



T H E B E A U M O N T

L O N D O N N W 1 1





THE BEAUMONT

LONDON NW11

## WELCOME TO THE BEAUMONT

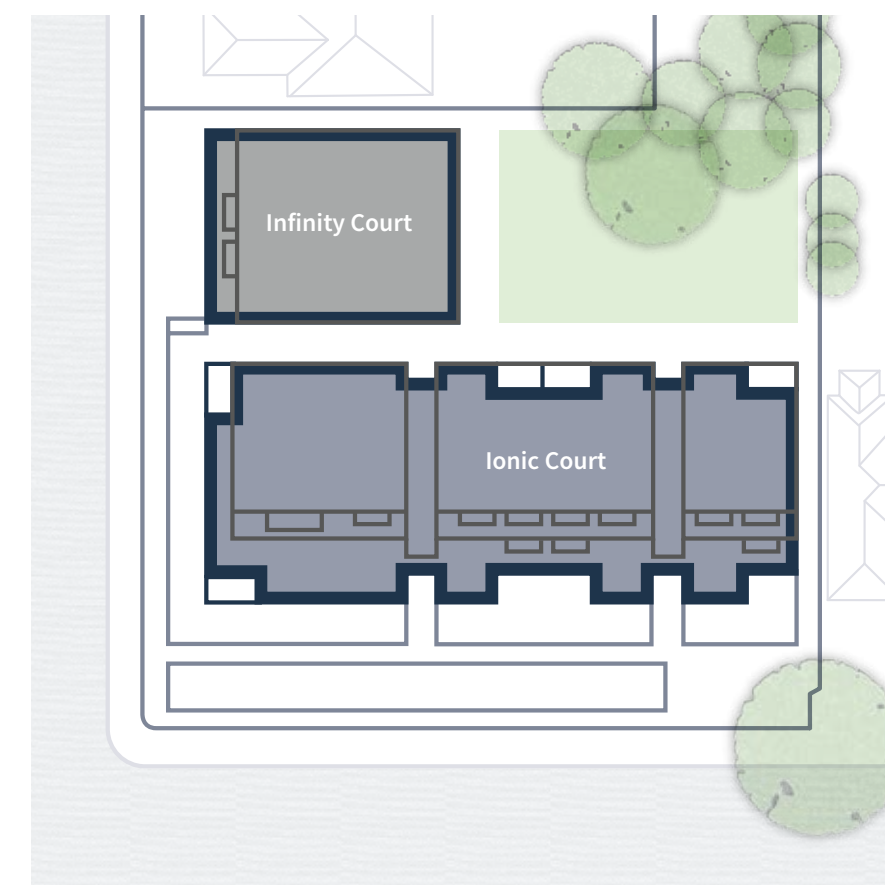
**The Beaumont is a stunning new development in North West London comprising 21 two and three bedroom apartments and 4 three bedroom duplex apartments - all of which have balconies or private gardens.**

Residents can enjoy the added benefit of the communal garden, located at the heart of the development - the perfect place to sit back, relax and enjoy.





Computer Generated Image of Communal Exterior is indicative only



## THE BEAUMONT RESIDENCES

**The Beaumont offers two stunning collections - Ionic Court and Infinity Court - which have been carefully designed by LTS Architects to maximise light and space.**

Apartments have generous storage throughout, with a high specification including German-designed and manufactured Nolte kitchens and porcelain flooring with underfloor heating throughout.

Each home has been crafted with comfort and sustainability in mind. The development is designed to achieve a Code for Sustainable Homes Level 4 accreditation and offers cross ventilation, low cost energy sourcing as well as Low-E glazing - keeping your home warm during the winter and cool in the summer months. The Beaumont residents can also apply for a parking permit at The London Borough of Barnet and enjoy non-restrictive on-street parking.



## A CONTEMPORARY LIFESTYLE

The Beaumont is ideally situated, offering residents the very best that London has to offer – whether it's the hustle and bustle of The City and Central London, a day out shopping in the nearby Brent Cross Shopping Centre or the rolling hills of Hampstead Heath.

Golders Green, Hampstead and surrounding areas are buzzing with life – with a wide variety of shops, cafés and restaurants on your doorstep. Camden Arts Centre, Everyman Hampstead and Hampstead Theatre attract top artists for their productions, whilst the annual Highgate and Hampstead Literary Festival takes place in Golders Green. If you are looking for a bit of peace and quiet, Golders Hill Park is only 5 minutes' walk away and is perfect for walks, picnics and relaxation.

**RIGHT (clockwise)**

Golders Hill Park, Hampstead Theatre, Burgh House, Caffè Nero Golders Green

**ABOVE**

London lifestyle on your doorstep







**LEFT**  
Golders Hill Park

**ABOVE (clockwise)**  
Hampstead Heath, Golders Hill Park and Golders Hill Park





## LONDON LIFESTYLE

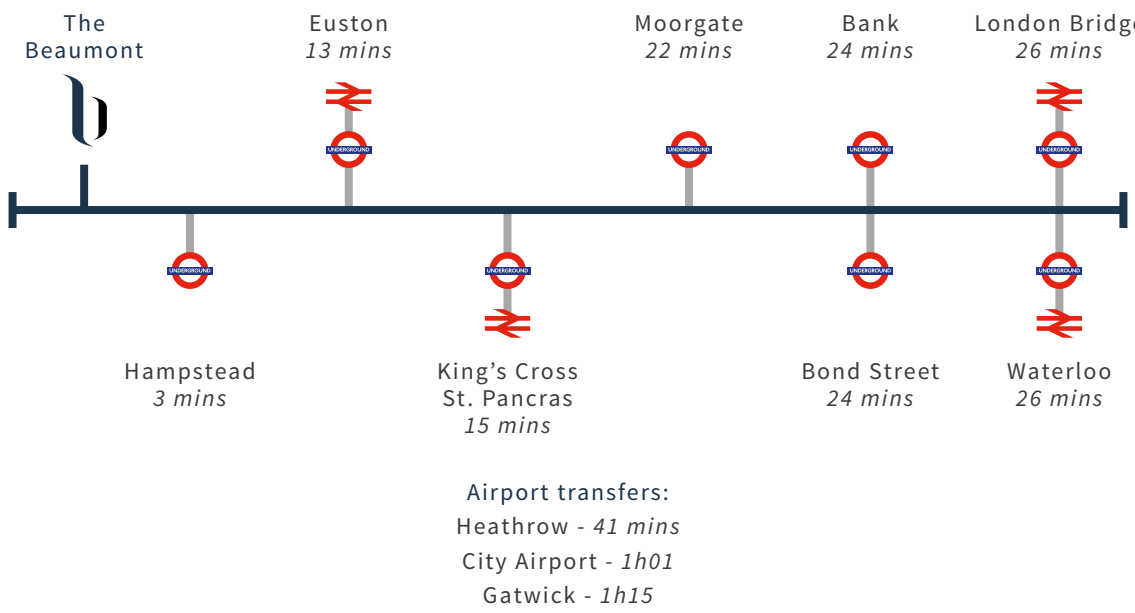
London is a dynamic and unique city – steeped in history and culture, with The Beaumont ideally connected to the centre of all that is available.

Globally renowned for the arts and culture, residents can take in a show at the West End, or visit one of the Capital's famous art galleries. Shopping is world-class, with Oxford Street, Bond Street and Knightsbridge all easily accessible, providing a wide range of boutique and designer stores.

ABOVE  
Hampstead High Street







WELL CONNECTED

The transport links in London are second to none, with the underground, overground, buses and the river bus all available, not forgetting London’s famous black taxis. The Beaumont is only 5 minutes’ walk from Golders Green underground station and is easily accessible from main motorways such as the M1, M40 and the M25.

Residents who wish to jet off to Europe at the drop of a hat can easily do so, with King’s Cross St Pancras just 15 minutes away by underground, and Heathrow, Gatwick, Stanstead, City and Luton airports, all within easy travelling distance\*.

