



THE ARC

INVESTMENT GUIDE

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DEVELOPMENT
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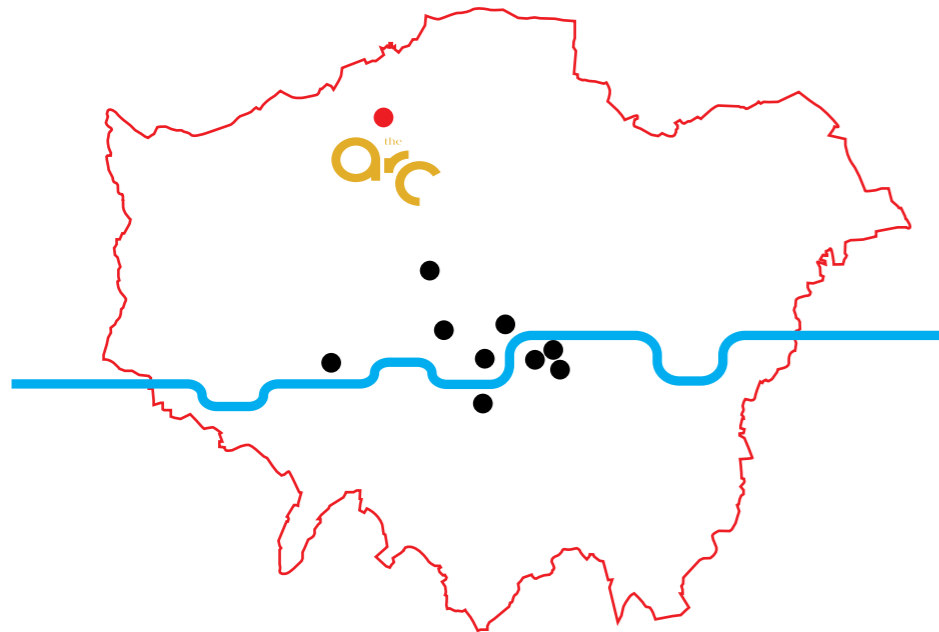
CONTENTS

INVESTMENT CASE:	
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OVERVIEW	4
ECONOMY	5
REGENERATION	6
HOUSE PRICES IN FINCHLEY	8
TRANSPORT	10
EDUCATION	12
DEVELOPMENT	14
ABOUT FRASER & CO	16
CONTACT	17

OVERVIEW

FINCHLEY WILL BE A VITAL AND VIBRANT TOWN CENTRE PLAYING AN ENHANCED ROLE IN SERVING NORTH LONDON.

THE SUPPLY OF HOUSING WILL BE SIGNIFICANTLY BOOSTED TO DELIVER A WIDE CHOICE OF HIGH QUALITY HOMES AND CREATE SUSTAINABLE, INCLUSIVE AND MIXED COMMUNITIES THAT ARE SUPPORTED BY IMPROVED COMMUNITY PROVISION INCLUDING HEALTH AND EDUCATION.



Entrepreneurial Barnet is the London Borough of Barnet's approach to making the borough the best place to be a small business in London and ensuring that the borough is a great place to live, work and invest

£6 BILLION
REGENERATION PROGRAMME
IN BARNET WILL DELIVER:



28,000

NEW HOMES BEING BUILT IN THE BOROUGH OVER THE NEXT 15 YEARS

30,000

UP TO 30,000 JOBS IN THE BOROUGH OVER THE NEXT 10 YEARS

6,600

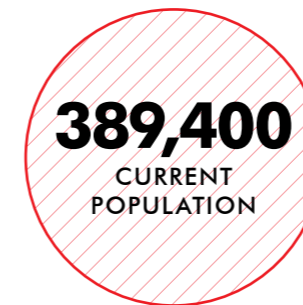
LOCAL BUISNESSES

ECONOMY

WITH THE LARGEST POPULATION OF ANY LONDON BOROUGH AND STILL GROWING, BARNET MUST PLAN FOR GROWTH AND BALANCE THIS AGAINST THE NEED TO MANAGE DEVELOPMENT. BARNET IS THE LARGEST OF LONDON'S 33 BOROUGH'S BY POPULATION.

BARNET HAS THE FOURTH LARGEST HOUSING TARGET, WITH 31,340 NEW HOMES TO BE BUILT OVER THE NEXT 10 YEARS (2019/20 TO 2028/29).

