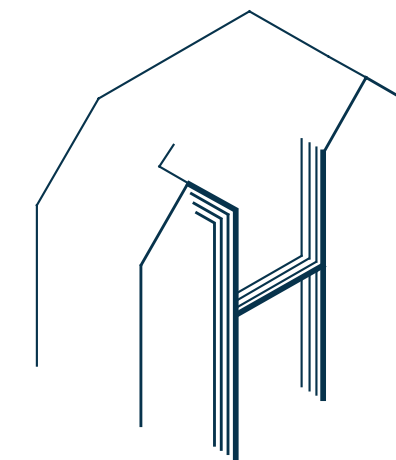




Hampstead Parkside

Golders Green, London, NW11

Positioned on the border of Hampstead Garden Suburb in a vibrant neighbourhood that values tradition, Golders Green is a vibrant location with access to great amenities such as Golders Hill Park and the Hampstead Heath Extension. The heritage of the arts and crafts architecture is protected by the Hampstead Garden suburb trust



Hampstead Parkside is a stunning new development in North West London comprising of a fine selection of Studio, One, Two and Three bed apartments



CGI of Hodford Place, indicative only

Residents can enjoy the added benefit of the communal garden, located at the heart of the development – the perfect place to sit back, relax and enjoy.



CGI of Hodford Place, indicative only

Hampstead Heath Park is a large, ancient London heath, covering 320 hectares. It offers a beautiful view of the London Skyline.



Keep it Local

With exceptional links to Central London it would be easy to overlook the fantastic attractions on your doorstep at Hampstead Parkside.

Golders Green is well served by a number of larger high street retailers and supermarkets including a nearby Sainsburys Local, Tesco Express and a larger Sainsburys. Food and drink highlights include Caffee Nero, Costa coffee, Starbucks, and The Refectory for a post work pint or a hearty

Sunday roast, The Old Bull & Bush offers a modern Euro menu, cosy bar and outdoor terrace, busy with walkers at weekends. The area also offers a wide range of cuisine from around the globe. Popular picks include the pizaza and Hosh Turkish Restaurant on Golders Green Road, Eat Tokyo on North End Road .

One of the most enduring local attractions is Golders Hill Park Zoo, less than 15 minutes from Hampstead Parkside on foot.



3 minute walk
Eat tokyo
Small Japanese diner with no-frills decor serving sushi and bento boxes, plus sharing platters.

4 minute walk
The Pizaza
Light and bright crossover fast-food diner serving waffles and shakes alongside pizza and pasta.



15 minute walk
Golders Hill Park
Corporation as part of the parkland and commons in and near Hampstead Heath, and is part of the Hampstead Heath Site of Metropolitan Importance for Nature Conservation



16 minute walk
Temple Fortune
Temple Fortune is principally a shopping district used by residents of the Hampstead Garden Suburb



16 minute walk
The Old Bull & Bush
The Old Bull & Bush is a premium pub, bar, and restaurant with its very own courtyard, centrally located in the heart of the picturesque town of North Hampstead



17 minute walk
Childs Hill Library
Run by Cricklewood community, the library also provides book lending services, the growing schedule of activities



18 minute walk
Hampstead Heath Extension
Run by the City of London, is a wild area of green open space, hedges, woodland and ponds



Enjoy the London Lifestyle

London is a dynamic and unique city – steeped in history and culture, with Hampstead Parkside ideally connected to the centre of all that is available. Globally renowned for the arts and culture, residents can take in a show at the West End, or visit one of the Capital’s famous art galleries. Shopping is world-class, with Oxford Street , Bond Street and Knightsbridge all easily accessible, providing a wide range of boutique and designer stores.



Hampstead village is the original urban village with picturesque alleyways and perfectly preserved Georgian buildings. The village offers an outstanding selection of boutiques, cafes and restaurants.



Academic Institutions

Primary Schools

- Brookland Junior School
- Menorah Primary School
- Rimon Jewish Primary School
- Garden Suburb Junior School

Ofsted Rating

Outstanding
Outstanding
Good
Good

Grammar

- Henrietta Barnett School (girls, ages 11 to 18)

