

THE  
GRANGE

WINCHMORE HILL  
LONDON N21

Exceptional  
homes, crafted  
without compromise.



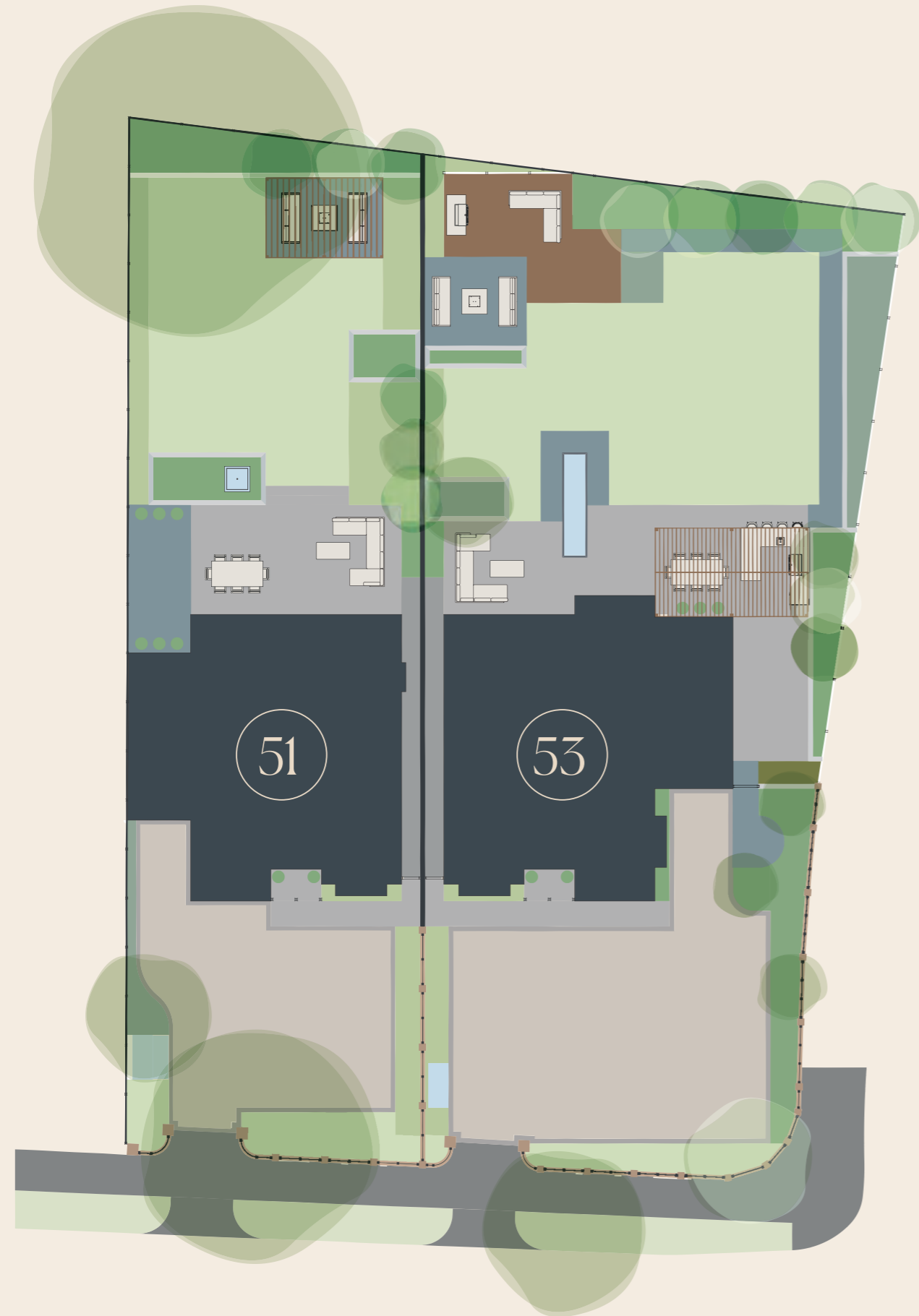
Set at the end of the peaceful arc of Eversley Crescent, The Grange presents two beautifully crafted family homes that balance refined architectural design with generous contemporary living.

Each residence has been thoughtfully composed to deliver space, light and effortless flow, creating a setting that feels both elevated and warmly welcoming.

