



Tudor House

London NW2

An exclusive collection of 1, 2 & 3 bedroom luxury apartments and penthouses set within a prime NW London location.



Introduction

Computer Generated Image

A leafy slice of luxury.

At the heart of one of North West London's leafiest enclaves, and perfectly located moments from Golders Green and Hampstead, Tudor House is a luxurious refuge from the fast pace of London life. Enjoying a private location set back from Llavanor Road, it offers an exclusive collection of just 21 superbly finished apartments, many of which boast outside space and car parking.

The luxury of the apartments themselves is designed to fulfil the desires of the most demanding metropolitan clientele. Whilst the development's close proximity to some of London's finest green spaces makes it perfect for those who want to enjoy a far more relaxing work-life balance.



Surrounded by greenery, yet moments from The City and West End.

Tudor House's prime location, puts it at the heart of one of the greenest corners of London. Its close proximity to the sprawling natural oasis of Hampstead Heath and relaxed atmosphere of Hampstead Village however is perfectly balanced by the excellent transport links it enjoys to The City and West End.



Local Area

Being so close to Golders Green and Hampstead Village, the lifestyle Tudor House affords extends far beyond the four walls of each apartment. From great local restaurants and high fashion boutiques to unrivalled green spaces, the desirability of this popular corner of North West London is easy to understand.

Restaurants

While the development's superb transport links mean exploring all London's culinary delights is a straightforward affair, there are conveniently a host of restaurants within a ten minute walk of your front door. From Eat Tokyo's laid-back Japanese cuisine and The Grill at 424's modern European creations to the lively atmosphere of the pizzeria L'Artista, there is something for all tastes and budgets. Hampstead Village's eateries are also easy to reach. As a taster, particular highlights include the critically acclaimed gastro-pub, The Wells, the Argentine delights of Gaucho and Ginger & White's mouthwatering cakes.

Green spaces

Surrounded by green spaces, the area has a relaxed and tranquil feel that's a far cry from the bustle of central London. Golders Hill Park, the most manicured part of Hampstead Heath, is only a short walk away. Offering Mediterranean and water gardens, a popular café, croquet lawn and zoo, it has something for everyone. The Hampstead Heath Extension and, of course, Hampstead Heath itself are also at close quarter. While for a breath of fresh air and some friendly competition, there's the Hampstead Golf Course.



Local Area



Shopping

Although Golders Green offers an array of shops to service your everyday needs, nearby Brent Cross and Hampstead Village provide a more diverse retail experience. With free car parking for your added convenience, Brent Cross is home to some 120 stylish stores including Fenwick and John Lewis. While Hampstead Village's collection of designer fashion boutiques, such as Cochinechine and Question Air, and eclectic independent stores, like Hampstead Antique and Craft Emporium and Judy Green's Garden Store, are perfect for ensuring you look your best for a special occasion or an afternoon's window shopping.



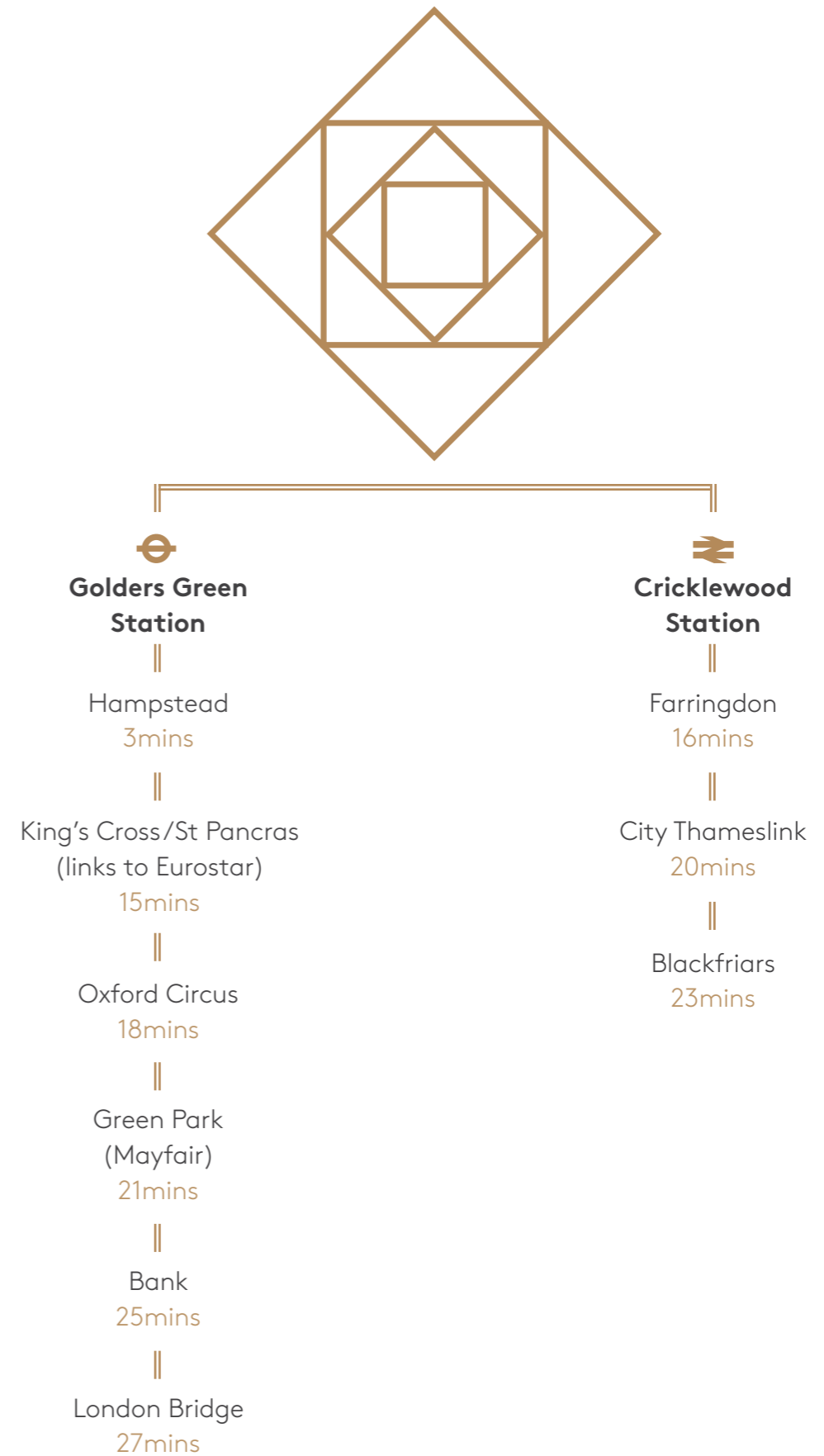
Transport

The bright lights of The City and West End await.

With Golders Green underground station (8 mins walk) and Cricklewood overground station (14 mins walk) readily accessible, leaving the peaceful surroundings of Tudor House for work or pleasure couldn't be easier.

It's not only The City and West End that are within easy reach, King's Cross/St Pancras puts Eurostar, and in turn a host of major European cities, just 15 minutes away.

Travel time sources: walkit.com and journeyplanner.tfl.gov.uk



Specification and Finishes

- Ground Floor & Level 1 Apartments

General Main Entrance and Common Areas

- Exposed brick to communal areas
- Secure gated enclosure
- Secure pedestrian access
- Aluminium and glass entrance doors
- Quality stainless steel ironmongery to apartment doors
- Interior designed Communal Lobby
- Secure individual powder coated and galvanised steel mail boxes
- Large format porcelain tiles to communal lobby and walkways
- Lift to all floors
- Dedicated Parking spaces in secure enclosure
- Landscaped areas
- External terraces and balconies to some flats

Internal Specification

- Exposed brick to internal walls
- External Terraces to some flats
- Feature Winter Gardens in some flats
- Muted stone matt-emulsion to all internal walls
- Shelving partitions in all Living Rooms
- Walnut Veneered Internal 2040mm high doors
- Veneered Entrance doors to individual plots
- Stainless steel lever handles
- Real wood engineered walnut flooring to all rooms
- Porcelain tiling to Bathroom floors
- Underfloor heating
- Contemporary style square edge skirting and architraves
- Carpet to all Bedrooms
- Fitted wardrobes to Master Bedrooms

Kitchens

- Handleless High gloss finish to kitchen units, manufacturer Pronorm
- 20mm Silestone worktops with integrated drainers and under mounted stainless steel sinks
- Glass splash backs to all areas
- Stainless steel mixer tap by Blanco
- Kitchen appliances including integrated:
 - Miele microwaves
 - Miele Induction hobs
 - Miele electric ovens
 - Siemens Fridge freezers
 - Siemens dishwashers
 - Blanco concealed extractors
 - NEFF Washer dryers

Bathrooms and En-suites

- Starck vanity units
- Vado taps bath fillers and shower valves
- Thermostatically controlled fixed and hand held chrome showers and mixers of good quality
- Luxury contemporary bathroom suites in white, by Duravit
- Wall hung WC by Duravit
- Gerberit cisterne and flush plate
- Zehnder chrome heated towel rails
- Recessed mirror with stone top shelving
- Majestic shower enclosures
- Walk in tiled floors to showers
- Large format tiles to all walls and floors by Porcelanosa

