



C R I T E R I O N

CAMLET WAY | HADLEY WOOD

By Spitfire Bespoke Homes



STYLE BY DEFINITION

CRITERION

A PRINCIPLE OR STANDARD.
A BENCHMARK.



CLASSICALLY ELEGANT

Criterion from Spitfire Bespoke Homes is a premium collection of highly desirable two and three-bedroom apartments. Located on Camlet Way, Hadley Wood's premier address, the eight apartments benefit from a choice of layout and all feature Spitfire's renowned attention to detail and specification that defines the essence of elegant living.

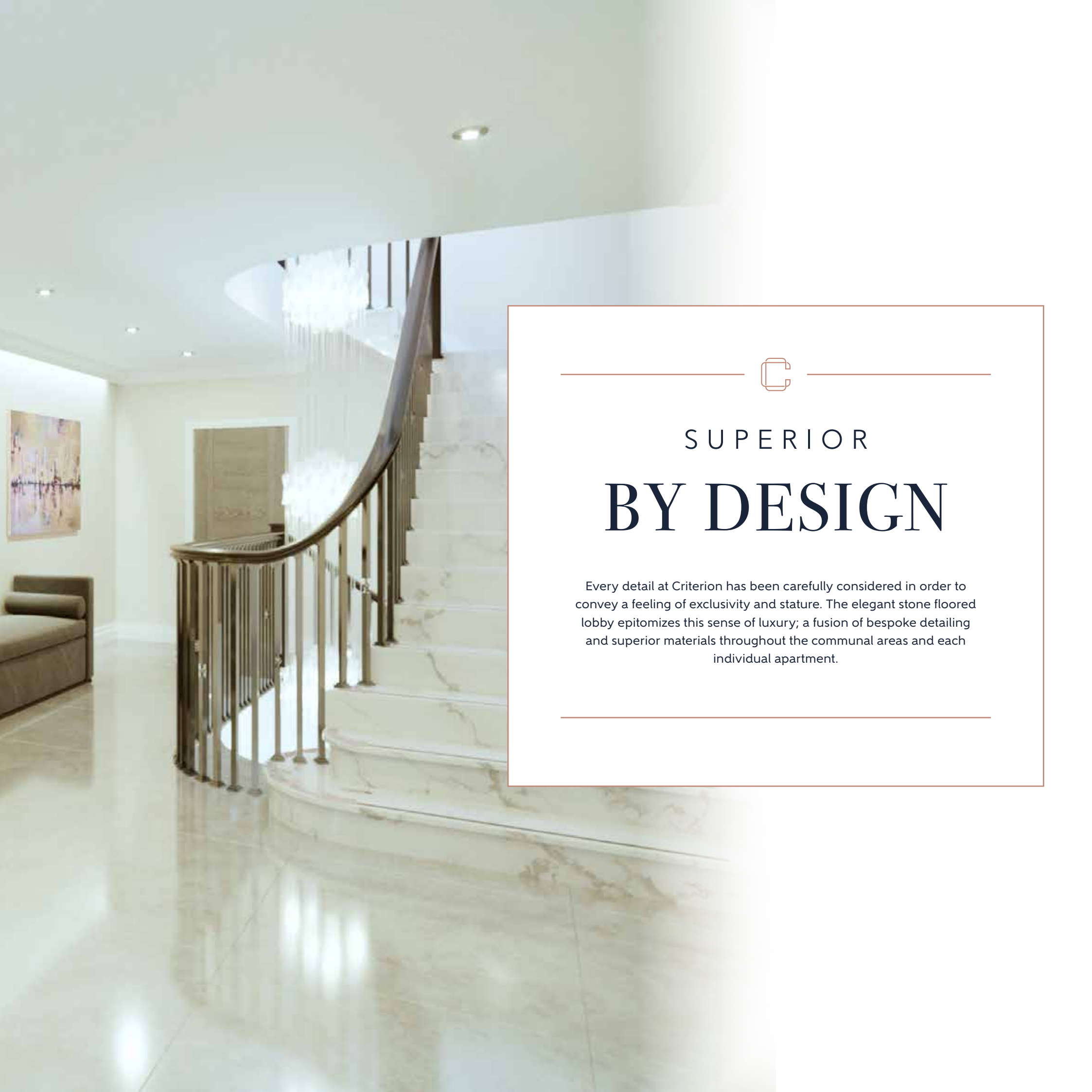




CRITERION

TABLET HOUSE





SUPERIOR BY DESIGN

Every detail at Criterion has been carefully considered in order to convey a feeling of exclusivity and stature. The elegant stone floored lobby epitomizes this sense of luxury; a fusion of bespoke detailing and superior materials throughout the communal areas and each individual apartment.



INDIVIDUALLY CONSIDERED

Sharing the same design philosophy - a blend of practicality and prestige - each of the spacious apartments at Criterion is unique with its own distinctive characteristics, from the two magnificent ground floor garden apartments to the stunning top floor penthouses. Each property enjoys access to its own private outdoor terrace via French or panoramic doors - combined with large open plan living spaces, this makes properties at Criterion perfect for entertaining.





THE SPITFIRE SIGNATURE

SPECIFICATION

Criterion benefits from our signature specification; a blend of bespoke detailing that's unique to Spitfire. These carefully considered fixtures and fittings include a selection of pristine brands, individually designed kitchens, oversized front doors and underfloor heating.



