

ENFIELD



PHASE 3

CONTENTS

Introduction	4 - 5
The Apartments	6 - 7
The Development	8 - 9
Travel Times	10 - 11
Connections	12 - 13
Overview	14 - 15
Location	16 - 21
Specification	22 - 29
Shared Ownership with Newlon Living	30

Nexus is a landmark new development located in Enfield, under 30 minutes from Central London and the peaceful waterways, historic parks, and stately homes of nearby Hertfordshire.

This brand new community forms part of the transformation of the former Alma Estate. Situated close to the tranquil River Lea and King George's Reservoir, offering access to local nature and wildlife where you can stop off in one of the riverside pubs or craft ale taprooms.

Nexus provides a peaceful escape from the bustling city, yet remains well connected with Liverpool Street just a 20 minute commute away. The local high street features bars, eateries, and a large Asda within walking distance for a taste of neighbourhood hospitality and convenient shopping.



NEXUS



This stylish collection of one and two bedroom apartments by Newlon Living sits within a larger development by Countryside.

Offered under Newlon's Shared Ownership scheme, these open plan residences feature contemporary kitchens with integrated appliances, modern bathrooms and quality finishes throughout. Private balconies or terraces accompany each home. Landscaped gardens and play areas also complement the community spaces.

The reimagined Station Square, now equipped with a new NHS Medical Centre, provides an imposing entrance to Ponders End Station. Top-rated schools like Alma Primary School and Oasis Academy Hadley are a short walk away.

4

STAND OUT APARTMENTS





5

Images from a previous phase of Nexus

HIGHLIGHTS:

- + A THRIVING COMMUNITY
- + LOCAL HIGH STREET WITH CAFÉS & RESTAURANTS
- + TRANQUIL WATERWAYS
- + ANCIENT PARKS & STATELY HOMES
- + RIVERSIDE PUBS & CRAFT ALE TAPROOMS
- + GOOD LOCAL SCHOOLS

Nexus is a thoughtfully designed, contemporary building with contrasting protruding brick façades.

From the recessed balconies, residents of upper floors can enjoy views across the Lea Valley and beyond.

ATTENTION TO DETAIL

“The vision was to totally transform the estate into a new vibrant neighbourhood connecting streets together into a conventional pattern. Outdoor spaces provide residents with green vistas from their new homes and create a sense of place. South Street has been reinvented as a focal point for the local community, incorporating retail, a gym and community buildings with mature trees.”

Pollard Thomas Edwards, Architect.



Images are Computer Generated



NEXUS

Reinventing a
neighbourhood





8



HIGHLIGHTS:

- + TWO MINUTES WALK TO PONDERERS END STATION
- + WESTFIELD STRATFORD IN 30 MINUTES
- + HERTFORDSHIRE WITHIN EASY REACH BY CAR OR TRAIN
- + TOTTENHAM HALE IN FIVE MINUTES
- + CYCLE TO CHINGFORD IN 15 MINUTES

LONDON MADE EASY

With Ponders End Station just a short stroll from your doorstep, Nexus offers convenient rail connections across London and beyond.

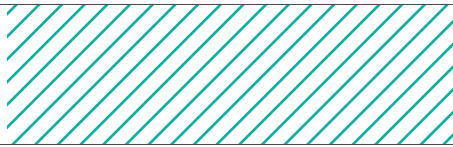
Reach central London with trains taking you to bustling Liverpool Street in only 17 minutes. Or arrive at Tottenham Hale in under 5 minutes to access the Victoria Line, reaching renowned shopping destination Oxford Street in a further 18 minutes.

GET AWAY

By train you can also be at St Pancras International in 25 minutes. This iconic station is your modern gateway to Paris and continental Europe via Eurostar.



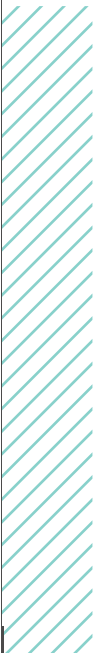
Source: Transport for London



With good transport links in all directions,
London and beyond is easily accessible
from Nexus' doorstep.

