

GATEWAY
HOUSE N3

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DEVELOPMENT

Gateway House is an outstanding new mixed use development located in the heart of Finchley. These luxurious apartments have been designed with style and comfort in mind with a whole host of practical amenities adding to the natural attraction. With all that Finchley has to offer on your doorstep, Gateway House stands for the very best stylish city living.



The development offers an exclusive collection of One, Two and Three bedroom apartments, designed and specified to provide stylish open plan living space, with emphasis on style and modernity and on the optimal use of space and light.



LIVING SPACE





Contemporary living at its very best, the apartments within Gateway House are finished to the highest specification. Light and spacious kitchens that you will love spending time in, bright and elegant bathrooms that suit your needs, stylish and modern open-plan living areas in which you can relax and entertain, make Gateway House apartments the ideal living solution. Features include solid wooden floors, porcelain tiles, as well as white gloss kitchens and energy saving recessed LED lights.



AREA



Situated in the north of London, Finchley boasts an urban but calm and soothing environment made up of quiet streets and picturesque period homes. With large green spaces nearby, connections offering quick and easy access to central London and plenty of leisure opportunities, Finchley attracts families looking to join a stable community as well as young professionals.



Shopping is centred on High Road and Ballards Lane, high street shops such as M&S, Waitrose and Starbucks are complimented by locally owned boutiques, specialist food stores, cafés, pubs and restaurants. For the ultimate shopping experience the vast Brent Cross, one of London's largest shopping centres, is only a 10 minute drive away. With more than 120 retailers and several cafés, Brent Cross is the ideal place to spend a day out.

Finchley is a centre of culinary delights with restaurants serving food from every region and culture. Regents Park Road has an array of international cuisine, including Japanese, Brazilian, Turkish and Iranian. For traditional English gastropubs, choose the Catcher in the Rye and Dignity.





What makes Finchley particularly appealing is the wide choice of amenities. The area boasts several gyms as well as leisure centres. Finchley Lido Leisure Centre has two swimming pools, indoor and outdoor sporting facilities, a sauna and a dance studio. The area's location on the northernmost edge of London makes it a golfers' paradise, as Finchley offers great access to several golf clubs, including the Mill Hill Golf Club, Metro Golf Centre and Finchley Golf Club. The nearby Phoenix Cinema in East Finchley is one of the oldest cinemas in the UK and plays a mix of new releases, classic and independent films. Vue Cinema in North Finchley has 8 screens and is less than 10 minutes drive away.

Although distinctly urban, Finchley benefits from many parks and green open spaces close by. The favourite for families Victoria Park with play areas for children and a lovely café is less than two miles from Gateway House. Coldfall Woods, a fascinating area of ancient woodland declared local nature reserve in 2013, is also a short drive away. Just a 15 minutes journey from Gateway House, Hampstead Heath offers an oasis of nearly 800 acres of woodlands, footpaths and secret ponds. Hampstead Heath is also one of London's highest points that offers a panoramic view on the City.



GET A FIRST CLASS EDUCATION

With approximately 15 top-performing state primary schools within the area, Finchley boasts education options to suit every family.

Primary schools include Manorside Primary School and Moss Hall Infant School, while St. Michael's Catholic Grammar School ranked in the top 20 state secondary schools in 2014. There is also a large selection of good state secondary schools in the district, as well as two colleges, and a handful of private schools.

Gateway House is also within easy reach of some of the most world-renowned Universities and colleges.

Imperial College

London King's College

London School of Economics & Political Science

University College London

University of Westminster

Middlesex University London



CONNECTIONS

Getting into the City could not be easier with Finchley Central tube station only 2 minutes walking from Gateway House. Located on the Northern Line zone 4, a journey from Finchley Central to the city takes just over twenty minutes.

Finchley Central is well served by buses. Several routes run through the area to all corners of North London as well as the West End, such as the 143 to Archway and the 82 to Victoria. There are also two night buses, the N13 to Aldwych and N20 to Trafalgar Square.

Gateway House is conveniently located close to the main routes M1, A1, A5 and the North Circular, providing easy access to London Airports and Central London.



TUBE
FINCHLEY CENTRAL



BUSES
143, 82, N13, N20



JOURNEY TIMES

18	UNDERGROUND	MINS	KING'S CROSS
21	UNDERGROUND	MINS	OXFORD CIRCUS
26	UNDERGROUND	MINS	WATERLOO
27	UNDERGROUND	MINS	BANK
28	UNDERGROUND	MINS	LONDON BRIDGE
28	UNDERGROUND	MINS	PICCADILLY CIRCUS
30	UNDERGROUND	MINS	HYDE PARK
30		MINS	LUTON AIRPORT
37		MINS	HEATHROW AIRPORT

LOCAL MAP



LONDON

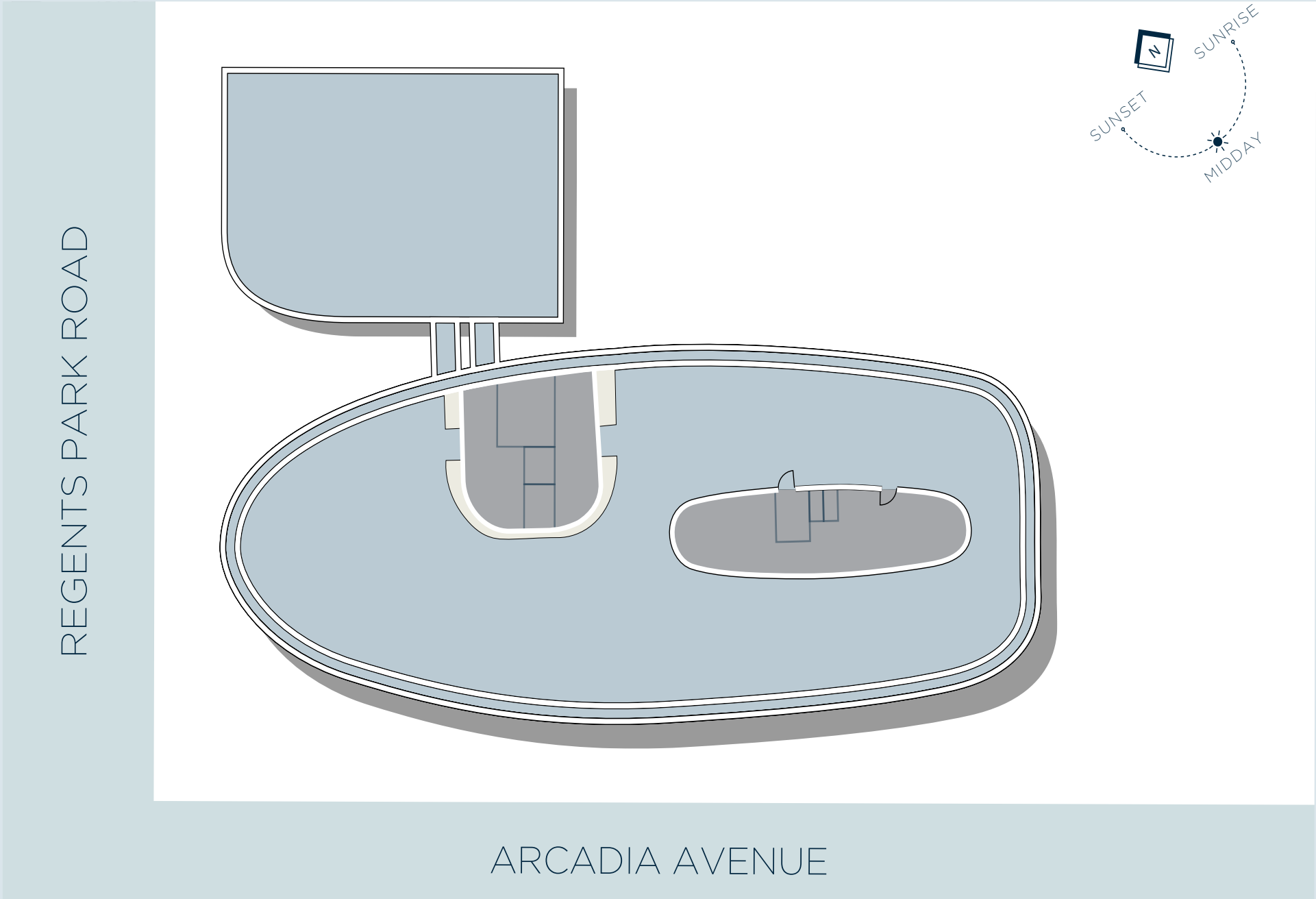
From West End's many record breaking productions to some of the most state-of-art museum and art galleries in the world, London presents a million and one things to experience, no matter what you are into. Spend an afternoon exploring the prestigious shopping opportunities of Bond Street, or stroll under the trees in one of the city's many beautiful royal parks. Dine at a Michelin-starred restaurant or head to your favourite pub to watch the football or enjoy a leisurely Sunday roast. However you like to spend your well-deserved down time moments, London offers myriad choices to do just as you please.