\*Transport times are taken from Golders Green underground station and are approximate

LEFT  
 Local area highlights



**Right**  
Golders Green War Memorial

**ABOVE (clockwise)**  
Golders Green Station (Northern Line), Waitrose Temple Fortune  
St George & The Dragon



**LEFT**  
Golders Hill Park

**ABOVE (clockwise)**  
Hampstead Flower Shop, Hampstead Village and Primrose Hill

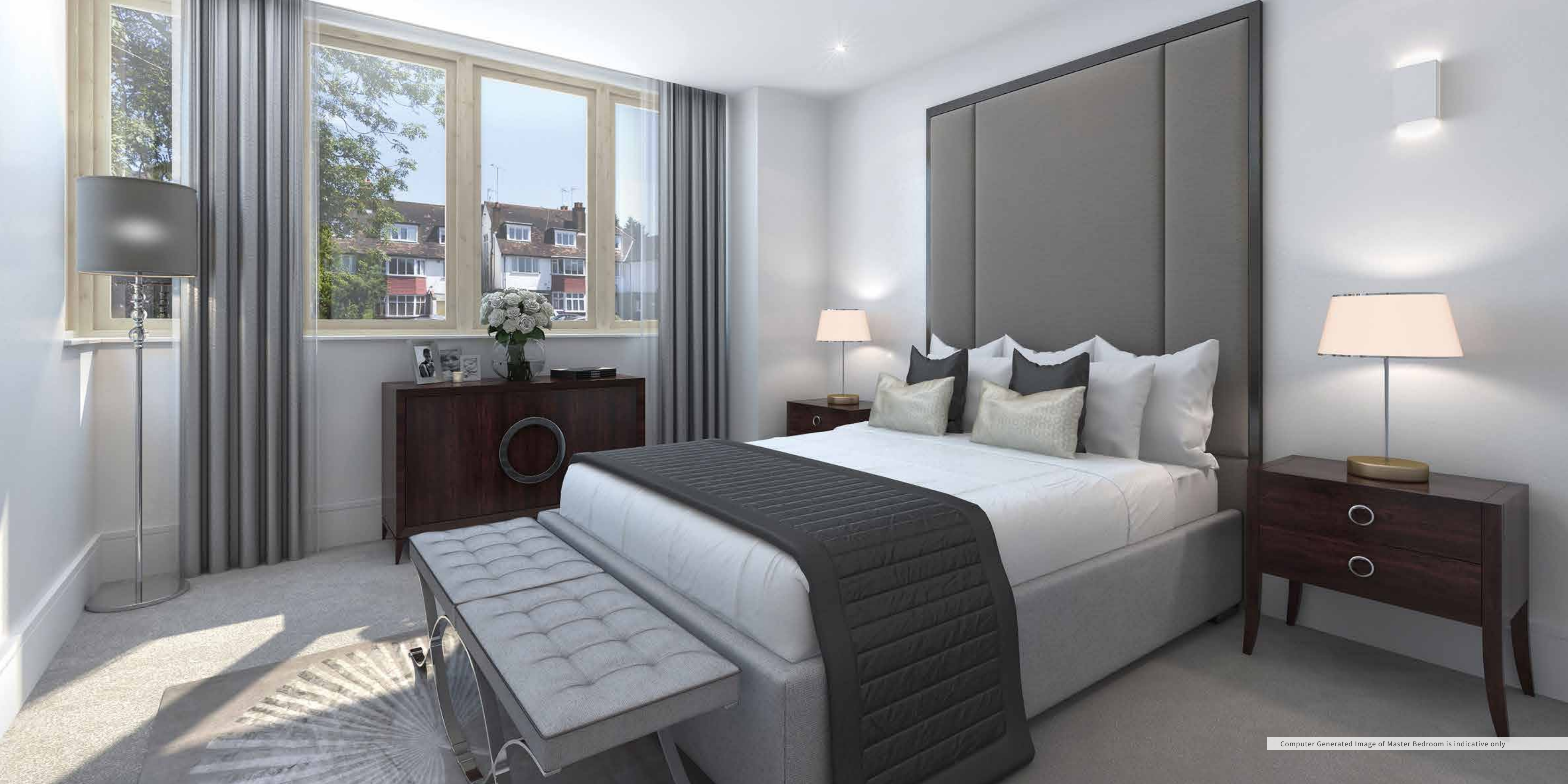


## A PRIVILEGED LIFESTYLE

**A first class approach has been crafted at The Beaumont, with an appointed management company and day concierge on hand to assist with residents' needs.**

The secure underground car park is available with electric vehicle charging points\* fitted for use. The lower level of the development also includes allocated private storage, with the option of additional storage (subject to availability).

\*Available to selected bays



## ATTENTION TO DETAIL

Homes at The Beaumont have been seamlessly designed to maximise comfort and style, with underfloor heating throughout, high-quality carpets to the bedrooms and bespoke fitted wardrobes to the master bedrooms.

Residents benefit from the ease of a full fitted video entry phone system, sockets for BT, Sky multiroom and TV points to the living rooms and bedrooms.







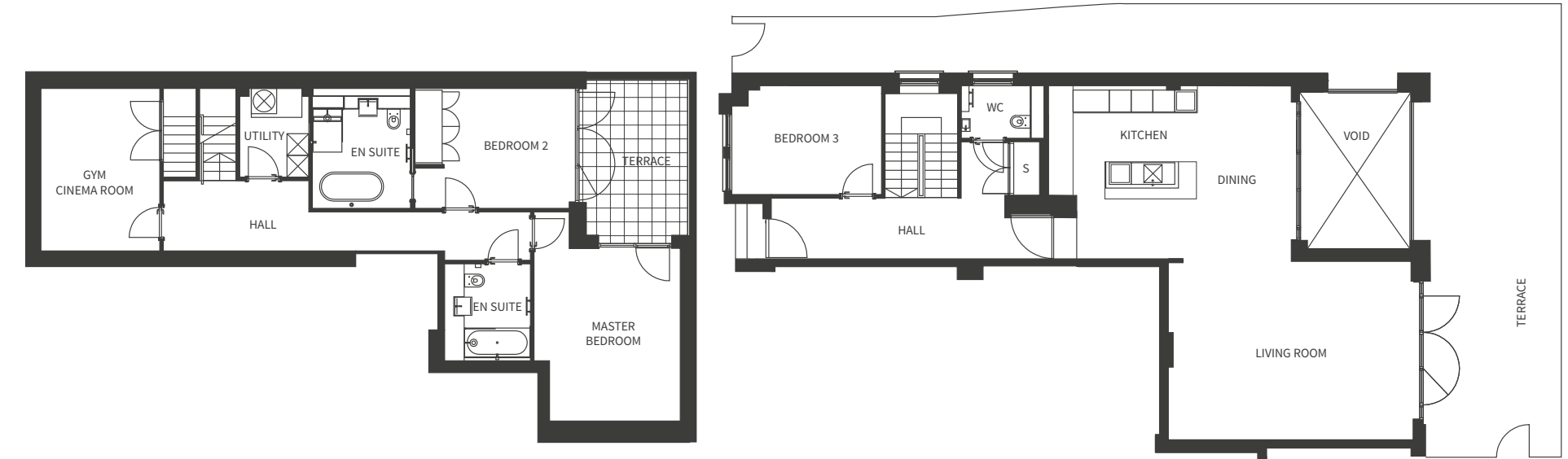
Computer Generated Image of Living Room is indicative only

## INFINITY COURT - APARTMENT 1 DUPLEX 3 BEDROOM APARTMENT

TOTAL AREA: 199.7m<sup>2</sup> | 2,150ft<sup>2</sup>

LOWER GROUND FLOOR

GROUND FLOOR



### DIMENSIONS

Living Room	6.74m x 4.92m   22'1" ft x 16'1" ft
Kitchen	6.68m x 4.77m   21'11" ft x 15'7" ft
Master Bedroom	4.25m x 3.30m   13'11" ft x 10'9" ft
Bedroom 2	4.76m x 4.03m   15'7" ft x 13'2" ft
Bedroom 3	4.12m x 3.00m   13'6" ft x 9'10" ft
Bathroom	2.67m x 1.82m   8'9" ft x 5'11" ft
Master en suite	2.70m x 2.73m   8'10" ft x 8'11" ft
WC	2.28m x 1.90m   7'5" ft x 6'2" ft
Utility	2.46m x 1.90m   8'5" ft x 6'2" ft
Gym / Cinema Room	4.48m x 3.28m   14'8" ft x 10'9" ft

## INFINITY COURT FLOORPLANS

Infinity Court offers a range of accommodation including one 3 bedroom duplex and 2 and 3 bedroom lateral apartments. Spacious and bright, residents will enjoy their new homes in the well-proportioned Infinity Court. Each home has its own outside space, be it The Beaumont's communal garden, a terrace, a balcony or a combination.

## IONIC COURT FLOORPLANS

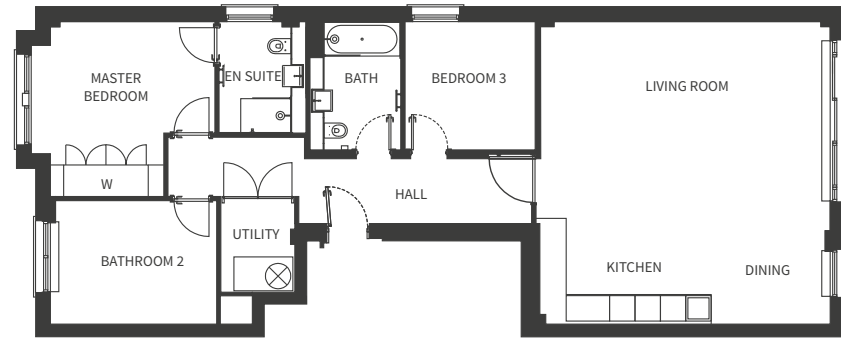
Each home in Ionic Court has been designed with comfort, warmth and style in mind. Ionic Court reflects a contemporary lifestyle in a buzzing and eclectic area. With a range of apartment sizes, there is a home for everyone at The Beaumont.



