

# HARTWELL | HOUSE

Gibbs Couch, Carpenders Park, Watford

A fine collection of 1 & 2 bedroom apartments

KEBBELL  
*Homes*



# CONTEMPORARY LIVING WITH EASY ACCESS TO LONDON

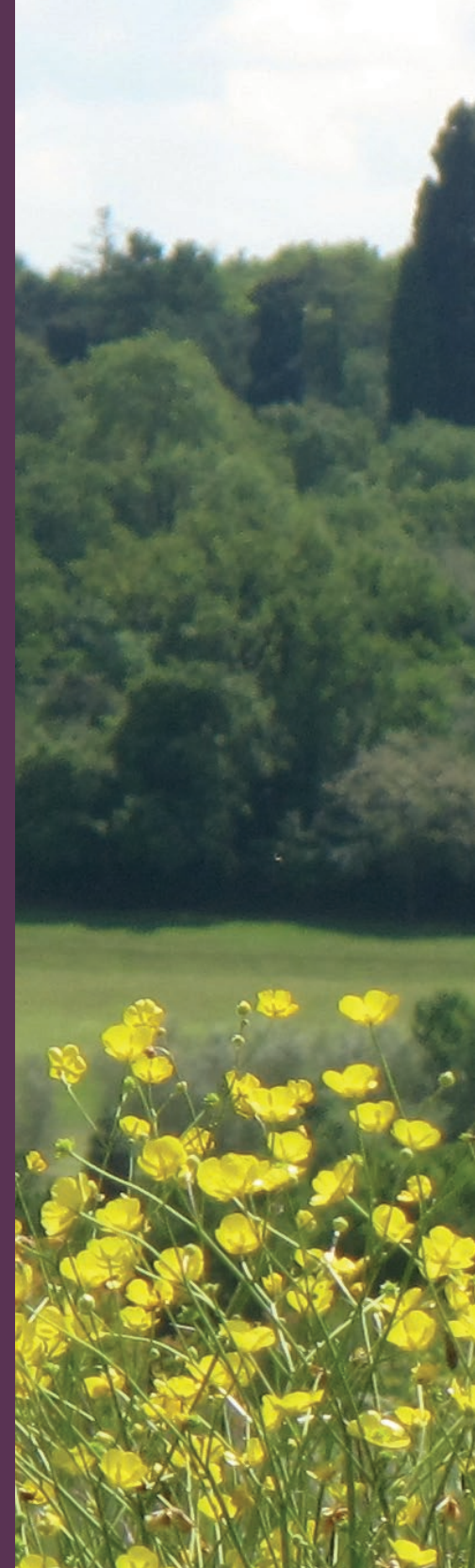
Hartwell House is the conversion of former offices into a collection of stylish and contemporary apartments located in this leafy Watford suburb.

Enjoy a carefree and exciting lifestyle at Hartwell House where extensive shopping and entertainment can be found in nearby Watford, which is just over three miles away and offers a cinema, theatre and shopping centre with popular department stores such as John Lewis and Marks and Spencer. Vibrant bistros, bars and restaurants such as Nandos, Carluccio's and Pizza Express may be enjoyed. Nearby Hatch End, Pinner and Northwood also offer chic boutiques and independent restaurants on occasions when you fancy a more laid back 'village life' vibe.

The bright lights of London are just a short train journey away from Carpenders Park train station, which has regular direct services to

London Euston in less than 40 minutes and is just a few minutes' stroll from Hartwell House, allowing 'pillow to platform' with ease. With major road networks such as the M25, M1 and M40 within easy reach, Hartwell House is a real commuter heaven.

If you're looking to escape the hustle and bustle you may enjoy one of the numerous parks in Watford. From the green oasis of Cassiobury Park, to The Woodland Trust's Merry Hill, and Watford's 'best kept secret', Cheslyn House and Gardens, residents will be spoilt for choice when it comes to the great outdoors.





Merry Hill, a Woodland Trust wood, is a short walk from Carpenders Park

HARTWELL | HOUSE



# LUXURY APARTMENT LIVING TO SUIT BUSY LIFESTYLES

Hartwell House comprises just 21 one and two bedroom apartments. Focusing on open-plan living, each apartment benefits from a high specification, impressive contemporary kitchens, sleek bathrooms and individual parking spaces.

Hartwell House also offers privacy and security thanks to a sophisticated video entry system, secure parking for each property and private gardens to the ground floor apartments. Beautifully landscaped communal gardens will ensure life here is restful and carefree.

The communal entrance hall is finished to a luxurious standard and offer sleek tiled floors and sumptuous carpets to the stairs and landings.

