

Kane House

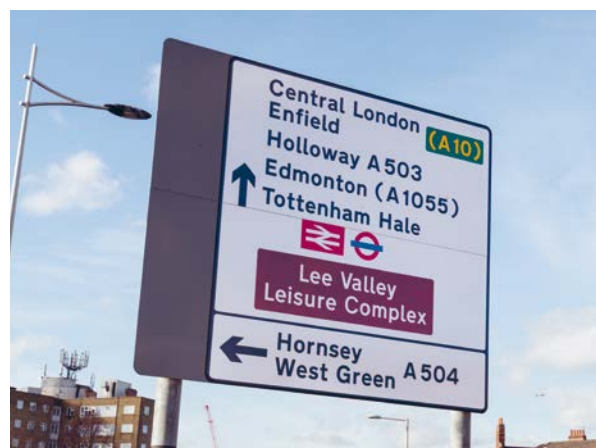
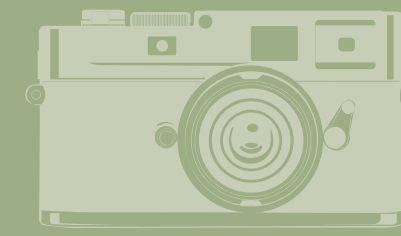
LONDON N15





Kane House is an exclusive development of nine residential apartments nestled in the bustling, lively Borough of Haringey. An area of ambitious regeneration, Haringey is a current hot spot for first time buyers and investors alike.

Perfectly positioned on the cusp of inner London and alongside some of North London's most famous post codes, this underestimated location is known for its leafy green spaces and excellent transport links both in and out of the City and Central London.



Kane House

LONDON N15



These stylish new apartments and commercial spaces are externally finished with apt, urban design twists and strong vertical elements. Its architecture is current, yet empathic to the surrounding buildings and metropolitan environment.

Kane House was designed and built with a sense of community in mind. It gives thought to features that represent modern city living requirements such as a shared terrace and sheltered bike store.



THE PHOTOGRAPHY REPRESENTS TYPICAL IDM PROPERTIES DEVELOPMENTS.
THE FURNITURE HAS BEEN SUPPLIED BY IDM INTERIORS.



SEVEN SISTERS STATION



STANSTEAD AIRPORT
55 minutes by train

M25
27 minutes by car

M1
27 minutes by car

NORTH CIRCULAR
8 minutes by car

NORTHUMBERLAND
DEVELOPMENT PROJECT
(Spurs new football ground)
12 minutes by bike



TOTTENHAM HALE
RETAIL PARK
12 minutes by bus

TOTTENHAM HALE STATION
12 minutes by bus

BRUCE GROVE STATION
8 minutes by bike



DOWNHILLS PARK
1 minute walk

Kane House

TURNPIKE LANE UNDERGROUND
(Piccadilly Line)
14 minutes walk

SEVEN SISTER UNDERGROUND
(Victoria Line)
15 minutes walk

KINGS CROSS STATION
27 minutes by public transport



OXFORD CIRCUS
30 minutes by public transport

OLD STREET UNDERGROUND
35 minutes by public transport

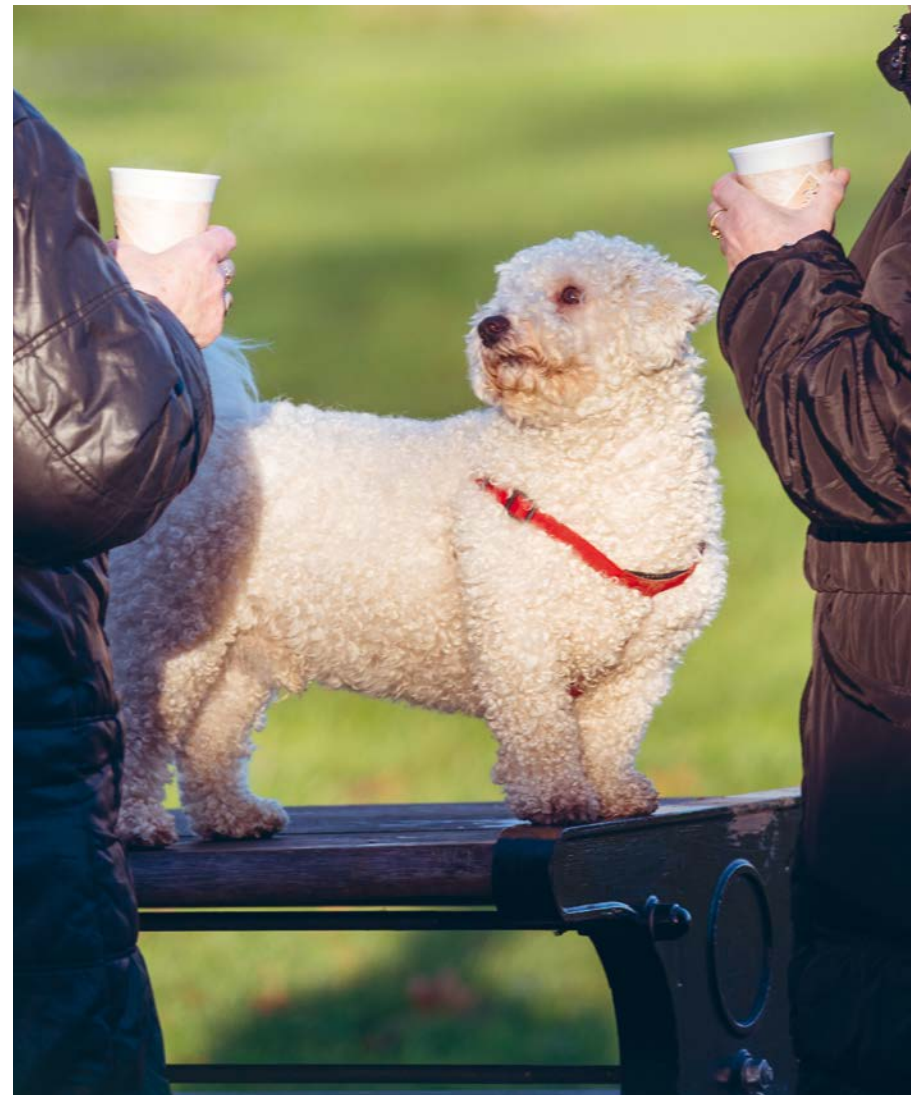
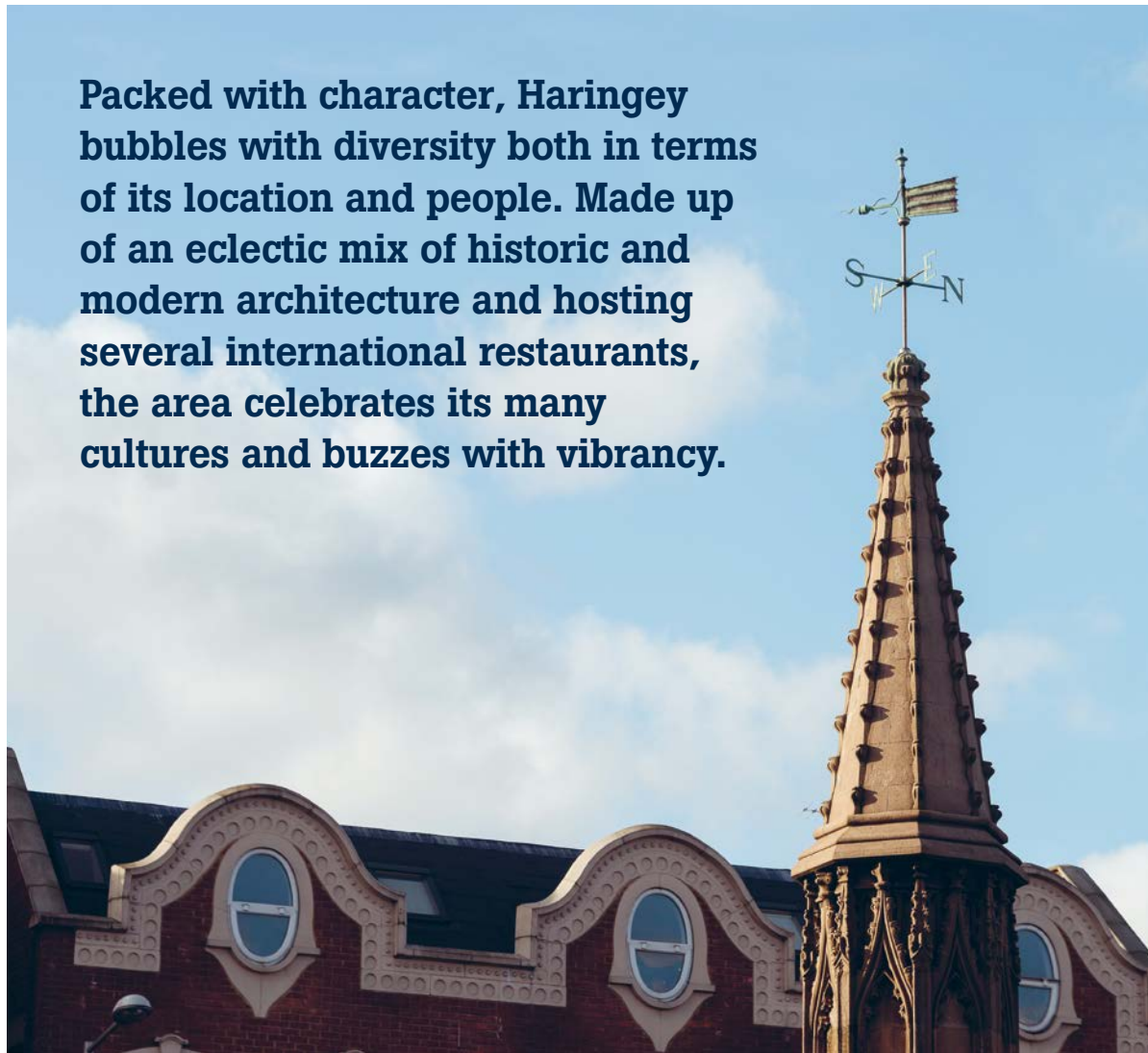


