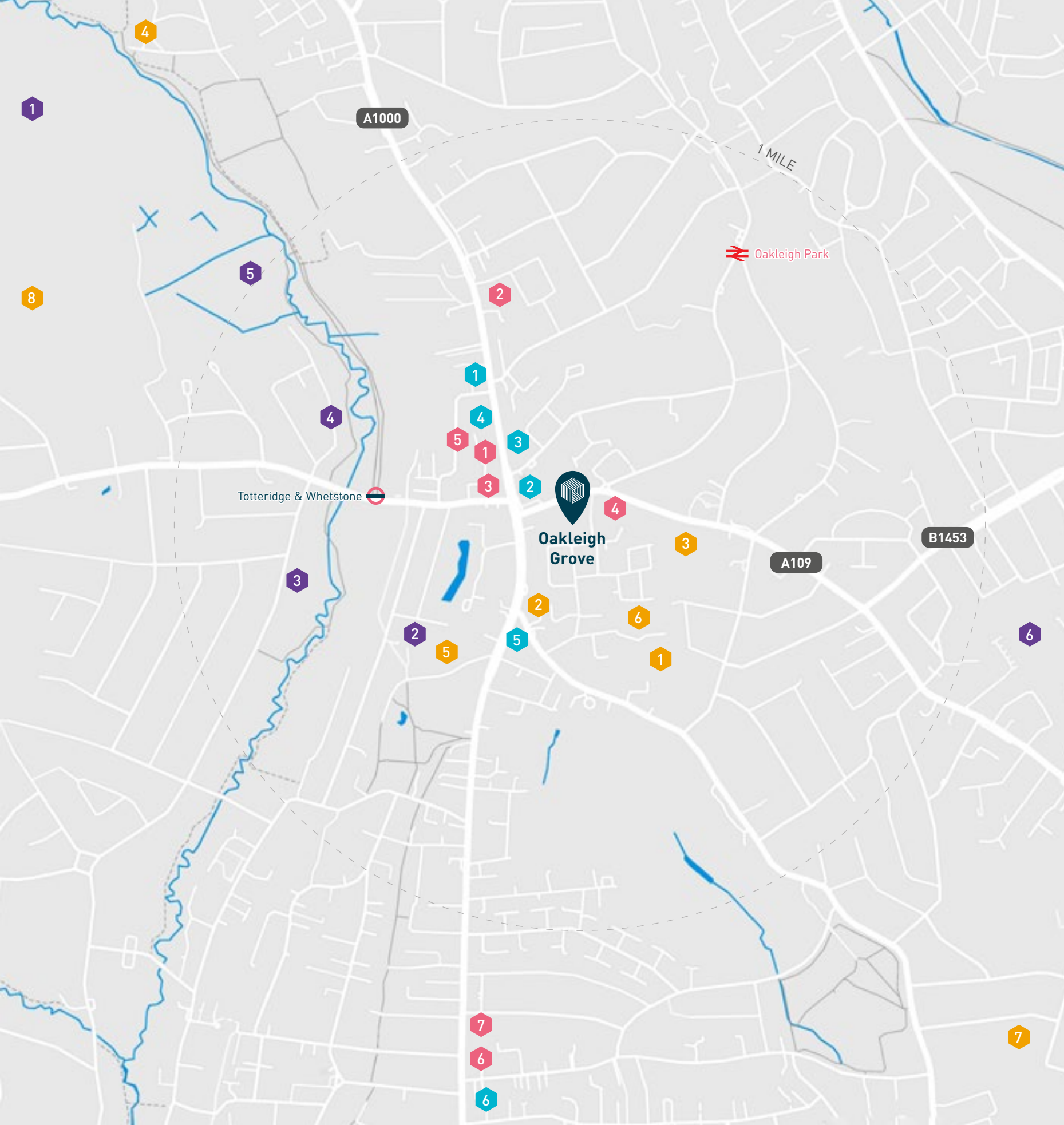
Oakleigh Grove is situated near the centre of Whetstone – a leafy, spacious area of north London with a rich heritage and more than its fair share of leisure, entertainment and attractions. Located just a few minutes' walk from the Northern line's Totteridge & Whetstone station, Oakleigh Grove also enjoys easy access to central London and the city beyond.

For your day-to-day needs, Whetstone High Road has a wide range of amenities including a Waitrose, Marks & Spencer, pharmacy, Post Office, doctors' surgery, and a range of independent stores and cafés. For high street names and international brands, Oxford Street's global selection is only 30 minutes away by Tube, while Friern Bridge Retail Park offers a range of home retail and is just a 10-minute drive away. Local schools are also rated highly by Ofsted – including Queenswell Infant and Junior Schools, Grasvenor Avenue Infant School, the Totteridge Academy, and Friern Barnet School (all rated "Good").

