

NEW AVENUE

OAKWOOD N14

1, 2 & 3 BEDROOM
APARTMENTS &
DUPLEXES

2 & 3 BEDROOM
MAISONETTES



COUNTRYSIDE

Places People Love

NEW

WELCOME TO

AW

YOUR NEW HOME

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Computer-generated image is indicative only.

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A new place to call home

1 & 2 bedroom apartments and
2 & 3 bedroom maisonettes & duplexes

NEW AVENUE

New Avenue is the best of both worlds, offering peace and quiet whilst also bringing you into a community within North London. This modern development maximises space, giving you an oasis within a busy city.

Whatever your lifestyle, New Avenue is the perfect place to live with wide, spacious streets and peaceful walkways. There are plenty of open spaces throughout, ideal for relaxing and enjoying the fresh air, or an outdoor space for children to play. And unlike cookie-cutter developments, here you'll find a variety of architectural styles for quality London living.



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NEW AVENUE

Our story and vision

We understand communities are built on long-lasting relationships, that's why at New Avenue we are building a community centre to act as a hub for residents to socialise and form those all-important bonds.

Welcome to the next chapter at New Avenue, bringing to Oakwood a further selection of beautiful homes in this already established community.

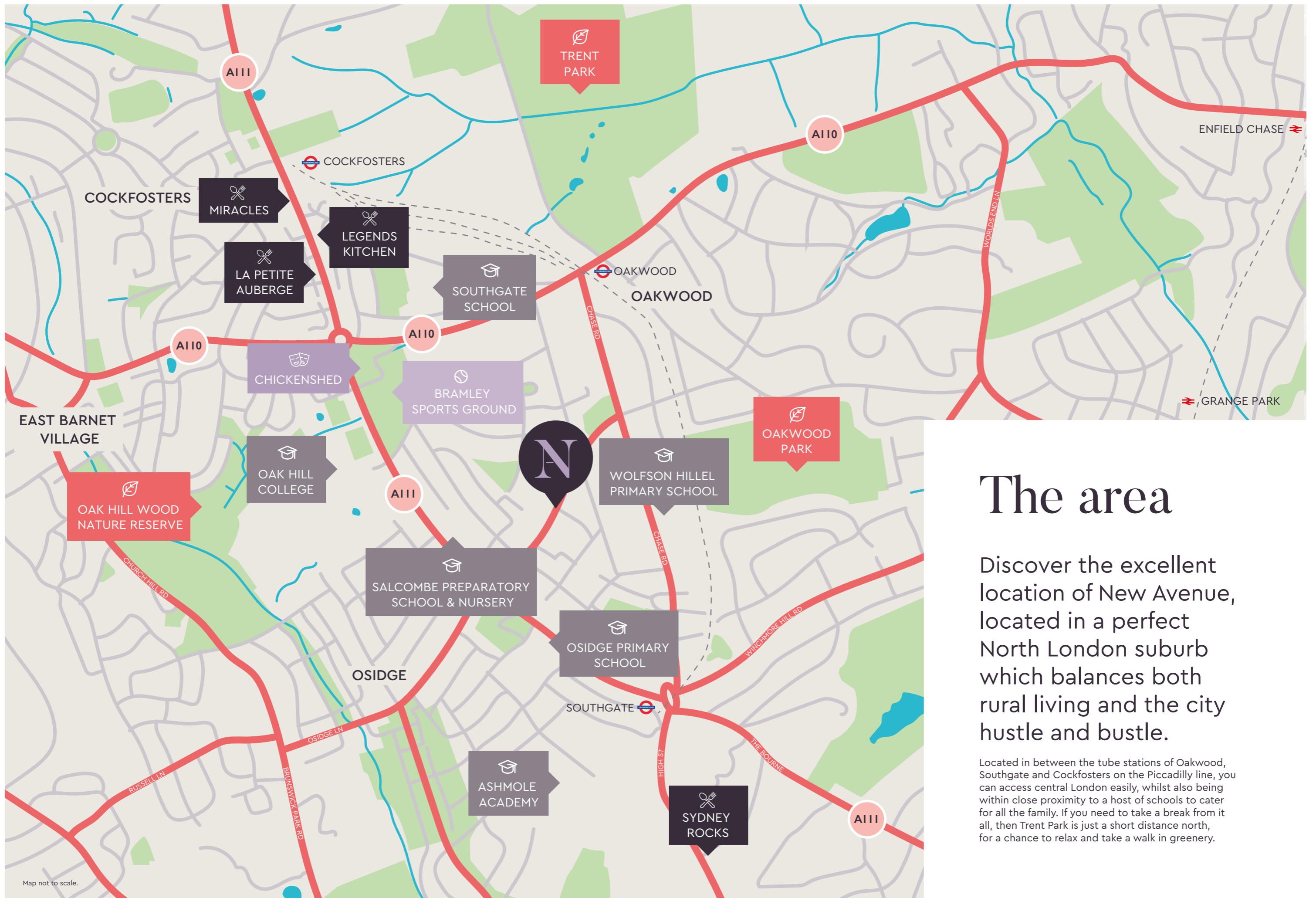
Phase 1 at New Avenue brought us a whole host of great stories, and is already home to those such as husband and wife Sadik and Elif Gozek. When they decided it was time to buy a home, the couple were determined to find a 3 bedroom house in the Enfield area to ensure their children could continue attending the same good-quality schools. Having spent over a year renting in Enfield, Sadik and Elif fell in love with this green neighbourhood in which they hope to raise their family.

