

IVORY COURT

PALMERS GREEN, N13

IVORY COURT





IVORY COURT

— PALMERS GREEN, N13 —

A SELECTION OF NINE 1, 2 & 3
BEDROOM APARTMENTS AND
DUPLEXES IN THE HEART OF
PALMERS GREEN

LOCAL AREA & LIFESTYLE

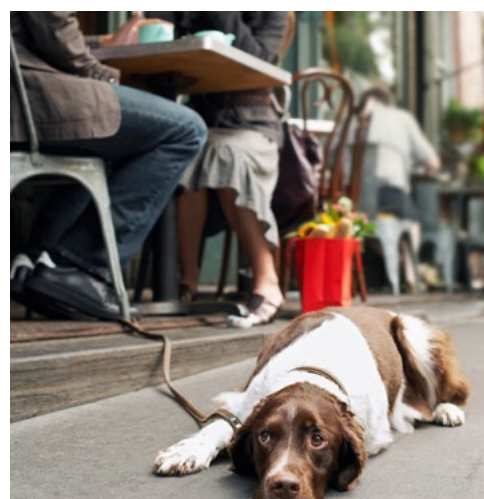
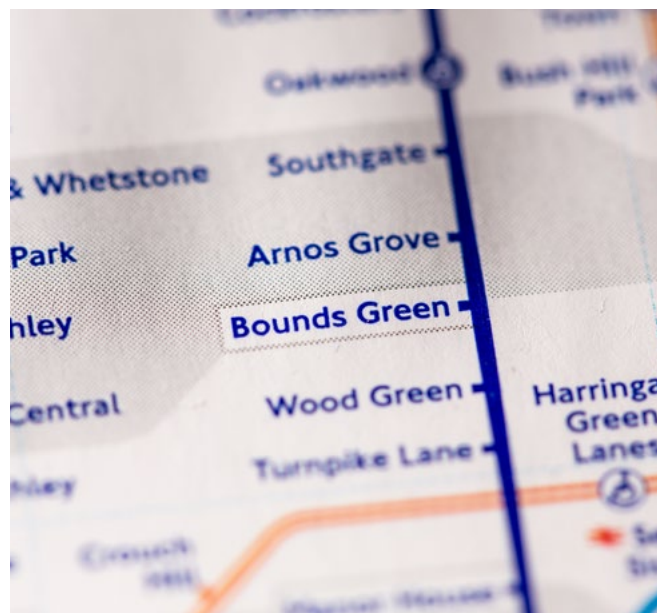
Located directly off the A406 and a short walk to Bounds Green Station, Ivory Court is ideal for both car owners and those that enjoy the luxury of using public transport. With the Piccadilly line running through Bounds Green Station, commuters can access Central London by being brought directly into lively Leicester Square and the Grade I-listed major park Hyde Park Corner in addition to Green Park all in under 35 minutes.

Winchmore Hill is only 10minute drive, giving you the option to take a stroll along the river bank, in addition to having access to more than 150 shops and restaurants at Brent Cross Shopping Centre within a 15minute drive.

Ivory Court is located in a prime spot on Bowes Road with Marks and Spencer's Simply Food just a short walk away as well as the iconic Alexandra Palace being one bus ride away.

Bounds Green is known for its Outstanding Ofsted rated Primary and Secondary Schools making it ideal for families. Broomfield Park is also a few minutes walk, perfect for cycling, outdoor exercise and tennis facilities all accessible in a clean and safe environment

