

VENUS

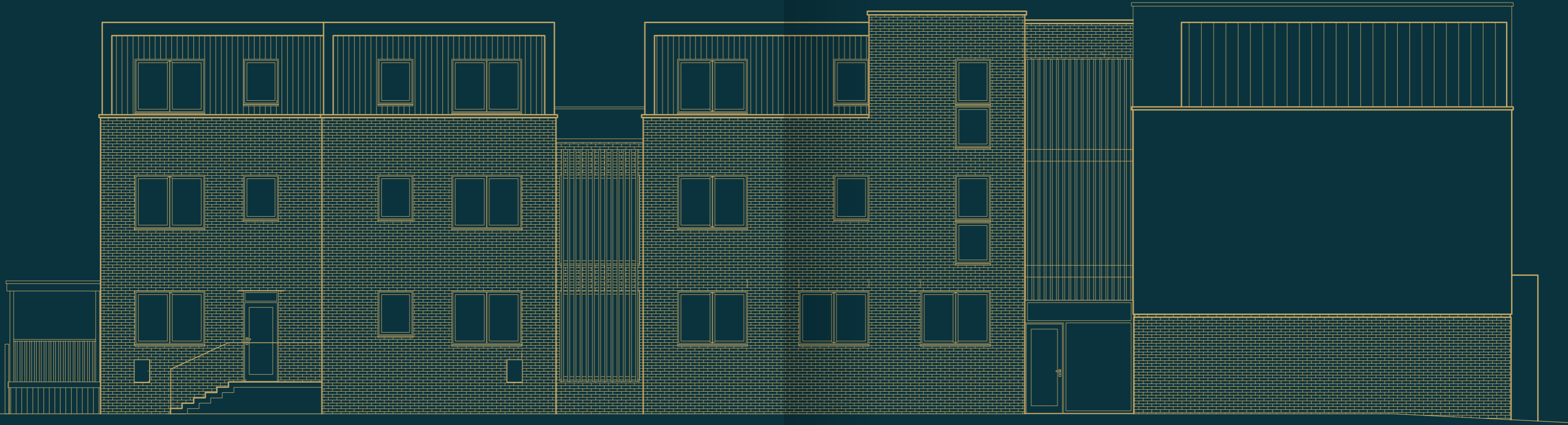
COURT





LOVE AT FIRST SIGHT

Offering an intimate collection of two houses and seven apartments, Venus Court, in the highly sought-after suburb of Hendon, offers an exceptional setting, vibrant lifestyle and an enchanting oasis of calm within just a few miles of the capital.



