

# THE LAWNS

SOUTHGATE, LONDON N14 4PH



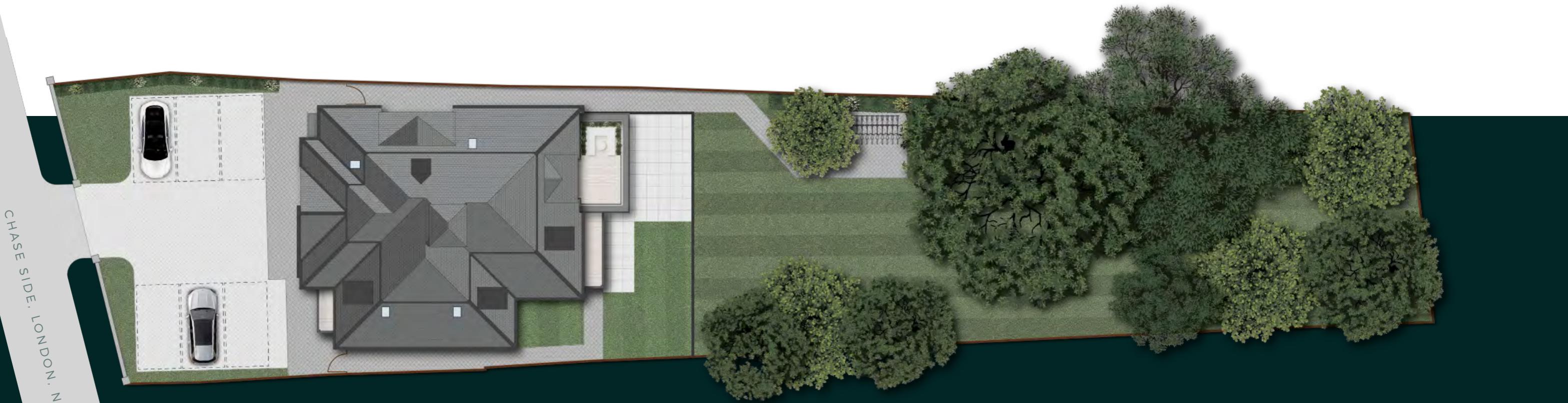




LIFE IS  
EVERGREEN



# SITEPLAN



## APARTMENT ONE

1,716 SQ FT / 159.4 SQM  
4 BEDROOM / 3 BATHROOM

## APARTMENT THREE

1,066 SQ FT / 99.0 SQM  
3 BEDROOM / 2 BATHROOM

## APARTMENT FIVE

1,051 SQ FT / 97.6 SQM  
3 BEDROOM / 2 BATHROOM

## APARTMENT TWO

915 SQ FT / 85.0 SQM  
2 BEDROOM / 2 BATHROOM

## APARTMENT FOUR

915 SQ FT / 85.0 SQM  
2 BEDROOM / 2 BATHROOM

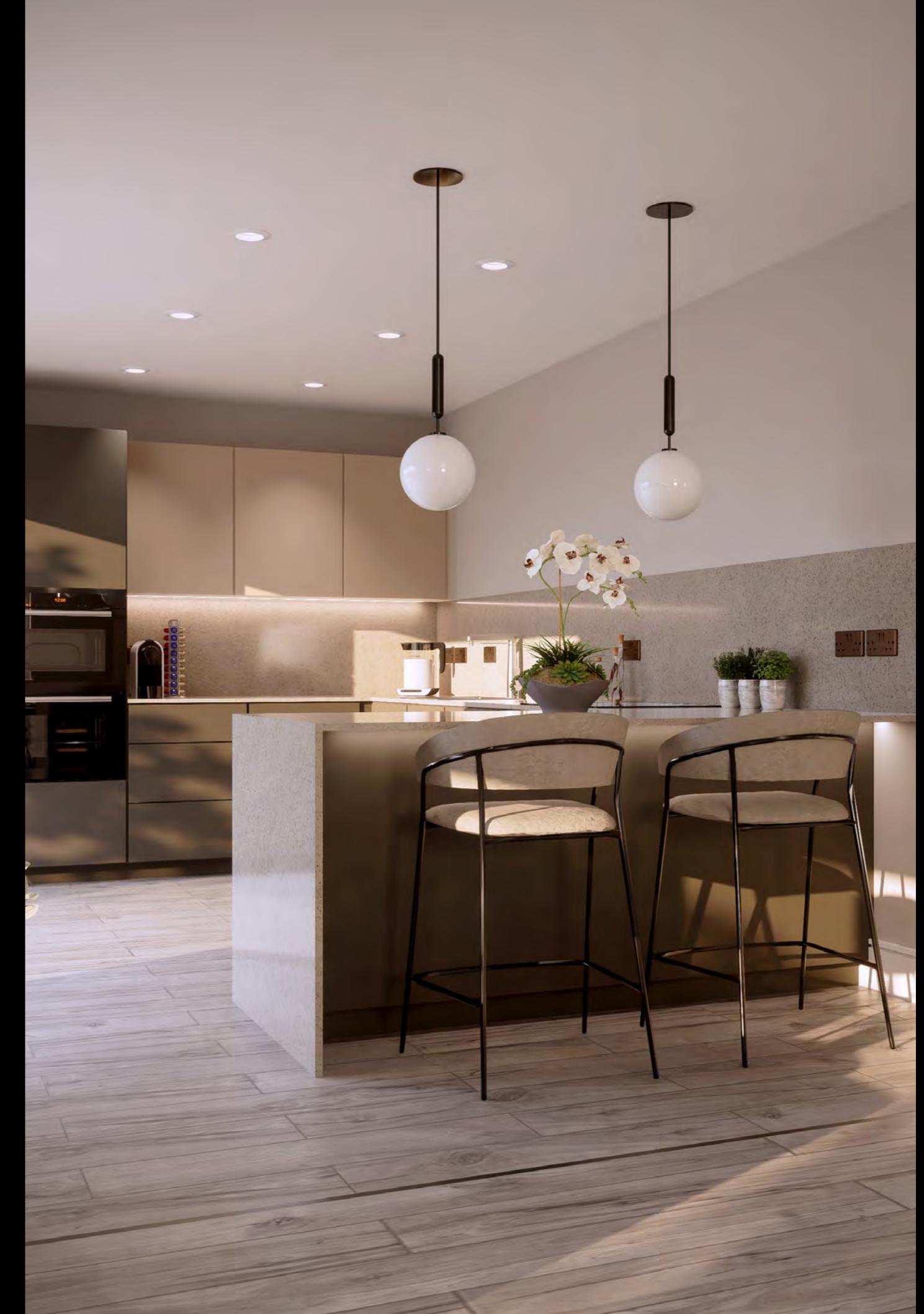
## APARTMENT SIX

1,277 SQ FT / 118.6 SQM  
3 BEDROOM / 2 BATHROOM



# VERSATILITY MEETS CREATIVITY

Adaptable open-plan living areas will spark the imagination while allowing you to transform your surroundings as life dictates.





## AN AL FRESCO ESCAPE

The homes at The Lawns are inspired and designed with yourself in mind. The finish, fixtures, fittings and high-end gadgetry will make life more satisfying and easier to live. There is so much to do in a Group One home, but you may just want to sit and enjoy the moment.

Collaborating with award-winning interior designers, the entire team has embodied passion and dedication in the creation of The Lawns. Radiating exclusivity, each space is the perfect fusion of classic materials combined with the very best in contemporary features and design.





## THE ULTIMATE SOCIAL SPACE

Three-zone living offers the ultimate in space, style and elegance while effortlessly encouraging conversation.

Double-glazed oversized doors add an opulent touch, opening to enchanting private grounds.



## A NIGHT TO REMEMBER

A select palette of understated tones exudes  
effortless chic, turning your personal space  
into the ultimate sanctuary.



SWEET DREAMS







## A SENSORY ESCAPE

The luxury spa-inspired bathrooms have each been designed exclusively for The Lawns. They feature designer sanitaryware and brassware, beautiful porcelain tiles and storage solutions. Clean lines and refined design take luxurious living to new heights.





## BEAUTIFUL BOTH INSIDE AND OUTSIDE

The outdoor environment has been carefully crafted with the same level of detail and expertise as the impressive interiors. The immaculately landscaped grounds provide a private sanctuary to relax.

