

## WELCOME TO CARMEL GATE

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An exclusive new development offering a selection of luxury accommodation including two and three bedroom apartments, three bedroom courtyard mews houses, two bedroom cottages, a two bedroom lodge and a collection of seven bedroom detached villas all set within gated beautifully landscaped gardens.



## TEMPLE FORTUNE

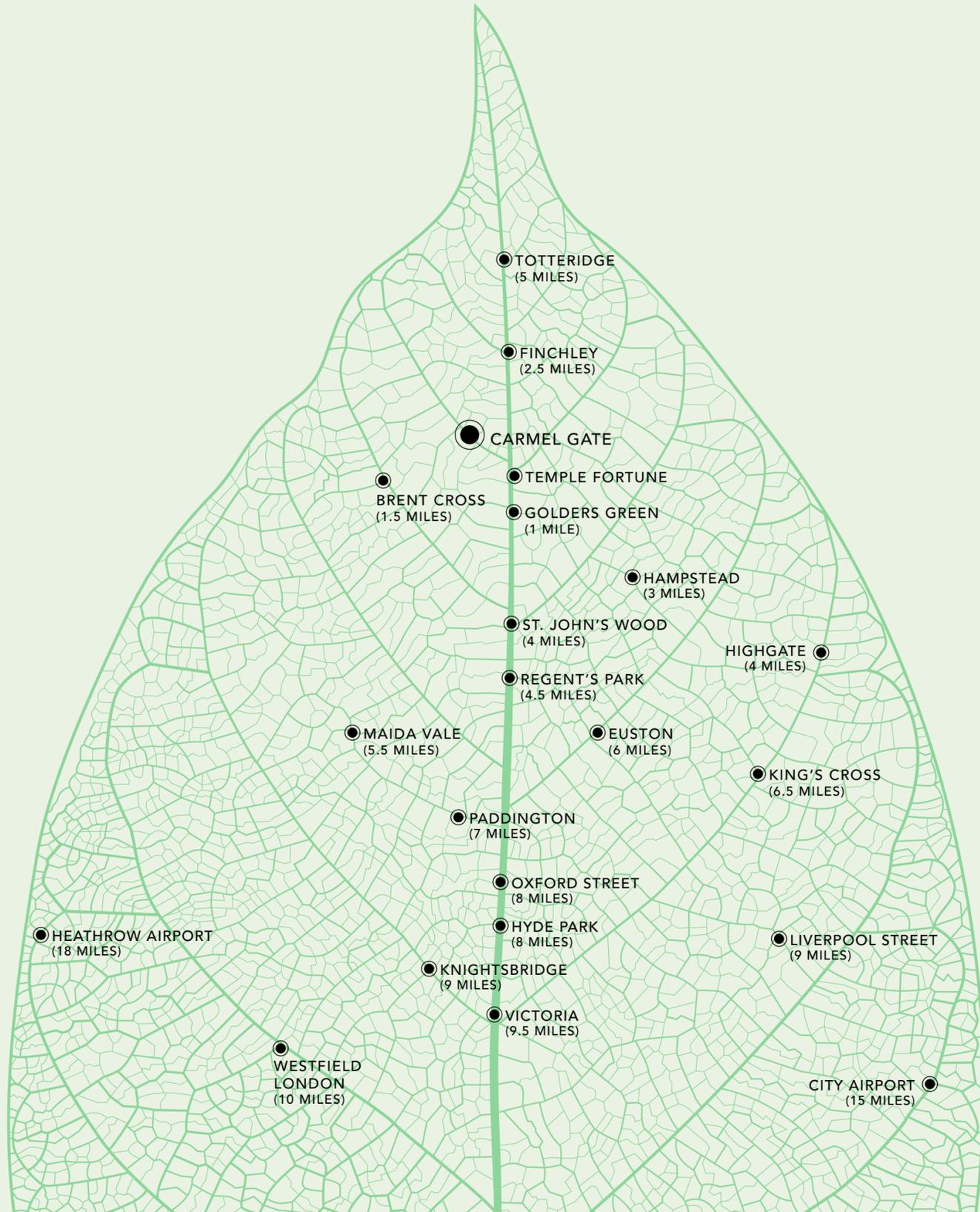
Carmel Gate is situated in the attractive leafy district of Temple Fortune. The area is renowned for its stylish shopping, from elegant boutiques to Waitrose and M&S, and boasts a broad selection of cafés and restaurants. Neighbouring Golders Green, Finchley and Hampstead Garden Suburb also offer a multitude of retail and leisure possibilities. Hampstead Heath, with its rambling hills and ancient woodlands, is also nearby.

The wider area is renowned for its numerous high-achieving primary and secondary schools including Henrietta Barnet, which is close by. Many of the local schools consistently achieve some of the best exam results in the country.

