



CORNERSTONE APARTMENTS

N19

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469 HORNSEY ROAD
LONDON N19 3QL



WELCOME TO CORNERSTONE APARTMENTS, ARCHWAY'S LUXURY NEW RESIDENCE





Computer generated images for indicative purposes only.

A COLLECTION OF SIX BEAUTIFULLY CRAFTED NEW APARTMENTS & ONE PENTHOUSE, EACH WITH ITS OWN OUTSIDE SPACE

Situated in the unique and diverse area of Archway, Cornerstone Apartments is a stunning mix of new apartments finished to a high specification, putting you close to a myriad of exciting independent businesses and some of London's finest greens spaces.





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ARCHWAY – A DIVERSE & VIBRANT COMMUNITY TO BEGIN YOUR NEXT ADVENTURE

Set in the heart of north London between neighbouring Finsbury Park and Highgate, Archway is the perfect place for experiencing the best of London living.



On Your Doorstep

The streets are full of exciting contrasts in this part of the world.

Food

Farmers Market at Archway
Waitrose & Partners

Neighbours

Stroud Green
Crouch End

Fitness

Factory Fitness
Pure Gym Holloway Road
Marcus Garvey Sports Centre

Green Spaces

Parkland Walk
Hampstead Heath
Alexandra Park
Waterlow Park
Elthorne Park

Culture

Jacksons Lane Theatre
Lauderdale House concerts
Hornsey Library
Kenwood House concerts
Alexandra Palace
Arthouse Cinema



The Neighbourhood

Situated on the corner of Fairbridge & Hornsey Road, Cornerstone Apartments offers new residents both great connectivity and a vibrant neighbourhood to call home. Surrounded by some of London's most exciting attractions, this quiet area of leafy north London has a lot to shout about.

The whole area is bustling with independent pubs, cafés and restaurants, as well as green spaces like the historic Waterlow Park, offering stunning views over central London. With frequent live performances at nearby Park Theatre and Jacksons Lane, regular festivals in Finsbury and Alexandra Park, and constant gigs in bars around the area, there is plenty for everyone to enjoy.

TRANSPORT LINKS

Archway tube station (Northern Line), is a 12-minute walk away, while Upper Holloway Overground Station is just an 8-minute walk away. Frequent buses are available to take you to nearby Finsbury Park station for both the Victoria and Piccadilly Lines.

Walking

- Elthorne Park**
2 minutes
- Upper Holloway**
8 minutes
- Archway**
12 minutes
- Park Theatre**
17 minutes
- Waterlow Park**
24 minutes

Bus

- Crouch End**
8 minutes
- Finsbury Park**
8 minutes
- Highgate**
17 minutes
- Highbury & Islington**
19 minutes
- Camden**
24 minutes

Tube

- Gospel Oak**
13 minutes
- King's Cross St Pancras**
26 minutes
- Tottenham Court Road**
28 minutes
- Bank**
31 minutes
- Oxford Circus**
32 minutes

NB Time calculated from development to destination using google maps/citymapper



Pay & Display

Please visit this website for Cornerstone nearby pay and display parking zones: islington.gov.uk/parking

Parking

Here's a list of websites that you can use for individual parking spaces in the surrounding area:

- parkopedia.co.uk
- parklet.co.uk
- yourparkingspace.co.uk

SPECIFICATION

Kitchens

- Grey matt concrete effect units
- White quartz worktop
- Grey matt subway tiled splash back
- Integrated Bosch oven, hob, extractor fan, dishwasher and fridge/freezer
- Blanco stainless steel sink
- Integrated microwave
- Chrome tap with pull out hose in chrome finish
- Freestanding washer/dryer

Bathrooms

- Grey floor and wall tiles
- Grey hexagon feature wall tiles
- Surface mirrored cabinets
- Wall hung basin
- Chrome basin tap and mixers
- Wall hung WC pan with soft close seat
- Bath with glazed screen and thermostatic mixer shower
- Chrome heated towel rail
- Shaver socket

