

The Residence

HADLEY WOOD

NINE PRESTIGIOUS APARTMENTS SETTING A NEW STANDARD IN REFINED OPULENCE

Following the success at the UK Property Awards for Best Development in Hertfordshire 2016/17 for 'The Renaissance,' Heronslea are proud to present their latest collection of outstanding apartments, 'The Residence.'

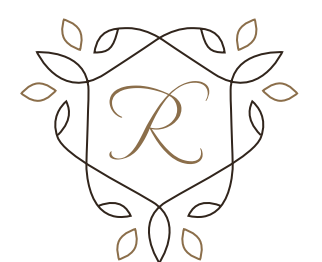
Tucked away on Hadley Wood's premier road, Camlet Way - 'The Residence' is home to nine luxury apartments adjacent to 10 acres of ancient woodland.

Each individually styled home offers breathtaking woodland views and welcome seclusion from the hustle and bustle of London life, yet is just 11 miles from the West End.





DISCOVER
HADLEY'S MOST
Breathtaking
HIDDEN GEM.





WELCOME TO *The Residence*



WHEN IT COMES TO FIRST IMPRESSIONS, THE RESIDENCE SURPASSES ALL EXPECTATION.

Each apartment exudes opulence and splendour with every exquisite detail carefully thought through.

Every aspect of your lifestyle has been planned and taken into account.

Two of the ground floor apartments boast outdoor heated swimming pools whilst the Penthouse Suite offers virtually 360 degree views, overlooking breathtaking countryside from the roof top terrace.

With a concierge service, fully equipped gym, surrounding south facing gardens and first class security, you'll feel pampered and relaxed from the moment you walk in.

So if you relish the idea of luxury country living with the dynamism of London on your doorstep, the keys to 'The Residence' await you.

TIME IS *precious* SPEND IT WELL



HADLEY WOOD IS A RURAL RETREAT WITH A VILLAGEY FEEL WITH THE ADDED BENEFIT OF AN ABUNDANCE OF ACTIVITIES AROUND EVERY CORNER.

There are three exceptional Golf Clubs close by; Hadley Wood, Old Fold Manor and Trent Park if you want to work on your handicap.

Hadley Common has a cricket field, home to well known cricket club Monken Hadley CC. Steeped in history, King George's Fields are popular for tobogganing when the snow falls.

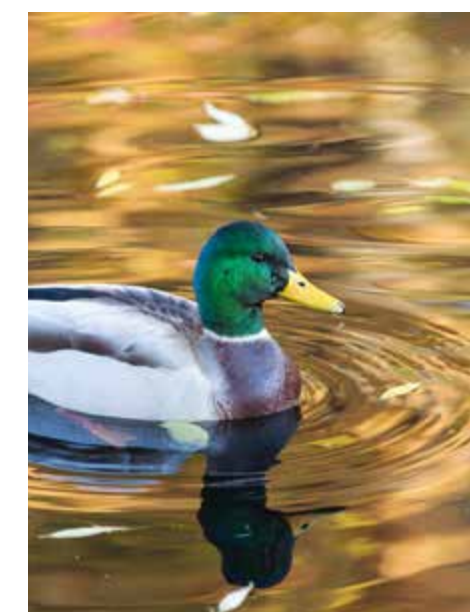
Trent Park also has an Equestrian Centre, zip wiring and is a wonderful place for dog walks with a great café inside.

Hadley Running Club is a stone's throw away as well as Hadley Wood Tennis Club with indoor and outdoor courts.

You'll also find a great selection of first class restaurants, pubs, patisseries, shops and boutiques close by in both Cockfosters and Chipping Barnet which is within walking distance.

Hotels of note are The West Lodge Park Hotel and The Manor in Elstree.

You'll wonder how you ever found time to work.





HISTORIC HADLEY AND *Famous* RESIDENTS

THE BEAUTY OF 'THE RESIDENCE' IS ITS RURAL ASPECT, AS BOTH THE COMMON AND COVERT WAY ARE LOCAL NATURE RESERVES AND THEREFORE HAVENS FOR WILDLIFE.

With semi deciduous woods and open glades, the common lies within the Monken Hadley Conservation area and is listed as a 'Site of importance.'

Beech Hill Lake is a tranquil and picturesque site close by, to gaze at all year round.

'Monken Hadley' itself is an ancient country village north of Barnet which has retained much of its country charm and character.

It was the main site of the Battle of Barnet in 1471 during the Wars of the Roses which all took place in the parish of Monken Hadley.

FAMOUS RESIDENTS

The great adversarial lawyer Sir William Garrow (1760-1840) who coined the phrase "innocent until proven guilty" was born and brought up in the village.

The writers Kingsley Amis and Elizabeth Jane Howard lived for a time in 'Lemmons' a house near the common, where their friend the Poet Laureate Cecil-Day Lewis died.

CONNECTIONS



WHETHER FOR WORK OR LEISURE, YOU CAN TAKE FULL ADVANTAGE OF EVERYTHING LONDON HAS TO OFFER. WEST END SHOWS AND GALLERIES, SHOPS AND RESTAURANTS ARE ALL EASILY ACCESSIBLE WITHIN 30 MINUTES.

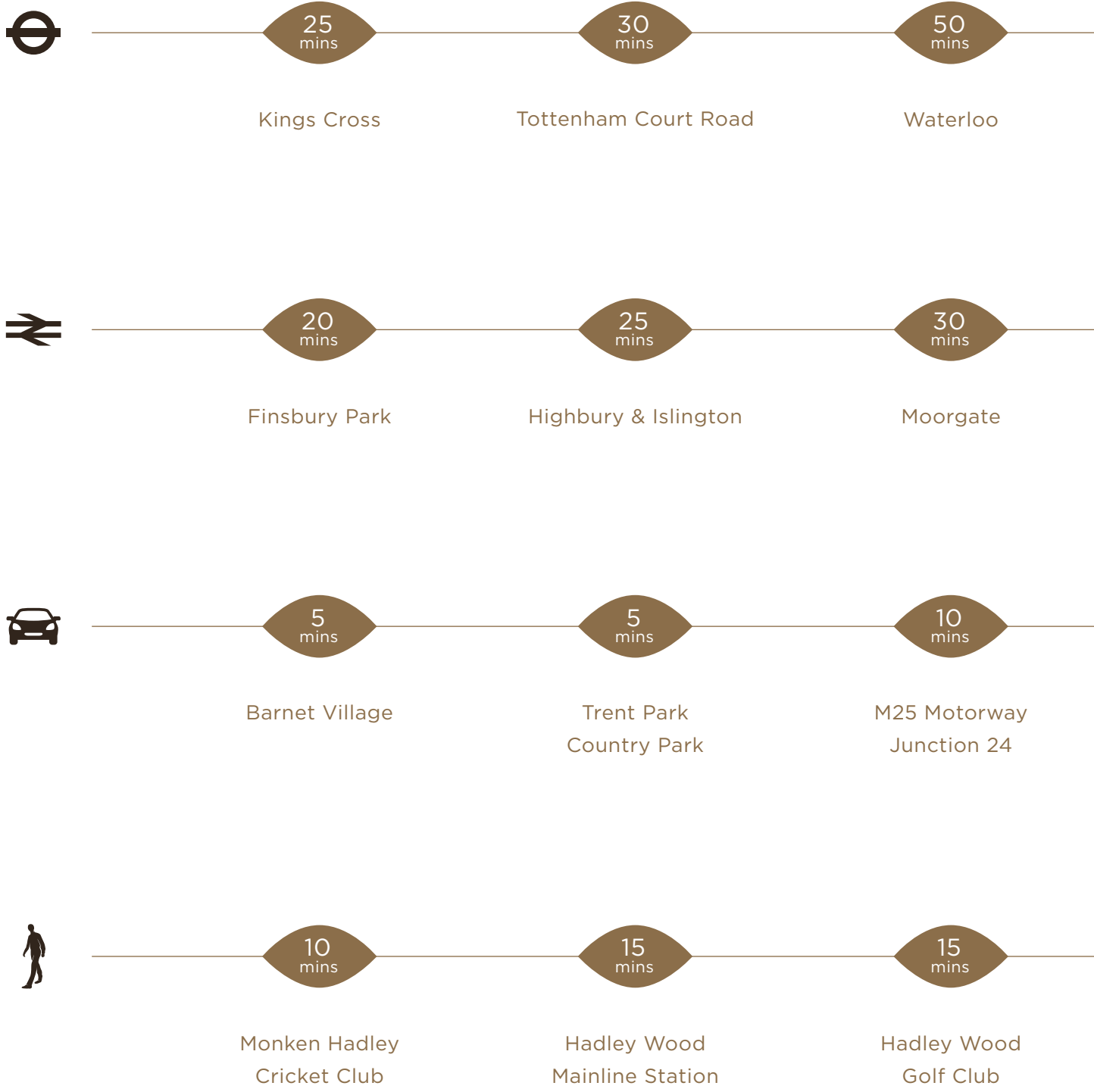
Both Cockfosters (Piccadilly line) and High Barnet (Northern Line) Tube Stations are just a 5 minute drive away.