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TEMPLE FORTUNE IS RENOWNED FOR ITS STYLISH SHOPPING

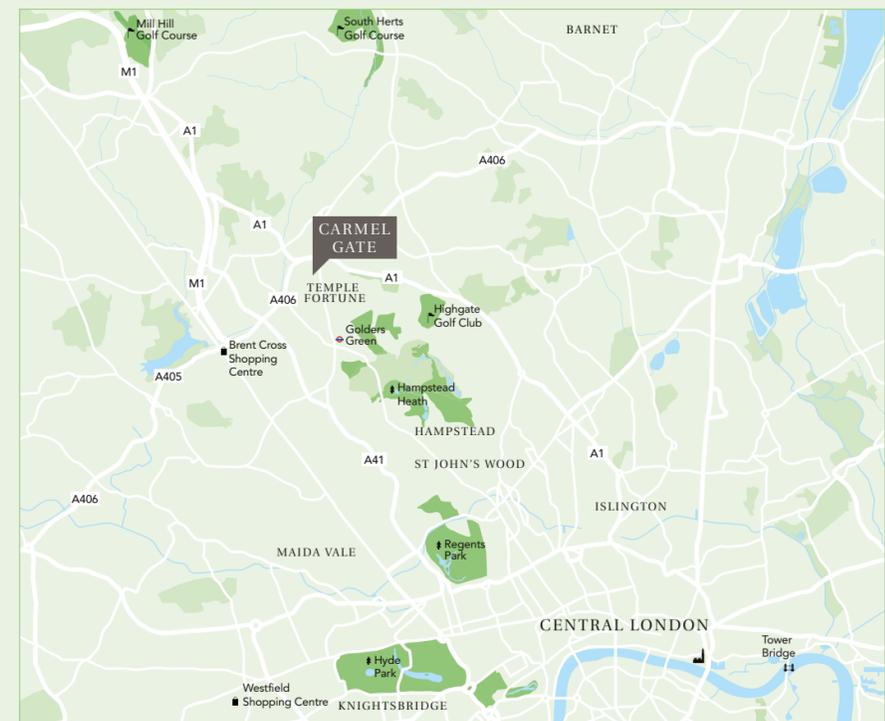




## CONNECTED

Carmel Gate is well located with excellent transport connections to Central London and beyond. The Edgware branch of the Northern Line is accessible via nearby Golders Green Underground Station with journeys taking approximately 15 minutes to Euston and King's Cross St. Pancras – with its links to the Eurotunnel, 20 minutes to the West End and just under half an hour to the City. Knightsbridge is only a short distance on the Piccadilly line from King's Cross, offering exclusive shopping at Harrods and Harvey Nichols.

The nearby North Circular (A406) provides quick and easy access to celebrated shopping emporiums such as Brent Cross (only seven minutes) and Westfield London in White City (20 minutes). London's key airports are all accessible with Heathrow Airport only 40 minutes away. The M1 is in close proximity allowing a quick and easy route to many destinations out of London.





## LONDON

Carmel Gate is well located to benefit from all the delights that London has to offer. Rich with history, culture and architecture, London is a vibrant and endlessly evolving city, and above all, else an exciting and intriguing place to live.

From Buckingham Palace to the Houses of Parliament, St Paul's Cathedral to Westminster Abbey, the glorious gardens of Hyde Park to the magnificent views from the Millennium Bridge and the London Eye, London's strong sense of individuality and creativity is forever reflected in its iconic buildings and sights.



“ ”

WHEN A MAN IS TIRED  
OF LONDON, HE IS TIRED  
OF LIFE; FOR THERE IS  
IN LONDON ALL THAT  
LIFE CAN AFFORD.

SAMUEL JOHNSON, 1777

## THE DEVELOPMENT

Carmel Gate is an exclusive gated development located in the popular area of Temple Fortune in North London. It occupies a discreet location on Havana Drive, off Bridge Lane, and offers a high-level of security and privacy.

Located on the site of a historic Carmelite Monastery, built circa 1906, Carmel Gate successfully blends new and old. The distinctive architecture and period features of this stunning building combine with contemporary interiors to create an exceptional and luxurious place to live.

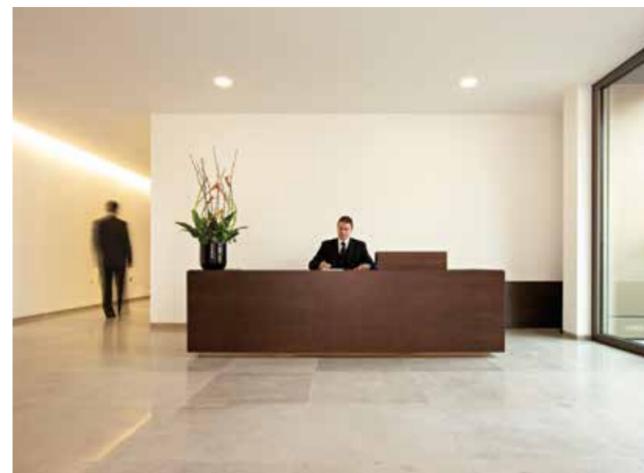
Accessed via secure gates and set around the original courtyard cloister with its impressive landscaped water feature, the development provides a wide range of luxury accommodation; comprising 22 two and three bedroom apartments, 3 three bedroom courtyard mews houses, 2 two bedroom cottages and the original gatekeeper's house which has been converted into a deluxe two bedroom lodge. A selection of 5 premium detached seven bedroom villas are located in the secluded rear of the development each with its own landscaped garden.



# AMENITIES

Carmel Gate provides a superior standard of living. Each home has been crafted and finished to a high standard incorporating many desirable details from German designed kitchens to underfloor heating to all bathrooms, bedrooms and living areas. The prestigious villas also feature Lutron mood-control lighting, and a cinema room.

The exceptional quality is also reflected in the services and facilities available. Security features include entry to the development via secure electric gates and video entry phone system. CCTV technology is installed throughout and all homes are pre-wired for an alarm system of choice. Added benefits include a dedicated 24 hour concierge and off-street secure parking for all residents, as well as ample visitor parking.



Images indicative of typical Berkeley developments.







Computer Generated  
Images of the the courtyard  
for guidance purposes only



## THE APARTMENTS

22 stylish two and three bedroom apartments set within the historic monastery building with views across the courtyard cloister. All apartments are finished to a high standard.

