

# Park North

60 Stamford Road, N15





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60 Stamford Road  
London N15 4PZ

Surrounded by green parks and tranquil wetlands, a hop away from the buzzing hubs of East London, and a moment's walk from the proudly independent cultural heart of Seven Sisters sits Park North, a contemporary new development of one, two and three bedroom apartments built to the very highest standards around a residents' only courtyard and each with private secluded balconies.

## Courtyard

The heart of the development features a private, resident's only courtyard raised on a platform away from the hustle and bustle and designed for neighbours to get to know each other over a cup of tea.



“COME *and*  
PLANT ROOTS  
*with a* NEW  
GENERATION *of*  
CURATORS...”

# The NEXT *is* NOW

## Welcome to your new home.

Where the rich industrial past of North London meets its exciting creative renaissance, Seven Sisters is a vibrant and proudly independent neighbourhood and the latest frontier in urban East London's northward revival.

Come and plant roots with a new generation of curators who are turning this already vibrant locale, where the very best of the city's eclectic multi-culturalism meets microbreweries concept coffee shops, craft ale bars, organic food markets and inventive restaurants, into the most exciting place to be in town.

It's all here. A stroll away from calming waters of the River Lee, a 15 minute cycle ride from the buzz of Hackney, a breath of fresh air on your balcony, a quiet space to call home.

**This is Park North.**



“SORRY SHOREDITCH *and* PECKHAM,  
BUT IT’S TIME *to* MAKE ROOM  
*for* LONDON’S LATEST GO-TO  
NEIGHBOURHOOD”

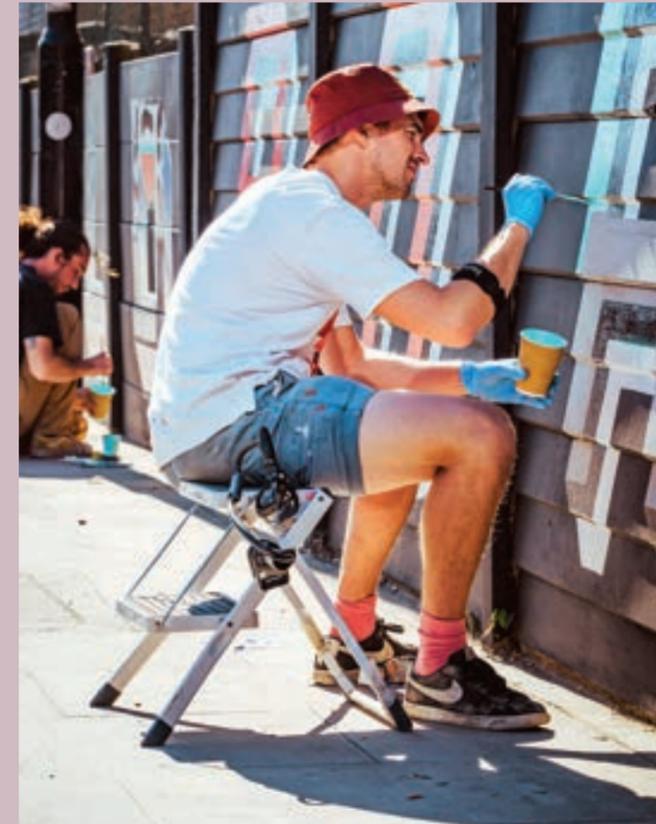
CONDE NESTTRAVELLER

# SAY HELLO TO YOUR NEW TURF

Explore your new neighbourhood and discover an eclectic tapestry of concept coffee shops, craft ale bars, organic food markets, inventive restaurants, and cutting edge art centres.

In the words of Time Out magazine, “a bustling stream of activity lined with Algerian grocers, Somali cafés, Afghan grill houses, Turkish barbers, Italian delis, Ethiopian restaurants and whatever else you can think of,” your main street Seven Sisters Road is multi-cultural London at its intoxicating best.

YOUR NEW TURF



YOUR NEW TURF



YOUR NEWTURF



**Markfield Park**

In a bend of the River Lea on one of the 10 reservoirs of Walthamstow Wetlands nature reserve, Markfield Park gives your new home its name. Start the day here by the old Engine House Museum where you can learn about "Tottenham's hidden history". While you're there, pop in to the park's café and recharge before a lazy Sunday on the grass.

*Where: 43 Crowland Rd, London N15 6UL*



**Cafe Lemon**

A beloved Seven Sisters staple, Café Lemon's signature drink Limonata (made, of course, with fresh lemons) is the perfect antidote to all that life could ever throw at you. But zest isn't to be found just in their drinks; try their Wild Alaskan Salmon burger and you'll see what we mean. Locally owned and independent to their core this little slice of heaven is soon set to become your go-to.

*Where: 118 West Green Road, London N15 5AA*



YOUR NEWTURF

**Craving Coffee**

Your stylish London lifestyle begins right outside the front door of Park North. On Markfield Road, Craving serves artisan espressos in a chic industrial space with designer furniture right out of Wallpaper magazine. Join the creative crowd for its Vietnamese and Japanese brunch plates or grab one of their specialty coffees to go.

Step inside this creative café and event space and you could be in Brooklyn. It's the brainchild of barber turned barista Matt Ho and live music promoter Rachel Ho who began Craving as a humble mobile cart in Tottenham Green Market. Sourcing coffee beans from Climpson & Sons and bread from Seven Seeded bakery they work with local suppliers who share their community ethos. In 2021 they moved into the recording studios of friends Ten 87 on Markfield Road so look out for live events to compliment Chef Louis' Asian Fusion menu.

*Where: 39B Markfield Road London N15 4QA*



**Bind Yoga**

Focussing on how you feel more than how you look, Bind is your neighbourhood yoga studio. A peaceful sanctuary away from the craziness of London life since 2018, you can leave your lycra at home and come as you are – at Bind, they don't care whether you can balance on your hands or struggle to stand on one leg.

*Where: 3 Vicarage Parade, London N15 3BL*



**Bones & Pearl, Belt Craft Studios & The Buckle Factory**

Across the road from Craving is Bones & Pearl, a white walled gallery with "notorious art exhibitions" from resident curator Anna Choutava and guests. Seven Sisters' creative future is also being mapped out at Belt Craft Studios and The Buckle Factory home to 20 artists' studios.

*Where:  
Bones & Pearl - 60-68 Markfield Rd, London N15 4QA  
Belt Craft Studio - Unit 7, 2-6 Gourley Place N15 5NF  
The Buckle Factory - Unit 3, 2-6 Gourley Place N15 5NF*

YOUR NEW TURF



#### Chukus

With over 300 languages spoken here, the food scene always throws up surprises. "For a delicious, life-changing crash course in Nigerian tapas," (Grace Dent, The Guardian), try Chukus for the African food you never knew you needed.

*Where: 274 High Road, Tottenham, N15 4aj*

#### GROW

"We started doing community gardening projects six years ago and needed some way to fund them, so we ended up running parties," Paul McGann from Grow Tottenham told Time Out magazine in 2018. Designed by award winning architectural practice Beep Studios, this Community Garden that double as a café and club has risen up in the car park of an of industrial unit. Supporting local growers, DJs, musicians and promoters, McGann and his team have created something unique to London's cultural scene.

*Where: Ashley House, Ashley Road, London N17 9LZ*



YOUR NEW TURF

YOUR NEW TURF



**Corner Pin Pub & True Craft**

North London's craft ale revolution also began here. Known for their tangy IPAs and buzzy taproom, local legends Beavertown are soon to open their first pub Corner Pin, in collaboration with Tottenham Football Club. Then there's True Craft serving hoppy ales and sourdough pizza right by Seven Sisters station.

*Where:*  
732 High Road, Tottenham, London, N17 0AG  
68 W Green Rd, South Tottenham, London N15 5NR



**Tottenham Green Market**

Where old North London meets the new, Tottenham Green Market is home to family businesses neighbouring organic food stalls like Wildes Cheese and a revolving collection of Street Food pioneers.

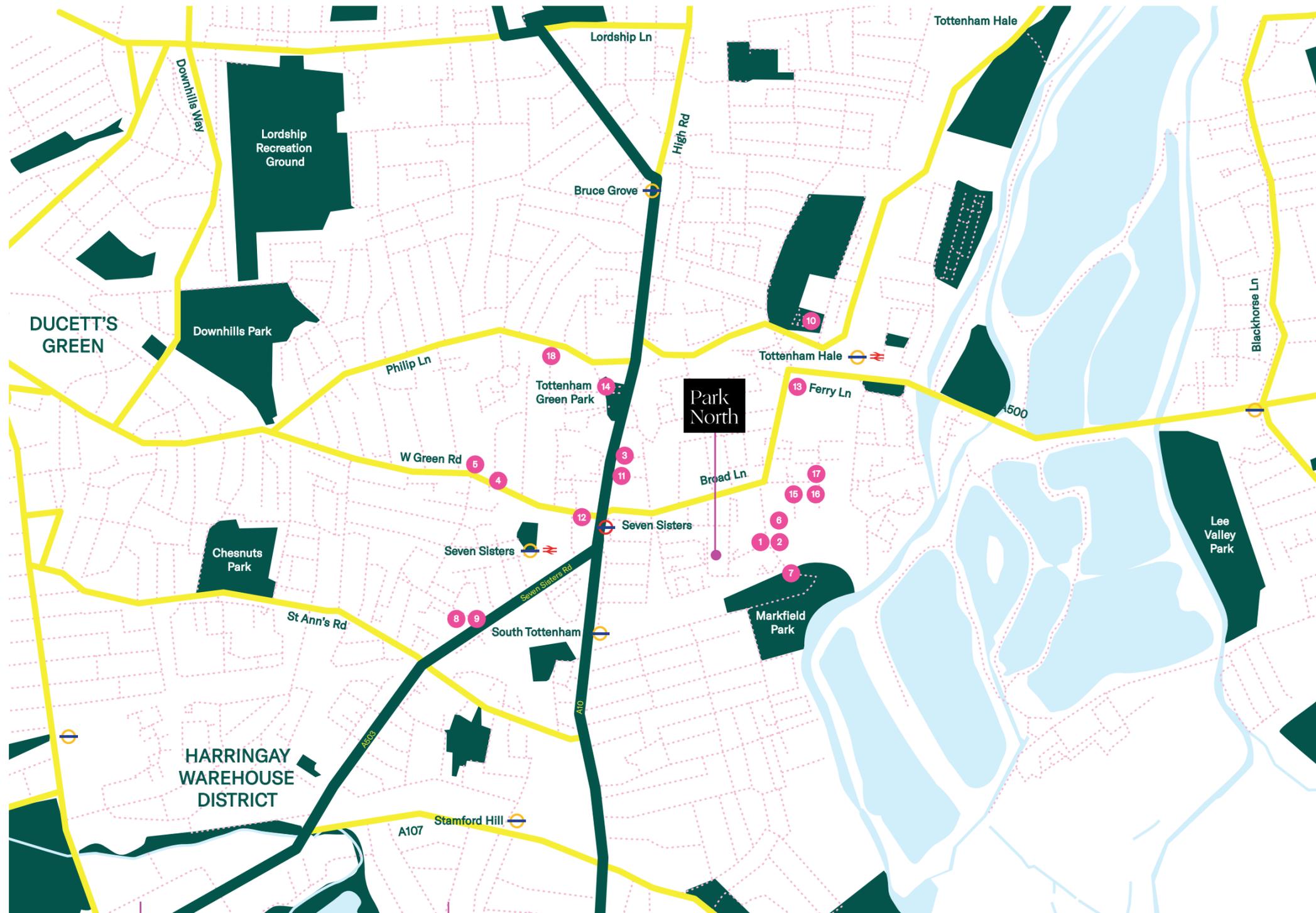
*Where: Town Hall Approach Road, London N15 4RY*



YOUR NEW TURF

# Eat, Shop, DO

From a bite to eat, to a drink with friends, for the active, the less so, the nature lovers and the rest, there's something for everyone (literally) on your doorstep.



