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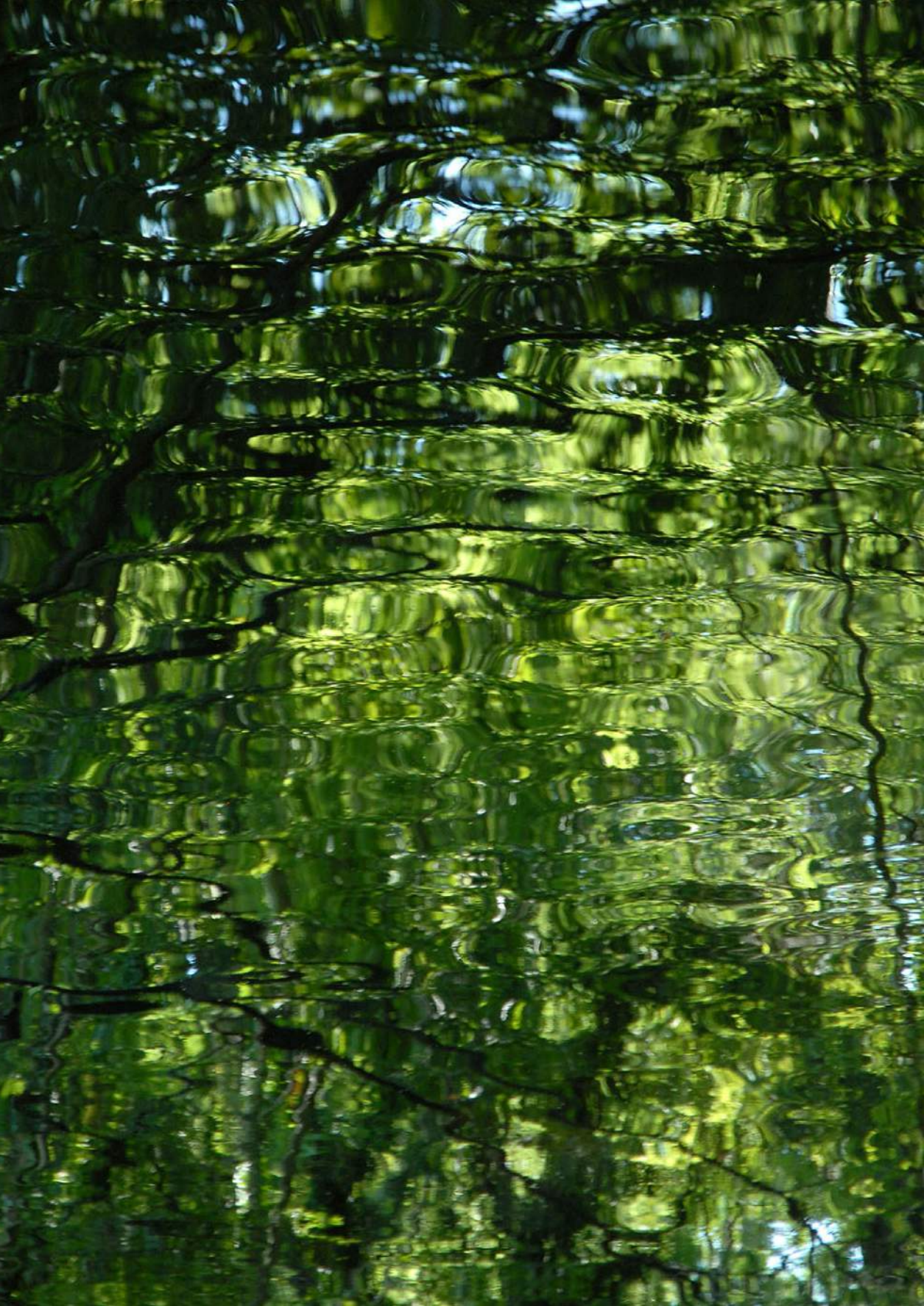
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THE
WESTBURY
LONDON N12



First-time buyers from across the UK can buy at The Westbury with just a 5% deposit.

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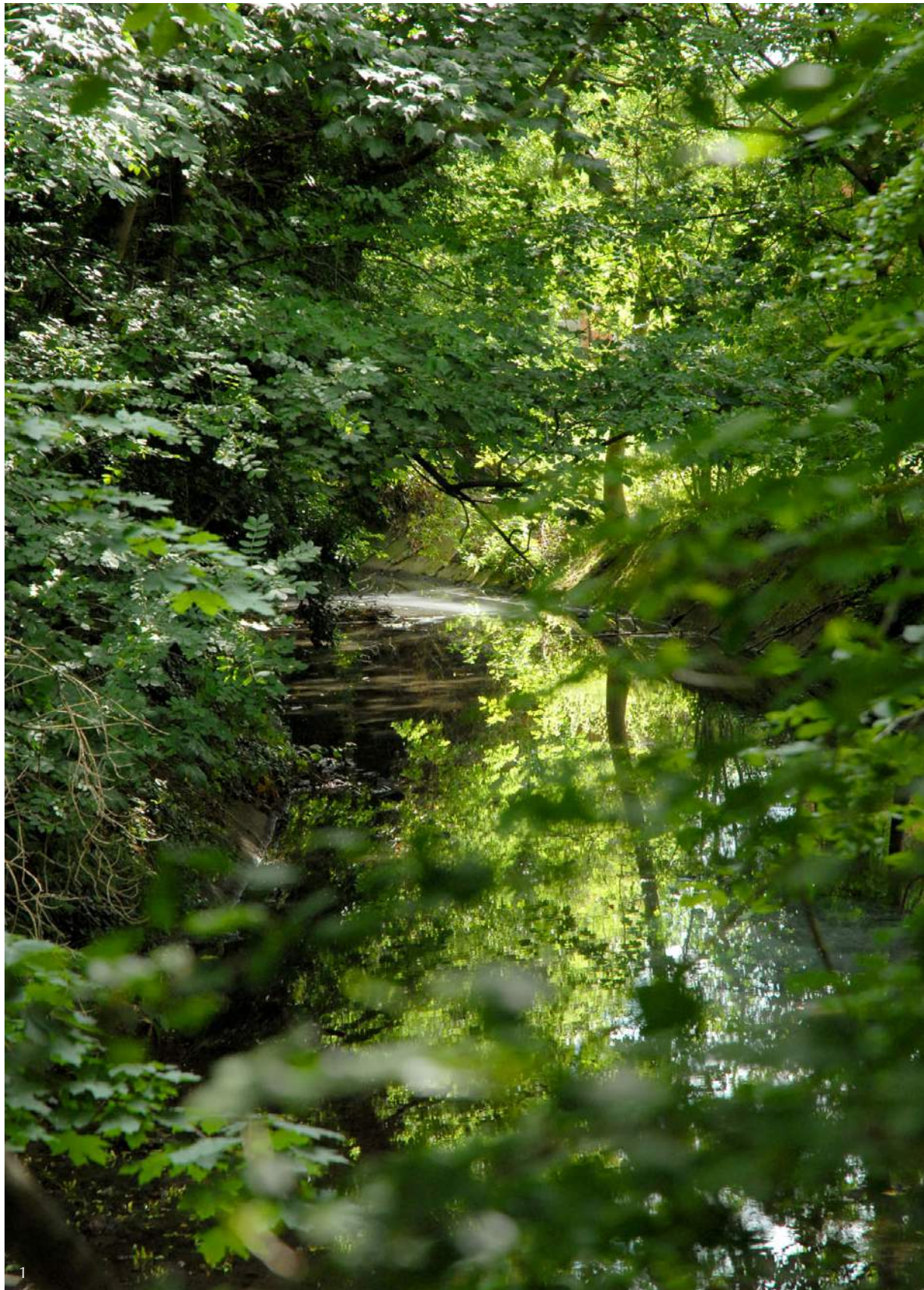
Cover photo:
Dollis Brook flows
gently along the edge
of the garden as it
passes unnoticed
through 10 miles
of busy London life.

THE WESTBURY

LONDON N12

A collection of thirty four exquisitely finished apartments with secure underground parking, excellent transport links, great local amenities and green spaces.

The Westbury offers the very best of urban and rural living.



Countryside at your backdoor

As the name suggests, Woodside Park sits adjacent to a vast green space consisting of woods, grassland and open pastures. Amazingly this urban oasis has avoided development and is now a protected green belt site occupying the valley between Mill Hill and Totteridge.

