
HAWTREES PLACE

RADLETT





WELCOME TO HAWTREES PLACE

A boutique development of just two generously sized apartments in the desirable heart of Radlett.

Hawtrees Place combines a fantastic location, right in the heart of the action, with sought-after seclusion, parking and cleverly designed outdoor space.

Inside each apartment you'll find modern comforts and little touches of everyday luxury, such as master bedrooms featuring spacious en-suite bathrooms and stylish dressing rooms.

With individual entrances and private outdoor spaces that feature a tiled patio leading to pretty landscaped gardens, these apartments are perfect for entertaining family and friends al fresco. What's more, both come with the added advantage of two parking spaces each, situated in the property's paved front driveway.

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ALL ON YOUR DOORSTEP

Radlett's thriving food, drink and entertainment is only moments away.

At Hawtrees Place you're wonderfully placed to make the most of Radlett's gastro pubs, cafés, restaurants and thriving independent shops, not to mention the area's renowned outdoor pursuits.

Just down the road you'll find the local cricket club, as well as a choice of golf courses at Porters Park Golf Club and Radlett Park, or simply step outside to enjoy lovely local walks taking in pretty streams and unspoilt countryside.

Battlers Green Farm, on the outskirts of the village, has a popular farm shop, tea room, boutiques, independent local sellers and a selection of fitness studios offering everything from indoor cycling to pilates and boxing.

