



NORTHAW HOUSE

NORTHAW





## A WELCOME HAVEN IN NORTHAW

A BREATH-TAKING AND PRESTIGIOUS GATED DEVELOPMENT  
OF JUST FOURTEEN 4 BEDROOM HOUSES SET WITHIN  
30 ACRES OF PRIVATE GROUNDS.

Situated in the desirable and affluent village of Northaw, you will find yourself just moments away from Cuffley which plays host to a superb range of restaurants, public houses, coffee shops and grocery stores along with Cuffley train station serving Moorgate (approx. 35 minutes), Finsbury Park (approx. 25 minutes) with other services connecting directly to Hertford North.

Within a few miles of the village you will also find Potters Bar train station serving London King's Cross (approx. 19 minutes) along with a number of highly-regarded state and independent schools including Cuffley Primary, Goffs Academy, Chancellors, Queenswood, Stormont and Lochinver along with Broxbourne Woods National Nature Reserve, Paradise Wildlife Park and Essendon Golf and Country Club.

Northaw House has been carefully crafted to infuse periodic charm with contemporary and elegant architecture creating an exceptional contrast of luxury. Each home has been designed to include a number of opulent finishes.

Be enthralled with exquisite countryside views and green open spaces which when combined will provide a tranquil haven lined with an elegant backdrop making Northaw House the perfect place to call home.



## EXCEPTIONAL SPECIFICATION

### KITCHENS

- Contemporary handleless matt lacquered doors
- Complementary quartz worktops and up-stands
  - 1.5 bowl undermounted stainless steel sink
    - Sink tap in brushed steel
    - Large island unit
- Multi-gang switches for appliances

### APPLIANCES

*(high end range of visible appliances)*

- Double over with combi microwave
  - Induction hob
  - Extractor hood
- Fully integrated fridge/freezer
- Integrated full-size dishwasher

*Appliances to be Siemens, Samsung or similar.*

### INTERNAL FINISHES

- Walls painted in Farrow and Ball Wevet to No. 21-23, Dulux 00NN72000 to No. 24-25
  - Ceilings painted in Dulux Pure Brilliant White
- Skirting/Architrave painted in Farrow and Ball Wevet
  - Doors pre finished Vancouver grey
  - Oak staircase with glass balustrade
  - Contemporary chrome ironmongery
- Contemporary luxury carpets to bedrooms, landing and living room
- Porcelain flooring to hallway, kitchen/snug/dining room
  - Fitted wardrobes to all bedrooms

### UTILITY

- Contemporary handleless matt lacquered doors
- Complementary quartz worktops and up-stands
  - 1 bowl undermounted stainless steel sink
    - Sink tap in brushed steel
- Free standing washing machine/tumble dryer

### BATHROOM, EN-SUITES & CLOAKROOMS

- White contemporary sanitaryware fitted with chrome brassware to No. 21-23, black brassware to No. 24-25
  - Porcelain tiling to walls and flooring to No. 21-23
  - Tadelakt finish walls and flooring to No. 24-25
  - Single tile splash-backs to cloakroom basins (double basin to ensuite to No. 24-25)
  - Wash hand basin with vanity unit under
- Thermostatically controlled exposed shower valve with fixed riser head (separate hand shower to No. 24-25)
  - Soft closing toilet seats
- Heated towel rails to bathroom and en-suites
- Free standing formoso bath tub to No. 24-25
  - Shaver socket
- Demister mirror with LED light surround

### CONNECTIVITY

- Full Fibre BT into comms cupboard capable of up to 900MB
  - Internet boosters to both floors
  - RJ45 sockets to all rooms
- Infrastructure ready for Sky Q connectivity to all rooms

### COMFORT LIVING

- MVHR units to all properties

### HEATING

- Gas underfloor heating throughout

### ELECTRICAL

- Chrome rounded sockets and switches
- Low-energy downlighters throughout
- Ceiling mounted CO and heat detectors
- USB plug sockets to principal bedroom, living room and kitchen

