

# Palmers Green & Southgate LIFE

Winter 2023 Edition  
Issue 56



90 YEARS

Celebrating Southgate Station's 90<sup>th</sup> birthday!

©Steve Jordan - Photo taken by DJI Mavic Mini 3 Pro drone



SCAN ME

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PROPERTY  
VALUATION

**Anthony Webb**  
ESTATE AGENTS

[anthonywebb.co.uk](https://anthonywebb.co.uk)

# Welcome

Happy New Year! I hope that you had a lovely festive break.

## Property Market Update

2022 was an unsettled year when it came to the property market. The year started strong as buyer demand continued to outstrip supply which resulted in month-on-month average asking price increases. As we headed into Autumn uncertainty crept in, fuelled by the disastrous mini-budget and the energy crisis. The bank mortgage rates increased dramatically and the property industry was front page news on a daily basis. This affected confidence within the market, causing many sellers and buyers to put a break on their moving plans.

However, following Jeremy Hunt's November budget, the market calmed down, resulting in mortgage lenders lowering their rates and offering better deals. In fact, in December, traditionally a quiet time for the property market, Anthony Webb saw a 50% increase on agreed sales compared with November 2022.

I feel this is a very encouraging sign and a good spring-board start to 2023.

Let's turn our attention to the rental market. Landlords may have noticed that since early 2020 London rents had not increased and in some cases went down in reaction to the pandemic. Only in the last quarter of 2022 did we see rents start to increase. Rents are now at the level they would have been had the pandemic not happened. The rise in rents is due to a number of factors but one reason has been that many "accidental landlords" have exited the market place due to higher taxation and increased property values, encouraging them to sell up. As the supply of rental properties has decreased this has had a knock-on effect on the average asking rent locally, in some cases increasing it by as much as 10%.

If you own a rental property that is due to become vacant in the near future, please contact us for an up to date rental valuation.

If you have any property related questions or require advice, please do not hesitate to contact our team.

Tony

Director, Anthony Webb Estate Agents



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## Enfield in Bloom success

by Tony Ourris

Anthony Webb wins GOLD award in Enfield in Bloom's 2022 competition for Best Display In A Public Area.

The Enfield in Bloom competition encourages participation from local people to help improve our environment. The main emphasis focuses on environmental and sustainability issues, encouraging communities to 'green up and clean up their neighbourhoods'.

On 27 October 2022 we joined other local award winners, the Mayor of

Enfield and Ossie Ardiles (former Argentina international, World Cup winner and ex-Tottenham Hotspur player) at the Enfield In Bloom prize giving presentation at the Dugdale Arts Centre in Enfield.

Special thanks to our office manager, Martin and his wife Suna for all their efforts and our fabulous display!



For Sale £300,000



### Bayswater Close, Palmers Green N13

A beautifully presented and chain free, one bedroom first floor modern apartment with a spacious open plan living/ kitchen space, modern shower room, secure communal entrance and an allocated parking space.



For Sale £625,000



### Princes Avenue, Palmers Green N13

A chain free and extended, three bedroom family home. Modernised to a high standard this home offers a spacious living room, dining room, an open plan contemporary kitchen/ dining space, modern bath/shower room, off street parking and garden to rear.



For Sale £775,000



### Hawthorn Avenue, Palmers Green N13

A chain free, four bedroom period family home built in 1926 offering bright and spacious living accommodation over three floors with two receptions, kitchen, two bath/shower rooms, many period features and front/rear gardens.



# Celebrating Southgate Station's 90th birthday!

by Ellie Sales

Long before Southgate Circus came into being the junction was known as 'Five Ways Corner'; the five ways being Chase Side, Chase Road, Winchmore Hill Road, Bourneside (later renamed The Bourne) and High Street. Before 'Five Ways Corner' came into existence, the area was rolling green countryside.



Bunkers Corner, 1884: Enfield Local Studies and Archive

Southgate gets its name from the fact that it was situated at the old site of the South Gate into Enfield Chase. At that time the area was heavily wooded and was used by Royal parties hunting on horseback.

The early 19th century saw the area thinly populated and relatively undeveloped. Southgate lay between two main roads (Green Lanes and the Great North Road) and much of the land formed part of great estates, particularly Grovelands and Arnos. The land owners of the time preferred to keep Southgate rural in order to protect their own amenities.

Before the turn of the nineteenth century, Southgate Circus was often known as 'Bunkers Corner' after George Bunker. He set up business as a wheelwright and



Southgate Station, 1938: Enfield Local Studies and Archive



Piccadilly Escalator shaft Southgate, 1932: Enfield Local Studies and Archive

ironworker in 1804 and this was carried on by three subsequent generations in a large clapboard building. The business thrived serving the needs of the community, the landowners and farmers long before the coming of the motor car. The premises were demolished in 1897 and were replaced with shops. It was these shops that later made way for the tube station that stands exactly on the site of the old Bunker's Shop.

The first attempt at suburban development in Southgate dates from 1853 when a large tract of land bounded by Chase Side, Chase Road and Bramley Road was sold for building. Development along Fox Lane meant that Southgate was for the first time linked to the centre of London town. Despite these first tentative

steps being taken towards urbanisation, up until 1914 the district remained predominantly rural.

Even after World War I relatively little development had taken place. The Southgate House Estate (for example, The Meadoway) was developed from 1924 onwards. By this time the end of rural Southgate was in sight. Perhaps recognising this fact Southgate Council had taken the wise precaution of acquiring land as public open space: Grovelands Park (1913), Arnos Park (1928) and Oakwood Park (1927).

Southgate Underground Station was approved in 1930 and opened on 13th March 1933 as part of the northern extension of the Piccadilly Line.



Southgate's iconic escalators - © Steve Harrison. Southgate Photographic Society

This seven mile extension beyond the original terminus of Finsbury Park required a parliamentary act and was to serve the enlarging suburban areas in north and west Middlesex. The Piccadilly extension line stations were commissioned by Frank Pick (1878-1941) and designed by architect Charles Holden (1875-1960), who together created an architecturally distinguished group of buildings.