“WHEN A MAN IS TIRED OF LONDON, HE IS TIRED OF LIFE; FOR THERE IS IN LONDON ALL THAT LIFE CAN AFFORD.”

SAMUEL JOHNSON, WRITER



SITE PLAN



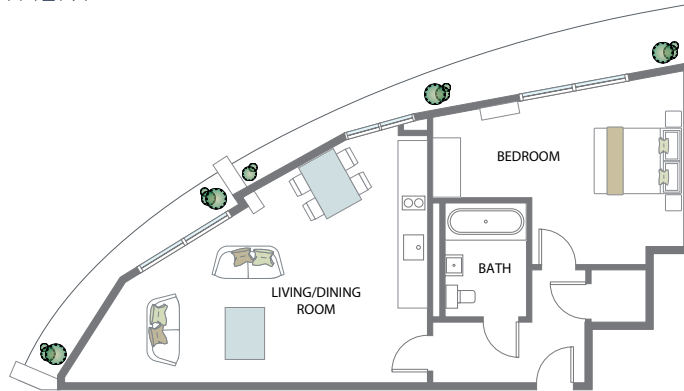
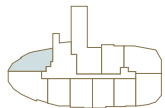
REGENTS PARK ROAD

ARCADIA AVENUE

FIRST FLOOR

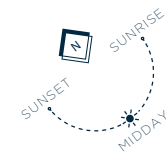
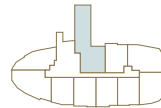
1.01 - ONE BEDROOM APARTMENT

TOTAL AREA
52.6 SQM
566 SQFT



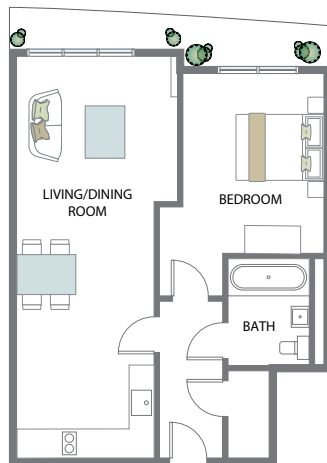
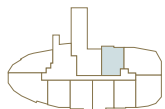
1.02 - THREE BEDROOM APARTMENT

TOTAL AREA
108.8 SQM
1171 SQFT



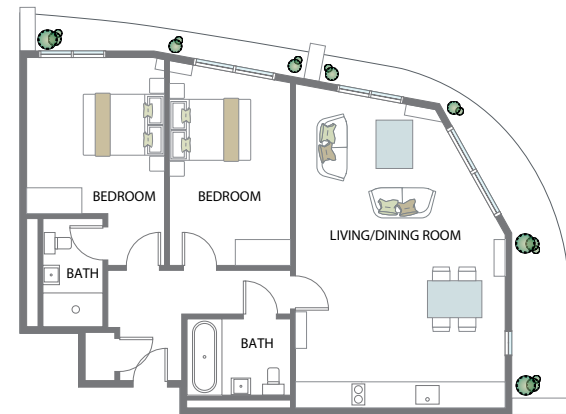
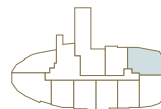
1.03 - ONE BEDROOM APARTMENT

TOTAL AREA
50.4 SQM
542 SQFT

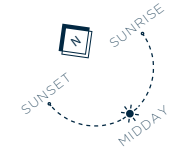


1.04 - TWO BEDROOM APARTMENT

TOTAL AREA
72.6 SQM
781 SQFT

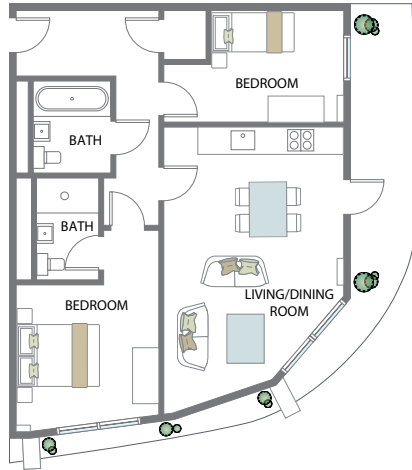
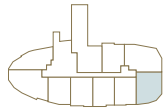


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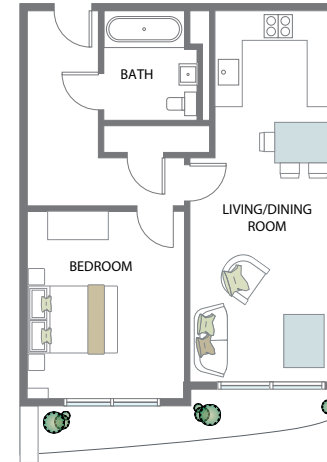
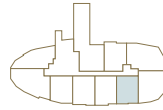
1.05 - TWO BEDROOM APARTMENT

TOTAL AREA
61.3 SQM
659 SQFT



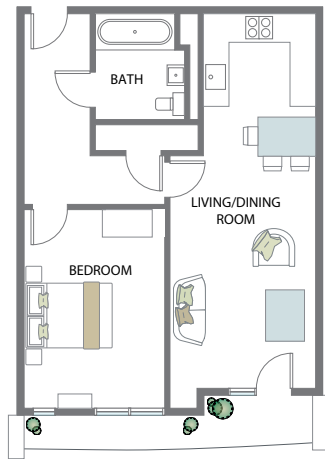
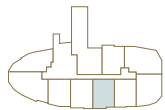
1.06 - ONE BEDROOM APARTMENT

TOTAL AREA
50.0 SQM
538 SQFT



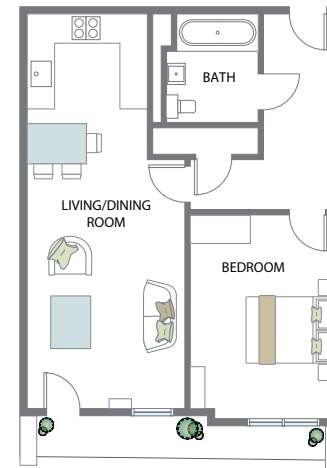
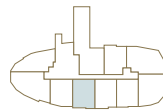
1.07 - ONE BEDROOM APARTMENT

TOTAL AREA
50 SQM
538 SQFT

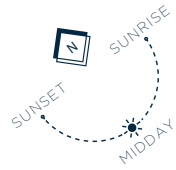


1.08 - ONE BEDROOM APARTMENT

TOTAL AREA
50.6 SQM
544 SQFT

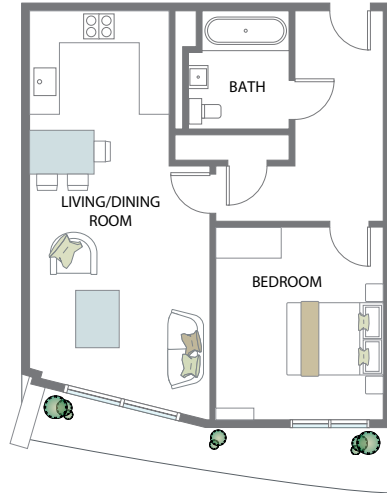
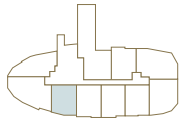


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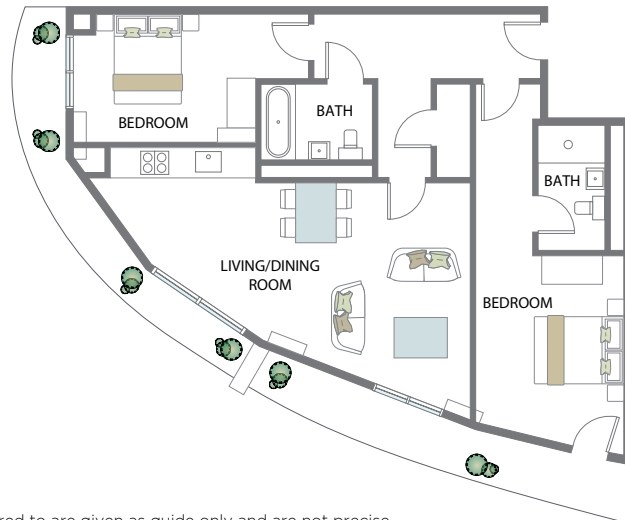
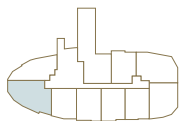
1.09 - ONE BEDROOM APARTMENT

TOTAL AREA
50.0 SQM
538 SQFT



1.10 - TWO BEDROOM APARTMENT

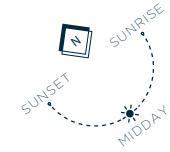
TOTAL AREA
73.0 SQM
785 SQFT



Any area, measurements or distances referred to are given as guide only and are not precise. Floorplans are indicative and subject to change.

