



Contemporary urban village living...

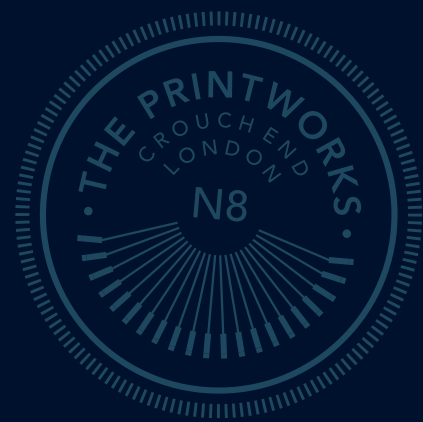
...in the world's most vibrant city.





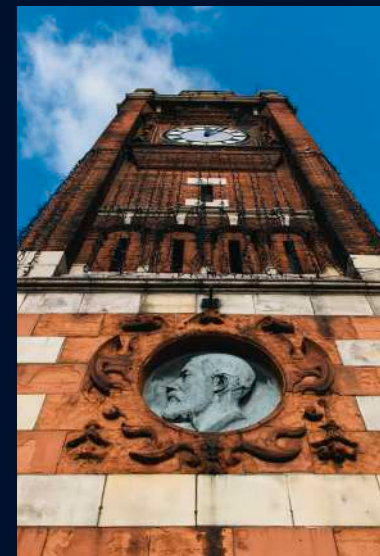
# The Printworks

A unique new development providing stylish contemporary living in one of London's most sought after urban villages.



Tottenham Lane  
Crouch End  
London N8 9BT

A development by Unique Property Group Ltd







# Welcome

A note from the developer.

After working and living all over London for some 20 years, we feel Crouch End is a real gem of a location. Having engaged with the local community, we have been impressed with the strong sense of social spirit and community ethos.

Our team of designers and contractors have taken great pride in restoring this local piece of heritage, whilst at the same time creating something new that adds value to the area.

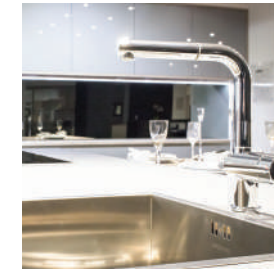
As a developer, we aim to create unique properties and homes across London and the South that enhance communities and generate positive returns for all. Our properties are designed with generous space and sustainability in mind, and all come with a 10-year building warranty.

We would like to thank our neighbours and all the local support we have received in Crouch End.

Sonny Gowans

Unique Property Group





## Contemporary homes with heritage

This 'one-off' development offers buyers a choice of spacious luxury apartments or 'mews' style houses, all accessed via a secure private entrance.

Behind the existing 1920's façade, we have created six spacious two-bedroom, two-bathroom apartments. The apartments spread over the first, second and third floors of this landmark building – each with its own private balcony or terrace. And to the rear, three new-build, three-bedroom, 'mews' houses will be available – each with its own private south-west facing front garden.

A boutique ground floor retail unit completes a development that is destined to quickly settle into the surrounding area.



# The Printworks

## A piece of local history

### URBAN LIVING WITH A VILLAGE VIBE

As its name suggests, this unique building, built in the 1800's, was originally a printworks and remained in use as such until the mid 1900's. The property was then home to the Hornsey Journal.



The redevelopment sympathetically retains the character and façade of the earlier building, but has been updated with an edgier design by utilising exposed steel beams, polished concrete floors and industrial style materials for ceilings, stairways and entrances.

Internally, each property will provide a combination of warm modern styling and finishes that are designed to complement the open-plan living and outdoor space.





## Crouch End

Crouch End has long been established as one of the capital's most fashionable 'London villages'. An urban oasis with a somewhat bohemian and artistic vibe, it offers the ideal combination of city and village living.



# An urban village with the City on its doorstep

All within easy reach, Crouch End brings together a village atmosphere with the variety of amenities offered by a larger city.



The shops are a mix of small independent boutiques, artisan bakeries and specialist delis.

The artistic side of Crouch End offers up the Art Centre – just one of the old buildings that contribute towards the areas impressive architecture.



It's a place to be celebrated for its vitality and diversity; where historic charm meets modern living.



## ALSO CLOSE BY

Crouch End Art Centre  
Alexandra Palace  
Bruce Castle Museum and Park  
Jacksons Lane Theatre  
Markfield Beam Engine Museum and Park





# Green spaces just moments away

Crouch End is surrounded by plenty of open spaces with the adjacent Priory Park, Queens Woods, Hampstead Heath and Highgate Wood to the west and Alexandra Park to the north.

View from top floor apartment  
looking towards Alexandra Palace



Enjoy the Sunday Farmers' Market at Alexandra Palace



# Be a part of London Life

## OLD STREET

The home of London's growing tech sector and creative industries can be reached by train in around 15 minutes from nearby stations.

## THE CITY

The City of London, often referred to as the 'Square Mile', is the beating heart of London's financial and commercial district.

## THE SHARD

Hard to miss at 309.6 metres high, the Shard is the UK's tallest building and the fourth tallest in Europe. The views of the London skyline from the viewing platform are breathtaking.

## ST. PAUL'S CATHEDRAL

Built between 1675 and 1710, Sir Christopher Wren's architectural masterpiece stands at the highest point in the City of London. In the Cathedral's 'Whispering Gallery' you can hear a whisper from over a hundred feet away.

## THE WEST END & SOHO

The heart of London's theatre district, the West End offers plenty of evenings of entertainment, as well as fine dining and boutique shopping.

## HIGHGATE

Take the Northern Line from this leafy, suburban station directly into the centre of London in less than 20 minutes.

## FINSBURY PARK

Overground and underground services from Finsbury Park station to central London and beyond can be reached via a short bus ride, or less than half an hour on foot from Crouch End.

## CROUCH END

One of the capital's most fashionable 'London villages', it offers the ideal combination of city and village living.



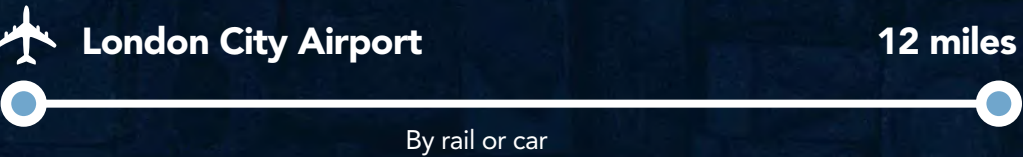
# Well connected for the City of London

The City of London is within easy reach of key destinations such as Finsbury Park, Kings Cross, Moorgate and Oxford Circus 5-20 minutes by rail.

Hornsey rail station is situated just a 10 minute walk from the property, providing rail services into:



