

Palmers Green & Southgate LIFE

Summer 2026 Edition
Issue 70



HAZLEWOOD LANE, PALMERS' GREEN.



Palmers Green Station, G.N.R.



Discovering Palmers Green

A journey through history, architecture and green spaces



INSTANT ONLINE
PROPERTY
VALUATION

Anthony Webb
ESTATE AGENTS

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Welcome



Welcome to our Summer issue.

With longer days, warmer weather and the property market in full swing, summer is an excellent time to make your move. Many buyers are keen to secure a new home before the autumn, creating strong demand across our local area and making this one of the busiest periods of the year.

If you are thinking of selling, there is still plenty of opportunity to take advantage of this active market. Well presented homes continue to attract significant interest, and with the right pricing and marketing strategy, many sellers are achieving successful sales within weeks. A free, no-obligation valuation is the perfect place to start.

We are also continuing to see a shift in the lettings market. Ongoing economic pressures, evolving legislation and the Renters' Rights Act are encouraging many landlords to review their property investments and consider their long term plans.

Whether you are thinking of restructuring your portfolio, moving from a let only service to full management, or deciding it is the right time to sell, expert advice has never been more valuable. As regulations become increasingly complex, we are here to provide clear guidance, accurate valuations and tailored support to help you make informed decisions with confidence.

In this issue, you will find the latest local property market insights, updates on key legislative changes, and practical advice for homeowners, buyers and landlords to help you navigate the months ahead.

Tony

Director, **Anthony Webb Estate Agents**



SCAN ME

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If you own a local business why not tell people about it in our magazine? It is the only free magazine to be distributed, door to door to 12,000 local homes and places of interest.

Quarter page £85

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Full page £260

Double page spread £420

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Contact us about your content and artwork requirements.

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Anthony Webb

ESTATE AGENTS

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Supporting our Community this Summer by Tony Ourris



This summer has been filled with fantastic community events, and we've been delighted to support local schools, community groups and initiatives that strengthen our connections within the community.



We were delighted to sponsor Hazelwood School's Car Boot Sale, helping make the event a great success for families, bargain hunters and the wider community. We also proudly supported the school's much loved Summer Fête, which was filled with fun activities, entertainment and fundraising.

One of the highlights of the season was sponsoring Hazelwood's Got Talent, where pupils showcased their incredible creativity, confidence and outstanding performances. It was a wonderful evening celebrating the



talent, confidence and enthusiasm of the school's young stars.

We were also pleased to sponsor the Vita et Pax Secondary School Summer Fair, supporting another fantastic local event that brought together pupils, families and staff for an afternoon of fun and community spirit. It was a pleasure to contribute to an event that helps strengthen the local school community.

Supporting local schools and community events remains at

the heart of what we do. We are committed to giving back to the area we serve and helping create opportunities for local families to come together, celebrate and raise valuable funds for their schools.



As we look ahead to the rest of the year, we look forward to continuing to support the events and organisations that make our community such a special place.

Featured property

Anthony Webb
ESTATE AGENTS



Bourne Hill, Palmers Green, N13 £830,000 Freehold

An extended four bedroom 1930s built semi detached family home located in one of Southgate's premier residential turnings off Southgate Green. The property benefits from two spacious receptions, an extended kitchen/diner, ground floor guest cloakroom, family bath/shower room, four original first floor bedrooms, off street parking, garage to side, south facing rear garden with large outhouse.



Discovering Palmers Green: A Journey Through History, Architecture and Green Spaces

Often referred to as the “Jewel in the North”, Palmers Green is one of North London’s most distinctive suburban communities. Known for its Edwardian architecture, attractive green spaces and rich local heritage, the area has evolved from a tiny rural hamlet into a thriving residential neighbourhood while retaining much of its historic character.

From Rural Hamlet to Edwardian Suburb

The origins of Palmers Green stretch back more than eight centuries. Local records refer to a “Palmers Field” as early as 1205, while in 1228 Radulfum Palmer was recorded as owning land in the parish of Edmonton. The first known mention of the settlement itself appears in 1608, when it was referred to as “Palmers Grene”.

For centuries, Palmers Green remained little more than a small collection of houses situated around the junction of Green Lanes and Fox Lane. Even by 1801, the village contained only 54 buildings, including a couple of inns serving travellers passing through the area.



Everything changed with the arrival of the Great Northern Railway. In 1871 a station was built on Aldermans Hill, connecting Palmers Green to central London and laying the foundations for future growth. However, development did not happen immediately. For more than thirty years, large local landowners, including the Taylor and Walker families, refused to sell their estates for building.

The turning point came in 1902 when substantial tracts of land were finally released for development. Large-scale building projects quickly transformed the landscape,

particularly on the Old Park Estate between Fox Lane and Aldermans Hill and the Hazelwood Park Estate between Hazelwood Lane and Hedge Lane. The result was a remarkable collection of Edwardian homes and public buildings that continue to define Palmers Green’s character today.



The Heart of Palmers Green

The Victorian Palmers Green Station remains one of the area’s most recognisable landmarks. Built in 1871, the station retains many original features, including its gabled design and historic entrance canopy. Visitors can also spot decorative mosaics and a mural celebrating local wildlife.



Just beyond the station lies The Triangle, the historic commercial centre of Palmers Green. Here stands a cast-iron finger signpost and a plaque commemorating a Suffragette demonstration held in 1914. Another plaque honours celebrated local poet

Stevie Smith, whose work remains closely associated with the area.

The surrounding streets showcase some of Palmers Green’s finest architecture. The former Evans and Davies department store, built in 1911, features an impressive central arch and classical detailing. Nearby, the Grade II listed NatWest Bank and the adjoining Sykes Buildings demonstrate the distinctive architectural style of Arthur Sykes, whose red brick façades, dramatic chimneys and Tudor-inspired gables helped shape the appearance of Edwardian Palmers Green.

Historic Landmarks Along Green Lanes



Further north stands The Fox, one of Palmers Green’s best loved landmarks. A public house has occupied the site since 1682, while the current building dates from 1904 and is crowned by its famous fox-shaped weathervane. The area around The Fox represents the original centre of Palmers Green and was once a major tram and bus terminus.

Film enthusiasts may be surprised to learn that Green Lanes gained cinematic fame when it appeared as the route of the Knight Bus in the 2004 Harry Potter film Harry Potter and the Prisoner of Azkaban.

Nearby stands the impressive Church

of St John the Evangelist, designed by architect John Oldrid Scott between 1903 and 1909. Its commanding tower and distinctive circular turrets make it one of Palmers Green's most important architectural landmarks. Outside the church stands the parish's First World War memorial, designed by Frank Salisbury and sculpted by John Angel.



The New River and Hazelwood Estate

One of Palmers Green's most remarkable historic features is the New River, an artificial waterway opened in 1613 to bring fresh drinking water from Hertfordshire to London. Running through the town alongside Pymmes Brook, it predates most of Palmers Green's built environment by centuries.

The New River Path offers one of the area's most scenic walks, passing through the Hazelwood Estate, an Edwardian development laid out between 1905 and 1910. Along the route stands Hazelwood School, a fine example of Arts and Crafts architecture.



Nearby, at 97 New River Crescent, stands The Gables, the former home of Albert Frederick Simmons, builder of the Hazelwood Estate. This beautifully preserved Arts and Crafts house remains one of Palmers

Green's architectural treasures, featuring exposed timber beams and original stained glass.

The Lakes Estate and Conservation Areas

Palmers Green is home to several important conservation areas, none more notable than the Lakes Estate. Developed during the Edwardian period, the neighbourhood contains attractive tree-lined streets and architecturally significant buildings. Among them are the Palmers Green United Reformed Church and Hall, designed in 1909 and 1914 respectively, combining Gothic Revival and Arts and Crafts influences. Nearby stands Menlow Lodge and the historic Corrib Court, both reminders of the area's early twentieth-century expansion.

One of the oldest surviving houses in Palmers Green can be found on Aldermans Hill. Number 128, built in 1892 by architect Joseph Benjamin Franklin as his own residence, is a striking example of neo-Gothic design and marks one of the earliest stages of Palmers Green's suburban development.

