



KNIGHTWOOD COURT

HADLEY WOOD LONDON





STATONS

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05 INTRODUCTION

Located in Hadley Wood, Knightwood Court offers a prosperous mix of upmarket city living and a relaxed country atmosphere

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The local atmosphere is defined by a good-natured community spirit, with effortlessly blended style that leaves an unforgettable impression.

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Externally, the property stands as an architectural ode to English heritage, unwavering in its commitment to Georgian elegance.

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Every corner of this fascinating building delivers a truly modernised living space with plenty of British heritage to adore.



INTRODUCTION

HADLEY WOOD

Located in Hadley Wood, Knightwood Court offers a prosperous mix of upmarket city living and a relaxed country atmosphere. The city of London is right on your doorstep, but the countryside surrounds you.

LIFESTYLE

COUNTRYSIDE MEETS CITY

The local atmosphere is defined by a good-natured community spirit, with effortlessly blended style that leaves an unforgettable impression. With glorious fresh air and serene surroundings, there is a welcoming smile around every corner.

This idyllic village setting graciously caters to all desires, from golf, tennis, and leisurely country strolls that are perennial favourites among residents, to numerous cafés and exclusive fine dining experiences that make for a truly vibrant lifestyle.





HADLEY WOOD LONDON



LIFESTYLE

THE BEST OF THE COUNTRYSIDE

Stepping onto the terrace, you'll be greeted by an enchanting vista overlooking the prestigious Hadley Wood Golf Course, a design crafted by the renowned Dr. Alister MacKenzie. This 18-hole par 72 course remains a coveted gem nestled within the very heart of the local community. A leisurely stroll across the road unveils a captivating slice of British heritage – over 400 acres of picturesque rolling meadows, charming lakes, and illustrious historical sites. Trent Park, with its distinguished legacy as a royal hunting ground spanning four centuries, encourages you to immerse yourself in its timeless history.



CONNECTIONS

At Knightwood Court, you are at the heart of countryside living with close connections to busy city life.

By tube, train or car, you could be in central London within half an hour of travelling. Enjoy both ways of life in the height of luxury.

Knightwood Court
 381 Cockfosters Road
 Hadley Wood
 Enfield
 EN4 0JS

TUBE



Cockfosters	St Pancras International 27 mins	Oxford Circus 32 mins	Covent Garden 35 mins	Hyde Park Corner 39 mins
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TRAIN



Hadley Wood	Finsbury Park 18 mins	King's Cross 25 mins	Stratford (Westfield Shopping Centre) 45 mins	Liverpool Street 47 mins
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CAR



Hadley Wood Golf Course 3 mins	M25 4 mins	North Circular 14 mins	M1 18 mins
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Luton
25 mins



Stansted
30 mins



Heathrow
35 mins



London City
37 mins

TIMELESS STYLE

Externally, the property stands as an architectural ode to English heritage, unwavering in its commitment to Georgian elegance.

The design, marked by its deliberate subtlety, places practicality and style on a pedestal. Your apartment becomes a sanctuary of personal expression, a pristine canvas with only the most discerning brushstrokes of inspiration. Tradition, designed for today.





KITCHEN

Adorned with the finest Gaggenau appliances and featuring the deluxe touch of soft-closing drawers, this Poggenpohl kitchen is a masterpiece in culinary elegance.

The delectable solid black marble kitchen island provides a focal point to the room, complemented on all sides by white lacquered kitchen units, leather seating and a wine cooler.



LIVING & DINING ROOM

These are sophisticated and meticulously crafted to cater for all future residents. Immense floor-to-ceiling double-glazed sliding doors grace the living space, effortlessly ushering in an abundance of natural light.

Architectural elements, including soaring ceiling heights, seamlessly integrated fireplaces, and the elegance of double doors, harmoniously come together with design accents such as the resplendent porcelain herringbone floor tiles; such elements unite to form a luxurious foundation that serves as a canvas for an array of diverse styles and personal preferences.

The wall-to-wall glass mirror and feature shelving unit of the dining area help create a sense of grandeur and vastness in the room. As you prepare to indulge in a dining experience, the coffered ceilings and the gentle illumination cast by drop-pendant light fixtures conspire to craft an ambience of unparalleled luxury, ensuring each meal is an intimately sumptuous affair.



MASTER BEDROOM

The master bedroom is complete with a full-height, luxe white leather fitted headboard, complemented by wall-to-wall luxury carpeting. Its colour scheme seamlessly blends various shades of grey, creating a tastefully chic monochrome palette, beautifully accentuated by the presence of stainless steel and black lacquered fitted furniture and joinery.





