







Set within the distinguished historical exterior of Hornsey Police Station, you'll discover an exclusive collection of exquisitely designed residences nestled around a spectacular communal garden.



THE DEVELOPMENT

Concealed behind the stunning historical façade of Hornsey Police Station, awaits an exclusive collection of exquisitely appointed homes. Designed by London architect studio Archanaeum, Dixon Gardens carries the heritage of John Dixon Butler - the architect of some of London's finest civic buildings and of our own magnificent façade.

This new luxury gated development blends historic charm with modern living in the finest way. Our collection of 10 mews houses and 19 stylish apartments features a stunning communal garden, exquisite contemporary interiors, and exceptional craftsmanship in every detail.



Discover a rare ensemble of 10 elegant houses and 19 stylish apartments, seamlessly blending classic charm with contemporary living, complemented by stunning private and shared gardens.



THE GARDEN

The unique communal Garden at Dixon Gardens has been designed by acclaimed Japanese landscape artist Takashi Nagasaki. This blissful haven, nestled in the centre of Dixon Gardens, is reassuringly private accessible only to residents and their guests.

Inspired by the timeless beauty of a nascent forest, the Garden features meticulously crafted areas of sun and shade, creating a tranquil and nurturing environment where dappled sunlight filters through the trees.

This oasis is designed to foster a sense of community. Residents can enjoy spaces perfect for eating, reading, playing - all set against a backdrop of specimen trees that highlight the changing light and passage of the seasons.

Subtle evening lighting enhances the peaceful ambiance, while sculptural trees maintain a pleasing aesthetic during the colder months.

The planting design includes a mixture of rare and native species, complemented by organically clipped soft planting. With changing views throughout the year, you can also relish the beauty of the Garden through your windows from all residences.

With Nagasaki's expert touch, the Garden at Dixon Gardens offers the beauty and tranquility of nature without the burden of maintenance.

So you can fully enjoy your sanctuary.



THE LOCATION

Dixon Gardens highly desirable N8 postcode offers the perfect blend of urban living and neighbourhood charm. With exceptional transport links to the City and West End, Moorgate is only a short 20 minute train ride away.

For Overground services, residents enjoy a choice of Hornsey, Finsbury Park, Harringay, Crouch Hill, Harringay Green Lane and Finsbury Park. Nearby Underground stations include Archway and Highgate on the Northern Line, Finsbury Park on the Victoria and Piccadilly Lines, and Turnpike Lane and Wood Green on the Piccadilly Line.

The extensive bus network around Dixon Gardens ensures residents are connected 24/7 with routes including 41, 91, 210, W3, W5, W7 and night buses N41 and N91. A network of cycle routes makes commuting by bike and weekend cycling a pleasure.

CROUCH END

It's no surprise that Crouch End tops the polls of the best places to live in London*. With its thriving cultural, foodie and artistic scene, this delightful neighbourhood has a village feel and is renowned for its vibrant atmosphere and welcoming spirit. Occupying a prime position within the historic Hillfield Conservation Area, the surrounding environment offers a charming mix of beautifully preserved Edwardian and Victorian architecture.

CULTURE, DINING AND CREATIVITY

Dotted with independent boutiques, cafes and restaurants, Crouch End is a hotspot for professionals, creatives, and families - and a haven for an ever-growing list of celebrities. The cultural scene boasts live music venues, theatres, independent cinemas and art galleries. Crouch End ArtHouse and Picturehouse cinema show a fantastic selection of independent films, blockbusters and special screenings.

EXCELLENT SCHOOLS FOR ALL AGES

For families, Crouch End offers access to a range of superb primary and secondary schools. These include the highly regarded Coleridge School, St Peter-in-Chains RC School, St Gilda's RC School, Rokesly School, and St Aidan's School - all of which are Ofsted rated 'Outstanding' or 'Good'. Secondary options such as Highgate Woods School and Hornsey School for Girls are known for their strong academic and extracurricular programmes.

Independent options include Channing School and Highgate School, offering education from 3-18 years.

VIBRANT COMMUNITY AND A VILLAGE FEEL

Regular farmers' markets, festivals and local events enhance the friendly atmosphere and sense of community that Crouch End is famous for. Just a stone's throw away, Highgate and Muswell Hill offer additional dining, shopping and cultural pleasures.

GREEN SPACES IN THE CITY

For those who love the outdoors, Crouch End offers an abundance of green spaces beyond the stunningly landscaped gardens of Dixon Gardens. Priory Park, with its playground and cafe, is a family favourite for Crouch End residents. Parkland Walk - a serene, tree-lined trail stretching to Finsbury Park - is perfect for walking, jogging, or cycling. A short walk away, Alexandra Park offers panoramic views of London and hosts year-round events, from live music to food festivals. The ancient woodlands in Queen's Woods and Highgate Woods offer a delightful escape from the bustle of city life.

LEISURE AND FITNESS

Park Road Pools and Fitness, and Virgin Active both provide both swimming pools, gyms and a huge range of fitness classes. Hampstead Heath is perfect for picnics, walks, a run, or a swim in the famous ponds. More outdoor swimming is available at Hornsey and Parliament Hill.

Cricket and tennis fans can enjoy the facilities at Crouch End Playing Fields, Coolhurst Tennis and Squash Court and Highgate Cricket and Lawn Tennis Club.

* Source: Sunday Times Best Places to Live in London 2023

SCHOOLS

- Alexandra Park School
- Channing School
- Coleridge School
- Highgate School
- Hornsey School for Girls
- Highgate Woods School
- Muswell Hill School
- North London Rudolf Steiner School
- Rokesly School
- St Mary's CE School
- St Mary's Church of England School
- Weston Park School

PARKS

- Alexandra Park
- Highgate Wood
- Parkland Walk
- Priory Park
- Stationers Park
- Queen's Woods

AIRPORTS BY PUBLIC TRANSPORT

- Heathrow Airport (1 hr 30 mins)
- London Gatwick Airport (1 hr 20 mins)
- London Luton Airport (1 hr 20 mins)
- London Stansted Airport (1 hr 20 mins)
- London City Airport (1 hr 15 mins)



















