

EVERSHED & VANNER

Successors to

(WHEELER & WRIGHT)

Auctioneers, Surveyors, Valuers, Land and Estate Agents

HIGH ROAD, WHETSTONE, N.20.

WOODSIDE PARK ESTATE OFFICE, N.12.

and at WOODSIDE PARK GARDEN SUBURB, N.12.

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THE WOODSIDE PARK GARDEN SUBURB

'A' 'B' & 'C' TYPE HOUSES

Carefully architected modern houses planned on two floors with high-grade fittings designed to appeal to those of moderate means who have a desire for something better than houses erected by the every-day speculative Builder, and who will appreciate the care and attention which has been devoted to the smallest details of these houses.

The Estate itself has been laid out by a Member of the Town Planning Institute with due regard to the topography of the land and with a view to doing away with long roads and consists of closes and crescents and wherever possible shrubberies and lawns in front of the houses.

A good number of varying elevations will be used and varying classes of facing bricks, also different coloured tiles here and there to make the whole Estate pleasing. The bricks and tiles will in every case be of high grade.

There will be no terrace houses on the Estate and every house will have the facility for a garage.

Houses now being erected will contain:-

2 Reception rooms
3 Bedrooms
and Usual Offices.

The measurements of the rooms being:-

	<u>'A' & 'B' TYPE</u>	<u>'C' TYPE</u>
Dining Room (excluding bay)	12'6" x 14'0"	12'6" x 13'9"
Drawing Room	14'0" x 11'6"	14'0" x 11'6"
Principal Bedroom (excluding bay)	12'6" x 13'0"	12'10" x 13'0"
Second Bedroom	14'0" x 12'3"	14'0" x 12'2"
Third Bedroom	9'4" x 7'2"	9'7" x 7'1"

NOTE: It will be seen that the rooms of the 'C' type houses are in two cases slightly smaller in size. It should however be mentioned that the hall is considerably larger and the elevation more costly thus causing the difference in price viz: £20.

THE KITCHEN

will be fitted with deep sink and hard wood draining board. Hot Water Boiler giving constant hot water to bath, lavatory basin and sink.

The working portion of this room will be tiled to a height of approximately 4'0".

Larder, China Cupboard and 'EASITWORK' fitted Dresser.

THE BATHROOM

will be tiled to a height of approximately 6 ft. and is fitted with a porcelain enamelled bath with black marble finished front also lavatory basin and pedestal.

The bath and basin will be fitted with Chromium Plated fittings.

This room also contains the Linen Cupboard.

There is a separate Lavatory on the first floor.

THE BEDROOMS

will be fitted with excellent grates having tiled surrounds.

Two larger cupboards will be provided.

THE DINING & DRAWING ROOMS

will be fitted with first class stoves and cabinet made mantel pieces.

Points for fires are provided in the four principal rooms and to the kitchen for a gas cooker, Gas Copper and Boiler.

The houses will be wired for electric light and the only expense to which the Purchaser will be put is for supplying the shades and bulbs; all switches, holders etc. being supplied.

DECORATIONS

The walls will be finished in cream distemper or hung with paper at an average book price of 2/- per piece with border at 6d per yard. If so desired paper hanging will be delayed for six months. It is pointed out that there will be no charge in cases where Purchasers have their walls distempered and hung with wallpaper afterwards.

WINDOWS

Messrs. Hope's Iron Casements will be fitted throughout. Discerning purchasers will appreciate from this that the Builder is not going to the cheapest market. The handles will be bronze and easy cleaning hinges will be fitted on the first floor.

CEILINGS

To avoid the unsightly cracks which so often appear the ceilings are being constructed of Thistle-board with a setting coat of Plaster. Here again the cheapest method of construction is not being used, but an earnest endeavour is being made to avoid unsightly cracks.

WATER, GAS, etc.

There is no extra charge for connecting Gas, Water or Electricity.

THE ROADS

will be left suitable for traffic with paths made and it is estimated that when taken over the charge per house will not exceed £40, which can normally be spread over a period of about 4 yrs.

LEGAL CHARGES.

The Vendor will convey the property free of all legal charges, stamp duty, etc., whether a Mortgage is desired or not provided the Purchaser employs the Vendor's Solicitor. If desired Purchasers may employ their own Solicitor with necessary allowance being made.