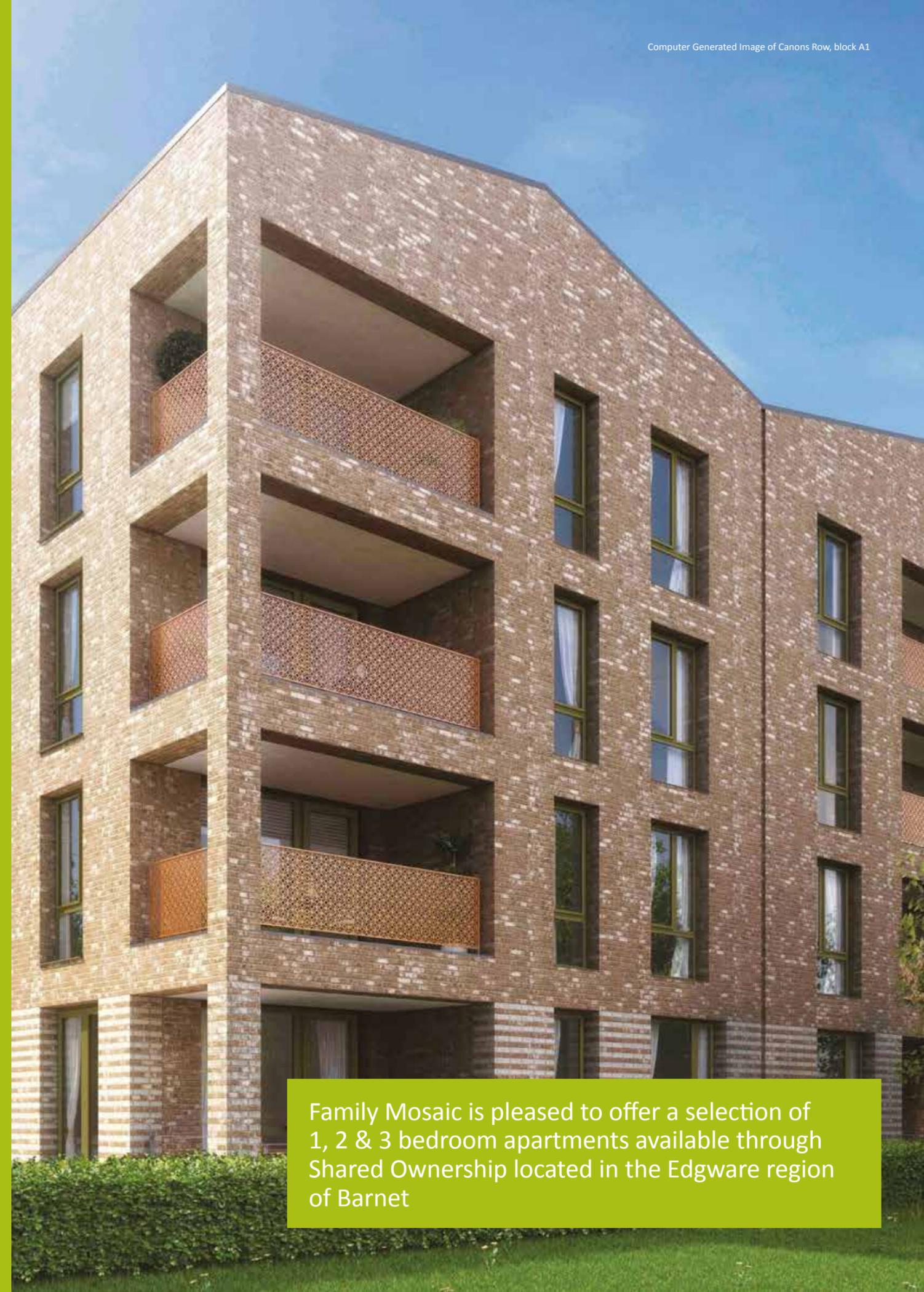




Canons Row at Edgware Green

A selection of 1, 2 & 3 bedroom apartments
available through Shared Ownership





All enquiries

020 7089 1315
sales@familymosaic.co.uk

Opening Hours
9am to 5pm
Monday to Friday

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Albion House
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Family Mosaic is pleased to offer a selection of 1, 2 & 3 bedroom apartments available through Shared Ownership located in the Edgware region of Barnet





Computer Generated Image of Canons Row



Computer Generated Image of Canons Row

Up and coming

Canons Row forms the next phase of a major regeneration project that is already breathing new life into this western region of Barnet.

