

TEMPLARS COURT

LONDON



LEOS



TEMPLARS COURT

LONDON, NW11

DISCOVER YOUR FAMILY'S FOREVER HOME IN NORTH LONDON'S LEAFY ENCLAVE OF TEMPLE FORTUNE

Templars Court is a limited collection of just eight spacious and thoughtfully designed four-bedroom semi-detached houses arranged across two elegant rows.

Temple Fortune is something of a local's secret among the residents of Golders Green and Hampstead Garden Suburb. Tucked behind an eclectic parade of shops and cafes on Finchley Road, this cluster of undulating avenues is lined with linden, birch and horse chestnut trees that give the streets an established and verdant character.

You'll find a rich collection of 1930s and Edwardian homes in the NW11 postcode, with gables, dormers, bays and long pitched roofs making up the streetscape. Taking their cue from this unmistakable character, the houses of Templars Court fit right in with their bright white render, London stock bricks and classic red tiles.

Fusing those familiar lines with modernity are high-performance double glazed windows and crittall-style doors that evoke the art deco penchant for domestic winter gardens.

Surrounded by some of the best education, shopping and leisure in London, Templars Court is a place to settle down and enjoy all the trappings of the neighbourhood for a fulfilling family life. And all just 14 minutes by tube from Kings Cross.

WELCOME TO
TEMPLARS COURT



*Artist impression only. The final installation may be subject to change.

THE CONCEPT





PERFECTLY
LOCATED



HENDON CENTRAL STATION

BRENT CROSS

BRENT CROSS STATION

GOLDERS GREEN STATION

HAMPSTEAD GARDEN SUBURB

HIGHGATE

ARCHWAY

Underground

National Rail

Airport

CRICKLEWOOD

HAMPSTEAD

HAMPSTEAD STATION

HAMPSTEAD HEATH STATION

WEST HAMPSTEAD

WEST HAMPSTEAD STATION

FINCHLEY ROAD STATION

BELSIZE PARK

BELSIZE PARK STATION

CHALK FARM

SWISS COTTAGE STATION

PRIMROSE HILL

ISLINGTON

THE ANGEL

KINGS CROSS ST PANCRAS STATION

EUSTON STATION

ST JOHN'S WOOD

THE REGENT'S PARK

TO CITY AIRPORT

MARYLEBONE STATION

BAKER STREET STATION

REGENT'S PARK STATION

FARRINGDON

WHITECHAPEL

PADDINGTON

BOND STREET STATION

OXFORD STREET STATION

TOTTENHAM COURT ROAD STATION

WHITE CITY

SOHO

COVENT GARDEN

CITY OF LONDON

SHEPHERD'S BUSH

HOLLAND PARK

HYDE PARK

GREEN PARK

ST JAMES PARK

KNIGHTSBRIDGE

BUCKINGHAM PALACE GARDENS

WESTMINSTER

LAMBETH

SOUTHWARK

TO GATWICK



ALL THE RIGHT CONNECTIONS

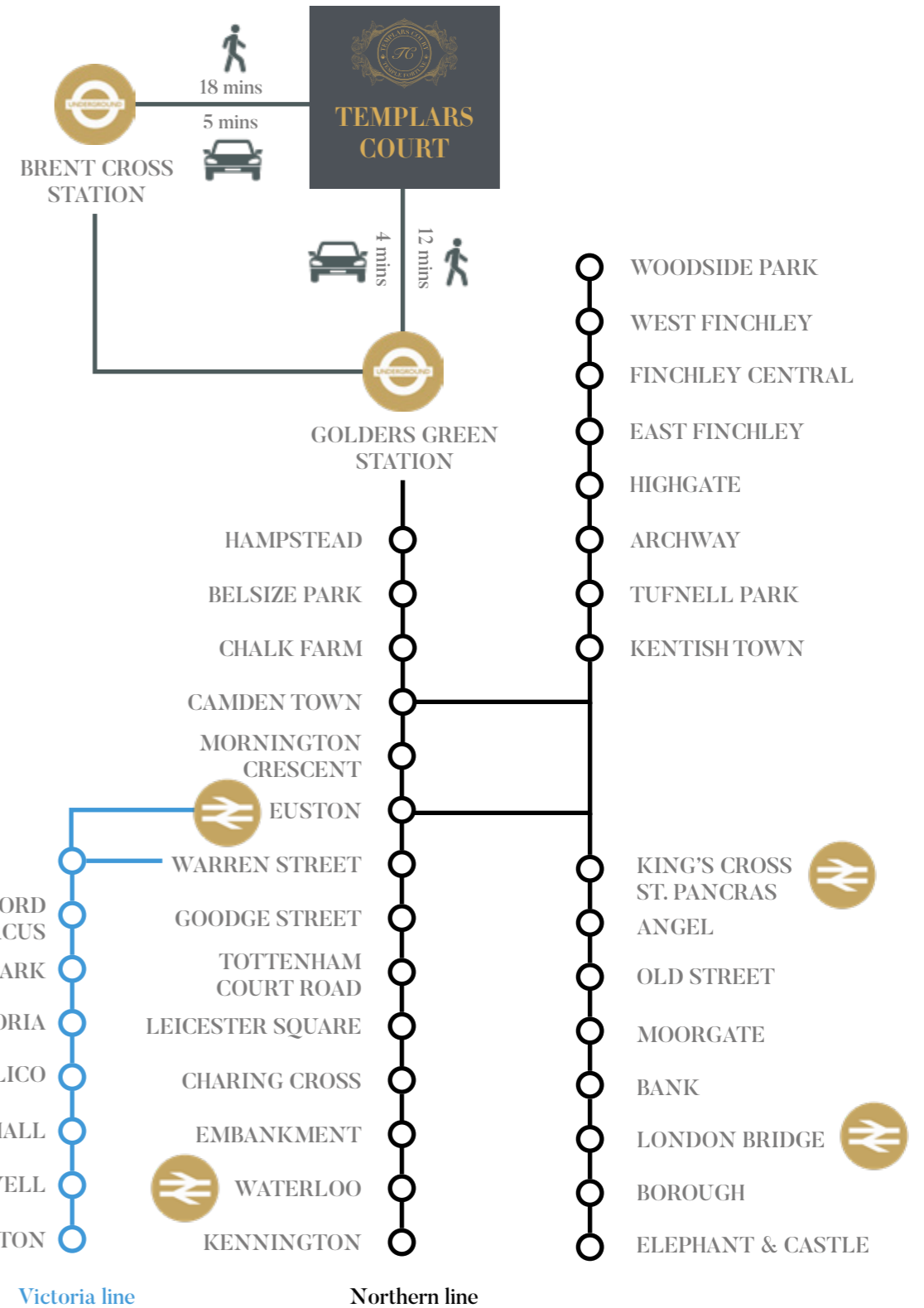


Getting to any destination is a breeze when you live at Templars Court.

Golders Green station is about 10-12 minutes walk away where Northern Line trains whizz you into the West End, City or City Fringe in just 25 minutes.

Heading overseas? National Express services to Luton and Stansted Airport leave from outside the station, while the Eurostar terminal at St Pancras is a swift 14 minute journey from Kings Cross, where you can also change for connections to Heathrow and Gatwick.

By car, the North Circular Road is less than a mile away and connects all of North London to the motorway network, including the M1 at nearby Brent Cross.





EXPLORE THE LOCAL AREA

A PLACE TO SHOP

1. Marks and Spencer
2. Waitrose & Partners
3. Boots
4. Sainsbury's

A PLACE FOR NATURE

5. Hampstead Heath Extension
6. Hampstead Heath
7. Golders Hill Park
8. Basing Hill Park
9. Childs Hill Park
10. Hampstead Golf Club

A PLACE TO EAT

11. That's Amore by Fonte Restaurant & Pizzeria - Italian
12. Pandan Thai Kitchen
13. Novellino – Italian Kosher
14. Hummus Bar – Kosher
15. TUK TUK Golders Green - Vietnamese/Thai
16. Likya – Turkish
17. Eat Tokyo - Japanese
18. Sarang Restaurant – Korean

A PLACE TO SOCIALISE

19. Old Bull and Bush
20. Spaniards
21. White Swan Golders Green
22. The Refectory

A PLACE FOR COFFEE

23. Nayla Café
24. Piacere Café
25. Gail's Bakery
26. Medi Eatery and Macchiato Bar

THE WORLD'S MOST FAMOUS ADDRESS

This part of London is where you'll find some of the most exclusive homes in the capital, from the magnificent mansions on The Bishop's Avenue to the eternal elegance of Hampstead Garden Suburb.



It's said that among the world's wealthiest circles, The Bishop's Avenue is better known than Buckingham Palace. Favoured by the rich and famous for a century, the UK's most exclusive location is where many of the global elite choose to own a home. But there's more to The Bishop's Avenue than its Billionaire's Row nametag.

Beyond its glittering parade of unique and individually commissioned mansions lies a rich architectural heritage. The Arts & Crafts movement transformed London in the early 1900s with larger and grander

homes, with some of the finest examples constructed on The Bishops Avenue and in the neighbouring Hampstead Garden Suburb.

International recognition led to conservation area status in 1967, and the unmistakable style extends right up to Temple Fortune's shops and cafes on Finchley Road, just around the corner from Templar's Court.

ENJOY LONDON'S MOST EXCITING NEW QUARTER

Just a short drive or tube ride away, discover the unique atmosphere, architecture and artisan scene of Kings Cross for memorable days and evenings out.



Just 14 minutes from Golders Green station, the transformation of Kings Cross from neglected goods yards into a major food, retail and cultural destination is miraculous, and is now a London's favourite.

Wonder at the thousand fountains on Granary Square, mooch along the towpaths of Regent's Canal, or head to the cobbled streets and warehouses of Coal Drops Yard for independent boutiques, lively dining and bustling markets.

And if you simply want to chill out, there are 26 acres of beautiful parks, squares and open spaces to explore.



DISCOVER YOUR NEIGHBOURHOOD

Fill up on food from around the world and for any occasion. Morning coffee? A break from shopping? A celebratory meal? There's something for every taste.



Less famous than its neighbours of Golders Green and Hampstead Garden Suburb, the shops and cafes and Temple Fortune are popular with locals from all over the postcode.

This part of Finchley Road is lined with Edwardian mansion buildings (1911) above a host of independent local shops and cafes rubbing shoulders with high street names. Look out for the distinctive stone colonnades and timber balcony details.

Weekend brunch is something of an institution here, with a laid-back pavement culture from places like Garden Cafe, Joi de Vie and Nu Nosh.

An M&S Food Hall and a Waitrose cater for discerning eat-at-homers.

