



A boutique development of luxury one, two and three bedroom apartments  
and an exclusive four bedroom penthouse, with underground parking

## DESIRABLE, CONTEMPORARY AND CAPTIVATING



An inspirational exclusive new development offering a selection of luxury one, two and three bedroom apartments, including an exclusive four bedroom penthouse on the entire second floor, in a striking building adorned in Cedar wood.

Cedar Lodge is situated in The Grove, a quiet residential road off Golders Green Road, within walking distance of both Brent Cross and Golders Green stations.

The town centre and neighbouring Temple Fortune, Hendon and Hampstead Garden Suburb, offer a multitude of retail and leisure possibilities. Hampstead, Highgate and the wide open spaces of Hampstead Heath and numerous parks are close by.

The wider area is renowned for its numerous high achieving primary and secondary schools including Henrietta Barnet. Many of the local schools consistently achieve some of the best exam results in the country.



## CEDAR LODGE

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Computer generated impression

## SPECIFICATION & FINISHES

The apartments at Cedar Lodge have been designed to an exceptional standard and are finished to a high specification

### **Internal Specification**

- Over-sized Walnut veneered internal doors
- Pocket doors to some kitchens and dressing rooms
- Coffered ceiling detail to living rooms
- Decorated feature panel doors to individual flats
- Polished nickel lever handles and door furniture
- Walnut engineered timber flooring to living rooms and hallways
- Large porcelain tiles to kitchen
- Gas fired underfloor heating throughout
- Carpet to all bedrooms and dressing rooms
- Fully fitted wardrobes or dressing rooms to master bedrooms
- Carpets to bedrooms
- Gas fireplaces - clad with a feature stone

### **Kitchens**

- Handle-less high gloss finish kitchen units with soft closures and drawers
- 40mm Granite worktops with drain grooves
- Two under-mounted stainless steel sinks
- Glass splashbacks to all areas
- Large mixer tap to each sink
- Hot tap (Penthouse only)
- Waste disposal
- Miele integrated appliances including combi microwave, electric oven, five-ring gas hob, warming drawer, wine cooler, concealed fridge-freezer, extractor, dishwasher (plumbing for an additional dishwasher)
- Washing machine and tumble dryer in utility cupboards/room

### **Bathrooms and Ensuites**

- Hansgrohe monobloc taps, bath fillers and shower valves
- Vanity units with stone tops and under-mounted basins
- Hand held chrome showers and mixers
- Luxury contemporary white Duravit suites
- Wall hung Duravit WC with soft-closing seat
- Gerberit cistern and flush plate
- Zehnder chrome heated towel rails
- Mirror fronted integrated wall units
- Shaver points
- Majestic glass shower enclosures
- Walk-in tiled floors to showers
- Porcelanosa large format tiles to all walls and floors

### **Electrics**

- Wired for home office in bedroom
- Cat 6 data cable to all TV and computer points
- Polished nickel switch and socket plates to all rooms
- Telephone and TV points to living room and bedrooms in polished nickel finish
- Hard wired and integrated smoke and heat detection system

### **Alarm**

- Wiring for integrated alarm system (installation available as an option)
- Compatible with iPad/iPhone



## SPECIFICATION & FINISHES



Computer generated impression



Computer generated impression

### Audio Visual and Home Automation

- Wall mounted plasma TV sockets to living rooms, bedrooms and kitchens
- Central audio visual cupboard
- Pre-wired for multi room audio system and surround sound
- Ceiling speakers fitted to living room, master bedrooms and master ensuite
- Lighting mood control system
- Lighting mood control to living room with pre-set scene settings
- Low energy lighting throughout
- Recessed down lights to living room, kitchen, hallways, bathrooms
- Coffered ceiling detail in living room with low energy lighting
- 5amp lighting positions in living room
- Feature LED lighting to bathrooms on sensors
- Low energy pendants to bedrooms
- Electric curtain and blind control wiring provided
- Compatible with iPad/iPhone
- Underfloor heating remote control
- Integrated heating control via central control system
- Individual thermostatic control to each room

### Patios and Terraces

- Water tap
- Electric exterior point
- Outside lighting

### Windows and balconies

- Steel and glass balconies
- Highly secured full height powder coated, double glazed, metal framed windows, with toughened glass and timber window sills.

