

CLAREMONT
QUARTER



DISTINCTIVE LIVING
A PLACE THAT CHANGES EVERYTHING

STYLISH HOMES IN A THRIVING LONDON NEIGHBOURHOOD

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SAY HELLO TO CLAREMONT ROAD, CRICKLEWOOD

A MODERN URBAN RETREAT

Situated in the heart of North London, the new development on Claremont Road offers an exciting blend of contemporary living and community spirit.

With 251 thoughtfully designed apartments ranging from one to three bedrooms, this vibrant scheme is set to redefine modern living in Cricklewood. The development consists of three distinct blocks, each offering a variety of residential accommodation options for new residents.

Perfectly positioned, the property is less than 500 meters from Cricklewood train station, offering seamless connections to Central London and beyond. Cricklewood Town Centre, with its array of shops, cafes, and amenities, is just a short walk away. Additionally, this project is part of the transformative regeneration of the Brent Cross Cricklewood area, promising an enhanced lifestyle with upgraded infrastructure and vibrant public spaces. Experience the perfect combination of urban convenience and community charm at Claremont Road, where modern architecture meets the rich heritage of North London.

FLEXIBLE SPACES FOR MODERN LONDON LIVING

Designed with the contemporary Londoner in mind, the 251 apartments at Claremont Road combine style, comfort, and functionality to meet the demands of modern urban living.

The development offers a variety of layouts, with a balanced mix of one-bedroom and two-bedroom apartments, alongside a selection of spacious three-bedroom homes for families or those seeking additional space.

Each apartment features sleek, modern kitchens with high-quality appliances, energy-efficient designs to reduce environmental impact, and private outdoor spaces such as balconies to enjoy the views. Residents will also have access to shared landscaped gardens, with the option to purchase dedicated parking spaces and secure storage facilities. Whether you're a young professional, a growing family, or a downsizer, these homes provide the perfect blend of convenience and luxury in one of North London's most exciting regeneration areas.

SITE PLAN



- 1 Beaumont House
- 2 Rosemont Mansion
- 3 The Claremont
- 4 Pocket Park
- 5 Sensory Gardens
- 6 Millennium Green

DESIGN THAT ENHANCES EVERYDAY LIVING

Bathrooms

Modern fixtures, fittings and style



Living Room

Spaciousness, natural light and finishes



Bedrooms

Great size, combining storage and comfort



Kitchen

Modern appliances, layout and design



Each apartment at Claremont Road has been meticulously crafted to optimise space and seamlessly integrate with the rhythm of daily life.

Spacious and filled with natural light from large windows, the apartments are designed to feel open and inviting while offering the flexibility modern lifestyles demand. Open-plan kitchen/reception areas create the perfect setting for socialising, while quieter, more private spaces ensure comfort for work or rest.

The interiors are an embodiment of refined design, inspired by modernist urban aesthetics in the communal areas, while the apartments themselves continue the premium theme. Kitchens feature integrated appliances, ample storage, and sleek finishes for convenience and elegance. Bathrooms and shower rooms offer a bright, clean white colour scheme for a contemporary touch.

Attention to detail is evident throughout, from the thoughtful joinery and carefully proportioned layouts to the crafted finishes that combine style and practicality. Clean lines, natural finishes, and a neutral palette provide the perfect backdrop for residents to personalise their spaces, creating homes that reflect both comfort and individuality.

LOCATION CRICKLEWOOD

LIVE YOUR WAY



*Modern,
Flexible,
Connected.*

DISCOVER CRICKLEWOOD A VIBRANT NORTH LONDON NEIGHBOURHOOD

Nestled in the heart of North London, Cricklewood is a thriving and diverse neighbourhood that offers the perfect balance of urban energy and community charm.

Known for its rich history and cultural diversity, Cricklewood combines its traditional character with a modern flair. With an array of cafes, restaurants, and local shops, the area is a haven for food lovers and those who enjoy exploring independent businesses. The bustling Cricklewood Broadway provides a vibrant hub for shopping and entertainment, while nearby green spaces such as Millennium Green — located adjacent to the development — or Gladstone Park offer a tranquil escape from city life.

Cricklewood's excellent transport connections ensure effortless access to central London and beyond. As part of the wider Brent Cross regeneration project, Cricklewood is undergoing an exciting transformation, bringing new infrastructure, amenities, and opportunities to the area. Whether you're drawn to its rich heritage, vibrant community, or promising future, Cricklewood offers an enviable lifestyle in one of London's most exciting locations.



FOOD & DRINK IN CRICKLEWOOD

Cricklewood boasts a lively and diverse selection of shops and restaurants that reflect the area’s rich cultural mix.

Along Cricklewood Broadway, you’ll find a blend of high-street stores, independent boutiques, and everyday essentials. Local convenience stores and international supermarkets cater to a variety of tastes, ensuring residents have access to all they need just a short walk away.

Food lovers will be delighted by the eclectic dining options in the area, ranging from cozy cafes and traditional British pubs to international cuisines.

Sample fresh pastries at local bakeries, enjoy authentic Middle Eastern and Mediterranean dishes, or savour the flavours of Indian, Italian, and Asian cuisines at one of the many family-run restaurants. For a casual evening out, Cricklewood’s pubs and bistros offer welcoming atmospheres and a range of craft beers, cocktails, and comfort food.

Whether you’re looking for a quick coffee, a unique gift, or a memorable meal, Cricklewood’s shops and restaurants deliver something for everyone, making it a hub of convenience and character.

Fill your weekends with joy (and coffee)
Cricklewood is the perfect location to enjoy the delights of artisan coffee, freshly baked goods and destination brunch and lunch locations.



Drinking and socialising into the evening are within walking distance. Here’s a list of notable bars and pubs in Cricklewood:

The Crown –

Historic Grade II listed Victorian pub with a diverse menu

The Beaten Docket (Wetherspoon) –

Classic Wetherspoons pub with drinks and British dishes

The Windmill –

Mid-19th century pub with a classic ambiance

Barretts –

Cozy pub offering hearty fare and live sports broadcasts

Ox & Gate –

Friendly pub with a great selection of drinks

Lucky Seven –

Traditional Irish pub with a range of beverages

McGowan’s –

Lively bar with a vibrant atmosphere and drink options

The cooler chains are all in the vicinity, like Cricklewood Coffee Roasters. Here’s a list of other notable cafes and restaurants in Cricklewood:

Elementree –

Italian and British fusion cuisine

Abyssinia Ethiopian Restaurant –

Traditional Ethiopian dishes

Sanzio –

Family-run Italian restaurant

Ginger Polish Restaurant –

Authentic Polish and Eastern European cuisine

Nakhon Thai Kitchen –

Flavourful and authentic Thai dishes

Early’s Cafe –

British cafe known for hearty breakfasts

Merals Cafe Bistro –

Mediterranean-inspired bistro

Khana Indian Restaurant –

Traditional Indian cuisine

Zaytoon –

Mediterranean and Persian dishes

Bagel Delight Bakery –

Fresh bagels and baked goods

Urban flavours

GET OUT & ABOUT IN CRICKLEWOOD

Cricklewood’s cultural scene is a blend of historical landmarks, community events, and accessible arts venues, all contributing to a dynamic and inclusive atmosphere.

THEATRE AND ARTS

While Cricklewood itself may not house major theatres, the nearby Kiln Theatre in Kilburn presents a range of productions, including drama, film, and community events. This venue is known for showcasing diverse voices and stories, making it a must-visit for culture enthusiasts.

COMMUNITY EVENTS

The area hosts various community-led events and festivals throughout the year, reflecting its multicultural fabric. These events often feature music, dance, and culinary delights from different cultures, fostering a sense of unity and celebration among residents.