Become part of the community like Michael and Nejla. The couple looked at several developments in the Oakwood and Southgate areas, but New Avenue really impressed them. "We were lucky to have found a beautiful house with a garden at New Avenue. After years of living in a rented property, there is nothing better than moving into a brand new place, where every single thing has been taken care of, and you can avoid the headache and cost of refurbishment works."

Join the community here at New Avenue.



Computer generated image.



The area

Discover the excellent location of New Avenue, located in a perfect North London suburb which balances both rural living and the city hustle and bustle.

Located in between the tube stations of Oakwood, Southgate and Cockfosters on the Piccadilly line, you can access central London easily, whilst also being within close proximity to a host of schools to cater for all the family. If you need to take a break from it all, then Trent Park is just a short distance north, for a chance to relax and take a walk in greenery.

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Oakwood & beyond

Right on your doorstep, Southgate, Cockfosters, and Barnet are all within easy reach and offer a wide selection of restaurants, shops, cafés, and entertainment.

From the well-loved chains of Marks & Spencer, Asda Superstore, and several high street banks, you also have The Spires Shopping Centre in Barnet just 18-minutes' drive away offering top high street brands but also smaller indie and boutique stores.

For arts and culture you're rather spoiled too, as Southgate's Chickenshed Theatre is based just around the corner with theatre, comedy, music, pantomime and much more.

Catch the latest Hollywood releases at the Everyman Cinema in Barnet, with delicious food delivered to you on comfy sofas. And if you need some movement in your life, the Southgate Leisure Centre is less than five minutes from New Avenue so keeping fit couldn't be easier. This well-equipped facility offers a six-lane swimming pool, a gym with over 80 stations, over 150 fitness classes per week, and a health suite to wind down in.

Aside from exploring the sprawling Country Park, and Parkside Farm where you can pick your own fruit and veggies, you can also enjoy a few afternoon holes at the Trent Park Golf Club with its spectacular views over the rolling landscape. Green spaces are all around you in Oakwood, but you should definitely pay a visit to the Oak Hill Wood Nature Reserve.

However, if you're feeling a little more adventurous, why not go for a walk among the treetops at Go Ape Cockfosters? If R & R is more your thing, there's a Champneys Spa in Enfield.

Car travel time taken from [google.co.uk/maps](https://www.google.co.uk/maps) and is approximate only.



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Restaurants & cafés

From fine dining to a quick bite, and not forgetting those all-important caffeine fixes, you are surrounded by wonderful places to eat, drink, and relax. Here are just some of our favourites from across the area.

Travel times and distances are taken from google.co.uk/maps and are approximate only.

NEW AVENUE



LA PETITE AUBERGE

12–13 Heddon Court Parade,
Cockfosters Road

28 min walk—1.4 miles away

Serving breakfast, lunch, and dinner, all with Parisian flair.



