





A Collection of 5 Contemporary Homes
with luxury interiors

•
N2 London



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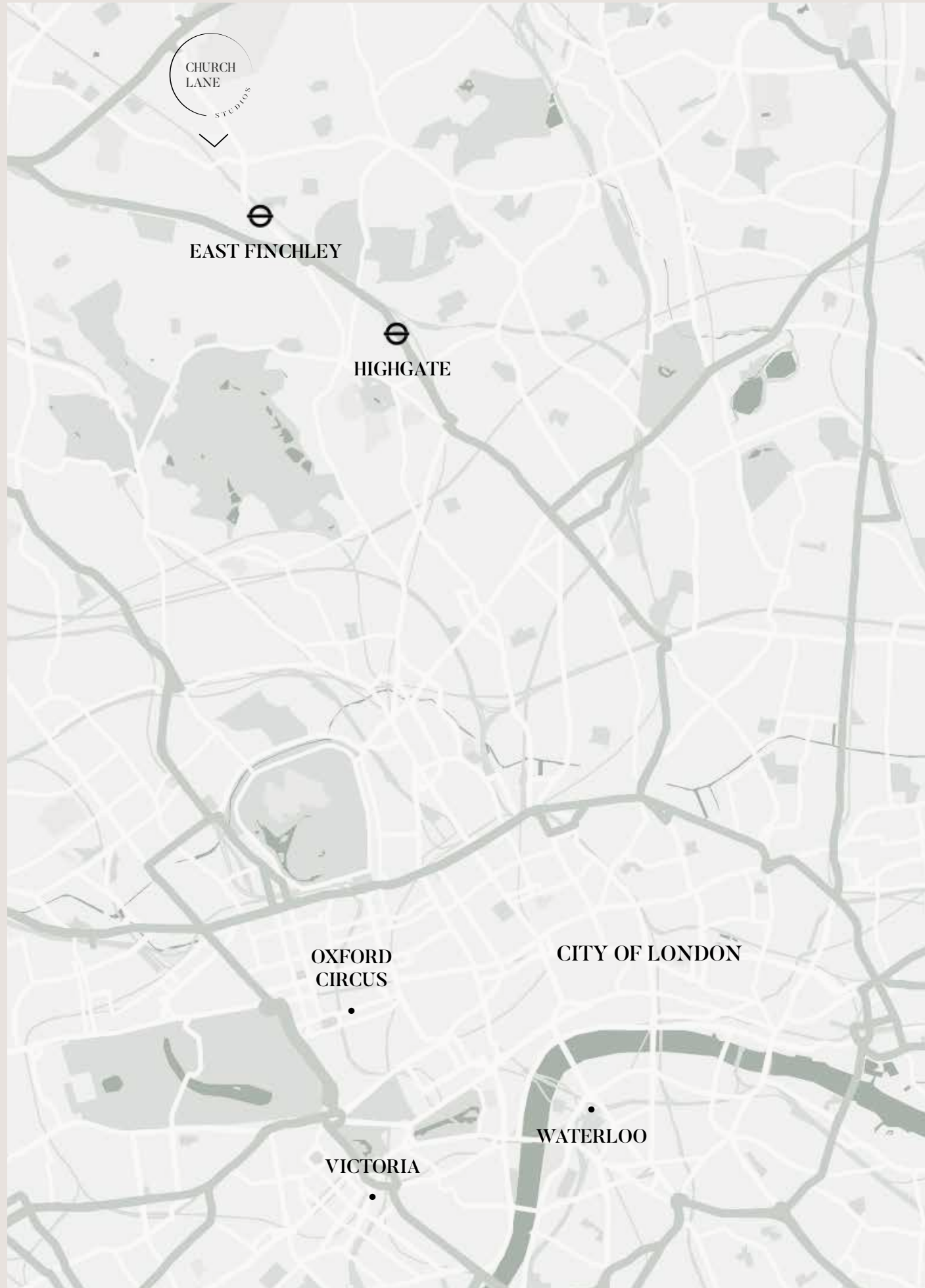
ABOUT

Church Lane Studios is a collection of 5 bespoke apartments in North London's vibrant East Finchley district. Available to reserve now with construction to be completed mid 2020.