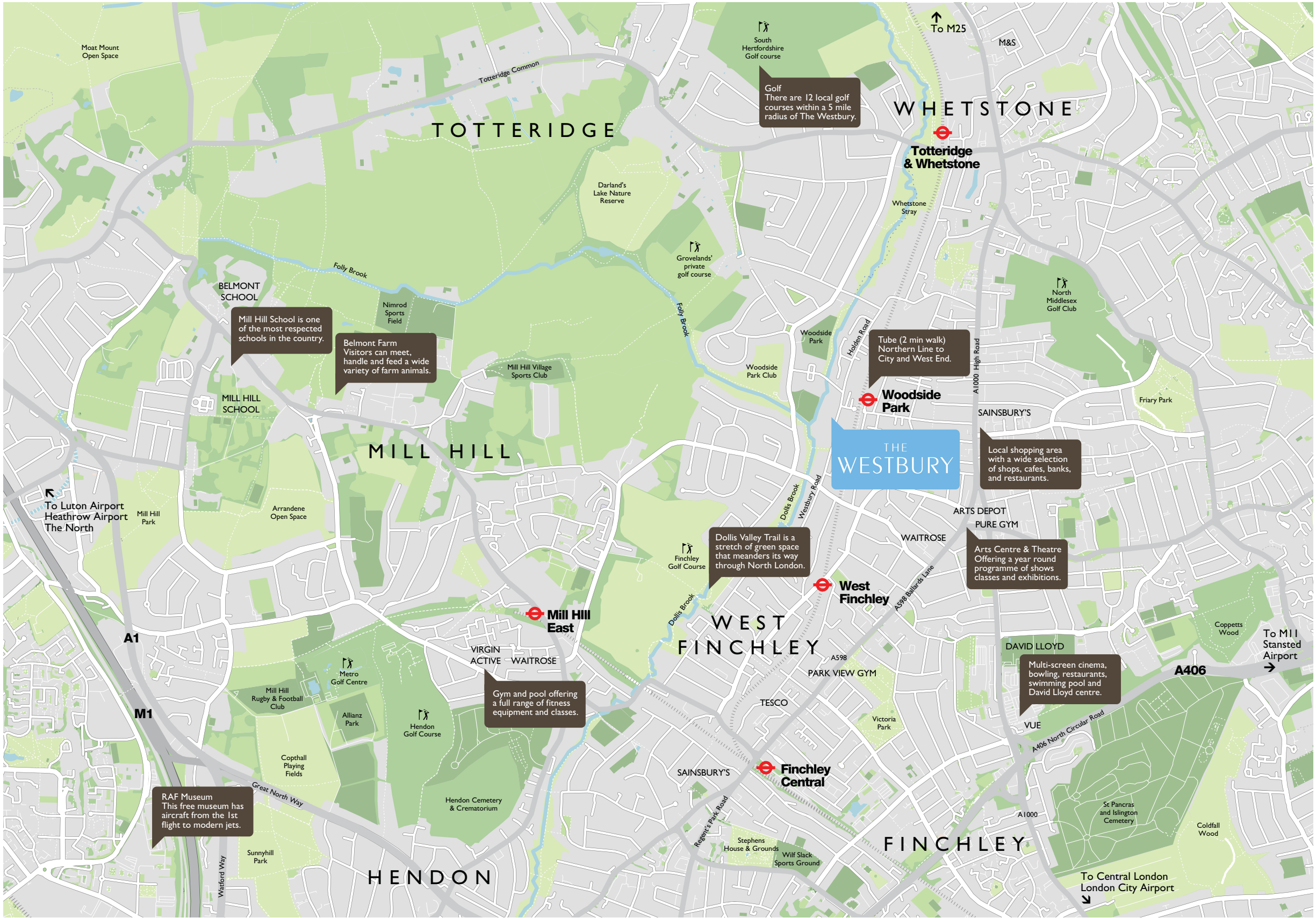
The Westbury sits right on the edge of this open space at the confluence of Folly and Dollis brooks. These streams are flanked by the Dollis Valley Green Walk, a stretch of lush green space that meanders quietly through a series of North London neighbourhoods as it makes its way from Totteridge Village down to the Brent Reservoir.



Other local parks include the well kept Victoria Park off Ballards Lane, which offers tranquil spaces on neatly trimmed lawns to relax, unwind and stretch the legs. If you are looking to keep active, the flat and well-surfaced paths are ideal for a morning jog. You will also find tennis courts, a bowling green and sports clubs to join.

If golf is your thing, you'll will be spoilt for choice, with 12 golf courses within a 5 mile radius of The Westbury. There are also several fully equipped fitness centres, including Pure Gym, Park View, David Lloyd and Virgin Active.

- 1. Dollis Brook runs along the rear of the property
- 2. Signage on the Dollis Valley Greenwalk
- 3. Victoria Park, Ballards Lane
- 4. Whetstone Stray



TOTTERIDGE

WHETSTONE

MILL HILL

WEST FINCHLEY

FINCHLEY

HENDON

THE WESTBURY

Golf
There are 12 local golf courses within a 5 mile radius of The Westbury.

Mill Hill School
Mill Hill School is one of the most respected schools in the country.

Belmont Farm
Visitors can meet, handle and feed a wide variety of farm animals.

Tube (2 min walk)
Northern Line to City and West End.

Local shopping area
with a wide selection of shops, cafes, banks, and restaurants.

Dollis Valley Trail
is a stretch of green space that meanders its way through North London.

Arts Centre & Theatre
Offering a year round programme of shows classes and exhibitions.

Gym and pool offering a full range of fitness equipment and classes.

Multi-screen cinema, bowling, restaurants, swimming pool and David Lloyd centre.

RAF Museum
This free museum has aircraft from the 1st flight to modern jets.

To M11 Stansted Airport →

To Central London London City Airport ↓

↑ **To M25**

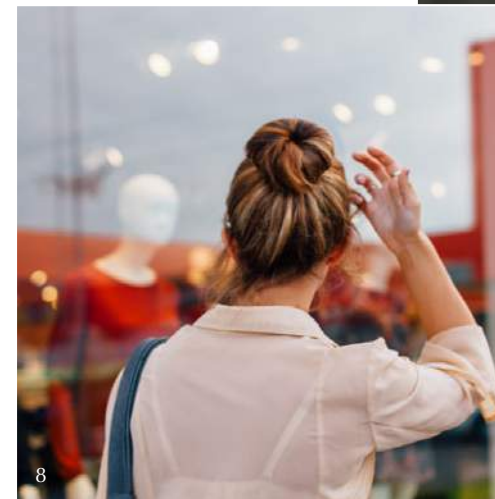
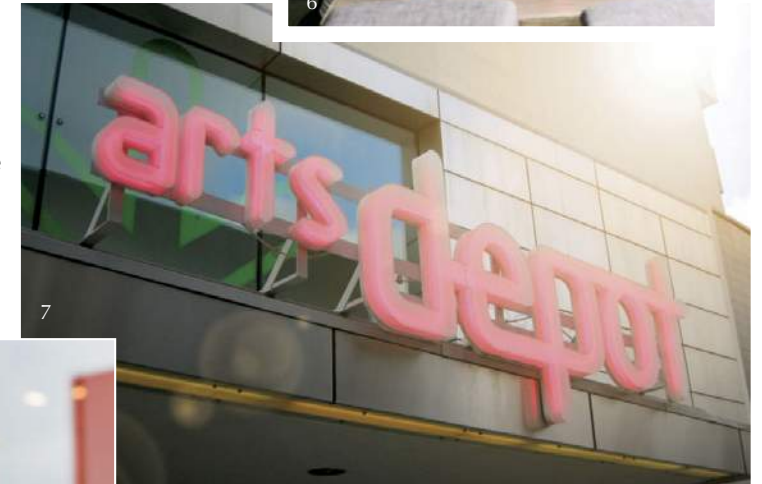
↖ **To Luton Airport Heathrow Airport The North**



The city at your front door

Located yards away from Woodside Park tube station, The Westbury is perfect for professionals who rely on good transport links for an easy commute. Door to door journey time to the City or Westend is just 25 minutes on the Northern Line, or change at Kings Cross (20mins) for National Rail, Eurostar or Cross Rail. By road the A406, A1, M1 and M25 are all just a short drive away.

The local high street at Finchley High Road and Ballards Lane is packed with independent shops, cafes and salons. Here you'll find restaurants serving Turkish, Indian, Italian, Korean, Vietnamese, Persian, Chinese, Japanese and Mexican cuisine. For a traditional roast head to the beautifully rural Orange Tree Pub on Totteridge Lane.



The area also serves-up plenty of culture, the Arts Depot holds regular exhibitions, concerts and shows as well as theatre classes for all ages. Movie lovers will be able to feed their need for escapism at a choice of cinemas, including The Phoenix in East Finchley, one of the oldest picture houses in the country, The Everyman in High Barnet with its grand Deco facade or the multi-screen complex at Finchley Lido where you can watch the latest blockbusters in high definition sound and vision.

5. Woodside Park tube station
6. The area has a wide selection of cafes and bars
7. Arts Depot at Finchley High Road
8. Local shopping areas include Whetstone, Finchley, High Barnet and Brent Cross.





Designed for modern living

The apartments are exceptionally well fitted with high specification designer kitchens and bathrooms, underfloor heating throughout, and are pre-wired for modern entertainment systems. The full specification is listed below.

Kitchens

- Individually designed contemporary Poggenpohl kitchens
- Elegant stone work surfaces
- Smoked mirror splashbacks
- Siemens fully integrated appliances to include:
 - Induction hob with touch sensitive controls
 - Fridge/freezer
 - Dishwasher
 - Oven
 - Combination microwave
 - Extractor hood
- Boiling hot water tap
- Stainless steel 1.5 bowl sink with pull out spray mixer tap
- Porcelain floor tiles



Bathrooms & En-suites

- Interior designed bathrooms featuring Italian / Spanish porcelain tiling to all floors and walls
- Niches and alcoves with LED lighting
- Vanity units with integrated storage and under unit lighting
- Bette steel bath
- Duravit wall hung WCs and concealed cisterns
- Hansgrohe chrome mixer taps and thermostatic bath/shower fittings
- Chrome finish heated towel rails to bathrooms and en-suites





Interior Finishes & Design

- Interior design colour scheme to all apartments
- Generously sized master bedrooms with contemporary Italian wardrobes
- Painted grooved internal doors
- Satin chrome ironmongery
- Generously sized private balcony or terrace to all apartments
- Engineered herringbone wood plank floor to hallway and living rooms
- Luxury carpets to all bedrooms

AV, Security & Electrics

- Audio/Video entry phone system to each property from main entrance
- Alarm to all apartments with option for police monitoring
- High security locks and chrome finish security viewers fitted to individual apartment entrance doors
- Wi-Fi, telephone and Sky Q television provision to all rooms
- Communal CCTV
- Exterior security lighting
- Mains operated smoke and heat detectors with battery back-up

Entrance Lobby & Comminals

- Italian porcelain tiling with soft LED lighting to main entrance lobby
- Lift to all floors
- Internal corridors and stairs to be finished in carpet
- Landscaped gardens
- Dedicated parking space in secure car park



Energy Efficiency

- Gas underfloor heating through each apartment with individual room thermostats
- High performance double glazed windows
- On-site cycle storage
- External refuse and recycling facilities

Warranty

- 10-year building warranty by ARK



All specification details provided are indicative and may change. These details should be treated as general guidance only and cannot be relied upon accurately describing any of the specified matters prescribed by any order under the Consumer Protection from Unfair Trading Regulations 2008. Nor do these details constitute a contract or a warranty.



Floor Plans

A collection of thirty four exquisitely finished apartments with private terraces, landscaped garden and secure underground parking.