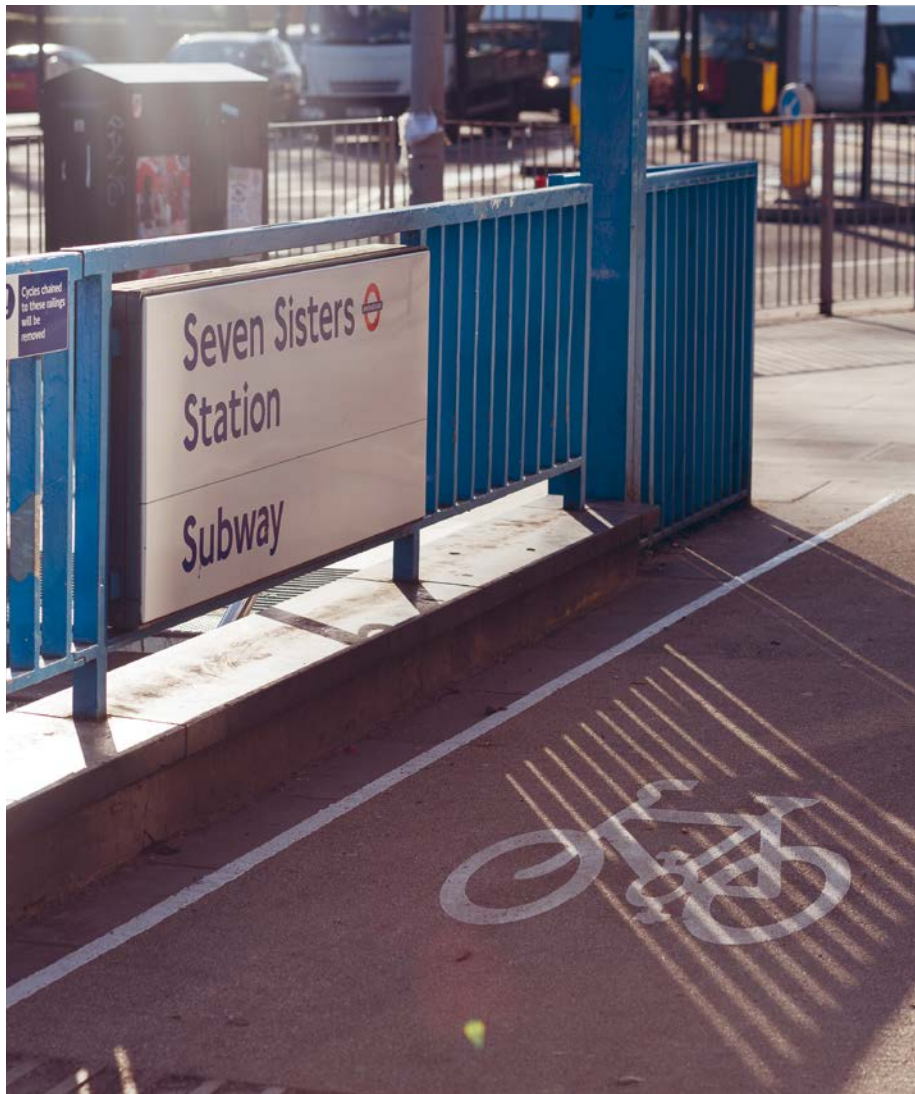
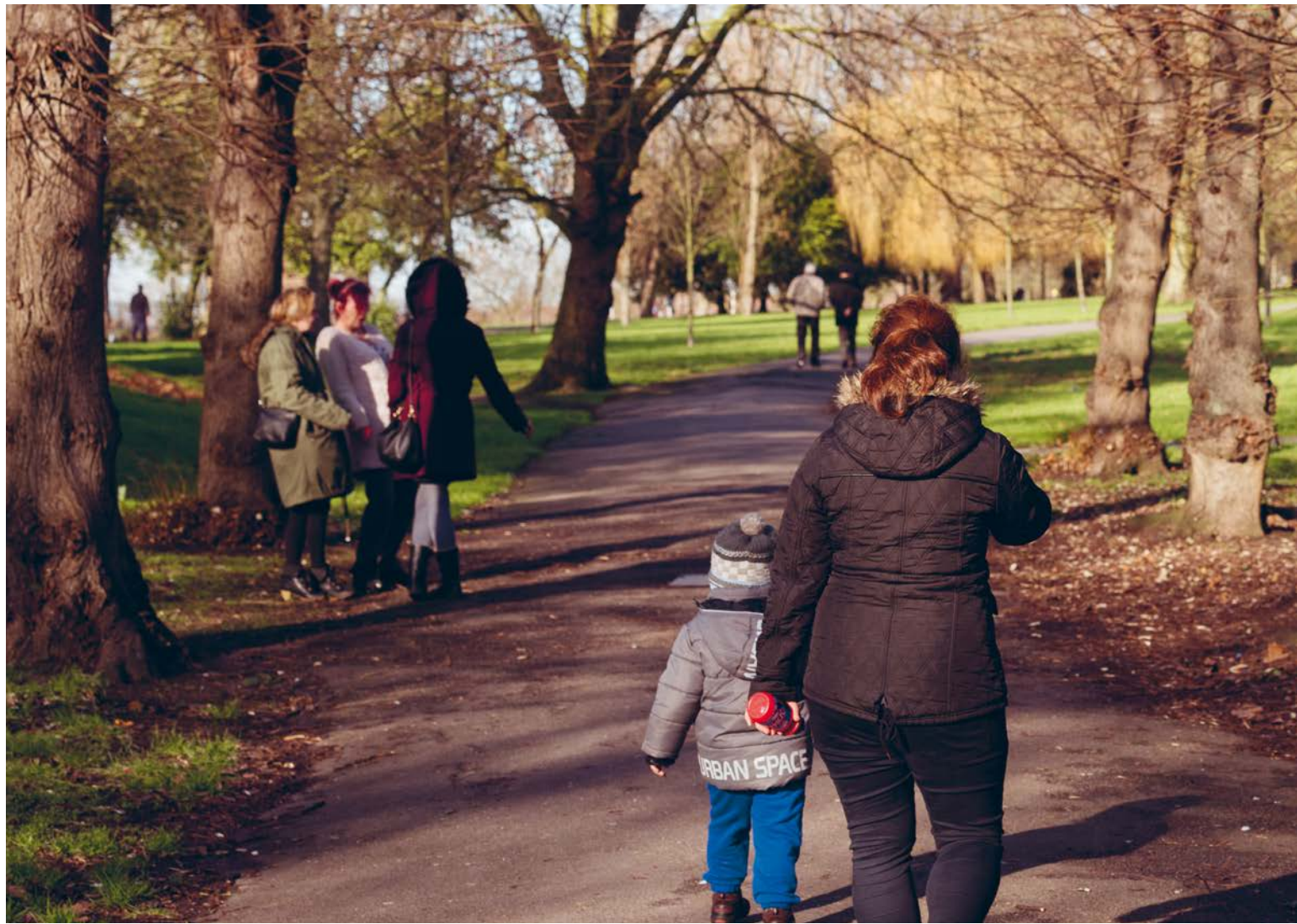
CITY AIRPORT
35 minutes by car