LEGENDS KITCHEN

3 Station Parade,
Cockfosters Road

28 min walk—1.4 miles away

A family-run bistro with a fantastic breakfast and brunch menu.



MIRACLES

6–7 Cockfosters Parade

6 min drive—1.5 miles away

Plenty of vegetarian options and a cosy setting.



SYDNEY ROCKS

Meadway,
Southgate

27 min walk—1.3 miles away

Artisan coffee and a small deli celebrating Australian, Mediterranean, and British cuisines.



HADLEY HOUSE

149 High Barnet,
London

15 min drive—5 miles away

A stylish restaurant, cocktail bar and events space in High Barnet serving elevated cuisine.



THE OLD COURTHOUSE CAFÉ

Old Courthouse Recreation Grounds,
Manor Close, Barnet

15 min drive—4.2 miles away

Indulge in delicious cakes and drinks surrounded by green space.

Retail therapy

As well as high-street favourites, boutiques, and independent shops on your nearby high streets of Barnet, Southgate, and Cockfosters, you're also close to two large shopping centres.

THE SPIRES, BARNET 14 min drive—4.1 miles away

A local landmark since May 1989, in prime position at the heart of the high street and less than 20-minutes' drive away, you'll find everything you need for a day of retail therapy here.

The Spires takes its name from the remaining spires of the old Methodist church where the centre now stands. The designers kept some of the original architecture. You'll find a supermarket, two restaurants, and a multi-storey car park at The Spires as well as open courtyards to rest those arms after carrying all your finds.

Grab some tasty food each Sunday at the Spires Market. With a range of cuisine there is always something to tickle your tastebuds.

PALACE GARDENS SHOPPING CENTRE, ENFIELD 12 min drive—3.8 miles away

In the heart of Enfield, in under a half-hour drive, this complex offers shops, restaurants, and entertainment. Every shop you need is here, from fashion and jewellery to children's apparel and homeware. Once you've shopped, there's a choice of restaurants and cafés to enjoy too.

You'll find Field here, run by Artist Hive Studios; a successful local artist studio provider based in Enfield. It's a pop-up for local artists, where you can also book a class to learn something creative from sewing to pottery.

Travel times and distances are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and are approximate only.



And
breathe



PARK LIFE

Busy London life can be, well, busy. Luckily, you're not far from some beautiful green spaces. Take a stroll through Trent Park in Enfield with its woods and ponds, or even hire a horse from the equestrian centre for a trot through the landscapes.

Or why not visit Myddelton House Gardens for immaculate gardens and stately flower beds? The gardens are particularly beautiful in winter.



OAK HILL WOOD NATURE RESERVE
7 min drive—1.8 miles away

For a 'wilder' approach to getting outdoors, Oak Hill Wood Nature Reserve is the place to come. Once a medieval woodland in East Barnet, now you can climb its hills and slopes to spot bats, owls, or go in search of its rare trees and flowers.