DRESSING ROOM

Each bedroom provides bespoke walk-in dressing rooms, appointed with abundant hanging space and a seamless combination of open and closed storage, all graced by Italian lacquered panels. The ambience of these private dressing areas is crafted through automated lighting and the finest quality joinery.



MASTER BATHROOM

The master en-suite bathroom is a magnificent display of light grey and white marble, combined to perfectly pair traditional elegance with contemporary design. Natural daylight and floor-to-ceiling mirrors expand the room making this palatial bathroom a truly majestic space.





MAIN ENTRANCE

While respecting the Georgian exterior, the entrance hallway makes a grand statement by seamlessly melding classic and contemporary design. The stately columns, impressive entrance hall and a commanding helical staircase instills a real sense of grandeur. This vision is further enhanced by the dazzling crystal glass chandelier, resplendent marble floors, and intricately coffered ceilings, preserving an aura of grace and elegance that befits the Georgian style's inherent sophistication.



EN-SUITE

Elegantly adorned in striking marble, these walls make an indelible impression, serving as a seamless complement to the interior aesthetics of the adjoining rooms. Within the confines of an all-glass shower enclosure, the stone's visual grandeur remains uninterrupted, ensuring an awe-inspiring experience for discerning guests.



THE GARDENS

Knightwood Court exudes opulence, boasting a grand heart that is prominent in the mise-en-scène of the estate and the shared and private grounds to the rear of the property. Each apartment offers a large terrace with enviable views over the gardens.



COMMUNAL GARDEN

The communal garden provides an additional area for all residents to enjoy. A sympathetic space with an emphasis on reconnecting with nature, it provides a unique place to enjoy both in the day and evening. The surrounding paths leading through the grounds to newly planted native shrubs and established trees.



PRIVATE GARDENS

These provide residents of the garden suites the opportunity to create their own RHS inspired gardens for entertaining friends, dining as a family or simply relaxing in private.



REAR ELEVATION

Inspired by the site's natural environment, the architectural design of the building helps forge a connection with the local countryside. While the front elevation celebrates the formality of Georgian architecture, the rear elevation embraces the modern era to welcome in the light, the air and the beauty of the natural surroundings into the building.