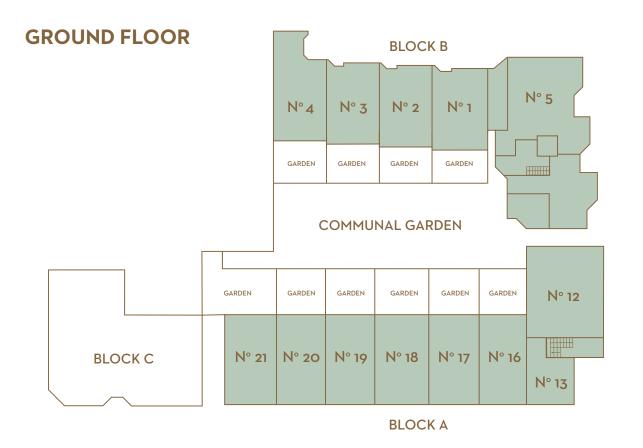


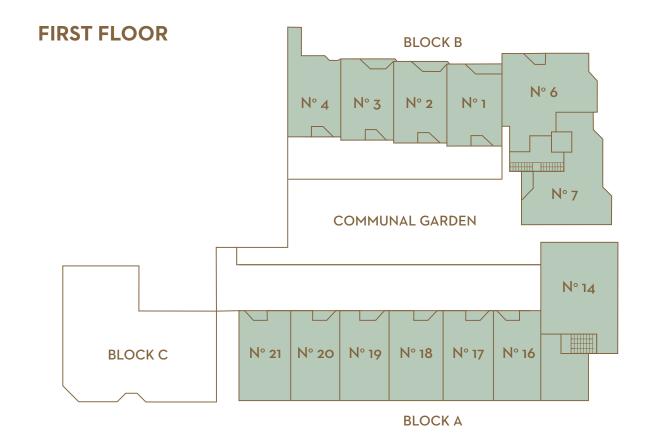


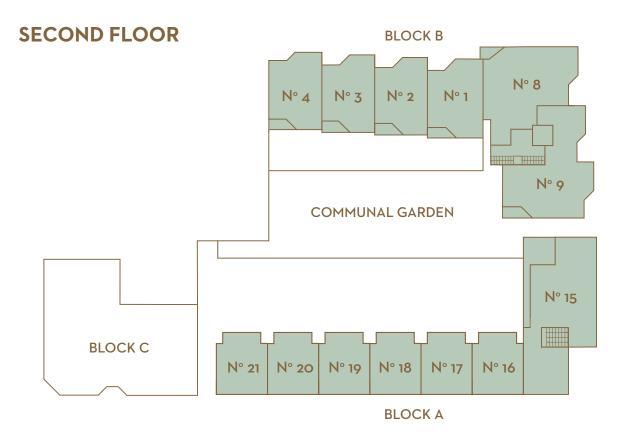


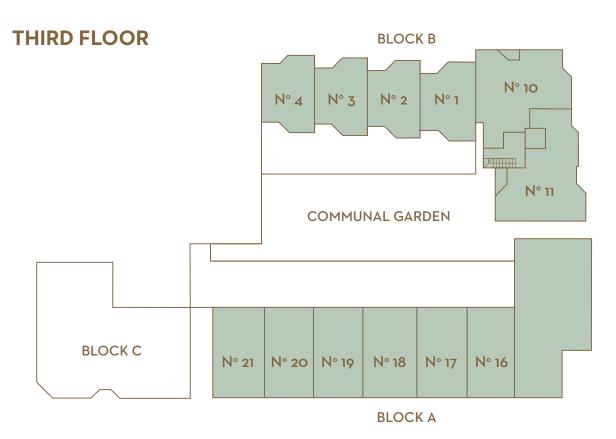












LOCATION	BLOCK	FLOOR	BEDS	INTERNAL AREA (NIA)
N° 1	В	N/A	4	127m² / 1361 sq. ft.
N° 2	В	N/A	4	127m² / 1365 sq. ft.
N° 3	В	N/A	4	127m² / 1363 sq. ft.
N° 4	В	N/A	4	139m² / 1492 sq. ft.
N° 5	В	Ground	2	73m² / 781 sq. ft.
N° 6	В	First	2	73m² / 790 sq. ft.
N° 7	В	First	2	70m² / 756 sq. ft.
N° 8	В	Second	2	74m² / 794 sq. ft.
N° 9	В	Second	2	70m² / 749 sq. ft.
N° 10	В	Third	2	73m² / 790 sq. ft.
N° 11	В	Third	2	70m² / 756 sq. ft.
N° 12	А	Ground	2	74m² / 792 sq. ft.
N° 13	А	Ground/First	1	57m² / 614 sq. ft.
N° 14	А	First	2	78m² / 834 sq. ft.
N° 15	А	Second	3	89m² / 954 sq. ft.
N° 16	А	N/A	4	117m² / 1263 sq. ft.
N° 17	А	N/A	4	121m² / 1304 sq. ft.
N° 18	А	N/A	4	134m² / 1443 sq. ft.
N° 19	А	N/A	4	120m² / 1291 sq. ft.
N° 20	А	N/A	4	118m² / 1269 sq. ft.
N° 21	А	N/A	4	127m² / 1363 sq. ft.

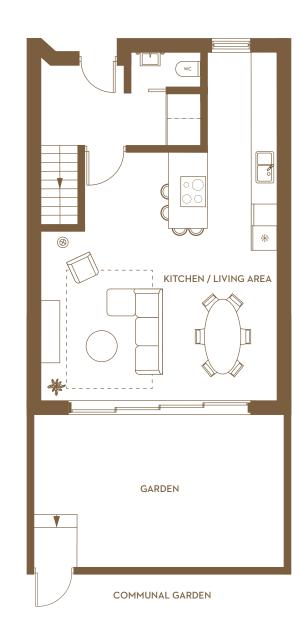


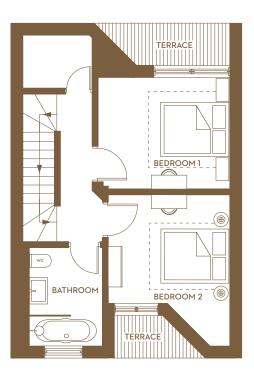


Explore our unique development—a seamless fusion of historical charm and modern living.

N° 1 4 Bedroom House Internal Area (NIA) 127m² / 1361 sq. ft.

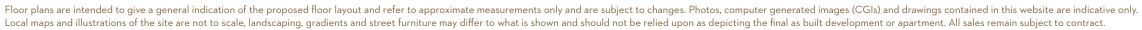
Kitchen / Living Area	8.4m x 5.6m	27'4" x 18'2"
Bedroom 1	3m x 3.5m	9'7" x 11'6"
Bedroom 2	4.1m x 3.3m	13'3" x 10'7"
Bedroom / Study	3.2m x 5.6m	10'5" x 18'2"
Bedroom 4	4.9m x 3.6m	16'1" x 11'6"
Ensuite	1.7m x 1.8m	5'5" x 5'8"
Bathroom	2.6m x 1.9m	8'6" x 6'4"
Cloakroom	0.9m x 1.6m	3' × 5'3"
Terrace	3.4m²	36.6 sq. ft.
Terrace	2m²	21.5 sq. ft.
Garden	22m²	237.4 sq. ft.







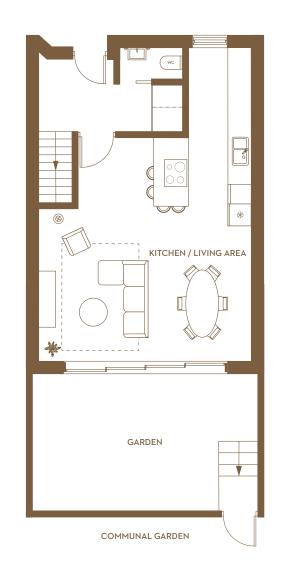


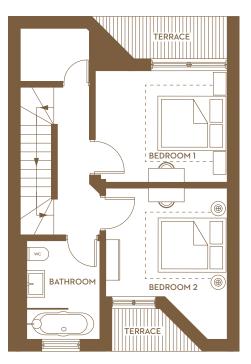




N° 2 4 Bedroom House Internal Area (NIA) 127m² / 1365 sq. ft.

