

GRANVILLE GARDENS

1, 2, 3 and 4 bedroom Apartments and Houses
Childs Hill, NW2

WELCOME TO Granville Gardens

Set in a quiet residential area, surrounded by parkland yet within easy distance of the centre of town, the new development at Granville Gardens offers a stunning, contemporary place to live. The striking architecture features a bold use of brick and glass, with homes clustered around beautifully landscaped communal gardens.

Whether you're after a cosy one bedroom apartment or a generously sized family home, Granville Gardens offers everything you're looking for in a London property.





Exceptional new homes in NW2

Living areas are open plan and flooded with light from the large windows. The luxury kitchens are built by Brandt and equipped with the latest appliances. Bedrooms are beautifully proportioned. Bathrooms feature a powerful shower and Porcelanosa tiling.

The latest eco features keep energy bills to the minimum and there are ample fittings for your tech. Every home has its own private balcony, terrace or garden.

You'll be moving to an area which already has a strong sense of community. Golders Green tube station is within walking distance and there's a choice of shops, cafés and highly respected schools nearby. Granville Gardens really does offer you the best of all worlds.



All that's Golden in ...



Golders Hill Park offers so much. Including ornamental gardens, a remarkable stumpery of woodland, bandstand, croquet lawn, beautiful walled garden, café, playground and even a free zoo.

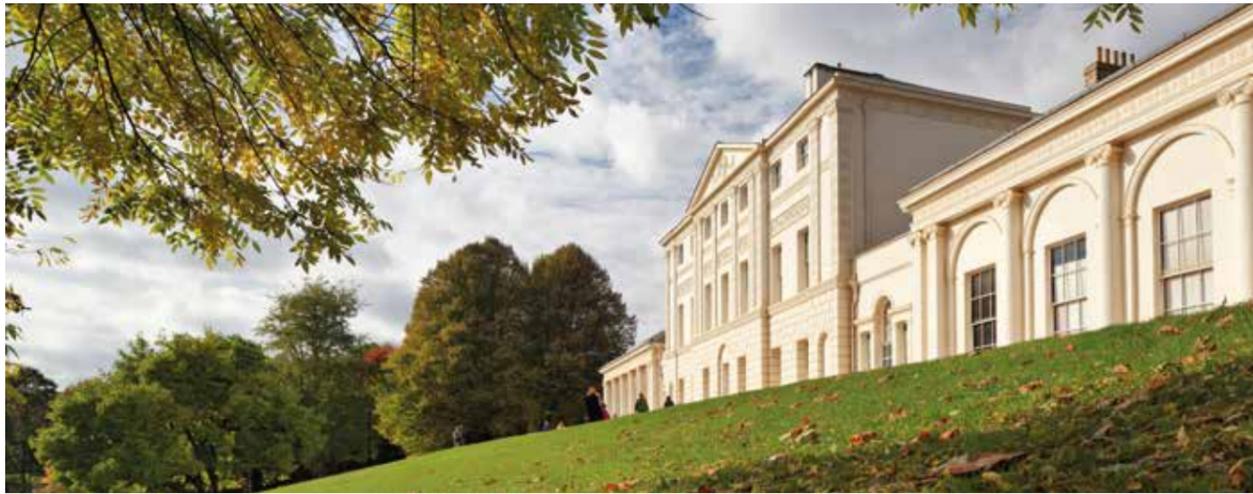


Granville Gardens has Childs Hill Park and Basing Hill Park within just a couple of minutes' walk. Head a little further and you reach Golders Hill Park. With its delightful pergola and extensive landscaping, this is a great place to visit any time of year.



GOLDERS GREEN





& HAMPSTEAD



The greenery of Hampstead Heath and Parliament Hill Fields are the perfect place to relax and enjoy spectacular views across London, giving you a taste of the countryside transposed to the middle of London.. Primrose Hill is a great place for sledging on snowy winter days with wonderful panoramas all year round.



Wild swimming is increasingly popular and the men's and ladies' ponds on Hampstead Heath are the opportunity for a bracing dip at all times of the year. The mixed pond is open in summer and even has its own lifeguard.



