

Whittington House

LONDON N19

Highgate

Crouch End

N19

Archway

Upper Holloway



Highbury

Tufnell Park

Stoke Newington

Canonbury

Dalston

Camden Town



London Fields

Islington

Clerkenwell

Shoreditch

Bethnal Green



Covent Garden

Bank

whittingtonhouse-N19.com

Whittington House is a brand new development, boasting a series of stunning apartments in the heart of Archway, Islington.

This contemporary, urban build comprises a mix of studio, one and two-bed homes, each architecturally considered with maximum light and space in mind. The interior designs continue to compliment this theme, with open-plan living spaces and stylish kitchens and bathrooms throughout.

In terms of location, this developments sits just moments from Archway Tube Station. Aside from its own array of local amenities, parks, shops and bars, its neighbours of Highgate, Angel Islington and Camden provide an abundance of culture and entertainment and are no more then a 15 minutes journey on public transport.

HAMPSTEAD HEATH

This protected park is one the highest points in London, offering magnificent views of the capital. Stretching from Hampstead to Highgate its some 790 acres contain ancient woodlands, a lido, playgrounds and sporting facilities.

Whittington House LONDON N19

A stylish collection
of studio, one & two
bedroom apartments



Secret shopping



Tottenham Court Road and Highbury Fields both 21 minutes by bus

Chalk Farm 19 minutes by bus



Kings Cross, St Pancras and Muswell Hill, both 17 minutes by bus

Camden Town 10 minutes by tube



Highgate Woods 7 minutes by bike

Highgate 7 minutes by bus



Whittington Hospital Waterlow Park 5 minutes walk

My home



WHITTINGTON HOUSE APARTMENTS



Archway Station 2 minutes walk



Upper Holloway Station 5 minutes walk



Kentish Town 6 minutes by tube



Angel Islington 15 minutes by bike



Finsbury Park 20 minutes by bus



Hampstead Heath Regents Park & London Zoo 22 minutes by bus



Instant escape

Inspiring venues



The open plan layout makes great use of the kitchen, dining and living spaces and works perfectly as both an entertaining and family room.

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



**WHITTINGTON
HOUSE N19**



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
- Fitted sliding wardrobes to principal bedrooms, fitted with shelf & rail.

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

- Steel press 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
- Vanity units with drawer
- Shaver socket.

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
- Water is pumped throughout the building to ensure sufficient pressure
- CCTV covering the internal and externals of the building for added security
- Secure underground bike store with CCTV monitoring & fob only access
- Bin store with CCTV monitoring & fob only access.