01
Ground Floor
2 bedrooms, 2 bathrooms
with private terrace
1,119sqft / 104m²

02
Ground Floor
1 bedroom, 1 bathroom
with private garden
709sqft / 66m²

03
Ground Floor
1 bedroom, 1 bathroom
with private garden
560sqft / 52m²

04
Ground Floor
2 bedrooms, 2 bathrooms
with private terrace
964sqft / 89m²

05
Ground Floor
3 bedrooms, 2 bathrooms
with private terrace
1,292sqft / 120m²

06
Ground Floor
2 bedrooms, 2 bathrooms
with private terrace
777sqft / 72m²

07
Ground Floor
2 bedrooms, 2 bathrooms
with private terrace
777sqft / 72m²

08
Ground Floor
3 bedrooms, 2 bathrooms
with private terrace
1,446sqft / 134m²

09/20
First / Second Floors
2 bedrooms, 2 bathrooms
with private terrace
843sqft / 78m²

10/21
First / Second Floors
2 bedrooms, 2 bathrooms
with private terrace
985sqft / 92m²

11/22
First / Second Floors
1 bedroom, 1 bathroom
with private terrace
595sqft / 55m²

12/23
First / Second Floors
2 bedrooms, 2 bathrooms
with private terrace
926sqft / 86m²

13/24
First / Second Floors
1 bedroom, 1 bathroom
with private terrace
561sqft / 52m²

14/25
First / Second Floors
2 bedrooms, 2 bathrooms
with private terrace
960sqft / 89m²

15/26
First / Second Floors
2 bedrooms, 1 bathroom
with private terrace
775sqft / 72m²

16/27
First / Second Floors
1 bedroom, 1 bathroom
with private terrace
553sqft / 51m²

17/28
First / Second Floors
2 bedrooms, 2 bathrooms
with private terrace
814sqft / 76m²

18/29
First / Second Floors
2 bedrooms, 2 bathrooms
with private terrace
814sqft / 76m²

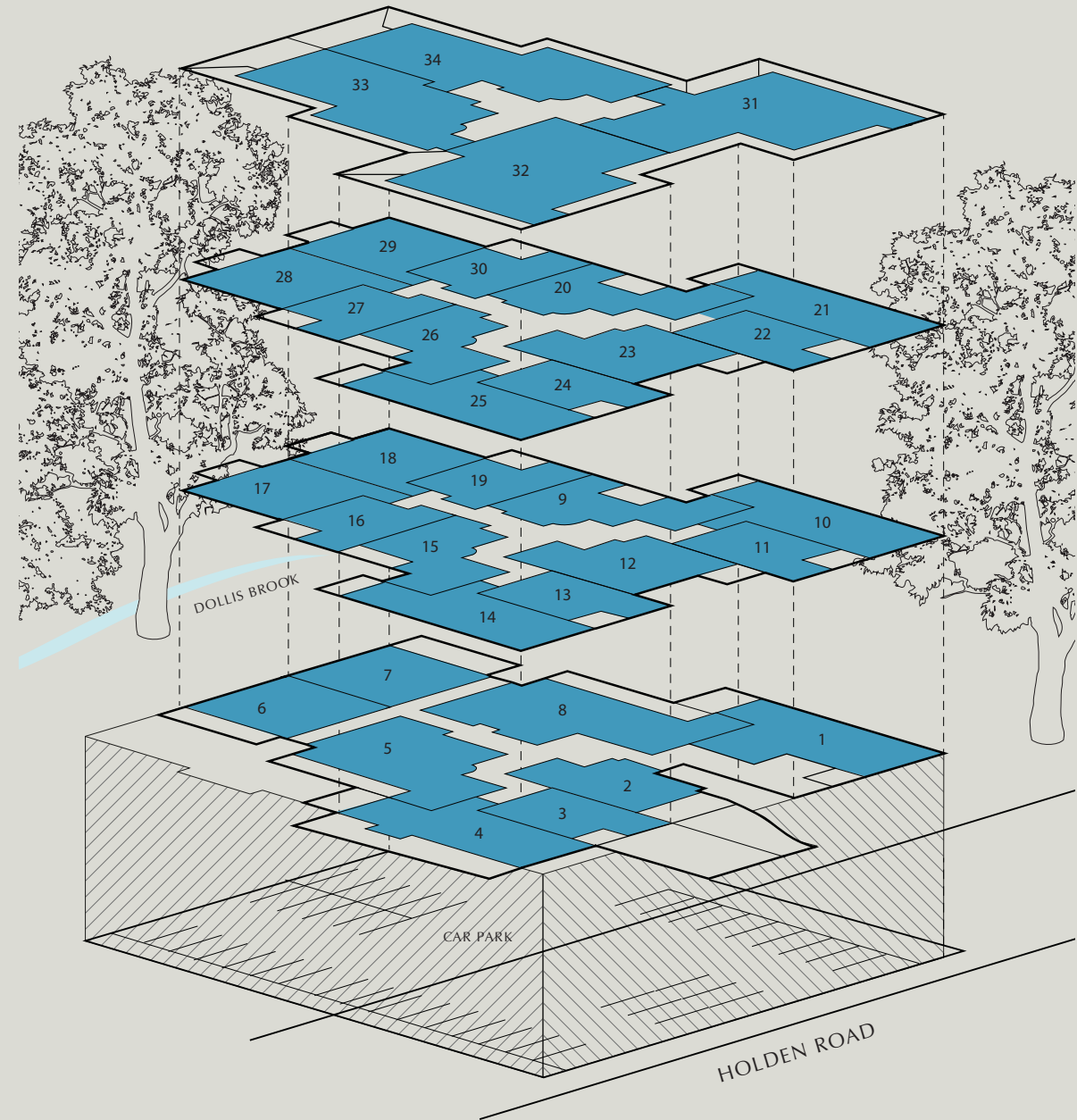
19/30
First / Second Floors
1 bedroom, 1 bathroom
with private terrace
546sqft / 51m²

31
Third Floor Penthouse
3 bedrooms, 2 bathrooms
with private terrace
1,421sqft / 132m²

32
Third Floor Penthouse
3 bedrooms, 2 bathrooms
with private terrace
1,518sqft / 141m²

33
Third Floor Penthouse
3 bedrooms, 2 bathrooms
with private terrace
1,292sqft / 120m²

34
Third Floor Penthouse
3 bedrooms, 2 bathrooms
with private terrace
1,302sqft / 121m²



First-time buyers from across the UK can buy at The Westbury with just a 5% deposit.

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Plot 01

(Flat 8)

Ground Floor
2 bed, 2 bath with
private terrace
1,119sqft / 104m²

Living / Dining:
18'2" x 12'2" / 5.5m x 3.7m

Kitchen:
15'6" x 9'6" / 4.7m x 2.9m

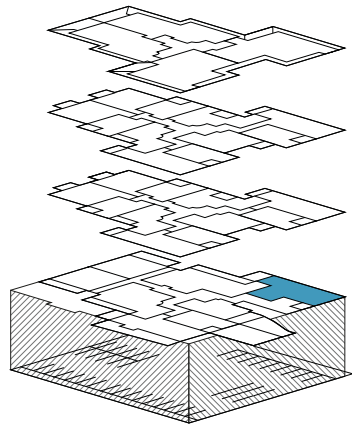
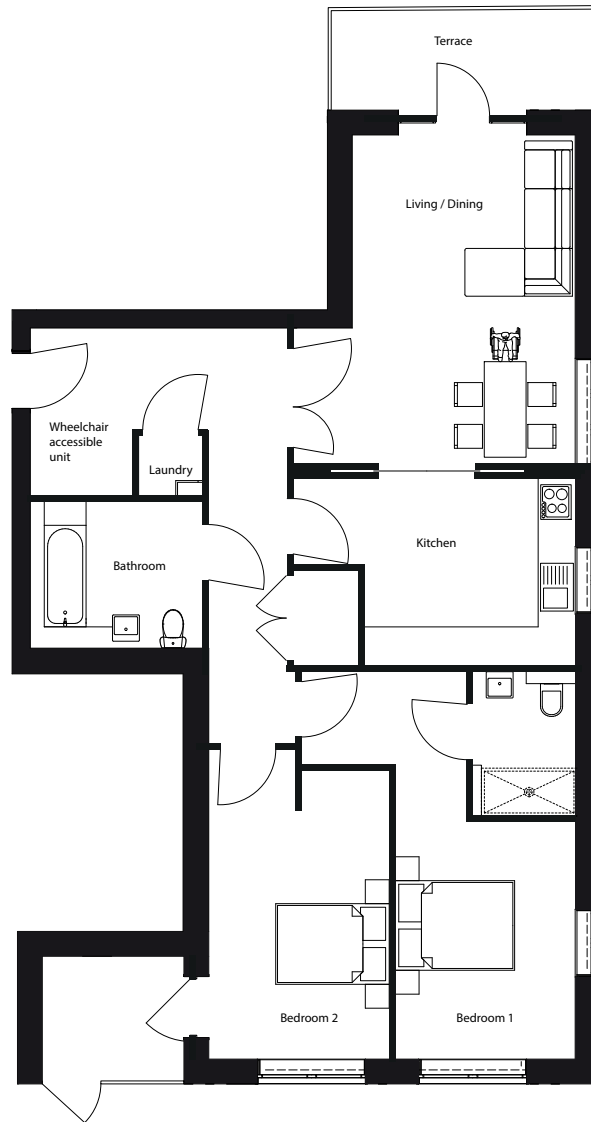
Bedroom 1:
21'7" x 15'5" / 6.6m x 4.7m

Bedroom 2:
16'8" x 9'10" / 5.1m x 3.0m

Terrace (Living / Dining):
13'5" x 9'6" / 4.1m x 2.9m

Terrace (Bedroom 2):
7'6" x 6'10" / 2.3m x 2.1m

Figures are based on the longest
measurements in each room



Plot 02

(Flat 1)

