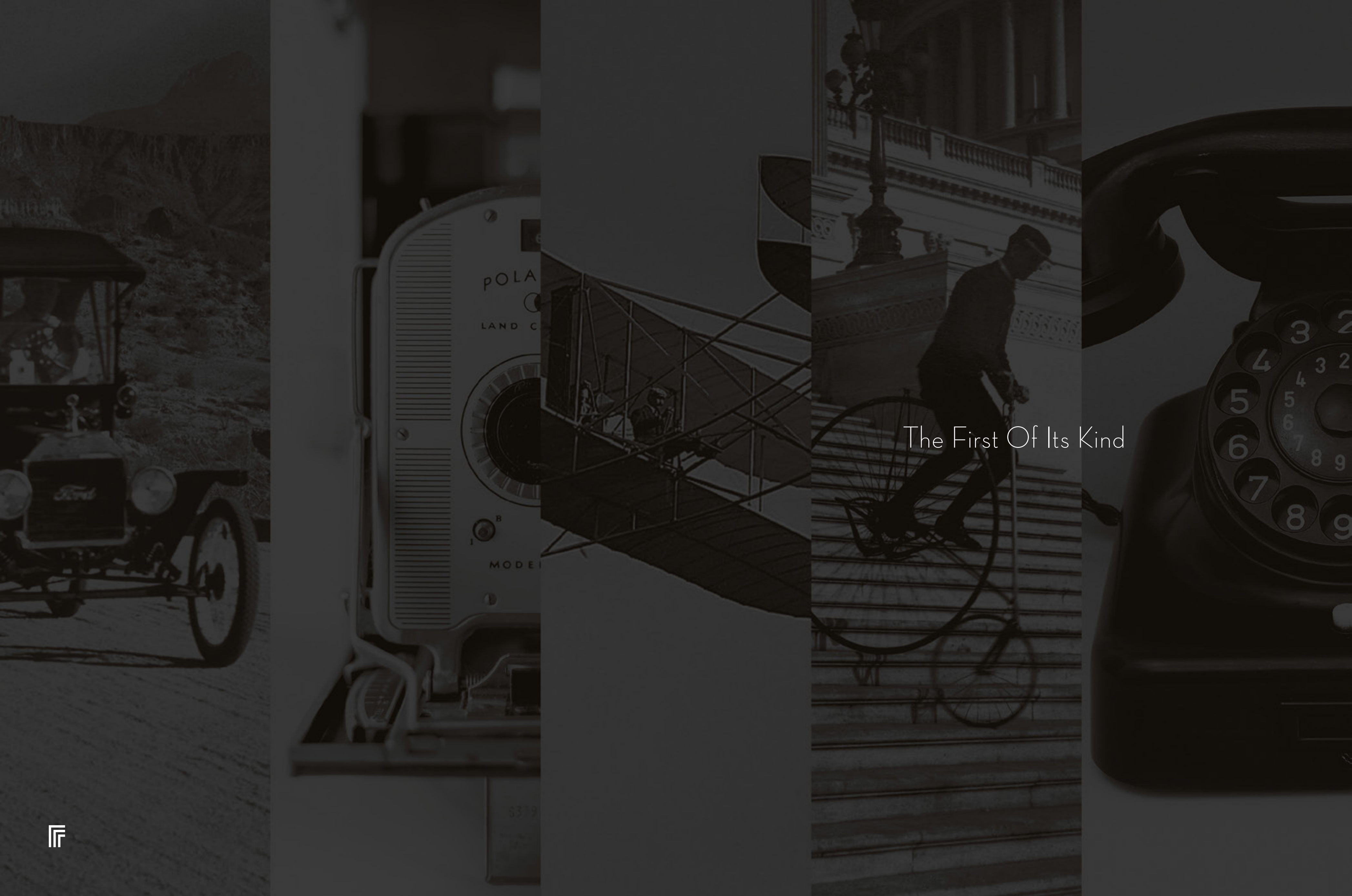


the RADLETT



The First Of Its Kind

Ten Bespoke Lateral Apartments

2



The Building

The Radlett will offer luxury apartment living in a gorgeous and grandiose Georgian stately home-style.

Comprising no less than ten residences over four floors, each complimenting the other but retaining its own character, charisma, and individuality.

Set in 0.85 acres with private landscaped gardens and gated underground parking. Discover effortless living with a dedicated concierge service and enjoy outstanding facilities including a fully equiped residents fitness suite.

All just a short stroll from the cafés and shops of Radlett Village.

Architecture

Front Elevation



Life's A Breeze

At The Radlett we take care of day-to-day living so you can enjoy an effortless lifestyle. We'll take your shopping upstairs for you and take care of deliveries.

Whenever you're away from home, know that we're looking after your apartment, keeping it secure and preparing your home for when you return, if you want us to.

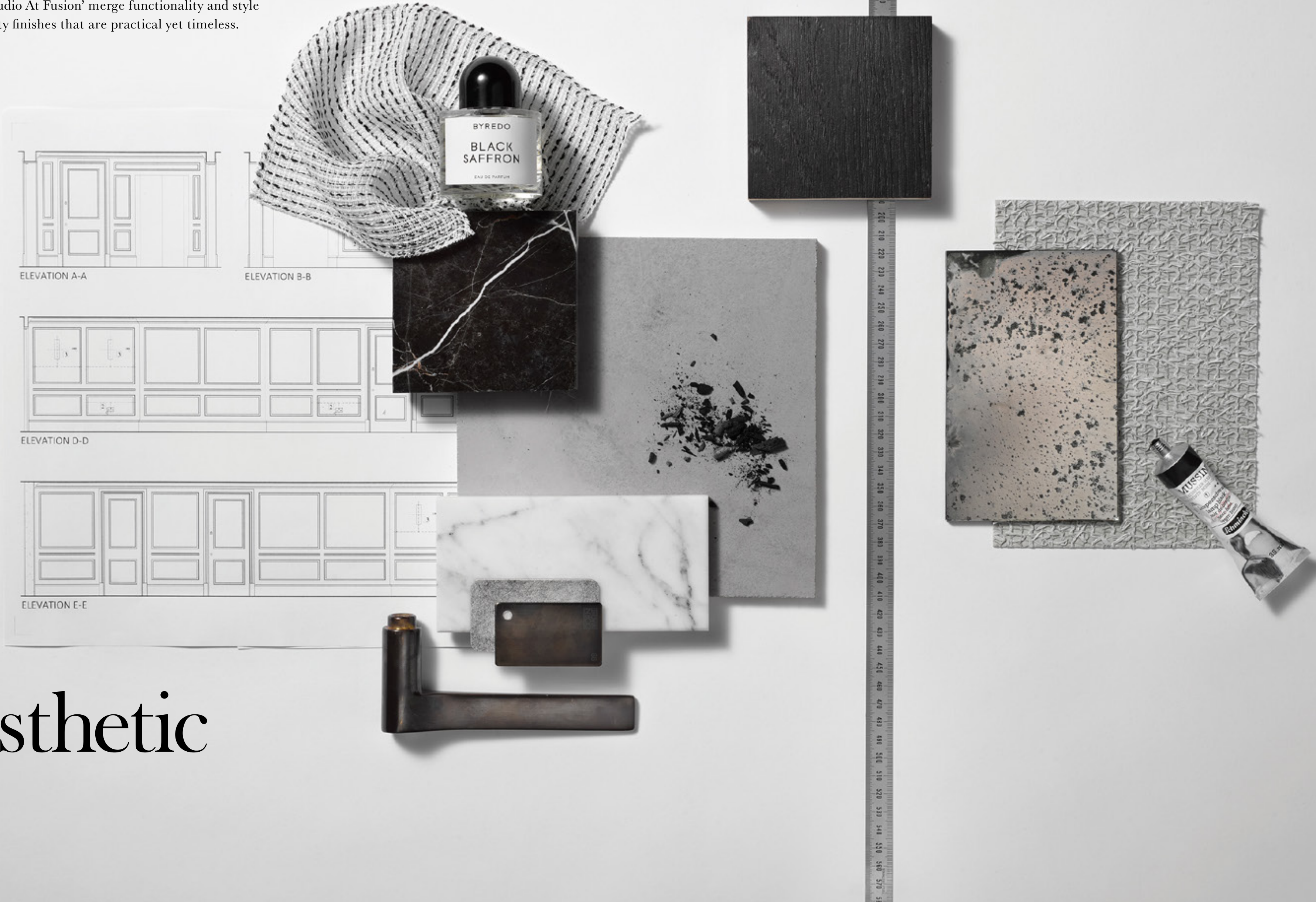
We take care of the essentials, gardening, window cleaning and maintenance of the building.

