

The Garden House

HAMPSTEAD NW3





The Garden House

Superbly designed and meticulously finished, 'The Garden House' combines contemporary and elegant living spaces with cutting edge technology, set in one of London's most exclusive areas.



One of a kind

'The Garden House' is a unique property minutes away from the green open spaces of Hampstead Heath and Hampstead High Street. This bespoke development offers the opportunity to acquire a truly unique and exclusive lifestyle. Set inside a gated environment is this stunning three bedroom lateral development. Optimising light and space, Hamilton Court Developments have produced an uncompromised standard of living with the perfect fusion of originality and high quality finishes throughout.











Be exclusive

The picturesque village of Hampstead is one of the most sought after residential areas in London. From the renowned greenery of the Heath to the inspiring atmosphere of the high street it's obvious why the area has long attracted some of the most prominent names in art and literacy.

Overlooking London from atop of Parliament Hill; traditional lanes, quintessential English squares and beautiful architecture, all provide an oasis from the surrounding urban stresses. With excellent transport links to the City and the West End, Hampstead is the perfect base for those looking to experience a more blissful side of city life in an exclusive environment.



Retreat to the hills

The allure of Hampstead lies in the tranquility it offers its residents. The sprawling scenery, unparalleled views and village ambience ensure there's no better refuge from the fast pace of Central London.

For those wishing to fill their lives with culture and experience, look no further as Hampstead's connection with the arts is deep-rooted. Home to three cinemas and a theatre, each with their own eclectic programmes, the affluent, leafy suburb offers a cosmopolitan way of life in one of the most interesting settings in London.



Indulge yourself

Although Central London is only a short journey away residents of Hampstead can boast of a plethora of well-known retailers on their doorstep. Zadig & Voltaire, Whistles and The Kooples neighbour stores such as Comptoir des Cotonniers, a specialist boutique designing collections that combine modernity with timeless chic.

Waterstones is on hand to cater for all your literary needs whilst upmarket furniture specialists and galleries, such as Paolo Marchetti and Catto Gallery, will ensure you can create your dream abode.



Oh go on then...

One of the benefits of living in Hampstead is the joy and ease of having everything on your doorstep. The area hosts an impressive array of conveniences, including a large variety of informal eateries and daily amenities, as well as a range of high-end delicatessens.

From the delightful cakes of Gail's Artisan bakery to the internationally renowned joys of La Creperie de Hampstead, all tastes are catered for. The Hampstead Butcher and Providore, and Melrose and Morgan guarantee good quality produce whereas a trip to Jeroboams suddenly made having a night in with a bottle of wine a much more luxurious occasion.



01



02



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04



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01

The Hampstead Butcher
56 Rosslyn Hill
Hampstead
NW3 1ND

02

Gail's Artisan Bakery
64 Hampstead High St.
London
NW3 1QH

03

Artichoke
36 Heath St.
Hampstead
NW3 6TE

04

Paul
43 Hampstead High St.
London
NW3 1QG

05

Le Pain Quotidien
1 S. End Rd.
Hampstead Heath
NW3 2PT



Romantic liaisons, family occasions

Food and drink is something very close to Hampstead hearts, a fact highlighted by the selection of excellent restaurants and local pubs. From the finest Argentinean steaks at Gaúcho to the rustic French cuisine of La Cocotte, choose from a number of high-end eateries to wine and dine your sweetheart or enjoy in a large group of friends.

Home to an array of charismatic and cosy British pubs, Hampstead is the perfect place to enjoy a drink or two. The Holly Bush and The Horseshoe are both friendly and welcoming Hampstead hostleries, with the latter a popular haunt for ale connoisseurs and those who enjoy lesser known international beers.

01



02



03



04



05

01

Ginger & White

4a - 5a Perrin's Ct.
Hampstead
NW3 1QS

02

Maison Blanc

76 Hampstead High St.
London
NW3 1QX

03

The Holly Bush

22 Holly Mt.
London
NW3 6SG

04

La Cage Imaginaire

16 Flask Walk
London
NW3 1HE

05

Aubaine

82 Hampstead High St.
London
NW3 1RE

Health on the Heath

With its rolling woodlands and meadows it's hard to believe you're only four miles from the City of London when you visit the Heath. Parliament Hill offers expansive views across the city and an obvious destination to head to for a walk or run. Alternatively, the bathing ponds offer another major attraction, especially during the summer months. For a more regimented or indoor approach to exercise and well-being Hampstead is blessed with a plethora of classes and clubs such as ArkYoga and Yoga Heart Centre where you'll be made to feel immediately welcome.

