

IVORY COURT

PALMERS GREEN, N13

IVORY COURT





IVORY COURT

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A SELECTION OF NINE 2 & 3
BEDROOM APARTMENTS AND
DUPLEXES IN THE HEART OF
PALMERS GREEN

LOCAL AREA & LIFESTYLE

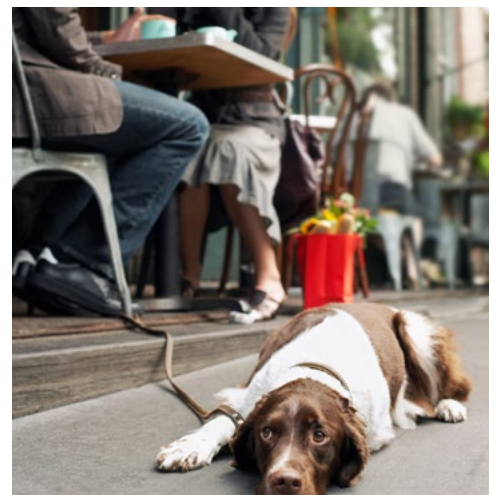
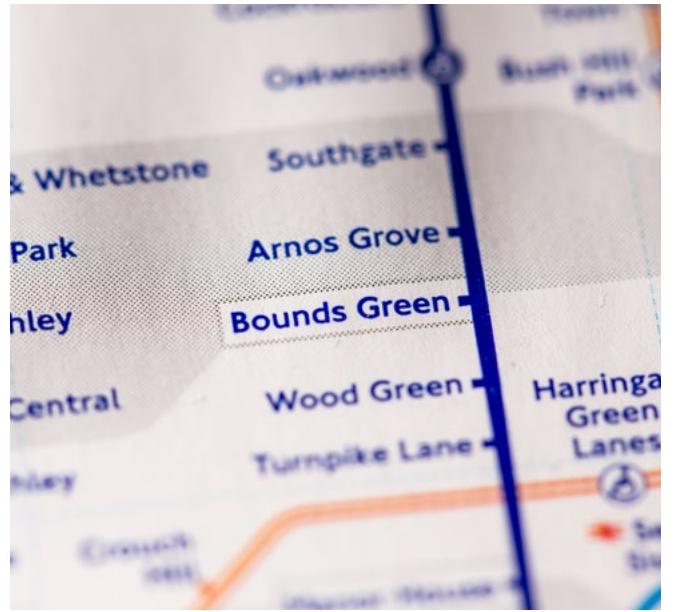
Dual aspect, views of Alexandra Palace and a short walk to Bounds Green Station, Ivory Court is ideal for both car owners and those that enjoy the luxury of using public transport. With the Piccadilly line running through Bounds Green Station, commuters can access Central London by being brought directly into lively Leicester Square and the Grade I-listed major park Hyde Park Corner in addition to Green Park all in under 35 minutes.

Winchmore Hill is only 10minute drive, giving you the option to take a stroll along the river bank, in addition to having access to more than 150 shops and restaurants at Brent Cross Shopping Centre within a 15minute drive.

Ivory Court is located in a prime spot on Bowes Road with Marks and Spencer's Simply Food just a short walk away as well as the iconic Alexandra Palace being one bus ride away.

Bounds Green is known for its Outstanding Ofsted rated Primary and Secondary Schools making it ideal for families. Broomfield Park is also a few minutes walk, perfect for cycling, outdoor exercise and tennis facilities all accessible in a clean and safe environment

