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THE
MOXON

X

LIFE WELL
MADE

O

49 MOXON STREET

N

L I F E M A D E W E L L

113 LUXURY
APARTMENTS
IN HIGH BARNET

05

THE SCHEME

07

THE LOCATION

13

INTERIORS



CGI FOR ILLUSTRATIVE PURPOSES ONLY.



CGI FOR ILLUSTRATIVE PURPOSES ONLY.

35

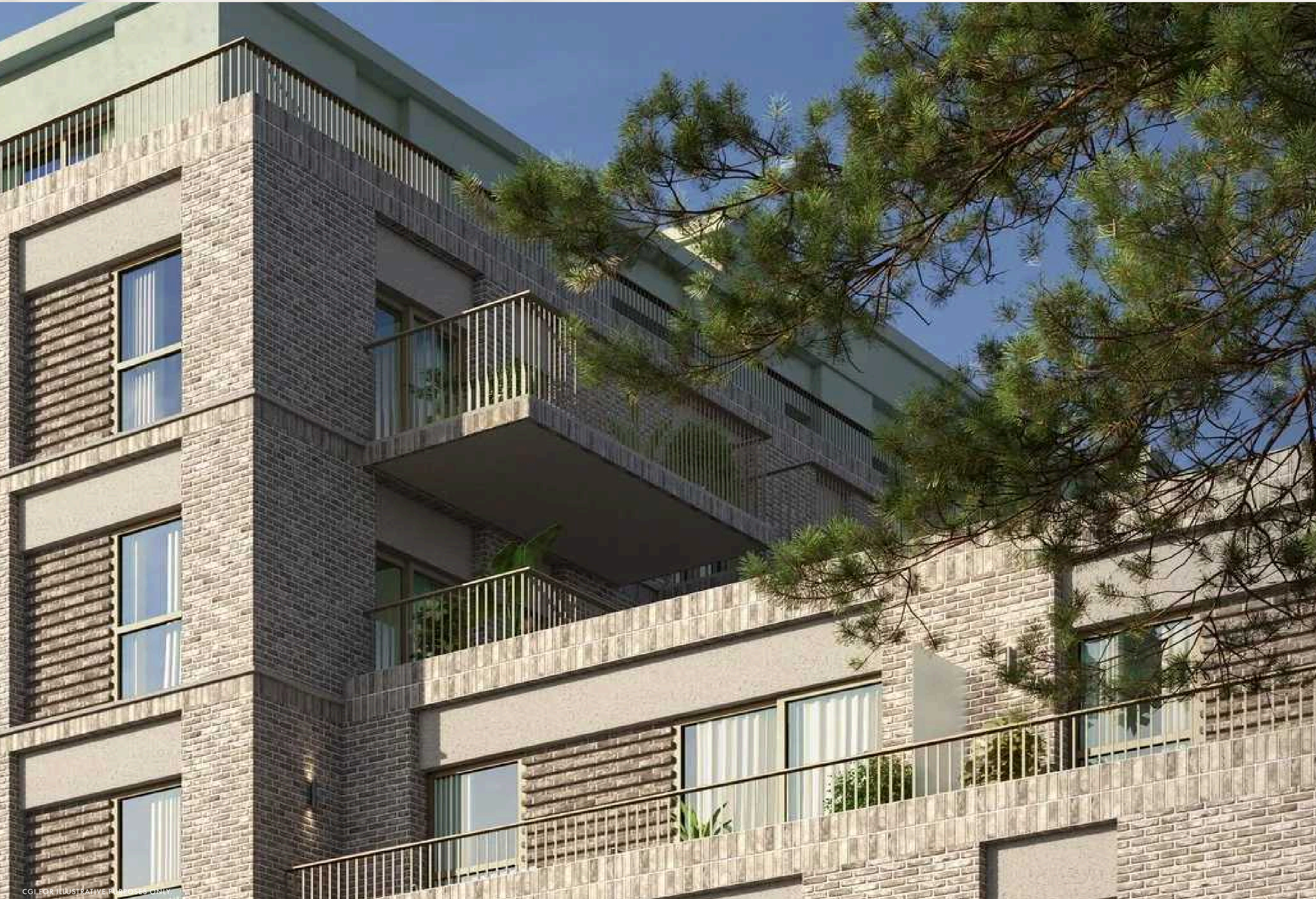
SPECIFICATION

41

EXPLORE LONDON

67

FLOORPLANS

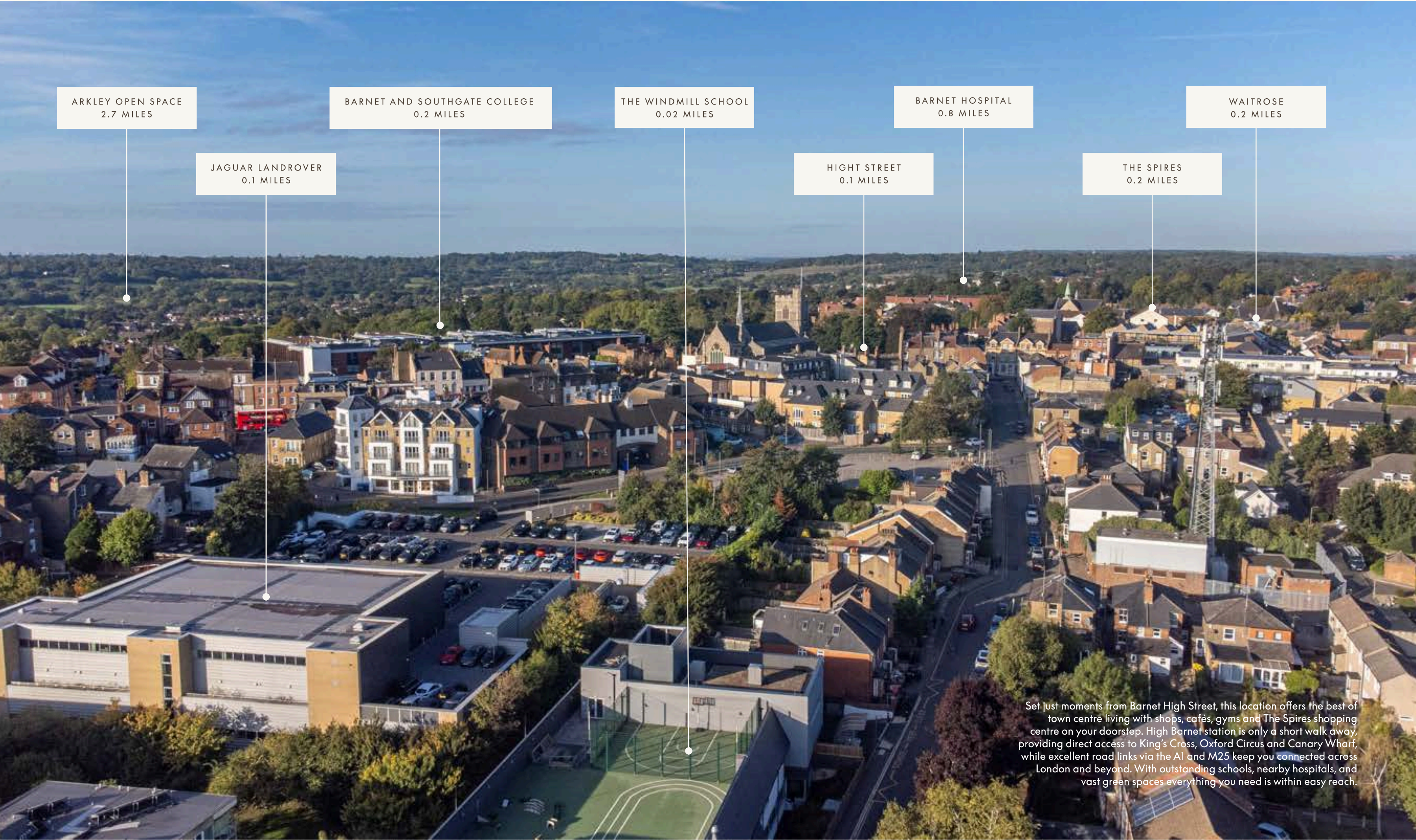


WELCOME TO THE MOXON

CONNECTED. CALM. COVETED.

A new rhythm of living in the heart of High Barnet. The Moxon balances calm sophistication with effortless connection; a place where design, wellbeing and modern life align seamlessly. Perfectly placed between city energy and leafy serenity, it offers a refined collection of 113 luxury apartments, defined by balance, beauty and belonging. Featuring a collection of 1,2,3 bed apartments and 2-bed duplexes, every element, from architecture to atmosphere, is crafted with intention and quiet confidence. This is more than a home; it's an experience of stillness, substance and style.

Welcome to The Moxon.
Where modern design meets meaningful living.
Experience **Life, Made Well.**



Set just moments from Barnet High Street, this location offers the best of town centre living with shops, cafés, gyms and The Spires shopping centre on your doorstep. High Barnet station is only a short walk away, providing direct access to King's Cross, Oxford Circus and Canary Wharf, while excellent road links via the A1 and M25 keep you connected across London and beyond. With outstanding schools, nearby hospitals, and vast green spaces everything you need is within easy reach.

THE WELCOME WITHIN



From the moment you arrive, The Moxon feels different. The lobby sets the tone; calm, contemporary and beautifully composed, where every texture and tone elegantly speaks. Light moves effortlessly across refined materials, creating a space that feels both elevated and familiar. It's a first impression that lingers. A sense of warmth, of care, of home.

Designed for connection and crafted for comfort, The Moxon brings together architecture and atmosphere in perfect balance. Explore more.