EXCEPTIONAL CONNECTIONS

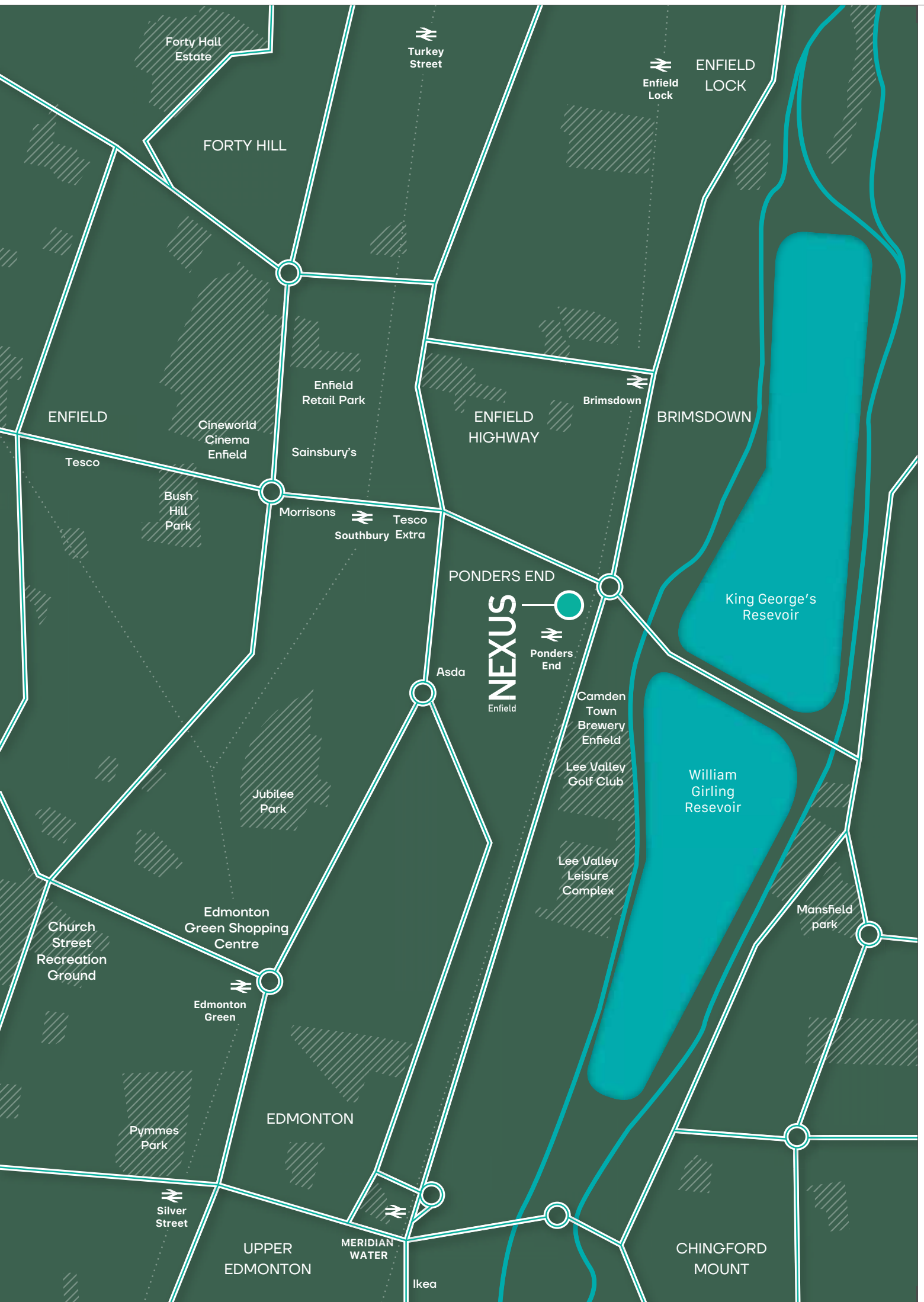
10



Travelling by car, both Stansted and Heathrow International Airports are easily accessible in under an hour. The M25 provides direct access to the wider motorway network, including the M1 and M11 into Hertfordshire.