Finsbury Park - 8 min

Stoke Newington - 11 min cycle

## Bites & Tipples

- 1 Craving Coffee 3 min walk
- 2 Prestige Patisserie 8 min walk
- 3 Chuku's 9 min walk
- 4 Corner Pin Pub 12 min cycle
- 5 Bom Pecado 12 min walk

## Makers & Creators

- 6 Bones & Pearl 3 min walk
- 7 Markfield Café 3 min walk
- 8 Belt Craft Studio 4 min cycle
- 9 The Buckle Factory 4 min cycle
- 10 Grow 5 min cycle

## Shop & Stock

- 11 Tesco's Superstore 8 min walk
- 12 Sainsbury's Local 9 min walk
- 13 Lidl 10 min walk
- 14 Tottenham Green Market 11 min walk

## Less Sit, More Fit

- 15 Stronghold Climbing Centre 4 min cycle
- 16 Bodyworks Gym 5 min walk
- 17 Forgotten Circus School 7 min walk
- 18 Tottenham Green Pool 8 min walk

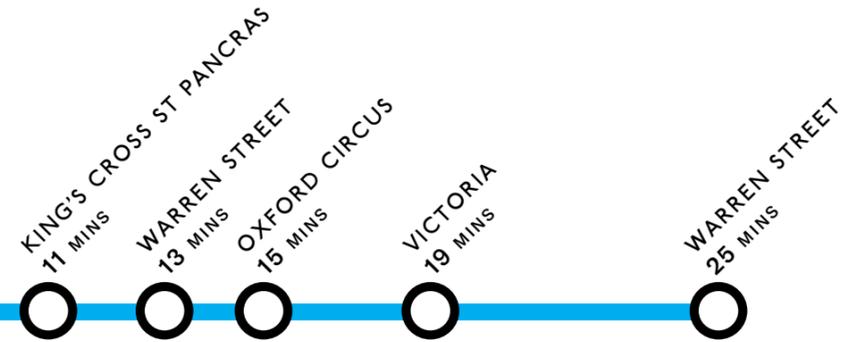
All times are approximate and are based on Google Maps.

# ROUND ROUND *get* AROUND

Seven Sisters underground and overground stations sit a mere 7 minute leisurely stroll away from Park North with regular Victoria and Overground services to whisk you into the centre of town in under 20 minutes. With Tottenham Hale station round the corner too, Stansted Airport is just 33 minutes away. So, whether it's your morning commute or a weekend jaunt, you can get from your bed to the bustle in under an hour.



## VICTORIA LINE



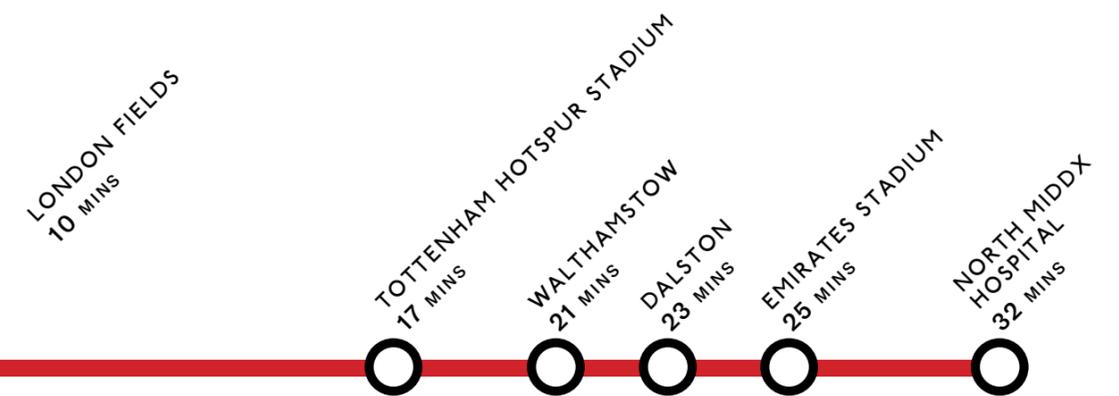
- Northern
- Northern
- Bakerloo
- Bakerloo
- Piccadilly
- Central
- Central
- Metropolitan
- Circle



## OVERGROUND



## BUS



All Tube & Overground times start from Seven Sisters Station - a 7 minute walk from Park North - and are based on [google.com/maps](https://www.google.com/maps). Stansted Airport starts from Tottenham Hale Station - an 11 minute walk away.



Park North stands at the apex of North-East London, surrounded by wetlands, waterways and luscious park lands and yet only a stone's throw from eclectic East London and a few stops on the train from the hustle and bustle of the rest of the Capital.



# *that* NATURE Life

A quick look on the map at the vast expanses of water surrounding Park North and it's easy to see why nature lovers as well as culture seekers are drawn here.

That great swathe of blue is Walthamstow Wetlands, a cluster of 10 reservoirs and canal inlets. Built to provide water for Victorian households it's been transformed into Europe's largest urban nature reserve. Spot herons and wildfowl while walking or cycling before lunch at Larder café in the old Engine House.





*“it’s* A LOVELY  
WAY *to* LET  
EVERYTHING  
GO.”

On the edge of Pymmes Brook, a tranquil tributary of the River Lee that runs beside Park North is Tottenham Marshes. This expanse of grassland with wildflower meadows intersected by sparkling streams is home to many rare species of plant and wildlife. Look out for Bee Orchids and Red-eyed Damselfly.

A long trail from here takes you through woodland and parks as well as cultural and historical sites. For exploring further afield discover River Lee Country Park, 1,000 acres of nature rich lakes, parks and farmland intersected by cycle paths and walking routes.

Or spend a day around Queen Elizabeth Olympic Park, where you can swim in the Zaha Hadid designed Aquatics Centre and cycle in the velodrome where Sir Chris Hoy won all his medals. With acres of meadows and waterways it’s a lovely way to let everything go.



# AROUND EVERY CORNER, A HERO

LOCAL HEROES

For those that know, the east side of the city has always been the more interesting side, brimming with history and culture and continually recreating itself. Seven Sisters now stands proudly at the northern apex of East London's ongoing cultural renaissance and only a few stops on the train is all that separates you from a well spent Sunday rubbing shoulders with some of the Capital's most dynamic neighbourhoods.

## Broadway Market

20 mins by overground

"Broadway Market and London Fields...has enough street style inspiration to rival any Fashion Week." - *Vogue*

A hipster hangout on the edge of London Fields that manages to be as friendly as it is cool, with eclectic crafts, vintage clothes, and street food stalls set up beside neighbourhood gastro pubs and concept coffee shops.



LOCAL HERO:  
DONLON BOOKS

Next door to the expert roasters and baristas Climpson & Sons sits this boutique store dedicated to independent publishing. If you didn't know bookshops could be cool head here on a Saturday afternoon to find East London's creative crowd scouring the idiosyncratic titles that cover everything from photography and art to music, fashion, and all things counterculture.

Where: 75 Broadway Market, London E8 4PH

## Hackney Downs

20 mins overground

"Peak beard, peak tattoo, peak warehouse living - but that's no bad thing". - *Time Out*

East London at its creative best where artists, designers, printmakers, bike builders and

crafts people share co-working spaces in a former print works on the edge of the park.



LOCAL HERO:  
PRINT CLUB

In one of the old warehouses on the edge of Hackney Downs, this studio and contemporary gallery is dedicated to the art of screen-printing in all its myriad forms. The creation of Fred and Kate Higginson, the Print Club exhibits and sells works by big names like street art legend Ben Eine next to rising stars like Francesca Tiley x Rozalina Burkova who met during one of the many workshops here.

Where: Miller's Ave, London E8 2DS

## Stoke Newington

20 mins by Overground

"There are few places in London that offer the zest, charm and charisma of Stoke Newington." - *Time Out*

Known to its proud locals as Stokie, this historically arty neighbourhood revolves around lovely Church Street where homely pubs and artisan bakeries sit next to speakeasy music venues and second hand record stores.

Sensing a gap in the market for children's clothes their parents would want to wear, Ashlyn Gibson (ex Head of Creative for iconic British brand Red or Dead) set up this Church



LOCAL HERO:  
OLIVE LOVES ALFIE

Street store in 2006. Mums come here for Olive Loves Alfie's own label and carefully curated, globally sourced, sustainable clothing as well as toys and games you won't find on the high street.

Where: 111 Stoke Newington Church St, London N16 0UD

## Clapton

25 mins by overground

"We avoid Shoreditch at the weekend and head to cooler Clapton" - *Elle*

One of East London's most trailblazing corners, where shabby chic bars and inventive restaurants on the edge of the River Lea canal draw a distinctly arty clientele.



LOCAL HERO:  
BLOK

The exposed walls, vaulted concrete ceiling and cast iron pillars provides an über stylish

industrial backdrop to this fitness centre with a very East London slant. As well as running a customised programme that includes boxing classes in a proper old school ring and power yoga sessions, the centre doubles as an evolving gallery space exhibiting work that "represents raw, primal human movement".

Where: The Tram Depot, 38-40 Upper Clapton Rd, London E5 8BQ

## Dalston

27 minutes by overground

"With scores of new bars and restaurants popping up all over the area, turning it from an afterthought for anyone who didn't live there, into a real destination." - *Evening Standard*

Audiophile bars and cutting edge galleries sit alongside Turkish ocakbasi grills, Vietnamese nail salons and the sensory overload of Ridley Road Market in East London's fashion crowd stronghold.



LOCAL HERO:  
BRILLIANT CORNERS

Taking inspiration from Japanese Kissaten listening bars, Amit and Aneesh Patel opened Brilliant Corners in 2013 as London's first audiophile restaurant and bar. From the Aburi Mackerel small plates to the Natural Wine selection everything here is delicious. But it's really all about the warm sound drifting out from those lovely vintage Klipschorns speakers tucked in the corner of the room.

Where: 470 Kingsland Rd, London E8 4AE

LOCAL HEROES

# THE BEST *is* YET *to* COME

From Seven Sisters across to Tottenham Hale this whole area of North London is on the rise. £1 billion of public and private investment is transforming Tottenham into one of the capital's most exciting and forward-looking regions. And this is only the beginning. By 2025, there will be around 10,000 new high quality homes and over 5,000 jobs created, as newly arrived residents and workers help create the next stage in Tottenham's story. This will be supported by almost £200m to deliver major transport projects helping make the strategy a reality.

£1 BILLION NEW  
STADIUM *and* VENUE

£30 MILLION  
NEW STATION

£1 BILLION  
DEVELOPMENT  
INVESTMENT

LONDON  
OPPORTUNITY AREA

BACKED *by*  
HARINGEY COUNCIL  
*and the* GLA



# WHERE LEARNING *comes* EASY

From small nurseries and primary schools to specialist academies and leading universities, your new home is well placed for every stage of education.

With a strong community focus and home from home environment, your local nurseries make early learning fun and safe. For the next step on the educational path there are highly commended junior schools and OFSTED awarded co-educational schools and academies less than a 10-minute walk away.

Park North is also near to various colleges while to the East are the campuses of UCL, Loughborough University and Staffordshire University around Queen Elizabeth Olympic Park, where studying takes place amongst world class sports arenas.

## **Nursery**

Little Engineers Nursery  
Eagle Heights Unit B, Waterside Way London N17 9FU  
*14 mins by car*

Dorset Hall Nursery  
182-184 West Green Road London N15 5AF  
*8 mins by car*

## **Primary**

Earlsmead Primary  
Broad Lane London N15 4PW  
*3 mins by foot*

Crowland Primary  
Crowland Road London N15 6UX  
*8 mins by car*

Welbourne Primary  
Stainby Road N15 4EA  
*10 mins walk*



## **Secondary**

Gladesmore Community School  
Crowland Road London N15 6EB  
*14 mins by foot*

Harris Academy Tottenham,  
Ashley Road London N17 9LN  
*12 mins by bus*

The College of Haringey, Enfield and North London  
High Road London N15 4RU  
*9 min walk*

## **Further**

UCL  
*25 mins by tube*

LSE  
*35 mins by tube*

Kings College London  
*40 mins by tube*

Loughborough University Queen Elizabeth Olympic Park  
*40 mins by train and tube*

*this is*  
PARK NORTH  
STEP INSIDE, TAKE *a* SEAT,  
WELCOME.

Emphasising innovation, painstakingly high building standards and architecture to stand the test of time, each home in this brand new community has been thoughtfully designed to provide light-filled spaces and a solid base for a life of comfort, confidence, and creativity.