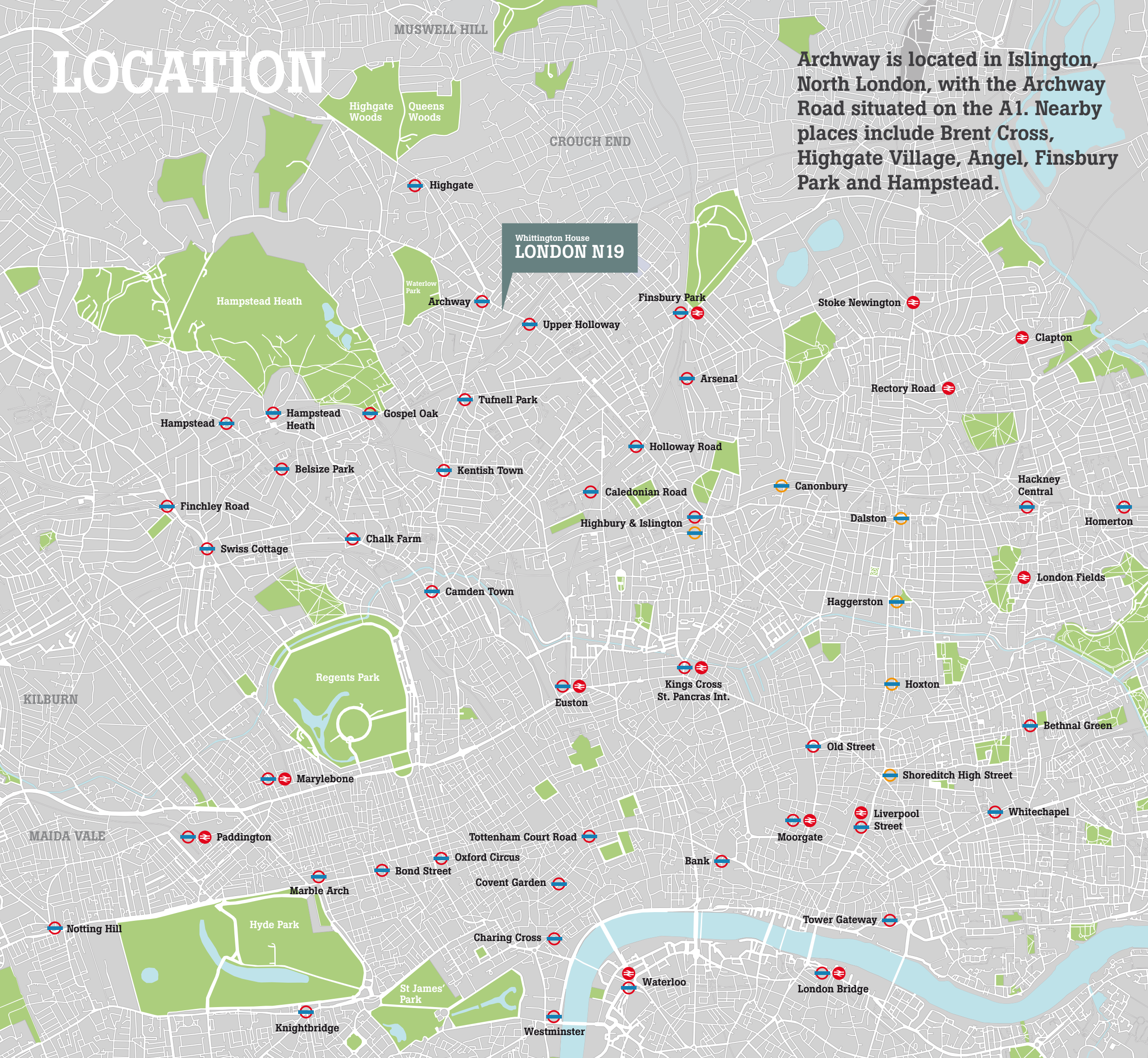


Floor plans can be found towards the back of the brochure.



LOCATION

Archway is located in Islington, North London, with the Archway Road situated on the A1. Nearby places include Brent Cross, Highgate Village, Angel, Finsbury Park and Hampstead.



Local transport connections

TUBES The Northern Line runs from High Barnet to Morden, via Bank, London Bridge, Camden, Leicester Square, Kings Cross, Tottenham Court Road, Waterloo and Clapham, amongst other destinations.

TRAINS Upper Holloway Rail Station is located on Holloway Road and runs from Gospel Park to Barking. Trains run approximately every 20-30 minutes and can reach central London via a change at Blackhorse Road (Victoria Line).

BUSES Several bus routes pass through the area, including two night buses. Routes passing through include but are not limited to, 43 (Old Street, Holloway Road, Upper Street), 134 (Camden, Euston, Tottenham Court Road) 210, 263, 271, N20, N41.

AIR The A1, which passes directly through Archway Road is one of the main routes out of London towards the M1, where you can pick up the M25. The closest Airports are Heathrow (45 minutes via M1/M25) and Stansted Airport (50 minutes via A406/M11).



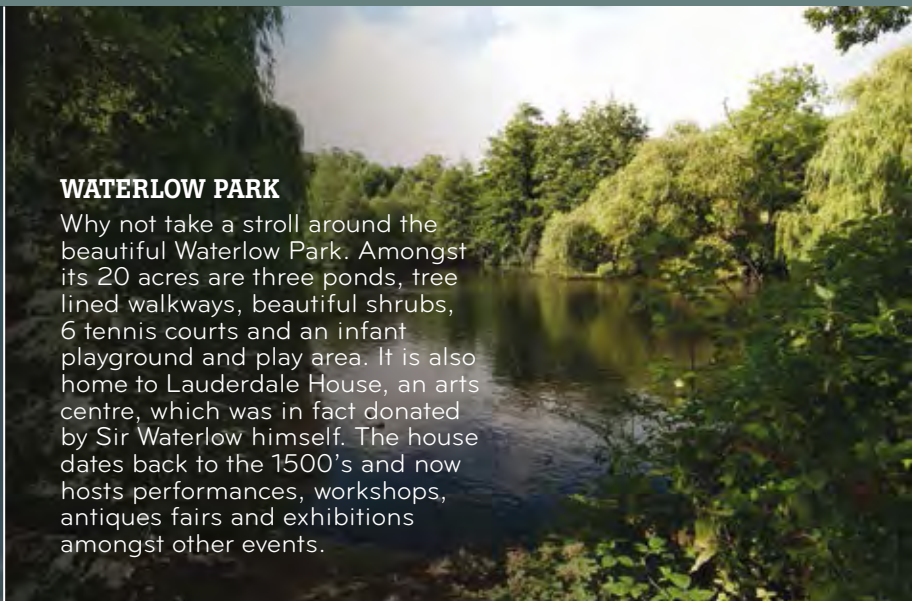
OUTDOOR ACTIVITIES

Let off some steam at one of the many gyms or sporting groups locally. Or if you are all about the great outdoors then try the open-air gym at Elthorne Park, just minutes from Whittington House.



