

*Est. 1873*

**THE PRIORY**

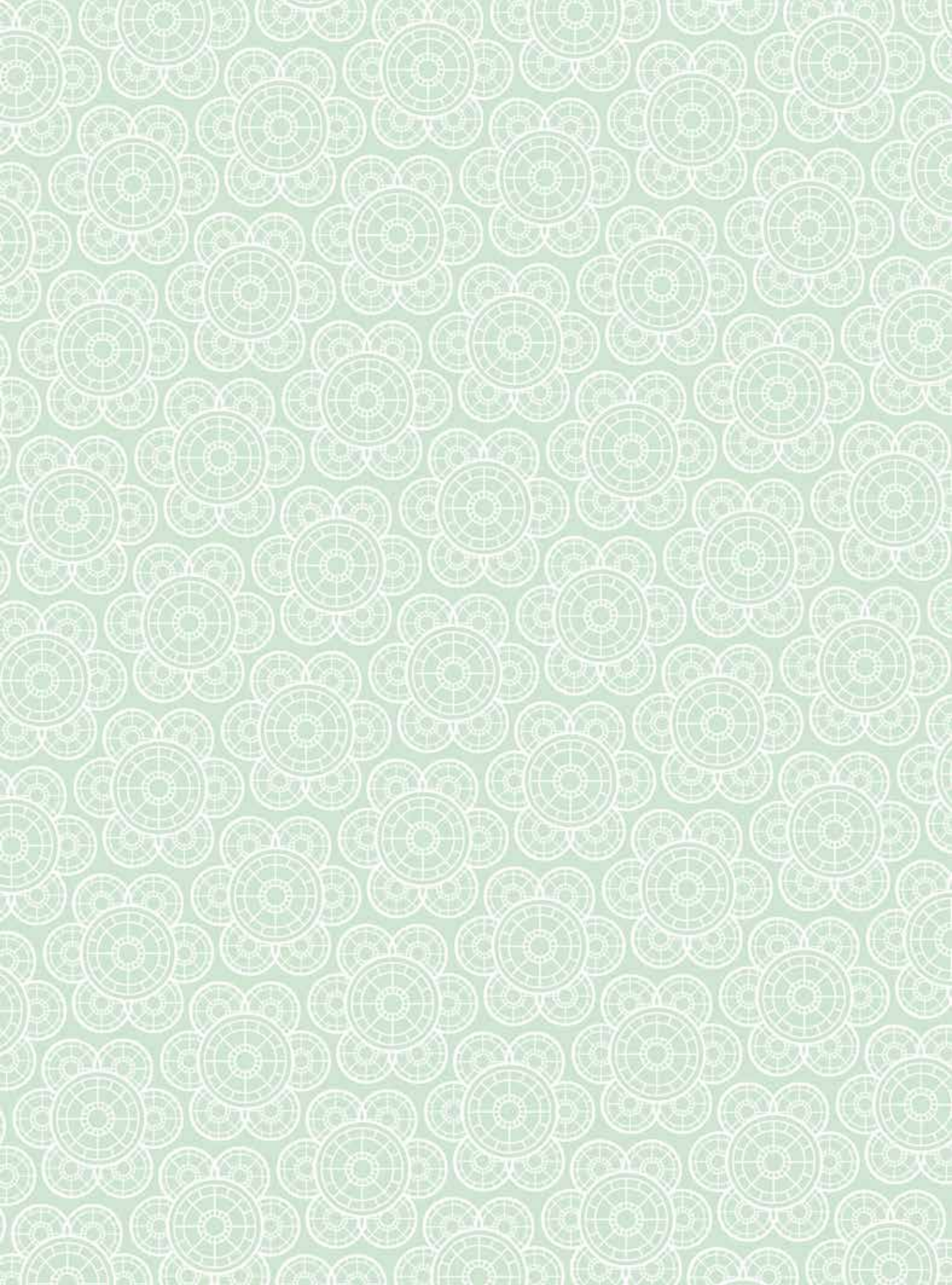
— at —

PRIORY PARK









*Est. 1873*

# THE PRIORY

– at –

PRIORY PARK



01

The Priory at Priory Park is a Grade II listed building created in the Victorian gothic style. Once an abbey, its original features have been sympathetically retained in a stunning conversion that celebrates architectural history while also introducing modern-day luxuries and style. Owners of these homes will revel in the scale and the detail of their environment, while also enjoying many creature comforts and the security of being within a gated development. There are four elegant and spacious properties to choose from, each one absolutely unique.





