

AVENUE HOUSE

BEECH HILL AVENUE
HADLEY WOOD

DEVELOPMENT BY THE KALYVIDES PARTNERSHIP





Apartment 01 — West Wing



Apartment 02 — East Wing



Apartment 03 — Penthouse

Introduction

By 1939, over 300 large suburban houses were built in Hadley Wood which only halted with the outbreak of World War II. Avenue House is one of these original grand homes representing a prominent and exceptional example of the Arts and Crafts architectural movement, an international trend in the decorative and fine arts that began in Britain and flourished in Europe and North America between 1880 and 1930. The style of Avenue House also takes strong references from Tudor Revival Architecture based on the English Vernacular of the Middle Ages that had survived into the Tudor period.

The development of Avenue House respects this particular unique character within a totally refurbished form whilst offering three exclusive highly specified boutique apartments for luxury living set within meticulously designed landscaped private gardens with secure parking for 9 cars, which includes 2 visitor parking spaces. Set behind two automated gated entrances and an extensive frontage, the apartments have been sensitively and respectfully designed by the award-winning architects The Kalyvides Partnership who have exercised innovative attention to detail and created ground-breaking well-proportioned apartments for modern day living.

The ultimate luxury residence in
the heart of Hadley Wood

Contents

01	Local Area
02	Transport
03	Internal Specifications
04	External Specifications
05	Floor Plans

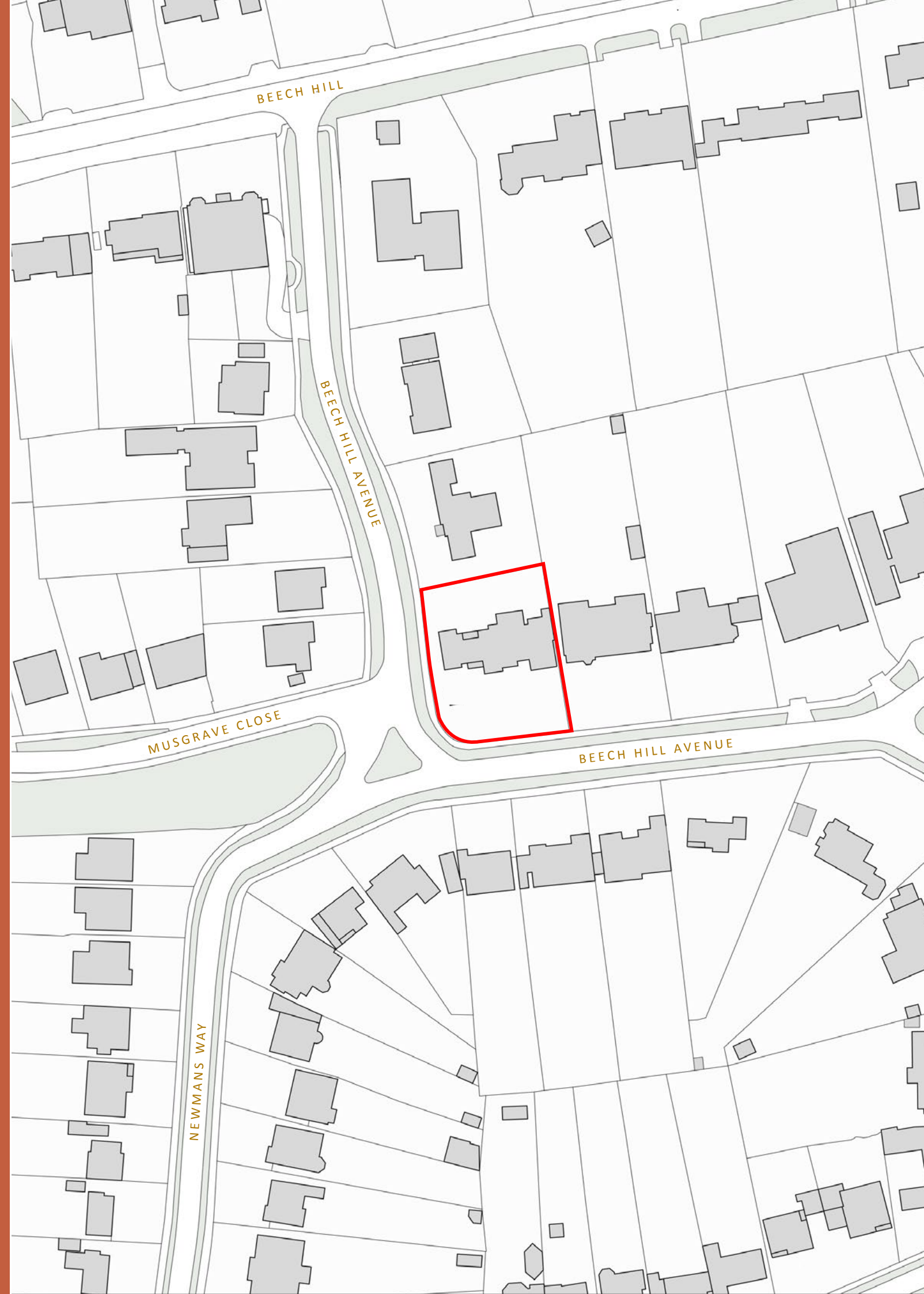
01

Local Area

A hermitage at Hadley was first established by 1136 and development of the village followed. The quiet, distinct village dates back to the 14th Century in a rural tranquil setting and was once a hunting ground for Henry VIII, Elizabeth I and James I.

Hadley Wood is 20km north of central London and lies 2km within the M25. The exclusive neighbourhood covers 2.5sq.km and has a population of over 4000. The area is surrounded by London's preserved metropolitan green belt lands.

Hadley Wood is an enclave for those seeking exclusiveness in a picturesque setting. The local restaurants and cafés offer a friendly and personal atmosphere with a range of international cuisines and a choice of local Public Houses all within easy reach. Nearby attractions include The Ferny Hill Tea Rooms and Trent Country Park. Formal dining is available at the nearby 4-star hotels including the West Lodge Park Hotel and The Manor in Elstree. The Spires Shopping Centre in Chipping Barnet includes a Waitrose along with other high street names while Brent Cross shopping centre is less than 30 minutes away by car with a variety of independent and national retailers including John Lewis and Fenwick's. There are also three unique Golf Clubs within the vicinity: Hadley Wood, Old Fold Manor and Trent Park. Hadley Common has a cricket club Monken Hadley CC. With churches and excellent schools, Hadley Wood boasts a vibrant community spirit.



