



A not-for-profit community builder with a new type of affordable housing



## Raynton Road East, EN3

An exciting new community of five affordable town houses in Enfield Lock, North London.

Each house provides 85 sqm metres of flexible space that can be adapted to suit your needs. The houses come with planning permission for future extensions that allow for future growth.

The homes are discounted from market by 20% but importantly you own 100% of your home from day one and manage your own community with your new neighbours.

Designed by award-winning architects OMMX, the homes prioritise environmental performance and a well-built framework for living, designed for owners to put their own stamp on them. The design is pared back to create possibilities for how you want to make your house a home.

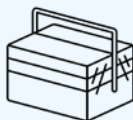
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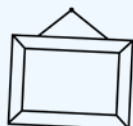
**Low starting price > 20% discount**



**Pared-back great design >  
It's yours to make**



**Flexible space > Extend and adapt**



**Super insulated > triple glazing &  
underfloor heating**



**Genuine Ownership > 100% own  
your home and community spaces**

## Become part of our community?

If you earn a moderate income - typically between £45K-£75K as a household - and can't afford to buy a home on the open market, then Naked House is for you.

If you want to be part of a community that owns and manages all communal areas, then this is for you.

If you want to be part of the process of adapting and improving your home over time - DIY and custom build - then this is for you.

In Enfield our homes will be available first for those who live and/or work in the borough. You must be a first-time buyer or not currently own a home.

Unlike shared ownership, you will own 100% of the home from day one. The homes are discounted from the open market value by 20%. This discount is protected through a resale covenant - meaning you must sell with the same discount in place. Value can still rise and fall in line with the market or improvements you make - just like any home.



**join us!**



## About us

Naked House was established as a not-for-profit by four young Londoners all feeling the impact of the affordability crisis. We all work in housing, development and construction. This is by generation rent for generation rent.

We were uninspired by expensive shared ownership flats where every last detail is chosen for you - from fixtures and fittings to building management.

We wanted to be part of our own solution to the housing crisis and get stuck in ourselves - DIYing as we go. We wanted to be part of a like-minded community doing the same.

And we wanted to build homes that are genuinely affordable - discounted at least 20% from the market - and for 100% ownership.

Naked House is registered as a not-for-profit Community Interest Company. Our social mission is set in stone to benefit “working Londoners who cannot afford to buy... in a shared community that promotes wider social and environmental living.”

We have a membership which help us take key decisions - representatives of our membership sit on our Board alongside industry experts. Our Board oversees the work of Naked House and is composed of: founding members, Naked House members and industry experts.



## The neighbourhood

The homes are a 5–10-minute walk to Enfield Lock with train services directly into London Liverpool Street. Turkey Street is a 20-minute walk with the London Overground line providing quick access to Tottenham, Hackney and the City.

Numerous bus services run along Hertford Road providing local connections to Manor House,

There are numerous shops, restaurants and cafes along Ordinance Road and Hertford Road.

There is a local library, health centre and leisure centre around the corner along Hertford Road.

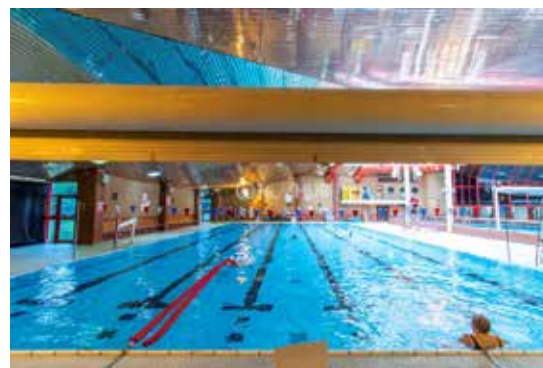
Albany Park located next to the Leisure Centre provides a community cafe, children's playground, sports courts, river and wildlife habitats.



1. Library and Health Centre



2. Pubs, cafes and shops along Hertford Road



3. Albany Leisure Centre



4. Albany Park



## Our homes

Our homes are built simply, but built well. They do not have unnecessary fixtures and fittings and focus on what matters – energy efficiency, generous, flexible spaces and a sense of community.

### **Built simply, built well**

We provide a habitable shell that you can make your own.