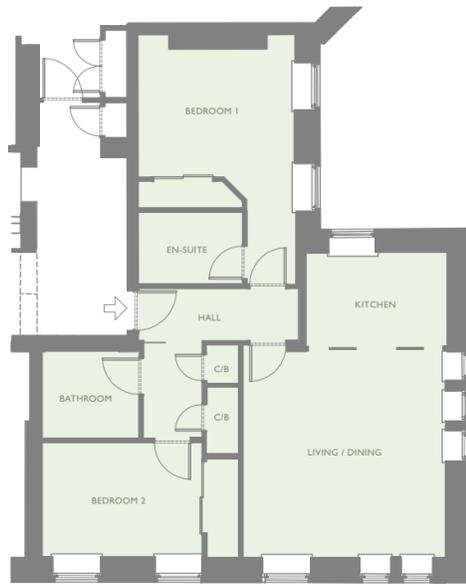




**FIRST FLOOR  
PLOT N35  
2 BED**

Living/Dining	4.75m x 4.66m	15'7" x 15'4"
Bedroom 1	5.77m* x 3.6m	18'11"* x 11'10"
Bedroom 2	3.66m x 2.63m	12' x 8'8"
Kitchen	3.21m x 2.12m	10'6" x 6'11"
<b>Total Area</b>	<b>77.4 sq m</b>	<b>833 sq ft</b>

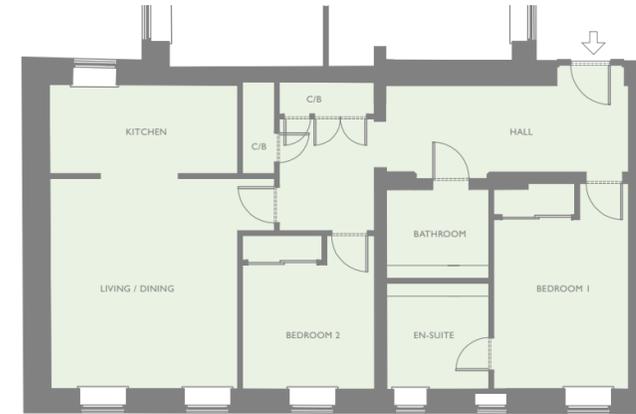
\*indicates maximum measurement



**GROUND FLOOR  
PLOT N26  
2 BED**

Living/Dining	5.18m* x 4.88m	17'* x 16'
Bedroom 1	4.75m* x 3.13m	15'7"* x 10'3"
Bedroom 2	3.06m x 2.9m	10' x 9'6"
Kitchen	4.36m x 2.06m	14'4" x 6'9"
<b>Total Area</b>	<b>94.7 sq m</b>	<b>1,020 sq ft</b>

\*indicates maximum measurement



**GROUND FLOOR  
PLOT N20  
2 BED**

Living/Dining	5.09m* x 4.75m	16'9"* x 15'7"
Bedroom 1	3.38m x 2.92m	11'1" x 9'7"
Bedroom 2	5.25m* x 2.61m	17'3"* x 8'7"
Study	2.76m x 2.8m	9'1" x 9'2"
Kitchen	3.33m x 2.47m	10'11" x 8'1"
<b>Total Area</b>	<b>95.4 sq m</b>	<b>1,027 sq ft</b>

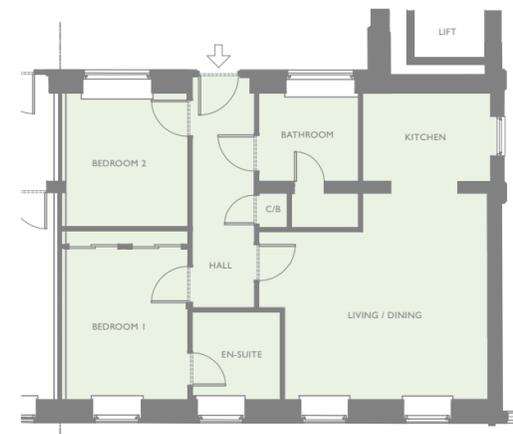
\*indicates maximum measurement



**GROUND FLOOR  
PLOT N27  
2 BED**

Living/Dining	5.26m* x 3.84m	17'3"* x 12'7"
Bedroom 1	3.15m x 2.77m	10'4" x 9'1"
Bedroom 2	3.07m x 2.78m	10'1" x 9'1"
Kitchen	3.05m x 2.92m	10' x 9'7"
<b>Total Area</b>	<b>68.6 sq m</b>	<b>738 sq ft</b>

\*indicates maximum measurement





**GROUND FLOOR**  
**PLOT 28**  
**2 BED**

Living/Dining	4.58m x 3.47m	15'1" x 11'5"
Bedroom 1	5.22m* x 3.51m	17'2"* x 11'6"
Bedroom 2	3.36m* x 3.29m	11'* x 10'9"
Kitchen	2.57m x 2.26m	8'5" x 7'5"

**Total Area** 66.1 sq m 712 sq ft

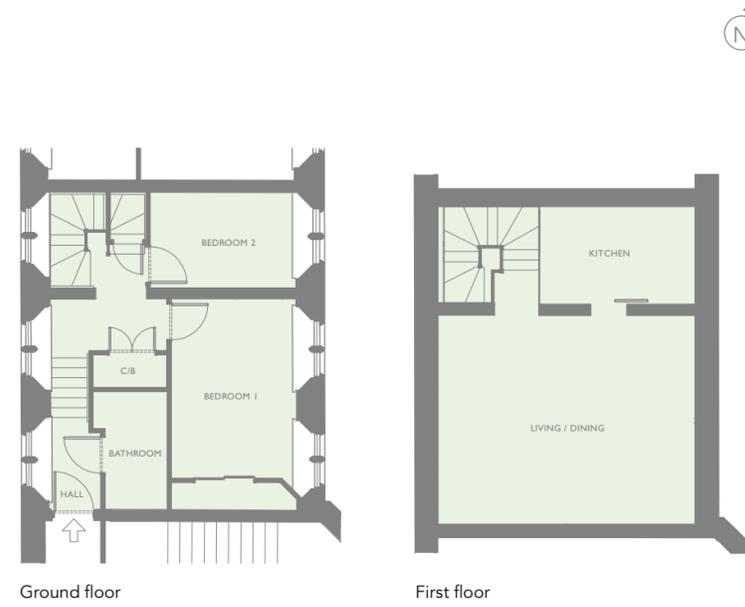
\*indicates maximum measurement



**GROUND/FIRST FLOOR**  
**PLOT 30**  
**2 BED**

Living/Dining	5.03m x 4.84m	16'6" x 15'11"
Bedroom 1	4.14m x 2.91m	13'7" x 9'7"
Bedroom 2	3.34m x 2.17m	11' x 7'1"
Kitchen	3.01m x 2.29m	9'11" x 7'6"