# APARTMENT ONE

GROSS INTERNAL

1,716 SQ FT

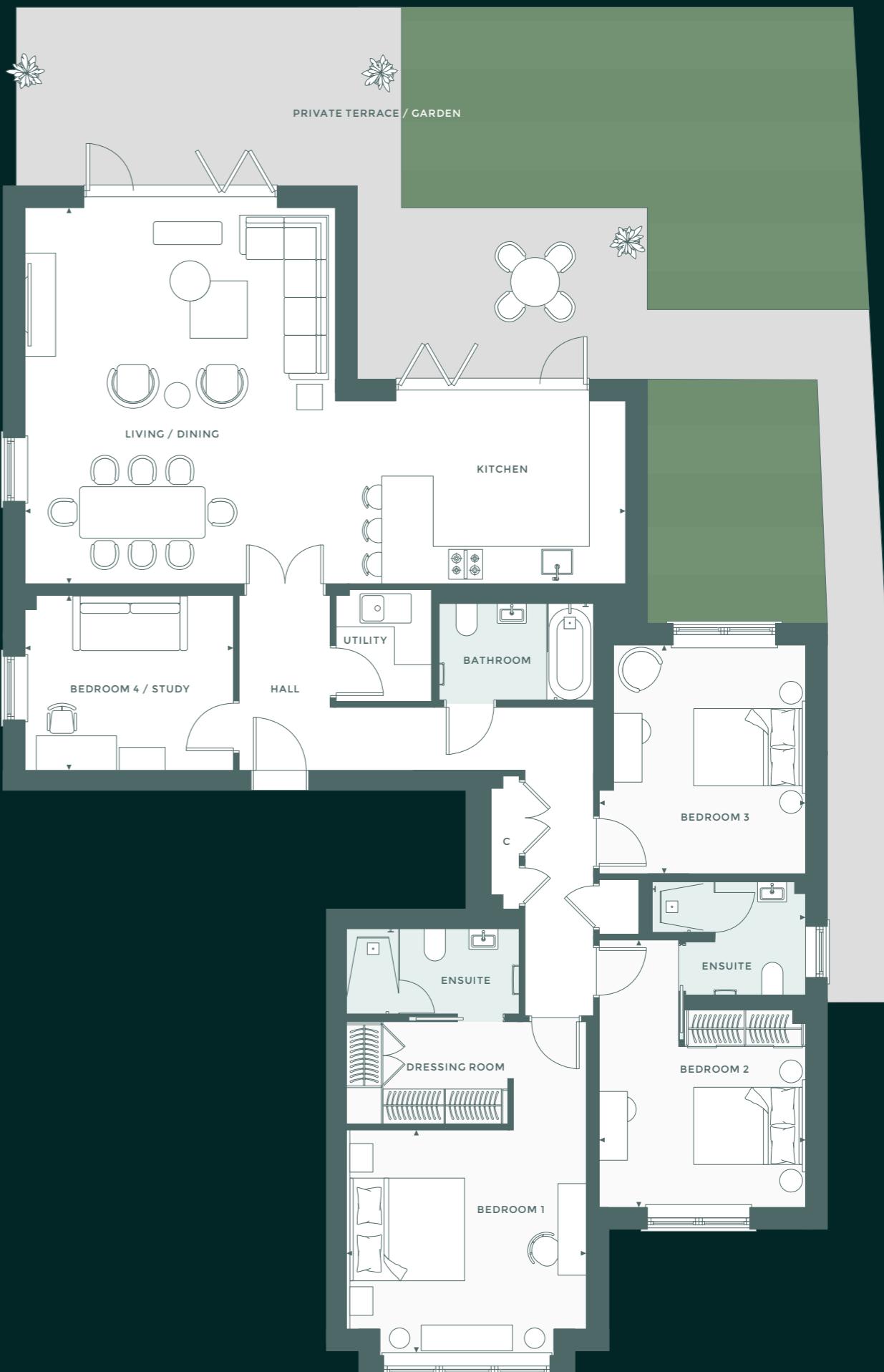
159.4 SQM

TOTAL INCLUDING EXTERNAL AREAS

2,782 SQ FT

258.4 SQM

	FT		M	
	WIDTH	LENGTH	WIDTH	LENGTH
LIVING/DINING/KITCHEN	34' 5"	21' 7"	10.5	6.6
BEDROOM 1	17' 8"	13' 9"	5.4	4.2
DRESSING	9' 2"	5' 10"	2.8	1.8
EN SUITE	9' 6"	4' 11"	2.9	1.5
BEDROOM 2	15' 5"	11' 9"	4.7	3.6
EN SUITE 2	8' 10"	6' 7"	2.7	2.0
BEDROOM 3	13' 1"	10' 9"	4.0	3.3
BEDROOM 4/ STUDY	12' 1"	9' 10"	3.7	3.0
BATHROOM	8' 10"	5' 7"	2.7	1.7
UTILITY	6' 5"	5' 6"	2.0	1.7
PRIVATE TERRACE / GARDEN	56' 5"	47' 6"	17.2	14.5



