



# NEW RIVER WALK

N8 —



Because good homes make everything possible

Sleek and modern 1 and 2  
bed apartments available  
through Shared Ownership



# NEW RIVER WALK

N8 —



Riverside living in the  
heart of North London



# Your oasis in the city

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Network Homes is proud to introduce New River Walk, a brand-new development of 1 & 2 bedroom-apartments of a high specification located in the Victorian suburb of Hornsey. Hornsey is part of the North London Borough of Haringey which borders the inner London boroughs of Hackney, Islington and Camden. Set in a superb location with the lively centre of Crouch End and green expanses of Alexandra Park all within walking distance.



Computer Generated Image is indicative only.

New River.



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**Built alongside the historic New River, giving you immediate access to the New River Path**



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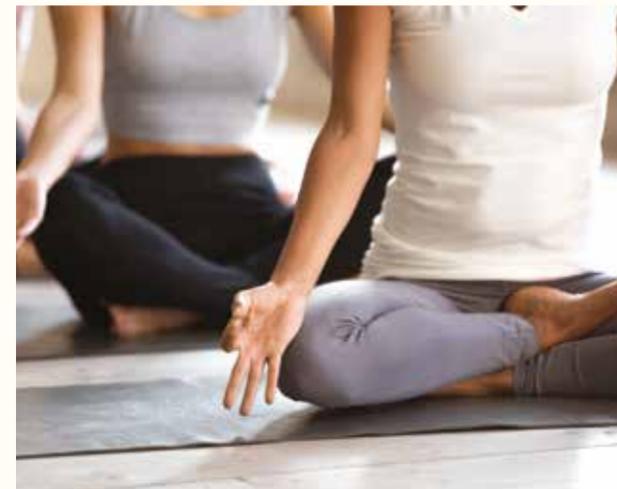
# Hornsey & beyond

Hornsey Clock Tower.



Located within walking distance of Hornsey High Street and Crouch End Broadway, you'll be welcomed by a close-knit and friendly community, growing assortment of independent retailers, wealth of exquisite eateries and wide selection of schools and amenities.

Hornsey is full of family run restaurants and eateries, so you can still enjoy a home-cooked style meal while you're out. Middle East inspired Olive café has been a lunchtime staple with the local community for 14 years, while Tomo pizzeria, only use ingredients they'd serve to their children. Beam, a brick-lined, chandelier-lit, mother-son-run café with vintage decor, offers up brunch classics with a Mediterranean influence, loose-leaf teas, coffee and wine. And, if you're tempted by a chain you'll never be short of artisan bread: Gail's bakery sells more than 30 different loaves.



ArtHouse Crouch End, voted London's best cinema by Time Out readers, is a two-screen independent cinema and live music, theatre and comedy space housed in a former Salvation Army Hall. Hornsey Vale Community Centre is a space run by the local community, for the local community. Activities include yoga, cookery classes, tai chi and badminton.

Hornsey Town Hall is transforming parts of the listed building into an exciting arts centre to host cutting-edge live events and exhibitions. The town hall will also become home to a unique cinema experience. The historic medieval tower of St Mary's church, one of London's most intimate performance spaces, is host to both Crouch End and Hornsey Music Festivals.



# Tranquil green space

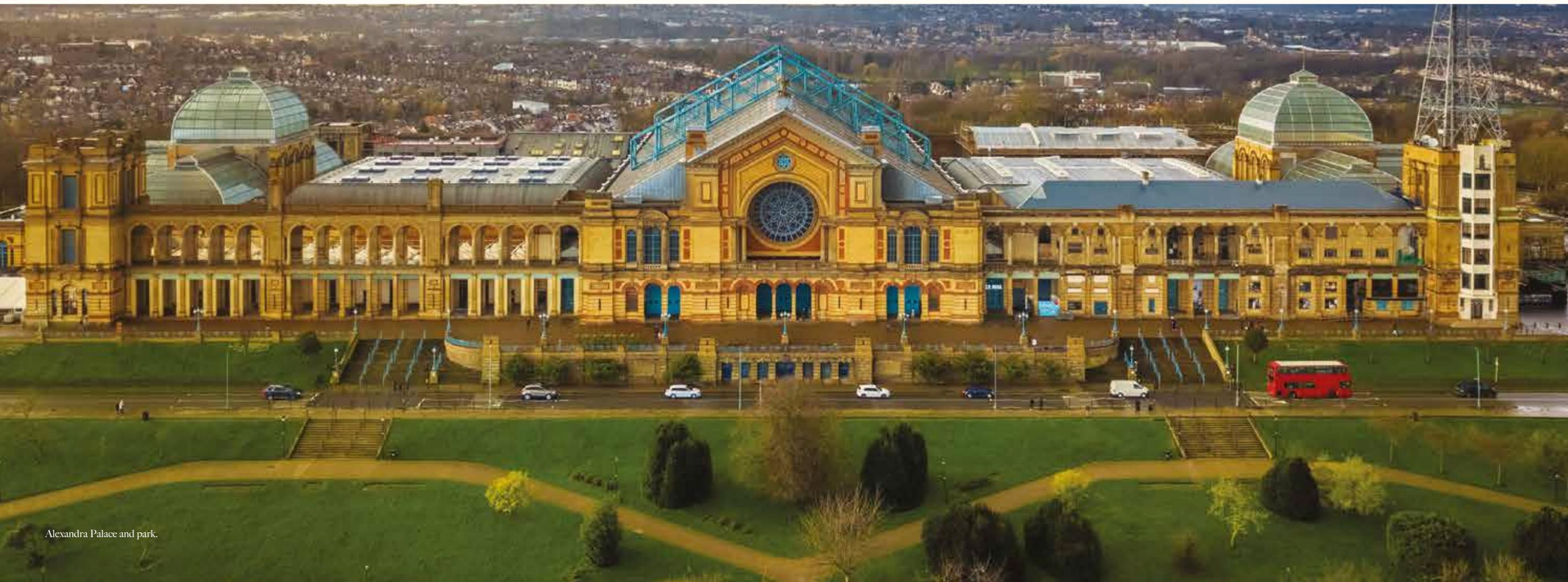
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The hilly expanse and beauty of Alexandra Palace and park, complete with formal gardens, boating lake, deer enclosure, Sunday farmers market and exceptionally stunning panoramic views, lies just to the north; while the New River, a historic artificial waterway sits cosily on your doorstep. The river first opened in 1613 to supply Londoners with fresh drinking water from the River Lea and runs through the centre of Hornsey. It is possible to walk the river's adjacent path all the way to trendy Islington. Priory Park offers a swathe of green open spaces and boasts a fountain made of Lamorna stone that was first installed in 1909.