**Total Area** 79.2 sq m 852 sq ft

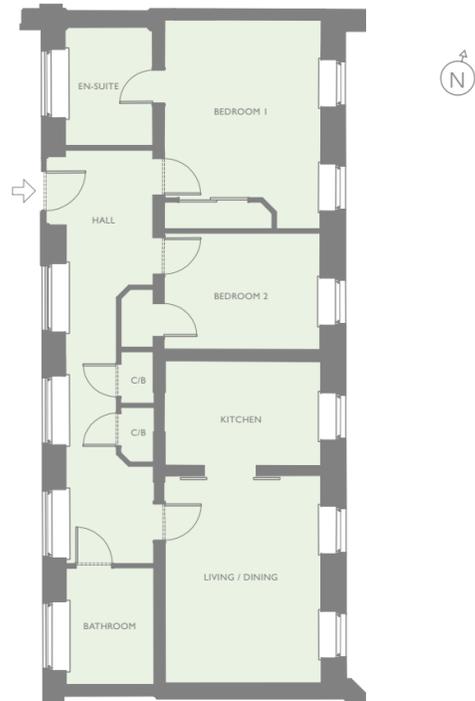


**GROUND FLOOR**  
**PLOT 29**  
**2 BED**

Living/Dining	4.61m x 3.6m	15'2" x 11'10"
Bedroom 1	4.83m* x 3.61m	15'10"* x 11'10"
Bedroom 2	3.6m x 2.69m	11'10" x 8'10"
Kitchen	2.41m x 3.6m	7'11" x 11'10"

**Total Area** 89.9 sq m 968 sq ft

\*indicates maximum measurement



**FIRST/SECOND FLOOR**  
**PLOT 34**  
**2 BED**

Living/Dining	5.55m x 5.03m	18'3" x 16'6"
Bedroom 1	4.34m x 3.01m	14'3" x 9'10"
Bedroom 2	3.48m* x 3.56m	11'5"* x 11'8"
Kitchen	2.24m x 5.03m	7'4" x 16'6"

**Total Area** 110.7 sq m 1,191 sq ft

\*indicates maximum measurement





**FIRST/SECOND FLOOR  
PLOT N43  
2 BED**

Living/Dining	6.03m x 3.9m	19'10" x 12'10"
Bedroom 1	3.91m* x 3.18m	12'10"* x 10'5"
Bedroom 2	3.91m* x 2.75m	12'10"* x 9'
Study	3.04m* x 2.32m*	10' x 7'8"
Kitchen	3.21m x 3.09m	10'7" x 10'2"
<b>Total Area</b>	<b>98.2 sq m</b>	<b>1,057 sq ft</b>

\*indicates maximum measurement



First floor

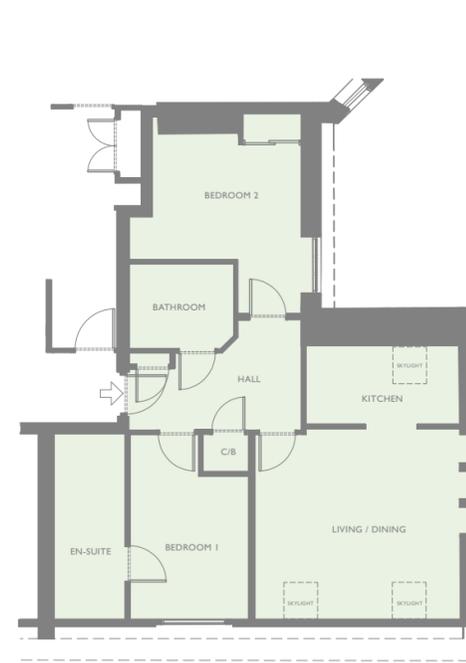
Second floor



**SECOND FLOOR  
PLOT N46  
2 BED**

Living/Dining	4.7m x 4.16m	15'5" x 13'8"
Bedroom 1	4.4m* x 2.76m	14'5"* x 9'1"
Bedroom 2	3.14m x 2.95m	11'2" x 9'8"
Kitchen	3.54m x 1.54m	11'8" x 5'1"
<b>Total Area</b>	<b>72.8 sq m</b>	<b>784 sq ft</b>

\*indicates maximum measurement

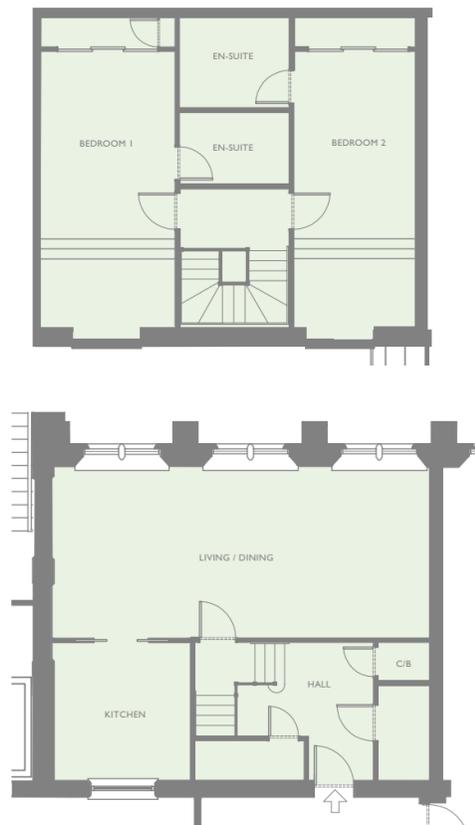


**FIRST/SECOND FLOOR  
PLOT N40  
2 BED**

Living/Dining	8.71m x 3.93m	28'7" x 12'11"
Bedroom 1	6.34m x 3.12m	20'10" x 10'3"
Bedroom 2	6.34m x 2.81m	20'10" x 9'3"
Kitchen	3.19m x 3.16m	10'6" x 10'5"
<b>Total Area</b>	<b>125.1 sq m</b>	<b>1,346 sq ft</b>

