

# GRANVILLE MEWS

CORNER OF GRANVILLE  
& HIGH ROAD | N12 0BA

A COLLECTION OF FIVE UNIQUE  
HOMES, EACH WITH PRIVATE  
ROOF TERRACE, BLENDING  
SPACIOUSNESS AND MODERN  
COMFORT. LOCATED IN A  
THOUGHTFULLY DESIGNED,  
GATED COMMUNITY, OFFERING  
BUYERS THEIR OWN PERSONAL  
SANCTUARY.







AERIAL CG1



EXTERNAL VIEW





KITCHEN & LIVING

## **Granville; Derived from Old French, meaning Grand Settlement.**

Each of the five exclusive modern new homes have three bedrooms, two bathrooms, a large open plan kitchen with dining and sitting areas and an additional sitting room on the first floor. Outside there is a stunning roof terrace and front and back gardens.

Granville Mews is set to become your personal sanctuary in a sought-after London location.





KITCHEN & LIVING





KITCHEN & LIVING



BEDROOM TWO





BEDROOM TWO



FIRST FLOOR LIVING ROOM





PRINCIPAL BEDROOM





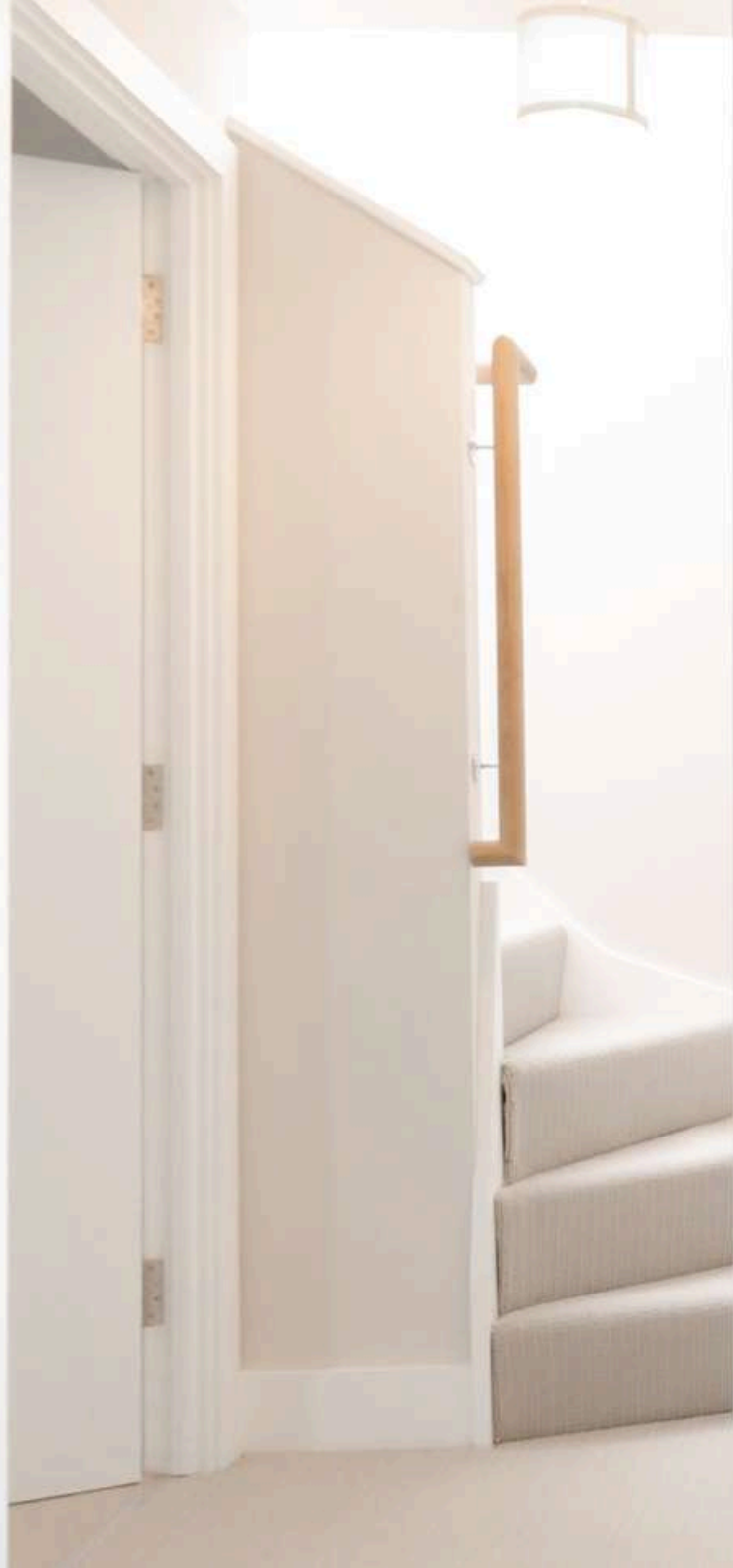
PRINCIPAL BEDROOM





BEDROOM THREE





BEDROOM THREE





STAIRWELL TO ROOF TERRACE





ROOF TERRACE



# AREA GUIDE



## LIFESTYLE

- 1 | Finchley Golf Club Finchley
- 2 | Lawn Tennis Club
- 3 | Finchley Lido Leisure Centre
- 4 | Finchley Yoga
- 5 | North Middlesex Golf Course
- 6 | Park View Health Club
- 7 | Pure Gym
- 8 | The London Equestrian Centre
- 9 | David Lloyd Finchley
- 10 | Great North Leisure Park
- 11 | The Catcher in The Rye
- 12 | Tintico
- 13 | Ai Sushi
- 14 | Bella Mia
- 15 | Mk's Place
- 16 | Nippon Izakaya
- 17 | The Bohemia
- 18 | Tally Ho
- 19 | Il Piccolo Villaggio