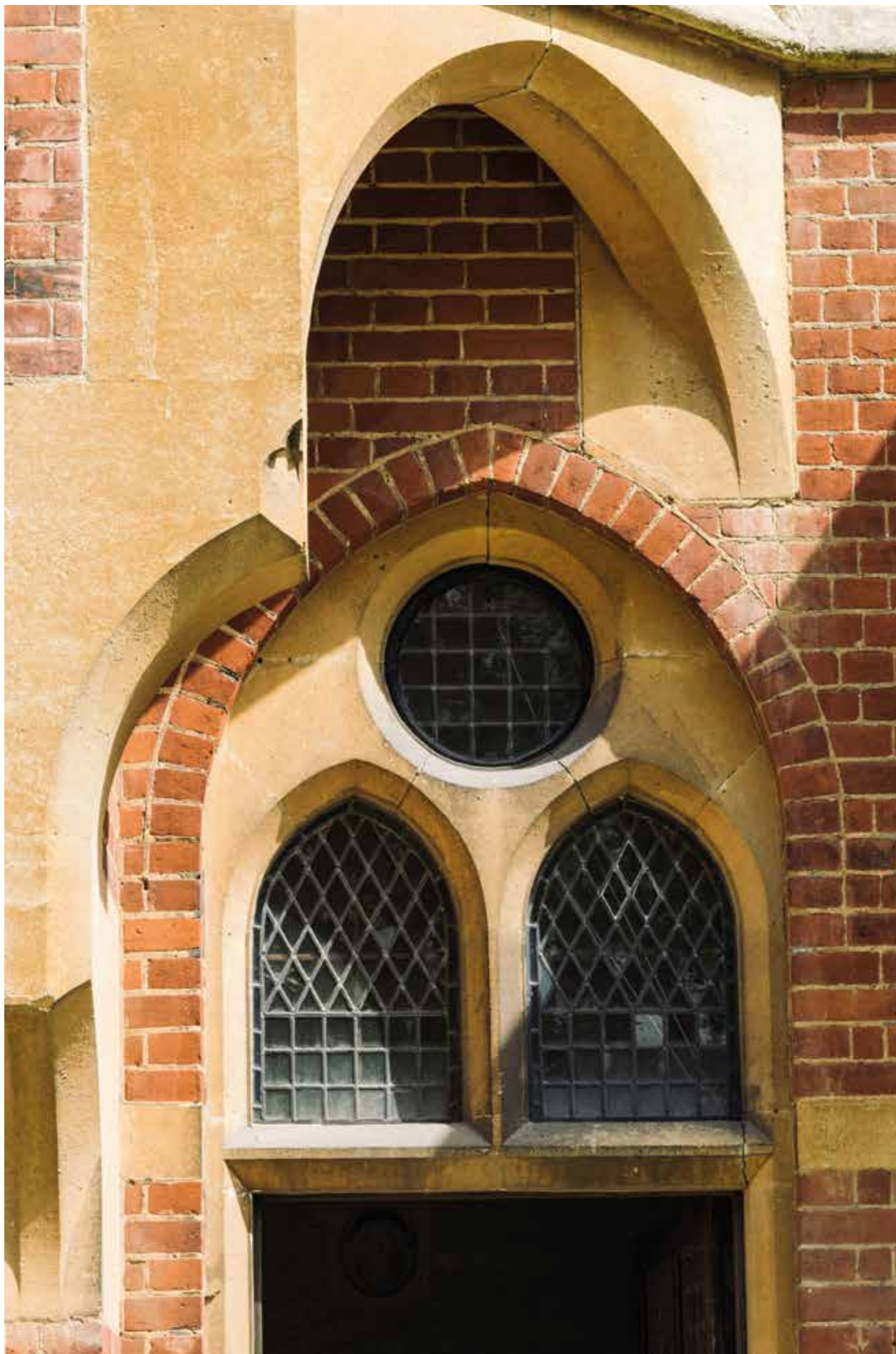












Set within quiet surroundings, The Priory at Priory Park is a visual treat. Brick, stone, wood and glass combine to produce a wealth of enviable architectural features, including high arched, circular and arrow slit windows, grand entrances and ceilings, and a bell tower. The high number of windows many of them reaching over three metres high ensures light streams into these properties, while The Priory's wonderful atmosphere is also retained.

The brickwork follows the polychrome decorative style which emerged in the 1860s as part of the Victorian gothic revival. Brown, cream and red bricks are used in a pattern to produce a distinctive overall colour and to draw attention to different features.





# Moments from Mill Hill

10

Mill Hill is a popular north London village offering quiet residential streets together with independent shops, cafés and restaurants and some well-known retail brands. The Broadway is a 20-minute walk from The Priory, allowing you to enjoy the benefits of quiet surroundings and easy access to the many great local places to gather with family and friends, plus fast connections to London and beyond from Mill Hill Broadway.



11





## Local to Edgware

A short walk will take you to the middle of Edgware and its underground station, which is served by the Northern line. Major high street brands are housed in The Broadwalk Centre, while your taste buds will be satisfied with the eclectic mix of eateries nearby. Choose from quirky tea rooms and a dedicated sushi restaurant, as well as gastro and good old London pubs.





# Conveniently connected

Whether you are travelling by train, tube, or taking the car, this fantastic location offers so many options.

## Mill Hill Broadway-Thameslink

20 minute walk to station

17

West Hampstead

28

London St. Pancras International

25

Farringdon

32

London Blackfriars

## Edgware-Northern Line

12 minute walk to station

16

Hampstead

27

King's Cross St. Pancras

30

Tottenham Court Road

34

Embankment

## Out of town

### Car

M1 – Junction 4	12 mins
M25 – Junction 23	15 mins
Heathrow Airport	40 mins
Mill Hill	5 mins
Hampstead	23 mins
Wembley	24 mins
Regent's Park	26 mins
Stansted Airport	57 mins
Brent Cross	16 mins