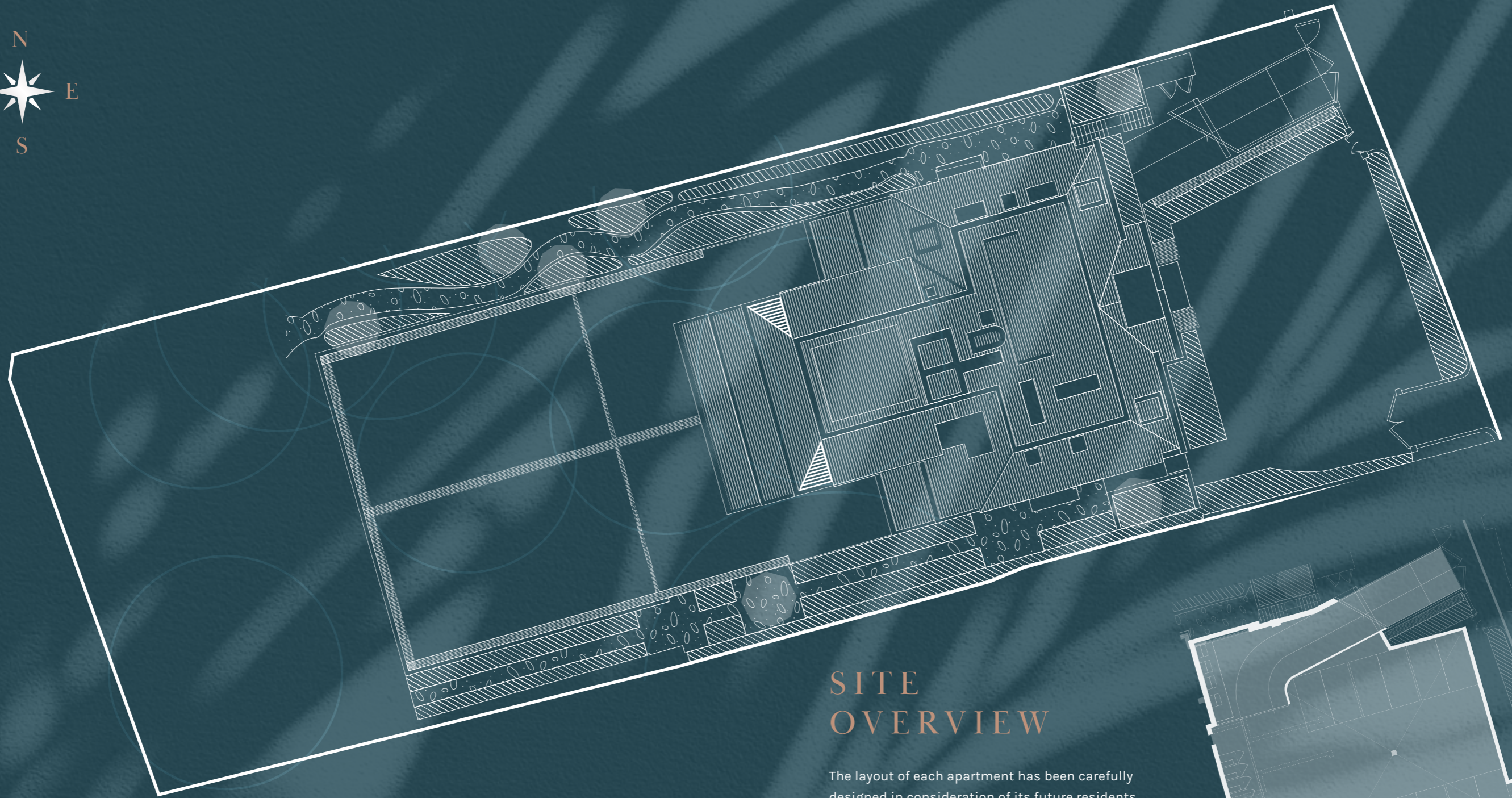


PRIVATE TERRACE

The range of terraces are designed to provide each flat with a unique and private outdoor space overlooking the gardens. The terraces have been styled in a clean and contemporary way, with a focus on raising the theatrical views of the communal gardens below. Many a summer's evening can be spent gazing across the estate's grounds and into the countryside beyond.

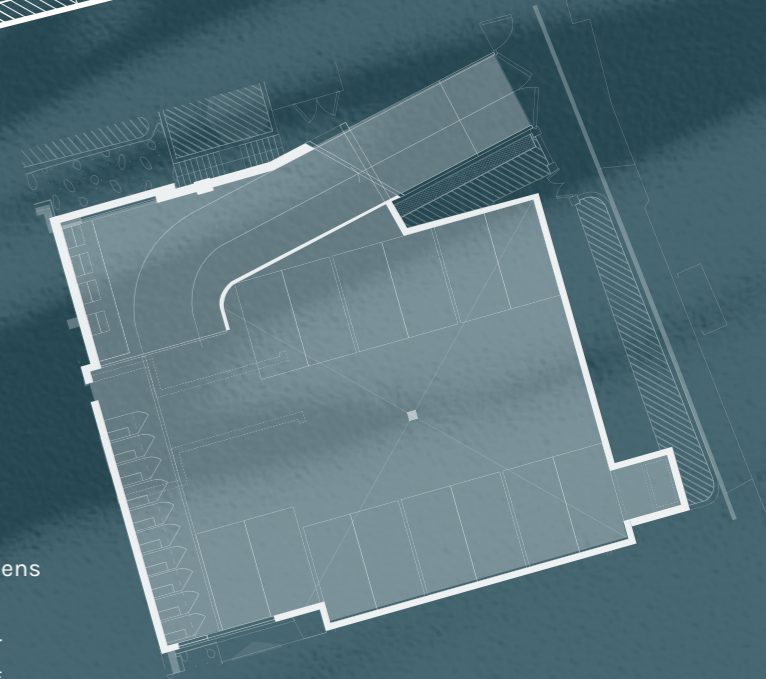


SITE PLAN



SITE OVERVIEW

The layout of each apartment has been carefully designed in consideration of its future residents, focusing on practicality and flexibility yet still delivering optimum elegance. For example, the kitchens have been designed to be either open plan (leading to the lounge and dining space) or closed off in their own separate rooms, depending on the preference of the owner. Similarly, the designs have been worked to ensure there is direct access out onto the terrace from as many rooms as possible, to welcome the outside in and encourage those inside out.

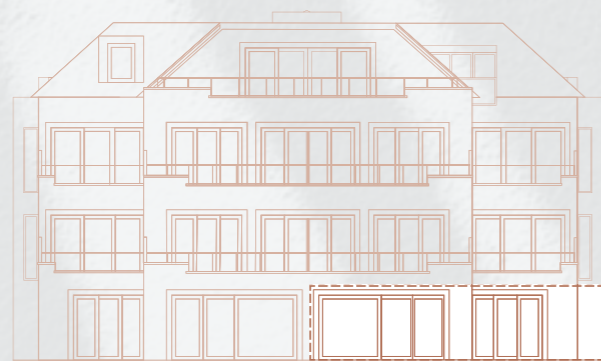


SECURE CAR PARK

01 GARDEN SUITE

APARTMENT ONE

- Two double bedrooms • Dressing room • Two en-suite bathrooms
- Separate cloakroom • Ample storage • Large private garden



