



NEWBY HOUSE

A COLLECTION OF 17 APARTMENTS

A COLLECTION OF 17 TWO BEDROOM APARTMENTS
BOASTING A TWIST BETWEEN MODERN AND
INDUSTRIAL-INSPIRED LIVING SITUATED IN THE
HEART OF SOUTHGATE

A DEVELOPMENT BY



WELCOME TO



NEWBY HOUSE



ABOUT THE DEVELOPMENT

Newby House is set to be a landmark residence in Southgate, with its unique characteristics ranging from a granite and glass façade to a zinc waved roof. Both the interior and exterior finishes have been designed to create maximum impact, yet remain stylish. The custom designed interior, unique to Newby House, offers a level of exclusivity that is difficult to replicate.

Each level at Newby House consist of the same footprint, three distinct apartment layouts giving the potential residents a choice to which is more suitable for their lifestyle. Within each apartment, a neutral colour palette has been chosen in order to transform all bedrooms into individual sanctuaries. On the other hand, once

you leave the apartment, you are invited into a dramatic descent down the custom designed staircase with large window features looking out on to the surrounding cosmopolitan area.

Newby House is ideally located within a 2 minute walk to Southgate Underground Station. So, whether you're off to work with a coffee to go, or heading to Shaftsbury Avenue for the late night show, the choice is up to you. Newby House is particularly desirable within its setting in Southgate, having such diverse shopping opportunities on your door step, ranging from a top up at your local Marks & Spencer or making a reservation at a variety of restaurants, everything from a slice of the Amalfi coast to a colourful Greek meze.



TWO MINUTE WALK TO SOUTHGATE UNDERGROUND STATION



TRAVEL INFORMATION

Newby House is perfectly placed for easy access to tube, rail and road networks.



NEWBY HOUSE TO KINGS
CROSS & ST PANCRAS IN
JUST OVER

20

MINUTES VIA THE TUBE
FROM SOUTHGATE

NEWBY HOUSE TO
KNIGHTSBRIDGE IN
JUST UNDER

35

MINUTES FROM
SOUTHGATE

NEWBY HOUSE TO
CANARY WHARF
WITHIN

45

MINUTES



NEWBY HOUSE TO BRENT CROSS
SHOPPING CENTRE IN JUST OVER

15

MINUTES VIA THE NORTH
CIRCULAR ROAD.

NEWBY HOUSE TO STANSTEAD
AIRPORT IN

35

MINUTES VIA M11



1. KINGS CROSS ST PANCRAS
2. CANARY WHARF
3. HARRODS, KNIGHTSBRIDGE
4. STANSTEAD AIRPORT



TRAVEL
INTO
LONDON'S
COVENT
GARDEN
FOR A
SHOW

30

MINUTES FROM
SOUTHGATE



SPECIFICATION

General:

- > Floor to ceiling aluminium windows
- > Ceiling and wall features with hidden LED lighting
- > Polished Plaster feature walls
- > Purpose designed T.V. wall features decorated with wallcoverings and exposed brick
- > Underfloor heating throughout, including individual thermostats for each room
- > Bespoke blinds fitted to all rooms
- > 'Rustic Chic' porcelain tiles
- > Double storage cupboards with allocated shelves
- > Custom designed KONE Lift to all floors
- > Individual residents cycle storage

Kitchen:

- > Bespoke Italian kitchen with quartz worktop
- > Hidden LED lighting
- > Antique mirror splashback
- > Concealed extractor fan
- > Siemens appliances to include;
 - Single Oven
 - Microwave
 - Induction Hob
 - Integrated Dishwasher
 - Integrated Fridge / Freezer
 - Integrated Washer / Dryer

Bedrooms:

- > Soft touch carpets to all bedrooms
- > Bespoke Italian wardrobes
- > Crushed velvet headboards in all master bedrooms
- > Purpose designed T.V. wall features decorated with wallcoverings in all bedrooms
- > LED feature lighting

Bathrooms & En-Suites:

- > Italian porcelain tiles
- > Built in baths with LED feature lights
- > Hansgrohe sanitary ware
- > Chrome heated towel rails
- > Mirror features with LED backlights
- > PIR sensor lights to all bathrooms and En-suites

Security:

- > Video entry phone system
- > Internal and external 24hr CCTV security cameras



