



EDGWARE

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A landmark development in the heart of Edgware, North London

A collection of 1 and 2 bedroom apartments
available through Shared Ownership.

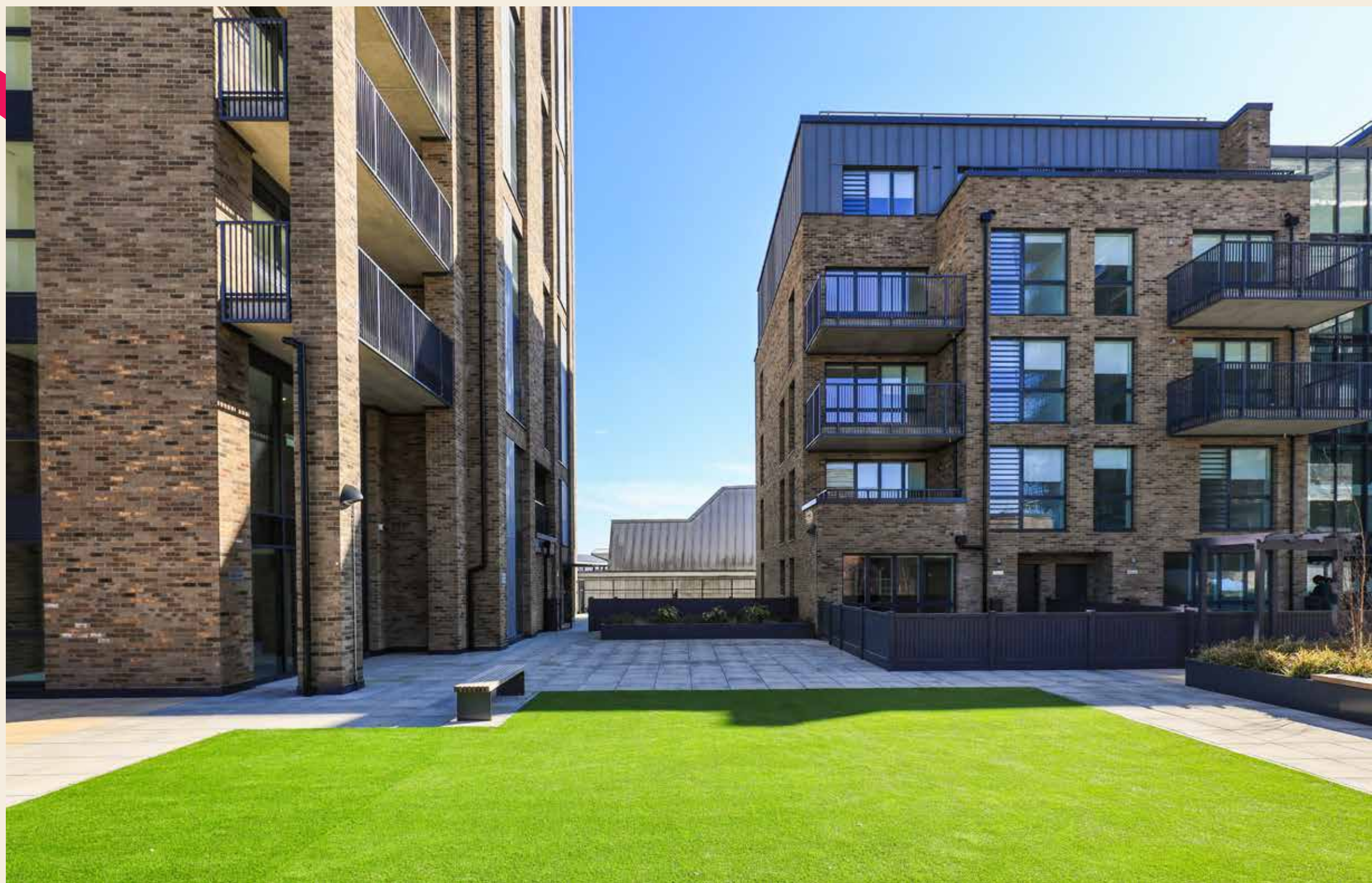
**A desirable destination
for home ownership**

**PARADE
EDGWARE**

SNG (Sovereign Network Group) is delighted to present Edgware Parade, a beautiful collection of thoughtfully designed affordable homes available through Shared Ownership.

The development's ultra-convenient central location, is a stone's throw from Edgware tube station, offering easy access to central London, whilst boasting a diverse array of eating, shopping, and leisure experiences right on your doorstep too.

A great place to effortlessly live life to its full potential, with the very best of urban living design. In addition to private outdoor spaces for every home, landscaped communal gardens are a perfect antidote to a busy lifestyle. There are also plentiful green spaces and countryside nearby, excellent schools, a vibrant community and regeneration in the London Borough of Barnet, making Edgware a highly sought-after, long-term postcode to call home.



The vision for Edgware Parade

THE VERY BEST OF URBAN LIVING DESIGN

Edgware Parade, is centred around a landscaped podium, which provides shared amenity space to the residential apartments above. It steps down from the 16 storey residential tower to provide south-facing, landscaped communal gardens for all residents, car parking* and cycle storage below. The development spearheads public realm improvements, leading the way for attractive environmental design, new retail and community spaces for a new generation.

Limited parking is available on selected plots.
Please speak to our sales agents for more details.



At the heart of Edgware Parade is its green heart, with children's play area and landscaped communal gardens

Prime Position

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EDGWARE
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Edgware has always been a prime place to live and work, demonstrated by the charming architecture you can spot dotted around the high street from different historical eras. The elegant development with its 16-storey tower provides contemporary living in this perfect location. Rising high from Station Road, Edgware Parade is a new feature and landmark on the town's skyline boasting south-facing views towards London.

A good range of excellent schools, and lots of green outdoor space nearby make this a sought-after area for families and commuters alike. Not only is the development nestled in the heart of a vibrant shopping district, but you can also walk, or even parade if you like, to the nearest underground station in just 4 minutes, where you have access to central London within just over 30 minutes and TfL's 24hour bus service.

The London Borough of Barnet, in North West London is fast becoming a Zone 5 hotspot for best places to live. Identified in the London Plan as one of the capital's 35 major centres, there are exciting plans for Edgware, with improvements to cycle lanes, public realm appearance, a new swimming pool and cinema*.



Welcome to the neighbourhood



PERFECTLY LOCATED

Edgware Station is just a four-minute walk away. Every shop you could need and retail therapy on your doorstep!

COMPLETELY CONNECTED

Central London on the Northern Line (only 30mins), plus Night Tube (Fridays and Saturdays). Multiple bus routes provide regular services to hotspots in North London.



AT ONE WITH NATURE

Spoilt for choice with surrounding local parks, take your pick!

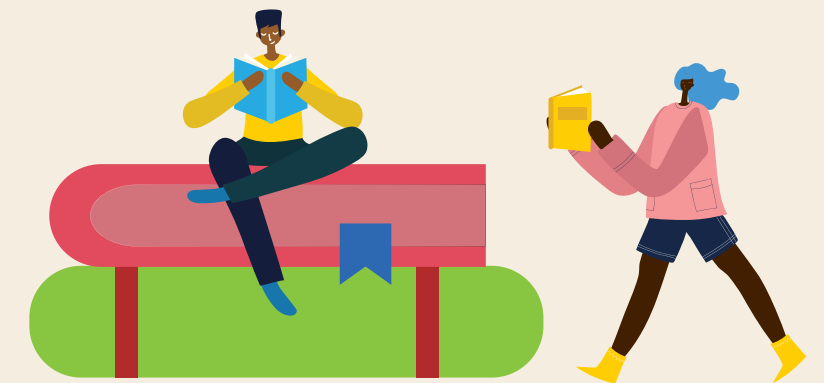


IMMERSED IN CULTURE

Tastes that take you places. A plethora of cuisines from all over the world make this a place rich with culture.

TOP OF THE CLASS

Good and Outstanding Ofsted rated schools are a draw for families moving to the area.



COMMUNITY MINDED

Places bring people together. Edgware Parade has been thoughtfully designed with communal outside spaces for residents to meet, relax and socialise.



IN SAFE HANDS

SNG is here to support you on your Shared Ownership journey, every step of the way.





Join the parade

**WHERE ARE YOU HEADED? WHO WILL YOU MEET?
WHAT ARE YOU DOING ALONG THE WAY?**

You will never be bored with so much on offer at Edgware Parade. Whatever your mood there is always something to do in the local area and beyond. Your new neighbourhood offers a vibrant community in which you can really belong. To the south, the hustle and bustle of central London is only 10 miles away, but you are also in easy reach of Hertfordshire's peaceful greenbelt countryside to the north.





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Get to know your new locals

Take a walk around the area and find that The Broadwalk Centre is home to all your high street favourites such as Boots, Robert Dyas and WH Smiths. For your everyday needs there are banks, a post office and supermarkets Sainsburys, Tesco, Iceland and Lidl to choose from, as well as a local grocery store offering Kosher specialities. You will also find independent shops such as Edgware Music, Harpers fashion boutique and Vinson Jewellers.

Keeping fit is easy with a PureGym across the street, or head to Barnet Burnt Oak Leisure Centre for a wider selection of sports facilities plus a creche, soft play, nursery and plenty of children's fitness classes such as Judo, badminton, football, and gymnastics.