HISTORICAL LANDMARKS

Cricklewood boasts several historical landmarks that add to its cultural charm. The Crown Pub, a Grade II listed Victorian building, stands as a testament to the area’s architectural heritage. Additionally, the Cricklewood Pumping Station, built in 1905, is notable for its distinctive design and historical significance.

GREEN SPACES

Gladstone Park, located on the north-western edge of Cricklewood, offers a serene environment with formal gardens, art galleries, and sports facilities. The park often hosts cultural and recreational activities, contributing to the area’s community life.



*Soak up
some culture*

A LIFE OF LEISURE

For shopping, all your essentials are well provided for, with the likes of Co-op, Boots, Tesco, Waitrose and Sainsbury’s. Cricklewood offers a diverse retail landscape, blending high street brands with independent boutiques, catering to the needs of its residents and visitors.

CRICKLEWOOD BROADWAY

The main shopping artery, Cricklewood Broadway, is lined with a variety of shops and businesses. Here, you’ll find everything from fashion outlets to electronics stores, providing a comprehensive shopping experience.

BROADWAY RETAIL PARK

Located on Cricklewood Lane, Broadway Retail Park houses several large retailers, including:

B&Q DIY Supercentre –

A go-to destination for home improvement and gardening supplies.

Poundstretcher –

Offers a wide range of products at affordable prices, from household essentials to decorative items.

BRENT SOUTH SHOPPING PARK

Situated nearby, Brent South Shopping Park features a selection of stores catering to various shopping needs. Visitors can enjoy a mix of high street favourites and specialty shops, along with eateries to relax and unwind.

INDEPENDENT BOUTIQUES AND SPECIALTY SHOPS

Beyond the larger retail parks, Cricklewood is home to numerous independent boutiques and specialty shops. These establishments offer unique fashion finds, artisan goods, and local produce, contributing to the area’s distinctive character.

Here’s a list of leisure facilities and gyms in Cricklewood:

David Lloyd Cricklewood Lane –

Health and fitness club with a gym, pool, spa, and group classes

énergie Fitness Cricklewood –

Independent gym with top-notch equipment and flexible memberships

Manor Health & Leisure Club –

Local club with a gym, swimming pool and fitness studio

Better Hendon Leisure Centre –

Modern gym with fitness classes, sports hall, climbing wall, and kids’ play area

Fitness Planet Gym –

Independent gym offering a personal approach to fitness with experienced trainers



SMART LIVING FOR A CONNECTED CITY LIFE



Cricklewood offers exceptional transport links, making it an ideal location for commuters and those seeking easy access to Central London and beyond.

TRAIN

Cricklewood Station is a key transport hub, located less than 500 meters from the development. It is served by Thameslink, providing fast and frequent connections to Central London destinations such as St Pancras International, Farringdon, and Blackfriars. Further afield, Thameslink services also connect to Gatwick Airport, Luton Airport, and other key locations.

BUSES

Cricklewood is well-connected by a comprehensive network of bus routes, offering frequent services to nearby areas and Central London. Key routes include:

- Route 16** – Connects Cricklewood to Marble Arch, Victoria, and beyond.
- Route 332** – Links Cricklewood to Paddington and Maida Vale.
- Route 226** – Travels to Park Royal and Golders Green.
- Route 189** – Takes you to Brent Cross Shopping Centre or Oxford Circus.

AIRTRAVEL

Cricklewood offers convenient access to London’s major airports, thanks to excellent transport links:

- Heathrow Airport** – Heathrow can be reached in approximately 45–60 minutes via public transport. Alternatively, Heathrow is accessible by car via the A406 and M4, making it a straightforward drive.
- Luton Airport** – Luton Airport is particularly accessible from Cricklewood, with direct Thameslink trains providing a journey of around 30–35 minutes. It’s an excellent choice for international and European flights.
- Gatwick Airport** – Gatwick Airport can be reached in approximately 60–70 minutes by train. Thameslink services provide a direct connection, making it a convenient option for residents.

ROAD NETWORK

Cricklewood benefits from excellent road connectivity, making it a convenient location for drivers and those traveling by car:

- The A5 (Edgware Road)** – Running through the heart of Cricklewood, the A5 is a major route connecting the area to Central London in the south and Edgware in the north. This road offers direct access to local amenities and serves as a primary route for getting in and out of the neighbourhood.
- The A406 (North Circular Road)** – Just a short distance away, the A406 provides a vital orbital route around London, offering easy connections to other key areas, including Brent Cross, Wembley, and the M1 motorway.
- The M1 Motorway** – Cricklewood is ideally situated near the start of the M1, providing swift access to destinations in the Midlands and the north of England. The M1 is just a short drive away via the A406.

With such proximity to major roads, Cricklewood ensures easy and efficient travel whether you’re commuting to Central London, exploring the outskirts, or heading out of the city.

*Google Maps approximate times using tube or rail network.

Family-friendly: Schools, parks, and larger homes attract families, while the rental market also appeals to young professionals - top schools, up-and-coming.



A GREAT PLACE TO LAY ROOTS

Cricklewood is an excellent choice for families, offering a combination of top-rated schools, green spaces, and a variety of housing options, including larger homes ideal for growing families.

The area is home to several highly regarded primary and secondary schools, with options ranging from state-funded institutions to private academies, ensuring quality education is accessible to residents.

For outdoor activities, Cricklewood boasts proximity to beautiful parks such as Gladstone Park and Hampstead Heath. Gladstone Park, with its extensive grounds, sports facilities, and playgrounds, is a favourite for family outings, while Hampstead Heath offers scenic walking trails and panoramic views of London.

Cricklewood’s ongoing regeneration is further enhancing its family appeal, with improved infrastructure and amenities. The area also attracts young professionals due to its vibrant rental market, creating a diverse and dynamic community. Whether you’re looking for a peaceful environment to raise children or a convenient and connected lifestyle, Cricklewood’s family-friendly charm has something for everyone.



THE FINANCIAL CASE FOR INVESTING IN RESIDENTIAL PROPERTY IN LONDON

As highlighted in the **Sunday Times’ “Best Places to Invest in Property in 2025,”** Cricklewood and the wider Brent Cross regeneration zone are fast emerging as one of London’s most promising hotspots, combining ambitious infrastructure upgrades with an authentic neighbourhood feel.

Investing in residential property in London offers a compelling financial opportunity driven by a variety of factors:

LOWER RISK COMPARED TO CENTRAL LONDON

Central London’s property market can be volatile due to its high prices and exposure to external economic factors. Outer zones like Cricklewood offer more stable returns, lower entry costs, and greater value for money while still benefiting from proximity to the city centre. By investing in areas with a strategic mix of regeneration, connectivity, and lifestyle enhancements, residential property in London provides an attractive and lower-risk opportunity for both capital growth and rental income.

INFRASTRUCTURE IMPROVEMENTS

With significant upgrades to transport, roads, and public spaces, these improvements enhance the quality of life for residents, making the area more attractive to both buyers and renters. Such infrastructure projects are key drivers of long-term capital growth.

ONGOING REGENERATION

Areas undergoing regeneration, such as Cricklewood and Brent Cross, are prime investment opportunities. Major developments bring new amenities, jobs, and infrastructure, which consistently lead to rising property values and rental yields.

STRONG RENTAL DEMAND

London’s rental market remains robust, with a diverse demographic of professionals, families, and students seeking high-quality homes. This demand ensures steady rental income for investors in areas with excellent connectivity and amenities.

INTERNATIONAL STUDY OPPORTUNITIES

London is one of the best cities in the world for higher education, offering top universities like UCL, Imperial College, LSE, and King’s College London. With over 40 universities, students can choose from a wide range of undergraduate, postgraduate, and short courses in fields like business, science, arts, and technology. Many universities also offer scholarships and financial support for international students.

