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# KNIGHTWOOD COURT

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HADLEY WOOD, LONDON





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## KNIGHTWOOD COURT

HADLEY WOOD, LONDON



# LIFESTYLE

Located in Hadley Wood, Knightwood Court offers a rich mix of upmarket city living and relaxed country atmosphere. The city of London is on your doorstep, but the real lifestyle emanates from the countryside that surrounds you.





## A TASTE OF LOCAL COUNTRYSIDE SET AGAINST THE BUSTLE OF MODERN LIFE

The local atmosphere is defined by an amiable community spirit, both stylish and charming, that leaves pretence behind. Fresh air, serene surroundings and a welcoming smile are more the order of the day.

The tranquil village setting plays host to all that one could ask for. Golf, tennis and country walks are always high on the agenda for the locals, but then the selection of nonchalant cafés and upmarket fine dining establishments tends to keep one busy.





## THE COUNTRYSIDE SURROUNDS YOU

A step onto the terrace finds you overlooking the iconic Hadley Wood Golf Course. Stunningly designed by Dr Alister MacKenzie, the 18-hole par 72 course is a hidden gem at the heart of the local community.

A short stroll across the road takes you to an alluring spot of British heritage – 413 acres of rolling meadows, enchanting lakes and historical sites. Trent Park has had the honour of being the royal hunting grounds for 400 years.



# A WEEKEND IN HADLEY WOOD

## SATURDAY



09:00

Good morning! Speak to the concierge and leave him with your plans for the day. Then off to the café while he makes the necessary arrangements.

10:00

Breakfast at Middeys Café. With great-tasting coffee and fresh bread made daily, Middeys sets a relaxing start to the day. For the adventurous we recommend trying their homemade chocolate and beetroot brownies!

11:00

A morning game of tennis at Hadley Wood Lawn Tennis Club. It's a friendly little community and there are always locals looking for someone to play.

14:00

Time for some 'retail therapy' – High street shopping in Cockfosters.



17:00

Dinner at Deserie – fresh authentic Cypriot cuisine, Mediterranean ambiance and a big Greek welcome; we highly recommend the grilled octopus or the chicken souvla (or both!).

18:00

Step out of the restaurant and cross the road to the station where the Tube will take you directly into Leicester Square and an evening of culture right on your doorstep.

19:30

The Royal Opera House boasts some of the best opera and ballet the world has to offer. For opera lovers Massenet's 'Werther' returns this summer, followed sharply in the winter season by Sir Richard Eyre's production of Verdi's popular classic 'La Traviata'. Alternatively, the Bolshoi Ballet is opening two new shows displaying the best of Russian ballet – the exuberant 'Don Quixote' and the timeless classic 'Swan Lake'.

22:00

Then to The Savoy in Covent Garden for drinks to wind down before getting the Piccadilly line straight back home.



SUNDAY



09:00

How about a morning stroll through Trent Park? Try to find Camelot Moat, said to be the foundation of the myth of Camelot.

11:00

Perhaps an early round of golf at Hadley Wood Golf Course?



13:00

Start the afternoon by relaxing with afternoon tea at West Lodge.

15:00

Then get out into the sun for a bit of fun picking strawberries at Parkside Farm.

17:00

Dinner at Skewd – avant-garde Anatolian cuisine. From clay-grilled lamb to coal-seared seafood, every ingredient on their plates comes fresh from local London markets.

19:00

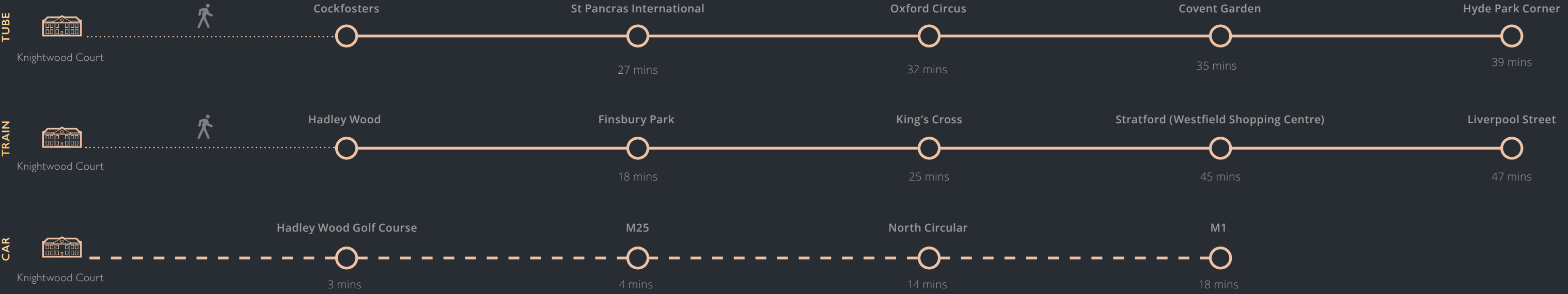
Finish the weekend by catching a film and unwinding in luxury. Choose either an old classic or a new blockbuster to enjoy with table service in the unique cinematic experience at Everyman Cinema in Barnet.





TRANSPORT CONNECTIONS

✈ Luton: 25 mins ✈ Stansted: 30 mins ✈ Heathrow: 35 mins ✈ London City: 37 mins





# BUILDING OVERVIEW

Externally, the property is an architectural appreciation of English heritage. Devoted to the essence of Georgian elegance it follows a timeless design. Proud yet reticent, it is a style that has drawn the admiration of a nation for 300 years.

Moving internally, the focus is on an effortless transition to the modern era. The design is deliberately unobtrusive, emphasising practicality and style over ‘of the moment’ fashion.

Inside, your apartment is your home and so all that is offered is a blank canvas, with just the broadest of brushstrokes to provide inspiration for you to then follow your own individual taste.

Tradition, designed for today.





## ENTRANCE LOBBY

While respecting the Georgian exterior, the impressive entrance hallway embraces a more modern design, resulting in a synthesis of the classic and the contemporary. The series of columns, Romo wallcoverings and imposing helical staircase

start by instilling a sense of grandeur. Then the crystal glass chandelier, marble floors and coffered ceilings help preserve a grace and elegance befitting the sophistication of the Georgian style.