### INFINITY COURT - APARTMENT 2 3 BEDROOM APARTMENT

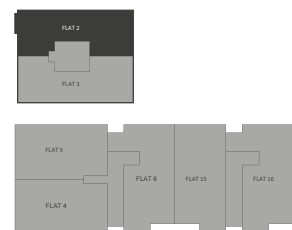
TOTAL AREA: 118.7m<sup>2</sup> | 1,278ft<sup>2</sup>

FIRST FLOOR



**DIMENSIONS**

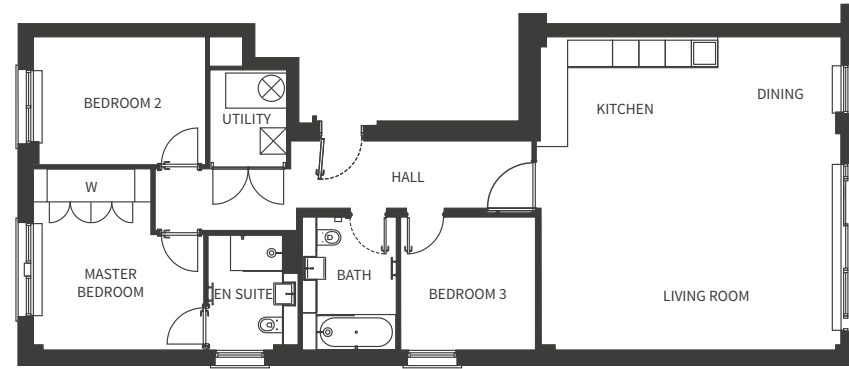
Living Room / Kitchen / Dining	7.15m x 6.86m   23'5" ft x 22'6" ft
Master Bedroom	4.34m x 4.14m   14'2" ft x 13'7" ft
Bedroom 2	3.93m x 2.92m   12'10" ft x 9'7" ft
Bedroom 3	3.08m x 3.04m   10'1" ft x 9'11" ft
Bathroom	3.02m x 1.82m   9'10" ft x 5'11" ft
En suite	2.62m x 1.70m   8'7" ft x 5'7" ft
Utility	2.11m x 1.75m   6'11" ft x 5'8" ft



### INFINITY COURT - APARTMENT 3 3 BEDROOM APARTMENT

TOTAL AREA: 117.5m<sup>2</sup> | 1,265ft<sup>2</sup>

SECOND FLOOR



**DIMENSIONS**

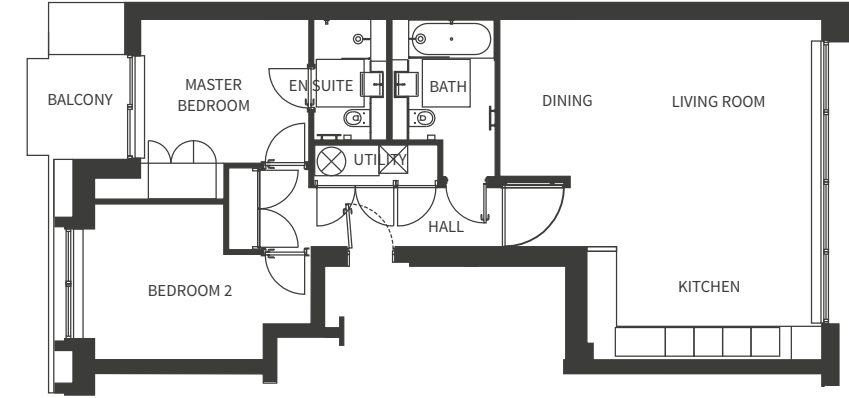
Living Room / Kitchen / Dining	7.15m x 6.86m   23'5" ft x 22'6" ft
Master Bedroom	4.15m x 3.89m   13'7" ft x 12'9" ft
Bedroom 2	3.93m x 2.92m   12'10" ft x 9'7" ft
Bedroom 3	3.08m x 3.04m   10'1" ft x 9'11" ft
Bathroom	3.02m x 1.82m   9'10" ft x 5'11" ft
En suite	2.62m x 1.70m   8'7" ft x 5'7" ft
Utility	2.11m x 1.75m   6'11" ft x 5'8" ft



### INFINITY COURT - APARTMENT 4 2 BEDROOM APARTMENT

TOTAL AREA: 96.1m<sup>2</sup> | 1,034ft<sup>2</sup>

SECOND FLOOR



**DIMENSIONS**

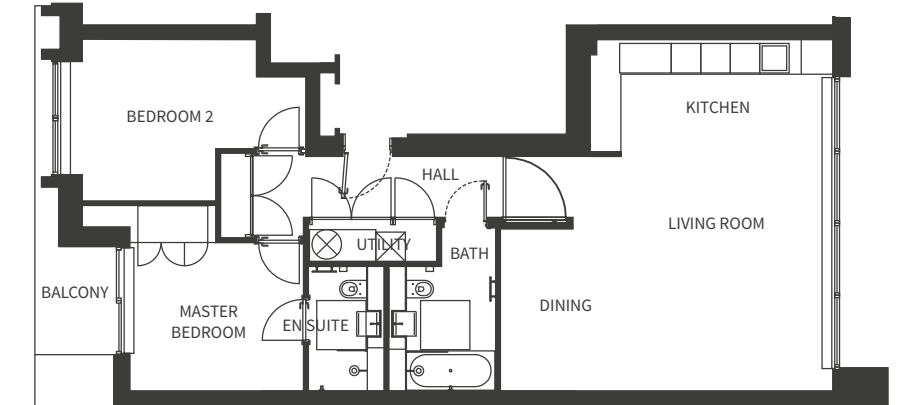
Living Room / Kitchen / Dining	7.15m x 6.76m   23'5" ft x 22'2" ft
Master Bedroom	3.77m x 3.54m   12'4" ft x 11'7" ft
Bedroom 2	5.05m x 3.28m   16'6" ft x 10'9" ft
Bathroom	3.29m x 1.81m   10'9" ft x 5'11" ft
En suite	2.53m x 1.16m   8'3" ft x 3'9" ft
Utility	2.61m x 0.86m   8'6" ft x 2'9" ft
Balcony Rear	6.77m x 1.57m   22'2" ft x 5'1" ft
Balcony Front	2.20m x 1.65m   7'2" ft x 5'5" ft



### INFINITY COURT - APARTMENT 5 2 BEDROOM APARTMENT

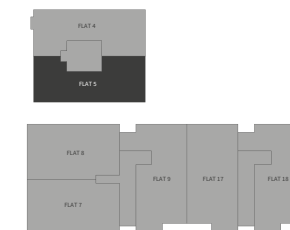
TOTAL AREA: 96.1m<sup>2</sup> | 1,034ft<sup>2</sup>

SECOND FLOOR



**DIMENSIONS**

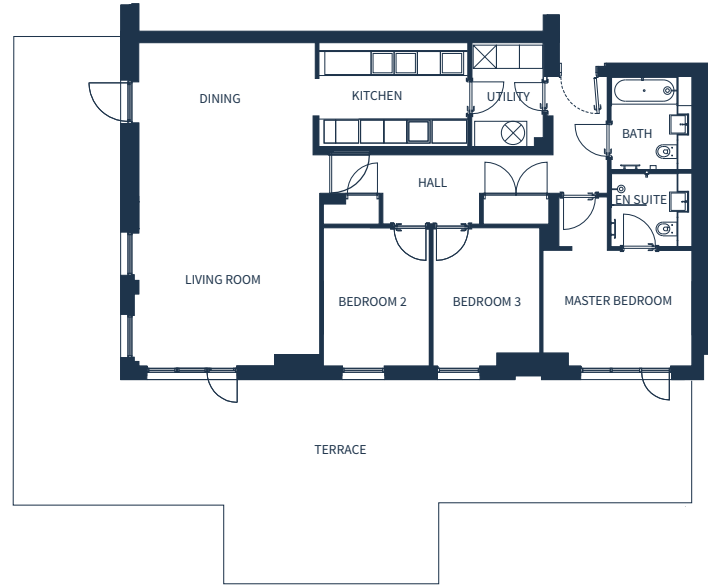
Living Room / Kitchen / Dining	7.15m x 6.76m   23'5" ft x 22'2" ft
Master Bedroom	3.77m x 3.54m   12'4" ft x 11'7" ft
Bedroom 2	5.05m x 3.28m   16'6" ft x 10'9" ft
Bathroom	3.30m x 1.82m   10'9" ft x 5'11" ft
En suite	2.52m x 1.19m   8'3" ft x 3'10" ft
Utility	2.61m x 0.86m   8'6" ft x 2'9" ft
Balcony Rear	6.77m x 1.57m   22'2" ft x 5'1" ft
Balcony Front	2.20m x 1.65m   7'2" ft x 5'5" ft