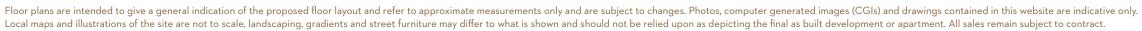
Kitchen / Living Area	8.2m x 5.6m	27' x 18'2"
Bedroom 1	3m x 3.5m	9'7" x 11'6"
Bedroom 2	4m x 3.3m	13'3" x 10'7"
Bedroom / Study	3.3m x 5.6m	10'7" x 18'2"
Bedroom 4	4.9m x 3.6m	16'1" x 11'6"
Ensuite	1.7m x 1.8m	5'55" x 5'8"
Bathroom	2.6m x 1.9m	8'6"x 6'4"
Cloakroom	0.9m x 1.6m	3' x 5'3"
Terrace	3.4m²	36.6 sq. ft.
Terrace	2m²	21.5 sq. ft.
Garden	24m²	275 sq. ft.







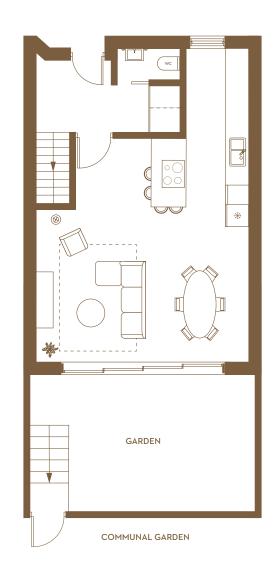


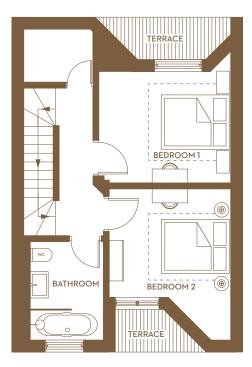




N° **3** 4 Bedroom House Internal Area (NIA) 127m² / 1363 sq. ft.

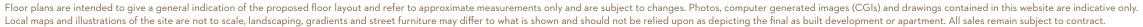
Kitchen / Living Area	8.2m x 5.6m	27' x 18'2"
Bedroom 1	3m x 3.5m	9'7" x 11'6"
Bedroom 2	4m x 3.3m	13'3" x 10'7"
Bedroom / Study	3.3m x 5.6m	10'8" x 18'2"
Bedroom 4	4.9m x 3.6m	16'1" x 11'6"
Ensuite	1.7m x 1.8m	5'55' x 5'8"
Bathroom	2.6m x 1.9m	8'6" x 6'4"
Cloakroom	0.9m x 1.6m	3' × 5'3"
Terrace	3m²	36.6 sq. ft.
Terrace	2m²	21.5 sq. ft.
Garden	26m²	275 sq. ft.







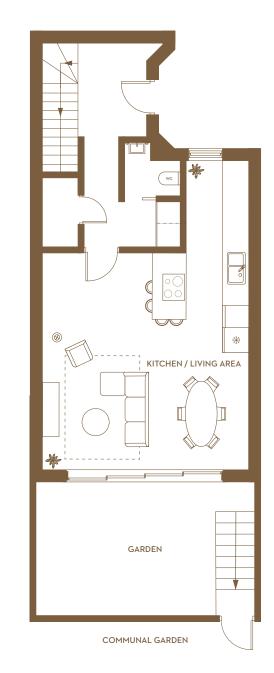


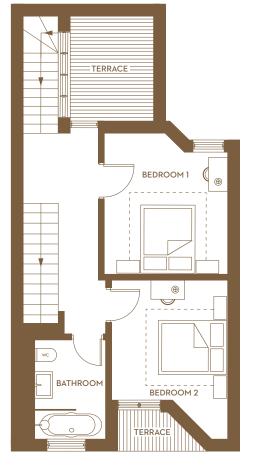


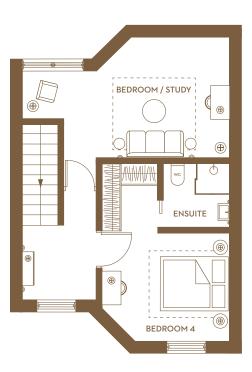


N° 4 4 Bedroom House Internal Area (NIA) 139m² / 1492 sq. ft.

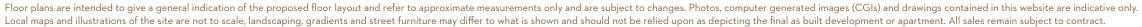
Kitchen / Living Area	8.2m x 5.4m	27' x 17'8"
Bedroom 1	3.9m x 3.4m	12'8" x 11'2"
Bedroom 2	4.2m x 3.3m	13'9" x 10'7"
Bedroom / Study	3.3m x 5.4m	10'9" x 17'8"
Bedroom 4	4.8m x 3.4m	15'8" x 11'2"
Ensuite	1.7m x 1.8m	5'5" x 5'8"
Bathroom	2.6m x 1.9m	8'6" x 6'4"
Cloakroom	1.4m x 1.4m	4'7" × 4'6"
Terrace	6.5m²	36.6 sq. ft.
Terrace	2m²	21.5 sq. ft.
Garden	28m²	300 sq. ft.







FLOOR PLANS & CGIs

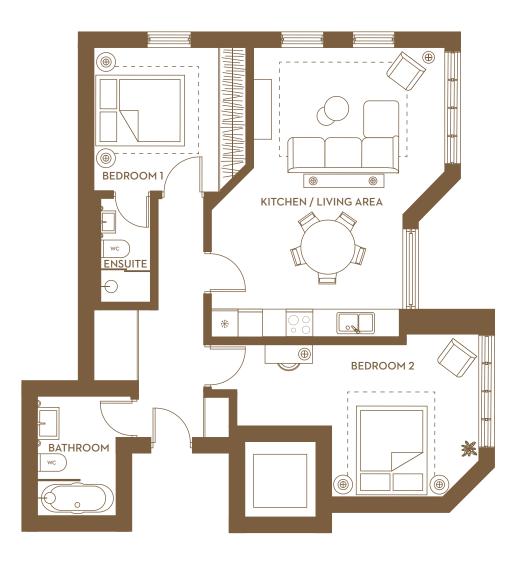




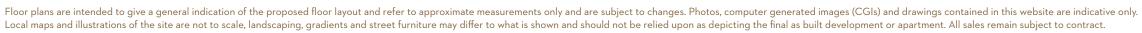


N° 5 2 Bedroom Apartment Internal Area (NIA) 73m² / 781 sq. ft.

Kitchen / Living Area	6m x 4.2m	19'7" x 13'9"
Bedroom 1	3.4m x 6.1m	11' x 20'
Ensuite	2.4m x 1.1m	7'9" x 3'6"
Bedroom 2	3.2m x 3.4m	10'3" x 11'2"
Bathroom	2.6m x 1.7m	8'6" x 5'6"









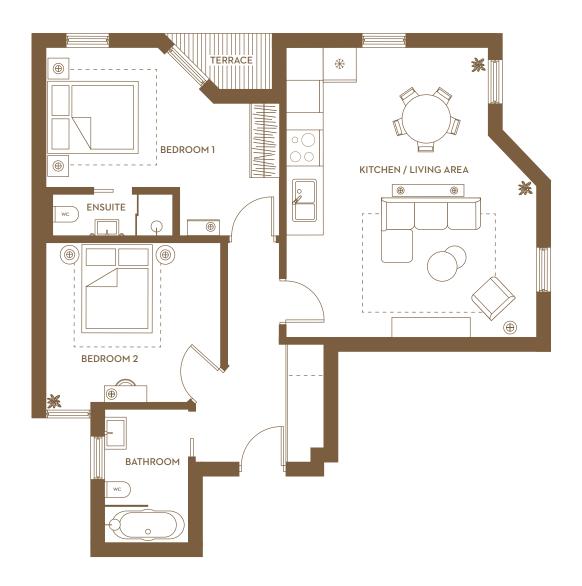




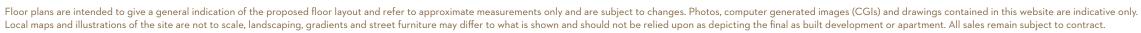


N° 6 2 Bedroom Apartment Internal Area (NIA) 73m² / 790 sq. ft.