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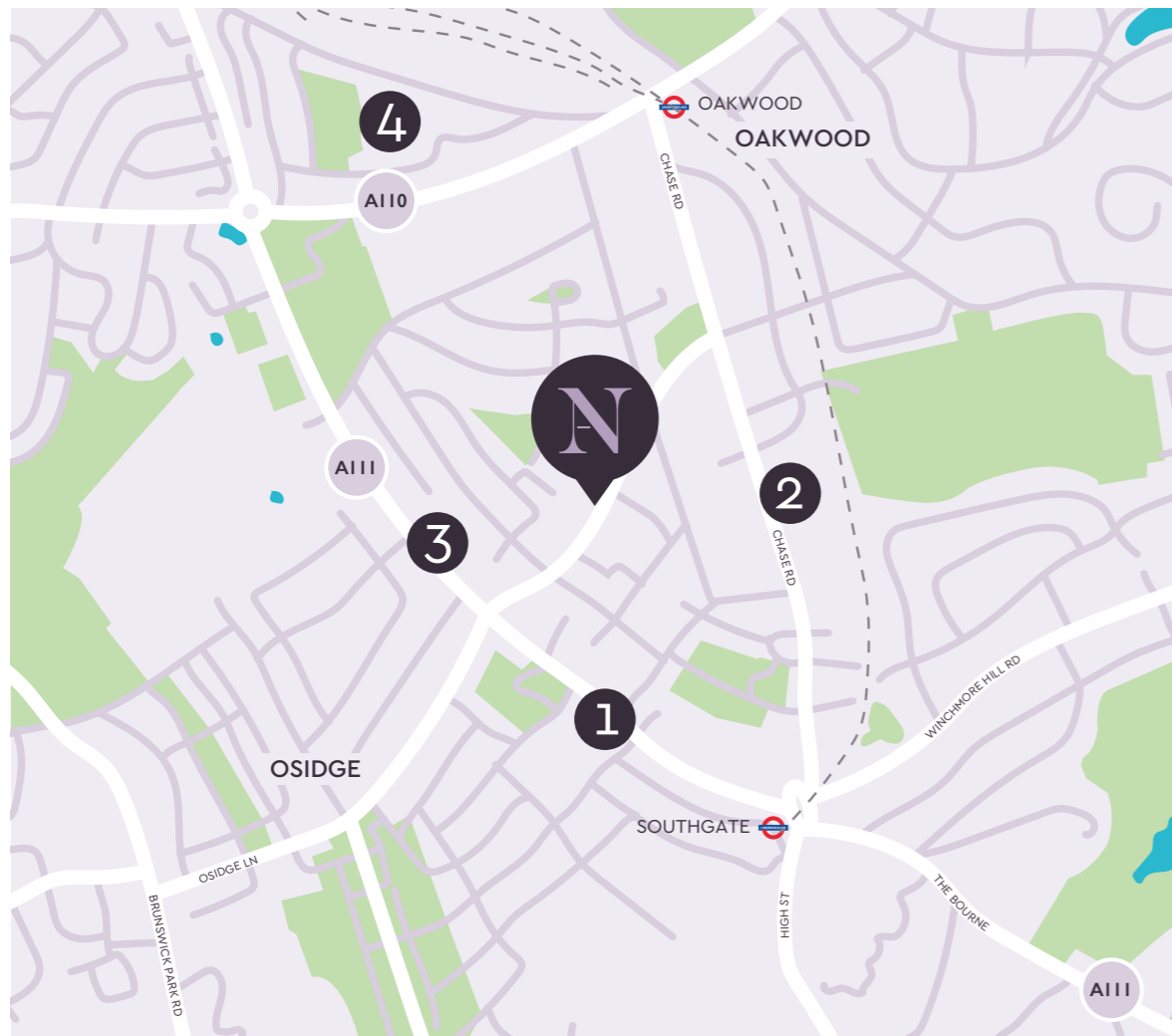
Education

New Avenue boasts excellent local education close by. From primary right through to A-level and beyond, you can be sure that your child makes the best possible start.

Oakwood's selection of local schools provides a full education programme for children throughout their entire learning career.

Not only does this offer the young minds in your household every opportunity to learn, it also enables them to form long-lasting friendships within this welcoming North London community.

NEW AVENUE



Map not to scale. Travel times and distances are taken from google.co.uk/maps and are approximate only.



1. **OSIDGE PRIMARY SCHOOL**
14 min walk—0.7 miles away

A happy and inclusive nursery and primary school situated just half a mile away and rated Good by Ofsted. Osidge Primary is built around the values of respect, determination, honesty, responsibility, care and appreciation and as such offers a safe, happy environment where children can learn while still having fun. The school operates a rich learning experience to help children develop learning to be creative, critical thinkers well prepared for future life.

2. **WOLFSON HILLEL PRIMARY SCHOOL**
11 min walk—0.5 miles away

Wolfson Hillel is on the site of an old secondary school, so has lots of spaces to enhance learning. The school has a purpose-built EYFS space for nursery and reception children, a library, art room, music room, wellbeing room, and sensory room, as well as three halls for assemblies, dining, and gym classes. A large playground with pitches, an exciting climbing frame, and an outdoor gym means fun happens alongside learning.