FINCHLEY CHURCH END IS ONE OF THE SIX MAJOR OFFICE LOCATIONS IN BARNET WITH AN IMPORTANT CLUSTER OF EMPLOYMENT USES



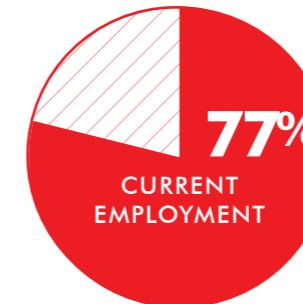
London's population is projected to escalate to around 13 million by 2050 - an increase of 50% on the current population of over 8.5 million. Require on average over 200,000 more homes



Barnet is forecast to grow by 27% (or by 104,333 people) through to 2047, to a total of 494,167 people. This is more rapid growth than the London average of 23%.



The economic activity rate in Barnet stands at 72.6 (compared to 78.3 for London). Barnet's claimant count stood at 1.5% in March 2017; compared to 2% for both London and the UK



Barnet's employment rate is lower than for London. However, Barnet has a strong culture of self-employment, with close to 15% of those in employment being self-employed compared to around 11% across London and 9% nationally.



REGENERATION

£6 BILLION OF PRIVATE SECTOR FUNDING WILL BE INVESTED ACROSS THE WHOLE BOROUGH OF BARNET. THE PROGRAMME WILL CREATE AROUND 27,000 NEW HOMES AND SUPPORT THE DELIVERY OF 30,000 NEW JOBS.

Delivering for Barnet is a programme of **regeneration and development taking place across the borough over the next 15 years**. It will deliver better places to live and work, while protecting and enhancing the borough for generations to come.

- INTRODUCING MIXED TENURE DEVELOPMENTS TO CREATE BALANCED COMMUNITIES - SOCIAL, AFFORDABLE, LONDON LIVING RENTS, SHARED OWNERSHIP AND PRIVATE HOUSING
- INVESTING IN REHOUSING OUR SECURE TENANTS IN QUALITY HOMES
- PROVIDING VITAL INFRASTRUCTURE TO SUPPORT NEW HOMES – ROADS, PARKS, OPEN SPACES AND COMMUNITY BUILDINGS
- INCORPORATING SOCIAL INVESTMENT THROUGH TRAINING AND EMPLOYMENT INITIATIVES FOR LOCAL PEOPLE

SITES IN THE PIPELINE FOR FINCHLEY:

1. 401-405 Nether Street
2. Winston House and 2-4 Dollis Park
3. Gateway House
4. 31 - 33 DOLLIS AVENUE



MILLBROOK PARK 2,240 residential units



Collection of one, two and three-bedroom apartments and three and four-bedroom family houses

2,240 residential units

New Millbrook Park Primary School

Six hectares of parks and open space

29 STATION ROAD 59 residential units



Set across 3 buildings

23 car parking spaces

Landscaping and amenity space

Block A = 4 Storeys

Block B = 5 Storeys

Block C = 5 Storeys

FINCHLEY POLICE STATION 18,366 sq ft



47 unit development

Commercial space

4 storeys in height

24 car parking spaces

Associated amenity space and landscaping

£2.5m

REGENERATION PROGRAMME HAS BEEN GRANTED FOR FINCHLEY

Barnet has the fourth largest housing target, with 31,340 new homes to be built over the next 10 years



THE GOALS OF FINCHLEY'S REGENERATION STRATEGY:

Ensure an accessible and integrated town centre and maximise the potential of the existing transport hub;

Creating new business space and pop-up shops and delivering steps to grow the evening economy

Guide future development sites that reflect the needs of the local population

Guide infrastructure investments required along the high street to improve conditions for pedestrians and cyclists

Consider the role of high streets in meeting the needs of an ageing and diverse population

£1.1m

MAYOR'S OUTER LONDON FUND

Barnet is getting just over £1m from the Mayor's Outer London Fund to improve North Finchley's cultural offer, boost trade and renew important outdoor spaces.

£380k

FROM BARNET COUNCIL

Investment is being used to bring empty shop units in the Grand Arcade back to life, with physical improvements to the arcade and the activation of three units

£290k

DECLUTTERING OF THE TOWN CENTRE

Decluttering and improvements along the High Street

£1m

CULTURAL QUARTER

Finchley will receive £1m to create a new 'cultural quarter' by the artsdepot/Tally Ho Corner, which will include new lighting, signs and a space for a public art display.