KITCHENS

Individually designed and created for Criterion. A showcase of a unique mixture of materials, textures and colour palettes, Spitfire has created a luxurious range of exclusive bespoke kitchens.

- Featuring sleek handleless doors, Unistone quartz worktops, contemporary glass and LED lighting.
- Luxury ceramic floor tiles to kitchens and utility rooms.
- Fully integrated Miele and Siemens appliances throughout. Including a six-zone induction hob, two seven-function single ovens, a warming drawer, ceiling extractor, microwave oven, dishwasher and a separate fridge and freezer (combined fridge/freezer to apartments 1 and 4).
- Stainless steel wine cooling cabinet.
- Siemens washing machine and condenser tumble dryer fitted in bespoke off-floor cabinetry within the utility room. Apartments 7 & 8 feature a combined washer dryer.



BATHROOM & EN-SUITES

A combination of premium brands paired with sleek design and styling ensure that cloakrooms, bathrooms and en-suites offer a sophisticated finish.



- A selection of Italian Glass Design sinks in master en-suites and cloakrooms with Villeroy and Boch sanitaryware elsewhere.
- Stylish Phillipe Starck Axor taps to cloakroom and master en-suite. Hansgrohe taps elsewhere.
- Luxury ceramic floor tiles to bathrooms, en-suites and WCs.
- Fully tiled bath panel to match wall tiles.
- Full height Porcelanosa ceramic tiling in bathrooms, en-suites and WCs to all walls with sanitaryware.
- Inset feature demister mirror to main bathroom and en-suite 2. Wall-mounted mirrored vanity cabinets to master en-suites.
- Multi-rail chrome towel warmers to bathrooms and en-suites.

COMMUNAL AREAS

- Provision for a front of house concierge service (to be implemented at the discretion of the resident-owned management company).
- Grand stone staircase to lobby with hardwood handrail and dark nickel newel posts and balusters.
- Stone staircase to underground parking garage with hardwood handrail and dark nickel newel posts and balusters.
- A lift serves each floor including the basement car park.
- Engraved stone plaques within entrance piers denoting the postal address: Criterion House.
- Remote operated door providing vehicular access to the secure underground parking garage.
- Carpet to hallways on first and second floors.
- Decorative coving to lobby areas.
- Stone flooring to entrance lobby.



MEDIA & COMMUNICATIONS

- Black nickel TV and telephone sockets to kitchen, dining/ sitting area, all bedrooms and study.
- Hard wiring for SONOS sound system to kitchen/sitting areas, master bedroom and main bathroom.
- Integrated television reception system with provision for digital terrestrial and Sky+ services.
- High speed CAT 5/6 data cabling.

FINISHES & FEATURES

A combination of detailed finishes, outstanding features and remarkable attention to detail create an atmosphere of elegance.

- Garda silver oak internal doors with contemporary door furniture in a black nickel finish.
- Painted timber framed casement windows.
- Panoramic timber-clad framed sliding and pivoting doors leading to external areas of apartments 2, 3, 5, 6, the East Penthouse and the West Penthouse.
- Remote controlled Bio-Ethanol Palinka Primefire.
- Bespoke fitted wardrobes by Draks with soft-close sliding doors and internal lighting.
- Ceramic floor tiles to hallway and dining/sitting area.
- Carpets to all bedrooms and study.

ELECTRICAL & HEATING

- Zoned underfloor heating to all apartments.
- Rako lighting control system with contemporary black nickel sockets and switches throughout.
- LED satin chrome dimmable downlighters to kitchen.
- 5-amp lighting circuit and sockets to sitting/dining area and master bedroom.
- Black nickel shaver sockets to all bathrooms and en-suites.
- Car charging points to underground parking.

SECURITY & PEACE OF MIND

- Access to main entrance via key fob with secure video entry system.
- External front and rear wall lights with timers/PIR sensors.
- SSAIB approved alarm system complete with optional 'monitoring' call facility.
- 10 year NHBC Warranty.





