



A New Destination

# City North Finsbury Park London, N4

Welcome to City North, set across four sleek and stylish buildings including two awe-inspiring towers, this exclusive collection of spacious suites, 1, 2, 3 & 4 bedroom apartments, duplexes & penthouses offers you the very best of 360° living, only 15 minutes from the heart of the City of London.

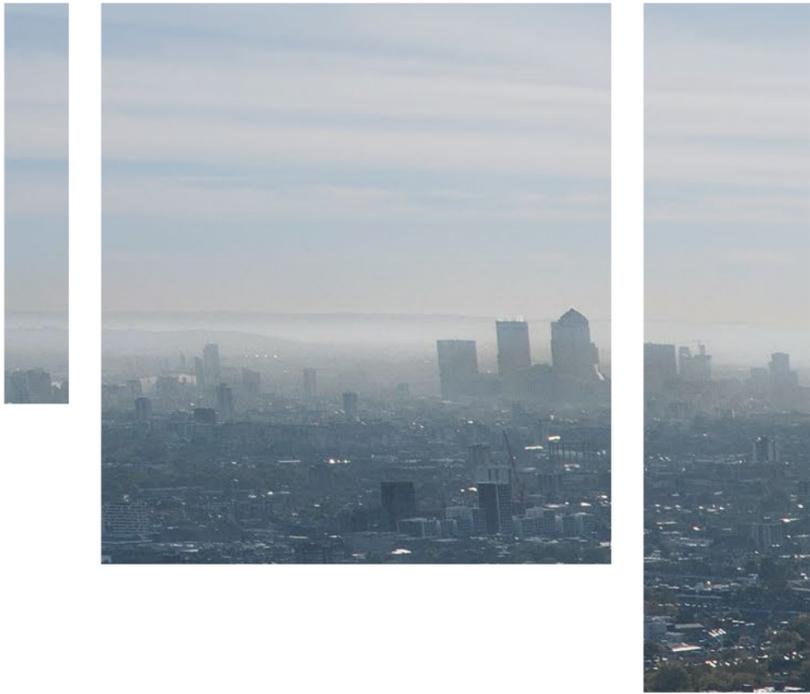
CITY NORTH

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CITY NORTH

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Computer generated image of City North from Finsbury Park.



# A New Landmark for London

City North is a new landmark and a vibrant, cosmopolitan development in Finsbury Park. Integrated within a growing cultural community, it is only moments from underground and mainline stations that can transport you to the sights and attractions of central London within minutes.



**CITY<sup>o</sup>  
NORTH**  
*London N4*

C I T Y   N O R T H



Aerial photograph of London with City North illustrated.

# Change Your Perspective

Each morning will be a fresh opportunity to look out from your home and see the seasons changing against the natural backdrop of Finsbury Park – a truly beautiful and cosmopolitan space that attracts people from all over the capital. The East & West Reservoirs are close by for walks, watersports and open-water swimming.

A woman with long brown hair, wearing a light-colored top and a long olive-green trench coat, stands behind a green metal fence. She is smiling and looking down. In the background, there is a body of water with a boat and lush green trees under a bright sky.

# The People's Park

The Grade II listed Finsbury Park opened in 1869, and many of its original features – from the American Gardens to the historical flower gardens – have been lovingly restored. Today it provides a rich variety of landscapes, facilities, and musical & cultural events, truly making it a 21<sup>st</sup> century 'People's Park'.

City North is set amongst some of London's finest outdoor spaces. As well as having the 110-acre Finsbury Park on your doorstep, you can explore the unspoilt beauty of the 4.5 mile Parkland Walk, which takes you along the course of a tree-lined former railway line to Highgate.

Also nearby is Stoke Newington's popular Clissold Park, plus the gothic splendours of its Victorian cemetery & Arboretum, Abney Park. Then, tucked away between your home and Stamford Hill, you'll find two reservoirs in a peaceful setting, ideal for walks and popular for sailing.

# Finsbury Park Life

## Rowing Lake



The park's boating lake is hugely popular, and you can even get a discount between 12pm and 3pm on Saturdays.

## Open Air Gym



The park's free, outdoor gym has a great range of cardio fitness equipment - making it easy to build fitness into your daily life.

## Athletics Track



As well as having a 400m running track, the park has a first class stadium and gym catering for all popular track, field and fitness sports and activities.

## Cycling



The park is a major draw for cyclists, offering peaceful cycle paths and hosting the hugely popular Finsbury Park Festival of Cycling each year.

## Tennis Courts



The Finsbury Park Tennis Club offers you a choice of nine excellent tennis courts, which can be conveniently booked online up to a week in advance.

## Café



Relax at the park's attractive, family-run café and sample its inventive, home-made food and friendly service delivered with smiles and laughter.

## Art Gallery



The Furtherfield Gallery, in the heart of the park, uses art and technology to inspire - and it has a truly eclectic programme of events.



# Local Spirit

Finsbury Park, a neighbourhood that has been relentlessly on the up-and-up for over a decade, has well and truly arrived. It is now home to a dazzling array of quality restaurants, cafés, cosmopolitan shops and stylish boutiques. At City North, you'll also be on the edge of Stroud Green, with its artisan bakeries and specialist coffee shops.

Just a short 10 minute walk and you will find yourself in Highbury where you can discover one of North London's most popular butchers, a specialist off-licence offering hand-picked wines and spirits, many cosy eateries and the tranquil surroundings of Highbury Fields.

