



THE PARK,
GOLDERS HILL PARK, NW11



THREE SOLD OFF-PLAN - ONE UNIT REMAINING

A unique opportunity to buy the last remaining unit of four new-build double-fronted detached houses abutting and enjoying uninterrupted views over the open green spaces of Golders Hill Park.

This fantastic brand-new 5 to 7 bedroom detached family home extends to approximately 4121 square feet (382 sq. m.) and has been built to the highest of standards with a professionally-designed fully fitted German kitchen including Miele appliances and a walk-in larder, luxurious Villeroy & Boch bathrooms with high-end digital remote controls, a feature staircase in hardwood, glass and stainless steel, and other high quality finishes such as walnut and porcelain throughout.

There are many state of the art user-friendly features including underfloor heating, CCTV, dimmable touch-control LED lighting, a high-speed electric vehicle charging point, a fresh air filtration system, CAT 6 cabling and a fully integrated 'Control 4' home management system for heating, lighting, security, music, TV and Wi-Fi, to name a few.

The rear garden faces due South and benefits from an al fresco dining area with pergola. It backs directly on to Golders Hill Park, which has a vibrant cafe, children's play area, tennis courts, deer sanctuary and a petting zoo.

The house also has a good size front garden with a lawned area, walled and gated off street parking for 2 cars and easy on street parking and is within easy walking distance to a number of highly sought-after nursery, primary and secondary schools and to the extensive facilities and transport links at Golders Green. Hampstead Village is also easily accessible and can be walked to through the park and across Hampstead Heath.

