

ONE ZERO EIGHT

www.108hodford.com

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GOLDSCHMIDT
Established 1856
HOWLAND




Best view of the London skyline.

One Zero Eight is a stylish new development of fifteen studio, 1, 2 and 3 bedroom apartments, located in the heart of Golders Green.

The property benefits from great transport connections, good restaurants, shopping and local amenities, making it ideal for first time buyers, downsizers or for investment.

1 | One of the best views of the London skyline can be seen a short walk away on Hampstead Heath.



Situated in the leafy suburbs and within easy reach of the city centre, One Zero Eight is located for the perfect work / life balance.

Sandy Heath
This local section of the heath was historically used for mining sand and gravel. Now densely wooded, it is the perfect space to escape the urban rush.

Local Area

In a leafy side street off the main thoroughfare, Hodford Road is just a short stroll from the iconic War Memorial at the bustling centre of this vibrant local neighbourhood. The area offers residents a wide selection of places to meet, eat and relax. Local independent cafes, restaurants and patisseries serve an excellent choice of cuisine from around the world including Japanese, Middle Eastern, Italian, Korean and Kosher. Further afield, the neighbouring villages of Hampstead, Temple Fortune and Finchley extend the choice of eateries to include bistros, traditional pubs and fine dining. Muswell Hill, Highgate and Crouch End are equally accessible, so you will be spoilt for choice whatever you decide to do.

Golders Green's diverse community has given rise to numerous cultural centres, places of worship, art galleries, cinemas, learning centres and sports clubs. You'll never be short of opportunities to meet new friends and connect with the local community.

A short walk away is the famous hilltop village of Hampstead with its winding backstreets packed with an eclectic mix of historic buildings. The village was once a creative hub for artists and writers seeking inspiration from the Heath's natural beauty. More recently the area has attracted celebrities, actors and pop stars looking for a quiet urban retreat.

2 | The area offers a wide choice of great local restaurants

3 | An attractive cobbled street in the neighbouring Hampstead Village

4 | An impressive parade of shops stretches half a mile through the centre of Golders Green offering a wide variety of stores.

5 | Buildings in the area are rich with heritage and architectural detail

6 | Street-side cafes are the perfect place to sit and soak-up the local culture



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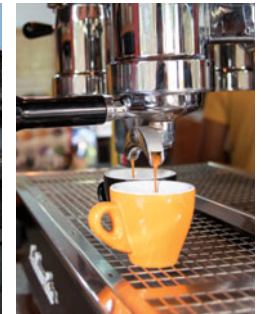


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- 7 | The Pergola
- 8 | Golders Hill Park
- 9 | Brent Reservoir
- 10 | Henry Moore, Kenwood
- 11 | Zoo, Golders Hill Park



9

Open Spaces

There is no shortage of beautiful open spaces in the area. Take a short stroll around the gentle slopes of Golders Hill Park with its zoo, butterfly house and buzzing cafe. Discover the Pergola, a romantic Italian-style garden built around a neoclassical structure of colonnades overgrown with vines and exotic flowers. In the 790 acres that make up Hampstead Heath, you can climb to the best views of London, swim in open air bathing ponds or simply lose yourself in a landscape of wildflower meadows and enchanted woods. Heading west, follow the Capital Ring tracing the path of the meandering Brent River out to the vast expanse of water at the Brent Reservoir.

You will also find plenty of sports facilities in the area including numerous golf courses, cricket clubs, gyms, sailing clubs, swimming pools, an ice rink and athletics tracks.