Across four meticulously designed floors, every detail has been considered, from bespoke kitchen joinery and luxury finishes to thoughtfully planned living areas and tranquil principal suites. The result is a collection that combines refined design with everyday comfort, created for modern life, connected to nature and built to an uncompromising standard.



Computer generated image is indicative only.



# Site Plan

## 51 Eversley Crescent

4 bedroom detached house  
3,787 sqft

## 53 Eversley Crescent

4 bedroom detached house  
5,853 sqft



# 51

Eversley Crescent

352 m<sup>2</sup> | 3,787 sqft

## Ground Floor / 138 m<sup>2</sup>

Kitchen/Living/Dining  
9.33m x 5.71m / 30'7" x 18'9" ft

Utility  
3.02m x 2.23m / 9'11" x 7'4"

Lounge  
5.03m x 3.32m / 16'6" x 10'11"

Office  
5.03m x 3.02m / 16'6" x 9'11"

WC  
1.97m x 1.87m / 6'6" x 6'2"

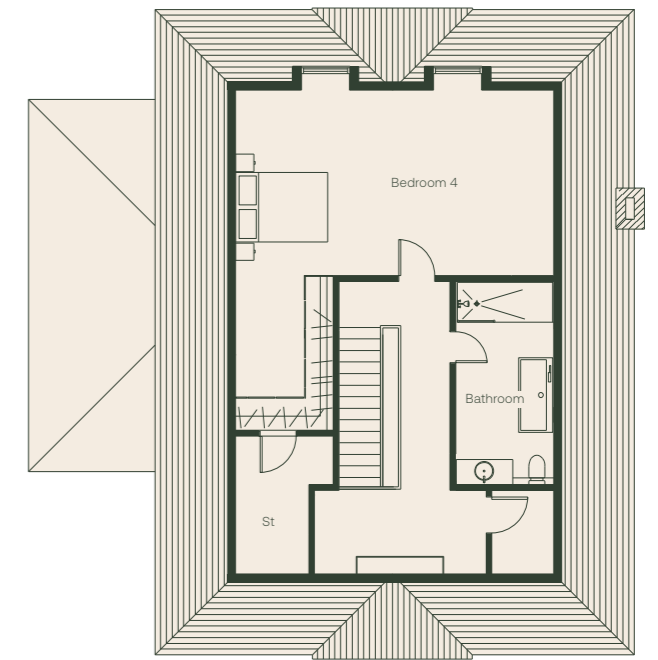


## Second Floor / 93 m<sup>2</sup>

Bedroom 4  
6.93m x 4.05m / 22'9" x 13'4"

Bathroom  
4.47m x 2.15m / 14'8" x 7'1"

*\*Including eaves*



## First Floor / 121 m<sup>2</sup>

Principal bedroom  
9.09m x 5.54m / 29'9" x 18'2"

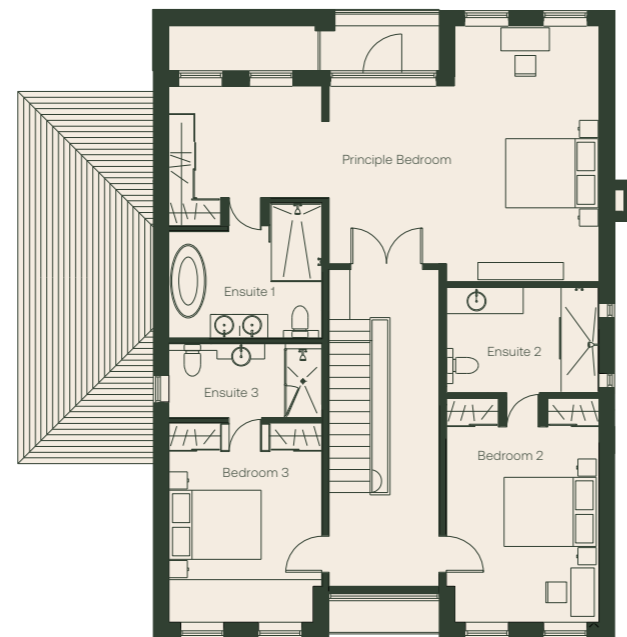
Ensuite 1  
3.34m x 2.33m / 11'0" x 7'4"