If something feels like a chore, let us do it for you.

Effortless Living

A Treat To The Senses

The Radlett is designed around an elegant lifestyle.
‘The Design Studio At Fusion’ merge functionality and style
with high quality finishes that are practical yet timeless.



Aesthetic





Concepts

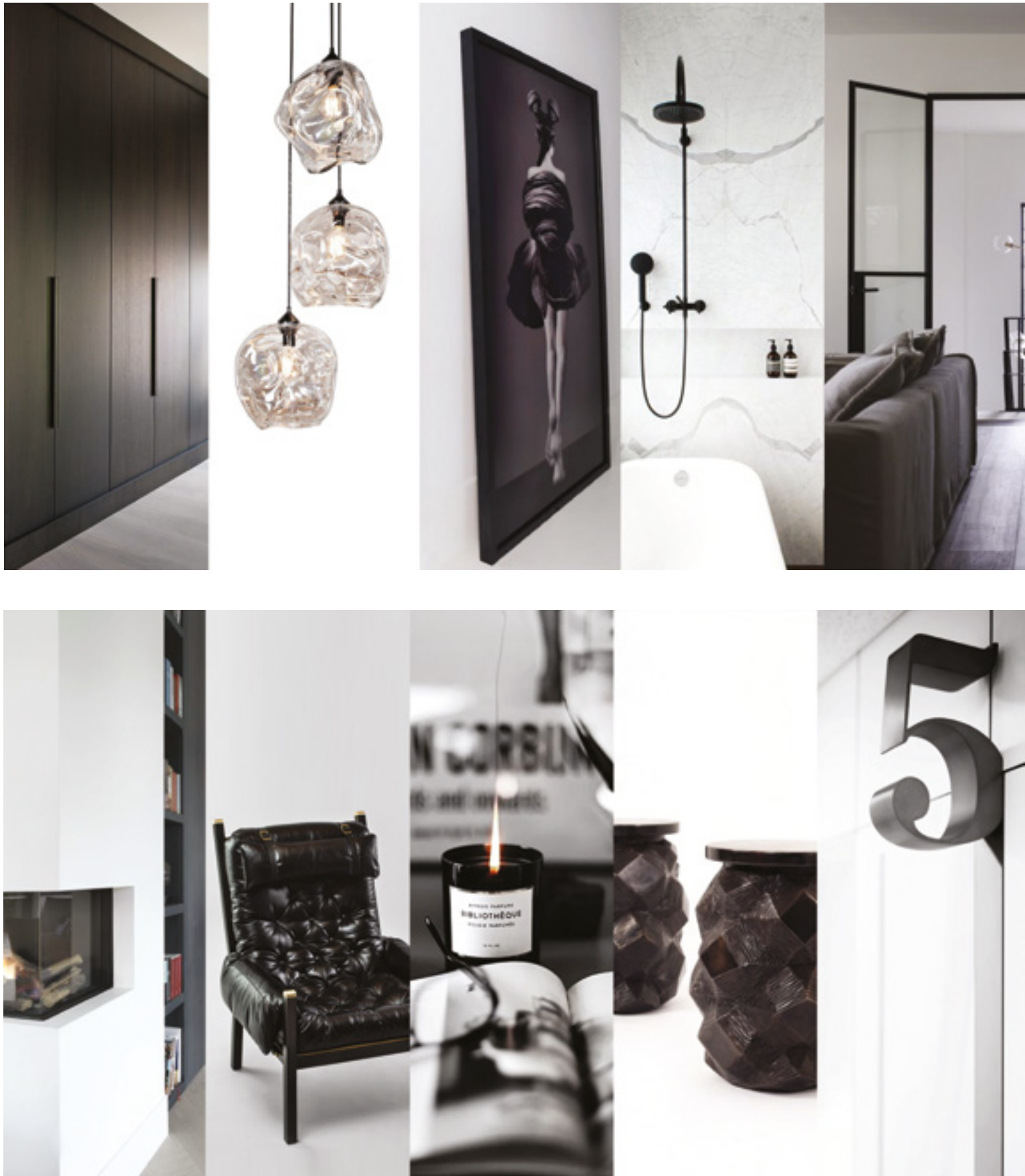


10

Simple Yet Sophisticated

Through the windows, natural light bathes the space, acting as an asset in which features such as wall panelling, dark timber floors and marble surfaces anchor themselves.

The look is simple, yet sophisticated, synonymous with the area The Radlett resides.



Simplicity is the
keynote of all
true elegance

Coco Chanel

U S P'S

Room To Play

The only 2200 sq.ft. apartments in Radlett with private gardens

It's A Service Thing

The only dedicated on site concierge service in Radlett

Keeping It Cool

Personal refrigerated grocery stores for each apartment and comfort cooling in all principle rooms

Secure Parking

Secure gated underground car park with two allocated spaces per apartment and off-street visitor parking

Stay Healthy

Your haven for health and wellbeing, exclusive use of the residents fitness suite

Invite The Sunshine

Expansive open air terraces and luscious landscaped gardens

Always Connected

Major travel links are minutes away

Devotion To Detail

Interior design by the award winning 'The Design Studio At Fusion'













Beyond Comparison

With eye-catching interior decor, accoutrements and life enhancing features such as Lutron mood lighting, expansive open air terraces and luscious landscaped gardens.

These exquisite residences will be beyond comparison.



Artisan

Handmade fixtures & fittings sourced from artisan craftsmen from around the world.
We love detail.





Always Connected

Arrive In Central London In A Heart Beat

The village is protected by surrounding Green Belt which will make The Radlett your retreat within striking distance of more or less anywhere.

Thameslink

Radlett's Thameslink train service into Kings Cross St. Pancras, Gatwick and Luton Airport is a few minute's walk. Arrive in central London in a heart beat.

M25

M25 motorway is on your doorstep. Giving you access to Greater London and surrounding areas.

M1

The M1 motorway is minutes away, connecting you to the north.

A1 (M)

Be on your way to Edinburgh travelling through the beautiful counties of England in the blink of an eye.



ThamesLink /



Luton Airport
Parkway (17)

St. Albans City (5)

M25
(3)

M1 North
(3.5)

A1 (M) North
(7.5)

RADLETT

Brent Cross (18)

London St. Pancras
International (26)

Farringdon (30)

Gatwick Airport (77)

Paris (2h 41)

34

○ Thameslink times are in minutes. Current information updates can be found at www.thameslinkrailway.com

□ Road travel times are in minutes.

Please note: All travel times are estimates only.

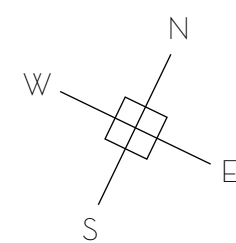


Award Winning Landscape Architects

The contemporary, award winning landscape architects and garden designers Hudson De Maeijer have designed the beautiful gardens at The Radlett.