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THE CONCEPT

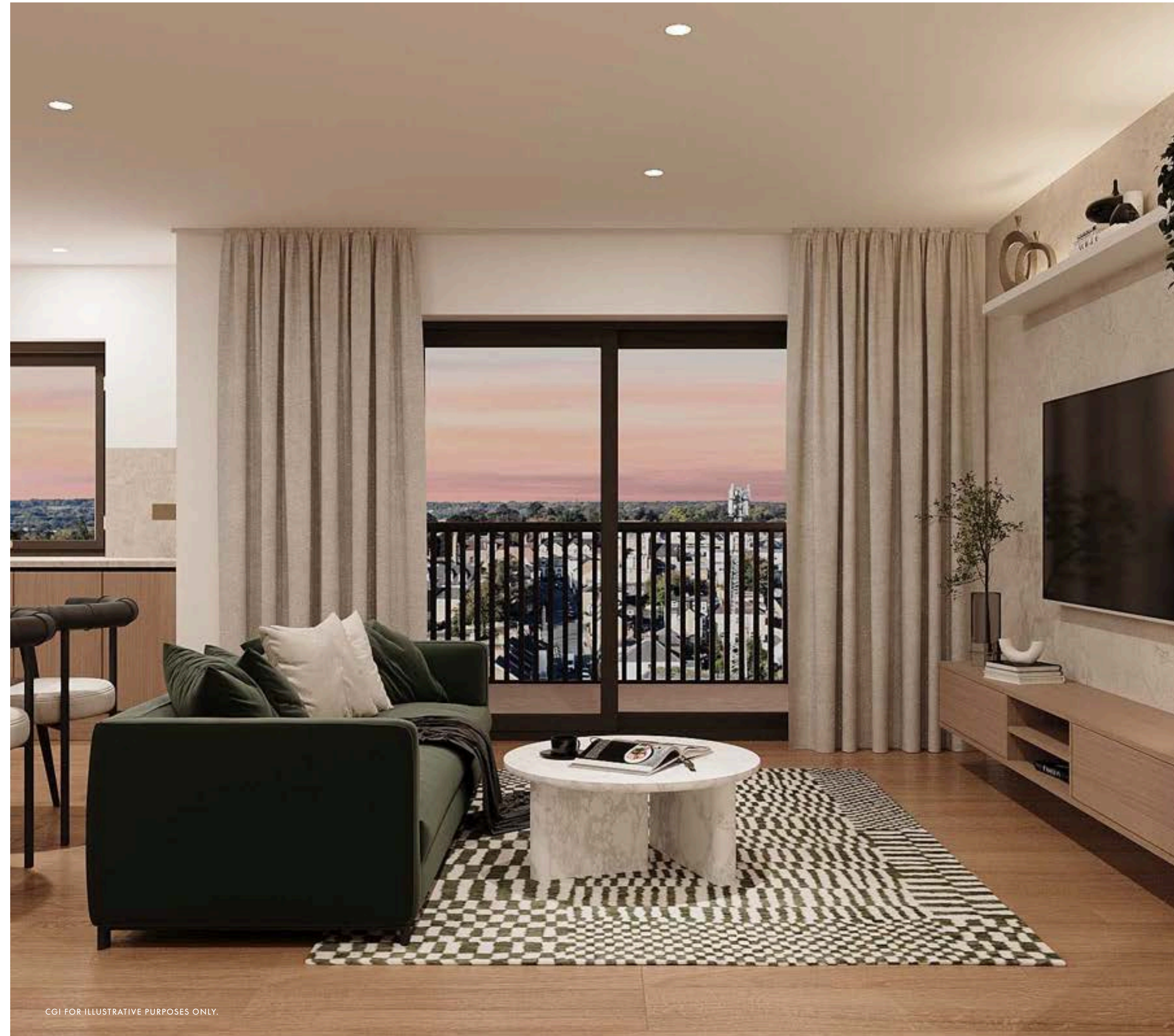
LIFE MADE WELL

Life Made Well is more than a statement, it's a philosophy. At The Moxon, thoughtful design enhances daily living, not distracts from it. Spaces are shaped by light, balance, and natural flow. Materials chosen for their beauty and longevity. Details that feel effortless, yet intentional. Where architecture supports wellbeing, and style meets substance. From the calm of home to the connections beyond it, The Moxon is created for those who value quality in every sense. Quality of craft, of comfort, of life itself. Because when everything works in harmony, life simply feels... well.

SUMPTUOUS INTERIORS



Within The Moxon, calm takes form. Spaces shaped by warmth and precision, where soft textures meet natural light in effortless harmony. A quiet luxury that embraces every moment, from shared laughter to still reflection.



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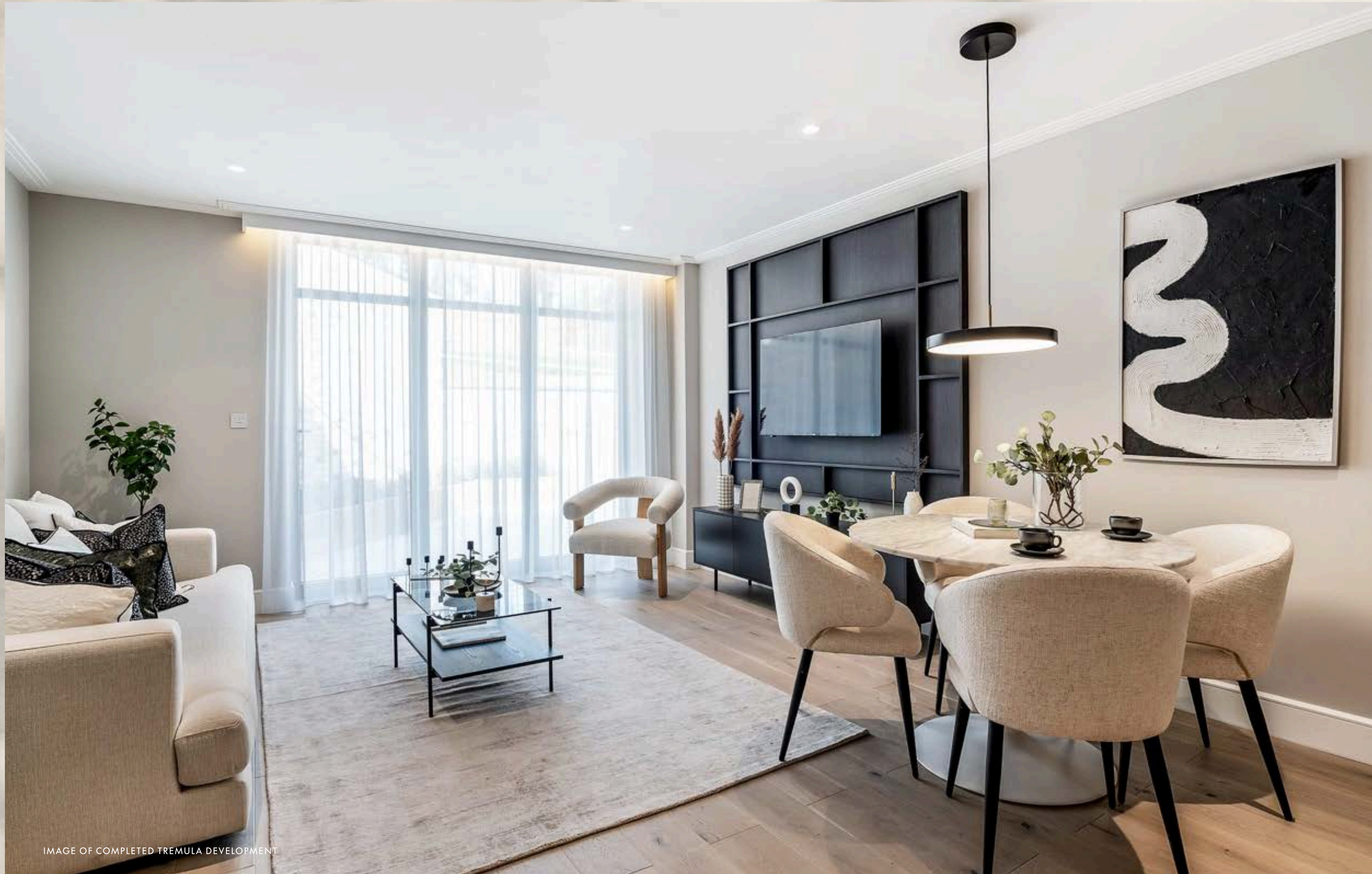
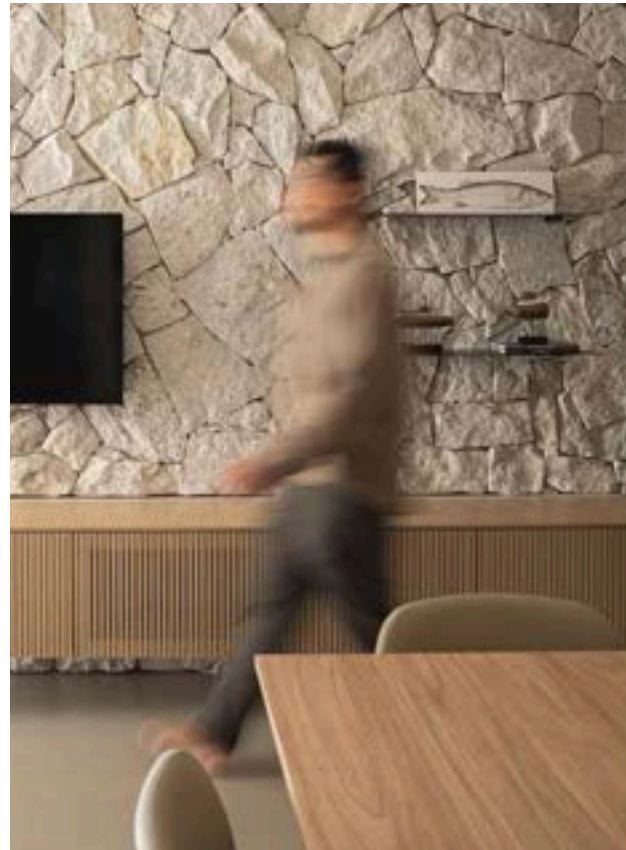


IMAGE OF COMPLETED TREMULA DEVELOPMENT

REFINED DESIGN

Refined design defines every detail at The Moxon. Clean lines, crafted finishes and thoughtful proportions create an atmosphere of quiet confidence, contemporary living elevated through precision, beauty and balance.



