

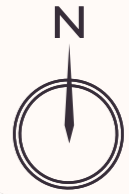


NEW AVENUE  
OAKWOOD N14

ROWAN HOUSE

1, 2 & 3 BEDROOM APARTMENTS





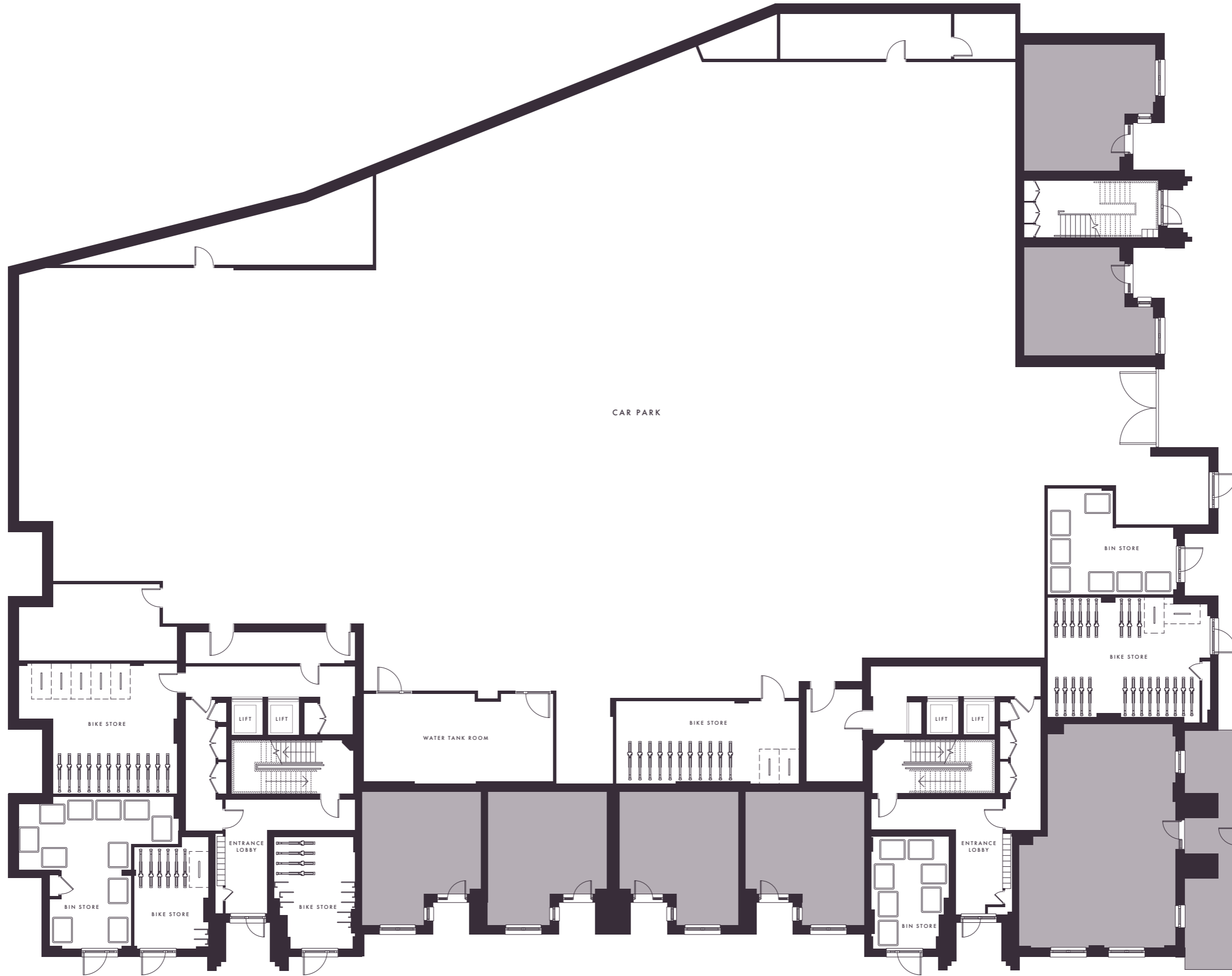
**KEY**

<b>Buckthorn House</b>	2 bedroom apartments & 2 bedroom maisonettes Plots 240 - 243
<b>Hawthorn Mews</b>	2 bedroom duplexes & 3 bedroom maisonettes Plots 268 - 275 & 276 - 283
<b>Hazel Mews</b>	2 bedroom maisonettes Plots 128, 129, 165 & 166
<b>Rowan House</b>	1, 2 & 3 bedroom apartments Plots 130 - 164

