

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

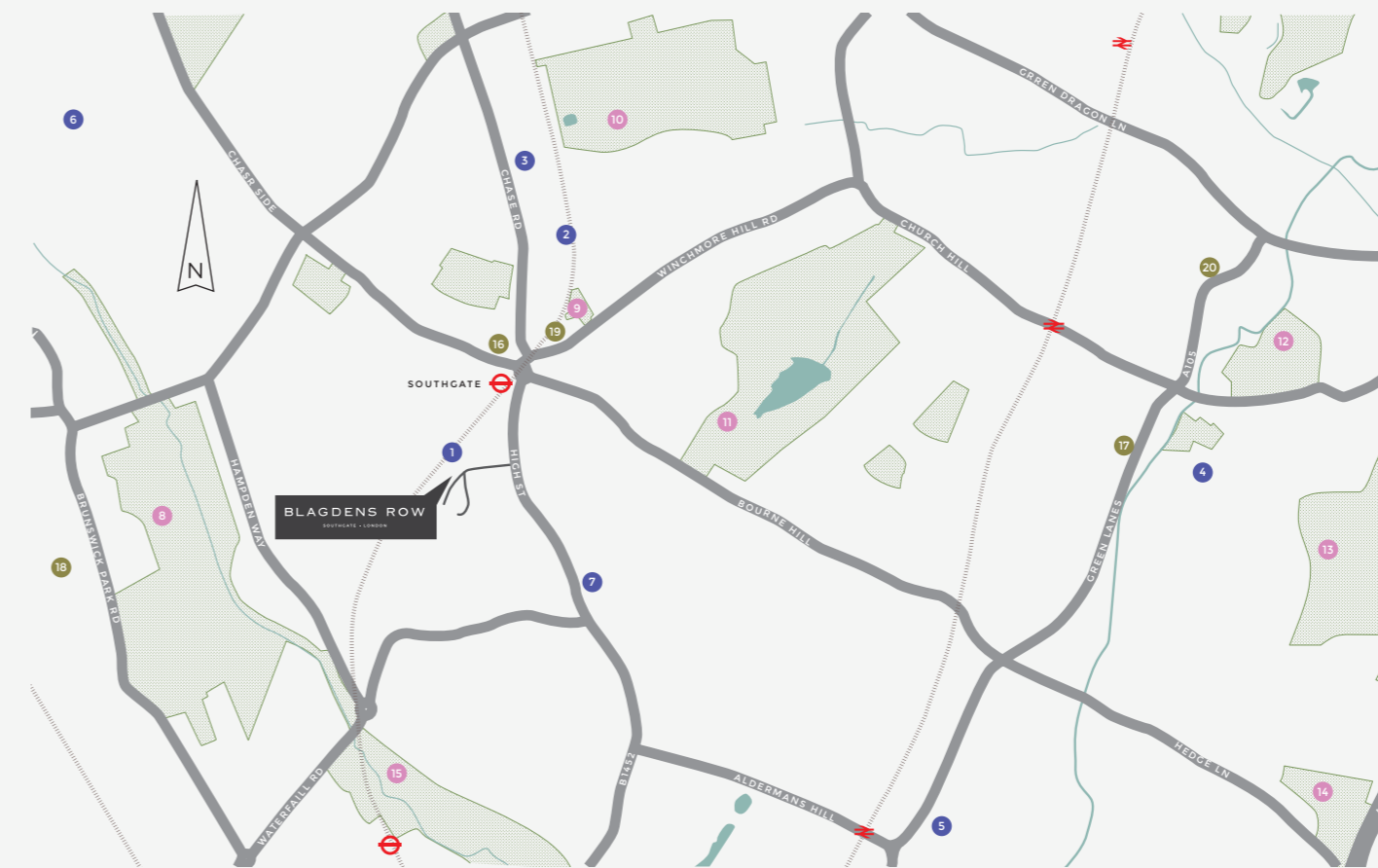
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MILES



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.