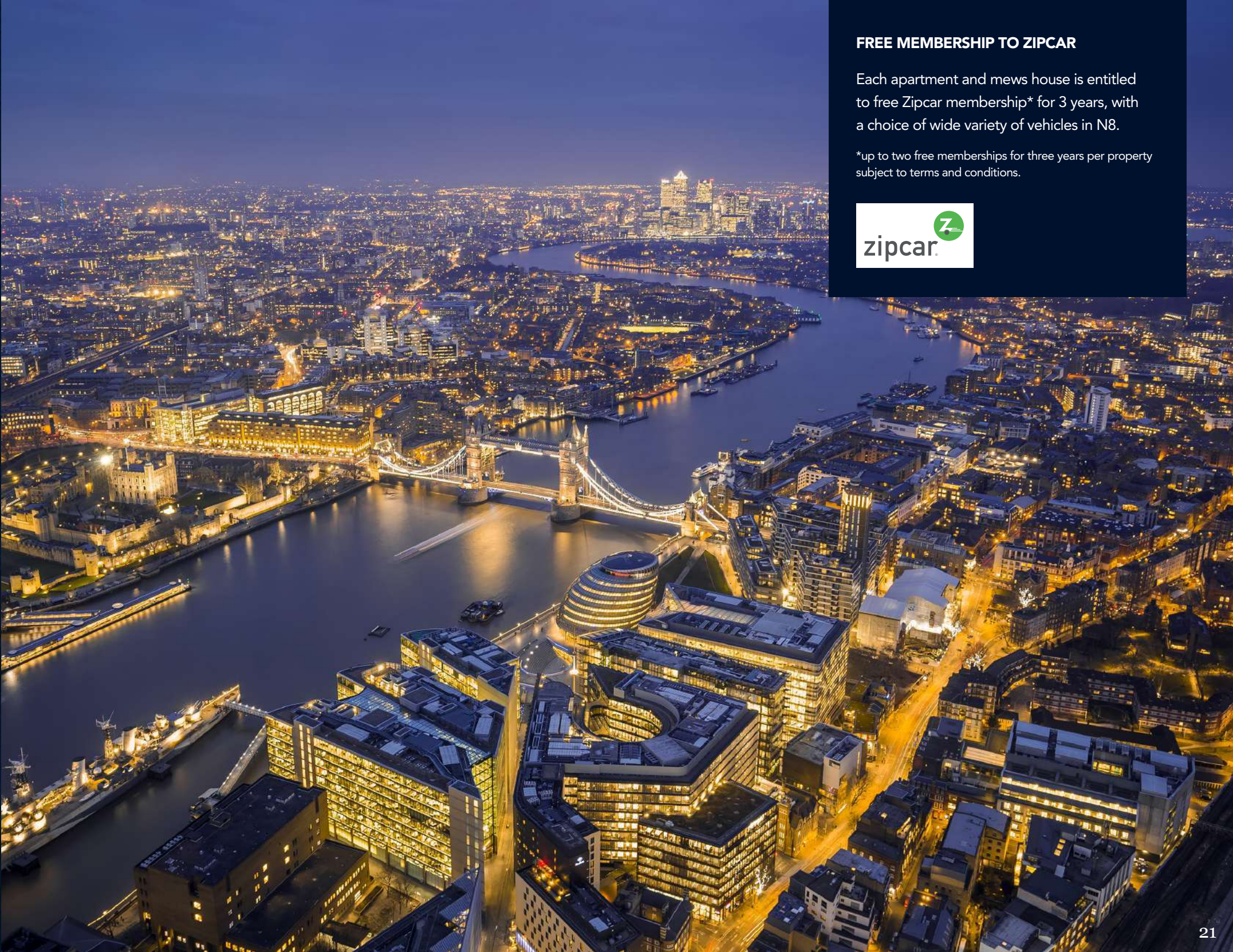
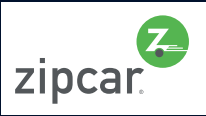
The area also benefits from bus services to Finsbury Park (W3 / W7), Trafalgar Square (90) and Archway (41). London City Airport is only 12 miles away, easily accesible by rail or car.



## FREE MEMBERSHIP TO ZIPCAR

Each apartment and mews house is entitled to free Zipcar membership\* for 3 years, with a choice of wide variety of vehicles in N8.

\*up to two free memberships for three years per property subject to terms and conditions.





# The Location

In addition to its impressive transport links, The Printworks is perfectly located within walking distance of a wealth of schools, parks, cafes, shops and other amenities.

## MAP OF LONDON



View from The Broadway towards the clock tower, with Park Road to left and Tottenham Lane to the right



# The Printworks Development



## A UNIQUE FUSION OF HERITAGE AND HOME

These special homes provide generous internal proportions and outside space unique to the local area. The development has been built with sustainability in mind so it can be enjoyed by future generations to come.

The apartments and mews houses will be finished to provide a high standard of living, seamlessly fused with practicality and contemporary style whilst retaining the heritage of the building.

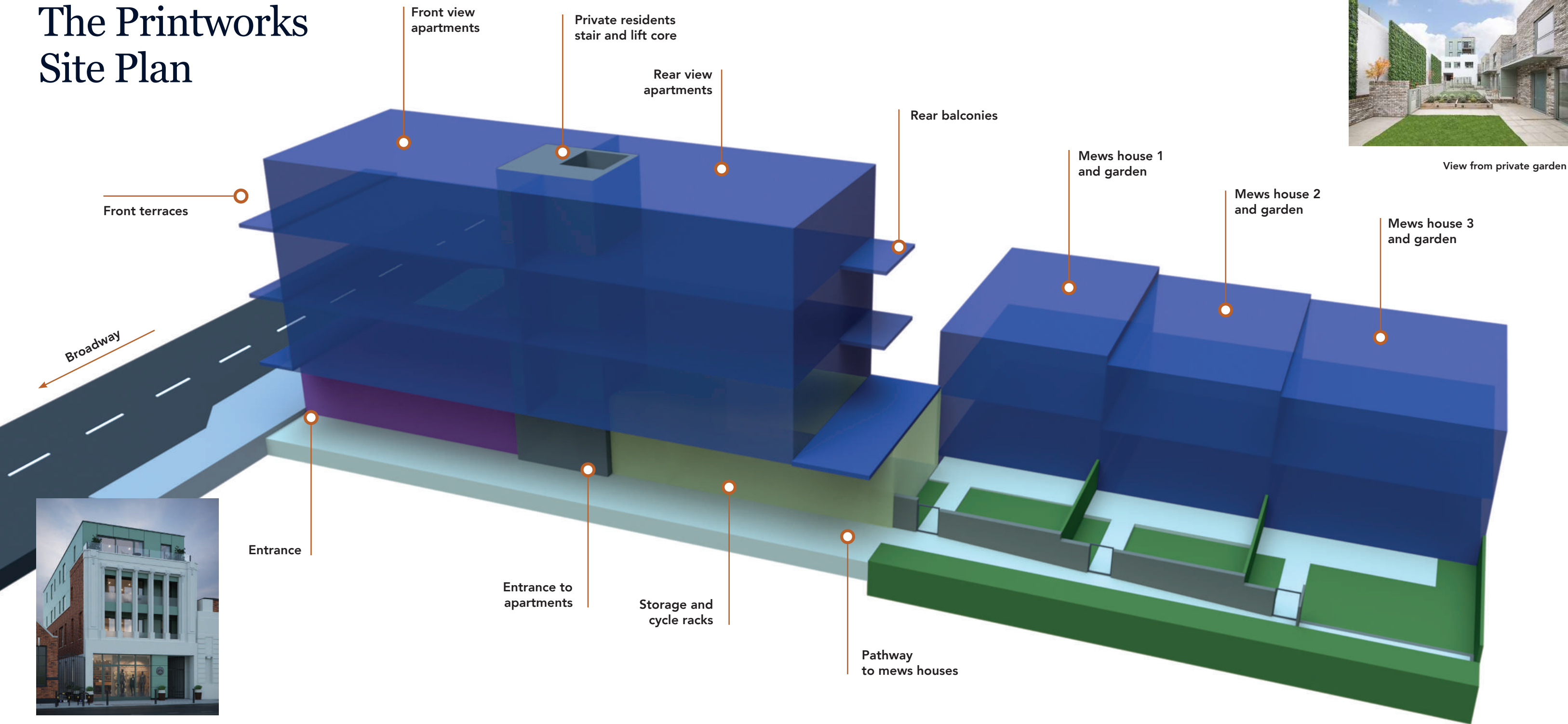


## DEVELOPMENT FEATURES INCLUDE

- A unique landmark building set behind a 1920's character façade with local heritage
- Six, two-bedroom, two-bathroom spacious apartments with balconies
- Three, three-bedroom 'mews' style houses with balconies and private front gardens
- High standard finishes
- 10-year building warranties
- Secure gated entrance
- Additional private storage
- 'Free Car Club Membership & Secure Bicycle Parking'



# The Printworks Site Plan





A space to  
make your own



The apartments and mews houses have been carefully designed to make the most of the natural light. By combining floor-to-ceiling windows, with an open-plan layout, they have a spacious, contemporary feel.

The space utilises the existing structural heritage, such as the exposed steel beams, whilst mixing in warm features, with high-level finishes throughout.

Unfurnished, with generous proportions, the apartments and houses offer ample opportunity to transform the space into a unique living environment that is exactly to your liking.

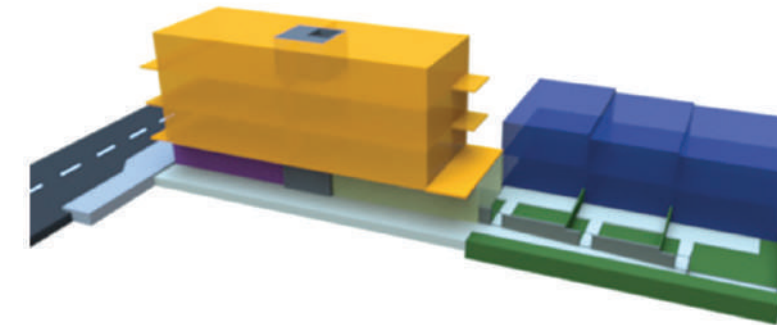




# Apartments

Each of the six apartments at The Printworks benefit from generous open-plan living spaces. The front penthouse apartment also enjoys views towards Alexandra Palace from its private terrace.

Choose from three apartments with terraces overlooking Tottenham Lane, and three to the rear of the development, each with their own private terrace or balcony.



