



Frankum Mews

A SELECTION OF LUXURY
HOUSES & APARTMENTS
HARINGEY N22



An award-winning, new-build contemporary mews consisting of 12 Luxury 3-4 bedroom houses and 17 exclusive 1-4 bedroom apartments



**BEST HOUSING SCHEME
(FEWER THAN 500 HOMES)**

Located in North London in the vibrant borough of Haringey, between inner and outer London, Frankum Mews provides a unique blend of urban living and suburban charm, boasting abundant green spaces and convenient transportation links to the City and Central London.

Thoughtfully designed and crafted, the development offers a range of features tailored to modern city living, ensuring an unparalleled lifestyle experience for its residents, appealing to first-time buyers, young families, retirees and shrewd investors alike.



Frankum Mews

South Tottenham

City of London

King's Cross

Crouch End

Woodberry Wetlands Trust

Finsbury Park

Ducketts Green

Downhills Park

Belmont Recreation Ground

Turnpike Lane

Russell Park

Lordship Recreation Ground

Hornsey

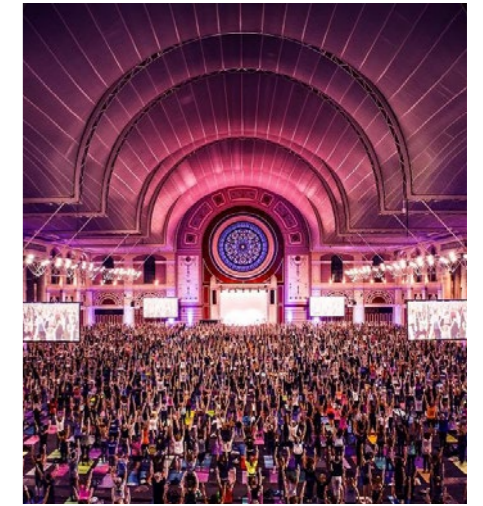


The Charm of Haringey

A great place to live and grow as a family.

Haringey covers an area of more than 11 square miles. It is home to Tottenham Hotspur Football Club, familiar local landmarks, such as Alexandra Palace and Bruce Castle Park and has many parks and open spaces including Finsbury Park, Alexandra Park and Palace, Highgate Wood and Lordship Recreation Ground - on the doorstep of Frankum Mews.

Well connected to the rest of London and all that it has to offer, and surrounded by parks and green spaces, this remarkable area combines a captivating blend of historic and modern architecture and celebrates its rich cultural heritage with a delightful selection of international restaurants, pubs and cafés, creating a vibrant and lively atmosphere in which to live.



Alexandra Palace

An enduring symbol of leisure and entertainment for over 150 years and known affectionately as 'Ally Pally' – where entertainment knows no bounds. This historic venue plays host to an exciting array of sporting events, exhibitions, concerts and festivals throughout the year and is located within 196 acres of parkland, featuring a serene boating lake, a farmers' market, a garden centre, pitch & put and a winter ice rink.



Tottenham Hotspur Stadium

Haringey is home to the new unique Tottenham Hotspur stadium with the world's first retractable natural turf surface, setting new standards in sporting innovation. Beyond its exceptional Premier League and NFL events, the stadium provides state-of-the-art sport and leisure facilities for the local community, fostering a sense of unity and inclusion.



A Wealth of Options

If you are interested in taking time out after a busy day, a wealth of entertainment awaits from cinemas, theatres and galleries to local clubs, pubs and restaurants throughout Haringey. It is a shopper's delight, with Shopping City in Wood Green and a tempting selection of treats from the arts and book shops and boutiques of Crouch End and Muswell Hill. There is also the renowned 'Westfield' in Stratford, one of Europe's largest shopping centres, only 20 minutes drive away.



Pop down to the tap room at Beavertown Brewery in Tottenham, for a taster session of some local beer, or pay a visit to "Downstairs at the King's Head" a legendary comedy night out in Crouch End Hill, featuring comedy and live music.

The area is replete with independent eateries, cafés and bars, catering to every taste – such as Blend Haringey, Banners, The Banc, Famous Royal Oak, Salisbury Hotel, Lulu's Caribbean Cuisine, Brouhaha and the Great Northern Railway Tavern. There is also a multitude of Turkish restaurants in Green Lane including Gokyuzu, Antepililer and Hala.

Education – best in class

Within the local area there are five primary and six secondary schools rated "Good" or "Outstanding" by Ofsted. Access to top universities, colleges, and business schools within London is easy via Turnpike Lane underground, including prestigious institutions such as London School of Economics and University College London.

Central St Martins at King's Cross further enriches the educational landscape with its global acclaim for arts and design.



Outstanding Activity

There are numerous parks and playgrounds throughout Haringey providing an A to Z of physical activity.

The Park Road Lido, is one of the largest Lidos in London and is open all year round and recently introduced summer night-time swim sessions.

There are also four leisure centres offering a raft of sport facilities for all ages and abilities. Closest to Frankum Mews are New River Sport & Fitness, providing a state-of-the-art gym, an athletics track, football pitches and tennis courts, and Broadwater Farm Community Centre, with a swimming pool, gym and racket sports.

Haringey is a harmonious blend of urban and outdoor living and is surrounded by a stunning selection of green spaces and parks

Frankum Mews is located right beside two public parks; Lordship Recreation Ground, that has a lake, a children's play area, skateboard park and an adventure playground; and Downhills Park, which has sports and recreation grounds, a café and formal 19th-century Italian Gardens.

Other green spaces close by include; Belmont Recreation Ground, a Green Flag Award park with a playground and picnic area; Ducketts Common, opposite Turnpike Lane underground station, a park with lots of facilities and a wildflower meadow; Chestnuts Park, that has a willow garden and an orchard; Bruce Castle Park, eight

hectares of parkland with a rich history dating back to the early 11th century; Tower Gardens, a hidden gem with a playground in the middle of the Tower Gardens estate; Chapmans Green, a well established park with tennis courts and a pavilion; White Hart lane Recreation Ground, fondly know as 'Pond Park' due to the large model boat lake installed when the park was created in 1914; and of course Alexander Palace and Gardens with a wealth of facilities and events throughout the year.