3. **SALCOMBE PREPARATORY SCHOOL & NURSERY**
12 min walk—0.6 miles away

Salcombe is an independent preparatory school for girls and boys between 3 and 11, spread over two neighbouring sites in Southgate. It's renowned for the highest standards of academic achievement, and the happy students it produces. Students graduate from Salcombe to some of the top independent and state selective schools in the country. Salcombe is also part of the Independent Schools Association, the oldest organisation for the heads of independent schools in the UK.

4. **SOUTHGATE SCHOOL**
20 min walk—0.9 miles away

This secondary school and sixth form is rated Outstanding by Ofsted and is located less than a mile away. Southgate School takes pride in its dedication to developing leadership and independence in each of its students. The school benefits from state-of-the-art facilities for the arts, sport and IT, along with a vibrant sixth form centre. In addition, a structured enrichment package and strong links to top universities and established businesses ensures pupils are given a solid foundation.

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NEW AVENUE

Effortlessly connected

Whether travelling by road or by rail, convenience is key. New Avenue affords its residents this luxury with simple accessibility to a number of major roads. Plus, both Oakwood and Southgate stations are close by and offer direct routes into central London and beyond via the Piccadilly line.

By tube



SOUTHGATE STATION

38 min
LONDON LIVERPOOL ST.

40 min
PADDINGTON

24 min
KING'S CROSS ST PANCRAS

39 min
LONDON BRIDGE



OAKWOOD STATION

38 min
OXFORD CIRCUS

40 min
EUSTON

19 min
FINSBURY PARK

39 min
VICTORIA

By road

01
NORTH CIRCULAR
2.3 MILES AWAY

03
M25 JUNCTION 24
4.3 MILES AWAY

02
A10
3.3 MILES AWAY

04
M11
9.4 MILES AWAY

Travel times and distances are taken from google.co.uk/maps and tfl.gov.uk and are approximate only.

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Modern living

NEW AVENUE





finishes

At Countryside we are proud of our exceptional standards, enhancing every room and space of your home from day one.

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 AND 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 AND 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.

Quality

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Why buy new?

MAKE YOUR HOME YOUR OWN

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. Move into a brand new home from Countryside on the other hand, and you have the perfect blank canvas just waiting for you to make your home your own!

NO NASTY SURPRISES

Buy a new home from Countryside and there'll be no nasty surprises or extra maintenance costs waiting for you and you'll have the peace of mind of a 10-year NHBC warranty and insurance policy. Buy a second-hand home, and who knows what you could be faced with?

BUILDING A BETTER FUTURE

Countryside creates quality, eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes is designed for modern living with lower environmental impact and running costs, and low maintenance. These provide compelling reasons to choose a new home from Countryside.

Saving you money on your energy bills

With energy costs at a high, now is the perfect time to buy a home where energy saving features are included as standard.

According to the Home Builders Federation, on average, new build homes are 64% cheaper to heat than an equivalent Victorian property, saving you up to £907* a year on your heating bills. With energy prices high, there has never been a better time to buy new.

