

# HEATHCOTE









IN ONE OF HADLEY WOOD'S MOST  
HIGHLY SOUGHT-AFTER LOCATIONS,  
DISCOVER NINE CONTEMPORARY  
APARTMENTS OF EXEMPLARY DESIGN.

WELCOME TO  
HEATHCOTE HOUSE







  
HEATHCOTE  
90

  
HEATHCOTE  
90





5







## LOCATION

# WHERE THE BEST THINGS IN LIFE COME TOGETHER

Here is an address that truly offers its residents the lifestyle they have dreamed of.

Enjoy an abundance of greenery, golf courses and country walks, and all the benefits of desirable village surroundings, whilst being wonderfully close to the buzz of central London via excellent transport connections.







TRAVEL

TUBE

- HIGH BARNET  
⊕ Northern Line
- EUSTON  
28 mins
- KING'S CROSS  
32 mins
- OLD STREET  
34 mins
- LONDON BRIDGE  
⊕ via Bank  
49 mins

RAIL

- HADLEY WOOD  
≡ National Rail
- ALEXANDRA PALACE  
11 mins
- FINSBURY PARK  
15 mins
- Highbury & Islington  
26 mins
- MOORGATE  
31 mins























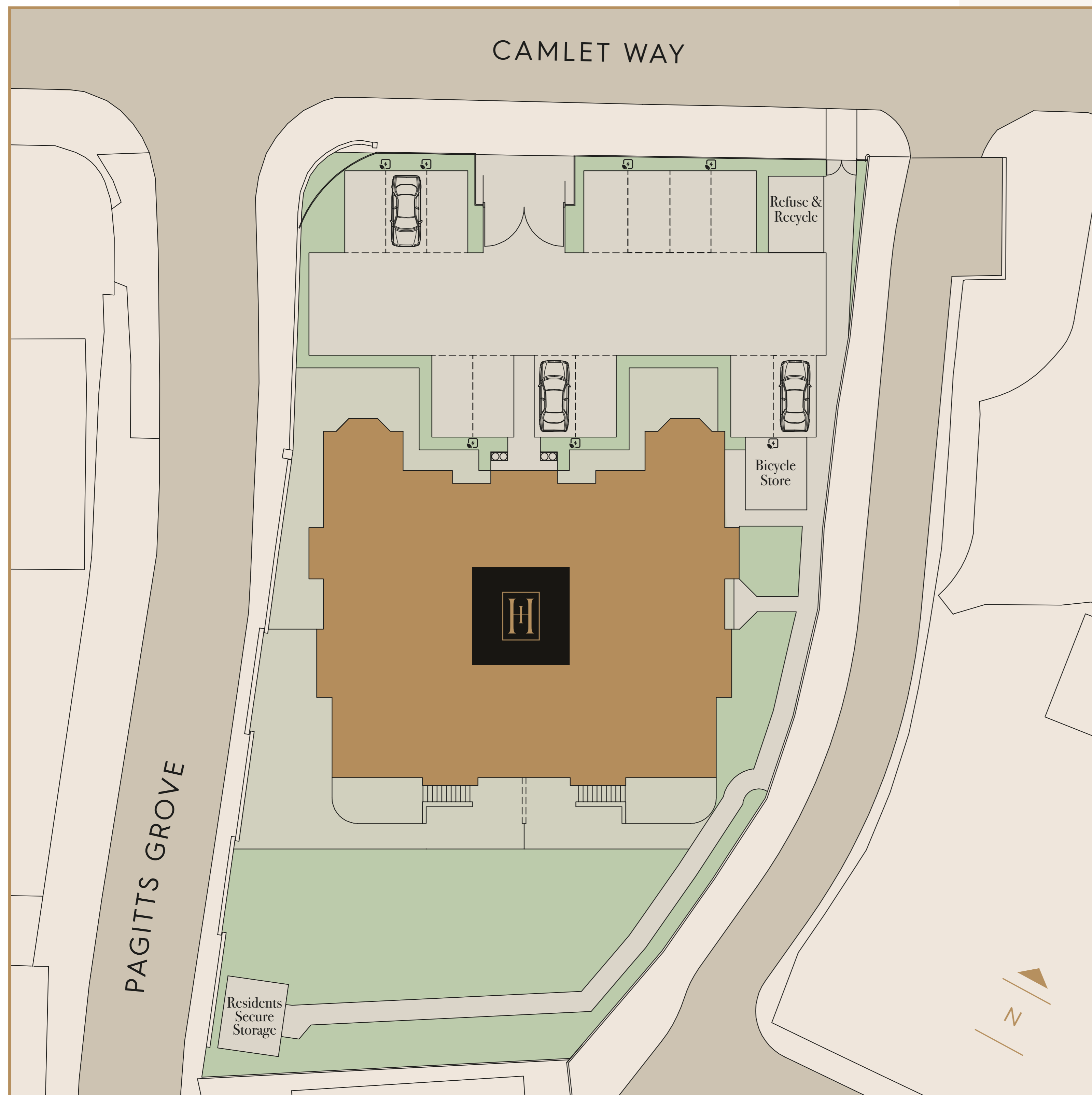












# SITE MAP

 Electric car charging points



FLOOR PLANS

# APARTMENT 1

INTERNAL AREA

986 sqft

EXTERNAL AREA

371 sqft

LIVING/DINING/KITCHEN

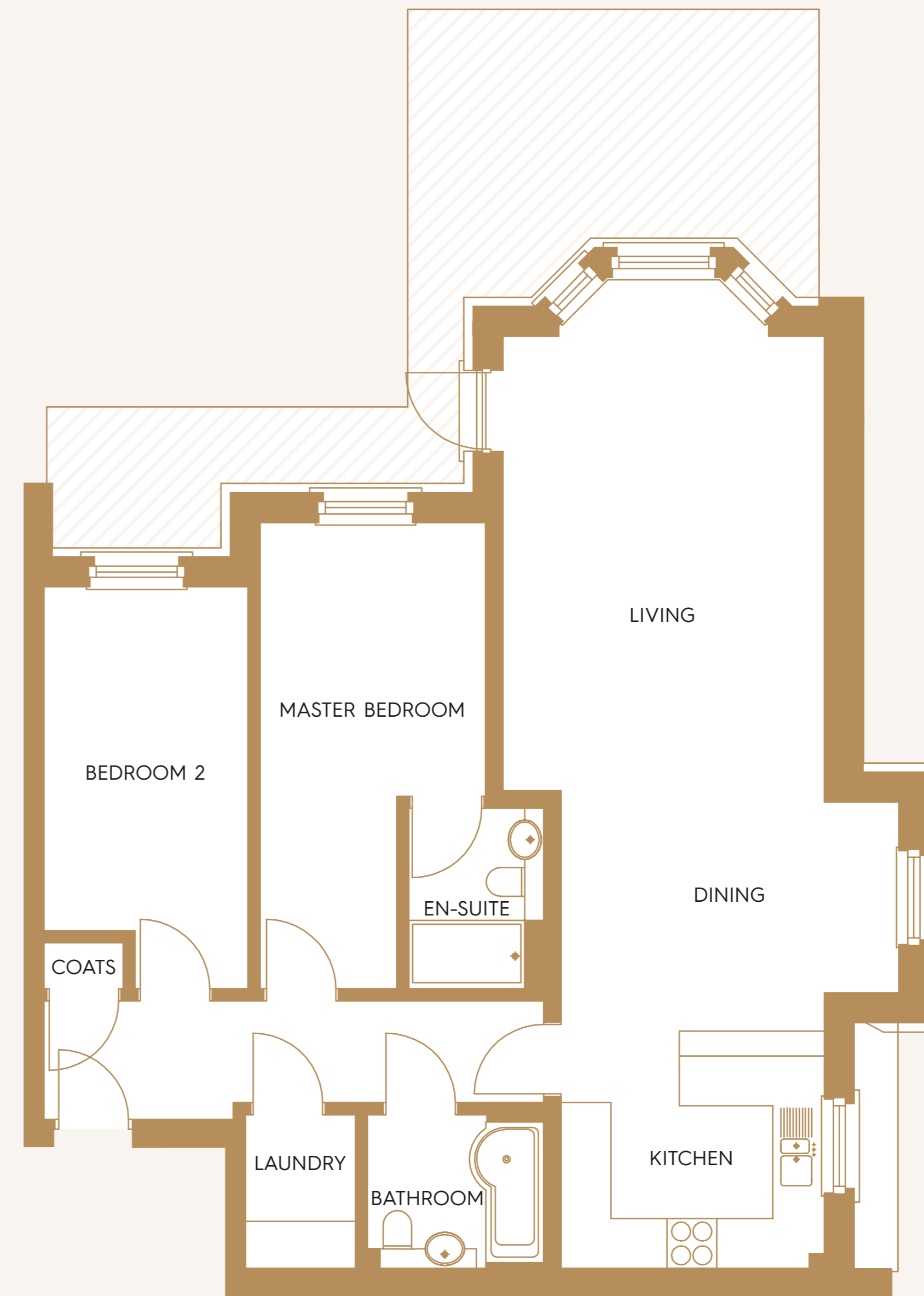
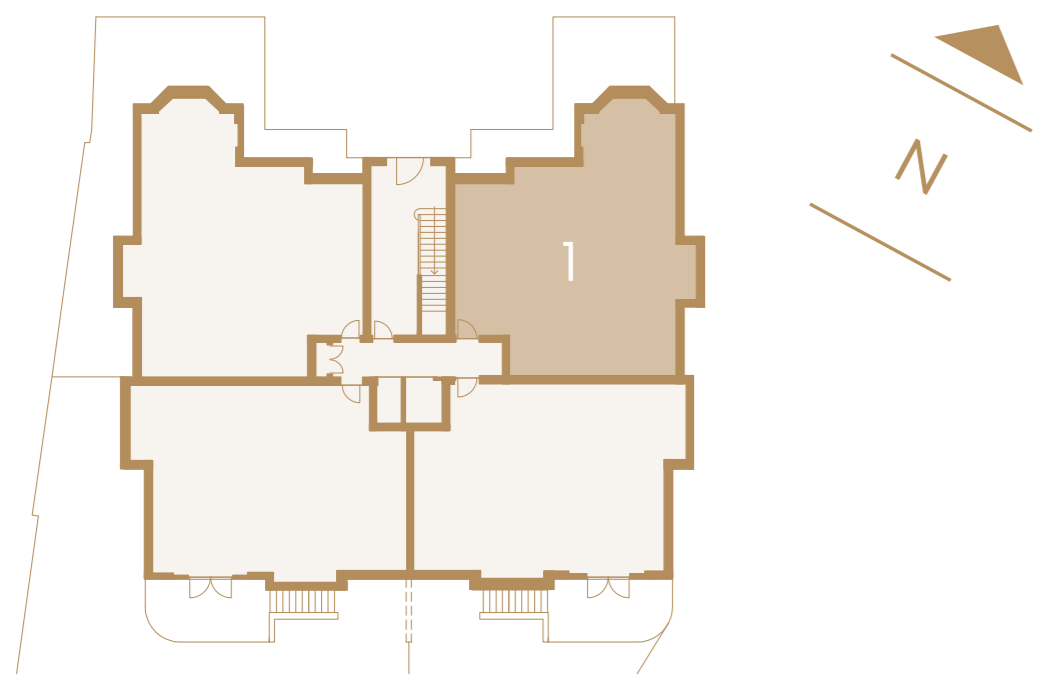
12m X 3.95m | 39'3" X 13'0"

MASTER BEDROOM

5.7m X 2.79m | 18'8" X 9'2"

BEDROOM 2

4.92m X 2.53m | 16'2" X 8'4"





