



Rossetti House

BOREHAMWOOD



Entrance to Rossetti House, Coleridge Way

OVERVIEW

A stylish and unique collection of 1, 2 & 3 bedroom apartments in the heart of Borehamwood's fashionable Poet's Quarter. Rossetti House is perfectly situated in a quiet residential cul-de-sac and yet just moments away from the vibrant town centre.

Computer generated image is indicative only.

YOUR TOWN

Discover a new side to Borehamwood

Close by you'll find a diverse range of local dining, entertainment and leisure amenities in abundance, as well as being surrounded by acres of green open spaces.

Borehamwood town centre has much to offer and is set to build further on its unique cinematic and TV history with the arrival of Sky Studios to improve on an already flourishing local economy. The high street is home to an eclectic mix of dining options with cuisines varying from Turkish, Japanese, Indian and Israeli to name just a few. The Venue and Reel Cinema are in walking distance for leisure and entertainment. The nearby Radlett Centre also holds a number of live events throughout the year.

Just moments from Borehamwood you'll find a network of rural lanes and pathways waiting to be discovered with local pubs serving fresh food, local ales and fine wines. Aldenham Country Park is a large wooded parkland with a large lake for angling and sailing, and a rare breeds farm is just 10 minutes away.

Well-regarded primary and high schools are closeby to Rossetti House, as well as some of the area's finest grammar and independent establishments such as Haberdashers' Askes, Yavneh College and Queen Elizabeth's.