Outstanding

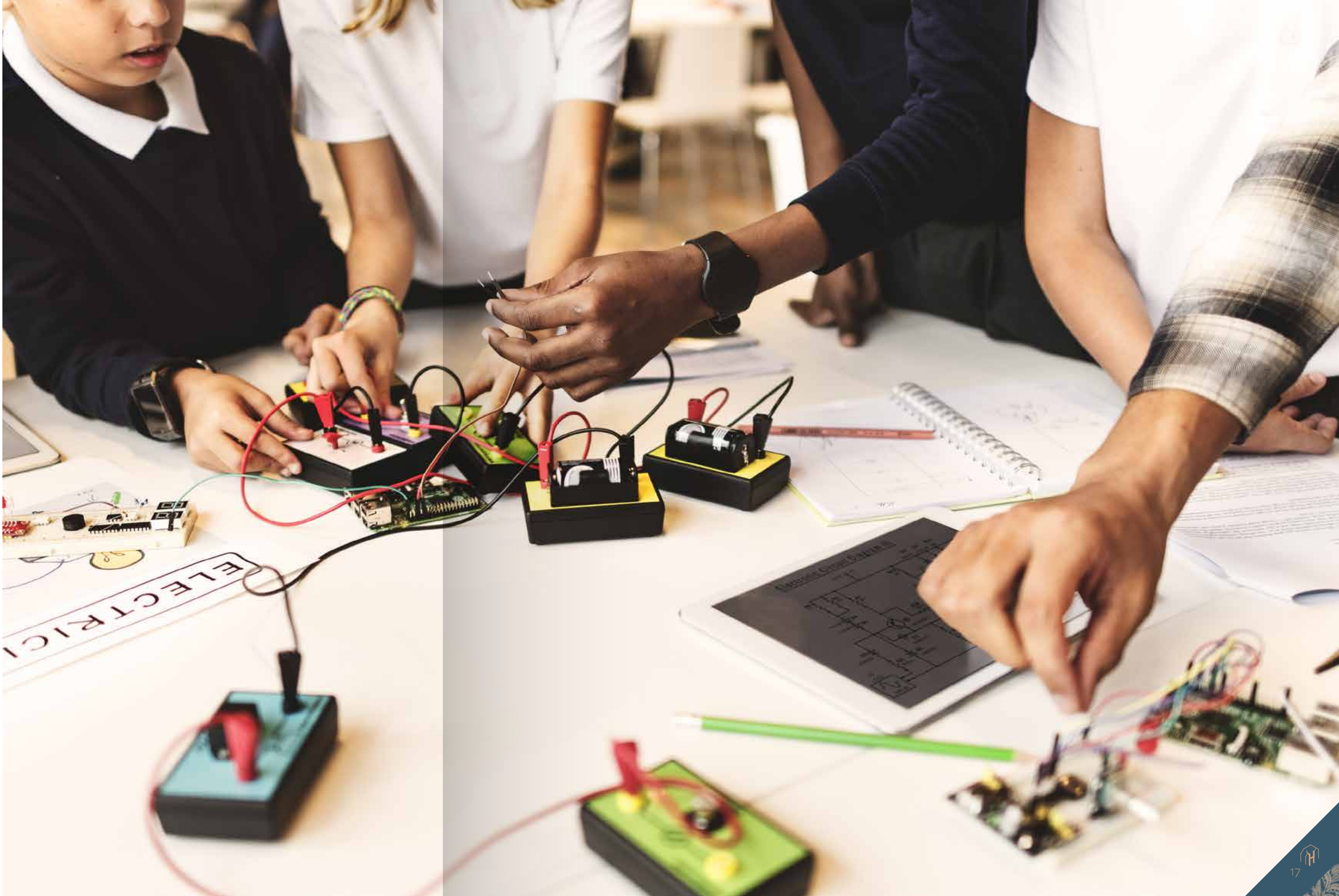
Comprehensive

- Hendon School (co-ed, ages 11 to 18)
- Whitefield School (co-ed, ages 11 to 16)
- Christ’s College (co-ed, ages 11 to 18)

Outstanding
Good
Good

Private Schools

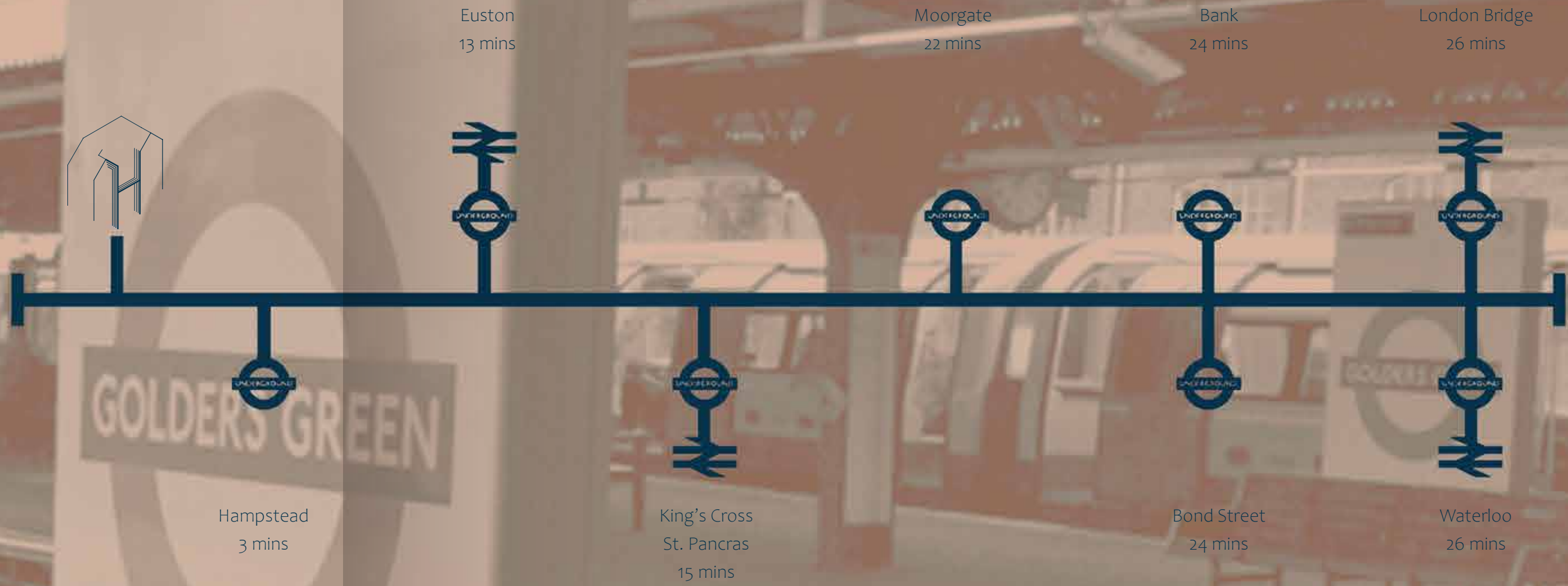
- Highgate School (co-ed, ages 3 to 18)
- Channing School (girls, ages 4 to 18)
- University College School, UCS (boys, ages 4 to 18, with girls in the sixth form)
- St Anthony’s (girls, ages 4 to 11)
- Golders Hill School (co-ed, ages 1 to 7)
- Beth Jacob Grammar School (girls, ages 11 to 17)
- Talmud Torah Tiferes Shlomoh (boys, ages 3 to 15)
- Annemount School (co-ed, ages 3 to 7)
- The King Alfred School (co-ed, ages 5 to 18)
- Lubavitch Yeshiva Ketanah of London (boys, ages 13 to 16)



Connections

If you're looking for the fastest commute from A to B, Hampstead Parkside offers fantastic connections by road, rail, on foot or on two wheels. The transport links in London are second to none, with the underground, overground, buses and the river bus all available, not forgetting London's famous black taxis.

Hampstead Parkside is only 3 minutes' walk from Golders Green underground station and is easily accessible from main motorways such as the M1, M40 and the M25. Residents who wish to jet off to Europe at the drop of a hat can easily do so, with King's Cross St Pancras just 15 minutes away by underground, and Heathrow, Gatwick, Stanstead, City and Luton airports, all within easy travelling distance





A Beautiful New Home

Every apartment at Hampstead Parkside has been carefully designed with the resident in mind. We have carried out extensive research and carefully selected all fixtures and fittings in order to create sophisticated, practical and contemporary apartments.





