

HORNSEY

TOWN HALL

A NEW PLACE FOR LIVING, WORKING, VISITING AND CREATIVITY IN THE HEART OF CROUCH END.



IMAGERY

- 1 Hornsey Town Hall, arts centre, hotel, restaurant & co-working space
- 2 The Ayres new apartment block with landscaping
- 3 Town Hall roof top terrace and bar

Set around the restoration of the iconic Grade II* listed Hornsey Town Hall, this vibrant new development brings together modern apartment living alongside leading entertainment, culture, renowned restaurants and first-class service – all while honouring the building's distinguished legacy.

The Town Hall will house a new arts centre, a co-working space and a hotel operated by Dorsett Hospitality International with a rooftop bar for all to enjoy. In the grounds, the landscaped Town Hall Square will host public cultural events, which can be enjoyed from the lively cafés and outdoor seating.

This collection of new residential buildings, designed by renowned and award winning Make Architects, takes inspiration from the original design of both the listed Town Hall and Hornsey Library buildings. This new design creates world-class architecture while complementing the historic surroundings.



This CGI is indicative only and should not be relied upon as depicting the final as built development or apartment. Landscaped areas are subject to final design and may change.



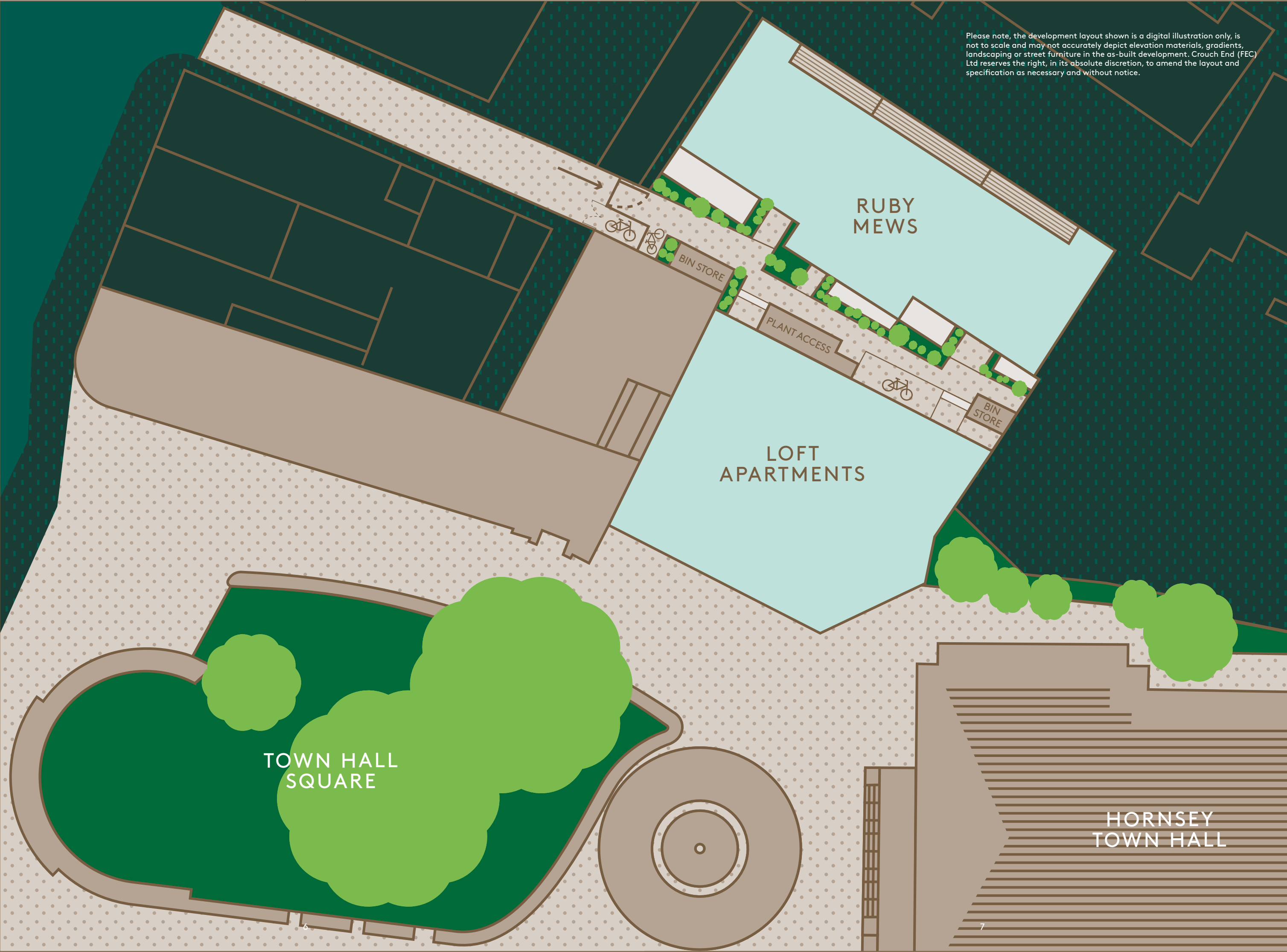
THE RUBY MEWS

Set in a secluded gated entrance, The Ruby Mews are in an idyllic spot to enjoy all the Town Hall has to offer. The Ruby Mews features nine studio, 1 and 2 bedroom apartments.

The architectural influences and details, all capture the spirit and style of the Town Hall. This will be evident in the façades, where layered brickwork and carefully crafted geometric metal balustrades, come together to reflect the Town Hall's original Art Deco features and modernist aesthetic.

Inside, the apartments will be finished in accordance to the original Art Deco detailing, including features such as replica door handles, chevron timber flooring, terrazzo inspired surfaces, Art Deco style bathroom lighting and metal balustrade balcony detailing - all referencing the distinctive 1930s décor present throughout the Town Hall.

Please note, the development layout shown is a digital illustration only, is not to scale and may not accurately depict elevation materials, gradients, landscaping or street furniture in the as-built development. Crouch End (FEC) Ltd reserves the right, in its absolute discretion, to amend the layout and specification as necessary and without notice.