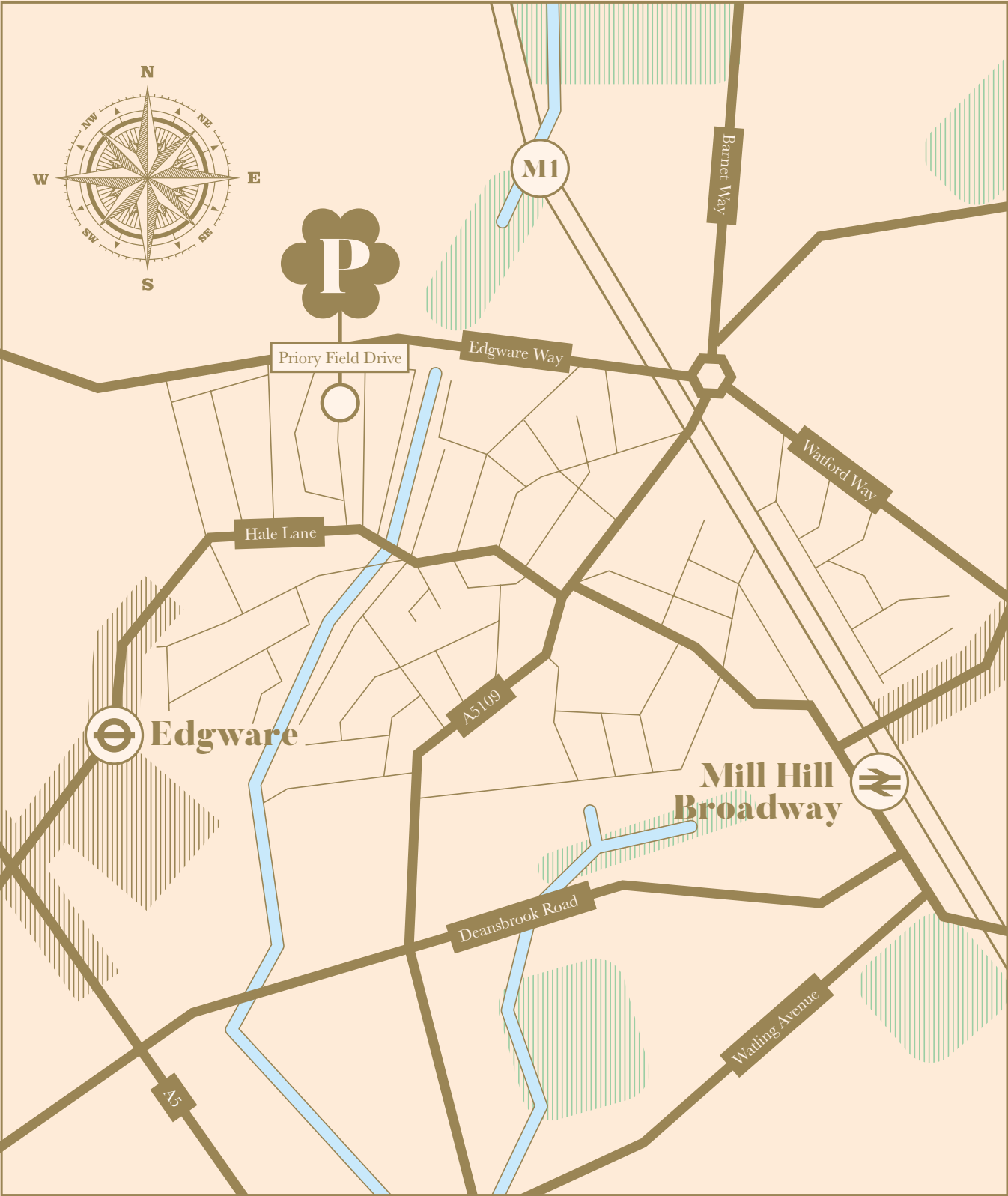
### Tube

West End	30 mins
Camden Town	21 mins

### Train

St Albans City (Train)	13 mins
Luton Airport Parkway (Train)	25 mins

Travel time sources: Transport for London, Walkit.com, National Rail, Google Maps



This map is for indicative purposes only and is not to scale.





# 01

## THE REFECTORY

Spread over three floors with vast arched windows filling all outside walls, The Refectory is both grand and peaceful. Beautiful light spreads through the property, enhancing the open plan layout of the kitchen, dining area and living space, where a huge fireplace is the central feature.

There are up to three bedrooms. The master bedroom benefits from high arched windows and an en suite bathroom. The mezzanine space with accompanying shower room is a flexible space, equally perfect as a third bedroom or a study.













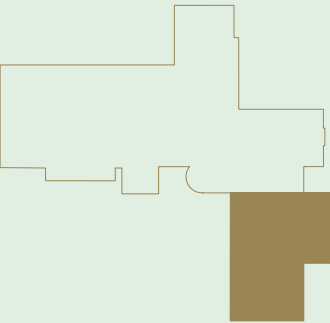
The kitchen, dining and living space in The Refectory is luxuriously open plan and spans the whole length of the property. Stunning arched windows look out onto the private garden, while the fireplace is a dramatic and beautifully finished feature, in keeping with the overall modernised interior.







# The Refectory

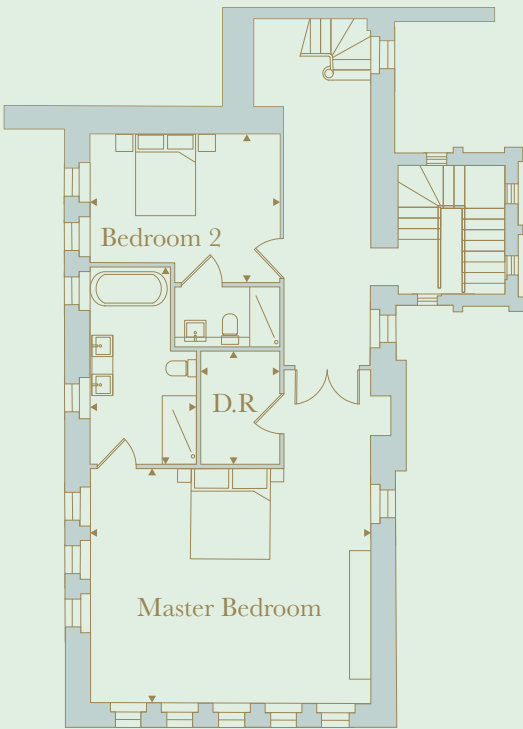


## Internal area

264 sq m  
2,842 sq ft

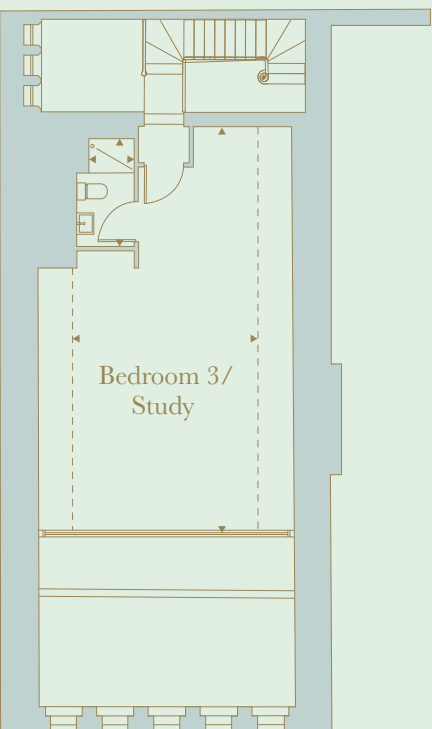
## Ground floor

Kitchen/Living/  
Dining    13.4m x 6.5m   43'8" x 21'4"



## First floor

Master Bedroom    6.5m x 5.5m   21'4" x 18'1"  
Dressing Room    2.6m x 1.8m   8'6" x 5'11"  
(D.R.)  
Bedroom 2        4.4m x 3.5m   14'5" x 11'5"



## Mezzanine

Bedroom 3/Study    9.5m x 4.3m   31'2" x 14'1"