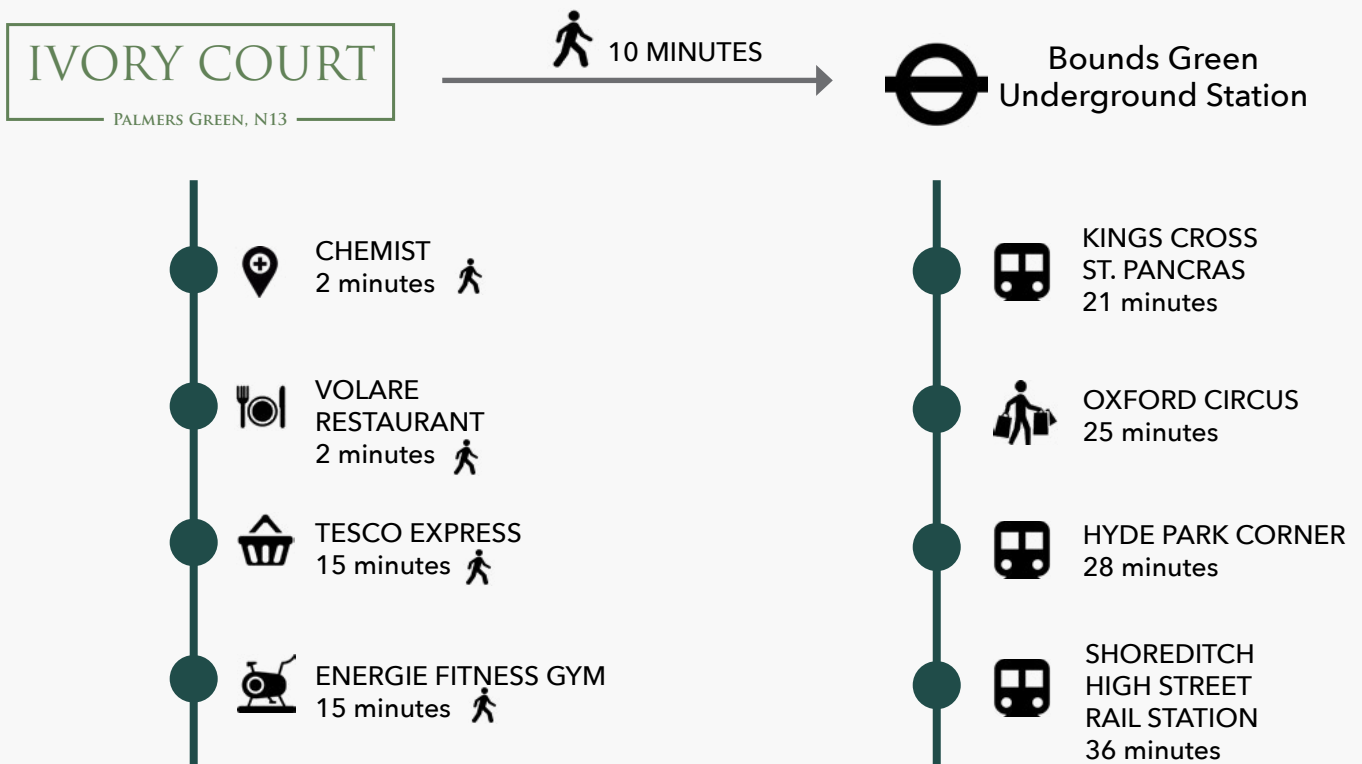


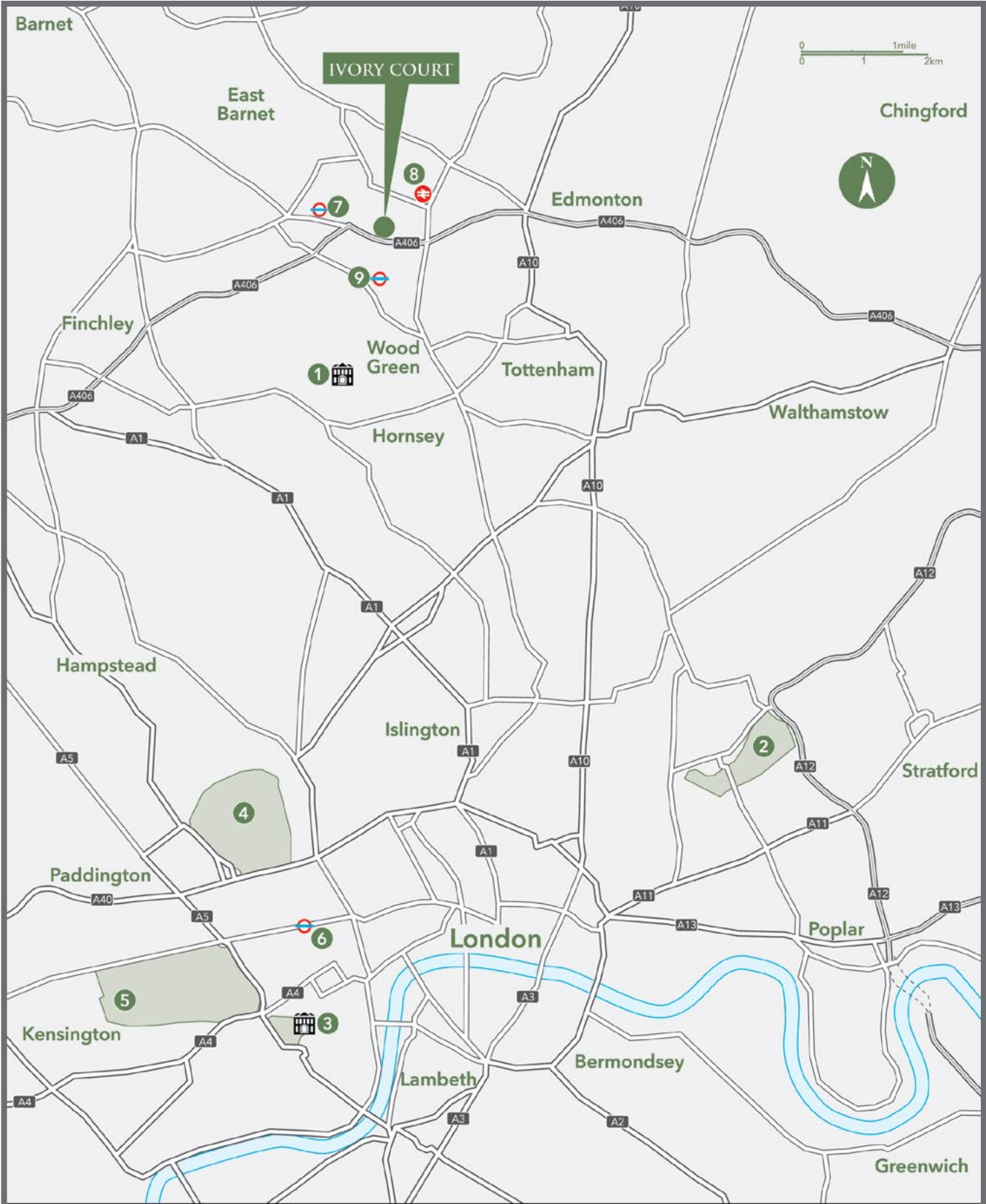


LOCAL & LONDON CONNECTIONS

Ivory Court offers excellent transport links into Central London, the hub of culture, shopping and fine dining.

Bounds Green Underground Station is in Zone 4 on the Piccadilly line (running 24 hours at weekends), this would take you into Central London in under 30 minutes. Palmers Green rail station is also close by with 30-minute direct trains to Kings Cross St Pancras Station and also driving access to Stansted, Luton & Heathrow in under 50minutes.