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Enjoy a picnic and take in the breath-taking panoramic views at Alexandra Park



Alexandra Palace and park.



# The city on your doorstep

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London is one of the most dynamic and cosmopolitan cities in the world. A true melting pot with districts as diverse as Soho and Mayfair or Westminster and Chelsea. It has a history that dates back over 2,000 years and is a treasure trove of truly remarkable historic buildings.

Hornsey's excellent travel connections to Central London give you ease of access to all that this dynamic global city has to offer: world-class theatre and music, famous department stores, couture boutiques, Michelin-starred restaurants, world-class museums and cutting-edge art galleries.

Talent and ambition surrounds you, evident in London's architecture, societies, guilds and celebrated seats of learning. An infectious and pioneering spirit with huge appetite for art, fashion, music, tradition and innovation. Yours to discover.

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**London: the city the  
world flocks to visit**





# Travel on your doorstep

With Hornsey station literally on your doorstep and no fewer than six rail and tube stations within a mile radius, not to mention plenty of local bus routes, you really are spoilt for choice when it comes to travel.

City, Luton, Stansted, Gatwick and Heathrow Airports can be reached by tube or rail in less than 80 minutes and you'll find the Eurostar at St Pancras International just 5 miles away or 16 minutes from Hornsey station.



Travel times cannot be guaranteed. Source: Transport for London and Google Maps.

-  **New River Walk**
-  2 mins walk to Hornsey train station
-  10 mins walk to Turnpike Lane tube station
-   Finsbury Park 4 mins
-   Highbury & Islington 9 mins
-   King's Cross 10 mins
-   Holborn 17 mins
-  Green Park 18 mins
-  Leicester Square 19 mins
-  Piccadilly Circus 20 mins
-   Farringdon 25 mins
-   Stratford 25 mins
-   Canada Water 33 mins



Map not to scale.



# All in the detail

## Kitchen

- Fully fitted kitchens by Manhattan with high white gloss units with handle-less soft close doors and drawers
- Glass upstand above all worktops, underside of wall units and down to skirting levels behind all appliance surfaces
- Gloss white plinth and end panels, surface mounted under counter lights
- Black granite worktop with polished edges and upstand
- Blanco stainless steel under-mounted 1½ bowl sink with single lever monobloc mixer tap
- Zanussi built in electric oven with 4 zone induction hob and black glass splashback
- SMEG integrated cooker hood
- Zanussi fully integrated washer / dryer
- Indesit freestanding A+ rated fridge / freezer
- Zanussi fully integrated A+ rated dishwasher
- Integrated combi microwave oven
- Large format grey floor tiles where kitchen is separate
- Floor tiles to kitchen area
- LED aluminium downlights



Images from a previous Network Homes Shared Ownership apartment.

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**High quality specifications throughout with real attention to detail**





## Bathroom

- Contemporary white sanitary ware
- Wash hand basin with chrome plated mixer tap
- Wall hung WC with Roca cistern and front plate chrome
- Bath with chrome plated single lever mono block bath tap
- Thermostatically controlled shower over bath with variable height adjuster
- Clear glass shower enclosure, clear glass screen to bath
- Fitted mirror
- White porcelain floor tiles
- Full height white wall tiles to shower enclosure and bathroom
- Chrome heated towel rail
- Shaver point
- LED chrome downlights