Located a stone's throw from the thriving High Street, prospective buyers will find themselves stepping inside the small community of Church Lane Studios, both literally and figuratively. Hiltongrove specialise in spaces that reflect the townscape and community spirit within the borough in which they develop. Comprised of 5 bright,

two-storey units with their own private walkway, offset from the main road, Church Lane Studios provide a contemporary oasis. Filled with modern accents and impeccably designed layouts, they offer future homeowners a space to retreat from the hustle and bustle of the City and a home worthy of hosting and entertaining guests.





LOCATION

Located in East Finchley, a leafy north-west London neighbourhood filled with thriving character, streets lined with period houses, and superb transport links.

East Finchley is one of the few remaining areas of North London that perfectly encapsulates the balance of English traditional charm surrounded with an abundance of popular shops and modern amenities. The High Street is populated by multiple restaurants, cafes and home to London's oldest independent cinema, The Phoenix. Sitting between the A406 North

Circular Road and the A41, it's no wonder East Finchley is considered "the elbow" of road links. Located in Zone 3, and just 25 minutes to London Bridge on the Northern Line, it is just one stop from Highgate where you can indulge in the delights of the historic Village and Hampstead Heath.

10 minute walk to East Finchley underground station, operating Northern Line

EAST FINCHLEY



London Waterloo 23 minutes
London Victoria 24 minutes
London Bridge 25 minutes

DETAILS

Church Lane Studios interiors reflect Hiltongrove's dedication to thoughtful and progressive design. Each of the five apartments feature expressive tiles, striking colours and innovative detailing throughout.





All five units have been designed with light herringbone floors, hidden skylights and a modern mezzanine bedroom making them original, quirky and unlike anything in the area. In order to

achieve the perfect balance between modern and timeless aesthetic, all materials and their building choices were selected for their sustainability and ability to maintain their classic design.







En-suite bathrooms boast generously proportioned walk-in showers, creative tiling, skylights and recessed lighting throughout.

The combination of modern terrazzo tiles, black matte fixtures, walk in shower creates a lovely oasis. These features, combined with unique

finishes and quality products result in a fun, one-of-a-kind look, with a touch of understated opulence.

LAYOUT

The layout of each apartment is designed with maximum space optimisation and natural light access in mind.

All units have been designed over two levels, allowing for a separation between upper and lower floors, a great asset for hobby space and those who work from home. With pops

of colour and unique layout that maximises space and light throughout each unit, it's safe to say Church Lane Studios were designed for both relaxation and entertaining.



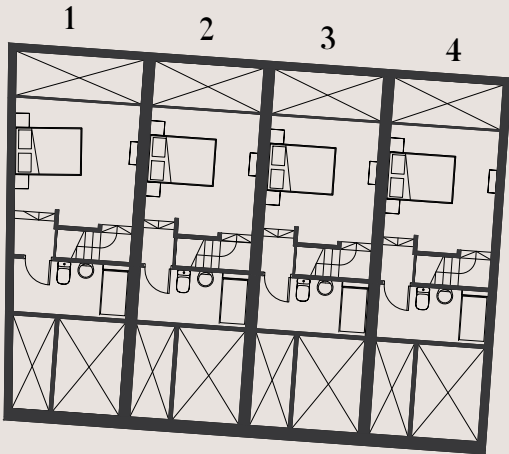
FLOOR PLANS

All images and the dimensions given are illustrative for this unit type and individual plots may differ. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please check with your sales adviser in respect of individual properties.

