SKY VILLAS

THE PENTHOUSE COLLECTION

CITY NORTH

AT FINSBURY PARK, N4

FINSBURY PARK, LONDON N4

Computer generated image of City North East Tower

NEW HEIGHTS

SKY VILLAS

THE PENTHOUSE COLLECTION

As connoisseurs of fine city living, we know that you want to enjoy the best of London life and we've risen to meet those expectations.

City North is a joint venture from pioneering London-focused property developer Telford Homes and the Business Design Centre Group. Our Sky Villas and Penthouses are remarkable new dual-level apartments at City North.

Every Telford Homes initiative is driven by imagination, attention to detail and an appreciation of what makes London living unique.

At City North, the principles of quality and exclusivity have been elevated to new heights, transforming Finsbury Park into one of London's most sought-after locations.

Our wealth of experience in property development has led us to create City North; one of the most architecturally innovative and ambitious projects ever embarked upon by Telford Homes and the Business Design Centre Group. These highly desirable Sky Villas and Penthouses are at the pinnacle of this achievement and truly reflect the height of 21st century living.

NEW DESTINATION
Finsbury Park

You expect outstanding quality of life right now. You also look to the future and your home has to be an exceptional investment.

In creating City North at Finsbury Park, we recognised that this is an area with real potential, rich in diversity and cultural innovation and more vibrant every day. There's also an abundance of constantly evolving green space.

But, as you know, being able to move about the City and beyond with ease is equally important. Finsbury Park is a key London travel hub, offering you the luxury of being in Central London, as well as keeping you connected to other parts of the country such as Cambridge and the North of England and Scotland.

We're proud that City North can be the new go-to destination for luxury London living, blending the roots of diversity and culture already prevalent in the area. This new, exciting, stylish and contemporary development gives the residents in the area something to be proud of.

Will you watch the story unfold from your Sky Villa or Penthouse?

Computer generated image of City North from Finsbury Park

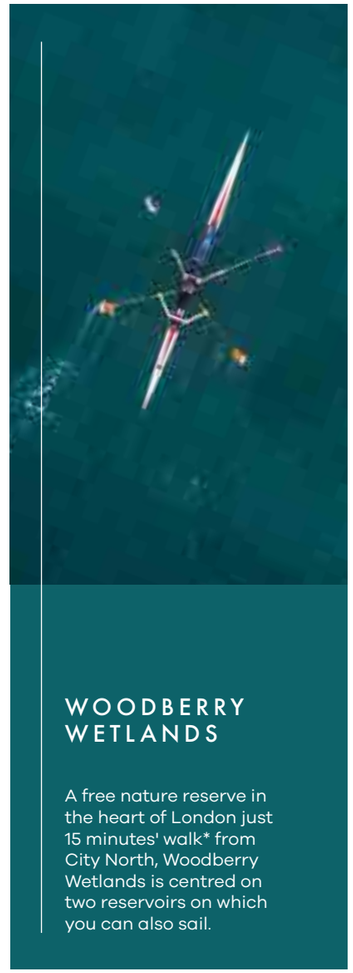
An abundance of green, open space drives a better quality of life. You need the freedom to walk, run, and explore the outdoors.

FINSBURY PARK

Home to a rowing lake, open-air gym, athletics track, cycle paths, tennis courts, skate park, family-run café and exciting contemporary art gallery, Furtherfield.

PARKLAND WALK

A breath of fresh air never goes amiss and Parkland Walk is the perfect way to see North London from an entirely new perspective.



WOODBERRY WETLANDS

A free nature reserve in the heart of London just 15 minutes' walk* from City North, Woodberry Wetlands is centred on two reservoirs on which you can also sail.

Finsbury Park is known for the lovingly restored park at the heart of the area. It offers a 110-acre landscape of green space and gardens in which to move, play sports and games or simply be.

Should you wish to explore further afield, the leafy Parkland Walk is a disused railway line transformed into an avenue of trees that runs for 4.5 miles*.

From Finsbury Park, you can stroll up to ancient Highgate Woods and spectacular Alexandra Palace.

Plus, literally on your doorstep is The Pavilion at City North, a private, landscaped, 2,000 sq. m. roof garden offering views across the development. And if that wasn't enough, there's an additional roof terrace on the 10th floor of Carriage House.

*Walking distances and travel times are approximate only and are taken from google.co.uk/maps.

You're curious, open-minded and appreciate culture. You know what you like but you also enjoy new, thought-provoking experiences.

Finsbury Park has long been known for its diversity. Now it's rapidly becoming one of London's most exciting cultural quarters with its own distinct identity. Theatres, art centres and annual festivals in Finsbury Park all contribute to the sense that the art of making art is alive and well here.

When you live in a Sky Villa or Penthouse you can indulge every aspect of your taste and broaden your horizons. From discovering young unknown artists in a funky gallery space to seeing internationally famous musicians strut their stuff, it's all yours to experience. City North also has its own public art display and a Picturehouse multiplex cinema.

PICTUREHOUSE AT CITY NORTH

On-site

Nine screens showing the latest and biggest films right on your doorstep. Lose yourself within the action and adventure.

PARK THEATRE

0.1 miles away*

With two sophisticated performance spaces for classics and new work, a community area and all-day café bar, Park Theatre is a hive of creativity.

PLATFORM

2.6 miles away*

This world-class but friendly performing arts centre for young people houses a performance space, media, recording and dance studios, rehearsal room and café.

*Walking distances and travel times are approximate only and are taken from google.co.uk/maps and tfl.gov.uk.

You love to experience international cuisine. You're as comfortable sampling a simple ethnic menu as you are with fine dining.

Finsbury Park is crammed with bars and restaurants offering mouthwatering world cuisine as well as classic North London pubs re-imagined as friendly, comfortable gastro pubs.

Within seconds of leaving your front door, you'll have plenty of choice. A variety of brand and boutique restaurants and cafés will be available on site for you to sink your taste buds into. If you fancied exploring outside of the development however, you'll be minutes away from exquisite, authentic eating opportunities with dishes originating from all over the world, including intriguing variations of British classics.

