

BROOKMANS  

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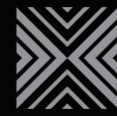
MANOR  
HERTFORDSHIRE



# A WORLD OF STYLE & LUXURY AWAITS

Welcome to Brookmans Manor, the latest boutique development from Telford Homes featuring just nine luxury apartments. This prestigious address offers the connectivity of city living due to its proximity to London by road or rail, combined with all the benefits of life in charming rural Hertfordshire.

# A COUNTRY RETREAT CLOSE TO THE CITY



BROOKMANS  
MANOR  
HERTFORDSHIRE, AL9

Aerial photograph of Brookmans Park and the surrounding area.

# 21<sup>ST</sup> CENTURY LIVING IN EXCLUSIVE SURROUNDINGS



Photograph of Brookmans Manor from the main entrance on George's Wood Road.

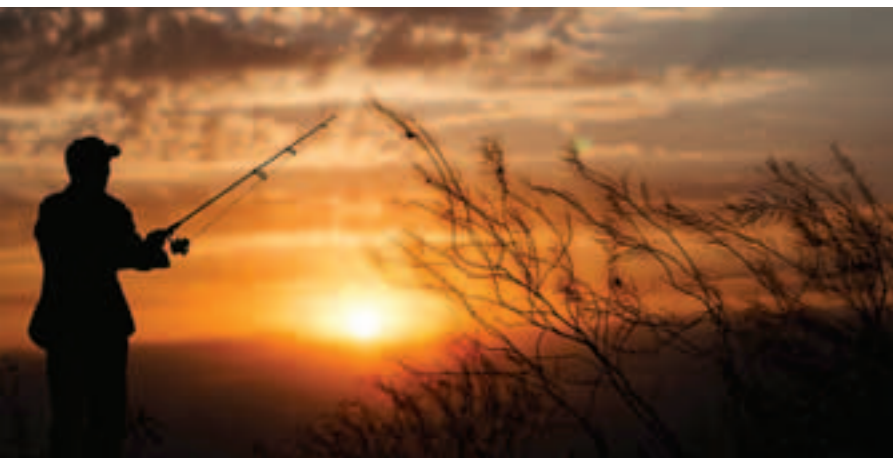
# COUNTRY CHIC URBAN STYLE

From this prestigious Hertfordshire address you are just a short drive from all the county has to offer, from historic locations to fashionable shopping venues, picnics in the countryside and an abundance of leisure opportunities, while always being close to the bright lights of London for work and play.



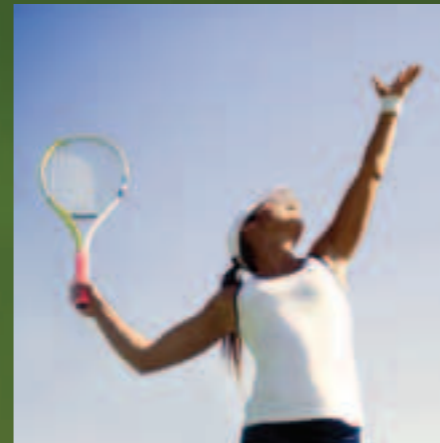
# A RURAL LOCATION

Brookmans Park, Gobions Wood and Hatfield Park are all just a few minutes from Brookmans Manor and are home to an abundance of enchanting wildlife. Country pursuits are readily available with riding, fishing or even a spot of shooting just some of the activities you can try your hand at.





## AT YOUR LEISURE



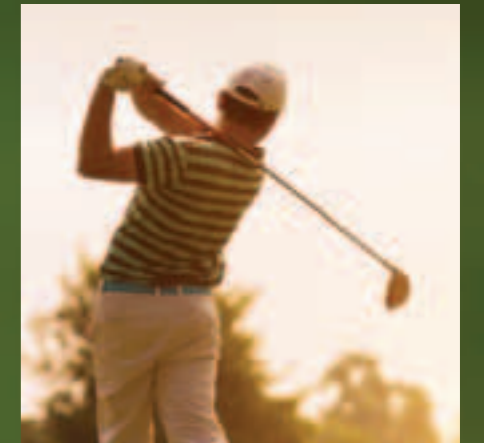
### HATFIELD HOUSE REAL TENNIS CLUB

New members are welcomed at Hatfield House, where you can play real tennis on the historic court built by the 2<sup>nd</sup> Marquess of Salisbury in 1842.



### DAVID LLOYD CLUB HATFIELD

State-of-the-art facilities designed with both fitness and relaxation in mind are readily available at the David Lloyd Club in Hatfield.



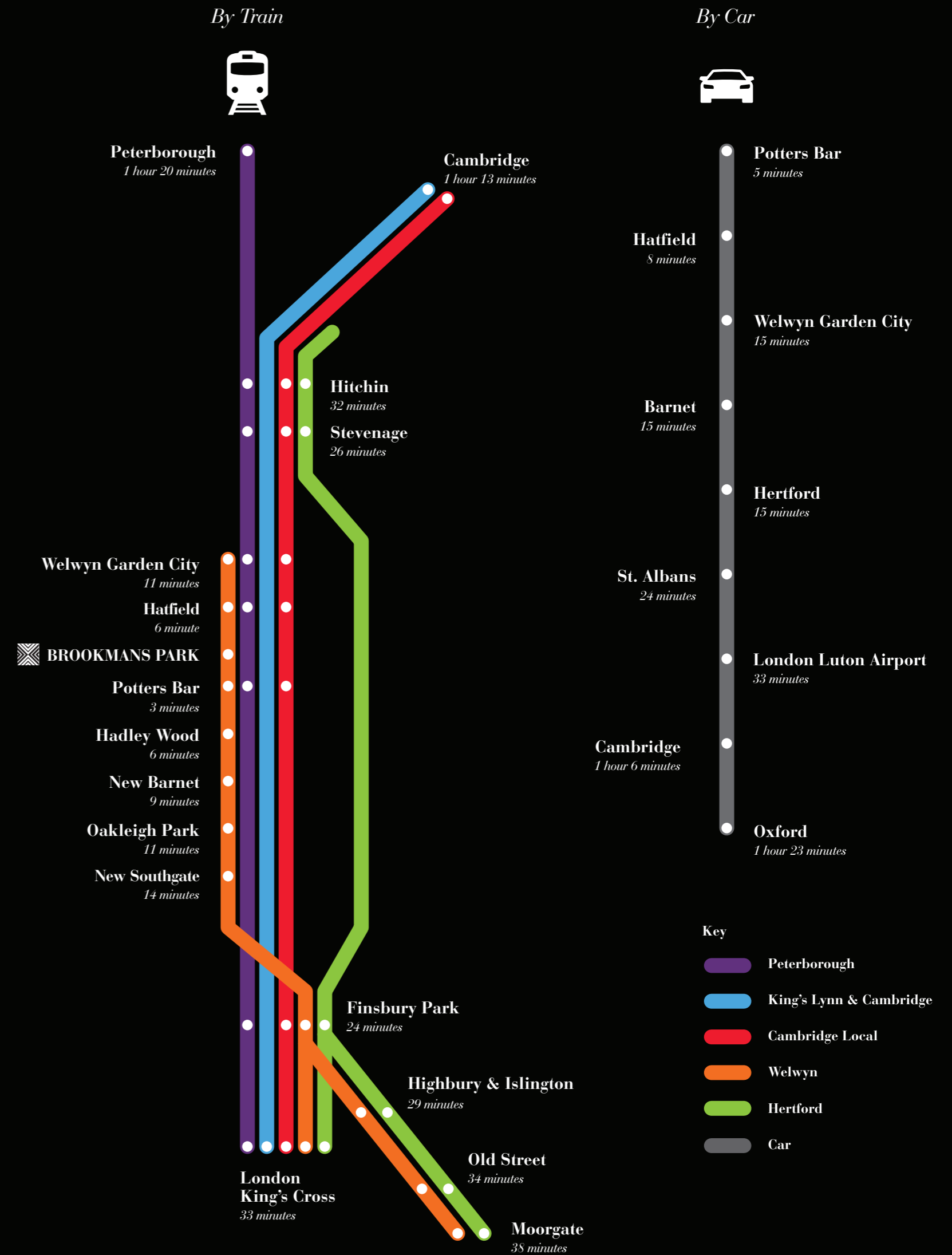
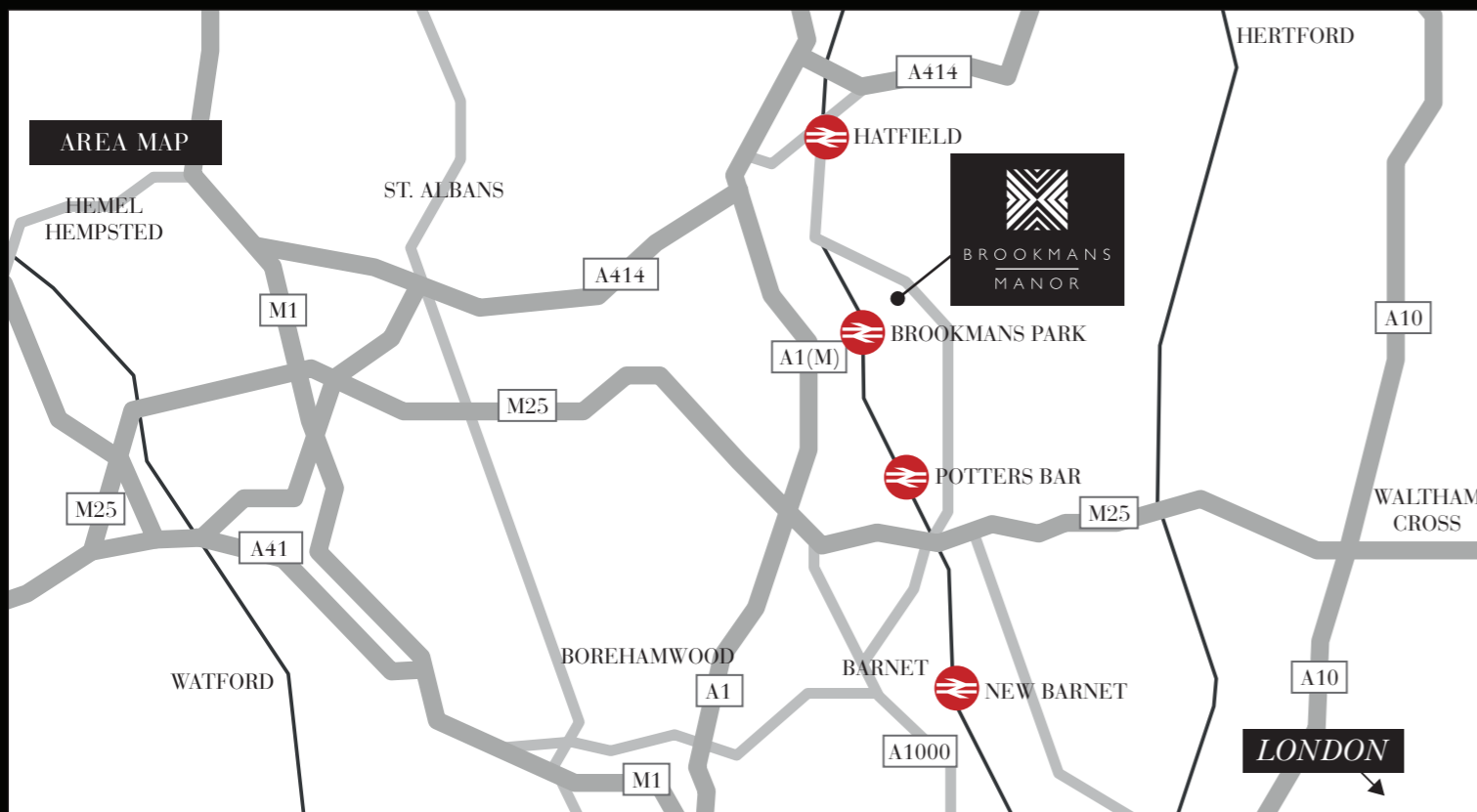
### BROOKMANS PARK GOLF CLUB