Audio Visual and Home Automation

Audio Visual *

- Central Audio visual cupboard
- Multiroom Audio system
- Pre-wired ceiling speakers fitted to:
 - Living Rooms
 - Master Bedrooms
 - Master En-suites

Lighting Control System

- Lighting control to Living Room with pre set scene settings
- Low energy lighting throughout
- Recessed down lights to:
 - Living Rooms
 - Kitchens
 - Hallways
 - Bathrooms
 - Bedrooms
- Low energy pendants to Bedrooms
- Feature LED lighting to Bathrooms on sensors

Electric Curtain Control *

- Integrated curtain and blind control
- Controllable via central control system
- Compatible with smart phone/ tablet

Underfloor Heating Remote Control *

- Integrated heating control via central control system
- Compatible with smart phone/ tablet

Alarm *

- Integrated alarm system

Electrics

- Wired for Home Office in Living/Dining or Study
- Stainless steel and socket plates to all rooms
- Telephone and TV points to Living Room and Bedrooms in stainless steel
- Video entry phone systems
- Hard wired and integrated smoke and heat detection systems

Heating and Cooling

- Underfloor heating throughout
- Central combined heating and hot water system
- Heat interface unit and meter in cupboard
- Whole house ventilation system

Green Credentials

- Low energy lighting throughout

Windows and Balconies

- Steel and glass balconies
- Highly secured full height powder coated, double glazed, metal framed windows, with toughened glass, and timber window sills

Security

All elements of the development will comply with current building and fire regulations and relevant British Standards

Warranty

All apartments are covered by 10 year building guarantee insurance against defects in construction by Premier/NHBC/BLP

* Available upon request

Specification and Finishes

- Penthouses 1-5

General Main Entrance and Common Areas

- Secure gated enclosure
- Secure pedestrian access
- Aluminium and glass entrance doors
- Quality stainless steel ironmongery to apartment doors
- Interior designed Communal Lobby
- Secure individual powder coated and galvanised steel mail boxes
- Large format porcelain tiles to communal lobby and walkways
- Lift to Penthouse floor
- Dedicated parking spaces in secure enclosure
- Landscaped areas
- Private terraces with views across London

Internal Specification

- Muted stone matt-emulsion to all internal walls
- Gas fireplaces with stone cladding in all flats
- Shelving partitions in all living rooms
- Walnut veneered over sized internal doors
- Decorated exterior entrance doors to individual plots
- Stainless steel Lever handles
- Real walnut engineered flooring
- Under floor heating throughout the apartments
- Contemporary style square edge skirting and architraves, decorated
- Carpet to all Bedrooms
- Fitted wardrobes with glass sliding doors to Master & Second Bedrooms

Kitchens

- Handleless high gloss finish with wood veneered to kitchen units, manufacturer Pronorm
- 20mm Silestone worktops with integrated drainers and under mounted stainless steel sinks
- Glass splashbacks to all areas
- Stainless steel hot water & mixer tap by Smeg
- Kitchen appliances including integrated:
 - Miele microwaves
 - Miele Induction hobs
 - Miele electric ovens.
 - Siemens fridge freezers
 - Siemens dishwashers
 - Elica concealed extractors
 - Wine fridge
 - NEFF washer dryers

Bathrooms and En-suites

- Starck vanity units
- Vado monobloc taps bath fillers and shower valves
- Thermostatically controlled fixed and hand held chrome showers and mixers of good quality
- Luxury contemporary bathroom suites in white, by Duravit
- Wall hung WC by Duravit
- Gerberit cisterne and flush plate
- Zehnder chrome heated towel rails
- Recessed mirror with Silestone shelves
- Majestic shower enclosures
- Walk-in tiled floors to showers
- Large format tiles to all walls and floors by Porcelanosa

Audio Visual and Home Automation

Audio Visual *

- Central Audio visual cupboard
- Pre wired Multiroom Audio system*
- Ceiling speakers fitted to:
 - Living Rooms
 - Master Bedrooms
 - Master En-suites

Lighting Control System

- Lighting control to Living room with pre set scene settings
- Low Energy Lighting throughout
- Recessed down lights to
 - Living Room
 - Kitchen
 - Hallways
 - Bathrooms
 - Bedrooms
- Low energy feature pendants to Bedrooms
- Feature LED lighting to bathrooms on sensors

Electric Curtain Control *

- Integrated curtain and blind control
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Underfloor Heating Remote Control *

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Alarm *

- Integrated alarm system
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* Available upon request

Specification and Finishes

- Penthouses 1-5 con't

Electrical Functionality Specification

Televisions

- All TVs are to be wired back to a central distribution cupboard where the AV rack is located. All incoming services to be located in the cupboard for this purpose. This allows the flexibility to locate any audio and Video equipment at this location or in the central distribution cupboard
- Living Rooms - TV points to be positioned 450mm from finished floor with a conduit within wall to allow for wiring to be relocated for possible future wall mounting at a height of 1200mm
- Bedrooms - All TVs to be wall mounted at 1400mm from finished floor

Audio

- Living room - Pre-wired ceiling speaker positions wired back to Living Room TV positions. As with the television point in the Living Room, this allows for either local or centrally distributed audio in this area
- Master Bedrooms and Master En-suites - Pre-wired ceiling speaker positions wired back to central distribution cupboard

Lighting Control

- Rako lighting control system to all Living/ Dining Rooms
- Single control panel to be supplied, additional panels are available to purchase
- System is easily upgradable to incorporate other areas the property and any lamps
- Multiple programmable lighting scene settings
- Single control panel to be supplied
- 4 circuits per panel
- All to be dimmable
- Additional panels and circuits can be retrofitted

Window Treatments

- Pre-wired 240v/3 core to windows for power to motorised blind or curtains
- Positions as per plan
- All to be wired back to central distribution for possible future control system

Heating Control

- Heatmiser or similar, programmable
- 1x data connection to every thermostat wired back to central distribution cupboard for possible future control
- Programmable thermostats at every thermostat location

Conventional Lighting

- All other rooms to be wired conventionally with dimmers or switches
- Feature LED marker lighting to be on PIR motion sensors
- Some cupboards to have lighting on PIR motion sensors

Electrics

- Wired for Home Office in Living/Dining or Study
- Stainless steel switch and socket plates to all rooms
- Telephone and TV points to Living Room and Bedrooms in stainless steel
- Video entry phone systems
- Hard wired and integrated smoke and heat detection systems

Green Credentials

- Low energy lighting throughout

Windows and Balconies

- Steel and glass balconies
- Highly secured full height powder coated, double glazed, metal framed windows, with toughened glass, and timber window sills