Life in

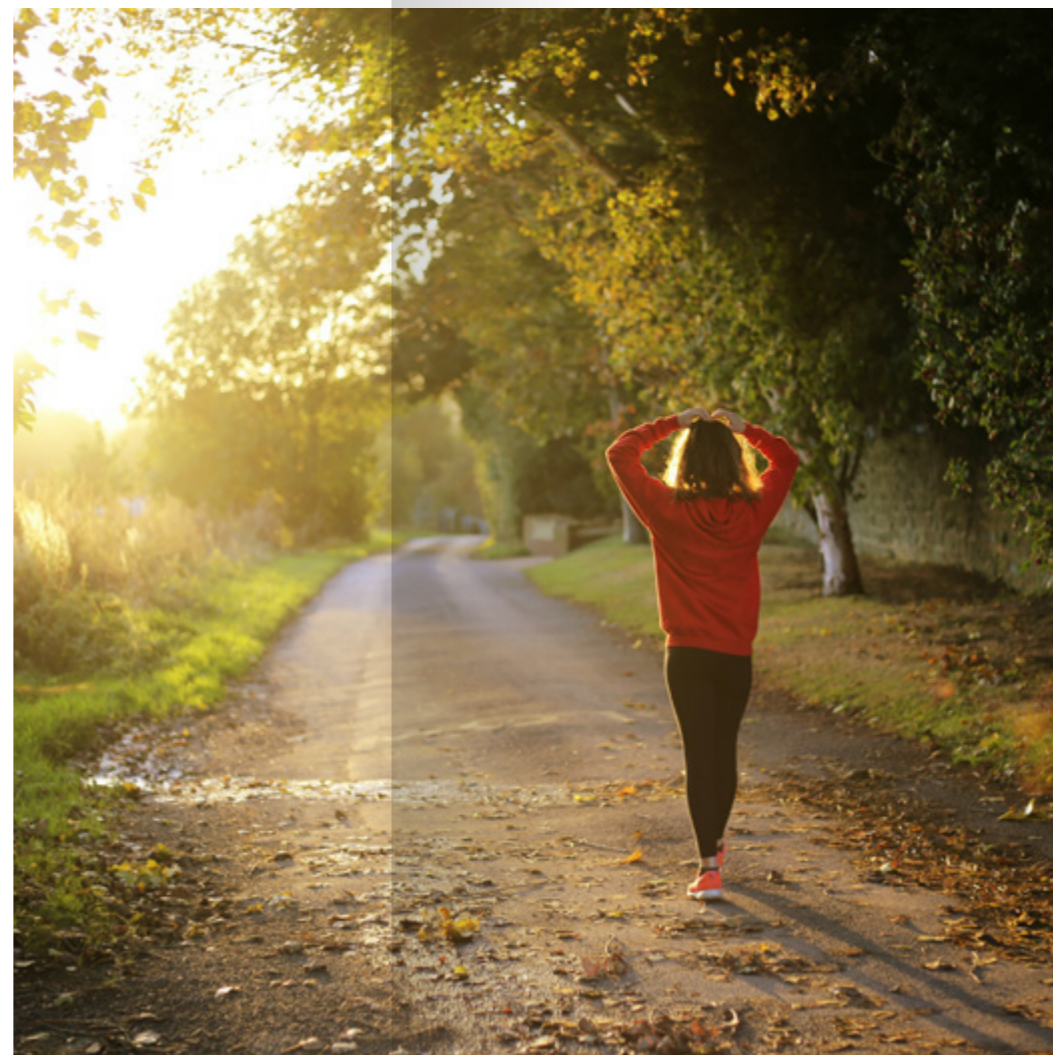
HENDON



Lying just 7 miles northwest of London, Hendon offers an attractive city escape. Gone are the crowds, the noise and demanding pace of life and, in their place, discover a new sense of peace and tranquillity. With a warm and welcoming community, it's the perfect location for commuters, home workers or those simply in search of a more relaxed way of life.

The high street is a magnet for locals and, whether enjoying family time or catching up with friends, a wide-ranging collection of butchers, bakeries, coffee shops and one-off boutiques provide an enticing and ever-changing backdrop to your exciting new lifestyle.

But away from it all needn't mean you miss out. We invite you to take a breath, sit back and relax, rest assured that the buzz and bright lights of the capital are never far from home.





Here, there
EVERYWHERE

Exceptional transport links offer swift and easy access to the capital and beyond. Join the M1 for travel northbound or the A41 southbound for a 45-minute journey to the city.

Hendon Central and Brent Cross Stations are only 3 and 4 minutes from home. Whether for business or for pleasure, for those wishing to travel further afield, London City and Heathrow Airports are around 13 miles away.

Culture CLUB

Whether you are attracted by an early morning artisan coffee or the deliciously sweet scent of freshly baked bread, fascinated by local history or spellbound by the sky above, Hendon truly has something for everyone.

Sunny Hill Park is a popular destination for all ages. Grab a coffee and enjoy 22 hilly hectares of open green space offering amazing views both east and west.

Dating from the mid 19th century, the Grade II listed Stephens House is a prime example of a Victorian mansion. Take advantage of a guided tour around the house or relish in its beautifully landscaped gardens while dog-walking, cycling or picnicking.

The Royal Airforce Museum is sure to delight with vintage aircraft, flight simulators and 4-D cinema taking you on an incredible trip though aeronautical time.

Looking for an experience that's even further out of this world? UCL's Observatory in Mill Hill is one of the UK's best-equipped facilities, so enjoy their free virtual open evenings available throughout the autumn term.



1. SUNNY HILL PARK
2. ROYAL AIR FORCE MUSEUM
3. COSTA COFFEE

Let's EAT



1. OISHII SUSHI
2. MR BAKER
3. SOOR
4. LEON



When it comes to discovering a new location, food is a great introduction and Hendon, with its eclectic mix of bars, cafes, restaurants and coffee shops has something to satisfy every taste and occasion.

Brent Street and Temple Fortune offer some of the tastiest treats around. Hendon Bagel, Mr Baker, Hummus Bar and Oishii Sushi are popular with locals and could soon become personal favourites. Dining out in style or enjoying a refreshing after work aperitif, the choice of venue can change every time.

Brent Cross Shopping Centre, just a few minutes' drive from home, offers a further selection of eateries including Leon, Wagamama, Pizza Express and Nando's.



