

# Pinnacle House

KINGS LANGLEY WD4

APARTMENT STYLES AND AVAILABILITY OCTOBER 2017



JUNE 2017






Pinnacle House offers an exceptional opportunity to not only get on the property ladder but to get into Galliard's latest regeneration growth zone - 27 minutes from Euston direct.

# Canalside and so connected

PERFECTION IN PLACE





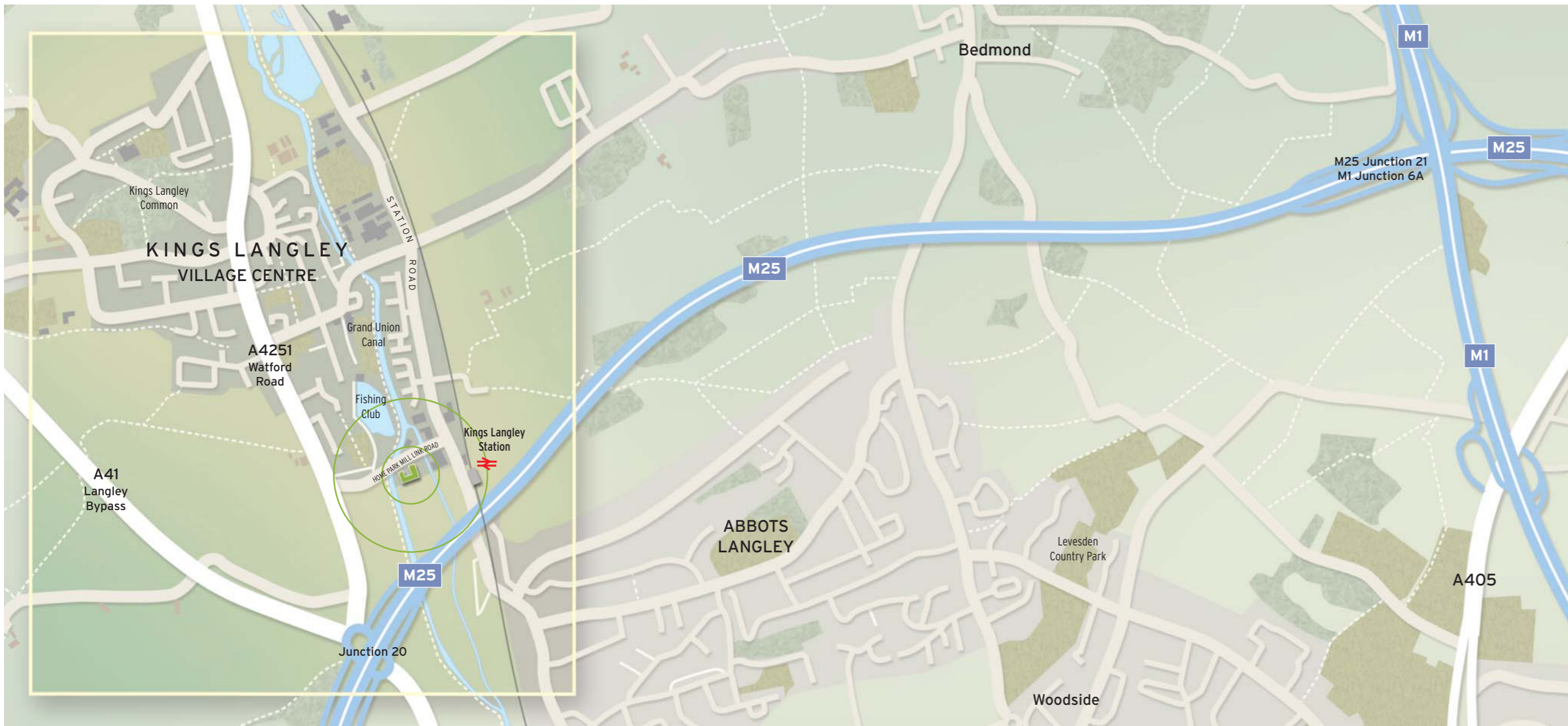


Fabulous designer studios and 1 bedroom apartments, selected with a study/2nd bedroom space for flexible living - while all are specified and finished & equipped for a contemporary lifestyle moments from the quiet waters of the Grand Union Canal.

# The Pinnacle of luxury

**AMID SHEER TRANQUILITY**

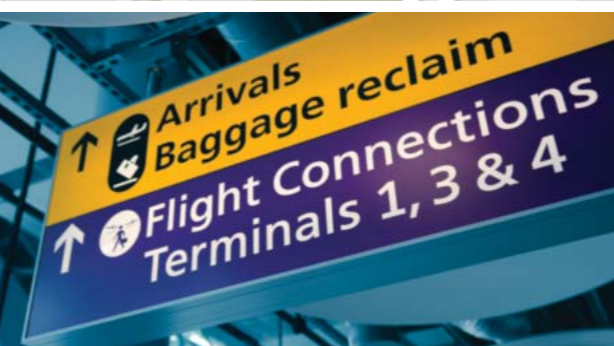




With a 2 minute stroll to Kings Langley station or a 2 minute drive to the M25, connections from Pinnacle House couldn't be more convenient - and for those wishing to travel further afield, Luton Airport lies around 19 minutes drive time to the north or travelling south, residents can be at London Heathrow in less than 30 minutes.

Perhaps most significantly, Pinnacle House is strategically located on one of London's prime commuter belts enabling a 27 minute transition from the heart of the Capital to idyllic village life in rural surrounds - and a commute to a luxurious new home a stone's throw from the serenity of the Grand Union Canal.

Pinnacle House lies within 2 minutes drive of the M25 and 6 minutes drive of the M1



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Leafy streets and local produce mixed with an air of affluence and rural ambience... in short, welcome to the Kings Langley lifestyle.

This niche pocket of Hertfordshire seamlessly blends village life with modern convenience, you can pop to the local (that's the pub or butcher!), stroll the High Street and pick up anything from a rustic pizza to fine art - or simply chill at the likes of Fred & Ginger with a latte and a freshly baked savoury or two!

## Kings Langley - a village of charm, character and convenience

Today, Kings Langley is an 'up and coming' destination, a sought after residential address that comes complete with quirky boutiques and bars, open fields & farms, fine education, refined eateries and a host of galleries, independent stores and local merchants.





# Recreation

From green space to multi-activity Sportspace

Not only will residents at Pinnacle House be moments from towpath walks on the canal, but will be within close proximity of parkland and woodland that surrounds the village and accentuates its rural atmosphere.

Kings Langley also has its roots in a royal and historic past having boasted its own royal palace in the 13th century while in 1980 the remains of an original villa from a roman settlement were discovered.

There are activities to suit every pace of life, including the town's Sportspace team that operates numerous fitness classes for all ages. For the more energetic there's indoor skiing at the Snow Centre ski dome on St Alban's Hill, 9 minutes drive from Pinnacle House, or in complete contrast a visit to Warner Bros. studio is around 7 minutes drive where the making of Harry Potter is waiting to be discovered!



# Cuisine

A menu for all tastes, traditional to tandoori and everything in between

The Rose & Crown with its open fires, wooden beams, fabulous restaurant and al-fresco dining will be within 10 minutes walk of the apartments, while continuing along the High Street, diversity truly comes to the fore with a mix of international cuisine alongside traditional fayre, providing everything from sizzling pizzas to tasty tapas or good old fashioned chocolate brownies!



# Fine Education

3 schools within a 1.5 mile radius

Kings Langley Primary School, Secondary School and Rudolf Steiner independent school are all within 30 minutes walk (5 minutes drive) of Pinnacle House - while the University of Hertfordshire in Hatfield (20 minutes drive approx) is now ranked 21st in the UK and offers excellent academic facilities.

