



SIR
THOMAS
LIPTON



OSIDGE HOUSE



WELCOME TO

Osidge House

4 Lipton Close, London, N14 5BX



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

A collection of eleven 1, 2 & 3 bedroom apartments located within the meticulously restored Grade II Listed Mansion, former home to the legend Sir Thomas Lipton. Situated within five acres of private picturesque grounds, offering a rare opportunity to own a piece of history.



The *crown jewel* of the
Sir Thomas Lipton
development.





Each home
sympathetically
designed with
traditional features.

Including *herringbone* flooring, original *cornices* bursting with character and large *wooden sash windows* providing an array of natural light into every room.



GENERAL

specification

AND FINISHES



Kitchen

- > Bespoke Italian kitchens with traditional panelling.
- > Taj Mahal marble worktop accompanied with a mirror splashback.
- > Double undermounted Blanco sink.
- > Instant boiling hot water tap.
- > LED undercounter lighting on islands.
- > Miele & Siemens appliances:
 - Oven
 - Microwave combi
 - Dishwasher
 - Induction hob
 - Warming drawer
 - Extractor fan
- > Full height fridge and freezer.

Bathroom / En-Suites

- > Classic Burlington pedestal basin units with Claremont taps.
- > Walk in shower with a fixed glass shower screen.
- > Exposed Burlington traditional sanitary ware.
- > Burlington showering bath with traditional chrome feet.
- > All walls finished with porcelain tiles from floor to ceiling, including a brick patterned feature wall in all bathrooms/en-suites.
- > Feature wall lights either side of the mirror above basin.
- > Heated towel rail.
- > Electric underfloor heating with individual controlled thermostat.

Hallway

- > Grand entrance door with a detailed panelled finish.
- > Herringbone porcelain tiles throughout.
- > Feature wall lighting within the panelled designs.
- > Original cornice details.



Living & Dining Room

- > Herringbone porcelain tiles throughout.
- > Panelled wall details throughout living room.
- > Original cornice details.
- > Original fireplace feature (for decorative purposes only).

Bedrooms

- > Fully fitted Italian wardrobes in a matt white lacquer finish.
- > Flooring finished with 70oz carpets.
- > T.V., internet and aerial sockets located in each bedroom.

Utility Room

- > Bespoke wall storage units.
- > Freestanding Siemens washing machine.
- > Freestanding Siemens tumble dryer.

Electrical Fittings

- > Central coms cupboard with:
 - Video entry phone system, with intercom cameras located at the front gate and the front of the building.
- > Lutron mood lighting in living rooms.
- > Traditional toggle light switches finished in brushed stainless steel.
- > Energy efficient LED downlights throughout the house.
- > Automatic sensor LED lighting to all bathrooms and en-suites.
- > Brushed stainless steel double sockets throughout. USB sockets located in master bedrooms and kitchens.

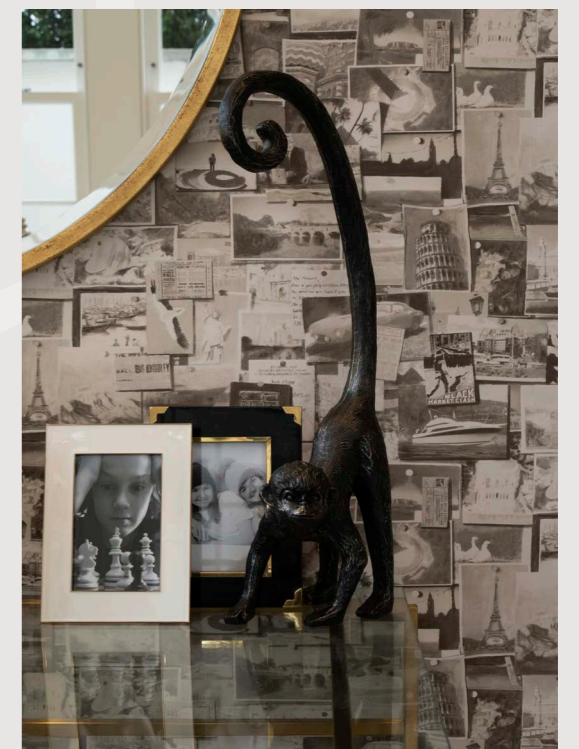
Security & Peace Of Mind

- > Pre-wired for future security alarms.
- > Mains powered smoke & heat detectors with battery backup.
- > Multiview video entry phone system with 7-inch touch screen displays.
- > 10-year building warranty.

External Features

- > Access to over five acres of communal landscaped gardens.
- > Allocated car parking space for each apartment with visitor bays available.
- > Traditional street lamps across the estate.