### IONIC COURT - APARTMENT 1 3 BEDROOM APARTMENT

TOTAL AREA: 117.8m<sup>2</sup> | 1,268ft<sup>2</sup>

GROUND FLOOR



**DIMENSIONS**

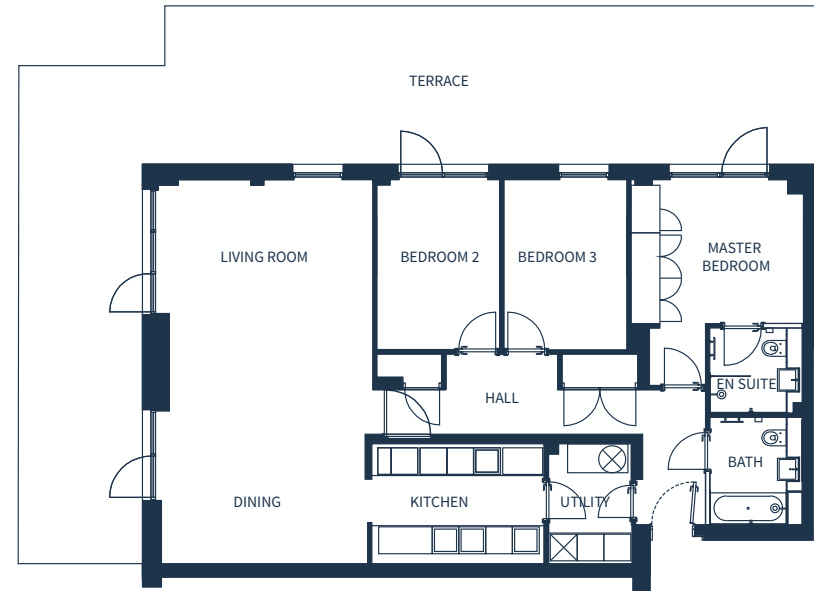
Living Room / Dining	8.39m x 4.82m   27'6" ft x 15'9" ft
Kitchen	3.86m x 2.48m   12'8" ft x 8'1" ft
Master Bedroom	3.87m x 3.00m   12'8" ft x 9'10" ft
Bedroom 2	3.59m x 2.75m   11'9" ft x 9'0" ft
Bedroom 3	3.59m x 2.75m   11'9" ft x 9'0" ft
Bathroom	2.39m x 1.72m   7'10" ft x 5'7" ft
En suite	1.89m x 1.72m   6'2" ft x 5'7" ft
Utility	2.69m x 1.85m   8'9" ft x 6'0" ft
Terrace	16.42m x 12.15m   53'10" ft x 39'10" ft



### IONIC COURT - APARTMENT 2 3 BEDROOM APARTMENT

TOTAL AREA: 121.2m<sup>2</sup> | 1,305ft<sup>2</sup>

GROUND FLOOR



**DIMENSIONS**

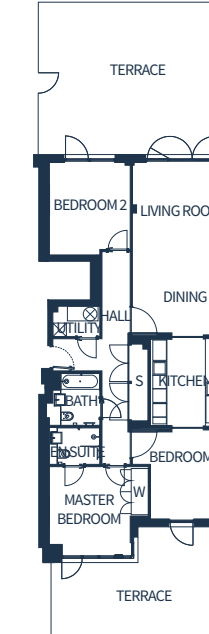
Living Room / Dining	8.61m x 4.56m   28'2" ft x 14'11" ft
Kitchen	3.86m x 2.46m   12'8" ft x 8'0" ft
Master Bedroom	3.88m x 3.23m   12'8" ft x 10'7" ft
Bedroom 2	3.81m x 2.75m   12'6" ft x 9'0" ft
Bedroom 3	3.81m x 2.75m   12'6" ft x 9'0" ft
Bathroom	2.39m x 1.72m   7'10" ft x 5'7" ft
En suite	1.89m x 1.70m   6'2" ft x 5'7" ft
Utility	2.69m x 1.88m   8'9" ft x 6'2" ft
Terrace	18.14m x 11.36m   59'6" ft x 37'3" ft



### IONIC COURT - APARTMENT 3 3 BEDROOM APARTMENT

TOTAL AREA: 123.7m<sup>2</sup> | 1,332ft<sup>2</sup>

GROUND FLOOR



**DIMENSIONS**

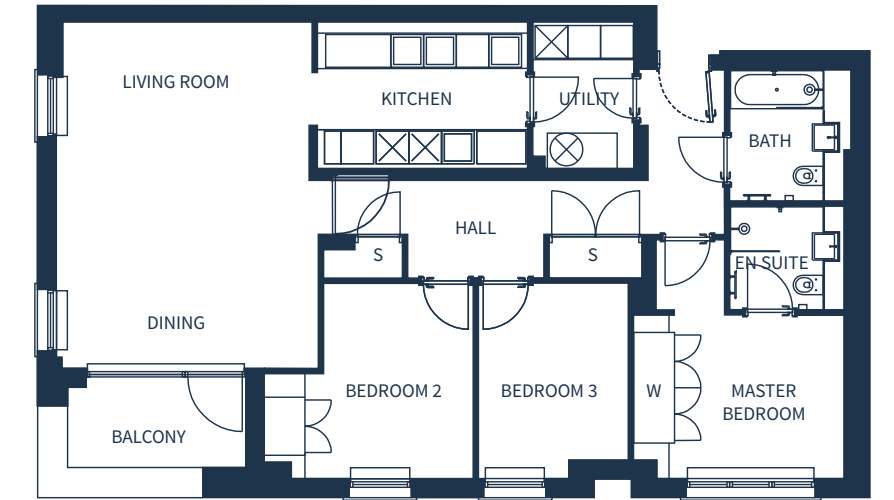
Living Room / Dining	7.63m x 4.15m   25'0" ft x 13'7" ft
Kitchen	3.80m x 3.13m   12'5" ft x 10'3" ft
Master Bedroom	4.36m x 3.89m   14'3" ft x 12'9" ft
Bedroom 2	4.08m x 3.56m   13'4" ft x 11'8" ft
Bedroom 3	4.15m x 3.92m   13'7" ft x 12'10" ft
Bathroom	2.28m x 1.71m   7'5" ft x 5'7" ft
En suite	1.85m x 1.61m   6'0" ft x 5'3" ft
Utility	2.07m x 1.34m   6'9" ft x 4'4" ft
Terrace Front	7.73m x 4.86m   25'4" ft x 15'11" ft
Terrace Rear	8.39m x 5.60m   27'6" ft x 18'4" ft



### IONIC COURT - APARTMENT 4 3 BEDROOM APARTMENT

TOTAL AREA: 110.3m<sup>2</sup> | 1,187ft<sup>2</sup>

FIRST FLOOR



**DIMENSIONS**

Living Room / Dining	6.36m x 4.79m   20'10" ft x 15'8" ft
Kitchen	3.86m x 2.46m   12'8" ft x 8'0" ft
Master Bedroom	3.87m x 3.00m   12'8" ft x 9'10" ft
Bedroom 2	3.59m x 3.84m   11'9" ft x 12'7" ft
Bedroom 3	3.59m x 2.75m   11'9" ft x 9'0" ft
Bathroom	2.39m x 1.71m   7'10" ft x 5'7" ft
En suite	1.89m x 1.70m   6'2" ft x 5'7" ft
Utility	2.70m x 1.85m   8'10" ft x 6'0" ft
Balcony	3.21m x 1.66m   10'6" ft x 5'5" ft



IONIC COURT - APARTMENT 5  
3 BEDROOM APARTMENT

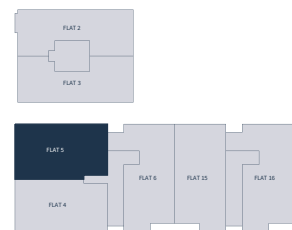
TOTAL AREA: 113m<sup>2</sup> | 1,216ft<sup>2</sup>