# Commerce

A magnet for business growth at every level

With over 140 companies within the district, Kings Langley provides a strategic base for commerce - founded most notably by the opening of Ovaltine's first factory in 1913 with 7 employees which rose to 1400 in 1950 and continued as a major local business until 2002.



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# The development

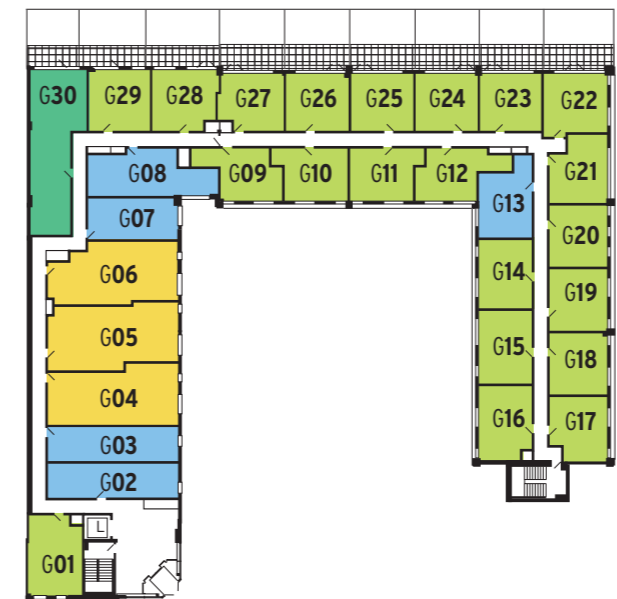
SHOWCASE REGENERATION



2ND



1ST



GND

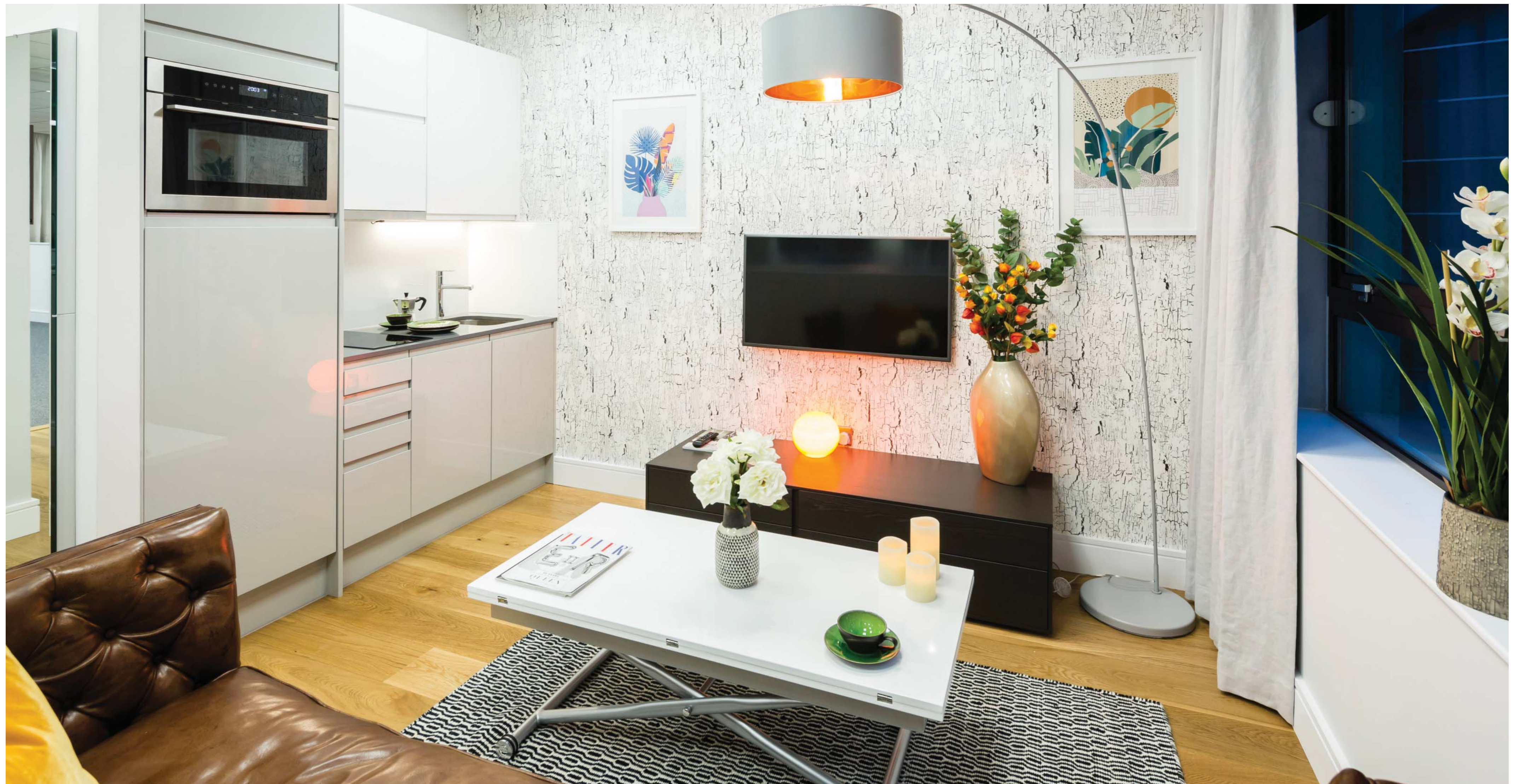
■ Studio ■ Studio Plus ■ 1 Bedroom ■ 1 Bedroom Plus ■ 2 Bedroom



Example 1 bedroom apartment style:  
G18 G19 G20 118 119 120 218 219 220

- Choice of studio and 1 & 2 bedroom apartments with selected benefiting from an optional study/2nd bedroom space.
- Imposing double height entrance foyer.
- Residents' private lift serving upper levels.
- Surface car parking (limited and at additional cost).
- Luxurious specifications throughout including oak one strip engineered timber flooring and large format floor and wall tiling.
- Rural and canal side aspect from selected upper level apartments.
- Help to Buy option available.





