



M A P L E R I S E



Muswell Hill | N10



## MAPLE RISE

Experience an exclusive collection of 9 sophisticated residences, featuring one, two, and expansive three-bedroom apartments.

These homes boast the convenience of off-street parking and access to a communal garden, blending luxury with practicality for a refined living experience.



Homes that embody  
*tranquillity,*  
*sophistication,* & the  
artistry of *bespoke*  
*living.*



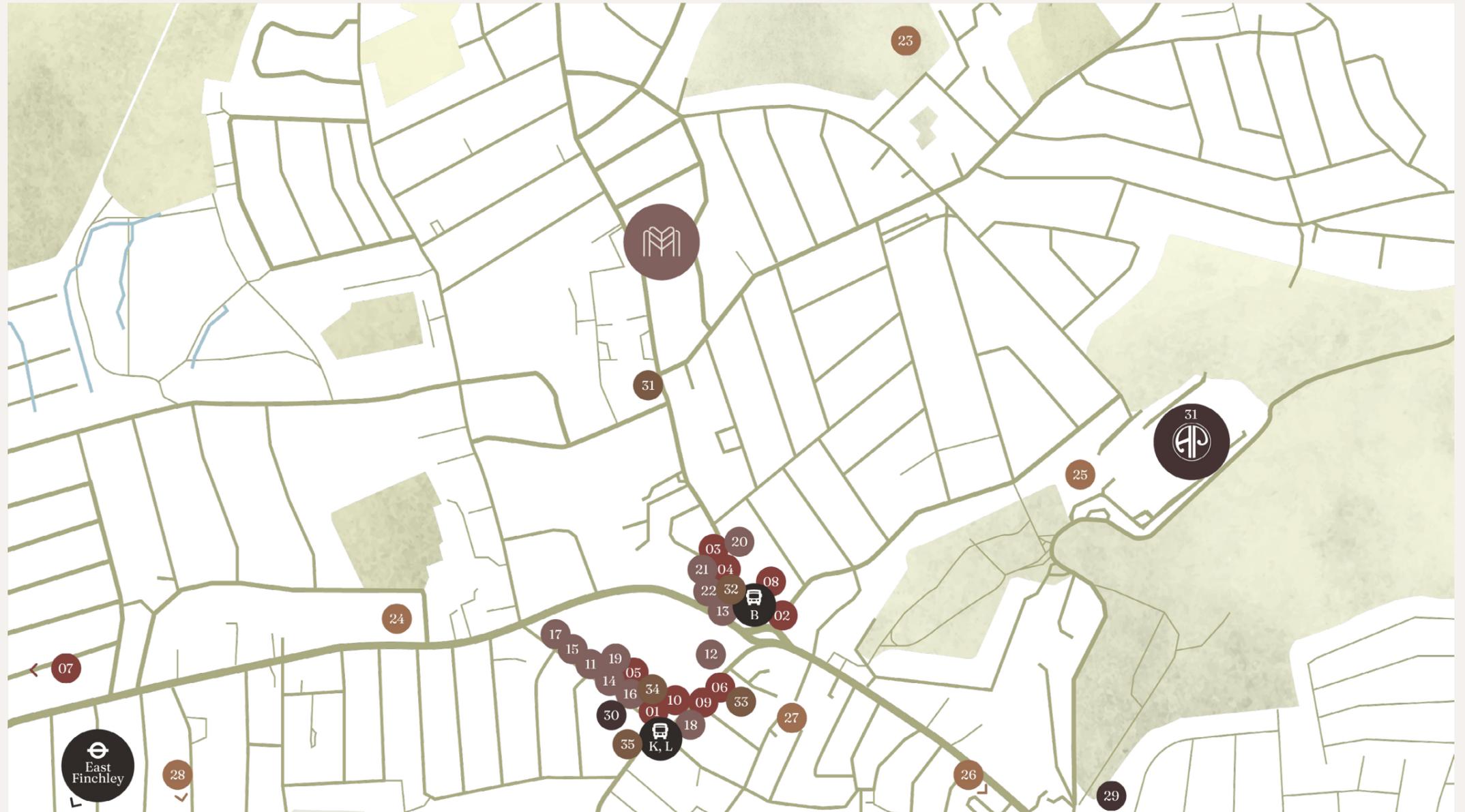
## Location

# Muswell Hill

Muswell Hill is a charming suburb located in North London, known for its leafy streets, Victorian and Edwardian architecture, and vibrant community atmosphere.