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



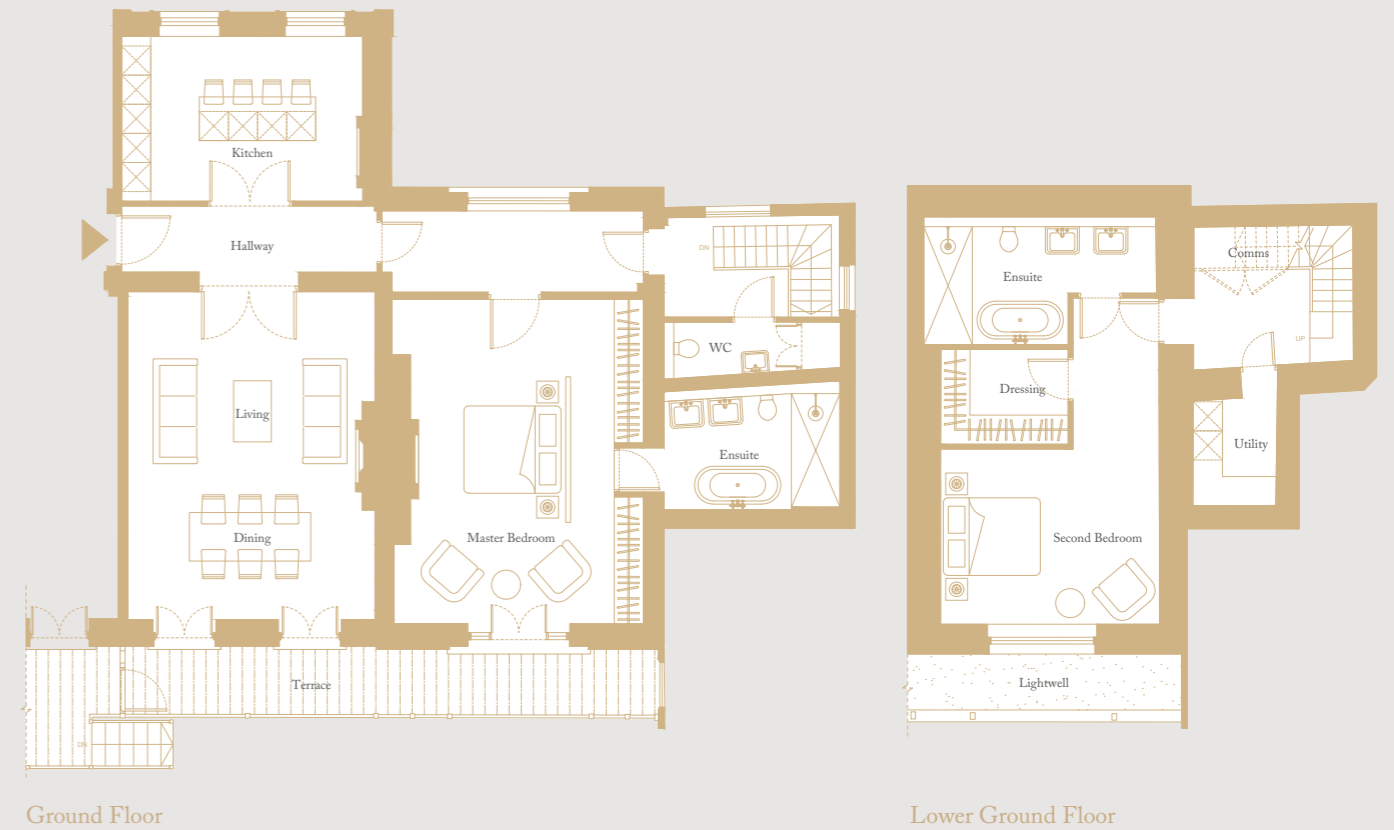
Apartment 1

Two Bedroom Duplex Apartment Across Ground & Lower Ground Level. Views Across The Front And Rear Gardens, A Private Terrace Leading Directly To The Gardens From The Lounge And Master Bedroom, Two Large Bedrooms And Two En-Suites.

197 SQ.M. | 2,121 SQ.FT.



TWO BEDROOM DUPLEX



Ground Floor

Lower Ground Floor

Living / Dining:
5.1m x 6.8m / 16.7ft x 22.3ft
Kitchen:
5.0m x 3.4m / 16.4ft x 11.2ft
Master Bedroom:
4.8m x 6.7m / 15.7ft x 22.0ft
Master Bedroom-Ensuite:
3.6m x 2.6m / 11.8ft x 8.5ft
Second Bedroom:
4.5m x 3.6m / 14.8ft x 11.8ft

Second Bedroom-Ensuite:
4.8m x 2.6m / 15.7ft x 8.5ft
Second Bedroom -Dressing:
2.6m x 2.0m / 8.5ft x 6.6ft
WC:
2.7m x 1.1m / 8.9ft x 3.6ft
Utility:
1.7m x 2.2m / 5.6ft x 7.2ft
Comms:
1.9m x 0.8m / 6.2ft x 2.6ft

