







# MEET ELMA

A COLLECTION OF BRAND NEW, 1,  
2 AND 3 BEDROOM

homes in a private gated development. With outdoor space and secure car and bike parking in the heart of Palmers Green – a vibrant, multi-cultural suburb in leafy north London – each of the homes at this exclusive contemporary development offers a perfect base from which to live your next chapter.







# ARCHITECTURE & DESIGN



This is ELMA: a wholly 21st century building, which pays homage to the architecture and heritage of the community that it is joining.

Imagine a brand new home where underfloor heating warms you up. Where the cleverly designed kitchen makes it easy to cook the most sophisticated of meals or family favourite. Where private outdoor space provides the perfect place for a moment to yourself before a busy day; and where modern architecture fuses with traditional elements inspired by the locale, to create an impressive new place to call home.













# KITCHENS

WHEN IT COMES TO COOKING,  
KITCHENS AT ELMA WOULD IMPRESS  
THE KEENEST OF CHEFS.

High-specification Egger units in oak and ivory colours with handleless design are combined with stone work tops with splash backs in white & grey marble effect Quartz to give a luxurious, contemporary look. Fully integrated appliances are used throughout, including a fan assisted electric oven, induction hob, a low-frost fridge/freezer, a dishwasher, mixer tap and under wall units strip lighting to spotlight culinary creations.

FULLY INTEGRATED  
APPLIANCES ARE USED  
THROUGHOUT



# BATHROOMS

Pampering bathrooms with ivory, green, white and dark tiles are teamed with black matt finish on the fixtures. Clear mirrors and oak vanity units to complete the look.

Master bedrooms are designed with sleep in mind: cream paint to set the tone for an easy-unwind, while a featured wall and expertly selected ceiling lights creates a cosy atmosphere.












# QUINTESSENTIALLY NORTH LONDON



The neighbourhood's focal point is the intersection of Green Lanes and Alderman's Hill: two red-brick, Edwardian streets which brim with a mix of independent cafes, up-and-coming restaurants and much-loved watering holes, where coffee bars and cake shops sit side by side with life's essentials.

There isn't much you can't do in Palmers Green – whether it's dropping off your dry cleaning, grabbing some groceries from a local deli or catching up with friends in one of the area's many pavement cafes. And if it's the West-End you want, or perhaps a weekend in nature, ELMA is in easy reach of superb transport connections and a host of places to let your hair down and unwind.

With outstanding schools, a plethora of nurseries and a multitude of mouth-watering culinary options, this little corner of north London offers it all.



# ON THE UP & UP

**NO LONDON  
NEIGHBOURHOOD IS EVER  
STATIC AND PALMERS  
GREEN IS NO EXCEPTION.**

Brimming with energy, the area is at the heart of north London's ongoing revival and stands to benefit from its close proximity to the high-profile Meridian Water Regeneration Project, which will see £6bn of investment transform the Lee Valley area over the next 25 years. A truly 21st century regeneration and expansion project, it will upgrade the entire area in a sustainable and seamless way, putting creativity at the heart of its future economy.



This whole area  
of North London  
is on the rise.

£1 billion  
of public and private investment

10,000  
new homes and 5,000  
new jobs by 2025

£200m  
investment in major  
transport projects



# GREEN SPACES ABOUND



Balancing ELMA's prime location moments away from the bustling local High Street is its proximity to an array of nearby nature. Local treasure Broomfield Park set in 54 acres of parkland has an impressive array of activities and is walking distance from home.

Firs Farm Wetlands with its nature trails, ponds and streams is a short drive away and the countryside as you head north is stunningly picturesque – a little slice of England's green and pleasant land, guaranteed to elevate your mood.



# ON YOUR DOORSTEP

Whether you're looking for food or fitness, nature or necessities, there isn't much more you could ask for from this bustling locale.





# LIFESTYLE

## PARK VIEW HEALTH CLUB

An integrated digital and in-club gym offering serotonin boosting classes such as Total Body Wipe Out, Bounce and Ride45. Get ready to sweat – and feel fantastic afterwards.

