

BLAGDENS ROW
SOUTHGATE - LONDON

A NEW LOOK FOR
CONTEMPORARY
LIVING

A NEW LOOK FOR CONTEMPORARY LONDON LIVING

BLAGDENS ROW IS AN EXCLUSIVE
RESIDENTIAL ENCLAVE IN NORTH
LONDON'S SOUTHGATE, N14 6DB.

Its bold contemporary
architecture has Art Deco
influences; a subtle nod
towards Southgate's
iconic circular tube
station, which dates from
that era, and is just 6
minutes on foot.

Within Blagdens Row
are just six 4 bedroom
townhouses and two 2

bedroom apartments,
all offering an interior
specification of striking
modern design and
the utmost luxury. Set
in landscaped gated
grounds, just off the high
street, with allocated
parking, Blagdens Row
combines privacy and
convenience in unique
style.



A COSMOPOLITAN NEIGHBOURHOOD FOR SHOPPING & DINING

SOUTHGATE'S SHOPS AND RESTAURANTS ARE WITHIN EASY WALKING DISTANCE FROM BLAGDENS ROW, MAKING FOR A MORE RELAXED LIFESTYLE WHERE YOU ARE NOT CAR-DEPENDENT.

Many of the local businesses are clustered along the High Street and Chase Side, and include plenty of banks, hairdressers, pharmacies, a Pure Gym, post office, library and food stores such as M&S Simply Food and Tesco.

The local restaurants, as you might expect in a cosmopolitan London neighbourhood, encompass many different cuisines.

Sushi, Chinese, Lebanese, Italian, Indian and Japanese are just a few of the options available. If you like a traditional pub, Ye Olde Cherry Tree brings a touch of rustic charm and is a welcoming place for Sunday lunch.

Muswell Hill, about 20 minutes by car, is a busy centre of independent shops, cafés and restaurants, and

also boasts an Everyman cinema. Southgate's proximity to the North Circular Road also means that one of London's biggest shopping centres, Brent Cross, is an easy trip. More than 120 shops, including John Lewis and Fenwick, compete for your attention, and the plans to expand the centre will make it an even better destination for shopping and leisure.



SYDNEY ROCKS



KITCHEN

STYLE WITH FUNCTION



DINING

LIGHT OPEN & INVITING



OUTDOOR DELIGHTS & EXCELLENT SCHOOLS

LONDON IS A CITY OF LOCAL PARKS, AND
BLAGDENS ROW RESIDENTS HAVE SEVERAL
LARGE OPEN SPACES TO ENJOY VERY
CLOSE TO HOME.

Grovelands Park, just
ten minutes' walk away,
is an enchanting mix
of meadows, grassland,
wildlife, a playground,
boating lake, nine hole golf
course and tennis courts.

Trent Country Park, just a
little further, is a 413-acre
former royal hunting forest
and country estate, where
the attractions include
nature trails amongst
magnificent trees, a
museum, and historic
monuments, with a golf
club next door.

Education in Southgate
caters for all ages, and many
schools are ranked highly,
one reason why families are
drawn to the area. Ashmole
Primary, Ashmole Academy
and Monkfrith Primary are
all 'outstanding', while St
Andrew's C of E Primary,
Brunswick Park Primary
and Nursery, West Grove
Primary, Walker Primary
and Osidge Primary
achieve 'good'. Barnet and
Southgate College provides
a wide range of A-level,
foundation and vocational
courses for older students.

SOME OF NORTH LONDON'S BEST SCHOOLS
GIVE BLAGDENS ROW AN ENVIOUS
COUNTRYSIDE LOCATION.

