

The Grange

FRIERN BARNET

A MOUNTBATTEN HOMES DEVELOPMENT



Mountbatten Homes
like to do things
differently from the
usual developer



Welcome to the Mountbatten family

Mountbatten Homes develop homes and neighbourhoods across London and the Home Counties. At the heart of it all - we love developing in areas that have a blend of strong history and ambitious regeneration.

We collaborate with councils to revive under-utilised land to provide sustainable homes where communities can flourish and thrive. Whether it is your first home purchase, the place you raise your children or even the home you grow old in, we take the responsibility of building your future home very seriously.

Our passion for design and construction ensures that we deliver excellence in our interior design, quality of build and timely execution.

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Our Commitment

Comfort. Luxury. Enjoyment.

Welcome to The Grange, an exciting gated development of three houses in the affluent Friern Barnet area. Enjoy London suburban living with style and comfort in homes that are perfect for professionals, those with families and anyone seeking a cosmopolitan lifestyle.



A COLLECTION OF 3 HOUSES
SPANNING 4 FLOORS



5 BEDROOMS AND LARGE OPEN
LIVING SPACES



CINEMA/ENTERTAINMENT ROOM



PRIVATE GATED DEVELOPMENT





All computer generated images are indicative only.

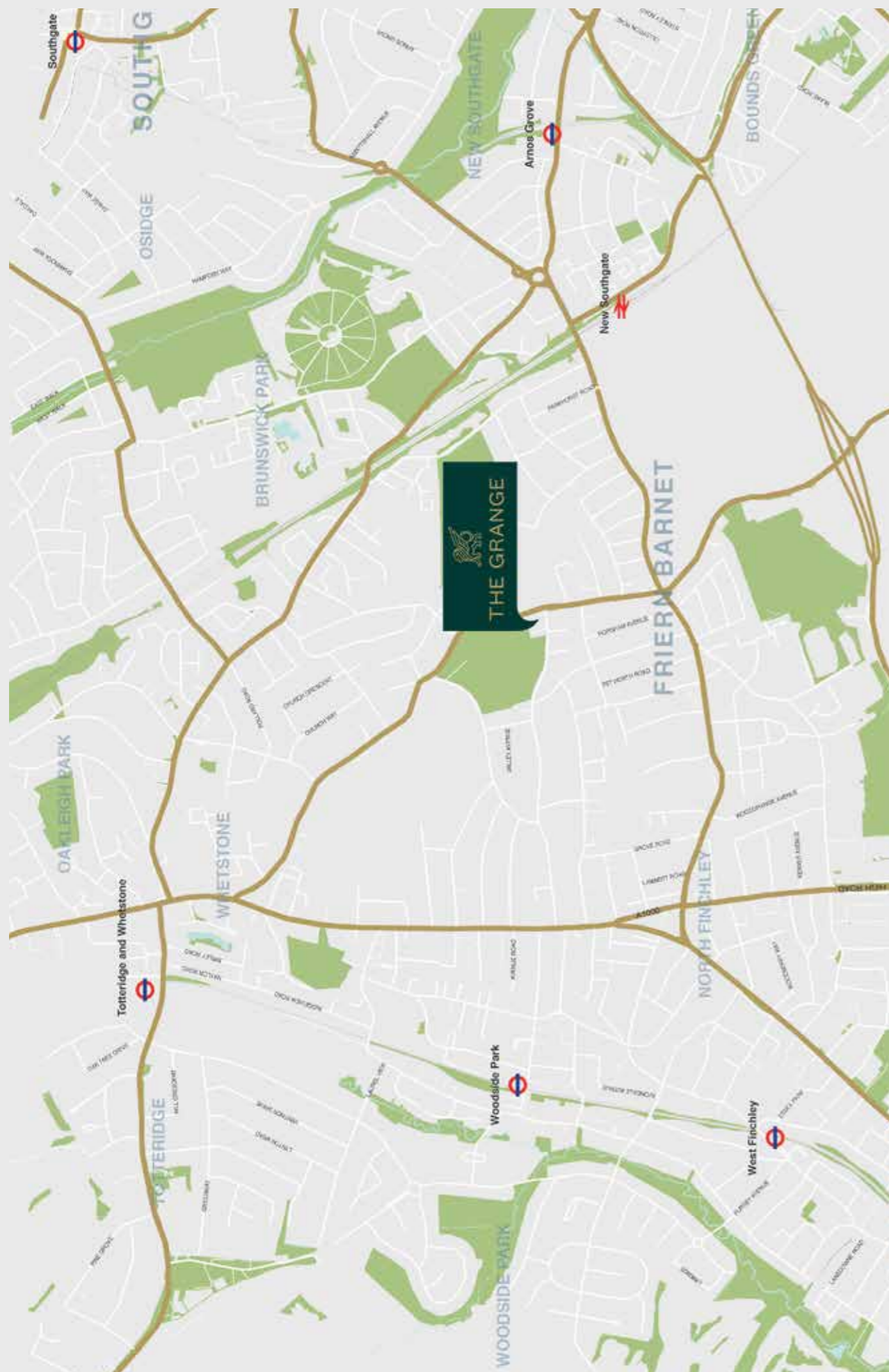


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The Location





1

minute to
THE NORTH
MIDDLESEX
GOLF CLUB

15

minutes to
HAMPSTEAD

1

minute to
TORRINGTON
PARK & FRIARY
PARK

16

minutes to
WEMBLEY
STADIUM

4

minutes to
TOTTERIDGE
& WHETSTONE
STATION

20

minutes to
LONDON
ZOO

11

minutes to
BRENT CROSS
SHOPPING
CENTRE

35

minutes to
OXFORD
STREET

11

minutes to
BARNET
HOSPITAL

37

minutes to
HEATHROW
AIRPORT

* Journey times are approximate times and represent off peak hours.

London underground and overground map

Totteridge & Whetstone Station and New Southgate Train Station are a short walk away, offering direct links to Central London



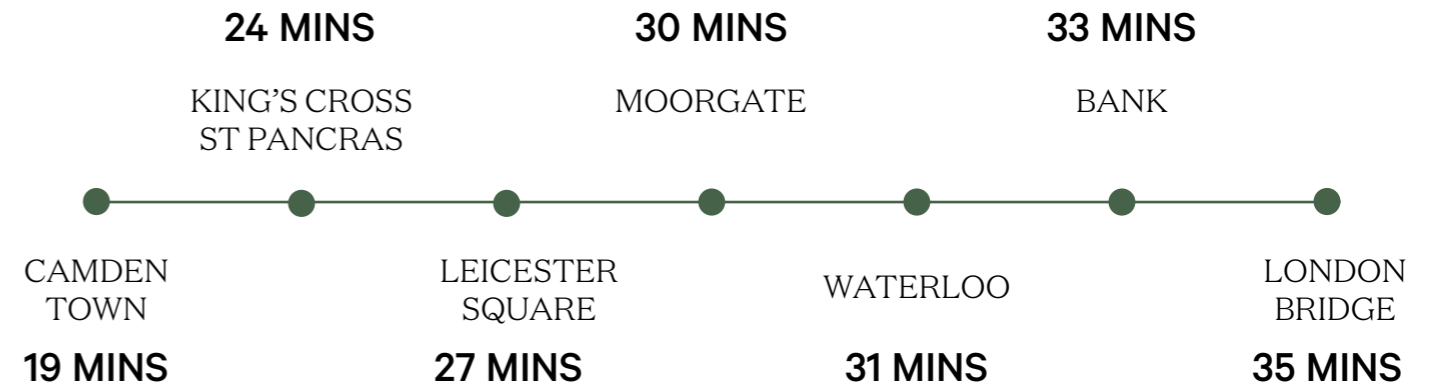
- Bakerloo
- Central
- Circle
- District
- Hammersmith & City
- Jubilee
- Metropolitan
- Northern
- Piccadilly
- Victoria
- Waterloo & City
- DLR
- Emirates Air Line cable car (Special fares apply)
- London Overground
- TFL Rail
- London Trams
- District open at weekends and on some public holidays
- Interchange stations
- Internal interchange
- Under a 10 minute walk between stations
- Step-free from train to street
- Step-free from platform to street
- National Rail
- Riverboat services
- Victoria Coach Station
- Emirates Air Line cable car

Perfectly Located



By Tube

Totteridge & Whetstone Station



By Rail

New Southgate Train Station



Discover Barnet

Friern Barnet is a leafy, vibrant and homely area within the London Borough of Barnet. With a host of restaurants, schools and even a golf course on your doorstep, the development at The Grange is the ideal place to enjoy suburban London life with your family.



