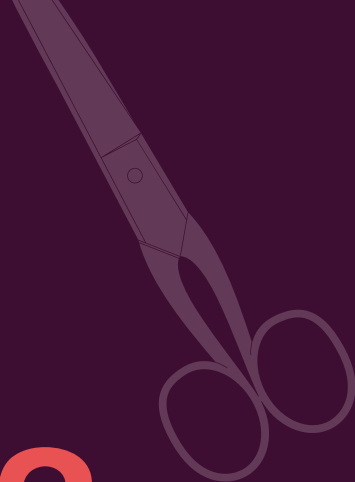
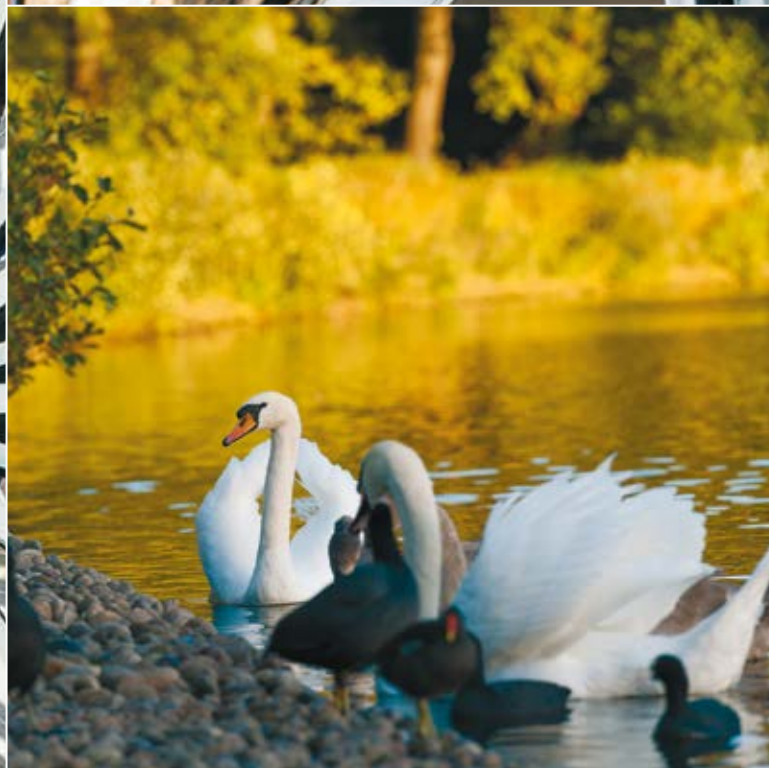


Dumayne House
LONDON N13



Nearby venue and historical landmark
Alexandra Palace has a packed programme
of cultural and sporting events all year round.



In the heart of Palmers Green,
North London is Dumayne House;
a development of 21 stunning
contemporary apartments, with
parking available upon request.

This small residential community
of homes has been stripped back
and redesigned with modern living
and functionality in mind. Light,
bright rooms, stylish kitchens
and elegant interiors give these
properties a premium finish.

Local amenities, transport and
excellent schools, can be found
just a short walk away in Palmers
Green or just a little further in the
popular suburbs of Southgate and
Winchmore Hill.

Dumayne House
LONDON N13

Dumayne House offers contemporary suburban living with exceptional transport links to both Central and Greater London.



Heathrow
Airport 40
minutes by car



M25 Junction 25
17 minutes by car



Southgate
Underground
Station 9 minutes
by bus



Dumayne
House



North Circular
A406, 3 minutes
by car

Broomfield Park
7 minutes walk



M1, Junction 1
15 minutes
by car

Westfield
Stratford City
22 minutes
by car



Stanstead Airport
36 minutes
by car



The City
Bank Station
39 minutes
by train



Alexandra
Palace & Park
22 minute cycle



Palmer's Green
Train Station
6 minutes walk



The clever interior design allows for a multifunctional living space in the kitchen, dining room and lounge. Chic sliding kitchen doors offer privacy when needed or an open plan arrangement, perfect for entertaining.

A neutral palette provides a simple backdrop for your personal touches, whilst the high-end appliances, fixtures and fittings add a touch of sophistication.



DUMAYNE
HOUSE N13





GENERAL

- 250-year lease to each apartment
- 10-year Building Warranty
- The building is highly insulated, and requires much less heating than most other similar buildings, with the benefit of lower heating bills
- Paxton Net 2 Video entry system providing secure entry to the building allowing access with fobs or a code to the entrance to the apartments, as well as access to the car park for bicycle storage.