HADLEY WOOD LONDON



FLOOR PLAN

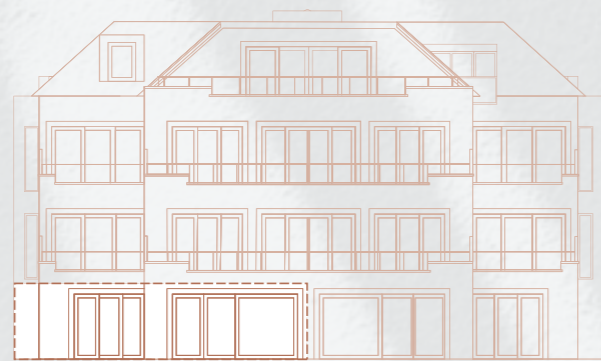
MASTER BEDROOM	4m x 4.5m	13.1ft x 14.7ft
SECOND BEDROOM	3.1m x 3.6m	10.2ft x 11.8ft
KITCHEN	2.5m x 4.2m	8.2ft x 13.9ft
LIVING/DINING ROOM	5.4m x 6m	17.9ft x 19.8ft
PRIVATE TERRACE	10.8m x 5.7m	35.4ft x 18.7ft
PRIVATE GARDEN	10.8m x 23m (Narrowing to 4m x 17m)	35.4ft x 75.4ft (narrowing to 13.1ft x 55.8ft)

THIRTY THREE

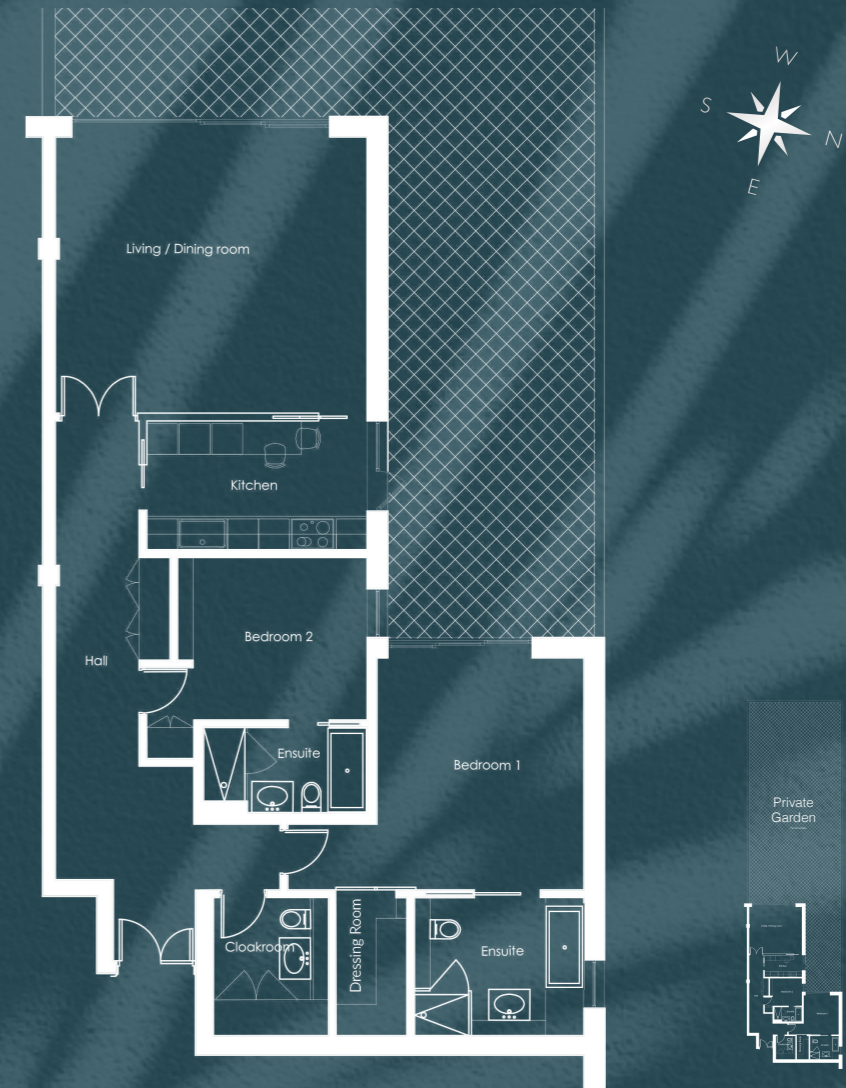
02 GARDEN SUITE

APARTMENT TWO

- Two double bedrooms • Dressing room • Two en-suite bathrooms
- Separate cloakroom • Ample storage • Large private garden