For shopping trips and weekend getaways, the newly renovated Brent Cross Shopping Centre is just a 45 minute drive, while the rural charms of Hertfordshire are less than 30 minutes away.

An extensive bus network connects Nexus to Enfield Town and surrounding communities. And National Cycle Route 1 runs directly behind Nexus, offering a picturesque traffic-free route into central London or north through the Lee Valley Regional Park into rural Essex.



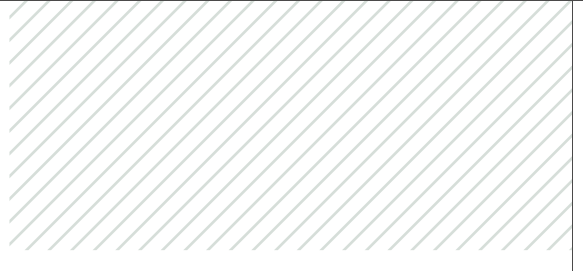
OVERVIEW



NEXUS

PHASE 3





DID YOU KNOW?

Musician Jah Wobble was inspired to write his (2005) album Mu by his experiences in the Lea Valley and Ponders End.

“It’s as close as London gets to New Jersey. But it’s one of my favourite places for walking, through the Lea Valley.”

—Jah Wobble

STEP OUTSIDE

15

The Lee Navigation Canal offers a peaceful route to walk or cycle, stretching for miles with scenic views. Historically, it was a trade artery used to transport goods into London. Several restored warehouses and locks remain from the industrial era.

Nearby, Ponders End High Street reveals evidence of the area’s Victorian heritage, including the monumental Ponders End Flour Mills building. 14th century St. Andrew’s Church and the King’s Head pub provide more glimpses into the past. A fast developing craft beer scene is growing at Ponders End with two of North Londons biggest ‘small batch’ breweries - Beavertown and Camden Town.

For dining, The Harvester Navigation provides a family-friendly riverside pub and grill amongst scenic views. And the lively Enfield Market enhances community life, with artisans and food vendors gathering beside historic buildings each week. Shoppers can sample street food from around the world while enjoying live music and events.

FROM THE BOUTIQUES OF COVENT GARDEN TO THE EVER CHANGING FOOD AND BAR SCENE OF SOHO, CENTRAL LONDON HAS IT ALL.

SOHO

In the heart of London's West End, Soho is surrounded by iconic neighbourhoods such as Covent Garden, Chinatown, and Carnaby Street.

Its central location makes it a hub for diverse cultural experiences, with theatres, art galleries, and historic landmarks within easy reach. Where record stores and boutiques mix with jazz bars and experimental eateries on every street.

COVENT GARDEN

This iconic area is surrounded by diverse attractions, including the Royal Opera House and Leicester Square. Famous for its historic market, street performers, and a myriad of shops, Covent Garden offers a delightful blend of entertainment and shopping.

Visitors can explore the vibrant piazza, indulge in culinary delights at the numerous eateries, or catch a world-class performance at the renowned theatres nearby.

KING'S CROSS

King's Cross is home to Coal Drops Yard where you can discover over 100 designer stores and restaurants, housed in the brick viaducts of the old Victorian warehouses.

On weekends, an artisan food market takes over the courtyard with street food vendors offering global flavours, where you can catch a DJ set or live music performance.

TIME OUT



CAMDEN TOWN

Right at the heart of vibrant Camden, you'll discover the famous Camden Market and Camden Lock.

Camden Market Hawley Wharf, with its diverse offerings, is a haven for shoppers, food enthusiasts, and families alike, showcasing the vibrant cultural scene of London.

HACKNEY

For London at its most cutting edge, head deep into Hackney where new creative spaces pop up every month.

The East London renaissance began in Shoreditch also less than half an hour away. From here it's a short walk past the boutique and lunch spots of Redchurch Street on the way to Brick Lane's street food stalls and vintage shops.