CGI of Hampstead Parkside, indicative only

Specification

Kitchen

The contemporary individually designed kitchen brings glamour and sophistication to these beautiful homes. With a stunning collection of doors in pure colours and stylish stone work surface, these rooms boast impeccable quality and feature the following:

- Individually designed German kitchens
- Elegant stone work surfaces
- Siemens fully integrated fridge freezer
- Siemens or equivalent freestanding microwave
- Siemens or equivalent oven
- Siemens or equivalent induction hob with touch sensor control
- Siemens or equivalent stainless steel extractor fan
- Waste disposal system
- Fully integrated dishwasher
- Boiling and filter water tap
- Glass splashback
- Ceramic or porcelain tiling
- Recess ceiling LED down lights

Bathrooms

- Elegant wall mounted toilets
- Generous basins with chrome mixer taps
- Thermostatically controlled showers in en-suites
- Steel bath with chrome mixer taps
- Full tiling to bathroom walls and floors in ceramic or porcelain
- Fitted vanity units
- Heated towel rails
- Dual voltage shaver points
- Under heated flooring
- Recess ceiling LED down lights
- LED lit feature niches

Electrical and Mechanical

- All rooms Wired for TV, Satellite (Sky+ & HD and Telephone*)
- Speakers in living rooms and cable provisions for bedrooms
- Rack in central location to accommodate television boxes, intelligent lighting equipment, Sonos or equivalent music boxes, Wifi router and other electrical equipment**
- Low voltage LED down lighting throughout (except storage cupboard)



CGI of Hampstead Parkside, indicative only

Other Specifications

- Full gas under floor central heating with room stats
- Double glazed aluminium framed windows
- Specific apartments benefit from private terraces or gardens
- Bespoke architrave and skirting
- Designer ironmongery

Security

- External lighting
- Video entry door security
- Apartment block wired for communal CCTV
- BLP SecurePlus12 year latent defect warranty



CGI of Hampstead Parkside, indicative only



CGI of Hampstead Parkside, indicative only

Bedrooms

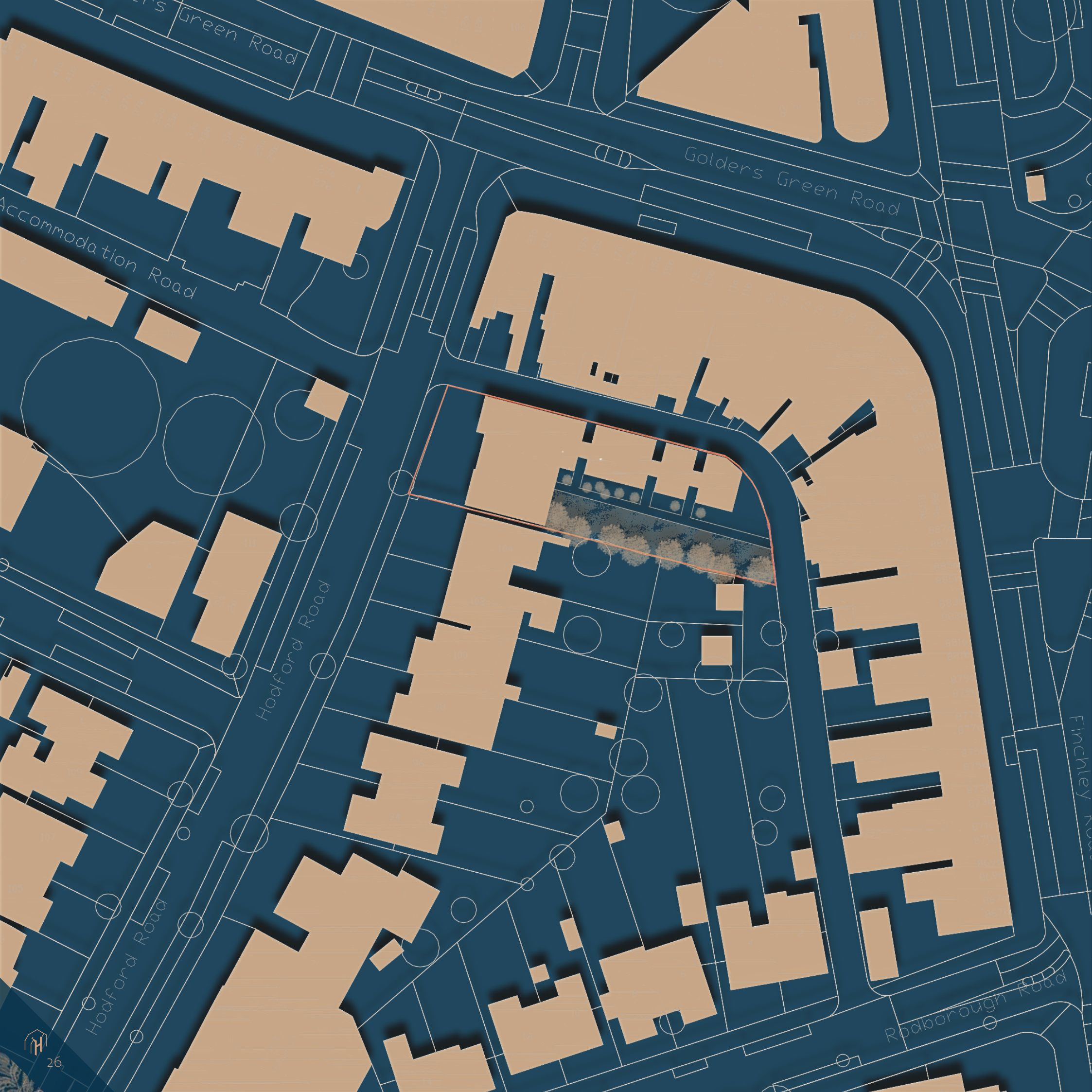
- Bespoke lined wardrobes, handmade drawers, shelves and hanging rails
- Luxury carpets with Cloud 9 underlay
- Generously sized bedrooms to accommodate king sized beds, with appropriately positioned switches and sockets
- Bollard lighting to the entrance way
- Secured individual unit timber clad bin and bike storage at the entrance of each development

All specification details provided are indicative and may change. These details should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order under the Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract or a warranty.

- * Subject to future connection by purchaser.
- ** Sky box, music server, DVD player, etc not provided.

