

NOUVEAU

STANMORE



NOUVEAU
STANMORE

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A modern architectural statement

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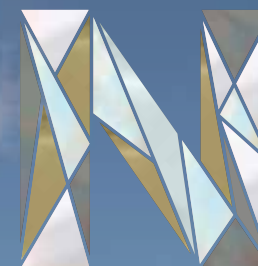
Explore the nine two-bedroom apartments

32-34

GRIGGS HOMES

A passion for building

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NOUVEAU

STANMORE

ELEVATED DESIGN
INSPIRED BY
THE EXCEPTIONAL.

65 STANMORE HILL, STANMORE HA7 3DZ

..

A modern architectural statement offering privacy and exclusivity. Just nine luxurious apartments set above a ground-floor synagogue in a gated setting with outside space and private parking.

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A VERY LOCAL HIDEAWAY

A well-served locale from its convenient shopping to breadth of dining.



AT NOUVEAU you'll find a wide range of amenities on and around Stanmore Broadway, from banking to dry cleaning, Sainsbury's to small fashion boutiques, and high-street stores from health-food to pharmacies. The local dining is extensive too, and whether it's an intimate meal for two or a family lunch, there's a cosmopolitan choice.

Close to home is Hill 101. Here you can dine in its sophisticated dining room or light-filled conservatory with a menu that includes quality British seafood, sustainable meats and organic vegetables. The Everest Abercorn on Stanmore Hill, once an 18th century coaching inn is today home to skilled chefs creating Northern Indian and Indo-Chinese fusion cuisine.

On the Broadway you'll find Greek, Lebanese, Turkish, Tandoori and Thai, together with coffee spots from chains like Nero to Stanmore's popular spot for pastries, toasties and American pancakes, the Oak Caffé.

Stanmore is a feast for the culinary senses whatever the occasion. Choose from cafés with a great reputation for brunch, venues for a relaxing lunch, or dining with evening cocktails mixed by one of London's best cocktail experts.

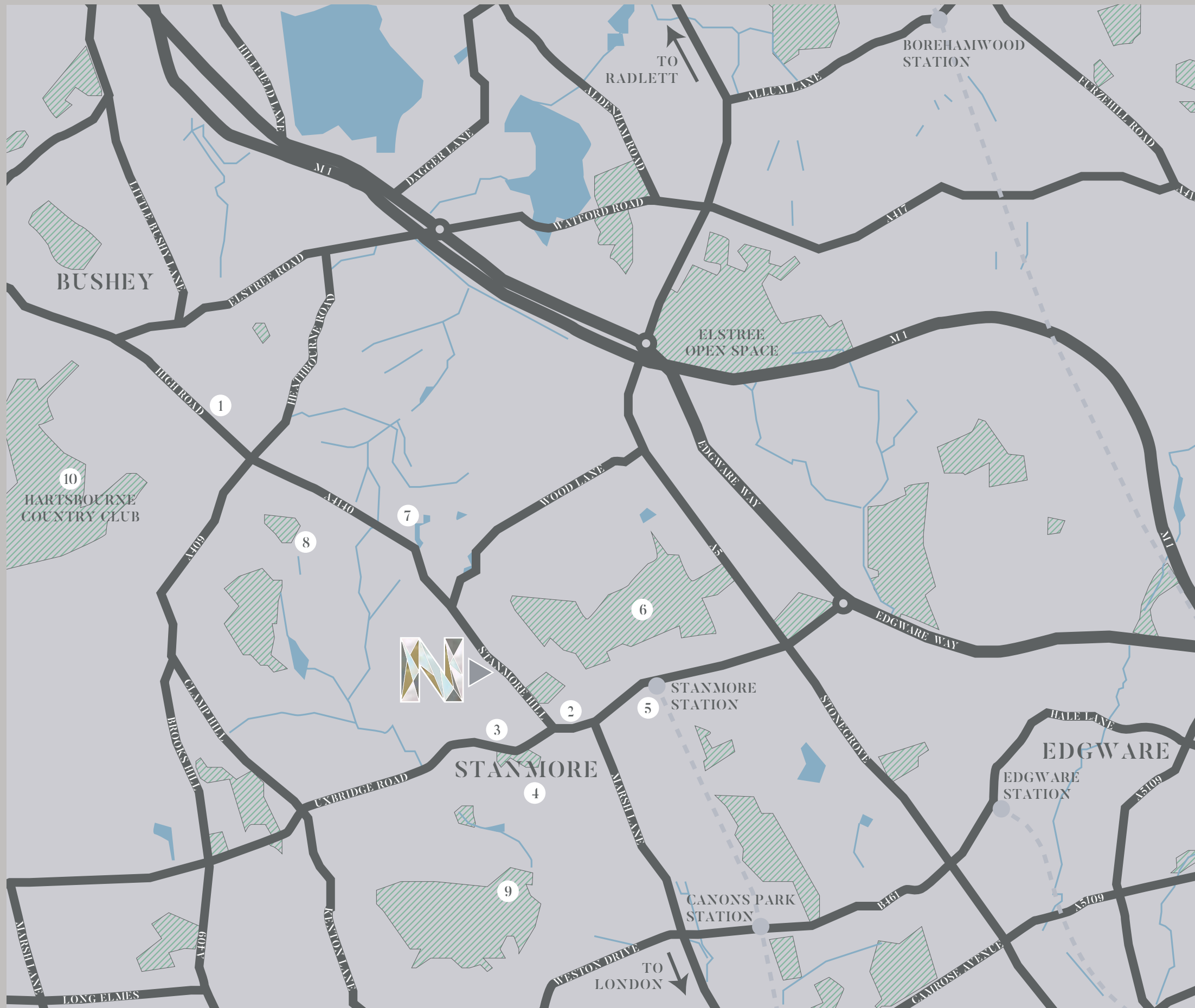


STANMORE HILL

Stagecoaches once left Stanmore Hill for London. Prince Regents, Prussian kings and Louis XVIII of France dined here, and leading avant-garde architects of the 1930s lived and designed here. The highwaymen and royal carriage processions are long gone, but the character and listed buildings remain, and today the Hill is a byword for desirable living.