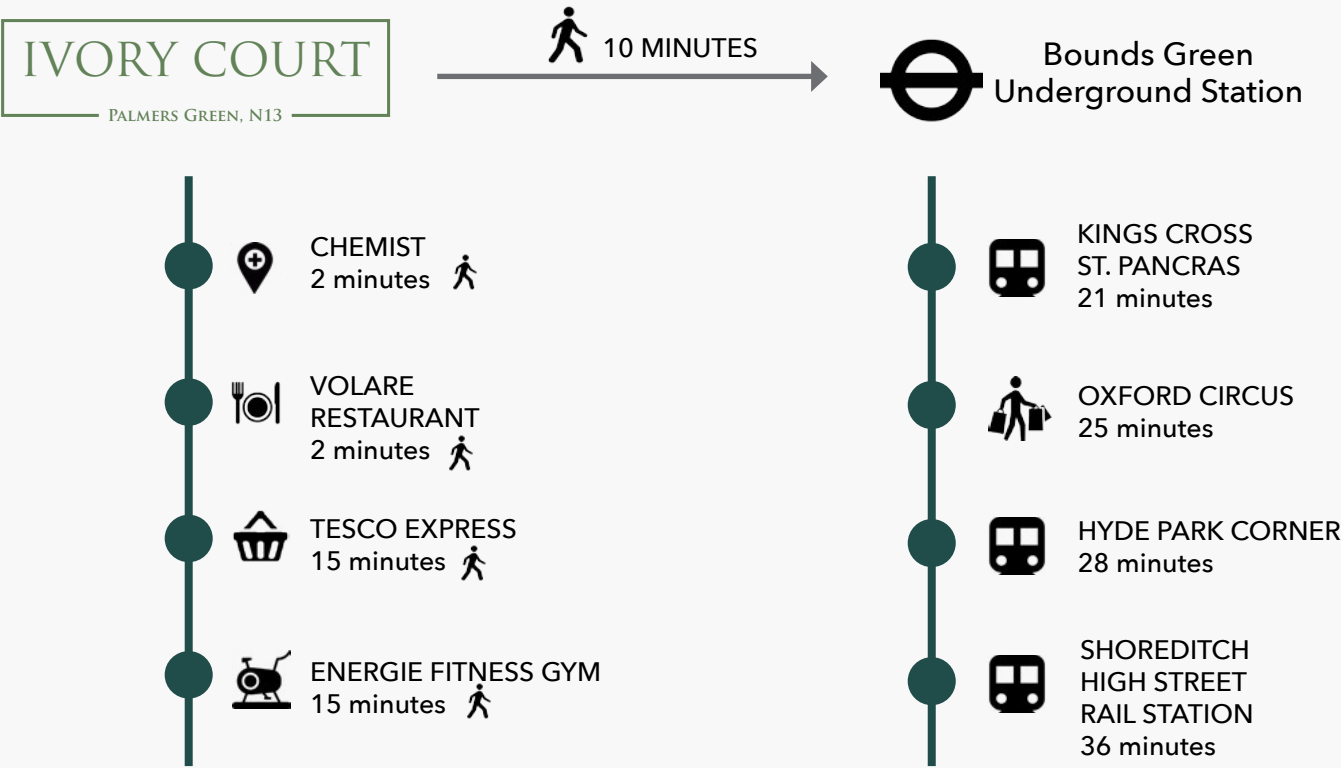


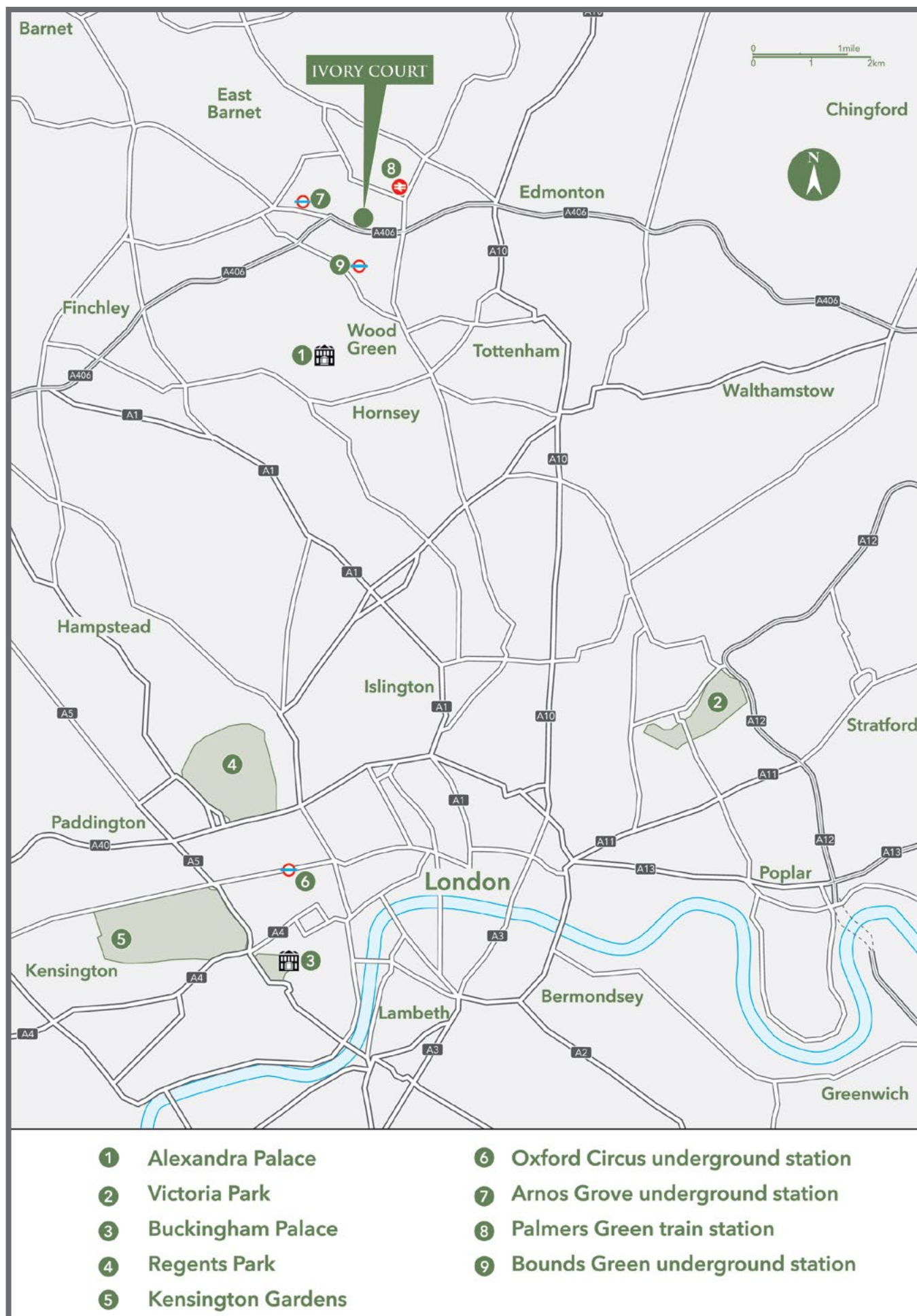


LOCAL & LONDON CONNECTIONS

Ivory Court offers excellent transport links into Central London, the hub of culture, shopping and fine dining.

Bounds Green Underground Station is in Zone 4 on the Piccadilly line (running 24 hours at weekends), this would take you into Central London in under 30 minutes. Palmers Green rail station is also close by with 30-minute direct trains to Kings Cross St Pancras Station and also driving access to Stansted, Luton & Heathrow in under 50minutes.





