

# FIRST TIME BUYER?

HERE'S A SUPERB, BRAND-NEW EDGWARE HOME YOU CAN ACTUALLY AFFORD

BUY FROM AS LITTLE AS £1,148\* A MONTH



**SITESALES**  
PROPERTY GROUP

Telephone 0344 8920 153  
[ids-edgwareburymanor.co.uk](http://ids-edgwareburymanor.co.uk)

INDUSTRIAL  
DWELLINGS  
SOCIETY  
EST 1885



AT  
EDGWAREBURY  
MANOR

The computer generated images are indicative only.  
Shared ownership is subject to T&Cs. Please speak  
to a member of the sales team for further information.

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\*See page 4 for details



WITH SHARED  
OWNERSHIP, THIS  
DREAM FIRST HOME  
CAN BECOME REALITY.

We know how tough it is for first-time buyers to get on the housing ladder.

Edgwarebury Manor offers an unmissable opportunity to buy a beautiful home, with shared ownership making it affordable to the first-time buyer, or those who do not currently own a property.

Don't give up on your dream: take a closer look at Edgwarebury Manor.

These homes are managed by IDS, a highly respected housing association which maintains strong links with Jewish communities.

## Example estimated costs\*:

1 bedroom apartment from:  
Purchase price: £330,000  
Share price: £82,500 (25%)  
Average deposit (based on 10%): £8,250

Estimated monthly figures\*:  
Mortgage: £471  
Rent (on unowned share): £567  
Service charge: £110

**Total: £1,148**



\*Estimated figures based on: Valuation undertaken in Sept 2022; 25% share; 2.75% rent; 90% loan to value mortgage on a rate 5.72% taken over 25 years; max 45% of net income permitted.

With Shared Ownership,  
you get the flexibility to  
buy your first home.  
Pay what you can afford now,  
increase your ownership later.

BUYING YOUR FIRST HOME CAN  
SEEM LIKE AN IMPOSSIBILITY.  
HOW CAN YOU FIND SOMETHING  
YOU CAN AFFORD? IN LONDON?

Shared ownership can make your dream come true. You buy an initial share of 25%-75%, paying rent on the remaining portion. This means, for example at 25%, you need just a quarter of the deposit. Over time, as you can afford it, you can buy a bigger share, and ultimately own the property outright. If you sell before then, you keep your share of any change in value.

To be eligible, you need to be a first-time buyer, with a combined household income less than £90,000 per year.

# Make your home your own

BRING YOUR OWN SENSE OF STYLE AS YOU TURN YOUR PROPERTY INTO A HOME

Unlike with a rented property, you are free to make your shared ownership home completely personal to you. We have decorated using neutral colours, leaving you free to set your own colour palette for your furnishings. You can also re-decorate if you choose. The quality fittings include a stylish, fully-fitted kitchen.



1. **Apartment**

Living room

2. **Apartment**

Kitchen/living room

3. **Apartment**

Bedroom

4. **Apartment**

Bathroom

1.



2.



3.



4.

# At the heart of things

Your new home is at the heart of the Jewish community, with proximity to excellent Jewish schools, synagogues and Jewish shops. You are also close to green spaces and neighbourhood facilities, with easy access to the whole of the Capital.

