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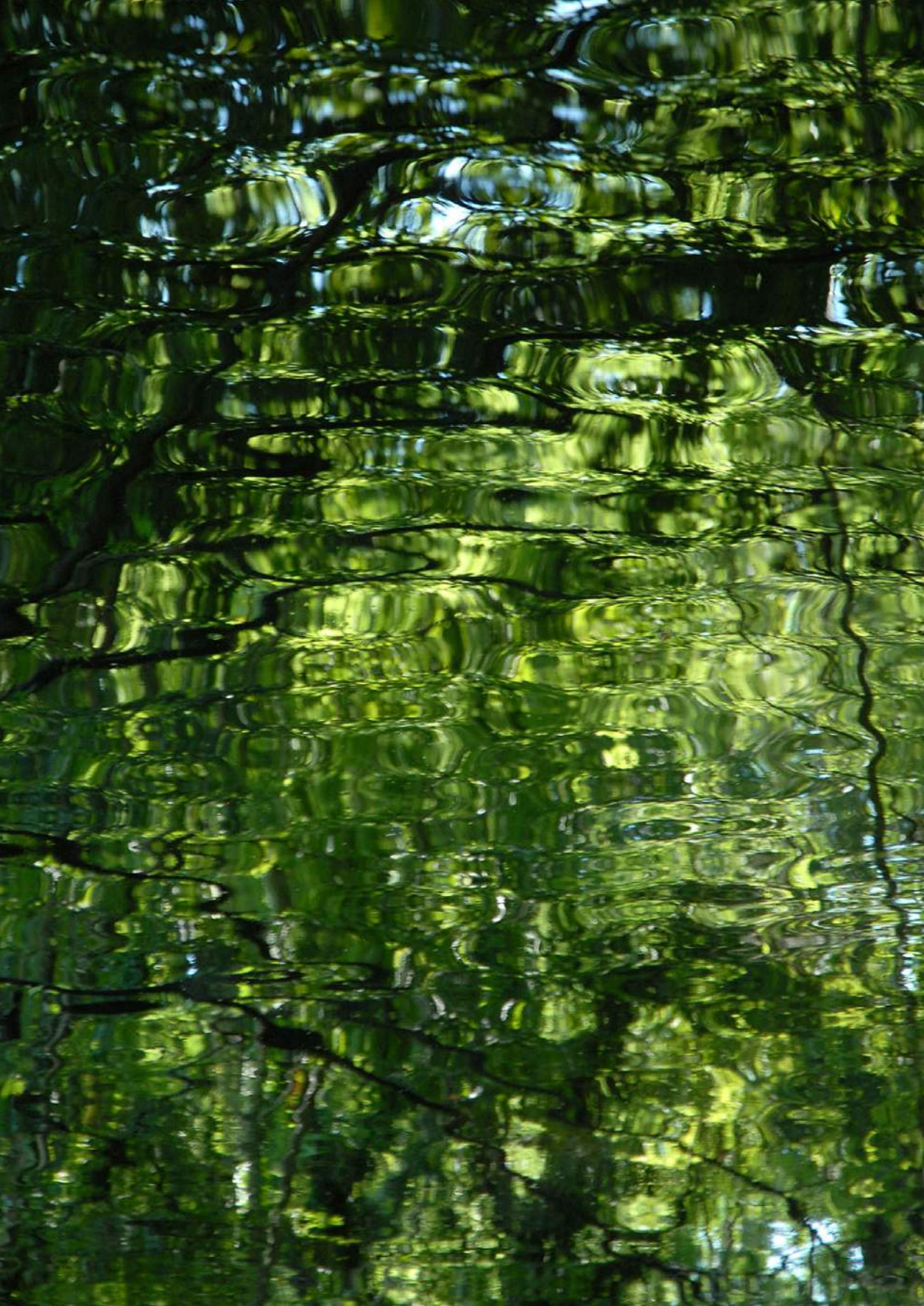
THE  
**WESTBURY**  
LONDON N12



First-time buyers from  
across the UK can buy  
at The Westbury with  
just a 5% deposit.

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**Cover photo:**  
Dollis Brook flows  
gently along the edge  
of the garden as it  
passes unnoticed  
through 10 miles  
of busy London life.

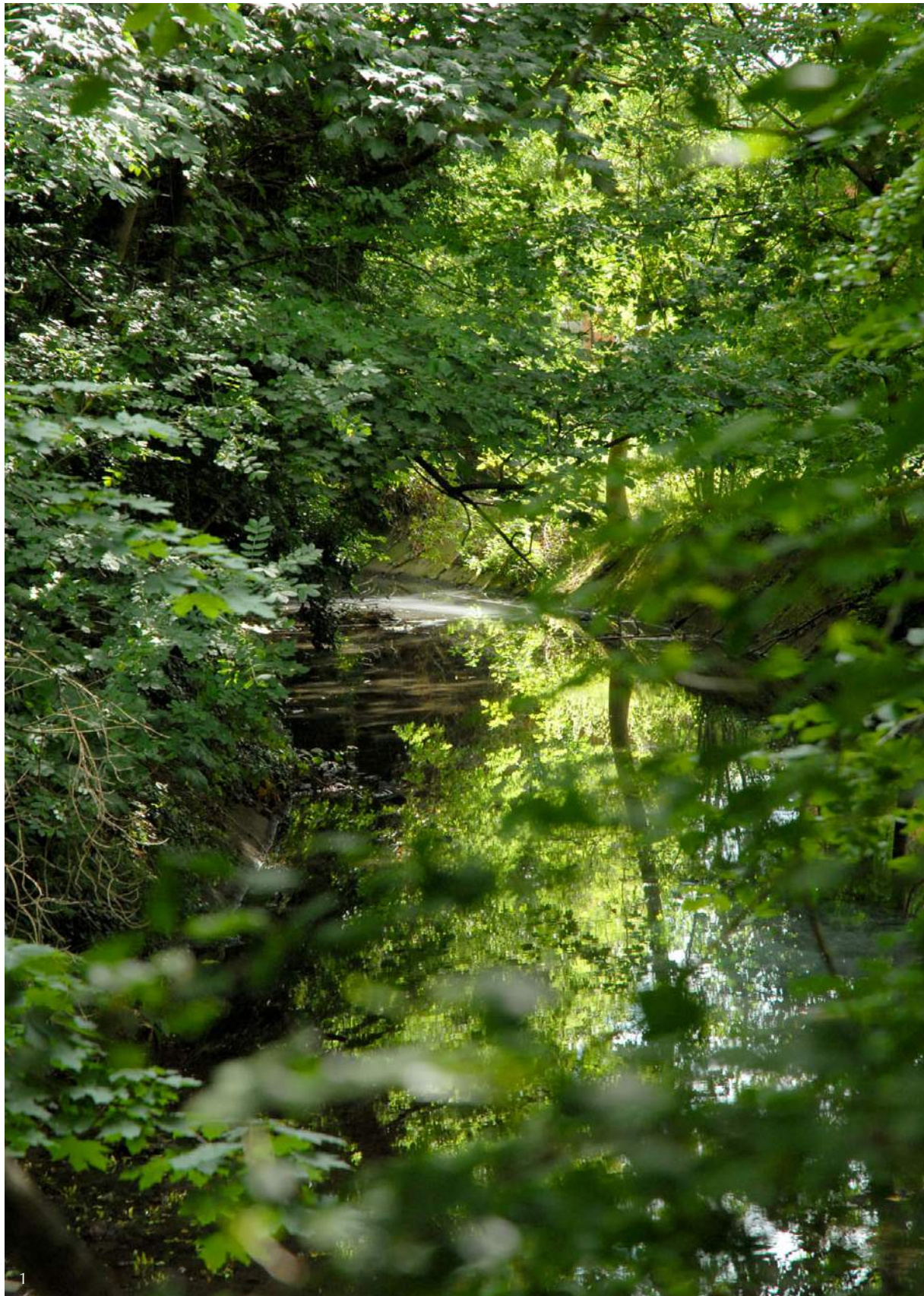
# THE WESTBURY

LONDON N12

A collection of thirty four exquisitely  
finished apartments with secure underground  
parking, excellent transport links,  
great local amenities and green spaces.

The Westbury offers the very best  
of urban and rural living.

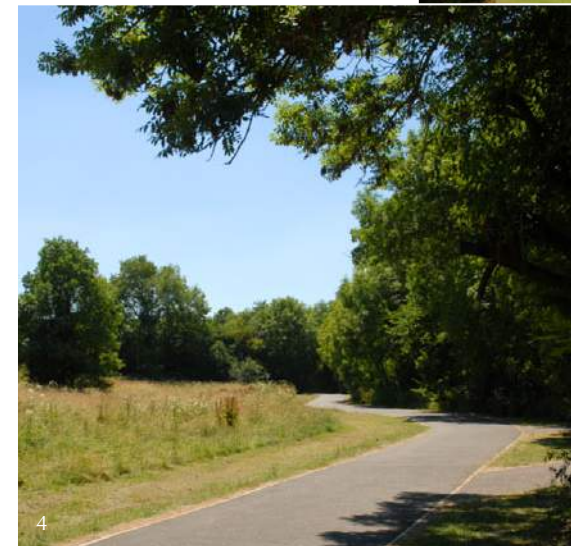




## Countryside at your backdoor

As the name suggests, Woodside Park sits adjacent to a vast green space consisting of woods, grassland and open pastures. Amazingly this urban oasis has avoided development and is now a protected green belt site occupying the valley between Mill Hill and Totteridge.

The Westbury sits right on the edge of this open space at the confluence of Folly and Dollis brooks. These streams are flanked by the Dollis Valley Green Walk, a stretch of lush green space that meanders quietly through a series of North London neighbourhoods as it makes its way from Totteridge Village down to the Brent Reservoir.