● Private Sale    ● Pre-sold

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen home with the Sales Consultant. Development layout plan correct at time of production.

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ROWAN HOUSE



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**HOME 130**

Kitchen/Living/Dining	7.89m x 3.61m	25'10" x 11'10"
Master Bedroom	5.05m x 3.25m	16'7" x 10'8"
Bedroom 2	3.59m x 3.84m	2'7" x 11'9"
Terrace	3.20m x 1.93m	10'6" x 6'4"
<b>Total Area</b>	<b>78.91 sq. m.</b>	<b>849.38 sq. ft.</b>

**HOME 131**

Kitchen/Living/Dining	8.13m x 3.39m	26'8" x 11'1"
Master Bedroom	5.88m x 2.77m	19'4" x 9'1"
Bedroom 2	3.84m x 3.02m	12'7" x 9'11"
Balcony	3.20m x 2.24m	10'6" x 7'4"
<b>Total Area</b>	<b>75.60 sq. m.</b>	<b>813.75 sq. ft.</b>

**HOME 132**

Kitchen/Living/Dining	8.13m x 3.39m	26'8" x 11'1"
Master Bedroom	5.88m x 2.77m	19'4" x 9'1"
Bedroom 2	3.84m x 3.02m	12'7" x 9'11"
Balcony	3.20m x 2.24m	10'6" x 7'4"
<b>Total Area</b>	<b>75.60 sq. m.</b>	<b>813.75 sq. ft.</b>

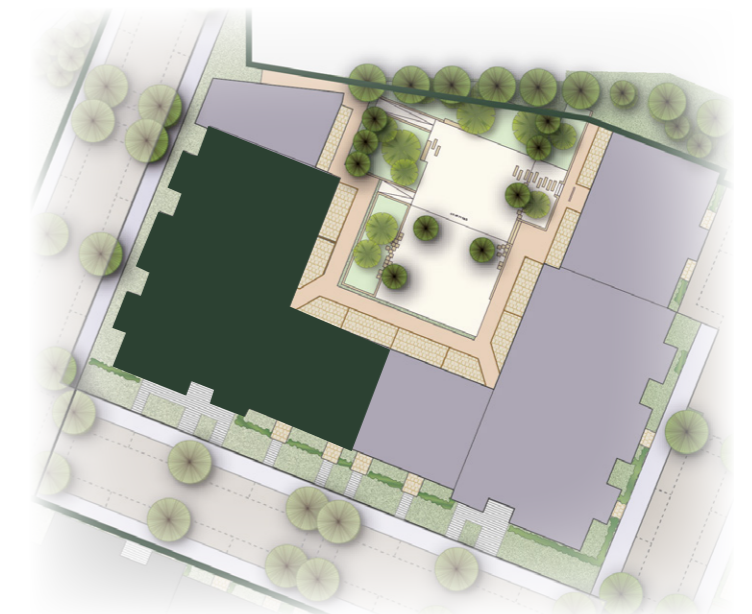
**HOME 133**

Kitchen/Living/Dining	7.38m x 3.32m	24'2" x 10'11"
Master Bedroom	5.63m x 3.35m	18'6" x 11'0"
Bedroom 2	4.21m x 2.75m	13'10" x 9'0"
Terrace	5.95m x 2.16m	19'6" x 7'1"
<b>Total Area</b>	<b>75.82 sq. m.</b>	<b>816.11 sq. ft.</b>