Ground Floor Layout

Front – Tottenham Lane



Rear – Mews Houses

Secure private entrance

Shared undercroft to apartments and mews houses

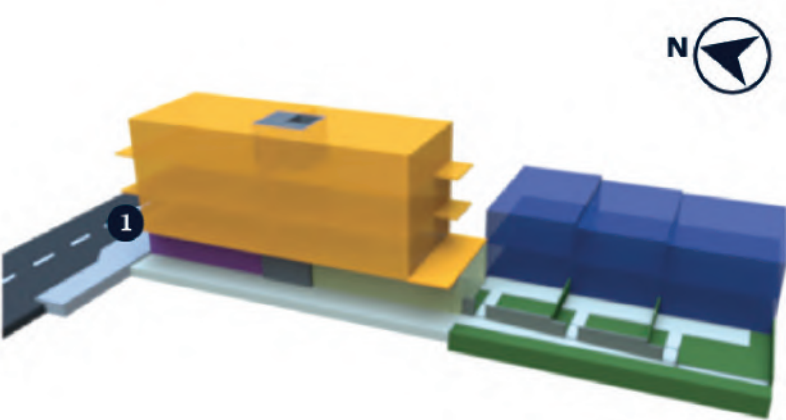
Cycle parking and apartment storage



APARTMENT 1

Gross internal floor area	76,20 sq m	[820 sq ft]
Terrace	9,85 sq m	[106 sq ft]
Storage	2,6 sq m	[28 sq ft]

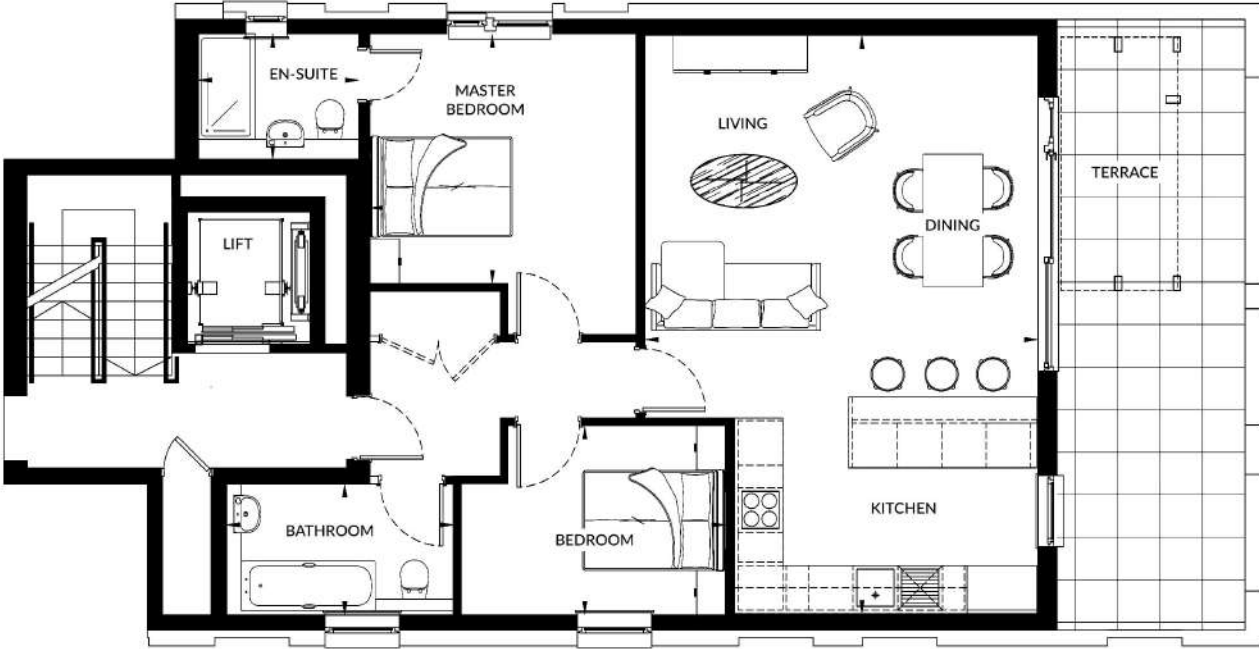
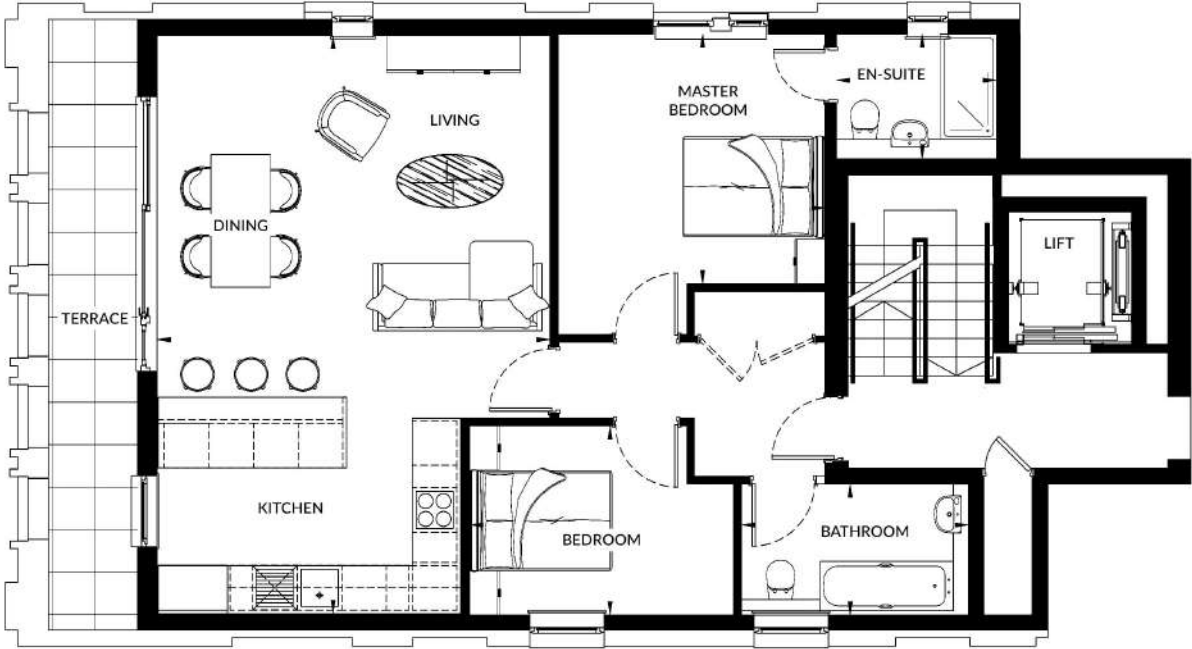
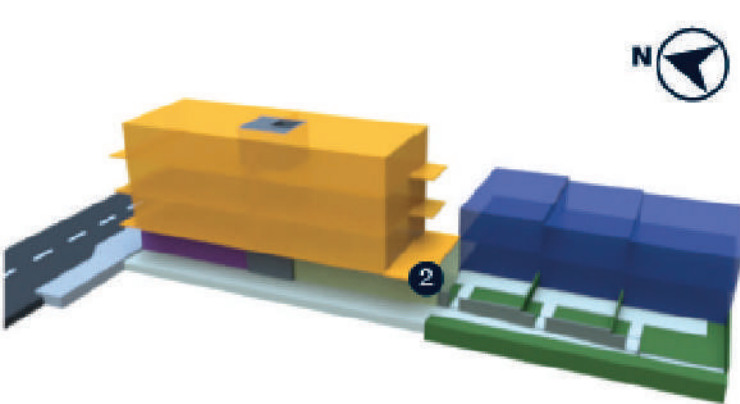
Living/Kitchen/Dining	5,30m x 7,75m	17'5" x 25'5"
Master bedroom	3,60m x 3,35m	11'10" x 11'
Bedroom	3,55m x 2,55m	11'8" x 8'4"
En-suite	1,65m x 2,15m	5'5" x 7'
Bathroom	1,75m x 3,05m	5'9" x 10'
Storage	1,12m x 2,35m	3'8" x 7'9"
Terrace	8,20m x 1,20m	26'10" x 3'10"



APARTMENT 2

Gross internal floor area	76,20 sq m	[820 sq ft]
Terrace	20,50 sq m	[220 sq ft]
Storage	2,5 sq m	[27 sq ft]