FIRST FLOOR



**DIMENSIONS**

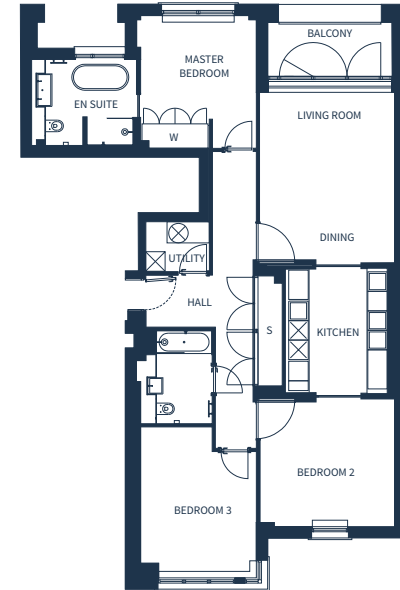
Living Room / Dining	8.39m x 4.57m   27'6" ft x 14'11" ft
Kitchen	3.86m x 2.46m   12'8" ft x 8'0" ft
Master Bedroom	3.85m x 3.23m   12'7" ft x 10'7" ft
Bedroom 2	3.81m x 2.75m   12'6" ft x 9'0" ft
Bedroom 3	3.81m x 2.75m   12'6" ft x 9'0" ft
Bathroom	2.39m x 1.75m   7'10" ft x 5'8" ft
En suite	1.89m x 1.70m   6'2" ft x 5'7" ft
Utility	2.69m x 1.85m   8'9" ft x 6'0" ft
Balcony	3.26m x 1.62m   10'8" ft x 5'3" ft



IONIC COURT - APARTMENT 6  
3 BEDROOM APARTMENT

TOTAL AREA: 124m<sup>2</sup> | 1,335ft<sup>2</sup>

FIRST FLOOR



**DIMENSIONS**

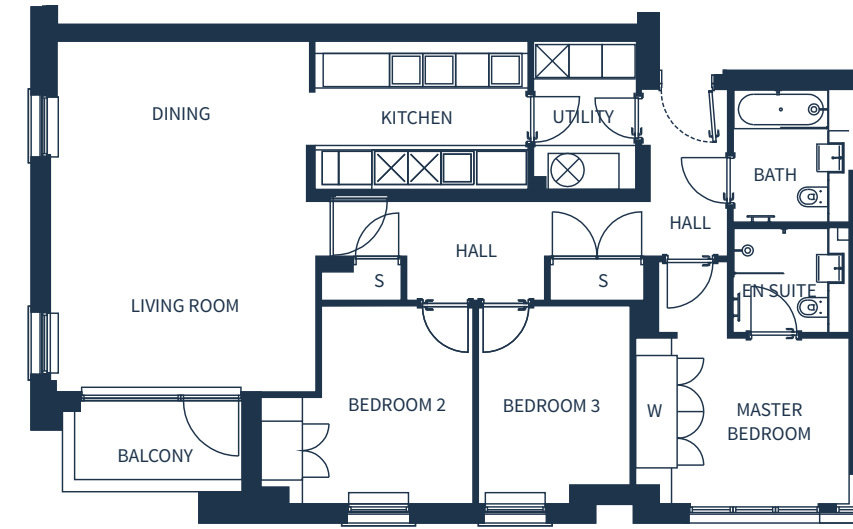
Living Room / Dining	5.64m x 4.16m   18'6" ft x 13'7" ft
Kitchen	3.83m x 3.13m   12'6" ft x 10'3" ft
Master Bedroom	4.08m x 3.68m   13'4" ft x 12'0" ft
Bedroom 2	4.64m x 3.56m   15'2" ft x 11'8" ft
Bedroom 3	4.16m x 3.92m   13'7" ft x 12'10" ft
Bathroom	2.86m x 1.72m   9'4" ft x 5'7" ft
En suite	2.80m x 2.63m   9'2" ft x 8'7" ft
Utility	2.04m x 1.54m   6'8" ft x 5'0" ft
Balcony	3.83m x 1.66m   12'6" ft x 5'5" ft



IONIC COURT - APARTMENT 7  
3 BEDROOM APARTMENT

TOTAL AREA: 110.3m<sup>2</sup> | 1,187ft<sup>2</sup>

SECOND FLOOR



**DIMENSIONS**

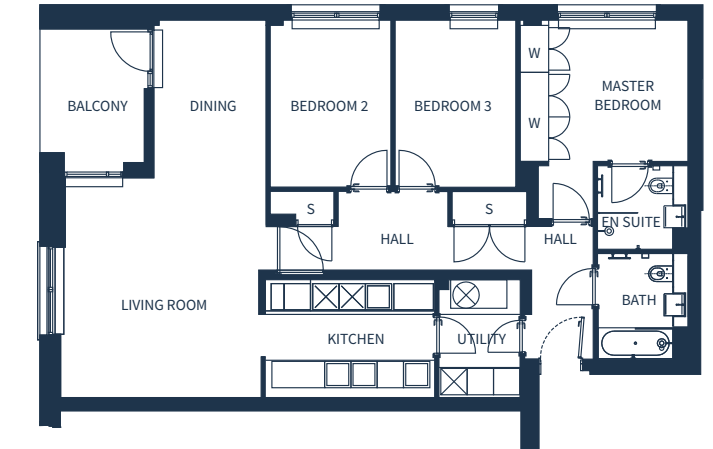
Living Room / Dining	6.36m x 4.81m   20'10" ft x 15'9" ft
Kitchen	3.86m x 2.46m   12'8" ft x 8'0" ft
Master Bedroom	3.87m x 4.39m   12'8" ft x 14'4" ft
Bedroom 2	3.84m x 3.59m   12'7" ft x 11'9" ft
Bedroom 3	3.59m x 2.75m   11'9" ft x 9'0" ft
Bathroom	2.39m x 1.72m   7'10" ft x 5'7" ft
En suite	1.89m x 1.72m   6'2" ft x 5'7" ft
Utility	2.69m x 1.85m   8'9" ft x 6'0" ft
Balcony	3.03m x 1.42m   9'11" ft x 4'7" ft



IONIC COURT - APARTMENT 8  
3 BEDROOM APARTMENT

TOTAL AREA: 113m<sup>2</sup> | 1,216ft<sup>2</sup>

SECOND FLOOR



**DIMENSIONS**

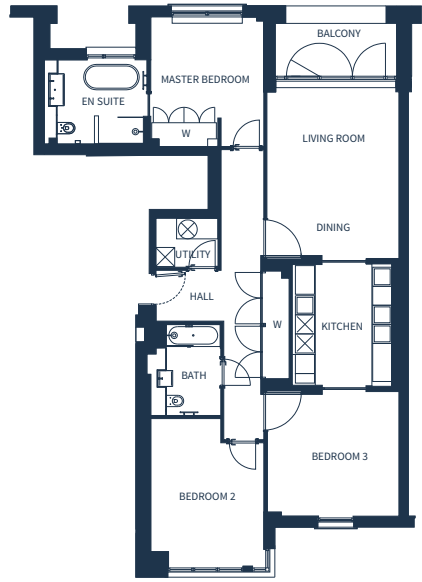
Living Room / Dining	8.39m x 4.58m   27'6" ft x 15'0" ft
Kitchen	3.85m x 2.46m   12'7" ft x 8'0" ft
Master Bedroom	3.84m x 3.23m   12'7" ft x 10'7" ft
Bedroom 2	3.81m x 2.75m   12'6" ft x 9'0" ft
Bedroom 3	3.81m x 2.75m   12'6" ft x 9'0" ft
Bathroom	2.39m x 1.72m   7'10" ft x 5'7" ft
En suite	1.89m x 1.72m   6'2" ft x 5'7" ft
Utility	2.69m x 1.85m   8'9" ft x 6'0" ft
Balcony	3.26m x 1.67m   10'8" ft x 5'5" ft



IONIC COURT - APARTMENT 9  
3 BEDROOM APARTMENT

TOTAL AREA: 124m<sup>2</sup> | 1,335ft<sup>2</sup>

SECOND FLOOR



**DIMENSIONS**

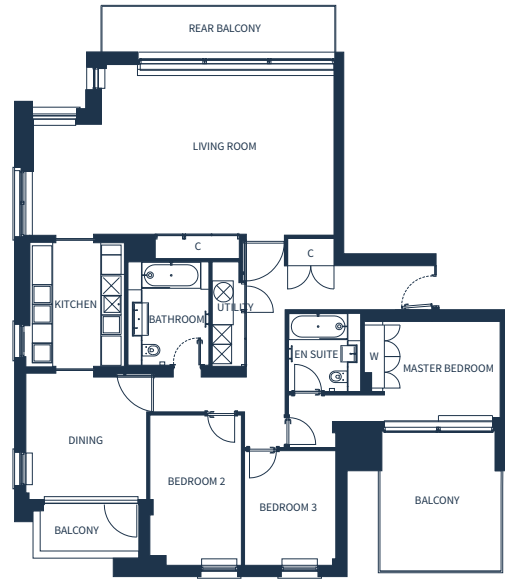
Living Room / Dining	5.64m x 4.16m   18'6" ft x 13'7" ft
Kitchen	3.86m x 3.13m   12'8" ft x 10'3" ft
Master Bedroom	4.08m x 3.56m   13'4" ft x 11'8" ft
Bedroom 2	4.64m x 3.56m   15'2" ft x 11'8" ft
Bedroom 3	4.16m x 3.92m   13'7" ft x 12'10" ft
Bathroom	2.86m x 1.72m   9'4" ft x 5'7" ft
En suite	2.80m x 2.65m   9'2" ft x 8'8" ft
Utility	2.05m x 1.54m   6'8" ft x 5'0" ft
Balcony	3.83m x 1.66m   12'6" ft x 5'5" ft



