

CHIMES TERRACE

CROUCH END | LONDON N8



Computer generated image – indicative only.

AN EXCLUSIVE DEVELOPMENT OF NINE
NEW ECO FRIENDLY FOUR BEDROOM HOMES,
EACH WITH ITS OWN PRIVATE GARDEN AND ROOF
TERRACE WITH STUNNING VIEWS OF ALEXANDRA
PALACE AND NORTH LONDON

BRINGING TRULY CONTEMPORARY LIVING TO CROUCH END

Chimes Terrace is prominently situated just a few minutes walk from the centre of Crouch End and its landmark clock tower, with excellent transport links into the centre of London and close proximity to popular schools. Chimes Terrace represents an excellent example of contemporary family homes in a leafy and desirable location.

It offers a rare combination of quality, convenience, comfort and incorporates design specifications that enhance the performance and energy efficiency of each home.

Features are plentiful and style is in abundance, exuding the sophistication and panache one would expect from such a development. The homes are secluded in a private development, designed with modern family lifestyles in mind, each with a contemporary garden, private roof terrace, allocated parking and bicycle store.





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2

AT CHIMES TERRACE YOU ARE NEVER FAR AWAY FROM THE HUSTLE AND BUSTLE OF CENTRAL LONDON, WHILST ENJOYING THE TRANQUILLITY OF LOCAL, GREEN OPEN SPACES OR THE SERENITY OF ONE OF LONDON'S UNIQUE 'URBAN VILLAGES'

SPEND SOME TIME

IN AN ENVIABLE LOCATION



3

Crouch End clock tower

4

One of many local coffee bars

5

Actual view from Chimes Terrace

6

Hornsey overground station

7

Monkey Nuts bar and steakhouse

8

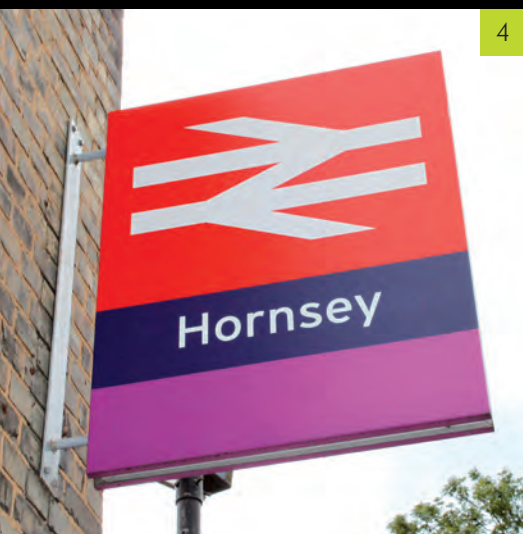
Kings Head pub, famous comedy venue

9

Green open spaces



3



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Crouch End is characterised with a lively and diverse mix of shops, bars, restaurants, cafés, food stores, gyms, swimming pool and tennis courts making it a highly desirable and sought after location to live in.

This vibrant location also provides a premium selection of high quality schools, nurseries and children's activities. Alexandra Palace, Priory Walk, Highgate Woods and Finsbury Park are within close proximity to **Chimes Terrace** offering a exquisite choice of glorious parklands in the neighbourhood. A bicycle ride or a leisurely stroll on The Parkland Walk, a three mile nature trail, is a must for families to enjoy all year round.

Public transport links connect Crouch End to central London and beyond. Hornsey rail station is a short walk from **Chimes Terrace** – providing direct connections to Finsbury Park, Moorgate and King's Cross rail and underground services.



*Internal imagery is of the actual
show home at Chimes Terrace*



QUALITY INTERIORS AND

EXCEPTIONAL MODERNITY

UNWIND AND RELAX IN
COMFORTABLE SPACES
THAT CREATE A UNIQUE
BLEND OF A WARM WELCOME
WITH ARCHITECTURAL
SOPHISTICATION. FROM
BATHROOMS TO KITCHENS,
NO CORNER HAS BEEN LEFT
UNTOUCHED BY DETAIL
AND DESIGN

Chimes Terrace has been thoughtfully designed with the practicalities of modern and luxury living in mind nestled within this historic and sought after area.