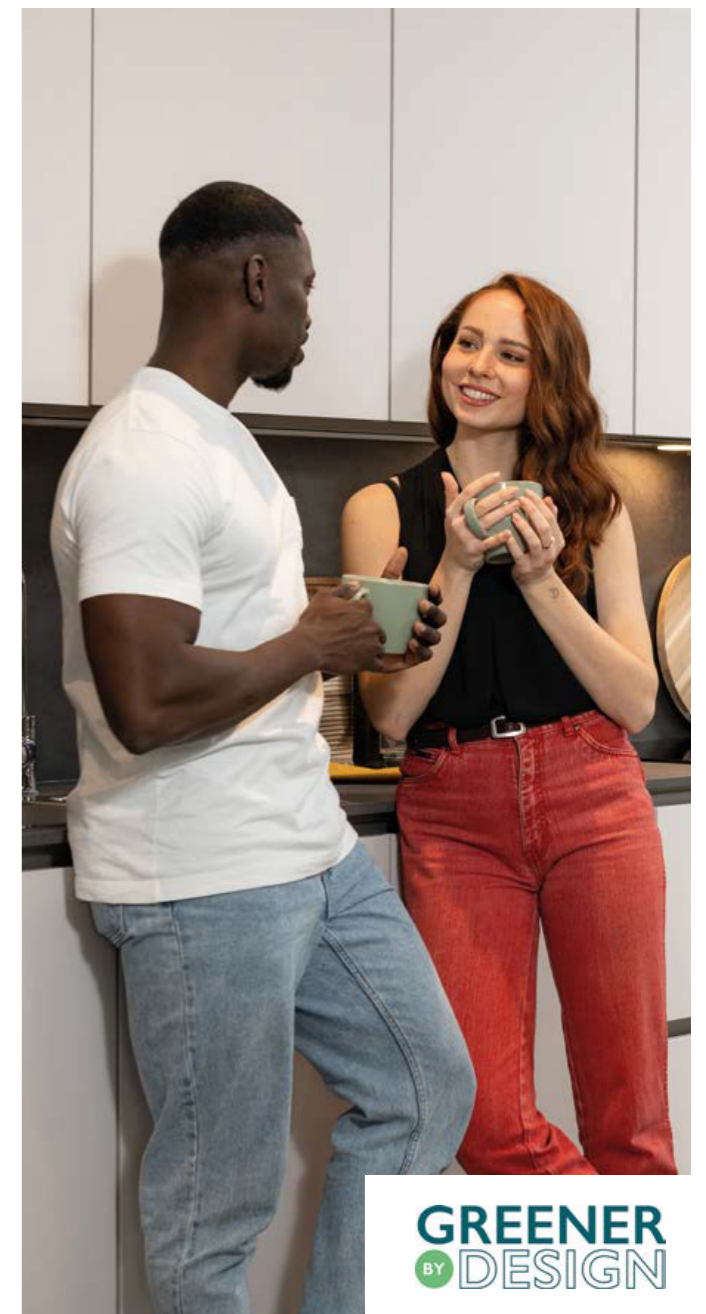
As well as saving on your heating bills our homes are also cheaper to run when it comes to lighting and water with a combined saving of 50% across your energy bills annually. It's thanks to A-rated boilers, low energy LED lighting, a greater amount of insulation and installing appliances with high efficiency ratings. There are lots of energy saving features included:

- Double glazing
- PV panels to apartment buildings
- Additional roof insulation
- Low energy LED lighting
- Appliances with high efficiency ratings
- Electric car charging points

REDUCING WATER USAGE

Our kitchens and bathrooms incorporate water saving measures, but that doesn't mean you'll be compromising on style or functionality.

These features mean our homes use 20% less water than the UK average, with clear cost savings for our homeowners‡. Our taps and showers use aerated technology to provide the feeling of a strong flow, whilst using less water. Plus, our dual low flush toilets use the minimum amount of water to ensure less waste.



GREENER
BY DESIGN

*Source HBF Watt a Save report. †Refers to an average for all types of new build properties. ‡Average Countryside home uses 100-110 litres/person/day compared to UK average of 140 litres/person/day according to the Energy Savings Trust <https://energysavingtrust.org.uk/why-we-should-all-be-saving-water/>



What our customers have to say

Elif and Sadik

For Elif and Sadik, it wasn't just the location that impressed them at New Avenue. This family of five have been residents of their three-bedroom home at New Avenue since 2020. The couple were over the moon when they first moved in at New Avenue, and since living there for quite some time, their fondness of the development and Oakwood as an area have grown increasingly.

"Before we bought, we were going to look all over North London, but we were really swayed by the location," said Elif. They knew they had made the right decision when they came across New Avenue. "We originally chose the house for its location. It was important for us to have a home that was close to everything we need and close to good schools. The area is also amazing for education," Elif explained.

The couple, who now have three young children and run their own business together, find that having everything close-by is just what they need with a schedule as hectic as they have.

"It makes your life easy, and you can save time. Oakwood High Street is just four minutes' drive away and there is everything you need there. There are plenty of nice restaurants and I can easily do my shopping and park there too. We also have a range of green open spaces and parks close-by. Oakwood Park is just six minutes away and we enjoy spending time there as a family," Elif added.



"We benefit from being so close to two underground stations and that was a major factor in our decision to buy at Newgate Avenue. Oakwood and Southgate tube stations are both just a short walk away, we are in the middle. We can also get to central London easily in just 40 minutes on the Piccadilly line, which can also take us to Heathrow Airport. You can also take the bus from right outside the development as well."

