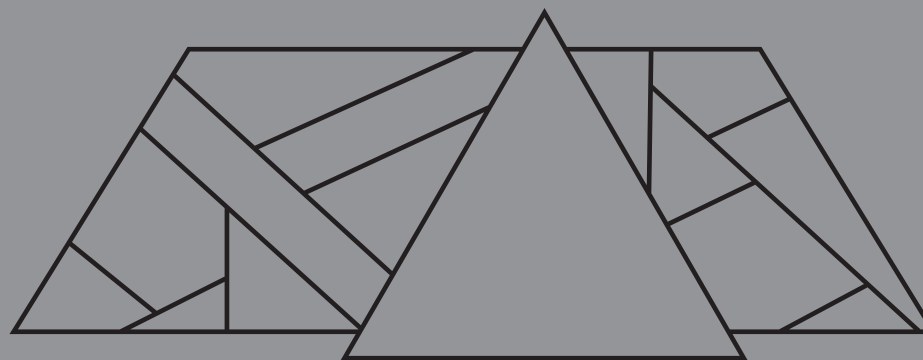




G L A S S
P R O P E R T Y G R O U P



VALE HOUSE

LONDON • NW11

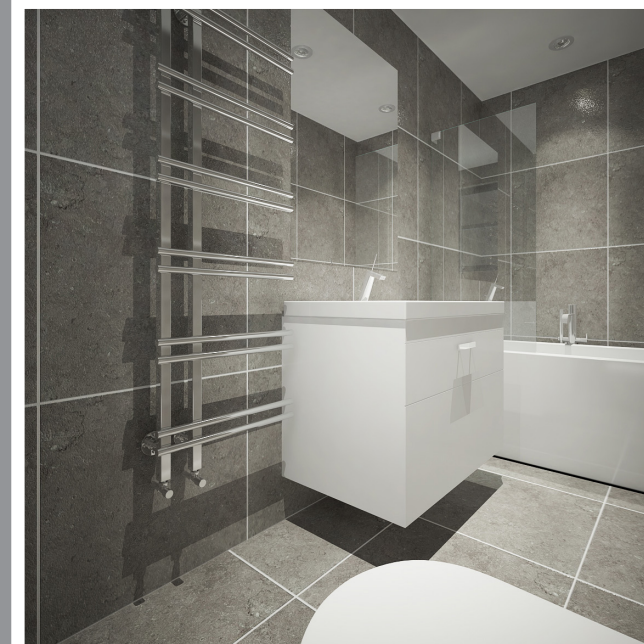
AN EXCLUSIVE COLLECTION OF FOUR NEWLY BUILT LUXURY APARTMENTS

VALE HOUSE

LONDON • NW11



DEVELOPMENT OVERVIEW



This exclusive new collection of four apartments, epitomises luxury, showcasing interiors by the award winning architect, Gerald Moran who has embraced sophisticated interiors, designing luxurious contemporary living to an exceptionally high standard.

The exclusive residential units, enjoy private gardens and off street parking making it equally desirable to downsizers and first time buyers

With excellent transport links and with the significant redevelopment that's undergoing both along the Hendon Way and Brent Cross, this area of Cricklewood is just the suitable location for a boutique development.

SPECIFICATIONS & FITTINGS

INTERIORS BY THE AWARD WINNING ARCHITECT, GERALD MORAN WHO HAS EMBRACED SOPHISTICATED INTERIORS, DESIGNING LUXURIOUS CONTEMPORARY LIVING TO AN EXCEPTIONALLY HIGH STANDARD.

COMMUNAL AREAS

- Lockable postbox
- Motion Sensored Lighting
- Grey carpet with Tiled entrance lobby
- Bin & Bike Store
- Parking to selected plots

ENTRANCE HALLWAYS/LOBBYS

- Walls finished in Dulux cameo silk vinyl matt
- Engineered wood flooring finished in grey
- Entry phone
- Cupboards housing washing machine

LOUNGE

- Walls finished in Dulux cameo silk vinyl matt finish with (wall paper finished in.....)
- Engineered wood flooring finished in grey
- Entry phone
- Aluminium Windows finished in grey
- Tv point, telephone point

KITCHEN

- Bespoke Italian handle less design kitchen with soft close draws and doors

- Quartz stone worktop and splash back
- Bosch black electric hob
- Bosch stainless steel single oven
- Bosch stainless steel single microwave
- Bosch stainless steel cooker hood extractor
- Bosch Integrated Fridge and freezer
- Bosch Integrated dishwasher