**LIVING ROOM**

Sophisticated, sumptuous and opulent – the interior designs were purposefully conceived with these three words in mind, with the future residents at the forefront of the design. The large floor-to-ceiling double-glazed sliding doors provide a backdrop to the refined living space that bathes the room

with natural light. Architectural aspects such as extended ceiling heights, integrated fireplaces and double doors merge with design features such as the porcelain herringbone floor tiles and silk wall coverings to create a pleasing base aesthetic that can be built towards many different styles and tastes.



**KITCHEN**

This Poggenpohl kitchen is completed with Gaggenau appliances and soft-closing drawers. The striking solid black marble kitchen island provides a focal point to the room,

complemented on all sides by white lacquered kitchen units, leather seating and a wine cooler.





## DINING ROOM

The wall-to-wall glass mirror and feature shelving unit of the dining area helps create a sense of grandeur and vastness to the room. When it's time to dine the coffered ceilings,

luxurious rugs and drop-pendant light fixtures create a cosy atmosphere for a truly intimate experience.



**MASTER BEDROOM**

The master bedroom is complete with a full-height white-leather fitted headboard, a sumptuous wall-to-wall hand-woven silk carpet and a colour scheme combining various shades of grey.

This produces a tasteful monochrome palette which has been achieved with stainless steel and black lacquered fitted furniture and joinery.



**MASTER EN-SUITE BATHROOM**

The master en-suite bathroom is an exquisite display of light grey and white marble, which has been combined to juxtapose traditional elegance with contemporary design.

Natural daylight and floor-to-ceiling mirrors expand the room making this palatial bathroom a majestic space.





#### DRESSING ROOM

All bedrooms offer bespoke walk-in dressing rooms finished with Italian lacquered panels and a combination of open and closed storage with generous hanging space. Automated

lighting and quality joinery creates a subtle sophisticated tone for the private dressing areas.







#### CLOAKROOMS AND GUEST BEDROOM EN-SUITES

The striking marble-clad walls create a strong impression that provides a neat accoutrement to the interior styling of the other rooms. The all-glass shower enclosure does not detract

from the stone's visual impact, lending itself to an impressive experience for guests.



# THE GARDENS

Knightwood Court boasts a grand heart and this is no more apparent than in the mise-en-scène of the estate; the rich communal and private grounds to the rear of the property.

Each apartment offers a large terrace with prime views over 'The Gardens', prompting the landscape and surrounds to take center stage in life at the estate.

'The Gardens' have been beautifully designed by RHS Chelsea Flower Show gold award-winning landscape artists Rich Landscapes, whose work has also been on display at the Saatchi Gallery.





# LANDSCAPE DESIGN

Brothers Harry and David Rich, landscape designers from Rich Landscapes, received their Gold award from the Queen at the 2015 RHS Chelsea Flower Show.

'The Gardens' is a specially commissioned design piece by landscape artists Rich Landscapes, who are becoming one of the most reputable names in the industry. Since winning gold at the RHS Chelsea Flower Show in 2015 they have been in popular demand, working on projects across the world from private art projects in China to commissioned public displays at the Saatchi Gallery. From summer 2016 they have starred in their own television show with Charlie Dimmock on BBC One.



# COMMUNAL GARDEN

"The communal garden provides an additional area for all residents to enjoy. A very sympathetic space with an emphasis on reconnecting with nature, it provides a unique place to enjoy both in the day and evening with soft lighting and outdoor heaters. A single path takes you on a wandering journey through wild British meadow, seasonal planting, native shrubs and a dappled canopy of ornamental trees."

Harry Rich – Rich Landscapes



# PRIVATE GARDENS

"We wanted residents of the garden suites to feel that they had an extended living space; somewhere outside of their home that could cater for entertaining friends, dining as a family or relaxing in private. The natural screening of the pleached trees combines with the soft planting and cosy seating to create this feeling of being immersed within your own space of luxury."

David Rich – Rich Landscapes



# REAR ELEVATION

"Inspired by the site's natural environment, we pursued an architectural design for the building which responded to our desire to forge a connection with the local countryside.

While the front elevation celebrates the formality of Georgian architecture, the rear elevation embraces the modern era to welcome in the light, the air and the beauty of the natural surrounds into the building."

Lesley Bell – Gallus Studio Architects



## PRIVATE TERRACES

"A range of terraces have been designed providing each flat with a unique and private outdoor space overlooking the gardens. The terraces have been styled in a clean and contemporary way, designed to focus attention on the mesmerising mosaic that is offered up from an aerial view of the communal gardens below. We expect many a summer's evening will be passed in distant gaze across the estate's grounds and on to the countryside beyond."

Harry Rich – Rich Landscapes



# FLOOR PLANS

The layout of each apartment has been carefully designed in keen consideration of its future inhabitants, focused on practicality and flexibility yet still delivering elegance.

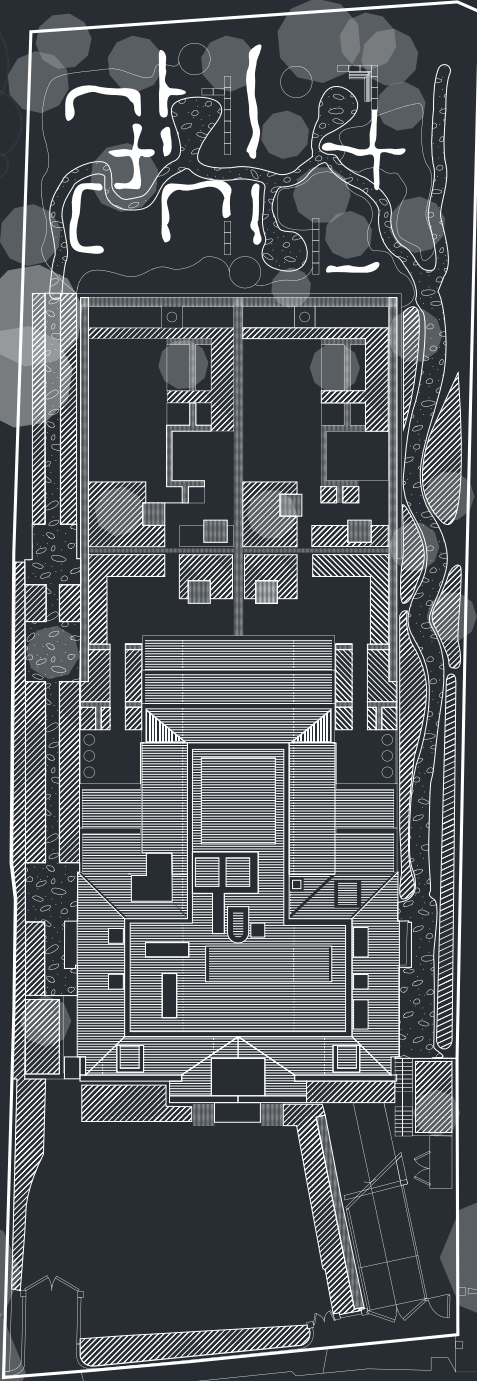
Take the kitchens for example. These have been designed to be able to be either open plan (leading to the lounge and dining space) or closed off in their own separate rooms, depending on the preference of the owner.

