

Palmers Green & Southgate LIFE

Autumn 2022 Edition
Issue 55



Firs Farm, 1979



Firs Farm, 1914



Firs Farm Wetlands explores its rich history and continues to fundraise for an exciting community project
© Enfield Local Studies and Archive



SCAN ME

INSTANT ONLINE
PROPERTY
VALUATION

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ESTATE AGENTS

anthonywebb.co.uk

Welcome

It was with great sadness that we mourned the loss of Queen Elizabeth II this September. Irrespective of whether you are a royalist or not, many admired Queen Elizabeth II for her strong sense of duty and determination to dedicate her life to the throne and to her people during her 70-year reign.

Autumn Property Market Update

Despite the looming threat of a recession and the cost-of-living crisis, estate agents in the UK are reporting a buying frenzy and it is expected that an increased amount of properties will come to market before Christmas as people try to move home in anticipation of further interest-rate rises.

At Anthony Webb we continue to see a significant increase in the number of people requesting a valuation compared to the same time last year. Vendors want to be aware of their options and having an up-to-date valuation can help them make informed decisions.

Buyers are being conscientious too, especially following the recent interest rate hike, and are now thinking twice before over stretching themselves. Bearing this in mind, it's important that homes coming to market are priced correctly to ensure that vendors attract the maximum number of viewings so as to achieve the best price for their property, which we would hope to have under offer within the first month.

First time buyers are still active in the market as they search for a home to enable them to get on the property ladder, especially since the recent announcement in the mini budget of free stamp duty for first-time buyers for properties up to £425,000.

Zoopla recorded that the average rent across the country has grown by £115 a month over the last year, London seeing an 11% increase on the same time last year. Whilst this is good news for Landlords, it's very important to ensure you rent your investment to reliable tenants. Using a management agent ensures your tenants are properly referenced and that your property meets all the regulations.

If you are thinking about moving, need mortgage advice or would like to chat through your options please contact our team on 020 8882 7888.

In other news, we congratulate our Property Manager Angelina on the birth of her second child, Sophia Georgia Da Silva.

Tony

Director, Anthony Webb Estate Agents

If you own a local business why not tell people about it in our magazine?
It's the only free magazine to be distributed door to door to 13,000 local homes and places of interest.

Quarter page £80

Half page £140

Full page £250

Double page spread £400

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Contact us about your content and artwork requirements and ask about discounts for repeat advertising: ellie@anthonywebb.co.uk



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Mini-budget stamp duty cut

by Tony Ourris

This September the government announced a cut to stamp duty, the tax paid when people buy a property in England and Northern Ireland.

The threshold at which the tax falls due has been raised to £250,000 from its previous £125,000 level.

Meanwhile the threshold for first-time buyers has also been increased from £300,000 to £425,000.

In the recent mini-budget, the chancellor also increased the value of the property

on which first-time buyers can claim stamp duty relief from £500,000 to £625,000.

The cut to stamp duty is a permanent, effective from 23 September 2022.

From today, any residential property purchase above £250,000 will have a saving of £2,500 in stamp duty.

The new stamp duty rates are:

- £0 - £250,000 (£425,000 for first time buyers) = 0%
- £250,000 - £925,000 = 5%
- £925,000 - £1,500,000 = 10%
- £1,500,000+ = 12%



For Sale £729,995



The Larches, Palmers Green N13

A stunning four bedroom 1930s built end of terrace house which has been extended and refurbished to create a beautiful family home. Features include a spacious through lounge, modern extended kitchen/diner and off street parking and rear garden.

4 2 2



For Sale £700,000



The Grove, Palmers Green N13

Well presented three bedroom round bay Edwardian house with many original features, two receptions, galley kitchen, off street parking and east facing rear garden.

3 2 1



For Sale £450,000



Conway Road, Southgate N14

Well presented two double bedroom ground floor maisonette with own front door and rear garden located in a most desirable turning forming part of the Lakes Estate.

2 1 1

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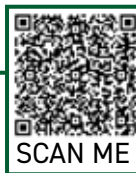


Friends of Firs Farm Crowdfunding appeal

by Helen Osman, Trustee, the Friends of Firs Farm

We are building an amazing cafe and community space in Firs Farm Wetlands, but we need your help.

Visit: www.crowdfunder.co.uk/p/friends-of-firs-farm



The Friends of Firs Farm have launched an urgent appeal to help to save our Community Hub project, as the £200,000 we have already raised is no longer enough to build our vision, as a result of rising building costs. We have enough to build the 'shell' but not enough to fit it out as the stylish café and light filled community & educational space we are aiming for.

We are appealing to our local community, to contribute just a small amount – the price of a couple of cappuccinos, as we need to get this building erected by the end of the year.

How many of you have been to Firs Farm, sandwiched between Firs Lane and the A10 or are even aware of its transformation from muddy field to award winning wetlands in less than a decade?

Agricultural land, war time internment camp, sports fields, this little local patch has served the community in many ways. Now it has an even bigger role, not only as an important new green space for people to visit but in helping to reduce pollution from roads & neighbouring properties and reducing the risk of flooding downstream in Edmonton.

