



PARK NEW BARNET
QUARTER

Fairview[®]
NEW HOMES Ltd.

PQ

GET THE COMPLETE
LIFESTYLE YOU WANT
AT PARK QUARTER.



SURROUND YOURSELF WITH STYLE.

IT'S YOUR NEW SOCIAL CODE.

When it comes to finding a fresh, new place to live, Park Quarter has every element covered. Take our stylish apartments; all superbly designed with light, spacious living areas, and private outdoor spaces.

Outside your door is High Barnet, with its village feel and a choice of independent bars, cafés, restaurants and green spaces to enjoy. The neighbouring village of Monken Hadley and suburban Whetstone also have their own unique retail offerings and places to meet and greet.

The vibrant atmosphere in this part of the city is extremely appealing too, as is sharing it with like-minded people. At Park Quarter, you really do get the whole package.



Skewd Kitchen, Cockfosters.

DESIRABLE.
CONTEMPORARY.
RELAXING.

DISCOVER AN ECLECTIC
VILLAGE VIBE.

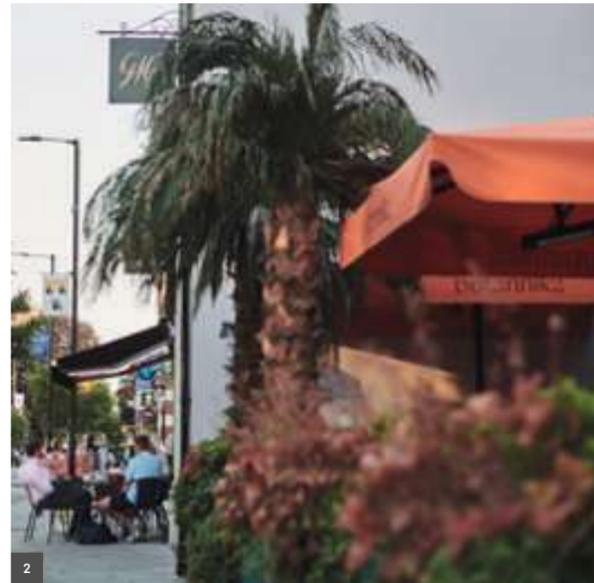
There's a vibrancy and energy that lights up Cockfosters and High Barnet. The convenience of so much on your doorstep makes it an attractive place for you and your friends to socialise. As does knowing you can easily and quickly travel to anywhere else you fancy.

Spend an evening on Whetstone's tree-lined High Road, with all its independent restaurants, bars and cafés. Or unwind in Chipping Barnet,

with its green, welcoming shops and country-feel pubs. Enjoy open spaces galore, including Trent Park, known as 'the countryside next door'.

Live somewhere friends come for the atmosphere and stay a little longer for the lifestyle.





- 1 Everyman Cinema, New Barnet
- 2 Botannika, Barnet
- 3 GAIL's Bakery, Chipping Barnet
- 4 Wood-fired ovens at Skewd Kitchen, Cockfosters
- 5 Monken Hadley Common
- 6 Deraliye Turkish Restaurant, Cockfosters
- 7 Mayhill's Kitchen, Cockfosters

FLOURISH. FREELY.

THERE'S MORE TIME TO RELAX WHEN EVERYTHING'S ON YOUR DOORSTEP.

Convenience and wellbeing are well catered for here; and there are plenty of options to choose from.

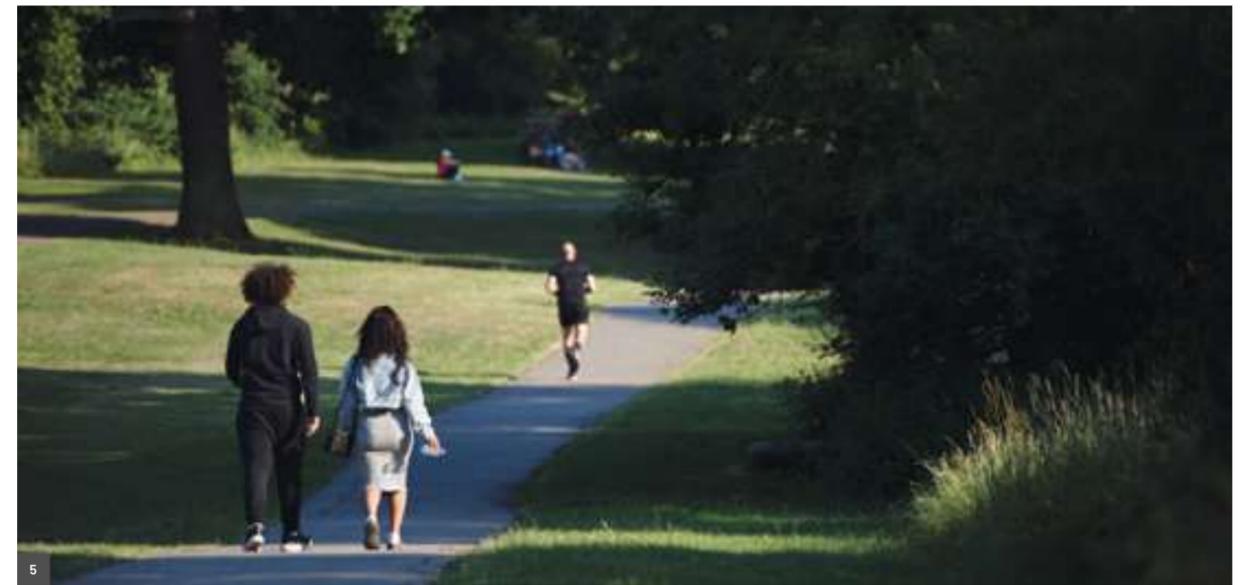
For day to day life, there's a PureGym (2 minutes' walk) and a Sainsbury's (4 minutes' walk). Movie fans will be spoilt for choice with the Everyman Cinema on Great North Road, beautifully housed within a Grade II listed building.