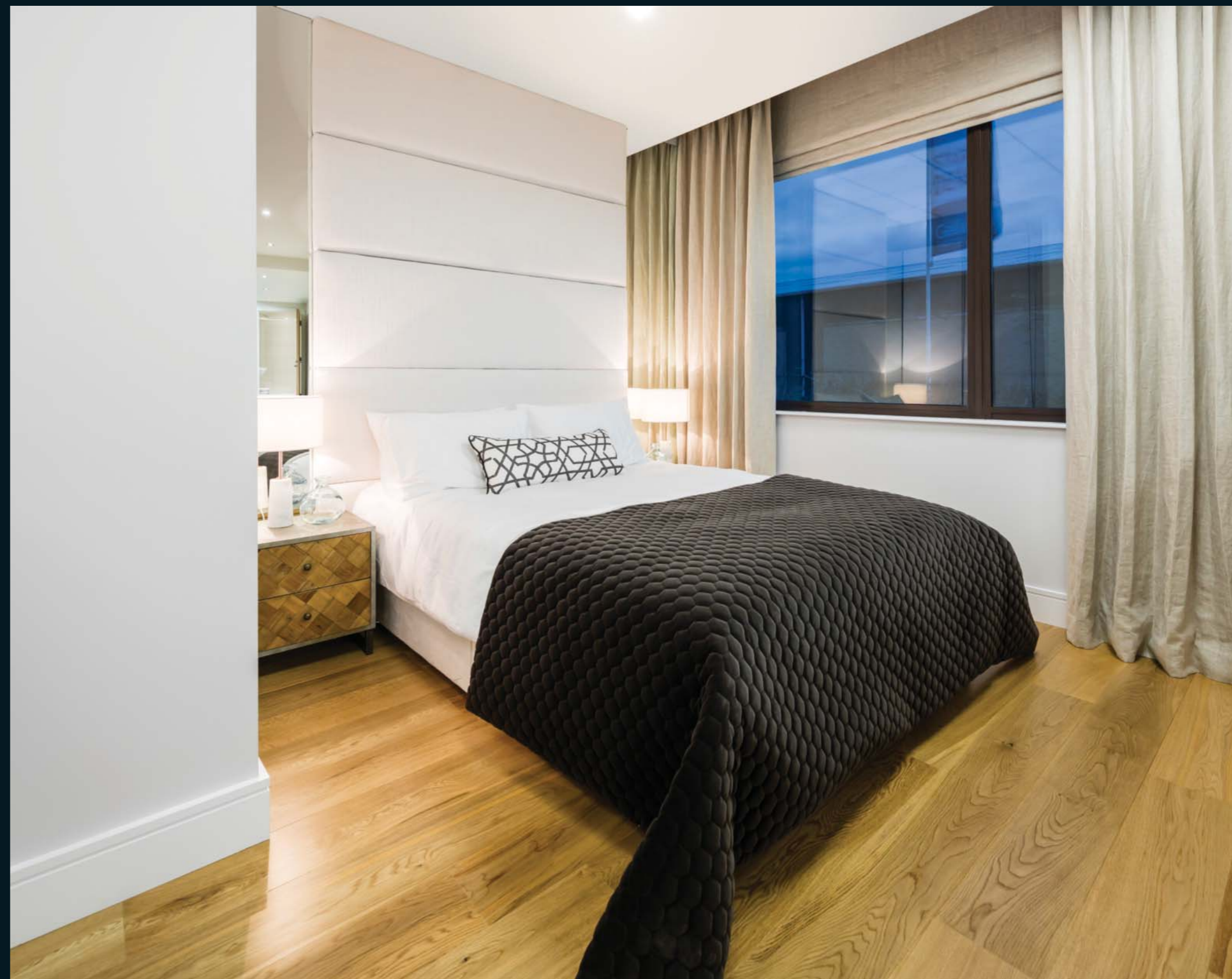




Each apartment will have a designer kitchen with grey stone worktop, white glass splashback and fully integrated appliances.