Situated in a pleasant residential community and within easy access of the Capital and Watford's thriving town centre, Hartwell House is undoubtedly a first class choice for a modern and busy lifestyle.





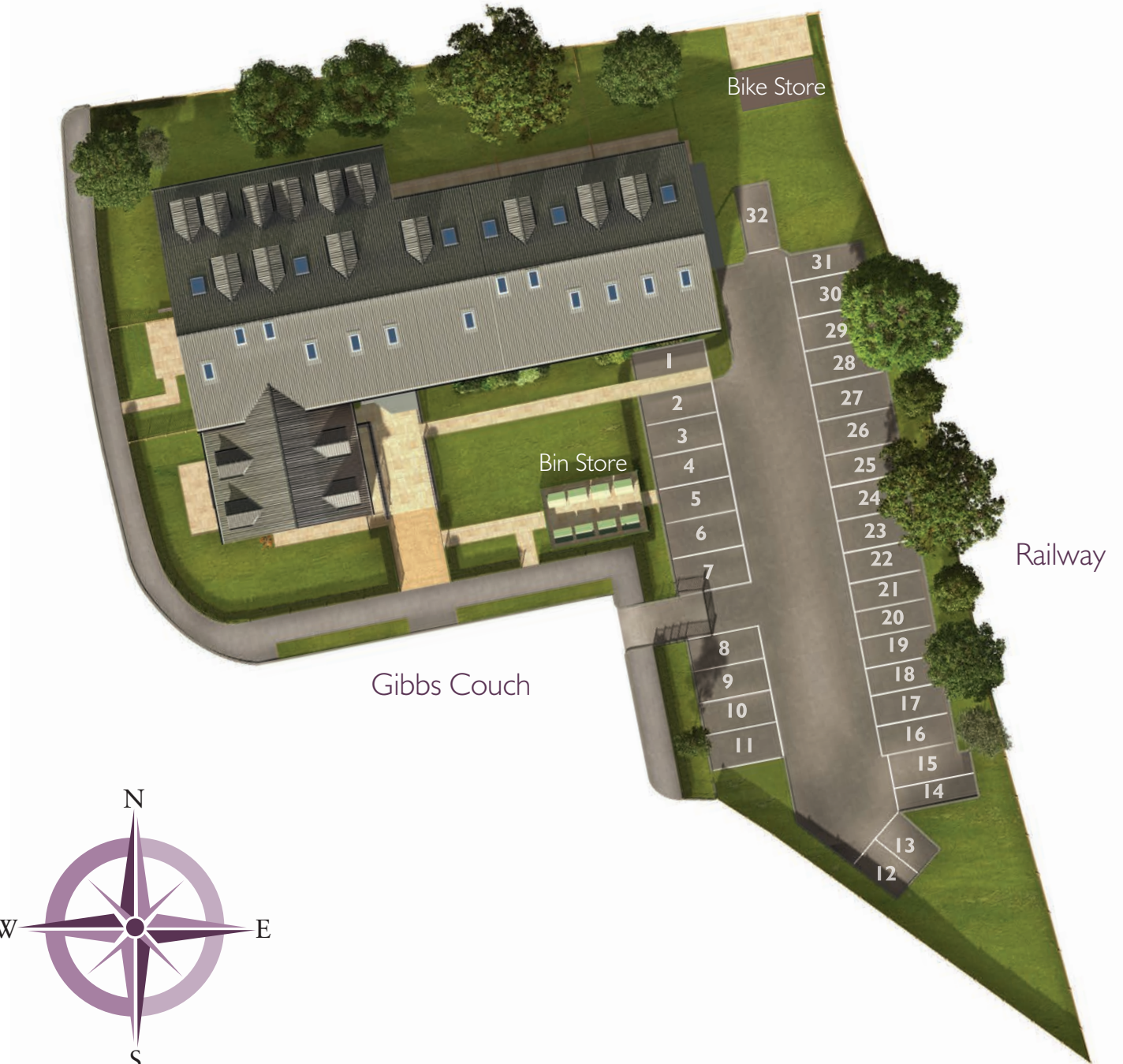
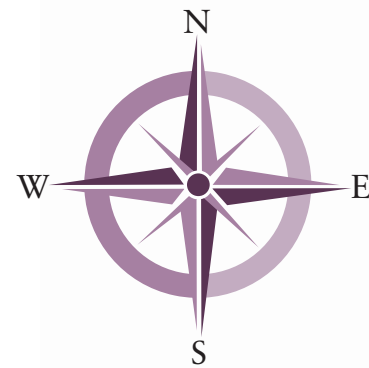




HARTWELL | HOUSE

# THE ARRANGEMENT OF HOMES

An exciting collection of individual and spacious apartments created by the conversion of a former office building.



