



Evergreen

#forevergreenlanes



Computer generated imagery is indicative only and subject to change.

Welcome to Evergreen

Surrounded by the eclectic energy of North London, Evergreen is an elegant enclave of modern homes with a tranquil garden square at its heart.

Affording a lifestyle that perfectly balances the energy and excitement of a corner of London renowned for its vast array of places to eat and drink and things to do, with the relaxing sense of calm that comes from living in a home adjacent to a quiet, verdant garden square.

Evergreen offers an exclusive collection of 133 apartments and duplexes within elegant contemporary architecture, as well as Shared Ownership options and a new health centre which will be situated on Green Lanes. The homes have been designed to complement the character of the local area, whilst providing the latest in 21st century style, comfort and convenience.



#forevergreenlanes





Coriander House
Colina Road



City of London

London Eye

Houses of Parliament

Canary Wharf

Woodberry Down

Finsbury Park

Harringay Green Lanes

Harringay

Crouch End

Chestnuts Park

Evergreen

Ducketts Common

Turnpike Lane



An area with that North London village vibe.



Evergreen offers North London living at its most eclectic, creative and stylish, rich in heritage and culture. Green Lanes has a vibrant Turkish and Cypriot culture which is best exemplified in the fantastic Turkish restaurants which have a vast selection of traditional dishes. Surrounding these restaurants are a huge array of coffee shops, independent local stores, bars and restaurants with a wide choice of cuisine.



An almost endless choice of things to see and do.



Further enlivened by an annual calendar of world-class festivals and events at renowned venues including Alexandra Palace and Finsbury Park - two of London's most spectacular creations of the Victorian era as well as an array of fantastic local options with cosy picturehouses in Crouch End and Woodgreen. The opportunities around you are almost endless, in a world to call your own.





01

- 01 New River, Finsbury Park
- 02 Woodberry Wetlands
nature reserve
- 03 Haringey Parkland Walk