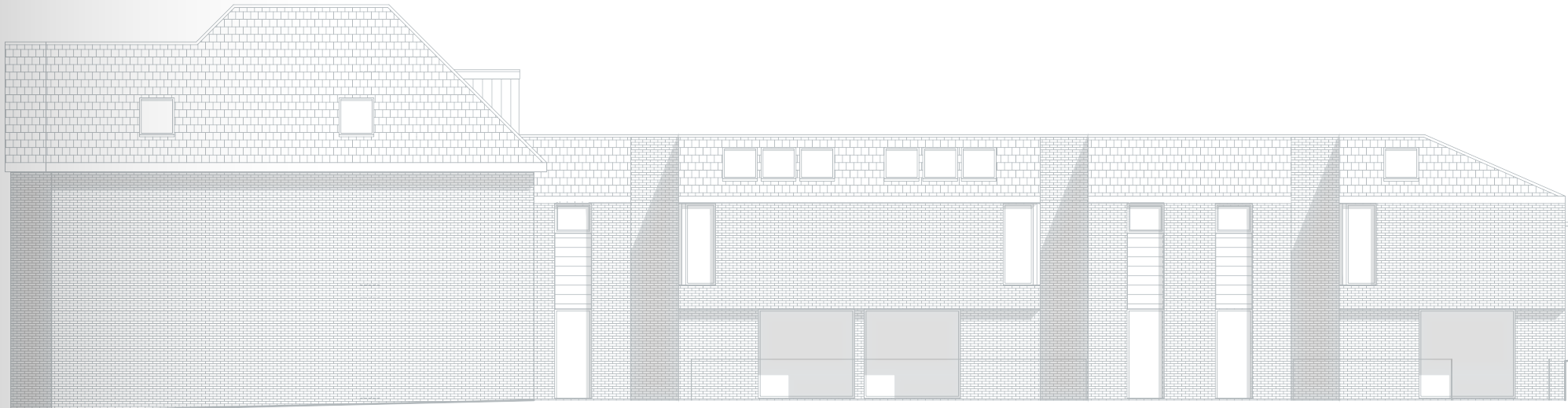
Shared and Communal Areas

- Newly built apartments built in designer brick with specialist cladding
- Video intercom system for communally accessed apartments
- Classic ceramic entrance hallway lit with designer lighting
- Solid noise reducing outside doors
- Landscaped communal garden
- Luxury lift providing access to all floors
- Six car parking spaces available for purchase



Hampstead Parkside Floor Plans

A range of accommodation is available including 1 one bedroom apartment and 6 two and three bedroom duplex apartments. Spacious and bright, residents will enjoy their new homes in the well-proportioned Hampstead Parkside. Each home has its own outside space, be its communal garden, a terrace, a balcony or a combination.



Apartment 1, Hampstead Parkside

2 Bedroom Duplex with Private terrace

Total (Ground Level/ Garden Level) 134.9 m² (1452 sqft)

| | |
|-------------------------|-----------------------------|
| Kitchen/ Living/ Dining | 8.5m x 4.9m (28'1" x 16'4") |
| Bedroom 1 | 5.4m x 3.6m (17'9" x |
| Wardrobe | 11'10") |
| Bedroom 2 | 2.4m x 2.4m (8'x 8') |
| Utility Room | 5.3m x 3.4m (28'1" x 16'4") |
| Study | 3.5m x 3.1m (28'1" x 16'4") |
| Private Terrace | 2.4m x 2.2m (8' x 7'2") |

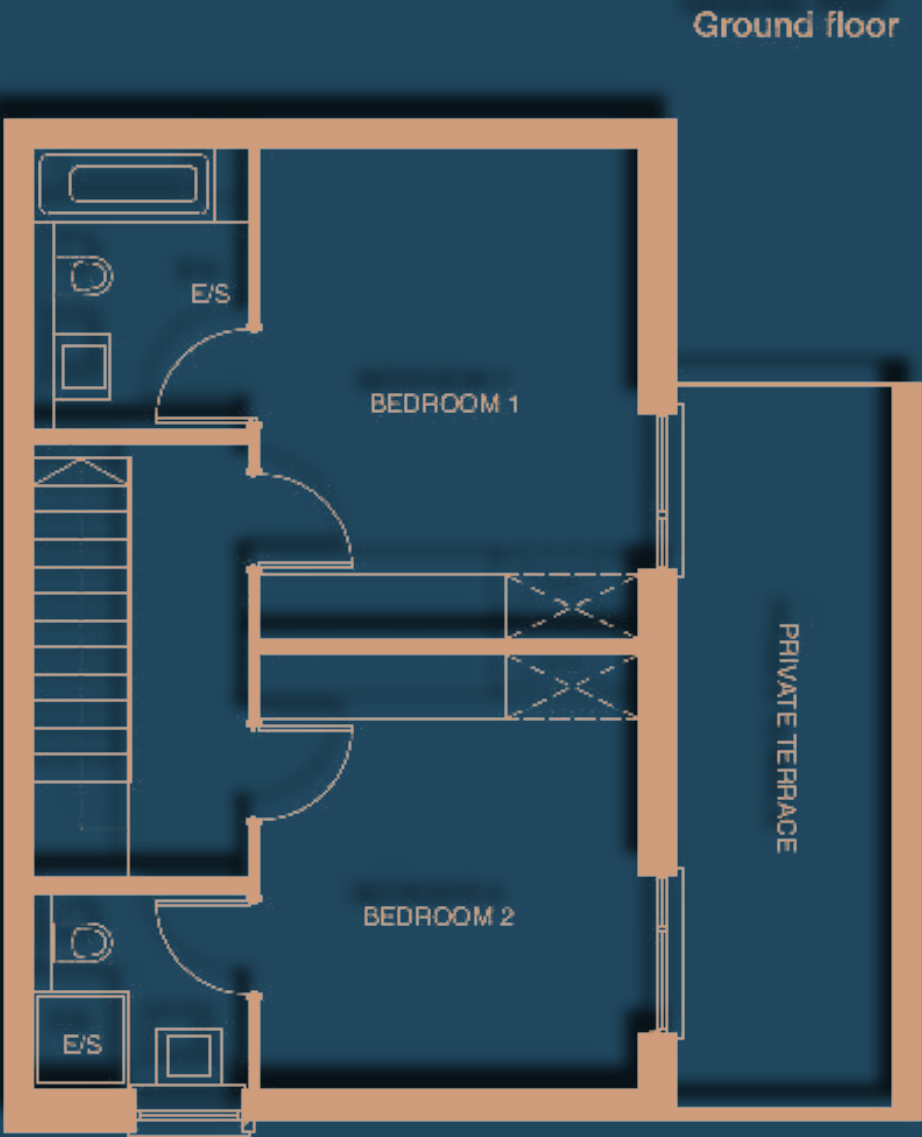
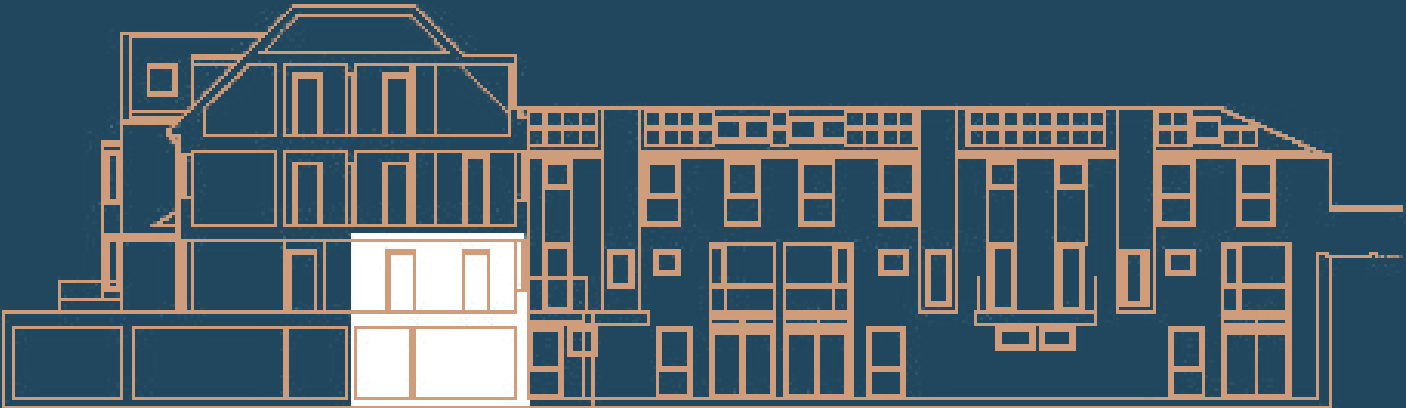