First Capital Connect from New Barnet and Hadley Wood station, both within walking distance can take you into the city within half an hour.

The 399 bus runs a circular service from The Spires shopping centre in Barnet to Hadley Wood railway station during shopping hours.

By road The Residence is a short distance from the A1 and the M1 along with junction 24 off the M25.

Internationally, Heathrow and Luton Airport are just 25 miles away. Stanstead Airport is a 35 minute drive and 33 miles away.





MAKE A *dramatic* ENTRANCE

AT THE RESIDENCE, THE HERONSLEA TOUCHES ARE EVIDENT FROM THE MOMENT YOU ARRIVE AT THE GATES, TO THE SECOND YOU ENTER YOUR FABULOUS NEW HOME.

With a uniformed concierge, exemplary security and a helping hand whenever you need it, a personal welcome is guaranteed.

The spectacular galleried entrance hall with stunning hand blown chandelier is indicative of the elegance throughout.

A lift serves every floor from the basement car park to each level.

You will always look forward to coming home to 'The Residence.'

Concierge service will be facilitated via the Managing Agent and will be subject to change in accordance with a Residents Association mandate.

HAND PICKED AND *inspired* DESIGN



THE KITCHEN BY NEIL LERNER

Elegance meets modern simplicity in our carefully planned kitchens. The focal point is a central island with every mod con appliance hidden from view. Streamlined, soft closing drawers and cabinets are teamed with Neolith porcelain worktops, Gaggenau appliances and a Quooker Nordic boiling-water tap complete the look.



DINE AND LOUNGE IN LUXURY

Enjoy spacious living at its very best.

Every effort has been made to ensure conversation flows within a beautifully interior designed space. If you care for a more open-plan feel then the lounge and dining area can be one fluid space.

Should you need privacy however, there is an option to shut off the dining room from the lounge to create two separate rooms.

Either way, it's a nice choice to have.

THE BATHROOM

The bathroom is your ultimate private space where you can hide away from the world. With that in mind, we have created a luxurious feel with a wet room, his and her wash basins, hand made Italian taps, cleverly designed storage spaces, chrome fittings, Italian porcelain tiles and underfloor heating throughout.

Kick back in the free standing stone bathtub while your choice of music fills the room through concealed, surround sound speakers.



MASTER BEDROOM

We have created a haven dedicated to rest and relaxation, using soft colours and design features.

Night and day you can control your temperature to suit the season with underfloor heating and air cooling throughout. Bespoke fitted wardrobes feature sensor lighting with a dressing table with every compartment you could wish for, as well as sensitive, Lutron mood lighting.

Many have French doors opening onto gardens and terraces.



ENTRANCE HALL

From the moment the uniformed concierge greets you, you'll feel enveloped in an aura of opulence and glamour.

The glass and timber curved staircase is a stunning feature while the spectacular floor to ceiling hand blown chandelier takes centre stage for its stunning design.

With lifts to every apartment, wifi access throughout, every attention to detail has been considered with your comfort and convenience paramount.



LAVISH INTERIORS WITH
REFINED *distinction*





EXQUISITE EXTERIORS
BEAUTIFULLY *designed*

The Residence

PLOT OVERVIEW

Discover The Residence, home to opulence and splendour on a completely different level.

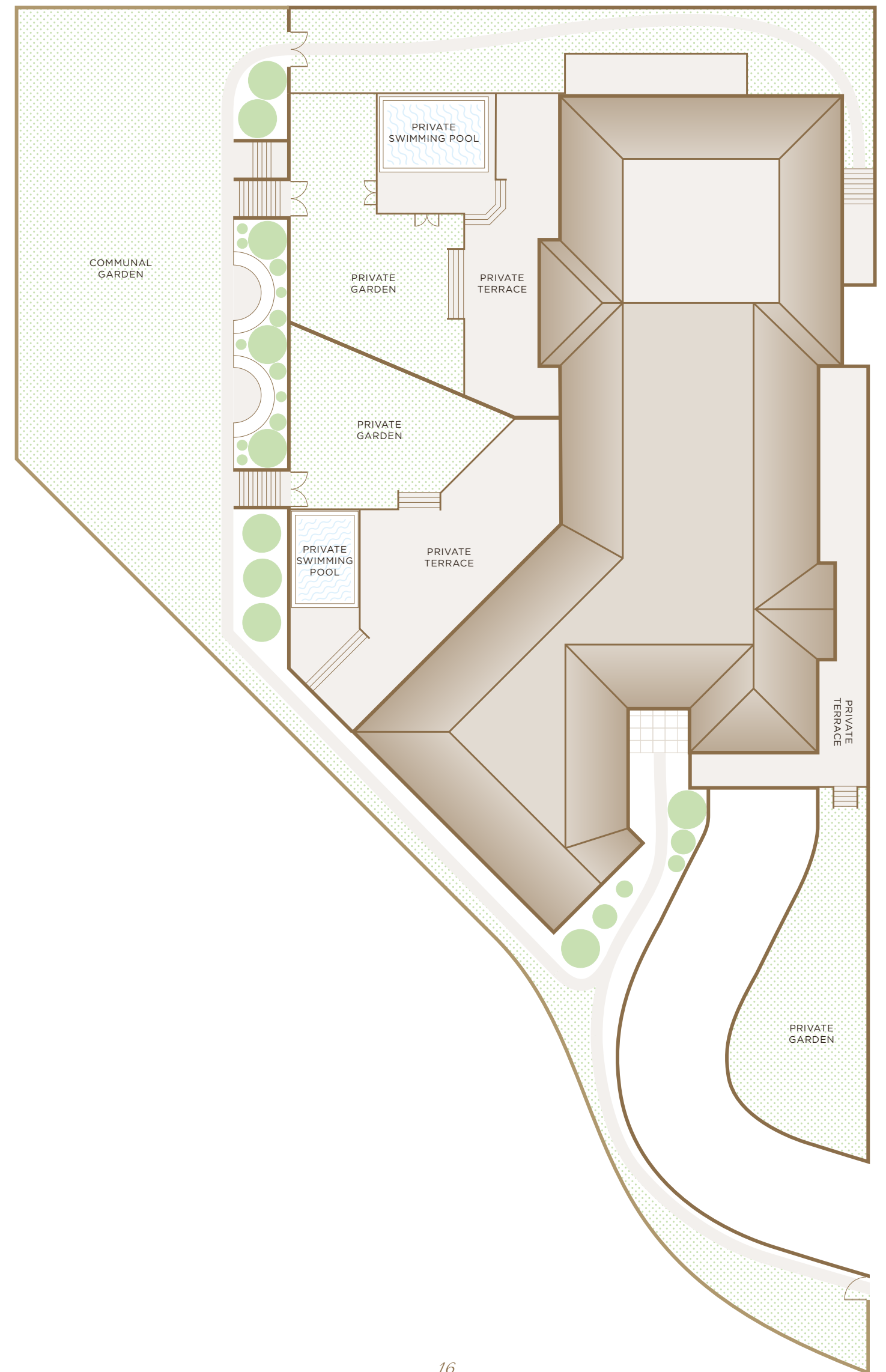
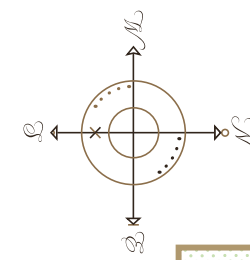
This sought after development on Hadley Wood's premier road, Camlet Way, enjoys all the hallmarks and heritage of a Heronslea property.

Quite simply, it is world's apart from anything you have seen before.

We hand picked this location for the surrounding area - which offers secluded woodland with a calm and serene atmosphere.

A dramatic sweeping driveway leads the way onto this quite stunning development, where every detail and design feature has been thought of.

With landscaped gardens and terraces, floodlit lighting and ample state of the art security throughout, this is truly a hidden gem - precious and highly desirable.

