

25 DOLLIS  
AVENUE

25

25 Dollis Avenue is a new development of four large, exquisitely finished apartments located in one of North London's most desirable neighbourhoods.

To describe Dollis Avenue as a quiet tree-lined street would not be doing it justice. This wide, lushly leafy avenue of London Planes is Finchley's premium residential street.

The sculptured contours of a row of pollarded London Plane trees give Dollis Avenue its distinctive character.

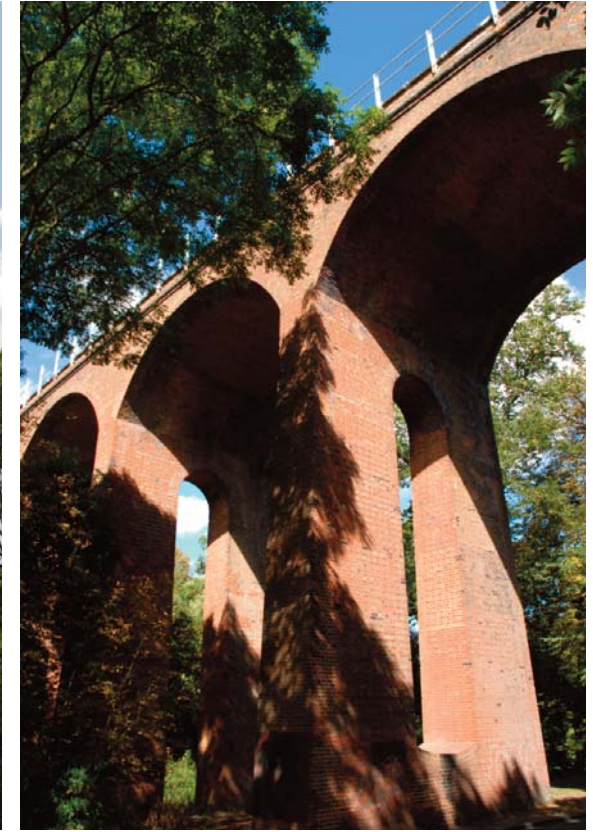
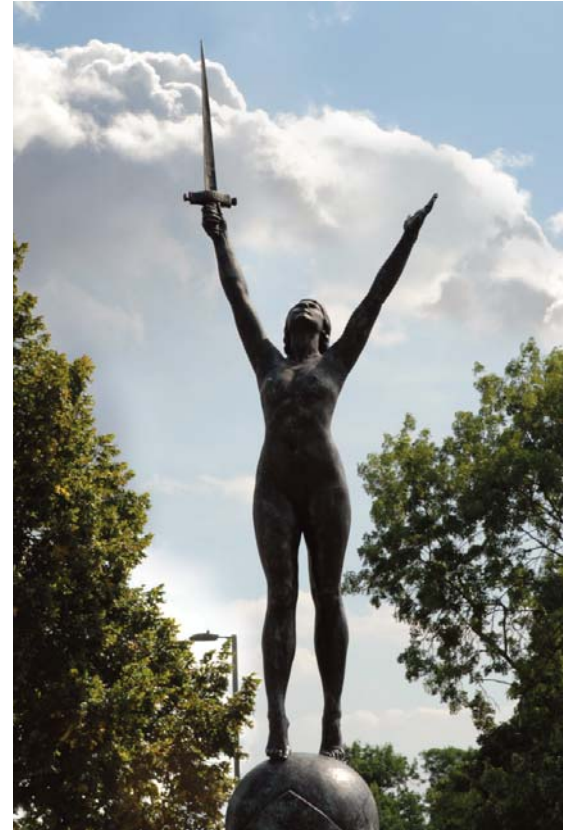


## Local Area

Over 200 years ago the Great North Road cut a path through the quiet farming community of Finchley, putting the village firmly on the map. Almost immediately Finchley became popular among wealthy London professionals looking to work in the city centre but live in the capital's lush, green fringes. The increase in popularity and passing trade saw this small village grow from a staging post to a market town and finally a suburb of the great London Metropolis.

Today, the area continues to attract residents who want quick and easy access to the city centre, yet enjoy the lifestyle offered by an urban village, with its wide open green spaces, good schools and independent shops.

Dollis Avenue itself is a quiet, secluded side street off the main thoroughfare. This oasis of is made up of picturesque period homes with large mature gardens. It enjoys all the benefits of being in close proximity to both the bustling Finchley Central shopping area and the open spaces of the Dollis Valley Greenwalk.



*La Déliverance* or the "Statue of the Naked Lady", was erected at Finchley's Henly's Corner in 1927 to celebrate the end of WWI.

*The Dollis Brook Viaduct* is an impressive brick structure built in the 1860's to carry the London Underground to Mill Hill East.

