



SIR  
THOMAS  
LIPTON



DEVELOPMENT  
OVERVIEW

AN EXCLUSIVE

# *opportunity*

to live in a truly unique residential location, a collection of eleven beautifully converted 1, 2 and 3 bedroom apartments set in a truly magnificent Grade II listed building, home to the legend Sir Thomas Lipton for over 50 years.

Surrounded by a collection of eight new build maisonettes and penthouses, three traditional mews houses and three opulent 4 bedroom townhouses secluded within the private five acre historic grounds.







# FAR FAR *Away*

Lying within 5 acres of picturesque historic grounds, this Victorian landmark, home to Sir Thomas Lipton, offers the perfect escape from the bustle of city life.



TWO STYLES  
*one quality*

At Sir Thomas Lipton, you are spoilt for choice with the variety of homes on offer. Whether you would love to live in a space with original restored features and plenty of character and be proud to live in the same home as the famous owner of Lipton tea, or prefer a brand new home with clean lines and a more contemporary feel, at Sir Thomas Lipton you really can enjoy the best of both worlds.

The landscaping has been restored to its former glory with pockets of surprises located throughout the grounds, from the gazebo facing the Grade II listed building, children's play area within the woodlands and benches scattered across the grounds providing the perfect places to relax and unwind.





COME HOME TO  
*history*

Key

○  
Come home to history

○  
Stylish new living



STYLISH NEW  
*living*

The Grade II listed building, the former home to Sir Thomas Lipton for over 50 years, has been extensively and lovingly transformed into just eleven 1, 2 and 3 bedroom apartments, each boasting beautiful interiors and benefitting from a luxury specification for which Yogo Group is renowned. Offering an extremely rare and exciting opportunity to own a piece of history. Positioned within the hustle and bustle of London

life, escaping to over five acres of picturesque and peaceful landscaped grounds with stunning views across North London. With modern interiors that reflect the very best of contemporary design, working harmoniously together with the original architectural features, creating a truly remarkable place to live. All with allocated parking spaces, as well as a dedicated 24 hour security team.

Surrounding the Grade II listed building we have created a variety of new homes, all of which have been sympathetically designed to work in harmony with the existing building. Including 3 mews houses, 3 townhouses and a collection

of maisonettes and penthouses. All new build homes have been built to an desirable specification, including Lutron mood lighting, Sonos multiroom sound system, underfloor heating and state of the art Italian kitchens and wardrobes.





| 1848 - 1931 |



*In 1892 Thomas Lipton moved to Osidge, a 60-acre estate he called home for the next 50 years*



Sir Thomas J Lipton is best known today for the tea brand that he founded – Lipton Teas – which is still much loved the world over. However, his life story is one of triumph over adversity, of passion and obsession, an inspirational tale of a boy from the streets of Glasgow who rose to entrepreneurial success and global fame, as a philanthropist, a sports ambassador, a yachting fanatic, and a grocery and tea mogul who counted royalty among his inner circle.

Born in 1848 in a four-room tenement in Glasgow, one of five siblings, young Thomas Lipton had a tenacity for advancement that saw him in trouble just as much as it saw him progress. Never in any job for long, he spent time as an errand boy, a shirt cutter and a cabin boy, an accountant, a farmhand and a door-to-door salesman. He worked on a rice plantation in Virginia, in tobacco fields in South Carolina and in a grocery store in New York on his travels before coming back to Glasgow to work in his family's store selling ham, eggs and butter, all by the age of 22.

He opened his own store, Lipton's Market, and through advertising stunts that included announcing he was importing the world's largest cheese wheel from New York which took 200 milkmaids 6 days to milk 800 cows to produce, he created spectacles that ensured the streets were lined for a parade each time he had a store to open or a product to promote. Seventeen years later he had 300 shops across the country, but he was only just getting

started. Tea was his next target, previously the preserve of the upper classes, he bought tea plantations so he could keep costs low enough for working class families to afford tea for the first time. In the years that followed he expanded into coffee and cocoa estates, meat stores and bakeries in the UK and US.