Wander into Golders Green for its bustling clutch of Mediterranean and kosher cafes and restaurants, or go one stop to Hampstead's wonderful village foodie scene.



LEISURE LOVERS & CULTURE VULTURES

Providing an oasis of calm in busy central London.



Kenwood House has a packed summer calendar of picnic concerts from international artists covering the full musical spectrum.

Everyman Cinema is now synonymous with an elevated movie-going experience, showing Hollywood blockbusters, and independent films from around the world in big comfy seats with waiter service.

For outdoor pursuits, special mention go to Hampstead Golf Club and Farm Walk Tennis Club, not least for their neighbourly reputation. Fancy something wilder? The



delightful Dollis Valley Greenwalk is a favourite of runners and walkers enjoying a string of green spaces along the waters of Dollis Brook.

And as nature's jewel in the capital's crown, the sprawling expanse of Hampstead Heath cuts a swathe across the very top of London with magnificent open grasslands, forest walks and swimming ponds.

Closer to home, the Temple Fortune stretch of Finchley Road is the home of To Gym, Zero Gravity Pilates and numerous health food stores and salons.

Journey times and ratings of local schools

NURSERY	OFSTED RATED *		
Bright Horizons Golders Green Day Nursery and Preschool	Outstanding	12 mins	3 mins
Clowns Day Nursery & Manor House Pre-School	Outstanding		5 mins
Keren's Nursery Hampstead Garden Suburb	Outstanding		7 mins
PRIMARY SCHOOLS			
Menorah Primary School (3 – 11 years old)	Outstanding	13 mins	3 mins
Wessex Gardens Primary School (3 – 7 years old)	Good	16 mins	3 mins
Rimon Jewish Primary School (5 – 11 years old)	Good	19 mins	5 mins
Brookland Junior School (7 – 11 years old)	Outstanding		6 mins
Independent Jewish Day School (4 – 11 years old)	Outstanding		8 mins
Christ Church Primary School, Hampstead (4 – 11 years old)	Outstanding		9 mins
SECONDARY SCHOOLS			
The Henrietta Barnett School (Girls Grammar, 11 to 18 yrs)	Outstanding	15 mins	3 mins
Hendon School (co-ed, 11 – 18 years old)	Outstanding		10 mins
Hasmonean High School for Boys (11 – 18 years old)	Outstanding		10 mins
Hasmonean High School for Girls (11 – 18 years old)	Outstanding		13 mins
Fortismere School (co-ed, 11 – 18 years old)	Outstanding		14 mins

INDEPENDENT SCHOOLS		
Golders Hill School (co-ed, 1 – 7 years old)	7 mins	2 mins
The King Alfred School (co-ed, 4 – 18 years old)		6 mins
St Anthony's School for Girls (4 -11 years old)		5 mins
Annemount School (co-ed, 1 – 7 years old)		5 mins
University College School, UCS (boys, 4 – 18 yrs, co-ed, 16 – 18 yrs)		11 mins
South Hampstead High School, GDST (girls, 4 – 18 years old)		15 mins
Highgate School (co-ed, 4 – 18 years old)		11 mins
Channing School (girls, 4 – 18 years old)		13 mins
North London Collegiate School (girls, 4 – 18 years old)		24 mins
Haberdashers' Boys' School (boys, 4 – 18 years old)		25 mins
Haberdashers' Girls' School (girls, 4 – 18 years old)		27 mins



University College School, UCS



South Hampstead High School



Highgate School



Channing School



North London Collegiate School

FIRST-CLASS EDUCATION

Choose from an abundance of popular nurseries, high-performing state schools and world-renowned private education.



One of North London's star attractions for conscientious parents is the presence of so many exceptional schools.

Living here leaves nothing to chance when it comes to your children's formative years, at one of the best places in London to complete their GCSEs and prepare for university.

No less than five outstanding-rated schools are within walking distance of Templar's Court, giving your children the best start in life, all the way from nursery school and up to year eleven.



PLOT 1
▼

PLOT 2
▼

PLOT 3
▼

PLOT 4
▼

PLOT 6
▼

PLOT 5
▼

PLOT 7
▼

PLOT 8
▼

THE COLLECTION

Each household has its own private driveway and parking space/spaces.

Residents will enjoy easy access to a public tennis club and multi-use games area, which are right on your doorstep and next to the development.



A CULINARY PARADISE

Contemporary designed kitchens create a spacious and airy feel.

This place of constant activity is the undisputed hub of the home with a whole list of duties, from mealtimes and homework sessions to part-time office and entertaining friends. No other room performs so many roles.

As stylish as they are functional, the kitchens at Templars Court are custom designed as true multi-taskers. Matt finish cupboards are paired with matching worktops in composite stone and integrated appliances from Siemens, while the open plan arrangements and central breakfast islands combine that sociable connection to the living space with a clearly defined cooking zone, and then a wall of bifold doors open out to the garden.

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MODERN & REFRESHING

Alternative kitchen finishes available.

The kitchens at Templars Court are nothing short of extraordinary. The individually designed kitchens feature stainless steel under-mounted sink with recessed LED downlights for a bright and inviting atmosphere. The cabinet doors come in two metallic style finishes and boast a sleek design that's sure to impress. To help prepare meals, the development includes Miele touch control induction hobs, integrated extractors vented to the outside and Miele combi ovens and microwaves so you can cook whatever your heart desires. For those who like to entertain, Siemens integrated fridge/freezers and dishwashers will make life easier while integrated space saving recycling bins provide an eco-friendly solution. Further features include pop-up sockets to island units, LED lighting to wall units and drawers, Quooker instant hot water filter taps plus worktops and splashbacks in two quartzite finishes – ensuring this kitchen is as stylish as it is functional.



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REVIVING RITUALS

Options for marble effect wall finishes complement white sanitaryware and brassware

From an invigorating shower before heading out, to a long indulgent soak to relax and unwind, the bathrooms at Templars Court turn daily routines into moments of pleasure.

With extra large walk-in showers and separate bath tubs, it's all about having a space to pamper and preen in calm and soothing surroundings.



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INVITING RECEPTIONS

Living and dining areas are directly connected to the private garden.



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Light flows through the living space from front to back, from the elegant bay window, through glazed dividing doors between the family and dining rooms, and again through a wall of glass bi-folds that open out to the garden.

Open up the entire space for large gatherings, or close the doors when you need some separation. A movie night for the kids while the grown-ups have friends over for dinner? Family flexibility is yours.

SUITE DREAMS

Luxury boutique hotel-style master bedroom

Wake up and fall asleep in style with spacious double bedrooms for the entire family that are big enough for children to play and grow into.

For parents, your own personal suite to escape with a private bathroom and dressing room - a wonderful way to start or end the day.



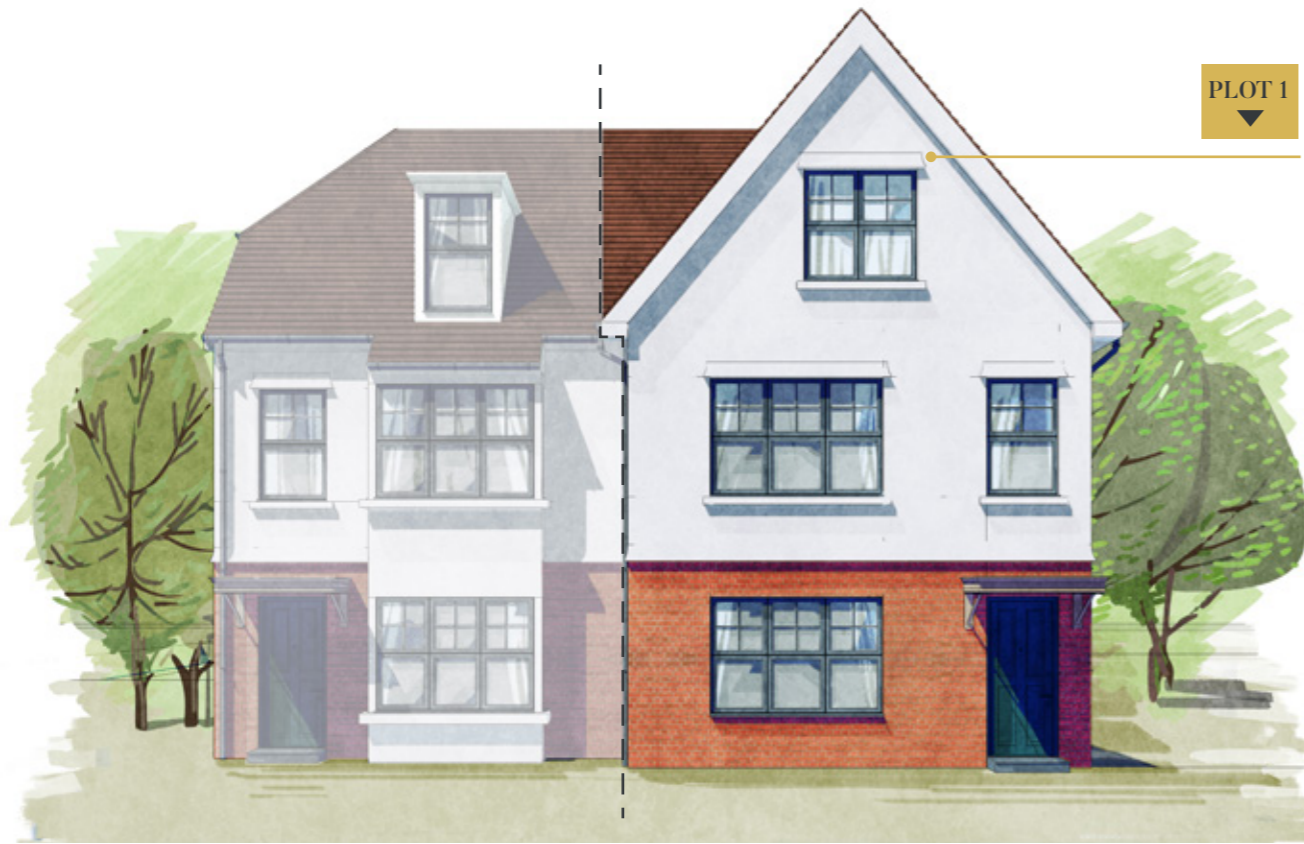
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PLOT 1 WINGFIELD &
PLOT 2 HEATHCOTE