## SHOPPING

- 20 | Tesco Superstore
- 21 | Waitrose & Partners
- 22 | ALDI

## SERVICES

- 23 | Finchley Memorial Hospital, Pharmacy & Minor Injuries Walk-In Center
- 24 | Finchley Fire Station



# THE GREAT NORTH LEISURE PARK

The Great North Leisure Park (5 minutes walk from Granville Mews) provides a Lido, Vue Cinema, Hollywood Bowls and a variety of restaurants. It is expected to undergo an exciting transformation, provisionally named 'The Pavilion' and will continue to include a lido; cinema and other leisure facilities.

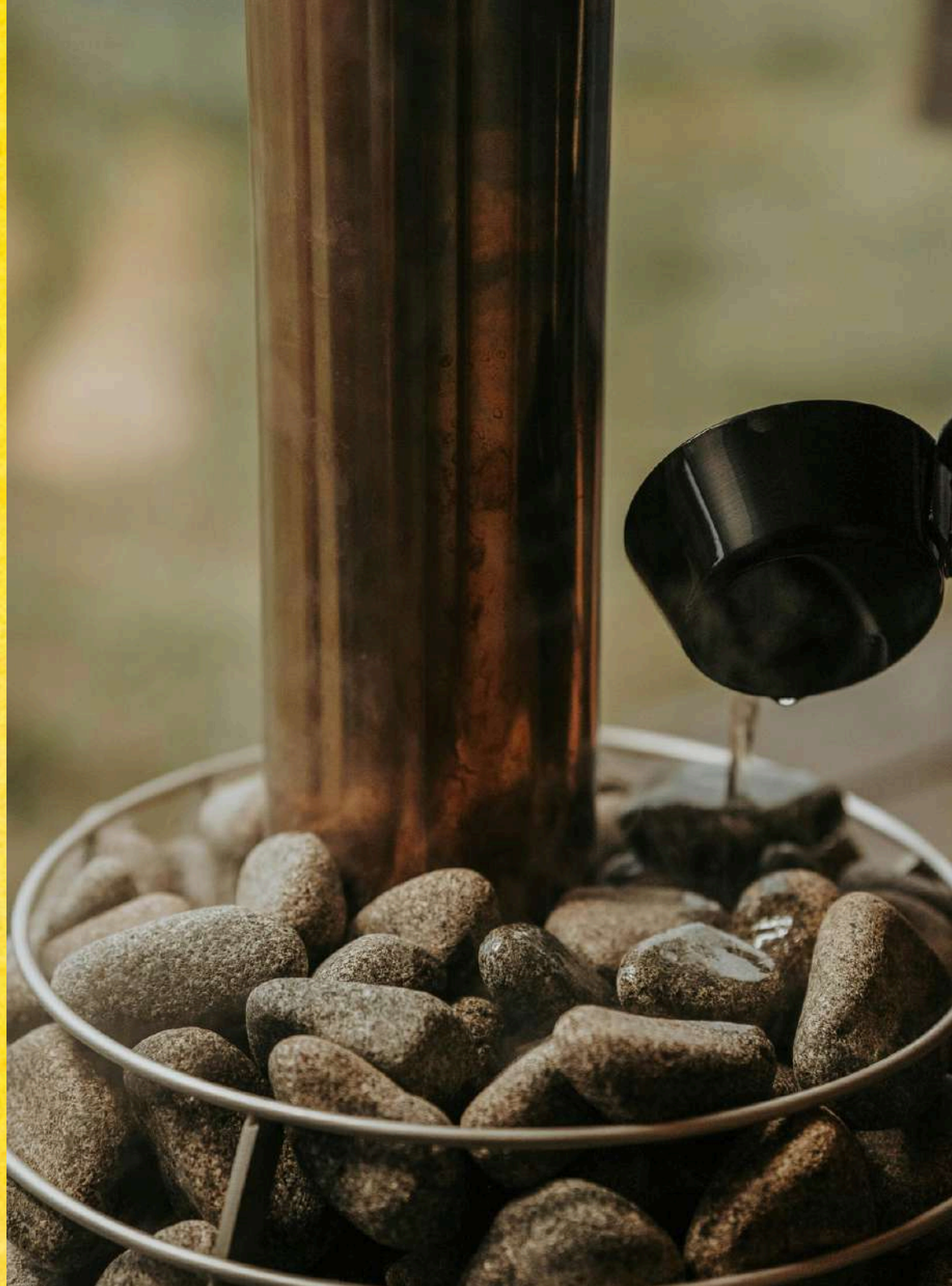




# DAVID LLOYD FINCHLEY

Directly across from Granville Mews, David Lloyd Finchley is arguably North Finchley's top fitness and wellness centre—featuring a state-of-the-art gym, indoor and outdoor pools, and group classes.