This development is ideally located in zone 3 with easy access to both the Piccadilly and Victoria lines. Turnpike Lane, Seven Sisters and Tottenham Hale tube and train stations all short walks away and with journey times into the City and West End of under 25 minutes you are a stone's throw from the hustle and bustle of central London.



Packed with character, Haringey bubbles with diversity both in terms of its location and people. Made up of an eclectic mix of historic and modern architecture and hosting several international restaurants, the area celebrates its many cultures and buzzes with vibrancy.





Kane House offers a number of one, two and three bedroom apartments, each designed to maximise all natural light and every inch of floor space. Each apartment has an attractive open plan layout which comprises the kitchen, dining and living rooms, offering an excellent multi-purpose family or entertaining space.



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The interiors of these homes have been finished to a high standard with modern yet functional design details throughout. Each apartment boasts a fitted kitchen and at least one contemporary bathroom, with a hand-picked and neutral scheme to compliment the architecture. Most of the apartments also include private balconies and many contain an en-suite bathroom.



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GENERAL

- 250-year lease to all apartments
- 10-year Building Guarantee (C-R-L)
- The building is highly insulated, & 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 personal code to communal entrance to the apartments
- CCTV covering the internal & externals of the building

- White Oak 2 Stile Veneered Doors

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

HEATING

- Rooms – Under floor heating using Nibe Air Exhaust Heat Pumps & heat recovery
- Water – Nibe Air Exhaust Heat Pumps & heat recovery.

ELECTRICAL

- Recessed lighting to Kitchen, Bathroom & Hallway & wall lighting to Living & Bedrooms
- Dimmer switches to all habitable rooms
- Brushed Stainless Steel switches & sockets (White switches & sockets used in ‘out of site’ locations)
- Low energy light fittings
- Pre-wired to accept Sky+, Virgin, Freeview TV, telephone and DAB & FM radio to living / dining & 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

- Handleless contemporary kitchens
- Fully fitted with Natural Acrylic Stone surfaces
- Sink unit (under mounted) with mixer tap
- Natural Acrylic Stone splash backs

- Recessed LED lighting under kitchen wall cupboards

- Bosch stainless steel appliances; oven, hob and extractor

- Integrated Bosch dishwasher & fridge freezer appliances

- Bosch washer / dryer located in service cupboard.

BATHROOMS

- Cast Iron double ended baths

- Three way shower diverter with rain shower head, hand held shower & bath spout (for bath set up)

- Two way shower diverter with rain shower head & hand held shower (for ensuite set up)

- Glass hinged shower screens with chrome channels

- Vanity Unit

- Recessed mirrored cabinet above sink

- Wall Hung WC

- Ceramic 600mm x 600mm wall tiles

- Chrome heated towel rail

- Shaver socket (within mirrored cabinet).



FLOORING

- Ceramic Tile oak affect flooring 1000mm x 200mm planks throughout main living room & entrance hall and bedrooms
- Ceramic 600mm x 600mm tiled floor in bathrooms.

DETAILED DESIGN

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

- Thicker walls and roofs to allow for increased u-values in excess of current regulations