A home in Cricklewood opens doors to internships and career opportunities in global industries such as finance, tech, fashion, and media. International students can work up to 20 hours per week and, after graduation, apply for a Graduate Visa to stay and work in the UK for up to two years. The area’s strong business connections and networking opportunities make it an ideal place to launch a career.

Beyond academics, in Cricklewood you are a part of a vibrant and multicultural city with students from over 200 countries. From World-Class museums and theatres to diverse food and nightlife, it offers an exciting student life. With student discounts on transport and accommodation options, it’s a welcoming and dynamic place to live and study.

CONNECTIVITY

Exceptional transport links, including Thameslink services and proximity to major roads like the A406 and M1, position areas like Cricklewood as highly desirable for those commuting into Central London and beyond. Convenient access to London’s airports further strengthens its appeal.

GROWTH POTENTIAL

Properties in outer zones, such as Cricklewood, often offer greater room for price appreciation compared to already saturated Central London markets. With regeneration and growing infrastructure, these areas are becoming increasingly sought after.

LIFESTYLE APPEAL

Cricklewood combines urban convenience with suburban charm, offering top-rated schools, green spaces, and vibrant cultural amenities. This lifestyle appeal attracts a wide range of tenants and buyers, from young professionals to families.

THE DETAILS



BEAUMONT HOUSE

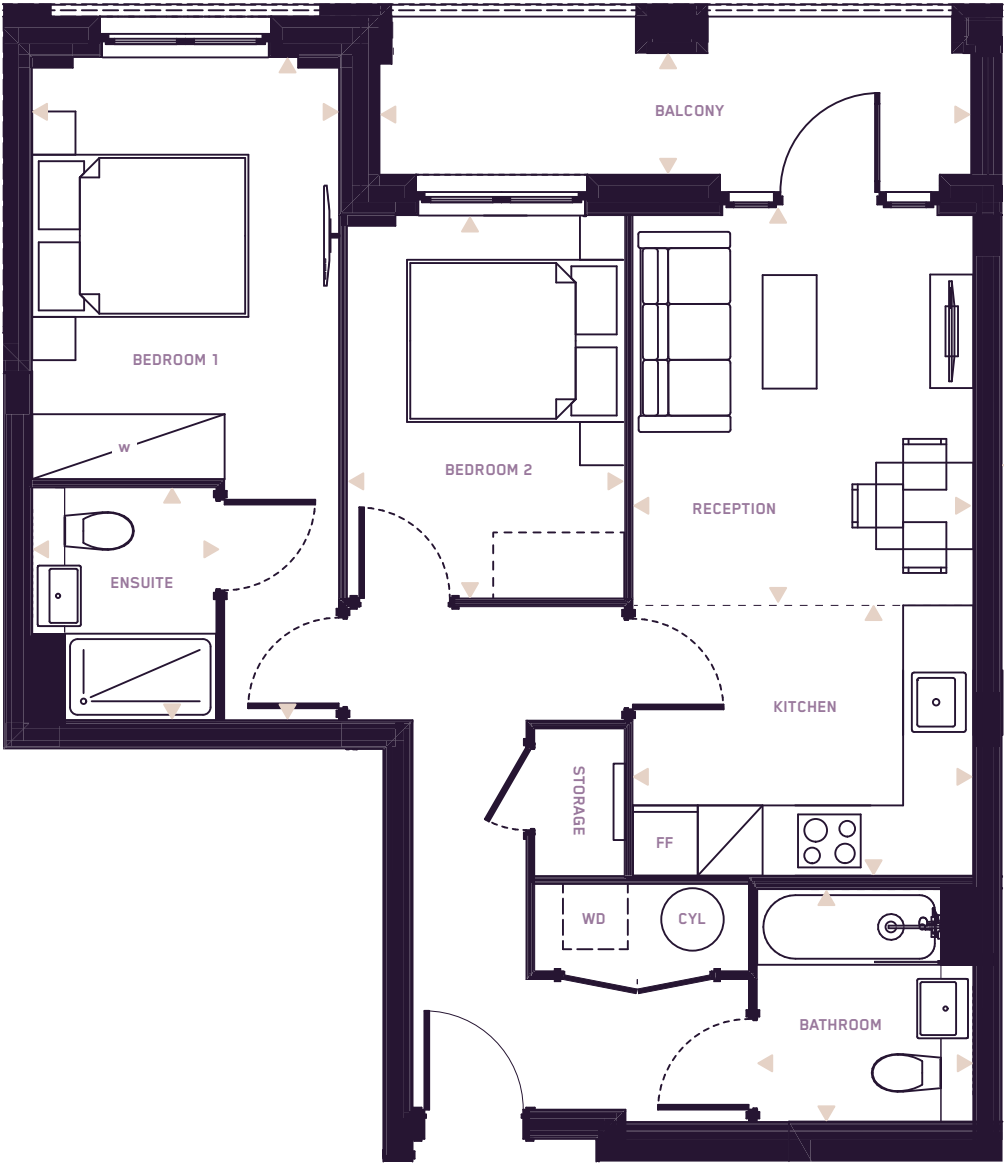
Beaumont House is the first of three distinctive buildings within Claremont Quarter to come to market.

Positioned at the gateway to the scheme, this refined collection of private residences is quietly nestled within landscaped gardens, set back from the road to offer both privacy and serenity.

Rising six storeys, Beaumont House comprises 55 elegant apartments in a thoughtfully curated mix of one- and two-bedroom layouts. Each residence has been designed to maximise light, space and comfort, with 6 unique floorplan formats to suit a range of lifestyles.



BEAUMONT HOUSE 2 BEDROOM APARTMENT PLOTS 15 25 35 45 55



ROOM AREAS

2 Bedroom Apartment

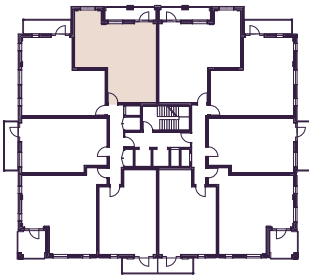
— 1st - 5th

Reception	3.1 x 3.6m	• 10'1" x 11'9"
Kitchen	3.1 x 2.5m	• 10'4" x 8'2"
Bedroom 1	2.8 x 6.1m	• 9'4" x 20'1"
Ensuite	1.7 x 2.2m	• 5'7" x 7'1"
Bedroom 2	2.5 x 3.5m	• 8'5" x 11'7"
Bathroom	2.0 x 2.1m	• 6'7" x 7'1"
Balcony	5.5 x 1.1m	• 18'8" x 3'9"

Total area 64m² 689ft²

Key

W	FITTED WARDROBE
---	SPACE FOR WARDROBE
CYL	CYLINDER
WD	WASHER DRYER
FF	FRIDGE FREEZER



PLOT 55	5
PLOT 45	4
PLOT 35	3
PLOT 25	2
PLOT 15	1
	G

BEAUMONT HOUSE

2 BEDROOM APARTMENT

PLOTS 1 6 16 26 36 46



ROOM AREAS

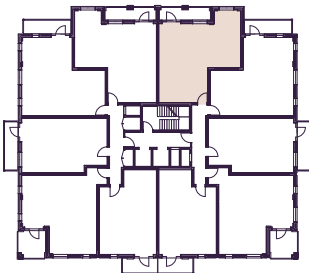
2 Bedroom Apartment

— All Floors

Reception	3.1 x 3.6m	• 10'1" x 11'9"
Kitchen	3.1 x 2.5m	• 10'4" x 8'2"
Bedroom 1	2.8 x 6.1m	• 9'4" x 20'1"
Ensuite	1.7 x 2.2m	• 5'7" x 7'1"
Bedroom 2	2.5 x 3.5m	• 8'5" x 11'7"
Bathroom	2.0 x 2.1m	• 6'7" x 7'1"
Balcony	5.5 x 1.1m	• 18'8" x 3'9"
Total area	64m ²	689ft ²

