

C/SS/IV

OAKWOOD N14

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PERFECTLY PLACED

This contemporary design led collection of new homes is at the heart of Enfield and is complemented by beautifully landscaped public spaces with each apartment benefiting from its own outdoor space.

Bordered by the leafy North London suburbs of Southgate and Winchmore Hill, Oakwood is one of the capital's little secrets. Located next to the woodland of Oakwood Park, Cassia is also just over 30 minutes from the buzz of Central London.

This stylish collection of one and two bedroom apartments are part of a larger development. Newlon Living present the opportunity to buy one of these homes through Shared Ownership.

DESIGNED FOR LIVING

Taking inspiration from the layouts of classic Georgian squares but re imagined for the 21st Century, Cassia is part of a unique development designed to bring the community together.

This collection of new homes is close to an attractive landscaped central garden and play area. The buildings are architecturally distinctive yet reassuringly homely.

Cassia is fronted by a carefully selected mix of native trees and wide-open walkways intersected by areas for relaxation. A video entry system and bicycle storage is provided for your peace of mind and the building is covered by a 12 year NHBC Build Warranty.





Computer Generated image

RENEWAL



BY DESIGN



From design through to build, every detail has been addressed when it comes to Cassia's construction credentials, benefiting both the environment and your pocket.

Cassia brings features such as roof insulation and increased wall thickness, to highly effective double-glazing.

The building construction is brick-clad and utilises non-combustible materials for external, internal and party walls.

Heating is supplied by a Combined Heat & Power System (CHP), a low carbon energy source. CHP reduces carbon emissions and air pollution.

NEW

A SOCIAL SOCIETY



Chase Side is your local high street where independent cafés and family run brasseries sit beside Cypriot patisseries and Turkish restaurants. For an evening’s entertainment, the Chickenshed, a theatre company for absolutely everyone, is under a 20 minute walk away.

Further afield there is village life in Winchmore Hill, or the buzz of Barnet. Not forgetting Cockfosters at the end of the Piccadilly line, another leafy neighbourhood with a French brasserie that wouldn’t be out of place in Hampstead.

SHOP LOCAL



When it comes to shopping, you are well served on Chase Side - from homeware, health food and international delis to a large Asda for that weekly shop.

For even more choice head to Barnet, home to two local butchers and The Spires Shopping Centre with a Waitrose, H&M and Barnet Market, a regular food market running every Wednesday and Saturday.

TOWN & COUNTRY



If you love the great outdoors, Cassia is surrounded by an abundance of green space. Four parks, a sports ground and Trent Park Golf Club are close by, to name just a few. This pretty area offers endless cycling, jogging and sporting pursuits.

FEEL CONNECTED

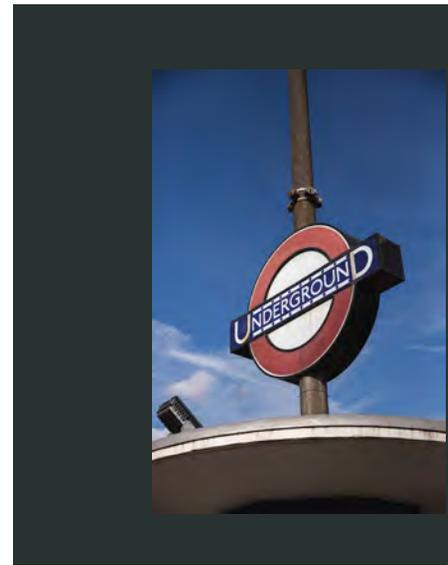


Southgate's underground station is a gateway to one of the world's most historic cities. The West End and City are just over half an hour away by tube, so the morning commute or a night out in Soho is easy.

As London continues to evolve, King's Cross has become one of its key destinations, with classy boutiques and designer stores housed in the old railway arches of Coal Drops Yard. It's less than 25 minutes from Southgate on the underground. 10 minutes from here brings you to Liverpool Street, the entry point to the City, and London Bridge with its connections across London and beyond.

Like Southgate, Oakwood Station is also on the Piccadilly line, taking you into the West End in just over half an hour. Euston and Victoria stations are both under 40 minutes away, so journeys to the Midlands and the North or the South Coast are effortless.