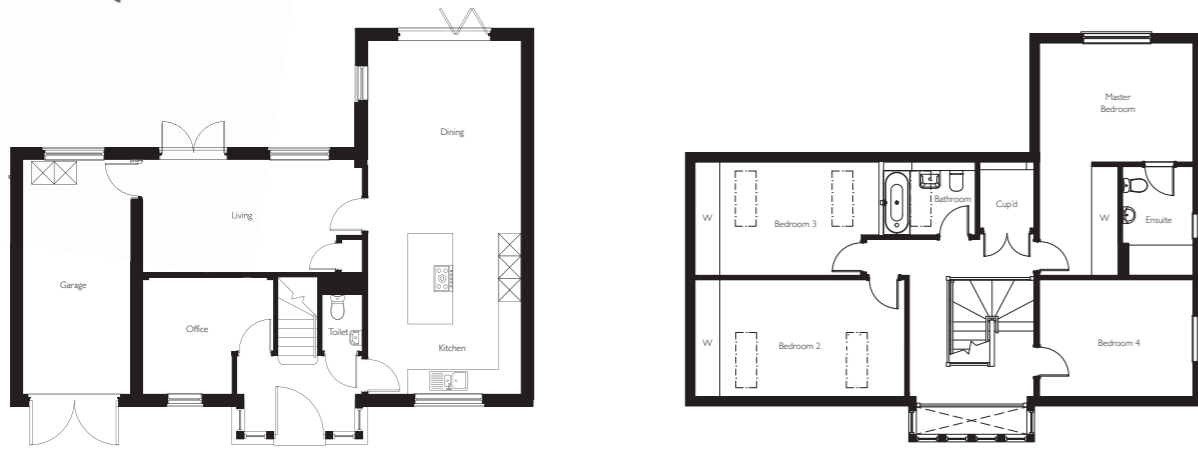
### GENERAL

- 10 Year New Home Warranty provided to all plots



## THE APPLE STORE

NO. 21



### GROUND FLOOR

Kitchen/Dining	9.35m x 4.06m	30'8" x 13'4"
Living	5.82m x 2.95m	19'1" x 9'8"
Office	3.43m x 3.10m	11'3" x 10'2"
Garage	6.32m x 2.82m	20'9" x 9'3"

### FIRST FLOOR

Master Bedroom	6.17m x 4.06m	20'3" x 13'4"
Bedroom 2	5.54m x 3.10m	18'2" x 10'2"
Bedroom 3	4.37m x 2.95m	14'4" x 9'8"
Bedroom 4	4.06m x 3.07m	13'4" x 10'1"

## MEADOW VIEW

NO. 24



### GROUND FLOOR

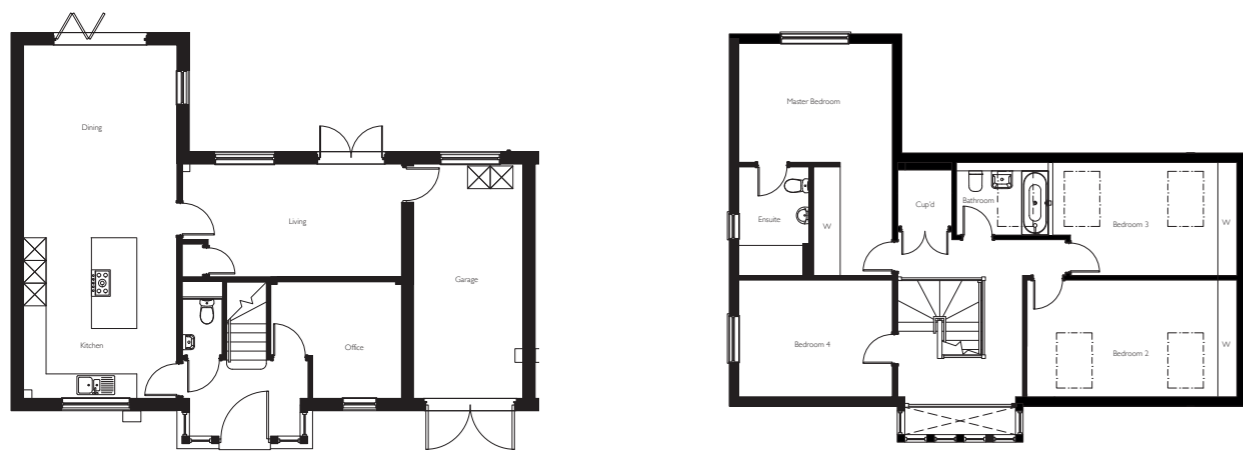
Kitchen/Family	6.20m x 4.39m	20'4" x 14'5"
Living	6.30m x 4.29m	20'8" x 14'1"
Dining	4.17m x 3.40m	13'8" x 11'2"
Garage	6.22m x 3.05m	20'5" x 10'0"