Charles Holden was a notable Arts and Crafts architect in the Edwardian period that uniquely made the move to modernism, following a 1930 study tour (with Pick) of continental railway stations and modern architecture. At the time Holden's designs set the 'house style' for London Underground and Southgate station is arguably one of the most visually impressive and dramatic stations on the entire network.

Like Arnos Grove, Oakwood and Cockfosters, Southgate was awarded a Grade II listed status on 19 February 1971 and retains much of its original decoration. The station is built in the Art Deco design style using brick, reinforced concrete and glass. The station building is circular with a flat projecting concrete roof. The roof is

actually supported 'umbrella-like' from a central column within the ticket hall. The flat roof of the station building sits on top of a projecting, illuminated band of metal and blue glass carrying the station name. The escalators have spectacular up lighters formed of ribbed, metal columns, with bowl-shaped light fittings that descend down to the platforms.

Although its design may be considered timeless the station is not without change in the late 1990s one of the three entrances was filled in to be used as a new ticket office, and due to the design of the automatic barriers, one of the two remaining entrances was made into an exit only. In 2008 the station was extensively renovated, with new tiling at platform level and a partial new floor in the main ticket hall.

The station won the London Regional category award at the 2008 National Railway Heritage Awards for the modernisation of a heritage station. The preserved condition of the station's original features, particularly the escalators, makes Southgate popular for filming scenes for period dramas, including scenes for the 1999 version of the film The End of the Affair.

## Illuminating Southgate's heritage

More recently, in 2022 local artist, Dan Maier was invited to contribute to The Enfield Winter Lights Festival. A series of art installations were designed to illuminate the main town centres of Enfield, bringing together local organisations and both emerging and established UK light artists to reinvigorate and celebrate the heritage and culture within Enfield.

Dan said of her artwork displayed at Southgate Station, "My intention was that the injection of this colourful stained glass effect artwork would highlight this iconic building which we need to treasure. My hope is that these artworks inspire people to take pride in our area and join forces to make Southgate an even better place to live and work."



Dan's artwork will be on display at Southgate Station until March 2023.



## SOUTHGATE DISTRICT CIVIC VOICE



### Celebrating Southgate Station's 90th birthday!

A talk by Gareth Leslie & Edmund Bird

Saturday 14 January 2023, at 2.30pm  
Southgate Club, 17 Chase Side N14 5BP

A talk about this stretch of the line and Southgate station. Its design, architecture and the challenges of a listed station.

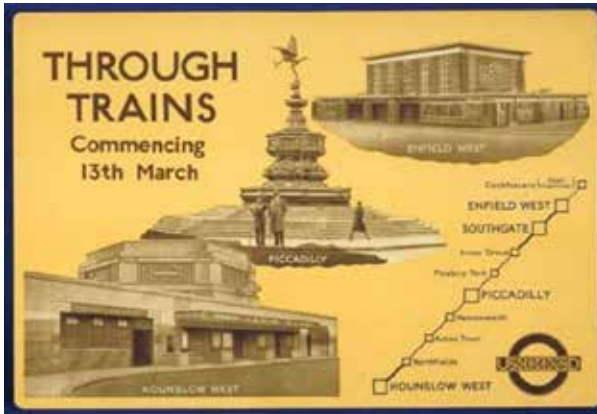
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## Palmers Green Winter Market

by Palmers Green Action Team (PGAT) - [palmersgreenactionteam.org](http://palmersgreenactionteam.org)

Local traders, artisans and entertainers brought plenty of Christmas cheer to Palmers Green on the 3rd of December in the new pedestrianised area where Devonshire Road meets Green Lanes. We like to call it Devonshire Square, a space commissioned by Enfield Council as part of their Town Centre Development Project to encourage visitors to the high street and to support local businesses.

Designed by Jan Kattein Architects a practice that focus on delivering social and physical legacy and with street furniture built by the exciting new venture Building BloQs in Meridian Water.

It has been a long term ambition of the Palmers Green Action Team to have a focal point for events, community activities and art installations to help the community come together. And as our art team was working on the delivery of the permanent Stevie Smith poetry-sculpture on Palmers Green Triangle (a Stories of Enfield Heritage Project) we saw an opportunity to further celebrate the poet in the Square with a mural displaying her poem 'Can it be'.

So not only does the square provide extra seating and dining space for the adjacent cafes, but the street furniture can also be used by children to climb and admire their dot-to-dot chalk drawings of the Stevie Smith illustrations on the ground and even for charmingly display vintage ware!

The icing on the cake is the gorgeous festoon lighting giving the square a warm, happy glow. Just wait for those summer evenings...

But for now, let's go back to the Winter Market. This was a non-for-profit event organised by a subgroup of PGAT volunteers (Jess, Freny, Shanel and Shirley) and committee members (Liz and Cara) that worked very hard behind the scenes inviting local traders selling beautiful gifts and decorations for the festive season. They were accompanied by live music also from local musicians throughout the day. And we couldn't have done it without the enthusiasm of a wider group of volunteers who were up early filling sandbags to secure gazebos and stayed late in the evening making sure everything was tidied up.

A wholehearted thank you to all of you that came to support us on the day and bought quality, unique produces from the traders despite the raised cost of living we are all facing; who enjoyed the mulled wine and

swung along to the music. The cafes and shops along the high street also saw an increase in trade.

PGAT firmly believe that communities and independent businesses need to support each other in order to thrive. And don't forget that the men and women who run the local business are also our neighbours. It's always inspiring to listen to their stories, so much dedication, tenacity and positivity. In resume, our Winter Market was so successful that we are thinking of a new one for Spring!

Devonshire Square will remain in place as a trial for 18 months after which it can be transformed into a permanent space with the levelling of the road, more seating if needed and improvements on the planting areas. Enfield Council will collect feedback on their Let's Talk hub.

