

# TEMPLARS COURT NW<sub>II</sub>

LONDON





## TEMPLARS COURT NW11

LONDON

### DISCOVER YOUR FAMILY'S FOREVER HOME IN NORTH LONDON'S LEAFY ENCLAVE OF TEMPLE FORTUNE

*Templars Court is a limited collection of just 8 spacious and thoughtfully designed four-bedroom semi-detached houses arranged across two elegant rows.*

Temple Fortune is something of a local's secret among the residents of Golders Green and Hampstead Garden Suburb. Tucked behind an eclectic parade of shops and cafes on Finchley Road, this cluster of undulating avenues is lined with linden, birch and horse chestnut trees that give the streets an established and verdant character.

You'll find a rich collection of 1930s and Edwardian homes in the NW11 postcode, with gables, dormers, bays and long pitched roofs making up the streetscape. Taking their cue from this unmistakable character, the houses of Templars Court fit right in with their bright white render, London stock bricks and classic red tiles.

Fusing those familiar lines with modernity are high-performance double glazed windows and crittall-style doors that evoke the art deco penchant for domestic winter gardens.

Surrounded by some of the best education, shopping and leisure in London, Templars Court is a place to settle down and enjoy all the trappings of the neighbourhood for a fulfilling family life. And all just 14 minutes by tube from Kings Cross.



# WELCOME TO TEMPLARS COURT



\*Artist impression only. The final installation could be subject to change.



# THE CONCEPT





**TEMPLARS COURT**

PERFECTLY  
LOCATED





Whenever you want to go somewhere, it's a breeze from Templars Court.

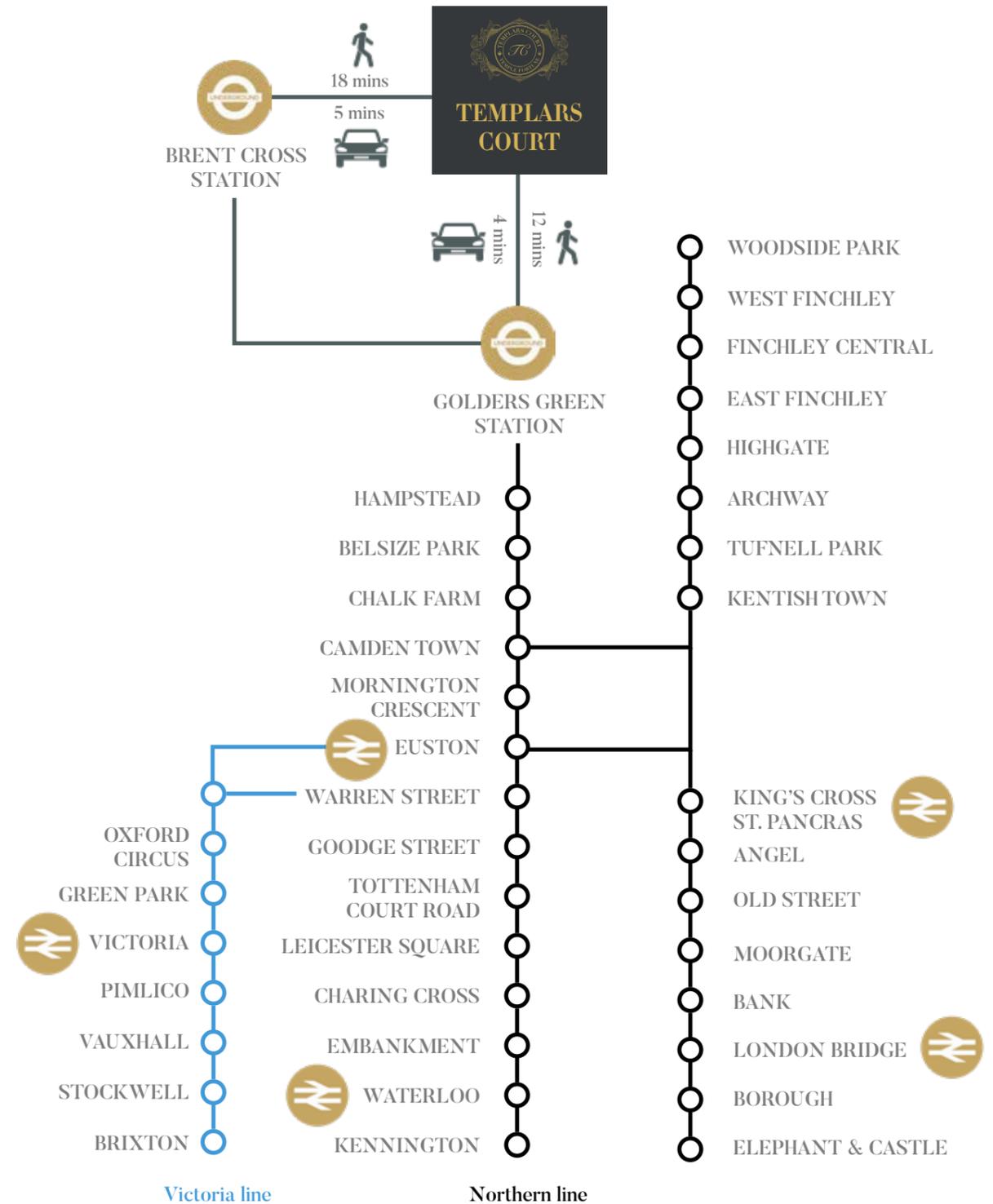
Golders Green station is about 10-12 minutes walk away where Northern Line trains whizz you into the West End, City or City Fringe in just 25 minutes.

Heading overseas? National Express services to Luton and Stansted Airports leave from outside the station, while the Eurostar terminal at St Pancras is a swift 14 minute journey to Kings Cross, where you can also change for connections to Heathrow and Gatwick.

By car, the North Circular Road is less than a mile away and connects all of North London to the motorway network, including the M1 at nearby Brent Cross.