The area boasts a thriving high street with a variety of independent shops, cafes, and restaurants catering to diverse tastes. Its green spaces, including Alexandra Park and Highgate Wood, provide ample opportunities for outdoor activities and stunning views over the city.

Muswell Hill is also well-connected to central London via reliable bus services and is a popular choice for families and professionals seeking a peaceful yet well-connected neighbourhood to call home.



## Coffee Shops

- 01 Bob's Cafe
- 02 Roni's
- 03 Beam
- 04 Sable D'Or
- 05 Gail's Bakery
- 06 Crocodile Café
- 07 Coffee Bank London
- 08 Costa Coffee
- 09 Starbucks
- 10 Joe & The Juice

## Pubs & Restaurants

- 11 The Village Green
- 12 Muswell Hillbilly Brewers Tap Room
- 13 La Rotonda
- 14 La Dinette
- 15 Ousia Muswell Hill
- 16 Stella's Room
- 17 Lunablu Italian Restaurant
- 18 Toffs of Muswell Hill
- 19 Fasta Pasta Bar
- 20 Cilicia Cafe and Restaurant
- 21 Midori Japanese
- 22 La Petite Colline

## Leisure

- 23 Muswell Hill Golf Club
- 24 The Muswell Hill Club
- 25 The Laboratory Spa and Health Club
- 26 Park Road Pools & Fitness
- 27 Pure Gym
- 28 Fortis Green Tennis Club

## Attractions

- 29 Farmers Market at Alexandra Palace on Sundays
- 30 Everyman Theatre
- 31 Alexandra Palace with Ice Rink, Theatre, and Music Venue