Bedroom 2  
4.86m x 3.34m / 15'11" x 11'0"

Ensuite 2  
3.40m x 2.30m / 11'2" x 7'7"

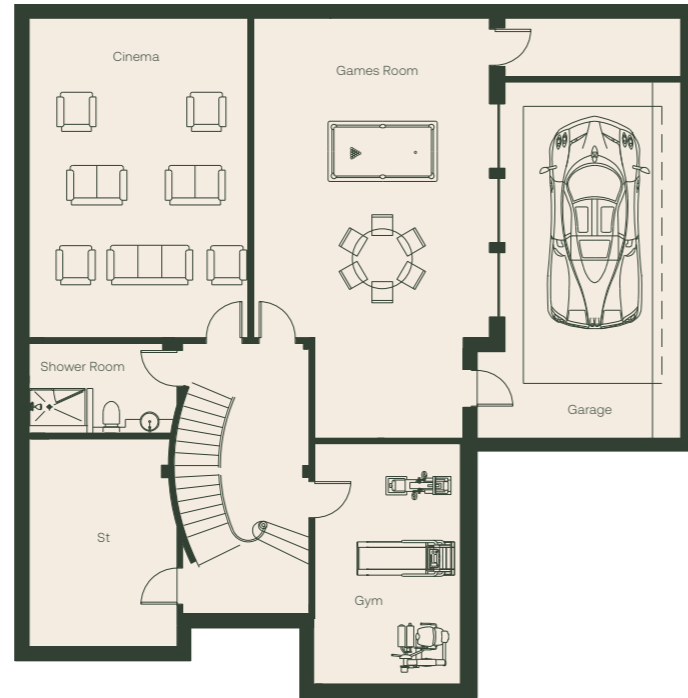
Bedroom 3  
4.34m x 3.33m / 14'6" x 10'11"

Ensuite 3  
3.33m x 1.60m / 10'11" x 5'3"



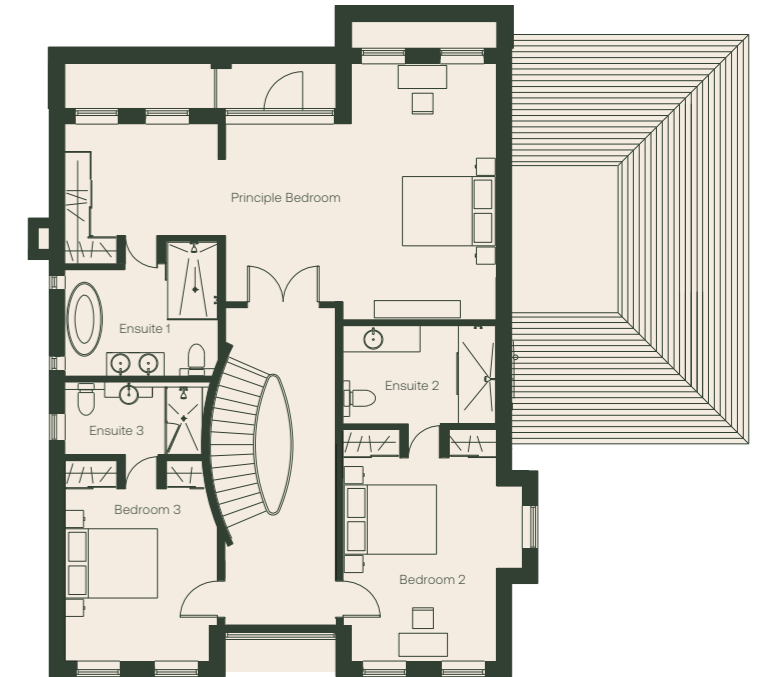
## Basement / 172m<sup>2</sup>

- Cinema  
7.00m x 4.81m / 23'0" x 15'9"
- Games Room  
9.08m x 5.12m / 29'10" x 16'10"
- Gym  
5.27 m x 3.29m / 17'5" x 10'10"
- Garage  
7.70m x 3.77m / 25'3" x 12'4"