As well as one of the country's finest golf courses featuring a challenging and rewarding course, you'll find traditional values at this private members' club.



# WELL CONNECTED

At Brookmans Manor, you'll only be a short distance away from London and its fast national and international transport links. You'll also be near main routes to the North and West of England, whether you travel for business or pleasure, you couldn't be better connected.







## A LOCAL AFFAIR

Renowned for its excellent amenities, the local area will cater for all your everyday needs, from locally-sourced food and drink, to community facilities. Brookmans Manor is part of the thriving Brookmans Park Village, which features a traditional butcher, fishmongers, baker and greengrocer as well as charming shops and boutiques, providing you with the opportunity to indulge in the best of village life.



Photographs depict the local area.



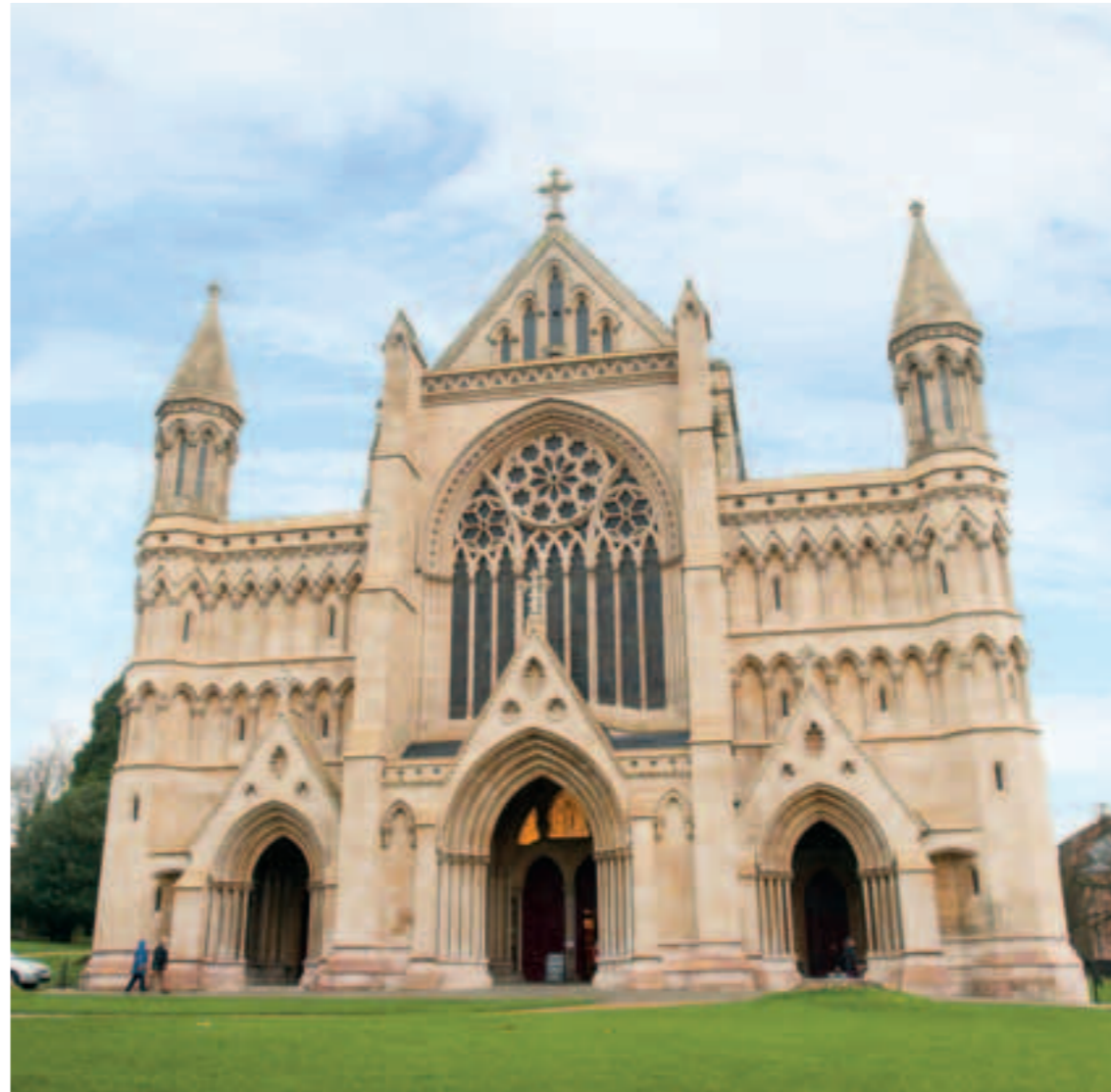
# RIGHT ON YOUR DOORSTEP

When you make your home at Brookmans Manor, you will be only a short distance from top destinations like St. Albans, Potters Bar, Barnet and Welwyn Garden City.

St. Albans is truly the jewel of Hertfordshire, with its historic cathedral, acres of beautiful parkland on the site of the Roman town of Verulamium, the famous Charter Market, plus an enticing selection of independent shops, restaurants and eateries. It's a city you'll want to explore time after time.