TRANSPORT LINKS INCLUDING CYCLE ROUTES

From Archway, the Tube, Rail, Cycle and Bus routes are all popular and accessible ways to commute and explore the City, (see our transport page for more detail). Walking is arguably the best way to explore the nearby surroundings and a firm favourite with locals. Keen cyclists should try the 2 mile stretch from Kentish Town to St Michael's Church In Highgate, it's said to be one of London's most challenging climbs.



WATERLOW PARK

Why not take a stroll around the beautiful Waterlow Park. Amongst its 20 acres are three ponds, tree lined walkways, beautiful shrubs, 6 tennis courts and an infant playground and play area. It is also home to Lauderdale House, an arts centre, which was in fact donated by Sir Waterlow himself. The house dates back to the 1500's and now hosts performances, workshops, antiques fairs and exhibitions amongst other events.



EATING OUT

Diversity is in abundance when it comes to dining out in North London. Sample cuisines from almost anywhere in the world from Lebanese to Vietnamese.



CAMDEN

Aside from the renowned fashion-forward Camden Market, this area is thriving with an eclectic music, arts and social scene. Many galleries and performance venues can be found here, offering live music, comedy, dance and much more.



THINGS TO DO

A variety of local social activities and pastimes can offer some much needed relaxation from London's chaos.

Archway is home to some superb independent gastro pubs, bars, coffee shops, galleries and stores offering great local amenities.

After filling up on food and drink, many locals will take a stroll around the beautiful Waterlow Park.

If you are willing to travel then Highgate Village, Upper Street or Camden are all within a 10-minute commute. Each has its own advantages and continuous cycle of new and interesting events.



ANGEL ISLINGTON

Marking one end of Upper Street, this high street has all your creature comforts, as well as some super-trendy homes, lifestyle and fashion boutiques. Visit Angel's Camden Passage for one-off vintage or second hand bargains, or simply spend a lazy afternoon in one of the many coffee shops or eateries on offer.



Apartment No.2 | 47.1m² | 507ft² total area

LIVING, DINING, KITCHEN
6.15m x 5.33m
(26.70m² | 287ft²)

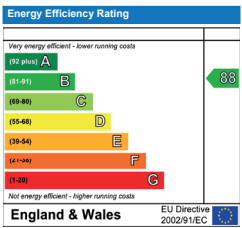
BEDROOM
3.54m x 3.13m
(11.08m² | 119ft²)

Apartment No.4 | 43.2m² | 465ft² total area

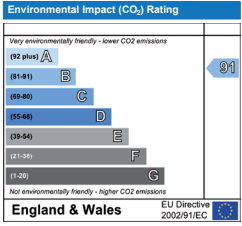
LIVING, DINING, KITCHEN
4.08m x 5.20m
(21.20m² | 228ft²)

BEDROOM
3.87m x 3.31m
(12.80m² | 138ft²)

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.