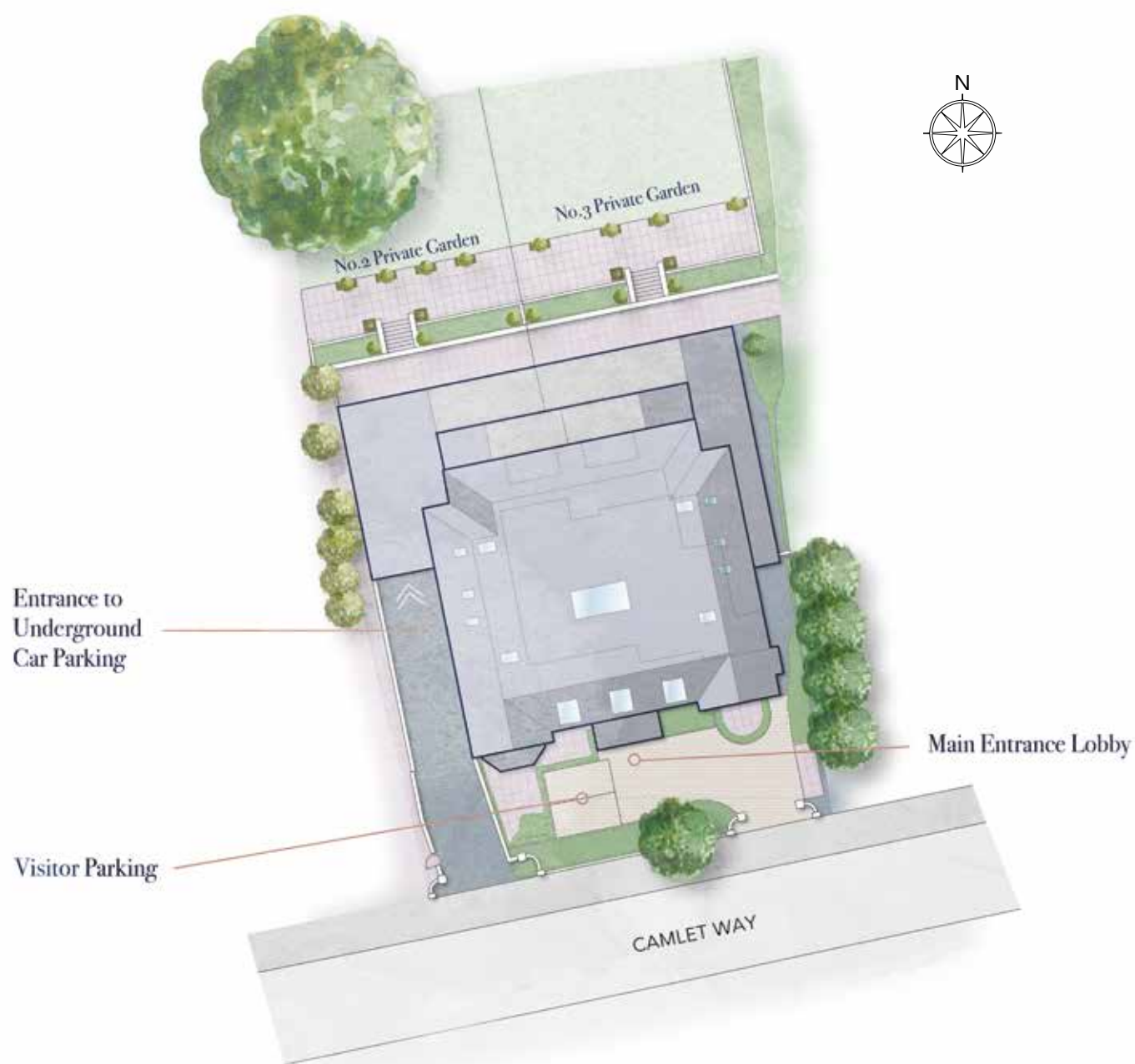




THE
APARTMENTS

CRITERION LAYOUT

Each apartment at Criterion enjoys access to its own private external space. Two garden apartments benefit from private gardens to the rear whilst all other properties have sun terraces. Visitor parking is located to the front of Criterion, where guests arrive before proceeding to the stunning entrance lobby.



THE

BASEMENT

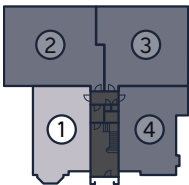
Secure underground parking is accessed by a weatherproof heated ramp, with two parking spaces allocated per apartment. Assigned storage areas are also provided, perfect for golf clubs, bicycles and luggage.



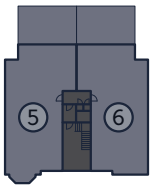
Nº1

A grand ground floor two bedroom apartment benefitting from a light and airy open plan kitchen, dining and sitting area with a feature bay window opening on to a desirable south-facing sun terrace. The luxurious master bedroom and bedroom 2 also enjoy a deluxe en-suite with walk-in shower.

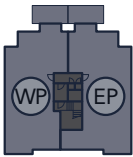
KITCHEN/DINING/SITTING AREA	10.85m x 5.21m	35'7" x 17'1"
MASTER BEDROOM	4.19m x 3.95m	13'9" x 13'0"
BEDROOM 2	6.74m x 3.09m	21'3" x 10'2"