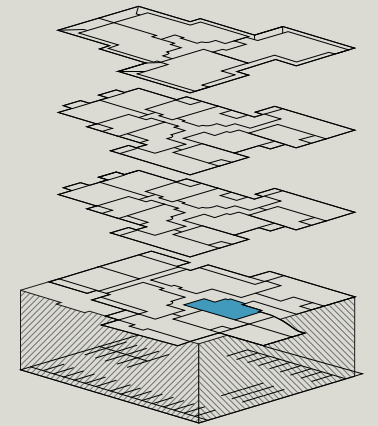
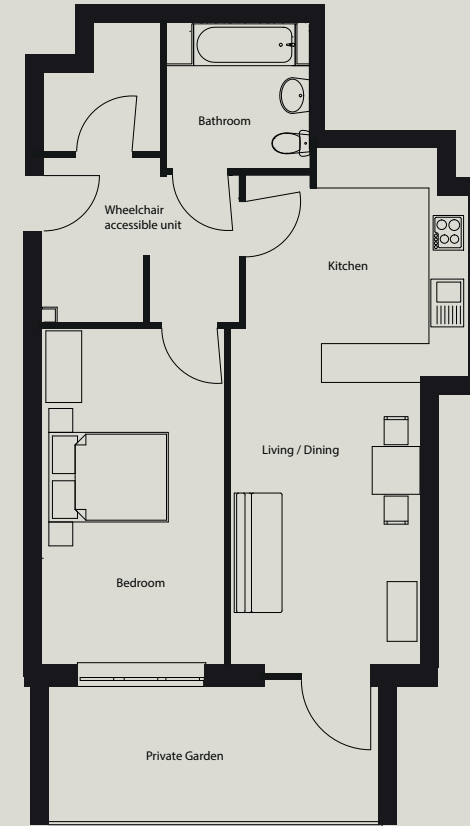
Ground Floor
1 bed, 1 bath with
private garden
709sqft / 66m²

Kitchen / Living / Dining:
27'10" x 12'9" / 8.5m x 3.9m

Bedroom:
18'1" x 9'10" / 5.5m x 3m

Private Garden:
18'1" x 15'5" / 5.5m x 4.7m

Figures are based on the longest
measurements in each room



Plot
03
(Flat 2)

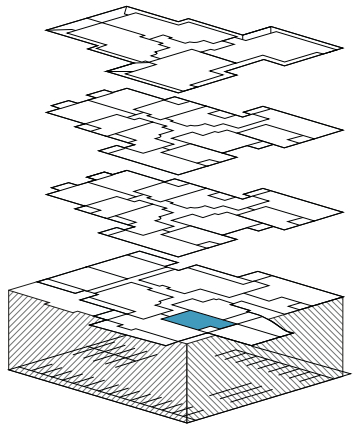
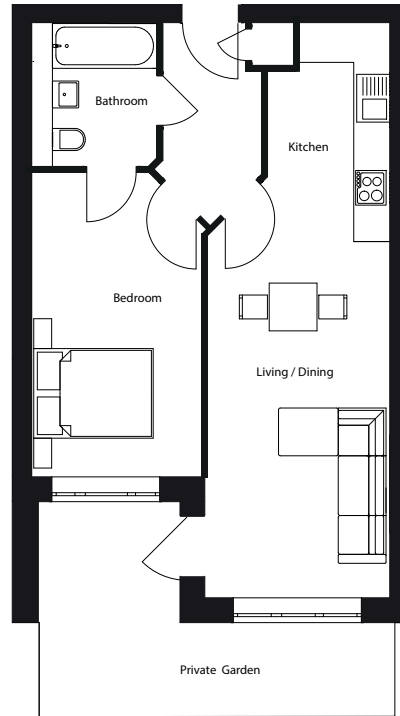
Ground Floor
1 bed, 1 bath with
private garden
560sqft / 52m²

Kitchen / Living / Dining:
31'5" x 9'10" / 9.6m x 3m

Bedroom:
17'4" x 8'10" / 5.3m x 2.7m

Private Garden:
19'4" x 11'5" / 5.9m x 3.5m

Figures are based on the longest
measurements in each room



Plot
04
(Flat 3)

Ground Floor
2 bed, 2 bath with
private terrace
964sqft / 89m²

Living / Dining:
17'1" x 16'1" / 5.2m x 4.9m

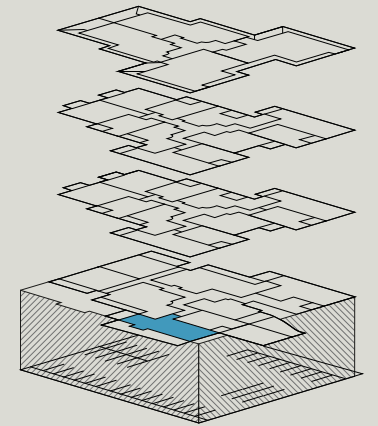
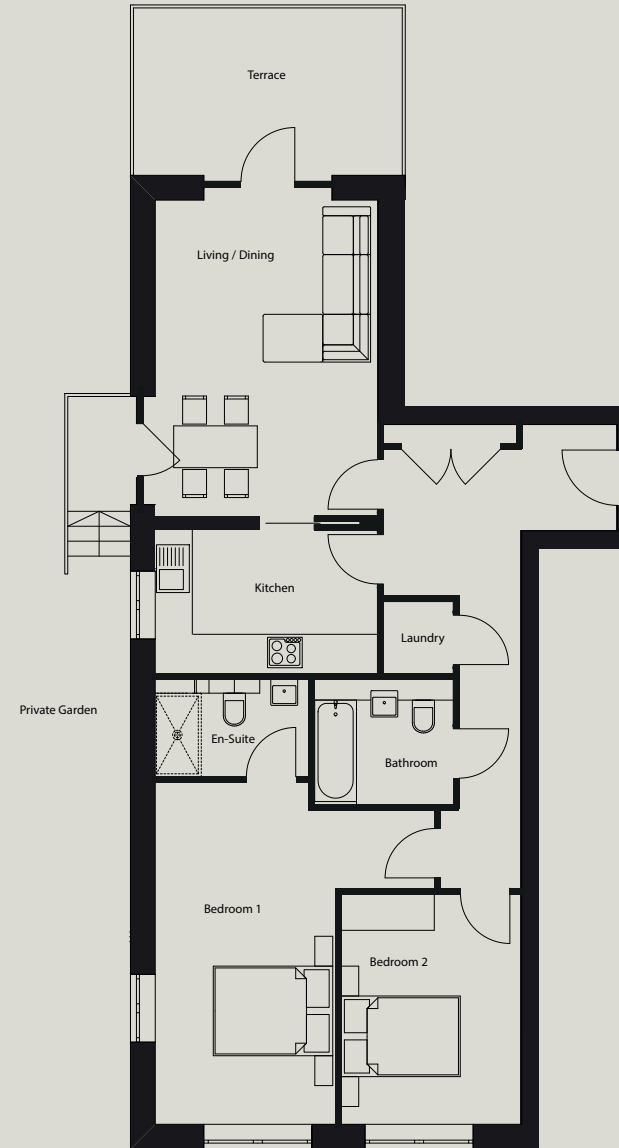
Kitchen:
16'1" x 7'10" / 4.9m x 2.4m

Bedroom 1 with en-suite:
17'4" x 16'1" / 5.3m x 4.9m

Bedroom 2:
13'2" x 9'10" / 4m x 3m

Private Terrace:
13'5" x 9'2" / 4.1m x 2.8m

Figures are based on the longest
measurements in each room



Plot
05
(Flat 4)

Ground Floor
3 bed, 2 bath with
private terrace
1,292sqft / 120m²

Living / Dining:
21'7" x 12'5" / 6.6m x 3.8m

Kitchen:
13'5" x 9'10" / 4.1m x 3m

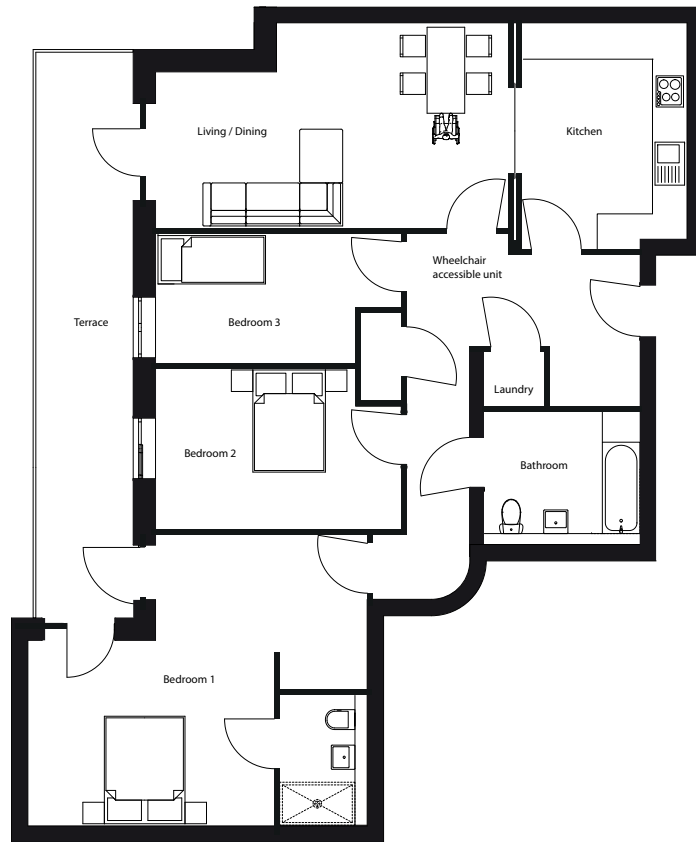
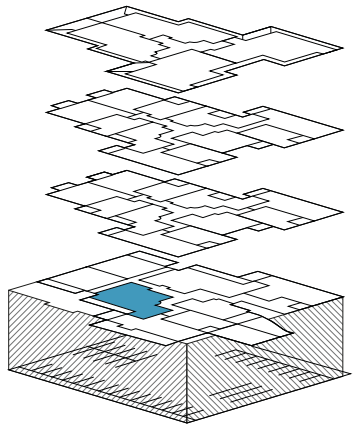
Bedroom 1 with en-suite:
19' x 17'4" / 5.8m x 5.3m

Bedroom 2:
14'9" x 9'10" / 4.5m x 3m

Bedroom 3:
14'9" x 7'10" / 4.5m x 2.4m

Private Terrace:
34'5" x 5'10" / 10.5m x 1.8m

Figures are based on the longest
measurements in each room



Plot
06
(Flat 5)