Be inspired

Hampstead village and the areas surrounding it are home to some of the best nursery, preparatory, junior and senior schools in London – if not the whole of the UK. Many act as feeders to renowned public schools across the country. However with the senior schools UCS and South Hampstead High School so close to hand, a top quality senior education is available right on your doorstep.

Primary Schools

University College School <i>ucs.org.uk</i>	10 mins.	
Christ Church Primary School <i>christchurchschool.co.uk</i>	10 mins.	
Heathside Preparatory School <i>heathside.net</i>	11 mins.	
Devonshire House Preparatory School <i>devonshirehouseschool.co.uk</i>	13 mins.	
King Alfred's School <i>kingalfred.org.uk</i>	04 mins.	
Highgate School <i>highgateschool.org.uk</i>	08 mins.	
Channing School <i>channing.co.uk</i>	12 mins.	

Secondary Schools

King Alfred's School <i>kingalfred.org.uk</i>	04 mins.	
University College School <i>ucs.org.uk</i>	10 mins.	
South Hampstead High School <i>shhs.gdst.net</i>	06 mins.	
Highgate School <i>highgateschool.org.uk</i>	08 mins.	
Francis Holland School <i>fhs-nw1.org.uk</i>	18 mins.	

International Schools

College Francais Bilingue de Londres <i>cfbl.org.uk/en</i>	13 mins.	
The American School London <i>asl.org</i>	11 mins.	



Directory

Places of Interest

- 01 Fenton House & Garden
- 02 Hampstead Heath
- 03 Hampstead Cemetery
- 04 Kilburn Grange Park

Sports & Activites

- 05 True Pilates London
- 06 Physio Fitness
- 07 UCS Active
- 08 ArkYoga
- 09 Woolston Dance Academy
- 10 Yoga in Hampstead
- 11 Believe Fitness
- 12 West Heath Tennis Club
- 13 Shaolin Kung Fu and Tai Chi

Restaurants & Cafes

- 14 Gaucho
- 15 The Horseshoe
- 16 Le Creperie de Hampstead
- 17 Alice House
- 18 The Black Lion
- 19 Mill Lane Bistro
- 20 The Kitchen Table
- 21 Bombay Nights
- 22 Le Cellier du Midi
- 23 La Gaffe
- 24 Jin Kichi
- 25 Nautilus
- 26 The Holly Bush
- 27 Ginger & White
- 28 The Wet Fish Café
- 29 Bake-A-Boo
- 30 Sacred Café
- 31 Flask
- 32 Duke of Hamilton
- 33 Gastronomia La Delizia
- 34 Melrose & Morgan
- 35 The Washington
- 36 Aubaine
- 37 Maison Blanc
- 38 Ronis Bakery
- 39 Le Pain Quotidien
- 40 Simply Scrumptious Cafe