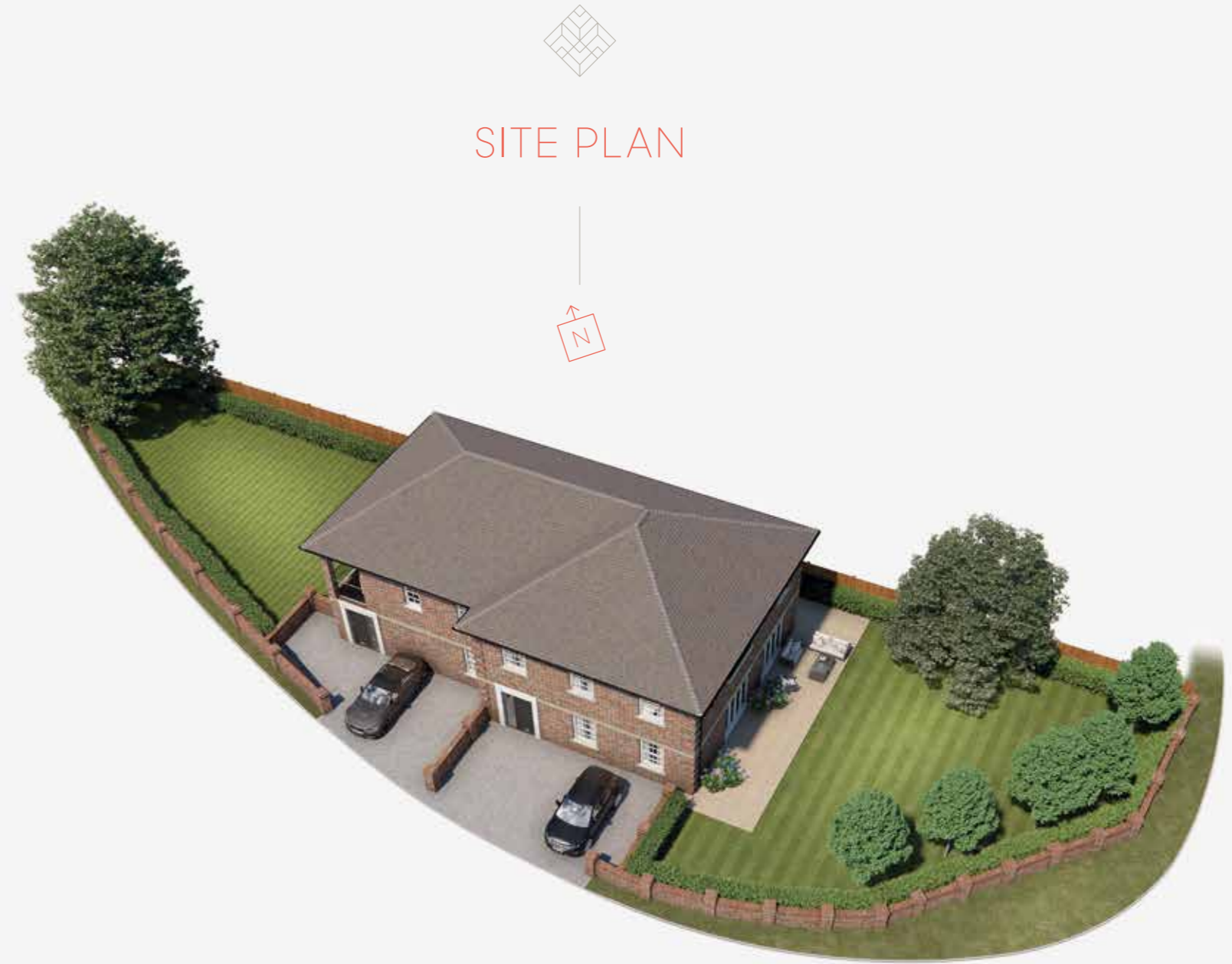


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CGI is indicative only.



SITE PLAN



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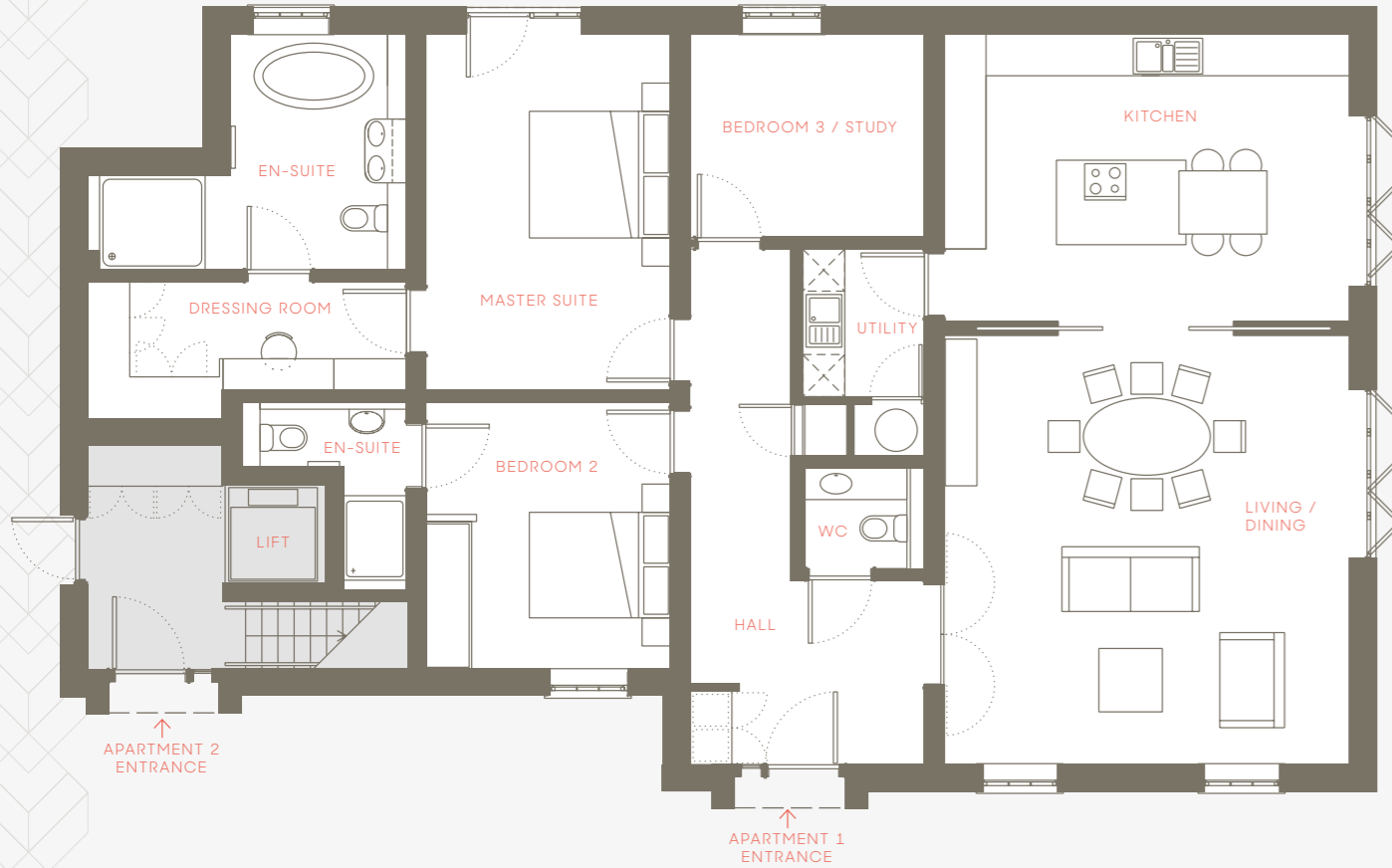
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APARTMENT 1