En Suites

- Beige wall and floor tiles
- Beige hexagon feature wall tiles
- Flush mirror above sink
- Wall hung basin
- Chrome basin tap and mixers
- Wall hung WC pan with soft close seat
- Shower enclosure and thermostatic mixer shower
- Chrome heated towel rail
- Shaver socket

Floor Finishes

- Dark coloured engineered wood flooring

Paint Finishes

- Walls and ceilings in white Dulux matt emulsion
- Skirting and architraves in white

Internal Doors

- White fire rated doors with grooves
- Matt black ironmongery

General

- Matt black sockets and switches
- Dark grey radiators
- LED downlights in bedrooms, hallways, bathrooms and en suites
- Black LED spotlights in living, kitchen dining areas
- Pendant light outlet in master bedroom
- Individual boilers for each unit
- Connection points ready for Sky Q / satellite / BT / Terrestrial TV and radio in living rooms and master bedrooms

Outside Space

- All balconies fitted with grey slate paving stones
- Wall lights on balconies

Main Entrance & Common Areas

- Communal lighting with movement sensors
- Durable grey tiles in the ground floor entrance
- Durable carpet to communal areas
- Flat entrance doors to have matt black ironmongery
- Secure cycle storage
- Bin storage on ground floor

Security

- Video door entry system
- Fire doors

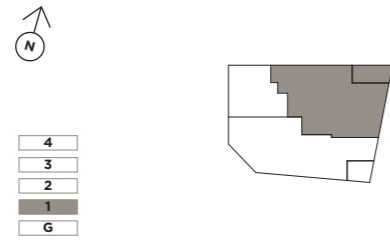
Building Standards & Warranty

- ICW 10 years home warranty

Specifications may vary during build and according to availability. All details contained within the sales information are correct at the time of production. However, in the interest of continuous improvement and to meet market conditions the builder reserves the right to modify plans, exteriors, specification and products without notice or obligation. Actual usable floorspace may vary from stated floor area, any CGIs depicted are an artist's concept of the completed building and/or its interiors only. The content within these particulars may not be current and can change at any time without notice.