# A P A R T M E N T T W O

GROSS INTERNAL

915 SQ FT

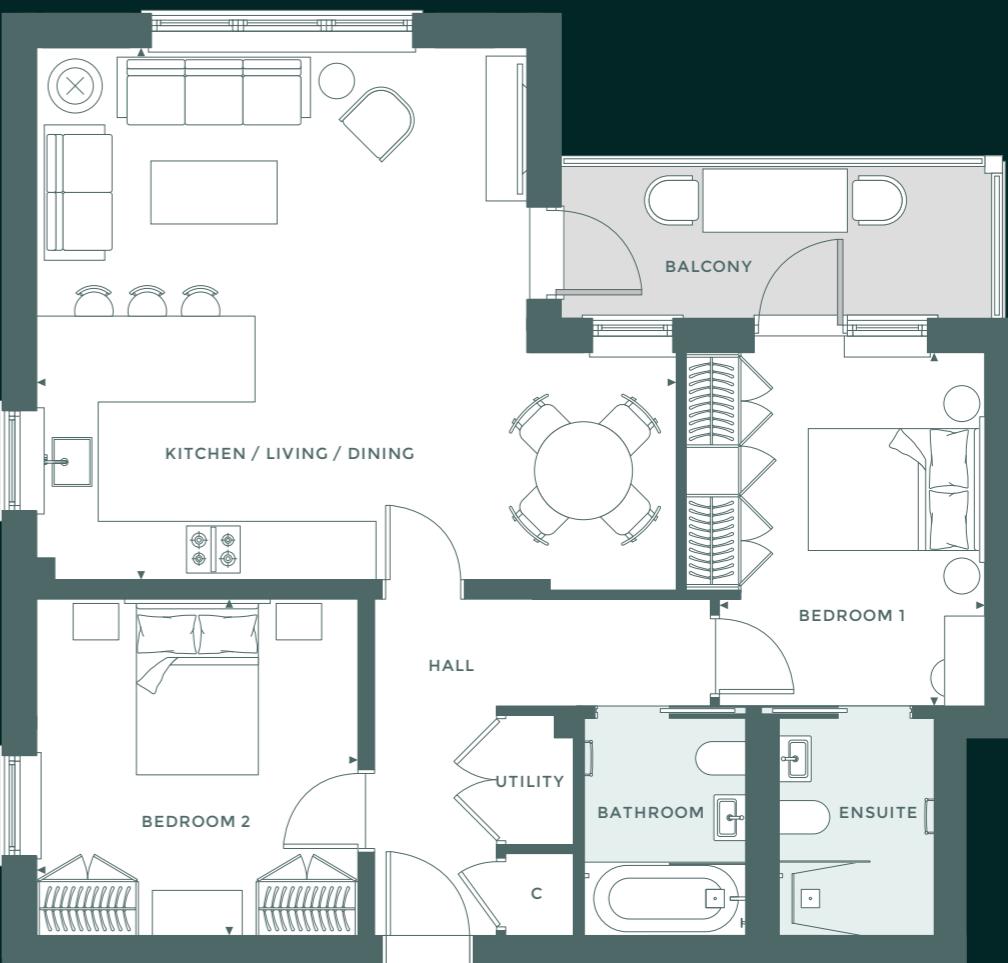
85 SQM

TOTAL INCLUDING EXTERNAL AREAS

1,002 SQ FT

93 SQM

	FT	M		
	WIDTH	LENGTH	WIDTH	LENGTH
LIVING/DINING/KITCHEN	23' 1"	19' 4"	7.1	5.9
BEDROOM 1	12' 10"	10' 11"	3.9	3.3
EN SUITE	7' 10"	5' 7"	2.4	1.7
BEDROOM 2	12' 3"	11' 7"	3.7	3.6
BATHROOM	7' 10"	5' 10"	2.4	1.8
UTILITY	4' 8"	2' 5"	1.4	0.8
BALCONY	15' 7"	5' 6"	4.8	1.7



# APARTMENT THREE

GROSS INTERNAL

1,066 SQ FT

99 SQM

TOTAL INCLUDING EXTERNAL AREAS

1,117 SQ FT

103.7 SQM

	FT	M	FT	M
	WIDTH	LENGTH	WIDTH	LENGTH
LIVING/DINING	17' 10"	5.4	14' 8"	4.5
KITCHEN	10' 6"	3.2	9' 6"	2.9
BEDROOM 1	18' 0"	5.5	11' 0"	3.4
EN SUITE	9' 4"	2.9	5' 10"	1.8
BEDROOM 2	11' 11"	3.6	10' 0"	3.1
BEDROOM 3/STUDY	11' 0"	3.4	10' 2"	3.1
BATHROOM	6' 10"	2.1	6' 6"	2.0
UTILITY	4' 8"	1.4	2' 5"	0.8
BALCONY	10' 6"	3.2	4' 10"	1.5