HEATING

- Rooms – will be through energy efficient electric panel radiators
- Water – will be through energy efficient electric boilers.

ELECTRICAL

- Recessed lighting to kitchens, bathrooms and hallways
- Wall lighting to living room and bedrooms
- Dimmer switches to all habitable rooms
- Low energy light fittings
- Pre-wired to accept Sky+, Freeview TV, Virgin, telephone and DAB & FM radio to living / dining and bedrooms
- Networked with CAT 5e cabling to living / dining and bedrooms back to the service cupboard
- Mains power, battery backed up smoke detectors
- NICEIC Certified.

KITCHENS

- High gloss, handleless contemporary kitchens
- Fully fitted with Hi-Macs Natural Acrylic Stone surfaces
- Sink unit (under mounted) with mixer tap
- Hi-Macs Natural Acrylic Stone splash backs
- Bosch stainless steel appliances; oven, hob & extractor
- Integrated Bosch dishwasher & fridge freezer appliances
- Bosch washer / dryer in service cupboard.

BATHROOMS

- Double ended baths with shower attachments
- Thermostatic controlled bath taps
- Glass fixed panel shower screens with chrome channels
- Low profile shower trays
- Ceramic tiles
- Chrome heated towel rail
- Recessed mirrored cabinet above sink
- Shaver socket (within mirrored cabinet).

FLOORING

- Hardwood oak flooring throughout hallway & living areas
- Ceramic tiled floor in bathrooms
- Carpet in bedrooms.

DETAILED DESIGN

In light of our sustainability policy, the following measures have been implemented:

- Thicker walls & roofs to allow for increased u-values in excess of current regulations
- Maximised light & space to allow for more daylight & less electricity
- Built to comply with all current building regulations
- CCTV covering the internal and externals of the building for added security
- Bike store with CCTV monitoring & fob only access
- Bin store with CCTV monitoring & fob only access
- Room dividers to separate kitchen from living area
- Fitted sliding wardrobes to principal bedrooms, fitted with shelf & rail
- Secure gated car parking with fob access (optional extra).



Apartment floor plans can be found towards the back of the brochure or visit dumaynehouse-N13.com



LOCATION

Palmers Green is situated in N13 and serviced by the London Borough of Enfield. Its leafy suburban status is thanks to several local green spaces, including both Broomfield and Alexandra Park. That said, the access to both Central and Greater London is excellent via Palmers Green Railway Station and the North Circular, which has undergone some major improvements.

With the recent arrival of some charming eateries, cafes and shops together with its Sunday Farmers Market, Palmers Green is fast becoming recognised for its friendly “village” appeal.