Ground Floor
2 bed, 2 bath with
private terrace
777sqft / 72m²

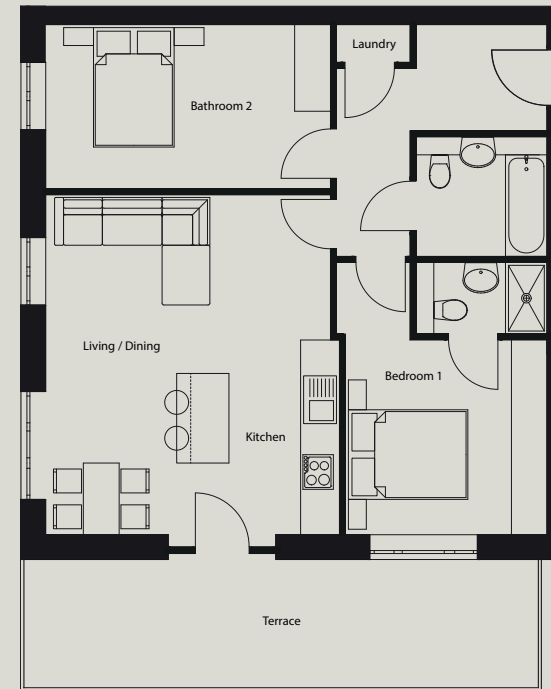
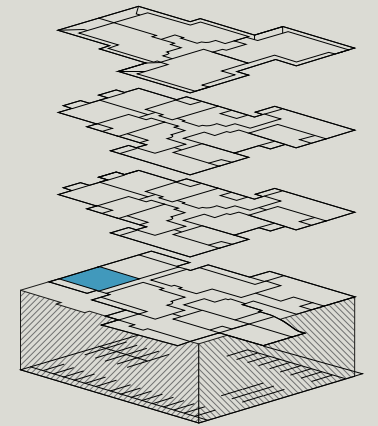
Kitchen / Living / Dining:
18'8" x 16'1" / 5.7m x 4.9m

Bedroom 1 with en-suite:
14'9" x 10'9" / 4.5m x 3.3m

Bedroom 2:
15'5" x 8'10" / 4.7m x 2.7m

Private Terrace:
27'2" x 6'10" / 8.3m x 2.1m

Figures are based on the longest
measurements in each room



Plot 07

(Flat 6)

Ground Floor
2 bed, 2 bath with
private terrace
777sqft / 72m²

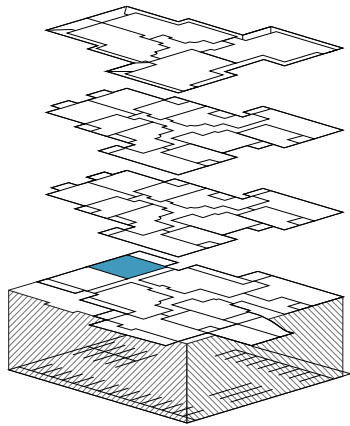
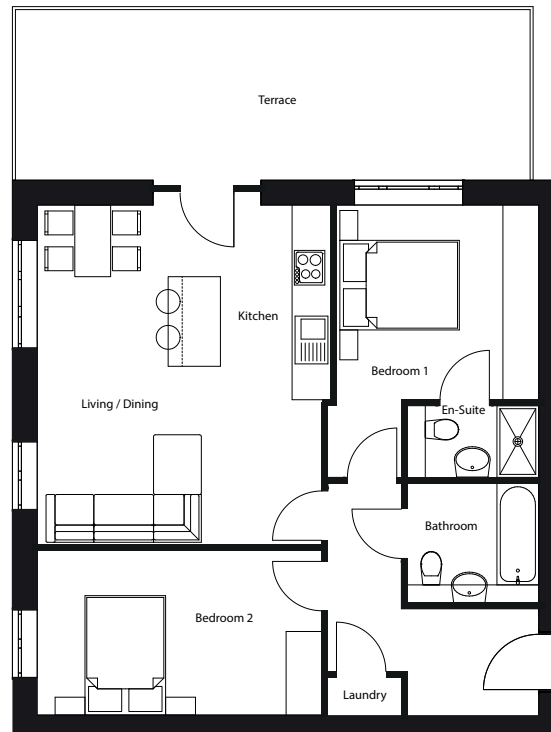
Kitchen / Living / Dining:
18'8" x 16'1" / 5.7m x 4.9m

Bedroom 1 with en-suite:
14'9" x 10'9" / 4.5m x 3.3m

Bedroom 2:
15'5" x 8'10" / 4.7m x 2.7m

Private Terrace:
27'2" x 7'2" / 8.3m x 2.2m

Figures are based on the longest
measurements in each room



Plot 08

(Flat 7)

Ground Floor
3 bed, 2 bath with
private terrace
1,446sqft / 134m²

Living / Dining:
31'5" x 13'5" / 9.6m x 4.1m

Kitchen:
15'5" x 7'2" / 4.7m x 2.2m

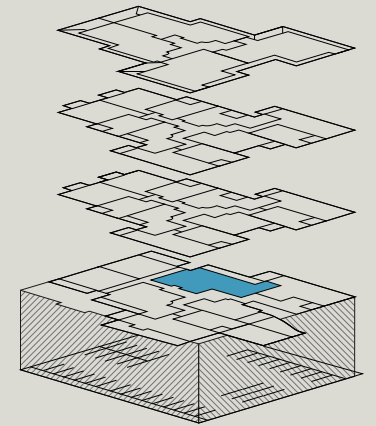
Bedroom 1 with en-suite:
27'3" x 10'5" / 8.3m x 3.2m

Bedroom 2:
15'5" x 11'9" / 4.7m x 3.6m

Bedroom 3:
15'5" x 7'10" / 4.7m x 2.4m

Private Terrace:
40'4" x 6'2" / 12.3m x 1.9m

Figures are based on the longest
measurements in each room



Plot 09 (Flat 17) | Plot 20 (Flat 28)

First / Second Floors
2 bed, 2 bath with private terrace
843sqft / 78m²

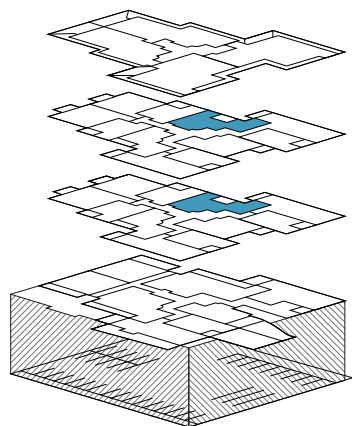
Kitchen / Living / Dining:
20'4" x 19'4" / 6.2m x 5.9m

Bedroom 1 with en-suite:
20'4" x 10'2" / 6.2m x 3.1m

Bedroom 2:
13'9" x 7'10" / 4.2m x 2.4m

Private Terrace:
10'5" x 6'6" / 3.2m x 2m

Figures are based on the longest measurements in each room



Plot 10 (Flat 18) | Plot 21 (Flat 29)

First / Second Floors
2 bed, 2 bath with private terrace
985sqft / 92m²

Living / Dining:
18'1" x 16'1" / 5.5m x 4.9m

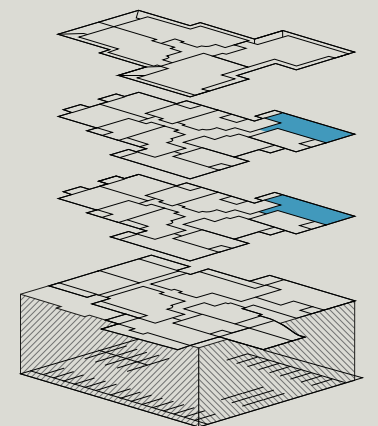
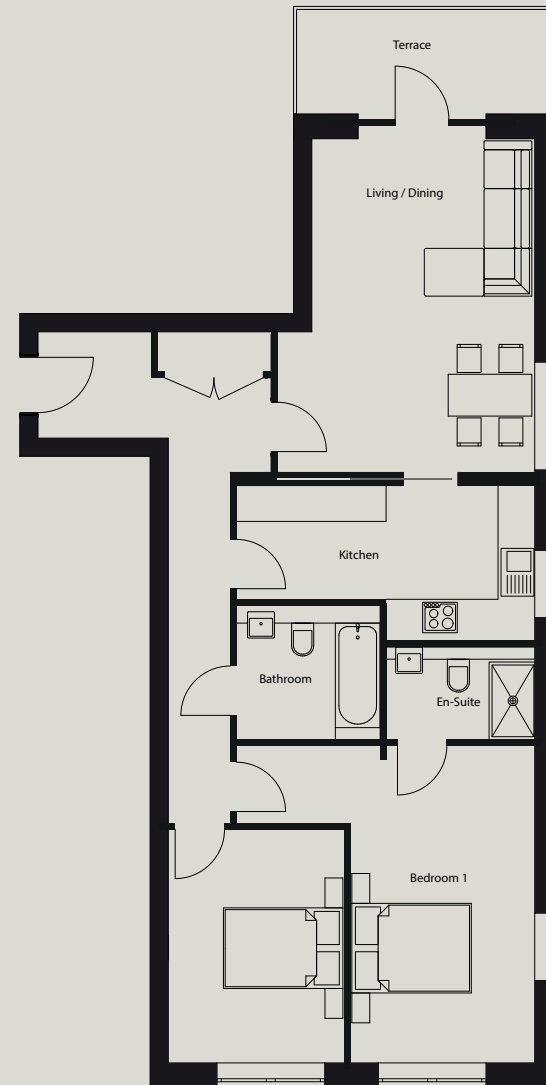
Kitchen:
16'1" x 8'2" / 4.9m x 2.5m

Bedroom 1 with en-suite:
18'5" x 16'1" / 5.6m x 4.9m

Bedroom 2:
14'1" x 9'10" / 4.3m x 3m

Private Terrace
14'1" x 5'6" / 4.3m x 1.7m

Figures are based on the longest measurements in each room



Plot 11 (Flat 19) | Plot 22 (Flat 30)