When it's time to take a break, Whetstone has a wealth of options – from distinctive pubs like The Griffin and The Three Horseshoes to celebrated restaurants such as Haven Bistro, Mala Indian Brasserie and Matthew's Kitchen. Alternatively, if you like to keep fit, Oakleigh Park Lawn Tennis & Squash Club, Oakleigh Park School of Swimming and Fit Club Studios all provide high-quality facilities locally. At High Barnet, just a short drive away, you can catch a film at the state-of-the-art Everyman cinema, brush up on your ping-pong skills at Barnet Table Tennis Centre, or try horse riding at The Stables. For real relaxation, Whetstone is brimming with green spaces, and the wider city offers a virtually limitless number of parks and attractions – so you'll never run out of ways to have fun.

Information about the local area is based on a variety of external sources: while Clarion Housing makes every effort to reproduce correct information, we cannot guarantee its accuracy.





What's nearby




Choose from a fantastic range of restaurants, pubs and leisure facilities – or simply take a stroll in one of Whetstone's many parks and green spaces.

Oakleigh Grove - Whetstone, North London









Food & drink

-  Haven Bistro & Bar
-  The Griffin
-  Matthew's Kitchen
-  Mala Indian Brasserie
-  The Three Horseshoes
-  The Bohemia (North Finchley)

Attractions and parks

-  Dollis Brook
-  Swan Lane Open Space
-  Whetstone Stray
-  Brook Farm Open Space
-  Wyatts Farm Open Space
-  Brunswick Park







Schools

-  Queenswell Infant & Nursery School
-  Alma Primary School
-  All Saints Church of England Primary
-  Grasvenor Avenue Infant School
-  St John's Church of England Primary
-  Queenswell Junior School
-  Friern Barnet School
-  The Totteridge Academy

Amenities

-  Waitrose
-  M&S
-  Boots
-  St Andrews Medical Practice
-  Whetstone Post Office
-  Tesco Express (North Finchley)
-  Sainsbury's (North Finchley)

Fitness & leisure

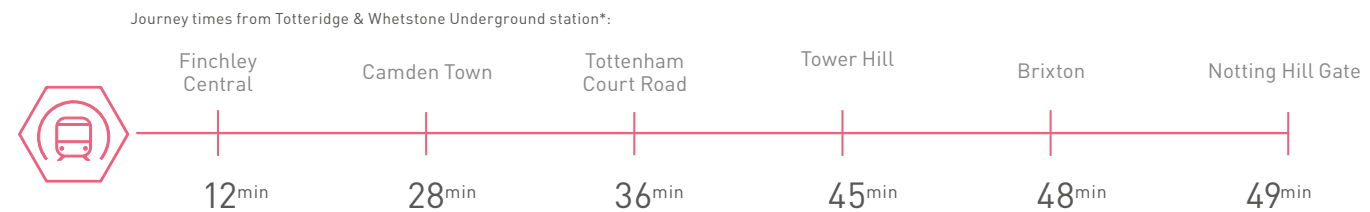
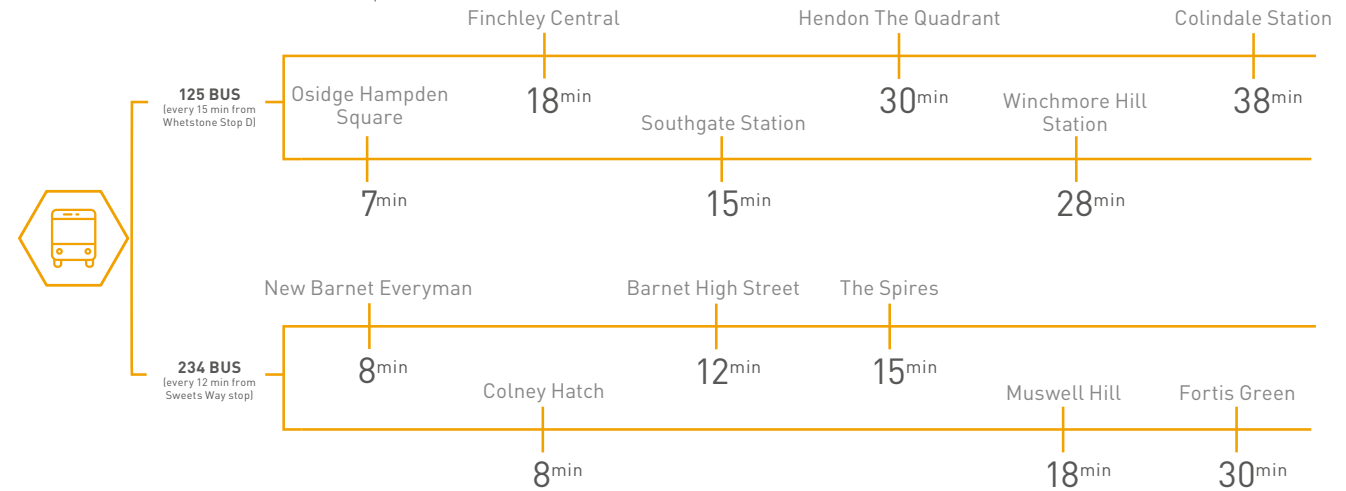
-  Oakleigh Park Lawn Tennis & Squash Club
-  Oakleigh Park School of Swimming
-  Fit Club Studios
-  North Middlesex Golf Club
-  Barnet Table Tennis Centre
-  The Stables Horse Activity Centre

Map not to scale, indicative only. Information about the local area is based on a variety of external sources: while Clarion Housing makes every effort to reproduce correct information, we cannot guarantee its accuracy.