Apartment 2, Hampstead Parkside

2 Bedroom Duplex with Private terrace

Total (Ground Level/ Garden Level) 88.7 m² (955 sqft)

| | |
|-------------------------|-----------------------------|
| Kitchen/ Living/ Dining | 5.6m x 5.3m (18'4" x 17'3") |
| Bedroom 1 | 4.4m x 3.4m (14'4" x 11'6") |
| Bedroom 2 | 4.1m x 3.5m (13'6" x 11'8") |
| Private Terrace | 6.6m x 1.9m (21'8" x 6'6") |

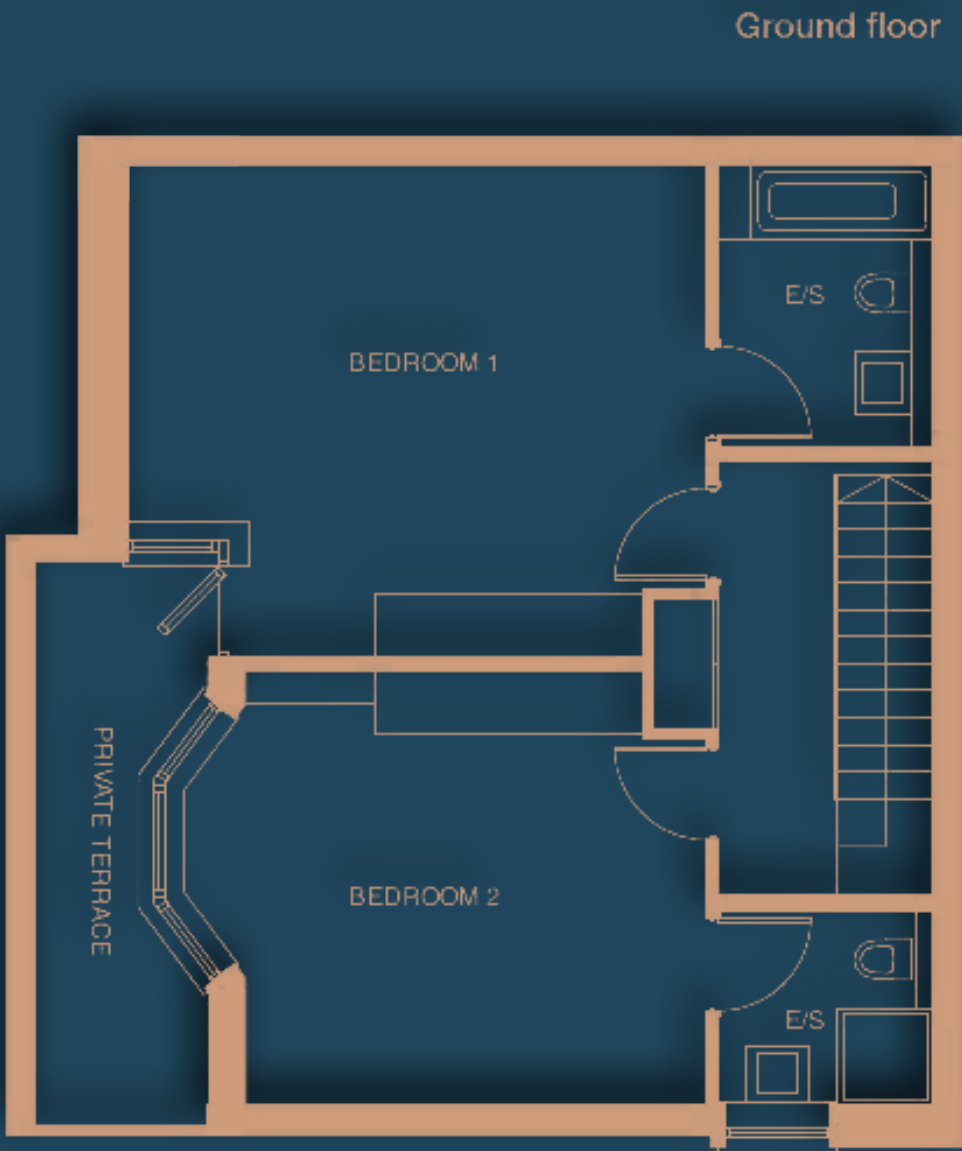
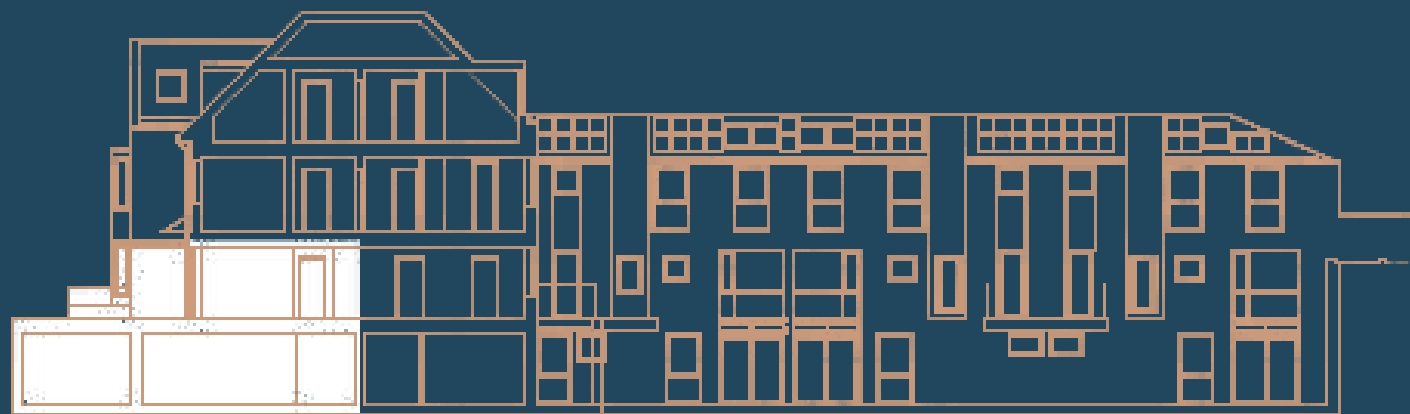