APARTMENT 1
FIRST FLOOR
71.5 SQM
2 BEDROOMS
2 BATHROOMS
TERRACE

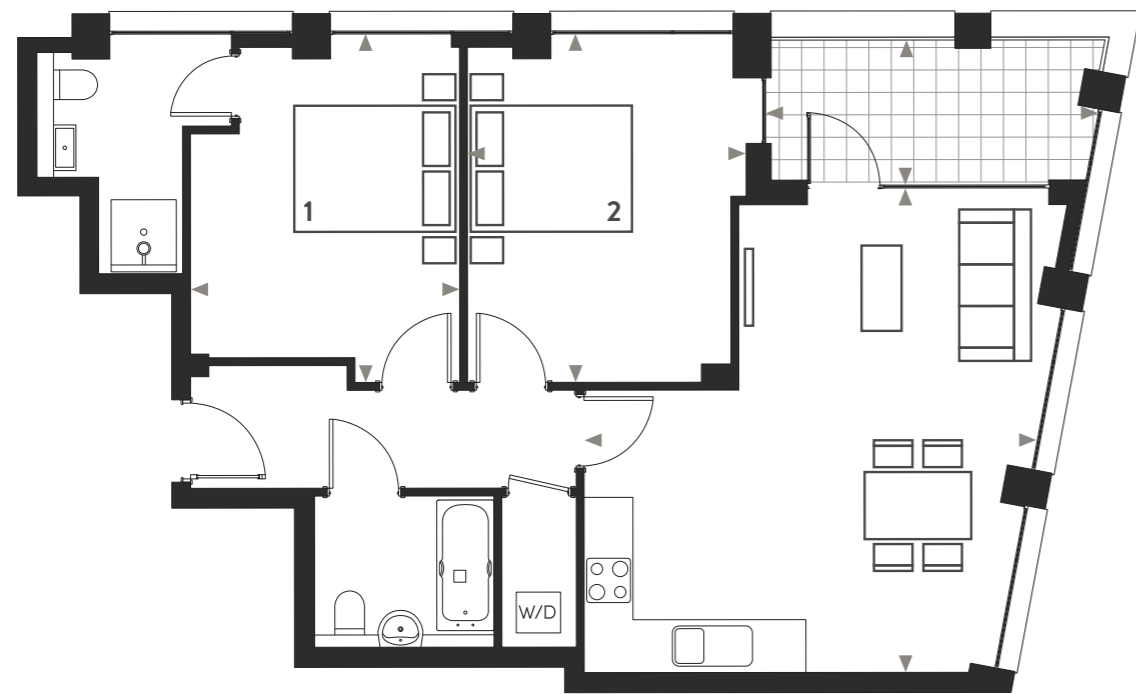
SITE PLAN



Living/Kitchen	5.9 x 5.5 m
Master Bedroom	4.2 x 3.3 m
Bedroom 2	4.2 x 3.6 m

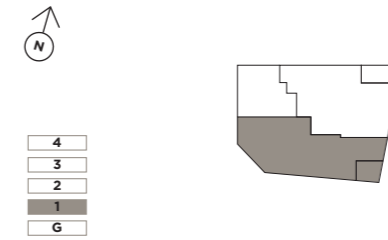
Total	71.5 sqm
	770 sqft

Outside space	4 x 1.7 m
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APARTMENT 2
FIRST FLOOR
71.3 SQM
2 BEDROOMS
2 BATHROOMS
TERRACE

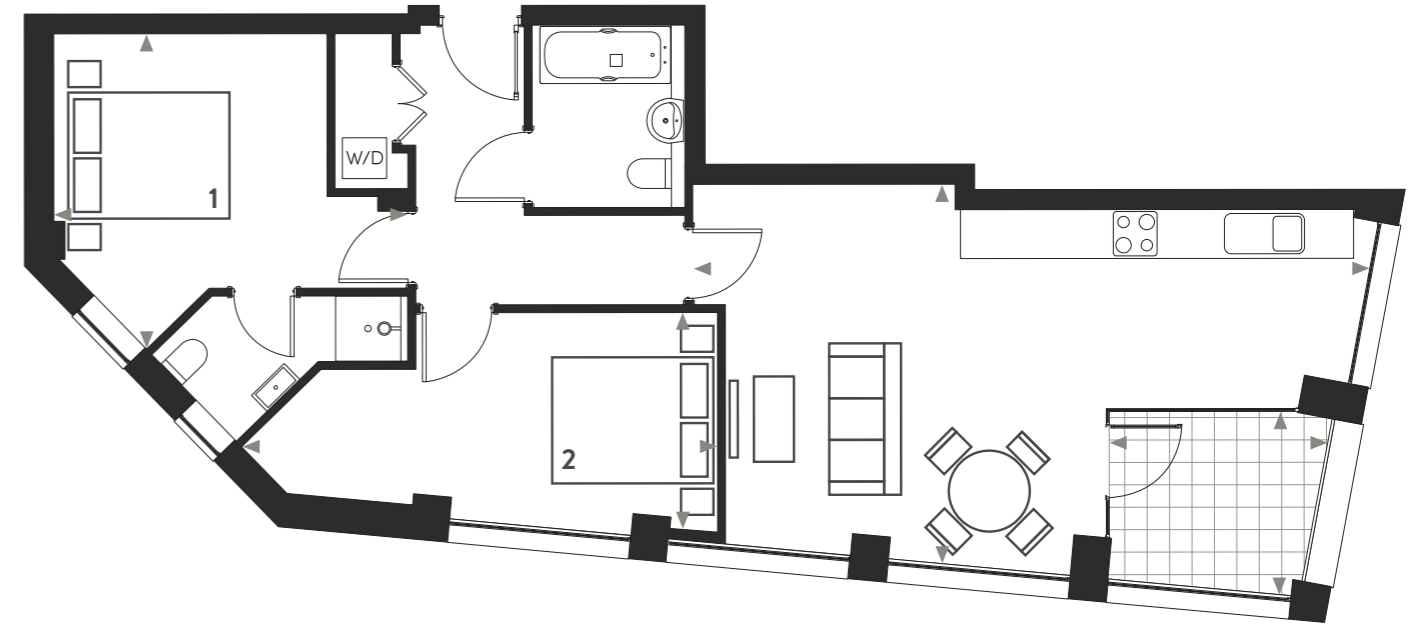
SITE PLAN



Living/Kitchen	8.4 x 4.7 m
Master Bedroom	3.8 x 4.4 m
Bedroom 2	5.8 x 2.7 m

Total	71.3 sqm
	767 sqft

Outside space	2.3 x 2.7 m
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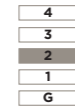
All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchens and wardrobes sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floor plans are not to scale.