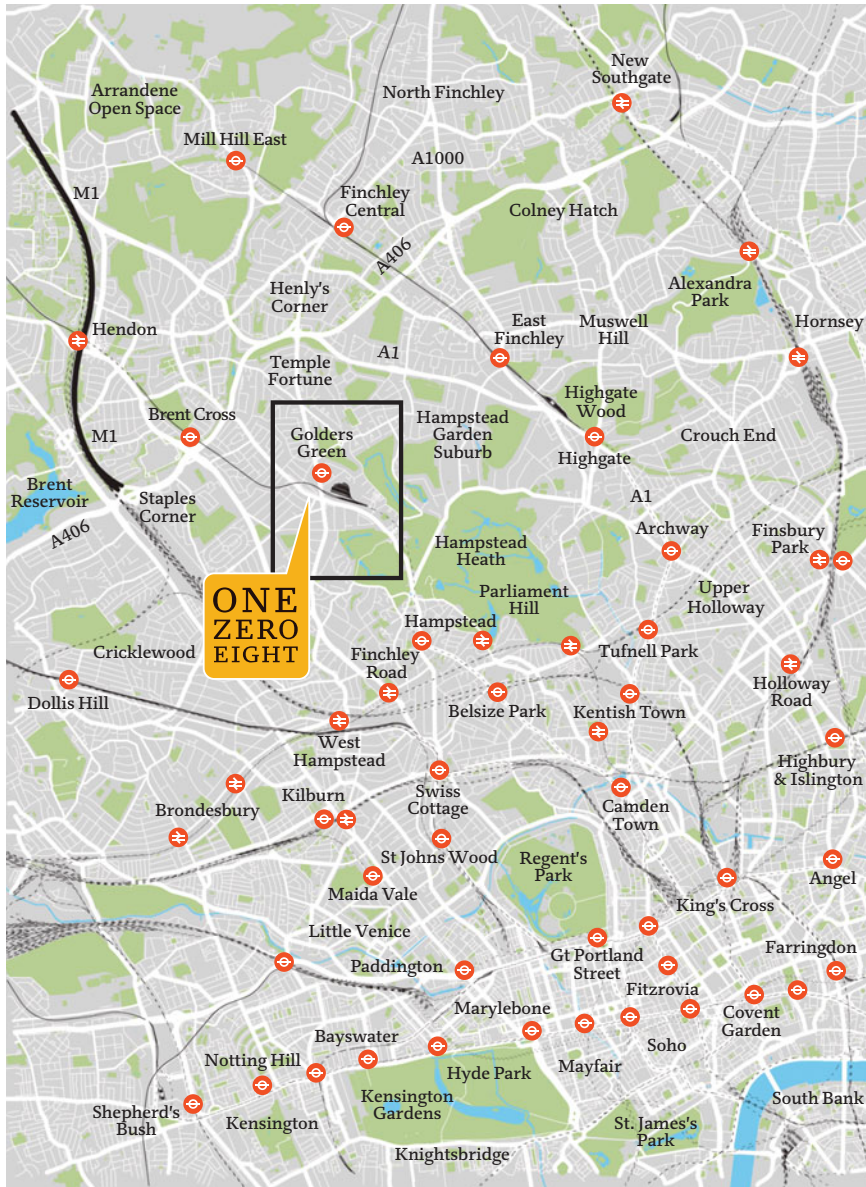
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- 12 | Boutique shops, Hampstead
- 13 | Grocery stores, Golders Green
- 14 | Everyman Cinema, Hampstead
- 15 | Sartorial shops, Golders Green

Shopping and entertainment

The independent shops on Golders Green's thriving high street can provide most everyday items, from bakeries, greengrocers, convenience shops, hardware stores, tailors and drycleaners. For larger supermarkets there is a choice of Sainsbury's, Tesco, Waitrose and M&S Food in the local area.

If you're in need of fashion, electronics or homeware head to Brent Cross shopping centre (soon to be dramatically expanded and improved), where you'll find 120 stylish stores, including both John Lewis and Fenwick department stores. Up the hill in Hampstead Village you'll find an array of boutiques offering books, gifts, antiques, haute couture and luxury foods.

For nightlife and entertainment, a regular programme of shows, exhibitions and live music at JW3, Camden Arts Centre, Hampstead Theatre, New End Theatre and the Arts Depot will keep you inspired. Movie lovers should head to the Everyman in Hampstead or the Phoenix in East Finchley for thought provoking Arthouse films, or try multi-screen cinemas at the O2 Vue or Odeon IMAX in Swiss Cottage for the latest blockbusters.

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Transport

Golders Green boasts a wide range of public transport options, including buses that pass through most parts of London, and the Northern Line offering fast convenient access to the city centre. Kings Cross is just 18 minutes by tube, whilst Oxford Street and Bank are 30 minutes away. From 2019 you will be able to connect to Crossrail at Tottenham Court Road, giving quick access to Heathrow, Stratford and beyond.

A growing network of dedicated cycle lanes is making the journey into town by bike easier and safer than ever.

Bus routes accessible from Golders Green station:



16 | With four international airports within a 45 minute drive, One Zero Eight is ideal for those who travel overseas on a regular basis.

17 | Golders Green Tube Station

18 | Excellent bus connections

19 | Growing network of cycle lanes

17



18

19



Computer Generated Image

Front view
Main entrance on the quiet
tree-lined Hodford Road, with
allocated off street parking
for selected apartments.



Computer Generated Image

Interior
Apartments are carefully designed to maximise living spaces and draw-in natural daylight through large windows and light wells.



Computer Generated Image

Gardens

The communal green space to the rear offers residents a place to relax, unwind and socialise. Whilst large light wells create a series of private subterranean terraces.