GUIDE PRICE £4,750,000

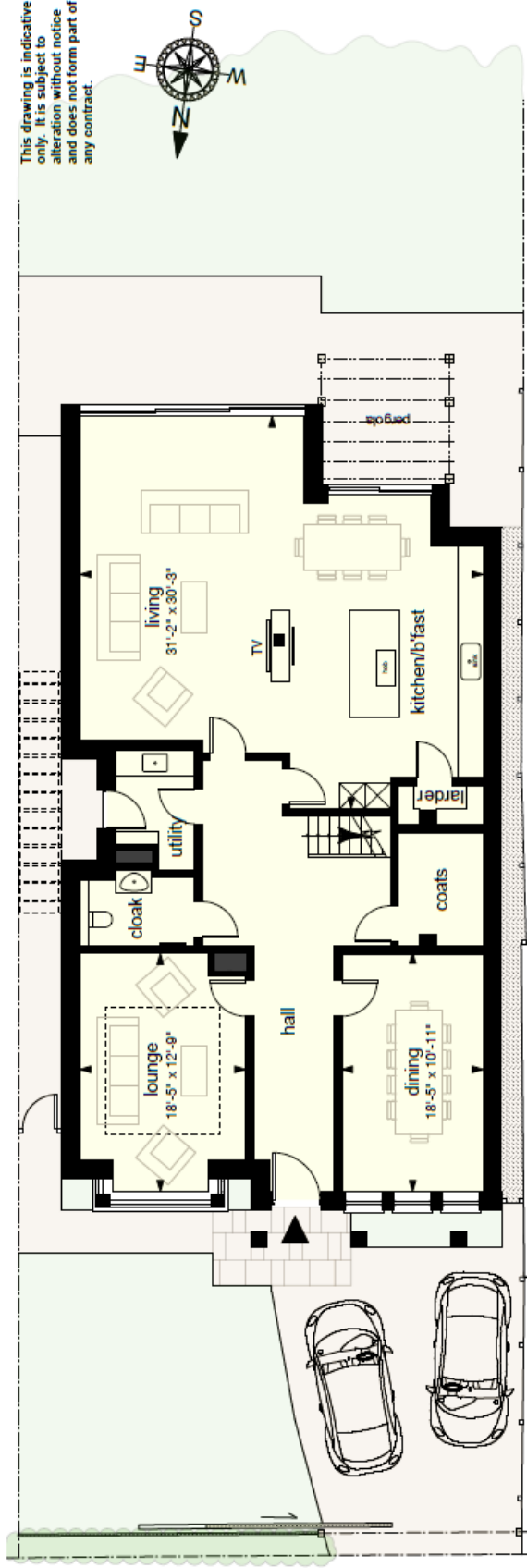
JOINT SOLE SELLING AGENT

FREEHOLD

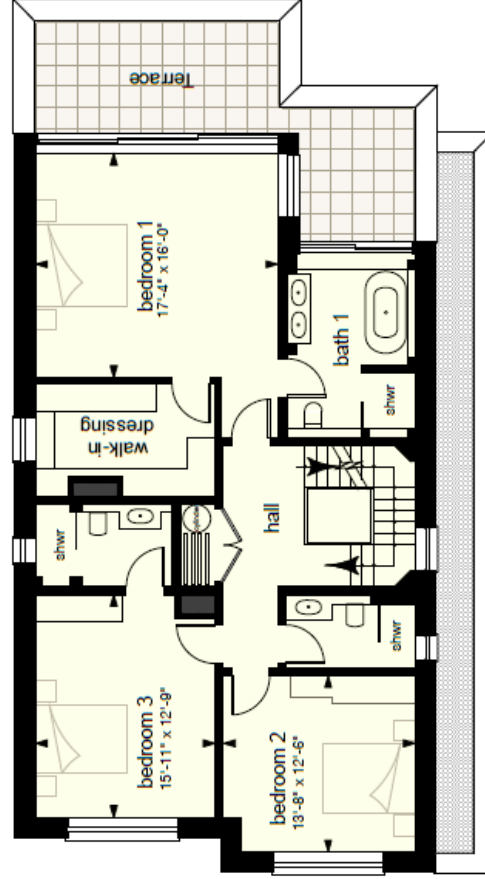




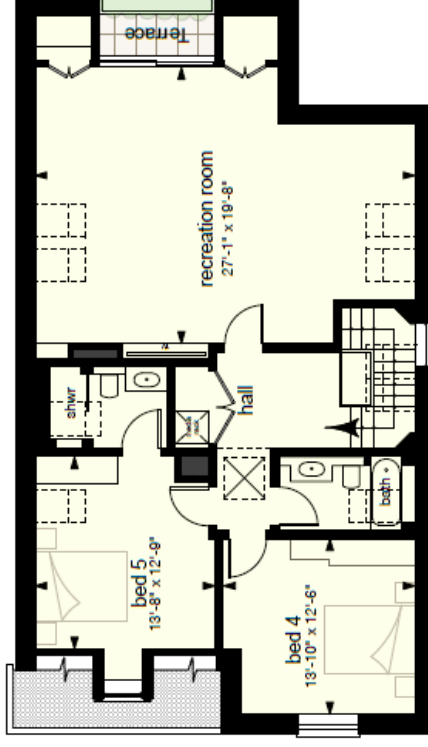




Ground Floor



First Floor



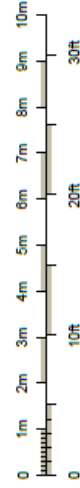
Second Floor

Gross internal floor area = 4,115sq. ft.

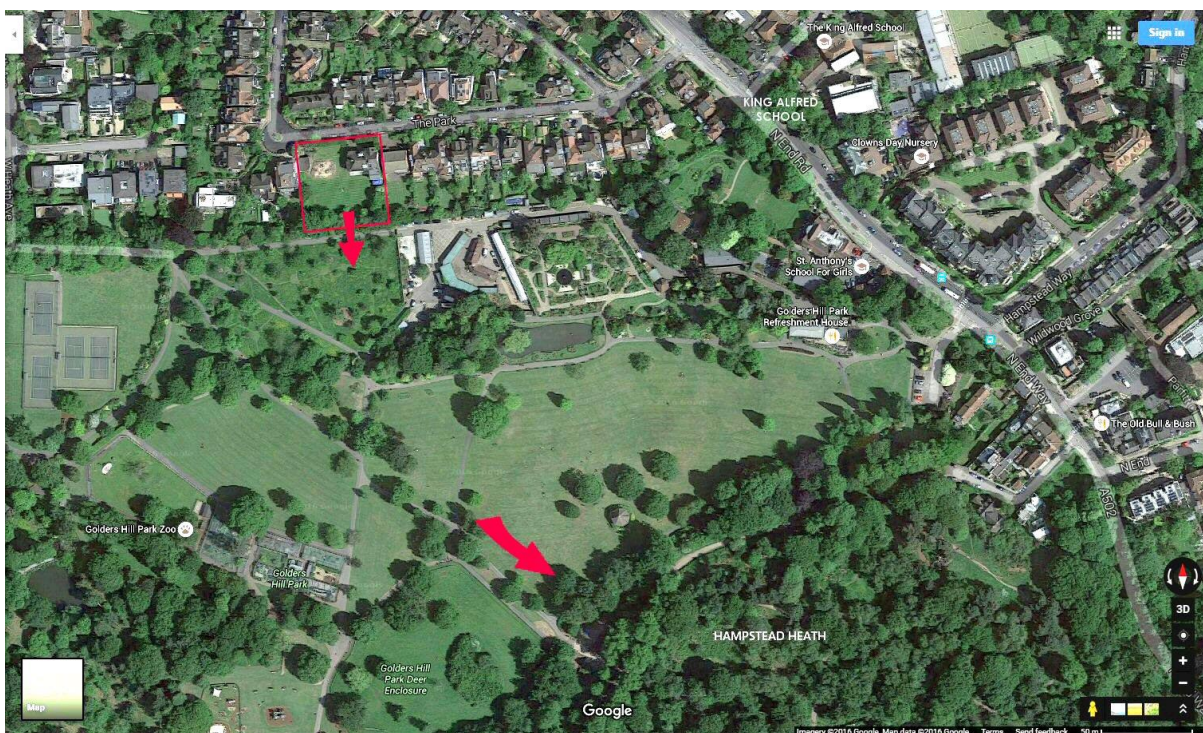
The Park, London NW11
House D - Floor Plans
Drawing Ref: 1032-SK02.09.17-4
Scale 1:100 @ A3

