



LEYTON ROAD

HARPENDEN



Discover the art and craft of luxury living.



Situated in the heart of Harpenden, these 38 one, two and three bedroom apartments are perfectly placed on the edge of Rothamsted Park. With beautiful wildlife and blissful countryside on your doorstep, Leyton Road offers a way of life that embraces time outdoors and living within a community.

Leyton Road is built around a beautifully landscaped central courtyard, complete with seasonal blooms and garden furniture; this is the ideal spot to meet with neighbours for a cup of tea and a catch up.



Leyton Road's modern development takes influence from the creative architectural style throughout Harpenden and is split into three pointed pavilions.



Perfectly
placed for a
life outdoors

"The key benefit of living at Leyton Road is that our owners enjoy the sense of not being alone. They have the best of both worlds living in our communities, the option of spending a day on their own if they feel the need, but also having the ability to be with and spend time with other like minded people."

REGIONAL HEAD OF CUSTOMER
OPERATIONS



Park Life



Every day at Leyton Road can be spent doing what you love most.





Serene mornings



Start off your day with a morning coffee and pastry from The Restaurant. Sit outside and enjoy views over Rothamsted Park while catching up on the daily news.

Staying active is made that little bit easier at Leyton Road with Harpenden Leisure Centre conveniently located just around the corner, with a gym, swimming pool and regular fitness classes to choose from. The Eric Morecambe Centre includes a 511 seat theatre to host a variety of cultural performances.

Being located directly on the edge of Rothamsted park, a 10 minute stroll will take you to total serenity – wildlife and endless fields. End your walk in Harpenden town centre, only a short walk from your home at Leyton Road, where you will discover a variety of independent cafés for lunch and boutiques for some shopping.



Event filled evenings

Whatever time of the day you can leave your apartment and join your neighbours for a board game or movie night in the lounge. This modern, open plan space is ideal to get everyone together for the evening. If the weather is warm, grab a seat out in the courtyard and catch up with the lovely community of other homeowners at Leyton Road.

Take a stroll to Harpenden Village with all your favourite local amenities on your doorstep.

SERVICES AND AMENITIES



Harpenden Train Station 4 mins

Harpenden Library 3 mins

Harpenden Post Office 4 mins

Bank 3 mins

Waitrose 3 mins

Sainsbury's 4 mins

The Elms Medical Practice 9 mins

Pharmacy 3 mins

SPORTS AND LEISURE

Harpenden Lawn Tennis Club 4 mins

Eric Morecambe Centre 2 mins

Harpenden Leisure Centre 4 mins

Harpenden Bowling Club 11 mins

GREEN SPACE

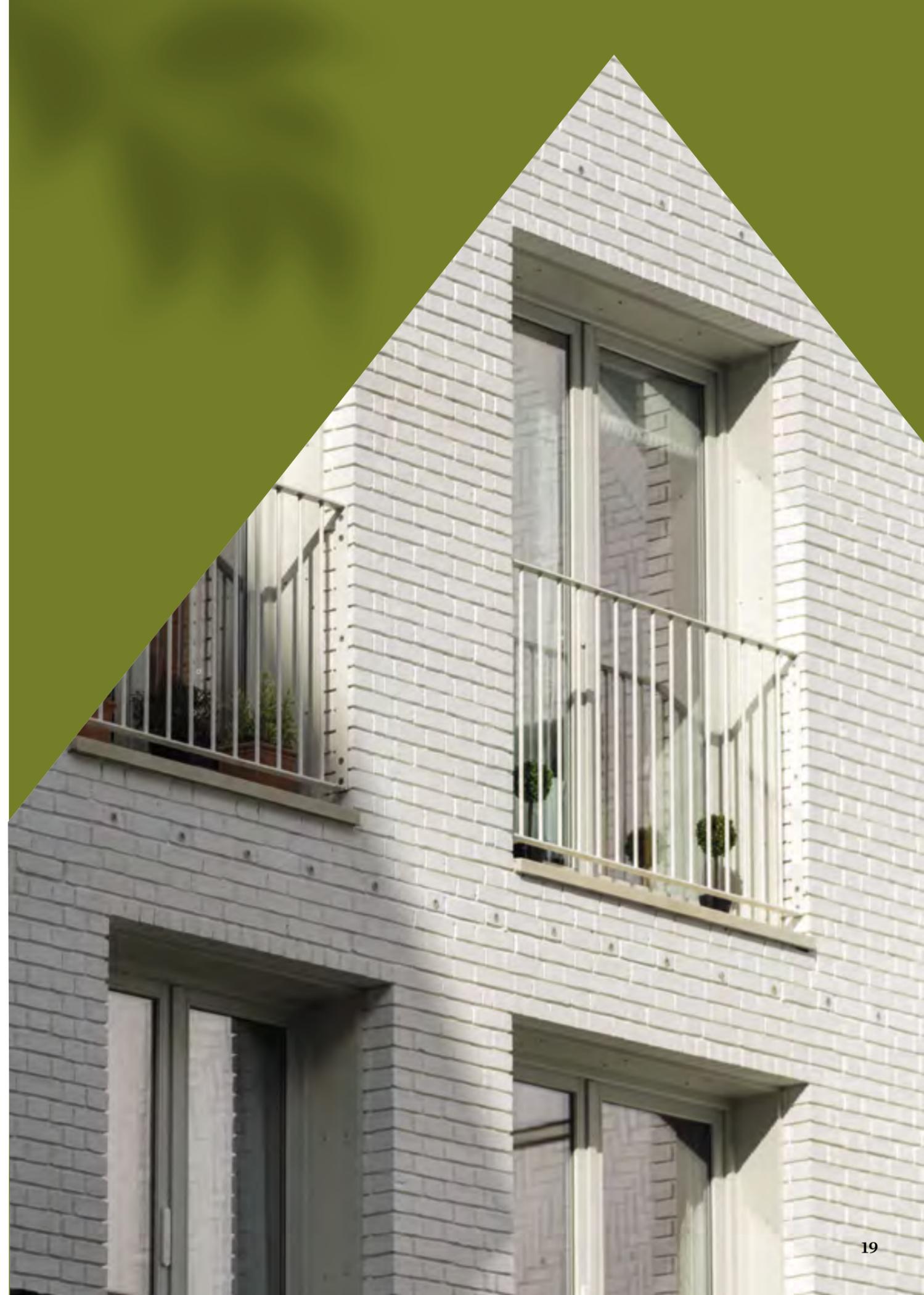
Harpenden Common 2 mins

Rothamsted Park 2 mins

Travel times are approximate and have been taken from google.com/maps



Facilities





Communal Lounge

Looking out over the greenery of the garden, the Lounge is a quiet space where you can have a flick through the morning papers while enjoying a pot of coffee and a light breakfast. A large, airy space full of comfortable furniture, this is a natural place for neighbourly catch-ups, club meetings, or simply settling down with a good novel.



The Restaurant

Leading out onto a sunny terrace bordering Rothamsted Park, The Restaurant, is a bustling kitchen-style restaurant open to those at Leyton Road and the wider public. Open for brunch and lunch right through the day, as well as serving afternoon tea, all locally sourced.



Courtyard Garden

This space is a verdant, quiet enclosure where plants wind through trellises and natural light permeates. The gardens at Leyton Road have been designed to reflect the sprawling landscape of Rothamsted Park. At the heart of the community, the central courtyard comprises evergreen hedges and a large seating terrace. Head here in the early evening to catch up with neighbours on the day's events.



Wellbeing at Leyton Road

The light and spacious wellness area has a number of treatment rooms where you can enjoy massages, facials, manicures and pedicures. Speak to the team at reception to find about the treatments available.





Guest Suites

Whenever friends and family wish to visit and stay overnight, two convenient guest suites are available and located on the ground floor. Each suite is fully equipped with an en-suite shower room, a TV and wardrobe space. Guest suites can also be booked by our owners at our other Pegasus communities. Bookings can be made through Reception.



Reception

Situated in the entrance lobby is the reception where you'll find a team on hand. They are available to sign for parcels, manage guest suite and restaurant bookings. They can book you in for an on-site spa treatment and deal with any queries you may have. Staff have expert knowledge of the area and all it has to offer.



A Sense of Community

We recognise wellbeing goes much further than a trip to the spa or going to the gym, it's about enjoying good company in welcoming, convivial environments. Life at Leyton Road offers access to plenty of social spaces, where our owners can find a real sense of community. Buildings are all designed around gardens and courtyards, which form meeting places and community hubs. At Leyton Road, the central courtyard filled with greenery and serenity encourages interaction between owners, making it easier for people to socialise.

Apartments



Living Rooms

The open-plan living areas in each apartment have been designed to maximise the living space and natural light. All apartments have Juliet balconies with arboreal views. Larger apartments also include a study or bedroom as well as high vaulted ceilings.



Kitchens

The spacious, contemporary kitchens are fitted with large quartz composite stone worktops and integrated appliances. Appliances are installed at convenient heights and locations, making those little jobs all the more easier as you grow older.