Of course, your Sky Villa or Penthouse high specification kitchen offers the perfect space for any lover of good food and drink to create masterpieces at home.

BOULANGERIE BON MATIN

On-site

This independent artisan bakery and coffee shop offers a comfortable and friendly atmosphere and is a place where food is an experience to be savoured, and memories with loved ones created.

SEASON KITCHEN

0.4 miles away*

A short walk from City North, Season Kitchen offers responsibly sourced produce cooked well with a twist in an intimate, warm and friendly atmosphere.

THE MOUNTGROVE BOTHY

0.7 miles away*

This small, unique wine bar where Finsbury Park meets Highbury and Islington specialises in rare wines and seasonal dishes, sometimes prepared by guest chefs.

THE BAR WITH NO NAME

2.3 miles away*

Located at 69 Colebrooke Row, Islington, this mysterious cocktail bar inspired by film noir serves classic cocktails and food – look for the lantern outside.

*Walking distances are approximate only and are taken from google.co.uk/maps.

Shopping experiences vary enormously depending on where you live in London. Here at City North, you enjoy easy access to your favourite places for the simple things in life as well as all the fun of experimenting with produce from around the world.

Finsbury Park's fantastic diversity of cultures make every shopping trip an adventure. There are also intriguing specialist shops offering all kinds of things you never knew you needed. Groceries and supermarkets serving different ethnic communities exist next door to excellent organic food and drink stores. Bookshops and retro furniture shops rub shoulders with vintage clothing and funky fashion shops. You can also count on City North's onsite Marks & Spencer, Britain's best-loved store for high-quality everyday items as well as luxury food and drink. Whether you're just buying the basics, on a foodie mission or hunting for something utterly out of the ordinary, you'll find it shopping in Finsbury Park.

FONTHILL ROAD

0.7 miles away*

One of the London fashion scene's best-kept secrets, there are around 100 independent fashion shops on Fonthill Road and a great vibe.

MOSEYHOME

0.3 miles away*

The place for mid-century, vintage and contemporary furniture selected for its charm, quirkiness and value for money, MoseyHome is a treasure trove.

DESIGNER SHOPPING

Hop on the underground to the West End, Islington or Shoreditch for an amazing choice of designer shopping, or head for Westfield Stratford City.

*Distances and times are approximate only and are taken from google.co.uk/maps.

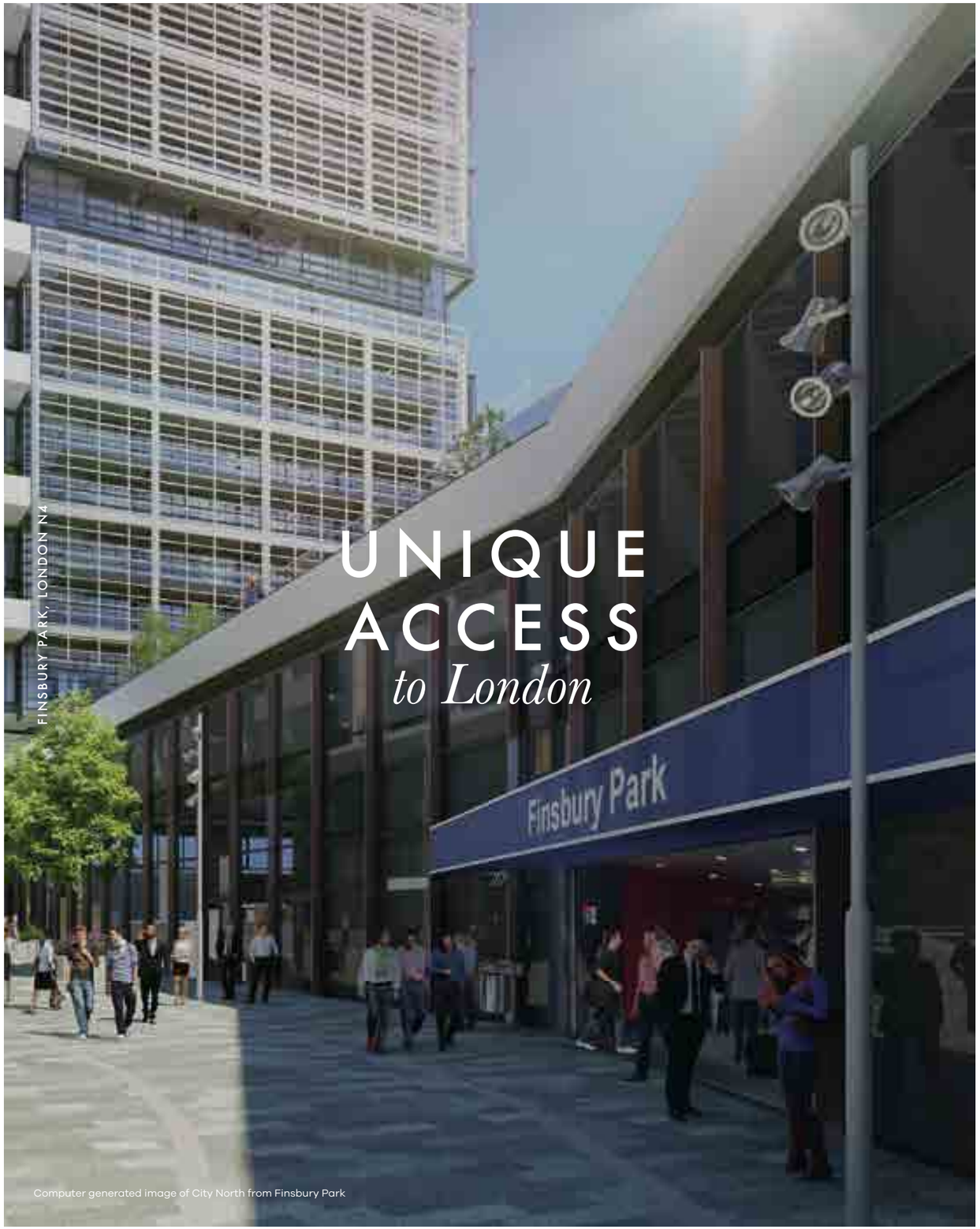
IMAGE TAILORS

0.2 miles away*

Working with first-class seamstresses and tailors and using only the best materials and equipment, Image Tailors offer an unrivalled level of service and attention to detail.