- Maximised light and space to allow for more natural light

- High performance composite double glazed aluminium windows

- Built to comply with all current building regulations

- One passenger lift serving all apartments

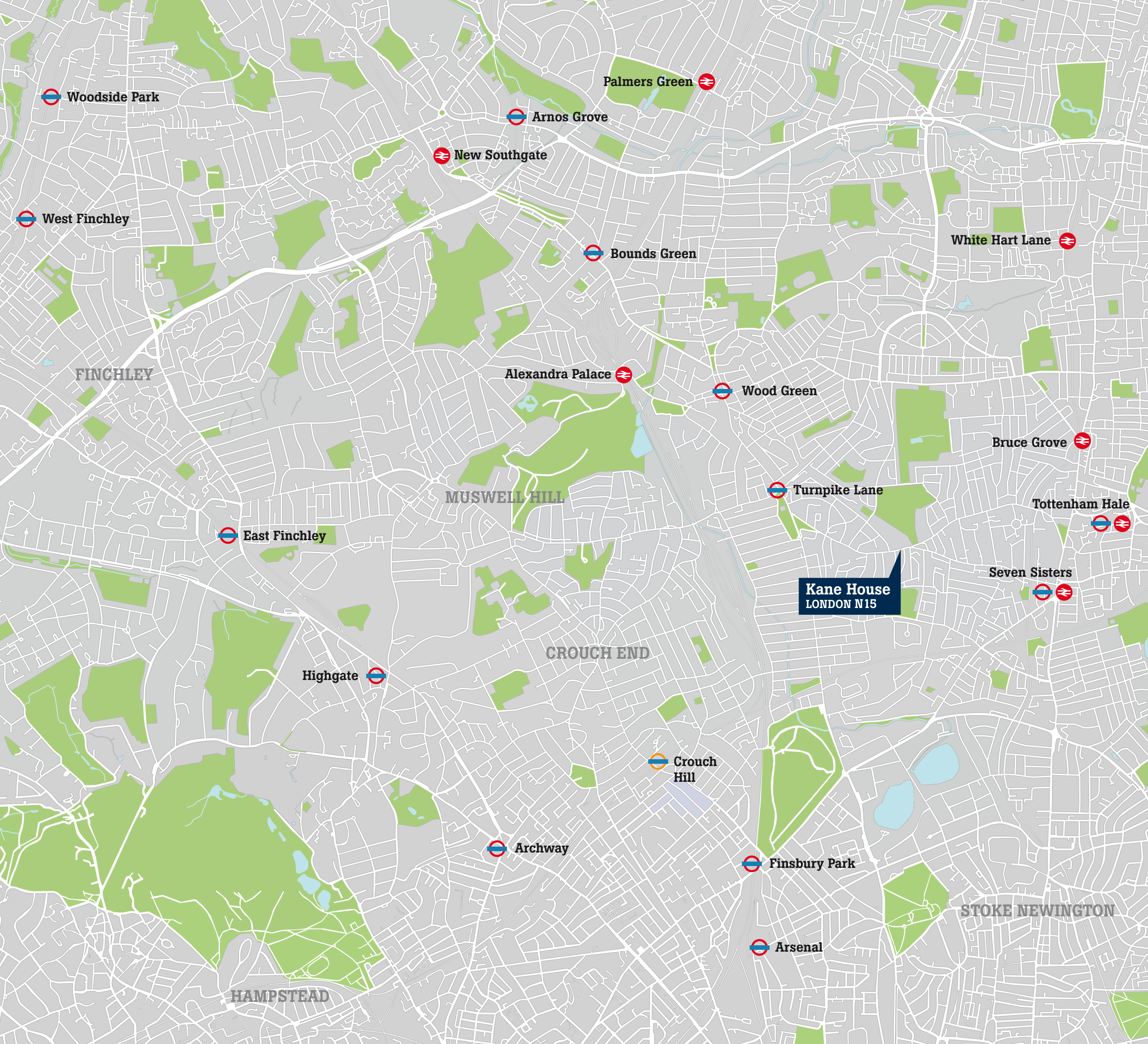
- Balconies to some apartments (see floorplans)

- Bike Store with CCTV monitoring & fob only access

- Bin Store with CCTV monitoring & fob only access.



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Transport connections

AIRPORTS

Haringey is a hub in terms of airport access. The Stansted Express from Tottenham Hale offers a direct link to Stansted Airport in around 35 minutes. Heathrow, Gatwick and London City airports can both be reached within an hour.

TUBES AND TRAINS

Seven Sisters, Tottenham Hale and Turnpike Lane all sit within zone 3 of the London Underground and offer access to the Victoria and Piccadilly Lines enabling fast and easy travel into and around London and beyond. Trains from Seven Sisters and Tottenham Hale offer routes to The City, Hertfordshire, Cambridge and Stansted Airport.

ROADS

Haringey is closely connected to some major routes in, around and out of London. The A406 North Circular and A503 are minutes away and the A10 and M11 are also close by for routes to Hertford, Cambridge and Stansted Airport.

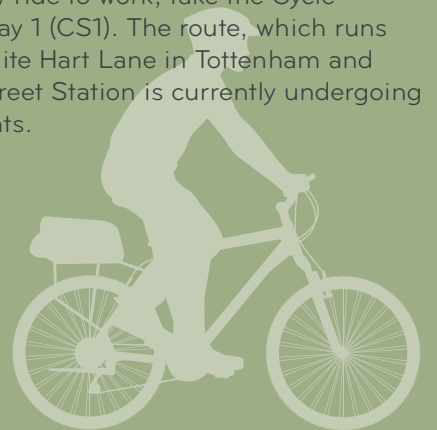
BUSES

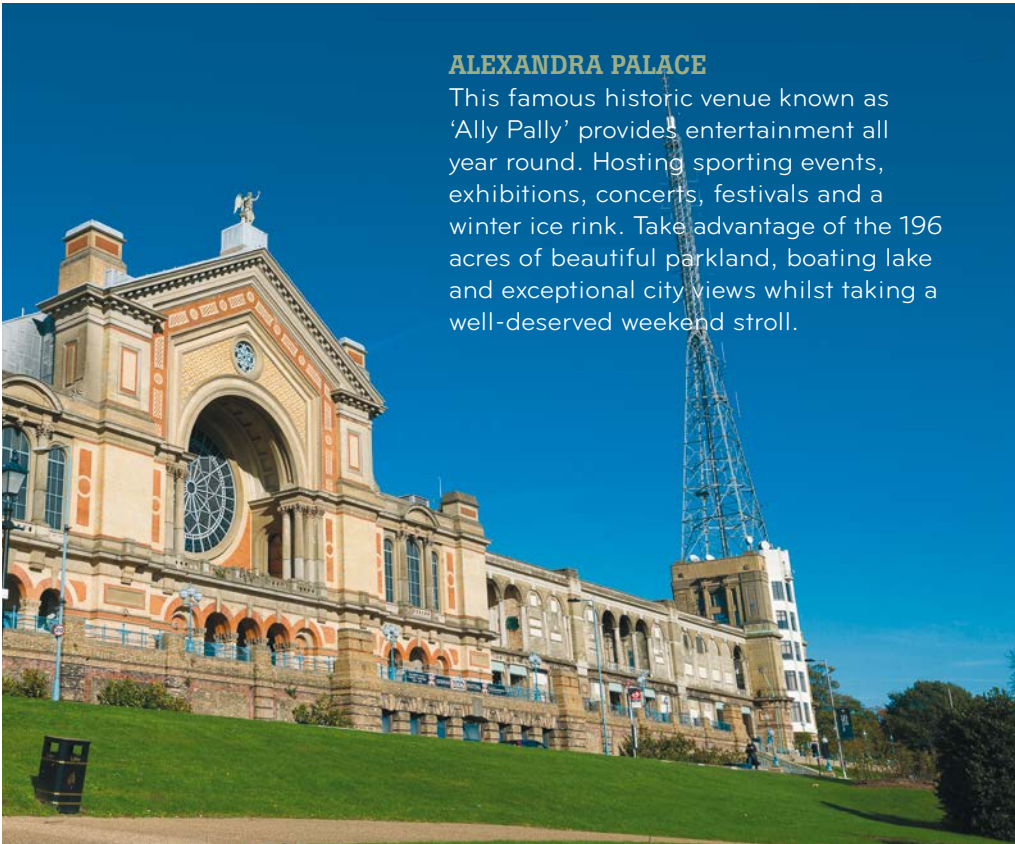
There are also numerous bus routes, running all over the capital, at all times of the day. You can reach the majority of areas that the tubes serve via buses from Haringey.

CYCLING

For leisure, explore miles of flat canal-side routes and visit the wide open grasslands of Tottenham Marshes by bike on part of the National Cycle Network, much of which is suitable for cyclists, walkers and wheelchair users.

For a healthy ride to work, take the Cycle Superhighway 1 (CS1). The route, which runs between White Hart Lane in Tottenham and Liverpool Street Station is currently undergoing improvements.





ALEXANDRA PALACE
This famous historic venue known as ‘Ally Pally’ provides entertainment all year round. Hosting sporting events, exhibitions, concerts, festivals and a winter ice rink. Take advantage of the 196 acres of beautiful parkland, boating lake and exceptional city views whilst taking a well-deserved weekend stroll.