Wealth and fame meant that Thomas Lipton could indulge in his passions. He helped to set up a charitable trust with Queen Alexandra, provided food and support to the poor and in the Second World War he gave his prized steam yacht, the Erin, on which he had many a lavish party over the years, to the Red Cross as a hospital ship. He supplied a 'Lipton' cup to clubs around the world for sailing, cricket, football and rowing, and he was so determined to win the America's Cup that he entered five times. Though he didn't actually win, he was finally added to the America's Cup Hall of Fame in 1993 for his tenacity.

In 1892 Thomas Lipton moved to Osidge, a 60-acre estate he called home for the next 50 years, a place of relaxation and fun, where he hosted parties for friends and business acquaintances, and annual sports days for his office staff. The house was redecorated from top to bottom, a billiards room constructed, and the stables enlarged for his prized carriage horses. He never thought he would like living 'down south' but in Osidge he found an oasis of calm and comfort that he enjoyed coming back to, his second favourite place to be aside from afloat on the Erin.





*In Osidge* he found an  
oasis of calm and comfort

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ON YOUR

# *door step*

All within a 5 – 10 minute walk

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## Rumours Brasserie

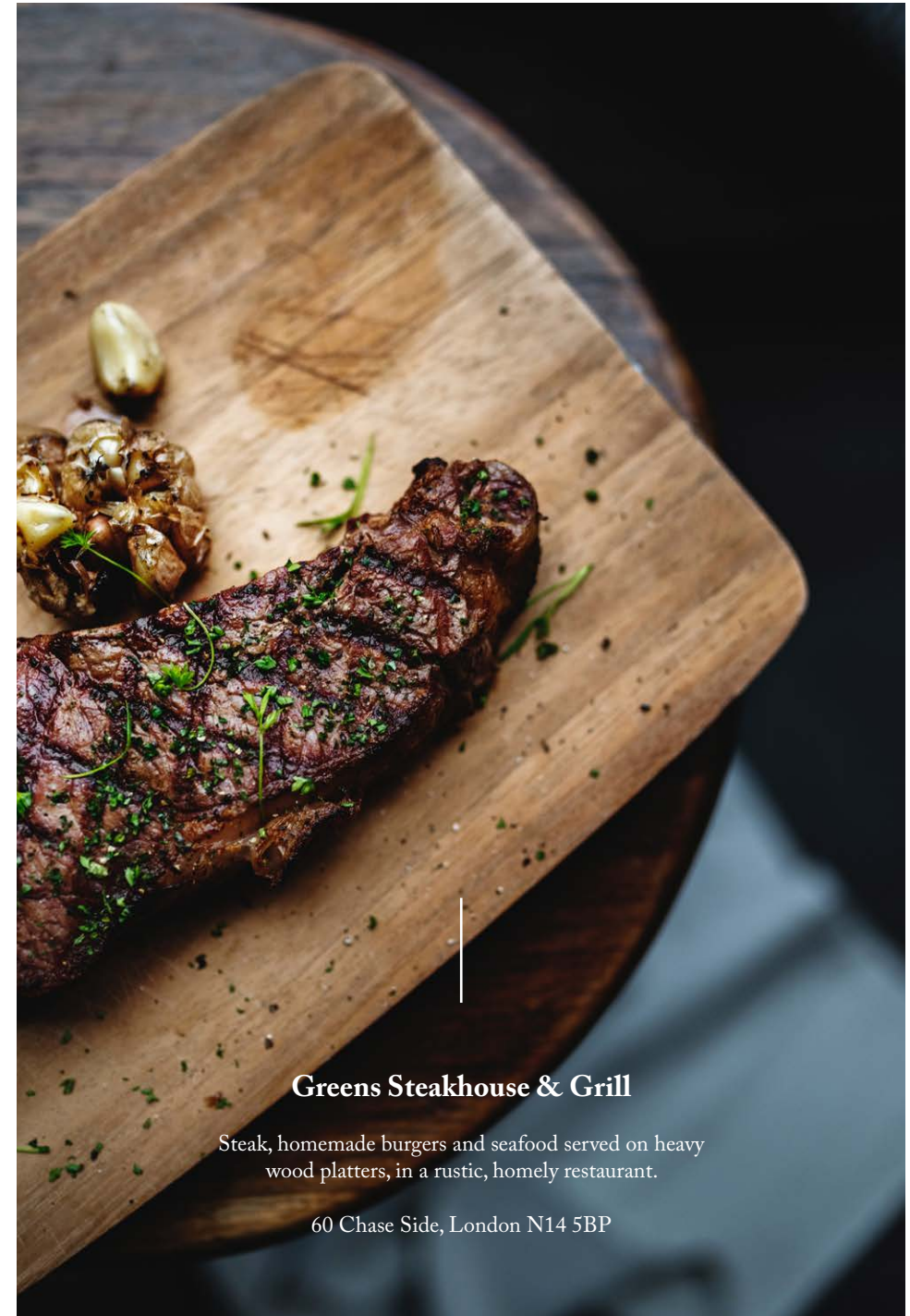
Rumour has it, this is the place to be for good food  
and great people.