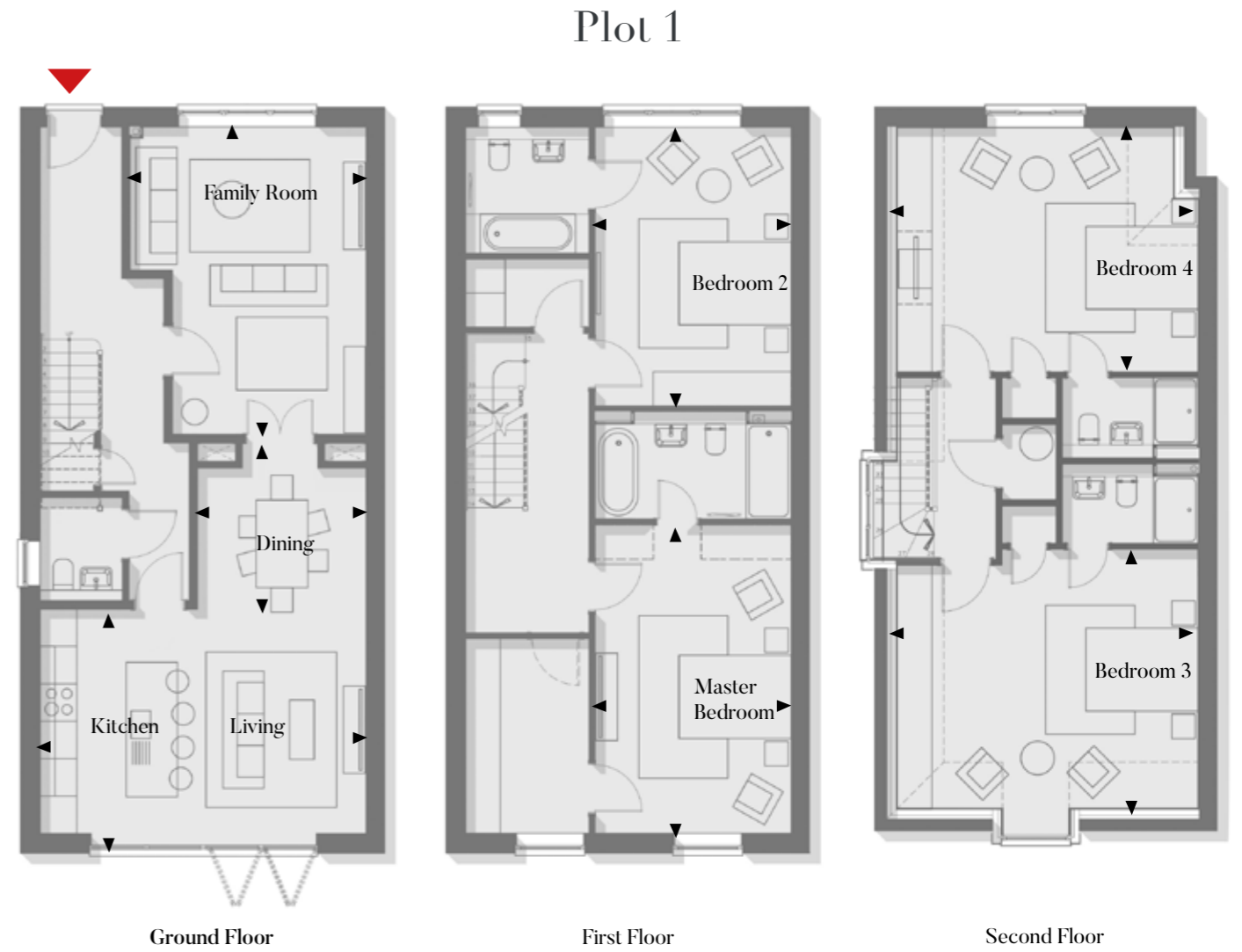
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Plot 1 Wingfield Four-bedroom family house

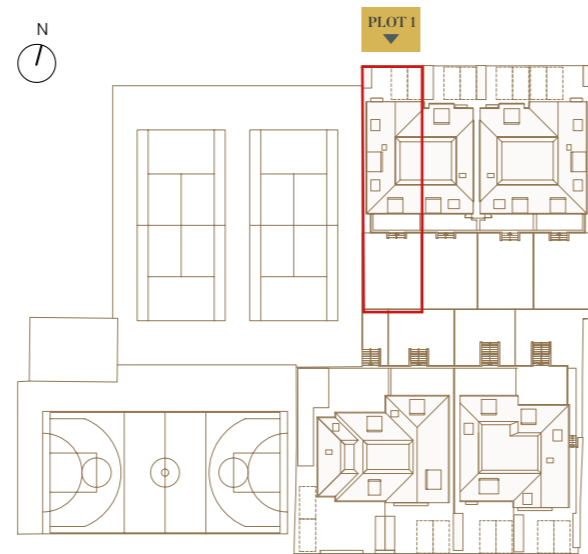


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Plot 1 total area: 214 SQM 2303 SQ FT



GROUND FLOOR		
Family Room	4.20m X 5.50m	13'8" X 18'0"
Dining	3.00m X 2.96m	9'8" X 9'7"
Kitchen + Living	5.84m X 4.00m	19'2" X 13'1"
Rear garden 84.4m ²	7.32m X 11.49m	24'0" X 37'7"
FIRST FLOOR		
Master Bedroom	3.52m X 5.51m	11'5" X 18'1"
Bedroom 2	3.54m X 4.97m	11'6" X 16'3"
SECOND FLOOR		
Bedroom 3	5.46m X 4.61m	17'9" X 15'1"
Bedroom 4	5.47m X 4.41m	17'9" X 14'5"



GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	EXTERNAL
Bright open-plan kitchen, dining and living room with bifold doors to garden	Master bedroom with fitted wardrobes and ensuite with bath and shower	Two further double bedrooms with ensuites fitted with walk-in showers	Plot 1 has parking suitable for two cars
Family room	Second bedroom with ensuite	Storage Cupboard	Rear garden with paving to paths and patio areas
WC	Utility Room		Bin & cycle storage
Utility & storage cupboard			

◄ ► Measurement points Floor plans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%.

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Plot 2 Heathcote Four-bedroom family house



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Plot 2 total area: 204 SQM 2196 SQ FT

GROUND FLOOR

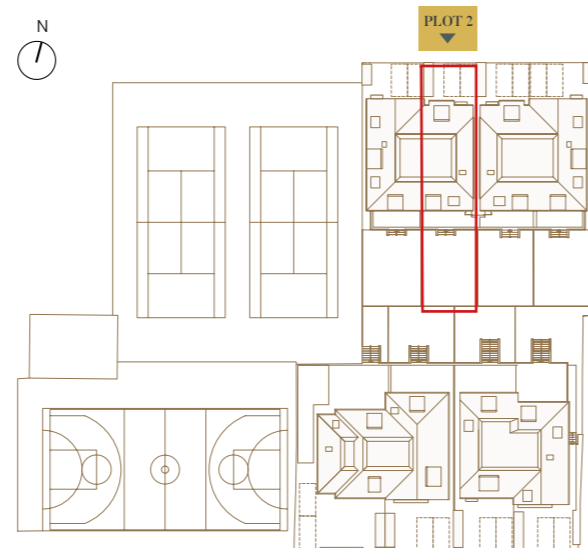
Family Room	4.19m X 5.26m	13'7" X 17'3"
Dining	3.00m X 2.96m	9'8" X 9'7"
Kitchen + Living	5.84m X 4.00m	19'2" X 13'1"
Rear garden 81.5m ²	7.01m X 11.49m	23'0" X 37'7"

FIRST FLOOR

Master Bedroom	3.51m X 5.44m	11'5" X 17'8"
Bedroom 2	3.51m X 4.89m	11'5" X 16'0"

SECOND FLOOR

Bedroom 3	5.82m X 4.27m	19'1" X 14'0"
Bedroom 4	5.82m X 3.36m	19'1" X 11'0"



GROUND FLOOR

Bright open-plan kitchen, dining and living room with bifold doors to garden

Family room

WC

Utility & storage cupboard

FIRST FLOOR

Master bedroom with fitted wardrobes and ensuite with bath and shower

Second bedroom with ensuite

Utility Room

SECOND FLOOR

Two further double bedrooms with ensuites fitted with walk-in showers

Storage Cupboard

EXTERNAL

Plot 2 has parking suitable for two cars

Rear garden with paving to paths and patio areas

Bin & cycle storage

◀ ▶ Measurement points

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PLOT 3 APPLETON &
PLOT 4 WOODHOUSE



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Plot 3 Appleton Four-bedroom family house



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Plot 3 total area: 204 SQM 2196 SQ FT



GROUND FLOOR

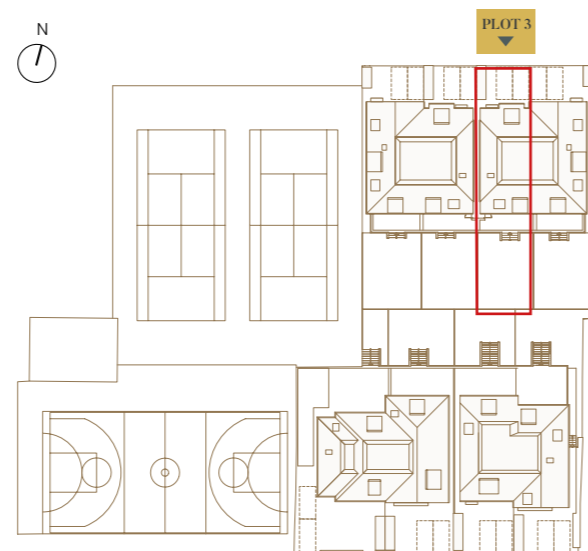
Family Room	4.19m X 5.26m	13'7" X 17'3"
Dining	3.00m X 2.96m	9'8" X 9'7"
Kitchen + Living	5.84m X 4.00m	19'2" X 13'1"
Rear garden 81.5m ²	7.01m X 11.49m	23'0" X 37'7"

FIRST FLOOR

Master Bedroom	3.51m X 5.44m	11'5" X 17'8"
Bedroom 2	3.51m X 4.89m	11'5" X 16'0"

SECOND FLOOR

Bedroom 3	5.82m X 4.27m	19'1" X 14'0"
Bedroom 4	5.82m X 3.36m	19'1" X 11'0"



