



NEWLAND
HEIGHTS



HERONSLEA
GROUP



Welcome to Newland Heights

Héronslea Group are proud to present Newland Heights a prestigious development of ten luxury two and three bedroom apartments in the highly sought-after area of Radlett within a few minutes' walk of the high street and station. The top floor boasts two exquisitely crafted penthouses commanding views over the surrounding greenbelt land. As is synonymous with Heronslea Homes, each of these spectacular apartments has been built to the highest standard and finest design.



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Radlett

Whatever your taste, Radlett promises something to satisfy



Just a few short steps and you are in the quintessential English high street of Radlett where a number of charming destination restaurants nestle neatly beside the occasional pretty flint cottages, coffee shops and a plethora of independent boutiques in which to while away the hours. The vibe feels calm country but the reality is chic

cosmopolitan. Superb facilities are also prevalent in the area including golf and tennis clubs, gymnasiums, hotels and more as well as excellent transport links into Central London. Radlett is also home to several prestigious schools and is therefore the ideal location for young families

Local Amenities

Cafés and Restaurants

Daisy's In the Park (*Brunch & Coffee*)
219 Watling Street

The Bull Pen (*Restaurant & Tea Room*)
Battlers Green Farm

Yummies (*Bagel Bakery & Deli*)
343 Watling Street

Shopping

Myla Claire (*Womenswear*)
106 Watling Street

Rojo (*Shoes & Bags*)
275 Watling Street

Tesco (*Groceries*)
295 Watling Street

Health & Fitness

Gym & Tonic (*Classes*)
Battlers Green Farm

The Village Hotel Gym & Spa
Centennial Park

Cycle Zone Studio (*Spin Classes*)
Battlers Green Farm

Entertainment

The Radlett Centre (*Theatre*)
Aldenham Avenue

Battlers Green Farm Shopping Village
Battlers Green

Aldenham Country Park & Farm
Aldenham

Schools

Radlett Preparatory School
Radlett

Manor Lodge School
Shenley

Aldenham School
Aldenham

Sports

Radlett Park Golf Club
Watling Street

The Grove Hotel & Golf Resort & Spa
Chandler's Cross

Radlett Lawn & Tennis Club
425 Watling Street



Well Connected

Wherever you need to be, you can get there quicker from Radlett. Elstree's private airfield is just five minutes away (and Heathrow is 40), the train station for connections to the West End and City is a short walk and the M1, A1(M) and M25 motorways linking you with anywhere and everywhere are just a short drive.

A gentle stroll

mins

Radlett High Street	3
Battlers Green Farm	5
Radlett Train Station	6
The Radlett Centre	8
Radlett Lawn Tennis Club	12

In the car

miles

Elstree Aerodrome	3
Junction 2 or M1 motorway	5
St. Albans	6
The Grove Hotel	8
Heathrow Airport	12

On the train

mins

Mill Hill	3
St. Albans	5
Kings Cross St. Pancras	6
West Hampstead	8
City Thameslink	12