When it comes to travelling by car the North Circular is just over three miles away and the M25 around four miles, so you are ideally located to make those longer journeys across the capital and beyond.



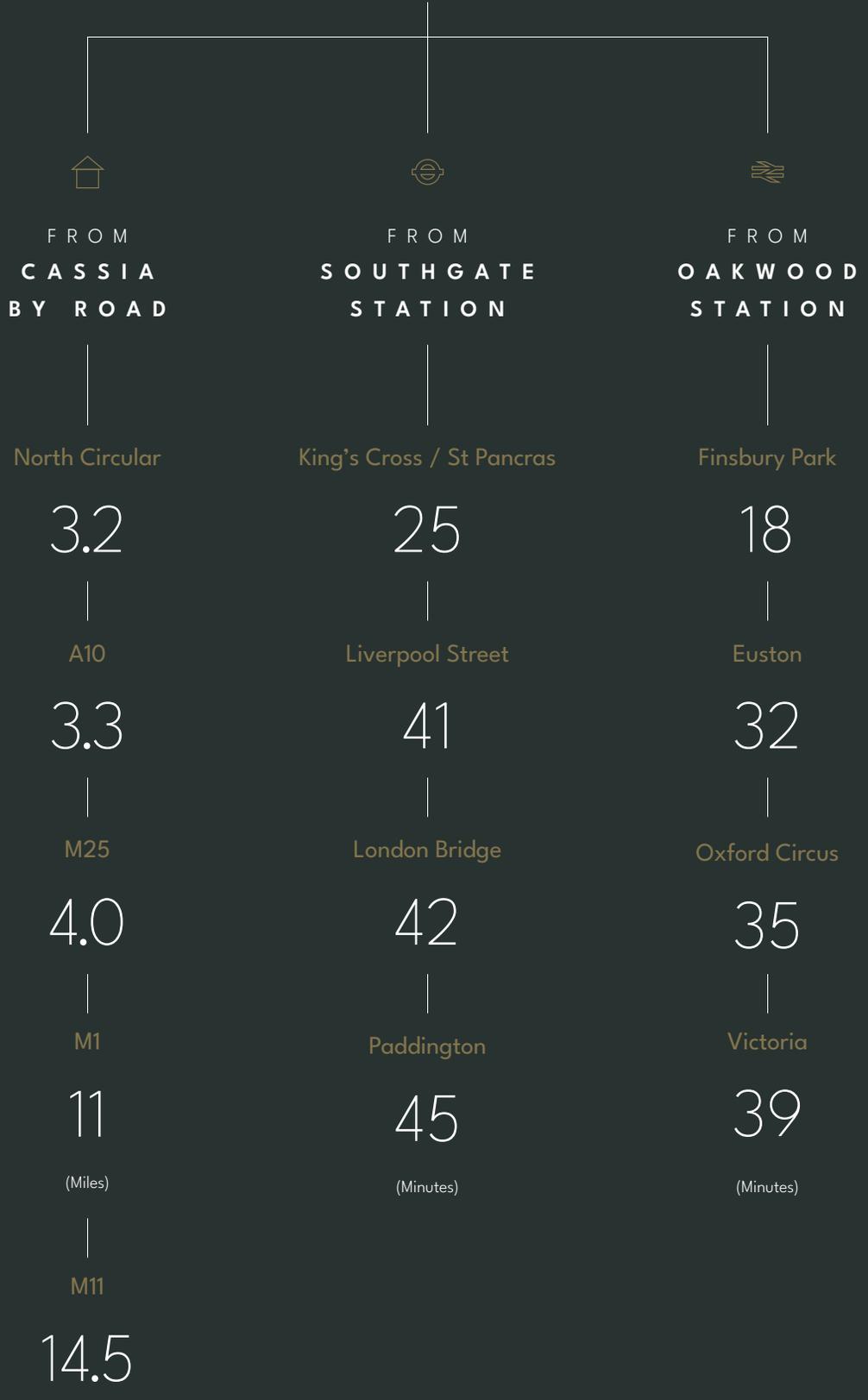
Nearest tube and National Rail lines are:

 Oakwood, Southgate & Cockfosters (Piccadilly Line)

 Oakleigh Park, Winchmore Hill

CONNECTIONS

CASSIA



*Distances and estimated walk times taken from Google maps. Travel times taken from tfl.gov.uk.