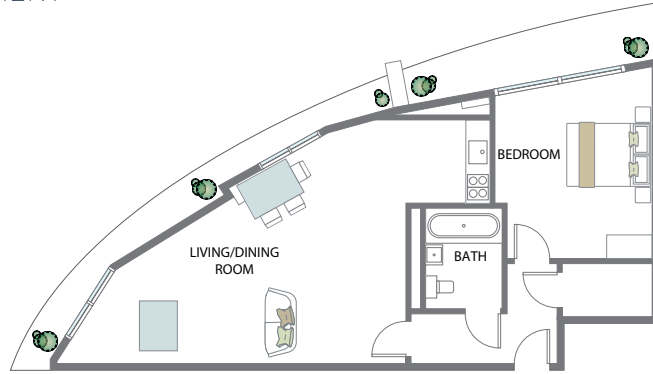
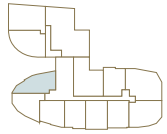


SECOND FLOOR



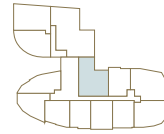
2.01 - ONE BEDROOM APARTMENT

TOTAL AREA
54.0 SQM
581 SQFT



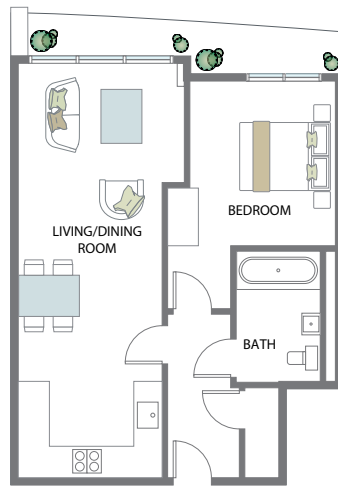
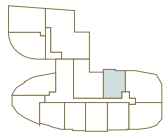
2.02 - TWO BEDROOM APARTMENT

TOTAL AREA
85.3 SQM
918 SQFT



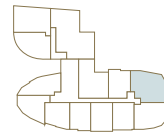
2.03 - ONE BEDROOM APARTMENT

TOTAL AREA
50.4 SQM
542 SQFT

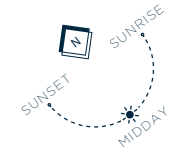


2.04 - THREE BEDROOM APARTMENT

TOTAL AREA
86.6 SQM
932 SQFT

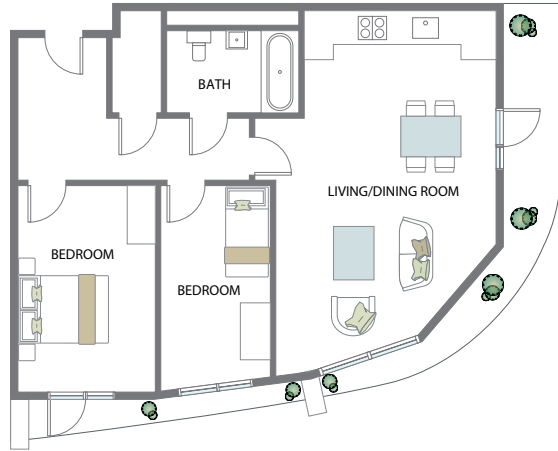
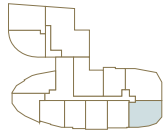


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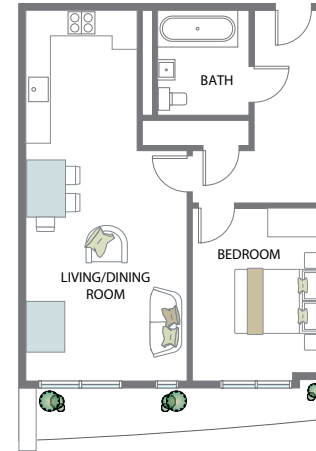
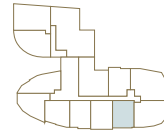
2.05 - TWO BEDROOM APARTMENT

TOTAL AREA
66.6 SQM
716 SQFT



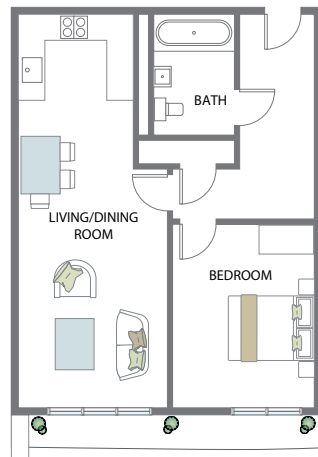
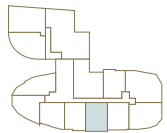
2.06 - ONE BEDROOM APARTMENT

TOTAL AREA
50.2 SQM
540 SQFT



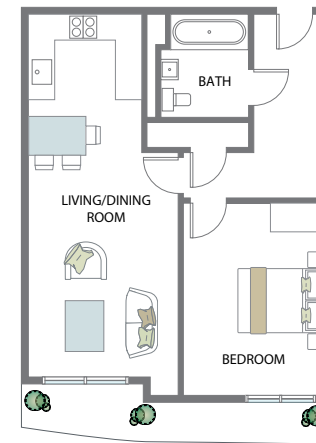
2.07 - ONE BEDROOM APARTMENT

TOTAL AREA
51.6 SQM
555 SQFT

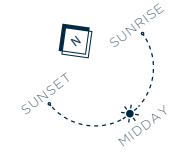


2.08 - ONE BEDROOM APARTMENT

TOTAL AREA
50.1 SQM
539 SQFT

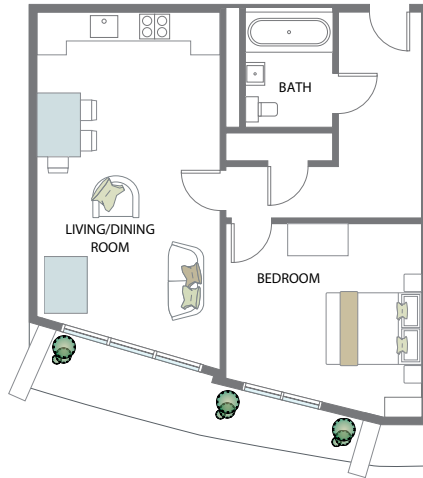
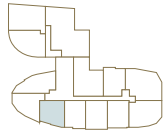


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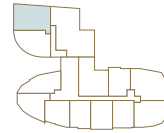
2.09 - ONE BEDROOM APARTMENT

TOTAL AREA
50.3 SQM
541 SQFT



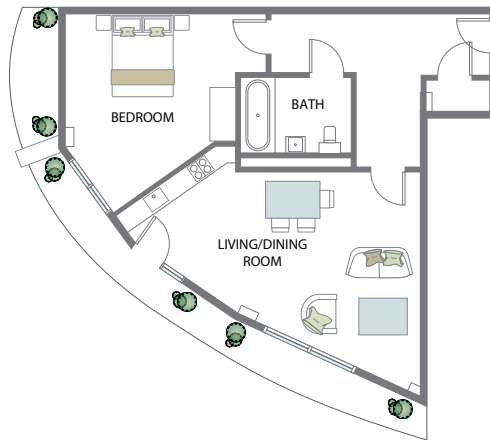
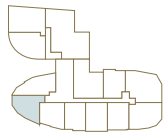
B2.11 - ONE BEDROOM APARTMENT

TOTAL AREA
73.9 SQM
795 SQFT



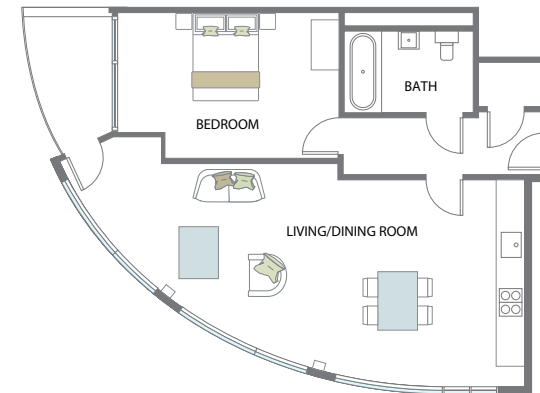
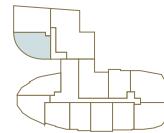
2.10 - ONE BEDROOM APARTMENT

