



LES TROIS

GARRICK WAY, HENDON

LUXURY LIVING AT ITS FINEST

Amara Property presents Les Trois, three exquisitely designed properties boasting unparalleled French je ne sais quoi In Garrick Way, Hendon. This exclusive and exciting development of four bedroomed homes built over three floors will set new standards in terms of contemporary luxury living. Ooh la la.





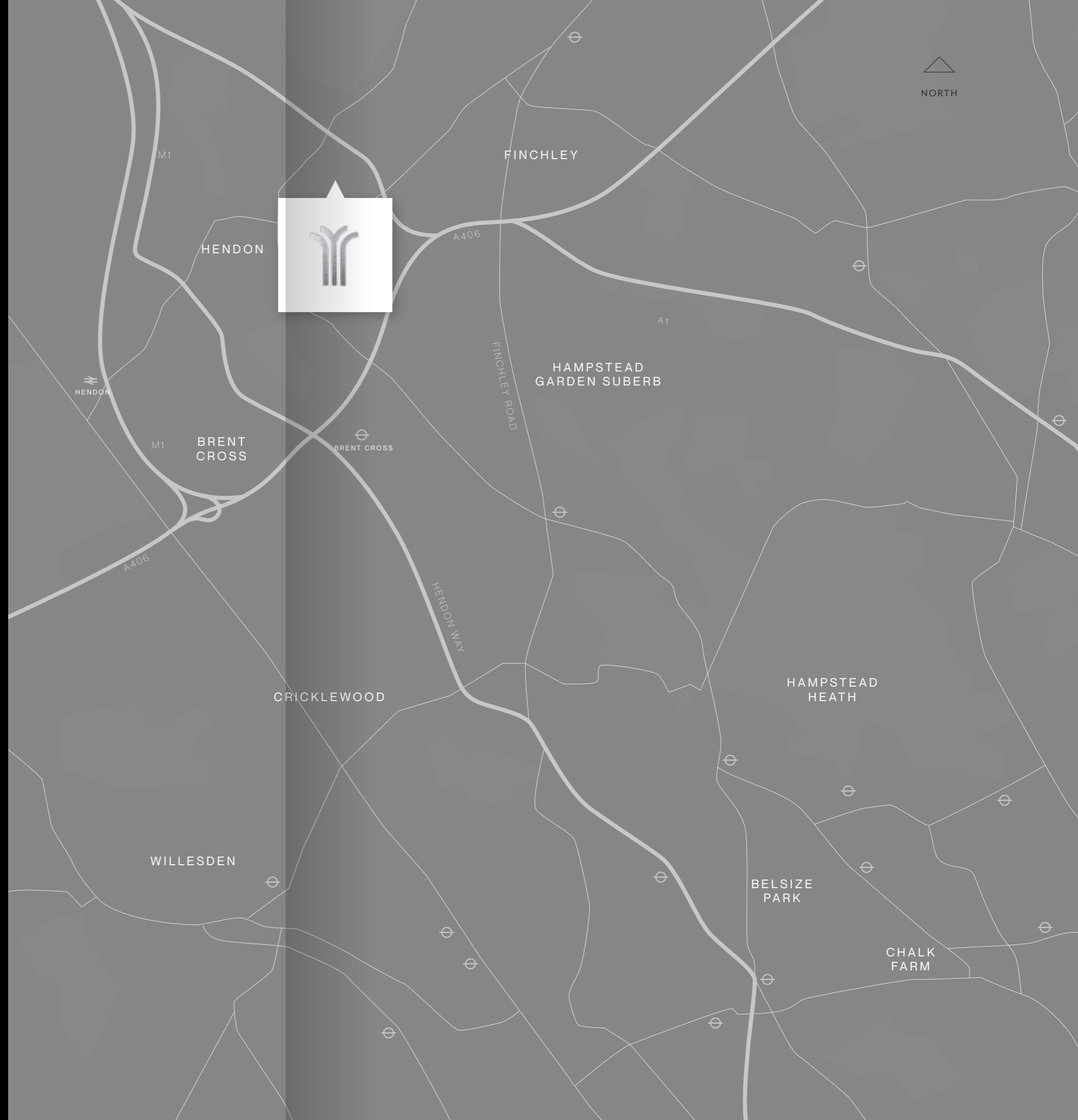
TRANQUIL, BUT TEEMING WITH LIFE

Hendon is just seven miles from the very heart of London, close enough for residents to take advantage of the teeming business, commerce and social opportunities, but far enough away to enjoy a tranquillity with trees, wildlife and parkland aplenty. Hendon is a diverse neighbourhood with an eclectic mix of people but it retains its strong and supportive sense of community.