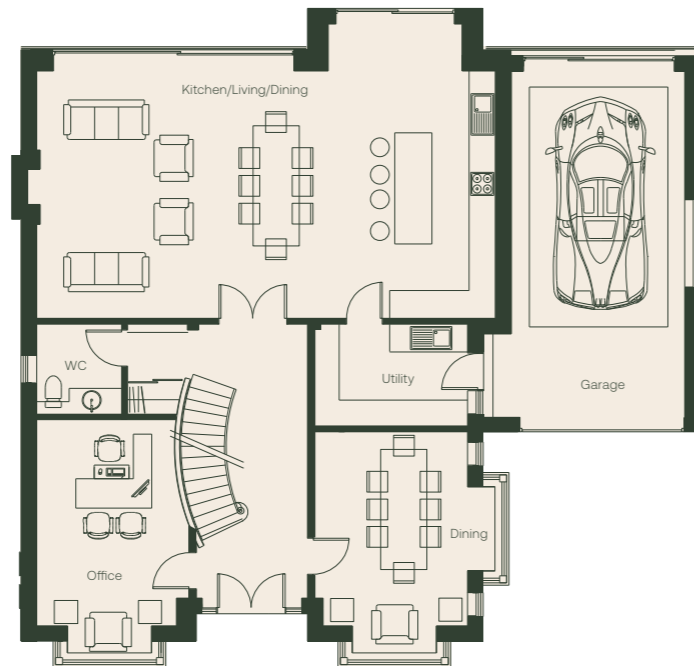
## First Floor / 123 m<sup>2</sup>

- Principal bedroom  
9.15m x 5.54m / 30'0" x 18'2"
- Ensuite 1  
3.33m x 2.33m / 10'11" x 7'8"
- Bedroom 2  
5.02m x 3.31m / 16'6" x 10'10"
- Ensuite 2  
3.31m x 2.37m / 10'10" x 7'9"
- Bedroom 3  
4.34m x 2.96m / 14'3" x 9'9"
- Ensuite 3  
2.96m x 1.60m / 9'9" x 5'3"



## Ground Floor / 156 m<sup>2</sup>

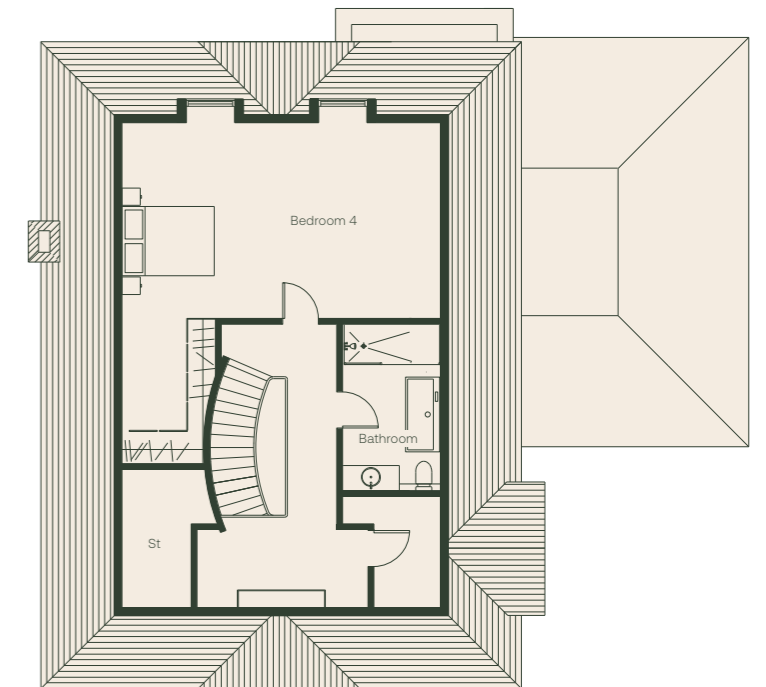
- Kitchen/Living/Dining  
9.94m x 5.71m / 32'7" x 18'9"
- Utility  
3.32m x 2.23m / 10'11" x 7'4"
- Garage  
7.52m x 3.78m / 24'8" x 12'5"
- Office  
4.48m x 3.05m / 14'8" x 10'0"
- WC  
1.97m x 1.87m / 6'6" x 6'2"



## Second Floor / 93 m<sup>2</sup>\*

- Bedroom 4  
6.91m x 4.21m / 22'10" x 13'10"
- Bathroom  
3.62m x 2.15m / 11'10" x 7'1"