It feels miles from the stresses of city life yet enjoys exceptional direct, fast connections to the capital making it a smart location choice.





1 STANMORE CRICKET CLUB

1 minutes by car/
9 minutes on foot

2 STANMORE BROADWAY

2 minutes by car/
7 minutes on foot

3 THE ELMS TENNIS CLUB

3 minutes by car/
11 minutes on foot

4 BERNAYS GARDENS

4 minutes by car/
12 minutes on foot

**5 STANMORE UNDERGROUND
STATION (JUBILEE)**

4 minutes by car/
17 minutes on foot

6 STANMORE COUNTRY PARK

5 minutes by car/
18 minutes on foot

7 STANMORE COMMON

5 minutes by car/
18 minutes on foot

**8 BENTLEY PRIORY MUSEUM
& NATURE RESERVE**

5 minutes by car/
29 minutes on foot

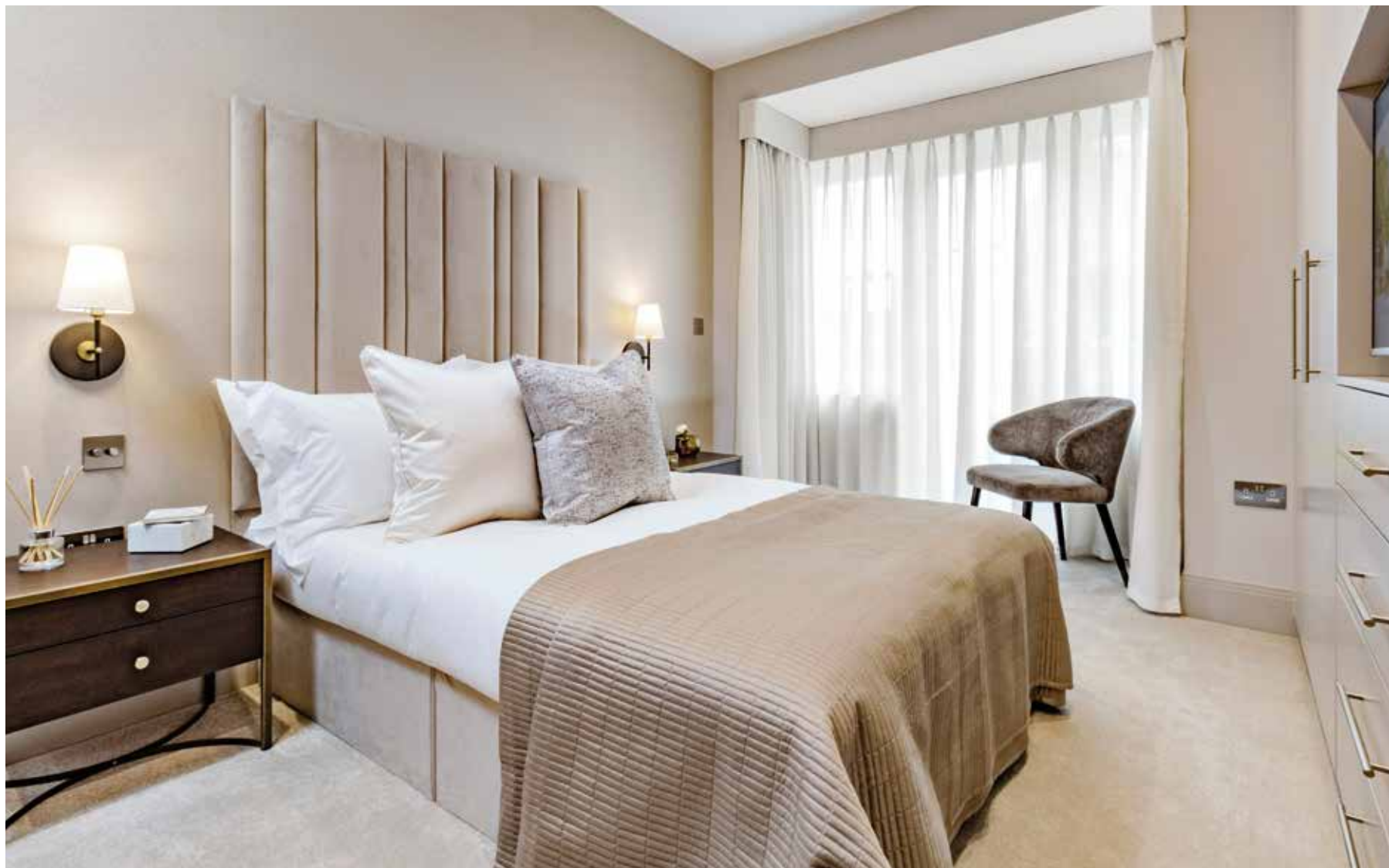
9 STANMORE GOLF CLUB

6 minutes by car/
22 minutes on foot

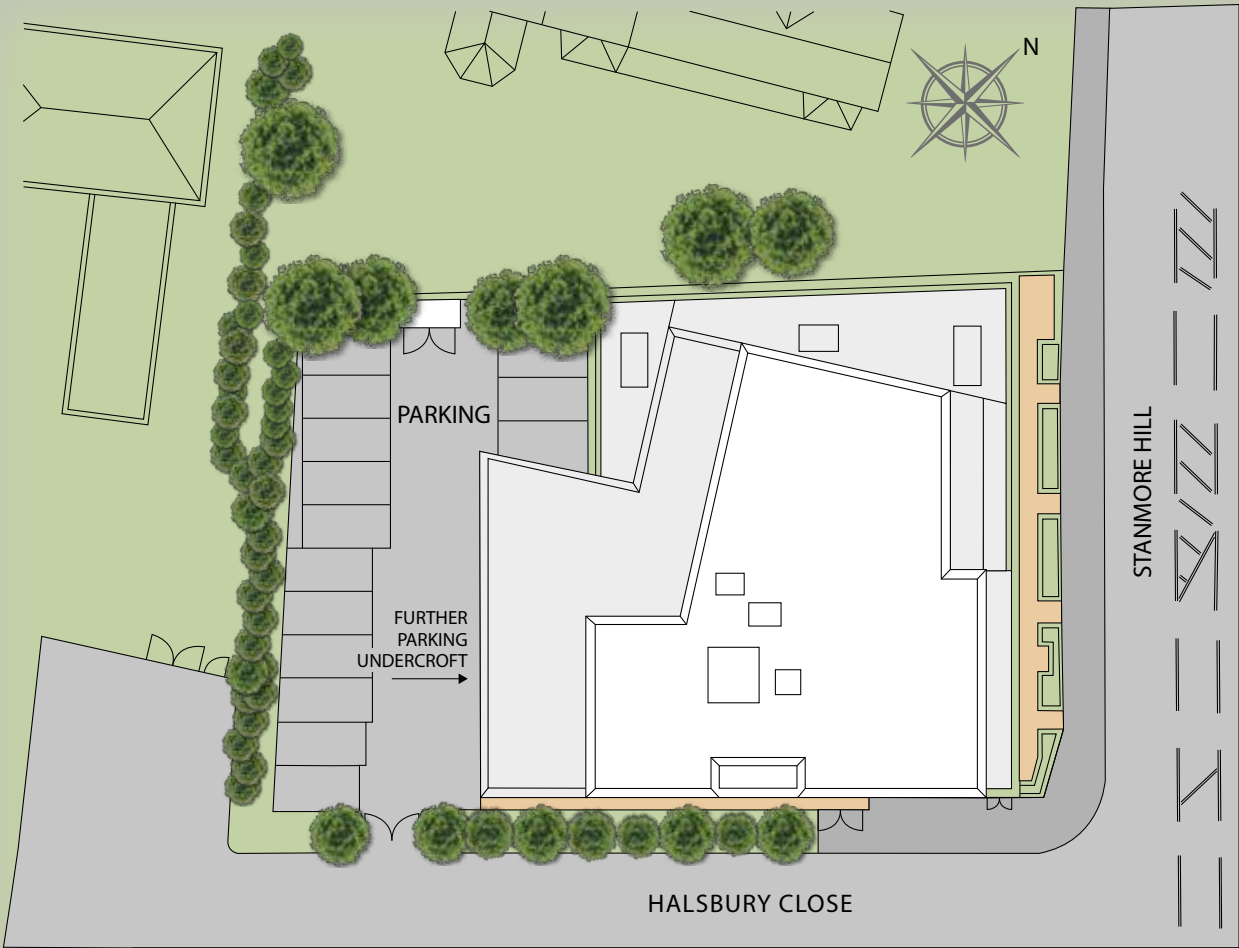
10 HARTSBORNE COUNTRY CLUB

7 minutes by car/
37 minutes by foot

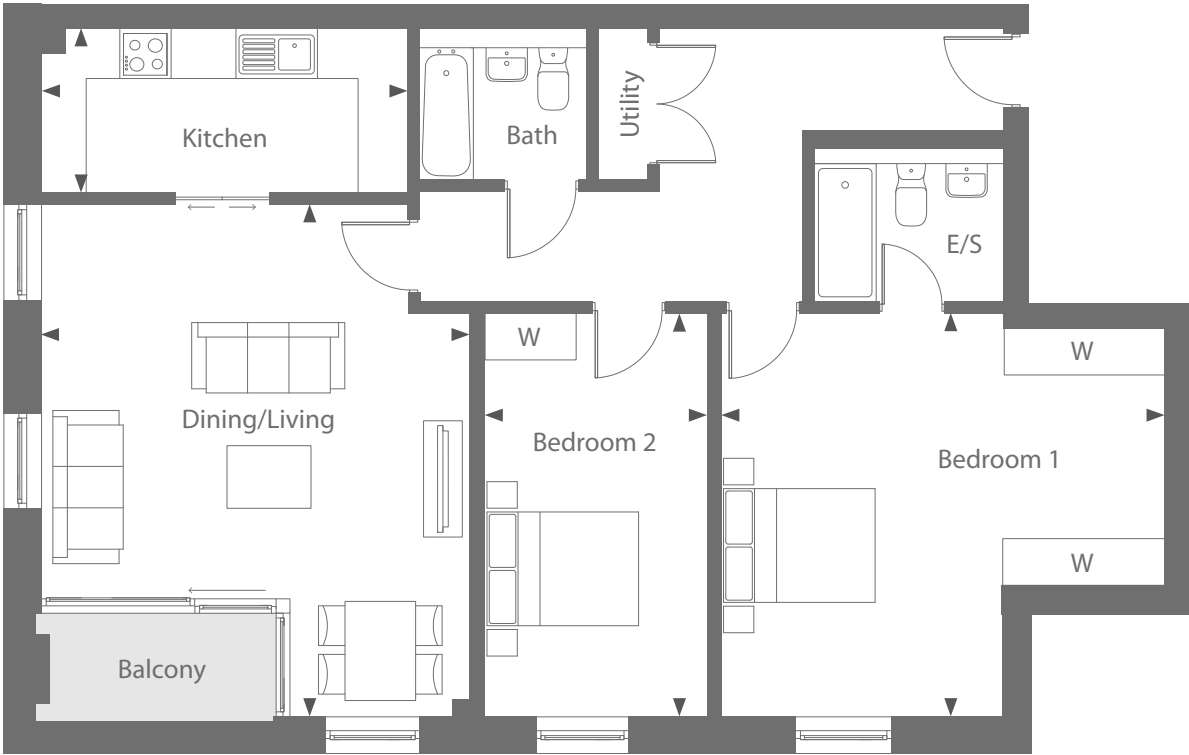
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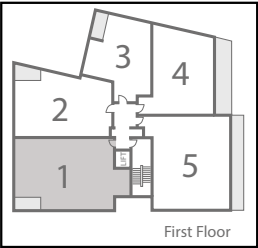
SITE PLAN