GROUND FLOOR



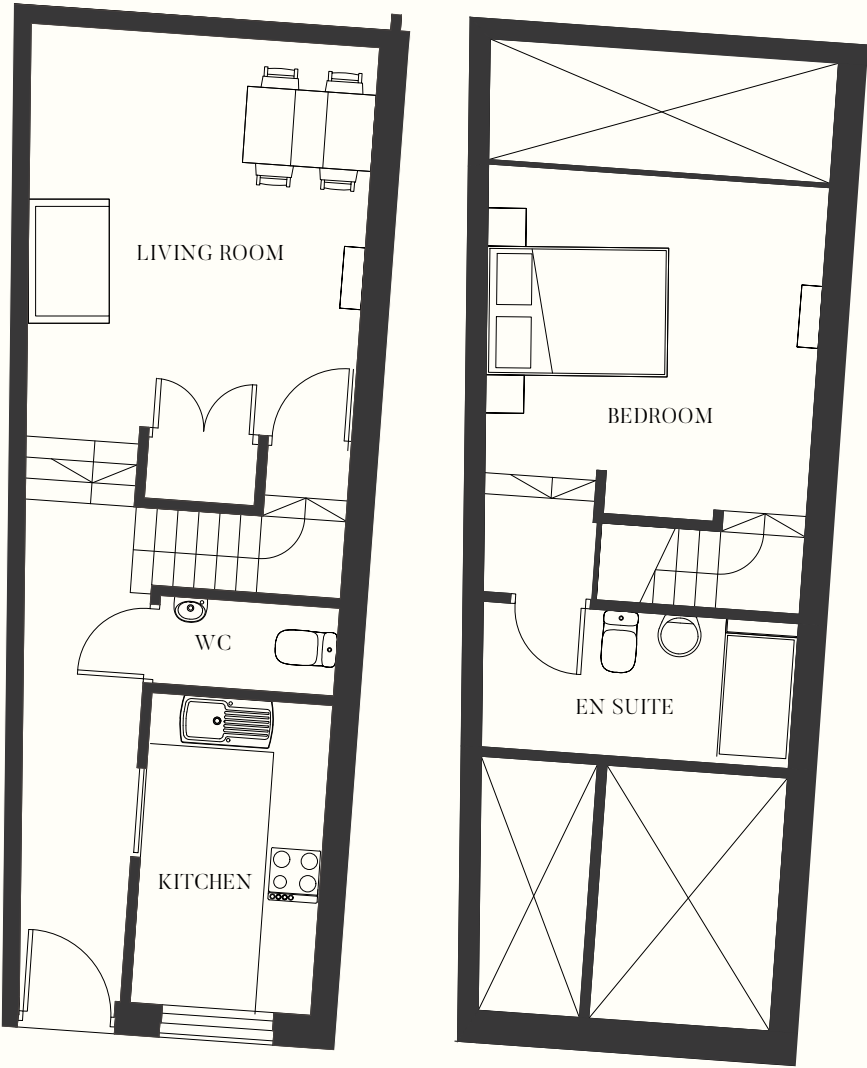
FIRST FLOOR



STUDIO	BEDS	FLOOR	TOTAL AREA SQM	PAGE
1	1	Ground, 1st	53.6	21
2	1	Ground, 1st	49.4	22
3	1	Ground, 1st	49.4	23
4	1	Ground, 1st	49.4	24
5	1	Ground	36.1	25

