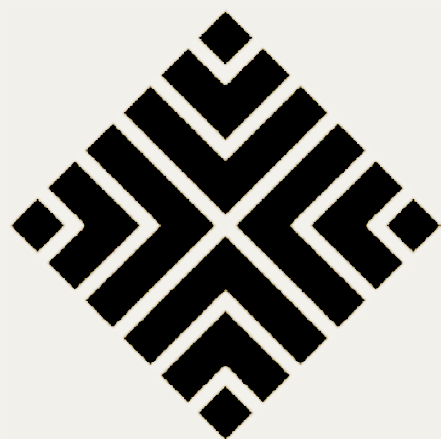




A Promising Investment Opportunities
in London





Powy Homes

Unique Collection of Two and
Three Bedroom Apartments in
Enfield, London Featuring
Excellent Commuting Options
to the Heart of the Capital.

Nine Exquisitely Designed Houses

Private outdoor spaces are a key feature of every home, along with bright and airy open-plan living areas.



INTERIOR

A dedication to quality is apparent in every aspect of the collection, down to the smallest detail.

We have sourced and selected our materials from specialized suppliers throughout Europe, ensuring that every aspect of our design, from color selection to fixture choice, exudes a sense of luxury.

The state-of-the-art kitchens feature open shelving for extra storage, while advanced security and multimedia technologies ensure that you can fully unwind and make the most of your living space.



Buying with us



At Silverback Equity, we provide a complete investment service that connects engaged investors with the most sought-after property developments in London. Our expertise spans from planning to construction, all the way to sale or comprehensive block management. We are dedicated to delivering exceptional returns for our UK and overseas clients.

We are deeply passionate about the built environment and committed to ethical, Sharia-compliant practices. Our projects are funded ethically, and we do not rely on banks to fund developments. With a proven track record in property development, we apply clear, strategic thinking to cover the full spectrum of investment and development in the commercial and residential sectors.

Our team specialises in every aspect of investment and property development, from forward-thinking acquisitions to planning and development. We have former council planning officers and architects, construction experts, creative interior design professionals, and more – all collaborating to deliver maximum returns.

We are immersed in London's dynamic property market sector, analysing risk, leveraging our vast network of investors, and engaging in key facets of every field. At Silverback Equity, we make smart investments in advantageous London property developments to enhance value for our clients.



INVESTMENT TABLE

Year	Rental income
1	SAR 127,200
2	SAR 132,300
3	SAR 137,600
4	SAR 143,100
5	SAR 148,800
6	SAR 154,800
7	SAR 161,000
8	SAR 167,400
9	SAR 174,100
10	SAR 181,000

Investment	SAR 3,500,000
Terminal value	SAR 4,750,000
IRR	7.50%
Avg yield	4.40%

Unwind in
tranquility
and elegance.



CGIs ARE ILLUSTRATIVE AND MAY BE SUBJECT TO CHANGE

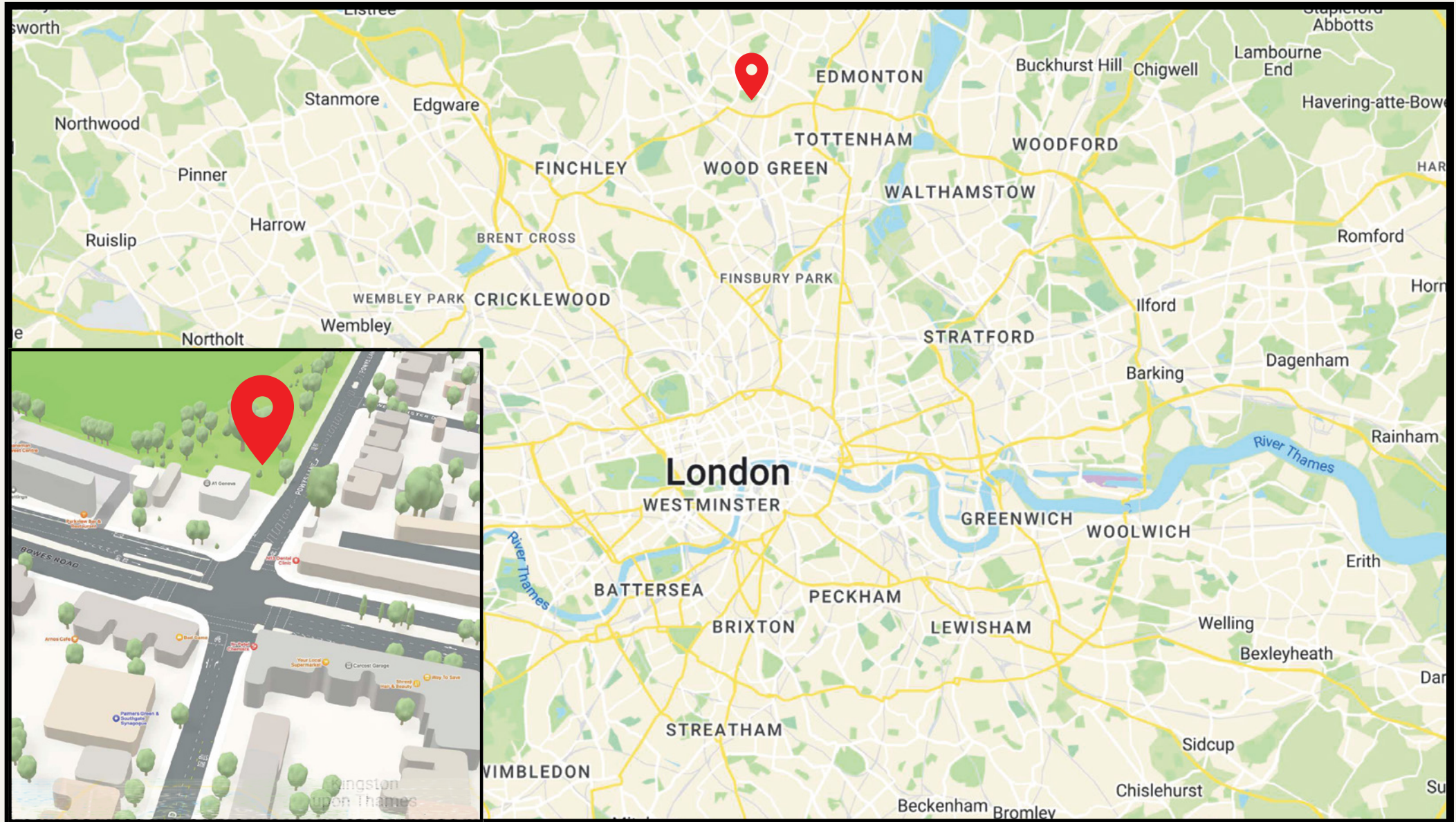


Our modern, high-end interiors have been carefully selected to complement each space.



