

Inspired by History  
Refined by Design.  
Developed by  
indigoScott.

# IRONWORKS YARD





## IRONWORKS YARD

# *Inspired by History, Refined by Design*

Ironworks Yard by indigoScott is a collection of beautifully crafted homes set within the Stroud Green Conservation Area, one of Inner London's most leafy and well connected neighbourhoods. Nestled among picturesque streets, Ironworks Yard is a stone's throw from independent shops, delis, TimeOut award-winning restaurants, craft pubs and a weekly Farmer's Market. London may be a city that never sleeps but you certainly will. Ironworks Yard is a

tranquil and hidden corner of the city that casts aside the hurried pace of London in favour of a slower lifestyle. An inspiring environment, designed with an artist's residence in mind, Ironworks Yard is your sanctum of calm among one of the world's most exciting global cities. We invite you to experience life in a privately gated hamlet, within walking distance of three stations – meaning that Central London is accessible in minutes.







## ABOUT

*Beautifully Considered  
Living Spaces.*

An exceptional collection of just seven creatively imagined apartments, situated within one of London's most coveted neighbourhoods, Ironworks Yard breaks quite a few rules (the ones that needed breaking). Abstaining from the cookie cutter approach of many new builds to deliver a conscientiously designed alternative that offers a rare opportunity to experience city life in a way unlike any other. Each unique dwelling borders a verdant central courtyard – designed for connection and community. The site itself has a playful spirit, reinforced by the unique architecture and beautifully presented interiors, to provide the perfect backdrop to your home life.



## HISTORY

# *Raw Meets Refined.*

The Stroud Green area is home to a diverse range of Victorian properties, ranging from elegantly crafted artisan cottages to Gothic-revival and Italianate-renewal terraces. Historically, this site was part of the Stapleton Hall Estate, and indigoScott have worked extensively with local planners to retain the original form and eccentric character of the buildings in which Ironworks Yard is located.

The development has been cultivated through the use of materials carefully chosen to reflect the historical and local evolution of the site. This sympathetic approach to local architecture and design includes:

Raw London stock brick walls • Timber floors formed from distressed engineered oak floorboards – emblematic of traditional Victorian finishes • Vaulted ceilings to most of the homes • The use of zinc, copper and iron tones to reflect the site's industrial heritage

Furthermore, the site harbours one of only three remaining historical cast-iron Hornsey parish boundary markers, and this now forms a focal point of the landscaping design.







## INTERIORS

# *Reimagining London Living*

For centuries London has been a source of inspiration for creatives and Ironworks Yard has been constructed with artist's residences in mind to allow for a creatively fuelled lifestyle. Mixed and considered materials are a key ingredient, juxtaposed with modern creature comforts. The result is a very personal and inviting set of homes that

skillfully mix contrasting elements with surprising results. Exposed brick and distressed wooden floors are played off against gleaming Bosch appliances. There's real craft and originality on display here, providing you with the perfect canvas from which to develop your very own individual style.





## NEIGHBOURHOOD

# *Slow Living in the Heart of the City.*

Stroud Green's is a story of artistry, independence and community, epitomising the spirit of individuality which has bolstered the area's desirability. Very few chains can be found locally, with residents preferring local independent shops over the blandness of big names. This means that you can while away your evenings enjoying a glass of a rare organic red wine at Bacchus, whilst picking at some small batch French cheese from the Deli at 80. Saturdays are best spent over brunch with friends at Hodgepodge (we'd opt for the charred short rib with crispy potatoes and eggs),

before embarking upon an inner city hike through the Parkland Walk nature reserve that stretches, completely car free, from Stroud Green to Highgate. Or take your pick from one of the other sprawling green spaces, such as Woodberry Downs Wetlands or Finsbury Park itself, each within walking distance of your new home. Reserve your lazy Sundays for a seasonally produced roast dinner at one of the many local pubs, before heading to Stroud Green Market for locally brewed beer, fresh eggs and sustainably sourced fish.



