





## Welcome to Eden House

*Heronslea Group are proud to present Eden House a prestigious development of six luxury three bedroom apartments in the highly sought-after area of Elstree. As is synonymous with Heronslea Homes, each of these spectacular apartments has been built to the highest standard and finest design.*





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## Elstree



*Eden House is one such development, perfectly positioned to benefit from its magnificent tree-lined environment and close proximity to open parkland. Large, isolated residences give solitude, exclusivity, and charm in equal measure on Barnet Lane, long considered as one of Elstree's best roads.*

*Elstree is excellent for luxury living, and the village itself is only a short walk away, offering all of the necessities. Borehamwoods Retail Park, which lies nearby, is home to a variety of household names, including M&S Simply Food.*

*Radlett, a prominent adjacent village, with more stores and services. The long-established Battlers Green Farm, recognised for its picturesque farmyard setting, is home to over twenty distinctive stores, including the long-established Battlers Green Farm Shop, as well as other prominent merchants such as Osprey London and Blacks of Sopwell, to mention a few.*

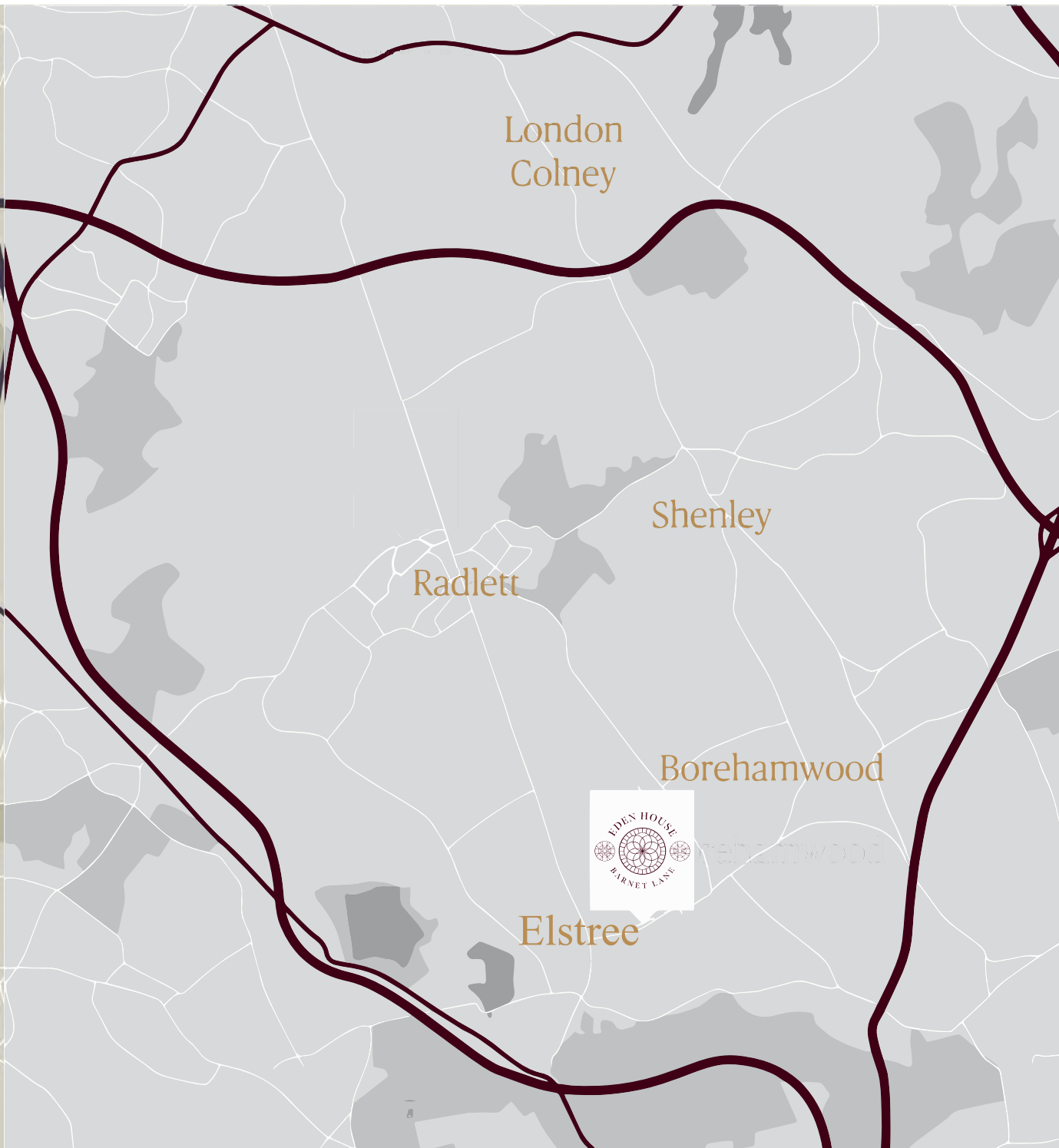
## Local Amenities



*Aldenham Country Park's 175 acres of meadows and forest are just a few minutes away and ideal for strolling, cycling and exploring. On the quiet nearby reservoir, sailing and fishing are offered.*

*The neighbourhood is brimming with recreational opportunities, with a variety of clubs catering to a wide range of interests. Golfers will be spoiled for choice, with Hartsbourne Country Club in Bushey and Porters Park Golf Club in Radlett being especially popular. Elstree's Village Gym and Bushey's David Lloyd Club are only two of the nearby health clubs and sports grounds. Premier League football at Watford and Premiership Rugby at Allianz Park provide plenty of entertainment for spectators, while the proximity to central London provides a plethora of sporting opportunities.*

*Elstree Aerodrome is an excellent site to go plane-spotting or take flying lessons if you're looking for a change of scenery.*



## Well Connected

The M1, A1(M) and M25 motorways linking you with anywhere and everywhere are just a short drive. The train station for connections to the West End and City is a short walk. Elstree's private airfield is just 5 minutes away (and heathrow is 40).

### A gentle Stroll

Mins

|                       |   |
|-----------------------|---|
| The Manor Elstree     | 2 |
| Aldenham Country Park | 5 |
| The Farm Gym          | 6 |

### In the car

Miles

|                     |   |
|---------------------|---|
| Elstree Aerodrome   | 2 |
| Battlers Green Farm | 4 |
| Brent Cross         | 6 |
| The Grove Hotel     | 8 |