LOCATION

Powys Lane, Southgate,
London, N13 4NP





Neighbourhood & Travel

TRAVEL

Powys Lane is conveniently located near Arnos Grove station, providing easy access to Central London and Heathrow airport via the fast and direct Piccadilly line.

Tube & Rail



Arnos Grove

0.5 miles

Palmers Green

0.5 miles

London via Tube

Leicester Square

26 minutes

Piccadilly Circus

27 minutes

Hyde Park Corner

31 minutes

Area Guide



PARKS

Broom field Park	0.1 mile
Garden of Remembrance	0.1 mile
Arnos Park	0.5 miles
Conway Road Recreation Ground	0.6 miles
Minchenden Oak Garden	0.8 miles

GROCERIES

Local Grocery Shop	0.5 miles
Sainsbury Local	0.8 miles
Costcutter	0.8 miles
Tesco Express	1.0 mile



Local Area



RESTAURANTS

Kyri's Village Kebabs	Dallas Pizza & Chicken City
0.1 mile	0.4 miles

Mia Pizza and Grill	90 On the Green
0.4 miles	0.4 miles

Volare	Gossip Restaurant
0.4 miles	0.7 miles

CAFE

Coffee Talks	The Olive Cafe & Bakery
0.6 mile	0.8 mile

The Yard	Perandori
0.6 mile	0.8 mile

Palmers Cafe	Kiva Coffee House
0.8 mile	0.9 mile

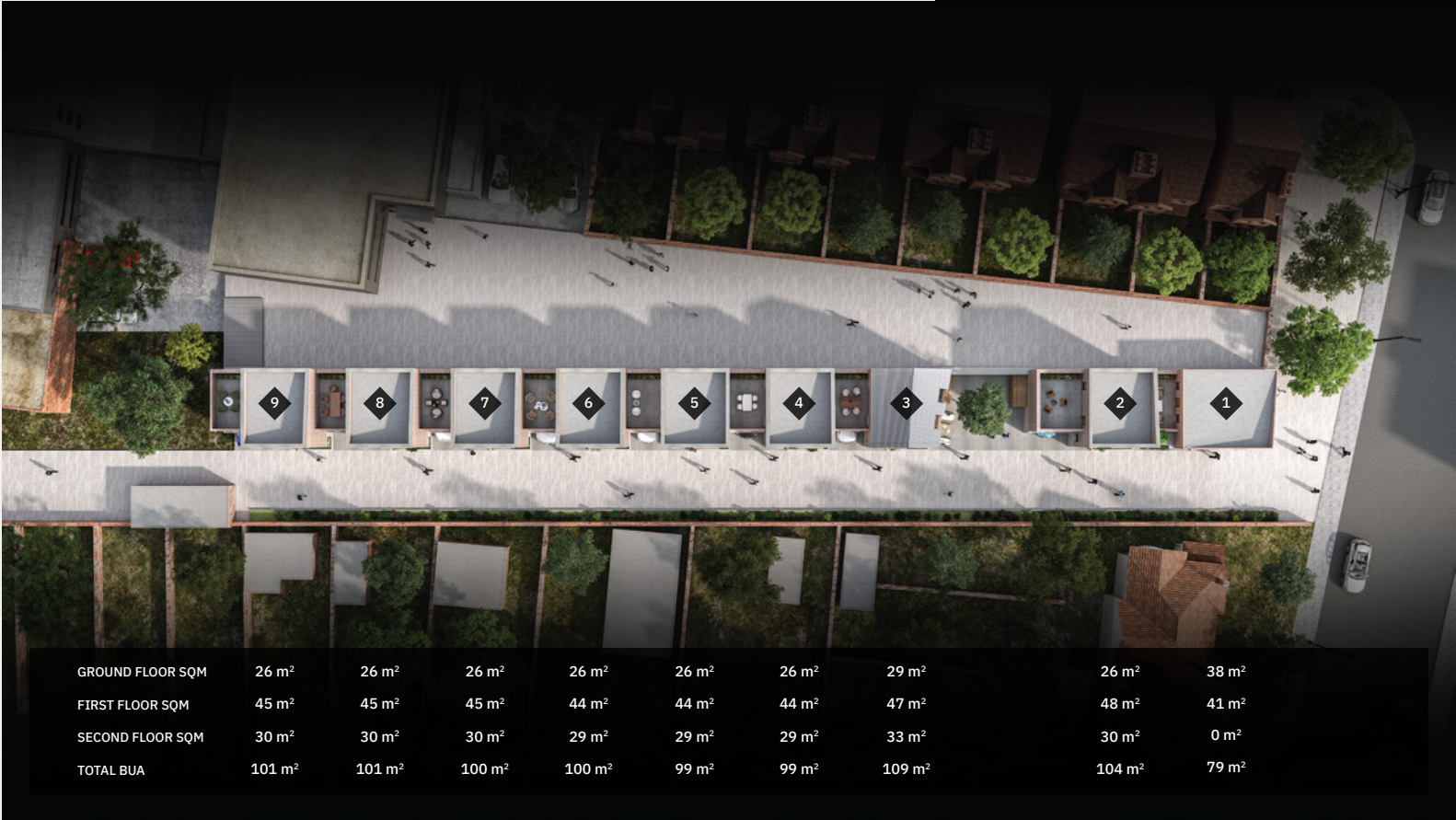


LEISURE

There are nearby options for leisure activities such as gyms, golf courses, and sports clubs, no matter what your preferred pace may be.