GROUND FLOOR



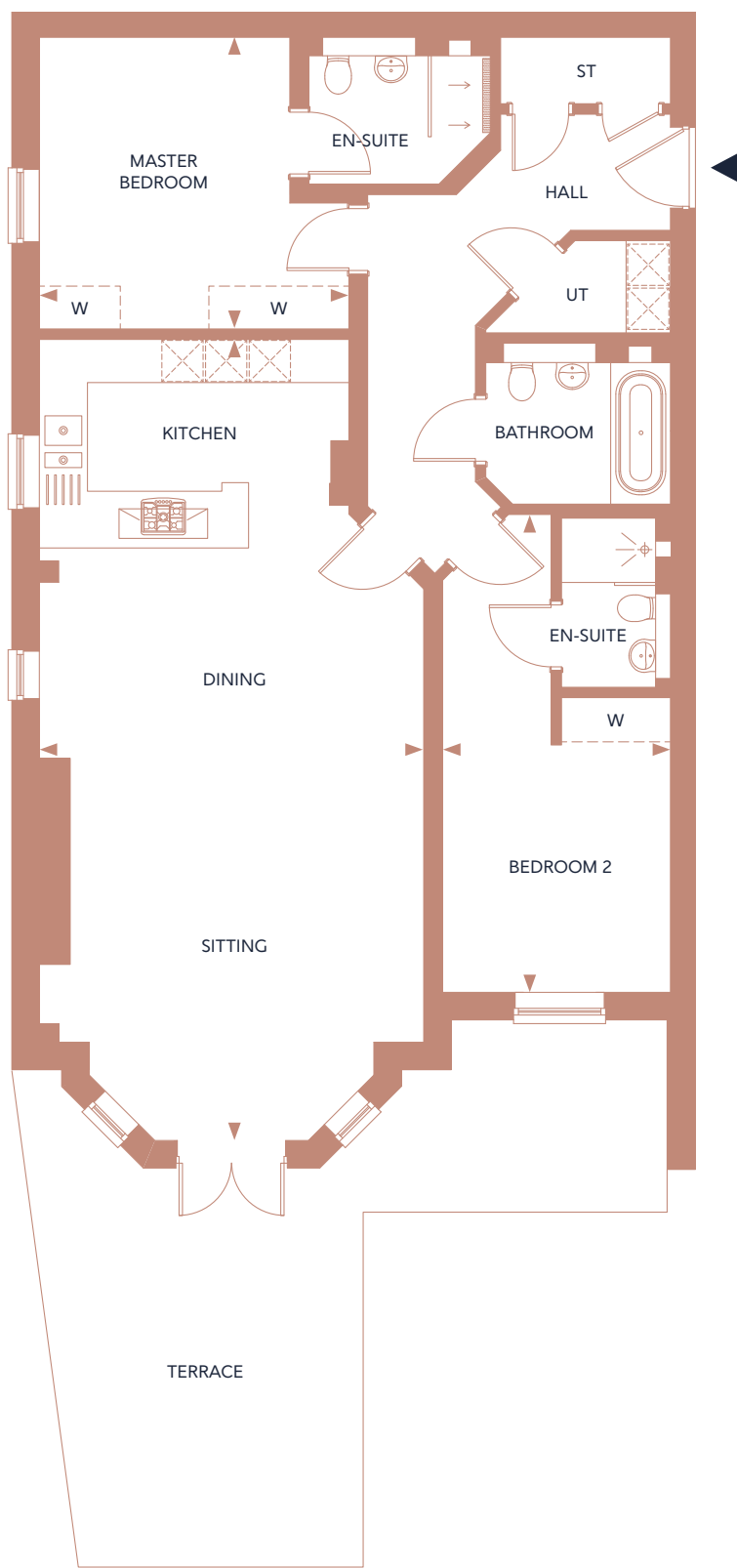
FIRST FLOOR



SECOND FLOOR



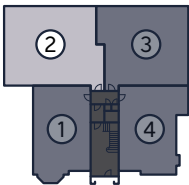
№1



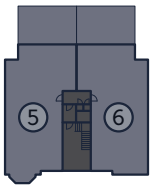
Nº2

This magnificent three bedroom luxury apartment features an expansive open plan kitchen, dining and sitting area, while three sets of panoramic doors create a continuous flow from inside the home to the spacious sun terrace and private garden beyond. The beautifully-appointed, spacious master bedroom features an impressive four-piece en-suite.

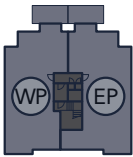
KITCHEN/DINING/SITTING AREA	9.74m x 6.90m	32'0" x 22'8"
MASTER BEDROOM	7.88m x 3.97m	25'10" x 13'0"
BEDROOM 2	4.11m x 3.20m	13'6" x 10'7"
BEDROOM 3/STUDY	6.14m x 2.77m	21'0" x 9'1"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

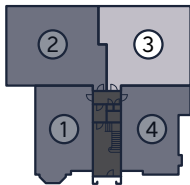




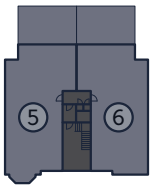
Nº3

This three bedroom garden apartment features a magnificent open plan kitchen, dining and sitting area and generously proportioned en-suite master bedroom. Three sets of panoramic doors to the large terrace and private rear garden flood the apartment with natural light, bringing the outside in and creating even more room in which to entertain.

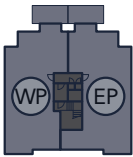
KITCHEN/DINING/SITTING AREA	9.30m x 6.90m	30'6" x 22'8"
MASTER BEDROOM	7.92m x 4.41m	26'0" x 14'6"
BEDROOM 2	5.37m x 3.18m	17'7" x 10'5"
BEDROOM 3/STUDY	5.37m x 2.66m	17'7" x 8'9"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



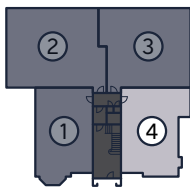
Nº3



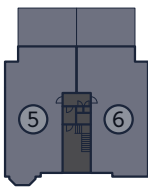
Nº4

A luxurious ground floor two bedroom apartment including a spacious open plan kitchen, dining and sitting area that benefits from two sets of French doors, allowing the light in from both the morning and evening sun. The master bedroom enjoys a large built-in wardrobe and a beautiful four-piece en-suite with bedroom 2 also featuring a fitted wardrobe and en-suite shower room.

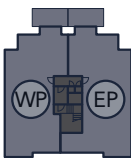
KITCHEN/DINING/SITTING AREA	9.49m x 5.23m	31'2" x 17'2"
MASTER BEDROOM	6.11m x 4.27m	20'0" x 14'0"
BEDROOM 2	6.47m x 3.09m	21'3" x 10'2"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



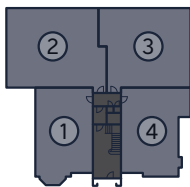
Nº4



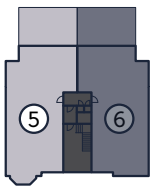
Nº5

An extensive first floor three bedroom apartment benefitting from an impressive open plan kitchen, dining and sitting area; this whole space features large panoramic sliding doors which open the room on to a spacious private terrace. The magnificent master bedroom suite features a fully-fitted walk-in dressing area, an en-suite complete with bath and walk-in shower and a south-facing balcony.