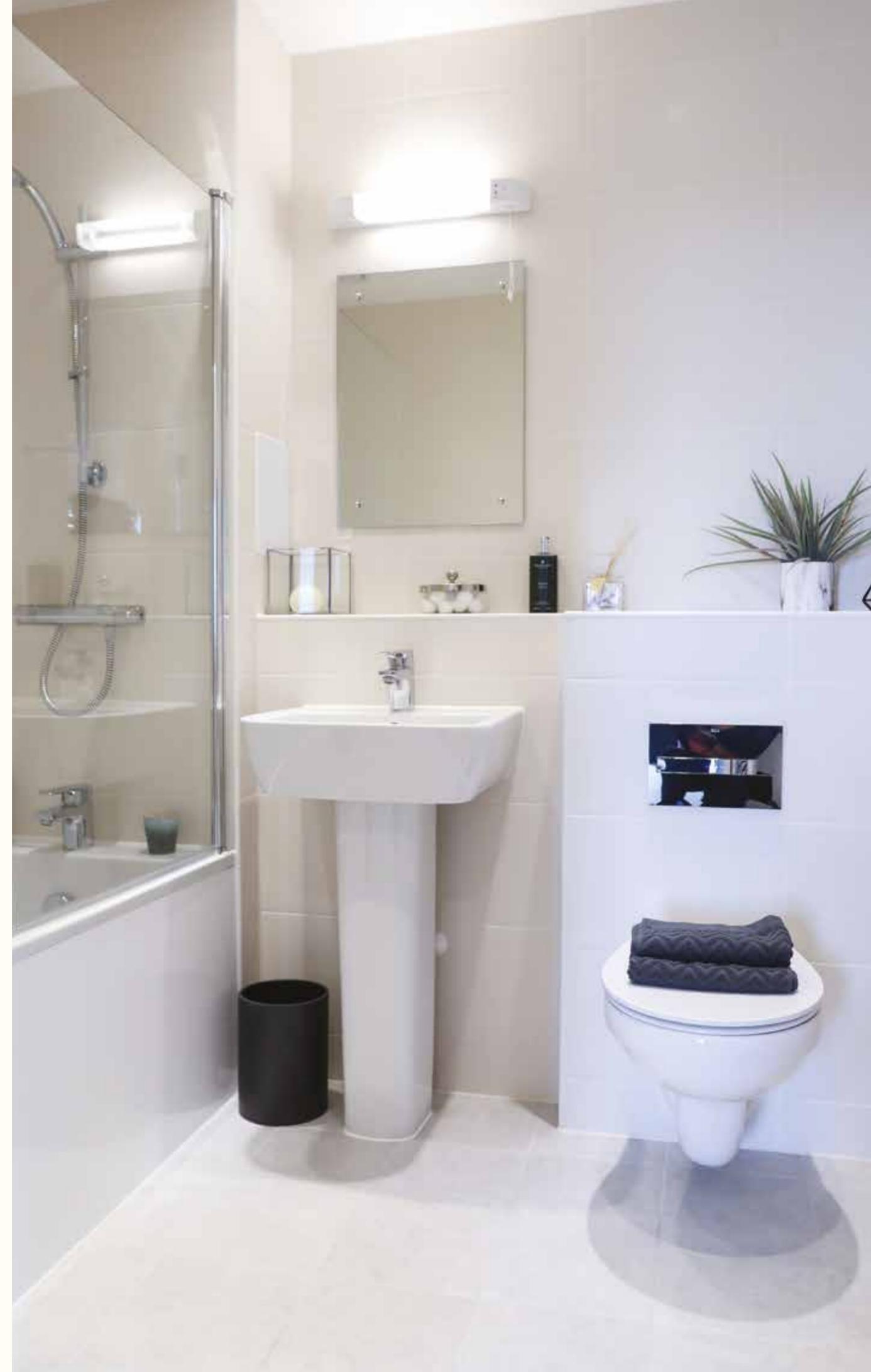
## General

- Grey carpet with underlay to bedrooms
- Oak 3-strip satin to hall, living and dining area with neutral carpet throughout
- TV/FM/SAT and telephone points with provision for Satellite TV and Broadband internet services (service subject to owners' subscription)
- Hot water and heating by district heating network with individual Heat Interface Units
- Mains fed smoke, carbon monoxide and heat detectors with battery backup
- Schindler lift
- Balcony/terrace with contemporary wall mounted stainless steel lighting
- Membership to car club provided
- Limited car parking spaces available at an additional cost. Please speak to the Sales Advisor.