Key

W — FITTED WARDROBE
--- SPACE FOR WARDROBE
CYL CYLINDER
WD WASHER DRYER
FF FRIDGE FREEZER



PLOT 46	5
PLOT 36	4
PLOT 26	3
PLOT 16	2
PLOT 6	1
PLOT 1	G

BEAUMONT HOUSE

2 BEDROOM APARTMENT

PLOTS 2 7 17 27 37 47



ROOM AREAS

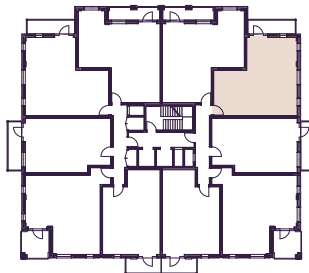
2 Bedroom Apartment

— All Floors

Kitchen / Reception	5.3 x 4.4m	• 17'7" x 14'4"
Bedroom 1	5.5 x 2.8m	• 17'11" x 9'0"
Ensuite	1.7 x 2.2m	• 5'7" x 7'1"
Bedroom 2	3.3 x 2.3m	• 10'11" x 7'5"
Bathroom	2.0 x 2.1m	• 6'7" x 7'1"
Balcony	5.1 x 1.5m	• 16'8" x 4'11"
Total area	61.5m ²	662ft ²

Key

W — FITTED WARDROBE
--- SPACE FOR WARDROBE
CYL CYLINDER
WD WASHER DRYER
FF FRIDGE FREEZER



PLOT 47	5
PLOT 37	4
PLOT 27	3
PLOT 17	2
PLOT 7	1
PLOT 2	G

BEAUMONT HOUSE

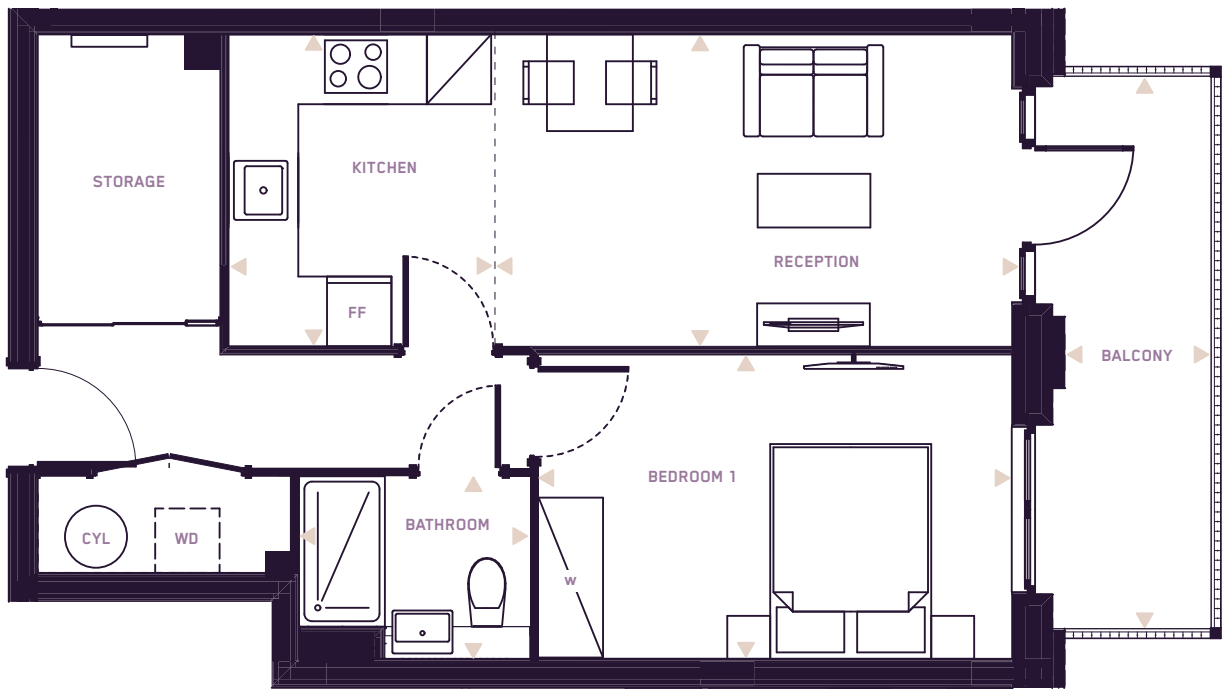
1 BEDROOM APARTMENT

PLOTS 3 8 18 28 38 48

BEAUMONT HOUSE

2 BEDROOM APARTMENT

PLOTS 4 9 19 29 39 49



ROOM AREAS

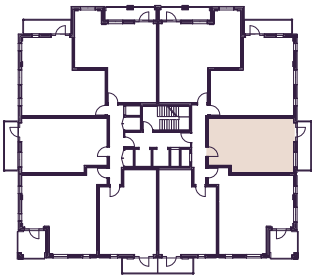
1 Bedroom Apartment

— All Floors

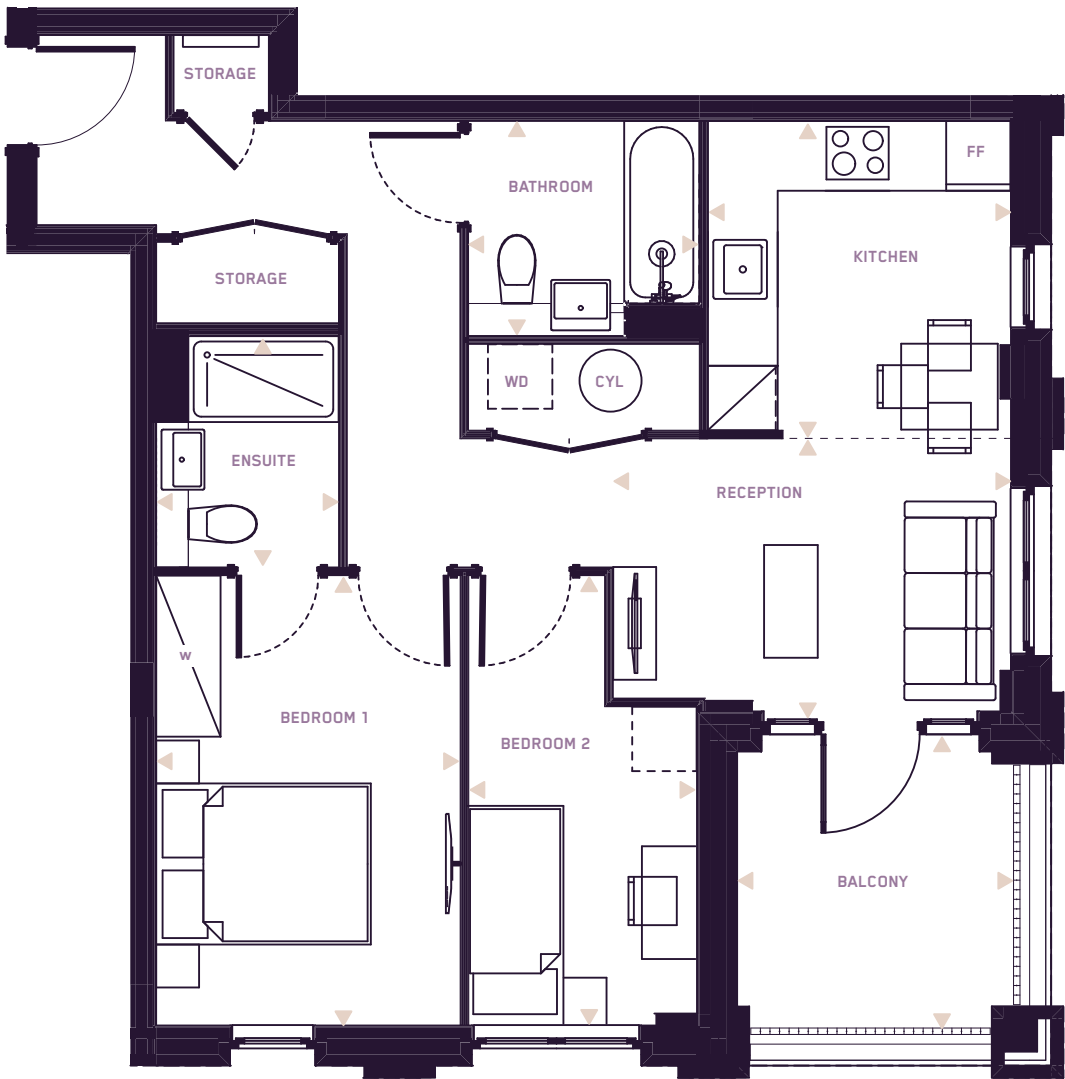
Reception	4.8 x 2.9m	• 15.10" x 9'6"
Kitchen	2.4 x 2.9m	• 8.0" x 9'6"
Bedroom 1	4.4 x 2.8m	• 14.6" x 9'3"
Bathroom	1.7 x 2.2m	• 5.7" x 7'0"
Balcony	5.2 x 1.5m	• 17.0" x 4'1"
Total area	50.8m ²	547ft ²