**NORTHUMBERLAND
DEVELOPMENT PROJECT**

This stadium is set to replace White Hart Lane as the new home of football club Tottenham Hotspur.

The site will also benefit from a number of shops and leisure facilities and marks the beginning of a significant investment in the regeneration of this area.



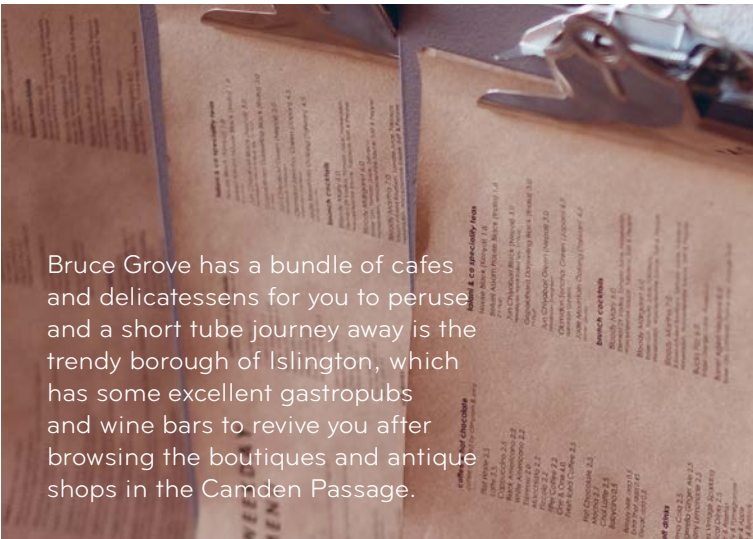
EATING OUT

Set amidst a vibrant, culturally diverse area of the capital, the Tottenham High Road boasts numerous local, independent restaurants and cafes serving a host of international cuisine including from Caribbean, Turkish, Italian, African and Japanese.



GREEN SPACES

Haringey is uniquely positioned in terms of access to green spaces and beauty spots. You can take a scenic walk in 70 acres of ancient woodland at Highgate Wood, escape to Chestnuts Park with a picnic, enjoy a leisurely stroll around the park at the Lordship Recreation Grounds or challenge yourself to the 4.5 mile Parkland Walk, situated in one of Haringey’s local nature reserves.



Bruce Grove has a bundle of cafes and delicatessens for you to peruse and a short tube journey away is the trendy borough of Islington, which has some excellent gastropubs and wine bars to revive you after browsing the boutiques and antique shops in the Camden Passage.



SHOPPING

Haringey has plethora of shopping districts offering an array of shopping experiences. Tottenham High road is home to numerous independent stores and supermarkets, Bruce Grove is the perfect go-to place for getting anything and everything, the colourful Seven Sisters market is open until 11pm, so perfect for satisfying late night shopping cravings and The Mall at Wood Green offers hundreds of big brand shops such as Primark and H&M as well as a gym and a 12-screen cinema. There are also plenty of artisan and farmers markets popping up in the area.

Westfield in Stratford, famed as one of Europe’s largest shopping centres is less than 15 minutes away via train from Tottenham Hale.



REGENERATION

The Haringey Regeneration Strategy focuses on ‘putting People, Places and Prosperity at the heart of regeneration’, aiming to raise skill and employment levels and make it an area rich for investment. There are major transformation plans in the borough areas, with Tottenham undergoing major investment.



ST. ANN’S HOSPITAL

This Haringey hospital has exciting plans for expansion and improvements in health facilities in the next few years which will see the creation of a modern health campus along with a mix of new affordable houses and flats and public open space.



THE CITY AND BEYOND

The commute to the City, Liverpool Street Station, is around a 20 minute journey from Seven Sisters and Tottenham Hale. Onward destinations of interest from here include Shoreditch, Hoxton and Spitalfields; all of which offer a diverse array of shops, bars, restaurants and galleries.

You can also reach The West End in around 20 minutes from nearby Turnpike Lane station, meaning the glittering theatre lights are close enough for weeknight treat.

For another cultural experience Cambridge is an hour away with direct trains from Tottenham Hale.

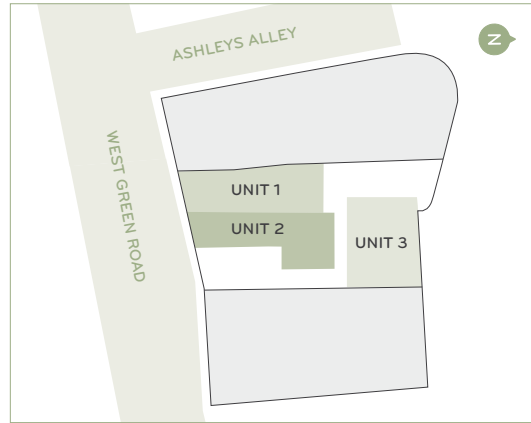


SPORTS AND LEISURE

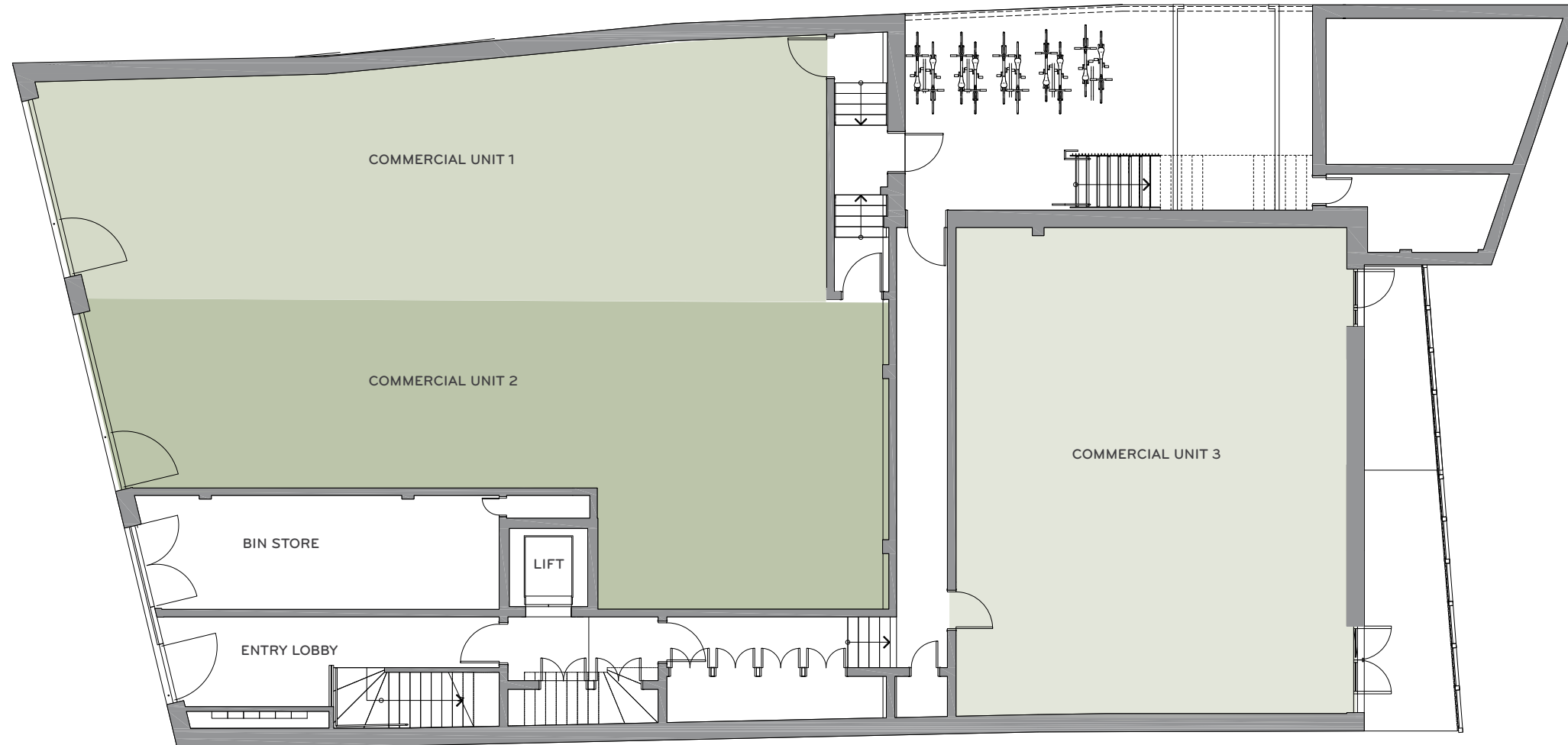
Downs Hill Park offers both recreational grounds and elegant ornamental grounds in its 30 acres.