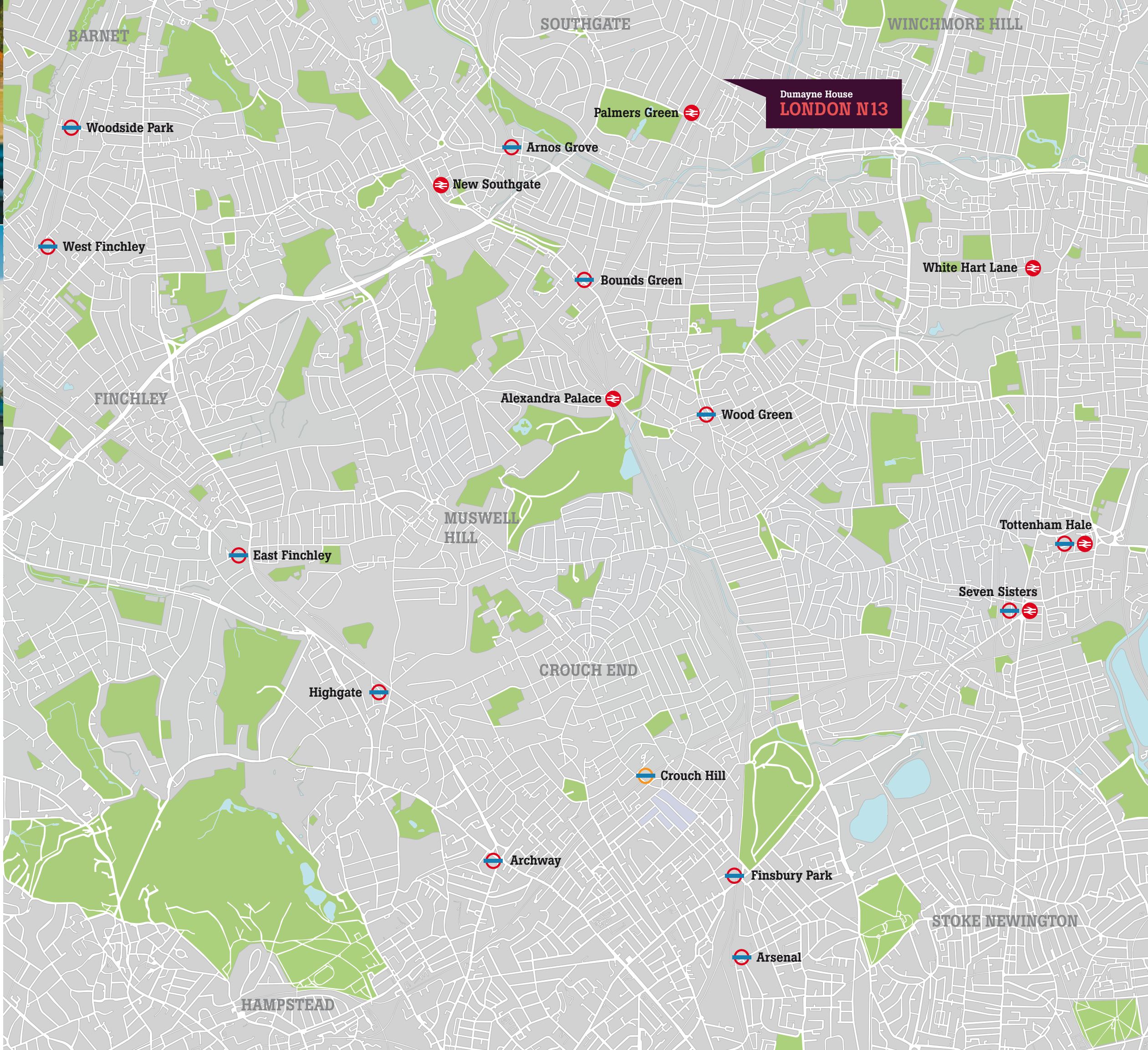
Local transport connections

RAIL / TUBE Palmers Green Railway line is operated by First Capital Connect and runs southbound to Moorgate in around 30 minutes. The nearest tube station is a mile away at Arnos Grove and runs on the Piccadilly Line. An average journey to Holborn is just over 20 minutes.

BUSES The Bus network via Palmers Green is excellent. Destinations include London Bridge, Brent Cross Shopping Centre, Southgate, Barnet and Enfield. The night Bus (N29) also runs in and out Central London.

BUSES The main road into Palmers Green is met by the A406 and the A10. The M25 (Junction 24) can be reached via the A111 through Southgate.

AIR The closest Airport is London Stansted, which can be reached by car is around 35 minutes, with Heathrow Airport approximately 40 minutes away.

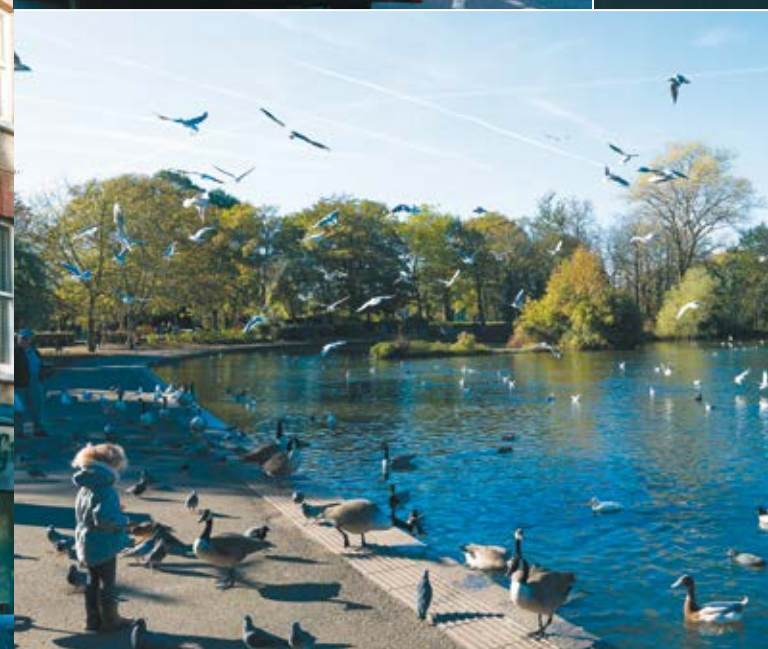




Neighbouring suburbs such as Winchmore Hill, Southgate, Muswell Hill and Highgate further encourage the attraction of Palmers Green.

