



SIR
THOMAS
LIPTON



LIPTON CLOSE



WELCOME TO

Lipton Close

1 – 3 Lipton Close, London, N14 5BF

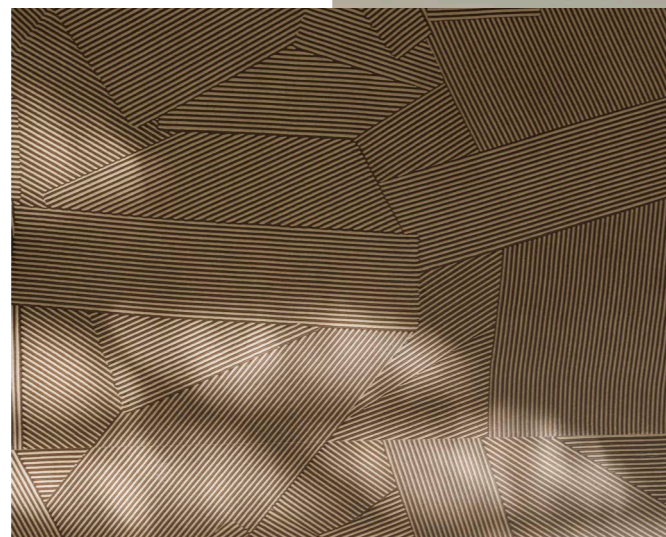


*An exclusive
opportunity to live
in a truly unique
residential location.*

A collection of only three 2-bedroom freehold houses, located within 5 acres of picturesque grounds. Showcasing superior craftsmanship and attention to detail.







Each home
sympathetically
designed with
exquisite features.

With expansive South-facing gardens leading seamlessly onto the estates five acre grounds. Creating a haven for outdoor enthusiasts.



GENERAL

specification

AND FINISHES



Kitchen Area

- > Bespoke Italian kitchens finished in a metallic champagne lacquer
- > Quartz stone worktop accompanied with a mirror splashback
- > Undermounted Blanco sink
- > Instant boiling hot water tap
- > LED undercounter lighting
- > Miele appliances:
 - Oven
 - Microwave combi
 - Dishwasher
 - Induction hob
 - Extractor fan
 - Full height Liebherr fridge/freezer

Living/Dining Area

- > Porcelain tiles throughout the living and dining floor area
- > Floor to ceiling wall feature in living area with recessed T.V. area, including LED lighting
- > Large double doors leading onto the private landscaped gardens
- > Recessed detail in ceilings with LED lighting and down lights

Bedrooms

- > Fully fitted Italian wardrobes in a matt lacquer finish bespoke handle in second bedroom
- > Flooring finished with 70oz carpets
- > Juliet balcony overlooking your private garden and the landscaped woodland area.
- > Recessed ceilings with LED lighting and down lights



Family Bathroom

- > Bespoke coloured basin units with wall mounted taps
- > Built in bath with a ceiling mounted shower head and an LED lighting feature
- > All walls finished with porcelain tiles from floor to ceiling
- > Heated towel rail
- > Underfloor heating with individual controlled thermostat

Utility Room

- > Storage wall units
- > Freestanding Miele washer/dryer machine

Hallway

- > Feature entrance door with multipoint locking system
- > Porcelain tiles throughout the hallway floor area
- > Recessed ceiling with LED lighting and down lights
- > Bespoke wooden balustrade to staircase

Electrical Fittings

- > Video entry phone system with controls located on ground and first floors
- > Underfloor heating throughout with individually controlled thermostats to each room
- > Rako mood lighting
- > Energy efficient LED downlights throughout the house
- > Automatic sensor LED lighting to bathrooms and guest toilet
- > Polished chrome double sockets throughout. USB sockets located in all bedrooms and kitchens
- > T.V. aerial and provisions for Sky Q, wired throughout all rooms including kitchen, living / dining room, bedrooms and master bedroom en-suite

Security & Peace Of Mind

- > Pre-wired for future security alarms
- > Mains powered smoke & heat detectors with battery backup
- > Multiview video entry phone system with 7-inch display monitors located on all floors
- > 10-year building warranty