Bedrooms

The spacious bedrooms have large windows which feature fitted window boxes, so you can create your own outside space without the hassle of high maintenance. Each apartment includes an ensuite bathroom and integrated wardrobes in the master bedroom.

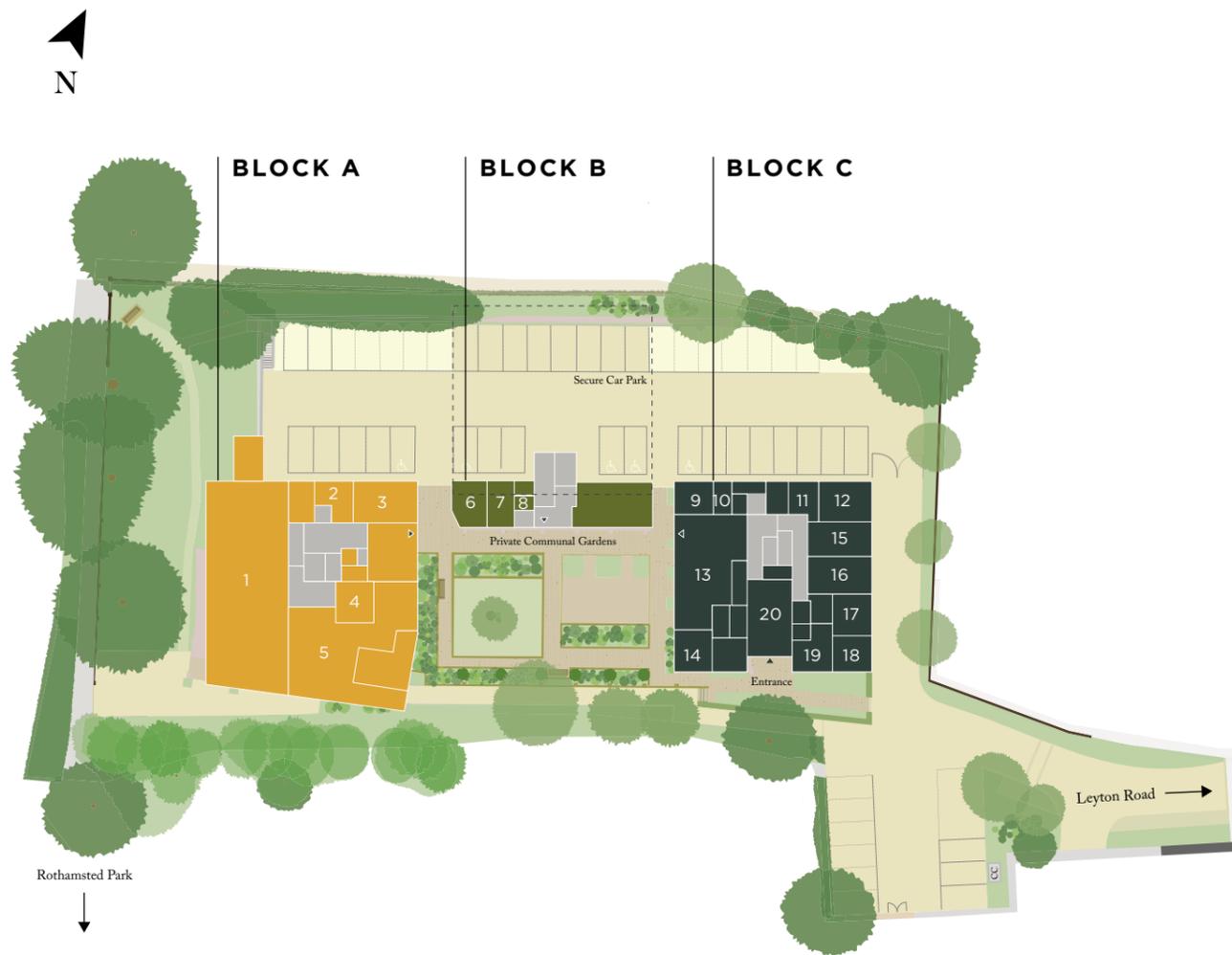
Bathrooms

The modern bathrooms have a bathtub or walk-in shower with non-slip surfaces and storage space in the form of mirror-fronted cabinets. All bathrooms are fitted with Italian marble tiles and discreet security and safety features.



Leyton Road Overview

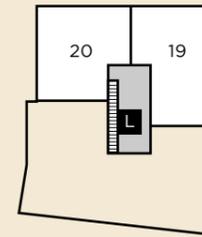
GROUND FLOOR



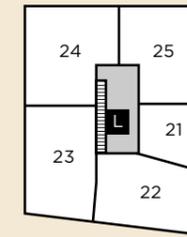
- | | |
|------------------|-------------------------|
| 1 The Restaurant | 11 Bin Store |
| 2 Bin Store | 12 Bin Collection Store |
| 3 Bike Store | 13 Residents Lounge |
| 4 W/C | 14 Reception |
| 5 Plant room | 15 Guest Suite 1 |
| 6 Buggy Store | 16 Guest Suite 2 |
| 7 Bin Store | 17 Treatment room 1 |
| 8 W/C | 18 Treatment room 2 |
| 9 Buggy Store | 19 Wellness Lounge |
| 10 W/C | 20 Entrance Lobby |

Block A

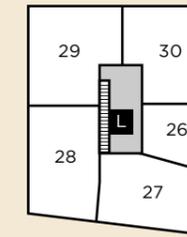
First Floor



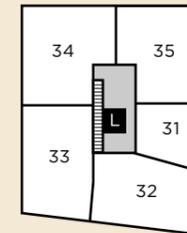
Second Floor



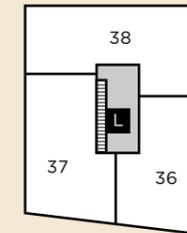
Third Floor



Fourth Floor

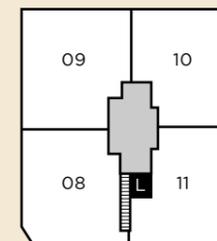


Fifth Floor

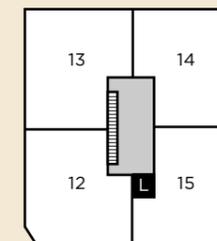


Block B

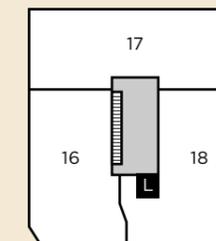
First Floor



Second Floor

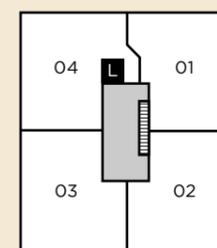


Third Floor

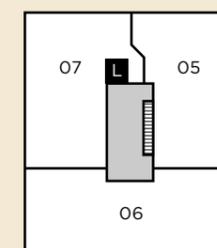


Block B

First Floor



Second Floor



Specification and Floorplans

Kitchen

Bosch ovens

The stainless-steel ovens are single-fan operated.

Hob

The ceramic four-ring-burner hobs have rotary controls.

Bosch microwave

The integrated microwaves are finished in stainless steel.

Fisher & Paykel dishwasher

The stainless-steel dishwasher is fully integrated.

Fisher & Paykel fridge-freezers The full-height 70/30 fridge-freezers are fully integrated.

Kitchen sink mixer tap

The double-side lever taps are finished in polished chrome.

Extractor

The extractors have silver-grey canopy hoods.

Kitchen sink

The kitchen sinks are stainless steel and under-mounted.

Kitchen units

Custom designed from modular cabinets, the fully fitted kitchens have lacquered cabinetry and contemporary handles.

Worktop

The worktops are made from quartz composite stone.

Worktop lighting

Concealed led lighting is fitted underneath the overhead cabinets.

Splashback

Kitchen worktops have a contemporary glass splashback.

Washing machine

The washing machines are white and free-standing.

Tumble dryer

The tumble dryers are white and free-standing.

Bathrooms

Shower head

The wall-mounted rain-effect shower-head is finished in polished chrome.

Bath taps

The polished-chrome bath taps are thermostatically controlled.

Wall-mounted shower set

Shower sets include a polished-chrome contemporary wall fitting with a hose and hand attachment.

Shower control

The showers are controlled by a polished-chrome thermostatic three-way diverter.

Shower screen

The shower screen is a fully glazed, toughened-glass panel.

Heated towel rail

The heated ladder-style towel rail is finished in polished chrome.

WC

The toilet is made from white porcelain.

Cistern & lever flush

The cisterns are concealed, with a chrome flush plate.

Washbasin

The white washbasins are semi-recessed.

Bath

The pressed-steel, white rectangular bathtubs have an anti-slip finish.

Bath panel

Bath panels are fully tiled.

Shower tray

The white shower trays are low level with an anti-slip finish.

Bathroom cabinet

The wall-mounted, mirror-fronted cabinets have built-in lighting and an integrated shaver socket.