*Finchley Central.* As well as a wide selection of shops, cafes and restaurants, here you'll also find the local tube station and numerous bus services.



25

MILL HILL

FINCHLEY

HENDON

GOLDERS GREEN

HIGHGATE

MILL HILL BROADWAY

WATFORD WAY

WATFORD WAY

HENDON WAY

HENDON WAY

FINCHLEY RD

NORTH CIRCULAR ROAD (A406)

EAST END ROAD

FALLODEN WAY (A1)

A406

M1

M1

M1

A1

A1

BRENT RESERVOIR

RAF MUSEUM

COPTHALL PLAYING FIELDS

SUNNY HILL PARK

HENDON PARK

BRENT CROSS SHOPPING CENTRE

STAPLES CORNER

TESCO

VIRGIN ACTIVE

WAITROSE

MILL HILL EAST

COLLEGE FARM

WAITROSE

M&S

FORTIS GREEN

GOLDERS GREEN

GOLDERS HILL PARK ZOO

WAITROSE

WEST FINCHLEY

TESCO

VICTORIA PARK

FINCHLEY CENTRAL

SAINSBURY'S

STEPHENS HOUSE & GARDEN

ARTS DEPOT

VUE CINEMA

PHOENIX CINEMA

KENWOOD HOUSE

HAMPSTEAD HEATH

HIGHGATE WOOD

HIGHGATE

GOLF

GOLF

GOLF

DOLLIS VALLEY GREENWALK

MUTTON BROOK

GOLF

GOLF

GOLDERS HILL PARK ZOO

PERGOLA





## Shopping

In Finchley Central you will find over half a mile of back-to-back bars, banks, bookshops and beauty salons. Most shops are independently owned, barring Waitrose, Sainsbury's and Tesco supermarkets, and the Majestic Wine Warehouse with its unrivalled range of fine wines.

Heading south towards Temple Fortune, the shops become a little more chic. Here you'll find traditional fishmongers, florists, purveyors of fine foods, including kosher and Japanese, exclusive women's fashion boutiques and a large shop entirely dedicated to golf!

For the style conscious shopaholic, Brent Cross Shopping Centre is just down the road and home to 120 stores including John Lewis, Fenwick, the Apple Store and Tesla Cars.



Thanks to an affluent local community the High Street in Finchley Central is thriving with a wide variety of independent stores, cafes and salons.

The boutiques and broad range of culinary offerings of the neighbouring Temple Fortune bring a more sophisticated experience without having to travel into town.

## Entertainment

As you might expect from a busy London neighbourhood, you can practically eat your way around the world without leaving the local area. On Ballards Lane you will find dozens of independent restaurants serving Turkish, Indian, Italian, Korean, Vietnamese, Persian, Chinese, Japanese and Mexican cuisine. One of the most popular establishments is the Two Brothers Fish Restaurant which is usually packed at weekends and often hosts live jazz music. Next door is The Catcher in the Rye, possibly the best gastro pub in the area.

For music, comedy and theatre check out the seasonal programme at The Depot in North Finchley. Here you'll be able to indulge your creative side and feed your need for culture. At Stephens House & Gardens you can also participate in art classes and be inspired by their regular lectures and cultural events.

When it comes to cinema you're spoilt for choice. For the more eclectic, the Phoenix in East Finchley is one of the oldest picture houses in the country, showing critically acclaimed dramas, arthouse films and special Q&A talks with actors and directors. For mainstream films, head to the multi-screen complex at Finchley Lido where you can watch the latest blockbusters in high definition sound and vision from large comfy seats.



With nearly 200 restaurants in the local area you will be spoilt for choice.

Check out the full programme of events at The Depot in North Finchley.





Follow the babbling Dollis Brook as it passes unnoticed through 10 miles of busy London life.

## Open Spaces



Although you are in the heart of metropolitan North London, you are never far from a leafy green space to explore. Running to the rear of the property is a section of the Dollis Valley Greenwalk. A meandering brook flanked on both sides by a corridor of Beech, Ash and Oak trees, this 10-mile walk connects the Mount Moat Open Space in Mill Hill to the Hampstead Heath Extension.

At Brent Park you can pick up the Capital Ring as it heads west to the large expanse of water at the Brent Reservoir where the The Welsh Harp Sailing Club offers regular courses in windsurfing and dingy sailing.

In Finchley Central you have two well-managed parks to enjoy, both Victoria Park and Stephens House & Gardens offer tranquil spaces to relax, unwind and stretch the legs. If you are looking to keep active, you will also find a range of gyms, tennis courts, a bowling green and recreational sports clubs to join.

A little further afield is Golders Hill Park with its Petting Zoo and romantic Pergola, and the 790 acres of enchanted woods and grassland that make up Hampstead Heath.



Take a book and discover the secluded glades and ornamental gardens at Stephens House.