Old Fold Manor Golf Club
4min drive/1.5 miles



Brent Cross Shopping Centre
23min drive/14 miles



Trent Country Park
5min drive/1.8 miles



West Lodge Park Hotel
2min drive/0.8 miles



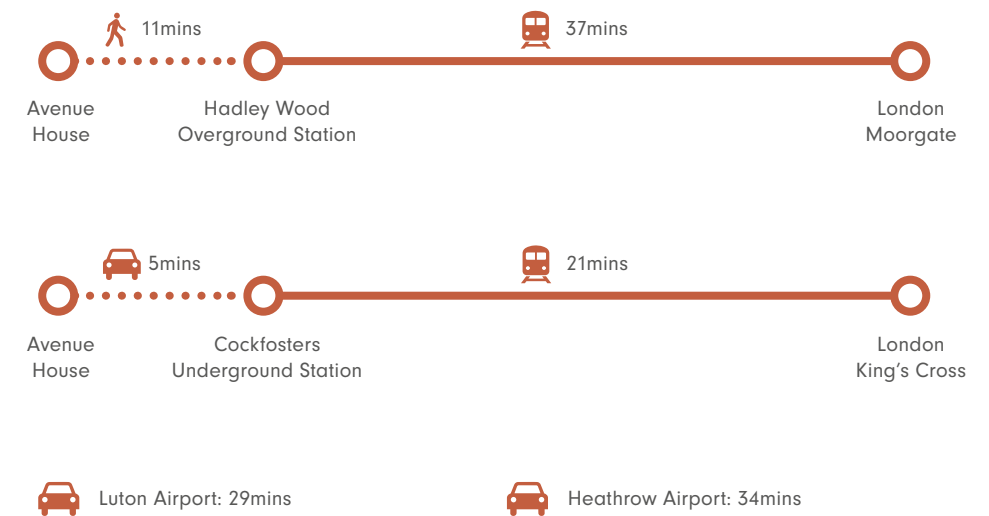
02 Transport

Hadley Wood station offers regular services to King's Cross and Moorgate in less than 25 minutes. Cockfosters underground station on the Piccadilly line is close by making this location key to commuting to London and the City.

Hadley Wood Overground Station
11min walk/0.6 miles



Cockfosters Underground Station
5min drive/2.0 miles



03

Internal Specifications

Main Entrance Foyer

- Quarter pivoted automated hardwood front door with floor to ceiling double glazed side lights
- Stainless Steel 'Avenue House' illuminated signage
- Grand scale polished porcelain tiling
- Feature timber geometric patterned wall with concealed LED mood lighting
- Apartment entrance doors with vision eye and security locking systems
- Box feature dropped ceilings with concealed LED illumination
- Radiator heating and smart lighting systems
- Central communal service controls

Apartment Hallways

- Solid timber entrance door with 4 point secure electric locking system
- Audio visual entry phone systems linked to front entrance door and forecourt gates
- Porcelain tiles throughout
- Solid timber doors, skirtings and architraves
- Box feature dropped ceilings with concealed LED mood lighting
- Feature 'Comyn Ching style' classic steel radiators
- Storage cupboards off hallway

Living Rooms

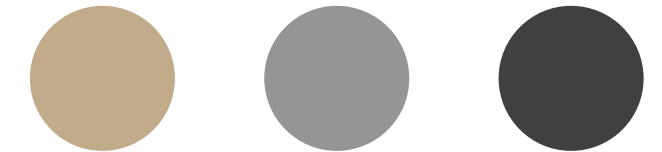
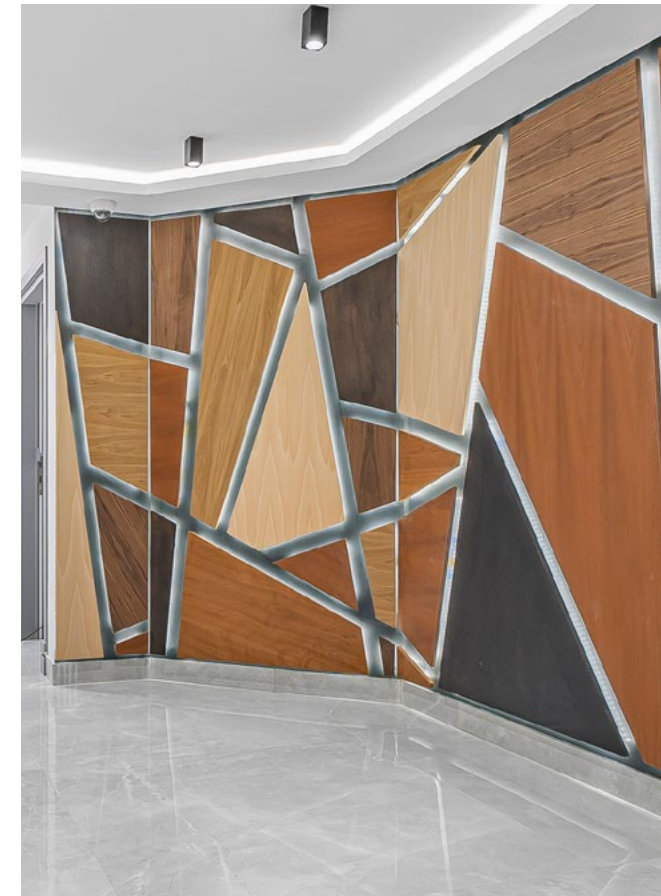
- AC heating and cooling
- Underfloor electric heating

- Grand living spaces with expressed timber rafters (Apartments 2/3).
- Porcelain tiles to habitable spaces and kitchen areas.
- Feature box dropped ceilings with concealed LED mood illumination and downlighting
- Shelving and LED illumination
- Recessed T.V. zones with timber surrounds and shelves
- Integrated AC units for comfort cooling and heating
- Ceiling mounted integrated speakers to principal rooms
- Boxed dropped ceilings with recessed ceilings with concealed perimeter
- LED lighting and down lights
- 'Comyn Ching style' classic steel radiators

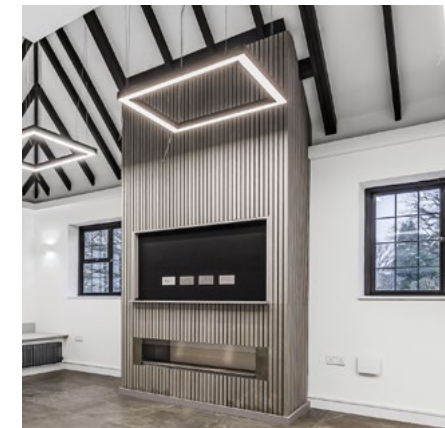
Kitchens/Utility Rooms

- Underfloor electric heating
- Custom made kitchens matt finished with streamlined soft closing drawers and cabinets with Corian worktops.
- Shelving units with roller covers (Apartment 1)
- Corian up-stand splashbacks
- LED Illuminated shelves (Apartment 1/2)
- Hot taps in addition normal supply
- Miele appliances including integrated induction hob, oven, microwave, extractor, refrigerator, freezer and dishwasher
- Utility room with a range of matt units

