

NEWLANDS



LINEA HOMES

HENDON LONDON NW4

# Newlands

Hendon NW4

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A boutique development  
of just 6 beautiful 2 & 3  
bedroom apartments in a  
leafy, quiet and desirable  
part of Hendon.







6 Newlands Tenterden Grove, London NW4 1SY

## Local Area

Hendon's rich local heritage has resulted in some beautiful listed buildings, including: Hendon Town Hall; the Public Library; Middlesex University; the Fire Station; and the Hendon Museum. Just down the hill is the site of London's first aerodrome, which played an important role in the development of flight. It is now the location of the Hendon RAF Museum.





## Open Spaces

The much-loved Hendon Park and Sunny Hill Park are both close by and each has a café and great views of North and East London. Dollis Brook and Dollis Valley Green Walk are a wonderful slither of nature offering woodland and waterside trails.

Or for a walk on the (slightly) wild side, why not head down to Hampstead Heath and 320 hectares of grassland – with bathing & boating ponds, fantastic walks and wonderful picnicking – at one of the highest points in London.



## Recreation

There are plenty of gyms in the neighbourhood, from a Virgin Active at Hendon Central to the large leisure complex at Finchley Lido where you'll also find a swimming pool and bowling alley.

If you prefer to be outdoors, there are numerous golf clubs including courses at Finchley, Highgate and Muswell Hill. For the more adventurous, sailing and windsurfing courses can be found at Brent Reservoir. And if you prefer to be up in the air, London Elstree Aerodrome offers flying lessons for complete beginners and more experienced pilots.

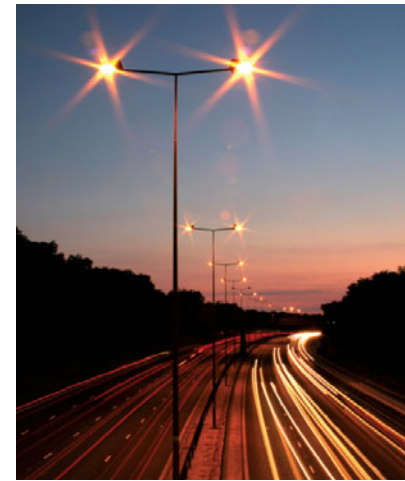


# Transport

Car: Staples Corner, the junction of the North Circular Road and M1, is around 6 minutes' drive. Luton Airport is about 30 minutes.

Tube: Hendon Central station (Northern Line) is less than a mile away, just 25 minutes from The City and West End, and 19 minutes from Euston and Kings Cross St Pancras. Camden Town, Belsize Park and Hampstead are but a few stops.

Bus: Numerous buses stop nearby, including two night routes, connecting with most of North London, and the West End.





## Eating

There are some great local places to eat some of which are within short walking distance on Brent Street. A small selection of these include Sami's middle eastern restaurant, Lahore authentic indian cuisine and White Fish London's premier Kosher Fish and Chip restaurant.

Brent Street is renowned for its many wonderful cafes and patisseries. Mr Baker, Orli and Bonjour to name but a few.

Other easily accessible suburbs such as Mill Hill, Temple Fortune, Golders Green and Finchley also have a plethora of good restaurants to chose from. Whilst Brent Cross offers a range of well known food chains.