HOUSE PRICES IN FINCHLEY

HOUSE PRICES IN FINCHLEY HAVE INCREASED BY 19.99% OVER THE PAST YEAR, THE EQUIVALENT OF £85,475. THE AVERAGE HOME IN NORTH FINCHLEY IS NOW WORTH 70% MORE THIS YEAR THAN IT WAS 9 YEARS AGO.

IN A NEW REPORT FROM BARCLAYS BANK, AVERAGE PROPERTY PRICES IN THE UK ARE PREDICTED TO:

7.1% ↑
RISE BY 7.1% OVER THE NEXT 5 YEARS.

IN TERMS OF PROPERTY TYPES IN FINCHLEY SOLD FOR AN AVERAGE:

£552,486
AVERAGE FLAT SOLD PRICE

£637,569
PREDICTED PRICE IN 5 YEARS TIME

ON A REGIONAL LEVEL, IT IS LONDON THAT IS EXPECTED TO SEE THE LARGEST INCREASE WITH AN ANNUAL PRICE JUMP OF 2.2%, RESULTING IN A HUGE CUMULATIVE RISE OF 11.8% ACROSS THE NEXT 5 YEARS.

£300k
THE AVERAGE PROPERTY VALUE IS EXPECTED TO HIT £300,000 BY 2022.

THE AVERAGE HOUSE PRICE GROWTH IN GREAT BRITAIN TO FALL TO 1.5% IN 2017 COMPARED WITH 5% IN 2016

RENTAL PRICES IN FINCHLEY ARE EXPECTED TO GO FROM £275 TO £400PW BY 2020

LOCAL SALES MARKET

THE AVERAGE SALES PRICE IN N3



76%

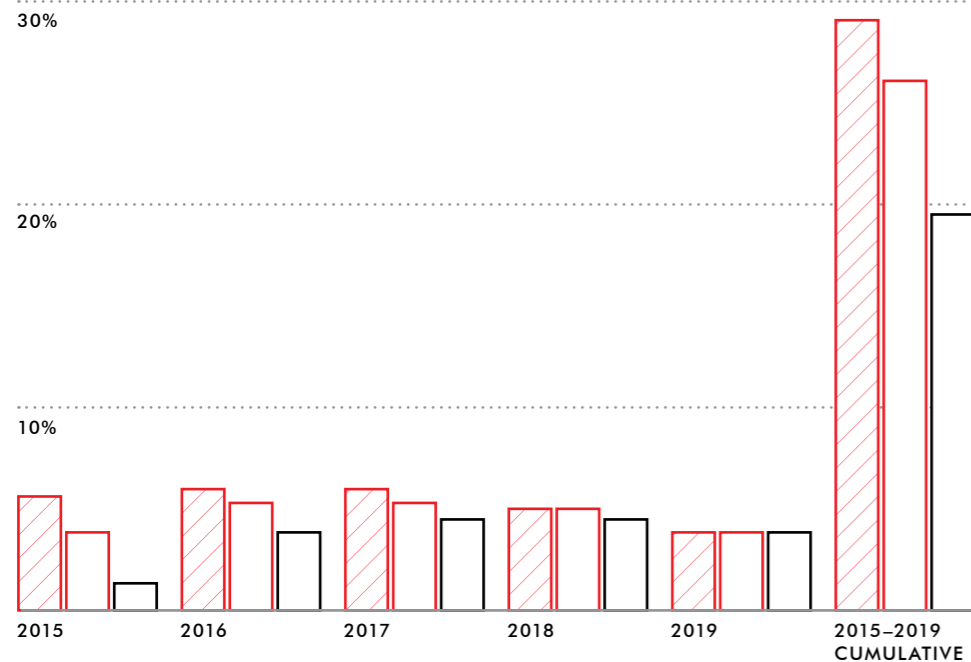
PREDICTED INCREASE IN PROPERTY PRICE GROWTH BY 2030 ACCORDING TO A RECENT JLL REPORT.

