





Welcome to Eden House

Heronlea 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 Heronlea Homes, each of these spectacular apartments has been built to the highest standard and finest design.



Contents

6 *Local Area*

8 *Connections*

10 *Floor Plans*

20 *Specification*

Elstree

Local Amenities



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.

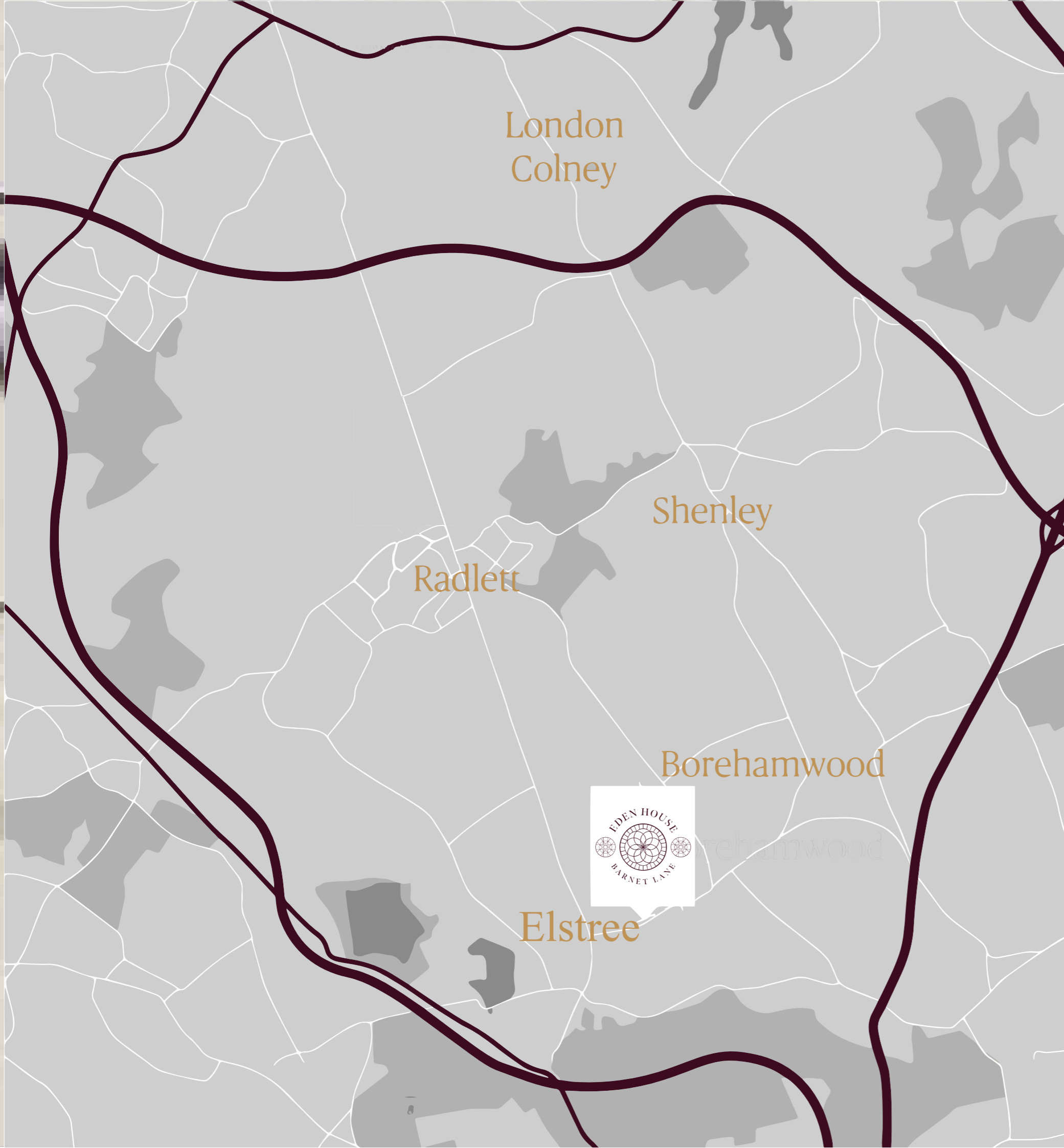
Elstree is excellent for luxury living, and the village itself is only a short walk away, offering all of the necessities. Borehamwoods Retail Park, which lies nearby, is home to a variety of household names, including M&S Simply Food.