Security

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Exterior



Kitchen

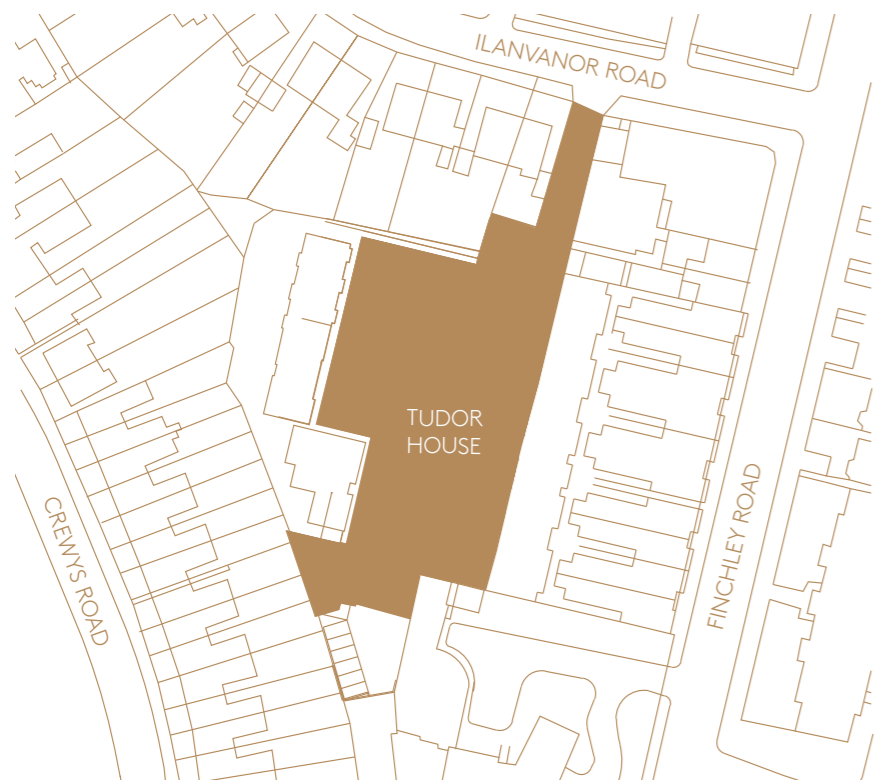


Living Room

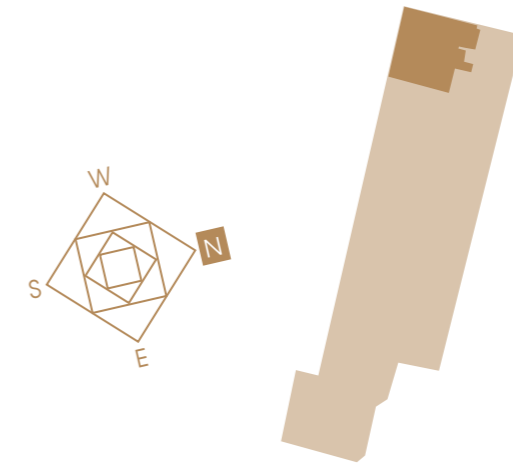
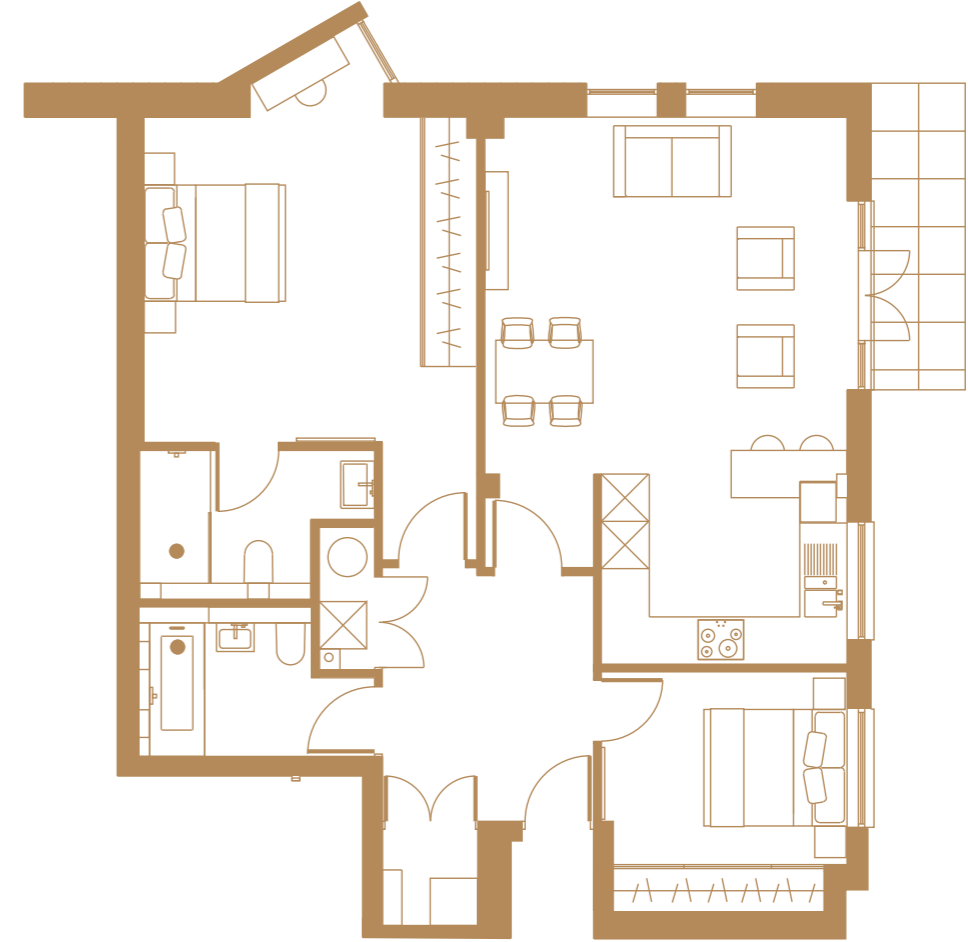


Bathroom

Floor Plans



Apartment 1
Ground Floor
2 Bedroom

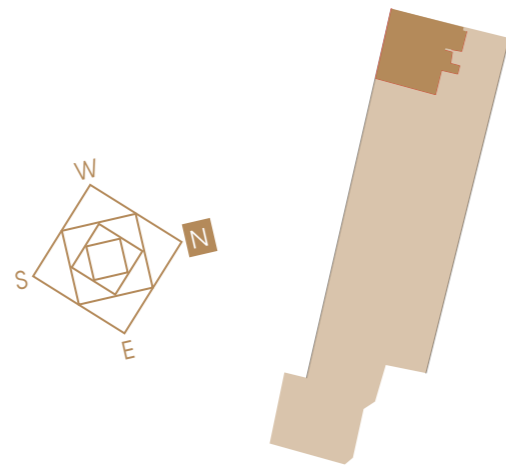


Lounge/Kitchen - 15.1 x 22.8 ft
Bed 1 - 13.9 x 13.6 ft
Bed 2 - 10.2 x 10.0 ft

Approx. Gross
Internal Area
911 sqft

Floorplans and dimensions are taken from architectural drawings and could vary during construction. They are provided for guidance only. Total Areas are provided as gross internal areas under the RICS measuring practice. Layouts are indicative only and are subject to change. Floorplans are not to scale.

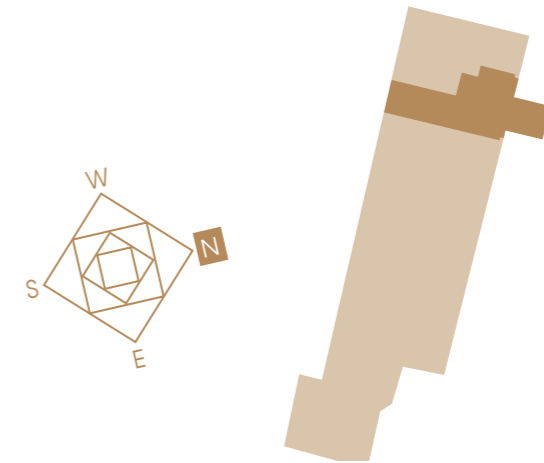
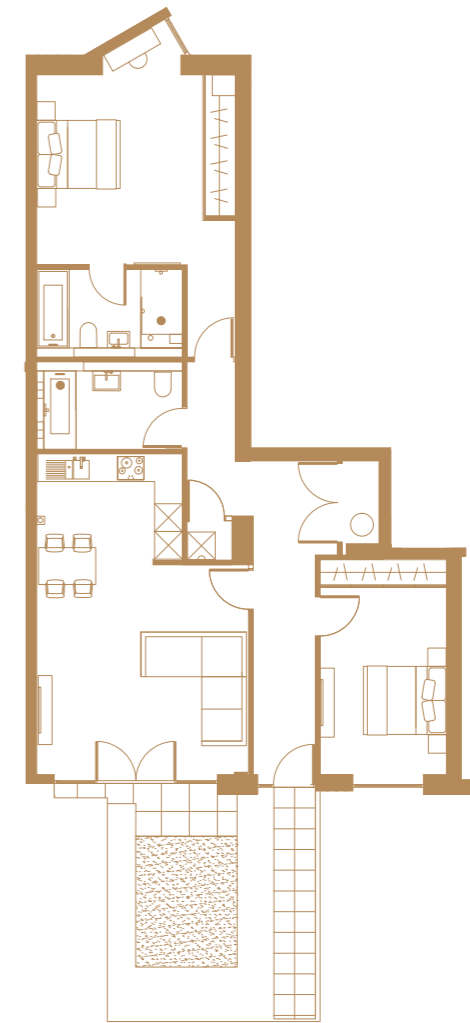
Apartment 2
First Floor
2 Bedroom



Lounge/Kitchen - 15.0 x 22.8 ft
Bed 1 - 14.1 x 12.9 ft
Bed 2 - 10.3 x 10.1 ft

Approx. Gross
Internal Area
894 sqft

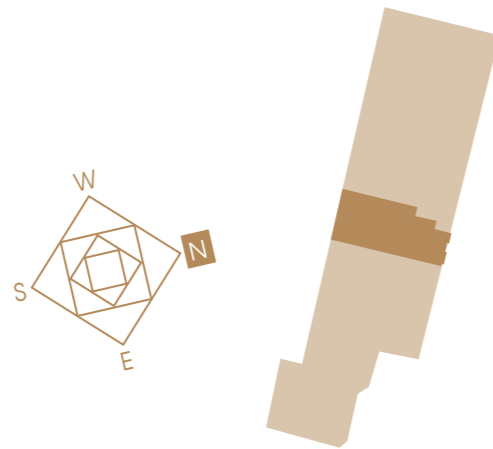
Apartment 3
Ground Floor
2 Bedroom



Lounge/Kitchen - 15.1 x 23.3 ft
Bed 1 - 14.1 x 20.1 ft
Bed 2 - 9.0 x 16.0 ft

Approx. Gross
Internal Area
1019 sqft

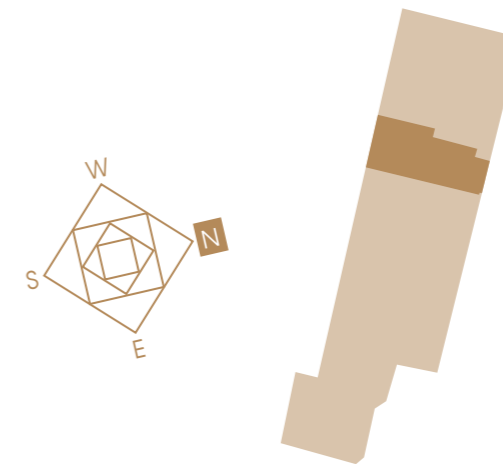
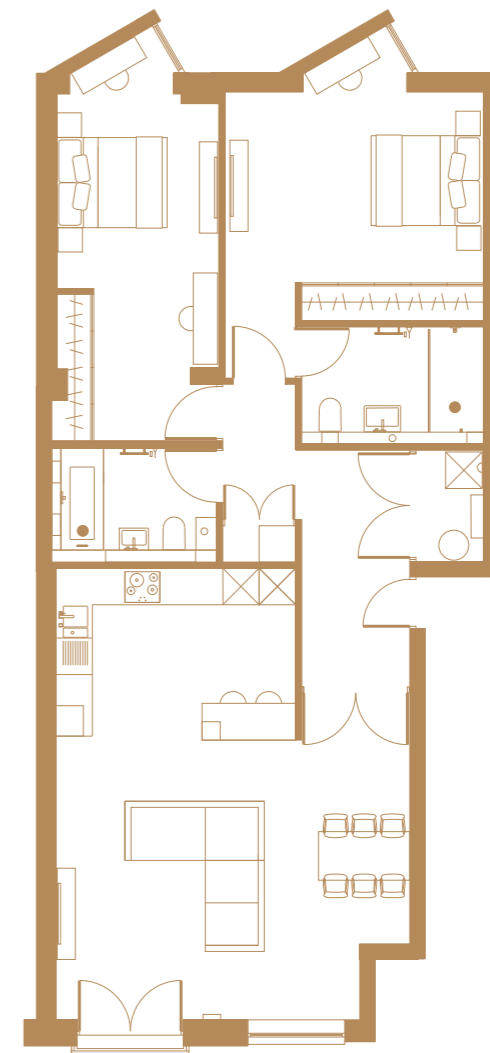
Apartment 4
Ground Floor
2 Bedroom