As the site has grown into a rich wildlife habitat, Firs Farm has attracted more visitors to the new 'blue/green' space. Not only local residents but also schools, universities and environmental groups

from across the country keen to understand the role that Sustainable Urban Wetlands (SUDs) could play in addressing these urgent environmental problems.

The Friends of Firs Farm, first formed in 2014 manage the wetlands as unpaid volunteers. Since the site was excavated in 2016, we have planted more than a thousand trees and shrubs; fundraised to provide picnic tables, outdoor table tennis, for summer festivals and children's events and lots more.



For the past five years we have been pitching for community funds for our most ambitious vision – to build a café, community space & environmental centre at Firs Farm. Enfield Council have been persuaded to grant us a lease and planning permission to erect a modular building on the derelict site between the wetlands and the sports pitches. This is a perfect location as having facilities, including toilets will regenerate the underused Firs Farm playing fields.

Sports England are providing us with a grant of £80,000 to build the hub as having this exciting new destination will encourage more people to visit Firs Farm – to 'get out and get active'.

We pitched for and won funding for a Changing Places toilet, which will enable people requiring assistance from carers to spend time in the Firs Farm; which is ideal for wheelchairs & buggies with a mile long perimeter track, also extensively used by joggers, walkers, youngsters on scooters (like my grandson). This may not seem a big deal to the likes of you and me but disability groups are excited about the prospect of a Changing Places toilet. Lots of schools visit Firs Farm as part of the curriculum but with no toilets or hand washing facilities there is a limit to how long the children can stay.



Proposed Community Hub

This is a legacy project, creating an important new wildlife habitat for future generations.

You can read more about our story on the crowdfunding page. Please pop down to Firs Farm, we are always keen to have more volunteers and it will be tree planting season shortly. But before you do, please pop a few pounds into our fundraising pot. Stand on the old car park and see if your vision matches our vision.

We look forward to welcoming you to Firs Farm Community Hub in 2023.



Time Together in Hidden History - Firs Farm

by Louise Dennis, contact friendsoffirsfarm@gmail.com

'Time Together in Hidden History- exploring Firs Farm's heritage through community', is an exciting community heritage project funded by the Enfield Society, run by the Friends of Firs Farm and delivered at Firs Farm Wetlands Park and Playing Fields.

Our community heritage project will raise awareness of Firs Farm's rich history through the installation of a heritage trail- as well as an online video tour of the trail- and the running of a heritage community group: Time Together at Firs Farm. Our intergenerational community heritage project aims to bring together people within the local and wider community, through engaging them with local heritage.



Firs Farm circa 1914

Firs Farm is of significant heritage value both locally and nationally, yet this heritage has been largely forgotten and so, hidden in time. It is known that on-site there has been a prisoner of war camp, ant-aircraft gun battery, allotments, pig farm and farmhouse (formerly known as Bunces Farm), a hub for community sports -with tennis courts complete with pavilions, and a fair ground which later turned into playing fields. This project seeks to centre the community by prioritising the experiences of those that lived/ live by Firs Farm. For example, our heritage trail will centre the lived histories of those local to Firs Farm, by using personal quotes and voice recordings.



Firs Farm Funfair 1979

Here is a wonderful quote from an archive contributor: "After the end of the war the army camp was turned into a prisoner of war camp. Probably in 1946, a group of boys would meet and generally mess around near the camp. The prisoners always seemed very relaxed. I'm sure that they were mostly Italians. They always seemed to be sunbathing. One of them could speak very good English. I think that he was a doctor. They would ask us to run errands. Usually to the local shops in Firs Lane to buy cigarettes. They would give us sixpence or a shilling to buy a packet of 10 or 20. The prisoners could have escaped quite easily as there were holes in the fence. We could never understand why they didn't try to escape."



Firs Lane, prisoner of war camp 1945

Most recently the site has been renaturalised through 'daylighting' the Moore brook at Firs Farm, to create the Sustainable Urban Drainage System (SUDs)- a project through which the Friends of Firs Farm formed. The site is now widely used and loved by the local community. This project is needed, in simpler terms, to help people reconnect with each other and the spaces around them, through shared histories in shared spaces; fundamentally we aim to improve mental and physical well-being through an improved understanding of local heritage- and we think heritage is the best vessel to achieving these aims.

The heritage of Firs Farm will be explored with the community through three main avenues:

1. A self-led audio-visual 'Hidden History -Heritage Trail' at Firs Farm. This will be done through a trail of interpretation boards and QR coded audio information posts. The interpretation boards will tell different histories of Firs Farm primarily through quotes from individuals that lived/ live in the area. Less traditionally we will use QR coded audio information posts, whereby scanning the QR code on a post, will take you to an online audio recording- the recordings will be of individual archive contributors sharing their personal history.
2. An online version of the trail: 'HistorEtrail', available on our website, Youtube and social media platforms. This will be so that the project can reach a far wider audience.
3. A (time limited) monthly community heritage group 'Time Together' based in the local community. This group will explore heritage through different creative lenses and hopefully inspire and foster interest in heritage, beyond which we hope those involved with the group after the programme, will take ownership of and keep the project alive beyond the current funding.