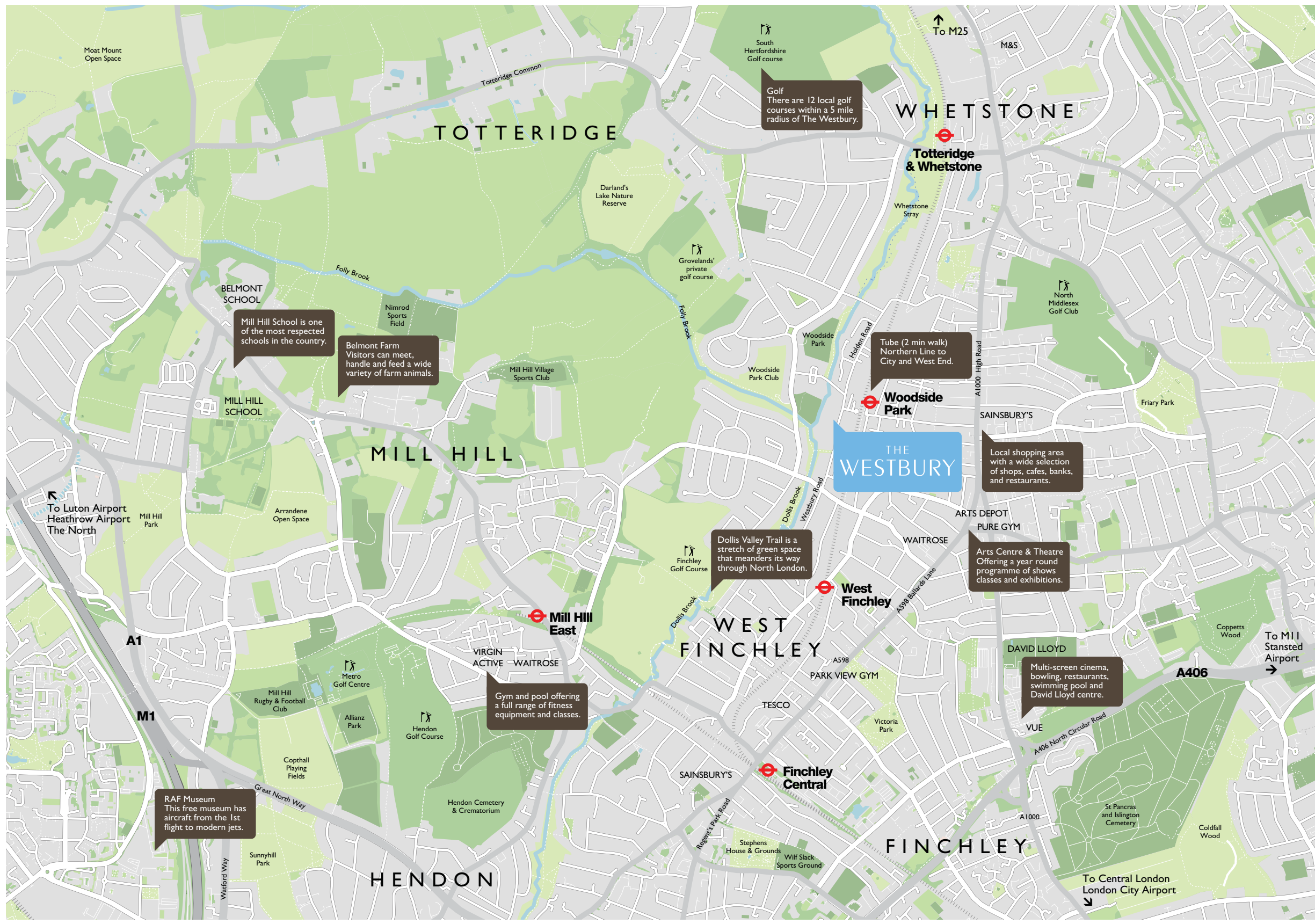


Other local parks include the well kept Victoria Park off Ballards Lane, which offers tranquil spaces on neatly trimmed lawns to relax, unwind and stretch the legs. If you are looking to keep active, the flat and well-surfaced paths are ideal for a morning jog. You will also find tennis courts, a bowling green and sports clubs to join.

If golf is your thing, you'll will be spoilt for choice, with 12 golf courses within a 5 mile radius of The Westbury. There are also several fully equipped fitness centres, including Pure Gym, Park View, David Lloyd and Virgin Active.

1. Dollis Brook runs along the rear of the property
2. Signage on the Dollis Valley Greenwalk
3. Victoria Park, Ballards Lane
4. Whetstone Stray





## TOTTERIDGE

## WHETSTONE

**Totteridge & Whetstone**

**BELMONT SCHOOL**

Mill Hill School is one of the most respected schools in the country.

**MILL HILL SCHOOL**

## MILL HILL

Belmont Farm  
Visitors can meet, handle and feed a wide variety of farm animals.

**Mill Hill East**

## WEST FINCHLEY

**THE WESTBURY**

**West Finchley**

**Finchley Central**

## FINCHLEY

## HENDON

**Golf**  
There are 12 local golf courses within a 5 mile radius of The Westbury.

Tube (2 min walk)  
Northern Line to City and West End.

Local shopping area with a wide selection of shops, cafes, banks, and restaurants.

Arts Centre & Theatre  
Offering a year round programme of shows classes and exhibitions.

Multi-screen cinema, bowling, restaurants, swimming pool and David Lloyd centre.

Gym and pool offering a full range of fitness equipment and classes.

**RAF Museum**  
This free museum has aircraft from the 1st flight to modern jets.

To Luton Airport  
Heathrow Airport  
The North

To Mill  
Stansted Airport

To Central London  
London City Airport

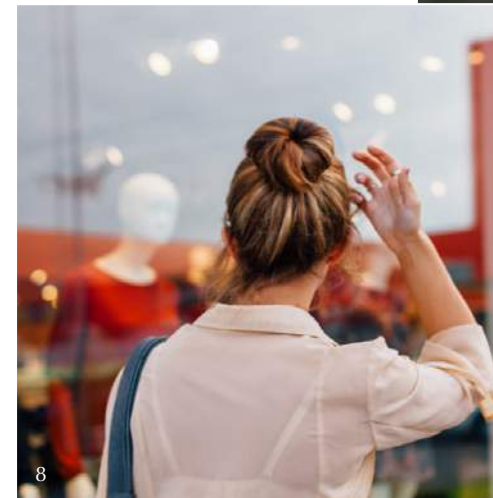
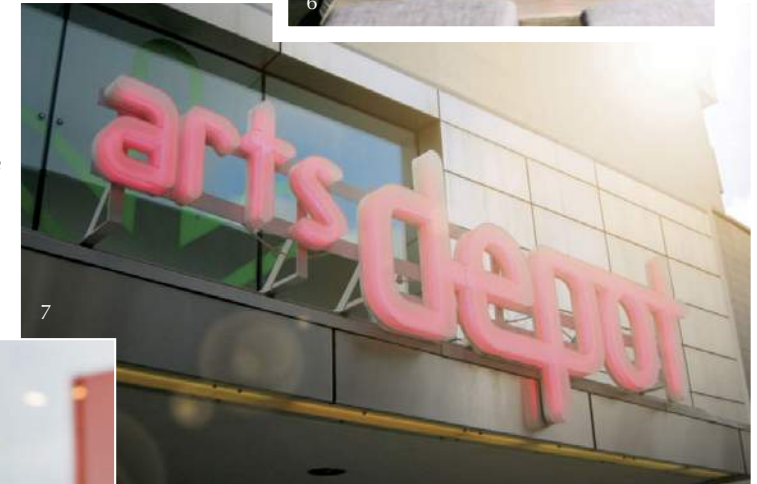




## The city at your front door

Located yards away from Woodside Park tube station, The Westbury is perfect for professionals who rely on good transport links for an easy commute. Door to door journey time to the City or Westend is just 25 minutes on the Northern Line, or change at Kings Cross (20mins) for National Rail, Eurostar or Cross Rail. By road the A406, A1, M1 and M25 are all just a short drive away.

The local high street at Finchley High Road and Ballards Lane is packed with independent shops, cafes and salons. Here you'll find restaurants serving Turkish, Indian, Italian, Korean, Vietnamese, Persian, Chinese, Japanese and Mexican cuisine. For a traditional roast head to the beautifully rural Orange Tree Pub on Totteridge Lane.



The area also serves-up plenty of culture, the Arts Depot holds regular exhibitions, concerts and shows as well as theatre classes for all ages. Movie lovers will be able to feed their need for escapism at a choice of cinemas, including The Phoenix in East Finchley, one of the oldest picture houses in the country, The Everyman in High Barnet with its grand Deco facade or the multi-screen complex at Finchley Lido where you can watch the latest blockbusters in high definition sound and vision.

- 5. Woodside Park tube station
- 6. The area has a wide selection of cafes and bars
- 7. Arts Depot at Finchley High Road
- 8. Local shopping areas include Whetstone, Finchley, High Barnet and Brent Cross.











# Designed for modern living

The apartments are exceptionally well fitted with high specification designer kitchens and bathrooms, underfloor heating throughout, and are pre-wired for modern entertainment systems. The full specification is listed below.

## Kitchens

- Individually designed contemporary Poggenpohl kitchens
- Elegant stone work surfaces
- Smoked mirror splashbacks
- Siemens fully integrated appliances to include:
  - Induction hob with touch sensitive controls
  - Fridge/freezer
  - Dishwasher
  - Oven
  - Combination microwave
  - Extractor hood
- Boiling hot water tap
- Stainless steel 1.5 bowl sink with pull out spray mixer tap
- Porcelain floor tiles



## Bathrooms & En-suites

- Interior designed bathrooms featuring Italian / Spanish porcelain tiling to all floors and walls
- Niches and alcoves with LED lighting
- Vanity units with integrated storage and under unit lighting
- Bette steel bath
- Duravit wall hung WCs and concealed cisterns
- Hansgrohe chrome mixer taps and thermostatic bath/shower fittings
- Chrome finish heated towel rails to bathrooms and en-suites







### Interior Finishes & Design

- Interior design colour scheme to all apartments
- Generously sized master bedrooms with contemporary Italian wardrobes
- Painted grooved internal doors
- Satin chrome ironmongery
- Generously sized private balcony or terrace to all apartments
- Engineered herringbone wood plank floor to hallway and living rooms
- Luxury carpets to all bedrooms

### AV, Security & Electrics

- Audio/Video entry phone system to each property from main entrance
- Alarm to all apartments with option for police monitoring
- High security locks and chrome finish security viewers fitted to individual apartment entrance doors
- Wi-Fi, telephone and Sky Q television provision to all rooms
- Communal CCTV
- Exterior security lighting
- Mains operated smoke and heat detectors with battery back-up

### Entrance Lobby & Comminals

- Italian porcelain tiling with soft LED lighting to main entrance lobby
- Lift to all floors
- Internal corridors and stairs to be finished in carpet
- Landscaped gardens
- Dedicated parking space in secure car park



### Energy Efficiency

- Gas underfloor heating through each apartment with individual room thermostats
- High performance double glazed windows
- On-site cycle storage
- External refuse and recycling facilities

### Warranty

- 10-year building warranty by ARK



All specification details provided are indicative and may change. These details should be treated as general guidance only and cannot be relied upon accurately describing any of the specified matters prescribed by any order under the Consumer Protection from Unfair Trading Regulations 2008. Nor do these details constitute a contract or a warranty.







# Floor Plans

A collection of thirty four exquisitely finished apartments with private terraces, landscaped garden and secure underground parking.