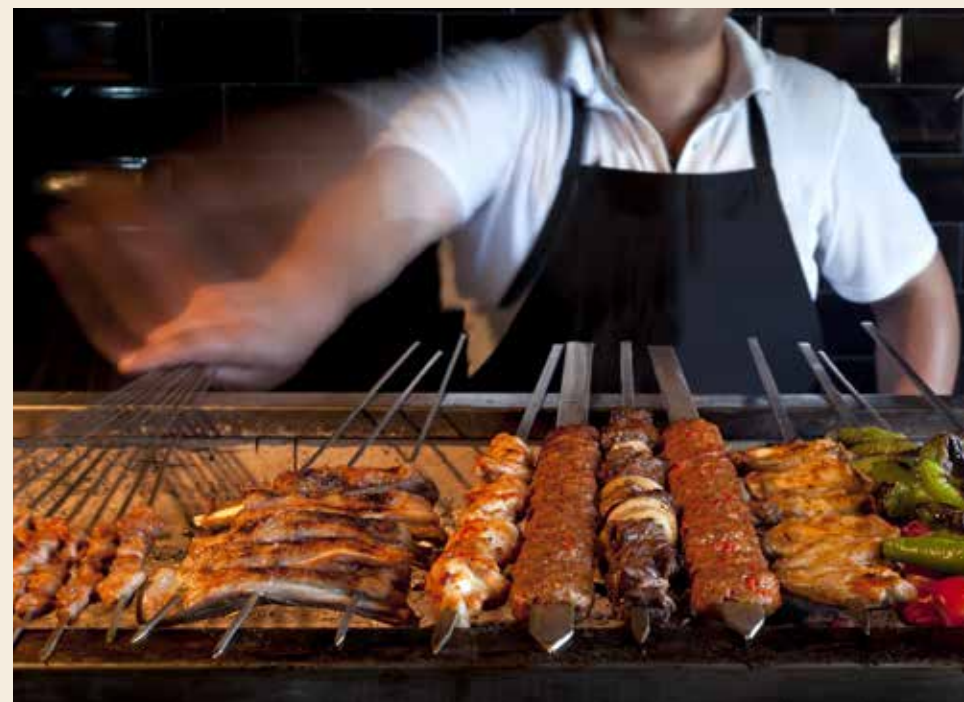


B&K Salt Beef Bar: 353 Uxbridge Rd, HA5 4JN



Luna Lounge: 75 High St, HA8 7DD

Izgara: 165-167 Station Rd, HA8 7JU



Where else could you find warm bread from

a Kosher bakery, delicious Indian curry,

sushi, Thai food, Caribbean and

Turkish treats all on the same road?

Eat Glocal

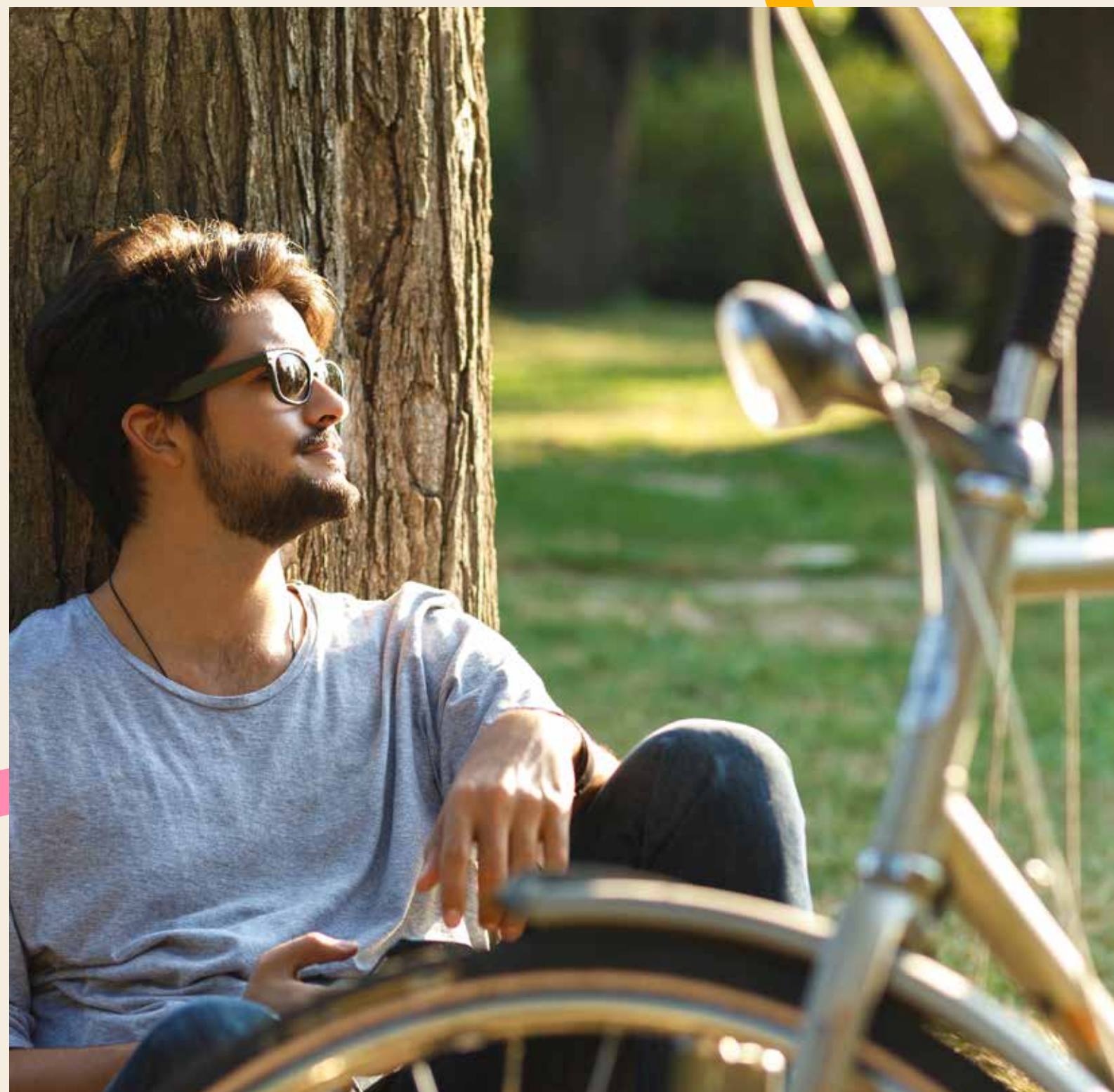
You have anything you could possibly want in Edgware, and it's thanks to an amazing diverse community. Local favourites include B&K Salt Beef Bar, where traditional delicacies are highly rated, stylish Turkish restaurant Izgara and ITJL with its impressive brunch menu and vegetarian, vegan, gluten free and Halal options. For a takeaway treat try Zanzi Bar for north Indian spices. Or if you are able to go 'out-out', you can get great cocktails with your meal at the Luna Lounge or enjoy an evening at The Shisha Garden.

Breathe easy

Nature is at hand, as Edgware Parade is literally surrounded by fabulous outdoor spaces, all within easy distance.

Beautiful Canons Park has 45 acres to explore. Nearby Stanmore not only has a country park, but also a nature reserve and golf club to keep you moving in the great outdoors. A park for every day of the week, you can also visit Edgwarebury Park, Stonegrove Park, Mill Hill Park, Lyndhurst Park and Woodcroft Park. Keeping the kids entertained is easy, with The Lost Jungle London or take the little monsters for a day out to Dinosaur Safari Adventure Golf: Jurassic Crazy Golf in Barnet.

You don't have to go far,
to find your inner ahhhh





Educating Edgware

When it comes to education in Edgware there are a great range of primary and secondary school options. 'Outstanding' and 'Good' Ofsted rated Primary schools include: Barnfield Primary School, Watling Park School, Edgware Primary School and Goldbeaters Primary School; 'Good' Secondary schools are: London Academy and Mill Hill County High School.

Further education options include: Barnet and Southgate College's Colindale Campus and Harrow College. Universities in easy reach are Westminster University (which has a campus nearby), and the highly rated University College London (UCL), London's No.1 research university.

Ideal for young or growing families, there are plenty of highly rated nurseries, primary and secondary schools and colleges all just a short distance from Edgware Parade