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APARTMENT 3
SECOND FLOOR
71.5 SQM
2 BEDROOMS
2 BATHROOMS
TERRACE

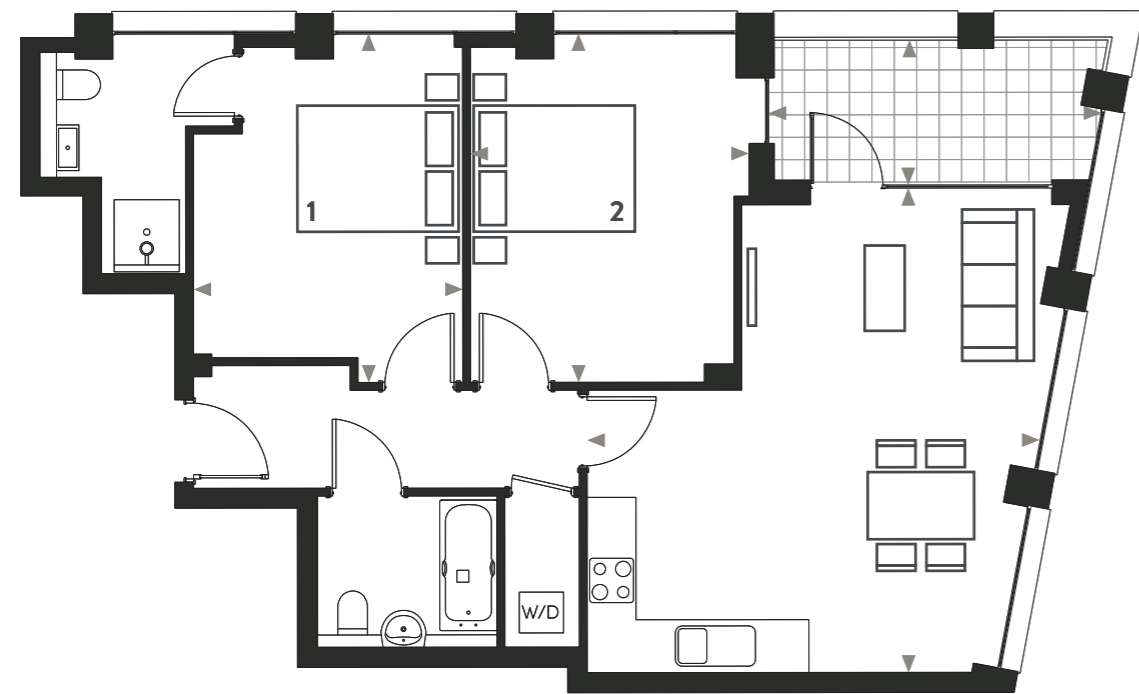
SITE PLAN



Living/Kitchen	5.9 x 5.5 m
Master Bedroom	4.2 x 3.3 m
Bedroom 2	4.2 x 3.6 m

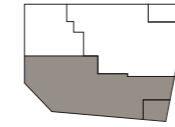
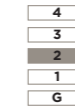
Total	71.5 sqm
	770 sqft

Outside space	4 x 1.7 m
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APARTMENT 4
SECOND FLOOR
71.3 SQM
2 BEDROOMS
2 BATHROOMS
TERRACE

