



 **Brickfields**

Cobden Hill | Radlett | Herts





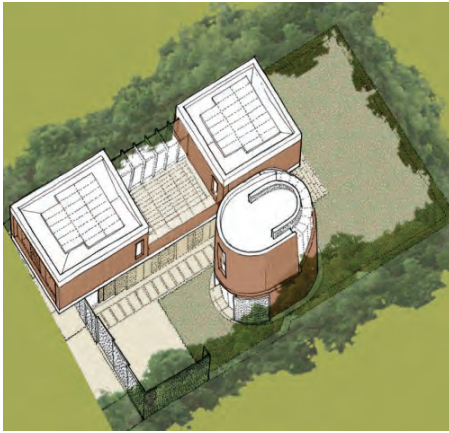


Brickfields is a landmark development in the tranquil Hertfordshire countryside, merging innovative and sustainable technology with high-end design. This combination offers the rare opportunity to purchase a unique luxury home ... that will not cost the Earth





## Eco friendly living at its best



Brickfields is the signature development of visionary London interior design, build and architecture firm, Living In Space.

Inspired by the site's historic use as a brickmakers, the property utilises a striking combination of tessellated red brick and large panes of glass, particularly across the linear north and south wings of the scheme.

This light and airy design means that residents of Brickfields enjoy extraordinary views across the surrounding countryside, while only minutes from the town centre of Radlett.



Renowned for creating home environments that are tailored to the needs of its clients, Living In Space makes use of a skilled design team to create beautiful bespoke homes. From concept to completion, Living In Space has built a reputation for exceptional design in some of London's most prestigious locations and Brickfields, its latest project, is nothing less than extraordinary.

*The drive approaching Brickfields*

- Brickfields has been carefully orientated to make the most of the warmth and light from the sun. Large windows ensure good levels of daylight improving the health and wellbeing of occupants.
- This home has a highly insulated roof, walls and floors with bespoke low heat loss windows, keeping the house warm in winter and reducing heating bills.
- A ground source heat pump (GSHP) system has been installed to provide a low carbon method of heating. Ground source heat pumps use a small portion of electricity to extract heat from the ground and turn it into a larger portion of heat for heating systems and hot water.
- Photovoltaic solar panels have been mounted on the roof and will generate a portion of the home's electricity. This will lower the dependency of the home on grid electricity, lowering energy bills. Excess electricity generated by the solar panels can be sold back to the grid through a Feed-In-Tariff and could also provide a small income for the occupant.
- The building meets the Code for Sustainable Homes Level 5 and provides a 100% reduction in CO<sub>2</sub> emissions as per the Government's definition of 'Zero Carbon'. This means that the CO<sub>2</sub> emissions from space heating, hot water, ventilation and lighting is offset through the installation of solar panels and ground source heat pumps.
- Rainwater is collected from the roof to be stored in an underground tank, then cleaned ready for use in the washing machine and WCs.
- Where possible, building materials have been responsibly sourced to reduce their impact on the environment.
- Space for a home office has been included to reduce reliance on commuting.
- Secure cycle storage has been provided.
- The landscaped garden has been designed to improve and support local biodiversity.





## Bespoke interiors

Brickfields has been interior designed to make the most of the space and light available, and to offer you and your family the ultimate work-life balance, with an indoor swimming pool complex, cinema, gym and lavish roof terrace with outdoor hot tub.

On the ground floor of the north and south wings of the property is the extensive open plan kitchen, designed by Lauren Nicholas. Beautifully finished in tranché oak and composite stone, it features A+ rated appliances including an integrated wine cooler, dishwasher, fridge, freezer and double sink.





The ground floor also houses an open-plan dining and living area and a formal lounge, which has direct access to the garden.

On the first floor, the north and south wings each feature two bedrooms with ensuite bathrooms and an additional study in the south wing. Both north and south are linked by a striking enclosed glass walkway, which allows for direct access to the roof terrace, its adjacent drinks bar and the hot tub. The generously sized terrace is accessible from both sides of the property and offers uninterrupted views of the breathtaking surroundings.



## The Kiln

The kiln is the home's most striking design element and houses the master bedroom suite, a living room and the cinema.

The master bedroom demonstrates meticulous design and features a curved wall of windows to make the most of the incredible views. A walk-in wardrobe, dressing room and ensuite bathroom with exquisite fixtures and fittings completes the suite.







The kiln provides private access to the ground and basement levels via a curved staircase, directly from the master suite. The ground floor includes a luxurious living room while the basement level features the state-of-the-art cinema room with bar and wine cellar.