# ALL THE RIGHT CONNECTIONS





# EXPLORE THE LOCALE

## A PLACE TO SHOP

- 1. Marks and Spencer
- 2. Waitrose & Partners
- 3. Boots
- 4. Sainsbury's

## A PLACE FOR NATURE

- 5. Hampstead Heath Extension
- 6. Hampstead Heath
- 7. Golders Hill Park
- 8. Basing Hill Park
- 9. Childs Hill Park
- 10. Hampstead Golf Club

## A PLACE TO EAT

- 11. That's Amore by Fonte Restaurant & Pizzeria - Italian
- 12. Pandan Thai Kitchen
- 13. Novellino – Italian Kosher
- 14. Hummus Bar – Kosher
- 15. TUK TUK Golders Green - Vietnamese/Thai
- 16. Likya – Turkish
- 17. Eat Tokyo - Japanese
- 18. Sarang Restaurant – Korean

## A PLACE TO DRINK

- 19. Old Bull and Bush
- 20. Spaniards
- 21. White Swan Golders Green
- 22. The Refectory

## A PLACE FOR COFFEE

- 23. Nayla Café
- 24. Piacere Café
- 25. Gail's Bakery
- 26. Medi Eatery and Macchiato Bar



# THE WORLD'S MOST FAMOUS ADDRESS

This part of London is where you'll find some of the most exclusive homes in the capital, from the magnificent mansions on The Bishop's Avenue to the eternal elegance of Hampstead Garden Suburb.



It's said that among the world's wealthiest circles, The Bishop's Avenue is better known than Buckingham Palace. Favoured by the rich and famous for a century, the UK's most exclusive location is where many of the global elite choose to own a home. But there's more to The Bishop's Avenue than its Billionaire's Row nametag.

Beyond its glittering parade of unique and individually commissioned mansions lies a rich architectural heritage. The Arts & Crafts movement transformed London in the early 1900s with larger and grander

homes, with some of the finest examples constructed on The Bishops Avenue and in the neighbouring Hampstead Garden Suburb.

International recognition led to conservation area status in 1967, and the unmistakable style extends right up to Temple Fortune's shops and cafes on Finchley Road, just around the corner from Templar's Court.



# ENJOY LONDON'S MOST EXCITING NEW QUARTER

Just a short drive or tube ride away, discover the unique atmosphere, architecture and artisan scene of Kings Cross for memorable days and evenings out.



Just 14 minutes from Golders Green station, the transformation of Kings Cross from neglected goods yards into a major food, retail and cultural destination is miraculous, and is now a London's favourite.

Wonder at the thousand fountains on Granary Square, mooch along the towpaths of Regent's Canal, or head to the cobbled streets and warehouses of Coal Drops Yard for independent boutiques, lively dining and bustling markets.

And if you simply want to chill out, there are 26 acres of beautiful parks, squares and open spaces to explore.





## DISCOVER YOUR NEIGHBOURHOOD

Fill up on food from around the world and for any occasion. Morning coffee? A break from shopping? A celebratory meal? There's something for every taste.



Less famous than its neighbours of Golders Green and Hampstead Garden Suburb, the shops and cafes and Temple Fortune are popular with locals from all over the postcode.

This part of Finchley Road is lined with Edwardian mansion buildings (1911) above a host of independent local shops and cafes rubbing shoulders with high street names. Look out for the distinctive stone colonnades and timber balcony details.

Weekend brunch is something of an institution here, with a laid-back pavement culture from places like Garden Cafe, Joi de Vie and Nu Nosh.

An M&S Food Hall and a Waitrose cater for discerning eat-at-homers.

Wander into Golders Green for its bustling clutch of Mediterranean and kosher cafes and restaurants, or go one stop to Hampstead's wonderful village foodie scene.



# LEISURE LOVERS & CULTURE VULTURES

Providing an oasis of calm in busy central London.



Kenwood House has a packed summer calendar of picnic concerts from international artists covering the full musical spectrum.

Everyman Cinema is now synonymous with an elevated movie-going experience, showing Hollywood blockbusters, and independent films from around the world in big comfy seats with waiter service.

For outdoor pursuits, special mention go to Hampstead Golf Club and Farm Walk Tennis Club, not least for their neighbourly reputation. Fancy something wilder?The

delightful Dollis Valley Greenwalk is a favourite of runners and walkers enjoying a string of green spaces along the waters of Dollis Brook.

And as nature's jewel in the capital's crown, the sprawling expanse of Hampstead Heath cuts a swathe across the very top of London with magnificent open grasslands, forest walks and swimming ponds.

Closer to home, the Temple Fortune stretch of Finchley Road is the home of To Gym, Zero Gravity Pilates and numerous health food stores and salons.

Journey times and ratings of local schools

NURSERY	OFSTED RATED *		
Bright Horizons Golders Green Day Nursery and Preschool	Outstanding	12 mins	3 mins
Clowns Day Nursery & Manor House Pre-School	Outstanding		5 mins
Keren's Nursery Hampstead Garden Suburb	Outstanding		7 mins
<b>PRIMARY SCHOOLS</b>			
Menorah Primary School (3 – 11 years old)	Outstanding	13 mins	3 mins
Wessex Gardens Primary School (3 – 7 years old)	Good	16 mins	3 mins
Rimon Jewish Primary School (5 – 11 years old)	Good	19 mins	5 mins
Brookland Junior School (7 – 11 years old)	Outstanding		6 mins
Independent Jewish Day School (4 – 11 years old)	Outstanding		8 mins
Christ Church Primary School, Hampstead (4 – 11 years old)	Outstanding		9 mins
<b>SECONDARY SCHOOLS</b>			
The Henrietta Barnett School (Girls Grammar, 11 to 18 yrs)	Outstanding	15 mins	3 mins
Hendon School (co-ed, 11 – 18 years old)	Outstanding		10 mins
Hasmonean High School for Boys (11 – 18 years old)	Outstanding		10 mins
Hasmonean High School for Girls (11 – 18 years old)	Outstanding		13 mins
Fortismere School (co-ed, 11 – 18 years old)	Outstanding		14 mins
<b>INDEPENDENT SCHOOLS</b>			
Golders Hill School (co-ed, 1 – 7 years old)		7 mins	2 mins
The King Alfred School (co-ed, 4 – 18 years old)			6 mins
St Anthony's School for Girls (4 -11 years old)			5 mins
Anmemount School (co-ed, 1 – 7 years old)			5 mins
University College School, UCS (boys, 4 – 18 yrs, co-ed, 16 – 18 yrs)			11 mins
South Hampstead High School, GDST (girls, 4 – 18 years old)			15 mins
Highgate School (co-ed, 4 – 18 years old)			11 mins
Channing School (girls, 4 – 18 years old)			13 mins
North London Collegiate School (girls, 4 – 18 years old)			24 mins
Haberdashers' Boys' School (boys, 4 – 18 years old)			25 mins
Haberdashers' Girls' School (girls, 4 – 18 years old)			27 mins



University College School, UCS



South Hampstead High School



Highgate School



Channing School



North London Collegiate School



# FIRST-CLASS EDUCATION

Choose from an abundance of popular nurseries, high-performing state schools and world-renowned private education.