# A P A R T M E N T F O U R

GROSS INTERNAL

915 SQ FT

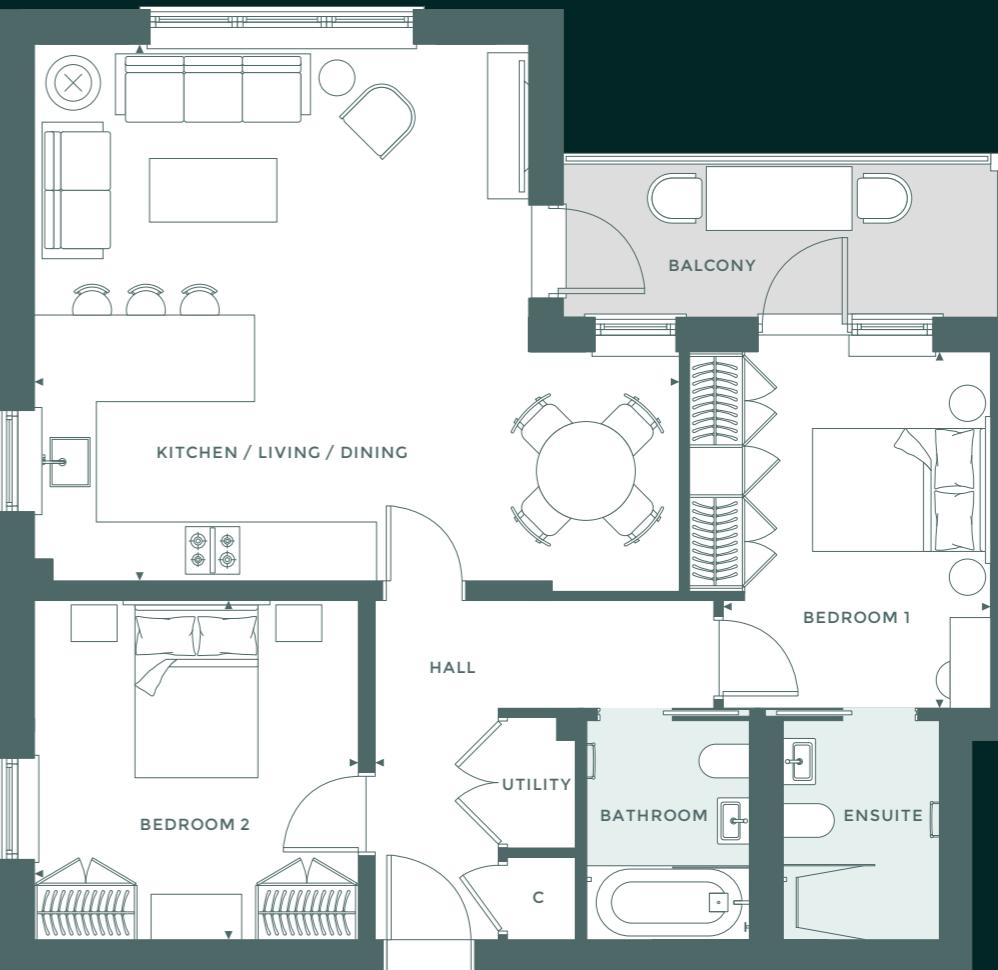
85 SQM

TOTAL INCLUDING EXTERNAL AREAS

1,002 SQ FT

93 SQM

	FT	M		
	WIDTH	LENGTH	WIDTH	LENGTH
LIVING/DINING/KITCHEN	23' 1"	19' 1"	7.1	5.8
BEDROOM 1	12' 10"	10' 11"	3.9	3.3
EN SUITE	7' 10"	5' 7"	2.4	1.7
BEDROOM 2	12' 3"	11' 5"	3.7	3.6
BATHROOM	7' 10"	5' 10"	2.4	1.8
UTILITY	4' 8"	2' 5"	1.4	0.8
BALCONY	15' 7"	5' 6"	4.8	1.7



# APARTMENT FIVE

GROSS INTERNAL

1,051 SQ FT

97.6 SQM

TOTAL INCLUDING EXTERNAL AREAS

1,102 SQ FT

102.3 SQM

	FT	M	FT	M
	WIDTH	LENGTH	WIDTH	LENGTH
LIVING/DINING	16' 4"	4.97	14' 8"	4.47
KITCHEN	10' 6"	3.20	9' 6"	2.90
BEDROOM 1	18' 0"	5.50	11' 0"	3.40
EN SUITE	9' 4"	2.85	5' 10"	1.80
BEDROOM 2	11' 11"	3.60	10' 0"	3.10
BEDROOM 3/STUDY	11' 0"	3.40	10' 2"	3.10
BATHROOM	6' 10"	2.10	6' 6"	2.00
UTILITY	4' 8"	1.40	2' 7"	0.80
BALCONY	10' 6"	3.20	4' 10"	1.50