ACADEMY

COLLEGE

ASHMOLE
ACADEMY

BARNET
AND SOUTHGATE
COLLEGE



2 MINS



3 MINS



3 MINS



3 MINS

0.6

MILES

0.2

MILES

PRIMARY / NURSERY

ASHMOLE
PRIMARY

ST ANDREWS
C of E
PRIMARY

WALKER
PRIMARY

WEST GROVE
PRIMARY

BRUNSWICK
PARK
PRIMARY
& NURSERY

OSIDGE
PRIMARY

MONKFRITH
PRIMARY



4 MINS



4 MINS



3 MINS



6 MINS



9 MINS



4 MINS



9 MINS



3 MINS



3 MINS



3 MINS



4 MINS



5 MINS



6 MINS



7 MINS

0.8

MILES

0.4

MILES

0.6

MILES

0.6

MILES

1.4

MILES

0.7

MILES

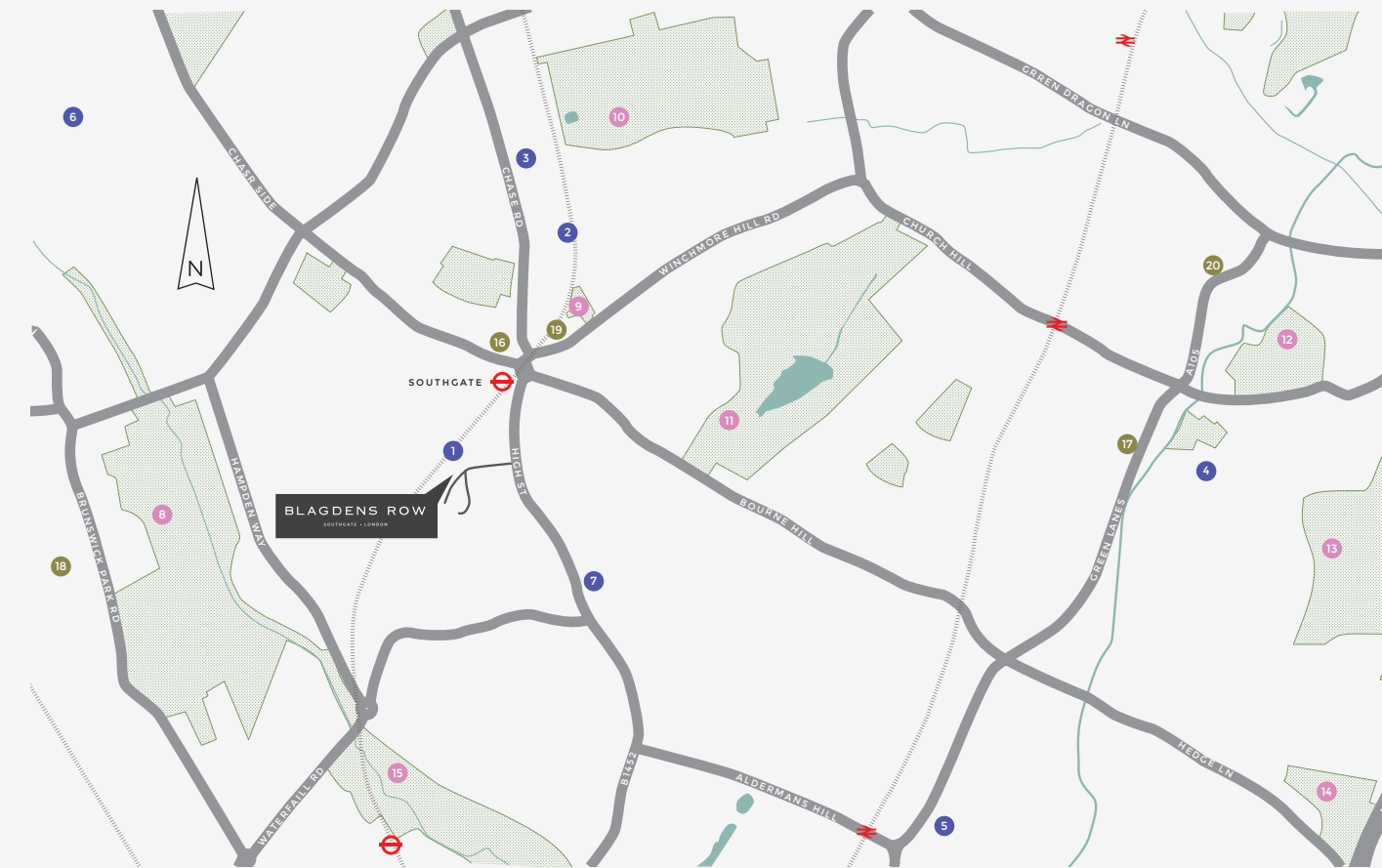
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MILES