*Just ten breathtaking apartment
homes fashioned by Heronslea*





Images are of previous Heronslea schemes and are for reference only



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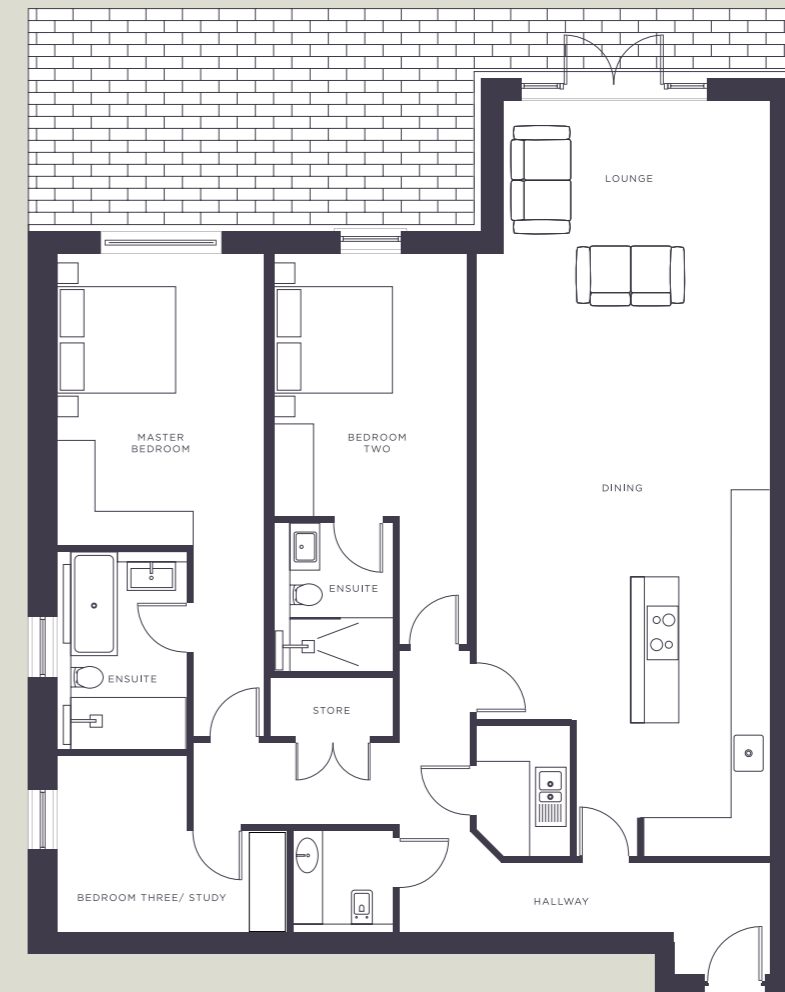
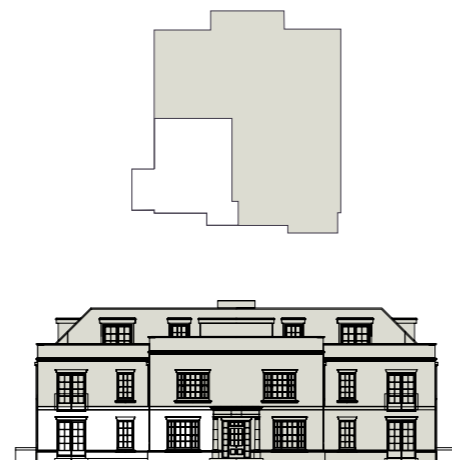


Apartment One

Ground Floor

Kitchen/Dining	3.9 x 4.3	12' 10" x 14' 1"
Master Bedroom	3.7 x 6.0	12' 2" x 19' 8"
Ensuite	2.0 x 3.3	6' 7" x 10' 10"
Bedroom Two	5.1 x 3.1	16' 9" x 10' 2"
Ensuite	2.8 x 1.6	9' 2" x 5' 3"
Cloakroom	2.0 x 1.6	6' 7" x 5' 3"
Living Room	6.8 x 4.5	22' 4" x 14' 9"
Terrace	15.4 m ²	166 ft ²