Second floor

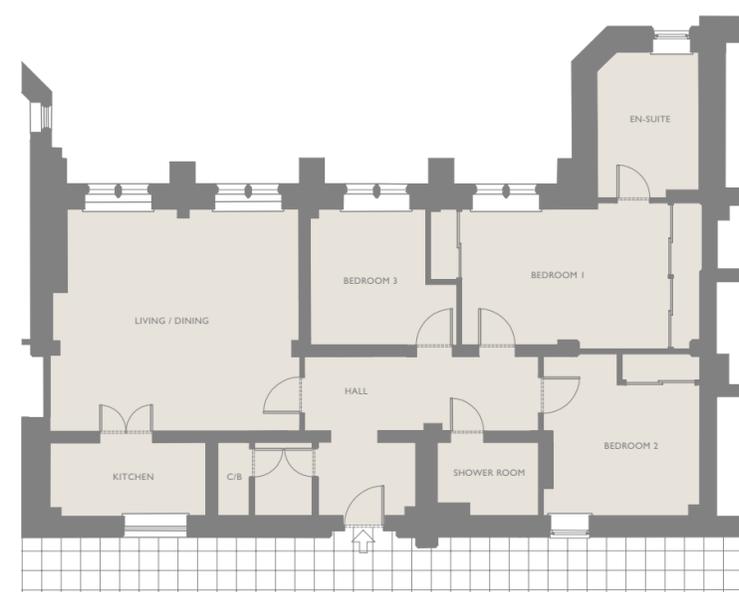
First floor



**GROUND FLOOR  
PLOT N21  
3 BED**

Living/Dining	5.13m x 5.35m	16'10"* x 17'7"
Bedroom 1	4.78m x 3.17m	15'8" x 10'5"
Bedroom 2	3.74m* x 3.61m	12'3"* x 11'10"
Bedroom 3	3.4m* x 3.14m	11'2"* x 10'4"
Kitchen	3.6m x 1.7m	11'10" x 5'7"
<b>Total Area</b>	<b>114.3 sq m</b>	<b>1,230 sq ft</b>

\*indicates maximum measurement





**SECOND FLOOR**  
**PLOT №44**  
**3 BED**



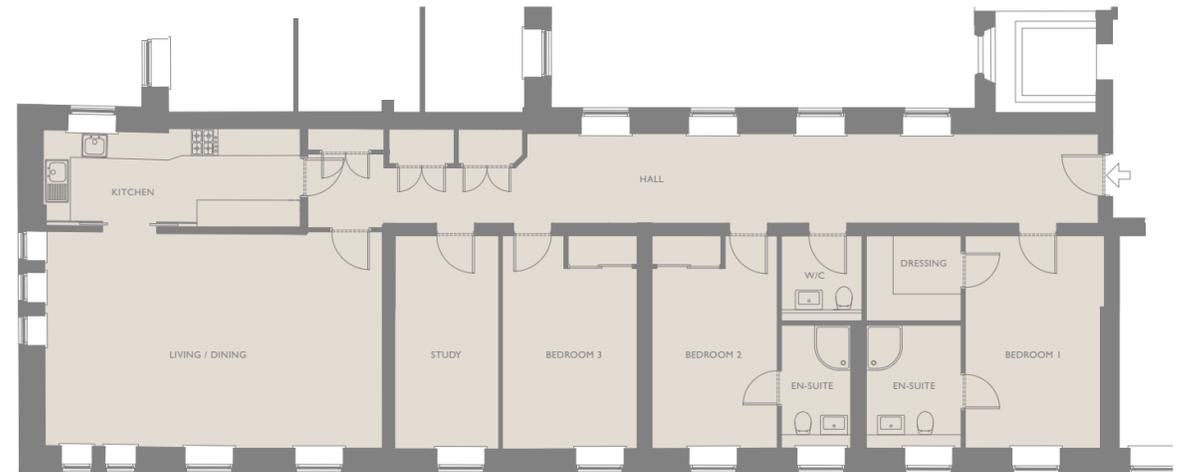
Living/Dining	7.08m x 5.01m	23'3" x 16'5"
Bedroom 1	5.0m x 4.75m	16'5" x 15'7"
Dressing room	2.1m x 2.13m	6'11" x 6'12"
Bedroom 2	4.54m x 2.83m	14'11" x 9'3"
Bedroom 3	5.0m x 2.65m	16'5" x 8'8"
Kitchen	3.83m x 2.65m	12'7" x 8'8"
<b>Total Area</b>	<b>126 sq m</b>	<b>1,363 sq ft</b>



**FIRST FLOOR**  
**PLOT №36**  
**3 BED**



Living/Dining	7.57m x 4.78m	24'10" x 15'8"
Bedroom 1	4.79m x 3.04m	15'9" x 10'
Dressing room	1.98m x 2.1m	6'6" x 6'11"
Bedroom 2	4.75m x 2.82m	15'7" x 9'3"
Bedroom 3	4.75m x 3.03m	15'7" x 9'11"
Study	4.75m x 2.37m	15'7" x 7'9"
Kitchen	2.23m x 5.7m	7'4" x 18'8"
<b>Total Area</b>	<b>146 sq m</b>	<b>1,575 sq ft</b>





**FIRST FLOOR  
PLOT №38  
3 BED**



Living/Dining	6.88m x 5.24m	22'7" x 17'3"
Bedroom 1	3.68m x 5.11m	12'1" x 16'9"
Dressing room	2.69m x 1.84m	8'10" x 6'1"
Bedroom 2	6.91m x 2.92m	22'7" x 9'6"
Bedroom 3	2.99m x 2.92m	9'10" x 9'7"
Kitchen	5.18m x 2.82m	17' x 9'3"
<b>Total Area</b>	<b>146 sq m</b>	<b>1,572 sq ft</b>



