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# HANSTEAD HOUSE

ST. ALBANS

THE EXQUISITE REALISATION  
OF 11 LUXURY APARTMENTS





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HANSTEAD  
HOUSE





# BEAUTY UNEARTHED

HANSTEAD HOUSE:  
THE EXQUISITE REALISATION  
OF 11 LUXURY APARTMENTS

Realise your dream of luxurious elegant living  
at Hanstead House. The tree-lined driveway  
and restored formal gardens create a sense of  
awakening splendour, while the apartments  
beautifully reflect the neoclassical exterior.  
This is beauty unearthed.





HANSTEAD HOUSE  
IS SURROUNDED BY  
GREEN COUNTRYSIDE,  
GIVING IT A FEELING  
OF PRIVILEGE AND  
SECLUSION FOUND  
VERY RARELY TODAY.

5.8 ACRES OF THE  
PRIVATE ESTATE ARE  
FOR THE EXCLUSIVE USE  
OF APARTMENT OWNERS



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# A GRAND APPROACH



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THE GRAND  
NORTH WING ENTRANCE

# S

omething special is promised, as you enter the gates leading to Hanstead Park and make your way along the tree-lined avenue to Hanstead House. Secluded in 50 acres of mature parkland, glimpsed through the profusion of majestic trees throughout the estate, this is a hidden gem in an historic setting. You'll discover a collection of exquisite apartments within this former country house, reconfigured and re-purposed as unique luxury homes for the modern day. There is a feeling of arrival, in every sense.



THE MAIN ENTRANCE TO  
HANSTEAD PARK



H

anstead House was built in 1925 for Sir David Yule (1858–1928) a man possessed of almost unimaginable riches, with business interests in India and Britain. His obituary described him as ‘one of the wealthiest men, if not the wealthiest man, in the country’.

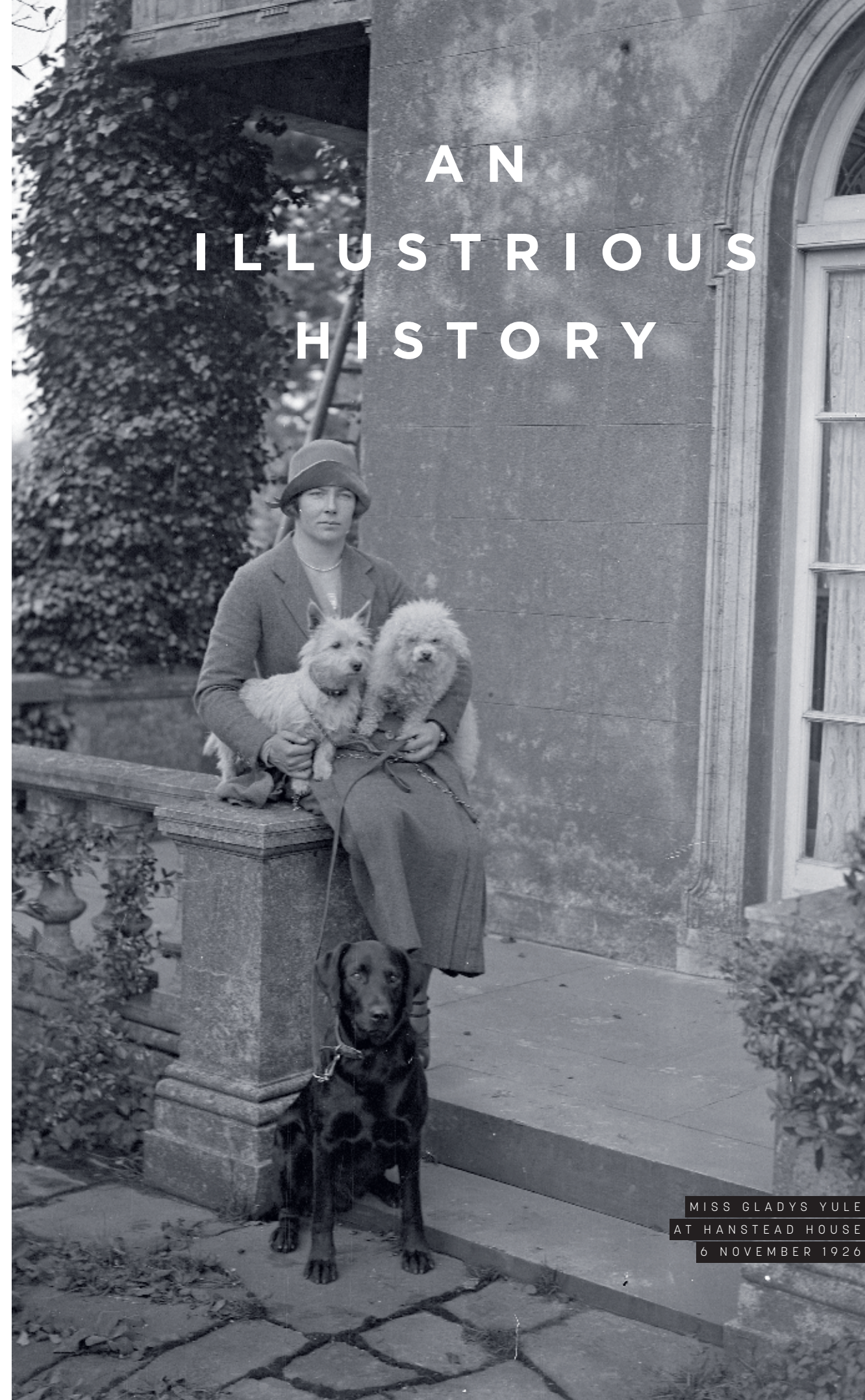
His new house replaced a smaller Victorian one and was designed in the classical Georgian style, surrounded by a 1,200 acre private estate. Sir David was married to Annie Henrietta Yule, and they had one daughter, Gladys. In 1928 Annie and Gladys established a very successful stud farm for Arabian horses at Hanstead House, which Gladys continued to manage until her death in 1957, when the house and estate were put on the market.

Lady Yule played a part, unintentionally, in the abdication crisis of 1936. It was on her private yacht, The Nahlin, that the Prince of Wales took his companion Mrs Simpson for a cruise on the Adriatic, where they were photographed together for the first time by American news reporters.



PORTRAIT OF  
SIR DAVID YULE

# AN ILLUSTRIOUS HISTORY



MISS GLADYS YULE  
AT HANSTEAD HOUSE  
6 NOVEMBER 1926





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## A SENSE OF MAJESTY

Imagine the feeling, the sense of pride, as you  
wander through the private ornamental gardens.  
It's almost as if the golden era of country house  
life has been waiting for you.

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00 HANSTEAD HOUSE

13

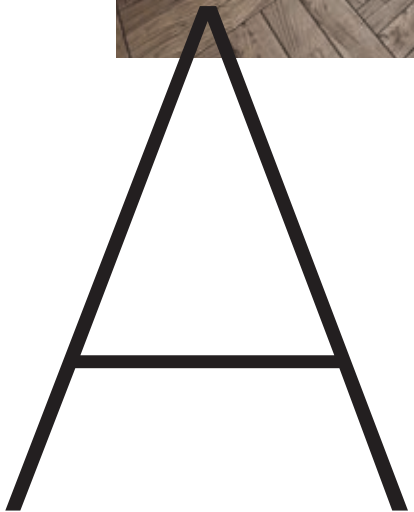




THE KITCHEN AND DINING SPACE



APARTMENT HALLWAY



feeling of being in superior surroundings becomes clear as soon as you step into your apartment. Immediately, you are walking on beautiful herringbone wood flooring, a luxury that extends into the living /kitchen /dining beyond.

Farrow & Ball's desirable paint colours, which have become modern classics, are all around you and produce a soothing backdrop. The high ceilings, with stepped cornicing, and the oversized doors, give the living spaces an unparalleled air of elegance. The huge full length windows bring light flooding in and provide views across the beautiful gardens. These features are complemented by bespoke kitchen cabinets, composite stone worktops and upstands, an antique bronze mirror splash back and a full range of integrated appliances. The tap producing instant boiling, chilled or sparkling water is just one enviable detail amongst many.

Computer generated images of Plot 1 are for indicative purposes only.



# E

ach apartment features an open-plan living area opening directly onto a private terrace, where the beauty of the wider surroundings can be truly appreciated. In many cases, the arched glazed doors of Hanstead House provide access to the terrace, and bring classical proportions – not to mention maximum sunlight to the room. For hotter months the lounge is air conditioned for ultimate comfort. The coffered ceiling, with concealed lighting, is another superb feature and one which is perfectly in keeping with the character of the building. As in the kitchen area, Farrow & Ball's Elephant's Breath has been chosen for the skirting, architraves and internal doors, while subtle Skimming Stone, described by the company as 'a stony off-white with warm light grey undertones' has been selected for the walls and ceiling. The interior designers have not forgotten that these are homes for modern life too; and the television is cleverly accommodated in bespoke cabinetry which also includes display shelves for art and collectibles, with cupboards below.



A REVIVAL  
OF  
ELEGANCE

THE LIVING SPACE WITH  
VIEWS ONTO THE TERRACE

Computer generated image of Plot 1 is for indicative purposes only.



# SLEEPING BEAUTY

Whether your day has been fulfilling, restful, stressful, or, most likely, a mixture of all three, at the end of it you can look forward to closing

your eyes in this tranquil space of velvety carpet and restful shades. The ambience of the master bedroom, whose coffered illuminated ceiling reflects that of the living room, is almost guaranteed to produce the perfect night's sleep. With underfloor heating and air conditioning, you can create the optimum level of personal comfort. For practicality each master bedroom has an en suite along with fitted wardrobes of bespoke design which are located in the dressing room in selected apartments. Bedroom 2 will also benefit from bespoke fitted wardrobes and a further en suite in select apartments.

Computer generated image of Plot 1 is for indicative purposes only.

THE MASTER  
BEDROOM



Y

ou might say that the 1930s, the golden era of Hanstead House, was a high point in bathroom design, when the fortunate few bathed in film star luxury. In this 21st century reincarnation of the house, the bathrooms, en suites and WCs are equally sumptuous and stylish, the epitome of coordinated, contemporary interior design. Each features contemporary wall-hung sanitaryware with fitted vanity units in the en suites for a streamlined, uncluttered look. The master en suite boasts extra-large format Spanish design tiles in a glossy, fine-veined grey marble. Bedroom 2 en suite or main bathroom feature large matt Italian porcelain design tiles. Selected apartments have walk-in showers with oversized shower heads; these, like all the brassware, are by Gessi and are of the utmost quality. The fitted illuminated mirror provides additional gentle light, while the ultramodern towel radiator is a glamorous and dramatic touch.