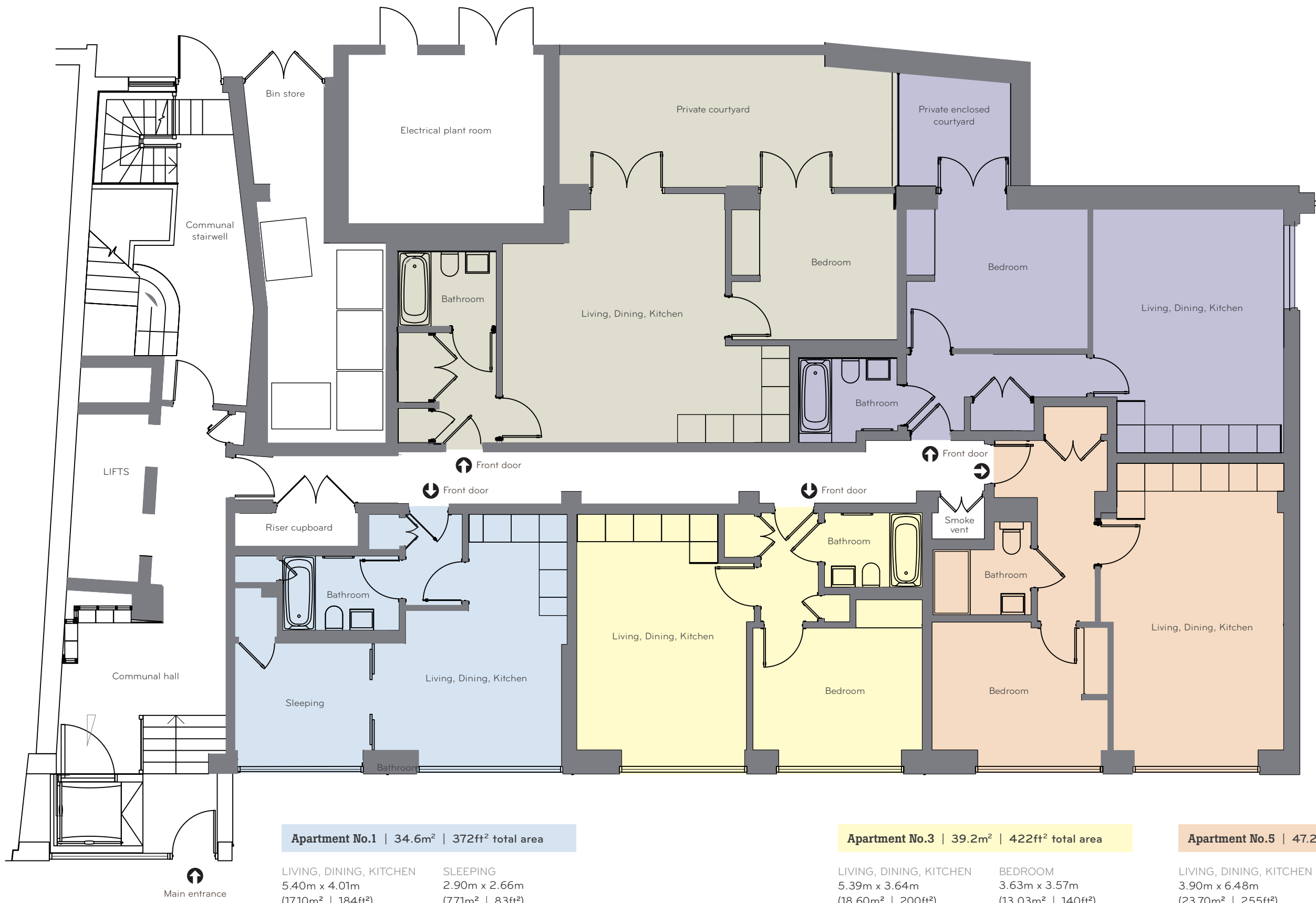


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Apartment No.1 | 34.6m² | 372ft² total area

LIVING, DINING, KITCHEN
5.40m x 4.01m
(17.10m² | 184ft²)

SLEEPING
2.90m x 2.66m
(7.71m² | 83ft²)

Apartment No.3 | 39.2m² | 422ft² total area

LIVING, DINING, KITCHEN
5.39m x 3.64m
(18.60m² | 200ft²)

BEDROOM
3.63m x 3.57m
(13.03m² | 140ft²)

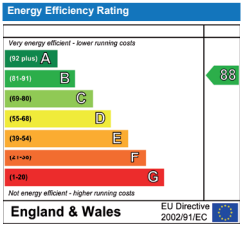
Apartment No.5 | 47.2m² | 508ft² total area

LIVING, DINING, KITCHEN
3.90m x 6.48m
(23.70m² | 255ft²)

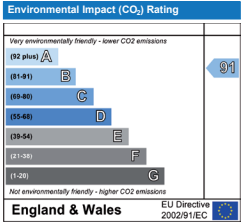
BEDROOM
3.76m x 3.09m
(11.60m² | 125ft²)



Predicted Energy Performance



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Apartment No.7 | 33.9m² | 365ft² total area

LIVING, DINING, KITCHEN
3.68m x 5.34m
(19.60m² | 211ft²)

SLEEPING
2.92m x 3.36m
(8.00m² | 86ft²)

Apartment No.9 | 37.6m² | 405ft² total area

LIVING, DINING, KITCHEN
3.63m x 5.34m
(19.38m² | 209ft²)

SLEEPING
3.10m x 3.60m
(10.24m² | 110ft²)

Apartment No.11 | 38.9m² | 419ft² total area

LIVING, DINING, KITCHEN
3.80m x 5.20m
(19.80m² | 213ft²)

SLEEPING
3.60m x 3.19m
(10.24m² | 110ft²)



Apartment No.6 | 49.0m² | 527ft² total area

LIVING, DINING, KITCHEN
7.19m x 4.55m
(28.30m² | 304ft²)

BEDROOM
3.36m x 3.62m
(11.60m² | 125ft²)

Apartment No.8 | 40.0m² | 430ft² total area

LIVING, DINING, KITCHEN
3.60m x 5.40m
(19.44m² | 209ft²)

BEDROOM
3.60m x 3.60m
(11.60m² | 125ft²)

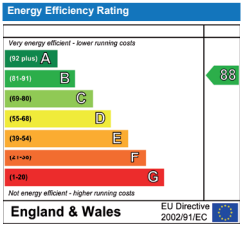
Apartment No.10 | 43.8m² | 471ft² total area

LIVING, DINING, KITCHEN
3.63m x 6.50m
(23.50m² | 253ft²)

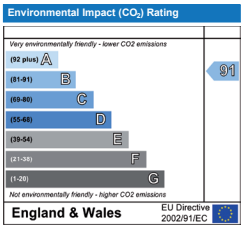
BEDROOM
3.78m x 3.13m
(11.18m² | 127ft²)



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.