- | | |
|----------------------|-------------------------------------|
| ① Alexandra Palace | ⑥ Oxford Circus underground station |
| ② Victoria Park | ⑦ Arnos Grove underground station |
| ③ Buckingham Palace | ⑧ Palmers Green train station |
| ④ Regents Park | ⑨ Bounds Green underground station |
| ⑤ Kensington Gardens | |

Ivory Court, Palmers Green, N13

ACCOMMODATION



APARTMENT GIA INFORMATION

| Residence | Beds | Floor | Total Area SQM | Total Area SQFT | Ceiling Height* | Parking Space | Outside Area/Space | Page |
|-----------|------|--------------|----------------|-----------------|-----------------|---------------|--------------------|------|
| 1 | 3 | Ground | 80 | 861 | c3.4m | Yes | Private Garden | 19 |
| 2 | 3 | First | 87 | 933 | c2.4m | Yes | Balcony | 20 |
| 3 | 3 | First | 88 | 945 | c2.4m | Yes | Balcony | 21 |
| 4 | 2 | First | 50 | 538 | c2.4m | No | Balcony | 22 |
| 5 | 2 | Second | 63 | 681 | c2.4m | Yes | Balcony | 23 |
| 6 | 2 | Second | 67 | 725 | c2.4m | Yes | Balcony | 24 |
| 7 | 2 | Second | 50 | 534 | c2.4m | No | Balcony | 25 |
| 8 | 3 | Third/Fourth | 88 | 953 | c2.4m | Yes | 2 x Balcony | 26 |
| 9 | 3 | Third/Fourth | 80 | 944 | c2.4m | Yes | Balcony | 27 |

* Ceiling heights vary from apartment to apartment. These are based on average floor to ceiling heights.

IVORY COURT



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KITCHEN AND APPLIANCES

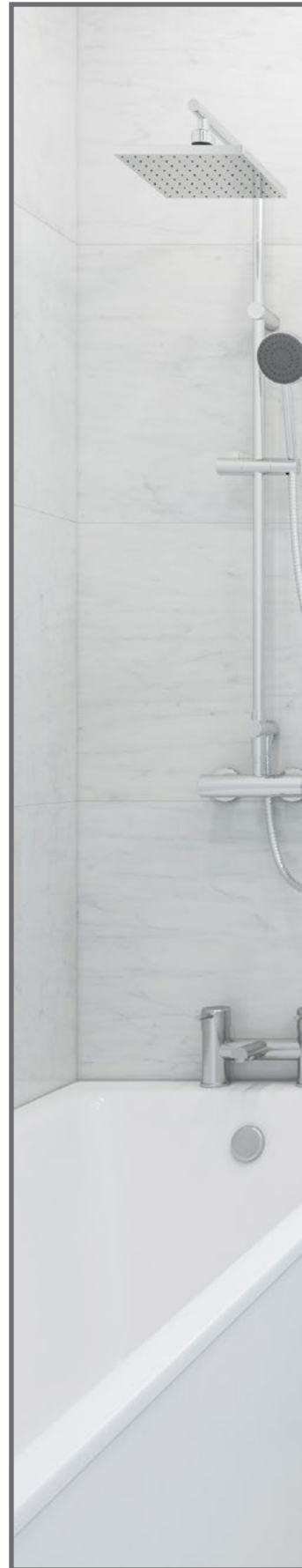
- High gloss kitchen units with sleek contemporary styling and soft close doors and drawers.
- Include quartz worktop
- LED lighting under-mounted to wall units
- Integrated dishwasher, washer/dryer & fridge freezer, subject to kitchen layout
- Built in kitchen appliances to include oven and hob
- Under-mounted sink
- Chrome monobloc tap



IVORY COURT

BATHROOM

- Fully furnished Bathroom (Toilet Basin and Vanity Unit)
- Porcelain tiling to floors and walls
- White sanitary ware
- Fixed showerhead plus handheld attachment
- Heated Chrome towel rail





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FLOORING AND DÉCOR

- Wood effect flooring in Kitchen, Lounge, Dining & Common areas
- Carpeted bedrooms
- Ceiling & walls finished with soft white emulsion

CONNECTIVITY AND SECURITY

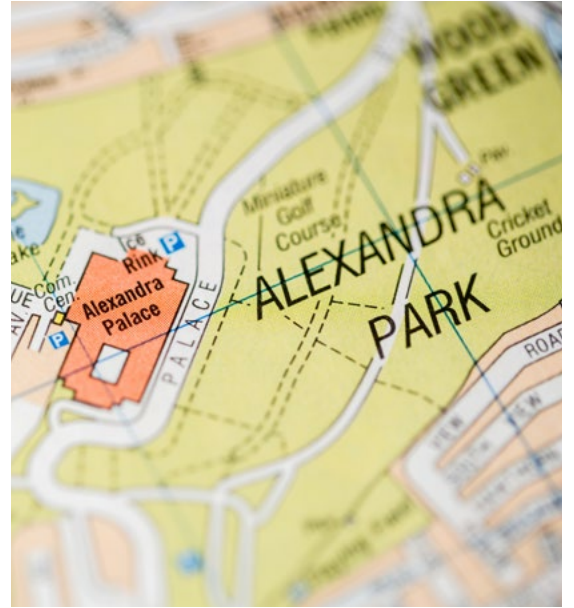
- Wired for Sky in Living rooms & Master Bedrooms (subscription required)
- Lounge prewired with CAT5 data network cables
- Video entry systems to apartments
- Key Fob entry system

GENERAL

- Secured allocated parking available
- High quality double glazed windows
- 10 year structural warranty backed by a UK Domiciled A+ rated insurer
- 125 Year Lease

