

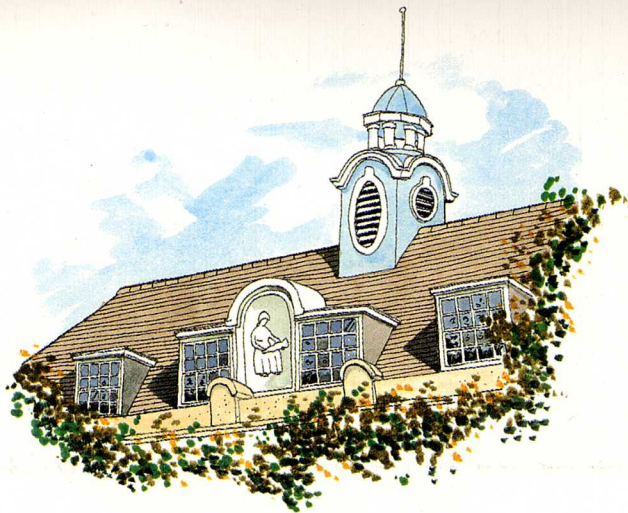


# CORRIB COURT

SOUTHGATE ● LONDON N14

A  
Development by

**FOREST ASH LIMITED**



## CORRIB COURT

SOUTHGATE • LONDON N14

Introducing a choice of superlative new apartments within a Grade II Listed former school of historic and architectural interest.

The overall scheme, by Forest Ash Ltd., comprises two separate buildings, Corrib Court and Menlo Lodge, attentive conversions of the former Minchenden Lower School and the Technical block.

Forest Ash Ltd., have nurtured this unique development opportunity into a showpiece of Victorian styling, planned to minimise external alterations whilst offering a high standard of specification throughout.

Corrib Court, the main building, comprises 12 one-bedroom and 22 two-bedroom apartments and maisonettes.

Menlo Lodge adjacent, is also undergoing similar careful treatment by the developers to offer 5 one-bedroom apartments and a two bedroom maisonette.

Both buildings have been meticulously planned to retain much of the fine Victorian architecture, mostly of red brick, with extensive decorative features including ornate Bath stonework. It is the intention of the developers to create professionally landscaped garden areas and parking facilities for the residents. The frontage entrance of a fine decorative brick and stone wall with gates, railings and lanterns, creates an attractive framework to this, one of the most impressive developments in the area.

The original school building was constructed in 1920, being the design concept of H.G. Crothall. The scheme has the full approval of the Local Authority and the Historic Buildings and Monuments Commission and will form a very important part of the overall conservation programme in the Borough.



MENLO LODGE

A report from the planning committee states, "This scheme provides a further demonstration of the success with which fine old institutional buildings, no longer required for the purpose for which they were designed, can be adapted to meet contemporary needs, ensuring that they will continue to contribute to the architectural character and interest of the Borough."

As you would expect within such an impressive development, specification has been given the utmost consideration. Each apartment has Economy 7 electric central heating to "Medallion Award" standard and benefits from the EEB's 'Bahco Heat Ventilation System'. The EEB explained, "The heating has been designed to a very high specification, utilising the very best and latest in storage heater technology, providing a warm and comfortable environment. We have also incorporated an advanced ventilation/heat recovery system. The Bahco mini-master eliminates condensation and stuffiness and provides thorough ventilation without draughts."



CORRIB COURT

There are many additional features included . . .

Luxury kitchen fitted from the Lanzet Einbeau range in a choice of designs. A split-level oven and hob from the Jackson range are incorporated, plus a waste-disposal system and combined washer/dryer. Matching tiling will also be featured.

Existing parquet floors are featured where possible with carpeting on upper levels. Stylish bathroom designs from the Armitage Shanks 'Studio' collection, in a range of fashionable colours. Matching tiles will be featured.

Fire-check internal doors, white painted or natural finish with brass and porcelain fittings.

Fire-resistant front doors with brass fittings including locks. A security entry-system is also featured.

Security entryphone to each apartment.

The internal walkways will feature carpeting, soft lighting and sufficient heating.

Individual car parking area including casual parking for visitors.