Living/Kitchen/Dining	5,30m x 7,75m	17'5" x 25'5"
Master bedroom	3,60m x 3,35m	11'10" x 11'
Bedroom	3,55m x 2,55m	11'8" x 8'4"
En-suite	1,65m x 2,15m	5'5" x 7'
Bathroom	1,75m x 3,05m	5'9" x 10'
Storage	1,07m x 2,35m	7'7" x 7'9"
Terrace	8,20mx2,50m	26'10" x 8'20"

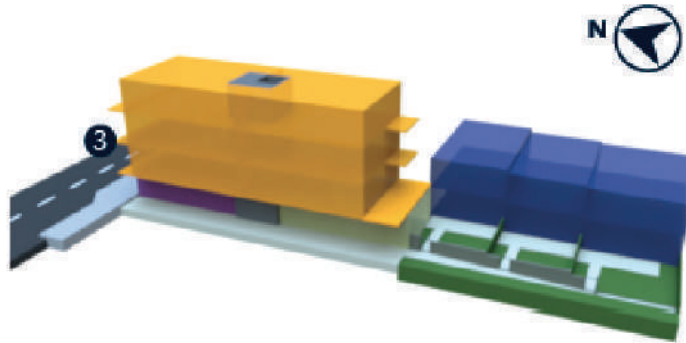




### APARTMENT 3

Gross internal floor area	76,20 sq m	[820 sq ft]
Terrace	9,85 sq m	[106 sq ft]
Storage	2,5 sq m	[27 sq ft]

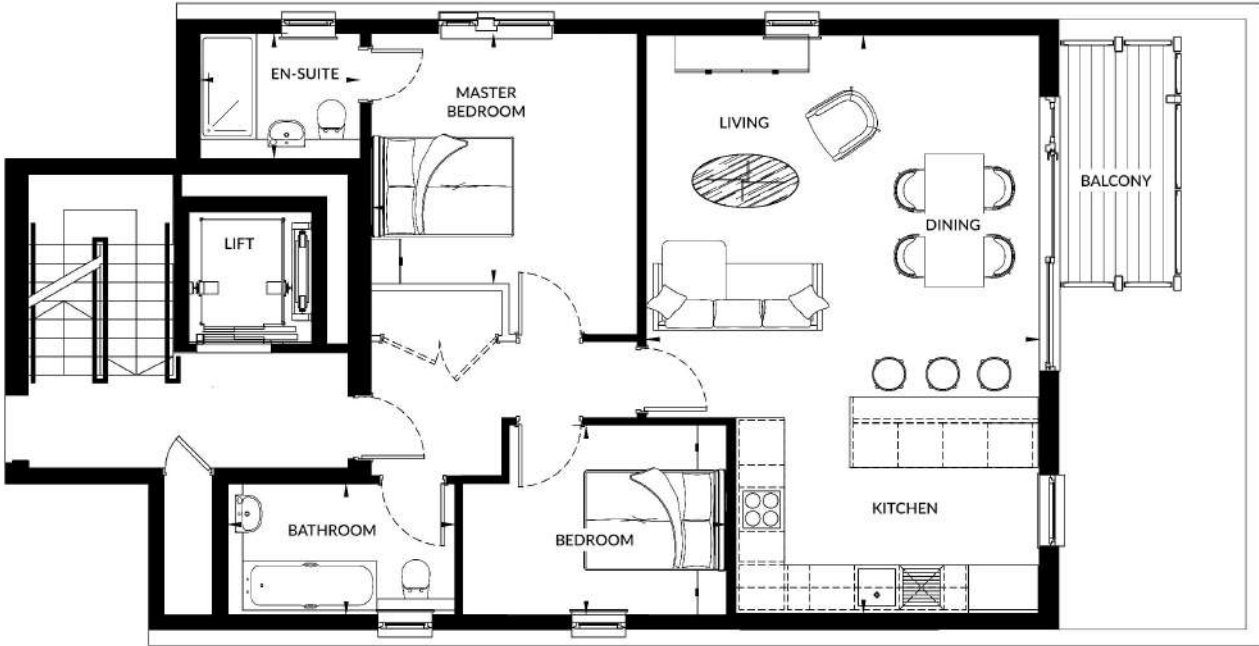
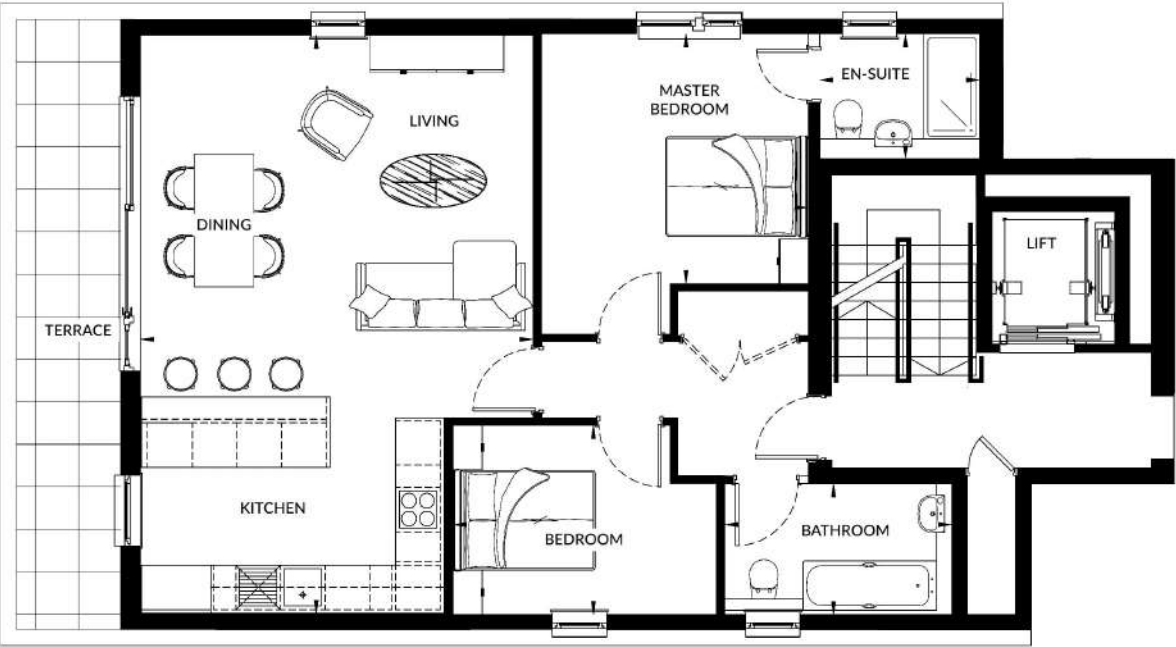
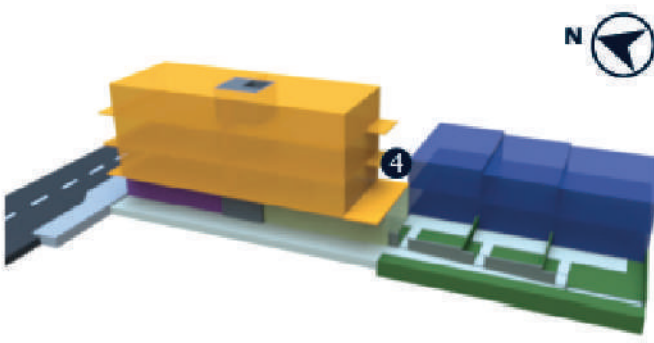
Living/Kitchen/Dining	5,30m x 7,75m	17'5" x 25'5"
Master bedroom	3,60m x 3,35m	11'10" x 11'
Bedroom	3,55m x 2,55m	11'8" x 8'4"
En-suite	1,65m x 2,15m	5'5" x 7'
Bathroom	1,75m x 3,05m	5'9" x 10'
Storage	1,07m x 2,35m	7'7" x 7'9"
Terrace	8,20m x 1,20m	26'10" x 3'11"



### APARTMENT 4

Gross internal floor area	76,20 sq m	[820 sq ft]
Balcony	4,70 sq m	[51 sq ft]
Storage	2,5 sq m	[27 sq ft]

Living/Kitchen/Dining	5,30m x 7,75m	17'5" x 25'5"
Master bedroom	3,60m x 3,35m	11'10" x 11'
Bedroom	3,55m x 2,55m	11'8" x 8'4"
En-suite	1,65m x 2,15m	5'5" x 7'
Bathroom	1,75m x 3,05m	5'9" x 10'
Storage	1,07m x 2,35m	7'7" x 7'9"
Balcony	1,50m x 3,15m	4'11" x 10'4"