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Apartment No.13 | 34.2m² | 368ft² total area

LIVING, DINING, KITCHEN
3.68m x 5.34m
(19.60m² | 211ft²)

SLEEPING
2.92m x 3.36m
(8.00m² | 86ft²)

Apartment No.15 | 37.6m² | 405ft² total area

LIVING, DINING, KITCHEN
3.63m x 5.34m
(19.38m² | 209ft²)

SLEEPING
3.10m x 3.60m
(10.24m² | 110ft²)

Apartment No.17 | 36.5m² | 393ft² total area

LIVING, DINING, KITCHEN
3.94m x 4.57m
(18.00m² | 194ft²)

SLEEPING
3.50m x 3.10m
(9.50m² | 102ft²)



Apartment No.12 | 49.0m² | 527ft² total area

LIVING, DINING, KITCHEN
7.19m x 4.55m
(28.30m² | 304ft²)

BEDROOM
3.63m x 3.62m
(11.60m² | 125ft²)

Apartment No.14 | 40.2m² | 433ft² total area

LIVING, DINING, KITCHEN
3.60m x 5.40m
(19.44m² | 209ft²)

BEDROOM
3.60m x 3.60m
(11.60m² | 125ft²)

Apartment No.16 | 39.8m² | 428ft² total area

LIVING, DINING, KITCHEN
3.62m x 5.48m
(19.70m² | 212ft²)

BEDROOM
3.78m x 3.13m
(11.80m² | 127ft²)



Apartment No.19 | 34.0m² | 366ft² total area

LIVING, DINING, KITCHEN
3.68m x 5.34m
(19.60m² | 211ft²)

SLEEPING
2.92m x 3.36m
(8.00m² | 86ft²)

Apartment No.21 | 39.0m² | 420ft² total area

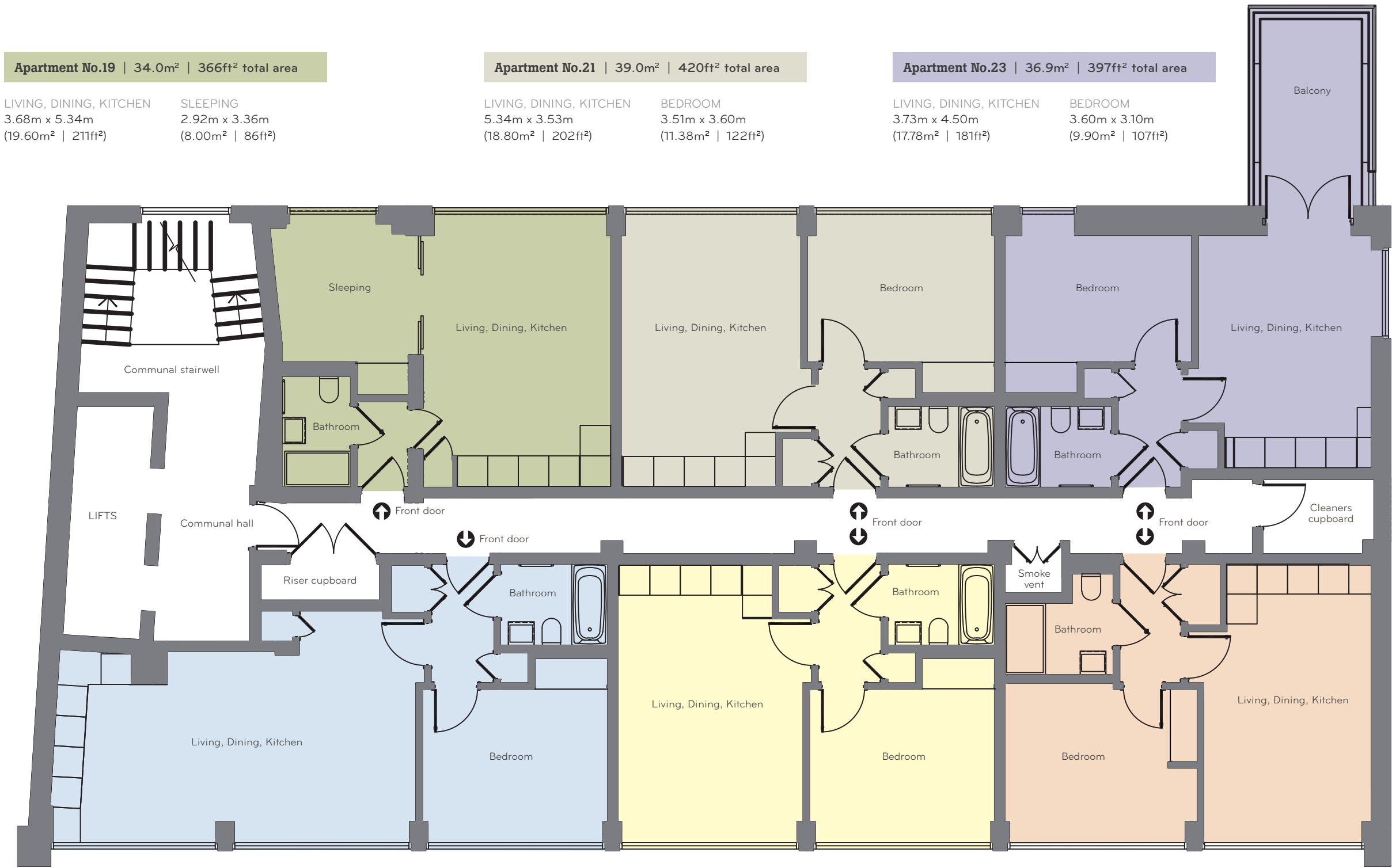
LIVING, DINING, KITCHEN
5.34m x 3.53m
(18.80m² | 202ft²)