Whatever your lifestyle, you'll always be spoilt for choice when it comes to spending quality time on your own doorstep.





## Parklife

Finsbury Park is one of north London's finest green spaces, with first-class leisure and sports facilities and is home to many events and festivals throughout the year.



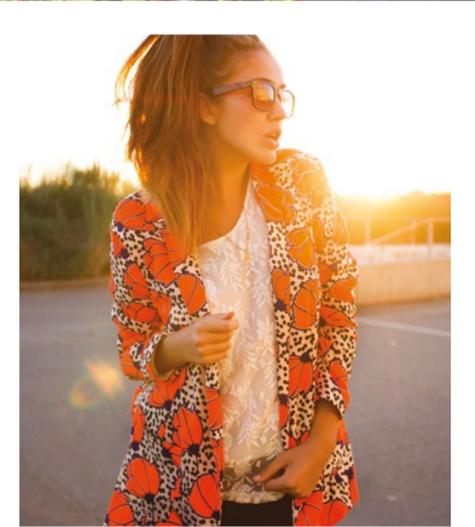
## Art

Continuing the growth of art scene in the area, the John Jones Arts Building is a creative community space housing framing and conservation workshops.



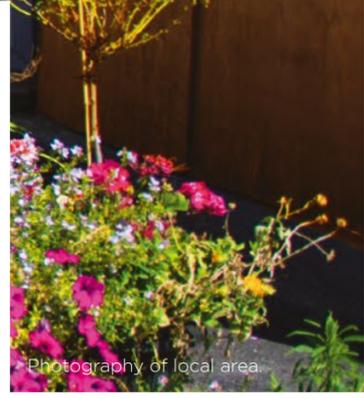
## Culture

Theatre, music, the arts - major recent investment is transforming Finsbury Park into the capital's fastest-growing, vibrant cultural hub.



## Style

From retro boutiques to specialist tailoring by Image, whatever your look and sense of style you will find plenty of opportunities to indulge your inner shopper.



# Where Culture Meets Cuisine



## THE FALTERING FULLBACK

19 Perth Rd, N4 3HB  
[www.falteringfullback.com](http://www.falteringfullback.com)

## THE OLD DIARY

1-3 Crouch Hill, N4 4AP  
[www.theolddairyn4.co.uk](http://www.theolddairyn4.co.uk)

## THE TOLLINGTON ARMS

115 Hornsey Rd, N7 6DN  
[www.tollingtonarms-holloway.co.uk](http://www.tollingtonarms-holloway.co.uk)

## THE SWIMMER AT THE GRAFTON ARMS

13 Eburne Rd, N7 6AR

## THE W.B. YEATS

20 Fonthill Rd, N4 3HU

## BANK OF FRIENDSHIP

224 Blackstock Rd, N5 1EA



Finsbury Park and neighbouring Stroud Green are a major destination for foodies, attracted by the excellent range of world cuisine on offer in their restaurants. From the modern British menu at Season Kitchen and colourful and delicious tapas at La Fabrica, through to sensational Lebanese dishes at My Cottage Café, you'll find great food for every mood and occasion.

## EXODUS

GREEK  
 177A Blackstock Road, N5 2LT  
[www.exodusbar.co.uk](http://www.exodusbar.co.uk)

## SEASON KITCHEN

MODERN BRITISH  
 53 Stroud Green Road, N4 3ES  
[www.seasonkitchen.co.uk](http://www.seasonkitchen.co.uk)

## LA FABRICA

SPANISH TAPAS  
 45 Stroud Green Road, N4 3EF  
[www.lafabricastroudgreen.co.uk](http://www.lafabricastroudgreen.co.uk)

## OSTERIA TUFO

ITALIAN  
 67 Fonthill Road, N4 3HZ  
[www.osteriatufo.co.uk](http://www.osteriatufo.co.uk)

## JAI KRISHNA

INDIAN  
 161 Stroud Green Road, N4 3PZ

## MY COTTAGE CAFÉ

LEBANESE  
 10a Clifton Terrace Road, N4 3SR  
[www.mycottagecafe.co.uk](http://www.mycottagecafe.co.uk)



Photography of local area.