Kitchen / Living Area	6m x 5.1m	19'6" x 16'6"
Bedroom 1	2.9m x 5m	9'4" x 16'4"
Ensuite	O.9m x 2.5m	3' x 8'3"
Bedroom 2	3.4m x 3.7m	11' x 12'1"
Bathroom	2.8m x 1.7m	8'6" x 5'6"
Terrace	1.9m²	27.2 sq. ft.





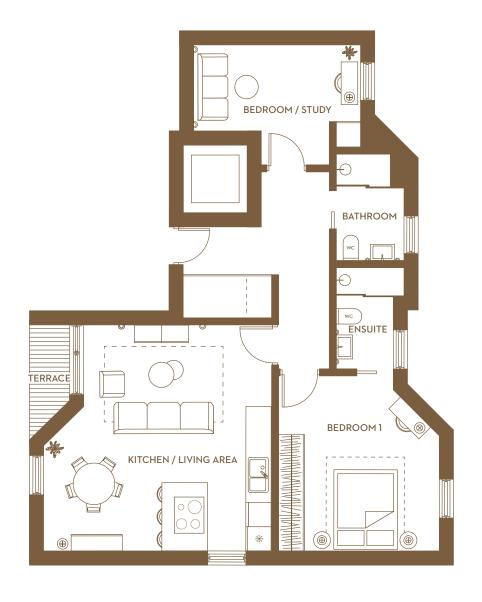




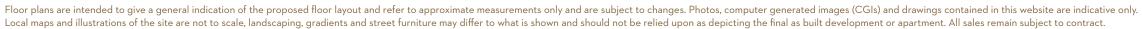


N° 7 2 Bedroom Apartment Internal Area (NIA) 70m² / 756 sq. ft.

Kitchen / Living Area	5.3m x 5.3m	17'5" × 17'4"
Bedroom 1	4.1m x 3.7m	13'5" x 12'2"
Ensuite	2.5m x 1.3m	8'1" x 4'1"
Bedroom / Study	3m x 3.9m	9'8" x 12'6"
Bathroom	2.5m x 1.5m	8' x 5'
Terrace	2.5m ²	27.2 sq. ft.





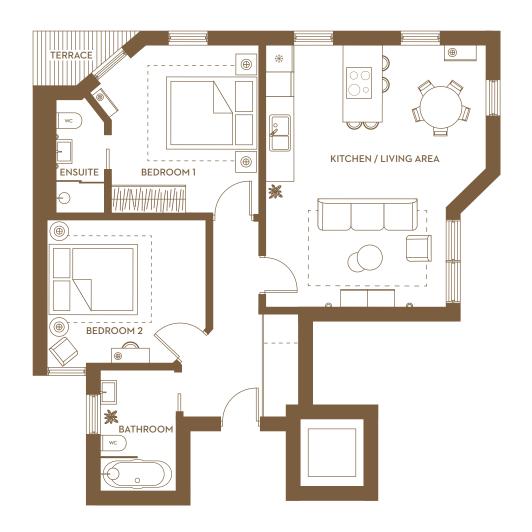




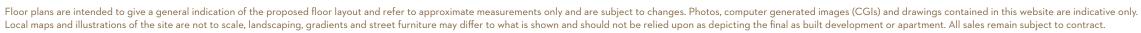


N° 8 2 Bedroom Apartment Internal Area (NIA) 74m² / 794 sq. ft.

Kitchen / Living Area	7m x 5.1m	22'9" x 16'6"
Bedroom 1	3.9m x 3.5m	12'7" x 11'6"
Ensuite	2.6m x 1.1m	8'7" x 3'5"
Bedroom 2	3.4m x 3.7m	11' x 12'1"
Bathroom	2.8m x 1.7m	9'2" x 5'6"
Terrace	2.1m ²	22.2 sq. ft.





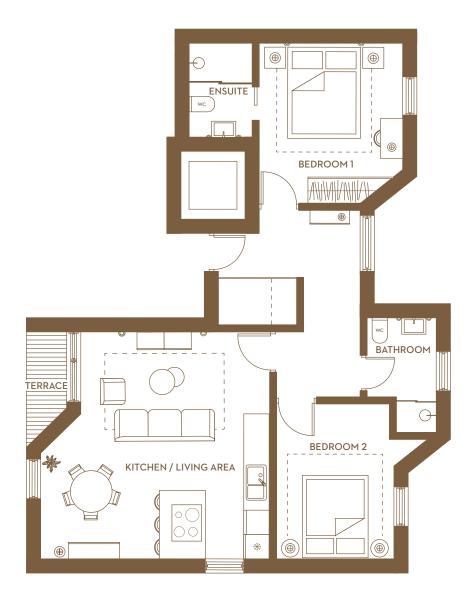




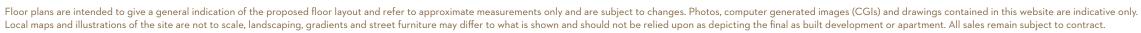


N° 9 2 Bedroom Apartment Internal Area (NIA) 70m² / 749 sq. ft.

Kitchen / Living Area	5.3m x 5.3m	17'5" x 17'4"
Bedroom 1	3.7m x 3.3m	12'1" x 10'8"
Ensuite	2.1m x 1.5m	6'8" x 4'8"
Bedroom 2	3.6m x 2.7m	11'8" x 8'9"
Bathroom	2.4m x 1.7m	8' x 5'6"
Terrace	2.5m ²	27.2 sq. ft.







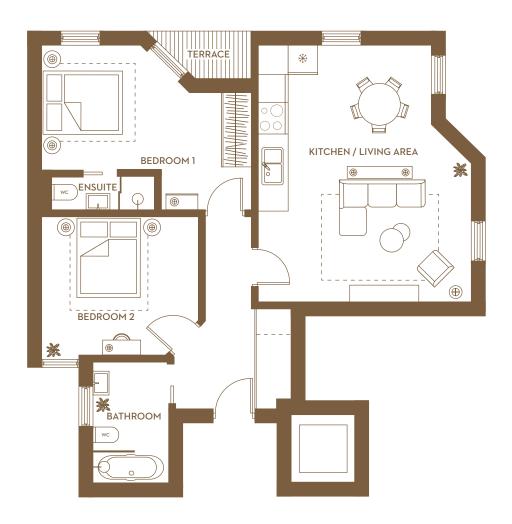




N° 10

2 Bedroom Apartment Internal Area (NIA) 73m² / 790 sq. ft.

Kitchen / Living Area	6m x 5.1m	19'7" x 16'7"
Bedroom 1	2.9m x 5m	9'4" x 16'3"
Ensuite	0.9m x 2.6m	3' x 8'4"
Bedroom 2	3.4m x 3.7m	11' x 12'1"
Bathroom	2.8m x 1.7m	9'2" x 5'6"
Terrace	1.9m²	20.3 sq. ft.