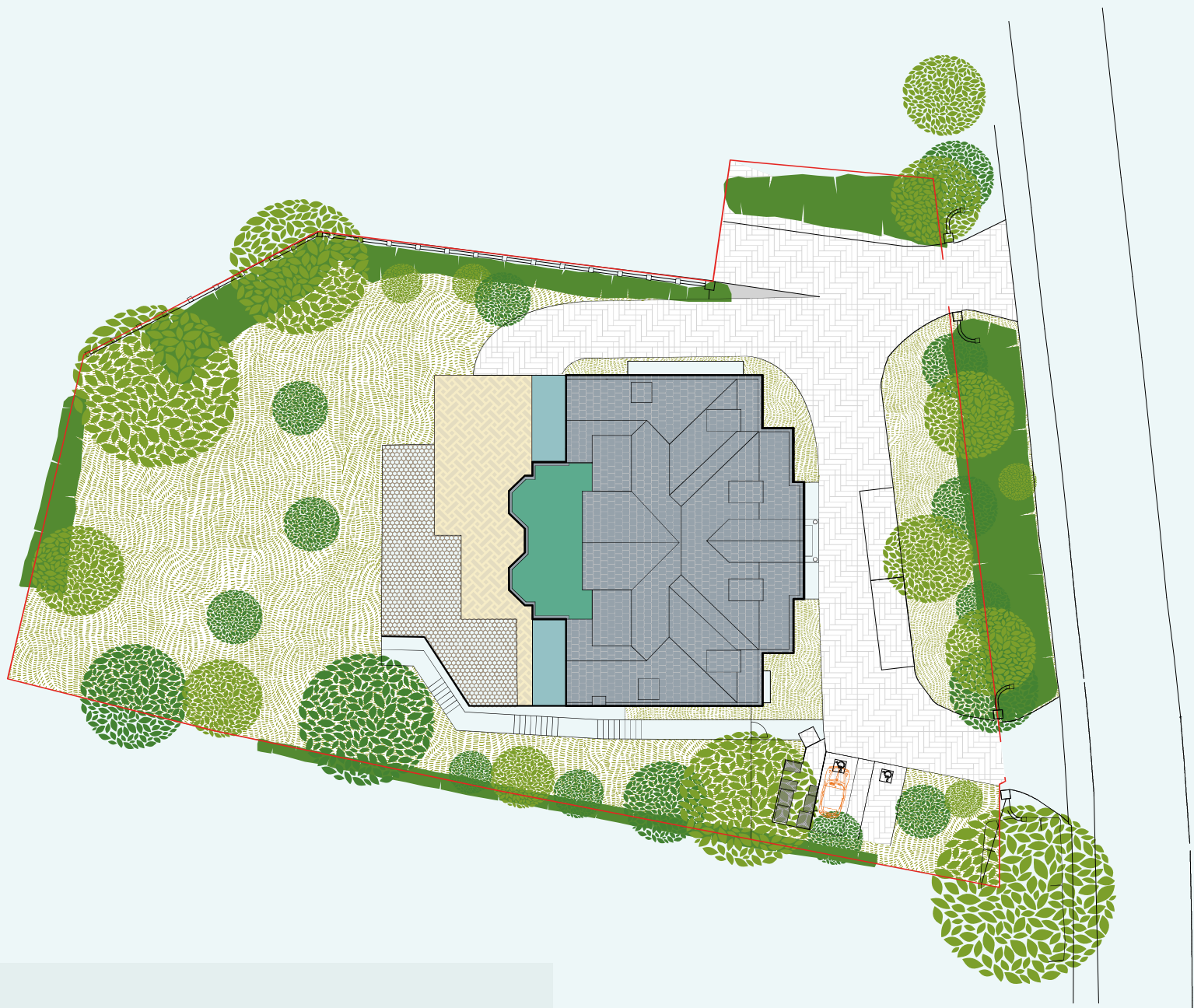
### On the train

Mins

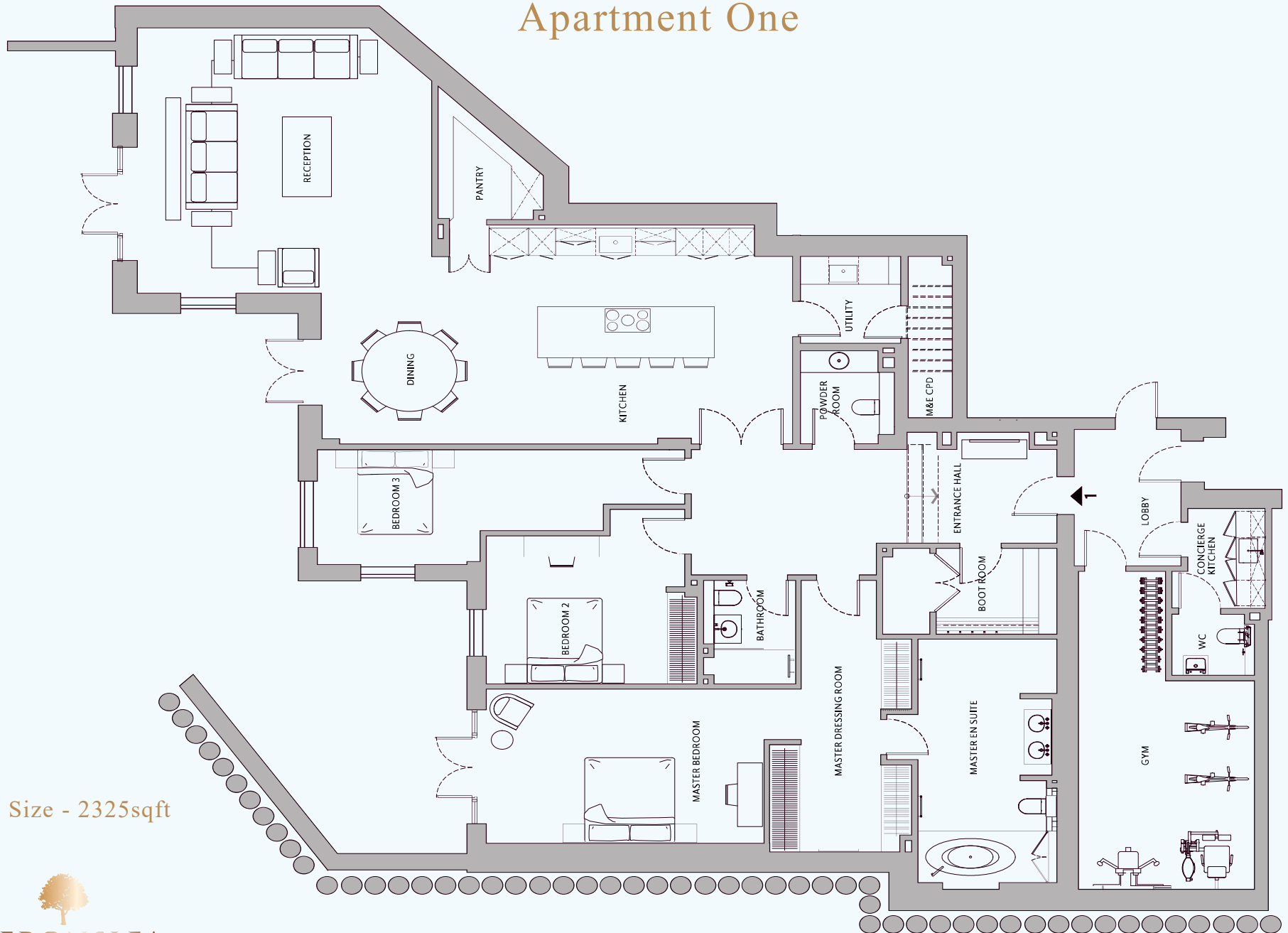
|                         |    |
|-------------------------|----|
| St Albans               | 10 |
| West Hampstead          | 11 |
| Kings Cross St. Pancras | 21 |
| Luton Airport Parkway   | 23 |
| City Thames Link        | 28 |

