

# THE PROJECT

GRENVILLE PLACE, MILL HILL

**The Project is the latest sought after development from Heronslea, comprising of just nine contemporary one and two bedroom apartments.**

Each one thoughtfully designed and built with the same meticulous attention to detail that Heronslea are renowned for. Set in the heart of Mill Hill with its leafy residential streets, stunning views and proximity to central London, this is an opportunity to be part of a thriving North London community.

Each individually designed apartment offers timeless luxury with premium appliances and bespoke designer touches to create the ultimate in stylish living. With an abundance of space and set in stylish landscaped gardens, yet only a stone's throw from central London, these apartments encompass the best of both worlds.



# NW7

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# LOCATION

**Tucked away on a quiet residential cul-de-sac, yet just minutes away from Mill Hill, Broadway this originally designed four-storey building occupies a prime position in North London.**

With its vibrant community of cosmopolitan streets and bordered by acres of lush green spaces, you are ideally positioned to benefit from this highly desirable location.

Just a short distance away is bustling Mill Hill Broadway, with a wealth of independent shops, cafés, deli's and restaurants to choose from. From your morning coffee on the way to work, to evening drinks in a bar and lazy Sunday brunches with friends, you'll find everything you need here. Some of the high profile eateries include Zushi Sushi, Good Earth, El-vaquero, Prezzo and Pizza Express. Or head slightly further afield to Brent Cross Shopping Centre, with all the major retailers under one roof for a serious shopping trip.



# CONNECTIONS

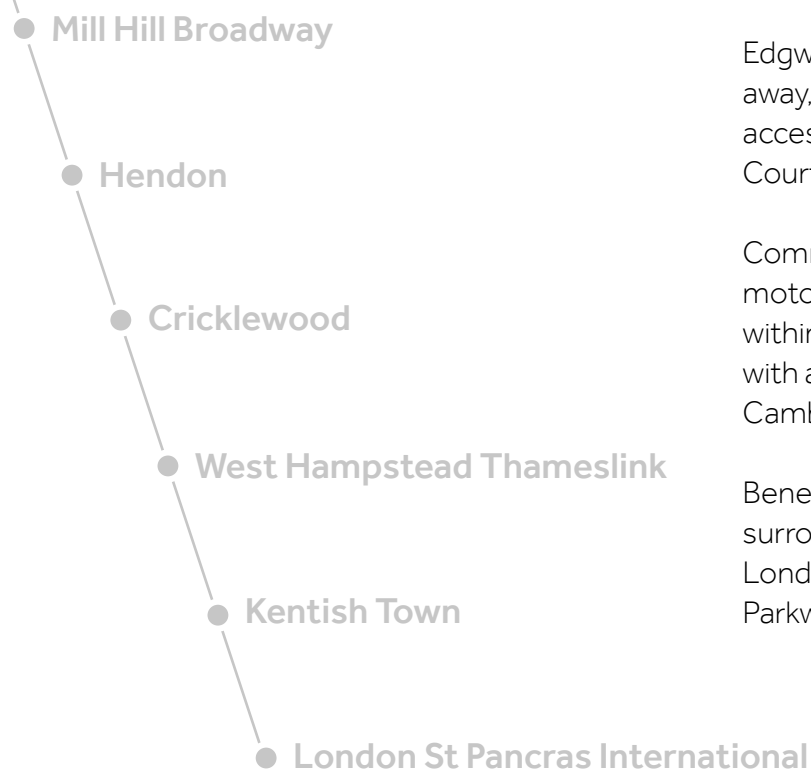
**With Zone 4 Mill Hill Broadway Station only 12 minutes walk from Grenville Place, central London destinations are within easy reach.**

Arrive at West Hampstead Thameslink within 10 minutes, Kentish Town in 14 minutes, and City destinations Farringdon and London Blackfriars within 24 and 30 minutes respectively.

Edgware Station on the Northern Line is just an 18 minute walk away, making central and North West London destinations easily accessible. Reach Camden Town in 21 minutes and Tottenham Court Road in 29 minutes.

Commuters will appreciate the nearby M1, M25 and A1 motorways, access to Brent Cross and Watford Intu centre within 18 minutes by car. Make a quick getaway at the weekend with a day trip to historic destinations such as Windsor, Cambridge or Oxford, all reachable within 90 minutes.