**HOME 134**

Kitchen/Living/Dining	6.71m x 4.06m	22'0" x 13'4"
Bedroom	4.46m x 3.35m	14'8" x 11'0"
Terrace	6.83m x 2.16m	22'5" x 7'1"
<b>Total Area</b>	<b>50.25 sq. m.</b>	<b>540.88 sq. ft.</b>

Key:  
 ST – Storage WM – Washing Machine  
 ○ 1 Bedroom ● 2 Bedroom





**HOME 135**

Kitchen/Living/Dining	8.99m x 4.56m	29'6" x 15'0"
Master Bedroom	5.44m x 3.13m	17'10" x 10'3"
Bedroom 2	4.34m x 2.75m	14'3" x 9'0"
Balcony	5.57m x 1.54m	18'3" x 5'0"
<b>Total Area</b>	<b>73.87 sq. m.</b>	<b>795.13 sq. ft.</b>

**HOME 136**

Kitchen/Living/Dining	7.98m x 3.13m	26'2" x 10'3"
Bedroom	6.18m x 2.75m	20'3" x 9'0"
Balcony	4.87m x 1.54m	16'0" x 5'0"
<b>Total Area</b>	<b>54.06 sq. m.</b>	<b>581.89 sq. ft.</b>

**HOME 137**

Kitchen/Living/Dining	7.89m x 3.61m	25'10" x 11'10"
Master Bedroom	5.05m x 3.25m	16'7" x 10'8"
Bedroom 2	3.59m x 3.84m	12'7" x 11'9"
Balcony	3.16m x 2.22m	10'4" x 7'4"
<b>Total Area</b>	<b>78.91 sq. m.</b>	<b>849.38 sq. ft.</b>

**HOME 138**

Kitchen/Living/Dining	8.13m x 3.39m	26'8" x 11'1"
Master Bedroom	5.88m x 2.77m	19'4" x 9'1"
Bedroom 2	3.84m x 3.02m	12'7" x 9'11"
Balcony	3.20m x 2.24m	10'6" x 7'4"
<b>Total Area</b>	<b>75.60 sq. m.</b>	<b>813.75 sq. ft.</b>

**HOME 139**

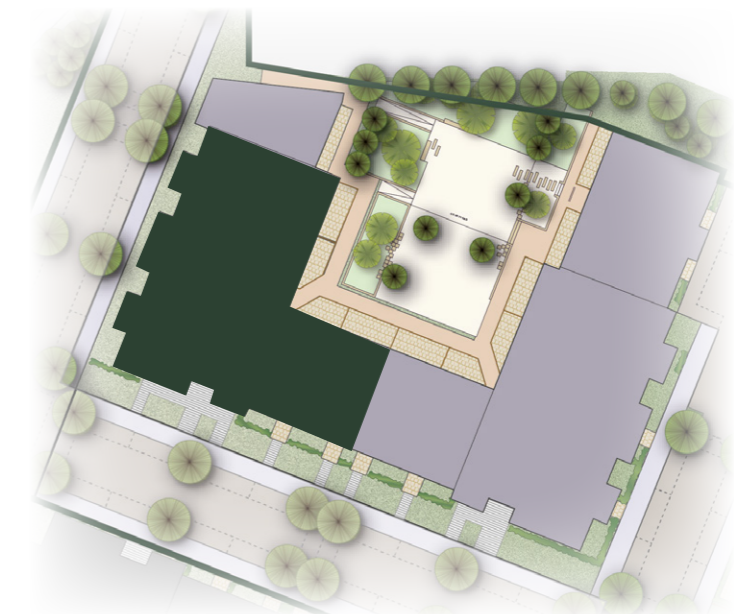
Kitchen/Living/Dining	8.13m x 3.39m	26'8" x 11'1"
Master Bedroom	5.88m x 2.77m	19'4" x 9'1"
Bedroom 2	3.84m x 3.02m	12'7" x 9'11"
Balcony	3.20m x 2.24m	10'6" x 7'4"
<b>Total Area</b>	<b>75.60 sq. m.</b>	<b>813.75 sq. ft.</b>