▶ Parks around Barnet



◀ The Griffin



▶ Brent Cross Shopping Centre



▶ Everyman Cinema



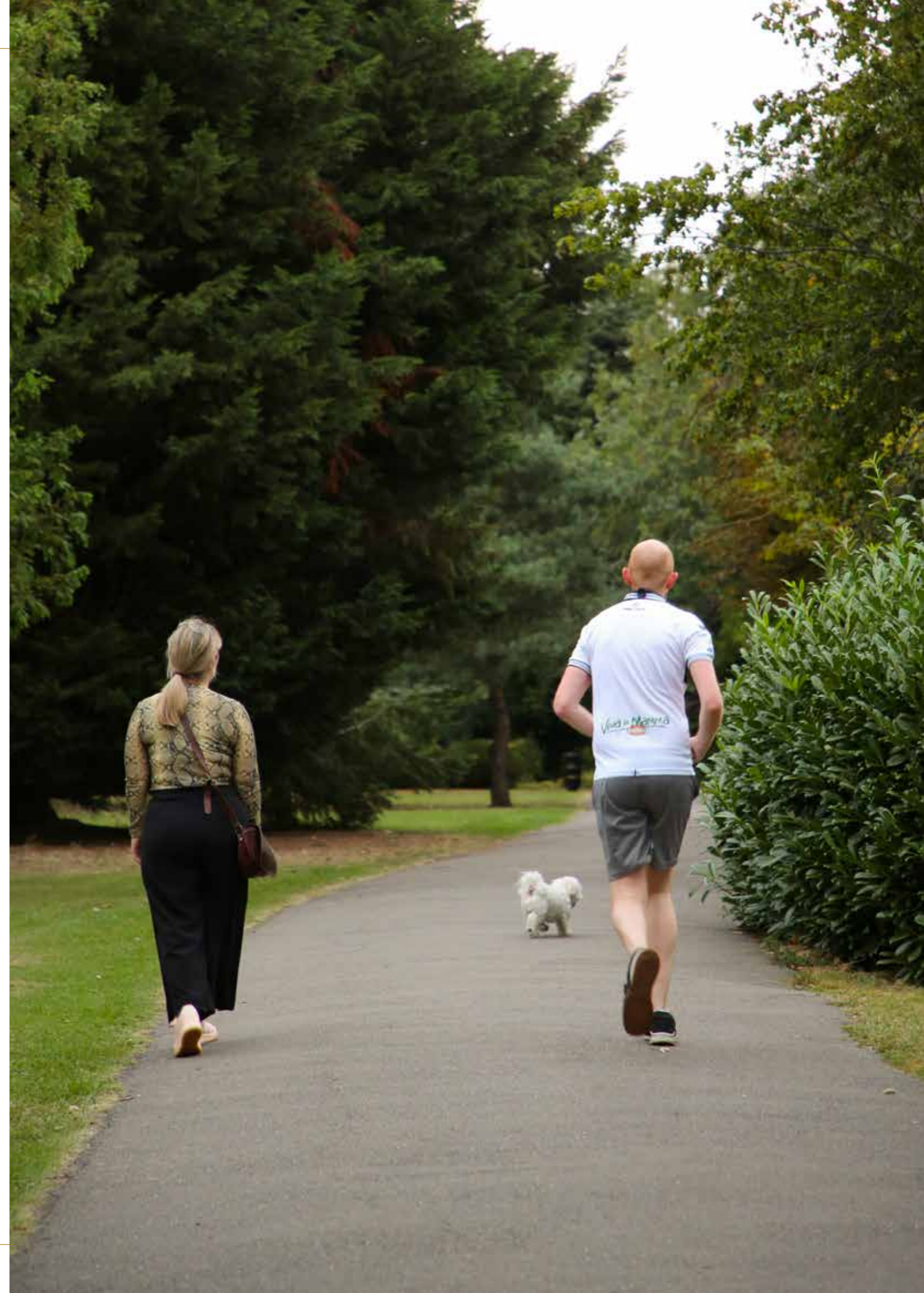
◀ Friary Park



Parks

The Grange is a stone throw away from Torrington Park, Friary Park and Bethune park, where you and your family can enjoy access to :

- Multi sports court
- Basketball court
- Skate park
- Toddler, junior & senior play areas
- Cafe
- Outdoor gym
- 11 A side football
- Free of charge tennis
- Health walks





9 minutes to
The Black Horse



10 minutes to Savoro
Restaurant



Pubs & Restaurants

Eat and drink your hearts
out with your friends and
family at local charming
pubs, lively bars and
restaurants.

17 minutes to
The Chandos



11 minutes to
Melange Restaurant





GARDEN
BARS
and
HEATED
COURTYARD

THE GRIFFIN

The Griffin

Sprawling pub with 6 screens for sports, pub grub, outside bars, large garden and covered terrace.

🚗 | 4 minutes



▶ **The Gastrophysics Chef's Table**

Exclusive dining experience only open for the last week of every month, experimental 10 course tasting menu.

🚗 | 11 minutes



Da Franco ▶

Long established Italian fine dining.

🚗 | 2 minutes



The Orange Tree

Elegantly decorated bar serving numerous seafood and Modern European dishes, plus real log fires.

🚗 | 5 minutes



9 minutes to The Old Courthouse Cafe



8 minutes to Heddons Kitchen



3 minutes to Em's Coffee



13 minutes to Charlie's Cafe & Bakery



Cafes

The day-time cafe and restaurant culture in Barnet is among the best and most eclectic in the city.

Try fabulous coffee and home made cakes & pastries at Charlie's Cafe & Bakery.



Cinema


Enjoy watching movies on a cosy couch whilst ordering a selection of food and beverages to your seat at Everyman Cinema.

 | 9 minutes

Waitrose

Grocery Stores

There is a plethora of options for one to make use of local amenities or go shopping. Whether it is M&S, Waitrose, Tesco or Sainsburys being within a few minutes' drive, you have plenty of options to fulfil the desires of everyone at home.

 | 6 minutes to Waitrose

Waitrose

Shopping

The Brent Cross Shopping Centre is less than 11 minutes by car. The shopping centre is currently undergoing a tremendous £1.4 billion redevelopment to provide over 1 million square feet of retail and leisure space, including more than 40 new restaurants, a cinema complex and hotel accommodation.