TRAVEL

Elstree and
Borehamwood Station
is a two minute walk
connecting to

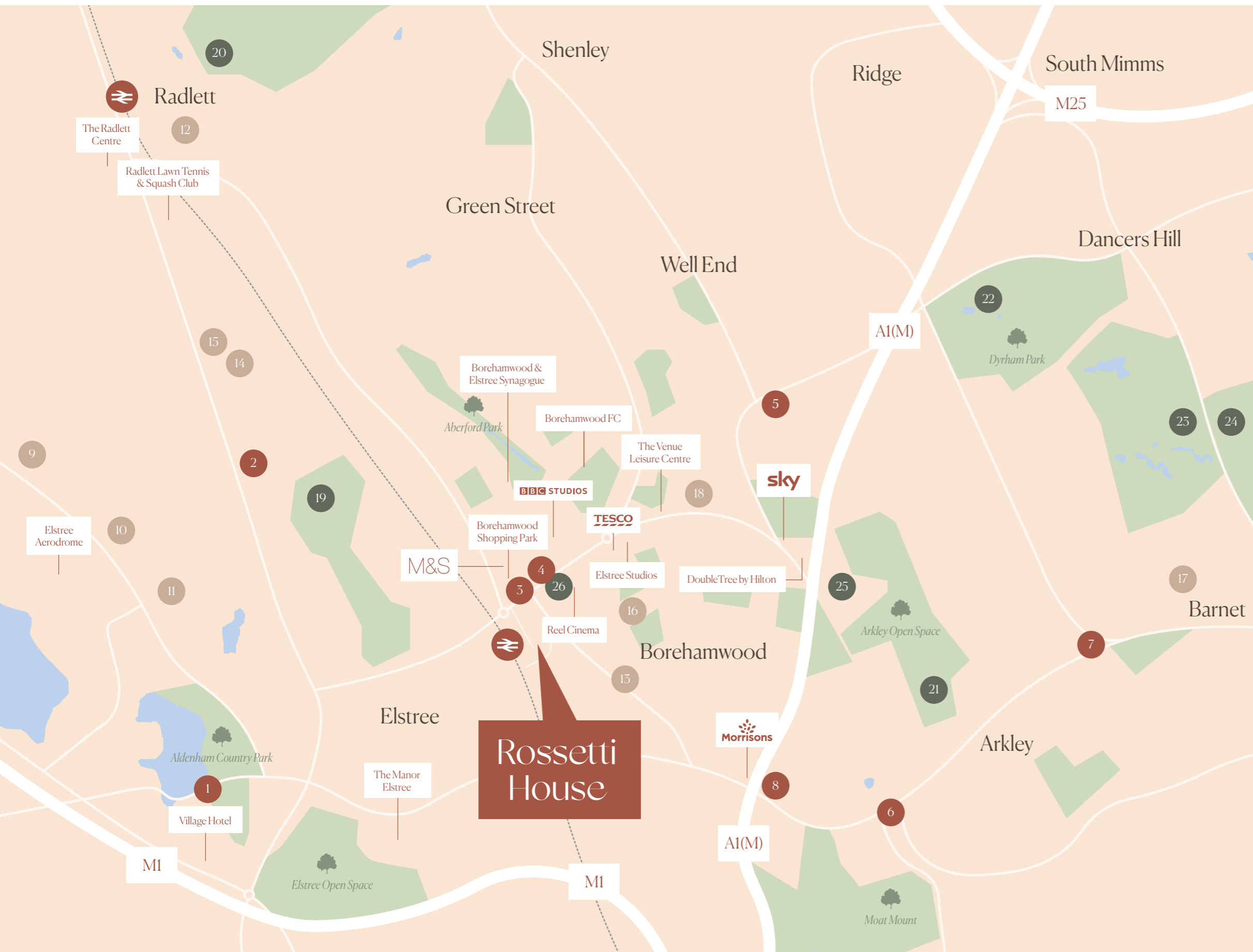
10 mins
St Albans City

21 mins
Luton Airport

11 mins
West Hampstead

22 mins
London St Pancras





Local highlights

EATS & DRINKS

- 1 Bhageecha
- 2 Waggon & Horses Pub
- 3 Kiyoto Sushi
- 4 Nando's
- 5 Mops & Brooms Pub
- 6 The Gate Pub
- 7 The Arkley Pub
- 8 Miller & Carter

EDUCATION

- 9 Aldenham School
- 10 Haberdashers' Boys' School
- 11 Haberdashers' Girls' School
- 12 Newberries Primary School
- 15 Summerswood Primary School
- 14 Hertsmere Jewish Primary School
- 15 Radlett Preparatory School
- 16 Yavneh College
- 17 Queen Elizabeth's School
- 18 Elstree Screen Arts Academy

GOLF & RECREATION

- 19 The Hertsmere
- 20 Porters Park Golf Club
- 21 Arkley Golf Club
- 22 Dyrham Golf & Country Club
- 23 The Shire London
- 24 Old Ford Manor Golf Course
- 25 A1 Activity Golf Centre
- 26 PureGym

SPACES TO ENJOY

Internal spaces at Rossetti House are bathed in natural light with full height windows and access to private terraces and balconies.

Computer generated image is indicative only.



Rear view to Rossetti House, Station Road



Living / Dining / Kitchen Area

DESIGN & DETAIL

Apartments designed to enhance and reflect a modern way of living combining spacious internal layouts with carefully selected fixtures and fittings.

Computer generated imagery is indicative only.



Master Bedroom with Ensuite

Computer generated imagery is indicative only.

SPECIFICATION

Contemporary bathrooms and ensuites at Rossetti House feature porcelain tiles throughout, under cabinet LED lighting and are finished with modern, high quality sanitaryware.

Computer generated image is indicative only.



Main Bathroom

SPECIFICATION

Details

Kitchens

- Fully-fitted bespoke contemporary kitchen
- Solid quartz worktops, splashback and upstands
- Stainless steel sinks
- Brushed chrome tap
- Fully integrated appliances
- Induction hob
- Built-in extractor fan

Bathrooms

- Beautifully designed contemporary bathrooms and ensembles
- Porcelain tiles
- Grohe brassware
- Duravit sanitaryware
- Duravit wall mounted toilet
- Wall mounted basins
- Mirrors above basins
- Electric heated towel rail

Interior Doors

- Panelled doors, painted finish
- Satin chrome lever handles

Fitted Furniture & Storage

- Fitted wardrobes to principal bedrooms

Flooring

- Engineered wood flooring to hallway, living room and kitchen
- Carpet to all bedrooms
- Bathrooms fully tiled

Decoration

- Internal walls and ceilings painted throughout
- Bespoke designed architrave and skirtings

Electrics

- Energy efficient led downlights (pendants to bedrooms)
- Designer sockets and switches
- Sky TV+ multi-room compatible
- TV & data points cabled to all bedrooms & living rooms
- Alarm system
- Video door entry system
- Mains operated smoke, heat and carbon monoxide detectors

Heating & Hot Water

- Thermostatic zoned, gas central heating system
- Gas fired boiler

Construction/ External Landscaping

- 10-Year structural defects warranty
- Traditional brick build
- Double glazed aluminium framed windows & balcony doors
- Enhanced insulation
- Eco green roof
- External lighting
- Block paved driveway
- Stone slabs to the rear

Communal Area

- Entrance lighting
- Carpet to entrance, stairs and landings
- Internal bike storage
- Passenger lift serving all floors
- Designated off-street parking
- Communal bin storage
- Future proofing for electric car charging points

This specification provides guidance and general illustration only. There may be material differences between depictions, literature and final developments as products and services are continually developed.