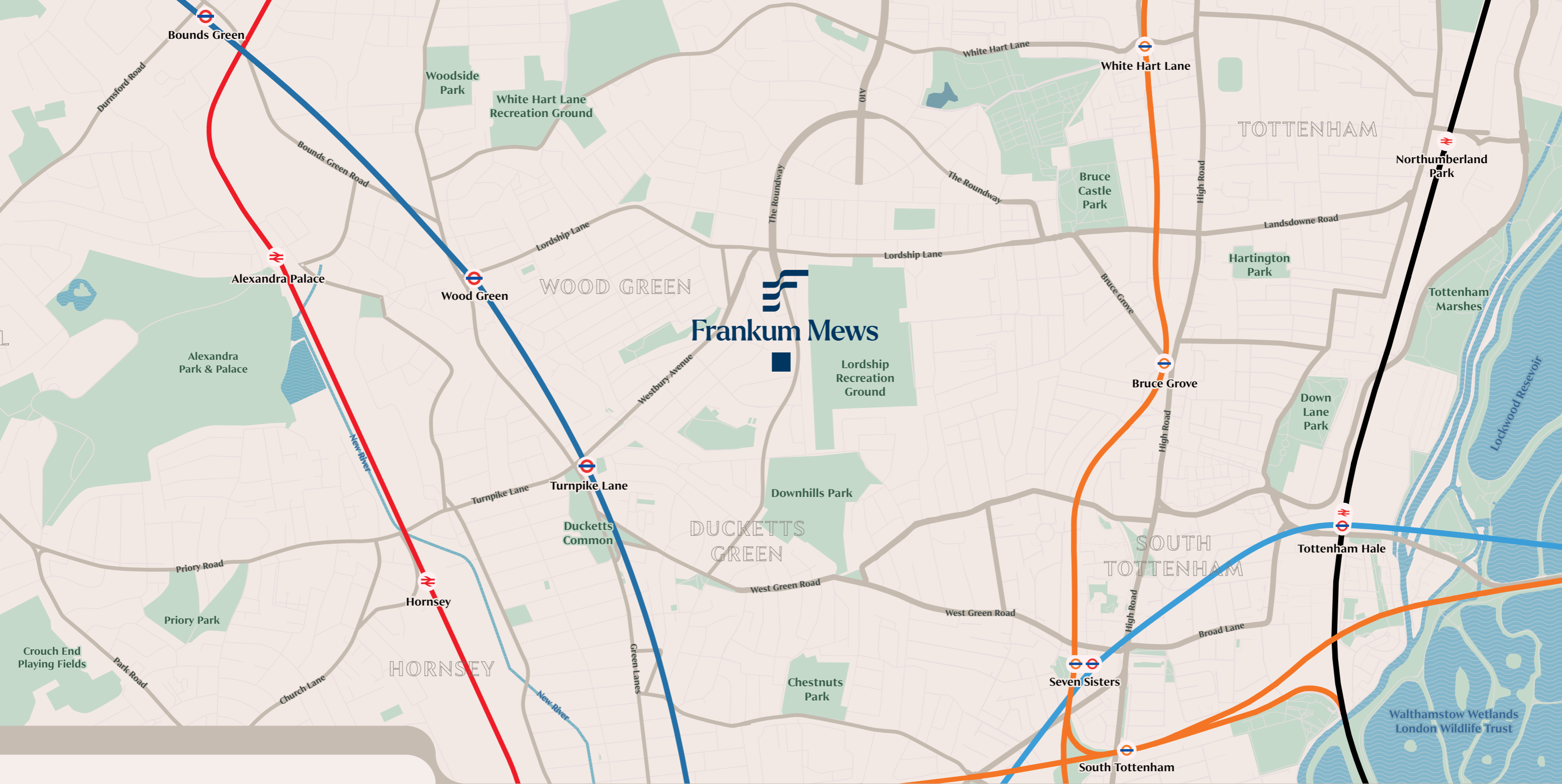
Further afield are the ancient woodlands of Coldfall Wood, Queen's Wood and Bluebell Wood.



Walthamstow Wetlands, a cherished gem in the heart of North London

Here you can explore vast acres of pristine marshland, shimmering waterways and thriving wildlife habitats on foot or by bicycle. Immerse yourself in nature while relishing the tranquillity of this captivating oasis. As you journey through, make sure to visit The Larder, a popular new restaurant and deli nestled within the beautifully restored Engine House.





Well connected by Tube, Bus and Rail



Tubes & Trains

Turnpike Lane in zone 3, on the Piccadilly line, is 10 minutes walk from Frankum Mews and provides direct access to King's Cross and the rest of London.

The City can be reached via Seven Sisters and Tottenham Hale stations, with journey times of only 20 minutes to Liverpool Street.

Buses & Cycling

Haringey has a vast bus network providing excellent accessibility across London, day or night. There are many scenic cycle routes through Haringey and the Cycle Superhighway 1 offers a direct route from White Hart Lane to Liverpool Street Station.

Roads

Haringey is within easy reach of the A406 North Circular and A503, with the A10 and M11 nearby for convenient routes to Hertford, Cambridge, and Stansted Airport. Make use of your two-year free Car Club Membership, courtesy of the development company, and enjoy hassle-free car usage during your early years at Frankum Mews.