With a sauna, steam room, jacuzzi, family-friendly spaces, and café, it's the perfect place to unwind. North Finchley is ideal for wellbeing and relaxation.







# ARTS DEPOT FINCHLEY

Arts Depot is a vibrant cultural hub in Finchley, featuring theatre, comedy, and art exhibitions suitable for all tastes. It offers creative workshops for all ages and has a cozy café, making it a welcoming place to explore and relax. Located near Granville Mews, it unites art and community, and is a local gem.





# TRANSPORT LINKS

## NATIONAL RAIL

### KING'S CROSS

- DISTANCE: 7 MILES
- DRIVING TIME: 30 MINUTES

### EUSTON

- DISTANCE: 7.5 MILES
- DRIVING TIME: 35 MINUTES

### PADDINGTON

- DISTANCE: 9 MILES
- DRIVING TIME: 40 MINUTES

## LONDON AIRPORTS

### HEATHROW AIRPORT

- DISTANCE: 19 MILES
- DRIVING TIME: 50 MINUTES

### LUTON AIRPORT

- DISTANCE: 26 MILES
- DRIVING TIME: 50 MINUTES

### LONDON CITY AIRPORT

- DISTANCE: 16 MILES
- DRIVING TIME: 50 MINUTES

## BUS ROUTES

### BUS | 263

- FROM Highbury Barn to Barnet Hospital (via East Finchley).

### BUS | 382

- FROM Southgate Station to Millbrook Park (via Finchley Central).

### BUS | 112

- FROM Ealing Broadway Station to Tally Ho Corner.

## LONDON UNDERGROUND

### WEST FINCHLEY

- DISTANCE: 0.7 MILES
- WALKING TIME: 12 MINUTES

### WOODSIDE PARK

- DISTANCE: 0.9 MILES
- WALKING TIME: 15 MINUTES

### FINCHLEY CENTRAL

- DISTANCE: 1 MILE
- WALKING TIME: 17 MINUTES





# SCHOOLS GUIDE

## 1 | CHRIST'S COLLEGE FINCHLEY

East End Road | N2 0SE

A secondary school for boys (mixed sixth form), rated \*Good\* by Ofsted, offering a broad curriculum with a focus on academic achievement. 10 minutes drive from Granville Mews.

## 2 | HASMONEAN HIGH SCHOOL FOR BOYS

Holders Hill Road | NW4 1NA

An Orthodox Jewish secondary school with separate boys' and girls' campuses, rated \*Good\* by Ofsted. Around 15 minutes drive from Granville Mews.

## 3 | FINCHLEY CATHOLIC HIGH SCHOOL

Woodside Lane | N12 8TA

A Catholic secondary school for boys with a co-educational sixth form, rated \*Good\* by Ofsted, recognised for its supportive learning environment. Less than a five minute drive.

## 4 | FRITH MANOR PRIMARY SCHOOL

Lullington Garth | N12 7BN

A co-educational primary school rated \*Good\* by Ofsted, emphasising strong academic standards for children aged 4–11. About a seven minute drive from Granville Mews.

## 5 | MOSS HALL INFANT SCHOOL

Moss Hall Grove | N12 8PE

An infant school rated \*Good\* by Ofsted, focusing on foundational learning and well-being for children aged 3–7. Around a 5-minute drive from Granville Mews.

## 6 | MOSS HALL NURSERY SCHOOL

189 Nether Street | N3 1NR

A nursery school rated \*Outstanding\* by Ofsted, providing early education in a supportive environment for children aged 3–5. About 5 minutes by car from Granville Mews.

## 7 | ST. MICHAEL'S GRAMMAR SCHOOL

Nether Street | N12 7NJ

A highly-regarded, selective Catholic grammar school for girls (mixed sixth form), rated \*Outstanding\* by Ofsted, with strong focus on faith. A short three minute drive away.