Lounge/Kitchen - 15.4 x 24.9 ft
Bed 1 - 13.7 x 12.2 ft
Bed 2 - 9.0 x 18.8 ft

Approx. Gross
Internal Area
1064 sqft

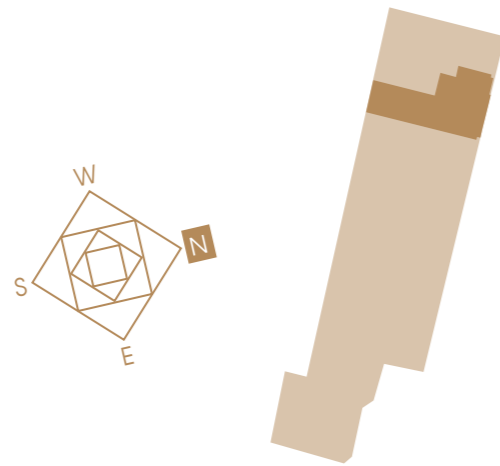
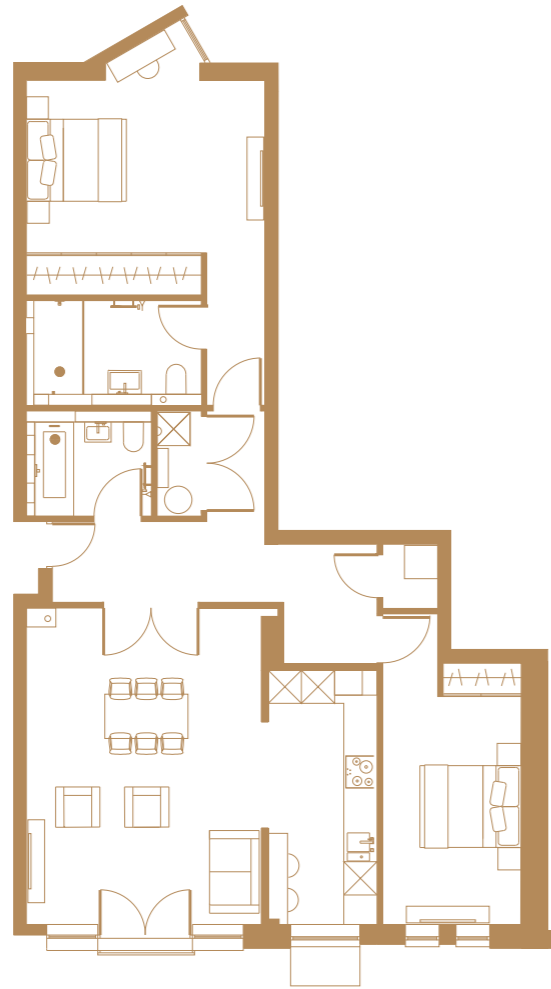
Apartment 5
First Floor
2 Bedroom



Lounge/Kitchen - 19.1 x 24.3 ft
Bed 1 - 13.9 x 12.3 ft
Bed 2 - 8.6 x 18.7 ft

Approx. Gross
Internal Area
1041 sqft

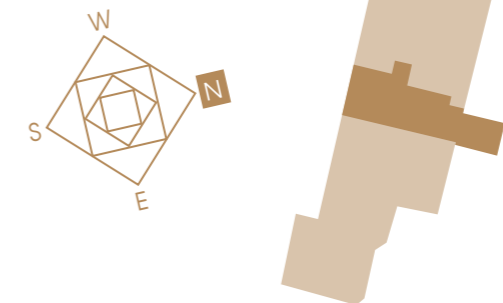
Apartment 6
First Floor
2 Bedroom



Lounge/Kitchen - 20.8 x 19.4 ft
Bed 1 - 14.1 x 12.7 ft
Bed 2 - 8.1 x 15.5 ft

Approx. Gross
Internal Area
1003 sqft

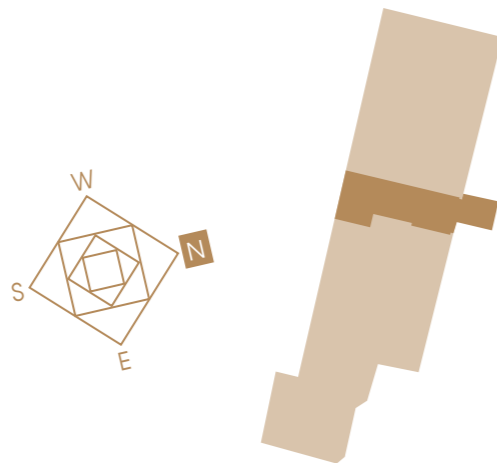
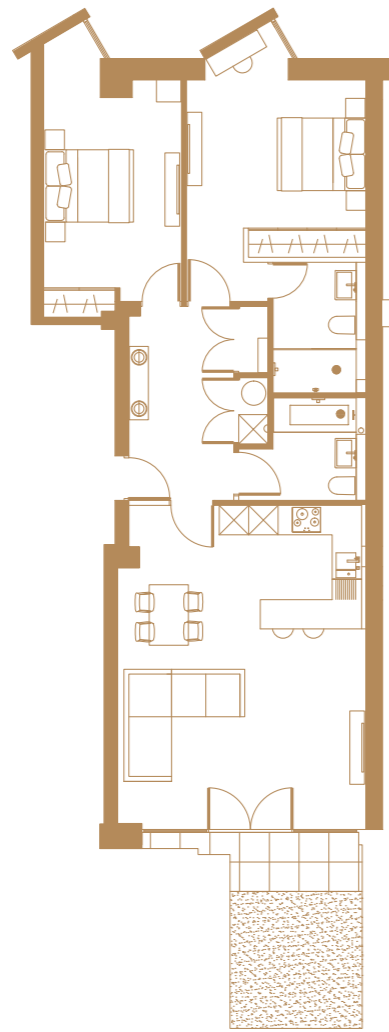
Apartment 7
Ground Floor
2 Bedroom



Lounge/Kitchen - 28.6 x 18.4 ft
Bed 1 - 14.0 x 16.6 ft
Bed 2 - 9.4 x 16.6 ft

Approx. Gross
Internal Area
1026 sqft

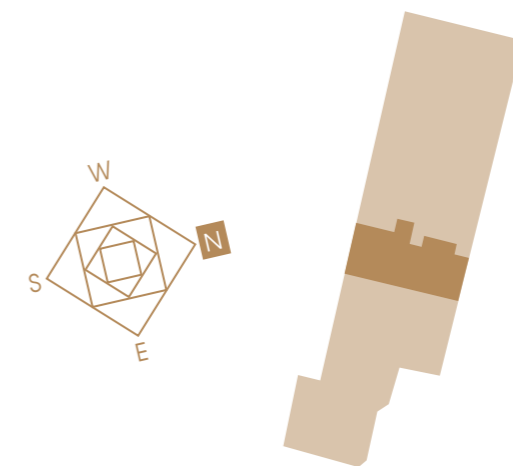
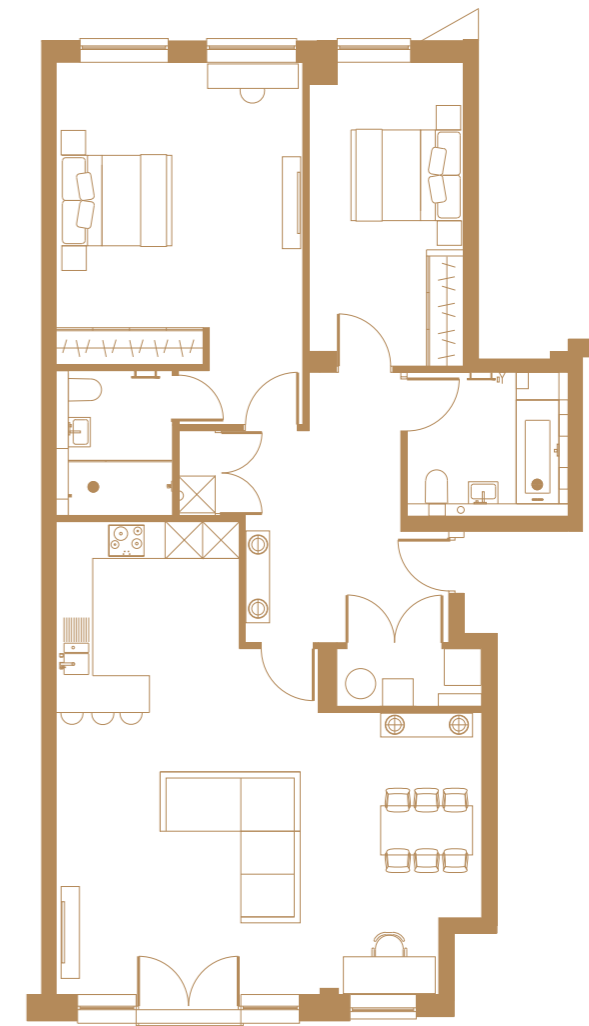
Apartment 8
Ground Floor
2 Bedroom