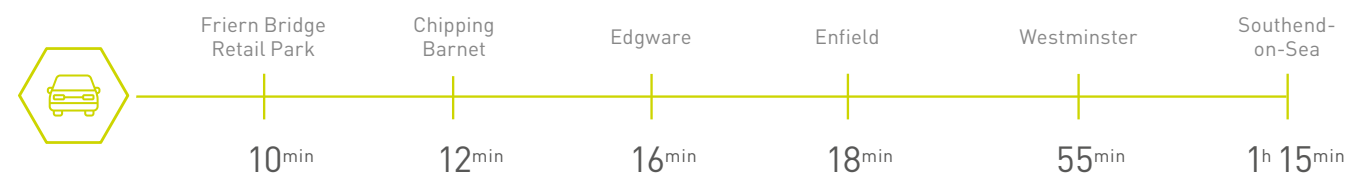
Transport links

With direct Underground links to Euston, King's Cross St. Pancras and Tottenham Court Road, as well as easy access to the North Circular, M25, A1 and M1, Whetstone enjoys excellent connections throughout London and the South East.

A number of bus services are available locally along Whetstone High Road and Friern Barnet Lane. The most frequent are:

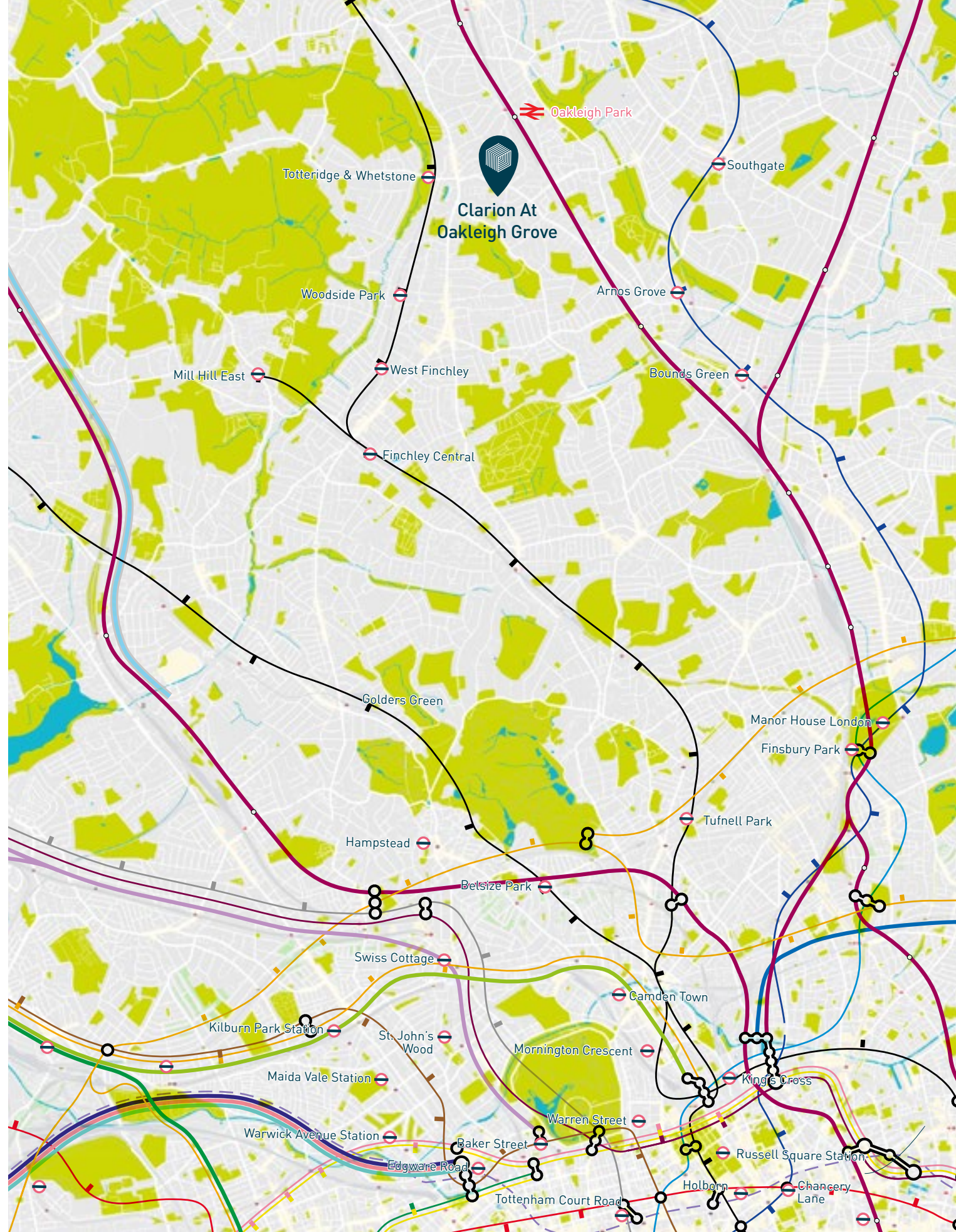


Nearby Oakleigh Park rail station also serves the area with three trains per hour to Moorgate and some additional peak trains to King's Cross.