Coffee and a catch-up with friends? Take your pick from Noel, Wild's, and Sunshine Garden cafés just moments away.

In the evening, kick back in Whetstone with great food and drinks in the Haven Bistro & Bar or the L'mour Restaurant & Lounge.

To unwind in green space, there's Victoria Recreation Ground right outside your door. Head a little further and you'll find yourself at Covert Way Local Nature Reserve or Monken Hadley Common, which even has its own woods and fishing lake.

From shopping to relaxing – it's all readily available from Park Quarter.





1



3



4



5



2

- 1 Eulunique Flowers & More, New Barnet
- 2 High Street, Chipping Barnet

- 3 The bar at Skewd Kitchen, Cockfosters
- 4 Spielburger, New Barnet
- 5 High Road, Whetstone
- 6 Simmons Bakers, Cockfosters



6

THE WORLD AROUND PARK QUARTER.

THERE'S PLENTY ON YOUR
DOORSTEP, AND SO MUCH
WITHIN EASY REACH.

Pick up your daily essentials or the
big shop at Sainsbury's. Kick back
in one of Whetstone's many
independent cafés. Stretch your
legs in Victoria Recreation Ground.

Travelling further afield? You can walk
to New Barnet Station in just 4 minutes.
Or jump on the Underground at High Barnet
Station or Cockfosters Station, both are just
over a mile away.

CANARY WHARF
13.5 MILES

EAST BARNET
VILLAGE
0.8 MILES

CITY OF LONDON
11.5 MILES

SAINSBURY'S
0.3 MILES

WHETSTONE
1.7 MILES

NEW BARNET
STATION
0.3 MILES

BRENT CROSS
SHOPPING CENTRE
6.5 MILES

ALDI
0.7 MILES

VICTORIA
RECREATION
GROUND
0.1 MILES

OAKLEIGH PARK
STATION
1.2 MILES

PUREGYM
0.2 MILES



PARK QUARTER
NEW BARNET

COCKFOSTERS
UNDERGROUND STATION
1.2 MILES

TRENT PARK
1.5 MILES

COVERT WAY LOCAL
NATURE RESERVE
1.1 MILES

HIGH BARNET
UNDERGROUND STATION
1.1 MILES

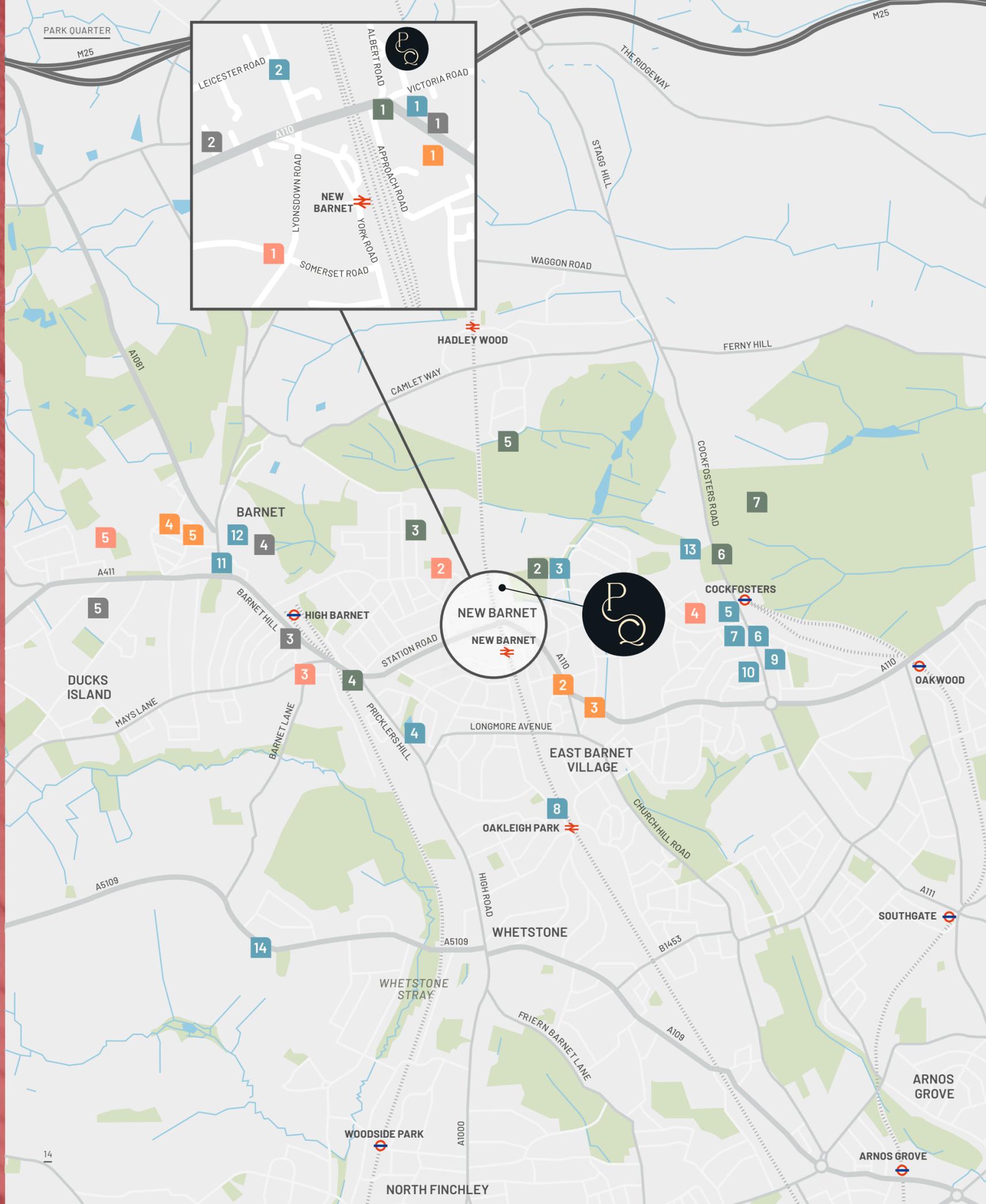
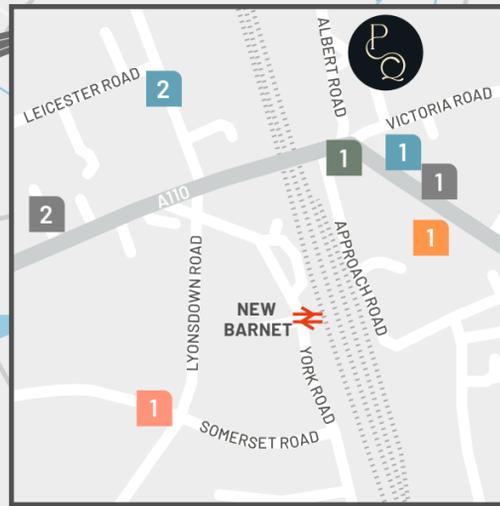
THE SPIRES SHOPPING CENTRE
AND BARNET HIGH STREET
1.7 MILES