6A Ashfield Parade, London N14 5AB



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## Restaurants



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## Greens Steakhouse & Grill

Steak, homemade burgers and seafood served on heavy  
wood platters, in a rustic, homely restaurant.

60 Chase Side, London N14 5BP

Fantozzi  
Greens Steakhouse & Grill  
La'Paella Tapas Bar  
Rumours Brasserie  
Pizza Express





## Supermarkets



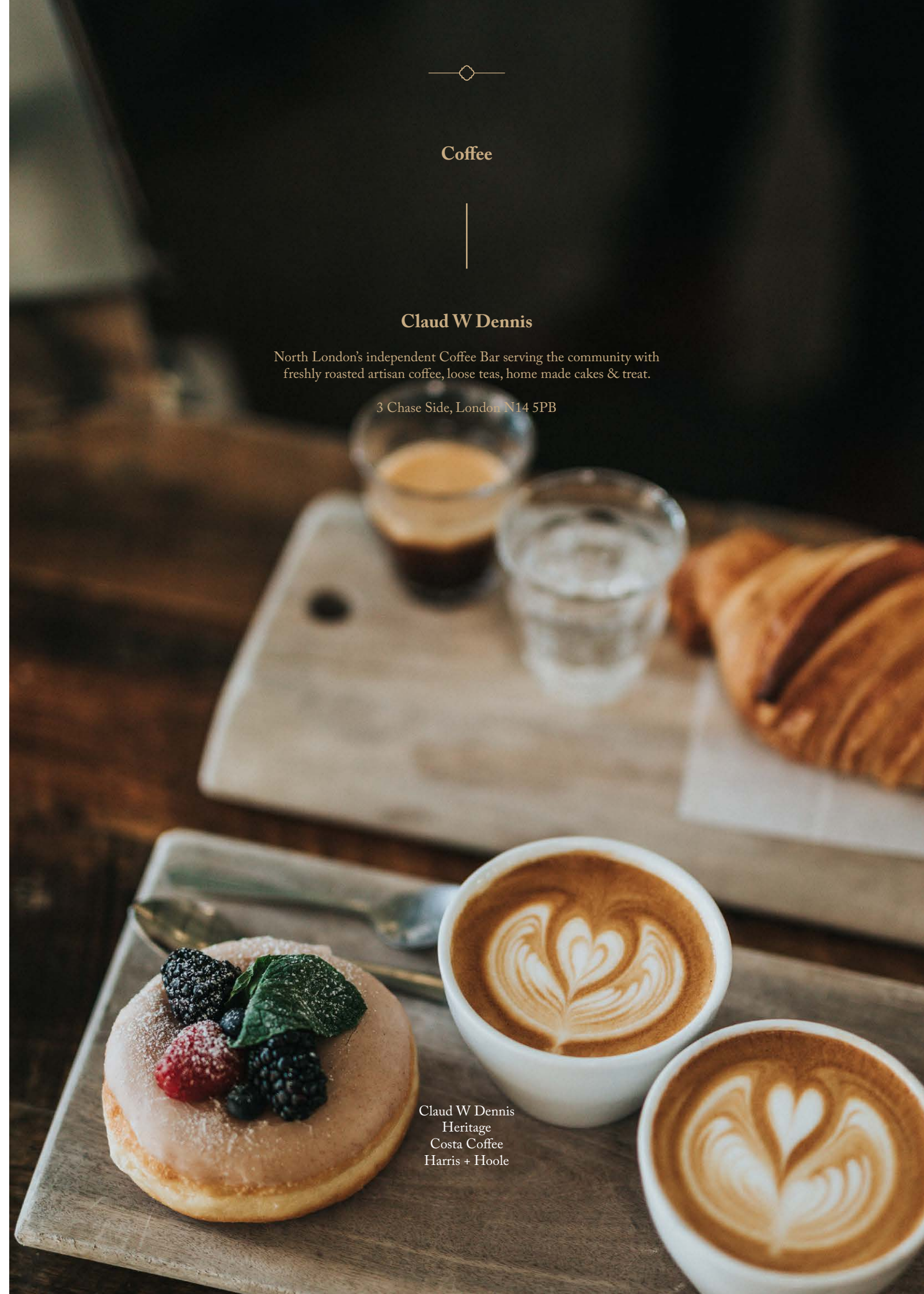
### Marks & Spencer

Winchmore Hill Rd, London N14 6AQ

Marks & Spencer  
Tesco Express  
Asda



## Coffee



### Claud W Dennis

North London's independent Coffee Bar serving the community with freshly roasted artisan coffee, loose teas, home made cakes & treat.

3 Chase Side, London N14 5PB

Claud W Dennis  
Heritage  
Costa Coffee  
Harris + Hoole





## Bakery / Patisserie



### Wiltons Patisserie

Wilton Patisserie is renowned for creating luxury and irresistible products that customers of all nationalities can share and enjoy.