Arnos Pool	0.5 mile
Energie Fitness Palmers	0.5 mile
Park View Health Clubs	0.7 mile
Trainfitness London	1.4 miles
Southgate Leisure Centre	1.4 miles
New River Sport	2.0 miles
Perform Better Sport Club	2.3 miles
Tottenham Green Pools & Fitness	3.7 miles



Powy
Homes

Master Plan



Powy Homes Floor Plans

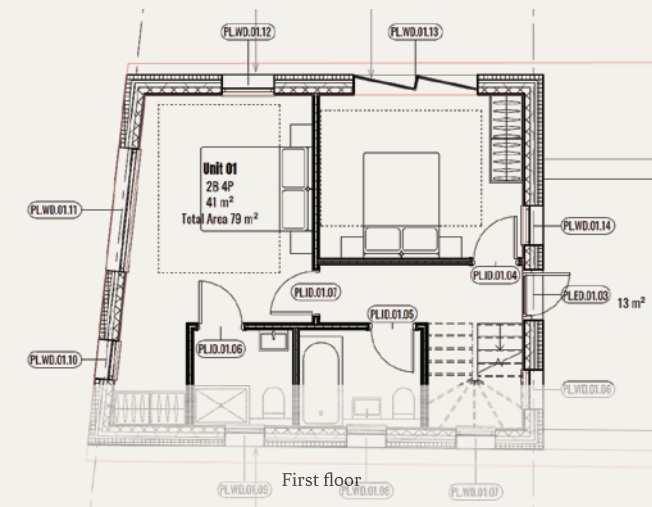
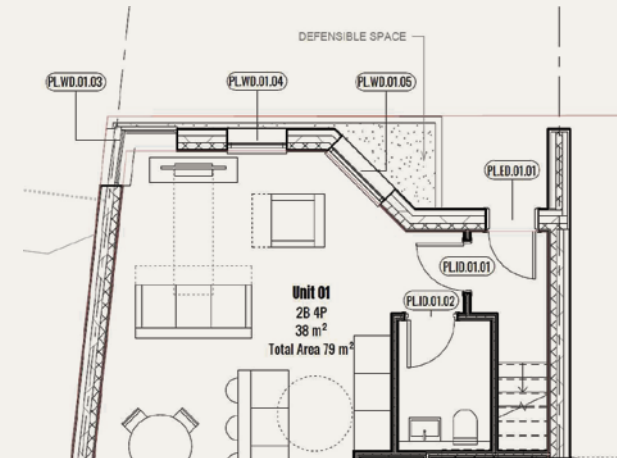
House

1

GROUND & FIRST FLOOR

2 bedrooms

3 bathroom



All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchen and wardrobe sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

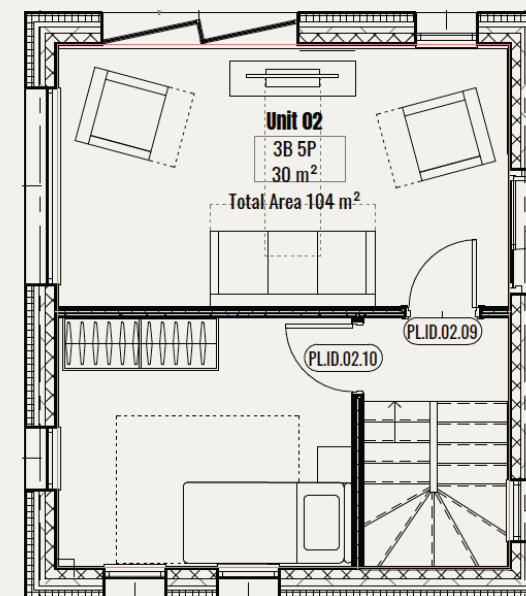
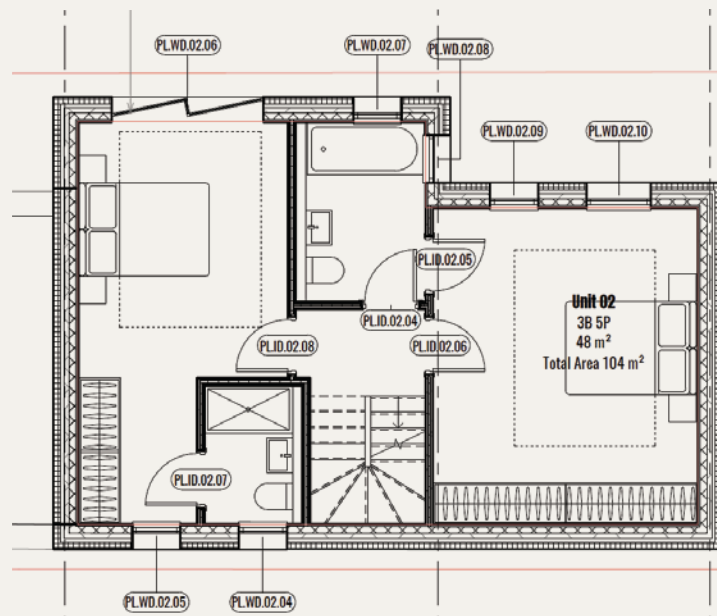
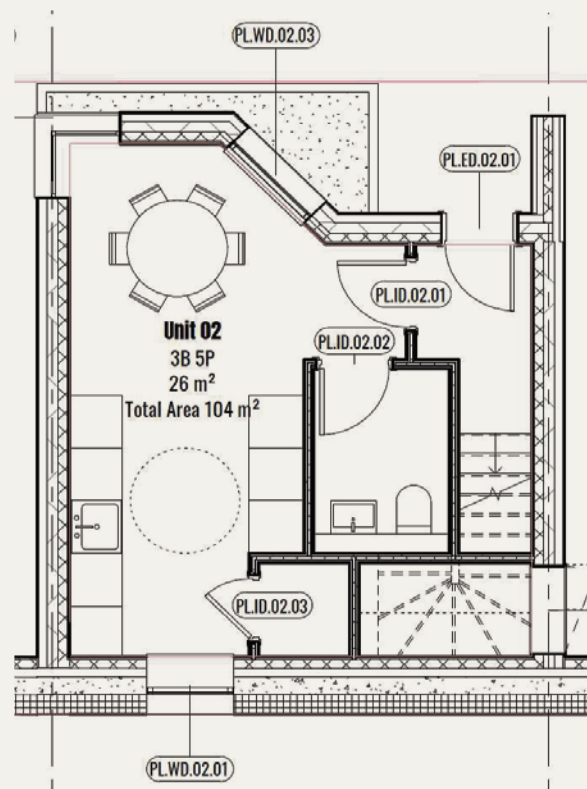
House