HADLEY WOOD LONDON



FLOOR PLAN

MASTER BEDROOM	4m x 4.5m	13.1ft x 14.7ft
SECOND BEDROOM	3.1m x 3.6m	10.2ft x 11.8ft
KITCHEN	2.5m x 4.2m	8.2ft x 13.9ft
LIVING / DINING ROOM	5.4m x 6m	17.9ft x 19.8ft
PRIVATE TERRACE	10.8m x 5.7m	35.4ft x 18.7ft
PRIVATE GARDEN	10.8m x 23m (Narrowing to 4m x 17m)	35.4ft x 75.4ft (narrowing to 13.1ft x 55.8ft)

THIRTY FIVE

03

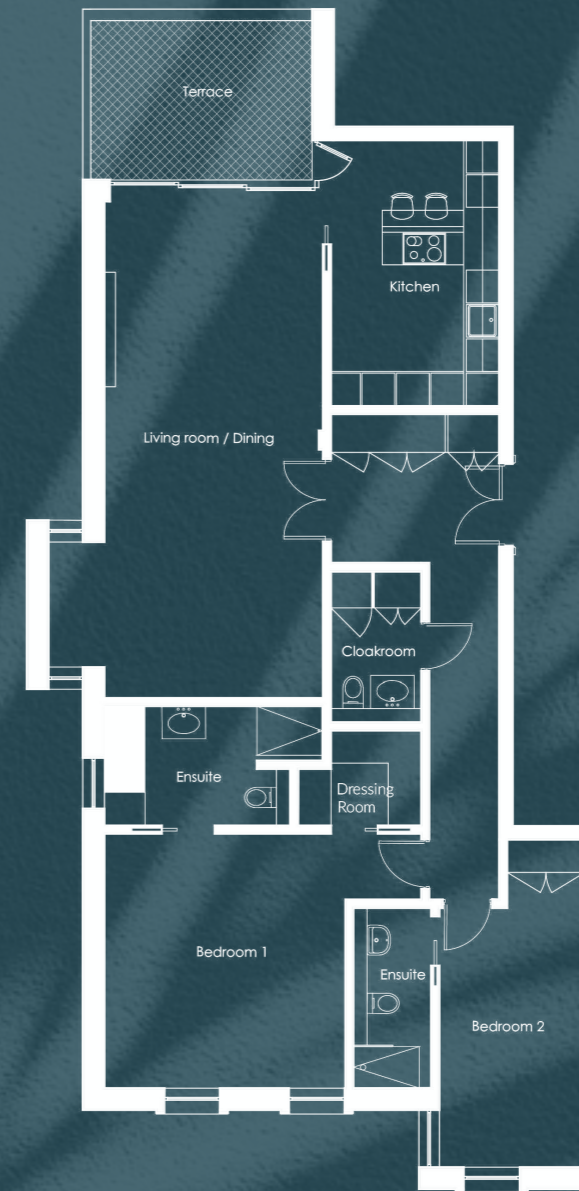
GROUND FLOOR

APARTMENT THREE

- Two double bedrooms • Dressing room • Two en-suite bathrooms
- Separate cloakroom • Ample storage • West-facing garden terrace



HADLEY WOOD LONDON



FLOOR PLAN

MASTER BEDROOM	4.4m x 4.7m	14.5ft x 15.5ft
SECOND BEDROOM	4.7m x 2.7m	15.5ft x 8.1ft
KITCHEN	4.8m x 3m	15.7ft x 9.8ft
LIVING/DINING ROOM	9.1m x 4m	29.8ft x 13.1ft
PRIVATE TERRACE	4.2m x 3.1m	13.1ft x 10.2ft

THIRTY SEVEN

04 GROUND FLOOR

APARTMENT FOUR

- Two double bedrooms • Dressing room • Two en-suite bathrooms
- Separate cloakroom • Ample storage • West-facing garden terrace



HADLEY WOOD LONDON



FLOOR PLAN

MASTER BEDROOM	2.5m x 4.2m	8.2ft x 13.7ft
SECOND BEDROOM	3.2m x 5.6m	10.5ft x 18.4ft
KITCHEN	2.9m x 4.5m	9.5ft x 14.7ft
LIVING/DINING ROOM	6.2m x 5.6m	20ft x 18.4ft
PRIVATE TERRACE	13.2m x 2.3m	43.3ft x 7.5ft