The selection of excellent shops, bars, restaurants, entertainment venues and schools is endless and travel time into the City is less than half an hour, making for a very reasonable commute.

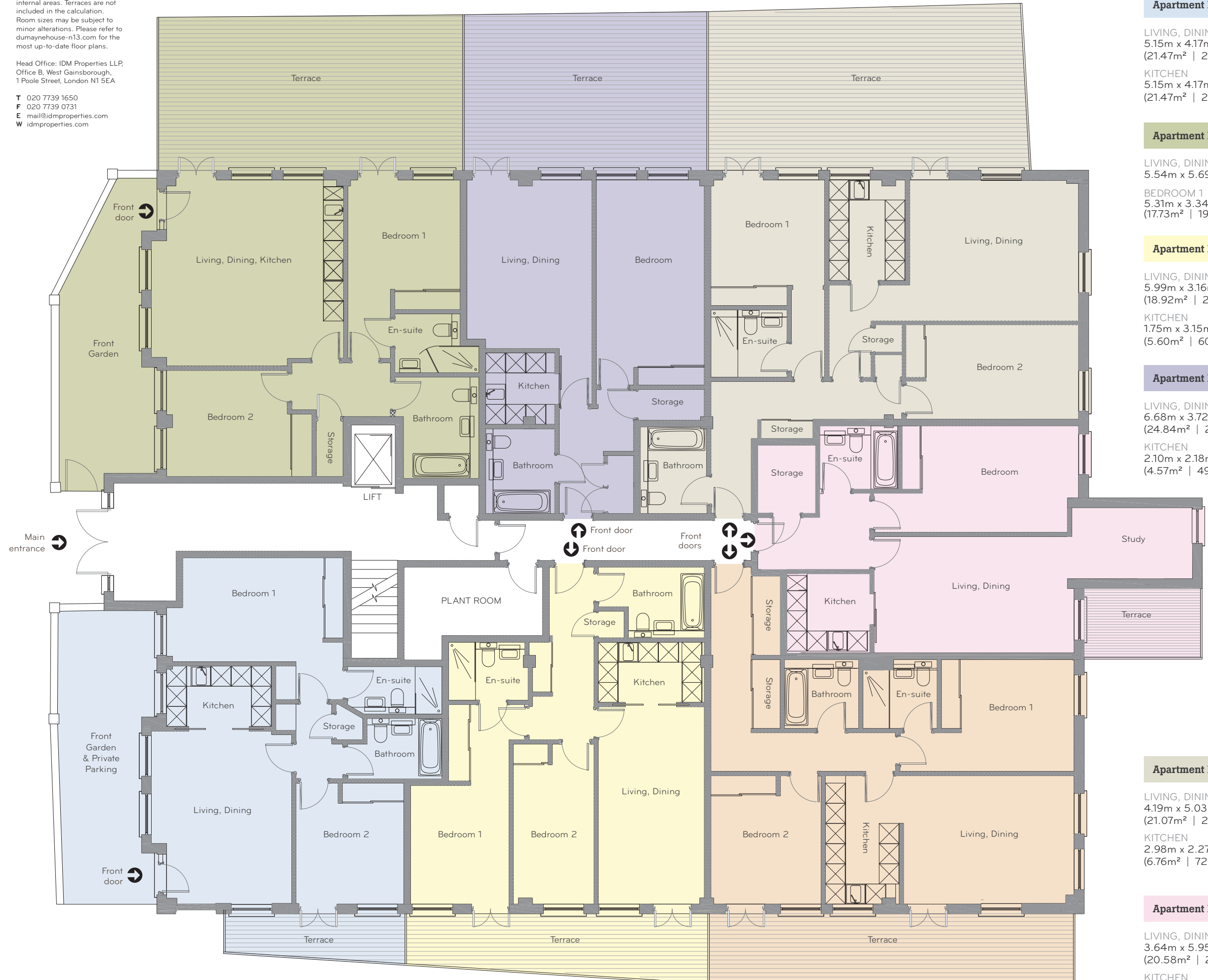
To escape, why not try a walk along the New River or the Pymme's Brook as relaxing remedy for busy City life, without being miles from civilization.



All measurements are gross internal areas. Terraces are not included in the calculation. Room sizes may be subject to minor alterations. Please refer to dumaynehouse-n13.com for the most up-to-date floor plans.