If you love to shop until you drop, then you'll be a regular visitor to Welwyn Garden City. The Howard Centre was purpose-built to be a shopper's paradise and is home to dozens of flagship stores, as well as many outlets where you can refuel and rest your feet. A John Lewis and Debenhams can also be found in the heart of Welwyn Garden City.

Nearby Barnet has a very different offering, giving you the best of London life at a more relaxed pace. You'll find great restaurants, the famous art deco Phoenix Cinema, lots of boutique food retailers and the Belmont Children's Farm, home to hundreds of animals and a place where you can watch racehorses being trained.



Photographs depict the local area.

# A FINE PLACE TO DINE



Award-winning local restaurants and gastropubs such as Brookmans and Coach House mean that you won't have to travel far to treat your taste buds. With central London also less than an hour away, you can sample some of the country's top independent and chain restaurants, which serve cuisine from every corner of the world.

## BROOKMANS

*Bradmore Green  
Brookmans Park  
Herts AL9 7QW*

This renowned gastropub is filled with character and offers a sublime menu of dishes created from ethically sourced and fresh local ingredients. Head Chef David Howard is an award-winner with lots of surprises up his sleeve.

## THE SUN AT NORTHAW

*Judges Hill  
Potters Bar  
Herts EN6 4NL*

Billing its menu as 'posh, patriotic comfort food', this gem of a pub dates from the 16<sup>th</sup> century and offers almost-forgotten delights such as saddle of hare and rolled pig's spleen with red onion and pickles. Its real ales are also a must.

## GABLES

*14-16 Newgate Street  
Hertfordshire  
SG13 8RA*

If you're looking for Mediterranean cuisine, The Gables Restaurant in Newgate Street Village offers a wide range and is conveniently located for Cuffley, Potters Bar, Hertford and Cheshunt.

## MILLER & CARTER

*Great North Road  
Brookmans Park  
AL9 6NA*

An exceptional steakhouse serving only the very best British beef from carefully selected, sustainable farms. With an excellent wine lists and cocktail menu, it's always worth asking about private dining when you want to impress.

## CÔTE BRASSERIE

*1-3 Howardsgate  
Welwyn Garden City  
AL8 6AL*

Côte is inspired by the brasseries of Paris, championing relaxed, all-day dining. Côte Brasserie serves authentic French classics made from fresh ingredients.

## COACH HOUSE RESTAURANT

*Hatfield House  
Herts  
AL9 5HX*

In the remarkable Coach House by Hatfield House, you'll find not only a first-class restaurant but also a bakery and delicatessen. All pastries are baked in-house, you're spoilt for choice when it comes to bread and Fish & Chip Fridays are sublime!



## AN EDUCATED CHOICE

Brookmans Park boasts its own primary and secondary schools, which both play an important role in the community and are highly regarded by parents and pupils alike. Within a five mile radius of Brookmans Manor you'll find an array of alternative, independent, private and specialist schools in both village and town locations. The University of Hertfordshire offers a range of undergraduate, postgraduate and part time courses from its Hatfield campus.

### CHANCELLOR'S SCHOOL

0.4 MILES      8 MINUTES WALKING/2 MINUTES BY CAR

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### QUEENSWOOD GIRLS

#### BOARDING / DAY SCHOOL

0.9 MILES      17 MINUTES WALKING/3 MINUTES BY CAR

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### BROOKMANS PARK PRIMARY SCHOOL

1.3 MILES      6 MINUTES BY CAR

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### LITTLE HEATH PRIMARY

1.6 MILES      4 MINUTES BY CAR

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### MOUNT GRACE SCHOOL

1.7 MILES      4 MINUTES BY CAR

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### ST. JOHN'S PREPARATORY AND SENIOR SCHOOL

4.2 MILES      16 MINUTES BY CAR

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Photograph of actual Show Apartment at Brookmans Manor.



BROOKMANS  
MANOR  
HERTFORDSHIRE, AL9

DESIGN • INSPIRATION • VISION • DETAIL

# STYLE, SPACE & LUXURY



Photograph of actual Show Apartment at Brookmans Manor.



# ULTIMATE LUXURY

The latest styles of fittings are included in the top-end specification for every apartment at Brookmans Manor. Villeroy & Boch sanitaryware in the bathrooms and ensuites, and top-of-the-range Smeg & Siemens appliances in the kitchens are complemented by engineered timber, ceramic tiling and the finest carpets.





# A NATURAL OUTLOOK

Life at Brookmans Manor is designed to be lived at your own pace. The luxurious apartments are surrounded by expansive green open spaces, which you can enjoy from the comfort of your own home thanks to windows that let in plenty of natural light.



Photograph of the landscaped communal terrace.

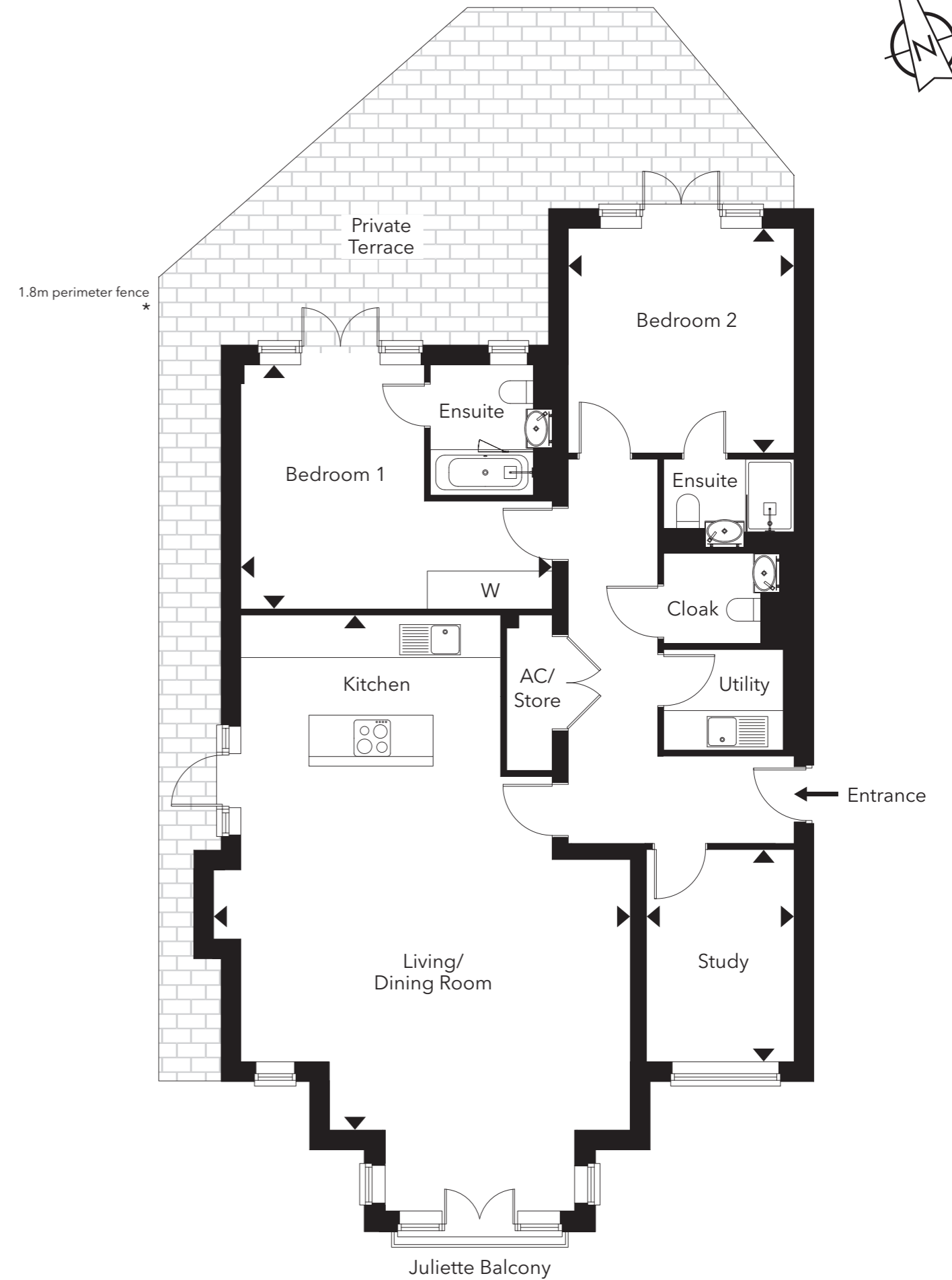
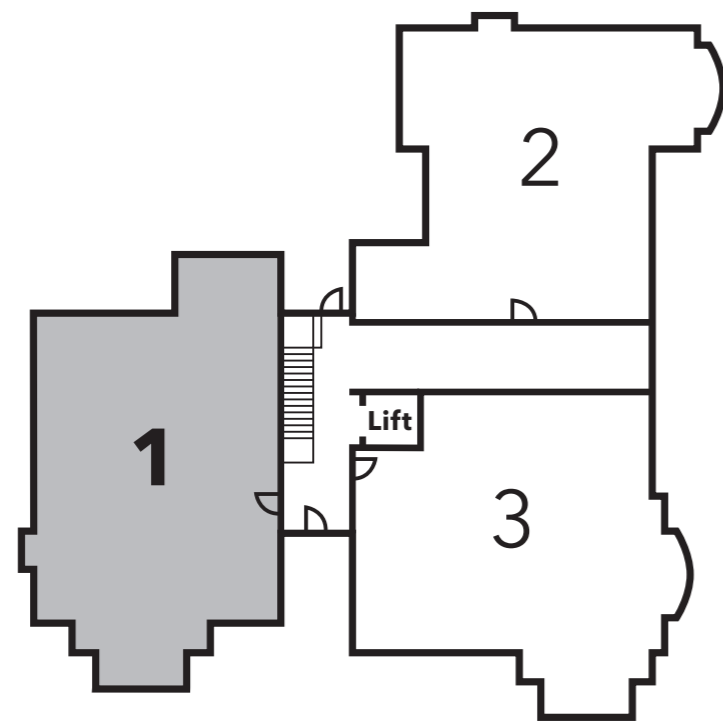
# DEVELOPMENT LAYOUT