# APARTMENT SIX

GROSS INTERNAL

1,277 SQ FT

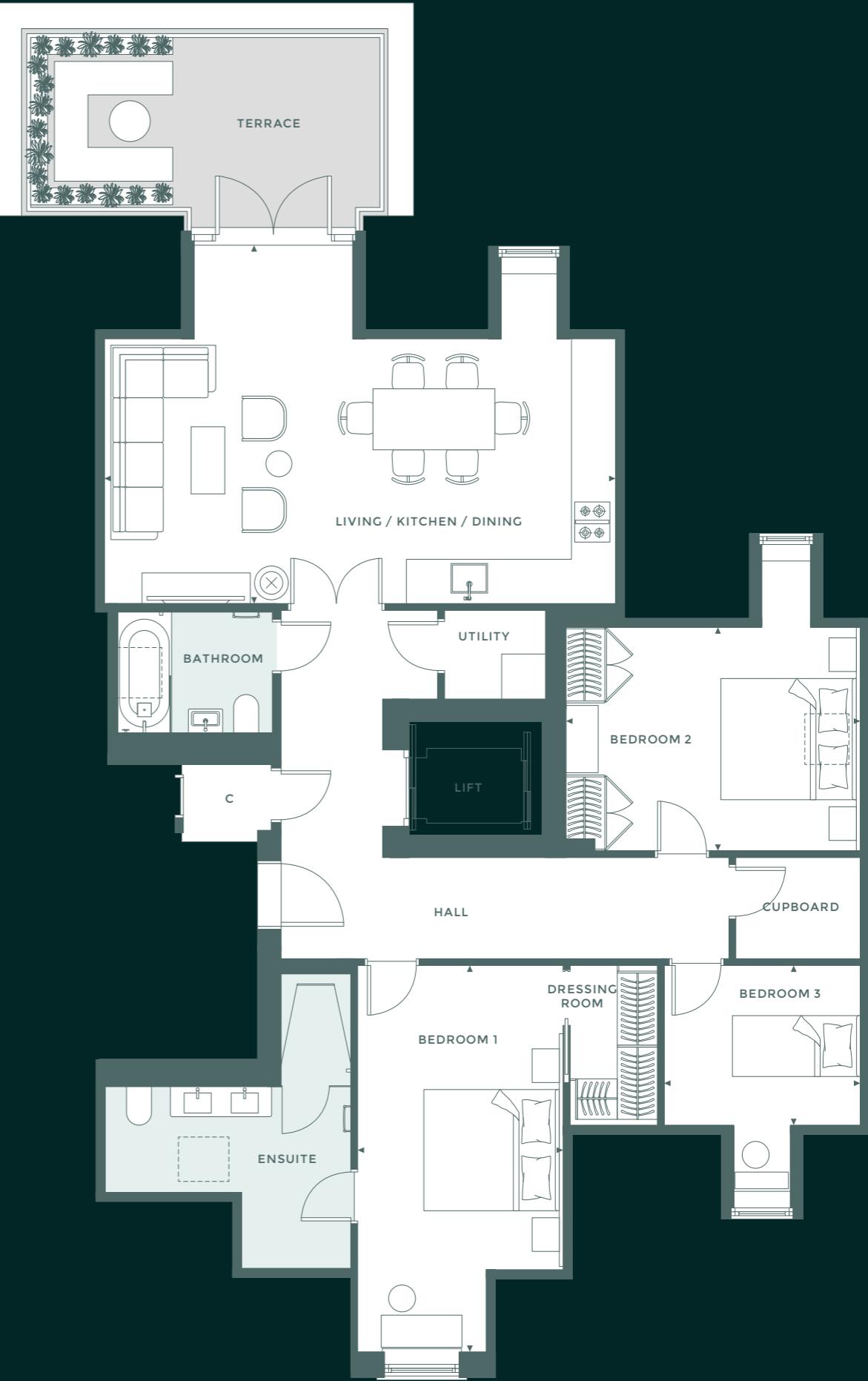
118.6 SQM

TOTAL INCLUDING EXTERNAL AREAS

1,427 SQ FT

132.5 SQM

	FT	M		
	WIDTH	LENGTH	WIDTH	LENGTH
LIVING/DINING/KITCHEN	24' 10"	12' 10"	7.6	3.9
BEDROOM 1	18' 9"	9' 10"	5.7	3.0
EN SUITE	14' 4"	11' 10"	4.4	3.6
DRESSING ROOM	7' 10"	4' 3"	2.4	1.3
BEDROOM 2	14' 5"	10' 9"	4.4	3.3
BEDROOM 3	10' 11"	9' 6"	3.3	2.9
BATHROOM	7' 6"	5' 10"	2.3	1.8
UTILITY	7' 1"	4' 4"	2.2	1.3
CUPBOARD	6' 1"	4' 11"	1.9	1.5
TERRACE	16' 11"	6' 9"	5.2	2.1



# SPECIFICATION



**poggen  
pohl**

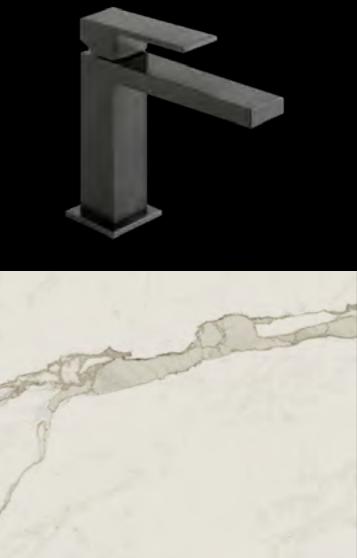
## KITCHENS

- Poggenpohl kitchens with individual layouts exclusively designed for The Lawns
- Bespoke cabinetry with soft closing doors
- LED spot lighting in wall units
- Cutlery and utensil drawers
- Quartz work surface
- Siemens integrated oven
- Siemens integrated combination microwave/oven
- Siemens induction hob
- Wine cooler
- Full height Siemens integrated fridge
- Full height Siemens integrated freezer
- Siemens integrated dishwasher
- Quooker Fusion boiling hot water tap
- Stainless steel under mount sink with InSinkErator waste disposals



## EXTERNAL AREAS

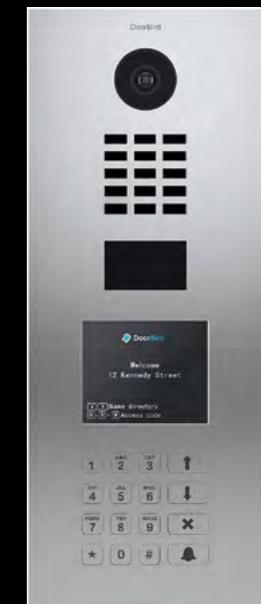
- Bespoke communal and private gardens designed by award winning landscape architects
- Communal gardens with manicured lawns and secluded seating areas, surrounded with scented and colourful planting
- Private gardens / terraces with generous stone patios