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

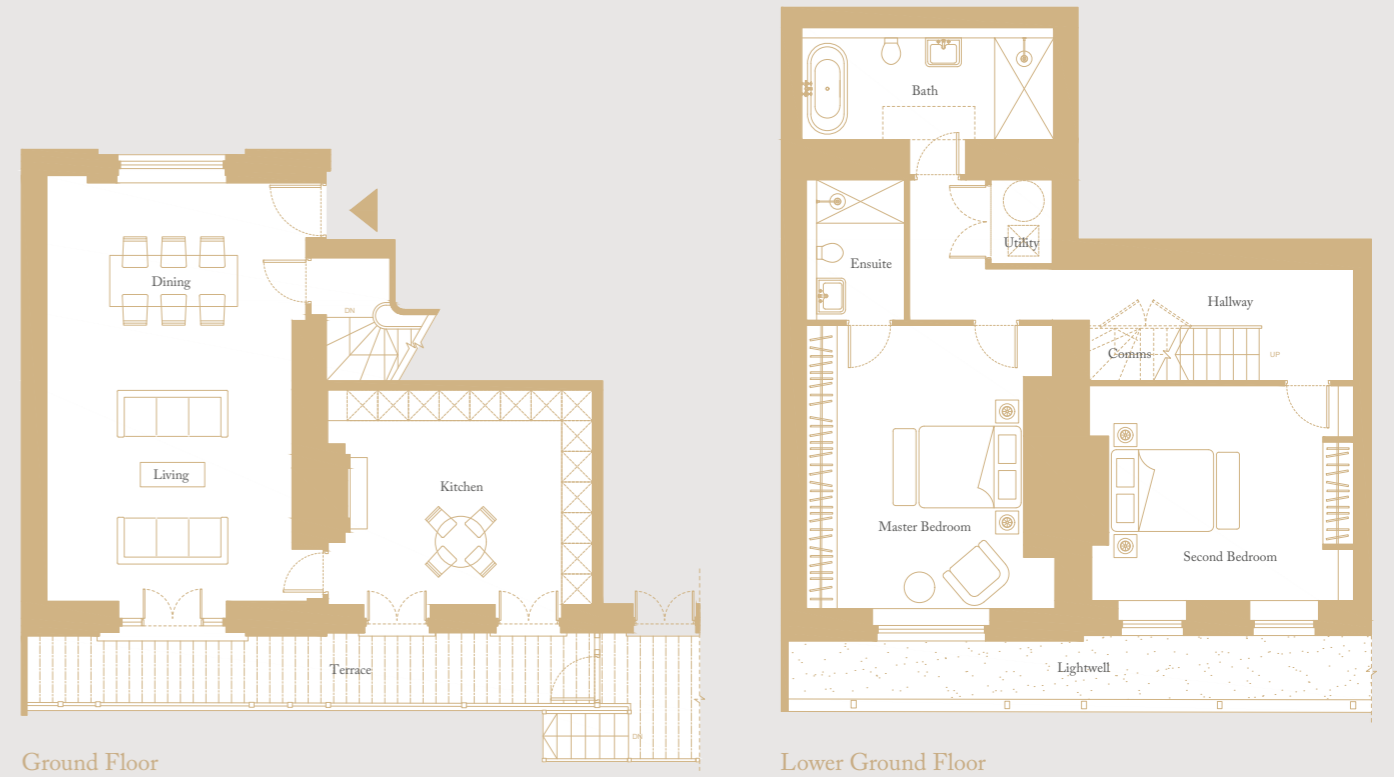
Apartment 2

Two Bedroom Duplex Apartment Across Ground & Lower Ground Level. Views Across The Front And Rear Gardens, Grand Kitchen With Access To The Private Terrace And An Original Fireplace, Large Living/Dining Room, Two Bedrooms, One En-Suite And One Bathroom.

161 SQ.M. | 1,733 SQ.FT.



TWO BEDROOM DUPLEX



Ground Floor

Lower Ground Floor

Living / Dining:
4.8m x 8.2m / 15.7ft x 26.9ft
Kitchen:
4.9m x 4.2m / 16.1ft x 13.8ft
Master Bedroom:
4.3m x 5.5m / 14.1ft x 18.0ft
Master Bedroom-Ensuite:
1.9m x 2.7m / 6.2ft x 8.9ft

Second Bedroom:
5.1m x 4.2m / 16.7ft x 13.8ft
Bath:
4.9m x 2.2m / 16.1ft x 7.2ft
Utility:
1.2m x 1.6m / 3.9ft x 5.2ft
Comms:
2.0m x 1.0m / 6.6ft x 3.3ft

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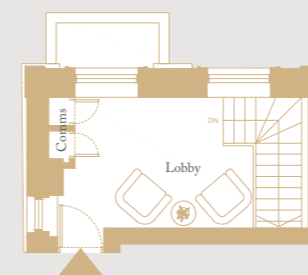
Apartment 3

Two Bedroom Duplex Apartment, Benefiting From A Grand Lobby Entrance On Ground Level Leading To The Apartment On The Lower Ground Level. Open Plan Kitchen/Living/Dining Room With An Original Wine Cellar, Two Large Bedrooms, One En-Suite And One Bathroom.