### Entrance and Communal Areas

- Aluminium and glass entrance doors
- Video entry phone system
- Polished plaster wall to entrance lobby
- Quality stainless steel ironmongery to apartment doors
- Interior designed communal Lobby
- Mail boxes
- Large format porcelain tiles to communal lobby and walkways
- Mirrored stainless steel and glass balustrade to stairwell
- Lift to all floors (direct lift to Penthouse)
- Dedicated secure underground parking
- Dedicated storage rooms
- Cycle storage
- Landscaped areas to front and rear
- Wheelchair lift to front entrance

### Green Credentials

- Low energy lighting throughout

### Sabbath facilities

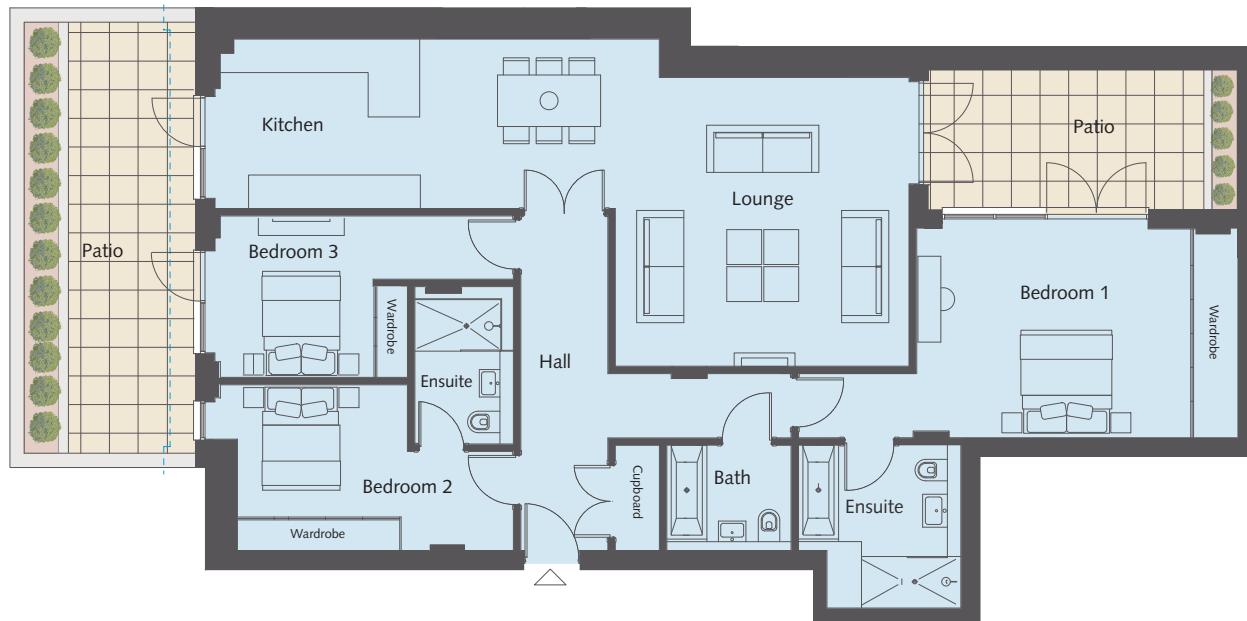
- Ability for a Sabbath lift
- Lighting on a Sabbath
- Manual entry to main entrance

### Security

- All elements of the development will comply with current building and fire regulations and relevant British Standards
- All apartments are covered by 10 year building guarantee insurance against defects in construction by Premier

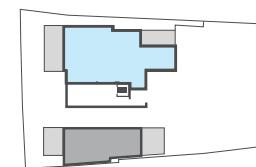
*Specification correct at time of printing.*