PLOT 1

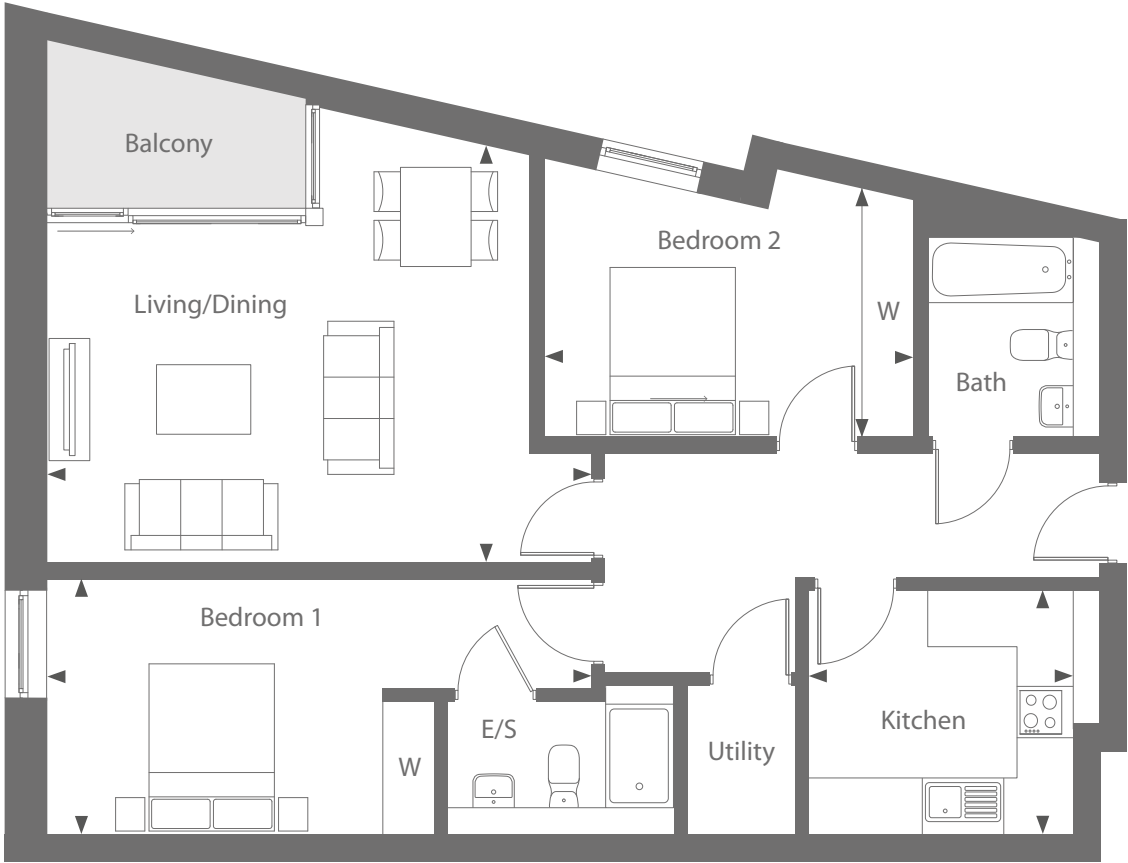


2 BEDROOM APARTMENT

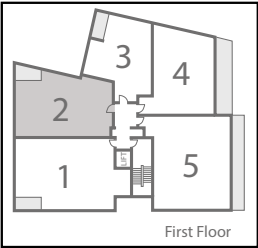


Kitchen	4.73m x 2.13m 15'6" x 7'0"
Dining/Living	5.53m x 6.61m 18'2" x 21'8"
Bedroom 1	5.73m x 5.21m 18'10" x 17'1"
Bedroom 2	2.88m x 5.21m 9'5" x 17'1"
Total Internal Area	112.4 Sq. m. 1210 Sq. ft.