Designed by renowned architects Ayre Chamberlain Gaunt and built in line with Kimbrook's almost half-century of construction leadership, an apartment at Park North is not just a place to call home, it's an investment in excellence.

## Exterior

A sleek contemporary building designed to stand out while blending to the streets around, Park North is an utterly contemporary building featuring a range of sustainable features including 76 secure bike spaces, solar powered electricity, green living roofs and bat boxes.





Open plan living is complemented by full height windows to maximise light, private balconies for a breath of fresh air, tall ceilings for a sense of space and a range of technical features for energy efficiency.



Throughout each apartment a carefully considered colour palette of warm neutrals prioritises a humble sense of elegance while leaving plenty of room for individual expression.





# Specification

## KITCHENS

Hacker German made kitchens  
Silestone quartz worktop with drainer grooves  
Porcelain tile splashbacks  
Bosch induction hob  
Integrated Bosch single oven  
Integrated Bosch microwave  
Integrated Bosch extractor hood  
Integrated Bosch fridge freezer  
Integrated Bosch dishwasher

## BATHROOMS & ENSUITES

Feature 'Riverstone' wall tiles  
Feature 'Earth' tone floor tiles  
Silestone vanity worktop  
Sanipex sanitary ware  
Matt black rain shower head & hand shower to all bathrooms  
Mineral stone shower tray  
Wall hung WC with soft close lid  
Glass shower screens  
Heated towel rail  
Shaver socket

## HEATING & VENTILATION

Zoned underfloor heating throughout  
Hot water supplied by central heating plant via heat interface unit (HIU)  
Fully integrated MHVR systems to each apartment

## FIXTURES & FITTINGS

Contemporary LED downlighting throughout  
Matt black electrical fittings  
Built-in wardrobes with soft closing sliding doors to Master Bedrooms  
Sky Q, TV & telephone outlets to living room, with TV outlets to all bedrooms  
Broadband internet connection points

## GENERAL FEATURES

Passenger lifts to every floor  
Reception area with 24/7 parcel storage box  
Private secure bicycle storage  
Bosch washer / dryer – located in utility space where possible  
Wood effect laminate flooring throughout  
White roller blinds to all windows  
White matt paint finish to all walls & ceilings  
Satin white finish to all doors and detailing  
Matt black door ironmongery throughout

## OUTSIDE SPACE

External front timber door set  
External aluminium windows and patio doors  
Private balustraded balcony  
Residents' only landscaped courtyard

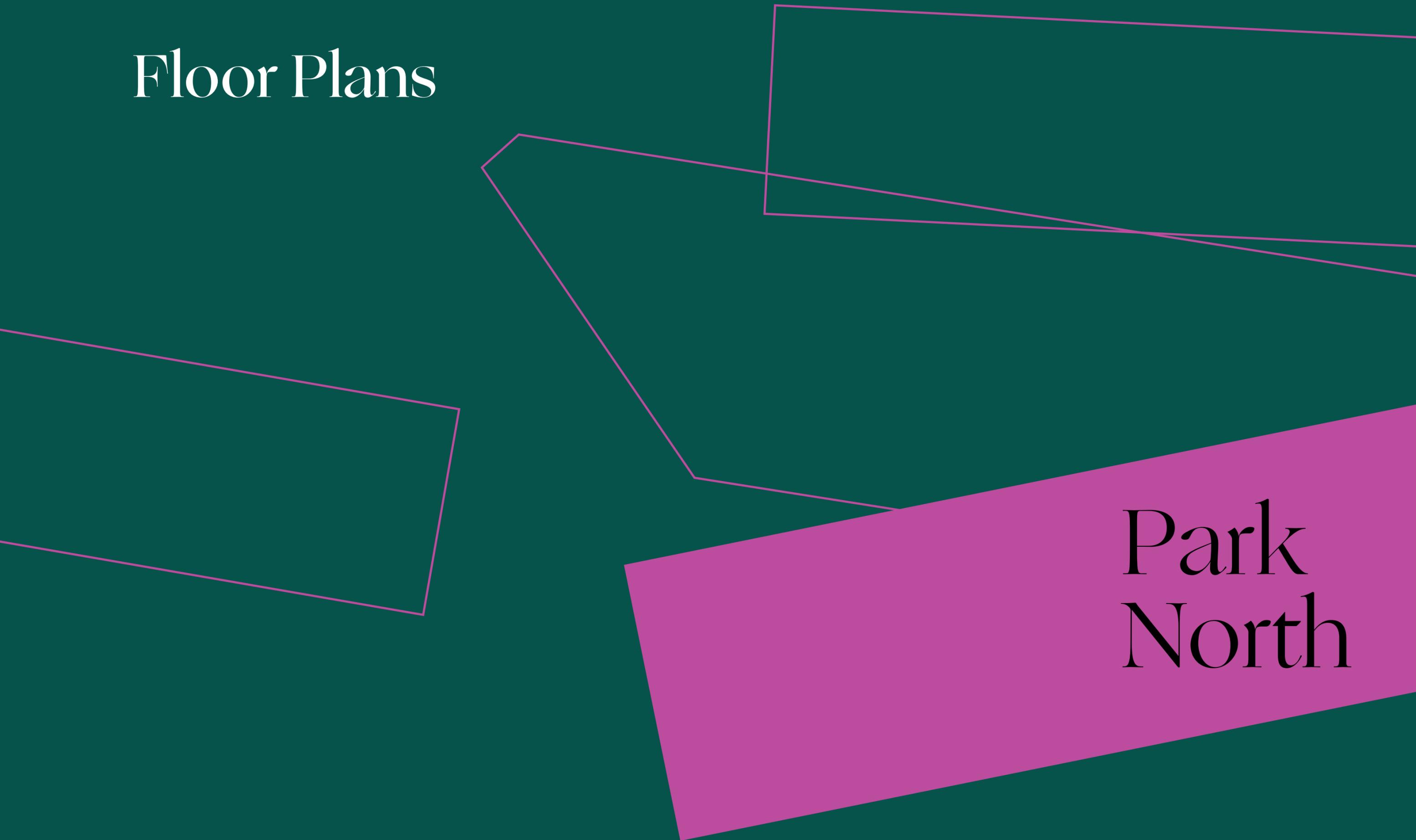
## SECURITY & PEACE OF MIND

Digital video entry system  
Mains powered smoke/heat detectors  
Sprinkler system  
10 Year build warranty



*The specifications of all our homes is correct at the date of going to press but may be subject to change as necessary and without notice. Enhanced choices available will vary across homes and developments, all are subject to stage of construction. Please ask your Sales Executive for more information.*

# Floor Plans

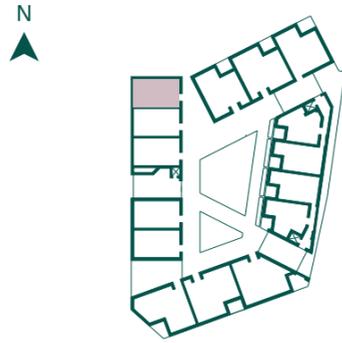


Park  
North

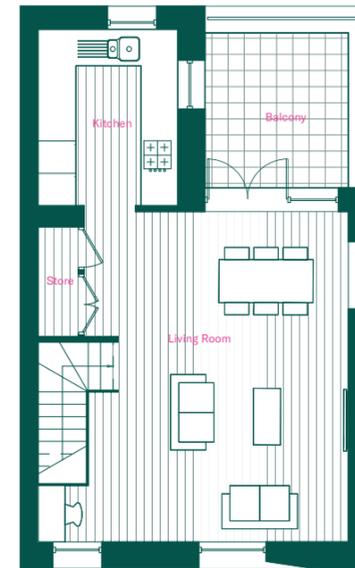
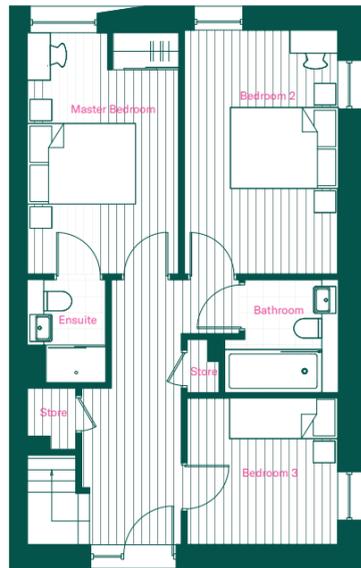
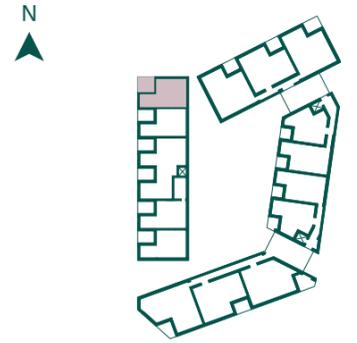
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## FIRST FLOOR



## SECOND FLOOR

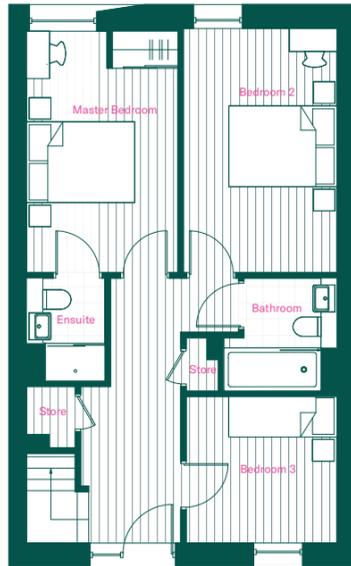
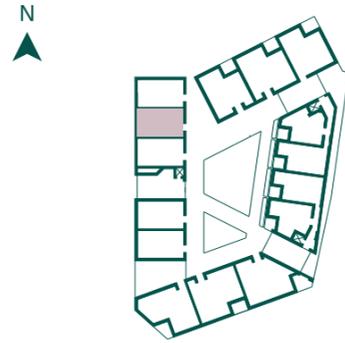


<b>Living Room</b>	
M	6.1 x 5.7
F	20' x 18' 8"
<b>Kitchen</b>	
M	3.2 x 2.6
F	10' 6" x 8' 6"
<b>Bedroom 1</b>	
M	4.5 x 2.8
F	14' 9" x 9' 2"
<b>Bedroom 2</b>	
M	4.5 x 2.8
F	14' 9" x 9' 2"
<b>Bedroom 3</b>	
M	2.7 x 2.8
F	8' 10" x 9' 2"
<b>Net Internal Area</b>	
<b>Total</b>	<b>98.6 Sq M</b>
	<b>1.061 Sq Ft</b>
<b>Balcony</b>	
M	3.3 x 2.9
F	10' 10" x 9' 6"

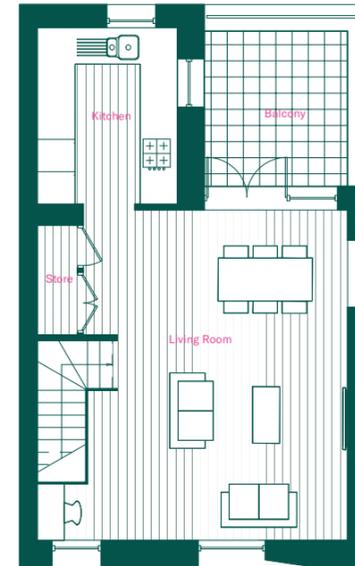
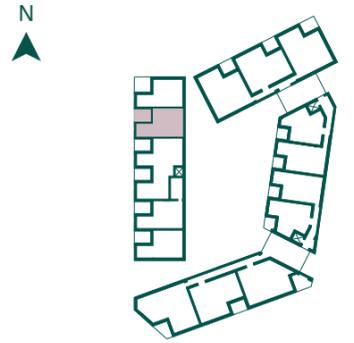
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## FIRST FLOOR



