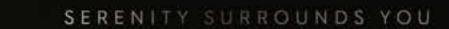


RESIDENCES & SPA







A CUT

—
ABOVE

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 you 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

THE — AESTHETIC



Designed around a warm, rich palette.

Intense chocolate marble, dark bronze, full bodied coffee charcoal wood highlighted with lighter grey tones gives each of these residences their individual blend of emotions.

THE — CONCEPTS

'The Design Studio At Fusion' harmonize exquisite textures and hues with an understated yet sophisticated sense of comfort.

With our attention to detail, the underlying sense of minimalism sits beautifully against a spectrum of warm undertones.





10

Ivory black accents throughout and the carefully considered use of clean lines add a contemporary and defined aesthetic.





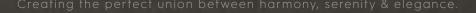




Interiors that are timelessly elegant, modern and sensuously warm. With a carefully curated selection of high-quality finishes, they harmoniously complement one another.



Smoky fobacco hues enfice silvery grey fexfures and finishes







THE

DNA

THE ADDRESS

Nine iconic residences boasting the coveted Beech Hill address.

PANORAMIC PERFECTION

Beautifully set adjacent to Hadle Wood Golf Course offering uninterrupted green belt views.

INVITE THE SUNSHINE

Bring the outside in all year round with south facing private terracing.

IT'S A SERVICE THING

Dedicated on site concierge at your service

ROOM FOR FRIENDS

Residences offering over 2,000 sq.ft. of lateral accommodation and extensive open air private terracing.

PEACE OF MIND

Secure gated underground parking and additional guest parking.

KEEPING IT COOL

Personal refrigerated stores for on-line grocery deliveries.

TAKE A DIP

Exclusive 15 metre indoor pool with relaxation area.

WISH UPON A SPA

Cleanse your mind, body and soul with sauna, steam, massage and treatment room.

THE SHAPE OF THINGS TO COME

Fully equipped residents fitness suite and training studio.

GLORIOUS GARDENS

Topiary hedging defines the intimate central courtyard garden whilst meandering mown paths through long grass lead to the wildflower aarden to the rear of the residences.

STYLE OBSESSED

A perfect blend of minimalism, artistry and sophisticated comfort.

This is design to a feeling not a specification





















TREAT

Щ.

TO THE

—

SENSES



Your own holistic haven, The Spa at 22 Beech Hill is the perfect place to enjoy peace and serenity and to restore mind, body and soul.



2

PURE

—

ESCAPISM

With its warm mosaic-tiled textures and opulent yet intimate surroundings, the swimming pool at 22 pervades a sense of peace and stillness.

Whether it's an invigorating morning dip or a more energising cardio session, immerse yourself in the serene splendour of your own private escape.





The Only Fully Connected and Immersive Content Experience. Excite Live - Join the Party!

Welcome to the world of creative fitness, where exercise and fun merge to change the way we train. Technogym is here to inspire you to offer the best workouts and experience.

The way people exercise is changing, as the demand for content and experience has increased this will shape the next evolution of training. Technogym is leading the way with exciting new training experiences with the innovative cardio range Excite Live. Excite Live has revolutionised training thanks to the Technogym Live platform which uses artificial intelligence technology and immersive content to give training an advance level of personalisation. Excite Live is designed around 4 key pillars - tailored training variety, connectivity, space-savvy and sustainability - to offer a meaningful, engaging, and personal training experience.

EXCITE

LIVE

TECHNO

GYM

BIKE

The best training experience with Live & On-Demand indoor cycling classes by top trainers!.

- · Live & On-Demand services and experiences
- · Train with mesmerizing playlists, revolutionary lighting and outstanding trainers who know how to push you to your limits, and beyond
- · Live classes everyday with REAL trainers
- · 100s of workout sessions you can jump on to anytime of the day or night
- · Total body training motivation
- · Not only is the Live & On-Demand experience available at the gym, through the mywellness app you can login into these classes and sessions from the comfort and privacy of your own apartment









WELLNESS

Enticingly elegant interiors and bespoke furnishing with an atmosphere of complete tranquillity, The Spa at 22 is an experience like no other. Change into your luxury robe, leave your stresses behind and sink into a world of relaxation and recuperation.

WITH A GOLF COURSE

OF COURSE

Designed by the renowned golf course architect Dr. Alister MacKenzie, the designer of Augusta National, home of The Masters.

Hadley Wood Golf Course provides the unique backdrop for 22 Beech Hill residences.

Offering members direct access from your garden onto the course.

CALMER

_

CONNECT

The Capital's heritage, fashion, culture, fine cuisine, shopping and night life all just a step away away from your exquisite apartment.