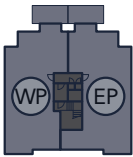
KITCHEN/DINING/SITTING AREA	10.76m x 6.87m	35'3" x 22'5"
MASTER BEDROOM	5.20m x 3.70m	17'0" x 12'1"
BEDROOM 2	4.54m x 3.10m	14'8" x 10'1"
BEDROOM 3	3.80m x 3.17m	12'4" x 10'4"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Nº5

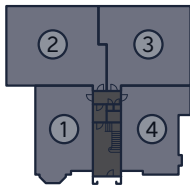


Nº6

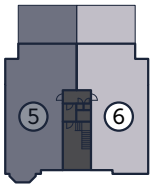
This spacious three bedroom apartment on the first floor features an expansive open plan kitchen, dining and sitting area. Panoramic sliding doors open from this entire space, providing direct access to the large private terrace.

The grand master bedroom enjoys an en-suite, a walk-in fully-fitted dressing area and Juliet balcony.

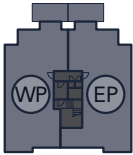
KITCHEN/DINING/SITTING AREA	10.76m x 6.87m	35'3" x 22'5"
MASTER BEDROOM	5.20m x 3.70m	17'0" x 12'1"
BEDROOM 2	4.54m x 3.10m	14'8" x 10'1"
BEDROOM 3	3.80m x 3.17m	12'4" x 10'4"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



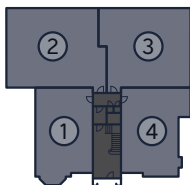
Nº6



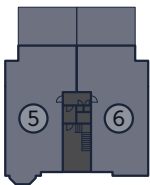
WEST PENTHOUSE

This beautiful two bedroom penthouse features a spacious open plan kitchen, dining and sitting area entered through a set of double doors. Glazed sliding doors lead on to a private balcony which benefits from views to the rear. The master bedroom suite features a well-appointed fully-fitted, walk-in dressing area along with a spacious four-piece en-suite bathroom. The penthouse is rich in charm and intrigue, supported by the gently sloping ceiling and expansive rooflight.

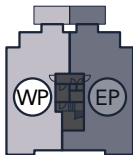
KITCHEN/DINING/SITTING AREA	9.59m x 7.54m	31'4" x 24'7"
MASTER BEDROOM	4.61m x 4.45m	15'1" x 14'6"
BEDROOM 2	3.79m x 3.70m	12'5" x 12'1"



