

THE
WOODSIDE
PARK
GARDEN
SUBURB

ALEXANDRA GROVE
FINCHLEY :: N.12

R I G H T
AT THE START

BUILDER
F. J. C. INGRAM

Telephone :
FINCHLEY 4182

THE WOODSIDE PARK GARDEN SUBURB,
FINCHLEY, N. 12.

Dear Sir or Madam,

It is the age of the expert. In no single activity of human life can man or woman now feel safe without instruction from a specialist. I believe that if you consult me with regard to your home-seeking difficulties I can at least convince you that you are dealing with someone who knows his job.

The houses are extremely well-planned, labour-saving, soundly constructed, pleasing to the eye, pleasant to run and thoroughly good value for money.

I am confident that this Estate is going to be an outstanding success—the result so far is very encouraging—I have a reputation for giving satisfaction and consideration to all my purchasers' needs both during the negotiations and afterwards and this has meant prestige, goodwill and still more sales.

I do not call my houses "mansions," "palaces" or "super-houses," but I do say that they are a good job and definitely worth inspection.

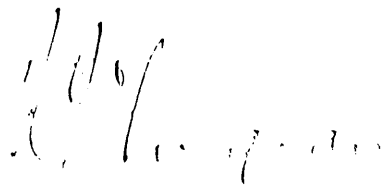
The procedure in buying one of my houses is this: You pay £5 to secure the house and then sign a contract, sending along the balance of the deposit in ten days or a fortnight. Completion is fixed to suit you and you pay absolutely nothing more until your monthly repayments commence—all stamp duties, legal expenses and survey fees are my responsibility.

You select your own decorations, wallpapers and tiles for surrounds, etc., and if you need advice as to what will tone or contrast pleasingly with your particular curtains or carpets there is an expert decorator at your disposal.

My Sales Representatives are in attendance every day until dusk (including Sundays) and any evening by appointment. The Sales Office 'phone number is FINchley 4182.

I hope to do business with you now or in the near future.

Yours faithfully,

A handwritten signature in dark ink, appearing to be 'A. W. ...' with a stylized flourish at the end.

FREEHOLD & LEASEHOLD HOUSES.



£45

(To approved Purchasers)

is all you need to
put down
for a Leasehold House

22

WE PAY ALL

STAMP DUTIES

LEGAL EXPENSES

SURVEY FEES

Whether you require
a Mortgage
or not

THE ESTATE

The Estate consists of 100 acres of hilly land and is situated on the bracing HEIGHTS of NORTH LONDON, convenient of access to the City by L.N.E.R. from Woodside Park Station (3 minutes' walk), close to Tally Ho' Corner with trams and buses to all parts, and is adjacent to Hampstead and Golders Green, with its Tube, Theatres and Cinemas.

THE HOUSES

have been designed to provide good rooms and render work and upkeep light. Elevations are varied both in style and by using different types of facing bricks. The fireplaces and fittings generally are superior to those ordinarily seen and in every way an effort has been made to produce a house distinct—internally and externally—from those usually to be seen.

AS TO VALUE

Houses built elsewhere by Mr. F. J. C. Ingram within the last three years have consistently resold for more money than the price originally paid for them. In point of fact, the houses on this Estate are better value still.

UPKEEP

Metal Casements are used throughout the Estate. These will mean absence of draughty windows and will prevent rain driving through. They are also much more economical as regards Life and Maintenance.

GARAGES

The houses being semi-detached have ample room for run in at the side and if desired the builder will provide a first-class, brick built garage for £50 and the amount can be added to the purchase price of the house.

THE ESTATE HAS BEEN LAID OUT

by a very competent Town Planning expert shewing a maximum of 8 houses to the acre. The larger roads are being constructed with wide grass verges, shrubberies and trees which are always so pleasing in a garden suburb. On two sides a belt of land has been set apart as an open space. This will not be built upon but kept as a public walk 13 acres in extent. To the South is the Finchley Golf Course and on the West pleasant grazing grounds of the Express Dairy Company.