Lounge/Kitchen - 16.6 x 21.7 ft
Bed 1 - 12.0 x 11.9 ft
Bed 2 - 9.3 x 16.1 ft

Approx. Gross
Internal Area
897 sqft

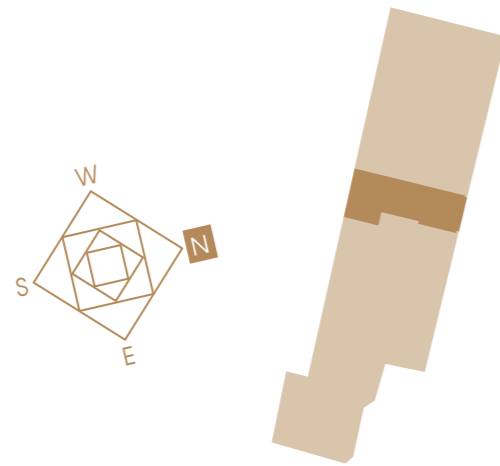
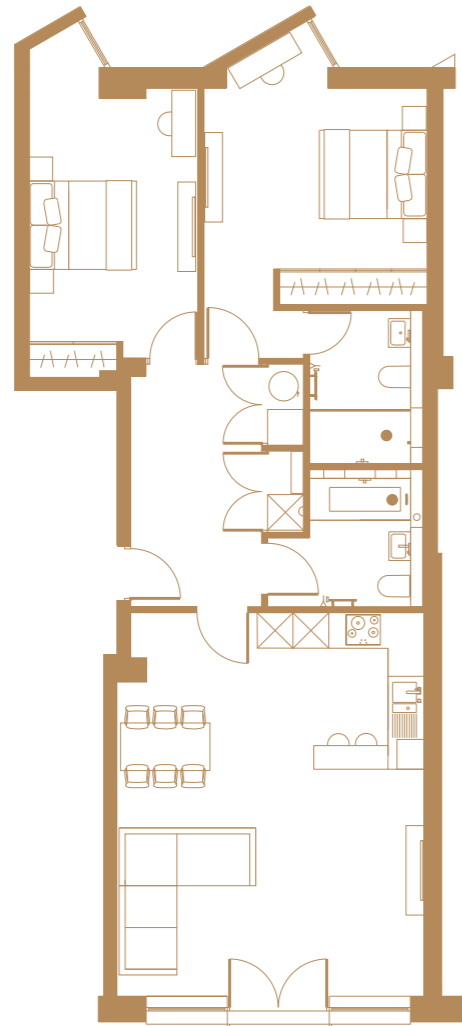
Apartment 9
First Floor
2 Bedroom



Lounge/Kitchen - 22.8 x 25.3 ft
Bed 1 - 13.2 x 16.2 ft
Bed 2 - 8.3 x 16.3 ft

Approx. Gross
Internal Area
1116 sqft

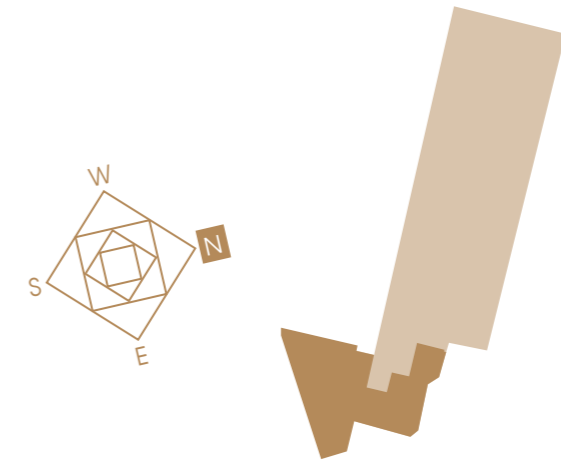
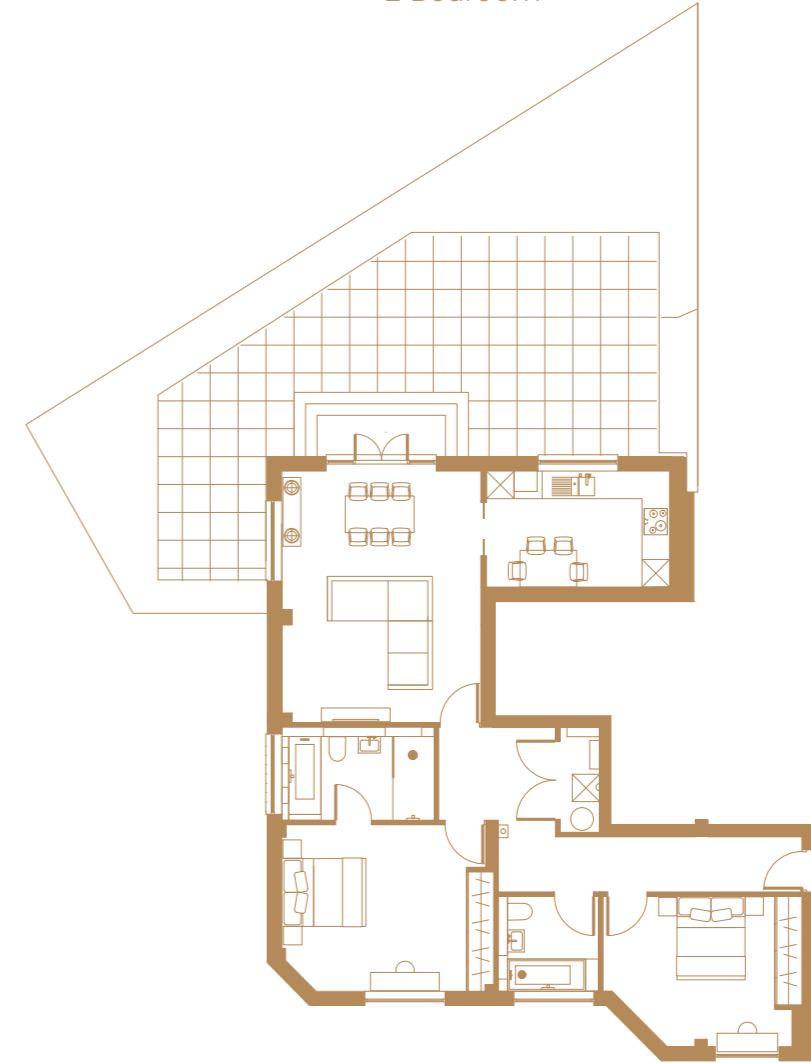
Apartment 10
First Floor
2 Bedroom



Lounge/Kitchen - 16.9 x 21.1 ft
Bed 1 - 12.3 x 11.9 ft
Bed 2 - 9.3 x 15.9 ft

Approx. Gross
Internal Area
901 sqft

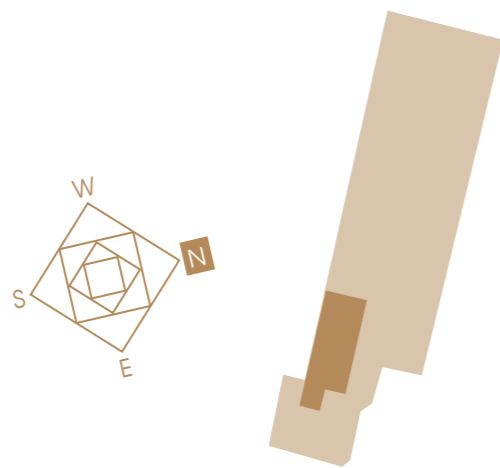
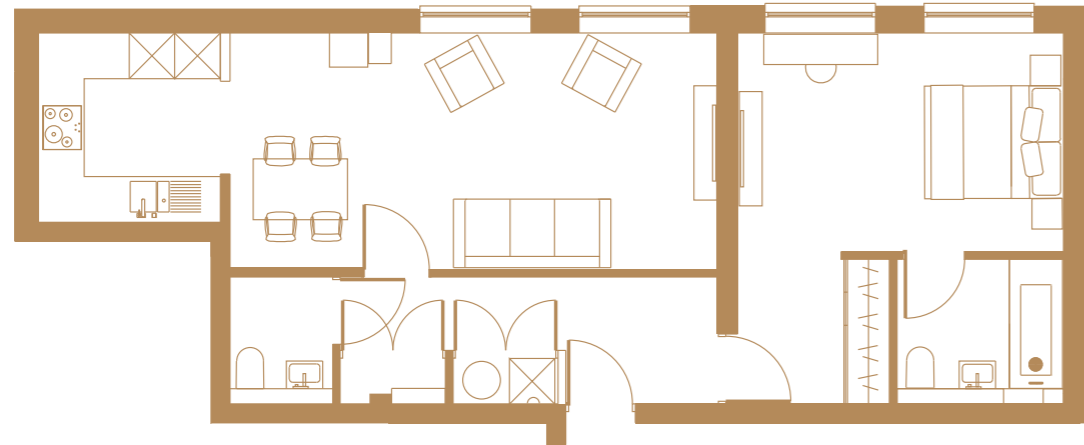
Apartment 11
Ground Floor
2 Bedroom