- 01

Ground Floor  
2 bedrooms, 2 bathrooms  
with private terrace  
1,119sqft / 104m²
- 02

Ground Floor  
1 bedroom, 1 bathroom  
with private garden  
709sqft / 66m²
- 03

Ground Floor  
1 bedroom, 1 bathroom  
with private garden  
560sqft / 52m²
- 04

Ground Floor  
2 bedrooms, 2 bathrooms  
with private terrace  
964sqft / 89m²
- 05

Ground Floor  
3 bedrooms, 2 bathrooms  
with private terrace  
1,292sqft / 120m²
- 06

Ground Floor  
2 bedrooms, 2 bathrooms  
with private terrace  
777sqft / 72m²
- 07

Ground Floor  
2 bedrooms, 2 bathrooms  
with private terrace  
777sqft / 72m²
- 08

Ground Floor  
3 bedrooms, 2 bathrooms  
with private terrace  
1,446sqft / 134m²
- 09/20

First / Second Floors  
2 bedrooms, 2 bathrooms  
with private terrace  
843sqft / 78m²
- 10/21

First / Second Floors  
2 bedrooms, 2 bathrooms  
with private terrace  
985sqft / 92m²
- 11/22

First / Second Floors  
1 bedroom, 1 bathroom  
with private terrace  
595sqft / 55m²
- 12/23

First / Second Floors  
2 bedrooms, 2 bathrooms  
with private terrace  
926sqft / 86m²
- 13/24

First / Second Floors  
1 bedroom, 1 bathroom  
with private terrace  
561sqft / 52m²
- 14/25

First / Second Floors  
2 bedrooms, 2 bathrooms  
with private terrace  
960sqft / 89m²
- 15/26

First / Second Floors  
2 bedrooms, 1 bathroom  
with private terrace  
775sqft / 72m²
- 16/27

First / Second Floors  
1 bedroom, 1 bathroom  
with private terrace  
553sqft / 51m²
- 17/28

First / Second Floors  
2 bedrooms, 2 bathrooms  
with private terrace  
814sqft / 76m²
- 18/29

First / Second Floors  
2 bedrooms, 2 bathrooms  
with private terrace  
814sqft / 76m²

- 19/30

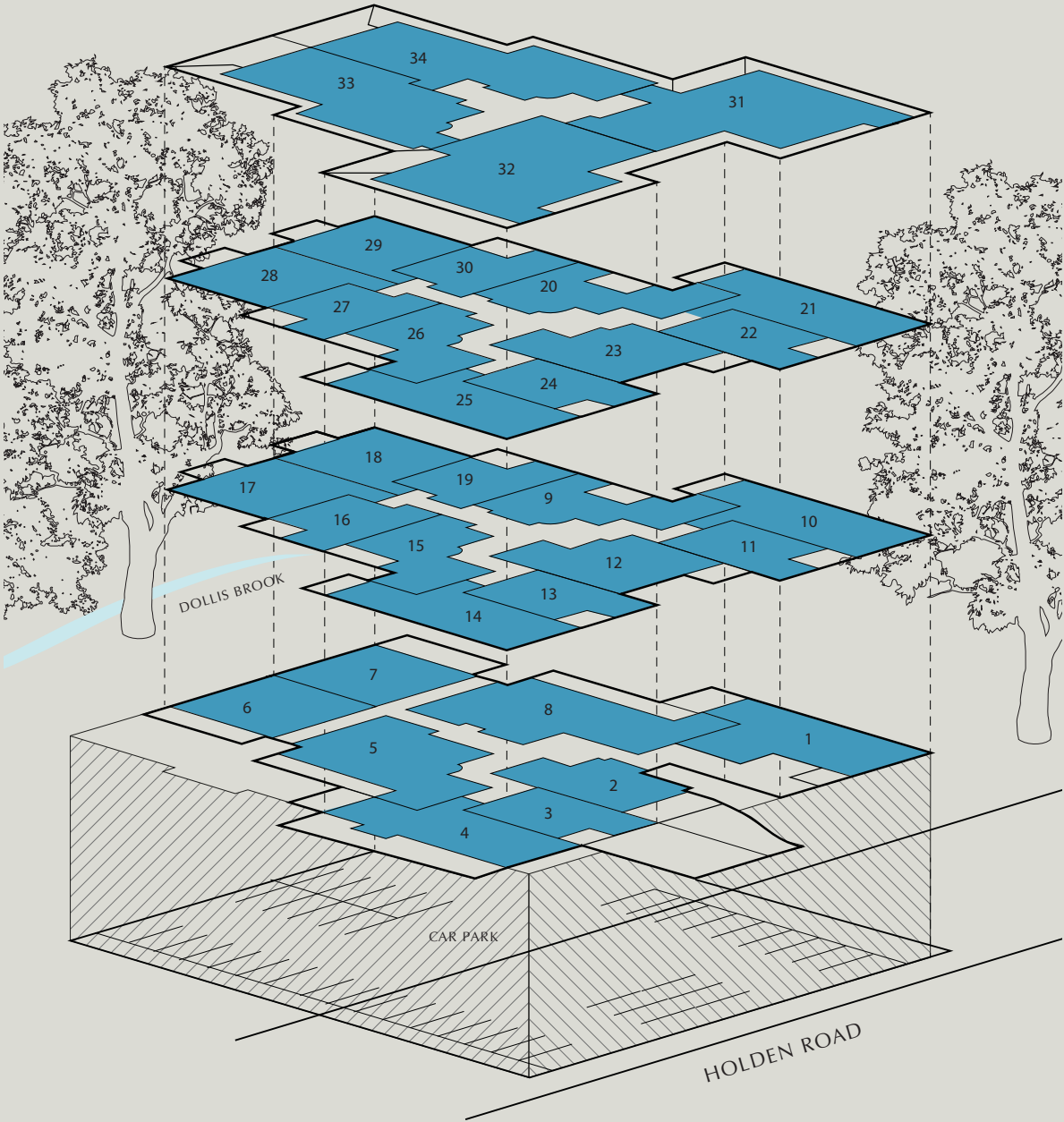
First / Second Floors  
1 bedroom, 1 bathroom  
with private terrace  
546sqft / 51m²
- 31

Third Floor Penthouse  
3 bedrooms, 2 bathrooms  
with private terrace  
1,421sqft / 132m²
- 32

Third Floor Penthouse  
3 bedrooms, 2 bathrooms  
with private terrace  
1,518sqft / 141m²
- 33

Third Floor Penthouse  
3 bedrooms, 2 bathrooms  
with private terrace  
1,292sqft / 120m²
- 34

Third Floor Penthouse  
3 bedrooms, 2 bathrooms  
with private terrace  
1,302sqft / 121m²



First-time buyers from across the UK can buy at The Westbury with just a 5% deposit.

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# Plot 01

(Flat 8)

Ground Floor  
2 bed, 2 bath with  
private terrace  
1,119sqft / 104m<sup>2</sup>

Living / Dining:  
18'2" x 12'2" / 5.5m x 3.7m

Kitchen:  
15'6" x 9'6" / 4.7m x 2.9m

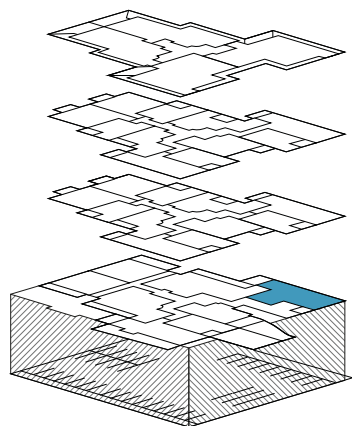
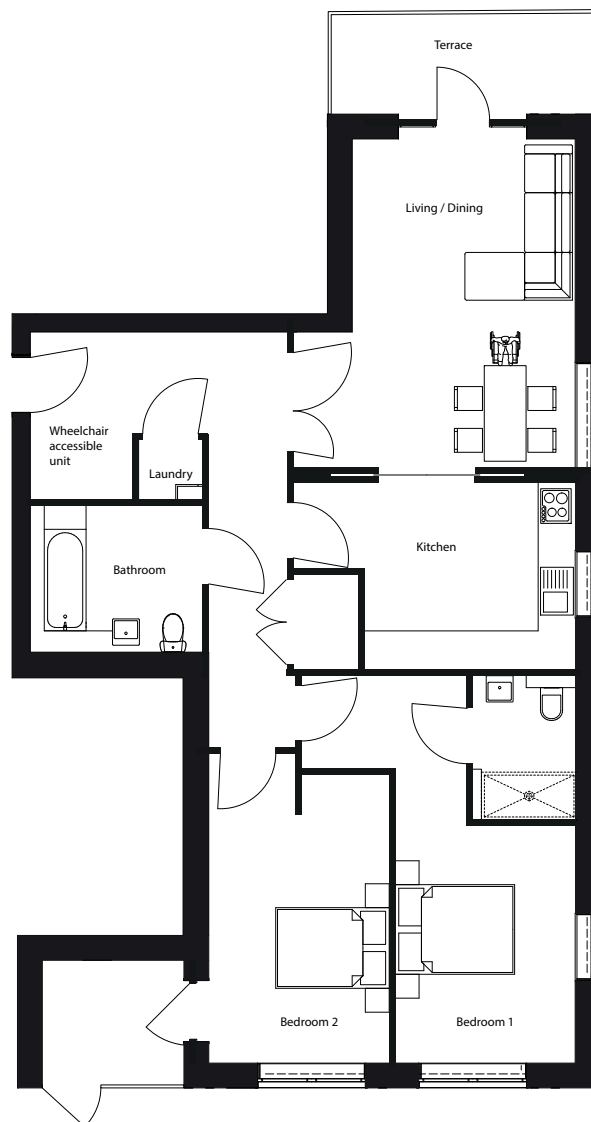
Bedroom 1:  
21'7" x 15'5" / 6.6m x 4.7m

Bedroom 2:  
16'8" x 9'10" / 5.1m x 3.0m

Terrace (Living / Dining):  
13'5" x 9'6" / 4.1m x 2.9m

Terrace (Bedroom 2):  
7'6" x 6'10" / 2.3m x 2.1m

Figures are based on the longest  
measurements in each room



# Plot 02

(Flat 1)

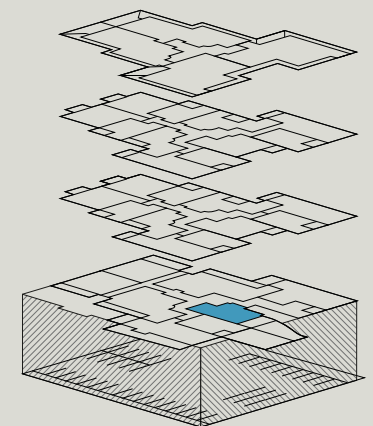
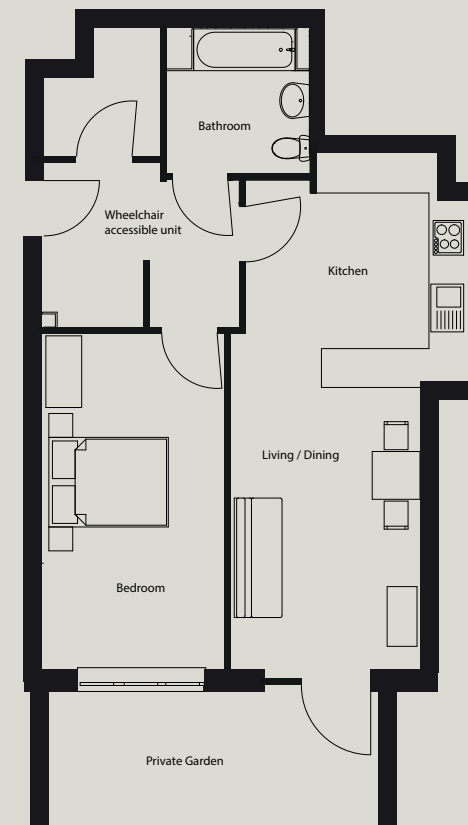
Ground Floor  
1 bed, 1 bath with  
private garden  
709sqft / 66m<sup>2</sup>