Whether cycling the trails, taking an autumnal walk through the trees or enjoying a picnic on a sunny summer's afternoon there's always something to do on Hampstead Heath. No wonder it's one of London's best loved treasures.





from your morning COFFEE



Maybe you fancy a breakfast bagel at Bagel Delight or huevos rancheros at the legendary Merel's. Whichever way you like to start the day, Cricklewood Lane is a great place to head. Or opt for one of the popular cafés on the Finchley Road.



Hampstead Village is the perfect place for a first class flat white or double espresso. You'll find delightful cafés tucked away down charming alleyways, hidden discreetly inside museums and looking out over the heath.





If you're meeting up with friends for a cup of tea and slice of cake in the afternoon or celebrating a big night out, this is a part of town with a mouth-watering selection of venues to choose from.

There's fabulous pizza and pasta at family friendly Pizaza. Amaretto on Golders Green Road is another local Italian favourite.

You'll get great sushi at Yapani and Sushimania. Hosh is an amazing Turkish restaurant serving hot and cold mezze dishes cooked over hot charcoal, perfect for any time of the day. And the Fish Café, Holly Bush and divinely romantic La Cage Imaginaire, are just three great reasons to head to Hampstead for a special meal out.

to afternoon TREATS



Love cake? Of course you do. From Karma Bread to Lola's bakery, from Ronis to Gails, from Louis Patisserie to Boulangerie Bon Matin, this is a great part of London for patisseries and bakeries.



& fine DINING



NW2 and NW3 also have a great selection of modern bars and traditional pubs such as The Flask, Spaniards Inn and Wells Tavern. Keep your eyes peeled and you may even see a celebrity or two.



Let's go SHOPPING





in NW2 & NW3



Living at Granville Gardens, you'll have a Co-op and a Sainsbury's within walking distance together with all the shops you need day to day, close by. There's a butchers, pharmacy, bookshop, post office, florist and a great choice of fashion stores.

Hampstead Village is also a great place to head. There are intriguing boutiques, charming garden shops and Hampstead even has a store dedicated to buttons.

Or make a special trip to the centre for some of the world's finest shopping in Bond Street, Oxford Street and the King's Road.



From fresh food to fabulous fashion, there's a great choice of local shops to choose from. West Hampstead and Parliament Hill both host regular Farmers' markets.



You can spend many happy afternoons exploring the local craft shops. Make sure you visit Maud & Mabel and discover their collection of ceramics and textiles from pioneering artists around the world.



Brent Cross is one of London's most popular shopping centres. It offers famous name stores from Apple to Zara, including a John Lewis and Marks & Spencer, all under one roof.

GREEN open spaces & stunning VIEWS





to RELAX



So much greenery so close. You have Childs Hill Park, Basing Hill Park, Golders Hill Park, Hampstead Heath, Parliament Hill Fields and Primrose Hill on your doorstep. You even have local allotments.



Meet up with friends, take up a new sport, wander through woodland, spot wild flowers or simply soak up the rays. The local Parkland offers a world of different ways to enjoy a sunny summer's day.



At the end of a long day at work it's great to come back to a place with space where you can kick back and relax. Whether it's enjoying the sunset with a drink on the balcony, taking a walk along the canal side, admiring the spectacular views across London or joining in with park yoga, you can unwind any way you choose.

There are local tennis courts at both Childs Hill Park and Golders Hill Park, a football club, cricket pitches, a 9 hole golf course, badminton and a choice of gyms. Of course, with so many wide open spaces, this is a great part of London for joggers.



& UNWIND



There's always something happening in this part of town. Local entertainment includes the famous Everyman cinema and the even more famous Hampstead theatre, which has an enviable reputation for supporting new playwrights and helping them into the mainstream.

NW2 and NW3 play host to a large number of museums, art galleries and studios making the area a true cultural hub. You'll also find a wide choice of live music venues, including harpsicord recitals. Whatever your taste you'll find it's catered for.

And if you ever tire of local entertainment, the bright lights of the West End and concert halls of the South Bank are just a short tube journey away.