One of North London's star attractions for conscientious parents is the presence of so many exceptional schools.

Living here leaves nothing to chance when it comes to your children's formative years, at one of the best places in London to complete their GCSEs and prepare for university.

No less than five outstanding-rated schools are within walking distance of Templar's Court, giving your children the best start in life, all the way from nursery school and up to year eleven.





# THE COLLECTION

Each household has its private driveway and parking space/spaces.

The residents could also enjoy easy access to a public tennis club and multi-use game area, which are right on your doorstep and next to the development.

PLOT 1  
▼

PLOT 2  
▼

PLOT 3  
▼

PLOT 4  
▼

PLOT 5  
▼

PLOT 6  
▼

PLOT 7  
▼

PLOT 8  
▼

**NO 7 AND NO 8 WILL BE RELEASED FOR SALE IN PHASE 2**

\*Artist impression only. The final installation could be subject to change.



## COOKING CLASS

**Contemporary designed kitchens create  
a spacious and airy feel.**

This place of constant activity is the undisputed hub of the home with a whole list of duties, from mealtimes and homework sessions to part-time office and entertaining friends. No other room performs so many roles.

As stylish as they are functional, the kitchens at Templars Court are custom designed as true multi-taskers. Matt finish cupboards are paired with matching worktops in composite stone and integrated appliances from Siemens, while the open plan arrangements and central breakfast islands combine that sociable connection to the living space with a clearly defined cooking zone, and then a wall of bifold doors open out to the garden.

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# MODERN AND REFRESHING

Alternative kitchen finishes available

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# REVIVING RITUALS

## Options for marble effect wall finishes complement white sanitaryware and brassware

From an invigorating shower before heading out, to a long indulgent soak to relax and unwind, the bathrooms at Templars Court turn daily routines into moments of pleasure.

With extra large walk-in showers and separate bath tubs, it's all about having a space to pamper and preen in calm and soothing surroundings.



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# ROUSING RECEPTIONS

Living and dining are connected directly to the private garden.



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Light flows through the living space from front to back, from the elegant bay window, through glazed dividing doors between the family and dining rooms, and again through a wall of glass bi-folds that open out to the garden.

Open up the entire space for large gatherings, or close the doors when you need some separation. A movie night for the kids while the grown-ups have friends over for dinner? Family flexibility is yours.





# SUITE DREAMS

**Luxury boutique hotel-style Master Bedroom.**



Wake up and fall asleep in style with spacious double bedrooms for the entire family that are big enough for children to play and grow into.

For parents, your own personal suite to escape with a private bathroom and dressing room - a wonderful way to start or end the day.

At Templars Court, when you snooze, you win.



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PLOT 1 WINGFIELD  
& PLOT 2 HEATHCOTE



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## Plot 1 Wingfield Four-bedroom family house



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Plot 1 total area: 215 SQM 2314 SQ FT

### GROUND FLOOR

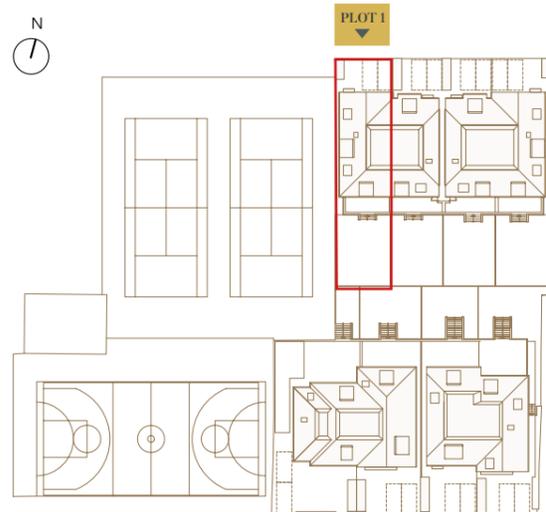
Family Room	4.20m X 5.50m	13'8" X 18'0"
Dining	3.00m X 2.96m	9'8" X 9'7"
Kitchen + Living	5.84m X 4.00m	19'2" X 13'1"
Rear garden 84.4m <sup>2</sup>	7.32m X 11.49m	24'0" X 37'7"

### FIRST FLOOR

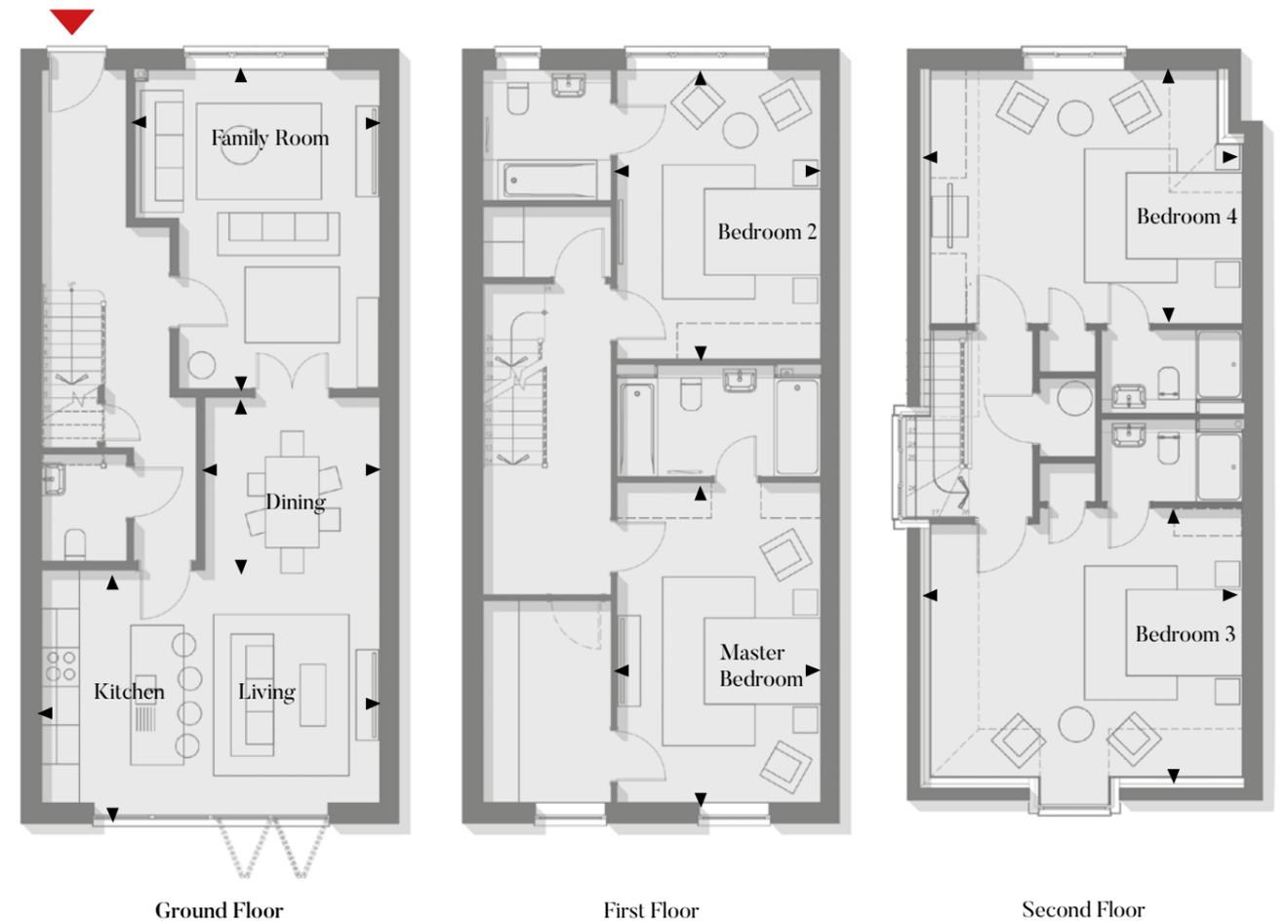
Master Bedroom	3.52m X 5.51m	11'5" X 18'1"
Bedroom 2	3.54m X 4.97m	11'6" X 16'3"