Broomfield Park: The Green Heart of Palmers Green



No exploration of Palmers Green would be complete without a visit to Broomfield Park. Covering more than 50 acres, the park occupies land once owned by some of England's wealthiest merchants and landowners, including Sir John Spencer, reputedly the richest man in England during the late sixteenth century.

The estate was purchased by Southgate Urban District Council in 1903 and opened to the public shortly afterwards. Today, visitors enjoy panoramic views towards Alexandra Palace and central London, as well as ornamental lakes, wetlands, sports facilities and one of London's longest herbaceous borders.

At the centre of the park stands the remains of Broomfield House, a Grade II listed mansion whose origins date back to the 1560s. Although severely damaged by fire and now awaiting demolition, the house remains a powerful reminder of the area's aristocratic past.

Other highlights include the Conservatory, opened in 1934, the historic Baroque ponds, memorial gardens, Victorian drinking fountains and the beautifully restored garden walls that survive from the original estate.

A Community Rich in Heritage

Palmers Green's history is visible at every turn, from Victorian railway architecture and Edwardian shopping parades to Arts and Crafts homes, historic churches and landscaped parks. Yet despite its growth over the last century, the area retains a strong sense of identity and community.

Whether exploring the New River Path, admiring the architecture of Green Lanes or enjoying a walk through Broomfield Park, visitors quickly discover why Palmers Green remains one of North London's most distinctive and attractive neighbourhoods.





Wellington Road, Bush Hill Park EN1

O.I.E.O £1,500,000

Nestled on the desirable Wellington Road in Bush Hill Park is an impressive Victorian detached double fronted house built in the late 1800s, offering a blend of classic elegance and modern convenience. Spanning an expansive 2200 square feet, this property is perfect for families seeking both space and comfort.

The large suntrap rear garden features mature flower borders, a paved patio, an expansive lawn and an hexagonal gazebo.



 5  2  2



St James Court, Fore Street, Edmonton, N18

Truly stunning and unique first floor one double bedroom flat plus a mezzanine level used as a study, offering an impressive 769sq ft of bright and airy living space in this amazing converted church.

£335,000 Leasehold

 1  1  1

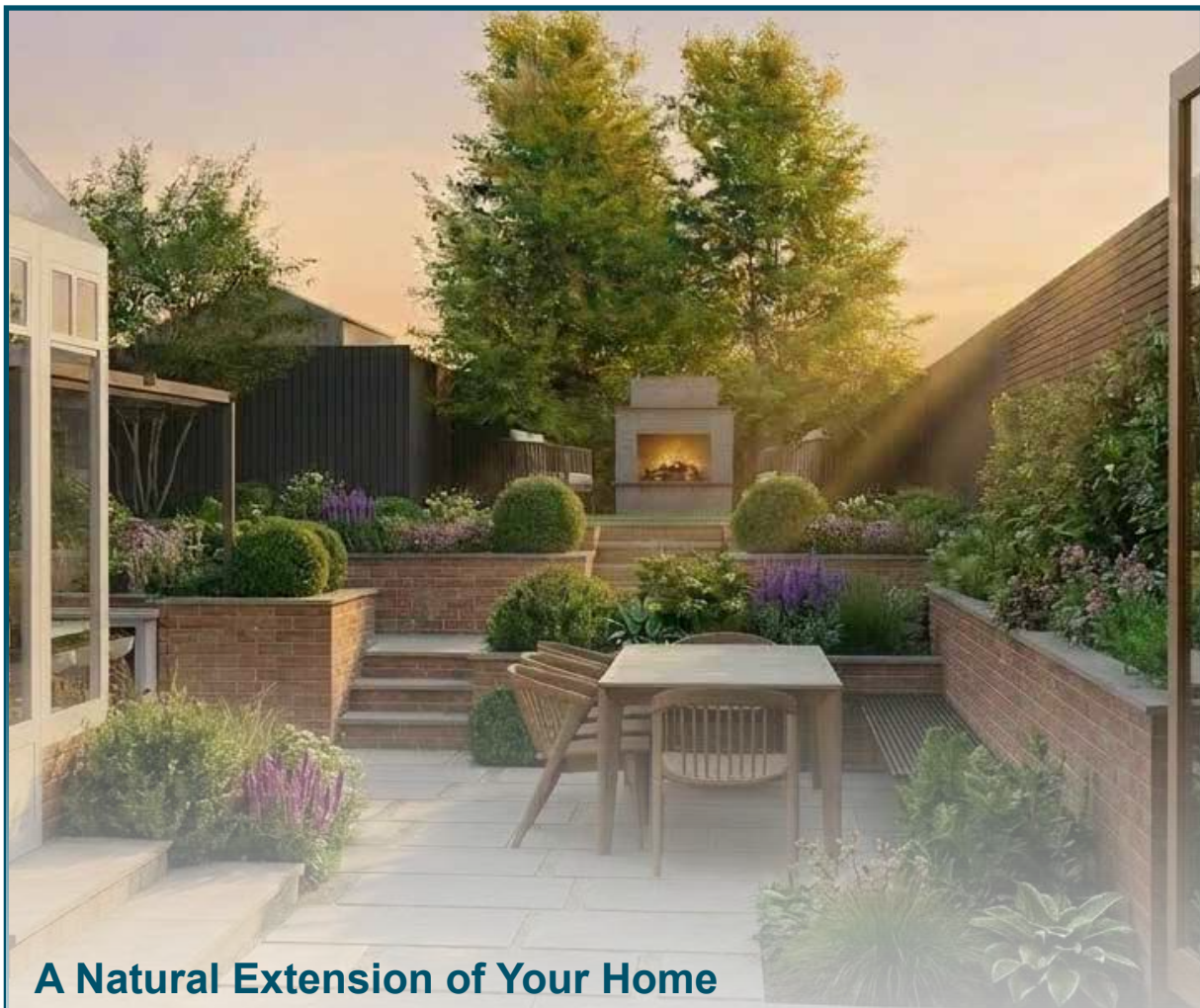


The Grove, Palmers Green, N13

A beautifully presented four bedroom Edwardian period family house offering a extended kitchen/diner, large through lounge, two bath/shower rooms, off street parking and a well maintained rear garden.

£825,000 Freehold

 4  2  2



A Natural Extension of Your Home

A beautifully designed garden is more than an outdoor space — it is an extension of the way you live.

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A Light-Filled Family Kitchen Designed Around Real Life



After two years of trying to unlock the potential of their North London home, Alia and her husband approached Debs Bespoke Interiors looking for a solution that finally felt right. They wanted a larger kitchen that worked for modern family life without sacrificing the much-loved side return and connection to their garden room.



A calm and light-filled galley kitchen designed around family life, entertaining and a love of cooking.

The existing layout presented several challenges. The kitchen and dining room felt disconnected, divided by a large chimney breast and narrow doorway, while the kitchen itself lacked natural light and space for entertaining. As passionate cooks and hosts, the family longed for a home that would better support the way they lived day to day.

The design process began by understanding the family's routines, priorities, and preferences. Alia's style leans towards boho and vintage, with a desire for clean, uninterrupted kitchen lines.



Kitchen 'before'

contact@debsbespokeinteriors.com



A standout feature of the final design is the dramatic overhang, created to maintain a flush run of worktop within the galley layout. The result is a semi-island effect without compromising circulation space - somewhere Alia and her daughter naturally gather throughout the day.

Storage was another critical consideration. A bespoke pantry was designed around Alia's love of cooking, with organised space for spices, jars, and ingredients, while hidden coat and utility cupboards were integrated into the kitchen entrance. Smaller appliances were concealed behind a bifold dresser, keeping the kitchen visually calm while highly functional.

Lighting also played a central role in transforming the home. Layered lighting was introduced throughout, including internal cupboard lighting, positioned spotlights, wall lights, and statement pendants creating a warm evening ambience.

The new understairs toilet became an opportunity for Alia to experiment with bold design choices, featuring a vibrant floral tea room-inspired wallpaper that adds character and joy.

One of the extension's defining details is a striking porthole window. Flooding the kitchen with natural light, it has become one of the project's most admired features inside and out.