129m² / 1,388sqft



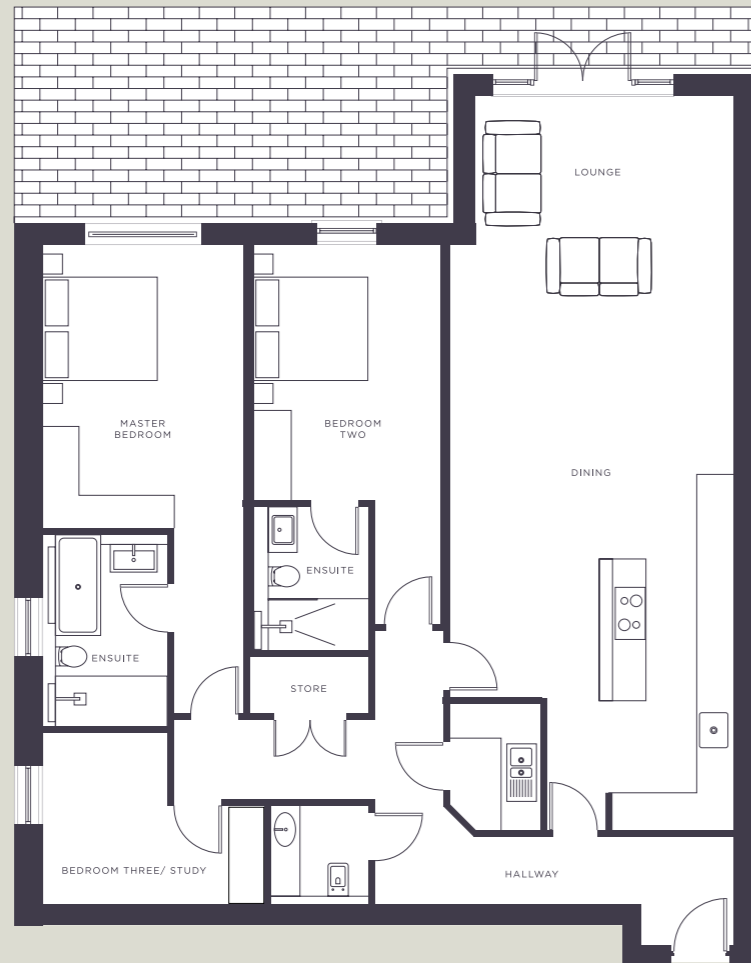
Apartment Two

Ground Floor

Master Bedroom	3.5 x 8.2	11' 6" x 26' 11"
Ensuite	2.2 x 3.7	7' 3" x 12' 2"
Bedroom Two	3.3 x 6.6	10' 10" x 21' 8"
Ensuite	2.0 x 2.5	6' 7" x 8' 2"
Bedroom Three/ Study	4.1 x 3.0	13' 5" x 8' 3"
Kitchen/Lounge	5.0 x 12.8	16' 5" x 42' 0"
Cloakroom	1.6 x 1.7	5' 7" x 5' 7"
Utility	1.5 x 2.2	4' 11" x 7' 3"
Terrace	37.6 m ²	404 ft ²

151m² / 1,625sqft





Apartment Three

Ground Floor

Master Bedroom	3.5 x 8.2	11' 6" x 26' 11"
Ensuite	2.2 x 3.7	7' 3" x 12' 2"
Bedroom Two	3.3 x 6.6	10' 10" x 21' 8"
Ensuite	2.0 x 2.5	6' 7" x 8' 2"
Bedroom Three/ Study	4.1 x 3.0	13' 5" x 8' 3"
Kitchen/Lounge	5.0 x 12.8	16' 5" x 42' 0"
Cloakroom	1.6 x 1.7	5' 7" x 5' 7"
Utility	1.5 x 2.2	4' 11" x 7' 3"
Terrace	37.6 m ²	404 ft ²

151m² / 1,625sqft

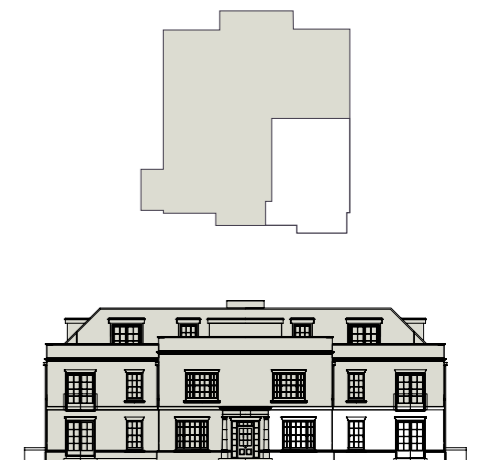


Apartment Four

Ground Floor

Kitchen/Breakfast	3.9 x 4.3	12' 10" x 14' 1"
Master Bedroom	3.7 x 6.0	12' 2" x 19' 8"
Ensuite	2.0 x 3.3	6' 7" x 10' 10"
Bedroom Two	5.1 x 3.1	16' 9" x 10' 2"
Ensuite	2.8 x 1.6	9' 2" x 5' 3"
Cloakroom	2.0 x 1.6	6' 7" x 5' 3"
Living Room	6.8 x 4.5	22' 4" x 14' 9"
Terrace	13.2 m ²	142 ft ²