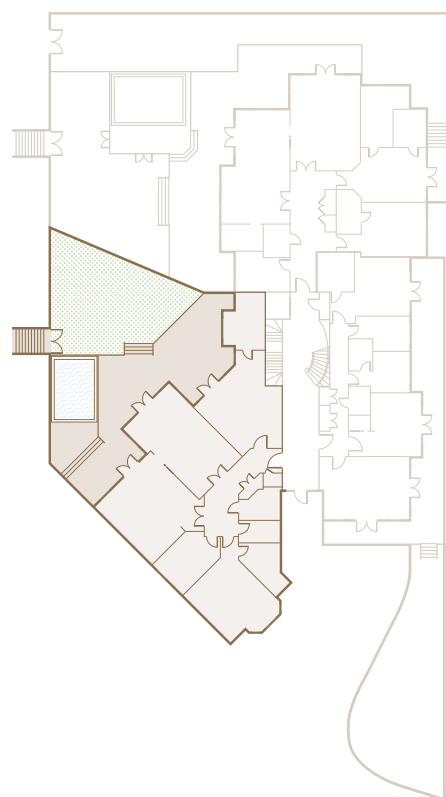


No.1

The Residence

GROUND FLOOR

This stunning ground floor apartment complete with spectacular outdoor pool, gives you a taste of Mediterranean living. A sizeable, bright and airy hallway offers a feeling of space the minute you walk through the door. There are two beautifully planned out bedrooms with en-suites, plus an additional bedroom/study. The breathtaking open plan kitchen/diner leads onto a vast sitting room, spacious utility and separate linen store. The living space looks out onto a south facing spacious patio with heated pool and landscape gardens which can be accessed by French doors from the kitchen, sitting room and master bedroom. Live the dream.



APARTMENT No.1

- Sitting Room

5.03m x 8.82m | 17.38ft x 27.93ft
- Bedroom 1

3.96m x 5.80m | 12.99ft x 17.52ft
- Bedroom 1 En-suite

4.53m x 3.23m | 14.85ft x 10.59ft
- Kitchen/Dining Room

6.57m x 6.87m | 21.56ft x 22.54ft
- Bedroom 2

5.21m x 6.84m | 17.09ft x 22.38ft
- Bedroom 2 En-suite

3.19m x 5.38m | 10.48ft x 17.64ft
- Bedroom 3/Study

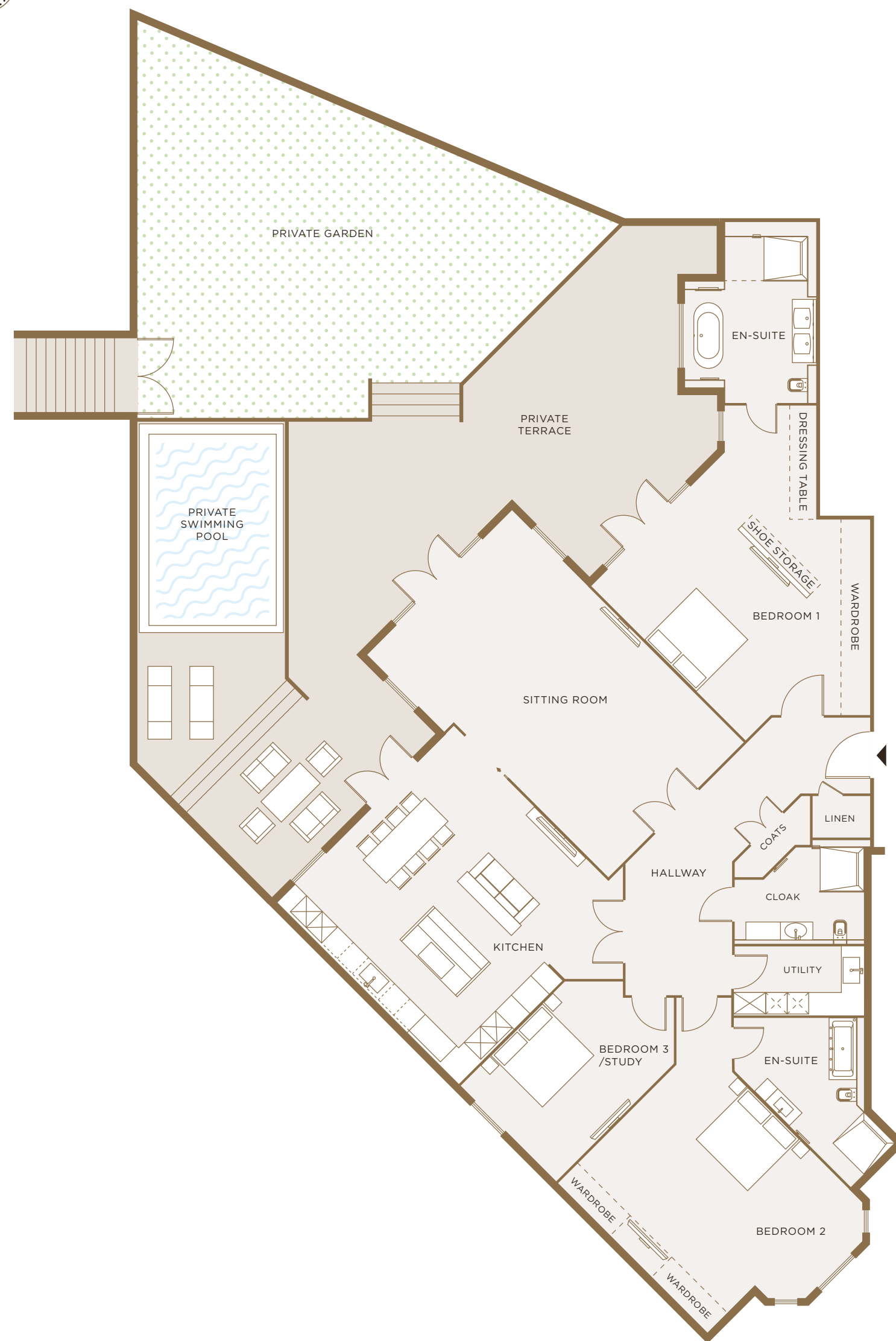
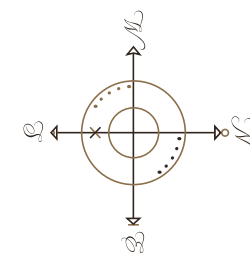
5.65m x 3.60m | 18.54ft x 11.81ft
- Utility Room

1.80m x 3.40m | 5.09ft x 11.15ft
- Cloakroom

3.33m x 2.50m | 10.92ft x 8.20ft
- TOTAL AREA: 264m² | 2842ft²
- Private Swimming Pool

5.30m x 3.50m | 17.40ft x 11.50ft
- Outside Areas

18.60m x 19.70m | 61.03ft x 64.63ft
- TOTAL AREA: 230.19m² | 2478ft²



No.2

The Residence

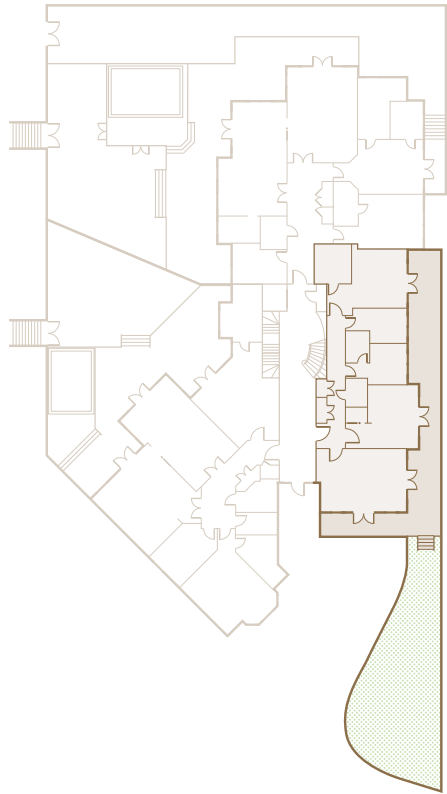
GROUND FLOOR

It's impossible to imagine the sheer beauty of accessing the great outdoors from virtually every room in this beautifully appointed apartment which brings you closer to nature.

Just open the French windows from the sitting room, kitchen and master bedroom and you'll open out onto your own private patio with direct views of the adjacent woodland.

The master bedroom has a luxurious en-suite with his and hers wash basins, while the second bedroom also features an en-suite shower room. The third bedroom works equally well as a study.

Add to that the convenience of a utility room, cloakroom and smartly designed hallway - this is modern living at its very best.



