



HILLSIDE

HOUSE



## NEW LEVELS OF LUXURY LIVING

Hillside House is a development of 14 stunning two-bedroom apartments by multi-award winning developer, GRIGGS.

Located in a quiet residential setting only a short walk from Radlett Village, this development ushers in a whole new level of luxury living, combining unparalleled comfort and convenience with an unprecedented mix of life-enhancing technology, life-enriching elegance, and life-affirming accoutrements. Being just 20 miles from the West End of London, Hillside House will redefine the benefits and joys of living in the country while being so close to the centre of the world's greatest city.

1 – 3 The Drive, Radlett, Hertfordshire, WD7 7BZ





COMPUTER GENERATED VIEW



## A RURAL RETREAT

**RADLETT IS A FLOURISHING VILLAGE AND IS ONE OF THE HOME COUNTIES MOST PROSPEROUS GEMS.**

It's a charming, restful village in which bijou cottages mingle quaintly with statement homes. It is blessed with a wide variety of independent restaurants, pubs and boutiques and it even has its own theatre, The Radlett Centre, which has a modern auditorium offering a wide programme of touring dramas, musicals, stand-up comedy and children's entertainment. The village has a comfy, country, community feel but, being so close to the capital, it's quite clear there is a certain style, a je ne sais quoi, a confidence and latent excitement oozing from its very soul.







1. RADLETT HIGH STREET

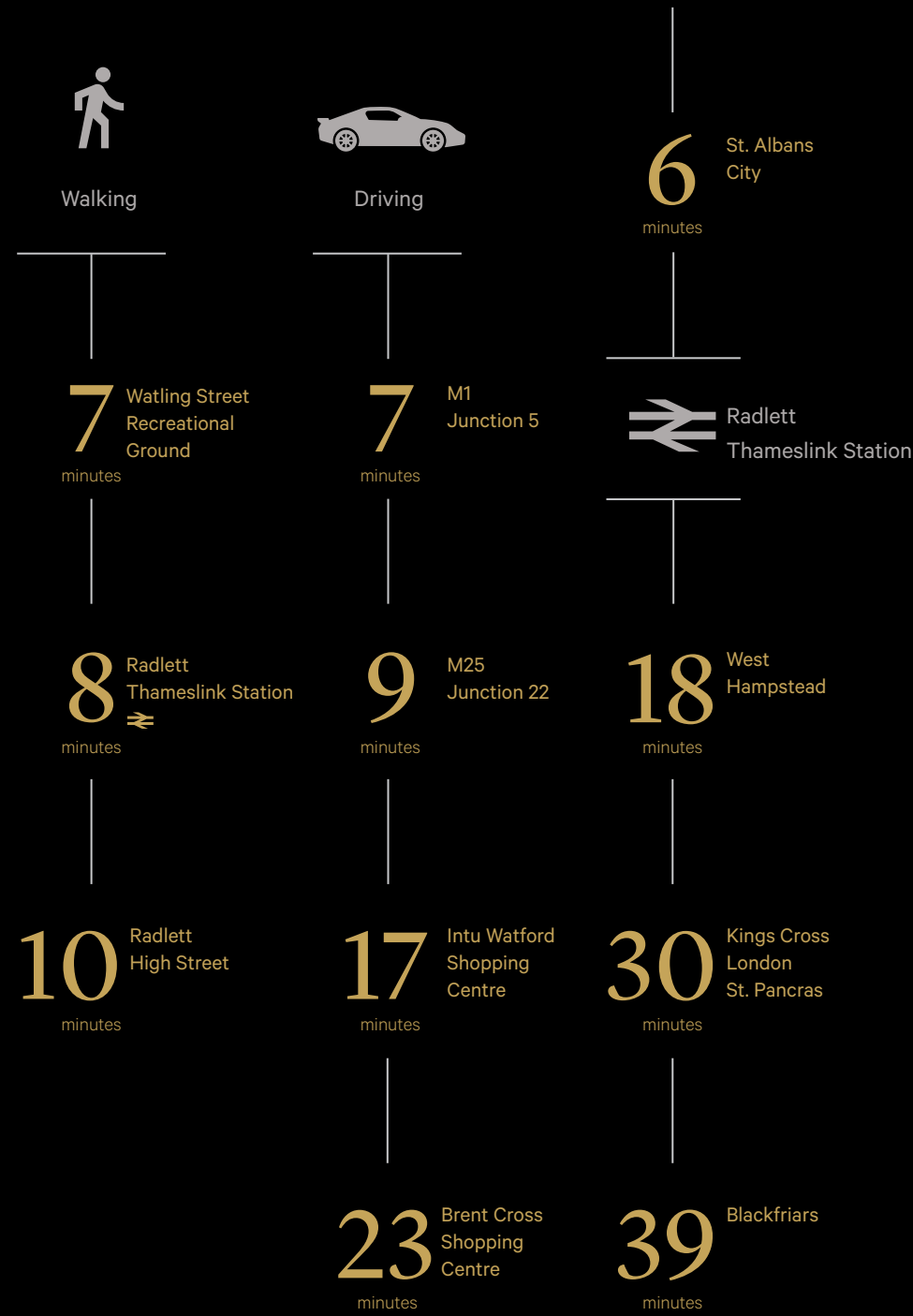


- 2. THE RADLETT CENTRE
- 3. BATTLERS GREEN SHOPPING VILLAGE
- 4. RADLETT CRICKET CLUB
- 5. DAISY'S IN THE PARK
- 6. THE RED LION HOTEL



# CONNECTIONS

Totally enclosed by Green Belt, Radlett is perfectly situated thanks to the nearby M1 and M25 motorways and Thameslink train services delivering you into the heart of London in 30 minutes. For those aiming a little higher, Elstree private airfield is a five minute drive, Luton Airport is 25 minutes and Heathrow 40 minutes.



**KEY**

- 1. Radlett Thameslink Station
- 2. Radlett Fruiterers
- 3. Tesco Express
- 4. Yummies Deli
- 5. Boots
- 6. The Radlett Centre
- 7. Radlett Library
- 8. Radlett Lawn Tennis Club
- 9. Battlers Green Shopping Village
- 10. Red House Surgery
- 11. Radlett Rugby & Cricket Club
- 12. The Red Lion
- 13. Costa Coffee
- 14. Daisy's in The Park