## SECOND FLOOR

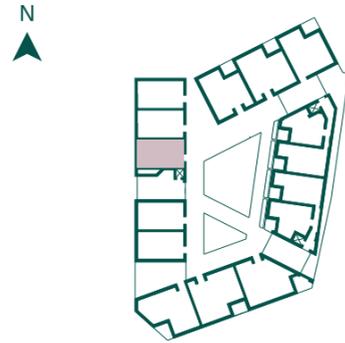


<b>Living Room</b>	
M	6.1 x 5.7
F	20' x 18' 8"
<b>Kitchen</b>	
M	3.2 x 2.6
F	10' 6" x 8' 6"
<b>Bedroom 1</b>	
M	4.5 x 2.8
F	14' 9" x 9' 2"
<b>Bedroom 2</b>	
M	4.5 x 2.8
F	14' 9" x 9' 2"
<b>Bedroom 3</b>	
M	2.7 x 2.8
F	8' 10" x 9' 2"
<b>Net Internal Area</b>	
<b>Total</b>	<b>98.6 Sq M</b>
	<b>1.061 Sq Ft</b>
<b>Balcony</b>	
M	3.3 x 2.5
F	10' 10" x 8' 2"

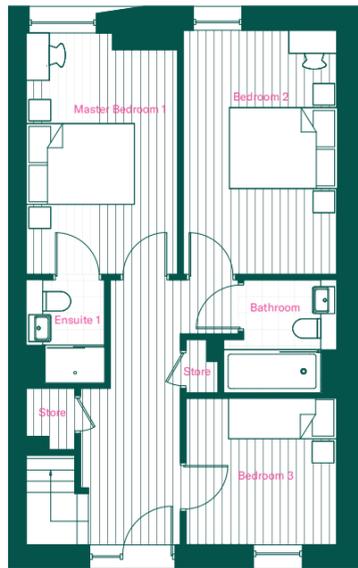
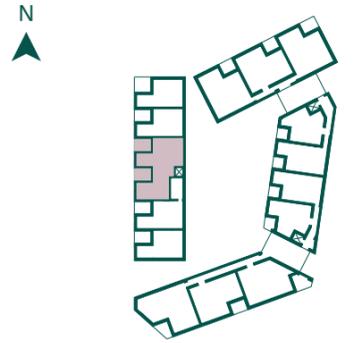
# DUPLEX 03



## FIRST FLOOR



## SECOND FLOOR

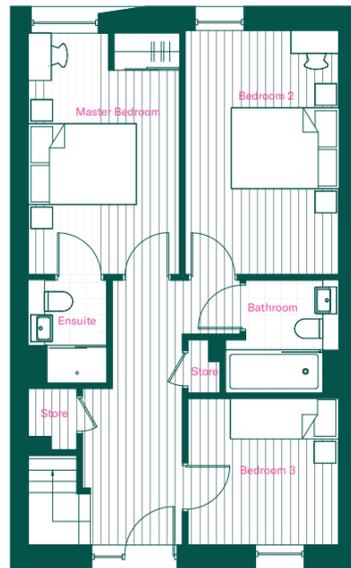
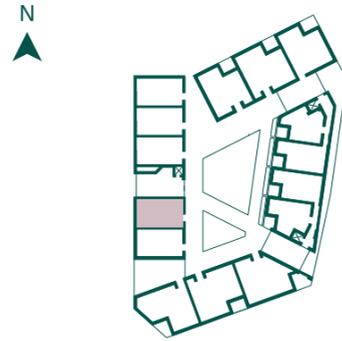


<b>Living Room</b>	
M	6.7 x 9.6
F	21' 12" x 31' 6"
<b>Kitchen</b>	
M	3.3 x 2.5
F	10' 10" x 8' 2"
<b>Bedroom 1</b>	
M	6.1 x 2.9
F	20' x 9' 6"
<b>Bedroom 2</b>	
M	4.5 x 2.8
F	14' 9" x 9' 2"
<b>Bedroom 3</b>	
M	4.5 x 2.8
F	14' 9" x 9' 2"
<b>Bedroom 4</b>	
M	2.7 x 2.8
F	8' 10" x 9' 2"
<b>Net Internal Area</b>	
<b>Total</b>	<b>134 Sq M</b>
	<b>1442 Sq Ft</b>
<b>Balcony 1</b>	
M	3.3 x 2.5
F	10' 10" x 8' 2"
<b>Balcony 2</b>	
M	3.3 x 2.5
F	10' 10" x 8' 2"

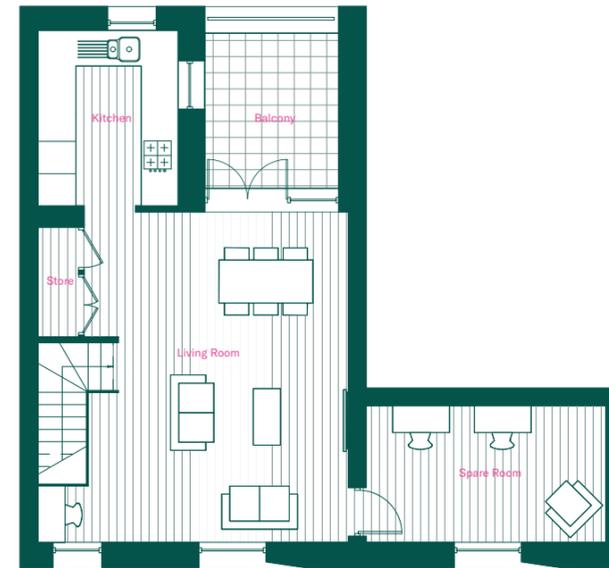
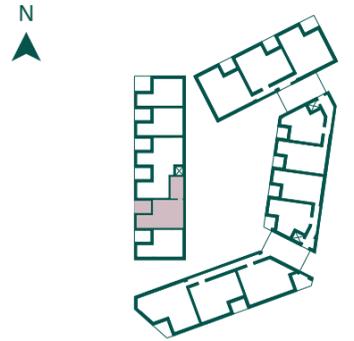
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## FIRST FLOOR



## SECOND FLOOR

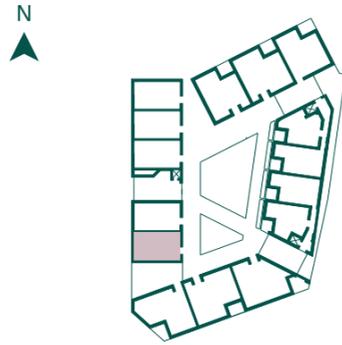


<b>Living Room</b>		
M		6.1 x 5.7
F		20' x 18' 8"
<b>Kitchen</b>		
M		3.3 x 2.6
F		10' 10" x 8' 6"
<b>Bedroom 1</b>		
M		4.5 x 2.8
F		14' 9" x 9' 2"
<b>Bedroom 2</b>		
M		4.5 x 2.8
F		14' 9" x 9' 2"
<b>Bedroom 3</b>		
M		2.7 x 2.8
F		8' 10" x 9' 2"
<b>Study/Bedroom 3</b>		
M		2.5 x 4.4
F		8' 2" x 14' 5"
<b>Net Internal Area</b>		
<b>Total</b>		<b>110.8 Sq M</b>
		<b>1192 Sq Ft</b>
<b>Balcony</b>		
M		3.3 x 2.5
F		10' 10" x 8' 2"

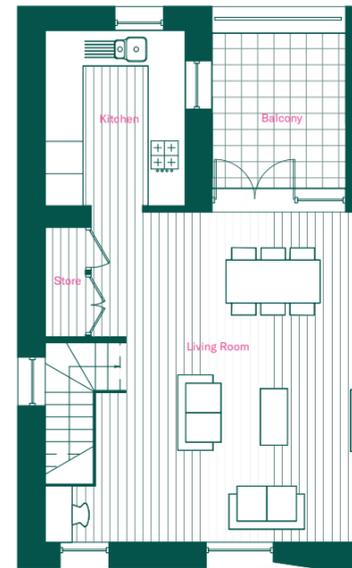
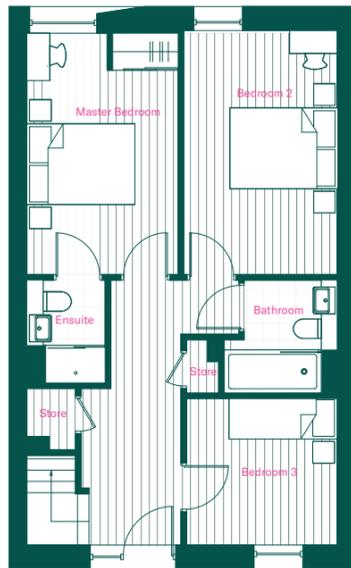
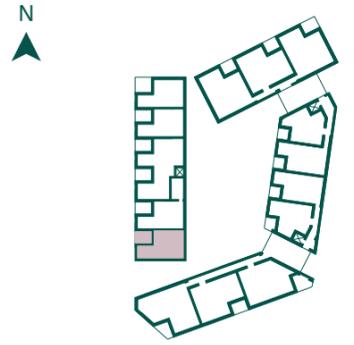
# DUPLEX 05

3  2 

## FIRST FLOOR

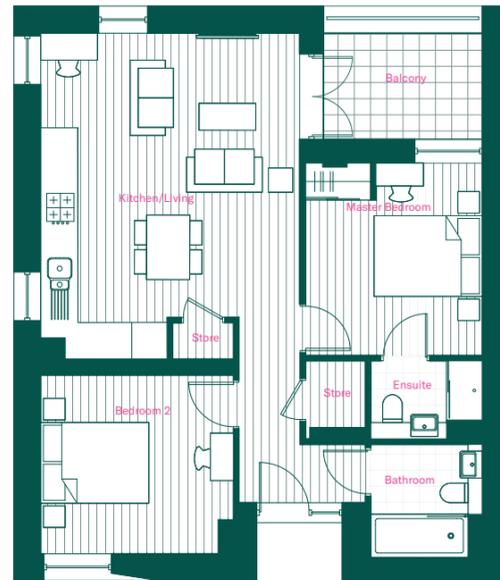


## SECOND FLOOR

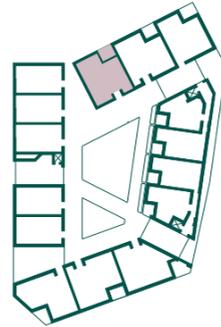


<b>Living Room</b>	
M	6.1 x 5.7
F	20' x 18' 8"
<b>Kitchen</b>	
M	3.3 x 2.6
F	10' 10" x 8' 6"
<b>Bedroom 1</b>	
M	4.5 x 2.8
F	14' 9" x 9' 2"
<b>Bedroom 2</b>	
M	4.5 x 2.8
F	14' 9" x 9' 2"
<b>Bedroom 3</b>	
M	2.7 x 2.8
F	8' 10" x 9' 2"
<b>Net Internal Area</b>	
<b>Total</b>	<b>98.6 Sq M</b>
	<b>1.061 Sq Ft</b>
<b>Balcony</b>	
M	3.3 x 2.5
F	10' 10" x 8' 2"

## APARTMENT 06



## FIRST FLOOR



### Living Room/Kitchen

M	6.1 x 4.8
F	20' 0" x 11' 10"

### Bedroom 1

M	3.6 x 3.3
F	11' 10" x 10' 10"

### Bedroom 2

M	3.3 x 3.6
F	10' 10" x 11' 10"

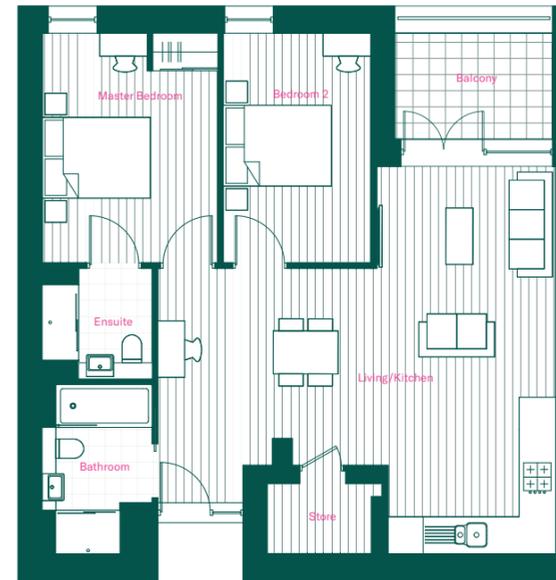
### Net Internal Area

<b>Total</b>	<b>68.7 Sq M</b>
	<b>739 Sq Ft</b>

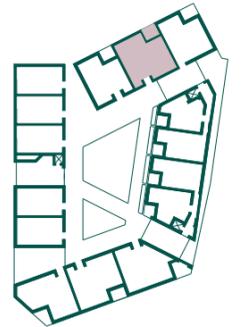
### Balcony

M	2.2 x 2.9
F	7' 3" x 9' 6"