APARTMENT *No.2*

- Sitting Room

5.26m x 7.15m | 17.3ft x 23.60ft
- Kitchen/Dining Room

5.24m x 5.90m | 17.20ft x 19.02ft
- Bedroom 1

4.83m x 6.80m | 15.84ft x 22.30ft
- Bedroom 1 En-suite

3.29m x 2.64m | 10.79ft x 8.65ft
- Bedroom 2

3.62m x 5.20m | 11.88ft x 16.90ft
- Bedroom 2 En-suite

2.66m x 1.80m | 8.72ft x 5.90ft
- Bedroom 3/Study

2.96m x 5.15m | 9.71ft x 16.90ft
- Utility Room

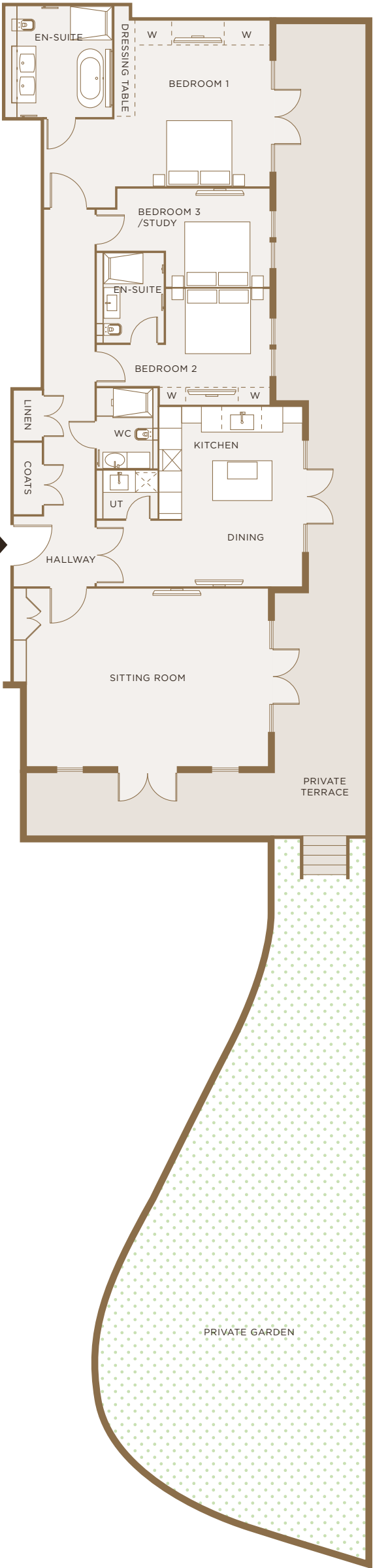
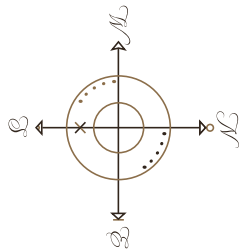
1.30m x 1.60m | 4.26ft x 5.24ft
- WC

2.40m x 1.60m | 7.87ft x 5.24ft
- TOTAL AREA:

169m² | 1819ft²
- Outside Areas

45.91m x 10.60m | 150.62ft x 34.78ft
- TOTAL AREA:

210.54m² | 2266ft²



No.3

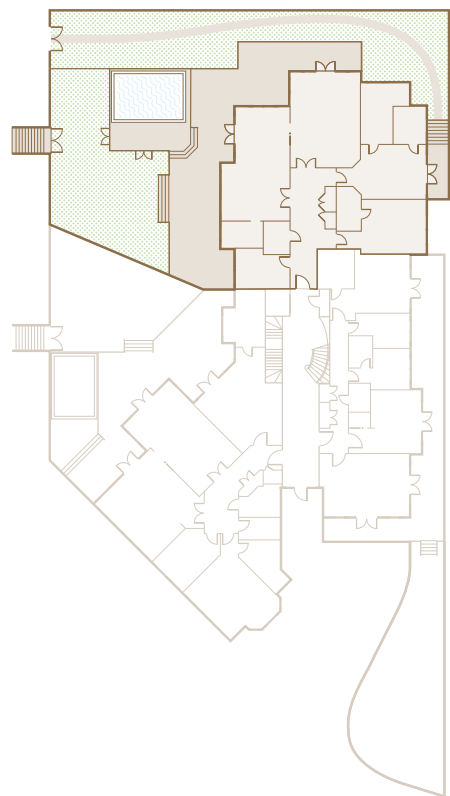
The Residence

GROUND FLOOR

'Absolutely fabulous' is the only way to describe No.3 The Residence. The jewel in its crown is the heated pool that takes pride of place within a generous patio area and incredible surrounding landscape gardens.

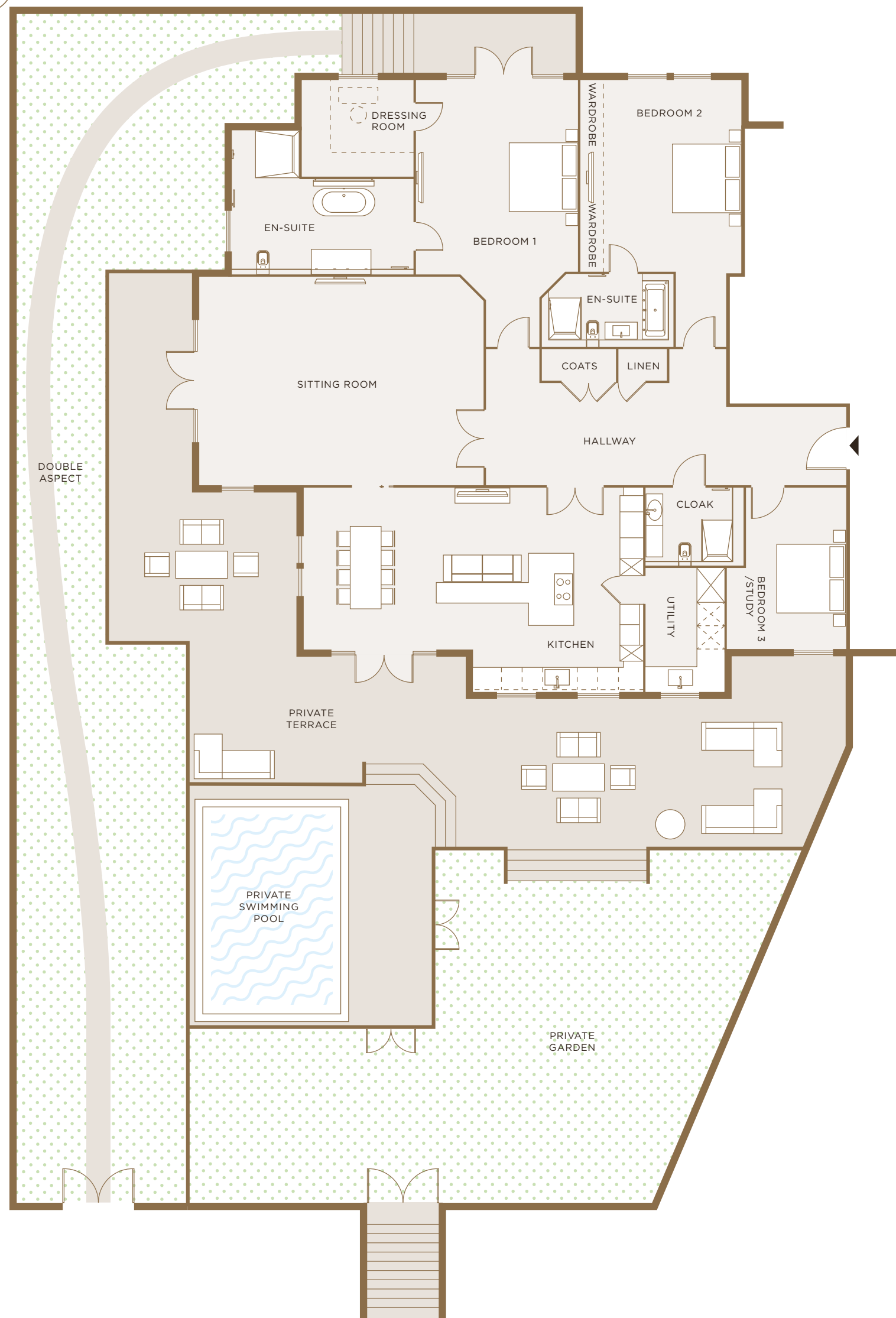
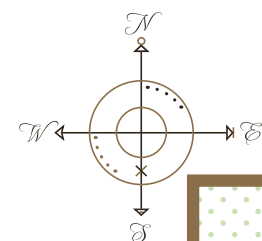
The sublime ground floor offers highly desirable living with practical features such as a cloakroom and utility room. In terms of entertainment space the kitchen and sitting room all open out onto the wraparound patio.

The stylish master bathroom has a dressing room and en-suite complete with aqua vision TV so you'll never want to leave. The second bedroom also has an en-suite while the third bedroom can be used as a bedroom or study area.