TOTAL AREA
52.3 SQM
562 SQFT

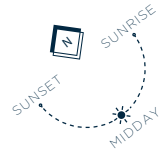


B2.12 - ONE BEDROOM APARTMENT

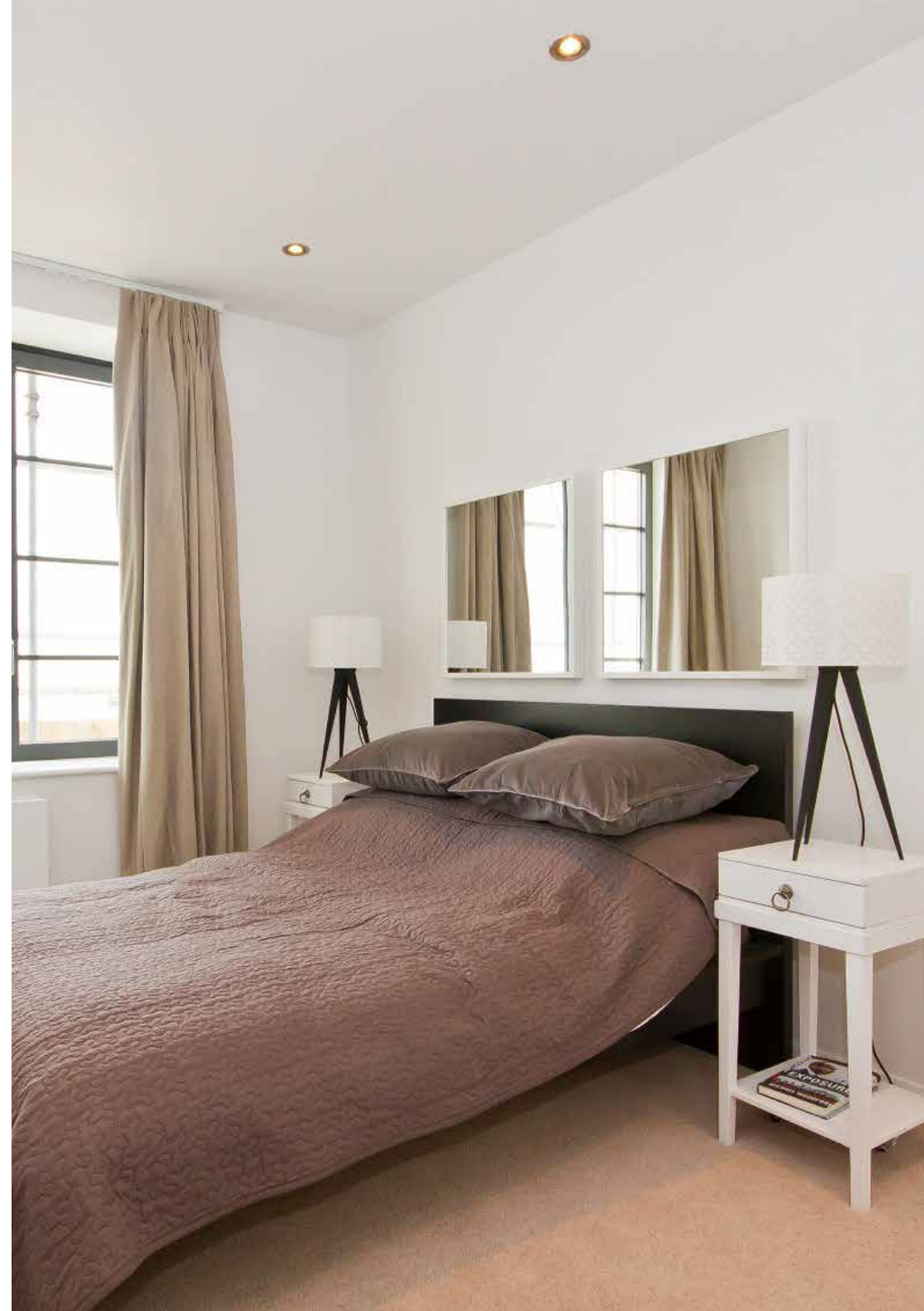
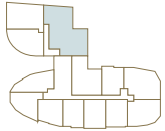
TOTAL AREA
59.7 SQM
642 SQFT



SECOND FLOOR


B2.13 -THREE BEDROOM
APARTMENT

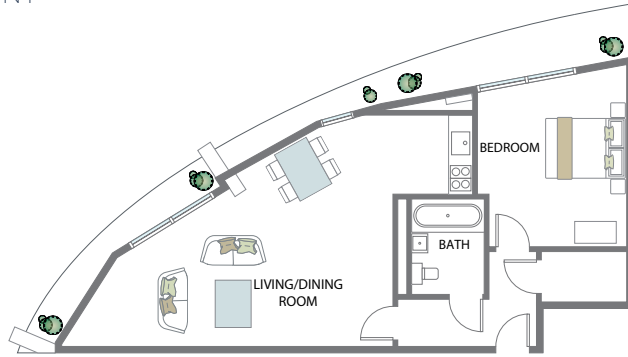
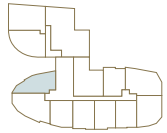
TOTAL AREA
136.5 SQM
1469 SQFT



THIRD FLOOR

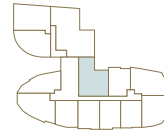
3.01 - ONE BEDROOM APARTMENT

TOTAL AREA
54.0 SQM
581 SQFT



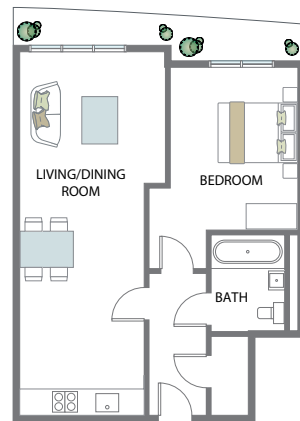
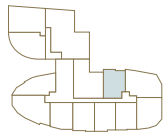
3.02 - TWO BEDROOM APARTMENT

TOTAL AREA
85.3 SQM
918 SQFT



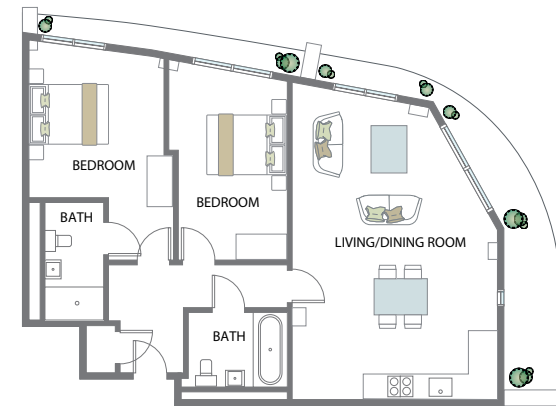
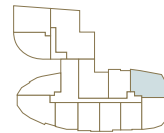
3.03 - ONE BEDROOM APARTMENT

TOTAL AREA
50.5 SQM
543 SQFT

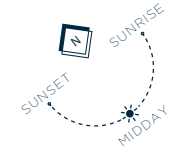


3.04 - TWO BEDROOM APARTMENT

TOTAL AREA
72.6 SQM
781 SQFT

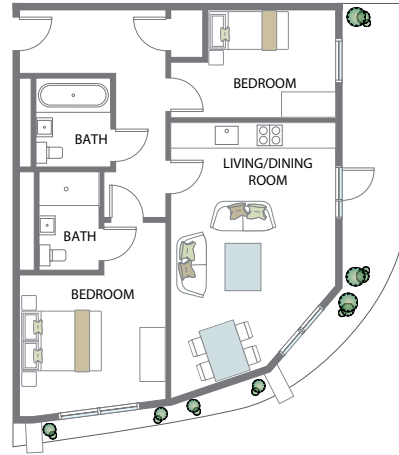
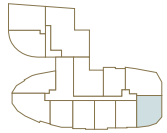


THIRD FLOOR



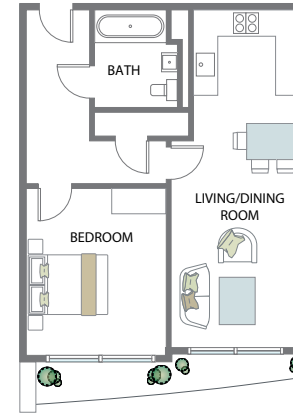
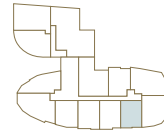
3.05 - TWO BEDROOM APARTMENT

TOTAL AREA
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659 SQFT



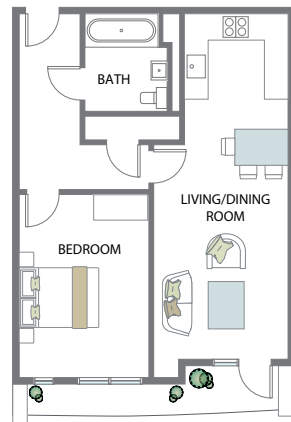
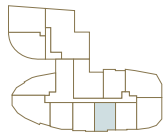
3.06 - ONE BEDROOM APARTMENT

TOTAL AREA
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538 SQFT



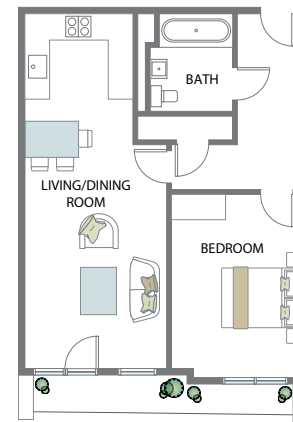
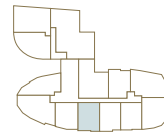
3.07 - ONE BEDROOM APARTMENT