ALL WITHIN 30 MINUTES

Via train and tube

- | | | | |
|---|------------------------------|---|-------------------------------|
| 1 | Granary Square, King's Cross | 5 | Brick Lane |
| 2 | Covent Garden | 6 | Coal Drops Yard, King's Cross |
| 3 | Soho | 7 | Hackney Wick |
| 4 | Hawley Wharf, Camden | 8 | Redchurch Street, Shoreditch |



1



2



3



4



5



6



NATURE'S PLAYGROUND

<p>1</p> <p>KING GEORGE'S RESERVOIR</p> <p>The King George's Reservoir is an important refuge for wetland birds and wildfowl, and it's also home to King George Sailing Club. This historic club offers everything from advanced dinghy sailing training to beginners classes in windsurfing and paddle boarding.</p>	<p>2</p> <p>FORTY HALL</p> <p>One of the grandest of all London's manor houses, Forty Hall was built in the 16th Century and reopened to the public in 2012. This Grade 1 Listed Jacobean building sits majestically next to an ornamental lake, medieval fishing ponds and walled gardens. Step inside to learn the stories and admire the decorative architecture before relaxing in the grounds.</p>	<p>3</p> <p>ENFIELD TOWN PARK</p> <p>Enfield Town Park is a popular picnic spot with the New River running through it. It's home to Bush Hill Park Golf Club established in 1895 and recently awarded "Golf Club of the Year" at the England Golf Awards.</p>
<p>4</p> <p>LEE NAVIGATION</p> <p>Stretching from near Nexus into the heart of London, the River Lea offers an unbroken walking and cycling route of nearly 30 miles. History and nature collide on the fascinating trail that passes many waterside pubs and bistros. Make sure you stop at Three Mills Bow, a lovely old building that houses its own film studios.</p>	<p>5</p> <p>WALTHAMSTOW WETLANDS</p> <p>A tranquil haven for nature enthusiasts, Walthamstow Wetlands offers a refreshing escape from the hustle and bustle of London life. This expansive nature reserve, Europe's largest urban wetland, beckons visitors with its serene lakes and picturesque landscapes. The wetlands provide a vital habitat for a diverse array of wildlife, including an impressive variety of bird species such as herons, kingfishers, and cormorants.</p>	<p>6</p> <p>LEE VALLEY GOLF COURSE</p> <p>Situated in North London, this 18-hole, 5198-yard par 67 course utilizes the River Lea's scenic charm and includes challenging water features. With narrow fairways and hazards, it suits both the beginner and experienced golfer. Conveniently near Ponders End, Enfield, it's easily accessible by car or bus.</p>





SPECIFICATION

Each apartment is fitted with high quality kitchens, modern bathrooms and benefits from its own outdoor space.

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

21

KITCHEN

Kitchens by Symphony. Integrated appliances by Electrolux including:

- Fridge freezer
- Dishwasher
- Stainless steel oven
- Electric ceramic hob
- Extractor hood
- Washing machine (free-standing, located in utility cupboard)



Images from a previous phase of Nexus

SPECIFICATION

GENERAL

- Lift to all floors (fob access)
- CCTV to lift and entrance
- Cycle/pushchair storage on the ground floor (fob access)
- *BT Fibre enabled for all properties
- *Freeview/Sky Plus/FM/DAB
- Smoke and heat detectors
- Audio/Visual entry system

* Subscription required



BATHROOM

- Renaissance bath with Roca sanitary wear
- VADO single lever basin mixer
- VADO Exofill bath filler, with shower mixer
- Chrome heated towel rail
- Vanity Unit: Mission Logic Driftwood mirrored bathroom cabinet
- Saloni tiles to floor/walls
- Soft closing WC seats

INTERIOR FINISHES

- Amtico flooring to hallway, kitchen and living room
- Abingdon carpets to bedrooms
- Solid core painted internal doors

HEATING

- HIU Communal Heating System served by radiators (Please see scheme information sheet)