Similarly, the designs have been worked to ensure there is direct access out on to the terrace from as many rooms as possible, to welcome the outside in and encourage those inside-out.





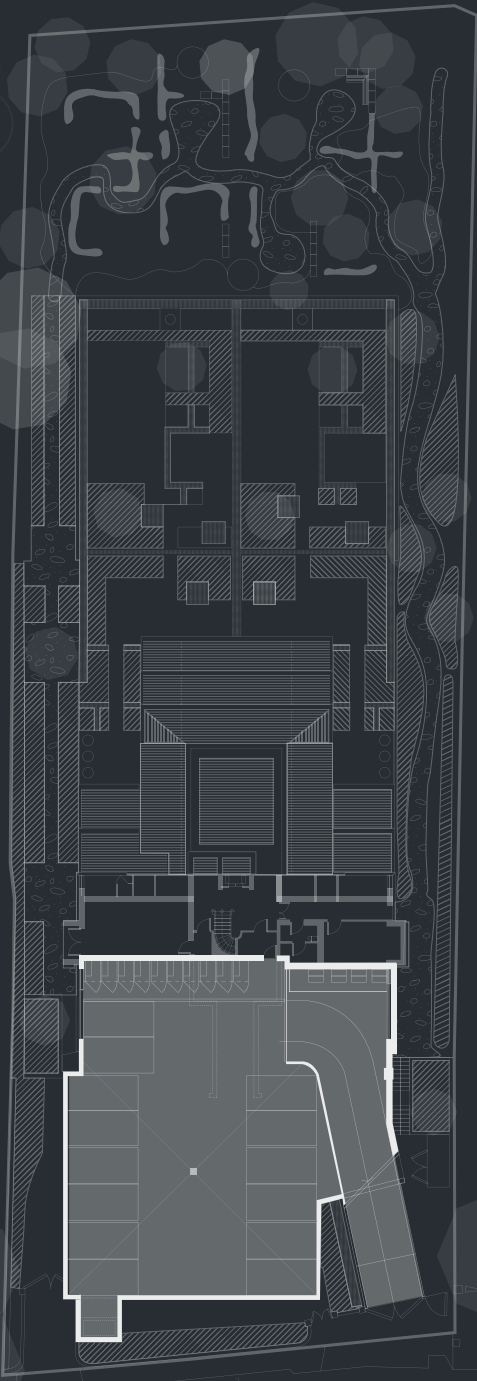
# SITE OVERVIEW



Cockfosters Road



# SECURE CARPARK



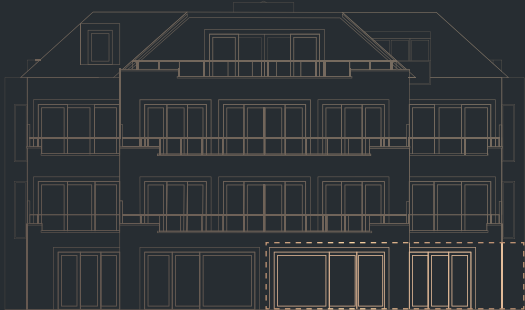
Cockfosters Road



# APARTMENT ONE

GARDEN SUITE

- Two double bedrooms
- Dressing room
- Two en-suite bathrooms and separate cloakroom
- Ample storage
- Large private garden