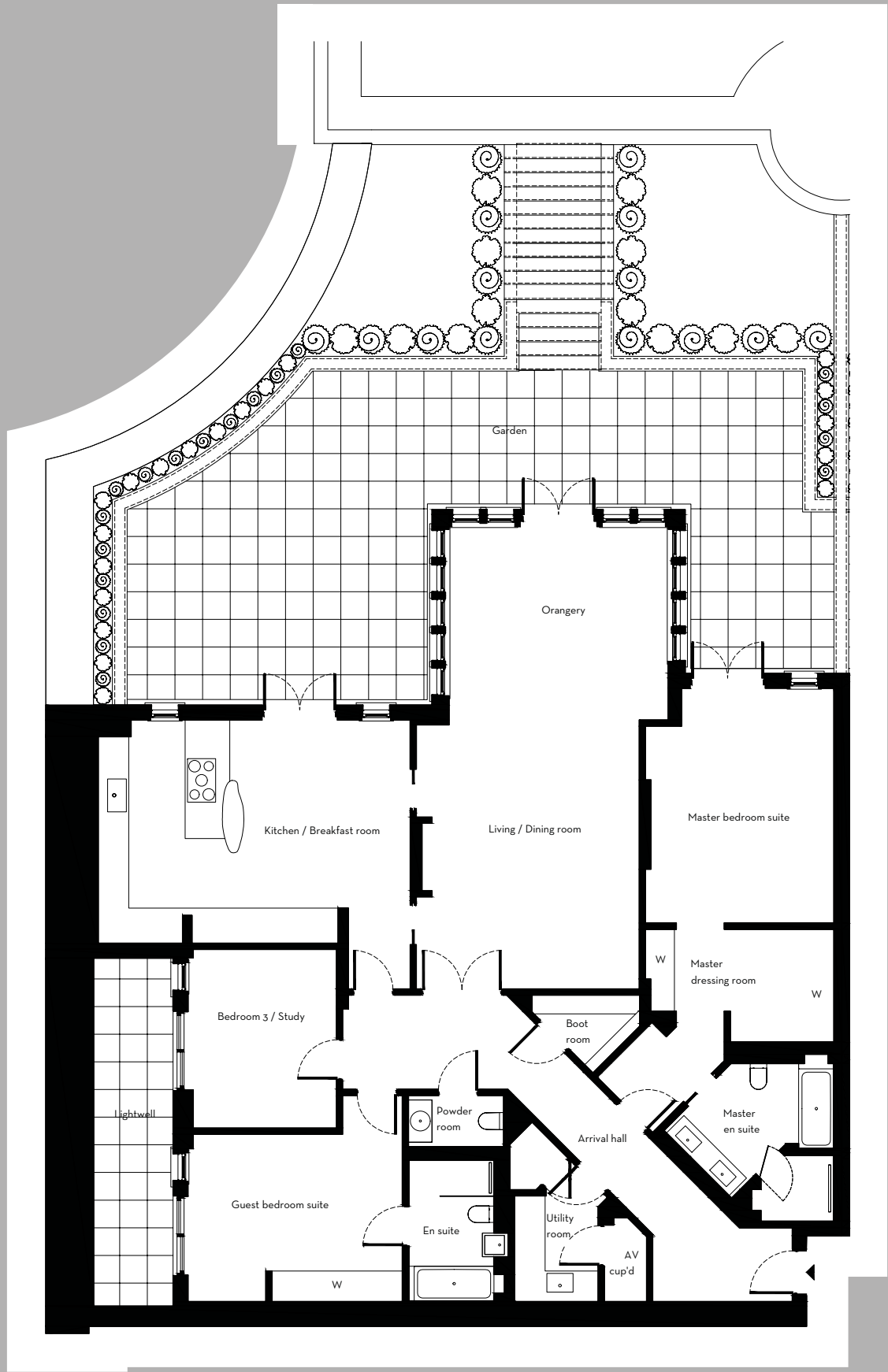
They have successfully exhibited four show gardens at the RHS Chelsea Flower Show and are RHS judges.

The Gardens

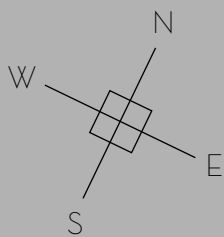


Apartment N^o.1

Garden Level

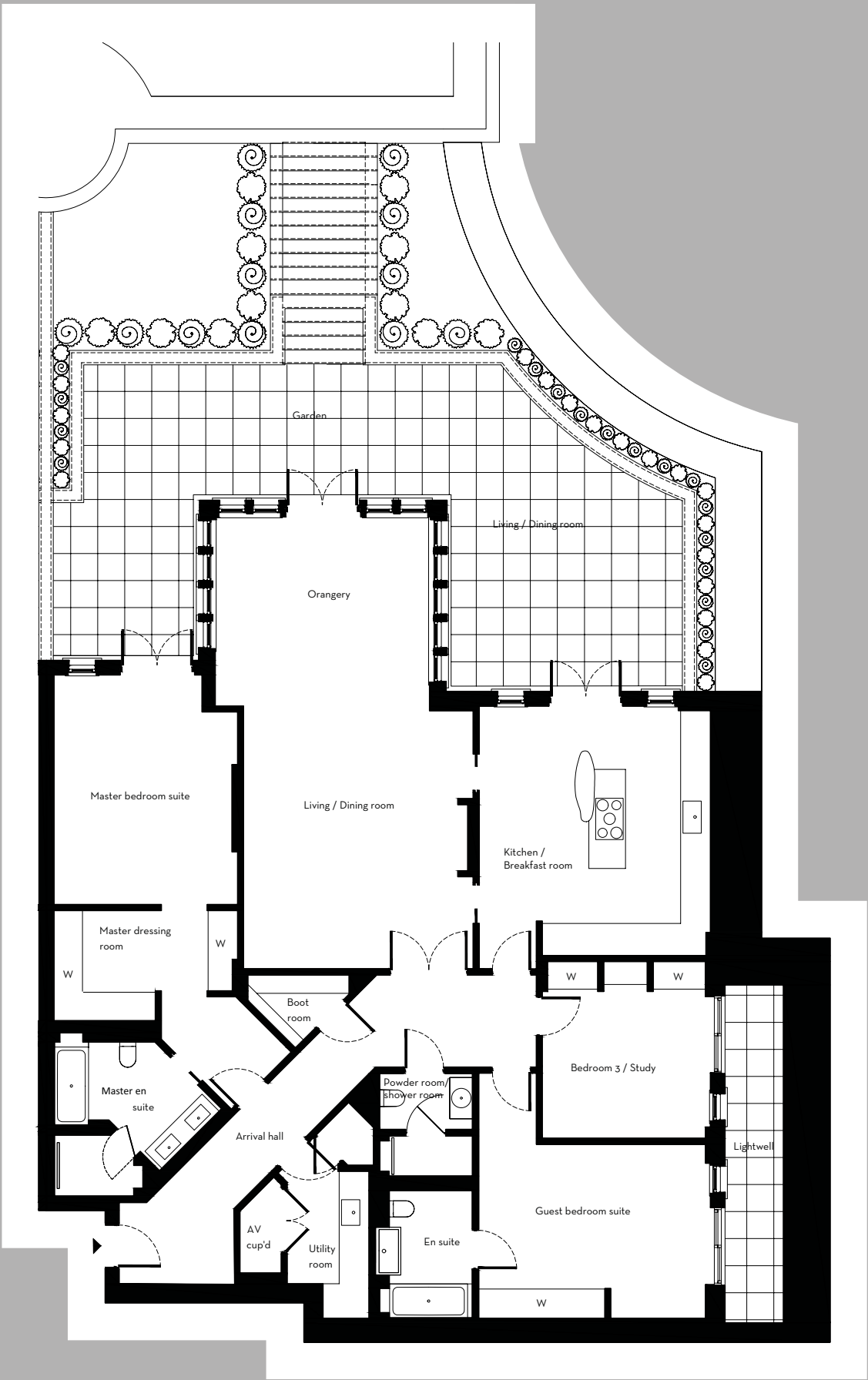


Dimensions	ft	m
Living / Dining Room	15' 6" x 32' 5"	4.80 x 9.90
Kitchen / Breakfast Room	18' 8" x 21' 8"	5.70 x 6.70
Master Bedroom Suite	13' 2" x 16' 4"	4.00 x 5.00
Guest Bedroom Suite	15' 0" x 14' 4"	4.60 x 4.40
Bedroom Three / Study	10' 4" x 12' 5"	3.20 x 3.80
Garden	51' 7" x 23' 5"	15.80 x 7.20

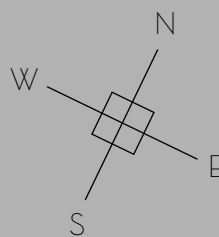


Apartment N^o.2

Garden Level



Dimensions	ft	m
Living / Dining Room	15' 6" x 32' 5"	4.80 x 9.90
Kitchen / Breakfast Room	18' 8" x 16' 5"	5.70 x 5.00
Master Bedroom Suite	13' 1" x 16' 4"	4.00 x 5.00
Guest Bedroom Suite	17' 5" x 16' 6"	5.30 x 5.00
Bedroom Three / Study	12' 6" x 12' 0"	3.90 x 3.60
Garden	47' 2" x 23' 5"	14.40 x 7.20