2

GROUND, FIRST & SECOND FLOOR

3 bedrooms

3 bathroom



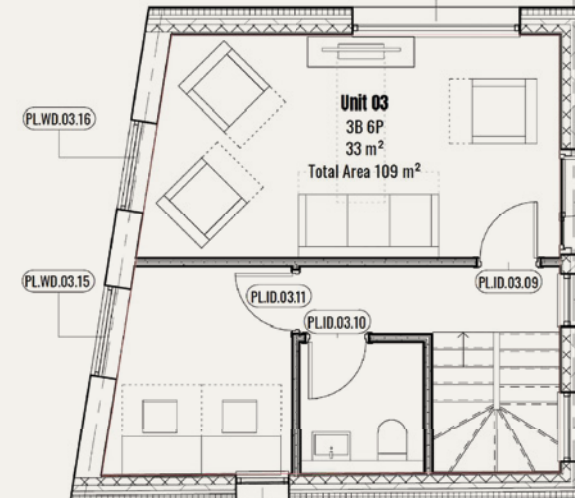
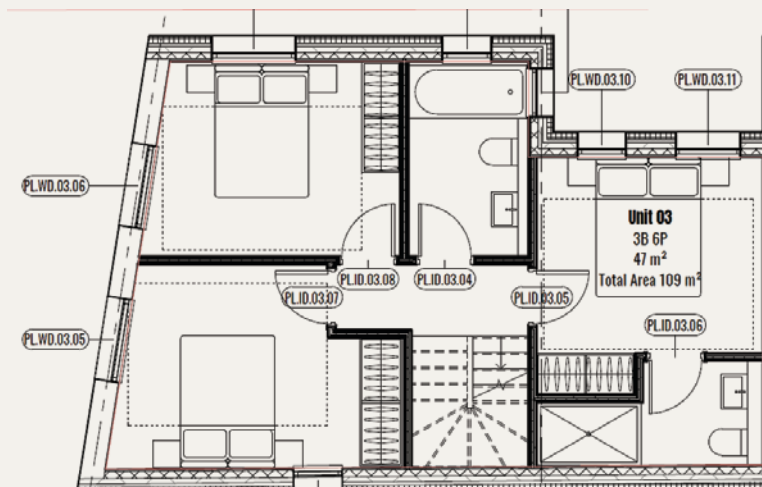
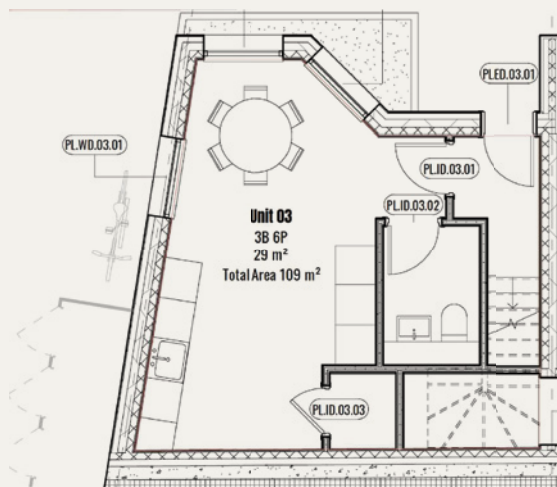
House