The project will be delivered in three phases: phase one, will be the formulation of the archives, which will be the foundation for phase two. Phase two will be the creation of the self-led heritage trail at Firs Farm and online trail. Phase three, will be the creation and running of the heritage group.

At present, we're coming to the end of phase one and starting phase two. However, we hope that our archives and historical understanding of the site continues to expand beyond the first phase of the project and that we can secure future funding in order to do so, beyond this current project.

So please, if you have any history of the site to share, get in touch.





Professional fees

by Fariz Uvais - www.fahrillp.com

Fahri LLP
Law Firm

Fariz Uvais is a consultant solicitor at Fahri LLP based in Whetstone North London. With a modern and forward-thinking approach, their team of highly qualified legal experts are committed to giving you the very best advice and exceptional service. Please send your questions to Fariz by email: fariz@fahrillp.com.

In this issue, I thought I would cover some practical considerations when dealing with instructing professionals rather than on any specific legal issues.

I recently had an enquiry from a former client who's a property professional for a fee quote on a purchase of a property. On receipt of our fee quote he reverted by saying that our fee was double the fee quoted by his estate agent for a firm that they recommend but would not identify until instructions were confirmed. The difference in the two quotes was £750, so he decided to go with the cheaper option.

It is surprising that otherwise intelligent professionals with years of experience are driven solely by price when deciding over which set of professionals to instruct.

The purchase price of the property was around £300,000. If say, the same party was building a house on a similar budget, would they go with architects, builders or structural engineers without any investigation into their reputation and more importantly without even knowing their identity before they are instructed? I suspect not, and yet this person was willing to instruct an unknown firm to act on his purchase of a £300,000 property.

In most cases any mistakes made by conveyancers only come to light after a significant passage of time, usually when it comes to selling their property, by which time the six-year limitation period has long passed. As a consequence, the time for making a claim against the professionals who made the mistake would have lapsed,

and thereby leaving the party to suffer losses of several thousands of pounds either to rectify the error, if possible, or if not, due to a devaluation of the property, which they cannot recover. It is not just about the money either, the anxiety and emotional angst suffered when such situations arise is significant.

Just to be clear, I am not saying that expensive lawyers or other professionals do not make mistakes or are always better than their cheaper colleagues. However, when one is looking to make probably one of the largest investments that they would make in their lives, surely, they should make decisions after carrying out proper due diligence and not be driven solely by price.

Disclaimer: The information provided in this article should not be construed as legal advice and the information is offered for information purposes only. You should always seek advice from an appropriately qualified solicitor on any specific legal enquiry.



Mosaic workshops in Broomfield Park

by Prerana Phadnis

Over the summer holidays, local residents enjoyed mosaic making workshops in Broomfield Park.

BEYOND
MOSAIC

This community well-being project was funded by the Palmers Greenery Community Cafe in association with the Friends of Broomfield Park.

The workshops were delivered by a local artist, Prerana Phadnis. 14 participants from the community took part in the making of the mosaics. Leaves from the park in different seasons depicting spring, summer and autumn were the subject of the mosaics.

The mosaics were completed by the participants in the bowling clubhouse on paper and then transported and installed expertly by Luke Byron and Prerana with a helping hand from volunteers on the external wall of The Bowling Clubhouse in the park.



The mosaic panel, consisting of three leaves is 120cm long by 45cm high.

Please visit the Park to view the artwork made by the community, for the community.

Plans are in place to create more mosaic works incorporating them into a beautiful sensory garden to be enjoyed by all, so

watch this space!

A big thank you to all the participants, the volunteers, and the community.

For more information, please contact Prerana at pp@beyondmosaic.co.uk or visit www.beyondmosaic.co.uk.

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Handled with care.



Hazelwood Schools launch a new Forest School area by Josh Newham, Headteacher

At Hazelwood Schools, we take pride in developing our children not just academically but socially, personally and holistically. One area that we have developed over the past six months is our very own Forest School area.



As some of you may know, Hazelwood lacks green space – in fact, we are mostly flat concrete. Yet with some creative thinking and some hard work from volunteers and our Gardener, we have been able to carve out a lovely wildlife area and turn a section of this area into a dedicated Forest School space.

Children have the opportunity to lead their own learning in our open space. Forest School sessions are proven to help boost self-esteem and mental well-being, build a sense of independence and promote team work.



Forest School allows our children to experience nature and learning outdoors in a safe, secure and 'hands-on' way.

Throughout the school year, every child from Reception to Year 6 will take part in Forest School sessions, rain or shine,

provided by a highly trained Forest Schools leader from Four Seasons Forest Schools.

The children will participate in a range of outdoor activities linked to the relevant age-appropriate curriculum, including:

- Den building and fire lighting
- Tool use
- Flora/fauna identification and foraging
- Storytelling and imaginative play
- Climbing trees and team building games

Not only is it an educational experience but a hugely fun experience for our children too.

www.hazelwoodschools.org.uk

Local ladies jump in to raise funds for the Alzheimer's Society

Mel, Elaine and Anita, supported by friends, took on a 1 mile swim in the Serpentine in memory of their mother this September, recognising World Alzheimer's month.