### SECOND FLOOR

Bedroom 3	5.46m X 4.61m	17'9" X 15'1"
Bedroom 4	5.47m X 4.41m	17'9" X 14'5"



## Plot 1



### GROUND FLOOR

Bright open-plan kitchen, dining and living room with bifold doors to garden

Family room

WC

Utility & storage cupboard

### FIRST FLOOR

Master bedroom with fitted wardrobes and ensuite with bath and shower

Second bedroom with ensuite

Utility Room

### SECOND FLOOR

Two further double bedrooms with ensuites fitted with walk-in showers

Storage Cupboard

### EXTERNAL

Plot 1 has parking suitable for two cars

Rear garden with paving to paths and patio areas

Bin & cycle storage

◀ ▶ Measurement points

Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%.

ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE. ADDITION PARKING SPACE IS SUBJECT TO PLANNING APPROVAL.





## Plot 2 Heathcote Four-bedroom family house



PLOT 2

\*Artist impression only. The final installation could be subject to change.

Plot 2 total area: 205 SQM 2207 SQ FT

### GROUND FLOOR

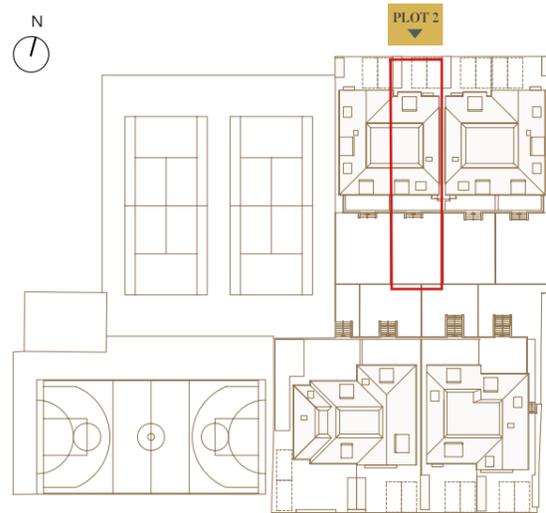
Family Room	4.19m X 5.26m	13'7" X 17'3"
Dining	3.00m X 2.96m	9'8" X 9'7"
Kitchen + Living	5.84m X 4.00m	19'2" X 13'1"
Rear garden 81.5m <sup>2</sup>	7.01m X 11.49m	23'0" X 37'7"

### FIRST FLOOR

Master Bedroom	3.51m X 5.44m	11'5" X 17'8"
Bedroom 2	3.51m X 4.89m	11'5" X 16'0"

### SECOND FLOOR

Bedroom 3	5.82m X 4.27m	19'1" X 14'0"
Bedroom 4	5.82m X 3.36m	19'1" X 11'0"



## Plot 2



### GROUND FLOOR

Bright open-plan kitchen, dining and living room with bifold doors to garden

Family room

WC

Utility & storage cupboard

### FIRST FLOOR

Master bedroom with fitted wardrobes and ensuite with bath and shower

Second bedroom with ensuite

Utility Room

### SECOND FLOOR

Two further double bedrooms with ensuites fitted with walk-in showers

Storage Cupboard

### EXTERNAL

Plot 2 has parking suitable for two cars

Rear garden with paving to paths and patio areas

Bin & cycle storage

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# PLOT 3 APPLETON & PLOT 4 WOODHOUSE



LEOS

\*Artist impression only. The final installation could be subject to change.



## Plot 3 Appleton Four-bedroom family house



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Plot 3 total area: 205 SQM 2207 SQ FT

### GROUND FLOOR

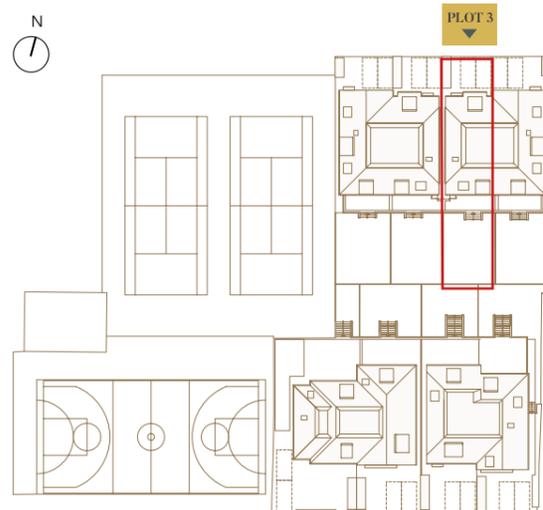
Family Room	4.19m X 5.26m	13'7" X 17'3"
Dining	3.00m X 2.96m	9'8" X 9'7"
Kitchen + Living	5.84m X 4.00m	19'2" X 13'1"
Rear garden 81.5m <sup>2</sup>	7.01m X 11.49m	23'0" X 37'7"