**All the homes have been designed with private outdoor areas making the most of both space and light**

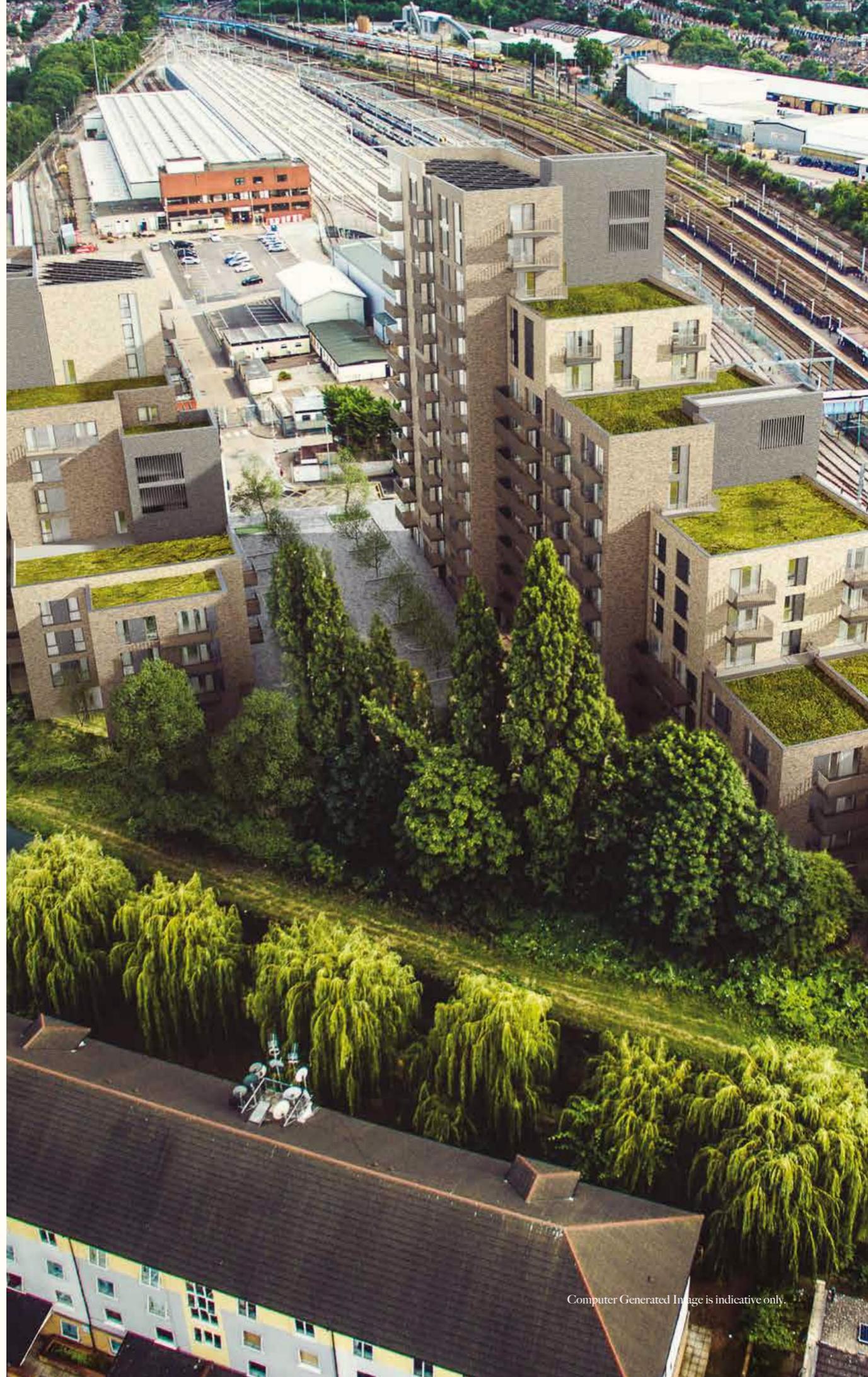


Images from a previous Network Homes Shared Ownership apartment. We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual apartments. Your attention is drawn to the fact that it may not be possible to obtain the products as referred to in the specification. In such cases similar alternatives will be provided. Network Homes reserve the right to make these changes as required.





SHARED OWNERSHIP
  AFFORDABLE RENT



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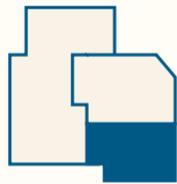


# Plot 121 – 1 Bedroom Apartment

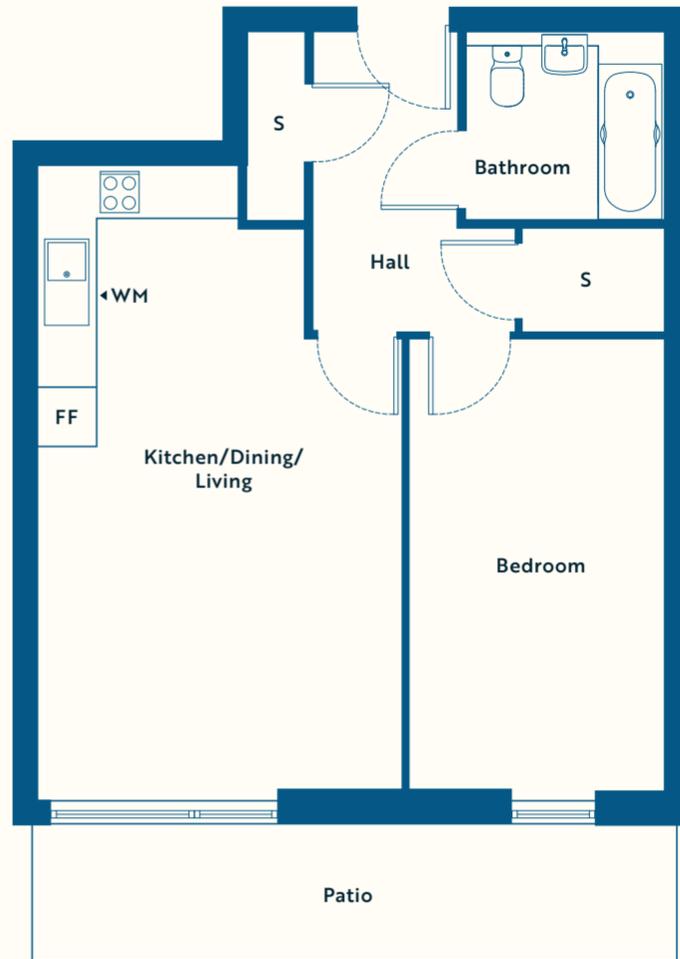
Gross internal floor area 54m<sup>2</sup> – 577ft<sup>2</sup>



## BLOCK PLAN Ground Floor



FF - Fridge Freezer  
S - Storage  
WM - Washing Machine



	Metres	Feet/Inches
Kitchen/Dining/Living	3.9 x 6.8	12'7" x 22'3"
Bedroom	2.7 x 4.9	8'8" x 16'0"
Bathroom	2.1 x 2.0	6'8" x 6'8"

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated. Please speak with the sales team for more information. Information correct at time of press September 2019.