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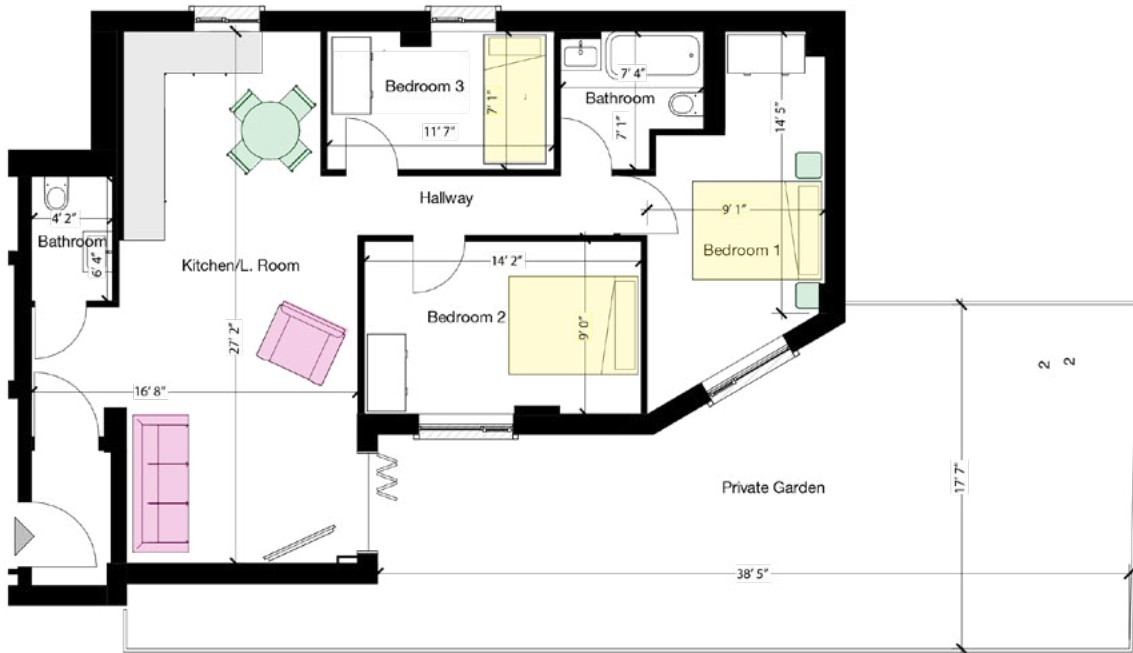
Enjoy stunning views towards central London from the two top floor apartments. Views include Alexandra Palace, the London Eye and central London landmarks.



The images above are not an exact representation of the views available from the development.

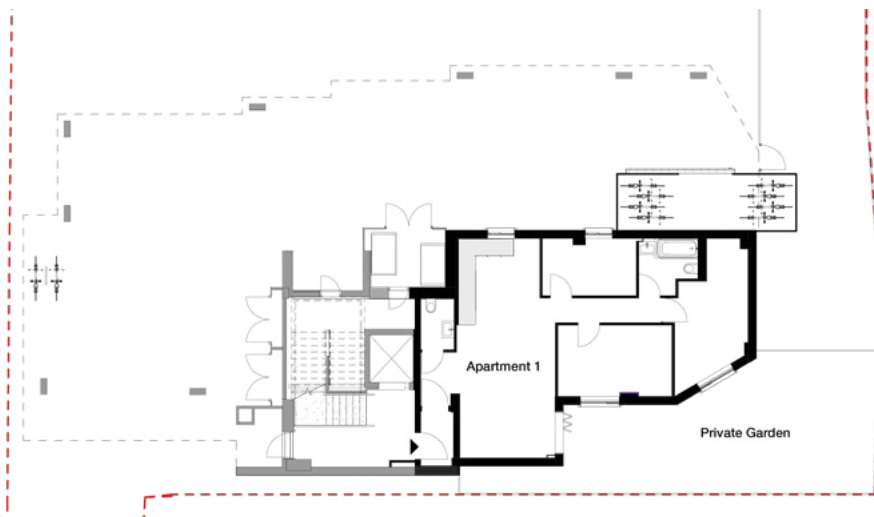
FLOOR PLANS

Apartment 1
3 Bedroom - 2 Bathroom
1 Private Garden



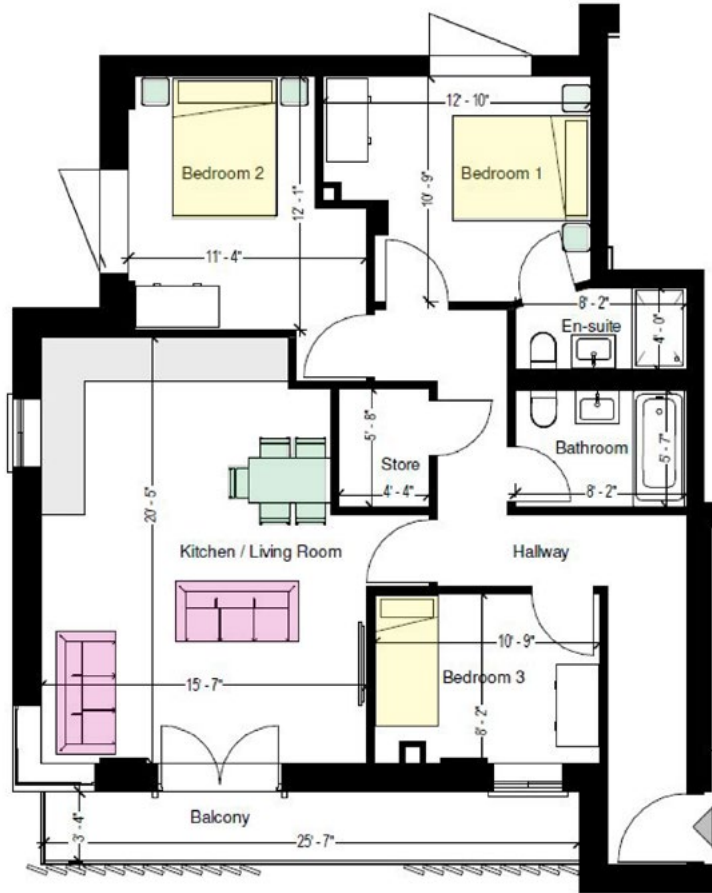
| | |
|-------------------|-----------------|
| Bedroom 1 | 14'5" x 9'1" |
| Bedroom 2 | 14'1" x 9'0" |
| Bedroom 3 | 11'7" x 7'1" |
| Kitchen/Living | 27'1" x 16'8" |
| Private Garden | 38'5" x 17'7" |
| Total Area | 861 sqft |