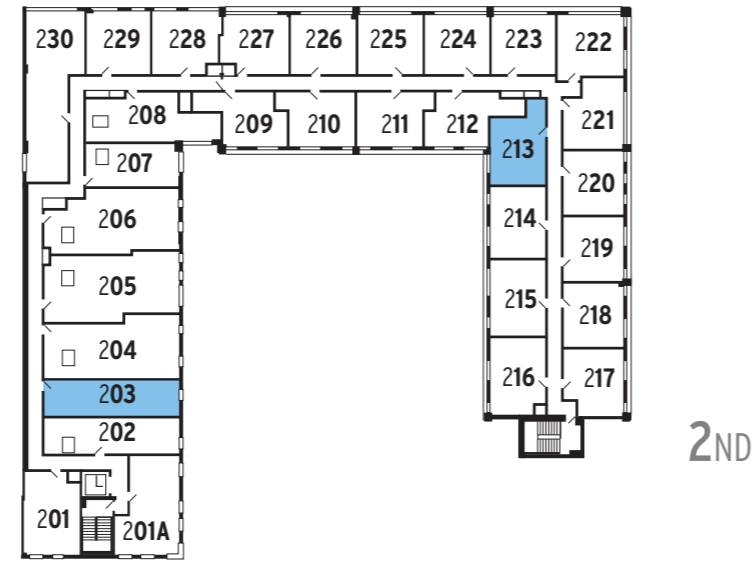
**Pinnacle House**  
KINGS LANGLEY WD4



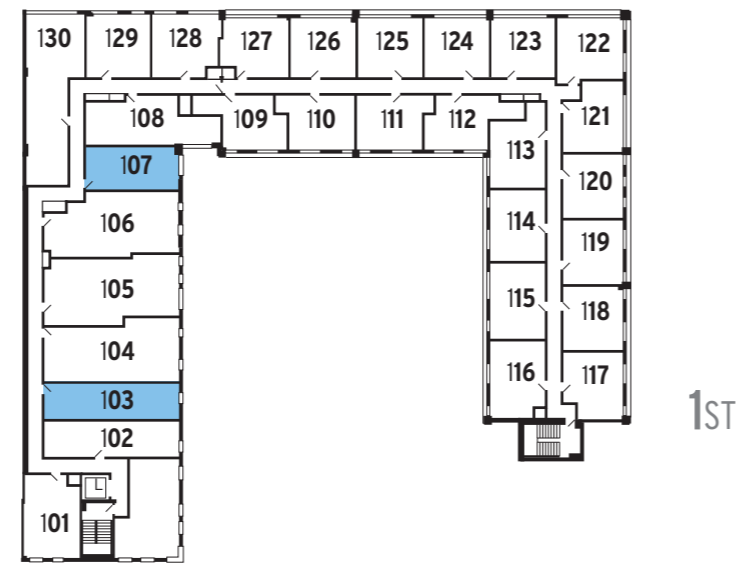


**Pinnacle House**  
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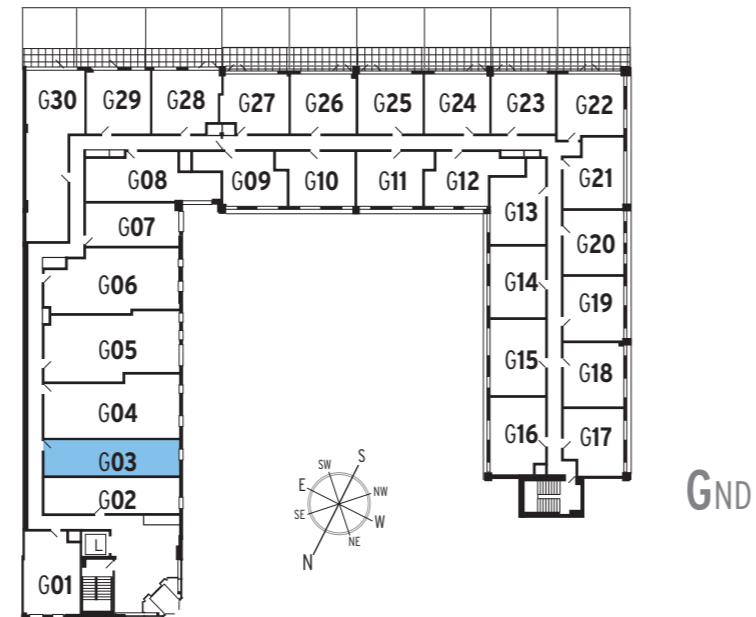




2ND

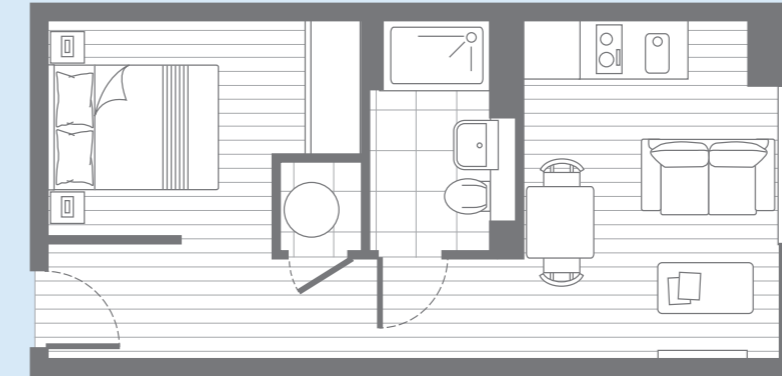


1ST

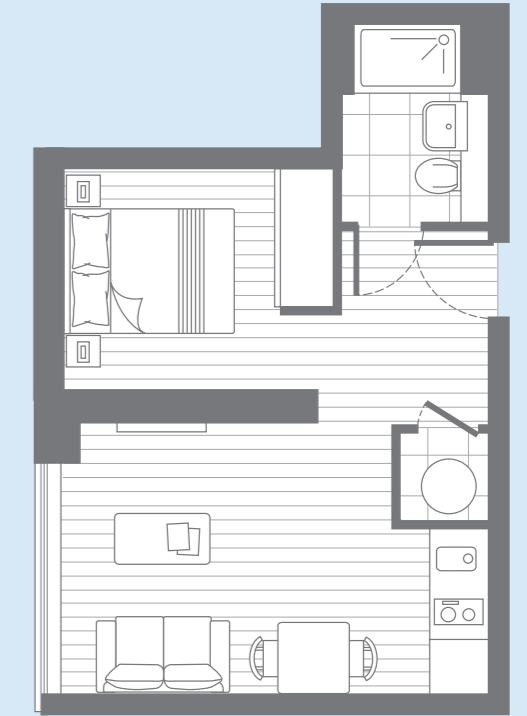


GND

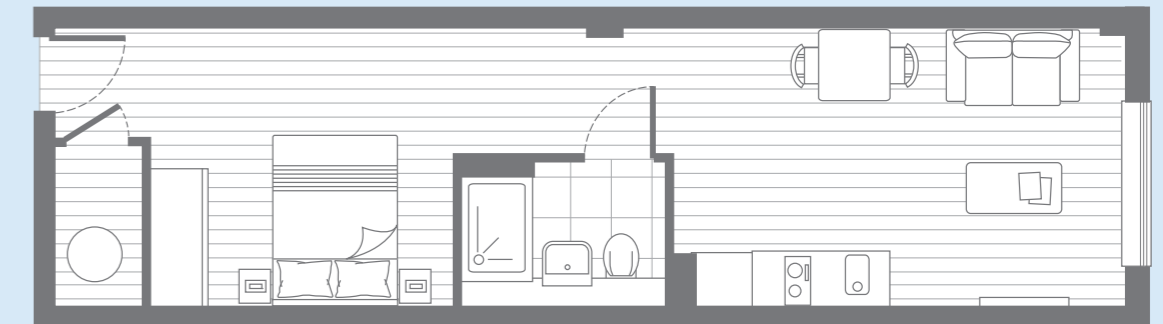
Apartment plans are intended to be correct, precise details may vary. Room dimensions are approximate and should be used as a guide only. Total areas are accurate to within 5%.



|                     |                   |                   |  |
|---------------------|-------------------|-------------------|--|
| <b>107</b>          |                   |                   |  |
| <b>TOTAL AREA</b>   | <b>30.8 sq.M.</b> | <b>331 sq.FT.</b> |  |
| <b>LIVING AREA</b>  | 2.8 x 3.8m        | 9'2" x 12'5"      |  |
| <b>BEDROOM AREA</b> | 2.9 x 2.4m        | 9'6" x 7'10"      |  |



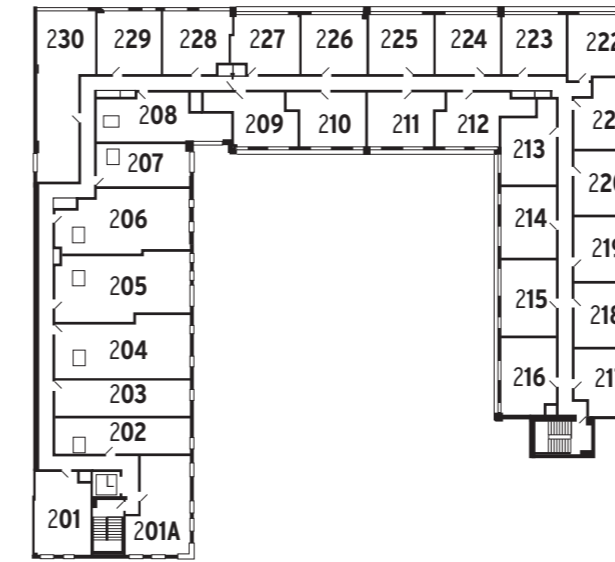
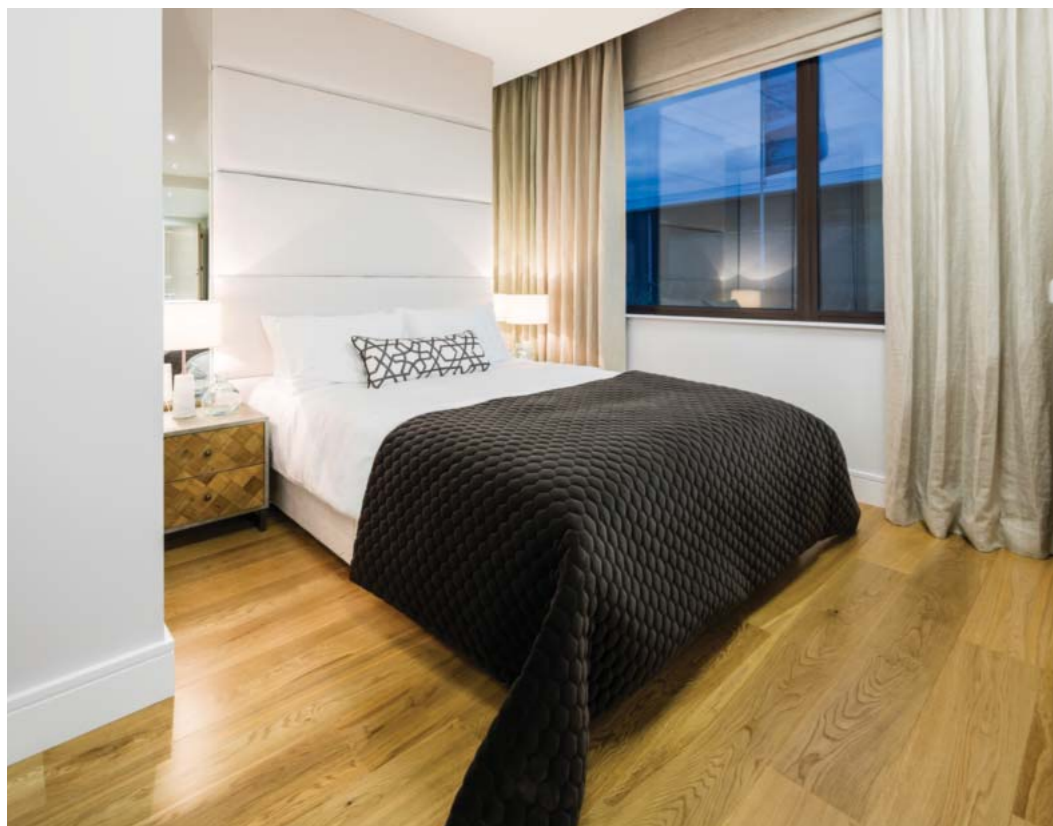
|                     |                   |                   |  |
|---------------------|-------------------|-------------------|--|
| <b>213</b>          |                   |                   |  |
| <b>TOTAL AREA</b>   | <b>30.2 sq.M.</b> | <b>326 sq.FT.</b> |  |
| <b>LIVING AREA</b>  | 4.8 x 3.0m        | 15'9" x 9'9"      |  |
| <b>BEDROOM AREA</b> | 2.5 x 2.4m        | 8'2" x 7'10"      |  |



|                     |                   |                   |  |
|---------------------|-------------------|-------------------|--|
| <b>G03 103 203</b>  |                   |                   |  |
| <b>TOTAL AREA</b>   | <b>37.6 sq.M.</b> | <b>405 sq.FT.</b> |  |
| <b>LIVING AREA</b>  | 5.0 x 3.1m        | 16'4" x 10'2"     |  |
| <b>BEDROOM AREA</b> | 3.4 x 3.1m        | 11'2" x 10'2"     |  |