- Private parking court and welcoming entrance



## BATHROOMS

- 'Spa' inspired bathrooms exclusively designed for The Lawns
- Designer sanitaryware and brassware
- Wall mounted WC pans with soft close seats and concealed cisterns
- Porcelain tiles for wall and floor finishes
- Heated towel rails

# SPECIFICATION



## INTERNAL FINISHES

- Interior designed finishes throughout
- Bespoke fitted wardrobes to master and second bedrooms
- Bespoke lighting design
- Luxury high quality carpet to all bedrooms

## HEATING AND COOLING

- Zoned underfloor heating throughout to all apartments
- Individual room thermostatic controls
- Air conditioning to kitchen/living/dining space and master bedroom

## UTILITY ROOMS

- Bespoke cabinetry with soft closing doors and integrated handles
- Bosch washing machine
- Bosch tumble dryer

## SECURITY

- Main entrance controlled by secure video entry system
- Video entry system viewed by individual apartment handset / screen
- Secure CCTV to the external areas of the building
- External wall lights with timers / PIR sensors
- Power provided to all apartments to allow for a wireless intruder alarm to be fitted by resident

## BUILDING ENTRANCE

- Interior designed entrance lobby
- Bespoke passenger lift serving each level
- Feature decorative lighting



# SIMPLY EXCEPTIONAL

Situated in leafy Southgate, this exclusive London residence creates an instant sense of tranquillity yet lies at the very heart of one of the capital's most vibrant suburbs.