GROUND FLOOR

Bright open-plan kitchen, dining and living room with bifold doors to garden

Family room

WC

Utility & storage cupboard

FIRST FLOOR

Master bedroom with fitted wardrobes and ensuite with bath and shower

Second bedroom with ensuite

Utility Room

SECOND FLOOR

Two further double bedrooms with ensuites fitted with walk-in showers

Storage Cupboard

EXTERNAL

Plot 3 has two private parking spaces

Rear garden with paving to paths and patio areas

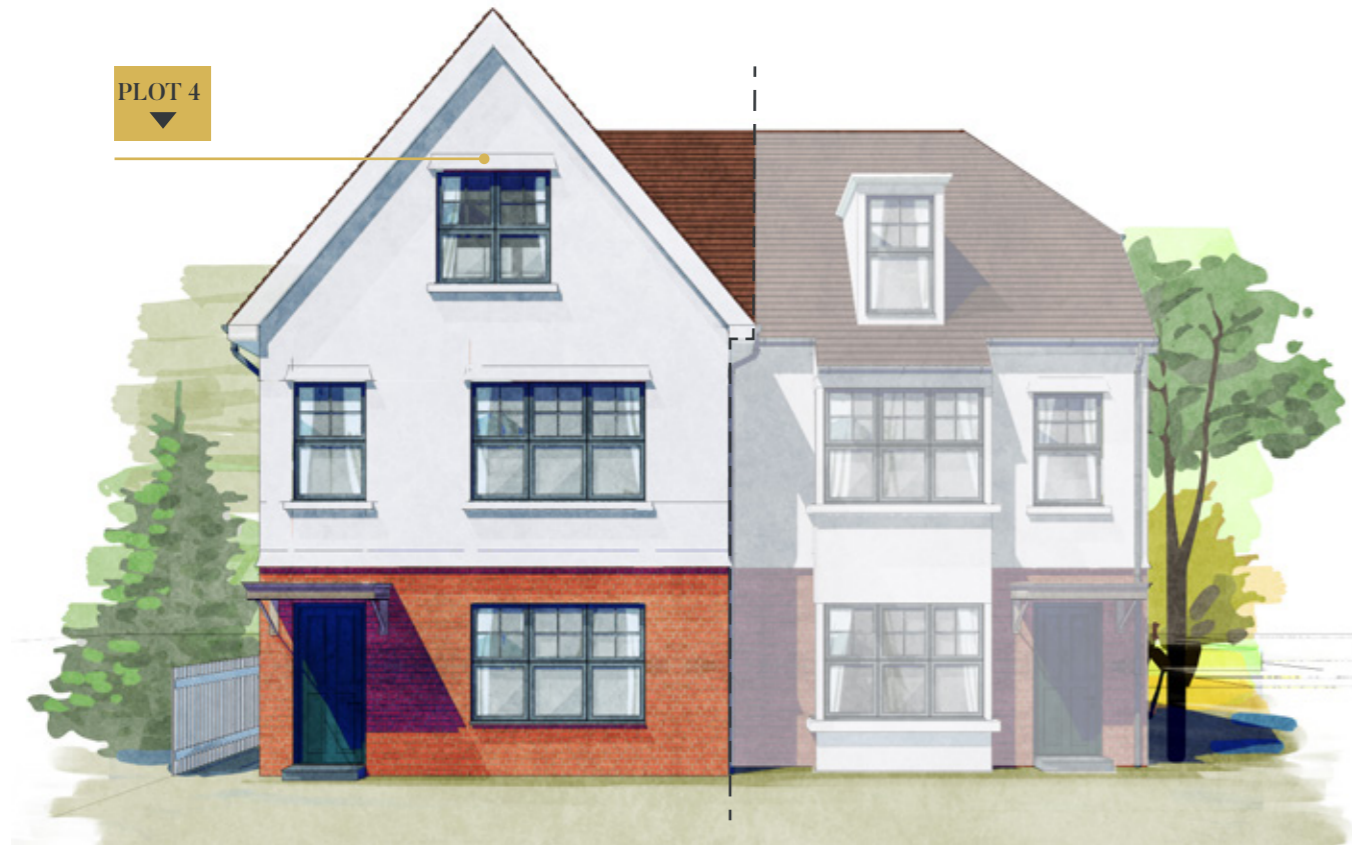
Bin & cycle storage

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Plot 4 Woodhouse Four-bedroom family house



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Plot 4 total area: 215 SQM 2314 SQ FT

GROUND FLOOR

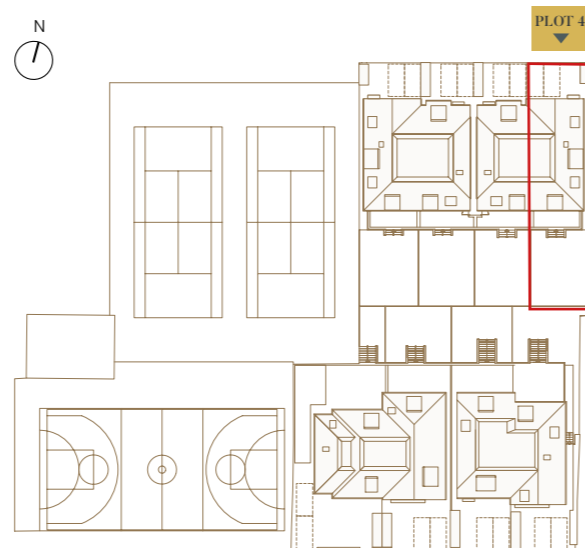
Family Room	4.20m X 5.50m	13'8" X 18'0"
Dining	3.00m X 2.96m	9'8" X 9'7"
Kitchen + Living	5.84m X 4.00m	19'2" X 13'1"
Rear garden 84.8m ²	7.32m X 11.49m	24'0" X 37'7"

FIRST FLOOR

Master Bedroom	3.52m X 5.51m	11'5" X 18'1"
Bedroom 2	3.54m X 4.97m	11'6" X 16'3"

SECOND FLOOR

Bedroom 3	5.46m X 4.61m	17'9" X 15'1"
Bedroom 4	5.47m X 4.41m	17'9" X 14'5"



GROUND FLOOR

Bright open-plan kitchen, dining and living room with bifold doors to garden

Family room

WC

Utility & storage cupboard

FIRST FLOOR

Master bedroom with fitted wardrobes and ensuite with bath and shower

Second bedroom with ensuite

Utility Room

SECOND FLOOR

Two further double bedrooms with ensuites fitted with walk-in showers

Storage Cupboard

EXTERNAL

Plot 4 has parking suitable for two cars

Rear garden with paving to paths and patio areas

Bin & cycle storage

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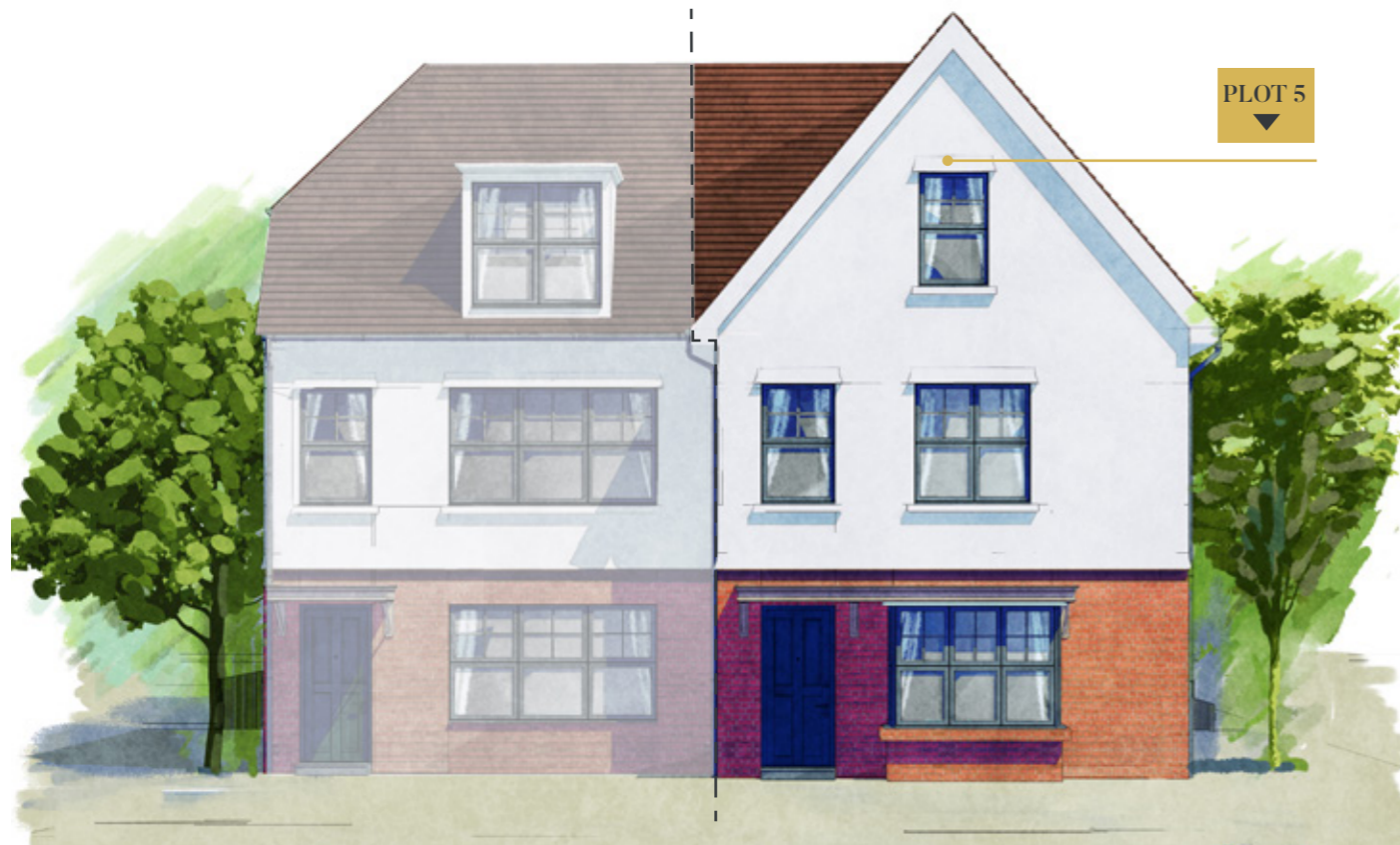
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PLOT 5 RENSHAW &
PLOT 6 DOHERTY



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Plot 5 Renshaw Four-bedroom family house



*Artist impression only. The final installation may be subject to change.