## APARTMENT 07



## FIRST FLOOR



### Living Room/Kitchen

M	7.4 x 7.2
F	24' 3" x 23' 7"

### Bedroom 1

M	4.3 x 3.3
F	14' 1" x 10' 10"

### Bedroom 2

M	4.3 x 2.7
F	14' 1" x 8' 10"

### Net Internal Area

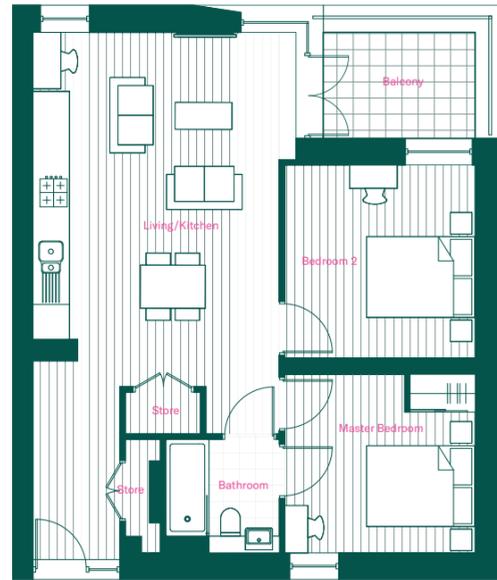
<b>Total</b>	<b>81.1 Sq M</b>
	<b>873 Sq Ft</b>

### Balcony

M	2.2 x 2.9
F	7' 3" x 9' 6"

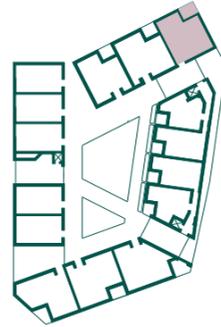
## APARTMENT 08

2  1 



## FIRST FLOOR

N 



### Living Room/Kitchen

M	6.8 x 4.4
F	21' 8" x 15' 1"

### Bedroom 1

M	3.3 x 3.5
F	10' 10" x 11' 6"

### Bedroom 2

M	3.6 x 3.5
F	11' 0" x 11' 6"

### Net Internal Area

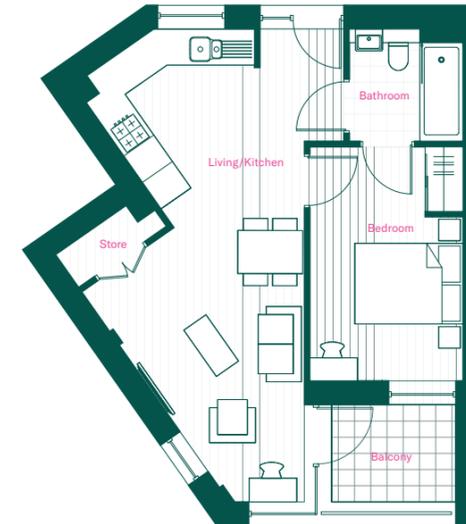
<b>Total</b>	<b>71 Sq M</b>
	<b>764 Sq Ft</b>

### Balcony

M	2.2 x 3.3
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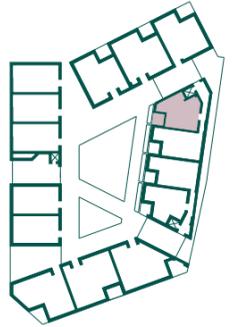
## APARTMENT 09, 19, 29, 39, 45

1  1 



## FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR

N 



### Living Room/Kitchen

M	8.8 x 4.1
F	28' 10" x 13' x 5"

### Bedroom 1

M	4.4 x 2.8
F	14' 5" x 9' 2"

### Net Internal Area

<b>Total</b>	<b>48.1 Sq M</b>
	<b>518 Sq Ft</b>

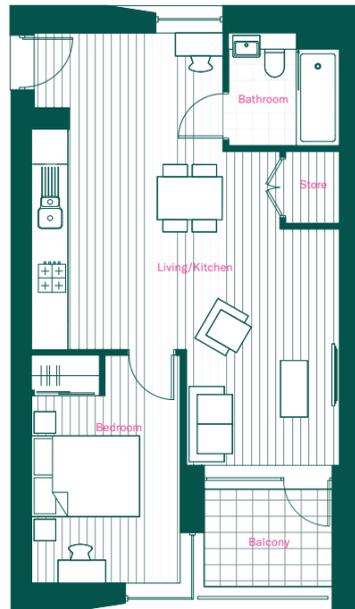
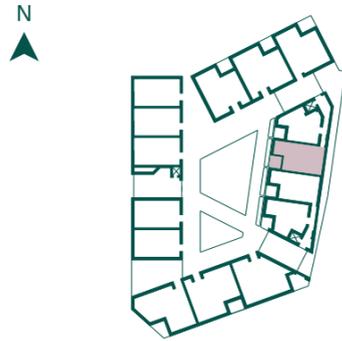
### Balcony

M	2.0 x 2.5
F	6' 7" x 8' 2"

APARTMENT 10, 30, 46



FIRST, THIRD & FIFTH FLOOR

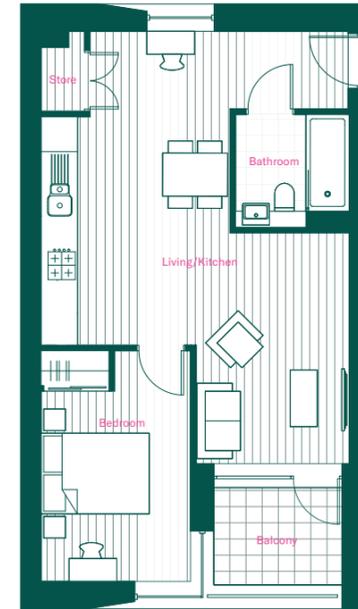
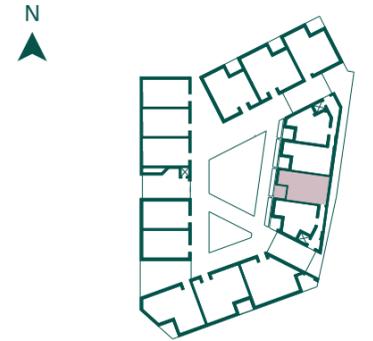


<b>Living Room/Kitchen</b>	
M	8.0 x 5.7
F	26' 3" x 18' 8"
<b>Bedroom 1</b>	
M	4.2 x 2.8
F	13' 9" x 9' 2"
<b>Net Internal Area</b>	
<b>Total</b>	<b>51.8 Sq M</b>
	<b>557 Sq Ft</b>
<b>Balcony</b>	
M	2.2 x 2.4
F	7' 3" x 7' 10"

APARTMENT 11, 31, 47



FIRST, THIRD & FIFTH FLOOR

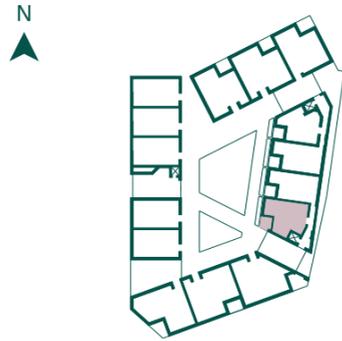


<b>Living Room/Kitchen</b>	
M	8.0 x 5.7
F	26' 3" x 18' 8"
<b>Bedroom 1</b>	
M	4.3 x 2.8
F	14' 1" x 9' 2"
<b>Net Internal Area</b>	
<b>Total</b>	<b>51.9 Sq M</b>
	<b>559 Sq Ft</b>
<b>Balcony</b>	
M	2.2 x 2.4
F	7' 3" x 7' 10"

APARTMENT 12, 32, 48

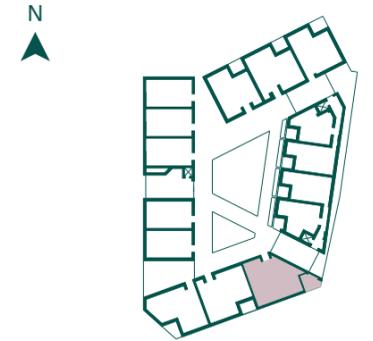
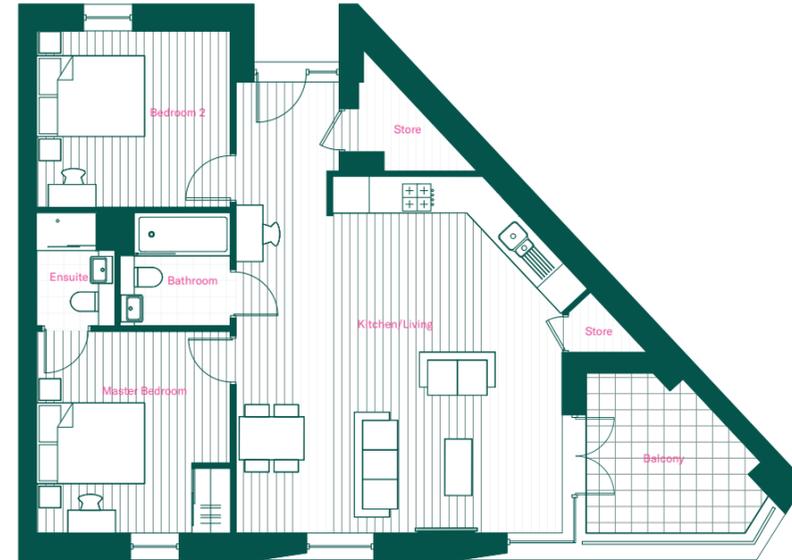


FIRST, THIRD & FIFTH FLOOR



<b>Living Room/Kitchen</b>	
M	8.7 x 3.2
F	28' 7" x 10' x 6"
<b>Bedroom 1</b>	
M	2.9 x 3.5
F	9' 6" x 11' 6"
<b>Net Internal Area</b>	
<b>Total</b>	<b>48.4 Sq M</b>
	<b>521 Sq Ft</b>
<b>Balcony</b>	
M	2.0 x 2.5
F	6' 7" x 8' 2"

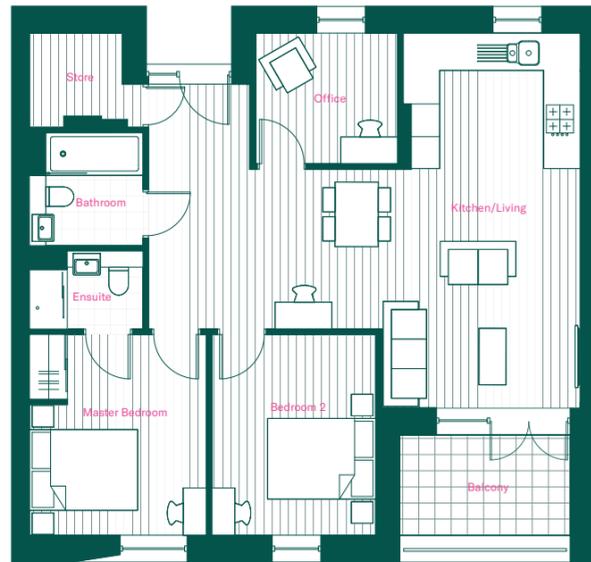
APARTMENT 13



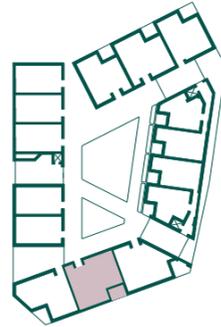
<b>Living Room/Kitchen</b>	
M	6.6 x 6.0
F	21' 8" x 19' 8"
<b>Bedroom 1</b>	
M	3.8 x 3.6
F	12' 6" x 11' 10"
<b>Bedroom 2</b>	
M	3.3 x 3.6
F	10' 10" x 11' 10"
<b>Net Internal Area</b>	
<b>Total</b>	<b>81.2 Sq M</b>
	<b>874 Sq Ft</b>
<b>Balcony</b>	
M	3.1 x 3.3
F	10' 2" x 10' 10"