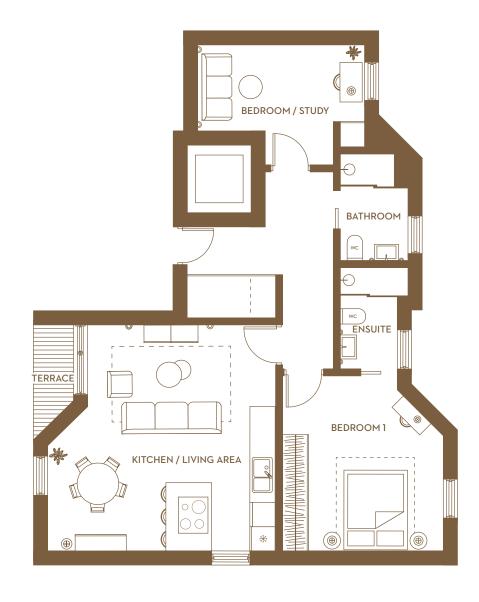




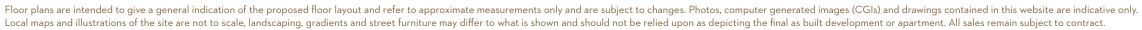


N° 11 2 Bedroom Apartment Internal Area (NIA) 70m² / 756 sq. ft.

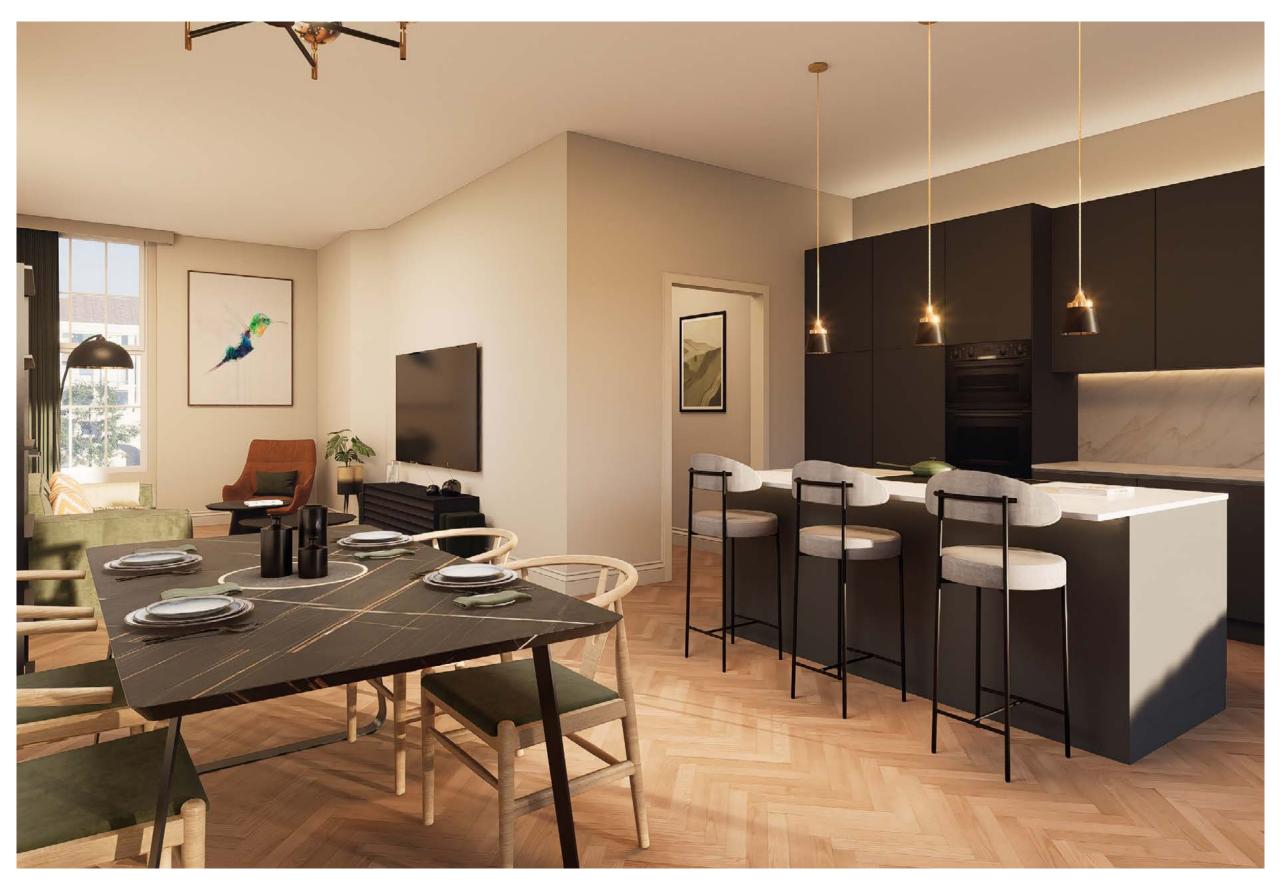
Kitchen / Living Area	5.3m x 5.3m	17'5" x 17'4"
Bedroom 1	4.1m x 3.7m	13'5" x 12'2"
Ensuite	2.5m x 1.3m	8'1" x 4'1"
Bedroom / Study	3m x 3.9m	9'8" x 12'6"
Bathroom	2.5m x 1.5m	8' x 5'
Terrace	2.5m²	27.2 sq. ft.











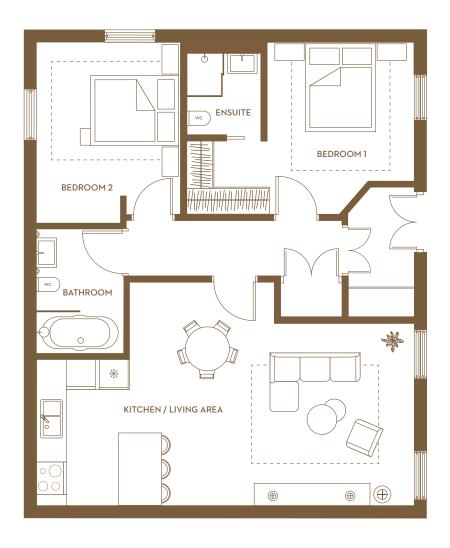




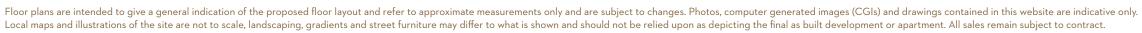
N° 12

2 Bedroom Apartment Internal Area (NIA) 74m² / 792 sq. ft.

Kitchen / Living Area	4.7m x 7.7m	15'3" × 25'3"
Bedroom 1	3.7m x 3m	12'1" x 9'8"
Ensuite	1.3m x 1.1m	4'3" × 3'6"
Bedroom 2	3.4m x 3.2m	11'2" x 10'5"
Bathroom	2.5m x 1.7m	8'2" x 5'6"