Fun,
FRESH
AIR *and fitness*

From badminton to bowling, rugby to golf, Hendon offers a plethora of options for fans of fitness.

Brent Reservoir is home to the Welsh Harp Sailing Club. Try your hand or perfect your skills with the wide range of sailing, windsurfing and yachting classes on offer.

Nearby, Cophall Playing Fields span six acres incorporating a mix of trees, ancient hedgerows and wildflower meadows. Whether enjoying a vigorous walk or leisurely stroll with your four-legged friend, Hampstead Heath, one of London's most iconic green spaces, rewards visitors with incredible views across the London skyline. Open to a refreshing dip? The Heath is also home to some of the city's best outdoor pools and natural swimming ponds.



1. WELSH HARP SAILING CLUB
2. THE HERTSMERE

Spoiled for CHOICE



Whether you are looking to spoil someone special or simply for a touch of self-gifting, a variety of shopping and retail outlets are just minutes from home. Wander Hendon's Brent Street or, approximately 6 minutes' drive away, Temple Fortune, where you'll find an abundance of speciality shops, gift outlets and boutiques. Brent Cross Shopping Centre is home to high street favourites including Boots, Apple, H&M, M&S, Waitrose and John Lewis. For everyday essentials, Tesco and Waitrose supermarkets are just a few minutes from home.



Take life to a

WHOLE

new level

Your home, your

HAVEN



Your bedroom is your personal sanctuary, a place to relax or to escape the day. The main bedroom comes complete with luxurious en suite, allowing you time and space to self-pamper behind closed doors.

Warm and comforting on the coolest of nights, with fully carpeted bedrooms, all you have to do is move in.

When it comes to relaxation, we believe that every detail counts. So, move away from the everyday and into a life of luxury in one stylish step.

Porcelain wall and floor tiles and brilliant white Laufen bathroom suite create the ideal setting for your personal pampering space.

Whether invigorating morning shower or relaxing evening bath, the very latest energy-efficient/eco-friendly technology allows you to take control and to make every occasion personal. Move from bright to ambient lighting, or hot to cooling water temperature with the slightest touch.

Polished aluminium taps and stainless-steel towel warmer provide tasteful design accents.



1. BATHROOM
2. MASTER BEDROOM

Make this

HOMIE

your own

Whether spending precious time with family or socialising with friends, your living space is the very heart of your home, so we have ensured to create living spaces for the lifestyle you deserve.

Handless high-gloss kitchen units with stunning quartz worktops elegantly streamline your workspace, while stylishly enclosing the very latest Siemens integrated appliances. From casual get-together to elegant party, guests won't fail to be impressed.

Wood floor continues seamlessly from kitchen to the living area, creating a generous impression of space and luxury, while introducing a touch of stylish inspiration when making your home your own.

Life can often spring a few surprises so, from relaxed to sophisticated, comfy and cosy to cutting edge, this open-plan living area can be designed around your needs then easily adapted as life dictates.



SITE PLAN

Ground Floor



COMMUNAL
GARDENS

HOUSE ONE

HOUSE TWO

APARTMENT ONE

BIKE STORE

LIFT

STORAGE

BIN STORE

PARKING

UNDERCROFT DRIVE
THROUGH

PARKING

PARKING

PARKING

PARKING

PARKING

SITE PLAN

First Floor



COMMUNAL
GARDENS

HOUSE ONE

HOUSE TWO

APARTMENT TWO

LIFT

APARTMENT FOUR

PARKING

PARKING

PARKING

PARKING

APARTMENT THREE

PARKING

SITE PLAN

Second Floor



COMMUNAL
GARDENS

HOUSE ONE

HOUSE TWO

APARTMENT FIVE

LIFT

APARTMENT SEVEN

PARKING

PARKING

PARKING

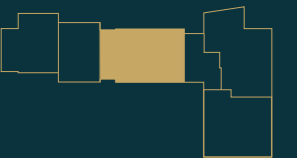
PARKING

APARTMENT SIX

PARKING

APARTMENTS

TWO BEDROOM
GROUND FLOOR
69.4M²
747.02FT²



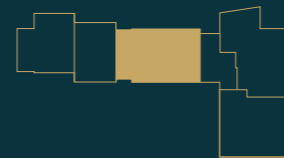
Apartment ONE

	Metres		Feet	
Kitchen / Living/ Dining	7.0	5.7	22'10"	18'7"
Bedroom One	3.3	3.1	10'8"	10'2"
Bedroom Two	4.6	2.6	15'1"	8'5"
Terrace	3.5	2.3	11'5"	7'5"