## APARTMENT 14

2  2 



## FIRST FLOOR



### Living Room/Kitchen

M	8.0 x 7.0
F	26' 3" x 23' 0"

### Bedroom 1

M	3.7 x 3.3
F	12' 2" x 10' 10"

### Bedroom 2

M	3.7 x 3.0
F	12' 2" x 9' 1"

### Study/Bedroom 3

M	2.4 x 2.6
F	7' 10" x 8' 6"

### Net Internal Area

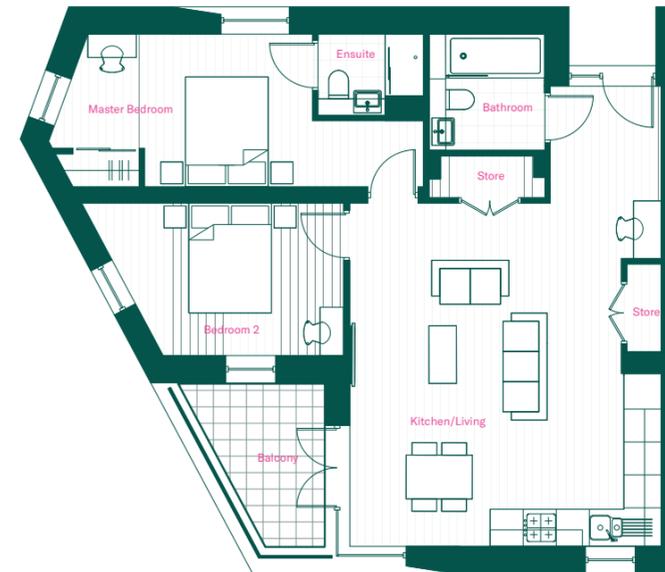
<b>Total</b>	<b>83.9 Sq M</b>
	<b>903 Sq Ft</b>

### Balcony

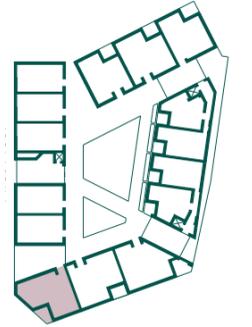
M	2.1 x 3.1
F	6' 11" x 10' 2"

## APARTMENT 15

2  2 



## FIRST FLOOR



### Living Room/Kitchen

M	6.3 x 5.7
F	20' 8" x 18' 8"

### Bedroom 1

M	2.8 x 6.8
F	9' 2" x 22' 4"

### Bedroom 2

M	2.8 x 4.0
F	9' 2" x 13' 1"

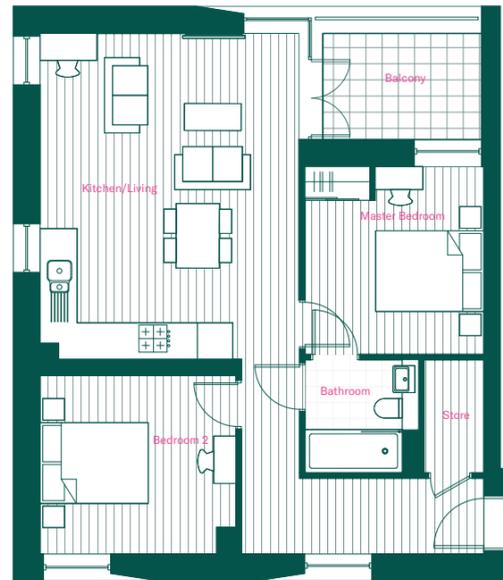
### Net Internal Area

<b>Total</b>	<b>78 Sq M</b>
	<b>839 Sq Ft</b>

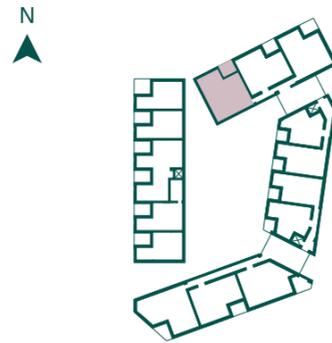
### Balcony

M	3.1 x 2.2
F	10' 2" x 7' 3"

## APARTMENT 16



## SECOND FLOOR

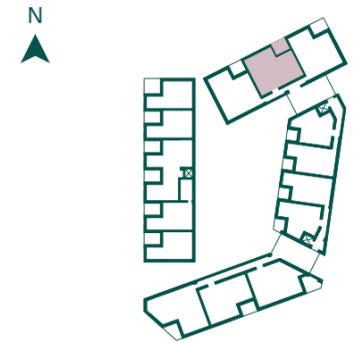


<b>Living Room/Kitchen</b>	
M	6.1 x 4.8
F	20' 0" x 15' 9"
<b>Bedroom 1</b>	
M	3.5 x 3.3
F	11' 6" x 10' 10"
<b>Bedroom 2</b>	
M	3.3 x 3.6
F	10' 10" x 11' 10"
<b>Net Internal Area</b>	
<b>Total</b>	<b>71 Sq M</b>
	<b>764 Sq Ft</b>
<b>Balcony</b>	
M	3.2 x 2.2
F	10' 6" x 7' 3"

## APARTMENT 17, 37

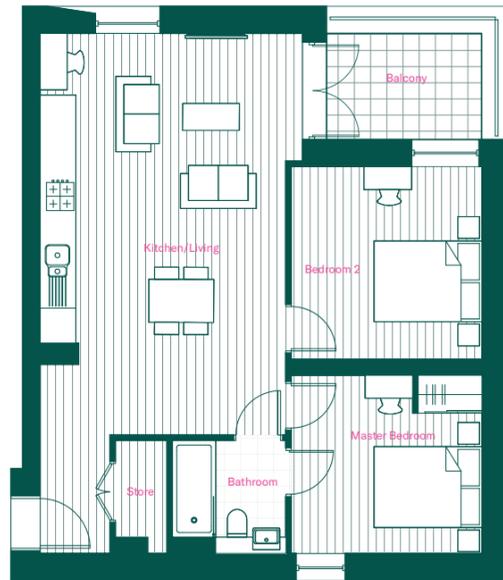


## SECOND & FOURTH FLOOR

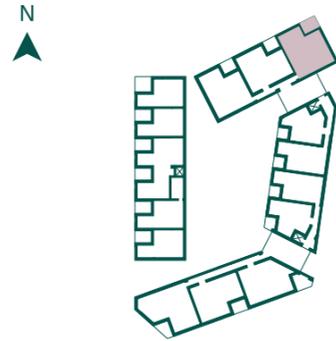


<b>Living Room/Kitchen</b>	
M	7.4 x 5.6
F	24' 3" x 18' 4"
<b>Bedroom 1</b>	
M	4.3 x 3.3
F	14' 1" x 10' 10"
<b>Bedroom 2</b>	
M	4.3 x 2.7
F	14' 1" x 8' 10"
<b>Net Internal Area</b>	
<b>Total</b>	<b>69 Sq M</b>
	<b>743 Sq Ft</b>
<b>Balcony</b>	
M	2.2 x 2.9
F	7' 3" x 9' 6"

APARTMENT 18, 38

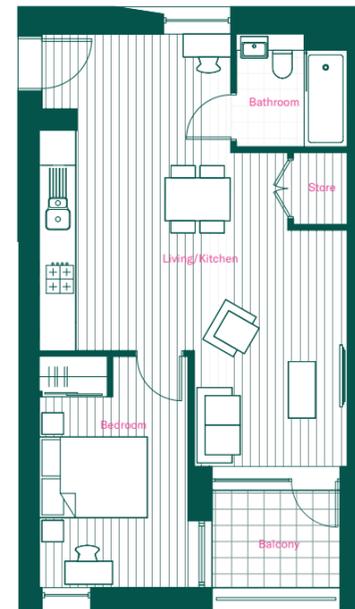


SECOND & FOURTH FLOOR

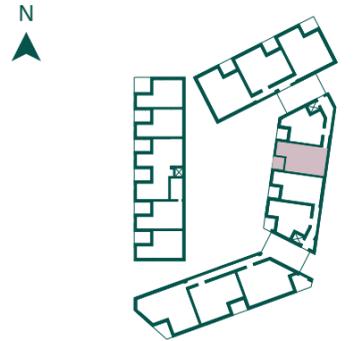


<b>Living Room/Kitchen</b>	
M	7.5 x 4.5
F	24' 7" x 14' 9"
<b>Bedroom 1</b>	
M	3.6 x 3.5
F	11' 10" x 11' 6"
<b>Bedroom 2</b>	
M	3.3 x 3.5
F	10' 10" x 11' 6"
<b>Net Internal Area</b>	
<b>Total</b>	<b>70.9 Sq M</b>
	<b>763 Sq Ft</b>
<b>Balcony</b>	
M	2.2 x 3.1
F	7' 3" x 10' 2"

APARTMENT 20, 40

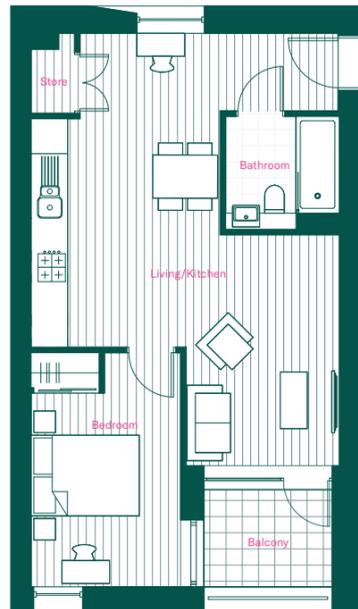


SECOND & FOURTH FLOOR

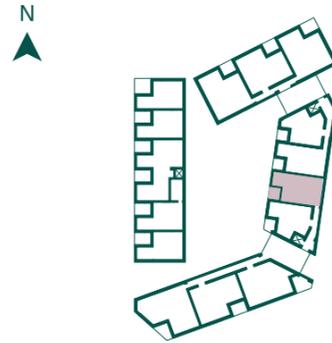


<b>Living Room/Kitchen</b>	
M	8.0 x 5.7
F	26' 3" x 18' 8"
<b>Bedroom 1</b>	
M	4.3 x 2.8
F	14' 1" x 9' 2"
<b>Net Internal Area</b>	
<b>Total</b>	<b>51.9 Sq M</b>
	<b>559 Sq Ft</b>
<b>Balcony</b>	
M	2.2 x 2.4
F	7' 3" x 7' 10"

APARTMENT 21, 41

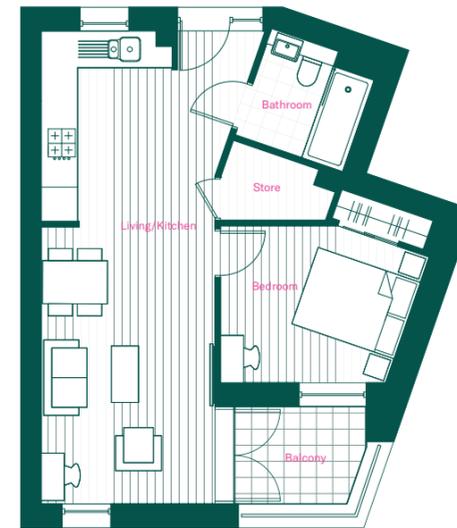


SECOND & FOURTH FLOOR

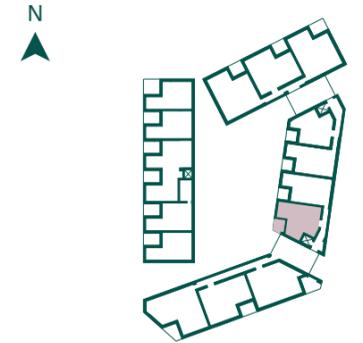


<b>Living Room/Kitchen</b>	
M	8.0 x 5.7
F	26' 3" x 18' 8"
<b>Bedroom 1</b>	
M	4.4 x 2.8
F	14' 5" x 9' 2"
<b>Net Internal Area</b>	
<b>Total</b>	<b>51.9 Sq M</b>
	<b>559 Sq Ft</b>
<b>Balcony</b>	
M	2.2 x 2.4
F	7' 3" x 7' 10"