Situated on the edge of a green belt and just a short walk from Stanmore tube station, the development will benefit from a wealth of landscaping, and will comprise a collection of new squares, avenues and districts designed by a collaboration of top architects. Once complete, the regeneration project will stretch over 30 acres and provide over 900 new homes.

Within this north-west London development, Family Mosaic has a collection of brand new one, two and three bedroom contemporary apartments, available through Shared Ownership. The apartments are situated across five blocks, including the tallest block on the site which stands at nine storeys tall.

Inside, each of the apartments boasts a modern specification with fully-integrated appliances including a Zanussi stainless steel electric oven, ceramic hob, dishwasher and fridge freezer, plus oak laminate flooring. In addition, each unit comes with its own parking space, a rare and valuable commodity in the capital.

All of this is pleasantly situated in an up-and-coming, leafy new community that you could be part of.

Finishes

- White walls and ceilings
- Oak laminate flooring to hall and living / kitchen area
- Wool twist carpet to bedrooms in 'mist' colour
- Vicaima walnut veneer doors throughout with chrome handles
- LED downlighters through living / kitchen area, halls and bathroom, with pendent lighting in bedrooms

Kitchen

- Gloss brown kitchen units by Nobilia with light coloured worktop and down-lights under cabinets
- Fully integrated appliances, including Zanussi oven, fridge freezer and dishwasher
- Stainless steel sink with chrome mixer tap

Bathroom & En Suite

- Grey-toned ceramic wall and floor tiles in bathroom
- White bathroom suite including back to wall WC with concealed cistern, hand basin and bath
- Thermostatic wall mounted shower over bath and glass shower screen to one bed apartments
- Shower mixer tap to bath in two and three bed apartments*
- Thermostatic wall mounted shower in ensuite for two and three bed apartments
- Chrome brassware by Grohe
- Chrome-plated heated towel rail

General

- Outdoor space in the form of a private balcony or terrace**
- 12-year NHBC warranty
- Communal heating system
- Free-standing Zanussi washing machine in hall cupboard
- Video entry system
- Allocated parking space
- Communal cycle storage

* Shower rail and screen available as an optional upgrade – ask Sales Executive for more details and cost

**Excluding apartment 4 in block A1. See floorplans for more details



Camden Lock



Wembley Stadium



Canons Sports Centre



Almshouse near Stonegrove



Edgwarebury Golf Course



The Broadwalk Shopping Centre



Camden Arts Centre



Stonegrove Park

About the area

Canons Row is located in the Edgware region of the London Borough of Barnet, with Stanmore just 1.3 miles away.

With some of the best eating, drinking and shopping the area has to offer, Stanmore offers a wide variety of eating establishments, including Asian, Italian and Modern European cuisine. Add to this an array of cafés, bars, independent delis and fashion boutiques, and a great day or night out is guaranteed.

Closer to home, Me Love Sushi restaurant in Edgware boasts an extensive menu of Japanese delights, including sushi that's

prepared after you place your order, not before. Along with traditional favourites such as sashimi and nigiri, you'll also find gunkan, futomaki, uramaki and temaki rolls. Plus there are noodle dishes, skewers, tempura and some 'exclusive' plates such as black cod miso and sesame seared salmon.

At the end of Edgware's High Street is B&K Salt Beef Bar, where delicious treats lie in wait for your taste buds to pay them a visit. With generous portions and a home-cooked flavour, the beef is pickled by B&K themselves. This has surely contributed to their winning a certificate of excellence from Trip Advisor. Lunch specials, kids' meals, as well as eat in and take away options comprise an enticing selection of meats, soups and desserts – not just beef.

Camden Town centre offers a whole host of nightlife venues, including bars, clubs, live music venues, as well as the famed Camden markets and the scenic waters of the Camden Lock.

Perfect for enjoying a drink or meal on a fine evening, or simply walking around and enjoying the sights, there's always something happening in this effortlessly hip part of town.

Brent Cross shopping centre is only slightly further afield from the development, renowned for its wide array of shops. Meanwhile, everyday needs such as banking or grocery shopping are served by The Broadwalk shopping centre in nearby Edgware. Down the road, the O2 Centre at Finchley Road is an indoor shopping and entertainment centre with restaurants, cafés and a cinema.