### FIRST FLOOR

Master Bedroom	3.51m X 5.44m	11'5" X 17'8"
Bedroom 2	3.51m X 4.89m	11'5" X 16'0"

### SECOND FLOOR

Bedroom 3	5.82m X 4.27m	19'1" X 14'0"
Bedroom 4	5.82m X 3.36m	19'1" X 11'0"



## Plot 3



### GROUND FLOOR

Bright open-plan kitchen, dining and living room with bifold doors to garden

Family room

WC

Utility & storage cupboard

### FIRST FLOOR

Master bedroom with fitted wardrobes and ensuite with bath and shower

Second bedroom with ensuite

Utility Room

### SECOND FLOOR

Two further double bedrooms with ensuites fitted with walk-in showers

Storage Cupboard

### EXTERNAL

Plot 3 has two private parking spaces

Rear garden with paving to paths and patio areas

Bin & cycle storage

◀ ▶ Measurement points

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## Plot 4 Woodhouse Four-bedroom family house



PLOT 4

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Plot 4 total area: 215 SQM 2314 SQ FT

### GROUND FLOOR

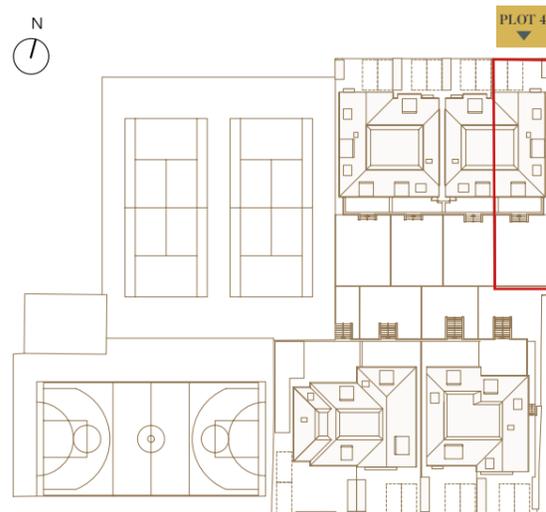
Family Room	4.20m X 5.50m	13'8" X 18'0"
Dining	3.00m X 2.96m	9'8" X 9'7"
Kitchen + Living	5.84m X 4.00m	19'2" X 13'1"
Rear garden 84.8m <sup>2</sup>	7.32m X 11.49m	24'0" X 37'7"

### FIRST FLOOR

Master Bedroom	3.52m X 5.51m	11'5" X 18'1"
Bedroom 2	3.54m X 4.97m	11'6" X 16'3"

### SECOND FLOOR

Bedroom 3	5.46m X 4.61m	17'9" X 15'1"
Bedroom 4	5.47m X 4.41m	17'9" X 14'5"



## Plot 4



### GROUND FLOOR

Bright open-plan kitchen, dining and living room with bifold doors to garden

Family room

WC

Utility & storage cupboard

### FIRST FLOOR

Master bedroom with fitted wardrobes and ensuite with bath and shower

Second bedroom with ensuite

Utility Room

### SECOND FLOOR

Two further double bedrooms with ensuites fitted with walk-in showers

Storage Cupboard

### EXTERNAL

Plot 4 has parking suitable for two cars

Rear garden with paving to paths and patio areas

Bin & cycle storage

◀ ▶ Measurement points

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PLOT 5 RENSHAW  
& PLOT 6 DOHERTY



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## Plot 5 Renshaw Four-bedroom family house



PLOT 5

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Plot 5 total area: 184 SQM 1981 SQ FT

### GROUND FLOOR

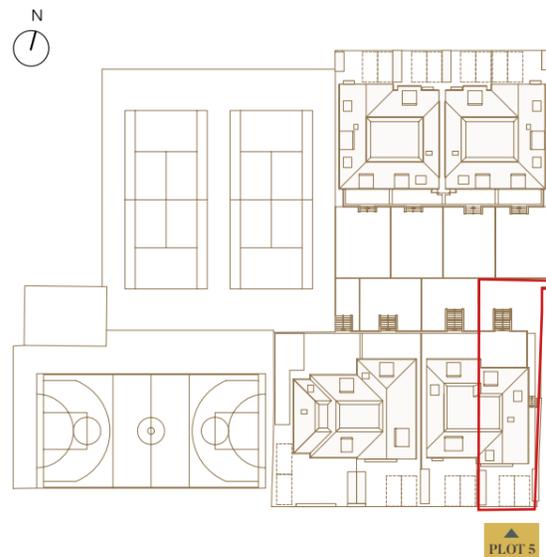
Family Room	3.58m X 5.27m	11'7" X 17'3"
Dining	3.12m X 2.96m	10'2" X 9'7"
Kitchen + Living	5.95m X 3.69m	19'5" X 12'1"
Rear garden 99.5m <sup>2</sup>	7.93m X 12.01m	26'0" X 39'4"

### FIRST FLOOR

Master Bedroom	5.31m X 4.78m	17'4" X 15'7"
Bedroom 2	3.74m X 4.89m	12'3" X 16'0"

### SECOND FLOOR

Bedroom 3	4.73m X 3.25m	15'5" X 10'7"
Bedroom 4	3.03m X 3.58m	9'9" X 11'7"



## Plot 5



Ground Floor

First Floor

Second Floor

### GROUND FLOOR

Bright open-plan kitchen, dining and living room with bifold doors to garden

Family room

WC

Utility & storage cupboard

### FIRST FLOOR

Master bedroom with fitted wardrobes and ensuite with bath and shower

Second bedroom with ensuite

Utility Room

### SECOND FLOOR

Two further double bedrooms with ensuites fitted with walk-in showers

### EXTERNAL

Plot 5 has two private parking spaces

Rear garden with paving to paths and patio areas

Bin & cycle storage

◀ ▶ Measurement points

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## Plot 6 Doherty Four-bedroom family house



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Plot 6 total area: 201 SQM 2162 SQ FT