THE FLOORPLANS

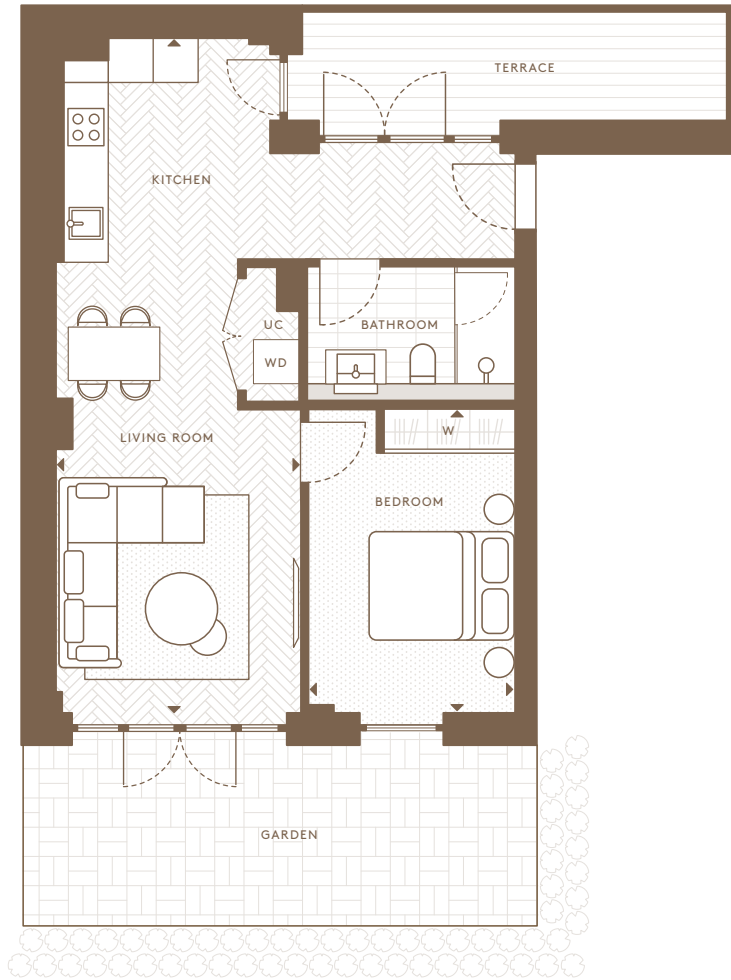
RUBY MEWS

Floorplans are intended to give a general indication of the proposed floor layout and refer to approximate measurements only. All stated dimensions are measures from the arrow points and are subject to tolerances of $\pm 5\%$. You are strongly advised not to order any carpets, appliances or any other goods which depend on accurate dimension before carrying out a check measure within your reserved plot following build completion. Total apartment dimension are given in NSA (Net Sales Area).



1 BEDROOM APARTMENT

Internal Area (NSA)	52.1 sq m / 560.80 sq ft
Living Area	3330 x 9185 mm
Bedroom	2830 x 4130 mm
Terrace	8.5 sq m / 91 sq ft
Garden	17.5 sq m / 188 sq ft

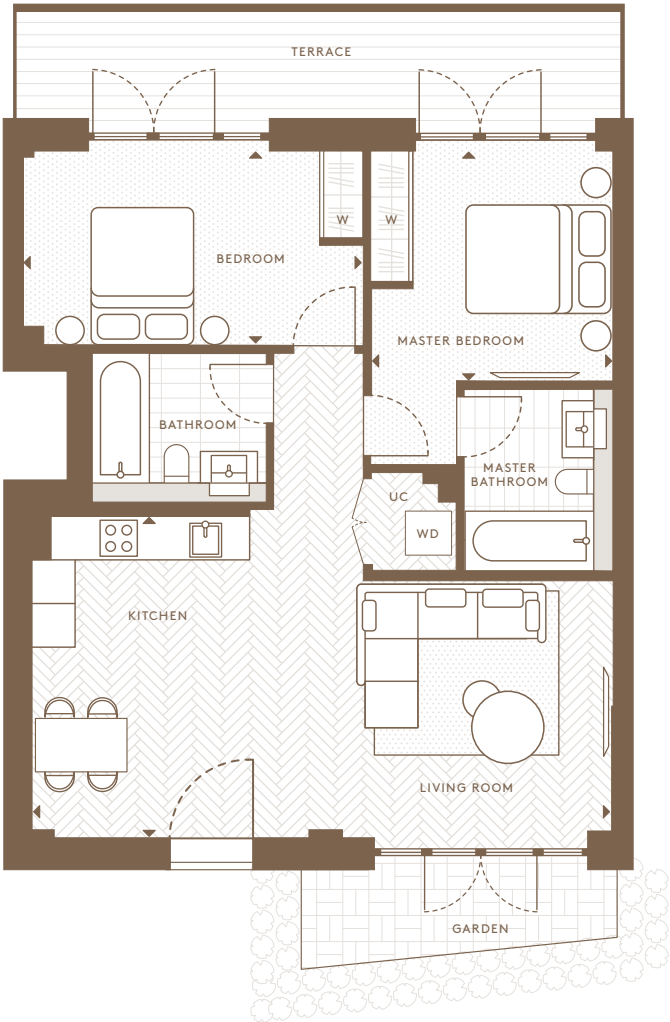


Ground Floor
Apartment: PM001



2 BEDROOM APARTMENT

Internal Area (NSA)	73.1 sq m / 786.84 sq ft
Living Area	7965 x 4510 mm
Master Bedroom	3330 x 3160 mm
Bedroom 2	4680 x 2670 mm
Terrace	12.2 sq m / 131 sq ft
Garden	4.9 sq m / 52 sq ft