Proximal to Canons Row is a wealth of culture and entertainment, hosted by the SSE Arena and Stadium at Wembley. Situated in Wembley Park, there are loads of events throughout the year, plus the fantastic London Designer Outlet, making this your one stop shop for entertainment. There is also a wealth of transport links nearby, making it easier than ever to get to your favourite events.

Canons Row is close to several beautifully-landscaped parks, including Edgwarebury Park, along with some wilder countryside a little further out. There are seven designated nature reserves in Barnet, giving the sense that an 'escape to the countryside' is right on your doorstep.

Keen golfers will also appreciate the proximity of a number of golf courses, including the highly-regarded Edgwarebury Golf Course. Barnet has a number of private and local authority leisure centres and pools. Facilities include badminton courts and football pitches for hire, so there's plenty in the borough to keep you active. Living at Canons Row, you're never far away from open green spaces and leisure facilities.



Two local underground stations



Edgware Station



Stanmore Station



Stanmore Station forecourt



Map is not to scale.

Transport links

The luxury of living in a quieter part of London, while maintaining strong connections into the very heart of the city.

The Canons Row development sits conveniently between the Jubilee Line at Stanmore, and the Northern Line at Edgware. Stanmore tube station is just 0.6 miles from the development, and Edgware is just over a mile away via the 107 bus route, making commuting to Central London or exploring the city a breeze. The vibrant London life is at your fingertips, while still maintaining its distinction from your very own corner of north London.

Bus routes nearby

From Stonegrove Road:

- Route 142: Watford Junction to Brent Cross
- Route 642: London Academy to West Hendon Broadway

From Stanmore Station:

- Route 324: Stanmore to Brent Cross
- Route H12: Stanmore to South Harrow
- Route N98: Stanmore to Russell Square

Connections from Stanmore (Jubilee Line)

Destination	Transport	Time*
Westminster	🚇	36 mins
Waterloo	🚇	38 mins
London Bridge	🚇	41 mins
Heathrow Terminals 1-3	🚝 & 🚇	59 mins
London City Airport	🚇 & DLR	1 hour and 3 mins

Connections from Edgware (Northern Line)

Destination	Transport	Time*
Camden Town	🚇	22 mins
King's Cross St Pancras	🚇	27 mins
Victoria	🚇	33 mins
Bank	🚇	35 mins
Liverpool Street	🚇	40 mins

* Timings on public transport taken from TfL.

Map detail

- | | | |
|-------------------------------------|-----------------------------------|----------------------------------|
| 1. Edgwarebury Golf Course | 4. London Crest Open Centre | 8. Me Love Sushi |
| 2. Stanmore and Edgware Golf Centre | 5. North Collegiate School Centre | 9. The Boardwalk Shopping Centre |
| 3. London Academy | 6. Canons Sports Centre | 10. B&K Salt Beef Bar |
| | 7. Edgware library | |

Sat Nav Postcode
HA8 8AF





Canons Row site map

About the site

The Shared Ownership properties are across five blocks. Blocks G and H (whose postal address is Earlswood Court) are accessible from Lacey Drive, and consist solely of Shared Ownership properties. They are adjoined with block K, which is a mix of Shared Ownership and private sale, and block J (both of which have a postal address of Hallington Court), which is solely private sale. Blocks K and J are accessed from Canons Way.

Block A (whose postal address is also Hallington Court) is located across the communal courtyard to the north, is the largest on the development.

Standing at nine stories tall, it comprises 40 Shared Ownership properties.

These blocks share a lower parking level where some of the Shared Ownership spaces are situated. At this lower level each block also has dedicated cycle and bin stores, which can be accessed via the lift or stairs in each block.

To the west, on Stonegrove (A5) is block A1, Aldenham Court. All 22 apartments in this block are available through Shared Ownership. Bin and cycle stores can be found on the ground floor to the east of the building.

Parking

Each apartment comes with its own allocated parking space, included in the price of the property. Parking for blocks A, G, H and K is split between the lower level basement, underneath the blocks and communal courtyard, and at street level on Canons Way.

Off-street, gated parking is available to block A1, located just to the east of the block.

Please speak to a Sales Executive for more information.

Energy Efficiency

All of the properties at Canons Row have a predicted energy efficiency rating between 84 and 89 (B) on the Predicted Energy Assessments (PEAs).