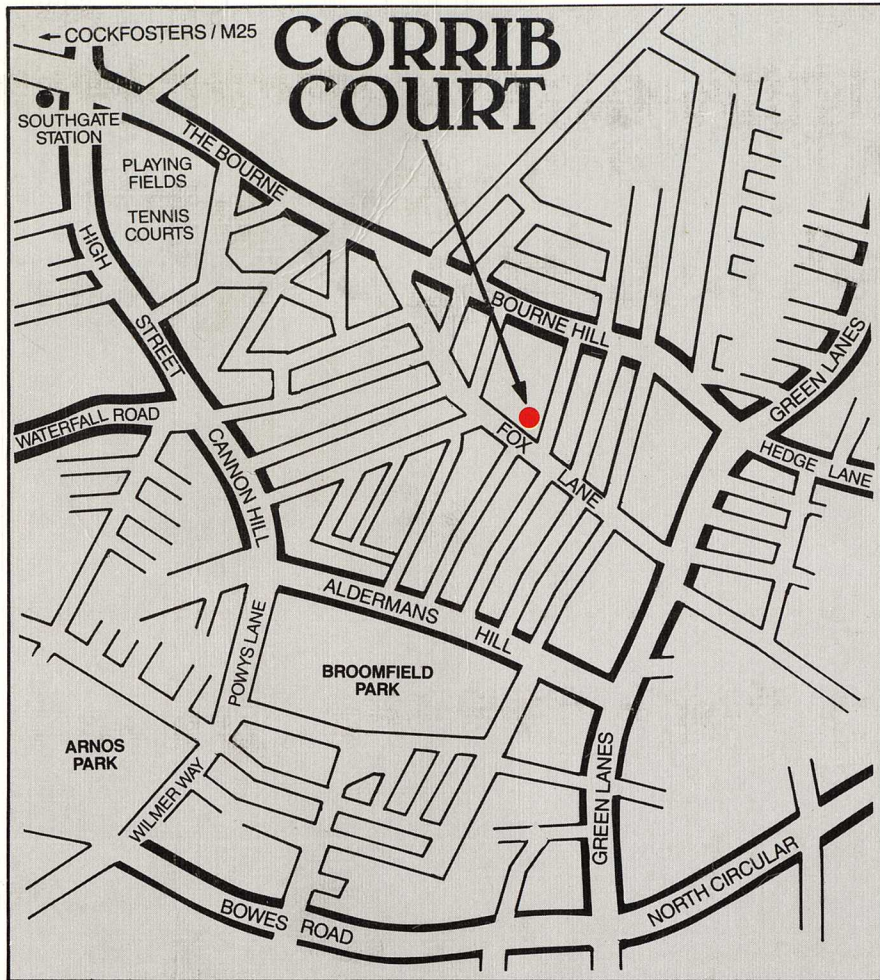
Landscaped gardens and walkways of coloured block paving.  
125 year leases.

Ground rent approximately £100 per annum.



A  
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**FOREST ASH LIMITED**



The Corrib Court development occupies a convenient location for access to British Rail stations and main bus routes. Major motorway links, including the M25 are within easy reach. Southgate has ample facilities including local shops, eating places and pleasant parkland, creating compelling surroundings for such a stylish development scheme.

A  
Development by

**FOREST ASH LIMITED**

**Bairstow Eves  
NEW HOMES**

**SELLING AGENTS:  
3 CHASE SIDE, SOUTHGATE, LONDON N14 5BP  
Telephone: 01-886 2216**

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be conducted through Bairstow Eves.

\* CORRIB COURT \*

MINCHENDEN SCHOOL, FOX LANE, PALMERS GREEN, N13.

'TYPE A'

A luxury 2/3 BEDROOM DUPLEX APARTMENT with a GRADE 11 Listed Building, having the benefit of a fitted kitchen, stylish tiled bathroom and Entryphone system. An early inspection is highly recommended to appreciate its many fine features.

LOUNGE: 22'2 x 16'2 Max.

DINING ROOM: 14'5 x 13'2

KITCHEN: 9'8 x 7'9

BEDROOM 1; 16'3 x 9'8

BEDROOM 2; 13' x 8'

BEDROOM 3/STUDY: 12'7 x 8'

BATHROOM/W.C:

SHOWER/W.C:

\*\* ALLOCATED PARKING SPACE:

\*\* LANDSCAPED GARDENS:

\*\* PRICE:

\*\* £150,000

\*\* LEASEHOLD.