The integration of a private roof terrace and patio spaces create an unusual fusion of internal and external living spaces. Large expanses of glass have been used to create a bright and airy dwelling, incorporating high quality fittings, with provisions for communication and entertainment technology ensuring the house is well equipped for the 21st century.

Internal imagery is of the actual show home at Chimes Terrace

SPECIFICATION & FEATURES

KITCHEN

- Contemporary handleless German Hacker kitchen with under wall unit lighting
- Quartz work surface with draining grooves and under mounted stainless steel sink, with waste separation bins
- Corner pull out shelves in base unit
- Porcelain tiles to floor

APPLIANCES

- A range of energy efficient integrated appliances by Neff to include five ring gas hob, glass extractor hood and multifunctional stainless steel high level oven
- Integrated fridge freezer
- Integrated dishwasher
- Integrated microwave oven

BATHROOM/EN SUITE & WC

- Contemporary style bathroom suites with wall hung WC and chrome sanitary ware
- Shower cubicle to en-suite with a glass shower screen and thermostatic control
- Recessed niche lighting
- Chrome heated towel rails
- Shaver point to bathrooms
- Porcelain fully tiled walls and floors with inset mirrors

HEATING

- Gas fired under floor heating throughout
- Valliant gas boiler and 300 litre hot water cylinder (supplemented by solar powered panels)
- Whole house ventilation system with heat recovery mechanism

ELECTRICAL FITTINGS & HOME ENTERTAINMENT

- Halogen recessed directional lights throughout the house
- Satin stainless steel contemporary dimmers and sockets
- Mood lighting control in lounge with cabling for surround system
- Ample electrical sockets plus TV, BT and ethernet points in reception room and bedrooms
- Wiring for Sky to lounge, bedrooms and terrace
- Data distribution and media hub area under the stairs

DECORATION

- All ceilings white and smooth finished
- All walls natural Calico paint
- All woodwork in white satin wood paint

QUALITY FITTINGS

- Porcelain tiles to ground floor and quality carpets elsewhere
- Mirrored wardrobes in entrance hallway
- Glass banisters to staircase with oak clad hardwood posts and oak handrail
- Double glazed powder coated composite aluminium and timber windows
- Concertina folding double glazed patio doors linking the internal to the rear garden area
- Front elevation windows have acoustic rated glass panels

SECURITY & PEACE OF MIND

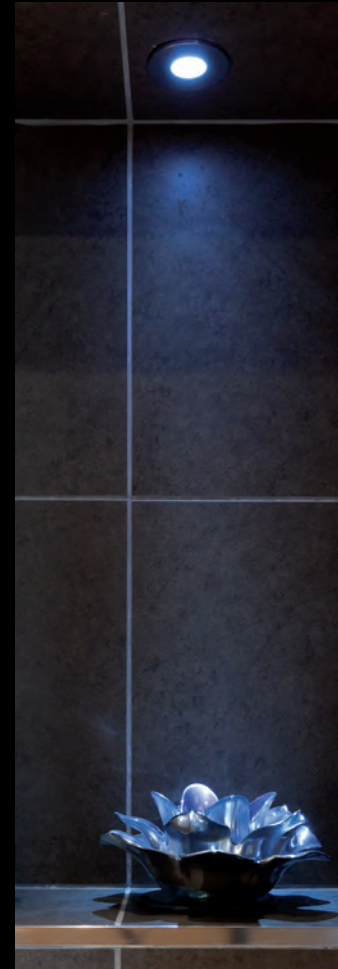
- Motion detectors and panic buttons installed to all floors
- Mains powered smoke detectors
- Multipoint locking system for external doors
- Audio entry phone provided on all floors (including terrace)
- 10 year Build Warranty

EXTERNAL FEATURES

- Private rooftop terrace plumbed for a hot tub
- Provision for BBQ and sink on the terrace
- Feature custom made bris soleil on terrace
- Sand blasted glass balustrades on terrace
- One allocated parking space per dwelling
- Rear gardens – paved with designated areas for planting and feature lighting
- External tap to rear garden