From planning permission through to completion, Debs Bespoke Interiors coordinated every aspect of the project, including structural engineering, building control, and contractor management. The result is a balanced family home that blends functionality, warmth, and personality - a kitchen designed not just to look beautiful, but to support everyday living.

Functional elegance in every corner of your home, with stress-free renovations built on experience and trust.

Photo credit: Josh Caius



Bespoke pantry and large range cooker in the background



Porthole window and 3m long storage bench



Understairs toilet with playful floral wallpaper

Achieve Your Project Goals with Expert Architectural Services

by Paul Chrysaphiades BA(Hons) DipArch



At our core, we are dedicated to helping clients achieve their project goals with clarity and precision. We believe that thorough discussions, especially when considering potential “what if” scenarios, empower our clients with the insights needed to make informed, confident decisions.

Our team offers a diverse array of creative services designed to meet the specific needs of each project. Whether it's conceptual design, surveys, planning applications, building regulations submissions, detailed design, or construction information, we are equipped to guide you through every phase of your project.

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Making Tax Digital for Landlords

Are You Ready?

by George Charalambous



The way landlords report their income to HMRC is changing significantly under the Government's new Making Tax Digital (MTD) rules. Many landlords remain unaware of what these changes mean and how they could affect their tax affairs.

From April 2026, landlords with annual property income above £50,000 will be required to comply with MTD for Income Tax. Those earning above £30,000 will follow from April 2027. Instead of submitting one annual tax return, landlords will need to keep digital records and provide quarterly updates to HMRC using compatible software.

For landlords joining MTD from April 2026, the first quarterly reporting deadlines are expected to be:

- Quarter 1 (6 April – 5 July 2026) – due by 7 August 2026
- Quarter 2 (6 July – 5 October 2026) due by 7 November 2026
- Quarter 3 (6 October 2026 – 5 January 2027) – due by 7 February 2027

- Quarter 4 (6 January – 5 April 2027) – due by 7 May 2027

In addition, landlords will still need to complete a final year-end declaration to confirm their overall tax position. For many property owners, this represents a major shift in the way accounts and tax reporting are managed. Failure to comply could lead to penalties, inaccurate submissions, and unnecessary stress.

To remain compliant, landlords will need to:

- Maintain digital accounting records
- Use HMRC-approved software
- Submit quarterly income and expense updates
- Complete an annual final declaration.

At Elite Accountants, we specialise in supporting landlords through these new requirements. We can help you move from spreadsheets and paper records to a simple, fully compliant digital system with ongoing expert support throughout the year.

Our services include:

- MTD setup and software guidance
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R' Voices Choir has Opened in Palmers Green!



"A brilliant, non-conformist suburban choir of everyday people." — TimeOut



The choir is a warm, welcoming, and inclusive community of people who get together once a week to sing songs. There are no auditions, and no musical experience is necessary to become a member. They do not wear matching T-shirts or perform choreography. They are, however, definitely not boring!



Expect an electric, expansive repertoire of songs by classic artists such as Chaka Khan, Fleetwood Mac, Lizzo, Oasis, Nina Simone, Elvis, Beyoncé, the Red Hot Chili Peppers, Radiohead, and more.

This wonderful and expanding community started at Starfish Coffee ten years ago. After quickly outgrowing their first rehearsal space, they moved to Winchmore Hill and now have 10 choirs across North London and Hertfordshire.

"The nucleus of my choir is the community, within it and around it," says Richard Forbes, founder and

director of 'R' Voices. "I've lived here all my life, and I feel strongly that Palmers Green has a strong sense of community, a healthy multicultural identity, and a strong artistic presence among its people."

They perform at festivals, charity events, pubs, and theatres, and pride themselves on combining fun with charity fundraising all year round.

"I think it's really important to realise that there is so much to gain from being in a choir beyond the singing... No one in my choir has walked in claiming to be anything special, but they have all made new friends, connected with other people, raised their self-esteem, improved their wellbeing, contributed to others, and created and experienced a lot of joy!"

Group singing is proven to be good for your health, with recent studies showing that it:

boosts immune function, reduces stress, fosters social bonds, acts as a natural antidepressant, improves lung capacity, and provides community support.

"A lot of us realise as we get older that you don't necessarily have to be good at something (by your own judgement) to: a) do it, and b) enjoy it! Singing is a visceral act, connecting us emotionally and physically. It's so good for you!"

The choir meets on Monday nights in Palmers Green from 7.30-9pm at Palmers Green United Reform Church (On the corner of Burford Gardens and Fox Lane). Everyone gets a free taster session!

Check the website for details:

www.rvoices.co.uk

Instagram: @rvoiceschoir





Anthony Webb Recognised Among the UK's Best Estate Agents

At Anthony Webb, exceptional customer service has always been at the heart of everything we do. We are proud that our commitment to helping buyers, sellers, landlords and tenants has recently been recognised through three prestigious industry awards, reinforcing our position as one of the leading estate agents in North London.

Best in Postcode Award – The ESTAS



Anthony Webb has been recognised for delivering outstanding customer service by winning a Best in the N13 Postcode Award from The ESTAS, the UK's largest customer review-based property awards scheme. Unlike many industry awards, ESTAS honours are based entirely on verified customer reviews submitted directly by clients at the end of their property journey. This means awards are determined by genuine customer experiences, providing an accurate reflection of the service delivered by estate agents over a 12-month period. As a Postcode Award winner, Anthony Webb was also shortlisted for county, regional and national recognition at the prestigious ESTAS Awards, hosted by property expert Phil Spencer and attended by over 1,200 of the UK's leading property professionals. Phil Spencer commented:

"Winning a Postcode Award is a fantastic achievement as it's based purely on client reviews at the end of the customer journey. Winning agents can proudly claim to be delivering the best service in their postcode." Simon Brown, Founder of ESTAS, added:

"ESTAS is all about putting the spotlight on agents who go the extra mile for every client. Agents that are part of the ESTAS community consistently demonstrate that they care about every customer and

support them throughout the whole home-moving journey."

British Property Awards Success – Four Years Running

Further recognition came from The British Property Awards, where Anthony Webb won the Lettings Award for N13 for the fourth consecutive year. The British Property Awards are widely respected for their rigorous and independent judging process. Agents are mystery shopped and assessed against 25 separate criteria, ensuring a fair and comprehensive review of customer service standards. This latest success means Anthony Webb has once again been recognised for consistently delivering exceptional service, standing out against local, regional and national competition. Following this achievement, the company has also been shortlisted for a number of national awards.

Robert McLean from The British Property Awards said:

"If an agent has been attributed with one of our awards, it is simply down to the fantastic customer service levels that they have demonstrated across a prolonged period of time. Winning agents should be proud that their customer service levels provide a benchmark for their local, regional and national competition."

Named Among the UK's Top Estate Agents- Best Estate Agent Guide

Adding to an exceptional year, Anthony Webb has also been recognised as one of the very best estate agents in the country, earning inclusion in the Best Estate Agent Guide 2026. The Best Estate Agent Guide is regarded as one of the most comprehensive assessments of estate agency performance in the UK. Each

year, more than 11,400 estate agents are independently evaluated based on the factors that matter most to sellers and landlords, including marketing performance, customer service and results achieved for clients.

This year, Anthony Webb received a Gold Best Estate Agent Guide Award for Sales 2026, alongside a prestigious Gold Top 500 Sales Award, recognising excellence in marketing, service and results. These awards place Anthony Webb among the highest performing estate agents in the UK and reflect our ongoing commitment to achieving the very best outcomes for our clients.



Thinking of Selling or Letting Your Property?

Choosing an award winning estate agent can make all the difference when it comes to achieving the best possible price, attracting the right buyers or tenants, and enjoying a smooth, stress free experience. Whether you are considering selling, letting, or simply want to understand the current value of your property, our experienced team is here to help.

Book your free, no-obligation valuation today and discover why Anthony Webb is one of the UK's most highly recognised and award winning estate agents.

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What a Difference a Day Makes

By Rob Cox, Fundraising and Marketing Manager

To find out more visit, www.happydayscharity.org/fundraising



Founded by three mums in 1992, Happy Days Children's Charity has been creating positive memories and life-changing experiences for children right across the UK for more than 30 years.