Tiling & finish

Floors and vanity areas are fully tiled.

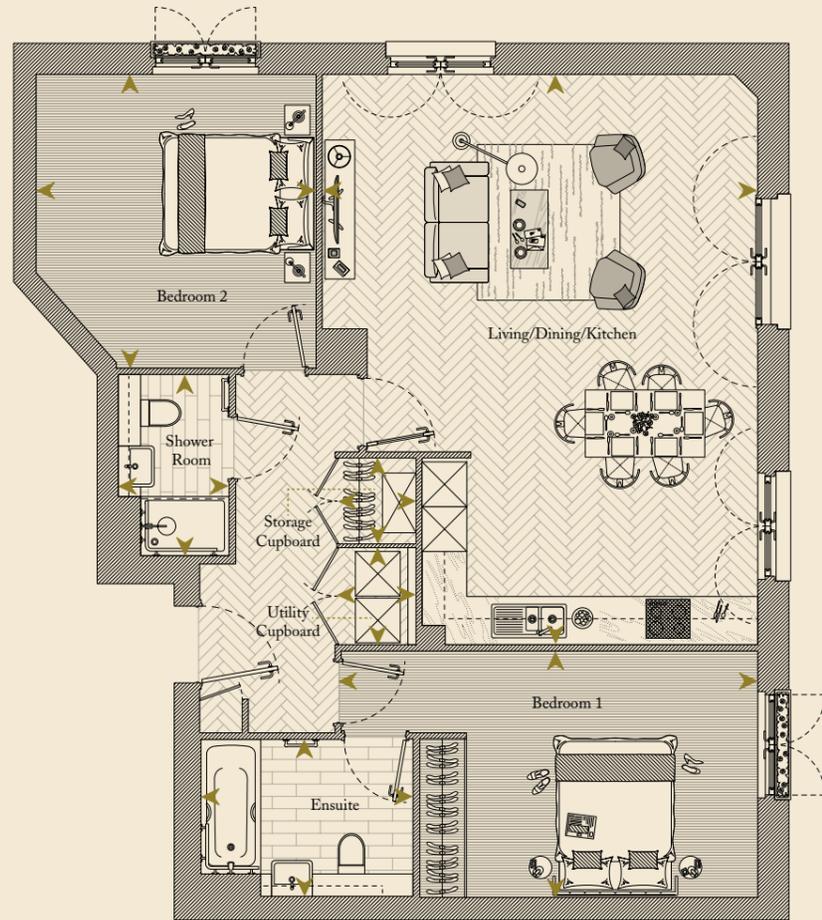
Grab rail

The shower handle is finished in polished chrome.

Apartment 01

First Floor

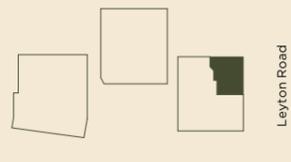
BLOCK C
TWO BEDROOM



DIMENSIONS

Total area	1005 sq. ft - 93.4 sq. m
Living/Dining/Kitchen	19ft 2in x 25ft
Bedroom 1	18ft 4in x 10ft 10in
Ensuite	9ft 4in x 6ft 11in
Bedroom 2	12ft 4in x 13ft 1in
Bathroom	4ft 10in x 7ft 11in
Storage cupboard	3ft 9in x 3ft 6in
Utility cupboard	4ft 3in x 3ft 6in

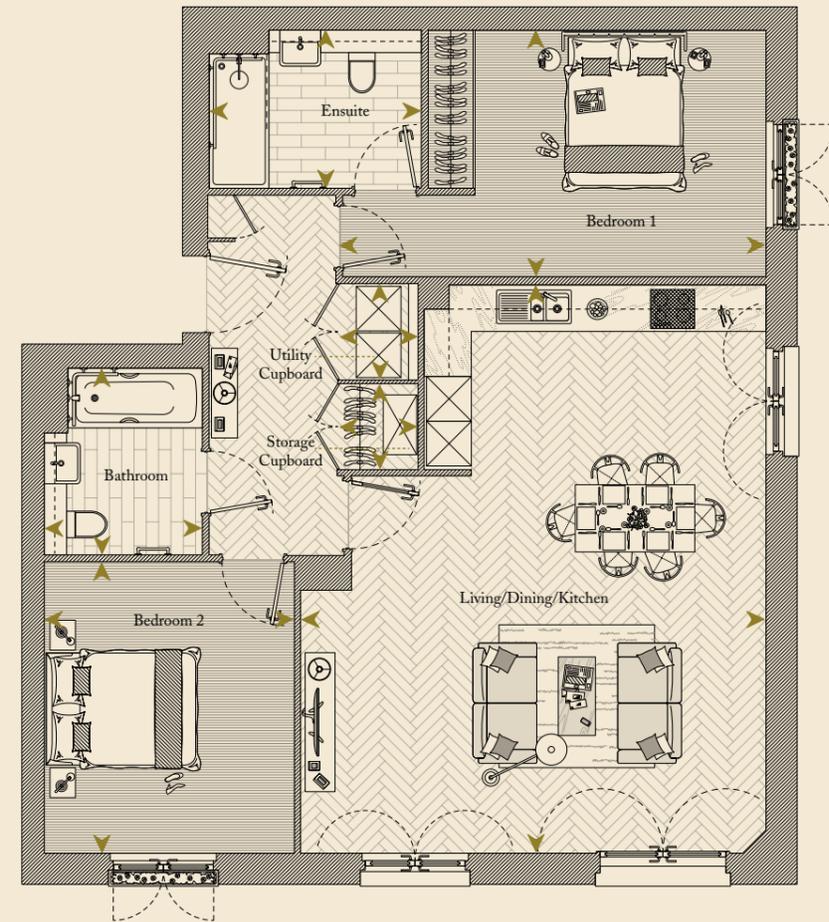
LOCATION



Apartment 02

First Floor

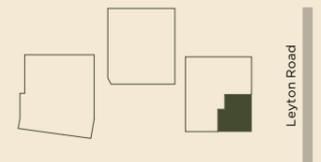
BLOCK C
TWO BEDROOM



DIMENSIONS

Total area	1045 sq. ft - 97.1 sq. m
Living/Dining/Kitchen	20ft 5in x 25ft
Bedroom 1	14ft 10in x 10ft 10in
Ensuite	9ft 5in x 6ft 11in
Bedroom 2	10ft 12in x 12ft 10in
Bathroom	6ft 11in x 8ft 2in
Storage cupboard	3ft 9in x 3ft 6in
Utility cupboard	4ft 3in x 3ft 6in

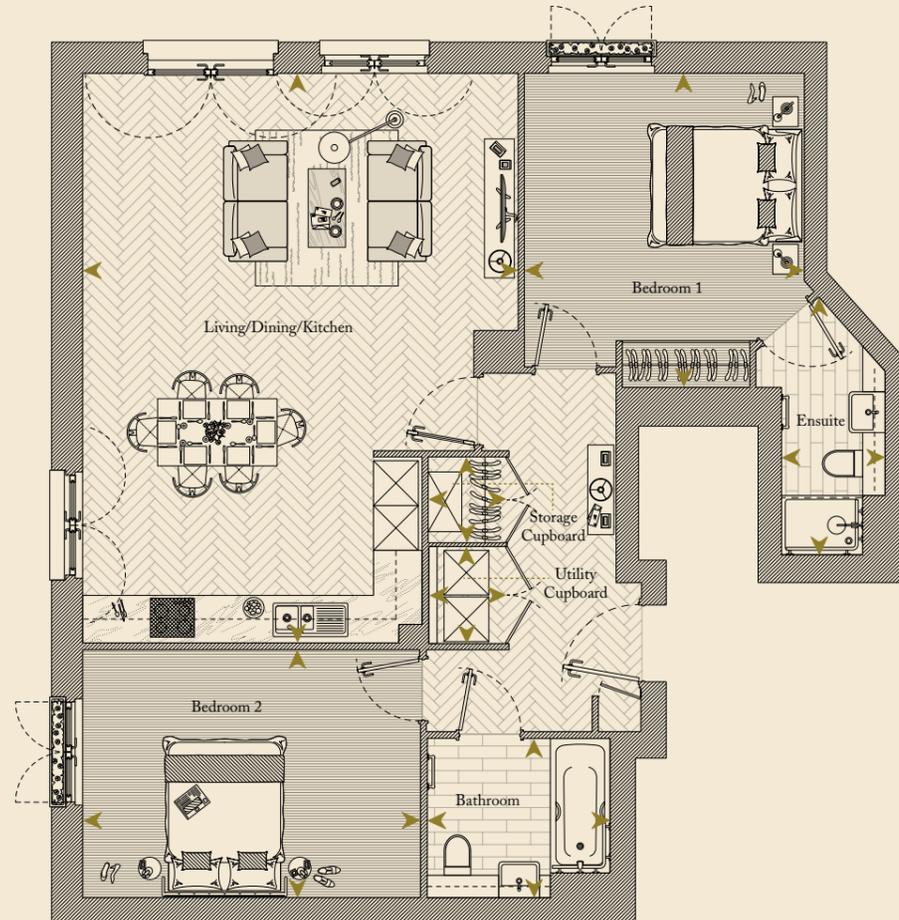
LOCATION



Apartment 04

First Floor

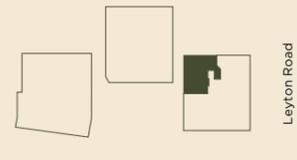
BLOCK C
TWO BEDROOM



DIMENSIONS

Total area	1013 sq. ft - 94.1 sq. m
Living/Dining/Kitchen	19ft 2in x 24ft 11in
Bedroom 1	12ft 4in x 12ft 11in
Ensuite	4ft 6in x 9ft 1in
Bedroom 2	14ft 10in x 10ft 10in
Bathroom	8ft x 6ft 11in
Storage cupboard	3ft 9in x 3ft 6in
Utility cupboard	4ft 3in x 3ft 6in