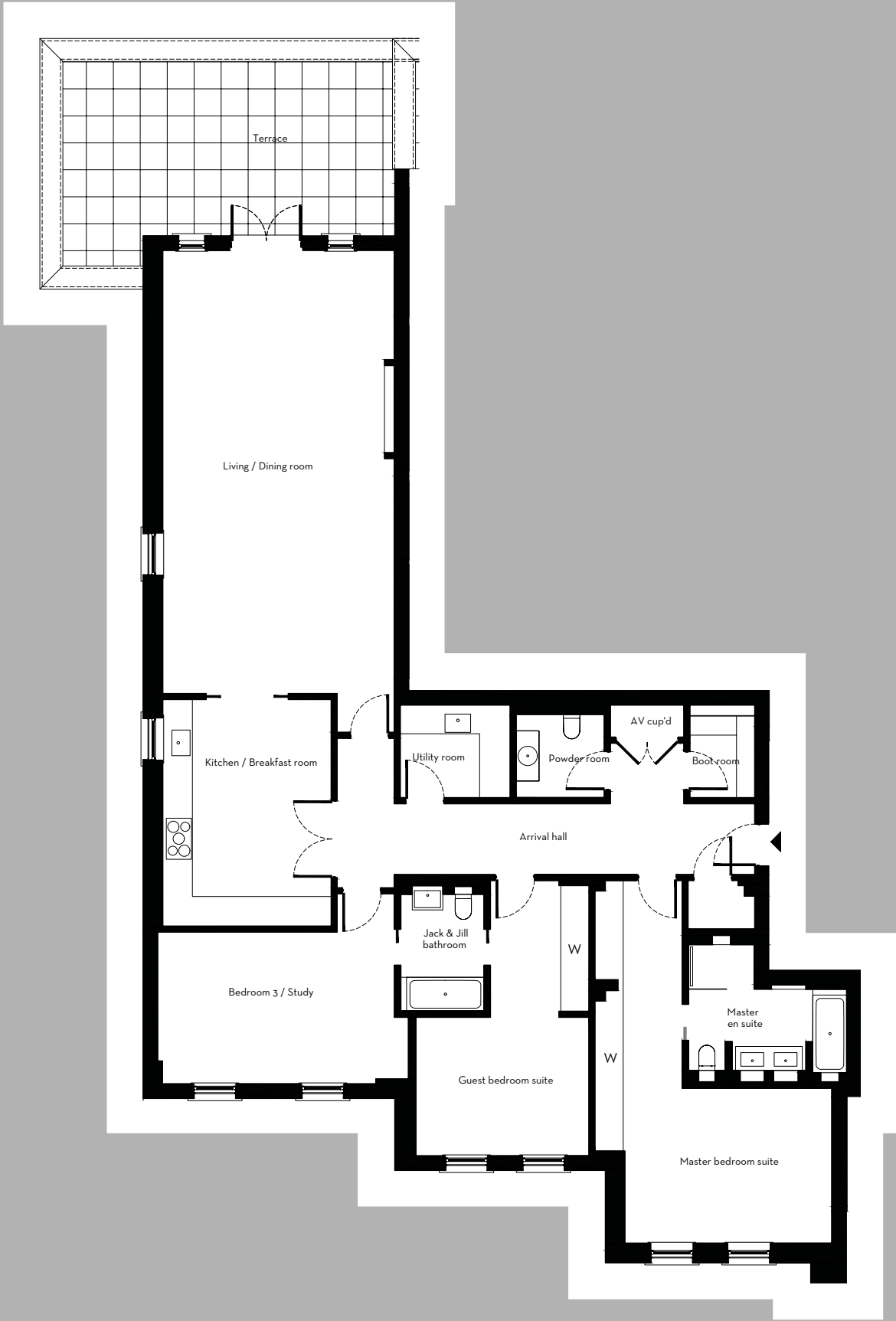


Apartment N^o.3

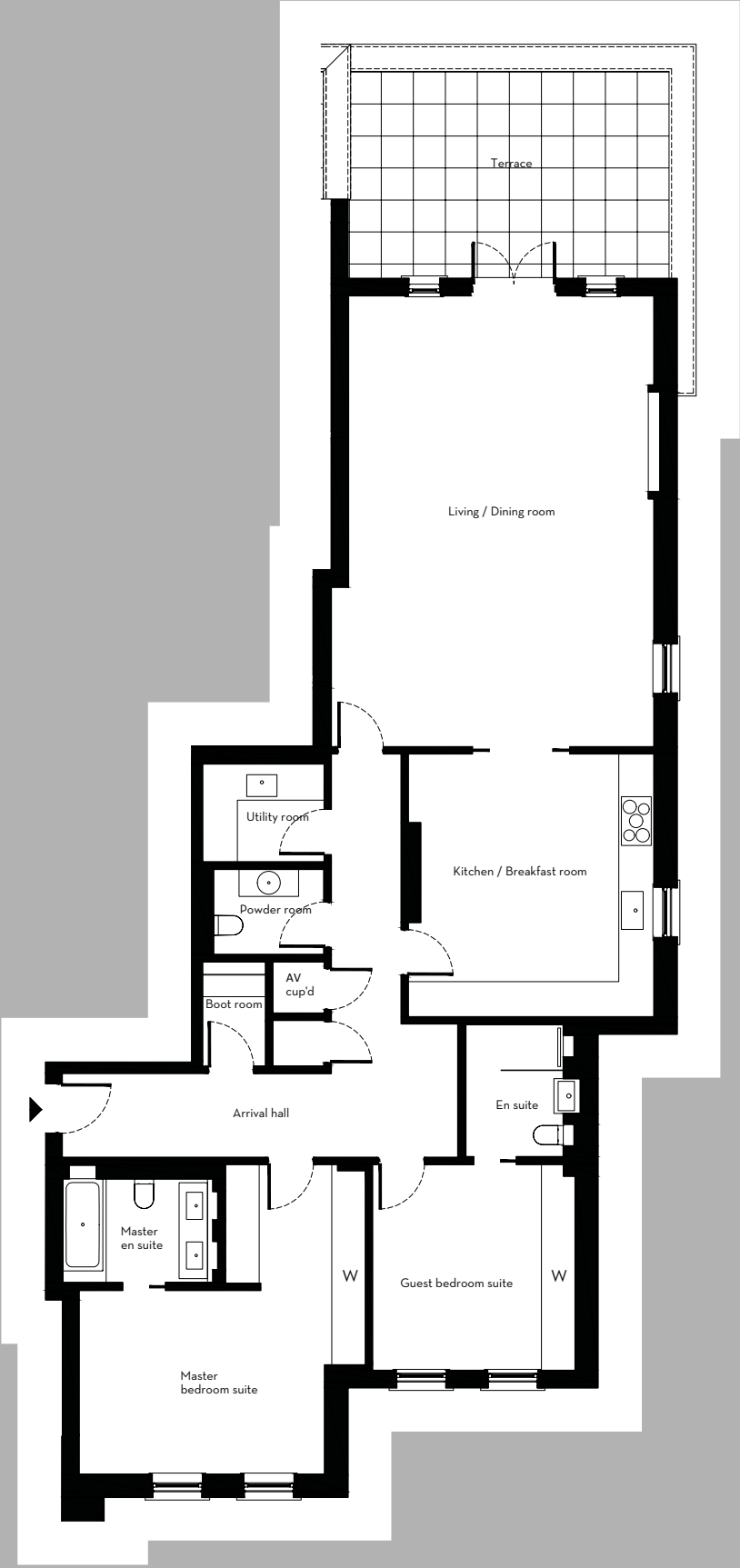
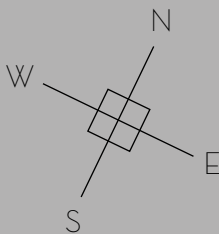
Ground Level

Apartment N^o.4

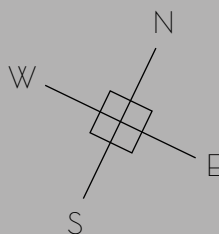
Ground Level



Dimensions	ft	m
Living / Dining Room	31' 8"x 16' 7"	9.70 x 5.10
Kitchen / Breakfast Room	12' 1"x 16' 3"	3.70 x 5.00
Master Bedroom Suite	17' 0"x 26' 1"	5.20 x 8.00
Guest Bedroom Suite	19' 8"x 12' 6"	6.00 x 3.80
Bedroom Three / Study	10' 9"x 18' 0"	3.30 x 5.50
Terrace	23' 9"x 15' 0"	7.30 x 4.60



Dimensions	ft	m
Living / Dining Room	27' 3"x 19' 5"	8.30 x 6.00
Kitchen / Breakfast Room	15' 9"x 14' 9"	4.90 x 4.50
Master Bedroom Suite	17' 3"x 18' 8"	5.30 x 5.70
Guest Bedroom Suite	12' 5"x 12' 3"	3.80 x 3.70
Terrace	19' 4"x 12' 7"	5.90 x 3.90