Travel (from Tottenham Hale)

Finsbury Park	9 mins
St Pancras International	13 mins
King's Cross	14 mins
City Airport	35 mins
Stansted Airport	45 mins
Heathrow Airport	50 mins

Frankum Mews has been carefully designed to foster community and enhance accessibility



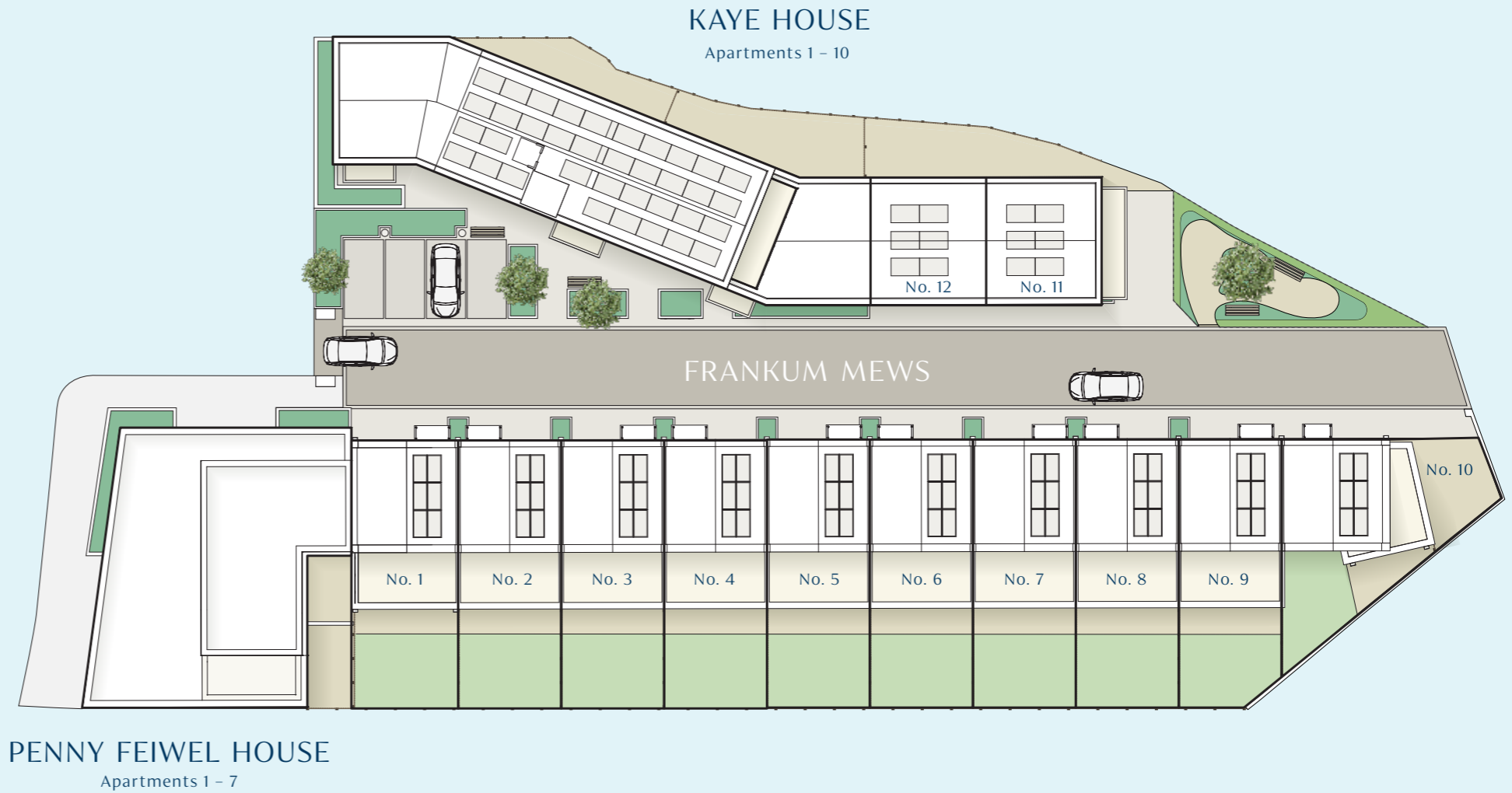
Scheme Overview



A charming pedestrianised mews invites you into the development's amenity space that sets the tone for a calm and relaxing environment.



**BEST HOUSING SCHEME
(FEWER THAN 500 HOMES)**



17 exclusive 1-4 bedroom apartments



12 Luxury 3-4 bedroom houses



Light and spacious, the apartments open-plan living areas include a kitchen, dining area and lounge. With hardwood veneered engineered flooring, a neutral colour scheme and large full height balcony doors welcome in the natural daylight.



Apartments

Complete with mirrored cabinets and a shower, the ensuite and family bathrooms have large format Italian porcelain wall and floor tiles and are expertly finished with fixtures and fittings of the highest quality.



Our homes feature open-plan living areas blending comfort and style, with wood-effect porcelain flooring and a soothing neutral palette.



Houses

Comfort and sophistication blend seamlessly with integrated kitchen, living, and dining areas. Warm hardwood flooring and a serene colour scheme create a cosy atmosphere and contemporary elegance. Wide balconies offer a peaceful outdoor retreat.