Regular organised sports and informal kick-about are a normal sight to see when strolling around. The 10,000 acre, 26 mile long, Lea Valley Regional Park sits just outside Haringey. Famed as London’s biggest open space, it offers numerous sporting activities such as cycling, walking, horse riding, golf, athletics, even white water rafting in a picturesque setting.

Close by is the Tottenham Green Leisure Centre which has undergone recent redevelopment and offers a state of the art fitness suite, swimming pool and a range of classes and activities.



FLOOR
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GROUND

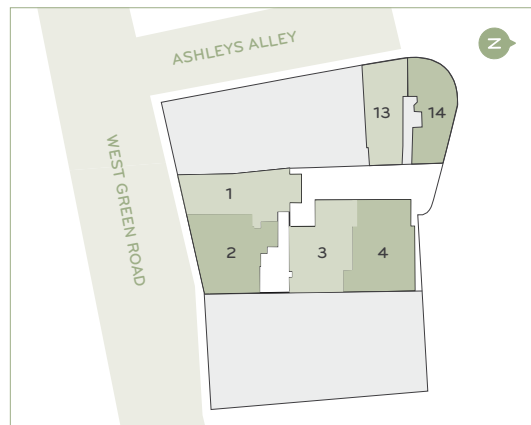


COMMERCIAL UNIT 1 Total Area (98m ² , 1055ft ²)
COMMERCIAL UNIT 2 Total Area (102m ² , 1098ft ²)
COMMERCIAL UNIT 3 Total Area (107m ² , 1152ft ²)

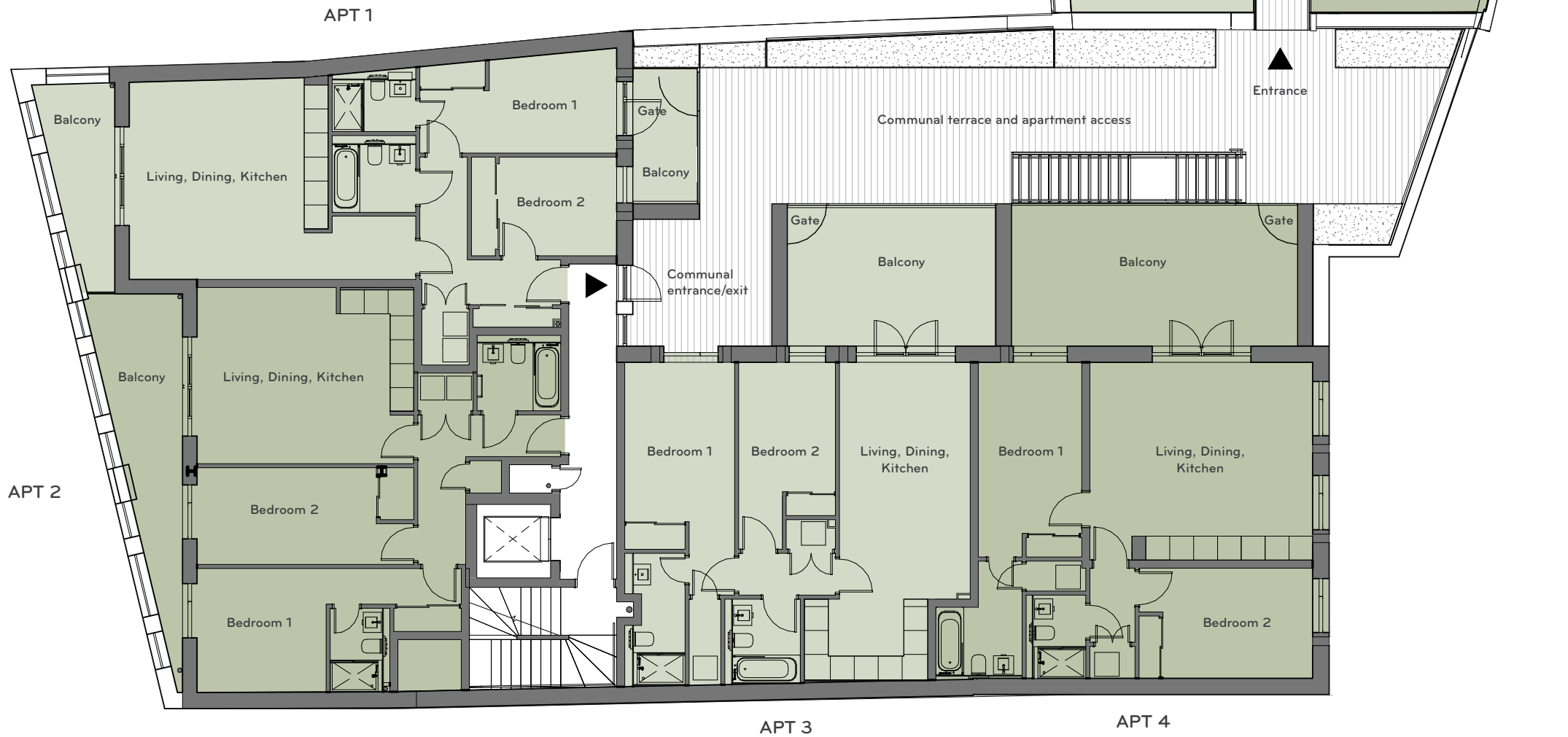
All measurements are gross internal areas. Room sizes may be subject to minor alterations. Please refer to Roseberyhouse-KT17.com for the most up-to-date floor plans.