MONKEN HADLEY
1.8 MILES

Journey times and distances are approximate.
Source: Google Maps

WHO SAID YOU CAN'T HAVE IT ALL?

ENJOY THE EASE OF HAVING WHAT YOU WANT AND NEED NEARBY.



SHOPPING

- Sainsbury's**
EN4 8RQ
0.2 miles
4 minutes' walk
- Tesco Esso Express**
EN4 8QX
0.4 miles
9 minutes' walk
- Aldi**
EN4 8SL
0.6 miles
10 minutes' bus and walk
- Waitrose & Partners, Barnet**
EN5 5XY
1.7 miles
15 minutes' bus and walk
- The Spires Shopping Centre, Barnet**
EN5 5XY
2 miles
19 minutes' bus and walk

EDUCATION

- Twinkle Stars Montessori Nursery**
EN5 1JE
0.3 miles
8 minutes' walk
- Cromer Road Primary School**
EN5 5HT
0.6 miles
10 minutes' walk
- Ark Pioneer Academy**
EN5 2BE
1 mile
9 minutes' bus and walk
- Trent CofE Primary School**
EN4 9JH
1.6 miles
16 minutes' bus and walk
- Queen Elizabeth's School**
EN5 4DQ
2.1 miles
22 minutes' bus and walk

LEISURE

- PureGym New Barnet**
EN4 8RW
456ft
2 minutes' walk
- New Barnet Leisure Centre**
EN4 9BS
0.6 miles
10 minutes' walk
- London Footgolf Centre**
EN5 5NY
0.9 miles
15 minutes' bus and walk
- Everyman Cinema**
EN5 1AB
0.9 miles
9 minutes' bus and walk
- Covert Way Local Nature Reserve**
EN4 0LT
1 mile
22 minutes' walk
- Go Ape Cockfosters**
EN4 0DZ
1.3 miles
19 minutes' bus and walk
- Trent Park**
EN4 0PS
1.5 miles
22 minutes' bus and walk

HEALTHCARE

- Barnet Dental Practice**
EN4 0BX
0.1 miles
15 minutes' walk
- Addington Medical Centre**
EN5 10H
0.2 miles
6 minutes' walk
- Vale Drive Primary Care Centre**
EN5 2ED
1.2 miles
12 minutes' bus and walk
- Hadley Wood Hospital**
EN5 5TS
1.6 miles
16 minutes' bus and walk
- Barnet Hospital**
EN5 3DJ
2.1 miles
17 minutes' bus and walk

CAFÉS AND RESTAURANTS

- The Wilds Café**
EN4 8RN
0.1 miles
2 minutes' walk
- Urban Grind**
EN5 5BX
0.2 miles
5 minutes' walk
- Angel Café**
EN4 9BS
0.6 miles
12 minutes' walk
- Ijinle**
EN5 1AU
1 mile
12 minutes' bus and walk
- Miracles Café**
EN4 0BX
1.3 miles
14 minutes' walk and bus
- Deserie Restaurant**
EN4 0BX
1.3 miles
15 minutes' walk and bus
- Middeys Brasserie**
EN4 0BX
1.3 miles
15 minutes' walk and bus
- Buono Wood Fired Pizza**
EN5 1DN
1.3 miles
17 minutes' walk and bus
- Deraliye Turkish Restaurant**
EN4 0DP
1.5 miles
19 minutes' walk and bus
- Skewd Kitchen**
EN4 0DA
1.5 miles
19 minutes' bus and walk
- Patisserie Joie De Vie**
EN5 5SN
1.5 miles
12 minutes' bus and walk
- GAIL's Bakery, Barnet**
EN5 5XW
1.6 miles
15 minutes' bus and walk
- Cock Inn Barnet**
EN4 9HU
1.8 miles
24 minutes' bus and walk
- Orange Tree Totteridge**
N20 8NX
2.4 miles
22 minutes' bus and walk

THE RIGHT DIRECTION FOR YOU.

ENJOY A CHOICE OF TRAVEL OPTIONS TO TAKE YOU THERE.