137 SQ.M. | 1,475 SQ.FT.



TWO BEDROOM DUPLEX



Ground Floor



Lower Ground Floor

Living / Dining / Kitchen:
4.6m x 6.5m / 15.1ft x 21.3ft
Master Bedroom:
4.8m x 4.6m / 15.7ft x 15.1ft
Master Bedroom-Ensuite:
5.0m x 2.2m / 16.4ft x 7.2ft
Second Bedroom:
3.8m x 4.6m / 12.5ft x 15.1ft
Bath:
1.8m x 2.6m / 5.9ft x 8.5ft

Lobby:
4.8m x 2.5m / 15.7ft x 8.2ft
Cellar:
2.1m x 4.0m / 6.9ft x 13.1ft
Utility:
1.0m x 2.8m / 3.3ft x 9.2ft
Comms:
0.5m x 1.1m / 1.6ft x 3.6ft

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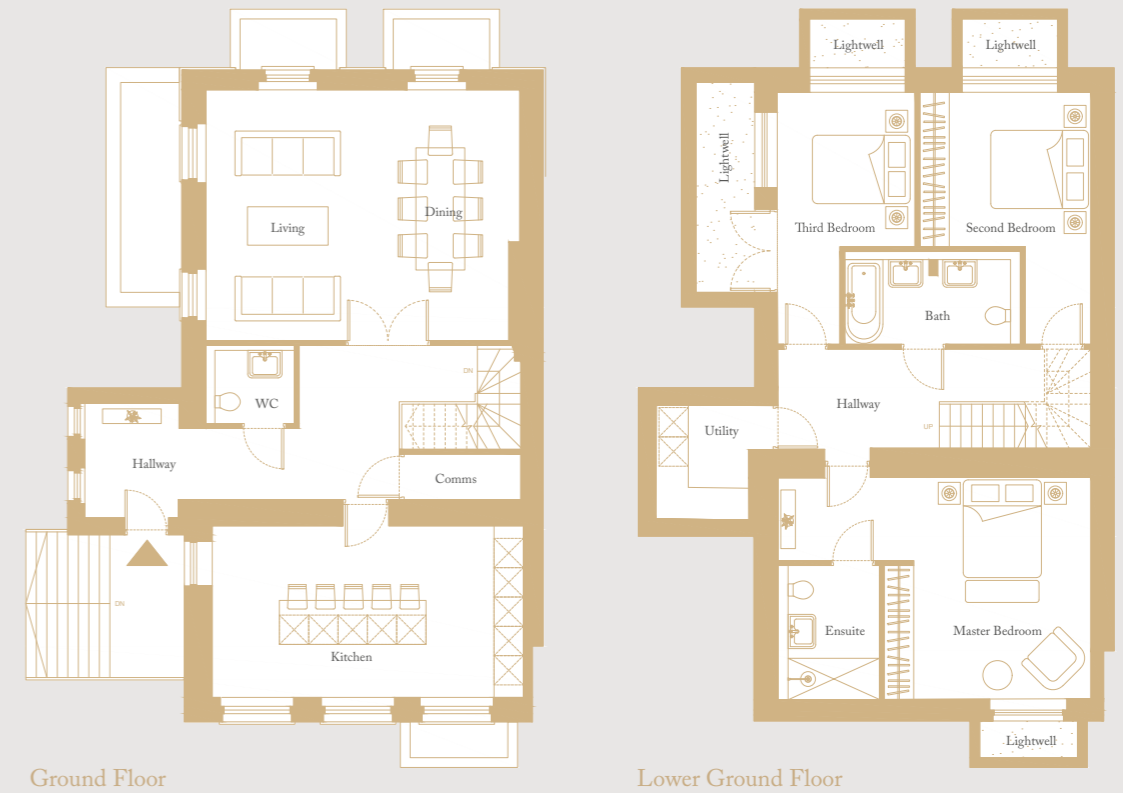
Apartment 4

Three Bedroom Duplex Apartment Across Ground & Lower Ground Level. Private Side Entrance With A Large Kitchen Overlooking The Rear Gardens, Living/Dining Room With Dual Aspect Views And Three Bedrooms, One En-Suite And A Bathroom.

167 SQ.M. | 1,798 SQ.FT.



THREE BEDROOM DUPLEX



Living / Dining:
6.4m x 5.1m / 21.0ft x 16.7ft
Kitchen:
6.4m x 3.5m / 21.0ft x 11.5ft
Master Bedroom
4.2m x 4.5m / 13.8ft x 14.8ft
Master Bedroom-Ensuite:
2.1m x 2.7m / 6.9ft x 8.9ft
Second Bedroom:
3.5m x 3.2m / 11.5ft x 10.5ft

Third Bedroom:
2.8m x 3.2m / 9.2ft x 10.5ft
WC:
1.8m x 1.6m / 5.9ft x 5.2ft
Bath:
3.6m x 1.9m / 11.8ft x 6.2ft
Utility:
1.9m x 2.3m / 6.2ft x 7.5ft
Comms:
2.4m x 0.9m / 7.9ft x 3.0ft

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Apartment 5

Three Bedroom Duplex Apartment Across Ground & Lower Ground Level With A Private Rear Garden On The Entrance To The Home. Open Plan Living/Dining Room With Stairs Leading Up The Kitchen And Down To The Three Bedrooms, Two En-Suites, Bathroom And Utility Room.