### GROUND FLOOR

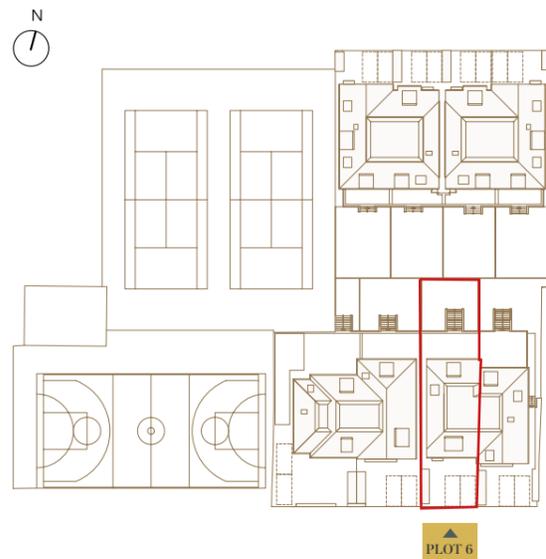
Family Room	4.41m X 4.90m	14'5" X 16'1"
Dining	3.18m X 2.96m	10'4" X 9'7"
Kitchen + Living	6.01m X 3.74m	19'7" X 12'3"
Rear garden 81.2m <sup>2</sup>	7.43m X 10.86m	24'3" X 35'6"

### FIRST FLOOR

Master Bedroom	5.23m X 4.56m	17'2" X 15'0"
Bedroom 2	3.68m X 5.09m	12'1" X 16'7"

### SECOND FLOOR

Bedroom 3	6.07m X 3.33m	19'9" X 10'9"
Bedroom 4	6.10m X 2.86m	20'0" X 9'4"



## Plot 6



Ground Floor

First Floor

Second Floor

### GROUND FLOOR

Bright open-plan kitchen, dining and living room with bifold doors to garden

Family room

WC

Utility & storage cupboard

### FIRST FLOOR

Master bedroom with fitted wardrobes and ensuite with bath and shower

Second bedroom with ensuite

Utility Room

### SECOND FLOOR

Two further double bedrooms with ensuites fitted with walk-in showers

Storage Cupboard

### EXTERNAL

Plot 6 has parking suitable for two cars

Rear garden with paving to paths and patio areas

Bin & cycle storage

◀ ▶ Measurement points

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S P E C I F I



C A T I O N

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# SPECIFICATION

## INTERIOR FINISHES

- Bespoke fitted or walk-in wardrobes/dressing areas to master bedrooms - internal fittings include rails, drawers, and shelves.
- Ground floor flooring finishes options available (Karndean or similar)
- Internal doors in flush white
- Double doors to principal reception rooms where indicated
- Carpet floor finishes to all bedrooms (options available – subject to cut-off dates)
- Generous satin-finished architraves, skirtings, and window boards
- Brushed chrome door hardware

## \*OPTIONAL EXTRAS:

### PREMIUM

- Master wardrobes with veneered doors
- Flooring finishes to ground floor; Engineered timber plank or Carpet (two colours)
- Integrated lighting in wardrobes
- Fitted wardrobes to second bedrooms, internal fittings include rails, drawers, and shelves with integrated lighting were indicated

### SUPERIOR

As above Premium Option with additional options of the following:

- Master wardrobes with glazed door
- Solid core/veneer finished doors, door frames and skirtings
- Eaves storage cupboards on the top floor
- Sliding door or Crittall hinged option for ground floor between living and dining rooms
- Flooring finishes to ground floor, Herringbone or plank engineered timber flooring
- Coving to ground floor rooms

### DELUXE

As above Premium Option and Superior Option with additional options of the following:

- All door hardware in antique brass
- Architrave and skirting upgrades available
- Coving to ground floor rooms and selected bedrooms
- Crittall sliding door option for ground floor between living and dining rooms

\*The specification is the anticipated specification but may be subject to change as necessary and without notice. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



## KITCHEN

- Individually designed kitchen layouts as per plan
- Stainless steel under-mounted sink with brushed chrome finish mixer tap
- Recessed LED downlights
- Cabinet doors in matt white finish
- Composite white worktops with tiled splashback upstand
- Touch control hob Siemens iQ300 (or similar)
- Integrated extractor hood to outside
- Stainless steel multi-function oven Siemens iQ300 (or similar)
- Stainless steel splashback (behind hob only)
- Stainless steel microwave oven Siemens (or similar)
- Integrated fridge/freezer Siemens (or similar)
- Integrated multi-function dishwasher Siemens iQ300 (or similar)
- Integrated space-saving recycling bins

## \*OPTIONAL EXTRAS:

### PREMIUM

- All appliances upgraded to Siemens iQ700
- Worktop & splashback in composite marble effect finish
- Cabinet doors available in a colour range with matt/gloss options
- Pop-up sockets to island units
- LED lighting to wall units

### SUPERIOR

As above Premium Option with additional options of the following:

- All appliances upgraded to Miele
- Worktop & splashback in a quartz/composite stone finish
- Cabinet doors in veneered wood finish
- Instant hot water filter tap

### DELUXE

As above Premium Option and Superior Option with additional options of the following:

- All appliances upgraded to Gaggenau
- Worktop & splashback in granite finish
- Cabinet door finishes – all above options available with the addition of selected glass doors

\*The specification is the anticipated specification but may be subject to change as necessary and without notice. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.





# SPECIFICATION

## BATHROOMS

- LED mirror with Bluetooth connectivity with integrated lighting, shaver socket to all bathrooms above ground level
- High specification white bath
- High specification sanitaryware to all bathrooms
- Brushed chrome or matt black mixer/diverter to baths
- Concealed brushed chrome thermostatic mixer/diverter, with rain shower head
- Vanity units with semi-recessed basin, brushed chrome mixer taps and storage drawers to selected en-suite bathrooms
- Back to wall white WC pan with soft close seat/cover and concealed cistern with a dual flush plate in chrome
- Tiled wall finishes (half height) from selection
- Tiled floor finishes, from selection
- Chrome ladder style heated towel rail to all bathrooms/shower rooms/cloakrooms
- MEV extract ventilation to the atmosphere
- Recessed LED downlighters
- Accessories include toilet roll holder and robe hook (where indicated) to match brassware
- Generously sized slimline, low profile shower trays, with glass screens/enclosures

## \*OPTIONAL EXTRAS:

### PREMIUM

- Branded sanitaryware available on request
- Pull-out hand shower to baths
- Frameless glass bath screen
- Heated towel rail in matt black finish
- Brassware in matt black finish

### SUPERIOR

As above Premium Option with additional options of the following:

- Full height large format porcelain wall & floor finishes in limestone effect porcelain
- Heated towel rail in brushed nickel finish
- Brassware in brushed nickel finish

### DELUXE

As above Premium Option and Superior Option with additional options of the following:

- Heated towel rail available in antique brass finish
- Brassware available antique brass finish
- Water softener system