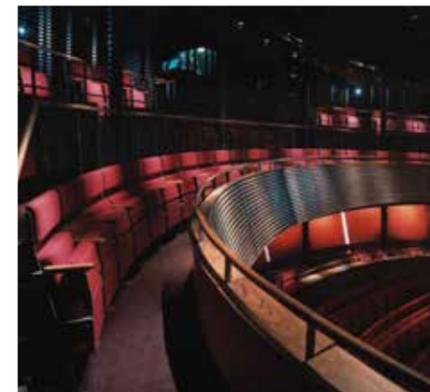
Let us ENTERTAIN you



Open air concerts at Kenwood House are an established part of the British summer and feature an eclectic programme of events that covers every musical genre from Boy George to grand opera.



Hampstead Theatre houses a main auditorium and a more intimate theatrical space downstairs. it has helped nurture the early work of leading playwrights such as Harold Pinter and Michael Frayn.



The Everyman cinema is one of Hampstead's best loved institutions screening classic movies and live events. Camden, with its buzzing lock area and top music venues such as the Roundhouse, is just a few stops away by tube.

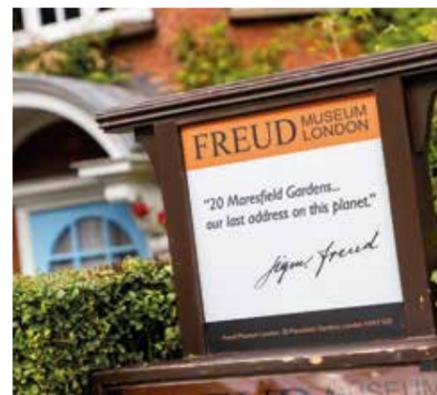


FAMOUS names



Racing drivers, international footballers, actors, politicians, musicians, poets and broadcasters - for some reason this part of London is particularly attractive to the rich and famous and has been so for centuries. The landscape painter Constable and the politician Gaitskill are buried locally. Enid Blyton lived here. The house of John Keats is now a visitor attraction.

Kenwood House is another marvellous place to visit, right in the middle of the Heath. Also, make time to explore Willow Road, a National Trust property that shows the full power of modernist architecture. Burgh House is another brilliant local find.



When the psychologist Sigmund Freud fled Vienna at the start of the Second World War he made his home in northwest London and lived the rest of his life here. The building is now a museum.



& HISTORIC places



The great romantic poet John Keats composed some of his most famous works while living in a beautiful Regency villa in the heart of Hampstead. The house is open to visitors.



A smart EDUCATION

As you would expect from such a creative part of town you will have an excellent choice of schools, from pre-primary all the way through to secondary education.

Childs Hill Primary is close by. It's applauded both for its excellence and commitment to the local community. Whitefield secondary school is consistently recognised as being among the top 1% of schools in the country for the value it adds to the expected progress of its pupils.

