

HADLEY MANOR

HADLEY WOOD





HADLEY MANOR

APARTMENTS DESIGNED TO SET YOU APART

Hadley Wood is amongst the most coveted and affluent neighbourhoods within the M25 corridor, and it is here that Hadley Manor, a magnificent selection of ten luxury two and three bedroom apartments resides.

Impressive in space, style and specification, these statement apartments boast 1,790 to 2,840 sq ft of contemporary interiors, as well as offer air conditioning to the kitchen/breakfast room, sitting room and master bedroom and two allocated underground parking spaces. Stylish and refined, they have been designed to complement a sophisticated lifestyle with time and energy saving features, flexible accommodation, generous storage space and exceptional finishes. Homes to be enjoyed every step of the way, they provide the idyllic semi-rural village setting, central London convenience and enviable lifestyle you've always dreamed of.



Local area photography



Photography of a previous development



Photography of a previous development

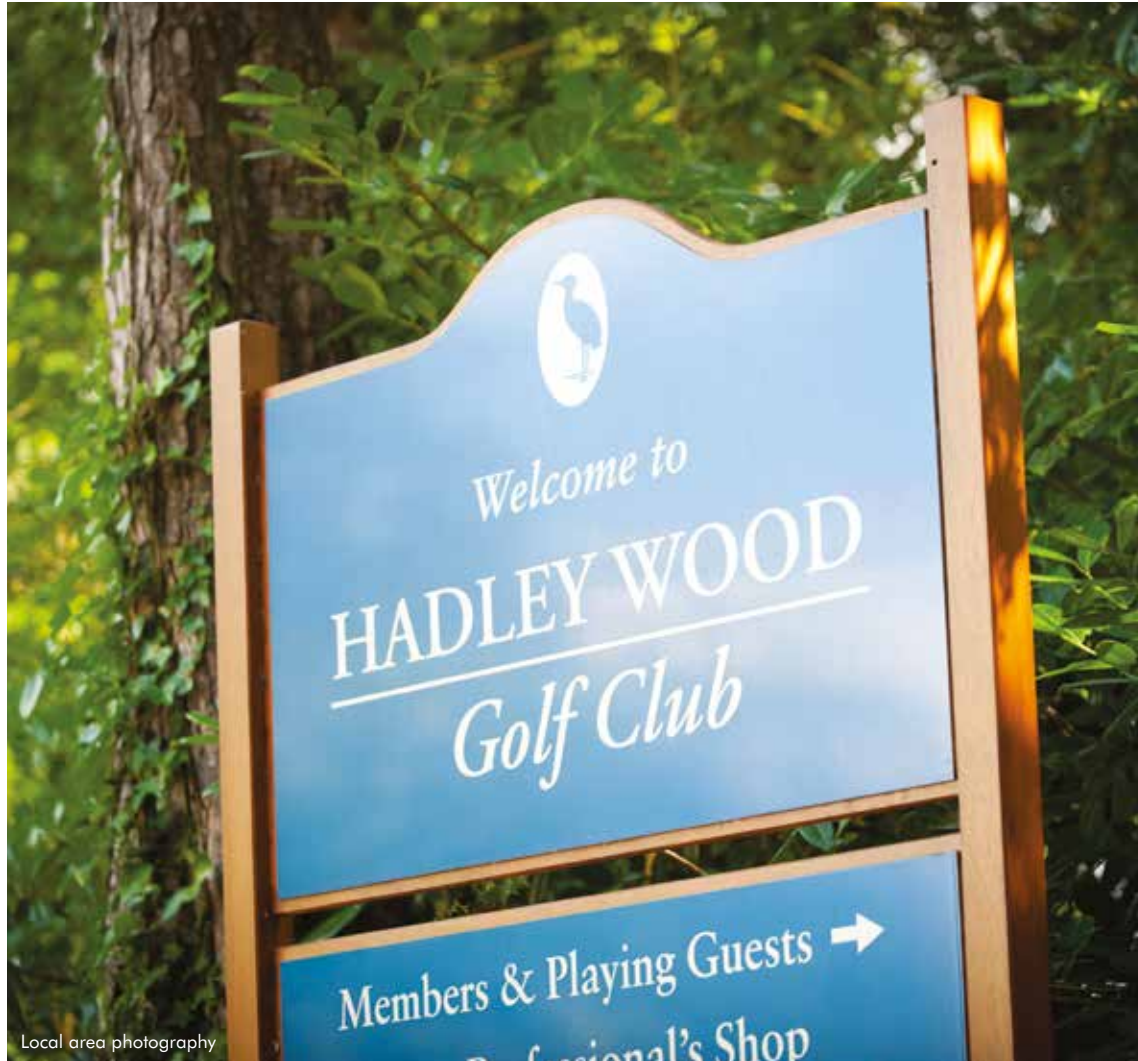
HADLEY WOOD

A VILLAGE LIFE LESS ORDINARY

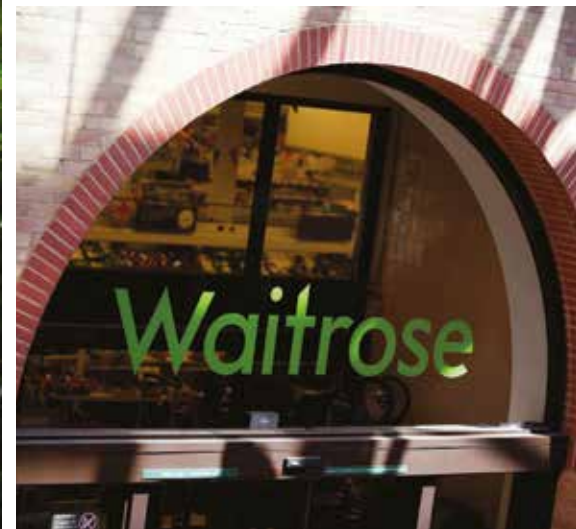
With 14th century roots, this exclusive, upmarket village is a home of choice for celebrities and sports personalities drawn to its rural seclusion, cosmopolitan atmosphere and access to central London.

Everyday life in Hadley Wood is catered for by a small parade of shops, while The Spires Shopping Centre in nearby High Barnet provides many familiar high street names, including a Waitrose and a regular farmers' market. And of course, designer sprees or glamorous evenings in London can also be easily enjoyed.

If you fancy a breath of fresh air, the glorious woodlands of Monken Hadley Common and wildlife haven of Covert Way Local Nature Reserve are nearby, with Trent Park closer still. Cricket, football, fishing and tennis clubs will keep you active, but the number one sport is unquestionably golf, with prestigious members' clubs such as Hadley Wood Golf Club and The Shire, London.



Local area photography



Local area photography



Local area photography

MAKING THE MOST OF YOUR CONNECTIONS



There isn't just a convenient social lifestyle to be had here, as Hadley Manor can also enhance your professional life.

Hadley Wood station is situated just over a mile from Hadley Manor, with regular services to Moorgate and King's Cross in less than 30 minutes. While Cockfosters and High Barnet Underground stations are just as close, offering alternative routes into central London.

Cockfosters Road is within easy striking distance of the M1, M25 and A1, for swift journeys in and out of the capital. Plus London Heathrow, Luton and Stansted airports are equally accessible providing a gateway to the world.