ACCESSIBILITY

Woodside Park Station offers a service of over 100 Trains a day to and from Finsbury Park (for the Underground), Broad Street and King's Cross. The journey to King's Cross is made in about 20 minutes by fast train. Trams and buses leave Tally Ho' Corner for all parts at convenient intervals.

SHOPPING

As will be seen on the annexed plan the Estate opens with a very fine shopping centre and at present four of the shops have been completed, more will be built later, but in the meantime there is the fine service of shops at Tally Ho' Corner, Finchley and Golders Green readily accessible.

RECREATION

The New Finchley Golf Course actually adjoins the Estate; North Middlesex, South Herts and other Golf Links are within easy distance. Tennis, Bowls, Badminton, etc., are all to be obtained in the locality.

SCHOOLS

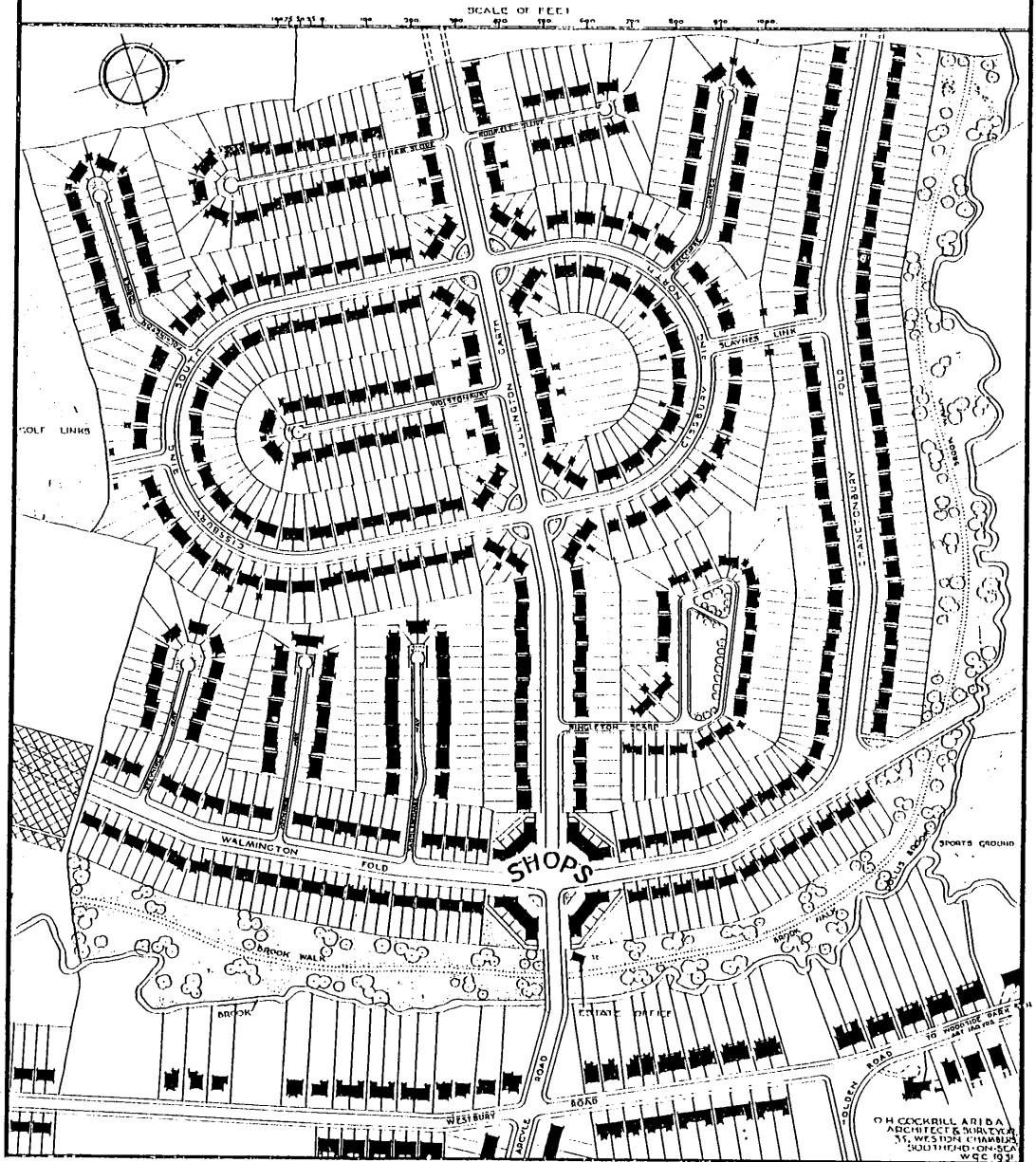
A HIGH CLASS SCHOOL for Girls and Young Boys is situated within 5 minutes' walk. Other Schools are available in the vicinity.