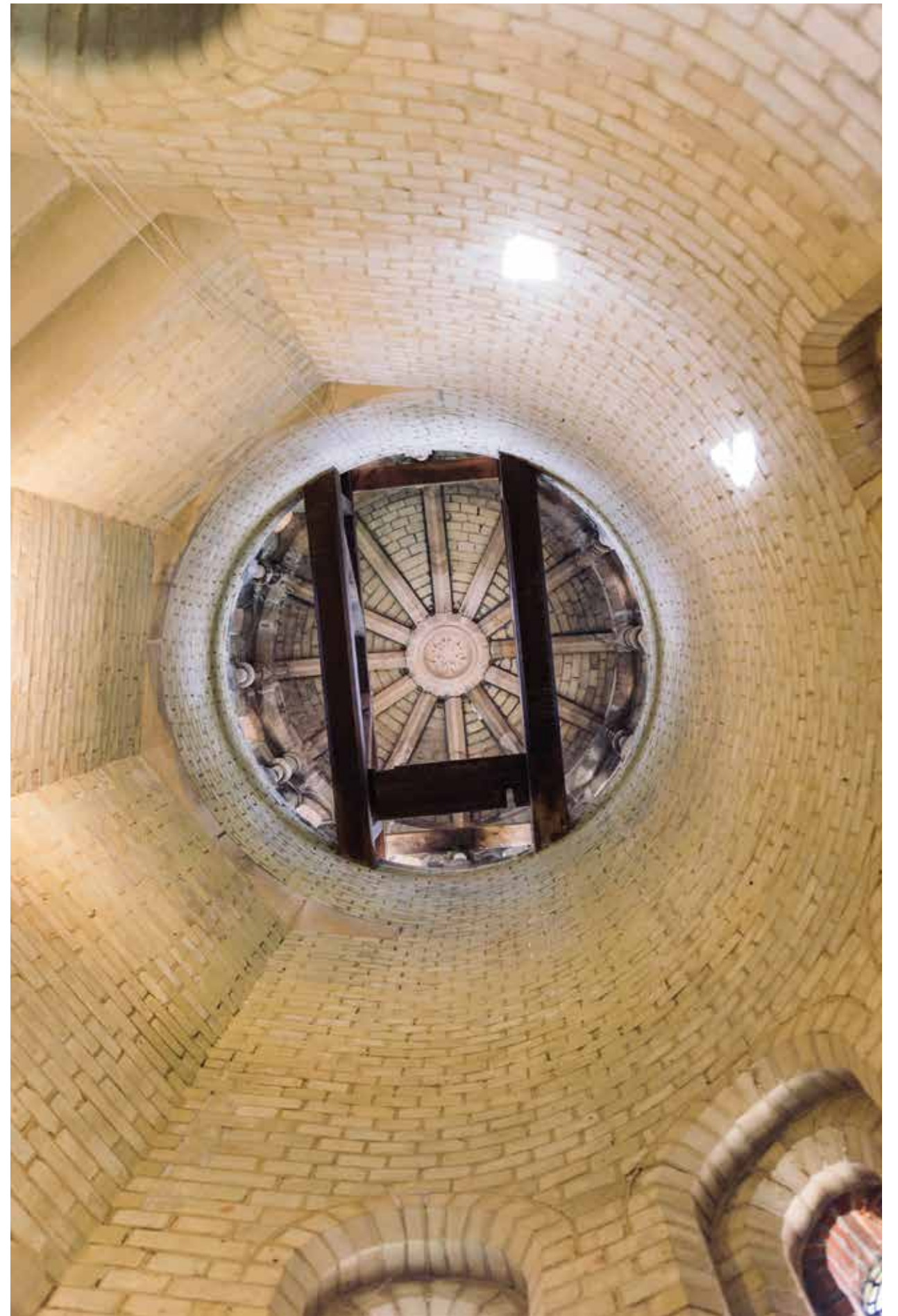
# 02

## THE BELL TOWER

A delightful entrance at the bottom of The Bell Tower leads you to this three-bedroom property that sits across one floor. The magnificent interior of the tower will give you pleasure every time you make your way up. High ceilings and windows inside create a great sense of space and air, while the kitchen and dining areas have been fitted out to the highest contemporary standards.

Bedrooms two and three share a Jack and Jill bathroom, while the master bedroom has an en suite. All bedrooms are of a substantial size and are decorated neutrally in tune with the peaceful environment of The Priory.









The Bell Tower's living area is a striking space that extends over eight metres in length and has high arched windows on both walls. A restored fireplace with unique pillar features to either side creates a focal point, while light tones have been used on the floor, walls and ceiling to complement the natural light streaming in.





34



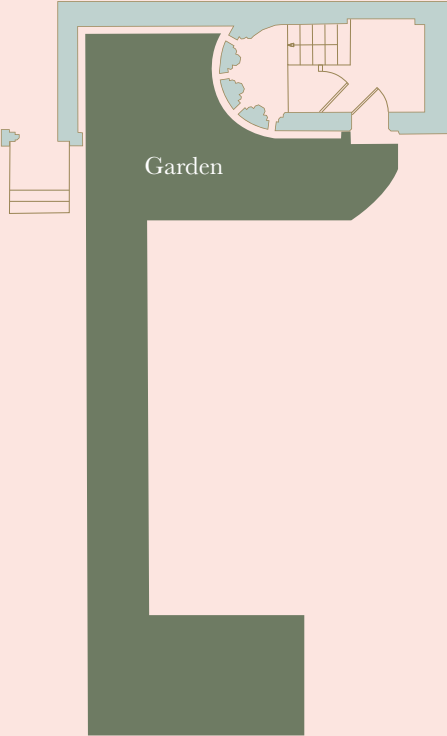
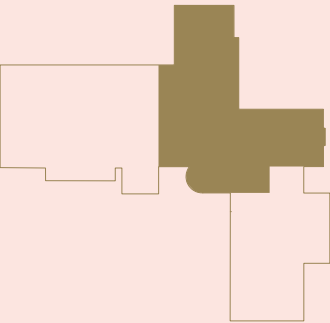
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A high specification kitchen uses materials and fixings that complement The Bell Tower's light and airy atmosphere. Interior brickwork is painted throughout, to streamline with the stone window ledges and give the internal environment an updated, contemporary feel.