Restaurants & Cafes

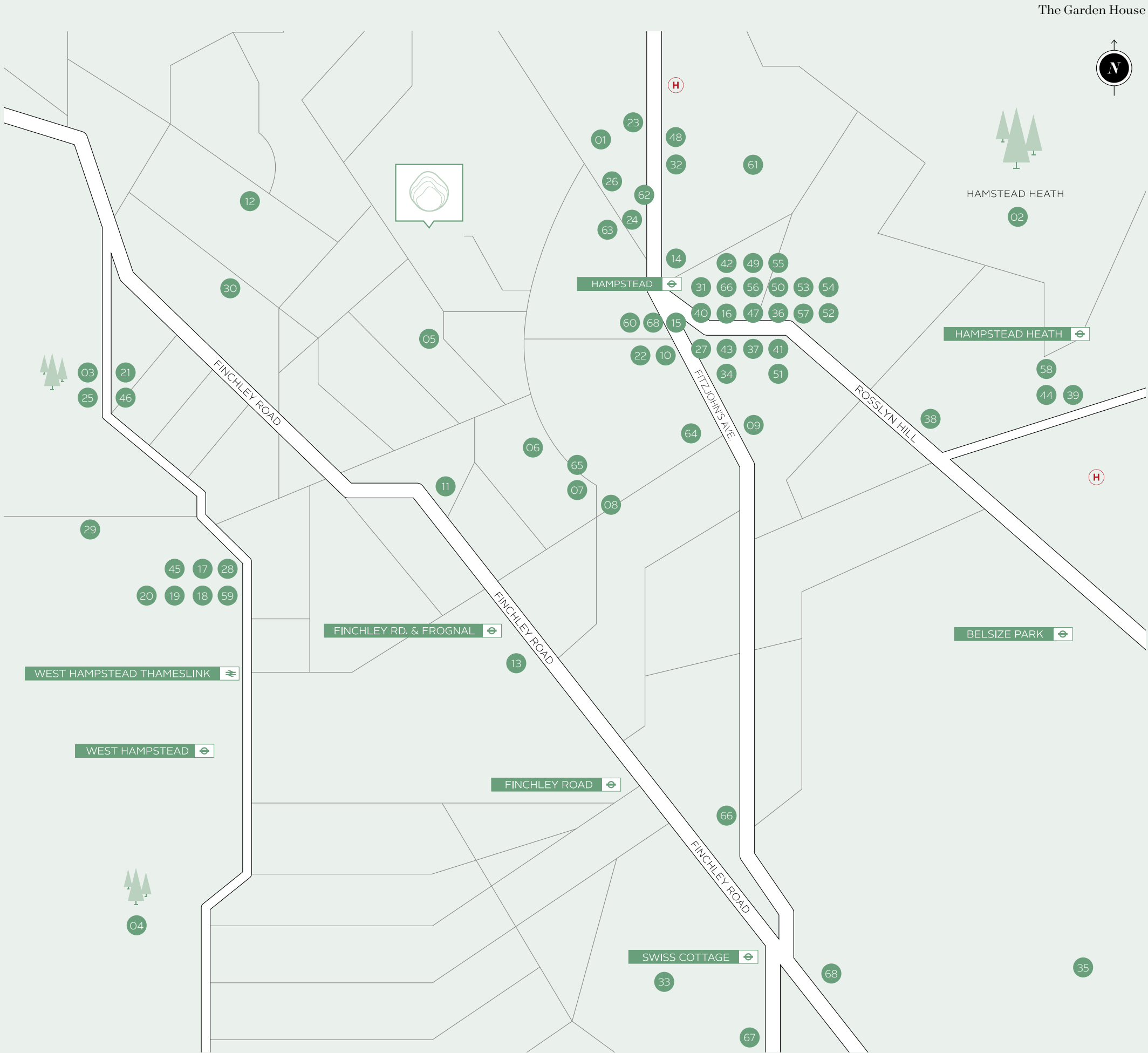
- 41 Villa Bianca Restaurant
- 42 La Cage Imaginaire
- 43 Gail's Artisan Bakery
- 44 The Garden Gate
- 45 The Black Lion

Shopping

- 46 Fortune Flowers
- 47 Petit Bateau
- 48 Catto Gallery
- 49 French Connection
- 50 Hobbs
- 51 Kurt Geiger
- 52 Whistles
- 53 The Kooples
- 54 Reiss
- 55 Galton Flowers
- 56 Zadig & Voltaire
- 57 The Hampstead Butcher
- 58 Blue Daisy
- 59 West End Lane Books
- 60 Artichoke