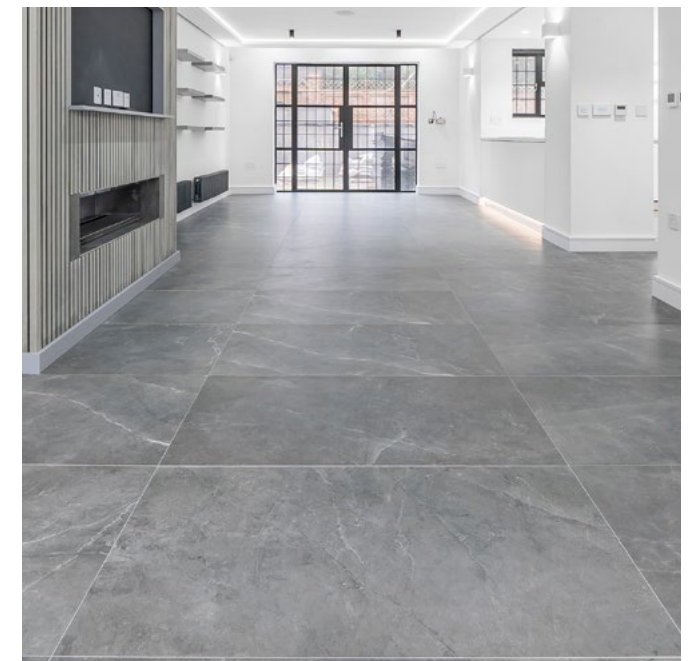
Entrance Foyer — Feature Timber Wall



Timber Panelled Fireplace



Custom Made Matt Kitchens



Large Scale Porcelain Tiles

with soft closing drawers and cabinets, Corian basin and Miele washing machine and tumble dryer

Bedrooms

- AC heating and cooling
- Fully fitted timber illuminated wardrobes with bespoke linen veneer interiors and full height integrated pull handles
- Timber rebated skirtings contiguous with architraves and doors
- Flooring finished with 80oz grey wool carpets and porcelain perimeter surrounds
- Integrated T.V. recesses with timber surrounds and shelves
- Feature full height timber bed panels with perimeter LED mood feature lighting
- Ceiling mounted speakers to principle bedrooms
- 'Comyn Ching style' classic steel radiators

Main Bathrooms

- Underfloor electric heating
- Freestanding Corian basins with integrated storage units
- Grohe Eurocube taps and accessories
- Mano Grohe cantilever WC pans with concealed cisterns with flush plates
- Charcoal grey/white matt base unit with soft close drawers
- Walk in rain shower with Grohe sanitary ware with frameless glass screens
- Built in automated power jet hand dryer
- Jacuzzi jet baths (Apartments 1/3)
- Boxed drop ceiling with integrated mood LED lighting
- Floor to ceiling porcelain marble tiles
- Heated vertical towel rails
- Flush heated mirrors
- Smart underfloor electric heating

Security

- Security alarms with remote and tablet controller
- Mains powered smoke and heat detectors
- Multi-view video entry phone system with 7-inch display monitor
- Wi-Fi connectivity and internal camera systems (3 per apartment)
- Apartment high security doors with multi point locking systems
- Wired CCTV to building perimeter covering external surrounding areas
- Remote access to forecourt gates

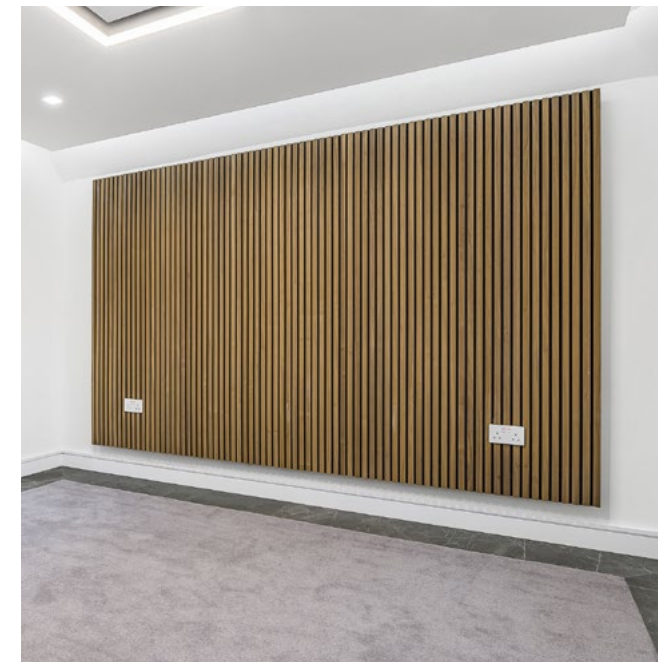
Electrical Fittings

- Lightwave smart system throughout
- Entry phone system with controls
- Underfloor heating for living spaces, kitchens and bathrooms with individually smart control thermostats
- Tado smart controls to heating and radiators
- Wi-Fi connectivity
- Ceiling mounted speakers in the kitchen/living/dining room and principle bedrooms
- Energy efficient LED downlights throughout
- White metal flash plate screwless smart lightwave
- CAT 6 wiring throughout

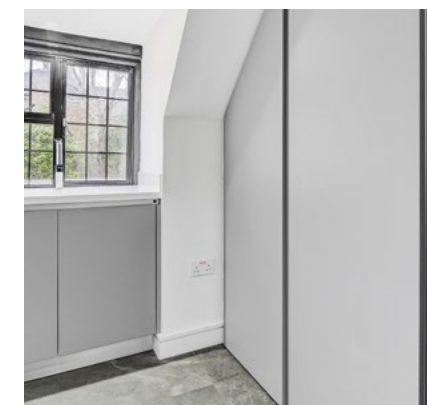
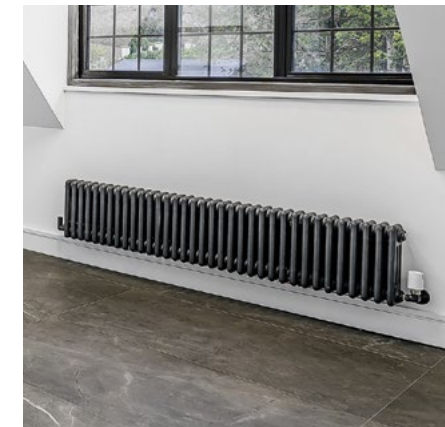
Heating

- Valliant EcoTEC Plus boilers with low pressure radiator systems throughout and large hot water storage
- 'Comyn Ching style' classic steel radiators
- Underfloor heating to living rooms, kitchens, shower/bathrooms, utility rooms within each apartment.
- AC to principal reception rooms, dining areas and bedrooms