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Apartment No.1 | 71m² | 763ft² total area

LIVING, DINING 5.15m x 4.17m (21.47m ² 234ft ²)	BEDROOM 1 4.20m x 5.07m (21.29m ² 229ft ²)
KITCHEN 5.15m x 4.17m (21.47m ² 234ft ²)	BEDROOM 2 3.60m x 3.21m (11.55m ² 124ft ²)

Apartment No.2 | 78m² | 839ft² total area

LIVING, DINING, KITCHEN 5.54m x 5.69m (31.52m ² 339ft ²)	BEDROOM 1 5.31m x 3.34m (17.73m ² 190ft ²)	BEDROOM 2 3.15m x 4.14m (13.04m ² 140ft ²)
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Apartment No.3 | 74m² | 796ft² total area

LIVING, DINING 5.99m x 3.16m (18.92m ² 203ft ²)	BEDROOM 1 5.93m x 2.93m (17.37m ² 186ft ²)
KITCHEN 1.75m x 3.15m (5.60m ² 60ft ²)	BEDROOM 2 2.10m x 3.16m (11.42m ² 122ft ²)

Apartment No.4 | 61m² | 656ft² total area

LIVING, DINING 6.68m x 3.72m (24.84m ² 267ft ²)	BEDROOM 6.10m x 3.22m (19.64m ² 211ft ²)
KITCHEN 2.10m x 2.18m (4.57m ² 49ft ²)	

**Apartment No.5
83m² | 893ft² total area**

LIVING, DINING 3.80m x 5.07m (19.26m ² 207ft ²)
KITCHEN 3.81m x 2.18m (6.75m ² 72ft ²)
BEDROOM 1 3.33m x 3.95m (13.15m ² 141ft ²)
BEDROOM 2 3.82m x 3.28m (12.53m ² 134ft ²)

Apartment No.6 | 87m² | 936ft² total area

LIVING, DINING 4.19m x 5.03m (21.07m ² 226ft ²)	BEDROOM 1 3.38m x 3.14m (10.61m ² 114ft ²)
KITCHEN 2.98m x 2.27m (6.76m ² 72ft ²)	BEDROOM 2 2.80m x 5.13m (14.36m ² 154ft ²)

Apartment No.7 | 68m² | 732ft² total area

LIVING, DINING 3.64m x 5.95m (20.58m ² 221ft ²)	BEDROOM 3.17m x 6.07m (19.24m ² 207ft ²)
KITCHEN 1.99m x 2.35m (4.67m ² 50ft ²)	STUDY 2.10m x 3.60m (7.56m ² 81ft ²)

Ground floor: Apartments 1 – 7

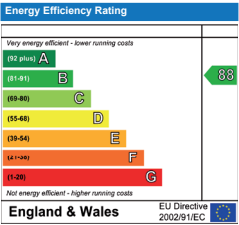


All measurements are gross internal areas. Room sizes may be subject to minor alterations. Please refer to dumayhouse-n13.com for the most up-to-date floor plans.