10 minutes to The Spires Shopping Centre
30 minutes to Westfields Shopping Centre

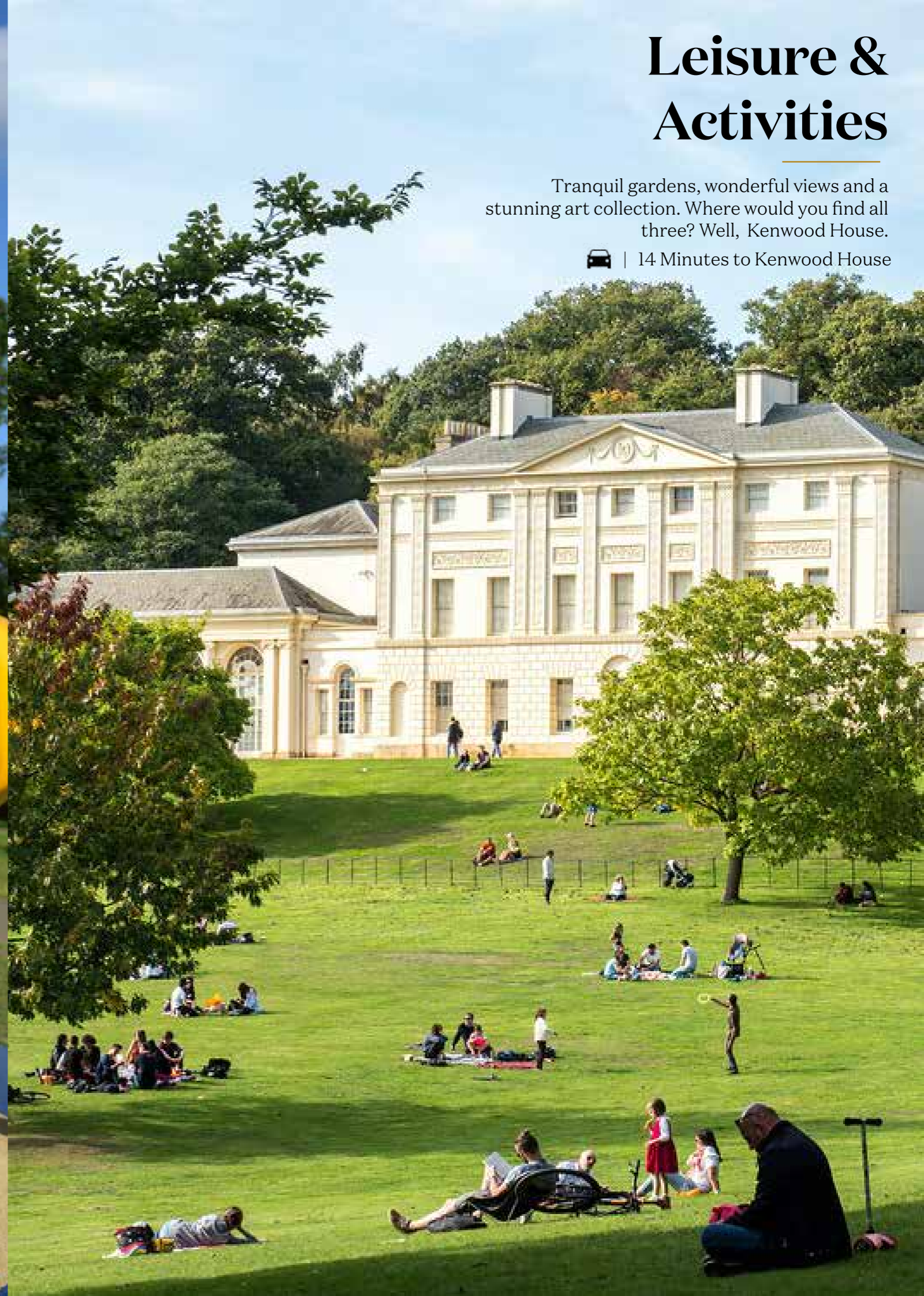


▲ The Spires Shopping Centre

Leisure & Activities

Tranquil gardens, wonderful views and a stunning art collection. Where would you find all three? Well, Kenwood House.

🚗 | 14 Minutes to Kenwood House

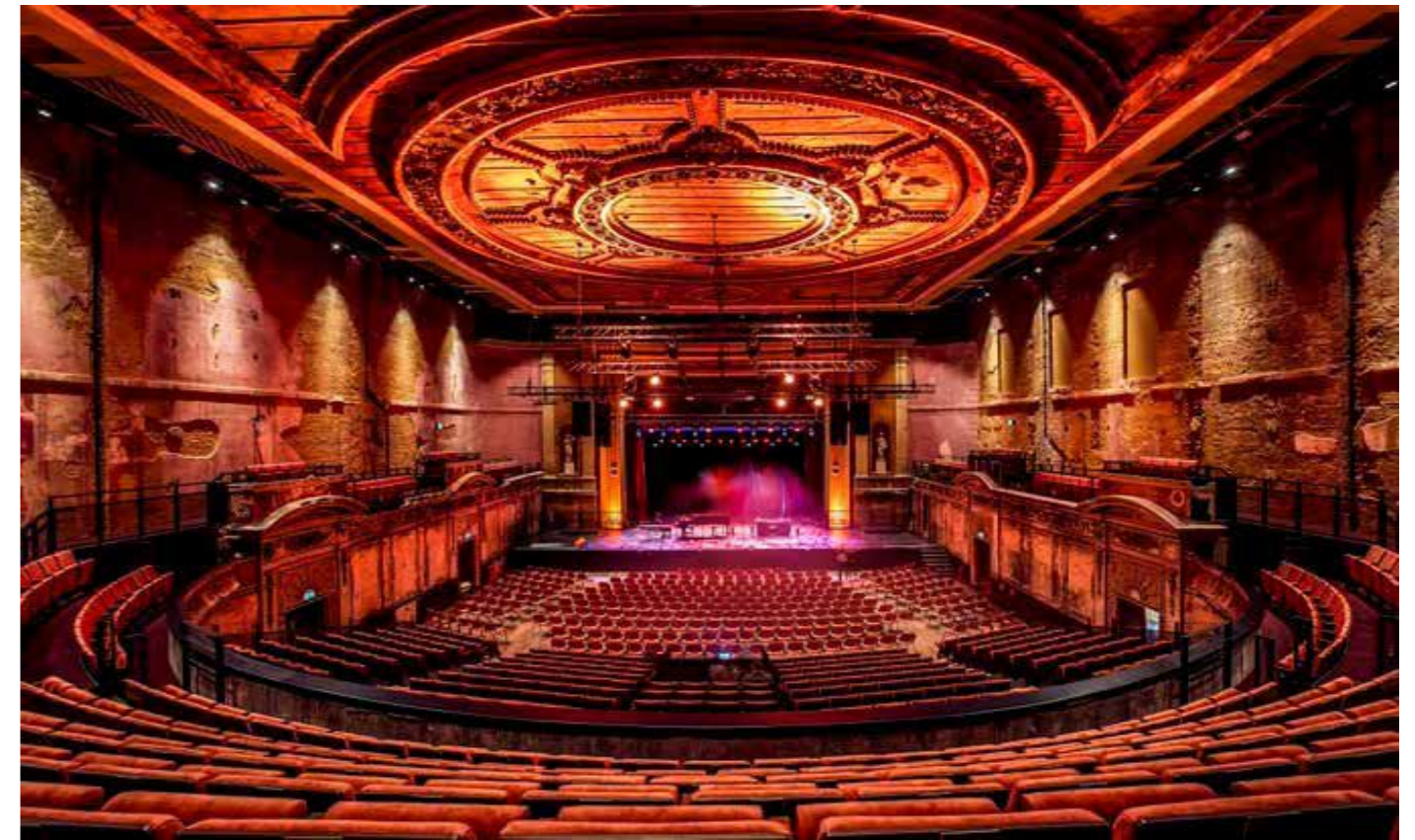


🚗 | 17 minutes to The Royal Air Force Museum

Alexandra Palace

Indulge in entertainment at Alexandra Palace, an iconic London Landmark, host to concerts, events and exhibitions, with 196 acres of parkland, and an international sized Ice Rink.