*Park View Health Club, 262 Green Lanes, London N13 5TU*



## YOGA ROCKS

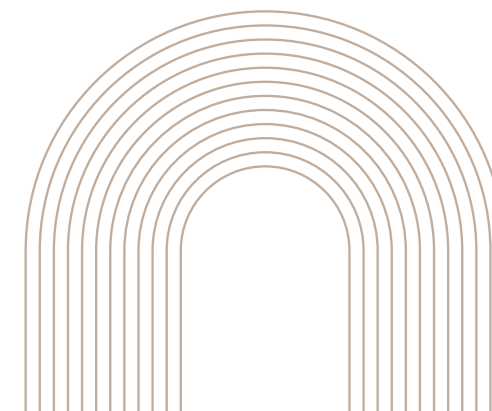
From hot hatha to slow-flow – via the wonderfully named 'Yin & Tonic' restorative class – Yoga Rocks is dedicated to grounding you in the here and now, as well as opening hearts and minds to happiness.

Yoga Rocks, 481 A-B, Green Lanes, London N13 4BS

## FAB HAIR LONDON

An ethical hairdresser that recycles the un-recyclable, including hair foils and colour tubes, Fab Hair London is one of the first salons in North London to become a member of the Green Salon Collective.

Fab Hair London, 382 Green Lanes, London N13 5PD



## BROOMFIELD PARK

Beautiful Broomfield Park is a Palmers Green landmark. With three lakes forming a baroque water feature plus a sensory garden, the newly established Broomfield Community Orchard, a wetlands project and an apiary, it's a place to wander and wonder. Palmers Green Community Cafe is the ideal place to stop for tea and cake after you've re-connected with nature. [And of course, it's the perfect spot for a weekend family picnic, or a solo pre-work jog].

Broomfield Park, Aldermans Hill, London N13 4HE



# FOOD & DRINK



Palmers Green is bursting with culinary options, many of which draw on the rich Cypriot, Turkish and Greek heritage in the area.

## THE OLIVE CAFE & BAKERY

Brightly coloured cakes and biscuits will draw you in (the pistachio cookies being a highlight) but don't miss the delicious Turkish Gözleme and strong black coffee in this authentic cafe and bakery.

397 Green Lanes, London N13 4JG



## STARFISH LOVES COFFEE

From flat whites and colourful lattes to Asian inspired street buns and all-day brunch, this cool cafe transforms into a cocktail bar after dark, with DJs spinning tunes on the decks every Friday until 1am. The menu is mouth-watering and the decor is photo-worthy too.

Starfish Loves Coffee, 92 Aldermans Hill, London, N13 4PP



## KIVA'S COFFEE HOUSE

Grab lunch at local favourite Kiva's. From soup of the day with toasted sourdough to shakshuka, panini and artisan salads, this cute coffee house is the place for a middle-of-the-day refresh.

Kiva's Coffee House, 346 Green Lanes, London N13 5TW



## MY TIME DELICATESSEN

Sip a freshly squeezed juice or stock-up on organic fruit and vegetables in this Covent Garden style family run delicatessen, much-loved by the local community.

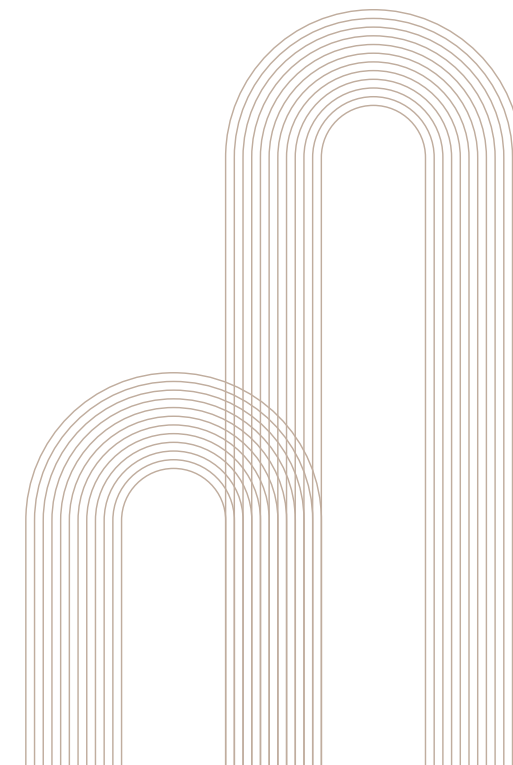
My Time Delicatessen, 375 Green Lanes, London N13 4JG





# A WEEKEND IN THE NORTH

When Saturday comes it's time to explore. Grab your walking shoes and head out to enjoy the many cultural, countryside and culinary offerings in ELMA's immediate environs and beyond from Grovelands Park, to Wood Green, Southgate and Highgate.