**SECOND FLOOR  
PLOT №41  
3 BED**



Living/Dining	6.8m x 5.25m	22'4" x 17'3"
Bedroom 1	6.6m x 4.96m	21'8" x 16'4"
Bedroom 2	3.9m x 4.09m	12'10" x 13'5"
Bedroom 3	6.5m x 5.47m	21'4" x 17'11"
<b>Total Area</b>	<b>147.5 sq m</b>	<b>1,588 sq ft</b>

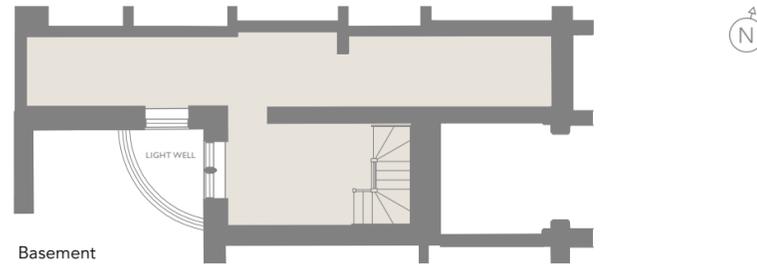




**GROUND FLOOR**  
**PLOT №22**  
**3 BED**

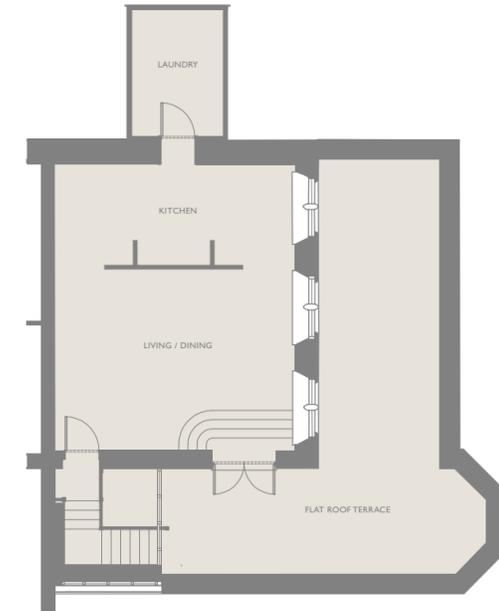
Living/Dining	6.43m x 4.98m	21'1" x 16'4"
Bedroom 1	5.13m x 3.77m	16'10" x 12'4"
Dressing room	3.05m x 1.85m	10' x 6'1"
Bedroom 2	5.13m* x 3.52m	16'10"* x 11'7"
Bedroom 3	4.57m x 2.54m	15' x 8'4"
Kitchen	4.99m x 2.47m	16'5" x 8'1"
<b>Total Area</b>	<b>174.6 sq m</b>	<b>1,880 sq ft</b>

\*indicates maximum measurement



**FIRST/SECOND FLOOR**  
**PLOT №33**  
**3 BED**

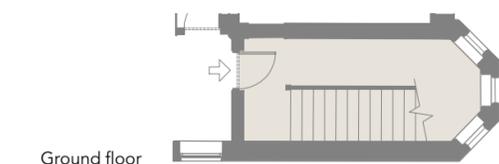
Living/Dining	5.96m x 4.52m	19'7" x 14'10"
Bedroom 1	4.07m x 2.89m	13'4" x 9'6"
Dressing room	1.5m x 4.15m	4'11" x 13'7"
Bedroom 2	4.2m x 3.39m	13'10" x 11'2"
Dressing room	2.85m x 2.85m	9'4" x 9'4"
Bedroom 3	4.94m x 3.04m	16'3" x 10'
Kitchen	5.96m x 2.51m	19'7" x 8'3"
<b>Total Area</b>	<b>197.6 sq m</b>	<b>2,127 sq ft</b>



Second floor



First floor



Ground floor



## THE COLLECTION

The Collection comprises 3 three bedroom mews houses set within the historic monastery building with views across the courtyard cloister, 2 two bedroom cottages located at the front of the monastery and, set apart from the rest of the development, the original gatekeeper's house converted into a two bedroom lodge.



Cottages



Gatekeepers house

## COURTYARD MEWS HOUSES PLOT 23

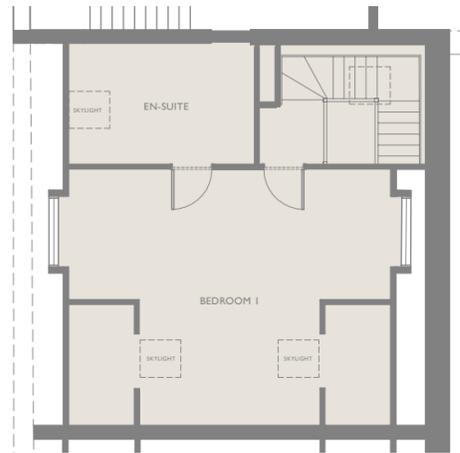


### PLOT N23 3 BED

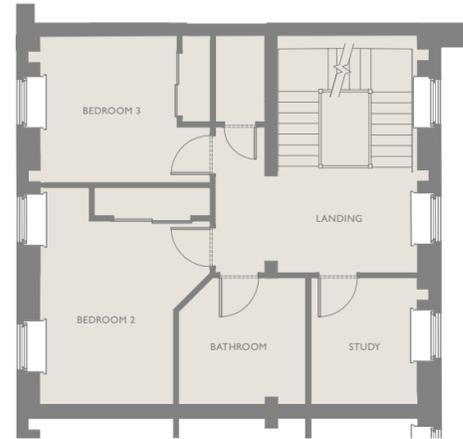
Living/Dining	4.76m* x 7.79m	15'7"* x 25'7"
Bedroom 1	6.71m* x 5.35m	22'* x 17'7"
Bedroom 2	4.66m* x 2.8m	15'3"* x 9'2"
Bedroom 3	3.57m* x 3.05m	11'9"* x 10'
Study	2.7m x 2.21m	8'10" x 7'3"
Kitchen	4.21m x 2.73m	13'10" x 9'