# The Bell Tower



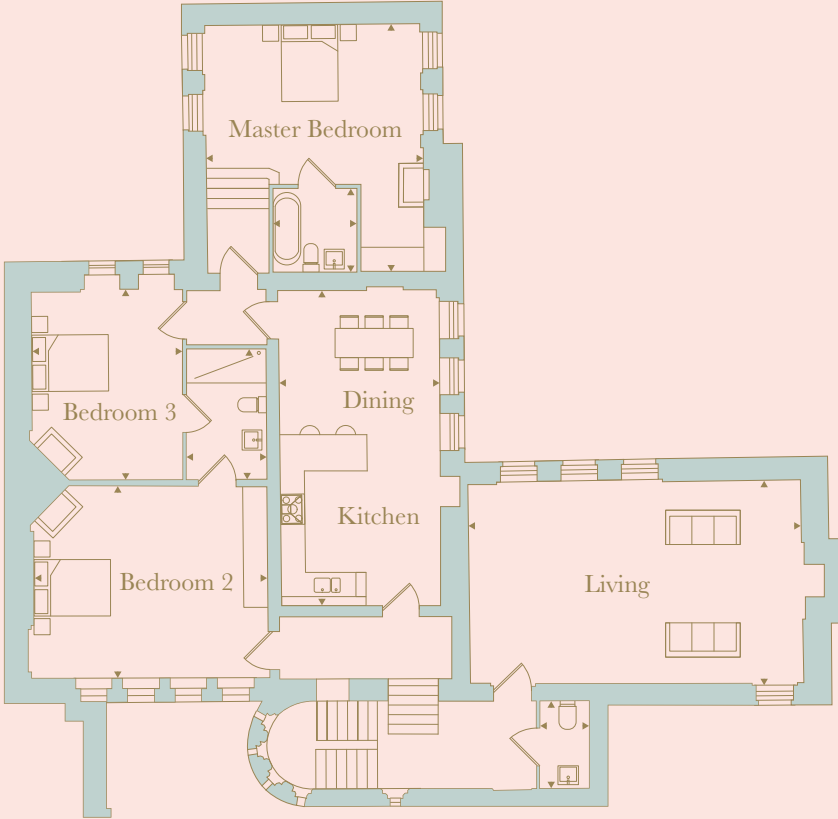
## Internal area

208 sq m

2,239 sq ft

## Ground floor

Stairs leading to the first floor



## First floor

Living	8.3m x 5.1m	27'3" x 16'9"	Bedroom 2	5.9m x 4.7m	19'4" x 15'5"
Kitchen/Dining	7.8m x 4.0m	25'7" x 13'1"	Bedroom 3	4.7m x 3.7m	15'5" x 12'2"
Master Bedroom	6.1m x 5.3m	20' x 17'5"			





# 03

## THE CLOISTERS

**T**he Cloisters is a three-bedroom property that extends across the ground floor. All three bedrooms overlook the garden, with two also enjoying garden access via characterful glass doors that align with the dimensions of the windows.

Bedrooms two and three share a Jack and Jill bathroom, while the master bedroom has an en suite. The stunning wide window and high arched ceiling of the reception area is mirrored by the complementary materials in the kitchen.