## THE APARTMENTS

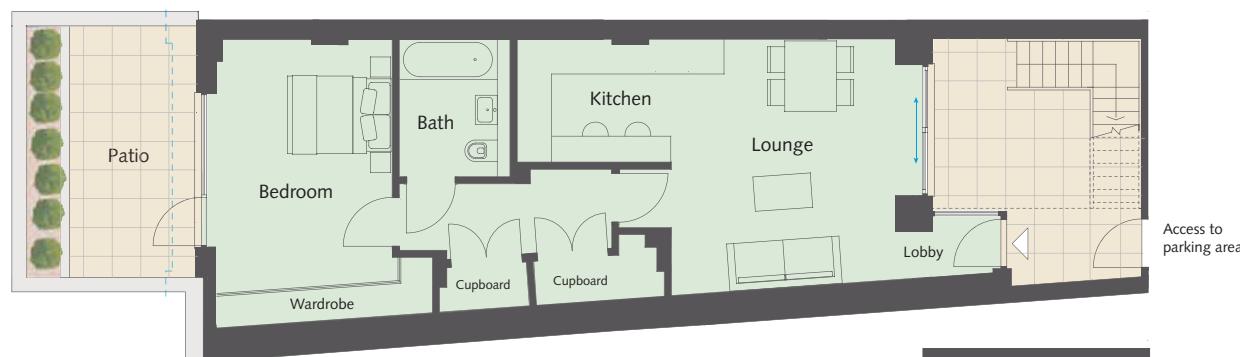


### Apartment One

Lower Ground Floor	130.87 sq m	1,409 sq ft
Kitchen/Dining	7.76 x 2.96m	25'5" x 9'8"
Lounge	5.13 x 5.04m	16'10" x 16'6"
Bedroom 1	5.60 x 3.82m	18'5" x 12'6"
Bedroom 2	4.82 x 2.89m	15'10" x 9'6"
Bedroom 3	5.21 x 2.82m	17'1" x 9'3"
Kitchen Patio	7.50 x 3.00m	23'2" x 9'10"
Bedroom 1 Patio	5.40 x 2.55m	17'9" x 8'4"

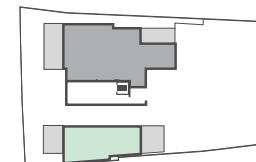
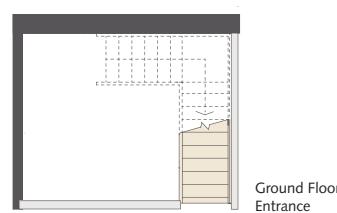


LOWER GROUND FLOOR



### Apartment Two

Lower Ground Floor	56.03 sq m	603 sq ft
Kitchen/Lounge	6.89 x 4.46m	22'8" x 14'6"
Bedroom	5.02 x 3.05m	16'6" x 10'0"
Bedroom Patio	4.40 x 3.00m	14'5" x 9'10"
Lounge Patio	4.38 x 3.65m	14'4" x 12'0"



LOWER GROUND FLOOR

## THE APARTMENTS



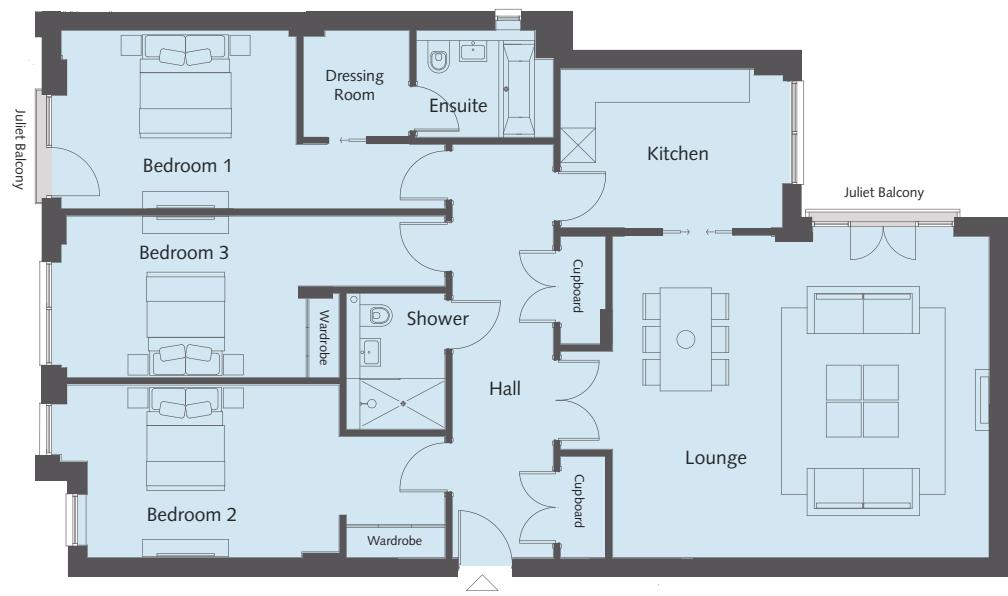
## Apartment Three

**Ground Floor**      **133.43 sq m**      **1,436 sq ft**

Kitchen	3.87 x 2.76m	12'8" x 9'1"
Lounge	6.57 x 5.60m	21'7" x 18'5"
Bedroom 1	6.69 x 3.11m	21'11" x 10'3"
Bedroom 2	6.69 x 3.01m	21'11" x 9'11"
Bedroom 3	6.69 x 2.82m	21'11" x 9'3"



