



BELMONT
APARTMENTS
LONDON N19

*An exclusive collection of one and two bedroom
apartments for shared ownership in a highly
desirable, leafy north London enclave*



Computer generated image



11 SPACIOUS, WELL-EQUIPPED ONE AND TWO BEDROOM APARTMENTS

The Belmont Apartments offer a rare opportunity to buy through shared ownership a new one or two bedroom apartment in a truly desirable North London location.

Comprising 11 spacious, well-equipped properties arranged across a four storey building, the ground floor apartments all have the benefit of their own front door off the street, whilst several of the apartments on the higher floors have a private balcony or, in one instance on the top floor, a large roof terrace.

The design of the building interprets the local vernacular, being built from warm red brick with a gabled front and elegant recessed windows. Brick detailing to the front elevation adds interest.

The development itself occupies an enviable location on Ashmount Road, adjacent to the tranquil Whitehall Park Conservation Area, a leafy enclave of Victorian red brick houses on streets named after Shakespearian characters. The area itself is elevated, meaning views towards The City are only a few minutes' walk from the development.

Slightly further afield, both Highgate and Crouch End are easily accessible, as are Archway underground which provides speedy links to The City and the West End. Large parts of North London are also easily accessible via Upper Holloway overground station.



AN ABUNDANCE OF OPEN GREEN SPACES NEARBY

The local area feels very like neighbouring Highgate in terms of its architecture and ambience. Added to this, nearby Archway has recently benefited from a £12.8 million facelift which includes a new public square in front of the famous Archway Tavern and the conversion of many of the area's office buildings to residential and retail use.

Highgate is easily accessible, and a wonderful place to spend some weekend downtime. The small but perfectly formed Waterlow Park, considered a hidden gem by locals, is approximately 15 minutes' walk away. A haven for wildlife, the park boasts three ponds, lots of open green space and at its centre the historic 16th Century Lauderdale House, home to a café and arts centre.

Other nearby green spaces include Elthorne Park, which has several seven-a-side football pitches, a basketball court and a conservation area comprising an avenue of silver birches, native hedgerow and a perennial meadow. Sunnyside Community Gardens,

next to the park, is tended entirely by volunteers and is open for everyone to enjoy.

For the more dedicated walker, Parkland Walk, London's longest local nature reserve, is a short walk to the north of the development. This 4.5 mile-long strip of natural green space follows the route of the former Finsbury Park to Alexandra Palace railway and is home to a variety of rare wild flowers, ivy-clad fig trees, butterflies, hedgehogs, foxes and muntjac deer.





A SHORT WALK TO HIGHGATE OR CROUCH END

A wide selection of shops, restaurants, cafes and pubs is available in nearby Highgate and Crouch End. Highgate High Street offers a range of independent shops including a greengrocer, delicatessen, butcher, wine merchant, bookshop and dry cleaner, as well as a Tesco Express for more everyday shopping needs.

Highgate is also noted for its pubs which include The Flask, a historic 18th Century inn with a heated outdoor courtyard, a popular range of Fullers beers and the resident ghost of a former Spanish barmaid! Other notable pubs include The Gatehouse, a large pub which specialises in Spanish tapas, and which has a quirky fringe theatre upstairs, and The Duke's Head, where the food is served from a street truck and beer is available in four-pint 'growlers'.

Highgate's more traditional dining out highlights include Ostuni, a southern Italian restaurant renowned for its authentic food and atmosphere, the Red Lion & Sun, a gastro pub famous for its Sunday roasts and The Pavilion

Café, an idyllic award-winning café with a large outdoor terrace set on the edge of 70 acres of ancient woodland. Jackson's Lane, a nearby contemporary theatre and circus venue housed in a red brick, gothic former church on Archway Road, specialises in the experimental arts and serves a local cultural and creative hub.

Finally, Highgate's famously atmospheric historic cemetery is a wonderful place to spend some time. The East Cemetery, home to the tomb of Karl Marx, is open to the public and can be roamed around freely, whilst tours of the West Cemetery, with its beautiful historic architectural features, provide a fascinating afternoon out.



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Crouch End, with its famous clock tower, is a leisurely 15 minutes' walk from Belmont Apartments. The area also boasts a vibrant and varied array of shops, including a bakery, butcher and fishmonger which are all considered North London institutions.