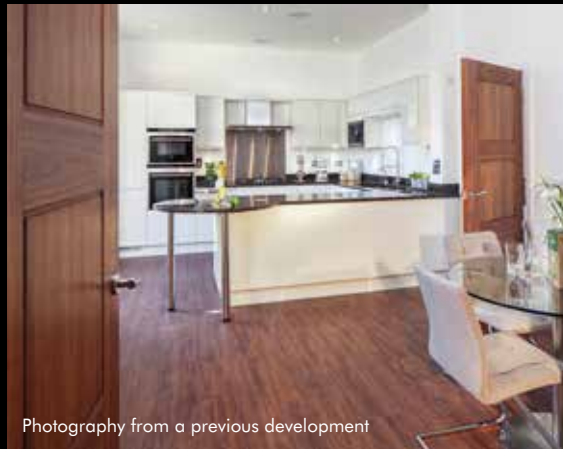


AN IMPECCABLE PEDIGREE

It's a shared passion for craftsmanship, architectural heritage and innovative design that encourages our architects and designers to continuously set the industry standard.

With external finishes inspired by and sympathetic to their surroundings, you'll find just as much character and personality on the inside. Generous flowing spaces are really inviting and bathed in natural light.

Whether you're bringing friends and family together or simply prefer some peace and quiet, CALA homes have the high specification, flexibility and clever storage to reflect your contemporary lifestyle.



Photography from a previous development



CALA Homes is proud to be building all the homes at this development to the 'Lifetime Homes' standard. This means the homes are designed to be accessible and convenient to everyone, so that they can be adapted to the changing needs of those who live in them for years to come.



Photography from a previous development

HADLEY MANOR – THE DEVELOPMENT



The above development layout is not drawn to scale and is for general guidance only.
Landscaping is indicative. Road layouts, pathways, external treatments may differ. The dark features on the roof are PV panels.
Please confirm the most up-to-date details with our Sales Advisor prior to reservation.
O: Bollard lighting



Computer generated image

LOWER GROUND FLOOR
PARKING



LOWER GROUND FLOOR

PLOT 1



GROUND FLOOR

PLOTS 1-5



Dotted lines indicate reduced head height or structure above. : Manifold housing. ST: Store cupboard. Please consult your Sales Advisor for further details.

PLOT 1	M	FT
Kitchen/Breakfast Room	8.44m x 7.88m	27'8" x 25'10"
Sitting Room	6.38m x 5.93m	20'11" x 19'5"
Master Bedroom	4.79m x 4.43m	15'8" x 14'6"
Bedroom 2	4.33m x 2.97m	14'2" x 9'8"
Bedroom 3/Study	6.47m x 3.97m	21'2" x 13'0"

PLOT 2	M	FT
Kitchen/Breakfast Room	8.42m x 4.10m	27'7" x 13'5"
Sitting Room	6.78m x 4.25m	22'2" x 13'11"
Master Bedroom	4.82m x 4.20m	15'9" x 13'9"
Bedroom 2	3.81m x 3.17m	12'6" x 10'4"
Bedroom 3/Study	4.57m x 3.73m	14'11" x 12'2"

PLOT 3	M	FT
Kitchen/Breakfast Room	7.01m x 4.37m	22'11" x 14'4"
Sitting Room	6.16m x 4.78m	20'2" x 15'8"
Master Bedroom	4.44m x 3.97m	14'6" x 13'0"
Bedroom 2	3.90m x 3.07m	12'9" x 10'0"

PLOT 4	M	FT
Kitchen/Breakfast Room	7.47m x 4.33m	24'6" x 14'2"
Sitting Room	6.41m x 3.97m	21'0" x 13'0"
Master Bedroom	5.22m x 3.20m	17'1" x 10'5"
Bedroom 2	6.23m x 2.98m	20'5" x 9'9"
Bedroom 3/Study	4.93m x 2.82m	16'2" x 9'3"

PLOT 5	M	FT
Kitchen/Breakfast Room	9.25m x 4.33m	30'4" x 14'2"
Sitting Room	6.42m x 4.64m	21'0" x 15'2"
Master Bedroom	4.97m x 3.65m	16'3" x 11'11"
Bedroom 2	3.63m x 3.28m	11'10" x 10'9"
Bedroom 3/Study	3.96m x 2.45m	12'11" x 8'0"