151 SQ.M. | 1,625 SQ.FT.



THREE BEDROOM DUPLEX



Living / Dining:
10.5m x 3.6m / 34.4ft x 11.8ft
Kitchen:
3.4m x 3.3m / 11.2ft x 10.8ft
Master Bedroom:
6.1m x 3.4m / 20.0ft x 11.2ft
Master Bedroom-Ensuite:
2.9m x 3.5m / 9.5ft x 11.5ft
Second Bedroom:
4.2m x 3.3m / 13.8ft x 10.8ft

Second Bedroom-Ensuite:
3.7m x 2.9m / 12.1ft x 9.5ft
Third Bedroom:
3.9m x 3.5m / 12.8ft x 11.5ft
Bath:
3.0m x 2.2m / 9.8ft x 7.2ft
Utility:
2.1m x 2.2m / 6.9ft x 7.2ft
Comms:
0.9m x 1.3m / 3.0ft x 4.3ft

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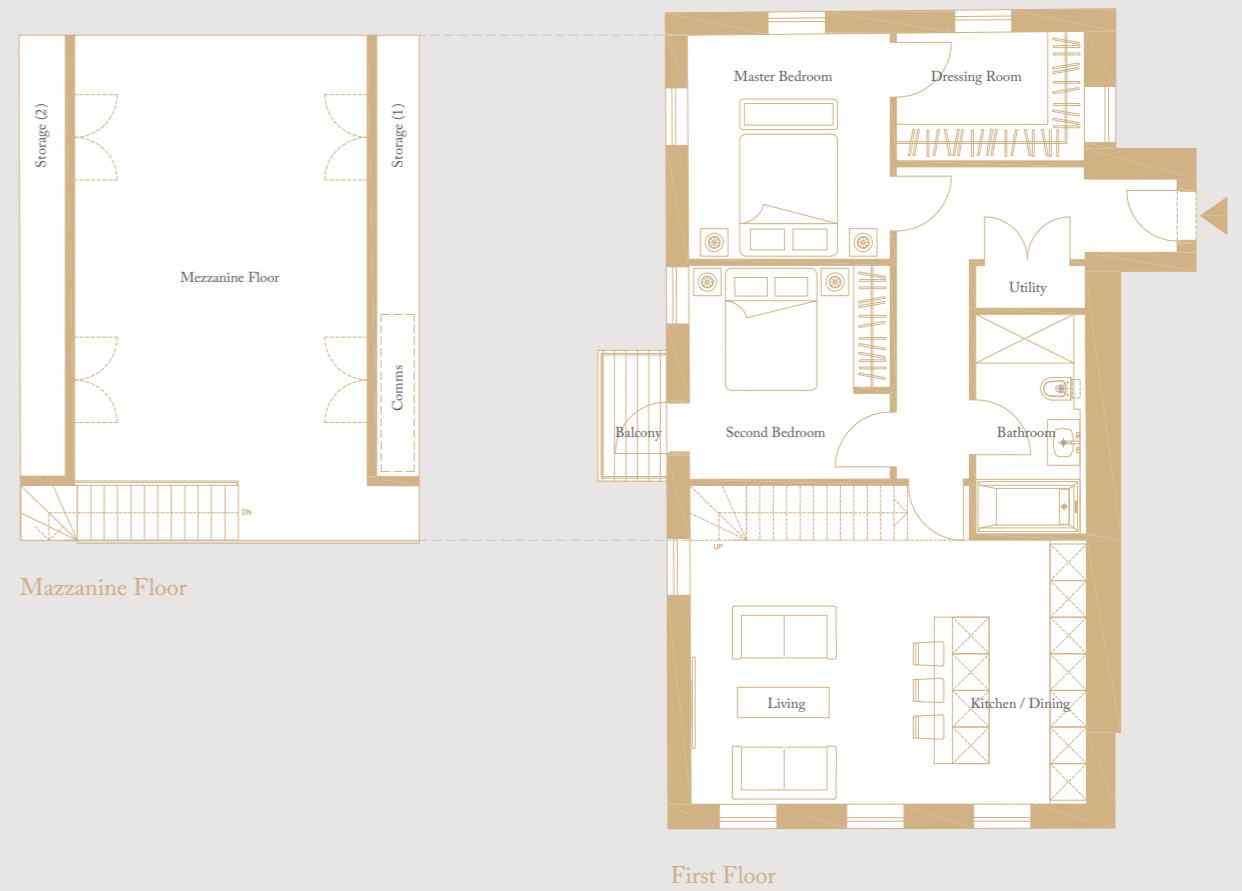
Apartment 6

Two Bedroom Mezzanine Apartment Located On The First Floor. Benefiting From A Large Open Plan Kitchen/Dining Room With The Lounge Over Looking From The Mezzanine Level Above, Two Bedrooms, One Walk-In Wardrobe And One Bathroom.