Apartment 3, Hampstead Parkside

2 Bedroom Duplex with Private terrace

Total (Ground Level/ Garden Level) 103.5 m² (1115 sqft)

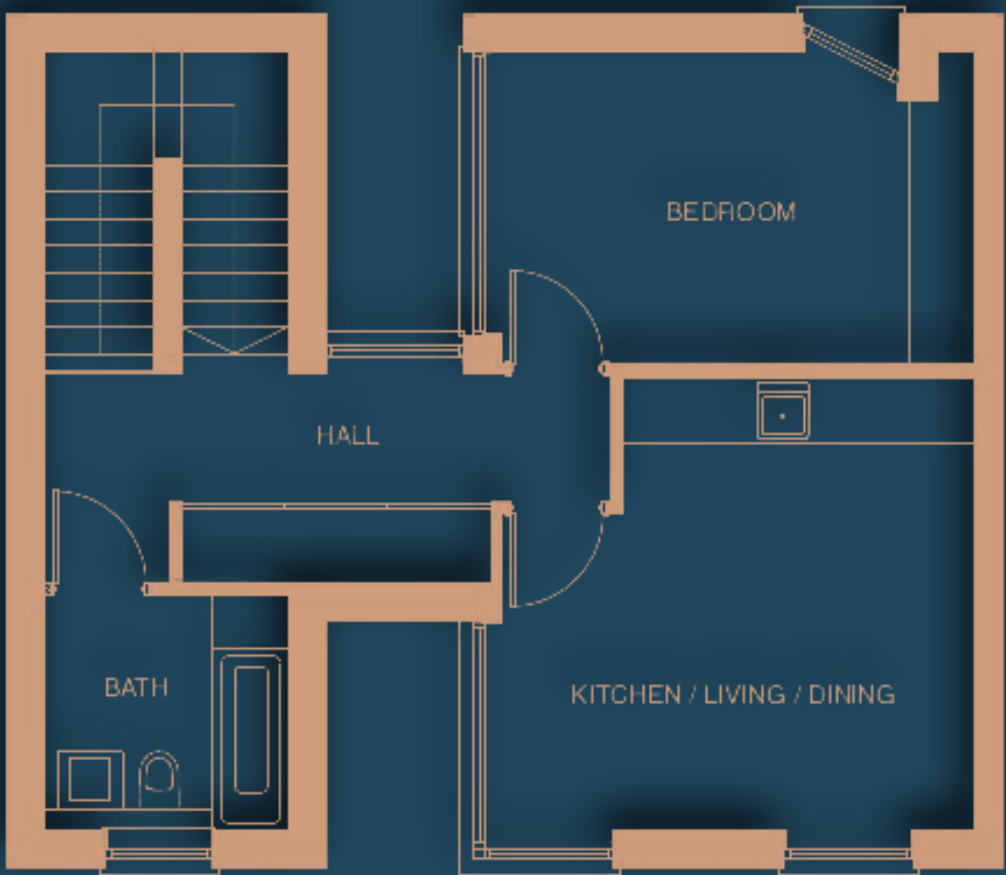
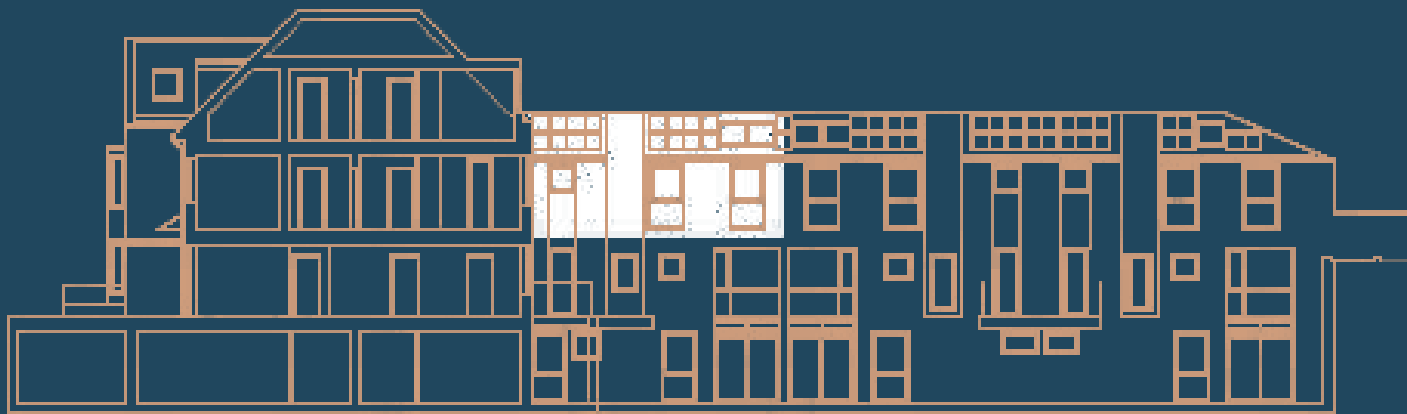
| | |
|-------------------------|-----------------------------|
| Kitchen/ Living/ Dining | 7.0m x 5.8m (23' x 19') |
| Bedroom 1 | 5.3m x 4.4m (17'7" x 14'7") |
| Bedroom 2 | 4.9m x 3.9m (16'x 13') |
| Private Terrace | 5.2m x 1.6m (17' x 5'2") |