Photography from a previous development, upgrades apply

FIRST FLOOR

PLOTS 6-8



PLOT 6	M	FT
Kitchen/Breakfast Room	8.42m x 4.10m	27'7" x 13'5"
Sitting Room	6.78m x 4.25m	22'2" x 13'11"
Master Bedroom	4.82m x 4.20m	15'9" x 13'9"
Bedroom 2	3.81m x 3.17m	12'6" x 10'4"
Bedroom 3/Study	4.57m x 3.73m	14'11" x 12'2"

PLOT 7	M	FT
Kitchen/Breakfast Room	7.01m x 4.37m	22'11" x 14'4"
Sitting Room	6.53m x 3.68m	21'5" x 12'0"
Master Bedroom	4.27m x 3.92m	14'0" x 12'10"
Bedroom 2	4.20m x 3.97m	13'9" x 13'0"
Bedroom 3/Study	3.88m x 3.08m	12'8" x 10'1"

PLOT 8	M	FT
Kitchen/Breakfast Room	8.43m x 7.80m	27'7" x 25'7"
Sitting Room	9.63m x 6.02m	31'7" x 19'9"
Master Bedroom	5.20m x 4.21m	17'0" x 13'9"
Bedroom 2	4.20m x 3.60m	13'9" x 11'9"
Bedroom 3/Study	4.30m x 3.29m	14'1" x 10'9"



Photography from a previous development, upgrades apply

SECOND FLOOR

PLOTS 9-10



Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height to second floor. Solid thin line denotes extent of full height ceiling. Please consult your Sales Advisor for further details. ST: Store cupboard. : Manifold housing. : Roof lantern. : Velux windows.

PLOT 9

M

FT

Kitchen/Breakfast/

Family Room

10.62m x 8.92m

34'10" x 29'3"

Sitting Room

7.10m x 5.09m

23'3" x 16'8"

Master Bedroom

6.30m x 5.59m

20'8" x 18'4"

Bedroom 2

5.24m x 3.36m

17'2" x 11'0"

Bedroom 3/Study

3.79m x 3.49m

12'5" x 11'5"

PLOT 10

M

FT

Kitchen/Breakfast Room

8.40m x 7.72m

27'6" x 25'3"

Sitting Room

7.24m x 5.07m

23'9" x 16'7"

Master Bedroom

6.04m x 5.82m

19'9" x 19'1"

Bedroom 2

4.00m x 3.42m

13'1" x 11'2"

Bedroom 3/Study

4.66m x 3.49m

15'3" x 11'5"



Photography from a previous development, upgrades apply

SPECIFICATION

KITCHEN*

- Professionally designed kitchen fitted with quartz stone work surfaces that are stain and scratch resistant
- Triple bowl undermounted sink with mixer tap, spring directional spout and waste disposal unit
- Instant steaming hot and filtered cold water tap
- Two Miele built-in self-cleaning single ovens, gas hob, extractor and microwave oven
- Wine cooler and coffee machine
- Two integrated fridge/freezers
- Double drawer dishwasher

LAUNDRY ROOM

- Woodblock work surfaces
- Single bowl sink with engraved drainer and mixer tap with spring directional spout
- Free-standing washing machine and condenser tumble dryer

EN SUITES, SHOWER ROOM[^] AND CLOAKROOM^{^*}

- Villeroy & Boch porcelain sanitaryware
- Twin basins to master en suite
- Recessed television positioned for viewing from the bath of the master en suite
- Hands-free motion-sensor light to en suites, shower room[^] and cloakroom[^]
- Walk-in wet room style shower to all en suites and shower room[^]
- Thermostatic showers with fixed head and diverter to handset
- Mixer tap with shower handset to all baths
- Large mirror and vanity unit to master en suite and cloakroom[^] Stylish recessed mirrored storage over basins to secondary en suites and shower room[^]
- Heated chrome towel rails



Photography from a previous development

*Design is subject to change. Please consult your Sales Advisor for more information.