■ HIGH BARNET UNDERGROUND STATION NORTHERN LINE

- | | |
|---|---|
| 1. Finchley Central Station , 9 minutes | 5. Moorgate , 34 minutes (National Rail, Circle, Hammersmith & City and Metropolitan lines) |
| 2. Kentish Town , 19 minutes (National Rail services) | 6. Bank , 36 minutes (DLR, Central and Waterloo & City lines) |
| 3. Euston , 27 minutes (National Rail, London overground and Victoria line) | 7. London Bridge , 38 minutes (National Rail and Jubilee line) |
| 4. King's Cross St. Pancras , 28 minutes (National and International Rail, Circle, Hammersmith & City, Metropolitan, Piccadilly and Victoria lines) | 8. Elephant & Castle , 42 minutes (National Rail and Bakerloo line) |

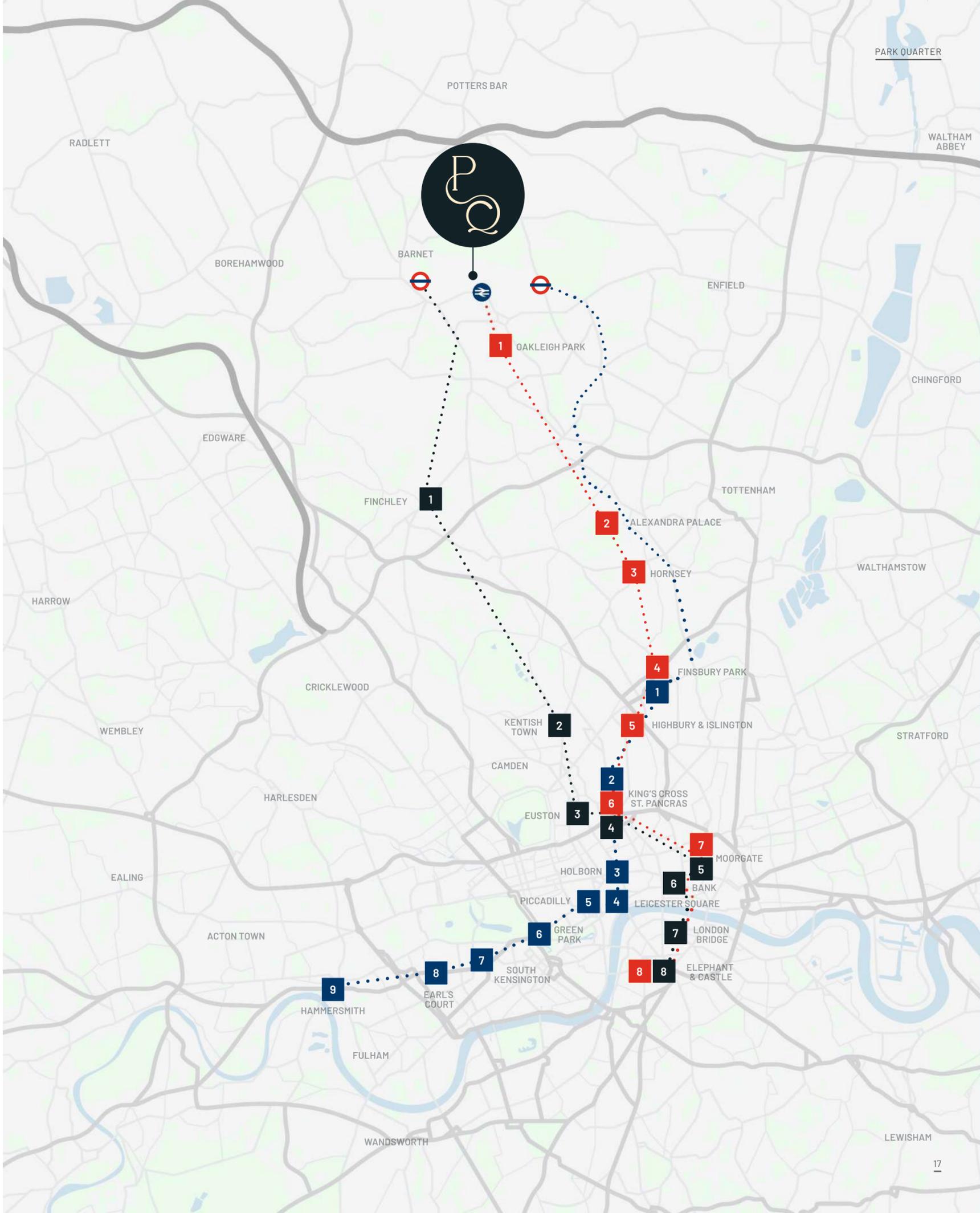
■ NEW BARNET STATION NATIONAL RAIL

- | | |
|---|---|
| 1. Oakleigh Park , 2 minutes | 6. King's Cross St. Pancras , 28 minutes (National and International Rail, Circle, Hammersmith & City, Metropolitan, Piccadilly and Victoria lines) |
| 2. Alexandra Palace , 7 minutes | 7. Moorgate , 31 minutes (Northern line) |
| 3. Hornsey , 11 minutes | 8. Elephant & Castle , 32 minutes (Bakerloo line) |
| 4. Finsbury Park , 16 minutes (Piccadilly and Victoria lines) | |
| 5. Highbury & Islington , 21 minutes (London Overground) | |

■ COCKFOSTERS UNDERGROUND STATION PICCADILLY LINE

- | | |
|---|---|
| 1. Finsbury Park , 24 minutes (National Rail and Victoria line) | 5. Piccadilly Circus , 40 minutes (Bakerloo line) |
| 2. King's Cross St. Pancras , 29 minutes (National and International Rail, Circle, Hammersmith & City, Metropolitan, Piccadilly and Victoria lines) | 6. Green Park , 42 minutes (Jubilee and Victoria lines) |
| 3. Holborn , 36 minutes (Central line) | 7. South Kensington , 47 minutes (Central and District lines) |
| 4. Leicester Square , 39 minutes (Northern line) | 8. Earl's Court , 51 minutes (District line) |
| | 9. Hammersmith , 56 minutes (District line) |

Journey times and distances approximate.
Sources: Google Maps, TfL and National Rail.