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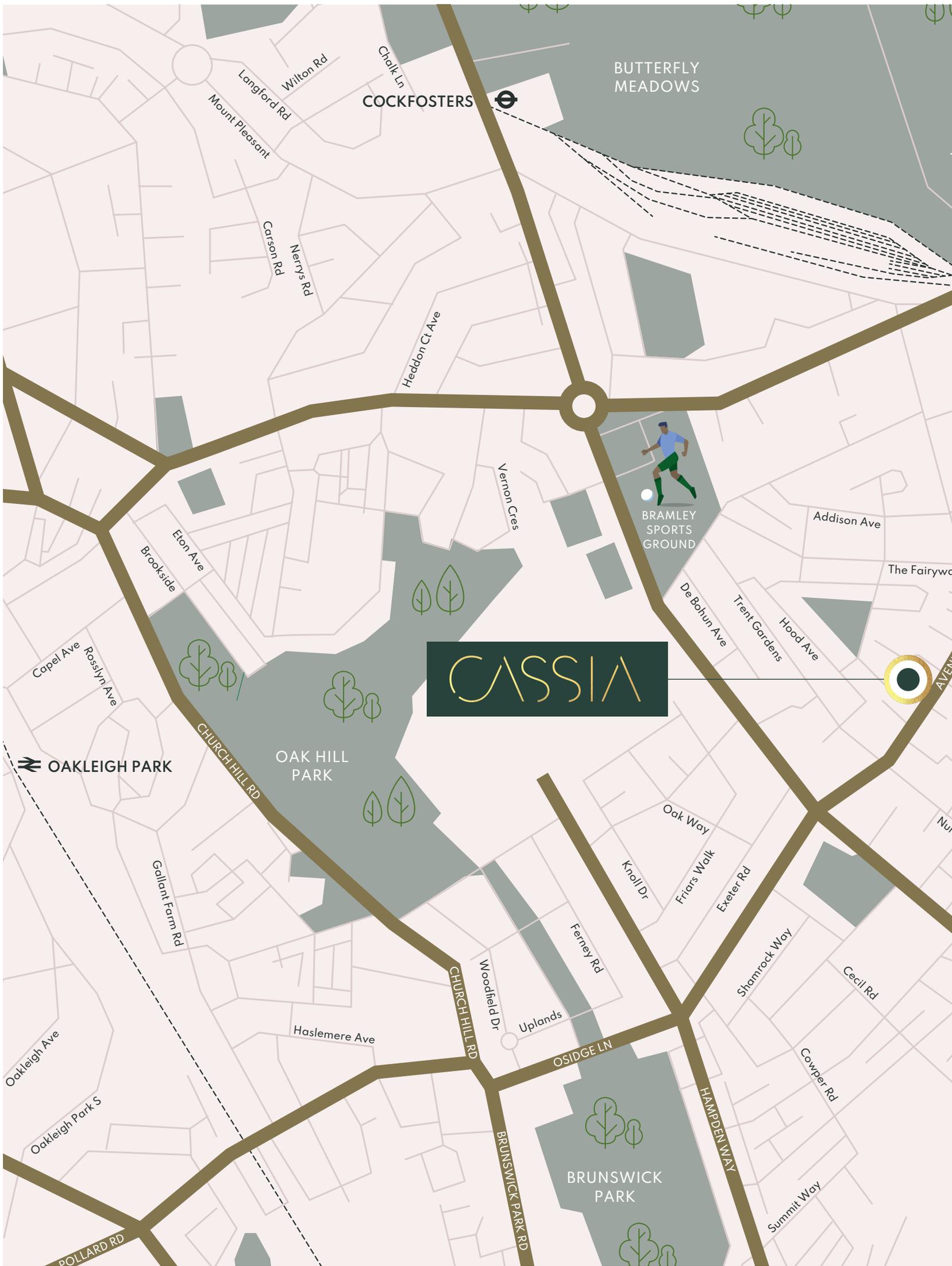
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CASSIA

