







“MIRAM”  
from the Latin word meaning  
“AMAZING”

Artemi & Gibbs  
developers by design





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# WELCOME TO MIRAM HOUSE

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Located in Hadley Wood, one of  
Hertfordshire's most coveted locations.

With majestic columns and intricate stonework, Miram House  
is the pinnacle of luxury living.



UNITED KINGDOM  
PROPERTY  
AWARDS  
DEVELOPMENT



BEST RESIDENTIAL  
DEVELOPMENT  
HERTFORDSHIRE

Miram House  
by Artemi & Gibbs

2015-2016





## ABOUT THE DEVELOPMENT

Elegant, spacious, opulent, luxurious, sumptuous, exquisite are just some of the words needed to describe Miram House.

You are greeted by uniformed concierge beneath the shimmering dance of 10,290 hand cut Swarovski crystals that adorn the magnificent lobby chandelier, then through bespoke floor to ceiling doors into elegantly designed interiors with luxurious wall coverings. Stunning kitchens and gorgeous bathrooms with their Volcanic Limestone baths that gracefully sit on Italian porcelain, all of which blend together effortlessly to create six truly unique apartments.



COCKFOSTERS ROAD





## LOCALITY & LIFESTYLE

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Offering the best of both worlds – Miram House is set in a countryside location with easy commuter access to London and Hertfordshire

Located equidistant between Hadley Wood station (offering a regular service into Moorgate and King's Cross stations) and Cockfosters underground station (Piccadilly line). For travelling by road the M25 is under 2 miles away, which provides great access to all major motorway links and London airports.

Cockfosters is under a mile away and offers a large range of local shops, amenities and quality restaurants. Trent Park Country Park is also within easy reach with over 400 acres of meadows, lakes, woodland and historical sites. Miram House also backs onto the prestigious Hadley Wood Golf Club.

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# CENTRAL LONDON IN

# 23 MINUTES

Afternoon tea at the Ritz or  
shopping at Harvey Nick's.

Miram House is perfectly placed for  
easy access to rail, tube and road networks.



10  
mins

20  
mins

30  
mins

40  
mins

  
RAIL

HADLEY WOOD

Finsbury  
Park

Moorgate King's  
Cross

  
TUBE

COCKFOSTERS

Finsbury  
Park

King's  
Cross

Oxford  
Circus Green  
Park

ROAD

MIRAM  
HOUSE M25

North Circular

M1

Stansted  
Airport





**SIMPSON & VOYLE**  
interior design

# EFFORTLESS ELEGANCE BY SIMPSON & VOYLE

At Simpson & Voyle we passionately believe in the highest quality of design and finish.

Our designs combine a creative timeless approach with a signature elegant and luxurious style. With years of experience and success designing at the top level of theatre and fashion, we understand better than most the level of detail necessary to create exclusive living spaces. We recognise that the key to great design is capturing both the spirit of the client and the essence of the space.

From the outset we knew each apartment, through the language of design, would tell a unique story. The moment you walk through the doors of Miram House you will be surrounded by beautiful design and detail. Using clean lines and neutral tones blended with warm and luxurious wall coverings each apartment is both distinctive and special. Bespoke furniture and fittings have been designed and hand picked by us to ensure every element of Miram House feels exclusive.





# IN DETAIL

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“We are what we repeatedly do.  
Excellence, then, is not an act,  
but a habit.”  
Aristotle 322 BC

Attention to detail is at the core of every  
Artemi & Gibbs home.

At Miram House we have blended the latest technologies  
with the finest materials and traditional craftsmanship  
to create perfect harmony.

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## GENERAL

- Guest parking
- Bespoke luxury Kone lift to all floors
- Stunning interiors designed by Simpson & Voyle
- Bespoke floor to ceiling doors
- Traditional timber sash windows
- Sound attenuated glass
- Galleried entrance lobby
- Uniformed Concierge Service
- Keyless, £10K cash rated safes installed
- All-weather communal tennis court
- Individual residents cycle storage
- Communal landscaped gardens
- 10-Year building warranty

## SECURE UNDERGROUND CAR PARK

- Large designated parking bays
- Heated ramp
- Seamless “showroom” resin floor
- Power and hot/cold water supply for car valeting
- CCTV coverage
- Remote control gate entry
- Individual residents storage cupboards