From here, there is direct access to the basement level of the north and south wings, which houses the heated swimming pool complex with changing room, steam room and gym. There is also a sixth ensuite bedroom.





## Designed for living

Sustainability has been a key factor in Brickfields' design and as a result, the property has been awarded Code for Sustainable Homes Level 5. At approximately 8,000 sq ft and featuring six bedrooms, six bathrooms and numerous recreational facilities, Brickfields' sustainable design means that the property is essentially self-sufficient, resulting in minimal annual running costs, estimated to be 20% of what would be expected.

With meticulous attention to detail, every area of the property has been designed to be functional, whilst using finishes and fixtures of the highest specification. This includes the home audio system, which functions throughout the house and can be altered and adjusted from the homeowner's mobile phone or iPad.

Security has also been a priority. CCTV camera footage can be viewed on televisions throughout the house, allowing the discerning homeowner to view the property's surrounding area at the touch of a button, whilst the property itself, along with a double garage and three further visitor parking spaces, is set behind electric gates.



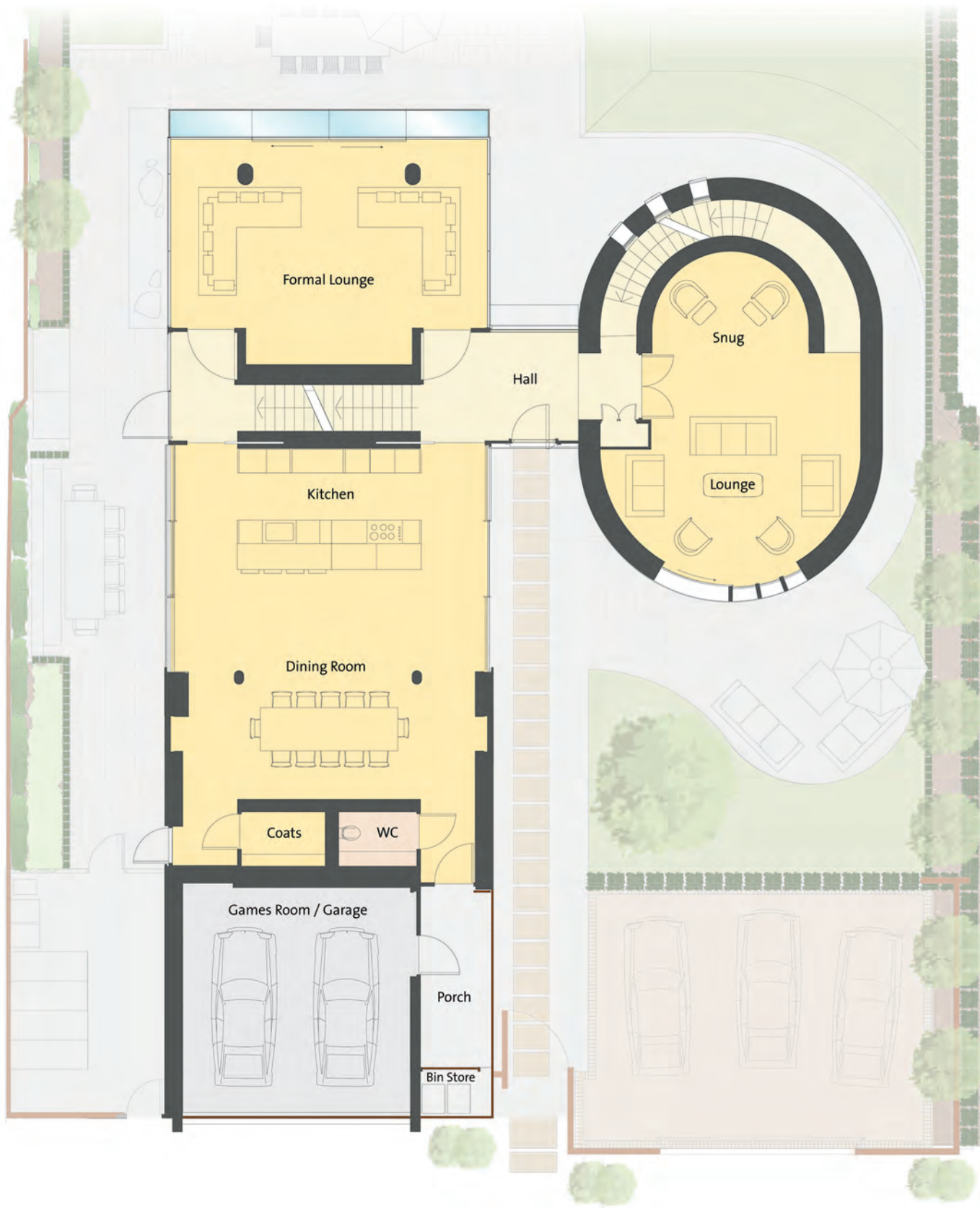
Dining Room and Kitchen



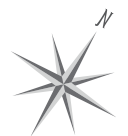
Lounge

## Ground Floor

Entrance Hall	4.63 x 1.81 m	15'2" x 5'9"
Kitchen / Dining	9.00 x 8.00 m	29'6" x 26'2"
Formal Dining	8.10 x 5.00 m	26'7" x 16'5"
Lounge	10.95 x 6.37 m	35'9" x 20'10"
Games Room / Garage	5.83 x 5.75 m	19'1" x 18'9"



Plans not to scale and are for indicative purposes only. Measurements are shown as maximum and are taken from architect's plans and may have varied during construction.





Swimming Pool Complex



Cinema Room

## Lower Ground Floor

Bedroom 6	4.08 x 3.50 m	13'5" x 11'6"
Games Room / Gym	5.25 x 4.50 m	17'3" x 14'9"
Cinema Room	7.77 x 6.61 m	25'6" x 21'8"
Pool Room	11.00 x 8.00 m	36'1" x 26'2"
Pool	8.00 x 4.00 m	26'2" x 13'1"
Steam Room	1.70 x 1.70 m	5'6" x 5'6"
Changing Room	1.68 x 1.68 m	5'5" x 5'5"