* Journey times sources: Transport for London journey planner, Google Maps and bustimes.org. Tube travel times are measured from station (not development) and are for an 8am weekday journey. Car journey times are given for off-peak weekday journeys but may change depending on time, day and traffic. Bus journey times are given for off-peak weekday journeys between stops for which information is available (unless a night service applies), but may change depending on time, day and traffic.

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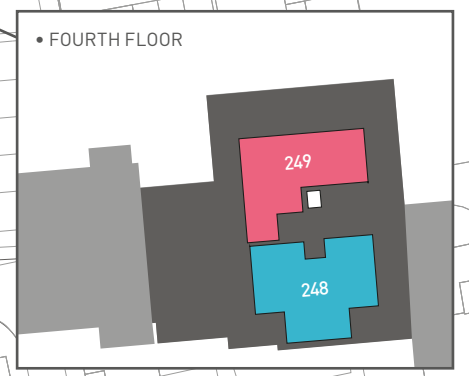
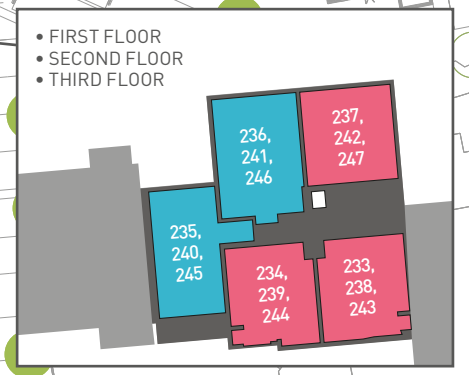
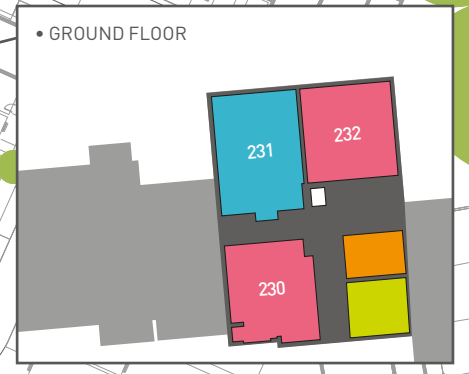


Explore Oakleigh Grove

Clarion at Oakleigh Grove is a new range of contemporary homes on Sweets Way in Whetstone, just off Friern Barnet Lane.

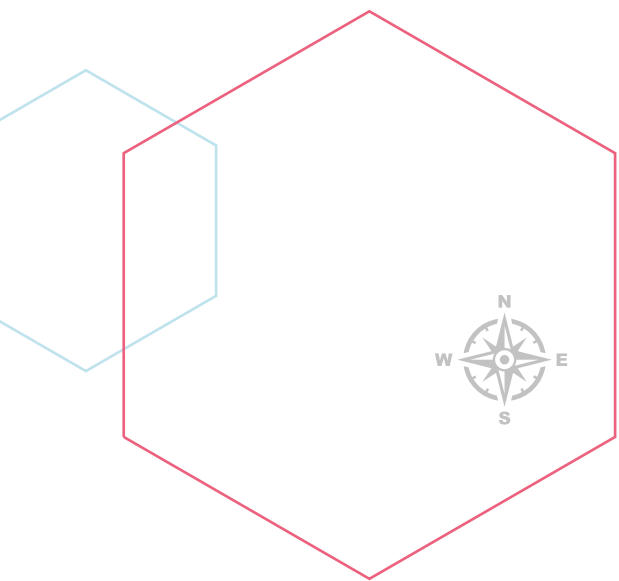
Designed to create a new neighbourhood for modern living, the wider Oakleigh Grove development will improve access to shops and public transport while retaining many of the site's existing landscapes, open spaces and mature trees.

Each home also enjoys an allocated parking space.



Key to Site Plan

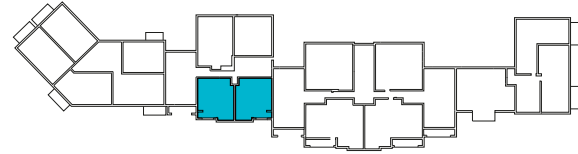
- Oakleigh Grove by Clarion
- One bedroom apartments
- Two bedroom apartments
- Cycle store
- Refuse
- Lift shaft



Map not to scale, indicative only.