TWO BEDROOM
FIRST FLOOR

71.7M²

771.77FT²



	Metres		Feet	
Kitchen/ Living/ Dining	7.0	6.1	22'10"	20'0"
Bedroom One	3.3	3.2	10'8"	10'5"
Bedroom Two	3.2	2.7	10'5"	8'9"
Terrace	2.3	2.3	7'7"	7'5"

Apartment
TWO

TWO BEDROOM
FIRST FLOOR

64.2M²

691.04FT²



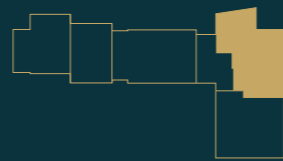
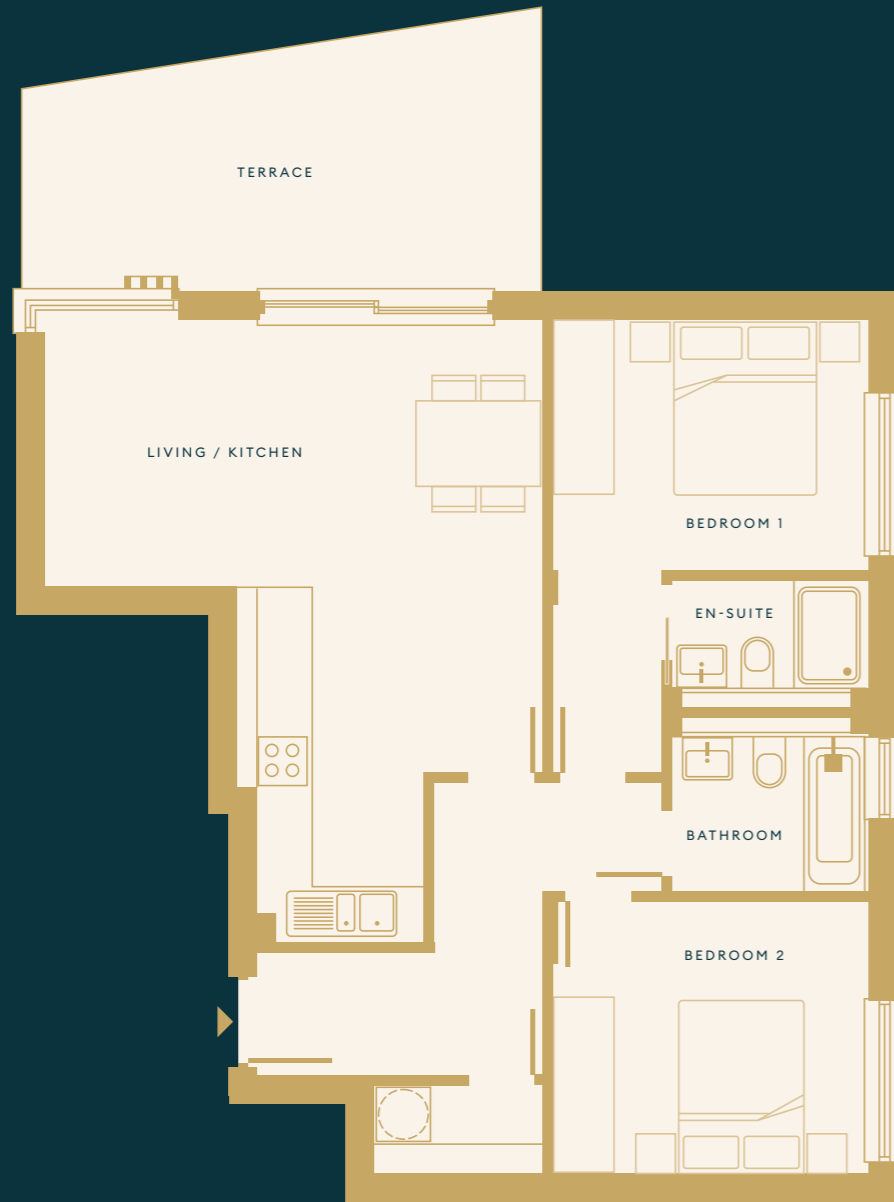
	Metres		Feet	
Kitchen/ Living/ Dining	7.2	3.9	23'7"	12'10"
Bedroom One	4.2	2.7	13'8"	8'9"
Bedroom Two	3.6	2.7	11'8"	8'9"
Terrace	3.1	1.6	10'3"	5'2"