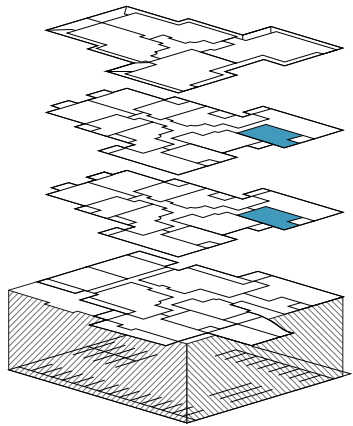
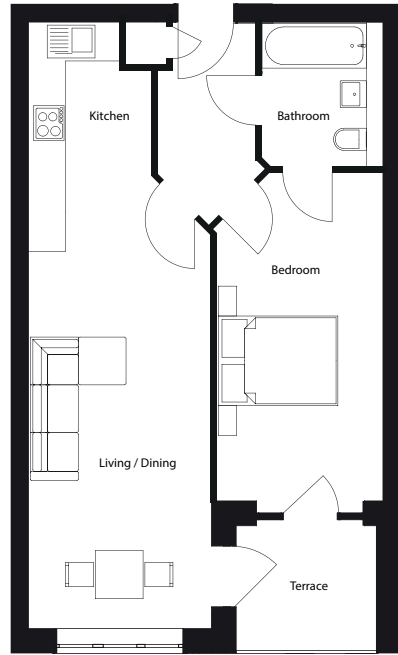
First / Second Floors
1 bed, 1 bath with
private terrace
595sqft / 55m²

Kitchen / Living / Dining:
32'9" x 9'10" / 10m x 3m

Bedroom:
18'8" x 8'10" / 5.7m x 2.7m

Private Terrace:
7'6" x 6'10" / 2.3m x 2.1m

Figures are based on the longest
measurements in each room



Plot 12 (Flat 9) | Plot 23 (Flat 20)

First / Second Floors
2 bed, 2 bath with
private terrace
926sqft / 86m²

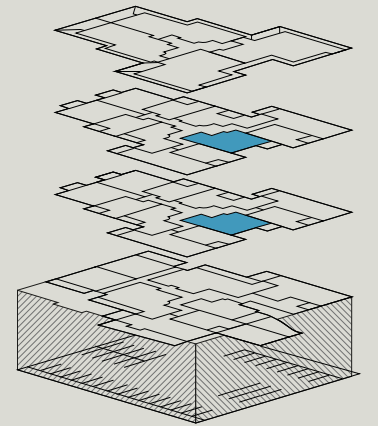
Kitchen / Living / Dining:
27'10" x 18'8" / 8.5m x 5.7m

Bedroom 1 with en-suite:
21'7" x 9'2" / 6.6m x 2.8m

Bedroom 2:
17'4" x 11'5" / 5.3m x 3.5m

Private Terrace:
29'6" x 9'6" / 9m x 2.9m

Figures are based on the longest
measurements in each room



Plot
13
(Flat 10)

Plot
24
(Flat 21)

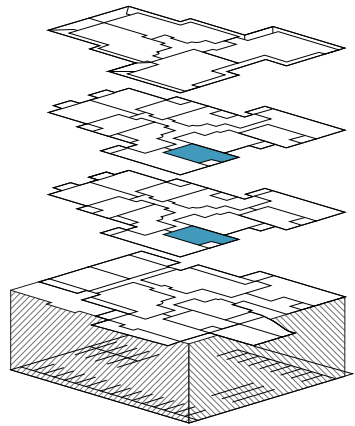
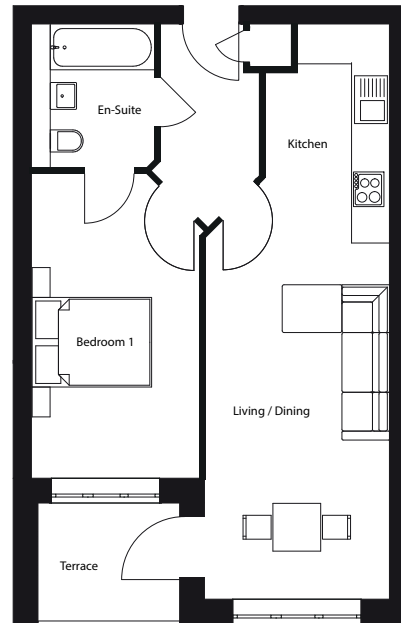
First / Second Floors
1 bed, 1 bath with
private terrace
561sqft / 52m²

Kitchen / Living / Dining:
31'6" x 9'10" / 9.6m x 3m

Bedroom:
17'4" x 8'10" / 5.3m x 2.7m

Private Terrace
7'6" x 6'2" / 2.3m x 1.9m

Figures are based on the longest
measurements in each room



Plot
14
(Flat 11)

Plot
25
(Flat 22)

First / Second Floors
2 bed, 2 bath with
private terrace
960sqft / 89m²

Living / Dining:
17'1" x 16'1" / 5.2m x 4.9m

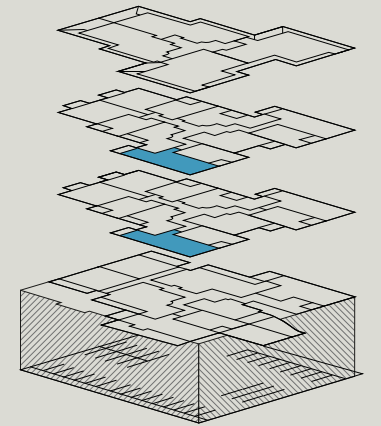
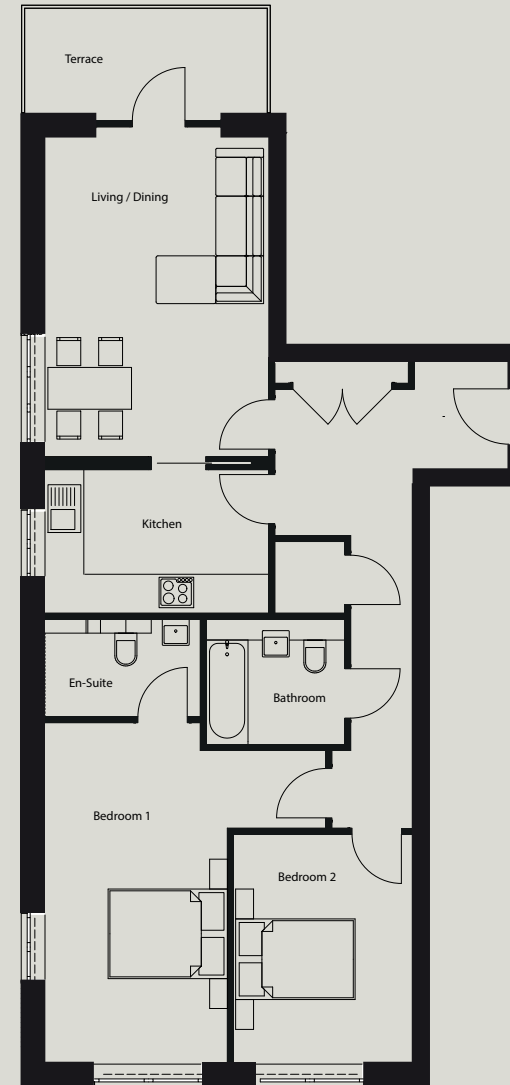
Kitchen:
16'1" x 7'10" / 4.9m x 2.4m

Bedroom 1 with en-suite:
17'4" x 16'1" / 5.3m x 4.9m

Bedroom 2:
13'1" x 9'10" / 4m x 3m

Private Terrace:
13'1" x 5'10" / 4m x 1.8m

Figures are based on the longest
measurements in each room



Plot
15
(Flat 12)

Plot
26
(Flat 23)

First / Second Floors
2 bed, 1 bath with
private terrace
775sqft / 72m²

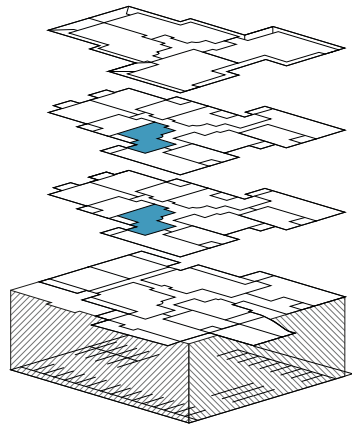
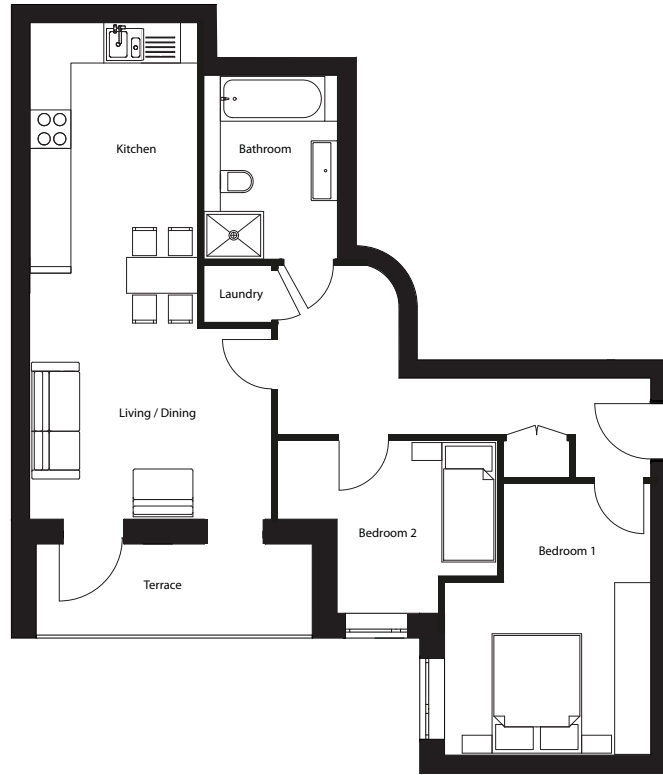
Kitchen / Living / Dining:
26'10" x 13'2" / 8.2m x 4m

Bedroom 1:
14'5" x 11'2" / 4.4m x 3.4m

Bedroom 2:
12'9" x 8'10" / 3.9m x 2.7m

Private Terrace:
15'1" x 4'11" / 4.6m x 1.5m

Figures are based on the longest
measurements in each room



Plot
16
(Flat 13)

Plot
27
(Flat 24)