One bedroom apartment

Apartments 230, 233, 234, 238, 239, 243, 244 – 51.6m² / 555sqft
Oregon Court, Toye Avenue, Whetstone, London, N20 0FL

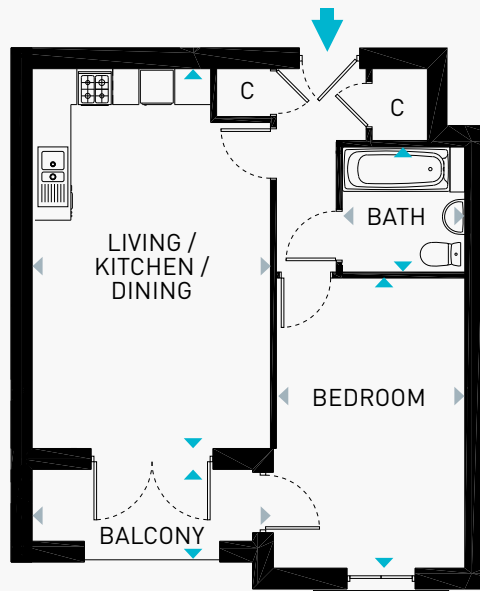


Apartments 233, 238 and 243 are mirrored

GROUND FLOOR Apartment 230
FIRST FLOOR Apartments 233, 234
SECOND FLOOR Apartments 238, 239
THIRD FLOOR Apartments 243, 244



Apartments 230,
233, 234, 238,
239, 243, 244

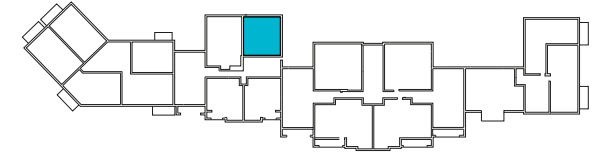


	A	x	B
Living/Kitchen/Dining	6.1m (20'0")	x	3.9m (12'9")
Bedroom	4.7m (15'5")	x	3.1m (10'2")
Bathroom	2.1m (6'10")	x	2.0m (6'6")
Balcony	1.2m (3'11")	x	3.9m (12'9")

C = Cupboard
▲ = Main Entrance

One bedroom apartment

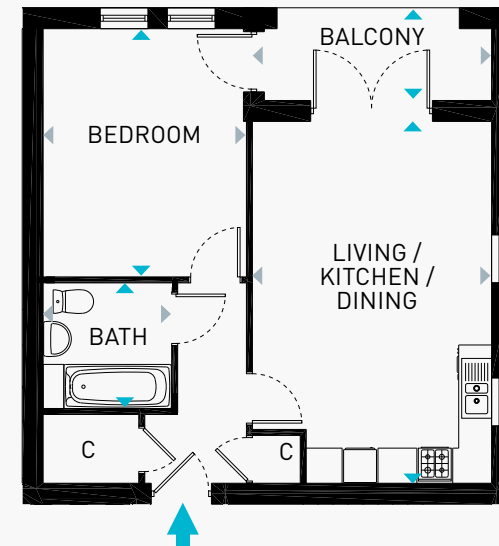
Apartments 232, 237, 242, 247 – 52m² / 560sqft
Oregon Court, Toye Avenue, Whetstone, London, N20 0FL



GROUND FLOOR Apartment 232
FIRST FLOOR Apartment 237
SECOND FLOOR Apartment 242
THIRD FLOOR Apartment 247



Apartments 232,
237, 242, 247



	A	x	B
Living/Kitchen/Dining	5.5m (18'0")	x	4.0m (13'1")
Bedroom	4.3m (14'1")	x	3.2m (10'5")
Bathroom	2.1m (6'10")	x	2.0m (6'6")
Balcony	1.2m (3'11")	x	4.0m (13'1")

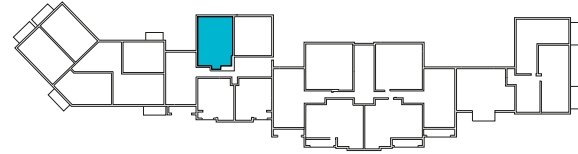
C = Cupboard
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The kitchen and dimensions on the following floorplans are for guidance only. Dimensions are rounded down to one decimal point and are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. All measurements and areas may vary within a tolerance of 5%. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

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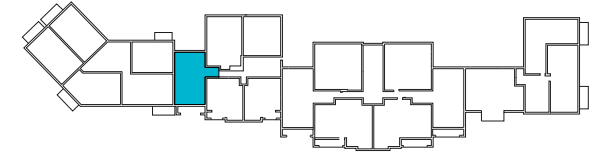
Two bedroom apartment

Apartments 231, 236, 241, 246 – 63.78m² / 686sqft
Oregon Court, Toye Avenue, Whetstone, London, N20 0FL

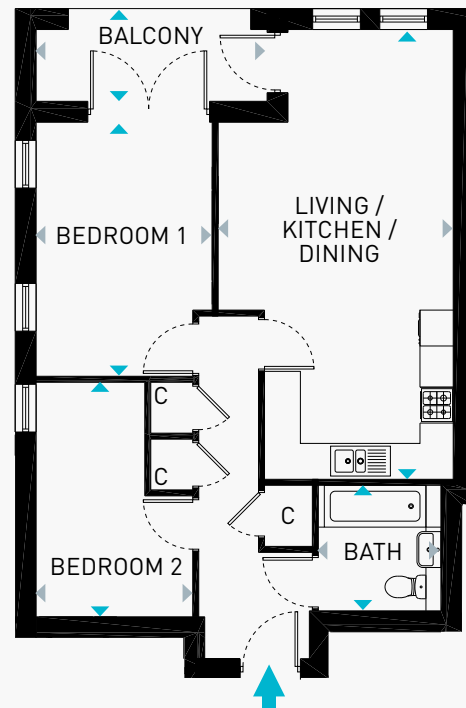


Two bedroom apartment

Apartments 235, 240, 245 – 69.39m² / 747sqft
Oregon Court, Toye Avenue, Whetstone, London, N20 0FL