## Shopping & Entertainment

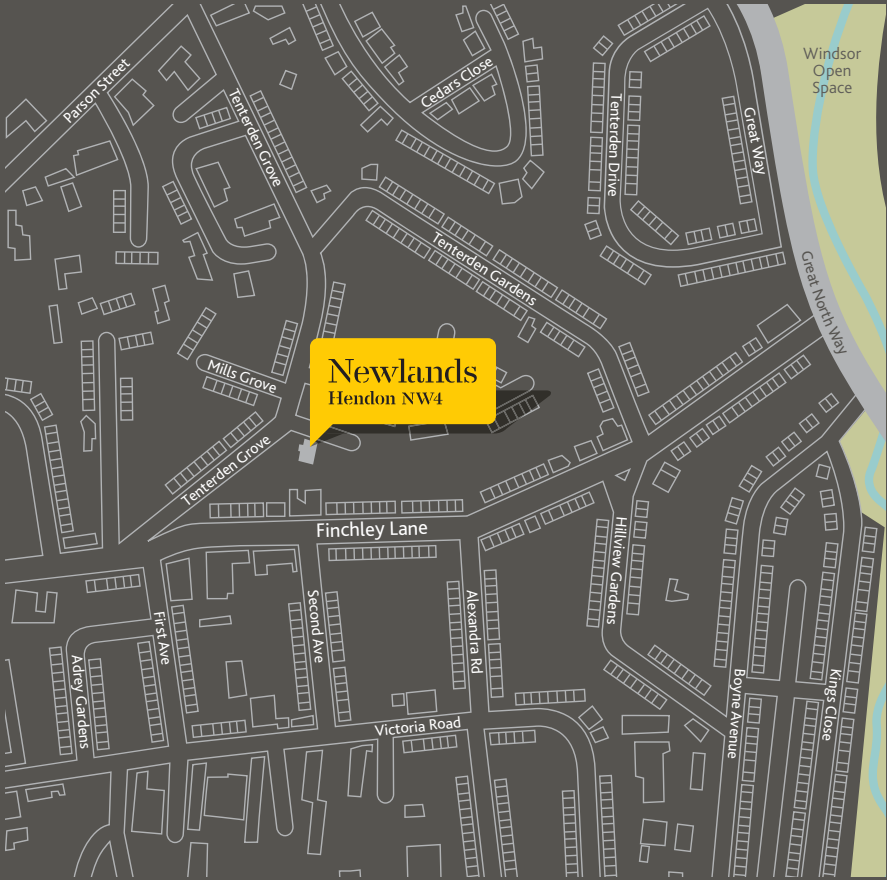
Finchley Lane is at the end of Tenterden Grove and here, for immediate convenience, you'll find M&S Simply Foods. For the weekly shop, there's a big Waitrose just 1.5 miles away at Mill Hill East.

Taking it up a notch, for those in search of pure unadulterated retail therapy, Brent Cross Shopping Centre is less than 2 miles away and is but a short bus ride or drive. As North London's premier retail destination it has free parking and hosts over 120 shops and department stores selling more than 2,000 brands.





# Location



# Newlands

## Hendon NW4

Whether you're downsizing, stretching out or simply in search of spacious suburban style, Newlands fits the bill.

Located in Hendon's leafy, tree-lined avenue of Tenterden Grove, this bijou collection of just 6 oversized 2 and 3 bedroom apartments is perfect for those looking for room to move, who place space at a premium, and who want luxury without compromise.

With sizes from 748 to 1445 sq ft, a choice of layouts and a private outside space to every home, the apartments at Newlands are not only satisfyingly spacious, they're also finished to a superb standard with the Linea Homes signature treatment of high quality everything.

The interior specification includes designer kitchens by Poggenpohl with integrated Miele appliances, hotel style bathrooms with Italian porcelain tiles and top of the range Hansgrohe fittings, hardwood wide plank oak floors and slimline metal sockets and switches.

Future proof touches include integral home automation, audio/visual wiring, Sky+ compatibility and energy efficient heating and lighting.

The handsome exterior of Newlands blends classic lines and modern materials in a respectful interpretation of Hendon's timeless 1930s and Victorian architecture. Beautiful London brickwork with stone reliefs and tiled pitched roofs reflect the characteristics of the surrounding streets, while bright white render, sleek glass-fronted balconies and powder-coated aluminium window frames add an elegant contemporary edge.

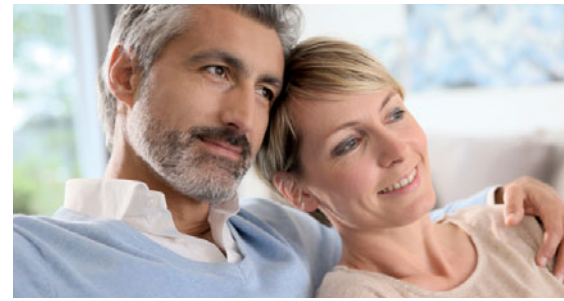
Communal gardens and an off-street parking space for every apartment complete the picture.

At once familiar and fresh, Newlands is a fine and fitting addition to the neighbourhood.



# Living Room

Combined living/dining areas that open out to the landscaped garden or private terraces, offer the perfect environment for year round entertaining.







## Kitchen

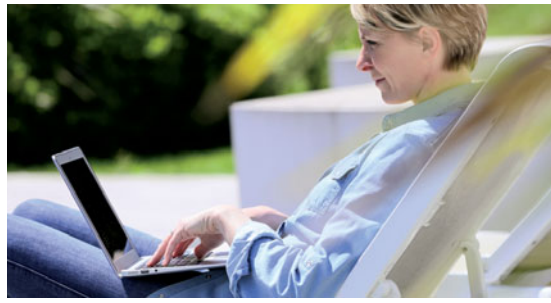
Kitchens at Newlands are fitted to an exceptionally high specification, including: Poggenpohl units with soft closing drawers; instant boiling water taps; and Miele ovens, induction hobs, integrated fridge freezers and integrated dishwashers.