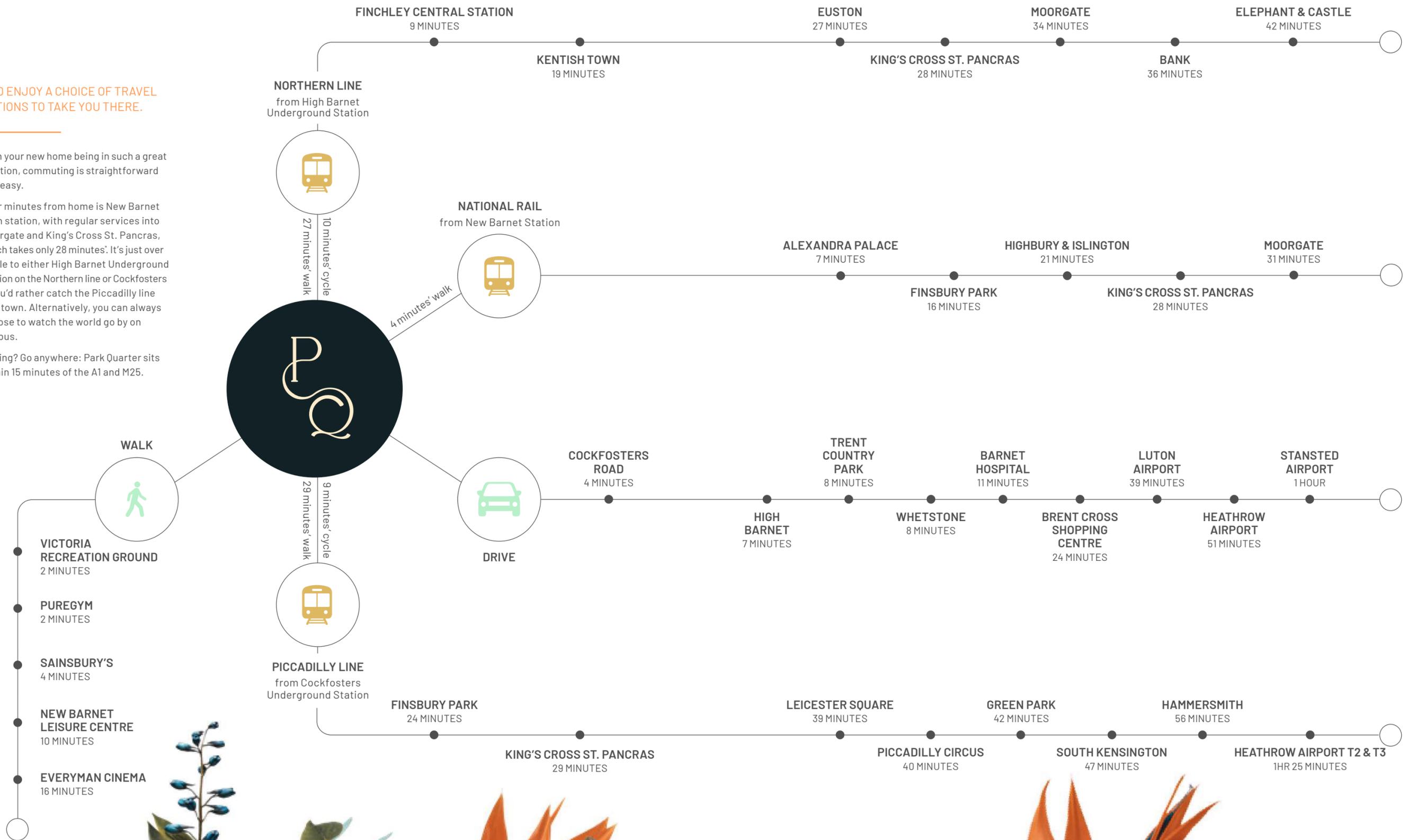
BE CLOSE TO EVERYTHING.

AND ENJOY A CHOICE OF TRAVEL OPTIONS TO TAKE YOU THERE.

With your new home being in such a great location, commuting is straightforward and easy.

Four minutes from home is New Barnet train station, with regular services into Moorgate and King's Cross St. Pancras, which takes only 28 minutes*. It's just over a mile to either High Barnet Underground Station on the Northern line or Cockfosters if you'd rather catch the Piccadilly line into town. Alternatively, you can always choose to watch the world go by on the bus.

Driving? Go anywhere: Park Quarter sits within 15 minutes of the A1 and M25.



*Journey times and distances approximate. Sources: Google Maps, TfL and National Rail.



- | | |
|-----------------------------------|--|
| 1 High Barnet Underground Station | 5 Firedog, Cockfosters |
| 2 Monken Hadley Common | 6 Victoria Recreation Ground, New Barnet |
| 3 The Orange Tree, Totteridge | |
| 4 La Petite Auberge, Cockfosters | |

A NEW LIFESTYLE.

UNLOCK YOUR FUTURE IN A PLACE YOU'LL LOVE TO CALL HOME.

It's not just the thriving buzz of the location that you can look forward to, but a contemporary new home with open-plan living areas and energy-efficient initiatives to help reduce your bills. A home designed for modern living. One that's ideal for relaxing in, and for entertaining.

It's your own haven. With the option to easily call into Cockfosters with its traditional pubs, contemporary bars and fun activities, like Go Ape. Or simply unwind on your own private balcony, or in the communal green, open spaces.



PRIVATE AND STYLISH.

EACH OF OUR STUDIO, 1, 2 & 3 BEDROOM APARTMENTS AND 3 BEDROOM DUPLEXES HAVE BEEN THOUGHTFULLY DESIGNED WITH AN ULTRA-MODERN FINISH. THE PERFECT HOME AWAITS; WHICH ONE WILL YOU CHOOSE?