GROUND FLOOR



FIRST FLOOR

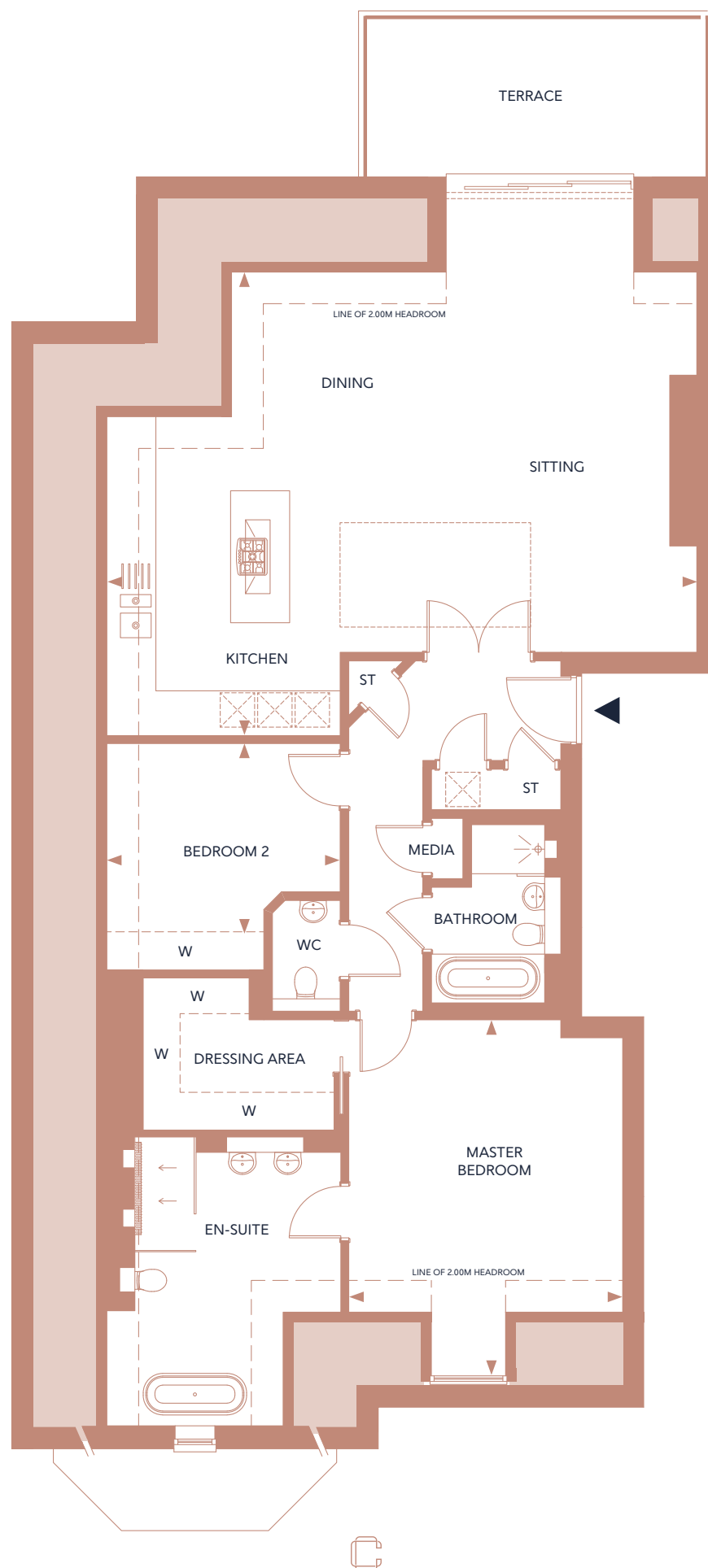


SECOND FLOOR





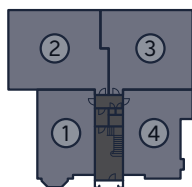
WEST PENTHOUSE



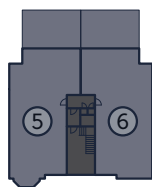
EAST PENTHOUSE

Framed by the character of the sloped roofline, this magnificent two bedroom penthouse enjoys a large open plan kitchen, dining and sitting area. A large terrace affords views across the rear garden and is accessed through panoramic sliding doors which give the apartment a light and airy feel. An impressive master bedroom suite benefits from a spacious en-suite equipped with a walk-in shower along with two separate dressing areas.

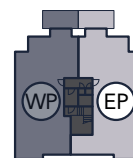
KITCHEN/DINING/SITTING AREA	9.59m x 7.54m	31'4" x 24'7"
MASTER BEDROOM	4.75m x 3.74m	15'5" x 12'2"
BEDROOM 2	3.79m x 3.68m	12'4" x 12'0"