NEW LOOK
for any occasion

What will you treat yourself to in your Sky Villa or Penthouse?



UNIQUE ACCESS *to London*

Computer generated image of City North from Finsbury Park

FINSBURY PARK, LONDON N4

THE CITY IS JUST AROUND THE CORNER

PICCADILLY LINE*

- COCKFOSTERS 24 mins
- SOUTHGATE 17 mins
- WOOD GREEN 7 mins
- UNDERGROUND FINSBURY PARK
- PICCADILLY CIRCUS 12 mins
- COVENT GARDEN 13 mins
- HEATHROW 48 mins

VICTORIA LINE*

- WALTHAMSTOW CENTRAL 9 mins
- TOTTENHAM HALE 6 mins
- SEVEN SISTERS 3 mins
- UNDERGROUND FINSBURY PARK
- HIGHBURY & ISLINGTON 2 mins
- EUSTON 6 mins
- OXFORD CIRCUS 9 mins

NATIONAL RAIL*

- PETERBOROUGH (GATEWAY TO THE NORTH) 71 mins
- CAMBRIDGE 59 mins
- HARRINGAY 2 mins
- FINSBURY PARK
- LONDON KING'S CROSS 5 mins
- OLD STREET 11 mins
- MOORGATE 15 mins

*Travel times are approximate only and are taken from tfl.gov.uk and nationalrail.co.uk.

Your lifestyle means you often need to travel. You have to know you can always get to your destination as quickly as possible.

Finsbury Park is one of the best-connected travel hubs outside London Zone 1 and has excellent overland connections to other parts of the country, including the North of England and Scotland.

You can be in central London with its world-class shopping and nightlife in just minutes. The City and shopping haven, Oxford Circus, are a short underground journey away. Heading in the opposite direction, beautiful Hampstead Heath is perfect for long walks and summer picnics.

Should you be travelling overseas, the Eurostar railway terminal at St. Pancras is easy to get to on the underground. You can take the Piccadilly line directly to Heathrow, pick up the Gatwick Express at Victoria and the Stansted Express from Tottenham Hale.

Photography for illustrative purposes only

Photography for illustrative purposes only

LONDON'S WEST END

22 mins away*

For shopping, every kind of restaurant and bar, legendary theatres and music venues and a uniquely exciting atmosphere, the West End is unbeatable.

CAMBRIDGE

59 mins away*

Drifting through the peaceful streets underneath the dreamy spires of the historical university town of Cambridge is a fine way to spend the day.

BRIGHTON

71 mins away*

A laid-back mix of traditional British seaside resort and hip enclave, Brighton is one of the coolest, most stylish places anywhere in the world.

PETERBOROUGH

71 mins away*

Gateway to the North of England and Scotland, providing a strategic North-South link between London and Edinburgh.

* Travel times are approximate only and are taken from tfl.gov.uk and nationalrail.co.uk.

NEW CONNECTIONS

for a Finsbury lifestyle

Where will you travel to from your Sky Villa or Penthouse?

1/CANARY WHARF

2/THE CITY

3/THE SHARD

4/FINSBURY PARK

5/EMIRATES STADIUM

6/ENTRANCE TO FINSBURY PARK STATION

Aerial photograph of London with City North illustrated.

A NEW PLACE

It's more than just a destination

Finsbury Park is transforming into one of the most exciting places to be in London. City North is leading that change. A visionary concept encompassing four remarkable buildings, luxurious yet welcoming communal areas and 24-hour concierge service, City North is the future of sophisticated London living.

Everyday life at City North also means being able to nurture your wellbeing and enjoy peace of mind with the added luxury of not needing to step outside the building. You have an on-site Gymbox, dedicated to promoting a culture of fun and probably the most popular gym chain in London. The on-site Picturehouse multiplex cinema means you can catch up on all the latest must-see movies whenever you like.

A NEW HOME

It's more than just a space

Your new home must be comfortable and luxurious. You need to know that it's been designed to the highest possible standard.

Sky Villas and Penthouses offer space in abundance which, combined with panoramic views, create the sensation that you're floating above London. Fixtures and fittings have been carefully selected to more than meet your expectations. Interiors are simple and classical, waiting for your personal touch.

3D development layout and computer generated image of City North.

A NEW SITE

1/ CITY NORTH WEST TOWER

2/ CARRIAGE HOUSE

3/ CITY NORTH EAST TOWER

4/ 10TH FLOOR PRIVATE RESIDENTS' ROOF TERRACE

5/ GYMBOX FITNESS CENTRE*

6/ MARKS & SPENCER FOODHALL*

7/ THE PAVILION LANDSCAPED ROOF GARDEN

8/ PICTUREHOUSE MULTIPLEX CINEMA

9/ THE PAVILION RESIDENTS' LIVING ROOM

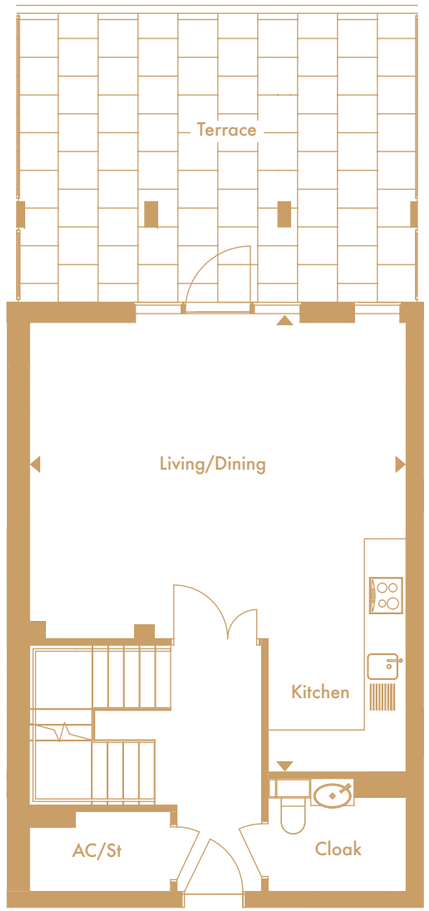
Cafés, bars and restaurants also available on the ground floor, subject to lease

Access to the Sky Villas and Penthouses can be found on the ground floor of the City North West Tower (1/) where you will also be greeted by the development concierge. Through this entrance, you'll also be able to visit the 10th floor private residents' roof terrace.