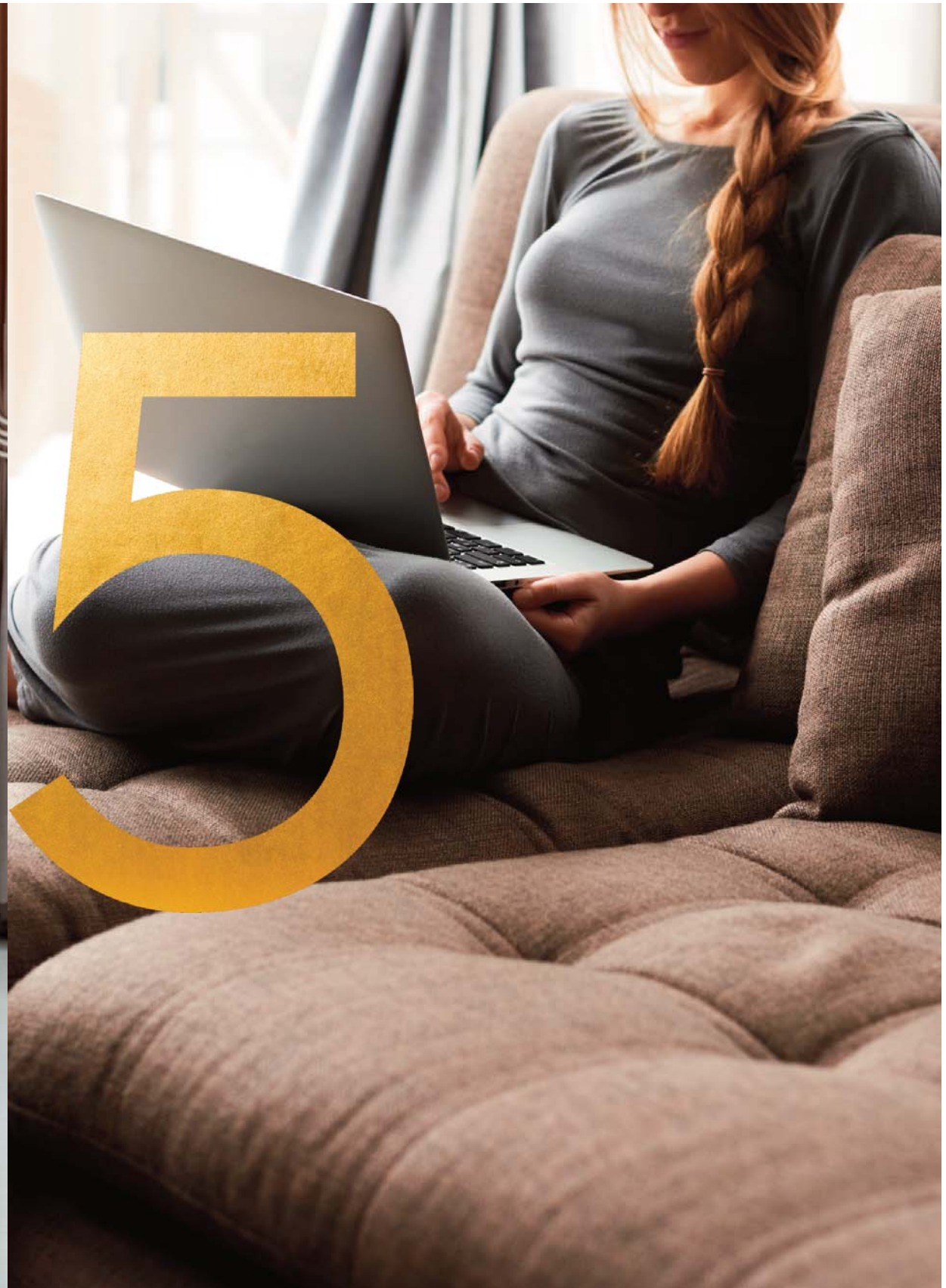
The flat and well-surfaced paths around Victoria Park are ideal for a morning jog.

# Transport

Dollis Avenue is the ideal location for those who commute by tube, train, bus or car. Both Finchley Central and Mill Hill East tube stations are within a short walk, where the Northern Line connects to the City and West End in just 25 minutes. A comprehensive network of bus routes serve Finchley Central, with the N20 and the No. 13 running throughout the night to Victoria and Trafalgar Square. Thameslink trains from Mill Hill Broadway connect directly to Luton Airport, St Albans, St. Pancras, Wimbledon, Gatwick and Brighton. For car users, several major roads pass through the area including the M1, A1 and North Circular.



Finchley Central and Mill Hill East tube stations are just a ten minute walk from Dollis Avenue.







