



Yale Terrace

An exciting new development of
8 townhouses and 4 apartments
on Hornsey Road / Mitford Road,
London N19



Yale Terrace is a stunning collection of townhouses and apartments set in one of Islington's most rapidly changing areas.

Situated on Mitford Road N19, an up-and-coming area of North London, between Finsbury Park, Upper Holloway, Crouch End and Stroud Green. These areas boast some of North London's best parks, markets, shops, restaurants and bars.

As a result, Yale Terrace exudes the perfect blend of contemporary urban living with a strong sense of community, kinship and green credentials. The close-knit atmosphere stems, in part, from the countless places for neighbours to meet. Local transport facilities also make the commute into Central London easy and speedy.

Yale Terrace is comprised of eight contemporary houses and four flats. The townhouses are a modern take on the Georgian Townhouse, using white brick and innovative panelling. They boast open plan living on the ground floor, with lavish dens and bedrooms on the upper floors, all served by court yards and secluded terraces.

This development is not only rated Eco Very Good, but boasts that at least 10% of its energy is generated via solar/thermal powered systems.

Its Green credentials do not compromise the quality and comfort provided by the space. From top calibre appliances to sumptuous finishes, we have taken every opportunity to create modern refined living areas that combine substance with style.

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In this day and age, more and more people are searching for the perfect work/life balance. Yale Terrace developers recognise this need and have discovered a way to make it a reality for any hard-working family or individual. Parks, restaurants, pubs, grocers, family entertainment and schools can all be found nearby.

Travelling to work is made simple by the close proximity of the rail and tube. A 10-20 minute walk will give you a choice of four underground stations and three underground lines (Victoria, Northern and Piccadilly) with Upper Holloway being the closest station, only 10-12 minutes away.

Finsbury Park Station is a 15-20 minute walk away and is one of the busiest transport interchanges in North London. The interchange consists of an interconnected National Rail station, London Underground (Victoria and Piccadilly lines) and two bus stations. Finsbury Park Station also boasts a Cycle Park where you can park your bike safely in a covered and staffed area.

A work/life balance is essential to any modern lifestyle. Options for maintaining a healthy lifestyle are abundant near Yale Terrace. Residents can find several gyms, such as Fitness First, Virgin Active, the Sobell Leisure Centre and the Factory Gym and Dance Centre on Hornsey Road which was voted one of London's top three gyms in 2008 by Time Out.

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A modern lifestyle



Specification

- This building has a premier building guarantee for 10 years www.premierguarantee.co.uk
- Eco Homes accredited development
- Double aspect to all properties, front gardens, sun terraces off master bedrooms and timber decked rear patio gardens (townhouses)
- Large timber decked balconies with glass balustrades to both frontages (apartments)
- Oak flooring and porcelain tiles to kitchens and bathrooms
- Underfloor heating (townhouses only)
- Fitted 100% wool carpets and integrated wardrobes to bedrooms
- Separate utility and laundry room in all properties
- Under stair storage (townhouses)
- Integrated cupboards and shelving in living rooms (townhouses)
- Gas fireplace in living rooms (townhouses)
- Stylish, tiled bathrooms and ensuites with contemporary fittings
- German manufactured kitchens with glass splashbacks and high-quality ironmongery
- TV/Sat, Sky+ and phone connections in all rooms
- A-rated Bosch appliances throughout
- Eco-efficient solar thermal boilers
- Double glazing with high acoustic rating in maintenance-free aluminium frames
- Video entry systems (apartments) and security alarm systems (townhouses)
- Two year's free car club membership www.streetcar.co.uk

The German state of the art kitchens utilise top brand appliances, accented in stainless steel, brushed aluminium, glass splash backs and composite stone work tops. The kitchens form the striking centre piece for the townhouses.

Large porcelain tiles adorn the ground floor, with under floor heating throughout the house. Bathroom floors are all finished in ceramic tiles while bedrooms contain plush, comfortable carpeting. The separate living room is a quiet retreat, with modern gas fireplaces that perfect the ambience in which to unwind and relax.