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APARTMENT 1 Total Area (98.6m ² , 1061.0ft ²)
Living, dining, kitchen 5.0m x 5.0m (29.0m ² , 312.0ft ²)
Bedroom 1 4.9m x 2.6m (12.0m ² , 129.0ft ²)
Bedroom 2 2.9 x 2.7 (9.5m ² , 102.0ft ²)

APARTMENT 2 Total Area (73.4m ² , 790.0ft ²)
Living, dining, kitchen 5.5m x 4.4m (24.0m ² , 258.0ft ²)
Bedroom 1 3.2m x 3.1m (16.5m ² , 178.0ft ²)
Bedroom 2 4.5m x 2.4m (3.2m ² , 142.0ft ²)

APARTMENT 3 Total Area (67.4m ² , 725.0ft ²)
Living, dining, kitchen 8.0m x 3.3m (26.0m ² , 280.0ft ²)
Bedroom 1 4.0m x 2.8m (14.8m ² , 159.0ft ²)
Bedroom 2 3.2m x 2.4m (10.2m ² , 110.0ft ²)

APARTMENT 4 Total Area (69.0m ² , 742.0ft ²)
Living, dining, kitchen 6.0m x 5.0m (28.0m ² , 301.0ft ²)
Bedroom 1 4.3m x 2.6m (12.1m ² , 130.0ft ²)
Bedroom 2 3.8m x 2.8m (12.7m ² , 137.0ft ²)

APARTMENT 13 Total Area (62.0m ² , 667.5ft ²)
Living, dining, kitchen 5.5m x 4.8m (26.2m ² , 280.0ft ²)
Bedroom 1 5.1m x 2.6m (13.3m ² , 143.0ft ²)
Bedroom 2 3.1m x 3.0m (9.1m ² , 98.0ft ²)

APARTMENT 14 Total Area (62.6m ² , 674.0ft ²)
Living, dining, kitchen 5.5m x 4.6m (25.2m ² , 271.0ft ²)
Bedroom 1 3.5m x 3.3m (11.7m ² , 126.0ft ²)
Bedroom 2 3.1m x 2.8m (8.7m ² , 93.5ft ²)

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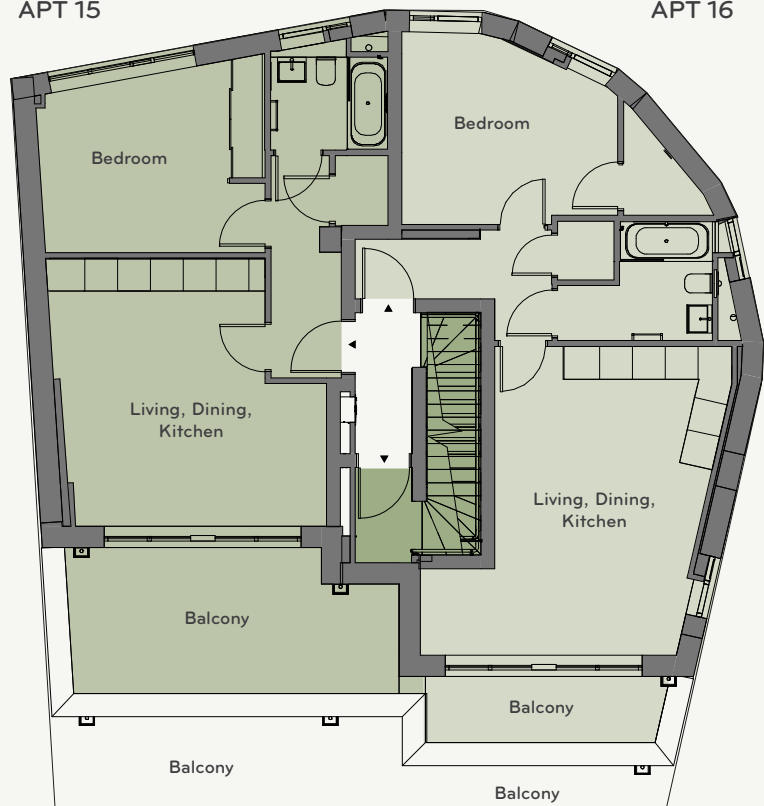
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FLOOR
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APT 15



APT 16

APARTMENT 15
Total Area (47.6m², 512.0ft²)

Living, dining, kitchen
4.8m x 4.4m (21.2m², 228.0ft²)

Bedroom
3.3m x 4.0m (13.3m², 143.0ft²)

APARTMENT 16
Total Area (53.0m², 570.0ft²)

Living, dining, kitchen
5.7m x 4.4m (24.3m², 262.0ft²)

Bedroom
3.7m x 3.3m (12.2m², 131.0ft²)

APARTMENT 17
Entrance

APT 5



APARTMENT 7
Total Area (89.0m², 958.0ft²)

Living, dining, kitchen
6.3m x 5.8m (35.4m², 381.0ft²)

Bedroom 1
2.7m x 3.9m (11.6m², 125.0ft²)

Bedroom 2
2.8m x 3.4m (11.4m², 123.0ft²)

Bedroom 3
2.8m x 3.4m (11.3m², 122.0ft²)

APARTMENT 5
Total Area (70.0m², 753.0ft²)

Living, dining, kitchen
4.95m x 5.0m (28.2m², 304.0ft²)

Bedroom 1
2.7m x 4.9m (12.8m², 138.0ft²)

Bedroom 2
(3.8m x 2.8m (9.7m², 104.0ft²))

APARTMENT 6
Total Area (74.0m², 797.0ft²)

Living, dining, kitchen
5.4m x 4.4m (24.0m², 258.0ft²)

Bedroom 1
(2.7m x 3.7m (14.5m², 156.0ft²))

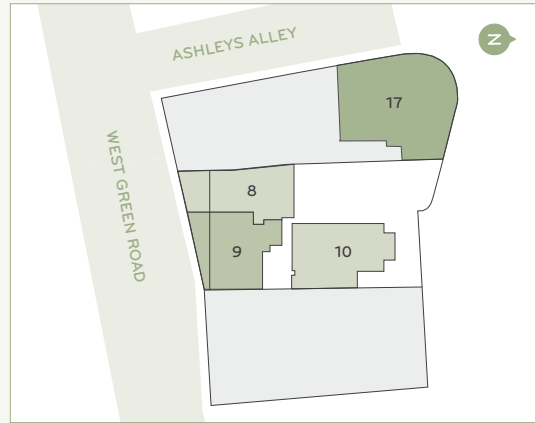
Bedroom 2
2.8m x 4.5m (15.0m², 161.0ft²)

APT 7

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APT 17



APARTMENT 17 Total Area (73.6m ² , 792.0ft ²)
Living, dining, kitchen 6.0m x 4.2m (25.1m ² , 270.0ft ²)
Bedroom 1 3.3m x 3.7m (12.2m ² , 130.0ft ²)
Bedroom 2 3.4m x 3.0m (10.3m ² , 111.0ft ²)

APT 8



APT 9



APT 10



APARTMENT 10	
Total Area (89.0m², 958.0ft²)	
Living, Dining, Kitchen	
35.0m², 377.0ft² (6.3m x 5.8m)	
Bedroom 1	
11.4m², 123.0ft² (3.9m x 2.7m)	
Bedroom 2	
11.4m², 123.0ft² (3.4m x 2.8m)	
Bedroom 3	
11.2m², 121.0ft² (3.3m x 2.8m)	
ENERGY EFFICIENCY RATING	88B
ENVIRONMENTAL IMPACT (CO₂)	89B