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 large residents' living room and two rooftop terraces where you can entertain, or simply unwind after a busy and fulfilling day.

FINSBURY PARK, LONDON N4



STYLE
01 A

SKY VILLA
298, 301 & 305

Lower Level

Kitchen/Living/Dining
7.30m x 6.00m 23'11" x 19'8"

Terrace Details
29 sq. m. 312 sq. ft.

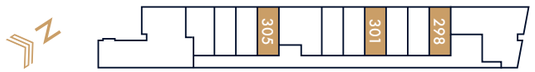
Upper Level

Bedroom 1
6.00m x 4.27m 19'8" x 14'0"

Bedroom 2
3.74m x 3.55m 12'3" x 11'8"

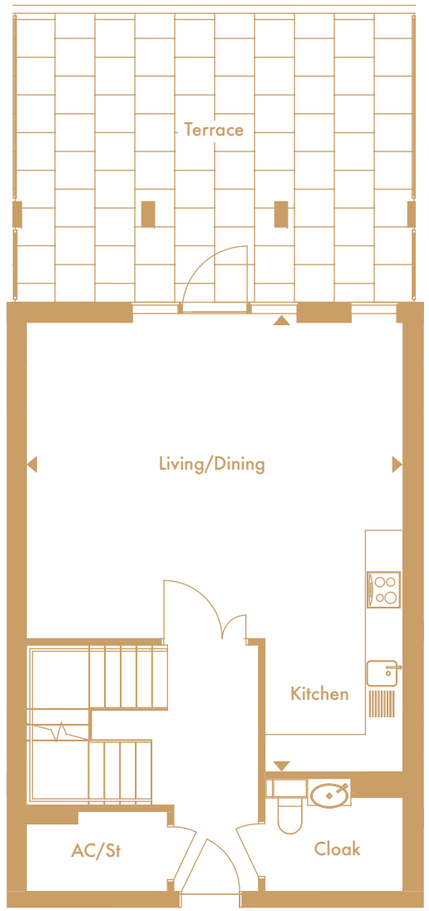
Bedroom 3
5.17m x 2.35m 16'12" x 7'9"

Total Area
120 sq. m. 1,292 sq. ft.



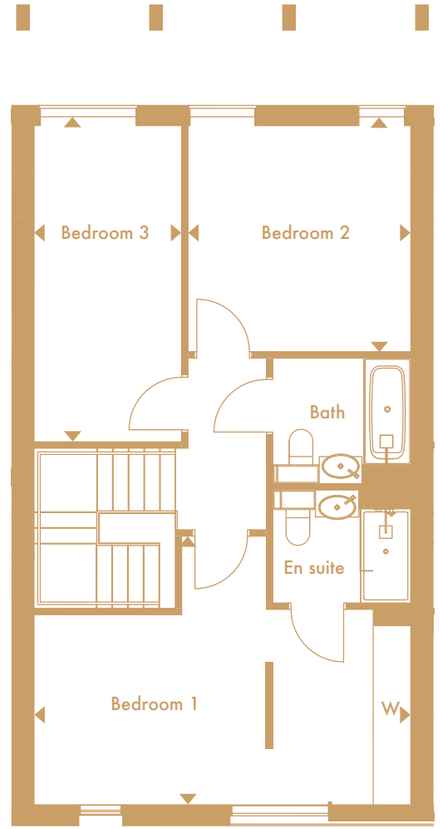
AC – Airing Cupboard St – Store W – Wardrobe

The dimensions given are accurate to within plus or minus two inches (50mm) from floor level and include wardrobe spaces where applicable. They are not intended to be used for carpet sizes, appliance space or items of furniture. The information is for general guidance only.



STYLE
01 B

SKY VILLA
299 & 302



Lower Level

Kitchen/Living/Dining	
7.30m x 6.00m	23'11" x 19'8"
Terrace Details	
29 sq. m.	312 sq. ft.

Upper Level

Bedroom 1	
6.00m x 4.27m	19'8" x 14'0"
Bedroom 2	
3.74m x 3.55m	12'3" x 11'8"
Bedroom 3	
5.17m x 2.35m	16'12" x 7'9"
Total Area	
120 sq. m.	**1,292 sq. ft.**