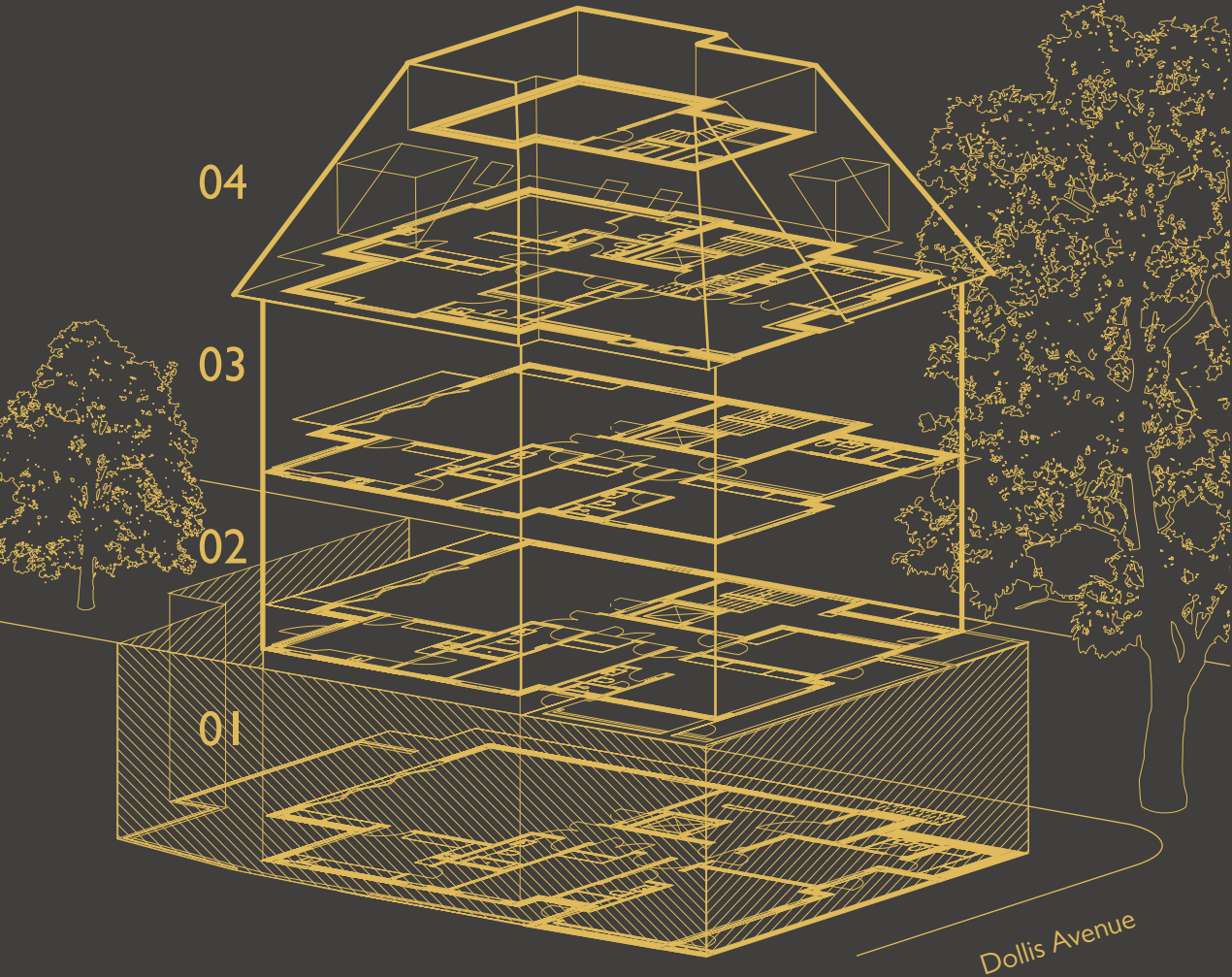




Ideal for sunbathing and star gazing. This private rooftop terrace on apartment 4 is the perfect outdoor entertainment space.



Site Plan



# 01



Garden Flat

Garden Flat  
3 bedrooms, 3 bathrooms,  
with 2 private terraces  
1,984 ft<sup>2</sup> / 184m<sup>2</sup>