SERVICES

Main drainage is installed. Company's Water, Gas and Electric Mains are all connected to the Houses and there is consequently no charge for these services.

WOODSIDE PARK GARDEN SUBURB

HENDON, MIDDLESEX FOR F.J. INGRAM ESQ.



THE HOUSES

At present there are the following types of houses:—

“A” & “B”—as shown on page 7—3 bedrooms.

“C”—as shown on page 9—3 bedrooms but with a larger hall.

“D”—as shown on page 12—3 bedrooms.

“E”—a Georgian house for those who, with us, appreciate this type of architecture rooms the same size as types “A” and “B” but with added size for front rooms.

“B4”—a four bedroomed house.

“G”—a larger three bedroomed house.

COST – "A" and "B" TYPE

LEASEHOLD	£815	Ground Rent £8/8/0 per annum
FREEHOLD	£975	

A special arrangement has been made and all Legal Expenses and Stamps, and also all expenses in connection with the Building Society will be included in the above prices.

LEASEHOLD

Deposit £45.

Balance £770 repayable over 20 years.

£770 Mortgage ... £67 15 0 per annum.

Rates 14 8 0

Water Rate 3 0 8

Ground Rent 8 8 0

£93 11 8

Outgoings per week £1 16 0

FREEHOLD

Deposit £100.

Balance £875 repayable over 20 years.

£875 Mortgage ... £76 18 4 per annum.