BEDROOM
3.51m x 3.60m
(11.38m² | 122ft²)

Apartment No.23 | 36.9m² | 397ft² total area

LIVING, DINING, KITCHEN
3.73m x 4.50m
(17.78m² | 181ft²)

BEDROOM
3.60m x 3.10m
(9.90m² | 107ft²)



Apartment No.18 | 49.1m² | 528ft² total area

LIVING, DINING, KITCHEN
7.19m x 4.55m
(28.30m² | 304ft²)

BEDROOM
3.63m x 3.62m
(11.60m² | 125ft²)

Apartment No.20 | 40.0m² | 430ft² total area

LIVING, DINING, KITCHEN
3.60m x 5.64m
(19.44m² | 209ft²)

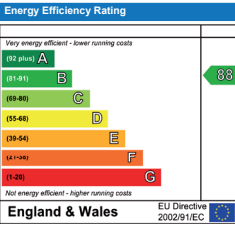
BEDROOM
3.6m x 3.6m
(11.60m² | 125ft²)

Apartment No.22 | 39.8m² | 428ft² total area

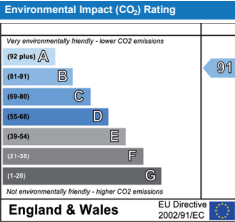
LIVING, DINING, KITCHEN
3.62m x 5.45m
(19.70m² | 212ft²)

BEDROOM
3.78m x 3.13m
(11.80m² | 127ft²)

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.



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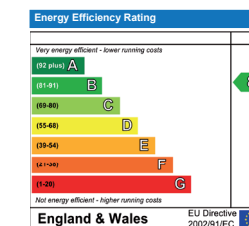
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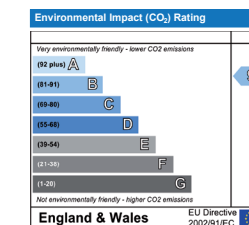
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Apartment No.25 | 34.0m² | 366ft² total area

LIVING, DINING, KITCHEN
3.68m x 5.34m
(19.60m² | 211ft²)

SLEEPING
2.92m x 3.36m
(8.00m² | 86ft²)

Apartment No.27 | 39.3m² | 423ft² total area

LIVING, DINING, KITCHEN
5.34m x 3.53m
(18.80m² | 202ft²)

BEDROOM
3.51m x 3.60m
(11.38m² | 122ft²)

Apartment No.29 | 43.8m² | 471ft² total area

LIVING, DINING, KITCHEN
3.73m x 5.17m
(19.20m² | 207ft²)

BEDROOM
3.67m x 3.51m
(11.36m² | 122ft²)



Apartment No.24 | 49.0m² | 527ft² total area

LIVING, DINING, KITCHEN
7.19m x 4.55m
(28.30m² | 304ft²)

BEDROOM
3.63m x 3.62m
(11.60m² | 125ft²)

Apartment No.26 | 40.0m² | 430ft² total area

LIVING, DINING, KITCHEN
3.60m x 5.40m
(19.44m² | 209ft²)

BEDROOM
3.60m x 3.60m
(11.60m² | 125ft²)

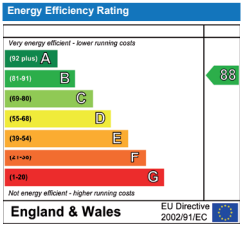
Apartment No.28 | 40.6m² | 437ft² total area

LIVING, DINING, KITCHEN
3.63m x 6.50m
(23.50m² | 253ft²)

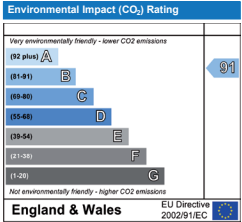
BEDROOM
3.78m x 3.13m
(11.80m² | 127ft²)



Predicted Energy Performance



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Apartment No.31 | 34.6m² | 372ft² total area

LIVING, DINING, KITCHEN
3.68m x 5.34m
(19.60m² | 211ft²)