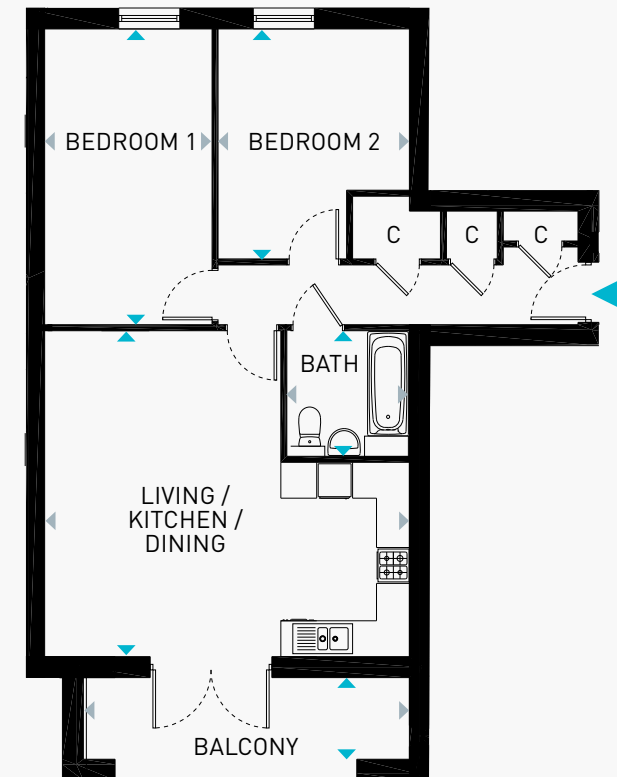
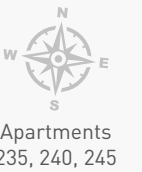
GROUND FLOOR Apartment 231
FIRST FLOOR Apartment 236
SECOND FLOOR Apartment 241
THIRD FLOOR Apartment 246



	A	B		A	B
Living/Kitchen/Dining	7.6m [24'11"]	x 3.9m [12'9"]	Bathroom	2.0m [6'6"]	x 2.1m [6'10"]
Bedroom 1	4.2m [13'9"]	x 2.9m [9'6"]	Balcony	1.2m [3'11"]	x 3.9m [12'9"]
Bedroom 2	4.0m [13'1"]	x 2.5m [8'2"]			

C = Cupboard
▲ = Main Entrance

FIRST FLOOR Apartment 235
SECOND FLOOR Apartment 240
THIRD FLOOR Apartment 245



	A	B		A	B
Living/Kitchen/Dining	5.5m [18'0"]	x 6.1m [20'0"]	Bathroom	2.1m [6'10"]	x 2.1m [6'10"]
Bedroom 1	4.9m [16'0"]	x 2.7m [8'10"]	Balcony	1.3m [4'3"]	x 4.9m [16'0"]
Bedroom 2	3.8m [12'5"]	x 3.3m [10'9"]			

C = Cupboard
▲ = Main Entrance

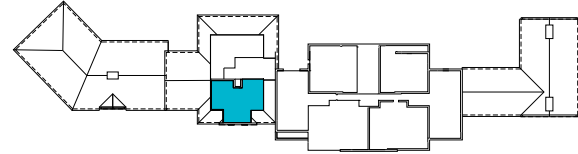
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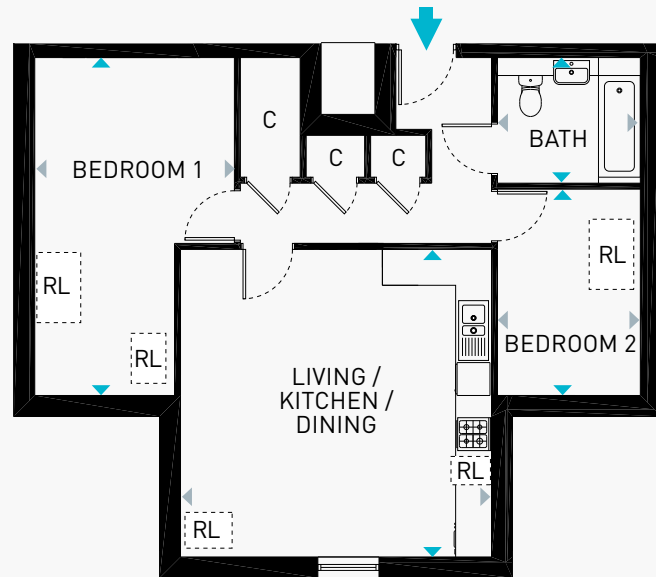
Two bedroom apartment