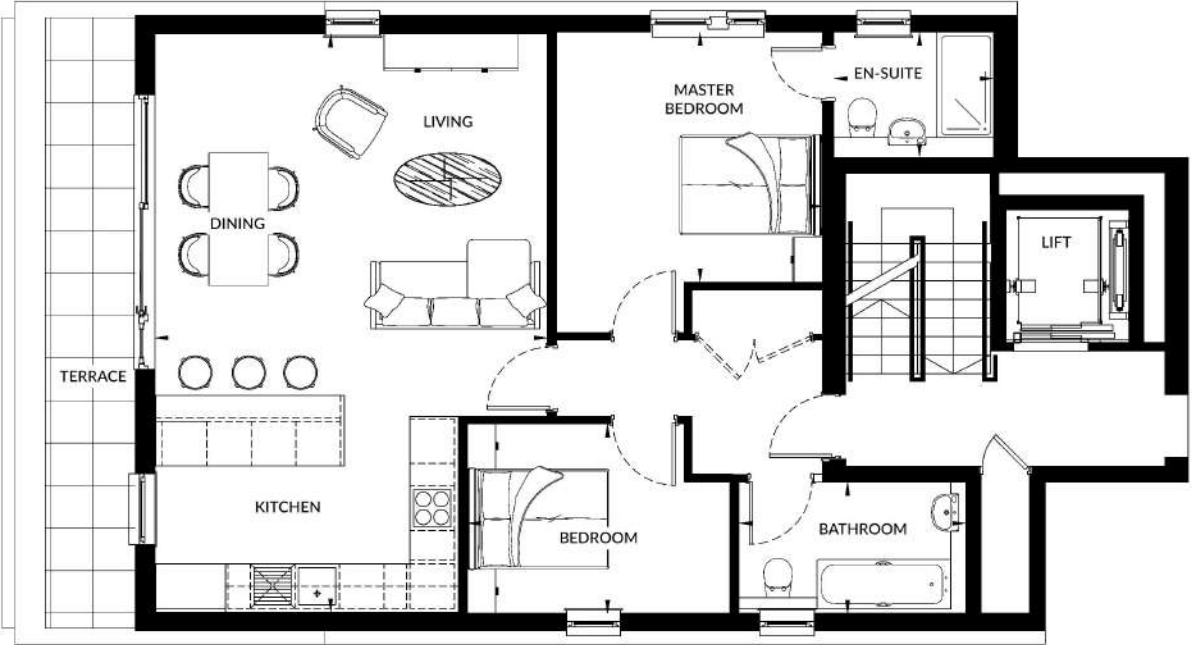
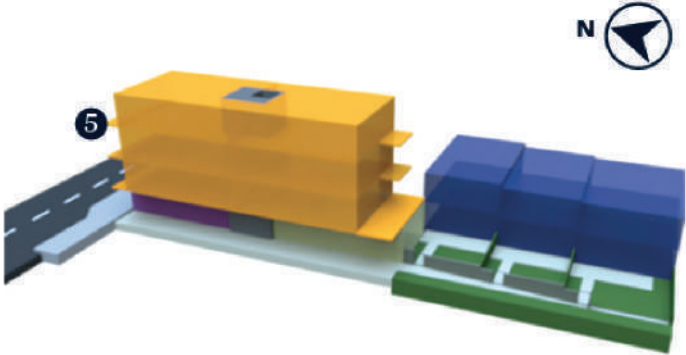




APARTMENT 5

Gross internal floor area	76,20 sq m	[820 sq ft]
Terrace	9,85 sq m	[106 sq ft]
Storage	2,5 sq m	[27 sq ft]

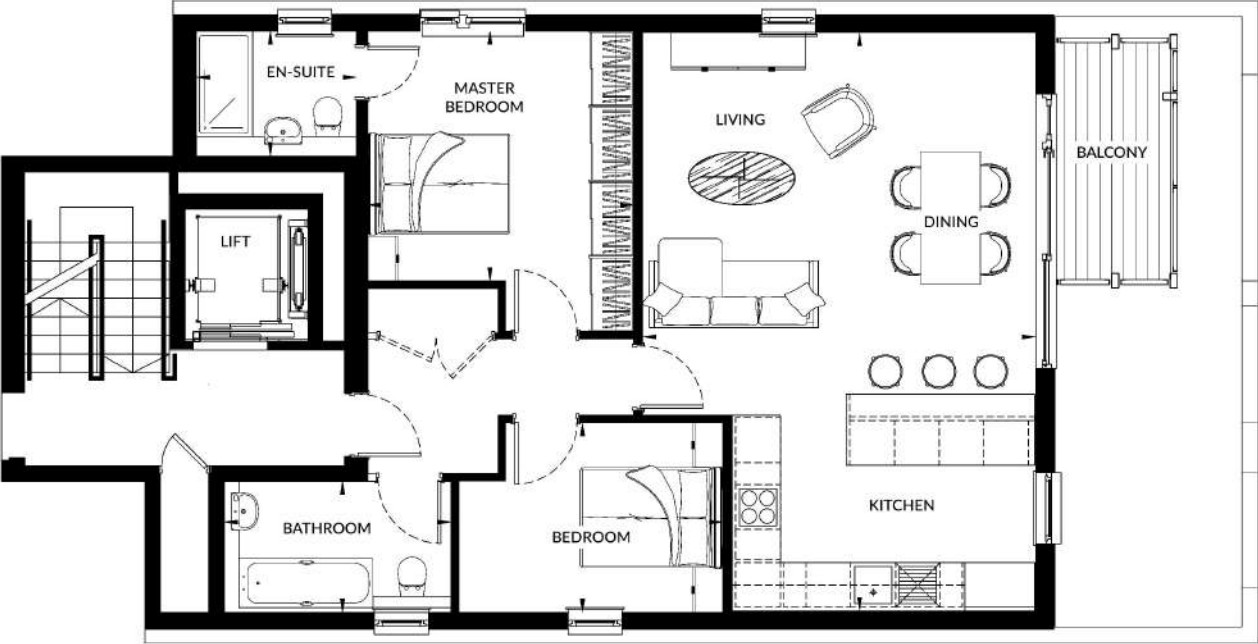
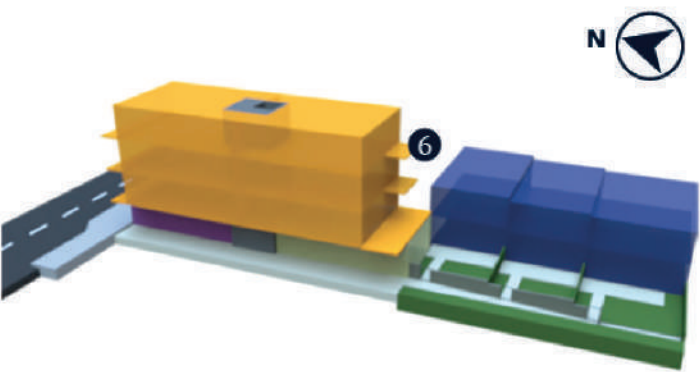
Living/Kitchen/Dining	5,30m x 7,75m	17'5" x 25'5"
Master bedroom	3,60m x 3,35m	11'10" x 11'
Bedroom	3,55m x 2,55m	11'8" x 8'4"
En-suite	1,65m x 2,15m	5'5" x 7'
Bathroom	1,75m x 3,05m	5'9" x 10'
Storage	1,07m x 2,35m	7'7" x 7'9"
Terrace	8,20m x 1,20m	26'10" x 3'11"



APARTMENT 6

Gross internal floor area	76,20 sq m	[820 sq ft]
Balcony	4,70 sq m	[51 sq ft]
Storage	2,6 sq m	[28 sq ft]

Living/Kitchen/Dining	5,30m x 7,75m	17'5" x 25'5"
Master bedroom	3,60m x 3,35m	11'10" x 11'
Bedroom	3,55m x 2,55m	11'8" x 8'4"
En-suite	1,65m x 2,15m	5'5" x 7'
Bathroom	1,75m x 3,05m	5'9" x 10'
Storage	1,12m x 2,35m	3'8" x 7'9"
Balcony	1,50m x 3,15m	4'11" x 10'4"





# Apartments’ Specifications

## STRUCTURAL

Main Structure	Historic brick/steel structure with modern lightweight steel and timber addition.
Building Envelope	Existing structure is brick with a rendered feature façade to the front. The new additions rise from within using a lightweight cladding system. Material is jade green ‘Fundermax’ board colour with high gloss finish.
Floors	Engineered timber floors with sound insulating matting throughout.
Roof	Single ply EPDM roof membrane.
Windows	Contemporary coloured aluminium framed.
Doors	Contemporary aluminium framed.
Stairs	Industrial steel staircase – painted, with wooden landings and sound absorbing panels.
Balconies	Galvanised steel frames with mesh infills.
Internal Walls	Painted brick/block/render within the communal areas.
Ceilings	Insulated and boarded painted white.