# City North, a New Home for...

## Cultural Excellence



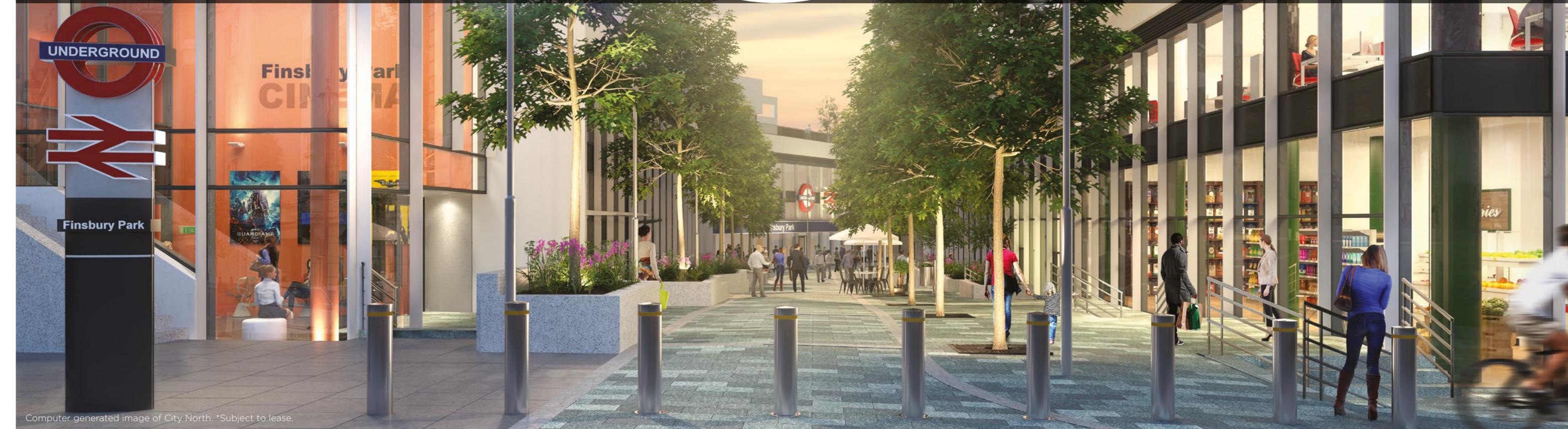
City North will be a modern cultural hub that embraces Finsbury Park station. Set to become a destination in its own right, it is the focal point of ground-breaking regeneration that is transforming the area. Your new home will be located in a centre of excellence for the art world, featuring the recently created John Jones Art Building and the popular Park Theatre. There's also a multi-screen cinema, supermarket, fitness centre and a selection of retail and culinary experiences.



## Exclusive Leisure



There's so much else to see and explore in this new cultural quarter. Temporary and permanent artworks are being commissioned for the local area to add colour to the physical environment and promote a sense of place. A major public art lighting project has illuminated the Finsbury Park and Stroud Green railway bridges. As you look around you will see that this part of Finsbury Park is truly coming alive as a thriving, contemporary and highly desirable community.



# The Pavilion

The Pavilion at City North is a private residents' landscaped roof garden totalling over 2,000 square metres and providing an outdoor seating area with sweeping vistas across the capital from Finsbury Park, The City to Canary Wharf and features an attractive residents' Wi-Fi Lounge which offers a tranquil haven to enjoy all year-round.

# From City North Living...

City North is not only home to a new cultural quarter, with the Park Theatre and John Jones Art Building at its heart, it's also a great area to shop, relax and eat out. Stroud Green Road has a bustling and attractive mix of restaurants, cafés, organic food outlets, fashion boutiques, florists and more.

Of particular note are the famous, original branch of Italian pizzeria, La Porchetta, specialist coffee shop and café Vagabond N4, Hettie Holland homewares and the Green Lifestyle health food store.

You will also be near Season Kitchen, a restaurant offering fresh and inventive menus. In Morris Place is Godfreys Butcher, a family business offering only the most carefully reared meat for customers who demand the best. At the very top of Stroud Green Road you'll find the Old Dairy, a grand pub created inside a former Victorian dairy, complete with a glass vaulted ceiling and attractive murals.