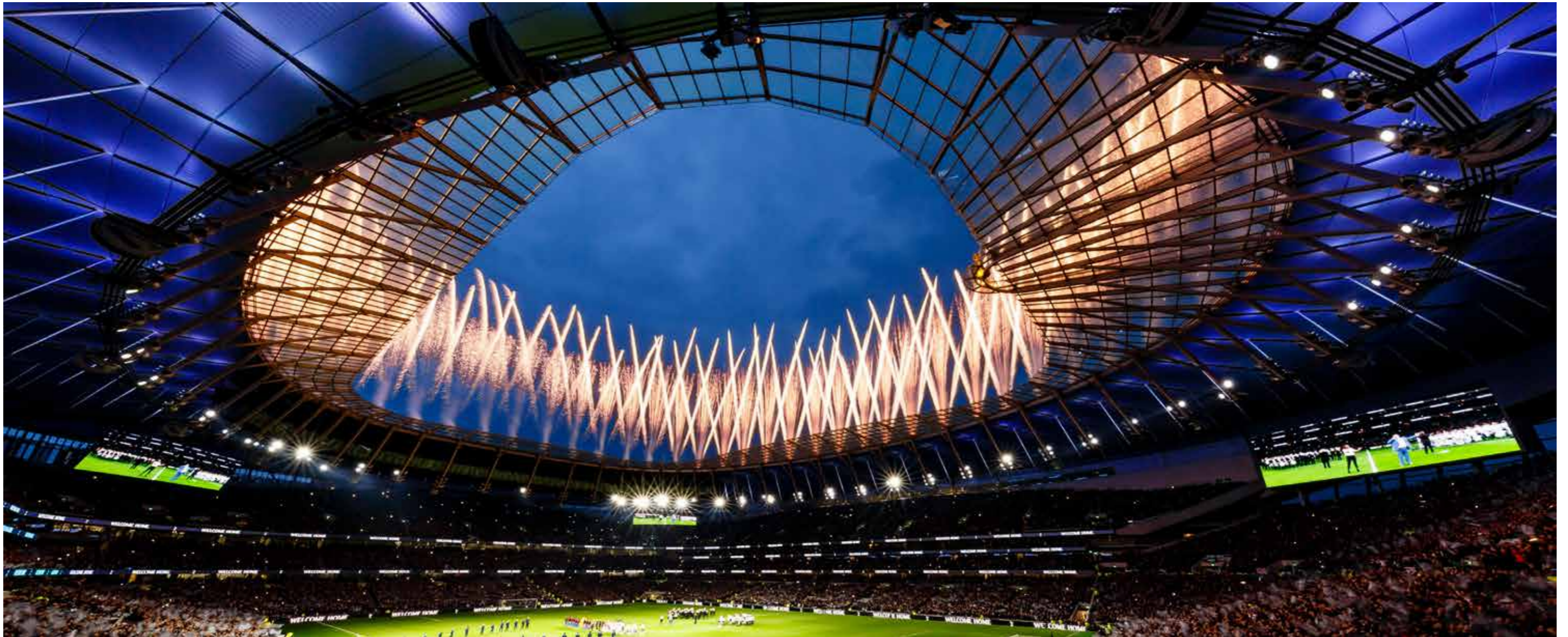
🚗 | 14 minutes



The Tottenham Hotspur Stadium

The Tottenham Hotspur Stadium is the home of Tottenham Hotspur in North London, replacing the club's previous stadium, White Hart Lane. It has a capacity of 62,303, making it one of the largest stadiums in the Premier League and the largest club stadium in London.

🚗 | 19 minutes



Golf Club

Situated within a moment's walk of The Grange, the North Middlesex Golf Club occupies 74 acres of glorious parkland with a course that is 5,675 yards long with a par of 69. Having been there for over a century, the club has formed an integral part of the local community and is the ideal way to enjoy time away from the home and office.



1 minute to
The North
Middlesex
Golf Club



12 minutes
to The Shire
London
Golf Club



16 minutes to
The Dyrham
Park Country
Club

Education

Barnet has an abundance of excellent schools for your child, be it at nursery, primary or secondary level. These schools provide your child with the sound and vocational knowledge required for life ahead, be it at university or working life.



ALMA PRIMARY

An Ofsted “Good” school with an “Outstanding” early years, Alma Primary’s vision covers aspiration, belief, creative development & achievement through enjoyment.

2 minutes

QUEENSWELL INFANT & NURSERY SCHOOL

A community school for children aged 7 to 11, committed to raising standards through a wide range of experiences for all children through encouragement and stimulation.

8 minutes

ST JOHN’S C OF E PRIMARY SCHOOL

St John’s encourages and works towards all pupils being independent, active learners to embed values and characteristics that will help pupils be lifelong learners.

2 minutes

WREN ACADEMY

Student leadership is at the heart of the philosophy with student curriculum advisers, lesson observers and interviewers working along with a more traditional student council.

5 minutes



THE COMPTON SCHOOL

The School is situated on Summers Lane, North Finchley. It is an academy school for boys and girls aged 11 to 18 and the school years range from year 7 to year 13.

4 minutes

ST. MICHAEL’S CATHOLIC GRAMMAR SCHOOL

The prime aim of the school is the formation of responsible & committed Catholic citizens. It seeks to encourage the highest standards in academic achievement, social responsibility & personal development.

6 minutes

FINCHLEY CATHOLIC HIGH SCHOOL

Finchley Catholic High School is a boys’ secondary school with a coeducational sixth form in North Finchley, part of the London Borough of Barnet, England.

4 minutes



Business Centre

North London Business Park offers a range of on-site facilities including meeting rooms, cafés, a private gym, hairdressers, ample parking and open air communal seating areas.

 | 6 minutes



Health & Fitness

Whether in gyms, pools, leisure centres, spas, libraries or children's centres, there's bound to be a facility you love.

◀ 7 minutes to Barnet Lawn Tennis Club



▲ 7 minutes to David Lloyd Finchley Gym



▲ 20 minutes to Barnet Football Club



▲ 9 minutes to New Barnet Leisure Centre



◀ 5 minutes to Nuffield Health



Timeless Design

Each of the development finishes, materials and building choices are hand-picked, not just for their sustainability, but for their ability to maintain timeless design, with a focus on creating homes for now and the future.

Through careful space design, we have optimised the living floor space to give buyers flexibility in their homes, be it entertaining guests or having relaxing nights in. The layout is configured to promote opulence through natural light and contemporary accessories. Branded appliances, clean lines and high quality specification curate modern and affluent living spaces.



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Live with style

The layouts are clean and simple to ensure maximum space and operational efficiency.

With four floors of habitable space, you will have the luxury of 5 bedrooms, including a master ensuite, huge living and dining area that extends out the garden seamlessly with our bi-folding doors, as well as chic entertainment/cinema room in the basement to minimize disturbance to upper floors.

We create beautiful properties with style and elegance so that you can truly call your house a home.

Bedroom

Our bedrooms are generously sized and benefit from ample natural sunlight.



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Bathroom

In order to achieve the perfect balance of modern and timeless aesthetic, we have chosen a soft minimalistic theme for the bathroom design. In doing so, we were able to emulate simplicity and clarity; two qualities that have proven to guarantee long and lasting design.

Kitchen & Garden

Open-plan kitchen and living areas maximise space and light. All specifications have been crafted with a neutral colour scheme and modern accents. Our garden spaces create an atmosphere of peace and tranquility- a perfect retreat to unwind to after a long day.