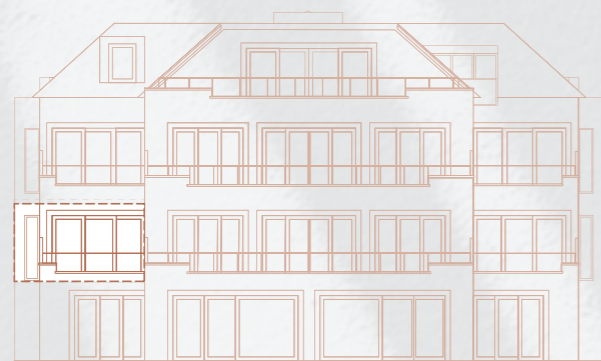
THIRTY NINE

05

GROUND FLOOR

APARTMENT FIVE

- Two double bedrooms • Dressing room • Two en-suite bathrooms
- Separate cloakroom • Ample storage • West-facing garden terrace



HADLEY WOOD LONDON



FLOOR PLAN

MASTER BEDROOM	4.4m x 4.7m	14.4ft x 15.4ft
SECOND BEDROOM	2.7m x 4.8m	8.8ft x 15.7ft
KITCHEN	4.9m x 3m	16ft x 9.8ft
LIVING/DINING ROOM	9.4m x 4m	30.8ft x 13.1ft
PRIVATE TERRACE	3.2m x 4.2m	10.5ft x 13.8ft

FORTY ONE

06

FIRST FLOOR

APARTMENT SIX

- Two double bedrooms • Dressing room • Two en-suite bathrooms
- Separate cloakroom • Ample storage • West-facing garden terrace



FLOOR PLAN

MASTER BEDROOM	4.9m x 4.7m	16ft x 15.4ft
SECOND BEDROOM	3m x 3.7m	9.8ft x 12.1ft
KITCHEN	4.9m x 3.1m	16ft x 10.2ft
LIVING/DINING ROOM	8.5m x 3.9m	27.9ft x 12.8ft
PRIVATE TERRACE	4.3m x 3.1m	14.1ft x 10.2ft

07

FIRST FLOOR

APARTMENT SEVEN

- Two double bedrooms • Dressing room • Two en-suite bathrooms
- Separate cloakroom • Ample storage • West-facing garden terrace



FLOOR PLAN

MASTER BEDROOM	3.5m x 3.6m	11.4ft x 11.5ft
SECOND BEDROOM	3.1m x 3.3m	10.2ft x 10.8ft
KITCHEN	2.5m x 3.8m	8.2ft x 12.5ft
LIVING/DINING ROOM	6.1m x 5.4m	20ft x 17.7ft
PRIVATE TERRACE	13.1m x 2.3m	42.9ft x 7.5ft

08

FIRST FLOOR

APARTMENT EIGHT

- Two double bedrooms • Dressing room • Two en-suite bathrooms
- Separate cloakroom • Ample storage • West-facing garden terrace



HADLEY WOOD LONDON



FLOOR PLAN

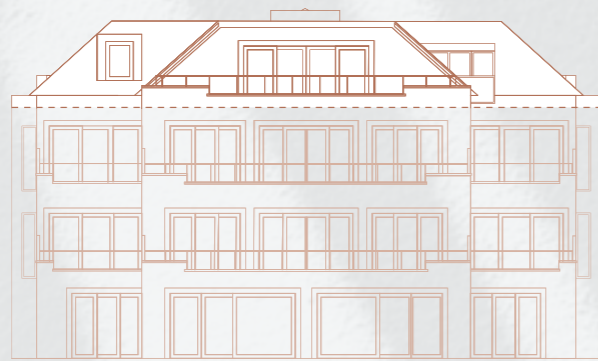
MASTER BEDROOM	4.9m x 4.7m	16ft x 15.4ft
SECOND BEDROOM	3.1m x 3.7m	10.2ft x 12.1ft
KITCHEN	4.9m x 3.1m	16ft x 10.2ft
LIVING/DINING ROOM	8.5m x 4m	27.8ft x 13.1ft
PRIVATE TERRACE	4.3m x 3.2m	14.1ft x 10.5ft

FORTY SEVEN

09 SECOND FLOOR

THE PENTHOUSE

- Three double bedrooms • Three dressing rooms • Three en-suite bathrooms
- Separate cloakroom • Ample storage • Utility Room • Private lift access
- Overlooking Hadley Wood Golf Course • West-facing private terrace



HADLEY WOOD LONDON



FLOOR PLAN

MASTER BEDROOM	8.7m x 4.2m	28.5ft x 13.8ft
PRIVATE ROOM FRONT	7.2m x 2.9m	23.6ft x 9.5ft
SECOND BEDROOM	5.7m x 3.1m	18.7ft x 10.1ft
THIRD BEDROOM	5.8m x 3.3m	19ft x 10.8ft
KITCHEN	4.4m x 4.4m	14.4ft x 14.4ft
LIVING/DINING ROOM	9.2m x 6.3m	30.2ft x 20.6ft
PRIVATE TERRACE REAR	13m x 2.7m	42.6ft x 8.8ft

FORTY NINE

SPECIFICATIONS

LUXURIOUS LIVING

Every corner of this fascinating building delivers a truly modernised living space with plenty of British heritage to adore. Indulge in the feeling of space created by extra-height ceilings and double-width doors all the way through to the convenience of modern technologies and the quality of the finishing. The construction, specification and finishes have been very purposely thought through to create a comfortable and pleasant home.