Ground Floor



Living / Dining

6.10m x 5.77m 20'0" x 18'11"

Kitchen

5.80m x 4.12m 19'00" x 13'6"

Master Suite

5.07m x 3.47m 16'7" x 11'5"

Bedroom 2

3.81m x 3.47m 12'6" x 11'5"

Bedroom 3 / Study

3.34m x 2.90m 10'11" x 9'6"

Dressing Room

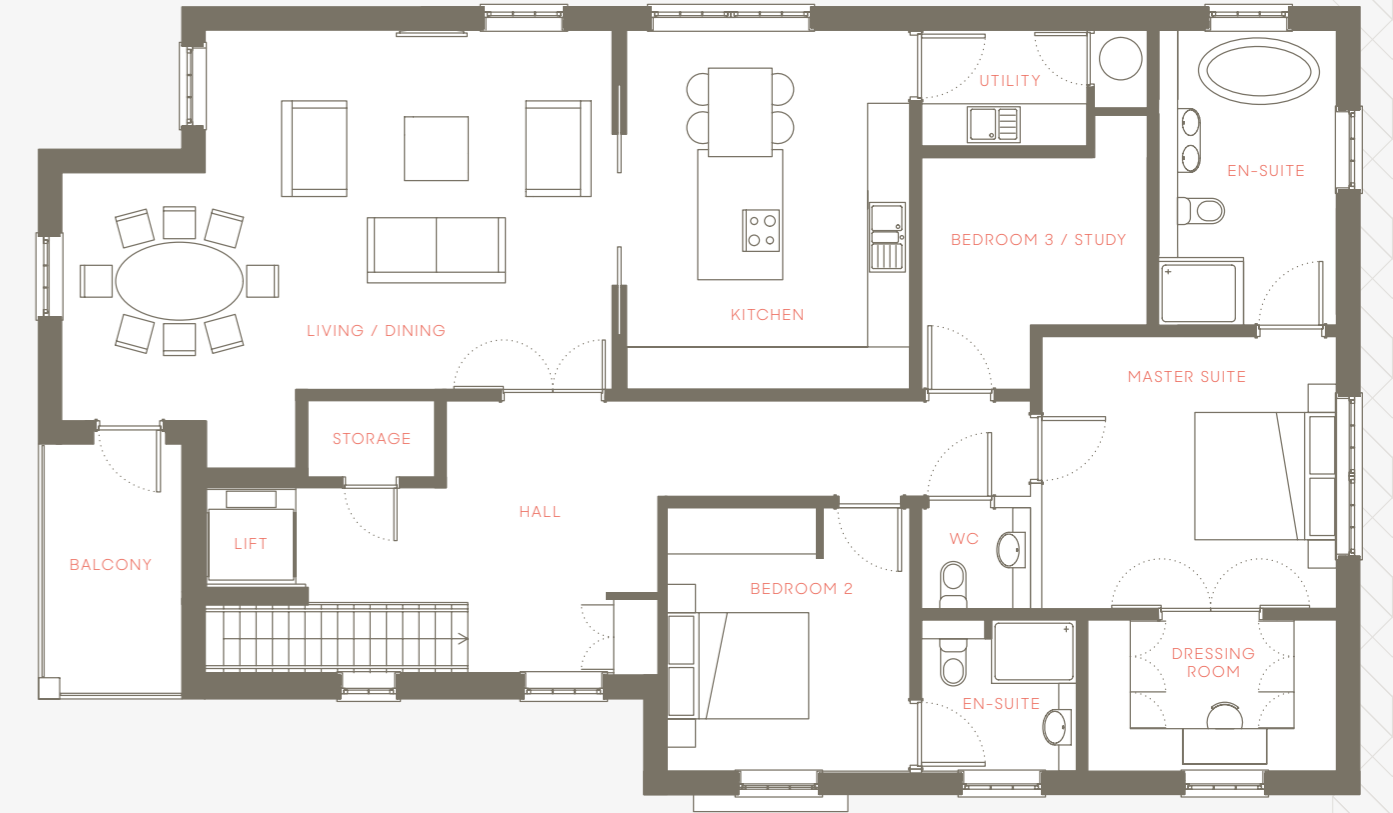
4.36m x 1.96m 14'4" x 6'5"