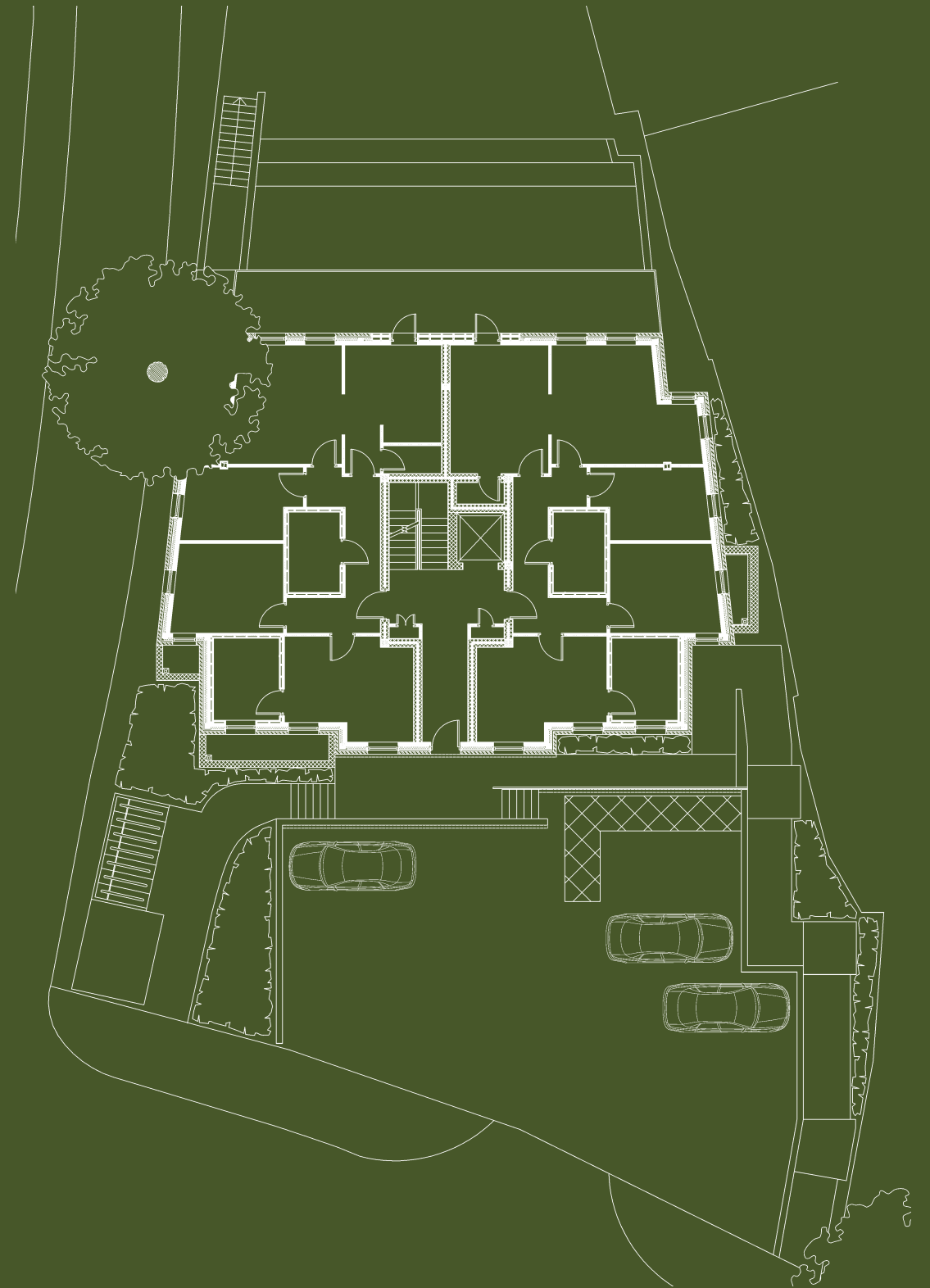
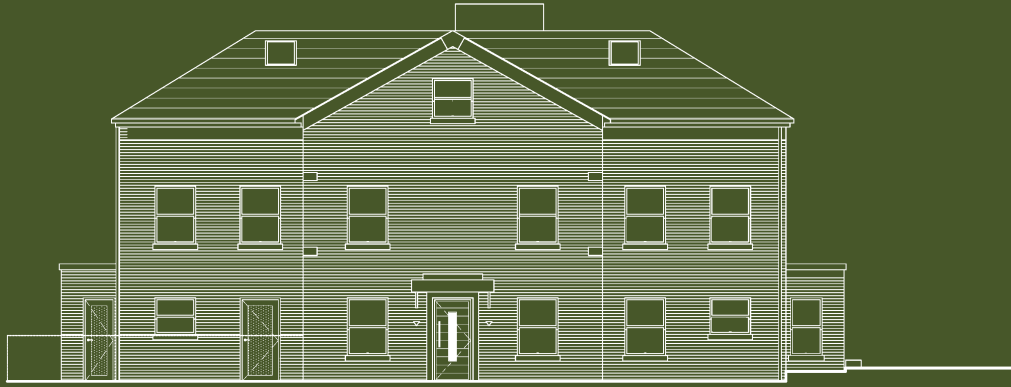
## Bathroom