### FIRST FLOOR

Master Bedroom*	4.27m x 3.40m	14'0" x 11'2"
Bedroom 2	4.29m x 3.28m	14'1" x 10'9"
Bedroom 3	3.66m x 3.12m	12'0" x 10'3"
Bedroom 4	4.62m x 3.86m	15'2" x 12'8"

## BEECHES & GABLES

NO. 22-23



### GROUND FLOOR

Kitchen/Dining	9.35m x 4.06m	30'8" x 13'4"
Living	5.82m x 2.95m	19'1" x 9'8"
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Garage	6.32m x 2.82m	20'9" x 9'3"

### FIRST FLOOR

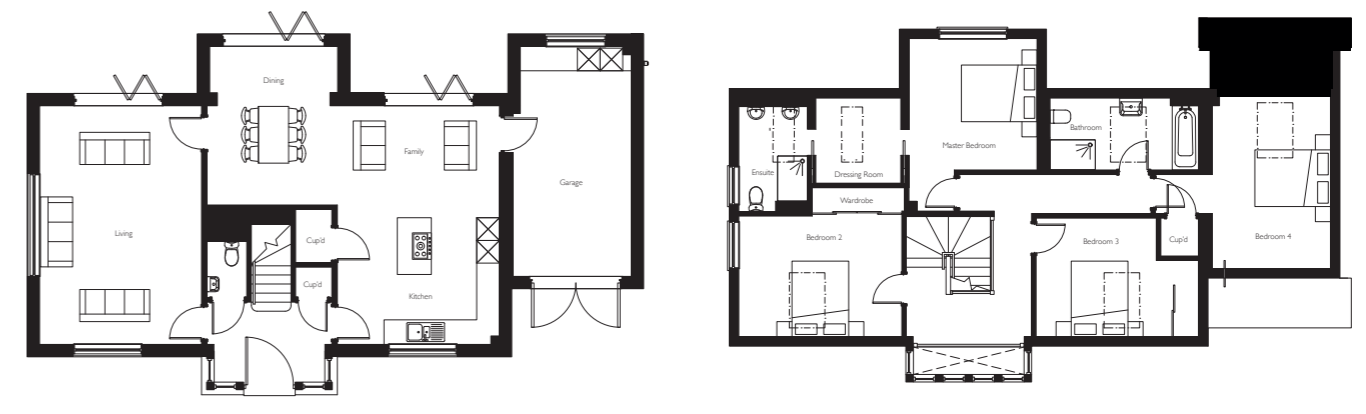
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Bedroom 2	5.54m x 3.10m	18'2" x 10'2"
Bedroom 3	4.37m x 2.95m	14'4" x 9'8"
Bedroom 4	4.06m x 3.07m	13'4" x 10'1"

\*Gables is handed.