**HOME 140**

Kitchen/Living/Dining	7.38m x 3.32m	24'3" x 10'11"
Master Bedroom	5.63m x 3.35m	18'6" x 11'0"
Bedroom 2	4.21m x 2.75m	13'10" x 9'0"
Balcony	5.52m x 1.51m	18'1" x 4'11"
<b>Total Area</b>	<b>75.82 sq. m.</b>	<b>816.11 sq. ft.</b>

**HOME 141**

Kitchen/Living/Dining	6.71m x 4.06m	22'0" x 13'4"
Bedroom	4.46m x 3.35m	14'7" x 11'0"
Balcony	3.47m x 1.54m	11'5" x 5'0"
<b>Total Area</b>	<b>50.25 sq. m.</b>	<b>540.88 sq. ft.</b>



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**Key:**  
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 ○ 1 Bedroom ● 2 Bedroom



**HOME 142**

Kitchen/Living/Dining	8.99m x 4.56m	29'6" x 15'0"
Master Bedroom	5.44m x 3.13m	17'10" x 10'3"
Bedroom 2	4.34m x 2.75m	14'3" x 9'0"
Balcony	5.57m x 1.54m	18'3" x 5'0"
<b>Total Area</b>	<b>73.87 sq. m.</b>	<b>795.13 sq. ft.</b>

**HOME 143**

Kitchen/Living/Dining	7.98m x 3.13m	26'2" x 10'3"
Bedroom	6.18m x 2.75m	20'3" x 9'0"
Balcony	4.87m x 1.54m	16'0" x 5'0"
<b>Total Area</b>	<b>54.06 sq. m.</b>	<b>581.89 sq. ft.</b>

**HOME 144**

Kitchen/Living/Dining	7.89m x 3.61m	25'10" x 11'10"
Master Bedroom	5.05m x 3.25m	16'7" x 10'8"
Bedroom 2	3.59m x 3.84m	12'7" x 11'9"
Balcony	3.16m x 2.22m	10'4" x 7'4"
<b>Total Area</b>	<b>78.91 sq. m.</b>	<b>849.38 sq. ft.</b>

**HOME 145**

Kitchen/Living/Dining	8.13m x 3.39m	26'8" x 11'1"
Master Bedroom	5.88m x 2.77m	19'4" x 9'1"
Bedroom 2	3.84m x 3.02m	12'7" x 9'11"
Balcony	3.20m x 2.24m	10'6" x 7'4"
<b>Total Area</b>	<b>75.60 sq. m.</b>	<b>813.75 sq. ft.</b>

**HOME 146**

Kitchen/Living/Dining	8.13m x 3.39m	26'8" x 11'1"
Master Bedroom	5.88m x 2.77m	19'4" x 9'1"
Bedroom 2	3.84m x 3.02m	12'7" x 9'11"
Balcony	3.20m x 2.24m	10'6" x 7'4"
<b>Total Area</b>	<b>75.60 sq. m.</b>	<b>813.75 sq. ft.</b>

**HOME 147**

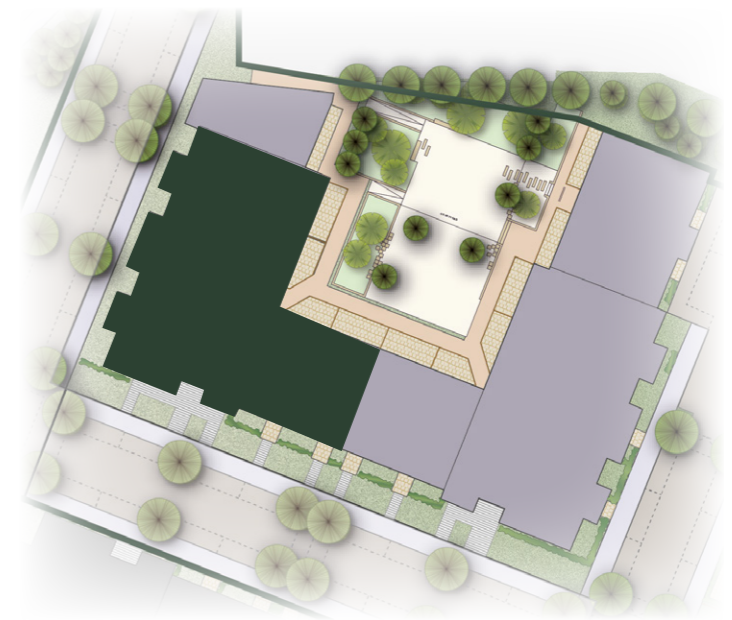
Kitchen/Living/Dining	7.38m x 3.32m	24'3" x 10'11"
Master Bedroom	5.63m x 3.35m	18'6" x 11'0"
Bedroom 2	4.21m x 2.75m	13'10" x 9'0"
Balcony	5.52m x 1.51m	18'1" x 4'11"
<b>Total Area</b>	<b>75.82 sq. m.</b>	<b>816.11 sq. ft.</b>