Apartment
THREE

TWO BEDROOM
FIRST FLOOR

69.7M²

750.24FT²



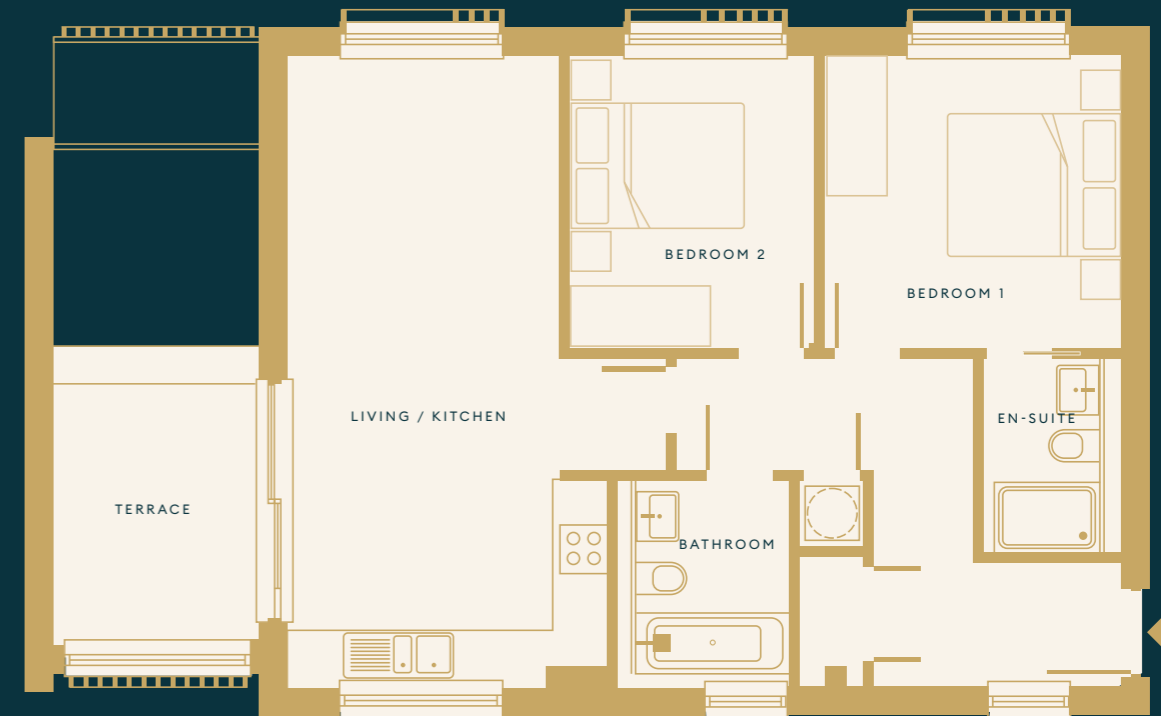
	Metres		Feet	
Kitchen/ Living/ Dining	6.9	5.5	22'6"	18'1"
Bedroom One	3.5	2.8	11'5"	9'2"
Bedroom Two	3.5	3.0	11'5"	9'8"
Terrace	5.8	3.1	19'1"	10'4"

Apartment
FOUR

TWO BEDROOM
SECOND FLOOR

70.1M²

754.55FT²



	Metres		Feet	
Kitchen / Dining	7.0	3.5	22'10"	11'6"
Bedroom One	3.3	3.2	10'8"	10'5"
Bedroom Two	3.2	2.7	10'5"	8'8"
Terrace	2.8	2.3	9'4"	7'8"

Apartment
FIVE

TWO BEDROOM
SECOND FLOOR

69.7M²

750.24FT²



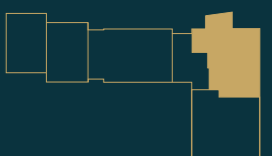
	Metres		Feet	
Kitchen/ Living/ Dining	7.0	3.9	22'10"	9'6"
Bedroom One	4.2	2.7	13'8"	8'8"
Bedroom Two	3.6	2.7	11'8"	8'8"
Terrace	3.0	1.6	9'10"	5'3"

Apartment
SIX

TWO BEDROOM
SECOND FLOOR

69.4M²

747.02FT²



	Metres		Feet	
Kitchen/ Living/ Dining	6.9	5.5	22'6"	18'1"
Bedroom One	3.5	2.8	11'5"	9'2"
Bedroom Two	3.5	3.0	11'5"	9'8"
Terrace	3.8	2.5	12'5"	8'3"

Apartment
SEVEN

Three bedroom HOUSES

Offering just two family homes, Venus Court could offer the exclusive space you've been searching for.