120 SQ.M. | 1,292 SQ.FT.



TWO BEDROOM APARTMENT



Mezzanine Floor

First Floor

Hallway:
8.5m x 1.2m / 27.9ft x 3.9ft
Utility:
1.8m x 0.7m / 5.9ft x 2.3ft
Bathroom:
3.6m x 1.8m / 11.8ft x 5.9ft
Living / Dining / Kitchen:
6.5m x 4.3m / 21.3ft x 14.1ft
Master Bedroom:
3.7m x 3.3m / 12.1ft x 10.8ft
Dressing Room:
3.1m x 2.1m / 10.2ft x 6.9ft

Second Bedroom:
3.5m x 3.3m / 11.5ft x 10.8ft
Balcony:
2.1m x 1.1m / 6.9ft x 3.6ft
Mezzanine Floor:
7.5m x 4.8m / 24.6ft x 15.7ft
Comms / Storage:
7.3m x 0.7m / 24.0ft x 2.3ft
Storage (2):
7.3m x 0.7m / 24.0ft x 2.3ft

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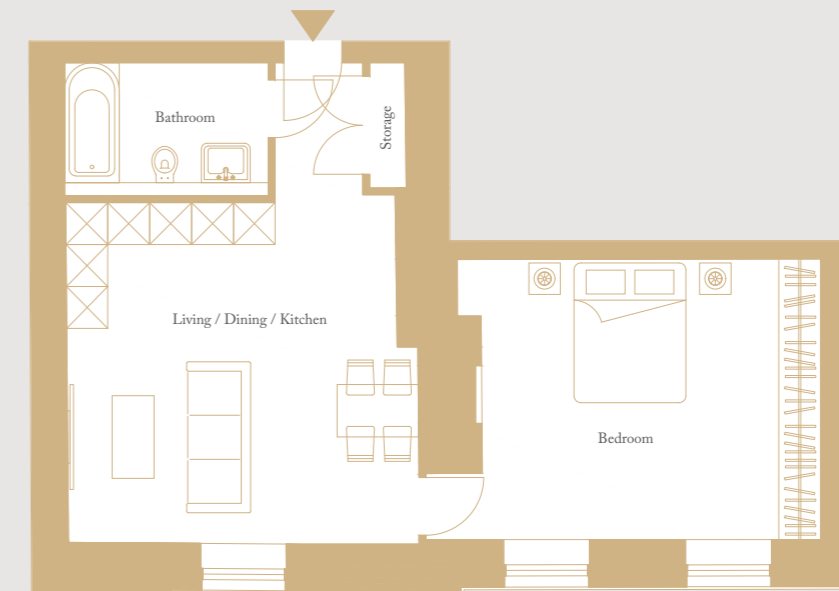


ONE BEDROOM APARTMENT

Apartment 7

One Bedroom Apartment Located On The First Floor, Benefiting From A Large Bedroom Overlooking The Rear South-Facing Gardens And An Open Plan Kitchen/Living/Dining Room With One Bathroom.

54 SQ.M. | 581 SQ.FT.



First Floor

- Bathroom:
2.9m x 1.9m / 9.5ft x 6.2ft
- Storage:
0.5m x 1.8m / 1.6ft x 5.9ft
- Living / Dining / Kitchen:
5.0m x 4.9m / 16.4ft x 16.0ft
- Bedroom:
4.8m x 4.0m / 15.7ft x 13.1ft

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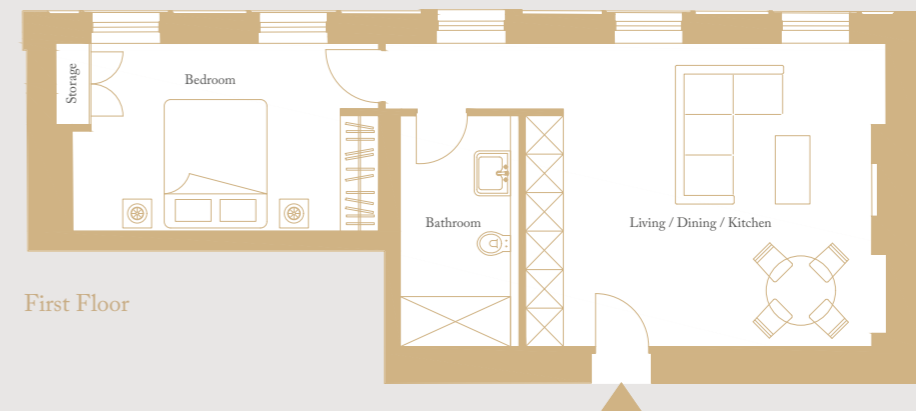
Apartment 8

One Bedroom Apartment Located On The First Floor Facing The Front Gardens. Sitting Directly Above The Grand Stone Portico Entrance. Open Plan Kitchen/Living/Dining Room, One Bedroom And One Bathroom.

50 SQ.M. | 537 SQ.FT.



ONE BEDROOM APARTMENT



First Floor

Bathroom:
1.8m x 3.6m / 5.9ft x 11.8ft
Storage:
0.6m x 1.3m / 2.0ft x 4.3ft
Living / Dining / Kitchen:
5.4m x 4.7m / 17.7ft x 15.4ft
Bedroom:
4.8m x 2.9m / 15.7ft x 9.5ft

Apartment 9

Two Bedroom Apartment Located On The First Floor Benefiting From The Only Large South Facing Private Terrace Within The Development. Two Magnificent Bedrooms, One En-Suite, One Bathroom And An Open Plan Kitchen/Living/Dining Room Leading On To The Terrace.