FLOOR PLANS

# APARTMENT 2

INTERNAL AREA

929 sqft

EXTERNAL AREA

559 sqft

LIVING/DINING/KITCHEN

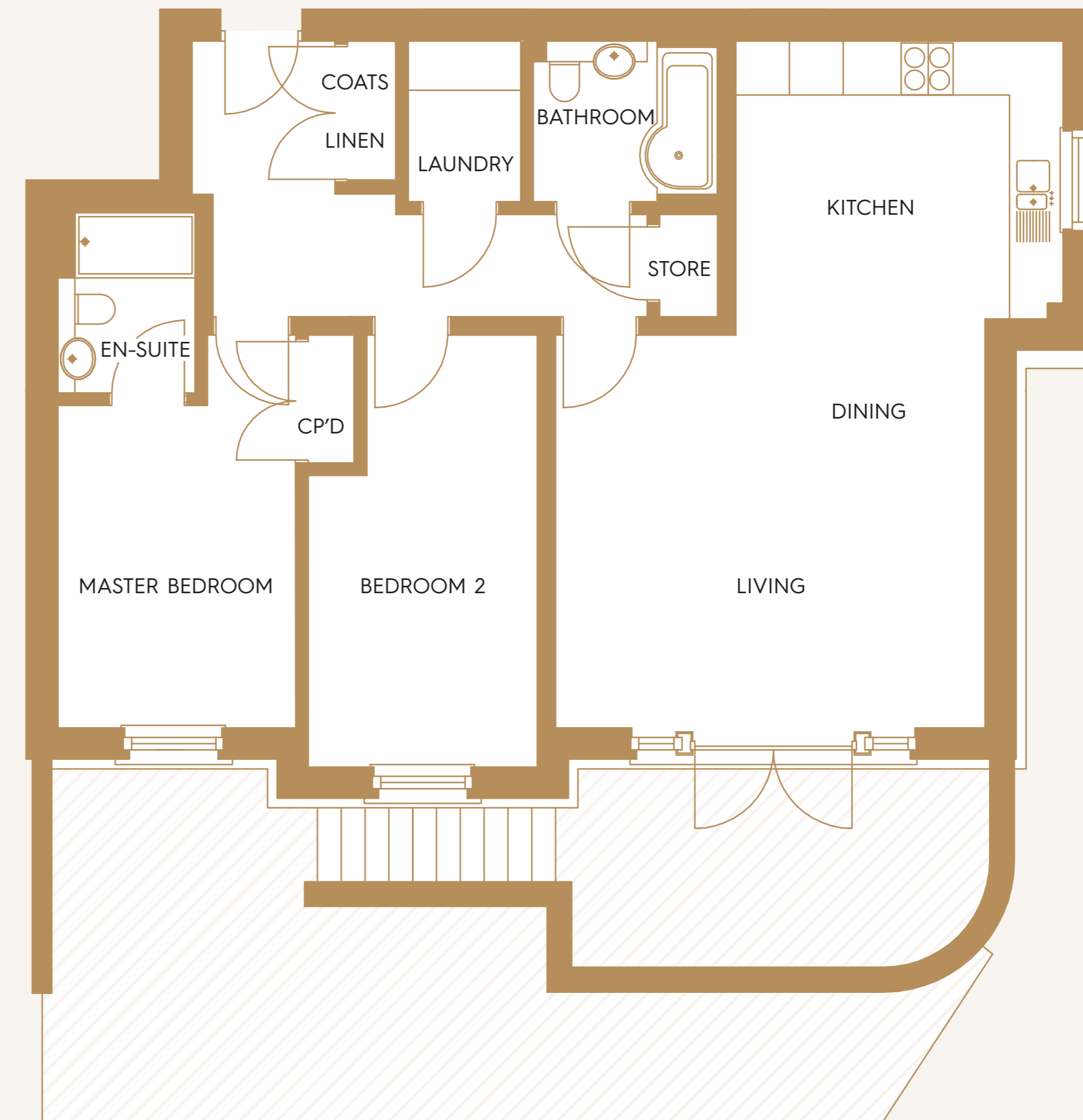
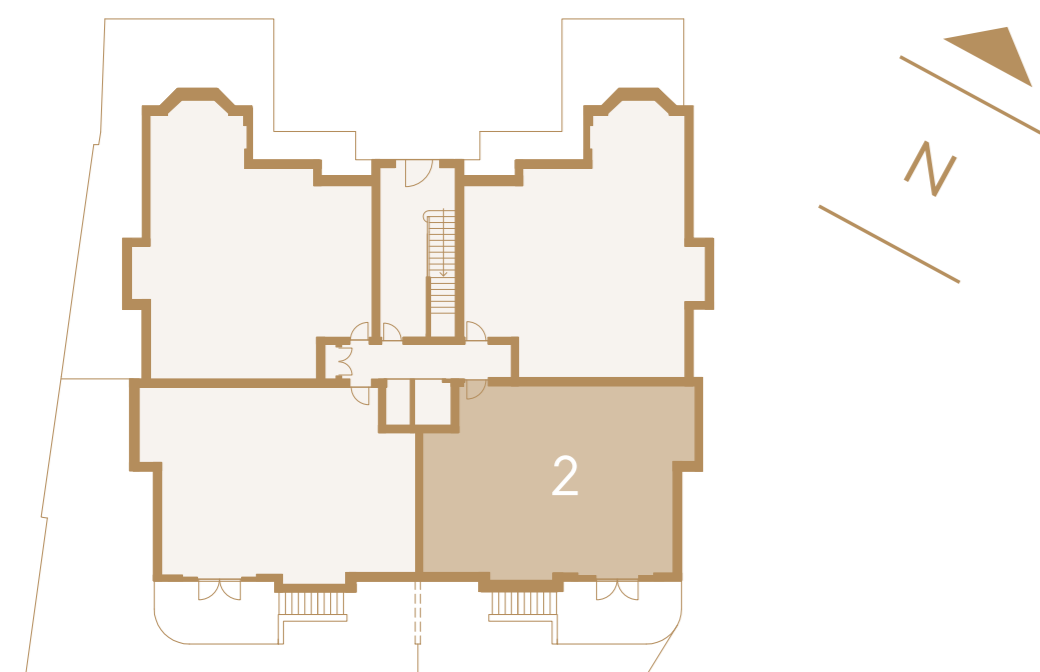
7.91m X 5m | 25'11" X 16'5"

MASTER BEDROOM

4.54m X 2.81m | 14'11" X 9'2"