## INTERNAL

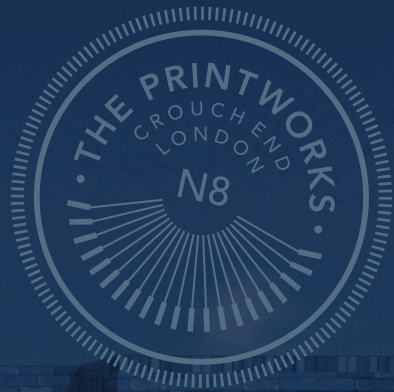
Flooring	Moso white textured bamboo and Kersaint Cobb natural 100 % pure wool woven carpet.
Decoration	Walls and ceilings painted in matt emulsion. Doors, architraves & skirting boards painted in eggshell.
Communal Areas	Contemporary industrial aesthetic.
Kitchens	Fully integrated German designed kitchen from Nobilia with oven, microwave & grill, induction hob, cooker hood, fridge freezer, dishwasher and washer/dryer. Cabinets with soft close hinges. Built under wine cooler. Stainless steel sink with single lever mixer tap, solid surface ‘Silestone’ worktops with back sprayed colour laminate glass splashbacks.



Fitted Appliances	Bosch, CDA and Caple appliances.
Bathrooms	Bespoke units, back sprayed colour laminate glass splashbacks. Duravit sanitary ware in white. Glass shower screen ‘Grohe’ taps, shower valves & fittings. ‘Solida’ high density bamboo flooring, shaver sockets, Alistair Mackintosh Metro Artisan Tiles ‘Silver’.
En-Suites	Bespoke units, glass splashbacks, Alistair Mackintosh Metro Artisan Tiles ‘Silver’.
Heating	Mains gas fired combination boilers. Under floor heating throughout with electric towel rails.
Electrical	Energy saving LED lighting throughout.
Communications	Telephone, data, shared TV aerial and satellite receivers cabled to enable connection to Sky (subject to subscription).
OTHER	
Renewables	Solar panels on roof, green roofs where possible.
Outside Amenity	All apartments come with private outside balconies or terraces. External lights provided to balconies & terraces.
Lift	Servicing all floors Part M compliant for wheelchair users.
Storage	Allocated ground floor storage unit within the apartment block suitable for two bicycles and general storage.
Security & Alarms	Airlocked door entry, high visibility within communal areas, single access through main block, video entry system. Hardwired smoke alarms and heat detectors to kitchens.
Refuse	Centrally located at ground floor, for caretaker handling for collection.
Building Warranty	10-year Checkmate building warranties.
Zipcar Membership	Free Zipcar Membership for 3 Years! (choice of wide variety of vehicles in N8) * *up to two free memberships for three years per property subject to terms and conditions.

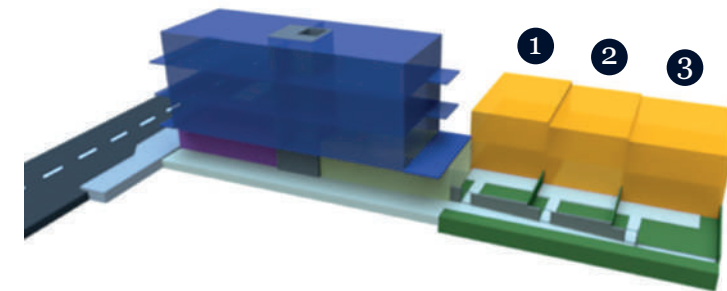


# Mews Houses



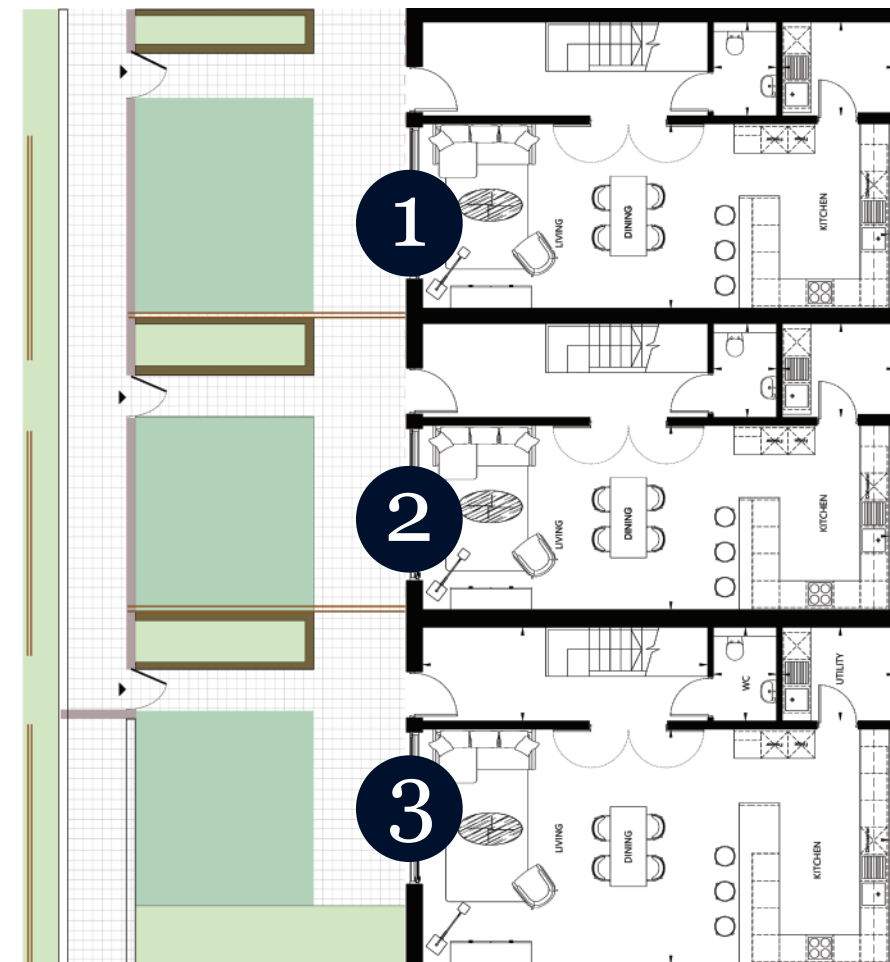
The three mews houses are accessed via The Printworks private entrance and are set back from the road enjoying a quiet enclave. Each mews house offers spacious living areas, its own south-west facing front garden and private terrace off the master bedroom.

The units have been laid out to accommodate modern family living; the contemporary open-plan design maximises the living space and the light, and is finished to a high standard.



Location of mews houses

## Mews Houses Plan – Ground Floor & Gardens



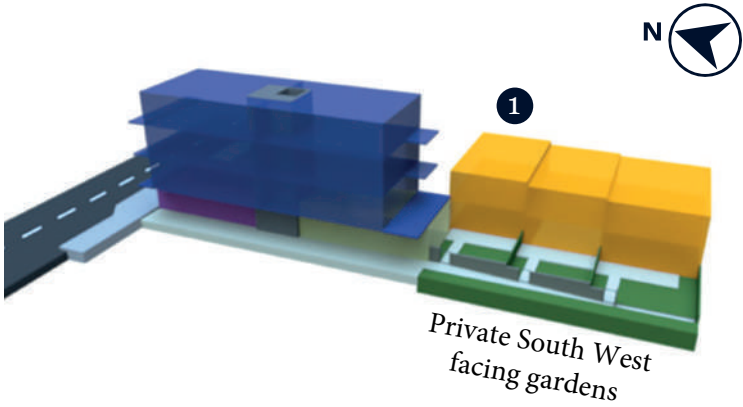


MEWS HOUSE 1

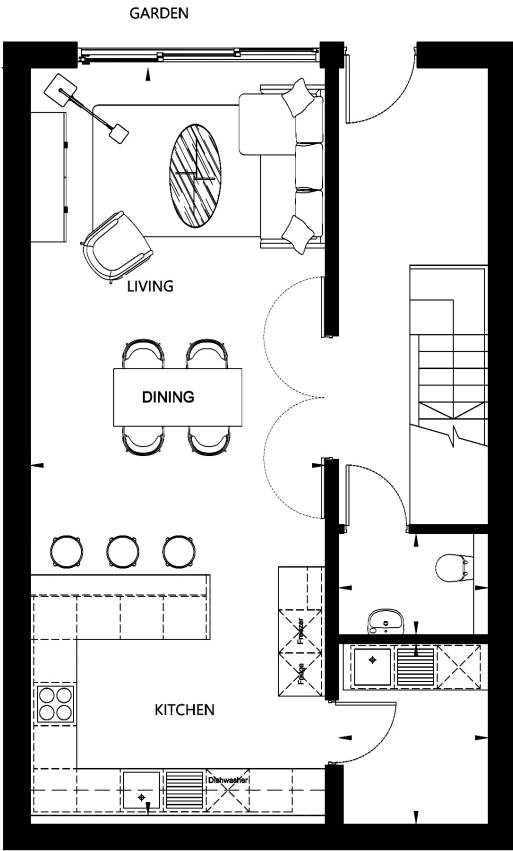
Gross internal floor area 122 sq m [1,310 sq ft]  
Garden area 41 sq m [290 sq ft]