APARTMENT No.3

- Sitting Room
8.18m x 5.81m | 26.10ft x 19.10ft
- Kitchen/Dining Room
9.77m x 5.82m | 32.10ft x 19.10ft
- Utility Room
2.84m x 3.41m | 9.28ft x 11.19ft
- Cloakroom
2.32m x 2.01m | 7.60ft x 6.59ft
- Bedroom 1
4.69m x 7.63m | 15.50ft x 25.10ft
- Bedroom 1 En-suite
5.10m x 3.93m | 16.73ft x 12.89ft
- Dressing Room
2.60m x 3.10m | 8.50ft x 10.10ft
- Bedroom 2
4.59m x 7.63m | 15.10ft x 25.10ft
- Bedroom 2 En-suite
3.43m x 1.85m | 11.25ft x 6.07ft
- Bedroom 3/Study
3.46m x 4.47m | 11.35ft x 14.80ft
- TOTAL AREA: 258m² | 2777ft²
- Private Swimming Pool
6.00m x 4.10m | 19.70ft x 13.00ft
- Outside Areas
24.19m x37.23m | 79.36ft x 122.15ft
- TOTAL AREA: 477.70m² | 5142ft²



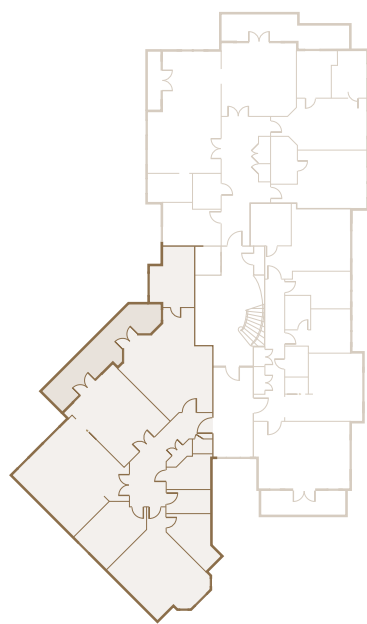
No.4

The Residence

FIRST FLOOR

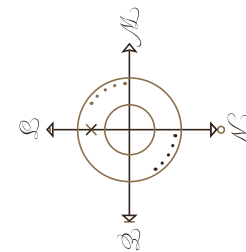
This substantial first floor apartment offers three wonderfully sized bedrooms together with fluid living space. The contemporary kitchen has a seating and TV area and the sitting room and master bedroom open out onto a spacious terrace area through French glazed doors.

The feeling of space and luxury is echoed throughout the apartment with a sophisticated master en-suite with double basin and vanity unit, walk in shower and sumptuous bath and two further bedrooms, one with en-suite bathroom. The utility room and cloakroom add the finishing touches to an apartment that truly has everything.



APARTMENT *No.4*

- Sitting Room
5.36m x 6.34m | 17.59ft x 20.80ft
- Bedroom 1
3.96m x 5.77m | 12.99ft x 18.93ft
- Bedroom 1 En-suite
4.53m x 3.24m | 14.86ft x 10.63ft
- Kitchen/Dining Room
6.27m x 6.87m | 20.57ft x 22.54ft
- Bedroom 2
5.21m x 6.49m | 17.10ft x 21.29ft
- Bedroom 2 En-suite
3.04m x 5.18m | 9.97ft x 16.99ft
- Bedroom 3/Study
5.65m x 4.10m | 18.54ft x 13.45ft
- Utility Room
1.80m x 3.40m | 5.90ft x 11.15ft
- Cloakroom
2.49m x 3.33m | 8.16ft x 10.92ft
- TOTAL AREA: 250m² | 2690ft²



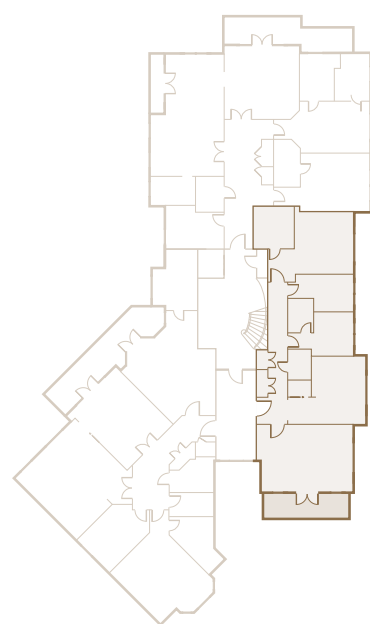
The Residence

No.5

FIRST FLOOR

Providing spectacular woodland views from all principal rooms – contemporary living flows through to every room. Planned with real thought and precision, the hallway leads onto a state of the art kitchen/diner offering a wonderful area to talk, cook and relax.

Add to this two spectacular en-suites and fitted wardrobes in the master and second bedroom, with the option of either a third bedroom or study and you'll feel assured that every comfort has been taken care of.



APARTMENT No.5

Sitting Room
5.27m x 7.15m | 17.30ft x 23.60ft

Kitchen/Dining Room
5.24m x 5.88m | 17.20ft x 19.02ft

Bedroom 1
4.83m x 6.75m | 15.85ft x 22.20ft

Bedroom 1 En-suite
3.27m x 2.70m | 11.02ft x 8.86ft

Bedroom 2
3.62m x 5.15m | 11.88ft x 16.90ft

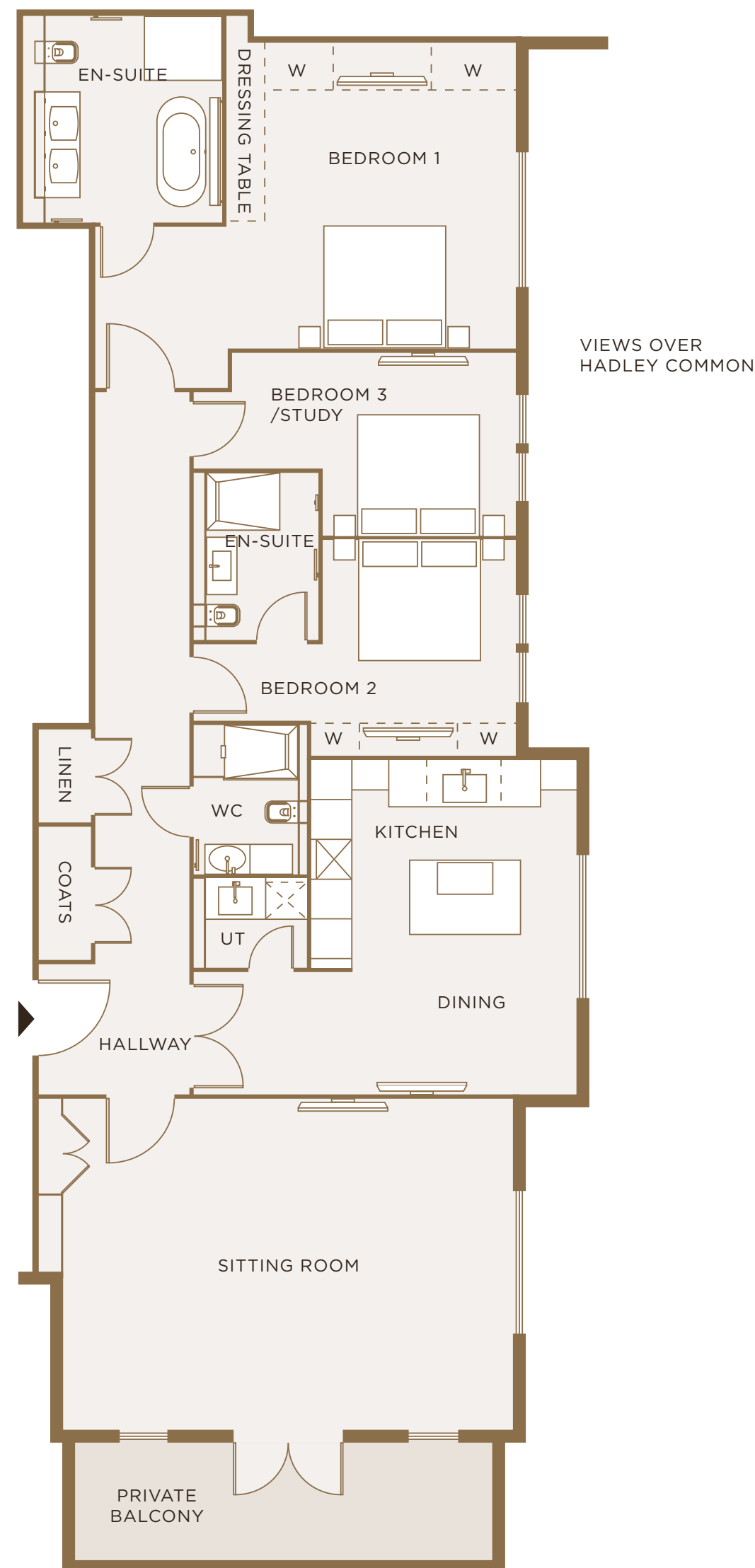
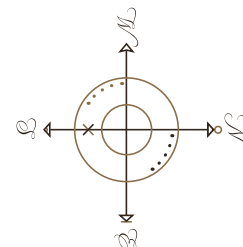
Bedroom 2 En-suite
2.70m x 1.80m | 8.85ft x 5.90ft

Bedroom 3/Study
2.96m x 5.15m | 9.71ft x 16.90ft

Utility Room
1.30m x 1.55m | 4.26ft x 5.08ft

WC
2.31m x 1.56m | 7.57ft x 5.12ft

TOTAL AREA: 169m² | 1819ft²



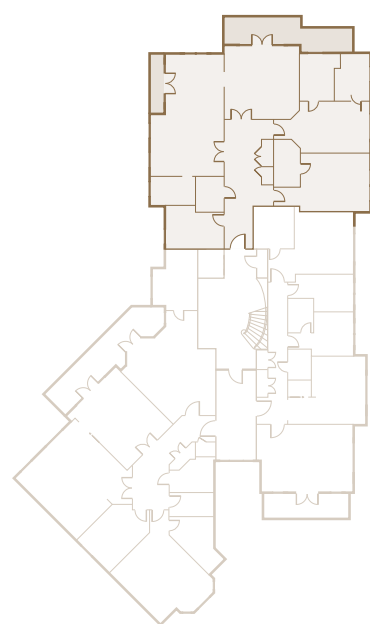
No.6

The Residence

FIRST FLOOR

'Made for living in true style' – this sums up the feeling of what No 6 brings to you.