HANDLELESS AND SOFT CLOSING KITCHEN DRAWERS



HIGH QUALITY MATT FINISH



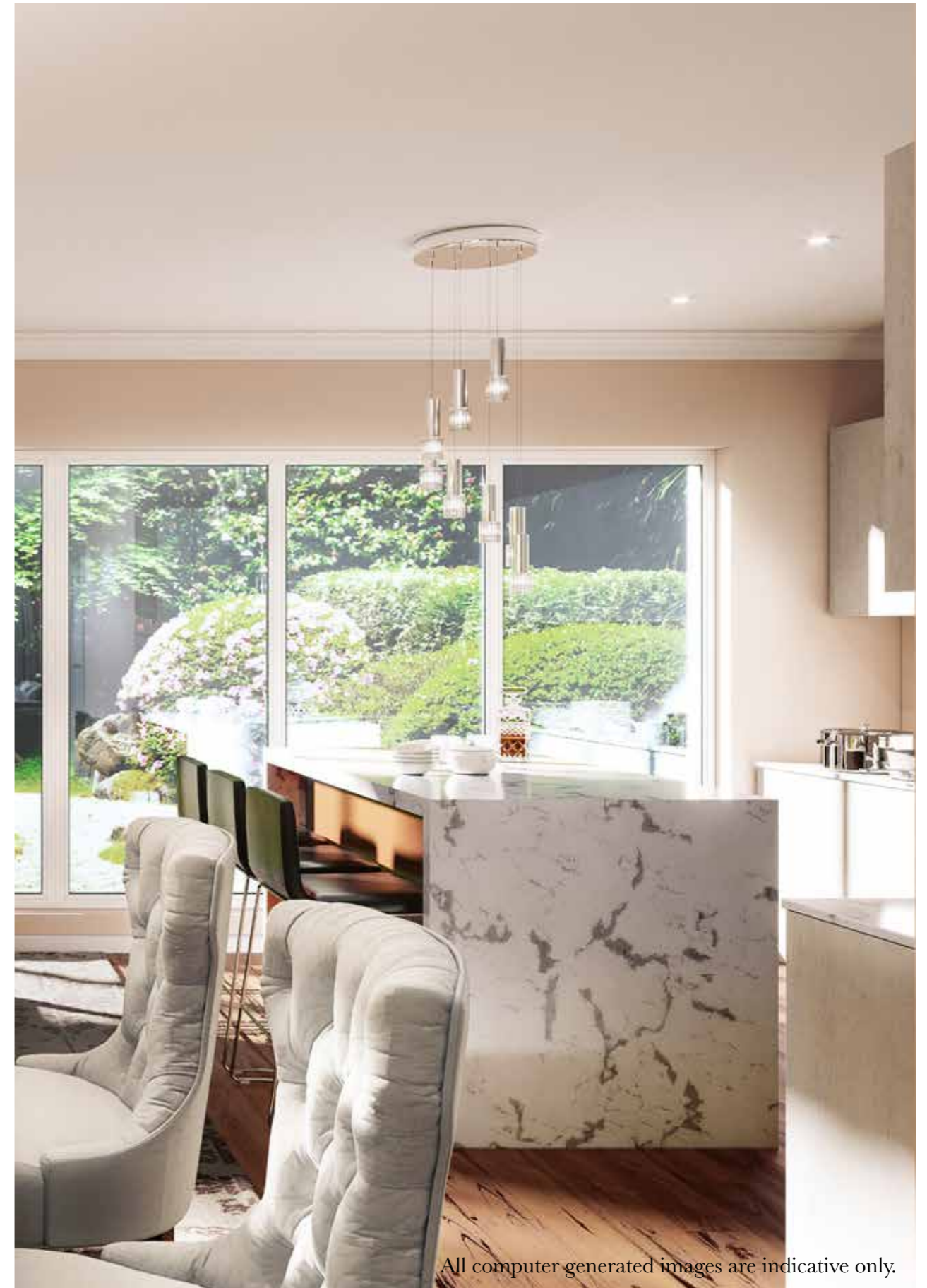
SMART AND RESILIENT QUARTZ WORKTOPS



MATCHING QUARTZ SPLASHBACKS



MIELE APPLIANCES



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Entertainment Room

With our generously sized basements, enjoy the luxury of having a spacious entertainment room, ideal for a home cinema or any of your entertainment needs.

Safety & Security

Being a private gated development with secure entry systems, we place a high priority on your safety and security.