GROUND FLOOR			
Living/Kitchen/Dining	4,10m x 10,30m	13'5" x 33'9"	
WC	1,85m x 1,50m	6'1" x 4'11"	
Utility room	2,05m x 2,40m	9'9" x 7'11"	
Garden	6,30m x 6,71m	20'7" x 22'1"	

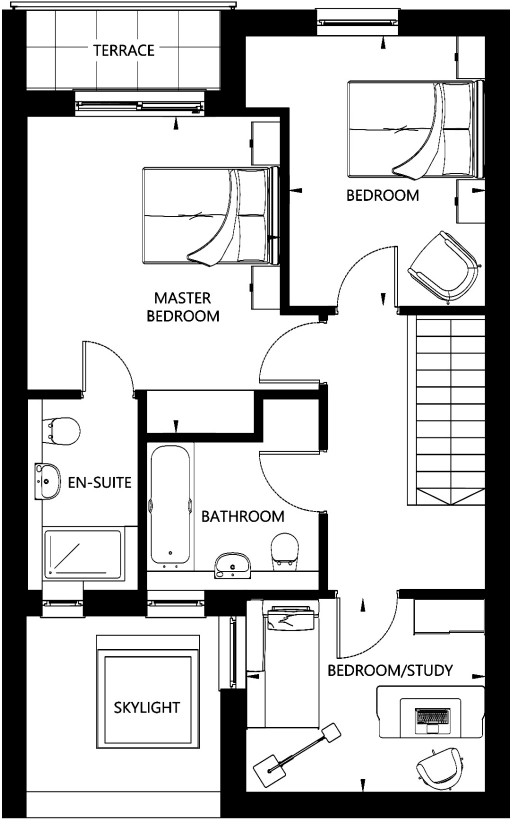
FIRST FLOOR			
Master bedroom	3,50m x 4,40m	11'6" x 14'5"	
Bedroom	2,76m x 2,50m	9'1" x 12'4"	
Bedroom/Study	3,31m x 2,70m	10'9" x 8'8"	
En-suite	1,35m x 2,50m	4'5" x 8'2"	
Bathroom	2,40m x 1,80m	7'11" x 5'11"	
Terrace	2,70m x 1,12m	8'8" x 3'7"	



GROUND FLOOR



FIRST FLOOR

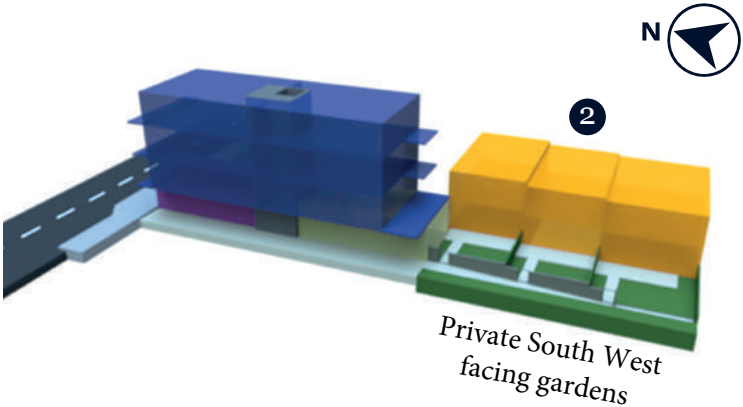


MEWS HOUSE 2

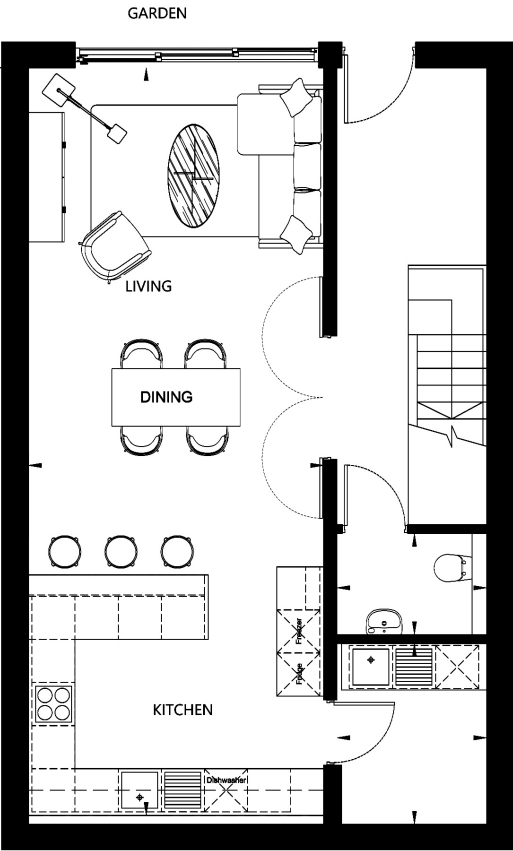
Gross internal floor area 122 sq m [1,310 sq ft]  
Garden area 50 sq m [473 sq ft]

GROUND FLOOR			
Living/Kitchen/Dining	4,10m x 10,30m	13'5" x 33'9"	
WC	1,85m x 1,50m	6'1" x 4'11"	
Utility room	2,05m x 2,40m	9'9" x 7'11"	
Garden	6,30m x 6,71m	20'7" x 22'1"	

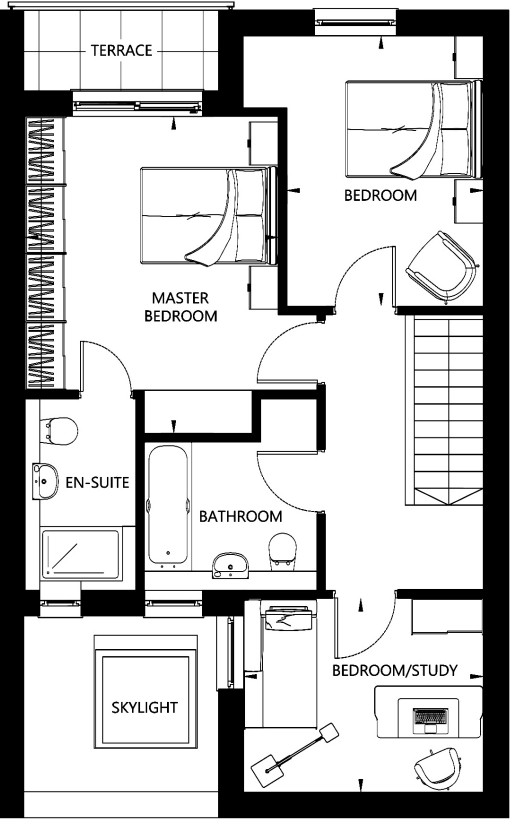
FIRST FLOOR			
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Bedroom	2,76m x 2,50m	9'1" x 12'4"	
Bedroom/Study	3,31m x 2,70m	10'9" x 8'8"	
En-suite	1,35m x 2,50m	4'5" x 8'2"	
Bathroom	2,40m x 1,80m	7'11" x 5'11"	
Terrace	2,70m x 1,12m	8'8" x 3'7"	



GROUND FLOOR



FIRST FLOOR





MEWS HOUSE 3

Gross internal floor area 134 sq m [1,440 sq ft]  
Garden area 63 sq m [685 sq ft]