With no expense spared in terms of the design features throughout, there is surprise and joy around every corner. All main rooms enjoy the most spectacular woodland views. The master bedroom has the added benefit of a dressing room and en-suite with the finest attention to detail. The second bedroom also has its own en-suite and the third bedroom is optional as a bedroom or study. The kitchen features a central island as the focal point and flows through to a relaxed sitting room. Adjacent to the kitchen you'll find the utility and cloakroom areas. Two terraces leading from the sitting room and kitchen make this the perfect apartment for alfresco entertaining.



APARTMENT No.6

Sitting Room
5.71m x 5.81m | 18.73ft x 19.10ft

Kitchen/Dining Room
9.77m x 5.80m | 32.05ft x 19.02ft

Utility Room
2.77m x 3.41m | 9.09ft x 11.19ft

Cloakroom
2.08m x 2.33m | 6.82ft x 7.64ft

Bedroom 1
4.19m x 7.63m | 13.75ft x 25.03ft

Bedroom 1 En-suite
2.88m x 3.58m | 9.18ft x 11.75ft

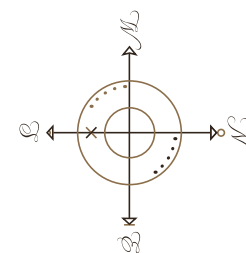
Dressing Room
3.61m x 2.69m | 11.84ft x 8.82ft

Bedroom 2
4.59m x 7.63m | 15.10ft x 25.10ft

Bedroom 2 En-suite
3.43m x 1.85m | 11.25ft x 6.07ft

Bedroom 3/Study
3.46m x 4.47m | 11.35ft x 14.80ft

TOTAL AREA: 235m² | 2529ft²

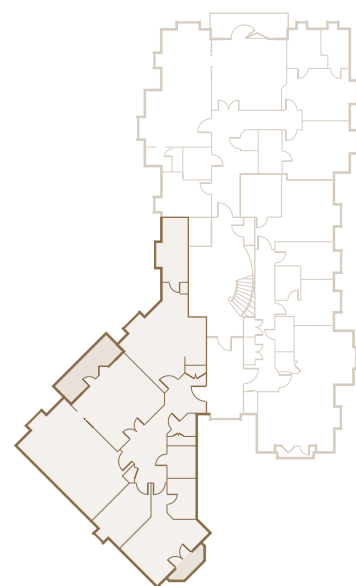


The Residence

SECOND FLOOR

Everything about this apartment just works. The welcoming hallway is perfectly designed for meet and greet moments. The sumptuous sitting room seamlessly leads into a high-spec kitchen that just says relax, take it easy.

With a separate guest cloakroom and WC and three stunningly designed bedrooms, two of which offer en-suites all leading off the hallway and two fabulous terraces- the layout offers comfort, convenience and endless style throughout.



APARTMENT No.7

Sitting Room

5.20m x 5.90m | 17.06ft x 19.35ft

Bedroom 1

4.03m x 5.80m | 13.22ft x 17.75ft

Bedroom 1 En-suite

5.45m x 1.84m | 17.87ft x 6.03ft

Kitchen/Dining Room

5.80m x 8.46m | 19.02ft x 27.75ft

Bedroom 2

6.00m x 3.97m | 19.69ft x 13.02ft

Bedroom 2 En-suite

3.18m x 1.70m | 10.43ft x 5.57ft

Bedroom 3/Study

3.20m x 5.50m | 10.49ft x 18.04ft

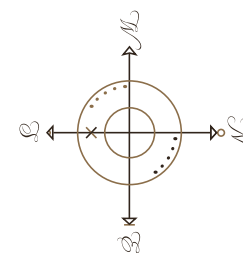
Utility Room

1.74m x 2.25m | 5.71ft x 7.38ft

WC

2.48m x 1.98m | 8.13ft x 6.49ft

TOTAL AREA: 212m² | 2280ft²



No.8

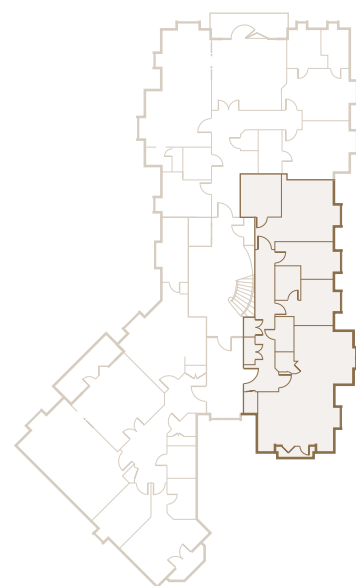
The Residence

SECOND FLOOR

If you relish the idea of 'rooms with a view' in fact overlooking the treetops – this apartment has been created with you in mind..

Attention to detail is evident throughout with a particularly spacious kitchen diner and vaulted kitchen that's a pleasure to spend time in. Add to that a large hall area with dedicated space for linens, coats, guest bathroom and utility room.

Three bedrooms complete this luxury apartment – two of which have top of the range en-suites. Enjoy rooftop living at its finest.



APARTMENT No.8

Kitchen/Dining Room

6.15m x 10.25m | 20.17ft x 33.62ft

Bedroom 1

4.83m x 6.25m | 15.85ft x 20.50ft

Bedroom 1 En-suite

3.28m x 2.62m | 10.76ft x 8.60ft

Bedroom 2

3.62m x 4.70m | 11.87ft x 15.41ft

Bedroom 2 En-suite

2.66m x 1.70m | 8.72ft x 5.58ft

Bedroom 3/Study

2.96m x 4.70m | 9.71ft x 15.41ft

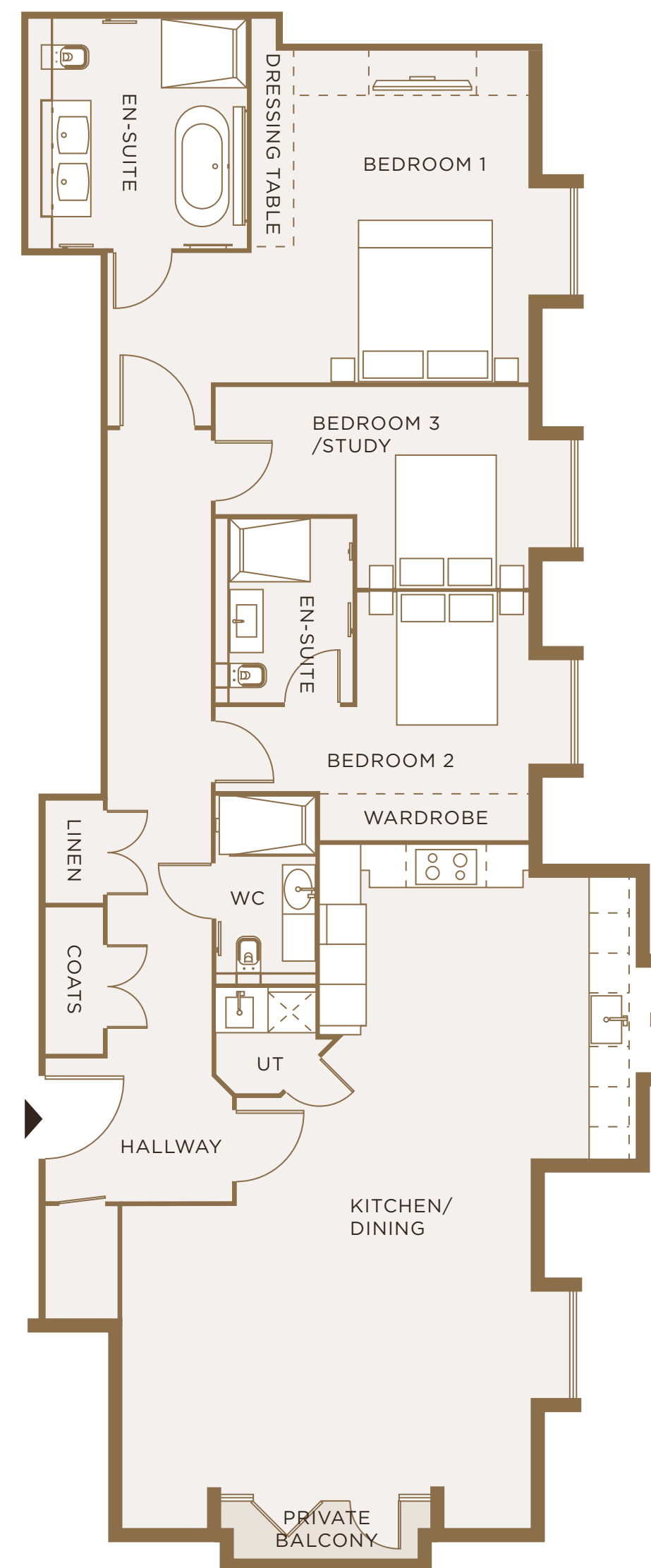
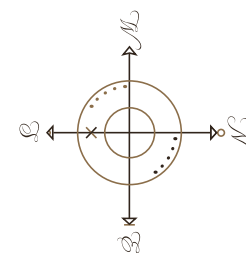
Utility Room