Key

W — — — FITTED WARDROBE
CYL — — — SPACE FOR WARDROBE
WD — — — CYLINDER
FF — — — WASHER DRYER
FF — — — FRIDGE FREEZER



PLOT 48	5
PLOT 38	4
PLOT 28	3
PLOT 18	2
PLOT 8	1
PLOT 3	G



ROOM AREAS

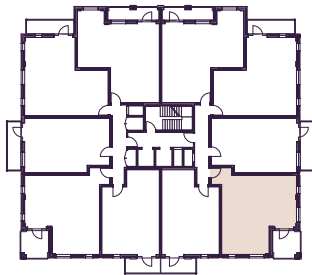
2 Bedroom Apartment

— All Floors

Reception	3.7 x 2.6m	• 12.2" x 8'7"
Kitchen	2.8 x 2.8m	• 9.3" x 9'5"
Bedroom 1	2.8 x 4.2m	• 9.4" x 13'8"
Ensuite	1.7 x 2.2m	• 5.7" x 7'0"
Bedroom 2	2.1 x 4.2m	• 6.11" x 13'8"
Bathroom	2.0 x 2.1m	• 6.7" x 7'0"
Balcony	2.6 x 2.6m	• 8.5" x 8'5"
Total area	61.3m ²	659ft ²

Key

W — — — FITTED WARDROBE
CYL — — — SPACE FOR WARDROBE
WD — — — CYLINDER
FF — — — WASHER DRYER
FF — — — FRIDGE FREEZER

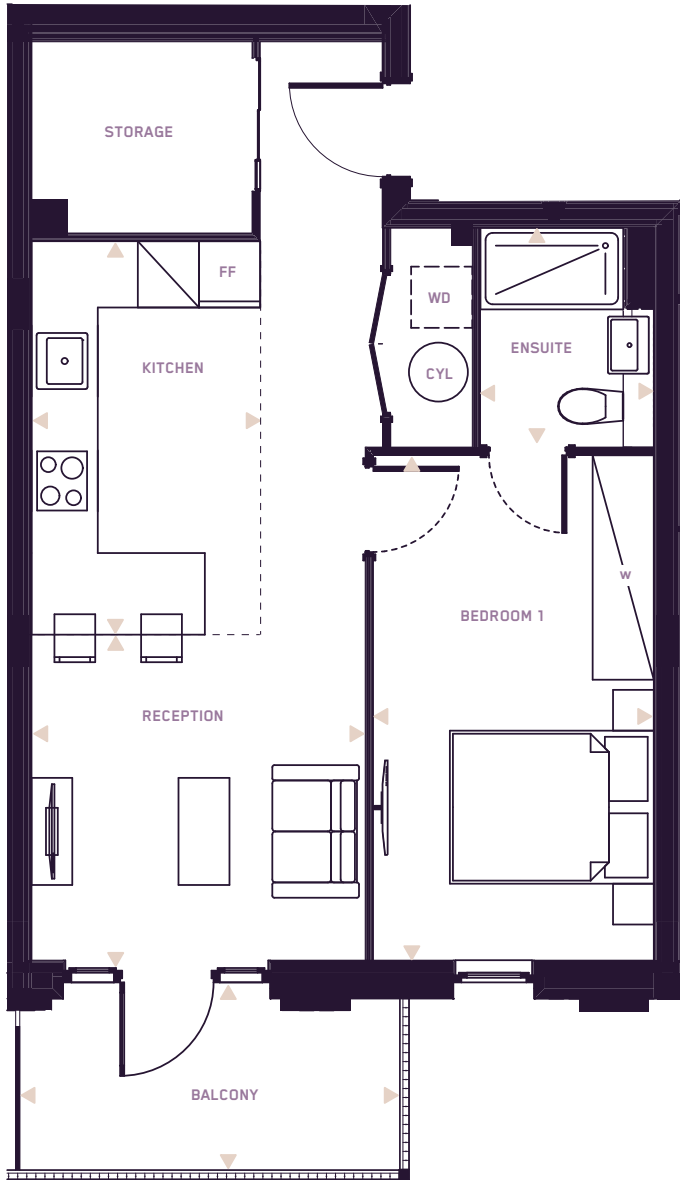


PLOT 49	5
PLOT 39	4
PLOT 29	3
PLOT 19	2
PLOT 9	1
PLOT 4	G

BEAUMONT HOUSE

1 BEDROOM APARTMENT

PLOTS 10 20 30 40 50



ROOM AREAS

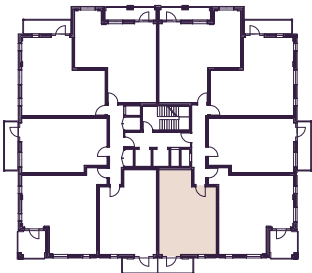
1 Bedroom Apartment

— 1st - 5th

Reception	4.0 x 3.3m	•	10.8" x 13'1"
Kitchen	2.2 x 3.1m	•	7.4" x 10'0"
Bedroom 1	4.9 x 2.8m	•	16.3" x 9'0"
Ensuite	1.7 x 2.2m	•	5.7" x 7'0"
Balcony	3.8 x 1.7m	•	12.4" x 5'7"
Total area	50.1m ²		540ft ²