Living / Dining:  
28'10" x 26'7" / 8.8 x 8.1

Kitchen:  
13'8" x 13'1" / 4.2 x 4.0

Terrace 1:  
34'6" x 15'10" / 10.5 x 4.8

Terrace 2:  
27'7" x 6'0" / 8.4 x 1.8

Bathroom:  
10'6" x 6'9" / 3.2 x 2.1

Utility:  
7'1" x 6'9" / 2.1 x 2.1

Master Bedroom:  
20'10" x 20'5" / 6.4 x 6.2

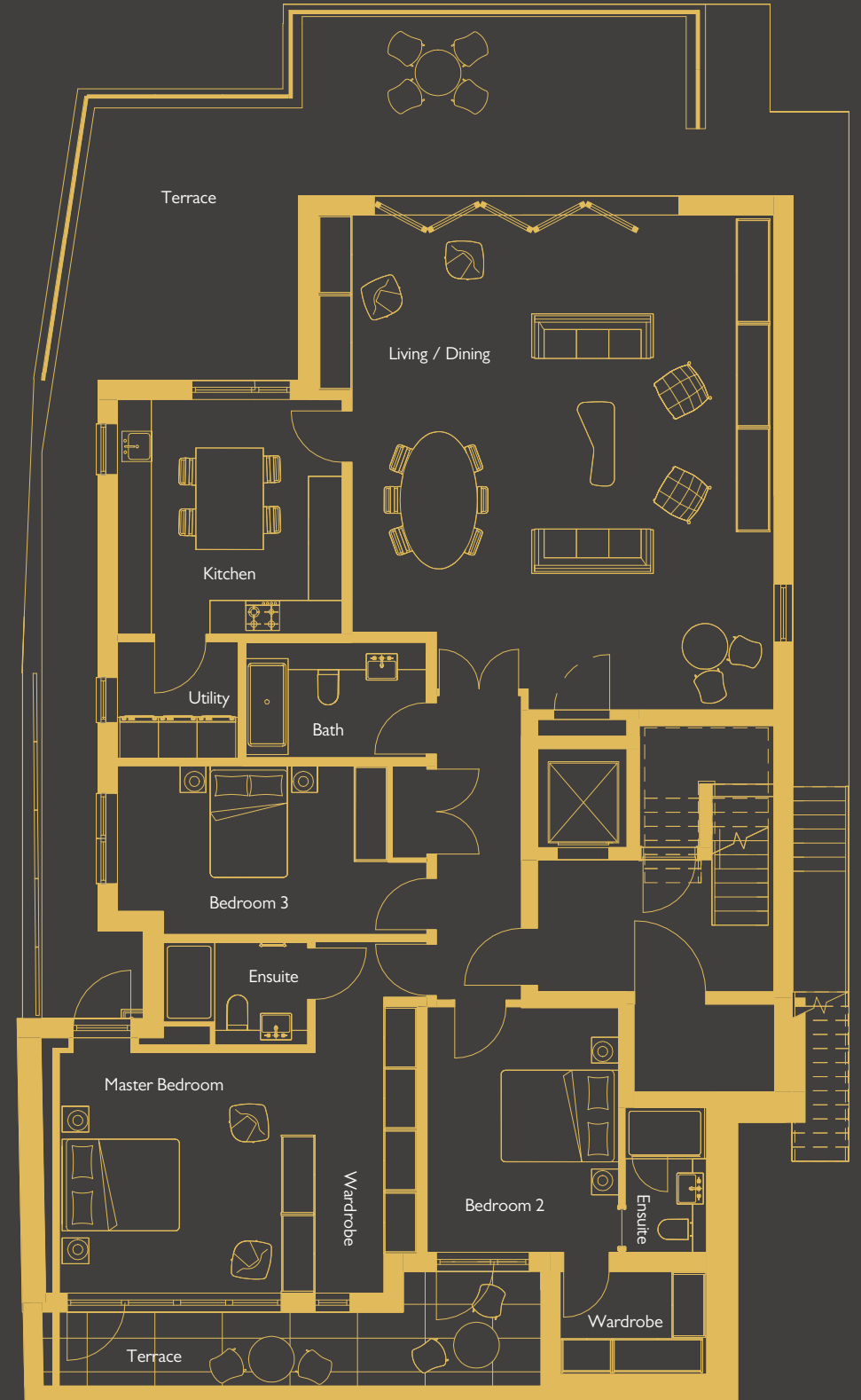
Ensuite:  
8'5" x 6'0" / 2.6 x 1.8

Bedroom 2:  
14'3" x 11'2" / 4.3 x 3.4

Ensuite:  
8'5" x 4'9" / 2.6 x 1.4

Wardrobe:  
8'6" x 6'0" / 2.6 x 1.8

Bedroom 3:  
18'0" x 9'10" / 5.5 x 3.0



# 02

Ground Floor  
3 bedrooms, 2 bathrooms  
with private terrace  
1,631 ft<sup>2</sup> / 151m<sup>2</sup>



Living / Dining:  
26'7" x 23'10" / 8.1 x 7.3

Kitchen:  
13'8" x 13'1" / 4.2 x 4.0

Terrace :  
19'2" x 4'9" / 5.8 x 1.5

Bathroom:  
10'6" x 6'8" / 3.2 x 2.0

Utility:  
7'1" x 6'9" / 2.1 x 2.1

Master Bedroom:  
20'5" x 14'10" / 6.2 x 4.5

Ensuite:  
8'5" x 6'1" / 2.6 x 1.8

Bedroom 2:  
14'3" x 10'3" / 4.4 x 3.1

Bedroom 3:  
18'0" x 9'10" / 5.5 x 3.0



# 03

First Floor  
3 bedrooms, 3 bathrooms  
with private terrace  
1,721 ft<sup>2</sup> / 159m<sup>2</sup>