Rates 14 8 0

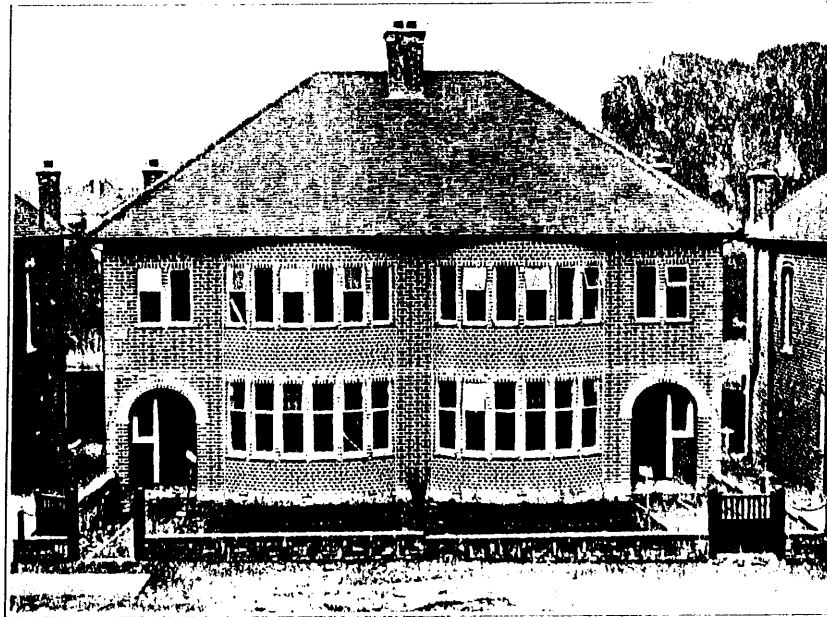
Water Rate 3 0 8

£94 7 0

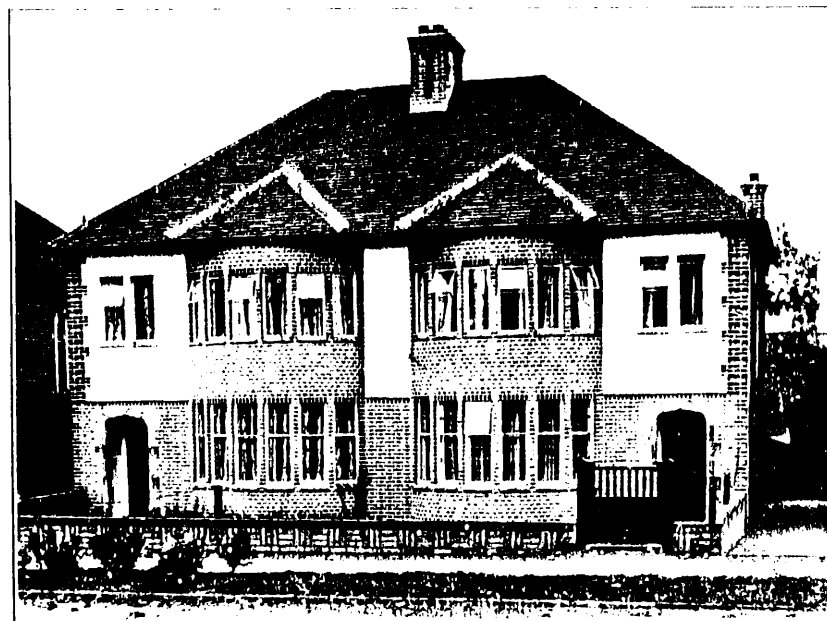
Outgoings per week £1 16 3

The Hendon Council having adopted the Small Dwellings Acquisition Act, Advances can be obtained from them at a low rate of Interest.