Ivory Court, Palmers Green, N13

ACCOMMODATION



APARTMENT GIA INFORMATION

Residences	Beds	Floor	Total Area SQM	Total Area SQFT	Page
1	2	Ground	80	861	16
2	3	First	87	933	16
3	3	First	88	945	17
4	1	First	50	538	17
5	2	Second	63	681	18
6	2	Second	67	725	18
7	1	Second	50	534	19
8	3	Third/Fourth	88	953	19
9	3	Third/Fourth	80	866	20

IVORY COURT



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KITCHEN AND APPLIANCES

- High gloss kitchen units with sleek contemporary styling and soft close doors and drawers.
- Include quartz worktop
- LED lighting under-mounted to wall units
- Integrated dishwasher, washer/dryer & fridge freezer, subject to kitchen layout
- Built in kitchen appliances to include oven and hob
- Under-mounted sink
- Chrome monobloc tap

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BATHROOM

- Fully furnished Bathroom (Toilet Basin and Vanity Unit)
- Porcelain tiling to floors and walls
- White sanitary ware
- Fixed showerhead plus handheld attachment
- Heated Chrome towel rail





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FLOORING AND DÉCOR

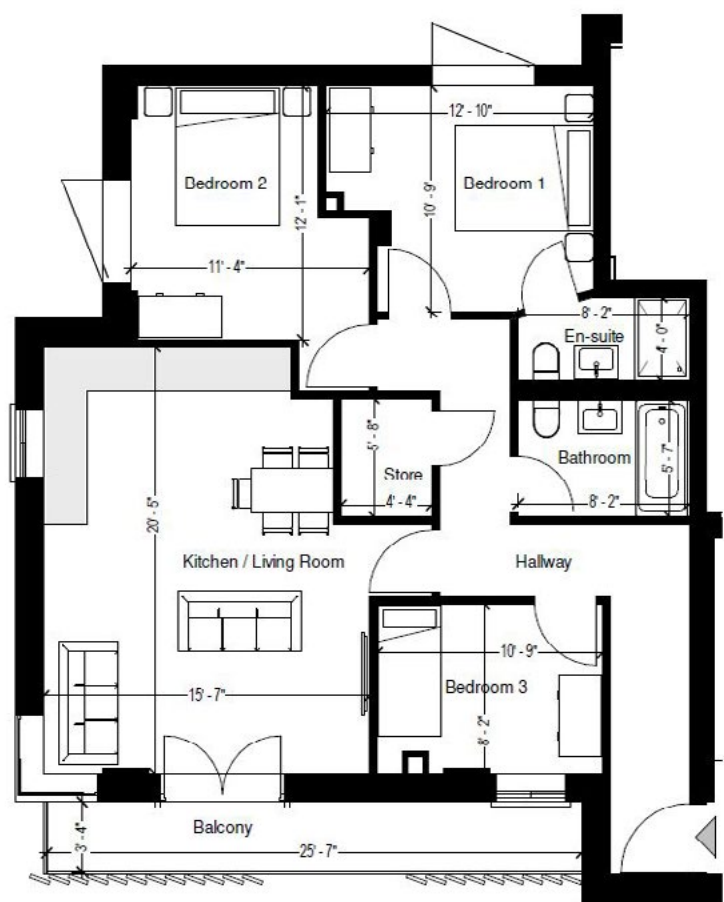
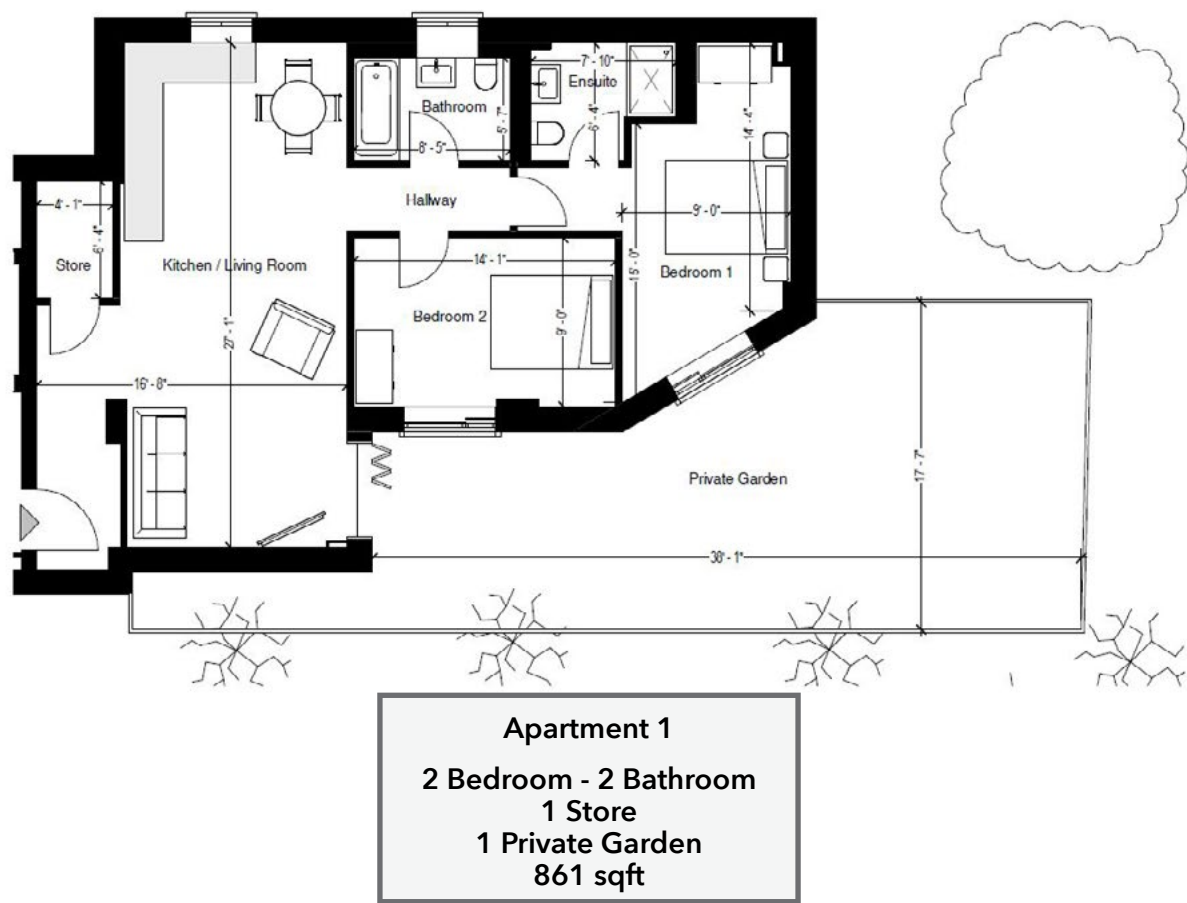
- Wood effect flooring in Kitchen, Lounge, Dining & Common areas
- Carpeted bedrooms
- Ceiling & walls finished with soft white emulsion