**HOME 148**

Kitchen/Living/Dining	6.71m x 4.06m	22'0" x 13'4"
Bedroom	4.46m x 3.35m	14'7" x 11'0"
Balcony	3.47m x 1.54m	11'5" x 5'0"
<b>Total Area</b>	<b>50.25 sq. m.</b>	<b>540.88 sq. ft.</b>

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 ○ 1 Bedroom    ● 2 Bedroom





**HOME 149**

Kitchen/Living/Dining	8.89m x 5.72m	29'2" x 18'9"
Master Bedroom	3.90m x 3.35m	12'10" x 11'0"
Bedroom 2	3.74m x 3.27m	12'3" x 10'9"
Bedroom 3	3.74m x 3.11m	12'3" x 10'2"
Balcony	3.47m x 1.54m	1'5" x 5'0"
Roof Terrace	12.45m x 1.83m	40'10" x 6'0"
<b>Total Area</b>	<b>104.49 sq. m.</b>	<b>1,124.72 sq. ft.</b>

**HOME 150**

Kitchen/Living/Dining	7.89m x 3.61m	25'10" x 11'10"
Master Bedroom	5.05m x 3.25m	16'7" x 10'8"
Bedroom 2	3.59m x 3.84m	12'7" x 11'9"
Balcony	3.16m x 2.22m	10'4" x 7'4"
<b>Total Area</b>	<b>78.91 sq. m.</b>	<b>849.38 sq. ft.</b>

**HOME 151**

Kitchen/Living/Dining	8.13m x 3.39m	26'8" x 11'1"
Master Bedroom	5.88m x 2.77m	19'4" x 9'1"
Bedroom 2	3.84m x 3.02m	12'7" x 9'11"
Balcony	3.20m x 2.24m	10'6" x 7'4"
<b>Total Area</b>	<b>75.60 sq. m.</b>	<b>813.75 sq. ft.</b>

**HOME 152**

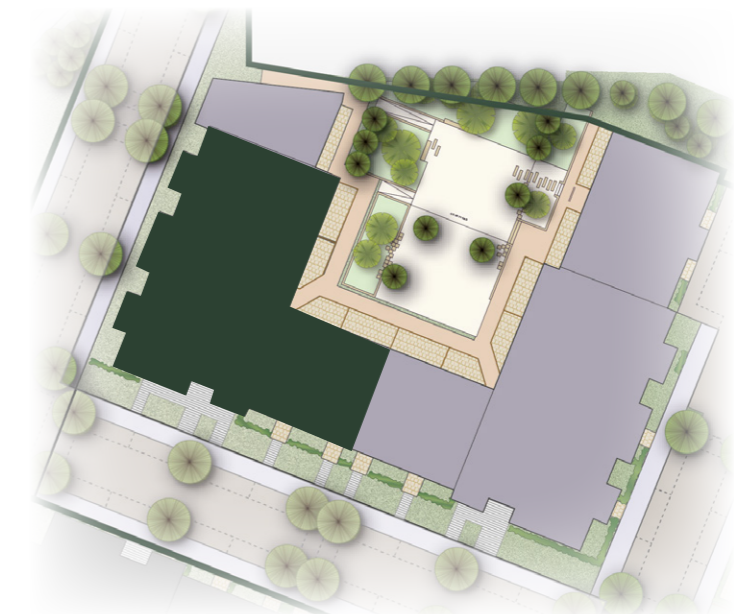
Kitchen/Living/Dining	8.13m x 3.39m	26'8" x 11'1"
Master Bedroom	5.88m x 2.77m	19'4" x 9'1"
Bedroom 2	3.84m x 3.02m	12'7" x 9'11"
Balcony	3.20m x 2.24m	10'6" x 7'4"
<b>Total Area</b>	<b>75.60 sq. m.</b>	<b>813.75 sq. ft.</b>