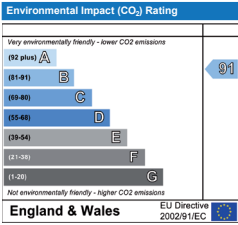
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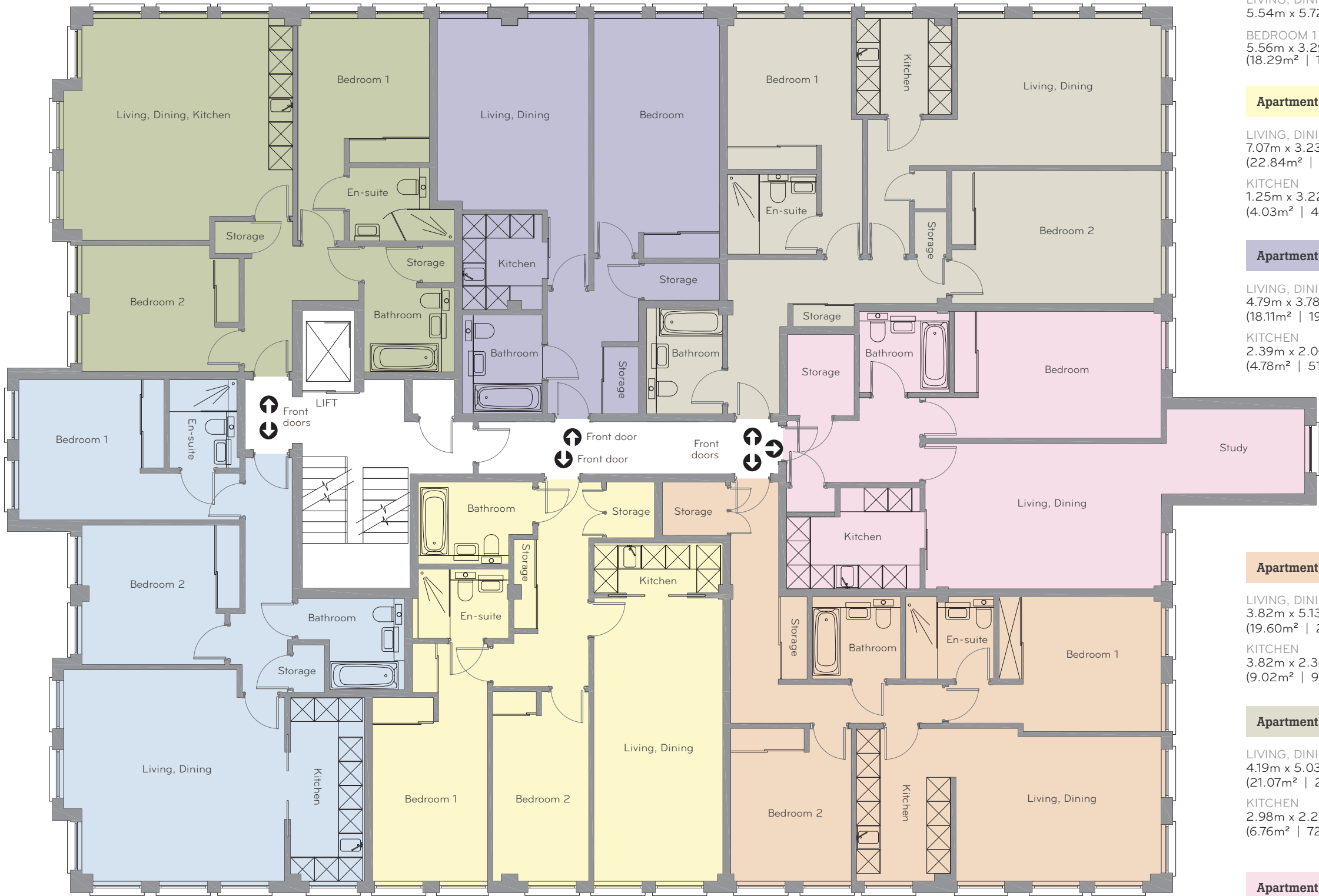
Predicted Energy Performance



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.



Apartment No.8 | 85m² | 915ft² total area

LIVING, DINING 5.28m x 5.52m (21.15m ² 314ft ²)	BEDROOM 1 3.49m x 3.95m (13.79m ² 148ft ²)
KITCHEN 4.59m x 1.85m (8.49m ² 91ft ²)	BEDROOM 2 3.51m x 5.53m (19.41m ² 209ft ²)

Apartment No.9 | 77m² | 829ft² total area

LIVING, DINING, KITCHEN 5.54m x 5.72m (31.69m ² 341ft ²)	
BEDROOM 1 5.56m x 3.29m (18.29m ² 197ft ²)	BEDROOM 2 3.51m x 5.53m (19.41m ² 209ft ²)

Apartment No.10 | 79m² | 850ft² total area

LIVING, DINING 7.07m x 3.23m (22.84m ² 246ft ²)	BEDROOM 1 5.93m x 2.87m (17.02m ² 183ft ²)
KITCHEN 1.25m x 3.22m (4.03m ² 43ft ²)	BEDROOM 2 4.74m x 2.40m (11.38m ² 122ft ²)

Apartment No.11 | 61m² | 656ft² total area

LIVING, DINING 4.79m x 3.78m (18.11m ² 195ft ²)	BEDROOM 4.79m x 3.78m (18.11m ² 195ft ²)
KITCHEN 2.39m x 2.00m (4.78m ² 51ft ²)	

Apartment No.12 | 82m² | 882ft² total area

LIVING, DINING 3.82m x 5.13m (19.60m ² 211ft ²)	BEDROOM 1 3.37m x 5.34m (17.10m ² 184ft ²)
KITCHEN 3.82m x 2.36m (9.02m ² 97ft ²)	BEDROOM 2 3.82m x 3.01m (11.50m ² 124ft ²)