\*Including eaves





# Specification. Finished with distinction.

## Kitchens

- Bespoke hand-made contemporary handle-less matt lacquered doors
- Taj Mahal 50mm build up stone worktops and matching stone splashback (full height)
- 1.5 bowl undermounted stainless steel sink powder coated matt black
- Quooker tap in brushed dark brass
- Lighting design for kitchen
- 3m x 1.4m island with seating for up to 5 people

## Appliances

- High-end range throughout
- Eye level double combi-oven with grill and microwave function
- Bora 5 ring induction hob with integrated extractor
- Extractor hood in 2nd kitchen
- Gas facility cooking in 2nd kitchen
- Fully integrated fridge
- Fully integrated freezer
- Integrated full-size dishwasher
- Integrated washing machine / tumble dryer to utility room/ 2nd kitchen
- Built-in wine cooler to all homes
- Siemens appliances (or similar)

## Internal finishes

- Lime washed feature walls
- Ceilings, skirtings and architraves finished in Brilliant White
- Extra high satin black internal doors
- Cast iron spindles to stair cases
- Contemporary brushed pewter/bronze Ironmongery
- Contemporary luxury carpets to all bedrooms
- Tiled flooring to hallway, kitchen/ living/diner and WC, Amtico flooring to 2 front rooms
- Fitted wardrobes to bedroom 1

## Connectivity

- BT Point to living area
- Infrastructure ready for Sky Q connectivity

## Heating

- Underfloor heating

## Electrical

- Lutron system throughout finished in dark puter/brushed bronze
- Designer lighting/lighting design
- Ceiling mounted CO and heat detectors and air con with MVHR air purification system
- USB plug sockets to bedrooms, living room and kitchen

## Bathroom, ensuites and cloakrooms

- Axor and Gessi fittings finished in brushed bronze/puter
- Italian Tiles through out with mood lighting and niches
- Edone bespoke made vanity units
- His & hers wash hand basin with vanity units in masters
- Thermostatically controlled exposed shower valve with fixed riser head
- Soft closing toilet seats
- Heated towel rails to bathroom and ensuites
- Bath sensor lighting
- Shaver socket
- Demister mirror with LED light surround

## External details

- LED light on a PIR sensor front and back
- UPVC windows
- Contemporary powder coated solid black front doors
- Landscaping to front gardens and rear gardens laid to lawn
- External tap to all plots
- EV charging point and external plug point
- Solar panels

## General

- 10 Year New Home Warranty provided to all plots



# A connected haven in North London

Winchmore Hill has long been admired for its village like character, tree-lined streets and strong sense of community and Eversley Crescent sits at the heart of it.

Moments from the boutiques, cafés and independent restaurants of Winchmore Hill Green, the area blends tranquility with everyday convenience.

Families are drawn to the excellent local schools and the abundance of green spaces, with Grovelands Park just a short walk away. Commuters benefit from exceptional transport connections, with Grange Park Station providing direct routes into London Moorgate and the Underground easily reached at Southgate and Oakwood. The area also enjoys strong road links, placing wider London and the Home Counties comfortably within reach.



## Within easy reach

### By Train\*

- 11 mins  
Alexandra Palace
- 19 mins  
Finsbury Park
- 31 mins  
Moorgate
- 32 mins  
King's Cross
- 35 mins  
Old Street

\*from Grange Park Station

### By Car

- 6 mins  
Southgate Tube Station
- 11 mins  
Trent Park
- 16 mins  
Muswell Hill
- 12 mins  
M25 (Junction 24)
- 30 mins  
Central London

### On Foot

- 9 mins  
Sainsbury's
- 10 mins  
Grange Park Station
- 11 mins  
Grovelands Park
- 15 mins  
Winchmore Hill Green cafés, shops & amenities
- 25 mins  
Southgate Tube Station (Piccadilly Line)

### Schools

- 0.3 miles  
Eversley Primary School  
*Ofsted: Outstanding*
- 0.4 miles  
Highlands School  
*Ofsted: Outstanding*
- 0.5 miles  
Grange Park Prep School
- 0.5 miles  
Keble Prep School
- 1.2 miles  
Winchmore School  
*Ofsted: Good*



Travel times sourced from National Rail and Google Maps. Fastest travel times shown.





## Sales enquiries



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THE CHRYSOL COLLECTION

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