We're working in communities in every county, organising and funding special days out, family activities and short breaks for children living with a wide range of challenges, including physical and learning disabilities, mental health struggles, long-term illness, bereavement, abuse, neglect and social disadvantage.



For many of the children we support, opportunities that most families take for granted – a trip to the seaside, a

visit to a zoo, a theatre outing or a day at an outdoor activity centre – can be difficult or even impossible to access. Through the generosity of our supporters, we help remove those barriers and create experiences that bring joy, confidence, friendship and a sense of belonging.

Last year alone, Happy Days supported more than 33,000 children and young people across the UK. These experiences are about much more than simply having fun. They help children develop social skills, build self-esteem, improve wellbeing and create happy memories that last a lifetime. For families facing difficult circumstances, they also provide valuable opportunities to spend quality time together.

As well as helping individual families, Happy Days works with hundreds of organisations including SEND schools, children's hospitals,

women's refuges, young carers groups, hospices and victim support services. By working closely with these organisations, we're able to bring happiness and hope to children at a time when the need it most.

Everything we do is made possible by the kindness and generosity of our supporters, volunteers, fundraisers and corporate partners. Whether through donations, fundraising activities or volunteering time, every contribution helps us create brighter days for children facing adversity.

As we continue our mission, we remain committed to making a difference, one child, one family and one happy day at a time. Because together, we can ensure that more children have the chance to enjoy experiences, make memories and look forward to brighter futures.

What a difference a day makes...



UK Thalassaemia Society

50th Anniversary

Charity Gala

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50th Anniversary Gala Event

The UK Thalassaemia Society (UKTS) supports individuals and families affected by thalassaemia, an inherited blood disorder that often requires lifelong blood transfusions and ongoing medical care. The

charity provides vital support, raises awareness, campaigns for improved care and promotes research into the condition.

To celebrate its 50th anniversary, UKTS is hosting a special Gala Event on 4 July 2026 at The Brewery,

London EC1Y 4SD. The evening will bring together supporters, healthcare professionals and members of the thalassaemia community to celebrate five decades of progress and support.

To find out more or book your place, please contact office@ukts.org.



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If you are planning structural alterations such as an open plan kitchen, removing internal walls, building an extension, converting a loft, or transforming a property into flats or an HMO, a structural surveyor and engineer play a crucial role. Before any structural work begins, it is essential to understand how loads are transferred through the building and whether walls, beams, foundations, or roof structures require strengthening or modification. Our team provides detailed structural surveys, calculations, and designs to ensure your project is safe, compliant, and

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For property buyers, we offer comprehensive RICS Building Surveys and Home Buyer Surveys to help identify defects before you commit to a purchase. Many issues affecting older properties are not immediately visible during viewings. Our surveys provide a clear assessment of the property's condition, highlighting defects, maintenance concerns, and potential future costs. For added peace of mind, we also offer roof inspections using drone technology, allowing us to safely assess inaccessible roofs, chimneys, gutters, and other high level elements without the need for scaffolding.

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For first time buyers in particular, a structural survey can be one of the most valuable investments you make. A mortgage valuation is designed to protect the lender, not the buyer. A professional survey gives you an independent assessment of the property's condition, helping you avoid unexpected repair bills and negotiate confidently before purchase.

Whether you are buying, building, extending, or investigating structural concerns, contact Kemet Engineering & Surveying today for expert advice and a professional survey tailored to your needs.



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Great experience working with Islam at Kemet Engineering. He was knowledgeable, responsive, and explained everything clearly.

Yasmin



Islam is a very knowledgeable and trustworthy surveyor! Highly recommended!

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Why a Modern Bathroom Is a Smart Investment for Homeowners

by Ken Safer



A well designed bathroom can do far more than improve day to day comfort, it can also add significant value to a property.

Whether you are preparing to sell your home or simply investing in its long term appeal, upgrading a bathroom is widely regarded as one of the most worthwhile home improvements.

Bathrooms are one of the first areas buyers inspect when viewing a property. A tired, outdated or poorly maintained bathroom can create the impression that additional work is needed elsewhere in the home. In contrast, a modern and stylish bathroom can instantly make a property feel more luxurious, clean and well cared for, helping to create a strong first impression.

One of the key benefits of a new bathroom is the potential increase in market value. While the exact figure will vary depending on the quality

of the installation and the property itself, many homeowners find that a professionally fitted bathroom can significantly improve buyer interest. In competitive property markets, an attractive bathroom can also help a home sell more.

Modern buyers are increasingly looking for practicality as well as appearance. Features such as walk in showers, contemporary tiling, underfloor heating, energy efficient lighting and quality storage solutions are highly desirable. A bathroom that combines style with functionality can make a property stand out from similar homes on the market.

Energy efficiency is another important factor. Replacing older fittings with modern water-saving toilets, taps and showers can appeal

to environmentally conscious buyers and help reduce utility bills. Small touches such as improved ventilation and better lighting can also enhance the overall feel of the space.

For landlords and property investors, upgrading a bathroom can make a rental property more attractive to prospective tenants and justify higher rental values. A fresh, modern bathroom often reassures tenants that the property is maintained to a high standard.

Ultimately, a new bathroom is not just a cosmetic improvement, it is an investment in the overall appeal, comfort and value of a property. When completed to a high standard, it can provide both immediate enjoyment and long term financial benefits.



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At Anthony Webb, we believe our people are what set us apart. With decades of combined experience in the Palmers Green property market, our team is committed to delivering expert advice, exceptional customer service and trusted local knowledge. Contact our team on 020 8882 7888.



Tony Ourris – Director

Having founded Anthony Webb in 2000, Tony has spent more than 25 years helping people move. His trusted reputation and extensive local knowledge have helped establish Anthony Webb as one of the area's leading independent estate agents.



Che – Assistant Sales Manager

Che combines excellent local market knowledge with a proactive approach to helping buyers and sellers achieve the best possible results. He is committed to making every property transaction as smooth and stress-free as possible.



Martin – Office Manager

Martin has been an integral part of Anthony Webb since 2001. Renowned for his professionalism, integrity and strong negotiation skills, he has built lasting relationships and provides expert guidance throughout every stage of the buying and selling process.



Amet – Lettings Manager

With more than eight years' experience in the industry, Amet specialises in lettings. Known for his honest advice and excellent customer service, he works closely with landlords and tenants to ensure every move is handled professionally and efficiently.

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£300,500 S/Freehold

Compton Road, Winchmore Hill, N21

This beautifully presented CHAIN FREE, one bedroom plus a loft room converted flat located in the heart of Winchmore Hill. The property offers 840sq ft of bright and airy living space over the first and second floors of this period property.



£599,995 Freehold

Westminster Drive, Palmers Green N13

A well presented town house offering 1262 sq ft of bright and airy living space over three floors. The property benefits from three double bedrooms, two bathrooms, kitchen/diner, integral garage, drive and private garden to rear.



£599,995 Freehold

Harlow Road, Palmers Green, N13

A well presented loft converted four bedroom 1930s built terrace family home with two receptions, conservatory, two bath/shower rooms, off street parking, garage and garden to rear.



£459,995 Leasehold

Park Avenue, Palmers Green, N13

A well presented converted flat offering an impressive 931sq ft of well appointed bright and airy living space over the first and second floors of this Edwardian property.





£550,000 Freehold

Farndale Avenue, Palmers Green N13

A three bedroom semi detached house offering a living room, open plan kitchen/diner, ground floor cloakroom, first floor bathroom, double glazing, energy efficient heat pump central heating system, off street parking and garden to rear with covered patio area.



£575,000 Freehold

Dorchester Avenue, Palmers Green, N13

CHAIN FREE and newly decorated three bedroom 1930s built extended terrace house offering a spacious through lounge, a galley kitchen, guest cloak room, first floor bath/shower room, double glazing, double garage to rear and front and rear gardens.



O.I.E.O £675,000 Freehold

Hoppers Road, Winchmore Hill N21

A CHAIN FREE well presented three bedroom Victorian end of terrace house located on a popular residential turning close to local amenities and transport facilities.