Refresh and rejuvenate in beautifully finished luxury designer bathrooms, complete with walk in wet room showers, full height glass screens, Hansgrohe fittings and custom made vanity units.





# Apartments



# 1



## Garden Apartment

3 Bedroom  
Garden floor  
134.3m<sup>2</sup> / 1445.8 sq ft

Living / Dining  
8.1m x 4.3m (26'8" x 14'2")

Kitchen  
4.7m x 2.6m (15'7" x 8'7")

Master Bedroom  
6m x 3.5m (19'11" x 11'9")

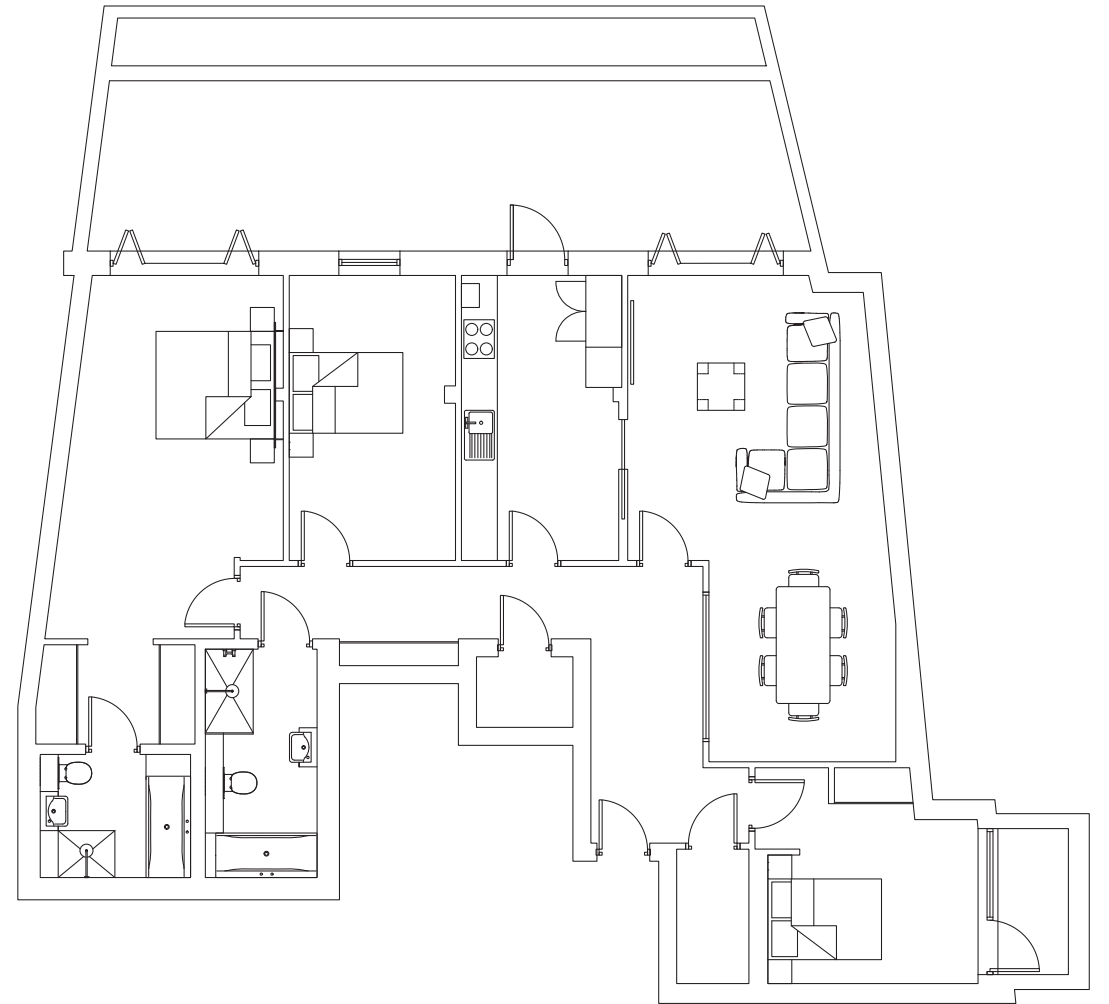
Dresser  
2.6m x 1.6m (8'7" x 5'5")