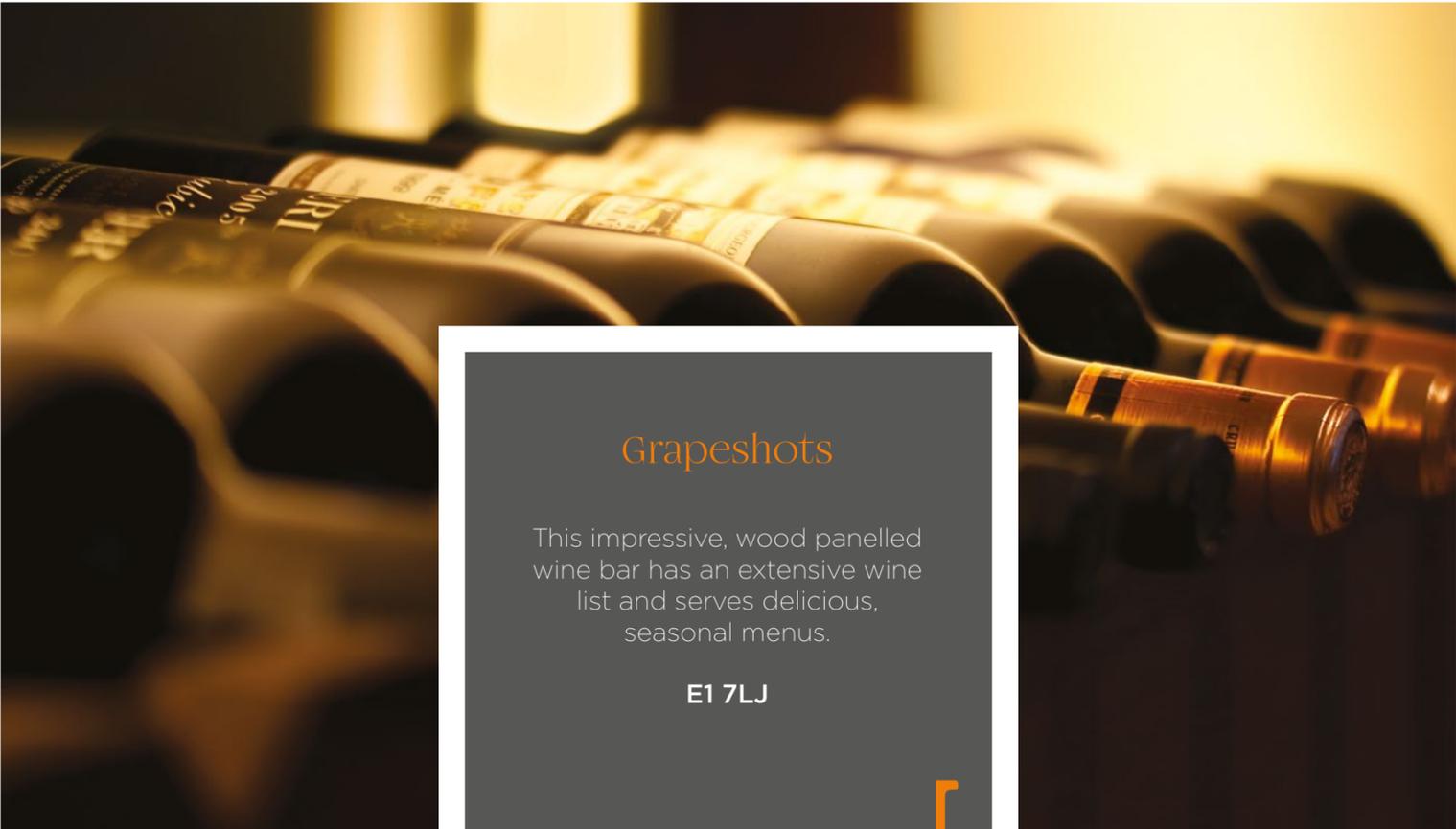


# ...To West End Style

From City North, you can take a tube into the capital and be at Bond Street, in the heart of the West End, in only 13 minutes. A magnet for fashion lovers, you can explore the flagship stores of designer brands including Louis Vuitton, Ted Baker, Christian Dior, Tiffany & Co., Jimmy Choo, Burberry and many others, right through to Gieves & Hawkes of Savile Row and Thomas Pink of Jermyn Street.

There's much more to do and see as well. The West End is home to many of the capital's best theatres and art galleries, plus some of the best restaurants in the world, including the three Michelin starred Alain Ducasse at the Dorchester, Mayfair, plus two Michelin starred Le Gavroche, Greenhouse, Umu and The Araki. Treating yourself in style couldn't be simpler.

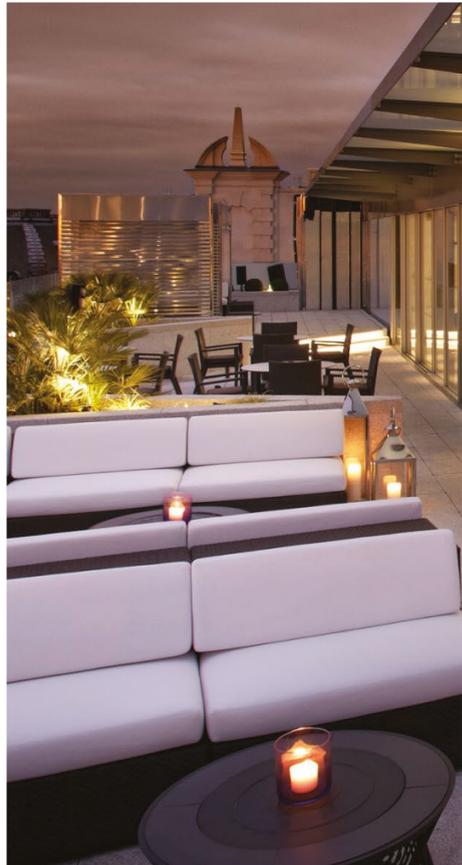




**Grapeshots**

This impressive, wood panelled wine bar has an extensive wine list and serves delicious, seasonal menus.

**E1 7LJ**



**Radio Rooftop Bar**

This rooftop bar and restaurant enjoys striking views across The River Thames and the London skyline.

**WC2R 1HA**



# City Socialising



**Vinoteca**

The largest branch of this successful chain is the best place to drink wine in King's Cross, with alfresco dining.

**N1C 4BU**

CITY NORTH  
**24**



**Grain Store**

Sleek and ambient, this electric blue-lit bar with mirrored walls is an exquisite location to enjoy champagne, fine wines & spirits.

**N1C 4AB**

CITY NORTH  
**25**



# Capital Connoisseur

## Sushi Samba

A unique and exquisite blend of Japanese, Brazilian and Peruvian culture and cuisine in Bishopsgate.

EC2N 4AY

## Hakkasan

Michelin starred Cantonese cuisine, consistently at the forefront of Chinese cooking.

W1J GQB

## Gaucha

One of three Gaucho restaurants in central London, there is no better place to enjoy an Argentinian steak.

EC1M 6HL

## Aqua Shard

Aqua Shard, located on level 31 of The Shard, serves innovative contemporary British cuisine.

SE1 9RY



# Quality Education

London is home to a huge variety of world-class universities and higher education colleges, from the London School of Economics and Imperial College, through to the Royal College of Art for postgraduate study. So whether you want to study for a degree, or develop a new interest, there are thousands of internationally renowned courses to choose from.

## CITY AND ISLINGTON COLLEGE Holloway Road

One of the UK's leading colleges specialising in higher education, this college is the first further education college in the country to win the Queen's Anniversary Prize twice.

3 minutes

## LONDON metropolitan university Holloway Road

London Metropolitan University (informally London Met) is a public research university known for its visionary belief in delivering affordable high quality education.