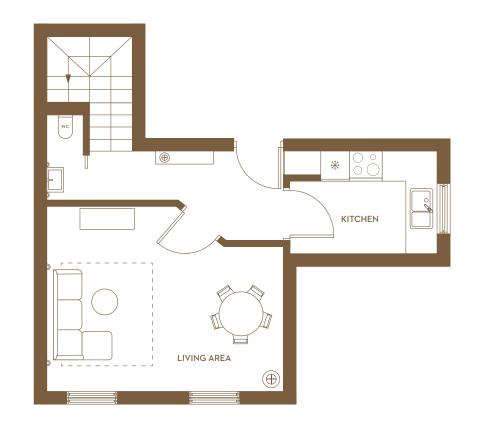


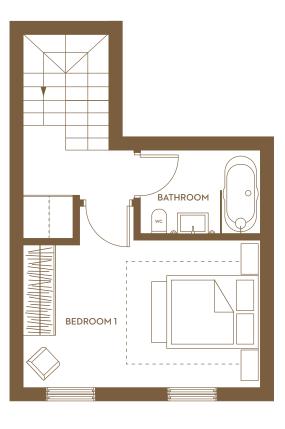




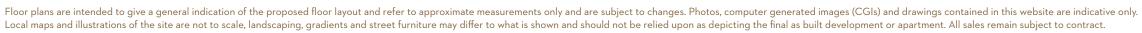
N° 13 1 Bedroom Apartment Internal Area (NIA) 57m² / 614 sq. ft.

Kitchen	1.9m x 2.9m	6'3" x 9'4"
Living Area	3.6m x 4.6m	11'8" x 15'1"
Bedroom 1	2.9m x 4.6m	9'4" x 15'1"
Bathroom	1.7m x 2.3m	5'5" × 7'4"
Cloakroom	1.8m x O.7m	5'8" x 2'4"









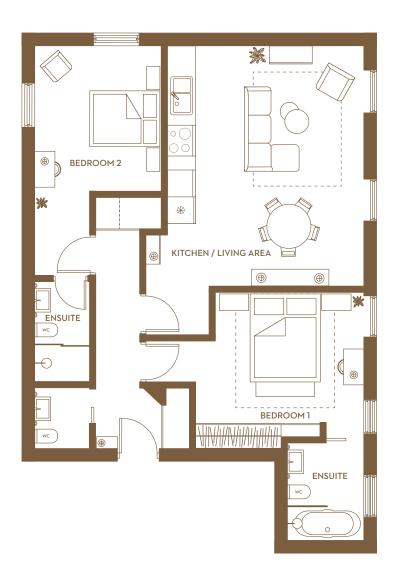




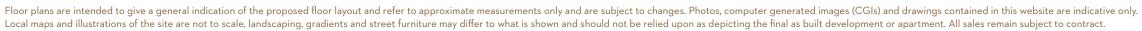
N° 14 2 Bedroom Apart

2 Bedroom Apartment Internal Area (NIA) 78m² / 834 sq. ft.

Kitchen / Living Area	5.6m x 4.6m	18'3" x 15'1"
Bedroom 1	3.7m x 5.1m	12'2" x 16'8"
Ensuite 1	2.4m x 1.3m	3'3" × 4'2"
Bedroom 2	5.5m x 3m	18' x 9'7"
Ensuite 2	1.5m x 1.3m	4'9" × 4'2"
Cloakroom	2.3m x 1.7m	7'4" × 5'6"



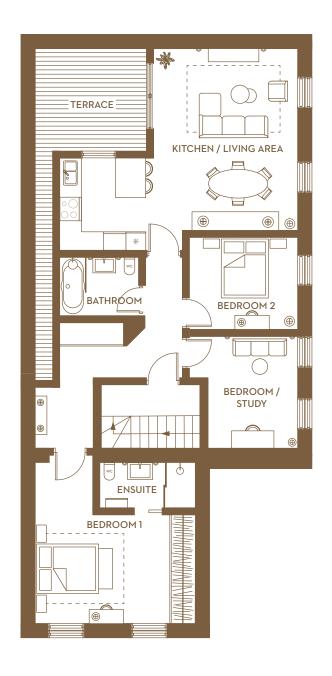






N° 15 3 Bedroom Apartment Internal Area (NIA) 89m² / 954 sq. ft.

Kitchen / Living Area	5.3m x 7m	17'65" x 23'31"
Bedroom 1	5m x 4.6m	16'65" x 15'32"
Ensuite	1.4m x 2.9m	4'66" x 9'66"
Bedroom 2	2.8m x 3.3m	9'32" x 10'99"
Bedroom / Study	3.2m x 3.3m	10'66" x 10'99"
Bathroom	1.8m x 2.4m	5'99" x 7'99"
Terrace	9.5m²	102 sq. ft.

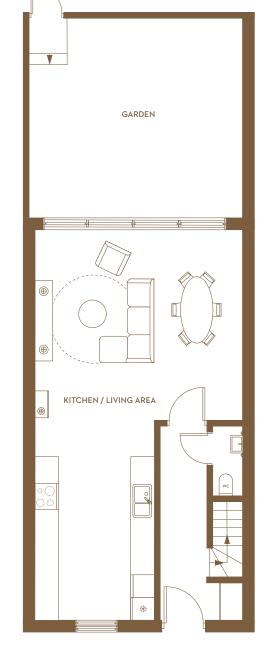




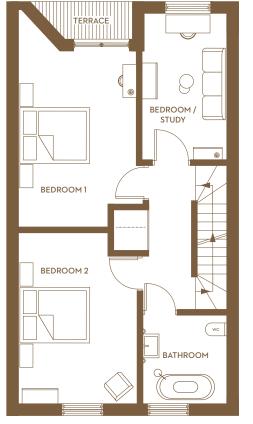


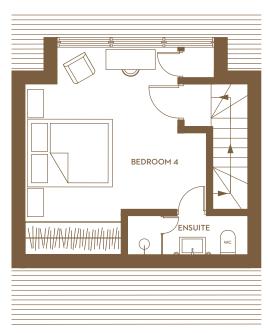
N° 16 4 Bedroom House Internal Area (NIA) 117m² / 1263 sq. ft.