IONIC COURT - APARTMENT 10  
3 BEDROOM APARTMENT

TOTAL AREA: 156.6m<sup>2</sup> | 1,686ft<sup>2</sup>

THIRD FLOOR



**DIMENSIONS**

Living Room	9.24m x 5.22m   30'3" ft x 17'1" ft
Kitchen	3.83m x 2.91m   12'6" ft x 9'6" ft
Dining	3.89m x 3.72m   12'9" ft x 12'2" ft
Master Bedroom	6.51m x 3.09m   21'4" ft x 10'1" ft
Bedroom 2	3.53m x 2.80m   11'7" ft x 9'2" ft
Bedroom 3	4.62m x 2.82m   15'1" ft x 9'3" ft
Bathroom	3.17m x 2.06m   10'4" ft x 6'9" ft
En suite	2.40m x 1.82m   7'10" ft x 5'11" ft
Utility	3.22m x 0.83m   10'6" ft x 2'8" ft
Balcony 1	3.03m x 1.40m   9'11" ft x 4'7" ft
Balcony 2	3.83m x 3.72m   12'6" ft x 12'2" ft
Rear Balcony	7.04m x 1.45m   23'1" ft x 4'9" ft



IONIC COURT - APARTMENT 11  
DUPLEX 3 BEDROOM APARTMENT

TOTAL AREA: 148.2m<sup>2</sup> | 1,595ft<sup>2</sup>

THIRD FLOOR

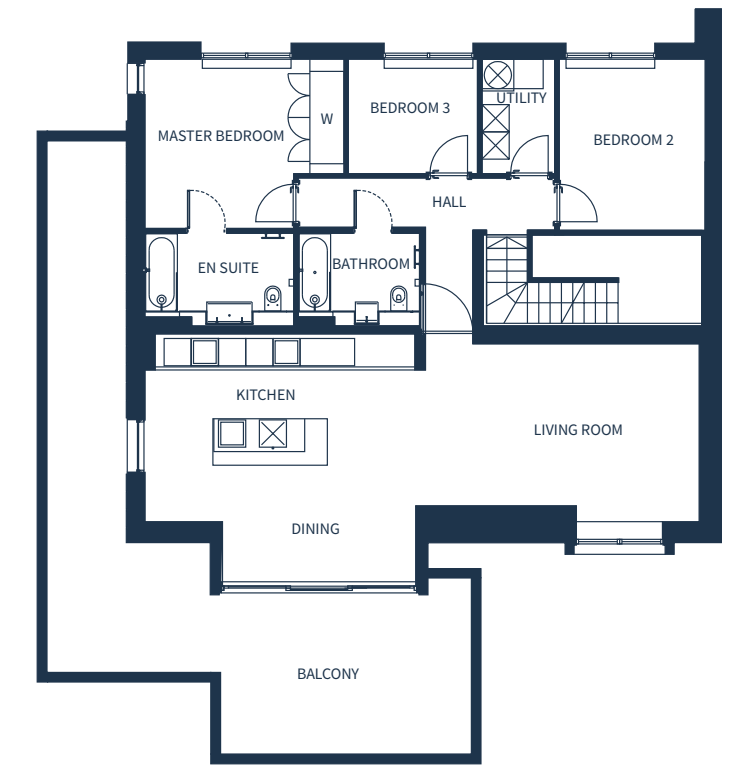


**DIMENSIONS**

Lobby	4.66m x 2.96m   15'3" ft x 9'8" ft
Living Room / Kitchen	12.22m x 5.46m   40'1" ft x 17'11" ft
Living Room	3.06m x 2.76m   10'0" ft x 9'0" ft
Master Bedroom	4.40m x 3.73m   14'5" ft x 12'2" ft
Bedroom 2	3.77m x 3.22m   12'4" ft x 10'6" ft
Bedroom 3	2.52m x 2.85m   8'3" ft x 9'4" ft



FOURTH FLOOR



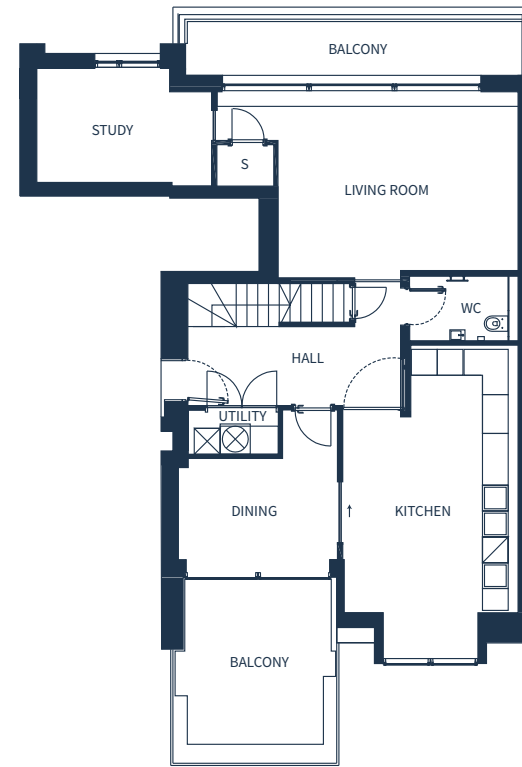
Bathroom	2.66m x 1.72m   8'8" ft x 5'7" ft
En suite	3.26m x 1.72m   10'8" ft x 5'7" ft
Utility	2.52m x 1.60m   8'3" ft x 5'3" ft
Balcony 3rd Floor	4.67m x 1.24m   15'3" ft x 4'0" ft
Balcony 4th Floor	11.37m x 9.01m   37'3" ft x 29'6" ft



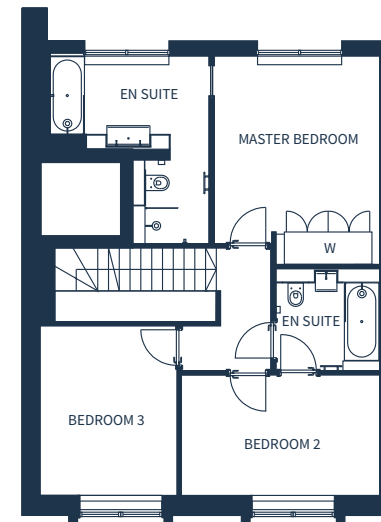
## IONIC COURT - APARTMENT 12 DUPLEX 3 BEDROOM APARTMENT

TOTAL AREA: 167.9m<sup>2</sup> | 1,807ft<sup>2</sup>

THIRD FLOOR



FOURTH FLOOR



### DIMENSIONS

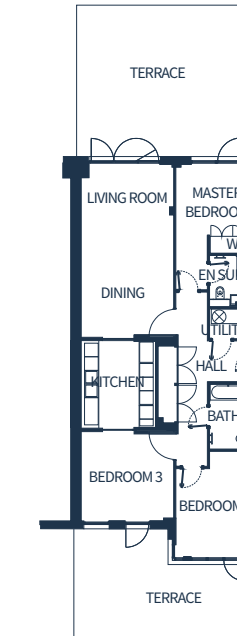
Living Room	5.57m x 4.15m   18'3" ft x 13'7" ft	Bedroom 3	3.94m x 3.18m   12'11" ft x 10'5" ft
Study	4.06m x 2.65m   13'3" ft x 8'8" ft	Bathroom	2.39m x 2.04m   7'10" ft x 6'8" ft
Dining	3.69m x 3.61m   12'1" ft x 11'10" ft	En suite	4.34m x 3.69m   14'2" ft x 12'1" ft
Kitchen	7.27m x 3.84m   23'10" ft x 12'7" ft	Utility	2.09m x 1.03m   6'10" ft x 3'4" ft
Master Bedroom	4.83m x 3.83m   15'10" ft x 12'6" ft	Balcony Front	3.83m x 3.72m   12'6" ft x 12'2" ft
Bedroom 2	4.60m x 2.79m   15'1" ft x 9'1" ft	Balcony Rear	7.81m x 1.24m   25'7" ft x 4'0" ft