Bathrooms or w/c's on every floor are fitted out to a high standard, featuring wall hung toilets, wall mounted sinks, and chrome ladder style heated towel rails hung from tiled walls.

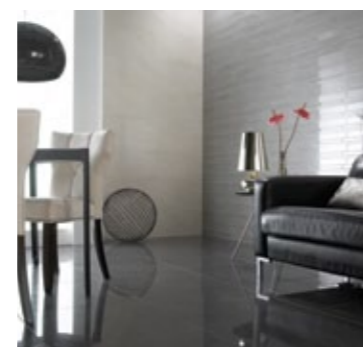
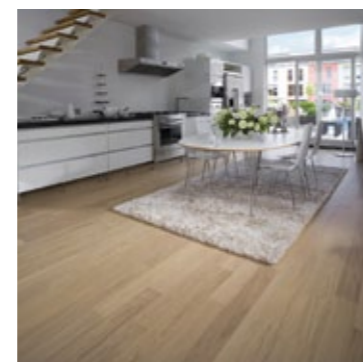
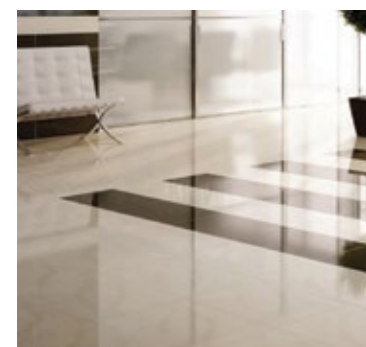
The ground floor w/c's double as utility rooms, removing the laundry equipment away from the main living areas.

All the master bedrooms have beautifully crafted German fitted wardrobes and 100% wool carpets. Most enjoy the benefit of a private terrace.

Three-bedroom houses range in size from 98 to 134 square meters.

The two-bedroom apartments range from 67 to 78 square meters with a comparable specification to that of the houses.

In line with Eco credentials, the development is car free. Residents are therefore not eligible for parking permits but will receive two year's membership of a car club (per property).



House Type 1
Total Area 94.78 m² / 1,020.20 ft²

Bedroom 2:
14.00 m²
150.69 ft²
Ensuite Bathroom:
2.91 m²
31.32 ft²
Bedroom 3:
9.49 m²
102.15 ft²
Hall:
2.38 m²
25.62 ft²
Terrace:
2.26 m²
24.33 ft²



Second floor

House Type 2
Total Area 107.63 m² / 1,158.52 ft²

Bedroom 3:
19.52 m²
210.11 ft²
Ensuite Bathroom:
5.01 m²
53.93 ft²
Hall:
1.28 m²
13.78 ft²
Wheelchair Lift:
1.28 m²
13.78 ft²
Terrace:
4.54 m²
48.87 ft²



Second floor

Plan of house types



2 Bed Apartments
Total Area 75.83 m² / 16.23 ft²

Bathroom:
3.82 m²
41.12 ft²
Bedroom 1:
11.64 m²
125.29 ft²
Living:
15.94 m²
171.58 ft²
Hall:
1.26 m²
13.56 ft²



First floor

Bathroom:
6.27 m²
67.49 ft²
Bedroom 1:
12.12 m²
130.46 ft²
Bedroom 2:
7.96 m²
85.68 ft²
Hall:
3.98 m²
42.84 ft²
Wheelchair Lift:
1.34 m²
14.42 ft²
Terrace:
12.71 m²
136.81 ft²



First floor

Kitchen/ Dining:
26.39 m²
284.06 ft²
WC:
2.44 m²
26.26 ft²
Hall:
4.51 m²
48.55 ft²
Garden:
21.75 m²
234.12 ft²