We think Devonshire Square, as a space to sit and relax, enjoy time with friends and family and help increase footfall on our high street is already a great success!

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**BOSCH**

**SIEMENS**





## Why learning Italian has never been easier by Laura Scaramella

If in the past learning a language could have been a daunting task, nowadays, new technology has made it really easy to learn online.



A few years ago, online learning meant learning from recorded lessons, but today even your live group class is online, just a click of a button away and in the comfort of your home. There is no need for any special downloads or apps, just a computer, or a tablet, or even a phone will do.

Modern methodology makes learning easier, very enjoyable and efficient. The lessons can be really varied and made fun by the games and activities that a good teacher uses during their online lesson.

Parla Italiano, your local school of Italian, specialises in teaching adults in a group setting. After many years teaching face-to-face, we put our courses online and the response of our students has been

so compelling that we decided to remain an online school. Our students appreciate being able to learn in such a convenient way.

### This is what people say:

'I have been taking Italian lessons with Parla Italiano over the last few years. Initially these were face to face in North London but have now moved online which has been a lot easier than I anticipated. The Zoom lessons are much more convenient, no time is now wasted in travelling, it's just a short walk to my dining room and a quick click of a button to access the session. An additional bonus is that if you miss a lesson the session is recorded and you can then catch up in your own time. I would thoroughly recommend taking classes with Laura

and her team.'

*Fionnuala Archer, July 2022*

'I feel my confidence in speaking Italian has improved during the course.'

*Nick Jones, Palmers Green N13*

'The course and teaching methods are excellent.'

*Jackie Bishop, Palmers Green N13*

'Laura's teaching methods and ability to put the class at ease is invaluable.'

*Rashna Bhadha-Ryan, Southgate N14*

'Thank you for your excellent teaching'

*Molly Greenyer, North London*

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## Landlord's options in dealing with the death of a tenant by Fariz Uvais

**Fahri LLP**  
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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@fahri LLP.com](mailto:fariz@fahri LLP.com) or visit [www.fahri LLP.com](http://www.fahri LLP.com)

It is important to note that the death of the tenant does not automatically prompt the end of the agreement.

For example, if a couple rent a property with both of their names on the tenancy agreement and one of them passes away, the other would automatically take over all obligations of the tenancy. This is known as the 'right of survivorship'.

If the deceased was a sole tenant, their estate would be liable to continue to pay rent under the terms of the tenancy, and for landlords, all rules in relation to evictions and providing notices still apply. In this situation, it is important for landlords to establish who has the legal authority to act on behalf of the tenant, which is normally stated in the will. If the tenant did not leave

a will, or there was a will with no executor, then the tenancy will be transferred to the Public Trustee on a temporary basis.

In any case, the landlord should ensure that they obtain proof of authority from the deceased's personal representative before dealing with them and any affairs of the deceased. It is important to note that the Personal Representative is not liable themselves in their personal capacity for payment of any rent or previous arrears.

It is normally in all parties' best interests to negotiate a surrender of the tenancy, as this ensures that rent is not being paid from the deceased's estate for a vacant property. It also allows the Landlord to re-let the property to new tenants and not have to wait for the deceased's estate to be

processed, which typically takes a while.

Although agreeing a surrender is the most time and cost-efficient way of handling this situation, it is useful to Landlords and Personal Representatives to understand their options when dealing with such affairs. Firstly, it is vital that the person the Landlord is corresponding with is properly authorised to deal with the deceased's affairs and then the two can proceed in either coming to an agreement or the Landlord can choose to appropriately serve notice in order to regain possession of the property.

As always, it is advisable to seek your own independent legal advice and also provides more reasons for getting a Will done to deal with such eventualities.

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.



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or book a place at one of our Open Mornings at [www.mounthouse.org.uk](http://www.mounthouse.org.uk).

Mr Jon Cooper, Senior Deputy Head



\*Only schools authorized by the IB Organization can offer any of its four academic programmes: the Primary Years Programme (PYP), the Middle Years Programme (MYP), the Diploma Programme, or the Career-related Programme (CP). Candidate status gives no guarantee that authorization will be granted. For further information about the IB and its programmes, visit [www.ibo.org](http://www.ibo.org)



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## Holidays remain a top priority despite the cost-of-living crisis by Rebecca Berzins

Follow my adventures on Instagram  
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travel counsellors



As 2023 gets underway the travel restrictions we faced during the pandemic are largely fading away. Yet as the UK faces a new plight – the cost-of-living crisis – you'd be forgiven for thinking that the luxury of travel is one of the first things that gets sacrificed. Yet a recent poll revealed that holidays remain a priority for Brits in 2023. A survey conducted by easyJet of UK consumers showed that almost two-thirds (64%) of people questioned stated that they plan to prioritise a holiday over other expenditure whilst cutting back on other discretionary spending such as eating out, new clothes or home improvements.

If a holiday features on your family's agenda for 2023 I have three tips to make

sure your money goes further.

### 1. Book Ahead

The earlier you book the more you save. Planning ahead brings better prices with early booking offers and more choice. Last minute deals are largely a thing of the past, particularly if you are tied to school term dates, have fixed travel dates or want to maximise Bank Holidays.

### 2. Choose an All Inclusive resort

With the cost of living rising across the globe and exchange rates fluctuating, securing an all-inclusive holiday allows you to budget in full for the holiday upfront guaranteeing you'll have no hidden surprises abroad. All-inclusive

holidays are back in vogue with the appeal not just being effective budgeting, but the escapism of being able to relax in a beautiful setting while allowing someone else to do all the cooking and cleaning, giving us a much-needed break from our busy lives.

### 3. Consult a Professional

As someone engrossed in the travel industry day in day out I am well placed to know a good deal from a bad one and will work tirelessly to find the right holiday to meet your requirements within budget. Plus, by booking with Travel Counsellors you have the flexibility to pay an initial deposit and use your myTC account and app to spread the cost of your holiday.