22 Beech Hill is perfectly positioned to capitalise on a fast and reliable public transport infrastructure

Please note: All travel times and distances are estimates only.







PODIUM GARDEN

HADLEY WOOD GOLF COURSE

SITE

PLAN

APARTMENT 001

2055 sq.ft.





GARDEN LEVEL

FRONT BUILDING



FRONT ELEVATION

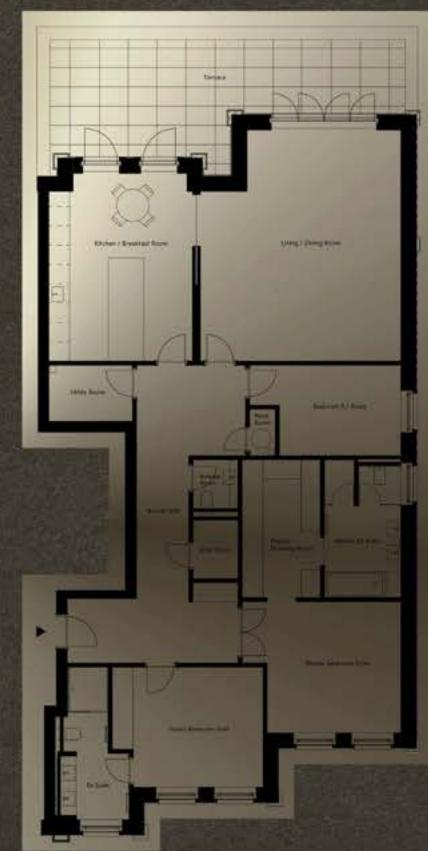


REAR ELEVATION

DIMENSIONS	ft	m
0		c
Living / Dining Room	23′ 7″x 20′ 5″	7.20 x 6.22
Kitchen / Breakfast Room	19′ 2″x 14′ 7″	5.83 x 4.44
Master Bedroom Suite	16′ 2″x 13′ 7″	4.93 x 4.15
Guest Bedroom Suite	15′ 4″x 13′ 3″	4.69 x 4.04
Bedroom Three / Study	15′5″x 8′6″	4.70 x 2.60
South Facing Terrace	35′8″x 19′0″	10.90 x 5.80

APARTMENT 002

2044 sq.ft.



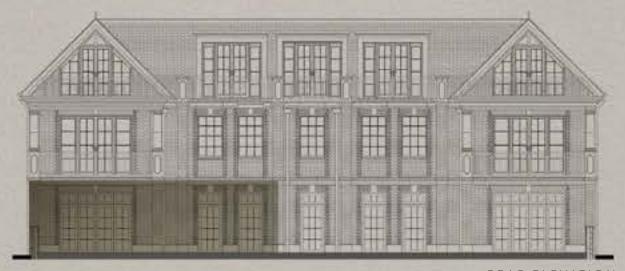


GARDEN LEVEL

FRONT BUILDING



FRONT ELEVATION



REAR ELEVATION

DIMENSIONS	ft	m
~		•
Living / Dining Room	23′ 7″x 20′ 5″	7.20 x 6.22
Kitchen / Breakfast Room	19′ 2″x 14′ 7″	5.83 x 4.46
Master Bedroom Suite	16′ 2″x 13′ 7″	4.93 x 4.15
Guest Bedroom Suite	15′ 4″x 13′ 3″	4.69 x 4.04
Bedroom Three / Study	15′5″x 9′3″	4.70 x 2.81
South Facing Terrace	35′8″x 19′0″	10.90 x 5.80

APARTMENT 004

1086 sq.ft



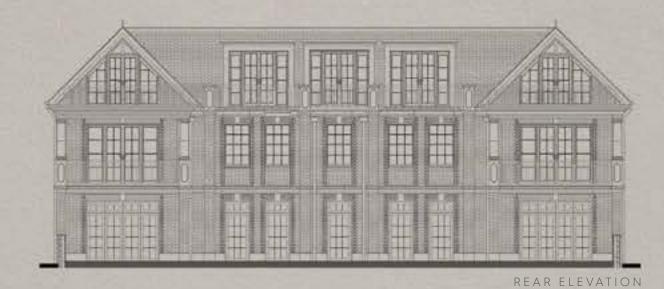


FIRST LEVEL

FRONT BUILDING



FRONT ELEVATION



DIME	NSIONS	ft	m
0			
Living	/ Dining Room	14′7″x 14′7″	4.44 x 4.44
Kitchei	n / Breakfast Room	13′ 5″x 13′5″	4.09 x 4.09
Master	Bedroom Suite	13′7″x 12′2″	4.15 x 3.70
Guest	Bedroom Suite	15′5″x 9′8″	4.70 x 2.93

GLORIOUS — GARDENS

Topiary hedging defines the intimate central courtyard garden whilst meandering mowr paths through long grass lead to the wildflower garden to the rear of the residences.