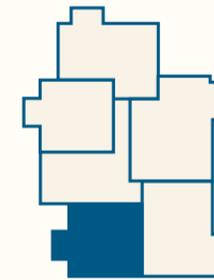


# Plot 126, 131, 136, 138, 140 & 142 1 Bedroom Apartment

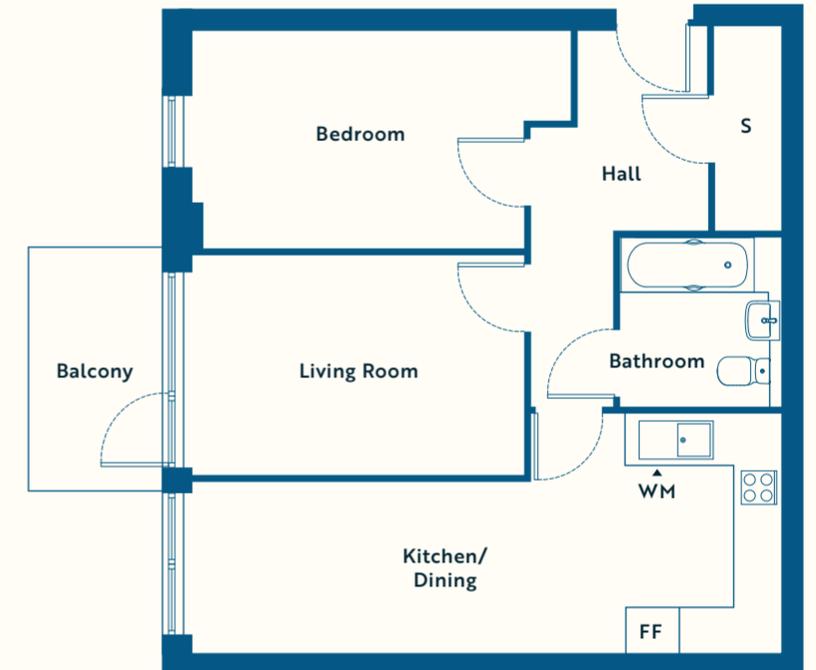
Gross internal floor area 60m<sup>2</sup> – 644ft<sup>2</sup>



## BLOCK PLAN Floors 1, 2, 3, 4, 5 & 6



FF - Fridge Freezer  
S - Storage  
WM - Washing Machine



	Metres	Feet/Inches
Kitchen/Dining	2.1 x 7.5	6'8" x 24'6"
Living Room	2.8 x 4.2	9'1" x 13'7"
Bedroom	2.8 x 4.8	9'1" x 15'7"
Bathroom	2.1 x 2.0	6'8" x 6'5"

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## Plot 122, 127 & 132

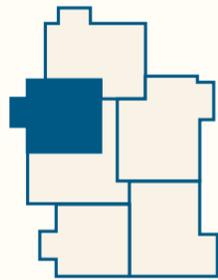
### 1 Bedroom Apartment

Gross internal floor area 59m<sup>2</sup> – 633ft<sup>2</sup>

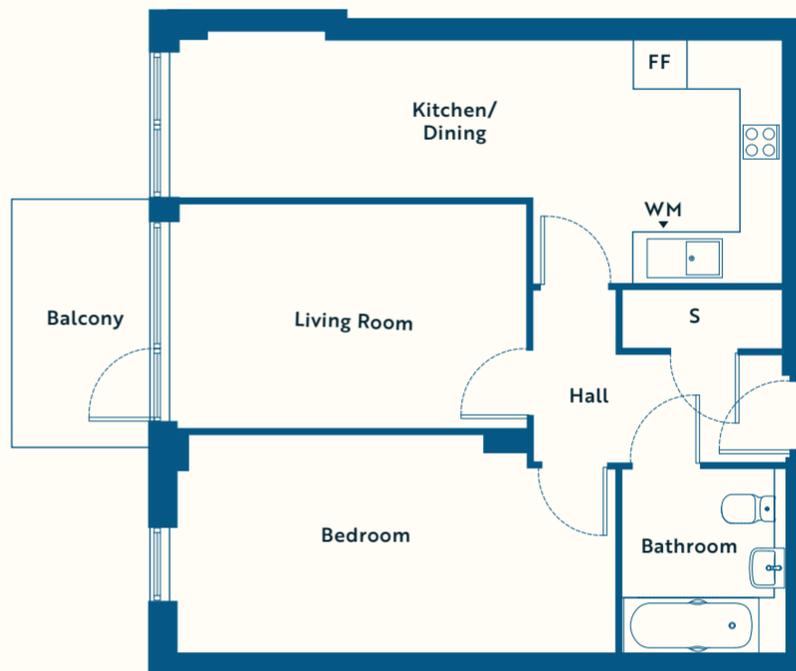


#### BLOCK PLAN

Floors 1, 2 & 3



FF - Fridge Freezer  
S - Storage  
WM - Washing Machine



	Metres	Feet/Inches
Kitchen/Dining	3.0 x 7.6	9'8" x 24'9"
Living Room	2.8 x 4.3	9'1" x 14'1"
Bedroom	2.7 x 5.5	8'8" x 18'0"
Bathroom	2.3 x 2.0	7'5" x 6'5"