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\*Subject to DfE approval



## A Mid-Century Modern, Suburban Southgate Apartment

A recent renovation by Rebirth Design Studio and Rebirth Design London Ltd brings chic and warm together in this mid-century modern Southgate apartment.

Interior design specialists Paul Cuschieri and Malcolm Abela Sciberras were immediately struck by the untapped potential of a two-bedroom apartment sitting within a mid-century block of flats in Southgate. The project, they claim, was driven by a desire to create a welcoming space suitable for renting, which would balance aesthetics, functionality and durability.

To this end, nothing short of a full gut renovation would do to bring the property up to par with modern-day sustainability standards. A complete overhaul of all the gas, electrical, water and lighting systems meant that new energy-efficient boilers and appliances had to be installed. These, naturally, work well to offset ever-increasing utility costs.



Clever consideration of the property's orientation sees the apartment strategically laid out to maximise natural lighting, with the kitchen, living and dining areas positioned to receive optimal daylight, and the bedrooms conveniently tucked away to face the setting sun. Moreover, a series of lighting fixtures and flexible lighting levels – including ceiling and pendant lights, table and floor lamps, and wall-mounted sconces – are scattered throughout the

apartment to provide a range of lighting options, whatever the need or mood.



Design-wise, a minimalist style was adopted throughout, as minimalism continues to hold its own amidst all the other interior design trends that come and go. Subtle enough as it is to appeal to most tastes, it remains a wise choice for a rental investment.

A bright and light palette was chosen to keep the space open and airy – from neutral curtains, bedding and upholstery to pale oak floors and white-washed walls, ceilings and internal doors. While the tones are light, the textures of the fabrics are deliberately thick and heavy to contribute a sense of lavish warmth and comfort. This creates a welcome and cosy contrast against the cold weather and urban environment outside.

Laminate flooring makes up most of the floor plan, providing a neutral canvas to suit various aesthetic choices – as well as a durable and high-quality floor. The terrazzo floor tile in the kitchen, on the other hand, adds a fun touch to an otherwise intentionally simple design, while acting as a low-maintenance flooring option just the same. Here, the room's sleek white cabinets and concealed appliances work wonders to create the illusion of more space, making the best of the room's limited footprint.

Over in the bathrooms, both the main and en-suite are fully tiled for the sake of practicality, with starkly contrasting tiles

# REBIRTH

in the main bathroom serving to create visual interest. The main bathroom also enjoys a built-in bathtub while the en-suite features a spacious walk-in shower – plus a rain showerhead for a touch of luxury!

The living area, for its part, is a lovely, organic space with honest, natural materials that add detail to the room in various wooden pieces, including a restored mid-century wall unit and bureau, and a modern coffee table. Soft shades, tawny rust accent, and touches of brass and timber grace the warm and welcoming guest bedroom. A distinctly elegant palette, on the other hand, sets the master bedroom apart in a combination of bold black furniture and dusky plum bedframe in plush.

The entire apartment comes together thanks to expertly hand-picked decorative items and artworks that give the property an enviable designer-finish, all in all adding further value to this wonderful rental investment.



To learn more about the interior design projects and services offered by Rebirth, visit [rebirth-design.com](https://rebirth-design.com)

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# REBIRTH

## Successful sales in 2022, could you be next?



**SOLD £870,000**



### Park Avenue, Palmers Green

A well presented 1911 built four bedroom Edwardian family home boasting a wealth of period features set over three floors and offering 1687 sq ft of well appointed living accommodation. Located a few minutes walk to Palmers Green's high road and Mainline station into Moorgate.



**SOLD £1,040,000**



### Broomfield Lane, Palmers Green

A beautifully presented four bedroom semi-detached house opposite Broomfield Park which has been extended and renovated to create a fantastic family home.



**SOLD £822,000**



### Fernleigh Road, Winchmore Hill

A chain free original four bedroom Edwardian semi-detached house requiring updating throughout located in a most desirable residential turning with two receptions, morning room, original tiled hallway and a south facing rear garden.



**SOLD £601,000**



### Fox Lane, Palmers Green

Stunning two double bedroom converted flat occupying the entire ground floor of this Edwardian property offering in excess of 800sq ft of bright and well appointed living space with private rear garden and office/summer house.



**SOLD £1,075,000**



### Harlech Road, Southgate

Beautifully presented Edwardian house which has been lovingly modernised to create a wonderful period family home. Located on the sought after Lakes Estate conservation area the property offers four original bedrooms, two receptions, a modern kitchen a well maintained rear garden.



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**SOLD £754,500**



### Madeira Road, Palmers Green

A stunning 1930s built three bedroom semi-detached house which has been beautifully renovated by the current vendors creating a spacious family home with many period features, an open plan kitchen diner, utility room, ground floor guest cloak room, off street parking and landscaped rear garden.



**SOLD £780,000**



### Chandos Avenue, Southgate

A unique opportunity has arisen to acquire this, rare to the market, CHAIN FREE three bedroom detached bungalow located on the highly sought-after Minchenden Estate with the potential to extend (STP).



**SOLD £900,000**



### Broomfield Avenue, Palmers Green

Well presented four bedroom semi-detached family house offering in excess of 1900sq ft of living space. Located a few minutes walk to Broomfield Park. Features include two spacious receptions, a kitchen/diner, garage, paved drive and good size rear garden.



**SOLD £742,066**



### Fords Grove, Winchmore Hill

A CHAIN FREE semi-detached three double bedroom family house requiring MODERNISATION offering a wealth of period features, three receptions, garage to rear and front/rear gardens.



**SOLD £791,000**



### Hamilton Crescent, Palmers Green

Well presented three/four bedroom family home offering in excess of 1600sq ft over three floors with two receptions, three bath/shower rooms, permission for a rear extension off street parking, views over the New River and garden to rear.