# APARTMENT ONE

2 BEDROOM  
GROUND FLOOR

Kitchen/Living/Dining	8.49m x 6.43m	27'10" x 21'1"
Bedroom 1	5.14m x 4.03m	16'10" x 13'3"
Bedroom 2	3.73m x 3.71m	12'3" x 12'2"
Study	3.50m x 2.44m	11'6" x 8'0"
<b>Total Area</b>	<b>123 sq m</b>	<b>1324 sq ft</b>
<b>Total Terrace Area</b>	<b>18.8 sq m</b>	<b>202 sq ft</b>

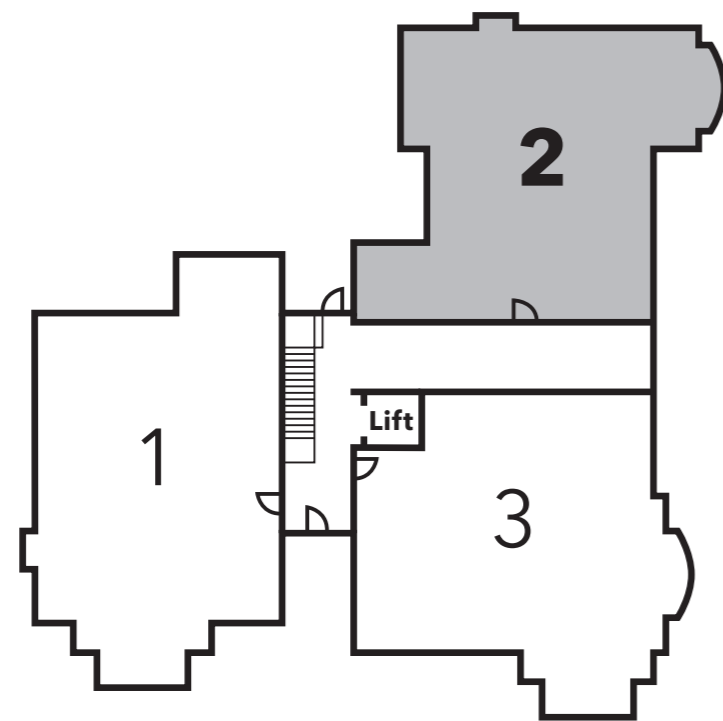


The dimensions given are accurate to within plus or minus two inches (50mm) from floor level and include wardrobe spaces where applicable.  
 ◀▶ Indicates where measurements have been taken from. They are not intended to be used for carpet sizes, appliance space or items or furniture.  
 The information is for general guidance only.

# APARTMENT TWO

2 BEDROOM  
GROUND FLOOR

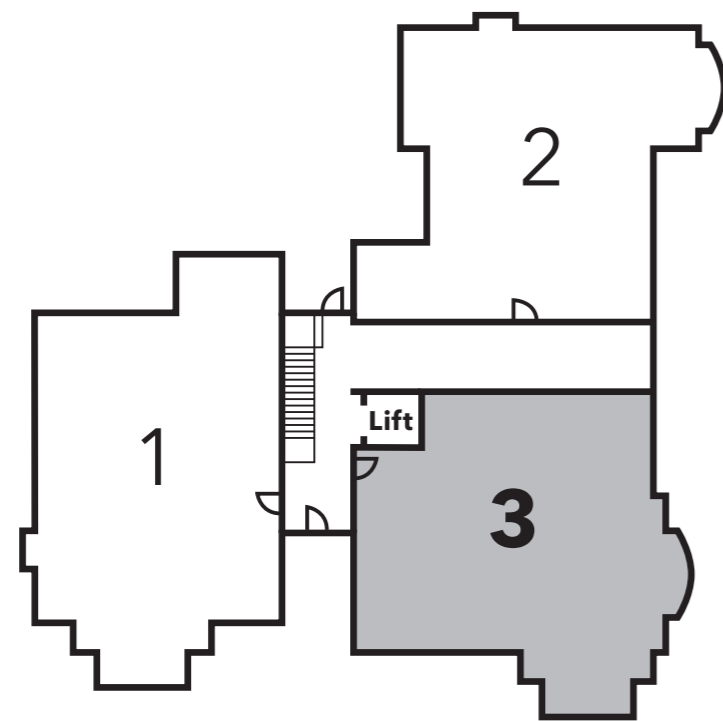
Kitchen	4.64m x 4.29m	15'3" x 14'1"
Living/Dining	6.38m x 4.23m	20'11" x 13'11"
Bedroom 1	5.37m x 4.38m	17'7" x 14'4"
Bedroom 2	4.24m x 3.02m	13'11" x 9'11"
<b>Total Area</b>	<b>112.5 sq m</b>	<b>1211 sq ft</b>
<b>Total Terrace Area</b>	<b>23.6 sq m</b>	<b>254 sq ft</b>