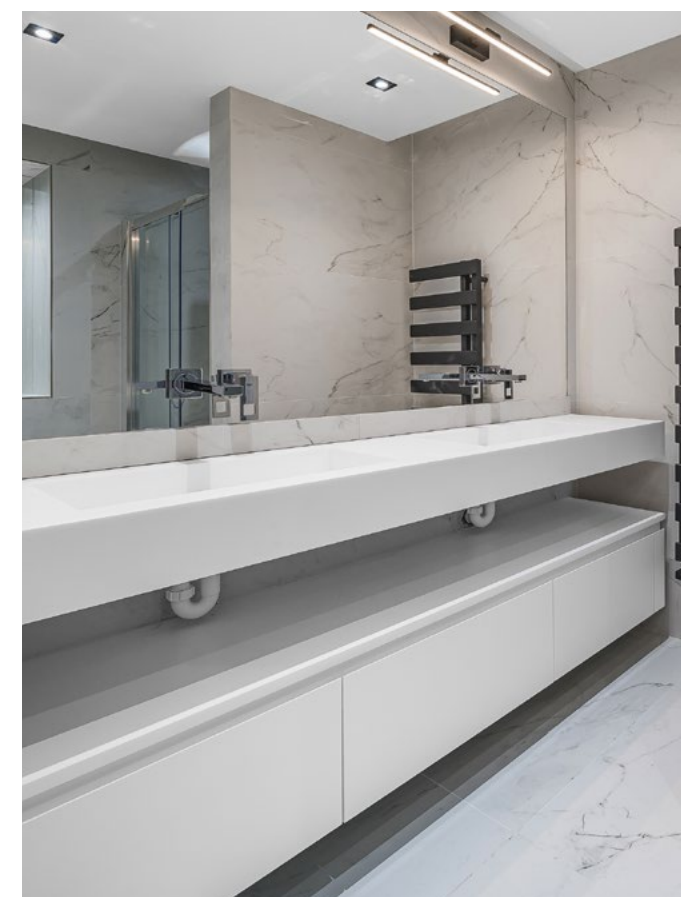
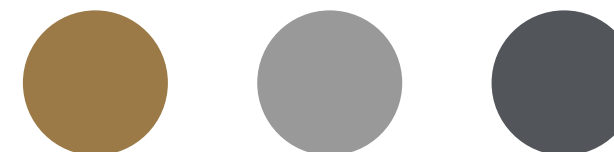
Feature Full Height Timber Bed Panels



'Comyn Ching Style' Steel Radiators



Integrated Utility Rooms



Freestanding Corian Basins with Integrated Storage Units



04

External Specifications

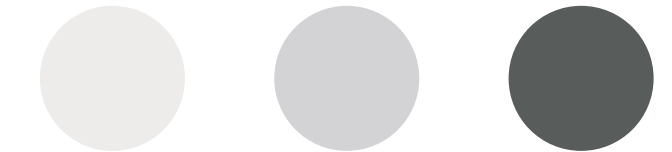
Building & Construction

- White K Rend façades with charcoal timber decorative infills in the Arts and Crafts style
- Traditional double glazed aluminium and steel windows with leaded lights.
- Multi-pitched and varied roofscape with steep gables, pitched roofs and dormers
- Handmade traditional red/terracotta clay tiled roofs with double glazed roof lanterns
- Feature dormer windows interspersed within steeply pitched sweeping traditional roofs
- Expressed eaves with oversailing timber rafters and soffits
- Traditional rendered chimneys capped with clay pots
- Centrally located vertical bay windows clad with handmade clay tiling
- Masonry constructed external planter walls rendered with reconstituted stone copings

Landscape Design

- Automated HPL sliding entrance gates to forecourt
- Marshalls Tegula pavers with integrated lighting to the front forecourt
- Masonry rendered refuse/bike store enclosures with timber slatted gates
- Timber car port structure with roof cover for 4 cars; secure car parking facilities for a further 5 cars
- Masonry rendered planter enclosures with reconstituted stone copings
- Integrated illuminated garden benches and planters
- External feature bollard lighting
- High pressure laminate boundary screens with timber access gates
- Private front and rear terraces paved with natural sandstone
- Bound pebble edges to perimeter of planters