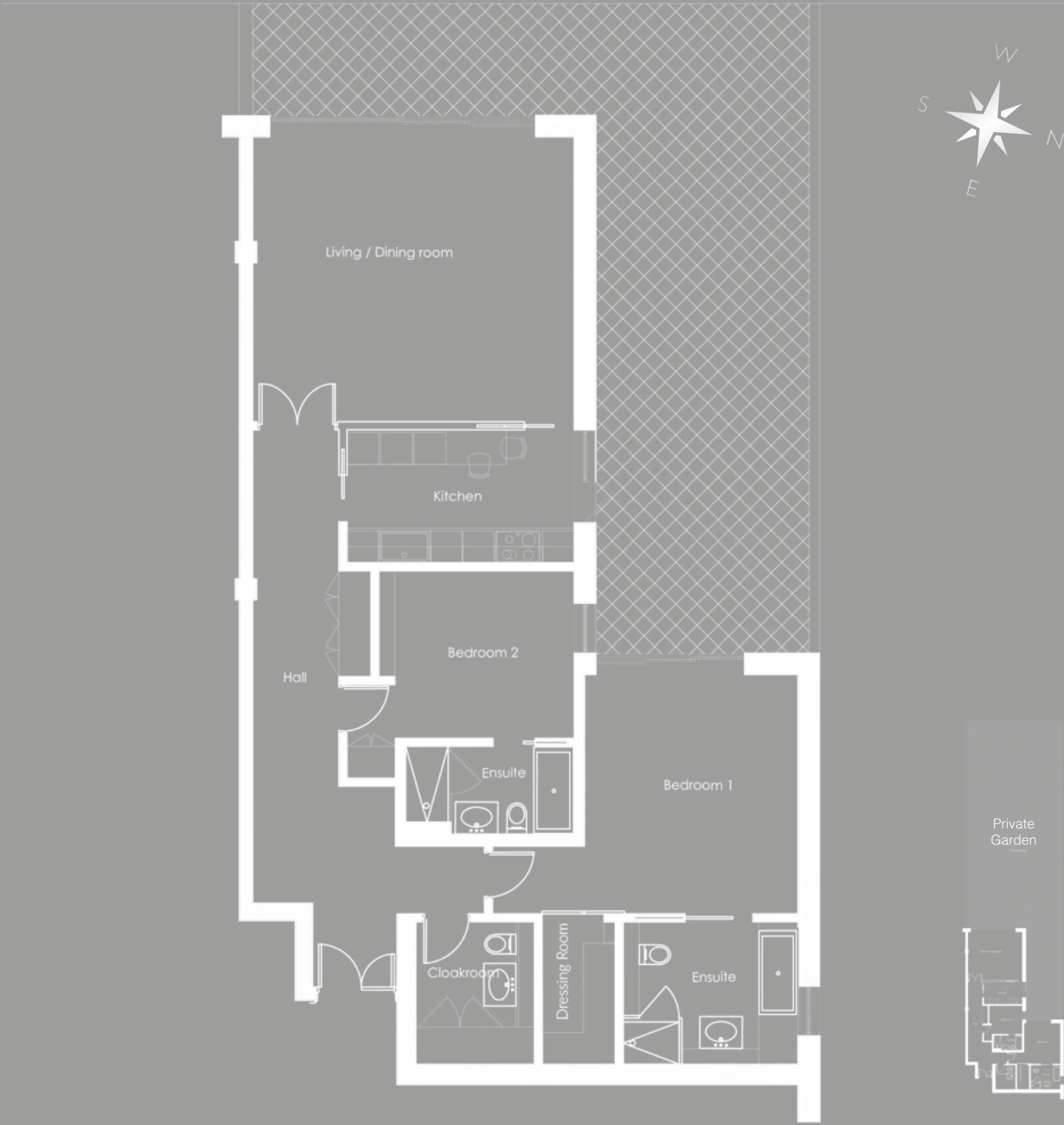
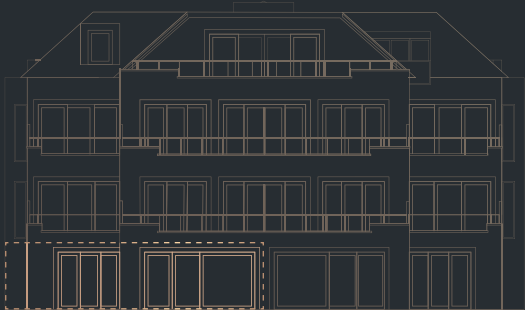
Master bedroom	4m x 4.5m	13.1ft x 14.7ft
Second bedroom	3.1m x 3.6m	10.2ft x 11.8ft
Kitchen	2.5m x 4.2m	8.2ft x 13.9ft
Living/Dining room	5.4m x 6m	17.9ft x 19.8ft
Private terrace	10.8m x 5.7m	35.4ft x 18.7ft
Private garden	10.8m x 23m (narrowing to 4m x17m)	35.4ft x 75.4ft (narrowing to 13.1ft x 55.8ft)



# APARTMENT TWO

GARDEN SUITE

- Two double bedrooms
- Dressing room
- Two en-suite bathrooms and separate cloakroom
- Ample storage
- Large private garden



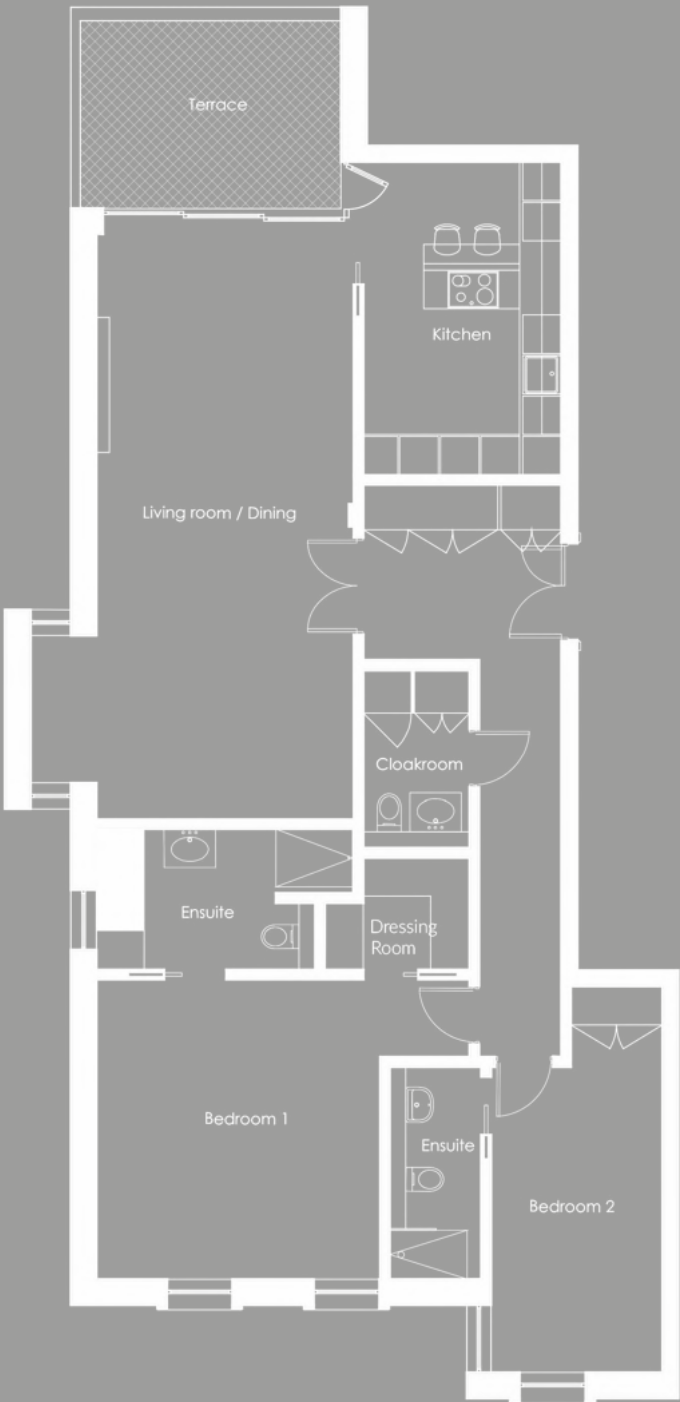
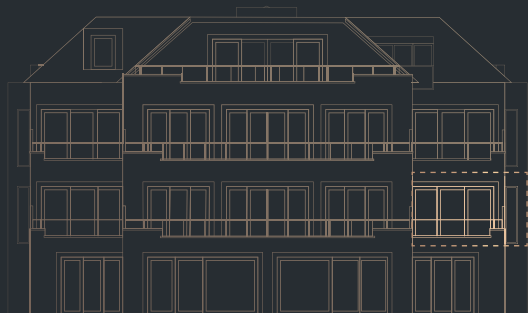
Master bedroom	4m x 4.5m	13.1ft x 14.7ft
Second bedroom	3.1m x 3.6m	10.2ft x 11.8ft
Kitchen	2.5m x 4.2m	8.2ft x 13.9ft
Living/Dining room	5.4m x 6m	17.9ft x 19.8ft
Private terrace	10.8m x 5.7m	35.4ft x 18.7ft
Private garden	10.8m x 23m (narrowing to 4m x17m)	35.4ft x 75.4ft (narrowing to 13.1ft x 55.8ft)