Photograph of "A" Type House

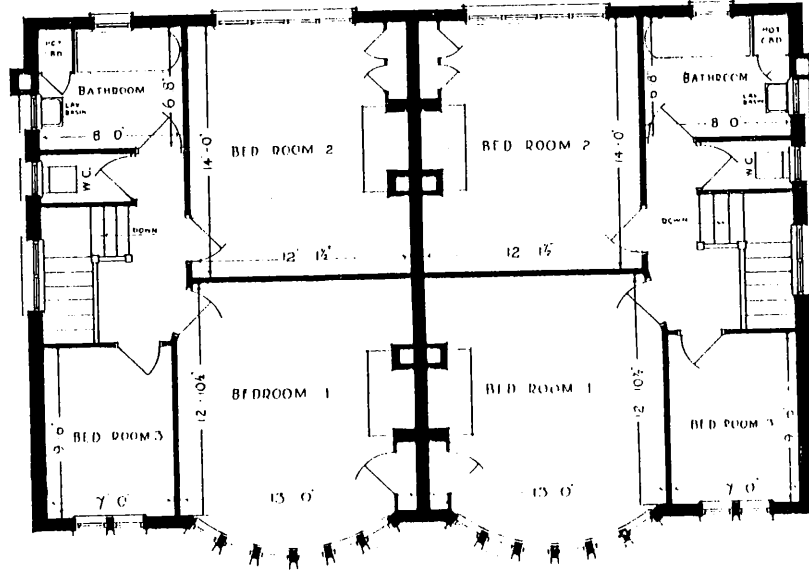


Photograph of "B" Type House

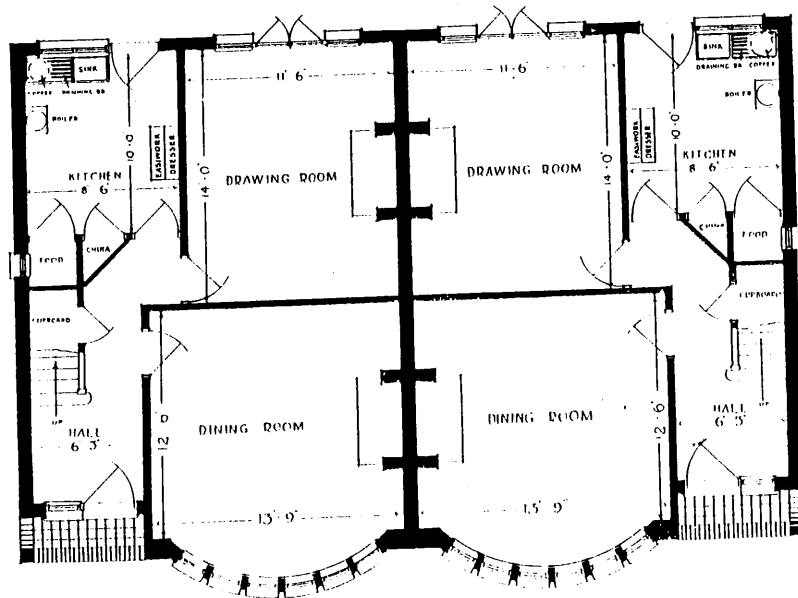


"A" and "B" Type House

PLAN OF UPSTAIRS



PLAN OF DOWNSTAIRS



"C" TYPE HOUSE

IT will be seen that this type of House has a large Entrance Hall and is well worth the extra cost.

Hall.

Dining Room ... 15' 0" x 13' 9" (including bay).

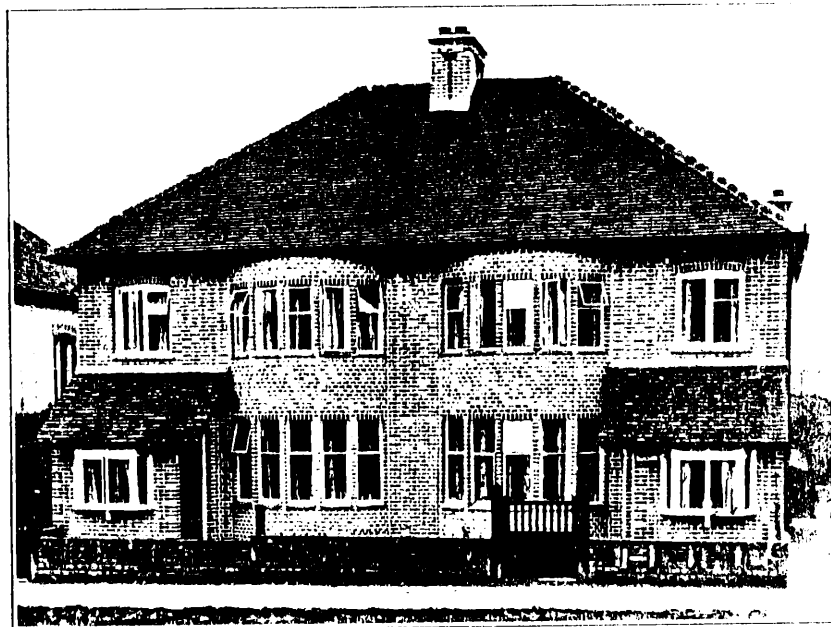
Drawing Room ... 14' 0" x 11' 6"

No. 1 Bedroom ... 14' 9" x 13' 0" (including bay).

No. 2 14' 0" x 12' 2"

No. 3 9' 7" x 7' 1"

Photograph of "C" Type House



COST - "C" TYPE HOUSE

LEASEHOLD £840 Ground Rent £8/8/0
per annum.

FREEHOLD £995

LEASEHOLD

Deposit £45.

Balance £795 repayable over 20 years.

£795 Mortgage ... £69 19 8 per annum.

Rates 14 8 0

Water Rate 3 0 8

Ground Rent ... 8 8 0

£95 16 4

Outgoings per week £1 16 10

FREEHOLD

Deposit £100.

Balance £895 repayable over 20 years.

£895 Mortgage .. £78 17 4 per annum.