Plot 5 total area: 185 SQM 1986 SQ FT

GROUND FLOOR

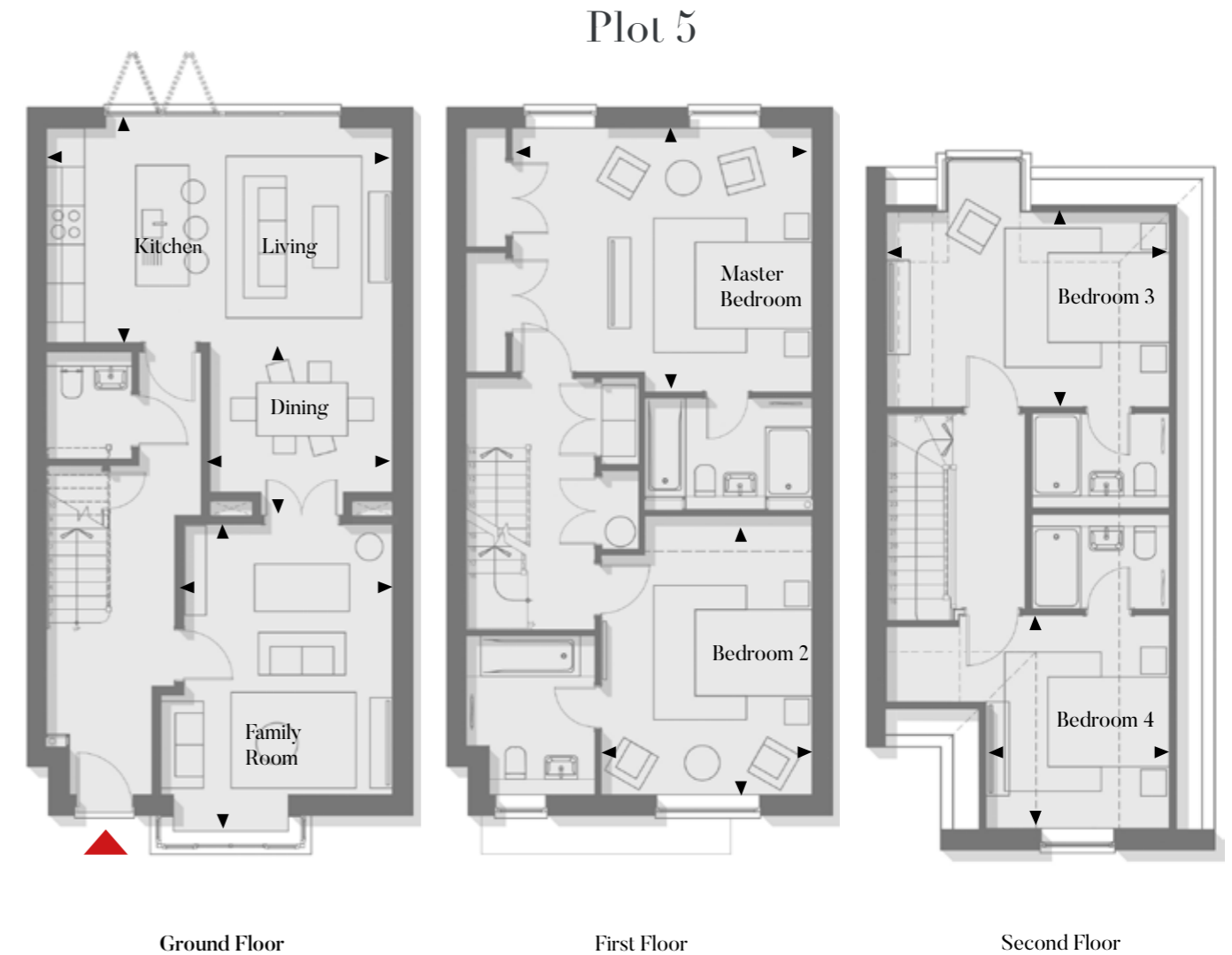
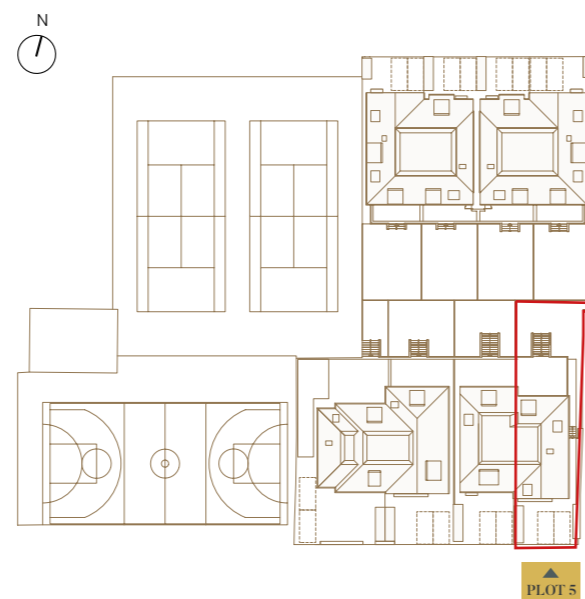
Family Room	3.58m X 5.27m	11'7" X 17'3"
Dining	3.12m X 2.96m	10'2" X 9'7"
Kitchen + Living	5.95m X 3.69m	19'5" X 12'1"
Rear garden 99.5m ²	7.93m X 12.01m	26'0" X 39'4"

FIRST FLOOR

Master Bedroom	5.31m X 4.78m	17'4" X 15'7"
Bedroom 2	3.74m X 4.89m	12'3" X 16'0"

SECOND FLOOR

Bedroom 3	4.73m X 3.25m	15'5" X 10'7"
Bedroom 4	3.03m X 3.58m	9'9" X 11'7"