129m² / 1,388sqft



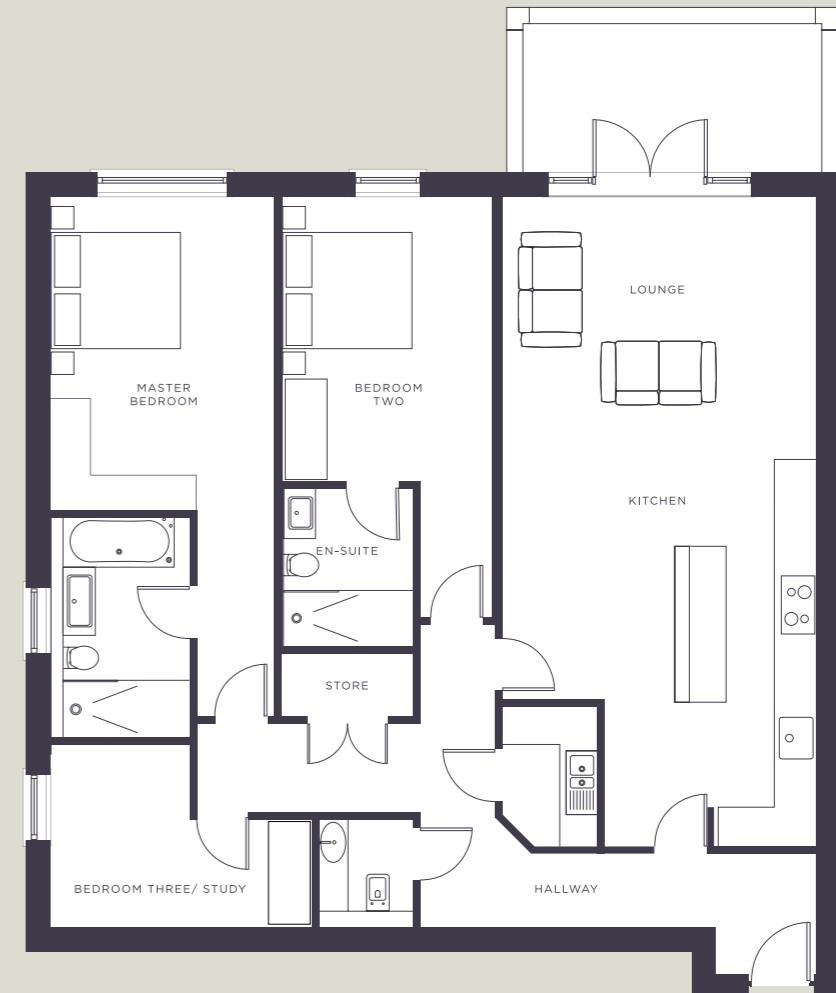
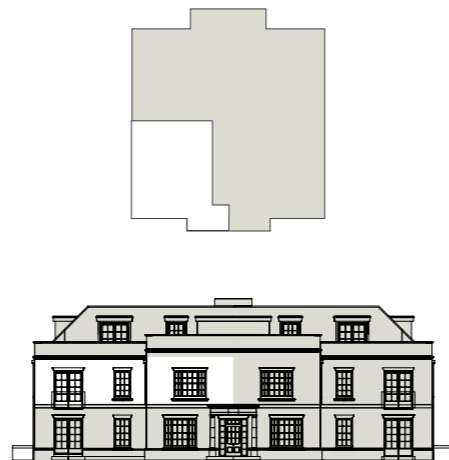


Apartment Five

First Floor

Master Bedroom	5.0 x 10.0	16' 5" x 32' 10"
Ensuite	2.1 x 3.3	6' 11" x 10' 10"
Bedroom Two	5.0 x 3.1	16' 5" x 10' 2"
Ensuite	2.8 x 1.6	9' 2" x 5' 3"
Kitchen	3.9 x 4.3	12' 10" x 14' 1"
Cloakroom	2.0 x 1.6	6' 7" x 5' 3"
Utility	1.3 x 3.0	4' 3" x 9' 10"
Dining/ Living	6.8 x 4.5	22' 4" x 14' 9"

133m² / 1,431sqft

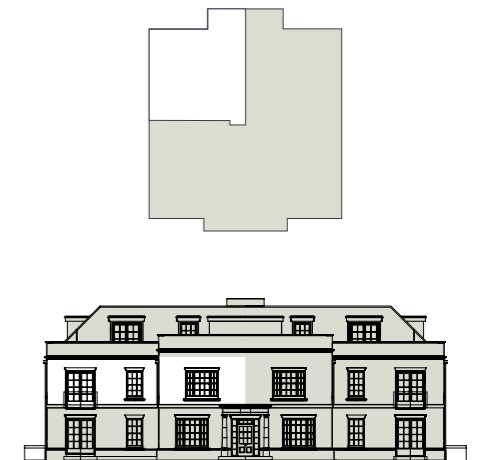


Apartment Six

First Floor

Master Bedroom	3.5 x 8.2	11' 6" x 26' 11"
Ensuite	2.2 x 3.7	7' 3" x 12' 2"
Bedroom Two	3.3 x 6.6	10' 10" x 21' 8"
Ensuite	2.0 x 2.5	6' 7" x 8' 2"
Bedroom Three/ Study	4.1 x 3.0	13' 5" x 8' 3"
Kitchen/Lounge	5.0 x 10.2	16' 5" x 33' 6"
Cloakroom	1.6 x 1.7	5' 7" x 5' 7"
Utility	1.5 x 2.2	4' 11" x 7' 3"
Terrace	10.9 m ²	118 ft ²