GROUND FLOOR



FIRST FLOOR

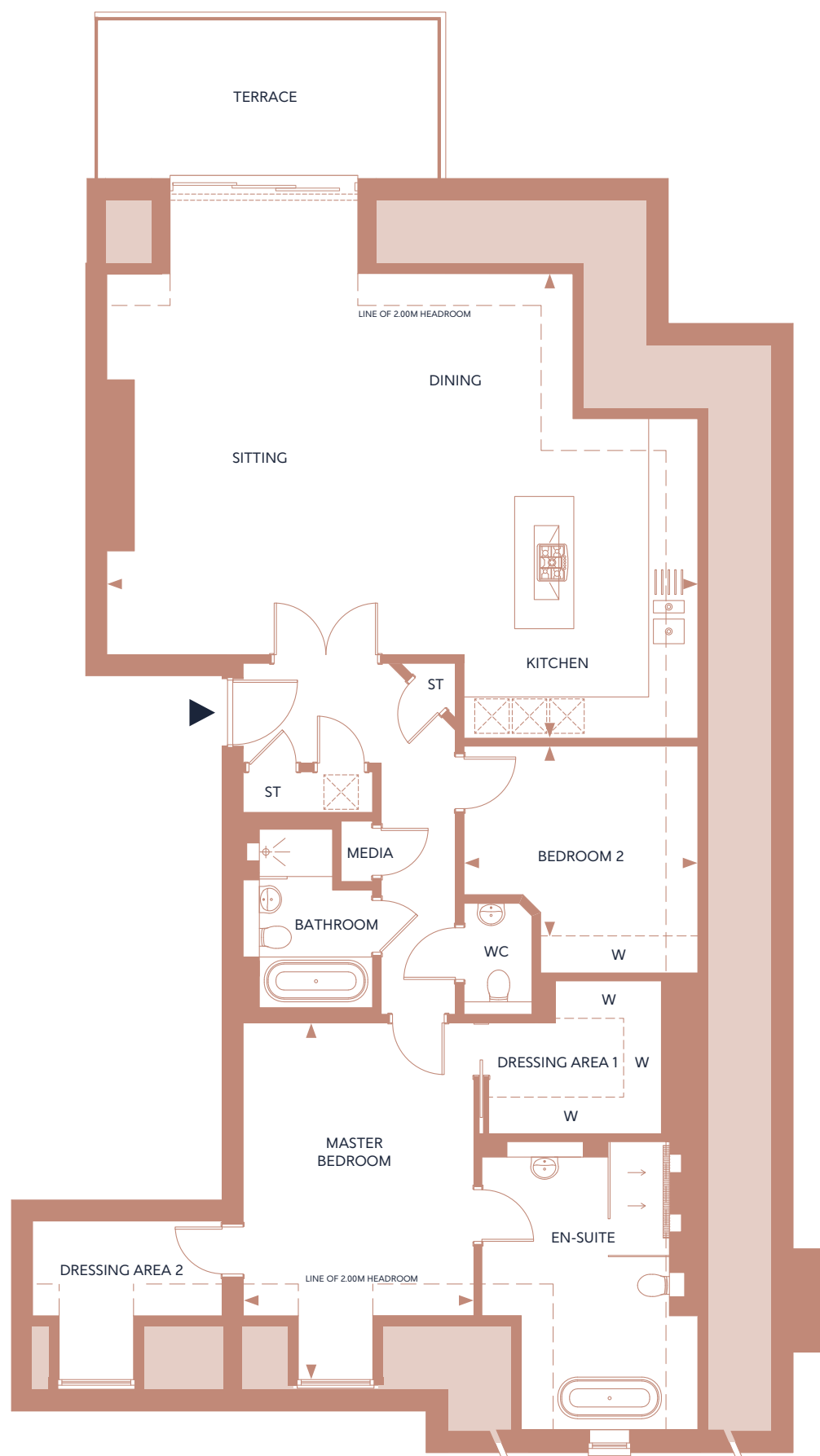


SECOND FLOOR





EAST PENTHOUSE





TOWN & COUNTRY

Everything you need, close to hand

With its reputation as an exclusive residential enclave, living in Hadley Wood you know you're somewhere special. Very few locations are so close to rolling countryside, ancient woods, parkland and commons, yet enjoy a host of amenities on their doorstep and such easy access to London. Hadley Wood Village offers a true sense of community, centred around its small parade of local shops and Hadley Wood station, while nearby Barnet and Cockfosters offer a more extensive range of amenities including a selection of fashionable independent shops and boutiques.



HEATHROW OR HARRODS

Conveniently connected by road, rail and tube

With the capital so accessible, world-class galleries, museums, live performances and some of the finest restaurants are all within easy reach. Whether you're travelling for business or pleasure, it's easy to get to Heathrow Airport and the Eurostar terminal at St Pancras International by tube.

By road, you're just two miles approximately from the M25 (Junction 24: Potters Bar) and 5 miles from the A1. By train, Hadley Wood station, just half a mile from home, provides access to Kings Cross and Moorgate in approximately 30 minutes. The two nearby tube stations of High Barnet and Cockfosters provide fast travel to the West End in a similar length of time.



BY CAR



2
Miles
M25

4
Miles
A1

5
Miles
North Circular Road

10
Miles
M1

BY TRAIN

FROM HADLEY WOOD STATION (NETWORK RAIL)



21
Mins

Highbury and Islington

31
Mins

Kings Cross

77
Mins

Cambridge

FROM COCKFOSTERS UNDERGROUND STATION (PICCADILLY LINE)



23
Mins

Arsenal

25
Mins

Kings Cross/St Pancras

35
Mins

Covent Garden

43
Mins

Knightsbridge

88
Mins

Heathrow T1/2/3

FROM HIGH BARNET UNDERGROUND STATION (NORTHERN LINE)



26
Mins

Euston

32
Mins

Leicester Square

34
Mins

Moorgate

36
Mins

Waterloo

39
Mins

Bond Street



AT YOUR LEISURE

From working out to dining in, Hadley Wood offers a wide range of activities

However you want to spend your free time there's a wide range of pursuits close-by. For the sporty there's a choice of yoga centres and health clubs. For those who prefer to exercise outdoors, the prestigious Hadley Wood Golf Club is less than half a mile away while the historic 413-acre Trent Country Park is ideal for jogging, cycling, horse riding or a gentle stroll. For team events, Hadley Wood is home to one of the oldest lawn tennis clubs in the country as well as two local cricket clubs.

Whether it's intimate dinners or special events, there is a good selection of eateries in the area to suit all tastes, including The Mary Beale Restaurant at the nearby West Lodge Park country house hotel. For lovers of the arts, film buffs can enjoy screenings at the Everyman boutique cinema in Barnet, which is also home to the intimate Bull Theatre.



SPITFIRE

BESPOKE HOMES

Whether we're creating a chic contemporary townhouse, a characterful Cotswold home or a classic mansion, all of our homes share the Spitfire signature; the unique qualities and characteristics that ensure that elements of your home are truly distinctive.

We do this by the careful selection of the external finishes and internal specification, sometimes to provide an architectural contrast or statement, and sometimes to create a home that's sympathetic to its surroundings.

SPITFIRE
bespoke homes

www.spitfirepg.co.uk





BUILDING

A REPUTATION FOR EXCELLENCE

Spitfire’s passion for design, sustainability and quality form the cornerstones of each exclusive development.

For our customers, the result is a home that satisfies the most discerning tastes while promoting a balanced, modern lifestyle. All properties benefit from outstanding design and meticulous attention to detail. Each aspect is carefully considered to combine striking aesthetics with superior practicality.

As a forward-thinking company, we take our environmental responsibilities seriously. We take great care in sourcing sustainable materials, installing ecological features and using resource-efficient processes. Quality is fundamental to each Spitfire home. From solid construction, luxurious finishes and premium fixtures and fittings, to outstanding customer service and after sales support.