GET ANYWHERE QUICKLY

Hendon is one of the most connected boroughs in the capital, with the M1, A5, North Circular, A41 and A1 all serving the area. Les Trois is close to Hendon Central on the Northern Line which has a train every six minutes connecting to King's Cross in under half an hour. Hendon also has national rail and Thameslink services and copious bus routes too. It seems, when you live in Hendon, you can get anywhere quickly!





WINNING RECIPE

Stick a pin in a map of the world and the chances are the area that you pick will have influenced the fare in at least one restaurant in Hendon. Take your pick from Afghan, African, Indian, Chinese, Jewish, Italian, Spanish, Tex-Mex or traditional British.

But, of course, if you fancy a change of scenery, the West End, Theatreland and a profusion of Michelin starred restaurants are just 30 minutes or so away. That's a very tasty prospect indeed.



RELAX TO THE MAX

Hendon has a wealth of riches when it comes to health, wellbeing and sporting opportunity. Saracens rugby club is based at the StoneX Stadium just a short walk from home. The famous Welsh Harp boasts no less than three sailing and windsurfing clubs and, set in 100 acres of London Green Belt, the members-only Hendon Golf Club comprises rolling tree-lined fairways and small greens to serve up a challenging par 70 course.

There are also opportunities to swim and play or watch hockey, football, cricket and athletics within the borough, and there are a variety of gyms and health centres at your fingertips too.





SHOPPORTUNITY KNOCKS

Hendon boasts two thriving shopping areas, one near Hendon Central tube station and one in Brent Road. Brent Cross, the vast destination shopping centre is just a mile or so along the road and it is soon to benefit from a £1.4bn redevelopment doubling it in size and revitalising the retail offer with more than 200 brands, a new cinema complex and 40 new restaurants.



INNOVATIVE, INTELLIGENT, INDIVIDUAL

The team at Amara Property pride themselves on creating sustainable homes without compromising on quality, convenience and craftsmanship, combined with simple-to-use, but highly effective, intuitive technology — everything from full home management networks, to multi-media rooms and security systems.

The high tech and the high spec complement each other totally — innovative technology and age-old artisan skills combining to fashion innovative homes of intelligence and individuality.



SLEEP EASY

Les Trois features chic boutique hotel-style bedrooms. Roomy, ravishing, resplendent, the calming shades, modest but eminently stylish colour palette, bespoke cabinetry, warm tactile surfaces and soft furnishings combine to enhance the aesthetic pleasures of a restful and rejuvenating night's sleep. The master bedroom has an expansive roof terrace on which to relax and soak up the sun.







ATTENTION TO DETAIL

Les Trois has all the ingredients of a home you will love. Living areas are expansive and eclectic, the very best materials having been sourced from all corners of the globe. The kitchens are incredibly well appointed with state of the art white goods and labour saving gadgetry designed to take the hassles out of your life and make it much more enjoyable.