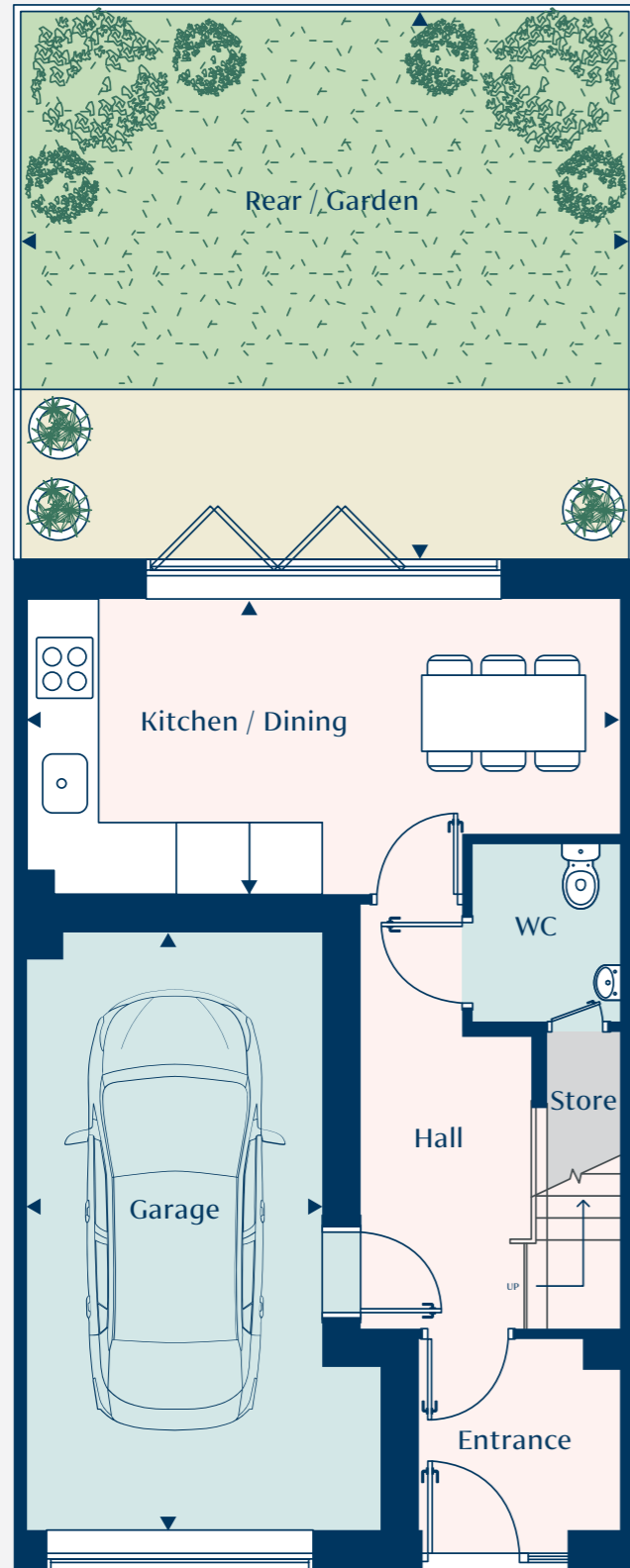


Bedrooms are places of calm and repose, perfectly proportioned, with floor-to-ceiling windows welcoming in natural light throughout the day.



Typical Mews House

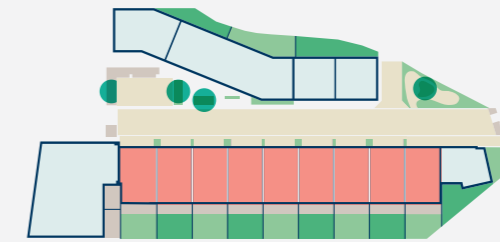
128.3 sq m / 1,380 sq ft



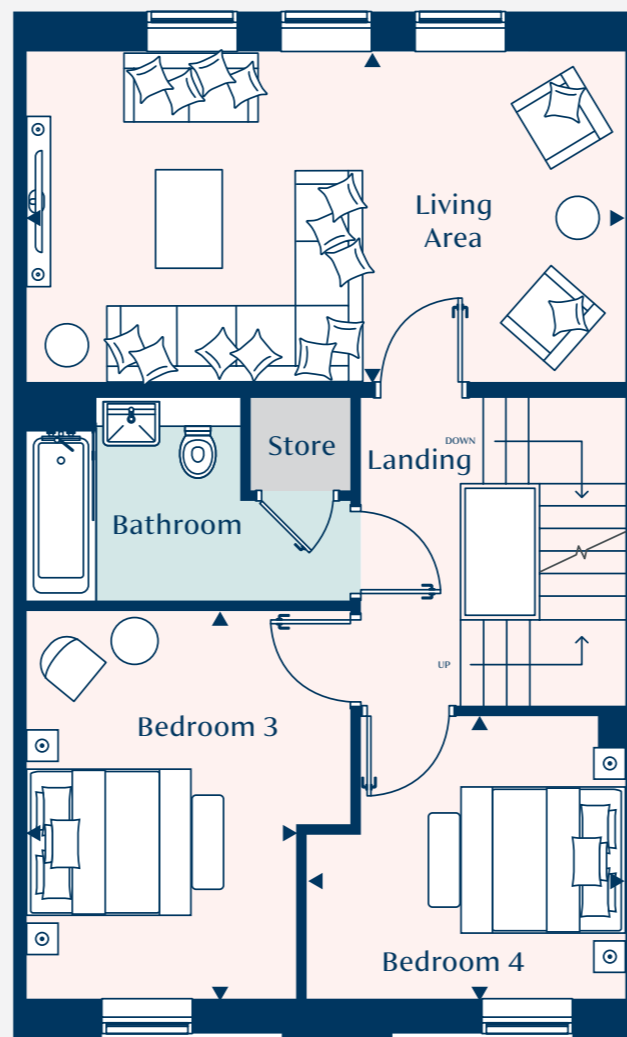
GROUND FLOOR

ROOM DIMENSIONS	m	ft
Kitchen / Dining	6.0 x 3.1	19'8" x 10'2"
Living Area	6.0 x 3.3	19'8" x 10'9"
Master Bedroom	4.4 x 2.8	14'5" x 9'3"
Bedroom 2	3.1 x 3.3	10'2" x 10'7"
Bedroom 3	2.7 x 3.9	8'9" x 12'8"
Bedroom 4	3.2 x 2.8	10'5" x 9'3"
Garage	6.1 x 3.0	19'11" x 9'10"