136 SQ.M. | 1,464 SQ.FT.



TWO BEDROOM APARTMENT



Living / Dining / Kitchen:
11.6m x 3.4m / 38.1ft x 11.2ft
Master Bedroom:
4.9m x 5.3m / 16.1ft x 17.4ft
Master Bedroom-Ensuite:
2.1m x 4.0m / 6.9ft x 13.1ft
Second Bedroom:
4.6m x 5.4m / 15.1ft x 17.7ft

Bath:
3.9m x 1.3m / 12.8ft x 4.3ft
Utility:
0.8m x 1.4m / 2.6ft x 4.6ft
Comms:
0.8m x 0.6m / 2.6ft x 2.0ft

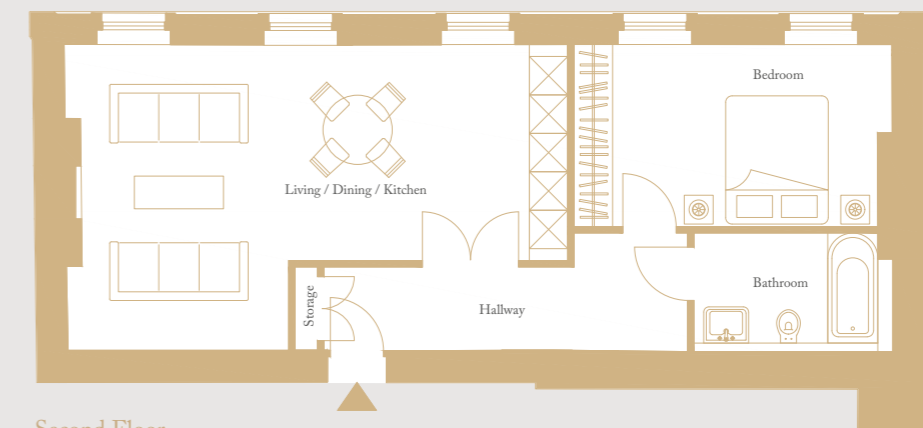


ONE BEDROOM APARTMENT

Apartment 10

One Bedroom Apartment Located On The Second Floor With Ample Ceiling Height, Facing Towards The Front Gardens. Open Plan Kitchen/Living/Dining Room, One Bedroom And One Bathroom.

61 SQ.M. | 653 SQ.FT.



Second Floor

- Bathroom:
2.9m x 1.8m / 9.5ft x 5.9ft
- Storage:
0.35m x 1.3m / 1.2ft x 4.3ft
- Living / Dining / Kitchen:
7.6m x 4.8m / 24.9ft x 15.8ft
- Bedroom:
4.7m x 2.8m / 15.4ft x 9.2ft

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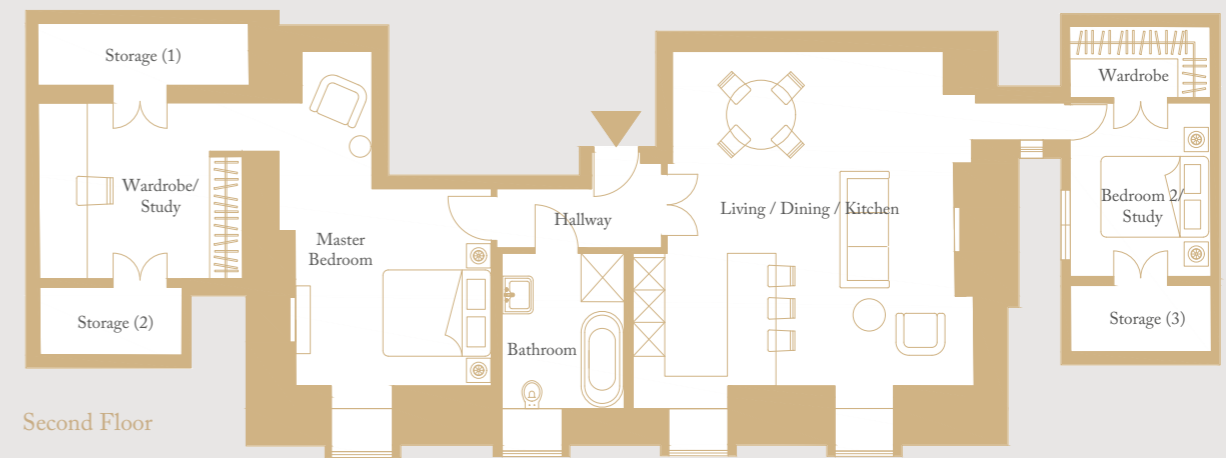
Apartment 11

Two Bedroom Apartment Located On The Second Floor Facing Towards The Rear Gardens. Open Plan Kitchen/Living/Dining Room, One Bedroom With A Large Walk-In Wardrobe, One Study And One Bathroom

90 SQ.M. | 966 SQ.FT.



TWO BEDROOM APARTMENT



Second Floor

Living / Dining / Kitchen:
6.0m x 6.2m / 19.7ft x 20.3ft
Master Bedroom:
3.2m x 3.3m / 10.5ft x 10.8ft
Wardrobe / Study:
3.6m x 3.6m / 11.8ft x 11.8ft
Storage (1):
3.9m x 1.2m / 12.8ft x 3.9ft