02

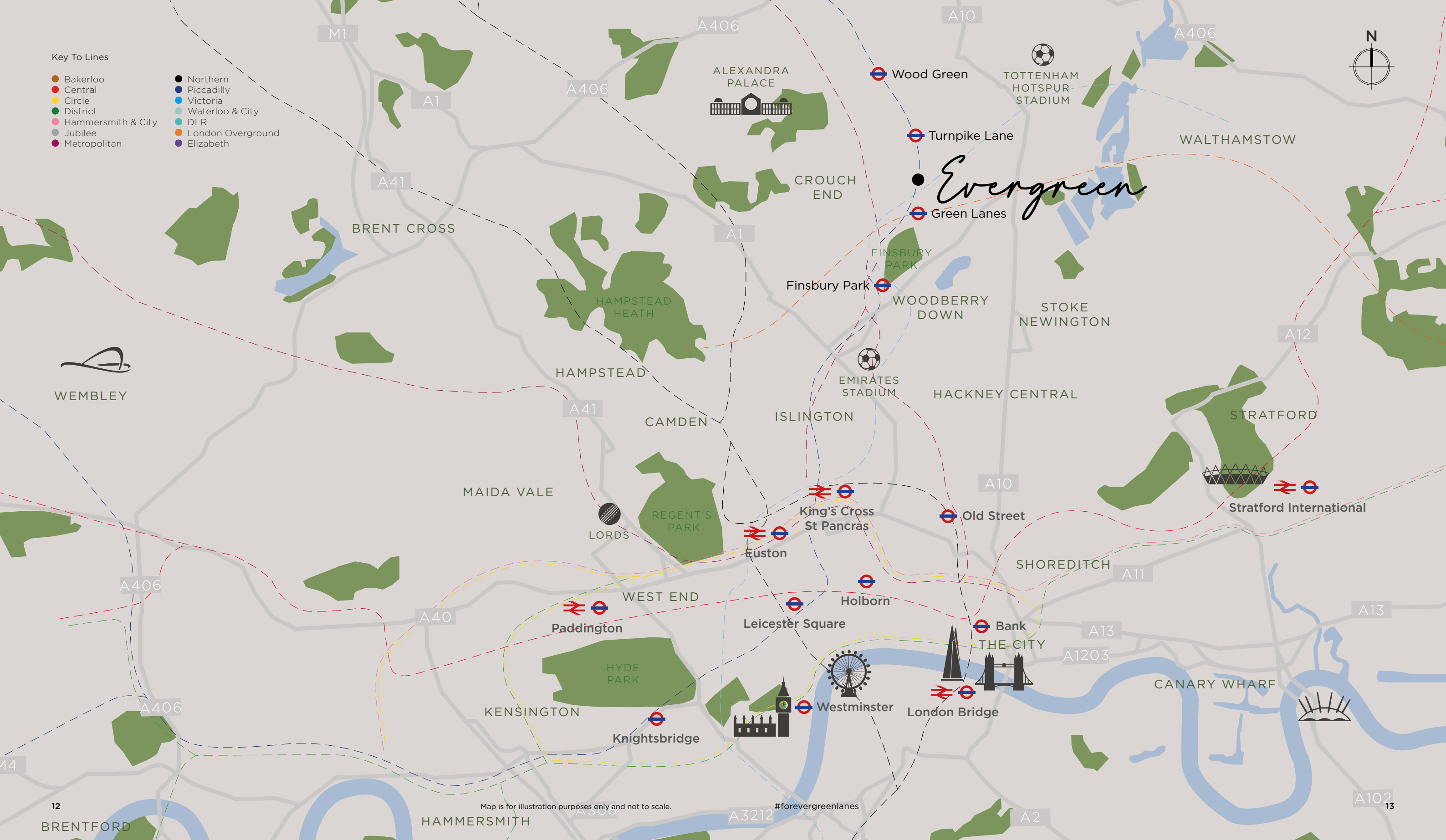


03

Discover an extensive choice of open spaces to enjoy all within easy walking distance. From the 300 acres of Finsbury, Alexandra and Ducketts Park, and the expansive reservoir and wetlands reserve at Woodberry Down. There's something for everyone to enjoy - bike and skate parks, tennis courts and table tennis tables for the more energetic and adventurous, or tranquil corners to explore, dotted with ponds, river and streams for those in search of a slower pace of life. From bowling greens to flower gardens, boating lakes to sailing, just outside your door a world of possibility awaits.

Key To Lines

- Bakerloo
- Central
- Circle
- District
- Hammersmith & City
- Jubilee
- Metropolitan
- Northern
- Piccadilly
- Victoria
- Waterloo & City
- DLR
- London Overground
- Elizabeth



WEMBLEY

MAIDA VALE

LORDS

WEST END

Paddington

KENSINGTON

Knightsbridge

HAMMERSMITH

ALEXANDRA
PALACE

CROUCH
END

Finsbury Park

EMIRATES
STADIUM

King's Cross
St Pancras

Euston

Leicester Square

Holborn

Westminster

London Bridge

Wood Green

Turnpike Lane

Green Lanes

TOTTENHAM
HOTSPUR
STADIUM

WALTHAMSTOW

STOKE
NEWINGTON

HACKNEY CENTRAL

STRATFORD

Stratford International

SHOREDITCH

Bank

THE CITY

CANARY WHARF

Map is for illustration purposes only and not to scale.

#forevergreenlanes

Evergreen is perfectly placed for easy access to the heart of London. Just 15 minutes away by tube, with Turnpike Lane station less than ten minutes from your front door, and regular bus services also heading in every possible direction.

Closer to home, the quirky, artisan corners of Highgate and Crouch End are just a short stroll away, and it's an easy cycle to the green expanses of Hampstead Heath, Clissold Park and Hackney Marshes. Or head south to explore the scene of Dalston and London Fields with weekends spent at London's favourite hotspots; Broadway Market and Columbia Road Flower market.



Walk

(from N8 ORA)

Ducketts Common
6 minutes

Downhills Park
11 minutes

Harringay Green Lanes Station
11 minutes



Turnpike Lane
12 minutes



Hornsey Station
14 minutes



Hornsey
22 minutes

Alexandra Park
29 minutes

The Castle Climbing Centre
29 minutes

Crouch End
32 minutes



Bike

(from N8 ORA)

West Reservoir Centre
8 minutes

Finsbury Park Station
9 minutes



Crouch End
14 minutes

Emirates Stadium
17 minutes

Alexandra Palace
18 minutes

Go Ape
18 minutes

London Field's Lido
21 minutes

Highgate Wood
21 minutes

King's Cross
24 minutes



Public Transport

(from N8 ORA)

King's Cross
27 minutes



Holborn
29 minutes



Leicester Square
31 minutes



Oxford Circus
32 minutes



Farringdon
35 minutes



Westminster
40 minutes



Bank
40 minutes



Westfield Stratford City
40 minutes



Paddington
50 minutes



Key To Lines

- Bakerloo
- Central
- Circle
- District
- Hammersmith & City
- Jubilee
- Metropolitan
- Northern
- Piccadilly
- Victoria
- Waterloo & City
- DLR
- London Overground
- Elizabeth
- National Rail

Getting around



London's business and cultural destinations are within easy reach. From the newly transformed King's Cross campus and tech-centric Old Street area to the well-established West End district.