SCAN ME

Congratulations to Mel, Anita, Elaine, Hannah, Anna, Ruth, Clare and Maeve for raising funds for Alzheimer's Society by swimming 1 mile in the Serpentine on Saturday 17 September in memory of Anne Smith.

Between them they have raised well over £2,000 in aid of the Alzheimer's Society.

Mel, who completed the swim in memory of her mother, said "This charity is doing amazing research, they are working to understand the underlying causes of Alzheimer's, improving diagnosis and care, identifying ways to prevent dementia and searching for a cure."

You can still support this cause here: gofund.me/49a835b8



Transition

by Mrs Sarah Richardson, Head



The transition from primary to secondary school is an important milestone in the lives of children and their families. It is for this reason that Mount House staff work collaboratively with primary schools and parents and pride ourselves on providing our new students, parents and carers with a smooth and extensive transition programme.



From Primary to Secondary School

Our programme aims to support new students as they approach this change in their lives, ensuring they arrive in September full of excitement, feeling part of the school community and with minimal nervousness.

The programme starts with the Year 7 Pastoral Team contacting all our new joiners and their parents. This is an opportunity for the Year 7 Pastoral Team to find out a little about individual students and also for students and parents to ask any questions they may have. During conversations the Year 7 Pastoral Team will ask parents whether they give permission for one of our Year 12 students to call and speak to our new joiners. This is an opportunity for our new joiners to ask questions from somebody representing the student body.

Our Head of Year 7 and her Tutor Team will visit primary schools (where possible) to introduce themselves to our new joiners whilst informing them of the plans for the Induction Afternoon

which will be held at the end of June. During the Induction Afternoon our new joiners will meet our Senior Leadership Team, their Form Tutors and Teacher and Student Heads of House. At the end of the afternoon parents will be invited to join us for drinks.

11+ Assessment Day

If you are interested in your son/daughter joining Mount House School, we will be holding our 11+ Assessment Day on **Saturday 7th January 2023**. If you have not yet registered your child, we encourage you to do so as soon as possible via our website.

On Assessment Day, your son/daughter will have the opportunity to visit our school, set in beautiful surroundings in Hadley Wood. They will sit exams in English, Maths and non-verbal reasoning and they will also take part in some exciting group activities, enjoy lunch in our Treetops restaurant and meet me and some of our teaching staff. We hope that this will give them an idea of what it is like to be a student at Mount House School.

Mount House offers a small number of scholarships each year to students who demonstrate strong academic ability as well as a commitment to the wider life of the school through the co-curricular programme, particularly in sport and the creative and performing arts.

Here at Mount House, small class sizes are the norm with an impressive co-curricular programme and students are supported to take responsibility for their own development. We encourage them to become intellectually curious, resilient, independent young people with good moral character. We aim for each child to be nurtured and supported so they feel safe, valued and enabled to fulfil their potential.

Mount House is a happy and successful school, with an excellent record of GCSE and A-level results and an outstanding record of students achieving places at top universities. We are very proud of our school and if you have not yet visited us, we would be delighted to welcome you and your son/daughter for a tour of Mount House.

www.mounthouse.org.uk

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Saturday 7th January

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Mount House School, Camlet Way, Hadley Wood, Hertfordshire, EN4 0NJ





What impact does inflation have on insurance? by Jack Chris, Director



Over the last year, we've all seen a cost-of-living increase. With inflation having reached a 40-year high, we have been spending time as a business understanding the reasons behind it, the implications for insurance, and most importantly, how we can support and protect our valued customers.

Why Has Inflation Risen?

- COVID-19
- The War in Ukraine
- Brexit
- Other Societal Factors

What Impact Does Inflation Have On Insurance?

Claims inflation & the impact on premiums: Along with general rate increases, we can also expect to see large inflationary rate increases to reflect the claims cost inflation that insurers are experiencing.

Increased Potential For Underinsurance

Underinsurance can have serious potential consequences. In the event of a claim, the average condition could apply whereby the final settlement could be reduced proportionally to the degree of underinsurance. It can mean dramatically

reduced claims payments, leaving you having to find additional funds from your own pocket to finance repairs, or in the worse cases, refusal to pay claims entirely as insurers deem the sums insured declared to be inaccurate, that misrepresentation or fraud has taken place and they withdraw cover entirely.

Please note the reinstatement value is not the same as the market value. In summary the market value is how much the property will sell for on the open market. An insurance reinstatement valuation however is the cost of rebuilding the entire property/building in the event of a major event such as a fire, which will include the cost of demolition, site clearance, professional fees and rebuilding of the property to the same type and standard as it was before the major event.

Contact Coversure Palmers Green

www.coversure.london

Call: 0208 617 9471

We are here to help, our team will work with you throughout the policy period to ensure you understand the basis of cover, how to best determine your sums insured, what inflation protection is built into your policy, as well as the implications if you get it wrong.

If your policy is up for renewal it's important to contact us in advance to allow time to re-evaluate your sums insured as surveys or valuations may need to be arranged. We can provide assistance with building valuation. If relevant, your business continuity plan may also need to be reviewed.

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82% of Properties Are Underinsured. Is Yours?