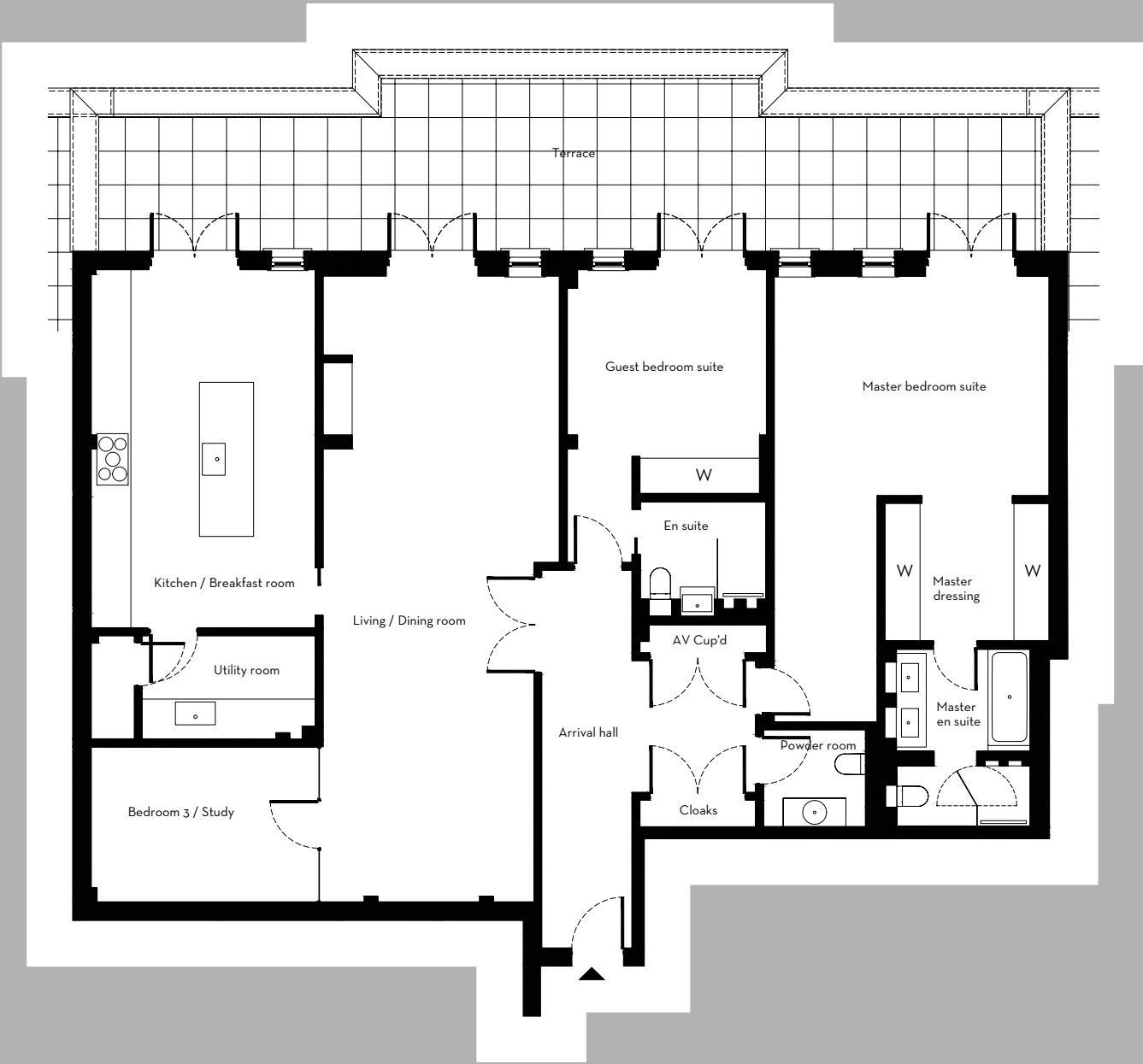


Apartment N^o.5

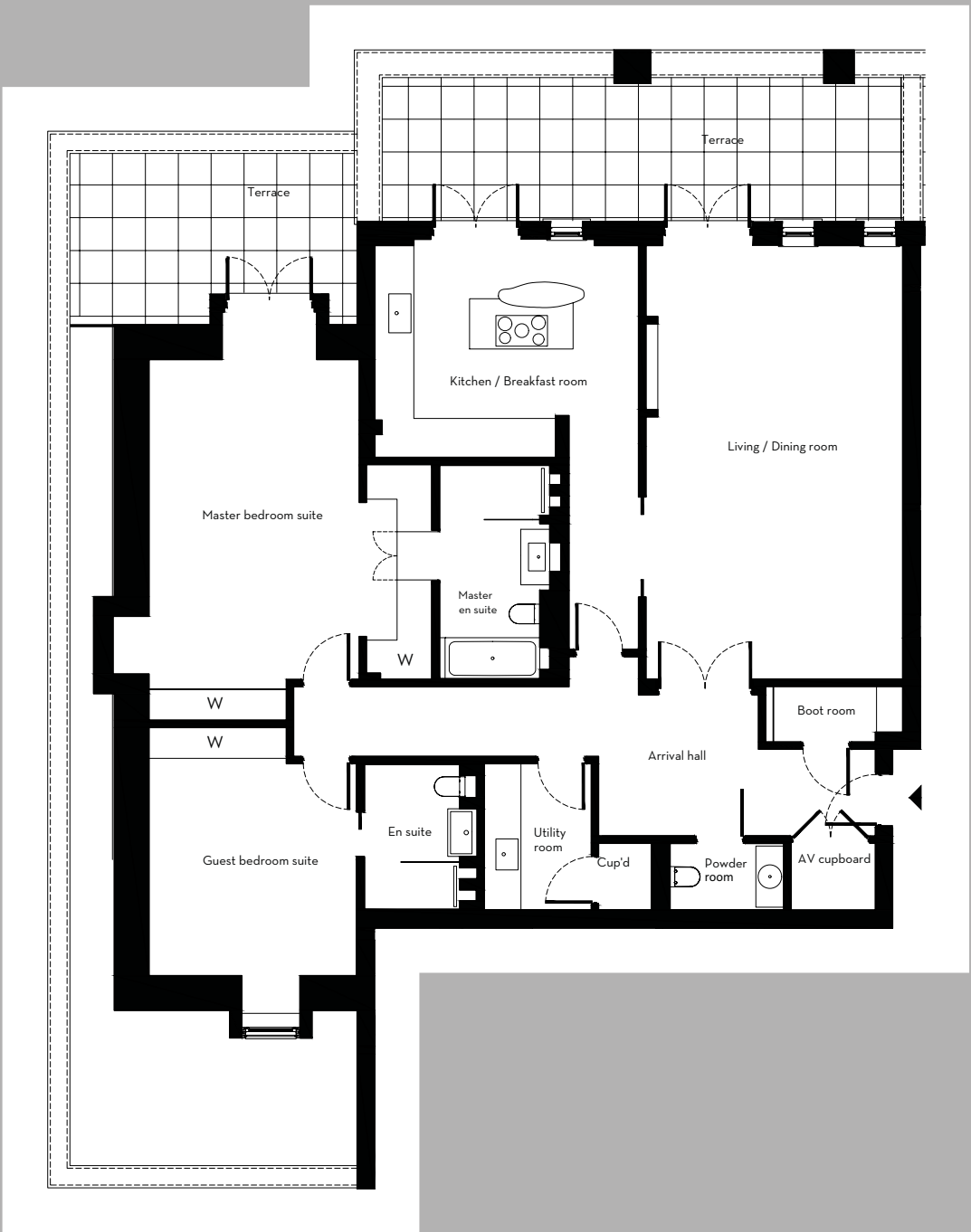
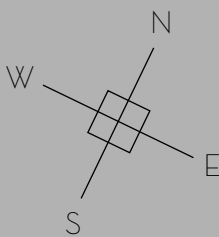
Ground Level