NO EXPENSE HAS BEEN  
SPARED IN THE CRAFTING  
OF THESE EXQUISITE  
RESIDENCES

Computer generated image for illustrative purposes











EVERY APARTMENT  
BOASTS LAVISH ENSUITES  
TO THE MASTER BEDROOMS











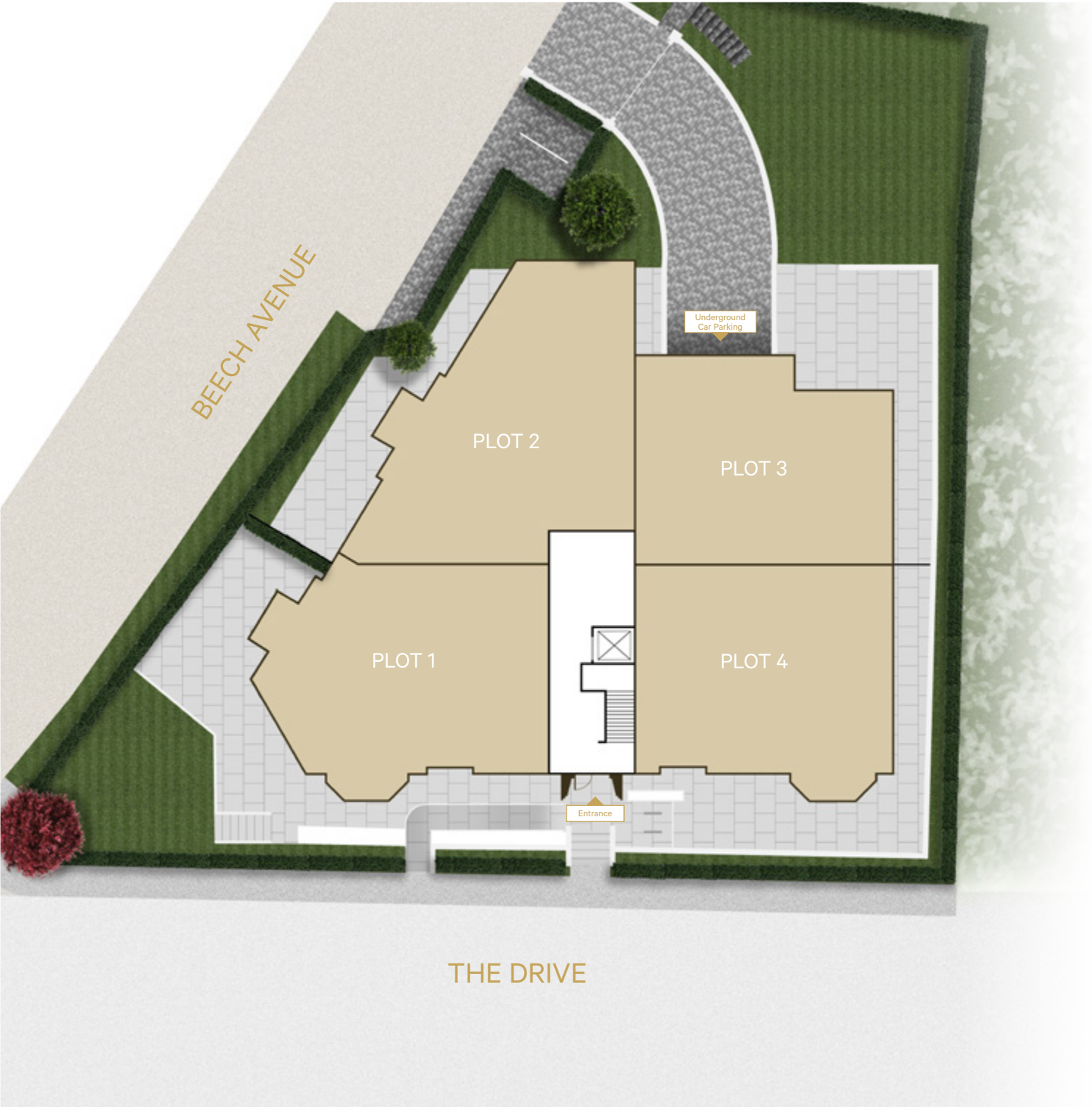




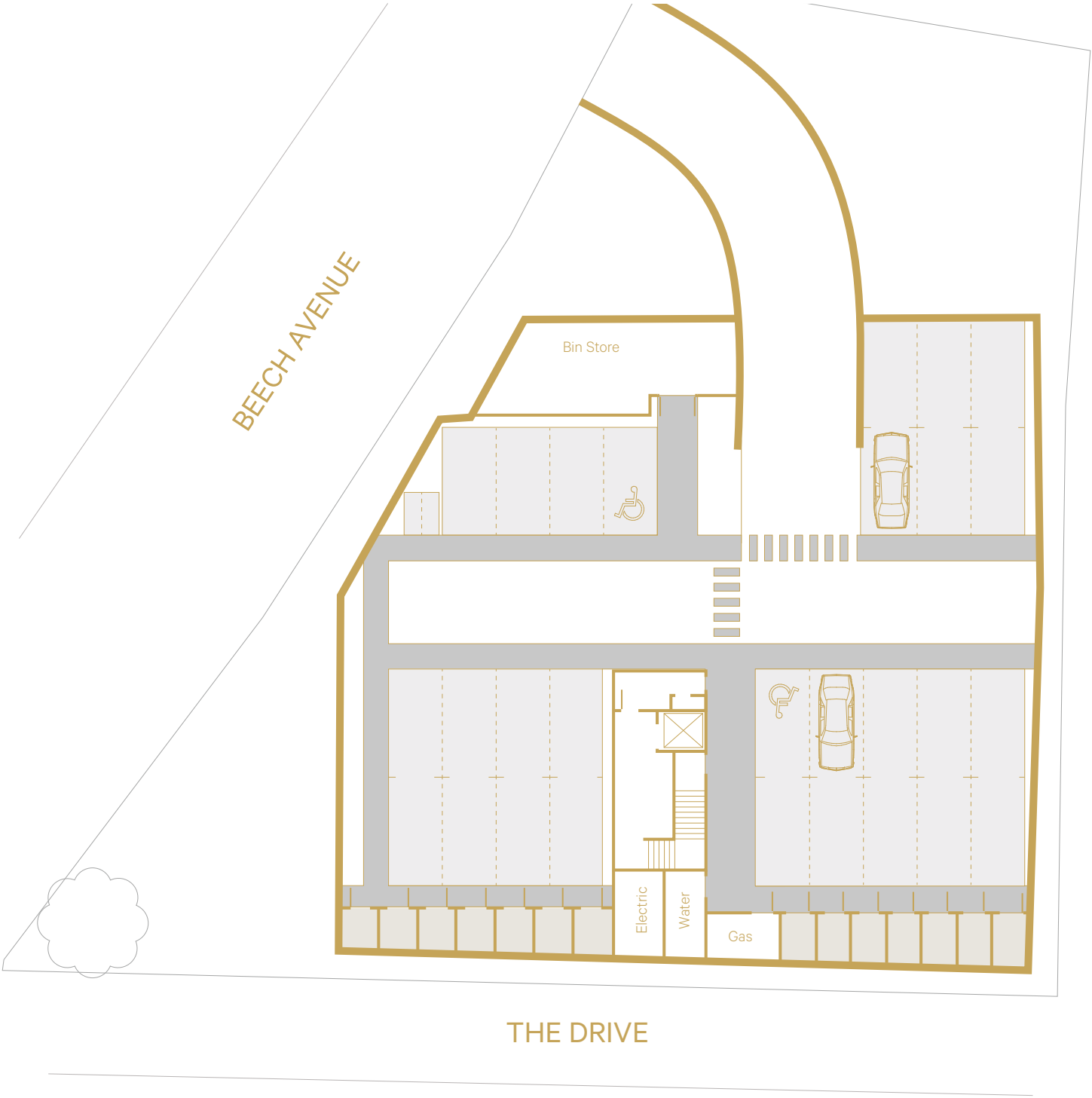
COMPUTER GENERATED VIEW FROM BEECH AVENUE



Site Plan



Basement Plan



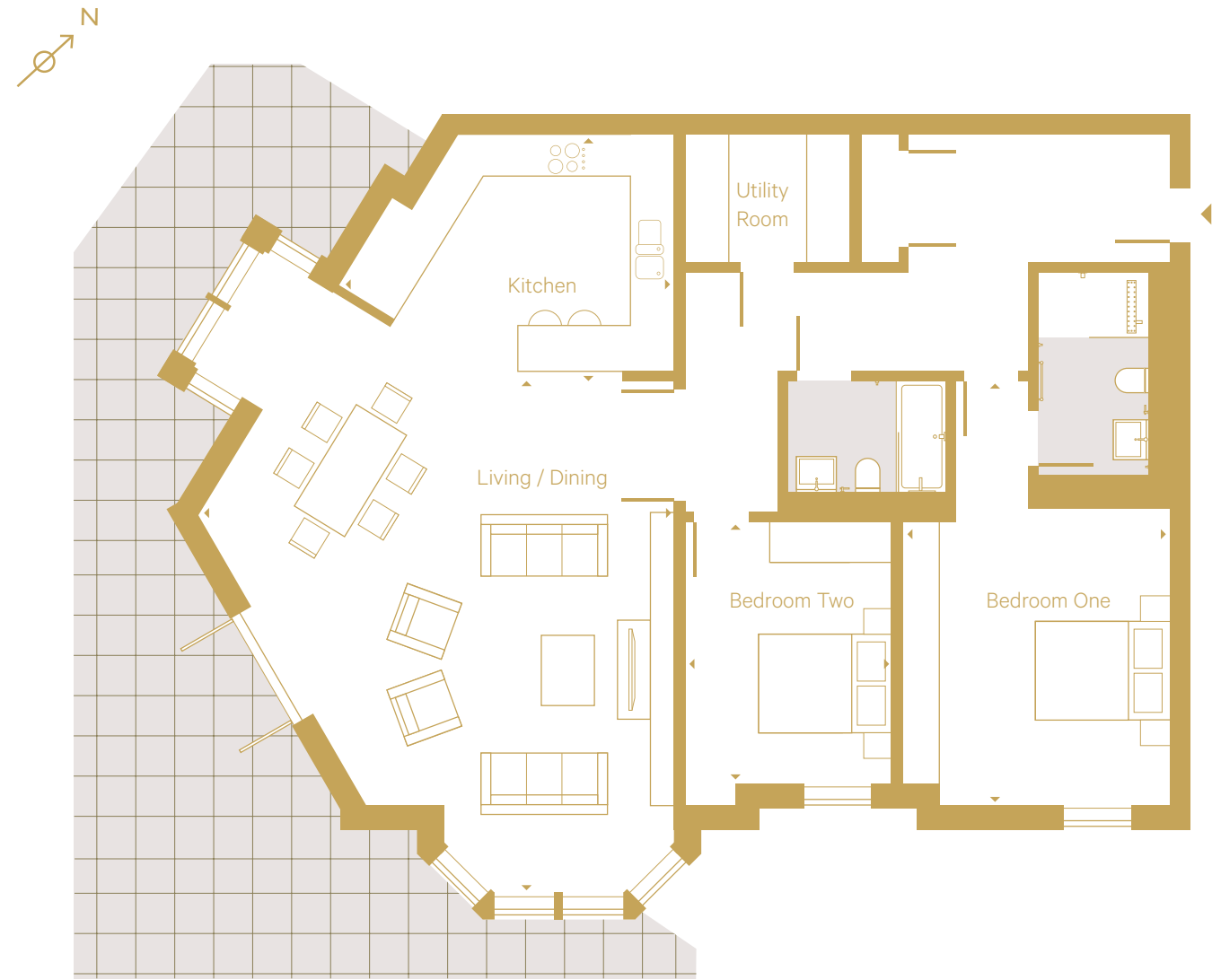
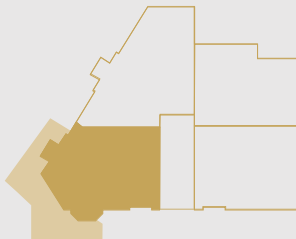