COUNTRY LIVING WITH CENTRAL LONDON ON YOUR DOORSTEP

FANTASTIC LINKS IN AND OUT OF LONDON



EDUCATION

1. Ashmole Academy
2. West Grove Primary School
3. Wolfson Hillel PS
4. Winchmore School
5. St Anne's Catholic HS Girls
6. Church Hill School
7. Bright Horizon Nursey

OUTDOORS / LEISURE

8. Brunswick Park
9. Southgate Leisure Centre
10. Oakwood Park
11. Grovelands Park
12. Winchmore Hill Sports Club
13. Firs Farm Wetland Park & Playing Fields
14. Tatem Park Recreation Ground
15. Arnos Park

RETAIL

16. Asda
17. Sainsburys
18. Tesco
19. M&S Simply Food
20. Waitrose

ONE REASON FOR SOUTHGATE'S POPULARITY IS ITS FAST AND DIRECT TUBE CONNECTIONS TO CENTRAL LONDON.

Southgate tube station, distinctively Art Deco and Grade II Listed, is on the Piccadilly Line, which is a direct route into the West End. It is just six minutes' walk from Blagdens Row.

Alternatively, New Southgate station is approximately nine minutes by car and offers national rail services providing direct links into The City of London via Moorgate.

Road links are first class too. Southgate is close to several major routes including the North Circular Road, A1 and M25. For getting into or around London, or reaching the airports, you couldn't be better placed.