Here, exclusivity is the key. With a limited collection of just six beautiful apartments, The Lawns represents the perfect example of luxury living. Whether ground floor with private garden or exclusive penthouse with spectacular terrace, all apartments have access to stunning landscape architect-designed gardens.

Carefully crafted to combine design excellence with low maintenance lateral living, perhaps now is the time for life's focus to be on you.

## URBAN-MEETS-RURAL LIVING



'South Gate' was originally the southern entrance to Enfield Chase, King Henry II's hunting ground. Now with an appealing multicultural mix of young families, professionals and retirees, enticing eateries and retail offerings along with superb transport links, Southgate offers convenience, culture and a welcoming community just a few miles from central London.

At its heart lies the Southgate Green Conservation Area, a protected 31 hectares with over 30 listed buildings, monuments and historical structures.

The proximity to Cockfosters and Oakwood ensures a further diverse selection of one-off shops, boutiques, cool cafés, artisan eateries and high-end dining spaces.





# SOMETHING FOR EVERY TASTE

Whatever takes your fancy. The Lawns is perfectly located to take advantage of an abundance of local eateries.



### **Ye Old Cherry Tree**

Located on the edge of the Green, the quaint public house has existed on this spot for 400 years - a true country pub with more than a few tales to tell.



### **Hart Bar, Restaurant & Lounge**

Innovative pan Asian cuisine and exotic cocktails in lavish surroundings make this vibrant venue a mouth-watering must.



### **Skewd Kitchen, Cockfosters**

Award-winning restaurant which has reinvented Turkish cuisine. After a recent stunning refurbishment, dining here is a delight for all the senses

### **Middey's Brasserie & Lounge Bar, Cockfosters**

Morning coffee to evening cocktail, brunch to fully loaded burger, Middey's Brasserie's eclectic offerings allow you to indulge the senses in rather chic retro surroundings.



#### **Marlo's Kitchen & Lounge, Cockfosters**

For those who expect exceptional, Marlo's goes the extra mile to satisfy, with style, sophistication and superb customer service accompanying exquisite classic and European cuisine.

#### **Shakespeare, Cockfosters**

With a world-inspired menu, from hearty breakfast to a delectable range of sweet treats, with plentiful halal, vegetarian, vegan and gluten-free options, being good to yourself has never felt better.



#### **Firedog, Cockfosters**

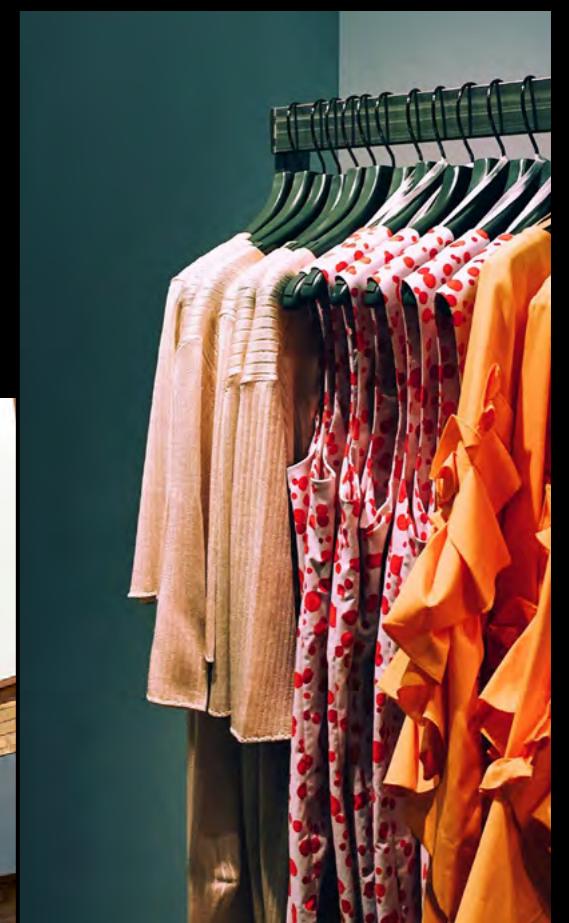
Ancient Turkish and Greek flavours meet modern Aegean-Mediterranean cuisine. Centred around fresh ingredients, fragrant herbs and fresh seafood, simple can be sensational.



SHOPPERS' PARADISE

In search of the latest look, champagne brunch or the perfect gift? Brent Cross (25 minutes by car) or the almost inexhaustible Westfield Shopping Centre (45 minutes by car) will provide that essential dose of retail therapy. Otherwise, everyday items can be picked up at the local M&S or Sainsburys supermarket.

Venture into the heart of London for exclusive department stores, celebrity chef restaurants and world-beating entertainment venues. Pop-up shops and food festivals ignite exciting new trends in culture, style and cuisine. Harrods, Harvey Nichols, Selfridges, Liberty and a host of designer brands and high-end eateries will help satisfy those luxury cravings.



# FINDING FREEDOM

Southgate and its environs are blessed with  
acres of parkland and open green space.



#### **Grovelands Park (5 min/car)**

Enjoy memory-filled days with the children or grandchildren at Grovelands Park where ancient woodlands, meadows and open grassland provide a bio-diverse habitat for local wildlife. Tennis courts, bowling lawns, fishing spots and café could encourage you to make a day of it.