82% of UK properties are currently underinsured, that's the worrying headline from a recent report from RebuildCostAssessment.com.

Currently around 90%* of buildings in the UK are insured for the wrong amount, leaving many homeowners, landlords and commercial property owners open to potentially significant losses should they need to make a claim.

If you are worried that you may be underinsured, then please contact Coversure Palmers Green on **0208 617 9471** today. We'll be happy to help you get the right level of cover for your property before it's too late.

* Source: Data insight 2019 report by RebuildCostAssessment.com

Current market studies show 90% of valuations are incorrect and 8 out of 10 properties are underinsured by up to 60%*

* Source: report by RebuildCostAssessment.com

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A slice of paradise in Mauritius

by Rebecca Berzins

As autumn takes a firm hold summer holidays feel like a distant memory and thoughts turn to winter escapes.



I spent my own summer family holiday in Mauritius. With soft white sands and swaying palm trees – this Indian Ocean

isle is everything you expect it to be. It was a welcome change to venture outside of Europe and experience the warm welcome that the cultural mixing pot of Mauritius wraps you in.

August is technically the winter low season in Mauritius – but if winter means sunny days averaging 25°C then I'm happy with that. By contrast December through to April is the peak, summer season. The equatorial climate brings humid, tropical showers, yet visitors at this time of year are rewarded with temperatures well above the 30°s. It truly is a year-round destination.

As a family we were also fortunate enough to sail alongside sperm whales and swim with dolphins – experiences to last a lifetime. Whilst a local walking-tour of the capital city, Port Louis provided opportunity to sample the delightful fusion of Mauritius flavours. Turquoise waters fringed with coral

reefs providing abundant snorkelling opportunities are a main draw. Yet there is also verdant inner landscapes to explore with impressive waterfalls in the Black River Gorge and unique landscapes such as those found at Chamarel Seven Coloured Earths.

I'd recommend Mauritius for families and couples – anyone looking to escape and find their own slice of paradise.

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Sixth Form Open Evening 20th October 2022 5pm – 8pm



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Care comes home

Local carer returns to Palmers Green

For many years a mainstay of local in-home care in Palmers Green, Registered Care Manager Angelika Ziemianska has come back to greet old friends and make new ones. Angelika who has been in care for over eight years, and in fact comes from a family of carers, is returning to continue her care for our local community.

"Although I've not been all that far away, I'm so happy to come back to my local community. It's great to be here after working out of the area for the past four years. I have missed my community, and it is my community because I live here, St Monica's is my local church."



Angelika moved away, like so many, to further her experience and career, in fact she's currently studying for a Master's Degree in Health and Social Care, but kept in touch with many of the people she cared for. Sadly, some of those she cared for, like her good friend Rene (pictured above) has since passed away after being cared for up until her passing.

"There comes a point where you miss your community and want to give, and get back, to it," she said. "I've found an opportunity with Visiting Angels to provide the local in-home care that I think really matters, but isn't always available, and with the Managing Director, José (Rodriguez) [pictured right], because of his personal experience, and commitment to providing real quality of care, I know we can do that."

"What I love about Visiting Angels is that they concentrate on matching the carer with the client and they do not believe in short visits, as this just doesn't give the carer enough time to notice changes in a client's behaviour, which can lead to serious health problems, if not monitored. I want to make a positive change in people's daily lives whether you are a carer or a client. I can do that with Visiting Angels."

Angelika added that she wants to hear from anyone that is interested in working



Serving tea and cake to the elderly community

in care, as she intends to grow her team with likeminded people who seek better conditions, or for those driven by wanting to change career and make a positive impact on the community. For more information, call 0203 924 1970 or visit visiting-angels.co.uk/barnet-enfield/.

Angelika finished by saying, "If, like me, you love what you do then it's not just a job, and you'll enjoy work and do it better

Let's welcome her back.

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Princes Avenue, Palmers Green N13

A chain free and extended three bedroom family home. This well presented property which has been modernised to a high standard offers a spacious a living room, a dining room, an open plan contemporary kitchen/dining, off street parking and garden to rear.

3 bedrooms, 2 sofas, 1 bathroom



For Sale £625,000



Queensland Avenue, Edmonton N18

A well presented and extended 1930s built end of terrace house offering four bedrooms over three floors with two receptions, two bath/shower rooms, extended kitchen, ground floor w.c, off street parking, rear garden with brick built outhouse.

4 bedrooms, 2 sofas, 2 bathrooms



For Sale £325,000



Mintern Close, Hedge Lane, N13

A spacious two double bedroom flat on the ground floor of this purpose built block with garage en bloc. Benefits include a spacious living room with parquet floor, modern fitted kitchen and bathroom, two good size bedrooms, communal gardens and parking.

2 bedrooms, 1 sofa, 1 bathroom



For Sale O.I.E.O £625,000



Farndale Avenue, Palmers Green N13

Well presented chain free semi-detached three bedroom house with loft room boasting a spacious kitchen/diner, a living room, two bath/shower rooms, off street parking, garage and East facing garden to rear.