1. KITCHEN
2. BRICK FEATURE WALL
3. MASTER BEDROOM EN-SUITE
4. HALLWAY FEATURE WALL



1. MASTER BEDROOM
2. BATHROOM
3. HALLWAY

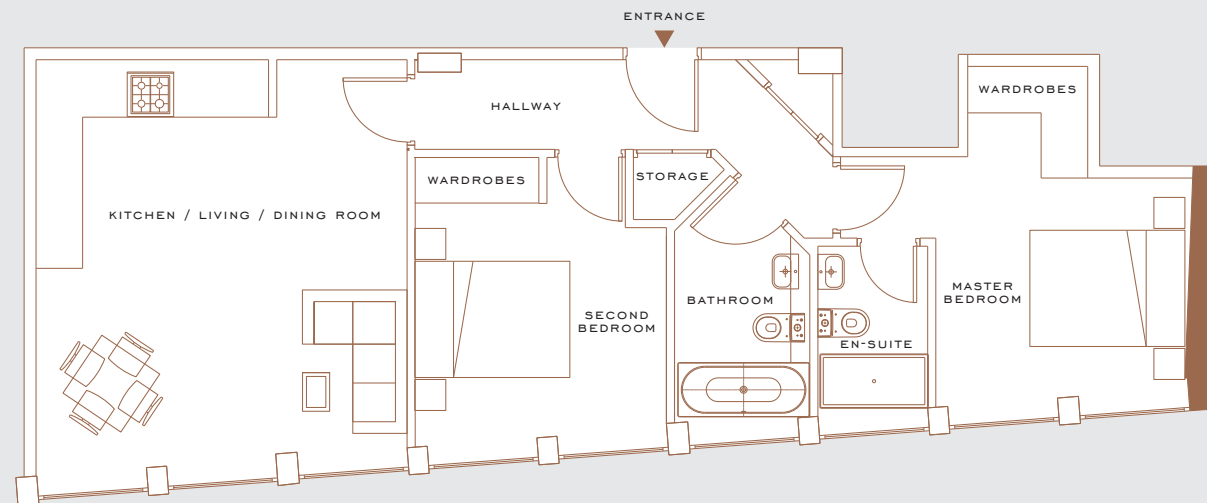


4. KITCHEN
5. SECOND BEDROOM
6. LOUNGE



OPTION A

These apartments offer two large bedrooms, an en-suite to the master bedroom, family bathroom/guest toilet and a large kitchen / living / dining room. All rooms benefiting from floor to ceiling windows and enjoying the sunrise every morning from the lounge and both bedrooms.