Plot 01

139 m<sup>2</sup>, 1,497 ft<sup>2</sup>

Ground Floor, Two Bedrooms

	m		ft	
Kitchen	5.06	3.73	16' 6"	12' 2"
Living / Dining	7.17	7.72	23' 5"	25' 3"
Bedroom One	4.06	6.42	13' 3"	21' 0"
Bedroom Two	3.11	3.94	10' 2"	12' 9"

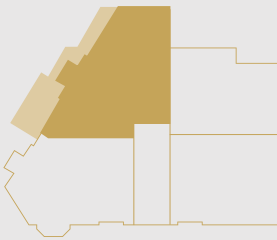


Plot 02

151 m<sup>2</sup>, 1,628 ft<sup>2</sup>

Ground Floor, Two Bedrooms

	m		ft	
Kitchen	3.69	3.58	12' 1"	11' 7"
Living / Dining	5.26	7.59	17' 2"	24' 9"
Bedroom One	5.00	8.81	16' 4"	28' 9"
Bedroom Two	3.25	8.86	10' 7"	29' 1"



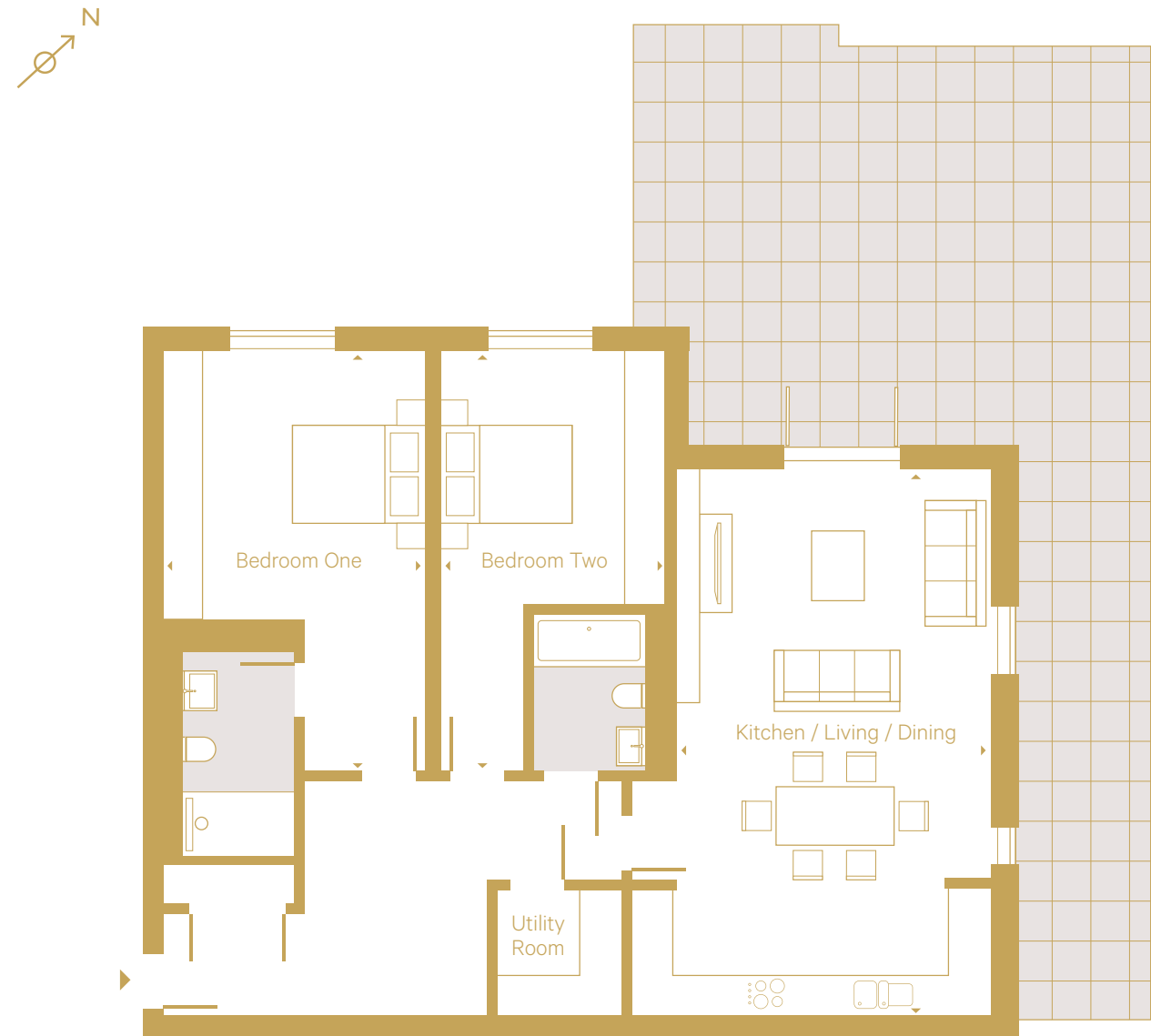
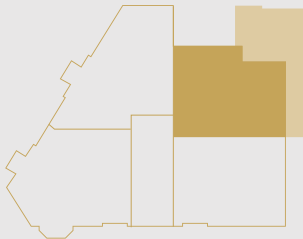


Plot o3

119 m<sup>2</sup>, 1,284 ft<sup>2</sup>

Ground Floor, Two Bedrooms

	m		ft	
Kitchen / Living / Dining	4.80	8.36	15' 8"	27' 4"
Bedroom One	3.99	6.40	13' 1"	20' 9"
Bedroom Two	3.40	6.39	11' 2"	20' 9"

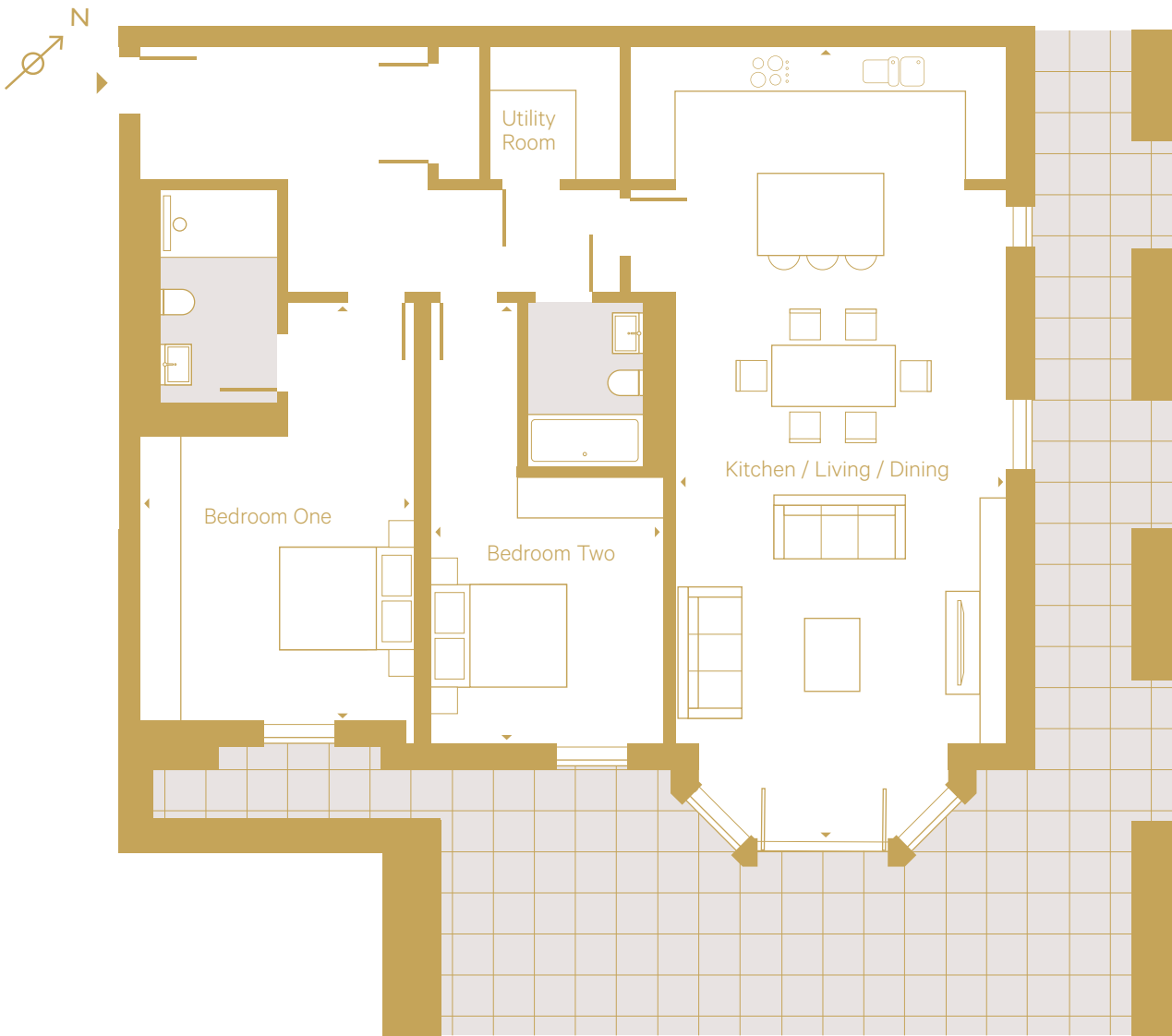
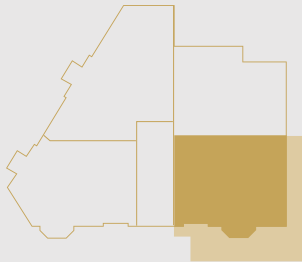