“  
THE DESIGN PROPOSALS  
WE DEVELOPED WITH THE  
TEAM AT GRIGGS HOMES  
BREATHE NEW LIFE INTO  
THIS HISTORIC BUILDING  
”

HUB ARCHITECTS



LUXURY  
PERSONIFIED

THE EN SUITE  
BATHROOM

Computer generated image of Plot 1 is for indicative purposes only.



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## A PLACE FOR REFLECTION

The formal gardens at Hanstead House were originally designed by Percy Cane, one of the most sought after landscape architects of the day, and a frequent prize winner at the RHS Chelsea Flower Show. Later, Lady Yule used some of her inheritance to further enhance her splendid estate.





ORIGINAL FEATURES  
CAREFULLY RESTORED



STUNNING VIEWS ACROSS THE  
SWEEPING LAWN AND BEYOND

G

arden designer Percy Cane's theory was that both formal and informal landscaping could co-exist harmoniously, and this is certainly the case at Hanstead House. He created a series of pleasure grounds for the house, containing several distinct garden areas. All were carefully tended by Lady Yule's head gardener Jack Ridout. There were formal borders and flower beds, all lavishly planted and interwoven with brick and stone paths. Lawns to the south and east of the house were shaded by majestic cedars of Lebanon, which still flourish, while the bastion walk afforded views across the valley. A 'rosary' was created, a circular rose bed in Arts and Crafts style, divided into segments and covered by a trellis for climbing roses. The sunken garden, planted to the west of the main entrance, contained an aviary, crazy paving and ornamental urns. Another delight for residents and visitors included a Japanese rock garden, which were very fashionable at the time. Lady Yule's had a stream crossed by two rustic bridges, and small lakes edged by weeping willows. The stone was brought from Westmorland, and the plants and trees were chosen to create an impression of Oriental authenticity.

## A PRIVATE VIEW

Computer generated image for indicative purposes only.





NATURE  
REAWAKENED

Computer generated image for indicative purposes only.

“  
HANSTEAD HOUSE IS A  
WONDERFUL EXAMPLE OF A LATE  
ARTS & CRAFTS GARDEN BY  
PERCY CANE, THE NOTED GARDEN  
DESIGNER OF THE 1930s  
”

THE GARDENS TRUST

R

estoration of the gardens of Hanstead House is being overseen by The Gardens Trust, the only national charity in the UK dedicated to the conservation of designed landscapes. Under their guidance, the gardens are being reawakened as the beautiful, evocative places they were designed to be, perfect for private contemplation. Many of the original features are to be retained, including the sunken

garden. Enhancements include wooden benches, repairs to the stone paving, and new planting. In its heyday, the terrace of Hanstead House would have been used for entertaining; imagine cocktails at sunset, perhaps even dancing after dinner. Today, both the ground floor and upper terraces have been recreated as private spaces for the individual apartments, complete with new decking, uplighters and restored stone balustrades. All apartments will also benefit from a private external store which has been created by partially converting the existing pergola.







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## A PLACE TO UNWIND

With a range of apartments to choose from  
Hanstead House offers a variety of beautiful  
living spaces. Realise your dream of luxurious  
elegant living at Hanstead House.



PRIVACY AND  
SECLUSION,  
SURROUNDED  
BY GREEN  
COUNTRYSIDE



Site plan for indicative purposes only.



# GROUND FLOOR APARTMENTS

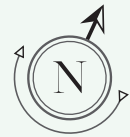
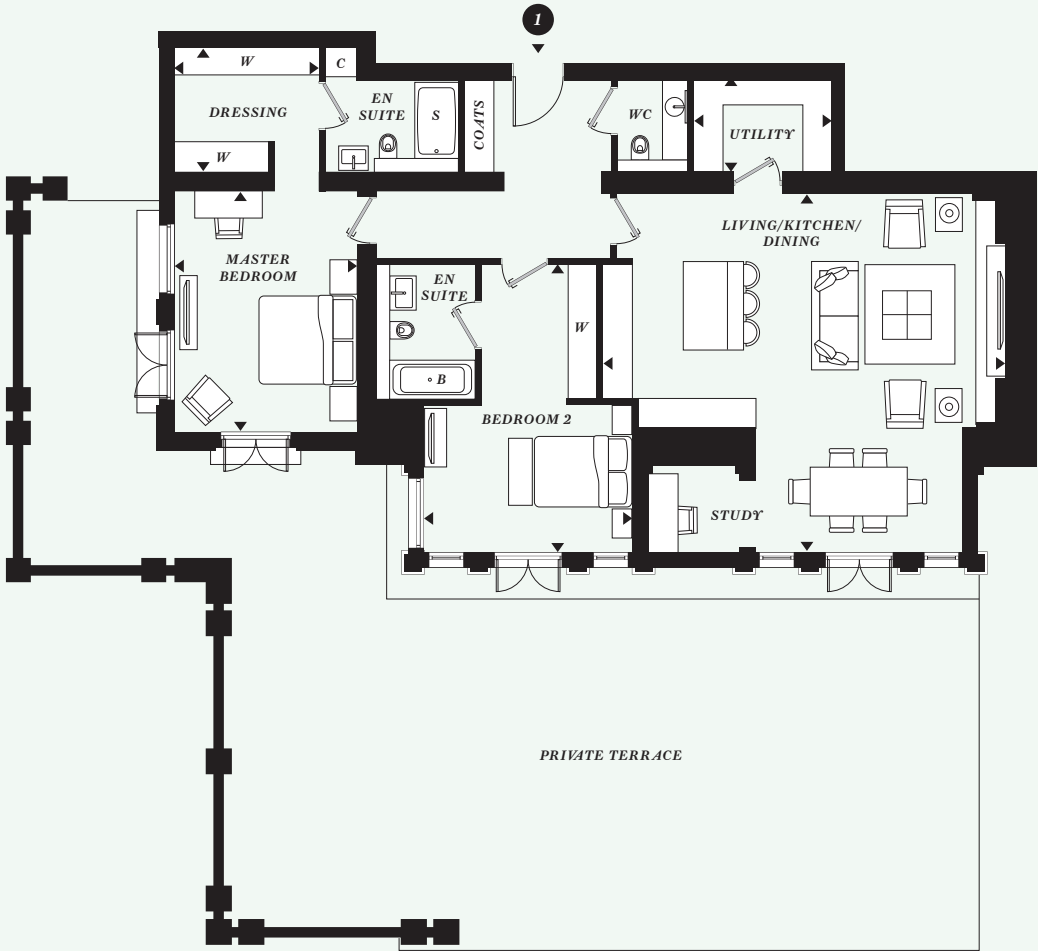
The West Wing entrance opens into a classic example of the country house hallway, with a grand staircase designed to be completely in keeping with the period style. Apartments 4 and 5 have a separate private entrance, the North Wing. All the ground floor apartments have a private terrace, surrounded by stone balustrades, a feature of the original house.





# 1 TWO BEDROOM GROUND FLOOR APARTMENT

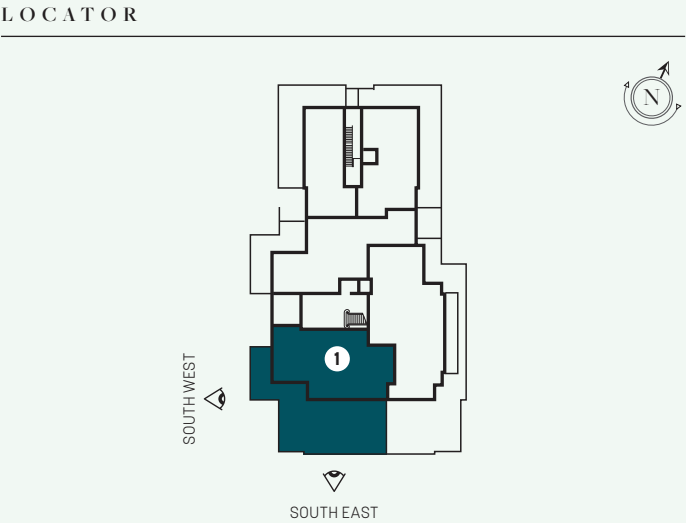
1,567 sq ft / 146 sq m in size, this spacious apartment has a study area to the living / kitchen / dining room, a separate utility room, en suite facilities to both bedrooms, and a dressing area in the master bedroom. The vast private terrace is accessed from all principle rooms and overlooks the stunning grounds.



Floor plans shown are not to scale and ratio may differ to other plans in this document. Apartment layouts are for guidance only. All dimensions are subject to change.

ROOM DIMENSIONS		
Living / Kitchen / Dining	8.3m x 7.4m	27'2" x 24'3"
Utility	1.9m x 2.9m	6'2" x 9'6"
Master Bedroom	3.8m x 5.0m	12'5" x 16'4"
Dressing	3.0m x 2.5m	9'10" x 8'2"
Bedroom 2	6.0m x 4.3m	19'8" x 14'1"
Total Area	146 sq m	1,567 sq ft