SITE PLAN

THOUGHTFULLY
PLANNED SPACIOUS
FAMILY HOMES
AND GENEROUSLY
PROPORTIONED
APARTMENTS

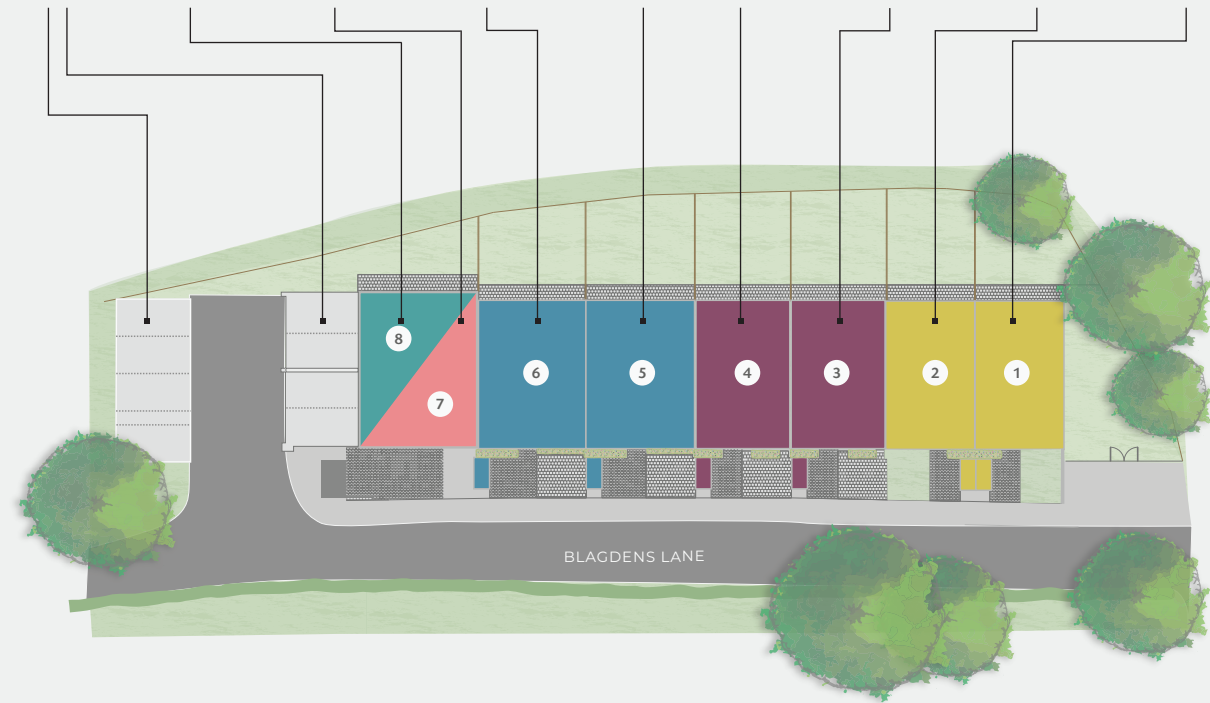
BLAGDENS ROW

SOUTHGATE • LONDON

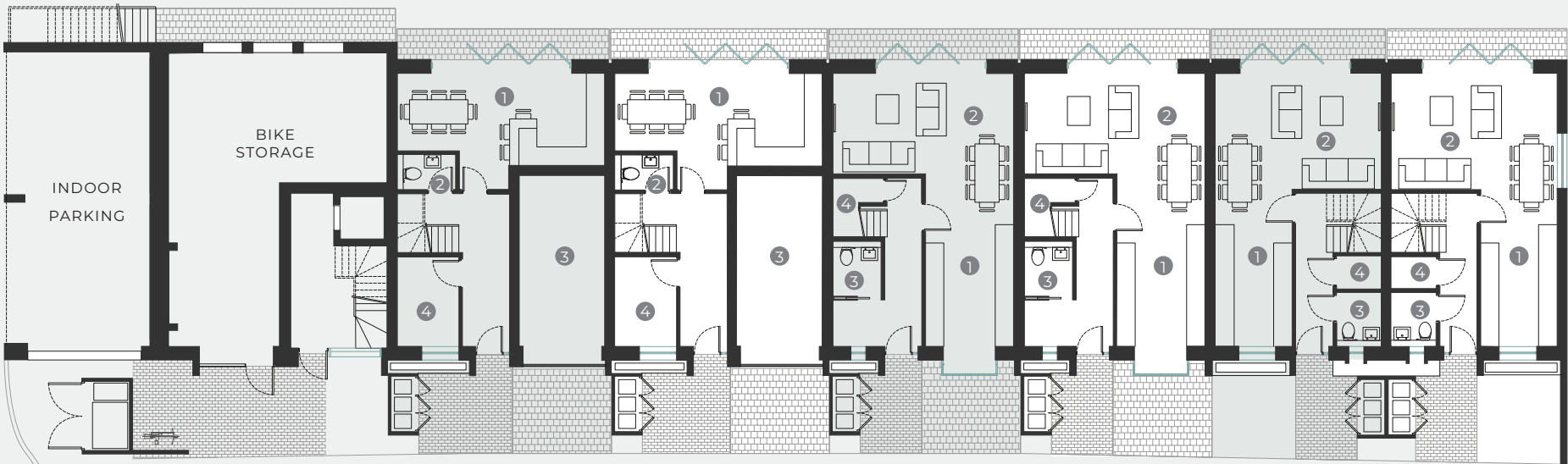
SIX 4 BEDROOM TOWN HOUSES

TWO 2 BEDROOM APARTMENTS

PARKING	EIGHT (APT)	SEVEN (APT)	SIX (House)	FIVE (House)	FOUR (House)	THREE (House)	TWO (House)	ONE (House)
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
8 Spaces	78 sq m	86 sq m	167 sq m	167 sq m	139 sq m	139 sq m	135 sq m	135 sq m



