

**CITY NORTH:
A NEW LANDMARK COSMOPOLITAN DEVELOPMENT**

- *Finsbury Park is on the cusp of a boom as businesses, investors and developers flock to this previously largely overlooked Zone 2 location*
- *City North is a new landmark that is driving this renaissance from its central location at Finsbury Park station*
- *It offers the best of contemporary 360° living and extensive new leisure and retail amenities, only 15 minutes from central London*
- *Launch of the conceptual show home and sales suite on Saturday 16th November 2019*

On Saturday 16 November 2019 prospective buyers can explore the new homes at City North for the first time with the launch of the conceptual one bedroom show apartment and sales suite, which is located just off the famous Fonthill Road, close to the new entrance to Finsbury Park station which offers step-free access.

Finsbury Park, on the borders of affluent Highbury & Islington and trendy Stoke Newington is undergoing a major renaissance. House price growth has been impressive with 43% growth across Finsbury Park in the last five years¹, resulting in buyers flocking to the area to capitalise on its growth and potential. It is becoming a hotspot for creative and tech industries that see it as a credible alternative to Shoreditch and the City due to its excellent connectivity and affordable rents.

From its position in the centre of vibrant North London, to its location on the edge of the 110-acre Finsbury Park, City North offers the very latest in 360° living. With exceptional transport links, of under 15 minutes by tube to The City or West End, that can be accessed right in the heart of the development, this sleek residential and commercial space provides the ultimate in local, park and city life.

City North, a joint venture between Telford Homes and the Business Design Centre Group, is set across four sleek and stylish buildings including two impressive 23 storey towers. The development comprises 308 one, two, three and four bedroom apartments, sky villas and penthouses with sweeping views from their balconies and private terraces, as well as impressive resident amenities. London Help to Buy will be available on selected one bedroom homes.

The stylish reception area at City North will boast a 24 hour concierge to help meet all residents' needs. They will also benefit an expansive landscaped roof garden totalling over 2,000 sq m with outdoor seating, as well as a tranquil lounge in which to relax. An additional

¹ Source: Land Registry 2013-2018

resident's roof top terrace is available on the 10th floor of Carriage House providing further space for relaxation and entertainment.

Residents at City North will have an excellent range of entertainment options on their doorstep with the addition of City North's thriving commercial offering. From a new multi-screen Cineworld cinema to a Gymbox directly on site for workouts on the doorstep at any time, there will also be a Marks & Spencer's Food Hall, Caffe Nero and a branch of local foodie favourite Boulangerie Bon Matin. Additional restaurants and bars are to come and in total, the development will include 11,781 sq m of new commercial space.

The conceptual one bedroom show apartment designed by Rachel Winham Interior Design showcases the lifestyle available at the development. The open plan living and dining area has bright accents of burnt orange and teal creating a vibrant, contemporary space to entertain and relax. In the bedroom there is a real focus on serenity and relaxed glamour using a palette of grey, gold and white and an en suite bathroom with dark woods.

The interiors of the apartments at City North offer an outstanding specification, including luxury kitchens from London designer Urban Myth with stone worktops and integrated Bosch appliances, bespoke cabinetry in the bathrooms and premium quality timber laminate flooring throughout the kitchen, living room and hallway, with underfloor heating throughout.

Simon Halfhide, Group Sales Director of Telford Homes, said: "Investment and regeneration in Finsbury Park is transforming the area into not only an investor hotspot, but an increasingly desirable place to live and work. We are delighted that City North is leading the way."

"City North is the largest development in Islington since the building of the Emirates stadium and will be a landmark for North London. It benefits from both fantastic design and a great location which we believe will be integral to its success. Finsbury Park is one of London's best-connected locations, situated just 4 minutes from Kings Cross and 10 minutes from Oxford Circus and is surrounded by the famous park, alongside a thriving multicultural community."

Finsbury Park is home to a fantastic array of quality restaurants, cafés, cosmopolitan shops and stylish boutiques. At City North, residents will also be on the edge of Stroud Green, with its specialist coffee shops and artisan bakeries. Major investment in recent years into theatre, music and the arts centred on the Park Theatre is transforming Finsbury Park into one of the capital's fastest-growing, cultural hubs.

As well as living on the doorstep of the financial hub of the city, residents and businesses in Finsbury Park benefit from excellent access to the West End and central London via the Victoria and Piccadilly Lines with journey times of less than 15 minutes to the heart of the

Capital. National rail services from Finsbury Park station include the Eurostar from nearby Kings Cross.

The sales suite is located at 21 City North Place, Finsbury Park, N4 3FU. One bedroom apartments are priced from £525,000.

For more information buyers can visit www.citynorthlondon.com or contact Telford Homes on 020 3925 9064.

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