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.

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

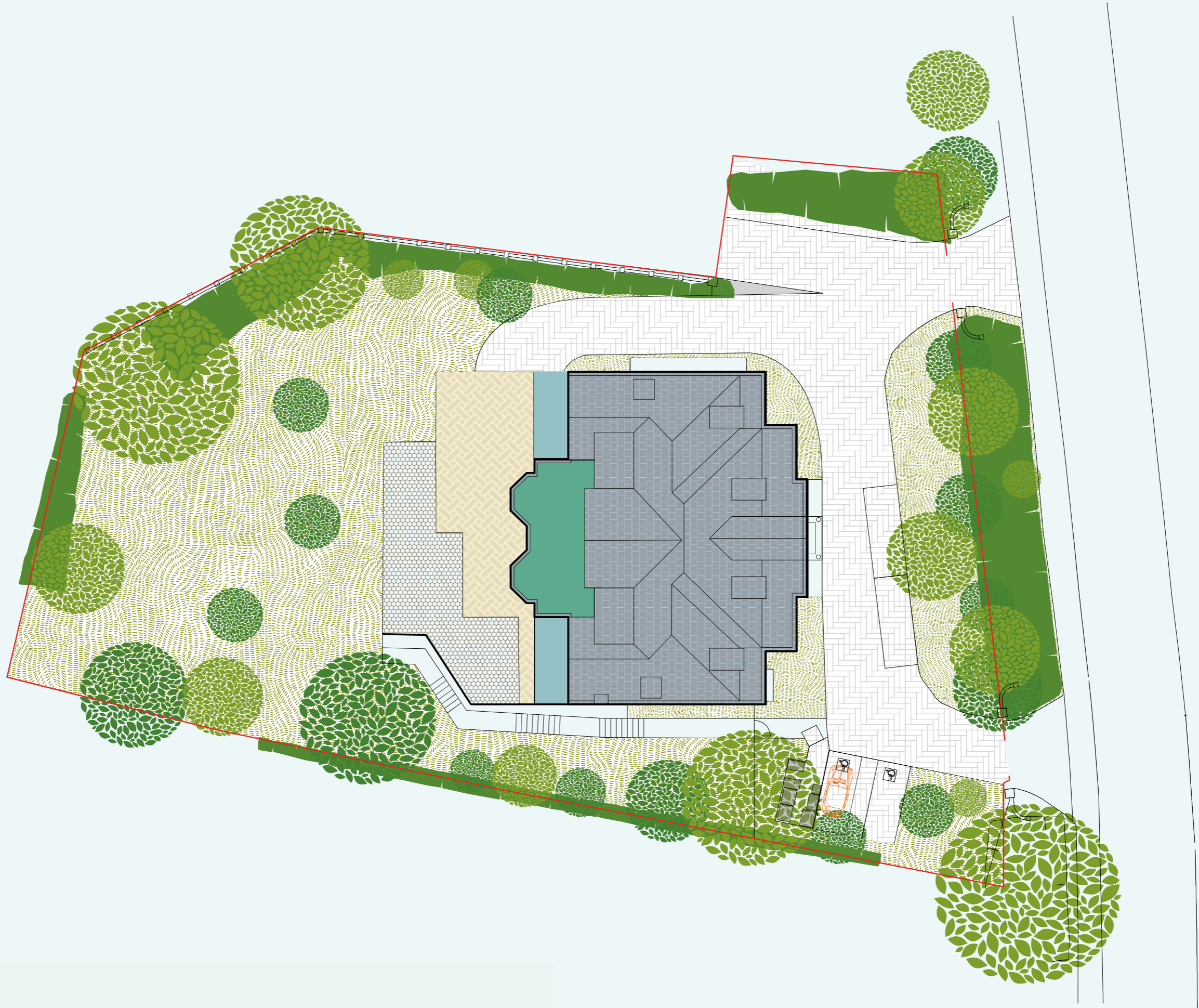
On the train

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*