BEDROOM 2

5.1m X 2.71m | 16'9" X 8'11"



17





FLOOR PLANS

# APARTMENT 3

INTERNAL AREA

929 sqft

EXTERNAL AREA

1,345 sqft

LIVING/DINING/KITCHEN

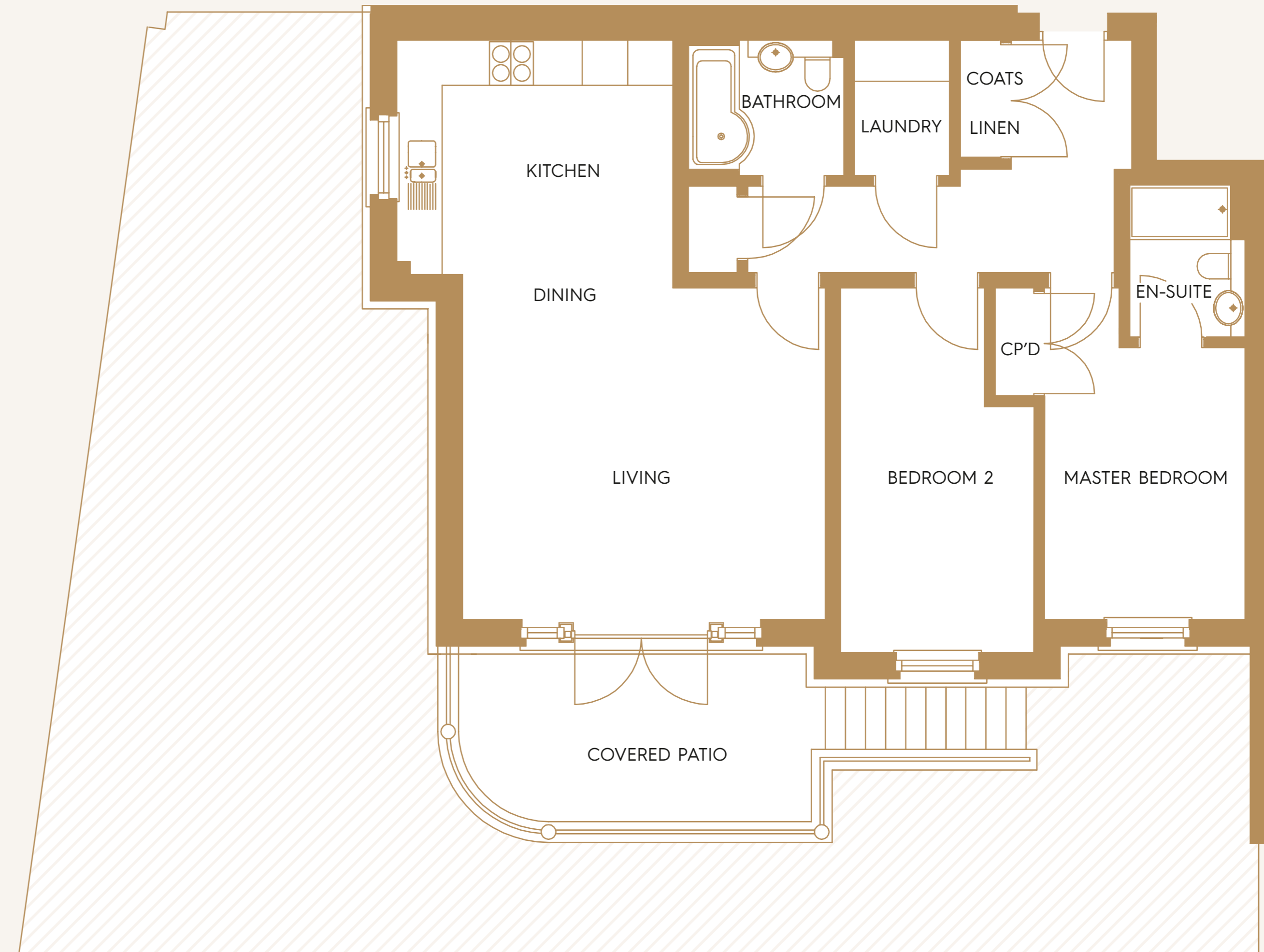
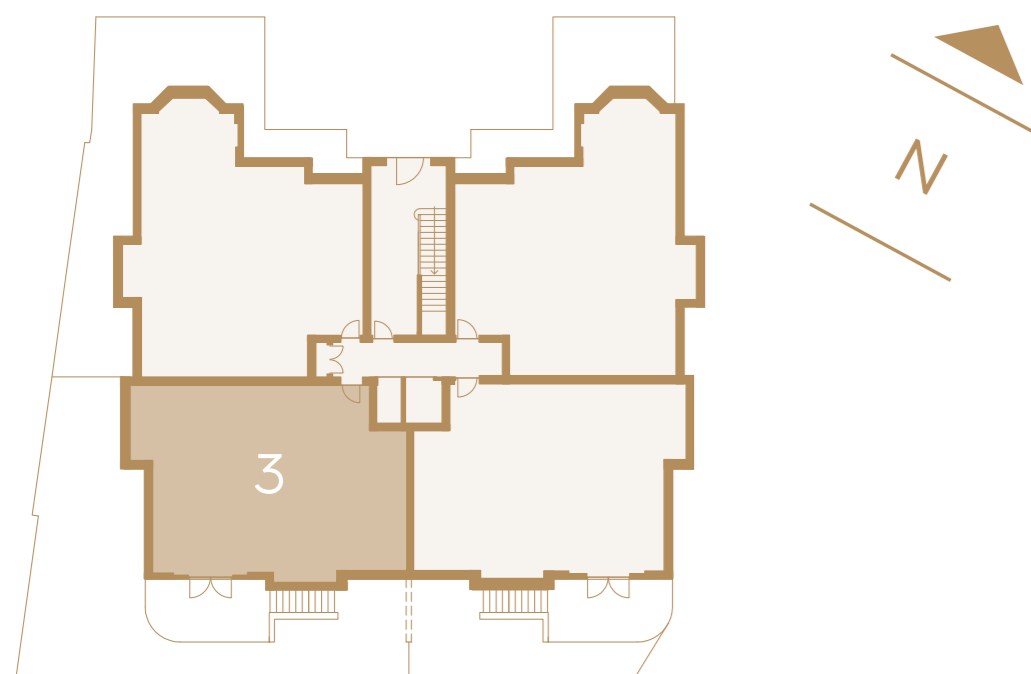
7.91m X 5m | 25'11" X 16'5"