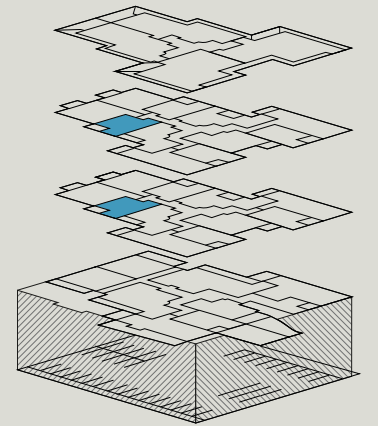
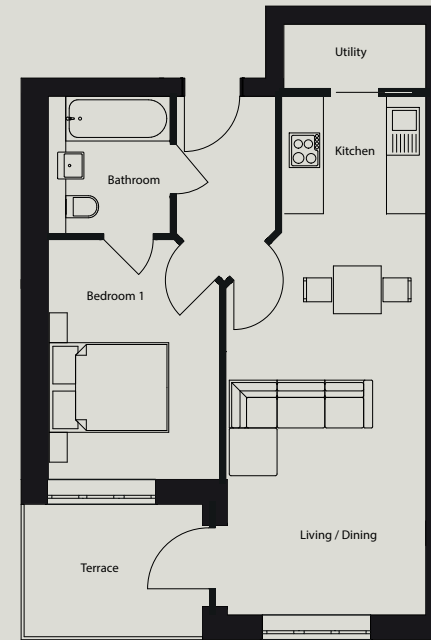
First / Second Floors
1 bed, 1 bath with
private terrace
553sqft / 51m²

Kitchen / Living / Dining:
32'1" x 10'9" / 9.8m x 3.3m

Bedroom:
13'5" x 9'6" / 4.1m x 2.9m

Private Terrace:
9'6" x 7'2" / 2.9m x 2.2m

Figures are based on the longest
measurements in each room



Plot
17
(Flat 14)

Plot
28
(Flat 25)

First / Second Floors
2 bed, 2 bath with
private terrace
814sqft / 76m²

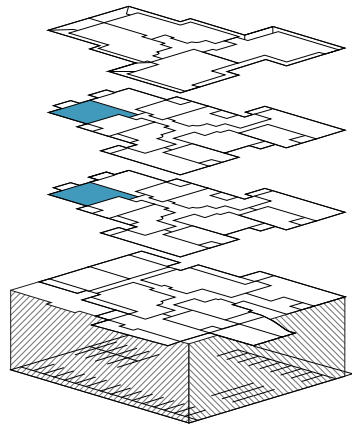
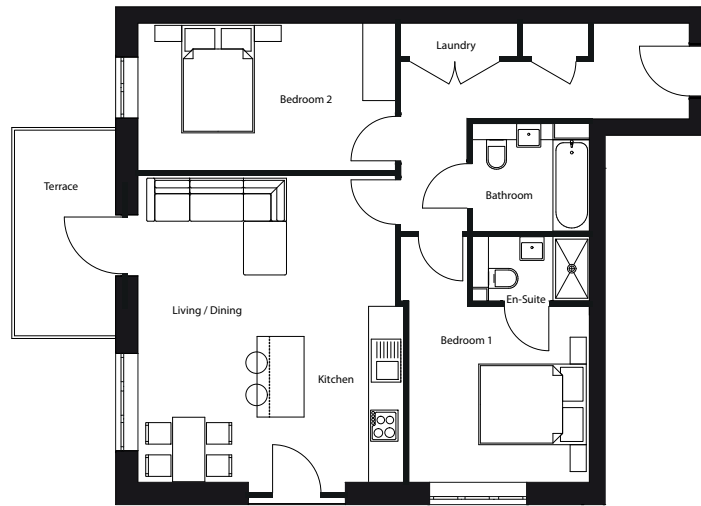
Kitchen / Living / Dining:
18'4" x 16'1" / 5.6m x 4.9m

Bedroom 1 with en-suite:
14'9" x 10'9" / 4.5m x 3.3m

Bedroom 2:
15'5" x 8'10" / 4.7m x 2.7m

Private Terrace :
12'5" x 5'10" / 3.8m x 1.8m

Figures are based on the longest
measurements in each room



Plot
18
(Flat 15)

Plot
29
(Flat 26)

First / Second Floors
2 bed, 2 bath with
private terrace
814sqft / 76m²

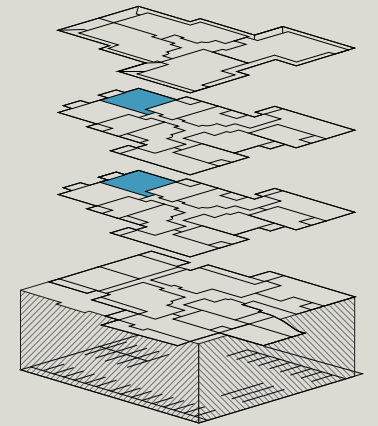
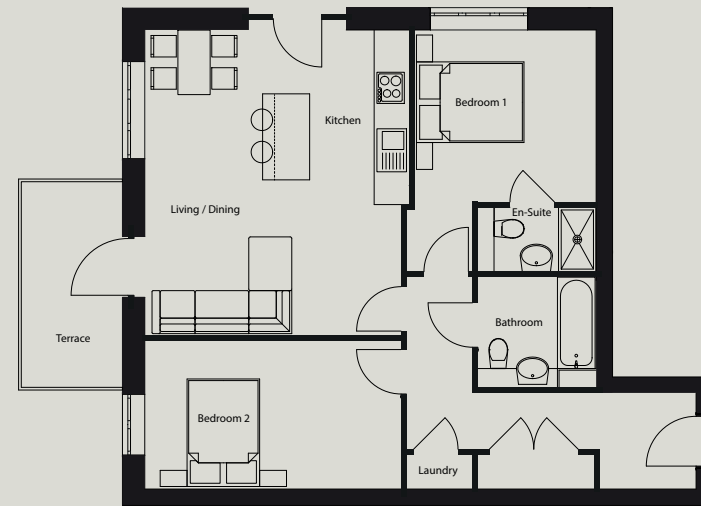
Kitchen / Living / Dining:
18'4" x 16' / 5.6m x 4.9m

Bedroom 1 with en-suite:
14'9" x 10'9" / 4.5m x 3.3m

Bedroom 2:
15'5" x 8'10" / 4.7m x 2.7m

Private Terrace:
12'5" x 5'10" / 3.8m x 1.8m

Figures are based on the longest
measurements in each room



Plot
19
(Flat 16)

Plot
30
(Flat 27)

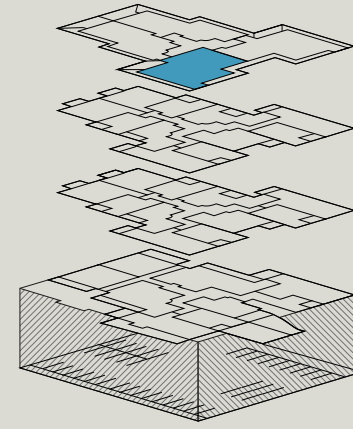
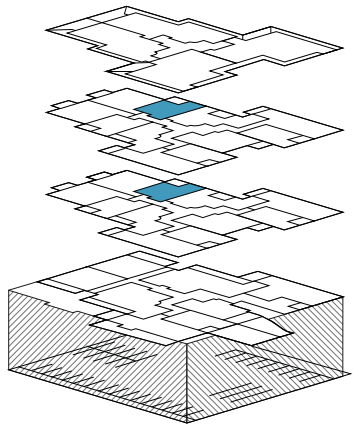
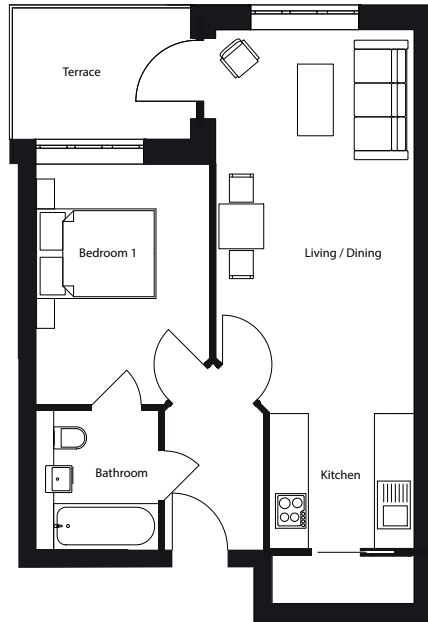
First / Second Floors
1 bed, 1 bath with
private terrace
546sqft / 51m²

Kitchen / Living / Dining:
31'2" x 10'9" / 9.5m x 3.3m

Bedroom:
13'5" x 9'6" / 4.1m x 2.9m

Private Terrace:
9'6" x 7'2" / 2.9m x 2.2m

Figures are based on the longest
measurements in each room



Plot
32
(Flat 31)

Third Floor Penthouse
3 bed, 2 bath with
private terrace
1,518sqft / 141m²

Living / Dining:
37'1" x 16'1" / 11.3m x 4.9m

Kitchen:
11'10" x 8'6" / 3.6m x 2.6m

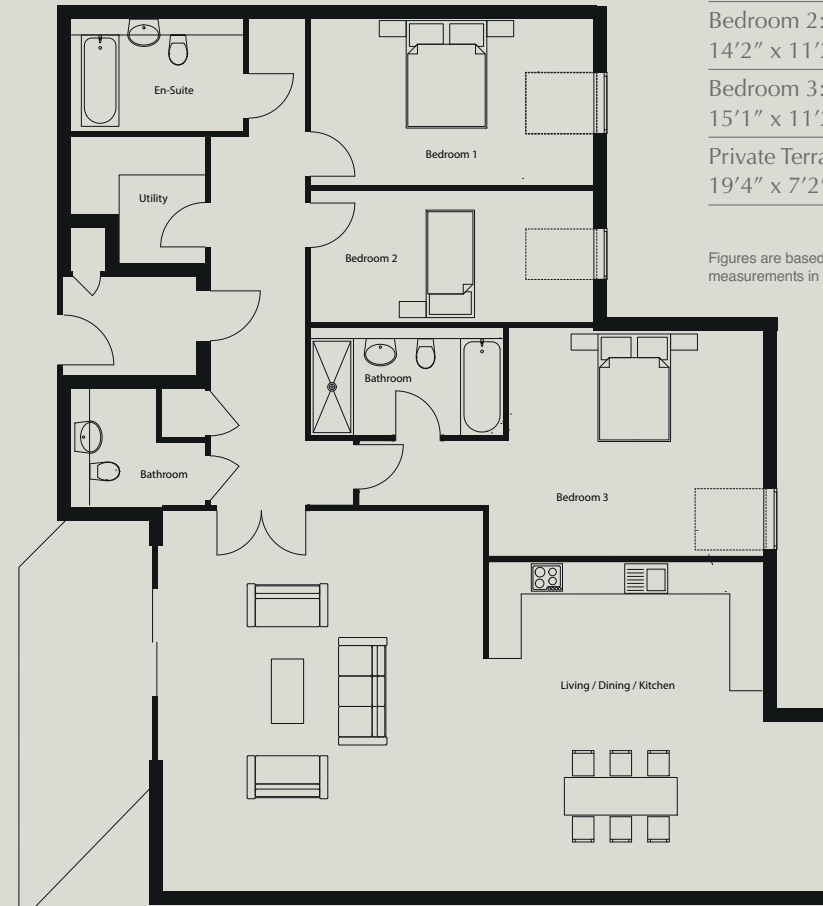
Bedroom 1 with en-suite:
21'4" x 10'2" / 6.5m x 3.1m

