

TROY
HOMES



MAYTREE COURT

Camlet Way, Hadley Wood EN4 0LH



Maytree Court

Situated off Camlet Way, one of Hadley Wood's most highly sought-after avenues, Maytree Court is a collection of just seven exquisite one, two and three bedroom apartments, each with a private balcony, patio or terrace and secure underground parking all set within beautifully landscaped private grounds. The development also includes two unique four bedroom detached homes offering luxury family living within their own secluded gardens.

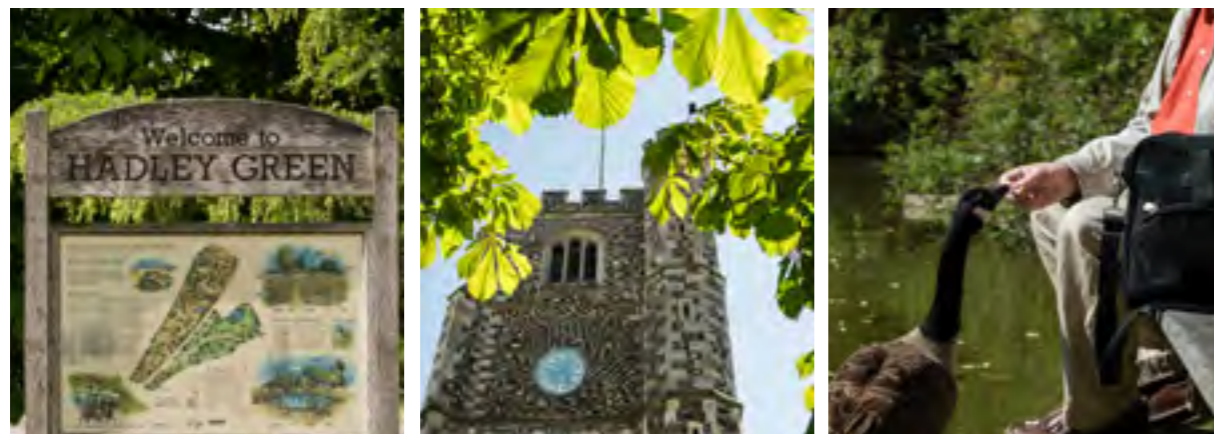
With its elegant bays and imposing detailing,
Maytree Court is the epitome of distinguished apartment living.



Computer generated image of Maytree Court is for illustrative purposes and may be subject to change. Please refer to sales representative.

Rural seclusion within easy reach of central London

Considered by many to be one of the most exclusive enclaves in Hertfordshire, the affluent village of Hadley Wood dates back to the 14th century, counting Henry VIII and Elizabeth I among its regular visitors. Nowadays, it offers everything for a contemporary country lifestyle, providing privacy in a picturesque setting just 11 miles from central London.



As one of the village's most desirable addresses, Camlet Way is in the perfect location to enjoy Hadley Wood's idyllic village atmosphere and strong community spirit. The bustling selection of independent stores and services offer everyday essentials and conveniently Waitrose is within two miles. Neighbouring Cockfosters and Barnet offer a wider range of amenities, with a selection of fashionable boutiques, while Brent Cross shopping centre is a short drive.

The renowned Monken Hadley Cricket Club plays on the much-loved Hadley Common, while the local lawn tennis club is one of the oldest in the UK. There are also thriving rugby, running, football, and fishing clubs in the neighbourhood, while golfers will be spoilt for choice: in addition to Hadley Wood Golf Club, prestigious The Shire London, Dyrham Park and Old Fold are all nearby.





Near and far

Hadley Wood has a selection of international restaurants, cafés and bistros, with a choice of excellent pubs and gastro-pubs within easy reach. For fine dining, you need look no further than The Mary Beale Restaurant at the nearby West Lodge Park Hotel, and there are Michelin star and Bib Gourmand venues within a short drive. While the West End is close enough to enjoy a show with ease, closer to home, Barnet hosts an Everyman boutique cinema and the intimate Bull Theatre.



Living at Maytree Court provides you with all the right connections. Hadley Wood station is less than half a mile away, offering regular services to Moorgate and King's Cross in under 40 minutes.

Camlet Way is within easy striking distance of the M1, M25 and A1 for swift journeys in and out of the capital. Heathrow and Luton airports are within easy reach and there is also a private helipad in the grounds of West Lodge Park Hotel.