# APARTMENT THREE

2 BEDROOM  
GROUND FLOOR

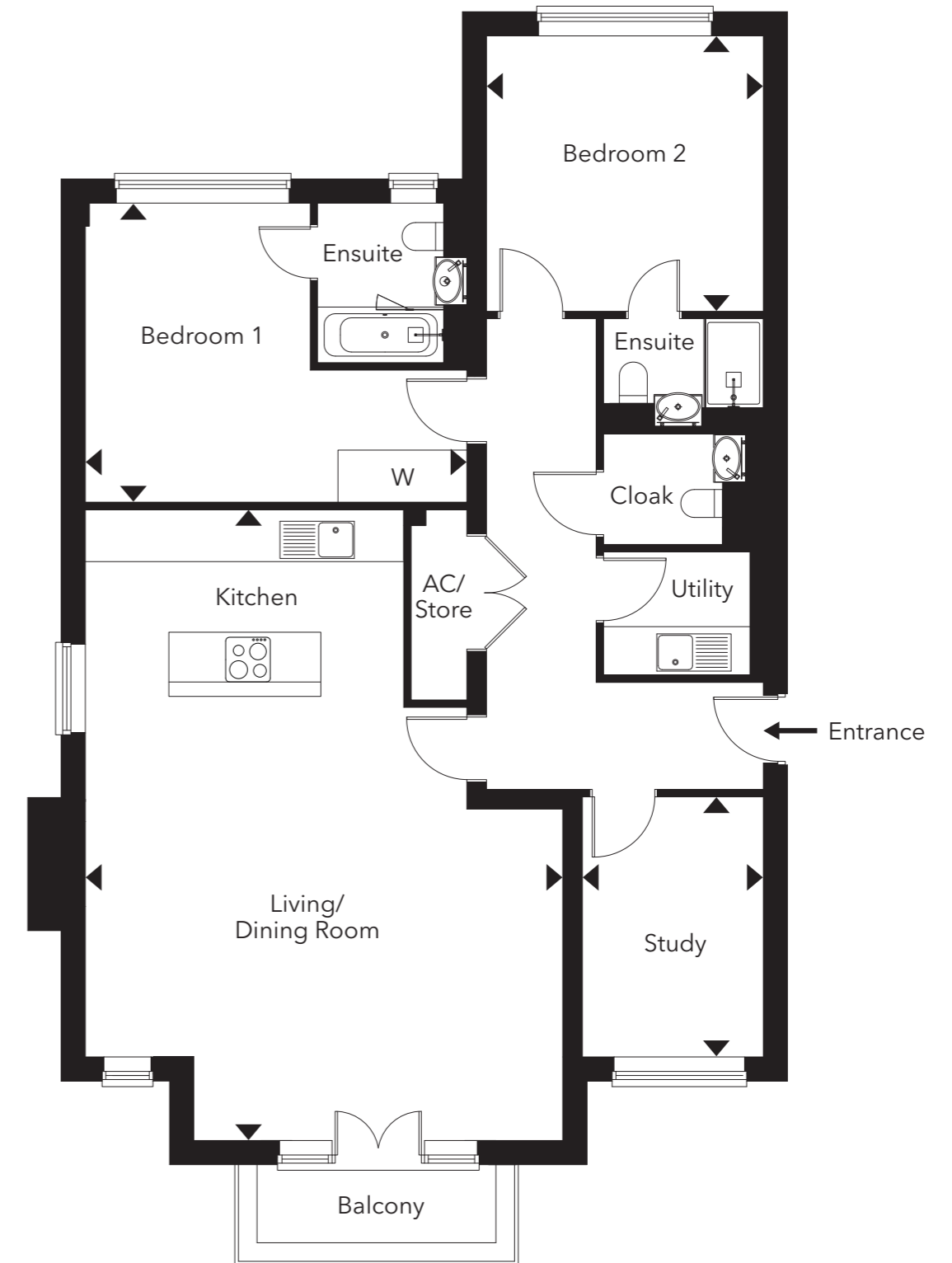
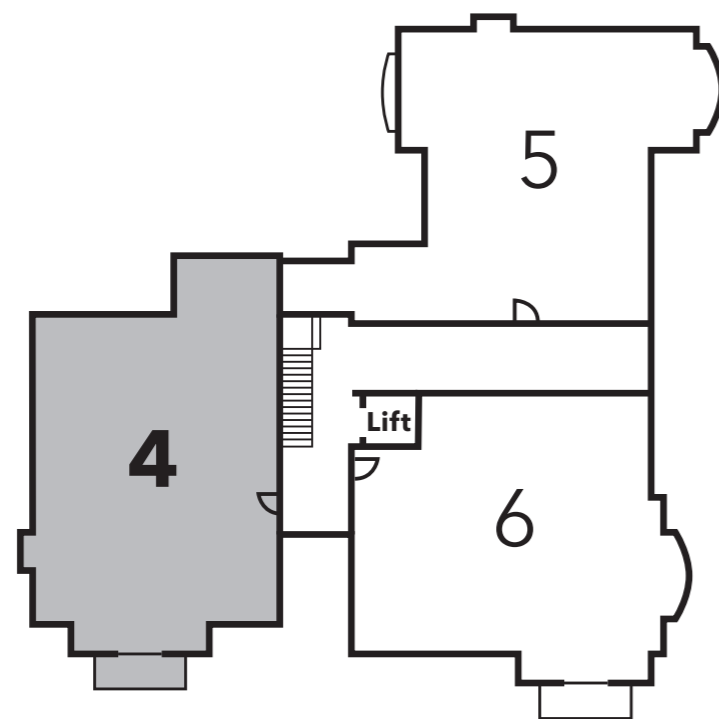
Kitchen	3.92m x 3.92m	12'10" x 12'10"
Living/Dining	6.68m x 3.95m	21'11" x 13'0"
Bedroom 1	5.39m x 3.17m	17'8" x 10'5"
Bedroom 2	3.78m x 3.28m	12'5" x 10'9"
<b>Total Area</b>	<b>115.8 sq m</b>	<b>1246 sq ft</b>
<b>Total Terrace Area</b>	<b>6.6 sq m</b>	<b>71 sq ft</b>



# APARTMENT FOUR

2 BEDROOM  
FIRST FLOOR

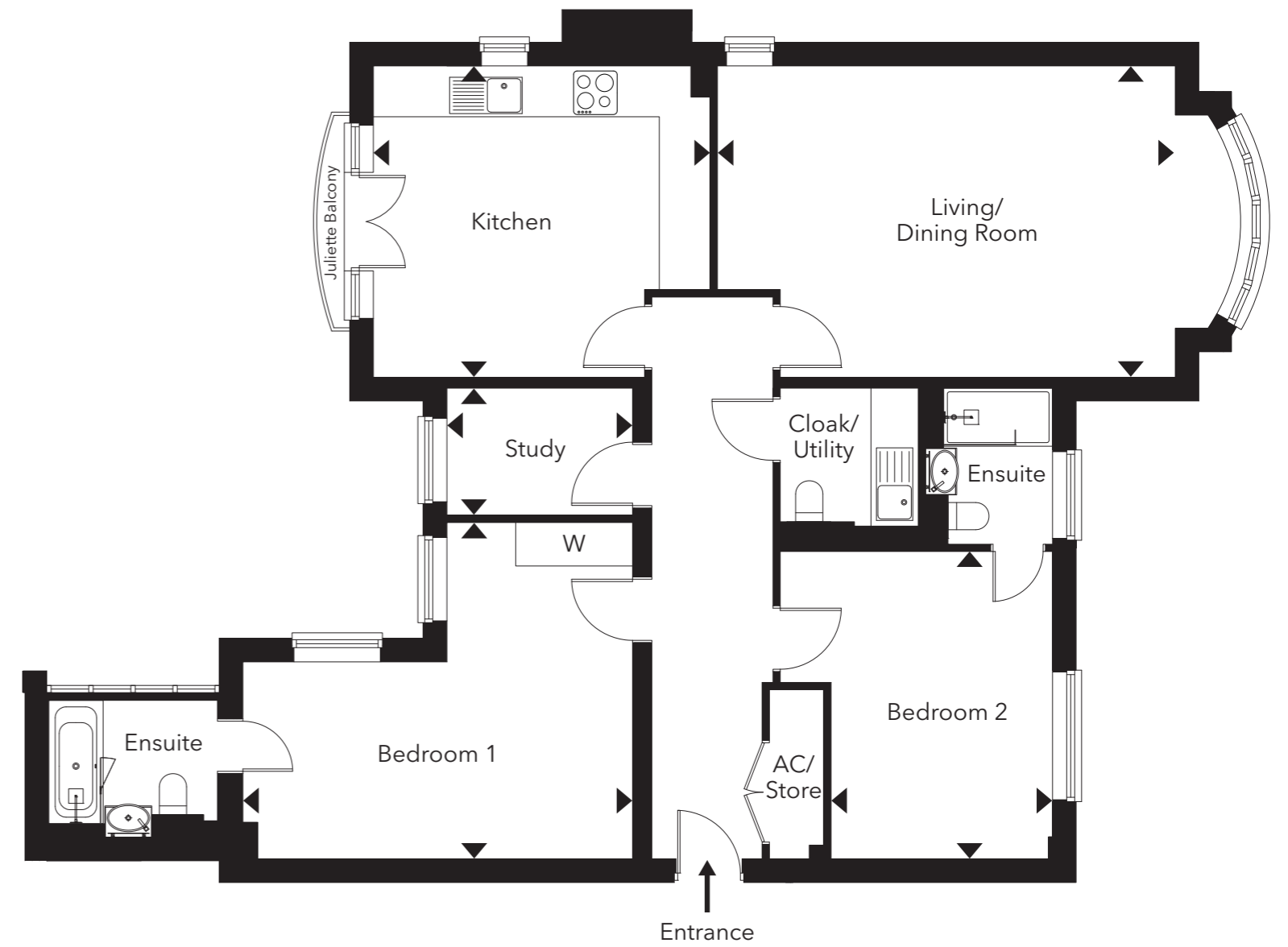
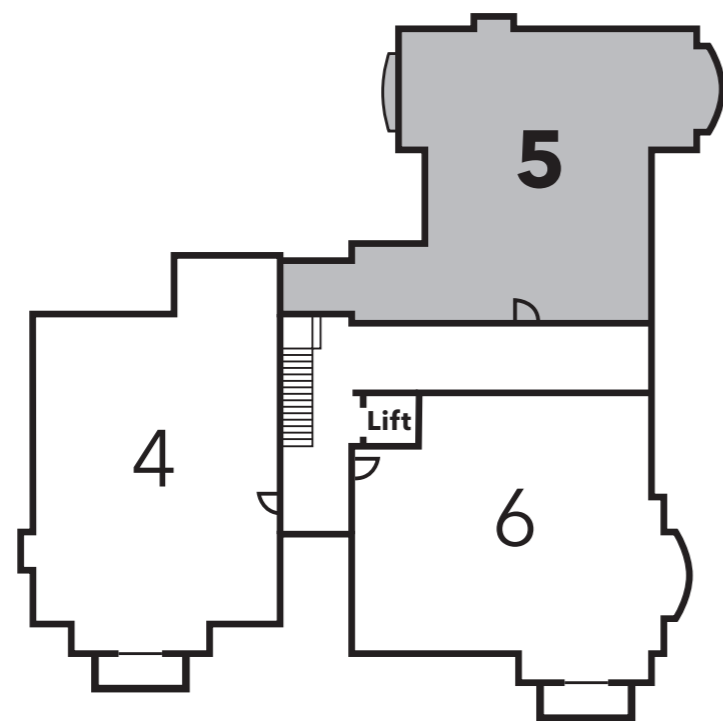
Kitchen/Living/Dining	8.49m x 6.43m	27'10" x 21'1"
Bedroom 1	5.14m x 4.03m	16'10" x 13'3"
Bedroom 2	3.73m x 3.71m	12'3" x 12'2"
Study	3.50m x 2.44m	11'6" x 8'0"
<b>Total Area</b>	<b>118.8 sq m</b>	<b>1278 sq ft</b>