Key

W — FITTED WARDROBE
— — — SPACE FOR WARDROBE
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FF — FRIDGE FREEZER

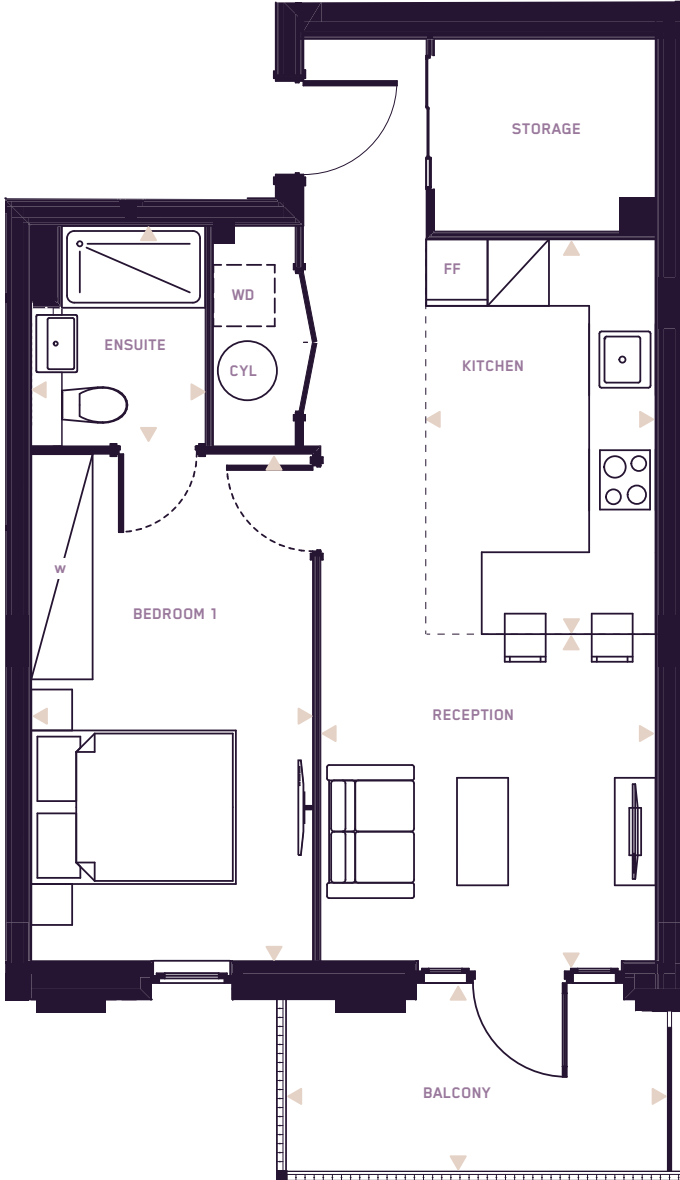


PLOT 50	5
PLOT 40	4
PLOT 30	3
PLOT 20	2
PLOT 10	1
	G

BEAUMONT HOUSE

1 BEDROOM APARTMENT

PLOTS 11 21 31 41 51



ROOM AREAS

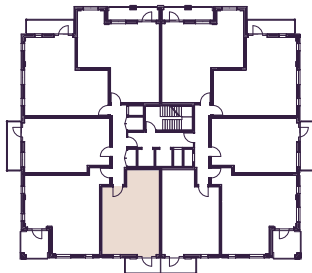
1 Bedroom Apartment

— 1st - 5th

Reception	4.0 x 3.3m	•	10.8" x 13'1"
Kitchen	2.2 x 3.1m	•	7.4" x 10'0"
Bedroom 1	4.9 x 2.8m	•	16.3" x 9'0"
Ensuite	1.7 x 2.2m	•	5.7" x 7'0"
Balcony	3.8 x 1.7m	•	12.4" x 5'7"
Total area	50.1m ²		540ft ²

Key

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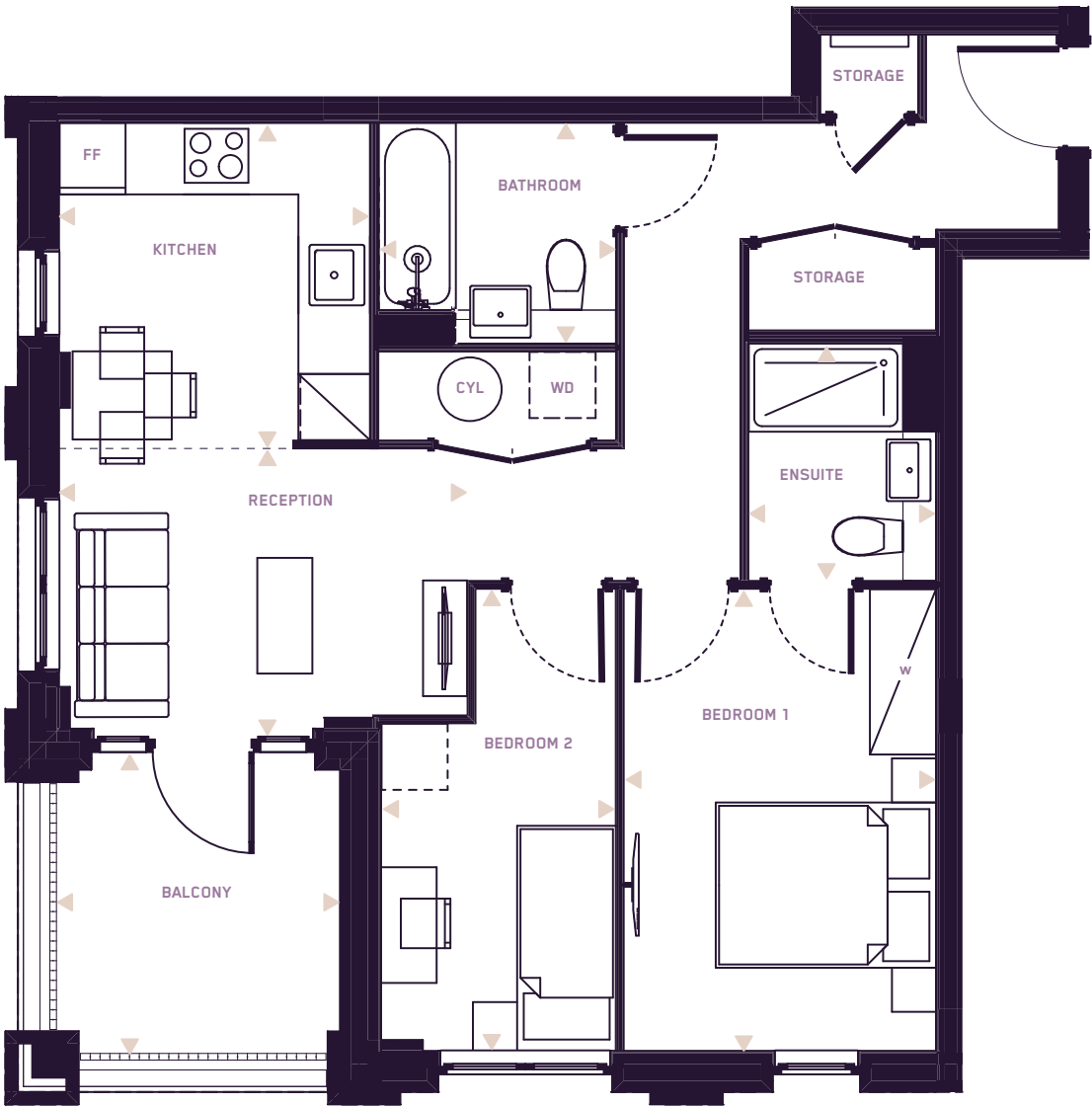


PLOT 51	5
PLOT 41	4
PLOT 31	3
PLOT 21	2
PLOT 11	1
	G

BEAUMONT HOUSE

2 BEDROOM APARTMENT

PLOTS 12 22 32 42 52



ROOM AREAS

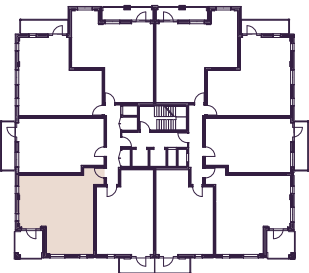
2 Bedroom Apartment

— 1st - 5th

Reception	3.7 x 2.6m	• 12.2" x 8'7"
Kitchen	2.9 x 2.8m	• 9.5" x 9'3"
Bedroom 1	2.8 x 4.2m	• 9.4" x 13'9"
Ensuite	1.7 x 2.2m	• 5.7" x 7'0"
Bedroom 2	2.1 x 4.2m	• 6.12" x 13'9"
Bathroom	2.0 x 2.1m	• 6.7" x 7'0"
Balcony	2.6 x 2.6m	• 8.5" x 8'5"
Total area	61.3m ²	660ft ²

Key

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WD WASHER DRYER
FF FRIDGE FREEZER