Benefit from fast connections to international airports and surrounding transport hubs, with journey times of 18 minutes to London St Pancras International and 25 minutes to Luton Airport Parkway. Alternatively drive to Heathrow Airport in 40 minutes.



## Minutes from Mill Hill Broadway

**10**  
WEST HAMPSTEAD

**14**  
KENTISH TOWN

**18**  
LONDON ST PANCRAS  
INTERNATIONAL

**24**  
CITY THAMESLINK

**20**  
FARRINGDON

**27**  
LONDON BLACKFRIARS

## Minutes from Edgware (Northern Line)

**21**  
CAMDEN TOWN

**29**  
TOTTENHAM COURT ROAD

**33**  
EMBANKMENT



# THE LOCAL AREA



Take advantage of a 25 hectare conservation area right on your doorstep, with woodlands and meadows, Arrandene Open Space and Featherstone Hill, providing sweeping views of the city. Mill Hill Park offers recreational facilities for every taste, with a cricket pavilion, football pitch, playgrounds and both tennis and basketball courts.



Improve your handicap at nearby Mill Hill Golf Club. A challenging course for golfers of all levels, set in acres of mature parkland with a picturesque clubhouse for unwinding after your game. Equine lovers will appreciate the easy access to the well-respected London Equestrian centre, set in 34 acres of green countryside in nearby Finchley.

Neighbouring Mill Hill School, a leading co-educational day and boarding school, attracts prospective parents from all around London.

# MODERN LIVING SPACE



Stay in and take advantage of the in home entertainment package, with Sonos pre installed amp, ceiling mounted speakers throughout and full TV/Sky Plus multi-room wiring giving access to a host of digital and terrestrial channels. Feel totally secure with both intercom and video entry, a NACOSS approved security system and smoke, heat and carbon monoxide alarm systems.

The premium penthouse apartment benefits from the stylish interior design and spacious dimensions, with exclusive privilege of being the only apartment on the third floor. Surrounded by dual aspect roof terraces, decked in grain smoked oak with recessed external lighting, perfect for year round entertaining.



This contemporary apartment building comprises of just nine apartments all with individually designed spaces. Each light filled apartment has been finished to an immaculate specification and benefits from sleek aesthetics that will appeal to style conscious residents.

The kitchens boast innovative hi-spec appliances, an integrated fridge/freezer and an instant hot water tap for the ultimate in seamless design. Luxuriate in your walk-in wet room style shower and soft close seats. Bespoke touches like the brushed stainless steel fixtures, feature LED lighting and walk-in wardrobes elevate these apartments into something really special.



# GROUND FLOOR



**Kitchen/Living/Dining**  
23' x 14'-10" / 7m x 4.2m

**Bedroom 1**  
17' x 11'-9" / 5.2m x 3.3m

**Bedroom 1 en suite**  
6'-6" x 4'-7" / 1.8m x 1.2m

**Bedroom 2**  
11'-10" x 10'-9" / 3.3m x 3m

**Bathroom**  
11'-10" x 7'-2" / 3.3m x 2.1m

**TOTAL AREA: 844 sq.ft | 78m2**



**Kitchen/Living/Dining**  
17'-9" x 15'-3" / 5.1 x 4.5m

**Bedroom 1**  
17'-9" x 10'-5" / 5.1m x 3m

**Bedroom 1 en suite**  
6'-6" x 4'-3" / 1.8m x 1.2m

**Bedroom 2**  
12'-9" x 11'-8" / 3.6m x 3.3

**Bathroom**  
7'-1" x 6'-6" / 2.1m x 1.8m

**TOTAL AREA: 818 sq.ft | 75m2**

Our ground floor selection of meticulously designed contemporary apartments comprises of two x 2 bedroom, 2 bathroom (one en-suite shower room) apartments, finished to the highest of standards within this exciting new development, set within gated landscaped gardens of The Project.

The properties offer between 818 sq ft (75m2) - 844 sq ft (78m2) of accommodation and features generous sized open planned reception kitchen/breakfast rooms, whilst each apartment has its own private terrace garden area.

Further features include hi-spec integrated appliances, hot water tap, Sonos ceiling mounted speakers, wired for TV/Sky plus Multi Room, Video Entry phone System, NACOSS approved security system, communal roof garden and a serviced lift to all floors.