Crouch End is also considered a hub for vintage and second-hand shops, making it the ideal destination for finding some retro bargains. Shops of note include the legendary Flashback Records, great for lovers of second-hand vinyl and Solomon Retro, famous for its re-upholstered and upcycled furniture and homewares.

An abundance of restaurants, bars, cafes and pubs regularly draw weekend crowds; among the most

famous pubs in Crouch End is The King's Head, said to be London's oldest comedy club. Also popular is the Arthouse Cinema, set in a former Salvation Army building and which presents a mixture of film, fine art, live music and live streaming theatre.

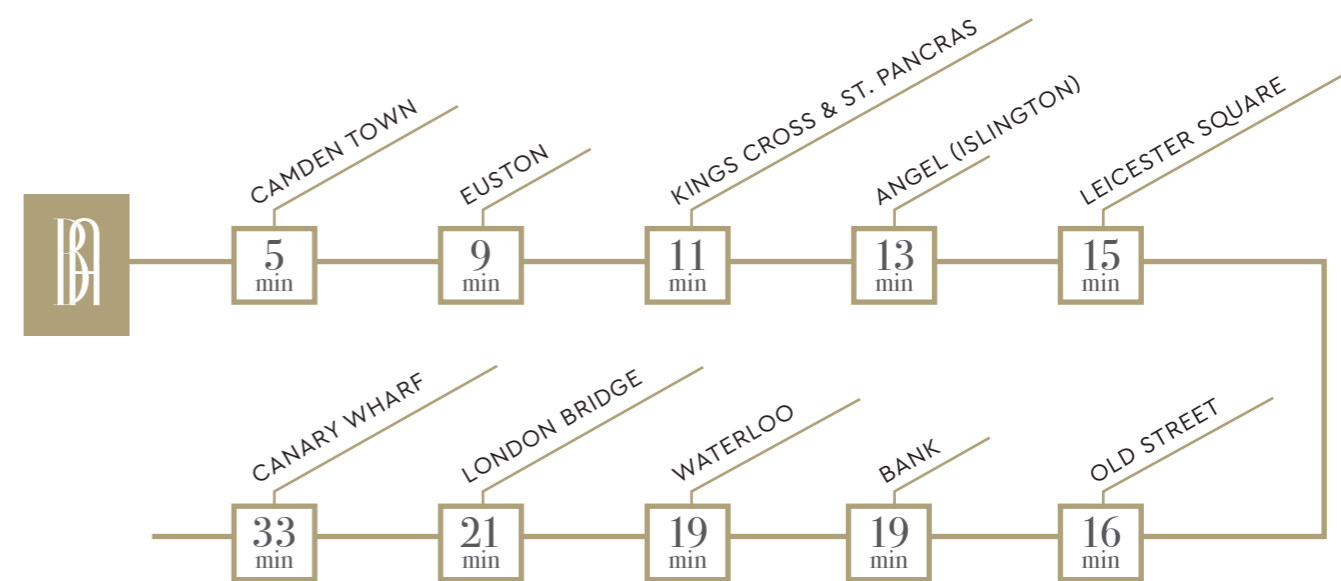
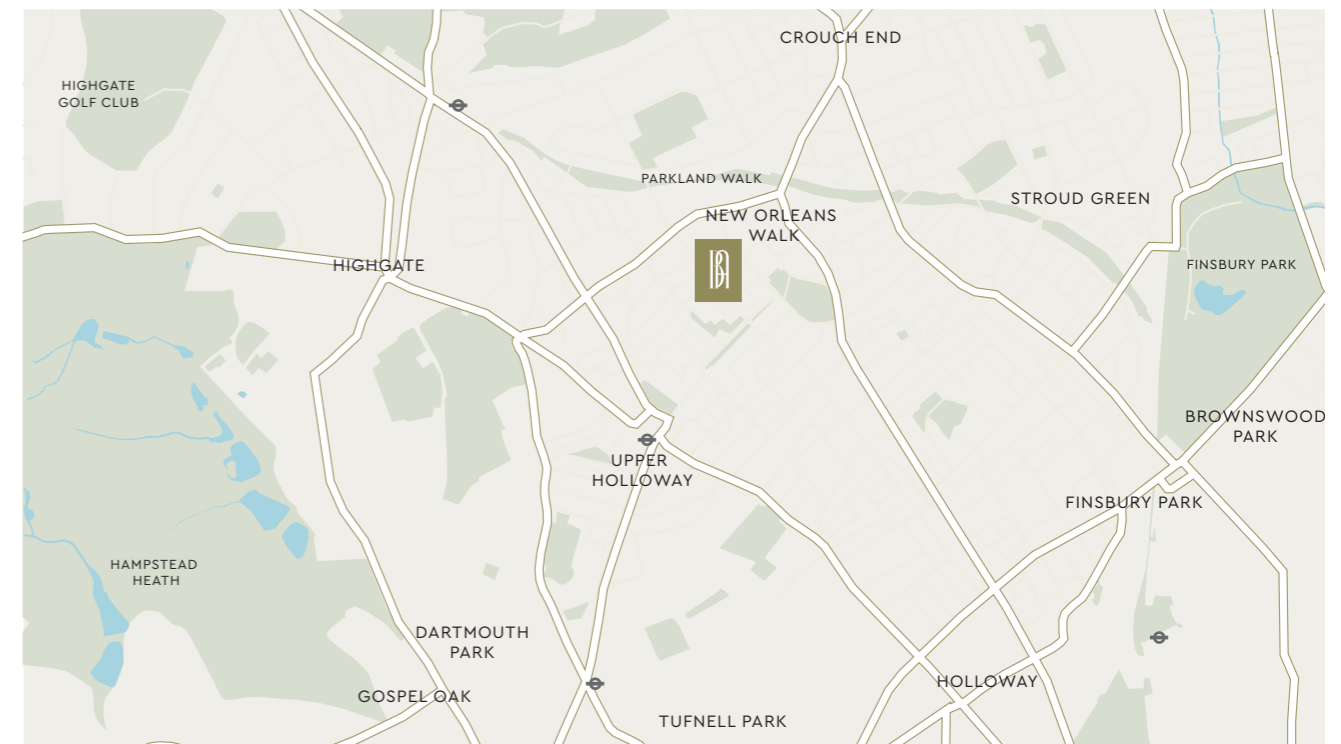
As well as plenty of nearby green spaces perfect for all fresco keep fit sessions, The Belmont Apartments are close to a number of civic and commercial health and leisure venues. These include the nearby Archway Leisure Centre, which offers a swimming pool, gym and spa; Pure Gym on Holloway Road, great for working out, and Hiitgirl Studio, a popular women-only fitness studio in Highgate Village which offers organised fitness and yoga classes.