## KITCHENS

- Bespoke kitchens exclusive to Miram House
- Composite stone worktops
- Gaggenau appliances to include:  
induction hob, oven, combination microwave  
oven, steam oven, warming drawer,  
integrated refrigerator, built-in freezer,  
fully integrated dishwasher
- Quooker Pro3 Fusion hot tap
- Waste disposer
- Water softener

## BATHROOMS

- Hansgrohe - Axor taps and shower valves
- Victoria & Albert freestanding baths  
(master en-suite)
- Italian porcelain tiles
- Chrome heated towel rails
- TV (master en-suites)
- Bespoke feature lighting
- Level access showers
- Duravit porcelain bathroom fittings

## BEDROOMS

- Walk-in wardrobes to master bedroom suites
- Fitted wardrobes to 2nd bedrooms
- 5 amp lamp circuit

## SECURITY

- CCTV – accessible from your smartphone
- Siedle bi-directional video entry system
- Banham intruder alarm
- Banham high security locks

## LIVING / DINING ROOM

- 55” LED TV
- 5.1 surround sound system
- Parquet flooring
- 5 amp lamp circuit

## UTILITY ROOM

- Miele freestanding washing machine
- Miele freestanding tumble dryer
- Composite stone worktops
- Cordless wall mounted hoover

## HOME AUTOMATION

(For full specification see **Detailed Home Automation Specifications page**)

- Fully Integrated Control4 home automation system
- Lutron Homework QS intelligent mood lighting / shade control
- Centralised HD video entertainment system
- 5.1 surround sound system
- Multiroom music system
- Integrated climate controls
- Enterprise grade WiFi system
- Sky to all rooms (stc)
- Freeview to all rooms
- BT Broadband (stc)

## HEATING / COOLING

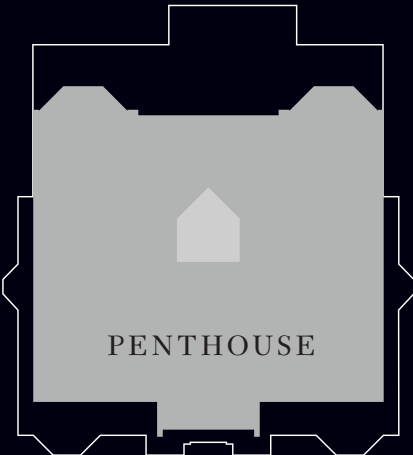
- Vaillant gas boilers
- Under floor heating
- Full air conditioning to all principal rooms



APARTMENT  
ONE

PENTHOUSE

Occupying the entire top floor with commanding views over Hadley Wood golf course and beyond. The penthouse has direct VIP lift access into its sumptuous entrance lobby.



DIMENSIONS

<b>Reception Hall</b> 22'3" x 10'4"6.79m x 3.15m	<b>2<sup>nd</sup> Bedroom</b> 20'11" x 15'2"6.37m x 4.63m
<b>Drawing / Dining Room</b> 26'3" x 25'6"8.07m x 7.77m	<b>3<sup>rd</sup> Bedroom</b> 17'11" x 15'10"5.47m x 4.81m
<b>Kitchen / Breakfast Room</b> 23'6" x 13'11"7.15m x 4.24m	<b>Terrace</b> 28'7" x 14'4"8.72m x 4.37m
<b>Study</b> 22'2" x 10'8"6.76m x 3.24m	<b>Balcony 1</b> 11'10" x 6'5"3.60m x 1.95m
<b>Master Bedroom</b> 31'0" x 17'5"9.44m x 5.30m	<b>Balcony 2</b> 11'10" x 6'5"3.60m x 1.95m