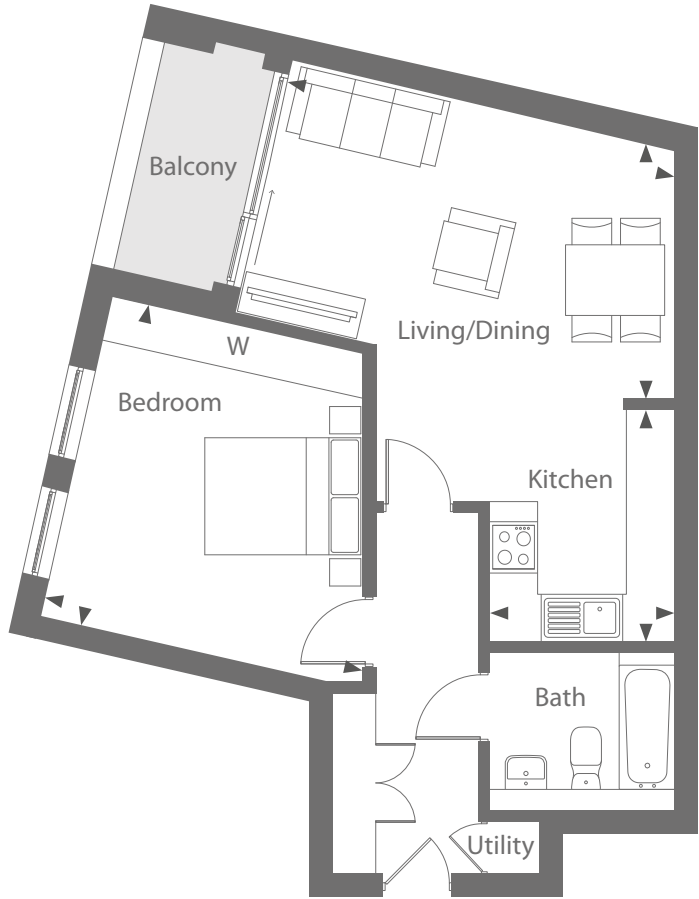
PLOT 2



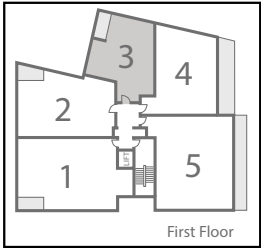
Kitchen	3.06m x 2.82m 10'1" x 9'3"
Living/Dining	6.31m x 4.72m 20'8" x 15'6"
Bedroom 1	6.31m x 2.96m 20'8" x 9'8"
Bedroom 2	4.29m x 3.23m 14'1" x 10'7"
Total Internal Area	91.3 Sq. m. 983 Sq. ft.



PLOT 3



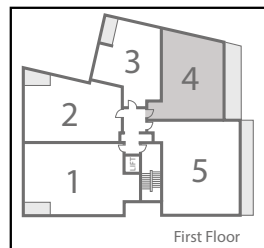
Kitchen	2.52m x 3.22m 8'3" x 10'6"
Living/Dining	5.36m x 3.60m 17'6" x 11'8"
Bedroom 1	4.05m x 4.47m 13'4" x 14'8"
Total Internal Area	66.5 Sq. m. 716.0 Sq. ft.



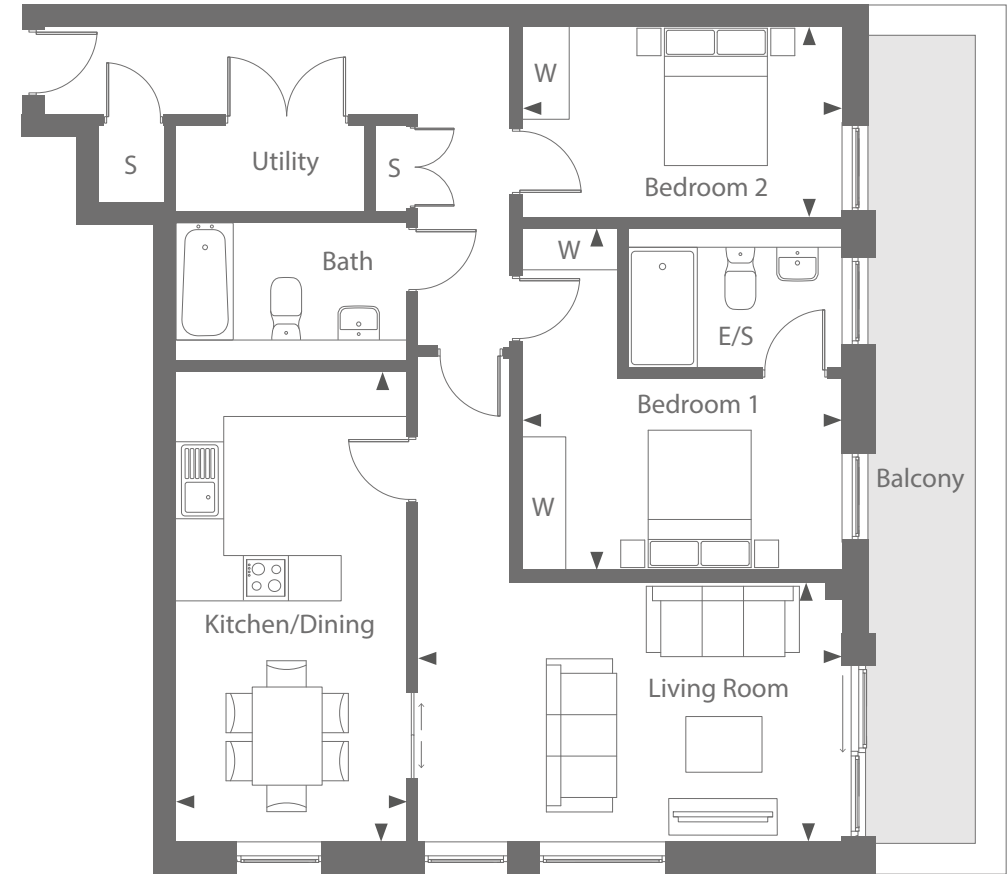
PLOT 4



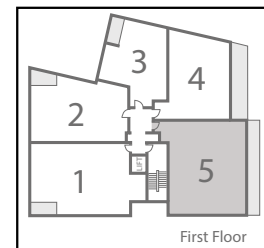
Living/Kitchen/Dining	7.62m x 5.37m 25'0" x 17'7"
Bedroom 1	4.98m x 3.31m 16'4" x 10'10"
Bedroom 2	4.98m x 2.82m 16'4" x 9'3"
Total Internal Area	84.4 Sq. m. 913.0 Sq. ft.