MASTER BEDROOM

4.54m X 2.81m | 14'11" X 9'2"

BEDROOM 2

5.1m X 2.71m | 16'9" X 8'11"





FLOOR PLANS

# APARTMENT 4

INTERNAL AREA

986 sqft

EXTERNAL AREA

742 sqft

LIVING/DINING/KITCHEN

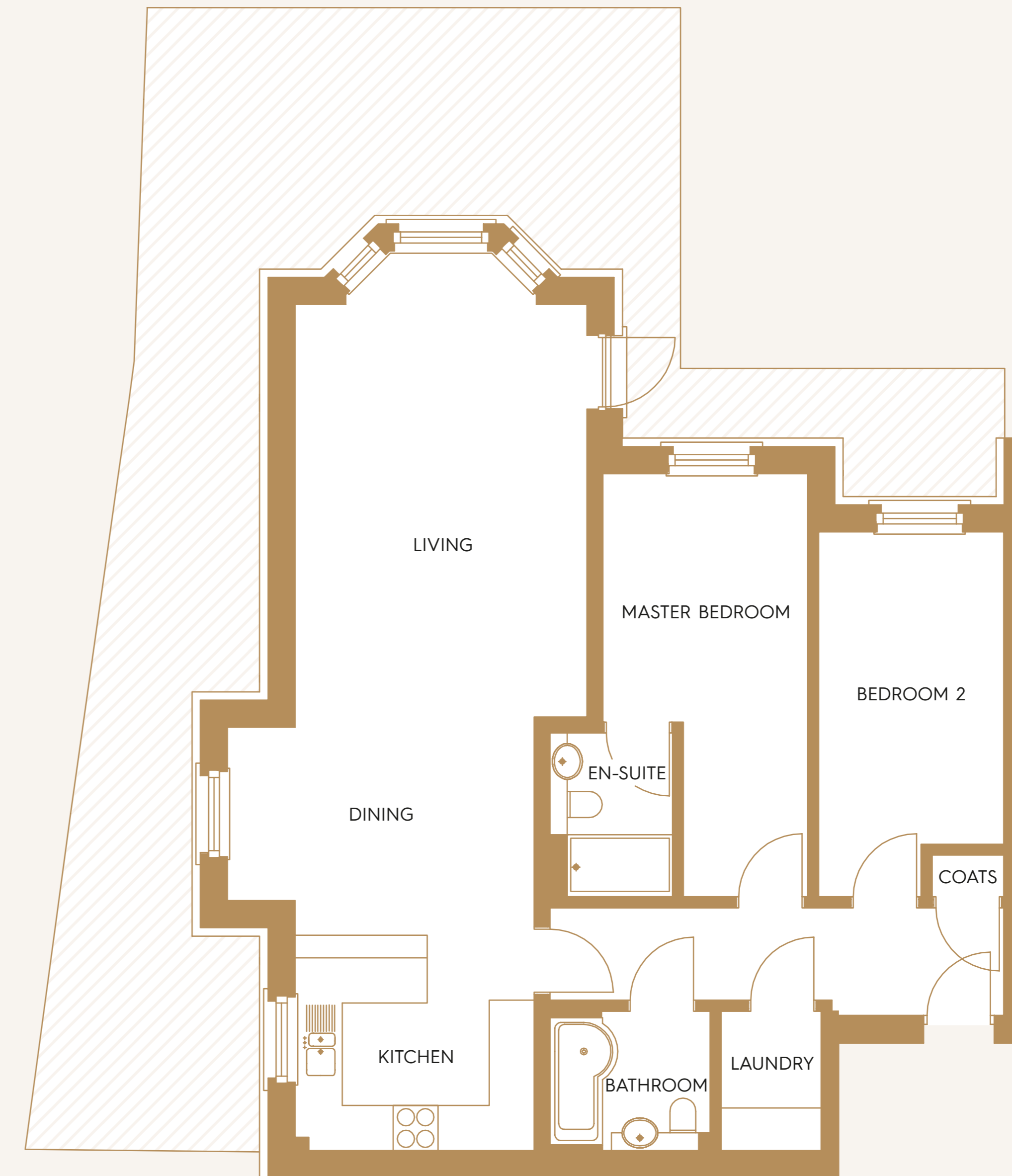
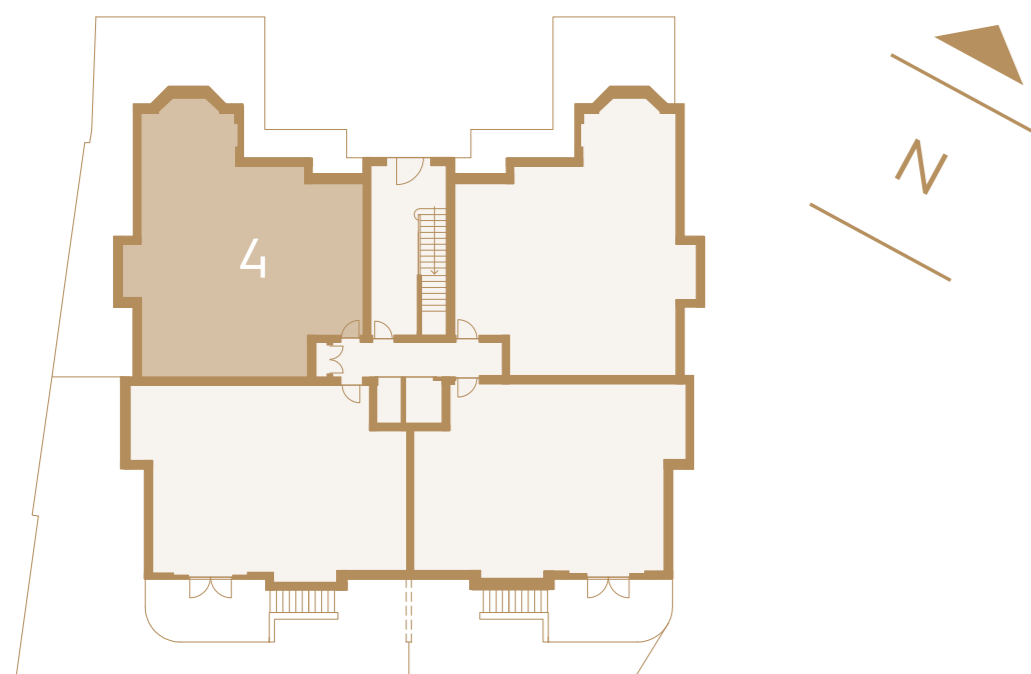
12m X 3.95m | 39'3" X 13'0"