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## CLOAKROOM

- Heated chrome towel rail
- Mirror with LED lighting
- Robe hook
- Close coupled WC and pedestal basin
- White sanitaryware

## \*OPTIONAL EXTRAS:

### PREMIUM

- Heated towel rail in matte black finish
- Mirror with LED lighting, different sizes available

### SUPERIOR

As above Premium Option with additional options of the following:

- Full height large format porcelain wall & floor finishes in limestone effect porcelain
- Back to wall WC with branded option available
- Full height large format porcelain tiles
- Mirror with LED lighting and bluetooth connectivity different sizes available

### DELUXE

As above Premium Option and Superior Option with additional options of the following:

- Heated towel rail in antique brass finish
- Mirror with LED lighting, different sizes available

## SECURITY

- All houses provided with mains supply smoke detectors, and heat detectors
- Hardwired doorbell
- Security rated entrance doors with a 5-point locking system
- High-security UPVC windows throughout

## \*OPTIONAL EXTRAS:

### PREMIUM

- Intruder alarm and detection

### SUPERIOR

As above Premium Option with additional options of the following:

- Audio visual doorbell upgrade available

### DELUXE

As above Premium Option and Superior Option with additional options of the following:

- CCTV to key areas

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# SPECIFICATION

## ELECTRICAL FITTINGS

- All homes are Smart Home ready (inquire for further details)
- Recessed LED ceiling downlighters to bathrooms, kitchen and hallways
- Pendant lights to main reception rooms and bedrooms
- Television (terrestrial and Sky Q) points to principal reception rooms and selected bedrooms
- Telephone and data points to principal reception rooms and master bedroom
- Switches and power sockets provided in white
- Solar panels (and high levels of insulation) to reduce energy bills
- Doorbell and internal sounder

## \*OPTIONAL EXTRAS:

### PREMIUM

- Downlights to main reception rooms and bedrooms
- Wiring for future pendant lighting to the dining room and principal reception rooms and above the kitchen island unit

### SUPERIOR

As above Premium Option with additional options of the following:

- Choices of Switches and sockets
- Smart home functionality (bespoke price)
- Audio/visual doorbell system
- Pre-wired for future automated curtains/blinds

### DELUXE

As above Premium Option and Superior Option with additional options of the following:

- Switches and sockets in antique brass finish
- Concealed perimeter lighting to selected walls of bathrooms/shower rooms
- Ambient lighting on PIR to vanity units of selected bathrooms
- Decorative wall lights to master en-suite
- Automatic lighting to utilities/services/coat cupboards
- 5-amp lighting circuit to principal reception rooms and selected bedrooms

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## HEATING AND COOLING

- Heating and hot water provided via air source heat pump and back up electric water cylinder
- Radiators throughout 1st floor and 2nd floor
- Underfloor heating to the ground floor

## \*OPTIONAL EXTRAS:

### PREMIUM

- Underfloor heating to selected bedrooms

### SUPERIOR

As above Premium Option with additional options of the following:

- Temperature control system on a smart home system
- Floor warming to selected bathroom floors

### DELUXE

As above Premium Option and Superior Option with additional options of the following:

- Comfort cooling system to selected rooms

## CAR PARKING

- Car parking provided where indicated off the street
- External bin and cycle storage at the front of each dwelling

## \*OPTIONAL EXTRAS:

### PREMIUM

- Electric vehicle charging points

### SUPERIOR

As above Premium Option with additional options of the following:

- CCTV to cover the driveway

### DELUXE

As above Premium Option and Superior Option with additional options of the following:

- Upgrade to driveway finish available

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# SPECIFICATION

## LAUNDRY ROOM

- Washing machine and tumble dryers provided – appliance optional upgrades available
- Worktop to be provided from selection

## EXTERNAL FINISHES

- Red clay brick to ground floor elevations and low maintenance render to upper levels
- Timber fencing to boundaries
- External tap fitted to each property
- Brushed Stainless steel handrails and glass fitted to terraces where necessary

## EXTERNAL WINDOWS AND DOORS

- Argon filled double glazed UPVC throughout with anthracite grey
- Entrance door, UPVC multi-point locking
- Bifold doors to rear terrace/patio

## GARDENS / PATIOS

- Paved patio areas with metal handrails were indicated
- Paving to terraces with external lighting where indicated
- Turfed gardens and planting were indicated

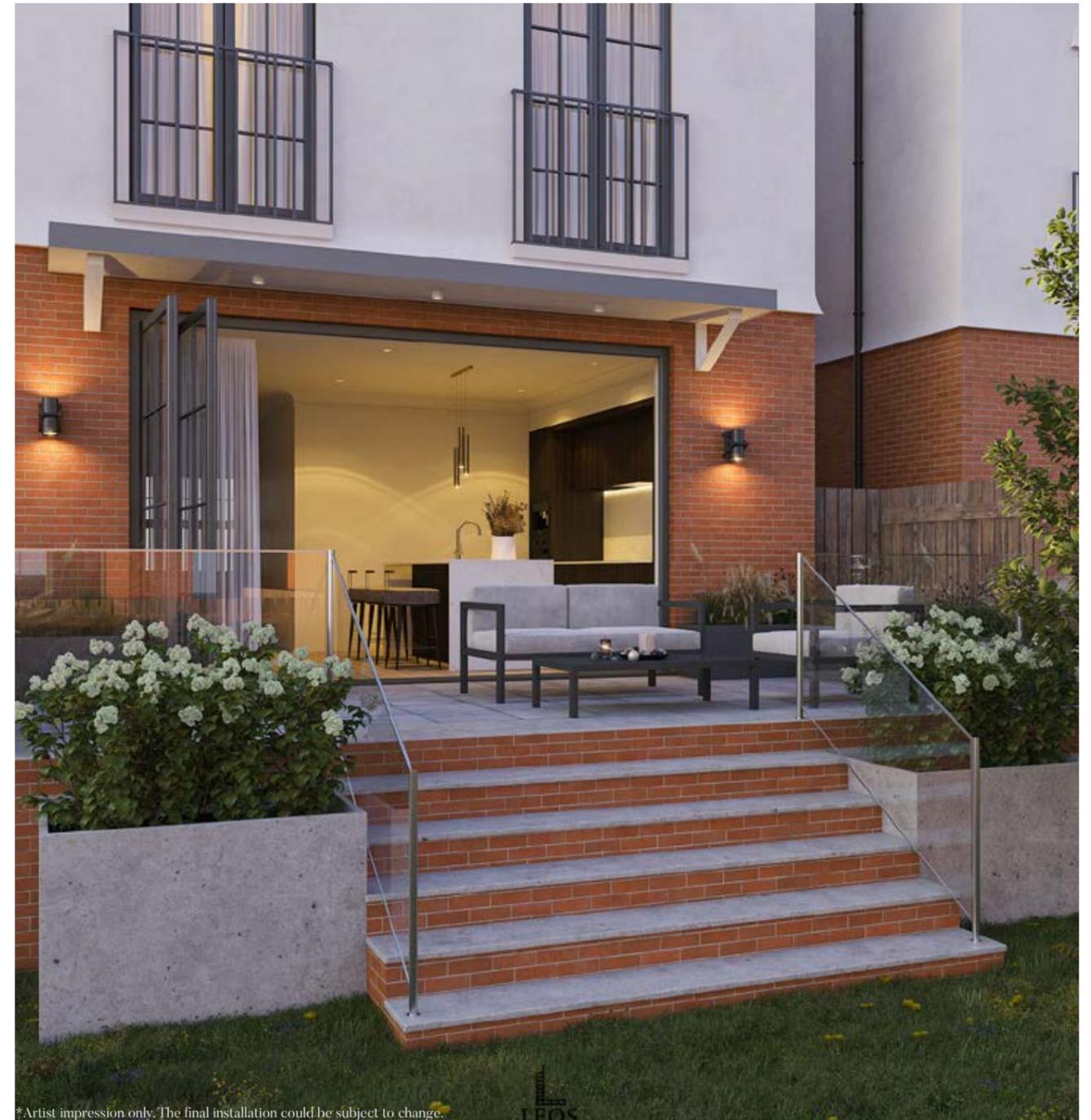
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# LET'S GO OUTSIDE