\* LEASE 125 YEARS:

\* GROUND RENT: £100.00 PER ANNUM RISING AFTER 25 YRS.

\* MAINTENANCE TO BE ASSESSED.

\* RATEABLE VALUE TO BE ASSESSED.

\*\* SHOW FLAT NOW OPEN 11 A.M TO 5 P.M. SATURDAYS \*\*  
\*\* 11 A.M TO 3 P.M. SUNDAYS \*\*

3 CHASE SIDE,  
SOUTHGATE,  
N14 5BP.

TEL: 886 2216.



' CORRIB COURT '  
MINCHENDEN SCHOOL, FOX LANE, PALMERS GREEN, N13.

TYPE 'B'

A luxury 2 BEDROOM 1ST FLOOR DUPLEX APARTMENT within a GRADE 11 LISTED BUILDING, having EN SUITE DRESSING ROOM, SPACIOUS KITCHEN, STYLISH TILED BATHROOM and ENTRYPHONE SYSTEM. An early internal inspection is highly recommended to appreciate its many fine features.

LOUNGE: 17'0 x 16'5

KITCHEN/DINER: 23'0 x 9'7

BEDROOM 1; 14'0 x 10'8

EN SUITE  
DRESSING ROOM: 10'6 x 6'1

BEDROOM 2; 14'6 x 9'7

BATHROOM/W.C.:

GUEST CLOAKROOM:

\*ALLOCATED PARKING SPACE:

\*LANDSCAPED GARDENS:

\*PRICE: £140,000 LEASEHOLD.

\*LEASE 125 YEARS;

\*GROUND RENT: £100.00 PER ANNUM RISING AFTER 25 YEARS.

\*MAINTENANCE: TO BE ASSESSED.

\*RATEABLE VALUE: TO BE ASSESSED.

**\*\* SHOW FLAT NOW OPEN 10 A.M. TO 3 P.M. SATURDAYS AND 10 A.M TO 1 P.M. SUNDAYS \*\***

=====



**\*\* CORRIB COURT \*\***

MINCHENDEN SCHOOL, FOX LANE, PALMERS GREEN, N.13.

TYPE 'X'

A Luxury ONE BEDROOM GROUND FLOOR APARTMENT within a GRADE 11 Listed Building, having the benefit of a FULLY FITTED KITCHEN, STYLISH TILED BATHROOM and ENTRYPHONE SYSTEM. An early inspection is highly recommended to appreciate its many fine features.

LOUNGE: 14'0 x 13'8

KITCHEN: 10'0 x 8'4

BEDROOM: 14'0 x 9'2

BATHROOM/W.C:

\*ALLOCATED PARKING SPACE:

\*LANDSCAPED GARDENS:

\*PRICE:

\* £75,000

\*LEASEHOLD

\*LEASE 125 YEARS:

\*GROUND RENT: £100.00 PER ANNUM

\*MAINTENANCE: TO BE ASSESSED.

\*RATEABLE VALUE: TO BE ASSESSED.