HADLEY WOOD STATION (0.4 MILES) TO:

DISTANCE BY CAR TO:

London King's Cross and St Pancras International 36 mins
Moorgate 37 mins

M25 J24 2.5 miles

A1 J1 6 miles

Luton Airport 24 miles



COCKFOSTERS UNDERGROUND STATION PICCADILLY LINE (1.8 MILES) TO:

Heathrow Airport 27 miles

Stansted Airport 33 miles

London King's Cross and St Pancras International 36 mins
Leicester Square 43 mins
Covent Garden 45 mins



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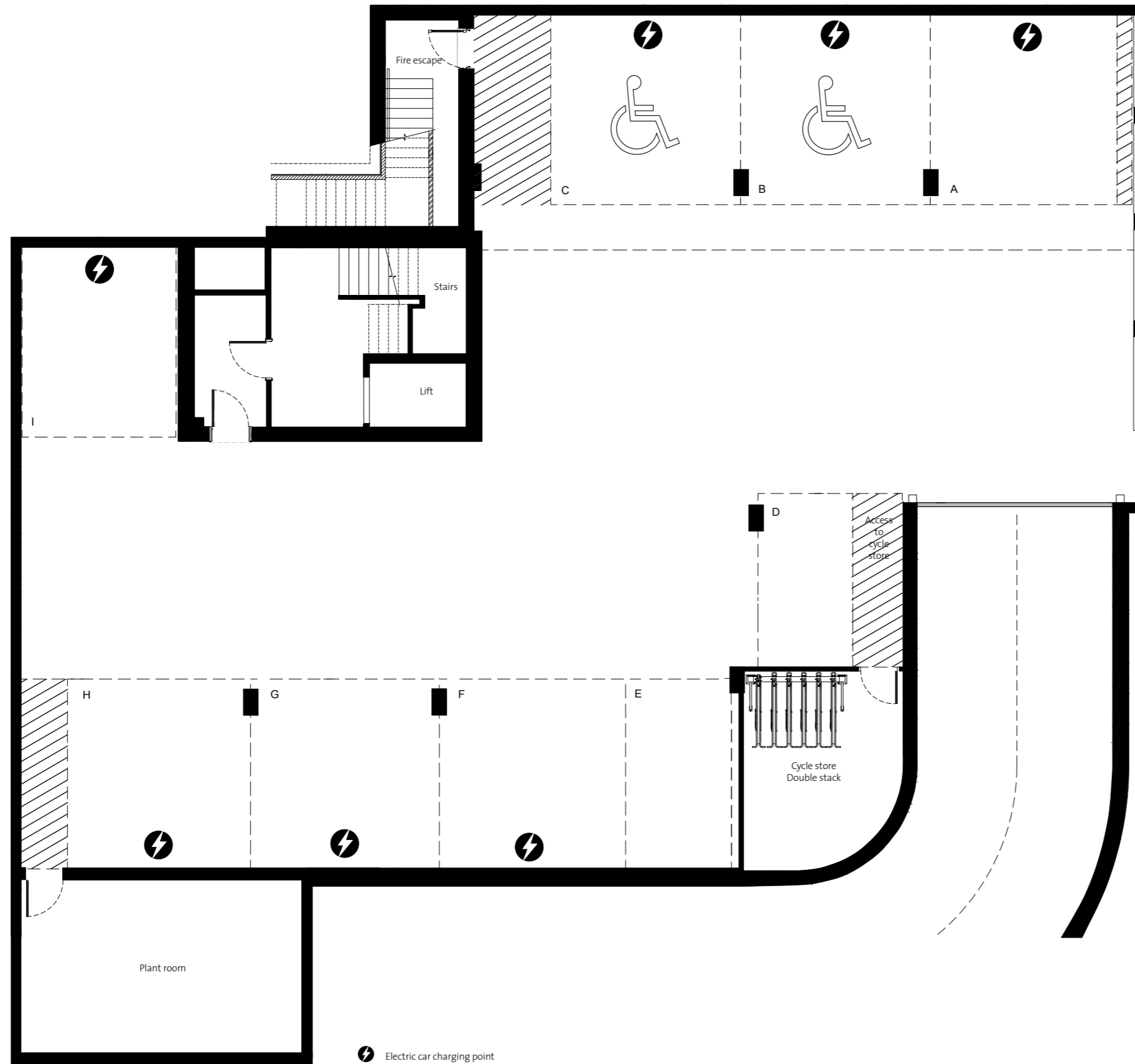
Site Plan



Surrounded by manicured lawns, all apartments have access to their own private outdoor space as well as being able to enjoy the communal landscaped gardens to the rear. The detached homes to the north of the site are entirely separate from Maytree Court.