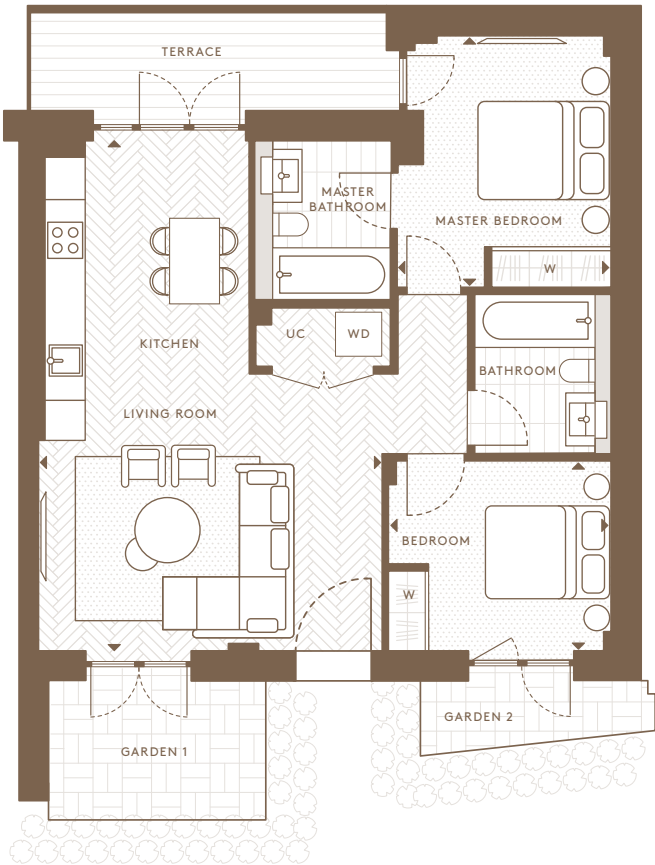


Ground Floor
Apartment: PM002



2 BEDROOM
APARTMENT

Internal Area (NSA)	69.06 sq m / 743.36 sq ft
Living Area	5130 x 7630 mm
Master Bedroom	3720 x 3185 mm
Bedroom 2	3310 x 2830 mm
Terrace	7.8 sq m / 84 sq ft
Garden 1	6 sq m / 64.5 sq ft
Garden 2	3.2 sq m / 34 sq ft

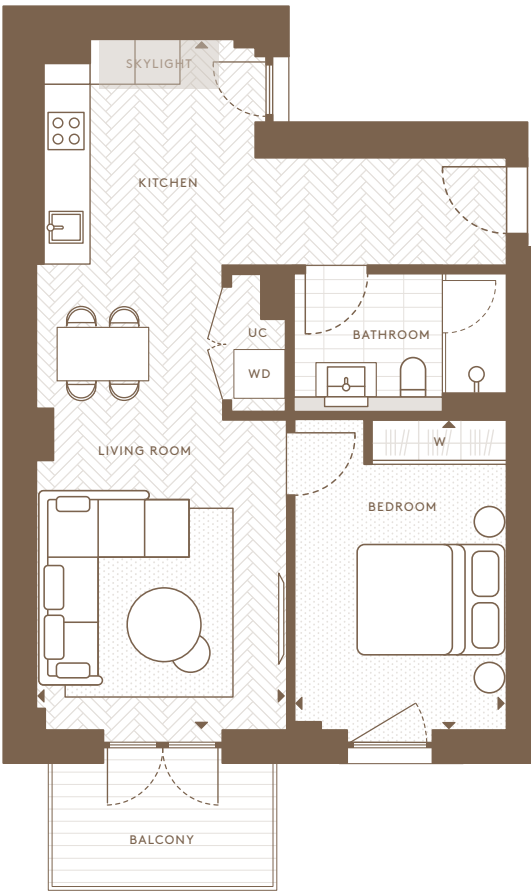


Ground Floor
Apartment: PM003



1 BEDROOM
APARTMENT

Internal Area (NSA)	52.34 sq m / 563.38 sq ft
Living Area	9225 x 3330 mm
Bedroom	2795 x 4130 mm
Balcony	4.8 sq m / 51.5 sq ft