Apartment No.13 | 87m² | 936ft² total area

LIVING, DINING 4.19m x 5.03m (21.07m ² 226ft ²)	BEDROOM 1 3.38m x 3.14m (10.61m ² 114ft ²)
KITCHEN 2.98m x 2.27m (6.76m ² 72ft ²)	BEDROOM 2 2.80m x 5.13m (14.36m ² 154ft ²)

Apartment No.14 | 71m² | 734ft² total area

LIVING, DINING 3.64m x 5.90m (21.48m ² 231ft ²)	BEDROOM 3.17m x 5.90m (18.70m ² 201ft ²)
KITCHEN 2.53m x 1.10m (2.78m ² 30ft ²)	STUDY 2.12m x 3.46m (7.34m ² 45ft ²)

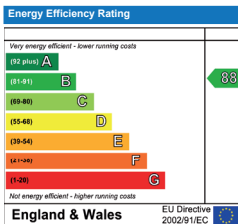


All measurements are gross internal areas. Room sizes may be subject to minor alterations. Please refer to dumaynehouse-n13.com for the most up-to-date floor plans.

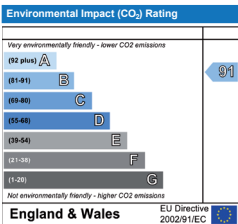
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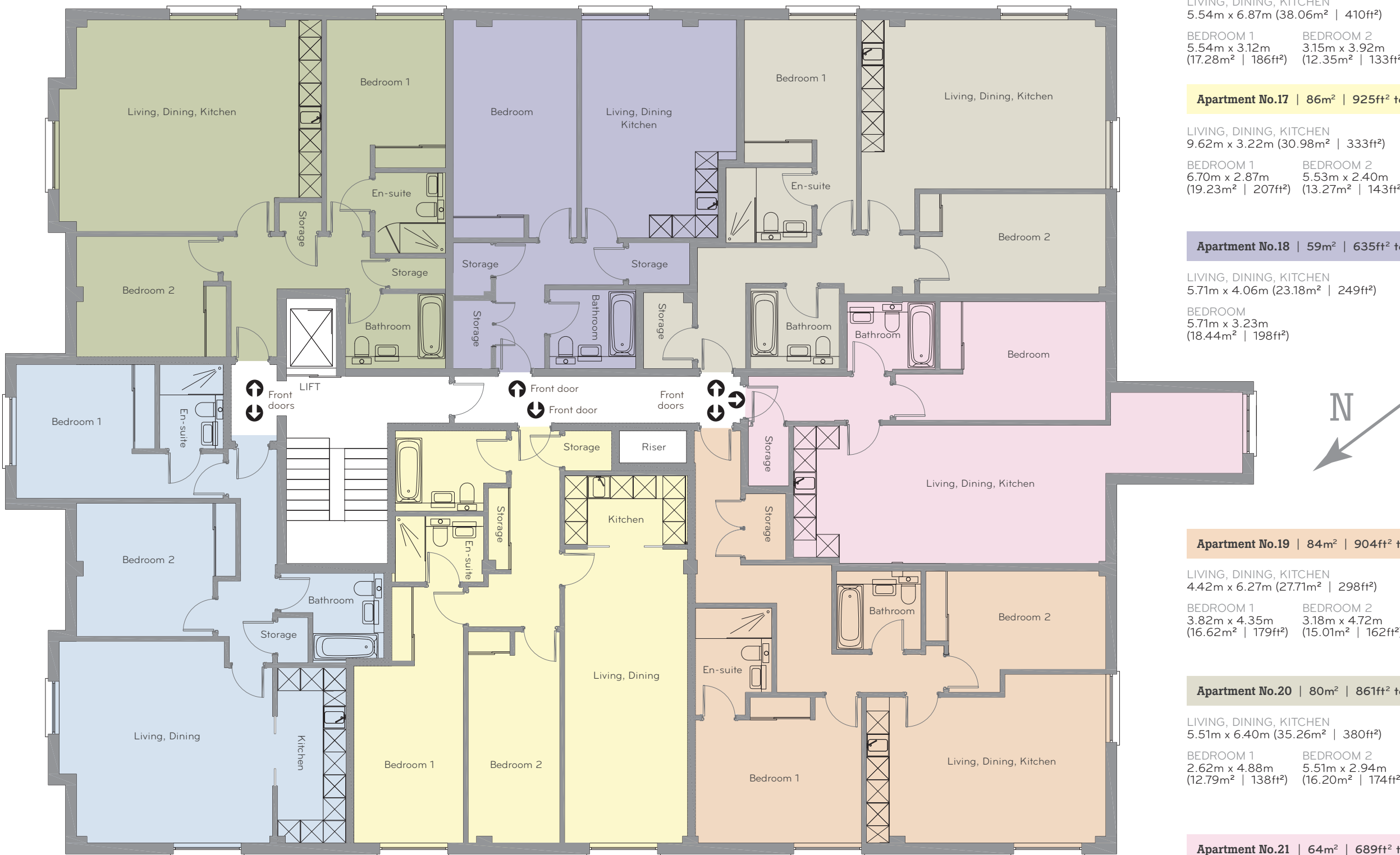
Predicted Energy Performance