Living / Dining:  
26'7" x 23'10" / 8.1 x 7.3

Kitchen:  
13'8" x 13'1" / 4.2 x 4.0

Terrace 1:  
19'2" x 4'10" / 5.8 x 1.5

Bathroom:  
10'6" x 6'8" / 3.2 x 2.0

Utility:  
7'1" x 6'9" / 2.1 x 2.1

Master Bedroom:  
20'5" x 14'10" / 6.2 x 4.5

Ensuite:  
8'5" x 6'1" / 2.6 x 1.9

Bedroom 2:  
14'3" x 11'0" / 4.4 x 3.4

Ensuite:  
8'7" x 5'0" / 2.6 x 1.5

Wardrobe:  
5'3" x 5'1" / 1.6 x 1.6

Bedroom 3:  
18'0" x 9'10" / 5.5 x 3.0



# 04

Second Floor  
2 bedrooms, 3 bathrooms  
with private roof terrace  
1,643 ft<sup>2</sup> / 152m<sup>2</sup>



Living / Dining:  
24'0" x 15'5" / 7.3 x 4.7

Bathroom:  
5'7" x 5'0" / 1.7 x 1.5

Ensuite:  
10'11" x 8'8" / 3.3 x 2.6

Kitchen:  
13'7" x 11'8" / 4.2 x 3.6

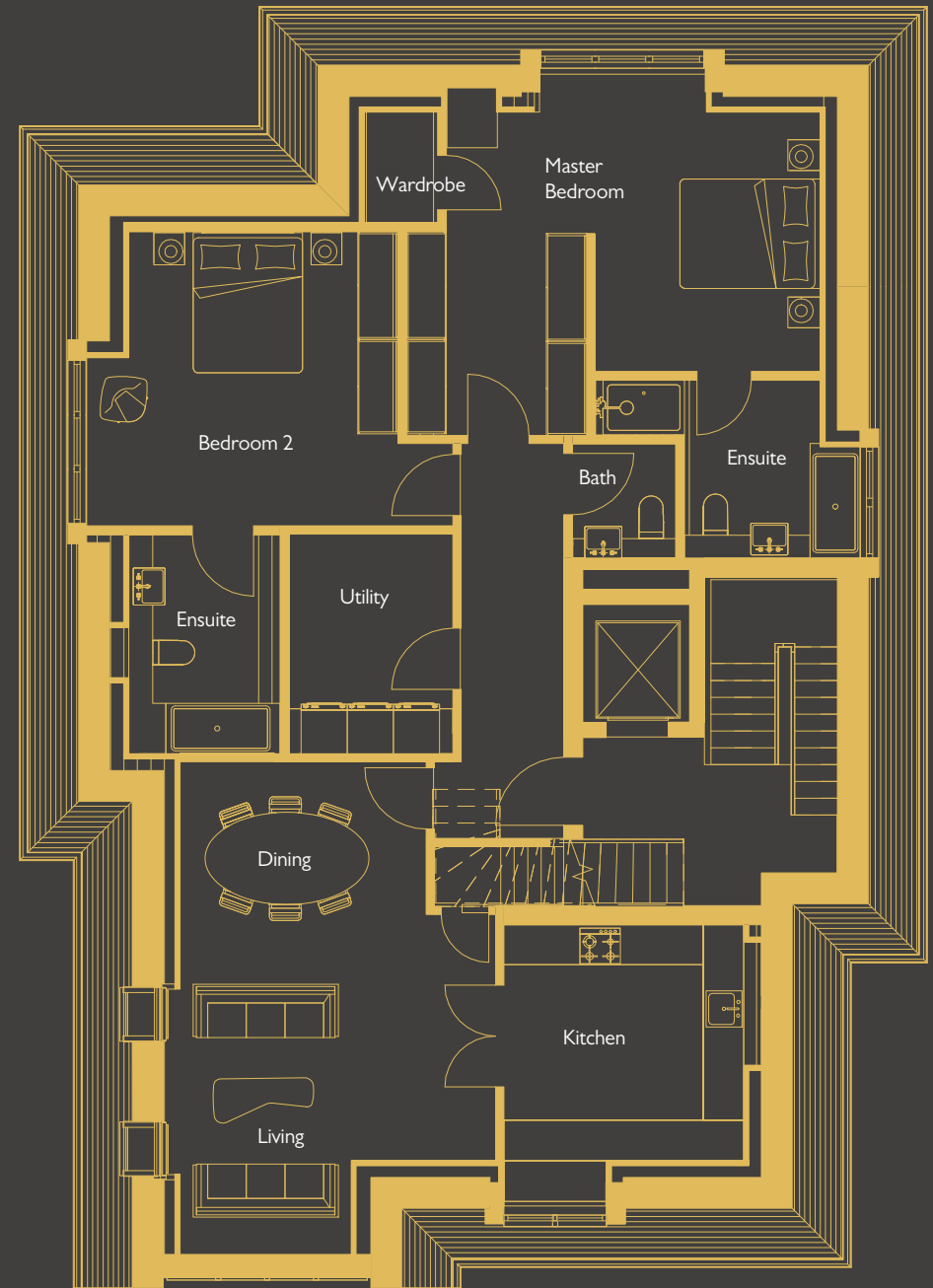
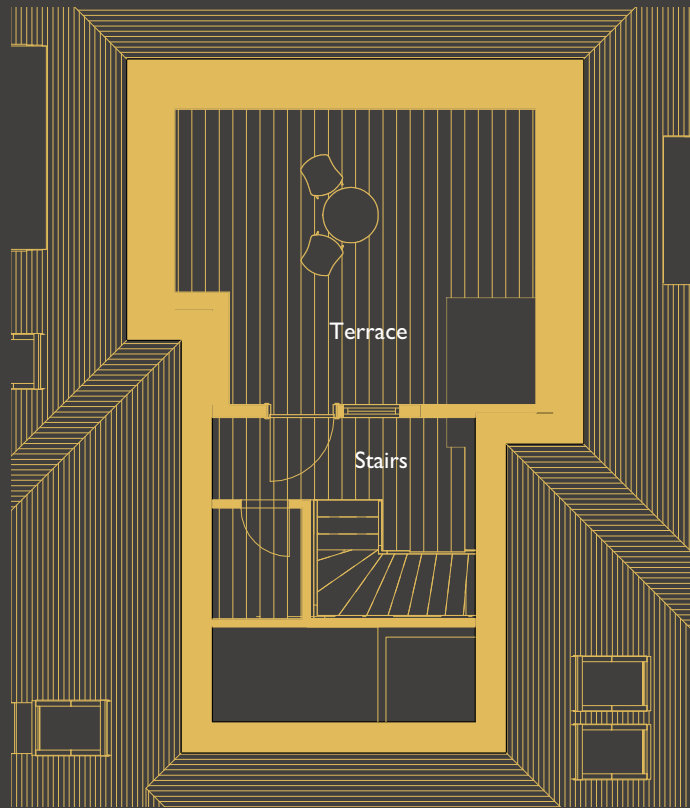
Utility:  
10'9" x 8'0" / 3.3 x 2.4