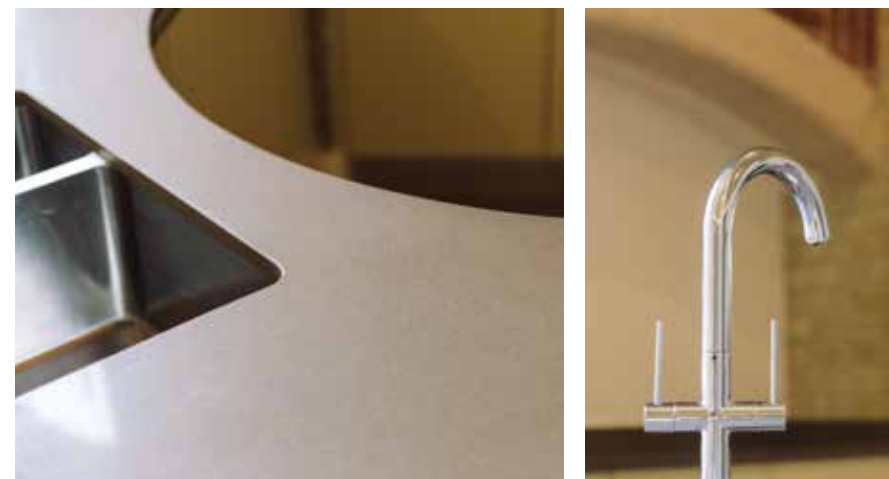




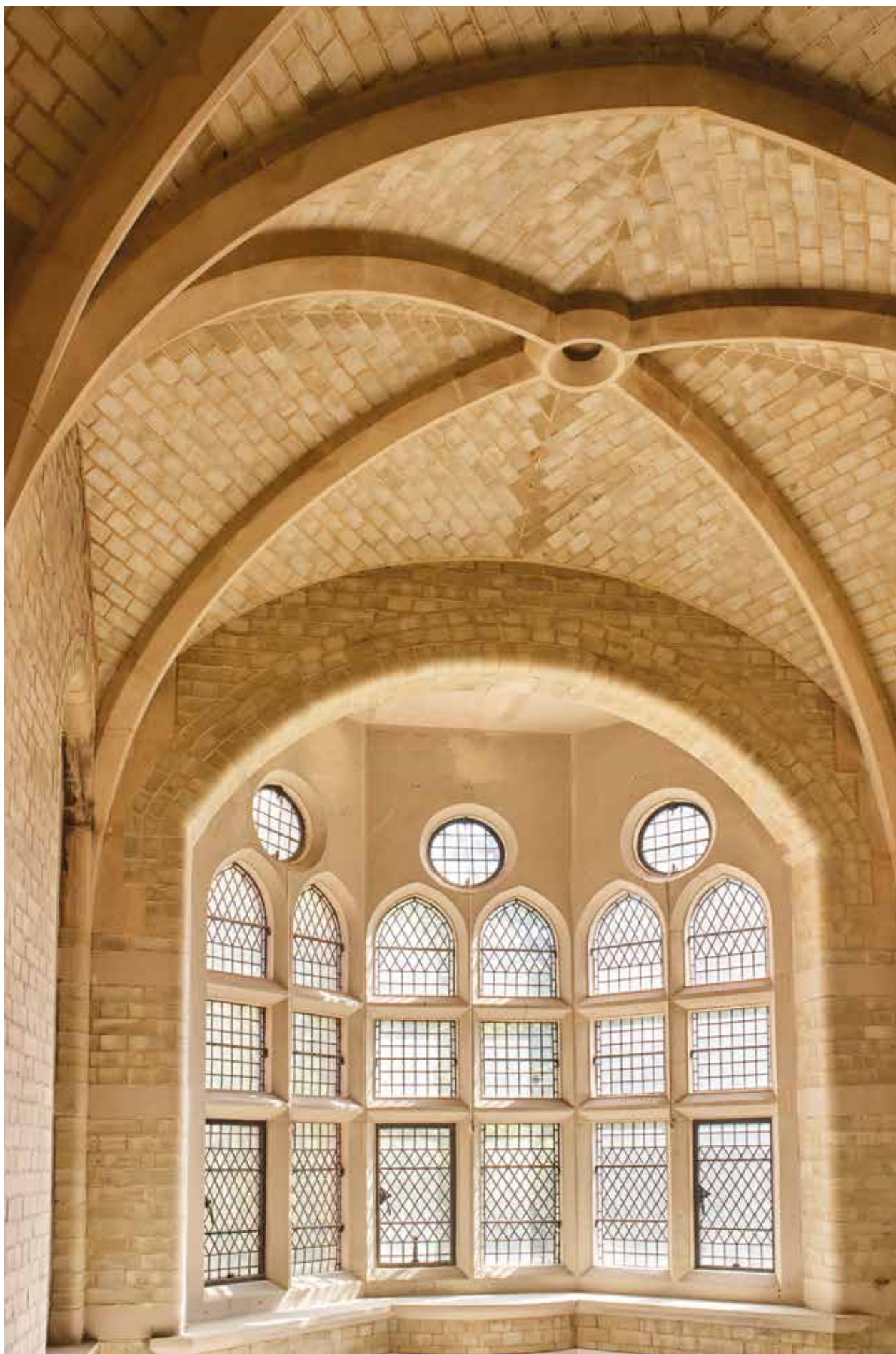


Curved and straight and old and new come together brilliantly in the corner kitchen of The Cloisters. The stone pillars in this spacious, open plan living and dining area lead the eye up to the light brickwork arches, while darker bricks draw attention to alcove areas within the kitchen itself. The variety of shapes contained within the oversized window add extra character to this truly unique space.







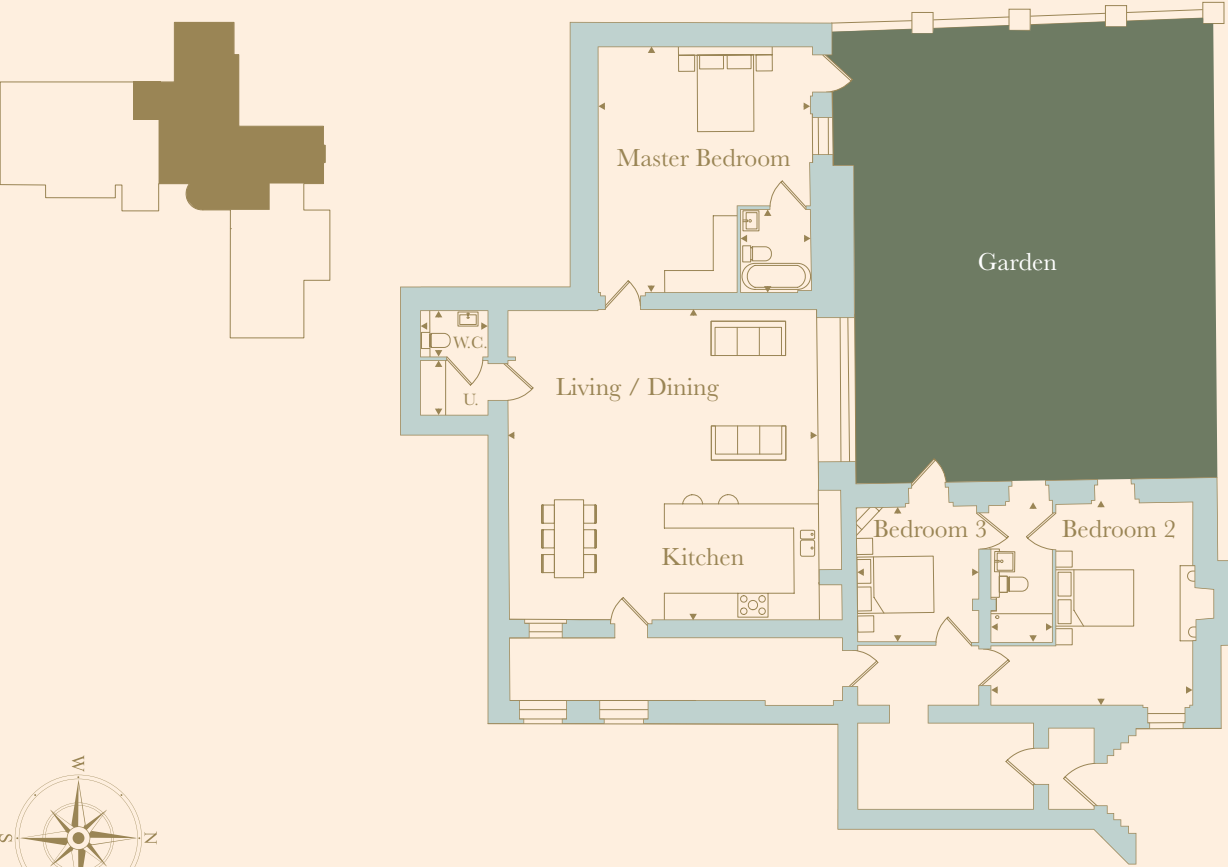


The entrance to this property is truly unique, with its stunning original door and stepped brickwork. The wonderful patterned window of The Cloisters is topped with a magnificent brickwork dome that adds further light and space to the living and dining area. Occasional lines of brickwork are retained in their original red colour to create extra decorative details and draw attention to smaller side windows.