Apartment N^o.6

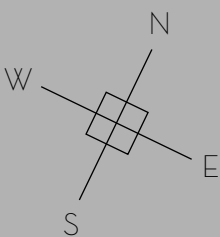
First Level



Dimensions	ft	m
Living / Dining Room	36' 0"x 13' 6"	11.00 x 4.20
Kitchen / Breakfast Room	12' 9"x 20' 6"	3.90 x 6.30
Master Bedroom Suite	15' 8"x 25' 7"	4.80 x 7.80
Guest Bedroom Suite	16' 9"x 11' 5"	5.10 x 3.50
Bedroom Three / Study	8' 9"x 13' 1"	2.70 x 4.00
Terrace	54' 5"x 10' 1"	16.60 x 3.10



Dimensions	ft	m
Living / Dining Room	25' 9"x 15' 1"	7.90 x 4.60
Kitchen / Breakfast Room	15' 6"x 23' 8"	4.70 x 7.30
Master Bedroom Suite	21' 3"x 16' 6"	6.50 x 5.10
Guest Bedroom Suite	14' 6"x 12' 2"	4.50 x 3.70
Terrace One	31' 1"x 8' 8"	9.40 x 2.70
Terrace Two	16' 8"x 8' 3"	5.10 x 2.50

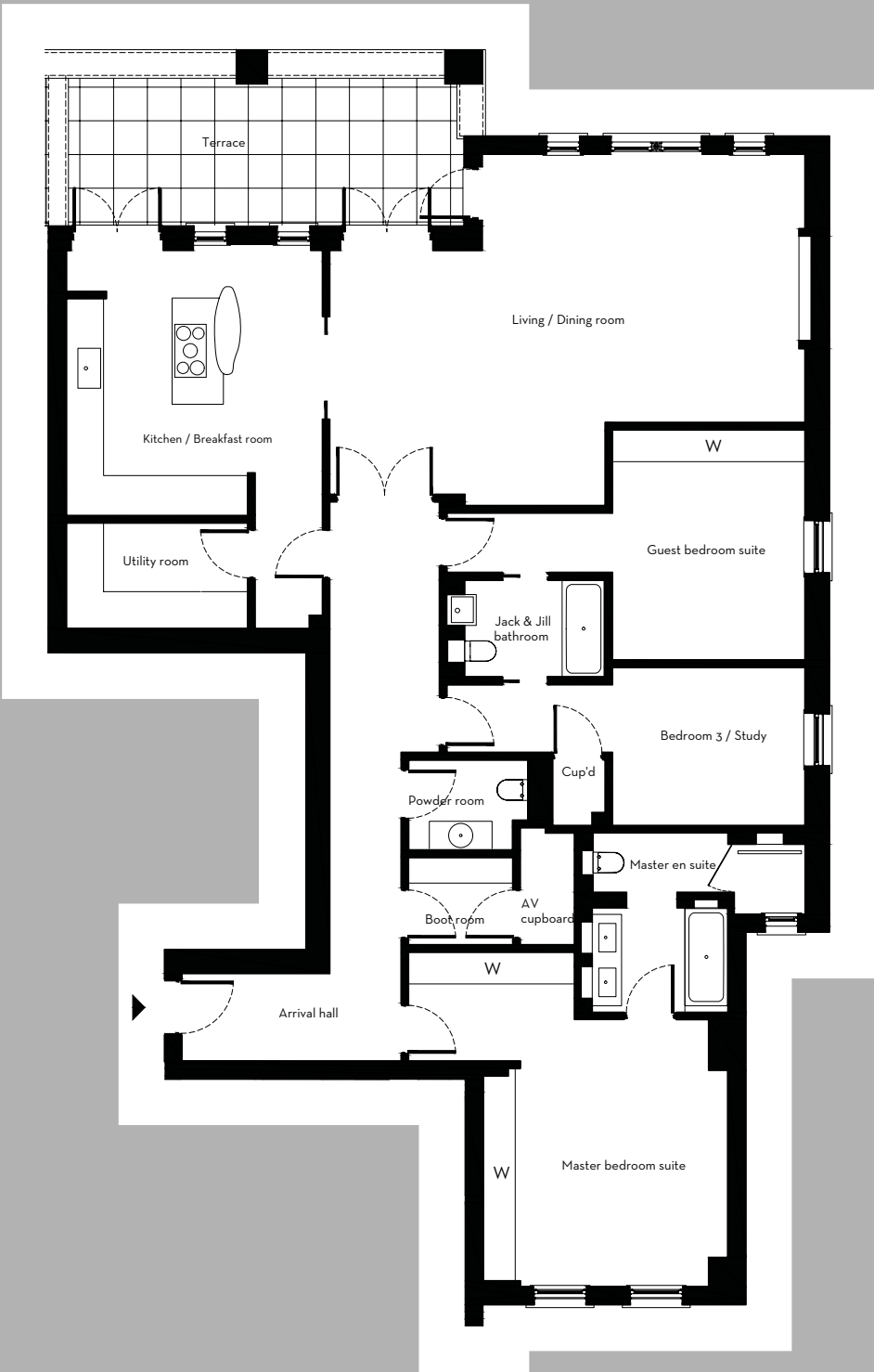


Apartment N^o.7

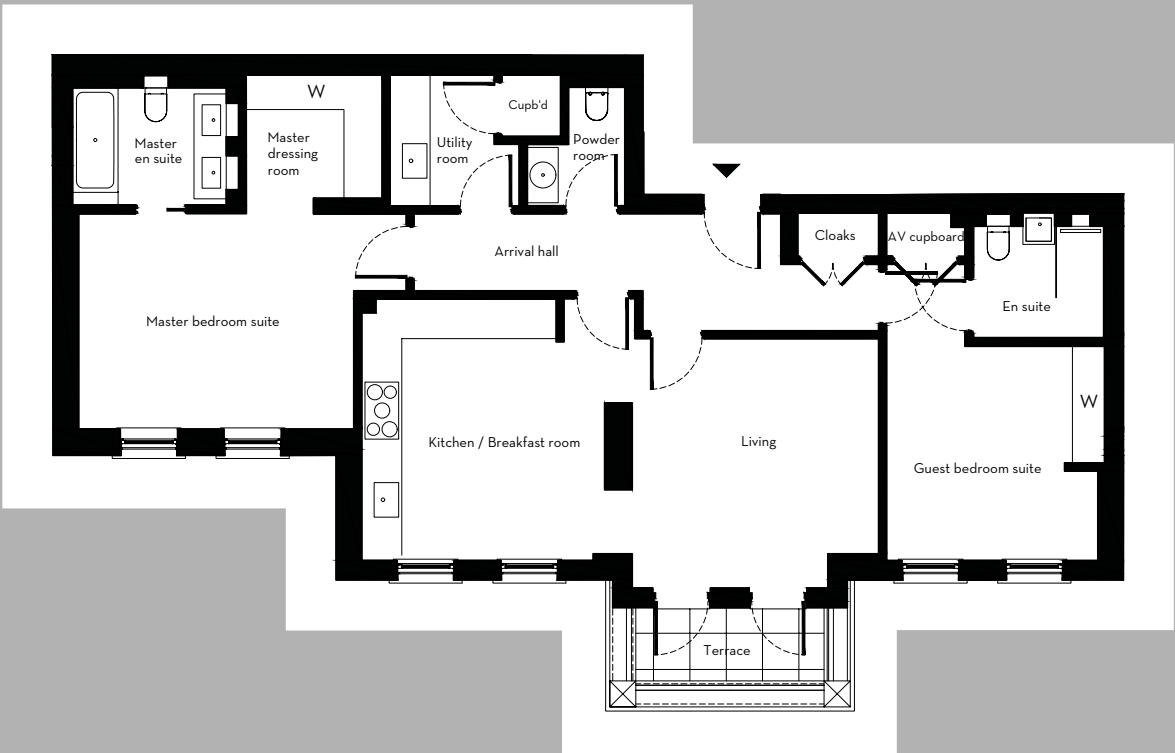
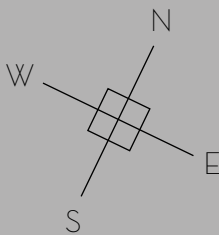
First Level

Apartment N^o.8

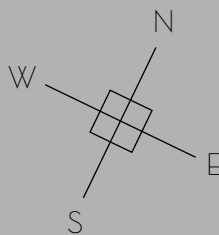
First Level



Dimensions	ft	m
Living / Dining Room	27' 3"x 20' 1"	8.30 x 6.10
Kitchen / Breakfast Room	14' 7"x 22' 1"	4.50 x 6.70
Master Bedroom Suite	14' 1"x 15' 3"	5.60 x 4.70
Guest Bedroom Suite	20' 6"x 13' 2"	6.30 x 4.00
Bedroom Three / Study	9' 1"x 20' 6"	2.80 x 6.30
Terrace	22' 9"x 8' 8"	6.90 x 2.70



