



Computer generated image is indicative only

NORTHWAY HOUSE: RE-PURPOSED RE-VITALISED, RE-GENERATED, RE-BORN

An iconic landmark re-imagined. Modern living in a prime location. Northway House is a collection of 149 one, two, & three bedroom luxury apartments in Totteridge and Whetsone.

THE DEVELOPER
Redrow London

LOCATION
Totteridge & Whetstone, N20

LOCAL AUTHORITY
London Borough of Barnet

TENURE
999 year leasehold

BUILDING INSURANCE
10-year NHBC Buildmark Warranty

ANTICIPATED COMPLETION
Summer 2016

PRICING
Starting from £299,000

PARKING
A right to park one car is included with all 1 & 2 bed apartments, with the exception of plots 205, 208, 305, 308, 405, & 408.
A right to park 2 cars is included with all 3 bed apartments.
There are 31 electric car charging points available for use within the car park.

NET INTERNAL FLOOR AREAS
Apartments from 538 sq ft to 1260 sq ft
(usable internal area excludes balconies or terraces)



Northway
House

FACT SHEET

DEVELOPMENT

- A development of 149 apartments made up of one, two and three bedrooms. 97 in the existing 13 storey tower with the remaining units being in a new build courtyard area of the development behind.
- The scheme delivers approximately 2111sqm of new office and educational space over the ground and lower ground floors of the refurbished building.
- A right to park in the secure development car park will be provided with the majority of the apartments.
- 31 electric car charging points will be installed within the car park.
- Cycle Storage will be available for all residents to use.
- There will be a children's play area for the use of residents.
- Redrow London have partnered with Hyperoptic to install fibre broadband and telephone services, a connection will be available on the day you move in. This can provide the fastest residential speeds in the UK with a choice of packages offering speeds of 20MB, 100MB & 1GB.
- In the refurbishment of the Tower Apartments we are building to BREEAM Excellent and for the Courtyard Apartments we are achieving Code for Sustainable Homes Level 4 which will result in a 25% reduction in regulated carbon emissions compared to the minimum requirements of Part L1A 2010.

LOCAL AREA – THE CITY

- Northway House is located on Whetstone High Road; part of the affluent residential suburb of Whetstone within the London Borough of Barnet. Situated to the east of Totteridge, these areas are often paired together and described as Totteridge & Whetstone.
- Located between the Hertfordshire countryside and London there is a plethora of parks and open spaces to enjoy, such as Dame Alice Owens Ground, Barnet Playing fields and Brook Farm with Totteridge Fields Nature Reserve just 3 miles down the road.
- The surrounding area is primarily a residential suburb with the amenities of a High Street. It is a highly desirable area, with a range of local shops and restaurants, convenient commuter links, endless green space, and top rated schools making it a perfect haven for families and couples alike.

- The reasons for people being attracted to the area are numerous. Benefiting from numerous good state and private schools in close proximity, and the Hertfordshire countryside on its doorstep - across north London the area is regarded as highly desirable place to live. These features, combined with easy access to the UK's motorway network, and a speedy commute via the Northern line into Central London, make this part of north London a unique proposition.





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FACT SHEET

TRANSPORT LINKS

Conveniently located with only a 5-10 minute walk to Totteridge and Whetstone underground station (Zone 4).

Heathrow and Luton airports are both within easy reach via the M25 and M1 respectively

Travel times and distances are approximate only.

Source www.tfl.gov.uk

Walking times and distances are approximate only.

Source www.google.com

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BY TUBE / MAINLINE RAIL

By tube (from Totteridge & Whetstone – Northern Line)

Euston	26 mins
Leicester Square	31 mins
Bank	36 mins
London Bridge	38 mins

By train (from Oakleigh Park – National Rail)

Finsbury Park	13 mins
Kings Cross	25 mins
Moorgate	27 mins

WALKING DISTANCES FROM NORTHWAY HOUSE

Totteridge & Whetstone – Northern line
(0.3m (0.55km) / 7 min walk)

Oakleigh Park – National Rail (0.6m
(0.95km)/ 15 min walk)

DRIVING DISTANCES FROM NORTHWAY HOUSE

Luton Airport – 38 minutes

Heathrow Airport – 47 minutes

Stansted Airport – 47 minutes

THE TOWER APARTMENT MIX

Floor Numbers		1	2	3	4	5	6	7	8	9	10	11	12	Total
1 bedroom	-	-	4	4	4	4	4	4	4	1	1	1	0	31
2 bedroom	-	-	6	6	6	6	6	6	6	4	4	4	0	54
3 bedroom	-	-	0	0	0	0	0	0	0	3	3	3	3	12
Total	-	-	10	10	10	10	10	10	10	8	8	8	3	97

COUNCIL TAX

London Borough of Barnet

Tax Band	Market value (April 1991)	Borough of Barnet (Based on 2 occupants within the property)
A	Up to £40,000	£934.04
B	£40,001 to £52,000	£1,089.72
C	£52,001 to £68,000	£1,245.40
D	£68,001 to £88,000	£1,401.07
E	£88,001 to £120,000	£1,712.42
F	£120,001 to £160,000	£2,023.77
G	£160,001 to £320,000	£2,335.12
H	£320,001 and above	£2,802.14

Source: <http://www.barnet.gov.uk/> Information correct as at 24 November 2014 (Year 1 April 2014 to 31 March 2015)





GROUND RENT

- 1 beds - £300 p.a
- 2 beds - £400 p.a
- 3 beds - £500 p.a

ESTIMATED SERVICE CHARGES

- £2.25 per square foot
- £700 energy charge per apartment/annum standing charge

STAMP DUTY LAND TAX (SDLT)

You'll pay:

Nothing on the first £125,000 of the purchase price

2% on the next £125,000

5% on the next £675,000

10% on the next £575,000

12% on the rest (above £1.5M)

From 4 December 2014, SDLT for residential property is charged at different rates depending on the portion of the purchase price that falls within each rate band. There is no change to how SDLT is calculated on purchases of non-residential property or on the rent payable when a new lease is granted.

Source: <http://www.hmrc.gov.uk/sdlr/rates-tables.htm> Information correct as at 24 November 2014

TERMS OF PAYMENT

1. A reservation deposit of £2,500 is payable on reservation.
2. An exchange deposit, being 10% of the Actual Purchase Price (less the reservation deposit paid), is due on exchange of Contracts, which must take place within 28 days of the reservation.
3. Balance 90% of the Actual Purchase Price (to be paid in pounds sterling) is payable on Legal Completion.





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FACT SHEET

DEVELOPER

REDROW HOMES LONDON

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RECOMMENDED PURCHASER'S SOLICITORS

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FACT SHEET



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FACT SHEET



RECOMMENDED INTERIOR DESIGN

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