Apartment 10, Hampstead Parkside

1 Bedroom Apartment

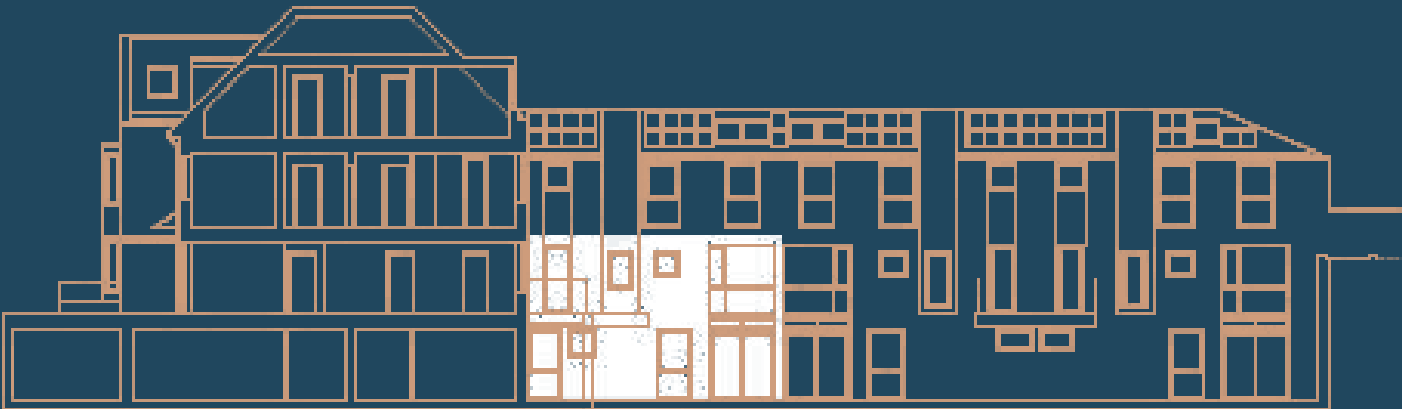
| | |
|---------------------------|--------------------------------|
| Total (First Floor Level) | 54.9 m ² (592 sqft) |
| Kitchen/ Living/ Dining | 4.6m x 4.4m (15' x 14'4") |
| Bedroom 1 | 4.6m x 2.9m (15' x 9'5") |



Apartment 11, Hampstead Parkside

3 Bedroom Duplex with Private terrace

| | |
|------------------------------------|-------------------------------|
| Total (Ground Level/ Garden Level) | 109.1 m² (1175 sqft) |
| Kitchen/ Living/ Dining | 7.1m x 6.2m (23'2" x 20'3") |
| Bedroom 1 | 4.5m x 2.7m (14'11" x 9') |
| Bedroom 2 | 3.3m x 3.3m (10'11" x 10'11") |
| Bedroom 3 | 3.6m x 3.4m (10'11" x 11'1") |
| Private Terrace | 8.8m x 3m (28'11" x 9'10") |

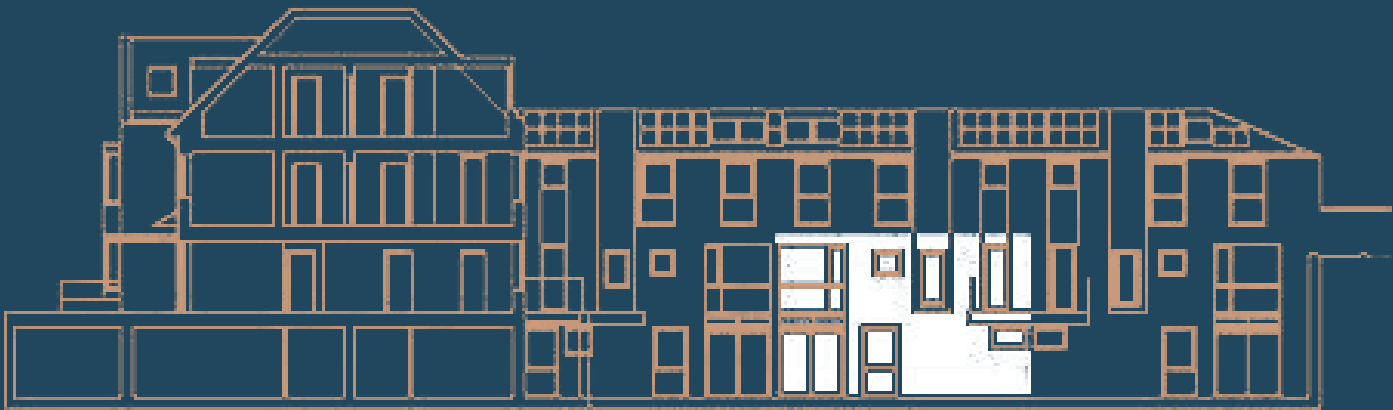


Apartment 12, Hampstead Parkside

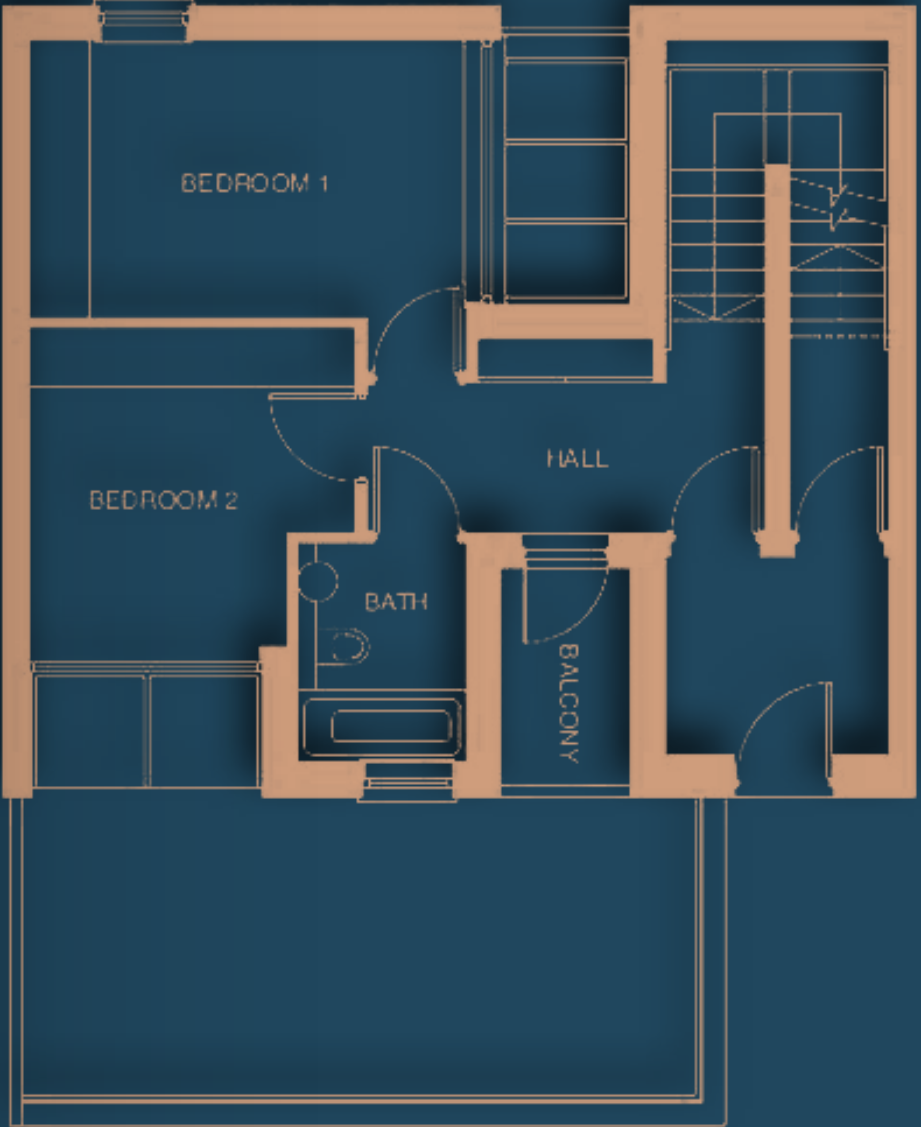
2 Bedroom Duplex with Private terrace

Total (Ground Level/ Garden Level) 98.2 m² (1057 sqft)