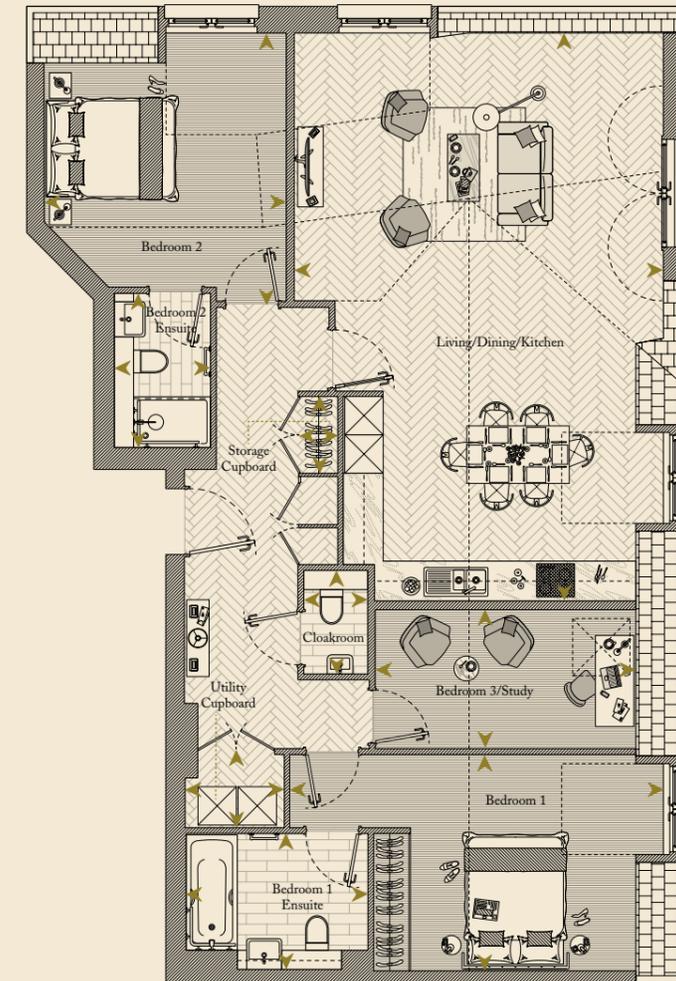
LOCATION



Apartment 05

Second Floor

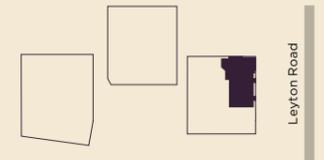
BLOCK C
TWO BEDROOM



DIMENSIONS

Total area	1250 sq. ft - 116.2 sq. m
Living/Dining/Kitchen	18ft 11in x 29ft 1in
Bedroom 1	19ft 2in x 10ft 11in
Ensuite 1	9ft 5in x 6ft 12in
Bedroom 2	12ft 5in x 13ft 9in
Ensuite 2	4ft 11in x 7ft 11in
Bedroom 3/Study	13ft 4in x 4ft 2in
Cloakroom	3ft 3in x 5ft 4in
Storage cupboard	3ft 11in x 1ft 12in
Utility cupboard	4ft 6in x 1ft 12in

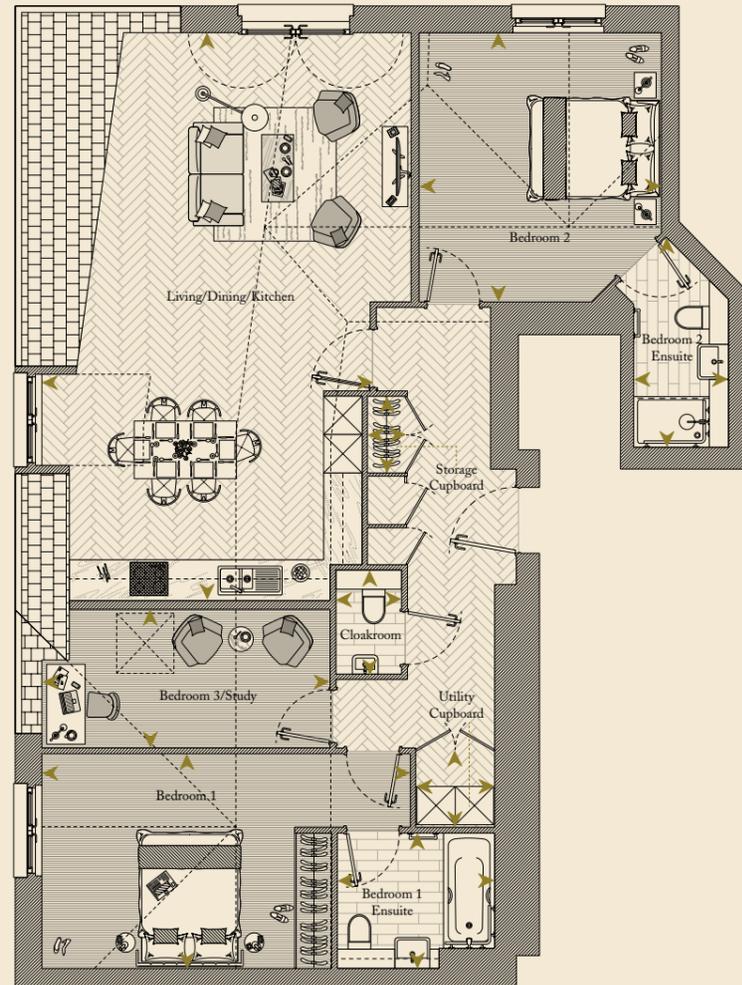
LOCATION



Apartment 07

Second Floor

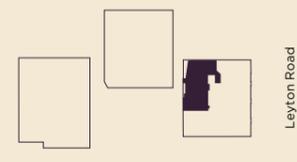
BLOCK C
TWO BEDROOM



DIMENSIONS

Total area	1213 sq. ft - 112.7 sq. m
Living/Dining/Kitchen	16ft 9in x 27ft 4in
Bedroom 1	18ft 11in x 10ft 11in
Ensuite 1	7ft 11in x 6ft 11in
Bedroom 2	12ft 5in x 12ft 1in
Ensuite 2	4ft 11in x 10ft 8in
Bedroom 3/Study	14ft 10in x 7ft 1in
Cloakroom	3ft 4in x 5ft 2in
Storage cupboard	3ft 11in x 1ft 12in
Utility cupboard	4ft 6in x 1ft 12in