GROUND FLOOR

Bright open-plan kitchen, dining and living room with bifold doors to garden

Family room

WC

Utility & storage cupboard

FIRST FLOOR

Master bedroom with fitted wardrobes and ensuite with bath and shower

Second bedroom with ensuite

Utility Room

SECOND FLOOR

Two further double bedrooms with ensuites fitted with walk-in showers

EXTERNAL

Plot 5 has two private parking spaces

Rear garden with paving to paths and patio areas

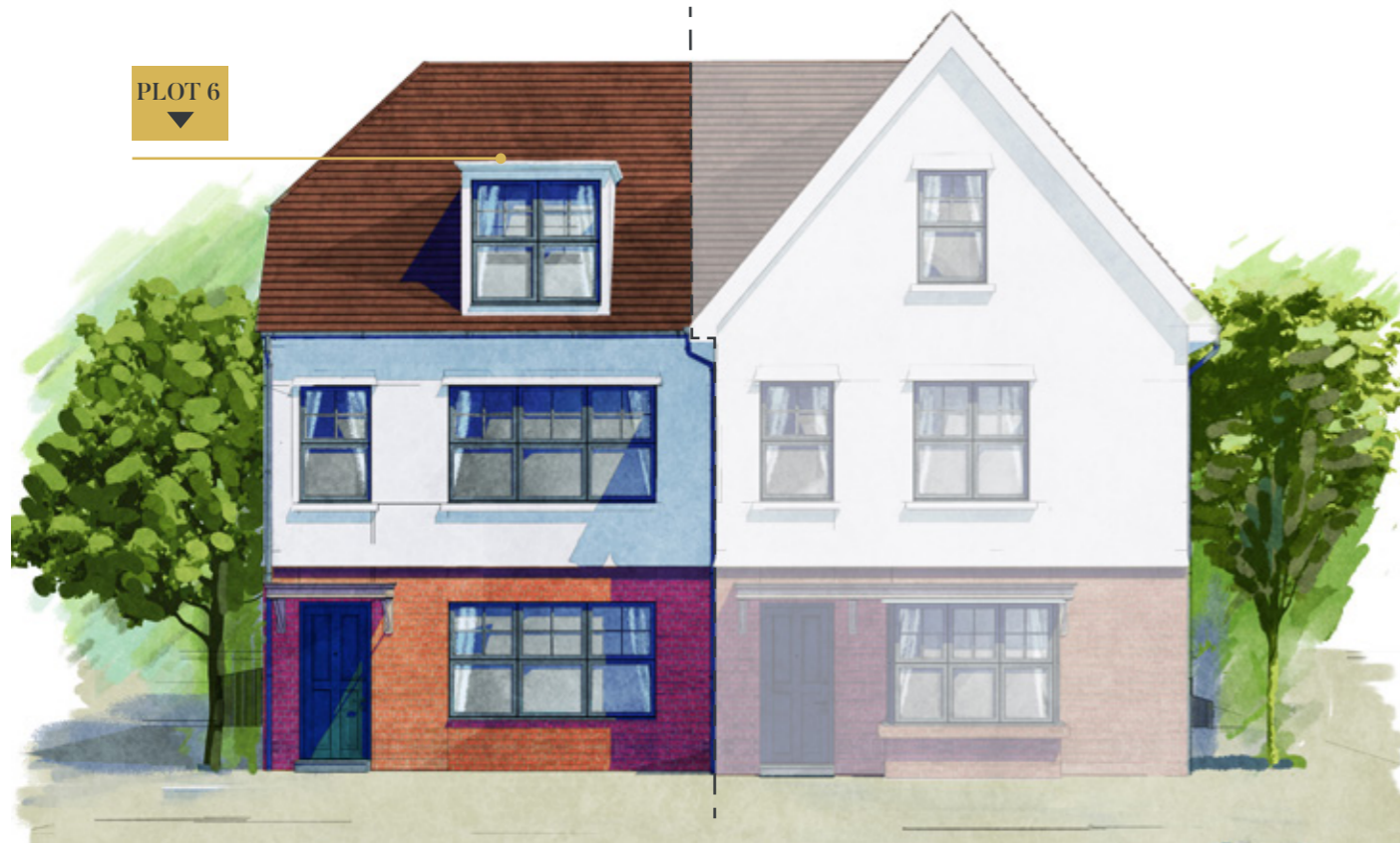
Bin & cycle storage

◀ ▶ Measurement points

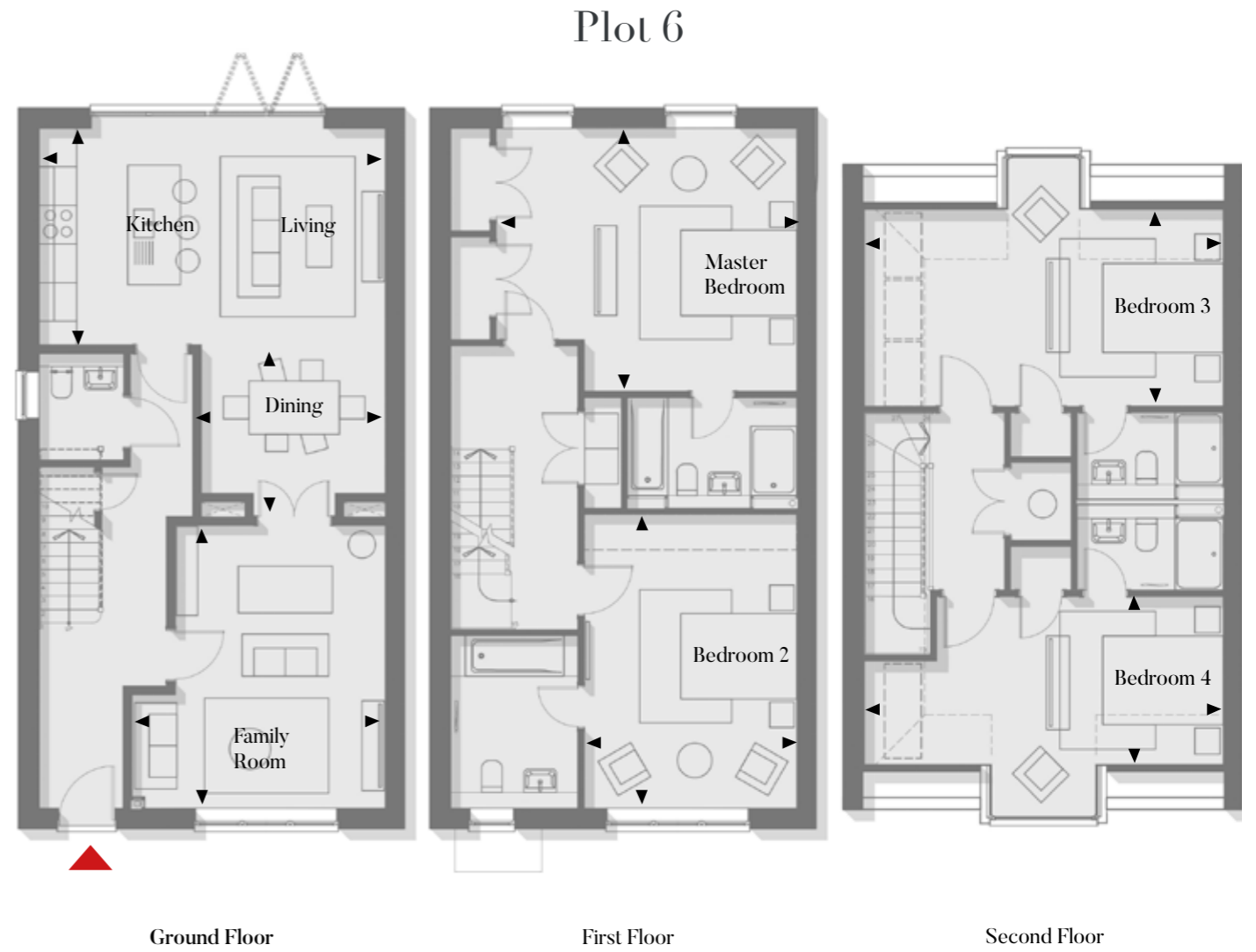
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Plot 6 Doherty Four-bedroom family house



PLOT 6



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Plot 6 total area: 201 SQM 2165 SQ FT

GROUND FLOOR

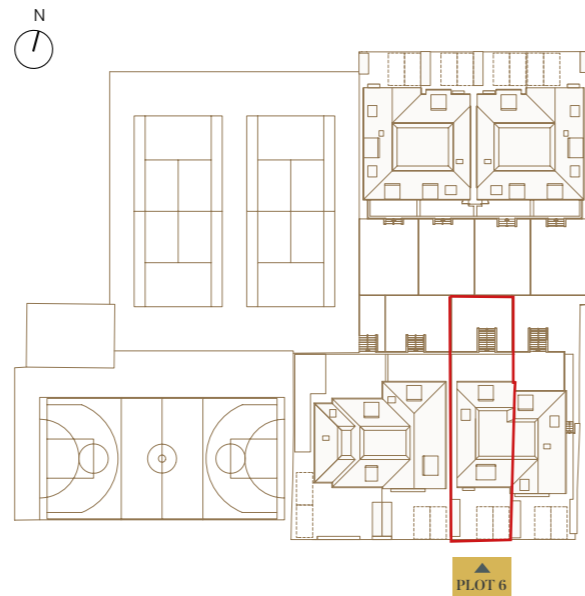
Family Room	4.41m X 4.90m	14'5" X 16'1"
Dining	3.18m X 2.96m	10'4" X 9'7"
Kitchen + Living	6.01m X 3.74m	19'7" X 12'3"
Rear garden 81.2m ²	7.43m X 10.86m	24'3" X 35'6"

FIRST FLOOR

Master Bedroom	5.23m X 4.56m	17'2" X 15'0"
Bedroom 2	3.68m X 5.09m	12'1" X 16'7"

SECOND FLOOR

Bedroom 3	6.07m X 3.33m	19'9" X 10'9"
Bedroom 4	6.10m X 2.86m	20'0" X 9'4"



PLOT 6

GROUND FLOOR

Bright open-plan kitchen, dining and living room with bifold doors to garden

Family room

WC

Utility & storage cupboard

FIRST FLOOR

Master bedroom with fitted wardrobes and ensuite with bath and shower

Second bedroom with ensuite

Utility Room

SECOND FLOOR

Two further double bedrooms with ensuites fitted with walk-in showers

Storage Cupboard

EXTERNAL

Plot 6 has parking suitable for two cars

Rear garden with paving to paths and patio areas

Bin & cycle storage

◀ ▶ Measurement points

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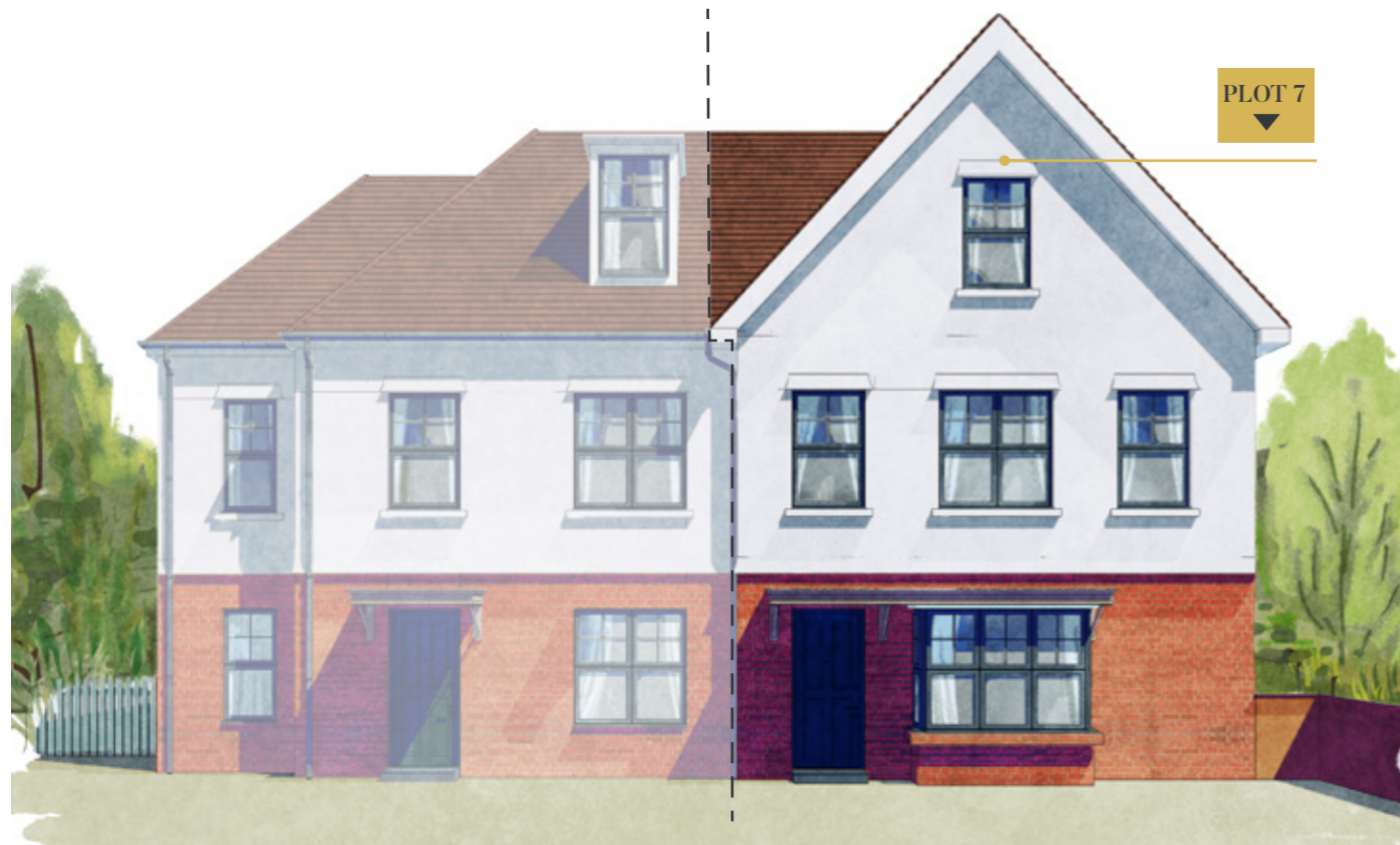
ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE. ADDITION PARKING SPACE IS SUBJECT TO PLANNING APPROVAL.

PLOT 7 LAMBERT &
PLOT 8 WIGHTMAN



*Artist impression only. The final installation may be subject to change.

Plot 7 Lambert Four-bedroom family house



*Artist impression only. The final installation may be subject to change.

Plot 7 total area: 212 SQM 2282 SQ FT

GROUND FLOOR

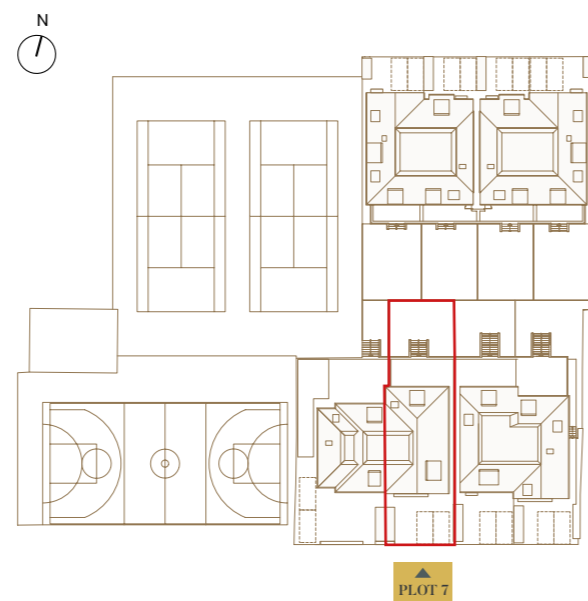
Family Room	4.18m X 4.91m	13'7" X 16'1"
Dining	3.74m X 3.00m	12'3" X 9'8"
Kitchen + Living	6.52m X 3.99m	21'4" X 13'1"
Rear garden 87.6m ²	8.01m X 10.86m	26'3" X 35'6"

FIRST FLOOR

Master Bedroom	5.79m X 4.59m	19'0" X 15'1"
Bedroom 2	4.27m X 5.35m	14'0" X 17'6"