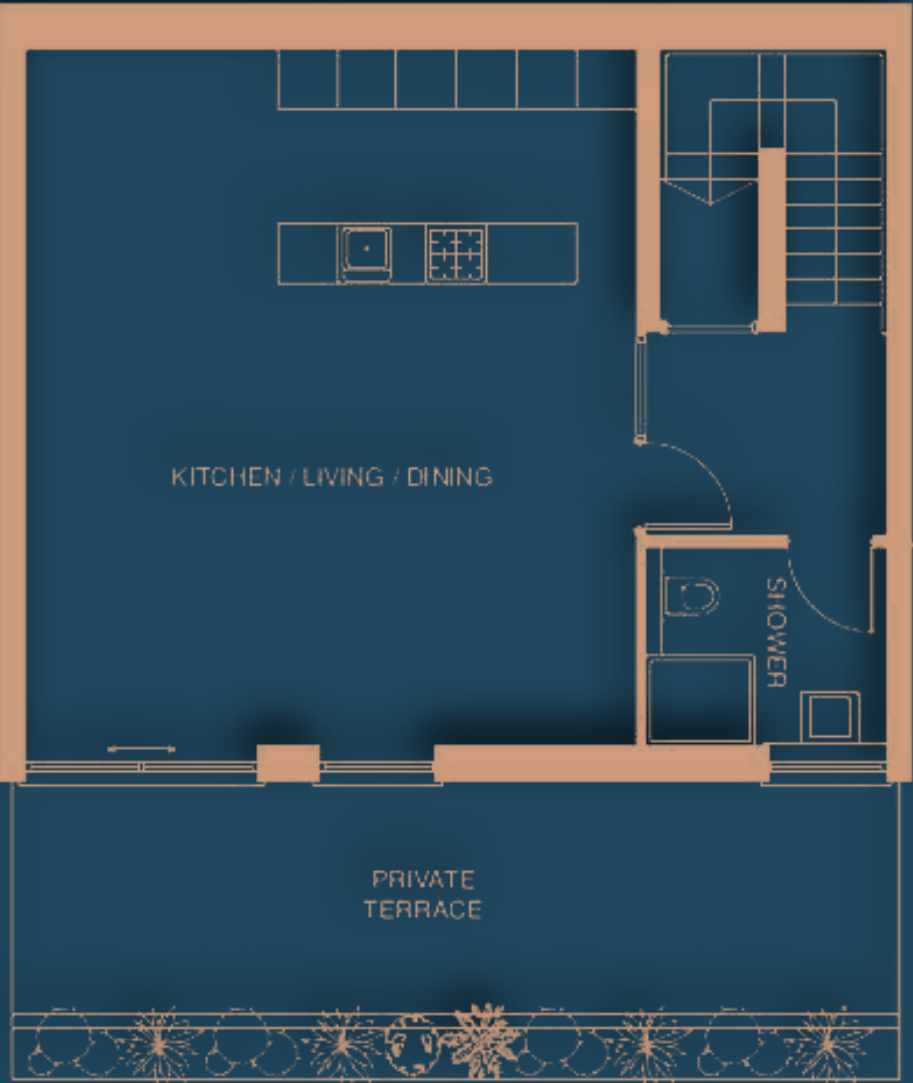
| | |
|-------------------------|-----------------------------|
| Kitchen/ Living/ Dining | 6.8m x 6.1m (22'3" x 20') |
| Bedroom 1 | 4.6m x 3.3m (15'1" x |
| Bedroom 2 | 10'11") |
| Private Terrace | 3.4m x 3.3m (11'2" x 10'9") |
| | 8.9m x 3m (29'3" x 9'10") |



Garden level



Ground floor

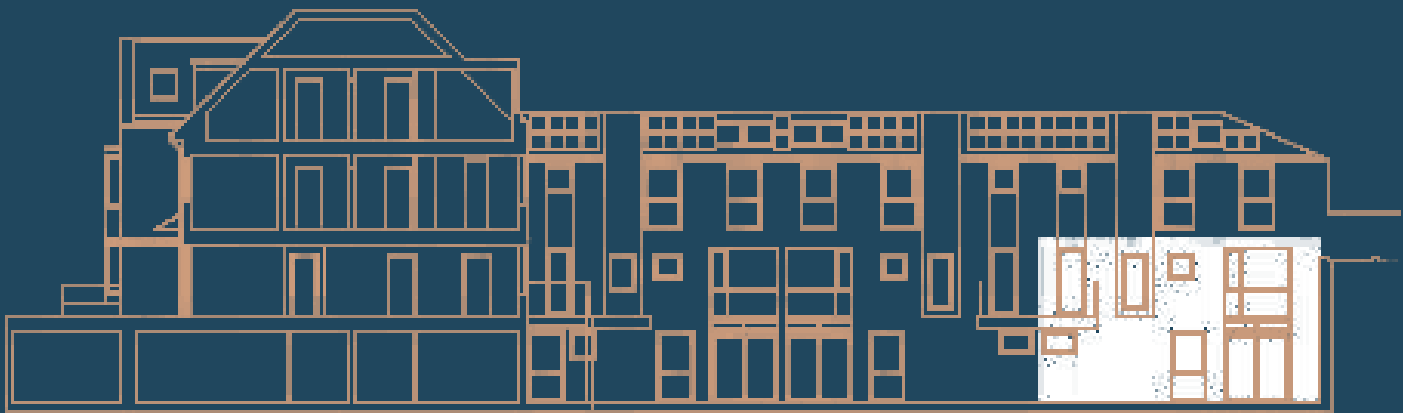


Apartment 15, Hampstead Parkside

2 Bedroom Apartment with Private terrace

Total (Ground Level/ Garden Level) 112 m² (1205 sqft)

| | |
|-------------------------|-----------------------------|
| Kitchen/ Living/ Dining | 7.1m x 6.8m (23'3" x 22'5") |
| Bedroom 1 | 5.3m x 3.2m (17'6" x 10'6") |
| Bedroom 2 | 3.9m x 3.4m (12'9" x 11'3") |
| Private Terrace | 9.6m x 6.7m (31'7" x 22'2") |



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