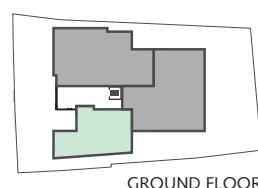
GROUND FLOOR



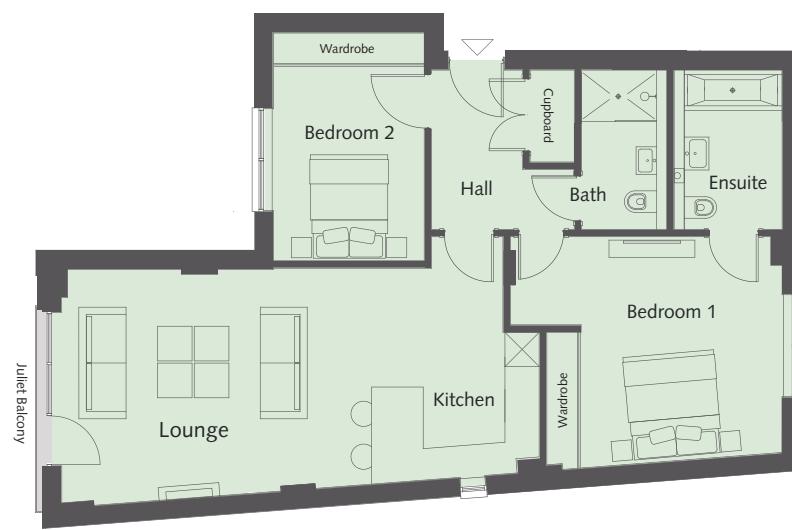
## Apartment Four

**Ground Floor**      **78.73 sq m**      **847 sq ft**

Kitchen/Lounge	8.34 x 4.12m	27'4" x 13'7"
Bedroom 1	4.74 x 4.06m	15'7" x 13'4"
Bedroom 2	5.44 x 2.63m	17'10" x 8'7"



GROUND FLOOR



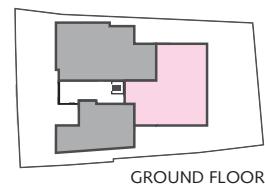
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## THE APARTMENTS

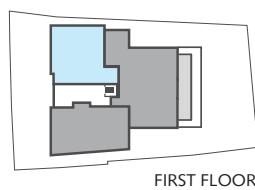


### Apartment Five

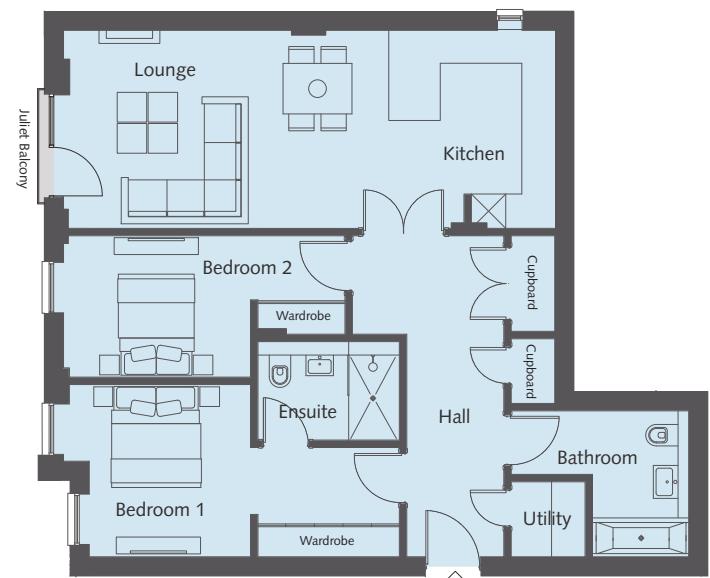
Ground Floor	136.66 sq m	1,471 sq ft
Kitchen	3.42 x 3.35m	11'3" x 11'0"
Lounge	7.34 x 4.50m	24'1" x 14'9"
Bedroom 1	4.44 x 4.01m	14'7" x 13'2"
Bedroom 2	5.54 x 3.50m	18'2" x 11'6"
Bedroom 3	3.47 x 3.35m	11'5" x 11'0"0
Lounge Terrace	5.00 x 1.50m	16'5" x 4'11"
Bedroom 1 Terrace	3.90 x 1.50m	12'10" x 4'11"