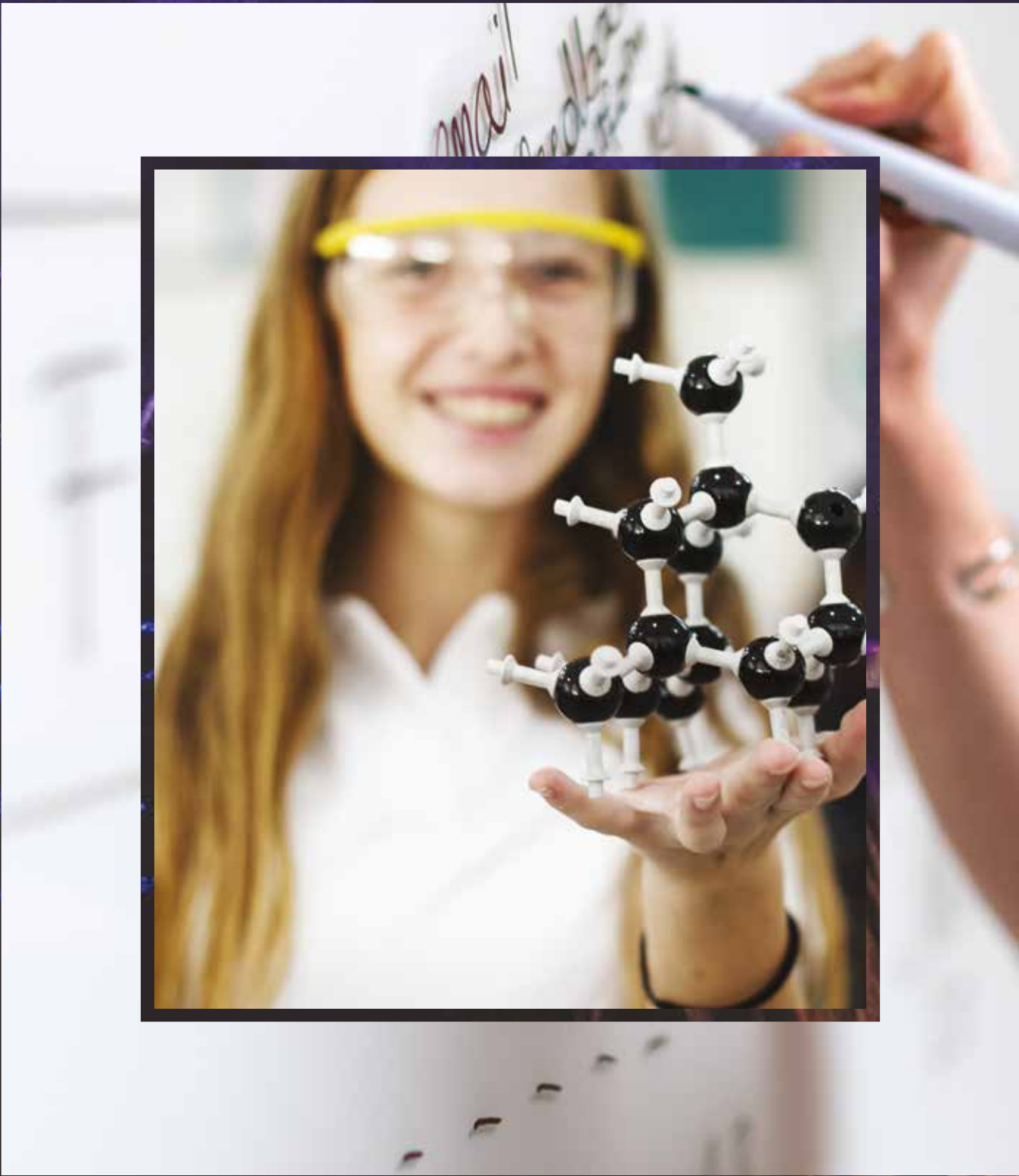
Evergreen is within easy reach of a host of outstanding schools and colleges.