BE BETTER CONNECTED

Belmont Apartments are well situated for access to a variety of transport links. Archway tube station, on the High Barnet branch of the Northern Line, is a short walk away. Highgate Station, on the same line is 13 minutes away (9 minutes' walk to Langdon Park Road bus stop, and then four minutes on the 134 bus). Slightly further away is Upper Holloway station. Archway and Upper Holloway stations are both in Zone 2; Highgate is in Zone 3.

The area is also on a number of popular commuter bus routes. These include the 17 to London Bridge via St Pauls; the 43 to London Bridge via Islington; the aforementioned 134 south to Tottenham Court Road and the 390 to Notting Hill via Oxford Street.



Travel times are approximate. Source: tfl.gov.uk



SPECIFICATION

KITCHEN

- Contemporary style fitted cabinets finished in light grey gloss
- Contrasting Sahara brown granite-effect work surfaces
- Integrated appliances:
 - Multi-function electric fan oven
 - Four-ring hob
 - Extractor hood
 - Full height fridge/freezer
 - Washer/dryer
 - 1½ bowl stainless steel sink
 - Chrome finished lever mixer tap
 - Low energy lighting
 - Slip-resistant ceramic floor tiles

BATHROOM

- Contemporary style brilliant white sanitary ware:
 - Steel bath with anti-slip finish
 - Wash basin inset into semi worktop with vanity unit beneath
 - Close-coupled WC with dual flush
- Over-bath thermostatic shower
- Chrome-finished lever mixer basin and bath taps
- Toughened glass shower screen
- Chrome-finished towel rail
- Full height ceramic wall tiles around bath area
- Half height ceramic wall tiles elsewhere
- Non-slip ceramic floor tiles