Kitchen / Living / Dining:  
27'10" x 12'9" / 8.5m x 3.9m

Bedroom:  
18'1" x 9'10" / 5.5m x 3m

Private Garden:  
18'1" x 15'5" / 5.5m x 4.7m

Figures are based on the longest  
measurements in each room





# Plot 03 (Flat 2)

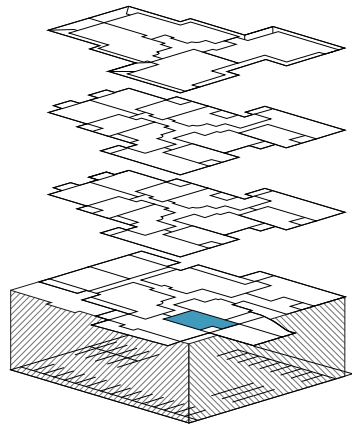
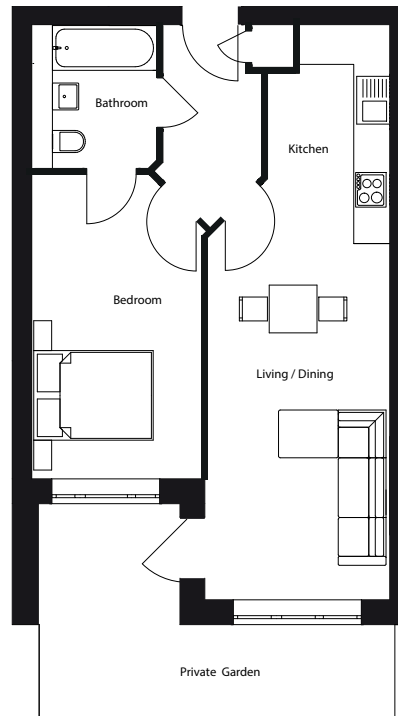
Ground Floor  
1 bed, 1 bath with  
private garden  
560sqft / 52m<sup>2</sup>

Kitchen / Living / Dining:  
31'5" x 9'10" / 9.6m x 3m

Bedroom:  
17'4" x 8'10" / 5.3m x 2.7m

Private Garden:  
19'4" x 11'5" / 5.9m x 3.5m

Figures are based on the longest  
measurements in each room



# Plot 04 (Flat 3)

Ground Floor  
2 bed, 2 bath with  
private terrace  
964sqft / 89m<sup>2</sup>

Living / Dining:  
17'1" x 16'1" / 5.2m x 4.9m

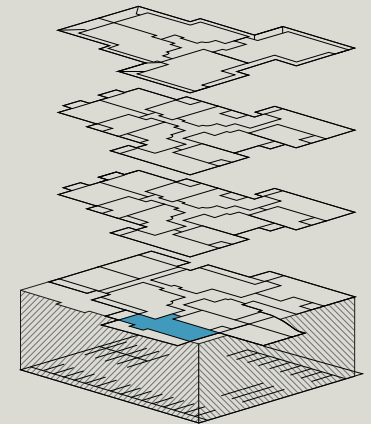
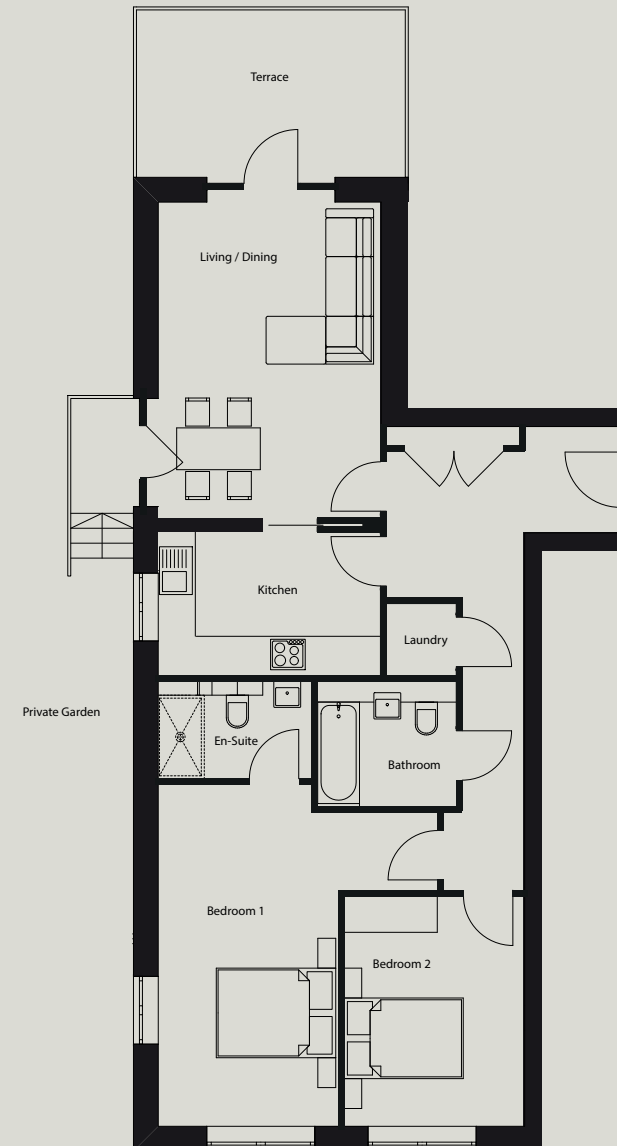
Kitchen:  
16'1" x 7'10" / 4.9m x 2.4m

Bedroom 1 with en-suite:  
17'4" x 16'1" / 5.3m x 4.9m

Bedroom 2:  
13'2" x 9'10" / 4m x 3m

Private Terrace:  
13'5" x 9'2" / 4.1m x 2.8m

Figures are based on the longest  
measurements in each room





# Plot 05 (Flat 4)

Ground Floor  
3 bed, 2 bath with  
private terrace  
1,292sqft / 120m<sup>2</sup>

Living / Dining:  
21'7" x 12'5" / 6.6m x 3.8m

Kitchen:  
13'5" x 9'10" / 4.1m x 3m

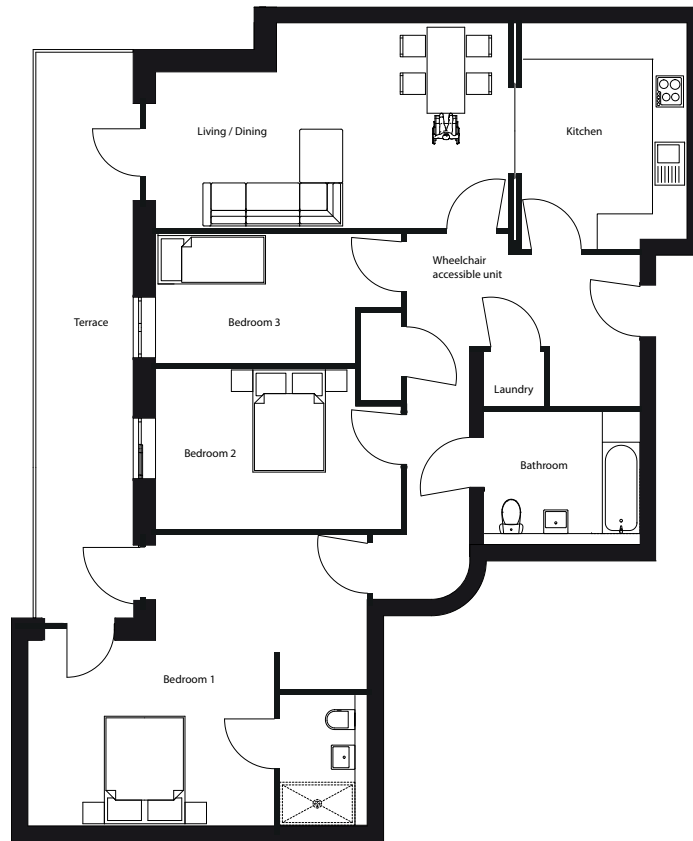
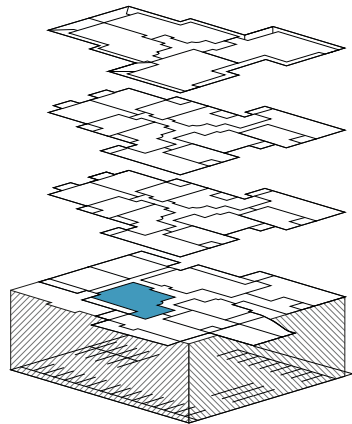
Bedroom 1 with en-suite:  
19' x 17'4" / 5.8m x 5.3m

Bedroom 2:  
14'9" x 9'10" / 4.5m x 3m

Bedroom 3:  
14'9" x 7'10" / 4.5m x 2.4m

Private Terrace:  
34'5" x 5'10" / 10.5m x 1.8m

Figures are based on the longest  
measurements in each room



# Plot 06 (Flat 5)

Ground Floor  
2 bed, 2 bath with  
private terrace  
777sqft / 72m<sup>2</sup>

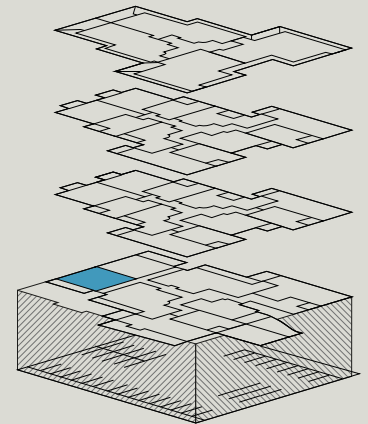
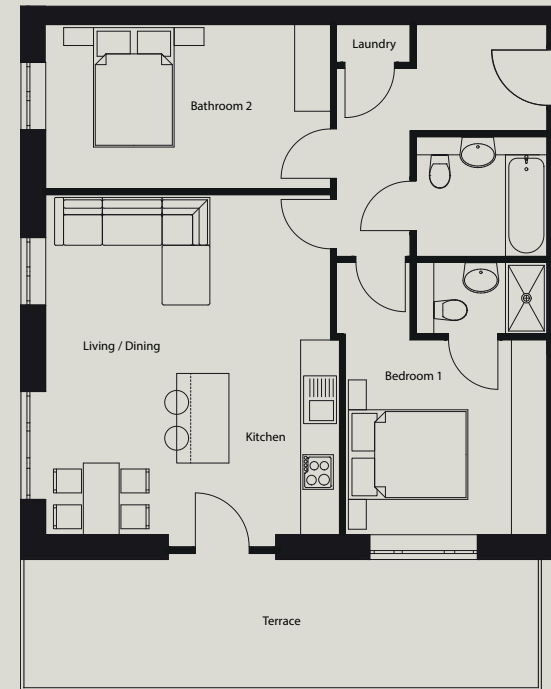
Kitchen / Living / Dining:  
18'8" x 16'1" / 5.7m x 4.9m