Apartment 248 – 82m² / 883sqft

Oregon Court, Toye Avenue, Whetstone, London, N20 0FL



FOURTH FLOOR



Apartment 248

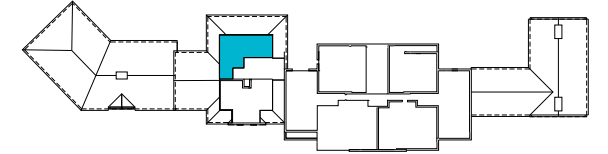
	A	x	B
Living/Kitchen/Dining	5.2 m (17'0")	x	5.2 m (17'0")
Bedroom 1	6.3m (20'8")	x	3.8m (12'5")
Bedroom 2	4.2m (13'9")	x	3.3m (10'9")
Bathroom	2.1m (6'10")	x	3.3m (10'9")

RL = Rooflight
C = Cupboard
▲ = Main Entrance

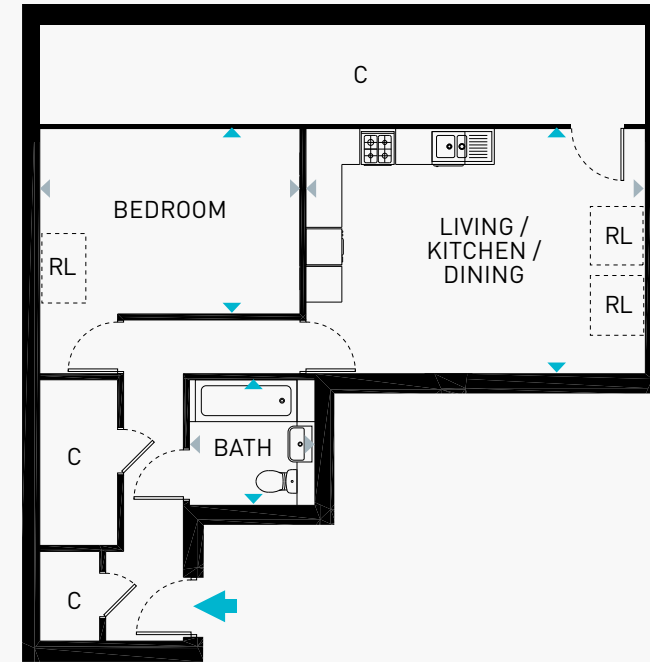
One bedroom apartment

Apartment 249 – 90m² / 969sqft

Oregon Court, Toye Avenue, Whetstone, London, N20 0FL



FOURTH FLOOR



Apartment 249

	A	x	B
Living/Kitchen/Dining	4.2 m (13'9")	x	6.6 m (21'7")
Bedroom	3.0m (9'10")	x	4.9m (16'0")
Bathroom	2.1m (6'10")	x	2.1m (6'10")

RL = Rooflight
C = Cupboard
▲ = Main Entrance

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Specification

Clarion at Oakleigh Grove homes come with a selection of quality modern fittings and finishes chosen to create a light and relaxed atmosphere.

Each property is also tastefully decorated in a timeless fashion, making it easier to adapt to your personal style.

Kitchen

- Symphony Hacienda Ivory kitchen units with 40mm Symphony "Plaza Copper Slate" worktops
- Carron Onda 1 1/2 bowl stainless steel sink with mono mixer tap
- Zanussi built-in oven, gas hob and re-circulating extract hood. Integrated washer dryer and fridge freezer
- Porcelanosa Nast Brown Ceramic tiled floor
- Dishwasher - Plumbed and Powered space

Bathrooms

- Roca Gap WC with dual flush
- Roca Gap basin with Ideal Tesi mixer tap
- Bath with white bath panel and shower screen
- Porcelanosa Nimbus Silver floor tiles
- Porcelanosa Jersey Mix wall tiles
- Aqualisa bath/shower mixer tap with shower head on adjustable rail

General

- Taupe APPLMANT4S Apollo Plus carpets
- Combination boiler
- TV aerial point in living room, flats are connected to communal TV aerial
- Hard-wired smoke detector (audible alarm) with battery backup
- PVCU window units with easi-clean hinges
- Bathroom & kitchen walls finished in white vinyl emulsion paint
- All other walls finished in white emulsion paint
- Woodwork finished in white gloss paint (excluding pre-finished internal doors)
- Ceilings finished in white emulsion paint
- Cycle store on grounds
- Meadow turf to all communal spaces around apartments

Shared Ownership

What is Shared Ownership?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. Buyers purchase a share of between 25% and 75% of the property's value, and pay a subsidised rent on the remaining share.

Am I eligible?