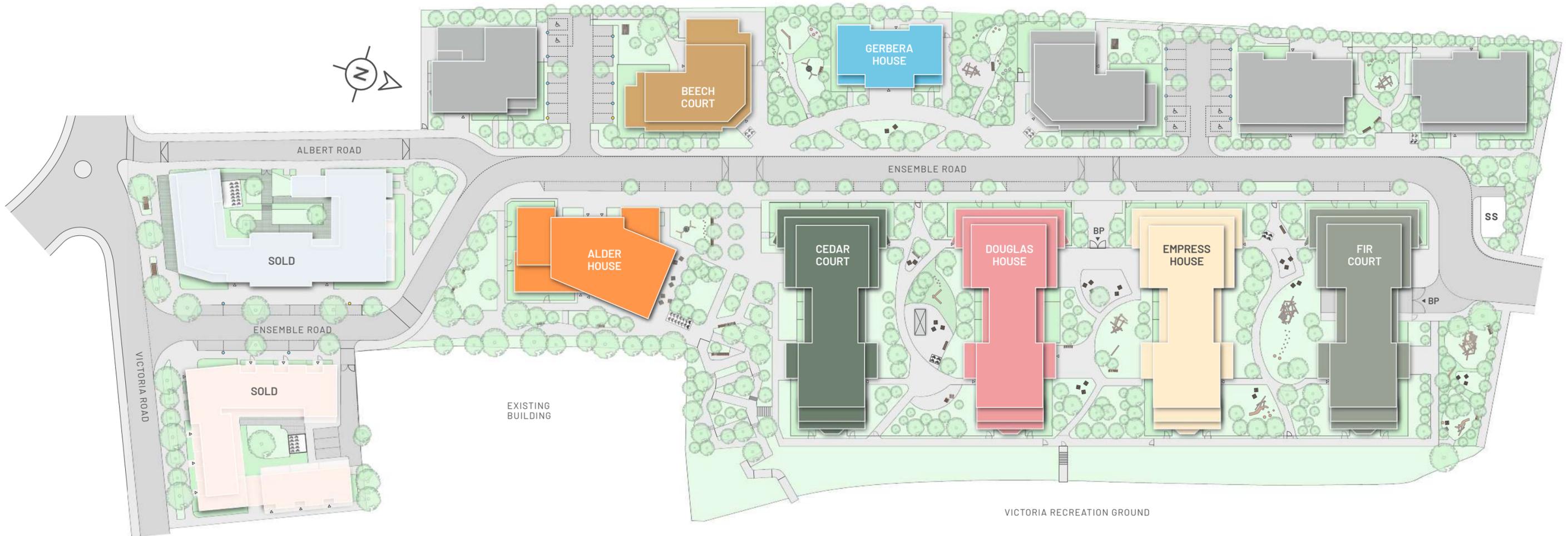


BE A PART OF SOMETHING AT PARK QUARTER.

A SPECIAL PLACE FOR YOU TO CALL HOME.

With its green open spaces, you and your new neighbours will start to relax as soon as you enter Park Quarter.

Step inside your brand new studio, 1, 2 or 3 bedroom apartment or 3 bedroom duplex, and you can really unwind. Then simply watch the world go by from the comfort of your private balcony or terrace.



- ALDER HOUSE**
1, 2 & 3 bedroom apartments and 3 bedroom duplexes

- BEECH COURT***
1, 2 & 3 bedroom apartments

- CEDAR COURT***
Studio, 1, 2 & 3 bedroom apartments and 3 bedroom duplex

- DOUGLAS HOUSE***
1, 2 & 3 bedroom apartments and 3 bedroom duplexes

- EMPRESS HOUSE***
Studio, 1, 2 & 3 bedroom apartments

- FIR COURT***
1, 2 & 3 bedroom apartments

- GERBERA HOUSE***
3 bedroom apartments

- AFFORDABLE HOUSING**

- Bicycle storage
- Disabled parking
- BP** Basement parking
- SS** Sub station
- Apartment entrance
- Electric vehicle charging point
2 per pedestal
- Electric vehicle charging point
1 per pedestal

*Some plots throughout this block are affordable housing.
Development plan is a guide for illustrative purposes only and may be subject to change. Landscaping is indicative only.





STYLED AROUND YOU.

CREATE A HOME THAT'S
A REFLECTION OF YOU.

Park Quarter homeowners share something in common. They don't compromise on quality and enjoy the freedom to curate their surroundings exactly as they want them. That's exactly what we invite you to do in your spacious new home.





RELAX INTO EASY LIVING.

OH SO SIMPLE,
WITH A SPECIFICATION
LIKE THIS.

- Standard hanging pendant to living/dining area, hallway and bedrooms
- Walls painted in Timeless Fast Matt Emulsion by Dulux and ceilings in White Fast Matt Emulsion by Dulux
- Premium painted doors with polished chrome/satin finish handles
- USB charging points in kitchen/living area
- Audio video phone handset
- TV/FM/SAT/Telephone socket to living area with playback connection to master bedroom
- External balcony/terrace wall-mounted stainless steel light fitting (where applicable)
- Smoke and heat detectors fitted
- Character landscaped areas throughout the site
- Gated cycle storage



MODERN KITCHENS.

NATURALLY, WE'VE MADE
THIS THE STYLISH HUB
OF YOUR NEW HOME.

- Gloss dove grey handleless wall and base unit doors
- Soft close doors and drawers
- Quartz 'Salt & Pepper' worktops
- Wall units fitted with surface mounted strip lighting
- Integrated stainless steel electric oven, black frameless induction hob
- Integrated combi microwave oven where installed in a tall housing unit only, or wall unit fitted microwave, when not in a tall housing unit
- Integrated canopy cooker hood
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated or free-standing washer/dryer
- White downlights with white light LED bulbs
- Amtico Spacia 'Sun-bleached Oak' flooring to open plan kitchen/living/dining area
- In homes where there is a separate kitchen, flooring is finished with Boulevard Grey tiles



BEAUTIFUL BATHROOMS.

REFRESHING SHOWER, OR A FULL SELF-CARE SESSION? ENJOY AT YOUR LEISURE.

- White sanitaryware with chrome finish fittings
- Full height tiling around bath and shower enclosures†
- Future Stone white porcelain wall tiling and flooring in bathrooms and ensuites (where applicable)
- White downlights with white light LED bulbs
- Chrome heated towel rail
- Shaver socket



RELAXING BEDROOMS.

THE LAST TASK OF THE DAY? UNWIND IN COMFORT.