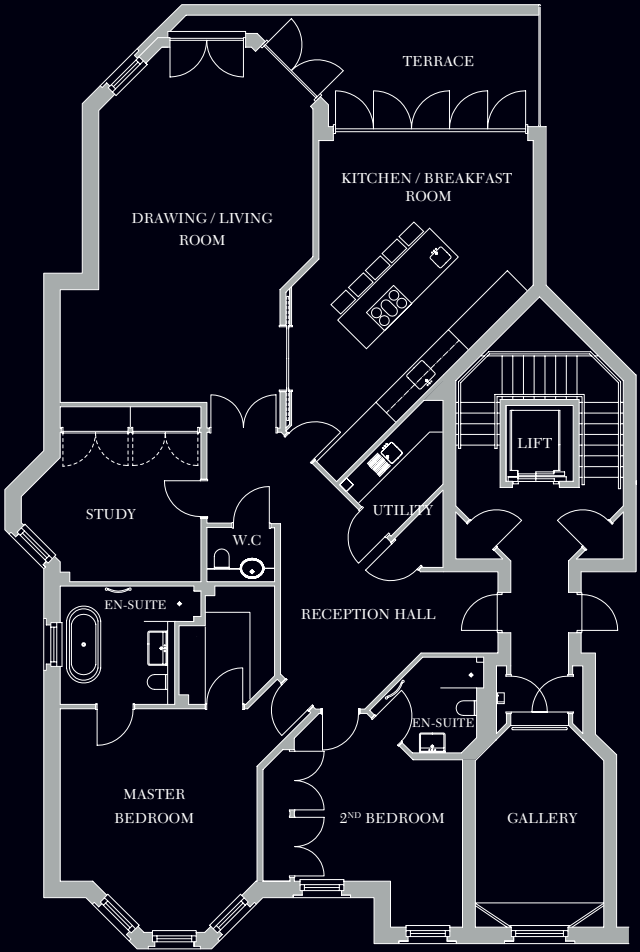
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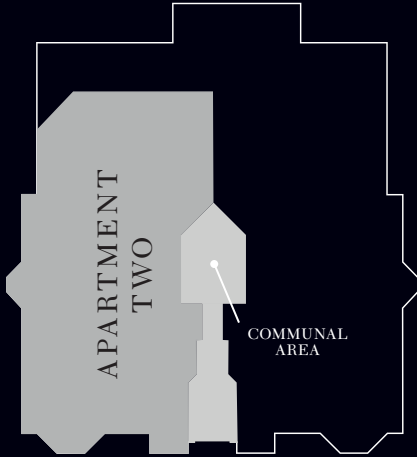
# APARTMENT TWO

## FIRST FLOOR

Elegantly designed two bedroom apartment with stunning views of Hadley Wood golf course from its own private terrace.



## DIMENSIONS



<b>Reception Hall</b>		<b>Master Bedroom</b>	
23'6" x 17'7"	7.15m x 5.57m	15' x 13'2"	4.57m x 4.00m
<b>Drawing / Living Room</b>		<b>2nd Bedroom</b>	
27'2" x 16'9"	8.27m x 5.11m	15'2" x 12'9"	4.63m x 3.88m
<b>Kitchen / Breakfast Room</b>		<b>Terrace</b>	
26'1" x 16'4"	7.96m x 4.98m	21'7" x 8'7"	6.58m x 2.60m
<b>Study</b>			
13'8" x 13'4"	4.17m x 4.06m		

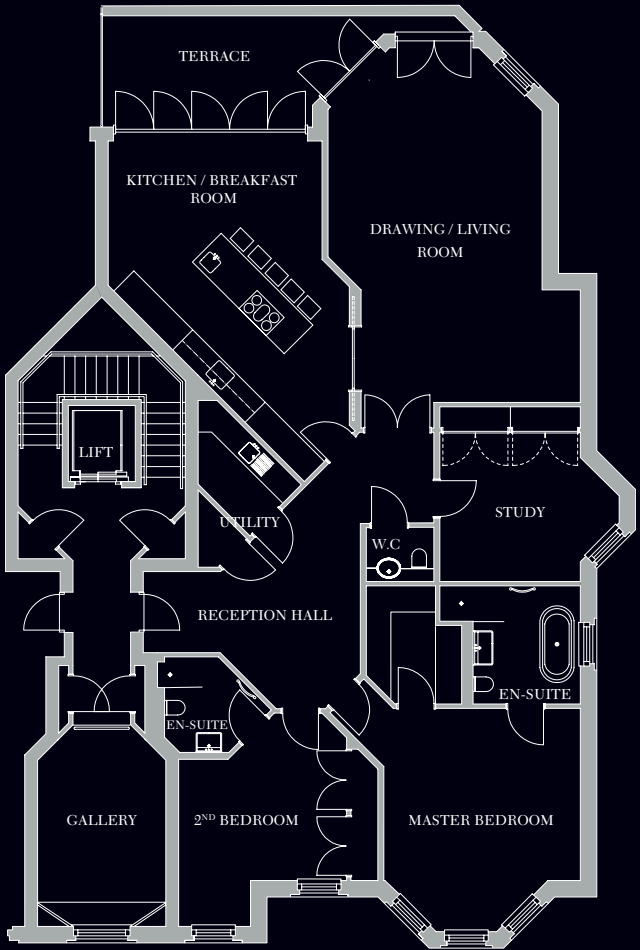
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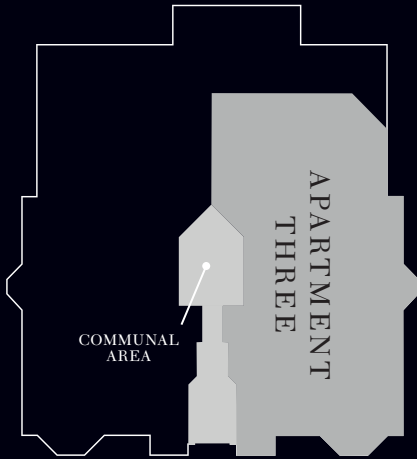
APARTMENT  
THREE