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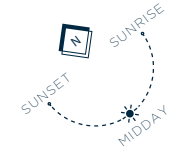


3.08 - ONE BEDROOM APARTMENT

TOTAL AREA
50.6 SQM
544 SQFT

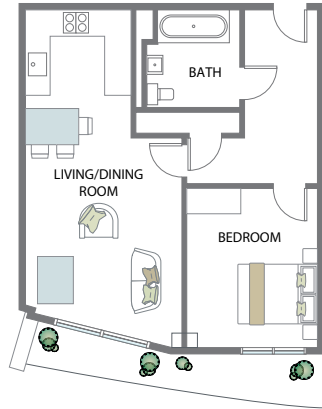
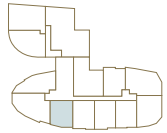


THIRD FLOOR



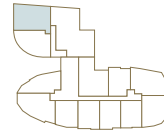
3.09 - ONE BEDROOM APARTMENT

TOTAL AREA
50.0 SQM
538 SQFT



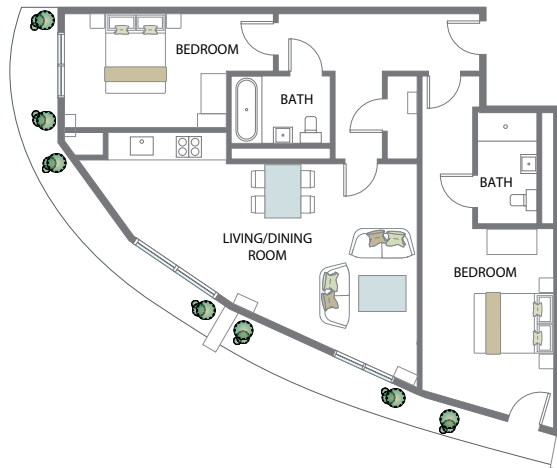
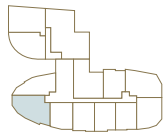
B3.11 - ONE BEDROOM APARTMENT

TOTAL AREA
73.8 SQM
794 SQFT



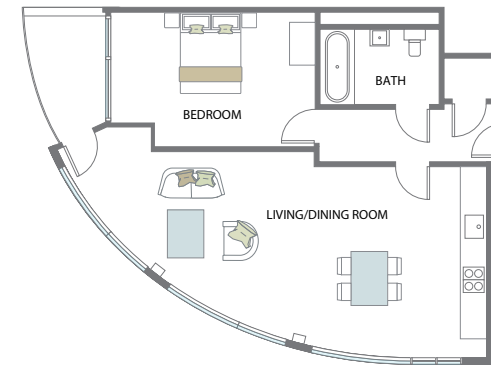
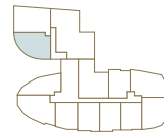
3.10 - TWO BEDROOM APARTMENT

TOTAL AREA
73.2 SQM
787 SQFT

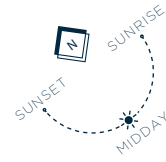


B3.12 - ONE BEDROOM APARTMENT

TOTAL AREA
59.8 SQM
643 SQFT

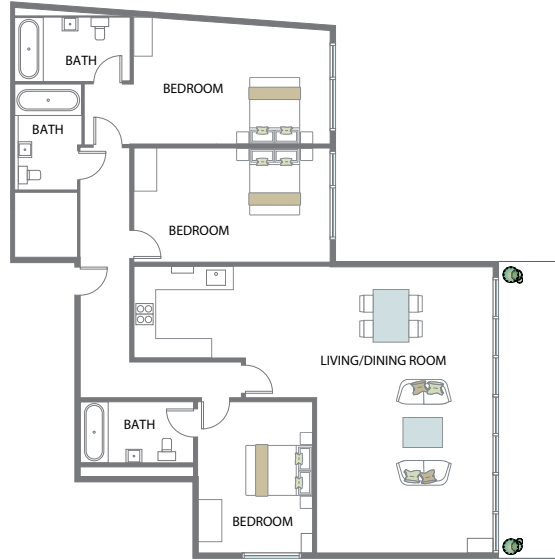
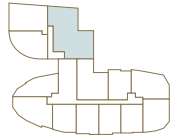


THIRD FLOOR

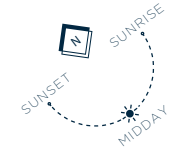


B3.13 - THREE BEDROOM APARTMENT

TOTAL AREA
134.9 SQM
1452 SQFT

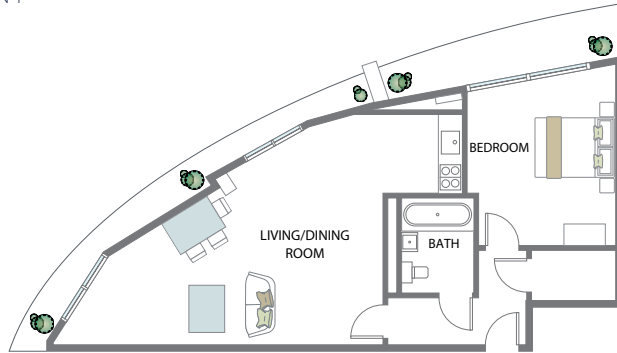
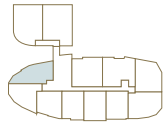


FOURTH FLOOR



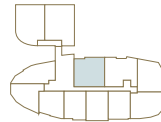
4.01 - ONE BEDROOM APARTMENT

TOTAL AREA
53.9 SQM
580 SQFT



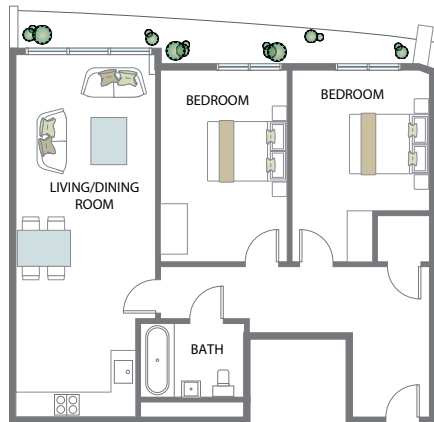
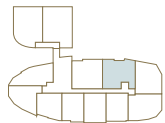
4.02 - TWO BEDROOM APARTMENT

TOTAL AREA
70.9 SQM
763 SQFT



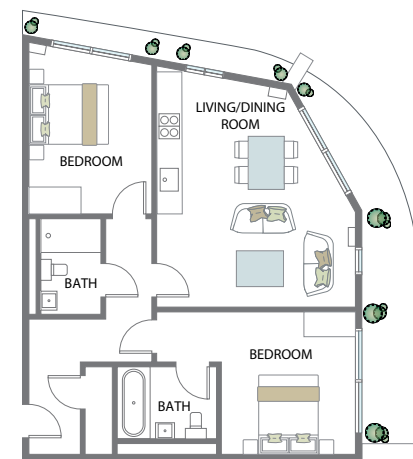
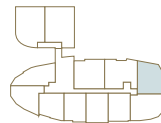
4.03 - TWO BEDROOM APARTMENT

TOTAL AREA
72.4 SQM
779 SQFT

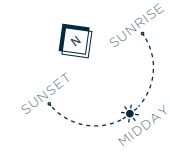


4.04 - TWO BEDROOM APARTMENT

TOTAL AREA
64.4 SQM
693 SQFT

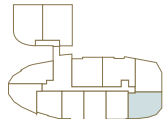


FOURTH FLOOR



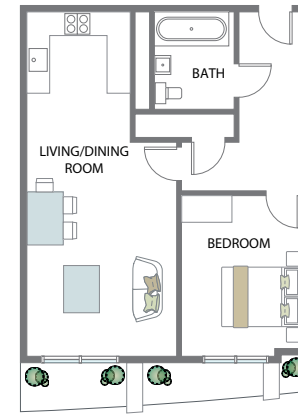
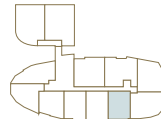
4.05 - TWO BEDROOM APARTMENT