# APARTMENT THREE

GROUND FLOOR

- Two double bedrooms
- Dressing room
- Two en-suite bathrooms and separate cloakroom
- Ample storage
- West-facing garden terrace



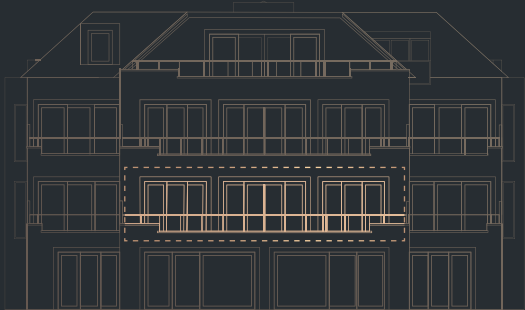
Master bedroom	4.4m x 4.7m	14.5ft x 15.5ft
Second bedroom	4.7m x 2.7m	15.5ft x 8.1ft
Kitchen	4.8m x 3m	15.7ft x 9.8ft
Living/Dining room	9.1m x 4m	29.8ft x 13.1ft
Private terrace	4.2m x 3.1m	13.1ft x 1.2ft



# APARTMENT FOUR

GROUND FLOOR

- Two double bedrooms
- Dressing room
- Two en-suite bathrooms and separate cloakroom
- Ample storage
- West-facing garden terrace



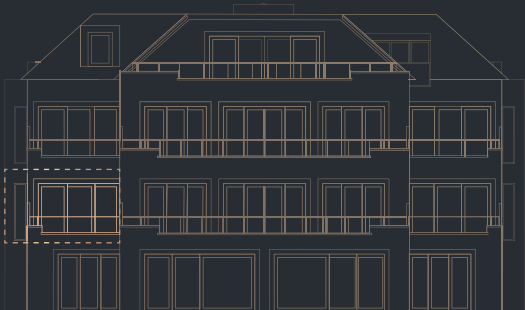
Master bedroom	2.5m x 4.2m	8.2ft x 13.7ft
Second bedroom	3.2m x 5.6m	10.5ft x 18.4ft
Kitchen	2.9m x 4.5m	9.5ft x 14.7ft
Living/Dining room	6.2m x 5.6m	20ft x 18.4ft
Private terrace	13.2m x 2.3m	43.3ft x 7.5ft



# APARTMENT FIVE

GROUND FLOOR

- Two double bedrooms
- Dressing room
- Two en-suite bathrooms and separate cloakroom
- Ample storage
- West-facing garden terrace



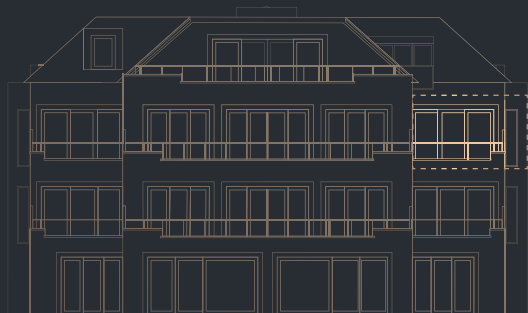
Master bedroom	4.4m x 4.7m	14.4ft x 15.4ft
Second bedroom	2.7m x 4.8m	8.8ft x 15.7ft
Kitchen	4.9m x 3m	16ft x 9.8ft
Living/Dining room	9.4m x 4m	30.8ft x 13.1ft
Private terrace	3.2m x 4.2m	10.5ft x 13.8ft



# APARTMENT SIX

FIRST FLOOR

- Two double bedrooms
- Dressing room
- Two en-suite bathrooms and separate cloakroom
- Ample storage
- West-facing garden terrace