£1,349,000 Freehold

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Restoring Character, Creating Beautiful Floors, Adding Lasting Value

by Ivan Petkov

Wooden flooring remains one of the most sought-after features in homes across London, offering a combination of natural beauty, durability, and timeless style. From Victorian terraces and Edwardian townhouses to contemporary apartments and newly built homes, quality timber flooring enhances both appearance and property value.

For many homeowners, original wooden floors lie hidden beneath carpets or have become worn through years of use. Professional restoration offers a cost effective and sustainable alternative to replacement, bringing tired floorboards back to life while preserving the character of the property. Using advanced sanding techniques and premium finishing products, scratches, stains, and surface damage can be removed to reveal the natural beauty of the timber. The result is a durable, attractive floor that complements both traditional and modern interiors.

For those seeking a completely new look, professionally installed wooden flooring provides a long lasting investment that combines practicality

with elegance. Whether you prefer a classic or contemporary finish, expert installation ensures a flawless result that will stand the test of time.

Herringbone flooring remains a firm favourite amongst London homeowners. Its distinctive pattern adds sophistication and visual interest, making it ideal for hallways, living rooms, dining areas, and period properties. For a more contemporary aesthetic, chevron flooring offers a striking V-shaped design that creates a sense of movement and space, making it particularly popular in luxury renovations and modern interiors.

Straight plank flooring continues to be a versatile and timeless choice. Its clean lines allow the natural grain

and texture of the timber to take centre stage, making it suitable for virtually any property style.

Every flooring project should begin with a thorough assessment of the space, followed by careful preparation, installation, sanding, staining, and finishing. Attention to detail at every stage ensures a high quality result that looks exceptional and performs well for years to come.

Whether you are restoring original floorboards in a period property or installing a brand new hardwood floor, professional wooden flooring services can transform your home, adding warmth, character, comfort, and lasting value for decades to come. Contact us today for your free quote.



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before



after



Why Choose Us?

Whether you are renovating a Victorian property, updating a family home, or creating a contemporary living space, professionally restored or installed wooden flooring can make a remarkable difference.

With expertise in wooden floor restoration, herringbone flooring, chevron flooring, and straight plank installations, we help homeowners create beautiful, durable floors that add character, comfort, and value to their properties.

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Green Lanes Business Association

LOVE Palmers Green, by Angela Evangelou

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Summer is a season of long evenings, family gatherings and simple pleasures. It is a time to slow down, catch up with old friends and appreciate the places that make us feel at home. And just as nature has its seasons, so too does our high street.

For more than thirty years, the Green Lanes Business Association (GLBA) has worked alongside businesses, residents and community partners to help keep Palmers Green vibrant, welcoming and full of life. Because a thriving high street is about much more than shops. It is about people.

High streets are where communities become visible. They are where neighbours meet by chance. Where friendships begin over a coffee. Where birthdays are celebrated, errands become conversations, and familiar faces become part of the rhythm of everyday life.

In many ways, the high street is the beating heart of a community. As summer gradually gives way to autumn and then winter, we are looking forward to several events that have become part of the rich tapestry of Palmers Green.

Halloween Pumpkin Hunt Saturday 31st October 2026

Our annual Pumpkin Hunt returns once again, bringing families onto the high street for a day of fun, laughter and discovery.

We are particularly grateful to Peter Michael Estate Agents, 58 Alderman's Hill N.13, for sponsoring this year's event and helping to keep this much-loved tradition alive.

Christmas Lights Switch-On Thursday 26th November 2026

One of the highlights of the year, the Christmas Lights Switch-On marks the beginning of the festive season and reminds us that communities shine brightest when people come together.

Christmas Stocking Hunt Saturday 5th December 2026

Our popular Christmas Stocking Hunt once again invites families to explore Palmers Green while supporting the independent businesses that give our high street its distinctive character. We are particularly grateful to Hommix UK, water softening, filtration and kitchen/bathroom tap specialist, 436-438 Green Lanes N13, for sponsoring this year's event and

helping to keep this much-loved tradition alive.

These events are made possible through the support of traders, volunteers and residents who share a common belief:

Palmers Green is more than a place. It is a community. And communities flourish when people work together.

Many traders across Palmers Green and the wider Green Lanes area are already members of the GLBA. By working together, businesses can stay informed, support one another and help ensure that our high street remains a vibrant place to shop, work and visit.

If you run a business and would like to strengthen the voice of independent traders, you are warmly invited to get involved.

The GLBA would also like to thank Antony Webb for providing space in this magazine and for his continued support of local businesses and community life. Local publications help celebrate the people, businesses and organisations that make Palmers Green such a special place.

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Government Unveils Sweeping Reforms to Speed Up Home Buying Process

by Ellie Lawton-Byrne

The government has proposed a major overhaul of the home buying and selling process in England, with ministers claiming the changes will reduce delays, prevent transactions from collapsing, and save buyers hundreds of pounds.

The package of reforms is designed to modernise what many regard as an outdated and frustrating system, where lengthy delays and failed sales have become increasingly common. According to government figures, the average property purchase currently takes around 120 days to complete, while approximately one in three agreed sales falls through before contracts are exchanged.

Ministers believe the new measures could cut the typical transaction timeline by up to four weeks and save first time buyers an average of £640. The reforms are also intended to inject greater confidence into the housing market by reducing uncertainty for buyers and sellers alike.

A central feature of the proposals is the introduction of mandatory digital sales packs, which will provide key information about a property from the moment it is listed for sale. These packs will include details such as the property's condition, any leasehold charges, and whether the seller is involved in a property chain.

The government argues that making this information available at the outset will help buyers make more informed decisions and reduce the likelihood of unexpected issues emerging later in the transaction process.

Another significant change will be the introduction of earlier legally binding agreements between buyers and sellers. The aim is to prevent either party from withdrawing from a transaction months after negotiations have begun without a valid reason. This has long been a source of frustration in the property market, where buyers and sellers can invest considerable time and money only for

a deal to collapse at the final stages.

To improve professional standards, the government also plans to introduce a new Code of Practice for estate agents. Alongside this, consultations will take place on mandatory qualifications for agents, with the intention of ensuring property professionals have the skills and knowledge needed to support smoother transactions.

Officials believe these measures could help restore public confidence in the sector while creating a more consistent standard of service across the industry.

The reforms are being driven in part by the significant economic costs associated with failed property transactions. Government estimates suggest that collapsed sales cost homeowners around £400 million each year, while the wider impact on the economy may be as much as £1.5 billion annually.

At the heart of the strategy is a major push towards digitisation. The government plans to replace many paper based processes with digital alternatives, creating a more streamlined and efficient system. Digital property logbooks and sales packs will allow information to be shared instantly between estate agents, conveyancers, lenders and other parties involved in a transaction. Buyers and sellers will also be able to access updates in real time, reducing uncertainty and improving transparency throughout the process.

The government is also backing the wider use of digital identity verification, electronic signatures and artificial intelligence assisted conveyancing tools. Ministers say these technologies will help eliminate

unnecessary duplication, reduce the risk of fraud and speed up every stage of the buying journey.

The long term objective is to create a fully integrated digital property market where information can be securely shared between all parties, making transactions quicker and more straightforward.

In promoting the reforms, the government has pointed to examples from other countries that have already embraced digital property systems. In the Netherlands, buyers and sellers can monitor the progress of their transaction through a live tracking platform, helping to achieve average completion times of just 20 days. Meanwhile, Norway's investment in digital property processes is estimated to have generated savings worth up to £1.4 billion over a decade.

Ministers believe similar benefits can be achieved in England as the system becomes more efficient and transparent. The reforms will be introduced in stages over the coming years. Later this year, the government plans to publish a new Code of Practice for property agents and issue guidance aimed at improving the quality and consistency of information included in property listings.

From 2027, consultations will begin on mandatory qualifications for estate agents, while further digital tools are expected to be introduced across the sector. By the middle of 2029, before the end of the current Parliament, the government intends to bring forward comprehensive legislation that will make sales packs mandatory, introduce binding agreements and support the widespread use of trusted digital property information.