Studio apartments

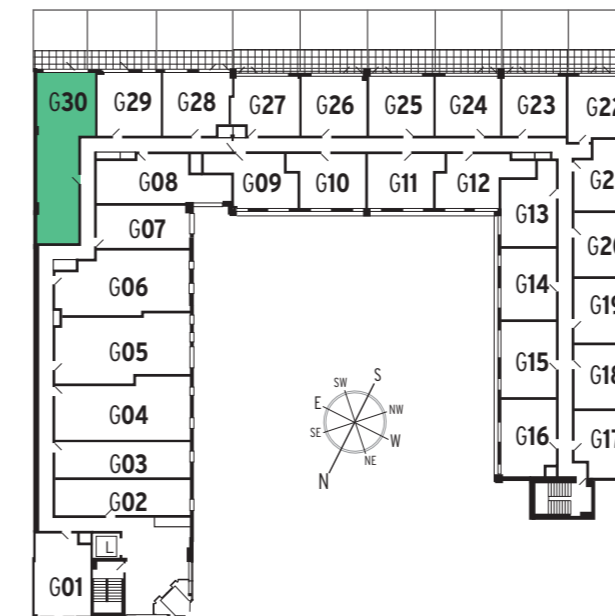




2<sup>ND</sup>



1<sup>ST</sup>



G<sup>ND</sup>

Plan shown is 130 the lower apartment G30 has a private garden (see block plan opposite).



**TOTAL AREA**

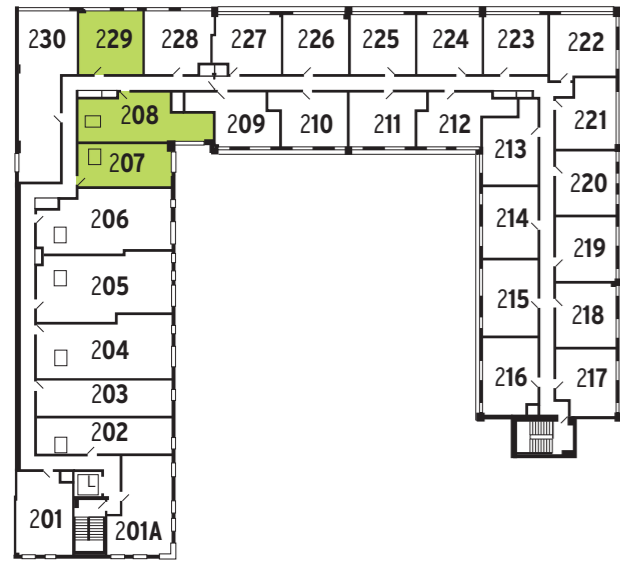
|     |            |            |
|-----|------------|------------|
| G30 | 59.3 sq.m. | 638 sq.ft. |
| 130 | 58.8 sq.m. | 633 sq.ft. |

|              |            |                |
|--------------|------------|----------------|
| LIVING AREA  | 5.0 x 4.4m | 16'4" x 14'4"  |
| BEDROOM AREA | 3.5 x 3.6m | 11'6" x 11'10" |
| STUDY AREA   | 3.5 x 3.0m | 11'6" x 9'9"   |

Studio Plus apartments

Apartment plans are intended to be correct, precise details may vary. Room dimensions are approximate and should be used as a guide only. Total areas are accurate to within 5%.





2ND



124

**TOTAL AREA** 30.8 sq.m. 332 sq.ft.

LIVING AREA 3.0 x 5.3m 9'9" x 17'4"  
 BEDROOM 2.7 x 2.9m 8'10" x 9'6"



G18

**TOTAL AREA** 30.3 sq.m. 326 sq.ft.

LIVING AREA 5.3 x 3.9m 17'4" x 12'9"  
 BEDROOM 2.9 x 2.5m 9'6" x 8'2"



229

**TOTAL AREA** 32.8 sq.m. 353 sq.ft.

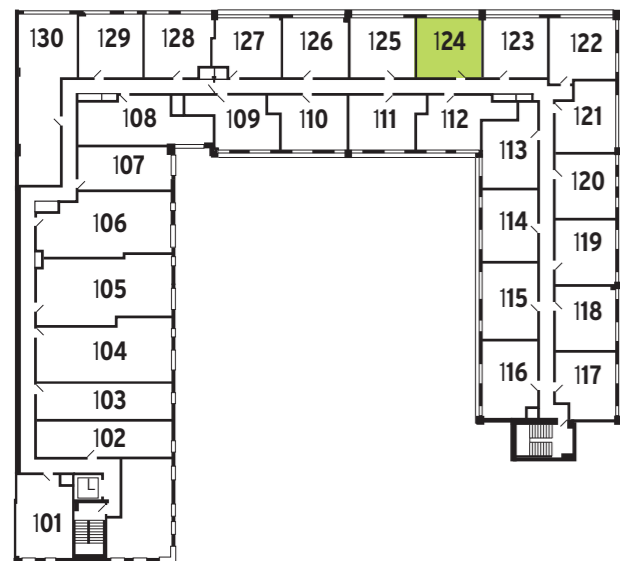
LIVING AREA 2.9 x 5.7m 9'6" x 18'8"  
 BEDROOM 2.6 x 3.3m 8'6" x 10'10"



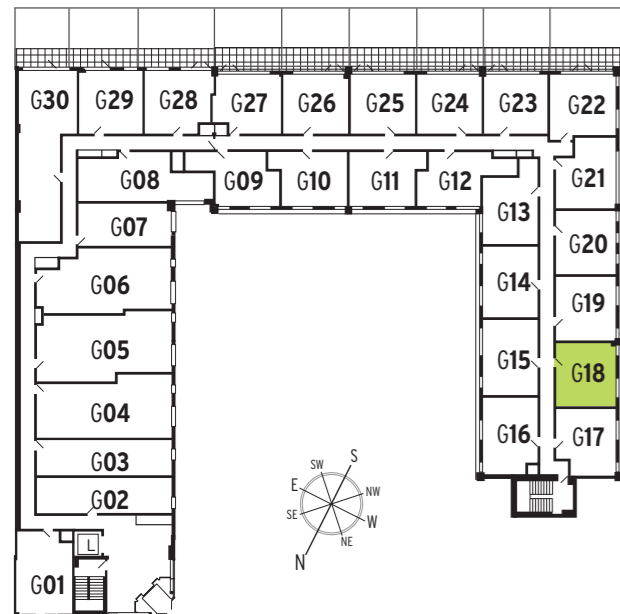
208

**TOTAL AREA** 41.9 sq.m. 451 sq.ft.

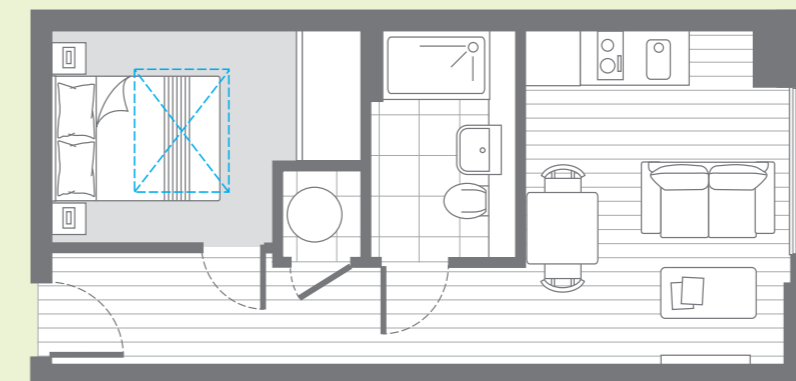
LIVING AREA 7.0 x 4.3m 22'10" x 14'0"  
 BEDROOM AREA 3.7 x 3.1m 12'2" x 10'2"