Plot o4

132 m<sup>2</sup>, 1,416 ft<sup>2</sup>

Ground Floor, Two Bedrooms

	m		ft	
Kitchen / Living / Dining	4.82	11.53	15' 8"	37' 8"
Bedroom One	4.03	6.09	13' 2"	19' 9"
Bedroom Two	3.42	6.46	11' 2"	21' 2"



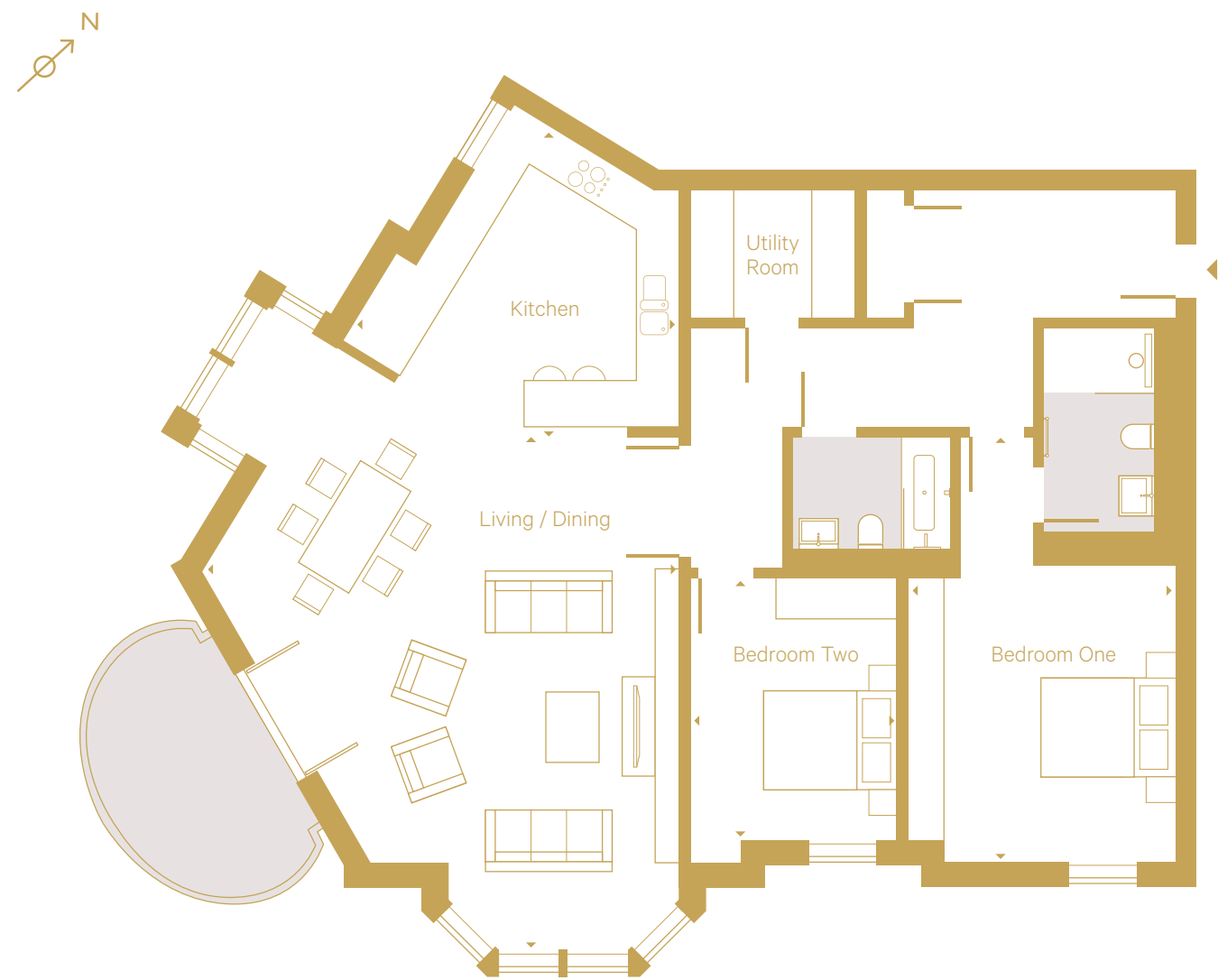
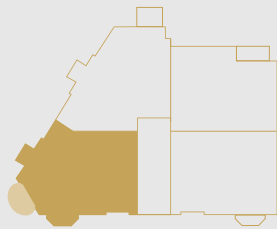


Plot o5

141 m<sup>2</sup>, 1,517 ft<sup>2</sup>

First Floor, Two Bedrooms

	m		ft	
Kitchen	4.93	4.69	16' 2"	15' 4"
Living / Dining	7.18	7.73	23' 6"	25' 4"
Bedroom One	4.09	6.46	13' 4"	21' 2"
Bedroom Two	3.13	3.95	10' 3"	12' 9"

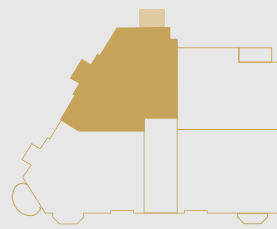


Plot o6

132 m<sup>2</sup>, 1,417 ft<sup>2</sup>

First Floor, Two Bedrooms

	m		ft	
Kitchen	3.35	3.56	10' 9"	11' 8"
Living / Dining	5.90	8.29	19' 4"	27' 2"
Bedroom One	4.55	6.19	14' 9"	20' 3"
Bedroom Two	4.18	6.38	13' 7"	20' 9"