TOTAL AREA
66.1 SQM
711 SQFT



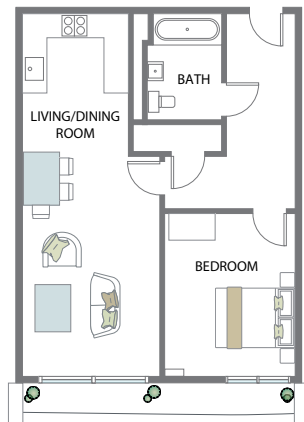
4.06 - ONE BEDROOM APARTMENT

TOTAL AREA
50.2 SQM
540 SQFT



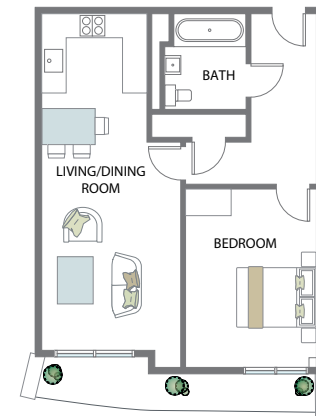
4.07 - ONE BEDROOM APARTMENT

TOTAL AREA
51.8 SQM
557 SQFT

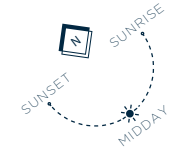


4.08 - ONE BEDROOM APARTMENT

TOTAL AREA
50 SQM
538 SQFT

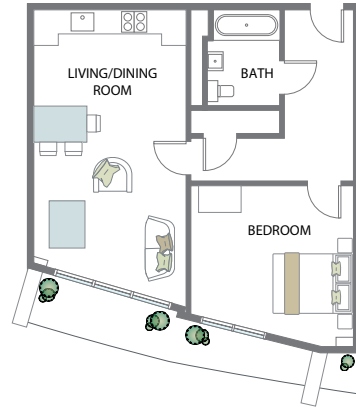
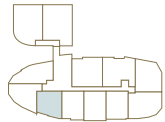


FOURTH FLOOR



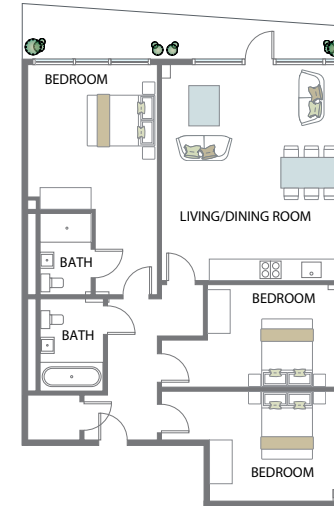
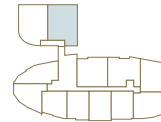
4.09 - ONE BEDROOM APARTMENT

TOTAL AREA
50.3 SQM
541 SQFT



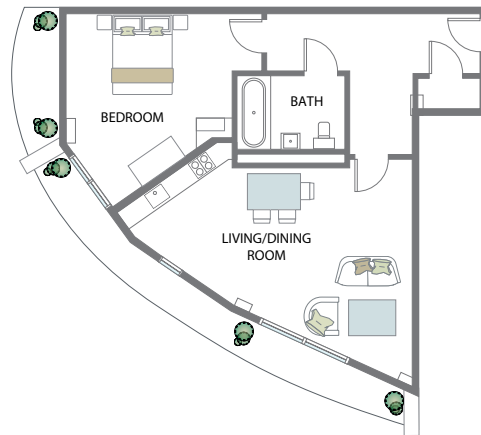
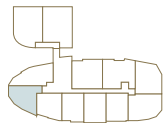
B4.12 - THREE BEDROOM APARTMENT

TOTAL AREA
94.6 SQM
1018 SQFT



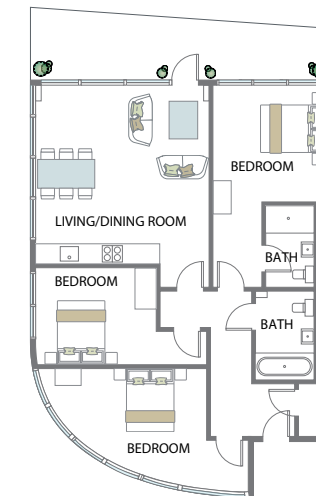
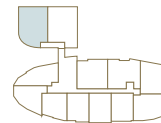
4.10 - ONE BEDROOM APARTMENT

TOTAL AREA
52.2 SQM
561 SQFT

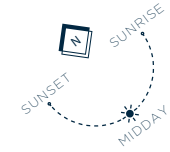


B4.11 - THREE BEDROOM APARTMENT

TOTAL AREA
89.6 SQM
964 SQFT

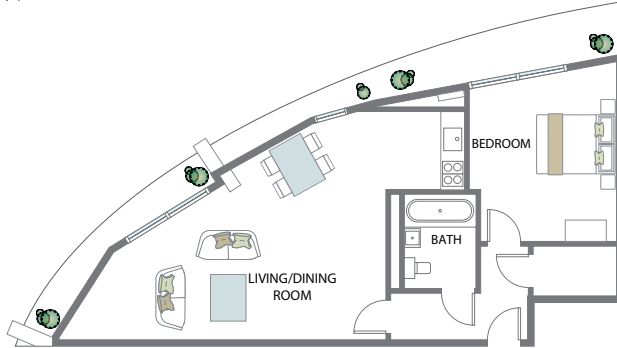
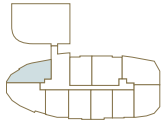


FIFTH FLOOR



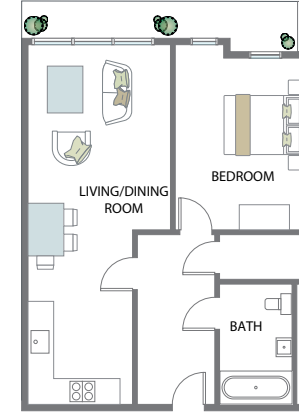
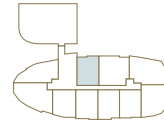
5.01 - ONE BEDROOM APARTMENT

TOTAL AREA
54.0 SQM
581 SQFT



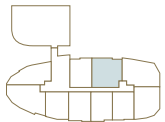
5.02 - ONE BEDROOM APARTMENT

TOTAL AREA
52.3 SQM
563 SQFT



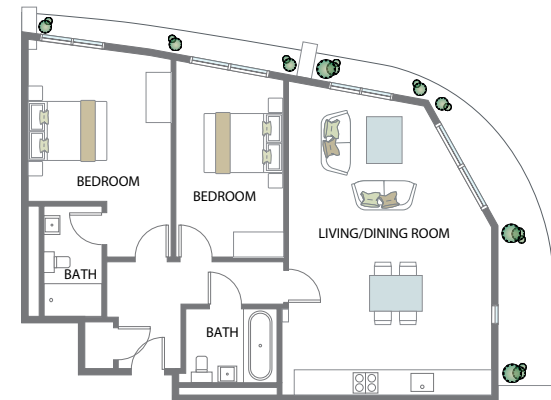
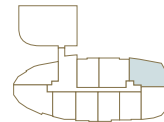
5.03 - TWO BEDROOM APARTMENT

TOTAL AREA
69.6 SQM
749 SQFT

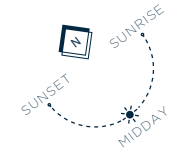


5.04 - TWO BEDROOM APARTMENT

TOTAL AREA
72.6 SQM
781 SQFT

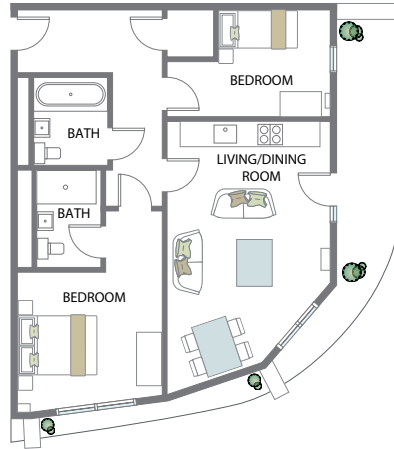
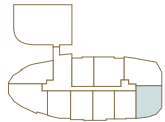


FIFTH FLOOR



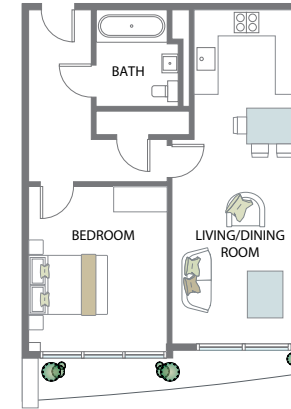
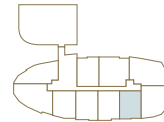
5.05 - TWO BEDROOM APARTMENT

TOTAL AREA
61.0 SQM
656 SQFT



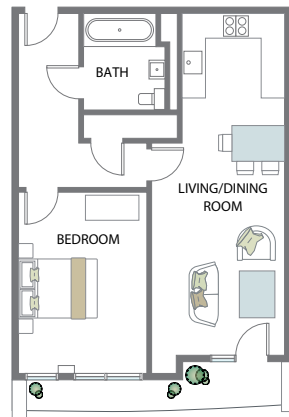
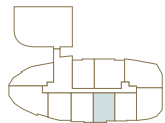
5.06 - ONE BEDROOM APARTMENT

TOTAL AREA
50.1 SQM
539 SQFT



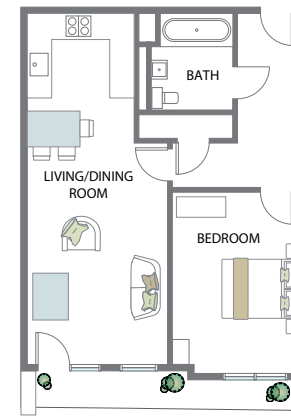
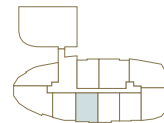
5.07 - ONE BEDROOM APARTMENT