SOAK IT UP

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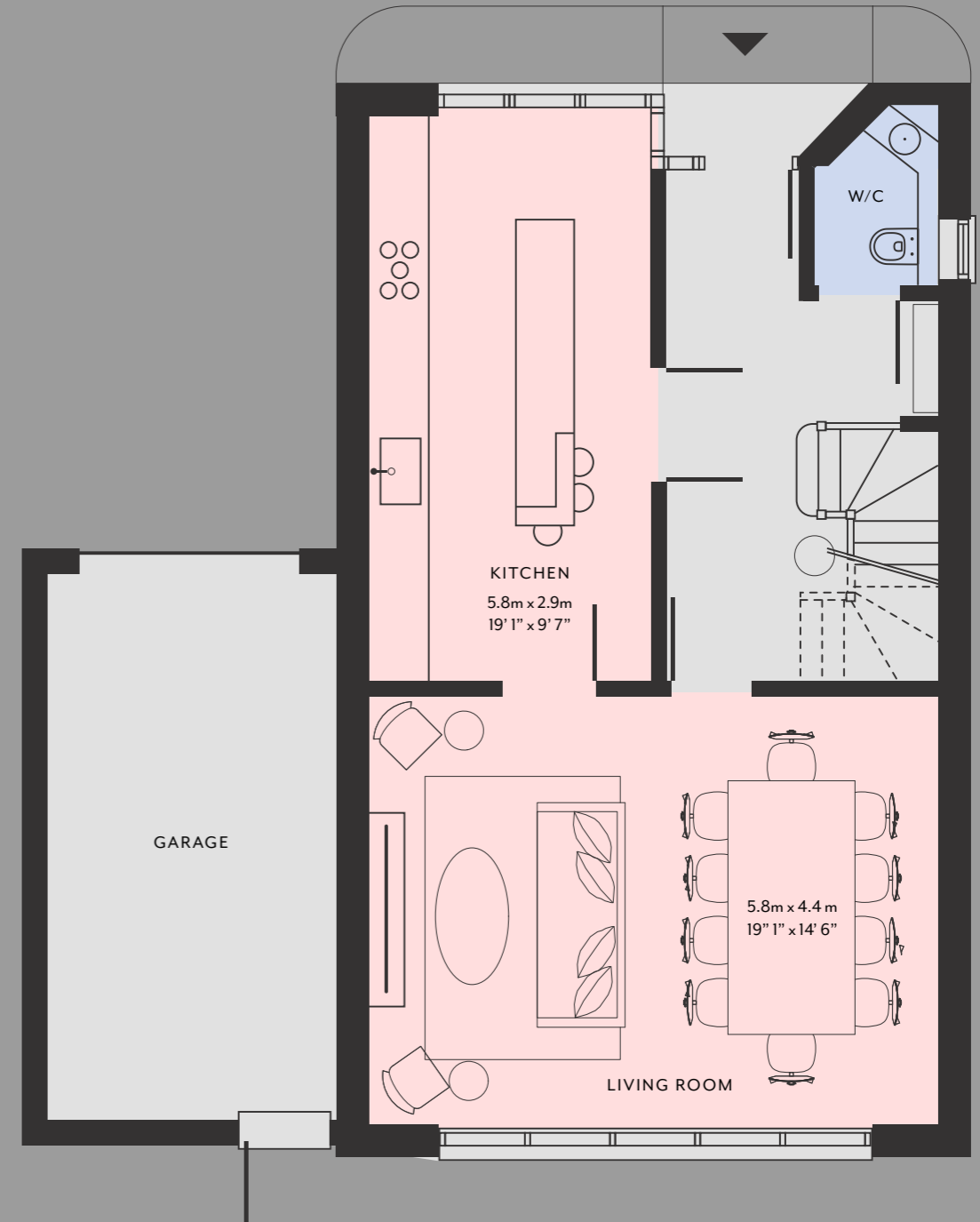
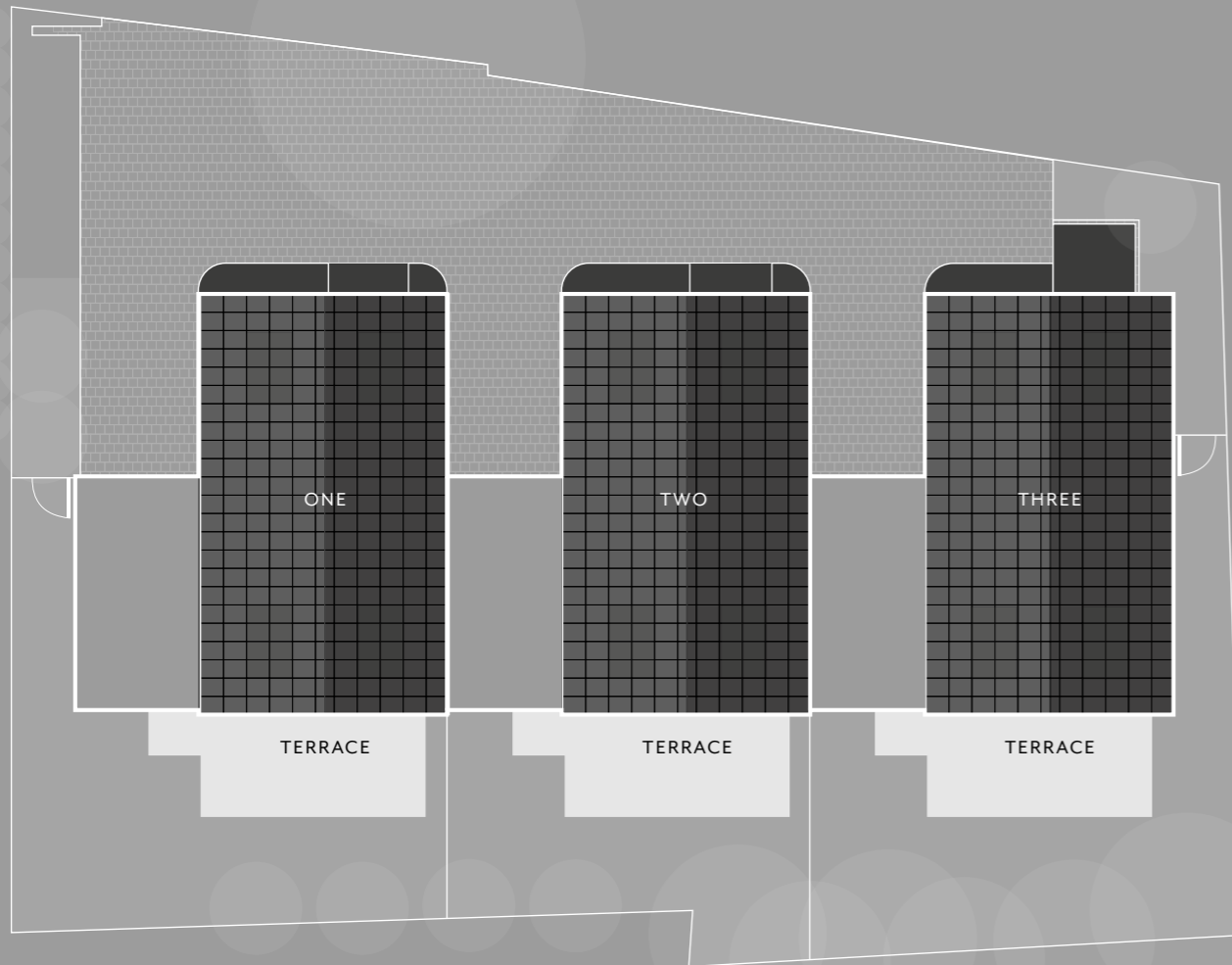