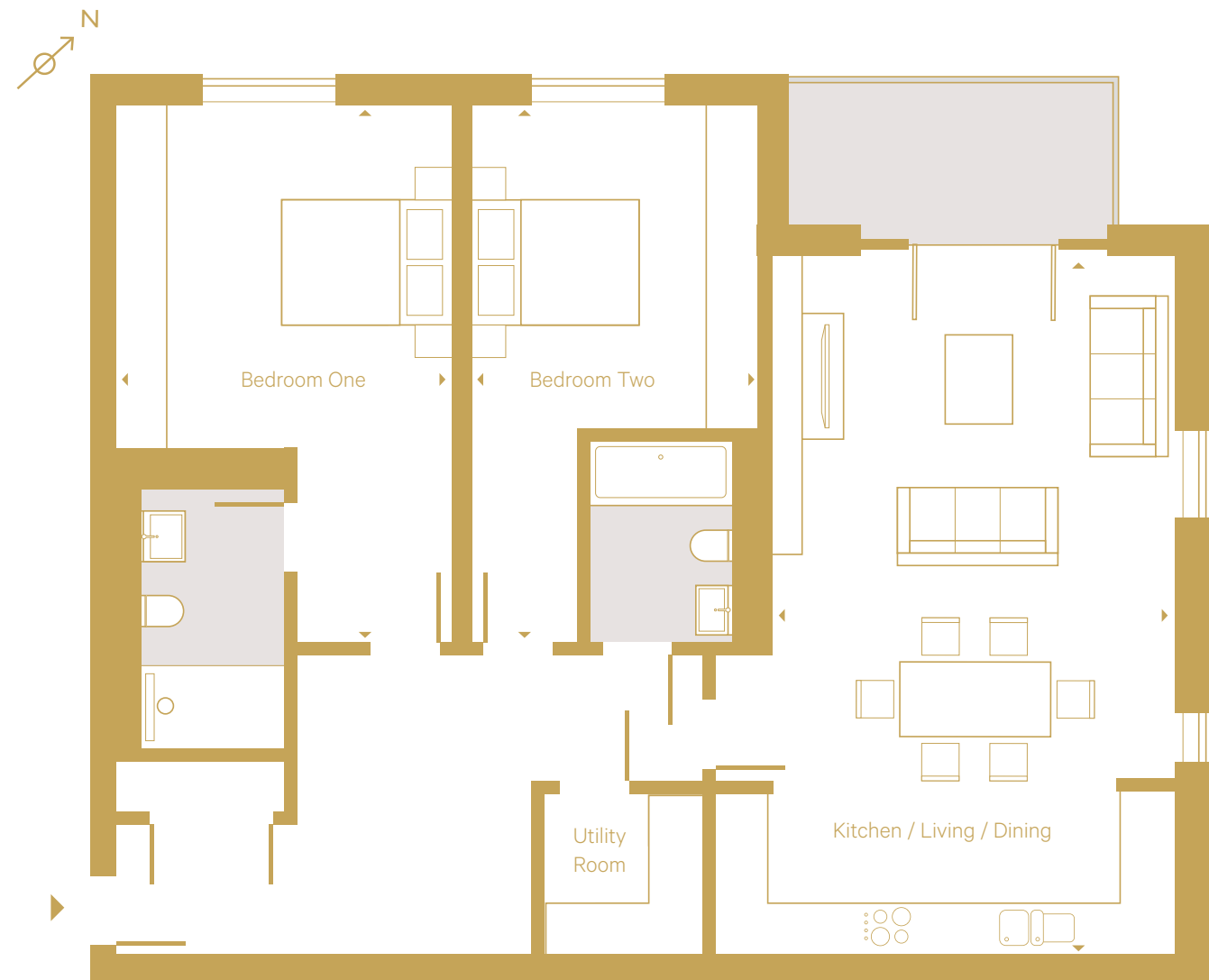
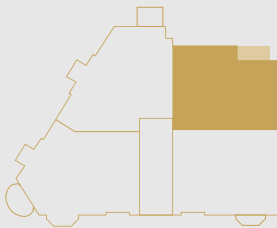


Plot o7

120 m<sup>2</sup>, 1,289 ft<sup>2</sup>

First Floor, Two Bedrooms

	m		ft	
Kitchen / Living / Dining	4.88	8.41	16' 0"	27' 6"
Bedroom One	4.05	6.39	13' 3"	20' 9"
Bedroom Two	3.45	6.39	11' 3"	20' 9"

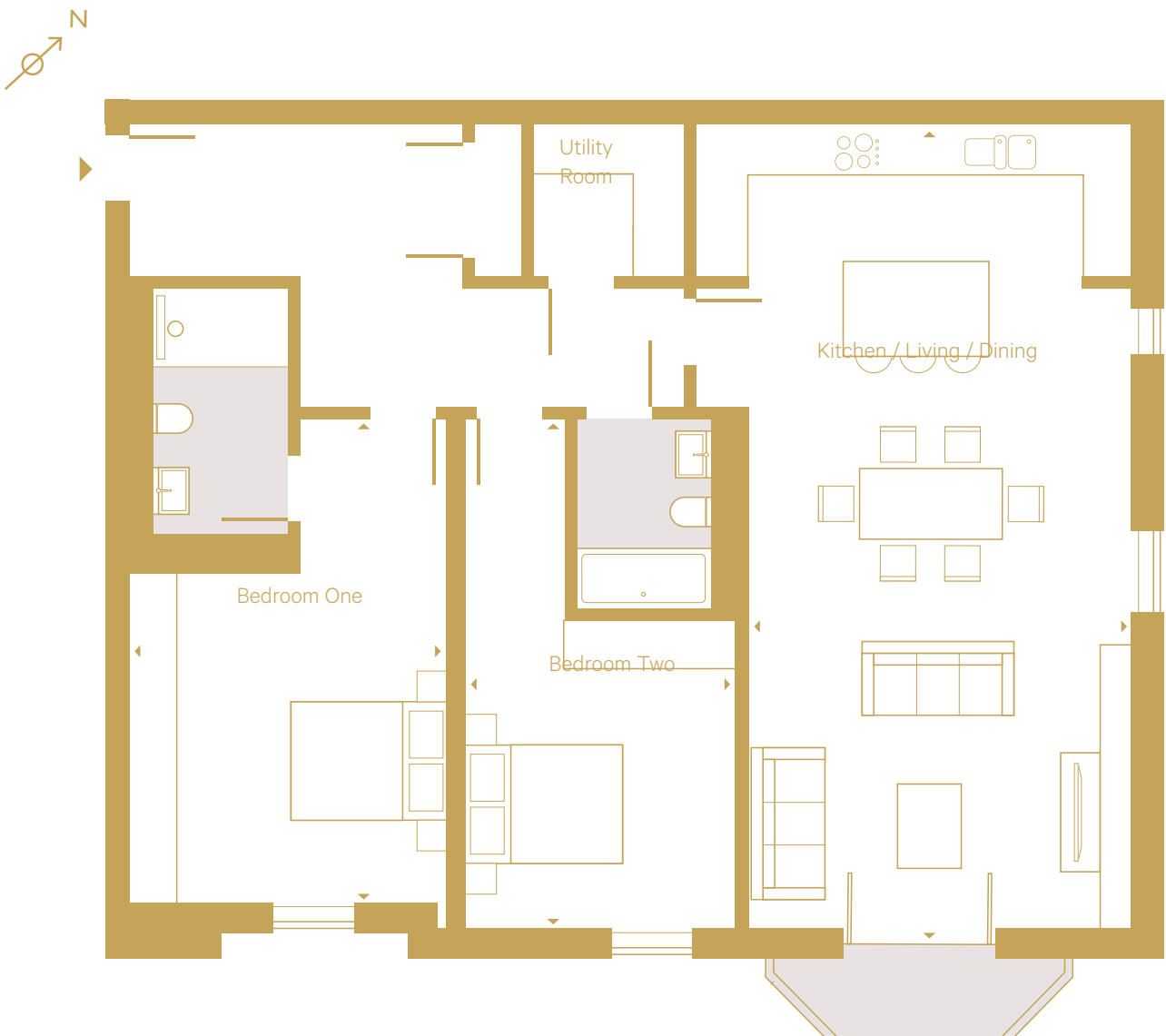
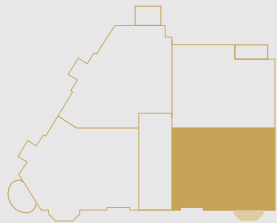


Plot o8

128 m<sup>2</sup>, 1,375 ft<sup>2</sup>

First Floor, Two Bedrooms

	m		ft	
Kitchen / Living / Dining	4.84	10.17	15' 9"	33' 4"
Bedroom One	4.05	6.08	13' 3"	19' 9"
Bedroom Two	3.42	6.44	11' 2"	21' 2"