70 SQ M / 754 SQ FT



APARTMENT NUMBERS AND LOCATION WITHIN NEWBY HOUSE

Apartment 16

5th Floor

Apartment 14

4th Floor

Apartment 11

3rd Floor

Apartment 8

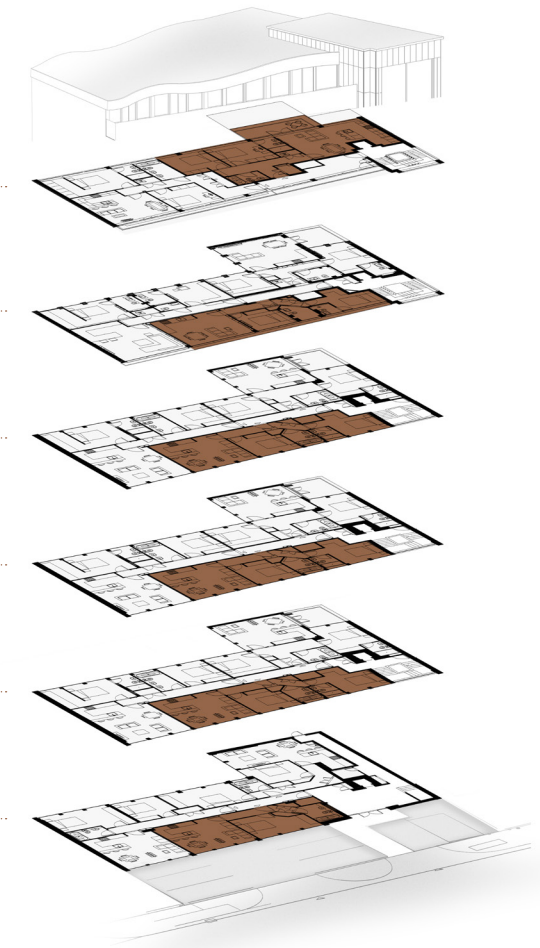
2nd Floor

Apartment 5

1st Floor

Apartment 2

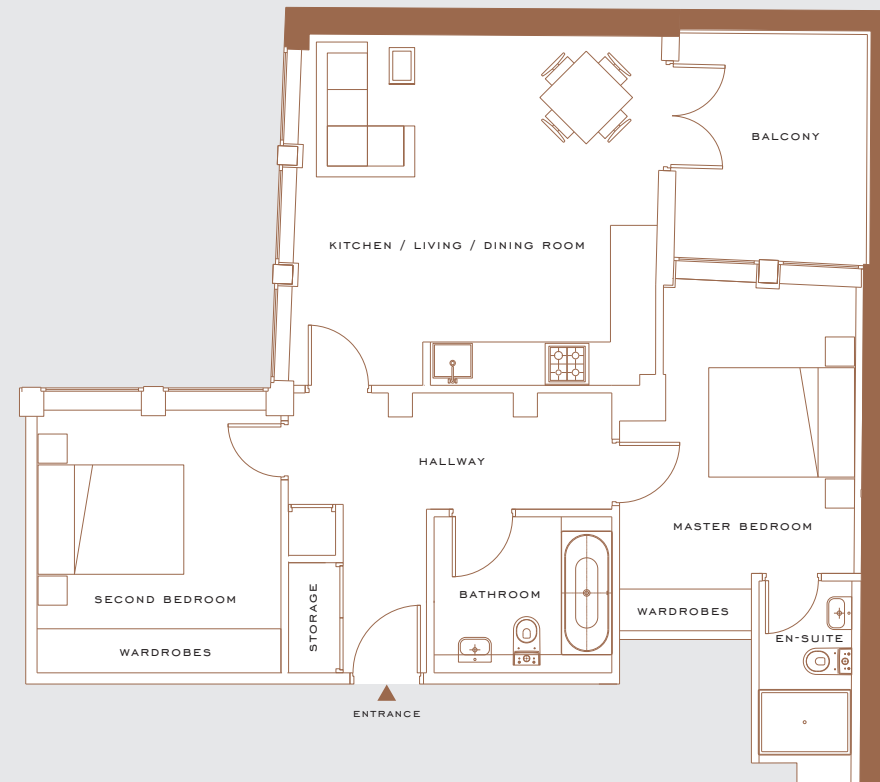
Ground Floor





OPTION B

These apartments offer two large bedrooms, an en-suite to the master bedroom, large family bathroom/guest toilet and an open plan kitchen / living / dining room leading on to your south west facing balcony. All rooms benefiting from floor to ceiling windows enjoying the sunset every afternoon.