Total Area 179.1 sq m 1,928 sq ft

\*indicates maximum measurement



Second floor



First floor



Ground floor

## COURTYARD MEWS HOUSES PLOT 24

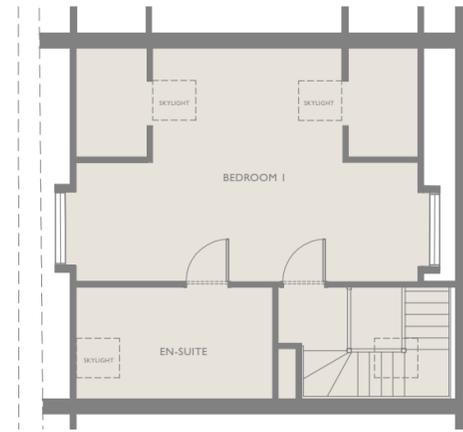


### PLOT N24 3 BED

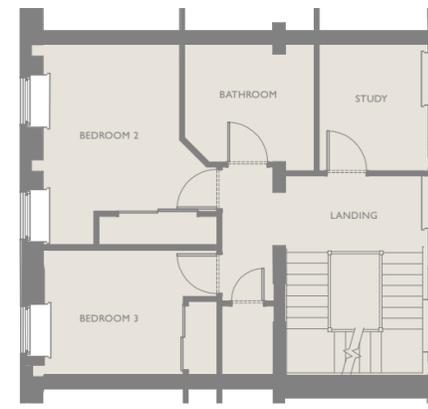
Living/Dining	4.75m* x 7.2m	15'7"* x 23'8"
Bedroom 1	6.73m* x 4.6m	22'1"* x 15'1"
Bedroom 2	4.21m* x 2.8m	13'10"* x 9'2"
Bedroom 3	3.55m* x 2.63m	11'8"* x 8'8"
Study	2.64m x 2.22m	8'8" x 7'3"
Kitchen	4.22m x 2.42m	13'10" x 7'11"

Total Area 160.5 sq m 1,728 sq ft

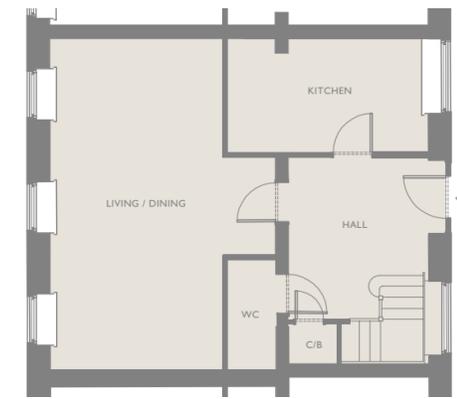
\*indicates maximum measurement



Second floor



First floor



Ground floor

## COURTYARD MEWS HOUSES PLOT 25



### PLOT 25 3 BED

Living/Dining	4.75m* x 7.45m	15'7"* x 24'5"
Bedroom 1	6.73m* x 5.07m	22'1"* x 16'8"
Bedroom 2	4.54m* x 2.79m	14'11"* x 9'2"
Bedroom 3	3.57m* x 2.98m	11'9"* x 9'9"
Study	2.73m x 2.23m	9' x 7'4"
Kitchen	4.24m x 2.96m*	13'11" x 9'9"*

Total Area 172.2 sq m 1,854 sq ft

\*indicates maximum measurement



Second floor



First floor



Ground floor

## COTTAGES PLOT 31

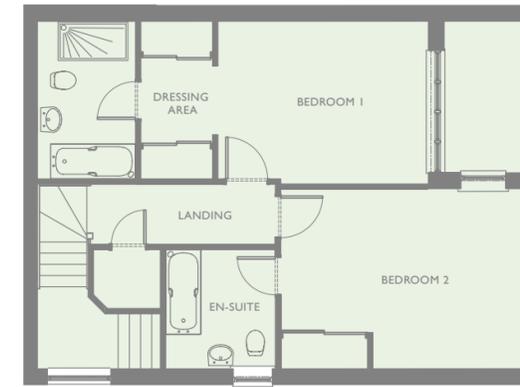


### PLOT 31 2 BED

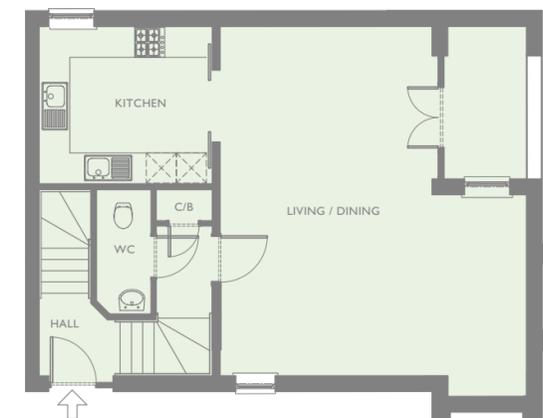
Living/Dining	5.93m* x 6.49m	19'6"* x 21'4"
Bedroom 1	4.84m x 3.58m	15'11" x 11'9"
Dressing area	3.2m x 1.45m	10'6" x 4'9"
Bedroom 2	4.22m x 3.25m	13'10" x 10'8"
Kitchen	3.33m x 2.91m	10'11" x 9'7"