AVERAGE PROPERTY PRICE IN FINCHLEY IS CURRENTLY SITTING AT £612,369 WHICH IS 3.9% BELOW THE LONDON AVERAGE OF £637,378



GROWTH IN LONDON HOUSE PRICES FORECASTED FOR 2015-2019

- GREATER LONDON
- CENTRAL LONDON
- PRIME CENTRAL LONDON

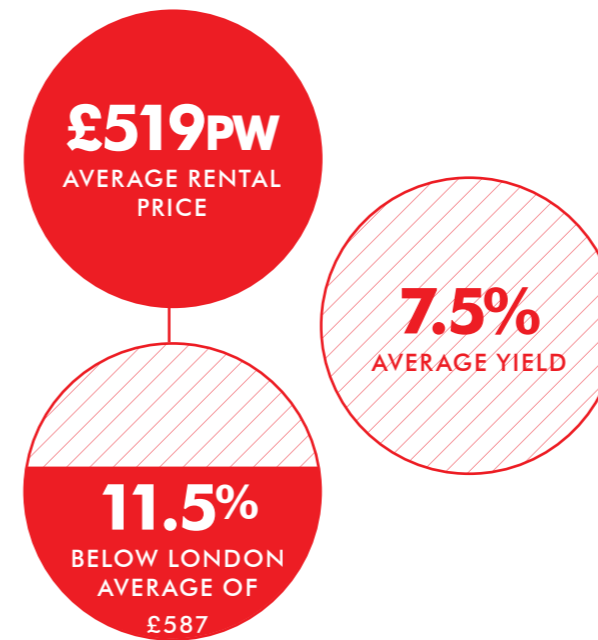


WHILE THE FIRST HALF OF 2018 IS LIKELY TO BE MORE DIFFICULT, WE FORECAST PRICES TO END THE YEAR 2% HIGHER

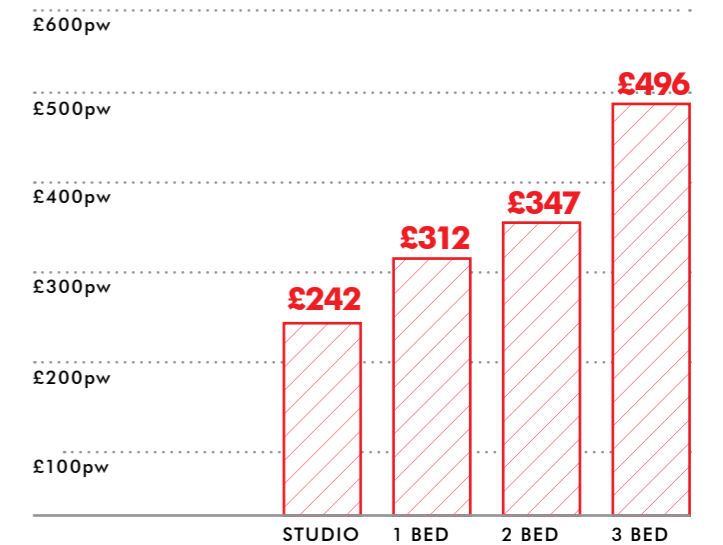
15% ↑
HOUSE PRICES ARE MEANT TO JUMP BY 15% IN FINCHLEY OVER THE NEXT 5 YEARS

£612,369
THE AVERAGE PROPERTY VALUE IN FINCHLEY STOOD
PROPERTY PRICES IN NORTH FINCHLEY HAVE BEEN INCREASING FOR 9 YEARS IN A ROW