GROUND FLOOR



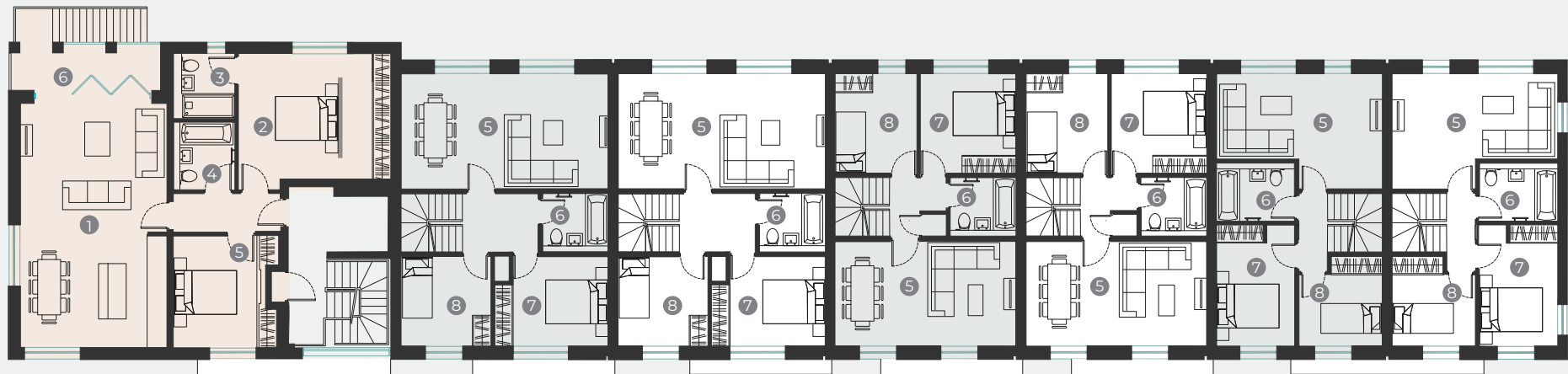
6	5	4	3	2	1
SIX (House)	FIVE (House)	FOUR (House)	THREE (House)	TWO (House)	ONE (House)

1. KITCHEN / DINING 6.7m x 3.7m	1. KITCHEN / DINING 6.7m x 3.7m	1. KITCHEN / DINING 2.8m x 6.5m	1. KITCHEN / DINING 2.8m x 6.5m	1. KITCHEN / DINING 2.5m x 5.1m	1. KITCHEN / DINING 2.5m x 5.1m
2. TOILET 1.9m x 1.1m	2. TOILET 1.9m x 1.1m	2. LIVING 5.8m x 3.2m	2. LIVING 5.8m x 3.2m	2. LIVING 5.3m x 3.7m	2. LIVING 5.3m x 3.7m
3. GARAGE 2.8m x 6.1m	3. GARAGE 2.8m x 6.1m	3. TOILET 1.5m x 1.7m	3. TOILET 1.5m x 1.7m	3. TOILET 1.4m x 1.7m	3. TOILET 1.4m x 1.7m
4. STORE 2.0m x 2.9m	4. STORE 2.0m x 2.9m	4. STORE 1.5m x 1.9m	4. STORE 1.5m x 1.9m	4. STORE 1.4m x 1.0m	4. STORE 1.4m x 1.0m