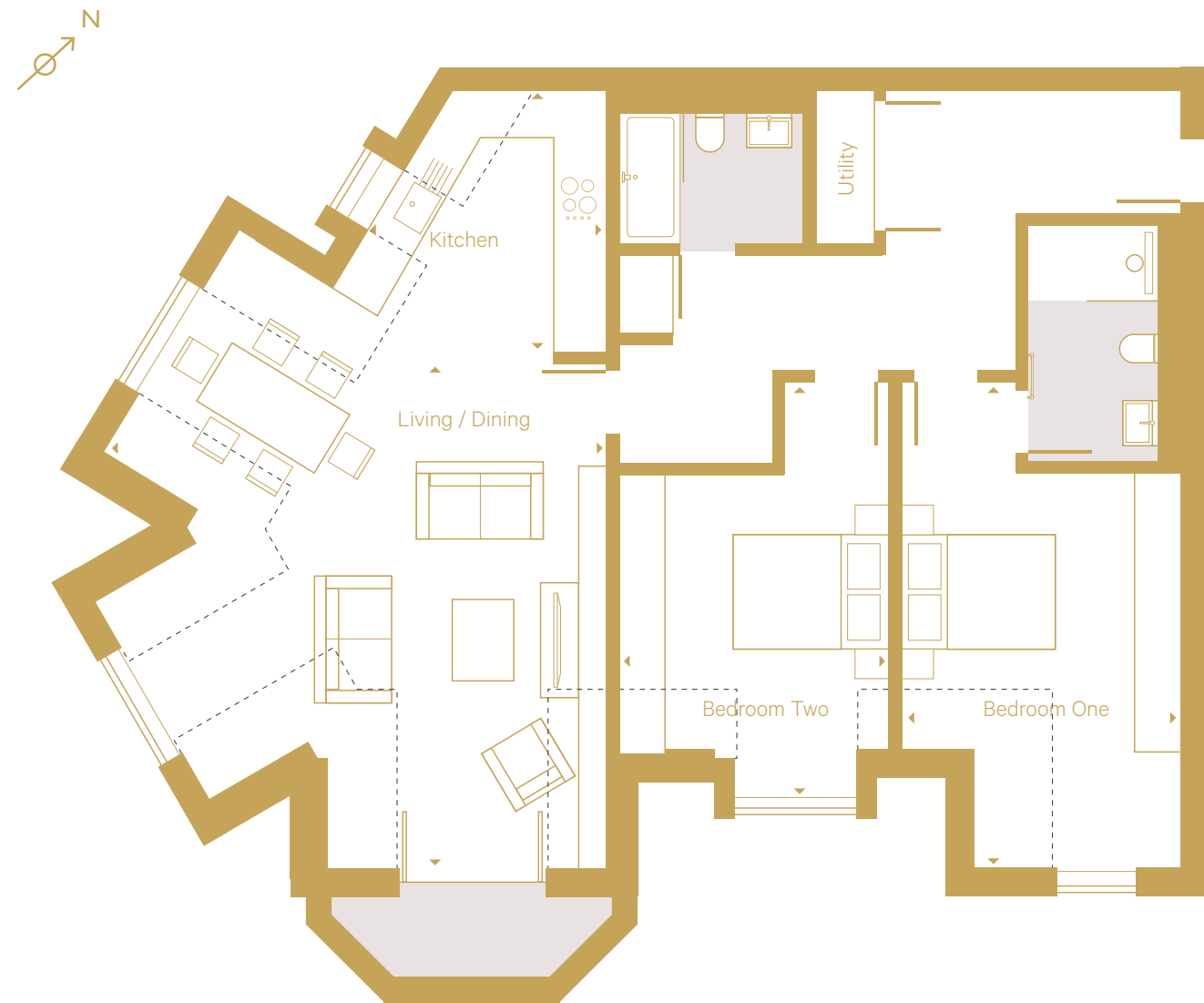
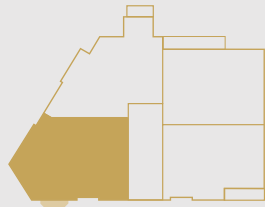


Plot 09

120 m<sup>2</sup>, 1,296 ft<sup>2</sup>

Second Floor, Two Bedrooms

	m		ft	
Kitchen	3.13	3.42	10' 3"	11' 2"
Living / Dining	6.42	6.57	21' 1"	21' 6"
Bedroom One	3.66	6.34	11' 9"	20' 8"
Bedroom Two	3.51	5.44	11' 5"	17' 9"

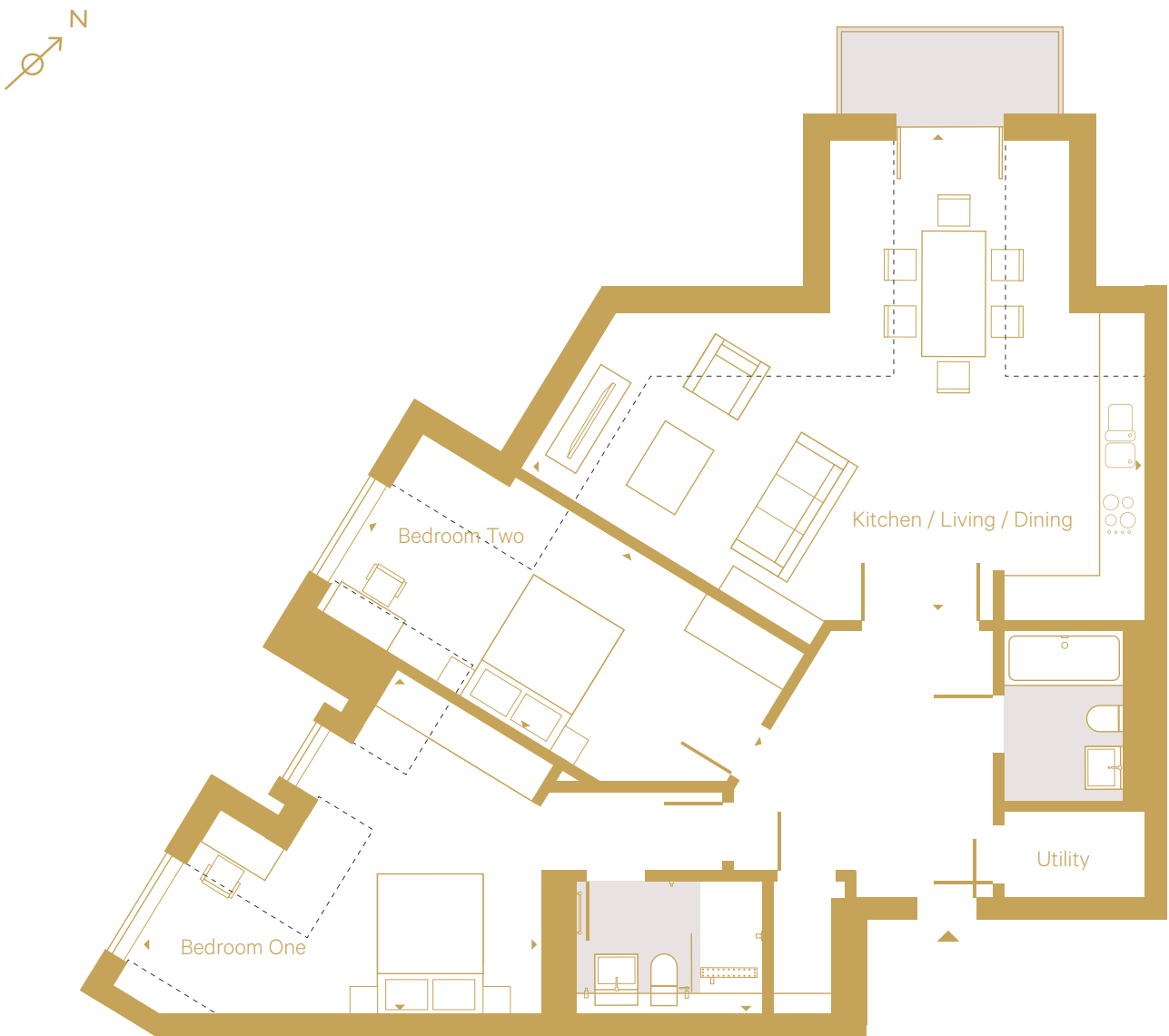
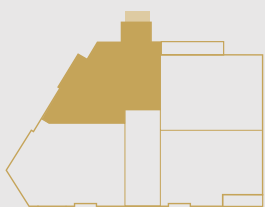


Plot 10

114 m<sup>2</sup>, 1,224 ft<sup>2</sup>

Second Floor, Two Bedrooms

	m		ft	
Kitchen / Living / Dining	8.87	6.52	29' 1"	21' 4"
Bedroom One	5.65	4.85	18' 5"	15' 9"
Bedroom Two	2.62	5.29	8' 6"	17' 4"