FIRST FLOOR

This fabulously designed two bedroom apartment has a beautiful kitchen with bi-fold doors overlooking Hadley Wood golf course.



DIMENSIONS



<b>Reception Hall</b>		<b>Master Bedroom</b>	
23'6" x 17'7"	7.15m x 5.57m	15'0" x 13'2"	4.57m x 4.00m
<b>Drawing / Living Room</b>		<b>2<sup>nd</sup> Bedroom</b>	
27'2" x 16'9"	8.27m x 5.11m	15'2" x 12'9"	4.63m x 3.88m
<b>Kitchen / Breakfast Room</b>		<b>Terrace</b>	
26'1" x 16'4"	7.96m x 4.98m	21'7" x 8'7"	6.58m x 2.60m
<b>Study</b>			
13'8" x 13'4"	4.17m x 4.06m		

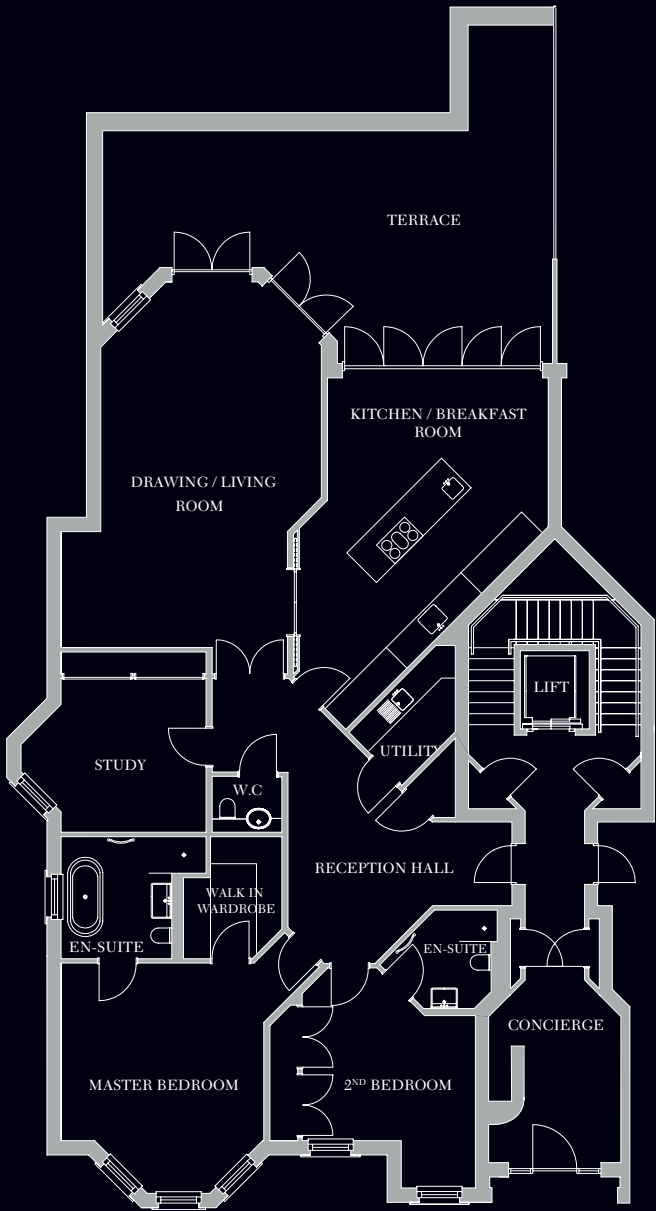
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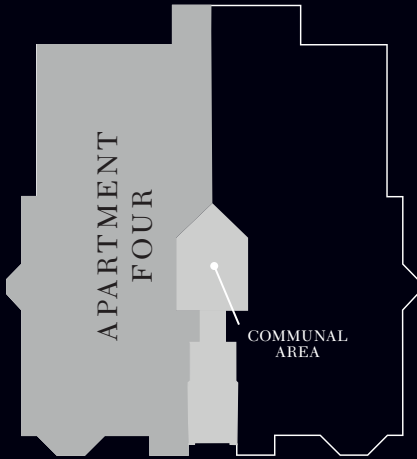
# APARTMENT FOUR