Lounge - 14.2 x 18.0 ft
Kitchen - 13.1 x 8.3 ft
Bed 1 - 14.6 x 11.9 ft
Bed 2 - 14.2 x 10.7 ft

Approx. Gross
Internal Area
1004 sqft

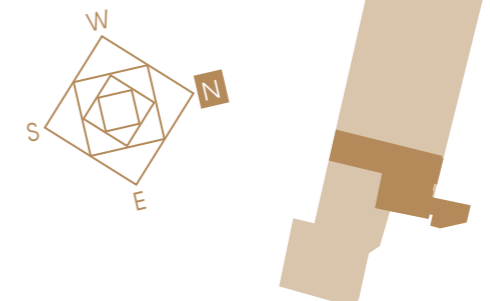
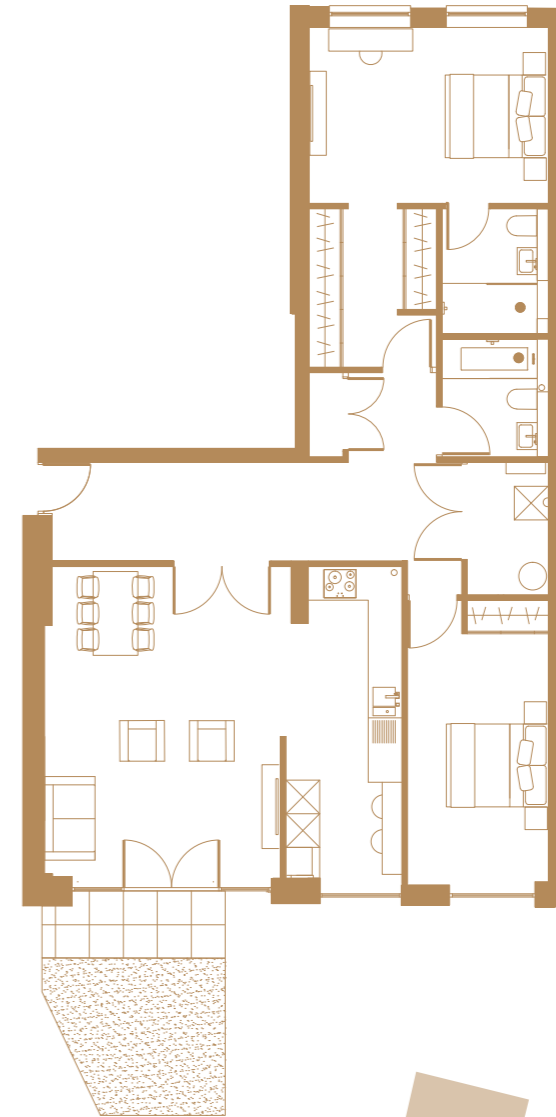
Apartment 12
Ground Floor
1 Bedroom



Lounge/Kitchen - 29.3 x 10.2 ft
Bed 1 - 14.0 x 16.0 ft

Approx. Gross
Internal Area
630 sqft

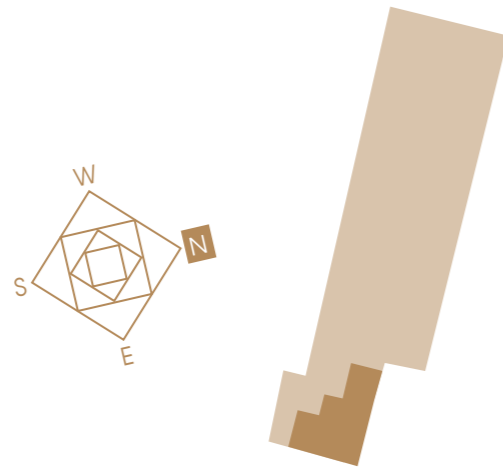
Apartment 13
Ground Floor
2 Bedroom



Lounge/Kitchen - 20.9 x 18.8 ft
Bed 1 - 14.0 x 19.9 ft
Bed 2 - 8.3 x 17.2 ft

Approx. Gross
Internal Area
1090 sqft

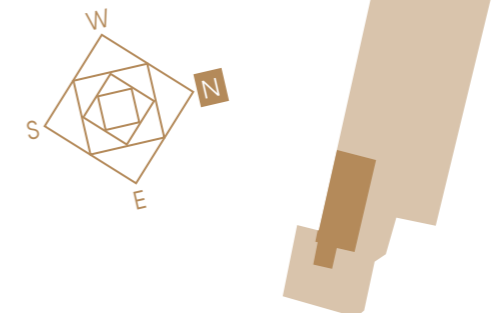
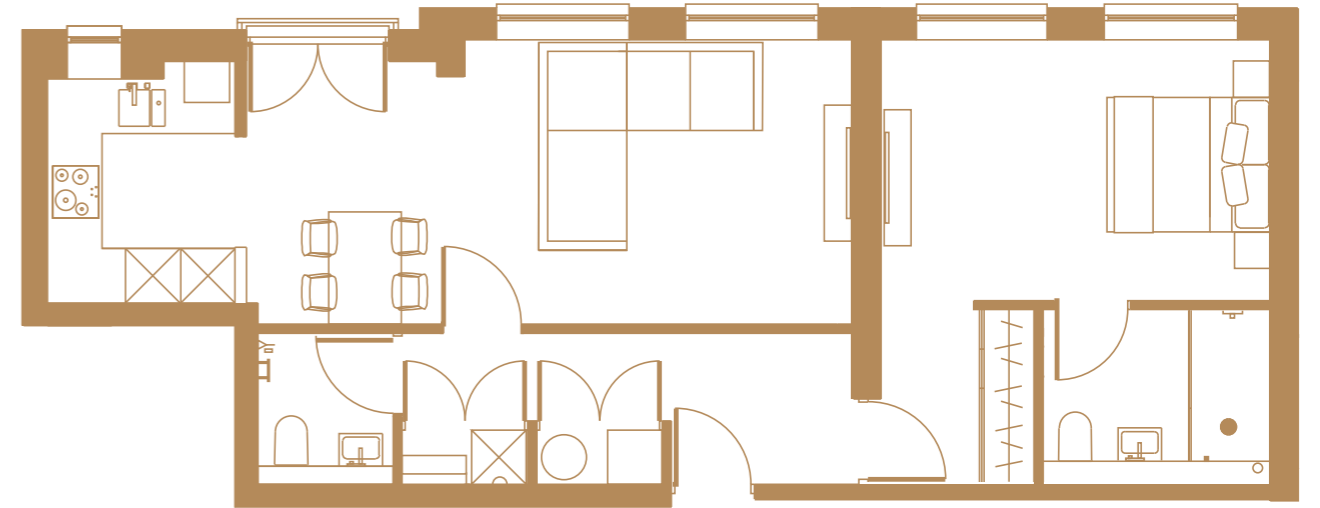
Apartment 14
First Floor
2 Bedroom