Rates 14 8 0

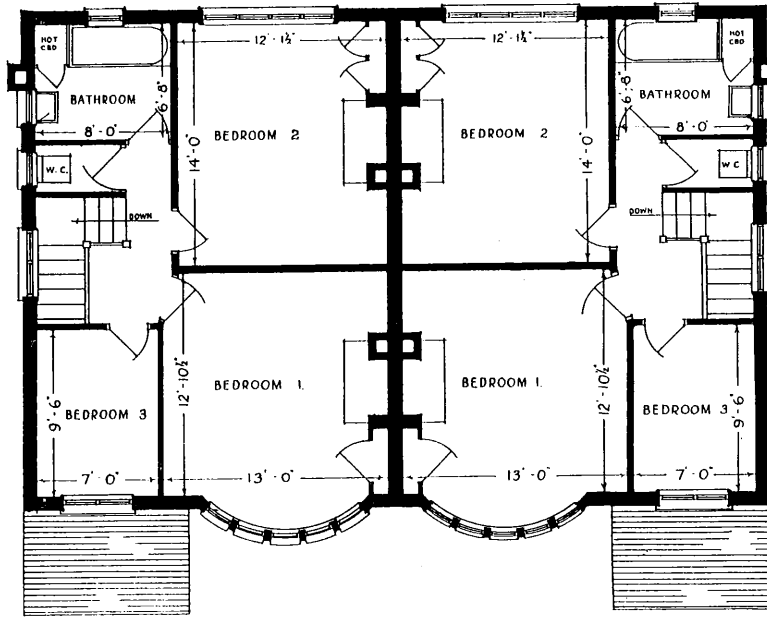
Water Rate 3 0 8

£96 6 0

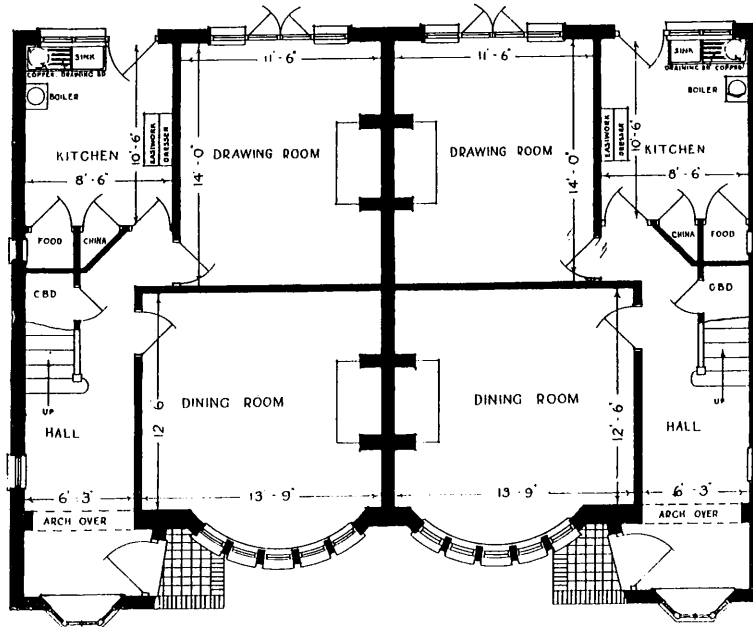
Outgoings per week £1 17 0

"C" TYPE HOUSE

PLAN OF UPSTAIRS



PLAN OF DOWNSTAIRS



Photograph of "D" Type House



COST – “D” TYPE HOUSE

LEASEHOLD £680 Ground Rent £8/8/0

FREEHOLD £840

LEASEHOLD

Deposit £45.

Balance repayable over 20 years.

£635 Mortgage ... £55 15 0 per annum.

Rates (approximately) 13 1 0

Water „ 2 16 8

Ground Rent ... 8 8 0

£80 0 8

Outgoings per week £1 10 9 (approx.)

FREEHOLD

Deposit £45.

Balance £795 repayable over 20 years.

£795 Mortgage ... £70 0 0 per annum.