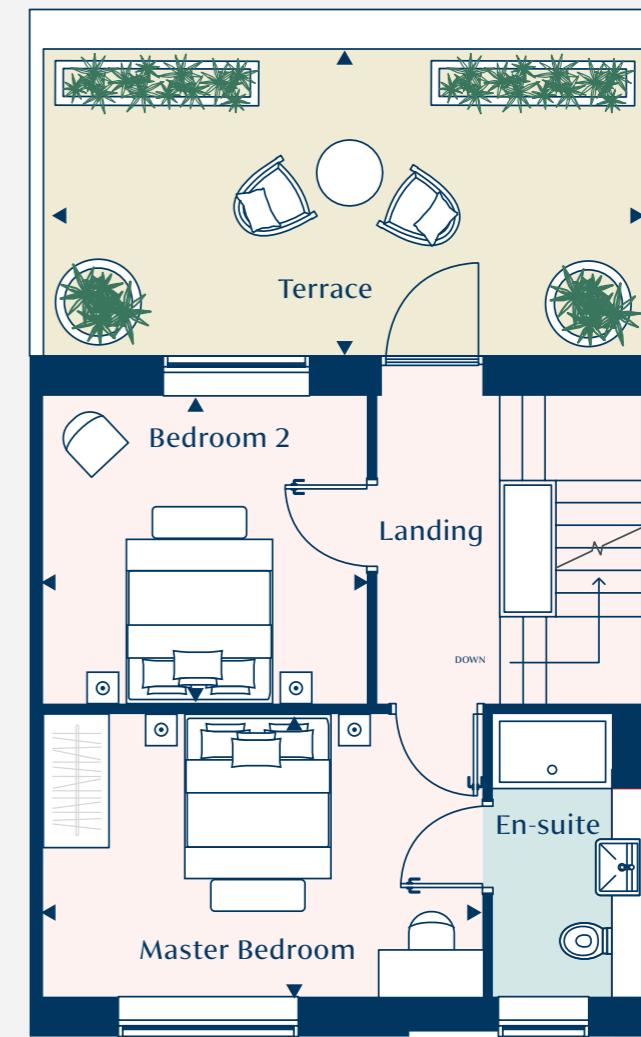
OUTDOOR SPACE	m	ft
Garden	6.2 x 5.5	20'5" x 18'
Terrace	6.0 x 3.0	19'9" x 9'11"



Any areas, dimensions, measurements or distances are approximate and the plans are for guidance only and are not necessarily comprehensive. These particulars were prepared from preliminary plans before the completion of the properties and are intended only as a guide for the marketing of Frankum Mews. Elements may change during construction. Prospective purchasers should not rely on this information and should ensure that their solicitor checks the plans and specification attached to their contract.