MAIN ENTRANCE HALL

- 8-person chrome and glass lift serving all floors including underground parking. Private key access required to access penthouse.
- Bespoke central helical stairway to all floors including underground parking
- Feature coffered ceiling
- Illuminated concierge desk
- Luxury marble flooring



KITCHENS

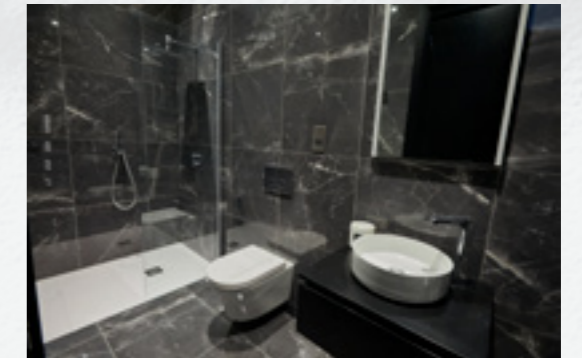


- Bespoke Poggenpohl kitchen with lacquer finish and soft-closing drawers
- Natural, solid stone black marble worktops
- Concealed stainless steel waste disposal units
- Gaggenau/Miele integrated appliances:
 - Fan assisted oven
 - Combination microwave oven
 - Full-height fridge and freezer
 - Dishwasher
 - Induction hob
 - Extractor hood
 - Wine cooler



HEATING, LIGHTING & TECHNOLOGY

- Underfloor heating throughout each apartment
- Individual room thermostatic climate control
- Comfort cooling to selected principal reception rooms and master bedroom suites
- Bespoke Rako lighting design throughout
- Recessed LED downlights throughout
- Rako mood lighting and control system throughout each apartment
- CAT 5e wiring throughout
- PIR motion sensor



BATHROOMS & POWDER ROOMS

- Natural stone marble tiles to bathrooms and powder rooms
- Integrated waterproof televisions to all master en-suite bathrooms
- Wall-mounted WC pan with soft-close seat/cover and concealed cisterns
- Heated towel rails to all bathrooms
- High-quality polished mixer taps
- Rain showers to all en-suite bathrooms

INTERIOR FINISHES

- Handwoven carpets
- Bespoke fitted dressing room, enclosed behind matt lacquer panels with concealed lighting
- High-quality porcelain floor tiles throughout kitchens, living rooms and hallways
- Polished chrome ironmongery
- Oversized entrances to all hallways and living rooms





ENTERTAINMENT (TV & AUDIO)

- Full interlinked and flexible AV/IT infrastructure with telephone, television and data points as appropriate
- Ceiling speakers in all principal areas including bathrooms
- Intelligent media system throughout



BALCONIES & TERRACES

- Aluminium double-glazed bi-fold or French doors
- Glass balustrading
- Low-maintenance brick/stone work
- Views over communal gardens



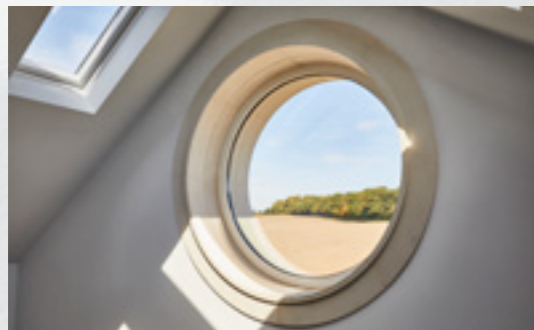
CAR PARK & STORAGE

- Underground secure car park
- Two private car parking spaces per apartment
- Additional visitor spaces
- Electrical charging points for all apartments
- Spacious secure storage facility for each apartment



MANAGEMENT COMPANY

- Management company has been appointed to ensure the effective operation of the building. This includes but is not limited to maintaining the gardens and grounds, the underground car parking, lifts, stairs and hallways
- An indication of the service charges for this will be provided to you
- Building warranty provided by BLP Insurance
- Additional warranties provided by main contractor and specialist subcontractors