Bedroom 1 with en-suite:  
14'9" x 10'9" / 4.5m x 3.3m

Bedroom 2:  
15'5" x 8'10" / 4.7m x 2.7m

Private Terrace:  
27'2" x 6'10" / 8.3m x 2.1m

Figures are based on the longest  
measurements in each room





# Plot 07 (Flat 6)

Ground Floor  
2 bed, 2 bath with  
private terrace  
777sqft / 72m<sup>2</sup>

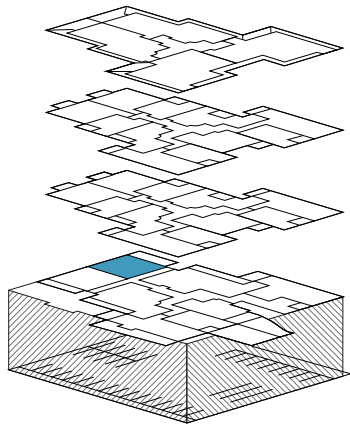
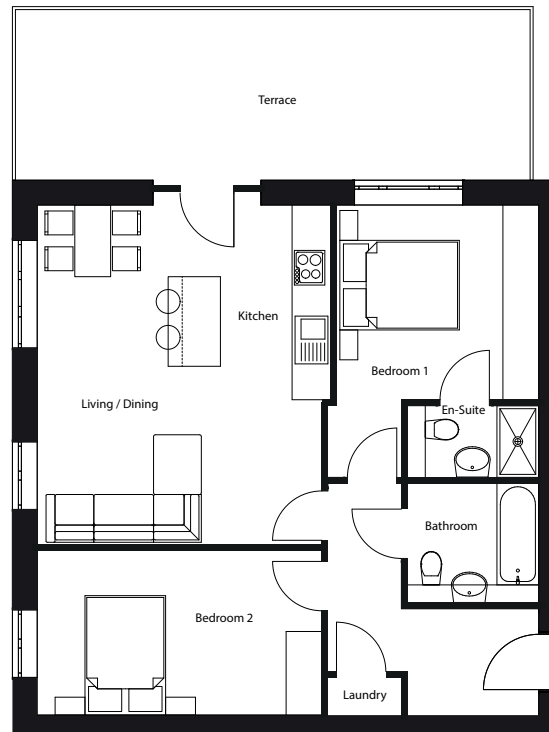
Kitchen / Living / Dining:  
18'8" x 16'1" / 5.7m x 4.9m

Bedroom 1 with en-suite:  
14'9" x 10'9" / 4.5m x 3.3m

Bedroom 2:  
15'5" x 8'10" / 4.7m x 2.7m

Private Terrace:  
27'2" x 7'2" / 8.3m x 2.2m

Figures are based on the longest  
measurements in each room



# Plot 08 (Flat 7)

Ground Floor  
3 bed, 2 bath with  
private terrace  
1,446sqft / 134m<sup>2</sup>

Living / Dining:  
31'5" x 13'5" / 9.6m x 4.1m

Kitchen:  
15'5" x 7'2" / 4.7m x 2.2m

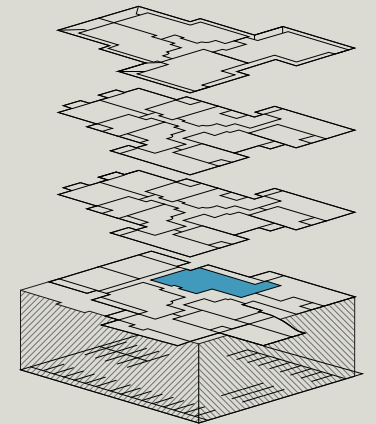
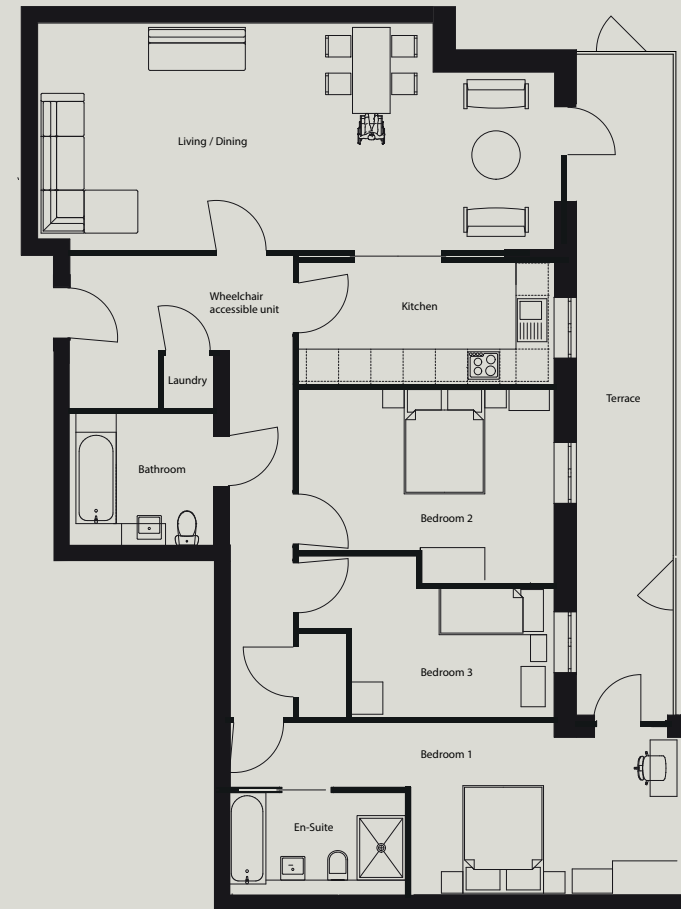
Bedroom 1 with en-suite:  
27'3" x 10'5" / 8.3m x 3.2m

Bedroom 2:  
15'5" x 11'9" / 4.7m x 3.6m

Bedroom 3:  
15'5" x 7'10" / 4.7m x 2.4m

Private Terrace:  
40'4" x 6'2" / 12.3m x 1.9m

Figures are based on the longest  
measurements in each room





# Plot 09 | Plot 20

(Flat 17) | (Flat 28)

First / Second Floors  
2 bed, 2 bath with  
private terrace  
843sqft / 78m<sup>2</sup>

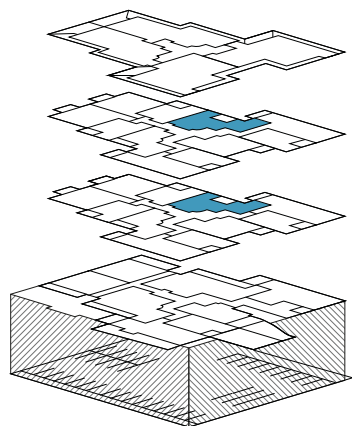
Kitchen / Living / Dining:  
20'4" x 19'4" / 6.2m x 5.9m

Bedroom 1 with en-suite:  
20'4" x 10'2" / 6.2m x 3.1m

Bedroom 2:  
13'9" x 7'10" / 4.2m x 2.4m

Private Terrace:  
10'5" x 6'6" / 3.2m x 2m

Figures are based on the longest  
measurements in each room



# Plot 10 | Plot 21

(Flat 18) | (Flat 29)

First / Second Floors  
2 bed, 2 bath with  
private terrace  
985sqft / 92m<sup>2</sup>

Living / Dining:  
18'1" x 16'1" / 5.5m x 4.9m

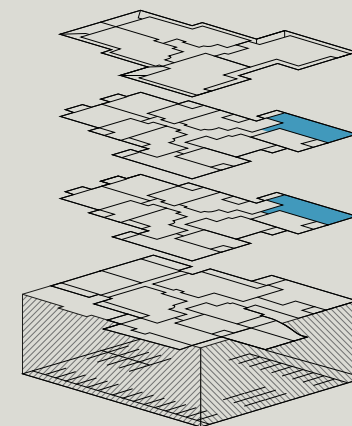
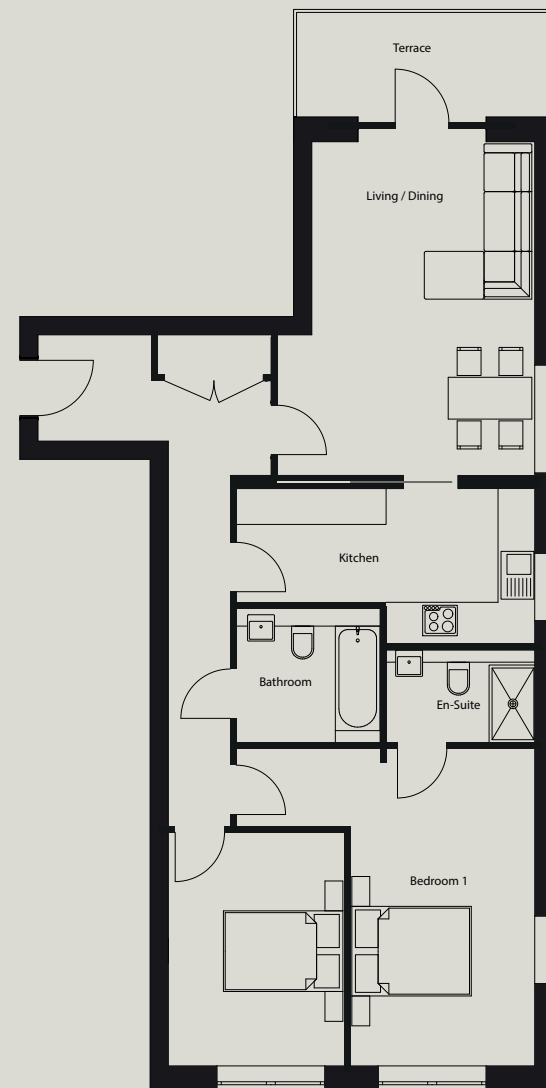
Kitchen:  
16'1" x 8'2" / 4.9m x 2.5m

Bedroom 1 with en-suite:  
18'5" x 16'1" / 5.6m x 4.9m

Bedroom 2:  
14'1" x 9'10" / 4.3m x 3m

Private Terrace  
14'1" x 5'6" / 4.3m x 1.7m

Figures are based on the longest  
measurements in each room





# Plot 11 | Plot 22

(Flat 19) | (Flat 30)