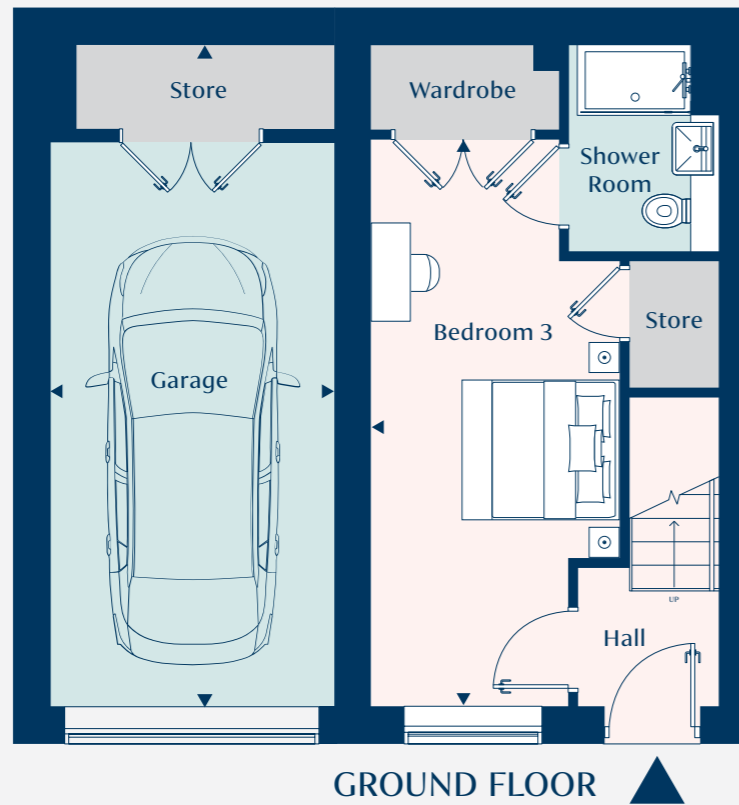
FIRST FLOOR



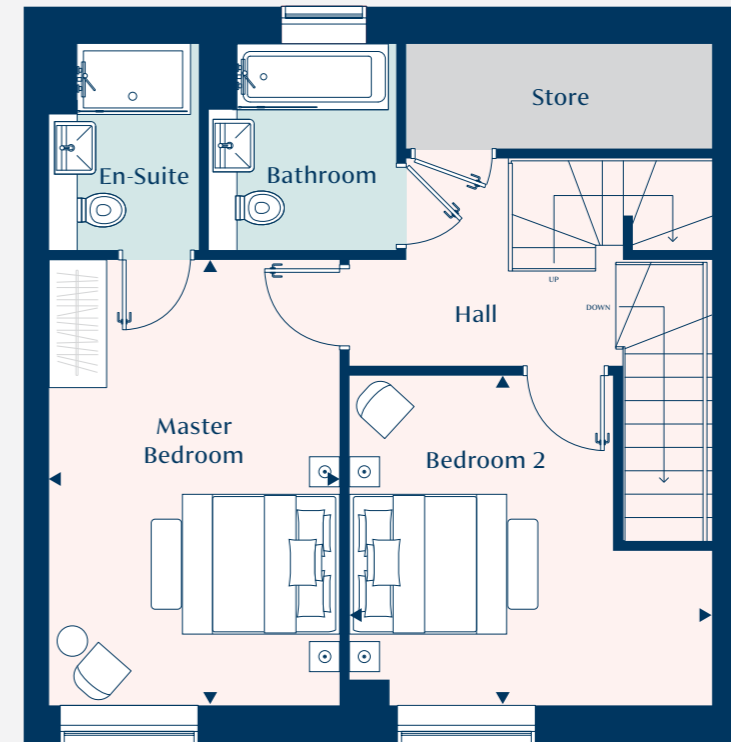
SECOND FLOOR

Typical Townhouse

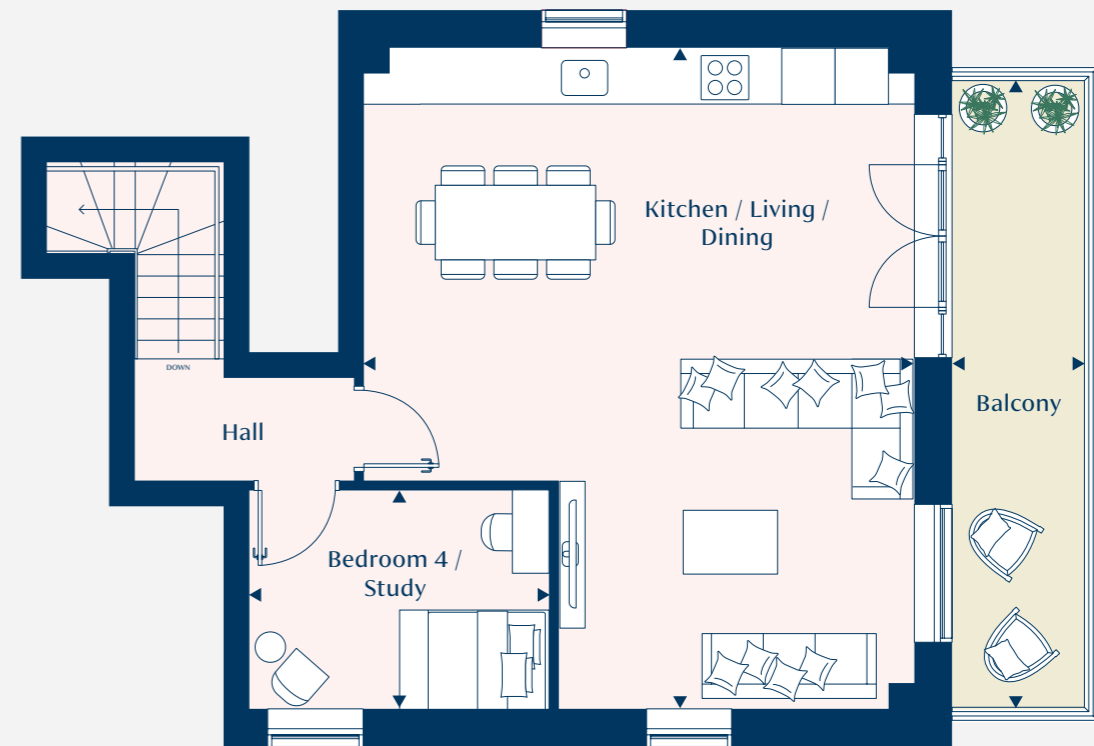
126.6 sq m / 1,362 sq ft



GROUND FLOOR

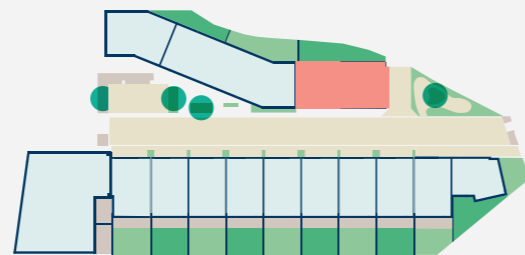


FIRST FLOOR



SECOND FLOOR

ROOM DIMENSIONS	m	ft
Kitchen / Living / Dining	5.9 x 7.1	19'2" x 23'1"
Master Bedroom	3.1 x 4.8	10'1" x 15'6"
Bedroom 2	3.9 x 3.5	12'6" x 11'5"
Bedroom 3	2.7 x 6.1	8'7" x 19'8"
Bedroom 4 / Study	3.2 x 2.3	10'4" x 7'6"
OUTDOOR SPACE	m	ft
Balcony	1.4 x 6.7	4'10" x 22'9"



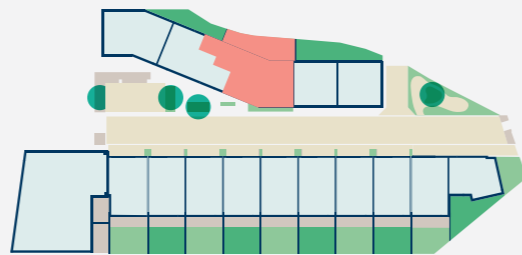
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Ground floor apartment

92.8 sq m / 998 sq ft



ROOM DIMENSIONS	m	ft
Kitchen / Living / Dining	5.5 x 7.1	17'9" x 23'2"
Master Bedroom	5.4 x 3.7	17'8" x 12'0"
Bedroom 2	4.0 x 3.3	13'1" x 10'7"
OUTDOOR SPACE	m	ft
Garden	11.8 x 3.2	38'10" x 10'6"



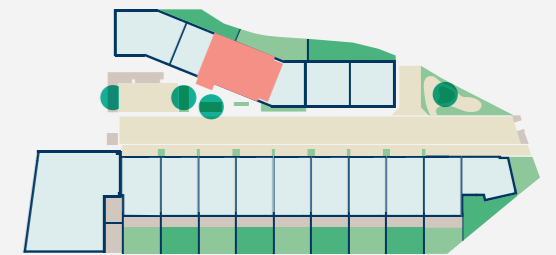
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Top floor apartment