1

TOTAL FLOOR AREA :
53.6 m²



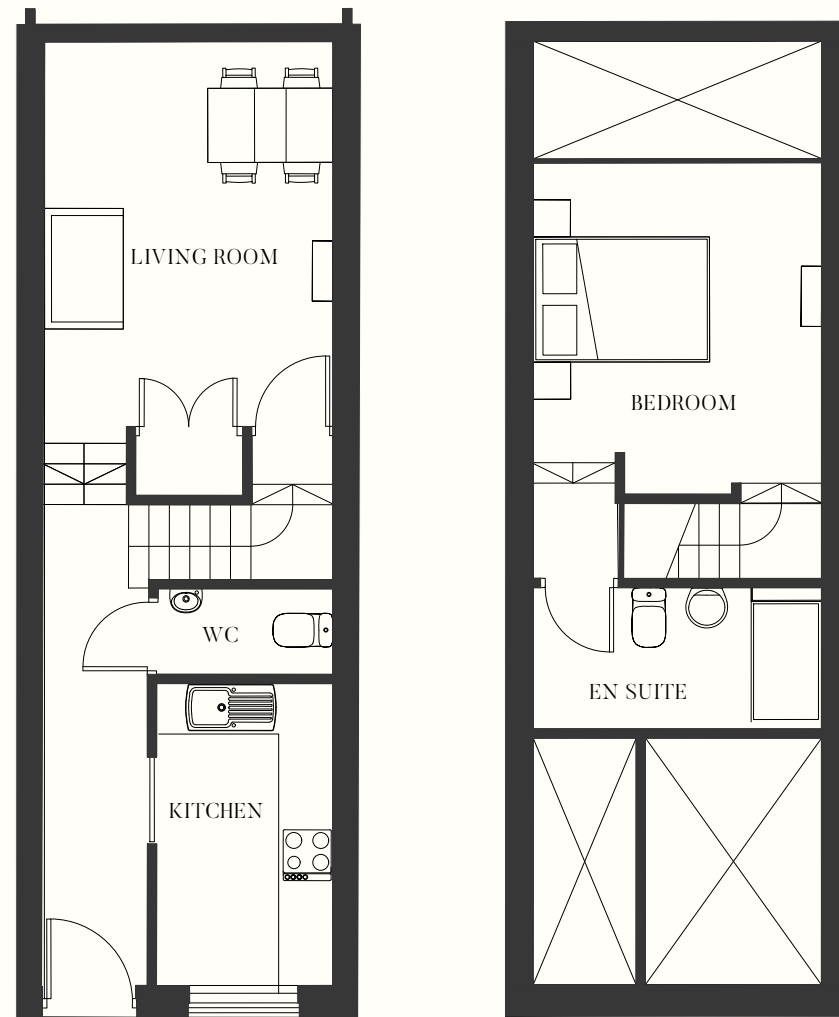
GROUND FLOOR

FIRST FLOOR

KITCHEN: 3.28m x 1.94m / 10'9 ft x 6'3 1ft
LIVING: 3.74m x 4.16m / 12'3 ft x 13'6 ft
BEDROOM : 3.5m x 3.63m / 11'5 ft x 11'9ft
EN-SUITE : 1.54m x 3.36m / 5'1 ft x 11'0 ft
WC : 0.94m x 1.94m / 3'1 ft x 6'4 ft