External Features

- > Wall mounted lighting to the front and rear of the houses, including a hanging pendant light under the stone canopy on entrance
- > Private landscaped gardens accompanied with a porcelain tiled patio area
- > Private front garden including grass verges and up-lights
- > Stone features including entrance canopy, window cills & headers and cornices bandings at roof level
- > Double power sockets in gardens
- > Two allocated car parking spaces for each home
- > Access to over five acres of communal landscaped gardens

Exclusivity, History, Luxury & Beauty. These words take on an entire new meaning at Sir Thomas Lipton.



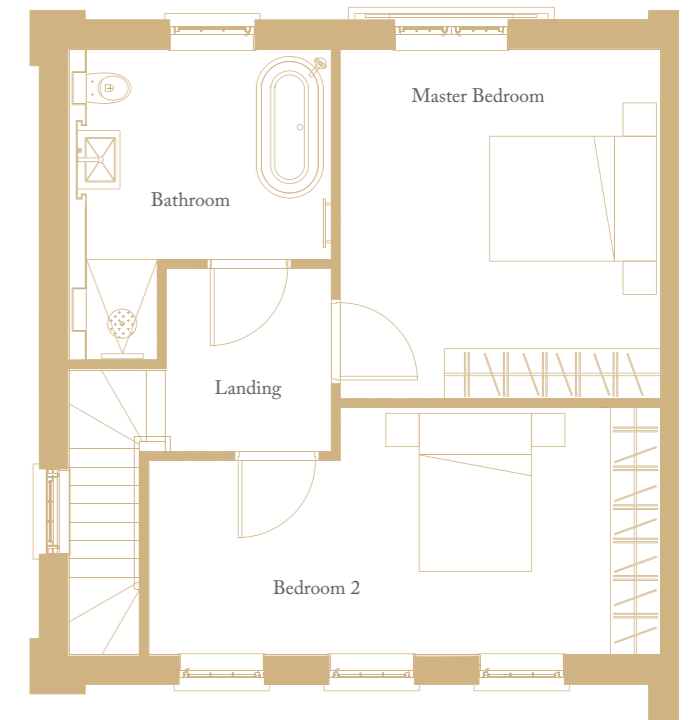
House 1

107 SQ.M. | 1,150 SQ.FT.



Ground Floor

Living / Dining / Kitchen:
7.1m x 5.5m / 23.3ft x 18ft
Entrance Hallway:
3.3m x 2.2m / 10.8ft x 7.2ft
WC:
2.8m x 1.6m / 9.2ft x 5.3ft
Storage GF:
1.7m x 1.1m / 5.6ft x 3.6ft
Front Garden:
7.5m x 3.7m / 24.6ft x 12.1ft