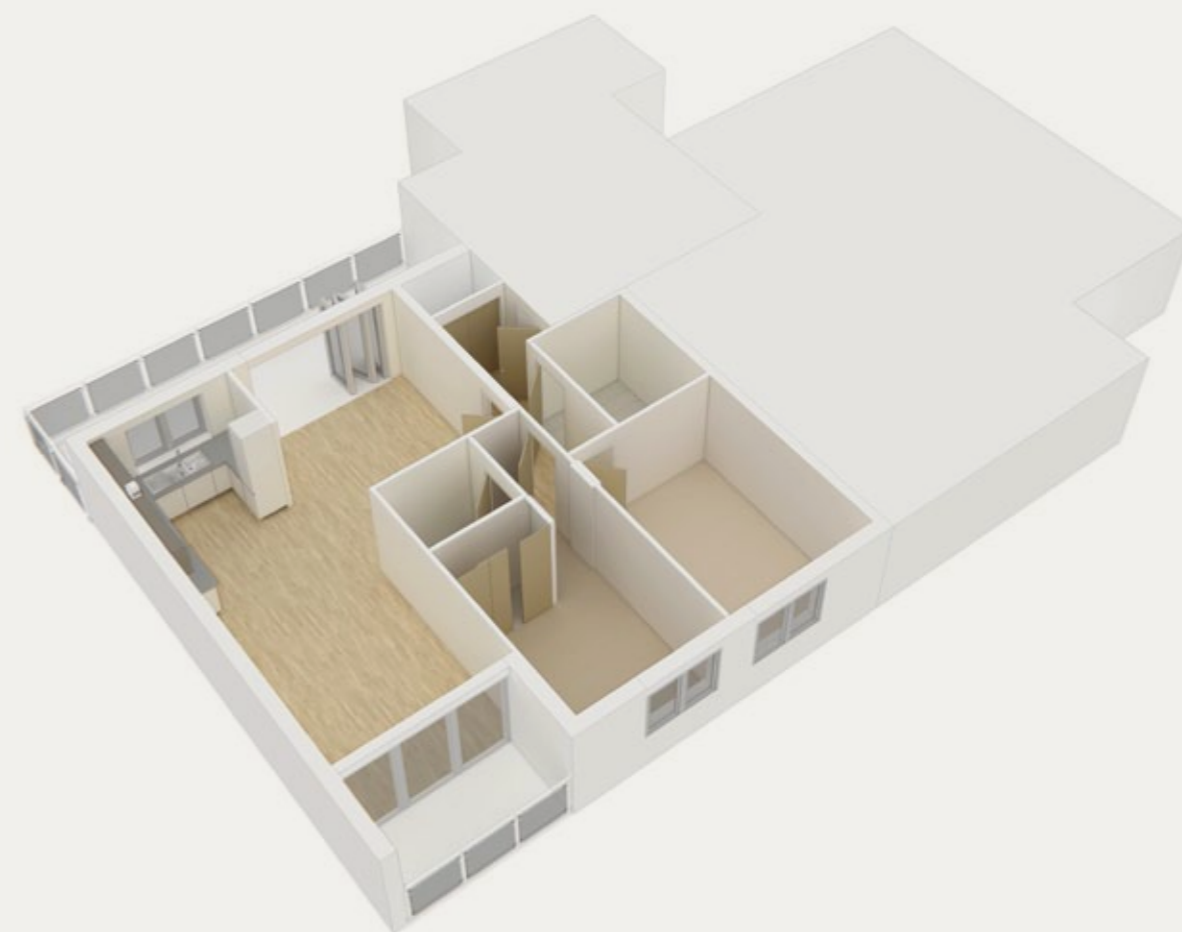
Ground floor

Kitchen/ Dining:
17.79 m²
191.49 ft²
Living:
18.42 m²
198.27 ft²
WC:
2.60 m²
27.99 ft²
Hall:
8.80 m²
94.72 ft²
Wheelchair Lift:
1.26 m²
13.56 ft²
Garden:
13.78 m²
148.33 ft²