## GROUND FLOOR

Apartment Four is a beautifully appointed two bedroom apartment with a large west facing private terrace.



## DIMENSIONS



<b>Reception Hall</b>	23'6" x 17'7"	7.15m x 5.57m	<b>Master Bedroom</b>	15'0" x 13'2"	4.57m x 4.00m
<b>Drawing / Living Room</b>	27'2" x 16'9"	8.27m x 5.11m	<b>2<sup>nd</sup> Bedroom</b>	15'2" x 12'9"	4.63m x 3.88m
<b>Kitchen / Breakfast Room</b>	26'1" x 16'4"	7.96m x 4.98m	<b>Terrace</b>	34'3" x 25'11"	10.44m x 7.89m
<b>Study</b>	13'8" x 13'4"	4.17m x 4.06m			

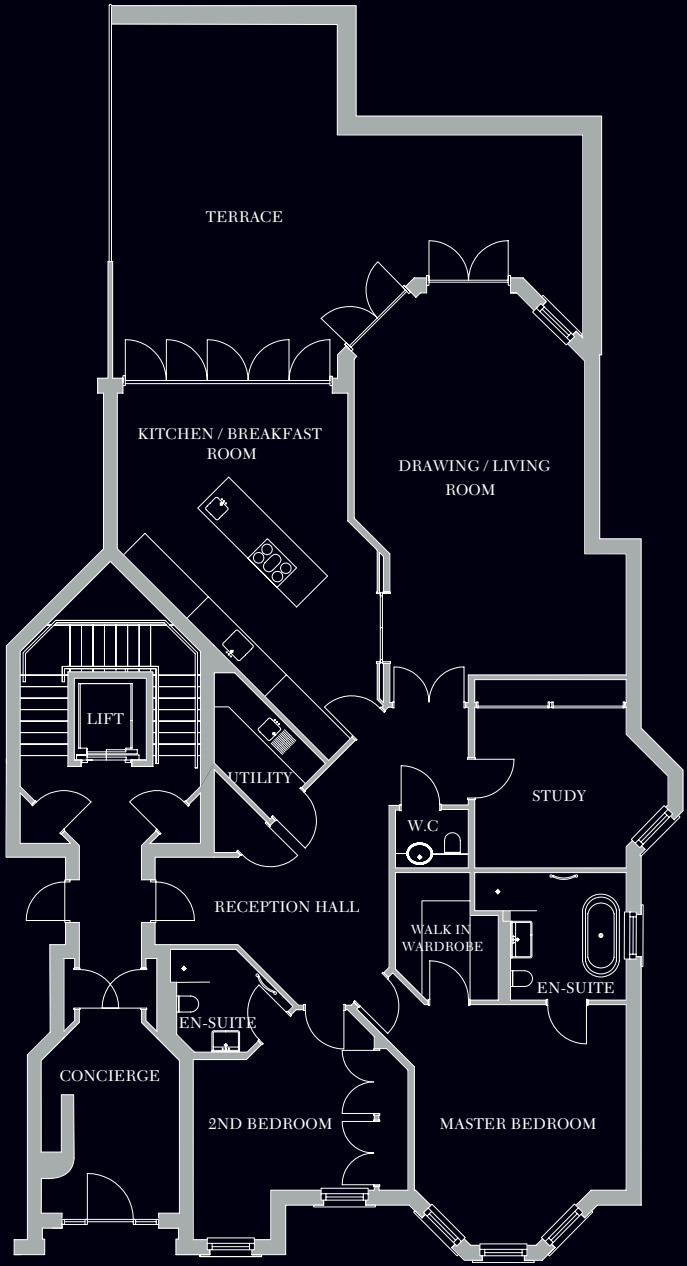
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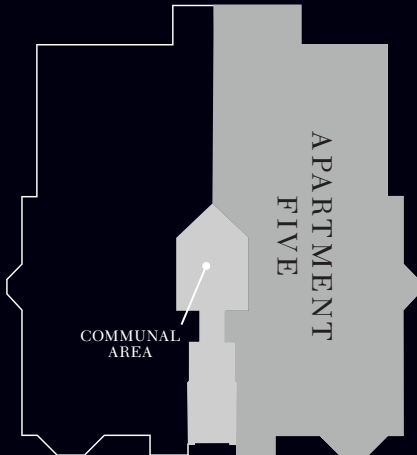
APARTMENT  
FIVE