Each house has a full-width elevated patio sharing a level threshold with the interior, providing a seamless transition between indoors and out - the perfect place for a large outdoor dining table or comfortable lounge area.

A few steps descend onto the main lawn where children can play, certain of a soft and safe landing.



\*Artist impression only. The final installation could be subject to change.





\*Artist impression only. The final installation could be subject to change.





LEOS INTERNATIONAL

**Kevin Murphy**

**Production Director**

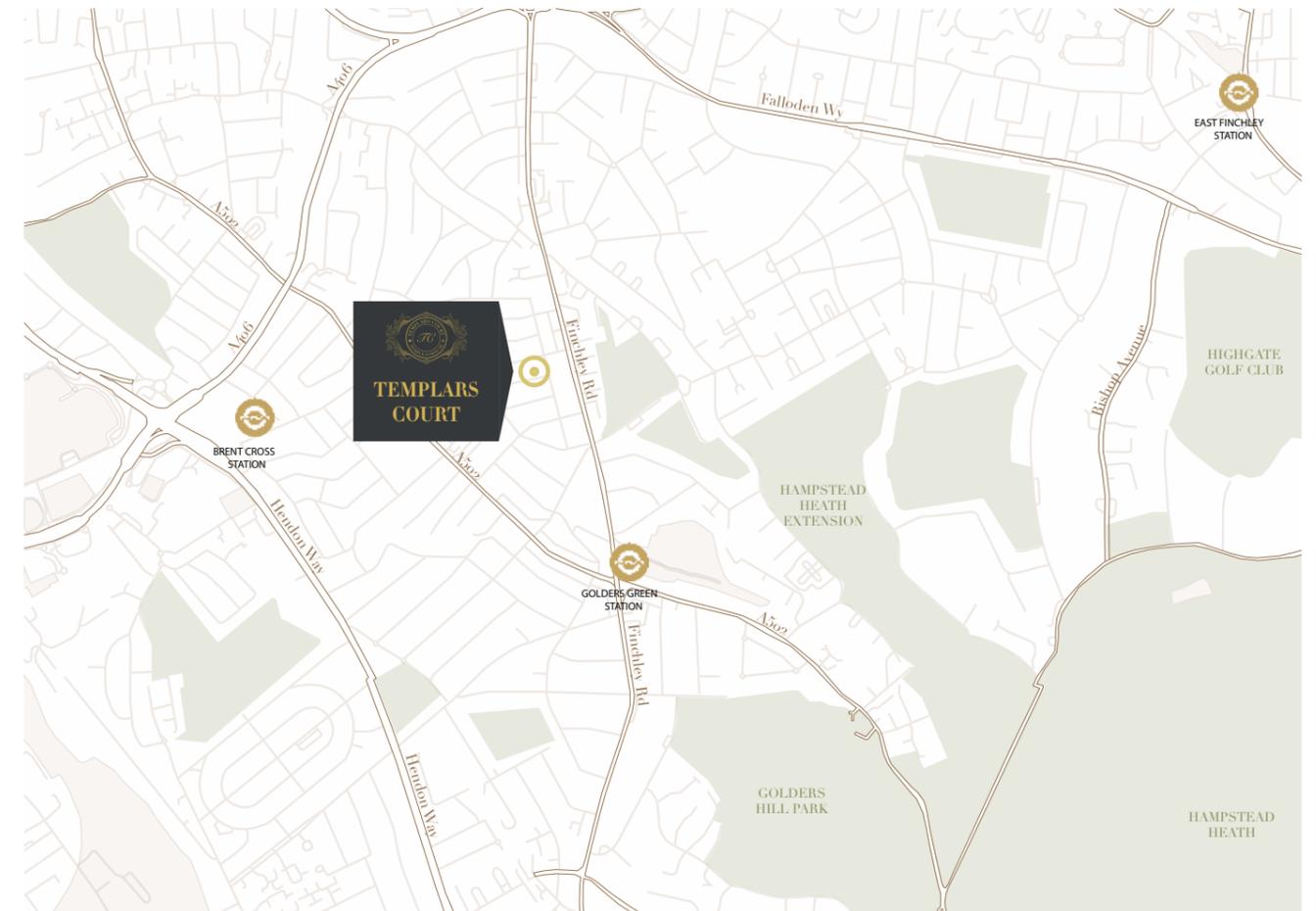


*"This development embraces a very real sense of the 'quintessentially English' suburban dynamic and the ever-changing culture of modern day living. The development's amazing location boasts incredible connections to the surrounding area and brings modern living to this quiet family area. We are proud to be working with high-quality designers on all of our projects. Providing world-class interior design to a project such as this is a necessity. This is especially true when one takes into account the high expectations of sophisticated buyers in this market. Our team are doing a great job. We expect the finish to be exceptional"*



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