APARTMENT 22, 42



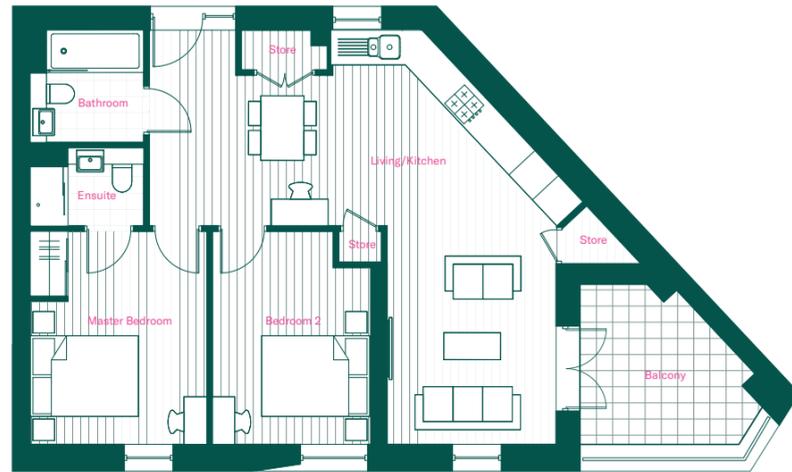
SECOND & FOURTH FLOOR



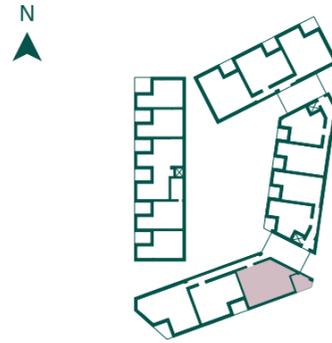
<b>Living Room/Kitchen</b>	
M	8.7 x 3.2
F	28' 7" x 10' 6"
<b>Bedroom 1</b>	
M	2.9 x 3.5
F	9' 6" x 11' 6"
<b>Net Internal Area</b>	
<b>Total</b>	<b>48.5 Sq M</b>
	<b>522 Sq Ft</b>
<b>Balcony</b>	
M	2.0 x 2.5
F	6' 7" x 8' 2"

## APARTMENT 23

2  2 



## SECOND FLOOR



### Living Room/Kitchen

M	7.7 x 7.8
F	25' 3" x 25' 7"

### Bedroom 1

M	4.0 x 3.3
F	13' 1" x 10' 10"

### Bedroom 2

M	4.0 x 2.9
F	13' 1" x 9' 6"

### Net Internal Area

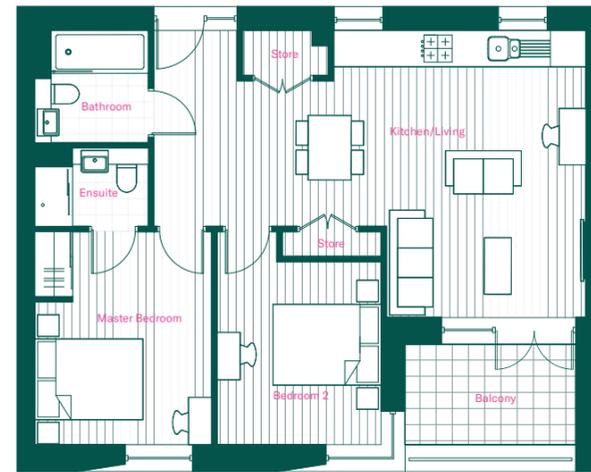
<b>Total</b>	<b>73 Sq M</b>
	<b>786 Sq Ft</b>

### Balcony

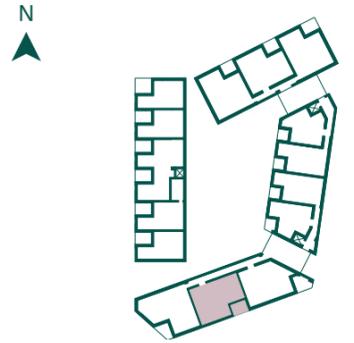
M	3.2 x 3.2
F	10' 6" x 10' 6"

## APARTMENT 24

2  2 



## SECOND FLOOR



### Living Room/Kitchen

M	5.3 x 8.0
F	17' 5" x 26' 3"

### Bedroom 1

M	4.0 x 3.3
F	13' 1" x 10' 10"

### Bedroom 2

M	4.0 x 3.0
F	13' 1" x 9' 10"

### Net Internal Area

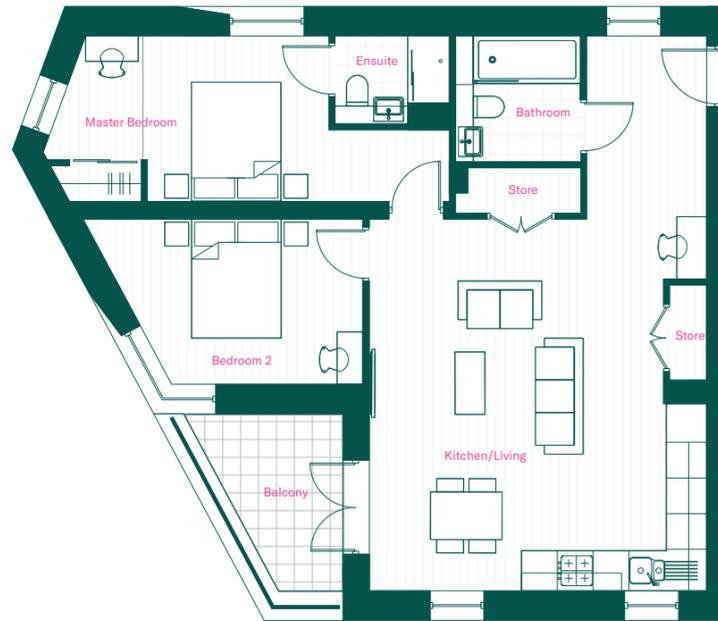
<b>Total</b>	<b>69.6 Sq M</b>
	<b>749 Sq Ft</b>

### Balcony

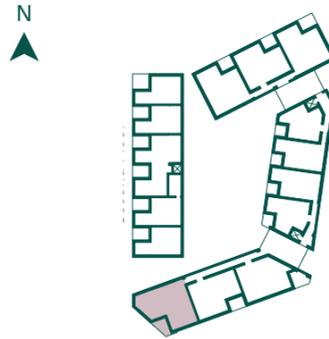
M	2.1 x 3.2
F	6' 11" x 10' 6"

## APARTMENT 25

2  2 



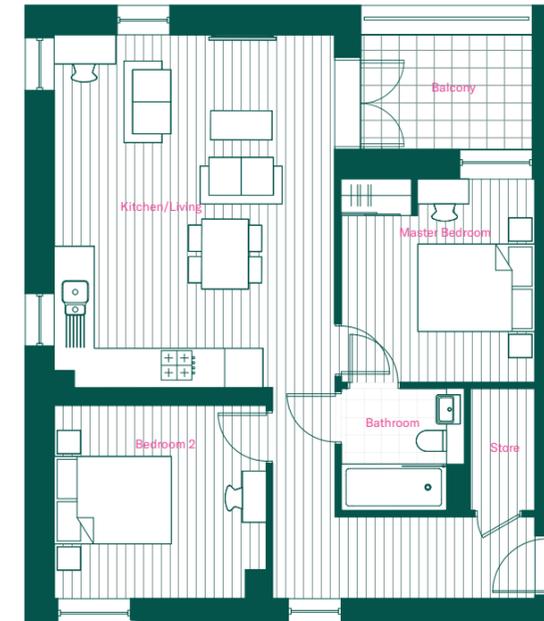
## SECOND FLOOR



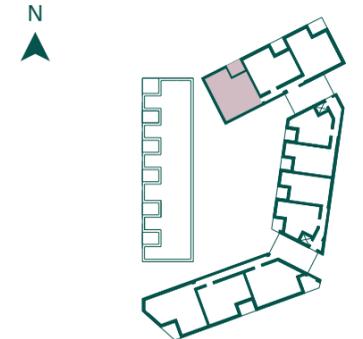
<b>Living Room/Kitchen</b>	
M	6.3 x 5.7
F	20' 8" x 18' 8"
<b>Bedroom 1</b>	
M	2.8 x 6.8
F	9' 2" x 22' 4"
<b>Bedroom 2</b>	
M	2.8 x 3.9
F	9' 2" x 12' 10"
<b>Net Internal Area</b>	
<b>Total</b>	<b>79.8 Sq M</b>
	<b>859 Sq Ft</b>
<b>Balcony</b>	
M	3.2 x 2.1
F	10' 6" x 6' 11"

## APARTMENT 26

2  2 



## THIRD FLOOR



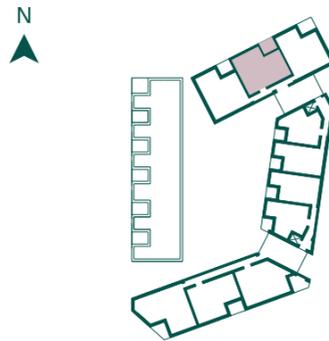
<b>Living Room/Kitchen</b>	
M	6.1 x 4.8
F	20' x 15' 9"
<b>Bedroom 1</b>	
M	3.5 x 3.3
F	11' 6" x 10' 10"
<b>Bedroom 2</b>	
M	3.3 x 3.6
F	10' 10" x 11' 10"
<b>Net Internal Area</b>	
<b>Total</b>	<b>71 Sq M</b>
	<b>764 Sq Ft</b>
<b>Balcony</b>	
M	2.2 x 2.9
F	7' 3" x 9' 6"

## APARTMENT 27

2  2 



## THIRD FLOOR



### Living Room/Kitchen

M	5.6 x 7.4
F	18' 4" x 24' 3"

### Bedroom 1

M	4.3 x 3.3
F	14' 1" x 10' 10"

### Bedroom 2

M	4.3 x 2.7
F	14' 1" x 8' 10"

### Net Internal Area

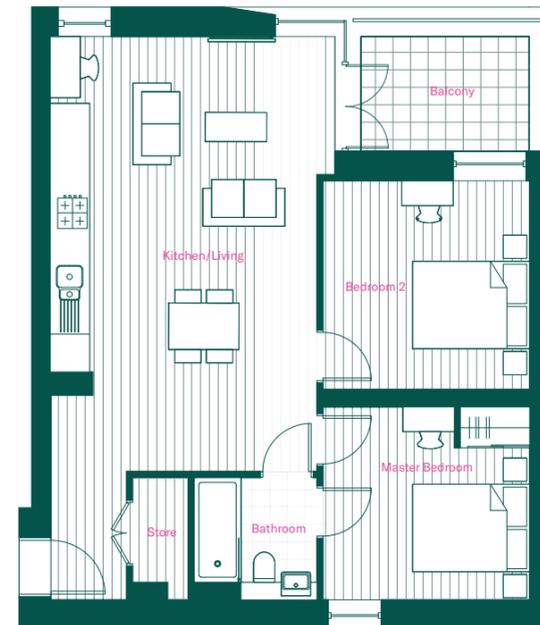
<b>Total</b>	<b>69 Sq M</b>
	<b>743 Sq Ft</b>

### Balcony

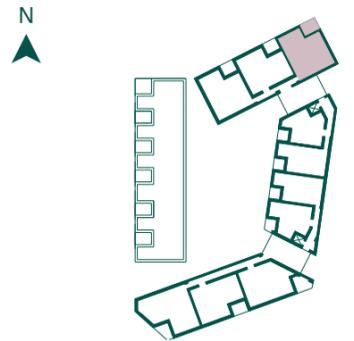
M	2.2 x 2.9
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## APARTMENT 28

2  1 



## THIRD FLOOR



### Living Room/Kitchen

M	7.5 x 4.5
F	24' 7" x 14' 9"

### Bedroom 1

M	3.3 x 3.5
F	10' 10" x 11' 6"

### Bedroom 2

M	3.6 x 3.5
F	11' 10" x 11' 6"