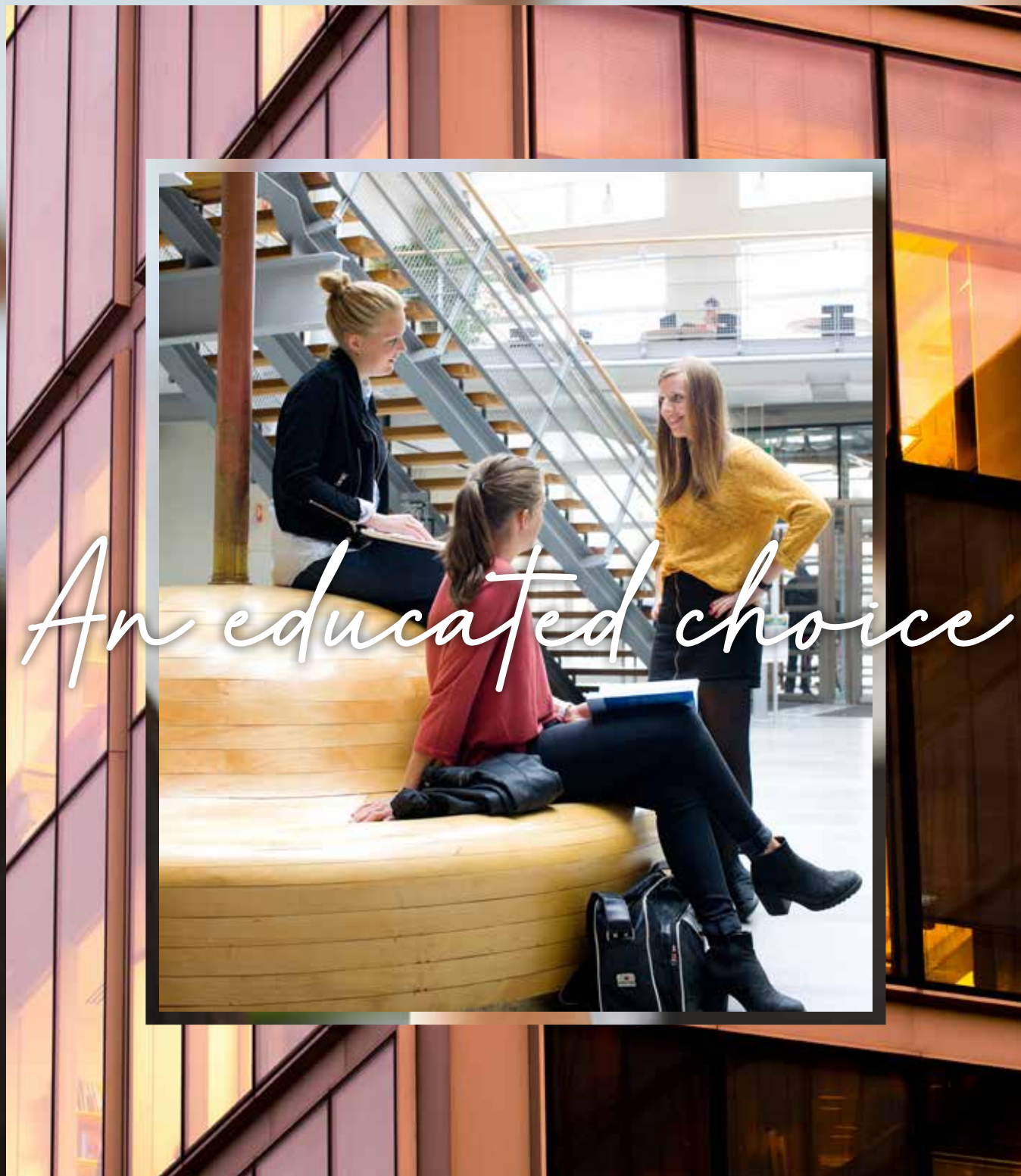
Primary Schools

Harris Primary Academy Philip Lane Rating: Outstanding 15 minutes	
Belmont Junior School Rating: Outstanding 17 minutes	
St Aidan's Voluntary Controlled Rating: Outstanding 20 minutes	
Woodberry Down Community Rating: Outstanding 22 minutes	

Secondary Schools

St Thomas More Catholic School Rating: Outstanding 21 minutes	
Harris Academy Tottenham Rating: Outstanding 23 minutes	
Woodside High School Rating: Outstanding 24 minutes	
Gladesmore Community School Rating: Outstanding 29 minutes	





Some of the capital's finest universities are also just a short journey away. Including King's College, Royal Academy of Arts, Central St Martins, Imperial College London and University College London.