Shower	1.10 x 1.98 m	3'6" x 6'5"
Laundry	4.20 x 2.11 m	13'8" x 6'9"
Plant Room	8.00 x 5.48 m	26'2" x 18'0"



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Master Bedroom



## First Floor

Master Bedroom	6.66 x 3.69 m	21'10" x 12'1"
Master Ensuite	4.30 x 2.31 m	14'1" x 7'7"
Bedroom One	3.09 x 4.06 m	10'1" x 13'3"
Bedroom Two	3.09 x 4.06 m	10'1" x 13'3"
Dressing Room One	2.03 x 2.44 m	6'7" x 8'0"
Dressing Room Two	2.03 x 2.44 m	6'7" x 8'0"
Bedroom Three	3.49 x 4.10 m	11'5" x 13'5"
Bedroom Four	3.49 x 4.03 m	11'5" x 13'2"
Office	3.45 x 2.54 m	11'4" x 8'4"

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# Specification

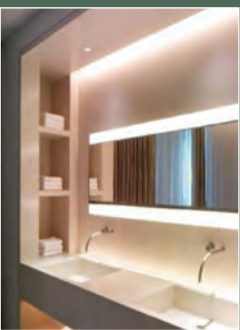
## General

- 10 year Premier build warranty
- Code for Sustainable Homes Level 5
- Solid floors and walls
- Highly insulated double glazing with minimal frames on all doors and windows
- Comfort cooling to principal rooms with individual room thermostats
- Smoke alarms in the hall and landings
- Heat alarm in the kitchen
- Underfloor heating in all rooms
- Video entry handset
- CCTV security cameras
- NACOSS approved alarm system



## Kitchen / Breakfast Room

- TM Italia kitchen furniture finished in white matt lacquer by Lauren Nicholas
- Bespoke composite stone sink and drainer to match work surface
- Tranché Oak and composite stone work surface by Stonetaliana
- Gaggenau integrated oven, steam oven and warming drawer
- Siemens integrated induction hob, fridge and freezer
- Bespoke flush fitted ceiling extractor by Lauren Nicholas
- Quooker fusion tap with filtered boiling water facility
- Abode brushed chrome rinsing spray
- Insinkerator waste disposal
- Miele integrated dishwasher
- Miele wine storage
- Porcelain floor tiles



## Laundry / Utility Room

- Separate freestanding Siemens washing machine and tumble dryer
- Siemens freezer
- Soft closing cabinetry by Living In Space
- Porcelain floor tiles

## Bedrooms

- Wardrobes consisting of textured carcasses with matt spray lacquer and soft closing doors with brushed stainless steel ironmongery
- Satine carpet in all the bedrooms
- Carpet and wood floors in the Master Suite
- LED downlights