## LOCAL HIGHLIGHTS

- Eat** ————— Max's Sandwiches • Hodgepodge • Pappagone
- Drink** ————— The Brave Sir Robin • The Faltering Fullback  
• The Old Dairy • Bacchus
- Caffeinate** ——— Coffee Fruit • Common Ground • The Deli at 80
- Shop** ————— Moseyhome • Pretty Shiny Shop • The Concept  
• Urban Native Organic
- Do** ————— Kayak at Woodberry Wetlands • Bowling at Rowans  
• Tennis in Finsbury Park
- Breathe** ————— Downward dog at More Yoga • HIIT at Gymbox  
(opening 2020)

## LOCAL CONNECTIONS



IRONWORKS YARD

### From Finsbury Park Station

Moorgate  
15 Mins

London Bridge  
23 Mins

Liverpool St  
18 Mins

Oxford Circus  
9 Mins

Covent Garden  
13 Mins



## SPECIFICATIONS

Each home incorporates the following features:

### Living Area

Feature raw brick wall • Distressed engineered oak floorboards  
• Recessed downlights on dimmer controls • BT plus terrestrial aerial and DAB radio • Sky Plus HD and Latest Sky Q • Large in-built storage cupboards • Gas boiler • Underfloor heating • Video entry system connected to the secure front gate

### Kitchen/Diner

Bespoke Italian kitchen in striking muted copper and zinc tones  
• Fresh white composite granite worktops and upstands • Black kitchen lever tap • Fully fitted with Bosch appliances to include tall fridge freezer, induction hob, extractor, oven and dishwasher • Integrated washer-dryer • Distressed engineered oak floor boards

### Bedroom

Hand built and painted timber wardrobes • Soft stone colour carpeting • Dimmable pendant lighting

### Bathroom

Porcelain glazed white subway brick tiling with charcoal grouting  
• Tiled charcoal flooring • Walk in showers or shower over bath – with fully fitted glass screens • Matt black pillar taps, showers and heated towel rails • Vanity units • Large panel mirrors • Shaver socket in master bathroom