1

2 Bedroom Duplex Ground/Garden level 99m² / 1065.6 ft²

Kitchen / Living / Dining:
6.4m x 5.8m (20'11" x 19')

Bedroom 1 with ensuite:
7.4m x 4.5m (24'3" x 14'9")

Bedroom 2 with ensuite:
6.3m x 4m (20'8" x 13'1")

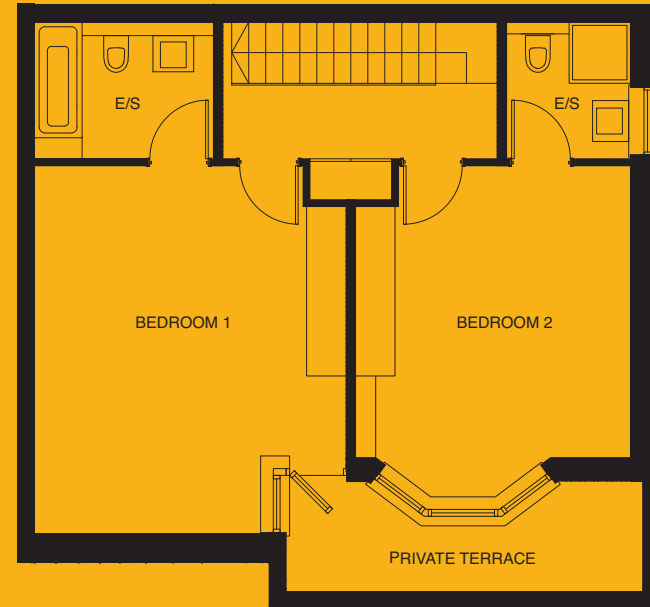
Private terrace:
5.3m x 1.6m (17'4" x 5'3")



Garden level



Ground floor



2

2 Bedroom Duplex Ground/Garden level

85m² / 914.9 ft²

Kitchen / Living / Dining:
5.6m x 5.3m (18'4" x 17'4")

Bedroom 1 with en-suite:
5.5m x 4.5m (18' x 14'9")

Bedroom 2 with en-suite:
5.5m x 4m (18' x 13'1")

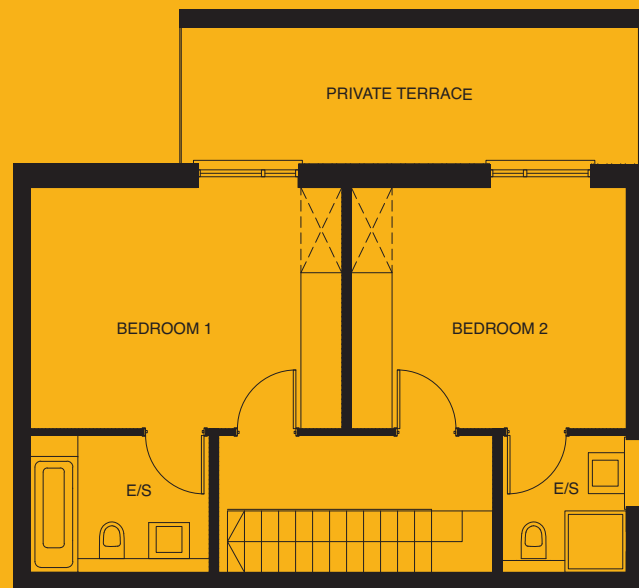
Private terrace:
7m x 2m (22'11" x 6'6")