## IONIC COURT - APARTMENT 13 3 BEDROOM APARTMENT

TOTAL AREA: 129m<sup>2</sup> | 1,389ft<sup>2</sup>

GROUND FLOOR



### DIMENSIONS

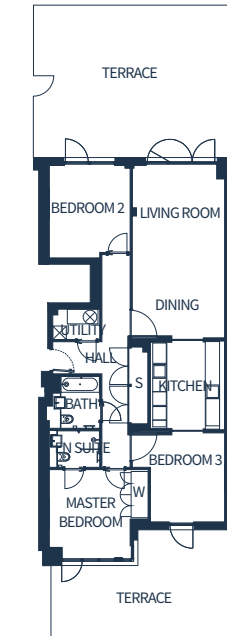
Living Room / Dining	7.62m x 4.16m   24'12" ft x 13'7" ft
Kitchen	3.80m x 3.13m   12'5" ft x 10'3" ft
Master Bedroom	3.92m x 3.53m   12'10" ft x 11'7" ft
Bedroom 2	4.65m x 3.56m   15'3" ft x 11'8" ft
Bedroom 3	4.16m x 3.94m   13'7" ft x 12'11" ft
Bathroom	2.86m x 1.72m   9'4" ft x 5'7" ft
En suite	2.03m x 1.91m   6'8" ft x 6'3" ft
Utility	2.04m x 1.32m   6'8" ft x 4'4" ft
Terrace Front	7.67m x 4.86m   25'1" ft x 15'11" ft
Terrace Rear	8.22m x 5.60m   26'11" ft x 18'4" ft



## IONIC COURT - APARTMENT 14 3 BEDROOM APARTMENT

TOTAL AREA: 123.5m<sup>2</sup> | 1,329ft<sup>2</sup>

GROUND FLOOR



### DIMENSIONS

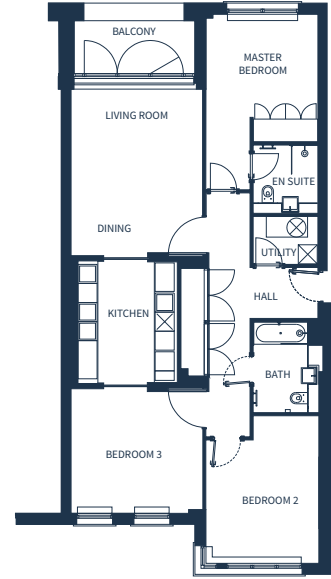
Living Room / Dining	7.63m x 4.07m   25'0" ft x 13'4" ft
Kitchen	3.80m x 3.05m   12'5" ft x 10'0" ft
Master Bedroom	4.36m x 3.91m   14'3" ft x 12'9" ft
Bedroom 2	4.08m x 3.58m   13'4" ft x 11'9" ft
Bedroom 3	4.07m x 3.92m   13'4" ft x 12'10" ft
Bathroom	2.29m x 1.72m   7'6" ft x 5'7" ft
En suite	1.85m x 1.61m   6'0" ft x 5'3" ft
Utility	2.07m x 1.34m   6'9" ft x 4'4" ft
Terrace Front	7.67m x 4.86m   25'1" ft x 15'11" ft
Terrace Rear	8.22m x 5.60m   26'11" ft x 18'4" ft



### IONIC COURT - APARTMENT 15 3 BEDROOM APARTMENT

TOTAL AREA: 120.4m<sup>2</sup> | 1,296ft<sup>2</sup>

FIRST FLOOR



**DIMENSIONS**

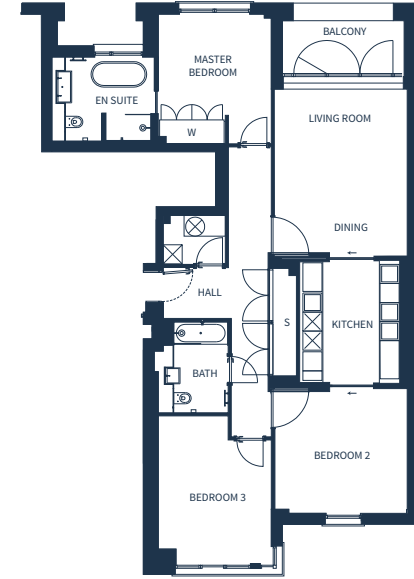
Living Room / Dining	5.43m x 4.17m   17'9" ft x 13'8" ft
Kitchen	3.83m x 3.13m   12'6" ft x 10'3" ft
Master Bedroom	3.95m x 3.53m   12'11" ft x 11'7" ft
Bedroom 2	4.64m x 3.56m   15'2" ft x 11'8" ft
Bedroom 3	4.16m x 3.92m   13'7" ft x 12'10" ft
Bathroom	2.86m x 1.72m   9'4" ft x 5'7" ft
En suite	2.03m x 1.80m   6'8" ft x 5'10" ft
Utility	2.04m x 1.54m   6'8" ft x 5'0" ft
Balcony	3.83m x 1.66m   12'6" ft x 5'5" ft



### IONIC COURT - APARTMENT 16 3 BEDROOM APARTMENT

TOTAL AREA: 125.5m<sup>2</sup> | 1,351ft<sup>2</sup>

FIRST FLOOR



**DIMENSIONS**

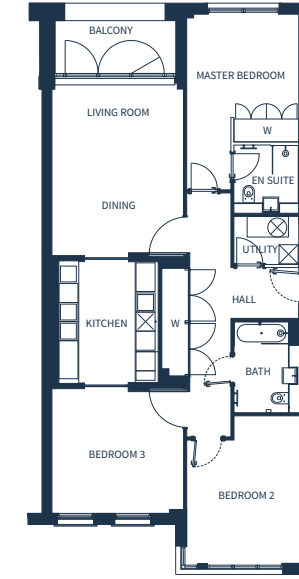
Living Room / Dining	5.34m x 4.18m   17'6" ft x 13'8" ft
Kitchen	3.80m x 3.13m   12'5" ft x 10'3" ft
Master Bedroom	4.08m x 3.55m   13'4" ft x 11'7" ft
Bedroom 2	4.64m x 3.56m   15'2" ft x 11'8" ft
Bedroom 3	4.17m x 3.92m   13'8" ft x 12'10" ft
Bathroom	2.86m x 1.72m   9'4" ft x 5'7" ft
En suite	2.79m x 2.63m   9'1" ft x 8'7" ft
Utility	1.95m x 1.54m   6'4" ft x 5'0" ft
Balcony	3.82m x 1.66m   12'6" ft x 5'5" ft



### IONIC COURT - APARTMENT 17 3 BEDROOM APARTMENT

TOTAL AREA: 120.4m<sup>2</sup> | 1,296ft<sup>2</sup>

SECOND FLOOR



**DIMENSIONS**

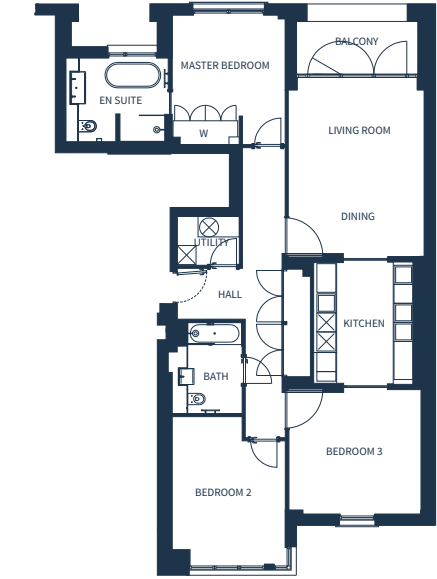
Living Room / Dining	5.64m x 4.16m   18'6" ft x 13'7" ft
Kitchen	3.86m x 3.36m   12'8" ft x 11'0" ft
Master Bedroom	5.52m x 3.53m   18'1" ft x 11'7" ft
Bedroom 2	4.65m x 3.56m   15'3" ft x 11'8" ft
Bedroom 3	4.16m x 3.92m   13'7" ft x 12'10" ft
Bathroom	2.86m x 1.72m   9'4" ft x 5'7" ft
En suite	2.03m x 1.82m   6'8" ft x 5'11" ft
Utility	2.04m x 1.50m   6'8" ft x 4'11" ft
Balcony	3.83m x 1.66m   12'6" ft x 5'5" ft



### IONIC COURT - APARTMENT 18 3 BEDROOM APARTMENT

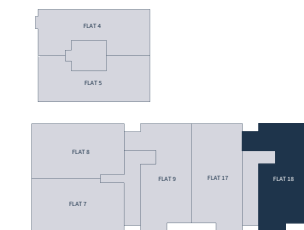
TOTAL AREA: 125.5m<sup>2</sup> | 1,351ft<sup>2</sup>

SECOND FLOOR



**DIMENSIONS**

Living Room / Dining	5.64m x 4.28m   18'6" ft x 14'0" ft
Kitchen	3.86m x 3.13m   12'8" ft x 10'3" ft
Master Bedroom	4.08m x 3.56m   13'4" ft x 11'8" ft
Bedroom 2	4.67m x 3.56m   15'3" ft x 11'8" ft
Bedroom 3	4.27m x 3.92m   14'0" ft x 12'10" ft
Bathroom	2.86m x 1.72m   9'4" ft x 5'7" ft
En suite	2.65m x 2.79m   8'8" ft x 9'1" ft
Utility	1.96m x 1.54m   6'5" ft x 5'0" ft
Balcony	3.83m x 1.66m   12'6" ft x 5'5" ft