AC – Airing Cupboard St – Store W – Wardrobe

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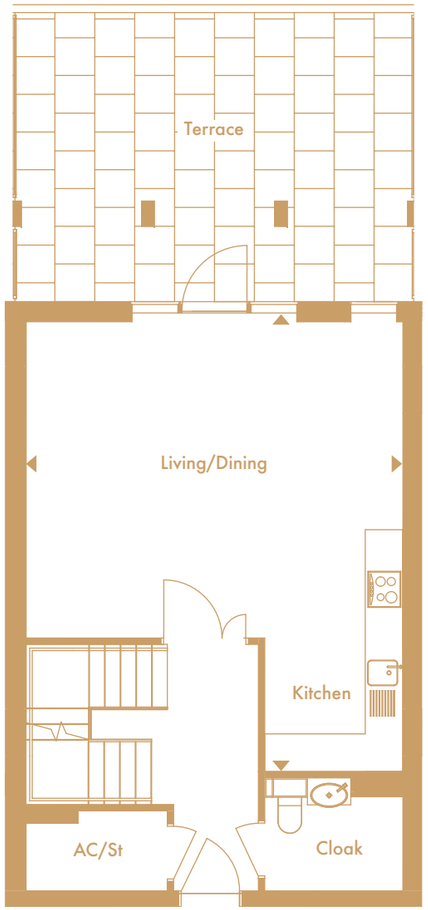
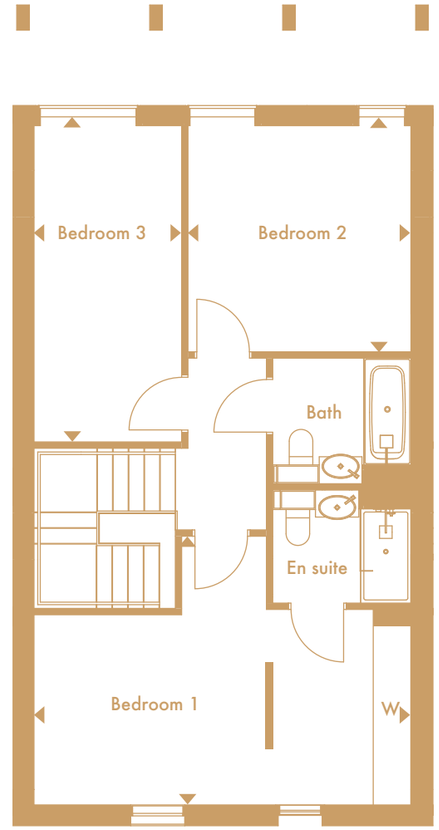


STYLE
01 C

SKY VILLA
300 & 307

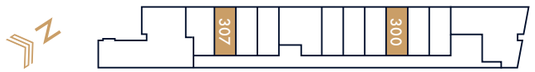


Lower Level

Kitchen/Living/Dining	
7.30m x 6.00m	23'11" x 19'8"
Terrace Details	
29 sq. m.	312 sq. ft.

Upper Level

Bedroom 1	
6.00m x 4.27m	19'8" x 14'0"
Bedroom 2	
3.74m x 3.55m	12'3" x 11'8"
Bedroom 3	
5.17m x 2.35m	16'12" x 7'9"
Total Area	
120 sq. m.	**1,292 sq. ft.**



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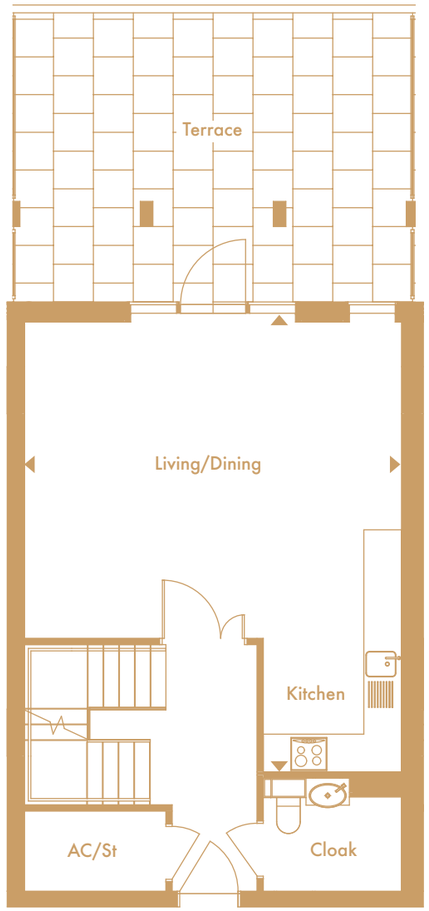
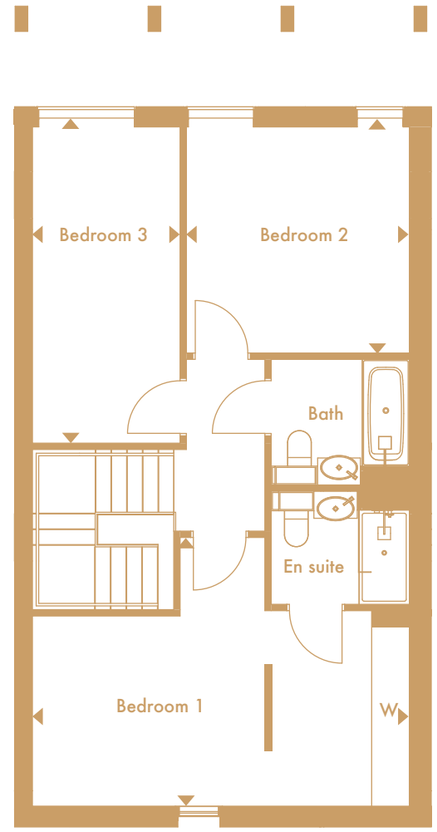


STYLE
01 D

SKY VILLA
306

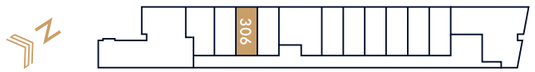


Lower Level

Kitchen/Living/Dining	
7.30m x 6.00m	23'11" x 19'8"
Terrace Details	
29 sq. m.	312 sq. ft.

Upper Level

Bedroom 1	
6.00m x 4.27m	19'8" x 14'0"
Bedroom 2	
3.74m x 3.55m	12'3" x 11'8"
Bedroom 3	
5.17m x 2.35m	16'12" x 7'9"
Total Area	
120 sq. m.	**1,292 sq. ft.**



AC – Airing Cupboard St – Store W – Wardrobe

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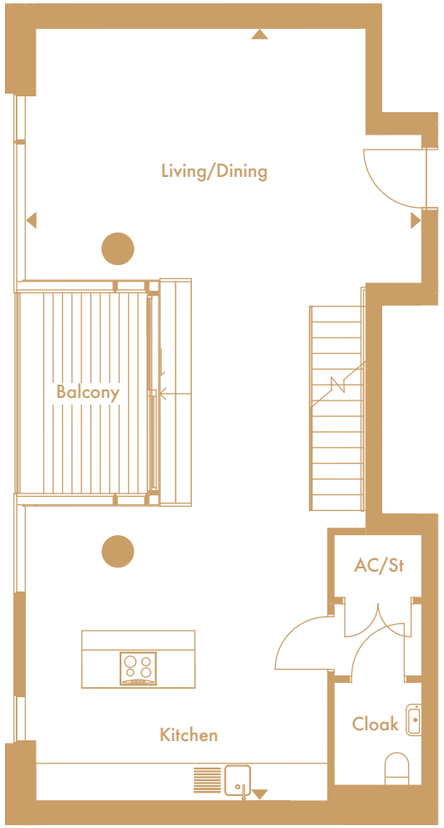