Bedroom 2:  
17'11" x 14'4" / 5.5 x 4.4

Roof Terrace:  
16'7" x 14'1" / 5.1 x 4.3

Master Bedroom:  
18'3" x 14'9" / 5.6 x 4.5

Ensuite:  
10'7" x 7'5" / 3.2 x 2.4



# Specifications

The apartments are exceptionally well fitted with high specification designer kitchens and bathrooms, underfloor heating throughout, and are pre-wired for modern entertainment systems. The full specification is listed below.

## Kitchens

- Individually designed contemporary kitchens
- Elegant stone work surfaces
- Fully integrated fridge freezer
- Siemens oven
- Siemens induction hob with touch sensor control
- Siemens stainless-steel extractor fan
- Fully integrated dishwasher
- Glass splash backs
- Ceramic or porcelain tiling
- Recess ceiling LED down lights



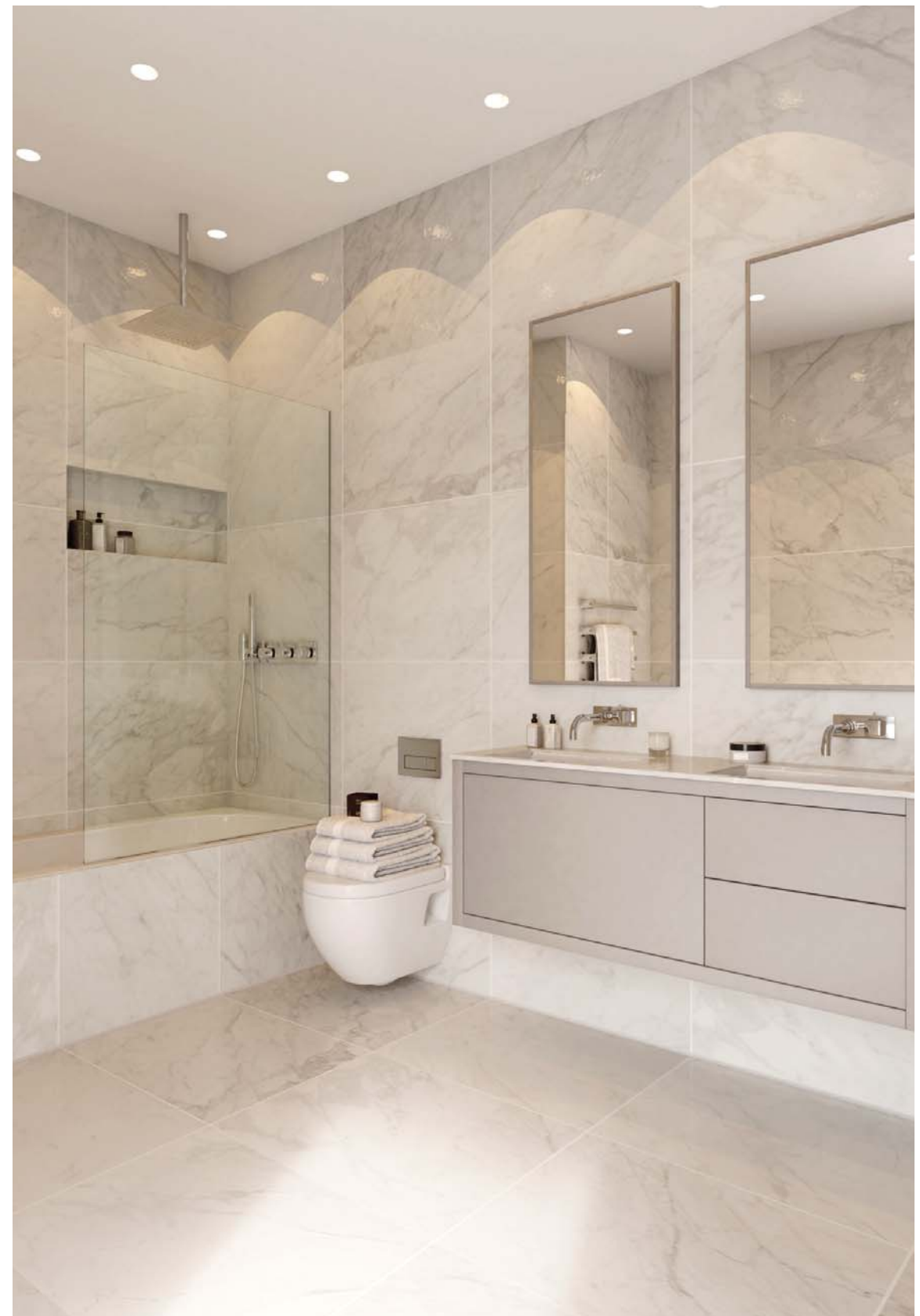
## Bathrooms & En-suites

- Elegant Duravit wall mounted toilets
- Generous basins with chrome mixer taps
- Thermostatically controlled showers in en-suites
- Steel bath & chrome mixer taps
- Full tiling to bathroom walls and floors in ceramic or porcelain
- Fitted vanity units
- Heated towel rails
- Dual voltage shaver points
- Under heated flooring
- Recess ceiling LED down lights



## Bedrooms

- Fitted lined wardrobes, handmade drawers, shelves and hanging rails
- Luxury carpets with underlay
- Master bedroom reading pendants
- Generous sized bedrooms to accommodate king sized beds, with appropriately positioned switches and sockets



### Other Specifications

- Full gas under floor central heating with room stats
- Double glazed aluminium framed windows and large sliding doors
- All apartments benefit from balconies or terraces
- Bespoke architrave and skirting
- Designer ironmongery
- BLP SecurePlus 10 year latent defect warranty

### Electrical & Mechanical

- All rooms Wired for TV, Satellite (Sky+ & HD) and Telephone\*
- Speakers in living rooms and cable provisions for bedrooms.
- Rack in central location to accommodate television boxes, equipment, Sonos or equivalent music boxes, Wifi router and other electrical equipment\*\*
- Low voltage LED down lighting throughout (except storage cupboard)

### Security and Peace of Mind

- External lighting
- Video entry door security
- Fully alarmed flats
- Apartment block wired for communal CCTV

### Shared & Communal Areas

- Intercom system for communally accessed apartments
- Classic ceramic entrance hallway lit with designer lighting
- Solid noise reducing outside doors
- Landscaped communal areas
- Luxury lift providing access to all floors
- One reserved parking space per apartment

\* Sky box, music server, DVD player etc. not provided

\*\* Subject to future connection by purchaser



Apartments come with a 10 year BLP warranty.

All specification details provided are indicative and may change. These details should be treated as general guidance only and cannot be relied upon accurately describing any of the specified matters prescribed by any order under the Property Misdescriptions Act 1991. Nor do they constitute a contract or a warranty.

[www.25dollisave.co.uk](http://www.25dollisave.co.uk)

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