76.0 sq m / 818 sq ft

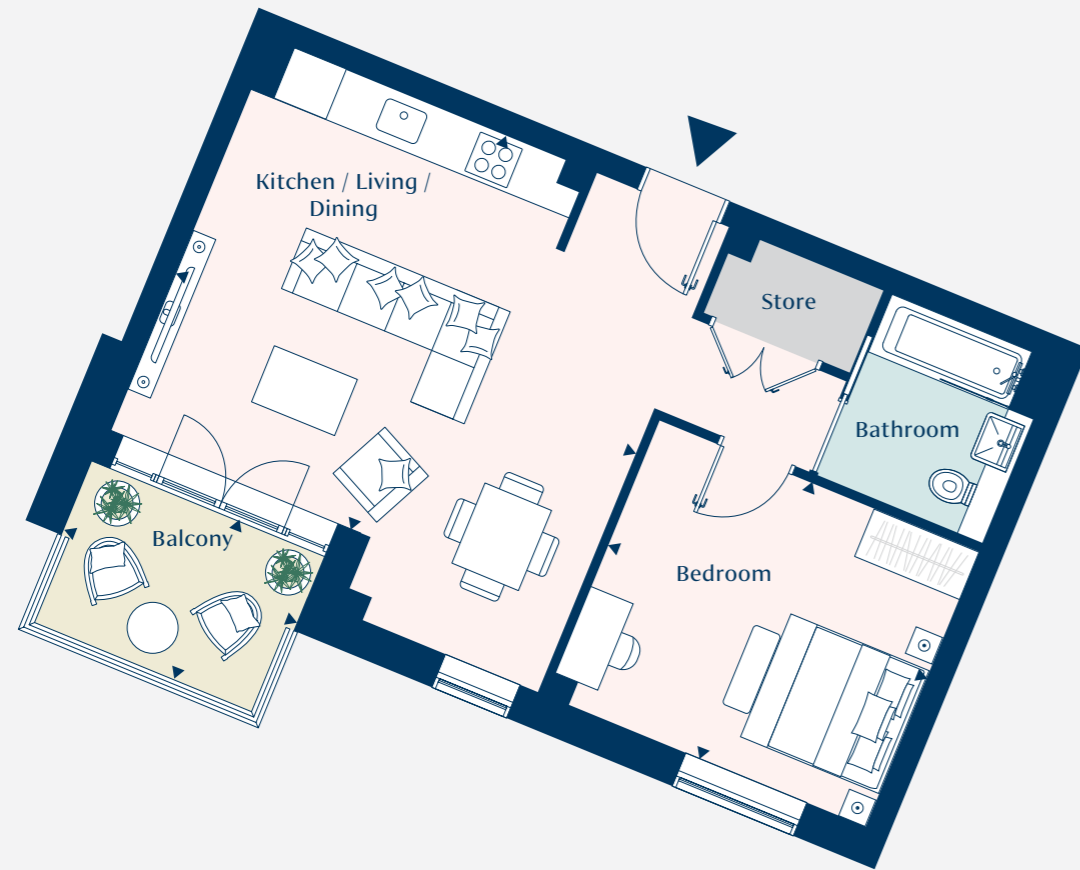


ROOM DIMENSIONS	m	ft
Kitchen / Living / Dining	4.2 x 7.3	13'7" x 23'9"
Master Bedroom	3.3 x 3.5	10'8" x 11'5"
Bedroom 2	3.2 x 3.9	10'5" x 12'7"
OUTDOOR SPACE	m	ft
Terrace	1.6 x 6.6	5'5" x 21'9"
Balcony	2.6 x 1.0	8'8" x 3'4"

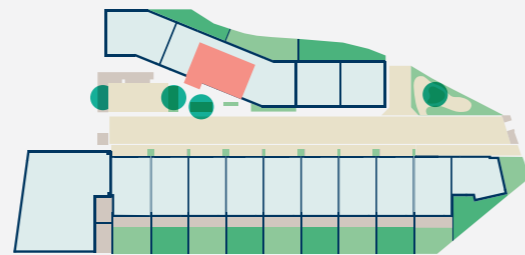


Typical 1-bed apartment

50.9 sq m / 548 sq ft

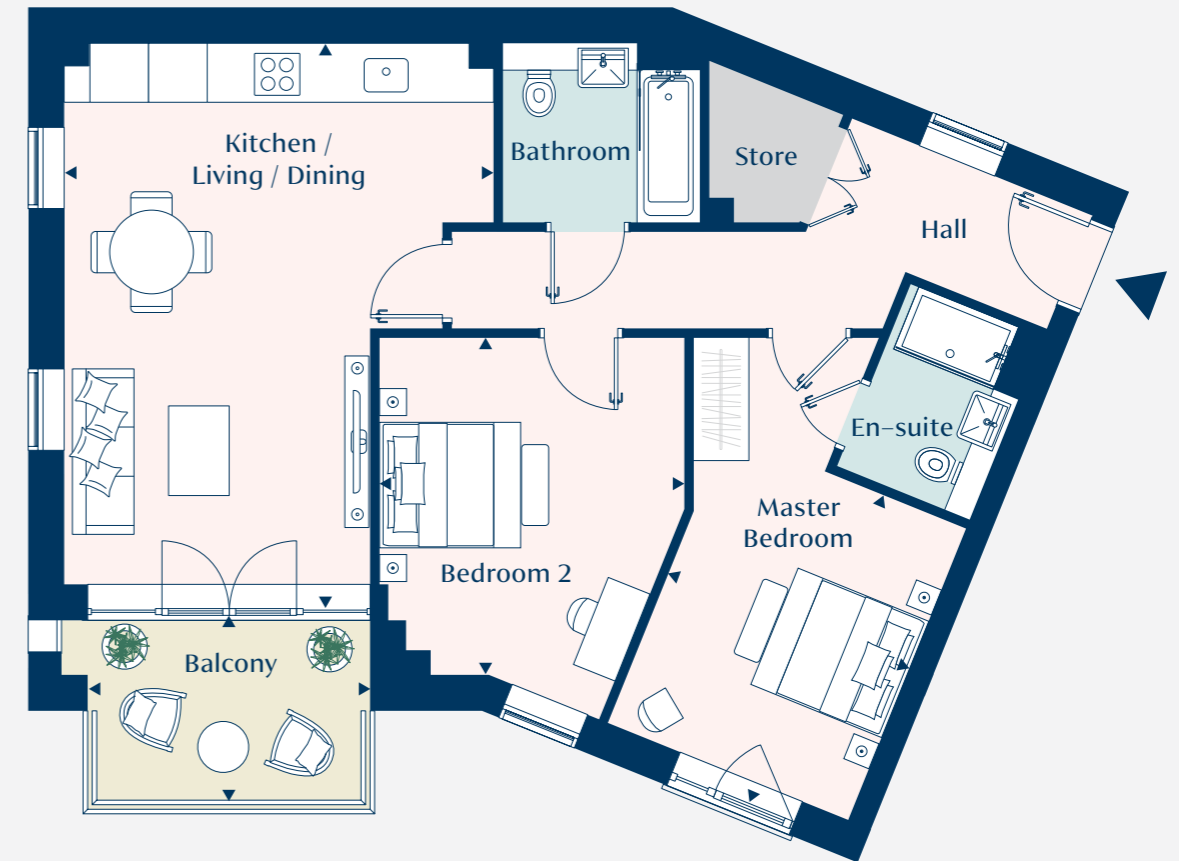


ROOM DIMENSIONS	m	ft
Kitchen / Living / Dining	5.6 x 4.8	18'2" x 15'6"
Bedroom	3.9 x 3.3	12'7" x 11'0"
OUTDOOR SPACE	m	ft
Balcony	2.6 x 1.9	8'7" x 6'4"