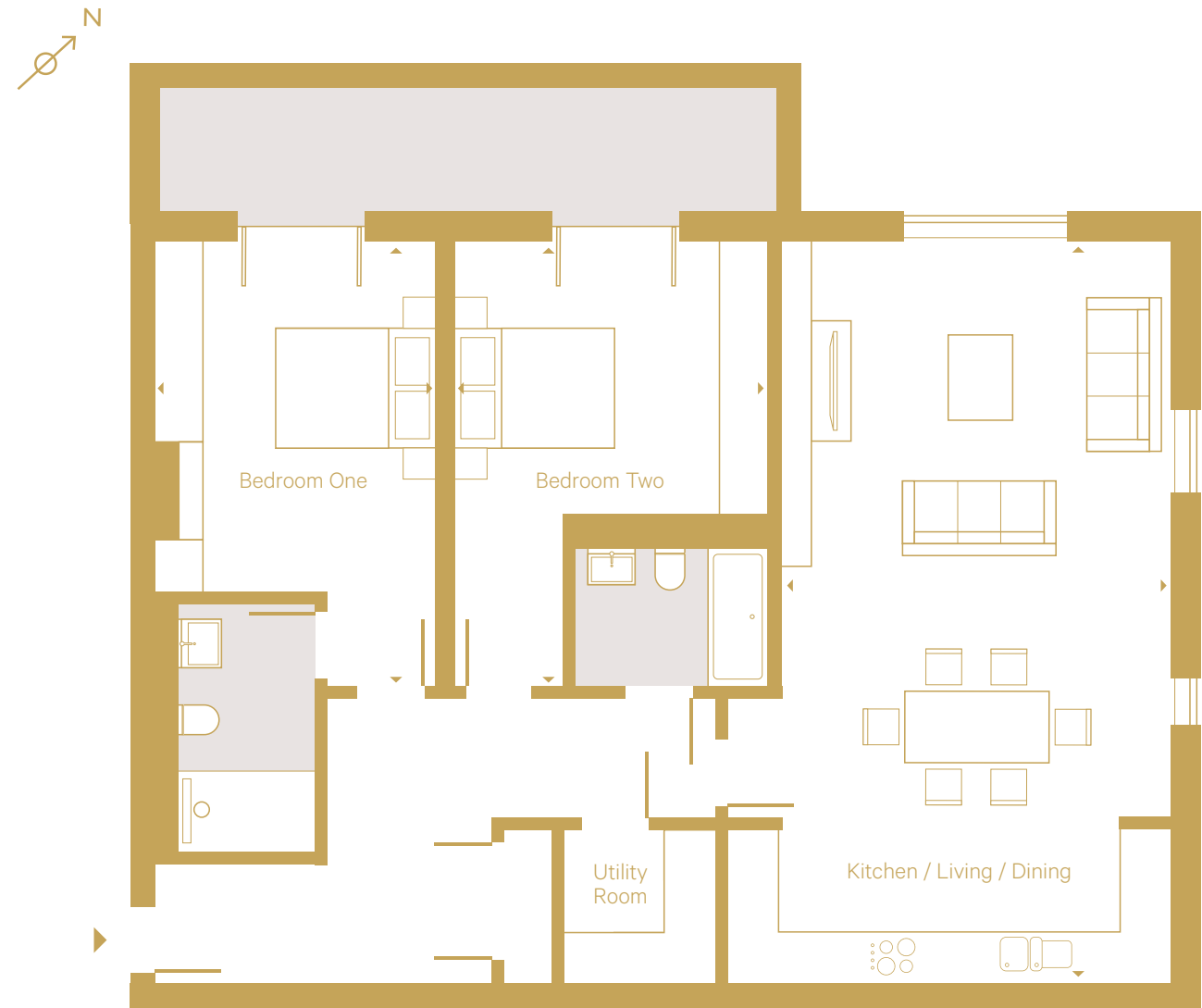
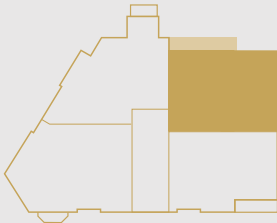


Plot 11

118 m<sup>2</sup>, 1,267 ft<sup>2</sup>

Second Floor, Two Bedrooms

	m		ft	
Kitchen / Living / Dining	4.85	9.27	15' 9"	30' 4"
Bedroom One	3.51	5.51	11' 5"	18' 1"
Bedroom Two	3.96	5.54	12' 9"	18' 2"

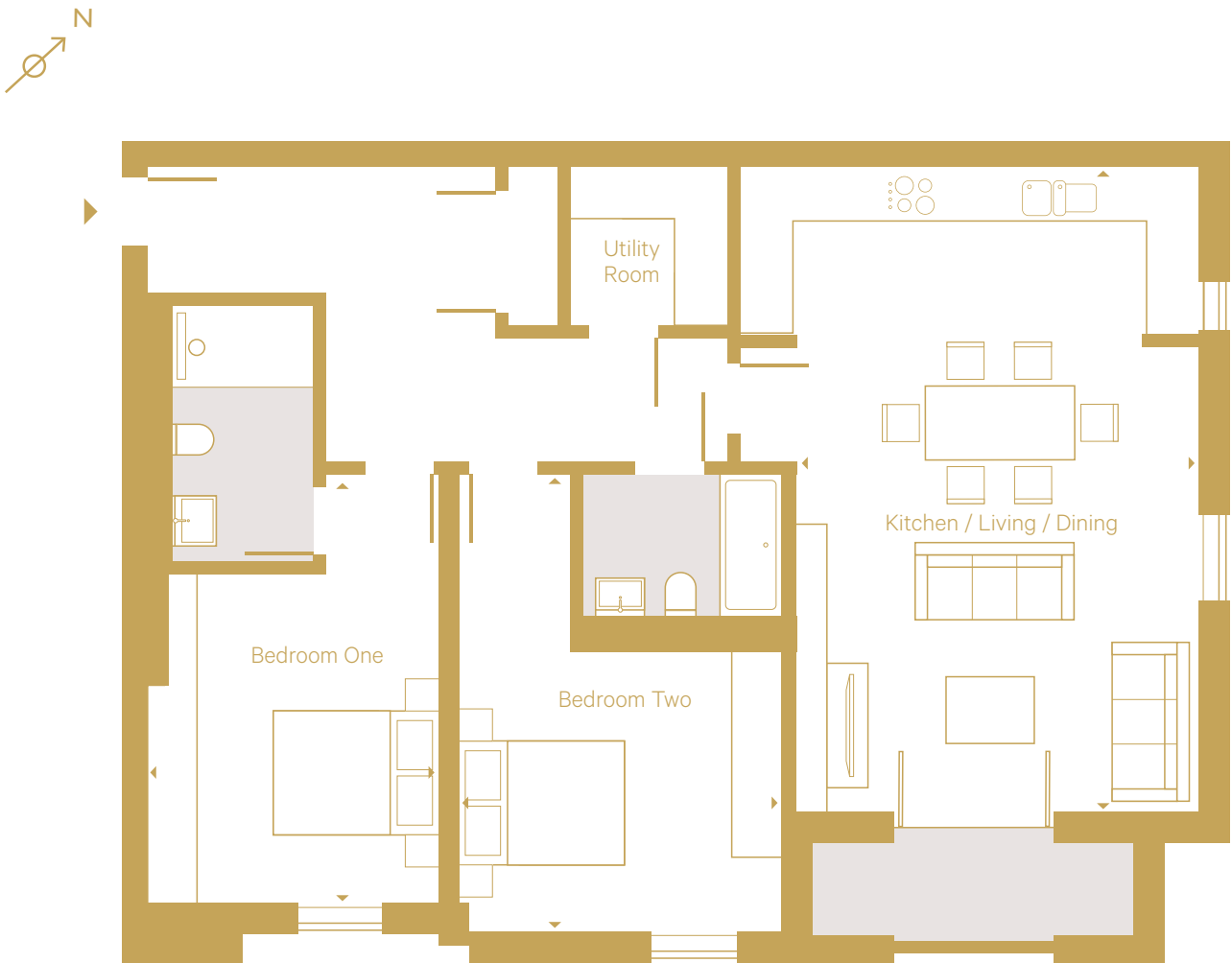
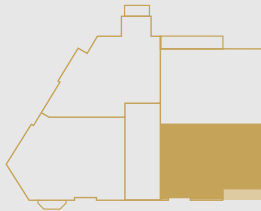


Plot 12

109 m<sup>2</sup>, 1,171 ft<sup>2</sup>

Second Floor, Two Bedrooms

	m		ft	
Kitchen / Living / Dining	4.88	7.85	16' 0"	25' 7"
Bedroom One	3.59	5.17	11' 8"	16' 9"
Bedroom Two	3.86	5.52	12' 6"	18' 1"



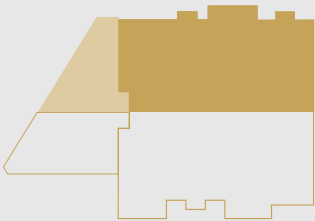


Plot 13

133 m², 1,432 ft²

Third Floor, Two Bedrooms

	m		ft	
Kitchen / Living / Dining	4.86	8.67	15' 9"	28' 4"
Bedroom One	5.87	4.85	19' 3"	15' 9"
Bedroom Two	3.25	5.52	10' 7"	18' 1"