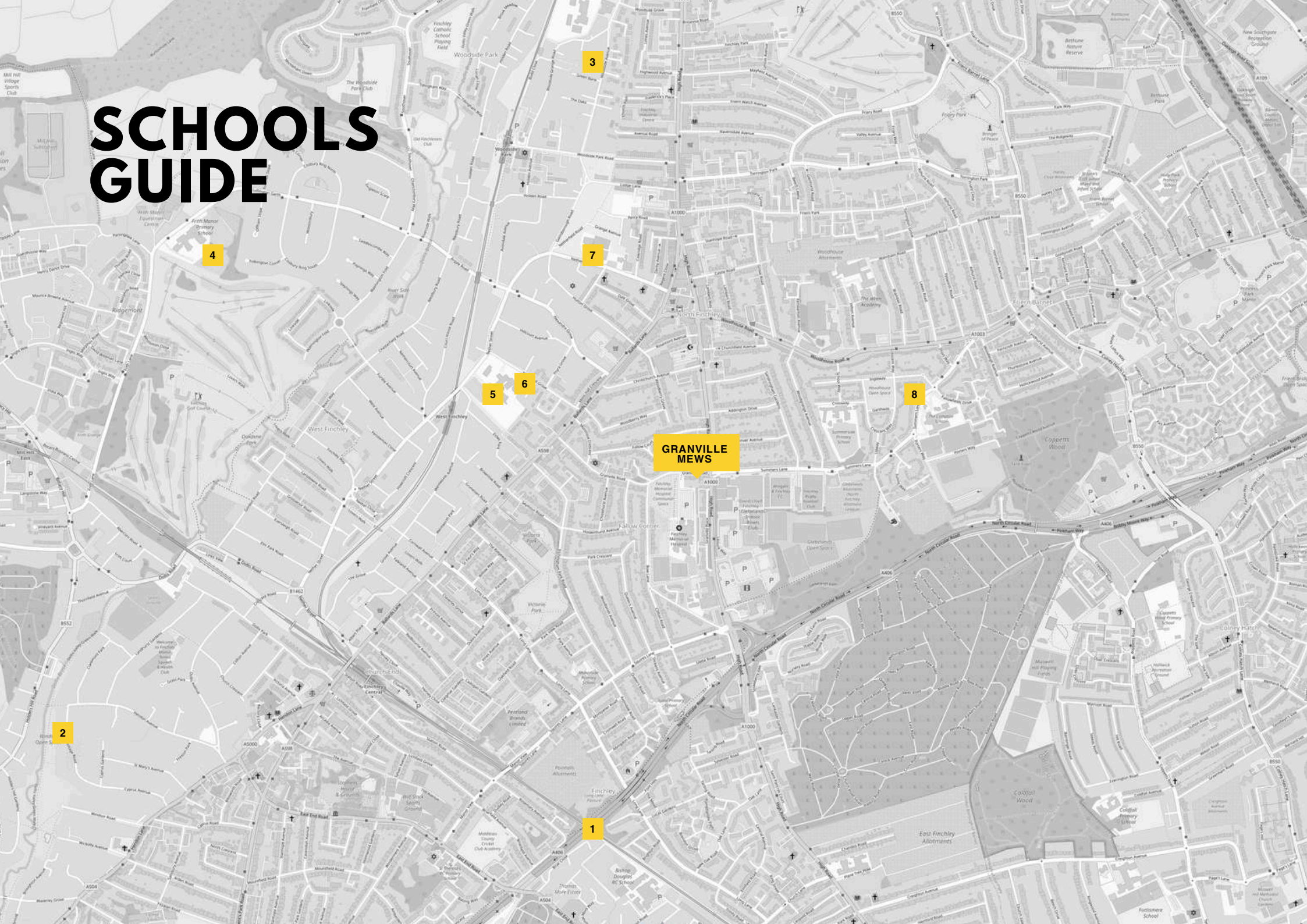
## 8 | THE COMPTON SCHOOL

Summers Lane | N12 0QG

A co-educational secondary school, rated \*Outstanding\* by Ofsted, known for academic excellence and supportive pastoral care. Five minutes drive from Granville Mews.