PRIMARY SCHOOLS

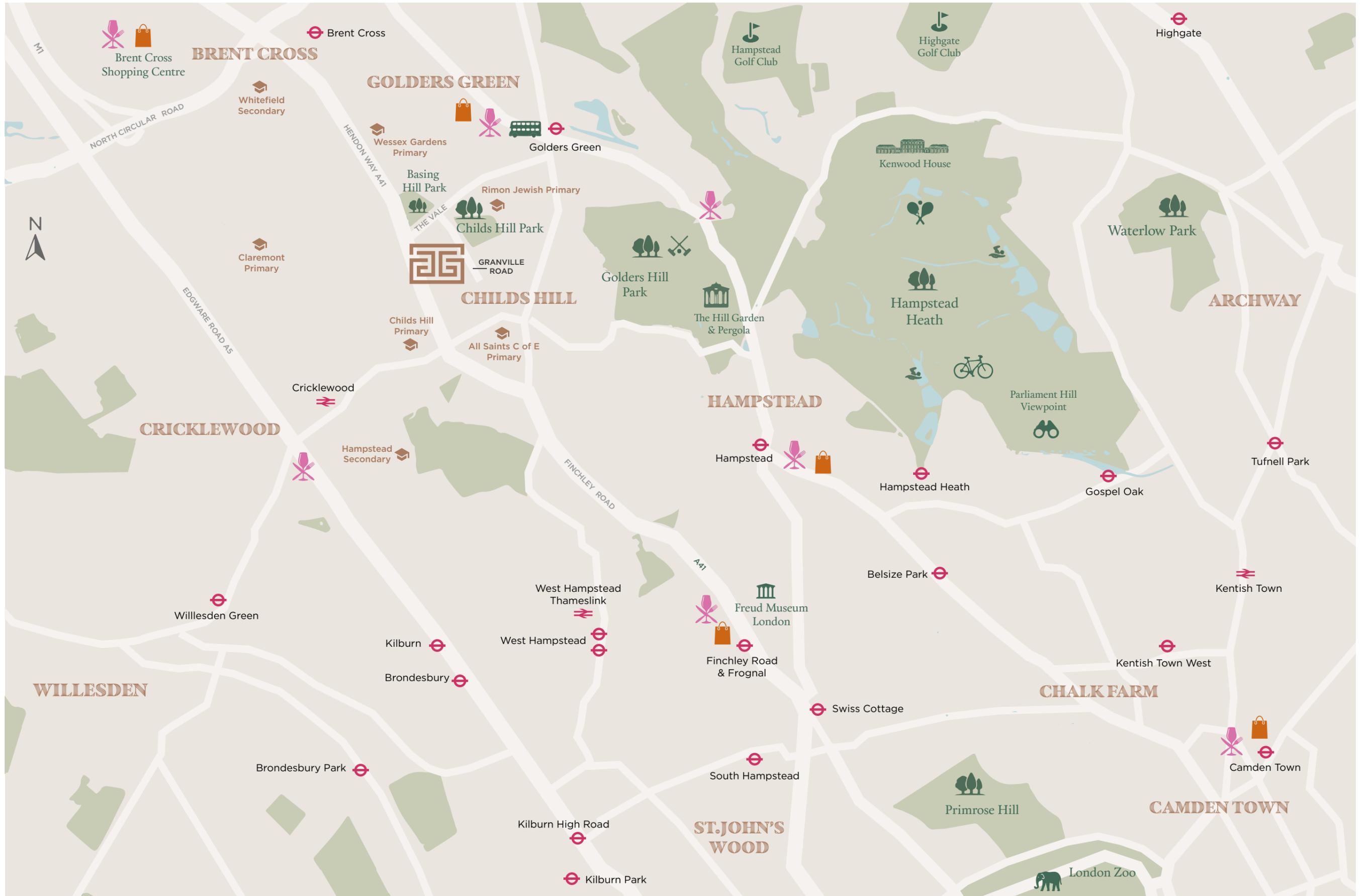
Rimon Jewish Primary School	www.rimonschool.org.uk
All Saints C of E Primary School	www.allsaintsnw2.barnet.sch.uk
Childs Hill Primary School	www.childshill.barnet.sch.uk
Wessex Gardens Primary School	www.wessexgardens.co.uk
Claremont Primary School	www.claremontprimary.barnet.sch.uk

SECONDARY SCHOOLS

Whitefield Secondary School	www.whitefield.barnet.sch.uk
Hampstead Secondary School	www.hampsteadschool.org.uk

Source: www.google.com/maps

Please note places at these schools are subject to availability.





Life on the MOVE



Living at Granville Gardens there are regular bus services to destinations right across London. Golders Green tube station is within walking distance providing direct Northern Line access to the West End, City and Waterloo.

Cricklewood mainline station is less than a mile away with frequent services to destinations as far apart as Wimbledon and St Albans, Moorgate and Luton. Additionally at Finchley Road you can connect with the Jubilee Line, Metropolitan and Overground services.

By road you are handy for the North Circular, which gives you quick links to the motorways and Heathrow Airport. You might be living in a green and leafy part of London, but you are well connected with everything that matters.



Source: tfl.gov.uk/ & google.com/maps



Homes in DETAIL

TYPE RO2 / Four bedroom house. Computer generated image is indicative only.



TYPE TB1 / Three bedroom house. Computer generated image is indicative only.



TYPE RO2 / Four bedroom house. Computer generated image is indicative only.