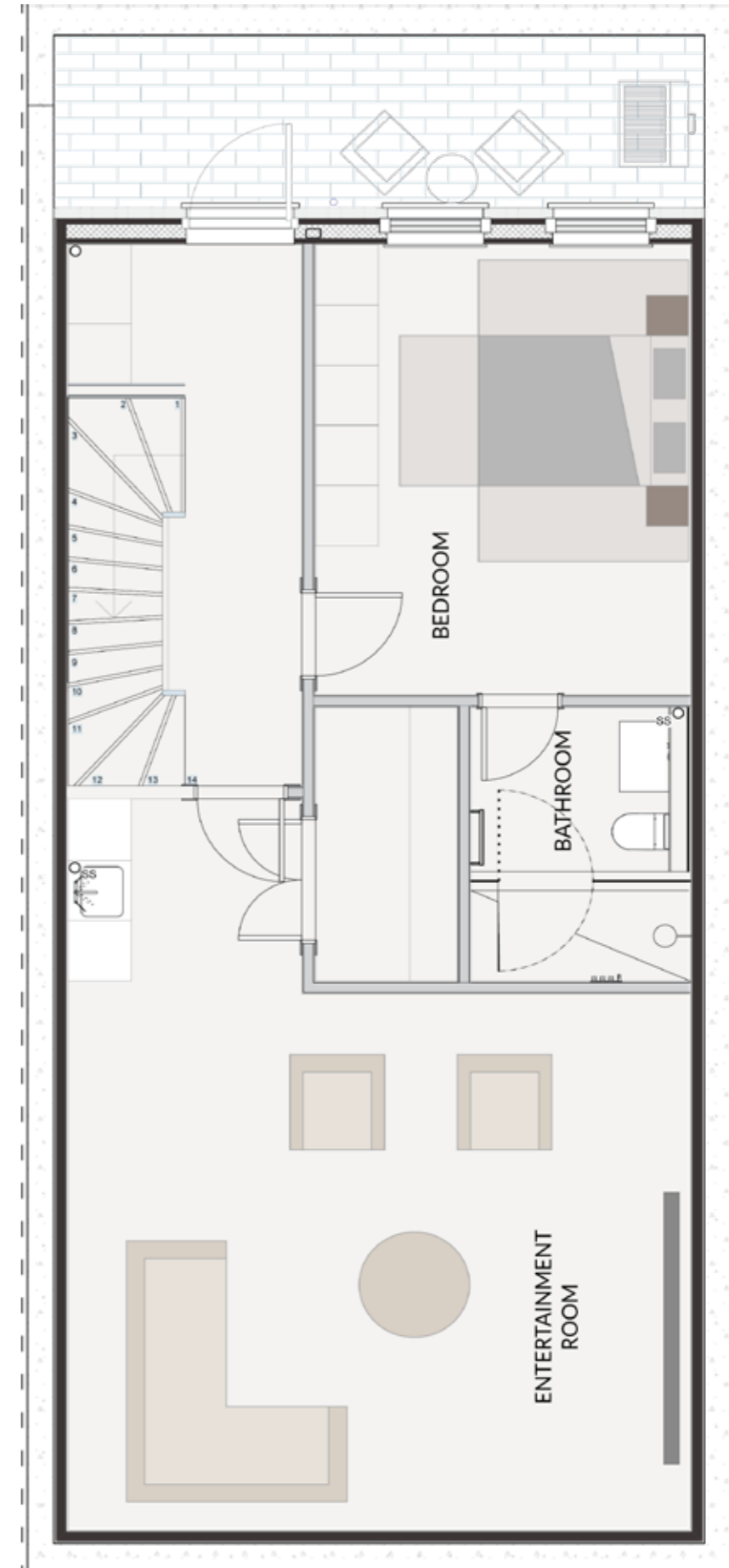
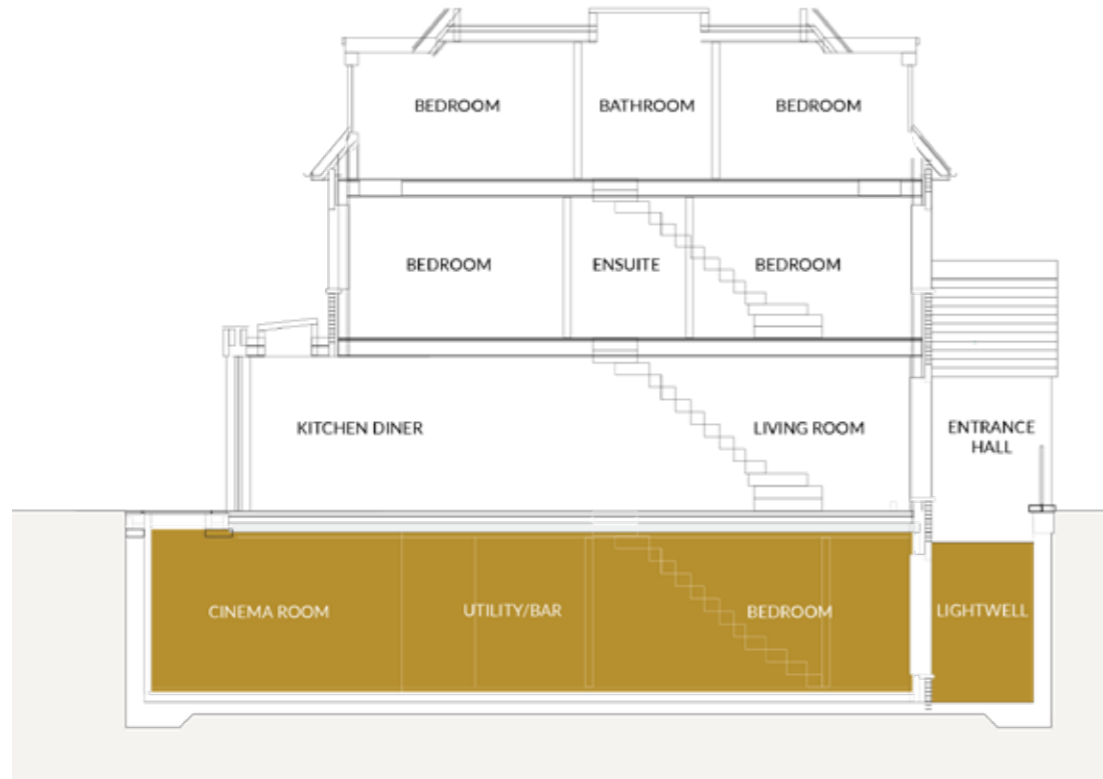
Floor Plans



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1 | Basement

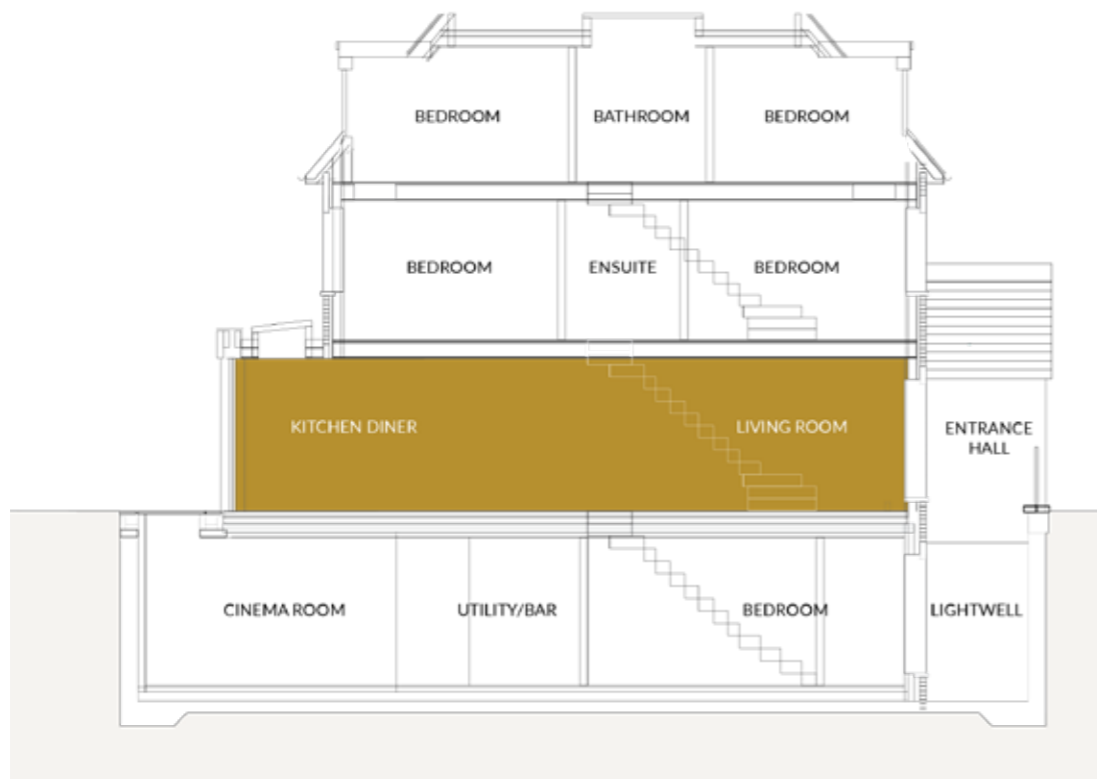
Entertainment Room	5.3m x 5.9m
Bedroom	3.6m x 4.5m
Ensuite	2m x 2.7m