PERFECTLY

PRIVATE

Step out and entertain in your own beautiful private garden or simply sit back and watch the sun set. Providing a unique and elegant relaxation space.

THE

SPECIFICATION

DESIGN & CONSTRUCTION

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

THE MAIN ARRIVAL HALL

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

LIFT & LOBBY

Bespoke passenger lift exclusively designed for 22 Beech Hill residences serving each level with direct access to parking/Spa level.

Oversized entrance doors to all apartments

INTERIOR FINISHES

- . Bespoke oversized timber doors
- . Bespoke skirting and architrave detail
- hallways and main reception rooms
- Carpet to all bedrooms and dressing areas
- . Bespoke fitted wardrobes to master and second bedroom suites including shelving, rails, drawers
- Dark bronze effect ironmongery to all doors

BATHROOMS & POWDER ROOMS

- . Large tile wall and floor finishes to master en-suite bathrooms and
- . Bespoke vanity units with stone tops exclusively designed for 22 Beech Hill by The Design Studio At Fusion
- . Medicine cabinets to all master en-suite bathrooms where appropriate
- . Rain showers to all master 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 al en-suite bathrooms
- Heated towel rail to all en-suite bathrooms

KITCHEN & UTILITY ROOMS

- . Individually designed layouts
- cabinetry with lacquer finish soft
- . Miele integrated oven and induction hob
- . Miele integrated combination
- . Miele integrated full-height fridge and freezer
- . Miele dishwasher
- . Composite worktops to kitchens.
- . Feature splashbacks to selected areas
- . Composite under mount sink with
- waste disposals
- . Quooker mixer tap with boiling water function and extendable hose for clean
- in dark platinum matt
- and drver to utility rooms

LIGHTING & TECHNOLOGY

- . Bespoke lighting design layou
- . Feature ceiling coffers with concealed lighting to selected hallways, principal
- . Recessed LED down lighters throughout
- . 5-amp lighting circuits to selected principal reception rooms and bedroom suites
- PIR lighting where appropriate
- . Integrated Sonos music system and ceilin speakers to selected principal reception
- 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 22 Beech Hill
- . External feature lightin
- . Clipped topiary hedging
- . Central ornate water feature
- . Modern podium landscape
- . Fruit frees
- . Meandering mown paths through long grass
- . Resin bound gravel paths to selected areas
- . 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 rooms and master bedroom suites

SECURITY

Video entry system to operate private entry / exit to 22 Beech Hill
Individually designed zoned apartment alarm system installed
Mains operated smoke detectors
On site concierge service
External lighting to selected areas
CCTV coverage of all external communal areas monitored by the concierge

PEACE OF MIND & CONCIERGE AT YOUR SERVICE

- . 10 year new home build warranty
- . Internal concierge desk at entrance lobby
- . Monitoring of general access / visitors to 22 Beech Hill
- . 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
- 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
- . Provision for vehicle charging points

RESIDENTS SPA & FITNESS SUITE

- Comfort cooling
- . Vinyl flooring to gym suite
- Mirrored wall

Television and sound system

- . 15 metre swimming poo
- . Sauna and steam room
- . Spa treatment rooms for private use
- Two changing rooms with shower facility
- . Covered and secure access to spa

MANAGEMENT COMPANY

A management company will be appointed to administer the effective operation and maintenance of communal facilities at 22 Beech Hill. A service charge will be levied and apportioned to each apartment for the benefit offered

.EASE

250 years

A FUSION LIFE

Fusion is a boutique award winning property investment and development company.

Founded in 2006 our unrivalled heritage and reputation is revered amongst property aficionados for our blend of ever greater innovation, exceptional specification and signature attention to detail. We have designed, created and sold some of the most remarkable property across London and surrounding counties.

MARE CAYLOR

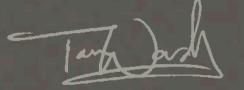
Mark Caylor Head Of Brand & Creative

The essence of a Fusion home is fel 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.

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



Tom Warden Project Manage

W

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FUSION

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.

INTERIORS B'

The Design Studio At Fusion

ART DIRECTION & GRAPHIC DESIGN

The Branding Studio At Fusio
• MC2021 •

SMALL

PRINT

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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.

hello@fusion-property.co.uk



FUSION

HADLEY WOOD HERTFORDSHIRE