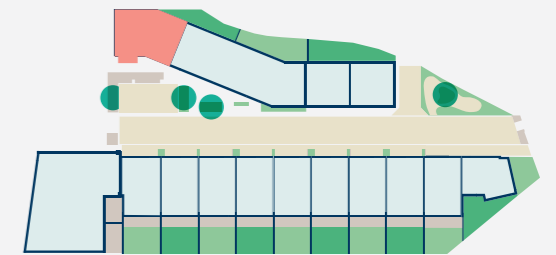


Typical 2-bed apartment

71.2 sq m / 766 sq ft

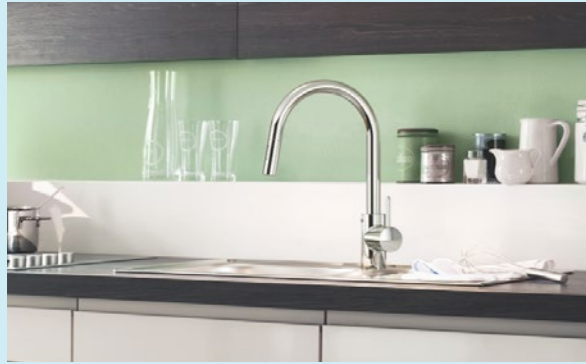


ROOM DIMENSIONS	m	ft
Kitchen / Living / Dining	4.8 x 6.0	15'7" x 19'8"
Master Bedroom	2.9 x 3.5	9'5" x 11'5"
Bedroom 2	3.4 x 3.8	11'2" x 12'4"
OUTDOOR SPACE	m	ft
Balcony	3.0 x 2.2	9'11" x 7'2"



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Specification



Kitchens

Contemporary and stylish Italian kitchen designed for each individual apartment and mews house. Energy efficient and sleek Bosch appliances have been selected to complement the look and feel.

- Bosch hob with porcelain splash back (where applicable)
- Bosch integrated single oven
- Integrated fridge/freezer
- Integrated dishwasher
- Bosch microwave and extractor fan
- Astris stainless steel under-mounted sink with Grohe Eurosmart cosmopolitan mixer tap
- LED feature lighting to wall units
- Soft close to doors and drawers
- Washer/dryer (where applicable)

Please note, kitchen designs and layouts vary.

Floor Finishes

- Wood-effect porcelain ceramic floor tiles to ground floors
- Hardwood veneered engineered flooring
- Luxury deep-pile carpet and underlay to all bedrooms



Bathrooms & En-suites

All bathrooms feature white sanitary ware, mixer taps and showers from Saneux. A bespoke mirrored cabinet with LED lighting adds a hint of sophistication.

- Low profile shower tray with glass door
- Large format wall and floor tiles
- Electric heated chrome towel rail
- Fitted mirror cabinet with LED lighting and matching vanity tops
- Electric shaver points

Decorative Finishes

To achieve a contemporary style interior we have selected clean lines for doors, architraves and skirting, keeping everything in subtle colours to create a calm and tranquil environment.

- Painted solid front entrance door with multi-point locking system
- Full-height double glazed windows
- Full-height glazed bi-fold doors to private garden areas of Mews houses
- Internal hardwood-veneered-finish doors to all homes with elegant brushed metal door ironmongery
- Master bedrooms feature built-in wardrobes, where indicated
- Profiled skirting boards and architraves
- Contemporary wooden staircases
- Plaster walls in a choice of four colours of emulsion
- Smooth plaster ceilings in white emulsion



External Finishes

- Composite decking to terraces and balconies
- Decorative canopies over entrance points (private and communal)
- Powder-coated grey metal balustrades on balconies

Heating

- High efficiency gas-fired boilers provide hot water and underfloor heating
- All rooms are individually temperature controlled via room thermostats
- Where homes benefit from a system gas boiler supplementary domestic hot water heating is also available by means of an immersion heater
- Electric heated chrome towel rails to bathrooms and en-suites

Electrical

- LED downlights to kitchen/living/dining room, family bathroom and en-suites
- Metal-finish electrical switches and sockets throughout primary areas, supplemented with TV and BT Fibre Optic data outlets
- Video entry system to every apartment, linked to main entrance door
- External lighting where patios or terraces form part of the dwelling
- Hard-wired smoke detectors
- Sprinkler system to all 1 bedroom apartments

The apartment building/s and non-adopted areas at Frankum Mews will be maintained by a management company of which every home owner will become a member. A managing agent has been appointed to maintain these areas and a service charge will be payable by each home owner for the services provided. We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Frankum Mews reserve the right to make these changes as required. A Managing Agent will be appointed.

Energy Efficiency

All buildings have been designed to exceed the requirements of the Building Regulations Part L.

- All houses benefit from dedicated photovoltaic solar panels
- All apartments benefit from photovoltaic solar panels to support common area electrical services

Communal Areas

- Security fob-controlled access to all entrance lobbies
- Lift access to all apartment floors
- Cycle and bin storage space
- Letterboxes provided for all apartments within communal entrance lobbies

Landscaping

In line with planning requirements, all common areas are looked after and maintained within the annual service charges.

Garages and Parking

- Houses feature individual single car garages with insulated remote control garage doors
- 7kW electric vehicle fast-charging points installed within all garages
- Limited allocated car parking is available for the apartments (4 spaces). Please speak to the agent for more information
- 7kW electric vehicle fast-charging points are located adjacent to the open space car parking

General

- New 999-year leases
- A service charge will be payable for the maintenance of the shared facilities and communal areas
- Every homeowner will enjoy 2 years free Car Club Membership
- 10-year warranty provided by Lockton Checkmate

Further Information

Local Authority

London Borough of Haringey

Warranty

10 year New Home warranty provided by



Sales Agents

Winkworth

New Homes

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