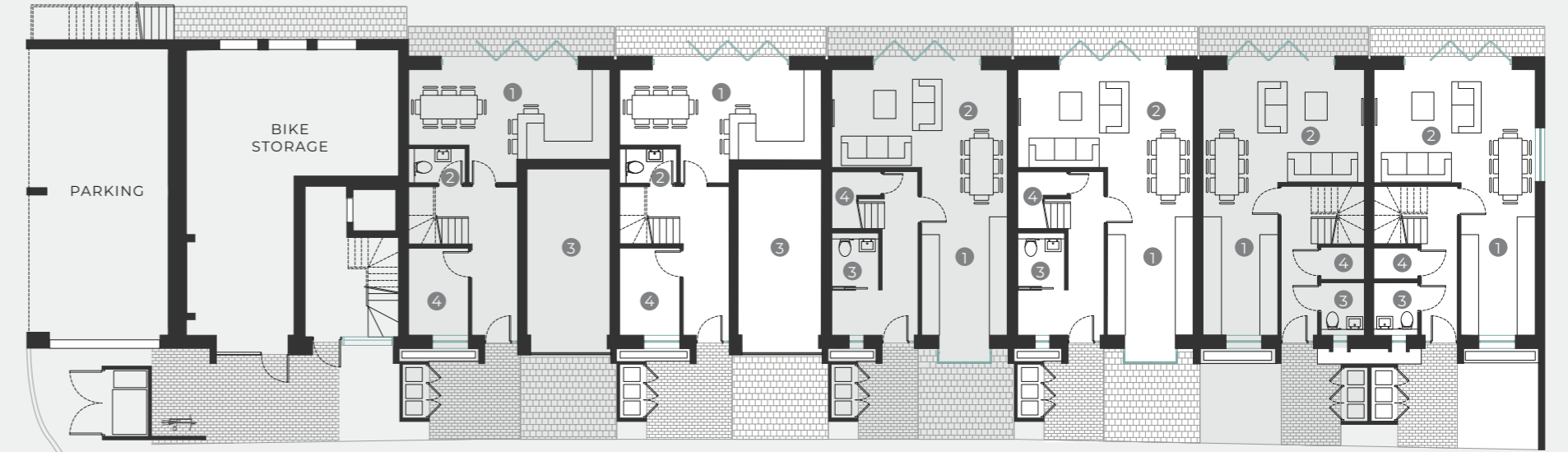
THOUGHTFULLY
 PLANNED SPACIOUS
 FAMILY HOMES
 AND GENEROUSLY
 PROPORTIONED
 APARTMENTS

SIX TOWN HOUSES / TWO APARTMENTS

BLAGDENS ROW

SOUTHGATE · LONDON

GROUND FLOOR



6

SIX (House)
624 sq ft *

- 1. KITCHEN / DINING
6.7m x 3.7m
- 2. TOILET
1.9m x 1.1m
- 3. GARAGE
2.8m x 6.1m
- 4. STORE
2.0m x 2.9m

5

FIVE (House)
624 sq ft *

- 1. KITCHEN / DINING
6.7m x 3.7m
- 2. TOILET
1.9m x 1.1m
- 3. GARAGE
2.8m x 6.1m
- 4. STORE
2.0m x 2.9m

4

FOUR (House)
581 sq ft *

- 1. KITCHEN / DINING
2.8m x 6.5m
- 2. LIVING
5.8m x 3.2m
- 3. TOILET
1.5m x 1.7m
- 4. STORE
1.5m x 1.9m

3

THREE (House)
581 sq ft *

- 1. KITCHEN / DINING
2.8m x 6.5m
- 2. LIVING
5.8m x 3.2m
- 3. TOILET
1.5m x 1.7m
- 4. STORE
1.5m x 1.9m

2

TWO (House)
517 sq ft *

- 1. KITCHEN / DINING
2.5m x 5.1m
- 2. LIVING
5.3m x 3.7m
- 3. TOILET
1.4m x 1.7m
- 4. STORE
1.4m x 1.0m

1

ONE (House)
517 sq ft *

- 1. KITCHEN / DINING
2.5m x 5.1m
- 2. LIVING
5.3m x 3.7m
- 3. TOILET
1.4m x 1.7m
- 4. STORE
1.4m x 1.0m