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.



Apartment No.15 | 85m² | 915ft² total area

LIVING, DINING
5.28m x 5.52m
(21.15m² | 314ft²)

BEDROOM 1
3.49m x 3.95m
(13.79m² | 148ft²)

KITCHEN
4.59m x 1.85m
(8.49m² | 91ft²)

BEDROOM 2
3.51m x 5.53m
(19.41m² | 209ft²)

Apartment No.16 | 84m² | 904ft² total area

LIVING, DINING, KITCHEN
5.54m x 6.87m (38.06m² | 410ft²)

BEDROOM 1
5.54m x 3.12m
(17.28m² | 186ft²)

BEDROOM 2
3.15m x 3.92m
(12.35m² | 133ft²)

Apartment No.17 | 86m² | 925ft² total area

LIVING, DINING, KITCHEN
9.62m x 3.22m (30.98m² | 333ft²)

BEDROOM 1
6.70m x 2.87m
(19.23m² | 207ft²)

BEDROOM 2
5.53m x 2.40m
(13.27m² | 143ft²)

Apartment No.18 | 59m² | 635ft² total area

LIVING, DINING, KITCHEN
5.71m x 4.06m (23.18m² | 249ft²)

BEDROOM
5.71m x 3.23m
(18.44m² | 198ft²)

Apartment No.19 | 84m² | 904ft² total area

LIVING, DINING, KITCHEN
4.42m x 6.27m (27.71m² | 298ft²)

BEDROOM 1
3.82m x 4.35m
(16.62m² | 179ft²)

BEDROOM 2
3.18m x 4.72m
(15.01m² | 162ft²)

Apartment No.20 | 80m² | 861ft² total area

LIVING, DINING, KITCHEN
5.51m x 6.40m (35.26m² | 380ft²)

BEDROOM 1
2.62m x 4.88m
(12.79m² | 138ft²)

BEDROOM 2
5.51m x 2.94m
(16.20m² | 174ft²)

Apartment No.21 | 64m² | 689ft² total area

LIVING, DINING, KITCHEN
4.48m x 10.56m (47.31m² | 509ft²)

BEDROOM
3.11m x 5.51m
(17.14m² | 184ft²)



IDM’s design and development team



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Oxford House
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Batley Place
London N16 7NS

IDM group of companies



IDM is a property services operation which encompasses
Property Investment & Property Development.

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our own agency that deals with all our sales as well as third
party instructions. If you are looking at an investment property
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of your property once you have completed the purchase.

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management of any sized buildings from a single flat for
a private landlord to freeholds of large mixed use buildings.
We offer a complete range of property services for residential
property owners, landlords and developers. IDM always retain
the freeholds of our own developments and carry out the block
management once the development has been completed.

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If you are looking at an investment property IDM will be able
to offer a full service carrying out the management of your
property once you have completed the purchase.



IDM Interiors offers a wide range of furniture solutions for
residential properties. Whether you are investors requiring
a complete package for fully furnished rental properties or
you simply need a sofa for your new home, we offer a tailored
service based on your individual needs.

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IDM can also offer a bespoke interior design service to inspire
you and help you achieve your vision for your home.

Revive 50 white offset paper environmental information **Fibre Source** 50%
recovered fibre and 50% virgin wood fibre from Sweden and Brazil. **Bleaching**
Recovered fibre is Process Chlorine Free (PCF). Virgin fibre is Elemental
Chlorine Free (ECF) bleached. **Disposal** This material can be disposed of by
recycling. **Certification** Produced at a mill that is certified with the ISO14001
environmental management standard. FSC © Mix. Paper and board from
responsible sources NAPM 50% Recycled Mark.

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illustrative purposes only and show typical interiors of IDM’s Developments.

21 one & two bedroom apartments



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