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APARTMENT 2

First Floor



Living / Dining

7.78m x 5.08m 25'6" x 16'8"

Kitchen

5.08m x 4.01m 16'8" x 13'2"

Master Suite

4.16m x 3.84m 13'7" x 12'7"

Bedroom 2

3.72m x 3.43m 12'2" x 11'3"

Bedroom 3 / Study

3.28m x 3.19m 10'9" x 10'6"

Dressing Room

3.51m x 2.14m 11'6" x 7'0"

Internal layouts are shown for illustrative purposes only. All measurements are given as a guide only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising there from.



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SPECIFICATION

Internal Features

- ◇ Underfloor heating throughout with individual room thermostats
- ◇ Private lift to 1st floor apartment
- ◇ Coffered ceilings to principal reception room and master bedroom
- ◇ Air conditioning to principal reception room and master bedroom
- ◇ Oversized internal doors with brushed stainless steel ironmongery
- ◇ Dedicated fully fitted dressing room from Neatsmith, including a dressing table and bespoke wardrobes featuring Osborne & Little fabric doors
- ◇ Fully fitted Neatsmith wardrobes in the second bedroom and hallway

Kitchen & Utility

- ◇ Bespoke Poggenpohl kitchen with wood and lacquer finishes and soft closing cabinetry and drawer units
- ◇ Bespoke Poggenpohl designed utility room
- ◇ Miele appliances
- ◇ Composite stone worktops and splashback
- ◇ Quooker fusion tap

Peace of Mind

- ◇ Full 10 Year New Home Warranty
- ◇ CCTV
- ◇ Fully alarmed system
- ◇ Video entry system

En-suites and Cloakroom

- ◇ Fully tiled
- ◇ Tiled feature niches with LED lighting
- ◇ Wall hung WCs with soft closing seats
- ◇ Fitted bath with hand-held shower and/or walk-in style showers with fixed glass screens, wall mounted shower heads and hand-held showers
- ◇ Mirrors above bespoke vanity units
- ◇ Heated towel rails
- ◇ PIR motion sensor lighting and extractor fans to bathrooms

Technology

- ◇ Recessed LED downlights throughout
- ◇ CAT6 wiring throughout
- ◇ Built-in sound system to principal reception room and master bedroom
- ◇ Smart controlled lighting system throughout