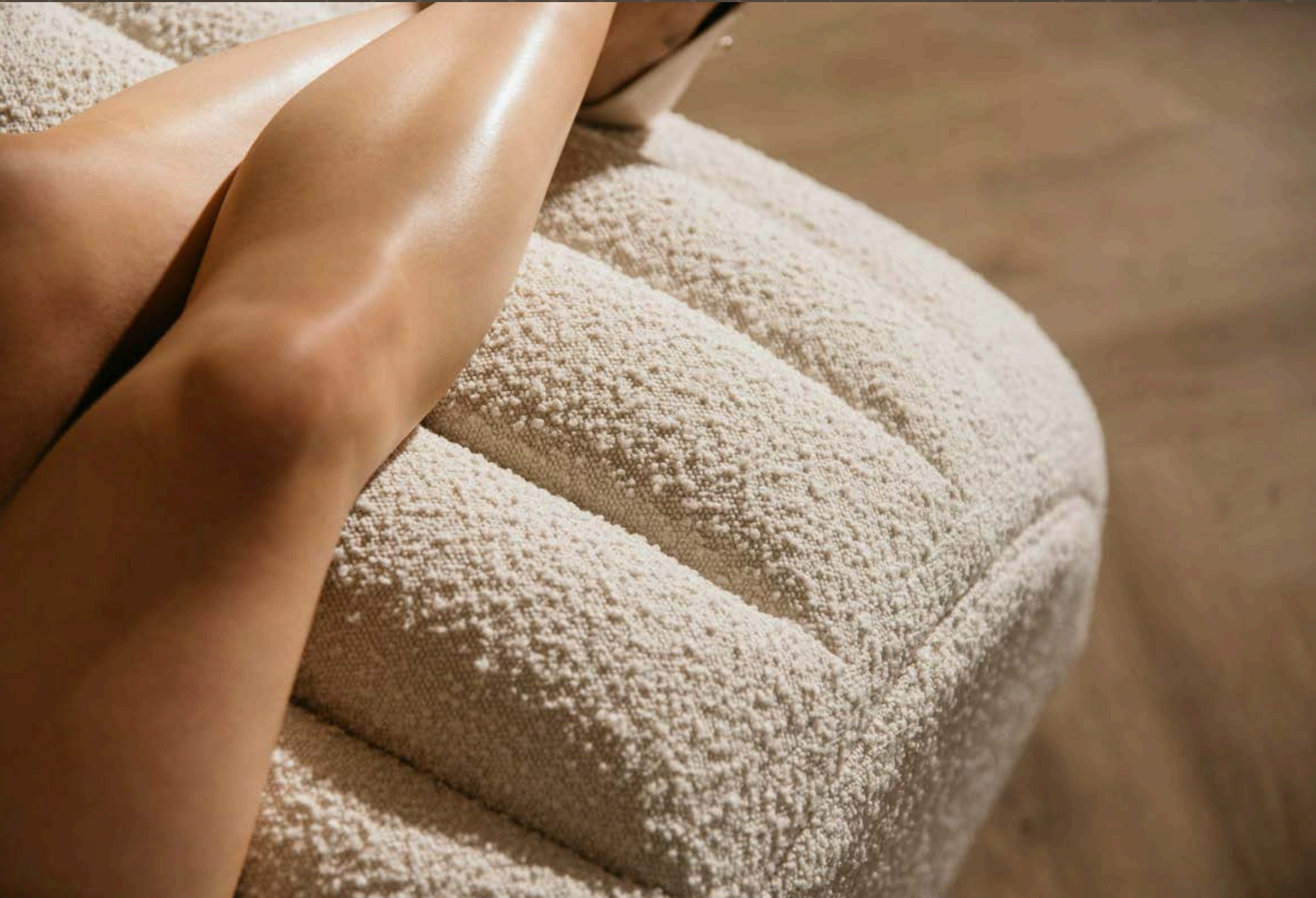
INSPIRED BY NATURE

Inspired by nature's balance, The Moxon embraces light, texture and tone. Organic materials and natural hues create calm, restorative spaces that connect you to the world beyond your walls.





IMAGE OF COMPLETED TREMULA DEVELOPMENT



THE CONCEPT

REFINED
COMFORT

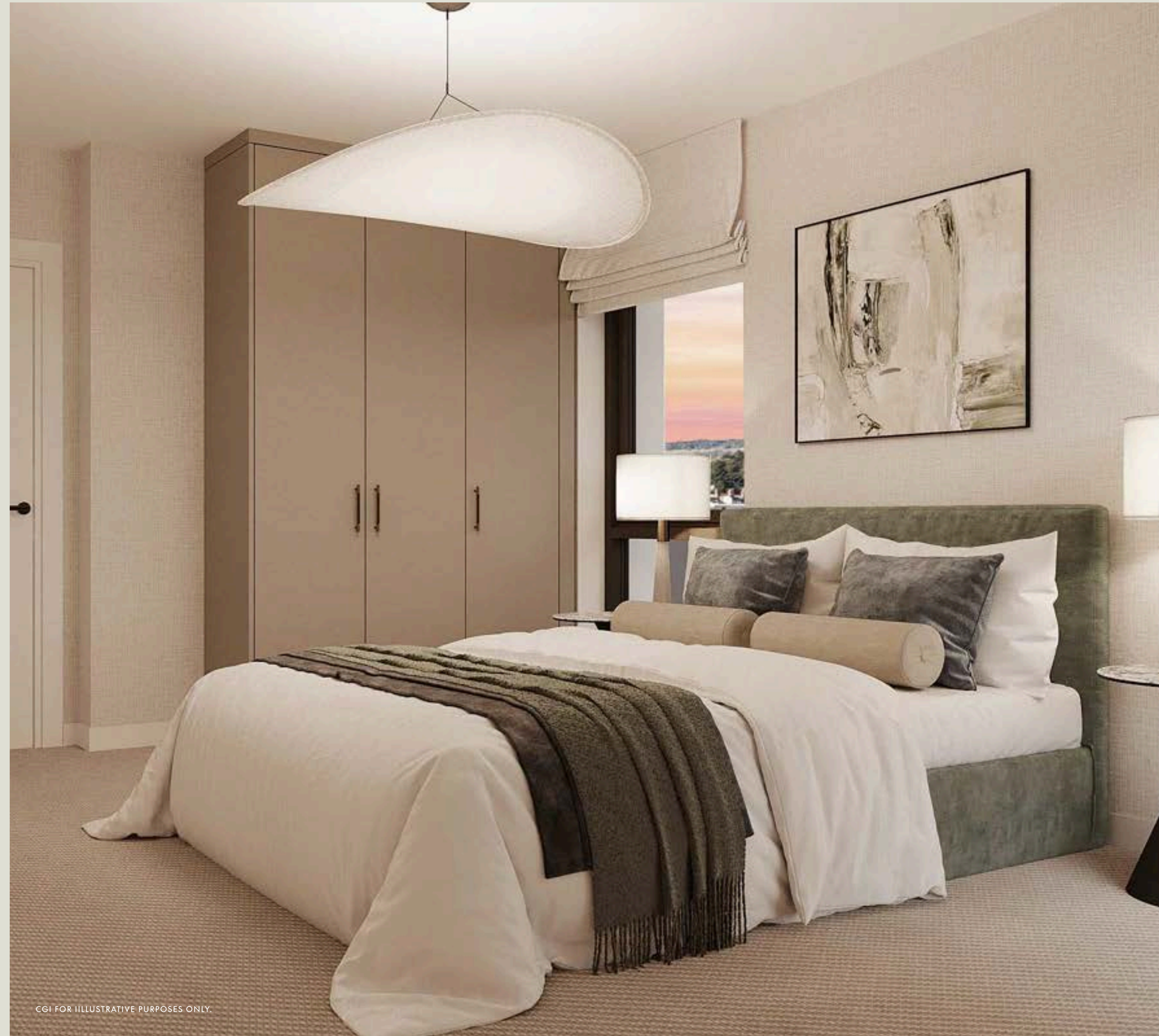
Located in the heart of High Barnet, Moxon House offers excellent connections into Central London, ideal for commuters and professionals. High Barnet Underground Station, a short walk away, sits at the northern end of the Northern Line, providing direct services to Camden, King's Cross, Tottenham Court Road, and Bank in 30–40 minutes. Numerous bus routes run along Barnet High Street, linking Finchley, Brent Cross, and beyond, while drivers benefit from easy access to the A1, M1, and North Circular. Nearby New Barnet Station adds flexibility with Great Northern rail services to Moorgate and King's Cross, combining suburban calm with fast city access.

INTENTIONAL SPACES

IMAGE OF COMPLETED TREMULA DEVELOPMENT



Every space at The Moxon has purpose. From open living areas that invite connection to quiet corners designed for pause, each element is shaped with clarity and care. Thoughtful layouts maximise light, flow and function, creating homes that adapt effortlessly to the rhythm of modern life. Nothing is accidental; every line, finish and proportion works in harmony to enhance wellbeing and ease. This is design that understands how people live; intuitive, flexible and beautifully composed. At The Moxon, intention isn't seen, it's felt in the balance, the stillness, the effortless way everything just fits.

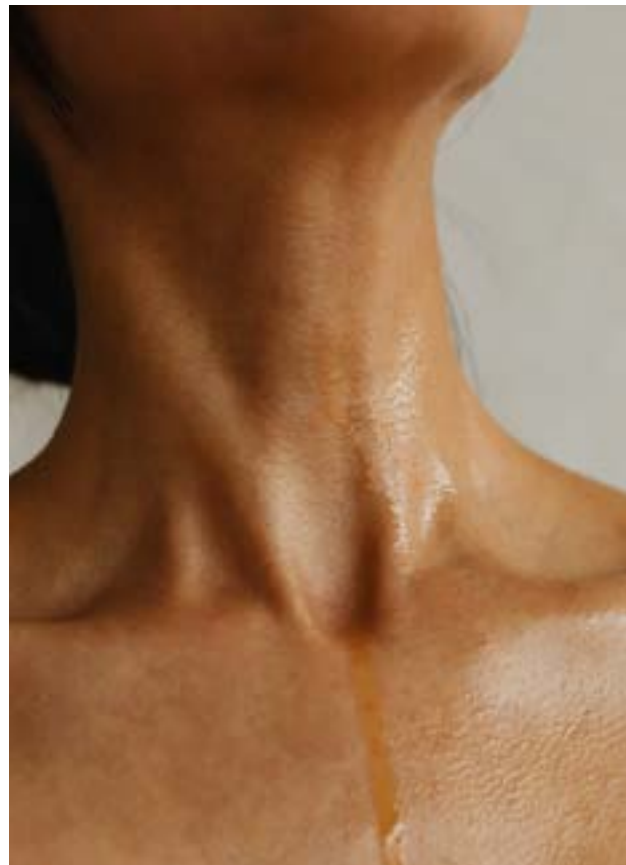


CGI FOR ILLUSTRATIVE PURPOSES ONLY.