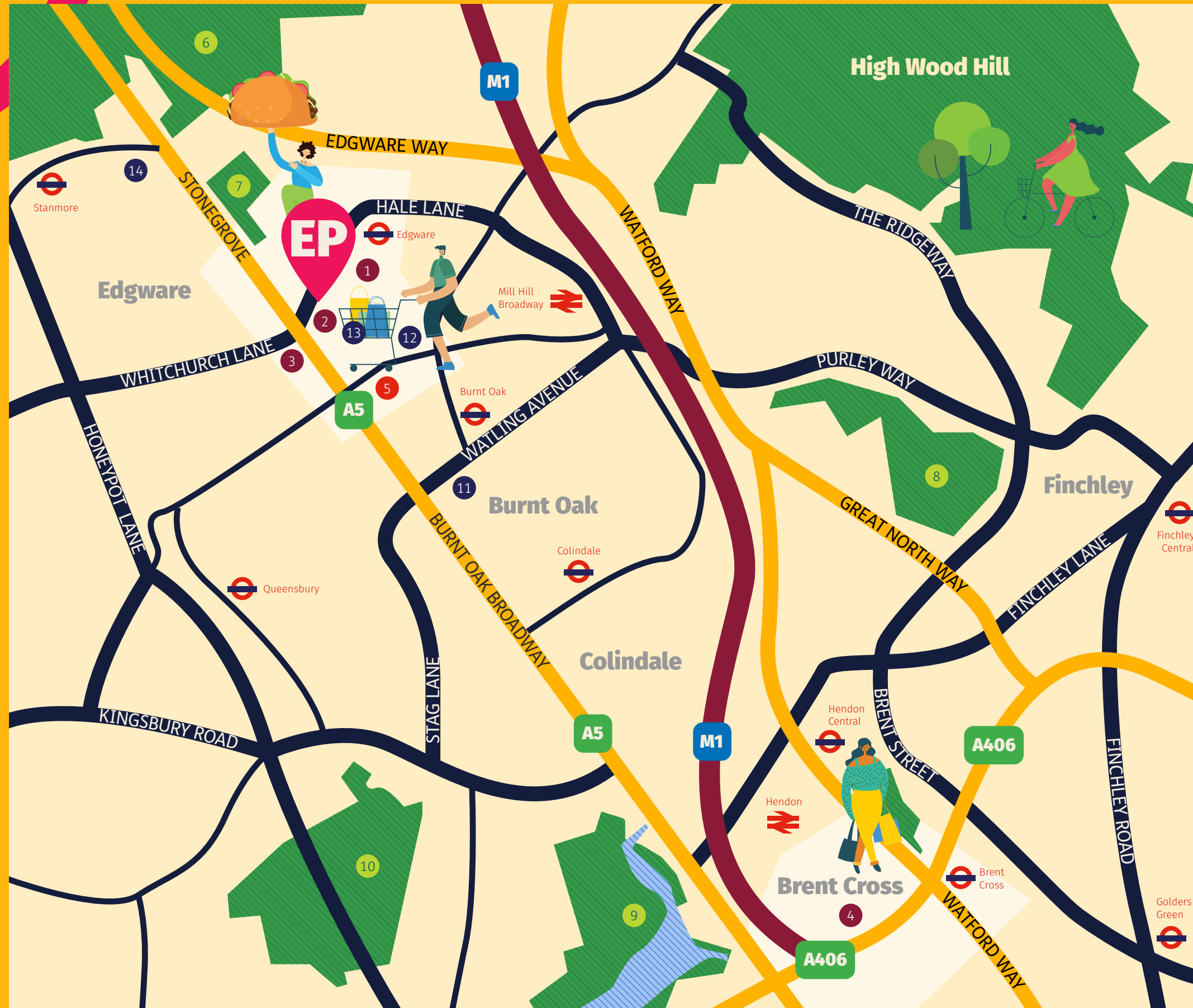


Places to go and things to do

YOUR AREA GUIDE AND TRAVEL INFORMATION

Whether you have a whole day, an afternoon or evening, staying locally you have lots of options on foot, cycle, or bus. Or if you are venturing further by car, train or plane, getting about from Edgware Parade is really simple, and the world really is your oyster.





Shopping and Supermarkets

- 1 The Broadwalk Shopping Centre
- 2 Sainsbury's
- 3 Lidl
- 4 Brent Cross Shopping Centre

Hospital

- 5 Edgware Community Hospital

Parks and Green Space

- 6 Stanmore Country Park
- 7 Stonegrove Park
- 8 Sunny Hill Park
- 9 Welsh Harp Open Space and Brent Reservoir
- 10 Fryent Country Park

Education

- 11 Barnfield Primary School
- 12 Watling Park School
- 13 Edgware Primary School
- 14 London Academy

End of the line!

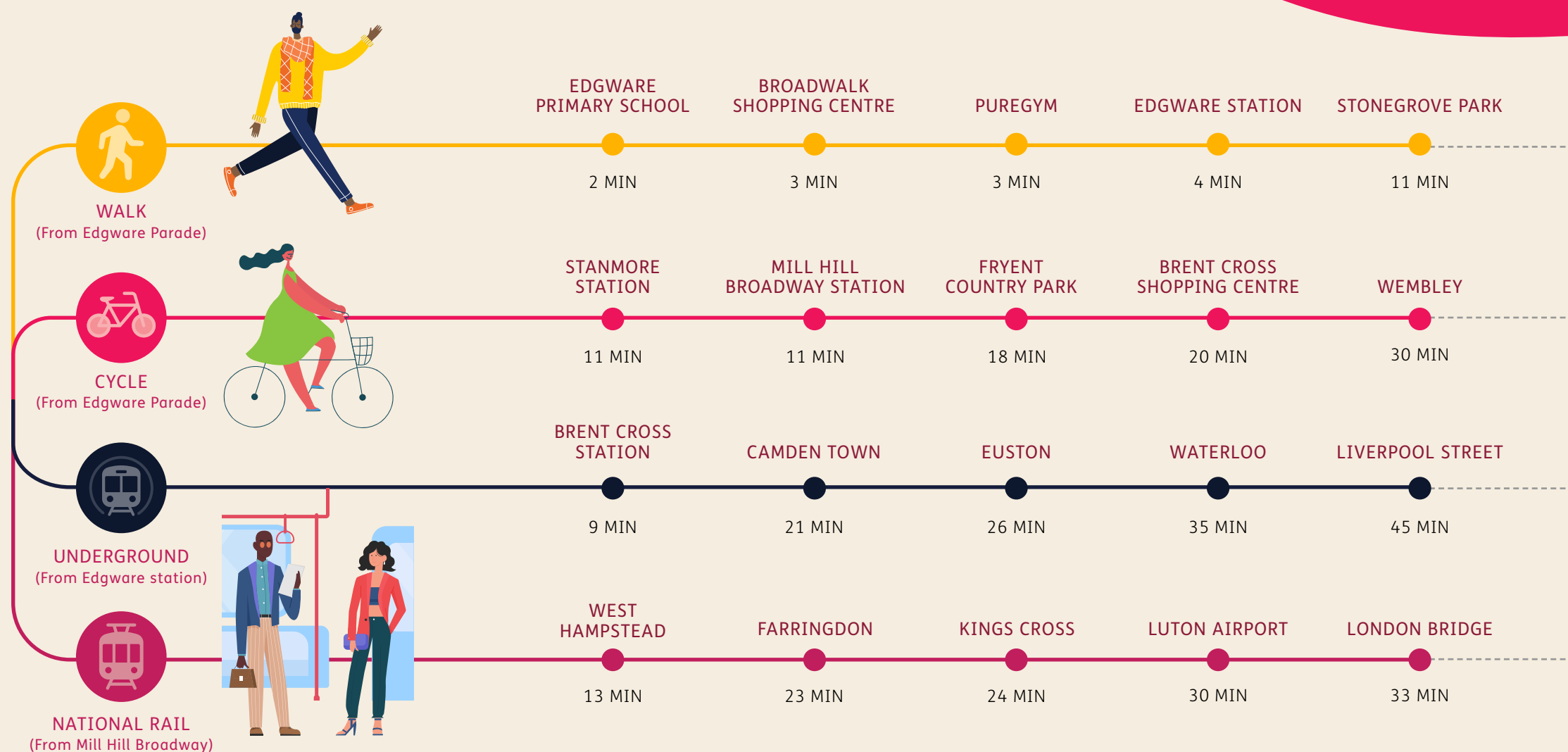
PA
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That elusive seat on the tube is yours to be had when you travel from the final stop on the northern line! From Edgware Station you can be at Euston in 26 minutes or Leicester Square in half an hour. There is also a night tube service on Fridays and Saturdays.

There are a number of local bus routes with links to most of North London including Colindale, Harrow, Kilburn, Brent Cross, Wembley, Alperton, Harrow, Barnet and Queensbury, plus night buses like the N5 towards Trafalgar Square and N16 to Victoria.

M1, A1 and A41 provide easy access to the rest of London, the M25 and further afield. International travellers have their choice of airports with Luton Airport just 30 minutes' drive, Heathrow, a 35 minutes' drive, and London City Airport just under an hour.

All travel times sourced from Google Maps. Most efficient journeys may contain transfers between lines. Travel times may vary depending on time of travel.



Your new home

EDGWARE PARADE HAS BEEN DESIGNED TO CREATE A CALM, WELCOMING FEELING THROUGHOUT, WITH EACH HOME BENEFITING FROM NATURAL LIGHT AND IT'S OWN PRIVATE OUTDOOR SPACE OR BALCONY.

Set back from the main road, the secluded podium garden at the centre of the development provides calm and greenery in this popular area. The homes at Edgware Parade offer generous, open plan, living spaces with quality fittings and finishes throughout. All are carefully designed to fully meet the demands of modern living without sacrificing contemporary style.



Edgware Parade show home.



Quality homes, built for you to enjoy

PARADE
EDGWARE

KITCHEN TYPE 1

Black concrete reproduction units with black handles

Slate Décor laminate worktop with matching upstand laminate and Splashback

Amtico, White Ash flooring

KITCHEN TYPE 2

Alpine white units with stainless steel finish handles

Carrara Marble laminate worktop with matching upstand and splashback

Amtico, Worn Ash flooring

KITCHEN TYPE 3

Satin grey units with stainless steel finish handles

Limestone laminate worktop with matching upstand and splashback

Amtico, Nordic Oak flooring

KITCHEN ALL PROPERTIES

Blanco single lever monobloc mixer tap with single bowl stainless steel sink

Indesit induction hob with Elica integrated extractor fan

Indesit integrated fridge/freezer

Integrated dishwasher

Integrated washer/dryer in kitchen or freestanding in utility cupboard

Under pelmet LED lights to top units

GENERAL

Walls - Dulux brilliant white

Internal white satin doors

Downlighters in all rooms

Smoke and heat alarms and CO² detector

BT point and TV points to living room. TV sockets to include digital radio and terrestrial sockets

Video phone entry

Balcony or garden to each apartment and communal fruit and vegetable growing area

BATHROOM

Semi tiled in Porcelanosa Bottega Caliza

Mirrored vanity unit above sink with shaver socket

BEDROOM

Apollo Plus bedroom carpet

Integrated mirrored wardrobe to main bedroom

Whilst every effort has been taken to ensure the accuracy of the above specification, it is for general guidance only and is subject to change. SNG reserves the right to amend the specification as necessary and without notice. Please speak to our sales advisor for more details.