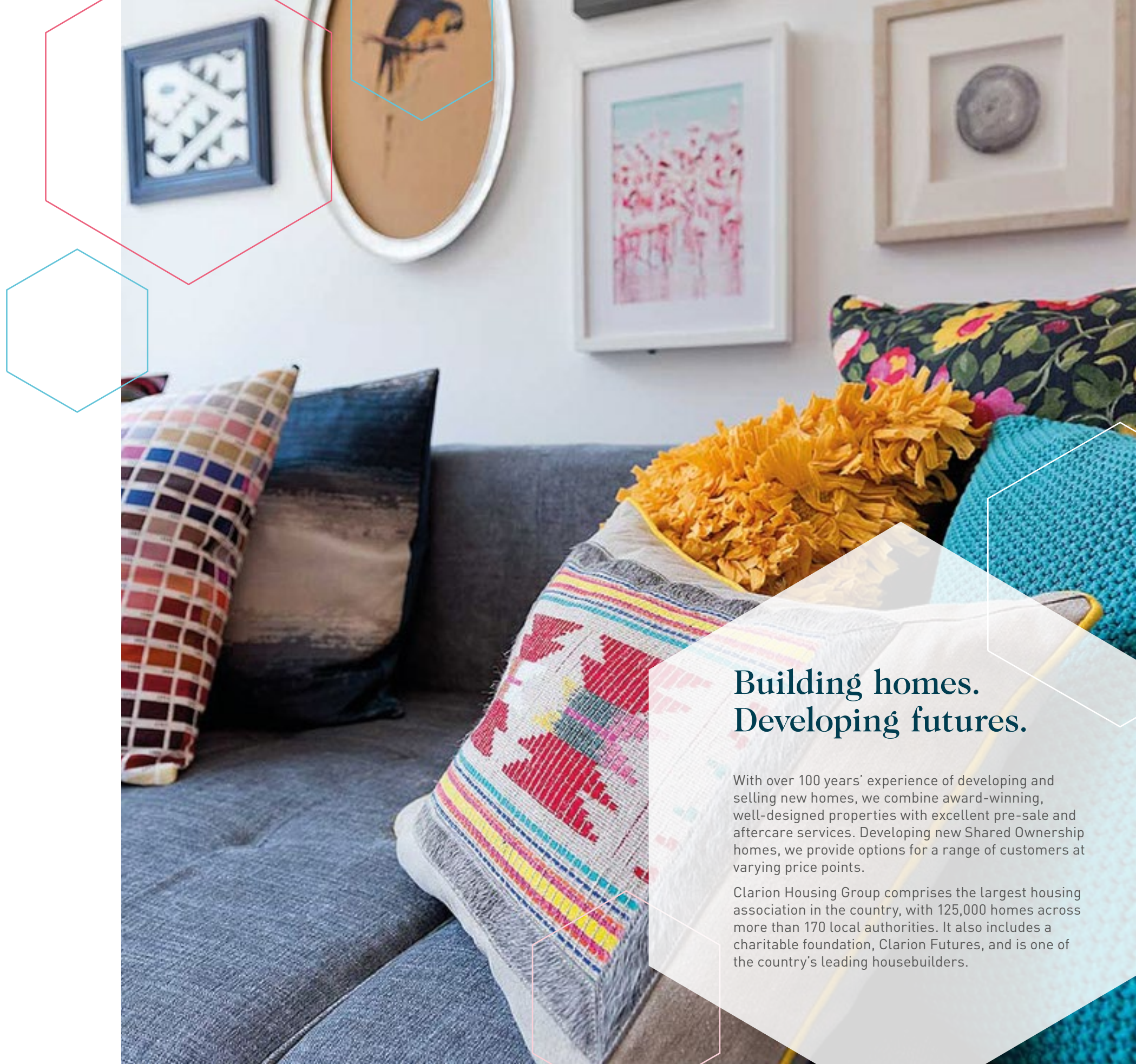
To be eligible for a Shared Ownership home with Clarion at Oakleigh Grove:

- You must be at least 18 years old.
- You must be unable to buy a home suitable for your needs on the open market.
- You will need sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £90,000.
- Priority will be given to prospective buyers who live or work within the London Borough of Barnet.
- You must be a first-time buyer or existing shared owner. If you already own a home, and need to move but cannot afford to, then please discuss your situation with us. There are some circumstances under which you may be eligible.

In line with government priorities, priority for Shared Ownership homes is awarded to serving military personnel and former members of the British Armed Forces honourably discharged in the last two years. People who live or work in the local area also receive priority. We welcome applications from everyone and will try and help if we can.

shared.ownership@myclarionhousing.com

All images displayed throughout are indicative only and may not correspond exactly to the available homes described in this brochure. Please consult our sales staff for more information.



Building homes. Developing futures.

With over 100 years' experience of developing and selling new homes, we combine award-winning, well-designed properties with excellent pre-sale and aftercare services. Developing new Shared Ownership homes, we provide options for a range of customers at varying price points.

Clarion Housing Group comprises the largest housing association in the country, with 125,000 homes across more than 170 local authorities. It also includes a charitable foundation, Clarion Futures, and is one of the country's leading housebuilders.

**Register your interest now
by contacting our sales team:**

shared.ownership@myclarionhousing.com

0300 100 0309

myclarionhousing.com/sharedownership

Disclaimer: All floor plans in this brochure are for general guidance only. Measurements are from plans and "as built" dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Clarion Housing has taken all reasonable care in the preparation of the information given in this brochure. However this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Clarion Housing does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Clarion Housing undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Clarion Housing or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Clarion Housing. Clarion Housing supports the development of mixed tenure developments and is proud to provide homes for affordable rent and Shared Ownership at Clarion at Oakleigh Grove. We may change the tenure of some homes subject to demand.

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April 2021



**CLARION
HOUSING**