# SCHOOLS GUIDE



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4

7

5

6

8

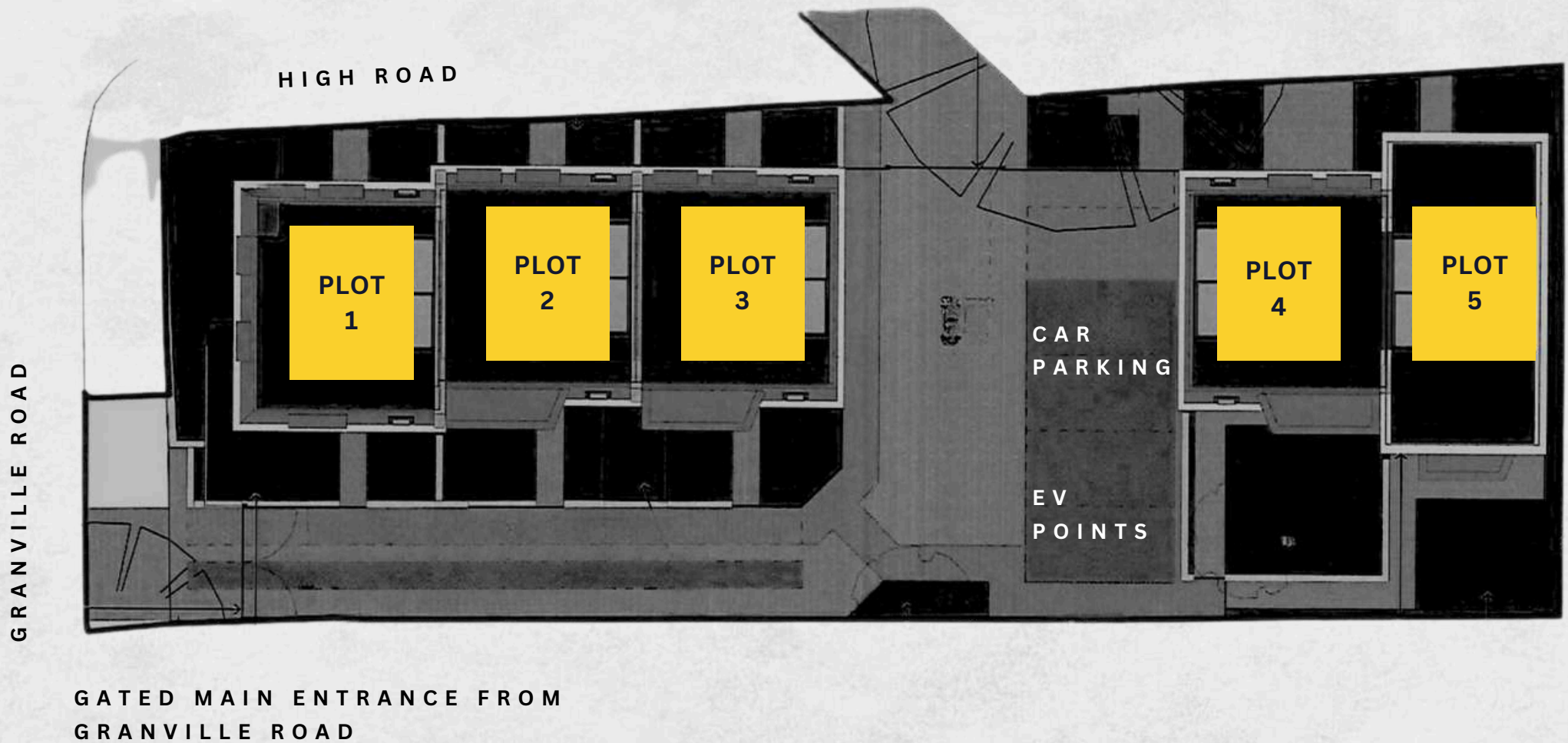
GRANVILLE MEWS

1

2



# PLOT LOCATION PLAN





# SPECIFICATION

## GENERAL

- Herringbone Kardean natural character oak in ground floor kitchen/living area
- Communal gates (in and out) operated by FOB
- Entry to roof terrace by electric glass panel that dramatically opens skyward at top of stairs.
- Brushed metal switches & sockets
- Brushed satin nickel door ironmongery
- CAT 6 data points
- Digital thermostat
- Mitsubishi air source heat pump with radiators
- Checkmate 10 year warranty

## KITCHENS

- Kitchen units with elegant handle-less cupboards
- Silestone countertop
- Bosch dishwasher
- Bosch oven
- Self-venting Bora hob
- 1 1/2 stainless steel sink
- Integrated Bosch fridge/freezer
- Combined Bosch washing machine & dryer

## BEDROOMS

- Built-in wardrobe to master bedroom
- Carpet to halls, landings & bedrooms

## BATHROOMS

- Chrome heated towel rail
- Porcelain wall tiles
- Electric underfloor heating to ensembles, WC & bathrooms.
- Mirror with own light & shaver socket
- Clear glass shower / bath screens
- Floor mounted WC with soft-close seat

## EXTERNAL AREAS

- Outside electrical socket
- Paving slabs to garden and private outdoor space
- Lighting to private outdoor space
- One car parking space per house with two EV points
- Secure cycle storage



# PLOT 1

1291.70 FT2  
120 M2

## GROUND FLOOR

KITCHEN/DINING	5.30m x 4.05m	17.40ft x 13.30ft
WC	1.90m x 1.50m	6.25ft x 4.90ft

## FIRST FLOOR

LIVING ROOM	4.25m x 4.05m	13.94ft x 13.30ft
BEDROOM TWO	4.10m x 3.00m	13.45ft x 9.84ft
BATHROOM	2.50m x 1.70m	8.20ft x 5.60ft

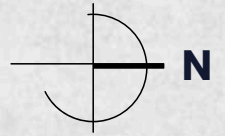
## SECOND FLOOR

PRINCIPAL BEDROOM	4.15m x 3.75m	13.60ft x 12.30ft
ENSUITE	2.50m x 2.05m	8.20ft x 6.75ft
BEDROOM THREE	4.10m x 3.00m	13.45ft x 9.85ft