9.5m x 5.1m	31'1" x 16'6"
4.3m x 3m	14' x 9'3"
4.1m x 2.7m	13'3" x 8'8"
3.5m x 2.1m	11'5" x 7'
5.1m x 4m	16'6" x 13'2"
1m x 2.4m	3'3" × 7'9"
2m x 2.3m	6'7" x 7'4"
0.9m x 1.7m	2'8" x 5'4"
1.9m²	20.4 sq. ft.
25.5m²	270 sq. ft.
	4.3m x 3m 4.1m x 2.7m 3.5m x 2.1m 5.1m x 4m 1m x 2.4m 2m x 2.3m 0.9m x 1.7m 1.9m ²



COMMUNAL GARDEN



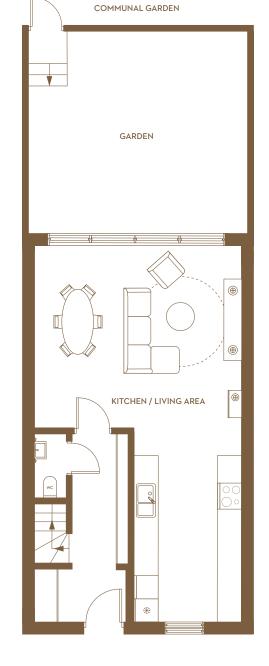


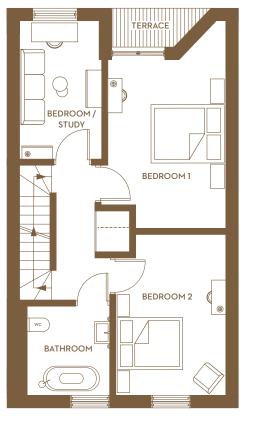


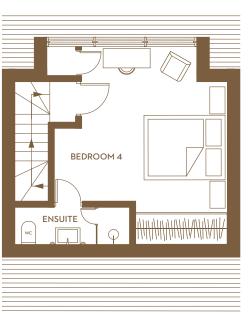


N° 17 4 Bedroom House Internal Area (NIA) 121m² / 1304 sq. ft.

Kitchen / Living Area	9.5m x 5.2m	31'1" x 17'1"
Bedroom 1	4.3m x 3m	14' x 9'8"
Bedroom 2	4.1m x 2.8m	13'3" x 9'3"
Bedroom / Study	3.5m x 2.1m	11'5" x 7'
Bedroom 4	5.1m x 4.2m	16'6" x 13'7"
Ensuite	lm x 2.4m	3'3" × 7'9"
Bathroom	2.1m x 2.3m	6'8" x 7'4"
Cloakroom	0.9m x 1.7m	2'8" × 5'4"
Terrace	1.9m ²	20.4 sq. ft.
Garden	27m²	288.5 sq. ft.









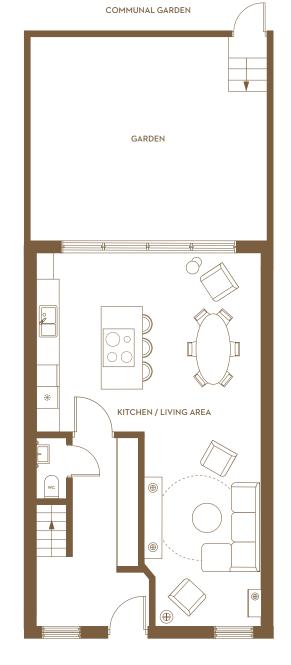


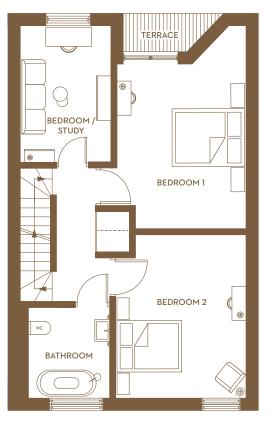


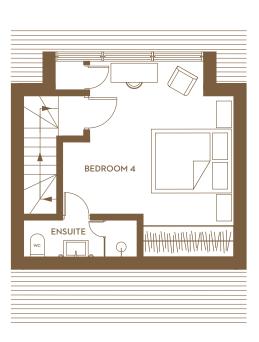


N° 18 4 Bedroom House Internal Area (NIA) 134m² / 1443 sq. ft.

Kitchen / Living Area	9.5m x 5.8m	31'2" x 18'9"
Bedroom 1	4.3m x 3.9m	14' x 11'1"
Bedroom 2	4.1m x 3.4m	13'4" x 11'1"
Bedroom / Study	3.5m x 2.3m	11'5" x 7'4"
Bedroom 4	5.1m x 4.7m	16'6" x 5'5"
Ensuite	1m x 2.4m	3'3" × 7'9"
Bathroom	2.3m x 2.3m	7'4" × 7'4"
Cloakroom	0.9m x 1.7m	2'8" x 5'4"
Terrace	1.9m²	20.4 sq. ft.
Garden	30m²	317.4 sq. ft.





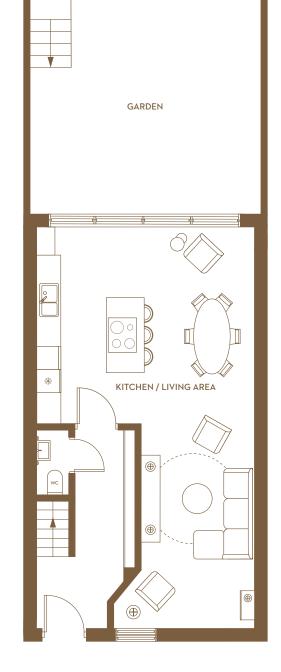




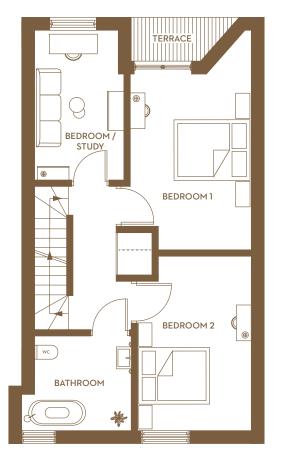


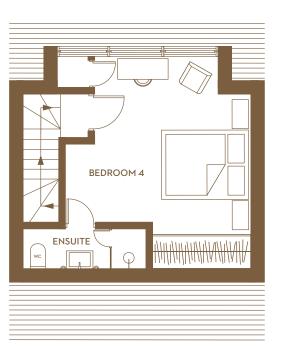
N° 19 4 Bedroom House Internal Area (NIA) 120m² / 1291 sq. ft.

Kitchen / Living Area	9.5m x 5.1m	31'2" x 16'9"
Bedroom 1	4.3m x 2.9m	13'9" x 9'6"
Bedroom 2	4.1m x 2.8m	13'4" x 9'1"
Bedroom / Study	3.6m x 2.1m	11'7" x 7'
Bedroom 4	5.1m x 4.1m	16'6" x 13'5"
Ensuite	1m x 2.4m	3'3" × 7'9"
Bathroom	2.1m x 2.3m	6′8" x 7′4"
Cloakroom	0.9m x 1.7m	2'8" x 5'4"
Terrace	1.9m²	20.4 sq. ft.
Garden	26.5m²	286 sq. ft.



COMMUNAL GARDEN



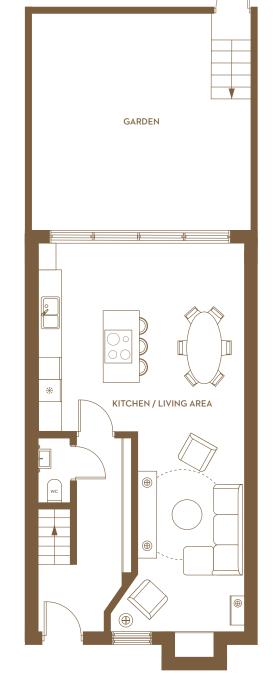


FLOOR PLANS & CGIs

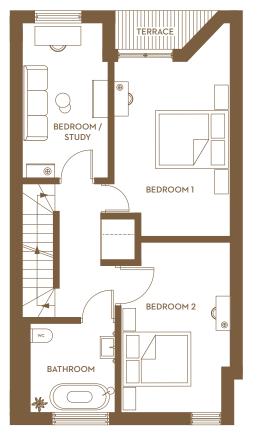


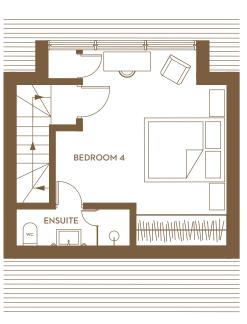
N° 20 4 Bedroom House Internal Area (NIA) 118m² / 1269 sq. ft.