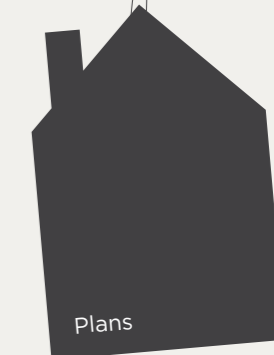


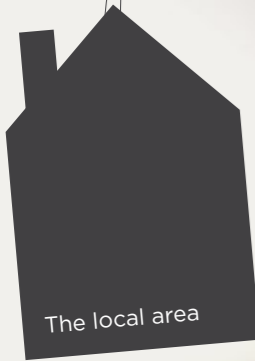
Ground floor

Kitchen/ Living/ Dining:
31.69 m²
341.11 ft²
Bedroom 1:
12.55 m²
135.09 ft²
Ensuite Bathroom:
2.87 m²
30.89 ft²
Bedroom 2:
12.06 m²
129.81 ft²
Store:
1.68 m²
18.08 ft²
Bathroom:
4.70 m²
50.59 ft²
Hall:
5.21 m²
56.08 ft²
Terrace 1:
5.21 m²
56.08 ft²
Terrace 2:
4.61 m²
49.62 ft²



Apartment 1



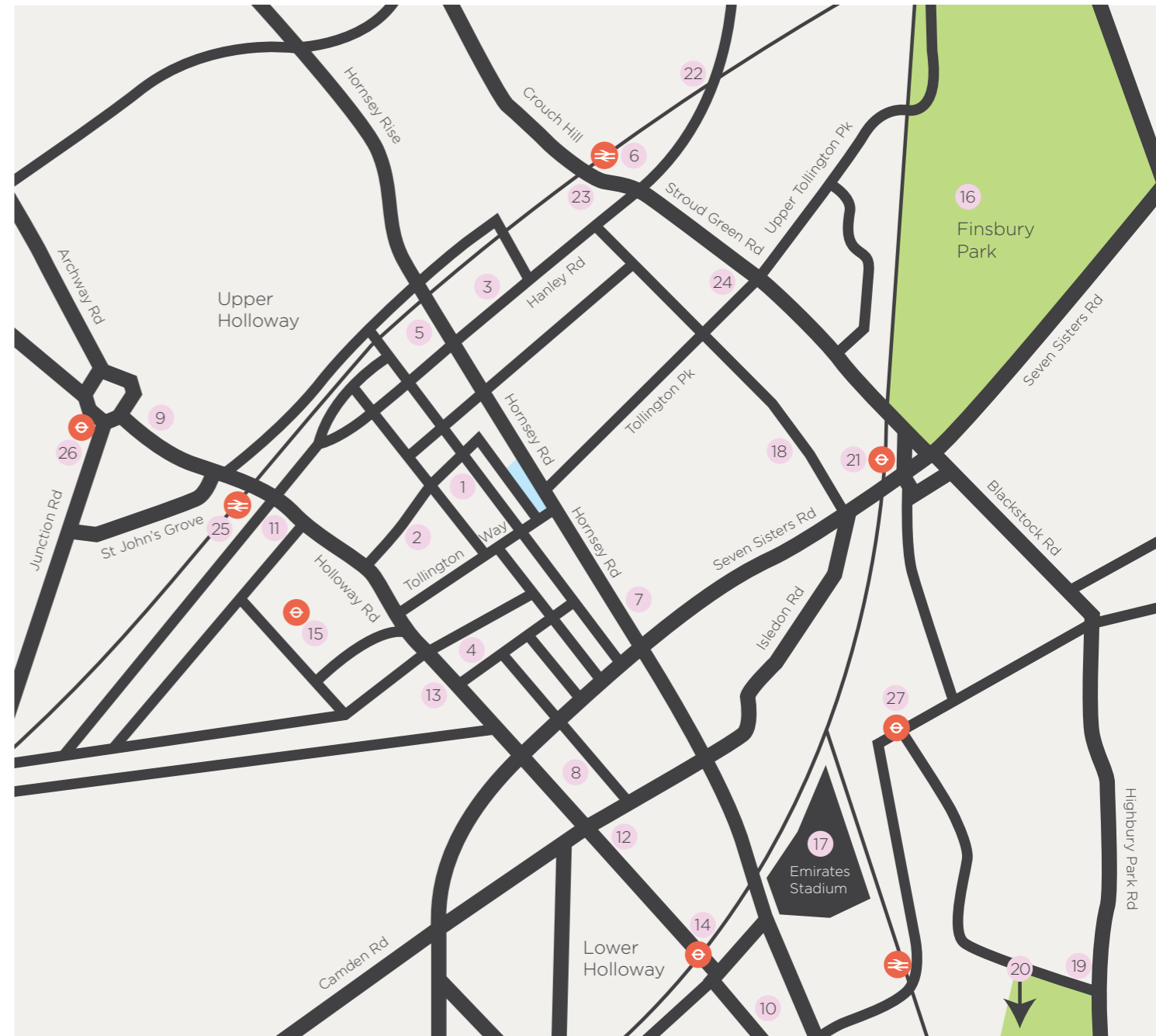


The local area

Aside from the countless restaurants and shops, the local area boasts several parks, markets, supermarkets and a children's adventure playground.

Crouch End and Stroud Green with their myriad of independent shops and fabulous restaurants are on your doorstep. Archway also offers a market twice a week that sells funky clothes, boots, jewellery, vinyl, CDs, DVDs, books, fruit and vegetables, colourful blooms and rustic cheeses.

- 1. North 19
- 2. The Conservatory
- 3. Timbuktu Adventure Playground
- 4. Beaux Arts Building
- 5. The Factory Gym
- 6. Crouch Hill Overground
- 7. Hornsey Road Baths
- 8. Nag's Head
- 9. 500 Restaurant
- 10. The Rocket, Holloway Rd
- 11. The Whittington Park
- 12. Waitrose, Holloway Rd
- 13. Odeon Cinema, Holloway Rd
- 14. Holloway Tube
- 15. Highbury and Islington Tube
- 16. Finsbury Park
- 17. Emirates Stadium
- 18. Fonthill Road
- 19. Highbury Barn Tavern
- 20. Highbury Fields
- 21. Finsbury Park Tube
- 22. Stroud Green
- 23. The Old Dairy Pub
- 24. Tescos, Stroud Green
- 25. Upper Holloway Overground
- 26. Archway Tube
- 27. Arsenal Tube



Living in Yale Terrace affords residents of several local London destinations. The famous Finsbury Park is just a short walk away. 46 hectares of public park which offers a mixture of open ground, formal gardens, a lake, playground, café and exhibition space. It is also home to Party in the Park, Madstock, the Fleadh and the Big Gay Out.

You can also find Waterlow Park, Lauderdale House, and the world famous Highgate Cemetery just a short bus ride away.

It is also worth mentioning the Freightliners City Farm, which takes visitors on a trip to the country right in the middle of an urban area. The mixed-use structure of the Hornsey Road Baths is also nearby - providing a multitude of restaurants and shops. For those who require family-style entertainment, the Timbuktu and Cornwallis Adventure Playgrounds are great places for all members of your clan to run riot!



The Hornsey Road baths were the first public baths in the country and used by all walks of life.