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## Plot 123, 128 & 133

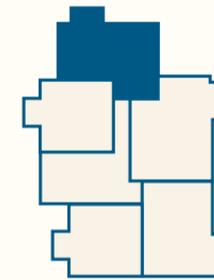
### 2 Bedroom Apartment

Gross internal floor area 66m<sup>2</sup> – 705ft<sup>2</sup>

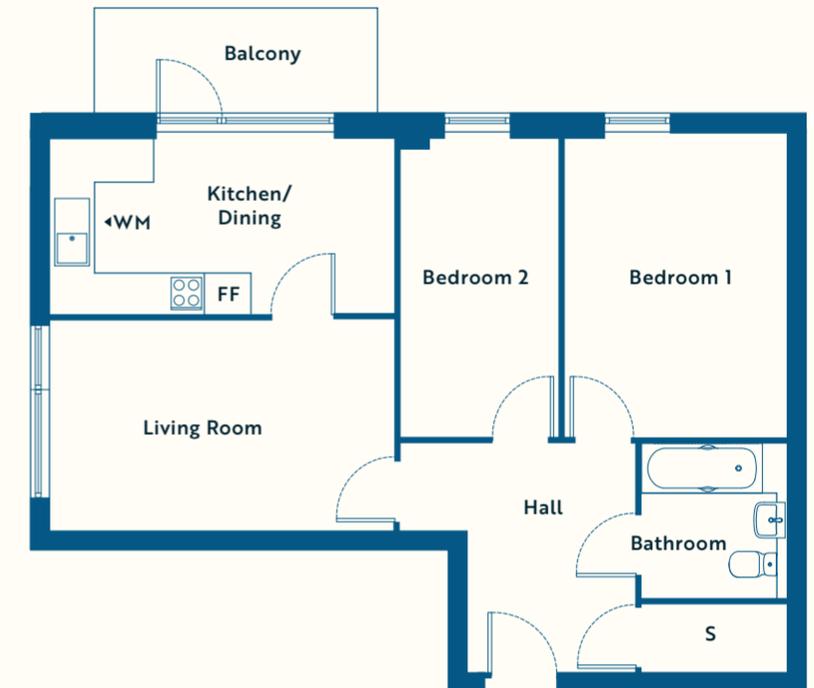


#### BLOCK PLAN

Floors 1, 2 & 3



FF - Fridge Freezer  
S - Storage  
WM - Washing Machine



	Metres	Feet/Inches
Kitchen/Dining	4.8 x 2.4	15'7" x 7'8"
Living Room	4.8 x 2.9	15'7" x 9'5"
Bedroom 1	3.1 x 4.2	10'7" x 13'7"
Bedroom 2	2.2 x 4.2	7'2" x 13'7"
Bathroom	2.0 x 2.1	6'5" x 6'8"

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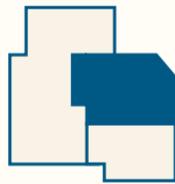


# Plot 120 – 2 Bedroom Apartment

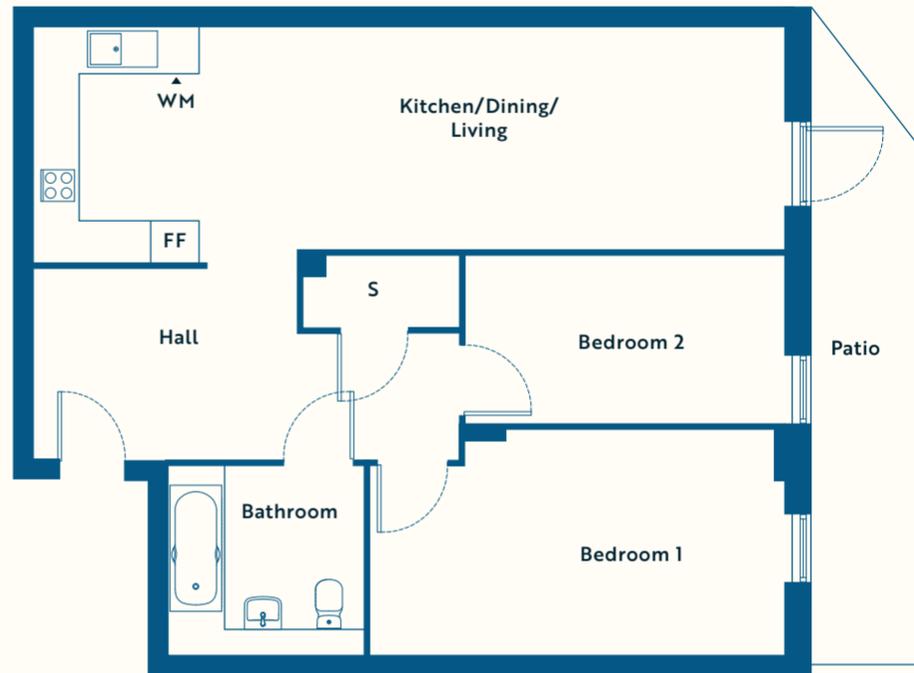
Gross internal floor area 81m<sup>2</sup> – 868ft<sup>2</sup>



## BLOCK PLAN Ground Floor



FF - Fridge Freezer  
S - Storage  
WM - Washing Machine



This plot is designed for wheelchair users

	Metres	Feet/Inches
Kitchen/Dining/Living	3.0 x 10.0	9'8" x 32'8"
Bedroom 1	3.0 x 5.4	9'8" x 17'7"
Bedroom 2	2.2 x 4.2	7'2" x 13'7"
Bathroom	2.2 x 2.6	7'2" x 8'5"