PLOT 5



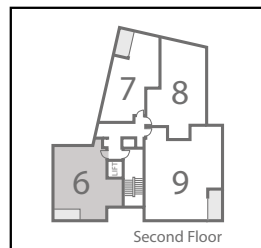
Kitchen/Dining	3.34m x 6.76m 10'11" x 22'2"
Living Room	6.12m x 3.73m 20'0" x 12'3"
Bedroom 1	4.59m x 4.93m 15'1" x 16'2"
Bedroom 2	4.59m x 2.75m 15'1" x 9'0"
Total Internal Area	116.5 Sq. m. 1254.0 Sq. ft.



PLOT 6

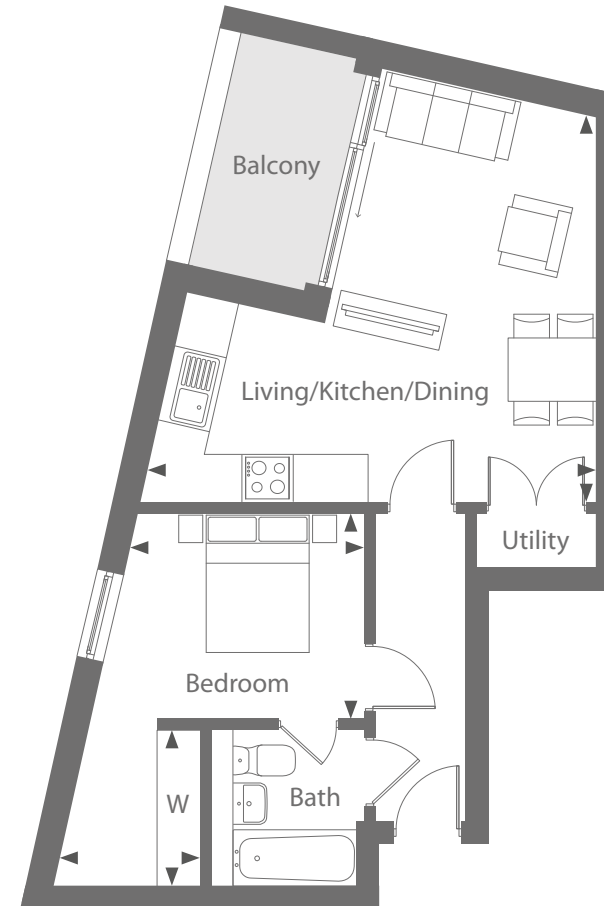


Kitchen	1.96m x 3.32m 6'5" x 10'11"
Dining/Living	6.45m x 4.62m 21'2" x 15'2"
Bedroom 1	2.88m x 4.67m 9'6" x 15'4"
Total Internal Area	62.6 Sq. m. 674.0 Sq. ft.

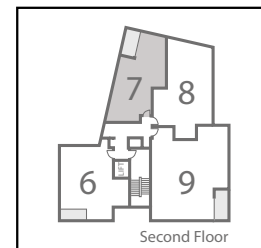


Second Floor

PLOT 7

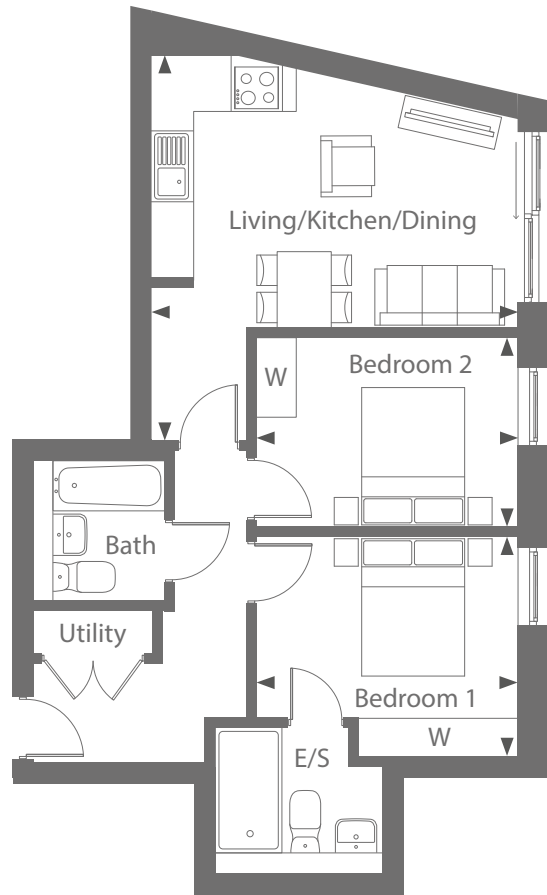


Living/Kitchen/Dining	6.30m x 5.31m 20'8" x 17'5"
Bedroom 1	3.13m x 2.84m 10'3" x 9'4"
Dressing Area	2.04m x 2.15m 6'8" x 7'1"
Total Internal Area	53.3 Sq. m. 574.0 Sq. ft.