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## Local children's club celebrates 20-year anniversary by launching multi-sensory services

Walker Children's Club opened in 2003, set up by parents of Walker Primary school to meet a growing need for after-school care at the school. Mary Tsenti, the club Manager was one of those parents and 20 years on, Mary has introduced a new multi-sensory provision and second club in Enfield. The club is run by volunteers and anyone interested in joining the Board of Trustees is welcome to apply.



The club is a not-for-profit organisation that provides after-school and holiday childcare. Over the years it's gone from strength to strength; however, the club has always stayed true to its ethos of quality and meaningful childcare that's affordable and accessible. This year, after a fantastic fundraising campaign, the team raised enough money to launch the Enfield club and multi-sensory provision in Southgate.



"The multi-sensory room has proven to be an incredibly important resource for the children," Mary explains. "It is open for all children and we run multi-sensory stay-and-play sessions for parents and babies. The feedback has been very positive, particularly from parents who have children with autism and special educational and behavioural needs."



The after-school and holiday clubs provide a range of activities matching the interests and needs of all the children, from arts and crafts to cookery sessions and sports days. In addition, a forest school is in development to enhance this offering.

"We often use a forest school approach, guiding outdoor play and exploration, using the resources available in nature," Mary says. "We've found this is an excellent way to encourage the children to spend time outside and appreciate and respect the environment around them. A forest school leader ran a session during Easter, which was very successful. We hope to develop this further."



"It's incredibly rewarding watching the children grow up," Mary continues.

"Children return year-on-year, with many becoming volunteers, then taking up work experience opportunities when they're in sixth form or college."



### Learn more:

[www.walkerchildrensclub.co.uk](http://www.walkerchildrensclub.co.uk)  
Email: [admin@walkerchildrensclub.com](mailto:admin@walkerchildrensclub.com)

### Southgate

Walker Hall, Waterfall Road  
Southgate, London  
N14 7EG  
07961 485646

### Enfield

Prince of Wales Primary School,  
Salisbury Road  
Enfield, London  
EN3 6HQ  
07561 810910





## It's all about the music

by Rich Forbes

I've lived in Palmers Green for a while now and I've met some wonderful people. People that have chosen to live here and some that have ended up here. It makes it quite unique.



There is a depth of culture in Palmers Green and it represents what London is about.

But if you didn't live here, you wouldn't necessarily know. Sure, we are blessed with French Patisseries, Turkish supermarkets and restaurants, bakeries, churches and mosques, Greek Cypriot cafes, sushi, Chinese food, and charity shops, and the visible and audible evidence of multiculturalism in our classrooms and on our streets.

But there is more to life than food and worship. I actually feel that Palmers Green high street is non representative of the culture behind its closed doors. I'm talking about art. A world without art, is a world without colour, and sometimes, Palmers Green just feels a bit dull!

Now I'm aware that small groups of people are doing their best to apply the paint and I wanted to do my bit too. So, I started a live music night.

It's called 'PiG' and it's in St. John the Evangelist Church. The vicar, Reverend Julie trusted me with her church, and I



put together a team of people to convert it into a live venue. We opened on Friday December 2nd with Ren Harvieu, myself (Rich Forbes) and Romeo and Michele from The Magic Numbers. 250 local folk enjoyed an exquisite night with a high calibre of acts.

It's not a church choir, it's not Sunday Service, but it is a place to stop and listen to people's stories, travel through their melodies and tap your foot to their heartbeat. It's not a pub either, it's a live music night. A place for people from all around the world who have landed in Palmers Green, to share in something that binds us all together with its own language. It's all about the music.

I'd love to do it again and the response is that I "have to!". But I can't do it without the support of the community. I can promise, great artists, good people and a drink or two. Above all else, a live music venue up the road! Come on! Let's do this together!

For more information and to be added to our mailing list, please email: [musicatpig@gmail.com](mailto:musicatpig@gmail.com)

Richard Forbes is a local musician and the proud founder and musical director of 'R' Voices Choir, "A brilliant, non-conformist, suburban choir of everyday people" **TimeOut**

The choir is a warm, welcoming, inclusive community of people who get together every week and sing songs by the likes of Radiohead, Chaka Khan, Fleetwood Mac, Nina Simone, Adele and more.

There are no auditions and no musical experience is necessary. They learn by ear and lyric sheets and perform at festivals, charity events and theatres. Attending both sessions a week is not compulsory.

Rehearsals are on Tuesday and Thursday evenings in St. Paul's Hall, Winchmore Hill from 8 to 9.30pm.

For more information, email: [Rvoiceschoir@gmail.com](mailto:Rvoiceschoir@gmail.com)

"Epic on every scale" - Zoe Ball, BBC Radio2



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## The Party Wall etc. Act 1996 — The basics and what you need to know!

by Bruce Forrester, Chartered Building Surveyor

**Forrester&Co.** Chartered Building Surveyors have been established since 1995 and specialise in neighbourly matters, in particular, matters under the Party Wall etc. Act 1996 which provides a legal framework aimed at preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings.

**A property owner proposing work covered by the Act must give adjoining owners notice of the intention as set down in the Act. Adjoining owners can agree or disagree with what is proposed. Where they disagree, the Act provides a mechanism and process for resolving disputes.**

If you own a property next door to proposed works then you have rights too! You are entitled to seek a number of protections under the Act and should seek advice.

The regime of the Act is separate from and in addition to any need for planning permission and building regulations approval.

### Planning some building work?

**If so and if you are thinking about, say, converting your loft, building an extension or creating a basement etc. you should know what the Act covers and this includes:**

- new building on or at the boundary (*line of junction*) between 2 properties
- work to an existing party wall or party structure
- excavation near to and below the foundation level of neighbouring structures

**Looking at this further, it may include:**

- building a new wall on or at the boundary between 2 properties

- cutting into a party wall for beam ends
- making a party wall taller, shorter, thicker
- removing chimney breasts from a party wall
- knocking down and rebuilding a party wall/ party fence wall
- excavating below the foundation level of a neighbour's property within 3 metres

Of course this may not cover all eventualities and is no substitute for professional advice.

