

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 GREEN











One of Childs Hill's quiet advantages is its close proximity to the iconic Hampstead Heath, a rare and expansive green escape with beautiful views across London. Whether it's morning runs, weekend picnics, or simply a breath of fresh air, the Heath offers a lifestyle benefit that's hard to replicate elsewhere in London.

Closer still are Childs Hill Park and Golders Hill Park offering easy access to beautiful leafy pockets of green right on your doorstep. For young families, it means space to play and explore. For professionals, it's a welcome counterbalance to city life. Downsizers, too, find comfort in having nature so close at hand.

It's this blend of accessibility and tranquillity that makes Childs Hill feel quietly special, never showy, always liveable.







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.

Indulge your GOOD TASTE



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.



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.



RELAX & UNWIND



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.





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.

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.









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.



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.schuk
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.



Walking & cycling from Granville Gardens

1	Childs Hill Food & Wine	0.2 miles
2	Vale Dental Practice	0.3 miles
3	The Hodford Road Surgery	0.3 miles
4	Co-op Food (Finchley Road)	0.3 miles
5	Childs Hill Library	0.3 miles
6	Costa Coffee (Finchley Road)	0.4 miles
7	Chilli & Garlic (Finchley Road)	0.4 miles
8	Sainsbury's	0.6 miles
9	Golders Green Underground Station	0.6 miles
10	Gails Bakery (Golders Green)	0.6 miles
11	Starbucks (Golders Green)	0.6 miles
12	Pret A Manger (Golders Green)	0.6 miles
13	Londis (Cricklewood Lane)	0.6 miles
14	Boots Pharmacy (Golders Green)	0.7 miles
15	Novellino Kosher Restaurant	0.7 miles
16	Co-op Food (Cricklewood Lane)	0.7 mile
17	David Lloyd (Cricklewood Lane)	0.7 miles
18	Brondesbury Sports Club	0.8 miles
19	University College School Sports Fields	0.8 miles
20	Tesco Express (Fortune Green Road)	0.8 miles
21	Golders Hill Park, Zoo & Playground	0.8 miles
22	Taste of Fish (Cricklewood Lane)	0.9 miles
23	B&Q (Cricklewood Broadway)	1 miles
24	Iceland (Cricklewood Broadway)	1.1 miles
25	Tesco Express (Cricklewood Broadway)	1.2 miles
26	The Manor Health & Leisure Club	1.3 miles
27	Parliament Hill Viewpoint, Hampstead Heath	2.1 miles

Driving from Granville Gardens

28	Little Waitrose & Partners	1.4 miles
29	Lidl (Cricklewood Broadway)	1.5 miles
30	Tesco Superstore	1.6 miles
31	Brent Cross Shopping Centre	1.6 miles
32	Flip Out Brent Cross	1.6 miles
33	Brent South Shopping Park	1.8 miles
34	TK Maxx	1.8 miles
35	The Spaniards Inn	1.9 miles
36	Staples Corner Retail Park	2.1 miles
37	O2 Centre (Finchley Road)	2.2 miles



Life on the MOVE



Living at Granville Gardens there are regular bus services from nearby stops 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.



Walking from Granville Gardens

1 MINS	5 MINS	14 MINS	15 MINS	47 MINS
Childs Hill Park	Basing Hill Park	Golders Green Station	Golders Hill Park	Parliament Hill Viewpoint

Cycling from Granville Gardens

6 MINS	14 MINS	14 MINS	18 MINS	22 MINS
Cricklewood Mainline Station	Hampstead Station	Finchley Road Station	Kenwood	Parliament Hill Viewpoint

Driving from Granville Gardens

4 MINS	7 MINS	9 MINS	16 MINS	23 MINS
Tesco Superstore	Brent Cross	Hampstead Village	Regents Park	Camden

Traveling From Golders Green Tube Station (Northern Line)

3 MINS	9 MINS	12 MINS	21 MINS	24 MINS
Hampstead Station	Camden Town	Euston	London Waterloo	London Bridge

From Cricklewood mainline station

7 MINS	12 MINS	16 MINS	21 MINS	36 MINS
Kentish Town	St Pancras International	Farringdon	London Blackfriars	Luton Airport Parkway

Local Buses:

There are many bus stops close to Granville Gardens traveling to a variety of destination right across London including Golders Green, Hampstead, North Finchley, Cricklewood, Ealing Broadway, Brent Cross, Chelsea, Victoria, Marble Arch, Waterloo and many more.

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

Homes in DETAIL

Image of show home interior at Granville Gardens.



Image of show home interior at Granville Gardens.







Image of show home interior at Granville Gardens.

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

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
- 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.

Apartments in DETAIL



Image of show home interior at Granville Gardens



Image of show home interior at Granville Gardens







Image of show home interior at Granville Gardens

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

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

GENERAL

- Polished chrome door handles and fittings to internal doors
- Feature 3 stepped skirting and architrave
- Fitted slide and store wardrobe to master bedroom in two bedroom apartments only
- 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
- Balconies or terrace
- Bike storage
- 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.

GRANVILLE GARDENS



Key

- Private Sale
- Shared Ownership
- 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. September 2023.

GRANVILLE GARDENS

regenta.co.uk/development/granville-gardens-private-sale

SALES & MARKETING SUITE:
111 GRANVILLE ROAD, CHILDS HILL, NW2 2ER

BROUGHT TO YOU BY

Riverside

sherrygreen homes

SELLING AGENTS

REGENTA

For enquiries call:
0344 748 0062

GOLDSCHMIDT HOWLAND
Established 1888

For enquiries call:
020 7433 6868