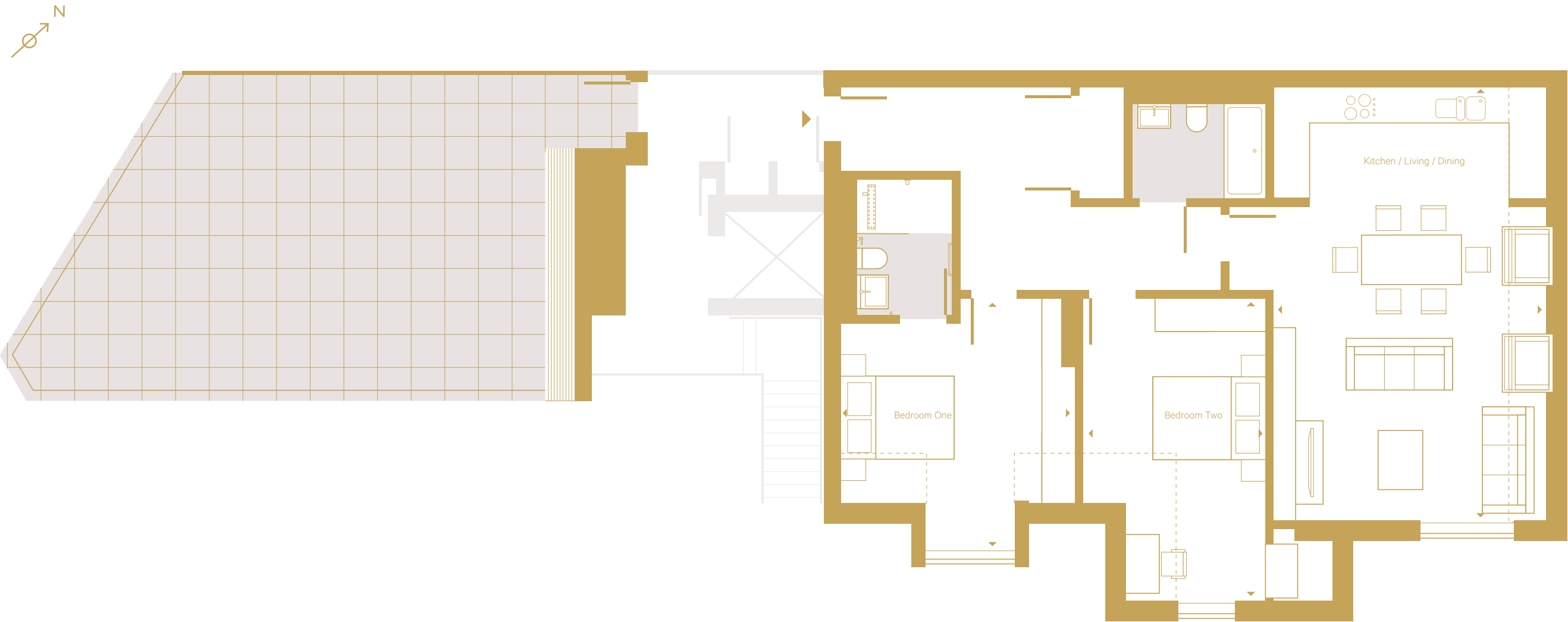
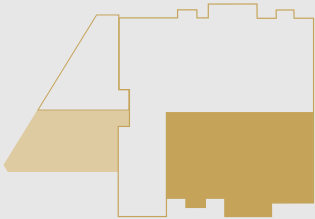


Plot 14

104 m², 1,121 ft²

Third Floor, Two Bedrooms

	m		ft	
Kitchen / Living / Dining	4.89	7.82	16' 1"	25' 6"
Bedroom One	4.26	4.56	13' 9"	14' 9"
Bedroom Two	3.28	5.45	10' 8"	17' 9"





# SPECIFICATION



## Kitchen & Utility Room

- › Professionally designed RotPunkt kitchens with soft closing cabinetry. Base and tall units in Brown Steel and wall units in a Dark Clay.
- › Ceasarstone worktops and full upstands in Moorland Fog colour.
- › Integrated appliances including:
  - › Miele Warming Draw
  - › Miele Induction Hob
  - › Miele Single Oven
  - › Miele Combi Microwave Oven
  - › Miele Fridge/Freezer
  - › Miele Dishwasher
  - › Elica Hood
- › 3 in 1 Quooker Hot Tap (Brushed Stainless Steel)
- › Blanco undermounted sink with InSinkErator Waste Disposal.
- › Freestanding Miele Washing Machine & Miele Tumble Dryer (Located in the Utility Room or Utility Cupboards)



## Bathrooms & Ensuites

- › Beautifully designed contemporary bathrooms and en-suites with fully tiled walls and floors.
- › Bespoke Italian vanity units
- › Wall hung WC with soft closing seat.
- › Illuminated recessed mirror cabinet
- › Tiled feature niches with LED lighting
- › Thermostatically controlled electric heated towel rail
- › Shaver Socket within cabinet
- › Shower to en-suites and baths to main bathrooms.



## Interior Decoration Features

- › Hardwood herringbone flooring to the hallway.
- › Hardwood straight lay flooring to the Kitchen/ Living/Dining Room.
- › Carpets to bedrooms one and two.
- › Professionally designed bespoke fitted wardrobes to bedroom one and two (sprayed lacquer finish).
- › Two panel white oversized hardwood internal doors.
- › Internal walls painted in a Heritage Quartz Grey.
- › Bespoke architraves and skirting details painted in a Heritage Mallow White.



## Electrical

- › Control4 & KNX Home Automation including touchscreen panel, intelligent lighting, heating, cooling and audio entertainment system.
- › Ceiling Speakers to Kitchen/Living/Dining Room & Bedroom one.
- › LED Coffe ceiling detail in Living Room (Select Plots)
- › LED Coving feature detail in the Hallways & Bedroom 1 (Select Plots)
- › LED Downlights to all room.
- › CAT 6 data network cabling throughout.
- › Multi-room wiring system linked to a communal digital TV aerial and satellite dish. SKY or similar service is subject to your purchase of a subscription.
- › All apartments are pre-wired for electric blinds



# SPECIFICATION



## Security & Safety

- › Video entry phone system to main communal front door allowing colour display and access to each apartment & car park gates.
- › Secure gated access to underground car park.
- › Communal CCTV on the external vehicle and pedestrian entrances as well as in the basement.
- › NACOSS approved alarm system to each apartment including window sensors with optional monitoring service available subject to subscription charges.
- › Mains wired smoke, heat, and carbon monoxide detectors.



## Plumbing & Heating

- › Underfloor heating throughout each apartment.
- › Air conditioning to Kitchen/Living/Dining Room & Bedroom one.

## External Areas

- › Private garden, balcony, or terrace to all apartments.
- › Rear communal garden.
- › External lighting to terraces.



## Communal Areas

- › Main communal entrance lighting.
- › Polished plaster panel and LED feature entrance wall.
- › Tiled ground floor communal hallways with an inset door mat.
- › Carpet to stairs and landings.
- › One passenger lift proving access from the basement to all floors.
- › Two private parking spaces per apartment located within the secure underground car park.
- › Private lockable storage cupboard for each apartment located in the basement.
- › Communal bin store.
- › Electric car charging points in the basement.

## Peace of mind

- › GRIGGS two-year customer care service
- › Full 10 year new home warranty by Premier Guarantee





GRIGGS

EST. 1968

# A NAME YOU CAN TRUST

A PEERLESS PURSUIT FOR PERFECTION IN EVERYTHING WE DO

Founded in 1968 as John E. Griggs & Sons, three generations and more than half a century later the company is still growing strong and in safe family hands.

The cornerstone of the business has always been a desire to exceed client expectations. This is achieved by acquiring prime locations for sympathetic development, and combining imaginative architecture with sensuous interior design, the finest materials, and an unwavering attention to detail.

Today, we have built countless prestigious homes and enjoy a quite enviable reputation within North London and the surrounding home counties. Our recent prestigious local projects include: Hanstead House (Bricket Wood), The

Grain Yard (Borehamwood), Kings Court (Shenley), Homefield House & Newberries House (Radlett).

We work hard to develop long lasting, trusted relationships with our clients, often across multiple projects and multiple generations. The relationship and mutual trust continues long after point of sale as clients experience unrivalled after-sales care. Which includes a comprehensive handover pack and a dedicated client care team with an emergency out of hours team on hand 24/7.

At GRIGGS we believe our personal service and attention to detail reassures clients that if there is a problem, whatever the problem, we will be on hand to help.



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to GRIGGS policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Hillside House is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact GRIGGS to ascertain the availability of any particular property. Images are of previous GRIGGS properties and are for reference only and are not indicative of the final product. Maps distances are according to Google Maps and are approximate. Design & Marketing by Shaka Studio® shakastudio.co.uk





## GET IN TOUCH

Please get in touch with us to discover more about Hillside House or to arrange a viewing of the development.

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EST. 1968