Bedroom 2:
14'2" x 11'2" / 4.3m x 3.4m

Bedroom 3:
15'1" x 11'2" / 4.6m x 3.4m

Private Terrace:
19'4" x 7'2" / 5.9m x 2.2m

Figures are based on the longest
measurements in each room



Plot
31
(Flat 34)

Third Floor Penthouse
3 bed, 2 bath with
private terrace
1,421sqft / 132m²

Living / Dining:
37'1" x 19'4" / 11.3m x 5.9m

Kitchen:
12'2" x 6'10" / 3.7m x 2.1m

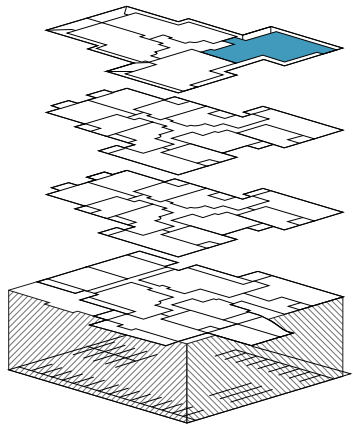
Bedroom 1 with en-suite:
18'4" x 14'1" / 5.6m x 4.3m

Bedroom 2:
18'8" x 15'5" / 5.7m x 4.7m

Bedroom 3:
12'2" x 11'6" / 3.7m x 3.5m

Private Terrace:
19'4" x 6'10" / 5.9m x 2.1m

Figures are based on the longest
measurements in each room



Plot
33
(Flat 32)

Third Floor Penthouse
3 bed, 2 bath with
private terrace
1,238sqft / 115m²

Living / Dining:
21'4" x 18'5" / 6.5m x 5.6m

Kitchen:
10'10" x 6'10" / 3.3m x 2.1m

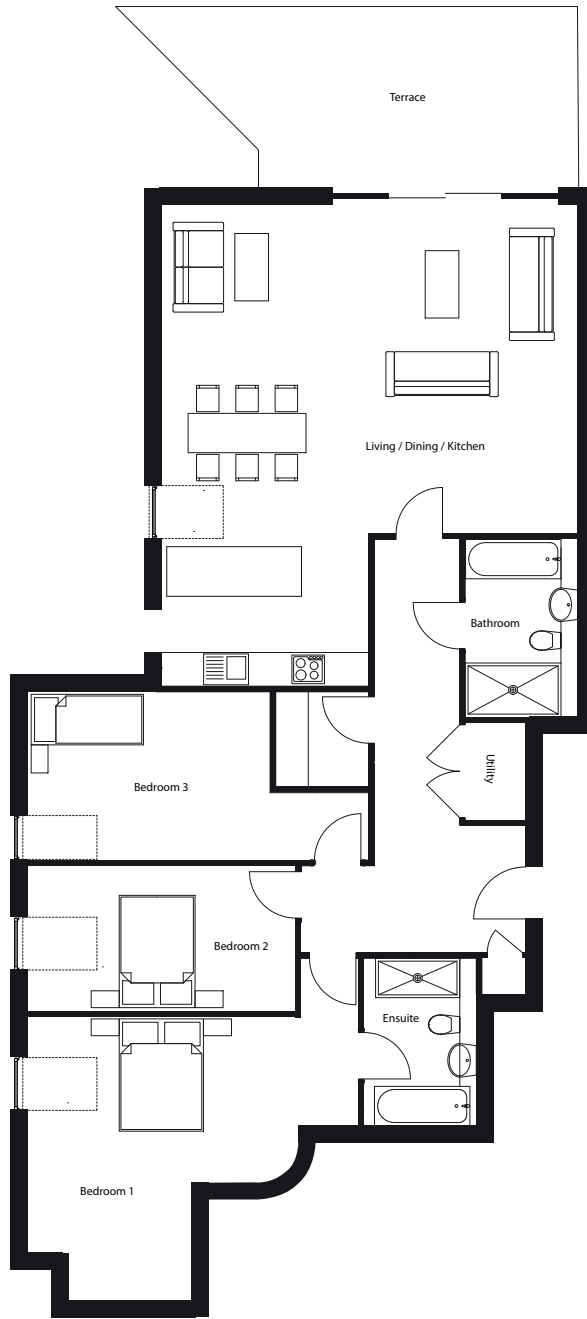
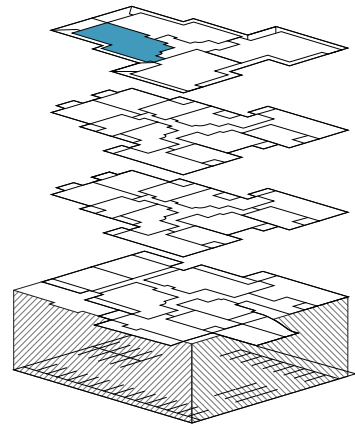
Bedroom 1 with en-suite:
18'8" x 16'1" / 5.7m x 4.9m

Bedroom 2:
14'5" x 8'10" / 4.4m x 2.7m

Bedroom 3:
18'1" x 7'7" / 5.5m x 2.3m

Private Terrace:
21'7" x 11'1" / 6.6m x 3.4m

Figures are based on the longest
measurements in each room



Plot
34
(Flat 33)

Third Floor Penthouse
3 bed, 2 bath with
private terrace
1,302sqft / 121m²

Kitchen / Living / Dining:
26'7" x 21'4" / 8.1m x 6.5m

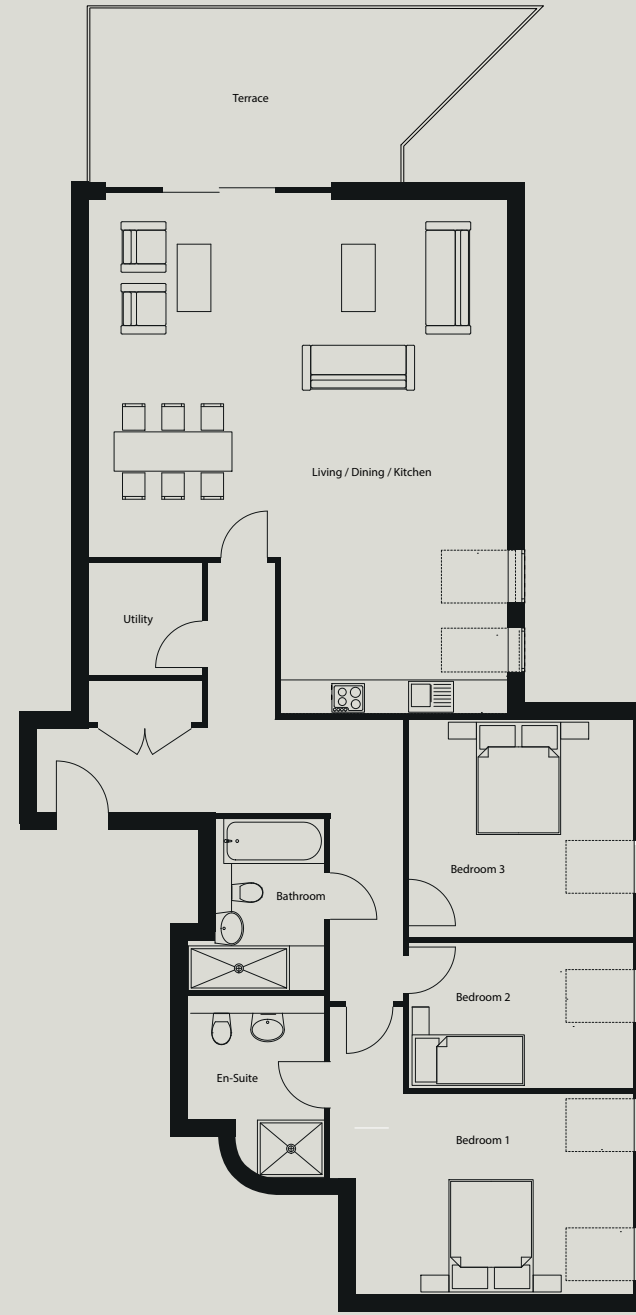
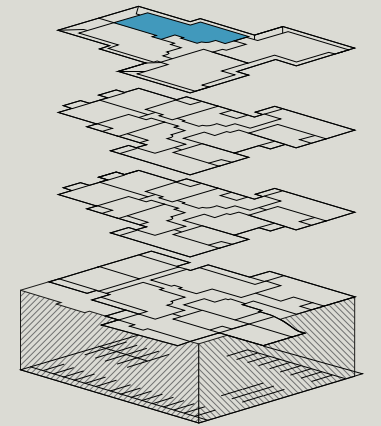
Bedroom 1 with en-suite:
16'1" x 14'9" / 4.9m x 4.5m

Bedroom 2:
17'1" x 12'2" / 5.2m x 3.7m

Bedroom 3:
13'9" x 9'10" / 4.2m x 3m

Private Terrace:
21'7" x 11'1" / 6.6m x 3.4m

Figures are based on the longest
measurements in each room



THE WESTBURY

LONDON N12

71-73 Holden Road, Woodside Park,
London N12 7DR

www.westburyN12.com

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Design: www.evolve.london

Development by:



5 St. Andrews Grove, London N16 5NF
T: +44 (0) 020 8802 6957
www.mondevbuild.co.uk

Sales Agent:

DEBBIE INGRAM
PROPERTY & DEVELOPMENT CONSULTANCY
0208 458 7040
WWW.DEBBIEINGRAM.CO.UK