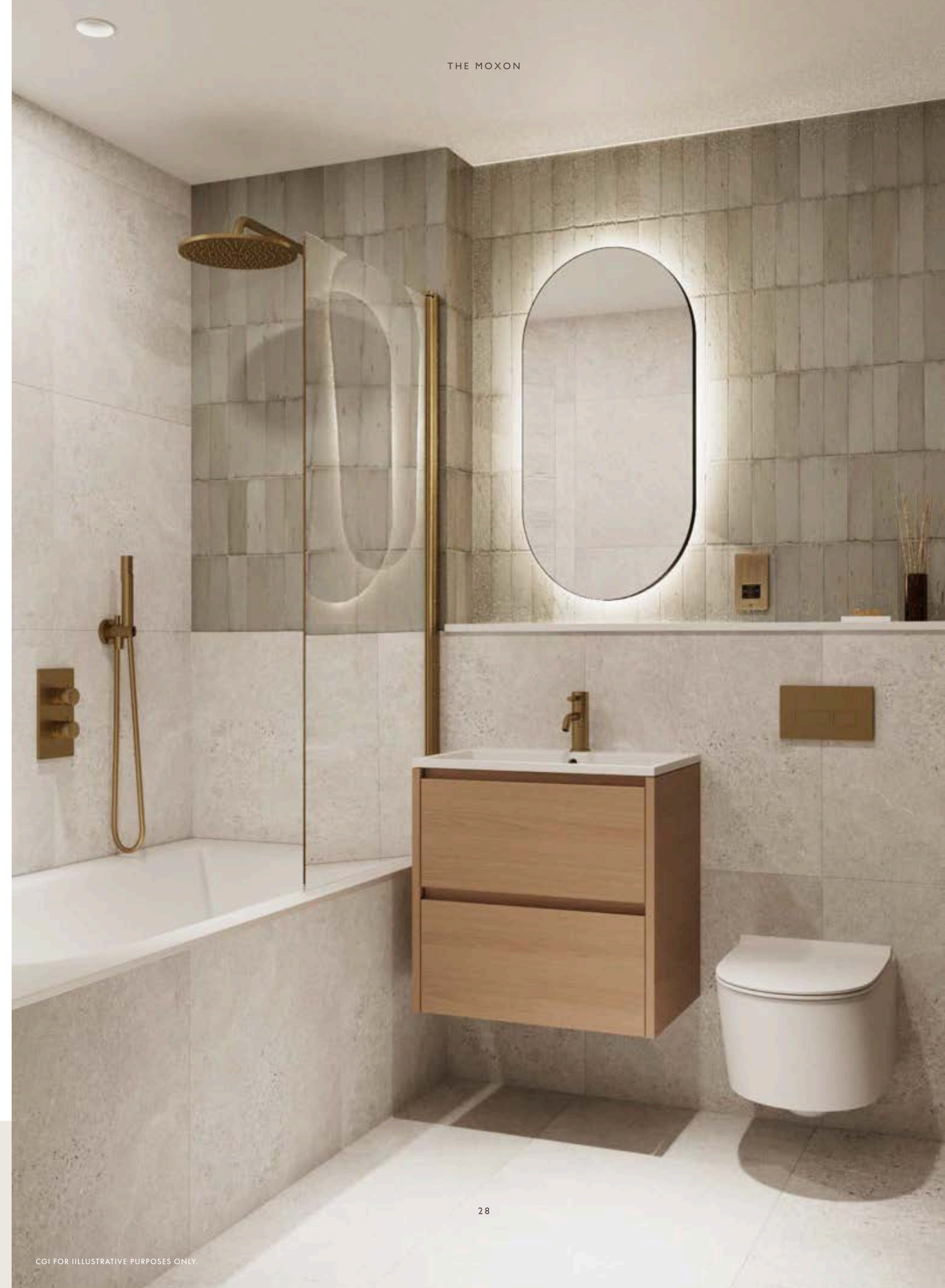
A RELAXING SANCUTUARY

Serene and understated, bathrooms at The Moxon are designed for restoration. Clean lines, natural tones and tactile finishes transform the everyday into a moment of quiet indulgence.

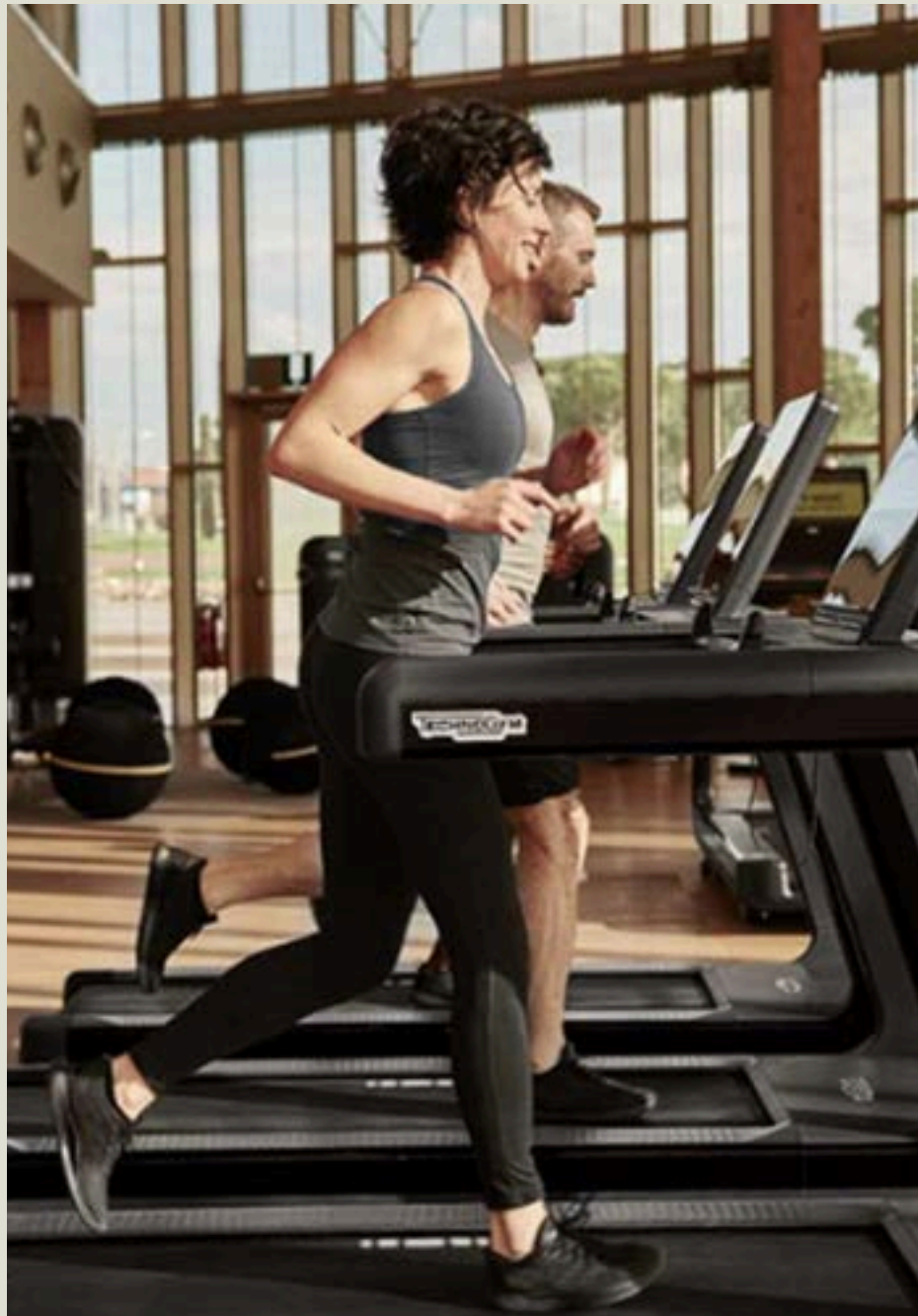


FOR MIND, BODY & SOUL

For mind, body and soul, spaces that breathe, flow and restore. A rhythm of calm and connection, designed to bring you back to what feels good, and well.



RESIDENT'S FITNESS SUITE



Designed for focus, balance and renewal, The Moxon's Private Residents' Fitness Suite offers a serene space to move with intention. Equipped with state-of-the-art technology, it redefines the experience of wellness at home. Every detail from acoustics to atmosphere has been considered to create calm, motivating energy. Whether beginning the day with movement or unwinding through mindful exercise, residents find a rhythm that restores both body and mind. This is not simply a gym; it's a sanctuary for strength, stillness and self-care.



FROM SUNSETS TO
CONVERSATION

High above High Barnet, a private sanctuary awaits. The rooftop terrace invites calm mornings, golden sunsets and quiet conversation, the art of outdoor living, refined.



ELEVATE YOUR
PERSPECTIVE

Open your world. Elevate your perspective. The rooftop terrace invites pause and possibility, a quiet horizon where space, light and life align beautifully.

ROOFTOP
LIVING

The private rooftop offers an elevated retreat for residents, combining natural beauty with refined design. Lush planting, open skies and sweeping views create a tranquil space to unwind, gather, and re-connect in style.





Just moments from The Moxon lies King George's Field, 35 hectares of open grassland that form one of Barnet's most treasured green spaces. Adjoining the beauty of Hadley Green, these expansive fields are managed to encourage wildflowers and biodiversity, creating a natural sanctuary for residents to enjoy year-round. Mature hedgerows and tree plantations planted in the 1980s enhance the sense of landscape and heritage, while the vast openness brings a rare feeling of space and calm. It is a place to walk, breathe and reconnect with nature.