Double Bedroom 1  
4.7m x 2.7m (15'7" x 9'1")

Double Bedroom 2  
3.6 x 3.5m (11'10" x 11'6")

Garden Terrace  
11.5 x 2.8m (37'11" x 9'4")

Figures are based on the longest measurements in each room.





# 2

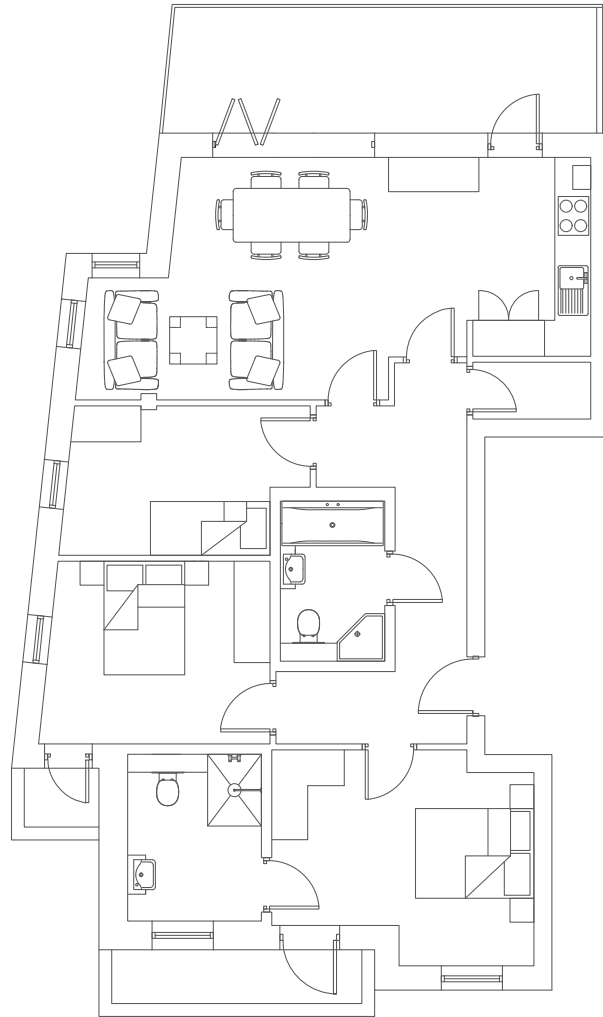


## Ground floor terrace Apartment

3 Bedroom  
Ground Floor  
92.9m<sup>2</sup> / 1000.6 sq ft

- Living / Dining  
5.1m x 4m (16'9" x 13'3")
- Kitchen  
4.3m x 3.2m (14'4" x 10'9")
- Bedroom 1  
4.3m x 3.6m (14'4" x 11'10")
- Bedroom 2  
3.7m x 3m (12'2" x 10'0")
- Bedroom 3  
4m x 2.5m (13'4" x 8'2")
- Terrace  
7.2m x 2.1m (23'7" x 7'0")

Figures are based on the longest measurements in each room.