LOCAL RENTAL MARKET



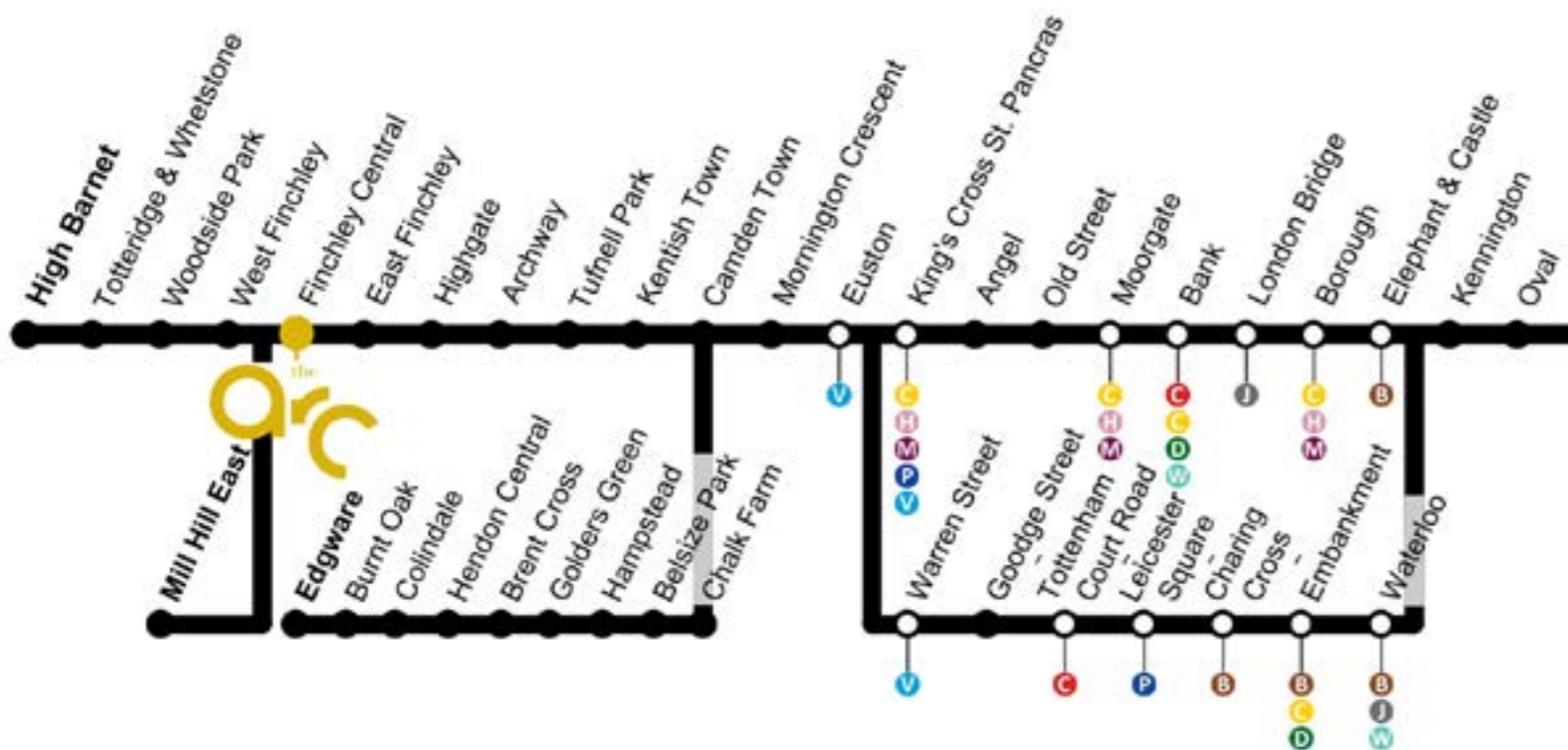
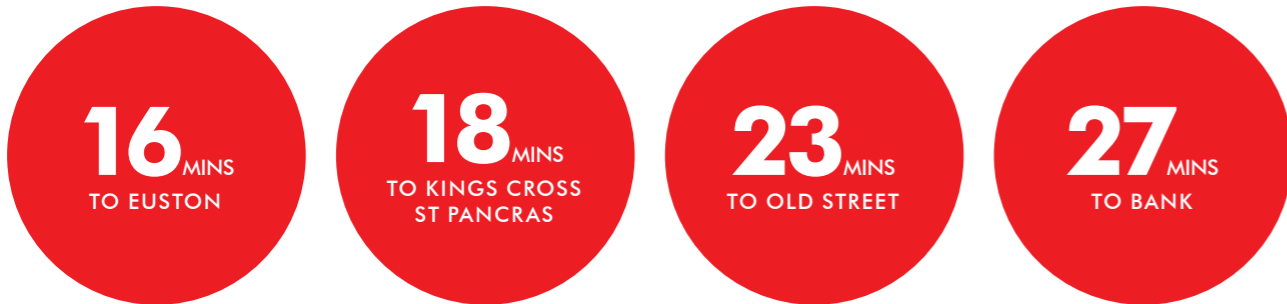
AVERAGE RENTAL PRICE IN N3