139m² / 1,496sqft



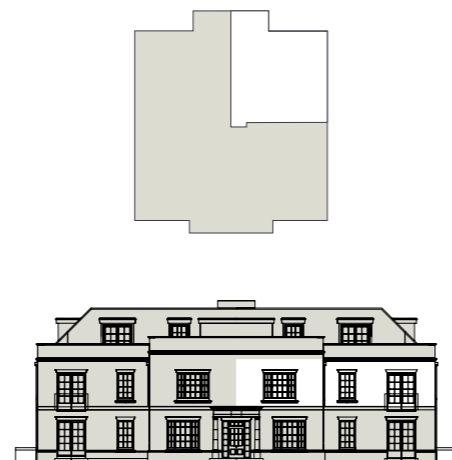


Apartment Seven

First Floor

Master Bedroom	3.5 x 8.2	11' 6" x 26' 11"
Ensuite	2.2 x 3.7	7' 3" x 12' 2"
Bedroom Two	3.3 x 6.6	10' 10" x 21' 8"
Ensuite	2.0 x 2.5	6' 7" x 8' 2"
Bedroom Three/ Study	4.1 x 3.0	13' 5" x 8' 3"
Kitchen/Lounge	5.0 x 10.2	16' 5" x 33' 6"
Cloakroom	1.6 x 1.7	5' 7" x 5' 7"
Utility	1.5 x 2.2	4' 11" x 7' 3"
Terrace	10.9 m ²	118 ft ²

139m² / 1,496sqft

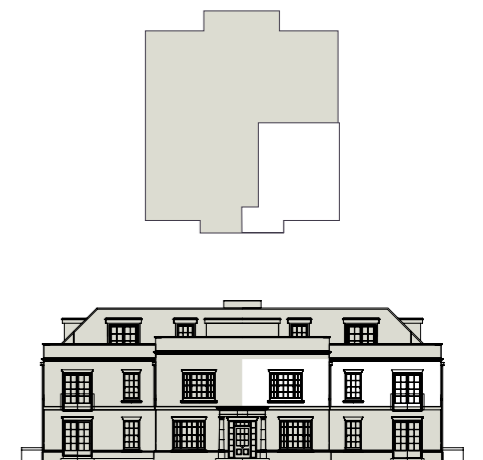


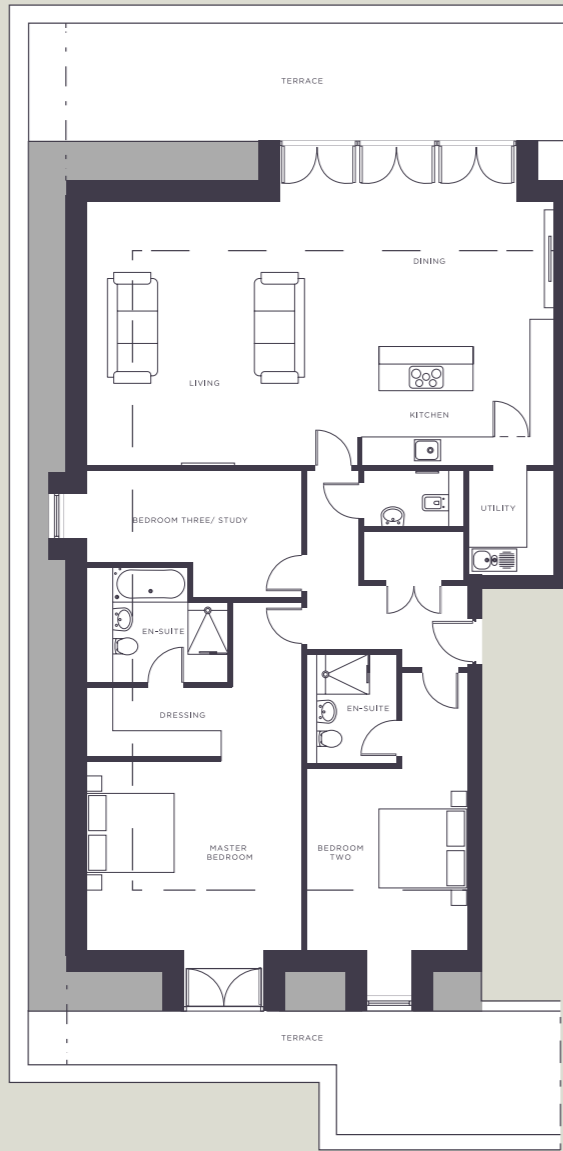
Apartment Eight

First Floor

Master Bedroom	5.0 x 10.0	16' 5" x 32' 10"
Ensuite	2.1 x 3.3	6' 11" x 10' 10"
Bedroom Two	5.0 x 3.1	16' 5" x 10' 2"
Ensuite	2.8 x 1.6	9' 2" x 5' 3"
Kitchen	3.9 x 4.3	12' 10" x 14' 1"
Cloakroom	2.0 x 1.6	6' 7" x 5' 3"
Utility	1.3 x 3.0	4' 3" x 9' 10"
Dining/ Living	6.8 x 4.5	22' 4" x 14' 9"