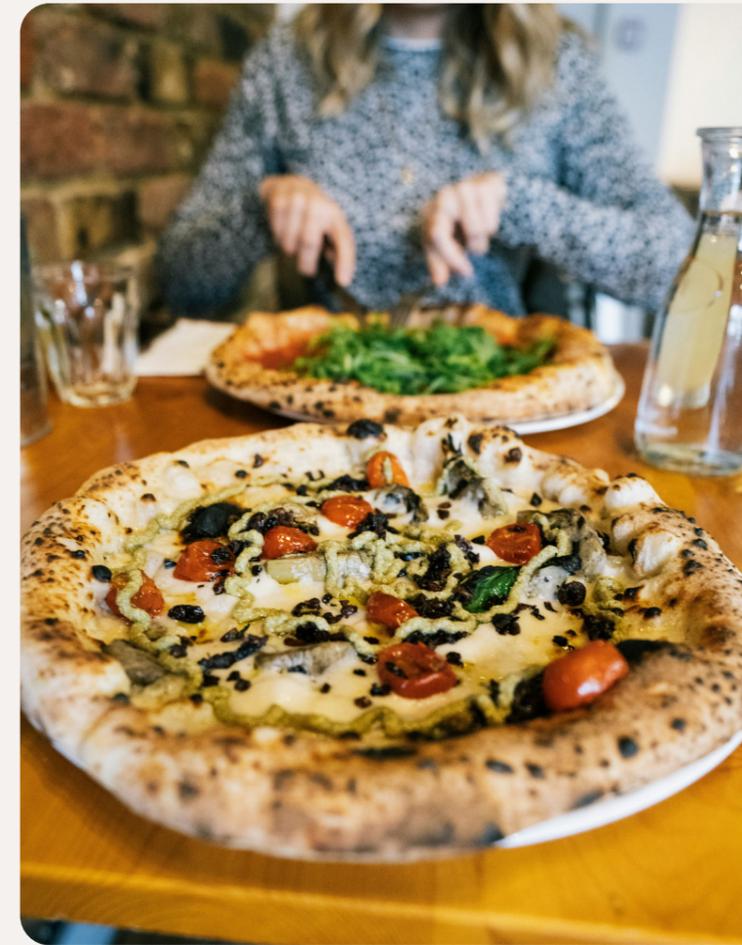
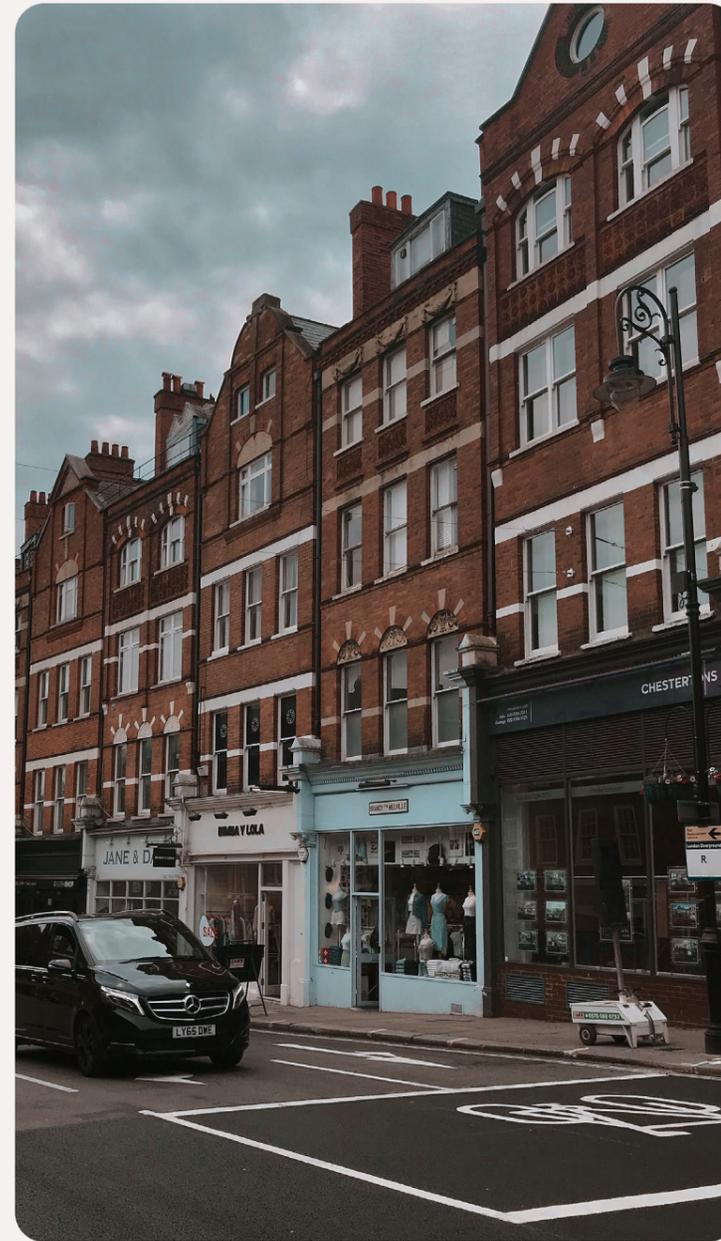
## Supermarkets

- 32 Little Waitrose
- 33 M&S Simply Food
- 34 Sainsbury's
- 35 Planet Organic

# Transport

Muswell Hill is also well-connected to central London via reliable bus services and is a popular choice for families and professionals seeking a peaceful yet well-connected neighbourhood to call home.

- Short walk or bus ..... 🚉 Highgate, East Finchley  
Northern Line
- Short walk or bus ..... 🚉 Bounds Green, Finsbury Park, Wood Green  
Piccadilly Line
- Short walk or bus ..... 🚉 Alexandra Palace, Hornsey ..... 🕒 20' ..... Moorgate  
Overground
- Short walk or bus ..... 🚉 W7 ..... 🕒 15' ..... Finsbury Park  
Bus
- Short walk or bus ..... 🚉 43 ..... 🕒 15' ..... London Bridge  
Bus
- Short walk or bus ..... 🚉 134 ..... 🕒 15' ..... Tottenham Road  
24-hour service bus
- Short drive ..... 🚗 ..... 🕒 15' ..... M1  
North Circular Road





# Exquisite Luxury Living

Every detail in these sophisticated homes has been meticulously crafted to match your lifestyle, ensuring everything is precisely where you want it. The interior design is crafted for tranquillity - calming spaces with a timeless finish.