Automated HPL sliding entrance gates



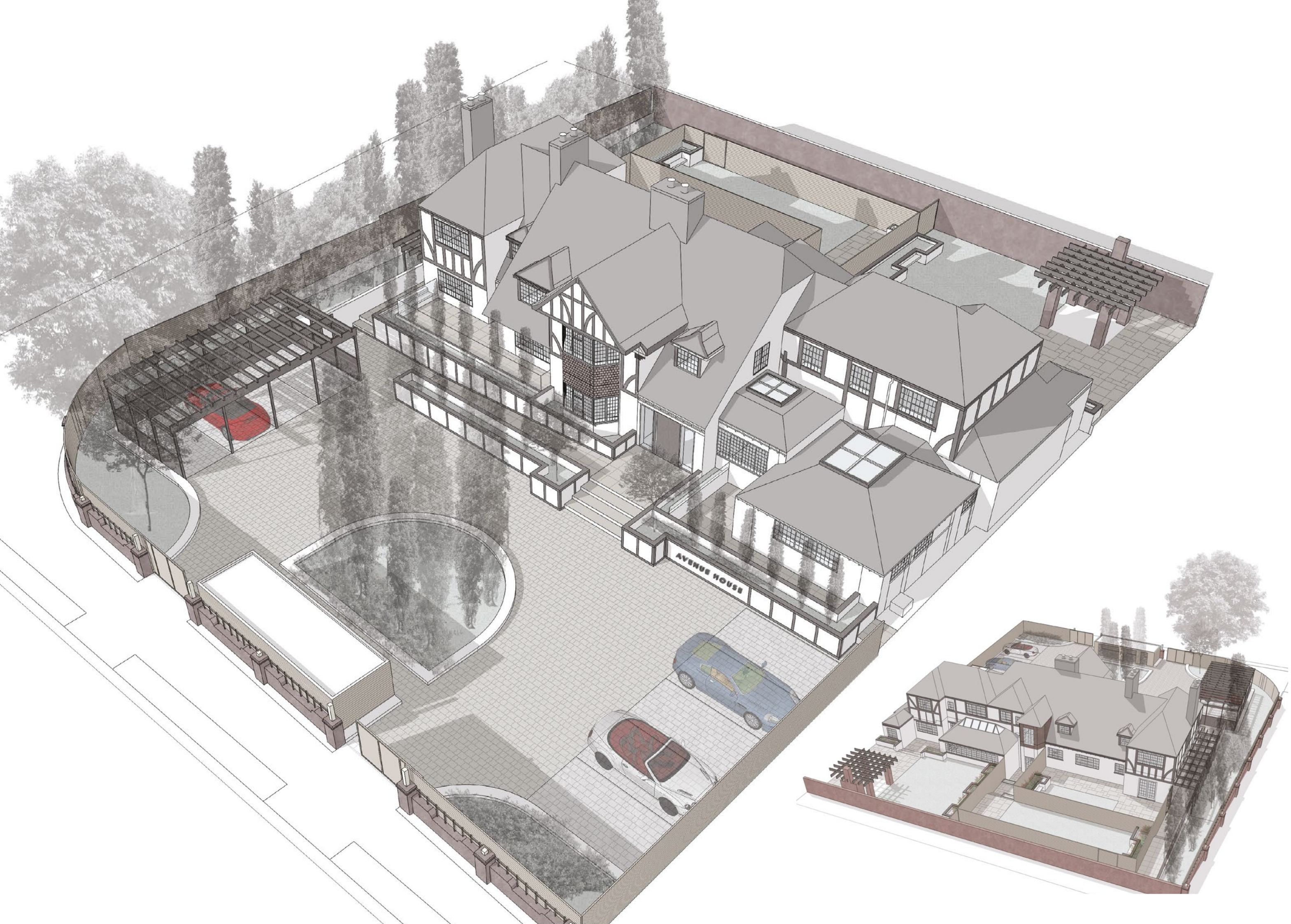
White K Rend façades



Boundary Cube Lights

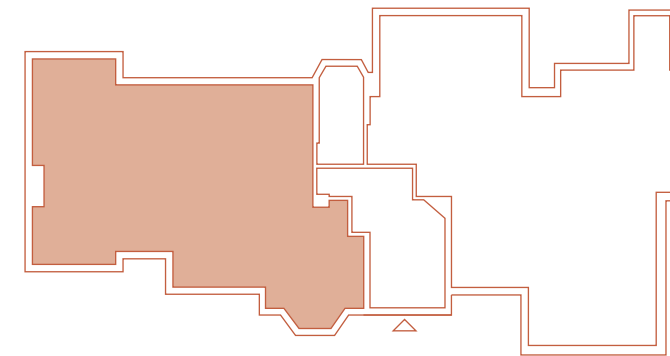


Sand Stone Paving



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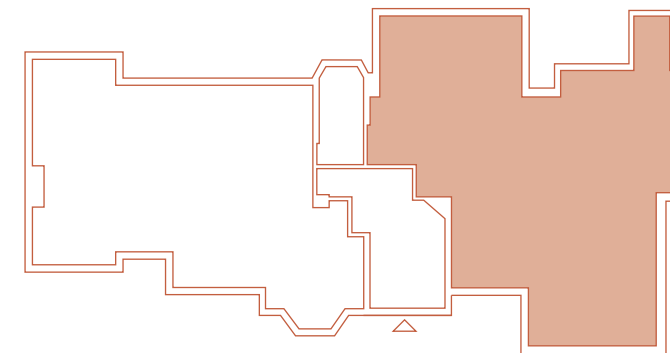
Floor Plans



Apartment 01 – West Wing

Ground Floor | 3-bed

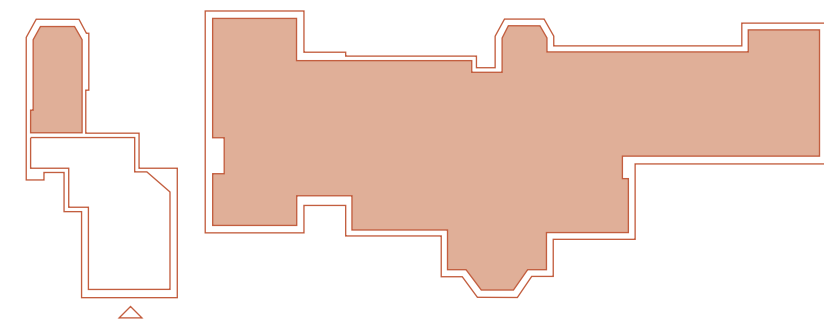
125 sqm/1,313 sqft



Apartment 02 – East Wing

Ground Floor | 3-bed

144 sqm/1,550 sqft



Apartment 03 – Penthouse

First Floor | 4-bed

195 sqm/2,100 sqft

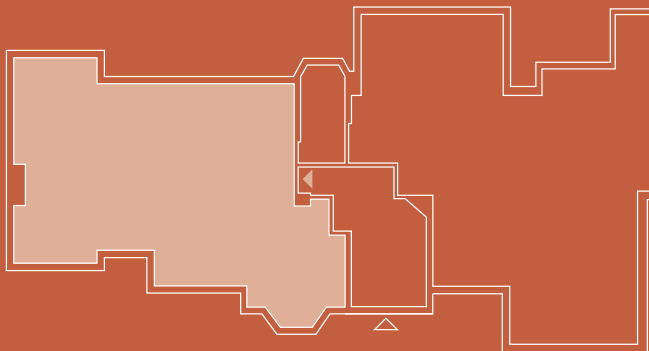
Apartment 01 — West Wing

3 bedrooms, 1 ensuite shower room, common bathroom, living/dining room, kitchen, utility room, 2 car parking spaces

This beautifully proportioned 122 sqm ground floor apartment has south westerly aspect. The accommodation includes three double bedrooms with integrated illuminated wardrobes, a fully fitted ensuite shower room to the principle bedroom with a south facing bay window complimented with a large common bathroom.

The unit benefits from a comprehensively fitted naturally lit kitchen and utility room. The grand through living/ dining room enjoys double aspect with direct access to the secure south facing amenity terrace to the front forecourt.

To the rear the private lawn and paved garden areas are accessed via a set of full height double glazed aluminium glazed living room doors. The space incorporates living and dining areas focused on a central feature gas fire.



Ground Floor

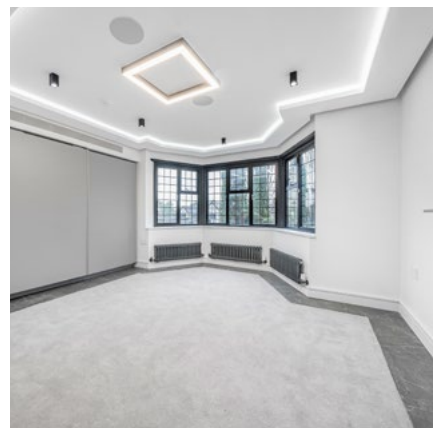


Apartment One	Metres	Feet
Living Room	9.2 x 3.8	30'2" x 12'5"
Kitchen	3.5 x 2.8	11'5" x 9'2"
Utility Room	3.0 x 1.4	9'8" x 4'6"
Common Bathroom	3.0 x 2.1	9'8" x 6'9"
Principle Bedroom	4.4 x 4.1	14'4" x 13'5"

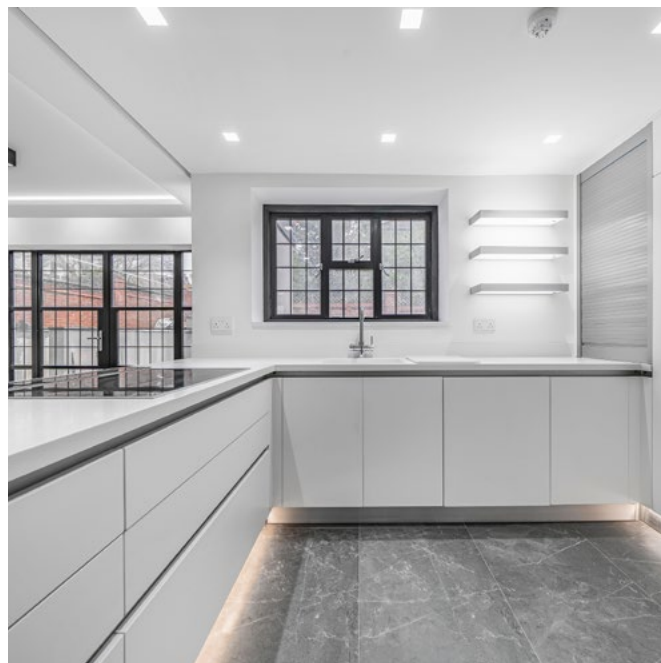
Apartment One	Metres	Feet
Principle Ensuite	2.6 x 1.5	8'5" x 4'9"
Bedroom Two	4.6 x 3.1	15'1" x 10'1"
Bedroom Two Ensuite	2.5 x 1.4	8'2" x 4'6"
Study/Bedroom Three	3.0 x 2.8	9'8" x 9'2"