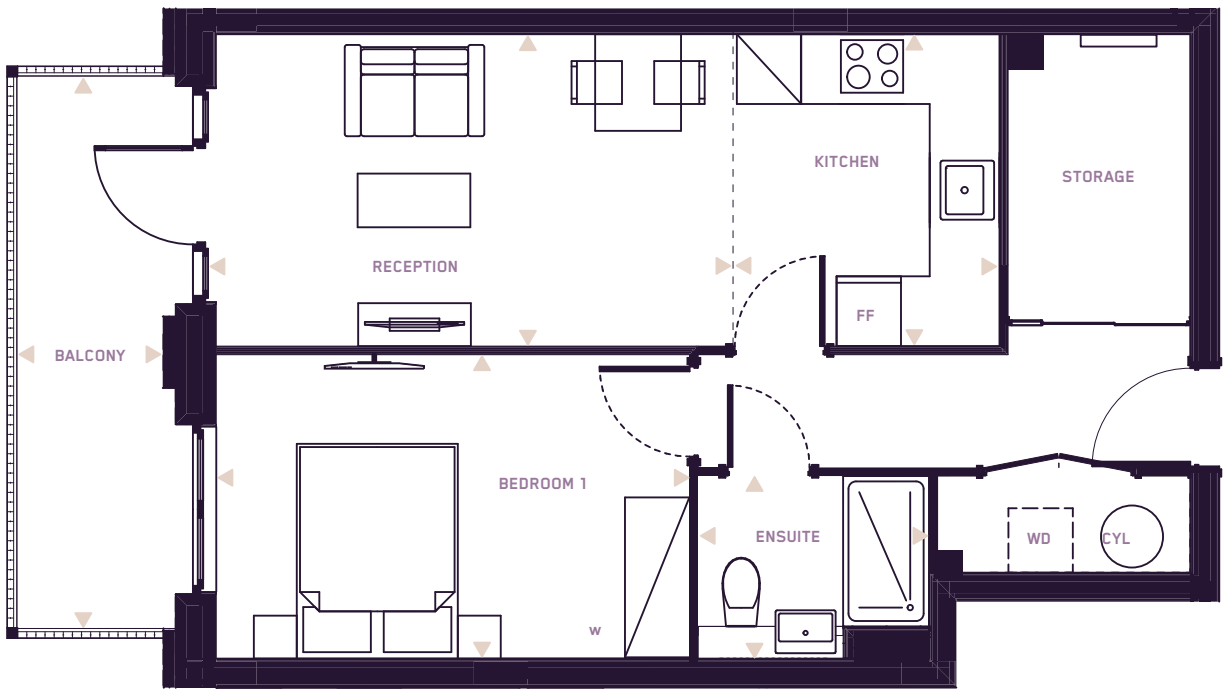


PLOT 52	5
PLOT 42	4
PLOT 32	3
PLOT 22	2
PLOT 12	1
	G

BEAUMONT HOUSE

1 BEDROOM APARTMENT

PLOTS 13 23 33 43 53



ROOM AREAS

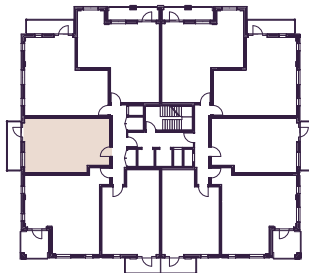
1 Bedroom Apartment

— 1st - 5th

Reception	4.9 x 2.9m	• 15.11" x 9'6"
Kitchen	2.4 x 2.9m	• 8.0" x 9'6"
Bedroom 1	4.4 x 2.8m	• 14.6" x 9'3"
Ensuite	1.7 x 2.2m	• 5.7" x 7'1"
Balcony	1.5 x 5.2m	• 17.0" x 4'10"
Total area	50.8m ²	547ft ²

Key

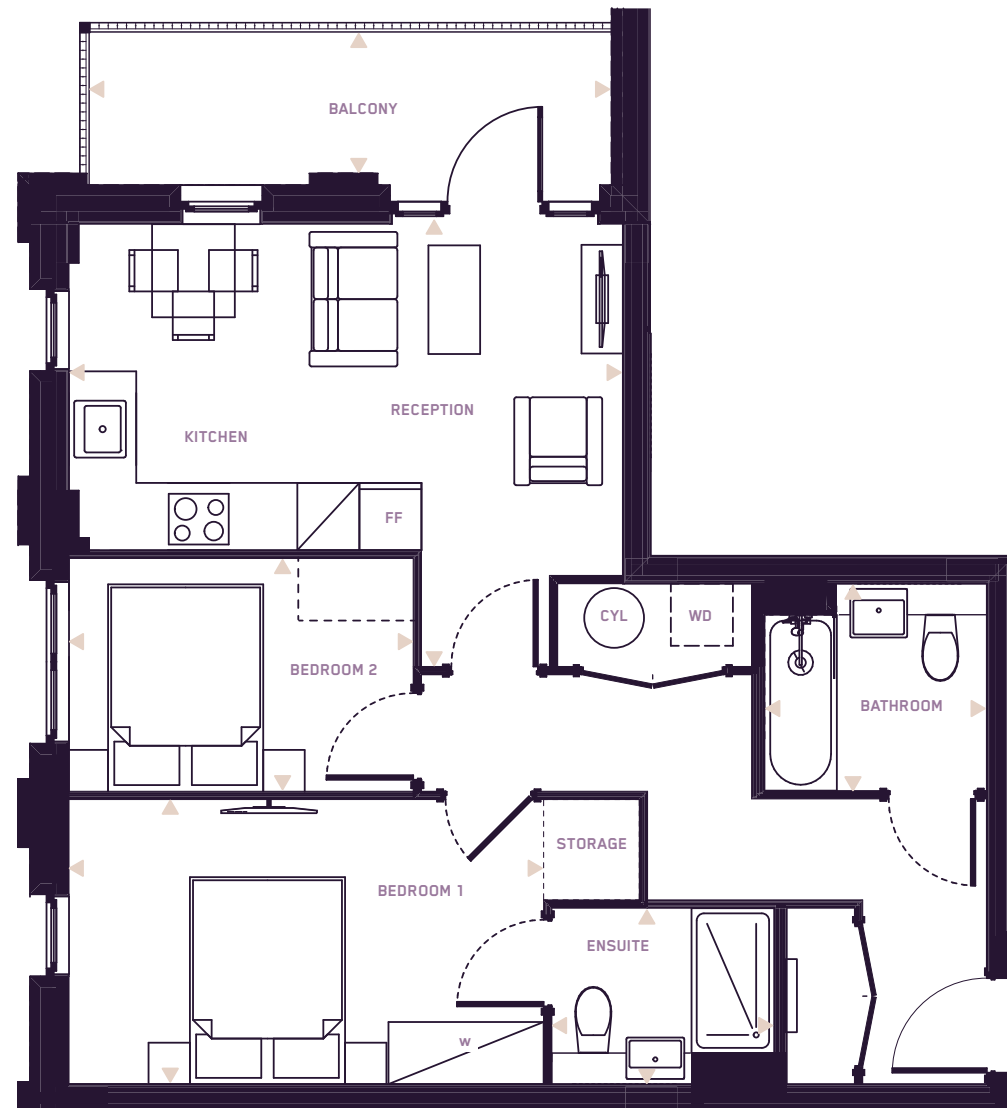
W — FITTED WARDROBE
--- SPACE FOR WARDROBE
CYL CYLINDER
WD WASHER DRYER
FF FRIDGE FREEZER