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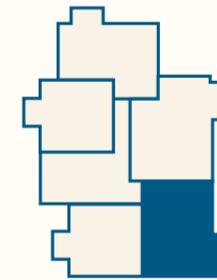


# Plot 125, 130, 135, 137, 139 & 141 2 Bedroom Apartment

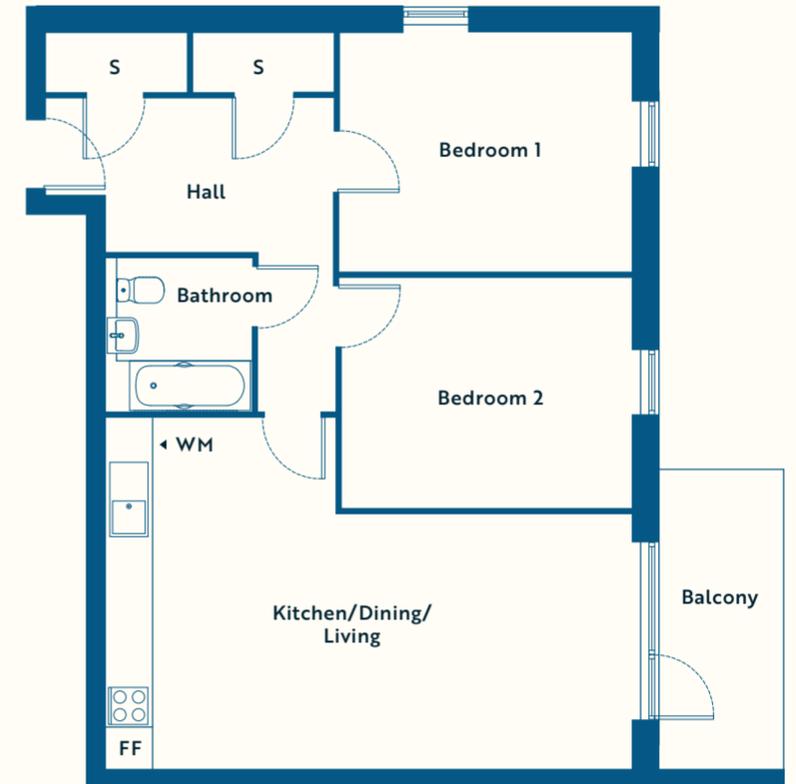
Gross internal floor area 78m<sup>2</sup> – 839ft<sup>2</sup>



## BLOCK PLAN Floors 1, 2, 3, 4, 5 & 6



FF - Fridge Freezer  
S - Storage  
WM - Washing Machine



	Metres	Feet/Inches
Kitchen/Dining/Living	5.0 x 0.0	16'4" x 0'0"
Bedroom 1	3.3 x 4.1	11'1" x 13'6"
Bedroom 2	3.2 x 4.1	10'7" x 13'6"
Bathroom	2.1 x 2.0	6'7" x 7'1"

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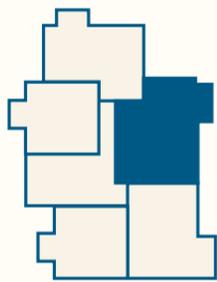
# Plot 124, 129 & 134 2 Bedroom Apartment