KEY			
W	C	S	B
Wardrobe	Cupboard	Shower	Bath

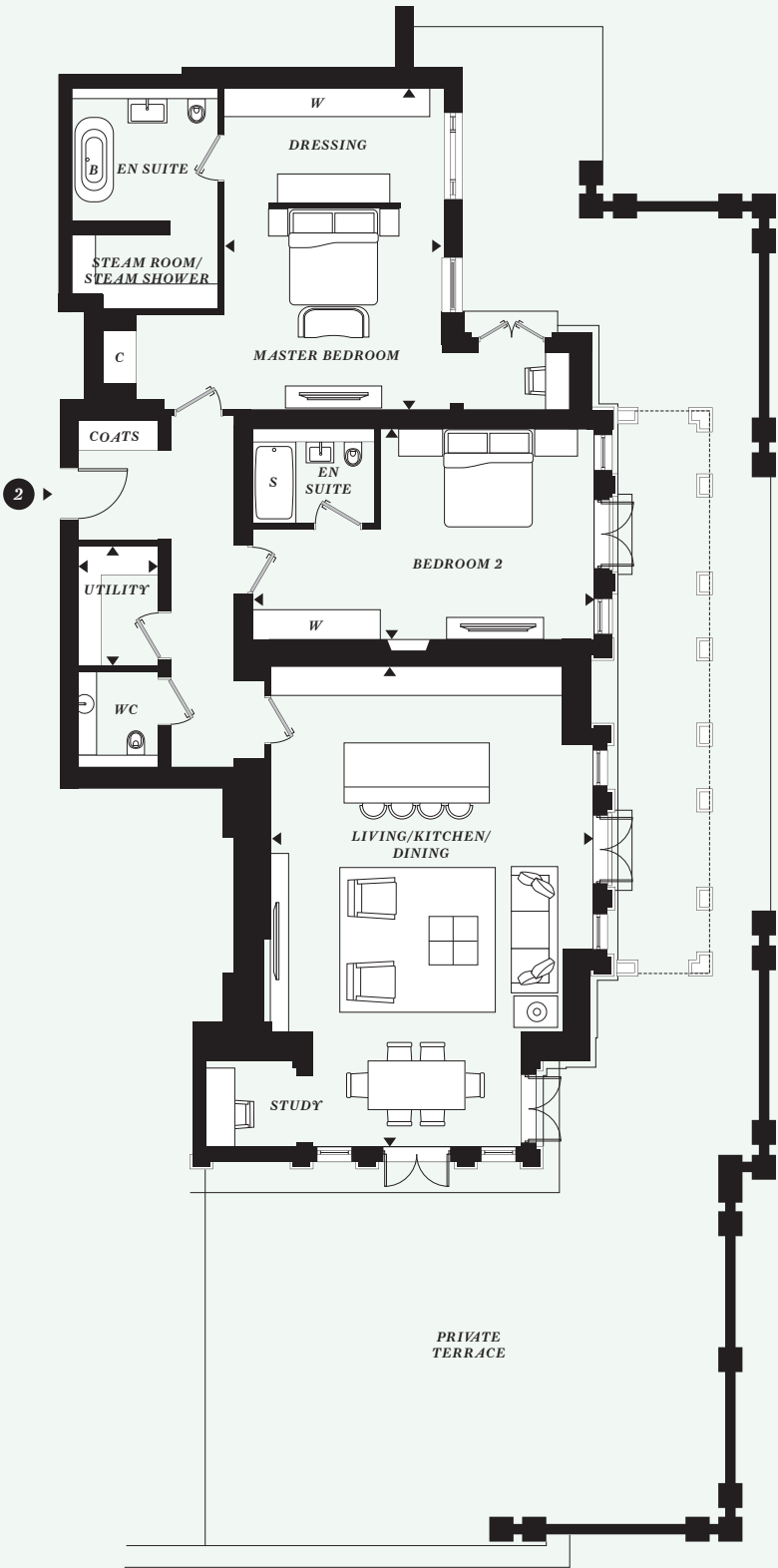




# 2

## TWO BEDROOM GROUND FLOOR APARTMENT

Very spacious accommodation is a feature of this apartment: a total of 1,919 sq ft/178 sq m. The master suite is particularly impressive, encompassing a dressing area and en suite bathroom with steam room / shower. Bedroom 2 is also en suite and has built in storage. The private terrace is accessed from the living / kitchen / dining room as well as both bedrooms and has views to the east over the formal gardens and south to open fields.



ROOM DIMENSIONS		
Living / Kitchen / Dining	6.6m x 10m	21'7" x 32'9"
Utility	1.7m x 2.5m	5'6" x 8'2"
Master Bedroom	6.7m x 4.5m	21'11" x 14'9"
Bedroom 2	4.4m x 7.0m	14'5" x 22'11"
Total Area	178 sq m	1,919 sq ft

KEY			
W	Cupboard	S	B
Wardrobe	Cupboard	Shower	Bath

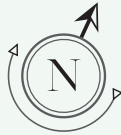
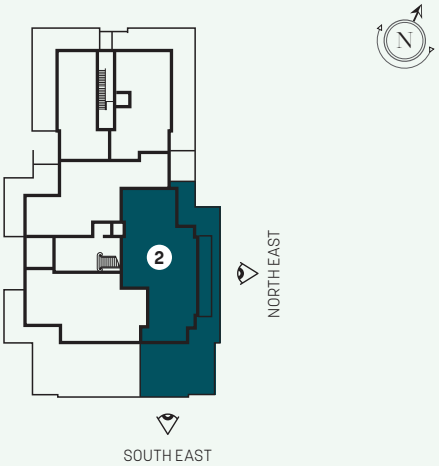
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



LOCATOR



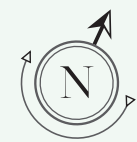
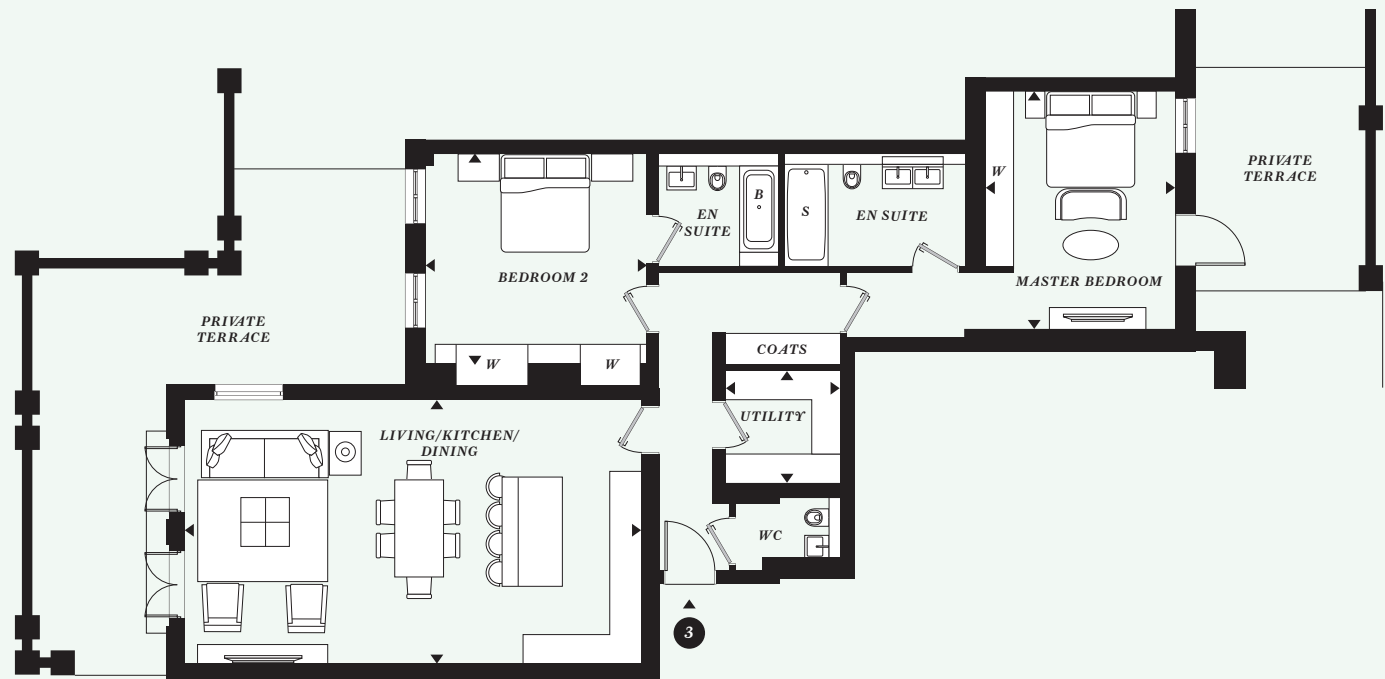
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3

TWO BEDROOM GROUND  
FLOOR APARTMENT

1,497 sq ft / 139 sq m of space provides two en suite bedrooms, a dedicated utility room, and a living / kitchen / dining room. Two private terraces make this apartment unique, giving wonderful views both south west and north west over the grounds.



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ROOM DIMENSIONS

Living / Kitchen / Dining	9.4m x 5.5m	30'10" x 18'0"
Utility	2.4m x 2.4m	7'10" x 7'10"
Master Bedroom	4.9m x 4.0m	16'0" x 13'11"
Bedroom 2	4.6m x 4.4m	15'1" x 14'5"
Total Area	139 sq m	1,497 sq ft

KEY

W Wardrobe   S Shower   B Bath

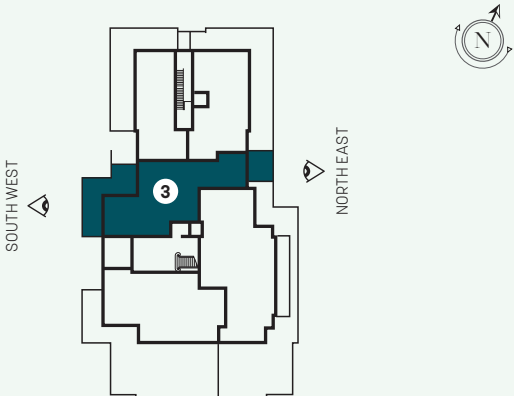
SOUTH WEST ELEVATION



NORTH EAST ELEVATION



LOCATOR

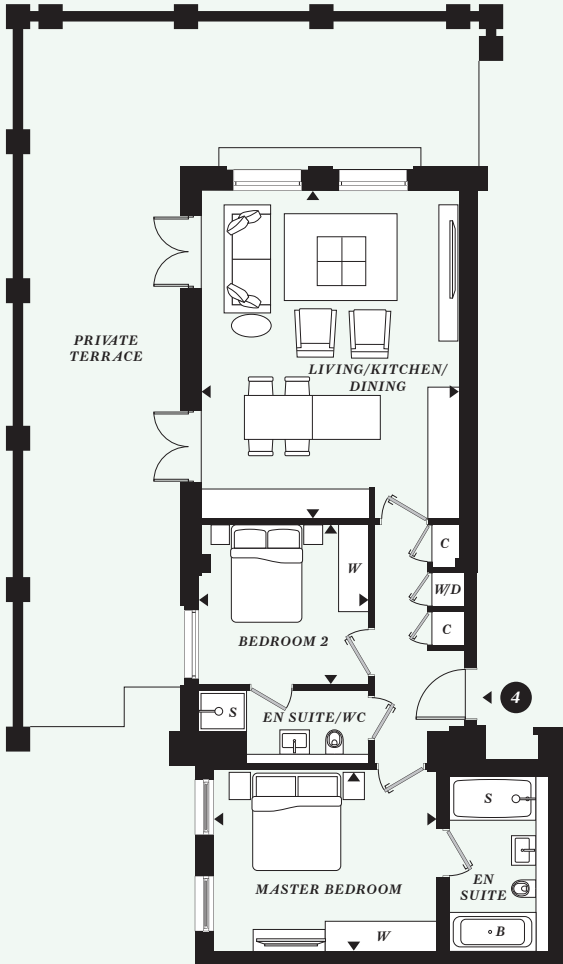




# 4

## TWO BEDROOM GROUND FLOOR APARTMENT

Within the apartment there are two en suite bedrooms, an abundance of storage and a living/kitchen/dining room with two sets of doors giving access to the west-facing private terrace. The terrace is an outstanding feature, running along two sides of the apartment, and offering multi-aspect views.