Best Development and
Best Medium Housebuilder



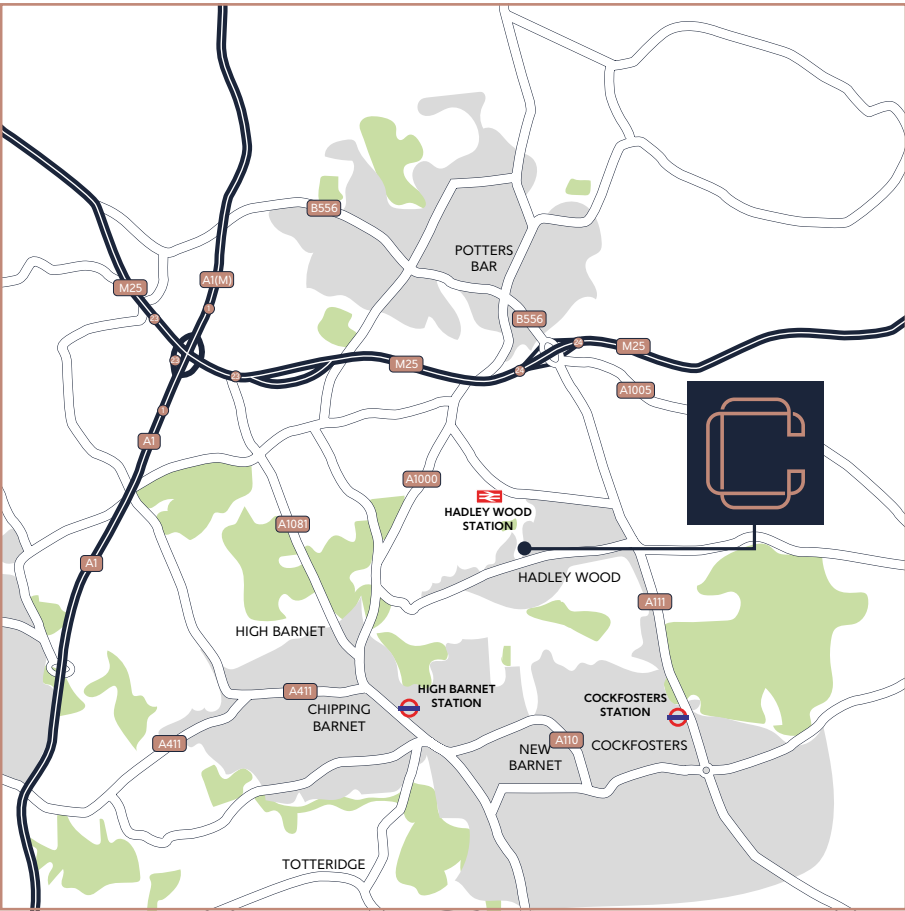
Best Medium Housebuilder
and Best Customer
Satisfaction Initiative



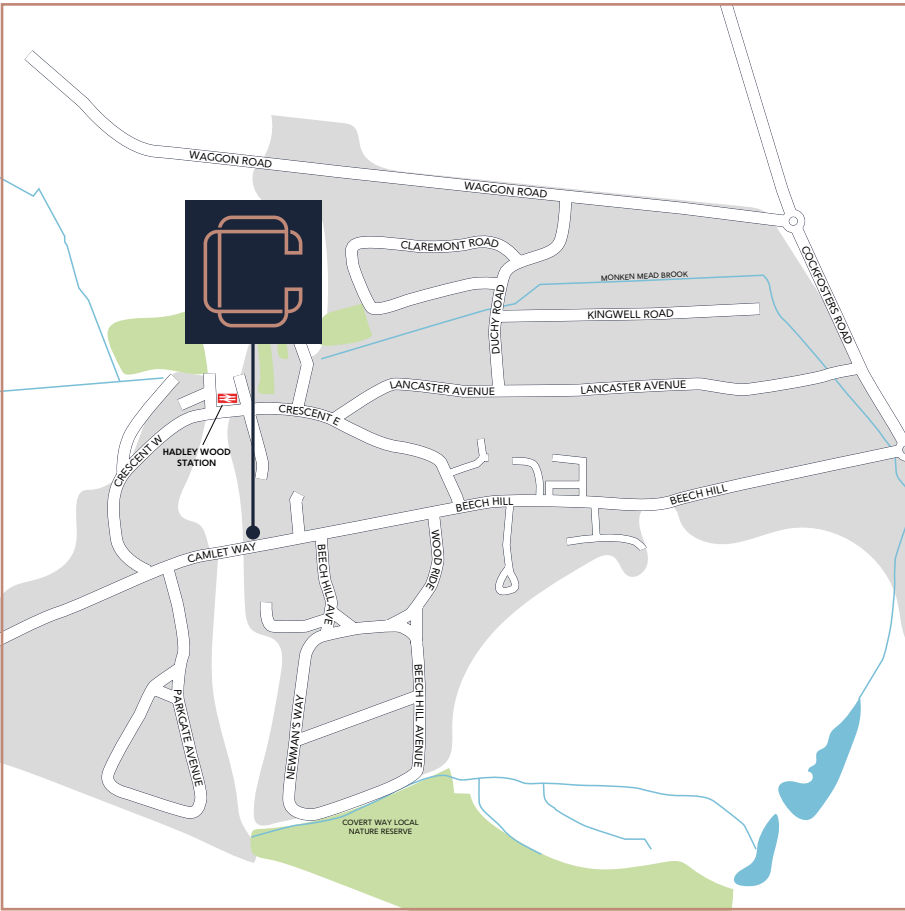
Best Family Home



CRITERION | CAMLET WAY | HADLEY WOOD | EN4 0LJ



AREA MAP



LOCAL MAP

The dimensions given are accurate to within plus or minus 2" (50mm) from floor level and include wardrobe space where applicable. They are not intended to be used for carpet sizes, appliance space or items of furniture. The information is for general guidance only. Kitchen layouts are indicative – please refer to the Sales Consultant for full details. Computer generated images of the homes and landscaping are for illustrative purposes and are indicative only. Train times represent fastest journey times courtesy of nationalrail.co.uk and tfl.gov.uk. Road distances are approximate and are courtesy of Google Maps.



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