STYLE
02

Lower Level

Kitchen/Living/Dining
12.30m x 6.31m 40'4" x 20'8"

SKY VILLA
111

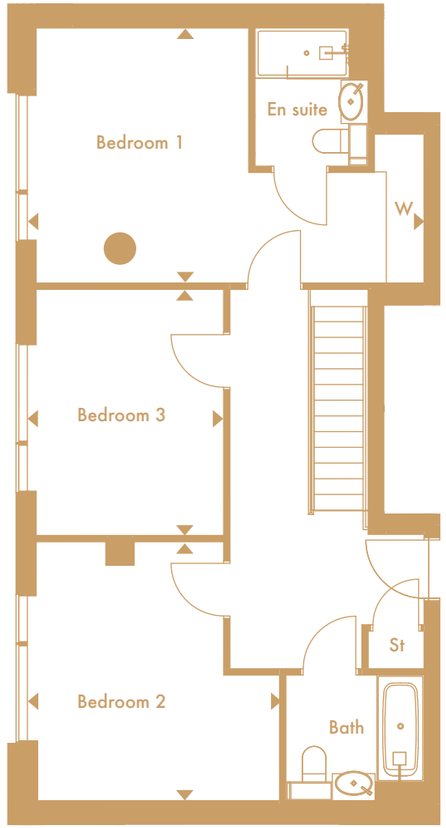
Upper Level

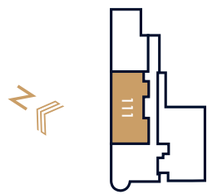
Bedroom 1
6.31m x 4.06m 20'8" x 13'4"

Bedroom 2
3.91m x 3.12m 12'10" x 10'3"

Bedroom 3
4.12m x 4.01m 13'6" x 13'2"

Total Area
138 sq. m. 1,485 sq. ft.





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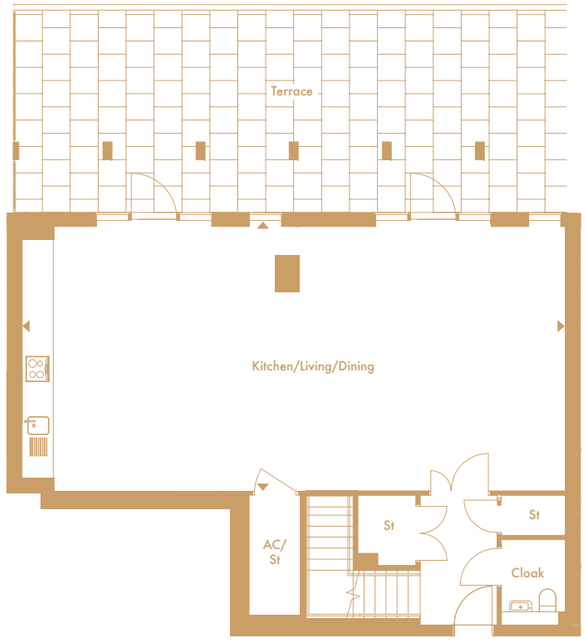


STYLE
03

SKY VILLA
304

Lower Level

Kitchen/Living/Dining
12.35m x 6.01m 40'6" x 19'8"

Terrace Details
30 sq. m. 322 sq. ft.

Upper Level

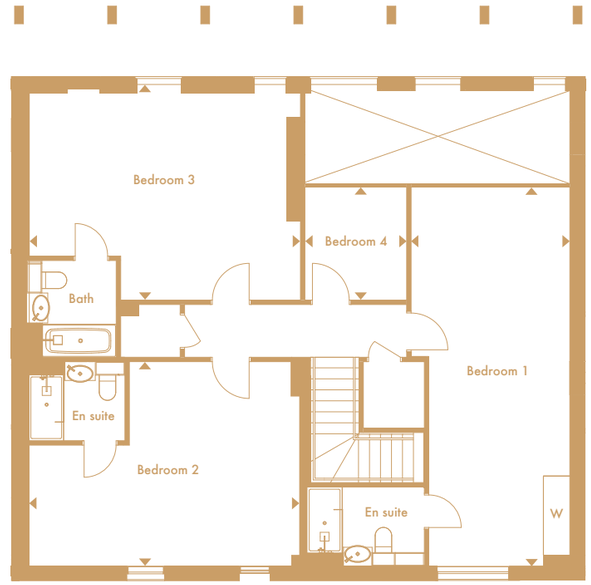
Bedroom 1
8.75m x 3.63m 28'7" x 11'9"

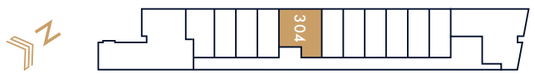
Bedroom 2
6.22m x 4.66m 20'4" x 15'2"

Bedroom 3
6.21m x 4.73m 20'3" x 15'5"

Bedroom 4
2.35m x 2.31m 7'8" x 7'6"

Total Area
246 sq. m. 2,647 sq. ft.