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Edgware Parade Site map

KEY

SAFIYA COURT
Shared Ownership and
London Living Rent
- 2 bedroom apartments
- 3 bedroom duplex

RABIA COURT
Shared Ownership
- 1 bedroom apartments
- 2 bedroom apartments
- 3 bedroom duplex

**AMARA COURT
and Alia Court**
London Affordable Rent

Bike Store

Communal Play Area

Private Garden

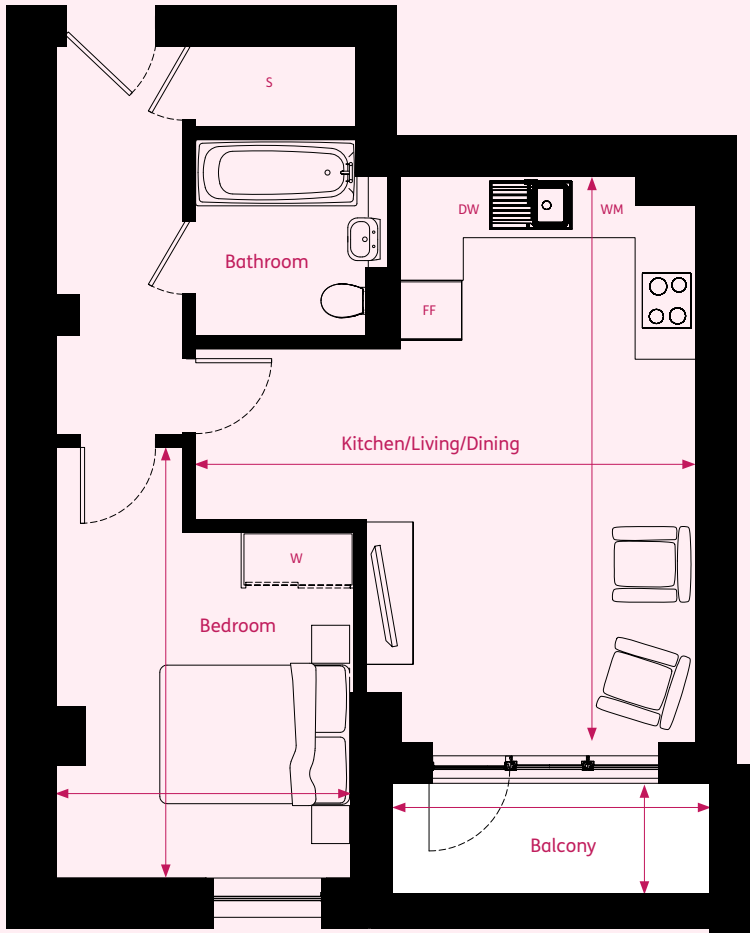
Lift & Stairs

Edgware Parade Boundary

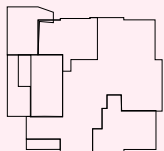
▲ Car Park Entrance*

ONE BEDROOM APARTMENT

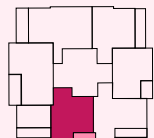
Apartment No: 6
Internal area 50m² / 538ft²



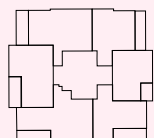
RABIA COURT
Level



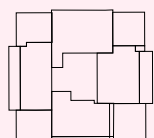
1st Floor



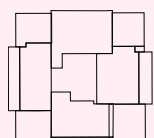
2nd Floor



3rd-14th Floor



15th Floor



16th Floor

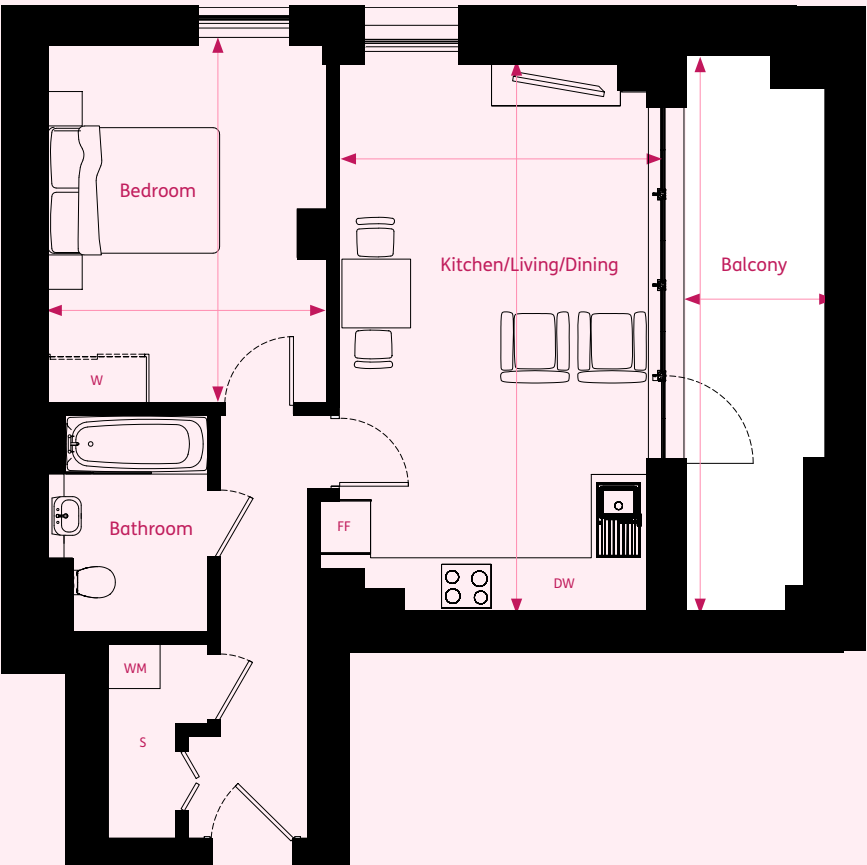
DIMENSIONS	METRIC
Kitchen/Living/Dining	5.27m x 6.01m
Bedroom	3.17m x 4.53m
Balcony	3.37m x 1.13m

KEY
S Store
W Wardrobe
FF Fridge Freezer
WM Washer/Dryer
DW Dishwasher

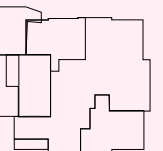
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ONE BEDROOM APARTMENT

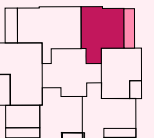
Apartment No: 53, 59, 71 & 77
Internal area 52.3m² / 562ft²



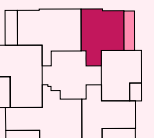
RABIA COURT
Level



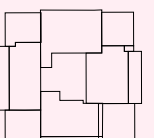
1st Floor



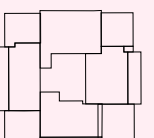
2nd Floor



3rd-14th Floor



15th Floor



16th Floor

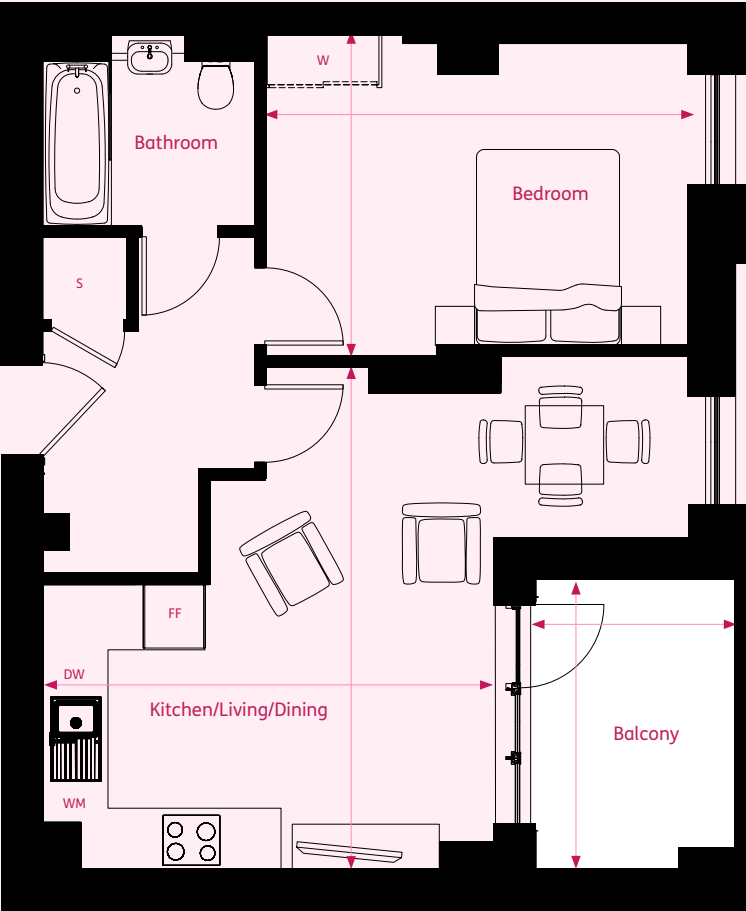
DIMENSIONS	METRIC
Kitchen/Living/Dining	3.59m x 6.44m
Bedroom	3.32m x 4.28m
Balcony	1.65m x 6.78m

KEY
S Store
W Wardrobe
FF Fridge Freezer
WM Washer/Dryer
DW Dishwasher

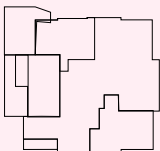
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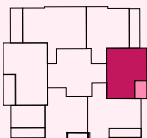
Apartment No: 8, 12, 24, 30, 36, 48, 54, 60, 72 & 78
Internal area 50m² / 538ft²