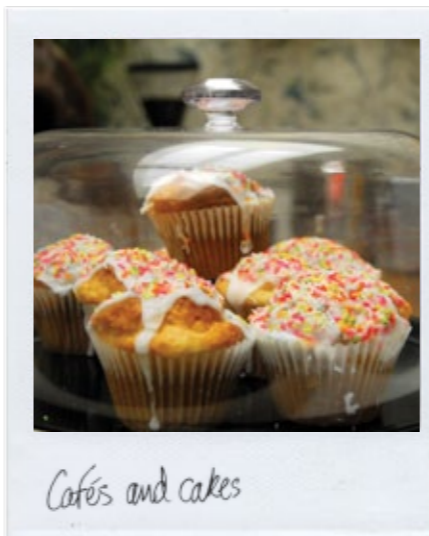
Easy wayfinding



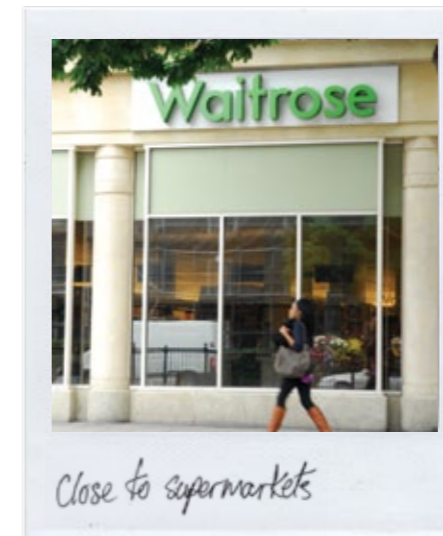
Loads of green space



Street sculptures



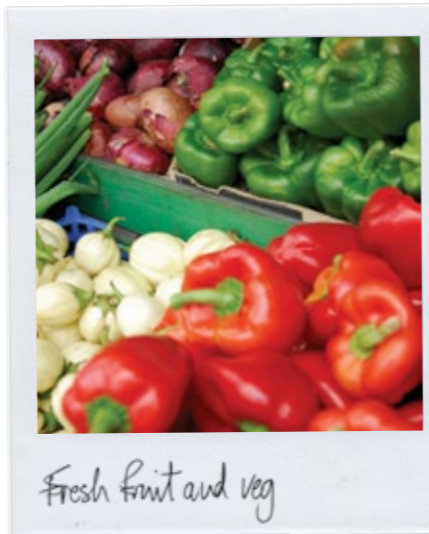
Cafés and cakes



Close to supermarkets



Fresh fish



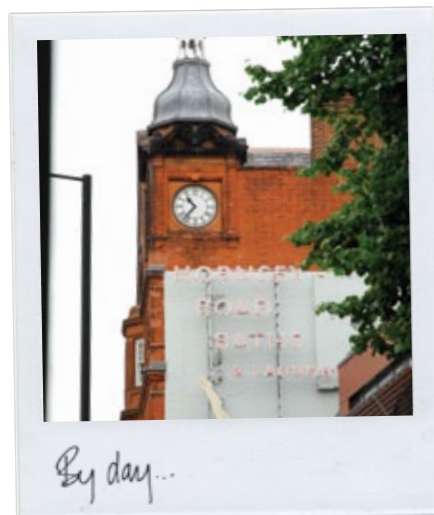
Fresh fruit and veg



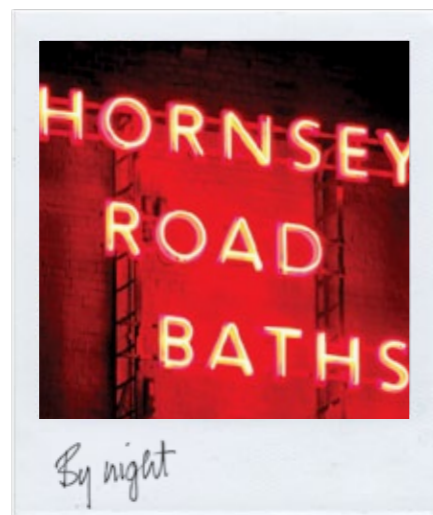
Plenty of shops



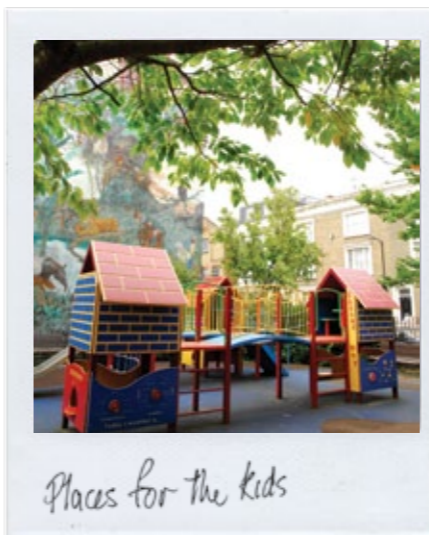
Places for the playful



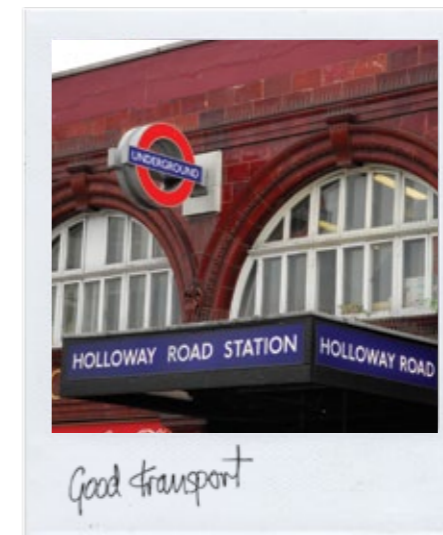
By day...



By night



Places for the kids



Good transport



Stretch your legs



The neighbourhood surrounding Yale Terrace could not thrive without the support of the people who live there. Area shops, markets and restaurants are owned and operated by locals.

Area residents also enjoy the convenience of a neighbourhood library which fosters community event participation. From family activities to charitable fun runs, residents go above and beyond in seeking out ways to come together.


Mitford Road falls into the catchment area of eight primary schools, including St Mark's Church of England school, Duncombe School, a number of Community Secondary schools, two Academies and two Catholic voluntary aided schools.

The Pleasance Theatre Islington, one of the most exciting fringe theatres in London, is just a short bus ride away. It showcases comedy, dance and theatre, and also offers adult drama classes for all those budding thespians!

yoga

Great Restaurants

**BUTCHER
BAKER**
Candlestick Maker


Finnsbury Park

**LOCAL
PRODUCE**

**Local
Schools**



Empyrean is the highest place in heaven, the dwelling-place of the blessed, celestial beings so divine they are made of pure light.