### ROOM DIMENSIONS

Living / Kitchen / Dining	5.4m x 6.9m	17'8" x 22'7"
Master Bedroom	3.8m x 4.6m	12'5" x 15'1"
Bedroom 2	3.5m x 3.3m	11'5" x 10'9"
<b>Total Area</b>	<b>88 sq m</b>	<b>945 sq ft</b>

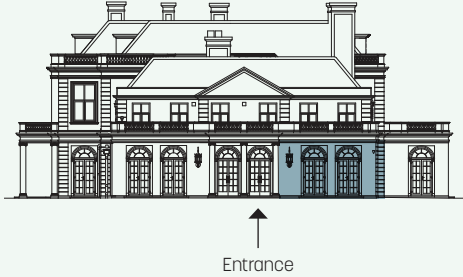
### KEY

**W** Wardrobe    **C** Cupboard    **S** Shower    **B** Bath  
**W/D** Washer & Dryer

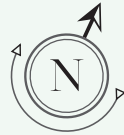
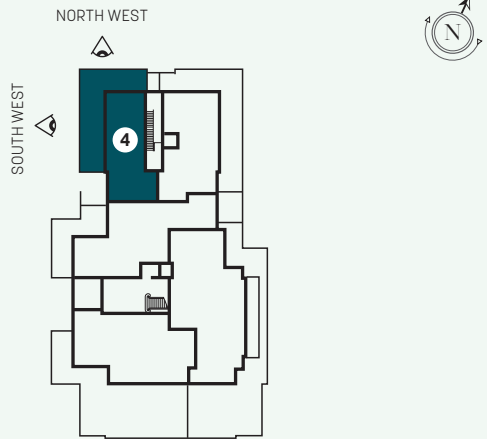
### SOUTH WEST ELEVATION



### NORTH WEST ELEVATION



### LOCATOR



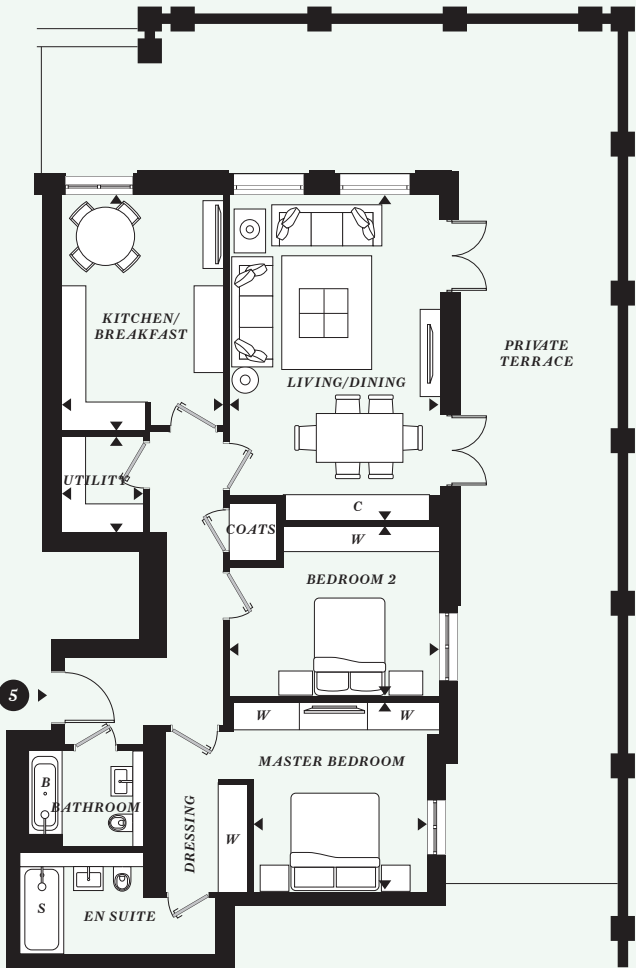
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5

TWO BEDROOM GROUND FLOOR APARTMENT

This generously sized home offers 1,211 sq ft/113 sq m of accommodation, including a kitchen with a breakfast area, and a separate living room. The L-shaped private terrace, affording tranquil views over the grounds, can be entered through two sets of double doors opening from the living / dining room and also from Bedroom 2. The master bedroom benefits from an en suite, and bedroom 2 is served by the family bathroom.



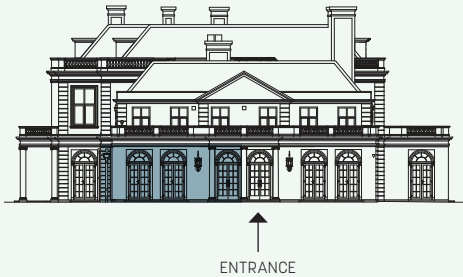
ROOM DIMENSIONS		
Kitchen / Breakfast	5.0m x 3.4m	16'4" x 11'1"
Living / Dining	6.9m x 4.4m	22'7" x 14'5"
Utility	2.0m x 1.7m	6'6" x 5'6"
Master Bedroom	3.9m x 3.6m	12'9" x 11'9"
Bedroom 2	3.5m x 4.4m	11'5" x 14'5"
Total Area	113 sq m	1,211 sq ft

KEY			
W	C	S	B
Wardrobe	Cupboard	Shower	Bath

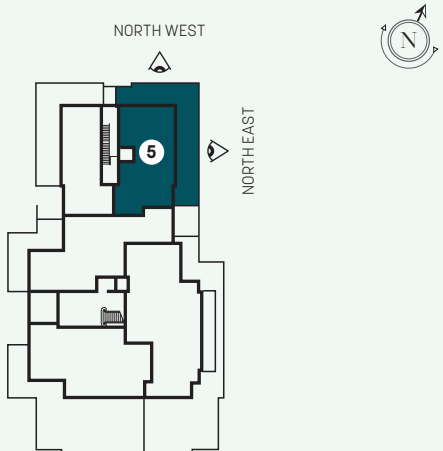
NORTH EAST ELEVATION



NORTH WEST ELEVATION



LOCATOR

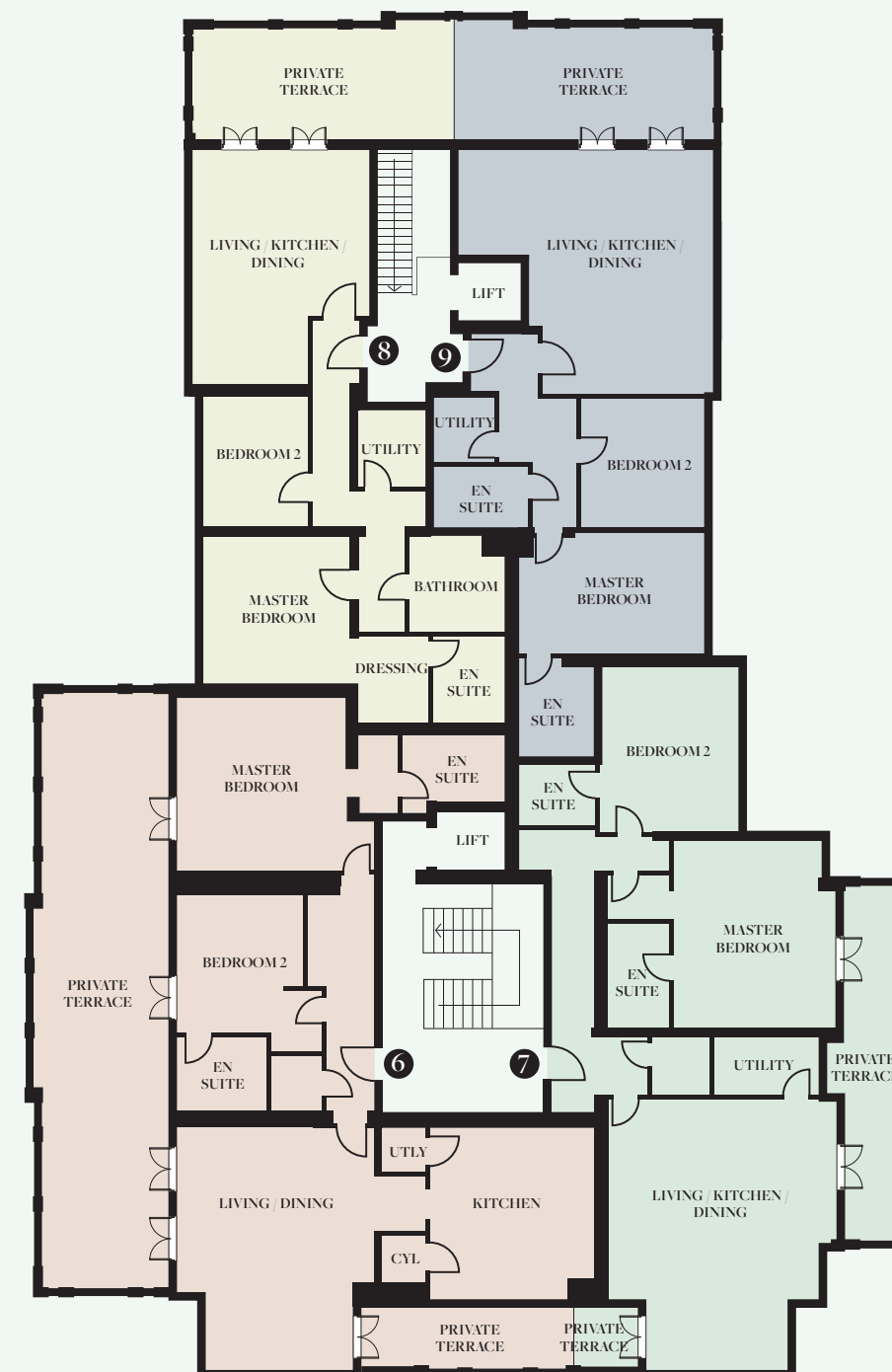


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## FIRST FLOOR APARTMENTS

The main staircase sweeps up from the North Wing entrance to apartments 6 and 7, creating a real sense of arrival. There is also a lift serving these two apartments. A separate private staircase from the West Wing entrance, as well as a lift, provide access to apartments 8 and 9. As with the ground floor, all apartments have a private terrace, edged by the original stone balustrading, which encircles the building.