Lounge/Kitchen - 14.2 x 30.9 ft
Bed 1 - 11.0 x 10.7 ft
Bed 2 - 10.4 x 10.7 ft

Approx. Gross
Internal Area
818 sqft

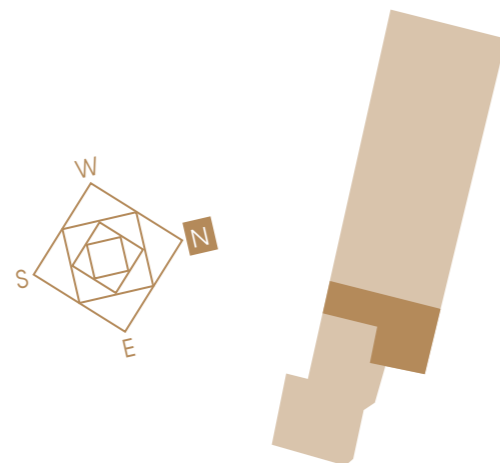
Apartment 15
First Floor
1 Bedroom



Lounge/Kitchen - 29.1 x 10.3 ft
Bed 1 - 14.0 x 16.0 ft

Approx. Gross
Internal Area
626 sqft

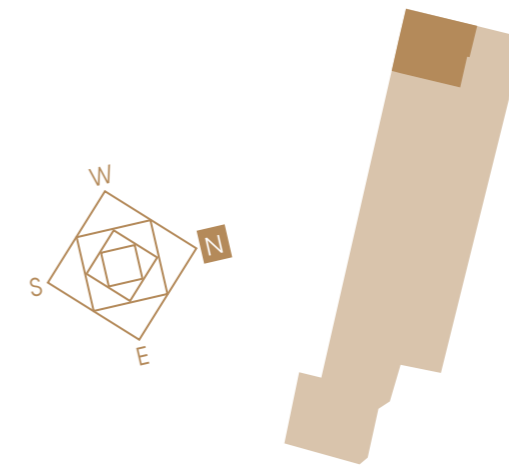
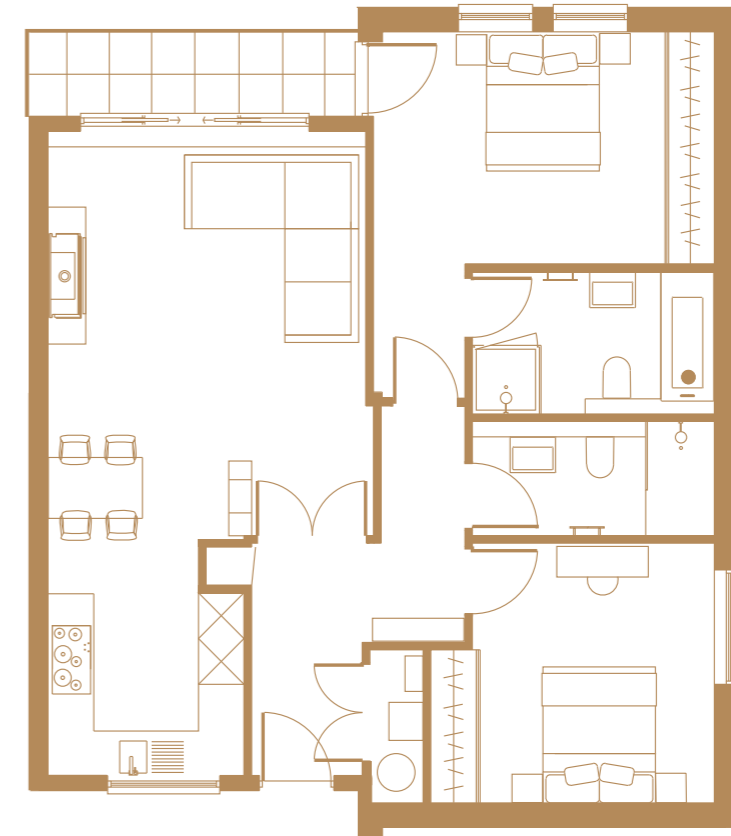
Apartment 16
First Floor
2 Bedroom



Lounge/Kitchen - 20.8 x 18.3 ft
Bed 1 - 14.0 x 20.5 ft
Bed 2 - 8.3 x 18.3 ft

Approx. Gross
Internal Area
1077 sqft

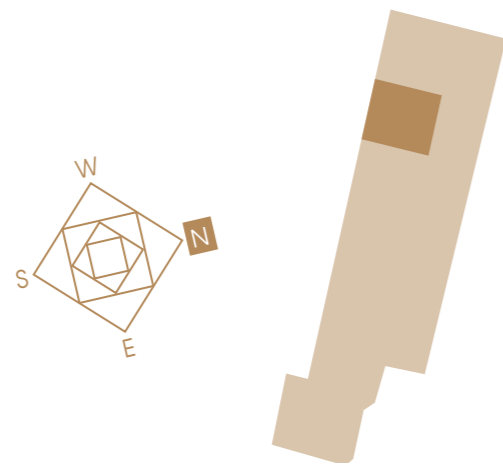
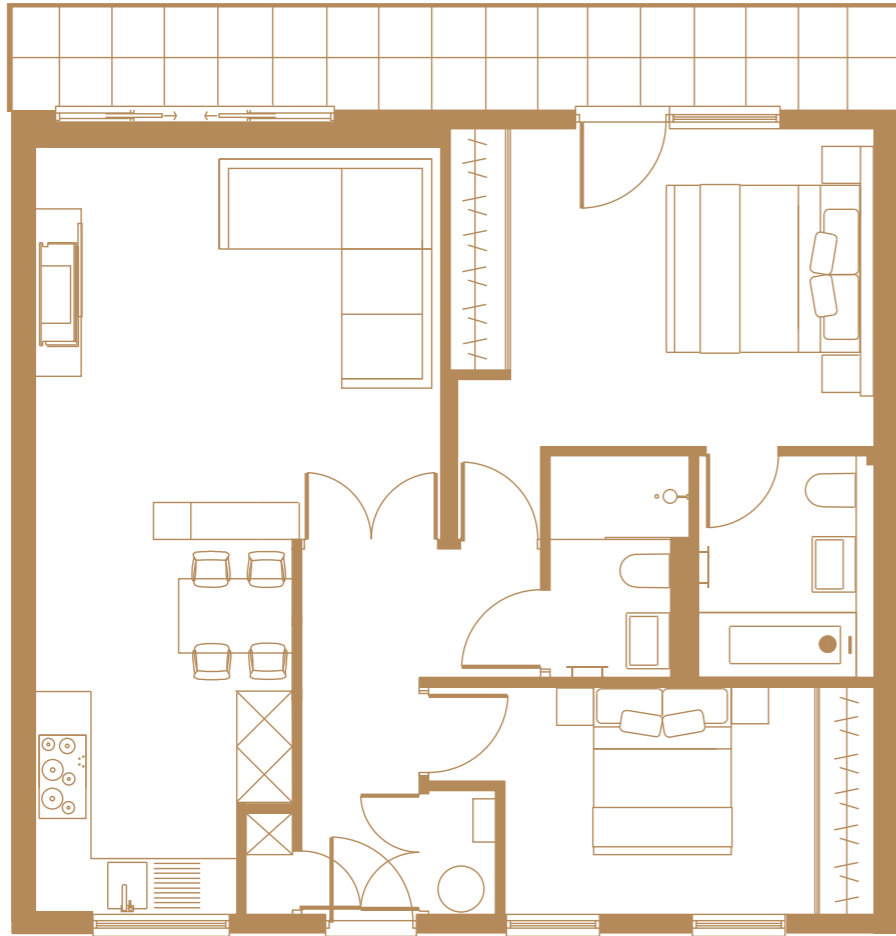
Apartment 17 (Penthouse)
Second Floor
2 Bedroom



Lounge/Kitchen - 13.7 x 27.8 ft
Bed 1 - 14.4 x 9.6 ft
Bed 2 - 11.9 x 10.9 ft

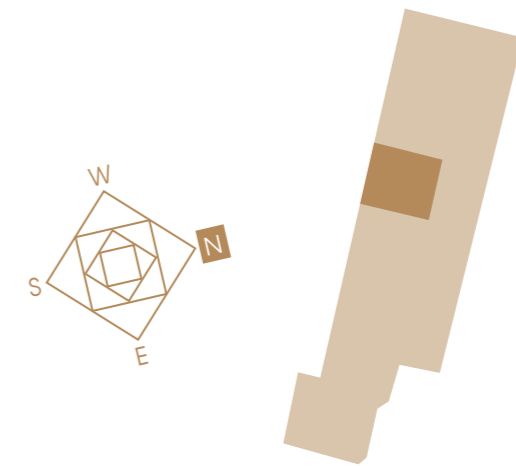
Approx. Gross
Internal Area
875 sqft

Apartment 18 (Penthouse)
Second Floor
2 Bedroom



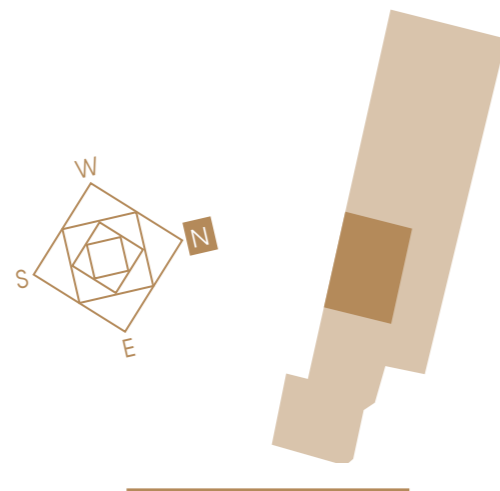
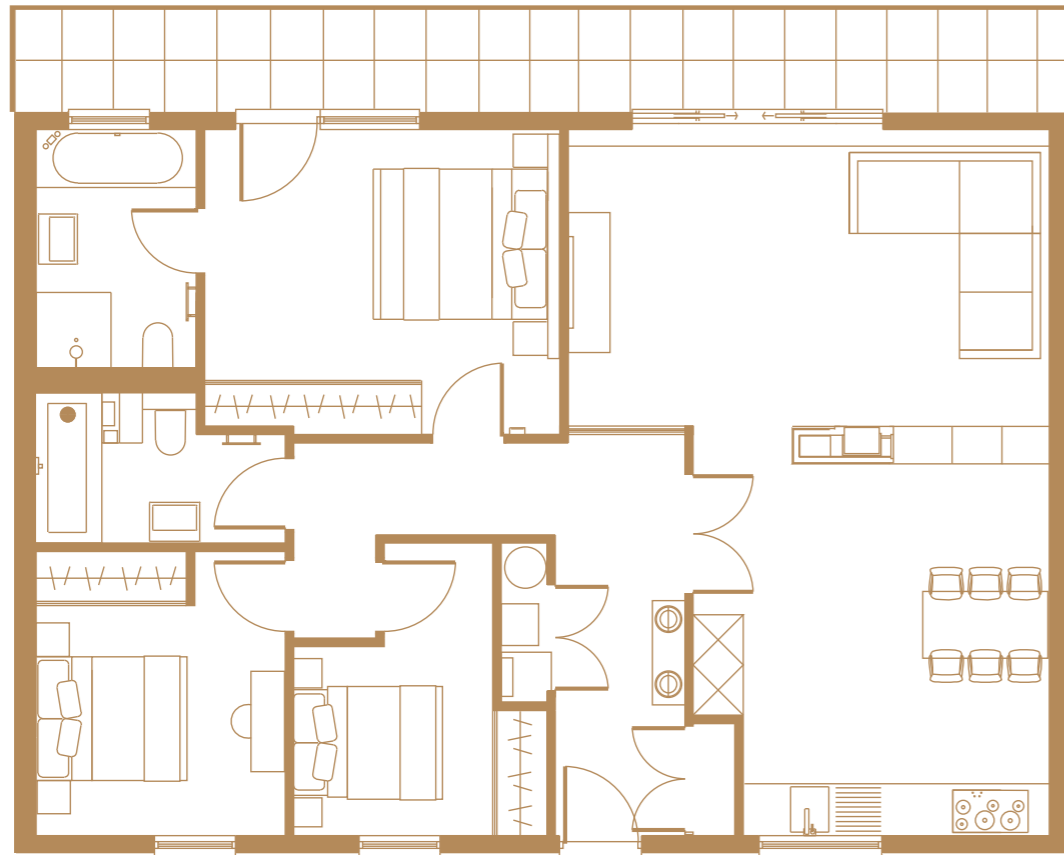
Lounge/Kitchen - 14.3 x 27.8 ft
Bed 1 - 15.0 x 11.2 ft
Bed 2 - 15.6 x 8.0 ft
Approx. Gross
Internal Area
823 sqft