## Interior Finishes

- + Stone worktops
- + British made shaker style kitchens
- + Integrated dishwasher
- + Integrated washing machine
- + Integrated oven
- + Motion sensor led lights to bathrooms
- + Period high ceilings
- + Decorative corning and tall skirting
- + Elegant engineered wood flooring in living rooms, and hallways
- + Luxurious carpeted bedrooms

## Heating

- + Under floor heating in living areas and hallways
- + Radiators to bedrooms
- + Gas central heating throughout

## Security and Access

- + Video entry system
- + Internal lift
- + Off-street parking
- + EV charging

## Electrics

- + Home Automation with Loxone Technology

## Amenities and Privacy

- + All residents will have access to the shared communal garden

## Our Pledge

- + 10-year structural defect warranty provided



# An exclusive collection of 9 sophisticated residences.

Apartment	Beds	Floor	Total Area (SqM)	Total Area (SqFt)	Amenities
108 Colney Hatch Lane	3	GF + LGF	105	1130	Courtyard
1 110 Colney Hatch Lane	1	GF + LGF	62.7	1 675	Courtyard
2 110 Colney Hatch Lane	2	GF	71	764	Garden
3 110 Colney Hatch Lane	2	GF	68.9	742	Garden
4 110 Colney Hatch Lane	1	1st	51.7	556	Balcony
5 110 Colney Hatch Lane	1	1st	50.6	545	Balcony
6 110 Colney Hatch Lane	1	1st	42.6	459	
7 110 Colney Hatch Lane	1	1st	40.3	434	
8 110 Colney Hatch Lane	3	2nd	91	980	Terrace

Lower Ground & Ground Floor

## 108 *Colney Hatch*

**Total Area**  
105 m<sup>2</sup> / 1130 sq ft

**Kitchen, living & dining**  
6.75m x 4.75m (22'1" x 15'6")

**Bedroom 1**  
3.15m x 4.00m (10'3" x 13'1")

**Bedroom 2**  
3.45m x 3.85m (11'3" x 12'6")

**Bedroom 3**  
3.30m x 3.85m (10'5" x 13'5")

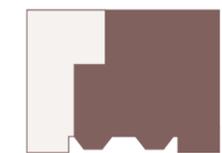
**Courtyard**  
18.1m<sup>2</sup> / 195.1 sq ft