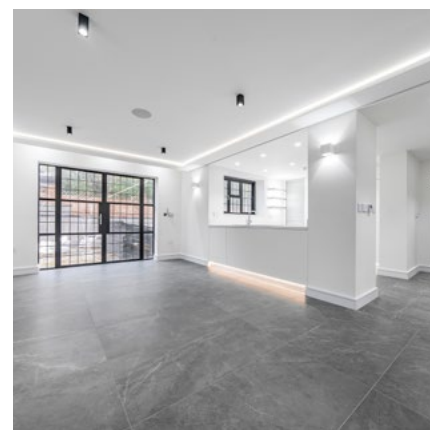
Principle Bedroom



Kitchen



Common Bathroom

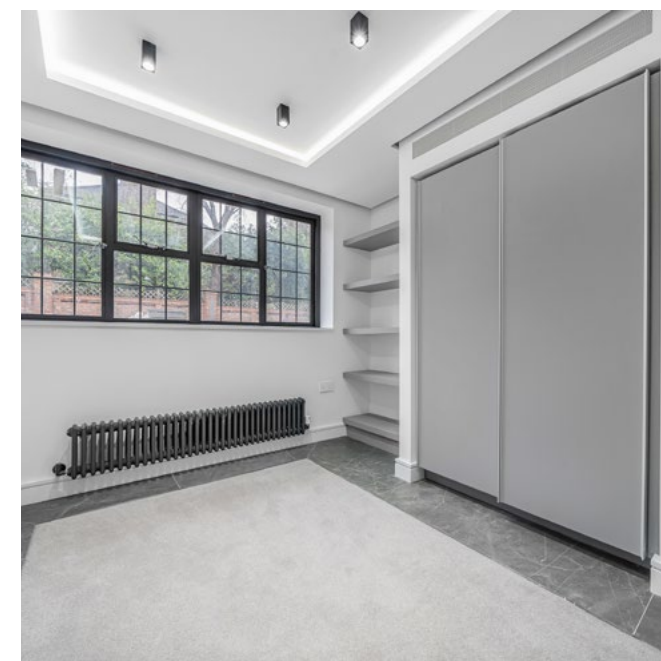
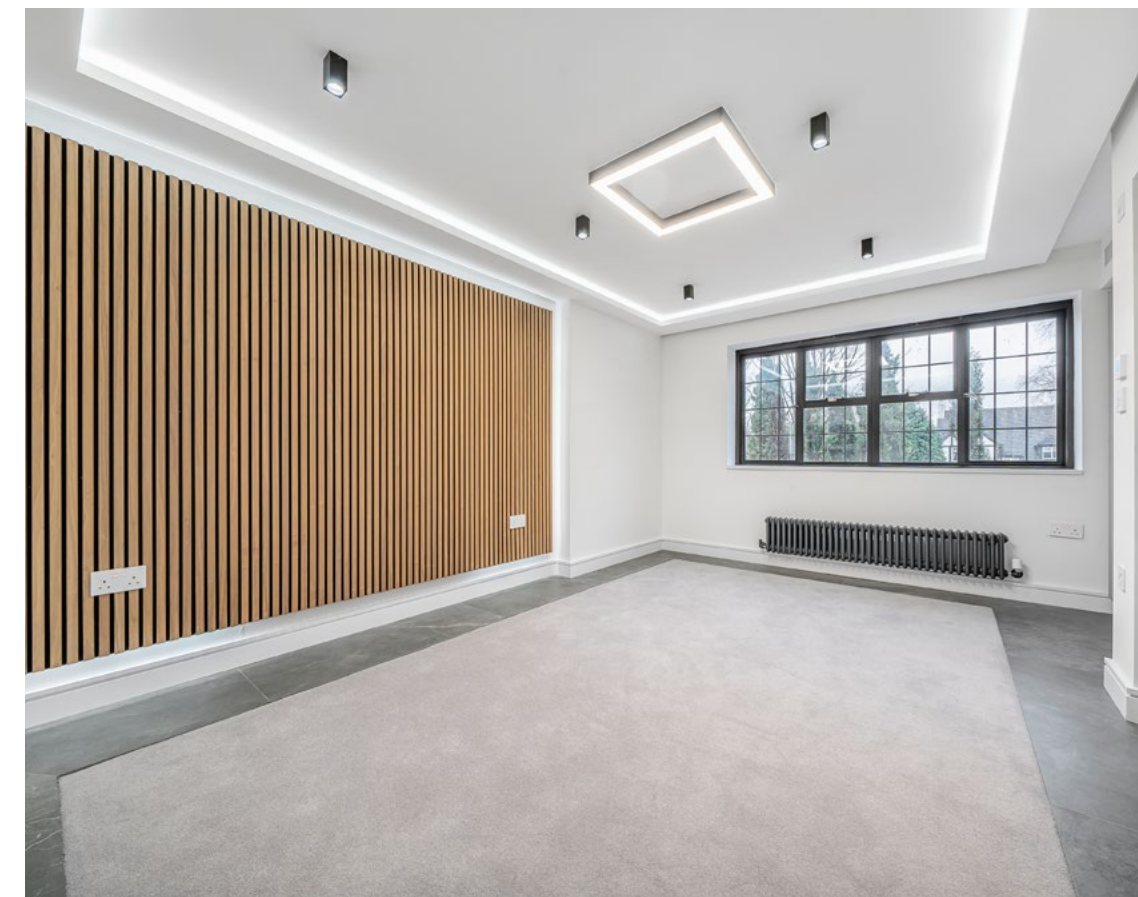


Living/Dining Room





Bedroom Two



Study/Bedroom Three

Utility Room



Principle Ensuite



Apartment 02 — East Wing

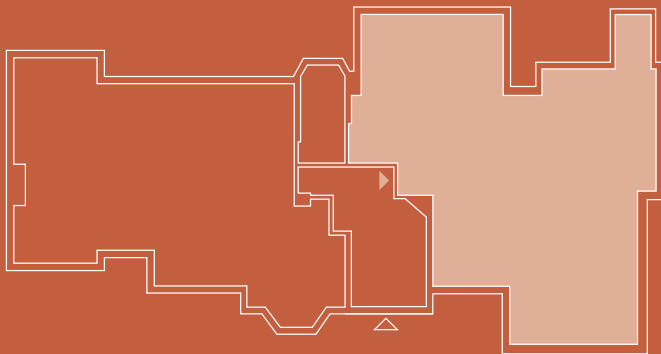
3 bedrooms, 1 ensuite shower room, 1 ensuite bathroom, common bathroom, living room, dining room, kitchen, utility room, 2 car parking spaces

At 144 sqm this generously sized apartment is located to the east wing of Avenue House. The entrance is flanked immediately by the main living spaces including a triple aspect living room with high exposed feature rafter ceiling with a linear pitched double glazed rooflight running the length of the room.