Universities

School of Oriental and African Studies	25 minutes by Tube	●
University College London	32 minutes by Tube	●
King's College London	34 minutes by Tube	●
Royal Academy of Arts	34 minutes by Tube	●
Central St Martins	36 minutes by Tube	● ●
Imperial College London	44 minutes by Tube	●

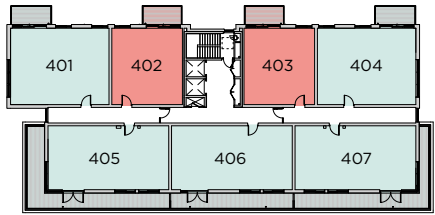


The Site Plan

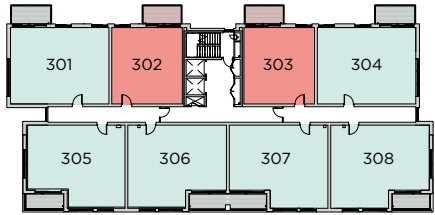
- Block A - Bay House
1 & 2 bedroom apartments
- Block B - Tarragon House
1, 2 & 3 bedroom apartments
- Block C - Sage House
1, 2 & 3 bedroom apartments
- Block D - Fennel House
1, 2 & 3 bedroom apartments
- Block E - Coriander House
1, 2 & 3 bedroom apartments
- Block F - Colina Mews
3 bedroom duplexes



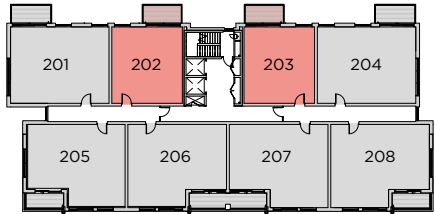
Bay House



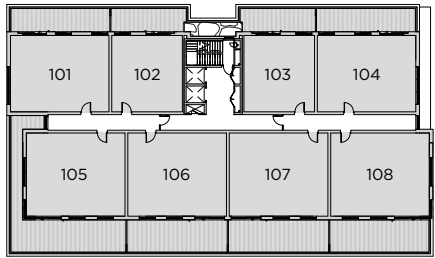
Fourth Floor



Third Floor



Second Floor



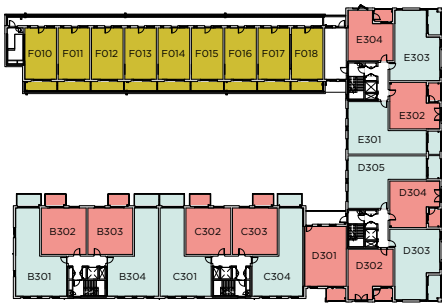
First Floor

- 1 bedroom apartments
- 2 bedroom apartments
- 3 bedroom apartments
- 3 bedroom duplexes
- Shared Ownership

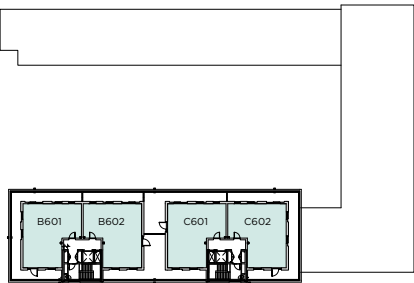


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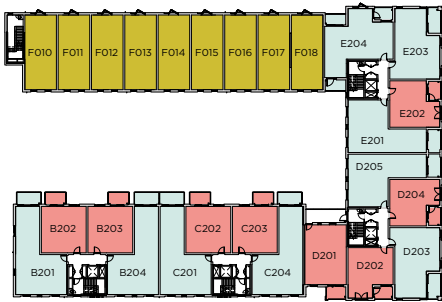
Tarragon, Sage, Fennel, Coriander Houses and Colina Mews