# SATURDAY



11:00AM

## ICE SKATING AT ALEXANDRA PALACE

Start your day with a glide across the ice at this iconic – and architecturally stunning London icerink. [Suitable for all ages, they even have kids scooters to help little ones on the ice].

*Alexandra Palace Way, London, N22 7AY*

3:00PM

## A WALK IN HIGHGATE WOODS

Refresh your senses after the morning skate with a forest bathe in Highgate Woods. This ancient urban woodland is a quiet haven with lots to see and do. [Lose yourself among the tall trees, and breathe deep].

*Muswell Hill Rd, London N10 3JN*



7:00PM

## CULTURE AT CHICKEN SHED

Immerse yourself in live music, dance or original theatre at the world-renowned Chicken Shed; a local venue that has been making pioneering, beautiful and inclusive theatre for over 40 years.

*290 Chase Side, London N14 4PE*





# SUNDAY



10:00AM

## BREAKFAST IN BOUND'S GREEN

Start your day with breakfast in the culturally diverse Bounds Green. Described as an extension of the Italian owner's kitchen, Hot Milk Cafe has smoothies, bagels, soft-serve ice cream and great music – perfect for easy Sunday morning vibes.

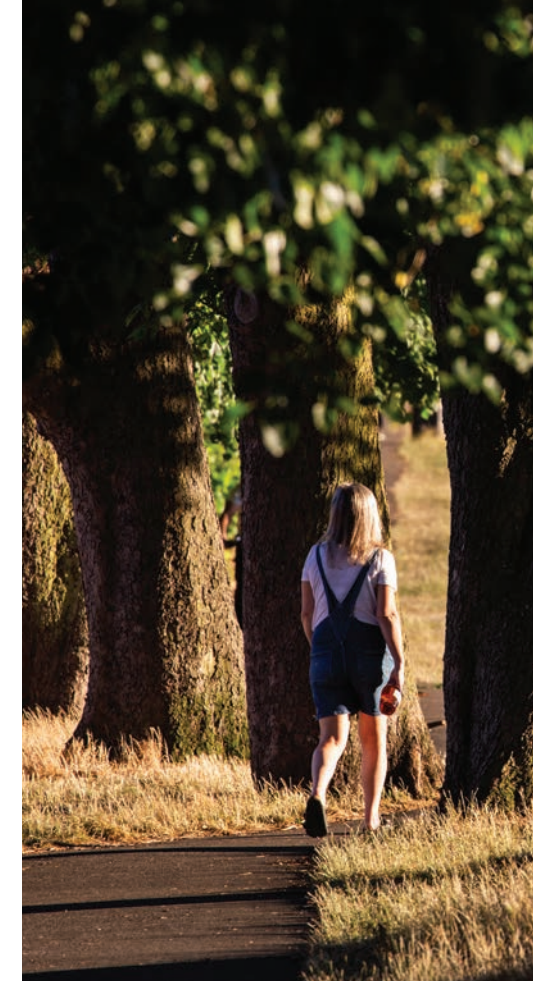
1 Maidstone Road, London, N11 2TR

## EXPLORE LOCKWOOD RESERVOIR

Head East to Lockwood – one of ten reservoirs that form the Lee Valley Reservoir Chain and cycle, walk or hike along the nature trail. Located in the Walthamstow Wetlands Nature Reserve, the area combines impressive wildlife and nature with industrial heritage. Don't miss the red-brick tower at the entrance that dates back to 1903.

Lockwood Reservoir, London E17 5Q.