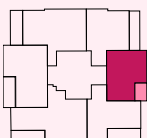
RABIA COURT
Level



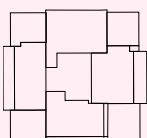
1st Floor



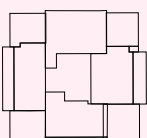
2nd Floor



3rd-14th Floor



15th Floor



16th Floor

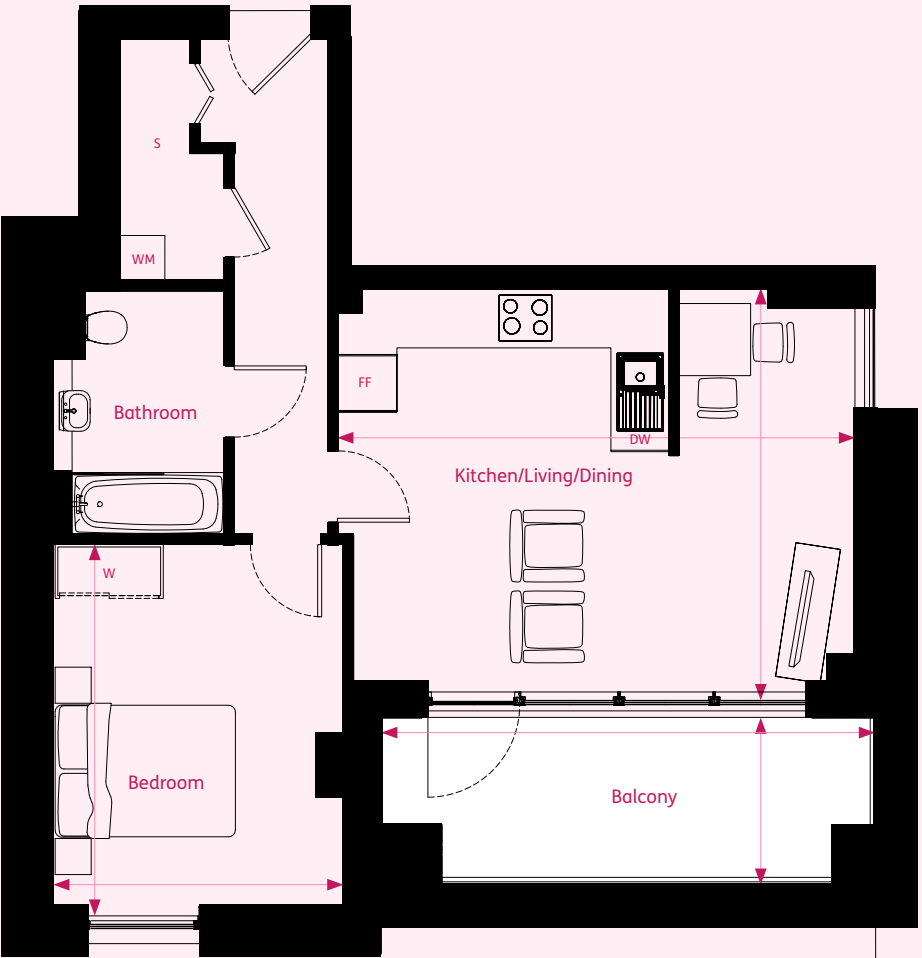
DIMENSIONS	METRIC
Kitchen/Living/Dining	5.31m x 6.65m
Bedroom	4.39m x 3.34m
Balcony	2.16m x 3.01m

KEY
S Store
W Wardrobe
FF Fridge Freezer
WM Washer/Dryer
DW Dishwasher

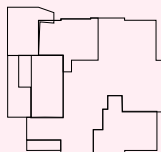
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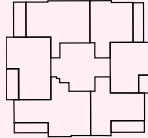
Apartment No: 25, 49, 61 & 79
Internal area 54m² / 581ft²



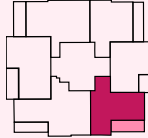
RABIA COURT
Level



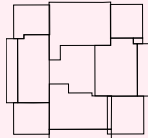
1st Floor



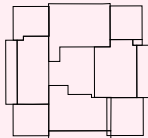
2nd Floor



3rd-14th Floor



15th Floor



16th Floor

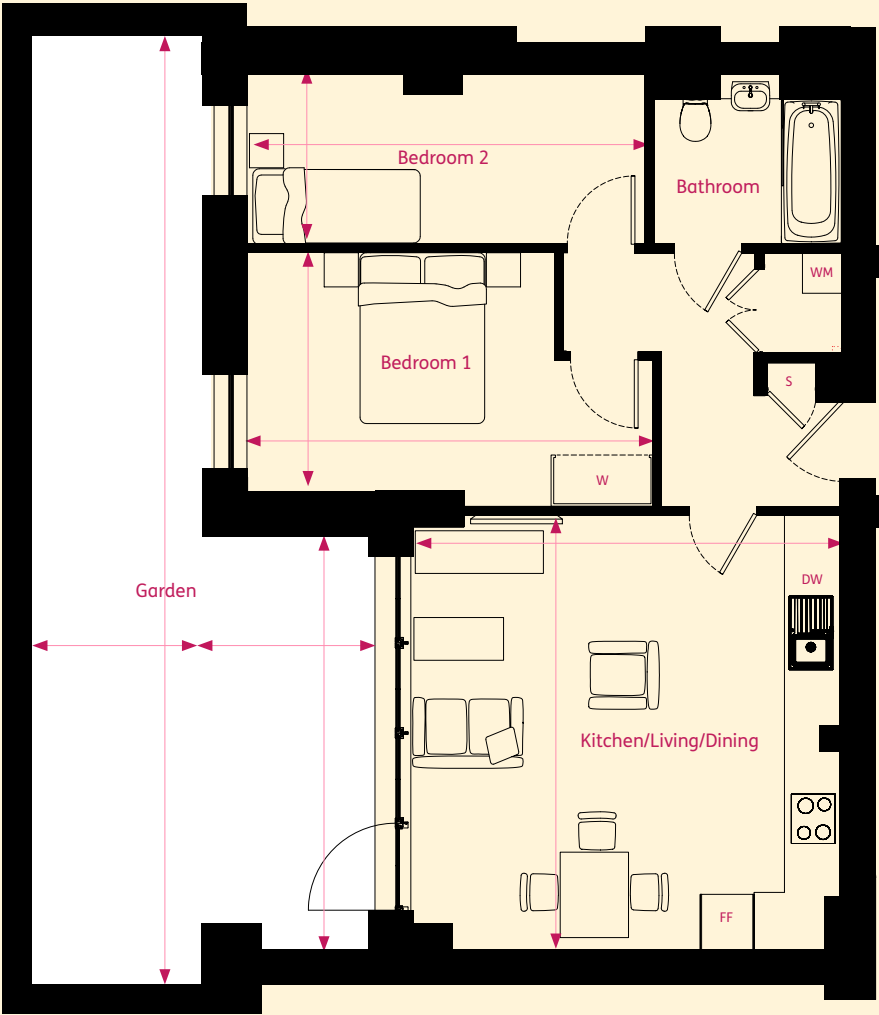
DIMENSIONS	METRIC
Kitchen/Living/Dining	5.74m x 4.35m
Bedroom	3.22m x 4.01m
Balcony	1.77m x 5.58m

KEY
S Store
W Wardrobe
FF Fridge Freezer
WM Washer/Dryer
DW Dishwasher

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TWO BEDROOM APARTMENT

Apartment No: 2:
Internal area 60.8m² / 654ft²

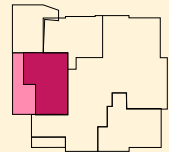


DIMENSIONS	METRIC
Kitchen/Living/Dining	5.02m x 5.06m
Bedroom 1	4.73m x 2.97m
Bedroom 2	4.63m x 2.02m
Private Garden	10.86m x 2.00m

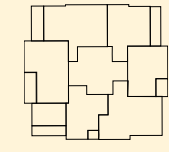
KEY
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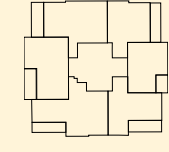
RABIA COURT
Level



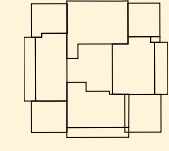
1st Floor



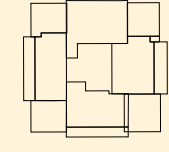
2nd Floor



3rd-14th Floor



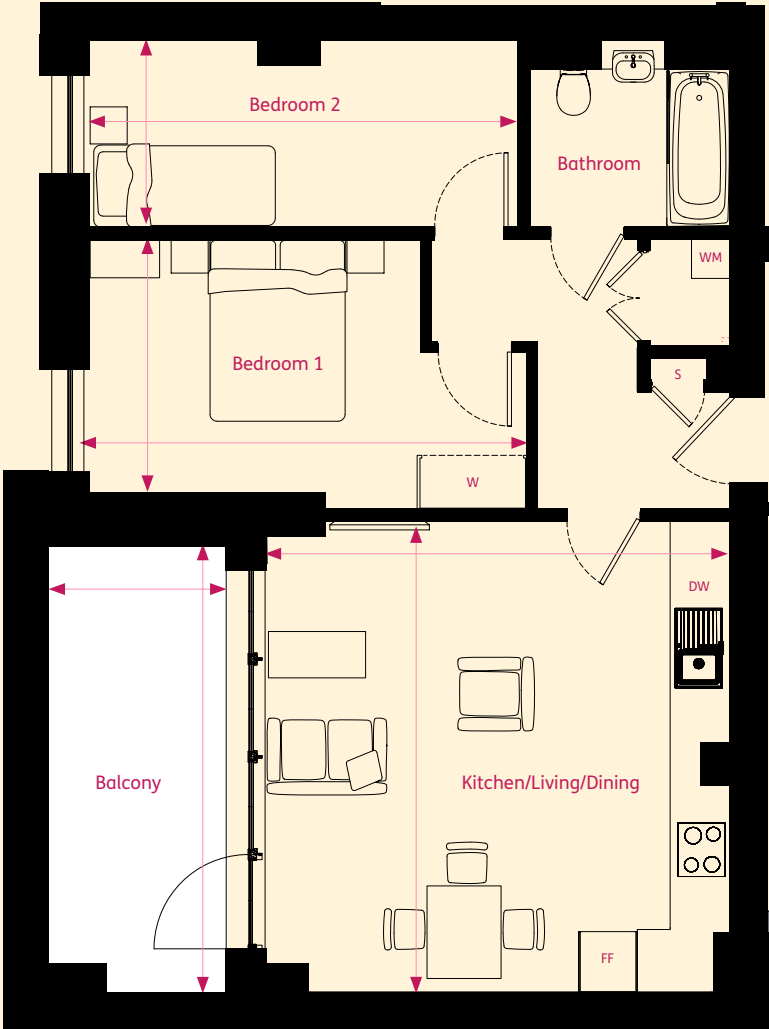
15th Floor



16th Floor

TWO BEDROOM APARTMENT

Apartment No: 4
Internal area 60.8m² / 654ft²

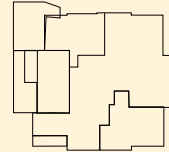


DIMENSIONS	METRIC
Kitchen/Living/Dining	5.02m x 5.06m
Bedroom 1	4.73m x 2.76m
Bedroom 2	4.63m x 2.02m
Balcony	4.81m x 1.92m