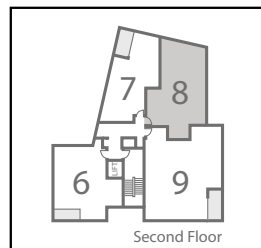


Second Floor

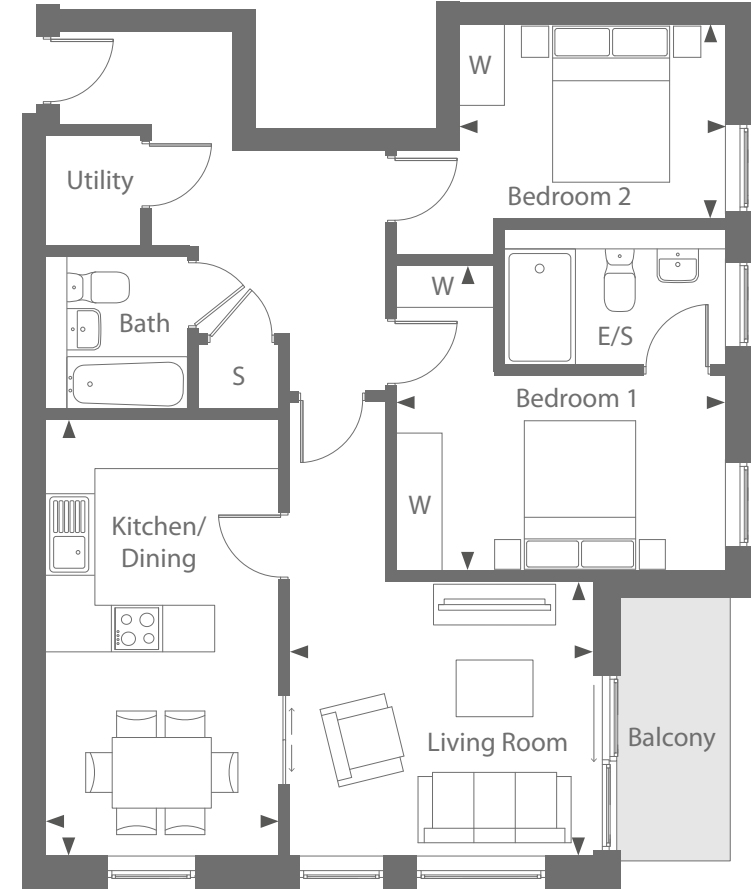
PLOT 8



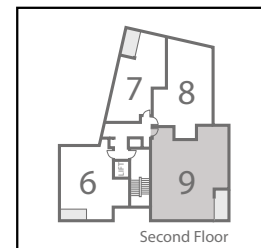
Living/Kitchen/Dining	5.58m x 5.86m 18'4" x 19'3"
Bedroom 1	3.98m x 3.35m 13'1" x 11'0"
Bedroom 2	3.98m x 2.88m 13'1" x 9'5"
Total Internal Area	70.7 Sq. m. 761.0 Sq. ft.



PLOT 9



Kitchen/Dining	3.30m x 6.15m 10'10" x 20'2"
Living Room	4.29m x 3.87m 14'1" x 12'8"
Bedroom 1	4.63m x 4.29m 15'2" x 14'1"
Bedroom 2	3.76m x 2.75m 12'4" x 9'0"
Total Internal Area	98.8 Sq. m. 1064.0 Sq. ft.



SPECIFICATION

From soft-close designer kitchen furniture with a comprehensive selection of Siemens appliances, Italian quartz worktops, fitted wardrobes and underfloor heating, at Nouveau you'll experience a feeling of harmonious luxury.



KITCHEN

- Contemporary kitchen with soft closing cabinetry and drawer units. Tall and base units in Toronto Grey Oak and wall units in Laser Brilliant White
- Cararra Quartz Worktop with matching upstands and a mirrored splash back
- Quooker 3-in-1 Hot Tap with a stainless steel under-mounted sink
- InSinkErator Waste Disposal
- Integrated appliances include:
 - Siemens Single Oven
 - Siemens Combi Microwave & Oven
 - Siemens Fridge/Freezer
 - Siemens 5 ring Induction Hob
 - Siemens Dishwasher
 - Elica Extractor hood

BEDROOMS

- Fitted wardrobes to both Bedroom 1 & 2 (where applicable)

BATHROOMS & EN-SUITES

- Beautifully designed contemporary bathrooms and en-suites with chrome brassware
- Fully tiled walls and floors
- Main bathroom features a fitted bath with exofil, handheld and wall-mounted shower with a glass screen
- En-suite features a walk-in shower with low profile shower tray
- Wall mounted, double drawer vanity unit and mixer tap
- Wall hung WC with soft closing lid
- Recessed Mirror above basins and tiled feature niches with LED lighting

INTERNAL DECORATION & FINISHES

- Carpets to all bedroom floors
- Wood floors to hallways and reception areas
- Tiled Kitchen floors to Plots 1,2,5,6 & 9. Wood floors in the kitchens of Plots 3,4,7 & 8
- Black internal doors with brushed stainless-steel ironmongery
- Bespoke LED-lit feature cornice to hallway
- Painted ceilings and walls
- Bespoke designed architrave and skirtings

UTILITY CUPBOARD

- All apartments have a separate utility cupboard which incorporates a freestanding Siemens Washing Machine and separate Tumble Dryer (Machines are stacked in all apartments other than Plot 5)

ELECTRICAL

- LED downlights to all rooms
- Master BT telephone socket
- Fibre-optic broadband connection enabling ultra-fast speeds (subscription required)
- Communal satellite dish and wiring provisions in place to enable Sky Q (subject to your selection and purchase of Sky subscription and equipment)
- Communal digital TV aerial
- Brushed stainless steel socket and light switches

GENERAL

- Gas fired, underfloor heating throughout the apartments with individual room thermostats
- Double glazed Aluminium windows
- Private balconies & terraces to select apartments with grey composite decking
- 10 Year Premier Guarantee

COMMUNAL AREAS

- Private residential access and core
- Lift & stair access to all floors
- One secure gated parking space for each apartment
- Post boxes located within internal communal area
- Resident Bin Store
- Resident Cycle Store

SECURITY

- Door Video Entry Phone system
- NACOSS approved alarm system in each apartment
- Mains operated smoke, heat, and carbon monoxide detectors
- Secure gated pedestrian and vehicle access
- CCTV in external communal areas

A REAL SENSE OF FREEDOM

• •
From destination shopping and amazing settings to play sports, to evocative places to visit that highlight the pivotal role this area played in the air and in modern history, it's all in easy reach.
• •

At Stanmore Golf Club, golfers will find one of the most picturesque courses, with views across to Windsor Castle and beyond, the vistas are just as inspirational as the golfing terrain.