# LOWER GROUND FLOOR



## APARTMENT 1

Kitchen/Living Room	6.40m x 4.20m	21'0" x 13'9"
Bedroom	4.28m x 3.85m	14'0" x 12'8"

## APARTMENT 2

Kitchen/Living Room	9.50m x 3.25m	31'2" x 10'8"
Master Bedroom	3.85m x 3.08m	12'8" x 10'1"
Study	4.73m x 2.45m	15'6" x 8'0"

# UPPER GROUND FLOOR

## APARTMENT 3

Kitchen/Living Room	7.25m x 3.58m	23'9" x 11'9"
Master Bedroom	3.70m x 3.15m	12'2" x 10'4"
Study	3.69m x 2.80m	12'1" x 9'2"

## APARTMENT 4

Kitchen/Living Room	9.25m x 3.10m	30'4" x 10'2"
Master Bedroom	3.18m x 2.55m	10'5" x 8'4"
Study	4.43m x 1.80m	14'6" x 6'0"

## APARTMENT 5

Kitchen/Living Room	4.74m x 4.45m	15'7" x 14'7"
Master Bedroom	3.50m x 3.15m	11'6" x 10'4"
Bedroom 2	3.67m x 2.69m	12'0" x 8'10"

## APARTMENT 6

Kitchen/Living Room	6.28m x 4.05m	20'7" x 13'3"
Bedroom	3.35m x 3.34m	10'12" x 10'11"

## APARTMENT 7

Kitchen/Living Room	5.00m x 3.61m	16'5" x 11'10"
Bedroom	2.87m x 2.85m	9'5" x 9'4"

## APARTMENT 8

Kitchen/Living Room	6.20m x 3.74m	20'4" x 12'3"
Master Bedroom	3.35m x 3.25m	10'12" x 10'8"
Bedroom 2	5.15m x 2.80m	16'11" x 9'2"
Utility	2.05m x 1.68m	6'9" x 5'6"

## APARTMENT 9

Kitchen/Living Room	5.00m x 3.61m	16'5" x 11'10"
Bedroom	2.87m x 2.85m	9'5" x 9'4"

## APARTMENT 20

Kitchen/Living Room	5.50m x 4.24m	18'0" x 13'11"
Master Bedroom	3.05m x 2.83m	10'0" x 9'3"
Bedroom 2	3.74m x 2.50m	12'3" x 8'2"





# FIRST FLOOR



## APARTMENT 10

Kitchen/Living Room	5.8m x 5.25m	19'0" x 17'2"
Master Bedroom	3.7m x 3.05m	12'1" x 10'0"
Bedroom 2	3.35m x 2.45m	10'10" x 8'0"

## APARTMENT 11

Kitchen	3.50m x 2.10m	11'6" x 6'11"
Living Room	4.72m x 3.74m	15'6" x 12'3"
Bedroom	4.17m x 2.57m	13'8" x 8'5"

## APARTMENT 12

Kitchen/Living Room	7.40m x 4.15m	24'3" x 13'7"
Bedroom	3.54m x 2.90m	11'7" x 9'6"

## APARTMENT 13

Kitchen	2.7m x 2.5m	8'9" x 8'2"
Living Room	4.65m x 4.0m	15'2" x 13'1"
Bedroom	3.3m x 3.3m	10'8" x 10'8"

## APARTMENT 14

Kitchen/Living Room	5.00m x 3.61m	16'5" x 11'10"
Bedroom	2.87m x 2.85m	9'5" x 9'4"

## APARTMENT 15

Kitchen/Living Room	6.20m x 3.74m	20'4" x 12'3"
Master Bedroom	3.25m x 3.04m	10'8" x 9'12"
Bedroom 2	3.04m x 2.80m	9'12" x 9'2"
Utility	2.05m x 1.68m	6'9" x 5'6"

## APARTMENT 16

Kitchen/Living Room	5.00m x 3.61m	16'5" x 11'10"
Bedroom	2.87m x 2.85m	9'5" x 9'4"

## APARTMENT 21

Kitchen/Living Room	5.05m x 5.05m	16'6" x 16'6"
Master Bedroom	3.05m x 2.83m	10'0" x 9'3"
Bedroom 2	3.28m x 2.50m	10'9" x 8'2"



# SECOND FLOOR



## APARTMENT 17

Kitchen/Living Room	6.85m x 4.15m	22'6" x 13'3"
Master Bedroom	4.00m x 2.80m	13'1" x 9'2"
Bedroom 2	3.99m x 2.85m	13'1" x 9'4"