WARRANTY

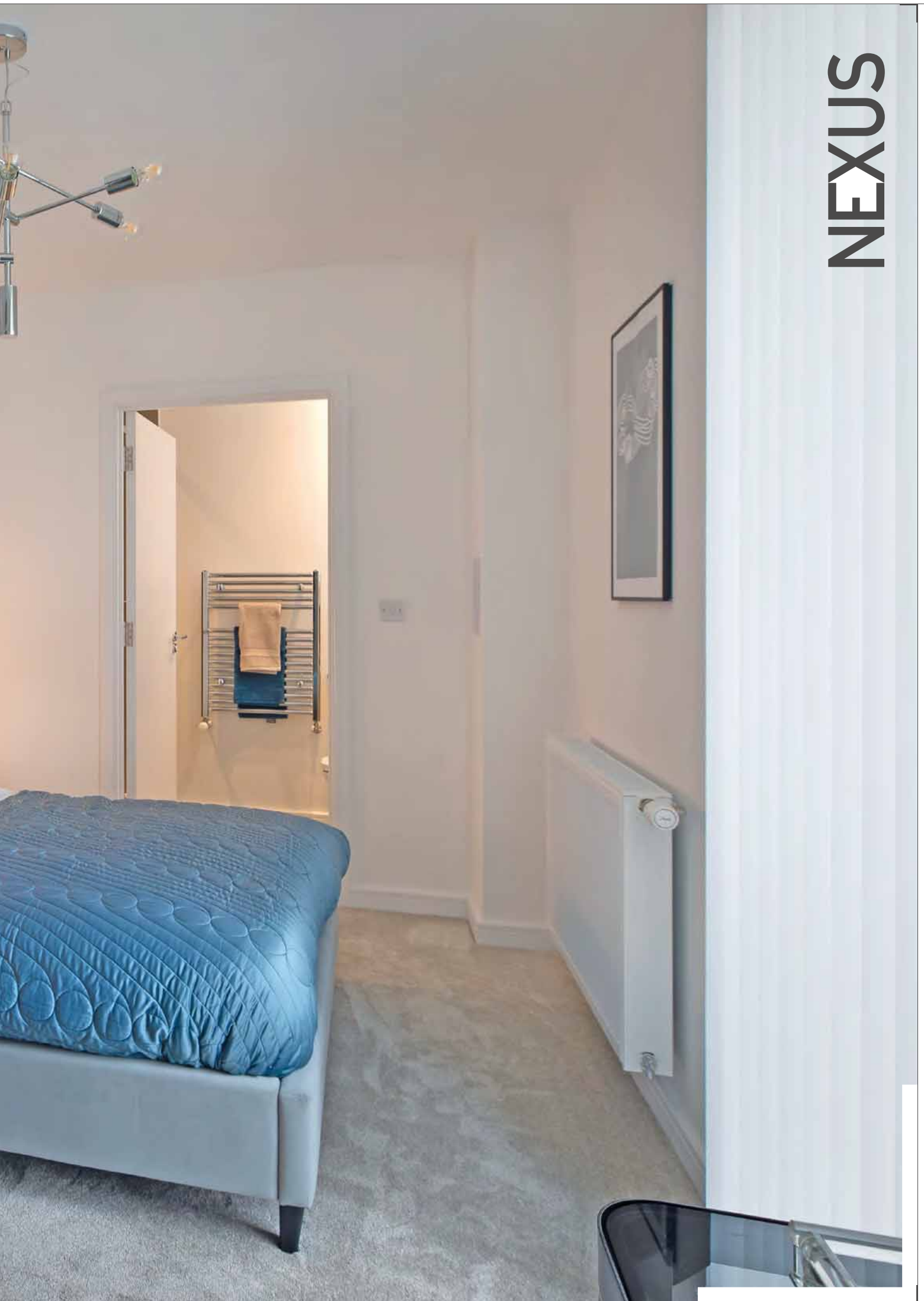
- 12 Year NHBC Building Warranty

PARKING

- Parking included with selected apartments
- BP Electric Chargemaster car charging ports on site (payment card required subject to registration)