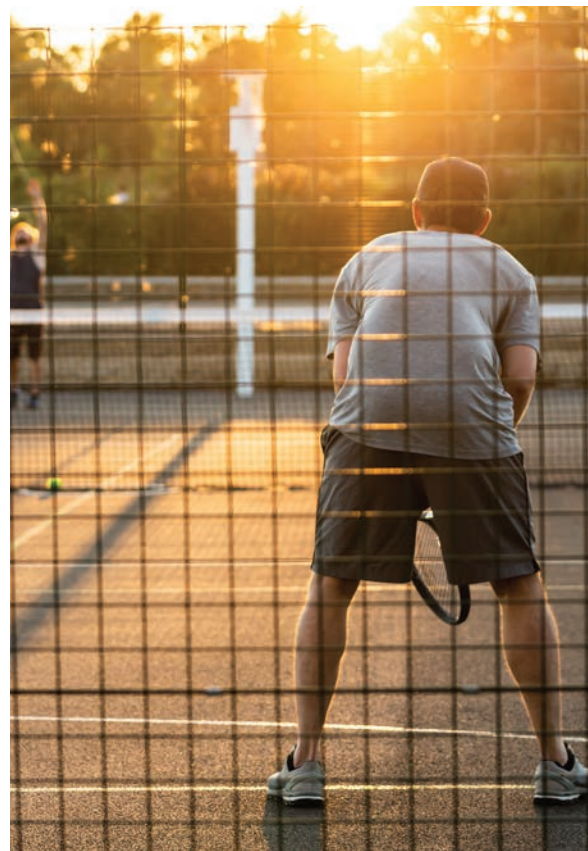
4:00PM



2:00PM

## TENNIS AT FIRS FARM

Up the energy level with some volleys at this state of the art tennis centre, in idyllic surroundings adjacent to Firs Farm Wetlands nature reserve. The four brand new floodlit tennis courts here have LED lights, making them perfect for winter as well as during Wimbledon fortnight.



8:00PM

## DINNER AT NISSI

This popular, contemporary Cypriot restaurant serves its own interpretation of mezedakia using fresh ingredients sourced daily from Billingsgate Fish Market, Spitalfields Market and a local butcher. The perfect spot to end the weekend in style.

Nissi, 62 Aldermans Hill, London, N13 4PP



# CONNECTIVITY

## PALMERS GREEN IS AN IDEAL LOCATION FOR BOTH WORKING LIFE AND LEISURE.

The new C20 cycle route – a brand new, major infrastructure upgrade – connects Enfield Town with Palmers Green and runs on both sides of Green Lanes and Aldermans Hill, making cycling around the neighbourhood safer and easier than ever before.

For those heading into London, Palmers Green national rail station is an eight minute walk from ELMA, connecting you to a host of London underground hubs and key destinations, including:



Finsbury Park	13 minutes
Highbury & Islington	18 minutes
Old Street	24 minutes
Moorgate	28 minutes
Oxford Circus	26 minutes
Green Park	28 minutes
Bond Street	32 minutes
Liverpool Street	32 minutes
London Bridge	32 minutes
Victoria	35 minutes
Canary Wharf	42 minutes

When it comes to international journeys, ELMA is virtually equidistant from London's major international airports and rail station, making it perfectly placed for an easy getaway and homecoming on the other side.

Eurostar at London St Pancras	40 minutes
London Luton Airport	18 minutes
London Heathrow Airport	24 minutes
London Gatwick Airport	28 minutes



# PALMERS GREEN

1. Sainsbury's
2. ALDI
3. Starfish Cafe
4. Nissi
5. Asda Southgate Circus Supercentre
6. North Middlesex University Hospital
7. Park View Health Club

**DRAFT**





# LIVE & LEARN

A perfect location for young families, Palmers Green has a plethora of educational opportunities both near and further afield.



## NURSERIES

St. John's Nursery  
Church Hall, 1 Bourne Hill, London N13 4DA  
*4 min walk*

Bright Stars Pre-School  
Scout And Guide HQ, Cannon Road, London  
N14 7HE  
*6 min drive*

Bright Horizons Day Nursery & Pre-School  
3 Old Park Road, London N13 4RG  
*8 min walk*

Little Oaks Montessori Nursery  
Walker Cricket Ground, 173 Waterfall Road,  
London N14 7JZ  
*8 min drive*

Mara Children's Nursery & Co-Working Hub  
2A Well Grove, Whetstone, N20 9BN  
*18 min drive*

## PRIMARY & JUNIOR

Firs Farm Primary School  
Rayleigh Road, Palmers Green, London  
N13 5QP  
*5 min drive*

St Michael at Bowes CofE Junior School  
Tottenham Road, London N13 6JB  
*7 min drive*

Oakthorpe Primary School  
Tile Kiln Lane, London N13 6BY  
*8 min drive*

Hazlewood Junior School  
63 Hazelwood Lane, London N13 5HE  
*9 min walk*