TOTAL AREA
50.0 SQM
538 SQFT

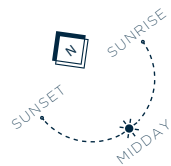


5.08 - ONE BEDROOM APARTMENT

TOTAL AREA
50.6 SQM
544 SQFT

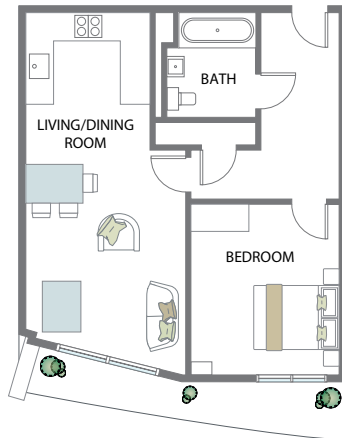
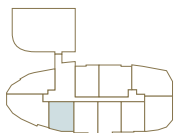


FIFTH FLOOR



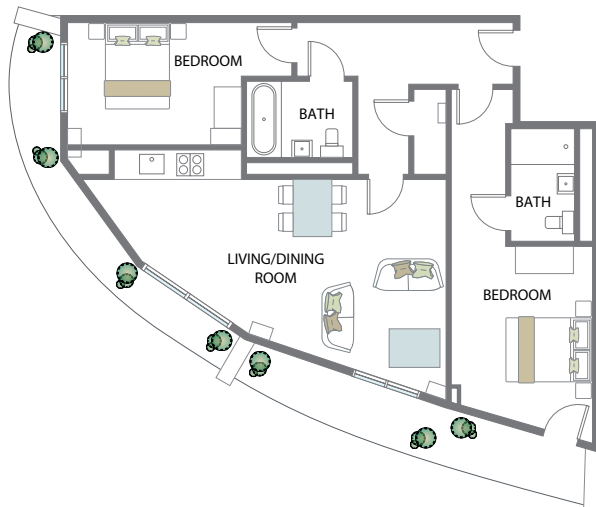
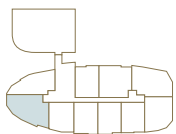
5.09 - ONE BEDROOM APARTMENT

TOTAL AREA
50.4 SQM
542 SQFT



5.10 - TWO BEDROOM APARTMENT

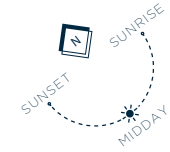
TOTAL AREA
72.9 SQM
784 SQFT



Any area, measurements or distances referred to are given as guide only and are not precise. Floorplans are indicative and subject to change.

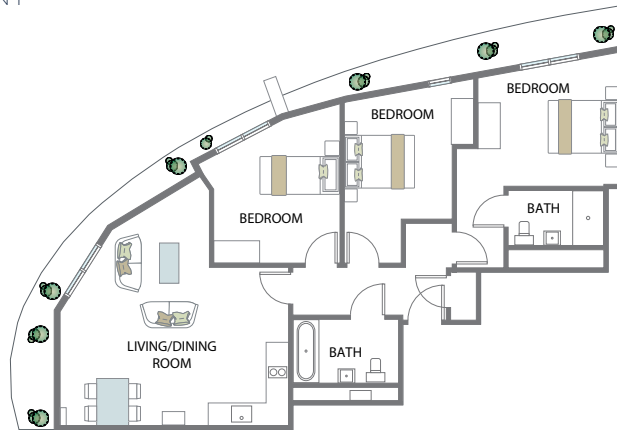
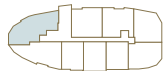


SIXTH FLOOR



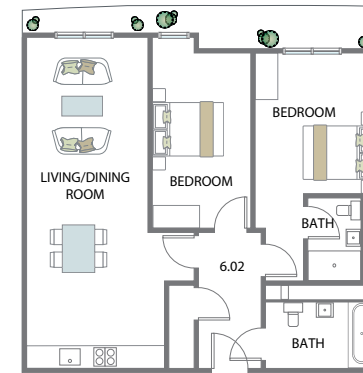
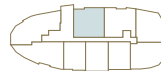
6.01 - THREE BEDROOM APARTMENT

TOTAL AREA
86.7 SQM
932 SQFT



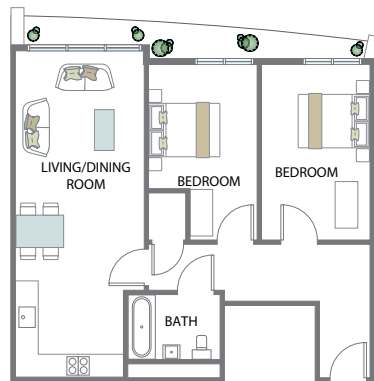
6.02 - TWO BEDROOM APARTMENT

TOTAL AREA
71.2 SQM
766 SQFT



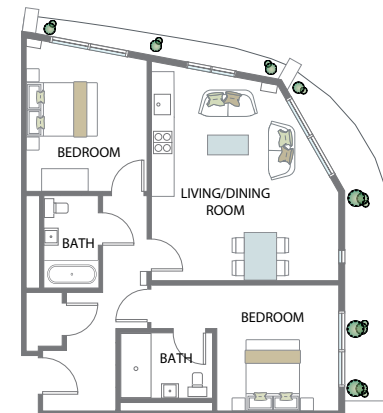
6.03 - TWO BEDROOM APARTMENT

TOTAL AREA
70.0 SQM
753 SQFT

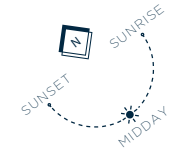


6.04 - TWO BEDROOM APARTMENT

TOTAL AREA
66.1 SQM
711 SQFT

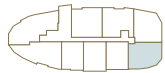


SIXTH FLOOR



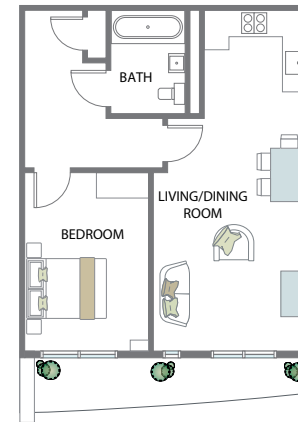
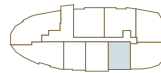
6.05 - TWO BEDROOM APARTMENT

TOTAL AREA
66.2 SQM
712 SQFT



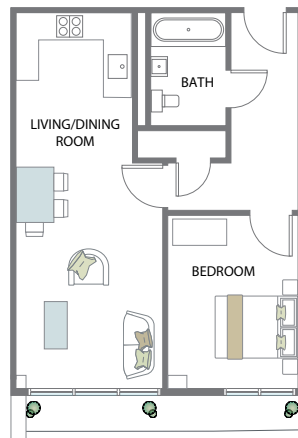
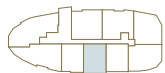
6.06 - ONE BEDROOM APARTMENT

TOTAL AREA
50.4 SQM
542 SQFT



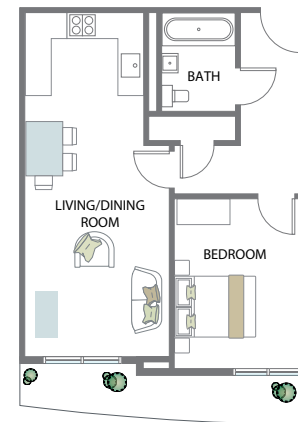
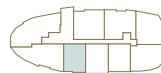
6.07 - ONE BEDROOM APARTMENT

TOTAL AREA
51.6 SQM
555 SQFT



6.08 - ONE BEDROOM APARTMENT

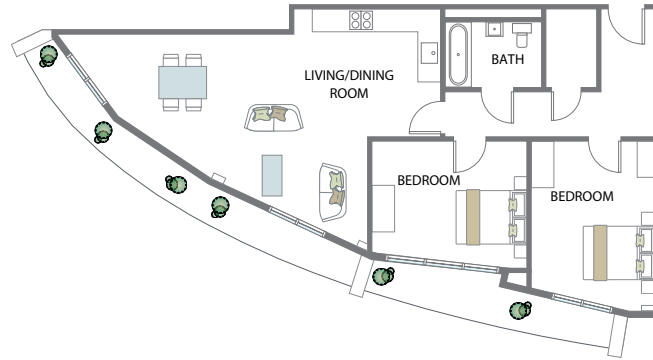
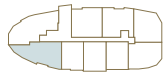
TOTAL AREA
50.0 SQM
538 SQFT