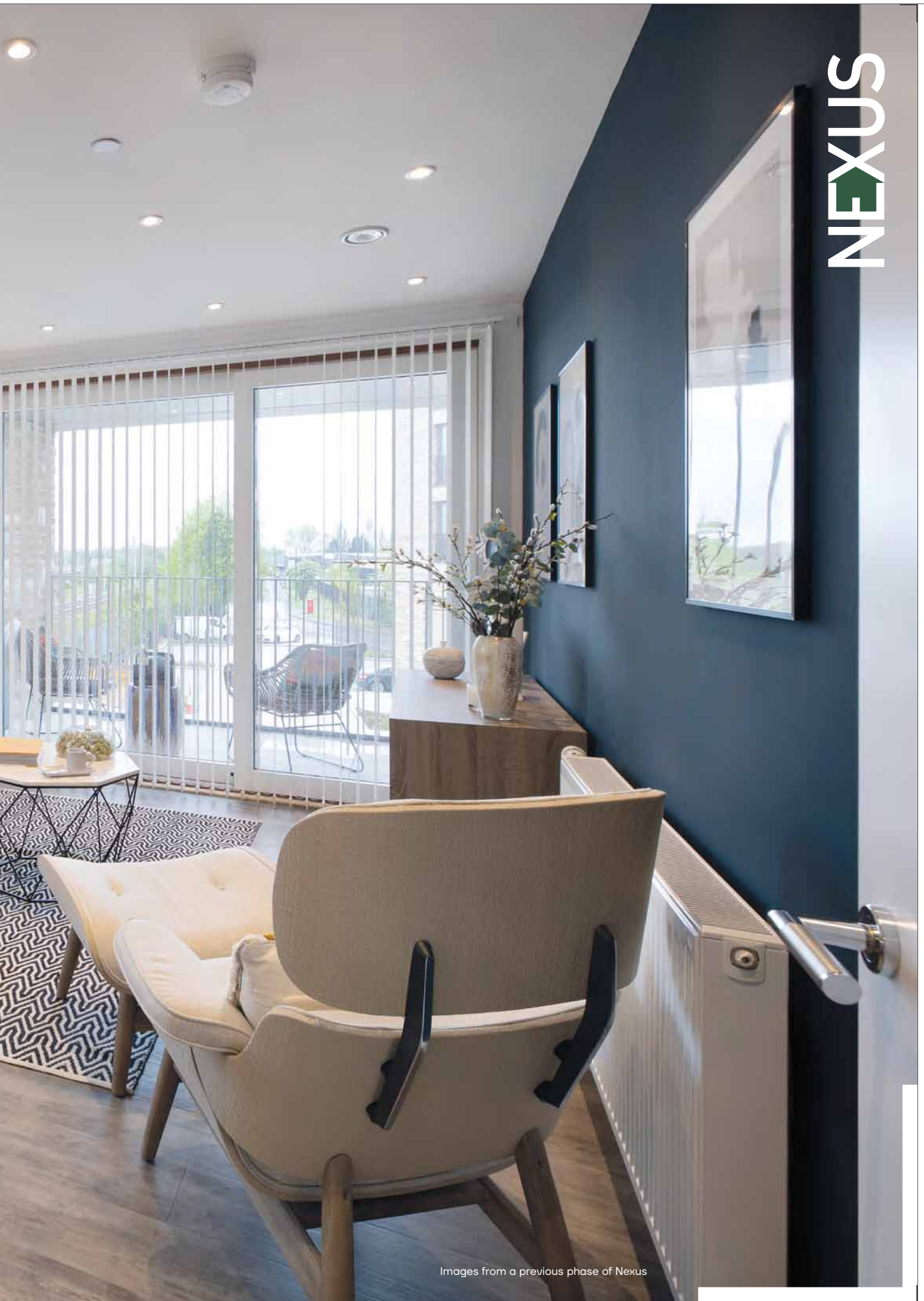
Images from a previous phase of Nexus



NEXUS



NEXUS



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

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.



Sales: 0800 058 2544
www.newlonliving.co.uk

Find out more:
www.nexus-enfield.co.uk

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).

Designed and produced by Oracle Creative | www.oraclecreative.co.uk



SUPPORTED BY
MAYOR OF LONDON