3 minutes

## UCL Euston Square

University College London is a public research university located in the Bloomsbury area. Established in 1826, it is the oldest and largest constituent college of the federal University of London.

11 minutes

## UNIVERSITY OF WESTMINSTER Goodge Street

The University of Westminster boasts a rich history and has been providing students with academic excellence, cultural engagement and personal enrichment since its inception in 1838. Notable faculty include Vivienne Westwood, Quentin Crisp and Cameron Sinclair.

13 minutes

## Imperial College London South Kensington

Consistently rated amongst the world's best universities, Imperial College London is a science-based institution with a reputation for excellence in teaching and research.

21 minutes

## LSE Temple

London School of Economics and Political Science is one of the foremost social science universities in the world. With an outstanding reputation for academic excellence in the social sciences LSE has shaped a total of 16 Nobel Prize winners.

22 minutes

## KING'S College LONDON Temple

King's is one of the UK's most historic and prestigious universities. With a forward-thinking vision and state-of-the-art facilities, King's is renowned for excellence in both its innovative teaching and pioneering research.

22 minutes

## Royal College of Art High Street Kensington

The world's most influential postgraduate art and design school, the Royal College of Art is recognised for the outstanding quality of its graduates whose noteworthy alumni include David Hockney, Tracey Emin and Sir Ridley Scott amongst others.

25 minutes

## Queen Mary University of London Mile End

Queen Mary, located in the vibrant East End, attracts some of the brightest minds from across the country and the world and sits among the educational global elite.

27 minutes

## Goldsmiths UNIVERSITY OF LONDON New Cross

Internationally renowned for its creative and innovative approach to teaching and research, Goldsmiths is one of the world's top universities for the arts and humanities.

38 minutes

# Cool, Calm & Connected

If your working day takes you further into London, then your new home at City North not only ensures you can be in the heart of the action within minutes, but it gives you the perfect place to entertain – with its contemporary interiors and 360° views.

If you love culture, you can head to the South Bank whenever the whim takes you and explore the National Theatre, British Film Institute and Shakespeare's Globe, before relaxing with a glass of wine and watching the world go by on the banks of the Thames.