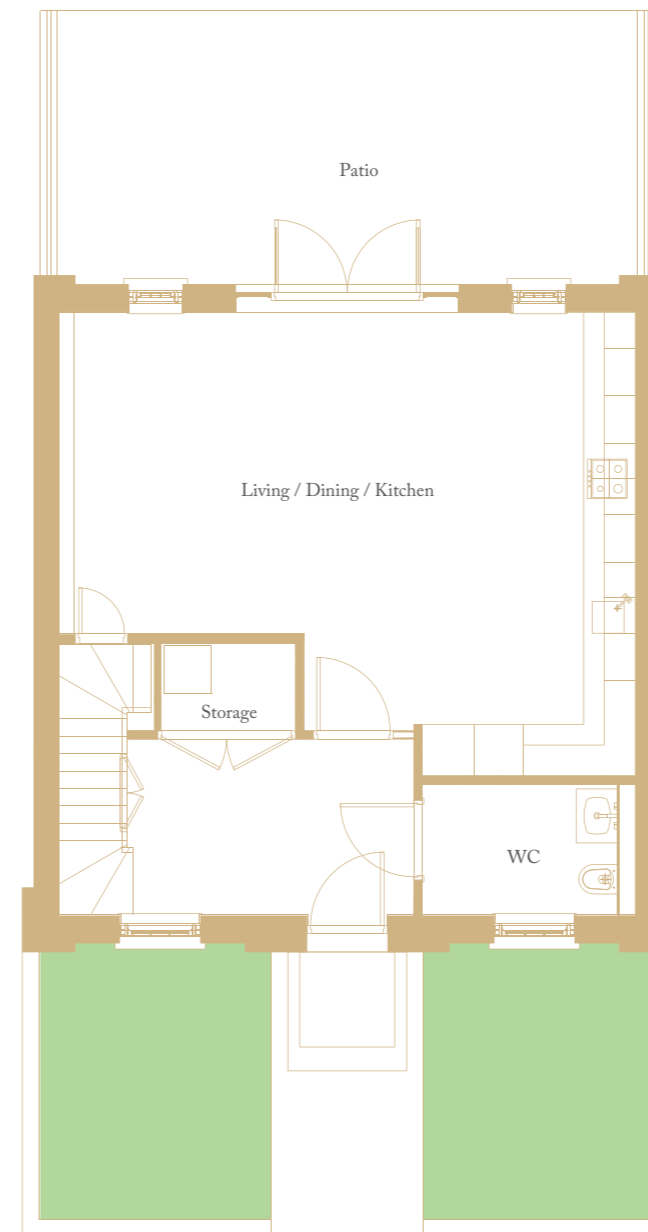
First Floor

Master Bedroom:
4.2m x 3.8m / 13.8ft x 12.5ft
Second Bedroom:
5.8m x 3.0m / 19ft x 9.8ft
Bathroom:
2.6m x 3.2m / 8.5ft x 10.5ft
First Floor Landing:
2.2m x 2m / 7.2ft x 6.6ft
Rear Garden Patio:
7.5m x 3.0m / 24.6ft x 9.8ft

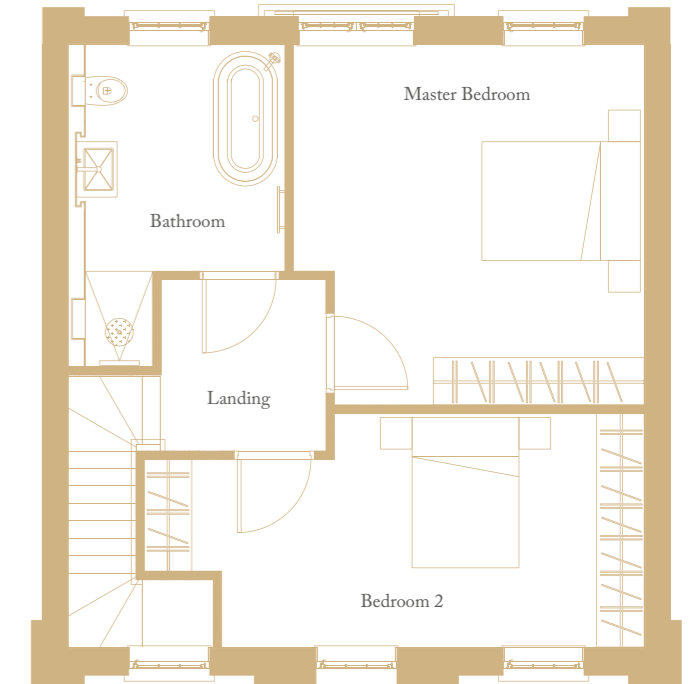
Floor plans shown are approximate measurements only. Exact layouts and sizes may vary.

House 2

116 SQ.M. | 1,249 SQ.FT.



Ground Floor



First Floor

Living / Dining / Kitchen:

7.3m x 5.9m / 24ft x 19.4ft

Entrance Hallway:

3.6m x 2.2m / 11.8ft x 7.2ft

WC:

2.8m x 1.6m / 9.2ft x 5.3ft

Storage GF :

1.7m x 1.1m / 5.6ft x 3.6ft

Front Garden:

7.5m x 3.3m / 24.6ft x 10.8ft

Master Bedroom:

4.4m x 4.6m / 14.4ft x 15ft

Second Bedroom:

6.3m x 3.0m / 20.7ft x 9.8ft

Bathroom:

2.9m x 3.2m / 9.5ft x 10.5ft

First Floor Landing:

2.2m x 2m / 7.2ft x 6.6ft

Rear Garden Patio:

7.5m x 3.0m / 24.6ft x 9.8ft

Floor plans shown are approximate measurements only. Exact layouts and sizes may vary.