SECOND FLOOR

Bedroom 3	4.00m X 4.40m	13'1" X 14'4"
Bedroom 4	4.01m X 4.71m	13'2" X 15'5"



GROUND FLOOR

Bright open-plan kitchen, dining and living room with bifold doors to garden

Family room

WC

Utility & storage cupboard

FIRST FLOOR

Master bedroom with fitted wardrobes and ensuite with bath and shower

Second bedroom with ensuite

Utility Room

SECOND FLOOR

Two further double bedrooms with ensuites fitted with walk-in showers

Storage Cupboard

EXTERNAL

Plot 7 has two private parking spaces

Rear garden with paving to paths and patio areas

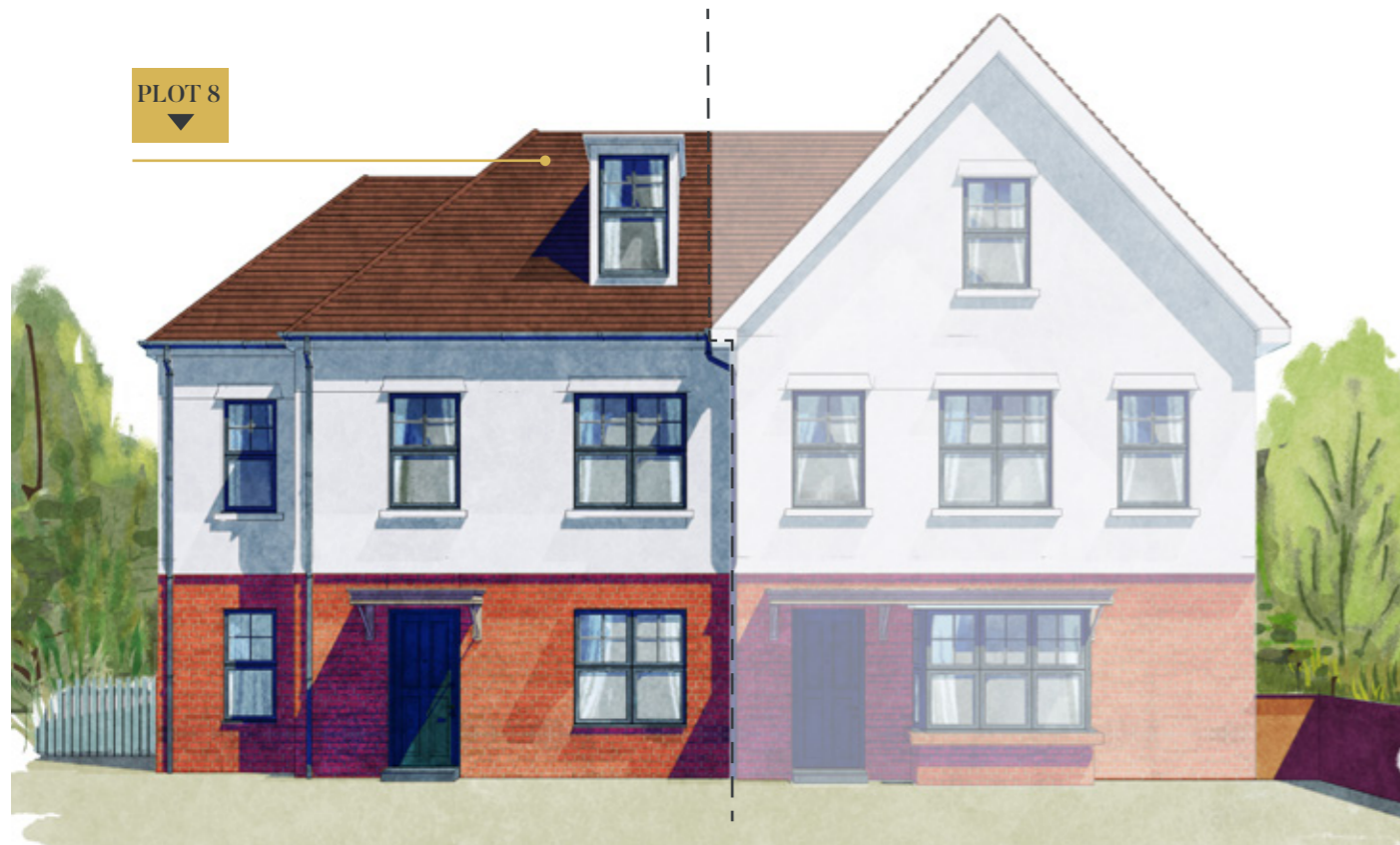
Bin & cycle storage

◀ ▶ Measurement points

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Plot 8 Wightman Four-bedroom family house



*Artist impression only. The final installation may be subject to change.

Plot 8 total area: 201 SQM 2164 SQ FT

GROUND FLOOR

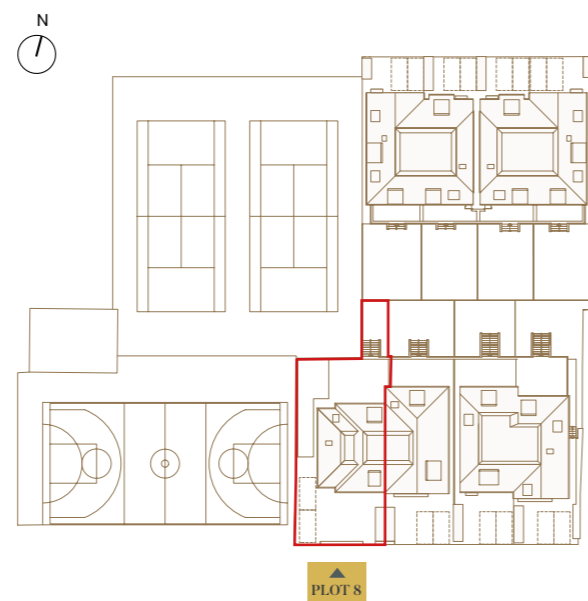
Family Room	3.66m X 4.48m	12'0" X 14'7"
Study	2.74m X 1.96m	9'0" X 6'4"
Kitchen + Living	8.12m X 5.10m	26'6" X 16'7"
Rear garden 116.1m ²	11.72m X 12.97m	38'5" X 42'6"

FIRST FLOOR

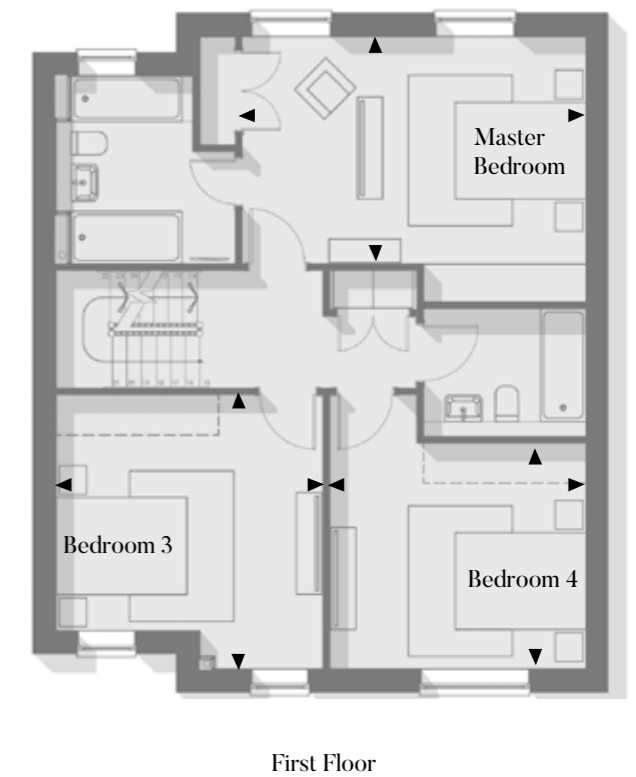
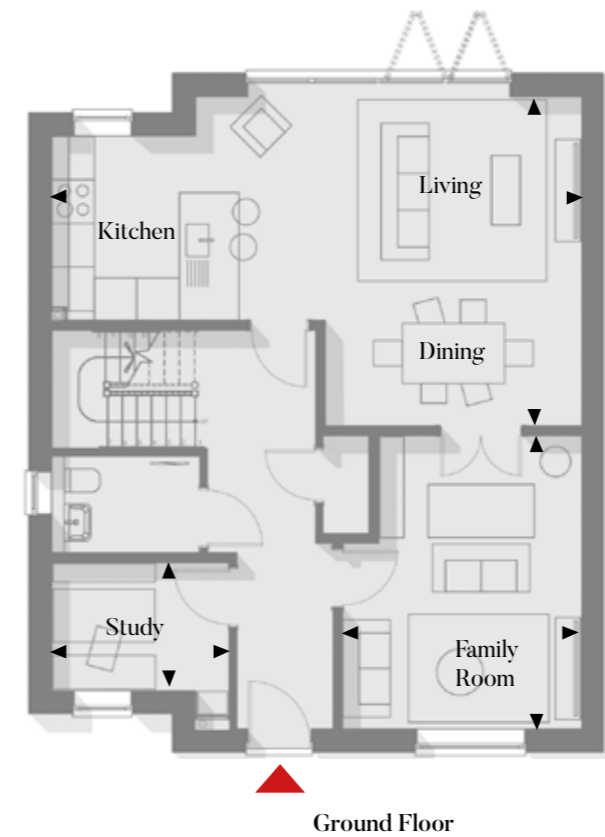
Master Bedroom	5.32m X 3.50m	17'5" X 11'5"
Bedroom 3	4.13m X 4.21m	13'5" X 13'8"
Bedroom 4	3.94m X 3.45m	12'9" X 11'3"

SECOND FLOOR

Bedroom 2	4.69m X 4.14m	15'4" X 13'6"
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Plot 8



GROUND FLOOR

Bright open-plan kitchen, dining and living room with bifold doors to garden

Family room

Study

WC

Utility & storage cupboard

SECOND FLOOR

Second bedroom with walk-in wardrobe and ensuite with bath and shower

Storage Cupboard

FIRST FLOOR

Master bedroom with fitted wardrobes and ensuite with bath and shower

Two further double bedrooms with bath

Utility Room

EXTERNAL

Plot 8 has two private parking spaces

Rear garden with paving to paths and patio areas

Bin & cycle storage

◀ ▶ Measurement points

Floor plans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%.

ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE. ADDITION PARKING SPACE IS SUBJECT TO PLANNING APPROVAL.



SPECIFICATIONS

*Artist impression only. The final installation may be subject to change.