Garden level



Ground floor



3

2 Bedroom Duplex Ground/Garden level

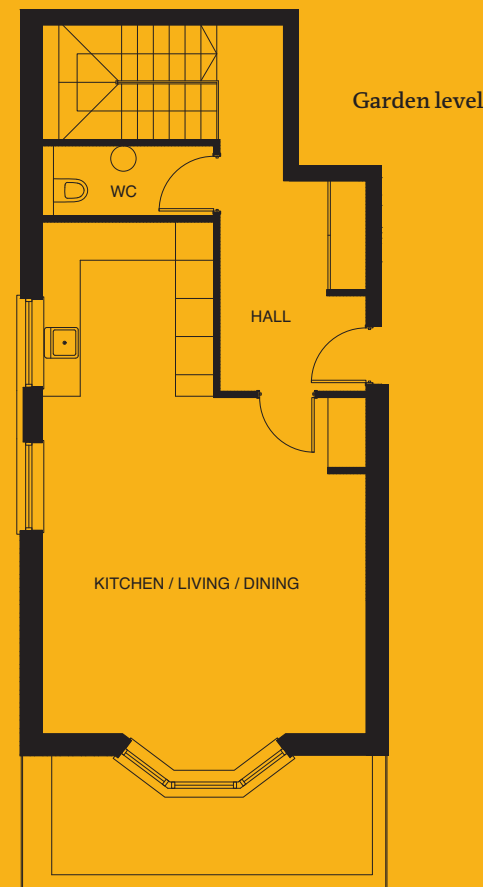
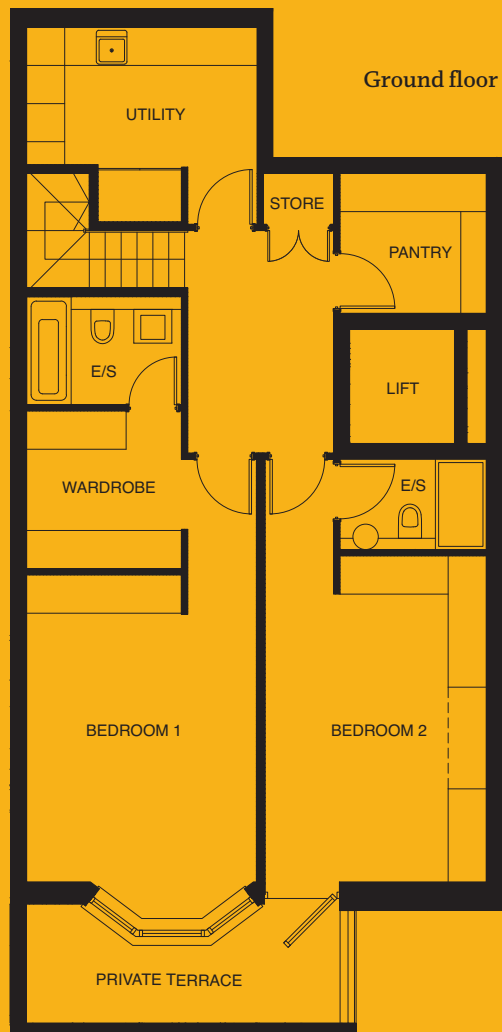
136m² / 1463.8 ft²

Kitchen / Living / Dining:
8m x 5.1m (26'3" x 16'8")

Bedroom 1 with wardrobe
& en-suite:
9m x 3.6m (29'6" x 11'9")

Bedroom 2 with en-suite:
6.6m x 3.4m (21'7" x 11'2")

Private terrace:
4.9m x 1.8m (16'1" x 5'10")



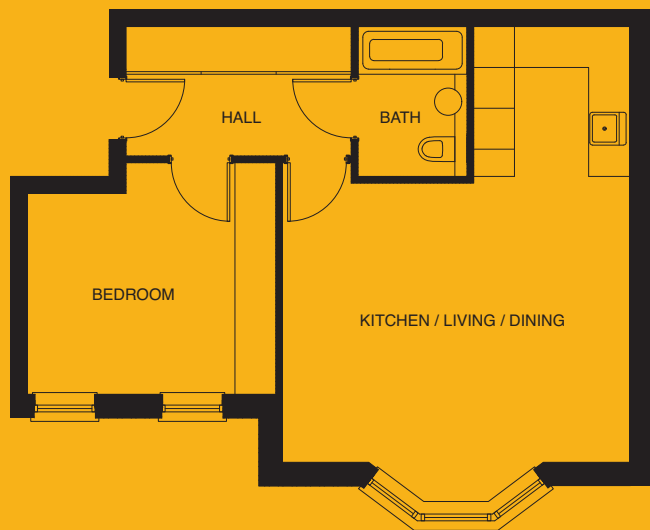
4

1 Bedroom flat First floor

50.7m² / 545.7 ft²

Kitchen / Living / Dining:
6.4m x 5.1m (20'11" x 16'8")

Bedroom:
3.6m x 3.4m (11'9" x 11'2")



5

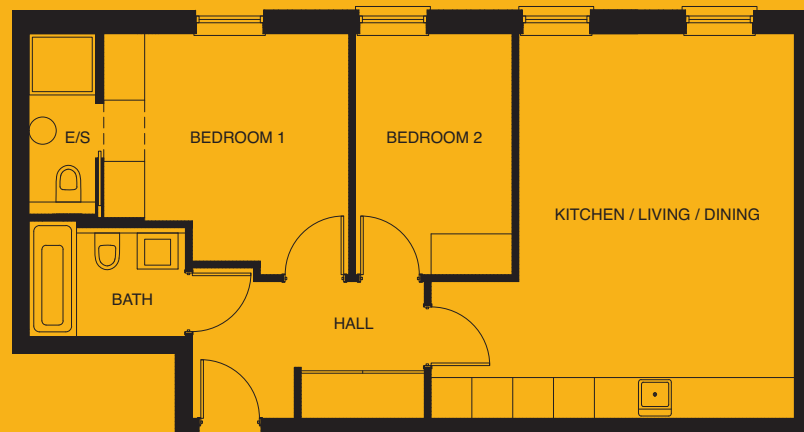
2 Bedroom flat First floor

61.1m² / 657.6 ft²

Kitchen / Living / Dining:
5.6m x 5.3m (18'4" x 17'4")

