

Colina News

At Evergreen



LATIMER
by Clarion Housing Group



Welcome to Evergreen

Surrounded by the eclectic energy of North London, Evergreen is an elegant enclave of modern homes with a tranquil garden square at its heart.

Affording a lifestyle that perfectly balances the energy and excitement of a corner of London renowned for its vast array of places to eat and drink and things to do, with the relaxing sense of calm that comes from living in a home adjacent to a quiet, verdant garden square.

Evergreen offers an exclusive collection of 117 apartments and duplexes within elegant contemporary architecture, as well Shared Ownership options and a new health centre which will be situated on Green Lanes. The homes have been designed to complement the character of the local area, whilst providing the latest in 21st century style, comfort and convenience.



Colina Mews
Colina Road



A superior collection of three-bedroom duplex apartments in a peaceful North London Mews, tucked away from the bustling thoroughfare of Green Lanes. Each home boasts flexible and innovative layouts and interiors designed by an award-winning designer. Contemporary touches and relaxing tones combine to create apartments that are a perfect sanctuary for city living, with generously proportioned spaces and private terraces overlooking the tranquil garden square at Evergreen.



The Site Plan



Colina Mews



DUPLEX F001, F002, F003, F004, F005, F006, F007, F008, F009

THREE BEDROOM
LEVELS: GROUND FLOOR DUPLEX



Apartment F001 terrace layout differs from terrace shown

First floor

Ground floor

Total area	117.2 sq m	1261.5 sq ft
Living/Dining	5.00m x 4.37m	16'4" x 14'3"
Kitchen	2.96m x 3.33m	9'7" x 10'9"
Bedroom One	3.30 x 3.73m	10'8" x 12'2"
Bedroom Two	2.75 x 4.37m	9'0" x 14'3"
Bedroom Three	2.15 x 4.37m	7'0" x 14'3"



Ground floor

▲ Dimensions

Not shown - future provision for lift via knock-out panel in living area.

All floor plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Measurements are from plans and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture.

DUPLEX F010, F011, F012, F013, F014, F015, F016, F017, F018

THREE BEDROOM
LEVELS: UPPER LEVEL DUPLEX



Second floor

Third floor

Total area	100.0 sq m	1076.4 sq ft
Kitchen/Living/Dining	5.00m x 6.58m	16'4" x 21'5"
Bedroom One	3.30m x 3.73m	10'8" x 12'2"
Bedroom Two	2.75m x 4.33m	9'0" x 14'2"
Bedroom Three	2.15m x 4.33m	7'0" x 14'2"



Third floor

▲ Dimensions

Not shown - future provision for lift via knock-out panel in living area.

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Specification

KITCHENS

Fitted kitchen with white composite stone worktops and upstand

White glass splashback to the hob

Single stainless steel undermount sink with grooved drainer within composite stone worktop and chrome monobloc mixer tap

Single stainless steel under worktop oven, Bosch induction hob and extractor

Integrated 50/50 fridge/freezer

Integrated dishwasher

BATHROOMS

White sanitaryware with contemporary chrome fittings

Concealed cistern WC with soft close seat & cover

Wall mounted hand basin with semi-pedestal and single lever mixer tap

Half height wall mirror above sanitaryware with demister pad

Bath

Combined bath filler & waste

Thermostatic bath shower mixer

Square slimline fixed shower head

Half height ceramic tiling to walls behind sanitaryware and full height around bath

Chrome finish heated towel rail

Porcelain floor tiles

ENSUITES

White sanitaryware with contemporary chrome fittings

Concealed cistern WC

Hand basin with single lever mixer tap

Half height wall mirror above sanitaryware with demister pad

Shower tray with clear glass shower enclosure

Thermostatic shower mixer

Shower mixer, head and rail

Half height ceramic tiling to walls behind sanitaryware

Chrome finish heated towel rail

Porcelain floor tiles

ELECTRICAL & LIGHTING

White LED downlights in kitchen areas, bathroom, en-suite and WCs

Pendant lights in hallway, living area and bedrooms

White plastic sockets and switches

Media plate outlet to living/dining area and bedroom(s)