Storage (2):
2.6m x 1.3m / 8.5ft x 4.3ft
Bathroom:
2.3m x 2.9m / 7.5ft x 9.5ft
Bedroom 2 / Study:
2.6m x 3.2m / 8.5ft x 10.5ft
Storage (3):
2.6m x 1.2m / 8.5ft x 3.9ft

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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

12 Cockfosters Parade, Barnet EN4 0BX

ANATOLIAN
WITH
ATTITUDE





Supermarkets



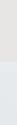
Marks & Spencer

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



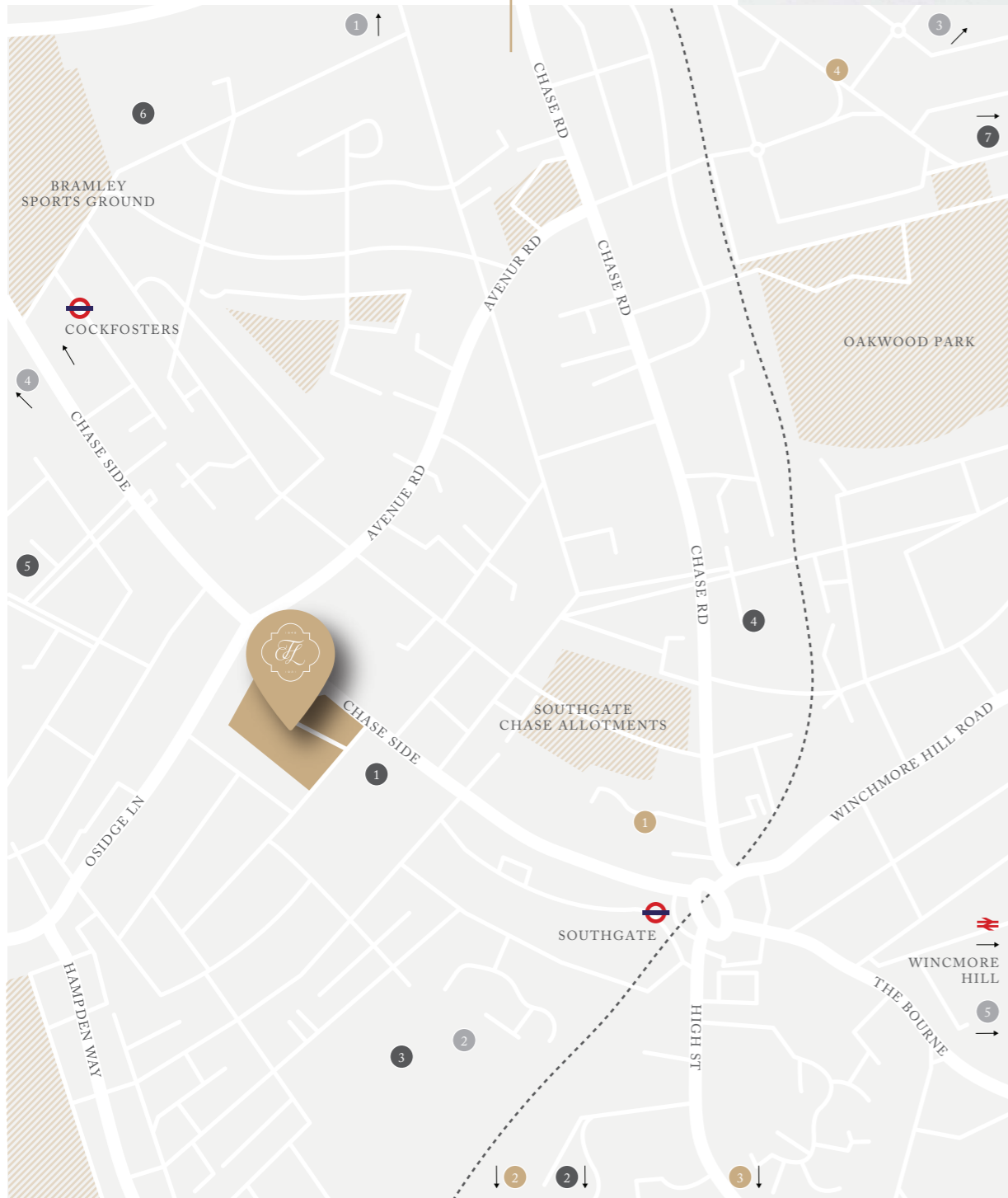
HIT THE *road*

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



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, 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*



SHOW HOME NOW OPEN
→

1-3 LIFFORD CLOSE
Lifford
→

4-6 LIFFORD CLOSE
Lifford
→

7-9 LIFFORD CLOSE
Lifford
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10-12 LIFFORD CLOSE
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22-24 LIFFORD CLOSE
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25-27 LIFFORD CLOSE
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28-30 LIFFORD CLOSE
Lifford
→



GET IN
TOUCH

For more information or to arrange a viewing,
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. 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. March 2021.

Designed by Blank Space.