MASTER BEDROOM

5.7m X 2.79m | 18'8" X 9'2"

BEDROOM 2

4.92m X 2.53m | 16'2" X 8'4"





FLOOR PLANS

# APARTMENT 5

INTERNAL AREA

890 sqft

EXTERNAL AREA

80 sqft

LIVING/DINING/KITCHEN

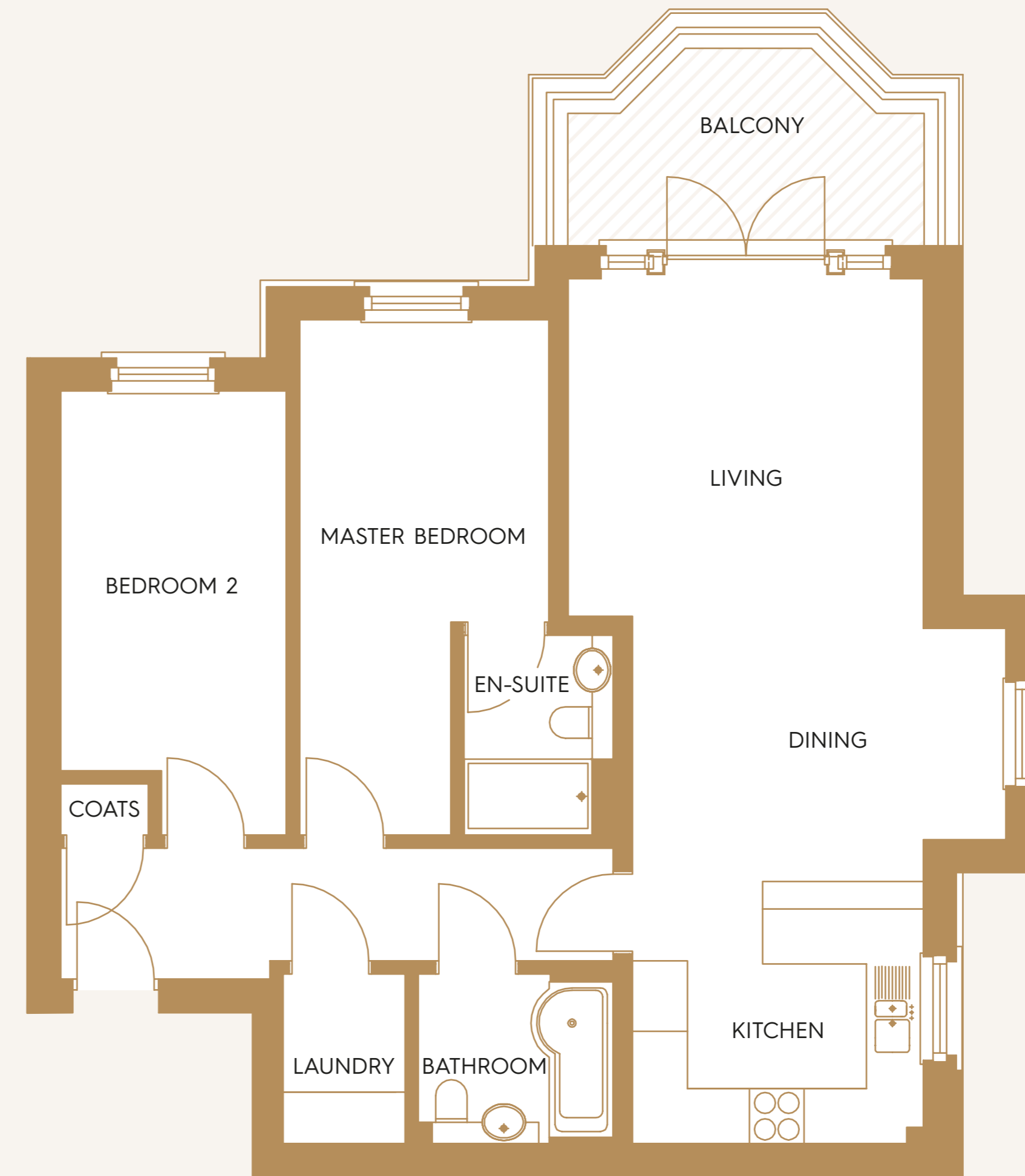
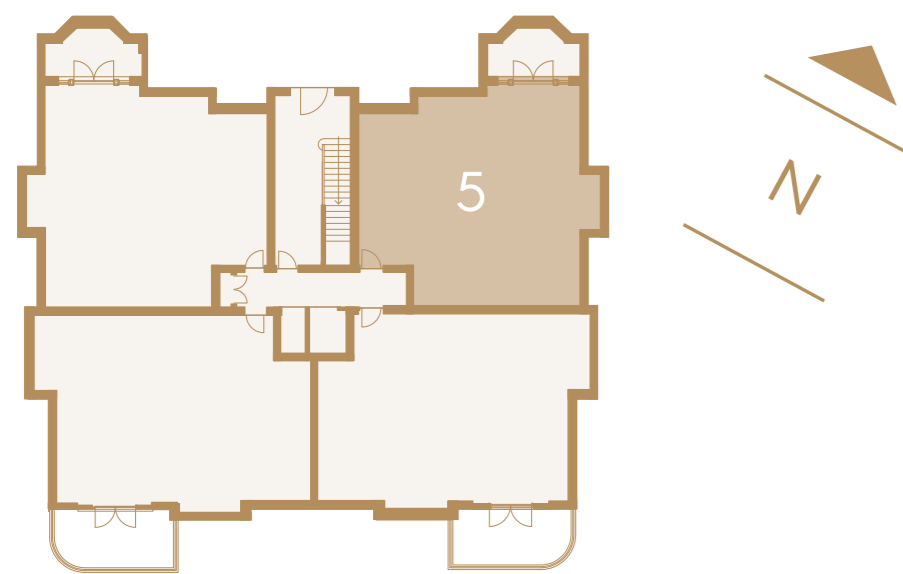
9.6m X 3.95m | 31'6" X 12'4"