The community feeling is another key selling point for New Avenue.

"People are chatty and don't really keep to themselves too much, which is nice. We have a lot of friendly neighbours – everyone that lives at New Avenue seems to be friendly," said Elif.



Overall, the couple have been happy with their purchase at New Avenue, and the family would be happy to recommend Countryside.

"We have been extremely happy with our experience. It isn't just the home that has impressed us, but also the experience with Countryside. It was quick to move in and we have found a good level of customer service and after sales too."



Michael and Nejla

Michael Katasi and his partner Nejla Kayserili bought their first home with Countryside in 2019. Being a busy business manager and a London city worker it was important for the couple to have an easy to access location, with great local amenities and excellent links into London. The young couple are still delighted with their choice.

"We looked within Enfield Town and Southgate as well, but the links to London weren't as good and there wasn't as many things to do. Plus, the property is beautiful, we absolutely love it. We're living in a 3-bed that's also got a big balcony so we've got tons of space and our master bedroom benefits from loads of natural light, which makes it feel even more spacious. Life has definitely improved for us and we've been fortunate enough to start our own little family" said Michael.



New Avenue is situated just 5 minutes' drive from Cockfosters and 10 minutes' drive from the centre of Southgate, meaning it benefits from a whole range of local amenities.



"We would definitely recommend Enfield to someone looking to relocate. I've lived here for most of my life and there's plenty to do. We're big foodies you see, so if it's food you're interested in The Cock & Dragon in Barnet do a really nice roast, DESERIE also in Barnet, for delicious Greek food and we're massive sushi fans. There's a new restaurant that opened up recently in Cockfosters called Kiyoto... then you've got La Paella in Southgate for tapas – the choice is yours really!"

There are plenty of local green spaces that the couple enjoy visiting on the weekend.

"We've got a few nice parks nearby. There's Oakhill Park, Grovelands Park and Trent Park which is only 7 minutes' drive away. Trent Park is a really nice area, we try and go to it quite a bit which is lovely, especially with the little one. They have all sorts of activities; they've got horse riding and even Go Ape which is fun."

N About Countryside

At the end of 2022, Countryside Partnerships merged with Vistry Partnerships to form one of the country's leading mixed-tenure developers as part of Vistry Group. The combined business incorporates over 40 years' experience of collaborative working with partners in both the public and private sectors.

All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality.

We are proud to be a five-star builder meaning that over 90% of our customers would recommend us.



Feature17, Walthamstow



Dash, Hoxton



Brook Valley Gardens, Chipping Barnet

OUR CUSTOMER SERVICE IS COMMITTED TO PROVIDING YOU WITH QUALITY HOMES

The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home, from the moment you make your reservation, to the day you move in and beyond. No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our charter and the 'Consumer Code for Home Builders'. Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

All of our homes are built to National House Building Council (NHBC) standards, the technical benchmark for all newly built homes. The standards provide guidance on every part of the building process from foundations to decoration including tolerances, performance and technical standards. To obtain a copy of the standards visit www.nhbc.co.uk. Each new home also carries the 10-year NHBC warranty and insurance policy against structural defects for a 10-year period following the date of legal completion.