# 3

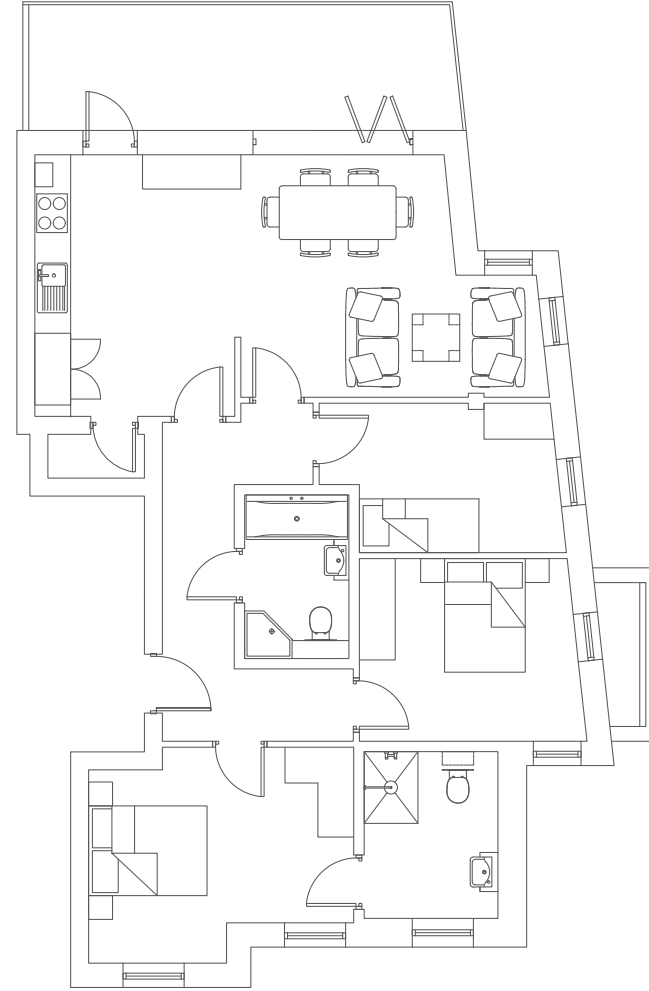


## Ground floor terrace Apartment

3 Bedroom  
Ground Floor  
94.6m<sup>2</sup> / 1018.5 sq ft

- Living / Dining  
5m x 4m (16'6" x 13'3")
- Kitchen  
4.3m x 3.3m (14'4" x 10'11")
- Bedroom 1  
4.4m x 3.6m (14'6" x 11'10")
- Bedroom 2  
3.6m x 3m (11'11" x 10'0")
- Bedroom 3  
4m x 2.5m (13'1" x 8'2")
- Terrace  
7.2m x 2.1m (23'7" x 7'0")

Figures are based on the longest measurements in each room.



# 4

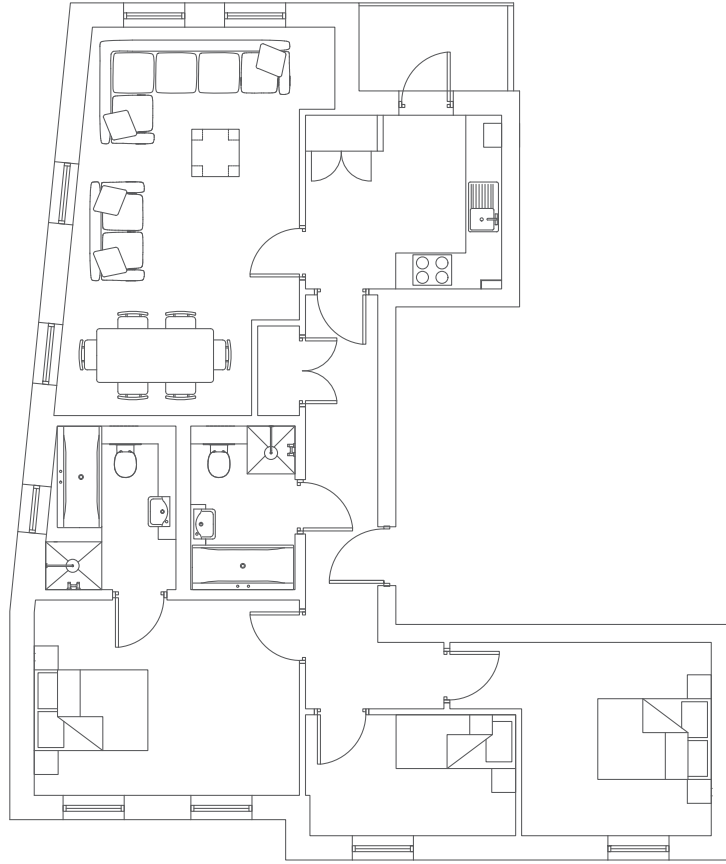


## First floor with balcony

3 Bedroom  
1st Floor  
92.5m<sup>2</sup> / 996.5 sq ft

Living / Dining  
6.5m x 3.7m (21'3" x 12'5")  
Kitchen  
3.2m x 2.9m (10'9" x 9'6")  
Bedroom 1  
4.4m x 3.2m (14'6" x 10'8")  
Bedroom 2  
4.3m x 3.2m (14'4" x 10'7")  
Bedroom 3  
3.5m x 2m (11'6" x 6'7")  
Terrace  
2.4m x 1.4m (8'2" x 4'9")

Figures are based on the longest measurements in each room.



