

# GRANVILLE GARDENS

1, 2 AND 3 BEDROOM APARTMENTS AND HOUSES  
FOR SHARED OWNERSHIP

BLOCKA

## WELCOME

Opportunities like Granville Gardens don't come along very often, all homes feature a stunning specification, sensational contemporary architecture all set around and within beautifully landscaped gardens for all to enjoy.

The haven of peace you've been looking for that's only 25 minutes from Central London.

A hidden gem tucked away from the hustle and bustle.

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## STUNNING NEW HOMES IN NW2

Step out of your new home, and you can be in the thriving and richly diverse neighbourhoods of Golders Green and Hampstead Heath before you know it.

Locally you are spoilt for choice for places to eat with fantastic restaurants including the family friendly Italian Pizaza or Soyo for a taste of the Mediterranean.

Head to nearby Brent Cross to satisfy all your retail therapy cravings, featuring designer and high street stores.

For a walk and to take in the fresh air, grab a coffee from Rea's Place in Childs Hill Park, just moments from Granville Gardens. Or head a little further afield for the stunning Hill Gardens and Pergola in Golders Hill Park, or why not take a dip in the bathing ponds in Hampstead Heath!





## PARKS & RECREATION

One of Barnet's 'Premier Parks', Childs Hill Park, just minutes away from Granville Gardens has so much to offer. Bring your tennis racquets, prepare to be run ragged in the playground, then catch your breath and enjoy a treat in the café after.

Golders Hill Park offers so much. Including ornamental gardens with romantic Pergola, woodland, bandstand, croquet lawn, café, playground and even a free zoo.

Just a little further afield you can explore the beautiful parkland of Hampstead Heath where you can jump on your bike or even swim in the natural ponds.

For a round of golf you are in for a delight with nearby Hampstead Golf Club - a hidden gem of nine holes.



## A CULTURAL EXPERIENCE

Living at Granville Gardens you are spoilt for choice for entertainment, Hampstead Theatre, known for its brilliant, original productions is on your doorstep.

Jump on the Northern Line at Golders Green and everything the West End has to offer is yours: drama, comedies, musicals, and not forgetting the ever-changing choice of exhibitions in galleries and museums.

Head to the stylish Everyman Cinema in Hampstead, perfect to watch the latest blockbuster.

Check out what is on offer at nearby Kenwood House, where they host an array of outdoor events at their open air theatre.



## HOT SPOTS

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.



## ENJOY THE FLAVOURS OF THE WORLD IN NORTH WEST LONDON

The choice of local dining locally is superb, Amaretto is perfect for that special occasion, or for a family friendly Italian check out Pizaza for all your favourite pizza and pasta.

If sushi is your favourite you are spoilt for choice why not try Yapani by Novellino or Sushimania.

Hosh is an amazing turkish restaurant serving hot and cold mezze dishes cooked over hot charcoal, perfect for any time of the day.

If you fancy French cuisine why not head to Cote Brasserie in Hampstead, always guaranteed to please.



## A SHOPPING INDULGENCE

You've so many ways to indulge your retail desires. 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.

A little closer to home, discover what the amazing variety of small independent retailers in the area can tempt you with. Make sure you visit Maud & Mabel and discover their collection of ceramics and textiles from pioneering artists around the world.