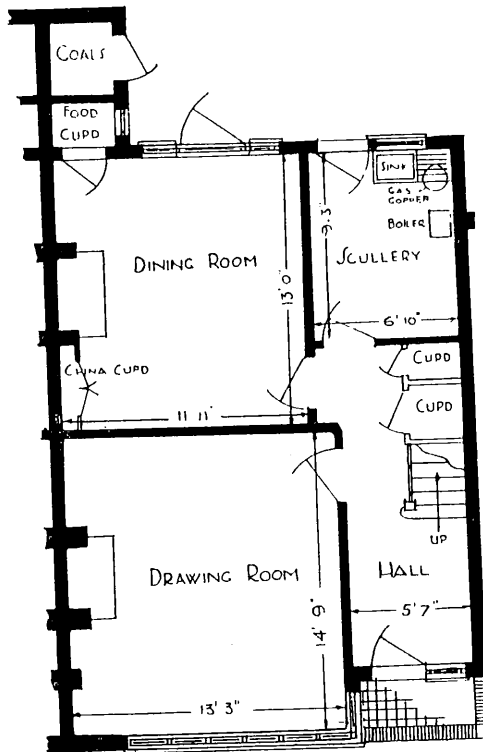
Rates (approximately) 13 1 0

Water „ 2 16 8

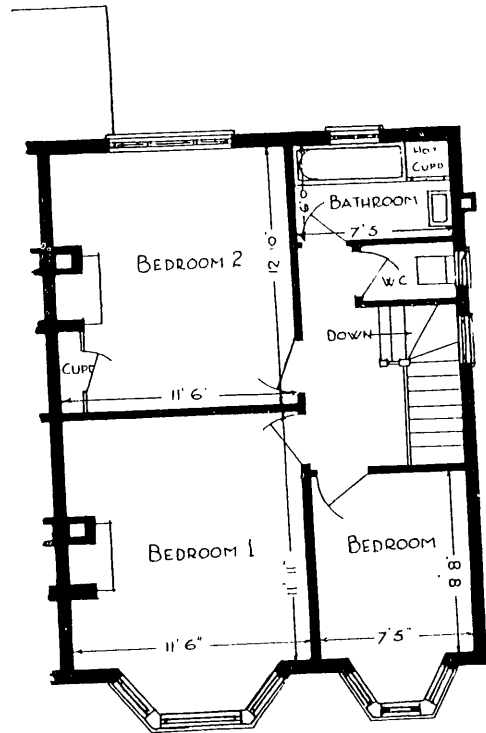
£85 17 8

Outgoings per week £1 13 0 (approx.)

"D" TYPE HOUSE



GROUND FLOOR



FIRST FLOOR

SPECIFICATION.

Size of rooms in the above house:—

Dining Room	...	13' 0" × 11' 11"
Drawing Room	...	14' 9" × 13' 3"
No. 1 Bedroom	...	13' 7"* × 11' 6"
No. 2	..	12' 10" × 11' 6"
No. 3	..	10' 2"* × 7' 5"

* Including Bay.

TIME TABLE

London and North Eastern Railway TRAINS TO WOODSIDE PARK

MONDAY to FRIDAY		SATURDAY		SUNDAY	
a.m.	p.m.	a.m.	p.m.	a.m.	p.m.
5 37 K	12 10 F 34 F F 54 F	5 37 K	12 20 B 21 M 34 B	8 33 K	1 0 K 34 K
6 5 K 40 K	1 28 F	6 5 K 40 K	1 11 B 12 F 27 K 54 M	9 17 K	2 18 K
7 10 B 12 K 42 B 57 M	2 10 K 47 F	7 10 B 12 K 42 B 57 M	2 12 B 17 M 27 B 50 M	11 25 K 55 K	3 5 K
8 25 B 57 K	3 3 B 9 F 36 F 40 B 54 B	8 25 B 57 K	3 30 F 45 K		4 30 K
9 15 M 10 B 43 B	4 6 M 29 M 37 F 41 B 50 B	9 15 M 10 B 43 B	4 3 B 36 F 40 B 54 B		5 10 K
10 20 K 58 F	5 11 K 12 M 28 B 38 M	10 20 K 58 F	5 41 B		6 25 K
11 30 K	6 7 6 K 8 M 32 M	11 25 K 45 K 52 B	6 11 K 28 B 34 F		7 15 K
	7 8 0 K 10 B 40 K		7 6 K 31 F 41 K		8 15 K 52 K
	8 6 F 28 K		8 0 K 10 B		9 38 K
	9 15 F 28 K		9 6 F 28 K		10 15 K 56 K
	10 11 F 40 K		10 15 F 28 K		
	11 11 F 40 K		11 11 F 40 K		
	MIDNIGHT		MIDNIGHT		
	12 20 K		12 20 K		