# FIRST FLOOR

# 3

**Kitchen/Living/Dining**  
23' x 14'-10" / 7m x 4.2m

**Bedroom 1**  
15'-6" x 10'-9" / 4.5m x 3m

**Bathroom**  
7'-2" x 5'-10" / 2.1m x 1.5m

**TOTAL AREA:** 635 sq.ft | 59m<sup>2</sup>

# 4

**Kitchen/Living/Dining**  
18'-2" x 15'-11" / 5.4m x 4.5m

**Bedroom 1**  
11'-11" x 10'-10" / 3.3m x 3m

**Bedroom 1 en suite**  
6'-6" x 4'-8" / 1.8m x 1.2m

**Bedroom 2**  
15'-11" x 9'-5" / 4.5m x 2.7m

**Bathroom**  
7' x 6'-6" / 2.1m x 1.8m

**TOTAL AREA:** 771 sq.ft | 71m<sup>2</sup>

# 5

**Kitchen/Living/Dining**  
17'-9" x 15'-3" / 5.1m x 4.5m

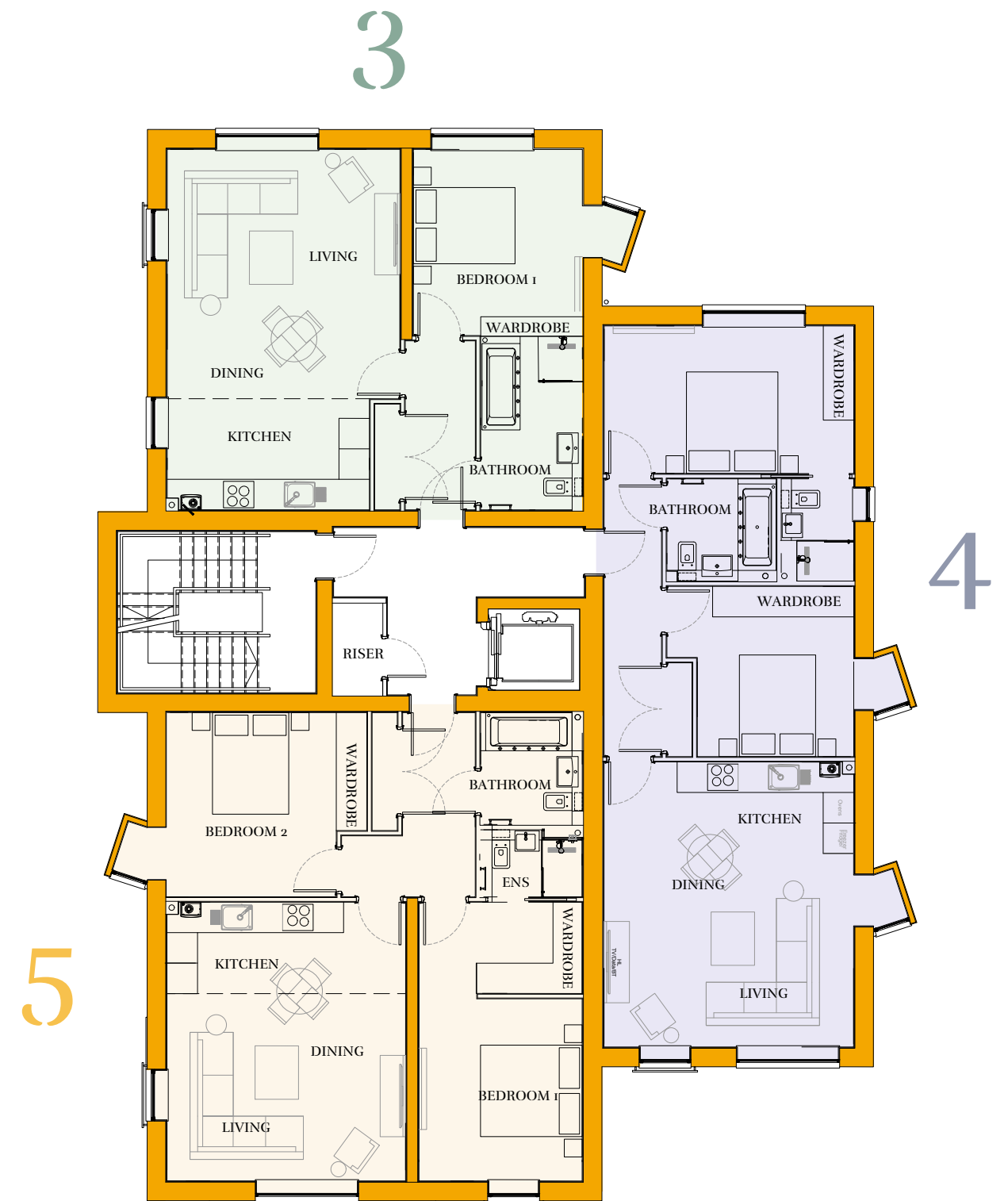
**Bedroom 1**  
17'-9" x 10'-5" / 5.1m x 3m