PROPERTY SPECIFICATION



IMAGE OF COMPLETED TREMULA PROJECT

GENERAL

- Oak laminate flooring
- Tiled floors to bathrooms
- Fitted carpets to bedrooms
- Antique brass sockets and switches throughout
- Antique brass door handles

ELECTRICAL

- Wired for BT fast broadband
- Provision for Sky Q, TV with wiring as standard to reception areas and principal bedrooms
- Energy efficient LED downlights with dimmer function to reception rooms, kitchen and all bedrooms
 - Bedside sockets and switches
 - Automatic lighting to wardrobes
 - Solar Panels on roof

BATHROOMS

- Fully tiled bathrooms
- Green mosaic feature tiles
- Wooden wash basin cabinet
 - LED mirror
- Wall mounted brushed brass shower head
 - Brushed brass handheld shower
- Brushed brass bath/shower screens
- Brushed brass sink mounted taps
- Brushed brass towel radiator
- Brushed brass shaver socket

HEATING / ENERGY

- Air source heat pumps
- Mechanical ventilation and heat recovery units
 - Room-by-room heating control
 - Electric panel heaters
- Towel radiators to bathrooms

KITCHENS

- Modern handleless two toned kitchens
- Solid 18mm engineered stone worktop & splashback
 - Lighting under wall cabinets
 - White undermount kitchen sink
 - Bosch electric hob
- Bosch built-in oven, microwave, and dishwasher
 - Full height Bosch fridge freezer

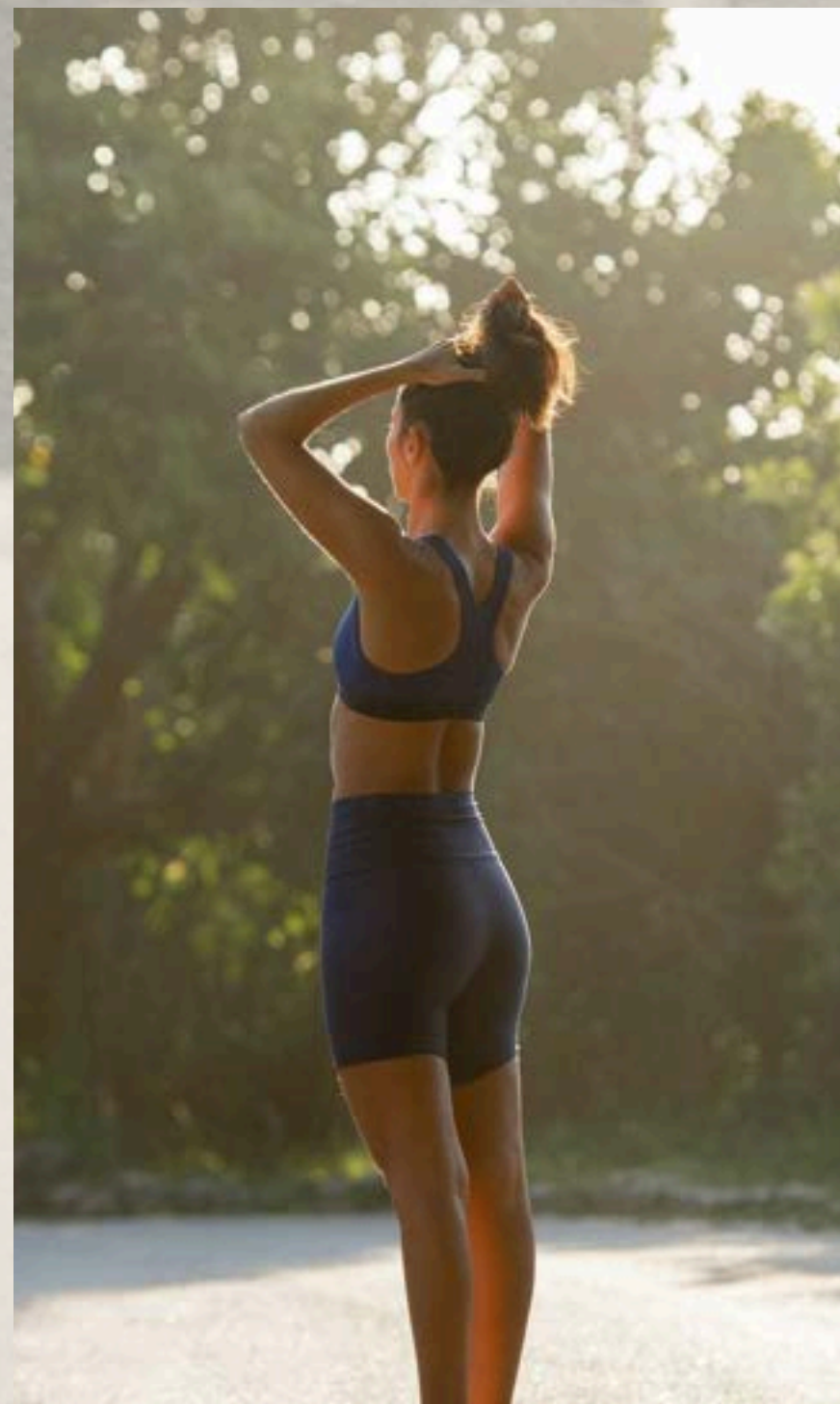
EXTERNAL

- Entrance door with multi point lock
 - Communal rooftop terrace
 - Communal children's play area
 - Secure cycle storage
 - Balconies and terraces
- Mains powered smoke/heat detectors with battery back up
 - 10-Year Checkmate Warranties
- Secure electric entrance gate to underground parking

BEDROOMS

- Fitted wardrobes to master bedrooms with integrated lighting

AFFLUENT LIVING IN HIGH BARNET





+25%

HOUSE PRICE GROWTH
FORECAST NEXT 5 YEARS

+20%

RENTAL GROWTH
FORECAST NEXT 5 YEARS

4.5%

FUTURE YIELD PROFILE

savills



Perfectly placed in High Barnet, The Moxon captures the balance between character and calm. A setting rich in heritage and greenery, offering refined living with effortless access to London's energy.





EXPLORE LONDON

Located in the heart of High Barnet, Moxon House offers excellent connections to the High Street, surrounding areas and into Central London, ideal for commuters and professionals.

FOOD AND DRINK

01	Villagio Italian	0.1 miles
02	Cafe Nero	0.2 miles
03	Gails Bakery	0.2 miles
04	The Red Lion	0.2 miles
05	Pizza Express	0.4 miles

RETAIL

06	The Spires Shopping Centre	0.2 miles
07	Brent Cross Shopping Centre	8.4 miles
08	Selfridges, Oxford Street	14.3 miles
09	Harrods, The Brompton Road	15 miles
10	Westfield White City	16.1 miles

SPORTS AND LIFESTYLE

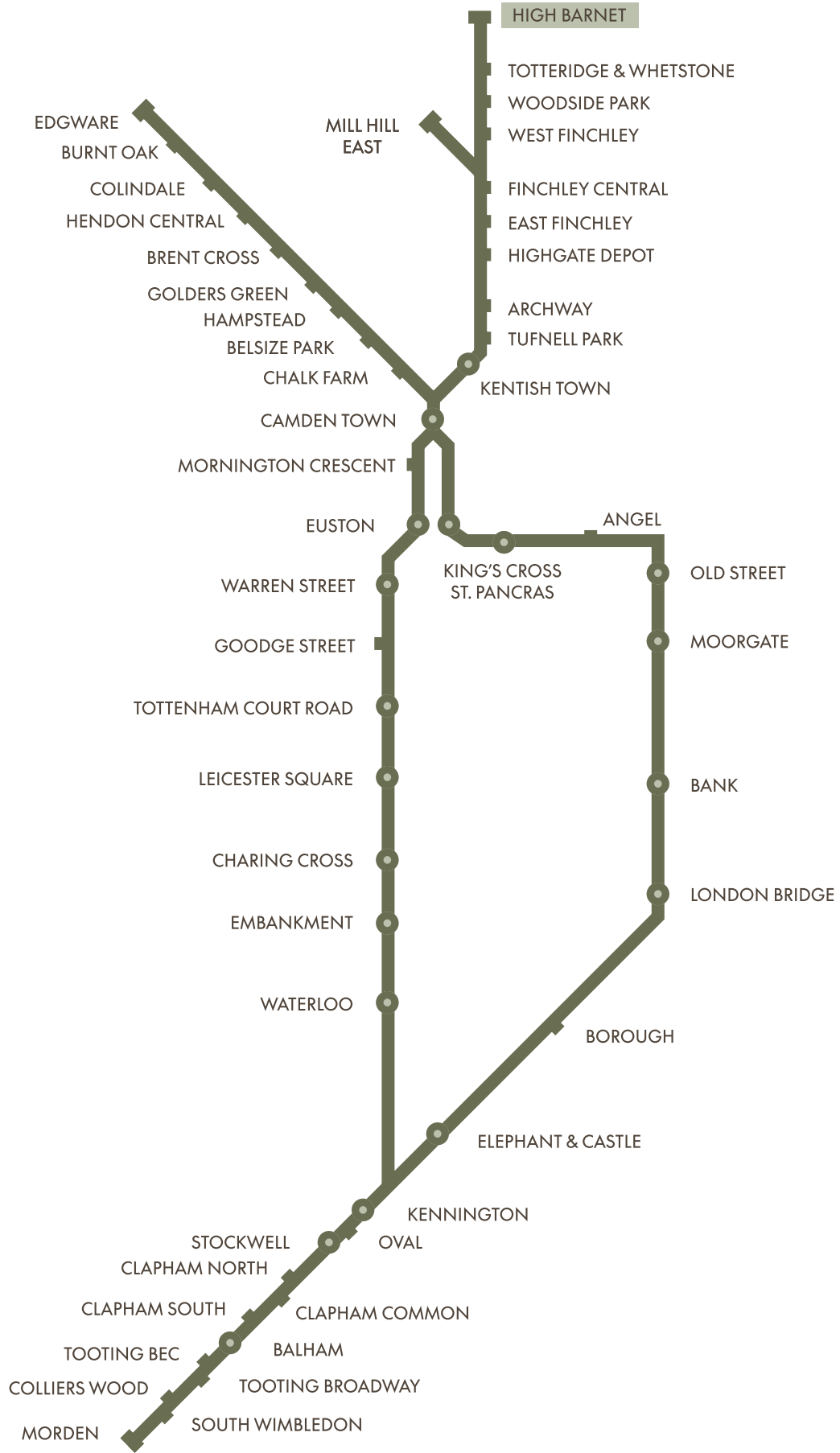
11	King George's Fields	0.3 miles
12	Hadley Wood Golf Club	2.3 miles
13	Hampstead Heath Pool	6.3 miles
14	Arsenal F.C. Emirates Stadium	8.7 miles
15	Wembley Stadium	10.9 miles

HEALTH

16	Hadley Wood Hospital	0 miles
17	Barnet Hospital	0.8 miles
18	Finchley Memorial Hospital	4 miles
19	Great Portland Hospital	10.6 miles
20	Cromwell Hospital	19 miles

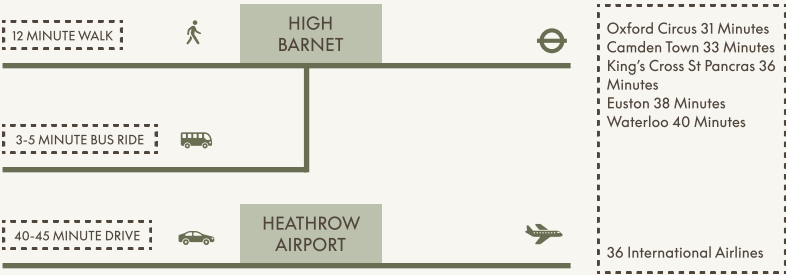
TRANSPORT

21	High Barnet Station	0.5 miles
22	Kings Cross / St Pancras	10.4 miles
23	London Luton Airport	23.4 miles
24	London Heathrow Airport	32 miles
25	London Stanstead Airport	37.2 miles



PERFECTLY CONNECTED. CONVENIENTLY PLACED.