GENERAL

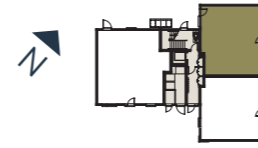
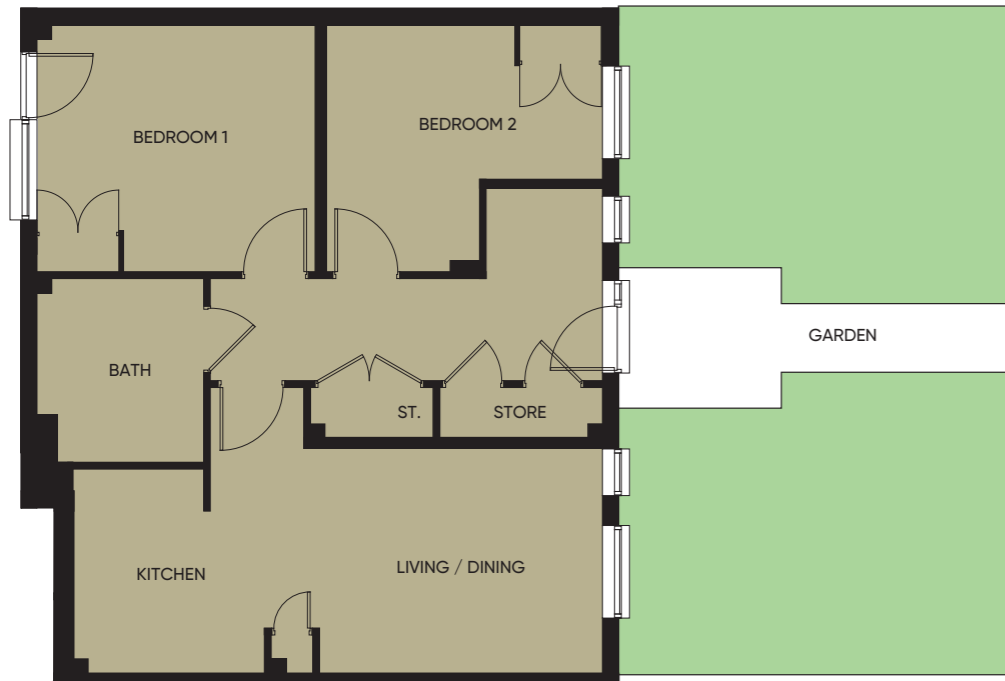
- Engineered wood flooring to living/dining room and hall
- Multi-weave fitted carpet to bedrooms
- Fitted wardrobes to bedroom 1
- Light Oak-veneered contemporary style interior doors
- Some third floor apartments feature great views over The City
- Walk-out balcony or terrace to selected apartments
- Gardens to ground floor apartments