A stunning L-shaped kitchen leading to dining and living area creates a dynamic three-zone layout. From family mealtimes to Friday film nights or socialising with friends, maximise valuable times together. Set over three floors, three generous bedrooms can't fail to offer much-needed retreats.

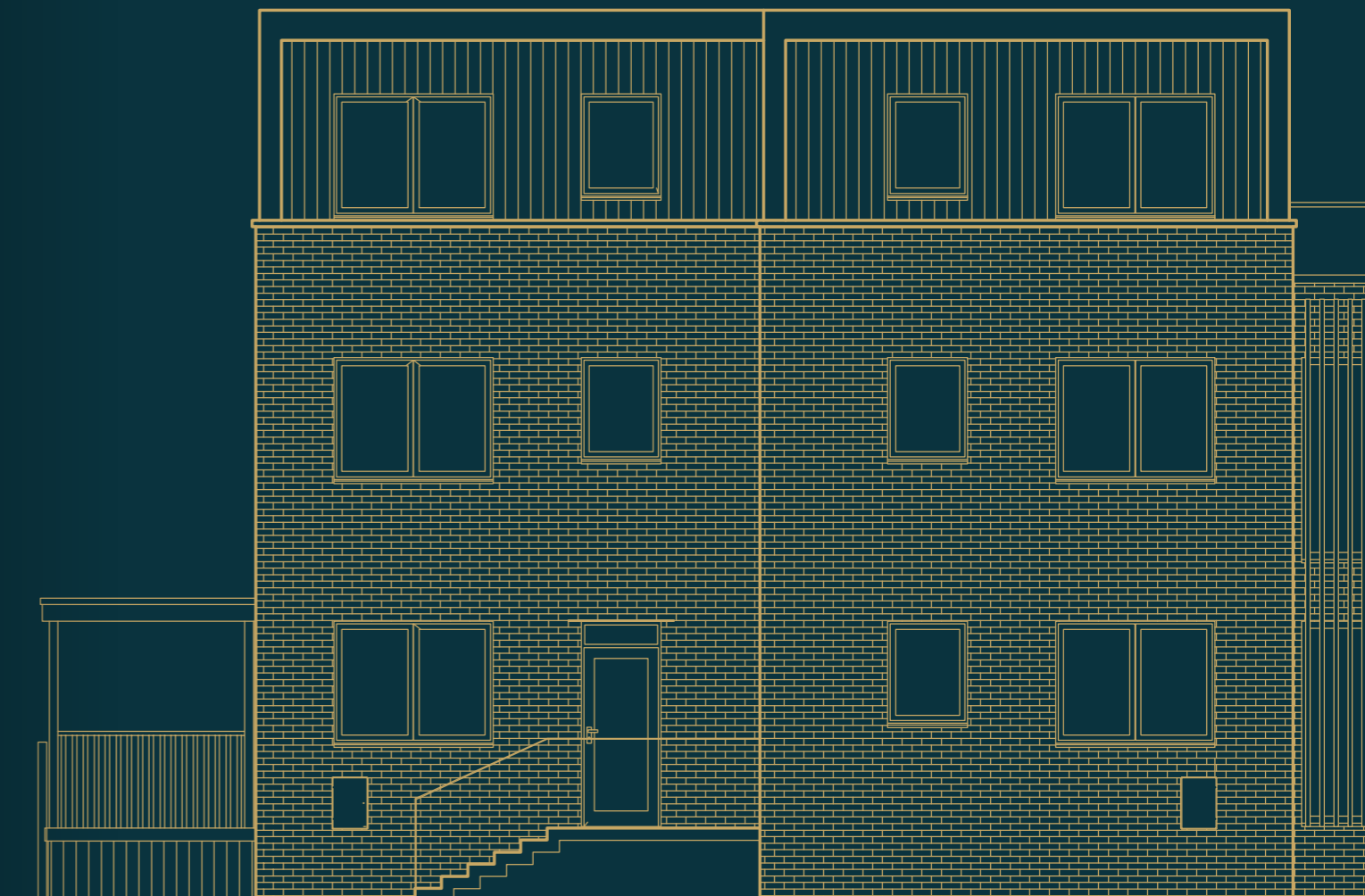
Security is a priority for every family, and so a video entry system allows essential peace of mind, while a secure bike store provides not only a safe place but also a handy storage solution for those who love to travel on two wheels.