OK, maybe we are not that good, but Empyrean Developments does strive to create exceptional places for the more meek of us to live in. Conscious of our environment, but dependent on our mod-cons and the need for self indulgence, we believe that these concepts are not exclusive of one another.

With our team approach to managing our projects and the use of some of the leading professionals in the field, we have delivered over 85 stunning, industry

recognised 'eco' excellent residences in North Islington in the past two years alone.

Our commitment to quality and the environment is ever-present in all Empyrean developments.

When our team members first set eyes on this project we envisioned a contemporary space that would enhance the local area's revitalisation efforts. Eager to deliver cutting edge designed houses, Yale Terrace was ideal. With a dearth of meaningful buildings in the area, Yale Terrace represented a key opportunity to deliver a landmark development to put the Tollington and Hornsey Roads clearly on the map.

We feel we have achieved this, with eight exceptional houses and four apartments, that cannot be matched in the area for design, green credentials or luxury.

We recognise that these are more than buildings, they are your homes. Our commitment to you does not stop when you move in. We pride ourselves on our aftersales service and care.

Top left

Kinver House, 42 Elthorne Road, London
Development of 85 apartments
Completed 2008

Top right

243 Junction Road, London
Planning permission for 25 apartments

Bottom Left

Camden Lock Hotel, Chalk Farm, London
Planning permission granted

Bottom right

Kinver House, 42 Elthorne Road, London
Front façade detail





1-8 Yale Terrace
Mitford Road
London N19 4HL

www.yaleterrace.com