## Some typical journey times:

### By tube:

Edgware Station to Brent Cross Station:  
9 minutes

Edgware Station to King's Cross Station:  
25 minutes

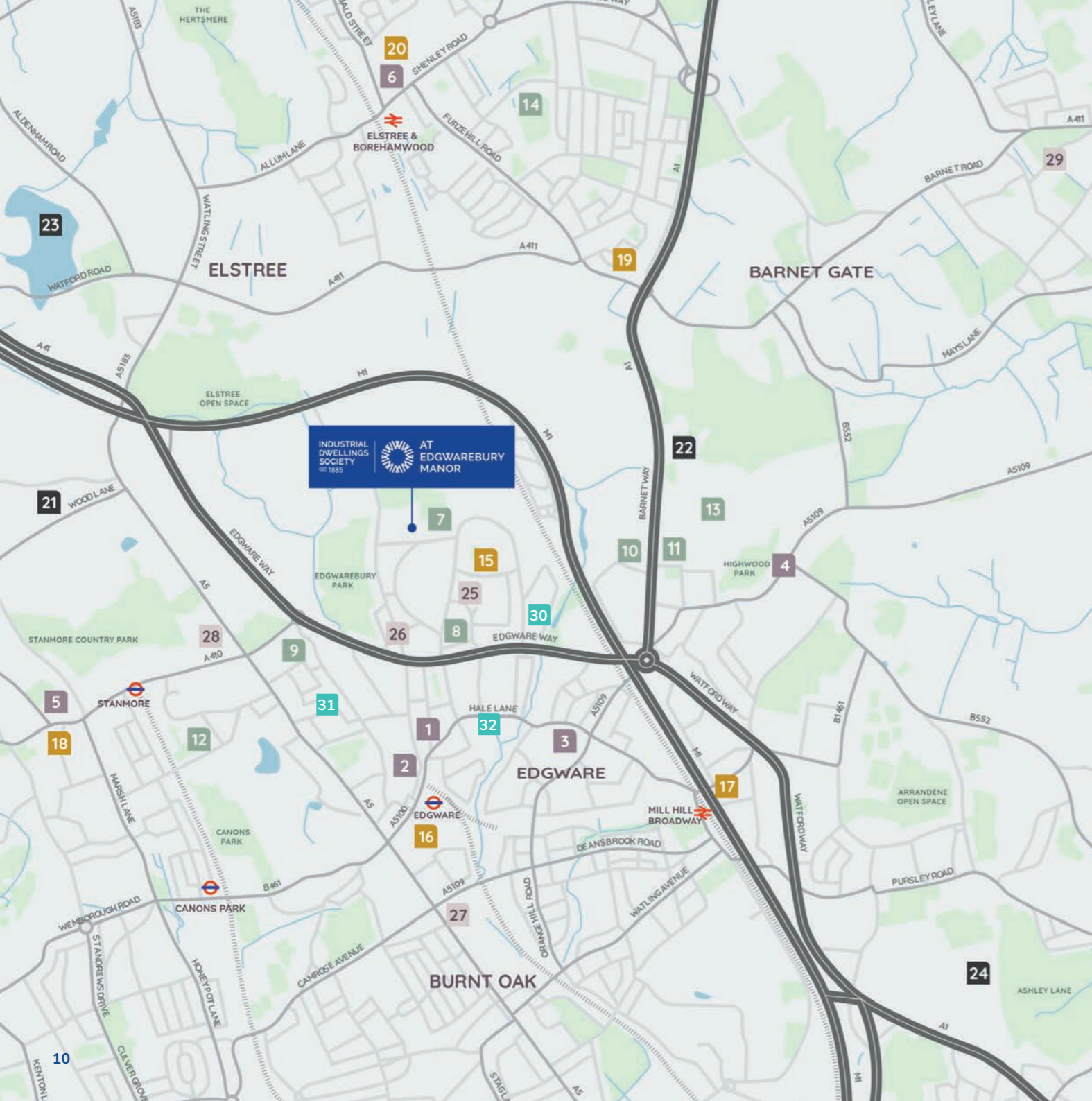
### By car:

Mill Hill Broadway: 9 minutes

Atria Watford Shopping Centre:  
16 minutes

Journey times approximate. Source: Google Maps





# You're very well-placed for everything you need

WHETHER ENJOYING THE NEIGHBOURHOOD FACILITIES, OR TAKING ADVANTAGE OF THE EXTENSIVE TRANSPORT CONNECTIONS, EVERYTHING YOU NEED IS EASILY ACCESSIBLE.

As well as Edgware's bustling high street, Mill Hill Broadway is just a couple of miles away, and Brent Cross Shopping Centre is also easy to get to. Buses run close by, and tube and train stations gives you fast access to Central London.