\*\* SHOW FLAT NOW OPEN 10a.m TO 3p.m. SATURDAYS AND 10a.m TO 1 p.m SUNDAYS \*\*

3 CHASE SIDE  
SOUTHGATE,  
N14 5BP

TEL: 01 886 2216

352 GREEN LANES, TEL: 01 882 8883  
PALMERS GREEN,  
N13 5TJ.





**Up Fox Lane again .....**





**More foliage now**



**and more cars**



**No Hall now, all separate flats**



**Very nice stonework - by the Bysouth family**



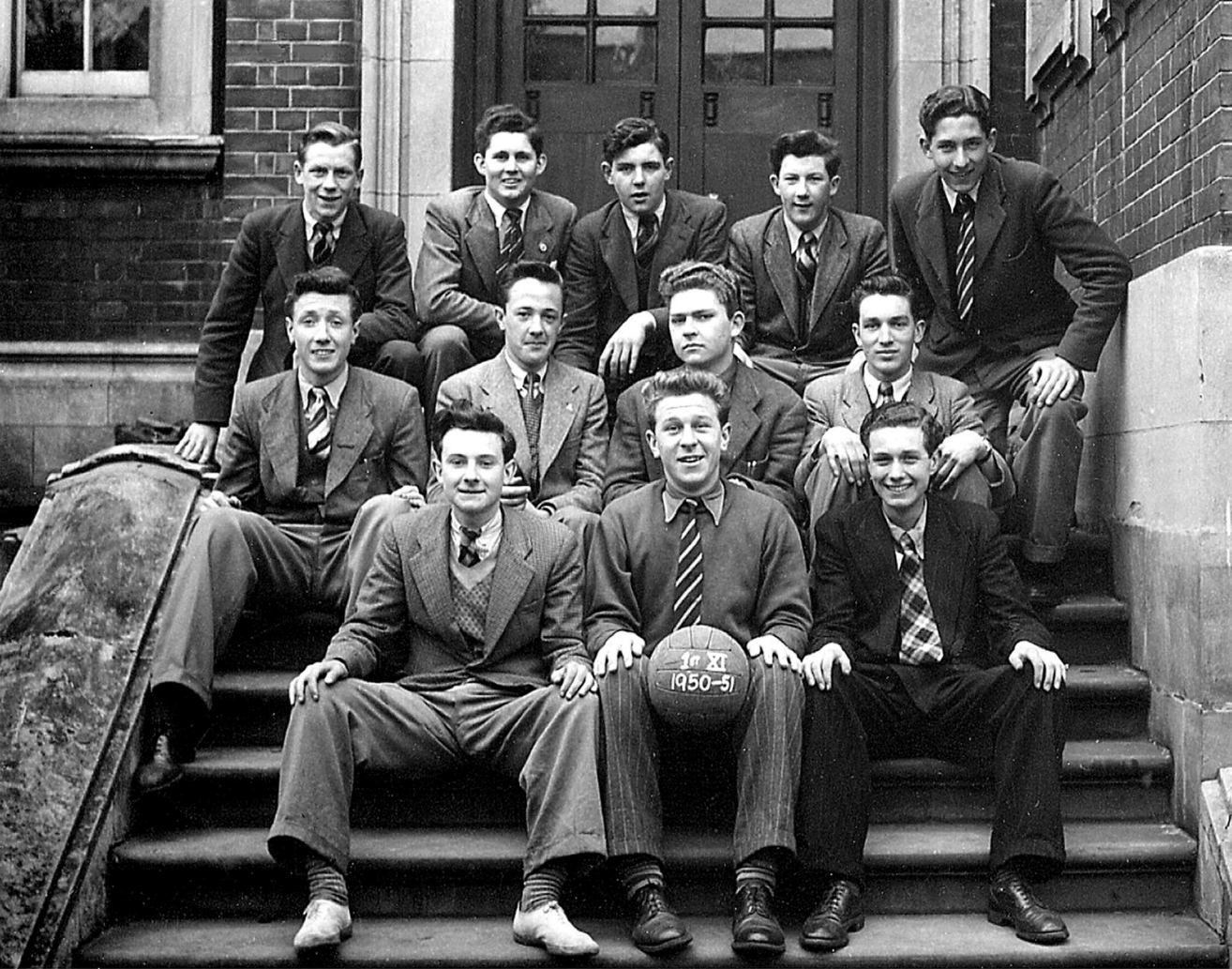
**The Men's Staff Room  
- needed a smog mask to go in there**



