

City North: Where Nature and Wellbeing Live

As the new decade moves into full swing, more and more people look to adopt a healthier lifestyle, including signing up for a gym membership and eating healthy foods. However, with today's busy lifestyles and commitments it can be difficult to maintain this approach. Furthermore, wellness is no longer just focused on working out, but rather a holistic lifestyle encompassing well-being of the mind, body and spirit - and this begins at home as well as in an individual's wider lifestyle.

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 best in 360° living. The development is a joint venture between Telford Homes and the Business Design Centre Group, 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 the balconies and private terraces, as well as impressive resident amenities.

Outdoor space is integral to City North, with value attributed to this at the development and within the wider area. In terms of mental wellbeing, the stylish reception area at City North will boast a 24 hour concierge to help meet all residents' needs and make their lives easier. As part of the wider wellness initiative residents will also benefit an expansive landscaped roof garden which will be transformed into a lush oasis with greenery and planting totalling over 2,000 sq m with outdoor seating, as well as a tranquil lounge in which to relax. An additional resident's roof top terrace is available on the 10th floor of Carriage House providing further space for relaxation and entertainment.

Located on the edge of the iconic Finsbury Park, residents at City North are surrounded by nature and green space despite the seemingly urban location. The Parkland Walk is a four and half mile tranquil walk following the path of the old railway that used to run between Finsbury Park and Alexandra Palace. It is London's longest Local Nature Reserve and supports a remarkable range of habitats and wildlife. Over two hundred species of wild flower have been recorded and hedgehogs, butterflies and a vast array of birds are spotted on a daily basis and even a rare species of deer, the "muntjac", can be spotted from time to time.

The southern end of the Walk within Finsbury Park has recently been re-landscaped as part of the £5m Finsbury Park Heritage Lottery grant funded restoration and improvement project. This has created an accessible walk to Stroud Green Road and the new Cycle Park facility located at the entrance of Finsbury Park, close to City North.

For those keen to escape the hectic pace of the city, residents can also explore Woodberry Wetlands located close to City North. Originally constructed in 1833 and closed to public access ever since, it is now open and is an urban wetland oasis which is rich in wildlife including kingfishers, reed warblers, bees and dragonflies that buzz around the reeds.

Back to the development, and with relaxation and entertainment another important aspect of wellness, 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, there will also be a Marks & Spencer's Food Hall, Caffè 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. With access to fitness an important part of health and wellbeing, residents at City North will be able to take advantage of Gymbox, which will soon be opening and is located directly within the development for workouts on the doorstep at any time, with a range of classes varying in intensity.

City North has also been built around Telford Homes' Building a Living Legacy programme that aims to develop homes and create places that London needs. Homes that are bespoke to their vibrant locality and which enable residents to lead a healthy, sustainable lifestyle in one of the world's greatest cities. This includes creative ways of building to enhance sustainability, use more renewable energy, and deliver special outdoor spaces that culminate to positively contribute towards residents' health and wellbeing. Telford Homes' commitment to the Building a Living Legacy programme extends beyond construction, and at City North the sustainability team are committed to measuring and recording ongoing transformational benefits of high-quality placemaking and maximising local economic and community opportunities within the area.

Finsbury Park is home to a fantastic array of quality restaurants, cafés, cosmopolitan shops and stylish boutiques for down time and relaxation at weekends. 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.

Simon Halfhide, Group Sales Director commented: "City North is a landmark development in north London. There is a strong focus on resident well-being and entertainment with a 2,000 sq m landscaped rooftop, alongside a second rooftop providing people with a tranquil sanctuary right on their doorstep.

"The unique location of City North means we are able to provide impressive facilities both within the development whilst also being conveniently located to take advantage of the vast nature and wildlife in the surrounding area. The homes at City North also adopt this focus on wellbeing with floor to ceiling windows providing natural light, spacious rooms for relaxing and entertaining with many offering captivating views of the London skyline, all in Zone 2 and just 15 minutes from the West End. These actions make life better, sometimes without residents even realising it, because wellness is about living and feeling well in every aspect of their lives."

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. For relaxing weekend escapes National rail services from Finsbury Park station include the Eurostar from nearby Kings Cross and trains to Cambridge.

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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EDITORS NOTES

Established in 2000, Telford Homes has grown to become one of London's largest residential developers. As a [Trammell Crow Company](#) developer, we are dedicated to delivering the homes and creating the places that London needs. Our buildings are bespoke designs consisting of various housing tenures, alongside commercial properties and community buildings.

Being a valued partner to landowners, housing associations, local authorities, build to rent investors and our supply chain is a key part of Telford Homes' strong brand reputation, as is looking after everyone who works for us.

Telford Homes' high standards and exceptional customer service have gained the company a number of awards including 'Homebuilder of the Year' at the Sunday Times British Homes Awards 2019 and Bow Garden Square has received 'Best Regeneration' at the Evening Standard New Homes Awards 2019 and 'Development of the Year' at the RESI Awards 2019. The Company's independent customer satisfaction survey for 2018 highlights that an average of 99% of customers would recommend Telford Homes. www.telfordhomes.london