House 3

107 SQ.M. | 1,150 SQ.FT.



Ground Floor

Living / Dining / Kitchen:

7.1m x 5.5m / 23.3ft x 18ft

Entrance Hallway:

3.3m x 2.2m / 10.8ft x 7.2ft

WC:

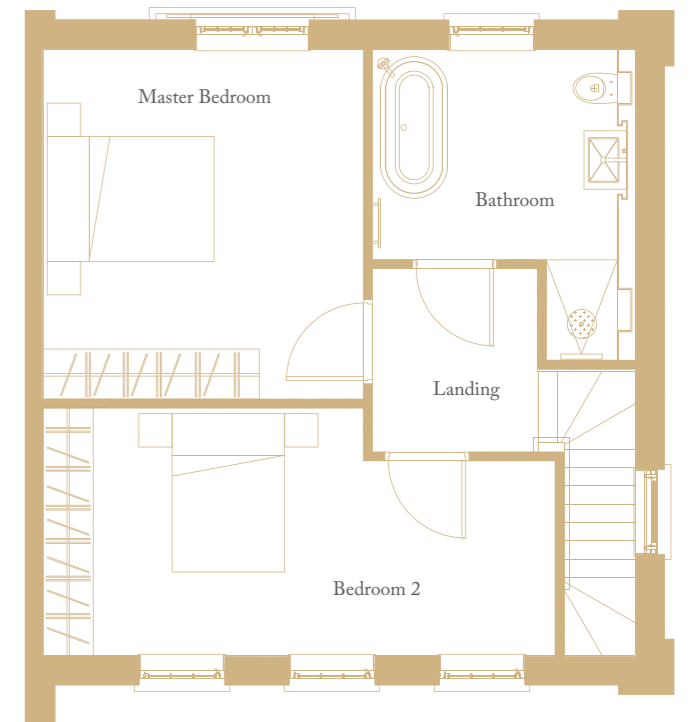
2.8m x 1.6m / 9.2ft x 5.3ft

Storage GF:

1.7m x 1.1m / 5.6ft x 3.6ft

Front Garden:

7.5m x 3.7m / 24.6ft x 12.1ft



First Floor

Master Bedroom:

4.2m x 3.8m / 13.8ft x 12.5ft

Second Bedroom:

5.8m x 3.0m / 19ft x 9.8ft

Bathroom:

2.6m x 3.2m / 8.5ft x 10.5ft

First Floor Landing:

2.2m x 2m / 7.2ft x 6.6ft

Rear Garden Patio:

7.5m x 3.0m / 24.6ft x 9.8ft

Floor plans shown are approximate measurements only. Exact layouts and sizes may vary.



THE
Lipton
LEGACY



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 Tea – 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.