### Outdoor Space

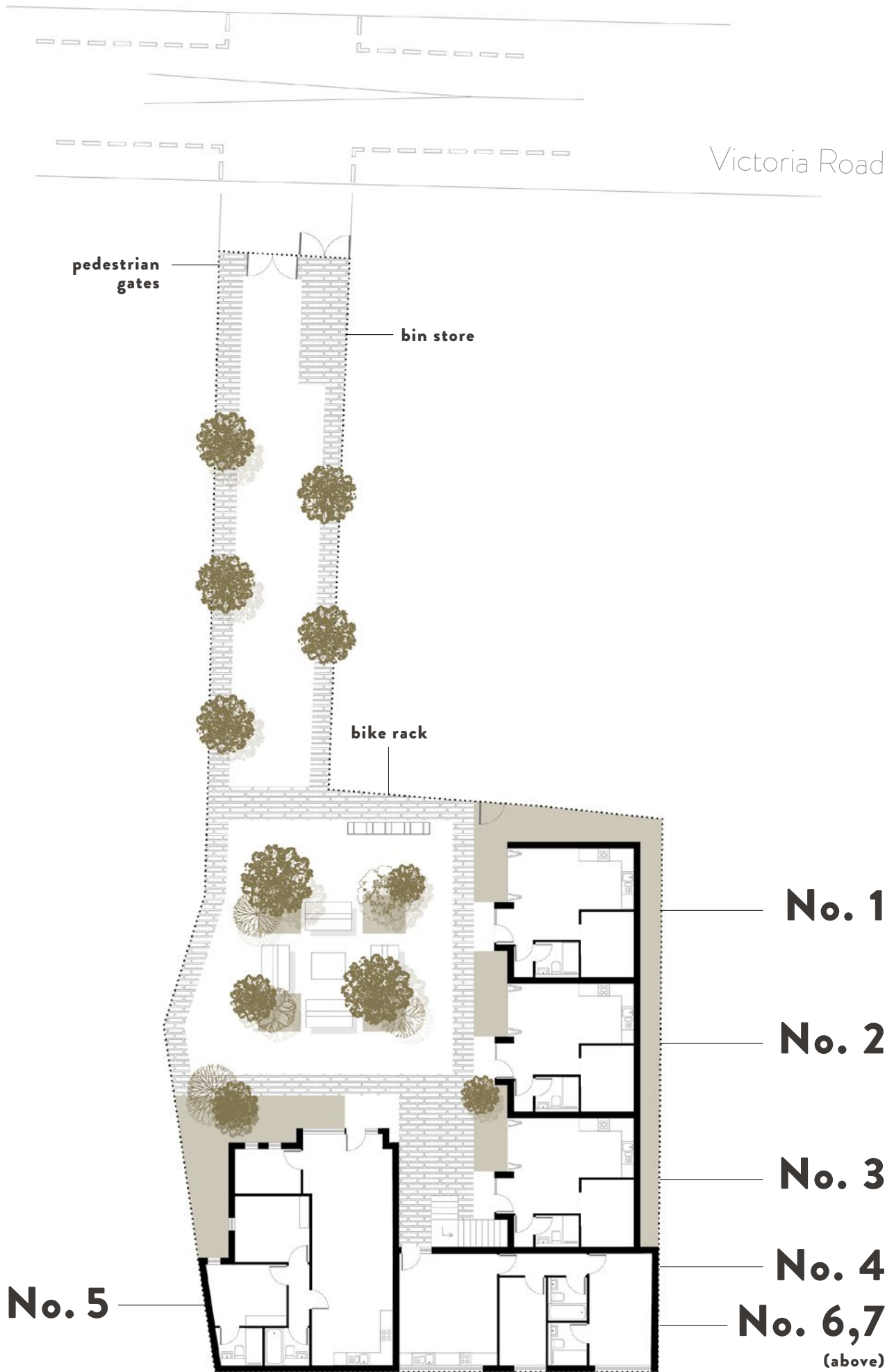
Communal access to central courtyard with paving, planting, trees and seating areas • Secure front gate • On site bike storage • On site concealed bin store • On-street parking permits available through Haringey Council



## ADDITIONAL FEATURES

- No 1, 2 and 3** ————— One bedroom apartments arranged across the ground floor. No 1, 2 and 3 each benefit from a private decked terrace and have vaulted ceilings in living and bedroom areas.
- No 4** ————— Two bedroom apartment arranged across the ground floor. No 4 features a master and second bedroom, both with built-in timber wardrobes. Windows include stunning glass block elements.
- No 5** ————— Three bedroom ground floor house. No. 5 is characterised by a stunning double height vaulted ceiling to the living area. The master bedroom has a built-in timber wardrobe and its own ensuite shower room, as well as a French door onto the terrace. There are two further double bedrooms and the second also has a built-in timber wardrobe. No 5 further benefits from a private decked terrace that wraps, in an L shape across the side and front of the property, accessed from the living and master bedroom.
- No 6 and 7** ————— One bedroom duplex apartments arranged across the first and second floors. No 6 and 7 both incorporate a bespoke steel and timber feature spiral staircase connecting the living and sleeping areas, and the bedrooms nestle in the eaves of the top floor. Windows include a mixture of stunning glass block and Crittal finishes.