*Six breathtaking apartment  
homes fashioned by Heronslea*



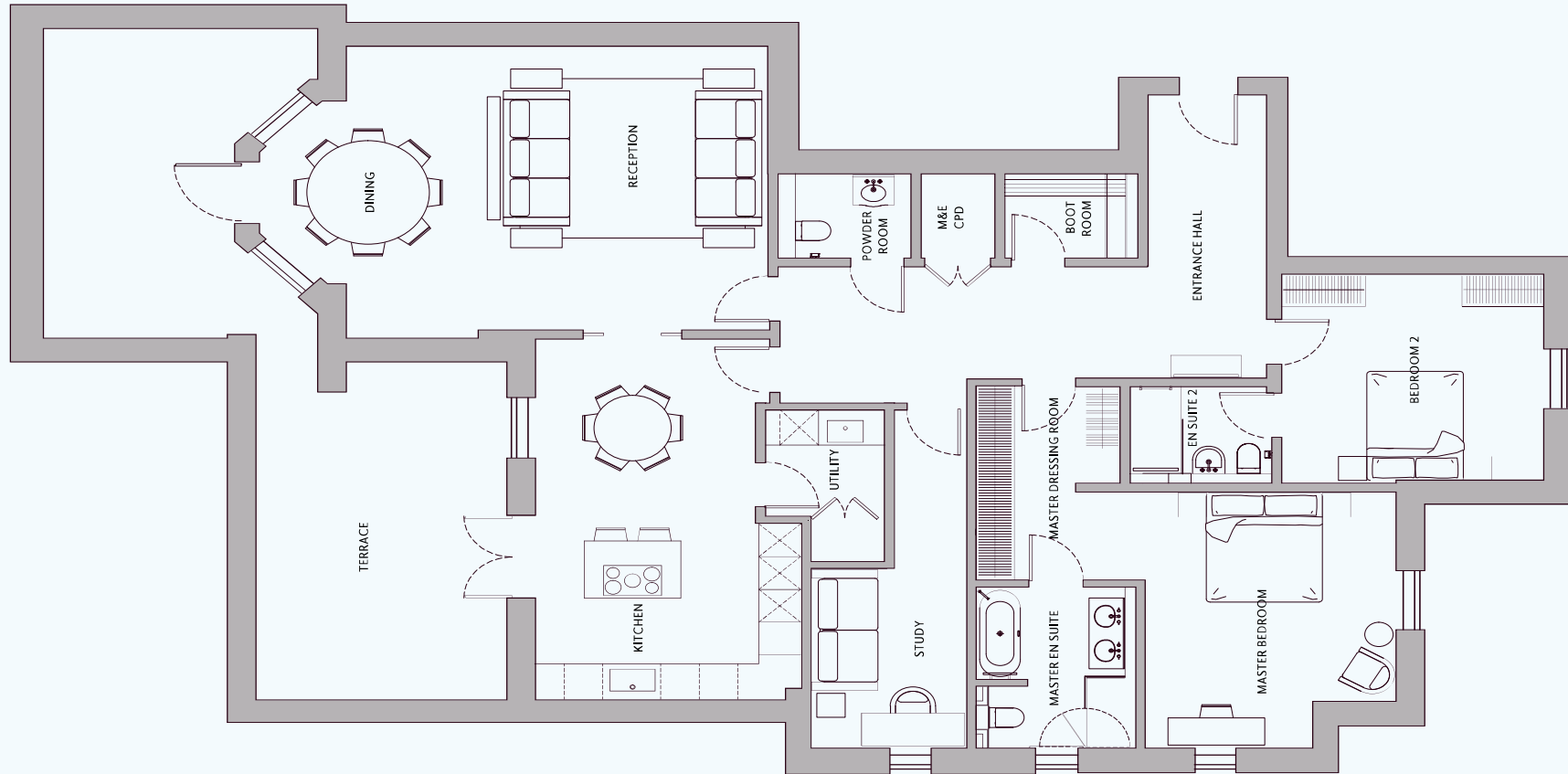


# Apartment One



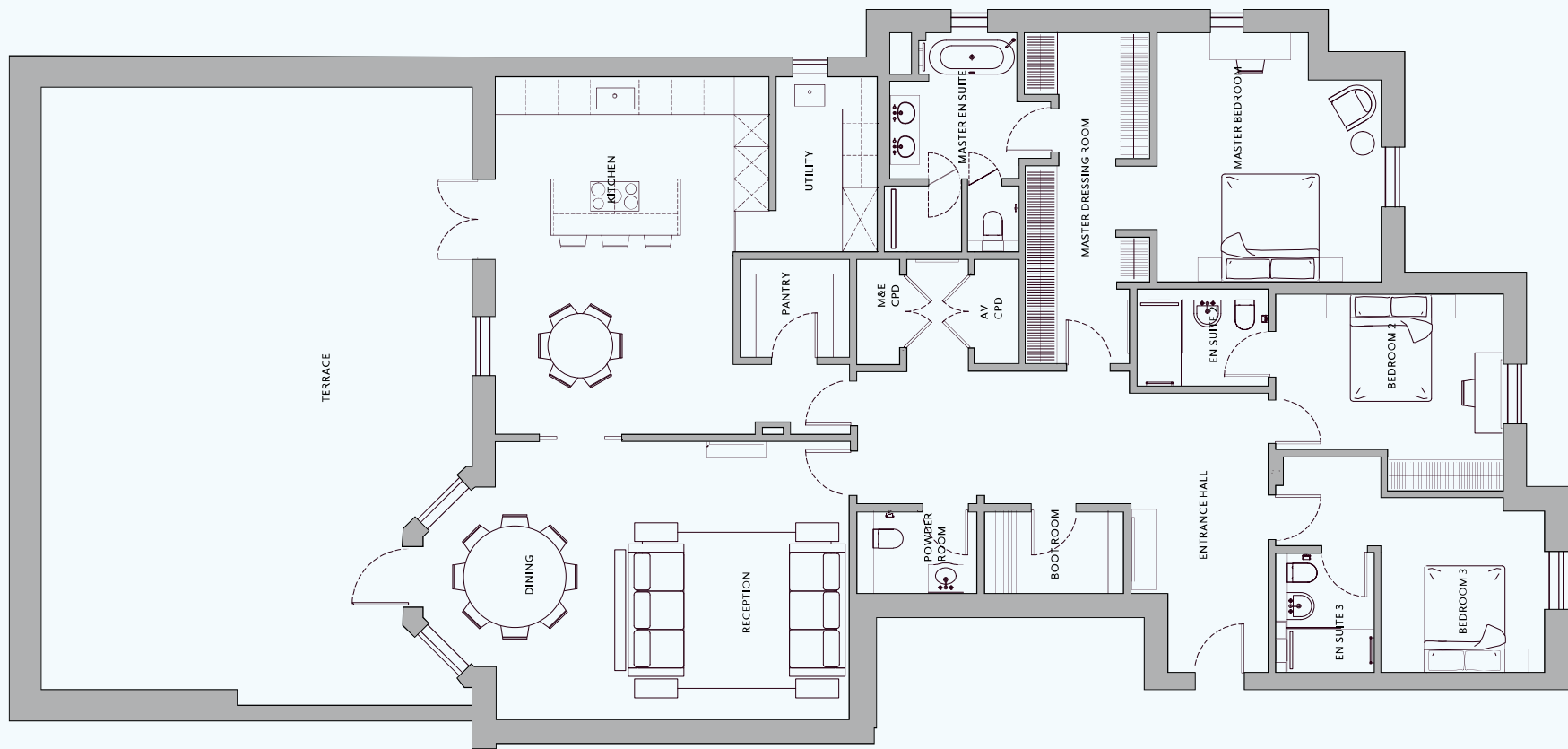
Total Size - 2325sqft

## Apartment Two



Total Size - 1862sqft

# Apartment Three



Total Size - 2350sqft

# Interiors and Finishes



# Specification

## General

Gas fired, underfloor heating throughout with individual room thermostats and heatmiser wifi enabled controls  
Solid concrete floors throughout  
Wood double glazed sash windows and aluminium french doors to terrace/ balcony  
10 year new home build Premier warranty  
Gated secure development

## Exterior, Communal Areas, Grounds and Parking

Bespoke designed communal entrances with feature lighting  
Feature floor tile with boarder to ground floor and basement communal areas, carpet to stairs and other landings  
Bespoke designed landscaped communal grounds  
Composite floor finish to balconies for low maintenance  
Hard landscaping patio and pathways  
Private secure underground parking with two reserved parking spaces for each apartment  
Heated ramp  
Individual storerooms for each apartment with power and lighting  
Provision for car charging point for each apartment  
Private terrace and direct access to communal landscaped gardens to apartment 1  
Private balconies to ground, first and second floor apartments  
External feature lighting  
External water tap  
Video entry system to all apartments  
Bin store  
Visitor parking two spaces

## Gym

Fitness suite with a mirrored wall

## Interior

Bespoke designed lift to all floors with direct access to residents parking level  
Air conditioning to principal rooms including kitchen, reception room and master bedroom  
Bespoke designed architrave and skirting's – painted eggshell white  
Bespoke designed feature LED lit cornice to hallway  
Feature coffer ceiling with LED strip light to lounge (and apartment 1 hallway)  
Feature LED cornice in master bedroom, headboard wall only  
Fitted wardrobes/ dressing areas in bedrooms 1 and 2