Bedroom 1 with en-suite:
4.5m x 3.5m (14'9" x 11'5")

Bedroom 2:
3.5m x 2.3m (11'5" x 7'6")



6

2 Bedroom flat

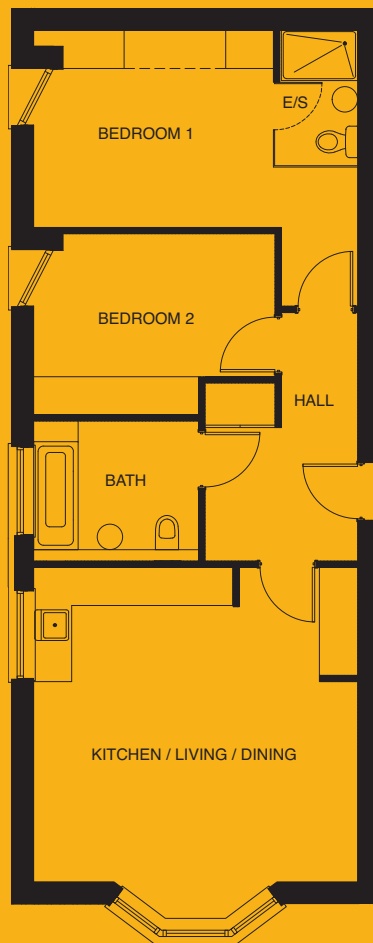
First floor

68m² / 731.9 ft²

Kitchen / Living / Dining:
5.1m x 4.9m (16'8" x 16'1")

Bedroom 1 with en-suite:
5.1m x 3.1m (16'8" x 10'2")

Bedroom 2:
3.8m x 2.8m (12'5" x 9'2")



7

Studio flat

Second floor

37.3m² / 401.4 ft²

Kitchen / Living / Dining:
6.4 x 4m (20'11" x 13'1")

Sleeping area:
4.1m x 3.2m (13'5" x 10'6")

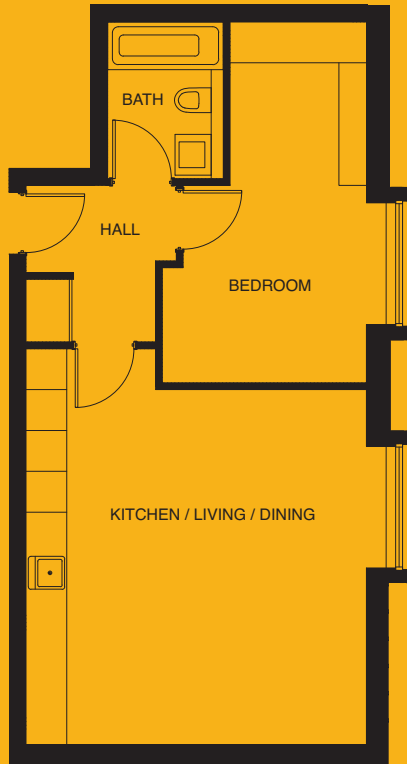


8

1 Bedroom flat
Second floor
47.2m² / 508 ft²

Kitchen / Living / Dining:
6m x 5.2m (19'8" x 17')

Bedroom:
5.3m x 3m (17'4" x 9'10")

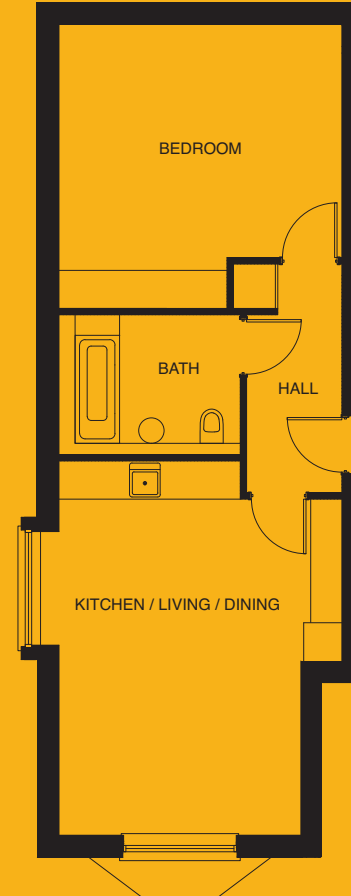


9

1 Bedroom flat
Second floor
44m² / 473.6 ft²

Kitchen / Living / Dining:
5.8m x 4.1m (19' x 13'5")