ECO LIVING

- Reducing the Carbon Foot Print – 9% less carbon dioxide emissions compared to the government required standards of energy efficiency
- Refuse recycling provision
- Bicycle storage
- Heat retaining wall and floor insulation throughout
- Energy efficient gas boiler
- High performance double glazed units
- Whole house ventilation system with heat recovery feature
- Dual flush toilet cisterns
- Solar heating panels – to assist with heating of hot water
- Appliances are 'A' rated for optimum energy efficiency
- The buildings are to be built to the latest air tight values that are 30% better than standard regulations



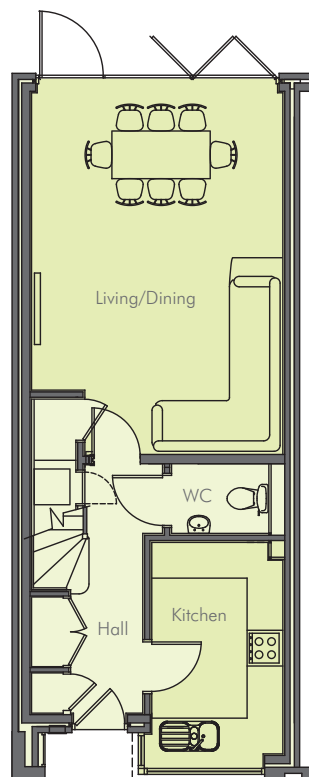
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SITE PLAN



FLOOR PLANS

GROUND FLOOR



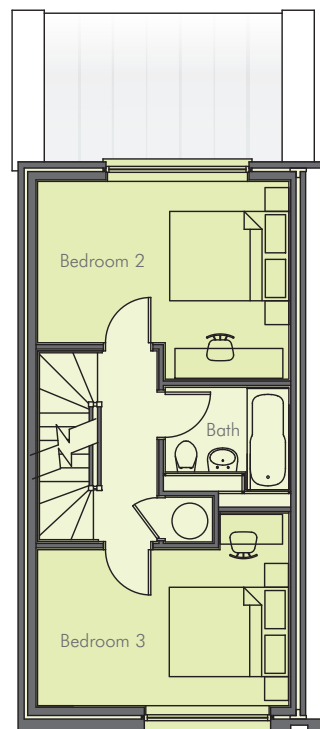
Living/Dining

6.07m x 4.22m 19'11" x 13'10"

Kitchen

3.55m x 2.20m 11'8" x 7'3"

FIRST FLOOR



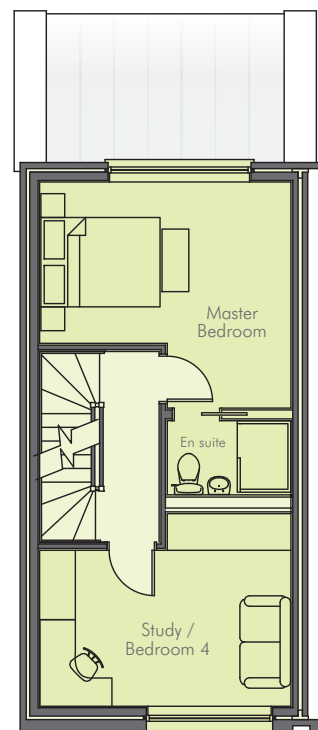
Bedroom 2

3.32m x 4.22m 10'11" x 13'10"

Bedroom 3

3.23m x 4.22m 10'7" x 13'10"

SECOND FLOOR



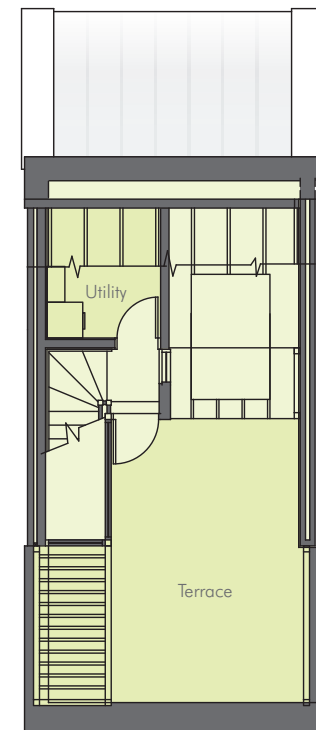
Master Bedroom

3.80m x 4.22m 12'5" x 13'10"