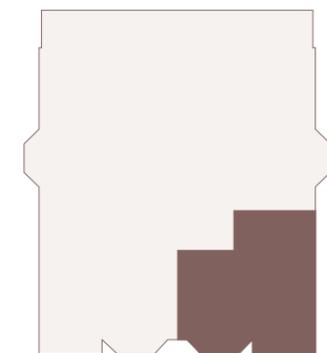
Lower Ground Floor



Ground Floor



Lower Ground Floor



Ground Floor

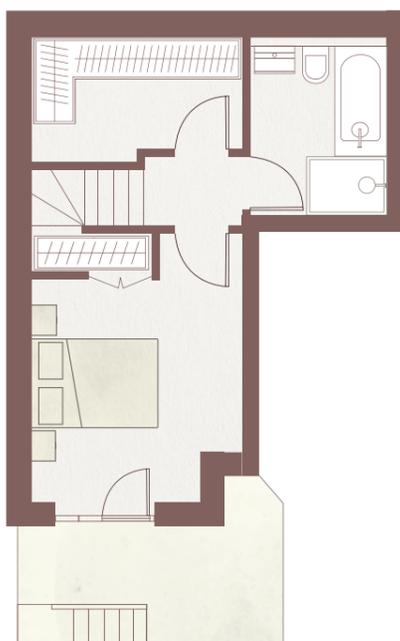


Lower Ground & Ground Floor

# Apartment No. 01

**Total Area**  
62.7 m<sup>2</sup> / 675 sq ft

Lower Ground Floor



**Living & dining**  
3.90m x 4.35m (12'8" x 14'3")

**Kitchen**  
2.55m x 3.45m (8'4" x 11'3")

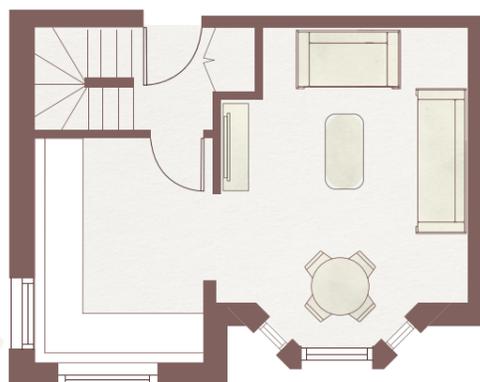
**Bedroom**  
3.20m x 4.10m (10'5" x 13'5")

**Walk-in Wardrobe**  
3.20m x 1.88m (10'4" x 6'2")

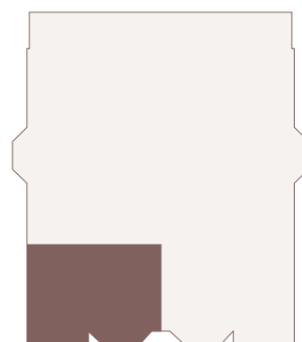
**Courtyard**  
8.1 m<sup>2</sup> / 87.2 sq ft



Lower Ground Floor



Ground Floor



Ground Floor



Ground Floor

# Apartment No. 02

**Total Area**  
71 m<sup>2</sup> / 764 sq ft

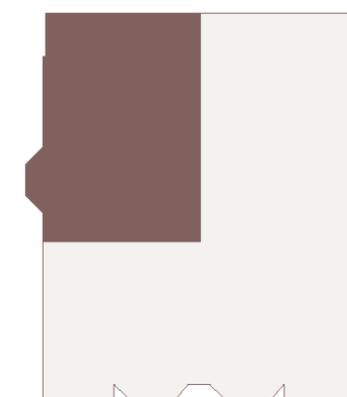
**Living & dining**  
3.17m x 4.80m (10'4" x 15'7")

**Kitchen**  
3.25m x 2.65m (10'7" x 8'7")

**Bedroom 1**  
3.75m x 2.95m (12'3" x 9'7")

**Bedroom 2**  
3.30m x 2.95m (10'8" x 9'7")

**Garden**  
28 m<sup>2</sup> / 301.2 sq ft



Ground Floor

# Apartment *No. 03*

**Total Area**  
68.9 m<sup>2</sup> / 742 sq ft

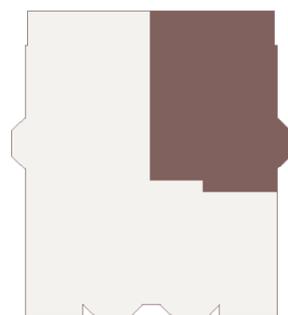
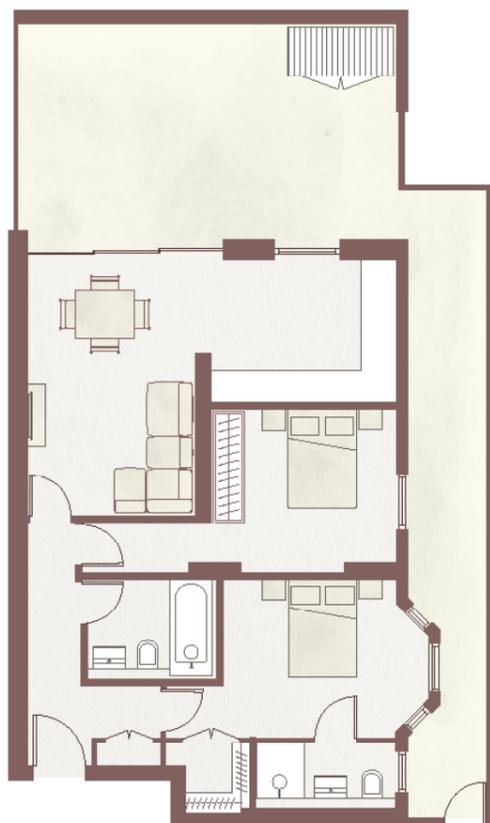
**Living & dining**  
3.17m x 4.80m (10'4" x 15'7")