External Features

- ◇ Individual driveways with two parking spaces per flat
- ◇ Private landscaped gardens
- ◇ Private terraces and balconies
- ◇ External feature lighting and power sockets to terraces and balconies

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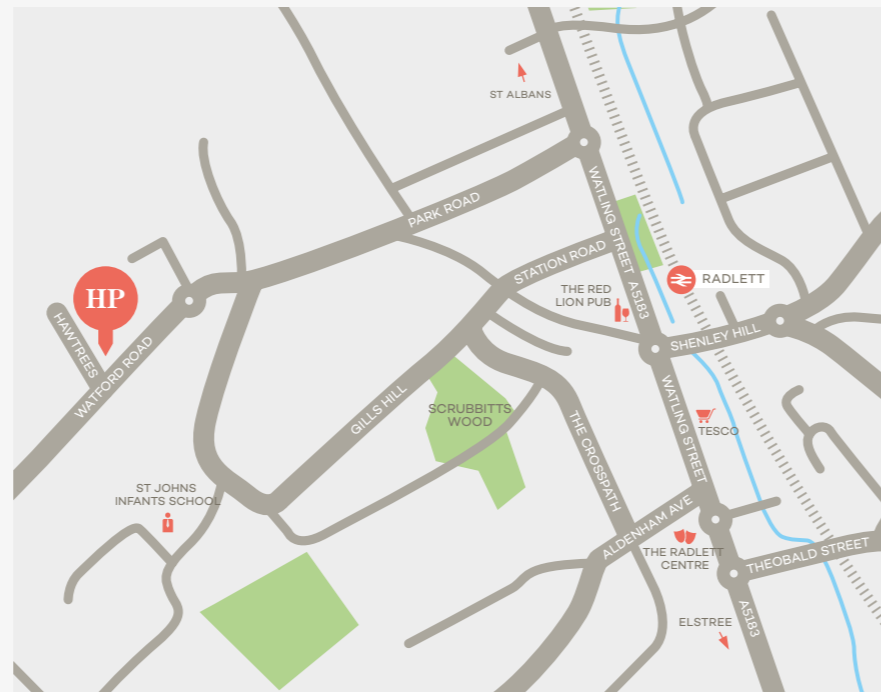
STAY CONNECTED

BY TRAIN

- St Albans City
7 minutes
- Luton
24 minutes
- West Hampstead
19 minutes
- London St Pancras
27 minutes
- Bedford
45 minutes

BY ROAD

- Elstree & Borehamwood
11 minutes
- St Albans
15 minutes
- London Luton Airport
25 minutes
- Heathrow Airport
37 minutes
- Stansted Airport
46 minutes



Griggs is a development and construction company with over 50 years' experience in building luxurious Hertfordshire homes.

Griggs was established in 1968 as John E. Griggs & Sons, a building contractor based in Borehamwood, Hertfordshire. Now in its third generation of family directorship, the company has evolved to become a leading developer/contractor, operating within the northern home counties commuter belt and led by an experienced team of approachable, forward-thinking and enthusiastic individuals.

Griggs has built an enviable reputation for delivering the highest quality homes whilst respecting the character of the local area, with contemporary interiors. Griggs Homes captures both modern convenience and timeless, elegant design.



Studio Amaria is a boutique interior design studio specialising in creating elegant and beautiful spaces that are unique and practical whilst being luxurious and timeless. A full range of comprehensive services are available from styling individual rooms to a complete service which takes projects from the initial design concept to installation and completion.

www.studioamaria.com

VIMAL MEHTA ARCHITECTS

Vimal Mehta Architects is a RIBA chartered architectural practice, passionate about architecture and design. The company works with a variety of clients and on projects ranging from domestic extensions to commercial new builds. The full architectural service is offered, and projects can be taken from early concept and feasibility stages through to planning applications and construction information.

Different ideas and designs are rationally tested through models, sketches and typological research. Through this rigorous approach, the most appropriate and aesthetically pleasing response to the brief, site and context is reached.

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