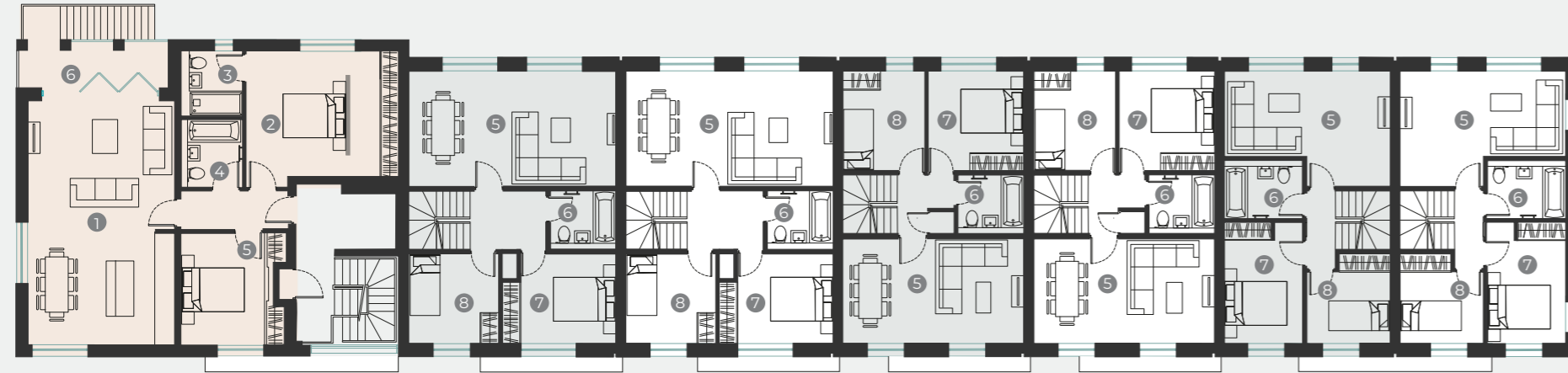
* Approximate area



GROUND



FIRST FLOOR

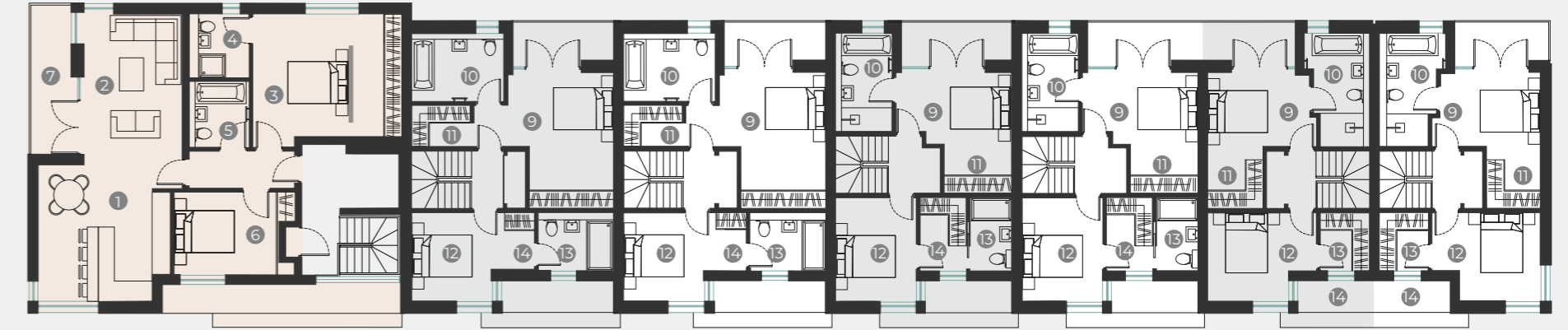


7	6	5	4	3	2	1
SEVEN (Apartment) 925 sq ft *	SIX (House) 635 sq ft *	FIVE (House) 635 sq ft *	FOUR (House) 449 sq ft *	THREE (House) 449 sq ft *	TWO (House) 506 sq ft *	ONE (House) 506 sq ft *

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	8. BEDROOM 3 2.5m x 3.9m

* Approximate area

SECOND FLOOR



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

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

* 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



020 7359 9960

WWW.ARCODEVELOPMENTS.COM

Disclaimer: These details are intended as a guide and do not form part of any specification or contract. Details of the design and the materials used, as well as any brands stated, may vary in the finished product. Please confirm the final layout and specification through your solicitor prior to contract. These particulars are produced in good faith and nothing herein or verbal statements shall constitute part of any contract. Any images used are for illustration purposes only and do not form part of any contract or warranty.

Design & CGI: Propertybrochure.com