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That WhatsApp Message May Be Legally Binding by Fariz Uvais

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Many people believe that a contract only exists once a formal document has been signed. In fact, under English law, a legally binding contract can sometimes be created through a simple WhatsApp conversation.

To understand why, it helps to know the four basic ingredients of a contract: an offer (one person proposes a deal), an acceptance (the other person agrees), consideration (something of value is exchanged, usually money, goods or services) and an intention to create legal relations (the parties intend the agreement to be legally binding).

Consider this example:

John: "Can you paint my house for £2,000 next month?"

Sarah: "Yes, I agree to do it for £2,000. I can start on 5 July."

In just two messages, all four elements may be present. John's

message is the offer. Sarah's reply is the acceptance. The £2,000 payment is the consideration. Because they are discussing paid work, the law will often presume they intended to create legal relations. A contract may therefore have been formed, even though nothing was signed.

The same principle can apply to many everyday situations, including building works, loans between friends, the sale of a car or agreements relating to property.

However, wording matters. In a recent dispute handled by our firm, one party believed the other had admitted responsibility of paying an amount because several WhatsApp messages appeared to agree with the sums claimed. On closer inspection, however, the relevant responses ended with wording such as: "anyway, I will review this further and get back to you to confirm my position." That small qualification

made a significant difference. While the sender acknowledged the points raised, he carefully avoided giving a final acceptance or admission. What one party viewed as a clear agreement/admission was, in reality, an invitation for further discussion.

The lesson is simple: never assume that a WhatsApp conversation is legally irrelevant. In many disputes, those messages become the most important evidence before the court. We regularly advise and represent clients in contract and commercial disputes involving admissions made through WhatsApp, email and text messages. If you are unsure whether an agreement has been reached, or if you believe somebody is relying on messages that do not reflect the true position, seeking legal advice early can make a significant difference to the outcome of the dispute.

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

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What do estate agent league tables really tell you?

by Ellie Sales, Anthony Webb Marketing Officer

If you are thinking of selling your home, you will probably invite a few estate agents to value it. Chances are you will receive a range of opinions on price, and it can be tempting to choose the agent who gives the highest valuation. But does the highest valuation really mean the best result?

When we recently reviewed the performance of estate agents in the N13 postcode area, an interesting pattern emerged. Whilst Anthony Webb ranked third for new instructions, we ranked first for sales agreed. At first glance, that might seem surprising. Surely the agent winning the most instructions should also be selling the most properties? Not necessarily.

The danger of overpricing

One of the biggest reasons properties fail to sell is overpricing. In a competitive marketplace, some agents may be tempted to suggest a higher asking price in order to win an instruction. It is understandable why sellers are attracted to this approach, but today's buyers are more informed than ever. Most have spent months researching the market online, comparing properties, reviewing sold prices and setting up alerts on property portals before they even book a viewing.

One of the biggest misconceptions is relying solely on historic sold prices. If a neighbour's house sold for £650,000 six months ago, it is natural to assume your property should achieve the same figure. However, buyers are not comparing your home with a property that sold six months ago. They are comparing it with the homes available today.

The most important comparables are often the properties currently on the market, not those that sold several months ago. Market conditions can change quickly, influenced by mortgage rates, buyer confidence and the number of competing properties available. A property may have achieved a certain price six months ago, but if several similar homes are currently available at lower prices, buyers will

naturally gravitate towards those alternatives. Successful pricing is about positioning a property competitively in today's market, not simply matching yesterday's headline sale.

Why price reductions matter

When a property is launched at too high a price, it often misses out on the initial surge of buyer interest that every new instruction receives. Weeks or months later, a price reduction follows. By then, buyers start asking questions:

"Why hasn't it sold?"

"Is there something wrong with it?"

"Will the seller take even less?"

The property can lose momentum and, in many cases, ultimately achieve less than it would have if it had been correctly priced from the start. This is one reason we pay close attention to price reduction statistics. In our local market, Anthony Webb has significantly fewer price reductions than some competitors. Whilst there can be several reasons for this, it often suggests properties were launched at a more realistic asking price in the first place.

Looking beyond the fee

Another figure sellers often focus on is the estate agent's fee. Of course, everyone wants value for money. However, concentrating solely on the percentage fee can sometimes be a false economy. For example, on a £500,000 property, a difference of 0.5% in fee equates to £2,500. If a stronger agent achieves £5,000, £10,000 or more through better marketing, negotiation and access to a larger pool of buyers, the seller is financially better off despite paying a slightly higher fee. The real question is not what the fee costs. It is how

much money ends up in your bank account on completion day.

Understanding today's buyer

The way people search for property has changed dramatically. Most buyers now begin their journey online, often spending weeks or months researching the market before contacting an estate agent. They compare properties across multiple portals, monitor price changes and increasingly use online valuation tools and AI-powered search tools to better understand local market conditions. As buyers become more informed, accurate pricing, high-quality marketing and strong local knowledge become even more important.

What should sellers look at?

When choosing an estate agent, do not just ask who values your home the highest.

Ask:

- How many properties do they actually sell?
- How often do their listings require price reductions?
- How strong are their reviews?
- How many active buyers do they have registered?
- How long have they been operating in the area?

These metrics often tell you far more about the likely outcome than a valuation figure alone. The best estate agent is not necessarily the one with the highest valuation or the lowest fee. It is the one with a proven track record of turning instructions into successful sales and achieving the best possible result for their clients. Because when the sale completes, it is not the valuation that matters. It is the outcome.



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Living with back pain?

by Nicola Forward, your local Amatsu Practitioner

Does it wake you when you turn over in bed at night? Or perhaps you dread that pain when you try to move to get out of bed in the morning? You may feel better once you've got moving a bit and a warm shower always helps.

Some days it seems to linger all day long and you just can't seem to relax, other days you barely notice it. And then there are those days when you simply move slightly differently and you get that sharp jab of pain reminding you that the problem really hasn't gone away. Do you wonder if you'll ever be free of it...or will it get worse?

Perhaps you've taken painkillers or maybe you've tried exercises to strengthen particular muscles but nothing changes. You may even have had a scan and been told that everything is "normal."

What then?

If you still have pain, then Amatsu may be able to help you.

As an Amatsu Practitioner I see many people with back pain. Some of my clients know why their back hurts, but often they really don't know why their back "went" the first time. This is because pain can be the end result of a long and gradual process. Our bodies automatically make compensations and adjustments to reduce our discomforts, setting up a complex set of adaptations and it may take years to "grow" into the posture that finally causes your pain.

"Amatsu is a different approach to pain," says client, Mary. "I now have a clearer understanding of how my body works and what has been causing my pain."

Amatsu is a unique and gentle

realignment process based on the Japanese "whole person" approach to health. It is a physical therapy using touch and movement, but with no cracks or crunches, and you lie on my treatment couch fully clothed.

The assessment techniques I use allow me to build up a picture of your body pattern and identify areas of imbalance so that I can begin to gently bring back your natural poise.

After a short series of regular sessions, client, Victoria, comments "I can feel a big difference in how I stand and walk and I now have more energy to go about my daily life."

If you think you've tried everything and you still have pain, why not try Amatsu?

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How to Protect Your Hair From the Sun

by Kiri, Salon Director



FABHAIR London, 382 Green Lanes, N13 5PD

To book an appointment call 020 8886 7070

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

With the UK and Europe experiencing a heatwave, most of us remember to protect our skin from the sun, but it's just as important to look after our hair. While UV rays won't cause skin cancer on your hair, prolonged exposure can damage the hair cuticle and weaken the inner structure, leaving it dry, brittle and more prone to breakage.

Common signs of sun damage include faded colour, frizz, split ends, dryness and hair that feels weak or lifeless. The good news is that a few simple steps can help keep your hair healthy all summer long.

The easiest way to protect your hair is to wear a hat. Whether it's a baseball cap or a wide-brimmed sun hat, covering your hair provides

excellent protection from harmful UV rays. If your hair is exposed, use a professional leave-in conditioner or styling product with UV protection to help reduce moisture loss and colour fade throughout the day.

If you're spending time in the pool, wet your hair with fresh water before you swim. Hair that's already saturated absorbs less chlorinated water, helping to minimise damage and discolouration. Blonde hair that develops a green tinge can often be refreshed with a simple rinse of apple cider vinegar diluted with water.