FLOOR
PLANS



PLANS

183m² / 1,960 ft²

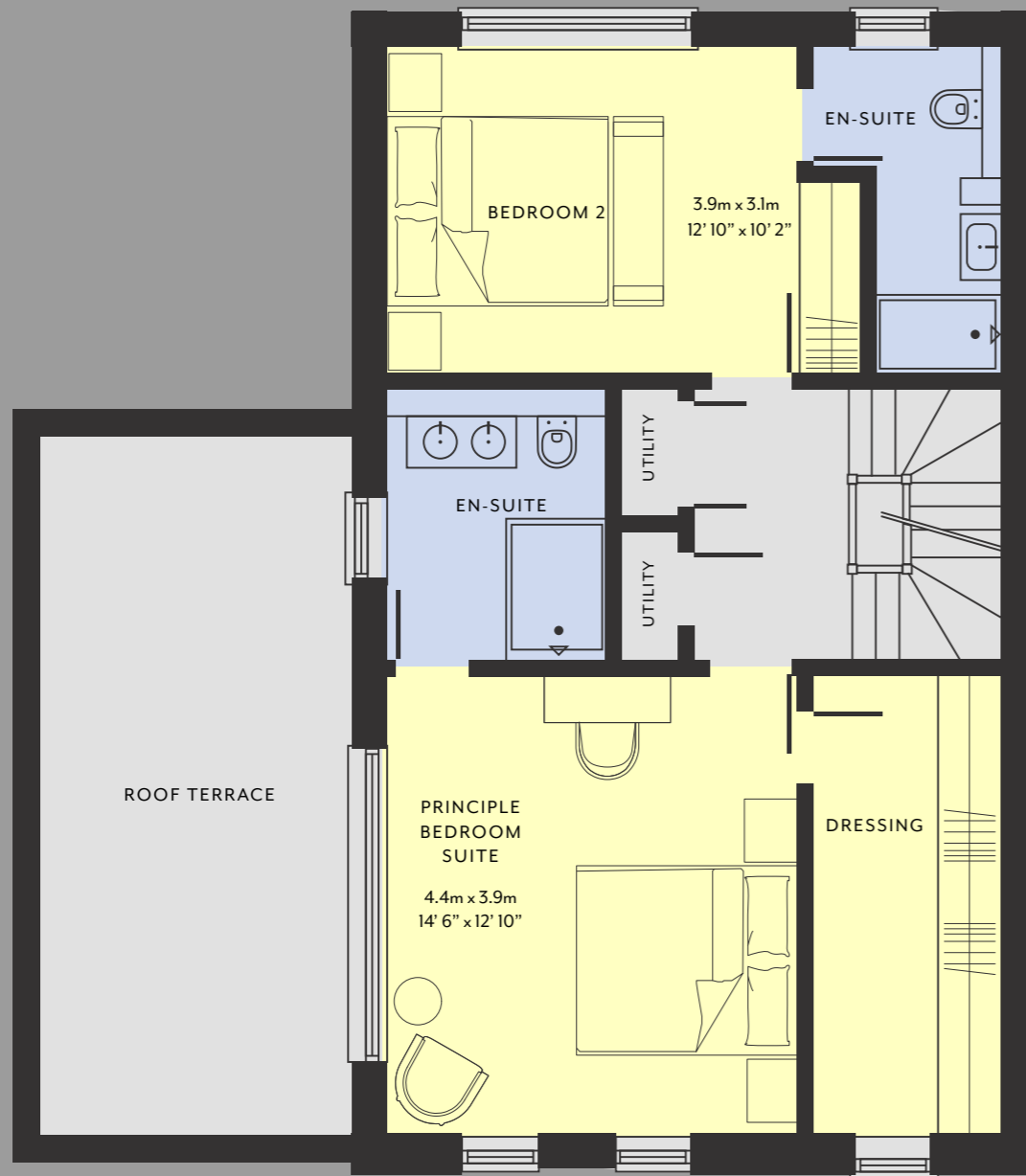


	Metres		Feet & Inches	
Kitchen	5.8	2.9	19' 1"	9' 7"
Living / Dining	5.8	4.4	19' 1"	14' 6"
Principle Bedroom	4.4	3.9	14' 6"	12' 10"
Bedroom Two	3.9	3.1	12' 10"	10' 2"
Bedroom Three	4.4	4.2	14' 6"	13' 9"
Bedroom Four	4.2	3.1	13' 9"	10' 2"