SLEEPING
2.92m x 3.36m
(8.00m² | 86ft²)

Apartment No.33 | 39.0m² | 420ft² total area

LIVING, DINING, KITCHEN
5.34m x 3.53m
(18.80m² | 202ft²)

BEDROOM
3.51m x 3.60m
(11.38m² | 122ft²)

Apartment No.35 | 38.2m² | 411ft² total area

LIVING, DINING, KITCHEN
3.73m x 4.50m
(17.78m² | 181ft²)

BEDROOM
3.60m x 3.10m
(9.90m² | 107ft²)



Apartment No.30 | 49.1m² | 528ft² total area

LIVING, DINING, KITCHEN
7.19m x 4.55m
(28.30m² | 304ft²)

BEDROOM
3.63m x 3.62m
(11.60m² | 125ft²)

Apartment No.32 | 40.0m² | 433ft² total area

LIVING, DINING, KITCHEN
3.60m x 5.40m
(19.44m² | 209ft²)

BEDROOM
3.60m x 3.60m
(11.60m² | 125ft²)

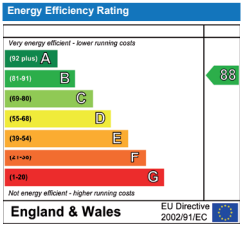
Apartment No.34 | 39.8m² | 428ft² total area

LIVING, DINING, KITCHEN
3.62m x 5.45m
(19.70m² | 212ft²)

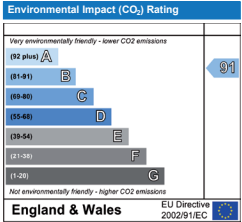
BEDROOM
3.78m x 3.13m
(11.80m² | 127ft²)



Predicted Energy Performance



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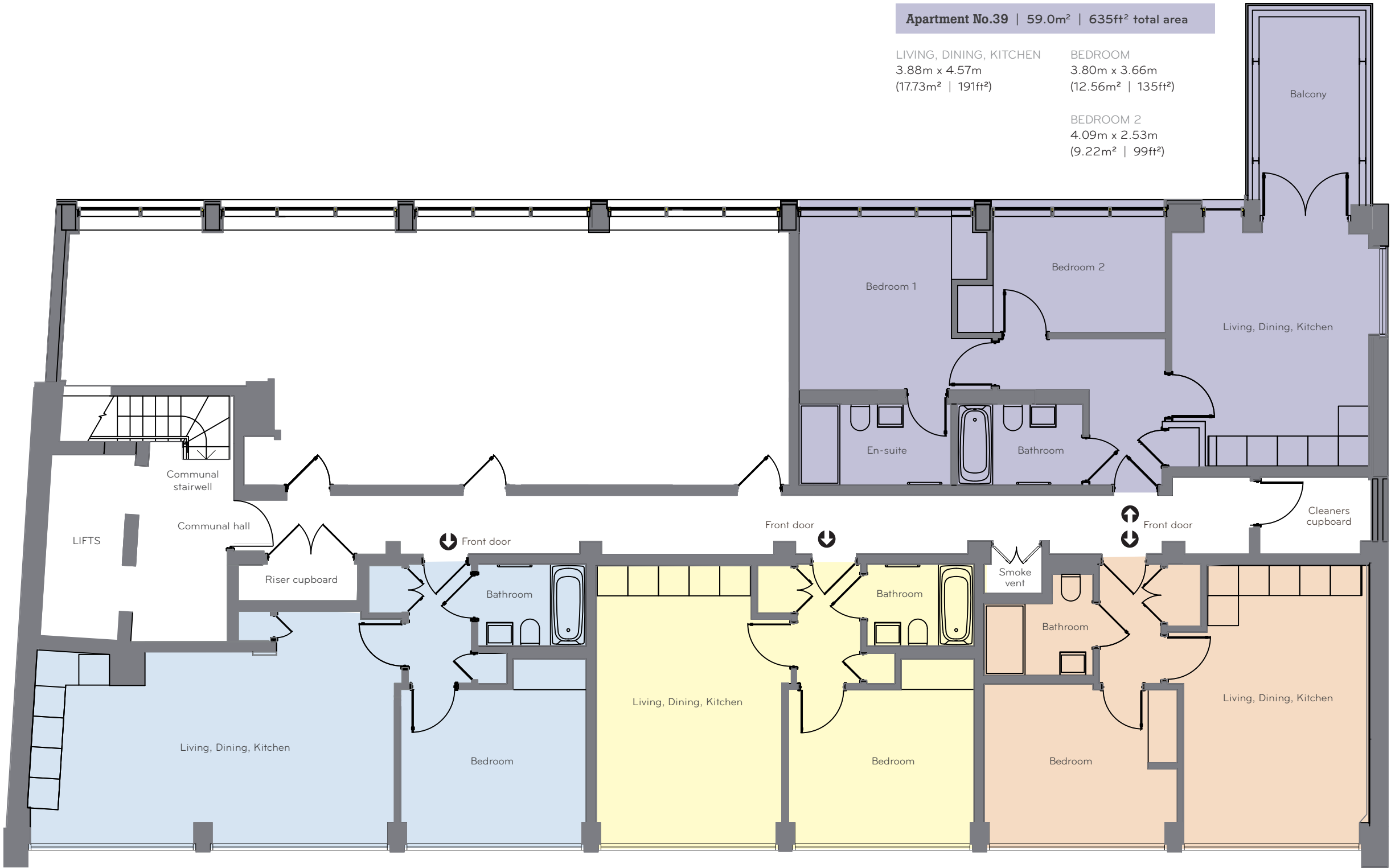