Total Area 119.1 sq m 1,282 sq ft

\*indicates maximum measurement



First floor



Ground floor

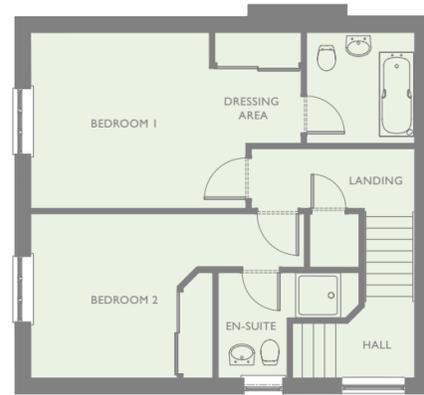
## COTTAGES PLOT 32



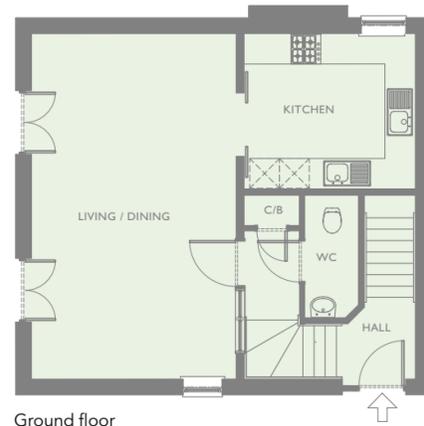
### PLOT 32 2 BED

Living/Dining	6.51m x 3.89m	21'4" x 12'9"
Bedroom 1	5.46m* x 3.38m	17'11"* x 11'1"
Dressing area	1.35m x 1.7m*	4'5" x 5'7"*
Bedroom 2	5.51m* x 3.5m	18'1"* x 11'6"
Kitchen	3.33m x 2.91m	10'11" x 9'7"
<b>Total Area</b>	<b>103.3 sq m</b>	<b>1,112 sq ft</b>

\*indicates maximum measurement



First floor



Ground floor

## THE LODGE



First floor



Ground floor

### 2 BED

Lounge	5.07m x 3.83m*	16'8" x 12'7"*
Master suite	5.21m* x 3.48m	17'1"* x 11'5"
Guest suite	4.4m* x 2.62m	14'5"* x 8'7"
Study	3.87m x 2.51m*	12'9" x 8'3"*
Kitchen/breakfast	6.98m x 3.15m	22'11" x 10'4"

**Total Area** 108 sq m 1,163 sq ft

\*indicates maximum measurement

## SPECIFICATIONS

### THE APARTMENTS & THE COLLECTION

#### KITCHENS

- Supplier – Alno (a leading German Manufacturer)
- Appliances – Siemens stainless steel single oven/microwave/gas hob/chimney extractor
- Integrated dishwasher and fridge/freezer
- Composite stone worktops
- Single and double bowl stainless steel sinks

#### BATHROOMS

- Villeroy & Boch sanitary ware
- Vado chrome brassware
- Recessed mirror fronted cabinets
- Summertime heated towel rails
- Full height ceramic wall tiles to master en-suite
- Ceramic wall tiles to selected areas in second bathroom
- Ceramic or Amtico flooring

#### INTERIOR FINISHES

- Wood veneer internal doors with chrome furniture
- Master bedroom wardrobe (if applicable) with full height mirror fronted sliding doors and fitted interiors
- Master bedroom dressing room (if applicable) with fitted interiors
- Ceramic floor tiles or Amtico flooring to kitchen area, bathrooms and cloakroom
- Fitted carpets to the remainder of the property

#### ELECTRICAL FITTINGS

- Downlighters to kitchen area, all bathrooms and selected rooms
- Movement sensitive lights to all wardrobes
- Stainless steel appliance grid switch and sockets to kitchen
- 5 amp lighting circuit to living/dining room and master bedroom
- TV/FM/satellite point to living/dining room by activating pre-wired loop
- DVD or satellite player received at any TV point

#### HEATING

- Gas fired wet underfloor heating throughout

### THE VILLAS

#### KITCHEN

- Supplier – Poggenpohl
- Appliances – Miele stainless steel two single ovens/ microwave/gas hob/coffee machine/wine cooler
- Integrated dishwasher
- Gaggenau 90cm integrated fridge/freezer
- Downdraft extractor
- Composite stone worktops

#### BATHROOMS

- Master en-suite includes luxurious wet room and a modern free-standing bath
- Villeroy & Boch sanitary ware
- Vado chrome brassware
- Recessed mirror fronted cabinets
- Summertime heated towel rails
- Full height ceramic wall tiles to Master en-suite
- Ceramic wall tiles to selected areas in other bathrooms

#### INTERIOR FINISHES

- Wood veneer internal doors with chrome furniture
- Modern bespoke designed staircase
- Master bedroom dressing room with feature fitted interiors
- Ceramic floor tiles or Amtico flooring to kitchen/breakfast/ garden room, hallway, ground and upper floor bathrooms and cloakroom
- Amtico flooring to basement kitchen area and lower ground floor bathroom
- Fitted carpets to the remainder of the property

#### ELECTRICAL FITTINGS

- Pre-wired with the facility to interface with owner's audio system
- Ceiling speakers to drawing room, dining room, and master bedroom
- TV aerial and satellite dish fitted and fully commissioned including system amplifiers to provide Terrestrial Analogue/ Digital Radio and Satellite signals to system outlet plates
- Home cinema surround sound wiring and interface plates provided including provision for plasma/LCD TV position within selected room
- Feature lighting to selected rooms with facility to provide optional mood lighting
- 5 amp lighting circuit to selected rooms
- Downlighters to selected rooms
- Movement sensitive lights to all wardrobes
- Stainless steel appliance grid switch and sockets to kitchen

#### HEATING

- Gas condensing boiler with integrated air to water heat pump to operate wet underfloor heating and domestic water supply
- Comfort cooling to principle rooms



## TENURES & DISCLAIMER

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### THE APARTMENTS

Leasehold 125 years

#### GROUND RENT:

1 bedroom £250 per annum

2 bedroom £300 per annum

3 bedroom £350 per annum

(Doubling every 25 years up to 125 years)

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### THE COLLECTION

Leasehold 125 years

#### GROUND RENT:

2 bedroom £300 per annum

3 bedroom £350 per annum

(Doubling every 25 years up to 125 years)

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### THE VILLAS

Freehold

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DEVELOPED BY:

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**Berkeley**  
Designed for life

SOLE SELLING AGENT:

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#### IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s.

No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. The Computer Generated Images do not represent the exact look and feel of the development.

4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
  5. Where any reference is made to planning permissions or potential uses such information is given by Glentree in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
  6. Descriptions of the properties are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the properties.
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