75 SQ M / 807 SQ FT



APARTMENT NUMBERS AND LOCATION WITHIN NEWBY HOUSE

Apartment 13

4th Floor

Apartment 10

3rd Floor

Apartment 7

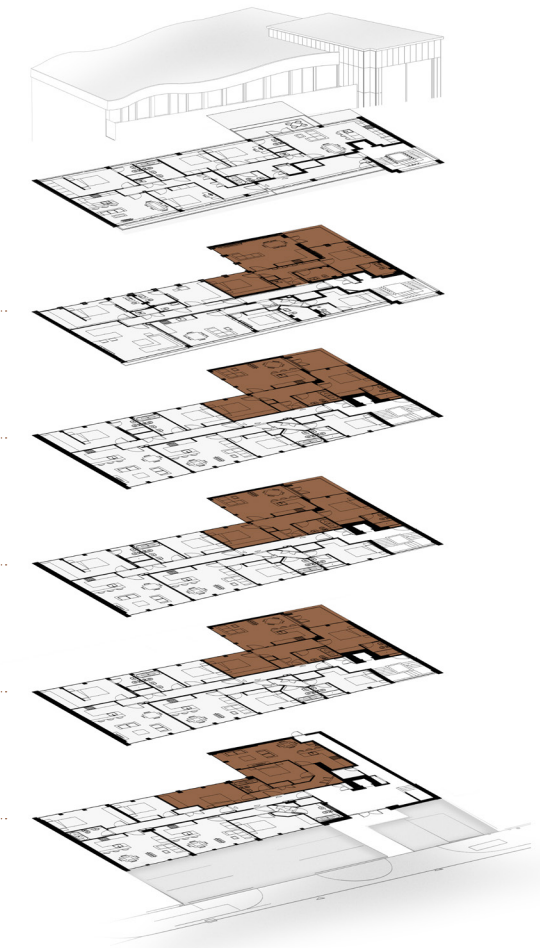
2nd Floor

Apartment 4

1st Floor

Apartment 1

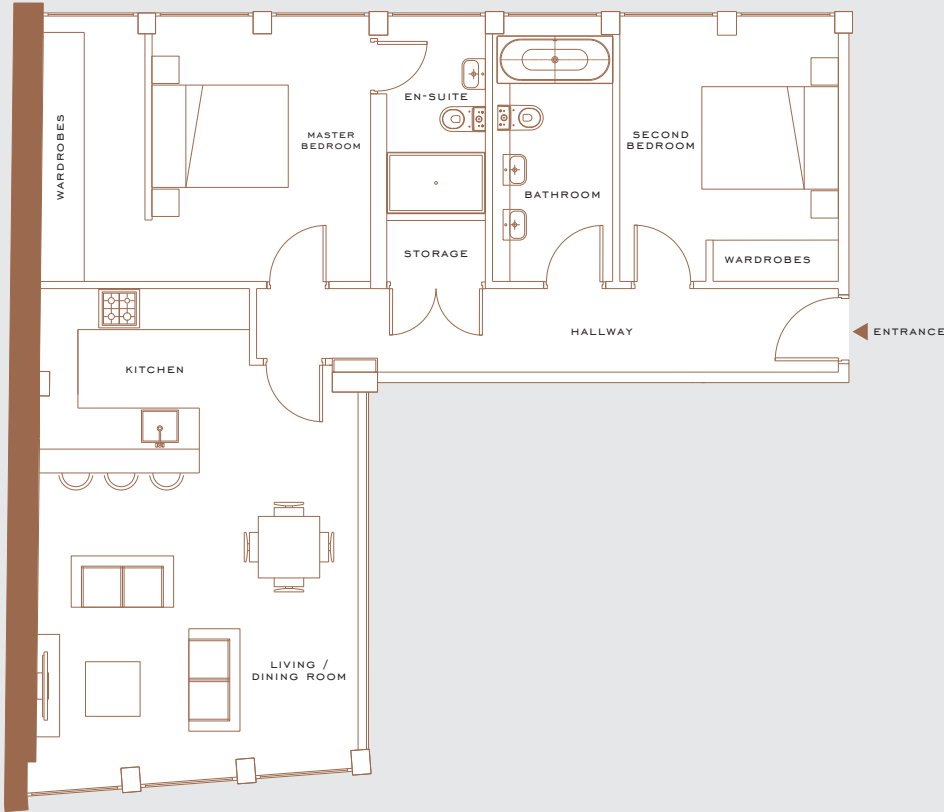
Ground Floor





OPTION C

These apartments offer a long and spacious hallway, two large bedrooms, an en-suite to the master bedroom, a large family bathroom/guest toilet and an open plan kitchen / living / dining room with the added bonus of a kitchen island, perfect for entertaining guests. All rooms benefiting from floor to ceiling windows, enjoying the sunrise from the lounge and the sunset in both bedrooms.



85 SQ M / 915 SQ FT



APARTMENT NUMBERS AND LOCATION WITHIN NEWBY HOUSE

Apartment 17

5th Floor

Apartment 15

4th Floor

Apartment 12

3rd Floor

Apartment 9

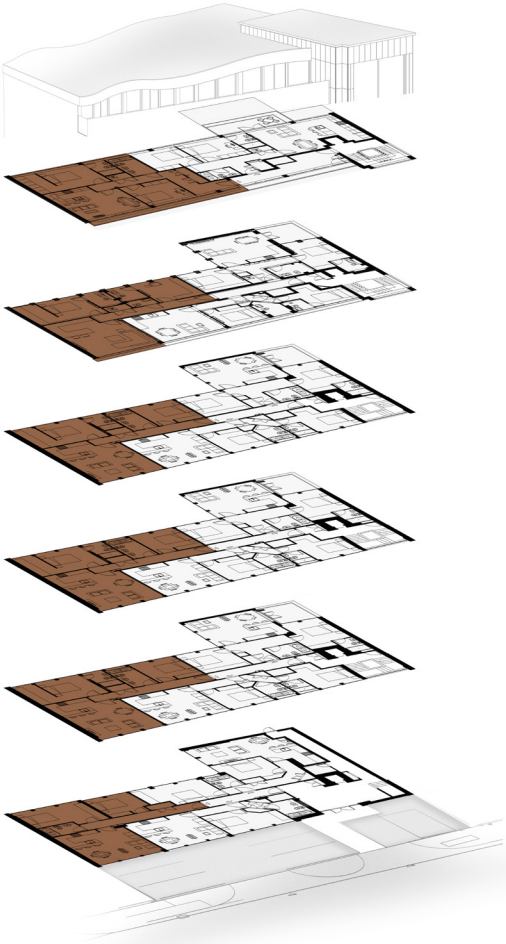
2nd Floor

Apartment 6

1st Floor

Apartment 3

Ground Floor



NH
BY DAY



NH
BY NIGHT





ABOUT THE

YOGO GROUP

— DEVELOPERS OF LUXURY LIVING —

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.



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