# APARTMENT FIVE

2 BEDROOM  
FIRST FLOOR

Kitchen	4.64m x 4.29m	15'3" x 14'1"
Living/Dining	6.31m x 4.29m	20'8" x 14'1"
Bedroom 1	5.37m x 4.64m	17'7" x 15'3"
Bedroom 2	4.24m x 3.05m	13'11" x 10'0"
Study	2.56m x 1.75m	8'5" x 5'9"
<b>Total Area</b>	<b>117.9 sq m</b>	<b>1269 sq ft</b>

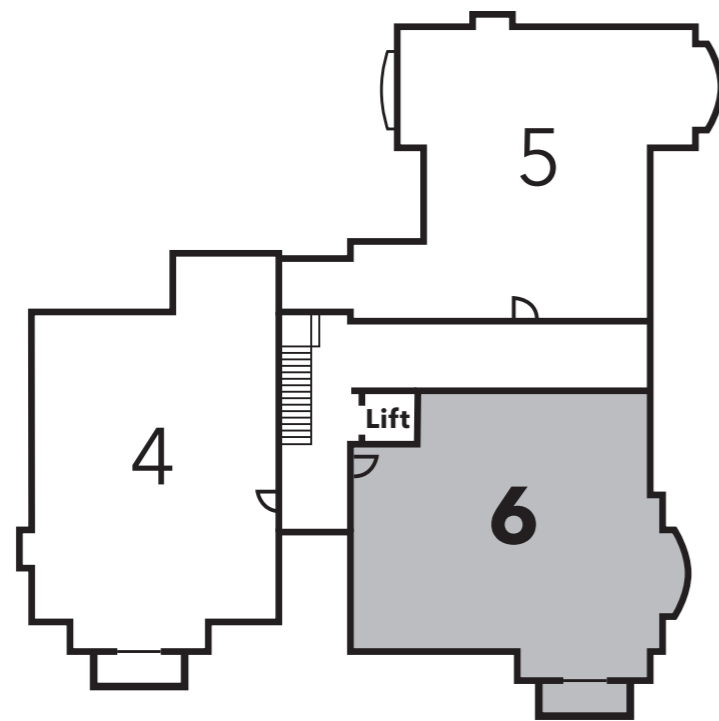


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# APARTMENT SIX

2 BEDROOM  
FIRST FLOOR

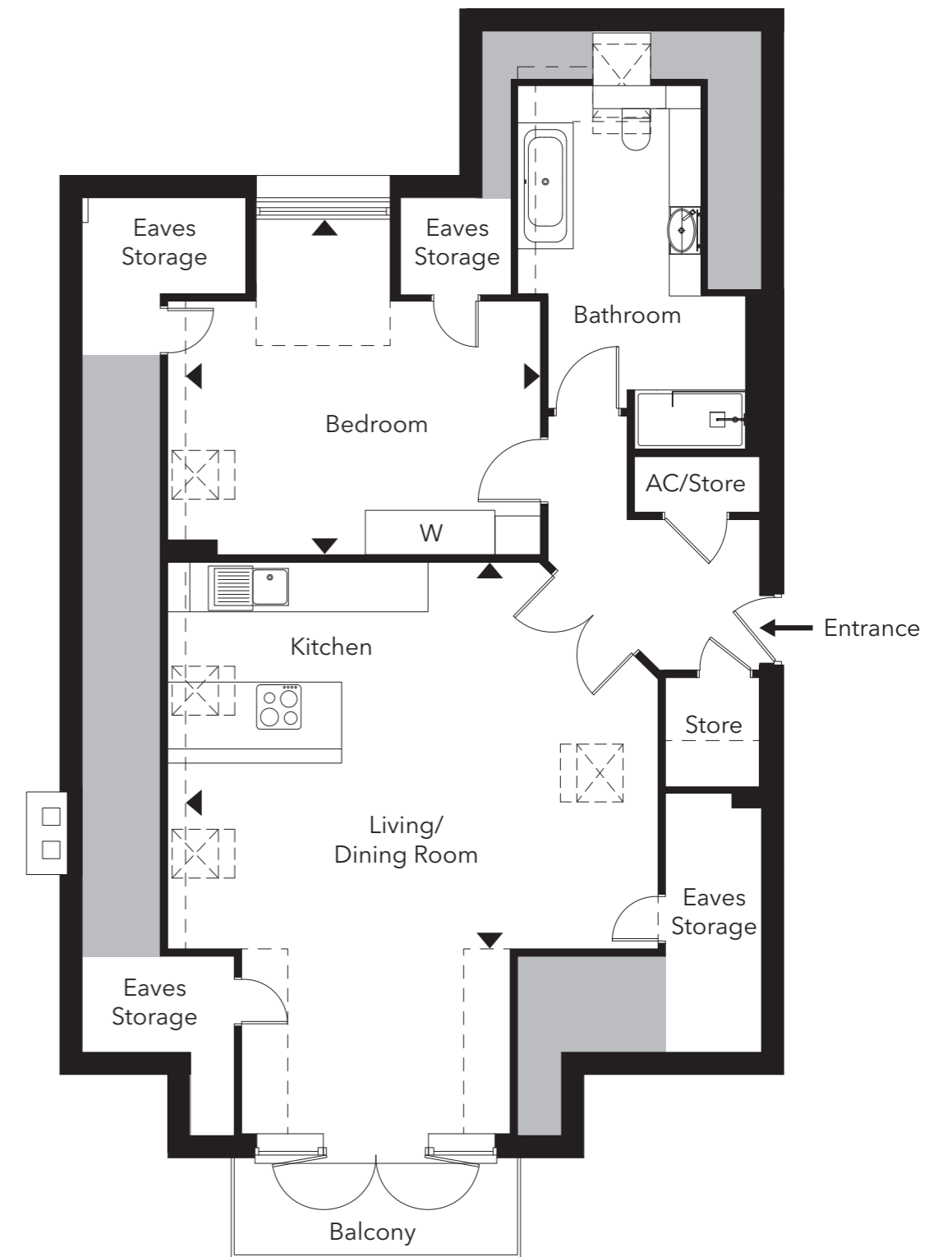
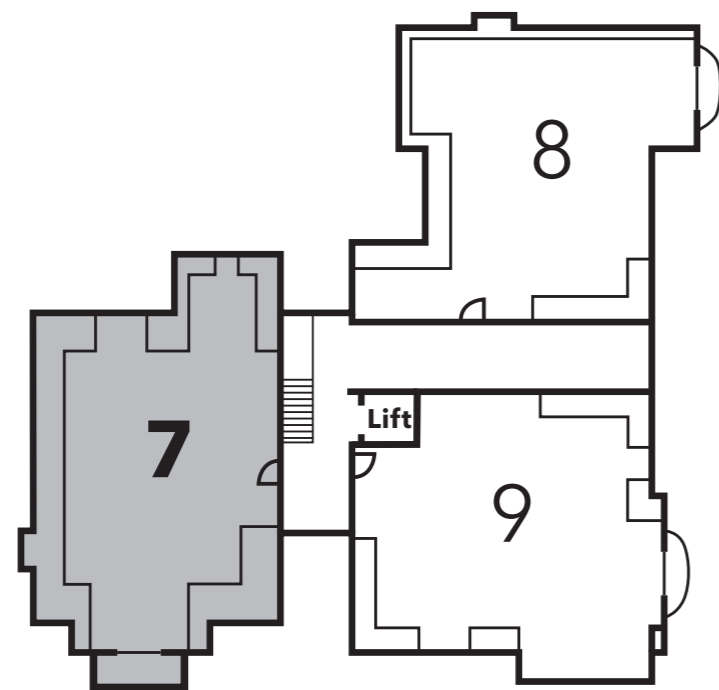
Kitchen	3.95m x 3.92m	13'0" x 12'10"
Living/Dining	6.68m x 4.40m	21'11" x 14'5"
Bedroom 1	5.39m x 3.17m	17'8" x 10'5"
Bedroom 2	5.39m x 3.78m	17'8" x 12'5"
<b>Total Area</b>	<b>111.5 sq m</b>	<b>1200 sq ft</b>