- Fitted 'New Dublin Twist' grey carpets
- TV playback socket to master bedroom
- USB charging points in all bedrooms
- Standard hanging pendant to all bedrooms

†Full height tiling around bath only in apartments where there is no ensuite. For wheelchair adaptable units, please speak to a Sales Advisor for more information.



BUILDING WELL-DESIGNED HOMES ACROSS THE CAPITAL SINCE 1961.

THAT'S SOMETHING HOMEOWNERS ACROSS OUR DEVELOPMENTS WOULD AGREE WITH.

RESERVE YOUR NEW HOME

With us, it's simple and straightforward. Once you pay your £2,000 reservation fee, the price of your new home will be fixed and the deposit will be credited once the sale has completed.

To secure your reservation, you will need to provide:

- AML (Anti Money Laundering) documents (passport/driving licence/utility bill)
- Proof of income
- Available deposit funds

If you already have a solicitor who will act on your behalf following the reservation, please provide us with their details. However, if you need help finding one, we can provide you with a list of recommended solicitors and conveyancers.

FINDING A MORTGAGE

Mortgages are available, subject to status and valuation, through any leading financial institution. Once pre-sale valuations have been completed and your personal circumstances evaluated, we can assist you with arrangements for a mortgage with an approved, leading independent financial institution.

OUR MANAGEMENT COMPANY

A dedicated Management Company will be formed for the benefit of all homeowners. Homeowners will become members upon legal completion.

The Management Company will be responsible for buildings insurance and for the maintenance and cleaning of common areas, e.g. staircases, gardens, access ways, refuse and cycle stores, etc.

When you buy with Fairview New Homes you get peace of mind that all of the communal areas are kept clean and well looked after. Service charges will be payable to the Management Company.

Our Sales Advisor will be able to provide you with information specifically relating to estimated service charges.



BEN AND DORRYOTA, PARK QUARTER.

"Once we saw the apartment at Park Quarter, we instantly loved it. We like the fact that we are the very first owners, everything is brand new and we don't need to do any work on it. We love the kitchen with the open plan living room and the terrace. We also have more space to cook which is something that we enjoy, and our cat likes the big windows!"



SERENA AND MATTIA, PARK QUARTER.

"We had been planning on buying for some time, saving for at least five years. We didn't want to rush the process though; we saved as much as we could, but we were set on investing in a home when the time was right. However, once we found the perfect home, we loved how quickly we were able to move, Fairview helped us complete and move in within three months - the process of buying a new build is so smooth!"



JUNAKIE, EPPING GATE.

"I purchased my first home at Epping Gate with the help of the Deposit Unlock scheme. Despite earning well, my expenses were high and I wasn't actively saving for the deposit and was relying on some investment money to come through in 2023. Thanks to the scheme however, I was able to purchase a home an entire year sooner than I had planned using the savings I'd already accumulated."



NIL AND NAZMI, NOLA.

"After deciding on Shenfield, we opted with Fairview as it's a well-known and trusted developer for new build properties. The reviews for Fairview were excellent, and our friends also purchased their first home with them, so we were able to see first-hand the high quality of the developments before we purchased our dream home."



DAVINA AND HAMZA, EPPING GATE

"The staff at Fairview were incredible. The whole process was a lot quicker and simpler than we initially anticipated. All of our questions and concerns were dealt with promptly, and there was a real human touch to everything they did."



JAN, KINGSTON EAST.

"We are so happy that we went in to speak with the Sales Team and view the show apartment. We're now able to stay in the area we love and are familiar with, but what's even better is that we now have a place to call our own and put our stamp on."



THE FINER DETAILS

ALL THE IMPORTANT INFORMATION ABOUT PARK QUARTER. READ AT YOUR LEISURE.

DEVELOPMENT OVERVIEW

THE VENDOR & BUILDING CONTRACTOR

Fairview New Homes

LOCATION

Albert Road, New Barnet EN4 9SH

LOCAL AUTHORITY

Barnet London Borough Council

TENURE

999 Year leasehold

WARRANTY

10 Year NHBC Buildmark Warranty

ARCHITECT

Frank Reynolds Architects

EST COMPLETION

2028

EST SERVICE CHARGE

Speak to sales team

EST GROUND RENT

Peppercorn

TOTAL NUMBER OF UNITS

280 private

CEILING HEIGHT

2.5m

ADDITIONAL FEATURES

Private Balconies/Terraces
Excellent Transport Links

DOCUMENTATION REQUIRED FOR RESERVATIONS

PROOF OF ID

(one of the following documents):

- Passport
- Photo Driving Licence
- Passport and Visa for non-UK residents

PROOF OF ADDRESS

(one of the following documents):

- Photo Driving Licence
- Utility Bill dated within the last 3 months

PROOF OF DEPOSIT AND FUNDS

- Bank statement, ISA, Bonds, Shares certificate (dated within the last 3 months)

OTHER ASSOCIATED BUYING FEES

- £2,000 reservation deposit*
- 10% deposit is required at point of exchange of contracts. The outstanding balance is required on legal completion

COUNCIL TAX BANDS 2024/2025

| | |
|--------|-----------|
| Band A | £1,295.49 |
| Band B | £1,511.41 |
| Band C | £1,727.32 |
| Band D | £1,943.24 |
| Band E | £2,375.07 |
| Band F | £2,806.90 |
| Band G | £3,238.73 |
| Band H | £3,886.48 |

Figures taken from barnet.gov.uk. Correct as of 08.01.2025 subject to change.

*Reservation fee is subject to change. If a reservation is cancelled, the reservation fee can be repaid to the Home Buyer, less any administrative or other costs we have incurred in processing and holding the reservation. Kindly see the New Build Housing Code for more information.

REASONS TO BUY WITH FAIRVIEW

JUST 4 MINUTES' WALK TO NEW BARNET STATION.

ONLY 28 MINUTES TRAIN JOURNEY TO KING'S CROSS ST. PANCRAS.

2 YEAR FAIRVIEW WARRANTY AND A 10 YEAR NHBC BUILDMARK WARRANTY.



999-YEAR LEASE AND PEPPERCORN GROUND RENT.