* Total approximate area



FIRST FLOOR



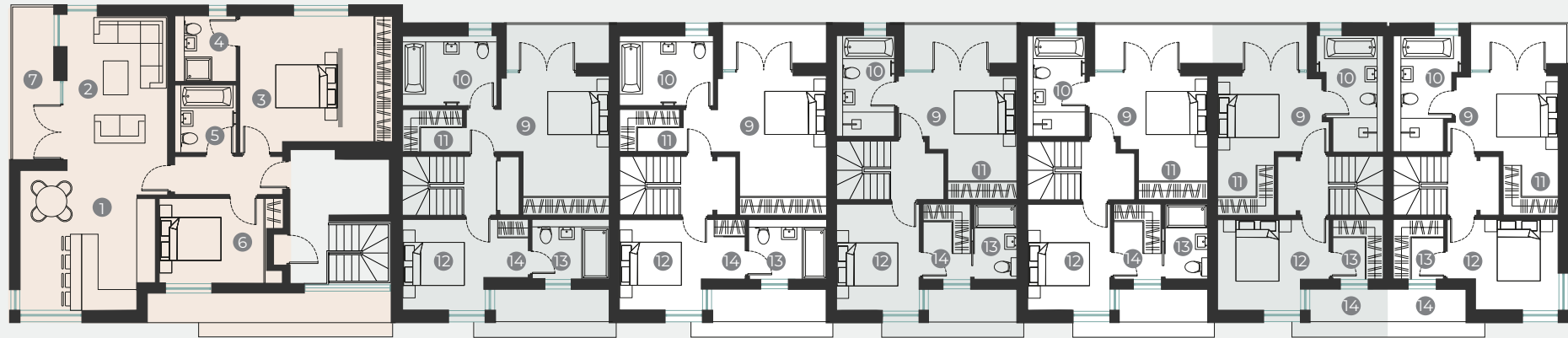
7 SEVEN (Apartment) 6 SIX (House) 5 FIVE (House) 4 FOUR (House) 3 THREE (House) 2 TWO (House) 1 ONE (House)

1. KITCHEN / LIVING 4.7m x 7.9m	4. BATHROOM 2.0m x 2.1m	5. LIVING 6.7m x 3.7m	5. LIVING 6.7m x 3.7m	5. LIVING 5.8m x 3.4m	5. LIVING 5.8m x 3.4m	5. LIVING 5.3m x 3.7m	5. LIVING 5.3m x 3.7m
2. MASTER BED 4.9m x 4.4m	5. BEDROOM 2 3.5m x 3.6m	6. BATHROOM 2.1m x 1.9m	6. BATHROOM 2.1m x 1.9m	6. BATHROOM 2.0m x 1.9m	6. BATHROOM 2.0m x 1.9m	6. BATHROOM 2.5m x 1.9m	6. BATHROOM 2.5m x 1.9m
3. ENSUITE 2.0m x 2.1m	6. BALCONY 4.7m x 1.2m	7. BEDROOM 4 3.1m x 2.9m	7. BEDROOM 4 3.1m x 2.9m	7. BEDROOM 4 2.6m x 3.2m	7. BEDROOM 4 2.6m x 3.2m	7. BEDROOM 4 2.7m x 2.9m	7. BEDROOM 4 2.7m x 2.9m
		8. BEDROOM 3 2.9m x 2.9m	8. BEDROOM 3 2.9m x 2.9m	8. BEDROOM 3 3.1m x 3.2m	8. BEDROOM 3 3.1m x 3.2m	8. BEDROOM 3 2.5m x 3.9m	8. BEDROOM 3 2.5m x 3.9m