GROUND FLOOR

Apartment Five offers two gorgeous bedrooms with en-suites and a study, as well as a large private terrace.



DIMENSIONS



<b>Reception Hall</b>		<b>Master Bedroom</b>	
23'6" x 17'7"	7.15m x 5.57m	15'0" x 13'2"	4.57m x 4.00m
<b>Drawing / Living Room</b>		<b>2nd Bedroom</b>	
27'2" x 16'9"	8.27m x 5.11m	15'2" x 12'9"	4.63m x 3.88m
<b>Kitchen / Breakfast Room</b>		<b>Terrace</b>	
26'1" x 16'4"	7.96m x 4.98m	34'3" x 25'11"	10.44m x 7.89m
<b>Study</b>			
13'8" x 13'4"	4.17m x 4.06m		

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APARTMENT  
SIX

GARDEN SUITE

Fabulously appointed west facing garden, which has been thoughtfully designed, with a stunning outdoor fireplace and evergreen and perennials for all year round colour and coverage.



DIMENSIONS

Reception Hall

32'3" x 19'6" 9.84m x 5.94m

Drawing / Dining Room

23'7" x 15'8" 7.19m x 4.79m

Kitchen / Breakfast Room

23'2" x 11'1" 7.06m x 3.39m

Study

15'9" x 10'11" 4.79m x 3.32m

Master Bedroom

17' x 15'3" 5.19m x 4.64m

2<sup>nd</sup> Bedroom

18'2" x 12'6" 5.54m x 3.81m

Private Garden

65'10" x 45'3" 20.08m x 13.80m

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MIRAM HOUSE

## PRIVATE TENNIS COURT

GARDEN

Residents benefit from a private all-weather tennis court set at the back of the communal garden.