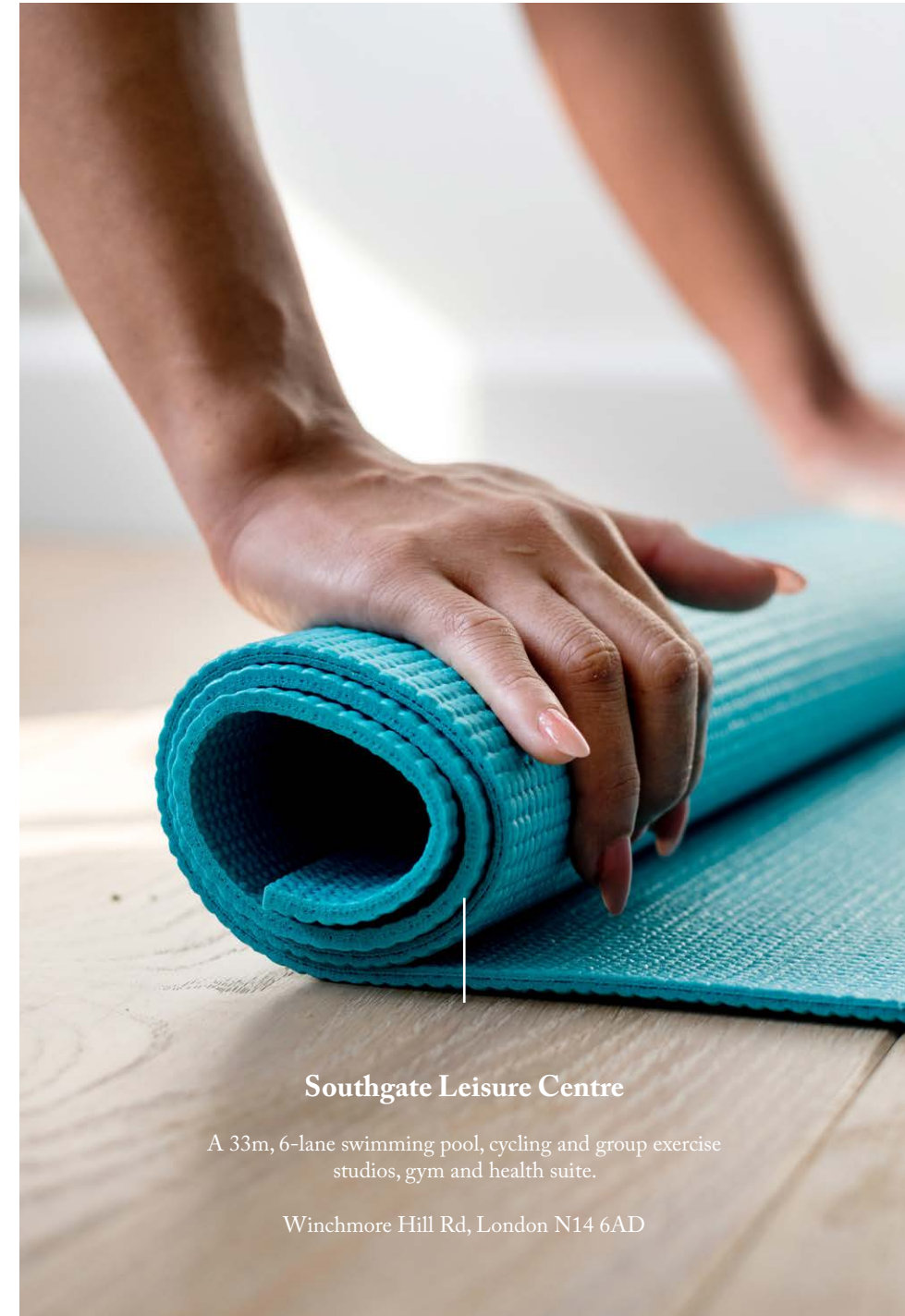
49-53 Chase Side, London N14 5BU



Wiltons Patisserie  
Greggs Bakery  
Hellenic Bakery



## Gymnasiums



### Southgate Leisure Centre

A 33m, 6-lane swimming pool, cycling and group exercise studios, gym and health suite.

Winchmore Hill Rd, London N14 6AD

Pure Gym  
Southgate Leisure Centre





HIT THE  
*road*

From Sir Thomas Lipton By Car

M25	9 mins
Brent Cross	18 mins
Hampstead	24 mins
Stanstead Airport	35 mins
London City Airport	36 mins
Heathrow Airport	42 mins



