

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 apartments and duplexes with elegant architecture. The homes have been designed to complement the character of the local area, whilst providing the latest in 21st century style comfort and convenience.

Inside story

- Boutique scheme of only 133 apartments
1, 2 and 3 bedroom apartments and duplexes
- Set around a central garden courtyard
- Good quality specification and finish
- Terraces or balconies to each apartment
- Zone 3 location
- Close to Crouch End, Hornsey and Alexandra Palace

Bay House

Units	Quantity	Size (sq ft)
1 Bedroom apartment	5	569
2 Bedroom apartment	11	792 - 813

Tarragon House

Units	Quantity	Size (sq ft)
1 Bedroom apartment	10	561.9
2 Bedroom apartment	12	850.4 - 864.3

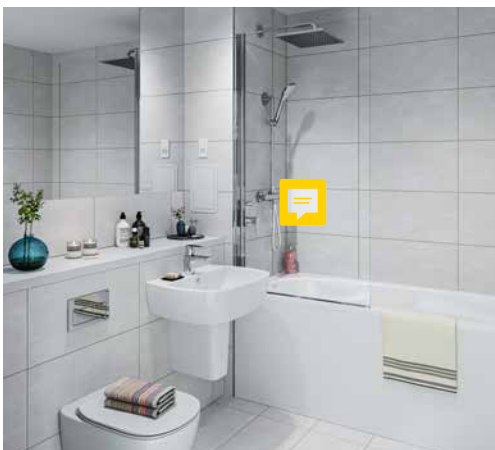
The Site Plan

- Block A - Bay House
1 & 2 bedroom apartments
- Block B - Tarragon House
1, 2 & 3 bedroom apartments
- Block C - Sage House
1, 2 & 3 bedroom apartments
- Block D - Fennel House
1, 2 & 3 bedroom apartments
- Block E - Coriander House
1, 2 & 3 bedroom apartments
- Block F - Colina Mews
3 bedroom duplexes



Sage House

Units	Quantity	Size (sq ft)
1 Bedroom apartment	10	561.9
2 Bedroom apartment	12	850.4 - 864.3
3 Bedroom apartment	2	1211





The location

Evergreen offers North London living at its most eclectic, creative and stylish, rich in heritage and culture. Green Lanes has a vibrant Turkish and Cypriot culture which is best exemplified in the fantastic Turkish restaurants which have a vast selection of traditional dishes. Surrounding these restaurants are a huge array of coffee shops, independent local stores, bars and restaurants with a wide choice of cuisine.

Evergreen is perfectly placed for easy access to the heart of London. Turnpike Lane station

is less than ten minutes from your front door, and regular bus services also heading in every possible direction.

Closer to home, the quirky, artisan corners of Highgate and Crouch End are just a short stroll away, and it's an easy cycle to the green expanses of Hampstead Heath, Clissold Park and Hackney Marshes. Or head south to explore the scene of Dalston and London Fields with weekends spent at London's favourite hotspots; Broadway Market and Columbia Road Flower market.

Public Transport

(from N8 ORA)

King's Cross 27 minutes	● ● ● ● ● ●
Holborn 29 minutes	● ●
Leicester Square 31 minutes	● ●
Oxford Circus 32 minutes	● ● ●
Farringdon 35 minutes	● ● ●
Westminster 40 minutes	● ● ●
Bank 40 minutes	● ● ●
Westfield Stratford City 40 minutes	● ●
Paddington 50 minutes	● ● ● ●

Travel times from google.co.uk/maps



The details

Primary Schools

Harris Primary Academy Philip Lane
Rating: Outstanding
15 minutes

Belmont Junior School
Rating: Outstanding
17 minutes

St Aidan's Voluntary Controlled
Rating: Outstanding
20 minutes

Woodberry Down Community
Rating: Outstanding
22 minutes

Secondary Schools

St Thomas More Catholic School
Rating: Outstanding
21 minutes

Harris Academy Tottenham
Rating: Outstanding
23 minutes

Universities

School of Oriental and African Studies
25 minutes by Tube

University College London
32 minutes by Tube

King's College London
34 minutes by Tube

Royal Academy of Arts
34 minutes by Tube

Central St Martins
36 minutes by Tube

Imperial College London
44 minutes by Tube

Anticipated completion date

- Bay House — Q4 2021
- Tarragon House — Q1 2022
- Sage House — Q1 2022
- Fennel House — Q2 2022
- Coriander House — Q3 2022
- Colina Mews — Q3 2022

Local Authority

- Haringey Council

Lease length

- 999 years

Estimated service charge

- Apartments: £2.05 per sq ft per annum
- Duplexes:
Plots 1-9: £1.07 per sq ft per annum
Plots 10-18: £1.79 per sq ft per annum

Ground rent

- Apartments: Peppercorn
- Duplexes: Peppercorn

Warranty

- NHBC

Managing Agent

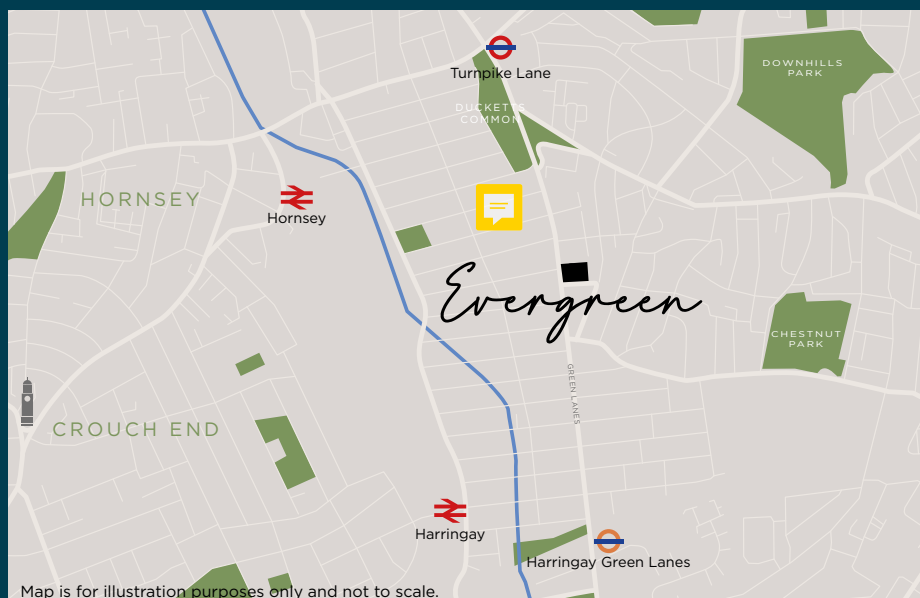
- Mainstay Group

Payment terms

- Reservation fee: £2,000
- 10% deposit due 28 days from date of reservation (less the initial reservation fee)
- Balance (90%) due on completion

Solicitors details:

Catherine Whitehouse
Riseam Sharples Solicitors
2 Tower Street London WC2H 9NP
Tel: (+44) (0) 20 7632 8908
Mob: (+44) (0) 7979 147 040
catherine@rs-law.co.uk



Sales agent



Evergreen Sales and Marketing Suite

Green Lanes, Haringey, N8 0RA
forevergreenlanes.com



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by Clarion Housing Group

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