**HOME 153**

Kitchen/Living/Dining	7.38m x 3.32m	24'3" x 10'11"
Master Bedroom	5.63m x 3.35m	18'6" x 11'0"
Bedroom 2	4.21m x 2.75m	13'10" x 9'0"
Balcony	5.52m x 1.51m	18'1" x 4'11"
<b>Total Area</b>	<b>75.82 sq. m.</b>	<b>816.11 sq. ft.</b>

**HOME 154**

Kitchen/Living/Dining	6.71m x 4.06m	22'0" x 13'4"
Bedroom	4.46m x 3.35m	14'7" x 11'0"
Balcony	3.47m x 1.54m	11'5" x 5'0"
<b>Total Area</b>	<b>50.25 sq. m.</b>	<b>540.88 sq. ft.</b>



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**Key:**  
 ST – Storage WM – Washing Machine  
 ○ 1 Bedroom ○ 2 Bedroom ○ 3 Bedroom





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**HOME 155**

Kitchen/Living/Dining	7.89m x 3.61m	25'10" x 11'10"
Master Bedroom	5.05m x 3.25m	16'7" x 10'8"
Bedroom 2	3.59m x 3.84m	12'7" x 11'9"
Balcony	3.16m x 2.22m	10'4" x 7'4"
<b>Total Area</b>	<b>78.91 sq. m.</b>	<b>849.38 sq. ft.</b>

**HOME 156**

Kitchen/Living/Dining	8.13m x 3.39m	26'8" x 11'1"
Master Bedroom	5.88m x 2.77m	19'4" x 9'1"
Bedroom 2	3.84m x 3.02m	12'7" x 9'11"
Balcony	3.20m x 2.24m	10'6" x 7'4"
<b>Total Area</b>	<b>75.60 sq. m.</b>	<b>813.75 sq. ft.</b>

**HOME 157**

Kitchen/Living/Dining	8.13m x 3.39m	26'8" x 11'1"
Master Bedroom	5.88m x 2.77m	19'4" x 9'1"
Bedroom 2	3.84m x 3.02m	12'7" x 9'11"
Balcony	3.20m x 2.24m	10'6" x 7'4"
<b>Total Area</b>	<b>75.60 sq. m.</b>	<b>813.75 sq. ft.</b>