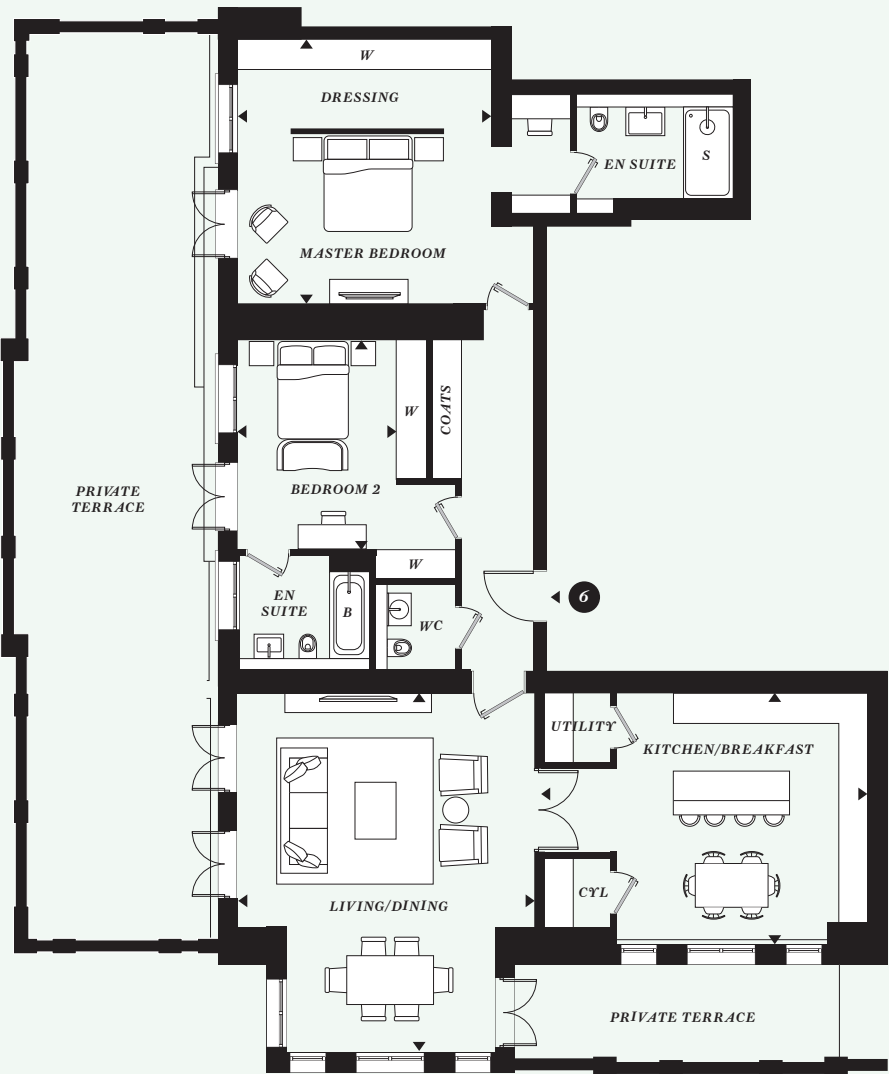




6

TWO BEDROOM FIRST FLOOR APARTMENT

At 1,785 sq ft/166 sq m this is one of the larger apartments, comprising two en suite bedrooms, a separate kitchen with a utility room, and a living / dining room. It also has two private terraces, one on the west side and one on the south which means there is direct outdoor access from all of the principal rooms, and stunning views.



ROOM DIMENSIONS

Kitchen / Breakfast	5.2m x 5.2m	14'5" x 14'5"
Living / Dining	6.2m x 7.4m	20'4" x 24'3"
Master Bedroom	5.3m x 5.5m	17'4" x 18'0"
Bedroom 2	4.3m x 3.9m	14'1" x 12'9"
Total Area	166 sq m	1,785 sq ft

KEY

W Wardrobe S Shower B Bath

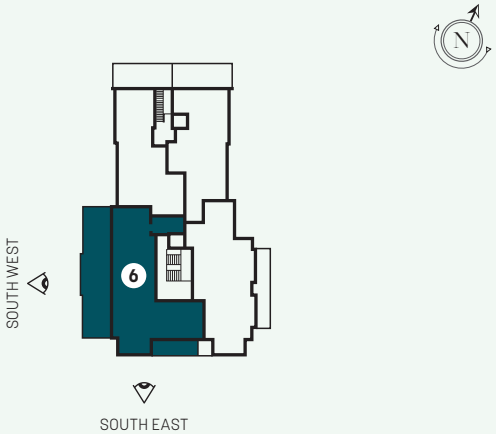
SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



LOCATOR



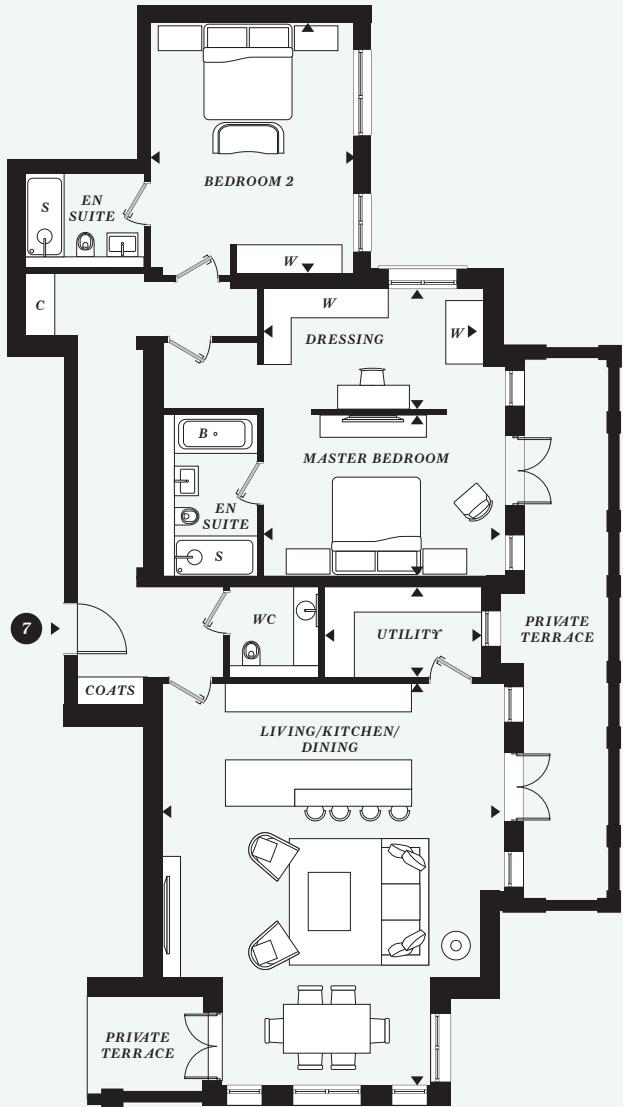
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7

TWO BEDROOM FIRST FLOOR APARTMENT

Measuring 1,635 sq ft/152 sq m in size, this apartment has a large private terrace with fabulous north east views overlooking the formal gardens, and the bonus of a smaller terrace with a south easterly aspect. Both of the bedrooms are en suite, with the master boasting an impressive dressing area and direct access to the main terrace.



ROOM DIMENSIONS		
Living / Kitchen / Dining	8.3m x 7.0m	27'2" x 22'11"
Utility	1.9m x 3.1m	6'2" x 10'2"
Master Bedroom	4.9m x 3.3m	16'0" x 10'9"
Dressing	4.4m x 2.5m	14'5" x 8'2"
Bedroom 2	4.2m x 5.2m	13'9" x 17'0"
Total Area	152 sq m	1,635 sq ft

KEY			
W	Cupboard	S	Bath

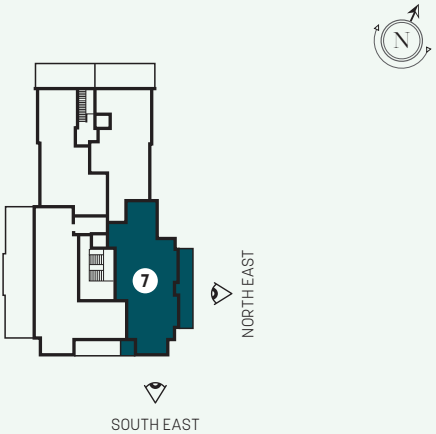
NORTH EAST ELEVATION



SOUTH EAST ELEVATION

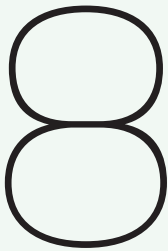


LOCATOR



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TWO BEDROOM FIRST FLOOR APARTMENT

1,280 sq ft / 119 sq m of space encompasses an open-plan living / kitchen / dining room with direct access to the private terrace. A master suite with a dressing area that leads through to the en suite, as well as a second bedroom and family bathroom.



ROOM DIMENSIONS

Living / Kitchen / Dining	7.4m x 5.4m	24'3" x 17'8"
Utility	2.1m x 2.3m	6'10" x 7'6"
Master Bedroom	4.8m x 4.5m	15'8" x 14'9"
Dressing	2.2m x 2.7m	7'2" x 8'10"
Bedroom 2	4.1m x 3.2m	13'5" x 10'5"
Total Area	119 sq m	1,280 sq ft

KEY

W Wardrobe C Cupboard S Shower B Bath

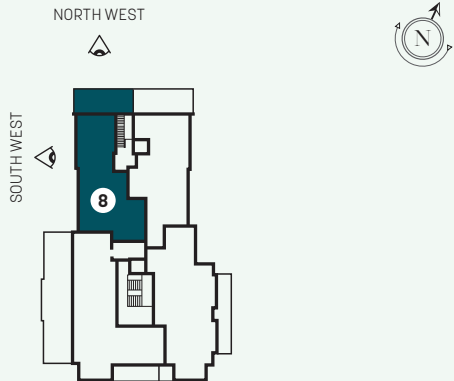
SOUTH WEST ELEVATION



NORTH WEST ELEVATION

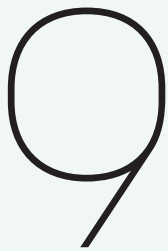


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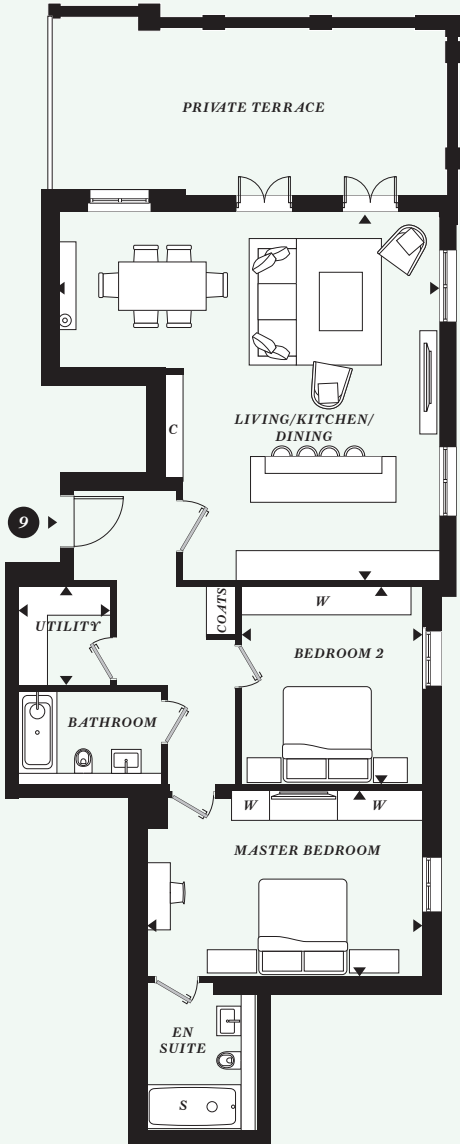
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TWO BEDROOM FIRST FLOOR APARTMENT

1,269 sq ft / 118 sq m of space includes a living / kitchen / dining room with two sets of doors opening onto the large private terrace. The master suite has ample built in storage and an en suite; there is an additional family bathroom, and a bonus utility room.