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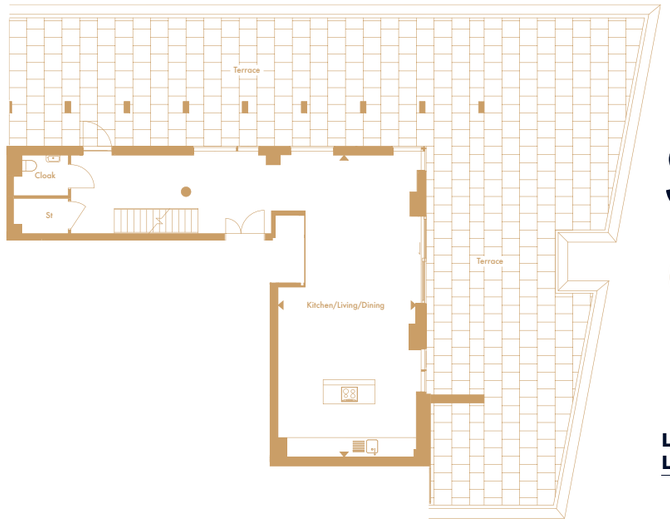
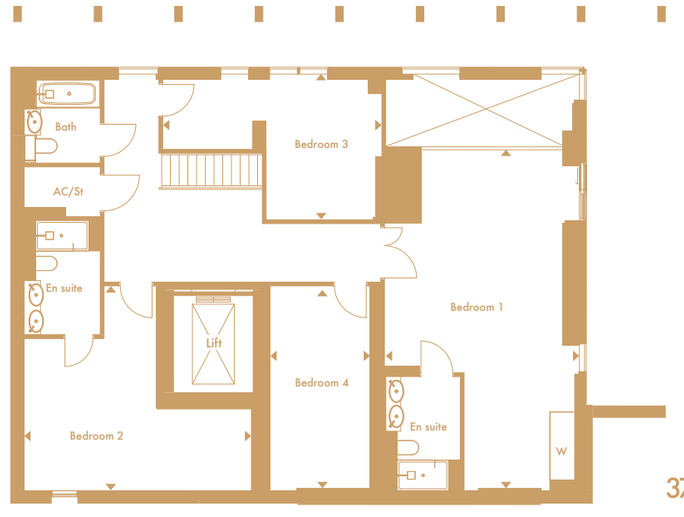


STYLE
04

SKY VILLA
297



Lower Level

Kitchen/Living/Dining
10.80m x 4.95m 35'4" x 16'2"

Terrace Details
160 sq. m. 1,722 sq. ft.

Upper Level

Bedroom 1
8.98m x 5.41m 29'4" x 17'7"

Bedroom 2
6.00m x 5.38m 19'6" x 17'6"

Bedroom 3
5.78m x 3.69m 18'9" x 12'1"

Bedroom 4
5.38m x 2.63m 17'6" x 8'6"

Total Area
218 sq. m. 2,347 sq. ft.

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You love being immersed in London's unique energy. But you also want to rise above it, to enjoy the freedom of your own perspective.

THE PENTHOUSE COLLECTION

Everyone likes their home to be as comfortable and welcoming as possible, providing the ideal retreat from everyday life. At City North, you can relax knowing you have exactly that, with homes designed to the highest specification for your ease and comfort.

Fixtures and fittings have been thoughtfully chosen to meet the needs of modern day living and the simplicity and elegance of the interiors allow you to put your personal touch on your new home.

There are three exclusive Penthouses at City North; the latest London landmark for modern living, providing an elevated living experience for all of its residents.

We have created a unique range of Penthouses for the most discerning connoisseurs of city life. You may know what you're looking for, but our stunning Penthouses will surpass your expectations.

Every Telford Homes initiative is driven by imagination, empathy and an appreciation of what makes London living unique. At City North, the principles of comfort, quality and exclusivity have been elevated to new heights, transforming Finsbury Park into one of London's most sought-after locations.

City North is one of the most architecturally innovative, ambitious projects ever embarked upon by Telford Homes. Supremely desirable and strictly limited The Penthouse Collection represents the crowning glory of that achievement.

THE PENTHOUSE COLLECTION

PLOT 174

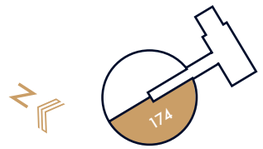
Take London living to an entirely new level – a spacious living area with remarkable views and an expansive terrace on the third floor.

Terrace Details	
66 sq. m.	710 sq. ft.

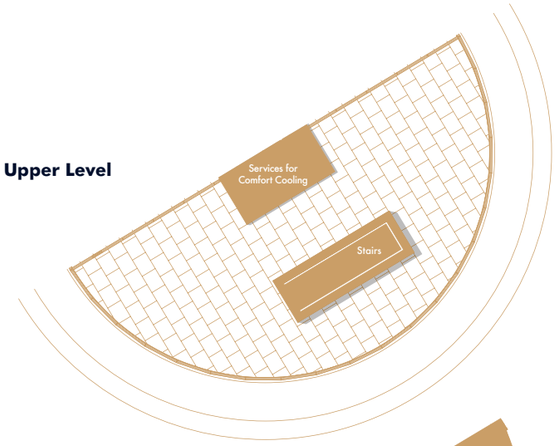
Bedroom 1	
6.16m x 6.02m	20'2" x 19'7"
Bedroom 2	
4.88m x 4.69m	16'0" x 15'3"
Bedroom 3	
3.84m x 3.23m	12'5" x 10'5"

Kitchen/Dining	
6.00m x 5.87m	20'5" x 20'3"
Living	
10.23m x 6.27m	34'9" x 24'2"
Total Area	
167 sq. m.	**1,808 sq. ft.**

AC – Airing Cupboard St – Store W – Wardrobe



Upper Level



Mid Level

Lower Level

The dimensions given are accurate to within plus or minus two inches (50mm) from floor level and include wardrobe spaces where applicable. They are not intended to be used for carpet sizes, appliance space or items of furniture. The information is for general guidance only. Boxing sizing is indicative only, please speak to a Sales Consultant for plot specific details.

THE PENTHOUSE COLLECTION

PLOT 175

More than enough space to live your London life how you choose and a private terrace for everyone to enjoy.

Terrace Details	
66 sq. m.	710 sq. ft.

