



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 THE NORTH LONDON'S SOUTHGATE.

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 BLAGDEN'S ROW, MAKING FOR A MORE RELAXED LIFESTYLE WHERE YOU ARE NOT TOTALLY 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.

Crovelands 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 THE UK'S BEST SCHOOLS GIVE BLAGDENS ROW AN ENVIIOUS 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 ANDREW'S 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

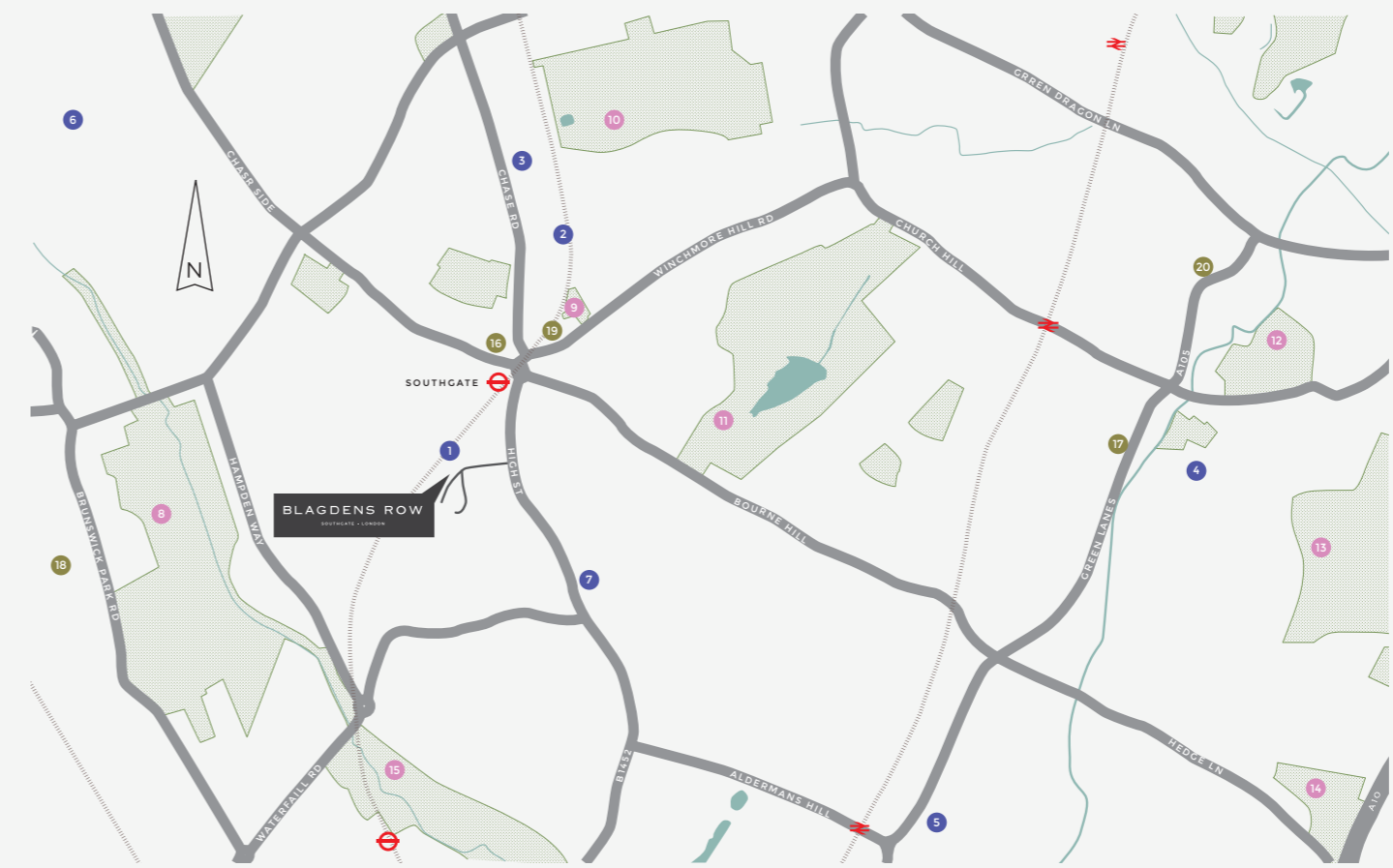
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MILES



# 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. Tescos
  - 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 9 minutes by car and offers national rail services to destinations as varied as Farringdon, London Bridge, Gatwick Airport and Brighton.