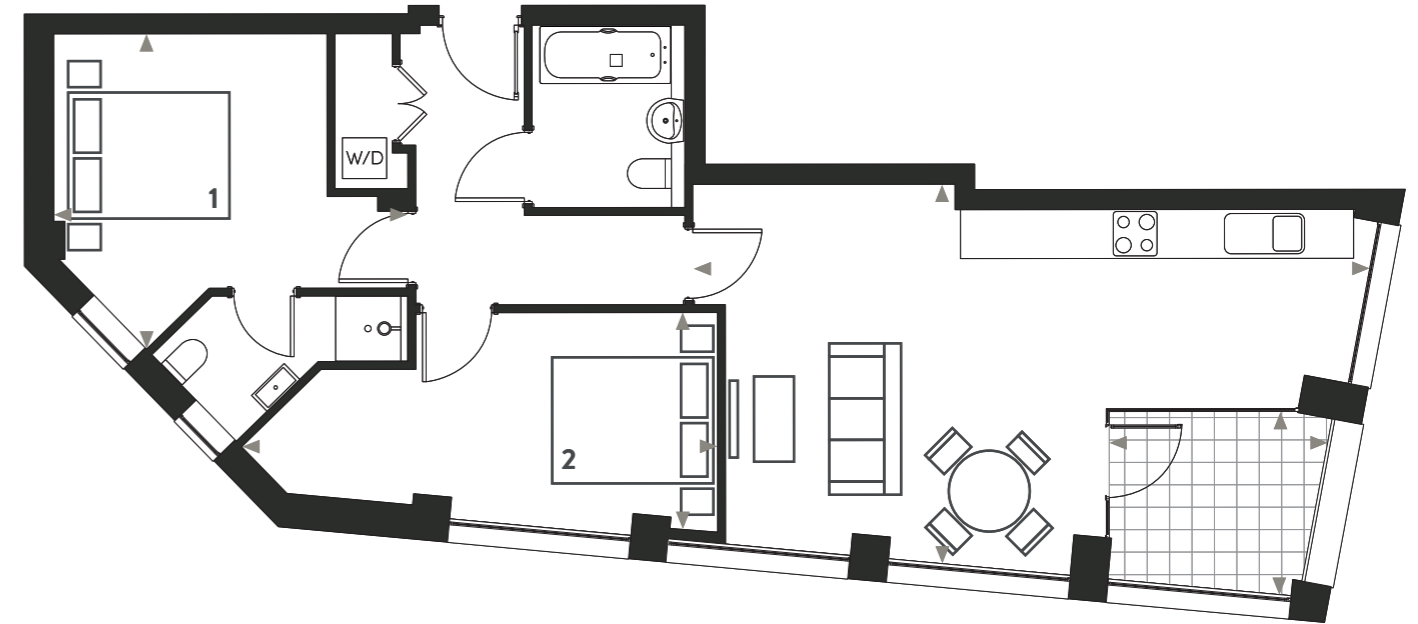
SITE PLAN



Living/Kitchen	8.4 x 4.7 m
Master Bedroom	3.8 x 4.4 m
Bedroom 2	5.8 x 2.7 m

Total	71.3 sqm
	767 sqft

Outside space	2.3 x 2.7 m
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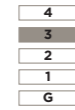
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APARTMENT 5
THIRD FLOOR
71.5 SQM
2 BEDROOMS
2 BATHROOMS
TERRACE