ON YOUR

door step

Skewd Kitchen

113 – 115 Cockfosters Road, EN4

Skewd Asia

127 – 129 Cockfosters Road, EN4



Love with attitude





Supermarkets



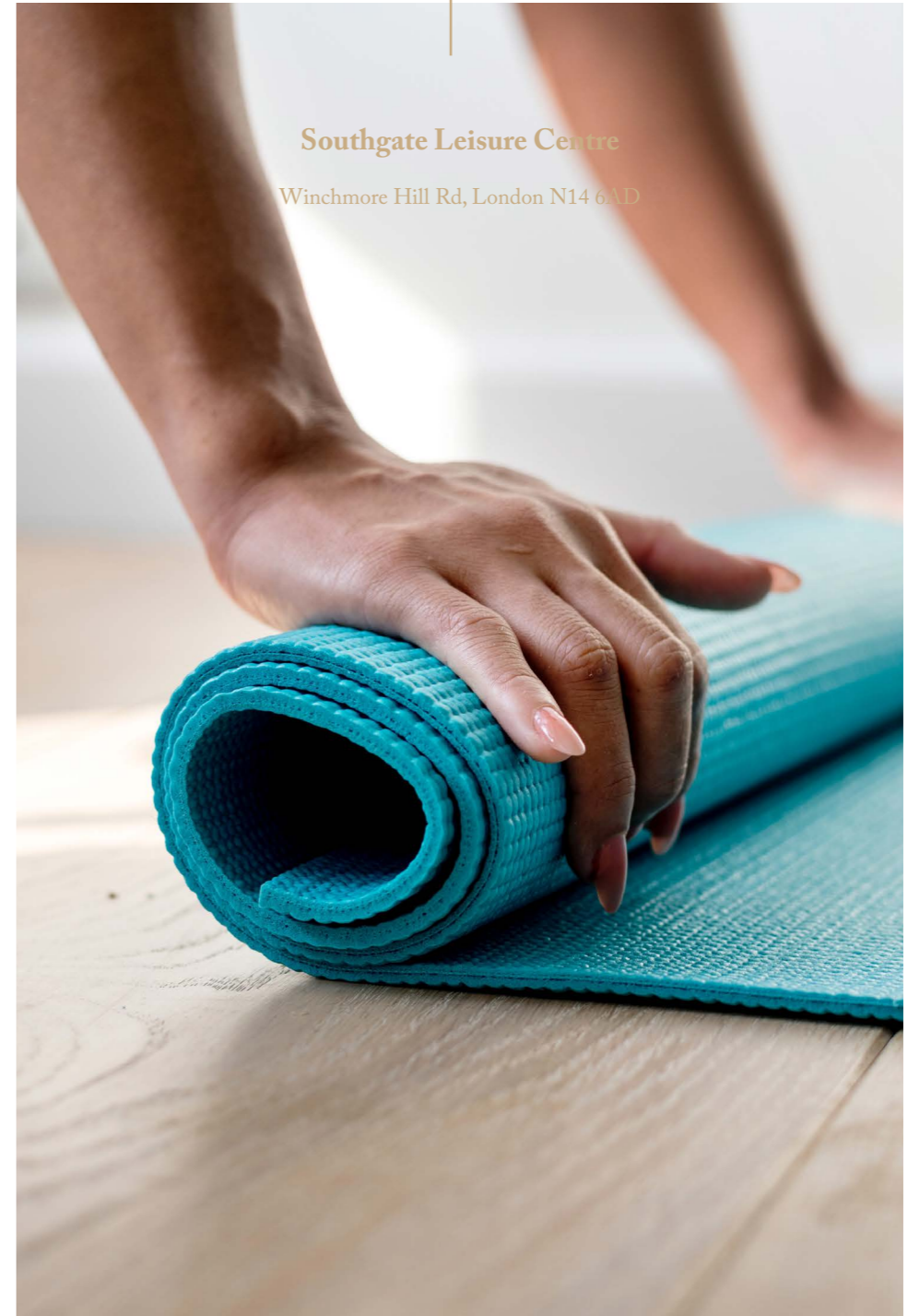
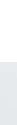
Marks & Spencer