133m² / 1,431sqft



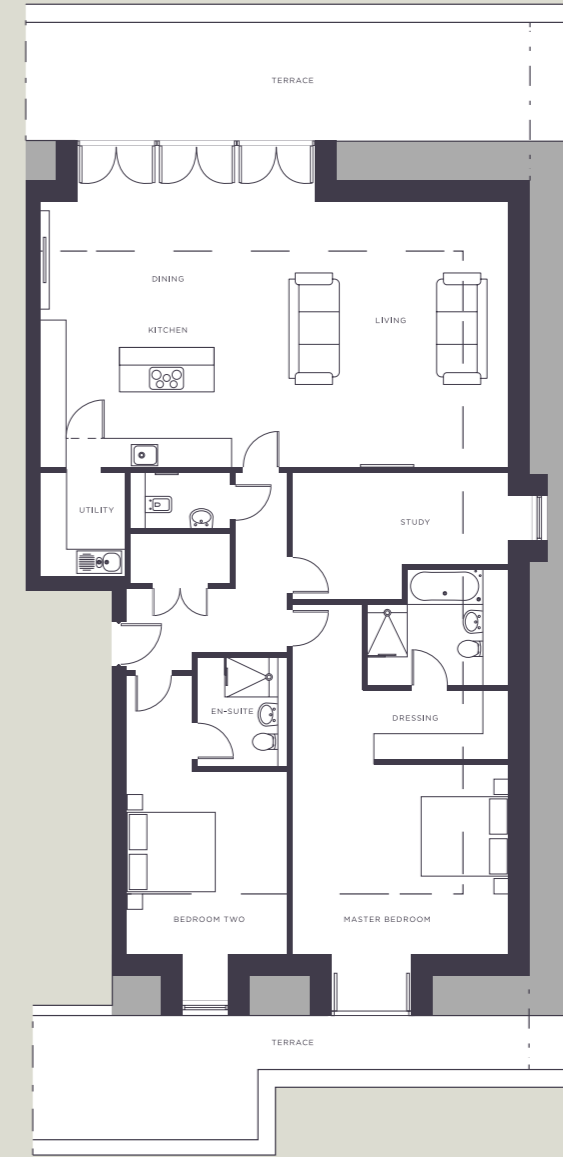
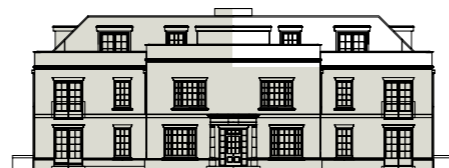
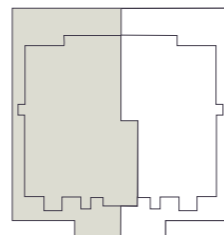


Apartment Nine

Second Floor

Master Bedroom	9.2 x 4.9	30' 2" x 16' 1"
Ensuite	3.2 x 2.7	10' 6" x 8' 10"
Bedroom Two	3.6 x 5.2	11' 10" x 17' 1"
Ensuite	2.1 x 2.5	6' 11" x 8' 2"
Kitchen/Lounge	10.6 x 7.2	34' 9" x 23' 7"
Utility	1.9 x 2.4	6' 3" x 7' 10"
Bedroom Three/ Study	5.4 x 2.9	17' 9" x 9' 6"
Front Terrace	17 m ²	183 ft ²
Rear Terrace	28 m ²	301 ft ²

168m² / 1,808sqft

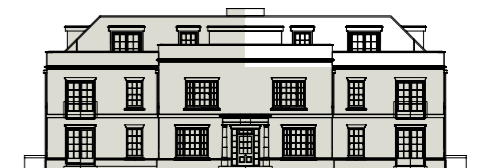
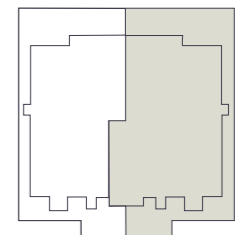