Expecting guests? Visitor parking bays come complete with EV charging points*, providing a welcome boost to any social occasion.

*Car charging infrastructure in place for resident bays

House
ONE

House
TWO



THREE BEDROOM

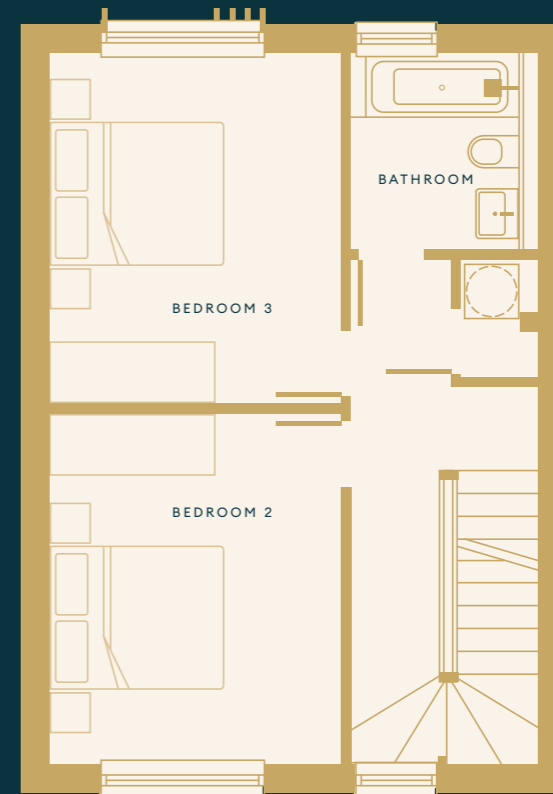
111.5M²

1200.18FT²

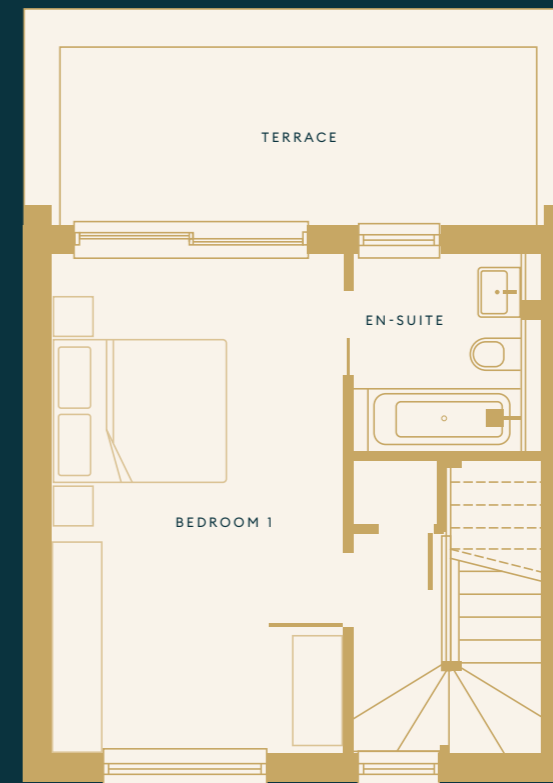
GROUND FLOOR



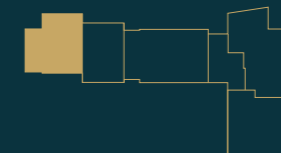
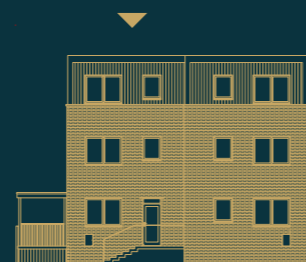
FIRST FLOOR



SECOND FLOOR



House
ONE



	Metres		Feet	
Kitchen/ Living/ Dining	7.9	4.3	25'10"	14'1"
Bedroom One	3.9	3.2	12'8"	10'5"
Bedroom Two	3.9	3.2	12'8"	10'5"
Bedroom Three	5.5	3.2	18'0"	10'5"
GF Terrace	6.2	2.4	20'2"	7'10"
SF Terrace	5.3	2.0	17'5"	6'8"

THREE BEDROOM

109M²

1173.27FT²

GROUND FLOOR



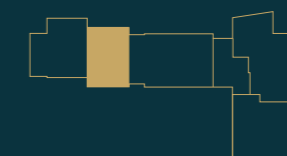
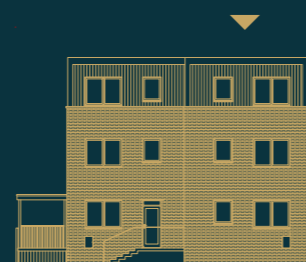
FIRST FLOOR