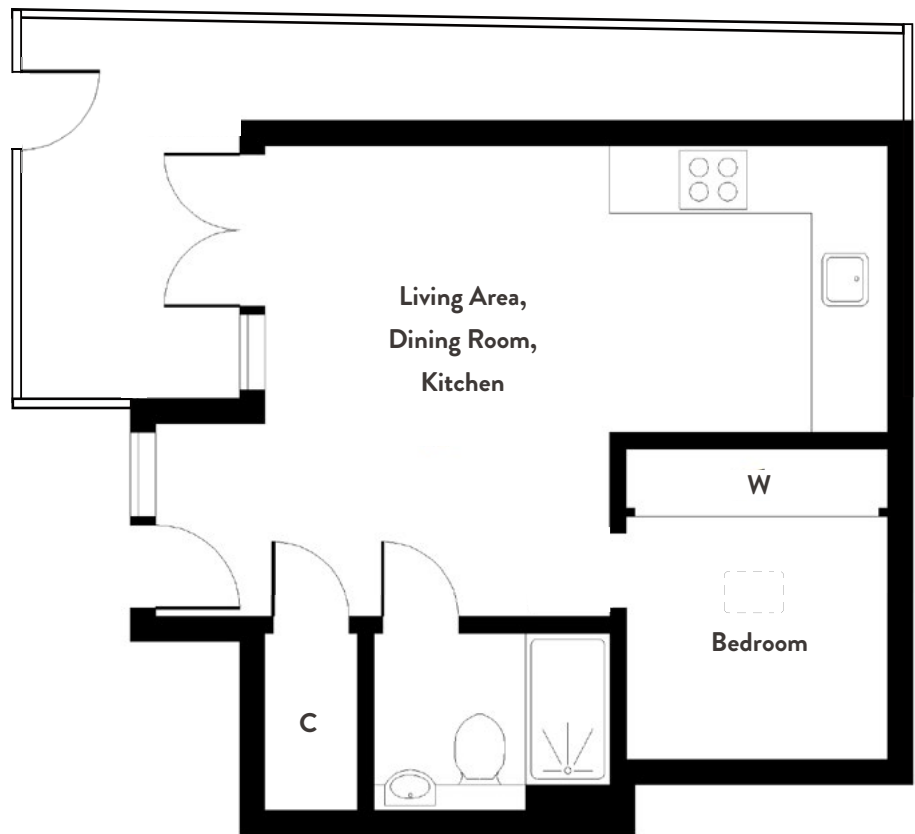
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**NO. 1**

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**Ground Floor**

Approx. gross internal floor  
area: 383 ft<sup>2</sup> / 35.58 m<sup>2</sup>



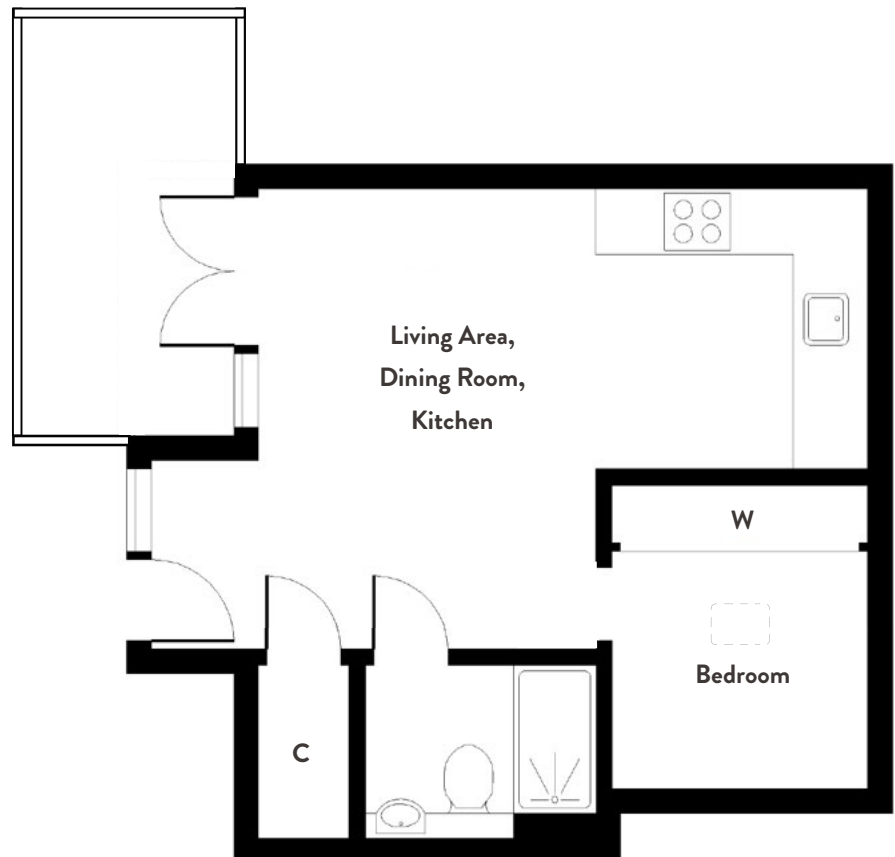
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**NO. 2**