3

GROUND, FIRST & SECOND FLOOR

3 bedrooms

4 bathroom



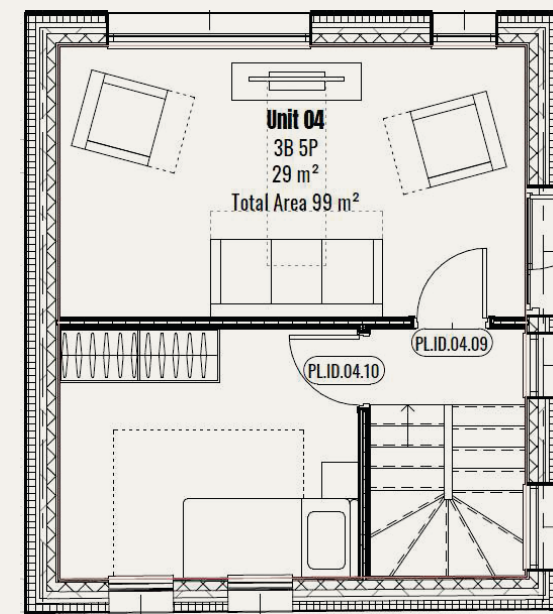
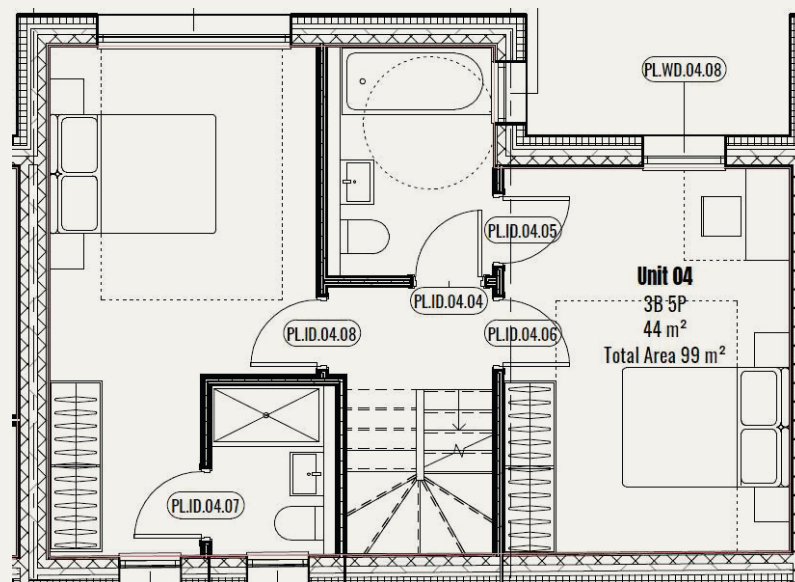
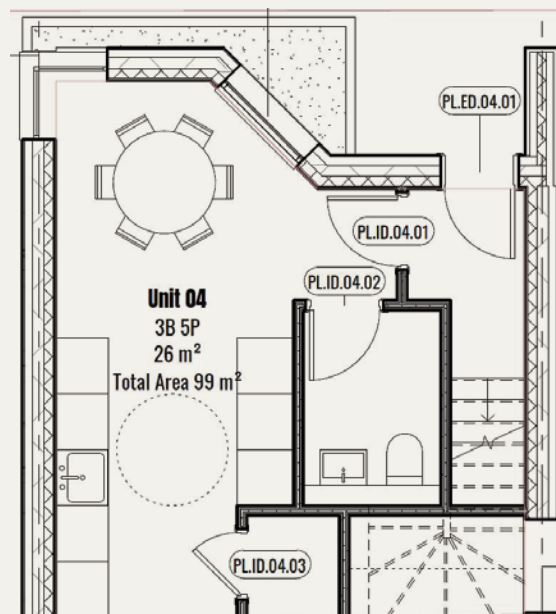
House

4

GROUND, FIRST & SECOND FLOOR

3 bedrooms

3 bathroom



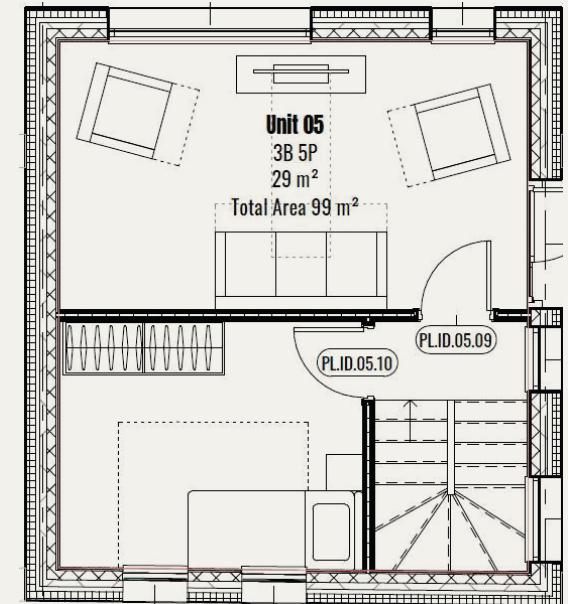
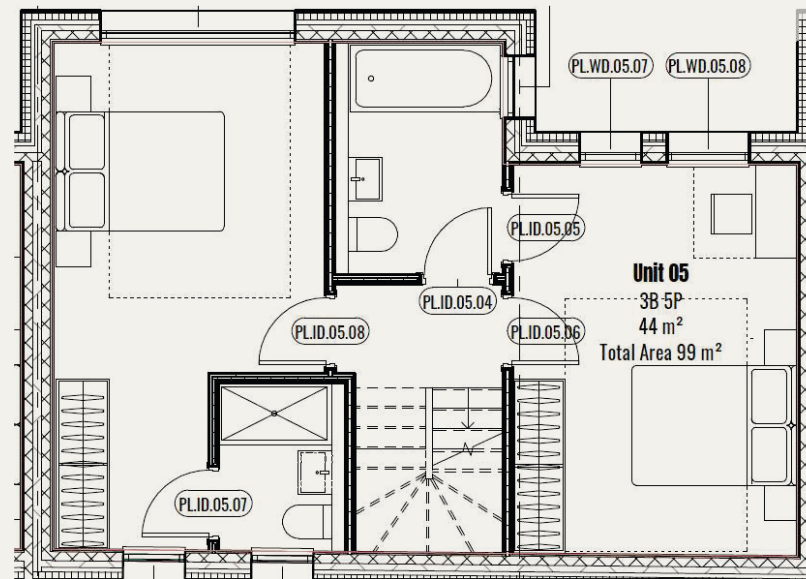
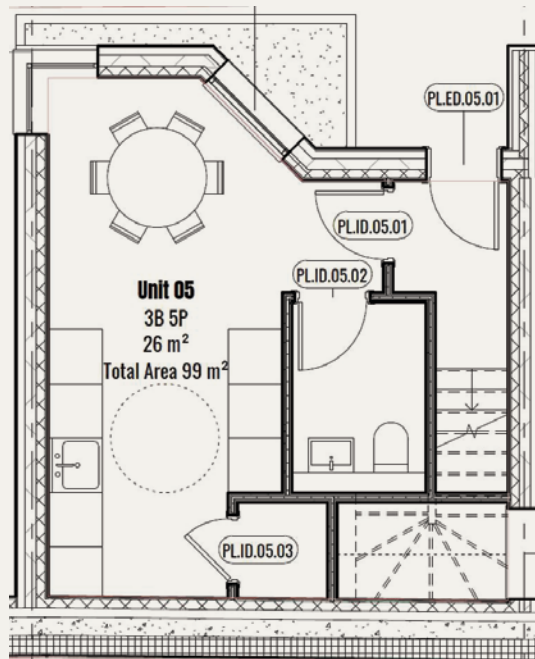
House