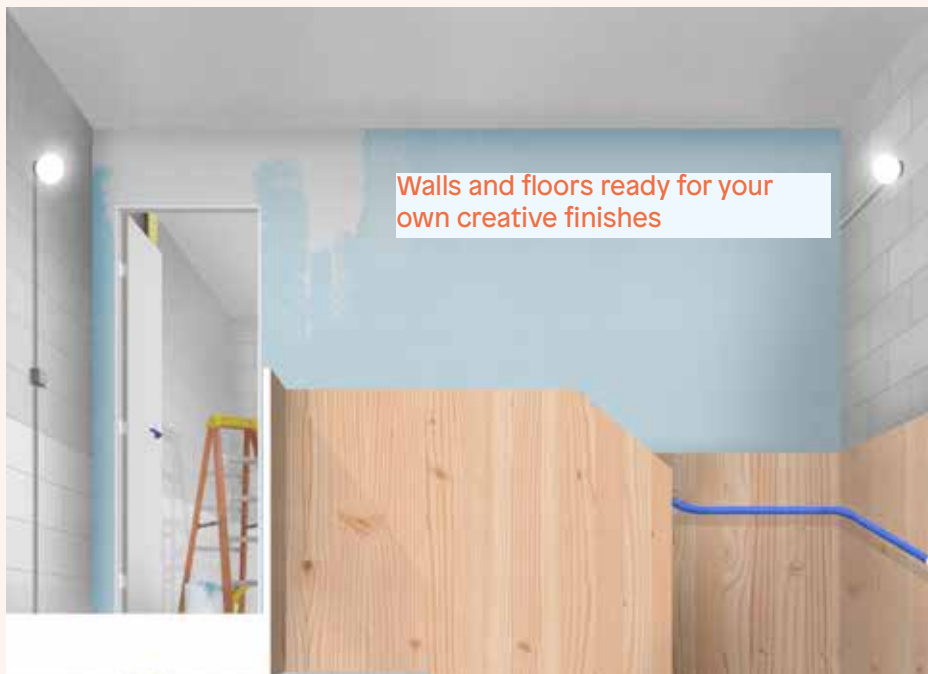
- Super insulated and high thermal mass
- Air Source Heat Pump technology
- Triple glazed Velfac windows
- High quality Velfac doors
- Underfloor heating to the ground floor
- Starter kitchen that can be modified
- Private garden
- Nearby Community Garden at Raynton Road West

### **Built for future extensions**

All these homes have planning permission in place to become 3 beds by building a rear and upward extension.

### **Built for creating a community**

You 100% own your home and manage your community. No distant management companies or rip-off services.



Walls and floors ready for your own creative finishes



Exposed steels and blockwork showing the structural bones of the building

Functional Bathroom ready for self-finishing and adaptation



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## A noble shell

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Starter kitchen that you can modify and make your own over time