BATHROOMS

- Fully Tiled bathrooms in.....
- Wall hung WC with soft close seat
- Dual flush mechanism
- Wall hung vanity
- Cayono Bath with hinged Glass Screen Or
- Enclosed shower with glass screen & high flow thermostatic mixer
- Shaver point
- Mist free wall mounted mirror
- Wall mounted chrome heated towel rail

DECOR

- Walls finished in Dulux cameo silk vinyl matt
- Architraves and skirting finished in Dulux Cameo silk vinyl matt finish

- Front door finished in matt white
- Internal door finished in matt white

FLOORING

- Wood finshed floor to entrance hall, lounge and kitchen areas
- Grey think pile carpet to bedroom areas ?
- Tiled floor to wc, bathroom & ensuites finished in

HEATING

- Main boiler
- Gas underfloor central heating

GARDEN AREA

- Composite decking
- Artificial lawn
- Tap

COMMUNAL GARDEN

- Tap
- Composite decking
- Artificial lawn



GROUND FLOOR APARTMENT

2 BED • GROUND FLOOR

Kitchen / Living / Dining
14'8" narrowing to 10'6" x 22'2"

Bedroom 1 - with en-suite
15'9" x 8'7"

Bedroom 2
10'4" x 13'9" into bay



SPLIT LEVEL APARTMENT

2 BED • GROUND / 1ST FLOOR

Kitchen / Living / Dining
20'8" x 9'6" extending to 14'9"

Bedroom 1 - with en-suite
15'1" x 13'2"

Bedroom 2
14'6" into bay x 10'9"



* Floor-plans are indicative only. Location of windows, doors, bathroom fittings, Kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture.

1ST FLOOR APARTMENT

2 BED • 1ST FLOOR

Kitchen / Living / Dining
22'2" x 11'2"

Bedroom 1 - with en-suite
11'2" x 11'8"

Bedroom 2
10'7" x 9'6"



2ND FLOOR APARTMENT

2 BED • 2ND FLOOR

Kitchen / Living / Dining
15' max x 19' max

Bedroom 1
L shaped 9'3" narrowing to 6'7" x 14'3"
narrowing to 5'5"

Bedroom 2
9'9" max x 17'9" max



LOCATION

THIS CENTRAL LOCATION WILL APPEAL TO A BROAD RANGE OF PURCHASERS INCLUDING OWNER-OCCUPIERS AND INVESTORS.

Situated in one of North West London's most desirable area's within easy reach of Central London, the West End and all the capital's major airports and transport hubs.

NEARBY

Hampstead Garden Suburb is situated north of Hampstead, to the west of Highgate, and east of Golders Green. Located in the London Borough of Barnet in North West London. The "Suburb" (as it is known by locals) expanded to the north of the A1. High house prices and the very small proportion of housing association housing means that Hampstead Garden Suburb has an almost entirely upper-middle class population.

Golders Green is centred on the crossroads of Golders Green Road and Finchley Road. In the early 20th century it grew rapidly in response to the opening of the tube station (which is above ground). It has a wide variety of housing and a busy main shopping street. The area has relatively expensive properties and is noted especially for its Jewish population.



TRAVEL TIMES

Golders Green Bus Station
4 mins

Golders Green Underground
4 mins

M1
6 mins

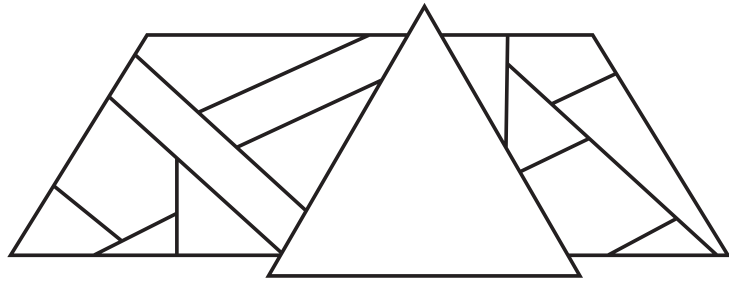
Brent Cross Shopping Centre
6 mins

M25
17 mins

London Heathrow Airport
31 mins

Times - Approx - taken from google maps (times shown are for driving)

Photo Credits - London Bus: David Howard, Golders Green Clocktower: Oxyman, Brentcross Shopping Centre: Grim23, Hampstead Heath Extension: Dudley Miles, Golders Green Tube Station: AlenaKr (Deposit Photo)



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Help to Buy

The government Help to Buy scheme is available on these properties



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Another Development by

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