2

Ground Floor

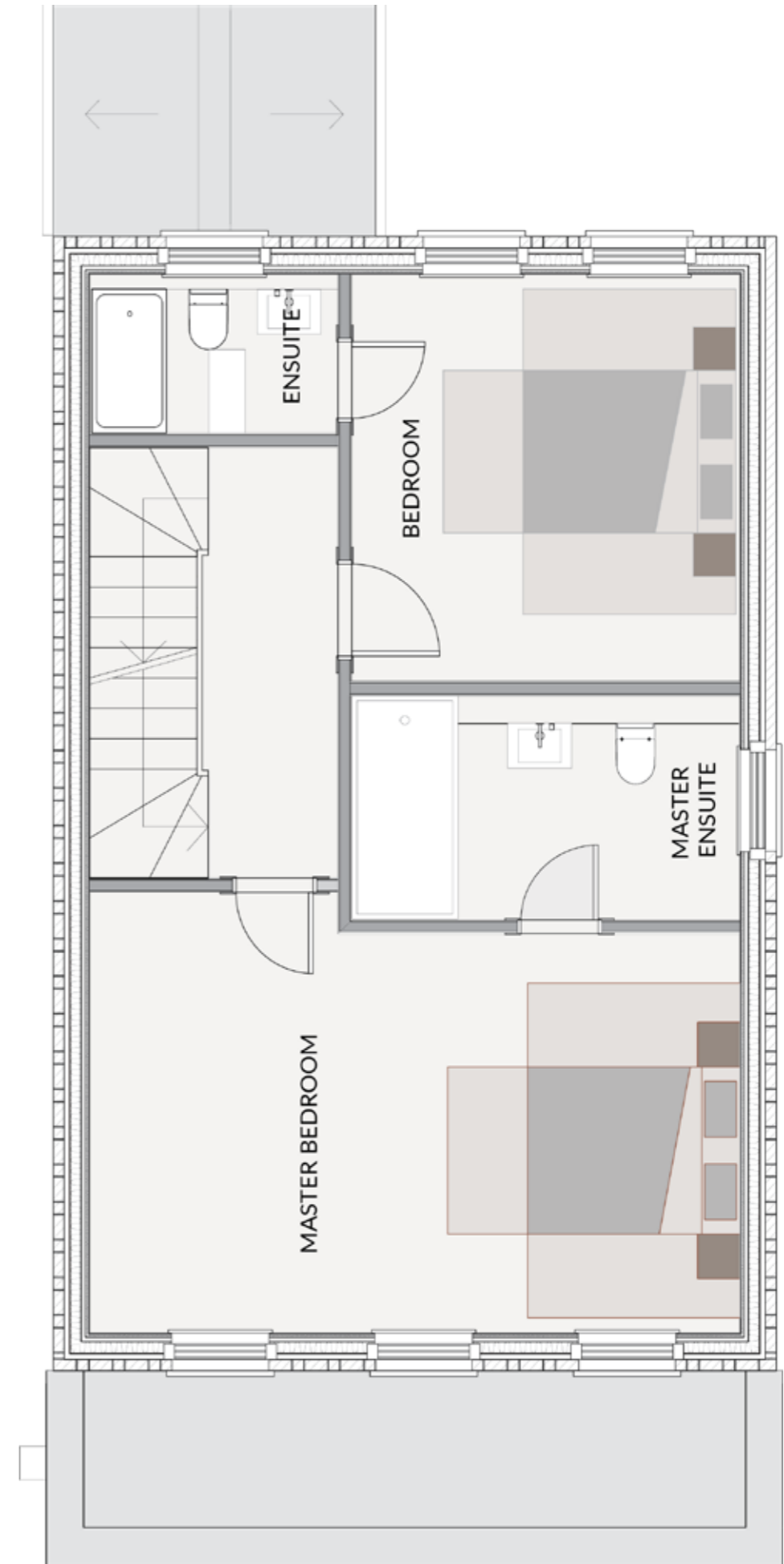
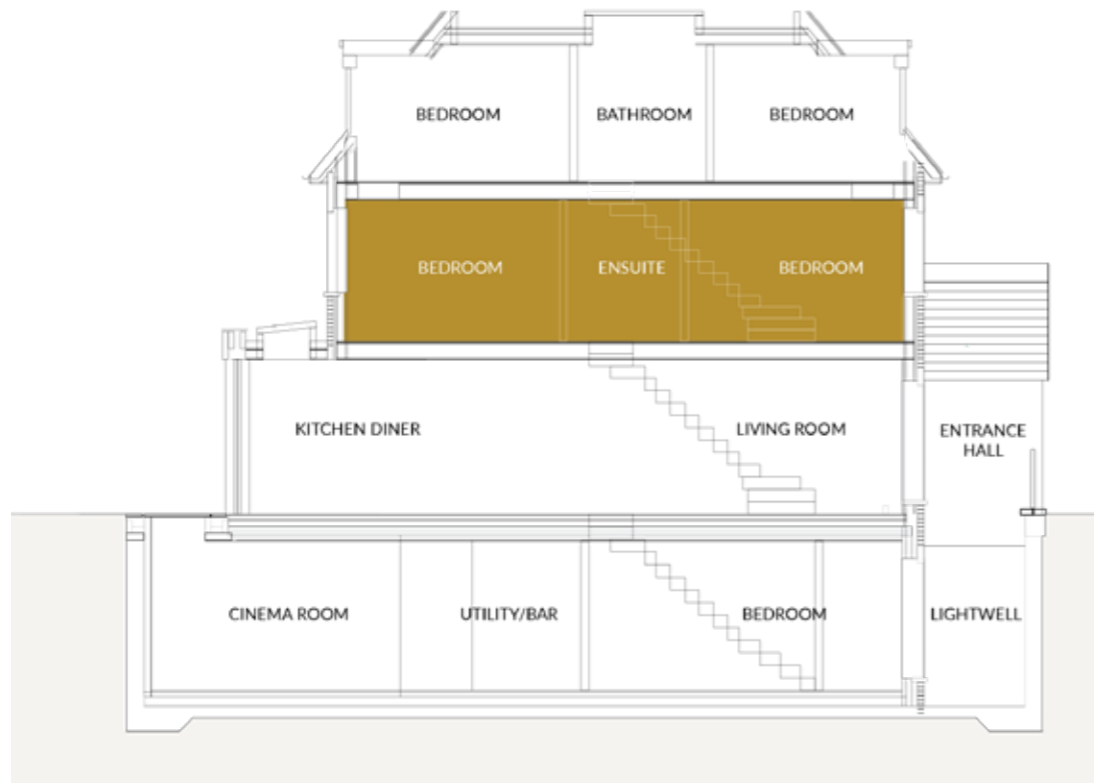
Kitchen	6.1m x 3.9m
Living	3.6m x 7.2m
WC	2.3m x 1.6m