1ST



GND



207

**TOTAL AREA** 30.8 sq.m. 332 sq.ft.

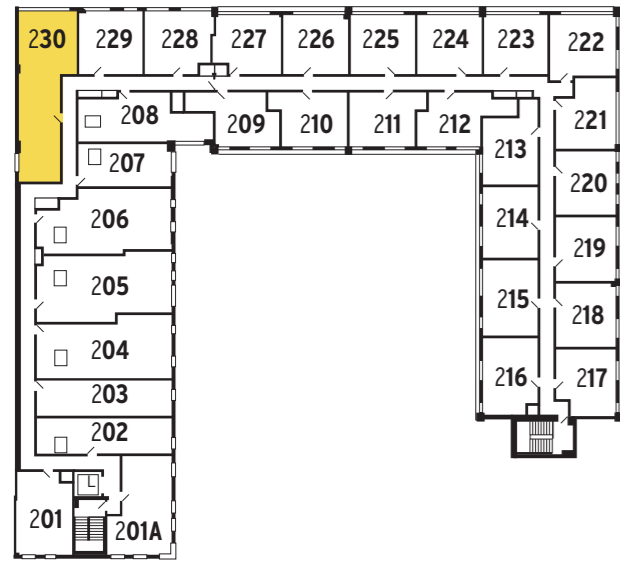
LIVING AREA 2.9 x 3.8m 9'6" x 12'5"  
 BEDROOM AREA 2.4 x 2.8m 7'10" x 9'2"

 DENOTES POSITION OF SKYLIGHT WINDOW

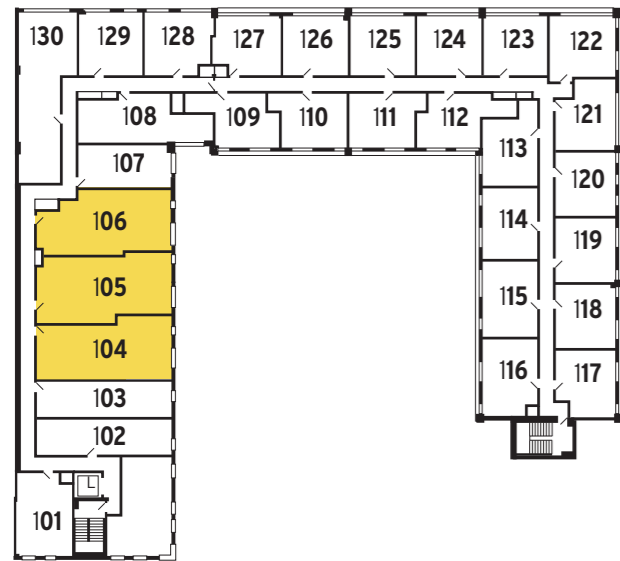
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# 1 bedroom apartments

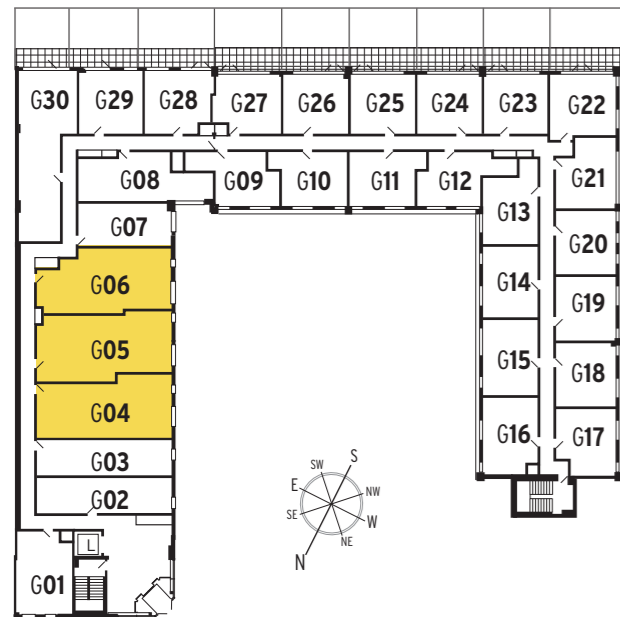




2ND

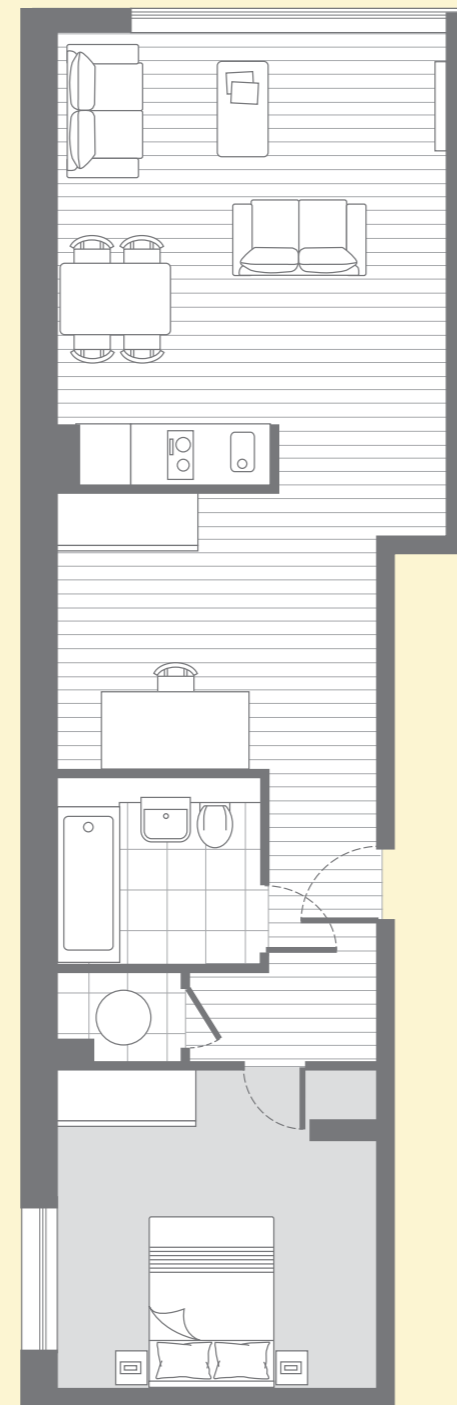


1ST



GND

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|                   |                   |                   |  |
|-------------------|-------------------|-------------------|--|
| <b>230</b>        |                   |                   |  |
| <b>TOTAL AREA</b> | <b>58.8 sq.M.</b> | <b>633 sq.FT.</b> |  |
| LIVING AREA       | 5.1 x 4.4m        | 16'8" x 14'4"     |  |
| BEDROOM AREA      | 3.5 x 3.6m        | 11'6" x 11'9"     |  |
| STUDY AREA        | 3.6 x 3.1m        | 11'9" x 10'2"     |  |



|                   |                   |                   |  |
|-------------------|-------------------|-------------------|--|
| <b>G06 106</b>    |                   |                   |  |
| <b>TOTAL AREA</b> | <b>61.4 sq.M.</b> | <b>661 sq.FT.</b> |  |
| LIVING AREA       | 8.1 x 3.5m        | 26'5" x 11'6"     |  |
| BEDROOM           | 2.5 x 5.7m        | 8'2" x 18'8"      |  |
| STUDY AREA        | 2.5 x 3.8m        | 8'2" x 12'5"      |  |