THE INIMITABLE NORTH LONDON LIFESTYLE

NORTH LONDON is a part of the capital like no other. Brent Cross, just six miles away, has long been a shopping destination that puts the area on the map, today offering names from Apple to Mango as well as department stores like Fenwick. You will find award-winning LEON, family-run kosher restaurant the Kanteen, and places for noodles or Neapolitan pizza. For fitness sessions and sports, Canons Sports Centre a mile from home is equipped with air-conditioned gym, dance studio, swimming pool and tennis courts, where you can raise your game with a fitness assessment, exercise programme and personal trainer.

Take in a film at Reel cinemas in Borehamwood, just four miles away, with Watford Cineworld five miles from Nouveau. Close to home and located within a Grade II* listed Mansion House, Bentley Priory Museum tells story of how the Battle of Britain was won and its role as headquarters of Fighter Command during the Battle of Britain, celebrating the 'Few' and the aircrews behind the scenes. The RAF Museum at Hendon, six miles away, celebrates its history more broadly, where you can take the opportunity to take a seat in a Spitfire or take to the skies in the Pilot simulator zone.



A LOCATION THAT'S A BREATH OF FRESH AIR

• •

Discover green open spaces of great contrast and remarkable natural beauty
from expanses of Common to hidden horticultural gems.

• •

STANMORE COUNTRY PARK

On the slopes to Wood Farm and with breathtaking views across the capital, the Park is popular in spring and summer which sees the woodland floor covered with carpets of bluebells, enchanter's nightshade, and white wood anemones. In wintertime it offers tranquillity with just the sound of birds and foraging muntjac deer.

STANMORE COMMON

With winding paths, nature trails and habitats of woodland, grassland and heath, its wetlands feature a boardwalk that crosses the marshy Pyding Mersc for a sense of adventure.

BERNAYS GARDENS

Created by a founder with a passion for plants, today the Gardens Community Group plant, prune and enhance this local oasis with its rare specimen trees, ornamental palms and lawns, all minutes from home.

BENTLEY PRIORY NATURE RESERVE

Summer sees wildflowers and songsters like chiffchaff and willow warbler, and winter the arrivals of birds from mainland Europe and Scandinavia. Sit by Summerhouse Lake, or follow footpaths past cows grazing in the meadows and shy herds of deer.

PEAR WOOD NATURE RESERVE

One of the finest examples of ancient woodland in London, you'll find crab apple, wild cherry, ash, and rowan trees, rich wildlife, and a registered ancient Roman monument that is a marker of its deep roots.



		STANMORE
WEMBLEY PARK 10 mins		WEMBLEY PARK 10 mins
FINCHLEY ROAD 7 mins		FINCHLEY ROAD 22 mins
BAKER STREET 14 mins		BAKER STREET 27 mins
EUSTON SQUARE 17 mins		BOND STREET 31 mins
FARRINGDON 23 mins		GREEN PARK 33 mins
MOORGATE 28 mins		WESTMINSTER 35 mins
LIVERPOOL STREET 30 mins		WATERLOO 37 mins
ALDGATE 32 mins		CANARY WHARF 47 mins

Timings from TfL.gov.uk

Nouveau offers more than great connections into the capital, it's ideally located for state-of-the-art venues hosting headline tours and major sporting events, and for North West London's most exciting cultural neighbourhood.



AT NOUVEAU you can enjoy wide horizons and a capital that's always evolving. Just ten minutes on the Jubilee Line, Wembley Park brings the hottest brands from athleisure to eyewear at the London Designer Outlet, and a 21st Century quarter home to everything from checkout-free stores to Summer on Screen outdoor events and a BOXPARK taking exciting new directions in street-food.

LONDON CONNECTIONS

Living on the Jubilee Line, with a Metropolitan Line interchange at Finchley Road, from early starts to late shows, Nouveau is truly placed for enjoying life.

The concerts and fixtures at Wembley Stadium and SSE Arena are legendary, but the Jubilee Line will also take you direct to the O2 at North Greenwich. With the last Jubilee service leaving well after midnight, you can experience all the capital has to offer all year long, from the Winter Wonderland extravaganza in Hyde Park to the cultural scene on the South Bank with its late-night summer festivals and jazz nights as the lamplight twinkles on the water.

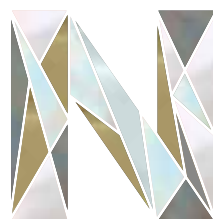


GRIGGS have partnered with JDR Property Group to bring you this luxurious development, Nouveau.

GRIGGS is a third generation family development and construction company, led by an experienced team of approachable, forward-thinking and enthusiastic individuals. The company has evolved to become a leading developer and contractor, operating within North London and the Home Counties, with an enviable reputation for delivering the highest quality homes.

GRIGGS has significant in-house expertise spanning development, construction, planning permission, cost control, architectural design and interior design, ensuring the delivery of projects within projected time-scales and budgets. We enjoy excellent relationships with all of our buyers, and have earned a high level of trust from them. The dedication and attention given to our buyers by our after-sales team is second to none and significantly surpasses the industry standard and that of our competitors. It is our personal service that reassures our buyers that whatever the problem, we will be on hand to help.





NOUVEAU

STANMORE

GET IN TOUCH

Please get in touch with us to discover more about Nouveau

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