# APARTMENT SEVEN

1 BEDROOM  
SECOND FLOOR

Kitchen/Living/Dining	7.72m x 6.38m	25'4" x 20'11"
Bedroom	4.80m x 4.51m	15'9" x 14'10"
<b>Total Area</b>	<b>78.6 sq m</b>	<b>846 sq ft</b>



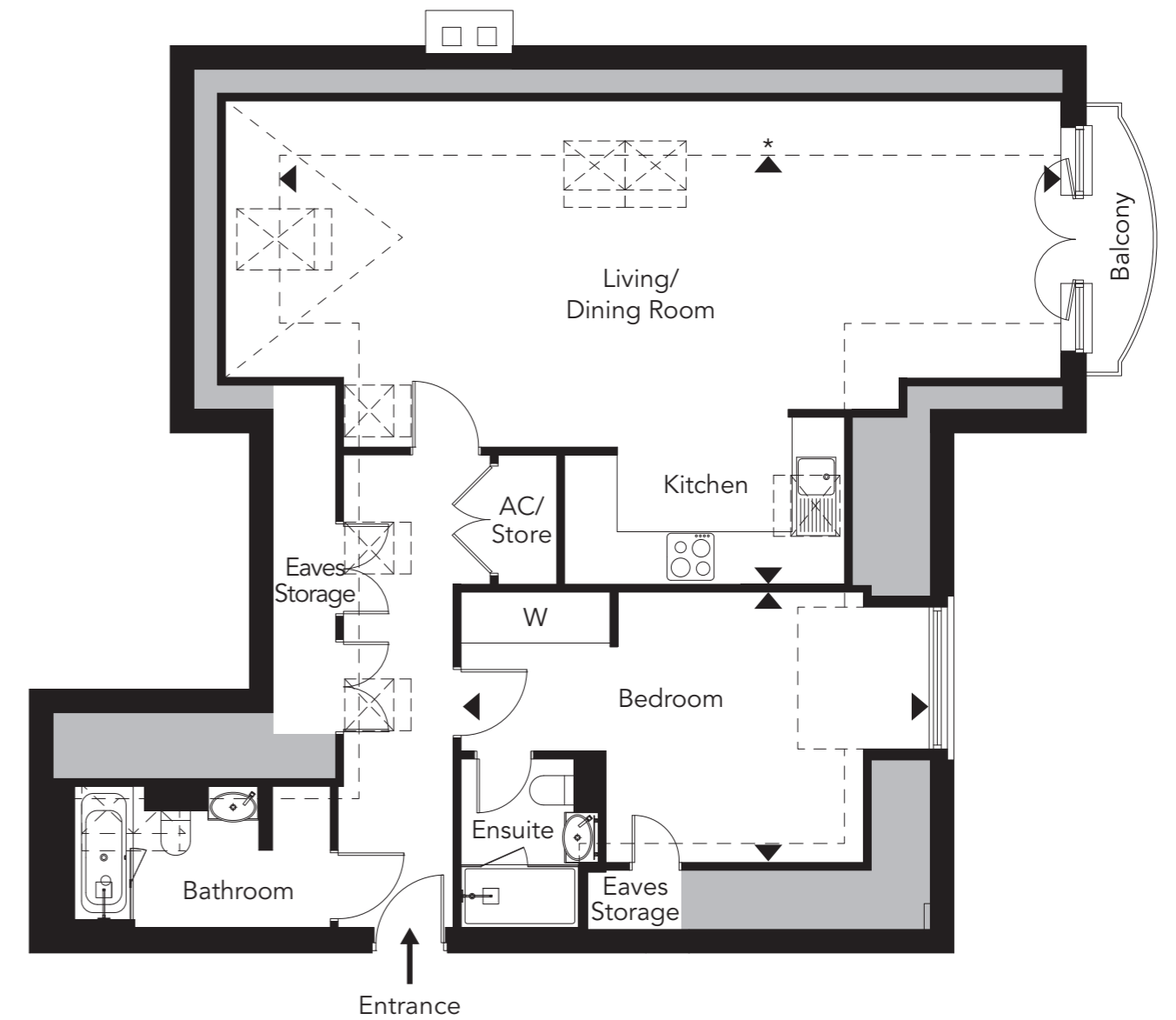
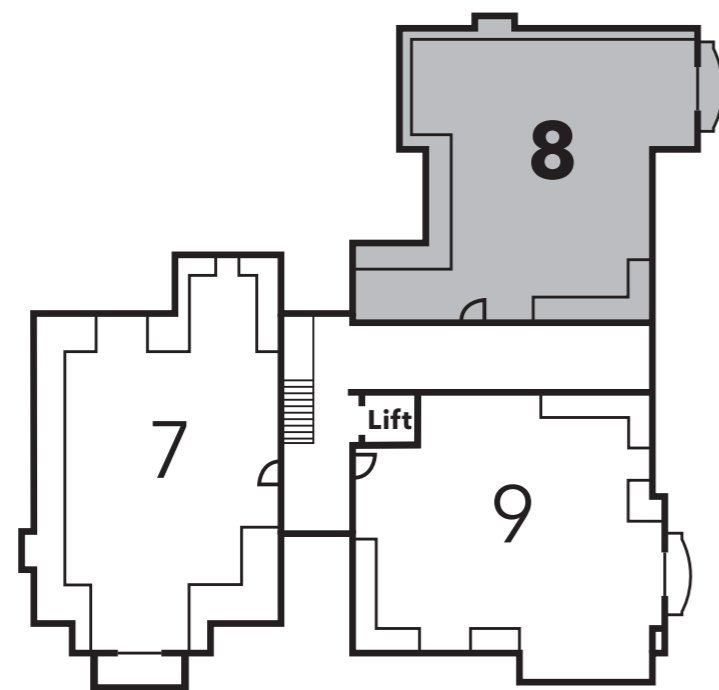
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# APARTMENT EIGHT

1 BEDROOM  
SECOND FLOOR

Kitchen/Living/Dining	9.98m x 4.42m	32'9" x 14'6"
Bedroom	4.90m x 3.21m	16'1" x 10'6"
<b>Total Area</b>	<b>74.0 sq m</b>	<b>796 sq ft</b>