GETTING AROUND  
BY SOUTHGATE

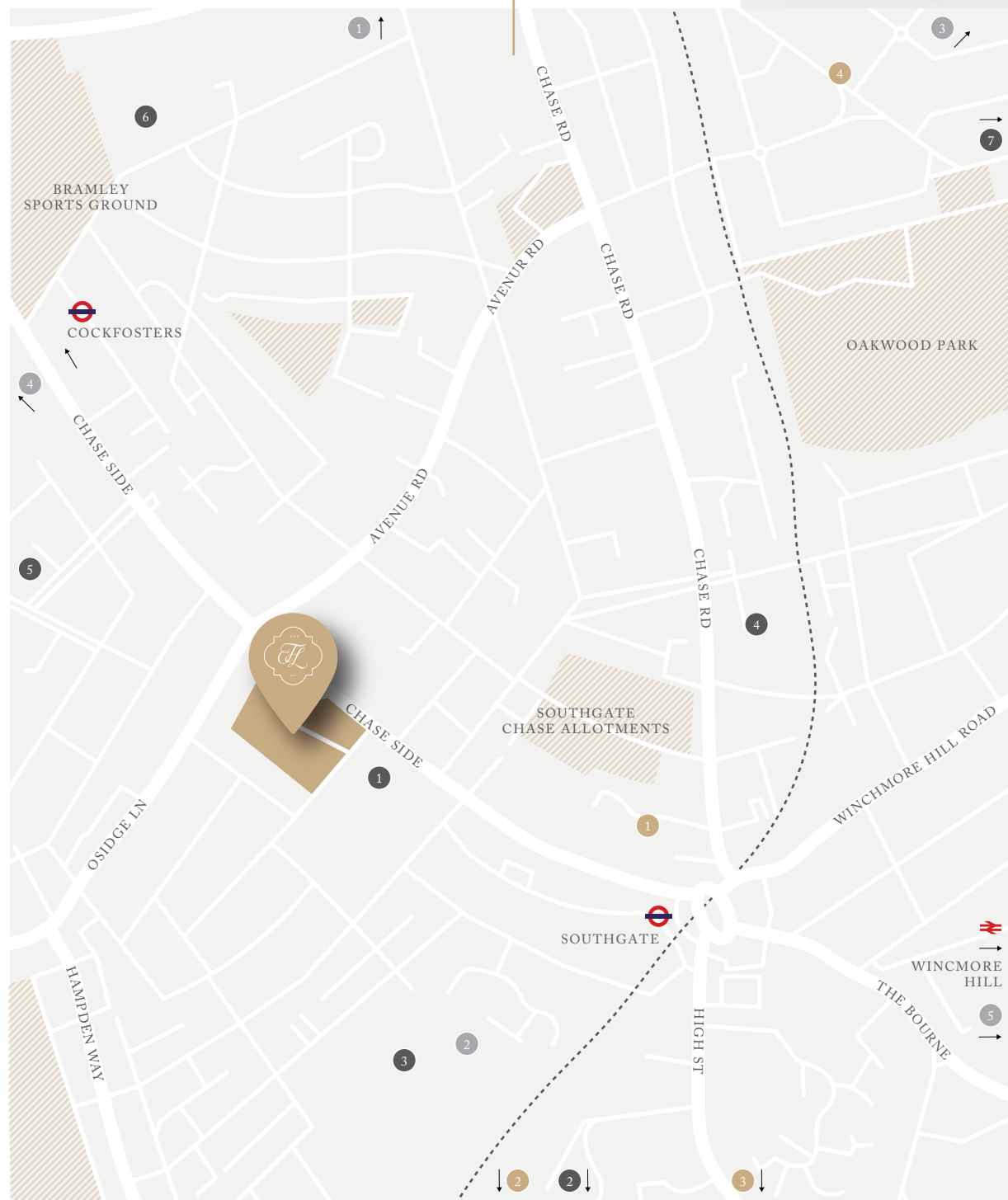
*underground*



Finsbury Park	16 mins
Kings Cross	21 mins
Victoria	32 mins
Bond Street	34 mins
Bank	36 mins
Knightsbridge	38 mins



BELIEVE IN  
*education*



Education is the  
most powerful  
weapon which  
you can use  
to change the  
world.

- Nelson Mandela

#### Nursery Schools Within 2 Miles:

- 1 Bright Horizons Active Learning
- 2 Little Oaks Montessori Nursery
- 3 Salcombe Day Nursery
- 4 Saint Thomas's Nursery

#### Primary Schools Within 2 Miles:

- 1 Osidge Primary School
- 2 Walker Primary School
- 3 Ashmole Primary School
- 4 West Grove Primary School
- 5 Monkfirth Primary School
- 6 De Bohun Primary School
- 7 Eversley Primary School

#### Secondary School Within 2 Miles:

- 1 Southgate School
- 2 Ashmole Academy
- 3 Highlands School
- 4 JCoSS
- 5 Winchmore Hill School







# THE YOGO DIFFERENCE

Buying a home is one of the most important decisions you will ever make. The qualities that make Yogo Group different mean that you can choose a new home from us with complete confidence. When you purchase a home from Yogo Group you can be safe in the knowledge that it is built to very high standards in both design and quality, adding those finishing touches that make a house a home. It is the attention to detail that sets Yogo Group apart, so that we, and those who choose our homes, can be justly proud of the final result.

## Quality At Heart

Yogo Group is known for the quality of its design and build. Quality taking precedence, from choosing the right location and style of home, to the construction processes to which we have full control of as all our builders are employed and managed by Yogo Group, therefore giving our product a design edge, which is evident from the moment you enter a Yogo development. Confident in our work, along with your ten year warranty, Yogo Group give residences an additional year warranty, with dedicated customer service teams on hand 24 hours a day to deal with enquiries as quickly and effectively as possible.

## Prioritising Customer Service

We place the highest priority delivering exceptional customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first year of which is covered by Yogo Group.

## Award Winning

Yogo Group is a leading luxury developer in North London, creating outstanding homes for over 18 years, and have won multiple awards in design and build, including both Regional and National development of the year at the Premier Guarantee Excellence awards.

When you purchase a home from *Yogo Group* you can be safe in the knowledge that it is built to *very high standards* in both *design and quality*









## CONTACT DETAILS

For more information or to arrange a viewing,  
please contact our sales team on

0800 500 3050