Block A1 (Ground Floor)

Stonegrove



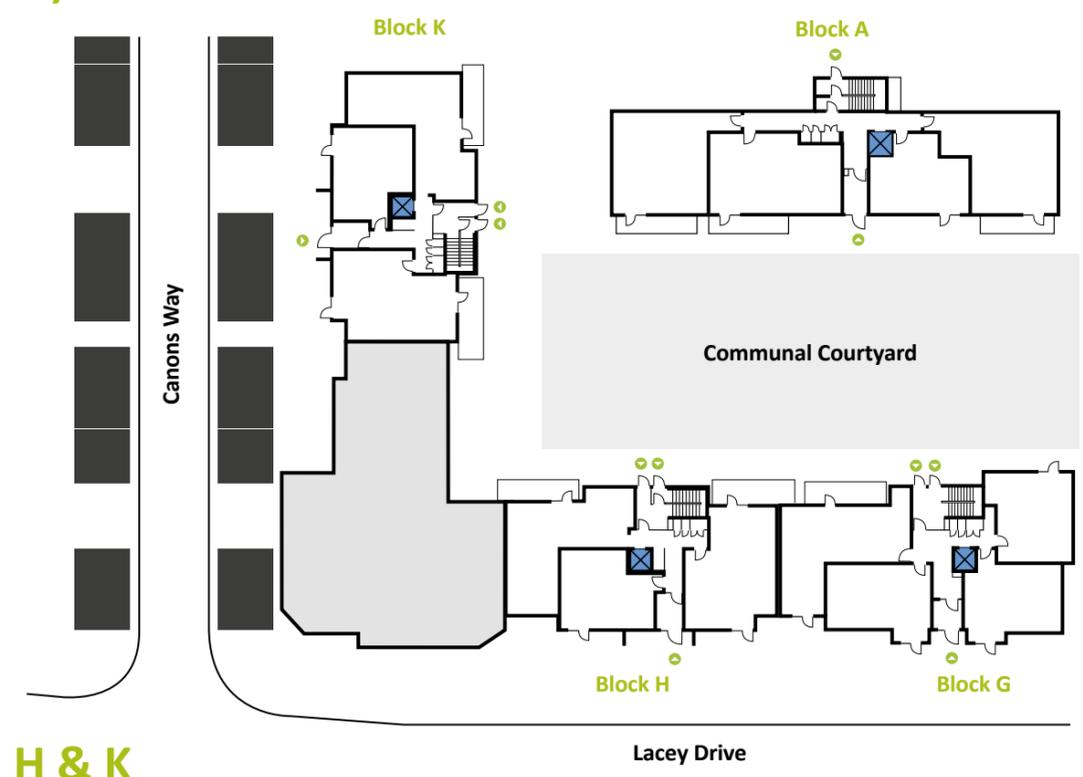
Canons Row

- Cycle Store
- Bin Store
- Lift
- Parking
- Block entrance





Blocks A, G, H & K (Ground Floor)



Blocks A, G, H & K (Lower parking Level)



- Cycle Store
- Bin
- Lift
- Parking
- ▲ Block entrance





Brockley Hill by Stanmore and Edgware Golf Centre



FOR FURTHER INFORMATION VISIT
www.familymosaic.co.uk



Shared Ownership

The apartments at Canons Row are being made available through Shared Ownership (also known as Part Buy, Part Rent), meaning you buy a share of the property that you can afford and pay a subsidised rent on the rest. You start by buying as little as 30% and can, if you wish, buy further shares at any time, until you eventually own the property outright. You can also sell your share at any time.

Am I eligible?

Applications will be considered from households earning less than £90,000 per annum. Priority is given to people living or working in the Barnet borough. More detailed information about the scheme and the buying process with Family Mosaic will be available to applicants.

Family Mosaic

We provide good quality, affordable homes and housing services to over 45,000 people in communities across London and Essex. We have over 20,000 homes for rent, as well as homes for people who may need extra support from us.

About Family Mosaic Home Ownership

Family Mosaic Home Ownership is part of the Family Mosaic Group, offering shared ownership opportunities to first time buyers. We are a financially sound, experienced provider of very good quality homes to those who wouldn't otherwise be able to afford to buy a suitable property on the open market. We partner the community to find innovative solutions that can help local people get a foot onto the housing ladder.

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FIRST STEPS
 to home ownership in London