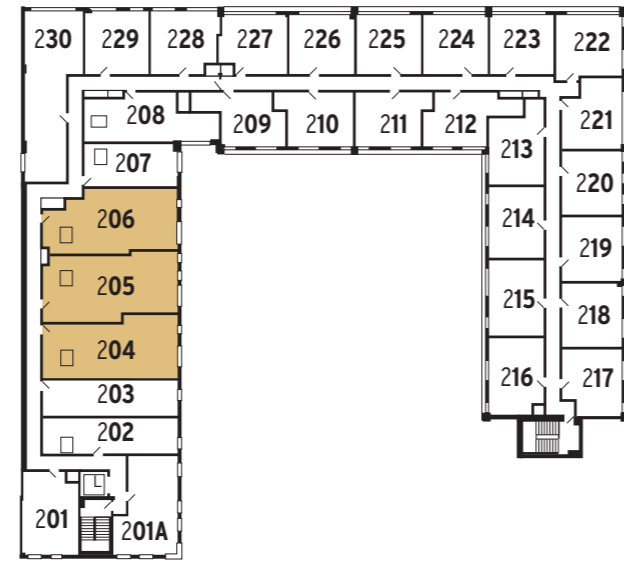
|                   |                   |                   |  |
|-------------------|-------------------|-------------------|--|
| <b>G05 105</b>    |                   |                   |  |
| <b>TOTAL AREA</b> | <b>66.3 sq.M.</b> | <b>714 sq.FT.</b> |  |
| LIVING AREA       | 2.8 x 8.8m        | 9'2" x 28'9"      |  |
| BEDROOM           | 2.5 x 5.8m        | 8'2" x 19'0"      |  |
| STUDY AREA        | 3.0 x 2.4m        | 9'9" x 7'10"      |  |



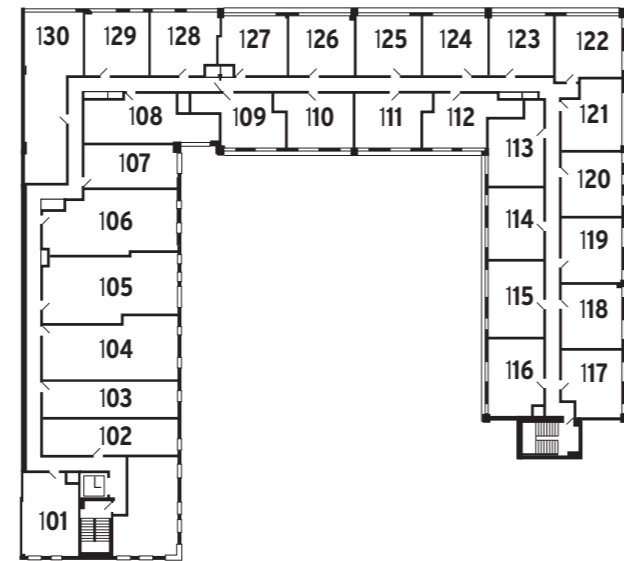
|                   |                   |                   |  |
|-------------------|-------------------|-------------------|--|
| <b>G04 104</b>    |                   |                   |  |
| <b>TOTAL AREA</b> | <b>60.8 sq.M.</b> | <b>654 sq.FT.</b> |  |
| LIVING AREA       | 6.7 x 3.0m        | 22'0" x 9'9"      |  |
| BEDROOM           | 2.5 x 4.8m        | 8'2" x 15'9"      |  |
| STUDY AREA        | 3.0 x 3.4m        | 9'9" x 11'2"      |  |

1 bedroom plus apartments

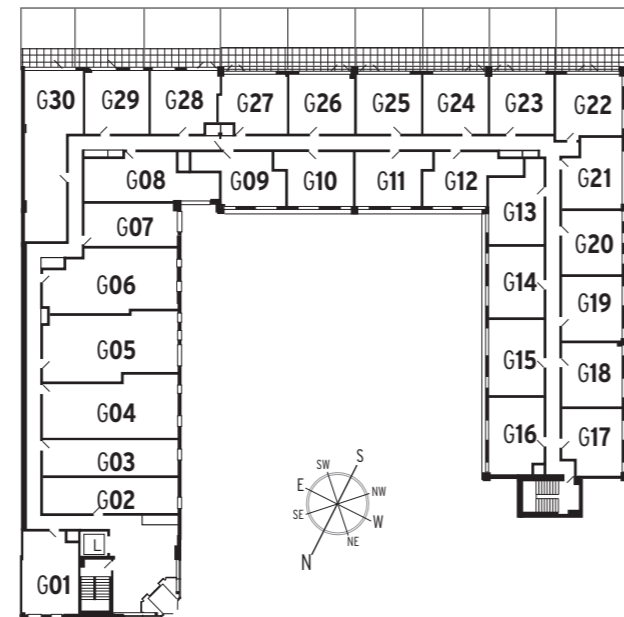




2<sup>ND</sup>

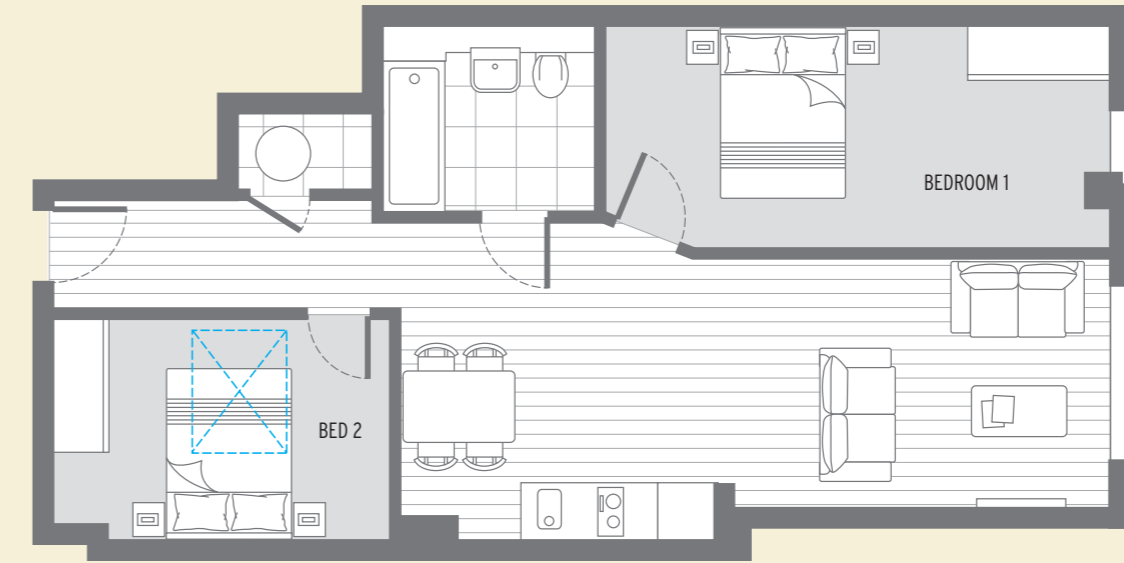


1<sup>ST</sup>



G<sup>ND</sup>

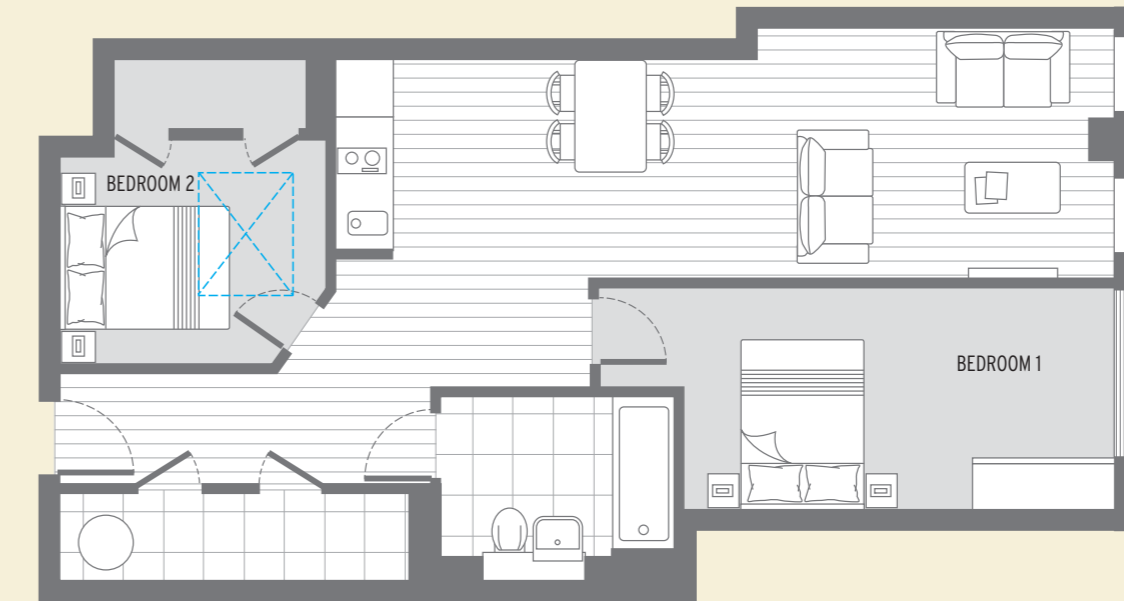
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206

TOTAL AREA 61.5 sq.m. 662 sq.ft.