W – Wardrobe

## OAK VIEW

NO. 25



### GROUND FLOOR

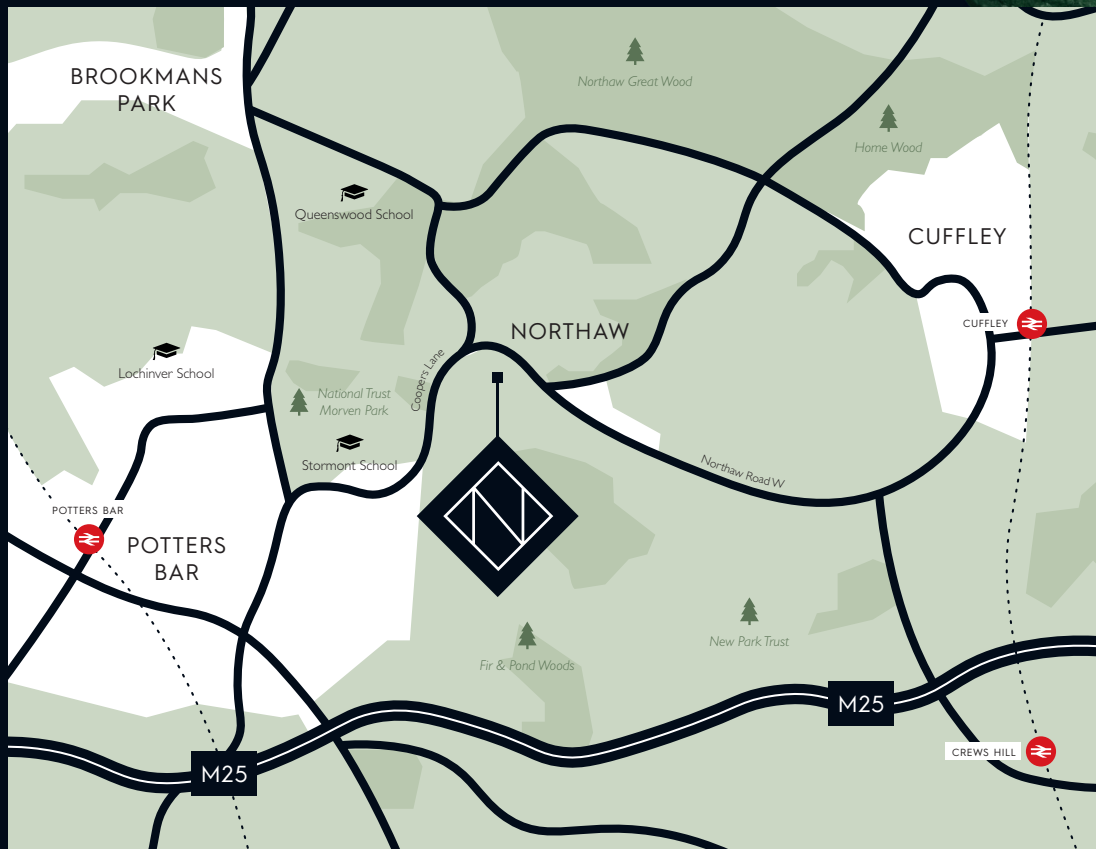
Kitchen/Family	6.20m x 4.39m	20'4" x 14'5"
Living	6.30m x 4.29m	20'8" x 14'1"
Dining	4.17m x 3.40m	13'8" x 11'2"
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Master Bedroom*	4.27m x 3.40m	14'0" x 11'2"
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\*Maximum measurement taken.

W – Wardrobe



## NORTHAW HOUSE

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### IMPORTANT NOTICE:

Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved. All measurements are given as a guide only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising there from. Development images are indicative and may vary. Specifications for this development may not include fixtures, fittings and furnishings shown in the photographs and illustrations. Features and finishes are shown for illustrative purposes only and are not intended to form part of any contract or warranty. No responsibility is taken for any other error, omission, or mis-statements in these particulars. Neither the vendor nor its agents make or give, whether in these particulars, during the negotiations or otherwise, any representation or warranty in relation to this property.

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