MASTER BEDROOM

5.7m X 2.79m | 18'8" X 9'1"

BEDROOM 2

4.95m X 2.53m | 16'2" X 8'4"



20





FLOOR PLANS

# APARTMENT 6

INTERNAL AREA

929 sqft

EXTERNAL AREA

130 sqft

LIVING/DINING/KITCHEN

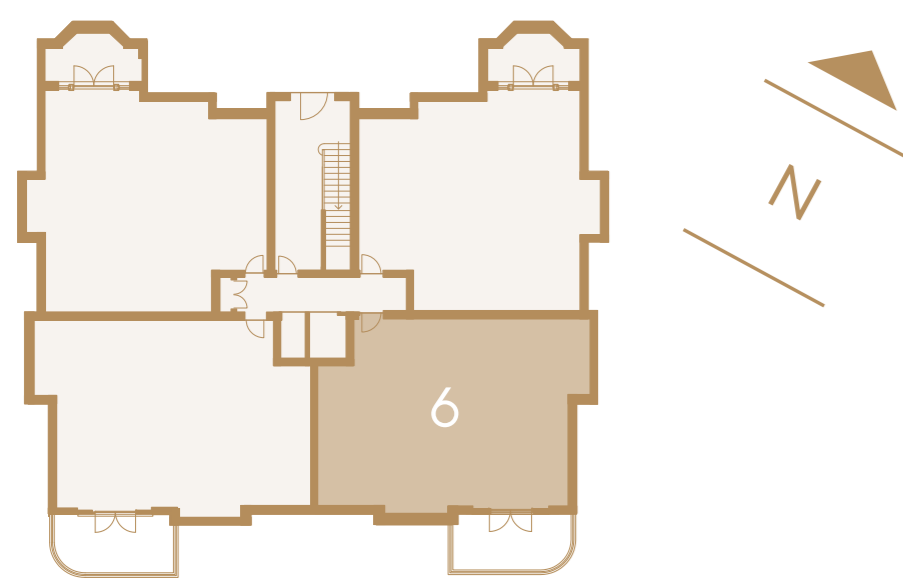
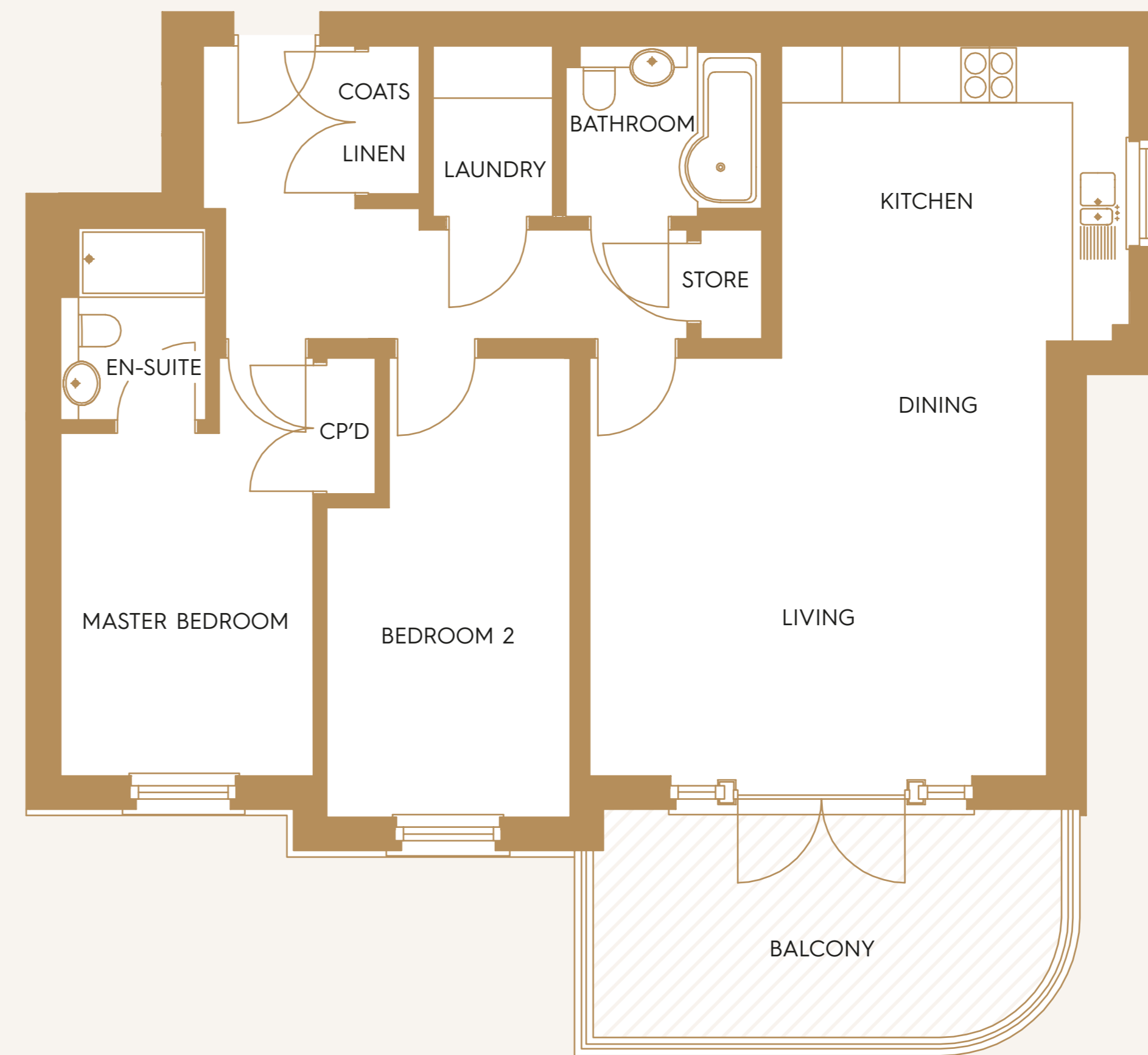
7.91m X 5m | 25'11" X 16'5"

MASTER BEDROOM

4.54m X 2.81m | 14'11" X 9'2"

BEDROOM 2

5.1m X 2.71m | 16'9" X 8'11"