Written notice must be given and provide certain information, and in some cases plans and sections showing the work proposed are required.

You must appoint a surveyor if you and your neighbour cannot agree matters following proper notice. You can appoint a surveyor together or each of you can appoint your own. The surveyors will then agree the terms of an Award.

**This is a legally binding agreement which will deal with matters including:**

- what work may be carried out
- how and when it will be carried out
- who will pay for what and how much will be paid (*including the surveyor's fees*)

The word 'Surveyor' is not defined but you cannot act as your own surveyor, and any surveyor acting should be qualified, experienced and wholly impartial.

Now if there is a dispute between the owners and if the neighbour does not appoint a surveyor, then the Act says you can appoint a surveyor on behalf of your neighbour if they refuse or fail to do so themselves. This is important as it prevents delays to projects.

**When carrying out building works you must:**

- avoid causing unnecessary inconvenience to the adjoining owners and occupiers
- protect your neighbour's property from damage caused by the works, and fix or pay for any damage that is caused (*the choice being theirs*)

Subject to notice when the Act is utilised correctly access into your neighbour's property may be possible under the Act – this can help with the project, as surveyors and workers may have legal access to their property during usual working hours to carry out certain building works.

**For further advice or a free initial consultation, please call us on 020 8350 4141, email us or visit our website: [www.forresterandco.com](http://www.forresterandco.com)**

**Bruce Forrester**

BSc (Hons) MRICS MCI Arb C. Build E FCABE FFPWS FISVA

## Planning some Building Work?

## Received a Party Wall Notice?



### Bruce Forrester

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## Reviews



"Anthony Webb has just sold our family home in Enfield – after a long COVID affected process. What a fantastic team! The team were super helpful in dealing with our initial enquiry, and getting us going. Martin did a great job setting up an open day. Special thanks to Tony, who managed the offers and worked with our buyer. Throughout the various bumps and delays, Tony was simply brilliant – professional, calm, patient, dedicated, clear, open and transparent – and we're indebted to him for getting the deal over the line. Without hesitation, we'd recommend Anthony Webb. Top service from start to finish and their fees were very reasonable too!"

**Ben and Rachel, September 2022**

"Fantastic service from the Anthony Webb team on no less than three separate occasions during our nine years in Palmers Green. We've always found all staff to be both friendly and highly focused. A huge thanks in particular to Claudia, Jack, Martin, and Tony, thank you for the great service guys!"

**David Wood, June 2022**

"We bought our first home through Anthony Webb and Jack was a massive help for us. He was super supportive, answered all of our questions and was genuinely one of the nicest people. He kept us informed throughout the whole process and we couldn't thank him enough! We highly recommend Anthony Webb!"

**Deniz Ali , October 2022**

"We were really happy with the whole team at Anthony Webb. From the initial marketing, to the support we received from Tony Ourris during the conveyancing process. They worked extremely hard to rectify multiple breakdowns in our buyer's chain and we wouldn't hesitate to recommend them. It can be difficult to find people that will guide you through an extremely tricky market and we felt we received a truly personal service."

**Louise Denton, November 2022**

Highly recommend. We recently bought through Anthony Webb in what was, according to most of the professionals involved, the worst ever chain. June to October 2022 – not a good time in the market or world! Tony at Anthony Webb was a huge help throughout – communicative, fair, proactive, and it felt, to us at least, he was genuinely interested in helping the people in the chain get the houses they wanted. Of course he wanted the sale to happen too! And that wasn't hidden, but there was more than that. Not just a positive experience – Tony was literally a life saver."

**Hadrian Ainsworth, December 2022**

**If you're thinking about moving, please contact us to see if we can help you.**



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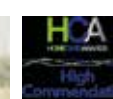
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# Paint Colour Trends for 2023

by Mick Lawton

Home renovator and specialist decorator. To find out more about my services please contact me on 07985 412 599 or email [micklawton@live.com](mailto:micklawton@live.com)



Happy New Year! When the Christmas tree is put away and the guests have left you may feel that your home lacks inspiration or feels tired.

There's nothing quite like the transformative power of interior paint to give your home a boost this winter. You can pick a paint shade according to your design aesthetic, a room's lighting conditions or the mood you intend to set.

It's important to change your home seasonally to make it a welcoming place all year round. From small details or radical changes of palette, one of the key principles to decorating in the cooler months is to introduce cosy layers and textiles. Warm hues will also generate a toastier ambience in your space and prepare your home for chilly days and nights.

Here are some of my favourite paint colour trend predictions for 2023.

## Viva Magenta by Pantone



Pantone selected Viva Magenta 18-1750, a bold pinkish red, as its 2023 colour of the year, calling it "an unconventional shade for an unconventional time." Viva Magenta is a saturated shade that's not for the colour-shy. To decorate your

home with Viva Magenta, utilise the red-meets-pink on furnishings and keep the rest of the room neutral. Soft blues, greens, and beiges cosy up with Viva Magenta while keeping the spotlight on the saturated shade.

## Earthy Greens



Green is quickly becoming the new neutral as homeowners opt for comforting colours in lieu of the crisp, bright whites. The original 'colour of nature', green paint is reassuring, soothing and elegant.

## Deep Ultramarine by Dulux Heritage



Ultramarine blue is set to be a trending colour for the upcoming year. It is a bright and super saturated. Once made from Lapis Lazuli, its name means 'beyond the sea' and inspires oceans romantic ideas of freedom, adventure and power.

## Redend Point by Sherwin Williams



For some, neutrals can feel a bit boring. However, colour experts often explain that these colours play an important role in establishing a solid base. The colour is defined as not too light or too dark, not too moody or too sweet. It is therefore a perfect mid-tone neutral colour to use in a home.