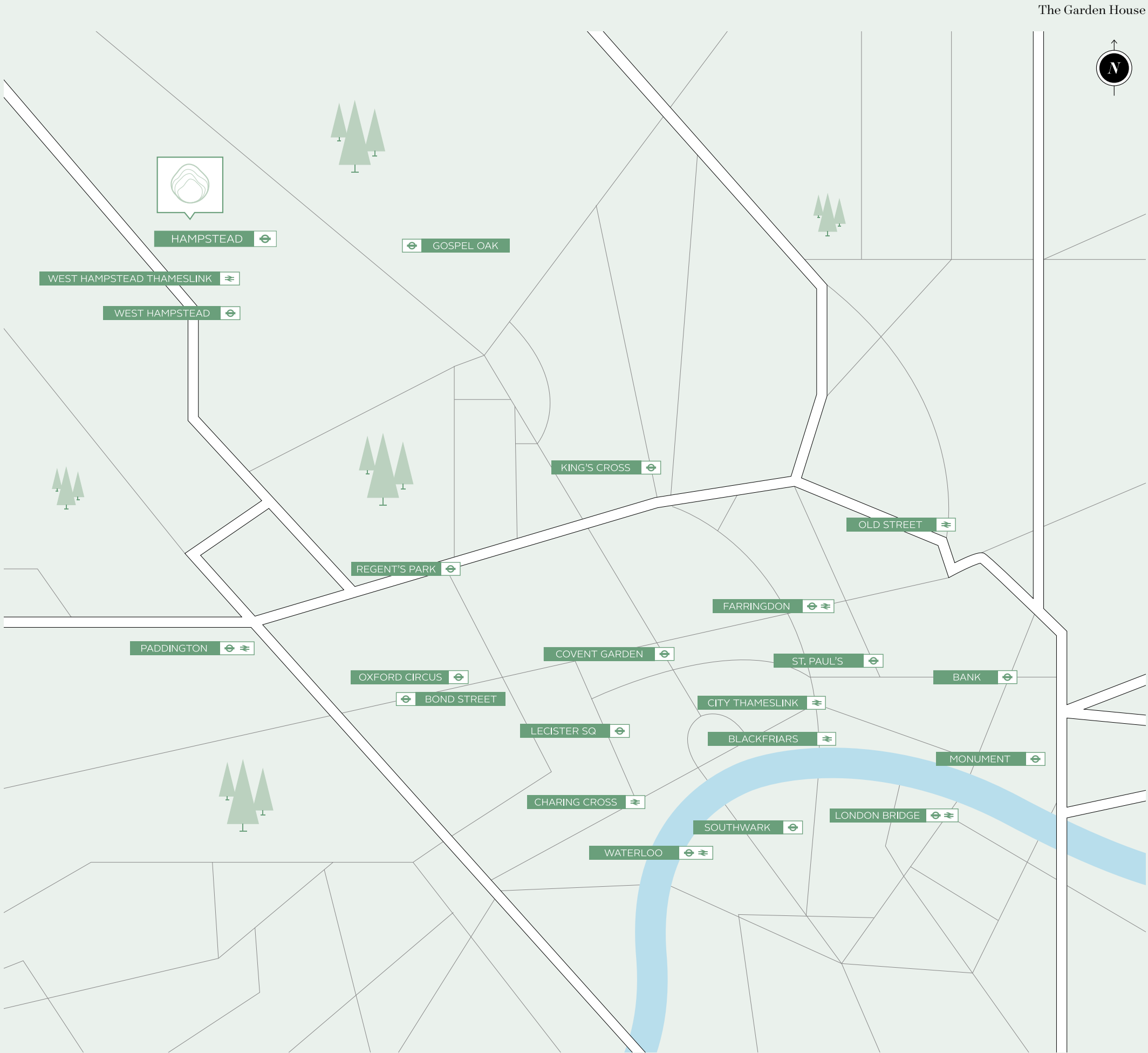
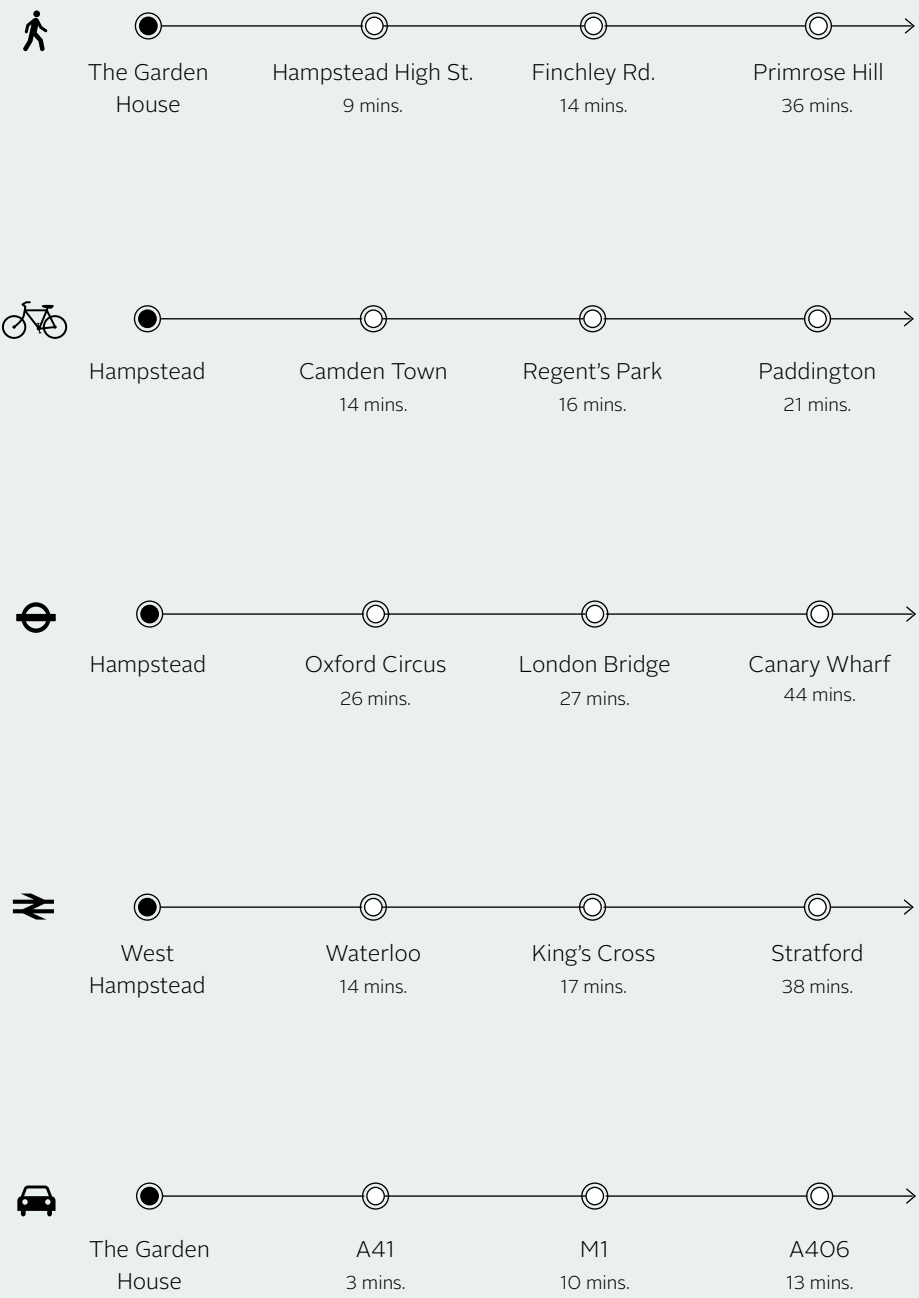
Education