Solid, robust 140mm internal block walls making it easy for DIY jobs

Exposed services allowing for easy adaptation

Upwards extension - more space as your family grow

480mm thick, super insulated walls with 190mm insulation

parapets making extensions easier

rear extension potential

exposed steels

triple glazed windows

service riser

exposed services

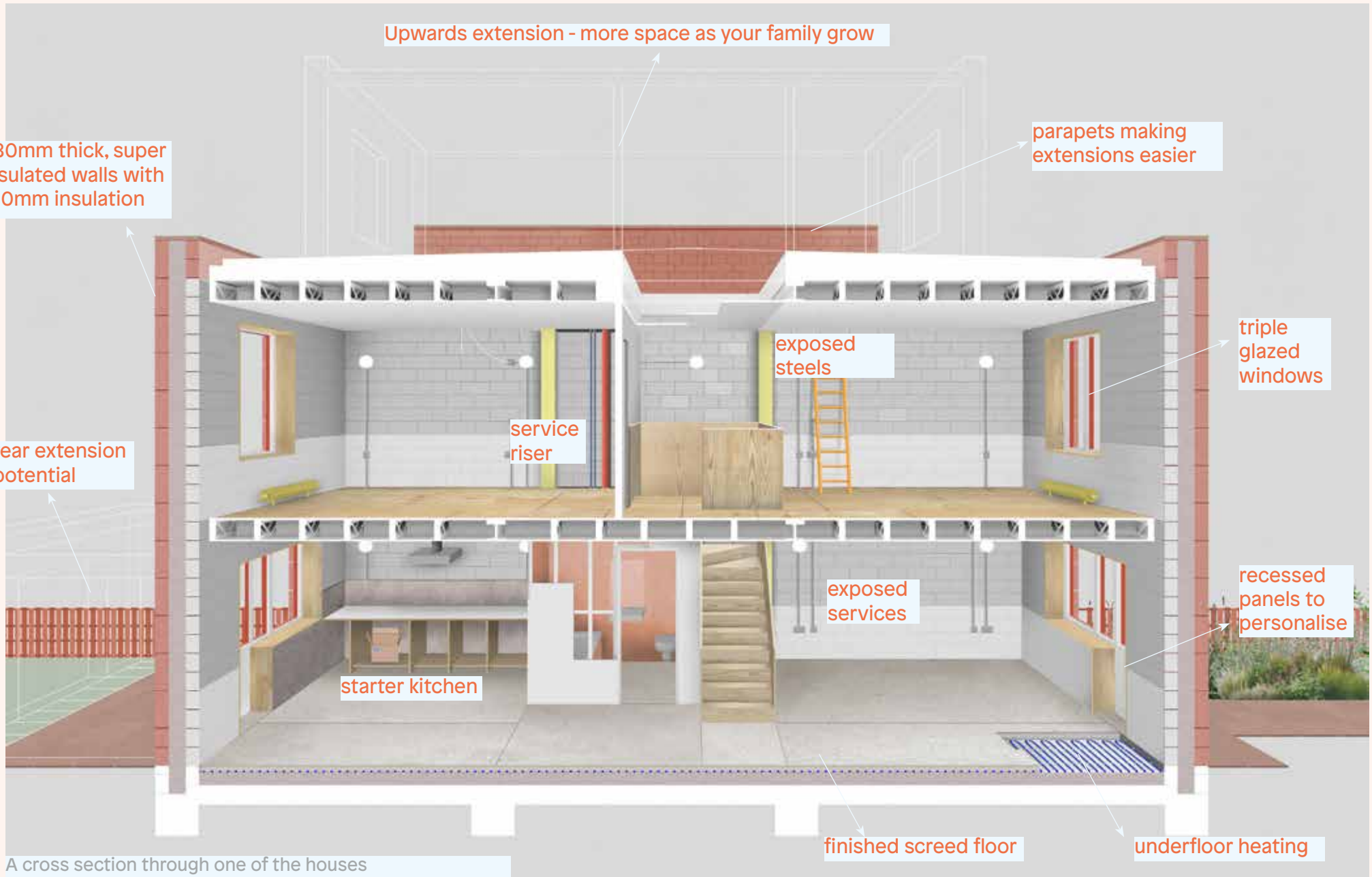
recessed panels to personalise

starter kitchen

finished screed floor

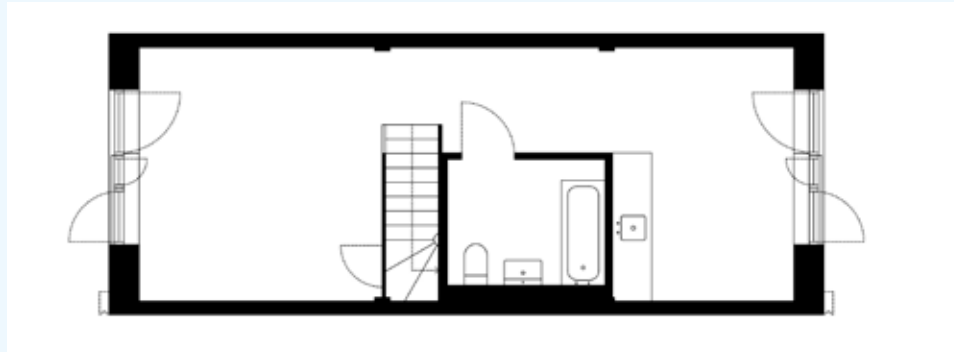
underfloor heating

A cross section through one of the houses

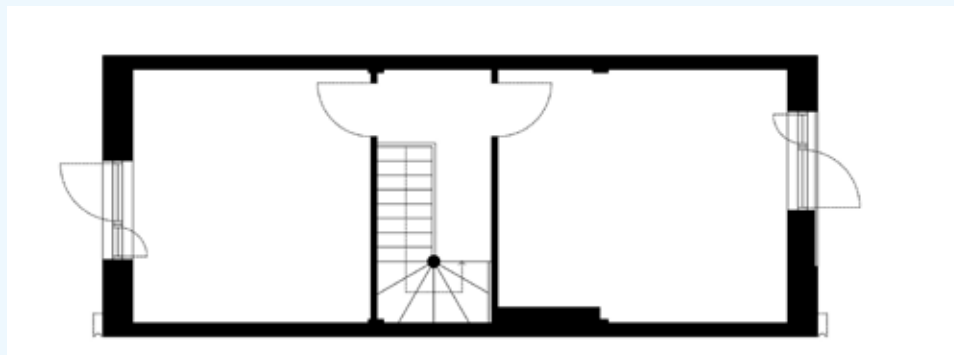




illustrative site plan showing the five houses



Indicative ground floor plan



Indicative upper floor plan

Refer to scheme price list on our website for detailed property information including prices

naked state  
85 sqm  
1 or 2 bedrooms

fully developed state  
122 sqm  
3 bedrooms

front & rear gardens  
on-street parking

A simple 5 stage process



## How do I buy a home?

The process is simple and much like buying any home. We are here to support you through all the steps and answer any queries. The homes are currently under-construction and due to complete in the summer of 2026, we are taking off-plan reservations now.

**1. Application** - to apply for a Naked House you will need to meet the below criteria:

- Be a member of Naked House
- Have a household income under £90k
- Have a minimum 10-15% deposit
- Be a first-time buyer or not currently own a home

Priority will be given to those who live and/or work in Enfield.

A financial assessment will be undertaken by Censeo Financial who can assist with obtaining a mortgage or you are free to choose your own broker/lender. To apply, please visit our website to complete our online application form.

**2. Property offered and reservation secured** - if you are offered a property we will ask you to pay a £500 reservation fee. This is deducted from the final price of your purchase at completion.

**3. Conveyancing process** – you will need to instruct a solicitor who will complete the purchase on your behalf. They will prepare for exchange of contracts where you legally commit to the purchase and set a completion date.

**4. Move in** - once the homes are complete and handed over to us from the contractor you can move in. Each home comes with a 10-year new build structural warranty as standard.

**5. Make it yours** - the fun bit. You can now make your house a home.

## Frequently Asked Questions

### **Will those who buy Naked Homes profit from the discount?**

Any discount received by the initial purchaser is locked in through a resale covenant, so if you buy at 80% of market value you have to sell at 80% of market value. Your home can still rise or fall in line with the market, or with the improvements you make, but always at the same level below market. This ensures the homes keep on serving the local community in perpetuity.