**The steps were useful for Group Photos**



**Last Day of School, July 1949**



**Football 1st XI, 1950-51**  
**(Robbie forgot to tell us to bring our kit)**





**Where most Team Photos were taken**



**Football 1st XI, 1948-49  
(Inset - Peter Baker with the FA Cup, Spurs Double 1960-61)**



**Someone said that was Mrs Pole**



**Couldn't go in that door - Girls only**



**Crothall Close - there didn't used to be a road there**



**- it used to be the Girls playground**



**Even more Domestic now**



**This is where the Music Hut and Dining Building used to be**





**H G Crothall was the original Architect**



**Some Team photos used to be taken here**



**Hockey 2nd XI, 1951-52**



**No girls playing here now - unfortunately**



**- it'd be rather dangerous here**



**Nice new gates and lamps**



**Not so sure about white vans, though**



**Another view of the Car Park**





**- and another**



**- and yet another**



**None of the staff had cars in my time**



**or even motor bikes, just bikes**



**Didn't think anything could ever grow there**



**Blocks the view of the Girls Entrance**



**Must keep records**



**Last Day of the School Year - July 1955**

**THEN - 1955**





**NOW - 2004**



**You have to go upstairs to see into the Boys Entrance now**



**Some Football Team photos used to taken here**



**Football Team, 1913-14**

**(Air Vice-Marshall Addison, Front, 2nd from Right  
who was the Speaker at the Prize Giving in 1948)**



**Nobody ever used the steps**



**That's how the stone at the side got worn away**



**Biology Lab's been bricked in - not a very good match**



**Used to play all kinds of Sports over there**





**Football House Match**  
**Reds (White Shirts) v Blues, probably 1947-48**



**Netball Team, 1953**



**Cricket 1st XI, 1948-49**



**Rounders Team, about 1953**



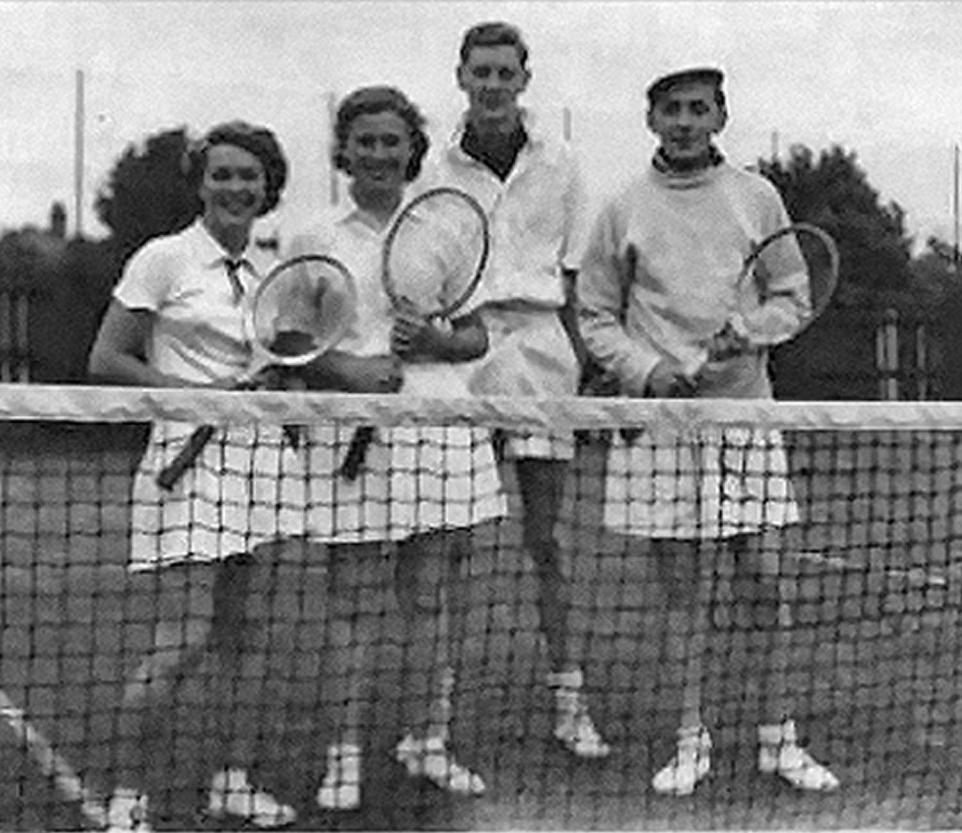
**Sports Day, 19 July 1935**



**Sports Day, 8 June 1950**



**Sports Day, 25 May 1955**



**Mixed Doubles - probably 1952**





**The Library - nice open fire and toast in the Winter**



**Was this flat what I think it was?**



**Well, it's in the same place .....**



**- next to the Bike Sheds and the Boiler Room**



**This was called the Prefects' Parlour  
- a window on the stairs to the Boiler Room**



**So he did make his mark on the Old School after all**