Sky Q master socket to living area (subject to subscription)

BT master socket for telephone and broadband positioned in cupboard, further sockets to living/dining area and bedroom(s)

Video door entry system to upper floor duplexes

HEATING & VENTILATION

Mechanical Ventilation/Heat Interface Units

INTERNAL FINISHES

Internal doors in white satin finish with satin stainless steel lever on rose door handles

Matt emulsion walls and ceilings

Satinwood white woodwork

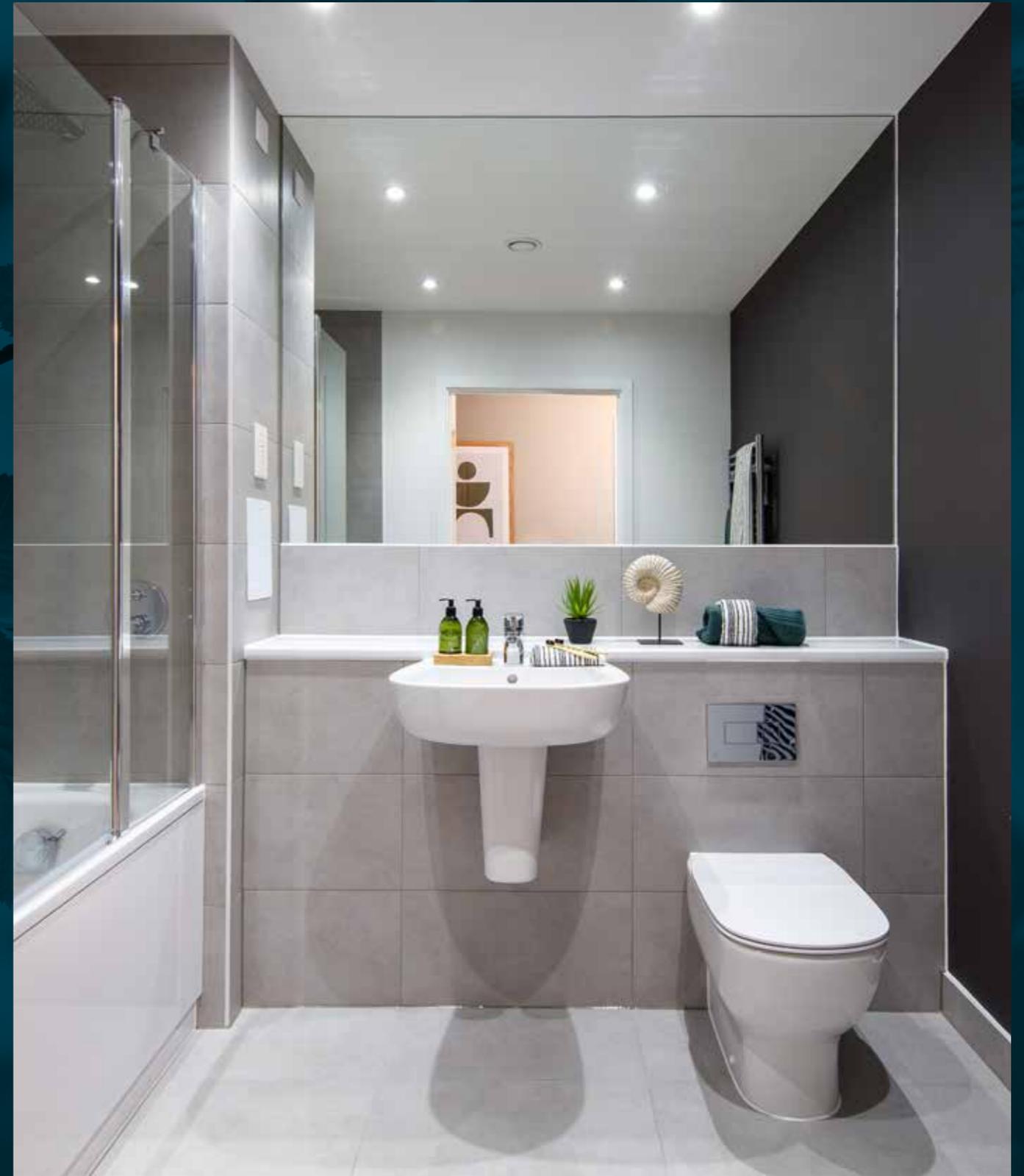
Engineered oak flooring to hall, kitchen/living/dining areas