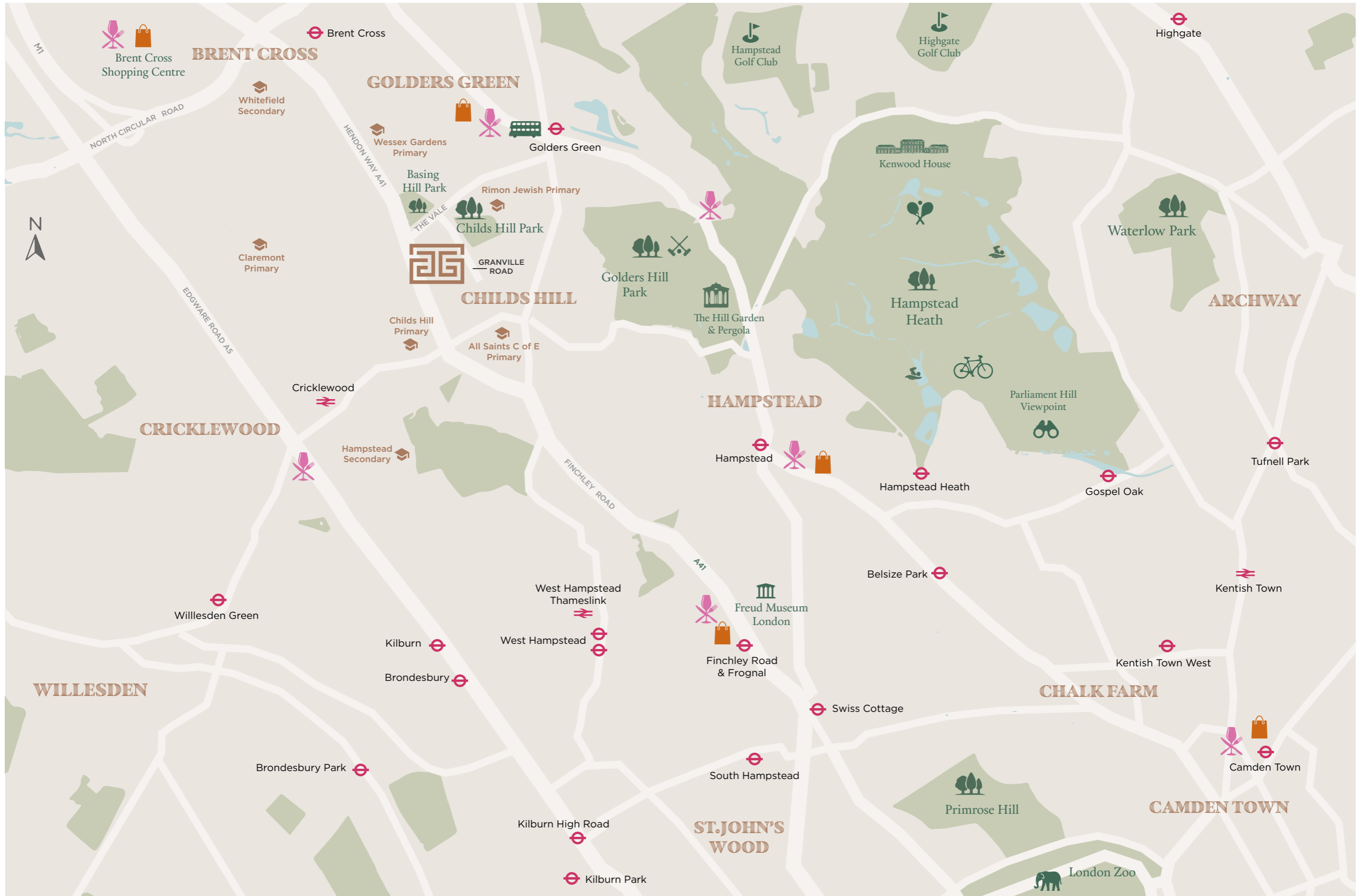
Not forgetting that you're an easy journey from the City. Shop till you drop then back into the peace and comfort of your new home.