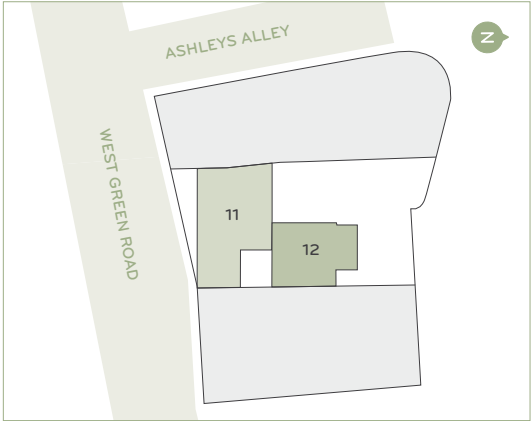
APARTMENT 8 Total Area (61.6m ² , 663.0ft ²)	
Living, Dining, Kitchen 5.3m x 5.5m (28.3m ² , 304.6ft ²)	
Bedroom (includes walk-in-wardrobe) 4.6m x 2.9m (16.9m ² , 181.9ft ²)	
ENERGY EFFICIENCY RATING	87B
ENVIRONMENTAL IMPACT (CO ₂)	88B

APARTMENT 9 Total Area (73.9m ² , 795.4ft ²)
Living, Dining, Kitchen 4.4m x 5.4m (24.0m ² , 258.3ft ²)
Bedroom 1 2.8m x 4.4m (14.5m ² , 156.0ft ²)
Bedroom 2 2.8m x 5.5m (15.0m ² , 161.4ft ²)

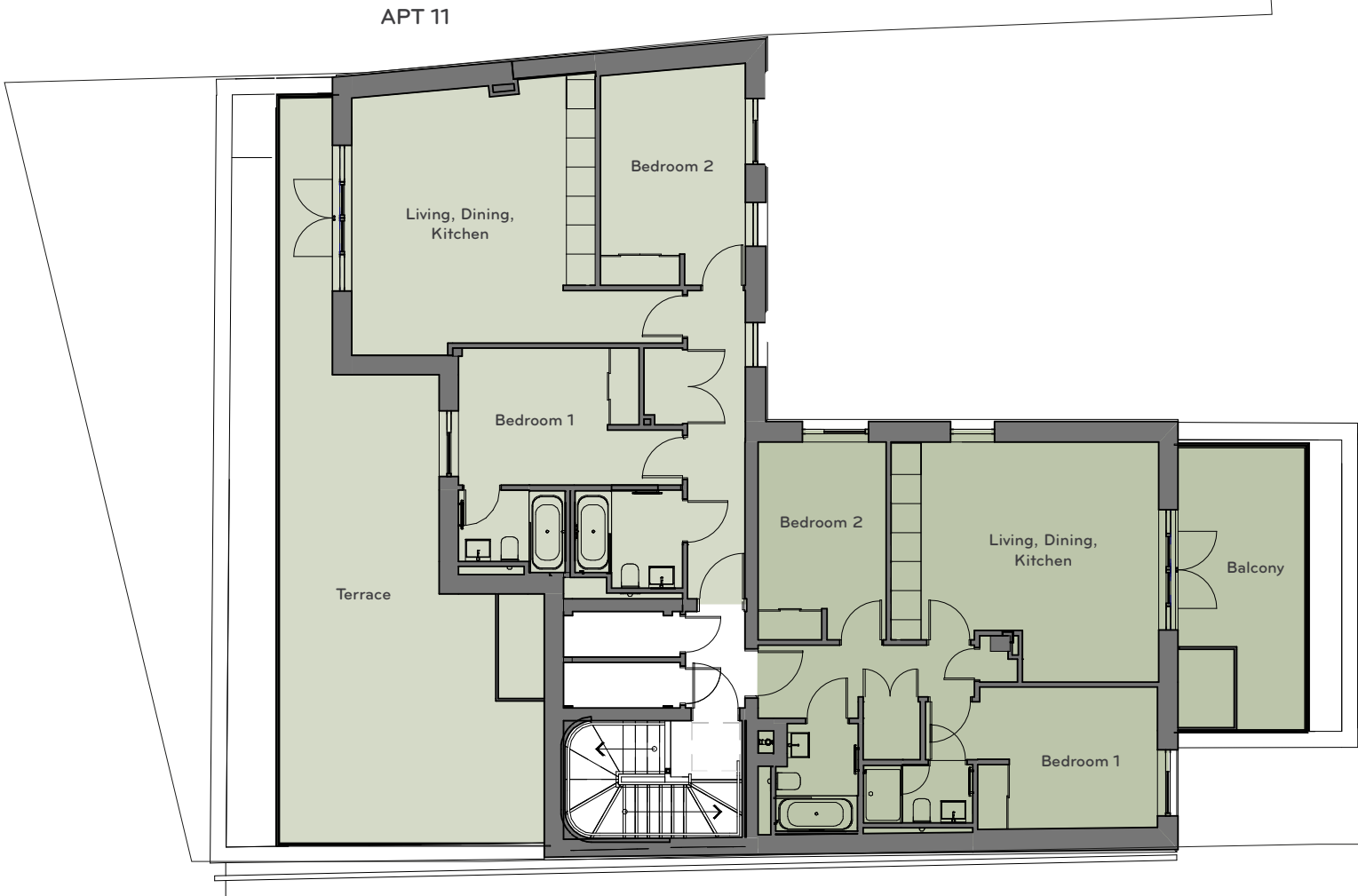
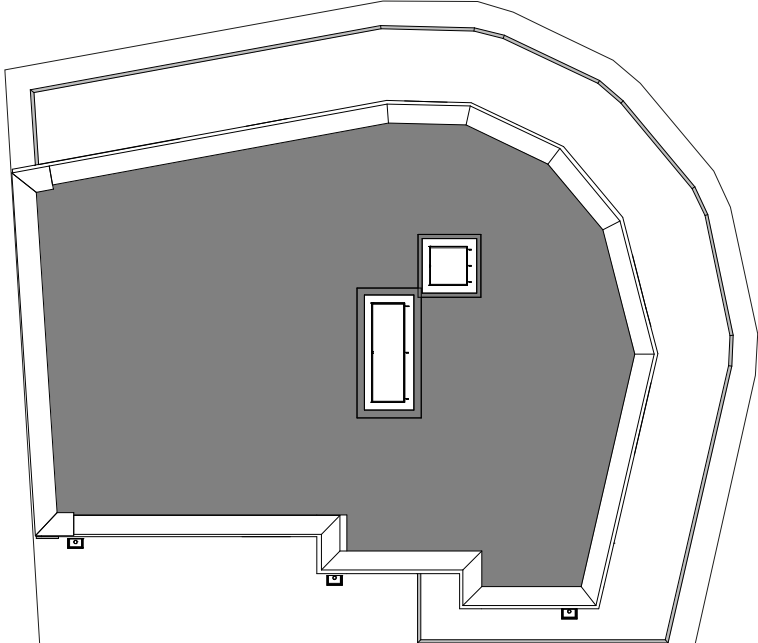
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APARTMENT 11 Total Area (66.5m ² , 716.0ft ²)
Living, Dining, Kitchen 4.6m x 5.4m (24.9m ² , 268.0ft ²)
Bedroom 1 3.0m x 4.0m (12.0m ² , 129.0ft ²)
Bedroom 2 2.7m x 4.0m (10.7m ² , 115.0ft ²)

APARTMENT 12 Total Area (75.8m ² , 815.0ft ²)
Living, Dining, Kitchen 5.0m x 5.7m (28.8m ² , 310.0ft ²)
Bedroom 1 2.8m x 4.1m (11.4m ² , 123.0ft ²)
Bedroom 2 3.0m x 4.4m (13.2m ² , 142.0ft ²)

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IDM’s design and development team



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9 one, two and three bedroom apartments



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Hampstead Heath

Belsize Park

Finchley Road

St Johns Wood

Regent's Park

Ladbroke Grove

Hyde Park

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