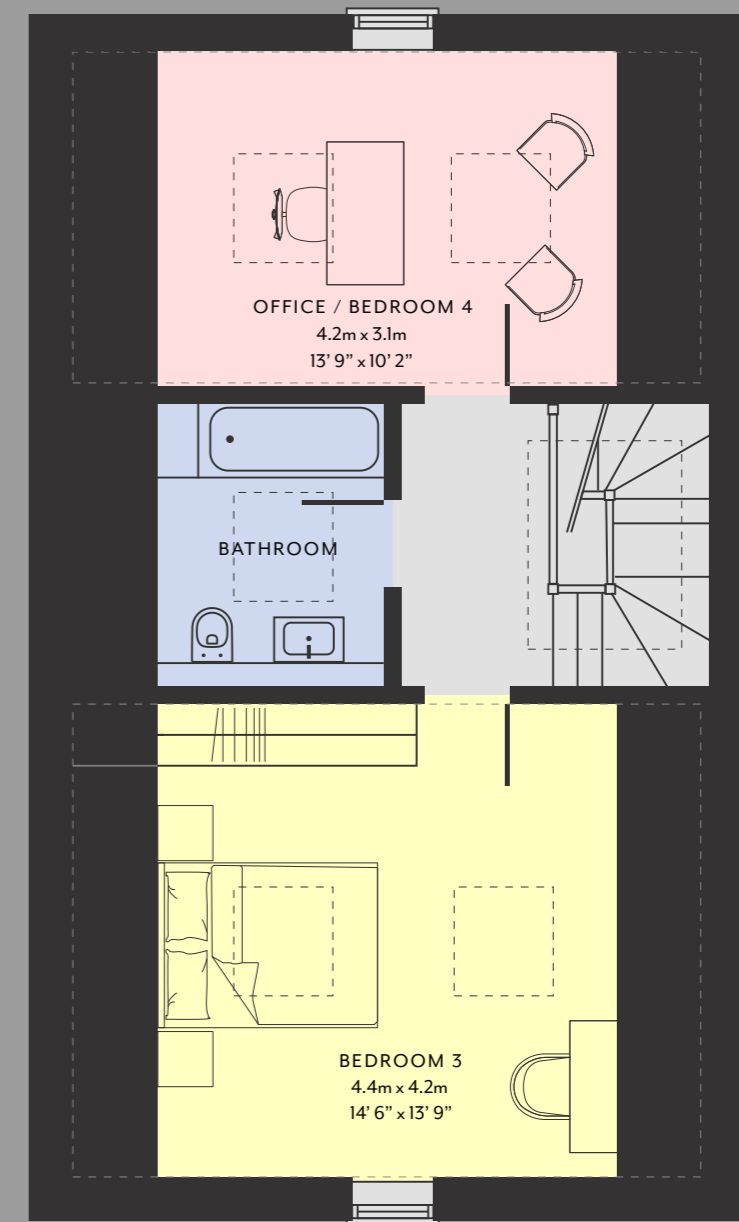
*Total GIA includes Garage

GROUND FLOOR

PLANS



FIRST FLOOR



SECOND FLOOR

KITCHEN

Contemporary Hacker style kitchen with soft closing cabinetry and drawer units. Tall & base units in Charcoal Matt/White Matt Staturio Eclipse stone worktops & splashback.

Kitchen Island with Breakfast bar to all Plots.

Quooker Hot Tap with Double Sink

Integrated Siemens appliances including:

- Double Oven with 7 functions &

- EcoClean

- Microwave

- 4 Zone Gas Hob

- Fridge/Freezer

- Dishwasher plus plumbing for 2nd

- Dishwasher

- Dishwasher

Erica Extractor to match with Kitchen Units

LED under cupboard lighting & above unit

lighting

BEDROOMS

Wardrobes to Master Dressing Room.

BATHROOMS & ENSUITES

Beautifully designed bathrooms and en-suites by our in house Amara Interiors Team.

Porcelanosa fully tiled walls and floors.

Feature over counter sink in Cloakroom with

Wall mounted tap.

Contemporary sanitary ware and accessories.

Wall hung WC with soft closing seat.

Family bath to family bathrooms in all Plots.

Mirrors to Bathrooms.

Heated towel rails to Bathrooms

Shaver points.

Combi boiler hot water heating system.

INTERNAL FEATURES

Oversized solid black veneered doors with chrome ironmongery.

Contemporary design architrave and skirting.

Staircases with glass balustrade detailing.

Large bifold door in open plan Living and

Dining rooms with garden access.

Bio Ethanol Fireplace to Living Room.

Carpet with soft underlay to Stairs, Landings &

Bedrooms

Farrow & Ball paint throughout.