The area features a number of excellent schools, and parks and play areas for the kids. And when you want to relax, restaurants and sporting and leisure facilities are plentiful.

## TRANSPORT

- 🚇 Stanmore Underground Station
- 🚇 Edgware Underground Station
- 🚇 Canons Park Underground Station
- 🚆 Mill Hill Broadway Train Station
- 🚆 Elstree & Borehamwood Train Station

## RESTAURANTS

1. Pizza Garden HA8 7JZ
2. Izgara Restaurant HA8 7JU
3. Kenya Kitchen HA8 9NY
4. The Rising Sun NW7 4EY
5. Barracuda Stanmore HA7 4EB
6. Bricky's Gourmet Street Food WD6 1AA

## EDUCATION

7. Broadfields Primary School HA8 8JP (Ages 2-11)
8. Holland House Preparatory School HA8 8TP (Ages 4-11)
9. London Academy HA8 8DE (Ages 4-19)
10. Northway School NW7 3HS (Ages 4-11)
11. Courtland School NW7 3BG (Ages 4-11)
12. Aylward Primary School HA7 4RE (Ages 3-11)
13. Mill Hill County High School NW7 4LL (Ages 11-18)
14. Yavneh College WD6 1HL (Ages 11-18)

## SHOPPING

15. Tesco Express HA8 8TE
16. The Broadwalk Centre HA8 7BD
17. M&S Foodhall NW7 3LN
18. Sainsbury's HA7 4DA
19. Morrisons WD6 2RN
20. Borehamwood Shopping Park WD6 4PR

## LEISURE

21. Aspire Leisure Centre HA7 4AP
22. Moat Mount Outdoors Centre NW7 5AL
23. Aldenham Country Park WD6 3BA
24. StoneX Stadium NW4 1RL

## HEALTHCARE

25. Edge Dental Care HA8 8SS
26. Jai Medical Centre HA8 8NB
27. Edgware Community Hospital HA8 0AD
28. Watling Medical Centre HA7 4NU
29. Barnet Hospital EN5 3DJ

## SYNAGOGUES

30. Edgware United Synagogue HA8 8YE
31. Edgware and Hendon Reform Synagogue HA8 8AB
32. Edgware Adath Yisroel Congregation HA8 8NW



# Enjoy beautiful woodland and parks on your doorstep

ALTHOUGH YOU ARE JUST A TUBE RIDE AWAY FROM CENTRAL LONDON, YOU CAN ALSO FEEL YOU'RE PART OF A RURAL VILLAGE.

13 minutes' walk away is Edgwarebury Park, a 54-acre park full of natural beauty, as well as extensive sports facilities, a playground, a cafe, and ornamental gardens. It has been designated a

Site of Local Importance for Nature Conservation, and includes natural woodland and the gracefully winding Edgwarebury Brook. Just a couple of miles from Edgwarebury Manor is the beautiful Stanmore Country Park, part of which is ancient woodland.

Edgwarebury Manor itself also offers its own green areas for you to enjoy, and to nurture a sense of community.

- 1. Stanmore Country Park
- 2. Edgwarebury Park
- 3. Edgwarebury Park



# About IDS

IDS IS A HOUSING ASSOCIATION WHICH ENJOYS AN ENVIABLE PERFORMANCE RECORD IN TENANT AND LEASEHOLDER SATISFACTION.

The Industrial Dwellings Society (IDS) was one of the very first Housing Associations, established in 1885 by a group of Jewish philanthropists whose ambition was to tackle extreme housing conditions in London's East End.

Today, IDS manages around 1,500 properties in Hackney, Tower Hamlets, Southwark, Camden, Haringey, Redbridge, Barnet and Hertsmere. The housing stock

includes flats, houses, sheltered housing, accommodation for people with special needs, as well as a number of shared ownership properties. We currently employ over fifty staff.

Our tenants and leaseholders are reflective of the general ethnic mix but we maintain strong links with Jewish communities and, in this respect, are regarded as a specialist housing provider.