O X F O R D C I R C U S  
9 minutes



S O U T H B A N K  
15 minutes



T H E C I T Y  
16 minutes



C A N A R Y W H A R F  
29 minutes

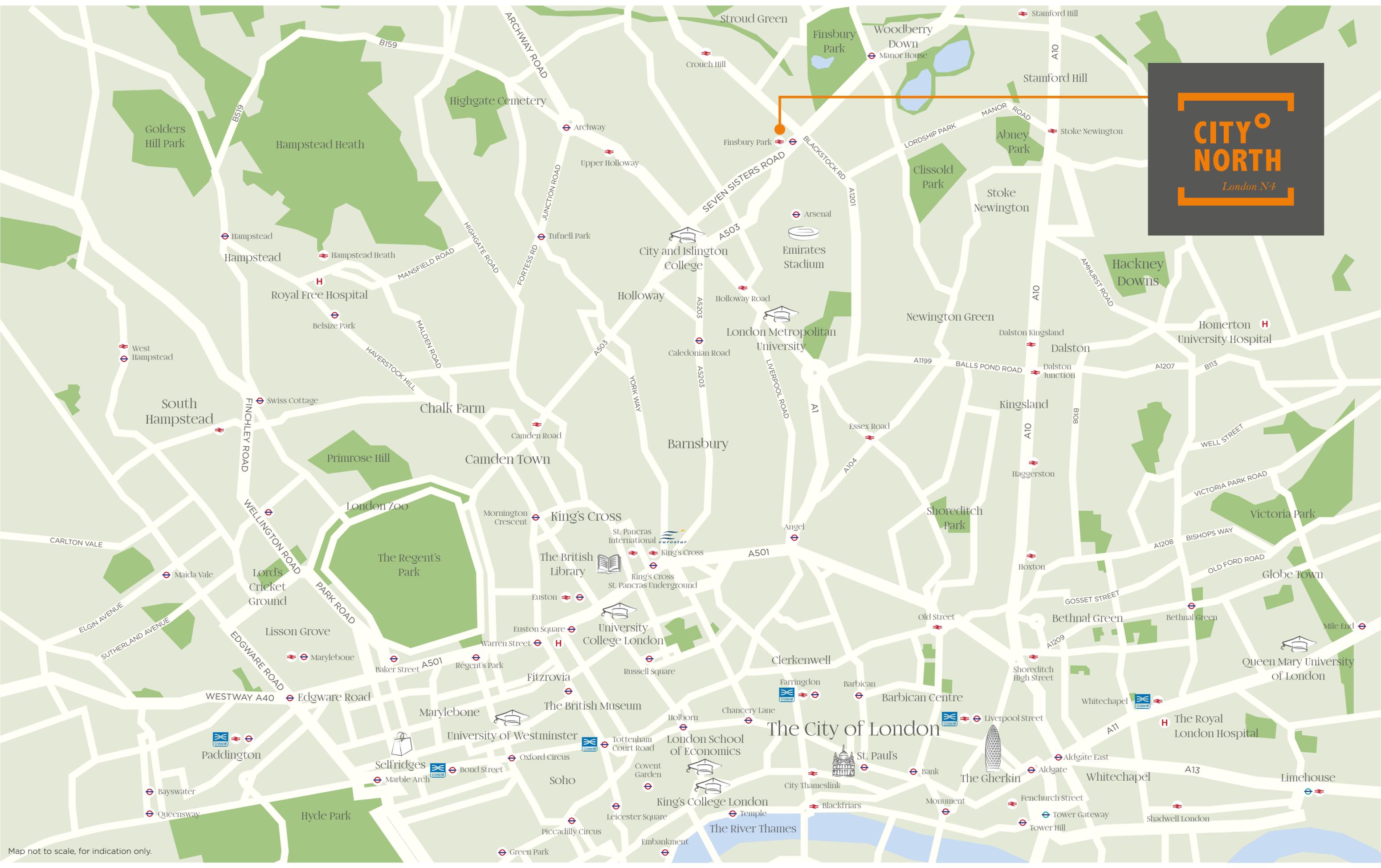


# The Capital On Your Doorstep



# CITY NORTH

London N4



Map not to scale, for indication only.

# A New Gateway From City North

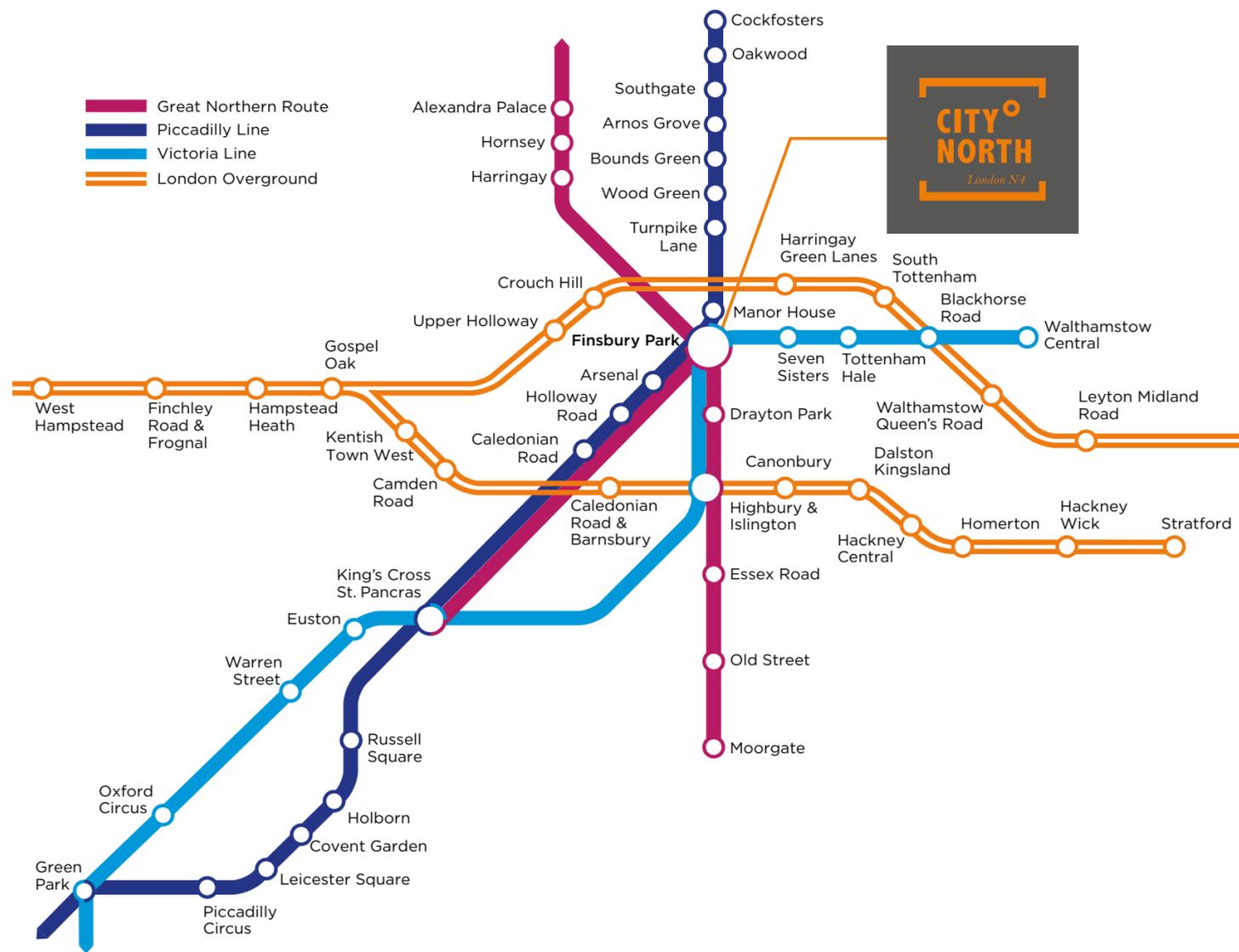
CITY NORTH

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CITY NORTH

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Computer generated image of the new western entrance to Finsbury Park station.