TRAINS FROM WOODSIDE PARK

MONDAY to FRIDAY		SATURDAY		SUNDAY	
a.m.	p.m.	a.m.	p.m.	a.m.	p.m.
5 12 MK	12 17 K 40 K	5 12 MK	12 23 MK 40 M 50 MBK	8 0 K	12 23 K 57 K
6 37 KM	1 28 K 46 K	6 37 KM	1 5 B 28 BM 46 BK	9 25 K	2 2 K 42 K
7 12 MKB 37 KM 44 M 50 KB	2 10 K 39 K	7 12 MKB 31 KM 44 BM 50 MKB	2 7 MB 30 M 39 B 49 KB	10 13 K	3 22 K
8 4 KMB 14 MBK 25 BKM 42 MKB 49 BKM 56 KB	3 17 MK 36 M	8 4 KMB 14 MKB 25 BKM 42 MKB 49 BKM 56 KB	3 17 KB 36 BK		4 18 K
9 9 KB 16 MKB 32 BKM 47 BK 59 MKB	4 11 MK 50 M	9 9 KB 16 MKB 32 BKM 47 BK 59 MKB	4 11 KB 50 K		5 1 K 38 K
10 29 KB 51 BK	5 19 BM 27 KMB 47 BM 58 BKM	10 29 KB 49 BKM	5 19 BK 43 B 58 BK		6 8 K
11 17 KB 57 KB	6 22 MB 48 B 56 BKM	11 17 MB 58 MK	6 22 K 43 LB		7 22 K
	7 13 BM 26 BK 42 K		7 17 BK 26 BK 47 K		8 28 K
	8 1 B 23 K 48 B		8 1 BK 24 K 48 B		9 26 K 57 K
	9 8 K 36 K 48 BK		9 22 K 48 BK		10 38 K
	10 22 K		10 22 K		
	11 2 K 25 K		11 2 K 25 K		
	12 7 K		12 7 K		

K=King's Cross. B=Broad Street. F=Finsbury Park M=Moorgate.

SEASON TICKET RATES

from

WOODSIDE PARK STATION

TO	2nd CLASS		3rd CLASS				
	3 Months	1 Month	3 Months	1 Month	Weekly		
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	s	d.	
Finsbury Park	3 1 9	1 2 9	2 10 0	18 6	4	8	
King's Cross	3 13 9	1 7 3	3 2 9	1 3 3	5	10	
Farringdon St.	4 3 0	1 10 6	3 10 0	1 6 9	6	6	
Aldgate							
Liverpool St.	4 13 3	1 14 3	3 17 0	1 8 3	7	1	
Broad St.							
Moorgate							

USEFUL INFORMATION

Electricity is supplied by the Hendon Electric Supply Company, the Voltage being 240, A.C. 50 cycles. For Domestic Supply the cost is 3¼d. per Unit. Power is supplied at 2½d. per Unit for first 120 and afterwards at ¾d. per Unit. There is an alternative Rate by which Consumers can pay a fixed Rate (approximately 9/6d. per quarter in Summer and 19/- in Winter for "A" and "B" Type Houses) plus ¾d. per Unit for all Current consumed, whether for lighting or power.

Gas is supplied by the North Middlesex Gas Company at 9.4 per therm = 3/11d. per 1,000 cubic feet.

The Woodside Park Garden Suburb is situated in the Hendon Urban District, the present Rates being 9/0d. in the £. The Assessment of "A" and "B" Type Houses has been settled at £32 Rateable Value; "C" Type will probably be about £1 more.

The Nearest Approach to the Estate from TALLY HO' CORNER is by way of Nether Street bearing left and turning under the Railway Arch in Argyle Road; the entrance to the Estate is immediately opposite. From GOLDERS GREEN the best way is to turn down Alexandra Grove from Ballards Lane.

Country Walks. Very pretty and favourite walks over the fields lead to Mill Hill and Totteridge.