21





FLOOR PLANS

# APARTMENT 7

INTERNAL AREA

929 sqft

EXTERNAL AREA

130 sqft

LIVING/DINING/KITCHEN

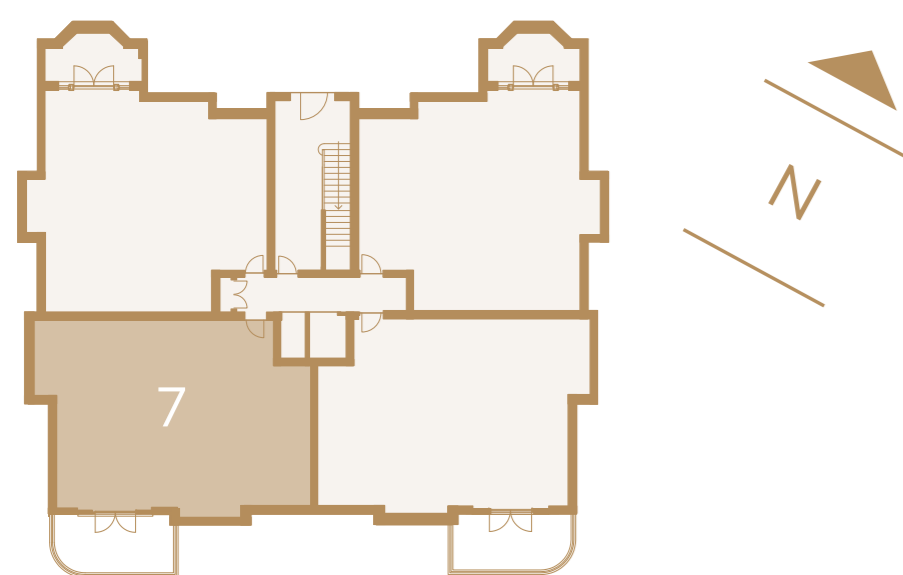
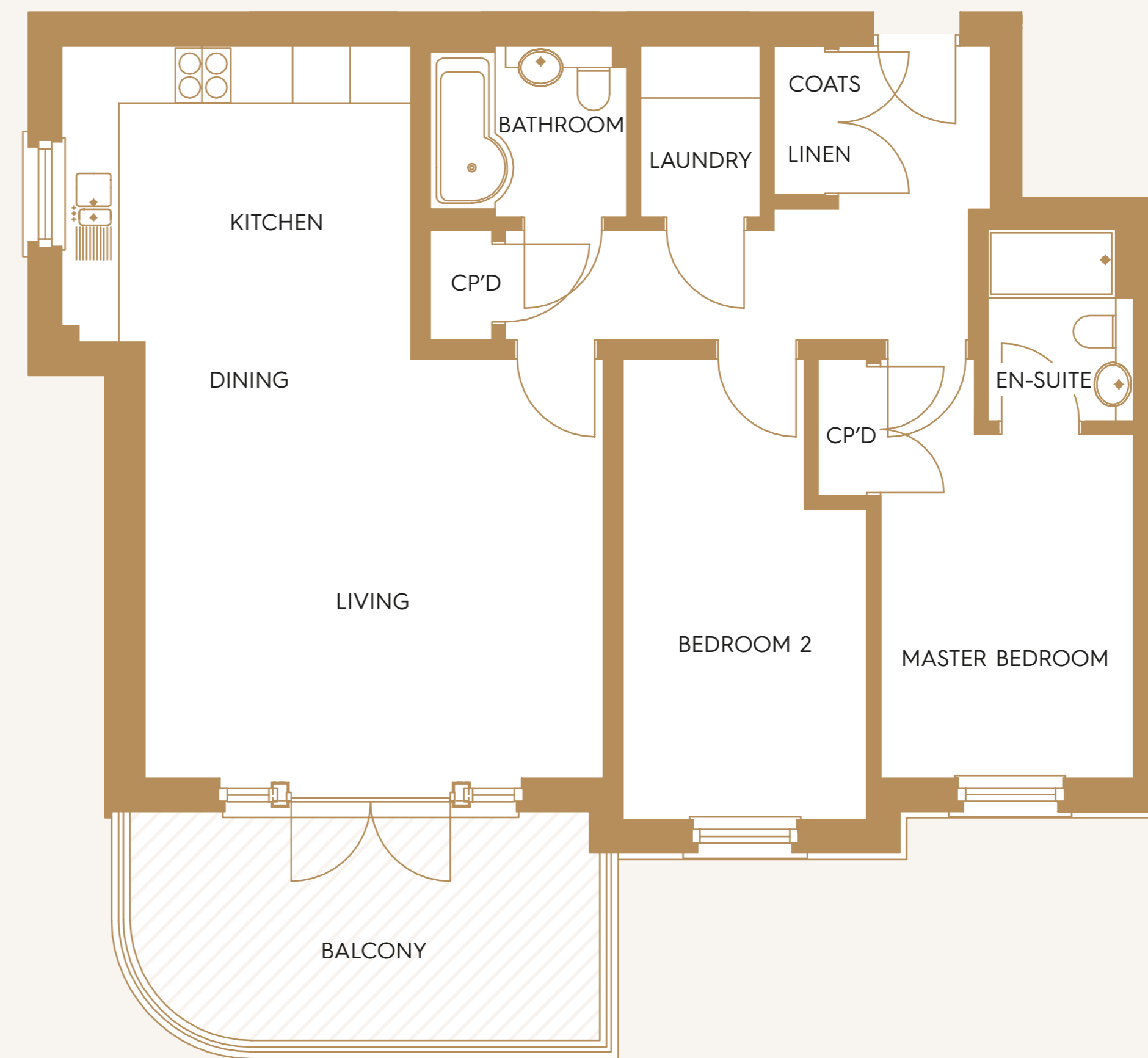
7.91m X 5m | 25'11" X 16'5"

MASTER BEDROOM

4.54m X 2.81m | 14'11" X 9'2"

BEDROOM 2

5.1m X 2.71m | 16'9" X 8'11"





FLOOR PLANS

# APARTMENT 8

INTERNAL AREA

890 sqft

EXTERNAL AREA

80 sqft

LIVING/DINING/KITCHEN

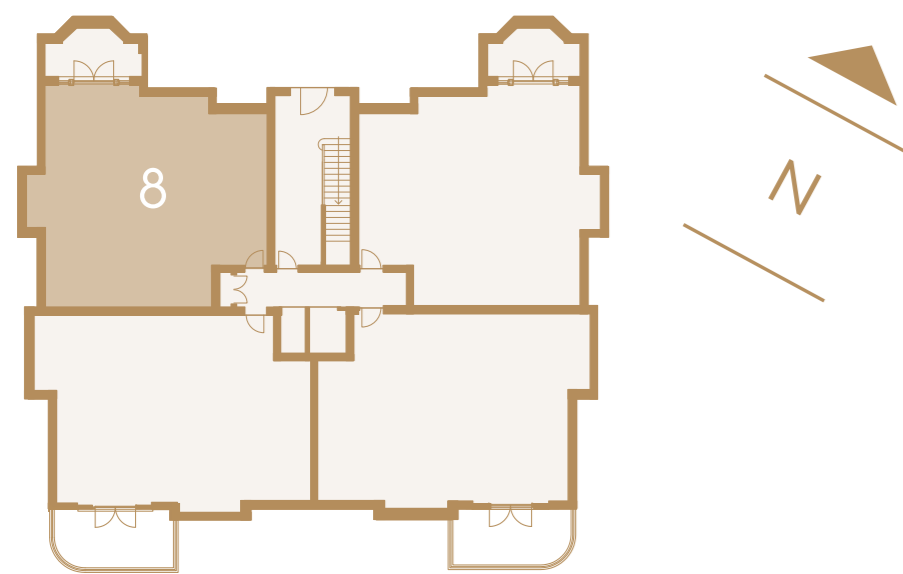
9.6m X 3.95m | 31'6" X 12'4"

MASTER BEDROOM

5.7m X 2.79m | 18'8" X 9'1"

BEDROOM 2

4.95m X 2.53m | 16'2" X 8'4"