## Bathrooms / Cloakrooms

- Victoria + Albert limestone baths and bespoke Corlan basin vanity units in the principal rooms
- Grohe Linear and Hansgrohe Axor Citterio taps and flush ceiling shower heads
- Bespoke Italian glass basins with lacquered glass vanity units
- Duravit white wall hung WCs with soft closing seats
- Polished stainless steel towel rails
- Seamless wet floor walk-in shower with toughened, anti-limescale, easy clean, frameless glass partition
- Baths with tiled side panels
- Tiled alcoves with LED lighting
- Selection of Italian porcelain floor and wall tile finishes with feature niches
- Shaver sockets

## Hallways

- Porcelain floor tiles on the ground floor
- Wood flooring on the first floor
- Movement sensitive lighting

## Lounge / Dining Room / Study / Gym

- LED directional downlights
- Grey Oak engineered timber wood flooring

## Cinema Room

- Classic Line Theatre Curve 110 inch screen by Screen Research

## Swimming Pool complex

- Tiled floor and walls
- Changing room
- Steam room
- Gym

## Plant Room

- Cylinder cupboard housing a hot water cylinder
- AV cupboard housing AV rack with shelving

## Roof Terrace

- External feature lighting
- Double power sockets
- Wood decking with glass balustrades
- Hot tub

## Exterior

- Secure cycle storage
- Barbecue area

## Audio Visual

- Provision for multi-room audio via discreet in-ceiling speakers
- Multi-scene lighting control system with brushed stainless steel, screwless, flush mounted keypads
- Central satellite system connected to an AV cupboard
- BT telephone connection with points to all of the bedrooms, lounge and kitchen
- Full TV / Sky Plus multi-room wiring system linking to a central TV aerial and satellite dish for digital and terrestrial channels
- Brushed stainless steel light switches, sockets and dimmers.

## Extra Land

Up to one acre of extra land opposite the house is available for purchase. This could be utilised for helipad or stabling, subject to the necessary planning consent.



## Beautiful landscaped gardens

To complement the interiors, Brickfields' exterior boasts a landscaping plan that is contemporary, but in keeping with the space and its surroundings. Perfectly suited for entertaining, the garden can be accessed directly from the internal living spaces, and includes a dedicated barbecue area.

Additional entertaining space can be found on the property's roof terrace, which features a hot tub and offers views over the beautiful Hertfordshire countryside.

Brickfields embodies modern design while exuding warmth and character. While aesthetics are clearly of importance, form and functionality are the key to this unique home. Not surprisingly, the completed project will be put forward for several design awards.



Illustrations are for indicative purposes only.  
Not to scale.



LIVING IN space



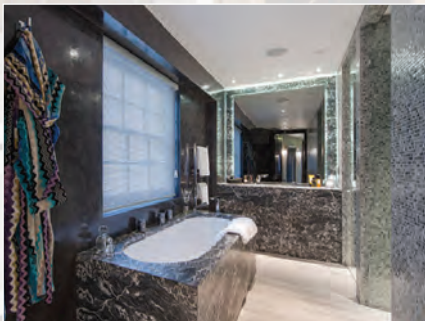
Living In Space provides interior design, architecture, project management, build and soft furnishing styling for private residences across London and the home counties.

The company has built up a reputation for exceptional design and build in some of London's most prestigious locations. From concept to completion, from classic to contemporary, we ensure that each project is finished with unique style.

Here at Living In Space we all share a passion for the environment. Our preference is to design and build in such a way as to not harm the environment or the people within it, now or in the future.

Our in-house project managers oversee projects from concept to completion, including full cost management and contract administration. Our handpicked team of tradesmen are specialists in their fields, delivering high-end quality with attention to detail.

Our strong reputation is a direct result of our continued performance and ability to exceed client expectations. We are now applying our skill and beliefs to create this unique home.