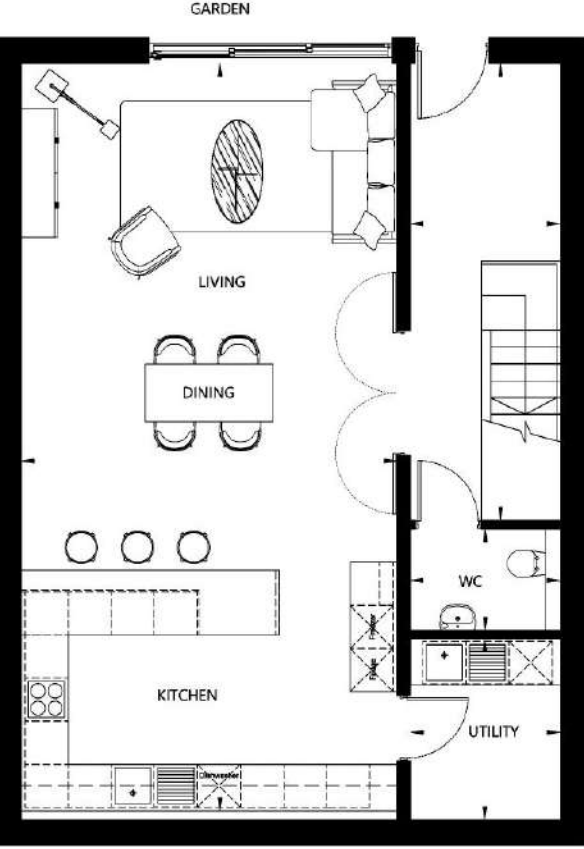
GROUND FLOOR

Living/Kitchen/Dining	5,10m x 10,30m	17'1" x 33'9"
WC	1,85m x 1,50m	6'1" x 4'11"
Utility room	2,05m x 2,40m	9'9" x 7'11"
Garden	6,30m x 8,17m	20'7" x 26'8"

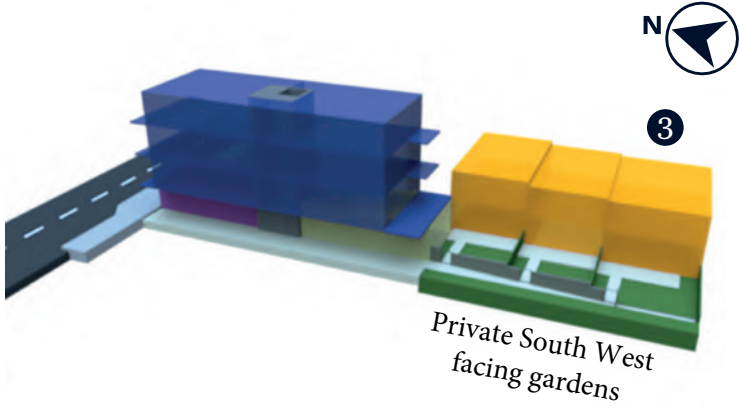
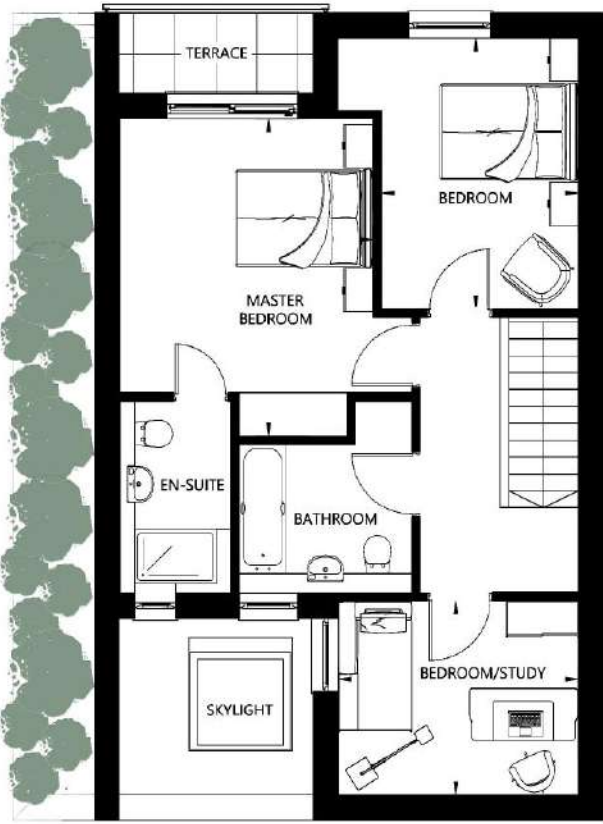
FIRST FLOOR

Master bedroom	3,50m x 4,40m	11'6" x 14'5"
Bedroom	2,76m x 2,50m	9'1" x 12'4"
Bedroom/Study	3,31m x 2,70m	10'9" x 8'8"
En-suite	1,35m x 2,50m	4'5" x 8'2"
Bathroom	2,40m x 1,80m	7'11" x 5'11"
Terrace	2,70m x 1,12m	8'8" x 3'7"

GROUND FLOOR



FIRST FLOOR





# Mews Houses’ Specifications

## STRUCTURAL

Building Envelope	Brick/block cavity walls.
Ground Floor construction	Concrete beam and block.
Intermediate Floor & Roof	Timber (engineered posi-joists)
Roof	Single ply roof membrane with sedum green roof and ballast.
Windows	Contemporary aluminium framed.
Doors	Contemporary aluminium framed.
Stairs	Simply detailed timber staircase.
Terraces	Paving to floor, guarding galvanised steel frames and balustrades.
Internal Walls & Ceilings	Plastered.

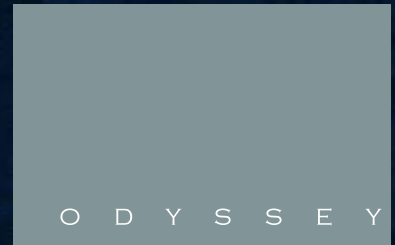
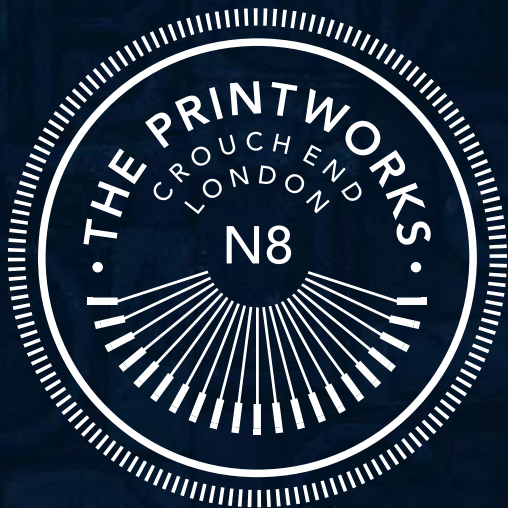
## INTERNAL

Flooring	Moso white textured bamboo and ‘Kersaint Cobb’ natural 100 % pure wool woven carpet on the first floor.
Decoration	Walls and ceilings painted in matt emulsion. Doors, architraves & skirting boards painted in eggshell.
Kitchens	Fully integrated German designed kitchen from Nobilia with oven, microwave & grill, induction hob, cooker hood, fridge freezer & dishwasher. Cabinets with soft close hinges. Built under wine cooler. Stainless steel sink with single lever mixer tap, solid surface ‘Silestone’ worktops with back sprayed colour laminate glass splashbacks.
Utility room	Free-standing washing machine and free-standing sensor condenser tumble dryer.



Fitted Appliances	Bosch, CDA and Caple appliances.
Bathrooms	Bespoke units, back sprayed colour laminate glass splashbacks. ‘Duravit’ sanitary ware in white. Glass shower screen, ‘Grohe taps’, shower valves & fittings, ‘Solida’ high density bamboo flooring, shaver sockets, Alistair Mackintosh Metro Artisan Tiles ‘Silver’.
En-Suites	Bespoke units, glass splashbacks, Alistair Mackintosh Metro Artisan Tiles ‘Silver’
Heating	Mains gas fired combination boilers. Under floor heating throughout with electric towel rails.
Electrical	Energy saving LED lighting throughout.
Communications	Telephone, data, shared TV aerial and satellite receivers cabled to enable connection to Sky (subject to subscription).
OTHER	
Renewables	Green roofs.
Outside Amenity	Landscaped gardens with lawn, patio (paving Marhsalls Perfecta), and timber sleeper planting bed.
Storage	Allocated ground floor storage unit within the apartment block suitable for two bicycles and general storage.
Security & Alarms	Airlocked door entry, high visibility within communal areas, single access through main block, video entry system. Hardwired smoke alarms and heat detectors to kitchens.
Refuse	Shared communal waste facility within main block Centrally located at ground floor, for caretaker handling for collection.
Building Warranty	10-year Checkmate building warranties.
Zipcar Membership	Free Zipcar Membership for 3 Years! (choice of wide variety of vehicles in N8) * *up to two free memberships for three years per property subject to terms and conditions.





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