## APARTMENT 18

Kitchen/Living Room	5.15m x 4.80m	16'11" x 15'9"
Master Bedroom	4.70m x 2.88m	15'5" x 9'5"

## APARTMENT 19

Kitchen/Living Room	6.8m x 4.85m	22'3" x 15'9"
Master Bedroom	3.4m x 3.3m	11'5" x 10'8"
Bedroom 2	4.15m x 1.95m	13'6" x 6'4"









# SPECIFICATION

## Kitchens

- Superb contemporary kitchen made by Manor Cabinets with attractive worktops and upstands and stylish stainless steel splashback behind the hob
- Integrated CDA appliances to include:
  - Dishwasher
  - Fridge and freezer
  - Ceramic hob
  - Washer/dryer
  - Stainless steel and glass extractor hood
- All kitchens have an AEG oven and microwave
- Waste disposal
- Under wall unit lights
- Brushed chrome switch plates

- 'Moduleo' wood-effect flooring in kitchen/living room, hall and utility rooms
- There is a washer dryer in the hall cupboard in 5, 7, 9, 11, 12, 13, 14, 16 & 17. Apartments 1, 3, 4, 6, 10, 19, 20 & 21 have an integrated washer dryer in the kitchen and where there is a separate utility room, in apartments 2, 8 & 15, a separate washing machine and tumble dryer are fitted

## Bathrooms and En-Suites

- Stylish WC and basin from Roca Gap range with concealed cistern
- Contemporary Ideal Standard bath
- Thermostatically controlled polished chrome towel warmer to all bathrooms and en-suites
- Electric underfloor heating

- Attractive wall hung mirror fronted cabinet with shaver socket in the two bedroom apartment en-suites. Also to bathrooms in one bedroom apartments and two bedroom apartments where there is no en-suite (except no 19)
- Complementary wall and floor tiles to bathrooms and en-suites to selected areas
- Downlights to all en-suites and bathrooms

## Heating and Electrical

- Energy efficient electric boiler radiator heating
- Generous power point provision throughout.
- Pre-wired to receive satellite and digital television reception. Outlets are prewired for Sky in the living room and for Sky to all bedrooms





- Telephone outlet (and power point) to the hall cupboard (for Internet access via a router installed by the purchaser). Other outlets are in the living room, next to the TV for interactive viewing
- Video entry system
- The apartments are built with significantly high levels of insulation which should see a reduction in fuel bills when compared to an older apartment of the same size heated to the same levels

## Interior Finishes

- Oak effect interior doors with polished chrome door furniture
- Wardrobes to match interior doors with shelf and chrome hanging rail

## Grounds and Communal Areas

- Access to the car park is via electric gates
- Private gardens to apartments 1, 2, 5, 6, 7, 8 and 20
- Landscaped communal gardens
- The communal entrance halls are finished to a luxurious standard with sleek tiled floors and sumptuous carpet to the stairs and landings
- Communal staircases have attractive contemporary steel balustrading
- Paths and patio areas are in riven pavements
- Plentiful lighting to car parking area, bin and cycle stores and paths
- Communal bike store room

Please note: Photographs are of a previous showhome in Barnet and do not necessarily depict the specification of the apartments at Hartwell House



Government backed Help to Buy Scheme available



# CHOOSE KEBBELL WITH CONFIDENCE

For more than six decades we have been crafting beautiful homes in sought after locations with the needs of our customers close at heart.

Over the years we've got to know how people like to live but also have a deep understanding of generational changes and how every single home-move is personal. Therefore we approach each development from a fresh perspective, with new ideas and take nothing for granted.

Each development is unique and we are constantly adapting and reinventing our designs to ensure our properties are not only the best on the market, but remain the best for years to come. Above all, our passion for good design and unwavering desire to impress first time and every time, mean our homes are a source of pleasure and pride for their owners now and in the future.

For added peace of mind and assurance the homes at Hartwell House benefit from a National House Building Council 10 year warranty and Kebbell Homes fully adheres to the Consumer Code for Home Builders.

Hartwell House is a development by Kebbell Homes on behalf of Hartcran Investments Ltd.



Novia House, Barnet



# HOW TO FIND HARTWELL HOUSE



# KEBBELL *Homes*

Kebbell Homes, Kebbell House, 21 London End, Beaconsfield, Buckinghamshire HP9 2HN

■ Email: [hartwellhouse@kebbell.co.uk](mailto:hartwellhouse@kebbell.co.uk)

■ Telephone: 020 8428 6221 ■ Email: [sales@kebbell.co.uk](mailto:sales@kebbell.co.uk) ■ Sales enquiries: 0845 1302 188

[kebbell.co.uk](http://kebbell.co.uk)