CONNECTIVITY AND SECURITY

- Wired for Sky in Living rooms & Master Bedrooms (subscription required)
- Lounge prewired with CAT5 data network cables
- Video entry systems to apartments
- Key Fob entry system

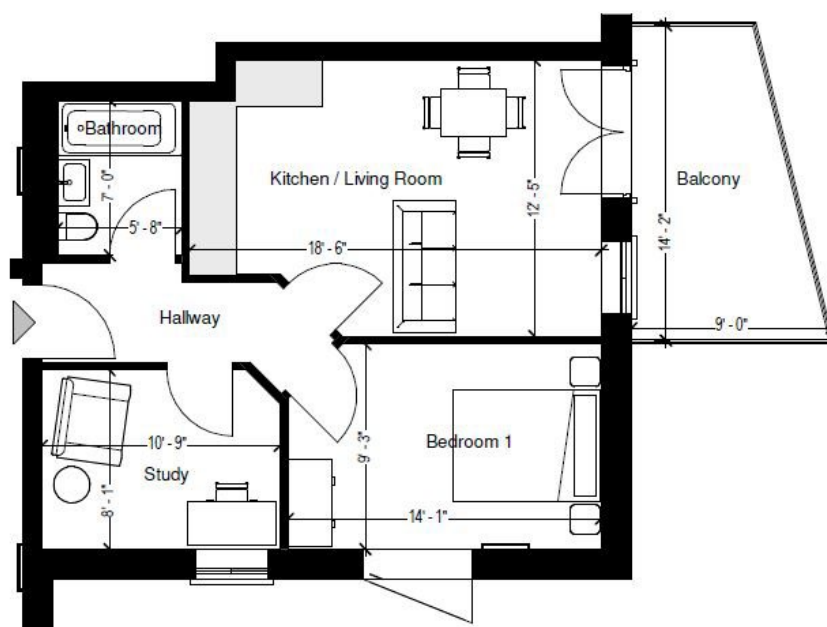
GENERAL

- Secured allocated parking available
- High quality double glazed windows
- 10 year structural warranty backed by a UK Domiciled A+ rated insurer
- 125 Year Lease