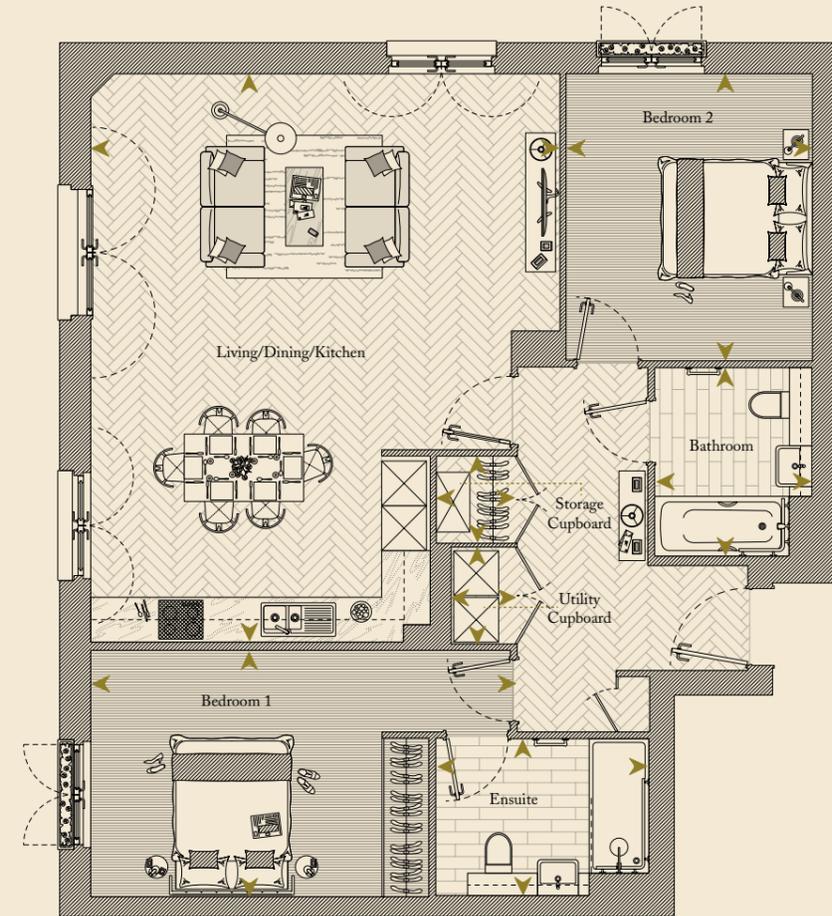
LOCATION



Apartment 09

First Floor

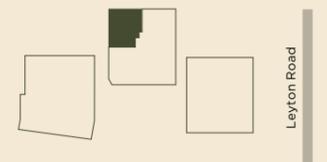
BLOCK B
TWO BEDROOM



DIMENSIONS

Total area	1062 sq. ft - 98.7 sq. m
Living/Dining/Kitchen	20ft 7in x 25ft
Bedroom 1	18ft 6in x 10ft 10in
Ensuite	9ft 4in x 6ft 9in
Bedroom 2	10ft 10in x 12ft 7in
Bathroom	6ft 11in x 8ft 5in
Storage cupboard	3ft 9in x 3ft 6in
Utility cupboard	4ft 3in x 3ft 6in

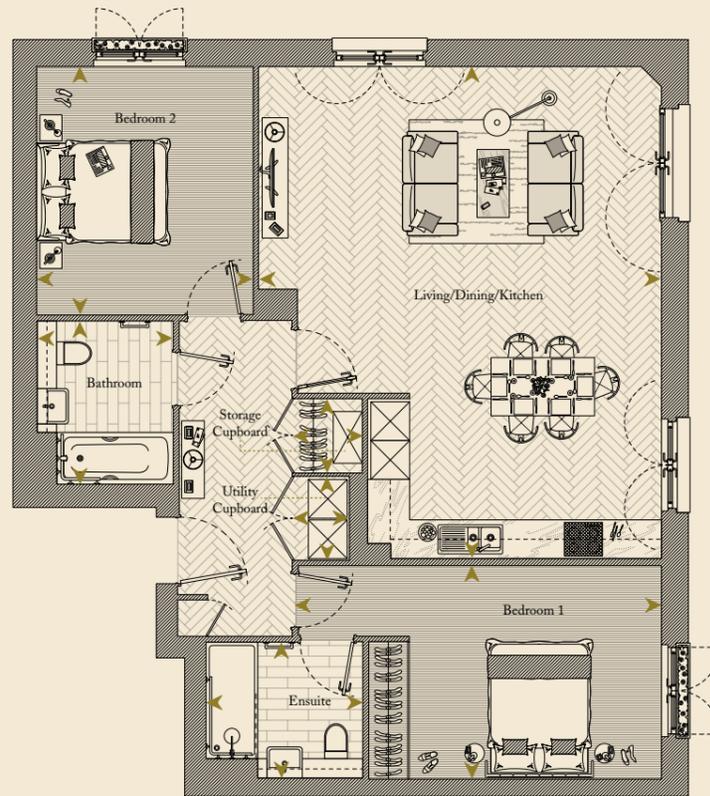
LOCATION



Apartment 10

First Floor

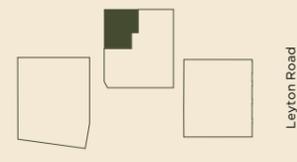
BLOCK B
TWO BEDROOM



DIMENSIONS

Total area	1035 sq. ft - 96.2 sq. m
Living/Dining/Kitchen	21ft 1in x 25ft 1in
Bedroom 1	18ft 6in x 10ft 10in
Ensuite	8ft x 6ft 11in
Bedroom 2	10ft 12in x 12ft 7in
Bathroom	6ft 11in x 8ft 4in
Storage cupboard	3ft 9in x 3ft 6in
Utility cupboard	4ft 3in x 3ft 6in

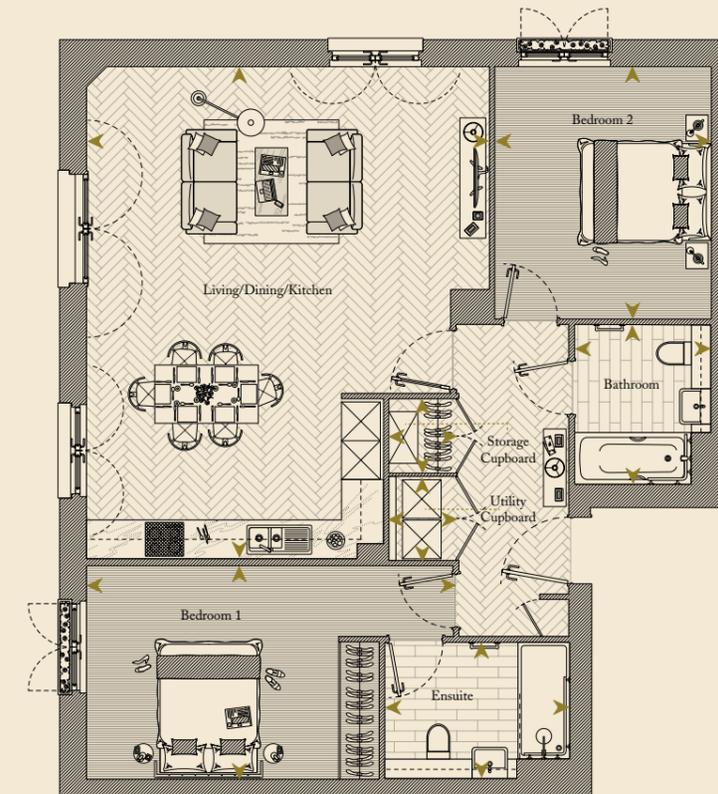
LOCATION



Apartment 13

Second Floor

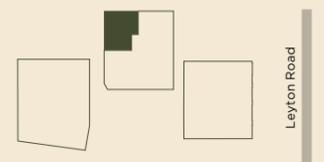
BLOCK B
TWO BEDROOM



DIMENSIONS

Total area	1046 sq. ft - 97.2 sq. m
Living/Dining/Kitchen	20ft 5in x 24ft 11in
Bedroom 1	18ft 8in x 10ft 10in
Ensuite	9ft 5in x 6ft 11in
Bedroom 2	10ft 12in x 12ft 10in
Bathroom	6ft 11in x 8ft 2in
Storage cupboard	3ft 9in x 3ft 6in
Utility cupboard	4ft 3in x 3ft 6in

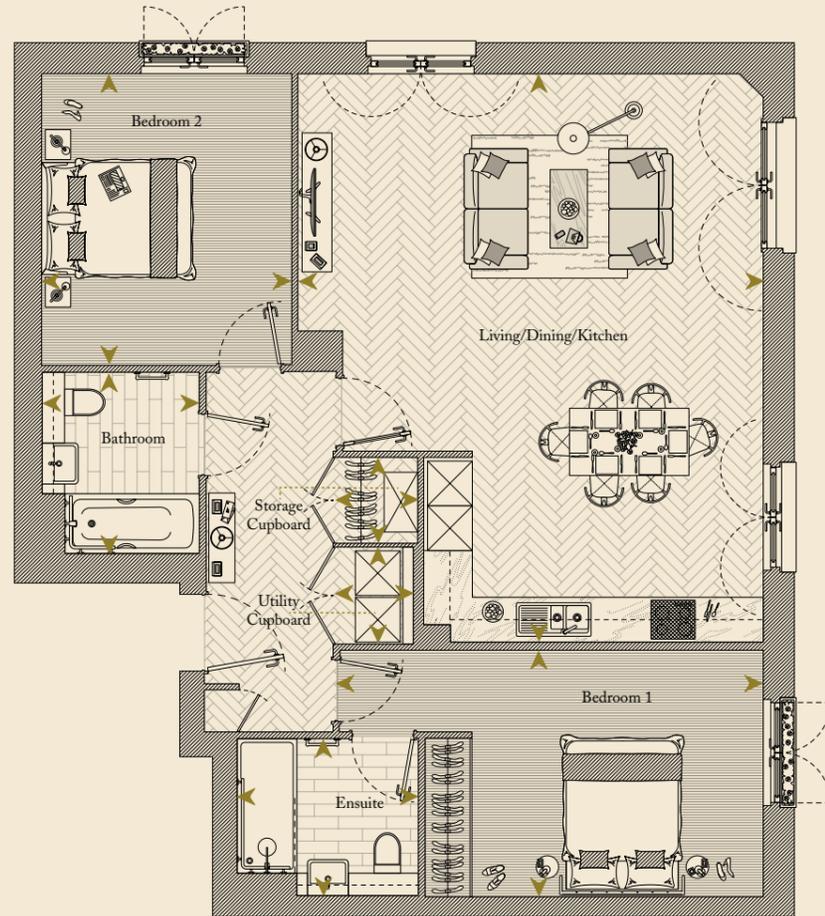
LOCATION



Apartment 14

Second Floor

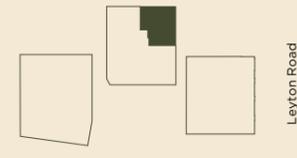
BLOCK B
TWO BEDROOM



DIMENSIONS

Total area	1035 sq. ft - 96.2 sq. m
Living/Dining/Kitchen	20ft 5in x 25ft
Bedroom 1	18ft 8in x 10ft 10in
Ensuite	8ft x 6ft 11in
Bedroom 2	10ft 12in x 12ft 10in
Bathroom	6ft 11in x 8ft 2in
Storage cupboard	3ft 9in x 3ft 6in
Utility cupboard	4ft 3in x 3ft 6in