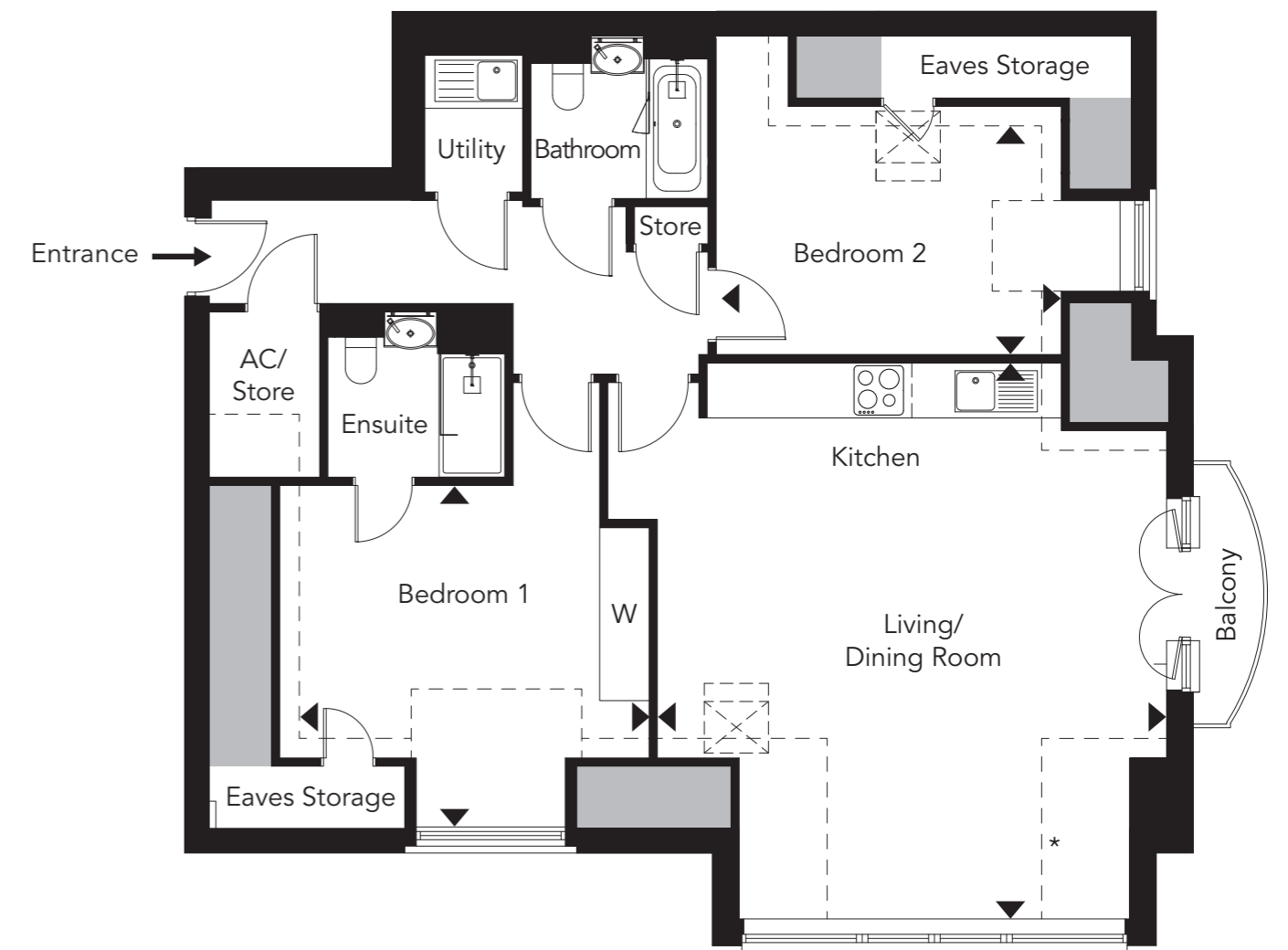
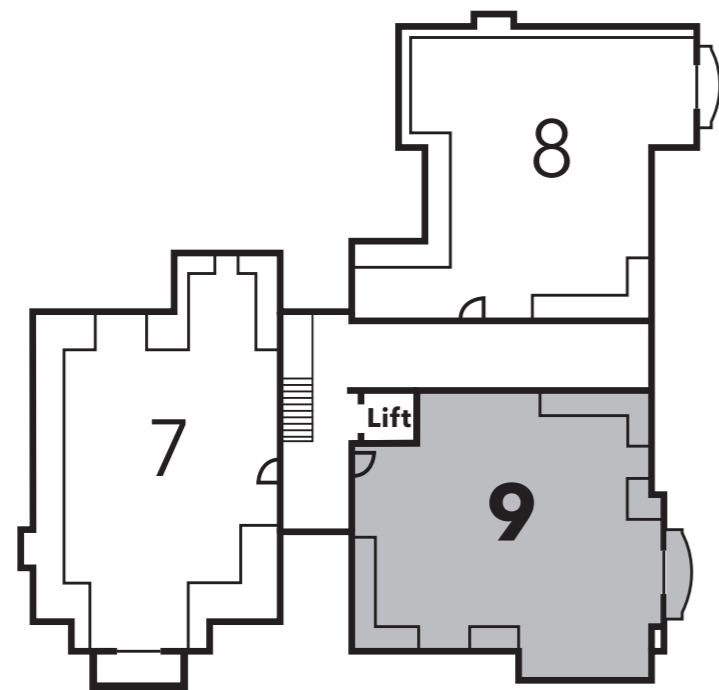


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# APARTMENT NINE

2 BEDROOM  
SECOND FLOOR

Kitchen/Living/Dining	6.76m x 5.94m	22'2" x 19'6"
Bedroom 1	4.25m x 3.10m	13'11" x 10'2"
Bedroom 2	4.04m x 2.78m	13'3" x 9'1"
<b>Total Area</b>	<b>83.7 sq m</b>	<b>901 sq ft</b>





# SPECIFICATION

## GENERAL FEATURES

- Lift access to all floors
- Under-floor heating
- Two allocated parking spaces per apartment
- Ground floor apartments feature external tap
- Landscaped communal rear garden with seating area
- Bicycle storage

## KITCHENS

- High specification handle-less fitted cabinets from London designer Urban Myth in high-gloss finish
- Stone surfaces
- Fully integrated appliances by Smeg & Siemens: stainless steel oven, induction hob, dishwasher, fridge/freezer & washer/dryer
- Extractor hood
- Full height glass splash-backs
- Feature lighting above & under wall units

## BATHROOMS & ENSUITE SHOWER ROOMS

- Pure white Villeroy & Boch bathroom suites with chrome taps and mixers
- Bath with thermostatic shower mixer, glazed screen and rain shower (where applicable)
- Large shower enclosure to shower rooms & ensuites with rain shower
- Contemporary porcelain & ceramic tiling
- Large vanity mirror
- Two towel rails
- Bespoke cabinetry with built in storage
- Low voltage socket

## FLOORING

- Kitchen, living room & hallway flooring in engineered timber flooring
- Contemporary ceramic tiling to bathroom & ensuite shower rooms
- Bedrooms carpeted in a warm, neutral colour tone

## DÉCOR

- Smooth finish to all walls & ceilings, painted in white emulsion
- White satinwood finish to doors & woodwork

## FIXTURES & FITTINGS

- Full height entrance & internal doors
- Wardrobes to main bedroom with sliding doors and tinted mirror
- Satin chrome door handles
- Recessed downlights to kitchen, living room, master bedroom & bathrooms
- Sky+, TV and telephone outlets to living room, with TV outlets to all bedrooms

## SECURITY & WARRANTIES

- Gated development and car park access
- Video entryphone system to all apartments
- Monitored CCTV system
- 10 year NHBC warranty
- Two year 24/7 emergency cover
- Comprehensive induction with dedicated Customer Service Manager

## CLOAKROOM – where applicable

- Bespoke cabinetry
- Villeroy and Boch sanitaryware

## UTILITY ROOM – where applicable

- Siemens washer and dryer
- Cabinetry for storage and sink area

Specification details are correct at the time of going to print but are for general guidance only and remain subject to change without prior notice.

# UNRIVALLED CUSTOMER SERVICE

99.5% OF CUSTOMERS  
SURVEYED WOULD  
RECOMMEND US\*

THE TELFORD HOMES BRAND DELIVERS HIGH QUALITY, HIGHLY DESIRABLE NEW HOMES THAT ARE SUPPORTED BY FIRST-CLASS CUSTOMER SERVICE.

Telford Homes Plc is a leading London-focused residential property developer based in Waltham Cross, Hertfordshire. The company specialises in creating, designing and building innovative landmark developments in some of the most desirable and sought after locations in and around the capital. The emphasis of a Telford Homes project is always focused foremost upon quality, luxury and exclusivity. A high specification, combined with some of the finest designer names, ensures that each individual property meets or exceeds the most demanding expectations. Architectural innovation and excellence ensures a true landmark development, while a fresh and imaginative approach to communal areas further ensures a truly luxurious lifestyle experience. That is why 99.5%\* of customers surveyed during 2015 would recommend Telford Homes to their friends and family.

(\*Independent satisfaction survey results for 2015.)

Tel: +44 (0)1992 809800

[www.telfordhomes.london](http://www.telfordhomes.london)

Telford Homes Plc  
Telford House, Queensgate, Britannia Road, Waltham Cross, Herts EN8 7TF.



telfordhomes

These particulars are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows and elevational treatments may vary from time to time. Specification details are for guide purposes only and remain subject to change without prior notice. Should a replacement be required this will be to an equal or higher standard. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. Brookmans Manor is a marketing name and may not form part of the final postal address. Photographs are for illustrative purposes and are indicative only and may be subject to change. Details correct at time of going to print E and OE.

A development by Telford Homes Plc

[www.telfordhomes.london](http://www.telfordhomes.london)