3 bedrooms, 2 sofas, 2 bathrooms



For Sale O.I.E.O £825,000



Cranford Avenue Palmers Green, N13

A well presented and extended, chain free semi-detached three/four bedroom house including a loft room. The property benefits from a front living room, spacious open-plan modern kitchen separated from the dining area by an impressive island, two double bedrooms, a single bedroom, a large loft room on the second floor, two bath/shower rooms, off street parking and garden to rear.

3 bedrooms, 2 sofas, 2 bathrooms

Are you thinking about selling?

Demand for properties in our area is higher than normal, and properties coming to market are selling quickly and at record prices.

If you have been considering moving, now might be a good time to get a free market appraisal.

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Enfield's Talking Newspaper by Dem Demetriou, Treasurer



Enfield Talking Newspaper

After being out of action for a period of over two years due to the pandemic, Enfield's talking Newspaper is back! To some listeners we offer companionship, to others we are simply a source of useful information. To all we provide a valuable service, which is free to access.

The Enfield Talking Newspaper was the first talking newspaper in the UK, established in 1961.



More than sixty years on, our purpose remains the same - to create an audio recording of news articles and to deliver this, as quickly as we can, to blind and partially sighted residents in the borough.

The service is entirely free and the charity is run and managed entirely by volunteers. For many years we have recorded every Thursday evening at the Civic Centre, Enfield, but due to the Covid-19 pandemic and restricted access to the Civic Centre, our last recording was on 13 March 2020. Little did we know that we would not be able to return for some time.

Unfortunately, many Talking Newspapers have had to close recently, with Waltham Forest TN being the latest. However, we are pleased to announce that the Enfield Talking Newspaper will be returning in September 2022.

We rely on volunteers to run and manage our organisation and donations from individuals and organisations to remain

a free-to-access service for our listeners. We are always keen to hear from new volunteers, sponsors and listeners. We are also keen to hear from local clubs and societies with news that they would like to share.



For more information and to get involved, please visit www.etnlisten.com or contact us at enfieldtn@hotmail.com.

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**Woodland Way
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September was Alzheimer's Awareness month and our homes, located 4km apart in Southgate and Winchmore Hill, came together to raise funds for the Alzheimer's Society. With the support of staff and family members we encouraged our residents to join us in a sponsored walk around the block as we worked as a team to achieve our 4km target. We completed our walk and raised over £1,000! A fantastic achievement all around.

All funds raised go directly to the Alzheimer's Society that campaign for change and fund vital research to find a cure and support people living with dementia today.

For those living with dementia, it may become harder to remain at home as the disease progresses and moving into a care home, for a short or long-term stay, could be the best way forward. If you would like to find out more about our services please contact our friendly team on 020 8344 2600 or visit autumn-gardens.com.



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Outside Designs - Garden design and landscaping by Paul Knight

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October is the time when work in the garden can get a little easier. Growth is slowing, meaning less weeding and some plants are starting to die back.

There is still colour though, from plants like Dahlias, Rudbeckia and Cosmos, which you can extend the flowering time by diligent dead heading.

This is a great time for the grasses. They blend so well into a herbaceous border, especially with some taller plants like Verbena bonariensis or Achilleas. They come into their own in winter though as they keep their varied, beautiful flower heads that can remain until the spring.



Plant of the season
Pennistum thunbergii
'red buttons'

Noted for its elegant, rosy-red feathery flowers, *Pennistum thunbergii* 'Red Buttons' (Fountain Grass) is a graceful, deciduous grass that forms a compact, upright clump of narrow grassy leaves. In late summer, showy, elongated, red flower plumes are produced at the tips of long graceful stems.

My personal favourite grasses include Pennistims as there are lots of varieties to choose from including:



Calamagrostis



Alopecuroides



Stipa gigantea



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Plants bring a vital dimension to all great garden design and evokes all the senses.

Our specialist team of horticulturalists have an expert knowledge of plants to help you to create a planting scheme that's perfect for your garden with year round interest, structure, colour and texture.

We offer full planting plans for entire gardens or we can simply arrange to fill the gaps within existing planting. Every garden is different and our team of plant experts will be able to assess your garden's conditions and find the right plants for the right place.

A shady damp area or a dry sunny spot of the garden can sometimes be tricky places

to establish plants, but we can choose the plants that will thrive in these conditions and transform an otherwise empty space.

All our plants are good quality and our planting service ensures that every plant is correctly planted and given the required compost and fertiliser for a healthy start.

All that's left is for you to sit back and watch the plants grow to their full potential!

Please contact us for your plant orders or to discuss a garden design or planting plan.

Paul Knight
Vicky Harris

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The Queen's hair

by Kiri, Salon Director

FABHAIR London, 382 Green Lanes, N13 5PD

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If you have a hair related question, please email me on kc@fabhair.london and I will get back to you soon as I can



Hi, I hope this article finds you safe and well.

I write this article the week following the Queen's funeral, what a wonderful send off, full of tradition and love, befitting the greatest monarch this country has ever known. She was a mother not only to her own family but also a mother to the whole of Britain and the Commonwealth.

My first real memory of the Queen came on her Silver Jubilee, at the time I was in primary school and remember how the whole country celebrated the Queen's 25 years on the throne with street parties and special events, my fondest memory is the school I attended having a party for all the children, the whole playground full of tables, I don't think ice cream and jelly has ever tasted any better.