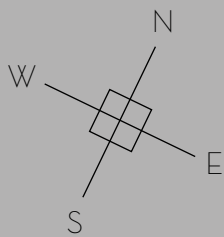
Dimensions	ft	m
Living	13' 3"x 13' 1"	4.10 x 4.00
Kitchen / Breakfast Room	14' 0"x 14' 4"	4.30 x 4.40
Master Bedroom Suite	11' 5"x 17' 5"	3.50 x 5.30
Guest Bedroom Suite	15' 8"x 11' 3"	4.80 x 3.40
Terrace	10' 4"x 4' 1"	3.16 x 1.24



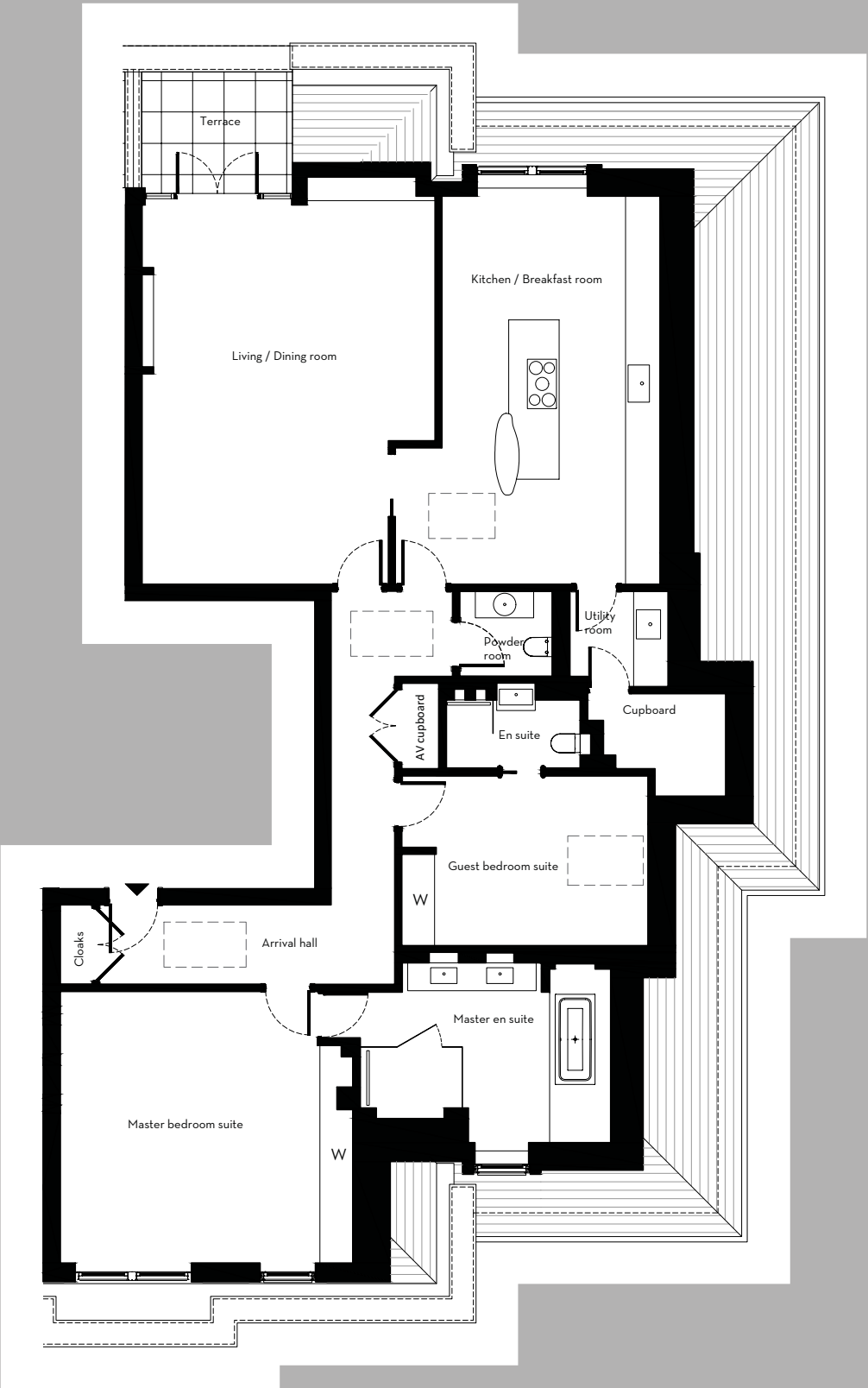
Apartment N^o.9



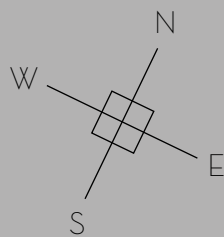
Dimensions	ft	m
Living / Dining Room	25' 1"x 16' 1"	7.60 x 4.90
Kitchen / Breakfast Room	16' 1"x 18' 8"	4.90 x 5.70
Master Bedroom Suite	17' 0"x 23' 9"	5.20 x 7.30
Guest Bedroom Suite	16' 3"x 10' 5"	4.90 x 3.20
Terrace	7' 7"x 9' 5"	2.30 x 2.90