BUILDING & CONSTRUCTION

- Building designed by boutique London architects 'Gallus Studio'
- Design faithfully follows traditional Georgian architectural structure and philosophies
- Extended height ceilings
- Double glazing throughout
- Solid concrete flooring



LANDSCAPE DESIGN

- Large residents gardens
- External feature lighting available
- Mix of low-maintenance planting to give a year-round 'English country garden' feel
- Integrated irrigation system
- Resin-bound gravel paths and forecourt
- Opportunity to create bespoke landscaping designed private gardens



SECURITY

- Entrance system via secure electric gates
- Mains-operated smoke detectors
- Option for concierge service, with supporting facilities
- CCTV to selected external communal areas
- Multi-point locking to main entrance doors of each apartment



MATTHEW SWALLOW
SENIOR SALES NEGOTIATOR

LAND & NEW HOMES

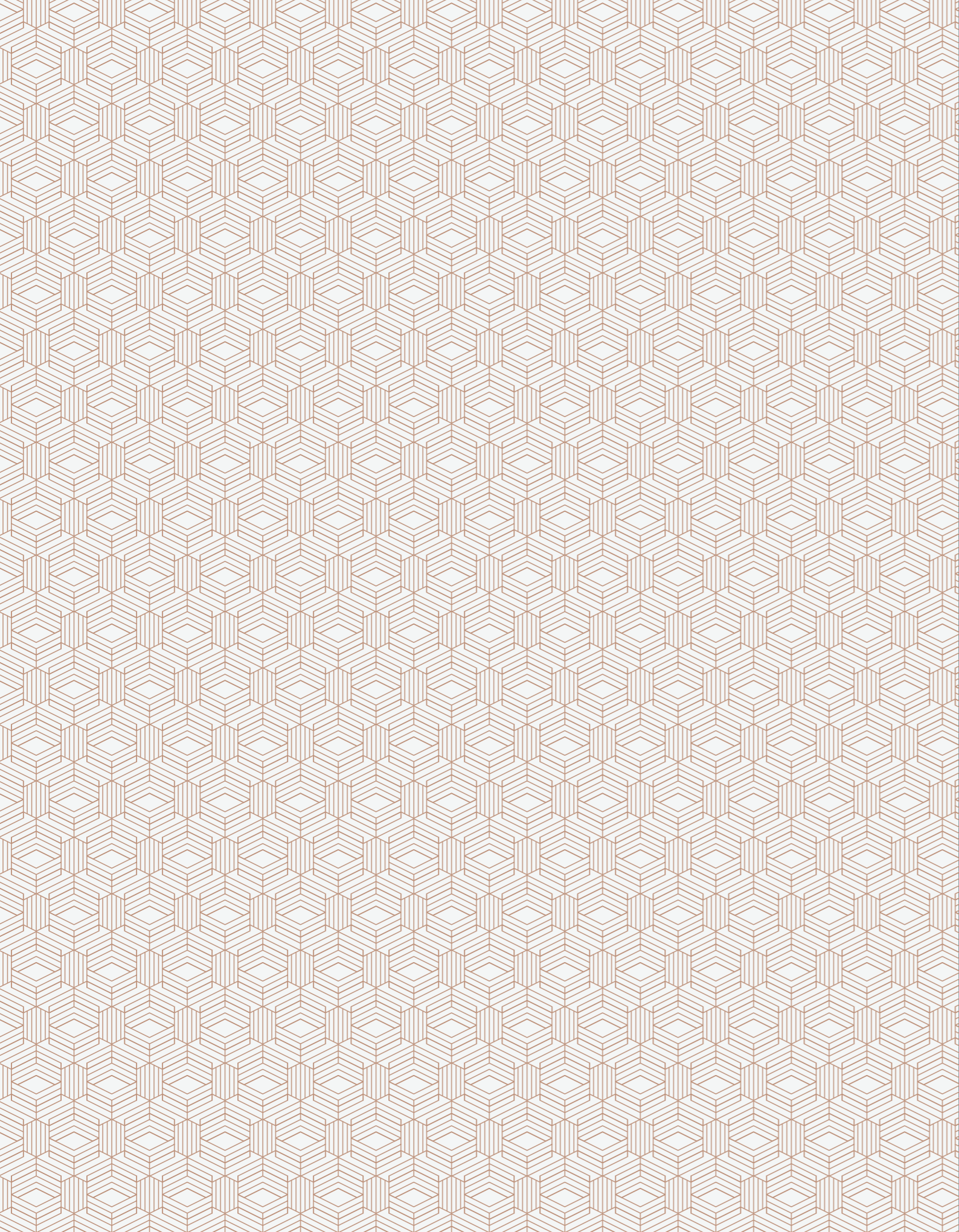
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