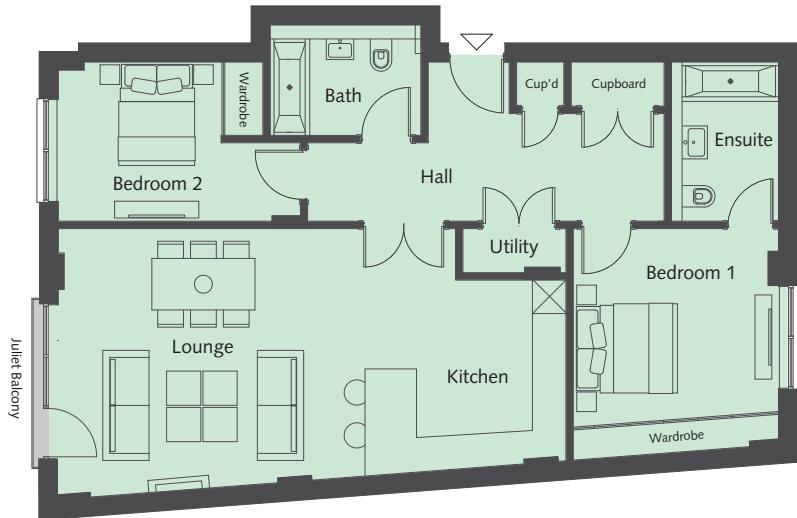
### Apartment Six



First Floor	84.88 sq m	914 sq ft
Lounge/Kitchen	8.50 x 3.46m	27'11" x 11'4"
Bedroom 1	5.86 x 3.01m	19'3" x 9'11"
Bedroom 2	4.92 x 2.47m	16'2" x 8'1"



## THE APARTMENTS



### Apartment Seven

**First Floor**      **91.86 sq m**

Lounge/kitchen	8.88 x 4.69m
Bedroom 1	4.04 x 3.58m
Bedroom 2	4.22 x 2.78m

**989 sq ft**

Lounge/kitchen	29'2" x 15'5"
Bedroom 1	13'3" x 11'9"
Bedroom 2	13'10" x 9'2"