Study/Bed 4

3.23m x 4.22m 10'7" x 13'10"

THIRD FLOOR



Roof Terrace

7.47m x 4.34m 24'6" x 14'3"

For sales enquiries contact:



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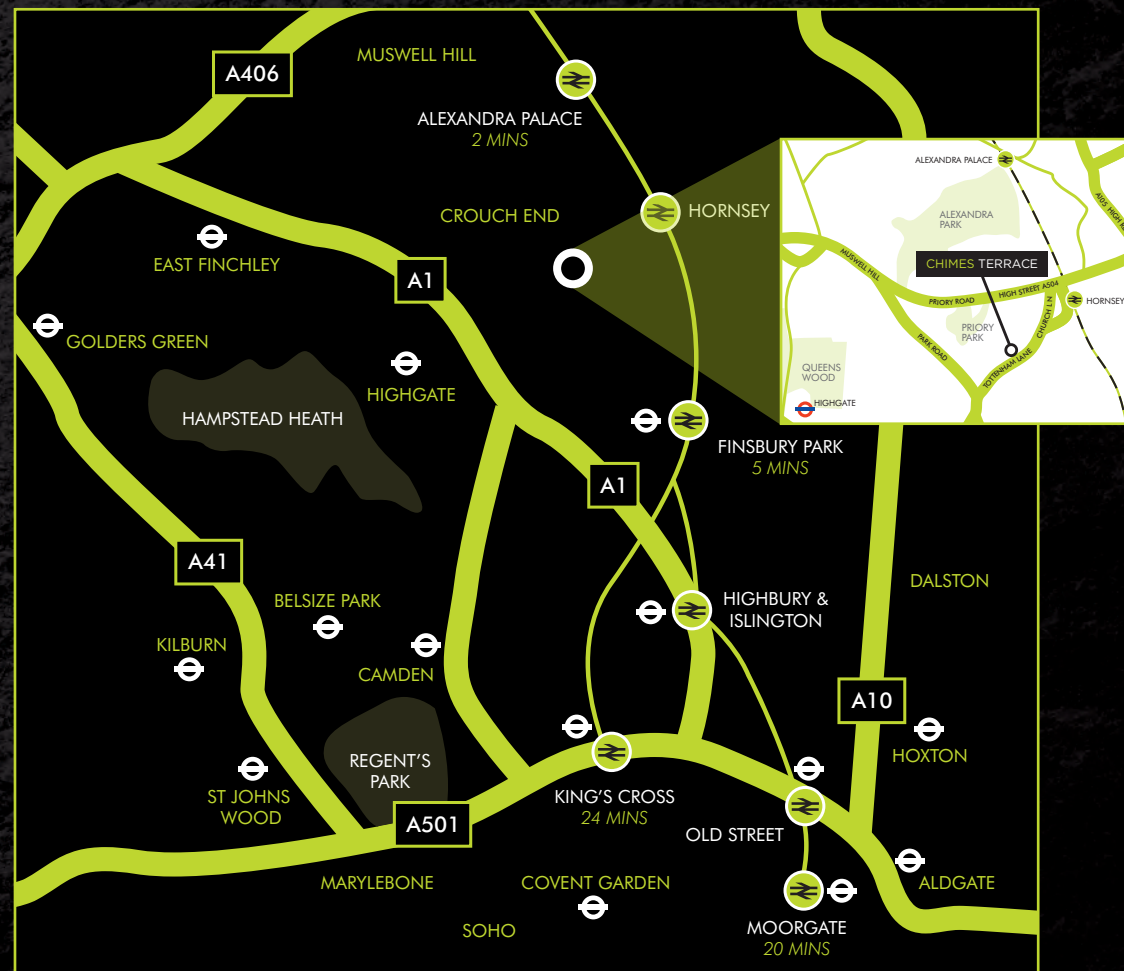
CHIMES TERRACE

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Destination times taken from www.nationalrail.co.uk, travelling at peak times

A DEVELOPMENT BY

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