Photograph taken from previous ISHA development



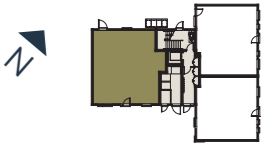
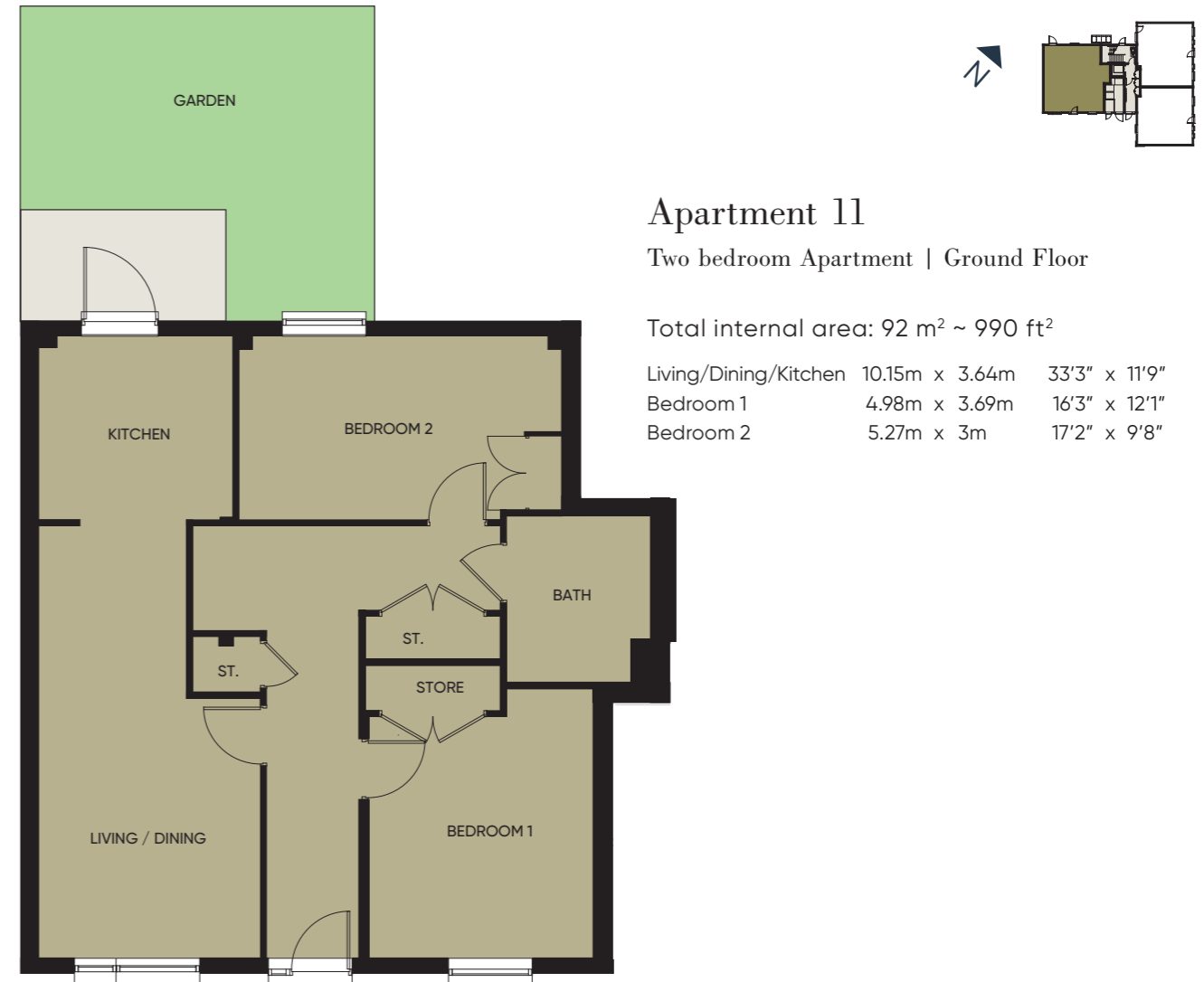
■ SHARED OWNERSHIP ■ RENT



Apartment 1

Two bedroom Apartment | Ground Floor
 Total internal area: 71 m² ~ 839 ft²

Living/Dining/Kitchen	8.5m x 3.67m	27'8" x 12'
Bedroom 1	4.13m x 3.66m	13'5" x 12'
Bedroom 2	4.11m x 3.66m	13'4" x 12'

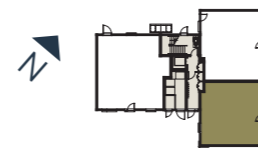


Apartment 11

Two bedroom Apartment | Ground Floor

Total internal area: 92 m² ~ 990 ft²

Living/Dining/Kitchen	10.15m x 3.64m	33'3" x 11'9"
Bedroom 1	4.98m x 3.69m	16'3" x 12'1"
Bedroom 2	5.27m x 3m	17'2" x 9'8"



Apartment 2

Two bedroom Apartment | Ground Floor
 Total internal area: 71 m² ~ 764 ft²

Living/Dining/Kitchen	8.65m x 4.36m	28'3" x 14'3"
Bedroom 1	3.89m x 2.99m	12'7" x 9'8"
Bedroom 2	3.68m x 2.85m	12' x 9'35"