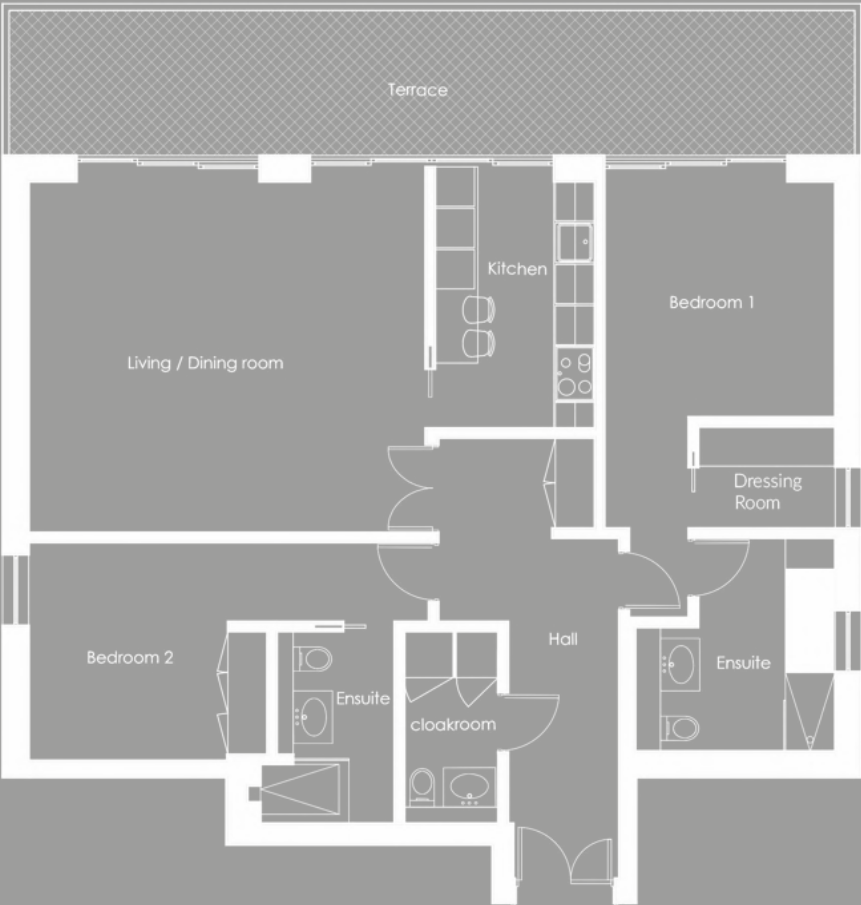
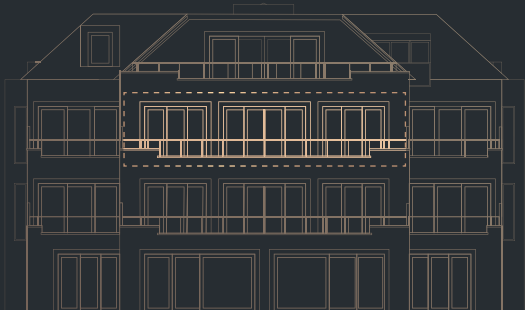
Master bedroom	4.9m x 4.7m	16ft x 15.4ft
Second bedroom	3m x 3.7m	9.8ft x 12.1ft
Kitchen	4.9m x 3.1m	16ft x 10.2ft
Living/Dining room	8.5m x 3.9m	27.9ft x 12.8ft
Private terrace	4.3m x 3.1m	14.1ft x 10.2ft



# APARTMENT SEVEN

FIRST FLOOR

- Two double bedrooms
- Dressing room
- Two en-suite bathrooms and separate cloakroom
- Ample storage
- West-facing garden terrace



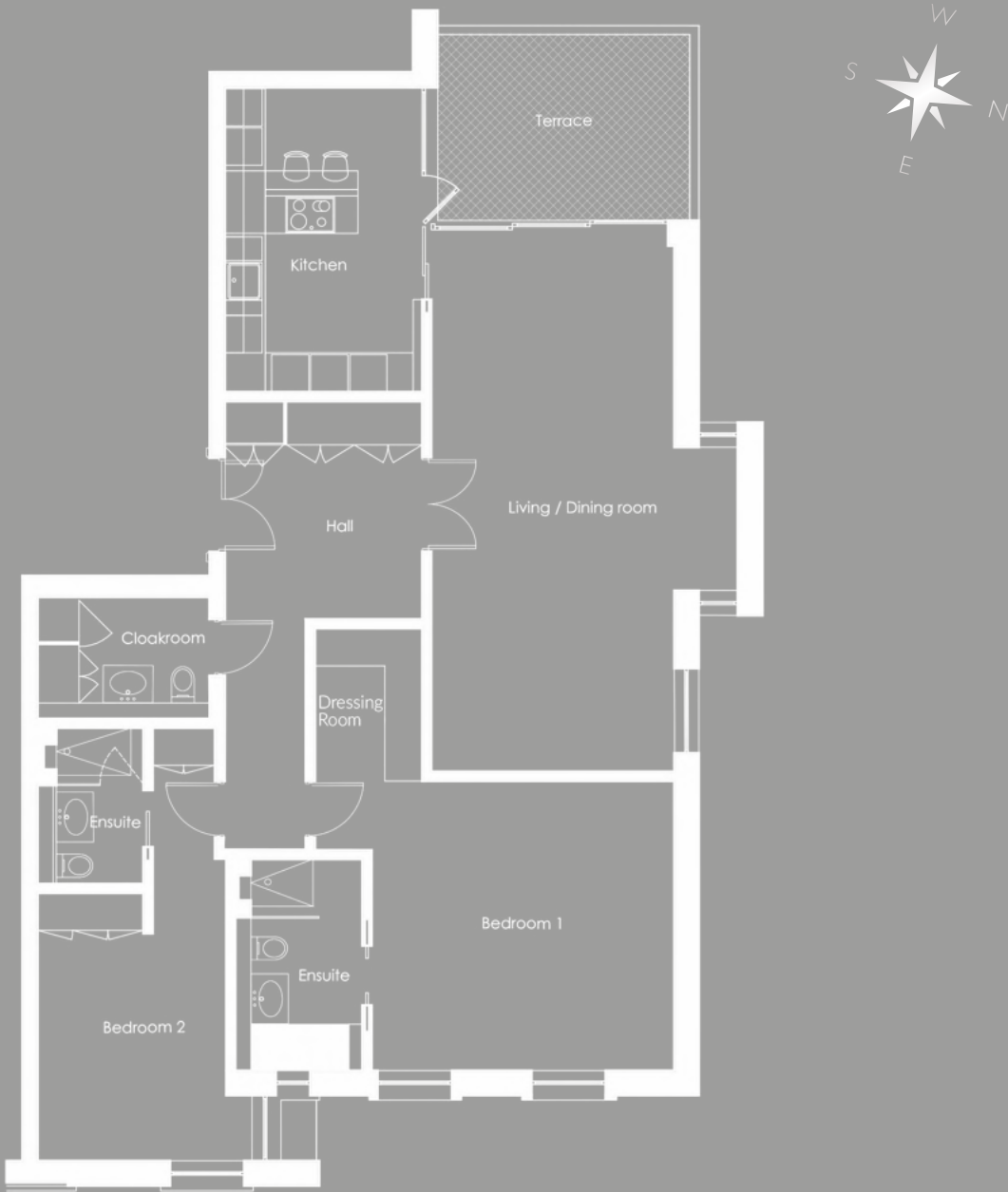
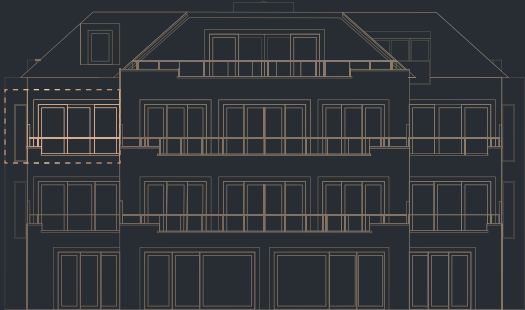
Master bedroom	3.5m x 3.6m	11.4ft x 11.5ft
Second bedroom	3.1m x 3.3m	10.2ft x 10.8ft
Kitchen	2.5m x 3.8m	8.2ft x 12.5ft
Living/Dining room	6.1m x 5.4m	20ft x 17.7ft
Private terrace	13.1m x 2.3m	42.9ft x 7.5ft