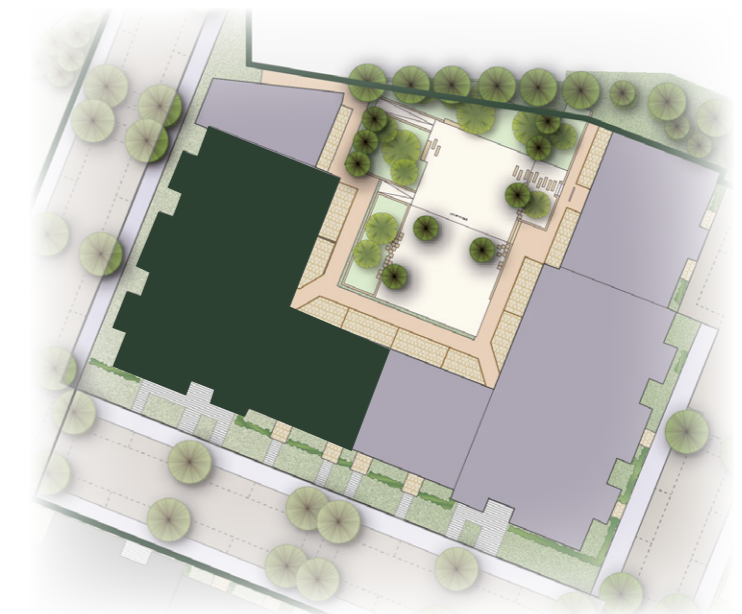
**HOME 158**

Kitchen/Living/Dining	7.38m x 3.32m	24'2" x 10'11"
Master Bedroom	5.63m x 3.35m	18'6" x 11'0"
Bedroom 2	4.21m x 2.75m	13'10" x 9'0"
Balcony	5.52m x 1.51m	18'1" x 4'11"
<b>Total Area</b>	<b>75.82 sq. m.</b>	<b>816.11 sq. ft.</b>

**HOME 159**

Kitchen/Living/Dining	6.71m x 4.06m	22'0" x 13'4"
Bedroom	4.46m x 3.35m	14'7" x 11'0"
Balcony	3.47m x 1.54m	11'5" x 5'0"
<b>Total Area</b>	<b>50.25 sq. m.</b>	<b>540.88 sq. ft.</b>

Key:  
 ST – Storage    WM – Washing Machine  
 ○ 1 Bedroom    ● 2 Bedroom





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**HOME 160**

Kitchen/Living/Dining	7.89m x 3.61m	25'10" x 11'10"
Master Bedroom	5.05m x 3.25m	16'7" x 10'8"
Bedroom 2	3.59m x 3.84m	12'7" x 11'9"
Balcony	3.16m x 2.22m	10'4" x 7'4"
<b>Total Area</b>	<b>78.91 sq. m.</b>	<b>849.38 sq. ft.</b>

**HOME 161**

Kitchen/Living/Dining	8.13m x 3.39m	26'8" x 11'1"
Master Bedroom	5.88m x 2.77m	19'4" x 9'1"
Bedroom 2	3.84m x 3.02m	12'7" x 9'11"
Balcony	3.20m x 2.24m	10'6" x 7'4"
<b>Total Area</b>	<b>75.60 sq. m.</b>	<b>813.75 sq. ft.</b>

**HOME 162**

Kitchen/Living/Dining	8.13m x 3.39m	26'8" x 11'1"
Master Bedroom	5.88m x 2.77m	19'4" x 9'1"
Bedroom 2	3.84m x 3.02m	12'7" x 9'11"
Balcony	3.20m x 2.24m	10'6" x 7'4"
<b>Total Area</b>	<b>75.60 sq. m.</b>	<b>813.75 sq. ft.</b>

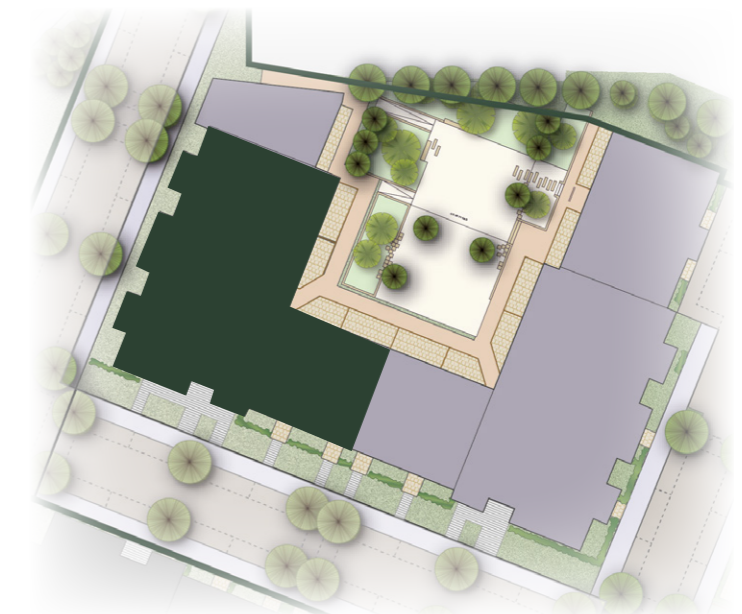
**HOME 163**

Kitchen/Living/Dining	7.38m x 3.32m	24'2" x 10'11"
Master Bedroom	5.63m x 3.35m	18'6" x 11'0"
Bedroom 2	4.21m x 2.75m	13'10" x 9'0"
Balcony	5.52m x 1.51m	18'1" x 4'11"
<b>Total Area</b>	<b>75.82 sq. m.</b>	<b>816.11 sq. ft.</b>