Utility Cupboard with plumbing for free

standing Washer/Dryer

FLOORING

Luxury LVT wood flooring to Ground floor

Hallway, W.C, Open plan Living, Dining &

Kitchen

Carpets to stairs, Landing, Formal Living &

Bedrooms.

HEATING & ELECTRICAL

Chrome sockets and light switches.

LED downlights to all rooms.

Dimmable lighting & Chandeliers/Pendants

CAT6 and coax cabling to AV sockets.

Wiring provisions in place to enable SkyQ -

Subject to your selection and purchase of Sky

subscription and equipment.

Wiring for Sonos music speakers to Ground

Floor Open plan Living, Dining & Kitchen and

First Floor Formal Living.

Wired for Air Conditioning to Kitchen, Open

Plan Living & Master Bedroom

Underfloor Gas Central Heating

SECURITY

Perimeter tall fencing

Comprehensive alarm system connected through the house

Fire alarm system

Security locks to all windows & doors

EXTERNAL

Private block paved driveways for all houses providing off-street parking.

Gardens laid to lawn with patio area.

External tap & power socket.

Entrance & Patio Lighting

Garages to each Plot

Composite Aluminium front doors

UPVC Windows

WARRANTY & AFTERCARE

Complete 10 year structural warranty by IWC

Amara Property 1 Year warranty*.

Demonstration of new home before Client handover.

*Refer to your Aftercare & Warranty Policy. This specification is for indicative purposes only.

MISCELLANEOUS

Local Authority: Barnet

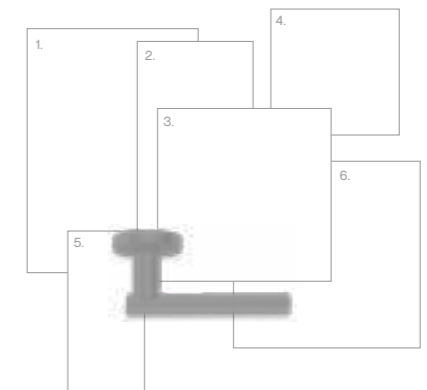
Outgoings: Subject to council tax

Tenure: Freehold

Furniture, Accessories & any gym equipment

may be available for sale by separate

negotiation.



1. Grey Colour
2. Breakfast Bar finish
3. Marble tile
4. Wood floor
5. Charcoal tile
6. Pelham slate fabric
7. Door handle