Located in the heart of High Barnet, Moxon House offers excellent connections into Central London, ideal for commuters and professionals. High Barnet Underground Station, a short walk away, sits at the northern end of the Northern Line, providing direct services to Camden, King's Cross, Tottenham Court Road, and Bank in 30–40 minutes. Numerous bus routes run along Barnet High Street, linking Finchley, Brent Cross, and beyond, while drivers benefit from easy access to the A1, M1, and North Circular. Nearby New Barnet Station adds flexibility with Great Northern rail services to Moorgate and King's Cross, combining suburban calm with fast city access.



THE WORLD WITHIN REACH

From doorstep to departure, London's airports, Heathrow, Luton and Stansted, are all within easy reach. The Moxon connects calm North London living with effortless access to global destinations.

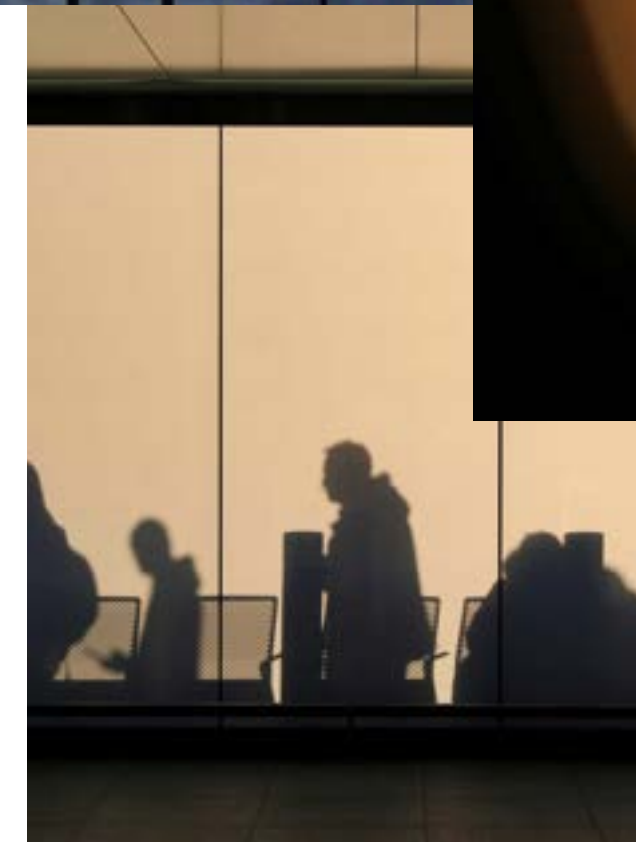


ABOUT LONDON
HEATHROW AIRPORT

230
DESTINATIONS WORLDWIDE

84M
AVERAGE PASSENGERS FLYING
TO AND FROM LONDON
HEATHROW EACH YEAR

£215BN
PER ANNUM CARGO VALUE,
MAKING HEATHROW THE
BUSIEST GLOBAL AIRPORT



HOME TO
LONDON'S
TOP SCHOOLS

Families are drawn to Barnet's outstanding education, from Queen Elizabeth's School to Haberdashers' Mill Hill and Belmont, where tradition, innovation and achievement come together beautifully.



Just 0.2 miles away is Barnet and Southgate College, one of North London's leading further education institutions. The college offers an extensive range of academic and vocational courses, from A-levels and apprenticeships to higher education pathways, designed to equip students with the skills and confidence for future success.

TOP SCHOOLS

01 The Windmill School	0.01 miles
02 Barnet and Southgate College	0.2 miles
03 Queen Elizabeth's School	0.2 miles
04 Queen Elizabeth's Girls' School	0.3 miles
05 Ark Pioneer Academy	0.8 miles





HOME TO LEADING EMPLOYERS

High Barnet and its surrounding areas are renowned for outstanding education at every level. From acclaimed independent schools such as Queen Elizabeth's School, Haberdashers' Boys' and Girls' Schools, and Mill Hill School, to leading state and preparatory options, families are exceptionally well served. Nearby universities, including King's College London, UCL and Imperial, are easily reached via direct Underground connections, offering access to some of the world's most respected institutions.

LEADING EMPLOYERS WITHIN A 20 MILE RADIUS

Google

NHS



B B C

sky

PRESTIGE & LIFESTYLE



High Barnet embodies a rare kind of prestige, timeless, green and quietly confident. With its tree-lined streets, boutique cafés and historic charm, it offers an elevated way of living that feels both refined and authentic. Moments from open parkland, outstanding schools and a vibrant high street, life here moves at a considered pace. The Moxon places you at the heart of this coveted North London enclave, where heritage meets modern design and everyday life feels effortless. It's a location defined not by distance from the city, but by the quality of life it affords.





EMIRATES STADIUM - 8.7 MILES

AN ELITE COMMUNITY

High Barnet has become one of North London's most desirable addresses for leading sporting professionals, drawn by its privacy, greenery and effortless access to world-class facilities. Arsenal's and Tottenham Hotspur's training grounds lie just minutes away, with both clubs' stadiums easily reached on match days. Beyond its sporting links, the area's tree-lined streets, discreet atmosphere and excellent connections make it a haven for those who value calm, convenience and prestige. At The Moxon, you reside among excellence, in a community defined by quiet achievement, ambition and the refined essence of life made well.

ELITE SPORTS CLUBS WITHIN 20 MILE RADIUS

 8.1 MILES	 8.7 MILES	 13.7 MILES
 16.6 MILES	 19 MILES	 20 MILES

FAIRWAYS OF CALM



HADLEY WOOD GOLF COURSE - 2.3 MILES

High Barnet is surrounded by some of North London's most prestigious golf courses, offering residents a natural extension of The Moxon's refined lifestyle. From the immaculate greens of Hadley Wood and Old Fold Manor to the nearby courses of Mill Hill and Finchley, each provides space to unwind, connect and recharge. Whether perfecting your swing or enjoying a peaceful walk across landscaped fairways, the area's clubs reflect the same balance of heritage, beauty and tranquillity that defines life at The Moxon.



ABUNDANT GREEN
SPACES

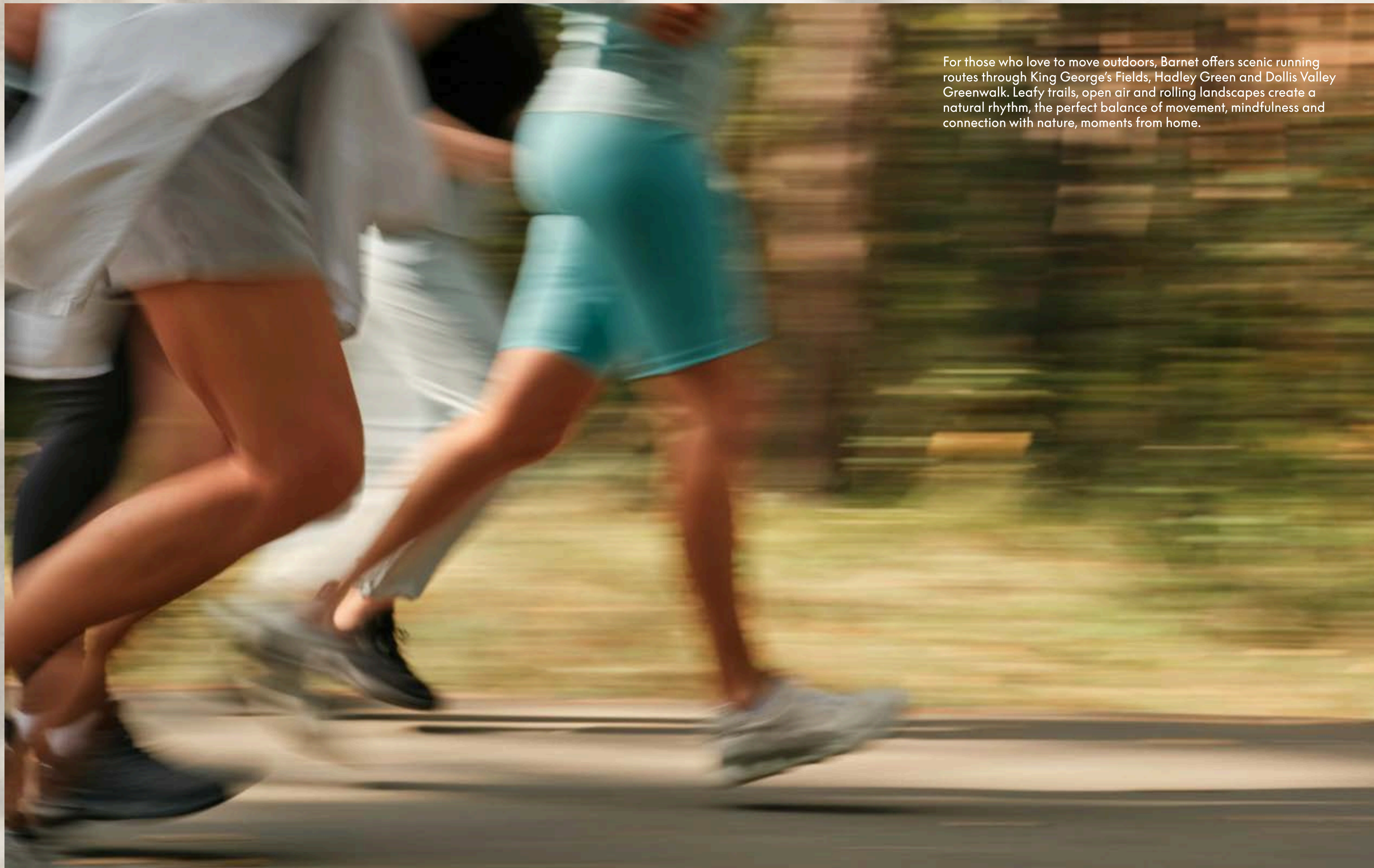
Leafy acres, ancient woods and wide open lawns surround The Moxon in Barnet, a tapestry of green where walking, cycling or just breathing deep becomes the rhythm of everyday life.