[^]To selected plots only, see floor plans for details.



MEDIA AND COMMUNICATIONS

- Communal satellite dish, television aerial and DAB and FM radio aerials
- Satellite/Freeview television distribution system (loop system) that will allow the picture output from a DVD player or satellite decoder to be viewed in all rooms following the purchase and installation of reception equipment
- TV/FM/DAB sockets to kitchen/breakfast room, sitting room, bedroom 3/study and all bedrooms
- HDMI wiring fitted
- Control4 audio wiring to sitting room, kitchen/breakfast room, master bedroom and master en suite
- Telephone sockets to kitchen, sitting room and all bedrooms
- Dual phone and fax socket to bedroom 3/study

HEATING, LIGHTING AND INTERNAL FINISHES

- Pedestrian lift access to all floors and lower ground parking
- Recessed downlights to all rooms, with additional pendant lighting to sitting room, kitchen (except Plot 4) and all bedrooms
- Solid floors to reduce noise transfer between apartments
- Underfloor gas-fired wet heating system throughout
- Air conditioning to kitchen/breakfast room, sitting room and master bedroom
- Walnut veneer to internal doors, with solid core for better sound and thermal insulation
- Porcelain/ceramic floor tiling to hall, kitchen/breakfast room, laundry, cloakroom, shower room and all en suites
- Porcelain/ceramic floor tiling to communal entrance
- Individually designed dressing room to master bedroom

SPECIFICATION

SECURITY

- NSI-approved alarm system fitted to all homes
- Vehicular/pedestrian entrance gates and main entrance door fitted with hard-wired video based entry system and integral intercom, with keypad incorporating 24-hour security code and remote opening. Two remote control gate openers per apartment
- Dusk-to-dawn lighting to external bollards and communal front entrance. Ground floor communal hallway lighting will remain on permanently with motion-sensor lights to first floor communal hallway
- Outside light to patios and terraces
- Multi-point locking system to apartment front doors
- Locks are suited, to enable one key to open front door and all other external doors

EXTERNAL DETAILS

- Heated access ramp to lower ground parking
- Landscaped communal gardens
- Outside water tap to bin store area, parking area and garden
- One outside electrical point to parking area



Photography from a previous development



ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double-glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- A or B-rated kitchen/laundry appliances to reduce water and energy use[†]
- Photovoltaic (PV) panels fitted to provide cheaper electricity that uses less fossil fuel
- Ewgeco energy monitor installed to help track energy usage, reducing bills and environmental impact
- Dual flush mechanisms to toilets to reduce water use
- Provision of recycling bins to kitchen cupboards in each home to encourage responsible recycling
- Provision of cycle storage within the parking area to allow alternative to driving
- Central rainwater collection system for communal landscaping
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk-to-dawn sensors to external lighting and motion-sensor lighting to some internal lighting to reduce electricity usage
- A significant proportion of low energy lighting to all homes^{††}
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