LANDSCAPED COMMUNAL SPACES THROUGHOUT THE DEVELOPMENT.

MANY LOCAL INDEPENDENT SHOPS AND CAFÉS JUST A SHORT STROLL AWAY.

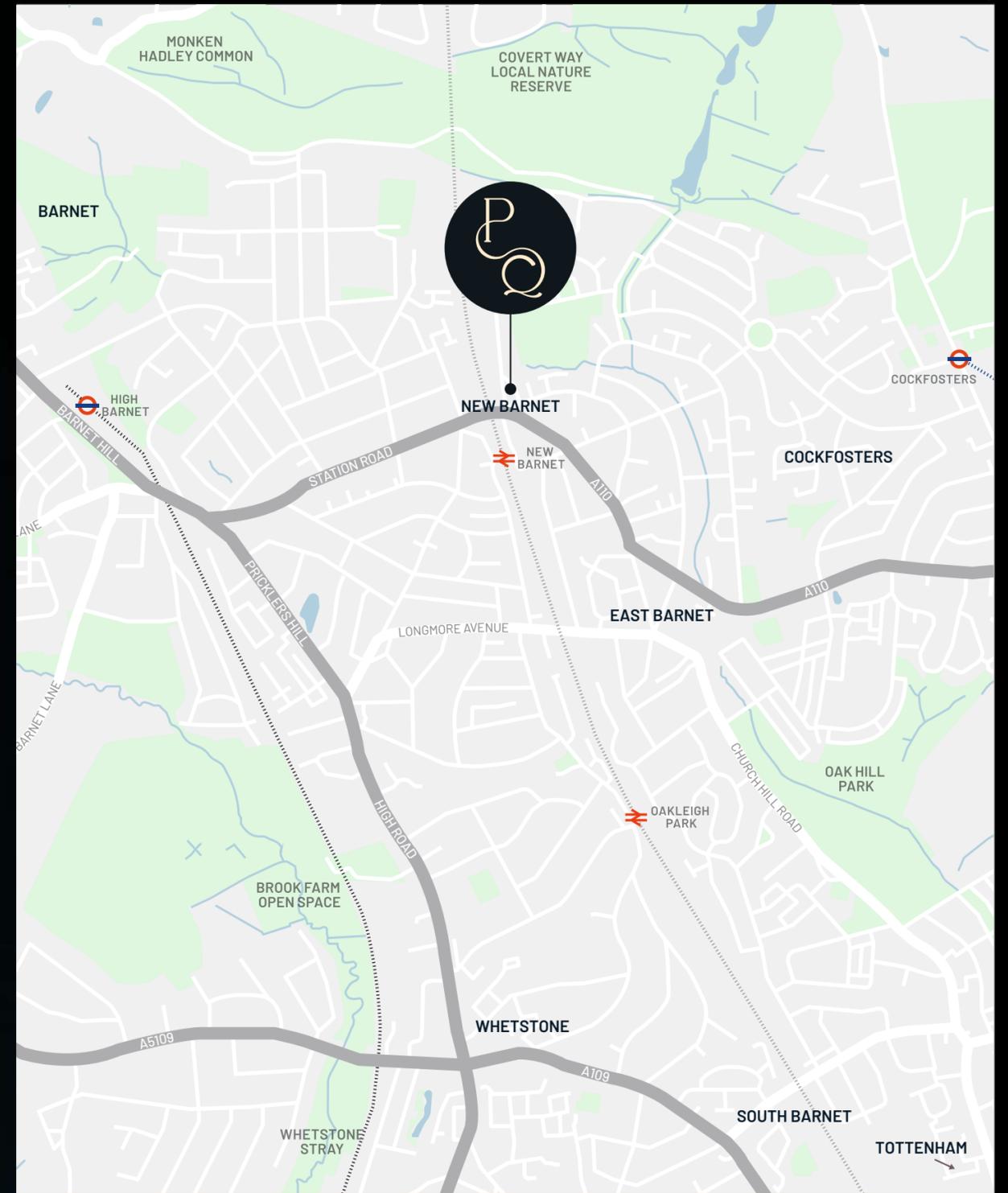
BUY WITH JUST A 5% DEPOSIT WITH DEPOSIT UNLOCK*.



CHOICE OF 5 OFSTED-RATED 'OUTSTANDING' SCHOOLS WITHIN 1 MILE.



TALK TO THE TEAM ABOUT EXCLUSIVE INCENTIVES AVAILABLE.



Park Quarter, Albert Road, New Barnet EN4 9SH

*Deposit Unlock is subject to contract and status and available on selected properties in England only. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. The scheme is available in the UK, subject to lender criteria. A minimum 5% customer deposit is required. The product is backed by a mortgage indemnity insurance that covers a proportion of the sum loaned by the lender in the event of a loss as a result of repossession. Fairview New Homes make a financial contribution to the cost of the product including the cost of the insurance premium. The buyer's obligations to the lender remain unchanged, as the benefit of the insurance is for the lender. Fairview New Homes do not offer mortgage advice; any financial advice should be obtained from a mortgage adviser or lender. This offer is not available in conjunction with any other promotion. Please speak to your Sales Advisor for further details.

Journey times and distances approximate. Sources: Google Maps and National Rail. Please note: These details are intended to give a general indication of the proposed development. The company reserves the right to alter any part of the development, including tenure or specification at any time. The contents herein shall not form any part of any contract or be a representation inducing such contract. These properties are offered subject to availability and final specification. Purchasers are advised to contact the Marketing Suite or Selling Agent to ascertain the availability of any particular property and to ensure that what may be on offer suits their particular requirements. Park Quarter is a marketing name and may not necessarily form part of the approved postal address. External finish may vary on certain plots, please check with the Sales Advisor. Computer generated images are for illustrative purposes only. 5057521/January 2025.



PARK QUARTER
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Fairview[®]
NEW HOMES Ltd.