# The Cloisters



## Internal area

176 sq m  
1,894 sq ft

## Ground floor

Kitchen/Living/ Dining	7.7m x 7.7m	25'3" x 25'3"
Master Bedroom	6.1m x 5.3m	20' x 17'4"
Bedroom 2	5.1m x 5.0m	16'9" x 16'4"
Bedroom 3	3.3m x 3.0m	10'10" x 9'10"







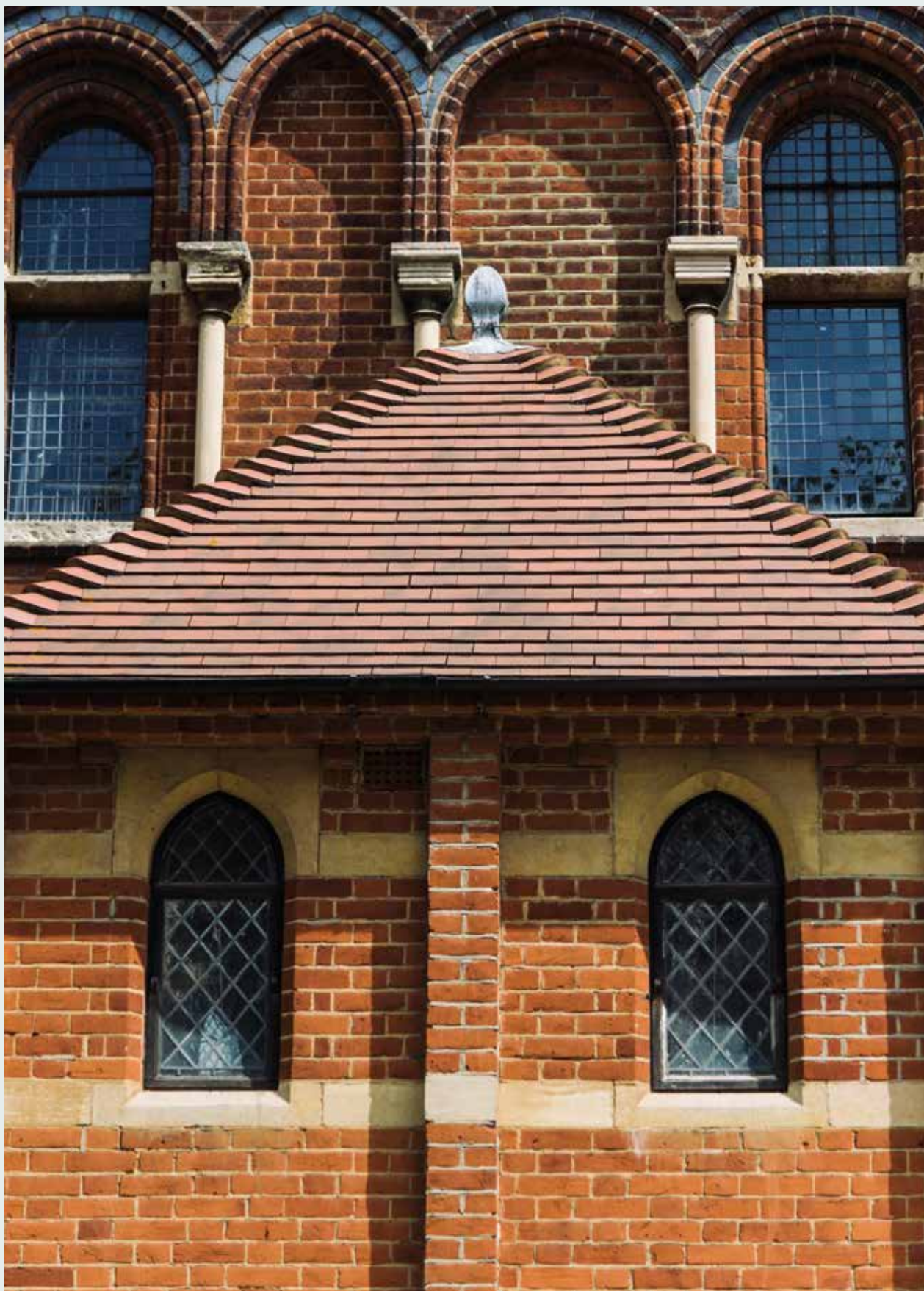
# 04

## THE VESTRY

The Vestry is a large property situated over three floors and containing four bedrooms. The fourth bedroom with en suite bathroom is a flexible space on the top floor, making this an ideal retreat, or the perfect place for guests. A characterful hallway leads to the spacious kitchen/dining room on the ground floor, with a picture perfect bench seat and access to the garden. To the rear of the ground floor is an ideal sanctuary, a magnificent master bedroom suite with dressing room and bathroom. The living room is on the first floor with a lovely bay window and a study provides further useful space.

The natural tones of the brick and stonework feature strongly in this property, while high arched windows also help to create the bright atmosphere. The outside view of this property is equally delightful with its multiple layers, shapes and features.





Enjoyment of The Vestry will last a lifetime with so much to take in across three floors. The property combines large windows and arches with an abundance of interesting stairwells, decorative brickwork and smooth stone features.