Gross internal floor area 84m<sup>2</sup> – 901ft<sup>2</sup>

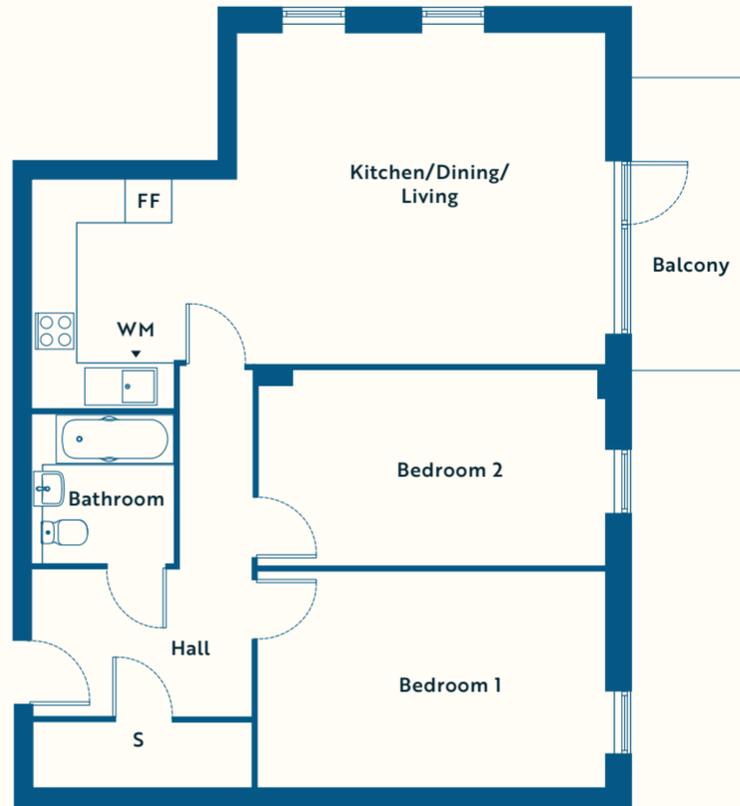


## BLOCK PLAN

Floors 1, 2 & 3

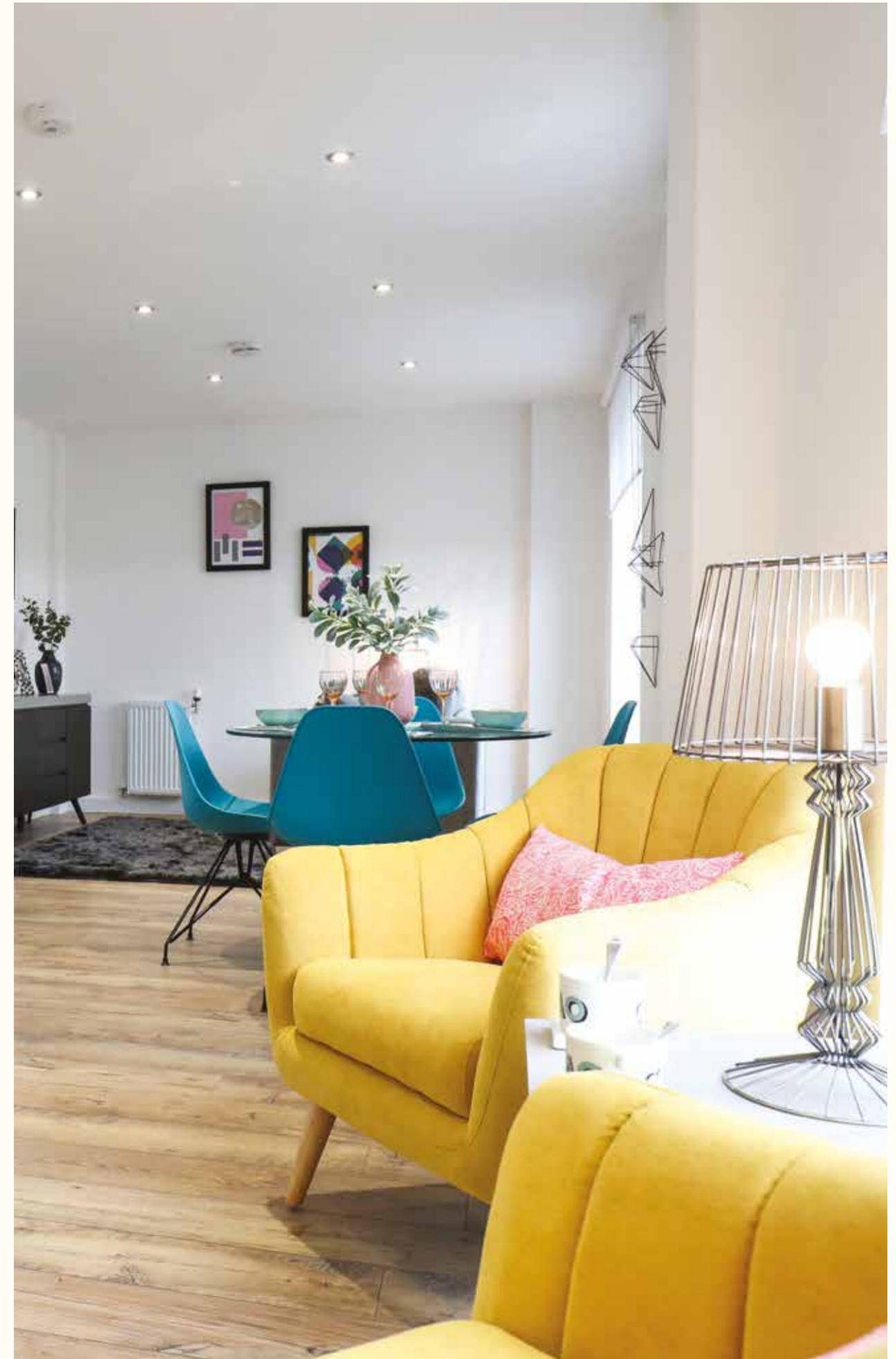


FF - Fridge Freezer  
S - Storage  
WM - Washing Machine



	Metres	Feet/Inches
Kitchen/Dining/Living	4.7 x 8.2	15'4" x 26'9"
Bedroom 1	3.1 x 5.0	10'1" x 16'4"
Bedroom 2	2.8 x 5.0	9'1" x 16'4"
Bathroom	2.1 x 2.0	6'8" x 6'5"

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Images from a previous Network Homes Shared Ownership apartment.



# About Network Homes

Network Homes is one of England's leading housing association builders, owning and managing over 20,000 homes for 38,000 people across London, Hertfordshire and the South East. We are a strategic development partner of the Greater London Authority and aim to deliver 5,000 new homes by 2023, plus reach at least 90% customer satisfaction.

We are a leading provider of quality homes and take great pride in the homes we deliver. We build high quality homes to a great specification for market sale, shared ownership (part rent, part buy), older people and lots of different types of rent too.

Network Homes is an independent, charitable organisation and all the money we make is reinvested in building more and delivering services for our residents. We've been dedicated to doing this for over 45 years and have been recognised for the quality of our homes and our services with many award wins. Our recent successes include Best Regeneration at the Evening Standard New Homes Awards, Best Small Development at the National Housing Awards and Best Development at the RESI Awards - organised by Property Week.

We want to open up possibilities for as many people as we can by helping to tackle the housing crisis. Because we believe that good homes make everything possible.





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Because good homes make everything possible

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NetworkHomes



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