The Queen's hair



Over the years, I have many fond memories of the Queen, in the 80s when I first started a career in hairdressing - roller sets, or as we liked to call them a shampoo and set were a big part of our daily work. Roller sets were associated with many famous women from the 40s/50s including the likes of Marilyn Monroe & Rita Hayworth.

Slowly blow-dries became the norm in hairdressing except for the Queen, she continued with rollers throughout her

life. All through my career, I have always referred the Queen's hair as the Queen Elizabeth Set. The style itself is very easy, the haircut is round layers, which are layers that are cut evenly following the shape of the head, the most complimentary shape to suit anyone's face. The Queen's set itself is a classic Italian boy technique, which is rollers set back off the face with kiss curls either side and the hair teased into shape. Over the years the look stayed consistent, with only the length changing as the Queen grew older. With age, the colour also changed, transitioning from a dark brown in her early years, to more of a slate grey as she matured, and eventually to the beautiful dove white in her final years. Over the years the Queen's service and duty to her people never wavered, nor did her hair, her signature look.



"I'd like to book a regular MOT with you please."

by Nicola Forward, your local Amatsu Practitioner

So said Amatsu client, Maureen. We laughed, but this highlights for me just how well some of us look after our car and how poorly we can treat our body...our very own biological vehicle! Both are complex pieces of engineering prone to bumps and scrapes, breakdown and aging. But we treat them differently.

If your car seems a bit sluggish or starts handling strangely I'm guessing you'd contact your mechanic to get it sorted. And sometimes we don't even wait for something to go wrong...I'll bet you get your car serviced regularly?

And your body? Do you pay it the same amount of attention or do you ignore niggles and "just get on with it" hoping it will sort itself out? The time I usually get a call is when someone's body has broken down!

Maureen has had Amatsu sessions, on and off for various issues, since 2009 and contacted me recently about her knee. She had taken up tennis and began to experience "pain on the inner knee." Her

X-ray showed "wear and tear" and on physio advice, she rested for six weeks. She returned to tennis with a knee support, but it felt no better.

It ached constantly disturbing her sleep and stiffened up if she sat too long. "I have to think how to walk," said Maureen at our first session back as she gave me an update since her last cluster of Amatsu sessions. She lay on my couch, fully clothed while I made my assessment using soft touch and gentle tests. Then with light pressure and natural body movements I realigned her whole body finishing with cranial balancing.

We've now had seven sessions, increasing the time between visits, and Maureen is

playing tennis regularly. She reports walking more naturally, sleeping better and is less aware of her knee which feels easier, even after tennis."



She says, "Previously I stopped my Amatsu sessions when my problem went away but I plan to keep seeing Nicola, even when my knee is better. I want to keep active. I enjoy the feeling of wellbeing that goes with that."

Mobile: 07720 810 101 Email: nicolaforward@aol.com

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More cost of living worries this winter

by Bambos Charalambous MP



Email: bambos.charalambous.mp@parliament.uk
Parliament: 020 7219 3460 Constituency Office: 020 8882 0088
472 Green Lanes, Palmers Green, London N13 5PA

It has been far from an ordinary summer. Extreme weather has brought home the immediacy of the climate crisis, and it's clear we need to go much further to reduce emissions and meet our net zero targets to limit the impact of the climate emergency. However, while it has been a hot few months, summer is coming to an end and it won't be long before temperatures plummet and people in our community face impossible challenges heating their homes.

I know people are seriously worried about being able to pay their energy bills this winter. I've heard from so many constituents about this issue, including families who are deeply concerned about the cost of living and being forced to choose between heating their homes and eating.

At the same time, inflation continues to soar. In July, inflation hit double figures in the UK – the highest in the G7 – and it is expected to skyrocket again in the months ahead.

Projections for the energy price cap are also incredibly worrying. The average

household energy bill is predicted to exceed £5,000 in January 2023. This would be a social and economic disaster. The burden of inflated energy prices cannot continue to fall on ordinary people while the big energy companies make eye-watering profits.

Against this catastrophic economic backdrop, we're all being pushed to cut back more and more. But of course, it will be the most vulnerable that bear the brunt of this crisis, and they desperately need our support.

That's why I have been calling for the Government to take immediate action to address the spiralling cost of living and support people in our community. We are in the midst of a national emergency, but the Government can do something about it. One proposal is freezing the energy price cap. This will ensure people do not pay a penny more on energy bills this winter and it will save households around £1,000. This would be possible by taxing the huge oil and gas profits from the big energy companies, who have continued to rake in record profits while

families and businesses across the UK suffer unrelenting price rises.

Acting in this way would also reduce inflation and ensure we don't hit some of the staggering figures we've heard recently.

But we also need to solve the energy crisis for good. That means investing in sustainable, homegrown energy, ending our reliance on expensive foreign gas, and insulating every home so that bills stay low in the long term.

Without action, I am scared that people in our community will be pushed into poverty. So as winter approaches, I will continue to call on the Government and the Prime Minister to better support people in Enfield Southgate and tackle the cost of living.