Bedroom:
4.6m x 4.3m (15'1" x 14'1")



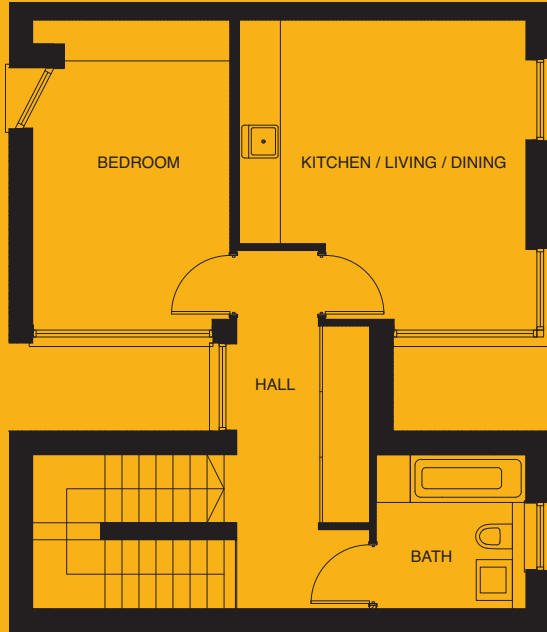
10

1 Bedroom flat
First floor
52m² / 559.7 ft²



Kitchen / Living / Dining:
4.5m x 4.2m (14'9" x 13'9")

Bedroom:
4.3m x 2.9m (14'1" x 9'6")



Computer Generated Images

11

3 Bedroom flat Ground/Garden level 99m² / 1065.6 ft²

Kitchen / Living / Dining:
6.9m x 6.1m (22'7" x 20')

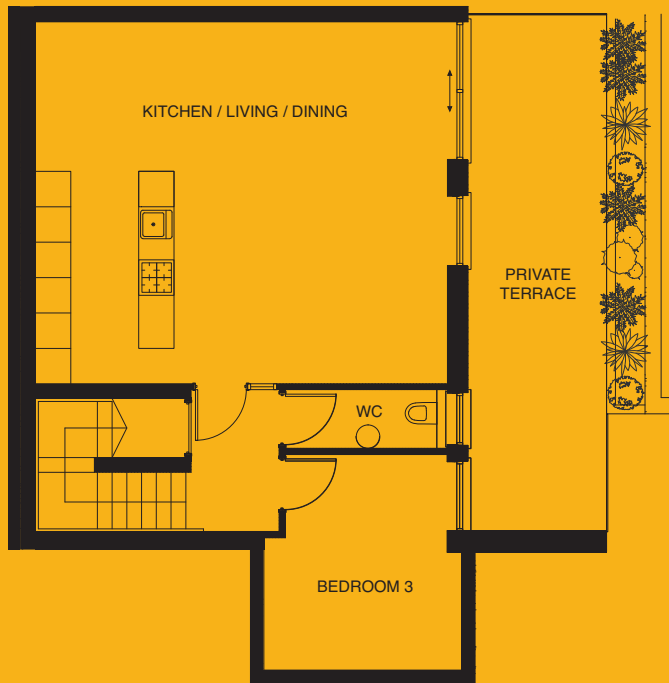
Bedroom 1:
4.3m x 2.8m (14'1" x 9'2")

Bedroom 2:
3.3m x 3.2m (10'10" x 10'6")

Bedroom 3:
3.6m x 2.7m (11'9" x 8'10")

Private terrace:
8.6m x 2.6m (28'2" x 8'6")

Ground Floor



Garden level



12

2 Bedroom flat Ground/Garden level 91m² / 979.5 ft²

Kitchen / Living / Dining:
6.9m x 6.1m (22' x 20')

Bedroom 1:
4.3m x 2.8m (14'1" x 9'2")

Bedroom 2:
3.3m x 3.2m (10'10" x 10'6")