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.



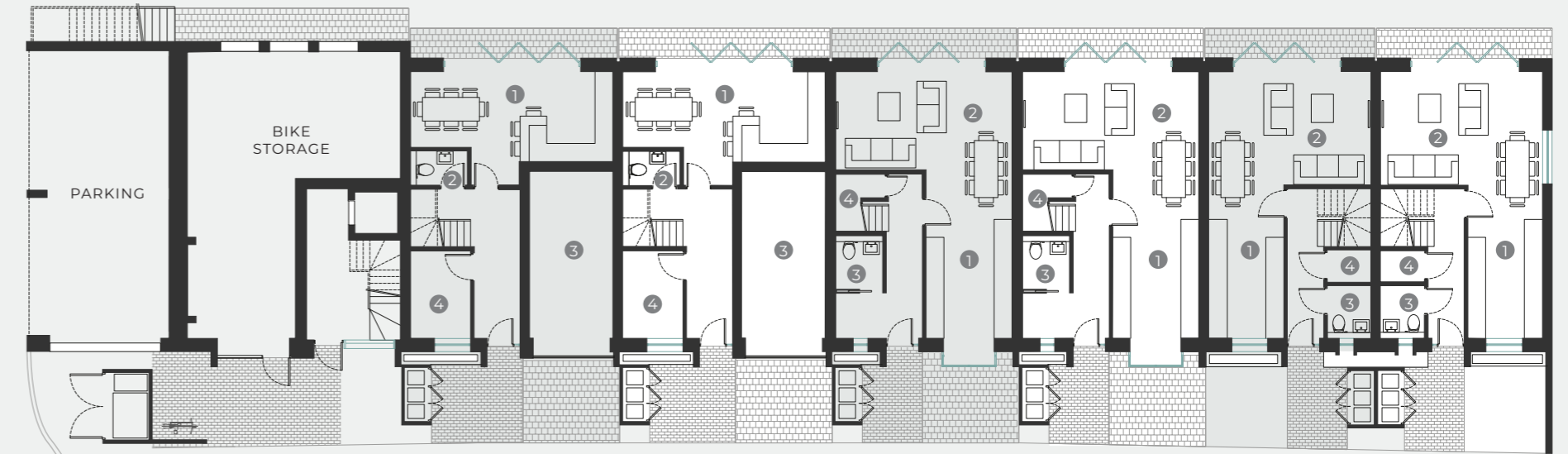
THOUGHTFULLY  
 PLANNED SPACIOUS  
 FAMILY HOMES  
 AND GENEROUSLY  
 PROPORTIONED  
 APARTMENTS