Fully carpeted bedroom(s)

Built-in wardrobe to bedroom one

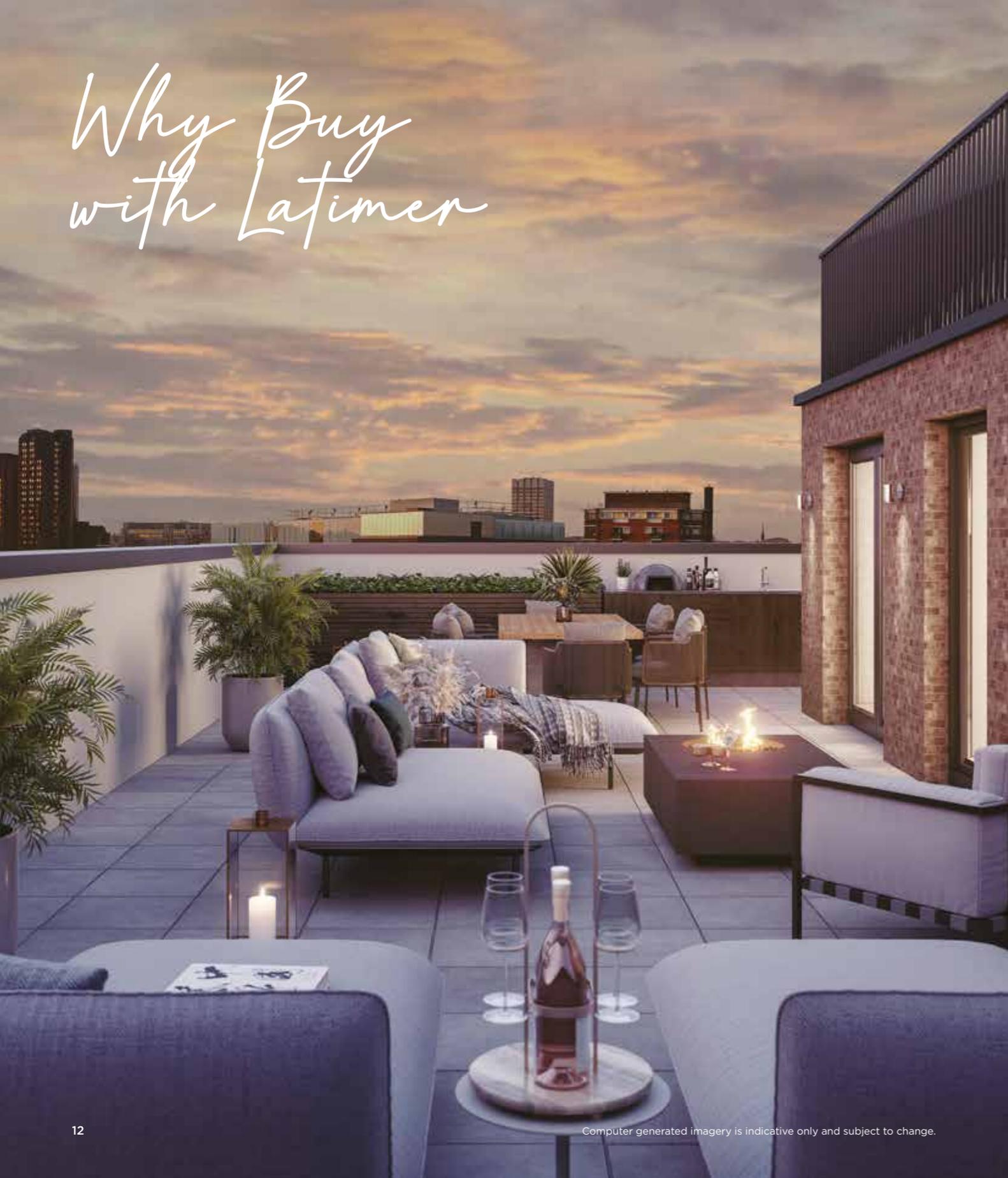
PEACE OF MIND

Each home will be independently surveyed during construction by the NHBC, who will issue their 10-year warranty certificate on completion of the home



Please note, whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Clarion Housing reserves the right to amend the specification as necessary and without notification. All images displayed throughout are an example of Clarion Housing homes only, and may not correspond exactly to the available homes described in this brochure.