# PLOT 1

1291.70 FT2 | 120 M2

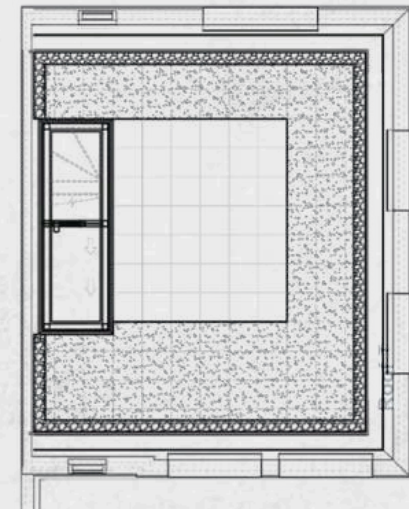
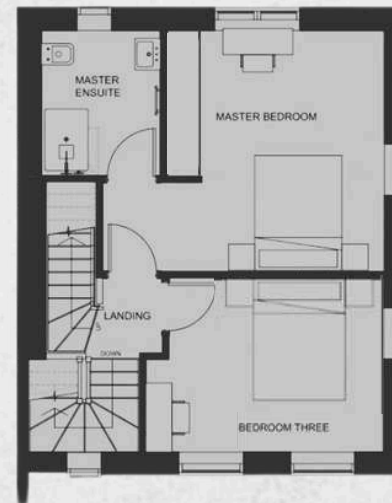
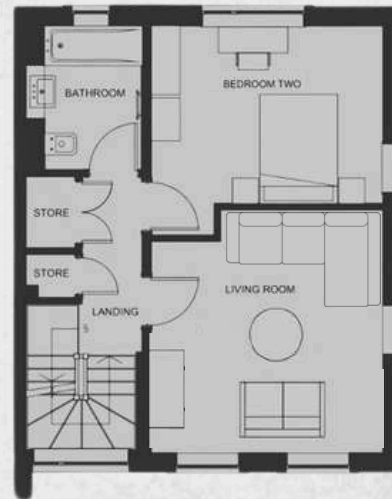
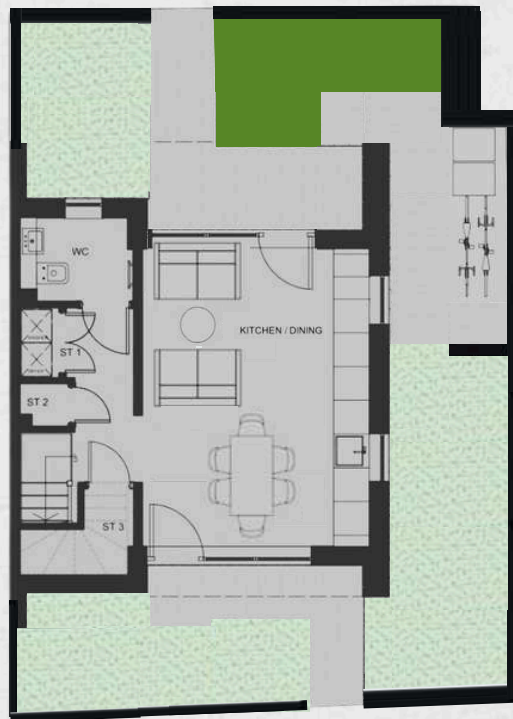


PLANTING

PAVING

ASTRO  
TURF

HEDGE





# PLOT 2

1328.25 FT2 | 123.40 M2

1328.25 FT2  
123.40 M2

## GROUND FLOOR

KITCHEN/DINING	5.30m x 3.90m	17.40ft x 12.80ft
WC	1.90m x 1.50m	6.25ft x 4.90ft

## FIRST FLOOR

LIVING ROOM	4.25m x 3.90m	13.94ft x 12.80ft
BEDROOM TWO	3.65m x 3.90m	11.98ft x 12.89ft
BATHROOM	2.20m x 1.70m	7.20ft x 5.60ft

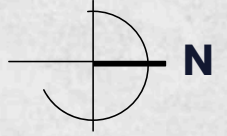
## SECOND FLOOR

PRINCIPAL BEDROOM	4.75m x 3.65m	15.60ft x 12.00ft
ENSUITE	2.10m x 2.15m	6.90ft x 7.05ft
BEDROOM THREE	3.65m x 3.00m	12.00ft x 9.85ft



# PLOT 2

1328.25 FT2 | 123.40 M2

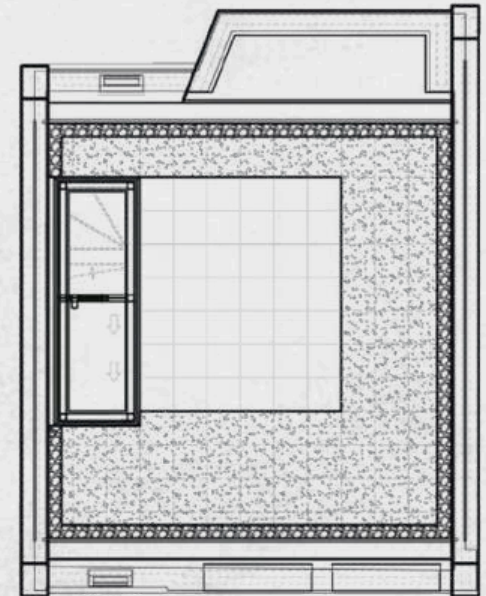
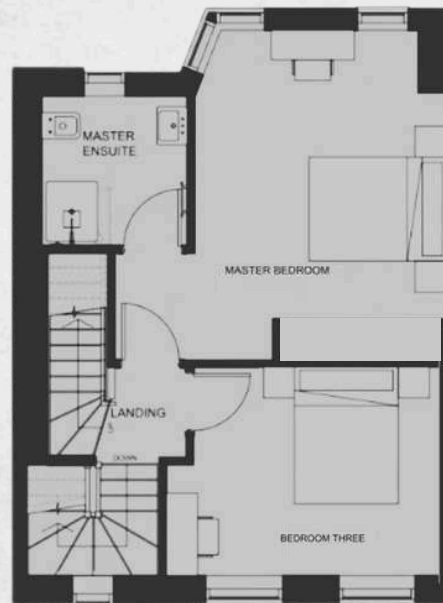
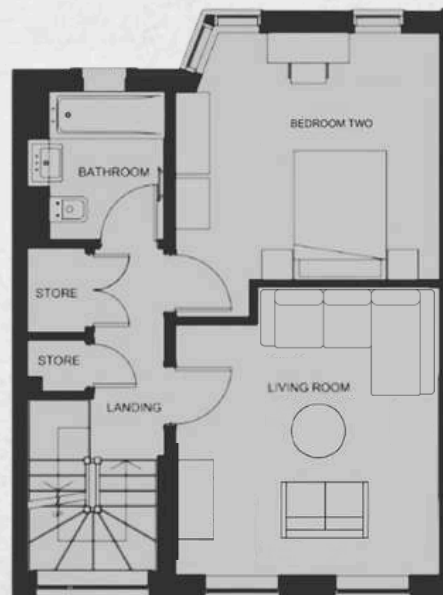