Ground floor

APARTMENTS 1 / 2 / 3



Ground floor

APARTMENTS 1 / 2 / 3

Apartment 1

3 BEDROOM DUPLEX APARTMENT

91.6 sqm* + 15sqm (terrace)

Kitchen / Living / Dining	9.37m x 3.75m	30'8" x 12'3"
Terrace	11.0m x 1.4m	36'1" x 4'8"

Apartment 2

3 BEDROOM DUPLEX APARTMENT

85.1 sqm*

Kitchen / Living / Dining	7.17m x 3.54m	23'6" x 11'7"
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Apartment 3

2 BEDROOM APARTMENT

71.2 sqm + 40sqm (terrace)

Kitchen / Living / Dining	6.31m x 3.73m	20'8" x 12'2"
Bedroom 1	4.15m x 3.01m	13'7" x 9'10"
Bedroom 2	4.37m x 2.78m	14'4" x 9'1"
Terrace 1	9.0m x 1.7m	29'6" x 5'7"
Terrace 2	10.3m x 2.7m	33'9" x 8'10"

St - Storage

*Total apartment sqm

First floor

APARTMENTS 1 / 2 / 4



First floor

APARTMENTS 1 / 2 / 4

Apartment 1

3 BEDROOM DUPLEX APARTMENT

91.6 sqm*

Bedroom 1	4.08m x 2.56m	13'4" x 8'5"
Bedroom 2	3.38m x 2.92m	11'1" x 9'7"
Bedroom 3	3.38m x 2.22m	11'1" x 7'3"
Balcony	3.67m x 1.10m	12'1" x 3'7"

Apartment 2

3 BEDROOM DUPLEX APARTMENT

85.1 sqm*

Bedroom 1	3.81m x 3.16m	12'6" x 10'4"
Bedroom 2	2.89m x 2.57m	9'6" x 8'5"
Bedroom 3	3.14m x 2.32m	10'3" x 7'7"
Terrace 1	2.49m x 1.33m	8'2" x 4'4"
Terrace 2	3.15m x 1.33m	10'4" x 4'4"

Apartment 4

2 BEDROOM APARTMENT

86.0 sqm

Kitchen / Living / Dining	7.59m x 3.79m	24'11" x 12'5"
Bedroom 1	3.73m x 3.24m	12'2" x 10'7"
Bedroom 2	3.98m x 3.23m	13'0" x 10'7"
Bedroom 3	3.73m x 2.50m	12'2" x 8'2"
Balcony	7.60m x 1.15m	24'11" x 3'9"
Terrace	2.50m x 1.33m	8'2" x 4'4"

St - Storage

*Total apartment sqm

Second floor

APARTMENTS 5 / 6 / 7



Second floor

APARTMENTS 5 / 6 / 7

Apartment 5

2 BEDROOM APARTMENT

71.7sqm

Kitchen / Living / Dining	9.38m x 3.75m	30'9" x 12'3"
Bedroom 1	3.33m x 2.72m	10'11" x 8'11"
Bedroom 2	3.33m x 2.87m	10'11" x 9'5"
Balcony	7.63m x 1.15m	21'9" x 3'9"

Apartment 6

2 BEDROOM APARTMENT

70.2sqm

Kitchen / Living / Dining	6.07m x 3.74m	19'11" x 12'3"
Bedroom 1	3.64m x 3.06m	11'11" x 10'0"
Bedroom 2	3.55m x 2.77m	11'8" x 9'1"
Balcony	7.60m x 1.15m	24'11" x 3'9"

Apartment 7

1 BEDROOM APARTMENT

48.6sqm

Kitchen / Living / Dining	7.98m x 3.85m	26'2" x 12'7"
Bedroom	3.85m x 3.06m	12'7" x 10'0"
Terrace	2.37m x 1.55m	7'9" x 5'1"

St - Storage

Third floor
APARTMENTS 8 / 9



Third floor
APARTMENTS 8 / 9

Apartment 8

2 BEDROOM PENTHOUSE

77.0sqm

Kitchen/Living/Dining	7.90m x 3.85m	25'11" x 12'7"
Bedroom 1	3.96m x 3.51m	13'0" x 11'6"
Bedroom 2	3.75m x 3.68m	12'3" x 12'1"
Terrace	11.39m x 1.80m	37'4" x 5'11"

Apartment 9

2 BEDROOM PENTHOUSE

75.1sqm

Kitchen / Living / Dining	7.61m x 3.85m	24'11" x 12'7"
Bedroom 1	4.54m x 2.70m	14'10" x 8'10"
Bedroom 2	3.68m x 2.77m	12'1" x 9'1"
Terrace	7.18m x 1.75m	23'0" x 5'9"

St - Storage

Rossetti House

BOREHAMWOOD

A DEVELOPMENT BY



PROJECTS



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