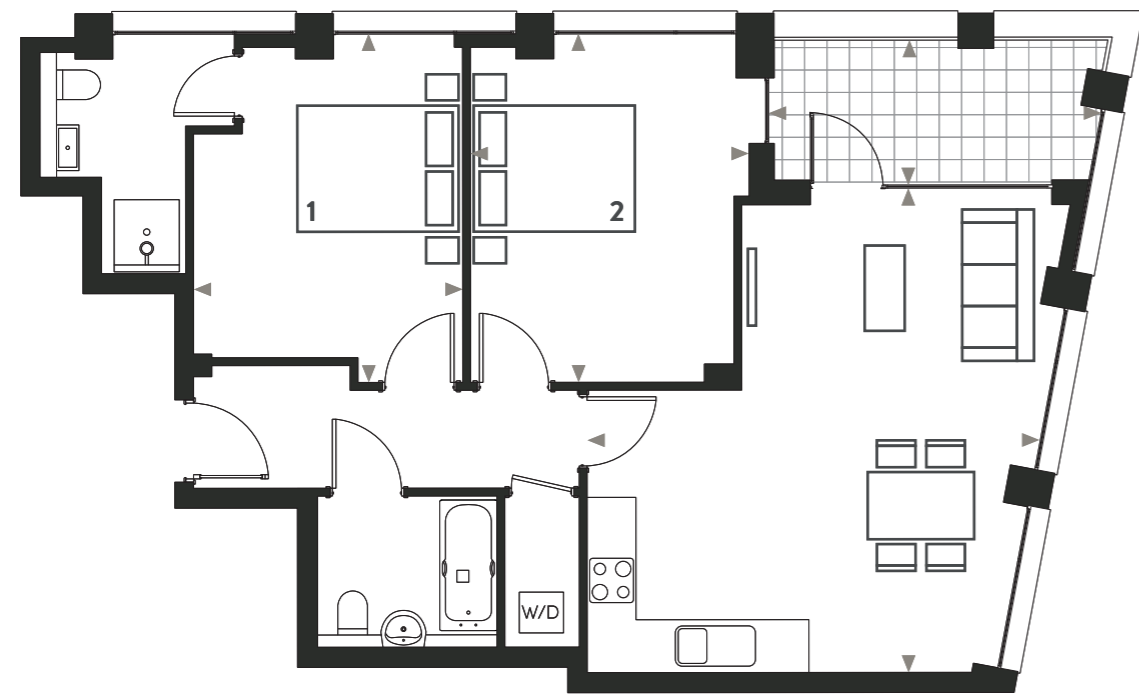
SITE PLAN



Living/Kitchen	5.9 x 5.5 m
Master Bedroom	4.2 x 3.3 m
Bedroom 2	4.2 x 3.6 m

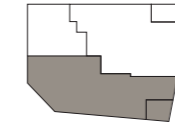
Total	71.5 sqm
	770 sqft

Outside space	4 x 1.7 m
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APARTMENT 6
THIRD FLOOR
71.3 SQM
2 BEDROOMS
2 BATHROOMS
TERRACE