1.35m x 1.50m | 4.42ft x 4.90ft

WC

1.32m x 2.47m | 4.33ft x 8.10ft

TOTAL AREA: 155m² | 1668ft²



The Residence

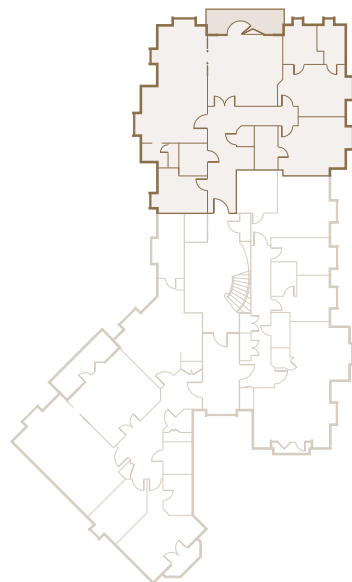
No.9

SECOND FLOOR

'Penthouse perfection' best describes this outstanding apartment with spectacular woodland views from every vantage point.

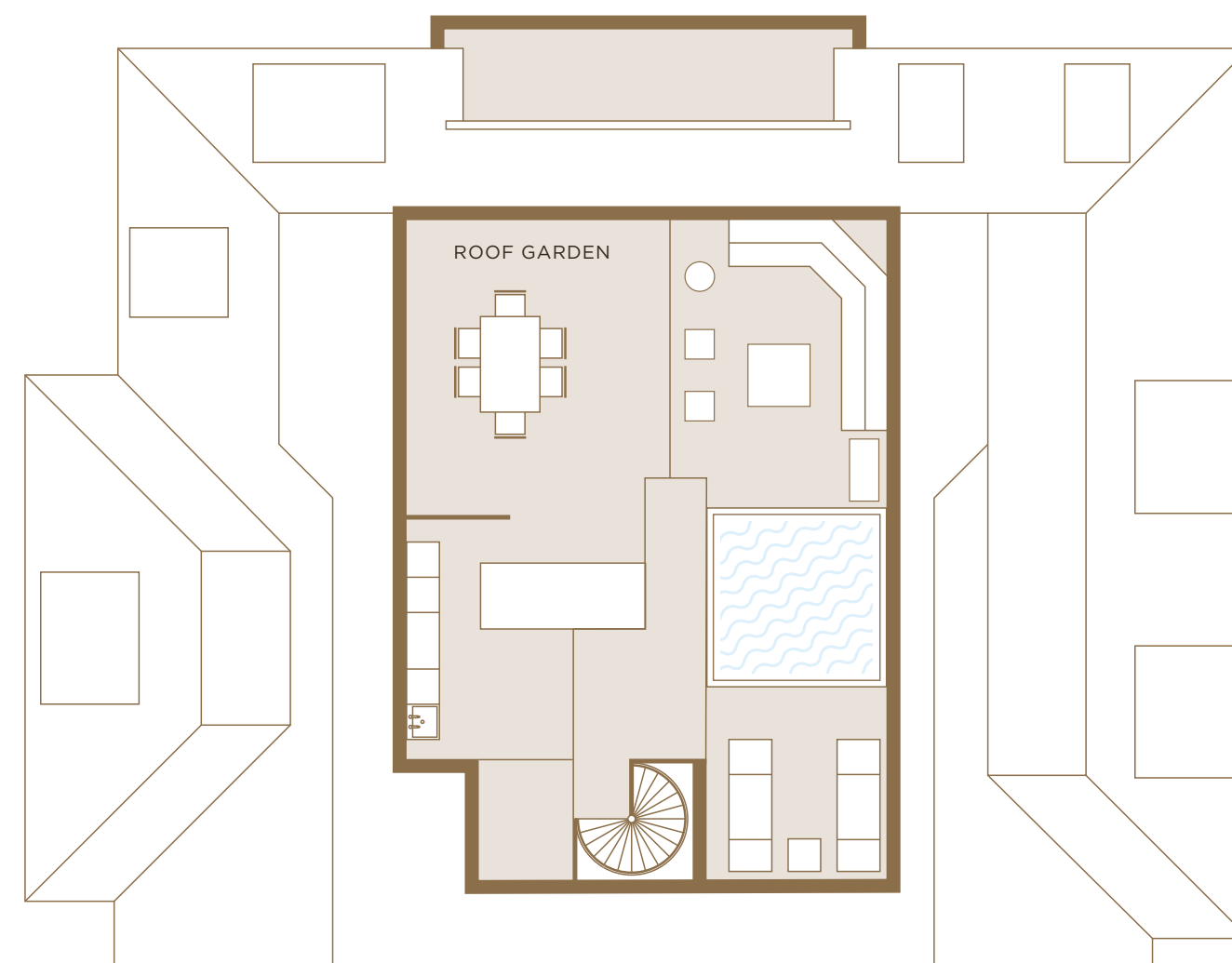
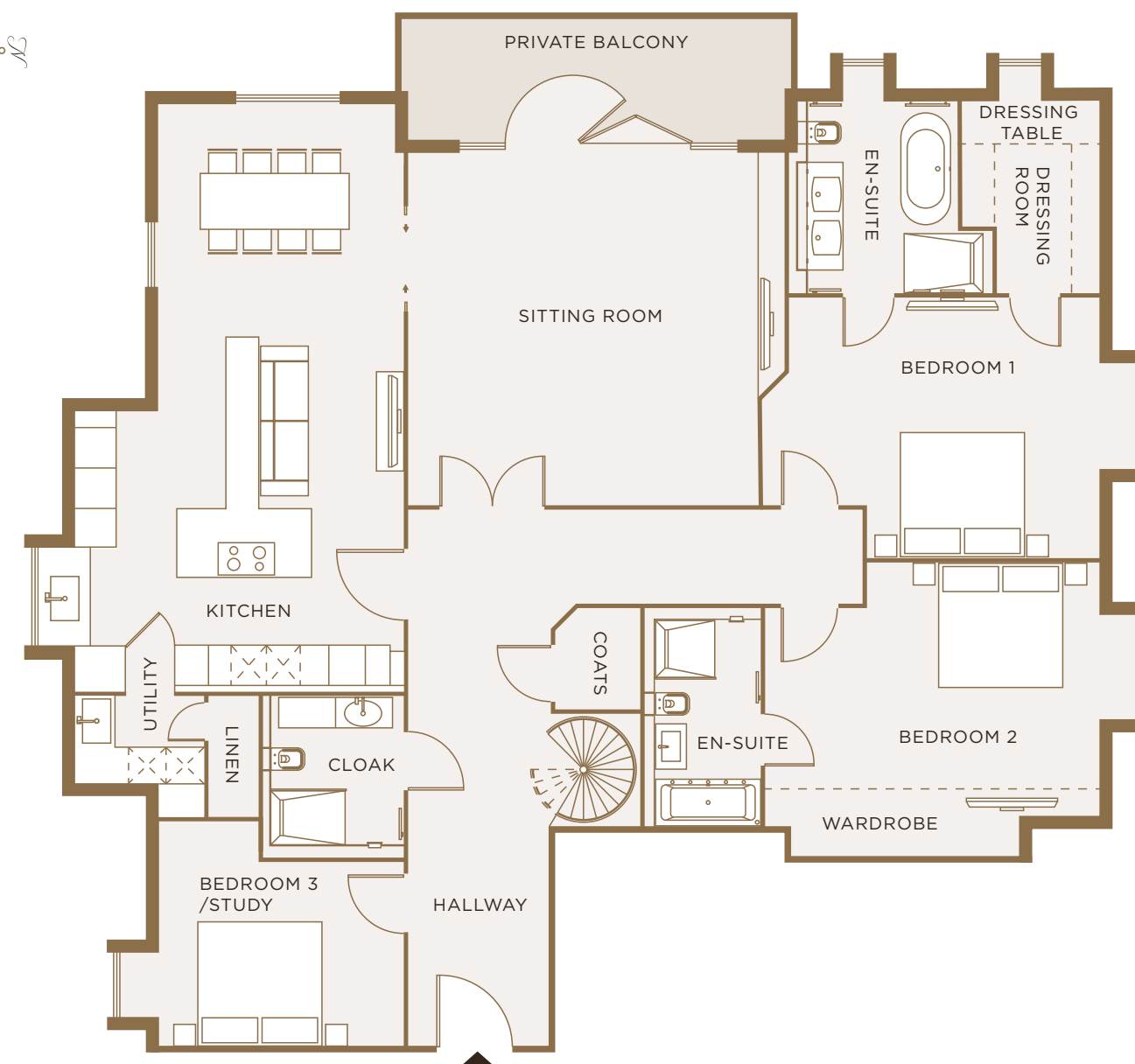
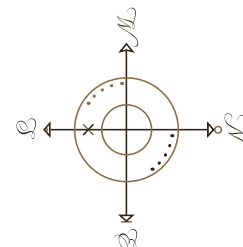
This apartment stands out for its designer features and luxury layout. Undoubtedly the biggest selling feature is the spacious roof terrace complete with garden and state of the art hot tub.