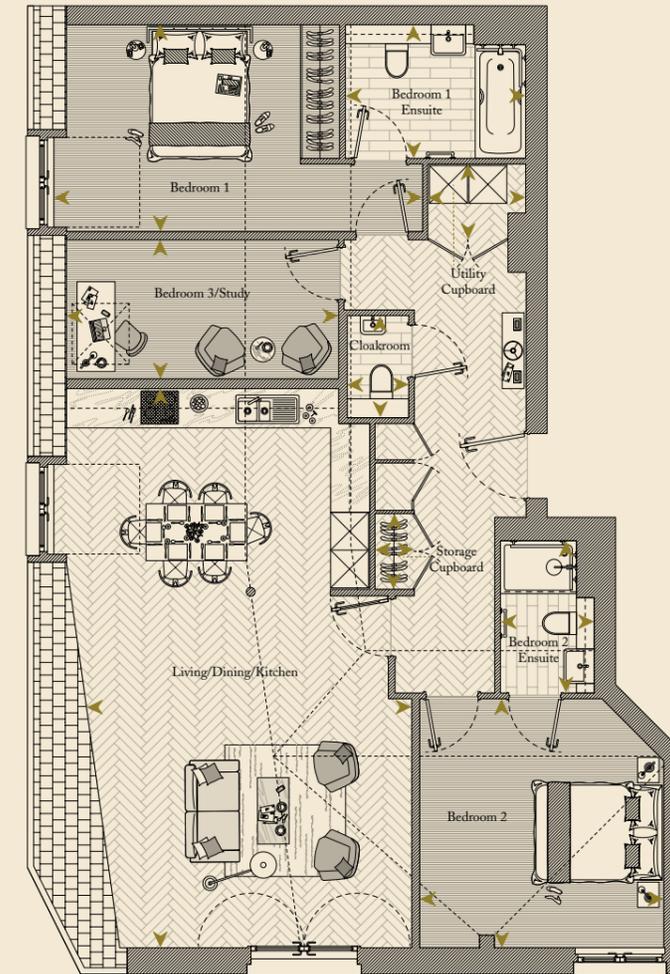
LOCATION



Apartment 16

Third Floor

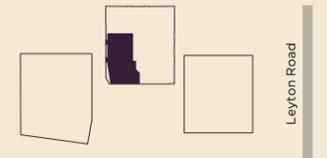
BLOCK B
THREE BEDROOM



DIMENSIONS

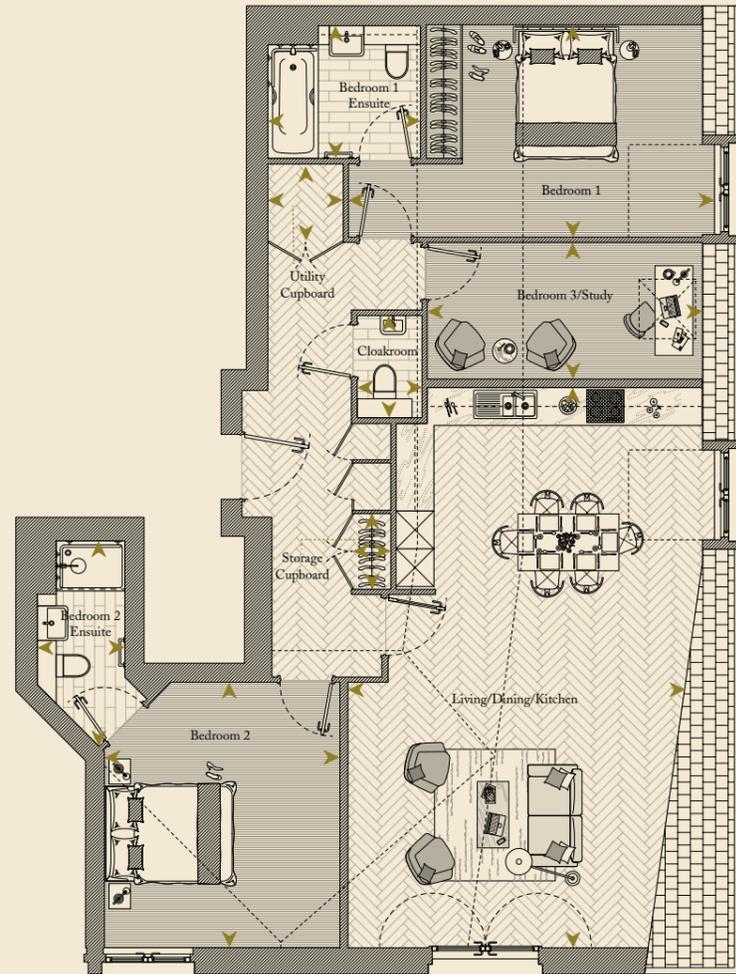
Total area	1201 sq. ft - 111.6 sq. m
Living/Dining/Kitchen	16ft 12in x 29ft 1in
Bedroom 1	10ft 9in x 19ft 2in
Ensuite 1	9ft 5in x 6ft 11in
Bedroom 2	12ft 8in x 12ft 11in
Ensuite 2	4ft 11in x 7ft 11in
Bedroom 3/Study	14ft 0in x 7ft 2in
Cloakroom	3ft 2in x 5ft 4in
Storage cupboard	1ft 12in x 8ft 7in
Utility cupboard	5ft 1in x 3ft 9in

LOCATION



Apartment 18

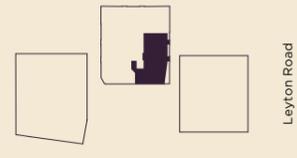
BLOCK B
THREE BEDROOM



DIMENSIONS

Total area	1227 sq. ft - 114 sq. m
Living/Dining/Kitchen	17ft 4in x 26ft 9in
Bedroom 1	14ft 12in x 10ft 11in
Ensuite 1	7ft 11in x 6ft 11in
Bedroom 2	12ft 3in x 13ft 9in
Ensuite 2	4ft 7in x 10ft 9in
Bedroom 3/Study	14ft 4in x 7ft 1in
Cloakroom	3ft 4in x 5ft 4in
Storage cupboard	3ft 10in x 1ft 12in
Utility cupboard	4ft 6in x 1ft 12in