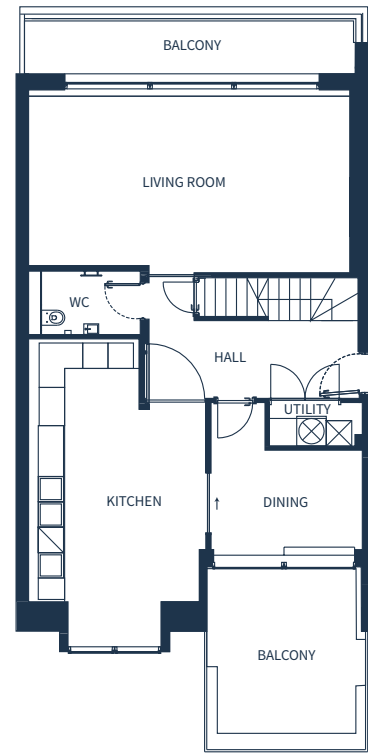




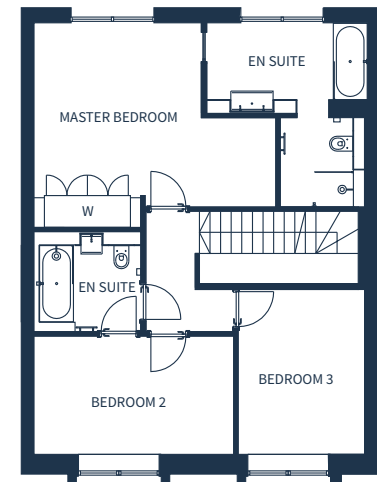
## IONIC COURT - APARTMENT 19 DUPLEX 3 BEDROOM APARTMENT

TOTAL AREA: 168.2m<sup>2</sup> | 1,811ft<sup>2</sup>

THIRD FLOOR

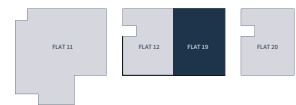


FOURTH FLOOR



**DIMENSIONS**

Living Room	7.59m x 4.13m   24'10" ft x 13'6" ft	Bathroom	2.39m x 2.04m   7'10" ft x 6'8" ft
Dining	3.61m x 3.57m   11'10" ft x 11'8" ft	En suite	4.34m x 3.79m   14'2" ft x 12'5" ft
Kitchen	7.27m x 3.96m   23'10" ft x 12'11" ft	Utility	2.20m x 1.02m   7'2" ft x 3'4" ft
Master Bedroom	5.72m x 4.83m   18'9" ft x 15'10" ft	Balcony Front	3.83m x 3.72m   12'6" ft x 12'2" ft
Bedroom 2	4.72m x 2.79m   15'5" ft x 9'1" ft	Balcony Rear	7.77m x 1.24m   25'5" ft x 4'4" ft
Bedroom 3	3.94m x 3.06m   12'11" ft x 10'0" ft		



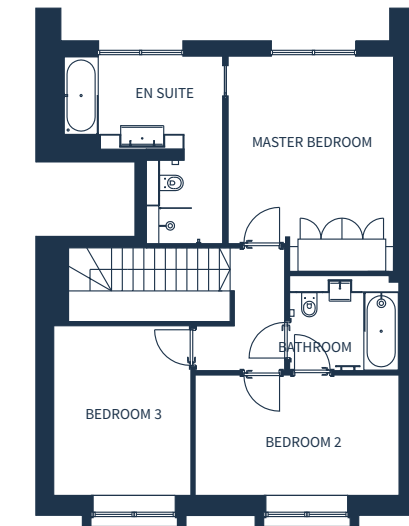
## IONIC COURT - APARTMENT 20 DUPLEX 3 BEDROOM APARTMENT

TOTAL AREA: 170.2m<sup>2</sup> | 1,832ft<sup>2</sup>

THIRD FLOOR

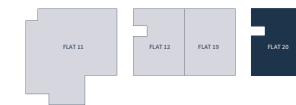


FOURTH FLOOR



**DIMENSIONS**

Living Room	5.69m x 4.15m   18'8" ft x 13'7" ft	Bathroom	2.52m x 1.82m   8'3" ft x 5'11" ft
Study	4.06m x 2.66m   13'3" ft x 8'8" ft	En suite	4.34m x 3.69m   14'2" ft x 12'1" ft
Kitchen	7.27m x 3.84m   23'10" ft x 12'7" ft	Utility	2.09m x 1.03m   6'10" ft x 3'4" ft
Master Bedroom	4.96m x 3.84m   16'3" ft x 12'7" ft	Balcony Front	3.83m x 3.72m   12'6" ft x 12'2" ft
Bedroom 2	4.73m x 2.79m   15'6" ft x 9'1" ft	Balcony Rear	7.63m x 1.24m   25'0" ft x 4'0" ft
Bedroom 3	3.94m x 3.19m   12'11" ft x 10'5" ft		



## SPECIFICATION

### GENERAL

- 2.5m high ceilings to all principal rooms and entrance halls.
- Full height French doors to all living rooms.
- Double glazed composite windows throughout.
- Most apartments are dual aspect.
- Sliding pocket doors and full height pivot doors to kitchens and living rooms.
- Large format flooring throughout.

### KITCHEN

- Bespoke contemporary Nolte kitchen with satin grey frosted glass fronted base units and white gloss top units.
- Miele oven / microwave / induction hob.
- Bosch American style fridge freezer.
- Quartz kitchen worktops.
- Large format tiled splashback.
- LED strip lighting under wall cabinets.
- Breakfast bar with built in sink and appliances (selected apartments).

### APPLIANCES

- Miele single stainless steel oven.
- Miele stainless steel microwave and grill.
- Miele induction hob.
- Bosch concealed extractor.
- Bosch American style fridge freezer.
- Bosch integrated dishwasher.
- Caple wine cooler.
- Blanco sink.
- Blanco chrome tap.

### UTILITY

- Siemens washing machine.
- Siemens condenser tumble dryer.
- Siemens washer dryer (selected apartments).
- Retractable drying line.



## SPECIFICATION

### BESPOKE BATHROOMS AND EN SUITES

- Bespoke vanity units with integrated wash hand basin, LED lighting and soft closing WC.
- Built in Duravit wash hand basins (double wash hand basin to selected bathrooms / en suites).
- Built in Duravit baths.
- Kaldewei freestanding oval baths (selected apartments).
- Hansgrohe taps.
- Hansgrohe rain and hand shower with chrome mixer.
- Separate walk in showers (selected apartments).
- Wall mounted heated towel rail.
- Shaver socket.
- Tiled floors and walls.
- Underfloor heating.

### MASTER BEDROOM

- Bespoke fitted wardrobes with soft closers.
- High-quality carpet.
- En suite.

### BEDROOM

- High-quality carpet.

### FLOORING

- Large format tiling to entrance hall, bathroom, living room, kitchen and dining spaces.
- Engineered hardwood flooring to duplex apartments (selected areas).

### ELECTRICAL & LIGHTING

- Wired for BT, TV / Sky in living areas.
- TV points with Sky multiroom.
- Recessed LED downlighters to principal rooms.
- Track lighting to the kitchens.
- Brushed stainless steel electronic dimmer switches to lounge and master bedrooms.
- Brushed stainless steel sockets and switches.

## SPECIFICATION

### HEATING

- Underfloor heating throughout.
- Thermostatically controlled heating in all areas.
- Dual aspect apartments allow for natural cross ventilation.
- Carefully positioned windows and deep recessed balconies.

### SECURITY

- Video entry phone system.
- Fob operated entrance doors.
- Smoke detectors.
- CCTV surveillance.

### EXTERNAL

- Private terraces to all apartments.
- Communal gardens to the rear.
- External lighting.
- External taps (selected apartments).
- External power sockets to selected apartments.

### GENERAL

- Appointed management company.
- 12 hour daytime concierge.
- Secured by Design.
- BLP building warranty.

### BASEMENT

- Secured allocated underground parking.
- Electric vehicle charging points (selected bays).
- Allocated private storage.
- Optional additional storage (subject to availability).

### SUSTAINABILITY

- Highly insulated exterior envelope.
- Low-E glazing to keep your home warm during the winter and cool in the summer months.
- Openable windows to provide cross ventilation.
- Carefully positioned windows with shaded balconies.
- Combined heat and power system to provide an efficient low cost energy source.
- Low energy LED lighting.
- Sustainable Homes Level 4 accreditation.



## CONTACT US

### GLENTREE NEW HOMES

T: 0208 731 9500  
E: [newhomes@glentree.com](mailto:newhomes@glentree.com)

### SOLE SELLING AGENT



[www.maryleboneproperties.com](http://www.maryleboneproperties.com)



[WWW.THEBEAUMONTNW11.COM](http://WWW.THEBEAUMONTNW11.COM)





SOLE SELLING AGENT