- 61 Christchurch Primary School
- 62 Heathside Preparatory School
- 63 UCS Juniors
- 64 Devonshire House Preparatory School
- 65 UCS Seniors
- 66 South Hampstead High School
- 67 The American School in London
- 68 Royal Central School of Speech & Drama



Get around town

A short walk to Hampstead underground station (Northern line) and with regular bus services across the capital, all of London is within easy reach. From the financial and commercial institutions of The City and Canary Wharf to the theatres of Covent Garden and retail delights of Bond Street, work or play it's all just moments away.



Specifications

Beautifully crafted and impeccably designed, The Garden House is a bespoke, high specification home. Enhancing an already thriving location the development boasts the latest in cutting edge technology and modern conveniences to appeal to those looking for a rich and diverse way of life.

Kitchen

- » Neil Lerner designed bespoke Hacker kitchen.
- » Gaggenau steam oven.
- » Gaggenau oven.
- » Gaggenau Combi Microwave oven.
- » Gaggenau fridge.
- » Gaggenau freezer.
- » Gaggenau dishwasher.
- » Miele extractor.
- » Miele wine cooler.
- » Caesar stone solid worktop.
- » Blanco boiling and filtered water tap.
- » Blanco Evolution waste disposal.
- » Feature shelving with integrated television.
- » Smoked mirror splashback.



Master En Suite

- » Villeroy and Boch sanitaryware.
- » Hansgrohe Axor brassware.
- » Warmwall with feature towel rails.
- » Glazed 'walk in' shower.
- » LED spotlights to niche details.
- » Bespoke storage cupboard by Neatsmith of London.
- » Marble wall tiles with feature mosaic.
- » Bespoke stone worktop with double surface mounted basins.
- » Oversized feature mirror with demister pads.
- » Concealed 'private' toilet.
- » Two concealed shaving sockets.
- » 22" Aqua Vision flush mounted TV.
- » In-ceiling speakers connected to audio system.

Secondary En Suite

- » Villeroy and Boch sanitaryware.
- » Hansgrohe Axor brassware.
- » Glazed 'walk in' shower.
- » Niche detail to shower.
- » Bespoke stone worktop with surface mounted basin.
- » Feature mirrors with demister pads.
- » Warmwall with towel hooks.

Living Area

- » Internal feature glazing panels.
- » Full height minimal frame sliding glazed doors by Schuco.
- » Recessed channel and power for electrically operated blinds.

Hallway

- » Bespoke storage cupboards fully lined by Neatsmith of London.
- » Large contemporary front door with oversized glazed side light.
- » Feature 'bespoke' sliding pocket door to living area.

Interior Floor Finishes

- » High quality carpet to bedrooms and media room.
- » Large format porcelain tiles to living/kitchen area.