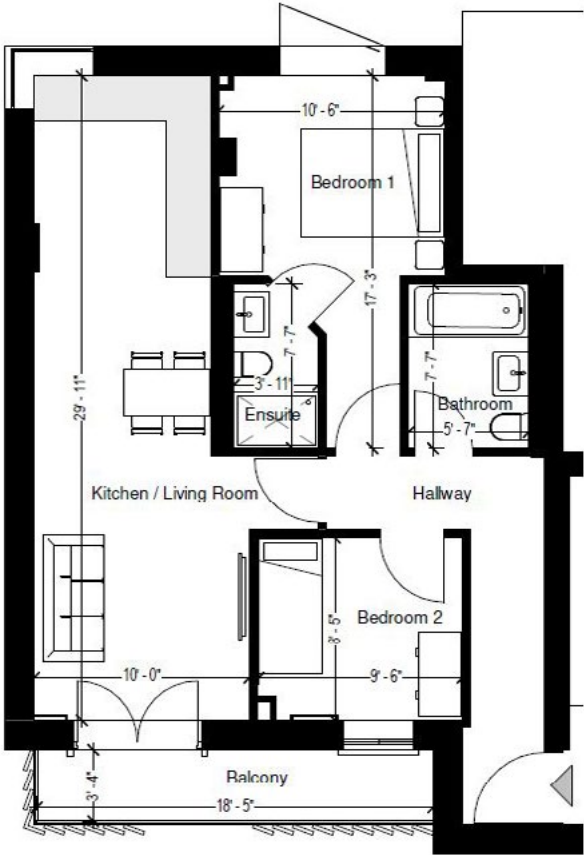


Apartment 3
3 Bedroom - 2 Bathroom
1 Store
Balcony
945 sqft



Apartment 4
1 Bedroom - 1 Bathroom
1 Study
Balcony
538 sqft

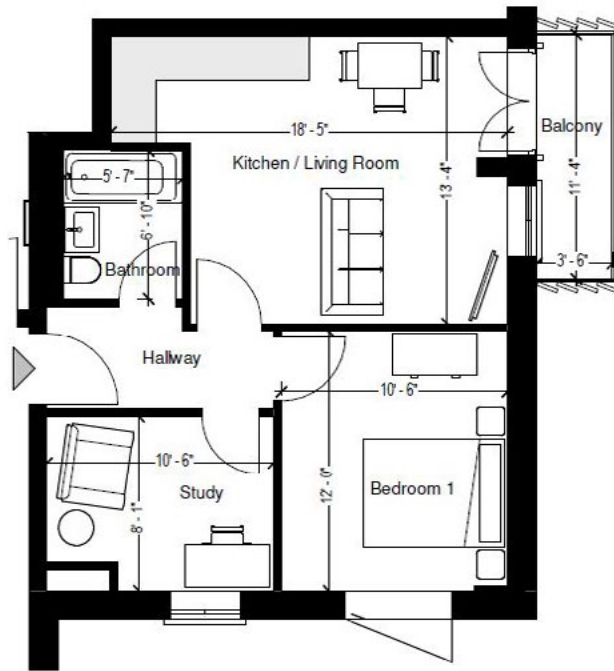
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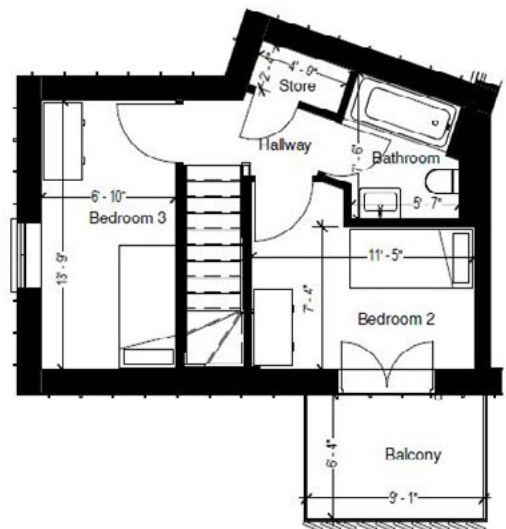
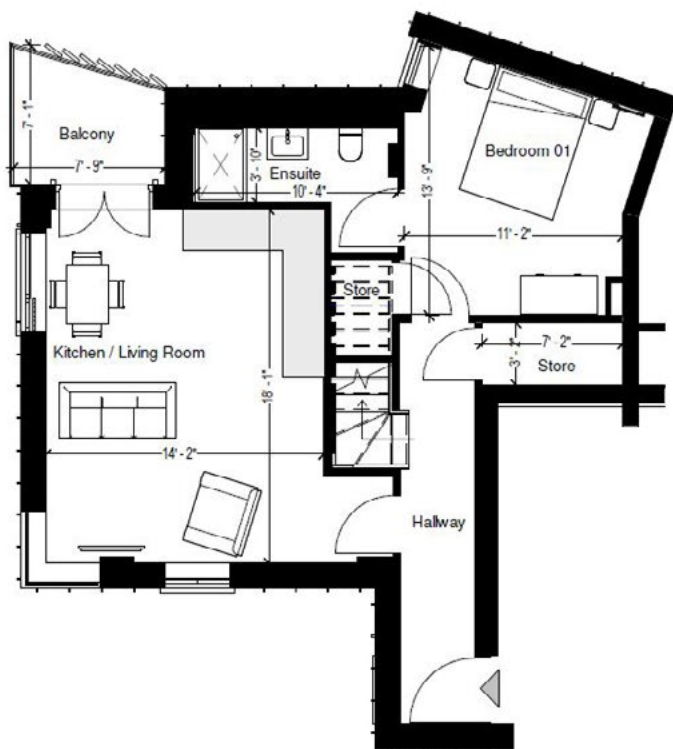
Apartment 5
2 Bedroom - 2 Bathroom
Balcony
681 sqft



Apartment 6
2 Bedroom - 2 Bathroom
1 Store
Balcony
725 sqft



Apartment 7
1 Bedroom - 1 Bathroom
1 Study
Balcony
534 sqft



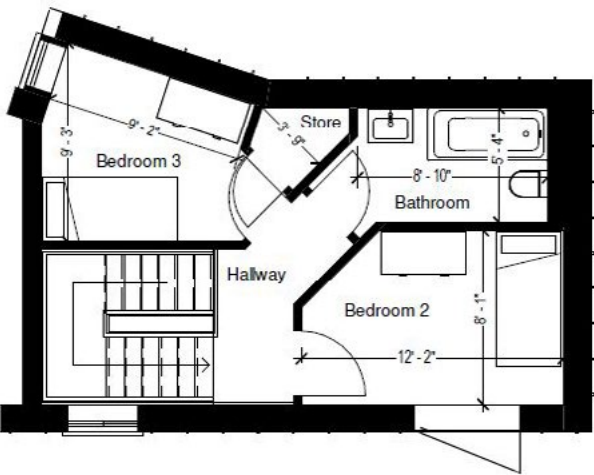
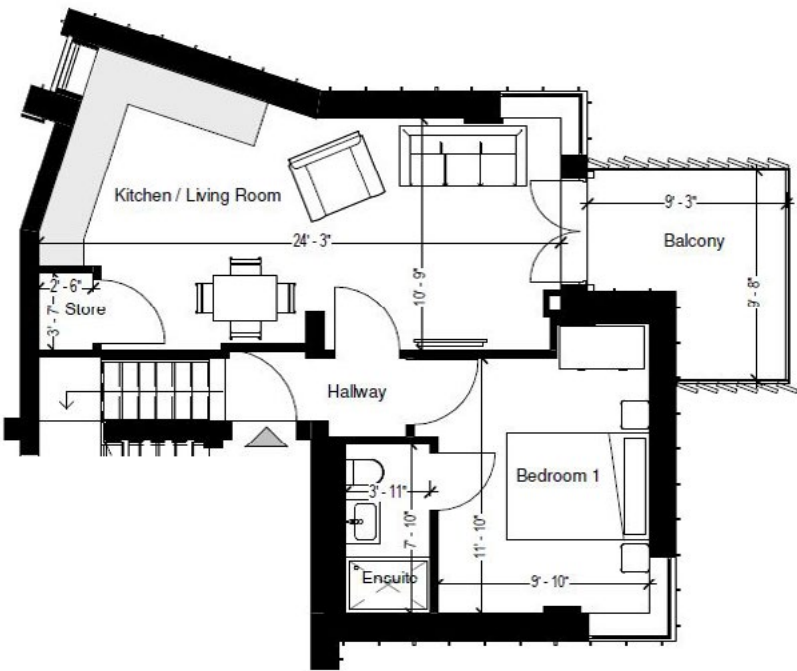
Apartment 8