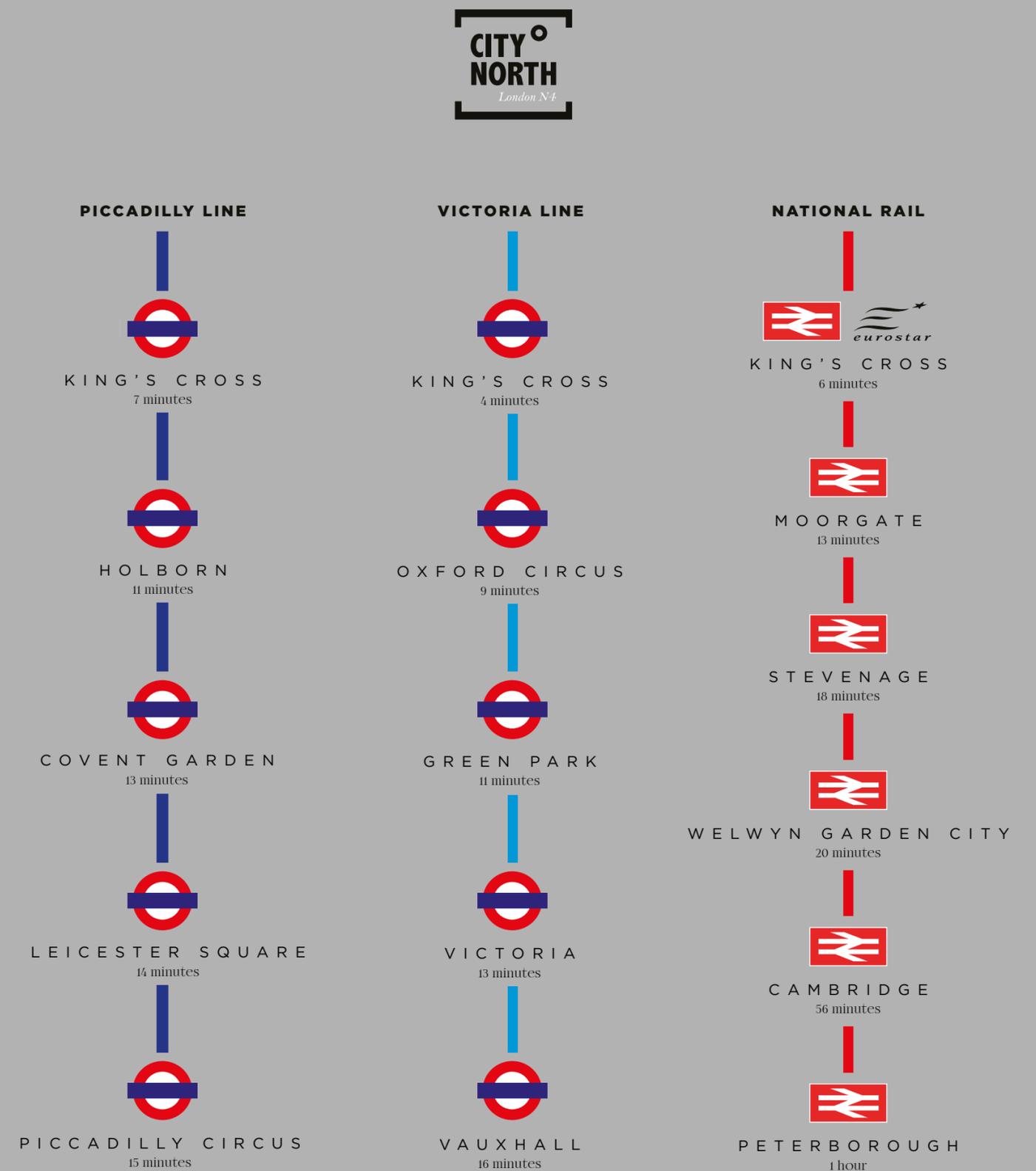


# City North, South, East & West - be well connected

Finsbury Park is one of the best-connected neighbourhoods in North London, and you will be living moments away from its station. With fast Victoria and Piccadilly line tube links to the centre of the capital, it also enjoys fast rail links to King's Cross St. Pancras.

Black cabs are plentiful in the area and you are also only a short journey from key London airports and the Eurostar to Paris from King's Cross - meaning you really can travel anywhere, at any time.

As part of the City North development there will be delivery of a new western station entrance off the main piazza of the development. Finsbury Park station is undergoing further enhancements to create an integrated National Rail and tube interchange.



# The Shape of Things to Come

City North comprises four unique buildings, each with its own character, style and views across the local area. In whichever you choose to make your home, Finsbury Park station will be only moments from your front door, while you'll enjoy every convenience - from a fully-equipped fitness centre, a multi-screen cinema and a supermarket where you can pick up your groceries or a rewarding bottle of wine.

- Suites, one, two, three & four bedroom apartments, duplexes and penthouses
- Balconies and private terraces with fantastic vistas
- Access to The Pavilion, a residents' only communal garden and Wi-Fi Lounge
- A private residents' roof terrace on the 10<sup>th</sup> floor of The Linear Building
- 24-hour concierge providing services including restaurant reservations and taxi scheduling
- Panoramic park and City views
- A new western entrance for Finsbury Park station for step-free access to tube and National Rail connections



# Catering for all your needs

You will enjoy an impressive sense of arrival when you enter City North. With a spacious, contemporary reception area that is sure to impress your guests, you'll be welcomed home at any time of the day or night thanks to a 24-hour concierge service. There's also a residents' lounge where you can entertain, or simply unwind after a busy and fulfilling day.