* Total approximate area



SECOND FLOOR



8 EIGHT (Apartment) 6 SIX (House) 5 FIVE (House) 4 FOUR (House) 3 THREE (House) 2 TWO (House) 1 ONE (House)

1. KITCHEN / DINING 4.4m x 5.1m	5. BATHROOM 2.0m x 2.2m	9. MASTER BED 6.7m x 2.4m	9. MASTER BED 6.7m x 2.4m	9. MASTER BED 3.8m x 2.3m	9. MASTER BED 3.8m x 2.3m	9. MASTER BED 3.6m x 2.4m	9. MASTER BED 3.6m x 2.4m
2. LIVING 3.2m x 4.4m	6. BEDROOM 2 4.0m x 2.7m	10. ENSUITE 3.0m x 2.2m	10. ENSUITE 3.0m x 2.2m	10. ENSUITE 3.2m x 1.9m	10. ENSUITE 3.2m x 1.9m	10. ENSUITE 1.5m x 3.7m	10. ENSUITE 1.5m x 3.7m
3. MASTER BED 4.9m x 4.4m	7. BALCONY 1.2m x 1.4m	11. WALK in ROBE 2.9m x 1.9m	11. WALK in ROBE 2.9m x 1.9m	11. WALK in ROBE 2.2m x 1.5m	11. WALK in ROBE 2.2m x 1.5m	11. WALK in ROBE 1.9m x 1.9m	11. WALK in ROBE 1.9m x 1.9m
4. ENSUITE 2.0m x 2.1m		12. BEDROOM 2 2.7m x 2.9m	12. BEDROOM 2 2.7m x 2.9m	12. BEDROOM 2 2.7m x 3.4m	12. BEDROOM 2 2.7m x 3.4m	12. BEDROOM 2 2.6m x 3.6m	12. BEDROOM 2 2.6m x 3.6m
		13. ENSUITE 2 2.5m x 1.9m	13. ENSUITE 2 2.5m x 1.9m	13. ENSUITE 2 1.4m x 2.4m	13. ENSUITE 2 1.4m x 2.4m	13. ROBE 2 1.6m x 1.9m	13. ROBE 2 1.6m x 1.9m
		14. WALK in ROBE 1.0m x 1.9m	14. WALK in ROBE 1.0m x 1.9m	14. WALK in ROBE 1.5m x 2.4m	14. WALK in ROBE 1.5m x 2.4m	14. BALCONY 2.7m x 1.0m	14. BALCONY 2.7m x 1.0m

* Total approximate area





SPECIFICATION

SUPERB FINISH & DETAIL

- UNDERFLOOR HEATING
- BRANDED KITCHEN APPLIANCES
- CHIC MATT STONE TILES
- LED MOOD LIGHTING

KITCHEN

- Kitchen worktop in polished Artscut Calacatta Oro
- Handless drawers
- Integrated fridge freezer
- Siemens Integrated oven
- Siemens Ceramic hob
- Siemens Built-in extraction hood
- Siemens Integrated dishwasher
- Siemens Integrated washer/dryer
- Touch J Shape steaming hot water tap
- Caple Integrated wine cabinet
- LED strip lighting

SECURITY & ELECTRICAL

- Mains operated smoke detectors
- Security alarm
- High performance aluminium double glazed lockable windows
- BT, TV & satellite points in principle rooms wall mounted
- Pre-wired for Sky Q
- Recessed downlighters
- LED mood ceiling lighting

BATHROOMS & EN-SUITES

- Contemporary sanitaryware
- Ultra slim square shower head
- 2 way thermostatic shower valve
- Matt black single tap lever to basin
- Vanity unit under sink Matt Fiord
- Wall and floor tiles in Nexus Pearl Natural rectified
- Shower feature in Barca Perla Decor Tiles

- Solo dry electric towel rail
- Extractor fan
- LED mood lighting

FLOORING

- Ground Floor all houses tiles 1 x 1 m Maison Bianco
- Living room houses – Moduleo Impress
- Houses all bedrooms Cashmere Luxe

- Carpet 25mm Winter Breeze
- Apartments Moduleo Impress
- Apartments bedrooms Cashmere Luxe Carpet 25mm Winter Breeze

BEDROOMS

- Wardrobes to master bedrooms

HEATING

- Underfloor heating

GENERAL

- Allocated parking to all houses & apartments (8 spaces)
- Integral garage to houses 6 & 7
- Bicycle store
- Terraces & Juliette balconies to houses & apartments
- ICW 10 year new build warranty

BLAGDENS ROW

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DEVELOPER



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Disclaimer: The illustrations are computer generated and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchase, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Please enquire with our selling agent for further details. Gross internal areas shown are approximate only and exclude garages'

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