Bedroom 1	
6.28m x 5.33m	20'6" x 17'4"

Bedroom 2	
4.87m x 4.70m	15'9" x 15'4"

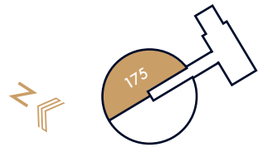
Bedroom 3	
3.83m x 3.17m	12'8" x 10'4"

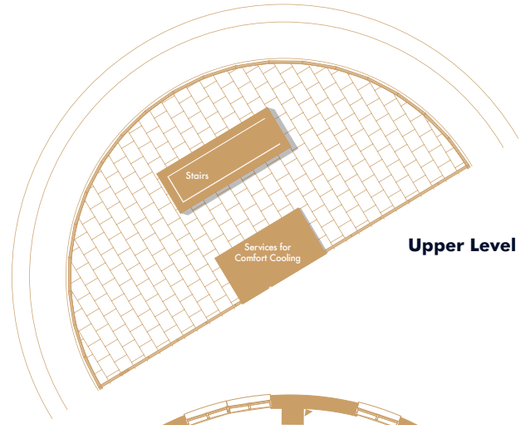
Kitchen/Dining	
6.63m x 5.68m	21'9" x 18'6"

Living	
10.73m x 7.14m	35'2" x 23'4"

Total Area	
170 sq. m.	**1,830 sq. ft.**

AC – Airing Cupboard St – Store W – Wardrobe





Upper Level

Mid Level

Lower Level

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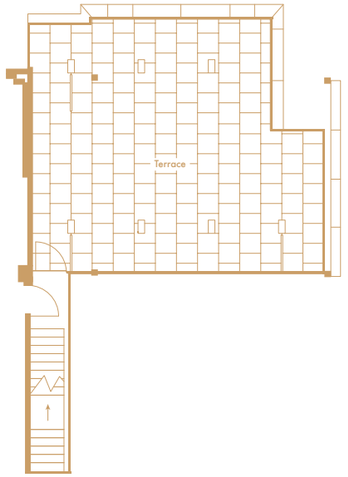
THE PENTHOUSE COLLECTION

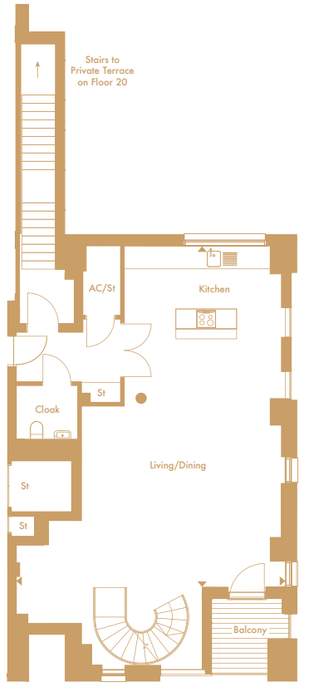
PLOT 113

Offering a supremely comfortable setting for your London life, with perfectly balanced spaces over two floors and a separate terrace.

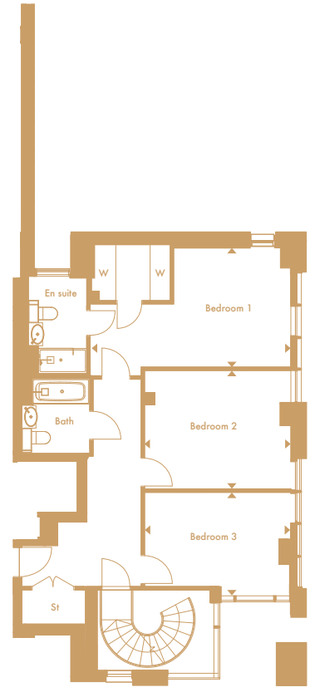
Lower Level



Mid Level



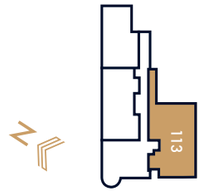
Upper Level



Terrace Details	
74 sq. m.	807 sq. ft.

Kitchen/Living/Dining	
10.27m x 7.95m	33'6" x 26'0"

Bedroom 1	
5.94m x 3.54m	19'4" x 11'7"
Bedroom 2	
4.35m x 3.53m	14'2" x 11'5"
Bedroom 3	
4.48m x 3.45m	14'6" x 11'3"
Total Area	
184 sq. m.	**1,991 sq. ft.**



AC – Airing Cupboard St – Store W – Wardrobe

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SPECIFICATION

GENERAL FEATURES

24-hour concierge service

Underfloor heating

Basement bicycle storage

Private residents' roof terrace on 10th floor of The Linear Building

The Pavilion landscaped roof garden & private residents' living room

Combined comfort cooling & underfloor heating

KITCHENS

High-gloss white, handleless fitted units from London designer Urban Myth

Stone worktops

Fully integrated Siemens appliances: stainless steel oven, five-zone induction hob, extractor hood, dishwasher, fridge/freezer, microwave & washer/dryer

Full-height glass splashbacks

Feature lighting under wall units

BATH & EN SUITE SHOWER ROOMS

Pure white Villeroy & Boch bathroom suites with chrome taps and mixers

Bath with overhead rain shower and glazed screen (where applicable)

Large shower enclosure to en suite/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 entry phone system to all apartments

Monitored CCTV system

10-year 'Premier Guarantee' warranty

2-year 24/7 emergency cover

Comprehensive induction with dedicated Customer Service Manager

Specification correct at time of print and includes upgrades. We reserve the right to improve or change specifications at any time. Although every care has been taken to ensure the accuracy of all information given, the content does not form part of, or constitute a representation warranty, or part of any contract.

FINSBURY PARK, LONDON N4

FINSBURY PARK, LONDON N4

99%

OF CUSTOMERS SURVEYED WOULD RECOMMEND US

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

Telford Homes 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% of customers surveyed in 2018* would recommend Telford Homes to their friends and family.

(*Independent satisfaction survey results average for the year 2018.)

www.telfordhomes.london

BUSINESS DESIGN CENTRE GROUP

telfordhomes
A TRAMMELL CROW COMPANY DEVELOPER

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

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SKY VILLAS

THE PENTHOUSE COLLECTION

CITY NORTH

AT FINSBURY PARK, N4