PLOT 53	5
PLOT 43	4
PLOT 33	3
PLOT 23	2
PLOT 13	1
	G

BEAUMONT HOUSE 2 BEDROOM APARTMENT

PLOTS 14 24 34 44 54



ROOM AREAS

2 Bedroom Apartment

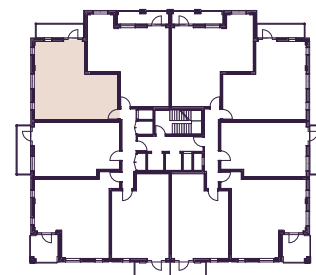
— 1st - 5th

Reception	5.4 x 4.3m	• 17.7" x 14'0"
Bedroom 1	5.5 x 2.8m	• 18.1" x 9'0"
Ensuite	1.7 x 2.2m	• 5.7" x 7'0"
Bedroom 2	3.3 x 2.3m	• 10.8" x 7'5"
Bathroom	2.0 x 2.2m	• 6.7" x 7'0"
Balcony	5.1 x 1.5m	• 16.8" x 4'11"

Total area	61.5m ²	662ft ²
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Key

W	FITTED WARDROBE
---	SPACE FOR WARDROBE
CYL	CYLINDER
WD	WASHER DRYER
FF	FRIDGE FREEZER



PLOT 54	5
PLOT 44	4
PLOT 34	3
PLOT 24	2
PLOT 14	1
G	

ROOM AREAS

2 Bedroom Apartment

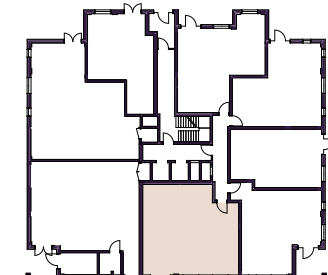
— *Ground Floor*

Reception	6.4 x 3.4m	• 21.1" x 11'1"
Kitchen	3.2 x 2.6m	• 10.6" x 8'5"
Bedroom 1	3.0 x 5.1m	• 9.10" x 16'9"
Bedroom 2	3.2 x 5.1m	• 10.7" x 16'9"
Bathroom	2.5 x 2.3m	• 8.2" x 7'7"
Terrace	1.7 x 7.6m	• 5.7" x 25'0"

Total area	81.2m ²	874ft ²
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Key

W FITTED WARDROBE
- - - SPACE FOR WARDROBE
CYL CYLINDER
WD WASHER DRYER
FF FRIDGE FREEZER



5
4
3
2
1
PLOT 5



+

INTERNAL FINISHES

- One panel moulded front door painted white
- Walls painted Soft Muslin with brilliant white ceilings
- Woodwork painted white
- Amtico Spacia wide plank in straight pattern flooring to hallway, kitchen and living room
- Carpet to bedrooms
- Full height wardrobe with mirrored doors, shelf and hanging rail to master bedroom

+

KITCHEN / LIVING ROOM

- Fully fitted handleless kitchen units with soft close doors and drawers
- Blanco single bowl sink
- Blanco Single Lever Mixer Tap
- LED strip lighting to underside of wall units
- Drawer Pack under hob
- Bosch integrated oven and wall-mounted microwave
- Bosch Induction hob and integrated extractor hood
- Bosch integrated fridge/freezer
- Bosch dishwasher (450mm dishwasher to selected apartments)
- Quartz worktop with upstand
- Wide quartz splashback behind hob
- Freestanding washer/dryer to hallway cupboard



Computer generated images - indicative only

+

BATHROOMS / ENSUITES

- Fully fitted bathroom with white sanitary ware
- VADO single lever mixer tap in chrome
- Dual flush push plate in chrome
- Mirrored vanity cabinet
- 1 internal shaver socket
- LED strip lighting to underside of cabinet
- Heated towel rail to bathroom and ensuite in chrome
- Walk-in shower trays with glazed screen
- VADO shower to ensuite in chrome
- Half height ceramic wall tiles with full height to shower/bath area
- Tiled flooring and skirting

+

ELECTRICS AND LIGHTING

- Wall-mounted media plate to living room
- LED energy light fittings to bathroom, ensuite, kitchen/living room and hallway
- Pendant light fittings to bedrooms
- Secondary light switch to Master bedroom
- USB charging points to sockets either side of bed in Master bedroom
- Brushed steel sockets with black inserts

+

WINDOWS

- Dark Grey U-PVC with external glazing bars
- White internal frames to windows with white ironmongery



Computer generated images - indicative only

SPECIFICATION

- +

SECURITY AND SAFETY

Mains-fed smoke detector

10 year structural warranty provided by ICW

Security locks to all windows and doors

Video Entry System

CCTV to main entrances, bin stores and bike stores
- +

GENERAL AREAS

Underfloor heating system with Gaia Touch Thermostat in each zone

Heat Pump Hot Water Heater

Reinforced concrete floors

Smoke/Heat Detectors and smoke alarm

Storage cupboard to hallway (subject to layout)
- +

COMMUNAL AREAS - GROUND FLOOR

Entrance lobbies with large ceramic floor tiles and large matt well by front door

Polished chrome switches throughout

White downlights

Bike and Bin Store floors to be painted

Lighting to bin and bike stores on PIR Sensors

Key Fob Access to communal entrance doors
- +

EXTERNAL AREAS

Parking spaces available at an additional cost

Spaces can be supplied with an Electric Charging Point

SECURE BY DESIGN RATED DEVELOPMENT

Computer generated images - indicative only



INTRODUCING CHASE NEW HOMES

Chase New Homes is an independent, award-winning housebuilder based in Welwyn Garden City, Hertfordshire. Since 2005, the company has been delivering innovatively designed and carefully crafted new homes across the Home Counties and London.

Their diverse portfolio includes residential and commercial developments, ranging from large-scale mixed housing schemes to multi-million-pound homes. They also have experience in constructing educational facilities, healthcare centres, and shopping complexes integrated into some of their residential projects.

Chase New Homes has been recognized with industry accolades, including the What House? Silver for Best Apartment Scheme at the What House Awards and Highly Commended in the Housebuilder Awards 2024. All their homes come with a 10-year warranty, underscoring their commitment to quality and customer satisfaction.

For more information or inquiries, you can contact them at 01707 660 660 or via email at enquiries@chasenewhomes.co.uk. Their office is located at Jasmine House, 8 Parkway, Welwyn Garden City, AL8 6HG.



[CHASENEWHOMES.CO.UK](https://chasenewhomes.co.uk)

The company’s current developments feature:

**SCHOLARS,
BROXBOURNE:**

A private development of three, four, and five-bedroom houses, as well as two-bedroom apartments, adjacent to The Broxbourne School.

**ONE ONE SIX,
COCKFOSTERS:**

A current development of 226 one and two-bedroom apartments located just 100 meters from Cockfosters tube station, offering amenities such as a concierge, business lounge, work hub, rooftop sky terraces, and a fitness suite.

**THE WALDENS,
SAFFRON WALDEN:**

A new development of three and four-bedroom houses, along with one to three-bedroom apartments. This project includes the conversion of historic buildings into apartments alongside new-build houses set within landscaped grounds.



Scholars, Broxbourne
Actual photography of the Austen Showhome



One One Six, Cockfosters
CGI – indicative only



The Waldens, Saffron Walden
CGI – indicative only

Disclaimer: This document is intended to provide an indication of the general style of our development. Chase New Homes operate a policy of continuous development and individual features such as windows, elevational treatments and layouts may vary from time to time. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently, these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991 or superseded by the Consumer Protection for Unfair Trading Regulations (CPRs). Nor do they constitute a contract, part of a contract or a warranty. A Predicted Energy Assessment (PEA) is available for inspection on request. The Waldens is the marketing name and will not necessarily form part of the approved postal address. All details are correct at time of going to press. Computer generated images are indicative only. Travel times and distances have been taken from GoogleMaps and National Rail. Planning Consent No. 22/5238/RMA Designed by Open Agency.





Distinctive living
claremontquarter.co.uk