TRANQUIL
SETTINGS

From historic woodland to serene meadows and tree-lined parks, life at The Moxon is enriched by nature's backdrop, vast green spaces framing every moment of home.





For those who love to move outdoors, Barnet offers scenic running routes through King George's Fields, Hadley Green and Dollis Valley Greenwalk. Leafy trails, open air and rolling landscapes create a natural rhythm, the perfect balance of movement, mindfulness and connection with nature, moments from home.

EXPLORE THE
CAPITAL



MAYFAIR, CENTRAL LONDON - 14 MILES

From the calm of High Barnet, London's world-class culture, style and energy are effortlessly within reach. A direct Underground connection places King's Cross, the West End and the City less than forty minutes away, opening the door to galleries, theatres, Michelin-starred dining and luxury shopping districts. Wander through Marylebone, experience Soho's rhythm, or explore the timeless icons of Westminster and South Bank. Living at The Moxon means enjoying the best of both worlds.



LONDON: A GLOBAL ECONOMY

983k

LEADING EMPLOYERS
WITHIN A 20 MILE
RADIUS

£97BN

LEADING EMPLOYERS
WITHIN A 20 MILE
RADIUS

NO.1

GLOBAL FINANCIAL
CENTRE IN THE
WORLD*

85

MICHELIN STAR
RESTAURANTS

30M

TOURISM VISITORS
PER ANNUM



HIGHER EDUCATION

High Barnet and its surrounding areas are renowned for outstanding education at every level. From acclaimed independent schools such as Queen Elizabeth’s School, Haberdashers’ Boys’ and Girls’ Schools, and Mill Hill School, to leading state and preparatory options, families are exceptionally well served. Nearby universities, including King’s College London, UCL and Imperial, are easily reached via direct Underground connections, offering access to some of the world’s most respected institutions.

LEADING UNIVERSITIES WITHIN 20 MILE RADIUS



11.7 MILES



17.1 MILES



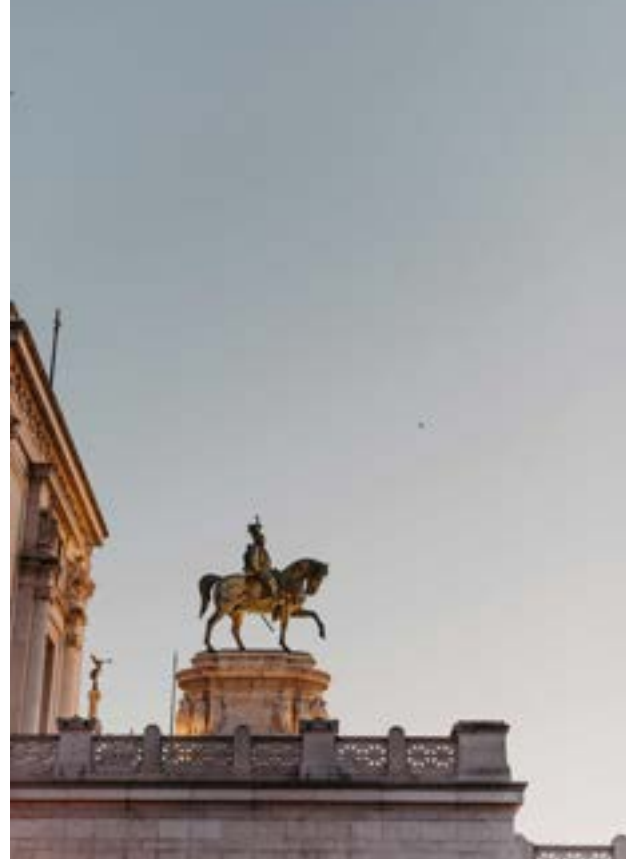
19 MILES



19.9 MILES

LEADING RETAIL AND SHOPPING

High Barnet's vibrant high street meets the luxury of Brent Cross and central London, a seamless blend of independent style, leading brands and contemporary convenience.



TOURISM AND CULTURE

A capital of culture, steeped in history and alive with creativity. From galleries to grand architecture, London's landmarks await, timeless, inspiring, and beautifully accessible from The Moxon.



FLOOR PLANS

BASEMENT
LEVEL

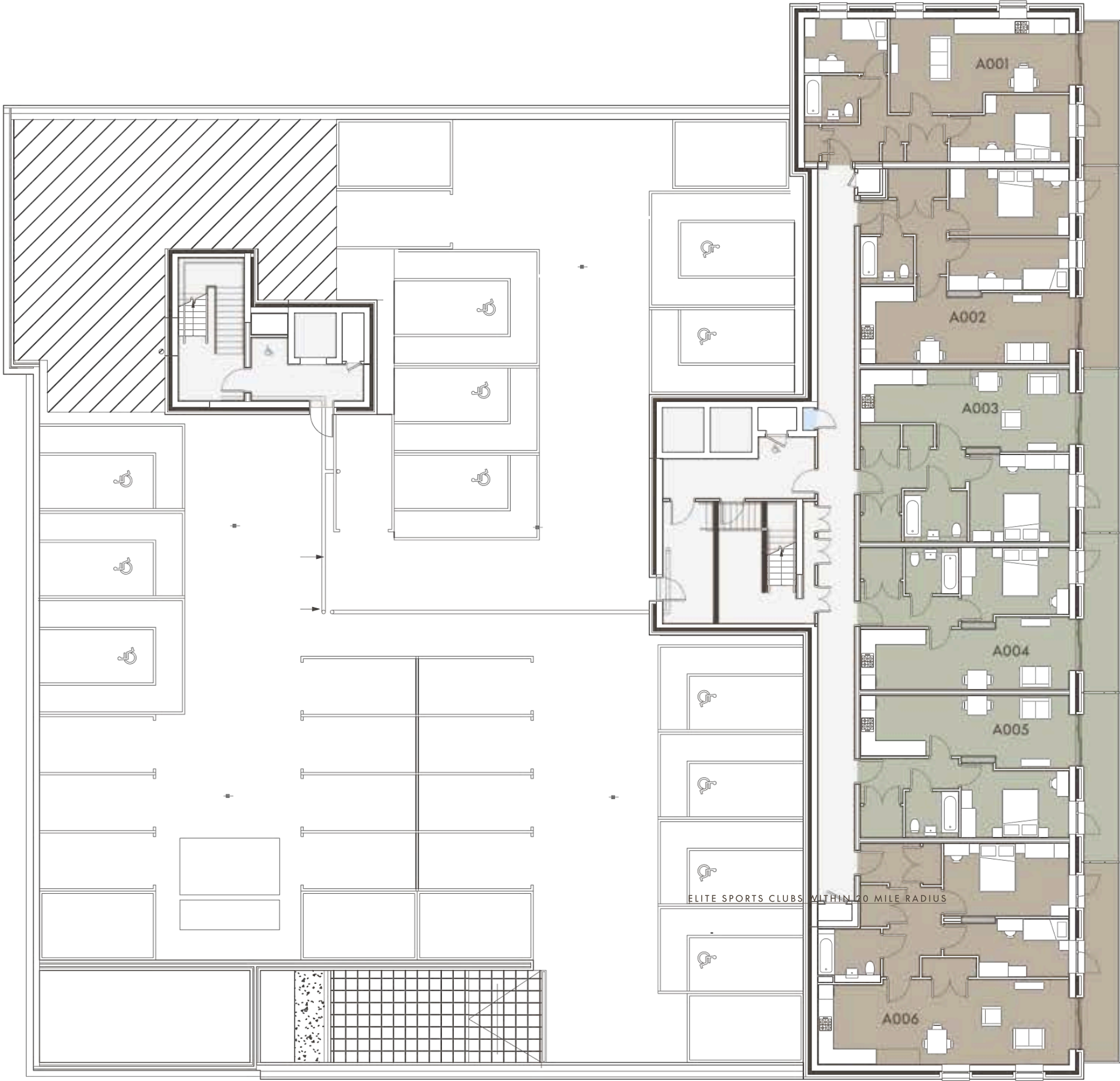
REF	TYPE	GIA
A001	A001	A001
A002	A002	A002
A003	A003	A003
A004	A004	A004
A005	A005	A005
A006	A006	A006