Apartment 1 • Ground Floor



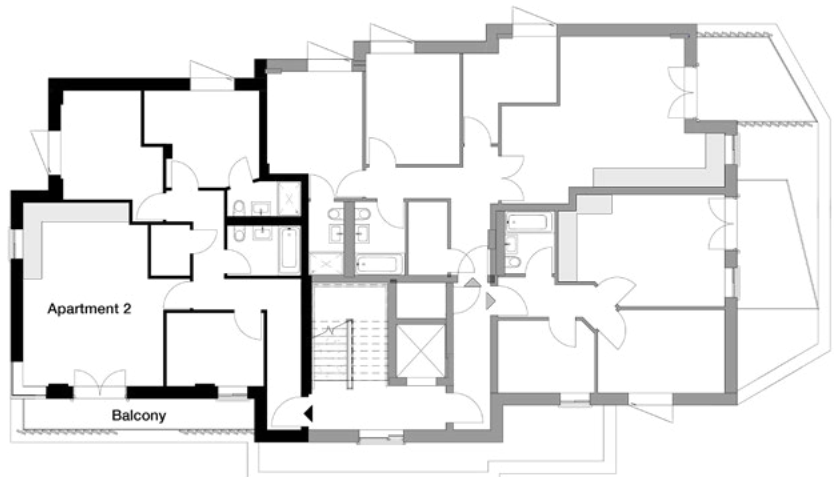
IVORY COURT

Apartment 2
3 Bedroom - 2 Bathroom
1 Store
Balcony



| | |
|----------------------------|----------------|
| Bedroom 1 | 12'10" x 10'9" |
| Bedroom 2 | 12'1" x 11'4" |
| Bedroom 3 | 10'9" x 8'2" |
| Kitchen/Living | 20'5" x 15'7" |
| Total Area 933 sqft | |

Apartment 2 • First Floor



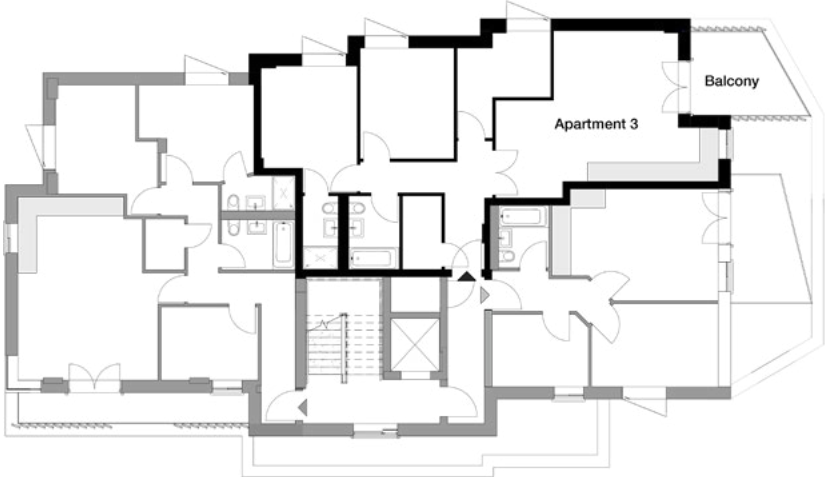
PLANS NOT TO SCALE

Apartment 3
3 Bedroom - 2 Bathroom
1 Store
Balcony



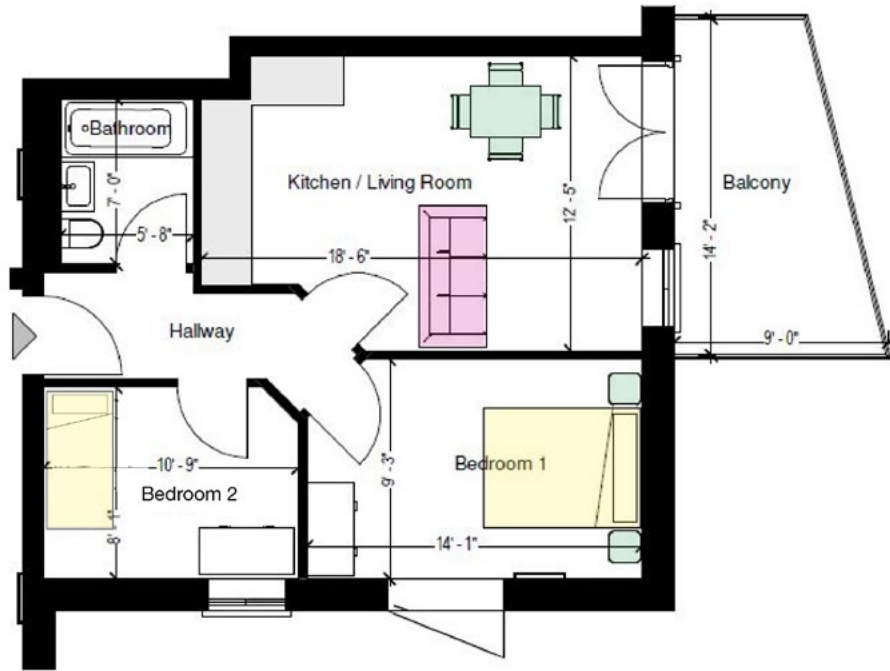
| | |
|---------------------|---------------|
| Bedroom 1 | 14'1" x 10'8" |
| Bedroom 2 | 12'4" x 10'5" |
| Bedroom 3 | 10'5" x 7'4" |
| Kitchen/Living | 24'9" x 16'9" |
| Total Area 945 sqft | |