### Net Internal Area

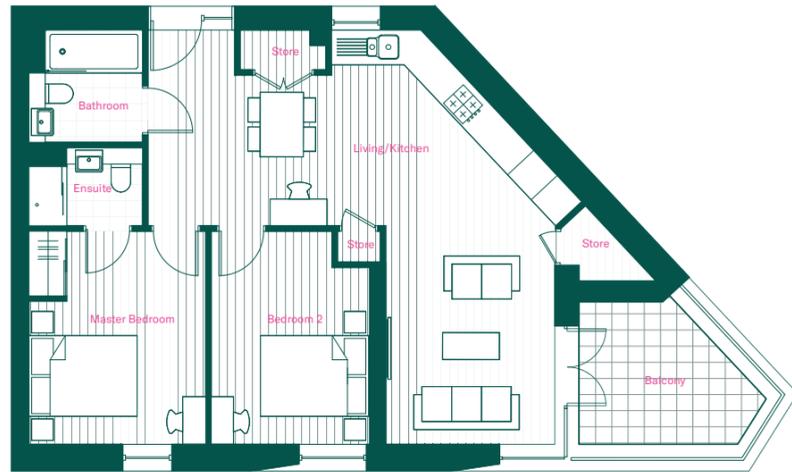
<b>Total</b>	<b>70.8 Sq M</b>
	<b>762 Sq Ft</b>

### Balcony

M	2.2 x 3.4
F	7' 3" x 11' 2"

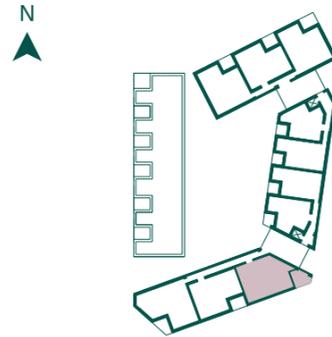
## APARTMENT 33

2  2 



<b>Living Room/Kitchen</b>	
M	7.7 x 7.8
F	25' 3" x 25' 7"
<b>Bedroom 1</b>	
M	4.0 x 3.3
F	13' 1" x 10' 10"
<b>Bedroom 2</b>	
M	4.0 x 2.9
F	13' 1" x 9' 6"
<b>Net Internal Area</b>	
<b>Total</b>	<b>73 Sq M</b>
	<b>786 Sq Ft</b>
<b>Balcony</b>	
M	2.9 x 3.5
F	9' 6" x 11' 6"

## THIRD FLOOR



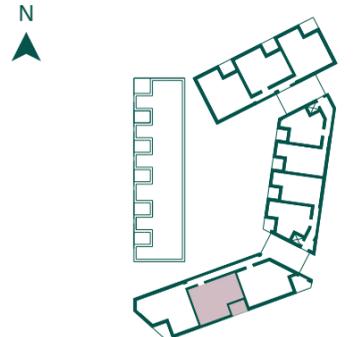
## APARTMENT 34

2  2 



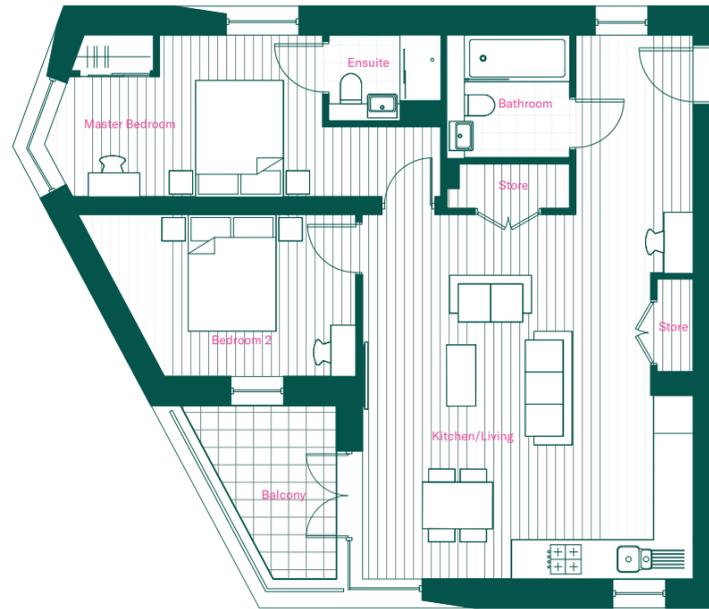
<b>Living Room/Kitchen</b>	
M	5.3 x 8.0
F	17' 5" x 26' 3"
<b>Bedroom 1</b>	
M	4.0 x 3.3
F	13' 1" x 10' 10"
<b>Bedroom 2</b>	
M	4.0 x 3.0
F	13' 1" x 9' 10"
<b>Net Internal Area</b>	
<b>Total</b>	<b>69.5 Sq M</b>
	<b>748 Sq Ft</b>
<b>Balcony</b>	
M	2.1 x 3.2
F	6' 11" x 10' 6"

## THIRD FLOOR

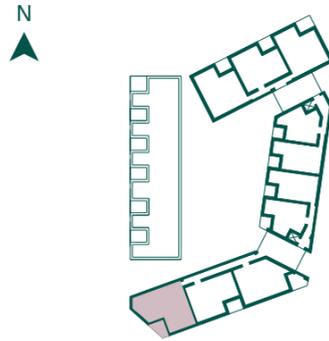


## APARTMENT 35

2  2 



## SECOND FLOOR



### Living Room/Kitchen

M	6.3 x 5.7
F	20' 8" x 18' 8"

### Bedroom 1

M	2.8 x 6.8
F	9' 2" x 22' 4"

### Bedroom 2

M	2.8 x 3.9
F	9' 2" x 12' 10"

### Net Internal Area

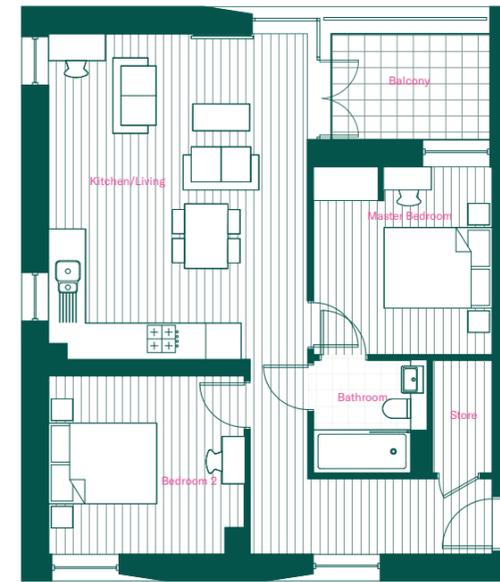
<b>Total</b>	<b>79.8 Sq M</b>
	<b>859 Sq Ft</b>

### Balcony

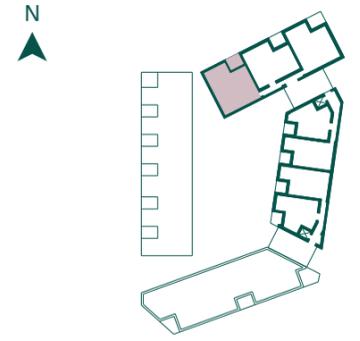
M	3.1 x 2.0
F	10' 2" x 6' 7"

## APARTMENT 36

2  2 



## FOURTH FLOOR



### Living Room/Kitchen

M	6.1 x 4.8
F	20' 0" x 15' 9"

### Bedroom 1

M	3.5 x 3.3
F	11' 6" x 10' 10"

### Bedroom 2

M	3.3 x 3.6
F	10' 10" x 11' 10"

### Net Internal Area

<b>Total</b>	<b>70.9 Sq M</b>
	<b>763 Sq Ft</b>

### Balcony

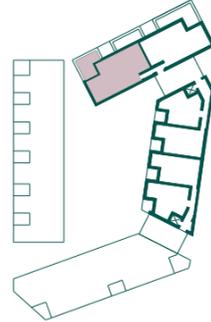
M	2.2 x 3.2
F	7' 3" x 10' 6"

## APARTMENT 43

2  2 



## FIFTH FLOOR



### Living Room/Kitchen

M	4.8 x 6.2
F	15' 9" x 20' 4"

### Bedroom 1

M	3.6 x 3.4
F	11' 10" x 11' 2"

### Bedroom 2

M	3.7 x 3.2
F	12' 2" x 10' 6"

### Study/Bedroom 3

M	2.3 x 3.0
F	7' 7" x 9' 10"

### Net Internal Area

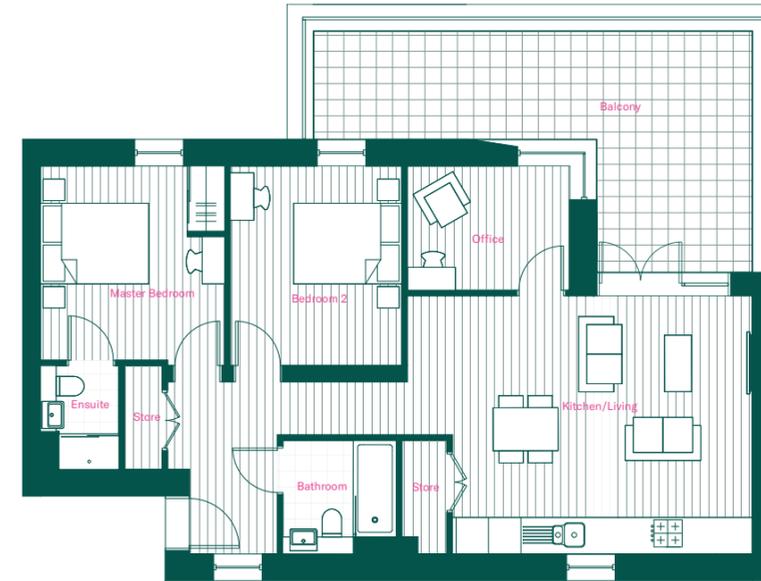
<b>Total</b>	<b>82.4 Sq M</b>
	<b>887 Sq Ft</b>

### Balcony

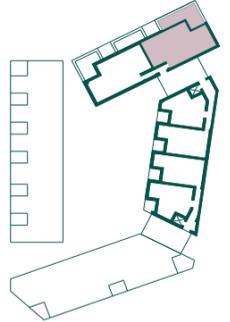
M	4.7 x 5.2
F	15' 5" x 17' 1"

## APARTMENT 44

2  2 



## FIFTH FLOOR



### Living Room/Kitchen

M	4.8 x 6.4
F	15' 9" x 21'

### Bedroom 1

M	3.6 x 3.4
F	11' 10" x 11' 2"

### Bedroom 2

M	3.7 x 3.2
F	12' 2" x 10' 6"

### Study/Bedroom 3

M	2.3 x 3.0
F	7' 7" x 9' 10"

### Net Internal Area

<b>Total</b>	<b>82.4 Sq M</b>
	<b>887 Sq Ft</b>

### Balcony

M	4.7 x 8.5
F	15' 5" x 27' 11"



**The Developer**

Kimbrook Property Developments

Kimbrook Property Developments is the sister company to Diamond Build Group. Established almost half a century, Diamond have earned a reputation for carrying out high quality developments and building works throughout London and the South East. Emphasising quality, craftsmanship and safety their supreme attention to detail is palpable throughout Park North.

The development itself sits on the site that once formed the original Diamond Build Builders' Yard and the ground floor offices in the development will continue to be their headquarters. As a result, they'll be on hand to help you settle in and offer immediate after care service.



**The Architects**

Ayre Chamberlain Gaunt

Fuelled by a passion for creating places with people at their heart, Ayre Chamberlain Gaunt are architects whose work is as empathetic as it is practical, drawing on the real life needs of the people who live in their buildings and responding thoughtfully to its context. Their work at Park North has successfully created a harmony between people, place and materiality pairing perfectly with the passion of the developers to build homes that will stand the test of time.

*Disclaimer*

*All information and elements stated are indicative, not to scale and for guidance only, including: descriptions, travel times, photographs, layouts, illustrative maps, plans, measurements and dimensions. Images of the property are computer generated and some elements portrayed do not come as standard and/or are subject to planning.*

*These particulars are intended only as a guide and are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation for accuracy, this cannot be guaranteed and precise details may vary.*



60 Stamford Road, N15

Selling Agents

**KINGSBURY STONE**

[sales@kingsburystone.co.uk](mailto:sales@kingsburystone.co.uk)  
020 7043 8888