I also encourage constituents to get in touch with my office if you are concerned about the impact of the energy crisis on your family's cost of living, and my team will be able to share more information about any government support available to you over the coming months.



Why is our energy so expensive?

by Rob Aaron-Wilson



Liberal Democrat Parliamentary Spokesperson for Enfield Southgate
Email: rob@enfield-libdems.org.uk

Well let's explain the rules, you can judge if they are fair. Let's look at the wholesale energy price from where the 'Price Cap' comes. Is this there to help us? No. Its set so that the most expensive producer of energy can still make a profit. That in essence is it. It's not to protect you, it's to protect the producers.

Ever wondered why if you have paid a premium for an all-renewable tariff its going up? This is why. At the time of writing the spot price for nuclear, hydro, wind etc. is roughly a quarter of the price of gas. But as the price is set up to protect the most expensive way of production, we set the wholesale price to the price of gas.

The odd thing is right now we have loads of gas in the UK, literally swimming in it. So

why the high prices? Because we can't store it. We used to be able to. We had a storage facility that could store 100 billion cubic feet of it. But it needed some repairs 5 years ago and well, those companies have to maximise profit, so it was shut. So now all the gas we can't store gets sold abroad to fill up their storage for the winter. Super.

But hey, competition. Those energy companies working hard to be competitive? No. The next bit is so staggering I'm just going to quote it direct from Ofgem: 'The Market Stabilisation Charge temporarily requires all domestic suppliers acquiring a domestic customer to pay a charge to the losing supplier'. Basically, you switch to a cheaper deal, the company you switch to has to pay pretty much the difference you saved to the one you were at before. So, no cheaper deals.

Regulation to guarantee companies can't fail is making things worse and the complete antithesis of the fair free market economics we are told that we have.

How about some regulation and a fair market for the people. We could do worse than price each energy source (wind, nuclear etc.) at actual cost to produce plus fair profit. Even mix internationally priced gas with UK produced gas at its fair price of production to bring the price down doesn't seem impossible. But it is because the law doesn't allow it.

So, change the law. Or better yet nationalise energy like France (only 4% energy price increase) just did. In World War 2 we even nationalised cheese for goodness sake.



Knotweed nightmare for residents

by Councillor Tom O'Halloran



Oakwood Ward, Enfield
Email: cllr.tom.o'halloran@enfield.gov.uk

The mention of 'Japanese Knotweed' is enough to make the spine shiver of any homeowner so when in July the inboxes of Cllr. Julian Sampson and I began to fill up with emails from a couple of dozen concerned residents in Oakwood Ward we had to take immediate action.

Residents were concerned about knotweed growing in large clumps on the banks of the Glenbrook stream to the east of Boxers Lake, EN2. One resident says it has been there for a decade and has not been treated by Enfield Council despite them being notified years ago and as such the problem has got worse.

We contacted the Council to ask what action was being taken and it was only after several weeks of chasing and us organising a protest of local residents at the site, reported on by the Enfield Dispatch, that we got a response. The Council said that the knotweed had been treated with herbicide in early August and

it was on their list for treatment. We will now ensure that the Council finally treat this properly and eradicate it from this area.

Originally introduced to Britain as an ornamental garden plant in the 19th century, Japanese knotweed is an invasive species. The responsibility for controlling knotweed lies with the landowner and allowing it to spread from your property into neighbouring land may be an offence.

It spreads rapidly both by natural means and as a result of human activity. It has an extensive root system which can be up to several metres deep, as such, cutting and digging are not suitable methods of control. It is best dealt with by the application of a suitable glyphosate-based herbicide and applied by qualified operators.

Glyphosate must be applied in late summer or autumn after the plant has flowered. Applying

it earlier in the year may stunt growth, but it will not kill the plant. If glyphosate is applied correctly, at the appropriate time of year, it is possible to eradicate it, although it can take two to three years of repeated treatment.

Since 2013, a seller is required to state whether Japanese knotweed is present on their property through a TA6 form - the property information form used for conveyancing. It is your responsibility to check the garden for knotweed (bearing in mind that it can die back in winter). If you are buying, the presence of Japanese knotweed should be stated in the responses to the TA6 form. This often results in your mortgage lender requiring assurances that it will be eradicated before agreeing the funds. A management plan by a professional eradication company is usually sufficient.



Tips on how to spot Knotweed

by Tony Ourris

Known for its outstanding ability to spread quickly throughout Britain and infamous for its potential to cause costly damage to property, Japanese knotweed is the most widespread form of knotweed in the UK.

Tom, in his article above, is correct when he says Japanese Knotweed can cause headaches when trying to sell or buy an affected property.

If you are concerned that you may have knotweed, below are some tips that may help you identify the weed.

Japanese Knotweed Identification:

- Knotweed shoots, look similar to canes and grow to around 2-4m, are hollow and can grow up to 2cm a day.
- Japanese knotweed leaves are green, spade shaped and have a pointed tip.
- Similar to Bamboo, Knotweed has visible nodes between stems.
- Knotweed leaves grow in an alternate zig-zag pattern.
- The plant's stem crowns emerge from dense clumps.



Anthony Webb
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