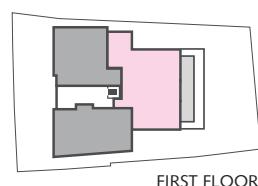


### Apartment Eight

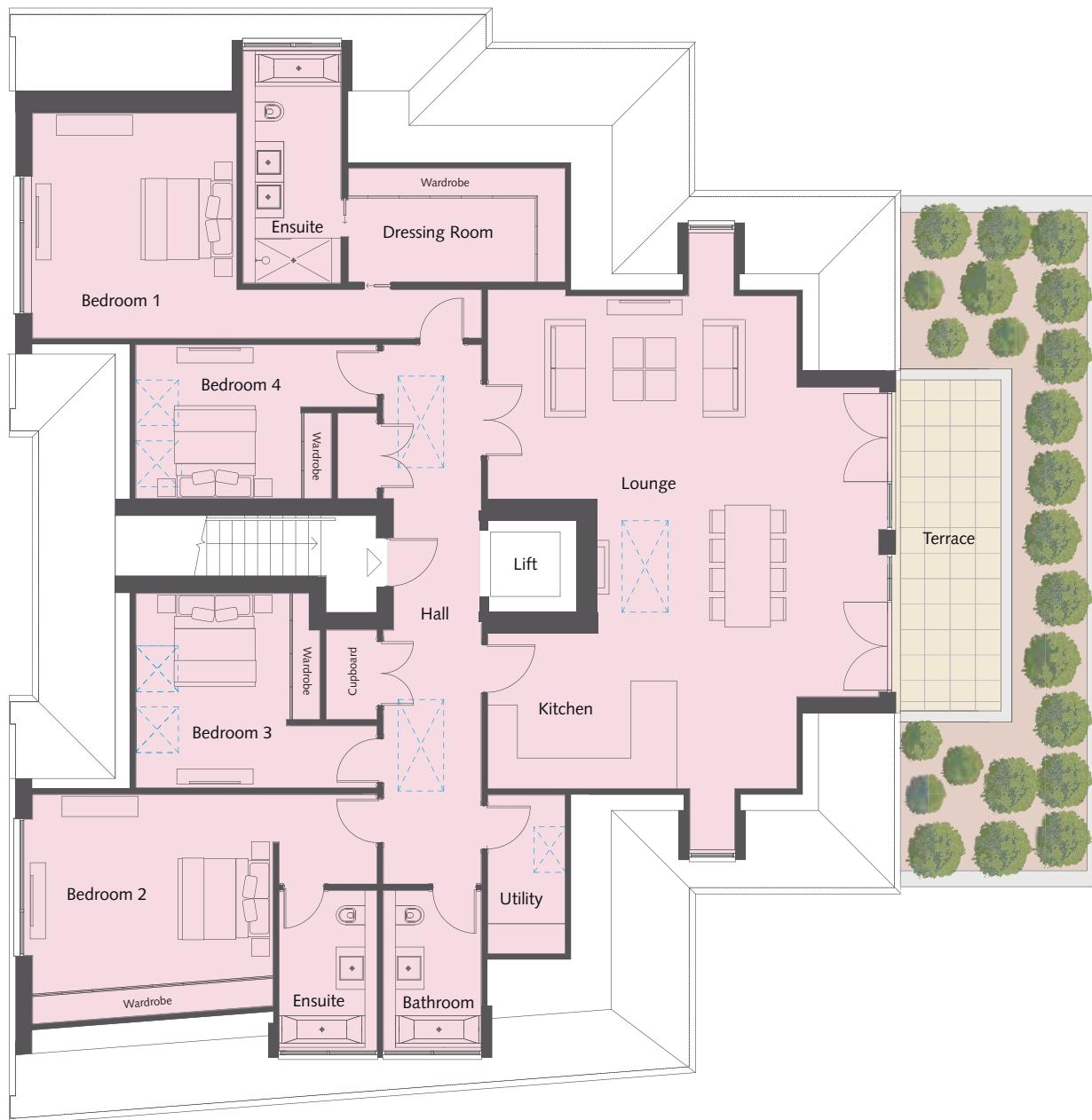
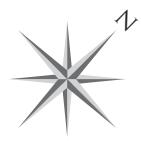
**First Floor**      **131.14 sq m**

**1,412 sq ft**

Kitchen	3.35 x 2.94m	11'0" x 9'8"
Lounge	5.90 x 5.32m	19'4" x 17'5"
Bedroom 1	5.90 x 4.21m	19'4" x 13'10"
Bedroom 2	3.65 x 3.57m	12'0" x 11'8"
Bedroom 3	5.90 x 3.14m	19'4" x 10'4"
Terrace	10.6 x 2.00m	34'9" x 6'7"

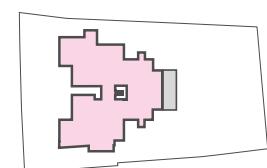


## THE HORIZON



## Apartment Nine - Penthouse

Entire Second Floor	206.15 sq m	2,219 sq ft
Kitchen/Lounge	9.70 x 7.69m	31'10" x 25'3"
Bedroom 1	4.42 x 4.03m	14'6" x 13'3"
Bedroom 2	4.74 x 3.03m	15'7" x 12'7"
Bedroom 3	4.74 x 3.83m	15'7" x 12'7"
Bedroom 4	6.77 x 4.52m	22'2" x 14'10"
Terrace	6.50 x 2.00m	21'4" x 6'7"