## Decoration

Walls and ceilings finished with emulsion Dulux paint  
Bespoke designed architrave and skirting's – painted eggshell brilliant white  
White matte painted ceilings

## Internal Doors

Oversized doors with brushed stainless-steel ironmongery  
High quality ironmongery to all doors  
Glazed doors to kitchen, lounge and pocket sliding door between Kitchen and Lounge (if shown on plan)  
Multi point locking to main entrance of each apartment

## Flooring

High quality wood effect tiled flooring to lounge, hallway and kitchen  
Luxurious carpet to all bedrooms and dressing areas  
Oversized tiles to bathrooms

## Lighting & Electrical

Bespoke lighting design layout  
Brushed stainless steel socket & light switch covers  
USB and USB C sockets within kitchen, master bedroom and lounge area  
LED down lights to all rooms  
Feature wall lights to master bedroom  
Feature floor lighting to apartment 1 patio  
SAMP lighting circuits to reception and bedroom suites  
Night lights to selected areas  
PIR lighting where appropriate  
External lighting to selected areas  
CAT6 and coax cabling to av sockets  
Data network cabling installed adjacent to telephone locations  
Telephone connections – BT master located in AV cupboard with points to all bedrooms, lounge and kitchen  
Full tv system to provide receiving and distribution capabilities for terrestrial television (digital) fm radio, Digital radio, Skyq services are available at all tv points. All points linked to satellite dish on roof  
Nacoss approved alarm system with panic button  
Smoke, heat, and carbon monoxide alarms  
Multi-room audio via discreet in-ceiling speakers to master bedroom and lounge. Wiring only for future speaker installation to all other rooms  
CCTV to selected external communal areas

\*The information provided within this specification is subject to change and should be used for indicative purposes only as a guide to the finished product. Heronslea reserve the right to make any changes as required without notice. This information provided has been prepared in good faith and does not constitute a contract, or warranty. Applicants should not rely on any of the information provided within this specification and are strictly advised to satisfy themselves by inspection or otherwise as to the correctness of any information provided.

\*Each room layout is individually designed. Please refer to the floor plans for the specific information

# Specification

## Kitchen/ Breakfast

Individually bespoke designed german kitchen with soft closing cabinetry and drawer units  
Composite stone worktop and upstand splashback  
Stainless steel under mount sink with chrome pull out spray tap  
Waste disposal  
Chrome Quooker hot tap system for instant boiling water with cube for sparkling and chilled water supplies  
Miele integrated oven  
Miele integrated combination microwave/ oven  
Miele induction hob  
Elica extractor hood  
Siemans integrated separate fridge and freezer to apartment (apartment 3 has a combination fridge/ freezer)  
Siemens integrated dishwasher

## Hallway Cupboard/Utility Room

Miele washing machine and tumble dryer located in the utility room  
Housing hot water cylinder with shelving for linen  
Sinks to all utility rooms

## Bedrooms

Bespoke fitted matt spray lacquer door fronts with driftwood carcasses to Master Bedroom & Bedroom Two  
Open carcasses to walk-in wardrobe areas

## Bathroom, En-suites and Cloakroom

Beautifully designed contemporary bathrooms and en-Suites with feature LED lighting  
Feature cantilevered tiled shelf with sit on bowls and wall mounted tap in Guest Powder Room  
Luxury wall mounted Italian basin with drawer vanity unit and Hansgrohe mixer tap  
Recessed mirror cabinet above basin to master en-Suites  
Fitted bath with excofl and handheld shower, (overhead shower and bath screen where indicated on the plan) Free standing bath to Apartment 1  
Walk in wet room style showers with fixed glass screen, ceiling mounted rain shower head and handheld shower  
Thermostatically controlled shower valves  
Wall mounted WC pan with soft close seat and concealed cistern to all bathrooms  
Feature niches with LED lighting  
Thermostatically controlled electric towel rails  
Luxury porcelain or ceramic floor and wall tiles  
Fully tiled en-suite bathrooms, half tiled guest powder room

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