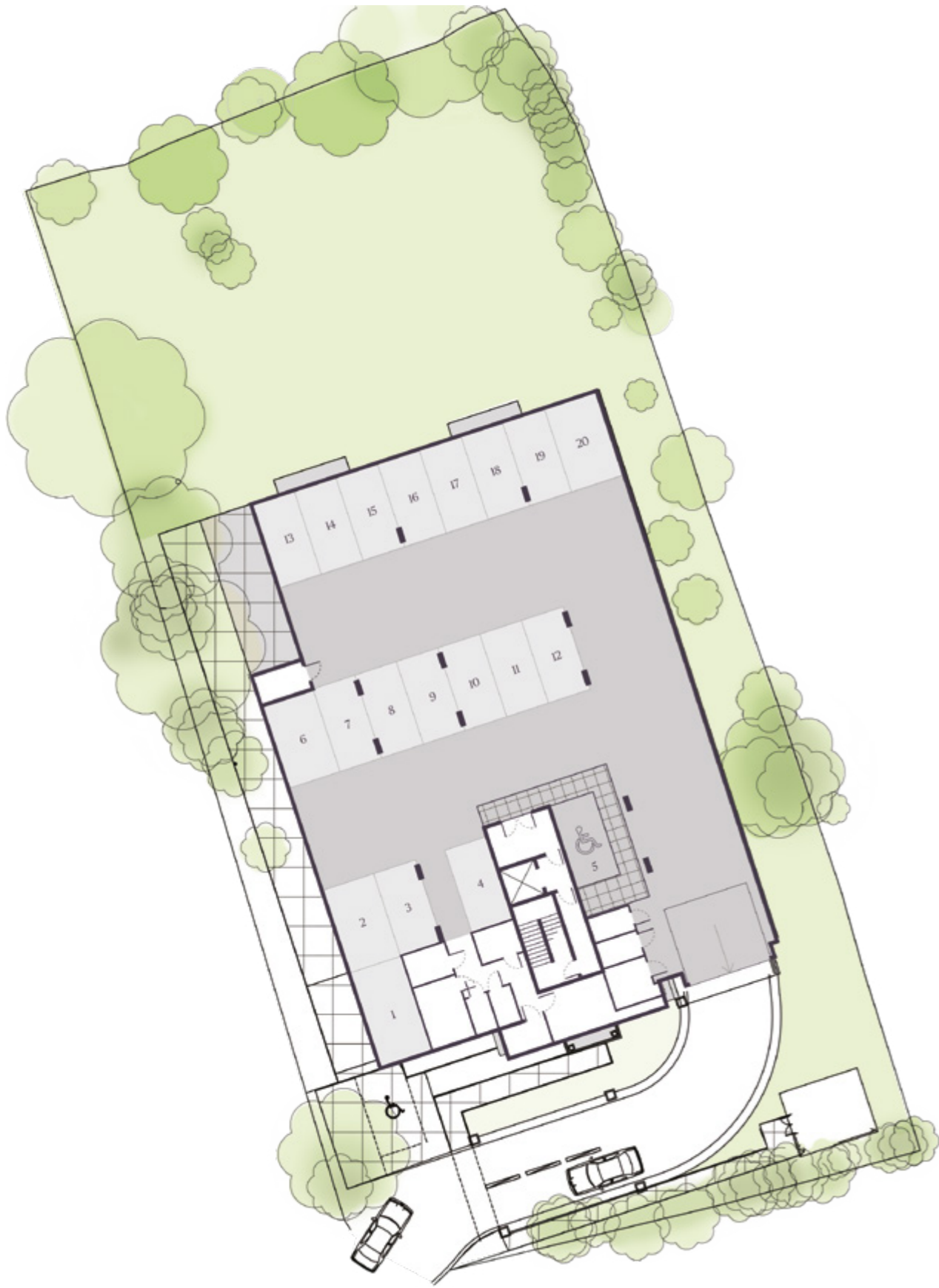
Apartment Ten

Second Floor

Master Bedroom	9.2 x 4.9	30' 2" x 16' 1"
Ensuite	3.2 x 2.7	10' 6" x 8' 10"
Bedroom Two	3.6 x 5.2	11' 10" x 17' 1"
Ensuite	2.1 x 2.5	6' 11" x 8' 2"
Kitchen/Lounge	10.6 x 7.2	34' 9" x 23' 7"
Utility	1.9 x 2.4	6' 3" x 7' 10"
Bedroom Three/ Stud	5.4 x 2.9	17' 9" x 9' 6"
Front Terrace	17 m ²	183 ft ²
Rear Terrace	28 m ²	301 ft ²

168m² / 1,808sqft





Specification

General

Gas fired, underfloor heating throughout with individual room thermostats
Wood double glazed sash windows
10 year Premier Warranty

Exterior, Communal Areas, Grounds and Parking

Landscaped communal grounds
Private secure underground parking
Private terraces and landscaped gardens to ground floor apartments
Private balconies to first and second floor apartments
External feature lighting
External water tap (ground floor apartments only)
Video entry system to all apartments
Bin store

Interior

Bespoke Designed Lift to all floors
Air conditioning to principal rooms (Apartment 9 & 10 to all Bedrooms and Lounge)
Bespoke designed architrave and skirting's - painted eggshell white
Bespoke designed feature LED lit cornice to hallway
Feature coffer ceiling with LED strip light to lounge (Variations to Apartment 9 & 10)
Feature LED cornice in Master Bedroom, headboard wall only (Variations to Apartment 9 & 10)
Fitted wardrobes/ Dressing areas in bedrooms 1 and 2