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Apartment No.39 | 59.0m² | 635ft² total area

LIVING, DINING, KITCHEN
3.88m x 4.57m
(17.73m² | 191ft²)

BEDROOM
3.80m x 3.66m
(12.56m² | 135ft²)

BEDROOM 2
4.09m x 2.53m
(9.22m² | 99ft²)

Apartment No.36 | 49.1m² | 528ft² total area

LIVING, DINING, KITCHEN
7.19m x 4.55m
(28.30m² | 304ft²)

BEDROOM
3.63m x 3.62m
(11.60m² | 125ft²)

Apartment No.37 | 40.2m² | 433ft² total area

LIVING, DINING, KITCHEN
3.60m x 5.40m
(19.44m² | 209ft²)

BEDROOM
3.60m x 3.60m
(11.60m² | 125ft²)

Apartment No.38 | 39.8m² | 428ft² total area

LIVING, DINING, KITCHEN
3.62m x 5.45m
(19.73m² | 212ft²)

BEDROOM
3.78m x 3.13m
(11.50m² | 124ft²)



IDM’s design and development team



DEVELOPER: IDM Properties LLP
Office B, West Gainsborough
1 Poole Street, London N1 5EA

T 020 7739 1650 **E** mail@idmpropeties.com **W** idmproperties.com



BUILDERS: Herts Builders Ltd
Unit 1 & 2. Widbury Barns, Widbury Hill,
Ware, Herts SG12 7QE

T 01920 481 111 **E** info@hertsbuildersltd.co.uk **W** hertsbuildersltd.co.uk



STRUCTURAL ENGINEERS:
Alan Traynor Consulting Engineers Ltd
Belturbet Business Park,
Greeny, Belturbet, Co.Cavan

T 049 952 2236 **E** info@alantraynor.ie **W** alantraynor.ie



**MECHANICAL & ELECTRICAL
CONSULTANTS: Peter Sharp
Associates Ltd,** Unit 5, Whitbreads
Business Centre, Chatham Green,
Chelmsford, Essex CM3 3LQ

T 01245 361 509 **E** info@psaltd.net **W** psaltd.net



SOLICITORS: Stepien Lake LLP
43 Welbeck Street,
London W1G 8DX

T 020 7467 3030 **E** enquiry@stepienlake.co.uk **W** stepienlake.co.uk

idmpropertiesportfolio.com

Recent developments



Valerio Mews
London N1 4QT



**Stoke Newington
High Street**
London N16 7NS



Ada Street
6 Ada Street
London E8 4QU



Dumayne House
Fox Lane
London N13 4AB



Oxford House
Hammersmith Bridge
Road, London W6 9DB



Batley Place
Batley Place
London N16 7NS



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

IDM aims to bring above average return on investments for all
stakeholders. This core objective is achieved through all our
divisions, each complementary to one another. By utilising our
35 years’+ experience in property development, our mission
is to deliver excellent value to our customers by providing high
quality developments in which people can work, live and play.

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Whether you are looking for residential or investment property
finance, insurance or protection planning, we can find a solution
for you. We are a leading UK financial services intermediary
offering independent advice to help you make the right choices
for your circumstances.

We specialise in the property market and we can finance
and insure any property type or need that you may have.

E mail@idmpf.com
idmprivatefinance.com



With the volume of property that IDM develop and sell we have
our own agency that deals with all our sales as well as third
party instructions. If you are looking at an investment property
IDM will be able to offer a full service arranging the letting
of your property once you have completed the purchase.

E mail@idmestates.com
idmestates.com



IDM’s Property Management department will take on the
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.

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.

E mail@idmpm.com
idmpm.com



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.

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

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idminterior.com

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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.

The photographs used on the specification pages of this brochure are for
illustrative purposes only and show typical interiors of IDM’s Developments.

39 properties with a mix of studio, 1 & 2 bedroom apartments

WHITTINGTON HOUSE
LONDON N19 3JQ

whittingtonhouse-N19.com

East Finchley

Hampstead Heath

Belsize Park

Finchley Road

St Johns Wood

Regent's Park

Ladbroke Grove

Hyde Park