5

GROUND, FIRST & SECOND FLOOR

3 bedrooms

3 bathroom



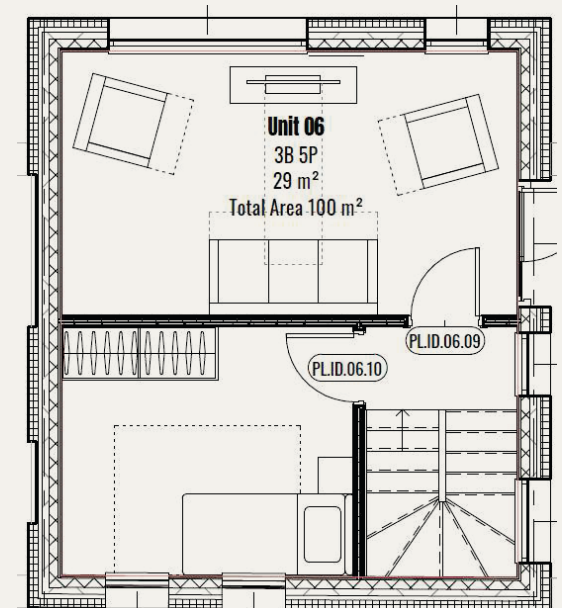
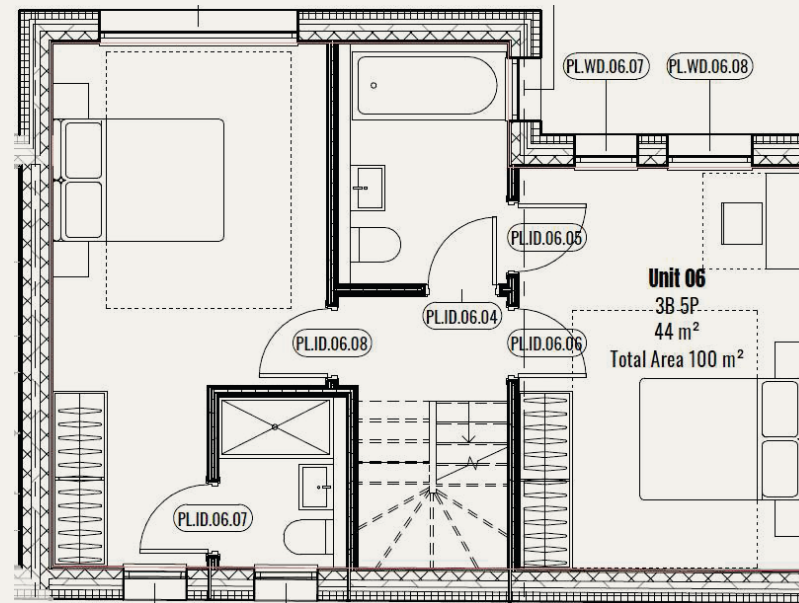
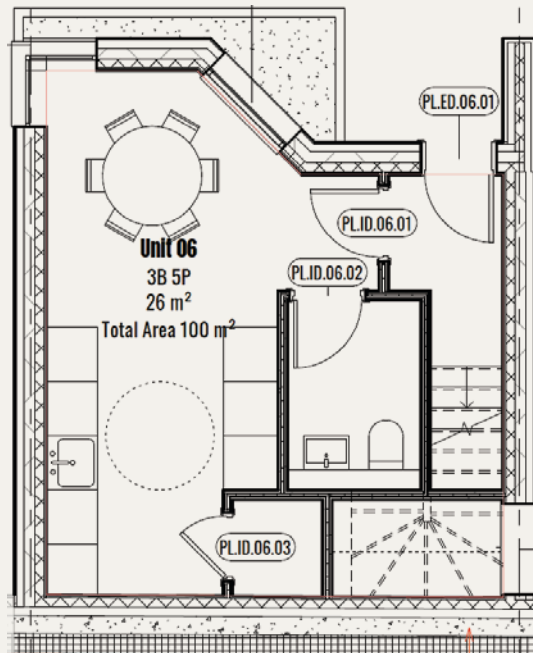
House

6

GROUND, FIRST & SECOND FLOOR

3 bedrooms

3 bathroom



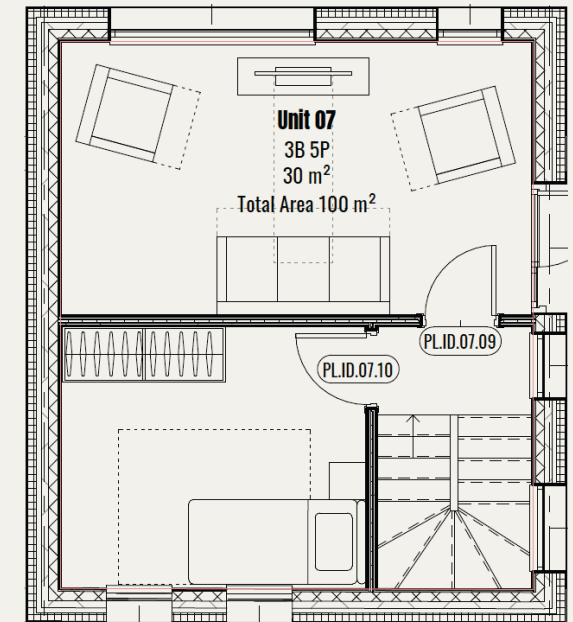
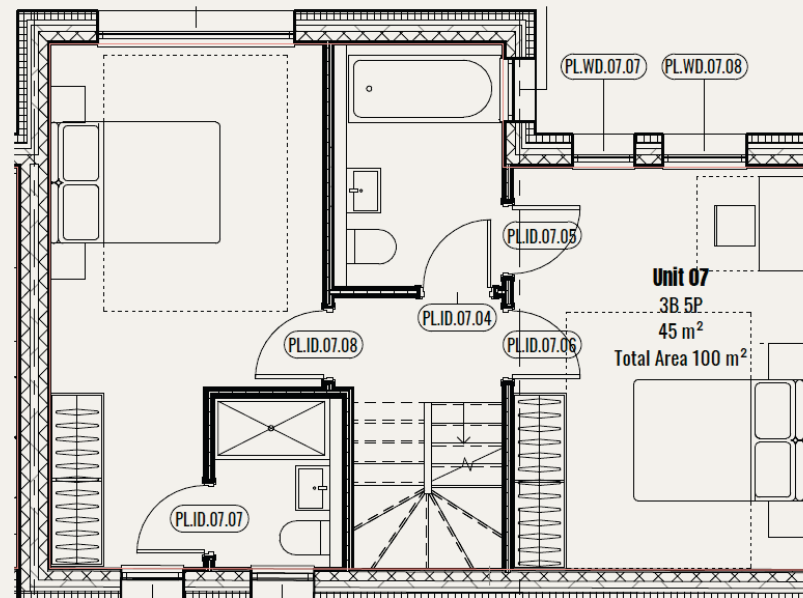
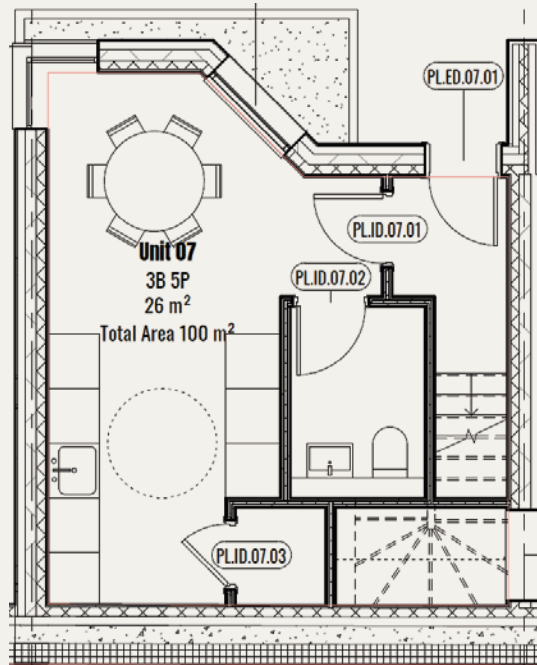
House