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ACCOMMODATION TYPE

- 1B2P
- 2B3P
- 2B4P
- 3B5P



GROUND
LEVEL

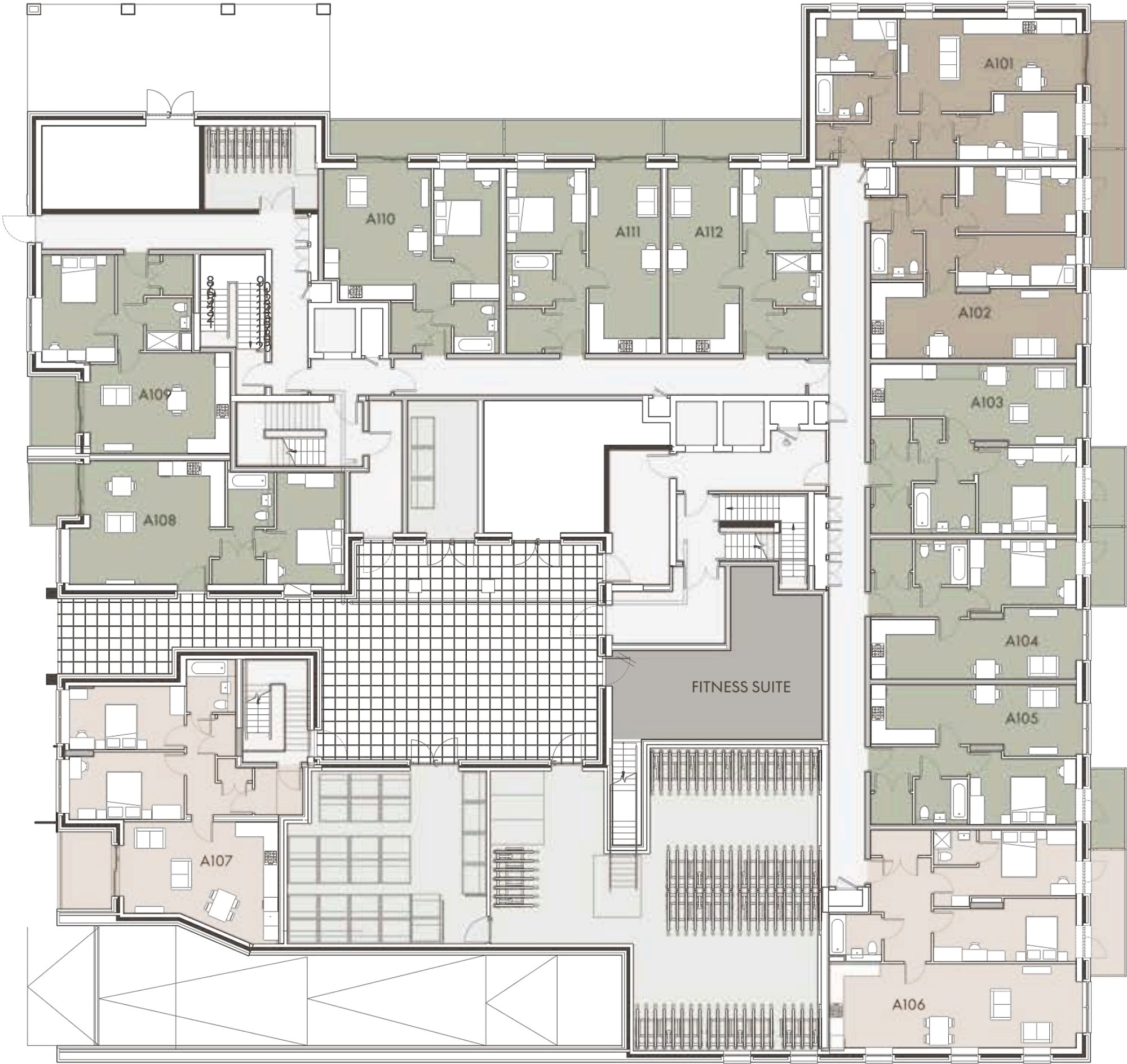
REF	TYPE	GIA
A101	2B3P	68.0
A102	2B3P	64.4
A103	1B2P	61.3
A104	1B2P	50.4
A105	1B2P	50.4
A106	2B4P	88.4
A107	2B4P	73.8
A108	1B2P	54.9
A109	1B2P	51.6
A110	1B2P	50.1
A111	1B2P	50.1
A112	1B2P	50.1

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ACCOMMODATION TYPE

- 1B2P
- 2B3P
- 2B4P
- 3B5P



LEVEL ONE

REF	TYPE	GIA
A201	2B3P	64.4
A202	2B3P	68.0
A203	1B2P	61.3
A204	1B2P	50.4
A205	2B4P	50.4
A206	1B2P	78.6
A207	2B4P	50.5
A208	1B2P	74.9
A209	1B2P	50.1
A210	1B2P	50.1
A211	1B2P	50.1
A212	1B2P	52.2
A213	2B4P	50.6
A214	2B3P	73.6
A215	2B3P	65.9
A216	3B5P	95.8

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ACCOMMODATION TYPE

- 1B2P
- 2B3P
- 2B4P
- 3B5P



LEVEL TWO

REF	TYPE	GIA
A301	2B3P	64.8
A302	1B2P	68.2
A303	1B2P	61.5
A304	1B2P	50.6
A305	2B4P	50.6
A306	2B3P	78.9
A307	1B2P	64.5
A308	1B2P	54.7
A309	1B2P	64.7
A310	1B2P	50.3
A311	2B4P	52.3
A312	2B4P	45.8
A313	2B4P	45.9
A314	2B3P	46.0
A315	1B2P	50.5
A316	2B4P	75.5
A317	1B2P	50.3
A318	1B2P	50.3
A319	1B2P	50.3

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ACCOMMODATION TYPE

- 1B2P
- 2B3P
- 2B4P
- 3B5P



LEVEL
THREE

REF	TYPE	GIA
A312	2B4P	34.8
A313	2B4P	34.9
A314	2B3P	34.9
A401	2B3P	64.8
A402	1B2P	68.2
A403	1B2P	61.5
A404	1B2P	50.6
A405	2B4P	50.6
A406	2B3P	78.9
A407	2B3P	70.8
A408	2B3P	61.2
A409	1B2P	73.9
A410	1B2P	50.4
A411	2B4P	54.0
A412	1B2P	50.5
A413	2B4P	75.5
A414	1B2P	50.3
A415	1B2P	50.3
A416	1B2P	50.3

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ACCOMMODATION TYPE

- 1B2P
- 2B3P
- 2B4P
- 3B5P



LEVEL
FOUR

REF	TYPE	GIA
A501	2B3P	64.8
A502	1B2P	68.2
A503	1B2P	61.5
A504	1B2P	50.6
A505	2B4P	50.6
A506	2B3P	78.9
A507	2B3P	70.8
A508	2B3P	61.2
A509	1B2P	73.9
A510	1B2P	50.4
A511	1B2P	54.0
A512	2B4P	50.5
A513	1B2P	75.5
A514	2B3P	50.3
A515	1B2P	50.3
A516	1B2P	50.3

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ACCOMMODATION TYPE

- 1B2P
- 2B3P
- 2B4P
- 3B5P



LEVEL FIVE

REF	TYPE	GIA
A 601	2B3P	64.8
A 602	1B2P	68.2
A 603	1B2P	61.5
A 604	1B2P	50.6
A 605	2B4P	50.6
A 606	2B3P	78.9
A 607	2B3P	70.8
A 608	2B3P	61.2
A 609	1B2P	73.9
A 610	1B2P	50.4
A 611	1B2P	54.0
A 612	2B4P	50.5
A 613	1B2P	75.5
A 614	2B3P	50.3
A 615	1B2P	50.3
A 616	1B2P	50.3

DISCLAIMER

Floorplans shown for The Moxon are for illustrative purposes only and subject to change. Layouts, dimensions and areas are approximate and may vary within a tolerance of 10%. Measurements are taken to the maximum room dimensions and should not be relied upon for flooring, furniture or appliance sizing. Furniture and kitchen layouts are indicative and may differ from the final specification. Apartment areas are stated as gross internal areas in accordance with RICS measuring practice.

ACCOMMODATION TYPE

- 1B2P
- 2B3P
- 2B4P
- 3B5P



LEVEL
SIX

REF	TYPE	GIA
A701	1B2P	53.5
A702	2B3P	67.3
A703	2B3P	65.9
A704	2B3P	67.1
A705	3B5P	87.8
A706	2B3P	61.5
A707	2B3P	70.5
A708	2B3P	66.7
A709	1B2P	50.0
A710	2B4P	70.0
A711	2B4P	70.0
A712	2B4P	70.3

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ACCOMMODATION TYPE

- 1B2P
- 2B3P
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- 3B5P





IMAGE OF A PREVIOUSLY COMPLETED TREMULA DEVELOPMENT

ABOUT THE DEVELOPER

Over the years, we at Tremula Property have had the pleasure of delivering two exceptional university halls of residence, each accommodating more than 100 students, as well as 309 new homes across 15 carefully selected locations. With another 179 homes currently under construction, we're excited to keep building for the future.

At Tremula, we're driven by a commitment to thoughtful design and quality craftsmanship, whether you're a first-time buyer or looking to downsize. Our mission is simple: to create beautiful, affordable homes that reflect the diverse needs of the people who live in them. But for us, it's about more than just bricks and mortar, it's about building communities that feel connected, welcoming, and alive.

Every project we take on is guided by our core values and delivered by a dedicated team of professionals who share our vision: to craft spaces where people truly feel at home.

Before its divestment, our wider portfolio also included Motor Parts Direct, a leading UK-based B2B distributor of aftermarket car parts, operating through around 175 branches and employing over 1,700 staff. In October 2022, we completed the sale of the business to Motus Holdings, South Africa's largest automotive group, for £182 million.





IMAGE OF A PREVIOUSLY COMPLETED TREMULA DEVELOPMENT



100 CHURCH STREET, ENFIELD

Demolition of 2 existing houses and the construction of 14 luxury apartments in Enfield.



191 HIGH ROAD, HARROW

Demolition of existing buildings to construct a three storey building to provide 9 flats (7 x 2 beds and 2 x 3 beds) with parking and shared amenity space.



THE LINK APARTMENTS, BRENT CROSS

Demolition of the existing buildings and construction of 63 high specification apartments in the heart of Brent Cross.



PINNER PLACE, PINNER

Erection of 3 storey new build residential development comprising of 8x2 bed apartments with associated car parking and secure cycle storage.



HIGH VIEW RESIDENCES, HARROW

Demolition of 2 existing houses and the construction of 14 high specification apartments.



ATHENA APARTMENTS, NORTHWOOD

Demolition of the existing buildings and construction of a part 3, part 7 and part 8 storey building with ground floor commercial space and 26 residential apartments.

The information in this brochure is indicative and is intended to act as a guide only as to the finished product. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Travel directions are courtesy of Google Maps and TFL and represent fastest journey times. Computer generated images are conceptual only and subject to change. Final materials and finished may differ from those shown. Tremula Property operates a policy of continuous product development and reserves the right to alter any part of development specification at any time.

THE MOXON



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