Electrics & Entertainment

- » I-light mood lighting system with keypad control throughout.
- » Low energy LED down lights.
- » Fully iPad and tablet compatible.
- » Creston control system.
- » 5.1 Dolby surround sound system to media room.
- » Fully installed Sonos multi-room audio entertainment system.

Heating & Cooling

- » Air source heat pump system.
- » Underfloor heating system throughout.
- » Individually zoned underfloor heating to all en suite bathrooms.
- » Air conditioning to master bedroom and living room.
- » Mechanical ventilation and heat recovery throughout.



Security

- » Full security system including CCTV cameras.
- » Texecom alarm system with panic button installed Amthal Security.
- » Opale door entry system with flush colour monitor by BPT.
- » Door entry linked to main entrance gates.
- » Banham locking system to front door.



External Areas

- » Private gated entrance.
- » Outdoor kitchen.
- » Landscape private garden by Penny Smith.
- » Fully tiled patio area.
- » Ambient external lighting to front and rear.
- » Feature Gabion walling.
- » Oversized 'Resin bonded' steps to entrance.
- » Private allocated parking.

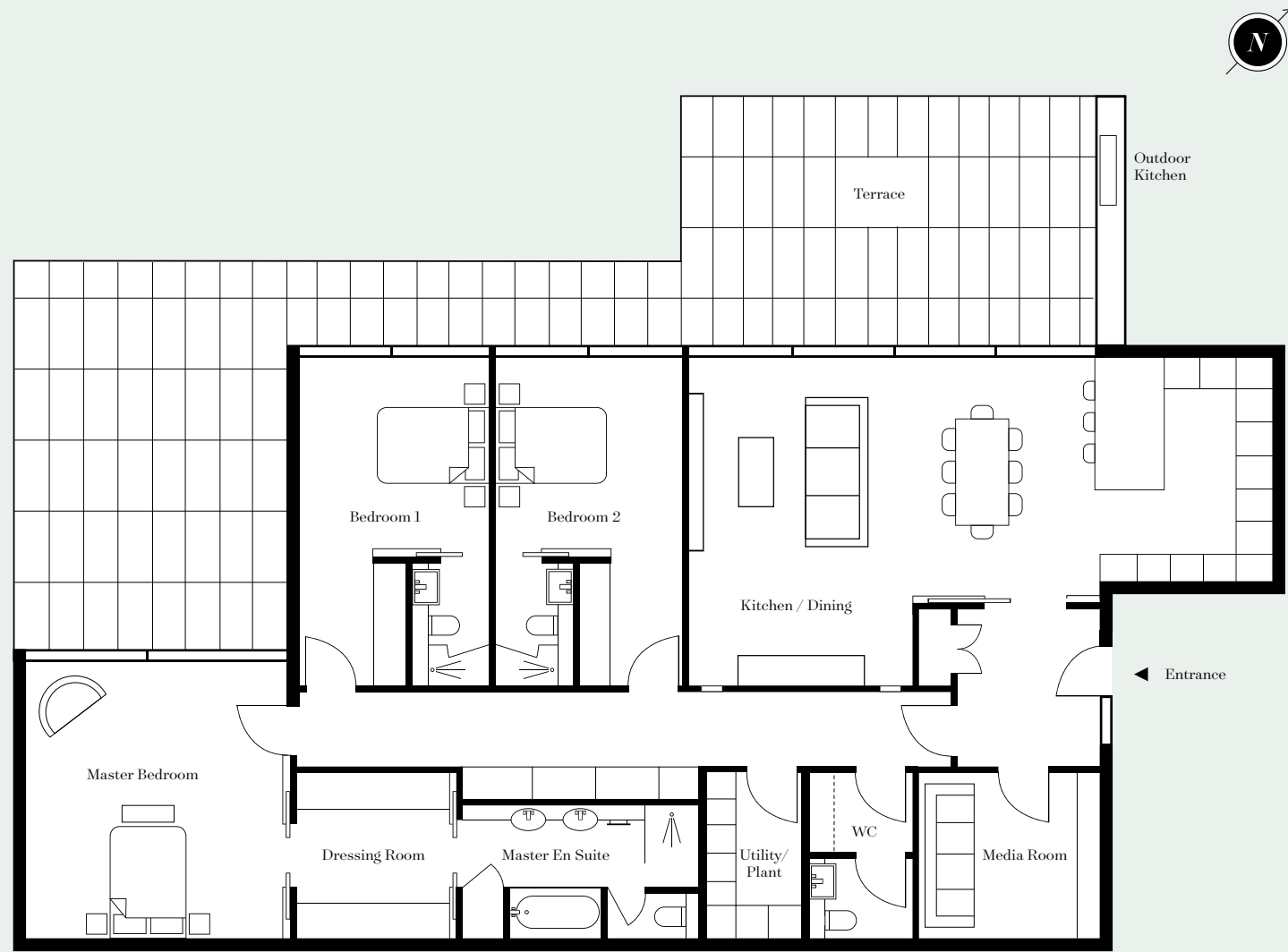
Sustainability

- » Fully intensive green roof.
- » Built to code for Sustainable Homes Level 4.
- » Air source heat pump.
- » Irrigated rear garden.
- » Bespoke hand treated Norwegian Kebony timber cladding to side and rear elevations.

General

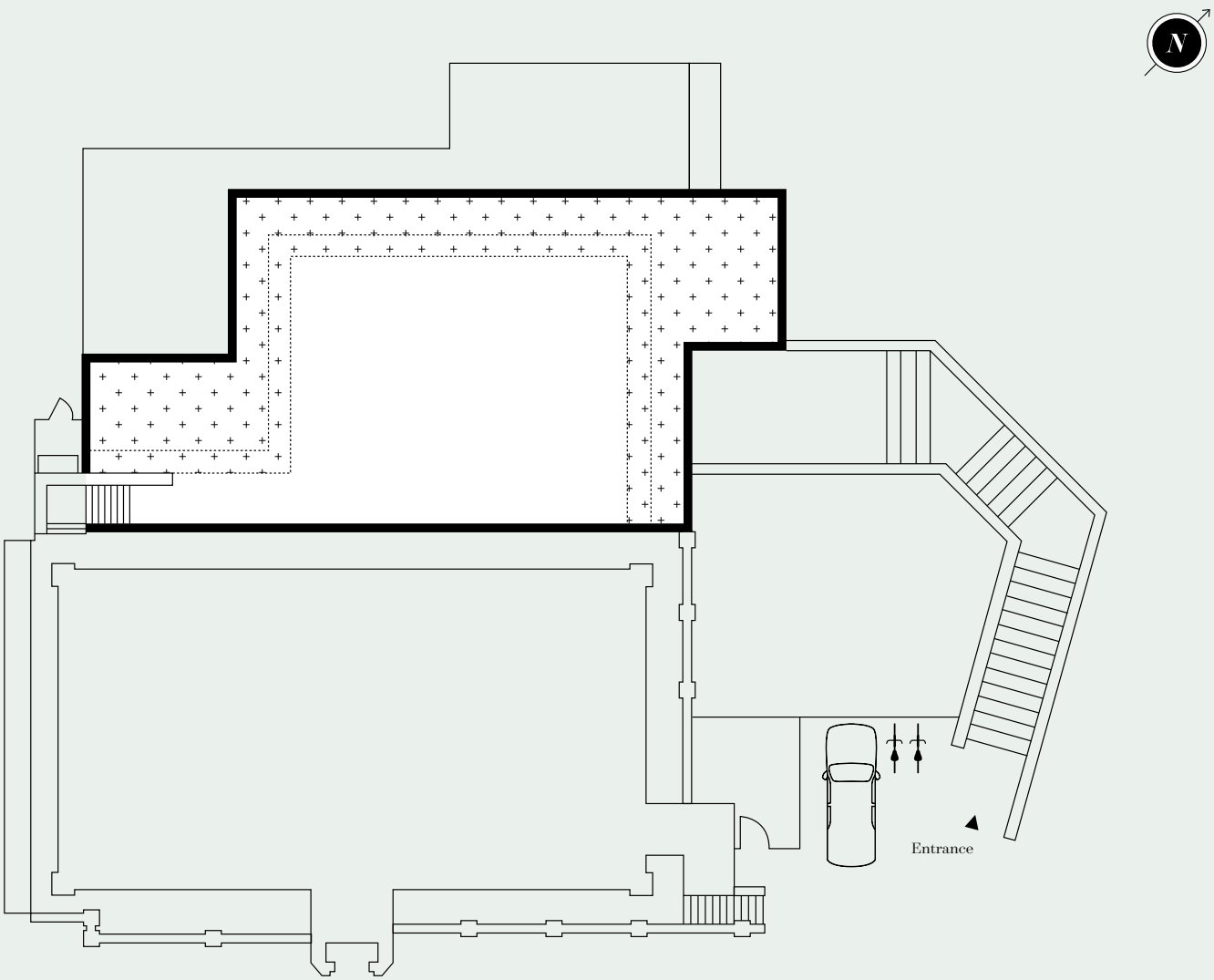
- » Fully bespoke oversized ash internal doors.
- » Generous ceiling heights to living areas and bedrooms.
- » Contemporary minimalistic skirting and architrave with feature architrave blocks.
- » 10 Year Premier New Home Warranty.