7

GROUND, FIRST & SECOND FLOOR

3 bedrooms

3 bathroom



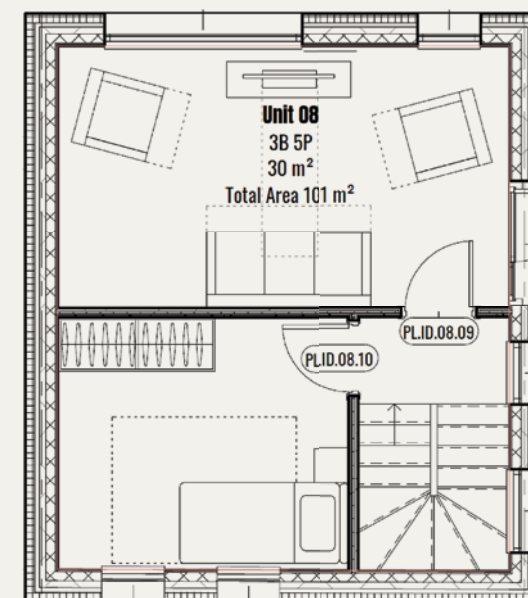
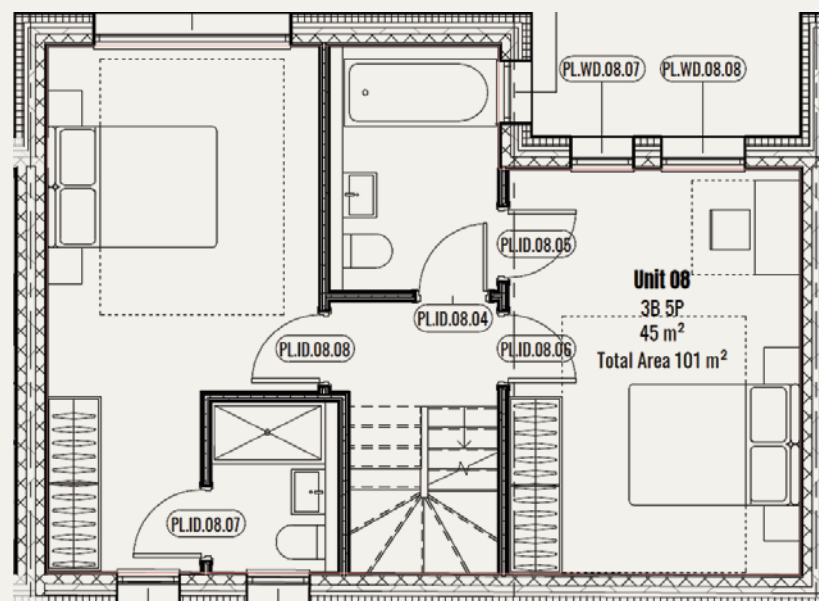
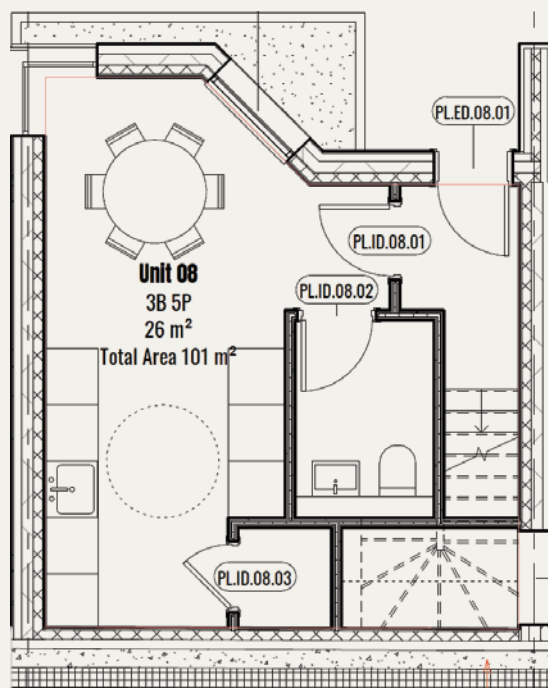
House