**Kitchen**  
3.25m x 2.65m (10'7" x 8'7")

**Bedroom 1**  
3.75m x 2.90m (12'3" x 9'5")

**Bedroom 2**  
3.30m x 2.74m (10'8" x 9')

**Garden**  
38.4 m<sup>2</sup> / 413.3 sq ft



First Floor

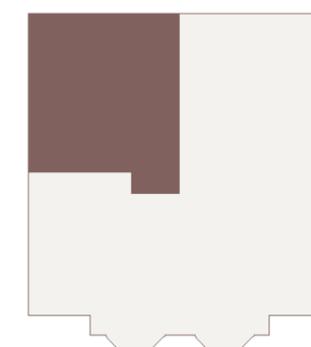
# Apartment *No. 04*

**Total Area**  
51.7 m<sup>2</sup> / 556 sq ft

**Kitchen, living & dining**  
6.75m x 3.45m (22'5" x 11'3")

**Bedroom**  
3.85m x 3.30m (12'6" x 10'8")

**Balcony**  
7.7 m<sup>2</sup> / 82.8 sq ft



First Floor

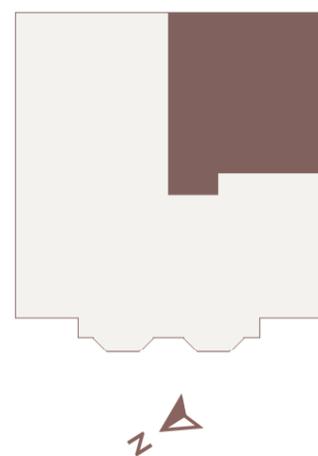
# Apartment *No. 05*

**Total Area**  
50.6 m<sup>2</sup> / 545 sq ft

**Kitchen, living & dining**  
6.75m x 3.45m (22'5" x 11'3")

**Bedroom**  
3.90m x 3.30m (12'8" x 10'8")

**Balcony**  
7.6 m<sup>2</sup> / 81.8 sq ft



First Floor

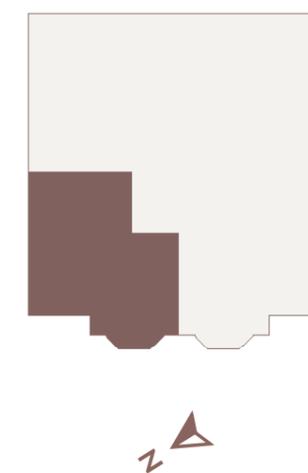
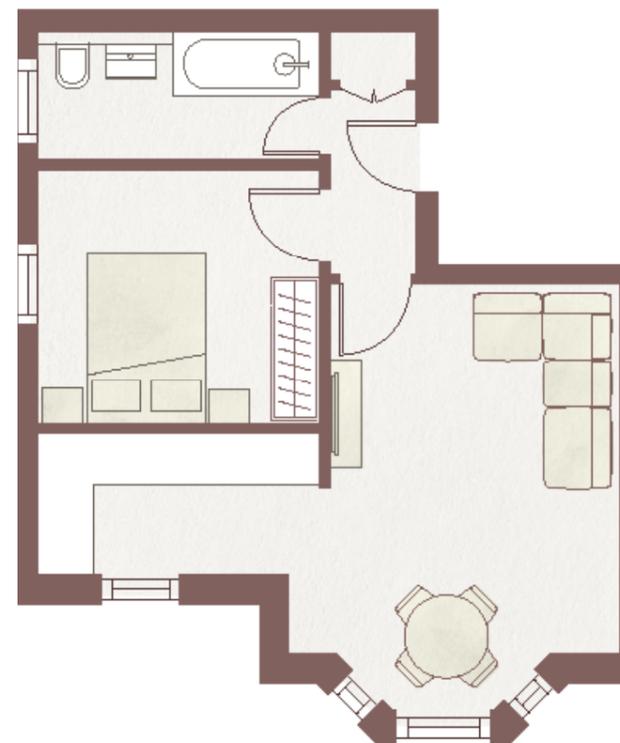
# Apartment *No. 06*