**Bedroom 1 en suite**  
6'-6" x 4'-3" / 1.8m x 1.2m

**Bedroom 2**  
12'-9" x 11'-8" / 3.6m x 3.3m

**Bathroom**  
7'-1" x 6'-6" / 2.1m x 1.8m

**TOTAL AREA:** 818 sq.ft | 75m<sup>2</sup>



Our first floor selection of meticulously designed contemporary apartments comprises of two x 2 bedroom, 2 bathroom (one en-suite shower room) apartments and one x large 1 bedroom apartment, finished to the highest of standards within this exciting new development, set within gated landscaped gardens of The Project.

The 2 bedroom apartments offer between 771 sq. ft (71m<sup>2</sup>) – 818 sq. ft (75m<sup>2</sup>) of accommodation, whilst the 1 bedroom apartment measures 635 sq. ft (59m<sup>2</sup>) and features include generous sized open planned reception kitchen/breakfast rooms, whilst each apartment benefits from a wonderful communal roof garden terrace, boasting views and offering a modern day spacious environment.

Further features include hi-spec integrated appliances, hot water tap, Sonos ceiling mounted speakers, wired for TV/Sky plus Multi Room, Video Entry phone System, NACOSS approved security system and a serviced lift to all floors.



# SECOND FLOOR

# 6

**Kitchen/Living/Dining**  
23'-x 14'-10" / 7m x 4.2m

**Bedroom 1**  
15'-6" x 10'-9" / 4.5m x 3m

**Bathroom**  
7'-2" x 5'-10" / 2.1m x 1.5m

**TOTAL AREA:** 635 sq.ft | 59m<sup>2</sup>

# 7

**Kitchen/Living/Dining**  
18'-2" x 15'-11" / 5.4m x 4.5m

**Bedroom 1**  
11'-11" x 10'-10" / 3.3m x 3m

**Bedroom 1 en suite**  
6'-6" x 4'-8" / 1.8m x 1.2m

**Bedroom 2**  
15'-11" x 9'-5" / 4.5m x 2.7m

**Bathroom**  
7' x 6'-6" / 2.1m x 1.8m

**TOTAL AREA:** 771 sq.ft | 71m<sup>2</sup>

# 8

**Kitchen/Living/Dining**  
17'-9" x 15'-3" / 5.1m x 4.5m

**Bedroom 1**  
17'-9" x 10'-5" / 5.1m x 3m

**Bedroom 1 en suite**  
6'-6" x 4'-3" / 1.8m x 1.2m

**Bedroom 2**  
12'-9" x 11'-8" / 3.6m x 3.3m

**Bathroom**  
7'-1" x 6'-6" / 2.1m x 1.8m

**TOTAL AREA:** 818 sq.ft | 75m<sup>2</sup>



Our second floor selection of meticulously designed contemporary apartments comprises of two x 2 bedroom, 2 bathroom (one en-suite shower room) apartments and one x large 1 bedroom apartment, finished to the highest of standards within this exciting new development, set within gated landscaped gardens of The Project.

The 2 bedroom apartments offer between 771 sq. ft (71m<sup>2</sup>) – 818 sq. ft (75m<sup>2</sup>) of accommodation, whilst the 1 bedroom apartment measures 635 sq. ft (59m<sup>2</sup>) and features include generous sized open planned reception kitchen/breakfast rooms, whilst each apartment benefits from a wonderful communal roof garden terrace, boasting views and offering a modern day spacious environment.

Further features include hi-spec integrated appliances, hot water tap, Sonos ceiling mounted speakers, wired for TV/Sky plus Multi Room, Video Entry phone System, NACOSS approved security system and a serviced lift to all floors.