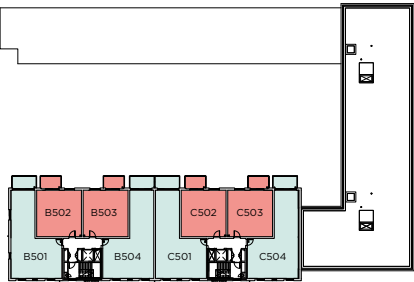
Third Floor



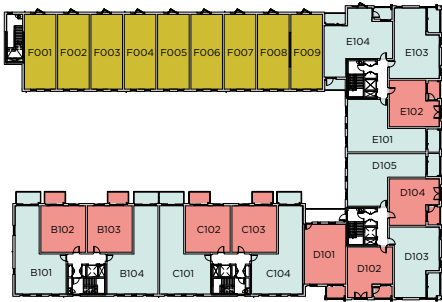
Sixth Floor



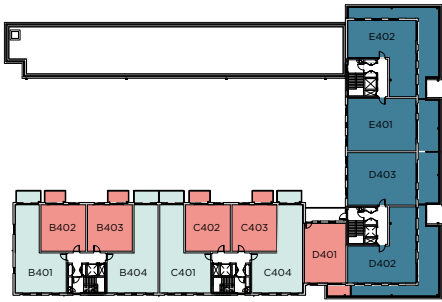
Second Floor



Fifth Floor



First Floor



Fourth Floor



Ground Floor

- 1 bedroom apartments
- 2 bedroom apartments
- 3 bedroom apartments
- 3 bedroom duplexes
- Affordable





Landscaped for living



At the heart of Evergreen is the communal central garden. An intimate enclave for residents to enjoy, featuring a rich variety of indigenous trees and shrubs, selected for their seasonal colour and year round greenery. A place for relaxation and socialising.

Designed by renowned Landscape Architects, LDA Design



Choose from 1, 2 and 3 bedroom residences, with every interior the vision of an award-winning designer. Where contemporary touches and relaxing tones combine to create apartments that are a perfect sanctuary for city living. With generously proportioned spaces and private balconies, many overlooking a landscaped garden square.