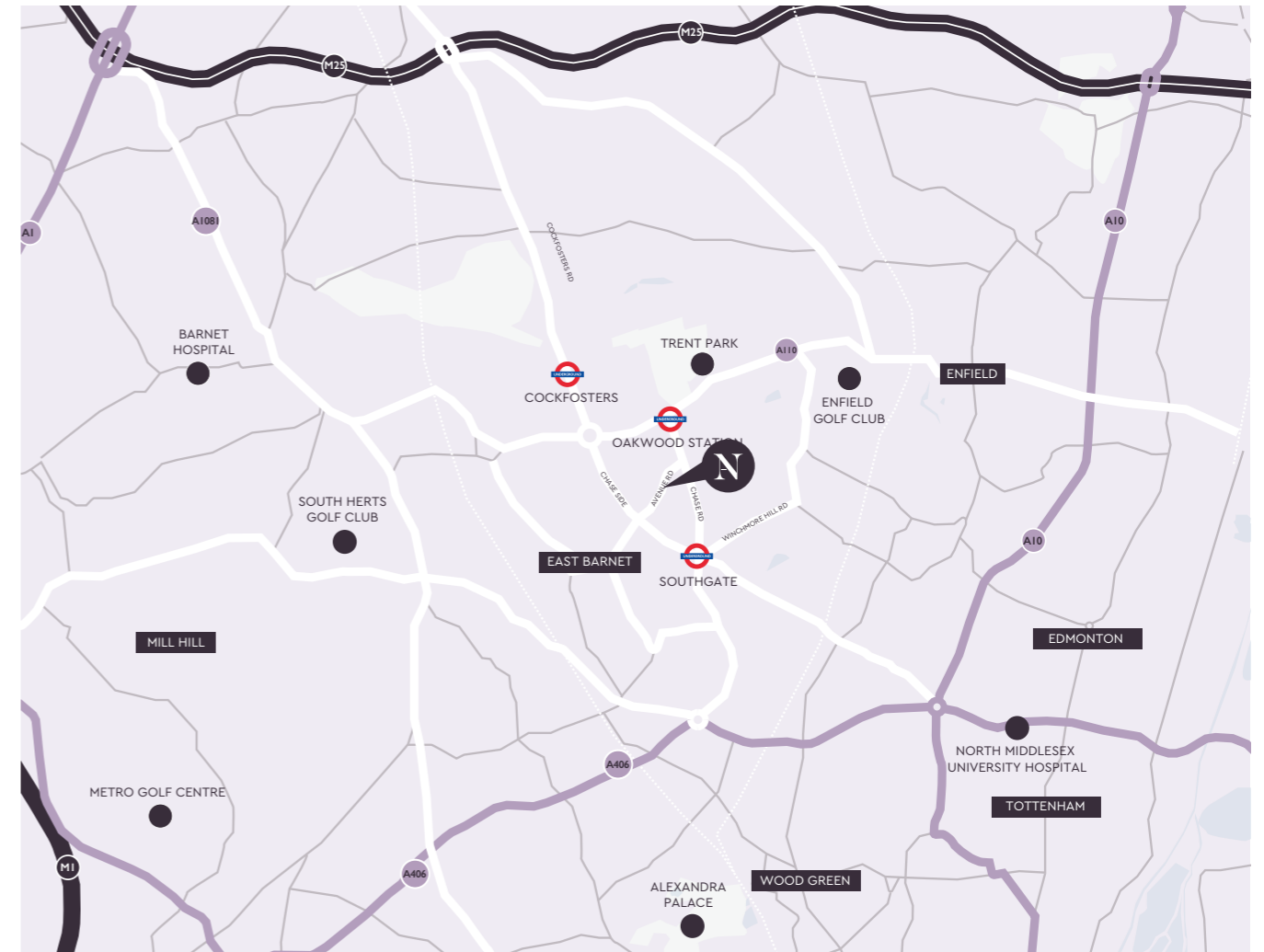
www.consumercodeforhomebuilders.com
www.nhbc.co.uk

How to find us

SAT NAV: N14 4DG

From the M25. Leave at junction 24 and take the A111 exit to Potters Bar. At the roundabout, take the 2nd exit onto Stag Hill and continue on for 3 miles. At the next roundabout, take the 2nd exit onto Chase Side and then turn left onto Avenue Road. In 0.3 miles the development car park is on your left.

From the North Circular. Leave the North Circular on the B1452. At the roundabout take the first exit onto Morton Way. Continue over the next two roundabouts for 1.1 miles onto Hampden Way. At the roundabout take the third exit onto Osidge Lane. Continue onto Avenue Road, and the development will be on your left.



Map not to scale.

Countryside reserves the right to change specifications and designs at any time. Computer generated images are indicative only and can be subject to change. Variations to the external design and landscaping may occur. Please check with a member of our Sales Team before reservation. All lifestyle and location imagery used within this brochure is indicative only. Please ask a Sales Consultant for up-to-date information when reserving your new home. Information is correct at the time of going to print. February 2023.

NEW AVENUE

OAKWOOD N14

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COUNTRYSIDE

Places People Love