Apartment 3 • First Floor



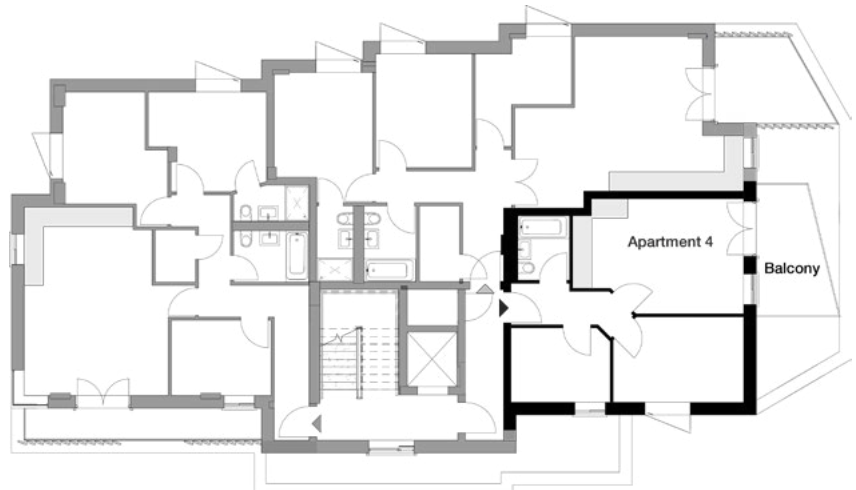
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Apartment 4
2 Bedroom - 1 Bathroom
Balcony



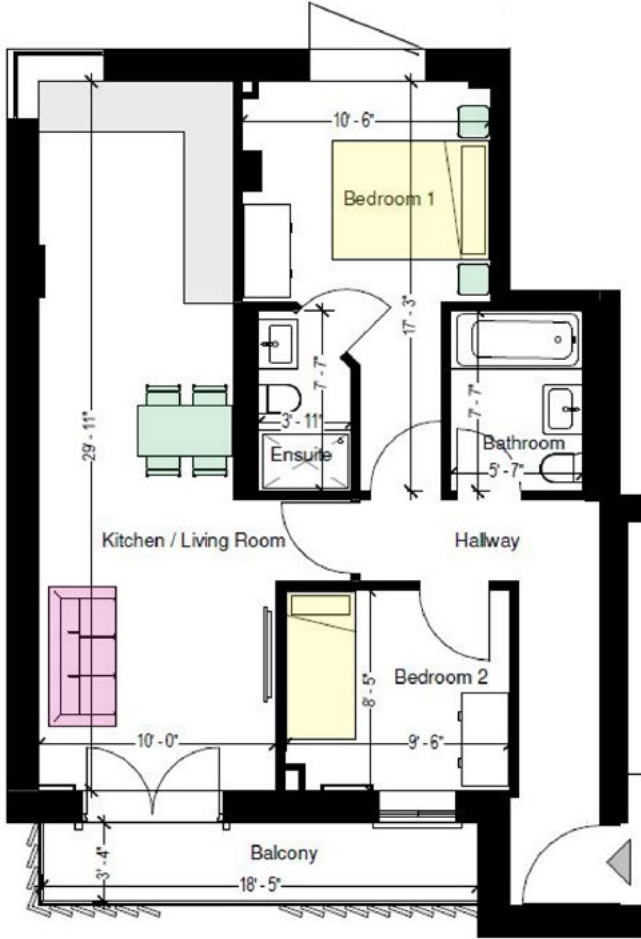
Bedroom 1 14'3" x 9'3"
Bedroom 2 10'10" x 8'1"
Kitchen/Living 18'6" x 12'5"
Total Area 538 sqft

Apartment 4 • First Floor



PLANS NOT TO SCALE

Apartment 5
2 Bedroom - 2 Bathroom
Balcony



| | |
|----------------------------|---------------|
| Bedroom 1 | 17'3" x 10'6" |
| Bedroom 2 | 9'6" x 8'5" |
| Kitchen/Living | 29'11" x 10' |
| Total Area 681 sqft | |

Apartment 5 • Second Floor



IVORY COURT

Apartment 6
2 Bedroom - 2 Bathroom
1 Store
Balcony



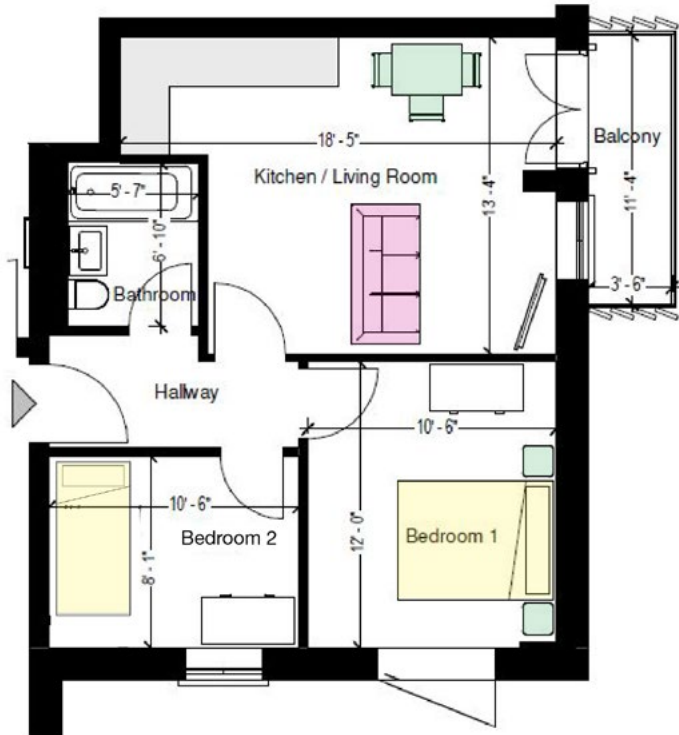
| | |
|----------------|---------------|
| Bedroom 1 | 12'6" x 11'1" |
| Bedroom | 12'2" x 10'5" |
| Kitchen/Living | 26'7" x 11'2" |
| Total Area | 725 sqft |