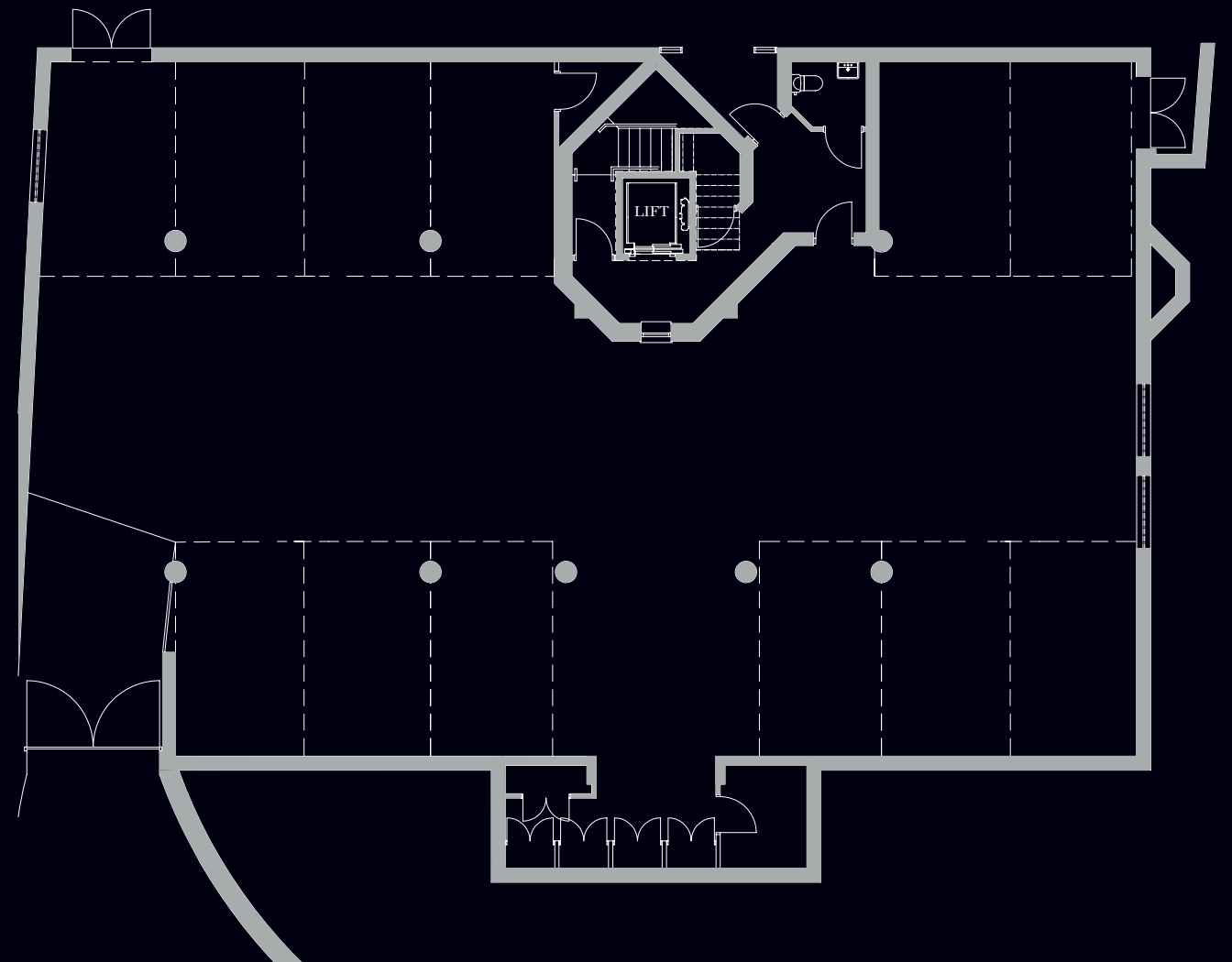


CAR PARKING AND STORAGE

## UNDERGROUND GATED CAR PARK

BASEMENT

Underground gated car park with two large allocated spaces per apartment. Lift access to all floors. Secure residents storage units. Cycle storage units are located on the ground floor.





# DETAILED HOME AUTOMATION SPECIFICATIONS

## ALL APARTMENTS

### FULLY INTEGRATED CONTROL4 HOME AUTOMATION SYSTEM

Control4 offers the ultimate smart home automation solution by making the electronic components and systems we use on a daily basis work together, seamlessly. By integrating everything from lighting, music, video, climate control, security, even smartphones and tablets,

Control4 creates personalized experiences that enhance your life and work with added comfort, savings, convenience and style. You don't need multiple remotes just to watch television, or a wall filled with switches and knobs that takes you three tries to find the right light. Take control of your home with just one button press from a sleek touch screen, designer engraved keypad or your iPad, iPhone, iPod Touch, or Android device.

Select a movie to watch or music to enjoy from your favourite chair. Adjust your lights, shades, temperature and check on your CCTV system without getting out of bed. The comfort and convenience of the ultimate technology lifestyle can be yours. The possibilities are endless, whatever you can imagine, Control4 can do.

### WELCOME HOME

Using the GPS technology in your smartphone, the Control4 system can intelligently map your whereabouts and automatically open the gates or even set a "welcome home" scene which turns on lights, adjusts the temperature and turns on your favourite radio station or TV channel.

### LUTRON HOMEWORK QS INTELLIGENT MOOD LIGHTING / SHADE CONTROL

Always show your home in the best possible light. One touch commands to set lighting scenes and adjust curtains, shades and drapes. Automatic light and shade throughout the day, intelligent systems that adjust throughout the year to accommodate the changing of the seasons. Imagine a home where you can turn all the lights on or off with a single command from a bedside keypad, smartphone or hallway touch panel. Welcome home scenes that are triggered automatically by your smartphone's GPS signal as you enter the building. Holiday modes that intelligently reproduce the lighting activity of the previous fortnight, the possibilities are limitless.