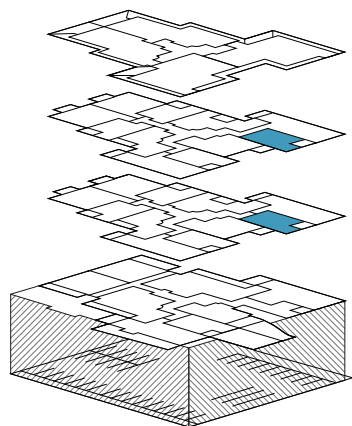
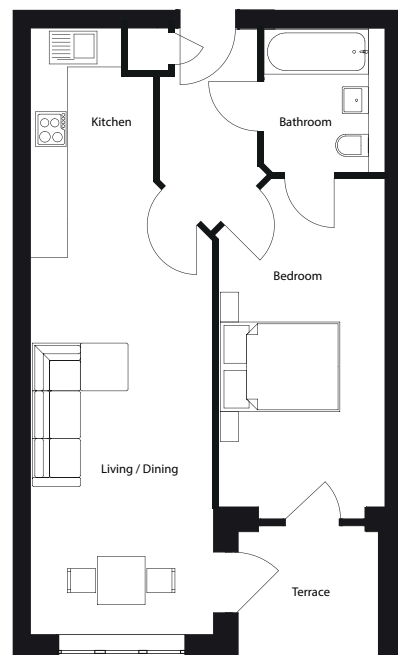
First / Second Floors  
1 bed, 1 bath with  
private terrace  
595sqft / 55m<sup>2</sup>

Kitchen / Living / Dining:  
32'9" x 9'10" / 10m x 3m

Bedroom:  
18'8" x 8'10" / 5.7m x 2.7m

Private Terrace:  
7'6" x 6'10" / 2.3m x 2.1m

Figures are based on the longest  
measurements in each room



# Plot 12 | Plot 23

(Flat 9) | (Flat 20)

First / Second Floors  
2 bed, 2 bath with  
private terrace  
926sqft / 86m<sup>2</sup>

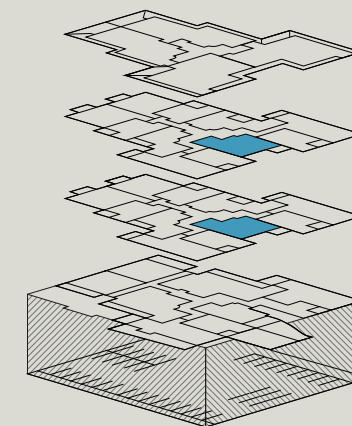
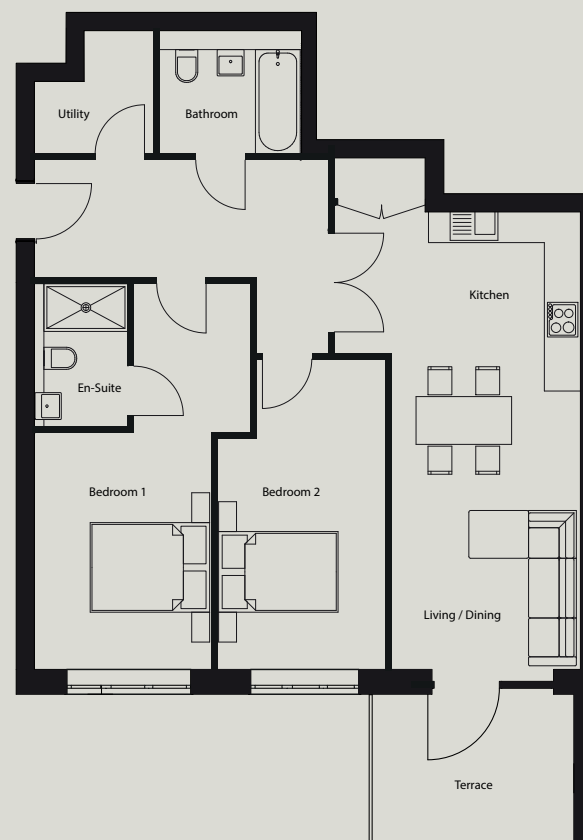
Kitchen / Living / Dining:  
27'10" x 18'8" / 8.5m x 5.7m

Bedroom 1 with en-suite:  
21'7" x 9'2" / 6.6m x 2.8m

Bedroom 2:  
17'4" x 11'5" / 5.3m x 3.5m

Private Terrace:  
29'6" x 9'6" / 9m x 2.9m

Figures are based on the longest  
measurements in each room





# Plot 13

(Flat 10)

# Plot 24

(Flat 21)

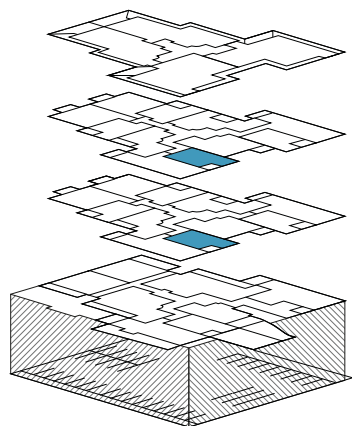
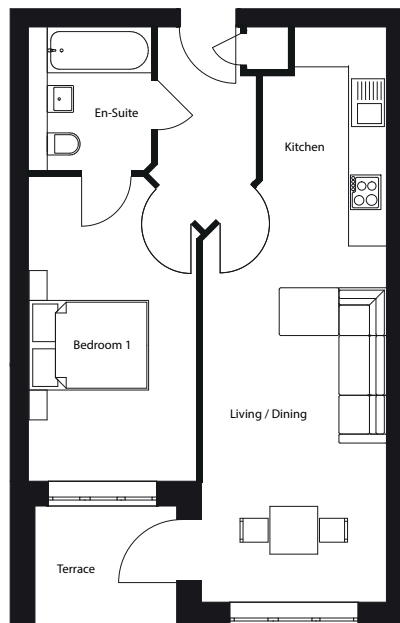
First / Second Floors  
1 bed, 1 bath with  
private terrace  
561sqft / 52m<sup>2</sup>

Kitchen / Living / Dining:  
31'6" x 9'10" / 9.6m x 3m

Bedroom:  
17'4" x 8'10" / 5.3m x 2.7m

Private Terrace  
7'6" x 6'2" / 2.3m x 1.9m

Figures are based on the longest  
measurements in each room



# Plot 14

(Flat 11)

# Plot 25

(Flat 22)

First / Second Floors  
2 bed, 2 bath with  
private terrace  
960sqft / 89m<sup>2</sup>

Living / Dining:  
17'1" x 16'1" / 5.2m x 4.9m

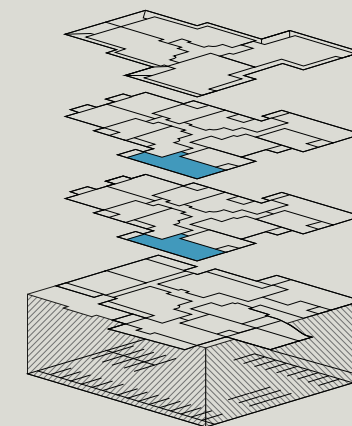
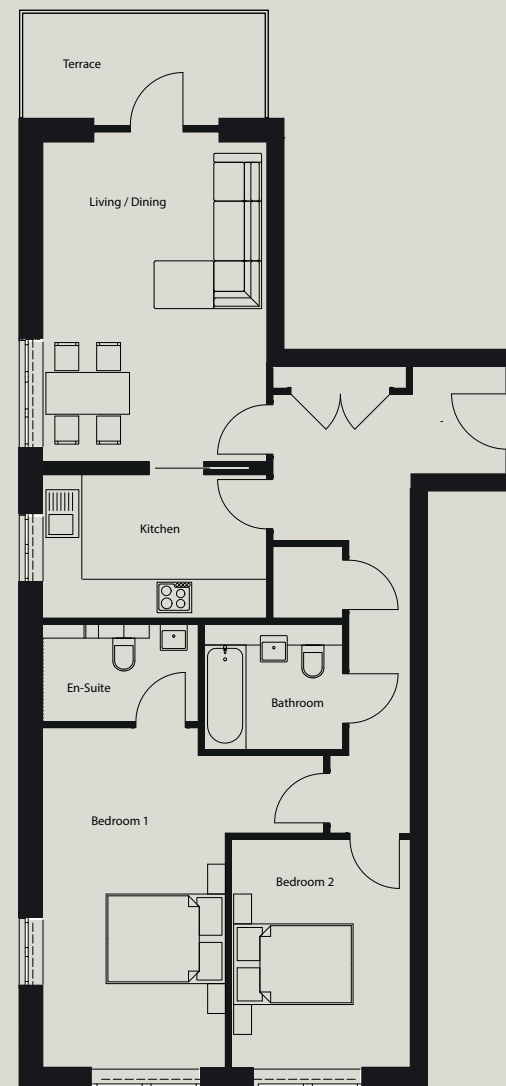
Kitchen:  
16'1" x 7'10" / 4.9m x 2.4m

Bedroom 1 with en-suite:  
17'4" x 16'1" / 5.3m x 4.9m

Bedroom 2:  
13'1" x 9'10" / 4m x 3m

Private Terrace:  
13'1" x 5'10" / 4m x 1.8m

Figures are based on the longest  
measurements in each room





Plot  
15  
(Flat 12)

Plot  
26  
(Flat 23)

First / Second Floors  
2 bed, 1 bath with  
private terrace  
775sqft / 72m<sup>2</sup>

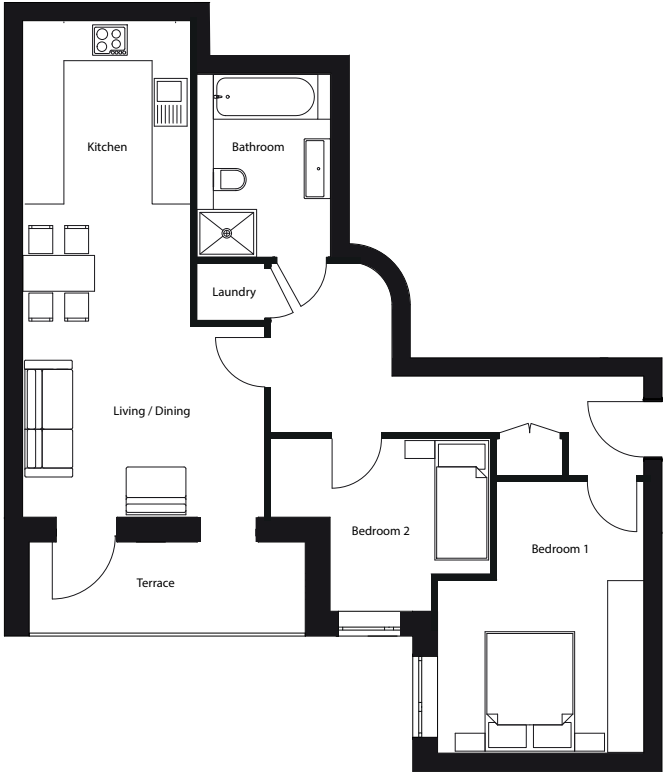
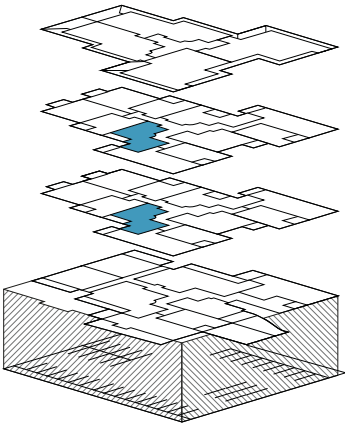
Kitchen / Living / Dining:  
26'10" x 13'2" / 8.2m x 4m