Floor Plan



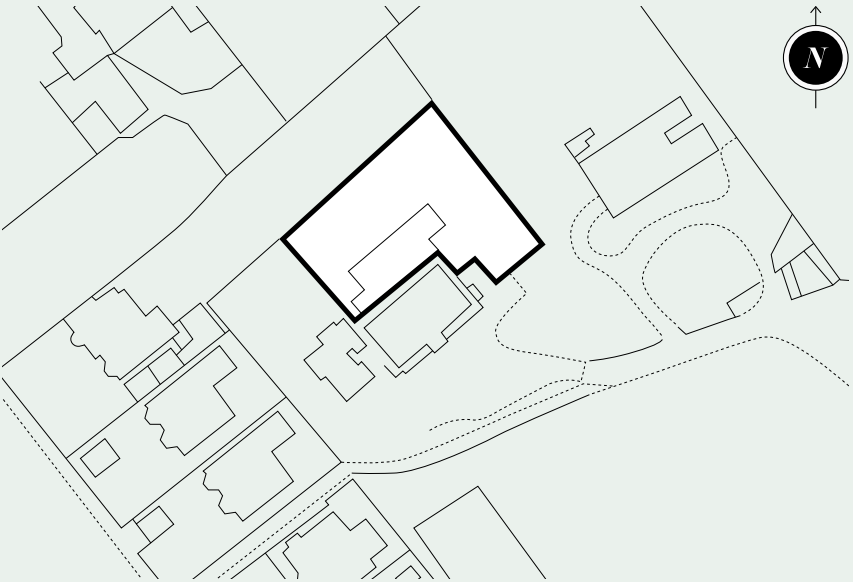
Kitchen / Dining		Bedroom 1		Media Room	
10.0 x 6.1m	32.8 x 20.0ft	6.0 x 2.6m	19.7 x 8.5ft	2.9 x 3.1m	9.5 x 10.1ft
Master Bedroom		En Suite 1		Utility / Plant	
5.0 x 4.4m	16.4 x 14.4ft	2.3 x 1.4m	7.5 x 4.6ft	2.9 x 1.9m	9.5 x 6.2ft
Master En Suite		Bedroom 2		Terrace	
2.3 x 4.1m	7.5 x 13.5ft	6.0 x 2.6m	19.7 x 8.5ft	20.0 x 4.0m	65.6 x 13.1ft
Dressing Room		En Suite 2		WC	
2.9 x 2.6m	8.5 x 8.5ft	2.3 x 1.4m	7.5 x 4.6ft	1.3 x 1.8m	4.3 x 5.9ft

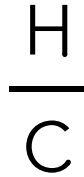
Please Note: Room dimensions are to be carefully considered prior to purchase of furniture and must not be used for the purchase of flooring or window treatment. All measurements are approximate and may vary within a tolerance of 5%



O.S. Map

House	
192.4m ²	2,071ft ²
Garden	
978.0m ²	10,527ft ²
Total	
1,170.4m ²	12,598ft ²





HAMILTON COURT DEVELOPMENTS

Hamilton Court Developments is a niche residential property development company focused upon delivering high quality schemes throughout Central London. With over 50 years of property experience, Hamilton Court Developments have the expertise, knowledge and understanding to develop outstanding homes in the capital. We pride ourselves on creating unique, inspiring and practical living spaces in keeping with the environment. Our attention to details is with the end user in mind

which ensures the highest standard of finish both inside and out. Our reputation is achieved through our professionalism and commitment to delivering the highest quality of service and product. At Hamilton Court Developments we strive to build homes that we are proud of and The Garden House is no exception. Working with an expert design team spearheaded by Claridge Architects, Hamilton Court Developments have once again been able to create a unique property that we would be proud to call home.

MISREPRESENTATION ACT: These particulars are not to be considered as a formal offer, they are for information only and give a general idea of the property. They are not to be 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. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or its agent. These particulars are correct at time of issue. In view of our continuing aim to improve our developments the detailed specification and/or layouts may change. If any points are important please clarify with us prior to viewing. These particulars are issued strictly on the basis that no visits to site will be made unless accompanied by the selling agent.

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