### CENTRALISED HD VIDEO ENTERTAINMENT SYSTEM

Access to multiple video sources (SKY, Blu-ray and Apple TV) in every room, all controlled via single remote controls, touchscreens or tablets and smartphones. Different users can access any source individually from different locations or multiple users can view simultaneously. Sources are stored centrally minimising clutter and offering shared access throughout the home.

### 5.1 SURROUND SOUND SYSTEM

Enjoy immersive cinema experiences in your living room with a fully operational surround sound speaker system incorporating discreet in-ceiling speakers and subwoofer with high quality sound processing and amplification.

### MULTIROOM AUDIO SYSTEM

Any song, any room, anytime' versatility via high quality, discreet, in-ceiling speakers manufactured by Sonance. Residents will be able to enjoy access to internet radio, to stream music from smartphones and tablets, access to online streaming music services (such as Napster and Tune-In internet radio). Independent music can be listened to in different rooms or zones can be joined to play the same music throughout.

### ENTERPRISE GRADE WIFI SYSTEM

A rock solid Wifi network is an essential element of the 21st century home. Next generation wireless access points manufactured by Ruckus use cutting edge 'ZoneFlex' technology to intelligently map the geography of a property, recognise specific devices and follow them as they are moved around the property.

### INTEGRATED CCTV

Access the communal CCTV from your Control4 touchscreens and TV. View footage remotely via the Control4 app for iOS and Android smartphones and tablets.

### INTEGRATED DOOR ENTRY SYSTEM

Full bi-directional communication with visitors, guest and concierge.

### INTEGRATED CLIMATE CONTROLS

Adjust the temperature from your iPhone or iPad, home or away.



Computer generated illustration is indicative only.





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Artemi & Gibbs are creators  
of luxury homes and are renowned  
for their innovative and very personal  
approach to design, development  
and their aftercare.

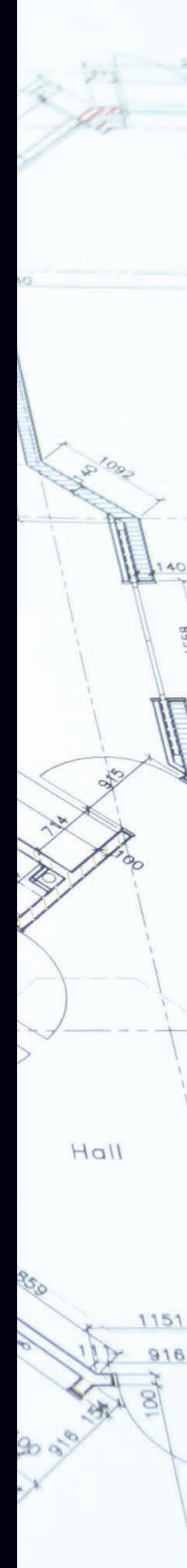
Homes that are thoughtful in design, friendly to the environment  
and built by craftsmen with modern skills and traditional values.

Unlike many other developers, Artemi & Gibbs are also the  
builders. They do not sub-contract to third party construction  
companies. Paul Artemi and Stephen Gibbs personally manage  
each one of their developments from the initial design right  
through to the handover at completion.

This approach ensures they are in full control of every detail  
of the build as it proceeds for their peace of mind and yours.

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Artemi & Gibbs  
developers by design





# MIRAM HOUSE

387 Cockfosters Road, Hadley Wood,  
Hertfordshire, EN4 0JS



Map not to scale.

Disclaimer: This document is intended to provide an indication of the general style of our development. Artemi & Gibbs operate a policy of continuous development and individual features such as windows and elevational treatments may vary from time to time. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991 or superseded by the Consumer Protection for Unfair Trading Regulations (CPRs). Nor do they constitute a contract, part of a contract or a warranty. An Energy Performance Certificate (EPC) is available for inspection on request and a copy is held by the selling agent. Travel times and distances are approximate, sourced from [maps.google.co.uk](https://www.google.co.uk/maps) and [www.nationalrail.co.uk](https://www.nationalrail.co.uk). All details are correct at time of going to press, June 2015.