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# PLOT 3

1328.25 FT2 | 123.40 M2

1328.25 FT2  
123.40 M2

## GROUND FLOOR

KITCHEN/DINING	5.30m x 3.90m	17.40ft x 12.80ft
WC	1.90m x 1.50m	6.25ft x 4.90ft

## FIRST FLOOR

LIVING ROOM	4.25m x 3.90m	13.94ft x 12.80ft
BEDROOM TWO	3.65m x 3.90m	11.98ft x 12.80ft
BATHROOM	2.20m x 1.70m	7.20ft x 5.60ft

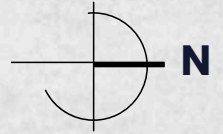
## SECOND FLOOR

PRINCIPAL BEDROOM	4.75m x 3.65m	15.60ft x 12.00ft
ENSUITE	2.10m x 2.15m	6.90ft x 7.05ft
BEDROOM THREE	3.65m x 3.00m	12.00ft x 9.85ft



# PLOT 3

1328.25 FT2 | 123.40 M2

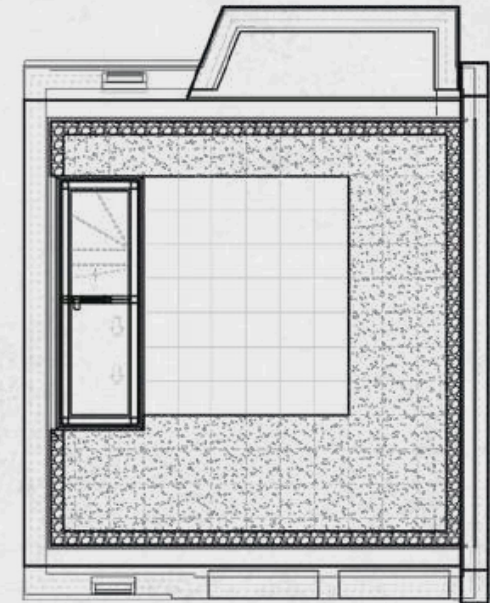


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# PLOT 4

1328.25 FT2 | 123.40 M2

1328.25 FT2  
123.40 M2

## GROUND FLOOR

KITCHEN/DINING	5.30m x 3.90m	17.40ft x 12.80ft
WC	1.90m x 1.50m	6.25ft x 4.90ft

## FIRST FLOOR

LIVING ROOM	4.25m x 3.90m	13.94ft x 12.80ft
BEDROOM TWO	3.65m x 3.90m	11.98ft x 12.80ft
BATHROOM	2.20m x 1.70m	7.20ft x 5.60ft

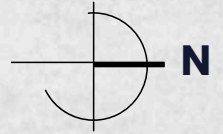
## SECOND FLOOR

PRINCIPAL BEDROOM	4.80m x 3.65m	15.75ft x 12.00ft
ENSUITE	2.10m x 2.15m	6.90ft x 7.05ft
BEDROOM THREE	3.65m x 3.00m	12.00ft x 9.85ft



# PLOT 4

1328.25 FT2 | 123.40 M2

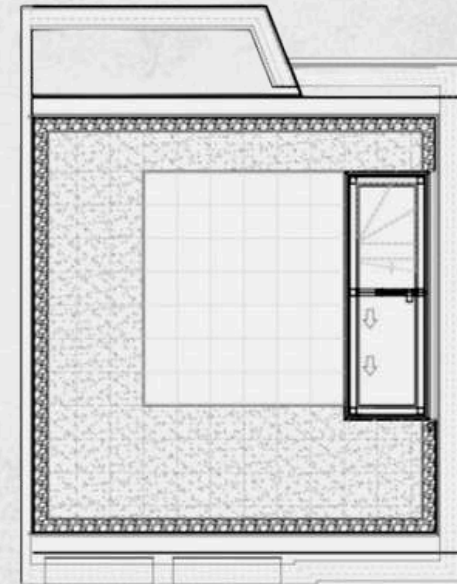
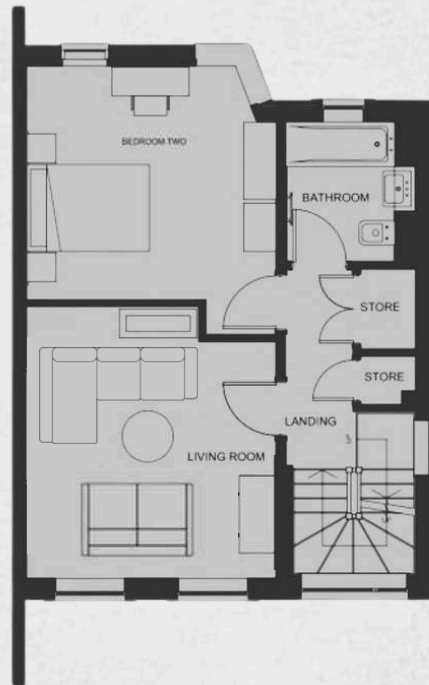