# 5

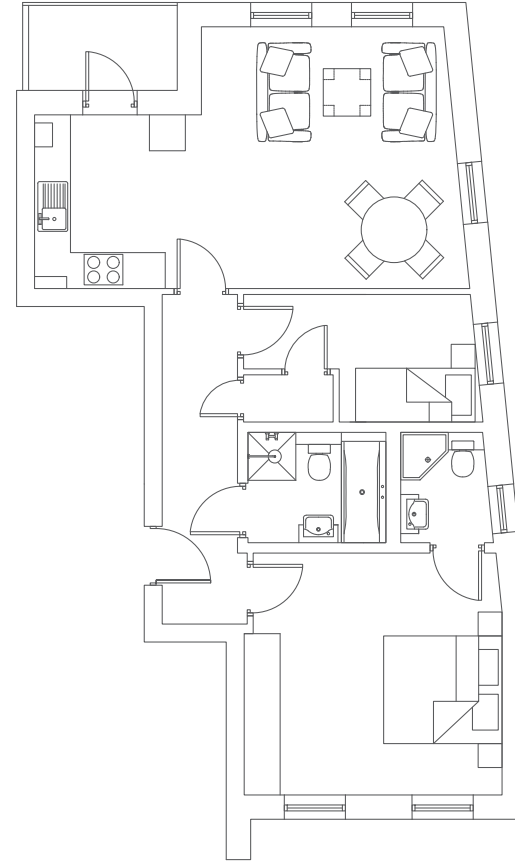


## First floor with balcony

2 Bedroom  
1st Floor  
69.5m<sup>2</sup> / 748.1 sq ft

Living / Kitchen / Dining  
7m x 4.3m (23'1" x 14'4")  
Bedroom 1  
4.3m x 4m (14'1" x 13'3")  
Bedroom 2  
3.8m x 2.1m (12'9" x 7'0")  
Terrace  
2.4m x 1.4m (8'1" x 4'9")

Figures are based on the longest measurements in each room.



# 6



## Penthouse with balcony

3 Bedroom  
2nd Floor  
119.4m<sup>2</sup> / 1285.21 sq ft

Living  
5.6m x 4.2m (18'4" x 13'10")

Dining  
4.3m x 3.1m (14'2" x 10'3")

Kitchen  
4.2m x 3m (14'0" x 10'0")

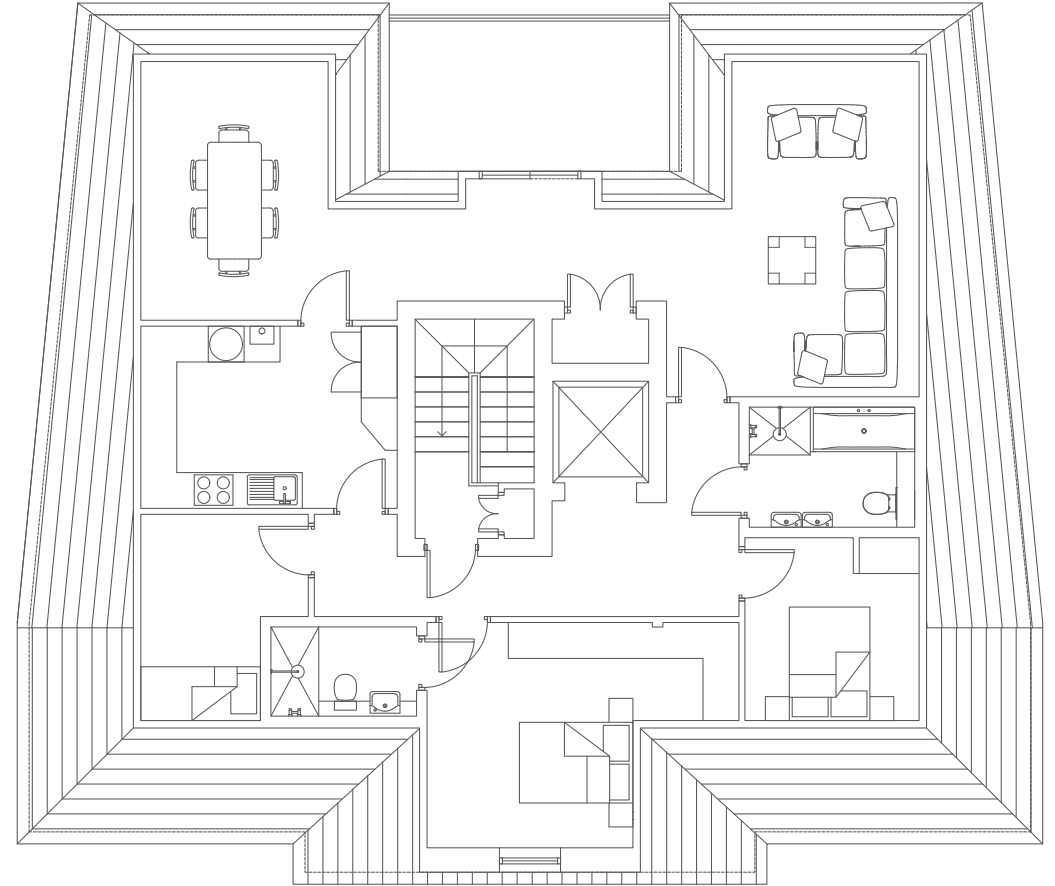
Bedroom 1  
5.2m x 3.7m (17'1" x 12'4")