# 9

**Kitchen/Living/Dining**  
17'-9" x 15'-3" / 5.1m x 4.5m

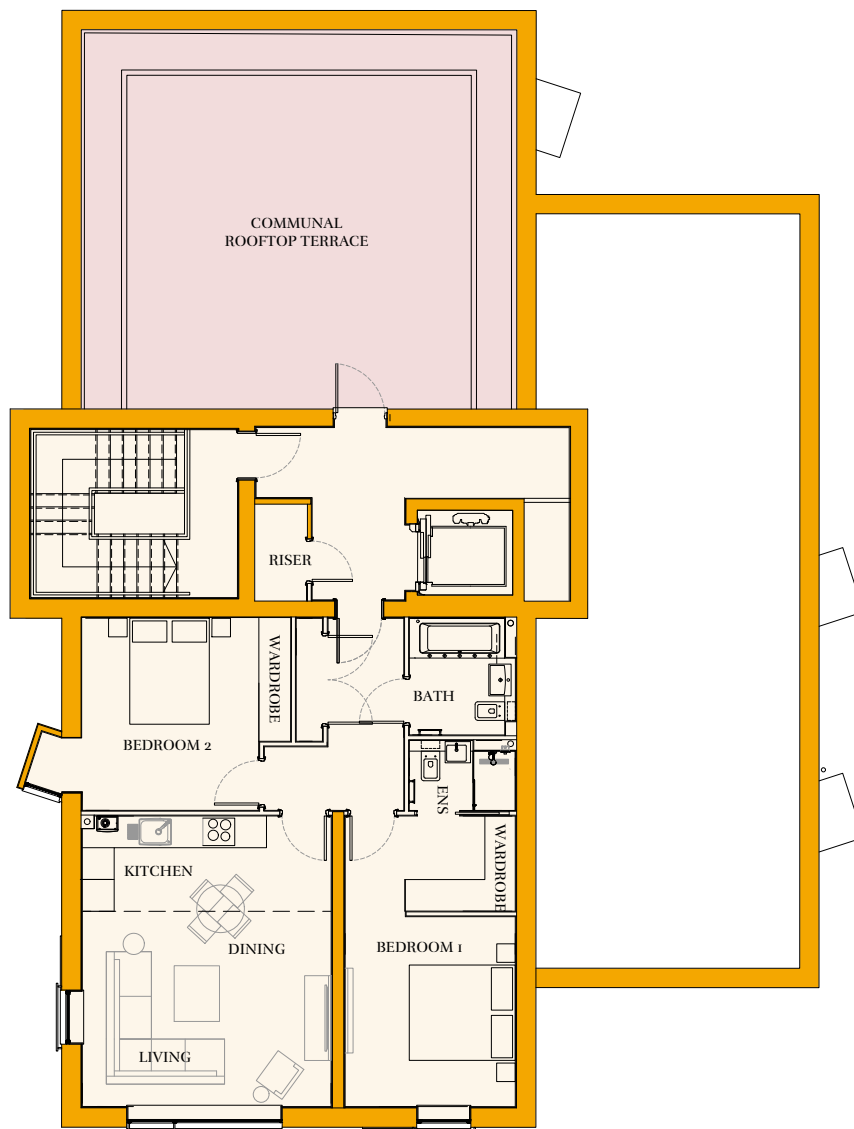
**Bedroom 1**  
17'-9" x 10'-5" / 5.1m x 3m

**Bedroom 1 en suite**  
6'-6" x 4'-3" / 1.8m x 1.2m

**Bedroom 2**  
12'-9" x 11'-8" / 3.6m x 3.3m

**Bathroom**  
7'-1" x 6'-6" / 2.1m x 1.8m

**TOTAL AREA: 818 sq.ft | 75m<sup>2</sup>**



An elegant 2 bedroom, 2 bathroom (one en suite shower room) contemporary Penthouse apartment encompassing the entire third floor, finished to the highest of standards and offers the very best in luxury living.






The property offers 818 sq. ft. (75m<sup>2</sup>) of accommodation and features include a generous sized open planned reception kitchen/breakfast room, whilst benefitting from a wonderful communal roof garden terrace, boasting views and offering a modern day spacious environment.