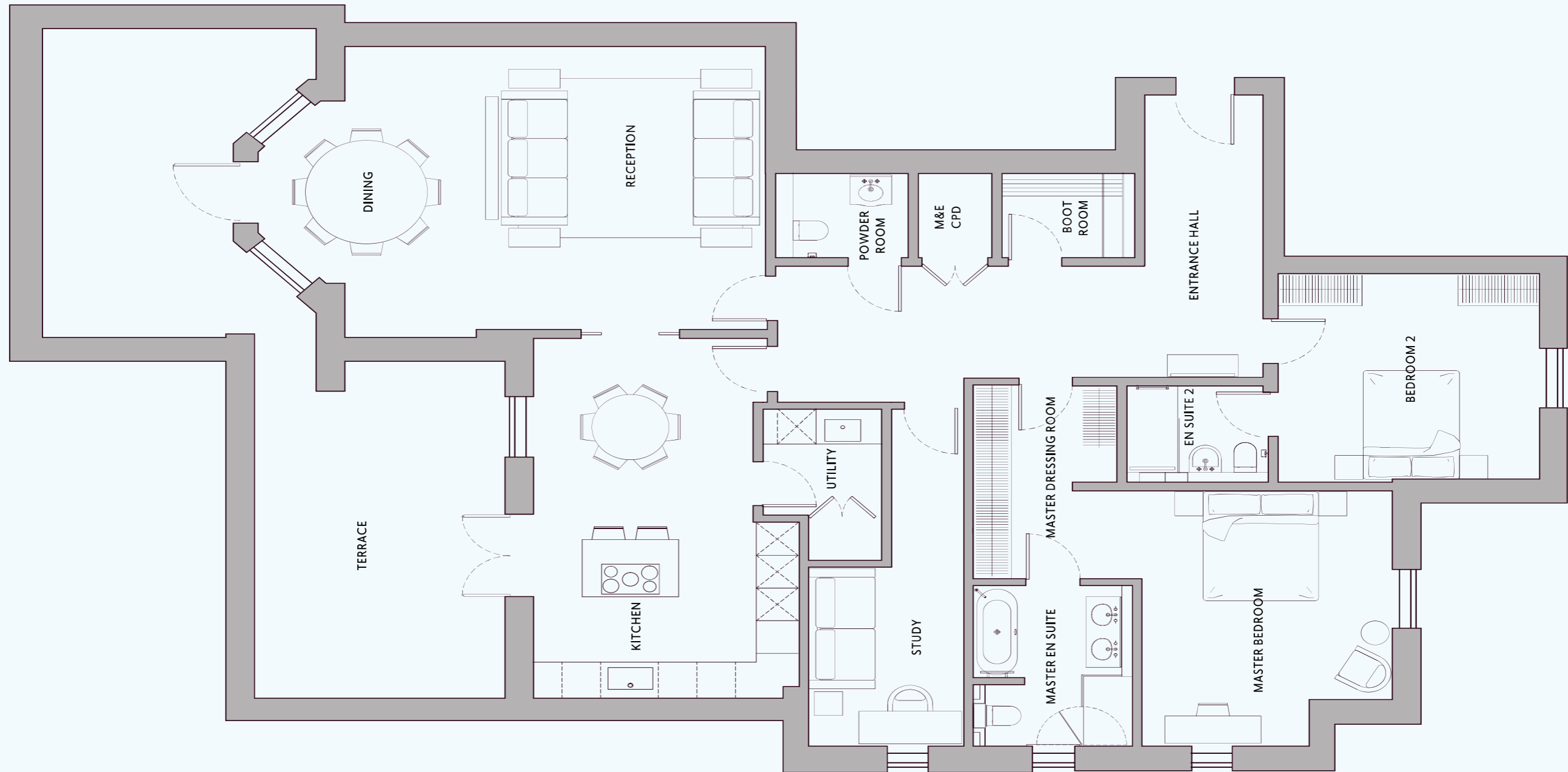
Apartment One



Total Size - 2325sqft

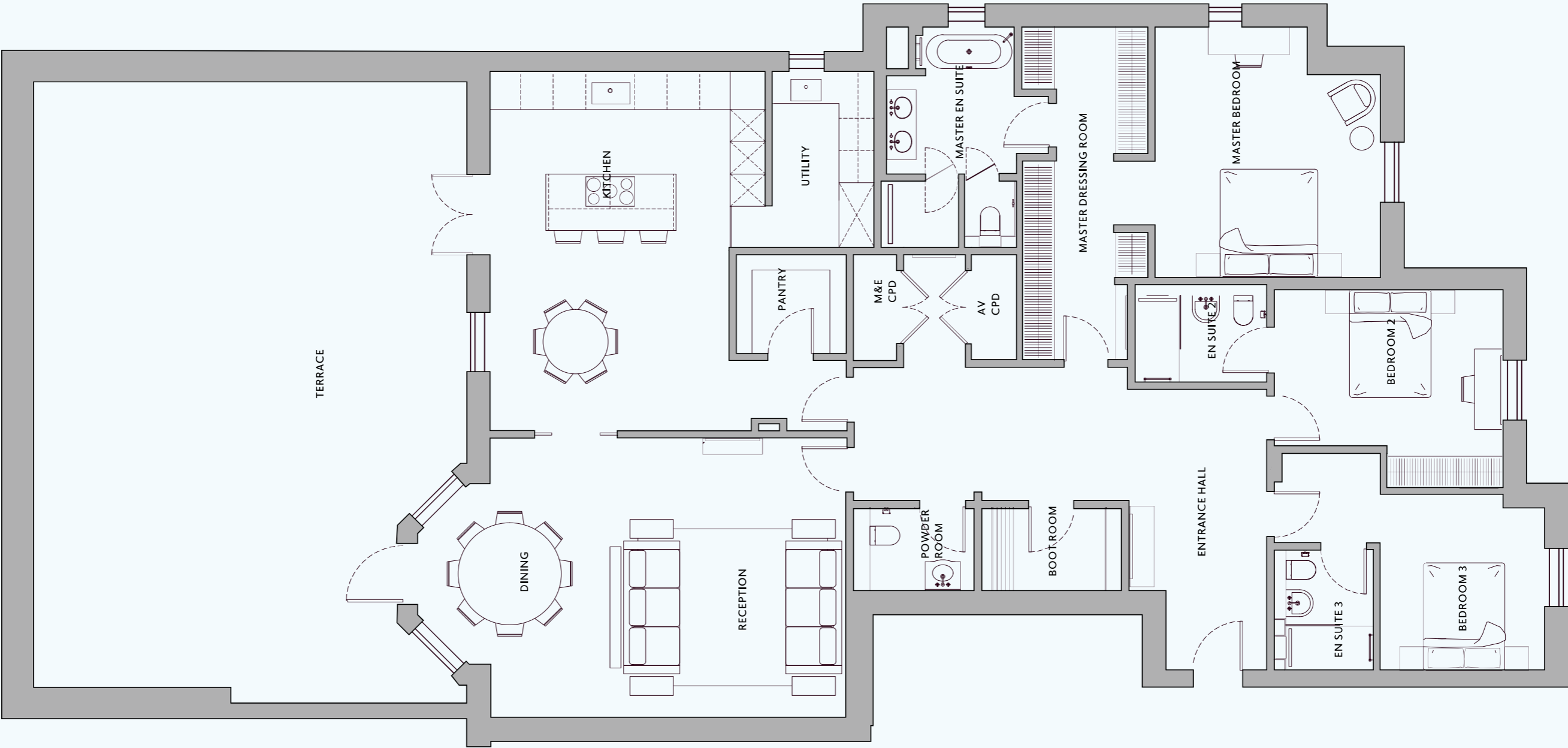


Apartment Two



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
5AMP 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
Siemens 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 exofil 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

*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