# APARTMENT EIGHT

FIRST FLOOR

- Two double bedrooms
- Dressing room
- Two en-suite bathrooms and separate cloakroom
- Ample storage
- West-facing garden terrace



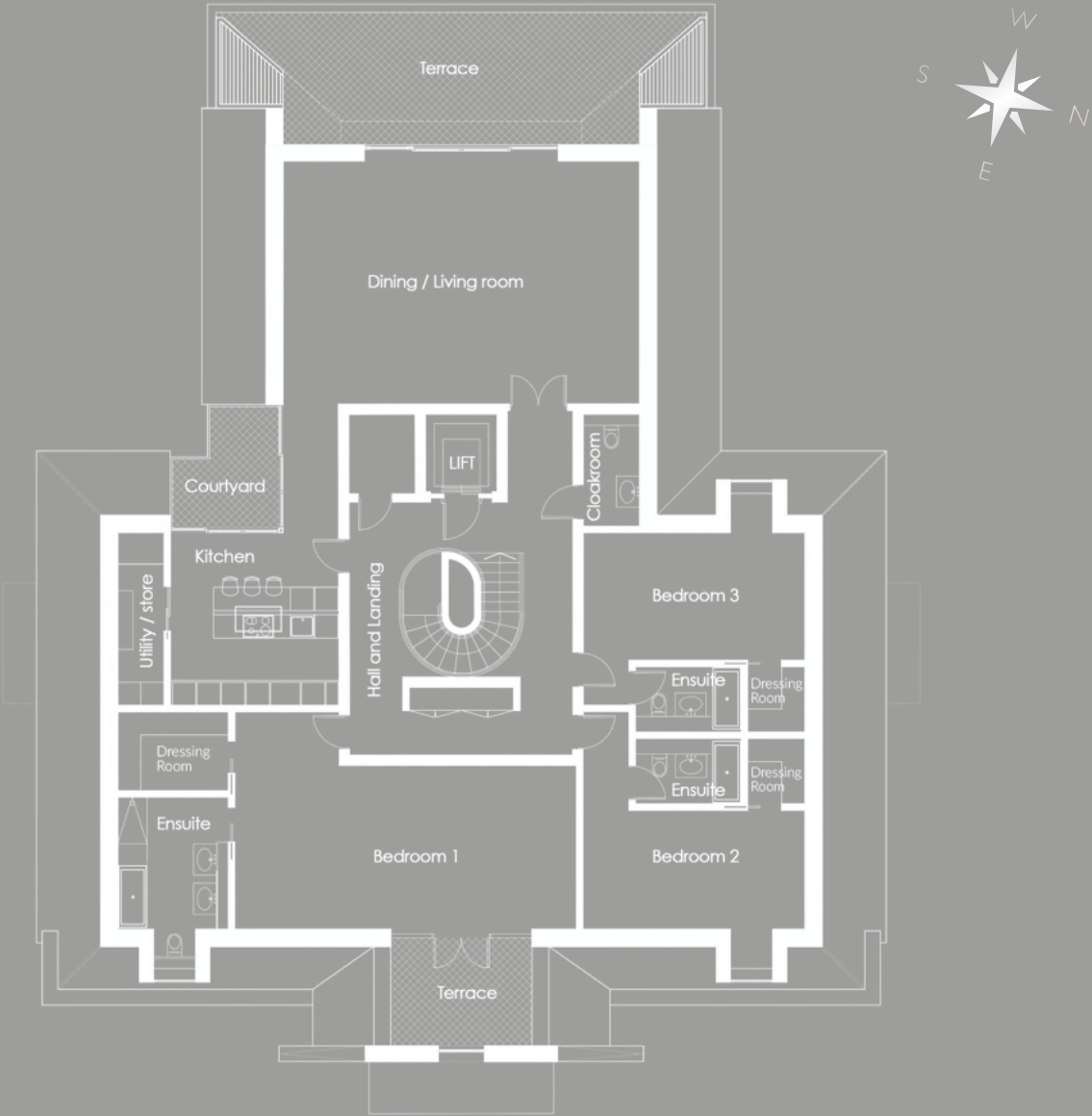
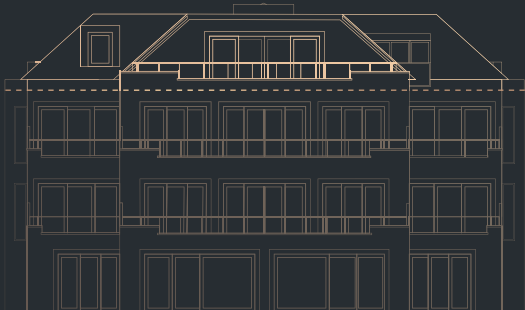
Master bedroom	4.9m x 4.7m	16ft x 15.4ft
Second bedroom	3.1m x 3.7m	10.2ft x 12.1ft
Kitchen	4.9m x 3.1m	16ft x 10.2ft
Living/Dining room	8.5m x 4m	27.8ft x 13.1ft
Private terrace	4.3m x 3.2m	114.1ftx 10.5ft