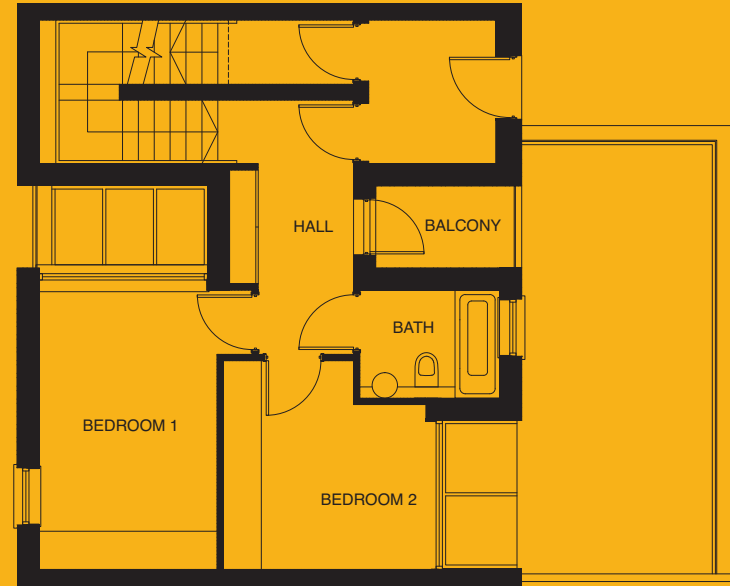
Private terrace:
8.6m x 2.3m (28'2" x 7'6")



Ground Floor



Garden level

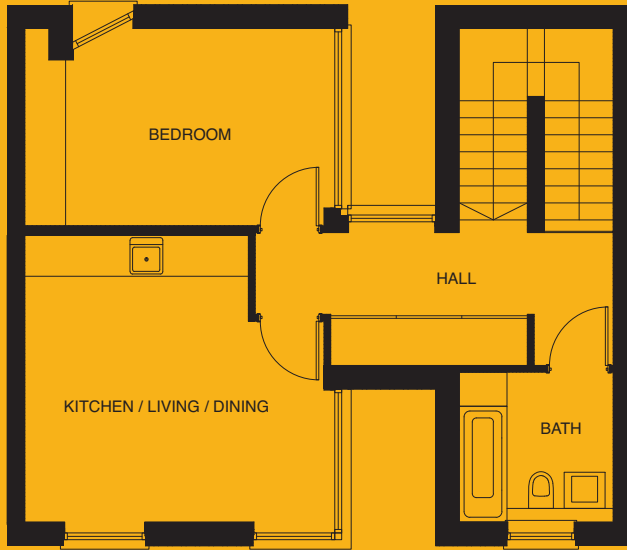


13

1 Bedroom flat
First floor
52m² / 559.7 ft²

Kitchen / Living / Dining:
4.5m x 4.2m (14'9" x 13'9")

Bedroom:
4.3m x 2.9m (14'1" x 9'6")

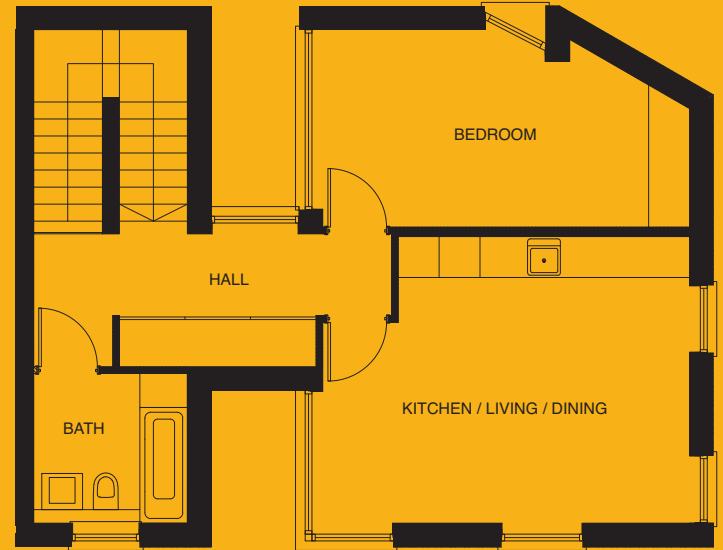


14

1 Bedroom flat
First floor
60m² / 645.8 ft²

Kitchen/Living/Dining:
5.5m x 4.2m (18' x 13'9")

Bedroom:
5.3m x 2.9m (17'4" x 9'6")



15

2 Bedroom flat Garden level

97m² / 1044 ft²



Kitchen / Living / Dining:
7.1m x 6.9m (23'3" x 22'7")