A dedicated dining area is located opposite a naturally lit fully equipped fitted kitchen. A separate utility room on axis terminates the linear hallway. The living areas have direct access to the rear landscaped garden and masonry constructed barbecue gazebo.

The accommodation includes a principle bedroom with an ensuite sunken bath/shower room. The space is dramatic and enjoys unique double height ceilings, a large overhead double glazed rooflight with electric privacy blind expressed feature rafters and fenestration to three sides.

External access to a private south facing terrace is provided from the principle bedroom. The apartment benefits from a further two large double bedrooms with integrated illuminated wardrobes. A fitted guest sunken bath/shower room is provided off the common hallway.



Ground Floor



Apartment Two	Metres	Feet
Living Room	6.4 x 3.2	20'9" x 10'5"
Dining Room	3.4 x 3.0	11'2" x 9'8"
Kitchen	3.2 x 3.0	10'5" x 9'8"
Common Bathroom	2.3 x 1.8	7'5" x 5'9"
Principle Bedroom	5.7 x 4.0	18'7" x 13'1"

Apartment Two	Metres	Feet
Principle Ensuite	2.3 x 1.8	7'5" x 5'9"
Bedroom Two	5.1 x 4.0	16'7 x 13'1"
Bedroom Two Ensuite	2.7 x 1.4	8'9 x 4'6"
Study/Bedroom Three	4.9 x 3.4	16'1 x 11'2"



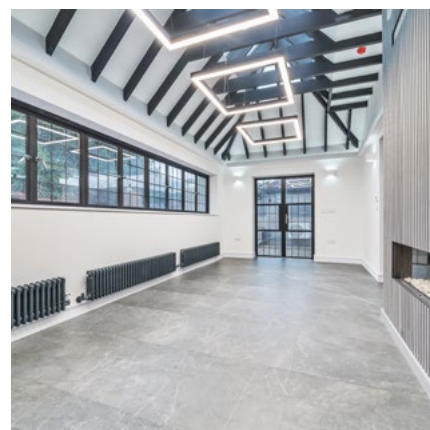
Study/Bedroom Three



Kitchen



Bedroom Two Ensuite



Living Room





Principle Bedroom



Utility Room

Bedroom Two



Dining Room



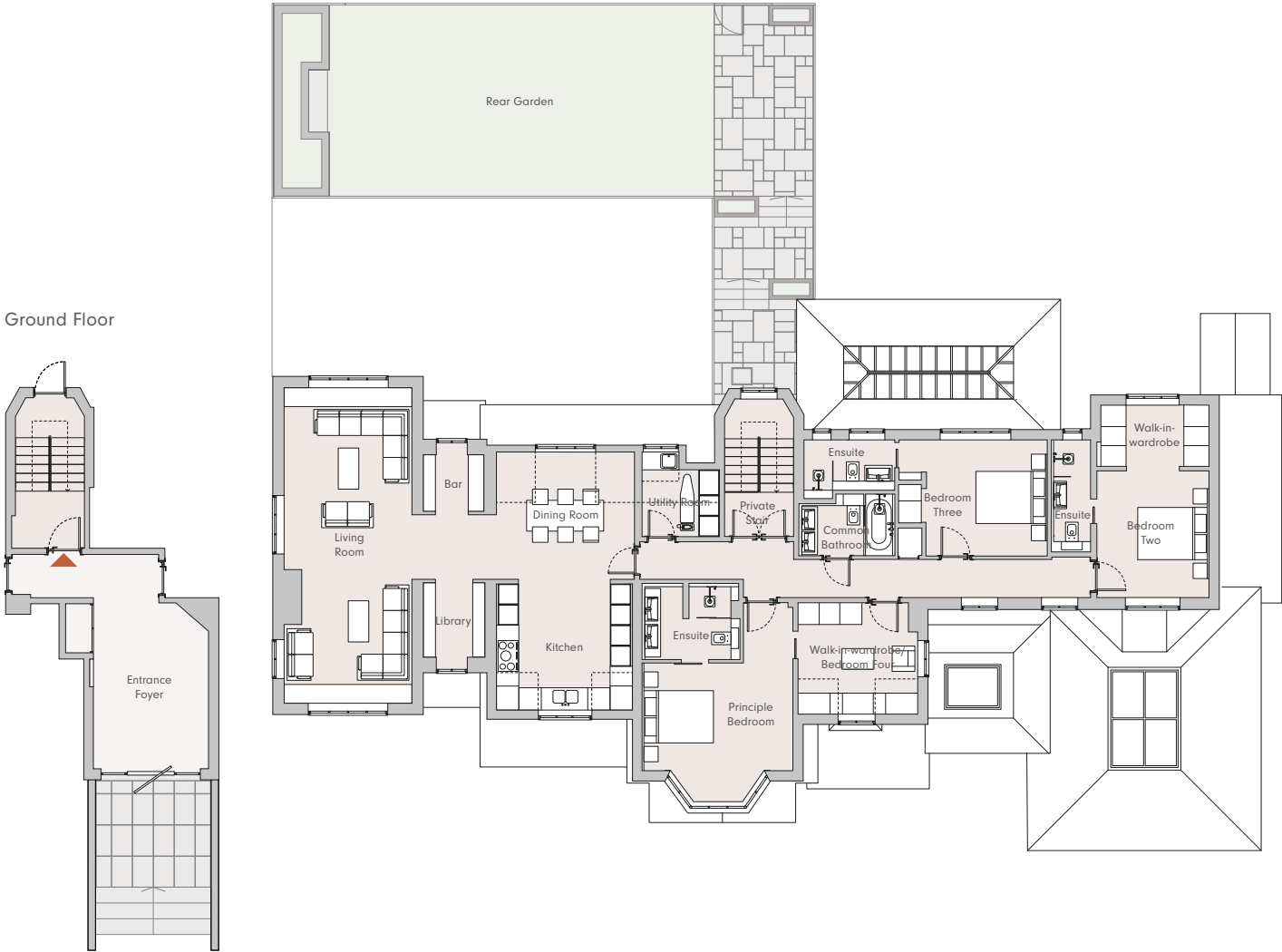
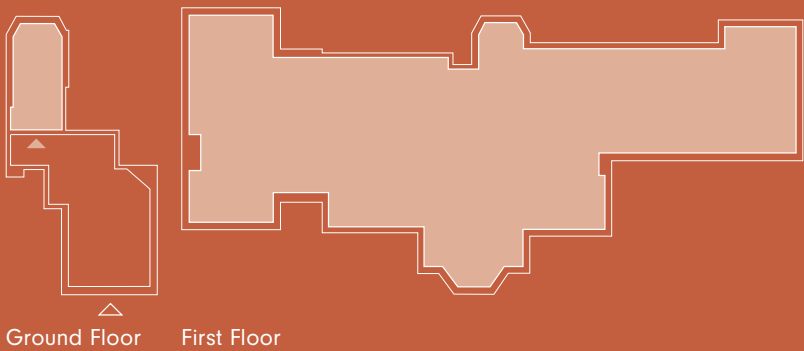
Apartment 03 — Penthouse

4 bedrooms, 3 ensuite shower rooms, common bathroom, living room, dining room, bar, library, kitchen, utility room, 3 car parking spaces

With over 195 sqm of accommodation the unique luxury penthouse occupies the first floor as a lateral apartment spanning over 25 meters. Access from the ground level foyer leads to the private entrance vestibule and a dedicated stairway. This also offers exclusive access to the private landscaped rear garden. The living accommodation is concentrated to the west wing with sleeping areas to the east wing.