SECOND FLOOR

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# CEDAR LODGE

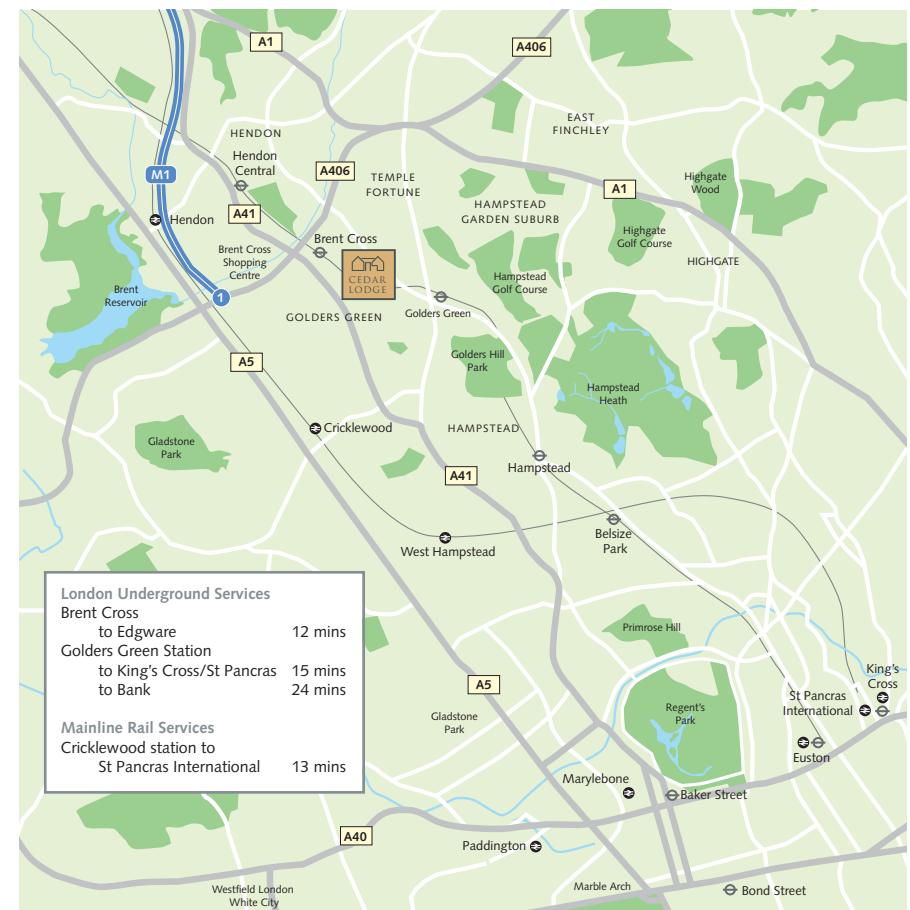
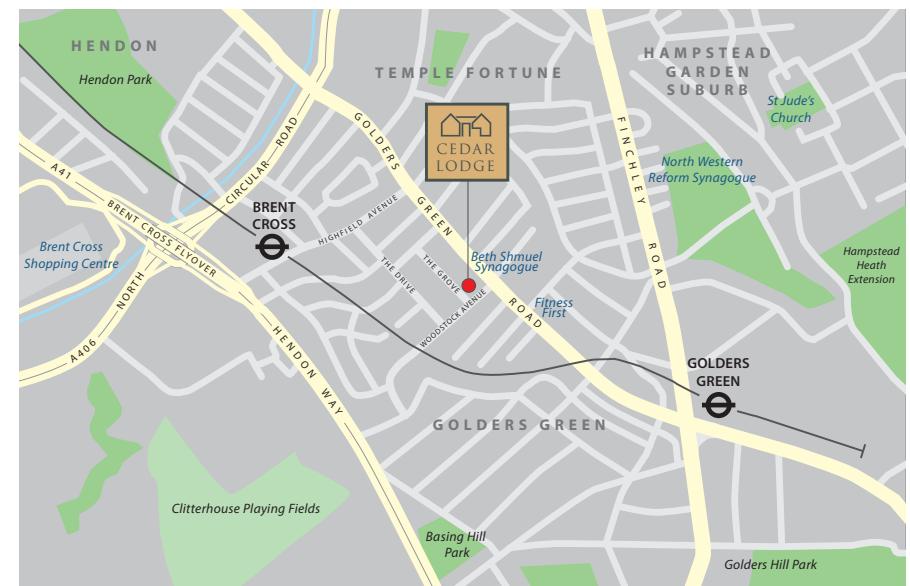
## LIVING IN GOLDERS GREEN

Central London is so easy and fast to access you could spend your leisure time in the West End, however there is so much closer to home, you are spoilt for choice.

Cedar Lodge is conveniently located with excellent transport connections to Central London and beyond, being within a few miles of the M1, A1 and North Circular Road allowing a quick and easy route to many destinations out of London and to the major airports, Heathrow Airport 40 minutes away.

The Northern Line (Edgware branch) is accessible via nearby Golders Green and Brent Cross Underground Stations with journeys taking approximately 15 minutes into King's Cross St Pancras - for Eurostar and tube connections to the West End - and the City (24 minutes).

The area is a renowned shopping location, with Waitrose, Marks & Spencer, stylish fashion boutiques and a selection of quality cafés and restaurants, along with major national stores, just a mile or so away at Brent Cross Shopping Centre.





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