ROOM DIMENSIONS

Living / Kitchen / Dining	7.8m x 7.6m	25'7" x 24'11"
Utility	1.9m x 2.0m	6'2" x 6'6"
Master Bedroom	5.7m x 3.8m	18'8" x 12'5"
Bedroom 2	4.1m x 3.7m	13'5" x 12'1"
Total Area	118 sq m	1,269 sq ft

KEY

W Wardrobe C Cupboard S Shower B Bath

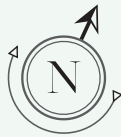
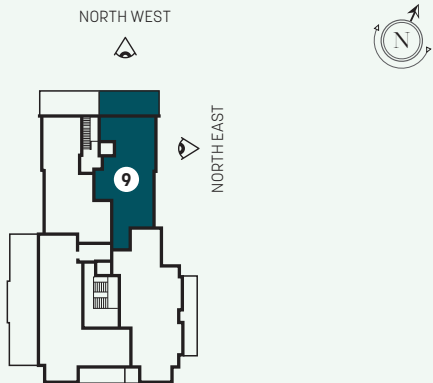
NORTH EAST ELEVATION



NORTH WEST ELEVATION



LOCATOR

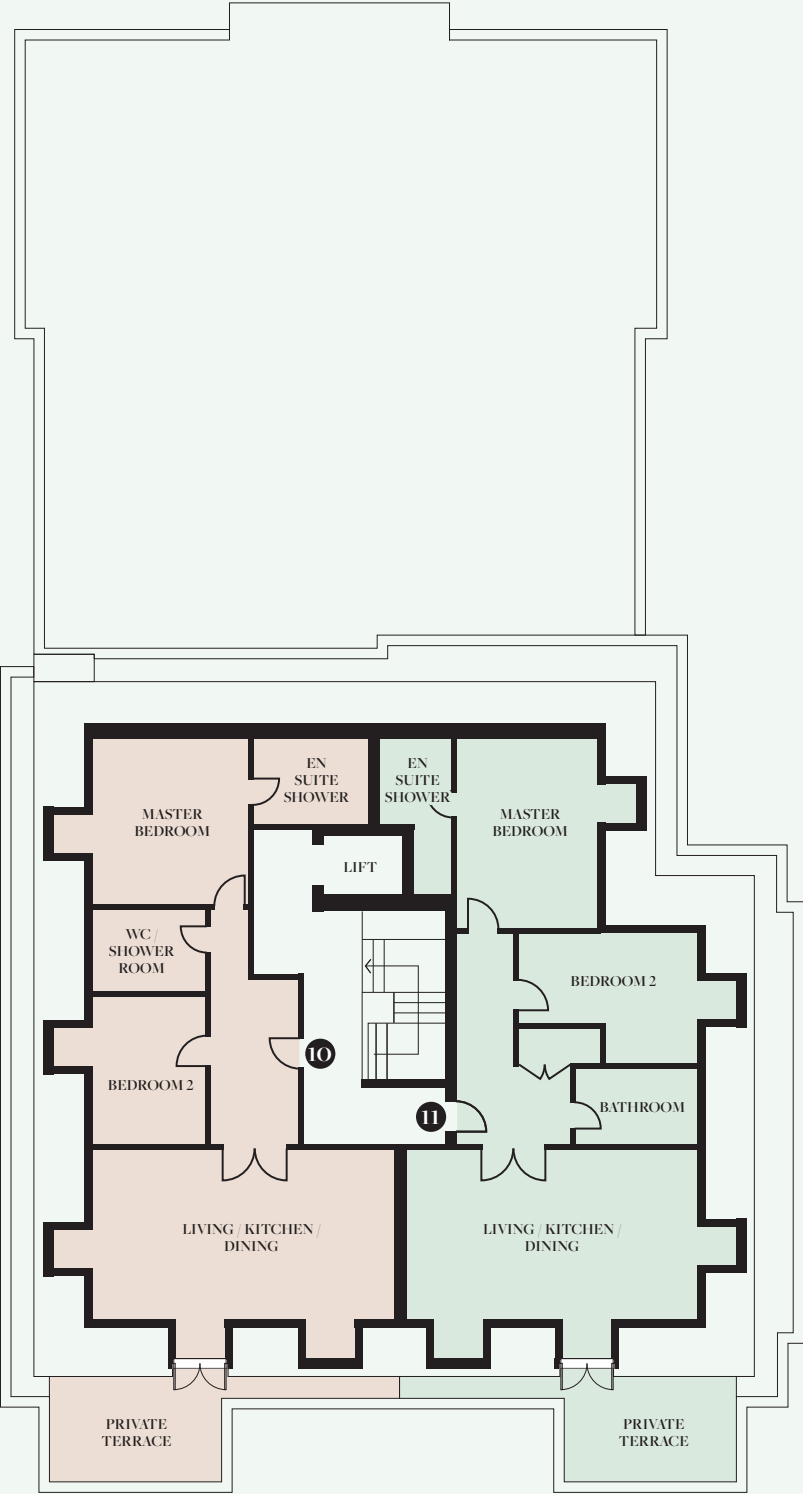


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# SECOND FLOOR APARTMENTS

The second floor consists of just two apartments with south facing terraces giving a wonderful outlook over gardens, arguably the best views of all at Hanstead House. These apartments are reached by either a lift or staircase and their own entrance way.

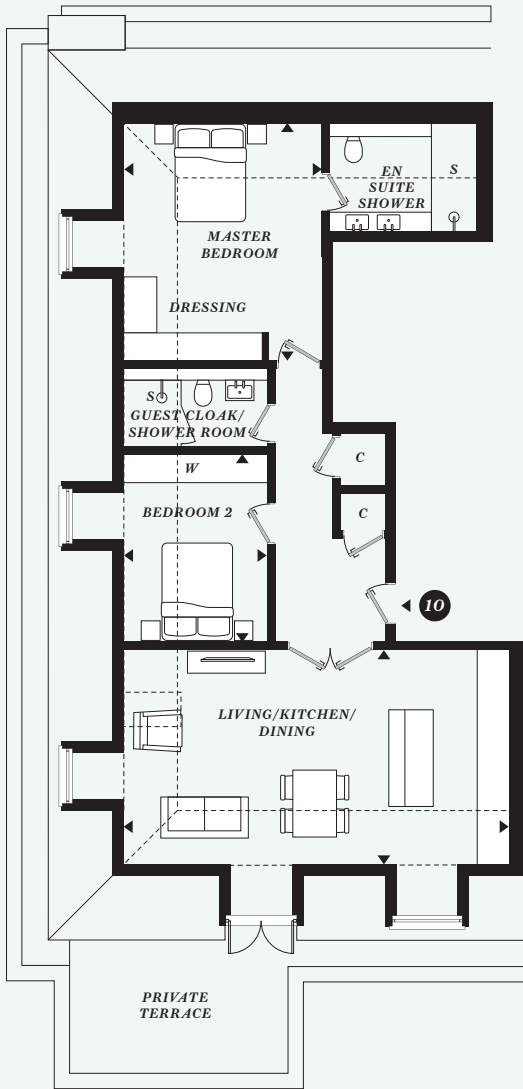




# 10

## TWO BEDROOM SECOND FLOOR APARTMENT

The upper storey position of this 1,064 sq ft / 99 sq m apartment means that its residents have truly incredible views, taking in the restored beauty of the Hanstead House gardens. These can be particularly appreciated from the south east facing terrace, directly accessible from the living / kitchen / dining room. The master bedroom has an en suite shower room with twin basins.



### ROOM DIMENSIONS

Living / Kitchen / Dining	8.1m x 4.4m	26' 6" x 14' 5"
Master Bedroom	4.6m x 4.1m	15' 1" x 13' 5"
Bedroom 2	3.9m x 2.9m	12' 9" x 9' 6"
<b>Total Area</b>	<b>99 sq m</b>	<b>1,064 sq ft</b>

### KEY

**W** Wardrobe    **C** Cupboard    **S** Shower    **B** Bath

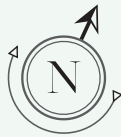
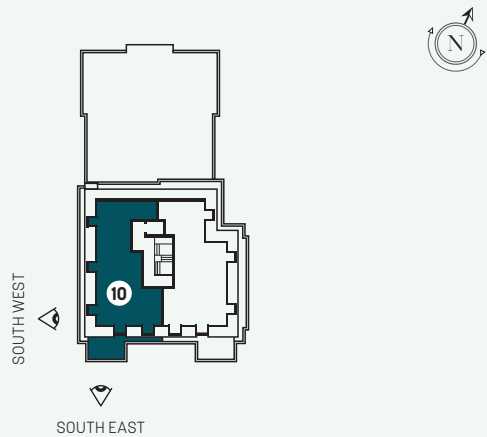
### SOUTH WEST ELEVATION



