## JASMINE COURT

A very unique development of 9 beautifully designed 2 and 3 bedroom apartments



# JASMINE COURT



## The Development

### Transforming a Brownfield Site into something truly spectacular.

Jasmine Court provides a fabulous and luxurious lifestyle, from the exclusively designed landscaped gardens by RHS Chelsea award winning designers, to the elegantly designed interiors with modern wall and ceiling features, stunning kitchens and sumptuous bathrooms.

Each apartment benefiting from a large west facing terrace and a bespoke designed lift providing ease of access to all floors. Whilst the state-of-the-art video entry phone system, fully integrated alarms and a secure gated car park ensures peace of mind.

Exquisite fixtures and fittings, bespoke interiors and sumptuous materials are at the very heart of Jasmine Court. Every detail has been carefully considered to create the most comfortable of surroundings, all finishes have been selected to heighten the enjoyment of your home, offering a level of exclusivity that is difficult to replicate.

What makes Jasmine Court especially desirable is its setting within Southgate. Having such diverse shopping opportunities on your door step, whether it is a local supermarket, or making a reservation at a local restaurant, including everything from a slice of the Amalfi coast to a colourful Greek meze, the choice is yours.

You are also within a 10 minute walk to Southgate's underground station, providing direct links into the centre of London's renowned West End theatre land and shopping facilities.



mins

## Travel Information

Jasmine court is perfectly placed for easy access to tube, rail and road networks.









A DESCRIPTION OF

Specification

At Jasmine Court we have blended modern designs with the finest materials and traditional craftsmanship to create a perfect balance between luxury and comfort.

- > Bespoke KONE lift onto all floors
- > Impressive communal areas with mirror features and a grand chandelier
- Rako mood lighting system
- > Italian porcelain tiled flooring in all hallways and kitchen / living / dining rooms
- > LED recessed ceilings in all bedrooms and living / dining rooms
- > Fitted Italian wardrobes in all bedrooms

- > TV wall features in all living rooms and bedrooms
- > Under floor heating with efficient heating controls
- Individual residents cycle storage Landscaped gardens designed by

RHS Chelsea Award winning designer

> 10 year building warranty





#### Kitchens

- > Bespoke Italian kitchens
- Quartz stone worktops
- Marble splash back
- > Miele appliances to include;
  - induction hob
  - oven
- combination microwave oven - integrated refrigerator, freezer and dishwasher
- Waste disposal unit
- Integrated LED lighting

#### Bathrooms

- > En-suites to master bedroom with hidden LED lighting and his and her sinks
- > Hansgrohe Axor taps and shower valves
- > Italian porcelain tiles
- > Chrome heated towel rails Bespoke feature lighting
- > Level access showers
- > Duravit porcelain bathroom fittings

#### Security

- Siedle bi-directional video entry system
- > Secure gated car park with designated bays
- > Automated gate entry system
- > Fully fitted alarm system

APARTMENT



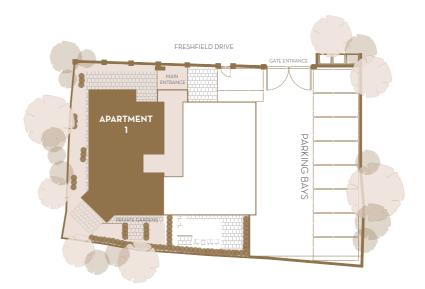
#### **Ground Floor**



## Beautifully designed ground floor apartment,

benefiting from two bedrooms, en-suite to master bedroom, family bathroom and an open plan kitchen / living / dining area with bi-folding doors leading to your private south-west facing landscaped garden.

Inches	Meters
4'7" x 12'2"	1.4 x 3.7
12'2" × 16'5"	3.7 x 5
6'7" x 12'2"	2 x3.7
12'2" × 15'9"	3.7 x 4.8
12' x 10'2"	3.6 x 3.1
	4'7" x 12'2" 12'2" x 16'5" 6'7" x 12'2" 12'2" x 15'9"



APARTMENT

Two

#### **Ground Floor**



## Beautifully designed ground floor apartment,

benefiting from three bedrooms, en-suite to master bedroom, family bathroom and an open plan kitchen / living / dining area with bi-folding doors leading to your private south-west facing landscaped garden.

Inches	Meters
12'2" x 4'7"	4 x 1.4
18' x 12'5"	5.5 x 3.8
6'7" x 8'11"	2 x 2.7
14'1" x 13'6"	4.3 x 4.1
12'6" x 11'6"	3.8 x 3.5
8'3" x 10'3"	2.5 x 3.1
	12'2" x 4'7" 18' x 12'5" 6'7" x 8'11" 14'1" x 13'6" 12'6" x 11'6"



APARTMENTS

Three, Five & Seven

#### 1st, 2nd & 3rd Floor



## Elegantly designed first and second floor apartments,

benefiting from two bedrooms, en-suite to master bedroom, family bathroom and an open plan kitchen / living / dining area with bi-folding doors leading to your private balcony.