Bedroom 1:  
14'5" x 11'2" / 4.4m x 3.4m

Bedroom 2:  
12'9" x 8'10" / 3.9m x 2.7m

Private Terrace :  
15'1" x 4'11" / 4.6m x 1.5m

Figures are based on the longest  
measurements in each room



Plot  
16  
(Flat 13)

Plot  
27  
(Flat 24)

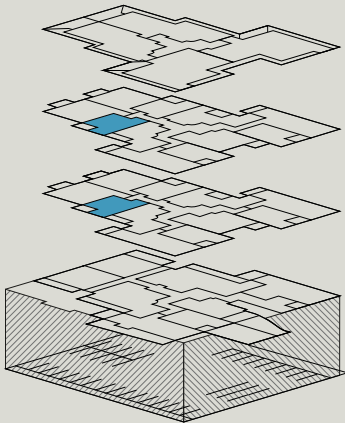
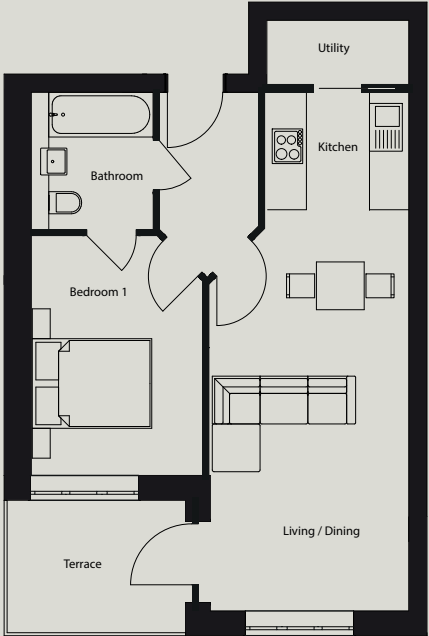
First / Second Floors  
1 bed, 1 bath with  
private terrace  
553sqft / 51m<sup>2</sup>

Kitchen / Living / Dining:  
32'1" x 10'9" / 9.8m x 3.3m

Bedroom:  
13'5" x 9'6" / 4.1m x 2.9m

Private Terrace:  
9'6" x 7'2" / 2.9m x 2.2m

Figures are based on the longest  
measurements in each room





Plot  
17  
(Flat 14)

Plot  
28  
(Flat 25)

First / Second Floors  
2 bed, 2 bath with  
private terrace  
814sqft / 76m<sup>2</sup>

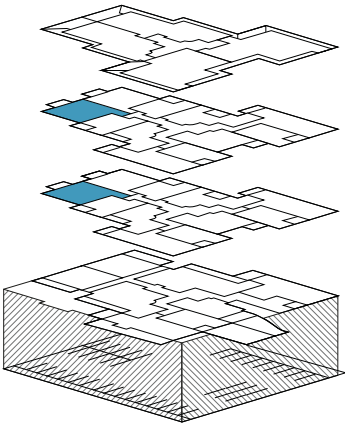
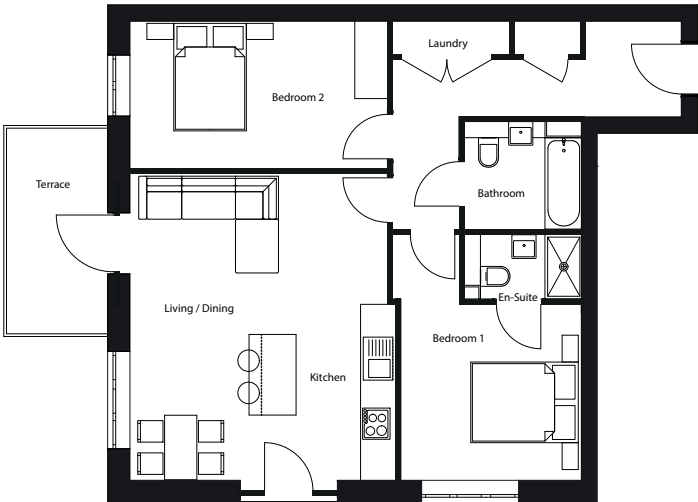
- Kitchen / Living / Dining:  
18'4" x 16'1" / 5.6m x 4.9m

Bedroom 1 with en-suite:  
14'9" x 10'9" / 4.5m x 3.3m

Bedroom 2:  
15'5" x 8'10" / 4.7m x 2.7m

Private Terrace :  
12'5" x 5'10" / 3.8m x 1.8m

Figures are based on the longest measurements in each room



Plot  
18  
(Flat 15)

Plot  
29  
(Flat 26)

First / Second Floors  
2 bed, 2 bath with  
private terrace  
814sqft / 76m<sup>2</sup>

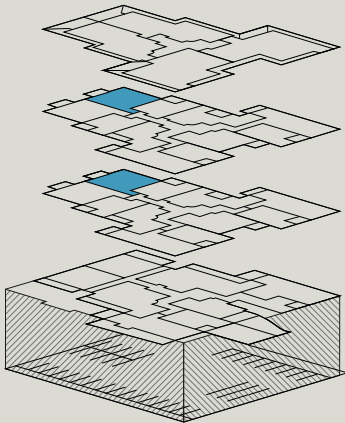
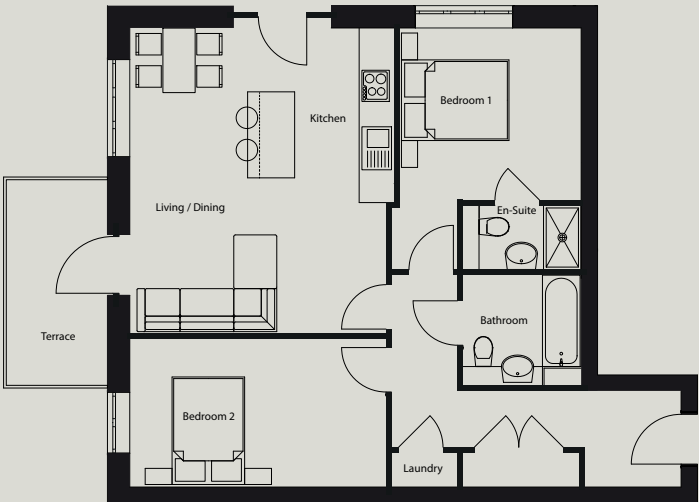
- Kitchen / Living / Dining:  
18'4" x 16' / 5.6m x 4.9m

Bedroom 1 with en-suite:  
14'9" x 10'9" / 4.5m x 3.3m

Bedroom 2:  
15'5" x 8'10" / 4.7m x 2.7m

Private Terrace:  
12'5" x 5'10" / 3.8m x 1.8m

Figures are based on the longest measurements in each room





# Plot 19

(Flat 16)

# Plot 30

(Flat 27)

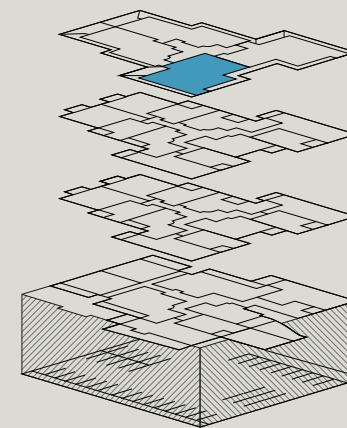
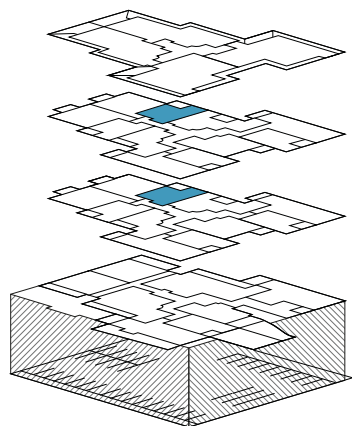
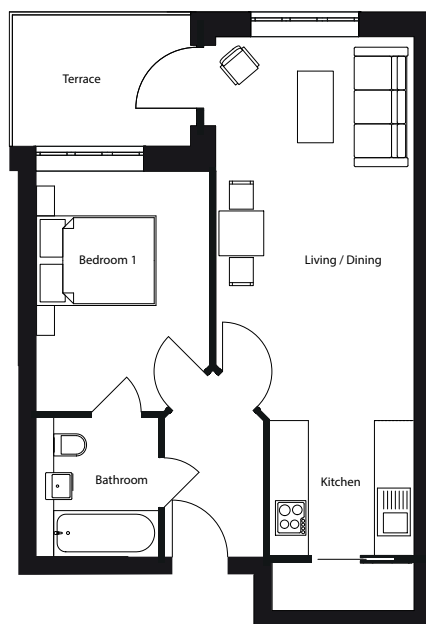
First / Second Floors  
1 bed, 1 bath with  
private terrace  
546sqft / 51m<sup>2</sup>

Kitchen / Living / Dining:  
31'2" x 10'9" / 9.5m x 3.3m

Bedroom:  
13'5" x 9'6" / 4.1m x 2.9m

Private Terrace:  
9'6" x 7'2" / 2.9m x 2.2m

Figures are based on the longest  
measurements in each room



# Plot 32

(Flat 31)

Third Floor Penthouse  
3 bed, 2 bath with  
private terrace  
1,518sqft / 141m<sup>2</sup>