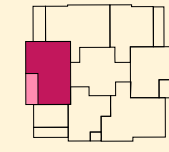
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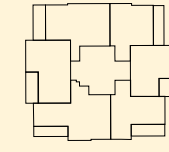
RABIA COURT
Level



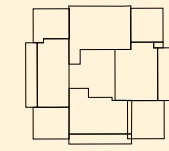
1st Floor



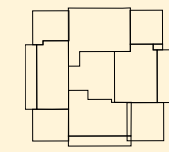
2nd Floor



3rd-14th Floor



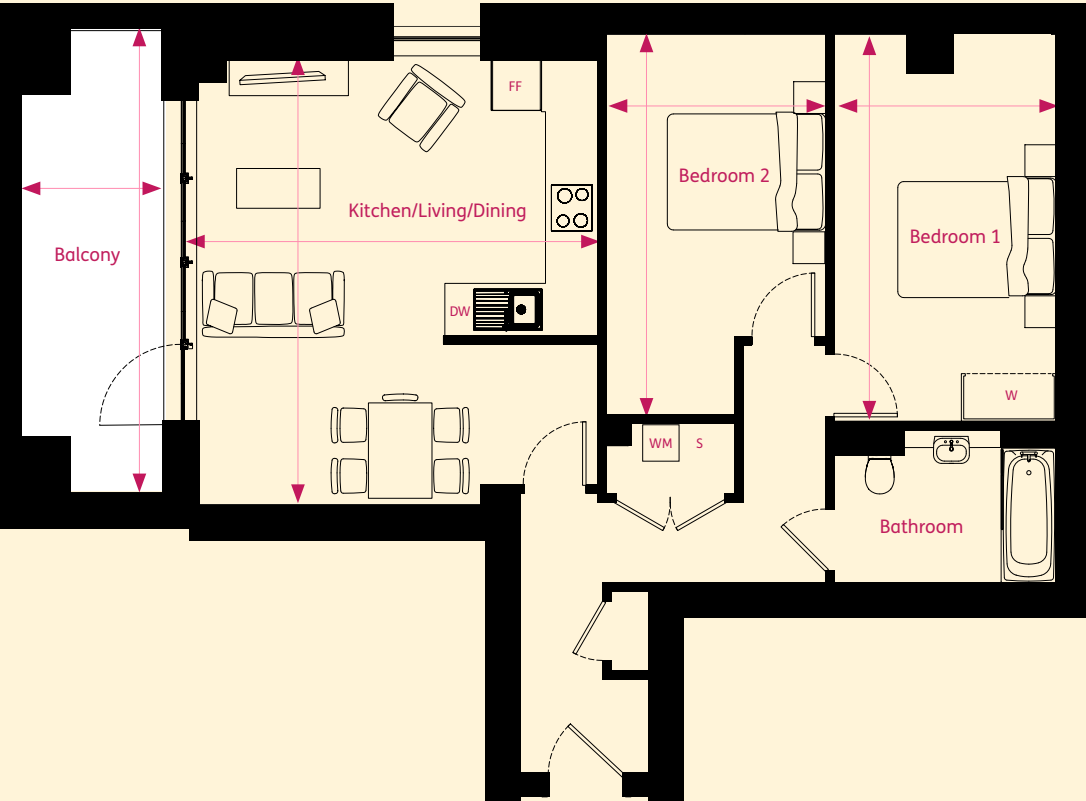
15th Floor



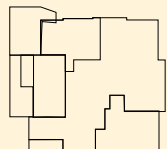
16th Floor

TWO BEDROOM APARTMENT

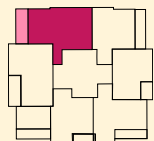
Apartment No: 10, 40, 46, 52, 58 & 70
Internal area 73.5m² / 791ft²



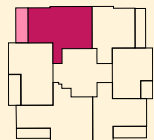
RABIA COURT
Level



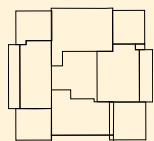
1st Floor



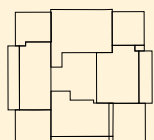
2nd Floor



3rd-14th Floor



15th Floor



16th Floor

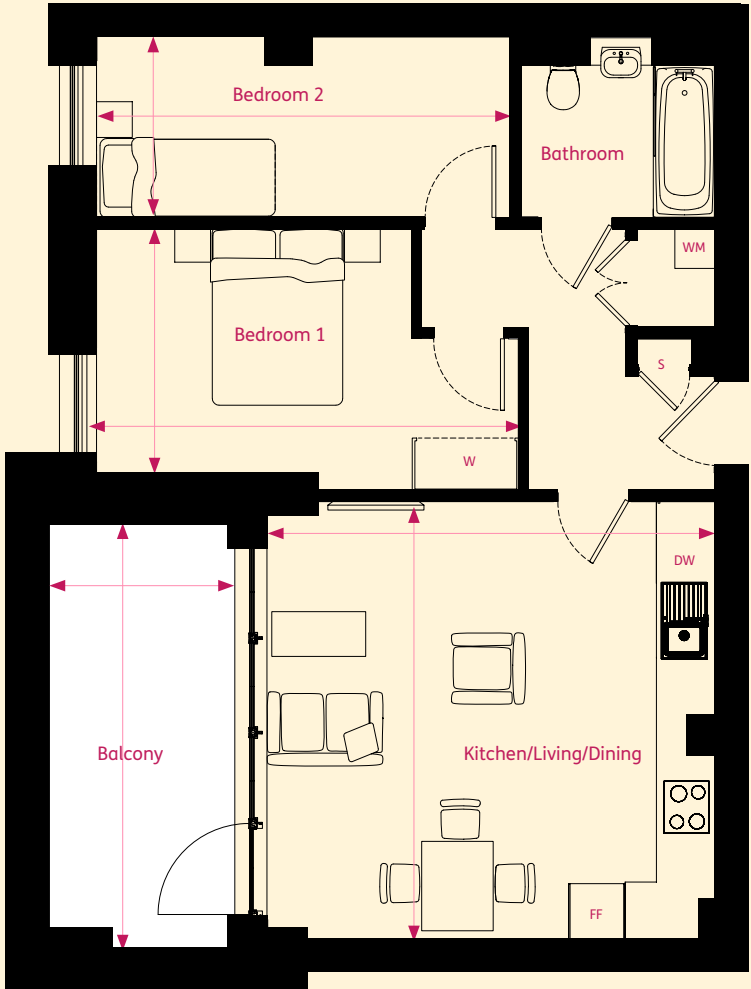
DIMENSIONS	METRIC
Kitchen/Living/Dining	5.05m x 5.63m
Bedroom 1	2.80m x 4.87m
Bedroom 2	2.77m x 4.80m
Balcony	1.76m x 5.81m

KEY
S Store
W Wardrobe
FF Fridge Freezer
WM Washer/Dryer
DW Dishwasher

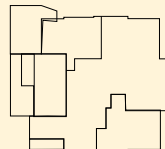
Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. External area sizes and locations may differ from those illustrated.