Kitchen / Living Area	9.5m x 5.1m	31'2" x 16'6"
Bedroom 1	4.3m x 2.8m	13'9" x 9'3"
Bedroom 2	4.1m x 2.7m	13'4" x 8'8"
Bedroom / Study	3.6m x 2.1m	11'7" x 7'
Bedroom 4	5.1m x 4m	16'6" x 13'2"
Ensuite	lm x 2.4m	3'3" × 7'9"
Bathroom	2.1m x 2.3m	6'9" x 7'5"
Cloakroom	0.9m x 1.7m	2'8" x 5'4"
Terrace	1.9m²	20.4 sq. ft.
Garden	26m²	280.6 sq. ft.



COMMUNAL GARDEN



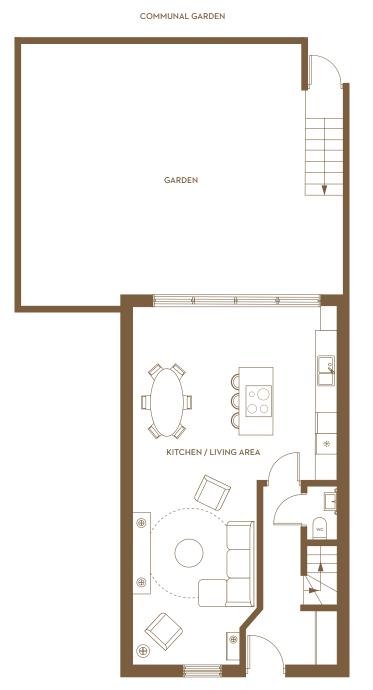


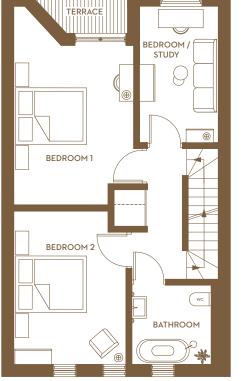
FLOOR PLANS & CGIs

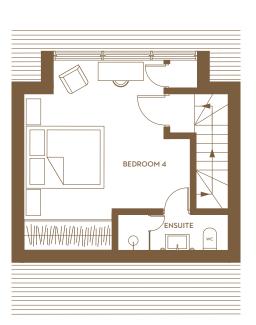


N° 21 4 Bedroom House Internal Area (NIA) 127m² / 1363 sq. ft.

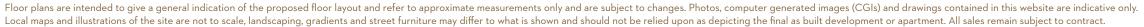
Kitchen / Living Area	9.5m x 5.5m	31'3" x 17'9"
Bedroom 1	4.2m x 3.2m	13'9" x 10'3"
Bedroom 2	4.1m x 3m	13'5" x 9'9"
Bedroom / Study	3.6m x 2m	11'8" x 6'8"
Bedroom 4	5.1m x 4.5m	16'6" x 14'6"
Ensuite	lm x 2.4m	3'3" × 7'9"
Bathroom	2.1m x 2.3m	6'9" x 7'4"
Cloakroom	O.9m x 1.7m	2'8" x 5'4"
Terrace	1.9m²	1695 sq. ft.
Garden	47m²	506 sq. ft.















SPECIFICATIONS

INTERIOR FINISHES

- Impervia® Alabaster white oak engineered sustainable flooring plank throughout (herringbone pattern to the ground floor of all houses)
- Full-height veneered apartment entrance door
- Solid wood entrance door to houses
- Aluminium modern entrance door to mews houses
- Black ironmongery on internal and front doors
- Black toggle switches and sockets with USB charging ports
- Emulsion-painted walls, ceilings, and bathrooms for a sleek finish
- Satin-painted skirting for a refined touch
- Energy-efficient LED pendants and spotlights

KITCHEN/LIVING AREA

- Contemporary kitchen units in coloured lacquer with handleless doors
- Concealed LED lighting beneath wall-mounted cabinets
- Stone kitchen worktops for a premium finish
- Bosch single electric and combi oven or double electric and combi oven
- Bosch four-ring flush-fit induction hob
- Overhead extractor fan for improved ventilation
- Integrated Bosch appliances, including:
 - Fridge freezer
 - Dishwasher
 - Washer/dryer
- Integrated wine cooler
- Stainless steel sink with black kitchen tap
- Integrated pull-out waste bin with recycling compartments

BEDROOMS

- Built-in wardrobes with a matte finish in the primary and secondary bedrooms, featuring soft-close doors
- Black hanging rails with shelving, complemented by black handles

BATHROOMS AND ENSUITES

- Fap Ceramic Nativa white large-format Italian floor and wall tiles (R10 anti-slip)

- Wall-hung toilet with soft-close seat
- Vanity storage unit with integrated drawer
- Black brass sanitaryware
- Black Crittall screen to bath
- Black frameless sliding shower doors

HEATING & HOT WATER

- Air source heat pump system delivering underfloor heating and hot water throughout
- Mechanical heat recovery ventilation throughout
- Solar PV panels for mews houses and communal amenities

SECURITY & PEACE OF MIND

- 10-year structural warranty for long-term reassurance
- CCTV for added security
- Audio/visual entry system for apartment access
- Multi-point locking system on front entrance doors (Pass21)
- Mains-powered heat and smoke detectors with battery backup
- Two-year contractor warranty for additional coverage

TECHNICAL FEATURES

- High-speed fibre internet connectivity
- Video/audio entry system

COMMUNAL AREAS

- Beautifully landscaped residents' gardens
- Secure cycle storage facilities
- Passenger lifts and stairs to all levels (Block B only)
- Communal post boxes in residential entrance lobbies for apartments
- Individual post boxes for houses
- Limited number of pre-arranged car parking spaces available within a two-minute walk please enquire for further details
- Three designated on-road disabled parking spaces
- Gated security for peace of mind

DISCLAIMER

At the time of printing, the specifications are accurate. Any modifications made will be of equal or greater quality and Celadon Estates holds the authority to make changes without prior notice. While every effort has been made to prepare these details for the benefit of potential buyers, please note that they are intended as a preliminary guide. For more information please speak to our sales team.

CELADON

ESTATES

ABOUT THE DEVELOPER

Celadon Estates excels in identifying prime residential opportunities across North London. We meticulously source and evaluate property prospects, managing the entire development process from inception to completion and sale.

We understand that a home is far more than just a place to live - it's an expression of your lifestyle and values. A place of balance and harmony. Dixon Gardens has been crafted to elevate your living experience, combining highest quality functional design with impeccable aesthetics.













ESTATE AGENT

DEVELOPER ARCHITECT MAIN CONTRACTOR LANDSCAPE ARCHITECT LANDSCAPE ARTISAN





















the Cellars























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