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**Ground Floor**

Approx. gross internal floor  
area: 383 ft<sup>2</sup> / 35.58 m<sup>2</sup>



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NO. 3

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**Ground Floor**

Approx. gross internal floor  
area: 382 ft<sup>2</sup> / 35.49 m<sup>2</sup>



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NO. 4

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**Ground Floor**

Approx. gross internal floor  
area: 665 ft<sup>2</sup> / 61.78 m<sup>2</sup>

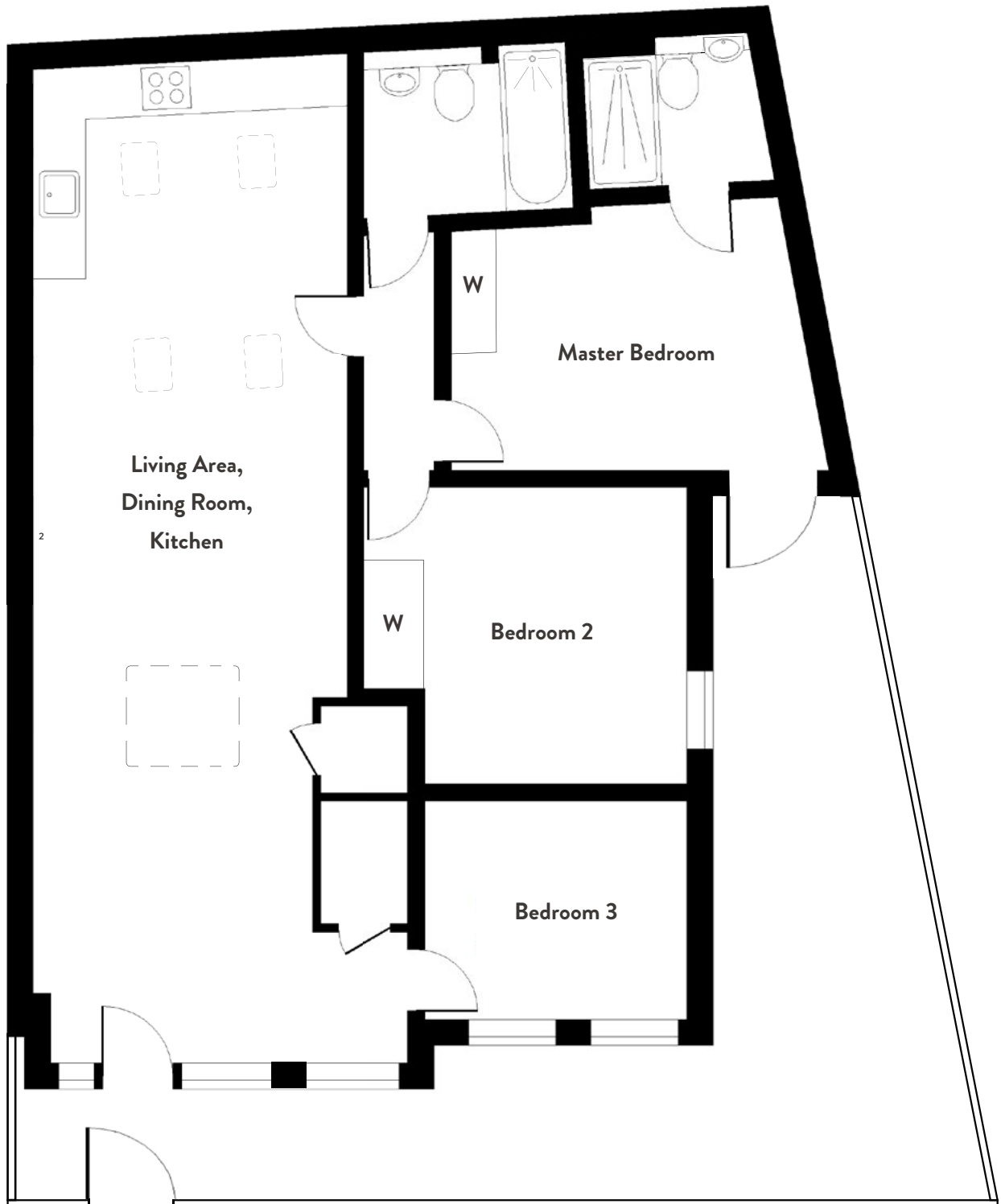




## Ground Floor

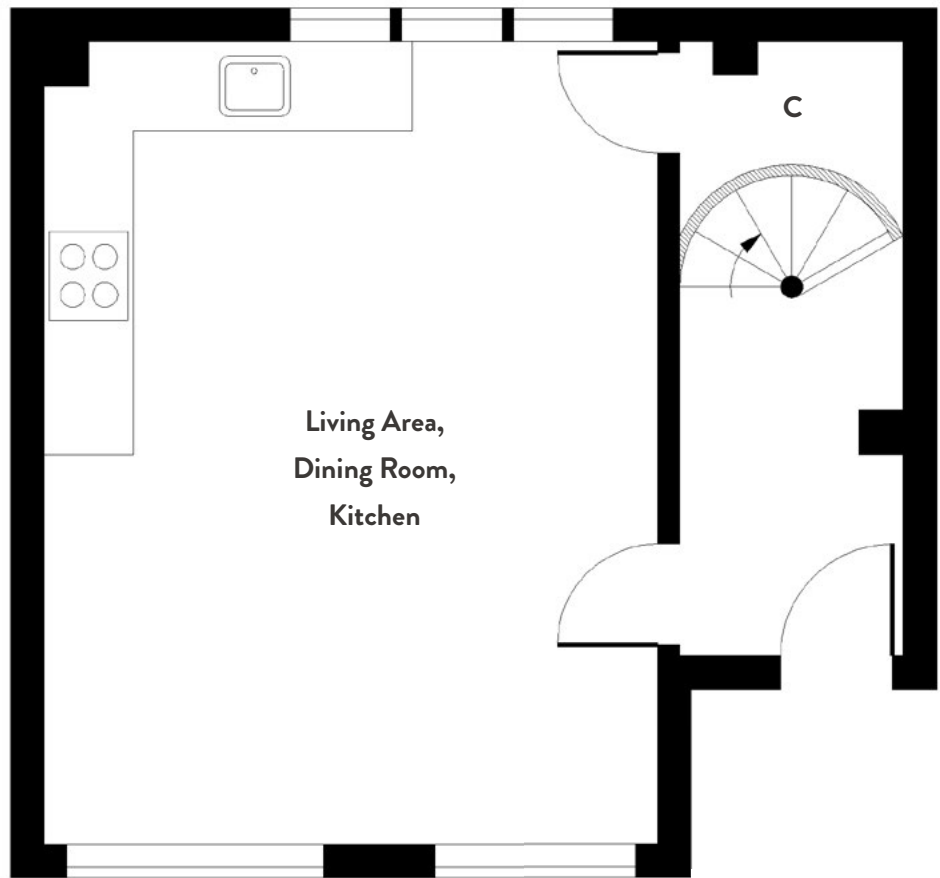
Approx. gross internal floor

area: 893 ft<sup>2</sup> / 82.96 m<sup>2</sup>

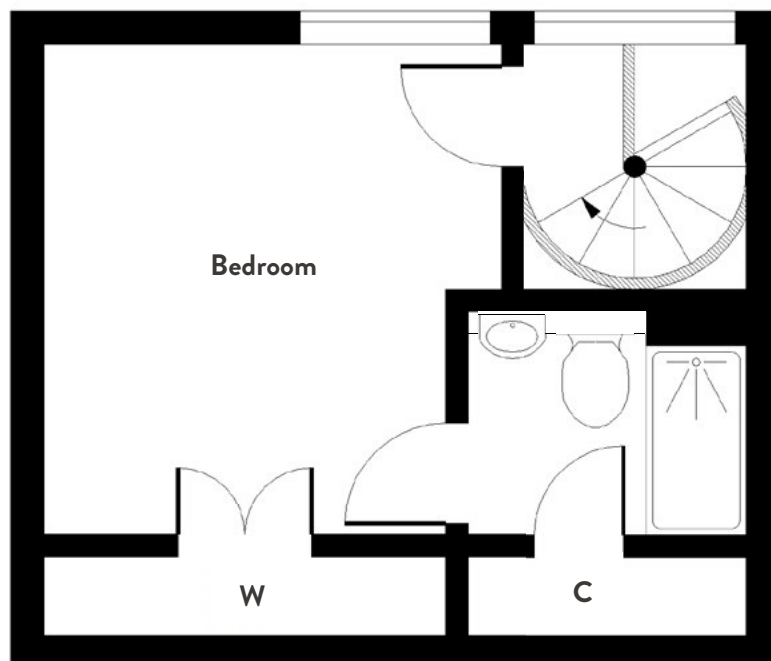


### First Floor

Approx. gross internal floor  
area: 495 ft<sup>2</sup> / 45.99m<sup>2</sup>  
(both floors)