TWO BEDROOM APARTMENT

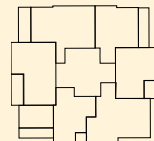
Apartment No: 9, 21, 27, 33, 39, 45, 51, 63, 69 & 75
Internal area 60.2m² / 647ft²



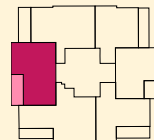
RABIA COURT
Level



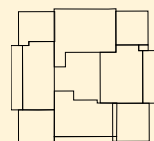
1st Floor



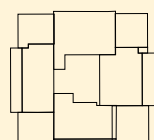
2nd Floor



3rd-14th Floor



15th Floor



16th Floor

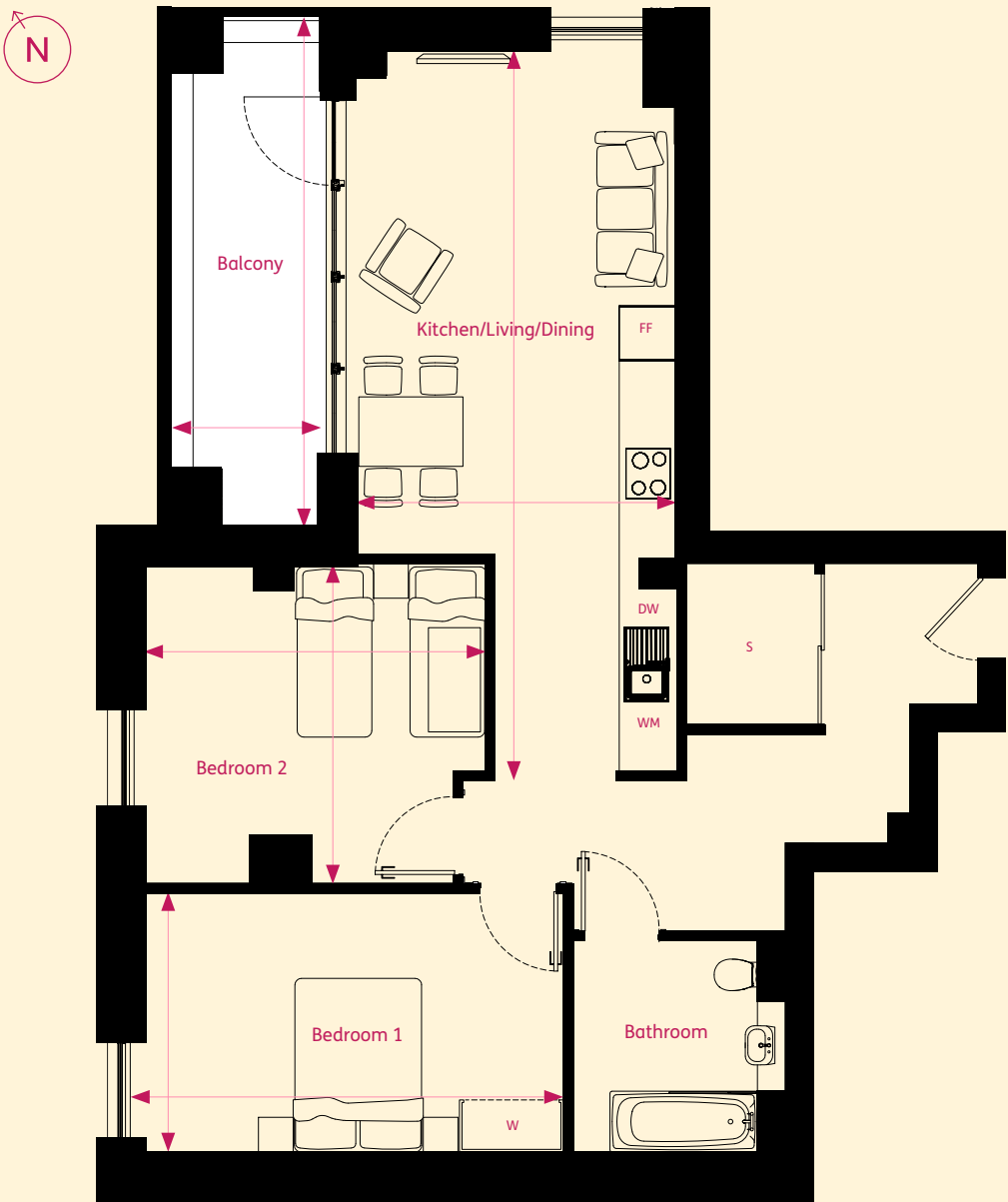
DIMENSIONS	METRIC
Kitchen/Living/Dining	5.02m x 4.92m
Bedroom 1	4.73m x 2.97m
Bedroom 2	4.61m x 2.02m
Balcony	4.81m x 1.92m

KEY
S Store
W Wardrobe
FF Fridge Freezer
WM Washer/Dryer
DW Dishwasher

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TWO BEDROOM APARTMENT

Apartment No: 20, 62 & 74
Internal area 78m² / 839ft²



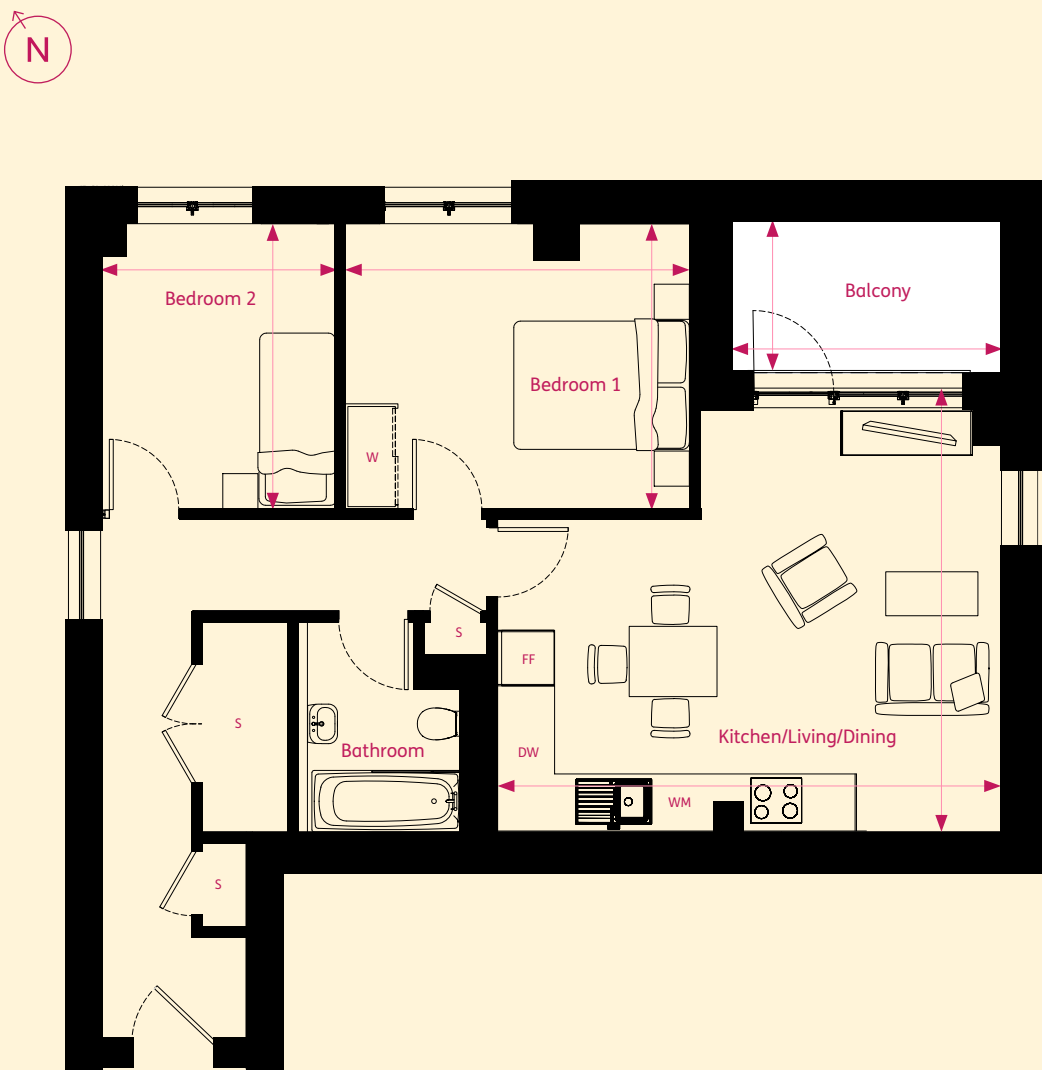
DIMENSIONS	METRIC
Kitchen/Living/Dining	8.40m x 3.70m
Bedroom 1	3.00m x 4.83m
Bedroom 2	3.68m x 3.95m
Balcony	1.71m x 5.84m

KEY
S Store
W Wardrobe
FF Fridge Freezer
WM Washer/Dryer
DW Dishwasher

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TWO BEDROOM APARTMENT

Apartment No: 86
Internal area 67.5m² / 726ft²



DIMENSIONS	METRIC
Kitchen/Living/Dining	5.74m x 4.81m
Bedroom 1	3.92m x 3.26m
Bedroom 2	2.69m x 3.26m
Balcony	1.82m x 3.08m

KEY
S Store
W Wardrobe
FF Fridge Freezer
WM Washer/Dryer
DW Dishwasher

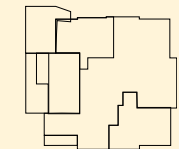
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TWO BEDROOM APARTMENT

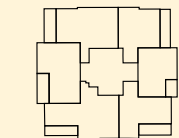
Apartment No: 121
Internal area 63.3m² / 681ft²



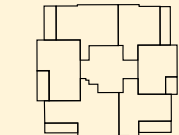
RABIA COURT
Level



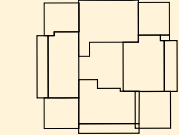
1st Floor



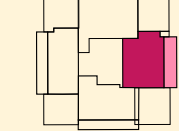
2nd Floor



3rd-14th Floor



15th Floor



16th Floor

DIMENSIONS	METRIC
Kitchen/Living/Dining	3.27m x 7.11m
Bedroom 1	4.87m x 3.35m
Bedroom 2	3.77m x 2.54m
Balcony	2.15m x 8.47m