- 1 Oakwood Station
- 2 Supermarket
- 3 Southgate Station
- 4 Southgate Leisure Centre
- 5 Canary Wharf
- 6 City London
- 7 Alexandra Palace
- 8 Oak Hill Park



AERIAL VIEW



COCKFOSTERS

BUTTERFLY MEADOWS

BRAMLEY SPORTS GROUND

CASSIA

OAK HILL PARK

OAKLEIGH PARK

BRUNSWICK PARK

Langford Rd
Wilton Rd
Mount Pleasant

Carson Rd
Nerrys Rd

Heddon Ct Ave

Vernon Cres

Addison Ave

The Fairyw...

Capel Ave
Roslyn Ave

Eion Ave
Brookside

De Bohun Ave
Trent Gardens

Hood Ave

Gallant Farm Rd

CHURCH HILL RD

Oak Way

Knoll Dr

Friars Walk

Exeter Rd

Ferney Rd

Shamrock Way

Cecil Rd

Oakleigh Ave

Haslemere Ave

Woodfield Dr

Uplands

OSIDGE LN

Cowper Rd

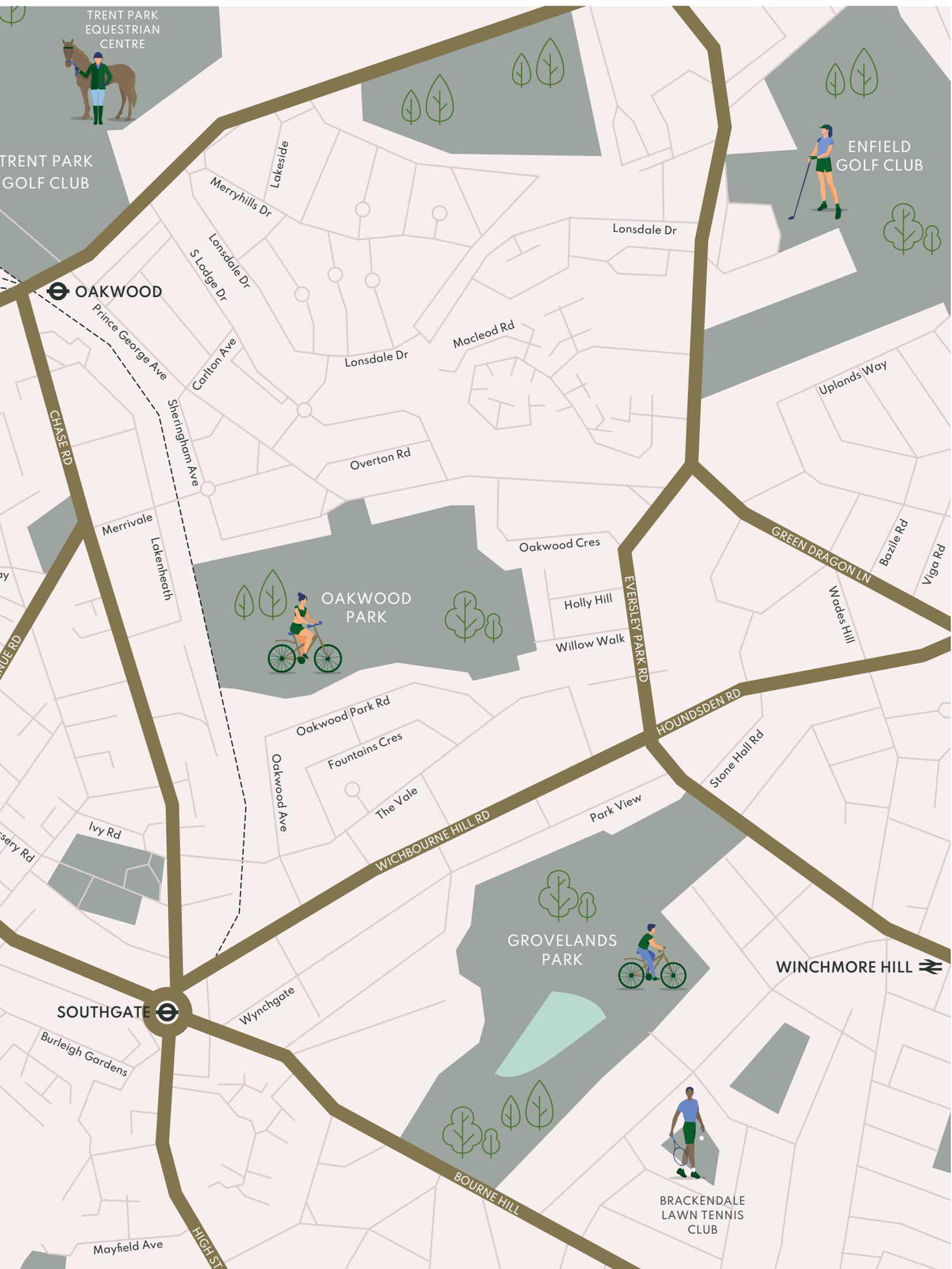
Oakleigh Park S

BRUNSWICK PARK RD

HAMPDEN WAY

Summit Way

POLLARD RD



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ALL WITHIN A 25 MINUTE WALK

There are lots of local restaurants and bars within walking distance of Cassia:

Delisino Brasserie is only a **10 minute** stroll from Cassia, the perfect brunch spot with classics like Eggs Benedict and their own creations like the Oakdale, a fusion of pesto, avocado and goats cheese on sourdough.

Take a short walk to experience the aromas from the grill at Turkish restaurant **Kervan** that will wet the taste buds. Just **13 minutes** away.

Lizzie's Cucina where Sicilian Chef Carmelo Carnevale makes an art out of the humble ragù sauce, is only **15 minutes** from Cassia.

Also a **15 minute** walk away is **Claud W. Dennis Coffee**, a resolutely independent dog friendly café where roasted North African coffee and homemade cakes have made it a firm neighbourhood favourite.

The Fishmongers Arms is an **18 minute walk** from Cassia, who's name came from the original Fishmongers' and Poulterers' Almshouses which stood opposite until 1956. This friendly local pub shows weekly sports and is known for live music events.