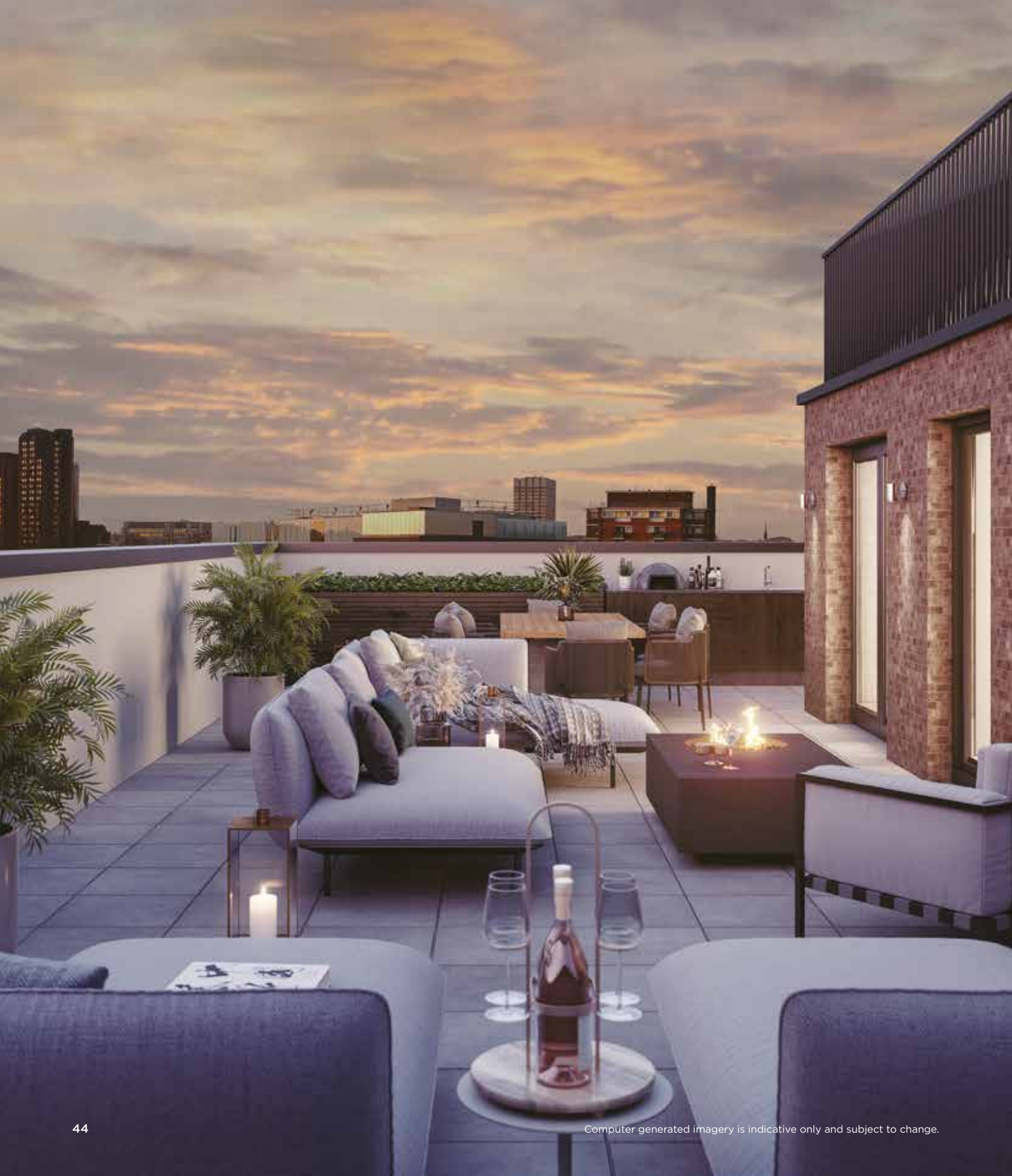


Specification

KITCHEN	1 BED	2 BED	3 BED
Fitted kitchen with white composite stone worktops and upstand	•	•	•
White glass splashback to the hob	•	•	•
Single stainless steel undermount sink with grooved drainer within composite stone worktop and chrome monobloc mixer tap	•	•	•
Single stainless steel under worktop oven, Bosch induction hob and extractor	•	•	•
Integrated 50/50 fridge/freezer	•	•	•
Integrated dishwasher	•	•	•
BATHROOMS	1 BED	2 BED	3 BED
White sanitaryware with contemporary chrome fittings	•	•	•
Concealed cistern WC with soft close seat & cover	•	•	•
Wall mounted hand basin with semi-pedestal and single lever mixer tap	•	•	•
Half height wall mirror above sanitaryware	•	•	•
Bath	•	•	•
Combined bath filler & waste	•	•	•
Built-in thermostatic 3 outlet bath shower mixer	•	•	•
Square slimline fixed shower head	•	•	•
Pull out hand shower set	•	•	•
Half height ceramic tiling to walls behind sanitaryware and full height around bath	•	•	•
Chrome finish heated towel rail	•	•	•
Porcelain floor tiles	•	•	•
ENSUITES	1 BED	2 BED	3 BED
White sanitaryware with contemporary chrome fittings		•	•
Concealed cistern WC		•	•
Hand basin with single lever mixer tap		•	•
Half height wall mirror above sanitaryware with demister pad		•	•
Shower tray with clear glass shower enclosure		•	•
Built-in thermostatic shower mixer		•	•
Shower mixer, head and rail		•	•
Half height ceramic tiling to walls behind sanitaryware		•	•
Chrome finish heated towel rail		•	•
Porcelain floor tiles		•	•

ELECTRICAL & LIGHTING	1 BED	2 BED	3 BED
White LED downlights throughout, dimmable in living/dining area	•	•	•
Pendant lights in hallway, living area and bedrooms	•	•	•
White plastic sockets	•	•	•
White plastic light switch and dimmer switches	•	•	•
Quadplex TV outlet to living/dining area and bedroom(s)	•	•	•
Sky Q master socket to living area (subject to subscription)	•	•	•
BT master socket for telephone and broadband positioned in cupboard, further sockets to living/dining area and bedroom(s)	•	•	•
Video door entry system via mobile phone	•	•	•
HEATING & VENTILATION	1 BED	2 BED	3 BED
Mechanical Ventilation/Heat Interface Units	•	•	•
INTERNAL FINISHES	1 BED	2 BED	3 BED
Internal doors in white satin finish with satin stainless steel lever on rose door handles	•	•	•
Matt emulsion walls and smooth matt white emulsion ceilings in Dulux Paper Chain	•	•	•
Satinwood white woodwork	•	•	•
Karndean flooring to hall, kitchen/living/dining areas	•	•	•
Fully carpeted bedroom(s)	•	•	•
Built-in wardrobe to bedroom 1	•	•	•
GENERAL	1 BED	2 BED	3 BED
Full Secured By Design access controlled metal entrance doors to each building	•	•	•
Polished ceramic tiles and carpet to communal areas	•	•	•
Lift and stair access to each floor	•	•	•
Solidcore timber entrance doors to each apartment	•	•	•
Composite powder coated double glazed windows	•	•	•
Composite powder coated double glazed French windows	•	•	•
Terrace or balcony	•	•	•
All homes in Tarragon House and Sage House are fitted with a sprinkler system	•	•	•
PEACE OF MIND	1 BED	2 BED	3 BED
Each home will be independently surveyed during construction by the NHBC, who will issue their 10-year warranty certificate on completion of the home	•	•	•