### SOUTH EAST ELEVATION



### LOCATOR



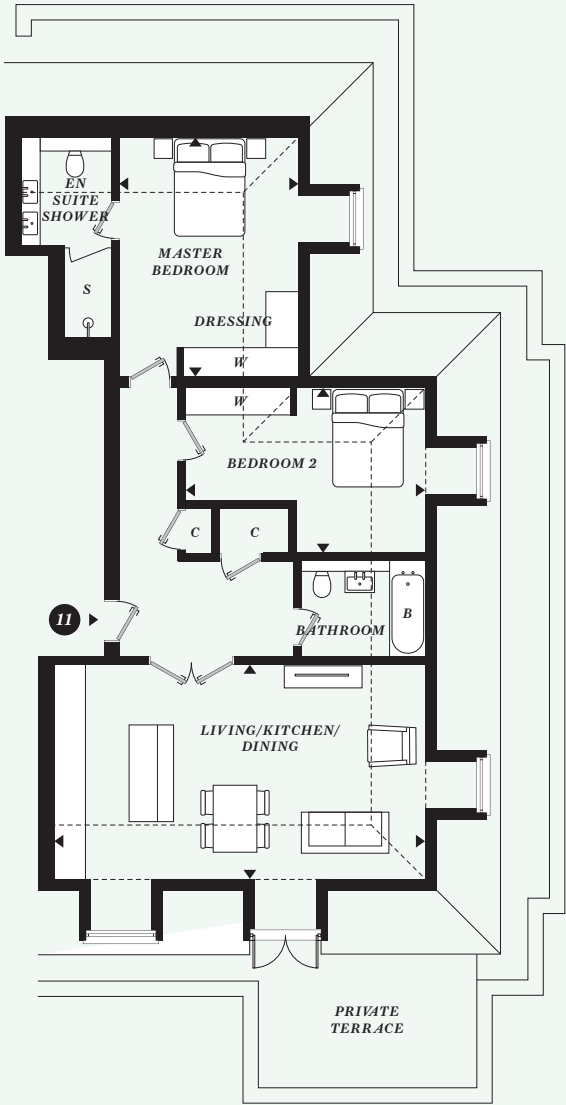
Floor plans shown are not to scale and ratio may differ to other plans in this document. Apartment layouts are for guidance only. All dimensions are subject to change.



11

TWO BEDROOM SECOND FLOOR APARTMENT

A private terrace, with amazing high-level views over the spectacular gardens, is one of the chief advantages of the apartment. Doors from the living / kitchen / dining room open onto the terrace. The 1,105 sq ft / 103 sq m of space also includes two double bedrooms, with an en suite shower room to the master bedroom.



ROOM DIMENSIONS

Living / Kitchen / Dining	7.8m x 4.4m	25'7" x 14'5"
Master Bedroom	5.0m x 3.6m	16'5" x 11'10"
Bedroom 2	4.8m x 3.5m	15'9" x 11'6"
Total Area	103 sq m	1,105 sq ft

KEY

W Wardrobe C Cupboard S Shower B Bath

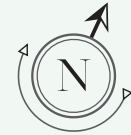
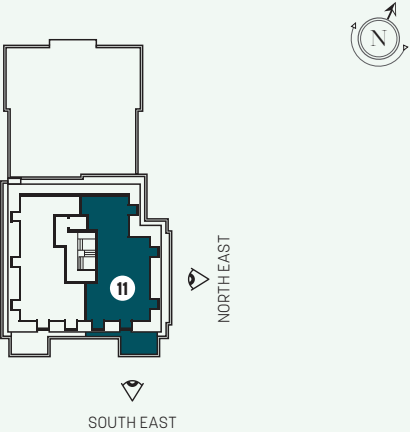
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



LOCATOR



Floor plans shown are not to scale and ratio may differ to other plans in this document. Apartment layouts are for guidance only. All dimensions are subject to change.



# A S T U N N I N G S P E C I F I C A T I O N

## KITCHEN AND UTILITY ROOM

- Professionally designed bespoke kitchens and utility rooms with soft closing cabinetry and drawers
- Silestone quartz worktops and upstands
- Integrated appliances including Miele hob, Miele oven, Miele combi microwave oven, Miele steam oven (selected plots), Miele warming drawer (selected plots), Siemens fridge / freezer, Siemens dishwasher and Caple wine cooler
- Sink with Quooker instant boiling hot, chilled filtered water and sparkling water tap
- Under unit lighting to cabinets and island breakfast bar
- Antique bronze mirror to splashback and island breakfast bar under unit panel
- Free-standing washing machine and tumble dryer

## BATHROOM, EN SUITE AND WC

- Contemporary white sanitaryware to bathroom and en suite
- Feature basins to WC
- Gessi taps and showers
- Walk-in showers (selected plots)
- Thermostatic combined bath filler
- Heated towel rails
- Shaver socket to en suite
- Full-height wall tiling
- Coordinating floor tiles
- Wall-mounted vanity cabinets
- Illuminated recessed mirror cabinets

## STEAM ROOM / STEAM SHOWERS (PLOT 2 ONLY)

- Fully tiled steam room with steam shower

## INTERIOR FEATURES

- Herringbone wood flooring to hallways, living / kitchen / dining room and WC. Carpets to all bedrooms and porcelain floor tiles in the bathroom and en suite
- Professionally designed bespoke fitted wardrobes to master bedroom, dressing and bedroom 2
- Hardwood apartment front door painted in Farrow & Ball paint
- Internal walls finished in Farrow & Ball paint
- Skirting and architraves finished in Farrow & Ball paint
- Oversized hardwood internal doors finished in Farrow & Ball paint
- Professionally designed television unit and bookease to living room

## ELECTRICAL

- Control4 Home Automation
- Intelligent lighting and wiring for multi-room sound system to living / kitchen / dining room and master bedroom
- Controlled lighting to entrance hall, living / kitchen / dining room and master bedroom
- Bespoke designed feature LED coffered ceiling to living / kitchen / dining room and master bedroom
- LED downlights to all other rooms
- Ample power, TV / telephone points throughout
- Data network cabling throughout
- Cat6 and coax cabling to AV sockets
- USB ports to the kitchen, master bedroom and bedroom 2
- Full TV / Sky compatible multi-room wiring system linking to central TV aerials and satellite dish capable of receiving digital and terrestrial channels, subject to your selection and purchase of Sky subscription

## SECURITY AND SAFETY

- Main communal entrance doors in dark hardwood with Secured by Design locking system
- Video entry system to main communal front door allowing colour display and access to each apartment
- Alarm system to each apartment including window sensors with optional monitoring service available subject to subscription charges
- Communal CCTV linking to a recording station
- Mains wired smoke detectors
- Mains wired heat detector to the kitchen
- Mains wired carbon monoxide detector

## PLUMBING AND HEATING

- Wet underfloor heating throughout
- Individual programmable digital room temperature controls
- Air conditioning to living / kitchen / dining room and master bedroom

## COMMUNAL ENTRANCES AND HALLWAYS

- Main communal entrance lighting
- Tiled ground floor communal hallways with inset door mat
- Carpet with bordered edges to stairs and landings
- Two passenger lifts

## EXTERNAL FEATURES

- Beautifully landscaped mature parkland, formal gardens and sunken garden, dating from the early 20th century, remaining largely untouched and now further enhanced
- 5.8 acres of communal grounds and gardens for the private use of Hanstead House residents
- Terraces finished with composite decking and restored stone balustrading
- External lighting to terraces
- New external windows and doors to complete property
- Stone paving to pathways
- Two private, allocated parking spaces per apartment with visitors' spaces
- Private lockable storage unit for each apartment
- Bollard lighting to the communal car parks
- Communal water tap
- Communal lockable cycle store
- Communal bin store

## PEACE OF MIND

- Griggs Homes two year Customer Care service
- Full 10 year new home warranty by PREMIER GUARANTEE





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## THE MOST DESIRABLE LOCATION

As a country residence for a distinguished family who also needed access to the metropolitan lifestyle of the capital, the location for Hanstead House was chosen carefully. Although surrounded by the Hertfordshire countryside, it is also a surprisingly short journey time from London. Today more than ever, these benefits are what make Hanstead House a very desirable location.



# SHOPPING AND LUXURIOUS LEISURE



BATTLERS GREEN  
SHOPPING VILLAGE



B

rickett Wood village, and its larger neighbour Radlett provide a good range of daily amenities such as doctors, dentists, a post office and convenience stores. Local restaurants cover a surprisingly wide choice of cuisines that encompasses Indian, Szechuan, Italian, Turkish and sushi. In Radlett, Battlers Green Farm, described as a 'rural shopping village' is a surprising source of lifestyle brands, food and drink, pampering and fitness. Spend a day here and you could shop for fashion and accessories, attend to hair and nails, work out in the gym and bring home some deli delights for supper.

This is also a sought after area for those who enjoy the golf and country club lifestyle. The exclusive Dyrham Park Country Club and Hartsbourne Country Club both offer golf, heated outdoor pools, swimming, tennis, bridge and snooker, in stunning surroundings. Cottonmill at Sopwell House Hotel, near St Albans, is a brand new, state of the art, private members' spa, offering a fabulous range of beauty, sensory and wellness treatments. It's so exclusive that it even has its own label sparkling wine, and members can enjoy health conscious dining in The Pantry buffet. The Grove, near Watford, is another country house style hotel venue tailored to indulgence and private relaxation, thanks to a superb international menu from its two restaurants. In nearby Hemel Hempstead, the prestigious Centurion Club combines golf and fine dining, Sunday lunch and afternoon tea.



GOLFERS AT  
RADLETT PARK GOLF CLUB



THE SPA AT  
THE GROVE HOTEL





# HISTORY AND FINE DINING IN ST ALBANS

“  
LUSSMANS, ST ALBANS  
IS EVERYTHING  
A MODERN LOCAL  
RESTAURANT SHOULD BE  
”

GILES COREN, THE TIMES

The historic cathedral city of St Albans, less than five miles by road, is a very good shopping destination. It has a number of neighbourhoods that encompass boutiques, upmarket labels and major name brands; The Maltings, Market Place, Christopher Place, St Peter's Place and the streets close to the cathedral all have their own distinctive type of retail therapy. St Albans also provides some exciting restaurant choices. Lussmanns, located next to the cathedral, has been described by The Times restaurant critic Giles Coren as 'everything a modern local restaurant should be'. The Abbey is another town centre venue for seasonal and sustainable cuisine, fine wines and cocktails, and you can enjoy them in the stunning conservatory dining room. The Ivy St Albans Brasserie brings the familiar luxury of The Ivy on West Street to a relaxed yet sophisticated all day dining restaurant on Verulam Road. Thompson, which has just been awarded its third AA rosette, is a highly esteemed St Albans restaurant whose excellence is steered by former Auberge du Lac chef Phil Thomson.