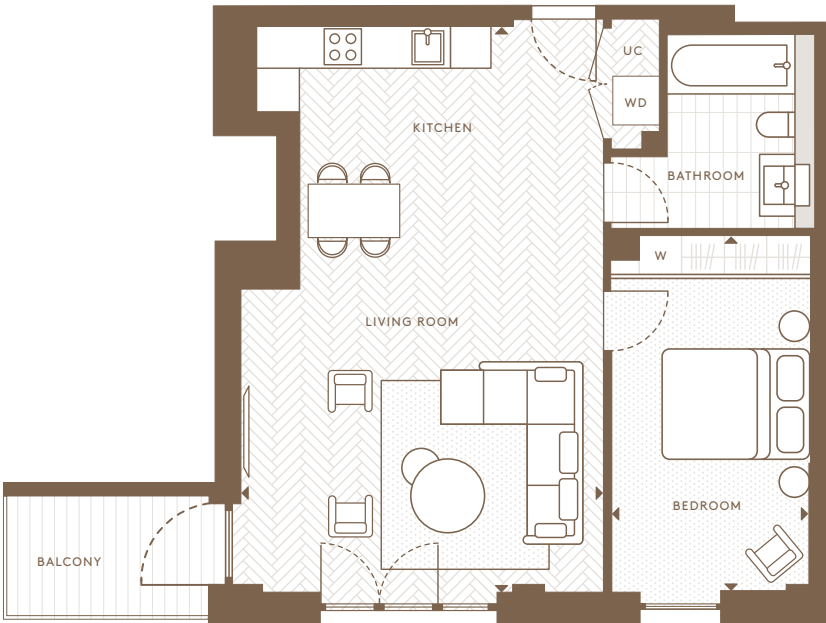


First Floor
Apartment: PM101



1 BEDROOM
APARTMENT

Internal Area (NSA)	60.93 sq m / 655.85 sq ft
Living Area	5110 x 8060 mm
Bedroom	2780 x 5030 mm
Balcony	4.8 sq m / 51.5 sq ft

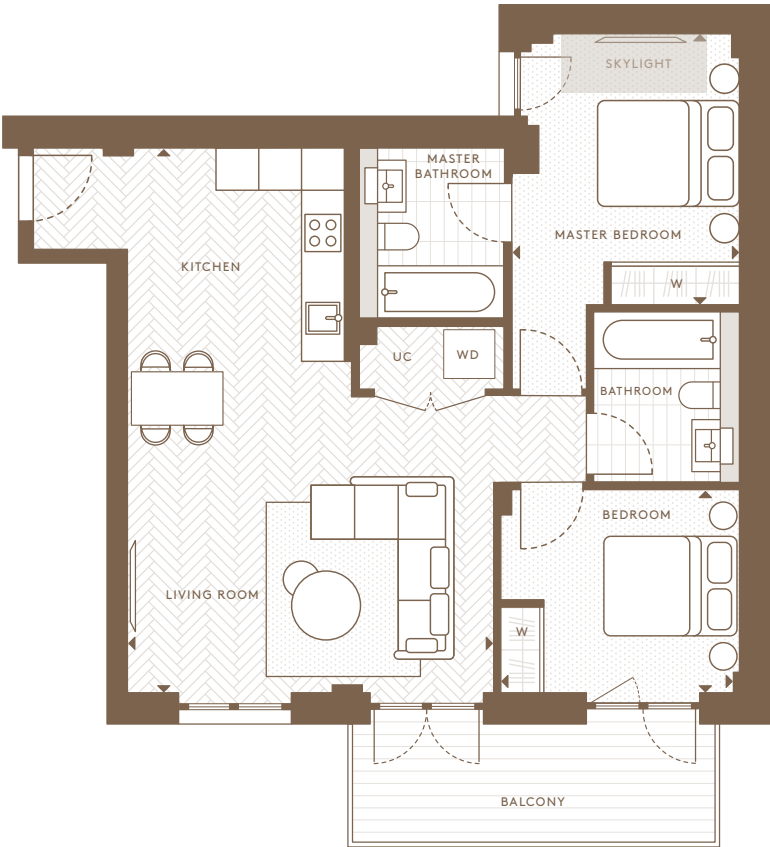


First Floor
Apartment: PM102



2 BEDROOM
APARTMENT

Internal Area (NSA)	71.52 sq m / 769.83 sq ft
Living Area	5130 x 7630 mm
Master Bedroom	3200 x 3760 mm
Bedroom 2	3200 x 2840 mm
Balcony	8.5 sq m / 91.5 sq ft