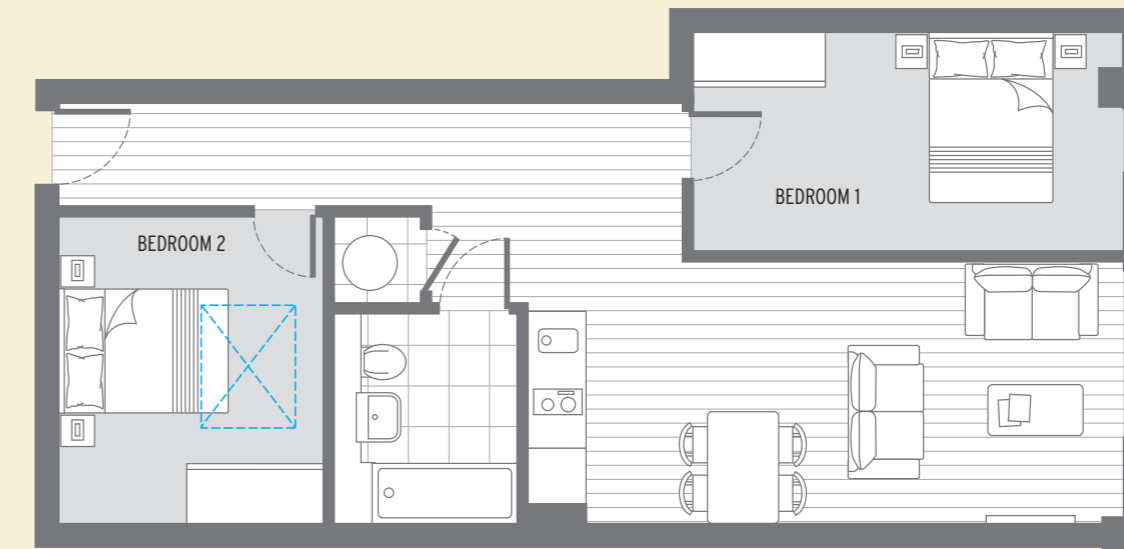
LIVING AREA 8.0 x 3.5m 26'0" x 11'6"  
 BEDROOM 1 2.5 x 5.7m 8'2" x 18'8"  
 BEDROOM 2 2.4 x 3.8m 7'10" x 12'5"



205

TOTAL AREA 66.8 sq.m. 719 sq.ft.

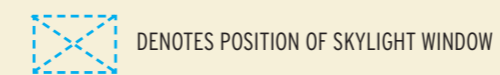
LIVING AREA 2.8 x 8.8m 9'2" x 28'9"  
 BEDROOM 1 2.5 x 5.8m 8'2" x 19'0"  
 BEDROOM 2 3.0 x 2.5m 9'9" x 18'2"



204

TOTAL AREA 60.8 sq.m. 655 sq.ft.

LIVING AREA 6.7 x 3.0m 22'0" x 9'9"  
 BEDROOM 1 2.5 x 4.8m 8'2" x 15'9"  
 BEDROOM 2 3.0 x 3.5m 9'9" x 11'6"



2 bedroom apartments



## GENERAL

- Walls paint finish in light grey matt.
- Ceilings paint finish in white matt.
- Satin white door linings, skirtings & architraves.
- Oak one strip engineered timber flooring to living/dining, kitchen and hall areas (throughout in studio apartments).
- Internal doors in satin white finish.
- Polished stainless steel door furniture.
- Brushed metal switch & socket plates.
- Recessed LED low energy downlighting with white bezels.
- Terrestrial & satellite TV, FM radio and telephone sockets to living room and bedrooms.
- Living room socket Sky+ enabled.
- Thermostatically controlled electric space heating via flat panel heaters to all rooms.
- Double glazing throughout.
- Video entryphone system to each apartment.

## KITCHENS

- Grey base unit doors, white wall unit doors all with concealed handle design.
- Grey re-constituted stone worktops with grooved drainer.
- White glass splashback to underside of wall units.
- LED strip underlighting to wall units.
- Stainless steel single bowl undermount sink with chrome lever tap.
- Washer/dryer (free standing within services cupboard).
- Integrated electric appliances to include:
  - Combination microwave oven
  - Two ring ceramic hob
  - Re-circulating cooker hood
  - Fridge with ice box
  - Slimline dishwasher

## SERVICES CUPBOARD

- Large format 600 x 600mm grey porcelain floor tiling.
- Free standing washer/dryer.
- Bulkhead light if applicable.

## BATHROOM/SHOWER ROOM

- White bathroom suite featuring shower tray or steel bath as applicable, concealed cistern dual flush back to wall W.C.
- Chrome plated electric heated towel rail.
- Mirrored inset oak lined alcoves with integrated storage cupboards, reconstituted stone vanity top and LED feature downlighting.
- Large format 1200 x 600mm beige porcelain fully tiled walls.
- Large format 600 x 600mm mid grey porcelain floor tiling.
- Chrome plated single lever basin tap, thermostatic bath filler/shower mixer diverter with wall mounted fixed shower head and separate hand shower†.
- Clear glass bath screen or shower enclosure as applicable with silver frame.
- Thermostatically controlled and pressurised hot and cold water.

## BEDROOMS

- Fully fitted grey carpets to enclosed bedrooms and bed/studies.
- Oak one strip engineered timber flooring to open plan bedroom areas.
- Built in wardrobe to master bedrooms and bedroom areas with satin white sliding doors and oak timber veneer interiors.
- Terrestrial & satellite TV, FM radio and telephone sockets.

## COMMUNAL AREAS

- Fully tiled communal entrance foyer.
- Carpeted lift lobbies, stairs and common corridors.
- Private residents' lift.
- Low energy wall lighting.
- Secure cycle store.

† To selected apartments with bath.



new CONCEPT INTERIORS

### Galliard Homes' furniture solution specialists

New Concept Interiors can provide furniture packs for all apartment styles with free delivery and installation included in each package. The company specialise in cost-efficient hassle free furnishing for UK and overseas owner / occupiers and buy to let investors.

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

+44(0) 208 502 3308



### Galliard Homes' affiliated mortgage specialists

Visionary Finance specialise in mortgages for first time buyers, home movers, re-mortgages and buy to let investors. Being fully independent of any lender, Visionary Finance have a vast amount of knowledge and experience in the mortgage industry ensuring they provide the best deal tailored to suit every buyer's individual needs.

[www.visionaryfinance.co.uk](http://www.visionaryfinance.co.uk)

+44(0) 207 100 4754



### Galliard Homes' official letting and management agents

Founded in 2000, LIFE Residential specialises in the letting, sales and management of luxury new build property. With more than 3,500 tenancies under management across the capital, we are one of the UK's leading real estate agencies. LIFE Residential has 12 offices located across London and counting, in addition to 3 international offices in Hong Kong, Singapore and Cape Town.

[www.liferesidential.co.uk](http://www.liferesidential.co.uk)

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