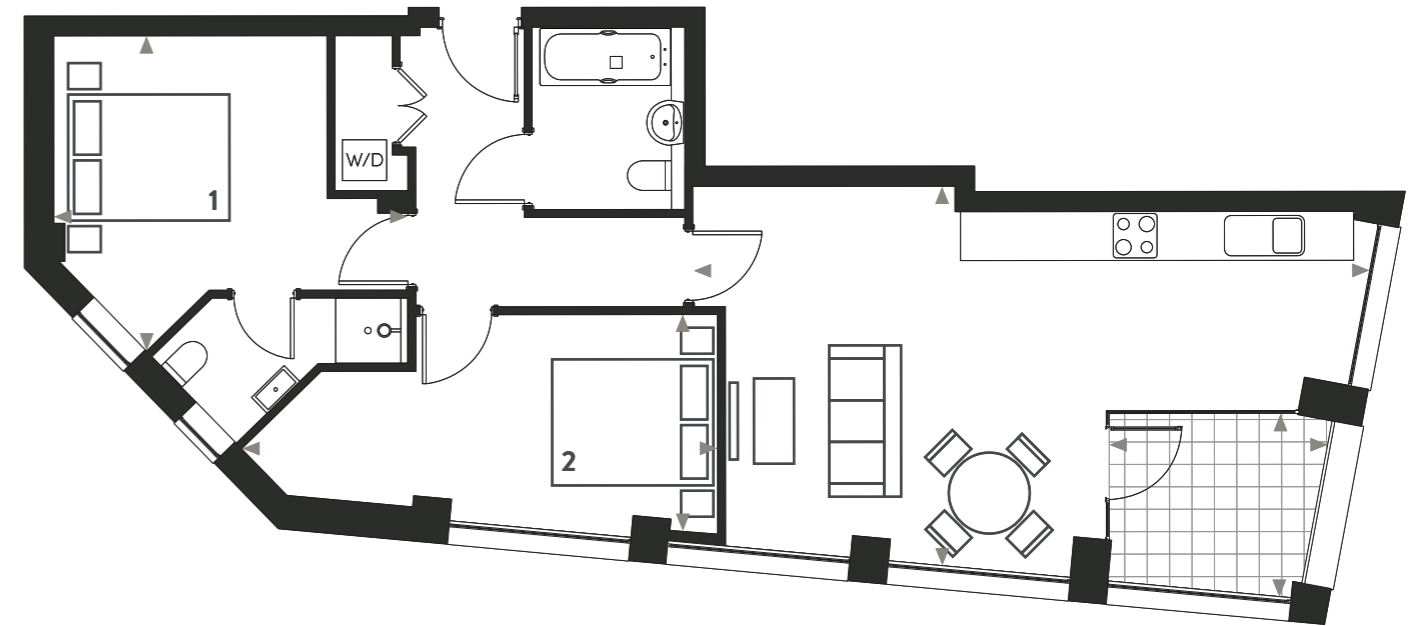
SITE PLAN



Living/Kitchen	8.4 x 4.7 m
Master Bedroom	3.8 x 4.4 m
Bedroom 2	5.8 x 2.7 m

Total	71.3 sqm
	767 sqft

Outside space	2.3 x 2.7 m
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BUYING WITH US

The Developer

IPE Developments

IPE Developments is the dynamic residential development arm of the IPE Group, extending from a boutique private equity firm, based in central London.

Since we were established, it has been our mission to develop high quality sustainable residential developments throughout London and we have built up a strong track record of residential developments. Our wide experience in site acquisitions has allowed us to create a very exciting property portfolio of developments under construction with a minimum turnover of 250 apartments per year.

Our main focus is on new build homes, converted or refurbished properties, with our team being involved through the site acquisition, funding, planning and design of each project. Our experienced team of industry experts have in depth knowledge of the UK's real estate markets and we have the delivery capacity to create spacious, comfortable homes within highly successful developments.

We pride ourselves on meticulous attention to detail from inception to completion and beyond. Our broad and unique developments attract a wide client base of home-buyers, first time buyers and buy-to-let investors from the UK and overseas. IPE Developments' team has been carefully selected to produce excellence in our line of business. Over the years, our ethos has led to the organic growth of IPE Developments and has attracted industry experts to join us and together we have created an exceptional end product.

For further information on IPE Developments, please visit: ipe-developments.com

The Agent

Hamptons International

Hamptons International offers an extensive portfolio of UK and international properties, marketed through its network of over 90 branches across the south of the UK.

We have provided market-leading property expertise, locally, nationally and internationally for over 150 years and our property-based services include sales, lettings, conveyancing, financial services, residential development, PRS, international, valuation, wealth management, corporate home search and tenancy management.

In the UK, we offer extensive coverage of London and the South of England through our branch network. Additionally, our global network extends to over 7,000 affiliate partner offices with visibility of over 150,000 international properties - the largest selection of any UK agent.

At Hamptons, we provide the knowledge and personal service of a local agent with the prestige and reach of an international name. Our understanding of the village, town and city and international property markets means we are uniquely positioned to deliver exceptional advice, guidance and support to every customer - we have the property solution for you.

For enquiries, please contact us on: 020 3451 1544



Backed by HM Government

HELP TO BUY

160K

Government 40% loan

20K

Buyer's 5% deposit



220K

55% mortgage from commercial lenders

Example home value **400K**

Making use of Help to Buy

Don't miss out on the chance to buy a brand new home using the London Help to Buy scheme. Help to Buy is the government backed scheme which does exactly that, it helps you to buy a new home, whether you're a first time buyer or a current home owner looking to move up the ladder Help to Buy can assist you. The Help to Buy scheme is known as an equity loan which is available to buyers in London as well as the rest of England and Wales.

How does it work?

Help to Buy Equity Loans help homebuyers across England to purchase new-build properties with as little as 5% deposit. In London, the Help to Buy rules slightly differ with the Equity Loan rising from 20% to 40%. Visit helptobuy.gov.uk to find out more information regarding Help to Buy via the government website, or to download the buyers guide pdf.

The Help To Buy Scheme is available on units priced up to £600,000 and buyers must contact Help to Buy directly to enquire about eligibility.

helptobuy.gov.uk

Please contact Hamptons International on:

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enquiries@cornerstone-apartments.co.uk



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