After a day in the sun, replenish lost moisture with a deep conditioning treatment. The sun breaks down keratin, the protein that gives hair its strength, so regular conditioning helps restore softness, shine and

resilience. Using a clarifying shampoo once a week can also help remove any build-up from styling products and UV protectants.

Finally, don't forget your scalp. If you wear your hair parted, the exposed skin can burn just like the rest of your body. Apply sunscreen to your parting and ears before heading outside.

Avoid products containing high levels of alcohol, peroxide or "sun-activated" hair lighteners, as these can dry out your hair even further and increase sun damage.

For personalised hair care advice, email kc@fabhair.london or visit www.fabhair.london.

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The Nightingale Cancer Support Centre

A second home for people with cancer



The Nightingale Cancer Support Centre provides vital support to people affected by cancer, helping them cope with their diagnosis and navigate the challenges they face throughout their journey.

We do this by providing free emotional, physical and practical support through a range of 20 services including complementary therapies, counselling, fitness classes, art classes and informational talks.

The Nightingale is a non-medical centre and we make a conscious effort to provide a totally different space to that of a GP or Hospital. Those who come to us for support have enough hospital appointments and GP check-ups to last a lifetime and we don't want to be another place on that list.

With warm welcomes, plenty of cups of tea and more tears of laughter than sadness, many of our clients call us their 'home from home'.

For nearly 25 years we have been

supporting the people of Enfield and in that time have helped upwards of 20,000 people in various ways, from big things like supporting people in regaining their strength after surgery and chemotherapy to calling a client once a month to check in and see how they are.

All of the 12,093 support sessions we offered in 2025 were delivered completely free of charge, meaning that many people who may not have been able to afford 12 counselling sessions, six massages, six reiki appointments, 18 fitness classes and more are still able to access these vital resources.

We don't believe that money should be a barrier to gaining the vital support needed when going through cancer.

We know that every cancer diagnosis is different. That's why our services are designed to suit you, there isn't a 'one size fits all' approach to our support, because there isn't one for cancer.

If you've been diagnosed with cancer and are looking for support and a bit of TLC, contact The Nightingale today. We're here for your cancer support needs.

020 8366 4333

187a Baker Street, Enfield, EN1 3JT

www.nightingalesupport.org.uk/get-support/



"We had a fantastic evening taking part in the Nightingale Night Hike on 15 May 2026, completing the 10km route in just two hours. It was a privilege to support such an incredible local charity, raise awareness of the vital work they do, and join so many members of our community in making a difference. We're proud to have played a small part in such an inspiring event."

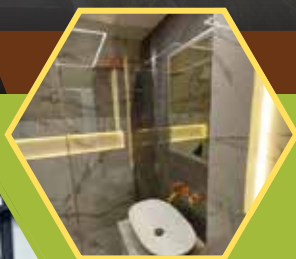
From left to right, Aysel, Barbara and Ellie





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Recognising the need for Day Care Services: Supporting your loved ones

You may have recently noticed an older relative facing new challenges at home or needing more of your time and support. Moments like these often prompt important conversations about the kind of care and companionship that can best support their wellbeing as they age.

Acknowledging the reality of aging or declining health can be daunting. The responsibilities of providing full-time care often fall on family members, gradually becoming overwhelming and leaving you struggling to cope. Recognising when to seek additional support can be a difficult decision and one that can significantly impact the well-being of both the caregiver and the individual receiving care.

Spotting signs of vulnerability in older relatives

For those with older relatives, signs of increased vulnerability might have surfaced during the holidays: frequent falls, irregular eating habits, confusion, or disorientation.

These observations can leave us uncertain about the next steps to take. Here are a few questions you can answer to help determine the level of support needed:

- Is there sufficient family support available?
- Does their current living environment ensure safety?
- Are their medical requirements adequately addressed?
- How is their cognitive well-being?
- Do they need assistance with mobility or personal hygiene?
- Can they manage daily meal preparation?
- Are they engaging in regular social interactions?

When uncertainty lingers about the safety of a loved one living independently, our team can help assess their needs and support you with our day care services. Consulting our dedicated team for a care needs assessment can provide you with the information you need to consider your next steps and help you make an informed decision on what level of care you need for your loved one.



Drawing from over three decades of extensive experience in providing comprehensive care, our team are available to offer you assistance.

Lemon Tree Day Care Services

Our Lemon Tree Day Care Services are designed to provide care, stimulation and companionship for older adults, including those who are living with dementia, who need assistance or supervision during the day.

Day guests can make friends and keep busy, allowing other family members to handle personal business, or relax while knowing their loved one is entertained, well cared for and safe. The assurance of professional care can bring immense peace of mind.

Our day care service provides:

- Supervision by professionally trained staff
- Home-made meals, incorporating special dietary needs
- A wide-range of activities
- Friendly environment with English and Greek speaking staff
- Flexible hours and days to suit your lifestyle and requirements, with early drop off and late collection as well as public holidays



Day care enables guests to socialise and enjoy planned activities in a group setting, while still receiving specialist care. Day care is also a great way for older people to become familiar with the surroundings of a care home setting and can ease the transition of moving into a care home when and if the time is right.



We pride ourselves on supporting families throughout their journey, alleviating their concerns and offering holistic support to every member of the family. To book your free Day Care trial day please call 020 8344 2600 or visit autumn-gardens.com.



Transforming your Garden with Outside Designs by Paul Knight

Summer is the perfect time to enjoy the beauty of the outdoors and your garden. Whether sipping morning coffee or hosting a summer soirée, your outdoor space should be a sanctuary.



At Outside Designs, we're dedicated to helping you make the most of your garden, offering professional design services and expert landscaping to turn your outdoor dreams into reality.

Elevate Your Outdoor Experience

With summer just around the corner, now is the perfect time to reimagine your garden space. Our team at Outside Designs specialises in creating bespoke outdoor havens that seamlessly blend functionality with aesthetics. From cozy corners for relaxation to vibrant flower beds that burst with colour, we're here to craft a garden that reflects your personality and lifestyle.



Tailored Design Services

At Outside Designs, we understand that every garden is unique, which is why we offer a personalised design service to suit your individual preferences. Our experienced designers work closely with you to understand your vision, incorporating elements that resonate with your style and requirements. Whether you envision a tranquil retreat adorned with lush greenery or a contemporary outdoor entertaining area, we have the expertise to bring your ideas to life.



From Concept to Creation

Once the design is finalised, our skilled team of landscapers steps in to turn your vision into reality. With attention to detail and a commitment to quality craftsmanship, we bring the design to life, ensuring every element is executed to perfection. From paving and fencing to lawns and water features, we handle every aspect of the landscaping process, providing a seamless experience from start to finish.



Enhancing Existing Spaces

In addition to our design and build services, we offer a range of landscaping options to revitalize your outdoor space. Whether it's installing a new patio, refreshing your planting scheme, or adding a striking water feature, our team can transform your garden.



Transforming ordinary gardens into extraordinary spaces

To discuss your landscaping needs, contact Paul Knight today and receive your free estimate.

07957 942728

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Little Libraries, Big Questions by Dan Brotzel

From browsing etiquette to borrowing behaviour, these little boxes of delight are fraught with controversy. Well, a bit..

I read in the estimable Enfield Despatch recently about a couple so disappointed to lose their local library at Southgate Circus that they erected their own mini one at the end of their garden, a few doors away. It's a reflection of the affection so many of us still have for our ever-threatened library system.

Libraries used to be hushed, imposing places. The only sounds were the whisper of the librarian and the polite thunk of books being stamped. Things are rather different now – people eating crisps, making loud phone calls, watching movies. But I wondered if these little libraries, now a widespread phenomenon worldwide, have evolved any protocols or debates of their own?

Reddit, that oracle of modern life, points to a few controversies. The #1 issue relates to mass clearouts. Of course, you don't have to donate a book every time you take one out, but what about the bloke who regularly empties the entire lot to flog off? 'Brown bear, brown bear, what do you see? I see a reseller stealing from me,' posts one wit. Another counters: 'How can you steal something that's free?' True enough. Maybe the reseller's desperate.