SPECIFICATIONS

INTERIOR FINISHES

- Bespoke fitted walk-in wardrobes/dressing areas to master bedrooms - internal fittings include rails, drawers and shelves
- Flooring finishes on ground floor feature Herringbone engineered timber flooring
- Internal doors in flush white
- Carpet floor finishes in all bedrooms
- Generous satin-finished architraves, skirtings and window boards
- Integrated lighting in wardrobes
- Master wardrobes with glazed doors
- Crittall style door between living and dining room
- All door hardware in antique brass

KITCHENS

- Individually designed kitchens as per layouts (plots 3-8 only with integral sinks)
- Recessed LED downlights
- Cabinet doors in metallic style finish
- Miele touch control induction hob
- Re-circulating extractor
- Miele stainless steel multi-function oven
- Miele microwave/combi oven
- Siemens integrated fridge/freezer
- Siemens integrated multi-function dishwasher
- Integrated space-saving recycling bins
- Pop-up sockets to island units
- LED lighting on wall units and drawers
- Quooker instant hot water filter tap
- Worktop & splashback in stone

*The specifications are the anticipated specifications but may be subject to change as necessary and without notice.
Specifications are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

SPECIFICATIONS

BATHROOMS

- White matt wall hung Duravit ME by Starck basin with storage drawers to master bathroom and bathroom two
- Duravit ME by Starck white matt wall hung WC pan with soft close seat/cover and concealed cistern with a dual flush plate in brushed stainless steel in master bathroom and bathroom two
- Bette white bath
- Crosswater brushed stainless steel brassware throughout
- Brushed stainless ladder style heated towel rail in all bathrooms and shower rooms
- MEV extract ventilation
- Recessed LED downlighters
- Generously sized slimline, low profile shower trays with glass screens
- Full height large format porcelain wall & floor tiles in marble or stone effect porcelain throughout
- LED mirror with bluetooth connectivity with integrated lighting
- Shaver socket in all bathrooms

CLOAKROOMS

- Brushed stainless steel ladder style heated towel rail
- Mirror with LED lighting
- White matt wall hung Duravit ME by Starck basin
- Duravit ME by Starck White matt wall hung WC pan with soft close seat/cover and concealed cistern with a dual flush plate in brushed stainless steel
- Full height large format porcelain wall & floor finishes in stone effect porcelain

SECURITY

- All homes provided with mains supply smoke detectors and heat detectors
- Hardwired doorbell (Avande Smart Home)
- Security rated entrance doors
- High-security UPVC windows throughout
- Wired for intruder alarm system (Avande Smart Home)
- Wired for CCTV(Avande Smart Home)

*The specifications are the anticipated specifications but may be subject to change as necessary and without notice.
Specifications are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

SPECIFICATIONS

ELECTRICAL FITTINGS

- All homes are smart home ready (Avande Smart Home)
- Recessed LED ceiling downlighters throughout (Avande Smart Home)
- Decorative pendant lights to dining rooms and kitchens
- Television points to principal reception rooms and bedrooms
- Telephone and data points to principal reception rooms and bedrooms
- Switches and power sockets provided in antique-brass (Avande Smart Home)
- Solar panels in selected properties
- Automatic lighting in all utilities and cupboards

HEATING AND COOLING

- Underfloor heating on the ground floor (Avande Smart Home)
- Heating and hot water provided via air source heat pump and back up electric water cylinder
- Radiators throughout 1st floor and 2nd floor (Avande Smart Home)
- Comfort cooling system option for selected rooms (Avande Smart Home)
- Floor warming in all bathrooms and WCs
- Heating control system options available (Avande Smart Home)

CAR PARKING

- Private car parking spaces
- External bin and cycle storage at the front of each property
- Optional electric vehicle charging points

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SPECIFICATIONS

LAUNDRY ROOMS

- Siemens iQ300 washing machine and tumble dryers
- Worktop above appliances
- Tiled floor

EXTERNAL FINISHES

- Red clay brick to ground floor elevations and low maintenance render to upper levels
- Timber fencing to boundaries
- External tap fitted to each property
- Bin and cycle storage enclosures

EXTERNAL WINDOWS AND DOORS

- Double glazed UPVC throughout with anthracite grey
- Entrance door (four panel timber security door)
- Bifold doors to rear terrace in anthracite grey aluminium

GARDENS / TERRACES

- Paved terrace areas with metal handrails
- Paving to terraces with external lighting
- Turfed gardens and planting

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PEACE OF MIND

- All residences benefit from a 10-year structural warranty (or equivalent)
- 24 month developer warranty

*All optional extras are subject to a cut-off date. Pricing available on request.

ALFRESCO LIVING

Each house has a full-width elevated patio sharing a level threshold with the interior, providing a seamless transition between indoors and out - the perfect place for a large outdoor dining table or comfortable lounge area.

A few steps descend onto the main lawn where children can play, certain of a soft and safe landing.



*Artist impression only. The final installation may be subject to change.

Smart Home Technology*

Your new home comes with a smart technology upgrade portal called Avande SELECT.



AUDIO



COMFORT



SECURITY



GAMING



INTEGRATION



CINEMA



LIGHTING



SHADES



NETWORK



CONSULTATION

Trust

Avande SELECT is a trusted partner to LEOS.

We have designed and continue to support smart technology solutions to their developments across London and the South East.

Flexibility

In your portal, we offer different technology upgrades and what you choose, is entirely up to you.

Some customers want enhanced security whilst others want a great sound system.

Whatever you decide, our solutions are designed specifically for you and your home.

Future Proof

Smart Technology is always evolving, that's its nature. With your Avande SELECT portal you can always stay at the cutting edge.

As industry specialists, we get to know about these innovations before the general public and we upgrade your portal immediately.

So by the time everyone else is talking about it...you already have it!

Whether it's enhanced security, immersive home cinema or intelligent lighting and heating to reduce your energy bills, upgrading your home to a smart home is simple on your portal.

Just purchase what you want, select your property, and you'll be up and running in no time.

We are part of the team, so any smart upgrades from the Avande SELECT portal will not affect your warranty.



AVANDE  SELECT
THE FUTURE OF SMART LIVING

*Available as an upgrade to all houses within Templars Court at an additional cost.

SPEAK TO YOUR SALES CONSULTANT/ AGENT FOR FURTHER INFORMATION.



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LEOS INTERNATIONAL

Ben Coleman

Development Director



Templars Court is the perfect place to call home. This limited collection of luxurious four-bedroom semi-detached houses offers spacious and thoughtfully designed living spaces, arranged across two elegant rows. With its suburban location, Templars Court provides a perfect blend of urban and family-friendly living at its finest.

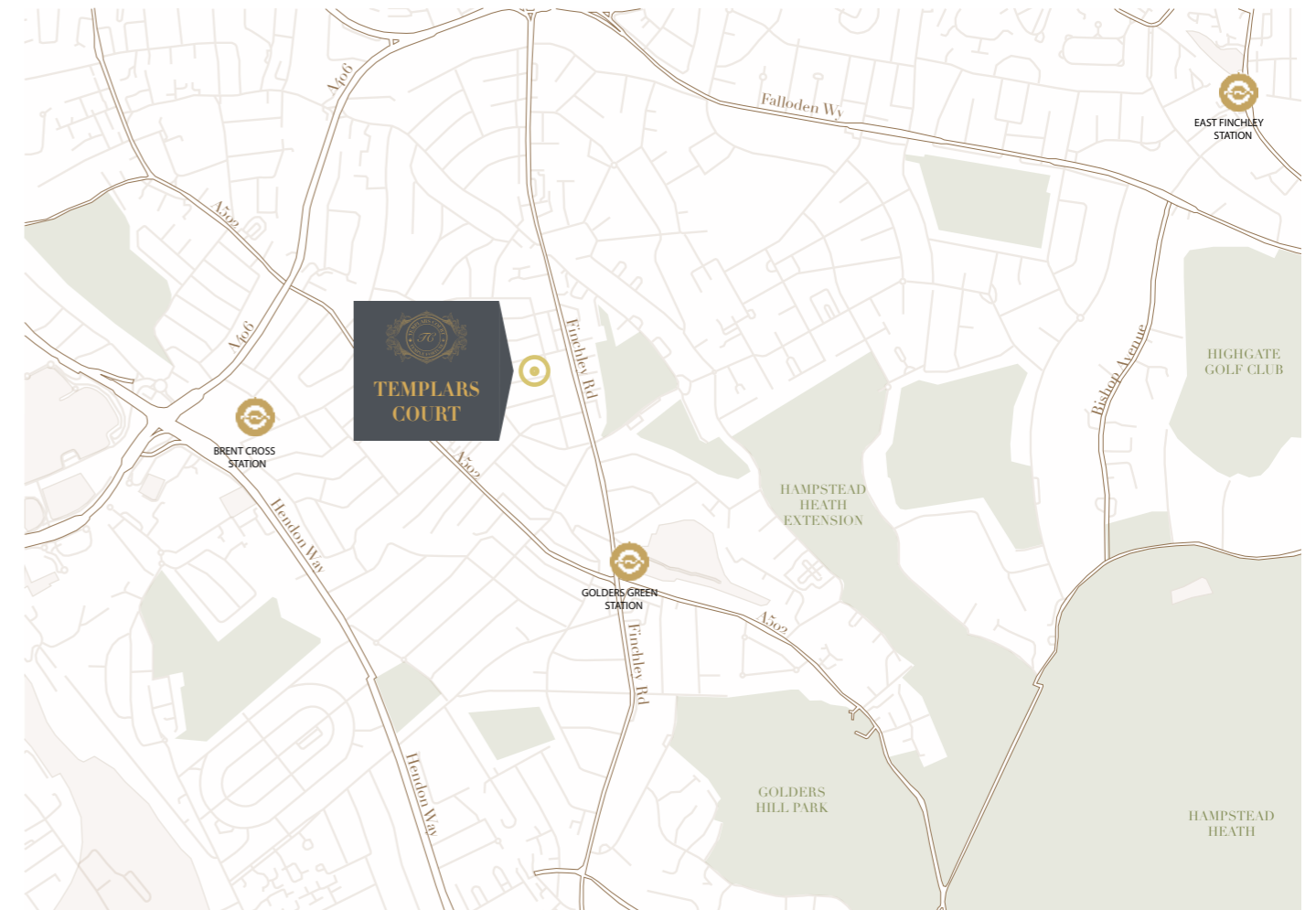
Residents will be welcomed with warm interiors featuring world-class design that meets the high expectations of sophisticated buyers in this market, making way for an unforgettable living experience. The development's amazing location boasts incredible connections to the surrounding area, so you are never far from what you need, whether it's schools, shopping, or entertainment.

Our team are doing a great job and we expect the finish to be exceptional.

A handwritten signature in black ink, appearing to read 'BRC', with a long, sweeping underline.

CONTACT US

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Temple Fortune
London NW11 0PJ



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LEOS