MANAGEMENT SERVICES

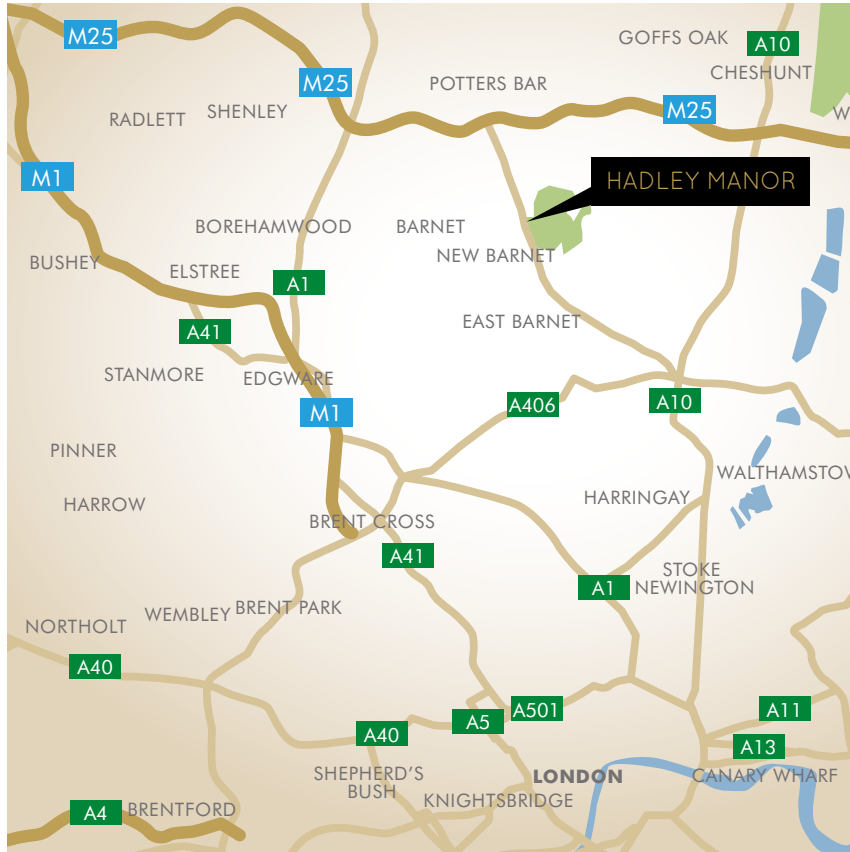
- A professional managing agent who will be a member of the Association of Residential Managing Agents will be instructed to provide ongoing management services. Please refer to the Sales Advisor for further details.

[†] Not all domestic appliances have an EU energy label. Please refer to Sales Advisor for further details.

^{††} Proportions may vary, please refer to Sales Advisor for further information.

PERFECTLY LOCATED

Hadley Manor, Cockfosters Road, Hadley Wood, Hertfordshire, EN4 0JT



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- Cockfosters Underground Station – 0.8 miles
- Hadley Wood Railway Station – 1.2 miles
- One to One Fitness – 1.3 miles
- Covert Way Local Nature Reserve – 1.4 miles



BY CAR

- Hadley Wood Golf Course – 0.8 miles
- M25, Junction 24 – 1.9 miles
- Waitrose (Barnet) – 2.8 miles
- Tudor Park Golf Course – 2.8 miles
- The Spires Shopping Centre – 2.9 miles
- High Barnet Underground Station (Northern line) – 3.2 miles
- M1, Junction 2 – 11.7 miles
- London Luton Airport – 25 miles
- London Stansted Airport – 32 miles
- London Heathrow Airport – 33.6 miles



BY TRAIN (FROM HADLEY WOOD TRAIN STATION)

- Welwyn Garden City – 20 mins
- King's Cross Station – 25 mins



BY UNDERGROUND (FROM COCKFOSTERS)

- Covent Garden – 36 mins
- Oxford Street – 39 mins

CALA HOMES – THE UK’S MOST UPMARKET MAJOR HOMEBUILDER

CALA Homes has a long track record of success, from incorporation as a land management and collection company in 1875, to today’s thriving national housebuilder.

We’re passionate about providing exceptionally well designed, beautifully constructed new homes in which people aspire to live. Throughout Scotland, the Midlands and the South East of England we build premium homes with sensitivity and consideration, in desirable locations. We take great pride not just in our product, but also in the outstanding levels of service we deliver to our homebuyers.

We continually strive to innovate in design and construction techniques to ensure that every home we build meets its owner’s expectations, is sympathetic to its local community, and complies with or exceeds the latest environmental and sustainability regulations.

From contemporary apartments to luxury family homes, creating beautiful places to live and providing the utmost customer care are at the heart of everything CALA does.





The Bluebells, Pebworth



Orchard Green, Beaconsfield



Queen Margaret Grove, Edinburgh



Cotswold Chase, Eastcombe

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