Inches	Meters
4'3" x 16'	1.3 x 4.9
15'5" x 12'2"	4.7 x 3.7
8'7" x 8'11"	2.6 x 2.7
12'6" x 12'2"	3.8 x 3.7
10'2" x 11'10"	3.1 x 3.6
4'8" x 14'9"	1.4 x 4.5
	4'3" x 16' 15'5" x 12'2" 8'7" x 8'11" 12'6" x 12'2" 10'2" x 11'10"



APARTMENTS

Four, Six & Eight

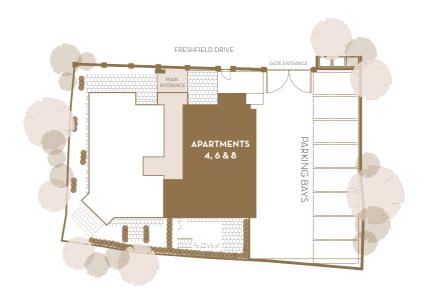
1st, 2nd & 3rd Floor



## Elegantly designed first and second floor apartments,

benefiting from three bedrooms, en-suite to master bedroom, family bathroom and an open plan kitchen / living / dining area with bi-folding doors leading to your large private south-east facing terrace.

Area	Inches	Meters
Hallway	4'8" × 18'5"	1.4 x 5.6
Living & Dining Area	22' × 11'2"	6.7 x 3.4
Kitchen	10'6" x 7'11"	3.2 x 2.4
Master Bedroom	13'6" x 10'3"	4.1 x 3.1
Second Bedroom	11'2" x 10'3"	3.4 x 3.1
Study / Guest Room	10'10" x 8'3"	3.3 x 2.5
Balcony	3'3" x 10"	1 x 3
Terrace	3'3" x 35'10"	1 x 10.9