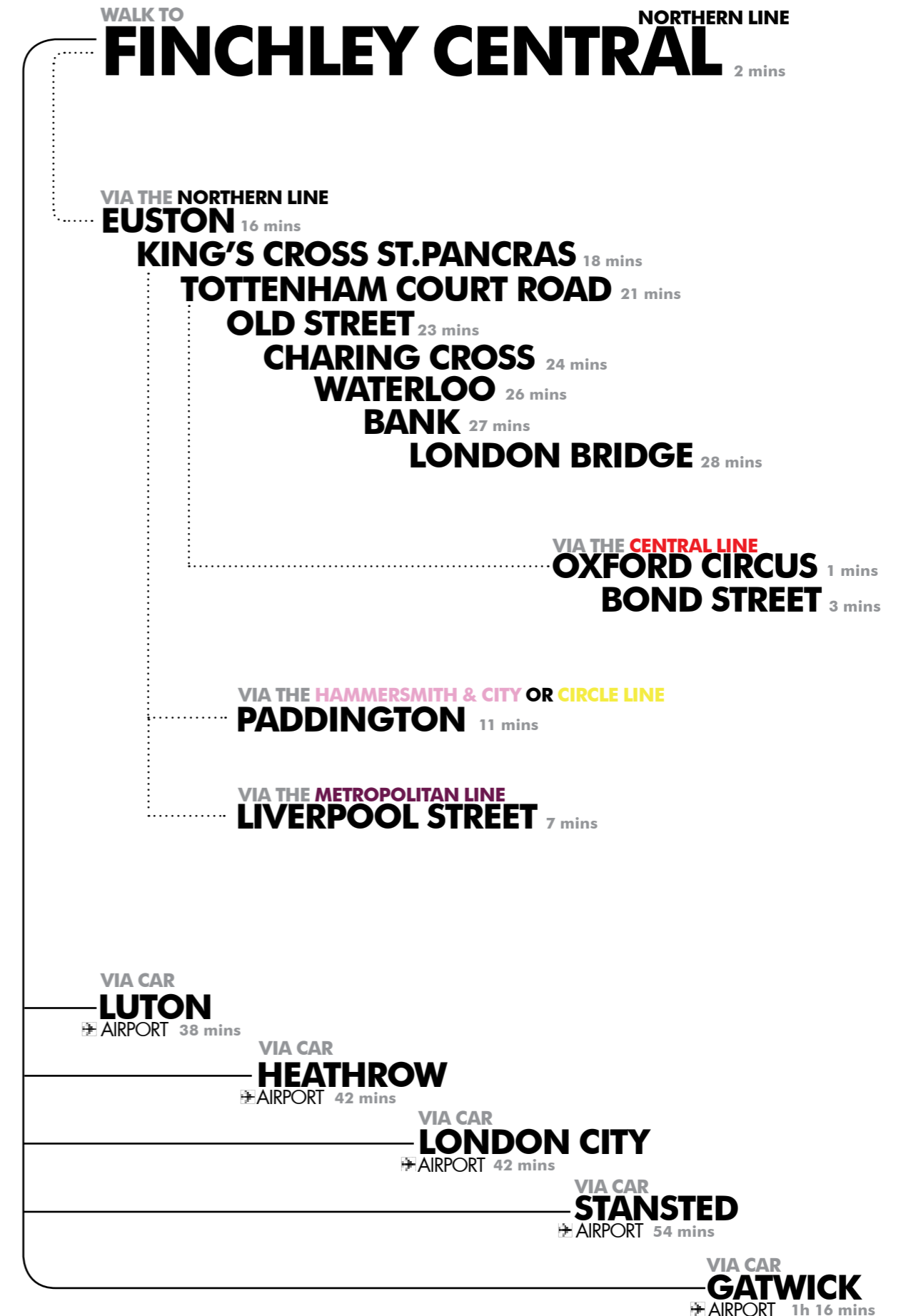
TRANSPORT

FINCHLEY CENTRAL IS LOCATED IN ZONE 4 ON THE NORTHERN LINE WHICH GIVES YOU EASY ACCESS INTO CENTRAL LONDON WITHIN A FEW MINUTES.

THE ARC IS A 2 MINUTE WALK TO FINCHLEY CENTRAL UNDERGROUND STATION, WITH A COMMUTABLE TIME OF 18 MINUTES TO KINGS CROSS ST PANCRAS AND ONLY A 27 MINUTE JOURNEY TO THE CITY. FINCHLEY, CLOSE TO THE NORTH CIRCULAR ROAD, HAS THREE TUBE STATIONS: FINCHLEY CENTRAL, WEST FINCHLEY AND WOODSIDE PARK; ALL ON THE HIGH BARNET BRANCH OF THE NORTHERN LINE AND IN ZONE 4.