8

GROUND, FIRST & SECOND FLOOR

3 bedrooms

3 bathroom



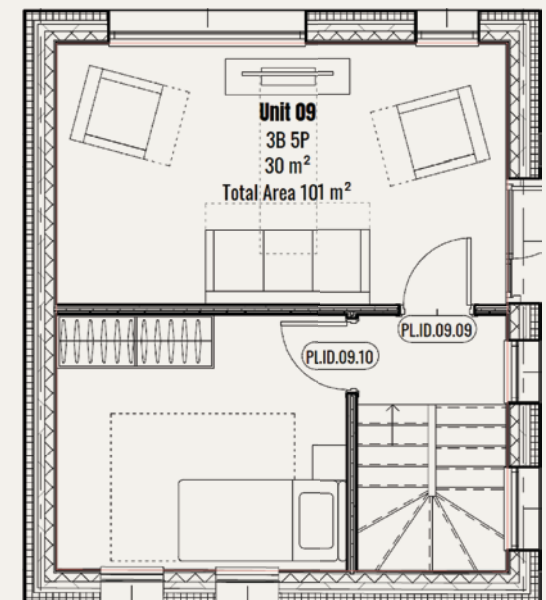
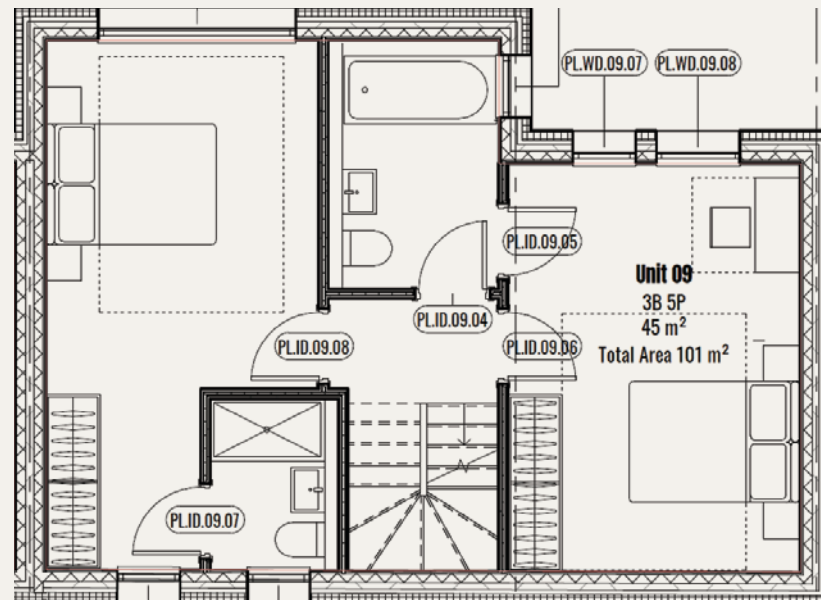
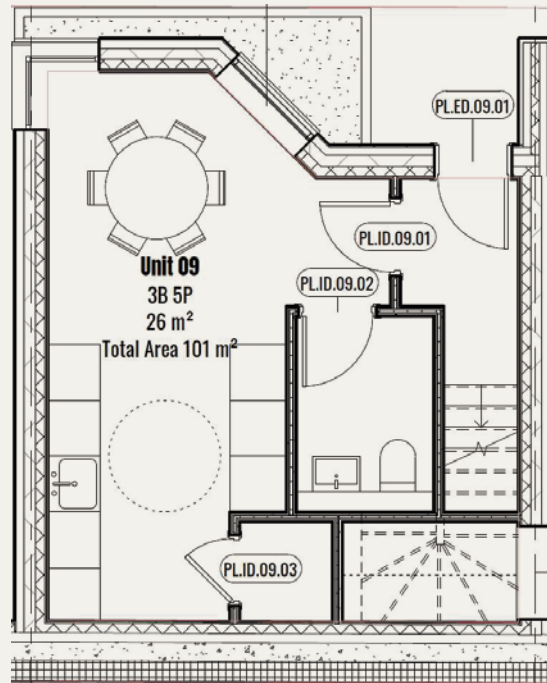
House

9

GROUND, FIRST & SECOND FLOOR

3 bedrooms

3 bathroom



PAYMENT PLAN

	Payment Nb	Payment Amount	Total Payments (cumulative)
Reservation payment	1	20%	20%
Contract signing payment	2	40%	60%
Upon delivery	3	40%	100%



Main Entrance

Entrance Feature Wall
Logo on Feature Wall
Entrance stairs
Steps lighting
Mailboxes
Balustrates
Wall lights
Main door
Pull handle
Concealed fixings
Door numbers

Bedroom

Door finishes

Communal Areas

Wall lights
Entry System
Corridor

Living Room

Floor option
Wall option
Door finishes

Bathroom

Floor tiles
Wall tiles
Bath wall tiles
Mirror cabinets
Basin
Basin tap
Counter top
WC
Cistern & Flush plates
Bath tub & Taps
Bath Screen
Shower valve & Head
Shower & Shower enclosure
(Bathroom 2)

Kitchen

Work top & Upstand
Splash back tiles
Oven
Hob
Extractor
Washer & Dryer
Dish Washer
Fridge / Freezer
Sink
Tap

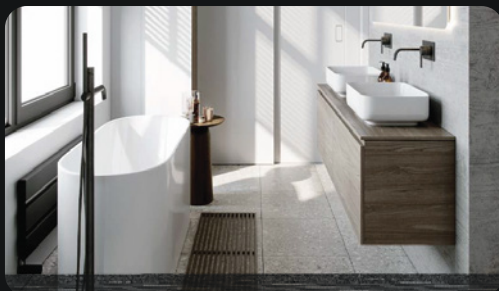
General

Ceiling lights
Skirting
Architrave
Doors & Handles
Concealed fixings
Radiators

Bathroom Accessories

Heating rails
Robe hook
Toilet roll holder

Specifications







FIRST PROJECTS



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For inquiries, please contact us

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Powy
Homes



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