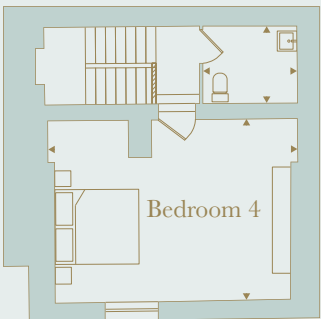
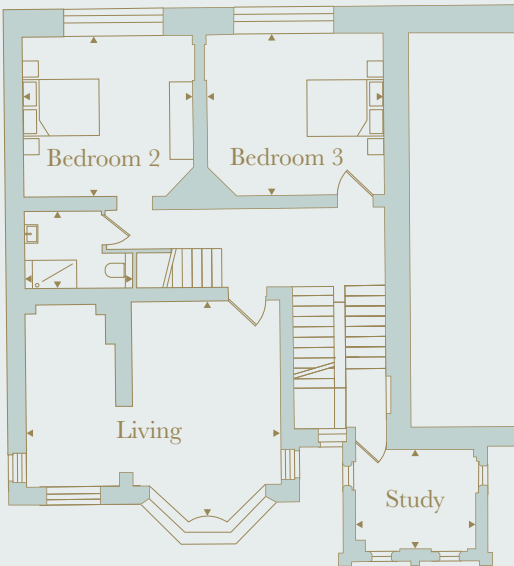
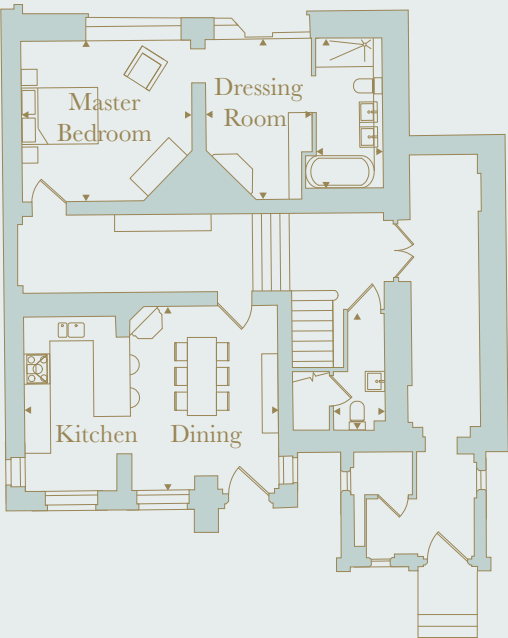
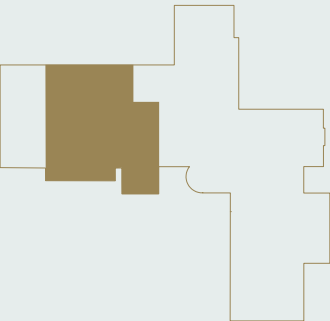








# The Vestry



## Internal area

260 sq m  
2,798 sq ft

## Ground floor

Kitchen/Dining	6.3m x 4.6m	20'8" x 15'1"
Master Bedroom	4.2m x 4.0m	13'9" x 13'1"
Dressing Room	4.0m x 2.6m	13'1" x 8'6"

## First floor

Living	6.3m x 5.3m	20'8" x 17'5"
Bedroom 2	4.2m x 4.0m	13'9" x 13'1"
Study	3.0m x 2.4m	9'10" x 7'10"
Bedroom 3	4.3m x 4.0m	14'1" x 13'1"

## Second floor

Bedroom 4	4.4m x 3.4m	14'5" x 11'2"
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# Specifications

58

## Comprehensive kitchen

- Fully integrated kitchens designed by independent Italian specialists which include:
- Induction hob
  - Integrated Elica extractor
  - Integrated fridge-freezer
  - Integrated dishwasher
  - Integrated washer/dryer (free standing where separate utility is available)
  - Integrated combination microwave
  - Oven
  - Stone worktops
  - Under mounted stainless steel sink
  - Under mounted LED strip lighting to wall units
  - Stainless steel taps
  - Porcelain floor tiles or oak veneer flooring (plot specific)
  - Glass or quartz splash back (plot specific)



## Bathrooms

- Modern white sanitary ware with chrome mixer taps
  - Shaver points
  - Separate showers where possible – (see individual floor plans)
  - Porcelain floor and wall tiles to bathrooms, cloakrooms and en-suites.
  - Quality glass shower doors
  - Heated chrome electric towel rails
- ## Security and peace of mind
- NACOSS-approved alarm system
  - Passive detectors
  - Personal attack button in master bedroom
  - Mains smoke detectors to each floor
  - Two remote controls for entrance gates (where applicable)
  - Video entry system
  - Premier Guarantee 10 year warranty



## Heating/lighting

- Under floor heating via gas boiler with zonal thermostatic room controls
- Mega flow pressurised hot water system
- Down lighters to kitchen, bathrooms and cloakroom to suit

## Home entertainment & communication

- TV/Satellite/BT/FM/DAB to all rooms except bathrooms via cat 5 cabling
- Wired for home network system and 6 zone audio system (Control 4)

## Decoration

- All plastered walls painted
- Internal woodwork painted white satinwood

## High quality finishes

- All light switches and power points are satin chrome
- Built in wardrobes to bedrooms 1 and 2
- Door furniture satin chrome

## Flooring

- Porcelain floor tiles or oak veneer flooring (plot specific)
- Carpets to bedrooms



59

## Joinery

- New internal doors in oak finish
- Original doors overhauled and repainted

## Fireplaces

- Existing fire places available (plot specific)

## External features

- Landscaping as per the approved planning consent
- Bollard lighting
- Driveway in tarmac and resin-bound gravel
- Two block paved parking bays
- Paths to be of sawn york stone
- Automated gates with video entry

## Services

- Mains water
- Electric
- BT
- Broadband
- Gas
- Mains sewage







## Creating developments that are both individual & distinctive in appearance

The specification for each project is refined to reflect the demands of a modern lifestyle with emphasis placed on design that matches the needs of each purchaser group. Architectural flair and elegance is underscored by the use of state of the art modern materials, yet always with a high regard for the heritage of the listed buildings that are a part of a Cavendish & Gloucester development. We also have a genuine concern for the world around us and make every effort to minimise the impact of our construction work on the environment.

With over thirty years of experience in the enhancement of old and classic buildings, Cavendish & Gloucester are experts in renovating, extending, maintaining and preserving our heritage. With current projects such as The Stables in Wildernes Avenue, Sevenoaks, The Pump House, Hadley Road, London EN2 and Eden Hall, Cowden, this legacy continues.

60

### Other developments



Netley Abbey



Pump House



The Stables

For all enquiries and appointments,  
please contact the selling agents



020 8441 9555



020 8906 0660

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