JOURNEY TIMES



Source: TfL Rail, Crossrail & Google Maps (Time set to 8am)

EDUCATION

95.4% OF BARNETS PRIMARY SCHOOLS ARE RATED 'GOOD OR OUTSTANDING' BY A REPORT DONE BY OFSTED (1.5% HIGHER THAN THE LONDON). FOR SECONDARY SCHOOLS IT HAS A SCORE OF 95.5% (6.7% ABOVE THE QUALITY OF LONDON)

TOP 16
IN THE TOP 16 LONDON BOROUGHES WITH NO UNDERPERFORMING SCHOOLS

BARNET IS WITHIN THE TOP 16 OF LOCAL AUTHORITIES IN LONDON WITH NO UNDERPERFORMING SCHOOLS



84.3% OF STUDENTS ACHIEVED AN A* TO C GRADE (ABOVE THE NATIONAL AVERAGE OF 77%), 63.9% A* TO B (ABOVE THE NATIONAL AVERAGE OF 53%) AND 38% A* TO A. THE PERCENTAGE AWARDED AN A* TO A IS 11.6 PERCENTAGE POINTS HIGHER THAN THE NATIONAL AVERAGE (26.4%).

OFSTED RATED "OUTSTANDING"

36
PRIMARY SCHOOLS

15
SECONDARY SCHOOLS

3
PRIMARY & SECONDARY SCHOOLS

1
FURTHER EDUCATION

BARNET'S RESULTS REMAIN HIGH THIS YEAR, CONTINUING TO EXCEED NATIONAL AVERAGES, WITH THIS YEAR'S RESULTS MATCHING THOSE RECORDED 12 MONTHS AGO.

SCHOOLS IN FINCHLEY

COMPREHENSIVE EDUCATION

ALL THE STATE COMPREHENSIVE SCHOOLS ARE RATED "GOOD" OR BETTER BY THE OFSTED GOVERNMENT EDUCATION WATCHDOG.

RATED "OUTSTANDING"

St Michael's Catholic Grammar School
(girls, ages 11–18)
Nether Street, N12

The Compton School
(co-ed, ages 11–18)
Summers Lane, N12

Hendon School
(co-ed, ages 11–18)
Golders Rise, NW4

RATED "GOOD"

Christ's College Finchley
(co-ed, ages 11–18)
East End Road, N2

Bishop Douglass School Finchley
(co-ed, ages 11–18)
Hamilton Road, N2

The Archer Academy
(co-ed, ages 11–16)
Eagans Close, N2

Hasmonean High School
(co-ed, ages 11–18)
Holders Hill Road, NW4

The Henrietta Barnett School
(girls, ages 11–18)
Central Square, NW11

Fortismere School
(co-ed, ages 11–18)
Southwing, N10

Finchley Catholic High School
(co-ed, ages 11–18)
Woodside Lane, N12

Friern Barnet School
(co-ed, ages 11–16)
Hemington Avenue, N11

St James' Catholic High School
(co-ed, ages 11–16)
Great Strand, NW9

PRIVATE EDUCATION

PRIMARY, SECONDARY & HIGHER EDUCATION

Woodhouse College
(boys, ages 16–19)
Woodhouse Road, N12

Brampton College
(mixed, ages 15–19)
Lodge House, NW4

Pardes House Grammar School
(boys, ages 10–16)
Hendon Lane, N3

The Holmewood School London
(girls, ages 7–19)
88 Woodside Park Road, N12

Tiferes High School
(girls, ages 11–16)
The Community Centre, NW4

Barnet & Southgate College
(girls, ages 16+)
7 Bristol Avenue, NW9

North London Grammar School
(co-ed, ages 11–18)
110 Colindeep Lane, NW9

PRIMARY EDUCATION

THE MAJORITY OF FINCHLEY'S STATE PRIMARY SCHOOLS ARE RATED "GOOD" OR BETTER BY THE OFSTED GOVERNMENT EDUCATION WATCHDOG.