Please note, whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Clarion Housing reserves the right to amend the specification as necessary and without notification. All images displayed throughout are an example of Clarion Housing homes only, and may not correspond exactly to the available homes described in this brochure.



Brought to you by Latimer Homes

Latimer is the private for sale home building arm of Clarion Housing Group, developing private for sale homes in thriving mixed use communities.

Clarion Housing Group is the UK's largest provider of affordable housing, owning over 125,000 homes with over 350,000 residents across the country. As part of Clarion Housing Group, Latimer has an unrivalled balance sheet with net assets of over £7bn and a turnover of close to £1bn per annum.

We build communities that work for the long-term and we have been developing for over 100 years. The Clarion story started with William Sutton, a 19th century entrepreneur who gifted his entire fortune (£230 million in today's money) to build affordable housing across the major cities in the UK. We have been delivering on his legacy ever since.

The majority of homes we build will

always be for affordable tenures, but building homes for private sale is crucial for our business to develop both mixed sustainable communities and recycling any profits we make from private sales back into building and maintaining more affordable homes.

What sets Latimer apart is our long-term commitment to the people who live in our homes. We don't build and then simply move onto the next site; we create thriving places for families to enjoy and all of our work is built on strong financial foundations, meaning we are a dependable partner.

We also want every Latimer community to be socially and environmentally sustainable. That means a consistent commitment to high quality and low carbon properties.

Our model is very different to other developers. We don't have

shareholders, so we don't face short-term demands to make profit at any cost. Instead, we are driven by our commitment to quality, community and places that succeed.

As a group we have a committed development pipeline of over 16,000 new homes and have ambitions to become a top ten home builder in the UK over the next 5-7 years.

If you buy a Latimer home you will be buying into an organisation with more than 100 years of history and an enduring commitment to building communities that succeed.





We are proud of the many awards which we have received – which we feel are testimony to the way we have developed our business across the years.



LATIMER



Conningbrook Lakes
Ashford

Located in tranquil Ashford, Conningbrook Lakes presents a new development of high-quality, contemporary 2, 3, 4 and 5 bedroom homes. Conningbrook Lakes features countryside charm and the convenience of a thriving town, served by fast connections in to central London.



The Boulevard
Southwark

The Boulevard presents a boutique collection of apartments and penthouses on Blackfriars Road, one of the city's most eclectic and dynamic neighbourhoods. Designed with comfort and luxury in mind, residents can enjoy a concierge, landscaped roof terraces with spectacular views of London and homes providing both modern sanctuary and great entertainment space.



The Lexicon
Islington

At 36-storeys high, this City Road development stands as Islington's tallest building. The City Basin waterside apartments, moments from Angel tube and Silicon Roundabout, feature unrivalled views, a spa, a lounge and a 24hr concierge service. The Lexicon is situated in a prime location bordering Angel, Shoreditch, Clerkenwell and Farringdon.



Amplify
Salford Quays

Amplify Apartments offers a distinctive collection of 1, 2 and 3 bedroom apartments and duplex townhouses within the heart of Salford Quays. These apartments offer superior, high-spec, contemporary living spaces and with an onsite concierge and a private residential roof top garden, this development is the perfect place to call home.



Viewpoint
Battersea

Viewpoint hosts a selection of 1, 2 and 3 bedroom contemporary apartments centred around attractive landscaped gardens in the heart of Battersea, SW11. Just a short stroll from Wandsworth Bridge, Chelsea and Clapham Junction, Viewpoint is perfect for commuters and city dwellers.



NOMA
Westminster

Perfectly positioned for convenient, cosmopolitan living in the city, NOMA comprises 1, 2 and 3 bedroom apartments and 4 bedroom duplexes. The central Zone 2 location has excellent transport links with Underground access on the Bakerloo line at Kilburn Park and the Overground at Kilburn High Road.



Evergreen, Green Lanes, Haringey N8 ORA
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