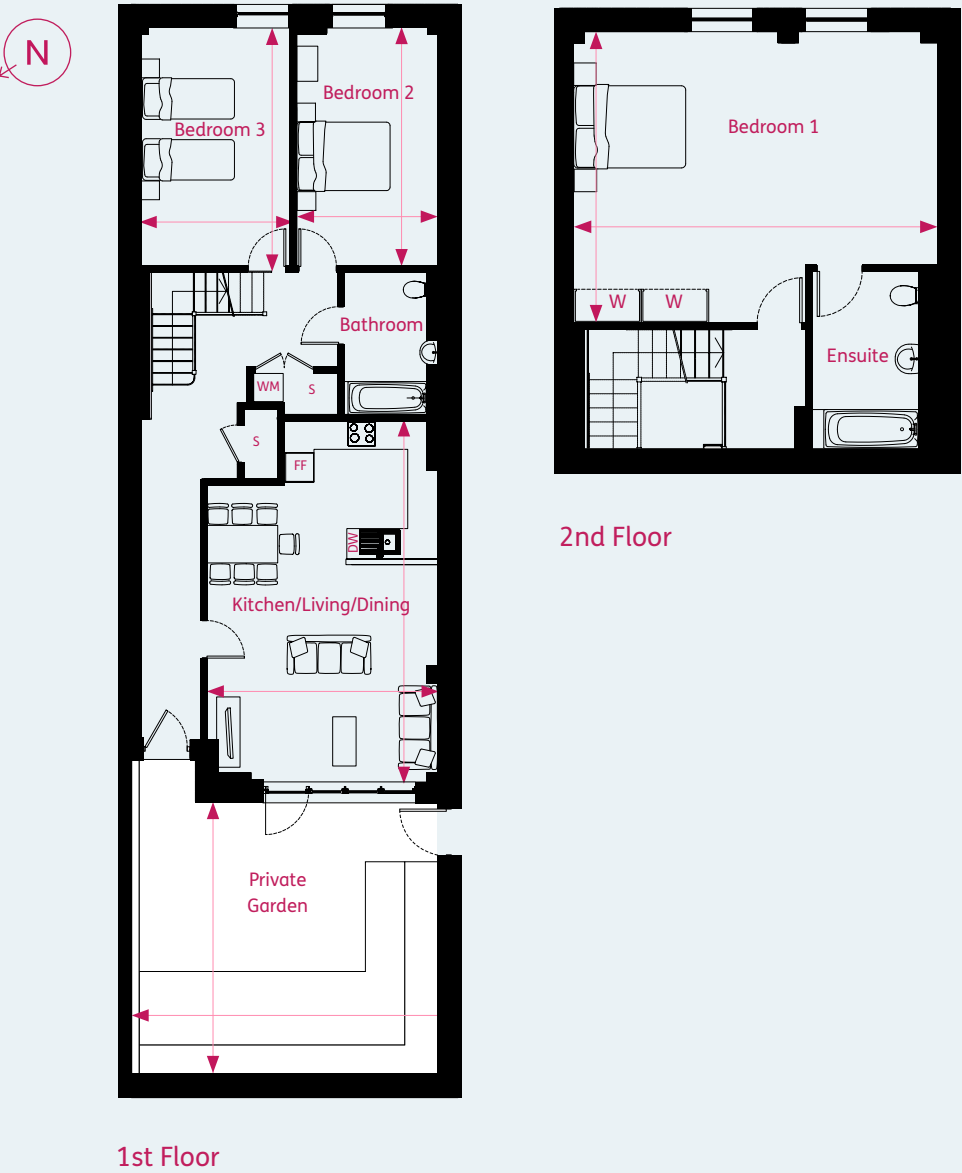
KEY
S Store
W Wardrobe
FF Fridge Freezer
WM Washer/Dryer
DW Dishwasher

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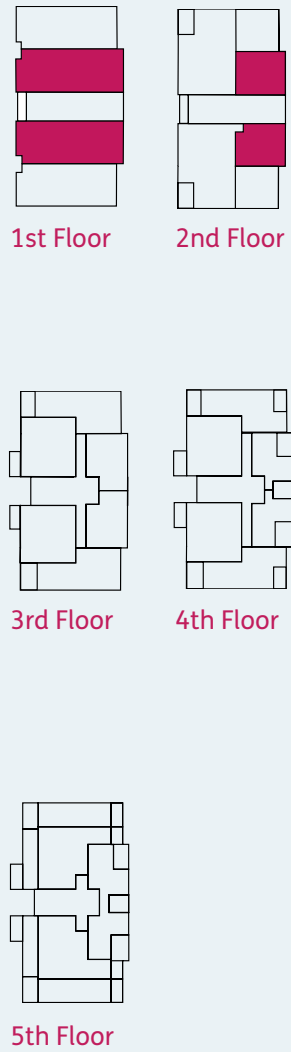


THREE BEDROOM DUPLEX APARTMENT

Apartment No: 4
Internal area 150.6m² / 1,621ft²



SAFIYA COURT
Level



DIMENSIONS	METRIC
Kitchen/Living/Dining	4.94m x 7.74m
Bedroom 1	6.48m x 5.17m
Bedroom 2	4.97m x 3.11m
Bedroom 3	3.26m x 5.17m
Private Garden	6.94m x 6.30m

KEY
S Store
W Wardrobe
FF Fridge Freezer
WM Washer/Dryer
DW Dishwasher

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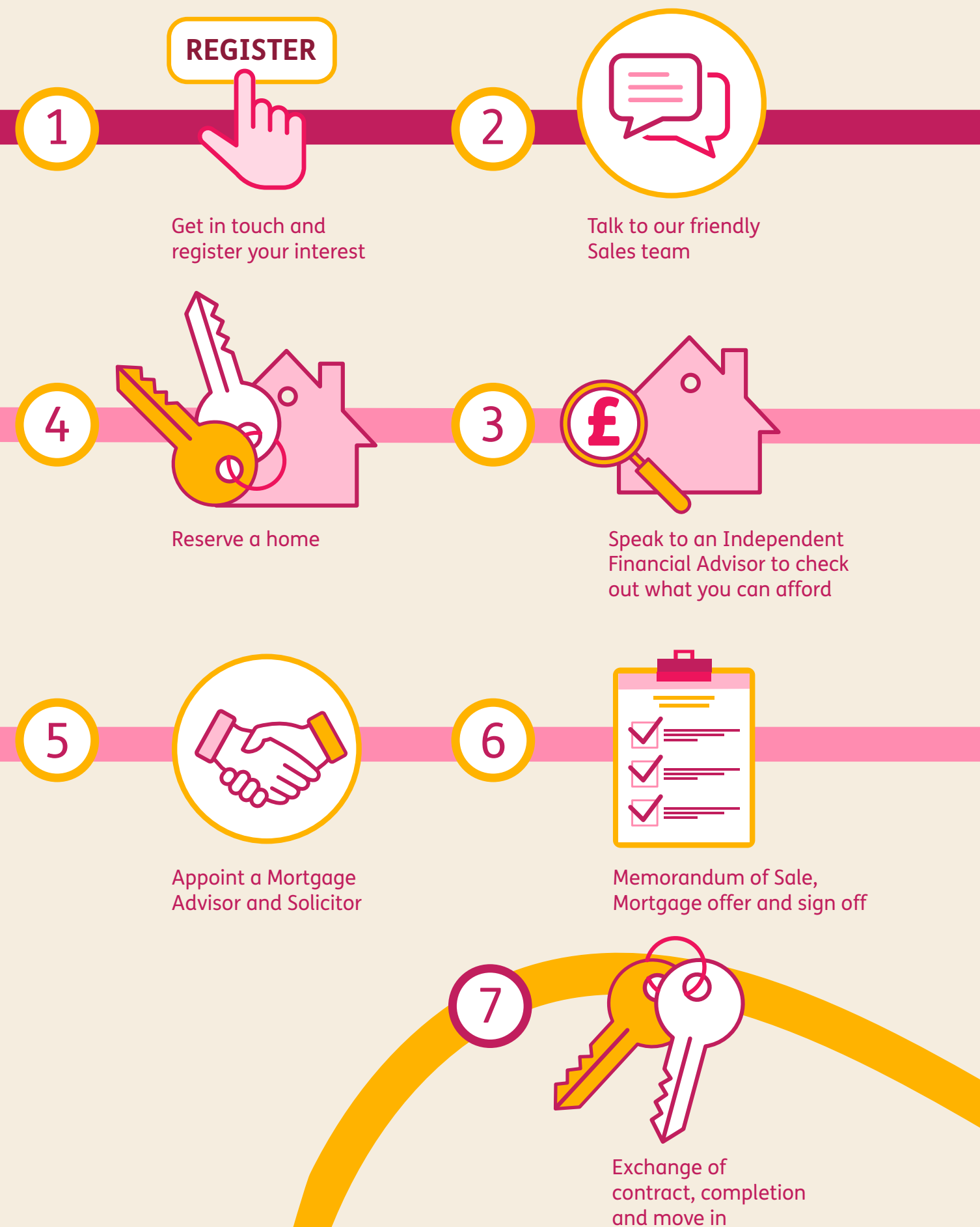
How Shared Ownership works

PARADE
EDGWARE

Shared Ownership at Edgware Parade gives you the opportunity to buy a share of your new home, starting from 25% - 75% but the share that you purchase depends on what you can afford. The rest is owned by SNG and you pay a subsidised rent on this portion in addition to your own mortgage. The service charge is calculated based on a number of factors, more details will be provided during the sales process, but primarily this is the cost the Landlord incurs for maintenance and repairs of the communal services (i.e. lifts) communal areas and building insurance. Priority will be given to people who live or work in the London Borough of Barnet.

You will need to have savings to cover any deposit required by your mortgage lender, the costs involved in moving and solicitor fees. When you can afford to, you can take your next steps and increase the share you own; this is known as 'staircasing'.

The cost of the additional share that you buy will be based on the current market value of your home.



About SNG

PART OF
EDGWARE

We're one of England's leading providers of quality homes. We love to build, and we take great pride in the homes we deliver and manage. We build homes for London Living Rent and Shared Ownership across London and the home counties.

We operate commercially but our profits are reinvested back into building more affordable homes and providing a first-class service to our customers. We provide homes

with an impressive specification which, coupled with sustainable design features, means our homes are ideal for modern living.

Our purpose is to provide good, affordable homes: the foundation for a better life, and our vision is thriving communities, over generations.

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