LOCATION

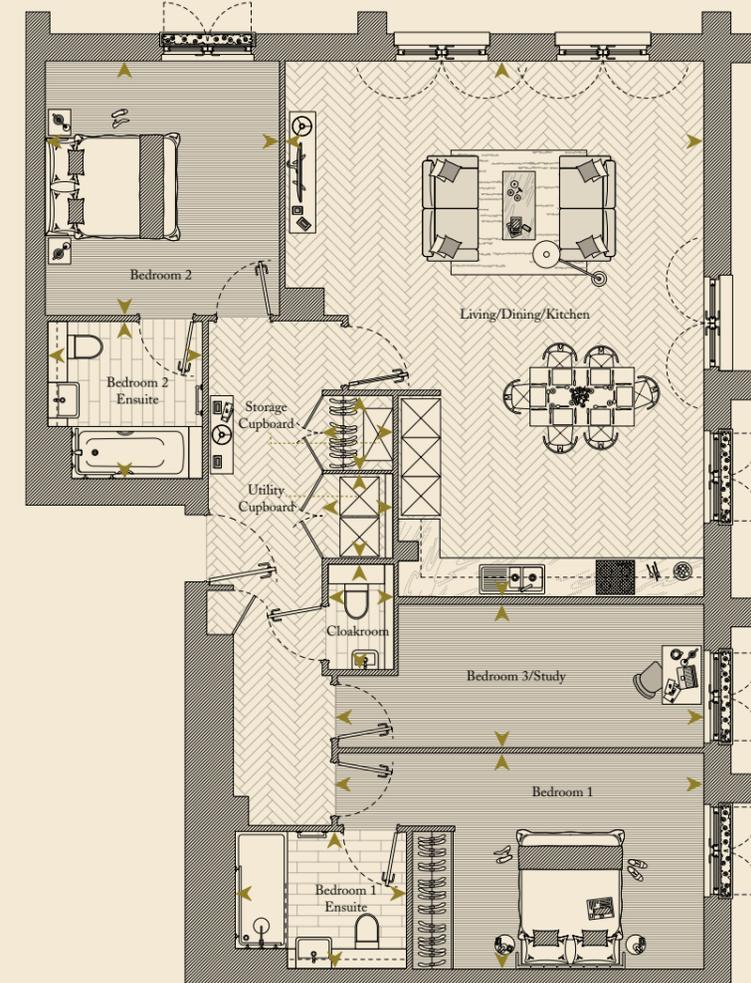


Leyton Road

Third Floor

Apartment 19

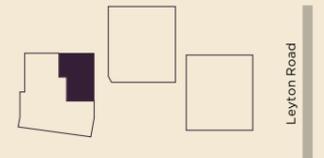
BLOCK A
THREE BEDROOM



DIMENSIONS

Total area	1302 sq. ft - 121 sq. m
Living/Dining/Kitchen	21ft 1in x 27ft 1in
Bedroom 1	18ft 6in x 10ft 11in
Ensuite 1	8ft 8in x 6ft 11in
Bedroom 2	11ft 10in x 12ft 10in
Ensuite 2	7ft 11in x 8ft 3in
Bedroom 3/Study	18ft 6in x 7ft 3in
Cloakroom	3ft 4in x 5ft 4in
Storage cupboard	3ft 9in x 3ft 6in
Utility cupboard	4ft 3in x 3ft 6in

LOCATION

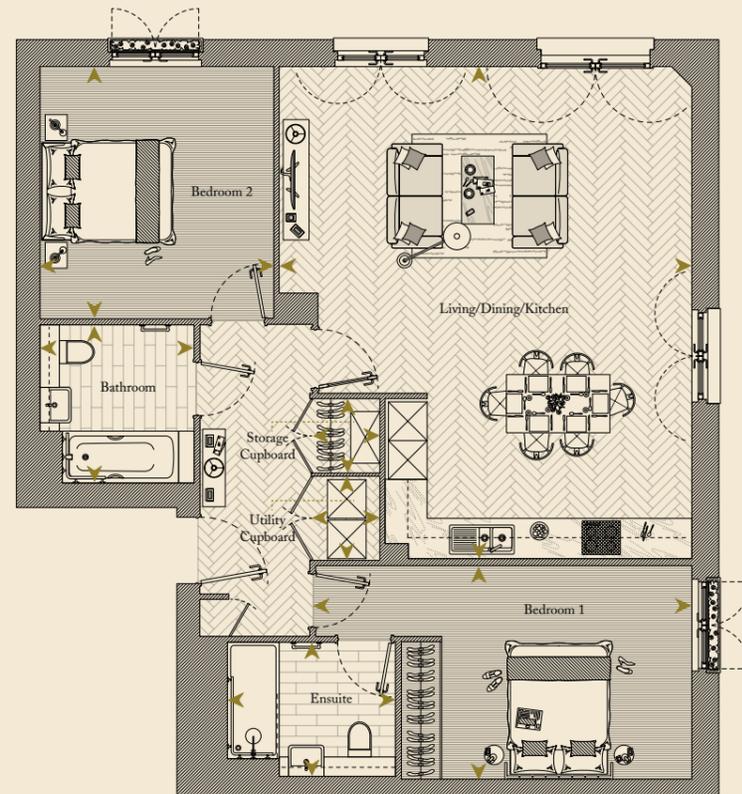


Leyton Road

Apartment 25

Second Floor

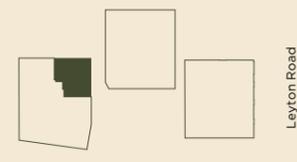
BLOCK A
TWO BEDROOM



DIMENSIONS

Total area	1065 sq. ft - 99 sq. m
Living/Dining/Kitchen	20ft 11in x 25ft
Bedroom 1	19ft 2in x 10ft 10in
Ensuite	8ft 7in x 6ft 10in
Bedroom 2	11ft 10in x 12ft 10in
Bathroom	7ft 9in x 8ft 2in
Storage cupboard	3ft 9in x 3ft 6in
Utility cupboard	4ft 3in x 3ft 6in

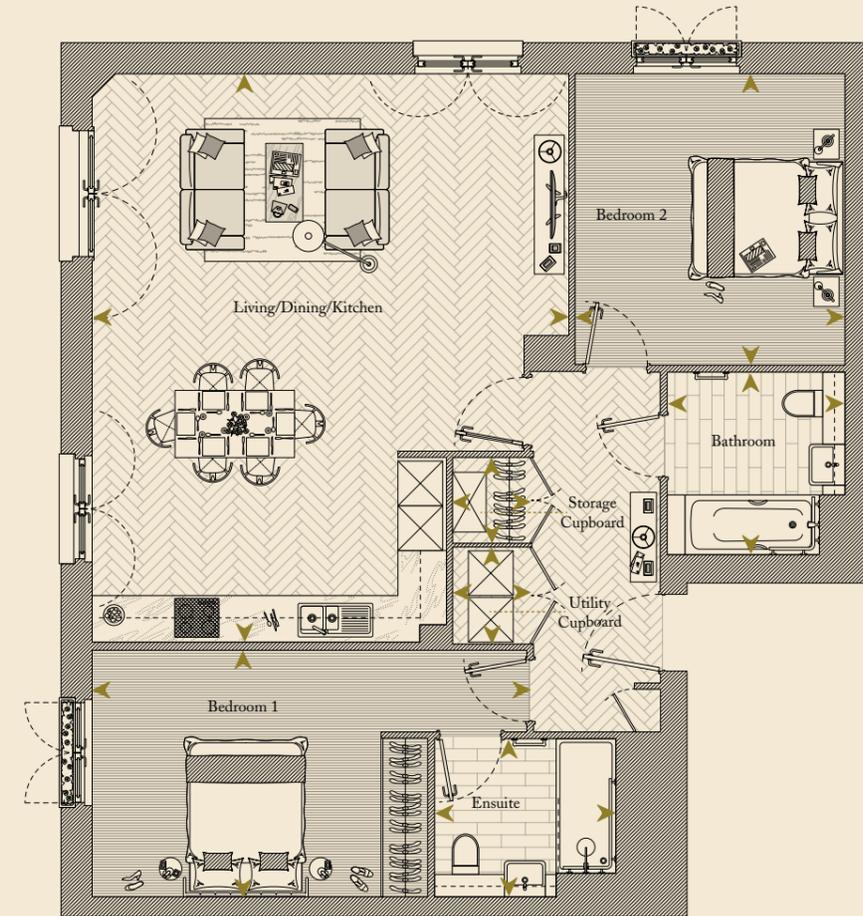
LOCATION



Apartment 29

Third Floor

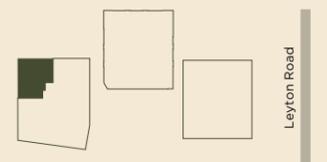
BLOCK A
TWO BEDROOM



DIMENSIONS

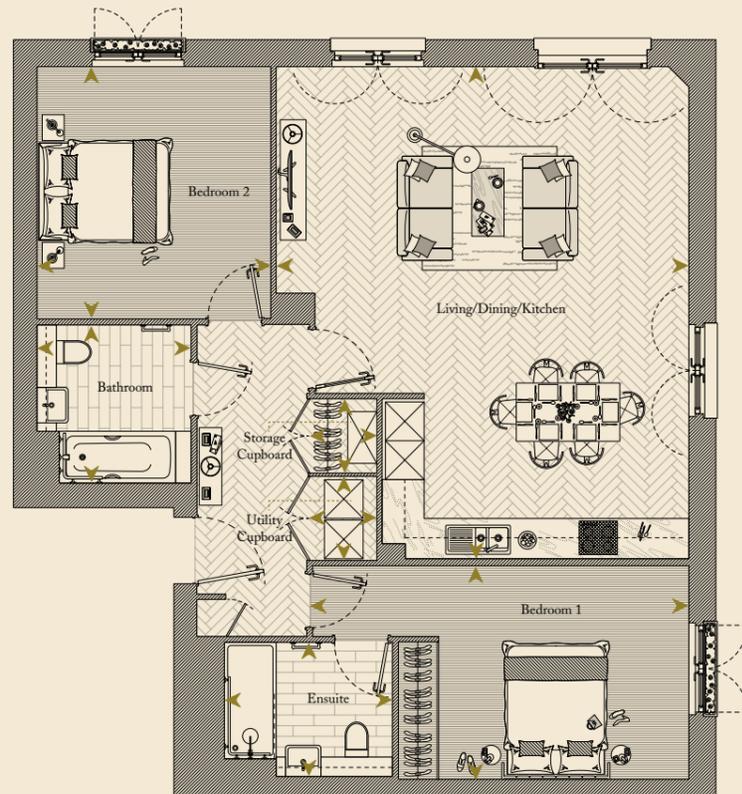
Total area	1066 sq. ft - 99.1 sq. m
Living/Dining/Kitchen	20ft 11in x 24ft 12in
Bedroom 1	19ft 2in x 10ft 10in
Ensuite	8ft x 6ft 11in
Bedroom 2	11ft 10in x 12ft 10in
Bathroom	7ft 9in x 8ft 2in
Storage cupboard	3ft 9in x 3ft 6in
Utility cupboard	4ft 3in x 3ft 6in