Downstairs
1 Bedroom - 1 Bathroom
2 Stores
Balcony
628 sqft

Upstairs
2 Bedroom - 1 Bathroom
1 Store
Balcony
325 sqft

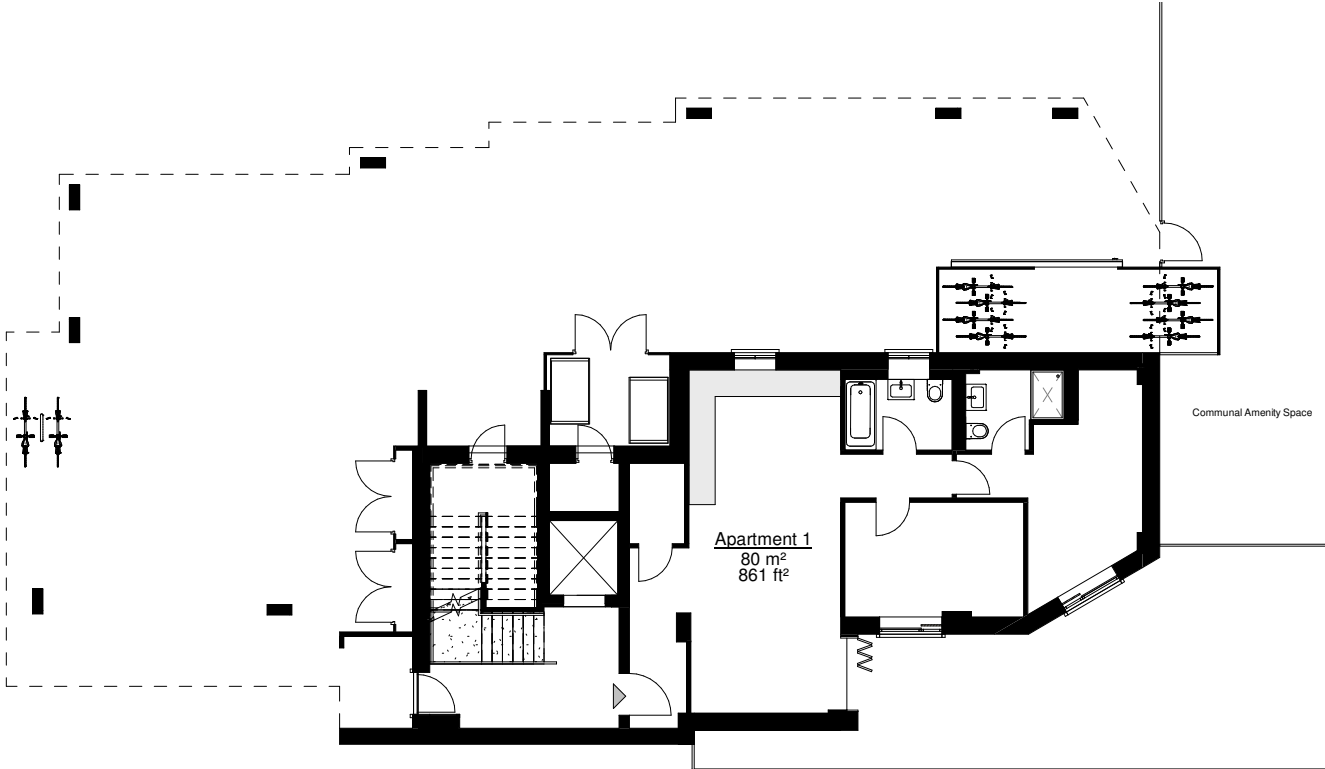
Total - 953 sqft

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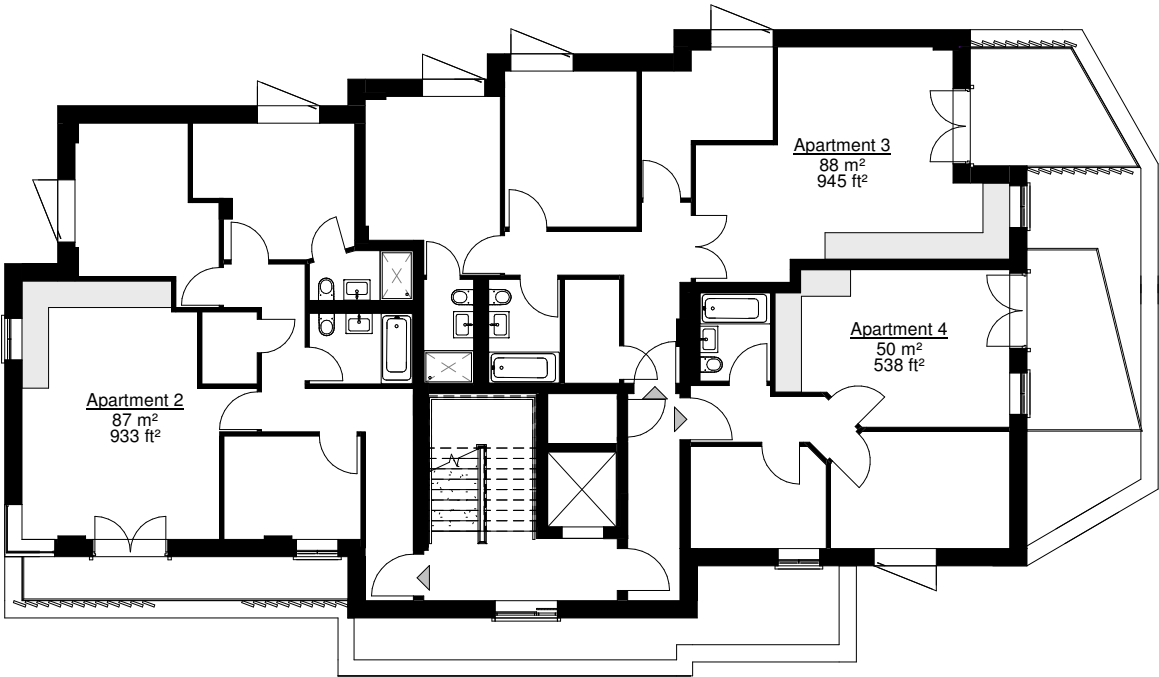