SPECIFICATION

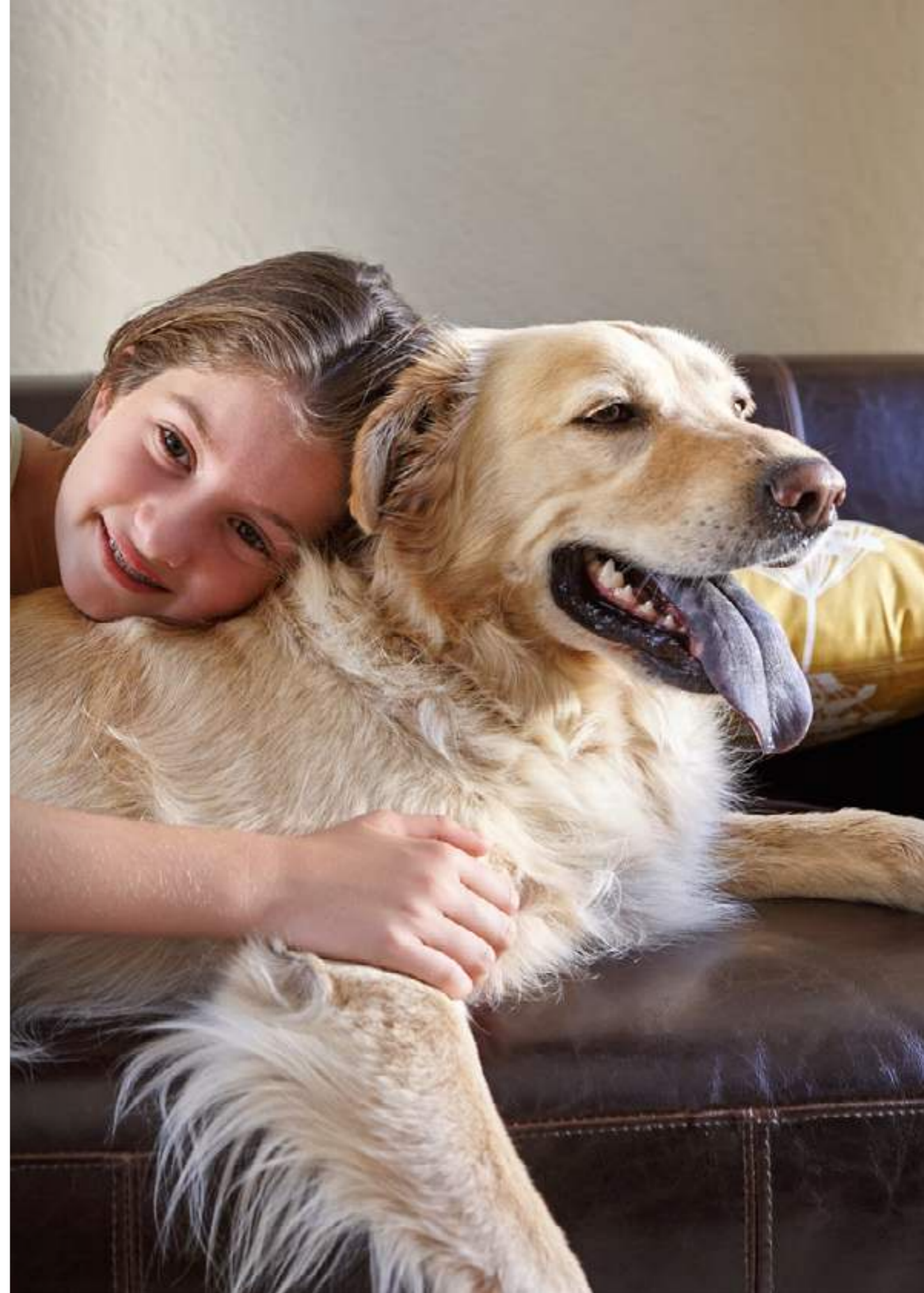
A HOME YOU'LL LOVE

Think Amara Property and think bespoke design, craftsmanship, fine detailing, cutting edge technology, and all-round luxury and perfection. That's not an aim, that's what we do. And Les Trois is no exception.

Amara Property has an incredibly impressive portfolio of the finest homes in the finest postcodes of Northwest London and Home Counties. Now NW4 is getting the Amara treatment with Les Trois. These are tailor-made homes created to satisfy every aspiration and, obvious in each home, is a tireless attention to detail, something synonymous with all Amara Property schemes.



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exceptional homes made to cherish



OUR PROMISE

Our pledge to all our purchasers
is simple:

“We will create a home you’ll
love to live in and a home you’ll
be proud to own.”

Coupled with that expert
delivery of these incredible
homes is an industry leading
aftercare service to future proof
your investment for the long
term. Isn't it time you secured
your future with the experts in
contemporary luxury living?



PREVIOUS DEVELOPMENTS



AWARDS

Evening Standard Awards 2022

Best luxury House

Evening Standard Awards 2021

Best Family Home

International Property Awards 2021

Development Marketing

Best Show Home

BUILD Real Estate & Property Awards 2018 & 2019

Best luxury residential development
contractors 2019

Luxury property development company of
the year 2018

Houzz 2016

Awarded Best Of Houzz 2016

Houzz Influencer 2016

Houzz 2015

Awarded Best Of Houzz 2015

The International Property Awards 2014

Best Apartment

Interior Design, Show Home

Best Property Single Unit

The International Property Awards 2013

Renovation & Developments

Premier Guarantee Excellence Awards 2013

Excellence Awards



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Disclaimer

All specification details, including computer generated images, provided are indicative and intended to act as a guide only and may change. These details should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order under the Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract or a warranty. Dimensions should not be used for carpet sizes, appliances or furniture. Amara Property operate a policy of continuous product development and individual features such as specification, windows and elevational treatments may vary. Les Trois is a marketing name and may not form part of the address. Images are computer generated and are indicative



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