LOCATION



Apartment 30

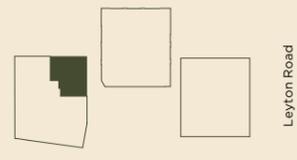
BLOCK A
TWO BEDROOM



DIMENSIONS

Total area	1068 sq. ft - 99.3 sq. m
Living/Dining/Kitchen	20ft 11in x 25ft
Bedroom 1	19ft 2in x 10ft 10in
Ensuite	8ft 6in x 6ft 10in
Bedroom 2	11ft 10in x 12ft 10in
Bathroom	6ft 8in x 8ft 2in
Storage cupboard	3ft 9in x 3ft 6in
Utility cupboard	4ft 3in x 3ft 6in

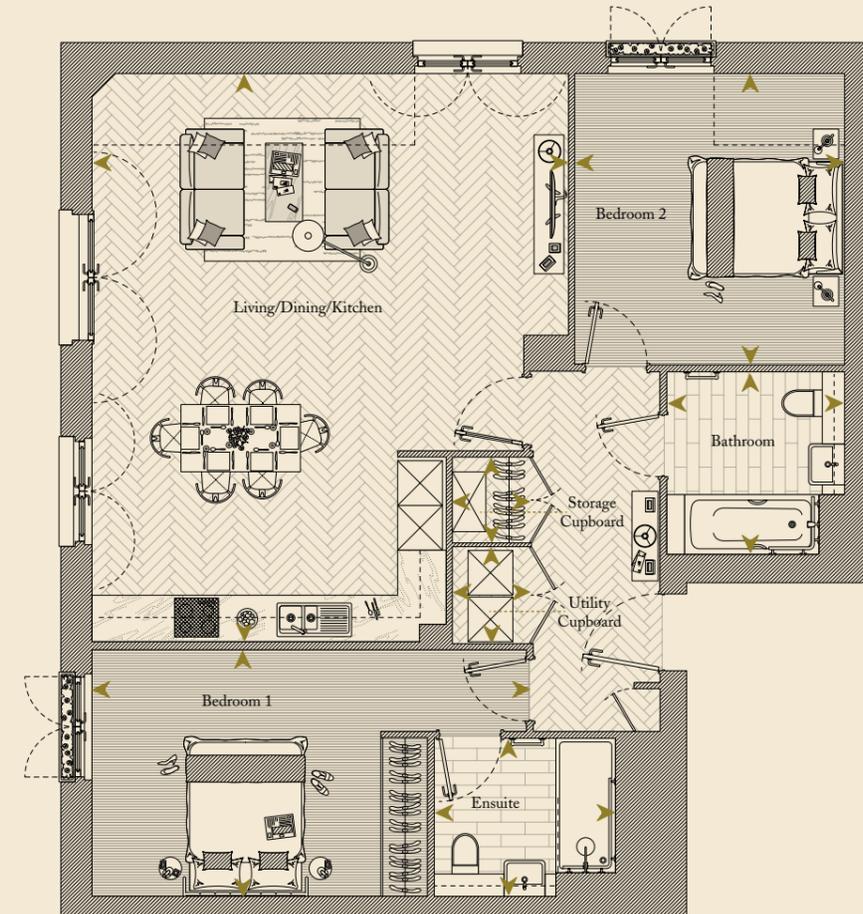
LOCATION



Third Floor

Apartment 34

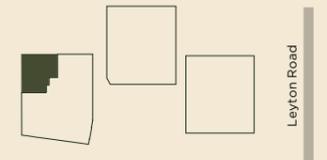
BLOCK A
TWO BEDROOM



DIMENSIONS

Total area	1067 sq. ft - 99.2 sq. m
Living/Dining/Kitchen	20ft 11in x 24ft 12in
Bedroom 1	19ft 2in x 10ft 10in
Ensuite	8ft x 6ft 11in
Bedroom 2	11ft 10in x 12ft 10in
Bathroom	7ft 9in x 8ft 2in
Storage cupboard	3ft 9in x 3ft 6in
Utility cupboard	4ft 3in x 3ft 6in

LOCATION

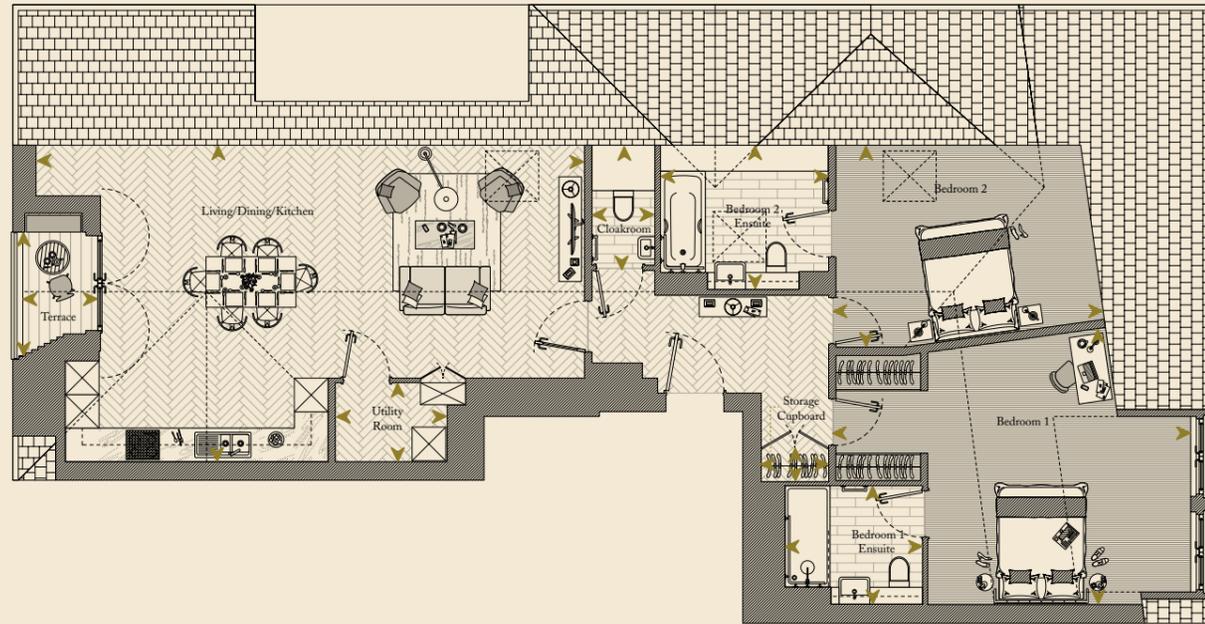


Fourth Floor

Apartment 38

Fifth Floor

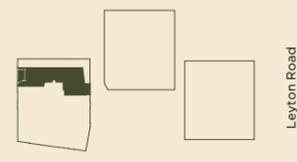
BLOCK A
TWO BEDROOM



DIMENSIONS

Total area	1227 sq. ft - 114 sq. m
Living/Dining/Kitchen	31ft 12in x 18ft 9in
Bedroom 1	20ft 9in x 16ft 2in
Ensuite	8ft x 6ft 11 in
Bedroom 2	12ft 1in x 16ft 1in
Ensuite 2	9ft 9in x 8ft 8in
Cloakroom	3ft 8in x 6ft 11in
Storage cupboard	3ft 11in x 1ft 12in
Utility cupboard	7ft 7in x 4ft 8in
Terrace	4ft 9in x 8ft 4in

LOCATION



Our assurance to you

THE PEGASUS PROMISE

We at Pegasus are responsible for taking care of all the external building maintenance, buildings insurance and communal utility bills. We also ensure all the shared areas are meticulously cleaned and maintained. Our dedicated team of friendly and approachable Lifestops work to ensure the support provided is always tailored to owners' needs.

CONTACT

If you'd like to find out more about Leyton Road and keep up with the latest news, please contact:

01582 643 722
leytonroad@lifestory.group

Leyton Road
Harpenden
Hertfordshire
AL5 2FH

Leyton Road is available exclusively to people over 60.



LEYTON ROAD

HARPENDEN

Part of **Lifestory**