ST ALBANS  
CATHEDRAL







THE MILLENNIUM  
BRIDGE, LONDON

# A PLACE TO CONNECT

BY RAIL  
FROM RADLETT

West Hampstead Thameslink (London Underground Jubilee Line)	15 mins
Luton Airport Parkway	19 mins
London St Pancras International	27 mins
Farringdon (Crossrail)	31 mins
London Blackfriars	36 mins
London Bridge	42 mins
Gatwick Airport	1 hr 14 mins

BY RAIL  
FROM BRICKET WOOD

Watford Junction	8 mins
St Albans Abbey	8 mins
London Euston	28 mins
Milton Keynes Central	35 mins
Birmingham International	1 hr 10 mins

BY ROAD  
FROM HANSTEAD HOUSE

Bricket Wood station	0.6 miles
Bricket Wood village	0.9 miles
M1 junction 6	1.5 miles
M25 junction 21A	1.8 miles
Radlett station	2.8 miles
St Albans	4.2 miles
Watford	6.1 miles
Brent Cross	14.9 miles
Luton	15.3 miles
Central London	22.4 miles
Heathrow Airport T5	24.2 miles

All times and distances are approximate.  
Sources: nationalrail.co.uk, google.co.uk/maps

L

ondon is just over 20 miles away, easily accessible by road, perhaps easier still by rail. With a choice of two local stations, many destinations are within half an hour's travel time. You can reach London Euston from Bricket Wood station, while Radlett station gives a wider range of connections by Thameslink. Shopping all under one roof comes courtesy of Brent Cross, located about 20 minutes away down the M1. One of the original out-of-town shopping centres, it has over 150 shops and restaurants, with generous free parking. The anchor stores are John Lewis, Marks and Spencer and Fenwick, as well as a broad range of fashion brands that includes Reiss, Zara, Anthropologie, White Company, Mango, Victoria's Secret and All Saints. Plans are underway to extend Brent Cross into an even better shopping and leisure destination. There will be more shops and restaurants of course, but also a cinema complex, a food quarter, a new park and a public square.



# GRIGGS

EST. 1968

**GRIGGS is a third generation family development and construction company, led by an experienced team of approachable, forward-thinking and enthusiastic individuals.**

## WHY GRIGGS?

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. GRIGGS has built an enviable reputation for delivering the highest quality homes.

GRIGGS have significant in-house expertise spanning Development, Construction, Planning Permission, Cost Control, Architectural Design and Interior Design, that ensures the delivery of projects within projected timescales and budgets. GRIGGS also works with carefully selected external advisors where appropriate.

## CLIENT CARE AND AFTER SALES

We enjoy excellent relationships with all our clients, often across multiple projects and sometimes across multiple generations.

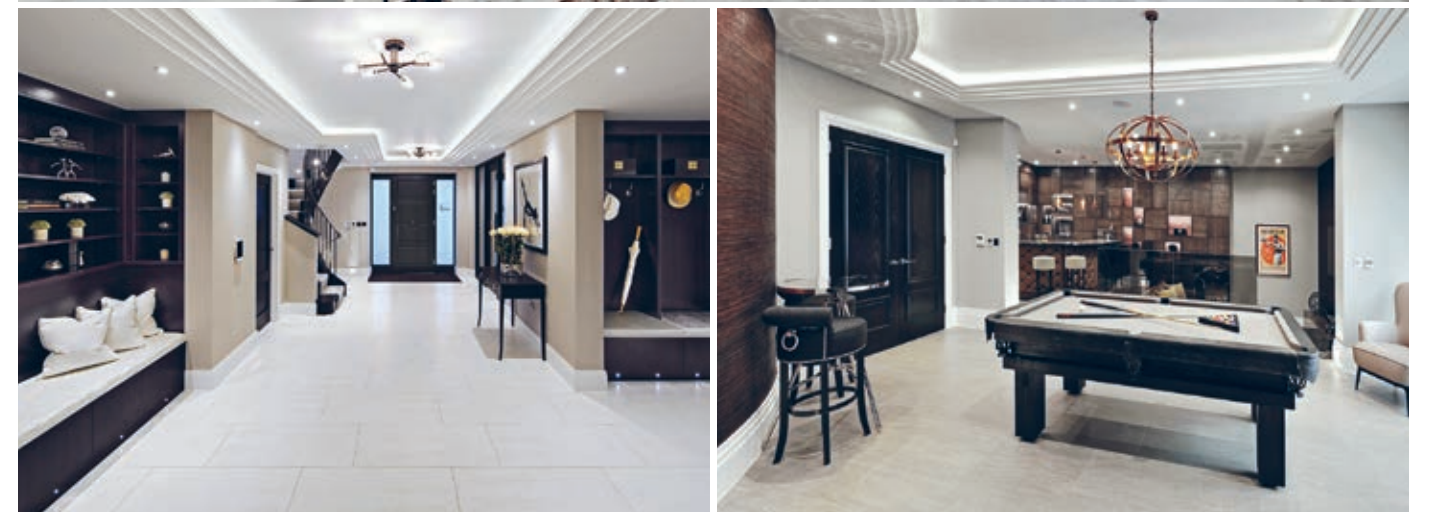
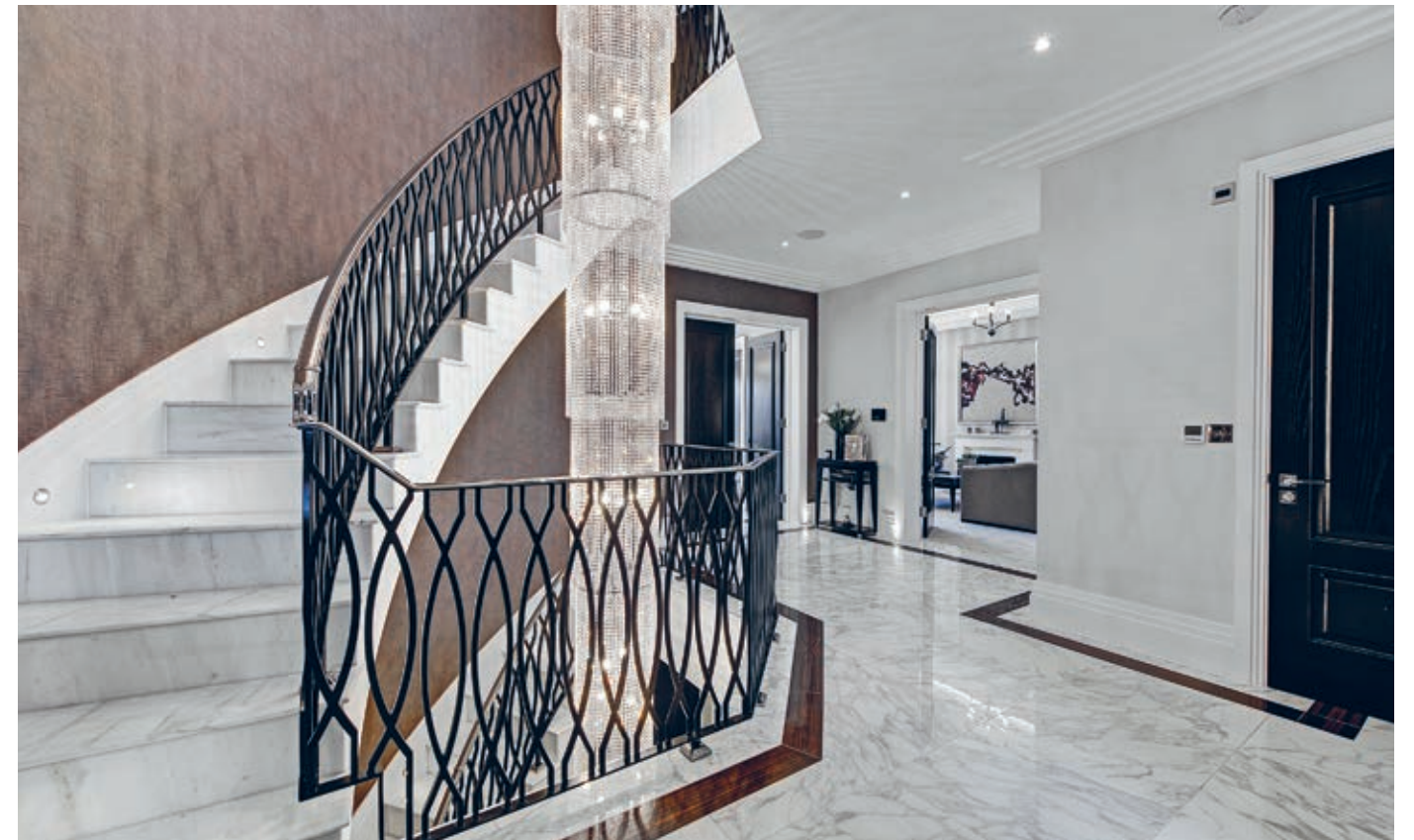
For further information about Griggs Homes or for any enquiries please contact us through the details below:

**griggshomes.co.uk**

01923 852 322

sales@griggshomes.co.uk

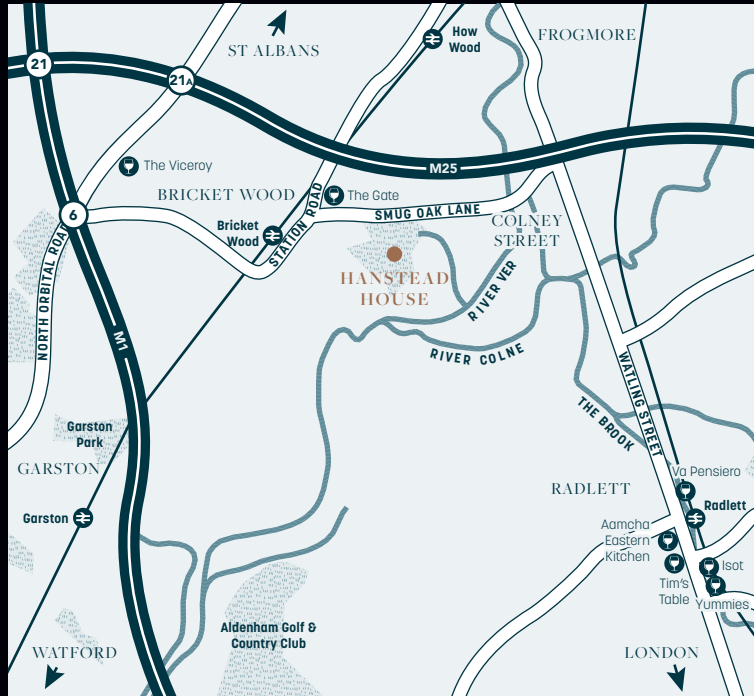
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# HOW TO FIND US

Hanstead Park, Bricket Wood, St Albans  
SAT NAV AL2 3TT



0:00:00

HANSTEAD  
HOUSE



## DISCOVER MORE

Please contact us to discover more on the  
realisation of Hanstead House or to arrange  
a viewing of the development.

01923 901234

[sales@griggshomes.co.uk](mailto:sales@griggshomes.co.uk)

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







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