**Living In Space**

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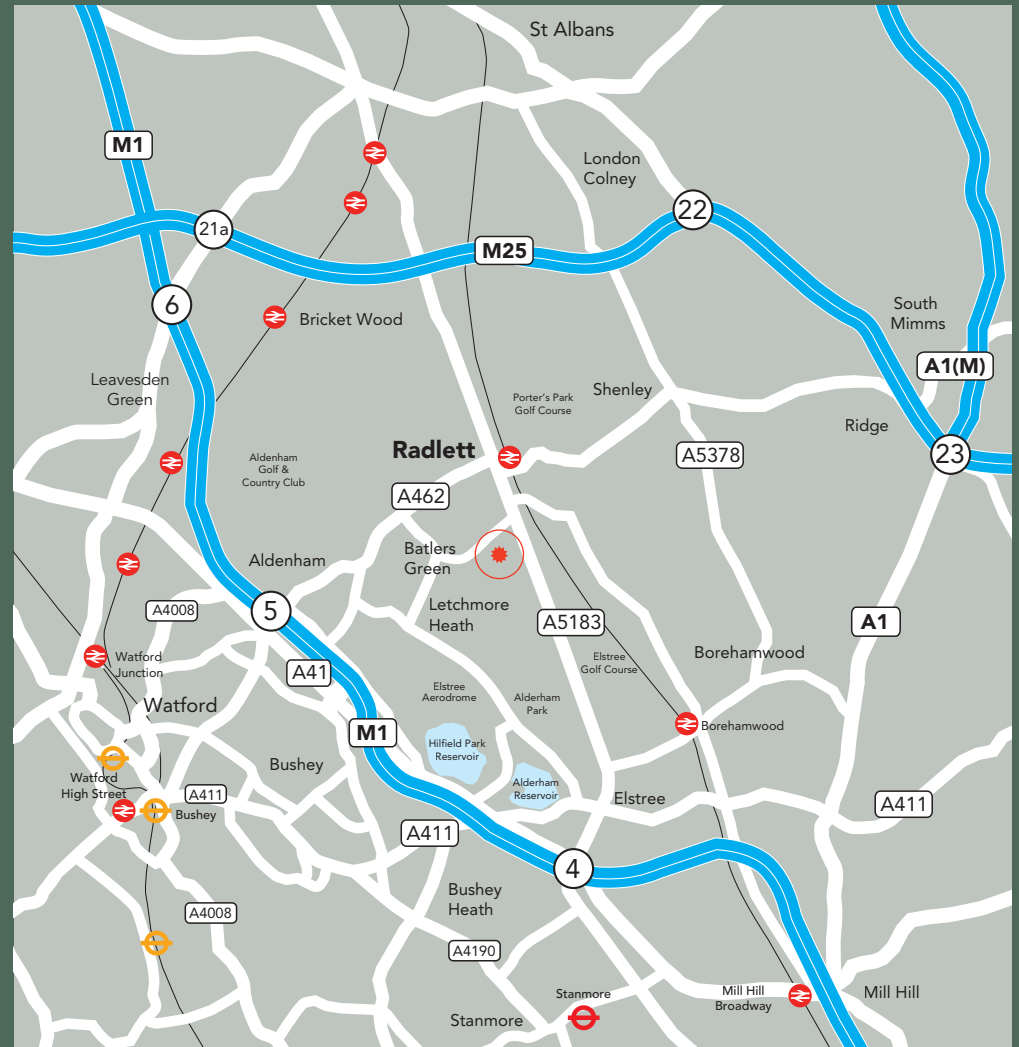
E: [info@living-inspace.co.uk](mailto:info@living-inspace.co.uk)

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## A prestigious location

Brickfields offers the perfect compromise for those who want to live in the countryside, yet need to commute into Central London, with easy access of Radlett train station offering fast services into St Pancras International. It is just a few miles from the M1 and M25, providing access to London's motorway network and the major airports.



### Road

M1 (Junction 5)	2.5 miles
M25 (Junction 22)	4 miles
Watford Shopping Centres	5.5 miles
Brent Cross Shopping Centre	10.5 miles
Luton Airport (via M1)	17.5 miles
Heathrow Airport (via M25/M4)	24.5 miles
Stansted Airport (via M25)	41 miles

### Rail

Radlett Station (First Capital Connect)	
St Pancras International	29 mins
<i>(for Eurostar services to Europe)</i>	
Luton	28 mins

*All times and distances are approximate*

Radlett itself has expanded significantly in recent years into a thriving independent and affluent location, offering extensive local shopping facilities, cafés, restaurants and cultural activities.

The area is ideal for young families being home to some of the highest regarded schools in the country including Aldenham, Haberdashers' Askes Boys and Girls, North London Collegiate and St Alban's.



Leisure and culture are well catered for with The Radlett Centre, an excellent venue boasting a 300 seat auditorium, which hosts a variety of plays, musicals and concerts.

For sports fans Radlett Cricket Club and Radlett Lawn Tennis & Squash Club are within walking distance, and several local golf clubs including Porters Park and Elstree are nearby. Patchetts Equestrian Centre, the popular Battlers Green Farm Shopping Village and Elstree Private Aerodrome are a few minutes away by car.