On the edge of Trent Country Park is Oakwood's refined **Bramley's Bar & Grill**. With a firm focus on seasonal produce and ethically sourced ingredients with the minimum amount of waste. Its **25 minutes** door to door and worth the walk.

Also within 25 minutes walk is **La Petite Auberge**, a French brasserie and cocktail bar in Cockfosters influenced by the grandiose bistros of France.





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1. La Petite Auberge
2. Delisino Brasserie
3. Kervan
4. Claud W. Dennis Coffee
5. Bramley's Bar & Grill
6. The Fishmongers Arms
7. Lizzie's Cucina



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Cassia is surrounded by acres of green space and a wide variety of sports clubs.

A short walk from Cassia, Oakwood Park was once part of Enfield Chase, a royal hunting ground in the 18th Century. An avenue of trees that marked the coronation of King George VI adds to the sense of history as you walk or cycle through the meadows and woodland.

Trent Country Park opens up over 413 acres and is filled with ancient trees and wild flowers in the imposing woodland. Visitors can wander around the lakes where wintering geese join the resident swans. The lesser spotted Muntjac deer live here alongside pheasants and partridges. The park is also home to an equestrian centre and golf club.



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Sporting endeavours can also be pursued at the many clubs around you such as Brackendale Lawn Tennis Club, Southgate Hockey Centre and Bramley Sports Ground, home to two cricket pitches in the summer and three rugby pitches in the winter. While all the parks are inviting for bikes, the more serious cyclists can join Southgate Cycling Club, one of the very oldest clubs in the world, established in 1882 and always offering a warm welcome to new members.