Apartment 9	
Downstairs	Upstairs
1 Bedroom - 1 Bathroom	2 Bedroom - 1 Bathroom
1 Store	1 Store
Balcony	358 sqft
508 sqft	
Total - 866 sqft	

SITE PLANS



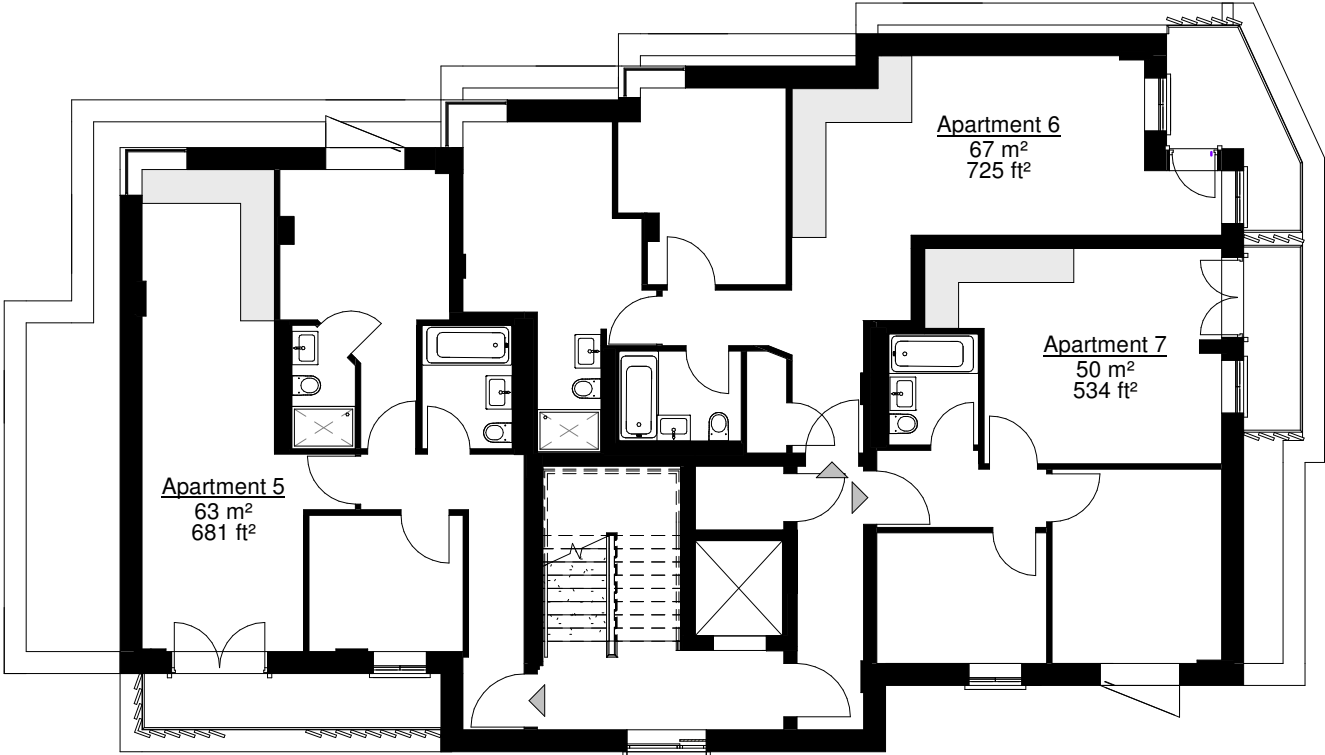
Apartment 1 • Ground Floor



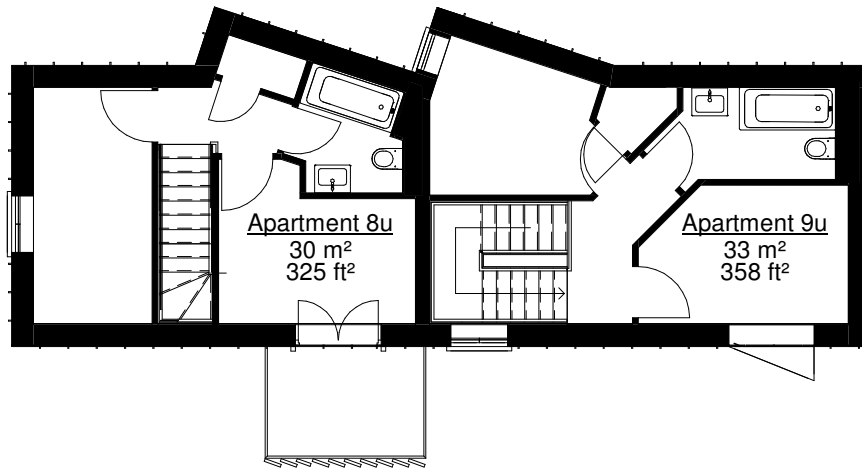
Apartment 2,3 & 4 • First Floor

PLANS NOT TO SCALE

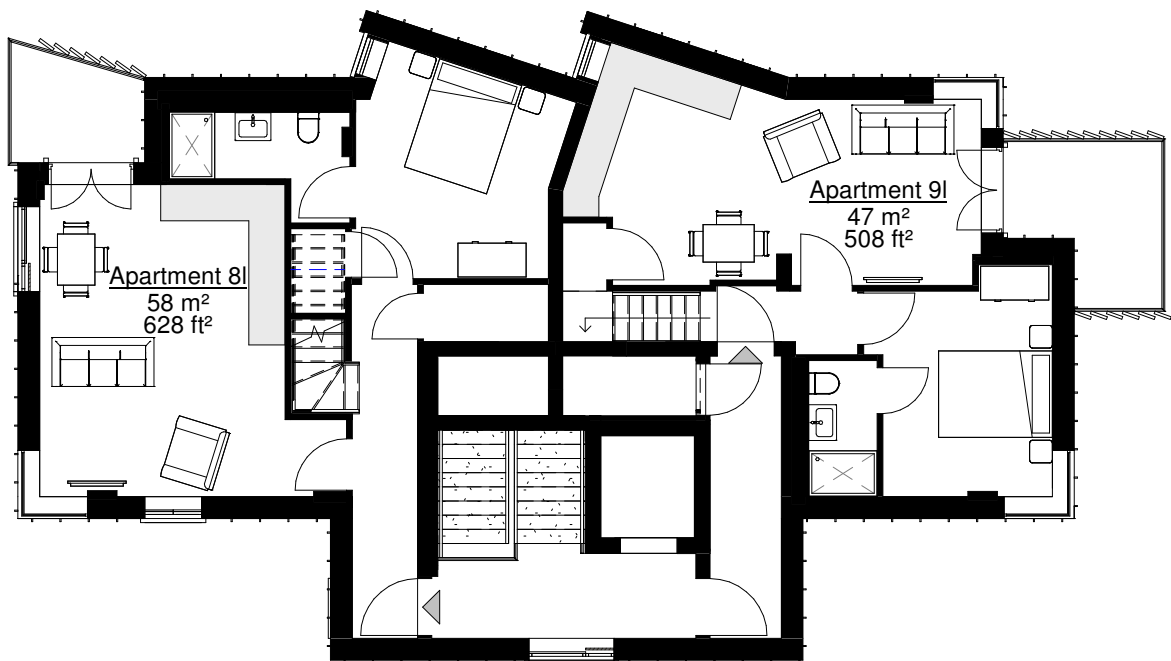
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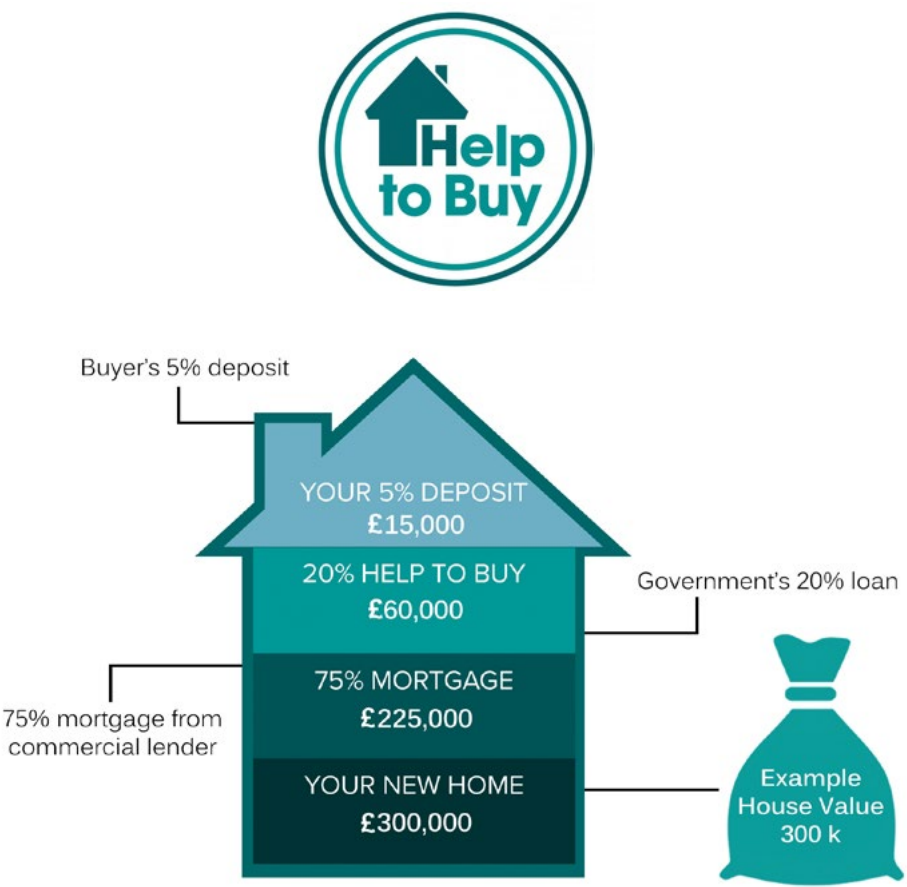
Apartment 5,6 & 7 • Second Floor



Apartment 8 & 9 • Fourth Floor



Apartment 8 & 9 • Third Floor



You only need a minimum 5% deposit.



The government will lend to you up to 20% of the value of your property through an equity loan, which can be repaid at any time or on the sale of your home.



So you will only need to secure up to a 75% mortgage from a bank or building society.



Maximum home purchase of £600,000.

(Source)
For more information, please visit:
www.helptobuy.gov.uk



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For further information please contact Barnard Marcus North Finchley on 0208 446 4143

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