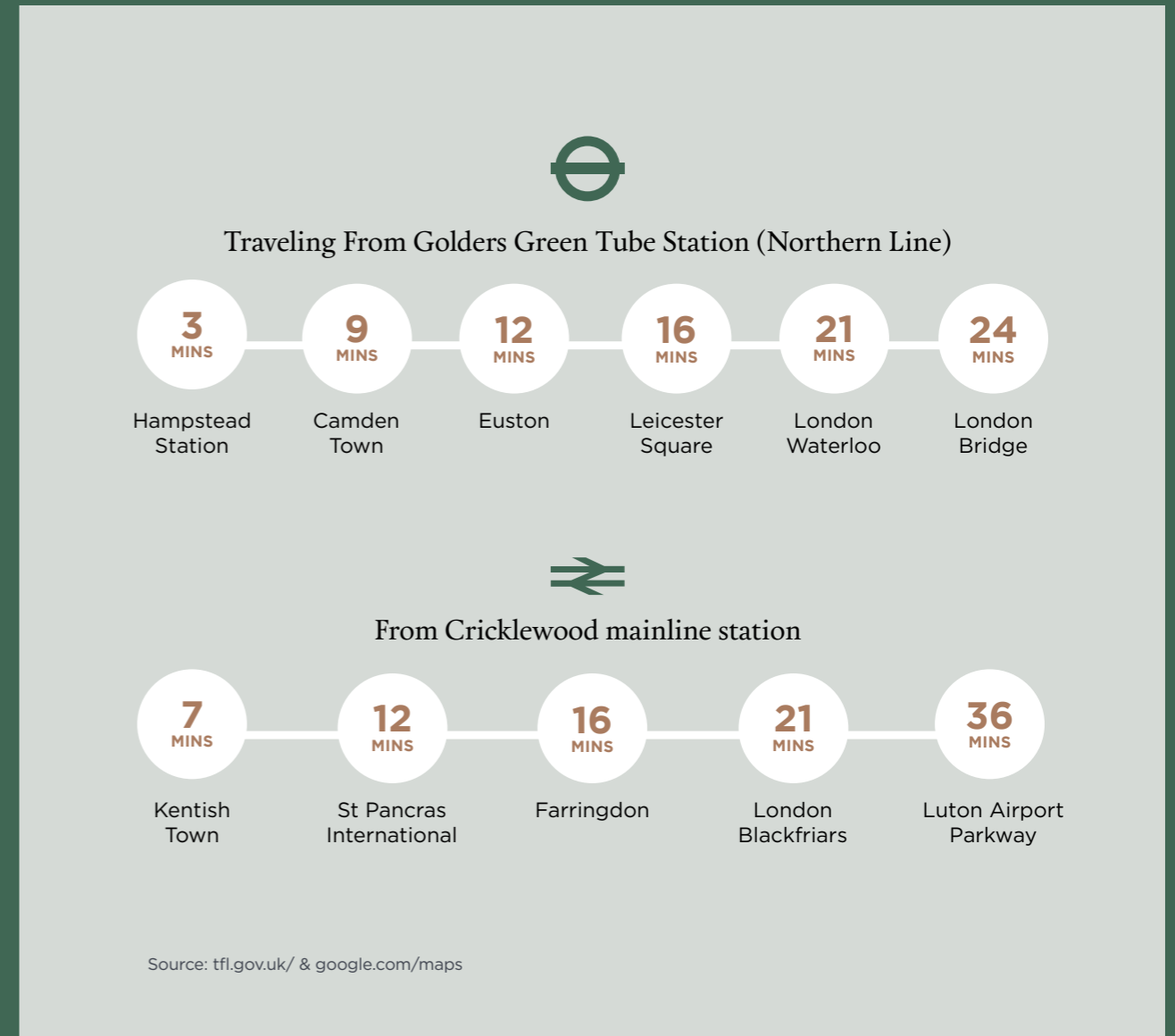


## A GOOD EDUCATION

You're in the catchment area for some very good schools. Childs Hill Primary, for example, is recognised for both its excellence and for being very involved in the local community.

Whitefield secondary school (including a sixth form) is consistently among the top 1% of schools in the country for the value it adds to the expected progress of its pupils. A very clever move.





## TRAVEL

Back into the city or out further afield: wherever you need to get to, your choice of public transport will get you there.

Golders Green tube station (Zone 3) is just a short walk or bus journey away, with excellent links to the city via the Northern Line. You can reach Euston in just 22 minutes, Kings Cross 23 minutes or London Waterloo in just 30 minutes.

Cricklewood mainline station is also close by and provides frequent services – with trains between Wimbledon and St Albans, Moorgate and Luton.

If you would prefer to take the bus, you are spoilt for choice with around 20 buses every hour taking you into the city and beyond.





### 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



### 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 and gardens



## SPECIFICATION

### 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

\*single oven to apartments

### 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

### 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 apartments and ground floor only to houses. Contemporary radiators to upper floors of houses

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.



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# SITE PLAN - GRANVILLE GARDENS



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. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used to calculate space for items of furniture. Total areas are provided as gross internal areas and are subject to variance. 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.



## BUYING WITH SHARED OWNERSHIP

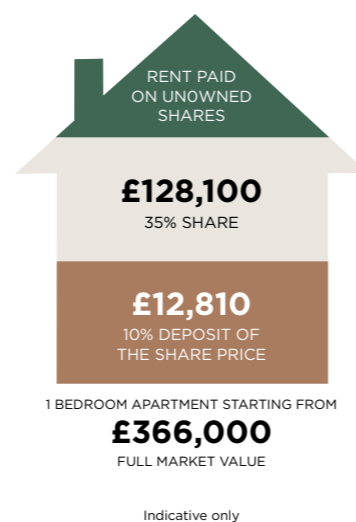
Shared Ownership lets you buy a percentage of your new home while you pay rent on the remainder.

This means that you only have to find a small deposit and a smaller mortgage compared to what you would have to pay if you were buying outright.

As time goes by, you can 'staircase' - increase your shares in the property - until the home is all yours.

Terms and conditions apply and subject to eligibility. Other monthly costs will be applicable.

For more information visit: [www.gov.uk/shared-ownership-scheme](http://www.gov.uk/shared-ownership-scheme)





GRANVILLE GARDENS

[GranvilleGardensNW2.co.uk](http://GranvilleGardensNW2.co.uk)

SALES & MARKETING SUITE:  
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