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# PLOT 5

1448 FT2 | 134.5 M2

1448 FT2  
134.5 M2

## GROUND FLOOR

KITCHEN/DINING	5.90m x 2.95m	19.35ft x 9.70ft
WC	1.89m x 1.62m	6.20ft x 5.32ft

## FIRST FLOOR

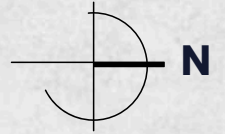
LIVING ROOM	4.75m x 3.35m	15.58ft x 10.99ft
BEDROOM TWO	4.76m x 3.16m	15.60ft x 10.37ft
BATHROOM	1.92m x 2.50m	6.30ft x 8.20ft

## SECOND FLOOR

PRINCIPAL BEDROOM	4.70m x 3.99m	15.75ft x 13.09ft
BATHROOM	2.50m x 3.40m	8.20ft x 11.16ft
BEDROOM THREE	4.75m x 3.40m	15.58ft x 11.16ft

# PLOT 5

1448 FT2 | 134.5 M2

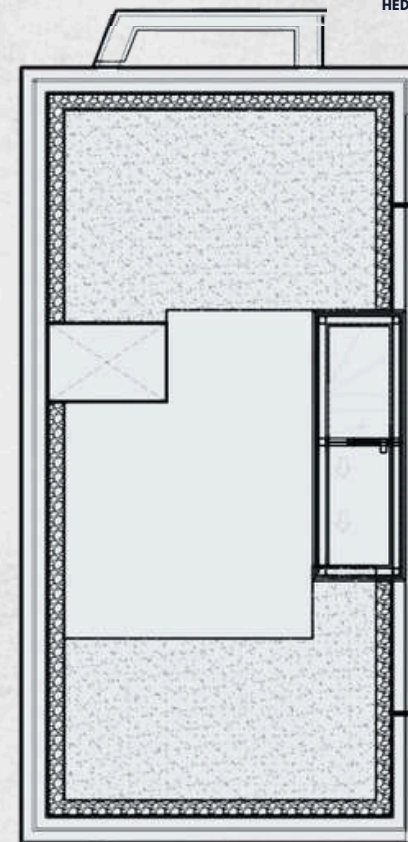
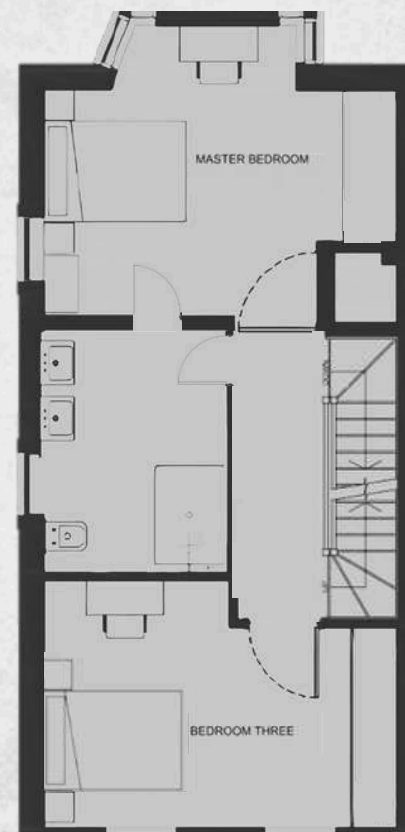


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# ECO CONSCIOUS

Granville Mews is equipped with state-of-the-art air-sourced heat pumps, serving as an efficient means of providing both hot water and central heating through radiators. This innovative technology will enhance the comfort of residents and play a role in reducing energy bills.

In addition to the heat pumps, Granville Mews also includes double-glazed windows, highly-rated insulation, and electric vehicle (EV) charging points available in the designated parking area.



AIR-SOURCED HEAT PUMP







# CONTACT INFORMATION

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www.tatlers.co.uk**

Where applicable, images, CGIs, and photographs are for illustrative purposes only. Site Plans and Site Maps are also for reference only and may change. In accordance with our commitment to continuous improvement, we reserve the right to modify the layout, building style, landscaping, and specifications at any time without prior notice. Please note that, in rare instances, it might not be feasible to obtain the exact products or materials mentioned in the specifications. The developer retains the right to alter, amend, or update the specifications, which may involve changes in colour, material, and/or brand. In such cases, a similar alternative will be provided. The developer reserves the right to implement these changes as necessary. A variety of options are available to customise your home, but these choices are subject to timelines, availability, and potential changes. The floor plans displayed are approximate measurements, and actual layouts and sizes may differ. All measurements can vary within a tolerance of 5% and should not be used for determining carpet sizes, appliance dimensions, or furniture fitting. Maps are not to scale and represent approximate locations only. All distances or travel times are estimated and may not reflect direct routes. Where applicable, travel times are based on relevant sources.



KITCHEN & LIVING