FLOOR PLANS

# APARTMENT 9

INTERNAL AREA

1,690 sqft

EXTERNAL AREA

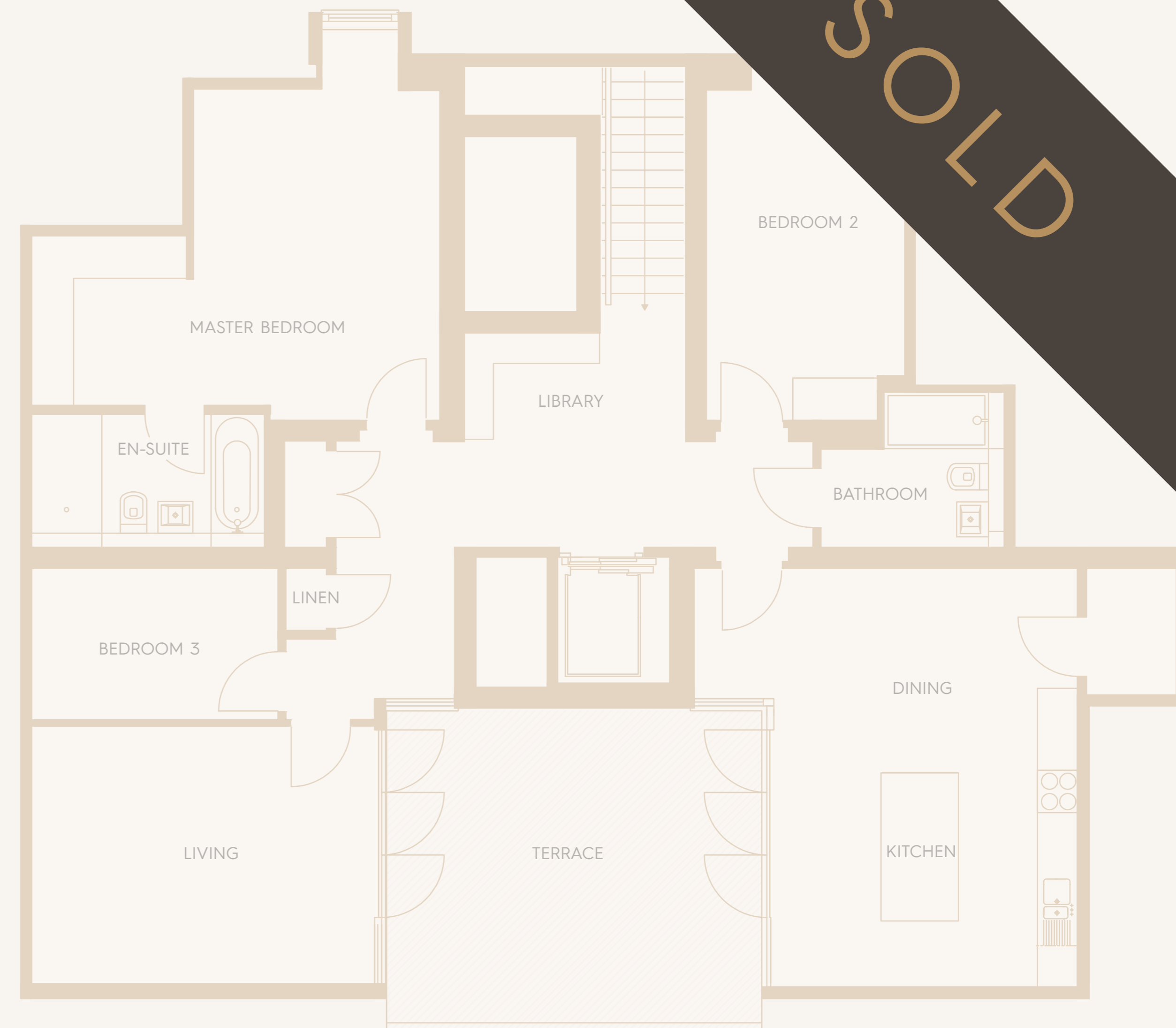
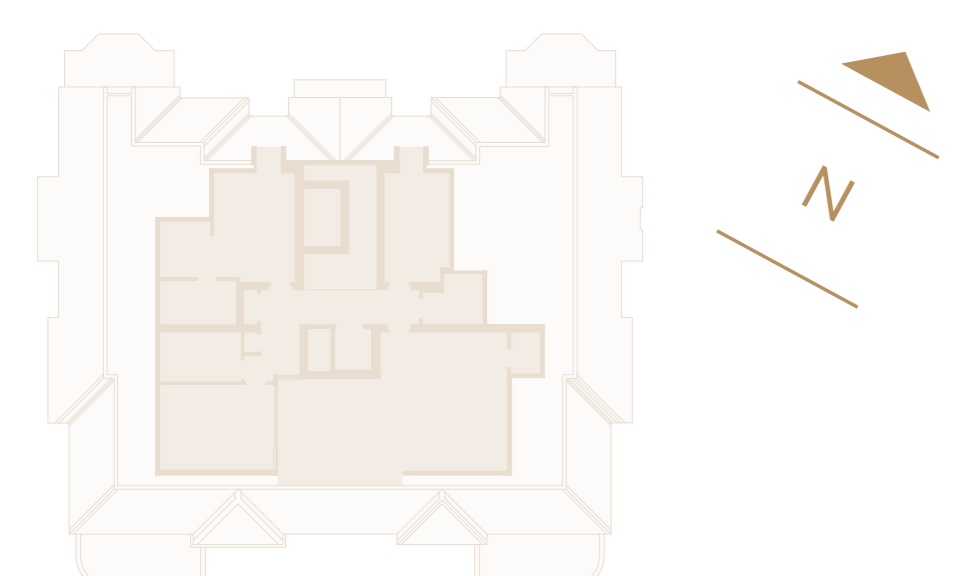
250 sqft

LIVING/DINING/KITCHEN

MASTER BEDROOM

BEDROOM 2

BEDROOM 3







# SPECIFICATION

## GENERAL

- Gated parking with electric charging points
- Private Garden or Balcony to all apartments
- Bespoke luxury Kone lift to all floors
- Interiors designed by Simpson & Voyle
- Traditional timber sash windows
- Resident's cycle storage
- Communal landscaped gardens
- 10 Year building warranty

## KITCHENS

- Bespoke kitchens
- Composite stone worktops
- Miele Appliances to include: Induction Hob, Oven, Microwave, Extractor Chimney, Integrated Dishwasher, Washing Machine, Tumble Dryer, Integrated Fridge/Freezer (Siemens)
- Quooker hot water tap

## BATHROOMS

- Hansgrohe taps & shower valves
- Italian porcelain tiles
- Chrome heated towel rails
- Bespoke feature lighting
- Duravit porcelain bathroom fittings

## BEDROOMS

- Fitted wardrobes to all bedrooms
- 5amp lamp circuit

## SECURITY

- Communal CCTV (accessible from smartphones)
- Video entry system with remote access via the VideoEntry App

User can take video-intercom calls, open the communal entrance door for deliveries and view the area outside the home in real time, from their smartphone anywhere in the world.

- Automated entrance gates

## UTILITY / LAUNDRY ROOM

- Freestanding washing machine
- Freestanding tumble drier
- Composite stone worktops

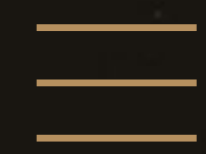
## HEATING / COOLING

- Vaillant boilers
- Under floor heating
- Full air conditioning to all principal rooms

\*Specifications may change due to availability and are STC







FOR ALL SALE ENQUIRIES

**DEBBIE INGRAM**

PROPERTY & DEVELOPMENT CONSULTANCY

**0208 458 7040**

**WWW.DEBBIEINGRAM.CO.UK**

DEVELOPMENT BY



Artemi & Gibbs

artemi-gibbs.com