Winchmore Hill Rd, London N14 6AQ

Marks & Spencer
Tesco Express
Asda



Gymnasiums



Southgate Leisure Centre

Winchmore Hill Rd, London N14 6AD

Pure Gym
Southgate Leisure Centre



GETTING AROUND BY SOUTHGATE

underground



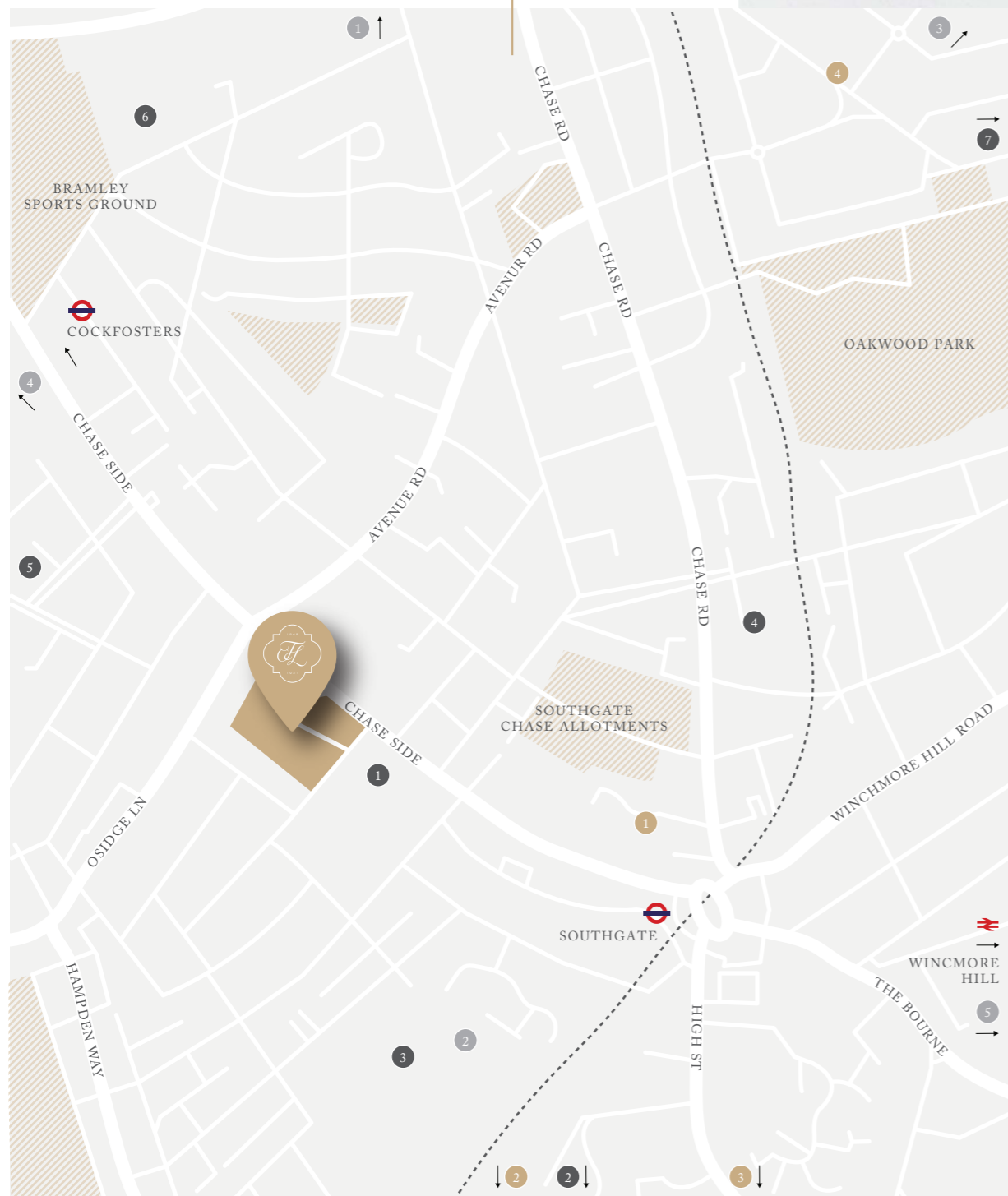
HIT THE *road*

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 |

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

BELIEVE IN
education



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

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

- Nelson Mandela





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, 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 residents 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 19 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*





GET IN
TOUCH

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

0800 500 3050

YOGO

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. Travel times and distances are approximate, sourced from maps.google.co.uk and www.nationalrail.co.uk. The floor plans for Sir Thomas Lipton are approximate measurements only. Exact layouts and sizes may vary. All details are correct at time of going to press. April 2026.

Designed by Blank Space.

YOGO