BROD WIGHT
Architects

43 England's Lane - London - NW5 4TD
www.brodwight.co.uk office@brodwight.co.uk
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SCALE





THE PARK LONDON NW1 1

INFORMATION SHEET

GENERAL FINISHES

Engineered walnut flooring to living room and dining room
Porcelain flooring to hallway, kitchen/family room, utility/boot room, coat cupboard and larder
Fitted heavy-duty carpeting to all bedrooms and landings
Porcelanosa tiling to master bathroom and guest cloakroom
Book-matched walnut clad doors, frames and architraves
Brushed steel door furniture
Bespoke staircase in hardwood, glass and brushed steel
Bespoke wardrobes to all bedrooms
Fully-fitted walk-in dressing room in master suite
Concrete walls and floors throughout, with exceptional thermal and acoustic insulation

KITCHENS

Laser White/Basalt Grey Soft GL bespoke German handle-less kitchens
Individually designed by K&I Kitchens of Haverstock Hill
Miele PureLine CleanSteel multiple ovens including combination microwave
Miele CleanSteel warming drawer
Miele CleanSteel fully integrated dishwasher
Siemens Panorama in-line glass induction hob
Quartz worktops
Glass splashback
Specialist LED lighting
Central work island with wrap-over quartz surfaces and flip-up power/charging point
PRO3 Quooker Fusion square mixer tap
Walk-in larder directly accessed from kitchen

BATHROOMS

Porcelain tiling to walls and floors

Zoned thermostatic electric underfloor heating to each bathroom

Villeroy & Boch underslung basins in stone or quartz tops with walnut-fronted drawers

Lusso Picasso freestanding stone resin bath in master bathroom

Grohe Essence basin mixer taps

Walk-in wetroom-style showers with Merlyn Showerwall frameless screens

Mira Platinum digital showering with remote warm-up facility

Aqualisa iLux digital bathing with waterproof remote control and programmable fill combinations

SYSTEMS

Warm-water underfloor heating throughout with individual room control and whole house control

High-efficiency LED downlighters and LED specialist lighting throughout

Vitrum lighting and heating control with wall-mounted glass touch plates

Control 4 home management system with phone/tablet interface and remote internet capability

Bespoke AV system designed by Nicolai Landschultz of IndigoZest

Two coax and four CAT6 outlets to each TV point, cabled to central media rack for multiple inputs

Incoming fibre-optic duct and Sky satellite dish pre-installed and cabled to media rack

Sonos sound system with zoned ceiling speakers

Whole-house Wi-Fi net with booster points on each floor

Mechanical ventilation system provides fresh filtered air to all rooms, with heat recovery function

Fully pre-cabled and pre-designed for installation of comfort cooling to main rooms if desired

Linked intruder alarm and fire alarm systems with remote monitoring capability

Pre-cabled for installation of glass-sided passenger platform lift if desired (houses B, C and D only)

EXTERIOR

Front and rear private landscaped gardens

Rear garden gate giving direct access to Golders Hill Park and Hampstead Heath (subject to consents)

Sliding front security gate controlled by video entry, remote handsets and keypad

Video-entry system linked to Control 4, with remote internet capability via phone or tablet

Secure private off-street parking for two cars per house monitored by CCTV

CCTV system linked to Control 4, with remote internet capability via phone or tablet

Pod Point 22kW high-speed charging station compatible with all makes of electric vehicle

Side path dog-showering facility

Side door to boot room

Exterior power and water points front and rear

All information is given in good faith but does not form part of any contract and is subject to alteration without notice