Apartment 6 • Second Floor



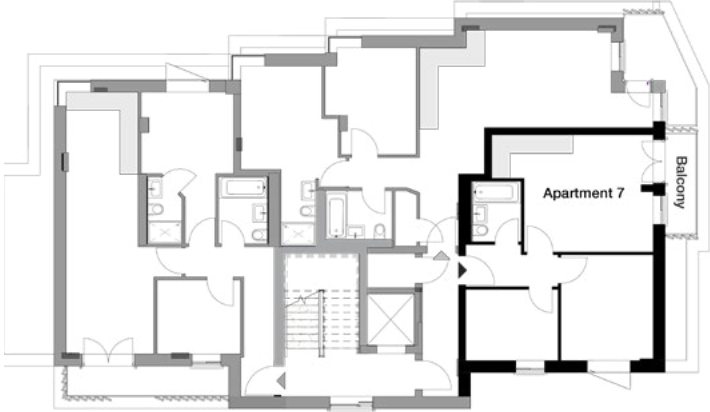
PLANS NOT TO SCALE

Apartment 7
2 Bedroom - 1 Bathroom
Balcony



| | |
|----------------------------|---------------|
| Bedroom 1 | 12'0" x 10'6" |
| Bedroom 2 | 10'8" x 8'1" |
| Kitchen/Living | 18'5" x 13'4" |
| Total Area 534 sqft | |

Apartment 7 • Second Floor

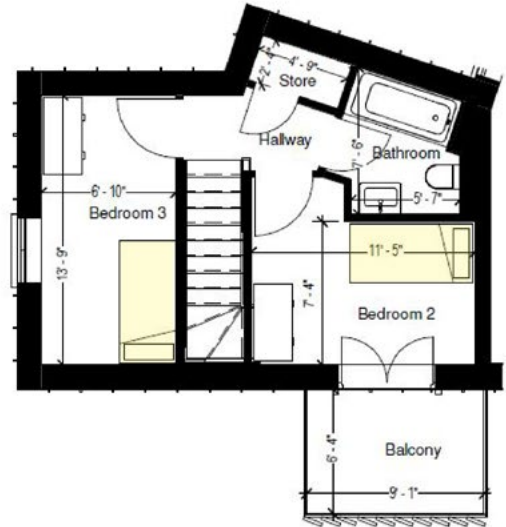
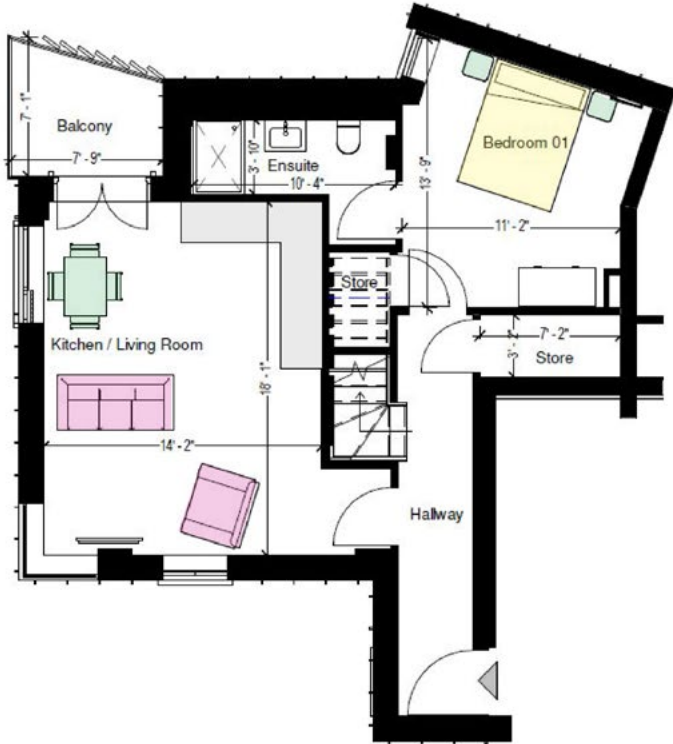