Why Buy with Latimer



Latimer is the private for sale home building arm of Clarion Housing Group, developing private for sale homes in thriving mixed use communities.

Clarion Housing Group is the UK's largest provider of affordable housing, owning over 125,000 homes with over 350,000 residents across the country. As part of Clarion Housing Group, Latimer has an unrivalled balance sheet with net assets of over £7bn and a turnover of close to £1bn per annum.

We build communities that work for the long-term and we have been developing for over 100 years. The Clarion story started with William Sutton, a 19th century entrepreneur who gifted his entire fortune (£230 million in today's money) to build affordable housing across the major cities in the UK. We have been delivering on his legacy ever since.

The majority of homes we build will always be for affordable tenures, but building homes for private sale is crucial for our business to develop both mixed sustainable communities and recycling any profits we make from private sales back into building and maintaining more affordable homes.

What sets Latimer apart is our long-term commitment to the people who live in our homes. We don't build and then simply move onto the next site; we create thriving places for families to enjoy and all of our work is built on strong financial foundations, meaning we are a dependable partner.

We also want every Latimer community to be socially and environmentally sustainable. That means a consistent commitment to high quality and low carbon properties.

Our model is very different to other developers. We don't have shareholders, so we don't face short-term demands to make profit at any cost. Instead, we are driven by our commitment to quality, community and places that succeed.

As a group we have a committed development pipeline of over 16,000 new homes and have ambitions to become a top ten home builder in the UK over the next 5-7 years.

If you buy a Latimer home you will be buying into an organisation with more than 100 years of history and an enduring commitment to building communities that succeed.





We are proud of the many awards which we have received – which we feel are testimony to the way we have developed our business across the years.



Conningbrook Lakes
Ashford

Located in tranquil Ashford, Conningbrook Lakes presents a new development of high-quality, contemporary 2, 3, 4 and 5 bedroom homes. Conningbrook Lakes features countryside charm and the convenience of a thriving town, served by fast connections in to central London.



The Boulevard
Southwark

The Boulevard presents a boutique collection of apartments and penthouses on Blackfriars Road, one of the city's most eclectic and dynamic neighbourhoods. Designed with comfort and luxury in mind, residents can enjoy a concierge, landscaped roof terraces with spectacular views of London and homes providing both modern sanctuary and great entertainment space.



The Lexicon
Islington

At 36-storeys high, this City Road development stands as Islington's tallest building. The City Basin waterside apartments, moments from Angel tube and Silicon Roundabout, feature unrivalled views, a spa, a lounge and a 24hr concierge service. The Lexicon is situated in a prime location bordering Angel, Shoreditch, Clerkenwell and Farringdon.



Amplify
Salford Quays

Amplify Apartments offers a distinctive collection of 1, 2 and 3 bedroom apartments and duplex townhouses within the heart of Salford Quays. These apartments offer superior, high-spec, contemporary living spaces and with an onsite concierge and a private residential roof top garden, this development is the perfect place to call home.