#### **West Lodge Park (7 min/car)**

West Lodge Park lies just a few minutes from The Lawns so, go on, give into temptation. A gentle stroll within its 35-acres of rolling countryside or a luxurious stay at the 16th century lodge will reap sumptuous rewards.

#### **Trent Country Park (8 mins/car)**

Described as a country retreat, Trent Country Park is a magnificent destination for dog walking, jogging, cycling, horse riding, golfing or picnicking.



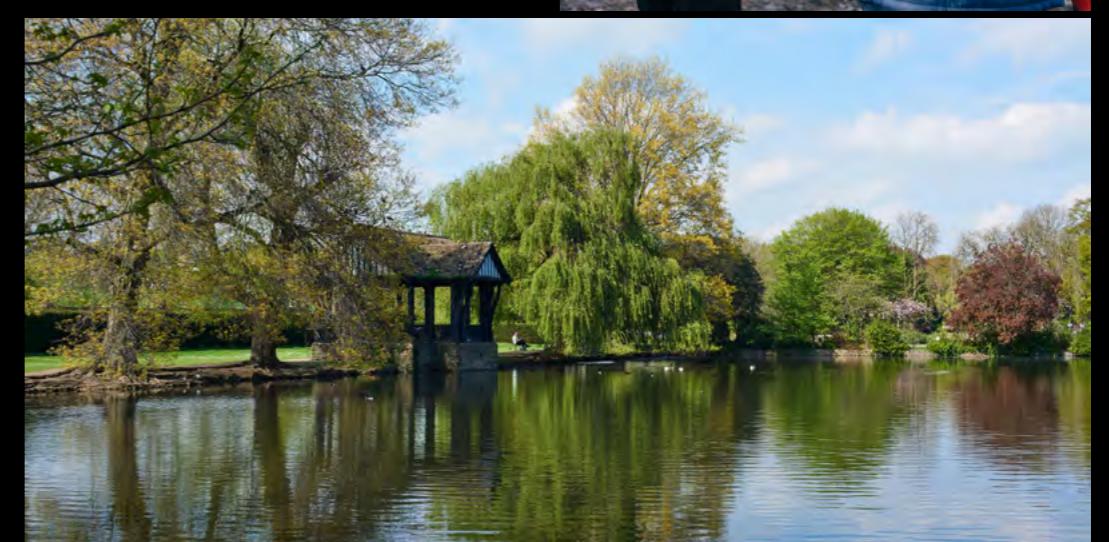
#### **Myddelton House Gardens (19 mins/car)**

Slightly further afield, Myddelton House Gardens showcases an excellent array of rare flowers and foliage amid river, alpine meadow and rock garden settings.



#### **Broomfield Park (6 mins/car)**

With three lakes forming a Baroque water feature, sensory garden, community orchard and magnificent views towards Alexandra Palace, the City of London and Westminster, this could be the perfect spot to soak up your stunning new surroundings.





#### **Puregym London Southgate**

Get together with family or perhaps meet up with new friends at Puregym. Stick to what you know or push your fitness boundaries with their wide-ranging selection of classes.

#### **David Lloyd Enfield**

Swimming pool, tennis courts and an array of fitness classes - elevate the everyday with a workout to suit any age, mood, ability or schedule.

#### **Southgate Weld Lawn Tennis Club**

Located on the Walker Cricket Ground next to the vicarage, the community comes together at Southgate Weld Tennis Club, once described as 'possibly the most beautiful sports ground in southern England'.



# A JOURNEY OF DISCOVERY



Don't be fooled by Southgate's quiet, leafy location. With excellent travel networks, London and a myriad of its most popular neighbourhoods and attractions are just minutes away.

Take the North Circular road (A406) for easy access to the M25, essential for day trips to the capital, short breaks or more exotic getaways.

From the latest exhibitions and theatre productions to a touch of retail therapy, uncrowded Southgate Station on the Piccadilly Line, a short stroll from home, couldn't offer more convenience. Take advantage of fast and frequent services to Cockfosters (6 min), King's Cross (21 min), Covent Garden (30 min), and Knightsbridge (38 min).

For the high fliers, Elstree's private airstrip is just 25 minutes by car.

Explore Southgate, Finchley, Potter's Bar and beyond with excellent bus routes just minutes from home.

# EXPRESSIONS OF EXCELLENCE AND EXPERTISE

GROUP  
**one**

GROUPONE.CO.UK

We at Group One bring dreams to life with the design, development and delivery of perfect new homes in the most sought after locations.

We are delighted to work exclusively with a select group of architects and interior designers and assemble the best artisan craftsmen and technicians the industry has to offer in our quest to fashion superlative homes. The entire team is driven by a passion to please and excel.

Our projects begin with the initial research and sourcing of prime sites for new build schemes, with only the most coveted areas and impressive postcodes identified and considered.

It continues through the complete design and build programme and into the internal finish and sign off. Each stage of work is scrupulously and painstakingly inspected and tested with every feature and finish scrutinised.

Every new residence sparkles like a precision cut and polished diamond and is an expression of Group One's expertise gained over many decades.



THE PINNACLE, NW7  
NINE LUXURY APARTMENTS



NORTH TWENTY, N20  
FIVE LUXURY APARTMENTS

# CONTACT



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G R O U P

# One