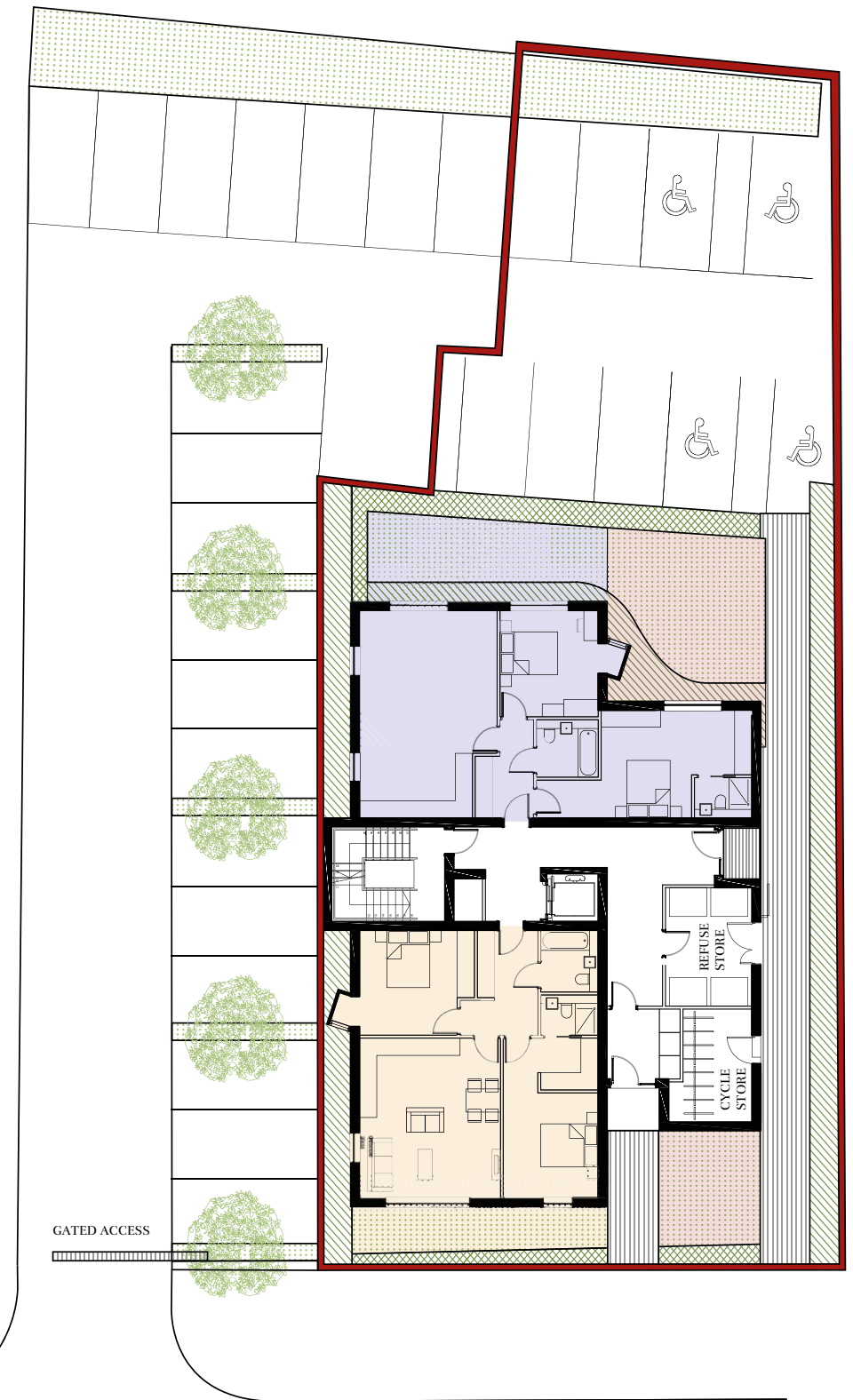
Further features include hi- spec integrated appliances, hot water tap, Sonos ceiling mounted speakers, wired for TV/ Sky plus Multi Room, Video Entry phone System, NACOSS approved security system, and a serviced lift to all floors.