A historic area of woodland with a wildlife rich lake and meadows, the Grade II listed Grovelands Park was landscaped to respond to the John Nash designed mansion of the 18th Century. It's an imposing backdrop to your evening walks as the sun goes down. There's a similar air of grandeur at Forty Hall Estate, a Grade II listed Jacobean Manor House with an 18th Century landscaped garden and fishing ponds to picnic beside.



UNWIND

FURTHER



Further afield is Capel Manor Gardens which dates back to the late 12th Century. The 40 gardens are some of the best in the country and offer something for everyone – from Victorian style walled gardens to Japanese Zen.



Look out for the programme of events such as the vintage car shows that always attract the best-dressed visitors.





AFIELD

POIRSON

Each apartment is fitted with Amtico floor coverings to living room, hallway and kitchen areas, with wool mix carpets to bedrooms. Bathrooms have ceramic tiles to floor and walls.

All kitchens come with integrated appliances.

Washing machines are freestanding and located in utility cupboard.

QUALITY



Example of a similar Newlon Living development

FINISHES

QUALITY FINISHES



GENERAL FINISHES

- Internal doors painted white
- Skirtings, architraves and staircase painted in a white satin
- Walls and ceiling painted in brilliant white
- Carpet to all bedrooms
- Amtico flooring in open-plan kitchen/dining/living area, hallway
- Tiled floors to bathroom

KITCHEN

- Contemporary-styled kitchen with laminate worktops
- Laminate splashback
- Under-cupboard LED lighting below wall units
- Stainless steel bowl sink with tap
- Electrolux single oven with 4-zone hob
- Electrolux combination microwave oven in stainless steel
- Integrated, recirculating cooker hood
- Integrated fridge/freezer and dishwasher
- Freestanding Zanussi washer/dryer in the utility cupboard

HOME ENTERTAINMENT AND COMMUNICATIONS

- Wired for Sky Q television (subject to future connection by purchaser; aerial not supplied, subscription required)
- Hyperoptic broadband

HEATING

- White radiators to all rooms
- 1 thermostatic zone in apartments and 2 in duplexes

LIGHTING AND ELECTRICAL

- White vertical recessed LED to kitchen and bathrooms
- Pendant lighting in living area, landing and bedrooms
- White switches and sockets in living room, hallway and bedrooms
- Smoke alarm detectors and sprinkler systems positions where required

BATHROOMS

- White Roca sanitaryware with chrome mixer taps
- Vado bath filler with thermostatic shower mixer
- Semi-recessed hand basin
- Shaver socket
- WC with chrome flush controller
- Chrome electric heated towel radiator to bathrooms

GENERAL

- Access to cycle stores
- Lift to all floors (fob access)
- CCTV to lift and entrance

PARKING

- Parking included with selected apartments









A PERFECT PARTNERSHIP

SHARED OWNERSHIP

You can buy an initial share of between 25% – 75% of the property's value, and pay a subsidised rent on the proportion you don't yet own. You can choose to increase the share you have in your home as your income increases, until you own 100% of the property. This scheme makes getting onto the property ladder affordable and flexible, as the split between owned/rented is based on how much you can afford to pay.

CAN I APPLY?

Most people who do not own a property are eligible to apply for Shared Ownership with Newlon Living. To qualify you should fall into the following categories:

You must be a first time buyer who cannot afford to buy a suitable home on the open market.

You should have access to savings to cover the cost of the mortgage deposit, mortgage valuation or survey, legal fees and stamp duty (where applicable).

Gross household income must not exceed £90,000 per annum.

Priority will go to people who live or work in the London Borough of Enfield.

If you are interested in these homes and would like further information about this criteria, please email sales@newlon.org.uk



Register your interest

Visit: [Cassia.London](https://www.cassia.london) | 0800 058 2544

NEWLON LIVING

Newlon Living is part of Newlon Housing Trust, an award-winning charitable housing association founded in Hackney in 1968. Today we own or manage 8,350 homes in boroughs across north and east London.

Newlon provides a wide range of affordable housing, including Shared Ownership homes and we have an experienced sales team dedicated to helping you take a first step onto the property ladder.

IMPORTANT NOTICE: This brochure and the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract. These particulars are believed to be correct at time of publishing but this cannot be guaranteed. (March 2024).