The beautifully planned master bedroom has its own walk in wardrobe and en-suite and offers two further exquisite bedrooms. The hallway has the added benefit of natural light flooding in through the skylight. You'll enjoy ample living space as the sitting room has panoramic views adding to the feeling of space and feel good factor.



APARTMENT No.9

- Sitting Room
5.61m x 5.96m | 18.73ft x 19.10ft
- Kitchen/Dining Room
9.40m x 5.30m | 32.10ft x 19.10ft
- Utility Room
2.10m x 1.47m | 6.80ft x 4.82ft
- WC
1.34m x 2.12m | 4.38ft x 6.95ft
- Bedroom 1
4.20m x 5.43m | 13.77ft x 17.81ft
- Bedroom 1 En-suite
2.84m x 3.06m | 9.32ft x 10.03ft
- Dressing Room
3.06m x 2.30m | 10.03ft x 7.54ft
- Bedroom 2
4.61m x 5.40m | 15.12ft x 17.71ft
- Bedroom 2 En-suite
3.20m x 1.73m | 10.49ft x 5.67ft
- Bedroom 3/Study
2.82m x 3.97m | 9.25ft x 13.02ft
- TOTAL AREA: 207m² | 2228ft²
- Private Jacuzzi
2.58m x 2.26m | 8.46ft x 7.41ft
- Roof Terrace
10.20m x 7.40m | 33.40ft x 24.20ft
- TOTAL AREA: 75m² | 246ft²



The Residence

BASEMENT

The basement at The Residence has been planned out to offer the most creative use of space you can possibly imagine.

Each apartment offers two car parking spaces as a given, apartment 1, 3 and 9 each have three and electric car charging facilities.

In addition, there are 8 extra visitors spaces for the convenience of guests.

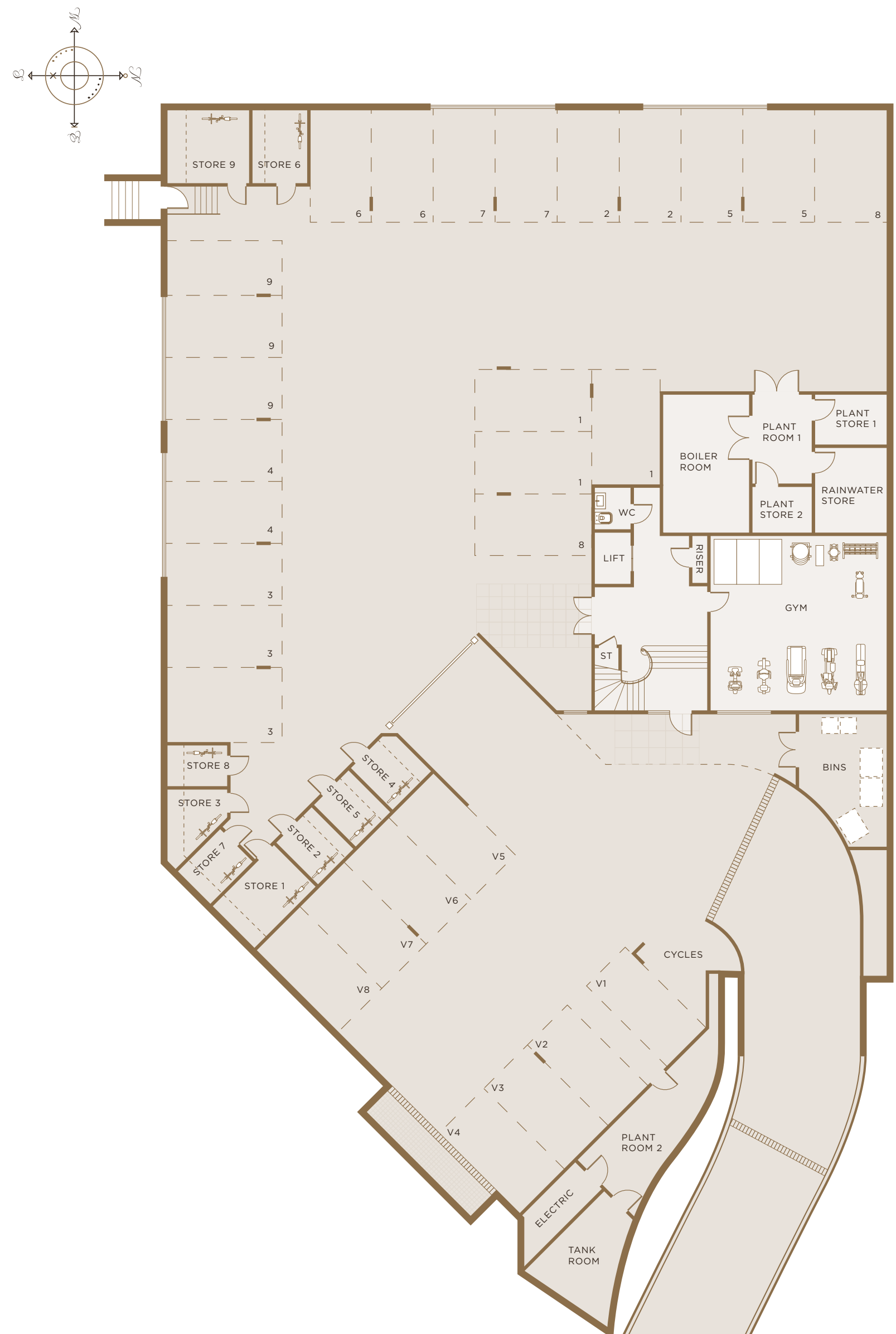
Should you arrive back at The Residence when it is dark, you'll find the basement a safe haven, warm and fully lit with a lift that takes you straight up to your apartment.

There are also 9 personal storerooms built to house golf clubs, bikes, skiing equipment, and luggage – whatever your lifestyle dictates.

The state of the art gym has all the latest equipment – including floor to ceiling mirrors, air conditioning, a water cooler and surround sound if you like music to work out to, plus a convenient WC within the area.

There is also water facilities for car washing or to clean those muddy dog paws after an exhilarating walk on the common.

With space at a premium in London, it is wonderful to know that The Residence has gone all out to incorporate the practicalities of life.







THE *hallmark* OF HERONSLEA

FOUNDED IN 2002, HERONSLEA GROUP IS A FAMILY BUSINESS ESTABLISHED BY JASON & JAMIE RISHOVER OPERATING FROM ITS HEAD OFFICE IN BUSHEY, HERTFORDSHIRE.

With over 50 years combined experience in the property sector, they specialise in building prestigious new homes of distinction in prime areas including 'super suburbs' with a current impressive development portfolio. Heronslea Group takes pride in each of its homes and developments, the hallmarks of which are quality, fine design and attention to detail.



OUR ETHOS

The Group builds in prime locations and its success and reputation have grown by being involved with the local area and community. Each scheme has been individually designed to seamlessly blend with its surroundings with its own style and design.

Green living and a genuine respect for the environment is at the heart of all our projects. We are committed to reducing energy, water and waste on our construction sites.

Sustainable living such as dual flush WC's, recycling bins and energy efficient white goods are all of paramount importance.

Our homes appeal to a wide range of buyers from families, professionals and empty nesters, whether it's downsizing or upsizing or just wanting to move into a stunning Heronslea home.



LOCATION EN4 ONX

AREA MAP



LOCAL AREA



FOR FURTHER INFORMATION:

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heronslea.net



All details are correct at time of going to press in April 2017. This brochure provides guidance and general illustration only. It is designed to present an impression of the range, quality and variety of the homes available. Floor plans, layouts, photographs and illustrations are for example only and do not represent exact final designs. Room dimensions and areas are approximate only. There may be material differences between depictions, literature and final developments as products and services are continually developed. Distances and travel times are approximate only, maps are not to scale. Computer generated images are indicative only and may be subject to change. The Residence is a marketing name and not the postal address.