3

First Floor

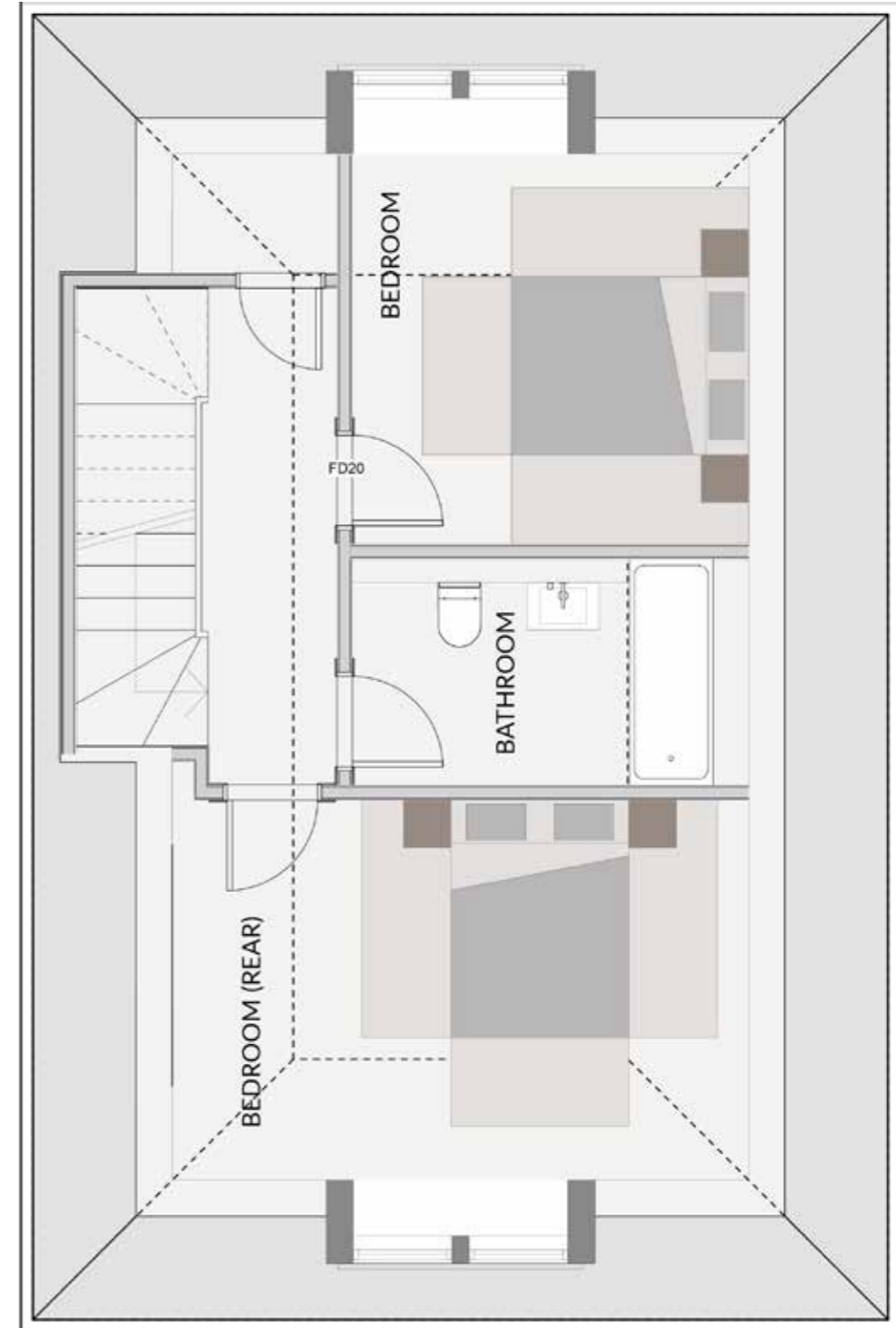
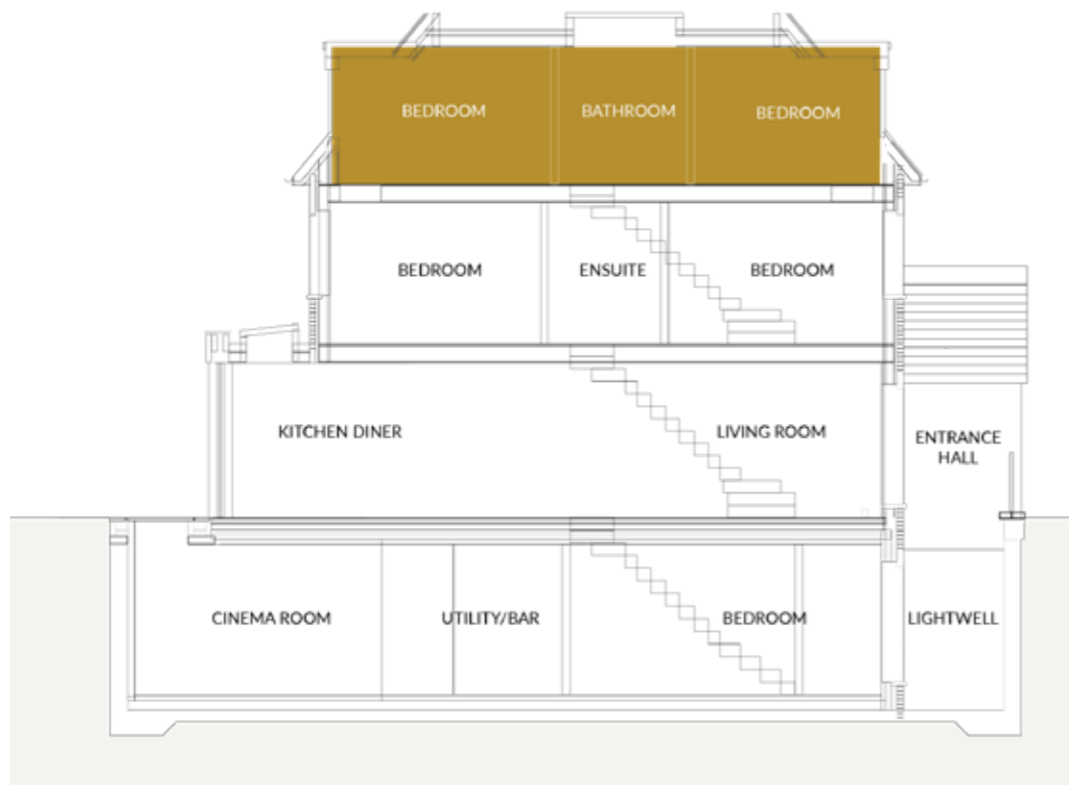
Master Bedroom	3.5m x 6.1m
Master Ensuite	3.6m x 2m
Bedroom	3.6m x 3.6m
Ensuite	2.3m x 1.4m



4

Second Floor

Bedroom (Rear)	4.8m x 3.2m
Bathroom	3m x 1.9m
Bedroom	3.3m x 3.3m



Sustainability Standards

Mountbatten Homes is a company that believes in investing in the future, which not only encapsulates our buildings but also the way we build and use them thereafter. We are committed to being efficient with our energy, water and waste, whilst constructing in a method that is environmentally friendly.

Here are some of the steps we are taking to create a positive impact on the environment.

- ✓ REPLACEMENT AND ADDITION OF TREES
- ✓ ENERGY EFFICIENT FIXTURES AND FITTINGS
- ✓ CYCLE STORAGE IN PLACE OF CAR PARKING
- ✓ UTILISING OPEN SPACES BY INCORPORATING GARDENS AND LIVING ROOFS
- ✓ INCREASED BIODIVERSITY
- ✓ USING NATURAL SOURCES OF ENERGY (AIR, SUN, WATER)
- ✓ PROMOTING COMMUNITIES BY INTEGRATING SOCIAL AND PRIVATE HOUSING
- ✓ RECYCLING BINS AS PART OF OUR WASTE POLICY
- ✓ EXPLORATION IN SUSTAINABLE BUILD METHODS, E.G. CROSS LAMINATED TIMBER
- ✓ PROVIDING A SAFE WORKPLACE AND A HEALTHY ENVIRONMENT FOR OUR EMPLOYEES

Charity has always been at the heart of everything we do.

Giving back to the community and those less unfortunate than us is a part of our DNA. While Mountbatten Homes grows and achieves greater heights in its business, it also believes in the growth of the society by giving back and creating a positive impact.

Whilst working closely with local communities to safeguard their interests and take their opinions on board, we also work with charities whose values we deeply believe in.

We are overjoyed and humbled to be partners with the following associations:



88 Bikes

Gives free bicycles to girls throughout the world, especially the heroic survivors of human trafficking.



Combat Stress

Treats and supports veterans with trauma-related mental health problems such as anxiety, depression and post-traumatic stress disorder (PTSD).



Ronald McDonald House Charities

Provides free 'home away from home' accommodation and support for families with children in hospitals across the UK.

As a gesture of giving back, Mountbatten Homes donates £1,500 per apartment or house sold directly to one of the three charities mentioned, at the preference of the buyer.

Our Commitment



Our commitment to our customers

- Providing good value for money by making luxury homes affordable.
- Delivering highest quality of materials by working with credible suppliers.
- Optimising space and design by efficient planning and interior design.
- Ensuring a smooth transition into your new home by providing exceptional customer service.

*Creating properties our buyers
can be proud to call home*

Misrepresentation Act

North 11 Development Limited T/A Mountbatten Homes for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupations, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of North 11 Development Limited T/A Mountbatten Homes has any authority to make representation of warranty whatsoever in relation to this property.

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