Painting walls dark can be tricky, especially if you have white ceilings and trim. You might need two to three coats of paint. If painting is not one of your favourite pastimes it's probably best to leave it to a professional.

**If you're thinking about changing your colour scheme in 2023, call me and kick off the new year in style!**

# When is the right time for someone to move into a care home?



Christmas is a time for family, but for some it can highlight the increasing health needs of their loved ones. Nobody likes to think about getting old or ill or becoming disabled. However, as care needs increase, this can put huge strain on family and friends. But with some careful planning, you can get vital help and support.

The choice to move into a residential home or nursing home is rarely easy and the decision tends to be made by a family member who has found the full-time job of caring has become overwhelming and all-consuming. Knowing when it is time to start finding a care home can be tricky and waiting for the perfect time may mean you leave it to a point where you and your loved one are really struggling.

If your relative is elderly, you may notice they are having an increasing number of falls or they are not eating properly and may be getting disorientated and confused. You may be unsure of what to do next.

The following questions can help you to understand where their most significant needs are and what type of extra support they require:

- Do they have family support?
- Is their current home safety adequate?
- Are their medical needs met?
- How is their cognitive health?
- Do they need help with mobility?
- Do they need help with personal hygiene?
- Can they prepare their own meals?
- Do they have regular social interaction?

If you are unsure about whether it is safe for your loved one to live in their own home, you can request a free care needs assessment from their local council. This means a professional can assess if your loved one is safe to live at home and if the time is right for them to move to a care home.

With over 30 years' experience providing and understanding care, our team are here to help. Our staff are well trained to provide specialist care and our activities team ensure that there is always something going on in our homes to keep your loved one entertained. Knowing your loved one is cared for 24 hours a day could offer you peace of mind.



With our knowledge and experience, we support families through their journey, easing their burdens and providing support for the entire family throughout.

## Caring for couples and siblings

Although many of the elderly people who need to go into a care home are living alone, a significant number are living with their spouse. Very often, they will have been married and living together for 50 or even 60 years. For both, the idea of living apart may be unimaginable, or heart-breaking.

Many couples are now making the choice to move to a care home together, even if their care needs are different. Our companion rooms in Winchmore Hill offer couples comfort, as they maintain a sense of familiarity in the midst of such a big life change.

"Mum and dad have been fortunate enough to be able to remain together when one of them has needed the special care that could only be provided in a residential home. We have peace of mind knowing that mum is not burdened with dad's care and they can maintain a good quality of life together."

Family member

We also care for siblings or friends who may choose to move to a home together. Ask our team to find out more about the options available at our care homes.

## Discover our local care homes



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## Look great for less

by Kiri, Salon Director - To book call 020 8886 7070

I hope everyone had a wonderful Christmas. Looking back, this has been a year of many ups and downs, austerity seems to be on everyone's lips, cost of living has sky-rocketed and everywhere you go and everything you do feels so much more expensive.



In this article I would like to talk about how small changes to your normal routine can help keep your hair looking great, without you spending a fortune.

### Tiered Salon

Years ago, every salon had one price for the same service be it a colour, cut or blow dry. The price would be the same for all the staff, newly qualified or for a very experienced hair stylist. Most modern salons now use a tiered price structure based on the experience of the hair stylist, the younger and the less experienced the lower the cost, this is not to say that you receive a substandard hair service. In the right salon many young hair stylists are trained to a very high standard and deliver an exceptional service and experience. If you're struggling with the cost of living and are looking at ways to save and don't

want to compromise on the quality of hair, this is a great option.

### A Good Salon

Is hard to find, it may take many disastrous appointment before you find a salon that works for you, when trying to decide if there's a cheaper alternative. If the cost is too much for you, ask if there are any schemes to help you reduce the cost, maybe introduce a friend is a great way to save. Loyalty schemes are another way to help reduce the cost, changing salons for a cheaper alternative may cost you more if you have to fix a disastrous colour mistake.

### Preventive Damage

If its not broken there's no reason to fix it, shampooing every day will dry and split the hair quicker than usual, if you can use a dry shampoo in between washes this will

help maintain the health of your hair, home moisturising and repair treatments are a great way to improve hair health, why not make it part of your pampering routine, ask your stylist which professional treatments they would recommend for your hair type. Less heat the better, air dry after washing, if you must use heat, use a thermal protection spray before you use your heated tools will add a layer of protection to your hair.

### Products

Not all products are created equally, in this instance less is more, salon professional products will last longer as you use a smaller quantity, the ingredients are formulated for the health of your hair, resulting in less damage to your hair and not all salon professional products have a high cost.



## Amatsu is often "the therapy of last resort."

by Nicola Forward, your local Amatsu Practitioner

However it has proved very effective for many of my clients...and Jola is no exception. When she first called me her back and hip pain was so severe that "walking was a problem and sitting comfortably was impossible." She had looked for help everywhere and after our initial chat she was intrigued enough to try Amatsu!

An Amatsu Balance is carried out with you lying on my therapy couch wearing your own loose comfortable clothes and works with you as a whole person, not just a checklist of symptoms. As Amatsu Practitioners we are trained to use the principles of natural body movement to help realign your physical structure and address any congestion in your internal systems - your various organs, cranio-sacral connections and meridian lines. My aim is to improve your range of movement and reduce pain and other discomforts.

Having been diagnosed in childhood with scoliosis (sideways curvature of the spine) Jola had managed through to her adult life without any major problems. However

her pain and stiffness had been getting gradually worse until she had got to the point of needing help to dress herself.

After our first session she was able to move her body more "before hitting the pain" and after a few sessions she was feeling much better in herself. Jola describes being "quite astonished by the results." As we began to free off the tensions in her abdominal area her constipation resolved itself. With more freedom of movement in her spine, her neck and shoulders softened and her headaches and dizziness receded. Her sinuses were clearing and she was sleeping better.