— 2 —

TOTAL FLOOR AREA :
49.4 m²



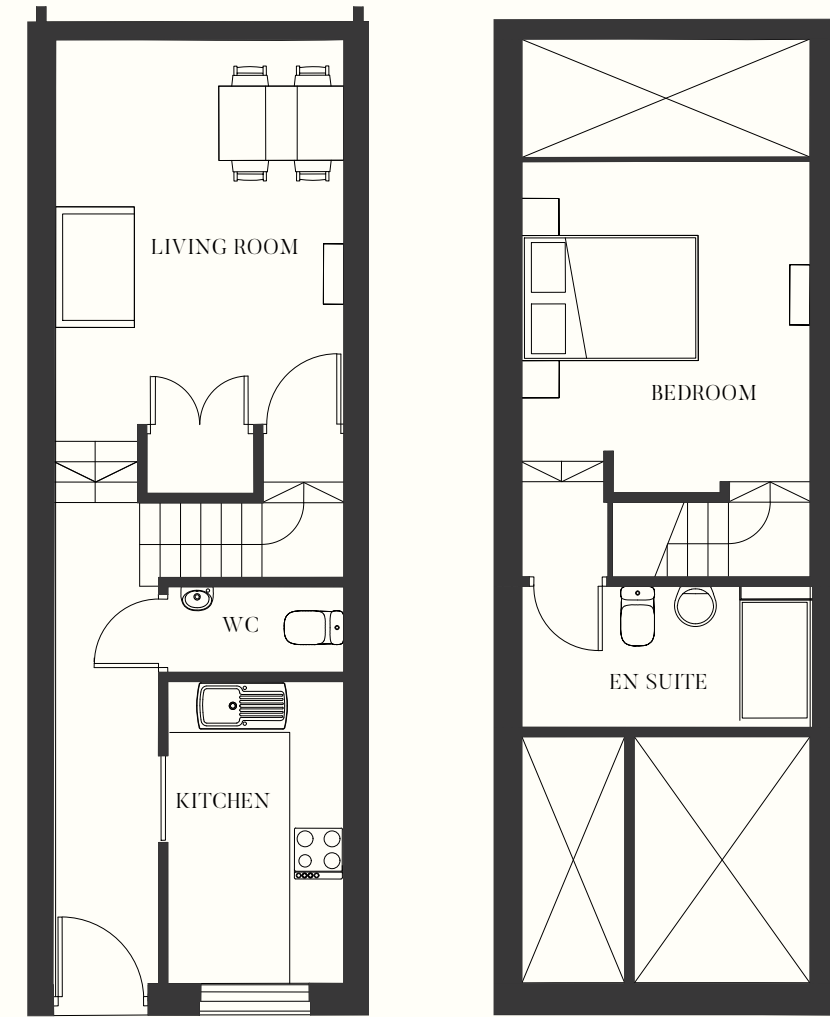
GROUND FLOOR

FIRST FLOOR

KITCHEN: 3.28m x 1.94m / 10'8 ft x 6'4 ft
 LIVING: 3.17m x 4.17m / 10'4 ft x 13'7 ft
 BEDROOM : 3.5m x 3.17m / 11'5 ft x 10'4 ft
 EN-SUITE : 1.54m x 3.17m / 5'0 ft x 10'4 ft
 WC : 0.94m x 1.94m / 3'1 ft x 6'4 ft

— 3 —

TOTAL FLOOR AREA :
49.4 m²



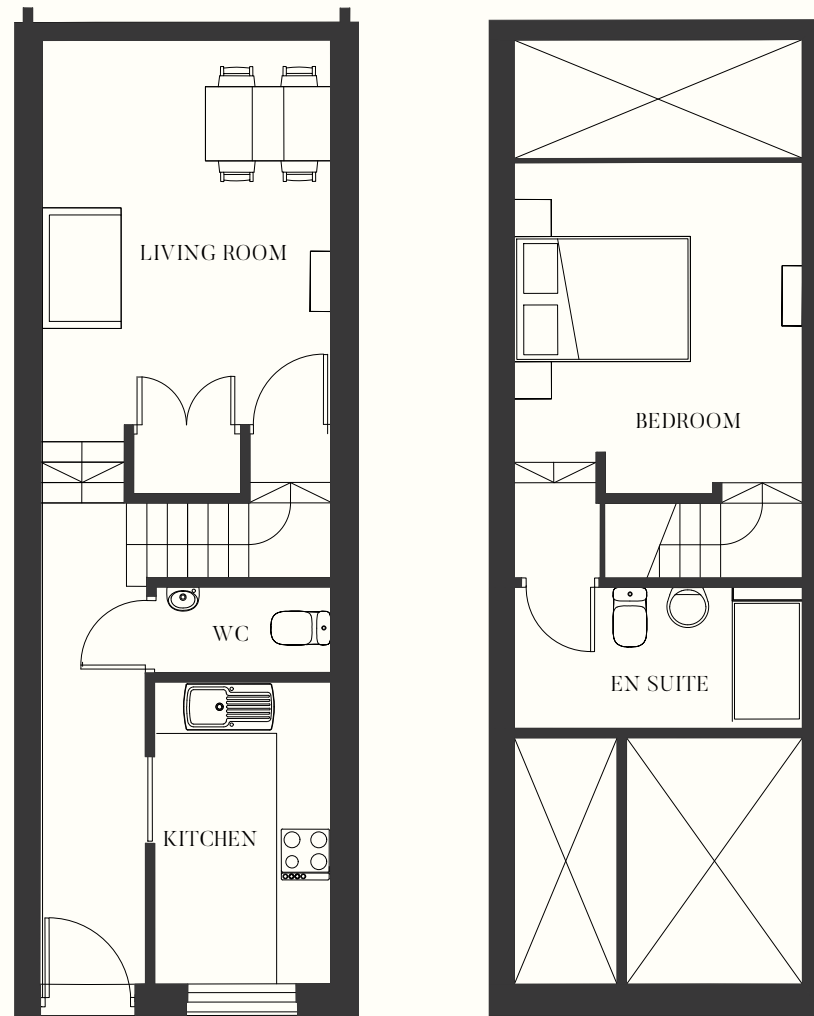
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FIRST FLOOR