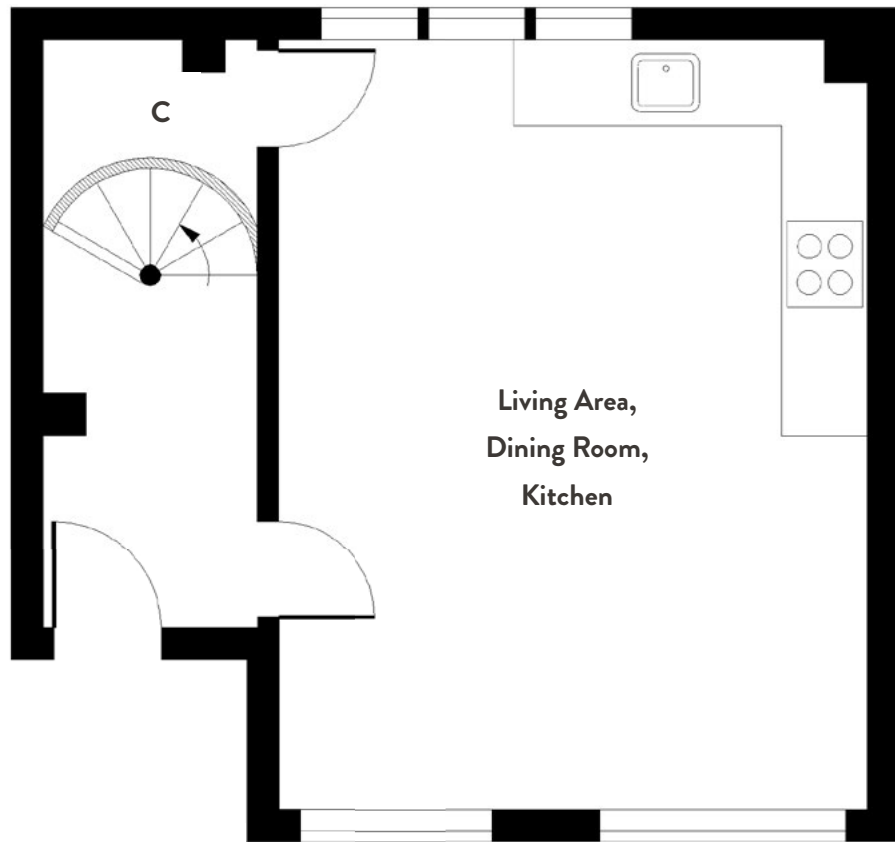
### Second Floor





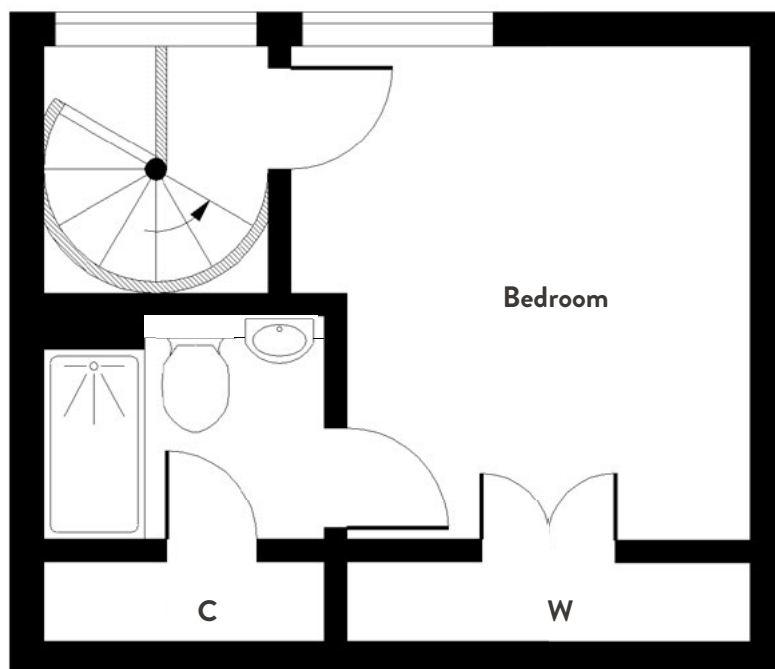
## First Floor

Approx. gross internal floor  
area: 495 ft<sup>2</sup> / 45.99m<sup>2</sup>  
(both floors)



IRONWORKS YARD

## Second Floor



\*All floorplan  
measurements are  
taken from architects'  
plans - not to scale.



## indigoScott

We are a privately owned and family run developer of beautiful homes. We have been exercising our property passion for over 20 years, and we continue to learn and grow with our business every single day.

We are based in Wimbledon Village, along with our fantastic team and office dogs. Our specialities include planning, design and construction, as well as muddy walks and happiness (and that's not just the dogs!).

As a niche business, we spend much time evaluating every site individually, and this is reflected in the unique

nature of Ironworks Yard, as well as our other schemes. We don't just aim to build property, we aim to create beautiful homes for discerning buyers.

For more information about us, our portfolio or our exciting new developments, you can learn more at:

**[www.indigoScott.com](http://www.indigoScott.com)**

**[info@indigoScott.com](mailto:info@indigoScott.com)**

**020 8772 0747**

## BOOK A VIEWING

Ironworks Yard is marketed exclusively by Davies & Davies Estate Agents. To book your viewing please use your preferred method of contact below.

**[daviesdavies.co.uk/ironworksyrd](https://daviesdavies.co.uk/ironworksyrd)**

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**0207 272 0986**