I noticed a spring in her step, a lightening

of her mood and a brightness in her eyes and skin. She was swimming and has taken up tai chi to help maintain her new-found ease of motion and after one recent Amatsu session she described having "a strange burst of endorphins the whole day." She said, "I didn't know what to do with it...I was singing, dancing and jumping!" If you're wondering what difference Amatsu could make for you please call me.



Mobile: 07720 810 101 Email: nicolaforward@aol.com  
Special Introductory Offer...your first three sessions for the price of two



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## Time to train a new generation of doctors and nurses 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

A very happy new year to readers.

As we reflect on 2022, it was quite a year in British politics. For those keeping up, we had three prime ministers, four chancellors, and four budgets.

Amid all this political upheaval, the UK's economic outlook has continued to get more and more challenging. We face the lowest growth of any OECD nation. Living standards are set to fall by 7.1%, the largest decline in six decades, while inflation, food, and energy costs are all going up. It is a very difficult time for people across the UK and of course it will be the most vulnerable who face the worst impact of this incredibly bleak economic situation.

As your MP, I will continue to support people in Enfield Southgate through the cost of living crisis and hold the Government to account in the weeks and months ahead. I would also encourage constituents to get in touch with my office, and my team will be able to share more information about support available

from central government, your local authority, and charities.

Alongside helping constituents through the cost of living crisis, another issue impacting people in Enfield Southgate has been NHS waiting times.

Across the UK, 7 million people are waiting months and even years for treatment. This has a devastating impact on their day to day lives; they are held back from working and living their lives to the full.

Locally, 3,933 people had to wait more than two weeks for a GP appointment, according to recent NHS data.

I do not believe we can build a healthy economy without a healthy society, and this starts with investing in our NHS, and more importantly investing in our NHS workforce. Today, there are over 133,000 vacancies across the NHS. This is an all-time high, as 40,000 nurses and 20,000 doctors have left the NHS in the past year. To make up these gaps in the NHS workforce, the Government

has spent billions on agency and bank staff. But this is vital funding that could go towards patient care, such as ending the cancer backlog.

That's why I've been supporting calls for a long term plan to fix our NHS, so we can put patients first and get them seen on time again. One way of achieving this is through abolishing the non-dom tax status and using this money to train a new generation of healthcare staff. There are around 44,000 non-doms in the UK, who are using a 200-year-old loophole to pay their taxes overseas.

If we put this money towards our NHS, it could lead to one of the biggest expansions of NHS staff in history while ensuring that people who make their home in Britain pay their taxes here too.

I look forward to pushing for this and holding the Government to account so that patients in our community are seen on time, and local NHS staff – who continue to be work extraordinarily hard to protect us – are supported in the future.



## How to stop people voting (well the ones you don't want to) by Rob Aaron-Wilson



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

We write these articles in advance, indeed my last one was written two prime ministers ago. So this is about something that will affect the people of Enfield in the future.

This is a democratic country. And sometimes that's a problem for governments. Imagine you are a party who has tanked in the polls. Not good. Sometimes the massive advantage first past the post gives you is just not enough. If only there was only a way you could get less likely to put their cross in your box not to vote. Well from next May all voters will need photo ID.

In a country that does not issue national

photo ID cards.

But you have some photo ID in your wallet, don't you? Your Oyster card perhaps? Well, if you are over 60 your Oyster card is valid, if you are under 60 then it's not.

Why is this? Well interestingly voters over 70 are three more times more likely to vote Conservative than 18 to 24 year olds.

This photo ID law is being brought in ostensibly to combat the scourge of serious voter fraud and impersonation at the polling booth. There was one conviction for this in 2017 and that's pretty much it. Photo ID was

trialled in a small number of places in 2018/19 and 3,000 people were turned away from the ballot box. We could easily be in the situation where the winner's majority is greater than the amount of people turned away from the polling station. Postal voter fraud is more likely but generally postal voters are older so that's not a worry apparently.

Research by the Electoral Commission showed that around 3.5 million citizens (7.5% of the electorate) do not have photo ID. You can apply to your local authority for a plastic voter ID card, it seems unlikely many will do this in time. This is voter suppression, pure and simple.



## LTNs continue to cause havoc

by Councillor Maria Alexandrou



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The LTN (Low Traffic Neighbourhood Schemes) debate continues to dominate the headlines.

The problem issues include:

- The amount of LTN camera fines issued
- Congestion is worse and traffic has not reduced
- Emergency vehicles delayed
- Carbon emissions are worse
- 

The grim reality is that these unpopular traffic schemes are creating non quieter polluting roads. They have resulted in the opposite of their intended purpose, forcing more traffic onto already busy roads.

LTNs are having a devastating impact in Enfield and beyond, causing gridlock along main roads such as Green Lanes and Bourne Hill. With Haringey council's newly added LTNs, this will serve to compound the traffic problems endured by residents.

Some councils have listened to the clamour of opposition and removed the road closures due to their failure to improve air quality.

The Meadway camera in Southgate has become one of the most lucrative hotspots in London, bringing in over £2m from LTN fines alone. Penalising motorists this way at a time of a cost of living crisis does not reduce traffic congestion but punishes the most vulnerable.

There are many instances where emergency vehicles have been delayed and this is unacceptable. It is time for a rethink. These schemes have overwhelmingly failed and do not work for residents.

Solutions that need to be considered:

- Far more school streets where possible
- Monitor air quality outside schools
- Substantial increase in electric vehicle charging points

- Rain gardens
- More pedestrian crossings and fix the pavements
- Bike hire scheme, promote e-bikes and make cycle lanes safer
- More street trees
- Thorough assessment on the impact for businesses and on the disabled
- Look at speed-reducing signage to promote road safety
- Look at localised traffic problems and find solutions that work by talking to residents

LTNs are not a one size fits all solution and certainly create more problems than they possibly could solve.

It's time to change direction and look at a more holistic and sensible approach.

The Conservatives would rip out the LTNs if we won the local council at the next elections.

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