Bedroom 2  
3m x 2.9m (10'0" x 9'6")

Bedroom 3  
3.4m x 2.8m (11'3" x 9'2")

Balcony  
5m x 2.6m (16'7" x 8'7")

Figures are based on the longest measurements in each room.



# Specifications



## Kitchens & utility rooms

All kitchens by world renowned German brand Poggenpohl.

High quality, soft-closing storage cabinets and drawers.

Composite Silestone worktops with stainless steel Franke sink and waste disposal.

Chrome tap by Quooker with instant boiling water.

Miele appliances to include single oven, 4 zone induction hob, integrated fridge freezer, integrated dishwasher.

Designer Elica cooker hoods.

Utility rooms with freestanding washing machines and tumble dryers.

Large format Italian porcelain flooring.



## Communal areas

Designated parking spaces per flat.

Designer entrance lobby with Italian tiles and feature walls.

Passenger lift serving all floors.

Communal gardens with high quality landscaping.

Covered cycle store and refuse zone.

Heavy duty carpeting to stairs and landings.



## Bathrooms

Custom vanity units from Italy with glass basin and mirror cabinets.

Walk in showers with custom clear anti plaque glass.

Brassware throughout by German brand HANSGROHE.

Wall hung Starck WCs by Duravit with soft closing seats.

Ladder style chrome heated towel rails.

Luxury large format Italian porcelain tiles on wall and floor.



## Mechanical, electrical & heating

Air conditioning in lounge and master bedroom.

Thermostatically controlled gas-fired underfloor heating to every room.

Electric towel rail to bathrooms and cloakrooms with thermostatic control.

Water softeners.

Audio/visual entry phone systems to front gate and front door.

Energy efficient recessed ceiling down lighters throughout.

White metal 'flat plate' switches and sockets.

Hardwired 'Nest' smoke and carbon monoxide alarm detectors.

Every flat with BT point and sky+ multi-room wiring.

All flats with integral wiring by Aonyx for Audio Visual technology.

Looped recorded iPhone compatible CCTV system to common and external areas.

Integral burglar alarm system to each apartment.



## Finishes

living rooms with feature recessed perimeter cove lighting.

Walls finished in 'Ash White' matt emulsion.

Ceilings finished in pure brilliant white matt emulsion.

Interior 3 panel doors in white satinwood with brushed chrome lever handles.

Designer skirting boards and architraves in white satinwood.

Pocket sliding doors between kitchens and lounges.

Bi-folding doors to private terrace from garden apartment living areas.

Bespoke fitted wardrobes to master and second bedrooms.

Timber sash windows.



## Flooring & windows

Wide plank smoked oak solid wood flooring to hallway and living room.

High quality wool carpets to all bedrooms.

Large format porcelain tiles to kitchens and utility room floors.

All bathrooms fully tiled in marble and stone effect Italian porcelain.

Structured external porcelain slabs to garden flat terrace.



Apartments come with a 10 year BLP warranty.

# About us

Linea Homes is a young and innovative property development company with a specialty in identifying and regenerating derelict land and buildings.

Naturally creative instincts and a flair for design are the hallmarks of our professional team, whose talent and experience help us to build first-class new homes that reflect and enhance the lifestyles of their future residents.

Our signatures of superior design, high specification and well-considered living environments create apartments and houses for everyone to be proud of.

Anchored by directors Antony Stark and Gavin Sherman, Linea Homes continues to grow and upholds only the highest of standards. It gives us great pride to say that people love to live in a Linea home.

Some of our previous projects include:

1. Graham Road, Dalston, E8

2 & 3. Gunnersbury, Acton, W3





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All specification details provided are indicative and may change. Details in this brochure 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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