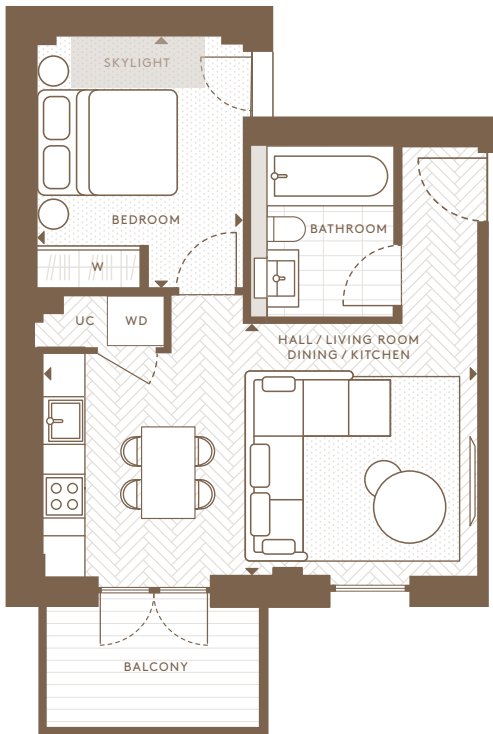


First Floor
Apartment: PM103



STUDIO
APARTMENT

Internal Area (NSA)	42.33 sq m / 455.64 sq ft
Living Area	6160 x 3570 mm
Bedroom	2915 x 3520 mm
Balcony	4.8 sq m / 51.5 sq ft

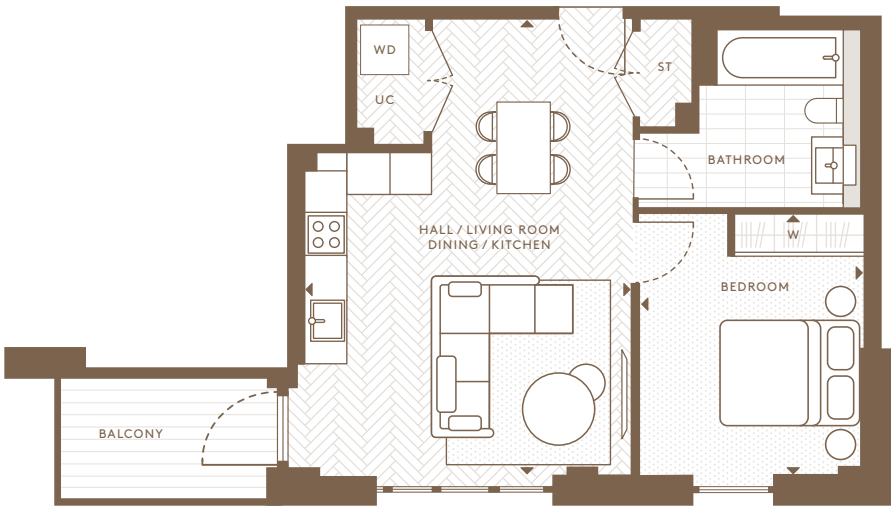


Second Floor
Apartment: PM201



1 BEDROOM
APARTMENT

Internal Area (NSA)	48.8 sq m / 525.28 sq ft
Living Area	4745 x 6440 mm
Bedroom	3130 x 3690 mm
Balcony	4.8 sq m / 51.5 sq ft