IVORY COURT

Apartment 8

Downstairs
 1 Bedroom - 1 Bathroom
 2 Stores
 Balcony

Upstairs
 2 Bedroom - 1 Bathroom
 1 Store
 Balcony

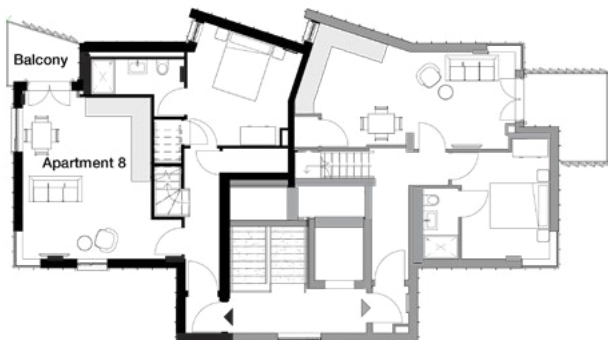


Downstairs
 Bedroom 1 13'9" x 11'2"
 Kitchen/Living 18'1" x 14'2"
 628 sqft

Upstairs
 Bedroom 2 11'5" x 7'4"
 Bedroom 3 13'9" x 6'10"
 325 sqft

Total Area - 953 sqft

Apartment 8 • Third Floor



Apartment 8 • Fourth Floor

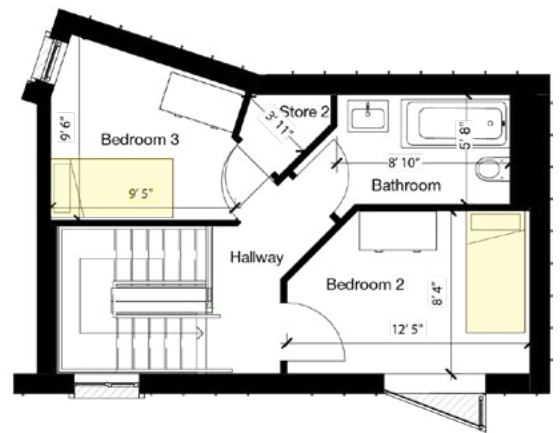
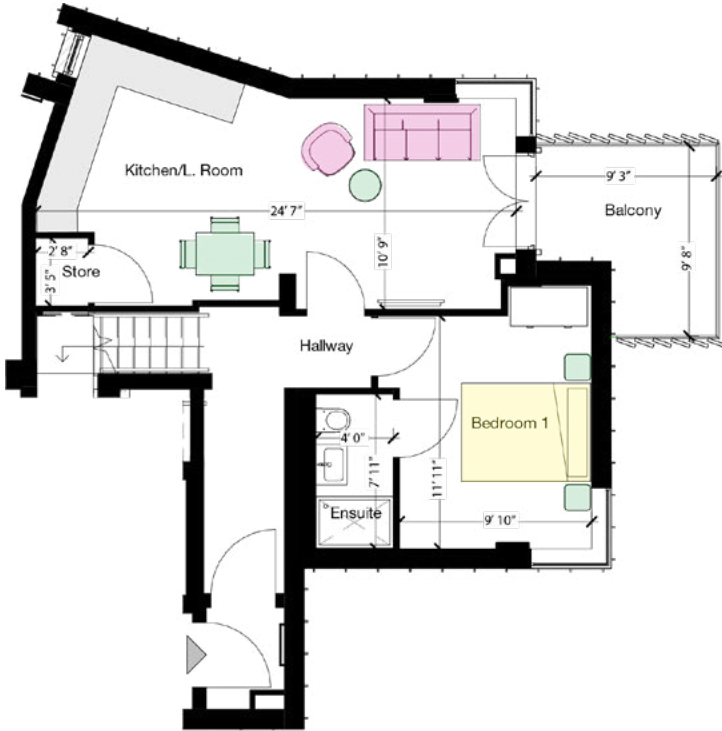


PLANS NOT TO SCALE

Apartment 9

Downstairs
1 Bedroom - 1 Bathroom
1 Store
Balcony

Upstairs
2 Bedroom - 1 Bathroom
1 Store

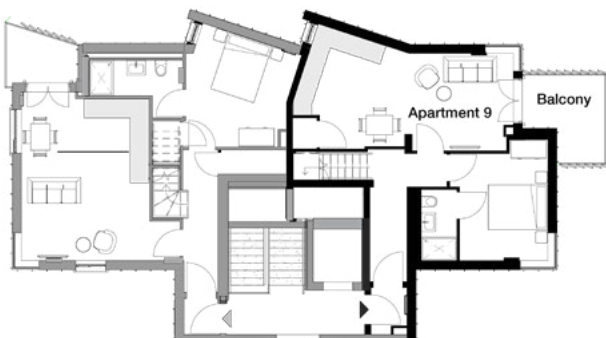


Downstairs
Bedroom 1 11'11" x 9'10"
Kitchen/Living 24'7" x 10'9"
586 sqft

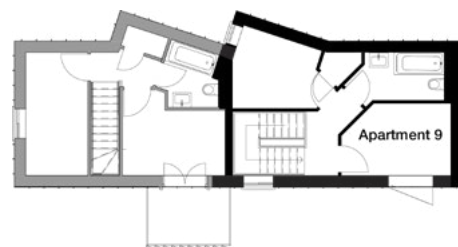
Upstairs
Bedroom 2 12'5" x 8'4"
Bedroom 3 9'6" x 9'5"
358 sqft

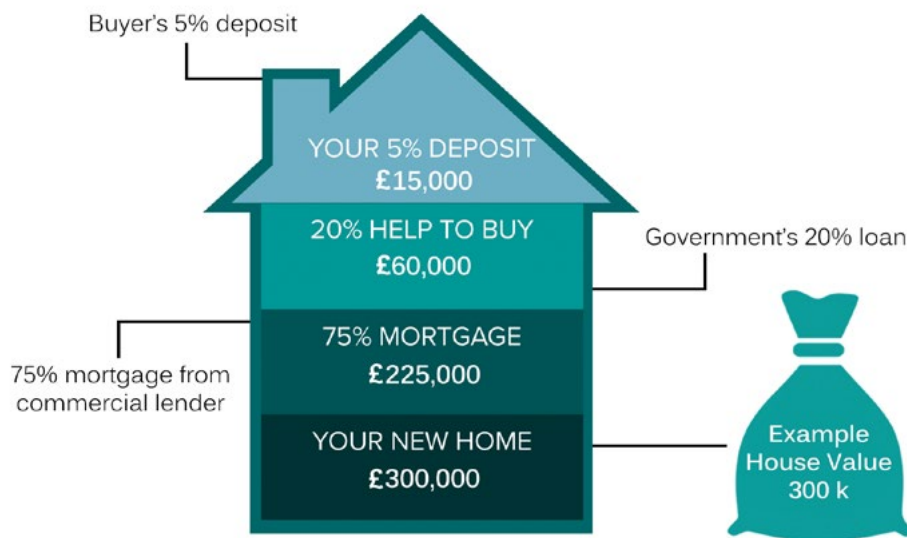
Total Area - 944 sqft

Apartment 9 • Third Floor

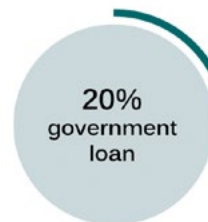


Apartment 9 • Fourth Floor

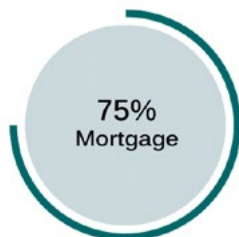




You only need a minimum 5% deposit.



The government will lend to you up to 20% of the value of your property through an equity loan, which can be repaid at any time or on the sale of your home.



So you will only need to secure up to a 75% mortgage from a bank or building society.



Maximum home purchase of £600,000.

(Source)

For more information, please visit:
www.helptobuy.gov.uk



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For further information please contact Barnard Marcus North Finchley on 0208 446 4143

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