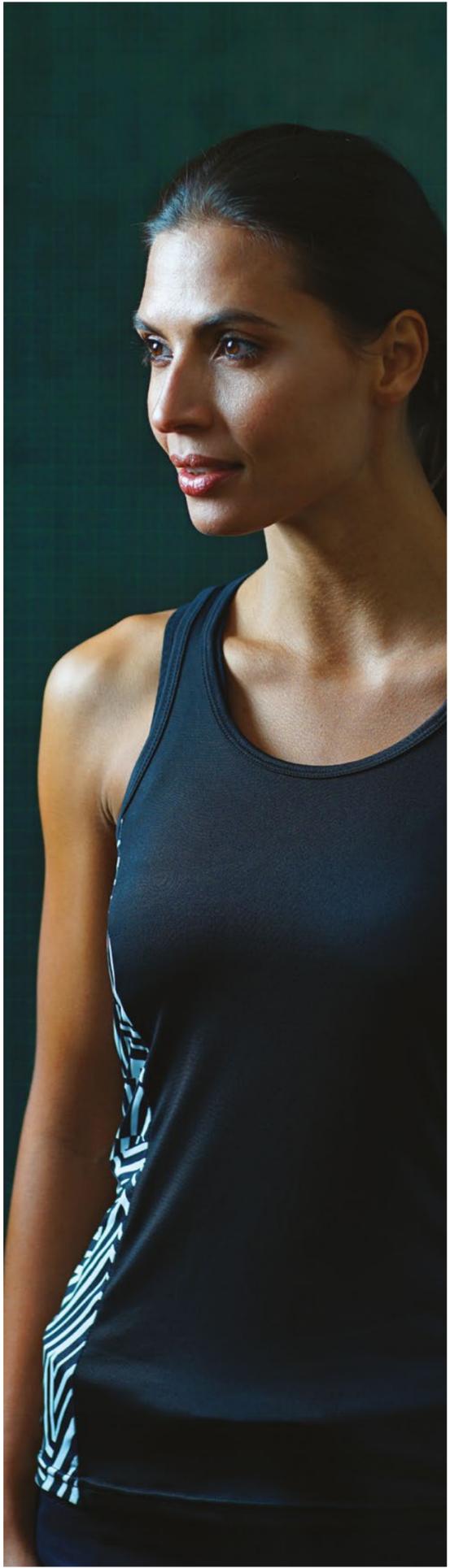
Push



Your



Limits



# Setting the Mood



# Specification



## GENERAL FEATURES

- 24-hour concierge service
- Under-floor heating
- Basement bicycle storage
- The Pavilion landscaped roof garden
- Private residents' roof terrace on 10<sup>th</sup> floor of The Linear Building
- Private residents' Wi-Fi Lounge

## KITCHENS

- High-gloss white, handle-less fitted units from London designer Urban Myth
- Stone worktops
- Fully integrated Bosch appliances: stainless steel oven, induction hob, extractor hood, dishwasher, fridge/freezer, microwave & washer/dryer
- Suites & one bedroom apartments feature an oven/microwave combination
- Full height glass splash-backs
- Feature lighting under wall units

## BATH & ENSUITE SHOWER ROOMS

- Pure white Villeroy & Boch bathroom suites with chrome taps and mixers
- Bath with thermostatic shower mixer and glazed screen (where applicable)
- Large shower enclosure to ensuite/shower rooms
- Contemporary porcelain & ceramic tiling
- Large vanity mirror
- Towel warmer
- Bespoke cabinetry with built in storage & low voltage socket

## FLOORING

- Kitchen, living room & hallway in engineered timber flooring
- Bedrooms carpeted in a warm, neutral colour tone

## DÉCOR

- Smooth finish to all walls & ceilings, painted in white emulsion
- White satinwood finish to doors & woodwork

## FIXTURES & FITTINGS

- Full height entrance & internal doors
- Fitted wardrobe to main bedroom
- Satin chrome door handles
- Recessed downlights to kitchen, living room & bathrooms
- Sky+, TV and telephone outlets to living room, with TV outlets to all bedrooms

## SECURITY & WARRANTIES

- Video entryphone system to all apartments
- Monitored CCTV system
- 10 year 'Premier Guarantee' warranty
- Two year 24/7 emergency cover
- Comprehensive induction with dedicated Customer Service Manager

## PREMIUM SPECIFICATION APARTMENTS

- Fully integrated Siemens appliances: stainless steel oven, five-zone induction hob, extractor hood, dishwasher, fridge/freezer, microwave & washer/dryer
- Combined comfort cooling & warm air system with underfloor heating

Specification details are correct at time of going to print but are for guidance only and remain subject to change. Exact fittings and finishes are subject to availability at time of installation.

# 99.5

P E R C E N T  
O F C U S T O M E R S  
S U R V E Y E D W O U L D  
R E C O M M E N D U S\*



The Telford Homes brand delivers high quality, highly desirable new homes that are supported by first-class customer service.

Telford Homes Plc is a leading London-focused residential property developer. The Company specialises in creating, designing and building innovative landmark developments in some of the most desirable and sought after locations in the capital. The emphasis of a Telford Homes project is always focused foremost upon quality, luxury and exclusivity. A high specification, combined with some of the finest designer names, ensures that each individual property meets or exceeds the most demanding expectations. Architectural innovation and excellence ensures a true landmark development, while a fresh and imaginative approach to communal areas further ensures a truly luxurious lifestyle experience. That is why 99.5%\* of customers surveyed in 2015\* would recommend Telford Homes to their friends and family.

(\*Independent satisfaction survey results average for the year 2015.)

Telford Homes Plc, Telford House, Queensgate, Britannia Road, Waltham Cross, Herts EN8 7TF.

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