**Total Area**  
42.6 m<sup>2</sup> / 459 sq ft

**Living & dining**  
3.40m x 5.00m (11'1" x 16'4")

**Kitchen**  
3.26m x 1.65m (10'7" x 5'4")

**Bedroom**  
3.25m x 2.95m (10'7" x 9'7")



First Floor

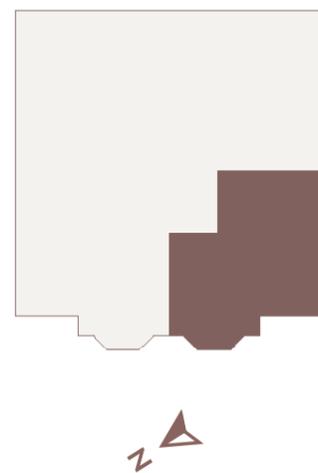
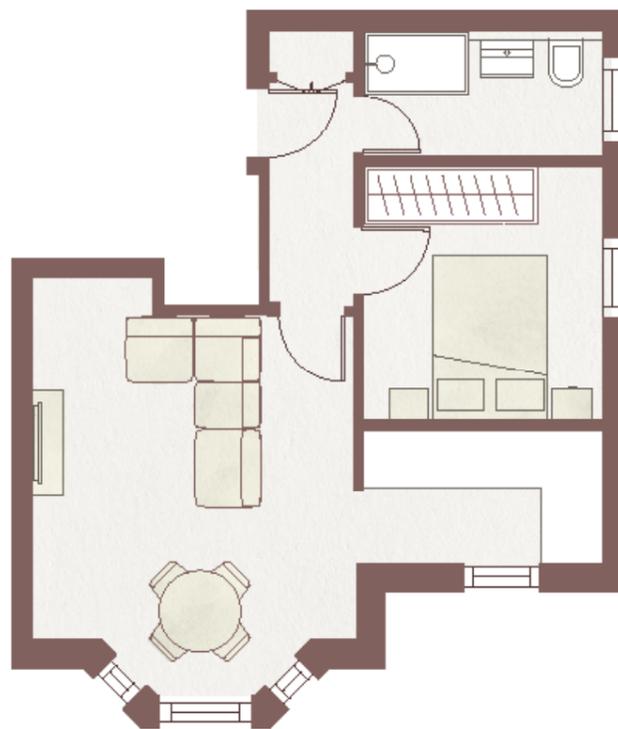
# Apartment No. 07

**Total Area**  
40.3 m<sup>2</sup> / 434 sq ft

**Living & dining**  
3.87m x 5.00m (12'7" x 16'4")

**Kitchen**  
2.78m x 1.50m (9'1" x 4'9")

**Bedroom**  
2.78m x 3.05m (9'1" x 10')



Loft Level

# Apartment No. 08

**Total Area**  
91 m<sup>2</sup> / 980 sq ft

**Kitchen, living & dining**  
10m x 3.08m (32'8" x 10'1")

**Bedroom 1**  
3.43m x 5.02m (11'3" x 16'5")

**Bedroom 2**  
3.90m x 3.36m (12'8" x 11')

**Bedroom 3**  
4.05m x 2.69m (13'3" x 8'8")

**Terrace**  
5.70m x 3.00m (18'7" x 9'9")



# Crafted with devotion

Our team of dedicated individuals are truly passionate

## *XP Property*

XP Property is a young and dynamic property development and investment business, who focus on crafting exceptional homes, that blend outstanding build quality with thoughtfully curated interior design. Every project is a testament to their commitment to excellence, where attention to detail and superior craftsmanship come together to create spaces that are as functional as they are beautiful. XPP have built a strong reputation for delivering homes that reflect both luxury and practicality, ensuring each residence feels truly special.  
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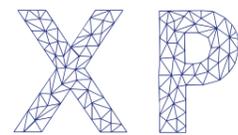
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An exclusive collection  
of 9 sophisticated  
residences.



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sole representing agents

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