Apartment 19 (Penthouse)
Second Floor
2 Bedroom



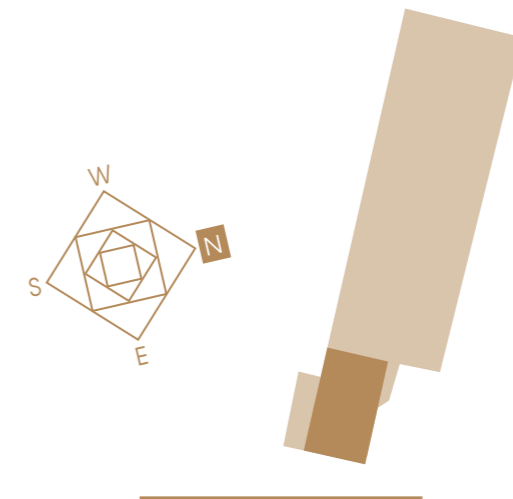
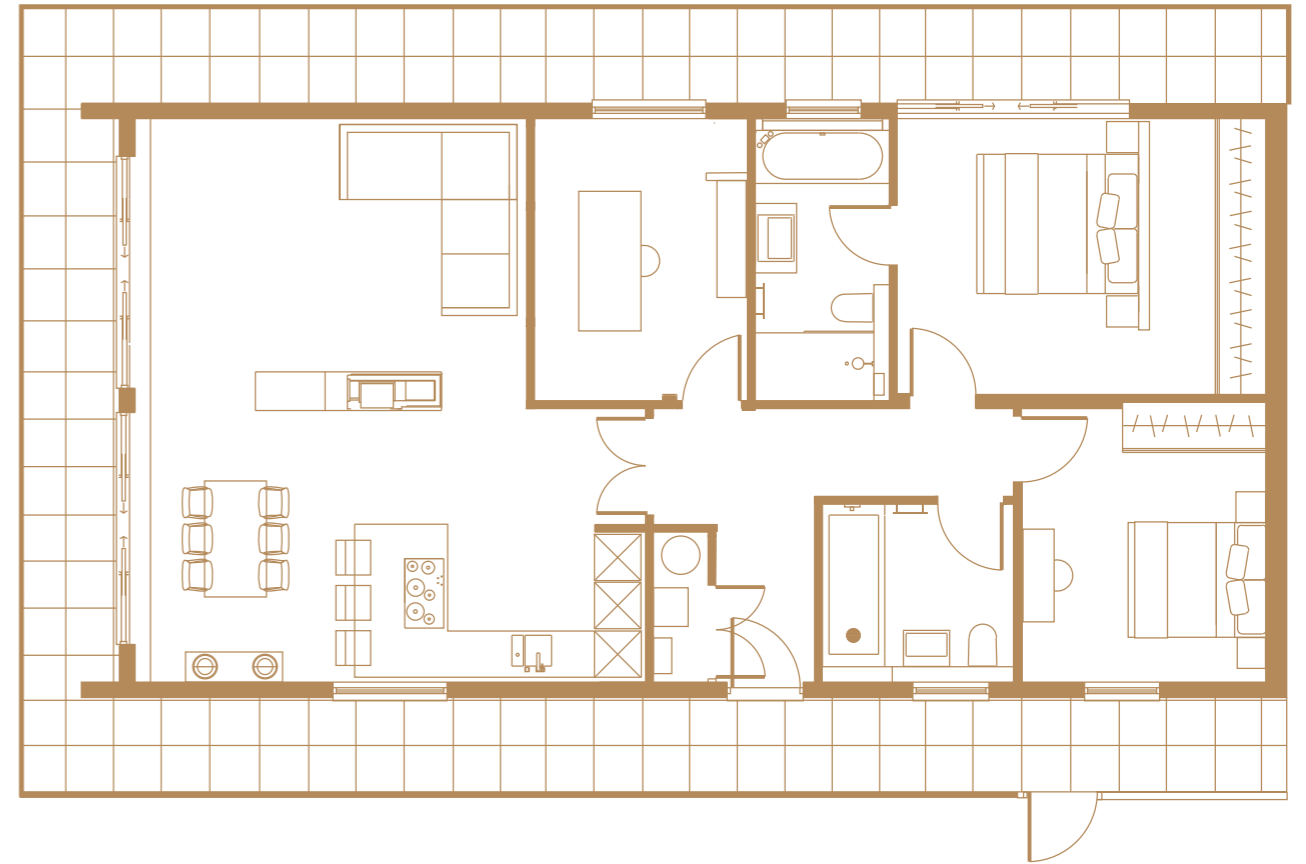
Lounge/Kitchen - 19.5 x 27.8 ft
Bed 1 - 12.5 x 11.0 ft
Bed 2 - 16.8 x 7.9 ft
Approx. Gross
Internal Area
895 sqft

Apartment 20 (Penthouse)
Second Floor
3 Bedroom



Lounge/Kitchen - 18.9 x 27.8 ft
Bed 1 - 13.9 x 12.0 ft
Bed 2 - 9.8 x 11.2 ft
Bed 3 - 10.0 x 11.5 ft
Approx. Gross
Internal Area
1105 sqft

Apartment 21 (Penthouse)
Second Floor
2 Bedroom



Lounge/Kitchen - 21.7 x 23.9 ft
Bed 1 - 15.6 x 11.7 ft
Bed 2 - 10.3 x 11.8 ft
Bed 3 - 9.2 x 11.9 ft
Approx. Gross
Internal Area
1145 sqft

Reichmann Properties have been delivering superb homes for over 20 years.

Reichmann Properties Plc are a multi-faceted property business with a track record of delivering high specification residential and mixed use developments across London and the South of England for over 20 years.

Our reputation has been built on an unwavering attention to detail, delivering developments that not only fulfil but exceed the expectations of our clients.

We cover a broad remit which sees us active in a diverse array of projects from residential development to acting as a landlord on an extensive collection of commercial units. Our expanding investment portfolio is currently worth approximately £100 million.

Recent residential schemes by Reichmann Properties include developments in Clapham, Islington, Finchley, Kentish Town, Whitechapel and Queen's Park, in addition to The Central in West Hampstead.

www.reichmannproperties.com

Important Notice

These particulars are not considered to be a formal offer, they are for information purposes only and to provide an overview of the property. They are not taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. All travel times mentioned are approximate journey times by foot or public transport and for guidance only. Sources: walkit.com & journeyplanner.tfl.gov.uk. Intending purchasers must satisfy themselves as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or his agent. These particulars are believed to be correct at the time of issue and any areas, measurements, dimensions, distances or products referred to are indicative only and have been taken from architect's current drawings which may be subject to change during the course of construction. In view of continuing improvements policy the detailed specification and/or layouts may change. CGIs are artist's impressions and indicative of finished product. Some items are optional extras and are not included.

Sales Agents:



Developer:



The Warranty

Build-Zone has been providing structural warranties since 2003 and is a major force in the provision of structural warranty products in the United Kingdom and Ireland, catering for New Home Warranty, Social housing and commercial development as well as completed and self-build properties.

We have developed a structural warranty product specifically for the insolvency practitioner, providing receivers with a comprehensive 10 year warranty product irrespective of the stage the project has reached.



The Insurer

All new Build-Zone policies we issue are insured by AmTrust Europe Limited. AmTrust Europe Limited is part of the AmTrust Group, a worldwide insurer, who amongst other classes of insurance specialise in Building Warranty risks. Their security rating is excellent, having received an 'A' rating for financial strength from A.M. Best.

Further information can be found on their websites www.AmTrustEurope.com and www.AmTrustGroup.com