There are complaints about creaking timbers and mouldy books, prompting this suitably communitarian response:

'Why not be the change you want to see? Fix the thing yourself! Also, close the door when it rains.'

Recipe books fly from the shelves, along with thrillers, dog care handbooks, true-crime sagas and sports biographies. Things with an obvious shelf-life – old textbooks, car manuals, software user guides – tend to languish forever (until replaced by the little library fairy, a real and very important person). My local library currently stocks two copies of the Venues Factfile produced by the 2012 Olympic Delivery Authority. Not without interest, perhaps, but probably quite niche.

A friend reports that in her little library there's a book called *How To Lose Weight Orgasmically*, which never leaves for good but seems to move around a lot on the shelves, as if trying out new positions. (She likes to imagine it's regularly taken out under cover of night and returned at dawn by the same borrower, now impossibly thin. She lives in Brighton, mind you.)

It's not in the spirit of the thing to judge other people's taste, but what if you discovered something really obscene? Or a novel linked to white supremacist politics (as reported in the US)? A tract from a famously dodgy new religious movement? One Lithuanian

correspondent reports that every little library in their country eventually becomes a Christian evangelism propaganda dispenser.

Then there's browsing etiquette. Of course you can't really have more than one person flicking through the titles at a time. But we are British, after all, with standards to maintain. Forming a nearby queue of one in a slightly miffed-looking, passive-aggressive stance is perfectly acceptable.

Some suggest these libraries are performative philanthropy. They say you only get them in posher neighbourhoods. Perhaps. But the ones that get cleared out tend to get filled again, in a matter of days. So I prefer to think of them as little beacons of optimism – humanity for better and worse, all crammed on two slightly uneven shelves.

Dan's novels, including *Thank You For the Days* and *The Wolf in the Woods*, are all available on Amazon and other book stores, and in libraries.



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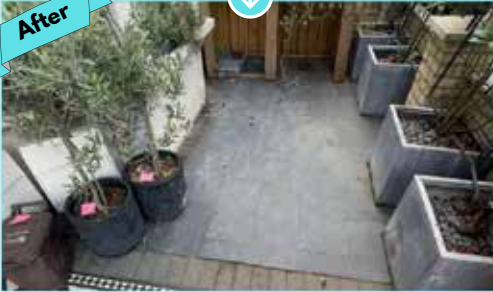


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Reforming the Leasehold System: What's Changing for Homeowners in Southgate

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One concern that comes up regularly in my casework is that of our outdated leasehold system.

There are around five million homes in England where families own their house or flat through a lease.

Yet these leaseholders continue to face problems with service charges, poor transparency, and an imbalance of power that has left them feeling trapped in their own homes.

Several leaseholders tell me about sharp increases in service charges that have been pushed on to them with little justification, and without a full breakdown of costs contributing to the rise. They also complain of poor communication from managing agents who fail to address requests for basic documentation, and the prohibitive cost of extending a lease, particularly when a "marriage value" premium kicks in, adding thousands of pounds to the price.



Successive Governments have recognised that this is unacceptable, and have taken steps to deal with these issues. The Leasehold and Freehold Reform Act 2024 will directly address the cost of extending a lease by abolishing marriage value entirely, extending lease terms to 990 years at zero ground rent, and stopping leaseholders paying their freeholder's legal costs. It will also remove the two-year ownership requirement, meaning leaseholders can extend from day one.

On service charges and transparency, the Government published a consultation last summer on strengthening protections over charges and services, including proposals for a standardised service charge demand format, a requirement for landlords to produce accountant-certified annual statements, and a new right for leaseholders to apply to the First-tier Tribunal to compel a landlord to hand over financial documentation within 14 days.

However, I know residents are frustrated with the pace of change. The 2024 Act was fast-tracked before the general election and several provisions require secondary legislation and in some cases corrections through primary legislation before they can take effect. This takes time, but getting it right matters if we are to avoid repeating the mistakes of the previous Government.

With this in mind, I welcome that the Government is going further to reform the outdated system by introducing a Commonhold and Leasehold Reform Bill to Parliament. This will cap ground rents at £250 a year, reducing to zero after 40 years, ban leasehold for new flats by making commonhold,

where flat owners collectively own the building, the default form of ownership, and abolish forfeiture, the power that allows freeholders to seize a leaseholder's home for minor breaches of the lease.

Throughout this time, I have been meeting with managing agents and leaseholders in Southgate and Wood Green to understand their concerns, and learn more about what they need as the new legislation enters Parliament.

I recently organised a meeting between leaseholders and a large residential managing agent in Southgate and Wood Green, where residents had the opportunity to raise issues on transparency, excessive service charge increases, poor customer service and communication directly with the managing agent.

I know that for many residents these changes cannot come soon enough. As they progress through Parliament, I will continue to keep residents updated, work closely with local leaseholders, and push for stronger protections on service charges, transparency, and accountability. My priority is to ensure that the voices of leaseholders in our constituency are heard and that the move towards a fairer system delivers meaningful change for those who have waited far too long for reform.

If you are a leaseholder in Southgate and Wood Green experiencing problems with your freeholder, managing agent, or service charges, please do get in touch with my office. I want to hear from you.





A New Direction for Enfield

by Cllr. Alara Ayyildiz, Cockfosters ward, London Borough of Enfield



For the first time in sixteen years, Enfield is under new leadership, and I believe our borough is in far better hands for it.

Our new administration is led by Councillor Alessandro Georgiou, and I want to take a moment to pay tribute to him. From his very first day as Leader of the Council, he has brought energy, focus and a real determination to put residents first. He understands the pressures families across Enfield are under, and he is leading a team that is genuinely serious about turning our borough around. We are fortunate to have him.

We came into office with clear manifesto promises to the people of Enfield: restoring weekly bin collections, removing the LTNs, scrapping the borough-wide 20mph scheme, bringing thirty minutes of free parking to our high streets, ending the appointment-only system at our recycling centres, cracking down on the dodgy businesses that blight our high streets, and, above all, protecting our Green

Belt. I want to be honest with you. Change on this scale does not happen overnight, and governing as a minority administration brings real challenges. But what we promised is coming, and we are working hard every single day to deliver it.

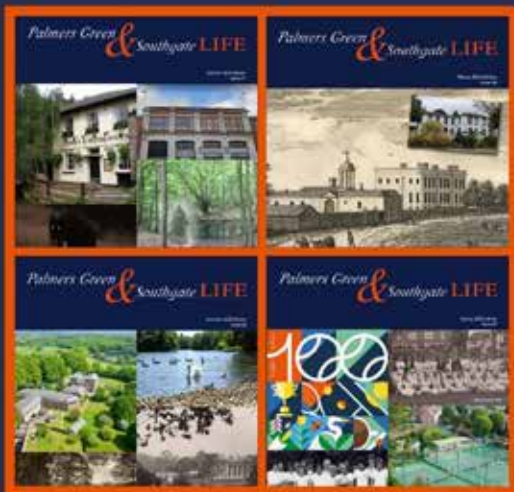
We have already made a strong start. Within our first 24 hours, we withdrew Enfield from the New Town process, and we continue to press the Mayor and central Government to defend our green spaces. We have scrapped wasteful associate cabinet roles, saving residents £32,940, paused unnecessary capital spending, and acted to protect our allotments from development. We have also secured a major expansion of on-street electric vehicle charging across the borough.

Closer to home, I want to share some news I am especially pleased about. My position has always been clear, and protecting the Green

Belt in Hadley Wood was one of our manifesto pledges for the ward. For years, Labour wanted to build on the land to the west of Hadley Wood station. Thanks to the hard work of Councillor Georgiou, Robert Wilson of the Hadley Wood Association, David Harbott of the Hadley Wood Neighbourhood Planning Forum, and the many residents who campaigned alongside us, the Inspector has now safeguarded this land for good. I could not be happier that it is protected, and this is already a big win within the first three weeks of us being in administration.

This is only the beginning. We know there is a great deal still to do, and we will not stop working until we have delivered everything we promised. Thank you for your support. Whatever your concern, your Conservative councillors are always here to help.

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