RATED "OUTSTANDING"

St Mary's CofE Primary School
Dollis Park, Finchley, N3

Manorside Primary School
Squires Lane, Finchley, N3

Northside Primary School
2 Albert Street, N12

Martin Primary School
Plane Tree Walk, N2

Independent Jewish Day School
46 Green Lane, NW4

Coppetts Wood Primary School
Coppetts Road, N10

St Vincent's Catholic Primary School
The Ridgeway, NW7

Holy Trinity CofE Primary School
Eagans Close, N2

Coldfall Primary School
Coldfall Avenue, N10

St John's CofE Junior Mixed and Infant School
Crescent Road, N11

Our Lady of Muswell Catholic Primary School
Pages Lane, N10

Holly Park Primary School
The Wohl Campus, NW1

St Paul's CofE Primary School NW7
The Ridgeway, NW7

Brookland Junior School
Hill Top, NW11

THE DEVELOPMENT

IN ADDITION TO IT'S LONG HISTORY AS A SERENE SUBURB SITTING JUST BEYOND THE HUSTLE AND BUSTLE OF LONDON AND WITHIN EASY REACH OF THE COUNTRYSIDE, FINCHLEY IS NOW MORE VIBRANT AND FULL OF LIFE THAN EVER. BRIMMING WITH A DIVERSE SELECTION OF SHOPS AND EATERIES, GREAT PUBS AND A RANGE OF LEISURE OPTIONS, THERE ISN'T MUCH MISSING FROM LIFE IN THE LOCAL AREA.

The Arc will offer 27 highly specified 1, 2 & 3 bedroom apartments each with private balcony, and each offering a luxury lifestyle on the edge of Central London

- One, two & three bedroom apartments
- All apartments benefit from a balcony or terrace
- Beautiful residential roof terrace
- 14 underground parking spaces
- 4 minutes walk (161 metres) to Finchley Central Station
- Designed and finished to a superb standard
- Located on the northern line
- Estimated Completion: Q1 2019

27
NEW HOMES IN TOTAL

2 MINS
WALK TO FINCHLEY CENTRAL



THE DEVELOPMENT

The Arc is a brand new collection of 27 apartments and a fresh addition to an increasingly delightful local area. It is distinct, well designed and finished to a superb standard. Replete with a range of modern amenities, conscientious architectural design and an eye for detail these brand new apartments provides for calm and spacious suburban living on the edge of central London.

The Arc is located 0.08 miles* from Finchley Central underground station, 0.56 miles* from West Finchley station and 0.83 miles* from Mill Hill East Station. All provide access to the Northern line Train services.

Estimated completion Q1 2019

Source: www.clickaspire.co.uk

Stretching from Hampstead Heath in the south to Whetstone in the north, Finchley offers potential buyers a variety of properties in a central and affordable location in North London.



CONTACT

ABOUT FRASER & CO

Since the company was established in 1995, Fraser & Co. has predominantly focused on the sales, letting & management of residential new-build schemes throughout London.

From prime central London to emerging areas within London Underground zones 1, 2, 3, 4, 5 & beyond, over the years, we have built a strong reputation to become one of the most innovative and effective property agents in our field, successfully selling and letting some of the capital's most prominent and exciting residential developments.

In addition to targeting UK clients and investors with great success we are one of the few agents to have achieved outstanding results when it comes to marketing and selling prestigious London schemes for optimum prices overseas. We hold monthly seminars on the

London property market in Asia and regularly exhibit in major territories such as Singapore, Dubai, Bahrain, Hong Kong, China, Malaysia and Taiwan, achieving extremely high levels of off-plan sales in the process.

We build close relationships with our clients and have worked with some of the country's leading property developers for many years. Their needs and objectives are at the heart of everything we do.

If you are looking for an agent to market your next new-build scheme or simply looking to buy, rent, sell or manage property, talk to us to find out how we can help maximise your return on investment. We'd be delighted to assist.

Thank you for your interest in Fraser & Co.

Robert Fraser
Managing Director

“The success of all our local & international property exhibitions that Fraser & Co. have managed for us, have exceeded even our most optimistic forecasts in terms of sales volumes and net values.”

Jim Holliday
Main Board Sales & Marketing Director
Fairview New Homes Limited

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Disclaimer: These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. This Buyer Guide has been created in line with the original brochures and therefore the developer reserves the right to alter any specifications and floor plan layouts without prior notice. All journey and walking times stated are approximate, source tfl.gov.uk, crossrail.co.uk and google.co.uk. Interior and exterior images are computer generated and are shown for illustrative purposes. Images shown depicting lifestyle facilities are also for illustrative purposes only. The Arc is the preferred marketing name only.

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