Decoration

Walls and ceilings finished with emulsion dulux paint
Bespoke designed architrave and skirting's - painted eggshell Brilliant White
White matte painted ceilings

Internal doors

Oversized doors with brushed stainless-steel ironmongery
Glazed doors to kitchen and lounge

Flooring

Wood Effect Tiled flooring to Lounge, Hallway and Kitchen
Carpet to all bedrooms
Oversized tiles to bathrooms

Electrical

Brushed stainless steel socket & light switch covers
USB and USB C sockets within Kitchen, Master Bedroom and Lounge area
LED down lights to all rooms
CAT6 and coax cabling to AV sockets
Data network cabling installed adjacent to telephone locations
Telephone connections - BT Master located in AV cupboard with points to all bedrooms, lounge and kitchen
Full TV system to provide receiving and distribution capabilities for terrestrial television (digital) FM radio, digital radio, SkyQ services are available at all TV points.
All points linked to satellite dish on roof.
Nacoss approved alarm system
Smoke, heat, and carbon monoxide alarms
Multi-room audio via discreet in-ceiling speakers to Master bedroom and Lounge. Wiring only for future speaker installation to all other rooms

Kitchen/ Breakfast

Contemporary designed German kitchen with soft closing cabinetry and drawer units
Composite stone worktop and upstand splashback
Stainless steel sink with chrome pull out spray tap

Waste disposal
Chrome Quooker hot tap system for instant boiling water
Miele Oven
Miele Combination oven
Miele Induction hob (Bora induction hob with built in cooker hood to Apartment 9 & 10)
Siemens Integrated fridge/freezer, Separate Fridge and Freezer to Apartment 9 & 10
Siemens Integrated dishwasher
Elica Extractor hood (excluding Apartment 9 & 10)

Hallway Cupboard / Utility Room

Miele washing machine and tumble dryer located in the Utility Room
Housing hot water cylinder with shelving for linen
Sinks where applicable

Bedrooms

Matt spray lacquer door fronts with driftwood carcasses.
Open carcasses to walk-in wardrobe areas

Bathroom, En-suites and Cloakroom*

Beautifully designed contemporary bathrooms and En-Suites
Luxury wall mounted Italian basin with drawer unit and Hansgrohe mixer tap
Recessed mirror cabinet to master En-Suites
Fitted bath with exofil and handheld shower, (overhead shower and bath screen where indicated on the plan)
Walk in wet room style showers with fixed glass screen, ceiling mounted shower head and handheld shower
Feature cantilevered shelves with sit on bowls in Guest WC
Thermostatically controlled shower valves

Duravit wall hung WC with soft close seat
Feature niches with LED lighting
Thermostatically controlled electric towel rails
Fully tiled Bathroom walls & floors, half tiled Guest WC

Private Terraces and Balconies

Private terraces and landscaped gardens to ground floor apartments
Private balconies to first and second floor apartments
External feature lighting
External power sockets
External water tap (ground floor apartments only)

**This specification is subject to change and should be used for indicative purposes only*

**Each room layout is individually designed. Please refer to the floor plans for the specific sanitary ware.*

For your Peace of Mind

Heronlea Group

With over 50 years combined experience in the property sector, we specialise in building prestigious new homes of distinction in prime areas including 'super suburbs'. Heronslea Group takes pride in each of its homes and developments, the hallmarks of which are quality, fine design and attention to detail. Our homes appeal to a wide range of buyers from families, professionals and empty nesters, whether its downsizing or upsizing or just wanting to move into a stunning Heronslea home.



For further information contact
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Hertfordshire, WD7 7NP

Customer Service

Our experienced Sales Consultants will take you through the reservation process having first advised you all about the home. They will be your point of contact throughout the buying process, giving you updates on the progress of your home's construction. Once your new home is ready, you will be invited to a demonstration and induction - a helping hand to settle in and understand your new home's features. At the handover meeting on the day of completion, you'll receive a Home Information Pack with information and advice for your home. You can rest assured Heronslea continue to be there to support you through the first two years, handling all agreed remedials, no matter how small, as quickly as possible.

Premier Guarantee

Unlike buying a second hand home, with Heronslea, your new home at 'Newland Heights' is protected by a 10 year new home warranty by Premier Guarantee, an insurance policy which protects you against specific risks. The warranty cover is in two stages. You are protected for the full 10 years against serious defects occurring, for example foundations, roof and other structural areas. For the first two years, Heronslea, together with Premier Guarantee, cover you against physical damage to your home should this be caused by a defect which results from failure to meet Premier Guarantee standards.