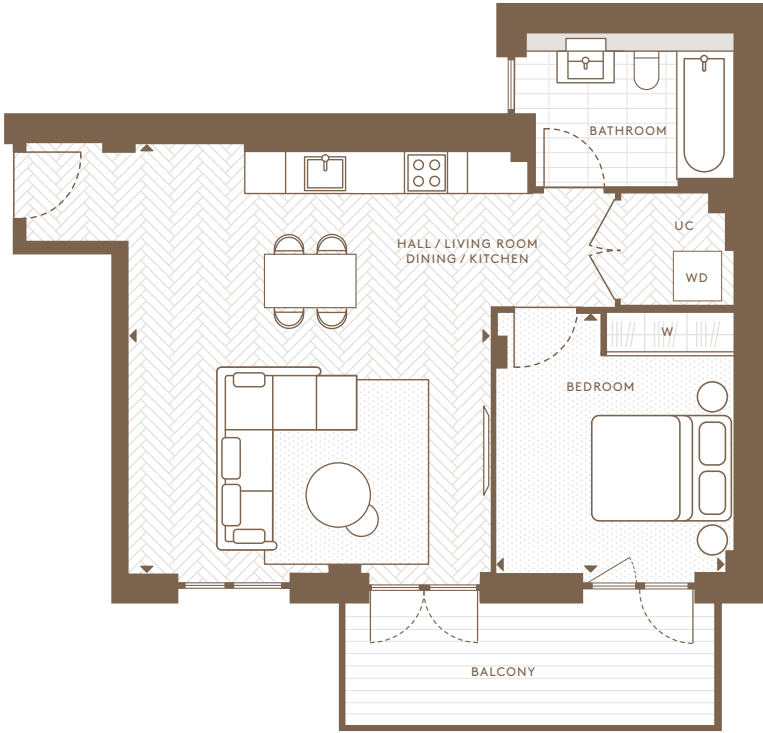


Second Floor
Apartment: PM202



1 BEDROOM APARTMENT

Internal Area (NSA)	57.4 sq m / 617.85 sq ft
Living Area	5125 x 6065 mm
Bedroom	3345 x 3670 mm
Balcony	8.6 sq m / 92.5 sq ft



Second Floor
Apartment: PM203





APARTMENT SPECIFICATION

INTERIOR FINISHES

- Mid-tone chevron timber floor to hallway, living room and kitchen
- Mid-tone broadloom carpet to bedrooms
- Satin nickel ironmongery to front and internal doors
- Satin nickel toggle switches and sockets some with USB charging ports
- Emulsion paint finish to apartment walls, ceilings and bathrooms
- Energy efficient spotlights

KITCHEN/LIVING ROOM:

- Kitchen units in light grey with satin nickel handles
- Concealed LED lighting beneath wall mounted units
- Terrazzo inspired kitchen worktop
- Siemens single electric oven (studio and one-bedroom apartments)
- Siemens double oven (two-bedroom apartments)
- Siemens four ring flush fit induction hob
- Overhead extractor fan
- Siemens integrated fridge freezer
- Siemens integrated dishwasher
- Integrated wine cooler (two-bedroom apartments only)
- Siemens Washer/dryer
- Stainless steel sink with single lever chrome mixer tap
- Integrated pull out waste bin
- TV/Satellite point (subject to purchaser subscription)
- Telephone point

BEDROOMS:

- Matt finish built in wardrobes to master and second bedroom with soft close doors. Chrome hanging rails with shelving and satin nickel handles
- TV/Satellite point (subject to purchaser subscription) to all bedrooms

BATHROOMS AND MASTER EN-SUITE:

- Chevron porcelain wall tiles
- Porcelain floor tiles
- Terrazzo inspired vanity storage unit with drawer

- Under counter wash basin with wall mounted mixer tap
- Satin framed mirror storage cabinet
- Kaldewei steel baths with hinged glass shower panel
- Kaldewei anti slip shower tray with hinged glass shower door
- Wall mounted white WC with soft close seat and dual push flush plate
- Chrome towel rail with heated wall panel
- Chrome robe hook
- Chrome toilet roll holder
- Satin shaver point in storage cabinet
- Feature wall lights

HEATING & HOT WATER

- Central combined heat and power system providing underfloor heating and hot water throughout

SECURITY/PEACE OF MIND

- 10 Year Warranty
- 24-hour on-site concierge service (located in the Town Hall)
- Access to apartments via audio/visual entry system
- Multi point locking to front entrance doors
- Mains supply operated heat/smoke detectors with battery back up

COMMUNAL AREAS

- Landscaped residents' gardens
- Cycle storage with secure access
- Access to certain public areas within the Town Hall
- Communal post boxes within residential entrance lobbies

LEASE TERM

125 Years

GROUND RENT

Peppercorn



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CREDITS

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NOTICES

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Prospective purchasers should satisfy themselves regarding the accuracy of the information provided in this brochure. No assumption should be made regarding any part or the whole of any plot or the estate not shown in the brochure. October 2022.



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