Living / Dining:  
37'1" x 16'1" / 11.3m x 4.9m

Kitchen:  
11'10" x 8'6" / 3.6m x 2.6m

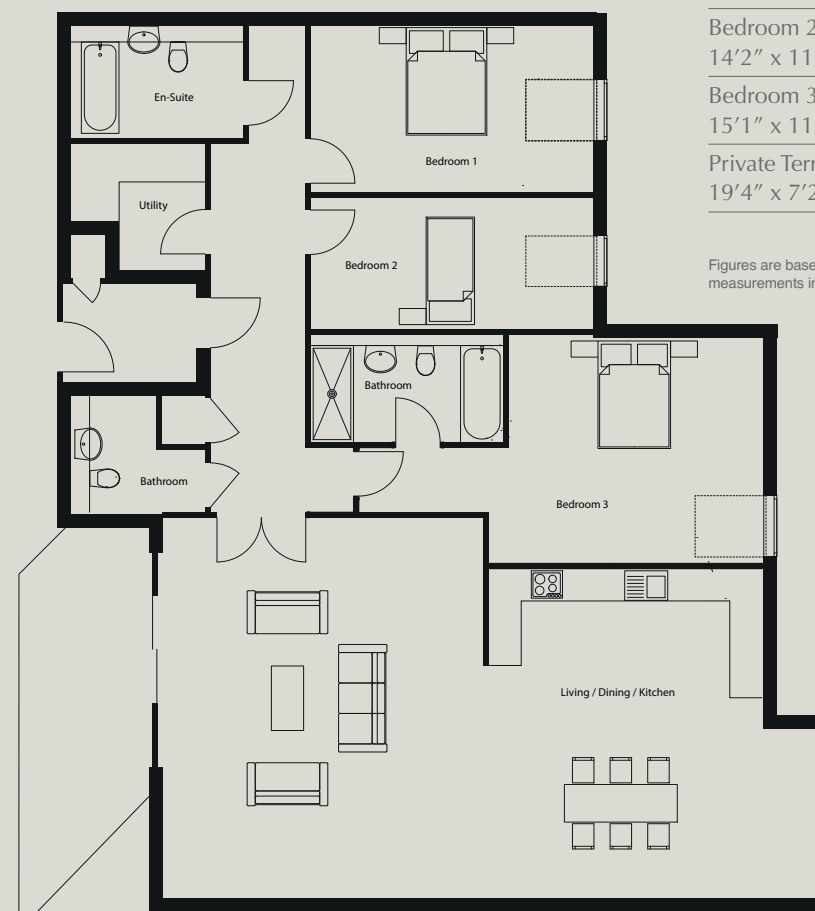
Bedroom 1 with en-suite:  
21'4" x 10'2" / 6.5m x 3.1m

Bedroom 2:  
14'2" x 11'2" / 4.3m x 3.4m

Bedroom 3:  
15'1" x 11'2" / 4.6m x 3.4m

Private Terrace:  
19'4" x 7'2" / 5.9m x 2.2m

Figures are based on the longest  
measurements in each room





Plot  
31  
(Flat 34)

Third Floor Penthouse  
3 bed, 2 bath with  
private terrace  
1,421sqft / 132m<sup>2</sup>

Living / Dining:  
37'1" x 19'4" / 11.3m x 5.9m

Kitchen:  
12'2" x 6'10" / 3.7m x 2.1m

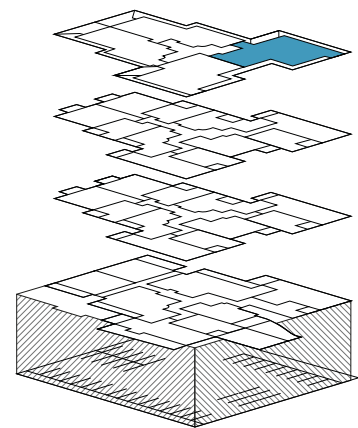
Bedroom 1 with en-suite:  
18'4" x 14'1" / 5.6m x 4.3m

Bedroom 2:  
18'8" x 15'5" / 5.7m x 4.7m

Bedroom 3:  
12'2" x 11'6" / 3.7m x 3.5m

Private Terrace:  
19'4" x 6'10" / 5.9m x 2.1m

Figures are based on the longest  
measurements in each room





Plot  
33  
(Flat 32)

Third Floor Penthouse  
3 bed, 2 bath with  
private terrace  
1,238sqft / 115m<sup>2</sup>

Living / Dining:  
21'4" x 18'5" / 6.5m x 5.6m

Kitchen:  
10'10" x 6'10" / 3.3m x 2.1m

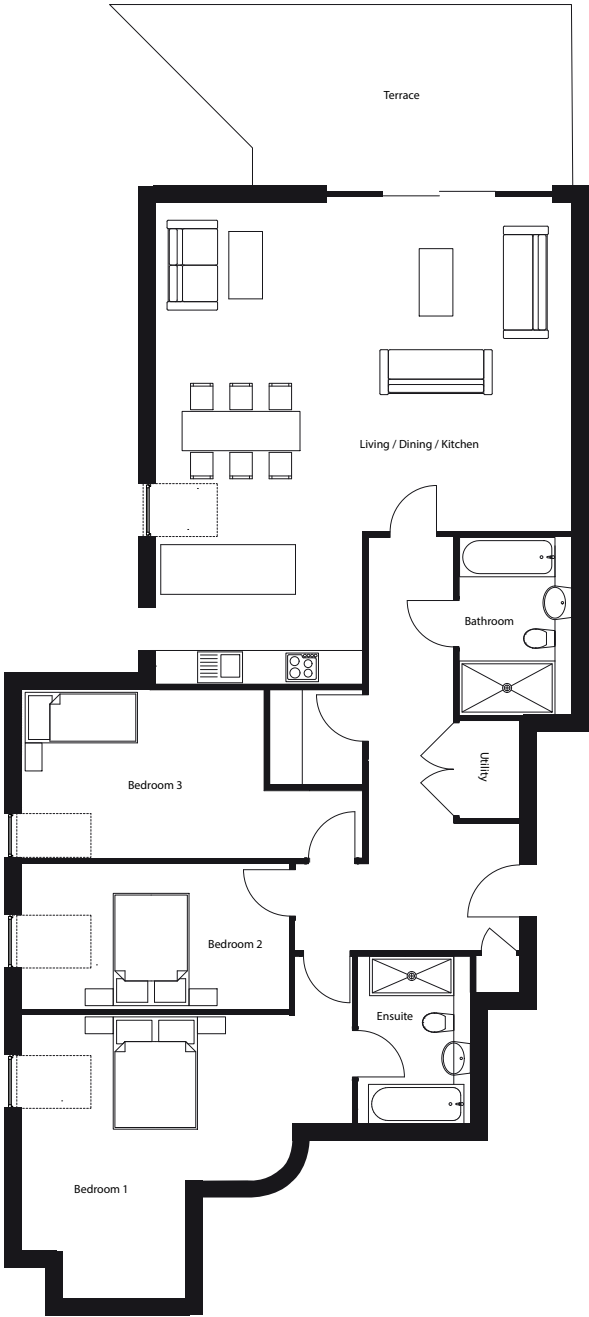
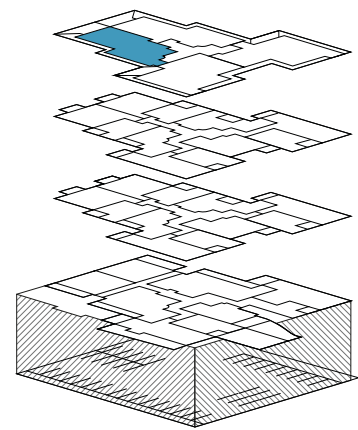
Bedroom 1 with en-suite:  
18'8" x 16'1" / 5.7m x 4.9m

Bedroom 2:  
14'5" x 8'10" / 4.4m x 2.7m

Bedroom 3:  
18'1" x 7'7" / 5.5m x 2.3m

Private Terrace:  
21'7" x 11'1" / 6.6m x 3.4m

Figures are based on the longest  
measurements in each room



Plot  
34  
(Flat 33)

Third Floor Penthouse  
3 bed, 2 bath with  
private terrace  
1,302sqft / 121m<sup>2</sup>

Kitchen / Living / Dining:  
26'7" x 21'4" / 8.1m x 6.5m

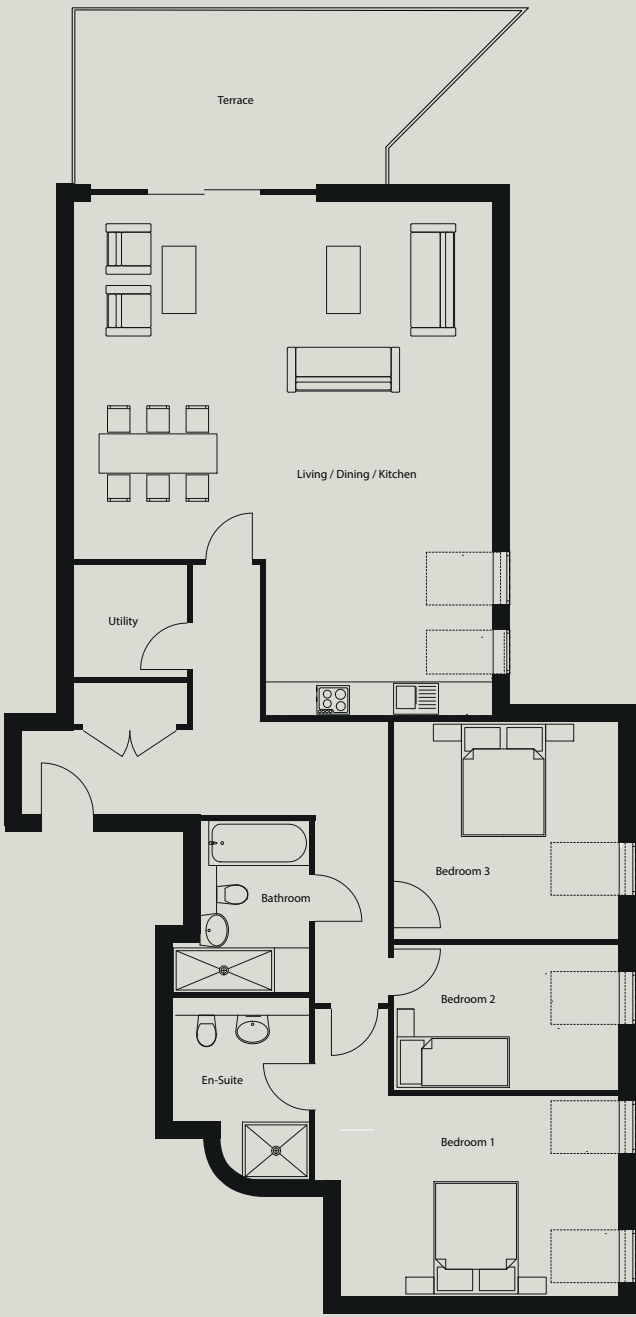
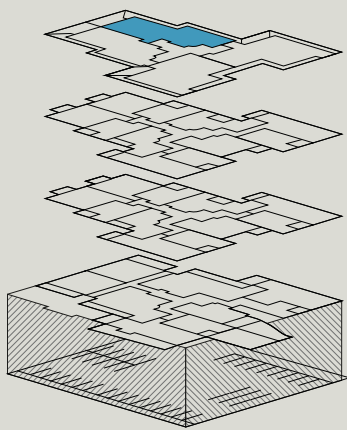
Bedroom 1 with en-suite:  
16'1" x 14'9" / 4.9m x 4.5m

Bedroom 2:  
17'1" x 12'2" / 5.2m x 3.7m

Bedroom 3:  
13'9" x 9'10" / 4.2m x 3m

Private Terrace:  
21'7" x 11'1" / 6.6m x 3.4m

Figures are based on the longest  
measurements in each room





# THE WESTBURY

## LONDON N12

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London N12 7DR

[www.westburyN12.com](http://www.westburyN12.com)

All specification details provided are indicative and may change.  
These details should be treated as general guidance only  
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