### **Do purchasers own the homes outright?**

Unlike many affordable products where you own part and rent part, with Naked House you 100% own your home. We think this is important for a lot of people so it was a founding principle for us. With Naked House flats, you have a standard lease and share of the freehold.

All communal areas are owned and managed by residents. No rip-off service charges. It's about empowering people to own and manage not just their home but their community.

### **How are Naked Houses allocated?**

There is a set of eligibility criteria - qualify for affordable housing (earn under £90k as a household) and be a member of Naked House. We then prioritise purchasers in line with the eligibility criteria.

### **Are Naked House homes habitable?**

Yes, homes are habitable from day one. They are planning, building and mortgage compliant. There's heating, electrics, lighting and a simple kitchen and bathroom, but there are

few extra finishes, fittings or partitions. Our homes are designed to be adapted and improved over time.

### **How eco are the homes?**

Our homes are future-proofed for a changing climate. We surpass the minimum carbon emission, energy efficiency and building fabric standards. Homes come with triple glazing, air source heat pumps. The buildings have a very high 'thermal mass' which helps regulate both hot and cold weather. We've chosen to build less but build well.

### **Can I get a mortgage with a Naked House home?**

To ensure the highest number of mortgage lenders possible homes are habitable from day one and come with heating, electrics, lighting, a simple kitchen and bathroom. All homes have a new build warranty.

As it's a type of affordable housing there are clauses to protect affordability for future generations. We work with affordable housing mortgage brokers Censeo Financial who can guide you through the buying process.

### **Is Naked House a form of community housing?**

All communal areas are owned and managed by residents. It's about empowering you not just to have a genuine stake in creating your own home, but in your neighbourhood and local community.

Naked House is a Community Interest Company. Our social mission is set in stone to benefit "working Londoners who cannot afford to buy...in a shared community that promotes wider social and environmental living."

# 22 affordable homes in Enfield Ready to buy in 2026

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join us!