# THE PENTHOUSE

SECOND FLOOR

- Three double bedrooms
- Three dressing rooms
- Three en-suite bathrooms and separate cloakroom
- Ample storage
- Utility room
- Overlooking Hadley Wood Golf Course
- East-facing private terrace
- Private lift access



Master bedroom	8.7m x 4.2m	28.5ft x 13.8ft
Second bedroom	5.7m x 3.1m	18.7ft x 10.1ft
Third bedroom	5.8m x 3.3m	19ft x 10.8ft
Kitchen	4.4m x 4.4m	14.4ft x 14.4ft
Living/Dining room	9.2m x 6.3m	30.2ft x 20.6ft
Private terrace rear	13m x 2.7m	42.6ft x 8.8ft
Private terrace front	7.2m x 2.9m	23.6ft x 9.5ft
Private courtyard	2.8m x 3.1m	9.2ft x 10.2ft



# SPECIFICATION

From the grand Georgian entrance hall to the cascading rear terraces, every inch of the building has been focused on delivering a truly modern and luxurious living space set to the tone of the reserved elegance of British heritage.

Starting with the feeling of space created by extra height ceilings and double width doors all the way through to the convenience of the modern technologies and the quality of the finishing. The construction, specification and finishes have been very purposely thought through to create a comfortable and pleasant home.





## Main entrance hall

- 8-person chrome and glass lift serving all floors including underground parking. Private key access required to access penthouse
- Bespoke central helical stairway to all floors including underground parking
- Feature coffered ceiling
- Illuminated concierge desk
- Luxury marble flooring



## Kitchens

- Bespoke Poggenpohl kitchen with lacquer finish and soft-closing drawers
- Natural, solid stone black marble worktops
- Concealed stainless steel waste disposal units
- Gaggenau/Miele integrated appliances:
  - Fan assisted oven
  - Combination microwave oven
  - Full-height fridge and freezer
  - Dishwasher
  - Induction hob
  - Extractor hood
  - Wine cooler
  - Washing machine and dryer



## Heating & cooling

- Underfloor heating throughout each apartment
- Individual room thermostatic climate control
- Comfort cooling to selected principal reception rooms and master bedroom suites



## Bathrooms & powder rooms

- Natural stone marble tiles to bathrooms and powder rooms
- Integrated waterproof televisions to all master en-suite bathrooms
- Wall-mounted WC pan with soft-close seat/cover and concealed cisterns
- Heated towel rails to all bathrooms
- High-quality polished mixer taps
- Rain showers to all en-suite bathrooms



## Interior finishes

- Plush handwoven carpets
- Bespoke fitted dressing room, boiserie style, enclosed behind matt lacquer panels with concealed lighting
- High-quality porcelain floor tiles throughout kitchens, living rooms and hallways
- Polished chrome ironmongery
- Oversized entrances to all hallways and living rooms
- Coffered ceilings to lounge, dining and bedrooms



## Lighting & technology

- Bespoke Rako lighting design throughout
- Feature ceiling coffers with concealed ambiance lighting
- Recessed LED downlights throughout
- Rako mood lighting and control system throughout each apartment
- Water softeners
- CAT 5e wiring throughout
- PIR motion sensor lighting and extractor fans to bathrooms





## Entertainment (TV & audio)

- Full interlinked and flexible AV/IT infrastructure with telephone, television and data points as appropriate
- Ceiling speakers in all principal areas including bathrooms
- Intelligent media system throughout
- Upgrade options available including: Control, TVs, IRS, Sonos, Musi, etc.
- A free consultation can be arranged with our specialist audio/visual provider to enable full understanding of available technology plus any bespoke options required.



## Building & construction

- Building designed by boutique London architects 'Gallus Studio'
- Design faithfully follows traditional Georgian architectural structure and philosophies
- Extended height ceilings
- Double glazing throughout
- Solid concrete flooring



## Balconies & terraces

- Aluminium double-glazed bi-fold or French doors
- Glass balustrading
- Low-maintenance brick/stone work
- Views over communal gardens



## Landscape design

- Bespoke landscaping design by RHS Chelsea Flower Show gold award winners 'Rich Landscapes'
- External feature lighting
- Mix of low-maintenance planting to give a year-round 'English country garden' feel
- Integrated irrigation system
- Resin-bound gravel paths and forecourt
- Pleached trees in the private gardens designed to screen off any overlooking from the balconies above.





Photograph by Tom Gundelwein

## Car park & storage

- Underground secure car park
- Two private car parking spaces per apartment
- Four additional visitor spaces
- Spacious secure storage facility for each apartment



## Security

- Video entrance system
- Mains-operated smoke detectors
- On-site concierge service
- CCTV to selected external communal areas
- Multi-point locking to main entrance doors of each apartment
- Individually designed zoned apartment alarm system installed (SSAIB approved) with fitted window vibrationsdetectors to selected windows



## Concierge service

- Concierge desk in entrance hall provides a warm welcome and the following services:
  - General monitoring
  - Receiving post
  - Booking of restaurants
  - Booking tickets for film, theatre



## Management company

Management company has been appointed to ensure the effective operation of certain aspects. This includes, but is not limited to: maintaining the gardens and grounds, the underground car parking, lifts, stairs and hallways. An indication of the service charges for this will be provided to you.

10-year SECURE building warranty provided by BLP Insurance. Additional warranties provided by main contractor and specialist subcontractors





# HARVARD KNIGHT

## PROPERTY IS OUR ART

At our heart, we remain property people – driven by our passion for the projects we undertake. To us, property is our art and we continue to adapt and evolve to remain ahead of the curve. Our philosophy is to:

- be pioneering yet retain our traditional values
- design for practicality and still deliver elegance
- maintain an appreciation for those who will live in our buildings.

We create homes, the centrepiece of life.

Harvard Knight  
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+44 (0) 207 4128268

### Disclaimer

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