## APARTMENT 1

## APARTMENT 2

## COMMUNAL

-  Site Boundary
-  Grass
-  Proposed shrub planting
-  Proposed hedge planting
-  Pathways – paving



# SPECIFICATIONS



## GENERAL

- + Gated secured parking
- + Lift to all floors
- + Insurance backed guarantee

## KITCHEN

- + Marble effect or grey composite worktop and matching upstands
- + White gloss doors

### APPLIANCE TO INCLUDE:

- + Single oven
- + Combi oven
- + Integrated fridge/ freezer
- + Induction hob
- + Dishwasher
- + Extractor hood
- + Washer/ dryer
- + Pull out spray tap
- + Hot tap
- + Stainless steel sink/ waste disposal
- + Built in plastered goal post at end of kitchen run to create a built in effect (rather than an end panel)

## INTERIOR FINISHES

### INTERNAL DOORS

- + Oversized internal doors, Grey 2.1m H with brushed stainless steel ironmongery

### SKIRTING/ARCHITRAVES

- + Modern skirting board & architraves – softwood painted

### DECORATION

- + Walls painted brilliant white
- + Ceilings – painted white matt
- + Feature ceiling details with LED strip lighting throughout all apartment hallways

### FLOORING

- + Wood effect flooring
- + Carpets to all bedrooms & dressing areas
- + Tiles to bathrooms (excluding Family Bathroom Floor)

## ELECTRICAL

- + Brushed stainless steel socket and light switch covers
- + USB socket to bedrooms, lounge and kitchen
- + Fixed fire rated square matt white LED downlights to all rooms
- + CAT6 and coax cabling to AV sockets
- + Data network cabling installed adjacent to telephone locations
- + Telephone connections – BT Master located in hallway cupboard with points to all bedrooms, lounge and kitchen
- + Full TV/SKY plus multi-room wiring system linking to central TV aerials and satellite dish capable of receiving digital and terrestrial channels
- + NACOSS approved alarm system
- + Smoke, heat and carbon monoxide alarms
- + Sonos with ceiling mounted speakers to master bedroom, master ensuite and lounge
- + All wiring to run back to hallway cupboard
- + Intercom/ video entry (white flush mounted)

## BATHROOM & MASTER EN-SUITE

- + Luxury wall mounted basin with drawer unit and mixer tap
- + Fitted bath with exofil and hand-held shower, overhead shower & folding bath screen
- + Walk-in Wet Room Style Shower with fixed glass screen, wall mounted shower head and hand held shower (Two bed Apartments only)
- + Thermostatically controlled shower valves
- + Wall hung WC with soft close seat
- + Feature niches with LED lighting
- + Thermostatically controlled electric towel rails
- + Fully Tiled walls & floors (except Family Bathroom to have continuation of Hallway Floor)

## BEDROOMS

- + Walk in wardrobes to master bedroom fully fitted with driftwood Carcasses.

## PRIVATE GARDENS

- + Landscaped gardens (where indicated on floor plan). External power sockets to garden
- + Decked roof garden

Each room layout is individually designed. Please refer to the floor plans for the specific sanitary ware. Images of previous Heronslea development. All sizes and apartment layouts are correct as of 17/04/2018 and may be subject to change.

# HERONSLEA GUARANTEE



Founded in 2002, Heronslea Group is a family business established by Jason & Jamie Rishover operating from its Head Office in Bushey, Hertfordshire.

With over 50 years combined experience in the property sector, they specialise in building prestigious new homes of distinction in prime areas including 'super suburbs' with a current impressive development portfolio. Heronslea Group takes pride in each of its homes and developments, the hallmarks of which are quality, fine design and attention to detail.



## OUR ETHOS

The Group builds in prime locations and its success and reputation have grown by being involved with the local area and community. Each scheme has been individually designed to seamlessly blend with its surroundings with its own style and design.

Sustainable living such as dual flush WC's, recycling bins and energy efficient white goods are all of paramount importance.

Our homes appeal to a wide range of buyers from families, professionals and empty nesters, whether it's downsizing or upsizing or just wanting to move into a stunning Heronslea home.





FOR FURTHER INFORMATION:

HEAD OFFICE: 020 8421 9102

HERONSLEA HOUSE, HIGH STREET, BUSHEY, HERTS WD23 3HH

HERONSLEA.NET



All details are correct at time of going to press in May 2018. This brochure provides guidance and general illustration only. It is designed to present an impression of the range, quality and variety of the homes available. Floor plans, layouts, photographs and illustrations are for example only and do not represent exact final designs. Room dimensions and areas are approximate only. There may be material differences between depictions, literature and final developments as products and services are continually developed. Distances and travel times are approximate only, maps are not to scale. Computer generated images are indicative only and may be subject to change. The Project is a marketing name and not the postal address.