SIX TOWN HOUSES / TWO APARTMENTS

BLAGDENS ROW

SOUTHGATE · LONDON

GROUND FLOOR

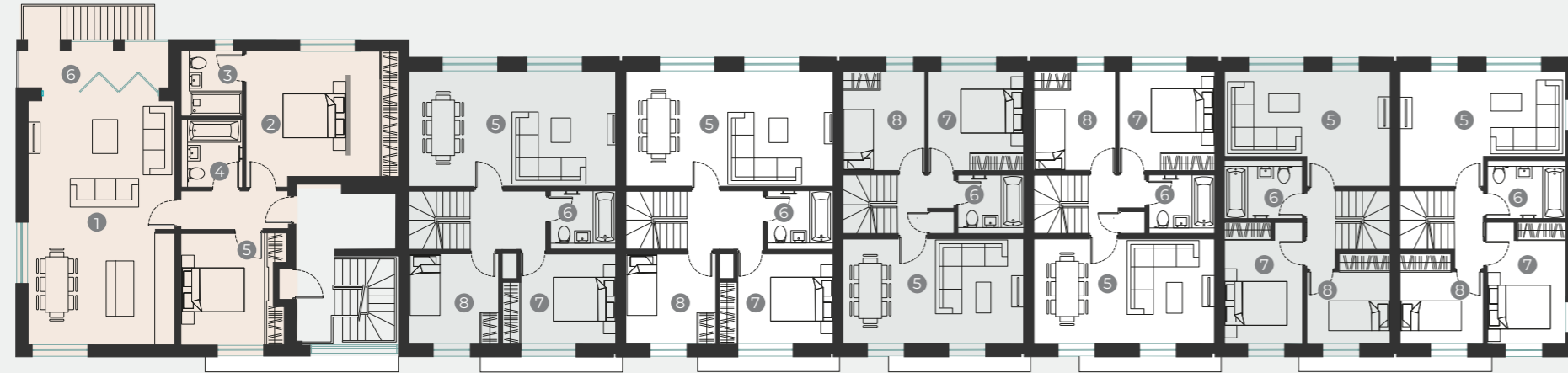


6	5	4	3	2	1
<b>SIX (House)</b> 624 sq ft *	<b>FIVE (House)</b> 624 sq ft *	<b>FOUR (House)</b> 581 sq ft *	<b>THREE (House)</b> 581 sq ft *	<b>TWO (House)</b> 517 sq ft *	<b>ONE (House)</b> 517 sq ft *
1. KITCHEN / DINING 6.7m x 3.7m	1. KITCHEN / DINING 6.7m x 3.7m	1. KITCHEN / DINING 2.8m x 6.5m	1. 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

\* Approximate area



## FIRST FLOOR

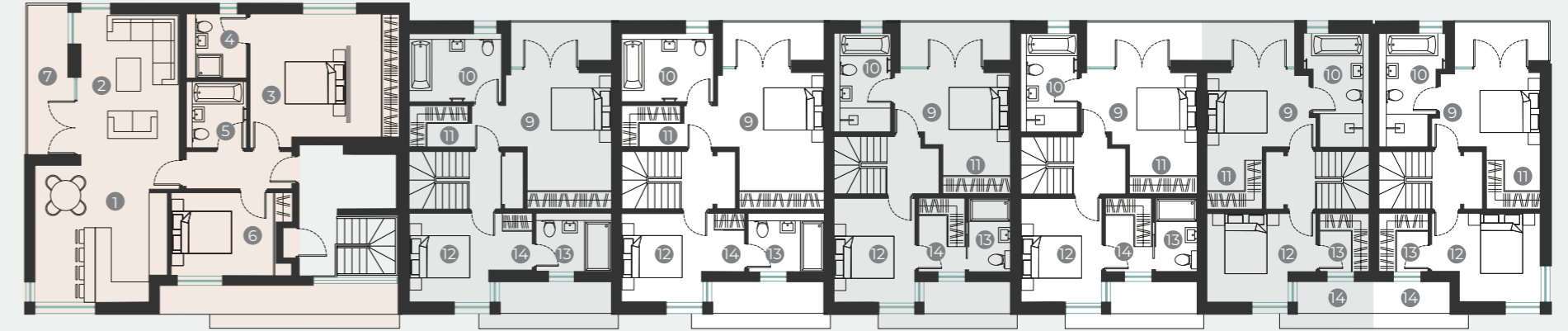


<b>7</b>	<b>6</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>
<b>SEVEN (Apartment)</b> 925 sq ft *	<b>SIX (House)</b> 635 sq ft *	<b>FIVE (House)</b> 635 sq ft *	<b>FOUR (House)</b> 449 sq ft *	<b>THREE (House)</b> 449 sq ft *	<b>TWO (House)</b> 506 sq ft *	<b>ONE (House)</b> 506 sq ft *

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

\* Approximate area

## SECOND FLOOR



<b>8</b>	<b>6</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>
<b>EIGHT (Apartment)</b> 893 sq ft *	<b>SIX (House)</b> 538 sq ft *	<b>FIVE (House)</b> 538 sq ft *	<b>FOUR (House)</b> 463 sq ft *	<b>THREE (House)</b> 463 sq ft *	<b>TWO (House)</b> 431 sq ft *	<b>ONE (House)</b> 431 sq ft *

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

\* Approximate area





# SPECIFICATION

## SUPERB FINISH & DETAIL

UNDERFLOOR HEATING

BRAND KITCHEN APPLIANCES

CHIC MATT STONE TILES

LED MOOD LIGHTING

### KITCHEN

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

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

### BEDROOMS

- Wardrobes to master bedrooms

### HEATING

- Underfloor heating

### GENERAL

- Allocated parking to all houses & flats
- Integral garage to houses 6 & 7
- Bicycle store
- Terraces & Juliette balconies to houses & flats
- 10 year new build warranty

## DEVELOPER

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020 7359 9960

[WWW.ARCODEVELOPMENTS.COM](http://WWW.ARCODEVELOPMENTS.COM)

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**Design & CGI:** [Propertybrochure.com](http://Propertybrochure.com)