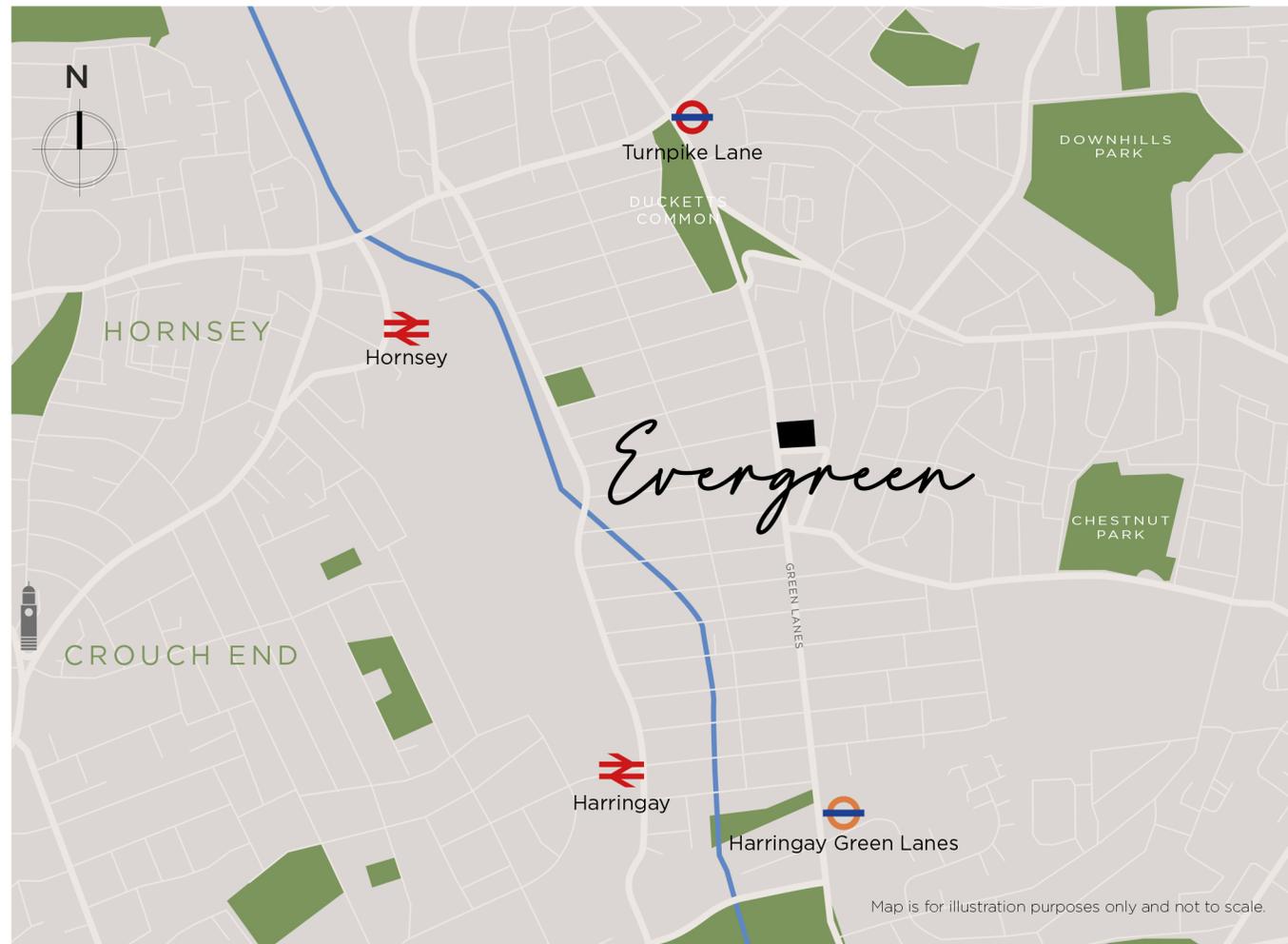
Viewpoint
Battersea

Viewpoint hosts a selection of 1, 2 and 3 bedroom contemporary apartments centred around attractive landscaped gardens in the heart of Battersea, SW11. Just a short stroll from Wandsworth Bridge, Chelsea and Clapham Junction, Viewpoint is perfect for commuters and city dwellers.



NOMA
Westminster

Perfectly positioned for convenient, cosmopolitan living in the city, NOMA comprises 1, 2 and 3 bedroom apartments and 4 bedroom duplexes. The central Zone 2 location has excellent transport links with Underground access on the Bakerloo line at Kilburn Park and the Overground at Kilburn High Road.



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