**HOME 164**

Kitchen/Living/Dining	6.71m x 4.06m	22'0" x 13'4"
Bedroom	4.46m x 3.35m	14'7" x 11'0"
Balcony	3.47m x 1.54m	11'5" x 5'0"
<b>Total Area</b>	<b>50.25 sq. m.</b>	<b>540.88 sq. ft.</b>

Key:  
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 ○ 1 Bedroom    ● 2 Bedroom





# QUALITY FINISHES



## GENERAL FINISHES

It's the finishing touches, the thoughtful details, that can – and do – make all the difference. We've thought of everything, including plenty of hanging and storage space plus practical floor coverings.

- Internal doors painted white
- Skirtings, architraves and staircase painted in a white satin
- Walls and ceiling painted in brilliant white
- Carpet to all bedrooms
- Amtico flooring in open-plan kitchen/dining/living area, hallway, bathroom and en suite

## KITCHEN

The centre for modern family life. All our homes have quality fixtures and fittings with high-specification integrated units and labour-saving devices.

- Contemporary-styled kitchen with laminate worktops
- Full height laminate splashback
- Under-cupboard LED lighting below wall units
- Stainless steel bowl sink with tap
- Electrolux single oven with 4-zone hob
- Electrolux combination microwave oven in stainless steel
- Integrated, recirculating cooker hood
- Integrated fridge/freezer and dishwasher
- Freestanding Zanussi washer/dryer in the utility cupboard

## HOME ENTERTAINMENT & COMMUNICATIONS

- Wired for Sky Q television (subject to future connection by purchaser; aerial not supplied)
- Hyperoptic broadband (with first three months free)
- Home office provision to every home

## HEATING

- White radiators to all rooms
- Chrome electric heated towel rail to bathrooms and en suites
- One thermostatic zone in apartments and two in maisonettes and duplexes



## LIGHTING & ELECTRICAL

- White vertical recessed LED to kitchen, bathrooms and en suites
- Pendant lighting in living/dining area, landing and bedrooms
- White switches and sockets in living room, hallway and bedrooms
- White double sockets with USB ports in kitchen/dining area
- Smoke alarm detectors and sprinkler systems positions where required

## SECURITY FEATURES

- Sufficient external lighting in all communal areas
- Audio/video entry system connected to communal entrance doors
- All communal doors and windows with fob access to communal areas and all locks are Secured by Design certified, for your safety
- Lockable letter boxes



## BATHROOMS & EN SUITE

- White Roca sanitaryware with chrome mixer taps
- Thermostatic shower mixer
- Semi-recessed hand basin
- Shaver socket
- Fixed wall-mounted shower and enclosure with door (where applicable)
- WC with chrome flush controller
- Chrome electric heated towel rail to bathrooms and en suites
- Porcelain wall tiles provided (where applicable)

## EXTERNAL

- Marshalls Rivero paving to balconies and terraces
- Marshalls Urbex paving to maisonettes
- Access to secure cycle stores



Images are indicative only. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact a Sales Consultant for further information.





NEW AVENUE  
OAKWOOD N14



COUNTRYSIDE  
Homes

020 4571 9522

[www.newavenue-oakwood.co.uk](http://www.newavenue-oakwood.co.uk)

Avenue Road, Oakwood, London N14 4DG

Every care has been taken in the preparation of this brochure. The apartment building shown (including its position) is a computer-generated artists impression and should be used for illustrative purposes only. Any surrounding areas, landscaping, roads, footpaths, driveways, walls, fences, trees, bushes, and other details shown in this illustration are merely to create an impression. Please see the development layout plan for details of the apartment location and proximity to other houses. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Please speak to our sales consultant for details of individual apartments.