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TOTAL FLOOR AREA :
49.4 m²



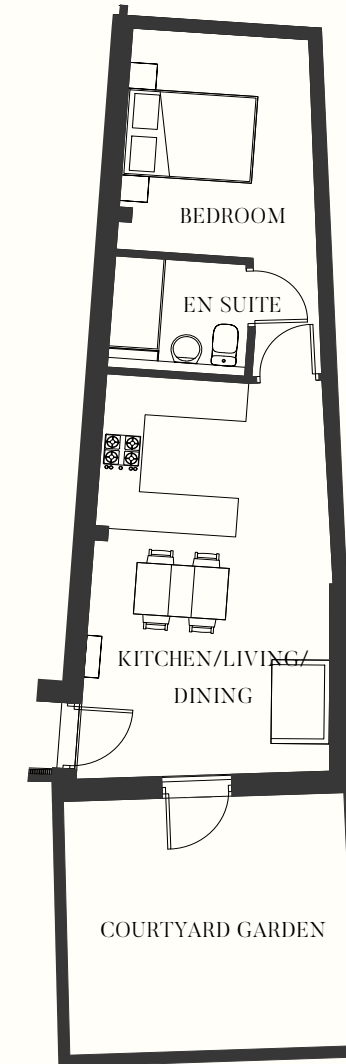
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 BEDROOM : 3.5m x 3.17m / 11'5 ft x 10'4 ft
 EN-SUITE : 1.54m x 3.17m / 5'0 ft x 10'4 ft
 WC : 0.94m x 1.94m / 3'1 ft x 6'4 ft

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TOTAL FLOOR AREA :
36.1 m²



GROUND FLOOR

KITCHEN/LIVING: 6.34m x 3.2m / 20'8 ft x 10'5 ft
 BEDROOM : 3.47m x 3m / 11'4 ft x 9'8 ft
 BATHROOM : 1.76m x 2m / 5'8 ft x 6'6 ft



SPECIFICATION

FINISHES

Tiles
Kitchen and bathrooms

Herringbone flooring
Entrance, living room and bedroom

Elegant black matte
Ironmongery

STAIRS

Wood flooring and black steel handrail

KITCHEN

Stone worktop
Push click cabinets
Integrated Bosch appliances

BATHROOM

Ceramic tiles and terrazzo
Black matte fixtures

The specification of the apartments is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the apartment sale contracts. The information contained in it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Apartment designs and layouts are indicative only and may change.

THE DEVELOPER



HILTONGROVE

Hiltongrove is a design led property company focusing on quality residential developments and high-end offices, studios and retail. Driven by a passion for architecture and delivery of outstanding schemes, we currently own and manage over 200 apartments, offices and shops.

What we do: We develop quality buildings into residential schemes and office & retail hubs.

Our ethos: Create homes where you would want to live. Design and build apartments that you would want to live in.



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