SECOND FLOOR



House
TWO



	Metres		Feet	
Kitchen/ Living/ Dining	7.9	4.3	25'10"	14'1"
Living	4.7	3.7	15'4"	12'1"
Bedroom One	3.9	3.2	12'8"	10'5"
Bedroom Two	3.9	3.2	12'8"	10'5"
Bedroom Three	5.5	3.2	18'0"	10'5"
Terrace	5.3	2.0	17'5"	6'8"

Specification



KITCHEN / LIVING

Quartz worktop
Stainless steel double bowl sink
Blanco kitchen sink tap
Siemens fully integrated fridge freezer
Siemens single oven
Siemens microwave with grill
Siemens induction hob
Siemens chimney hood
Siemens fully integrated dishwasher
Bosch washer dryer
Splashback
LED pelmet lighting
LED spot lighting
Pendant lighting

HALLWAY

Video entry system
Wood flooring

BEDROOM

Fitted wardrobes
Luxury carpet
Dimmer switches to LED lights

MASTER ENSUITE

Roca wall mounted WC
Roca basin
Vado mixer basin tap
Crosswater bath screen
Vado ceiling mounted shower head
Vado thermostatic shower mixer
Vado handheld shower
Bette shower tray
Full tiling to walls and floor
Heated towel rail
Mirror unit with lighting

GLAZING

Aluminium double-glazed windows and doors in anthracite grey

OUTSIDE

Lights outside on balconies
Provision for car charging

THROUGHOUT

Underfloor heating
Fibre broadband
Spot lighting with some pendants
Brushed metal double sockets with USB's

BATHROOM

Roca wall mounted WC
Roca basin
Vado mixer basin tap
Crosswater bath screen
Vado ceiling mounted shower head
Vado thermostatic shower mixer
Vado handheld shower
Kaldewei bath
Heated towel rail
Full tiling to walls and floor

ELECTRICAL

Wired for fibre broadband
Hamilton brushed metal sockets and switches
LED downlights
TV/satellite and data ports

OTHER

Video entry phone system
Internal wood flooring: living, dining and hallway
Wet underfloor heating
Storage cupboards for all flats
Internal sprinkler fire suppression system
Dulux diamond matt finish to all walls and ceilings
Chrome ironmongery

COMMUNAL AREAS

Private gated development
Landscaped communal garden
Elevator
External lighting
Undercroft and open space parking: accessed via electrically controlled gates
Bicycle store

WARRANTY

10 year Build Zone Warranty



FOUNDATIONS FOR AN INCREDIBLE FUTURE

Construction. Design. Innovation. With an incredible reputation for creating high quality contemporary homes, it's only when we have reached exceptional standards in all three, that we are proud to put the name Lyra Homes to any one of our properties.

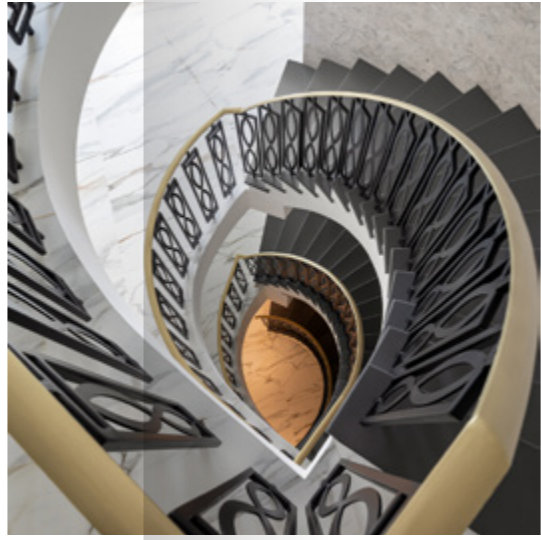
When it comes to purchasing a new home, we understand that your peace of mind is key, and so achieving and maintaining these heights of excellence ensures that whatever your stage of life, whatever your circumstances, you can invest with confidence.

At Lyra Homes, we value customer service above everything else, so the customer journey doesn't end with a sale. We are only satisfied when you are.

Our passion knows no bounds, and so advances in architecture, construction and technology continue to drive us forward towards an even more exciting future.

We look forward to welcoming you on our journey.

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Get in touch



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. Lyra Homes operate a policy of continuous product development and individual features such as specification, windows and elevational treatments may vary.



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