The luxury accommodation includes a triple aspect living room with a dramatic ceiling, naturally lit bar and library with bespoke cabinetry, dedicated open plan dining room and high spec kitchen with separate utility room. The open plan living room, dining area offers adaptable accommodation.

The principle bedroom benefits from a large ensuite shower room and a fully fitted interconnecting changing room with built-in cabinetry. This changing room is adaptable becoming the fourth bedroom with access to the hallway. Two further bedrooms include ensuite shower rooms and fitted wardrobes. The apartment includes a centrally located common bathroom off the main hallway. Within the apartment exceptional long views to the surrounding area are provided to the north, south and west.



Apartment Three	Metres	Feet
Living Room	9.2 x 3.8	30'2" x 12'5"
Bar	1.8 x 1.7	5'9" x 5'6"
Library	1.8 x 2.3	5'9" x 7'5"
Kitchen	3.9 x 3.7	12'8" x 12'1"
Dining Room	4.0 x 3.7	13'1" x 12'1"
Utility Room	2.2 x 2.5	7'2" x 8'2"
Common Bathroom	2.8 x 1.5	9'1" x 4'9"

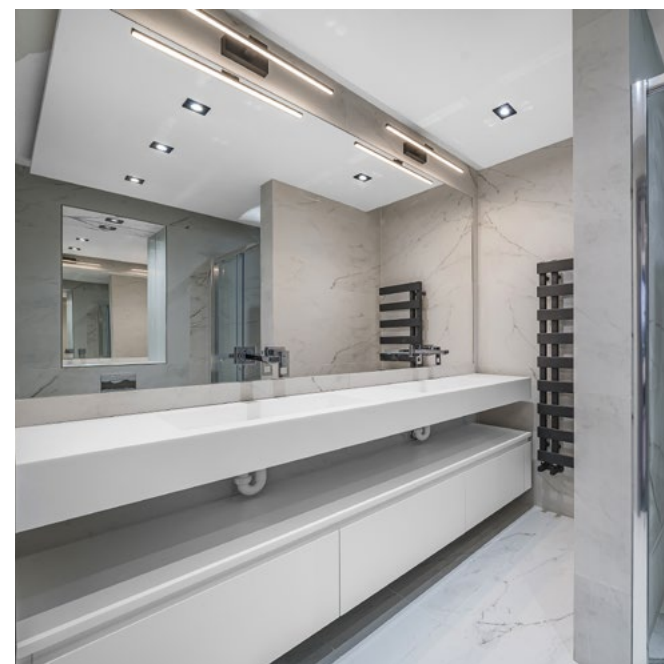
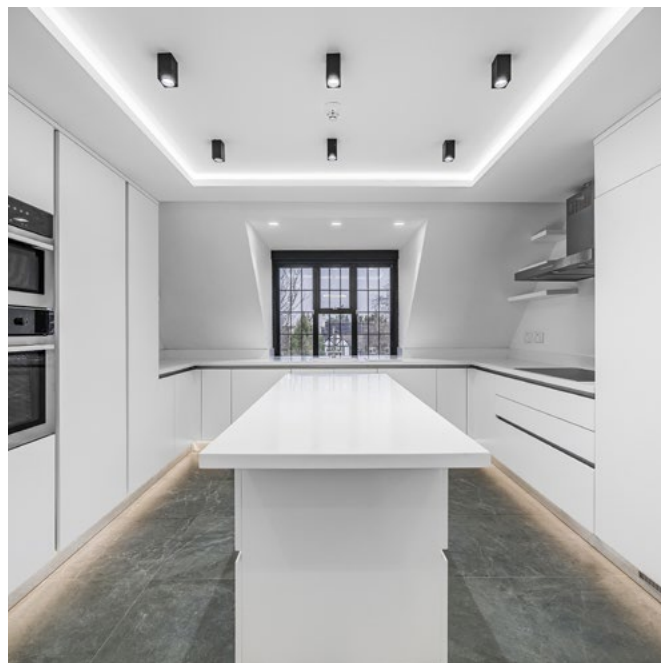
Apartment Three	Metres	Feet
Principle Bedroom	4.4 x 3.3	14'4" x 10'8"
Principle Ensuite	2.4 x 2.1	7'8" x 6'9"
Bedroom Two	5.6 x 3.3	18'4" x 10'8"
Bedroom Three	3.5 x 3.4	11'5" x 11'2"
Bedroom Three Ensuite	2.6 x 1.5	8'9" x 4'9"
Walk-in-wardrobe/Bedroom Four	3.1 x 1.8	10'1" x 5'9"



Principle Bedroom



Kitchen



Principle Ensuite

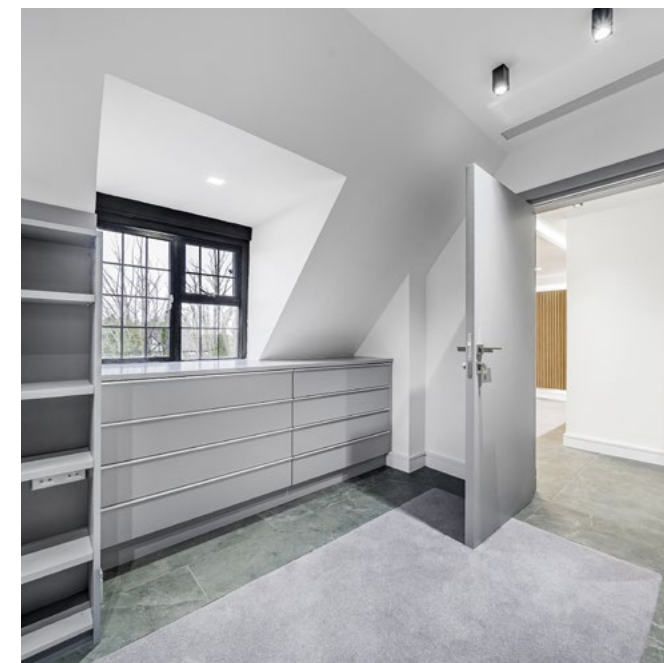


Living Room





Dining Room



Walk-in-wardrobe/Bedroom Four

Bedroom Two



Bedroom Two Ensuite