Houses

KITCHEN

- Brandt fully fitted gloss finish handleless kitchens including soft close drawers
- Stone worktop and upstand
- Stone splash back to hob area
- Under mounted stainless steel sink with mixer tap
- Siemens / Bosch integrated double oven, fridge freezer, washing machine and microwave

BATHROOM & EN-SUITES

- Nicholls Clarke contemporary white sanitary-ware
- Wall vanity unit with mirrored doors and LED lighting to family bathroom inc. shower socket
- White shower tray to en-suite with glass sliding door
- Porcelanosa wall and floor tiles

ELECTRICAL & LIGHTING

- Recessed LED downlighters to kitchen, dining, hallway and bathroom
- Dimmer lighting to living and bedrooms
- Wiring for Sky Q multi-room to living and bedroom 1 and 2
- BT fibre to living and bedrooms
- External lighting to balconies and terraces

GENERAL

- Polished chrome door handles and fittings to internal doors
- Feature 3 stepped skirting and architrave
- Fitted slide and store wardrobe to master bedroom
- Amtico flooring to kitchen, dining and hallway
- Carpets to bedrooms
- Wireless door bell
- Wired ready BT point for alarm system to houses only
- Door entry system with audio and visual screen to apartments only
- Underfloor heating to ground floors
- Contemporary radiators to upper floors

EXTERNAL

- Front doors with multipoint locking
- Ecodeck timber or paving to balconies or terrace
- Bike storage
- Water butt to each home
- Exterior lighting to balconies/terraces & gardens

The specification details contained in this brochure are correct at the date of print but may vary as building work progresses. Computer generated images are representative only. The specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact. July 2022.

Typical HOUSES



TYPE RO2 / Four bedroom house. Computer generated image is indicative only.



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TYPE RO2 / Four bedroom house. Computer generated image is indicative only.



TYPE TB1 / Three bedroom house. Computer generated image is indicative only.



Apartments in **DETAIL**

TYPE AA15 / Two bedroom Apartment. Computer generated image is indicative only.



TYPE CA36 / One bedroom apartment. Computer generated image is indicative only.



TYPE AA15 / Two bedroom apartment. Computer generated image is indicative only.

Apartments

KITCHEN

- Brandt fully fitted gloss finish handleless kitchens including soft close drawers
- Stone worktop and upstand
- Stone splash back to hob area
- Under mounted stainless steel sink with mixer tap
- Siemens / Bosch integrated single oven, fridge freezer, washing machine and microwave

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- Nicholls Clarke contemporary white sanitary-ware
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ELECTRICAL & LIGHTING

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- External lighting to balconies and terraces

GENERAL

- Polished chrome door handles and fittings to internal doors
- Feature 3 stepped skirting and architrave
- Fitted slide and store wardrobe to master bedroom
- Amtico flooring to kitchen, dining and hallway
- Carpets to bedrooms
- Wireless door bell
- Wired ready BT point for alarm system to houses only
- Door entry system with audio and visual screen to apartments only
- Underfloor heating throughout

EXTERNAL

- Front doors with multipoint locking
- Ecodeck timber or paving to balconies or terrace
- Bike storage
- Exterior lighting to balconies/terraces & gardens

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Typical APARTMENTS



TYPE CA30 / Two bedroom apartment. Computer generated image is indicative only.



TYPE A15 / Two bedroom apartment. Computer generated image is indicative only.



TYPE AA9 / Two bedroom apartment. Computer generated image is indicative only.



TYPE AA5 / One bedroom apartment. Computer generated image is indicative only.

GRANVILLE GARDENS



Key

- Private Sale
- Shared Ownership
- Show Home
- Sales & Marketing Suite
- LBB Residents Parking Only
- Car Club
- LLP-Twin Free Standing Vehicle Charging Point
- Barnet Homes-Single Free Standing Vehicle Charging Point



The information in this document is indicative and intended to act as a guide only as to the finished product. Accordingly, due to One Housing Group's policy of continuous improvement, the finished product may vary from the information provided. All computer generated images (CGIs) used in this brochure are for illustrative purposes only and are not intended to provide an actual forecast or impression of the measurement, dimensions, layout, placement, context and/or finished finishes of the buildings premises or landscaping within the development, and should not be relied upon as true or accurate. This information does not constitute a contract, or warranty. Granville Gardens is a marketing name and may not necessarily form part of the approved postal address. All information believed to be correct at the time of going to print. July 2022.



GRANVILLE GARDENS

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