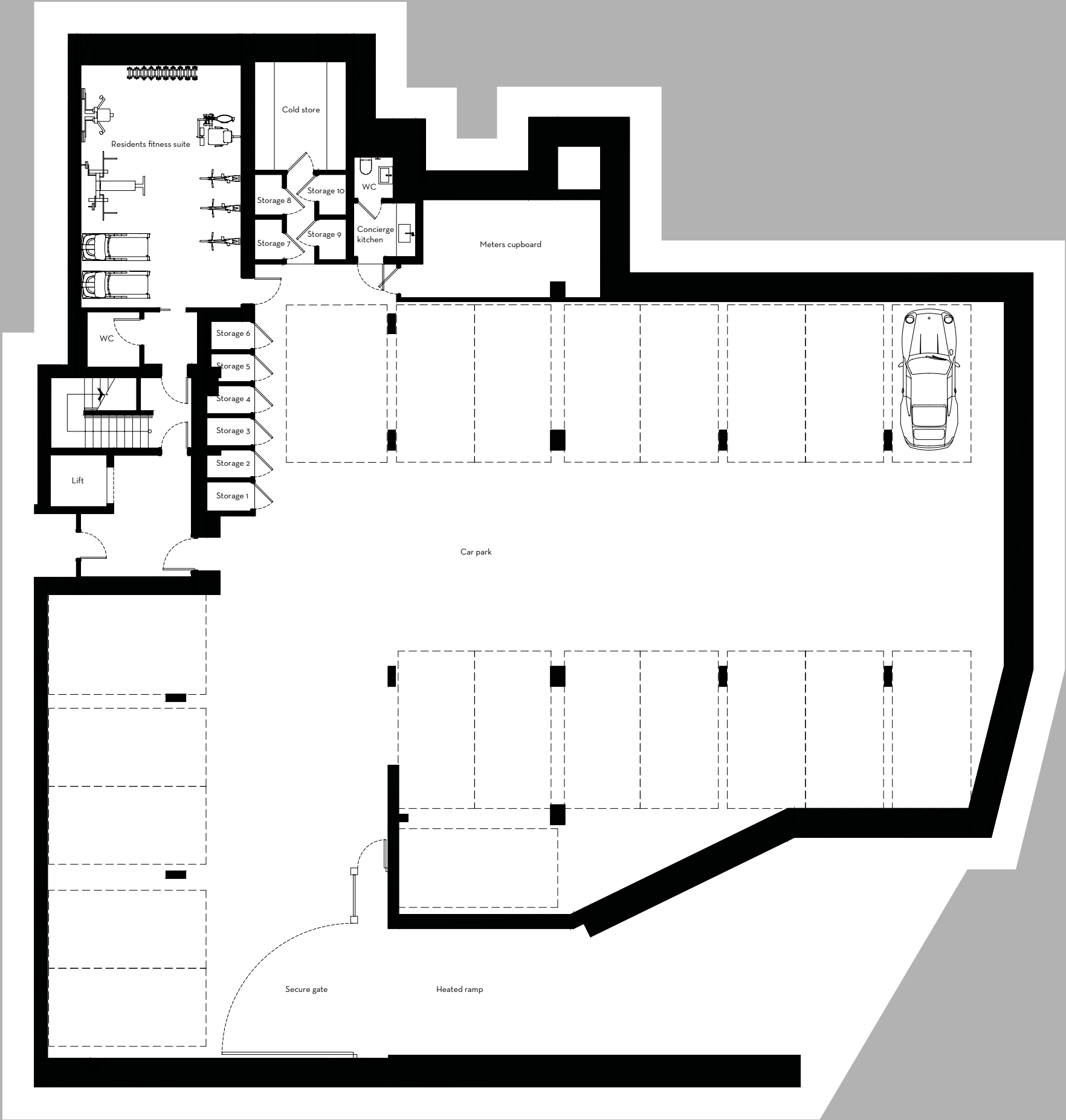


Apartment N^o.10

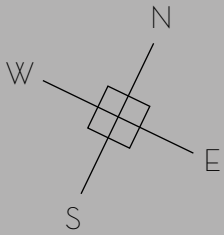


Dimensions	ft	m
Living / Dining Room	25' 2"x 18' 1"	8.90 x 5.50
Kitchen / Breakfast Room	16' 4"x 24' 0"	5.00 x 7.30
Master Bedroom Suite	16' 8"x 18' 1"	5.20 x 5.50
Guest Bedroom Suite	15' 2"x 10' 5"	4.60 x 3.20
Terrace	9' 5"x 7' 7"	2.90 x 2.30





Dimensions	ft	m
Residents Fitness Suite	25' 3"x 16' 7"	7.70 x 5.10
Cold Store Room	11' 4"x 9' 6"	3.40 x 2.90



Design & Construction

- . Solid concrete floors throughout
- . Extensive stone embellishment across external elevations
- . High quality timber double glazed sash windows
- . Timber double glazed French doors

The Main Arrival Hall

- . Feature floor and wall finishes
- . Feature decorative lighting

Lift, Lobby & Arrival Hall

- . Bespoke passenger lift exclusively designed for The Radlett serving each level with direct access to residents parking level
- . High quality tiled floors
- . Oversized entrance doors to all apartments

Interior Finishes

- . Bespoke panelled oversized timber doors with a painted finish
- . Bespoke skirting, architrave and cornicing detail
- . High quality timber floors throughout hallways and main reception rooms
- . High quality carpet to all bedrooms and dressing areas
- . Bespoke fitted wardrobes to all bedroom suites including shelving, rails, drawers and concealed lighting
- . Bronze finish ironmongery to all doors

Bathrooms & Powder Rooms

- . Large tile wall and floor finishes to master En-suite bathrooms and guest En-suite bathrooms
- . Bespoke vanity units with marble tops exclusively designed for The Radlett by The Design Studio At Fusion

- . Medicine Cabinets to all master En-suite bathrooms where appropriate
- . Rain Showers to all En-suite bathrooms
- . Pull out hand showers to all baths in master En-suite bathrooms
- . Wall mounted WC pan with soft close seat/cover and concealed cistern to all En-suite bathrooms
- . Heated towel rail to all En-suite bathrooms

Kitchen & Utility Rooms

- . Individually designed layouts
- . Bespoke kitchen and utility room cabinetry with lacquer finish soft closing doors and drawers
- . Miele integrated oven and induction hob
- . Miele integrated combination microwave/oven
- . Miele integrated full-height fridge freezer
- . Miele dishwasher
- . Composite worktops to kitchens
- . Feature bronze finish splashbacks to selected areas
- . Composite worktops to utility rooms
- . Composite under mount sink with waste disposals and stainless steel mixer tap with dark platinum matt finish to kitchens with boiling water
- . Dornbracht hot water taps
- . Miele integrated washing machine and integrated dryer to utility rooms

Lighting & Technology

- . Bespoke lighting design layout
- . Feature ceiling coffers with concealed lighting to selected hallways, principal reception rooms and master bedroom suites
- . Recessed LED down lighters throughout
- . Feature floor and wall lighting to selected apartments
- . 5-amp lighting circuits to selected principal reception rooms and bedroom suites

- . PIR lighting where appropriate
- . Integrated Sonos music system and ceiling speakers to selected principal reception rooms and master bedroom suites
- . CAT 6 wiring throughout
- . Telephone and data points to selected principal reception rooms
- . Television points to principal reception rooms and bedroom suites
- . Lutron mood lighting system
- . Central ‘Hub’ cupboard for home automation

Gardens, Balconies & Terraces

- . Bespoke landscape design exclusive to The Radlett
- . External feature lighting
- . Resin bound gravel paths to selected areas
- . Elegant black steel balustrading
- . Specialist exterior flooring

Heating & Cooling

- . Underfloor heating to principal reception rooms, hallways, bedroom suites and bathrooms
- . Individual room thermostatic climate control
- . Comfort cooling to selected principal reception rooms and master bedroom suites

Security

- . Video entry system to operate private entry / exit to The Radlett
- . Individually designed zoned apartment alarm system installed
- . Mains operated smoke detectors
- . On site concierge service
- . External lighting to selected areas

Peace Of Mind & Concierge At Your Service.

- . 10 year new home build warranty
- . External concierge building at entry / exit

- . Monitoring of general access / visitors to The Radlett
- . Receiving of post and deliveries
- . Booking of restaurants and tickets for films / concerts, ballet or opera
- . Reservation of flight and rail tickets
- . Booking of hotels, chauffeurs and hire cars
- . Organising of car valeting, maintenance and servicing
- . Organising apartment cleaning, laundry and maintenance if required
- . Consultation arranged with specialist AV providers to enable full understanding and use of technology provided

Car Park & Storage

- . Secure underground parking with two reserved parking spaces for each residence
- . Heated ramp
- . Individual lockable storage rooms for each residence
- . Power and lighting to private storage rooms
- . Cold store for grocery deliveries and additional private refrigeration
- . Vehicle charging points

Residents Fitness Suite

- . Comfort cooling
- . Woven vinyl flooring
- . Polished plaster & mirrored walls
- . Television

Management Company

- . A management company will be appointed to administer the effective operation and maintenance of communal facilities at The Radlett. A service charge will be levied and apportioned to each apartment for the benefit offered

Lease

- . 250 years







Credits

We Would Like To Thank

Everyone that has worked with us on this amazing project.
You know who you are. It’s been a great journey.

We look forward to working with you on the next one.

Interiors by

The Design Studio At Fusion

Art Direction & Graphic Design by

Fusion Studio

▪MC19▪




A Fusion Life

We are a boutique, award-winning design-house creating exceptional private residences in the most exclusive locations around London. Our unrivalled reputation is revered amongst property aficionados for our blend of iconic design, craftsmanship and cutting edge technology. Our multi-disciplinary team is assiduous in our desire to be the best at our craft and each of our beautiful homes in our unique portfolio tells a different story. Perfection is in our DNA and we are incredibly passionate about what we do. The essence of a Fusion home is felt upon arrival in the entrance hall. It is that loss of breath that sweeps over when you realise that this is the home you have spent your life dreaming about.

Security, satisfaction, excitement, respect and a serene and overarching sense of knowing you have made the right decisions in life. Timelessly sophisticated and elegant, our residences are an effortless marriage of beauty and soul. Our signature attention to detail continues long after our clients take up residence in one of our homes. We are dedicated to providing the highest quality experience. It is these traits amongst many others that have built us our formidable reputation amongst our very valued and our very discerning clientele.

We would be honoured for you to join our exclusive club.



Dave Roberts
Development Director

PRESENTED TO YOU BY

FUSION

hello@fusionresidential.co.uk
+44 (0) 1923 294 136
fusionresidential.co.uk
@fusionresidential



Small Print Big

The information provided within this brochure is indicative and is intended to act as a guide only as to the finished product. We believe all information is correct at time of going to print. Due to Fusion's passion for continuous improvement, the finished product may vary from the information provided. Fusion reserve the right to make any changes as required without notice. The information provided has been prepared in good faith and does not constitute a contract, or warranty. The Radlett is a marketing name and will not necessarily form part of the approved postal address. Applicants should not rely on any of the information provided within this brochure and are strictly advised to satisfy themselves by inspection or otherwise as to the correctness of any information provided and to obtain legal advice from a properly qualified solicitor. All monitoring and maintenance contracts required to facilitate the proper and efficient working order of all appliances and items of specification are excluded from the purchase price and are the sole responsibility of the Purchaser.



18 Watford Road, Radlett, WD7 8LE