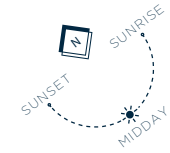
SIXTH FLOOR

6.09 - TWO BEDROOM APARTMENT

TOTAL AREA
77.8 SQM
837 SQFT

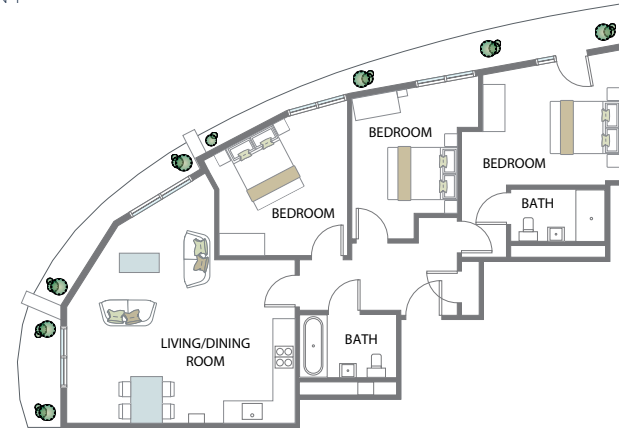
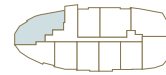


SEVENTH FLOOR



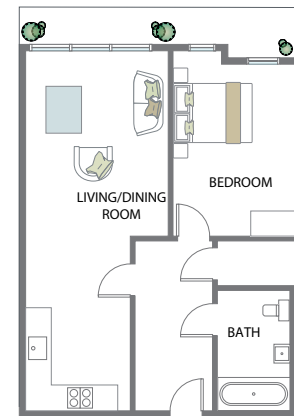
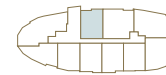
7.01 - THREE BEDROOM APARTMENT

TOTAL AREA
86 SQM
926 SQFT

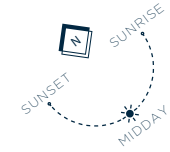


7.02 - ONE BEDROOM APARTMENT

TOTAL AREA
52.6 SQM
566 SQFT

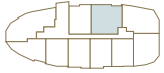


SEVENTH FLOOR



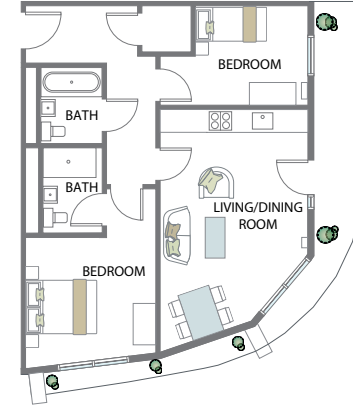
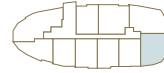
7.03 - TWO BEDROOM APARTMENT

TOTAL AREA
69.6 SQM
749 SQFT



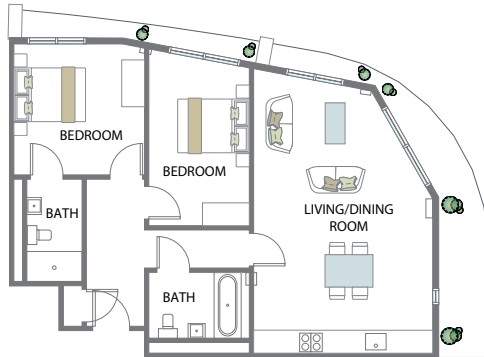
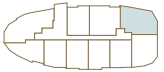
7.05 - TWO BEDROOM APARTMENT

TOTAL AREA
61.8 SQM
665 SQFT



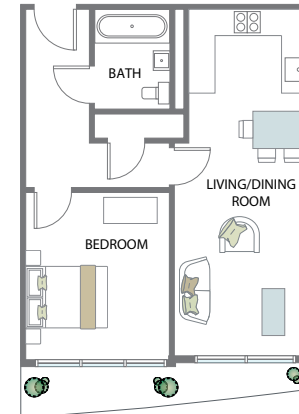
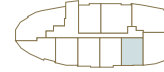
7.04 - TWO BEDROOM APARTMENT

TOTAL AREA
72.4 SQM
779 SQFT



7.06 - ONE BEDROOM APARTMENT

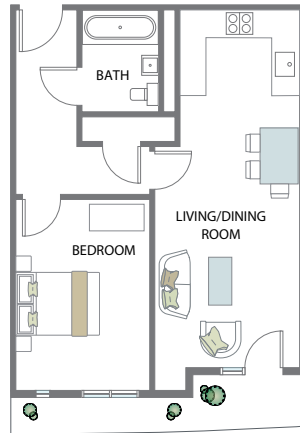
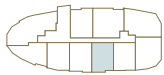
TOTAL AREA
49.6 SQM
533 SQFT



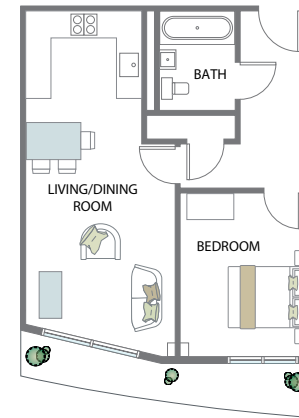
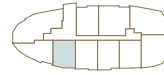
SEVENTH FLOOR

7.07 - ONE BEDROOM
APARTMENT

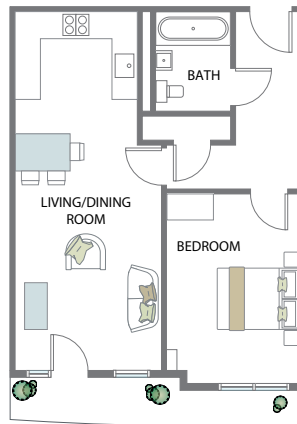
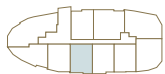
TOTAL AREA
50.0 SQM
538 SQFT

**7.09** - ONE BEDROOM
APARTMENT

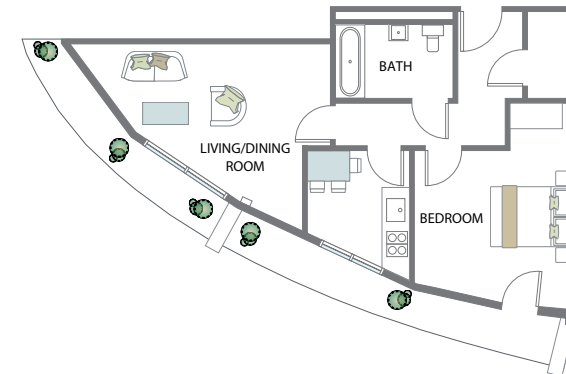
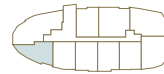
TOTAL AREA
49.8 SQM
536 SQFT

**7.08** - ONE BEDROOM
APARTMENT

TOTAL AREA
49.9 SQM
537 SQFT

**7.10** - ONE BEDROOM
APARTMENT

TOTAL AREA
51.0 SQM
548 SQFT



SPECIFICATION

General

- Gas central heating system to panel radiators with concealed pipework
- Centralised Satellite TV system
- Cat 5 cabling to support distribution of data
- Door entry system to communal main entry door
- Reinforced concrete bored piles, reinforced concrete pilecaps and an insitu concrete frame and staircase serving all levels
- Stone cladding system on Metsec frame and high performance insulation to cavity to form the envelope
- Built up insulated roofing system with single membrane to outer skin

Internal Specifications

- Engineered oak flooring to lounge and hallways
- Dry-lining system to provide internal wall with MFT plasterboard ceiling brushes
- Veneered solid core doors with painted frames
- MDF painted skirting's and architraves
- Paintwork Dulux Chiffon White 4 or similar

- Brushed steel sockets and switch plates to lounge and kitchen
- High performance glazing system
- Aluminium windows, with swing/sliding doors to balconies.
- Decking/Paving to all terraces and balconies.

Bathroom

- Porcelain or Stone tiled floors
- Shower walls tiled to full height
- Heated towel rails
- White designer sanitary-ware with Grohe or similar taps
- Large mirror and stone/engineered surface tops to cistern casings in bathrooms
- Low energy recessed light fittings

Kitchen

- Fully Fitted White Gloss German Kitchens
- Solid Engineered surface work tops and upstand splashback
- Integrated appliances including:
 - Hob and Extractor Hood
 - Oven
 - 70/30 Fridge freezer

- Washer Drier
- Dishwasher
- Undermounted stainless steel sink with chrome tap
- Low Energy Recessed lighting

Bedroom

- 80/20 Wool Carpet on heavy duty underlay

Common Areas

- Tiles entrance foyer with skirting tile
- Quality wayfinding signage
- Security system with cameras on all access points
- Passenger lifts by Orona or similar
- Carpets with feature nosing to staircases
- Individual mail boxes
- Internal refuse and recycling area
- Secure cycle parking facility

Guarantees

- 10 Years BLP Latent Defects Guarantee

DISCLAIMERS

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.

2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.

3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. The Computer Generated Images do not represent the exact look and feel of the development .

4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any reference is made to planning permissions or potential uses such information is given by the agents in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

6. Descriptions of the properties are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any.



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