APARTMENT

#### Nine

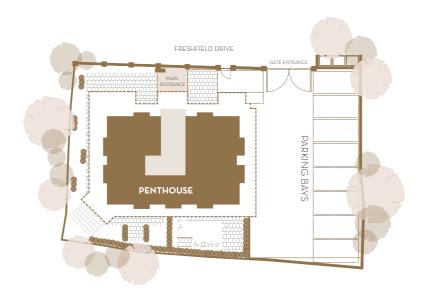
#### Penthouse

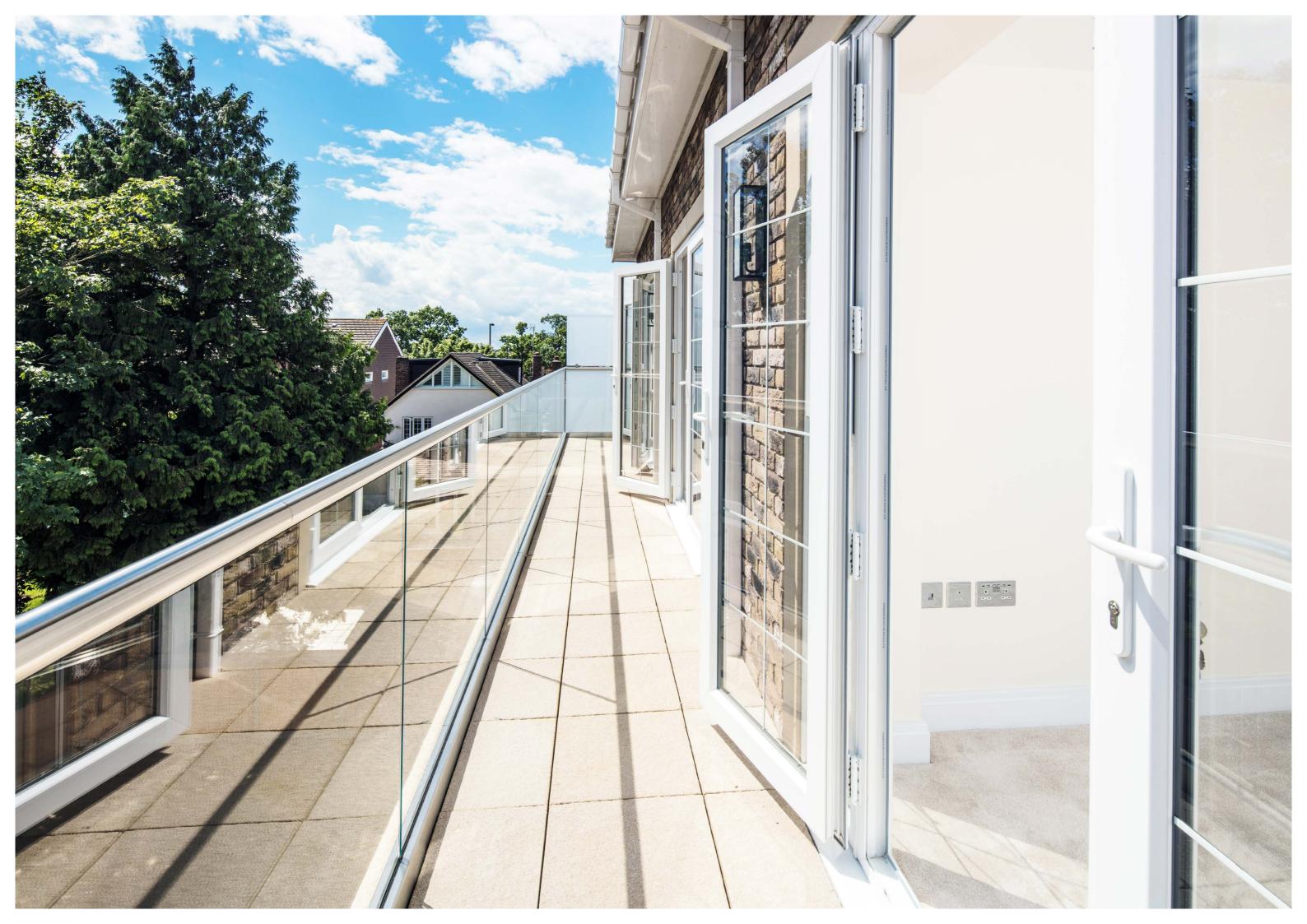


#### This prestigious apartment is first greeted by a grand chandelier directly outside the apartment door,

once entered, this apartment boasts a stunning skylight within the hallway, three bedrooms, en-suites to both master and second bedrooms, family bathroom and an open plan kitchen / living / dining area leading to two private south-east facing balconies.

Area	Inches	Meters
Hallway	3'8" x 22'8"	1.1 x 6.9
Living & Dining Area	18'1" x 17'1"	5.5 x 5.2
Kitchen	10'2" x 14'6"	3.1 x 4.4
Master Bedroom	16'5" x 15'1"	5.0 x 4.6
Second Bedroom	16'1" x 15'1"	4.9 x 4.6
Study / Guest Room	14'6" x 9'7"	4.4 × 2.9
Balcony	3'3" x 6'11"	1 x 2.1





#### 1a Freshfield Drive

London N14 4QW

ABOUT THE

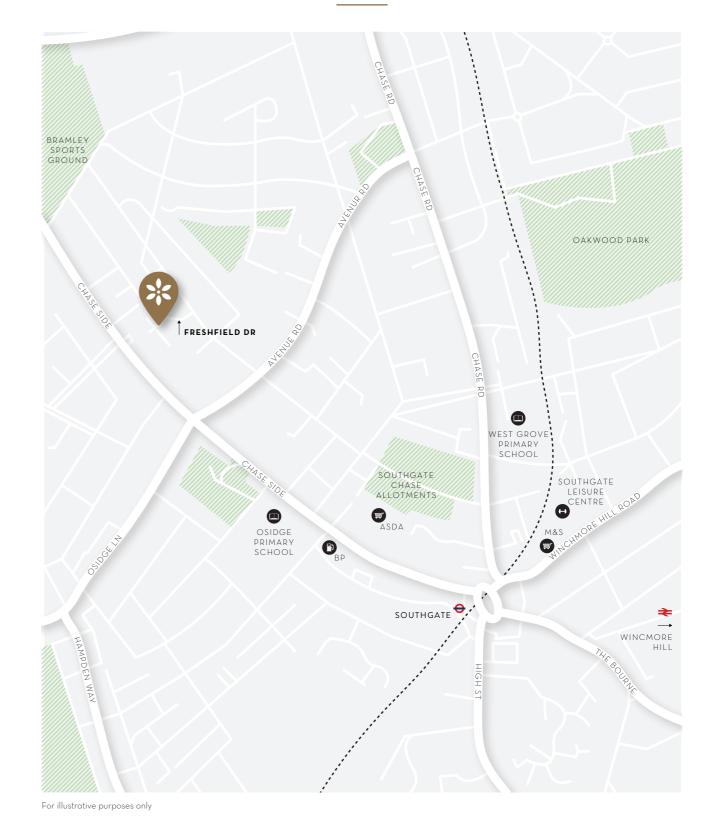


At Yogo Group we aim to be pioneers of creating unique homes which resonate in profound luxury and timeless interiors.

For 15 years, Yogo Group has been designing, building and renovating some of the most glamorous and individual homes in London - from the magnificence of an exclusively designed home adorned with bespoke furnishings and globally sourced antiques, to the transition of empty land into the grandeur of an imposing home.

Creativity, quality and beauty are designed into every one of our projects. Our quality of build and design has won awards for the last four years consecutively, winning both regional and national development of the year awards.





WWW.YOGOGROUP.COM



please contact our sales team on

0800 500 3050

#### Disclaimer.

This document is intended to provide an indication of the general style of our development. Yogo Group operate a policy of continuous development and individual features such as windows and elevational treatments may vary from time to time. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991 or superseded by the Consumer Protection for unfair trading regulations (CPRs). Nor do they constitute a contract, part of a contract or a warranty. An energy Performance Certificate (EPC) is available for inspection on request and a copy is held by the selling agent. Travel times and distances are approximate, sourced from maps.google.couk and www.nationalrail.couk. All details are correct at time of going to press. March 2017.