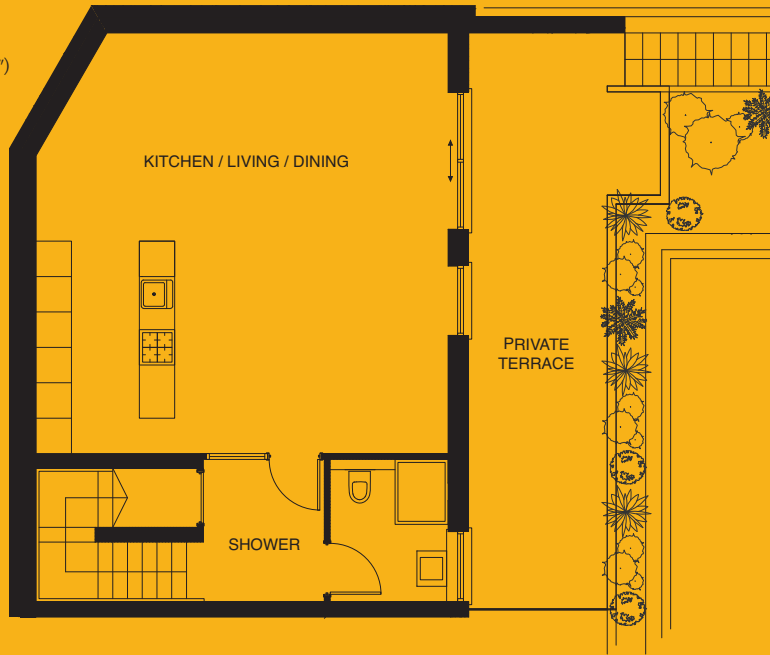
Bedroom 1:
5.3m x 2.8m (17'4" x 9'2")

Bedroom 2 with en-suite:
5.1m x 4.3m (16'8" x 14'1")

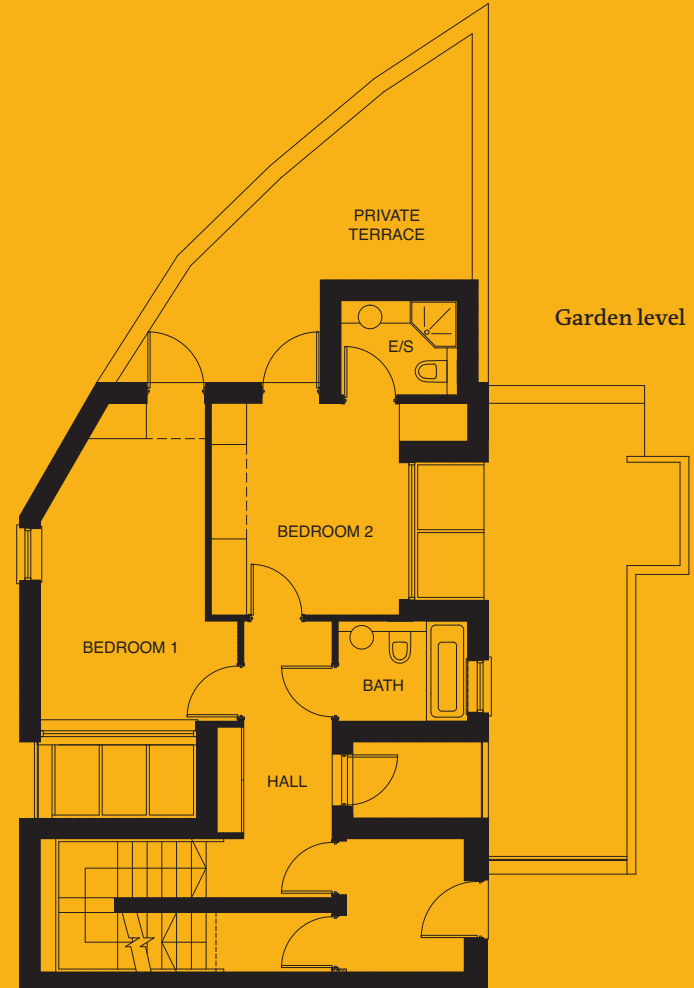
Balcony:
2.3m x 1.2m (7'6" x 3'11")

Private terrace:
9.6m x 3.2m (31'6" x 10'6")

Ground floor



Garden level



Specifications

The apartments are exceptionally well fitted with high specification designer kitchens and bathrooms, under floor heating throughout, and wired for modern entertainment systems. The full specification is listed below.

Kitchens

- Individually designed German kitchens
- Elegant stone work surfaces
- Siemens fully integrated fridge freezer
- Siemens or equivalent fully integrated combi microwave oven
- 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 chilled filter water tap
- Glass splashback
- Ceramic or porcelain tiling
- Recess ceiling LED down lights



Bathrooms & En-suites

- 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



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

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

Electrical & 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)

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



Security and Peace of Mind

- External lighting
- Video entry door security
- Apartment block wired for communal CCTV
- BLP SecurePlus 12 year latent defect warranty



Shared & 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 exterior doors
- Landscaped communal garden
- Lift providing access to all floors
- Six car parking spaces available for purchase



All specification details provided are indicative and may change. These details should be treated as general guidance only and cannot be relied upon accurately describing any of the specified matters prescribed by any order under the Property Mis-descriptions Act 1991. Nor do they constitute a contract or a warranty.

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delivering beyond expectations