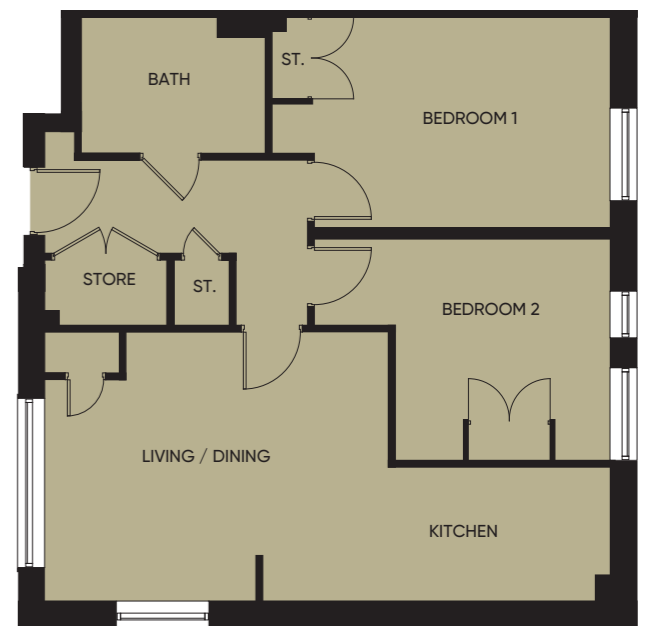


Apartment 4 | 7

1F 2F

Two bedroom Apartment
 Total internal area: 70m² ~ 753 ft²

Living/Dining/Kitchen	9.1m x 4.17m	29'8" x 13'6"
Bedroom 1	5m x 3.15m	16'4" x 10'3"
Bedroom 2	4.36m x 3.82m	14'3" x 7'1"





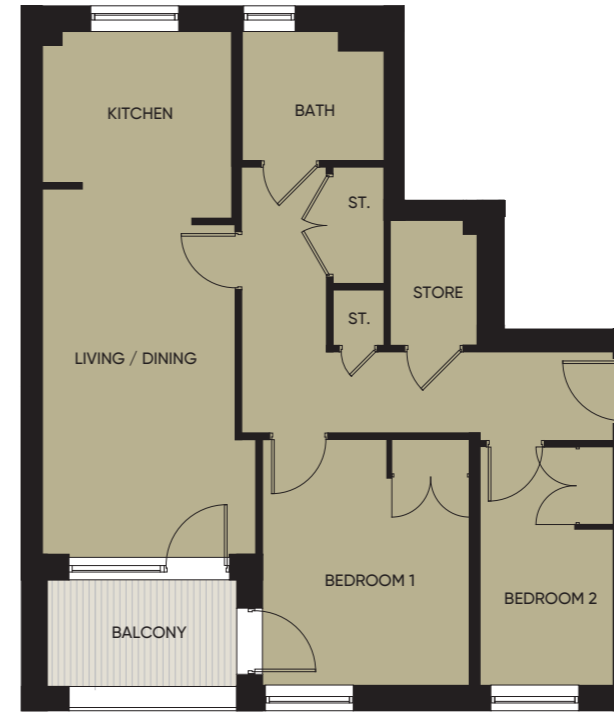
Apartment 3 | 6

1F 2F

Two bedroom Apartment

Total internal area: 71 m² ~ 764 ft²

Living/Dining/Kitchen	6.4m x 4.31m	20'9" x 14'1"
Bedroom 1	5m x 3.15m	16'4" x 10'3"
Bedroom 2	4.38m x 2.17m	14'3" x 7'1"



Apartment 5 | 8

1F 2F

Two bedroom Apartment

Total internal area: 68 m² ~ 731 ft²

Living/Dining/Kitchen	8m x 3.34m	26'2" x 10'9"
Bedroom 1	3.83m x 3.48m	12'5" x 11'4"
Bedroom 2	3.72m x 2.36m	17'2" x 7'4"



Apartment 9

One bedroom Apartment | Third Floor

Total internal area: 55 m² ~ 592 ft²

Living/Dining/Kitchen	7.74m x 3.67m	25'3" x 12'
Bedroom	4.17m x 3m	13'6" x 9'8"



Apartment 10

One bedroom Apartment | Third Floor

Total internal area: 57 m² ~ 613 ft²

Living/Dining/Kitchen	8.32m x 3m	27'2" x 9'8"
Bedroom	3.83m x 3.7m	12'5" x 12'





ABOUT ISHA

Islington and Shoreditch Housing Association (ISHA) is a community and neighbourhood based Housing organisation managing and developing quality affordable housing for people in North and East London, especially in Hackney, Islington and Waltham Forest.

We want ISHA to stand out of the crowd as a special housing association, one that consistently provides excellent services, listens and acts upon feedback from our customers, continually improves the efficiency of our services and goes the extra mile to make sure things get done quickly.

ISHA has a proven track record in developing and managing low cost home ownership.

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