BASEMENT

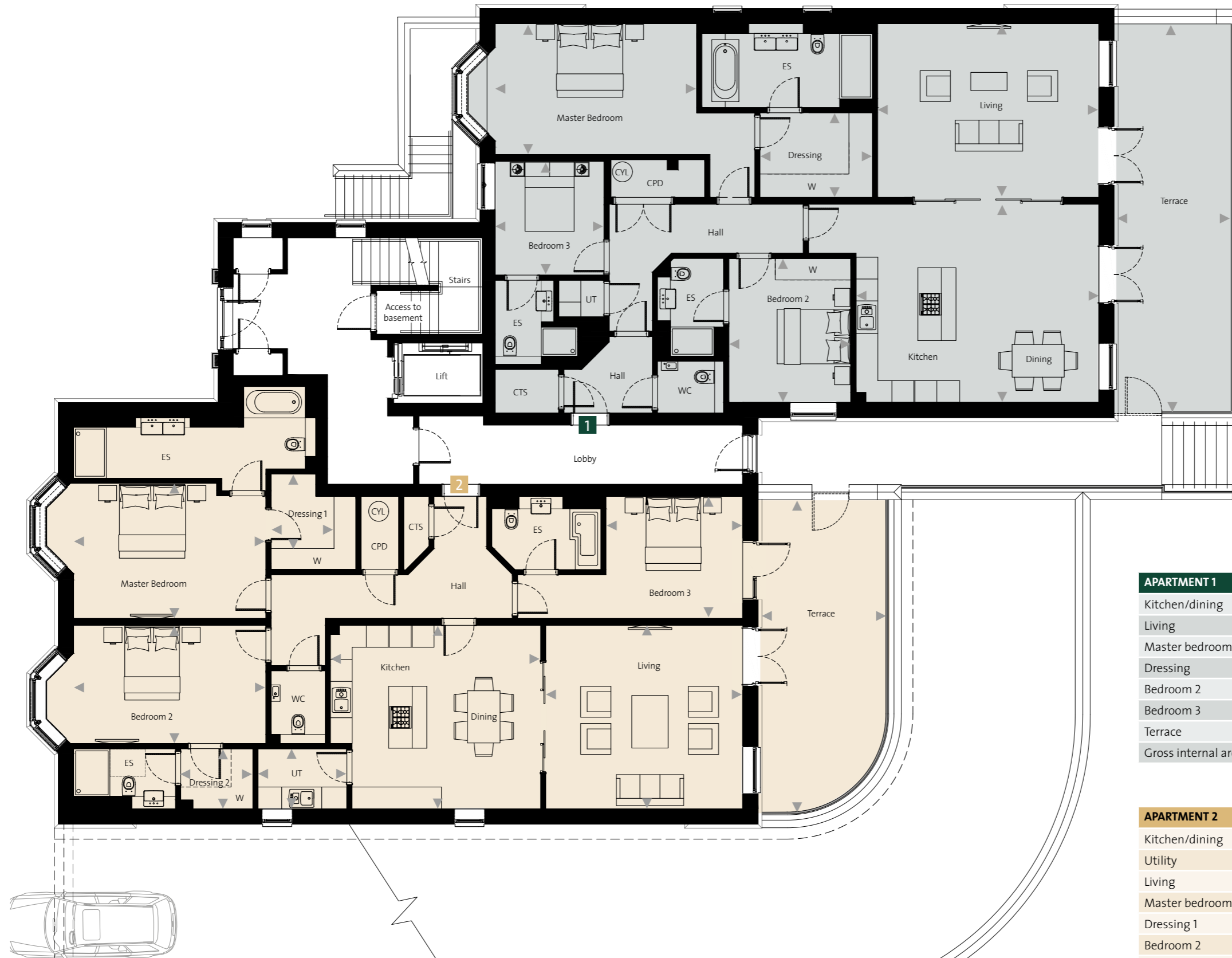
PARKING



Approached via a heated ramp, the secure basement car park at Maytree Court offers parking for up to two cars per apartment with electrical charging points. Cycle storage is also provided.

GROUND FLOOR

APARTMENTS 1 & 2



APARTMENT 1	METRIC (MM)	IMPERIAL (FT/IN)
Kitchen/dining	6676 x 5445	21' 11" x 17' 11"
Living	6081 x 4769	20' 0" x 15' 8"
Master bedroom	5538† x 3592	18' 2" x 11' 10"
Dressing	3092 x 2322	10' 2" x 7' 8"
Bedroom 2	3958 x 3353	13' 0" x 11' 0"
Bedroom 3	3123 x 2995	10' 3" x 9' 10"
Terrace	10640 x 3110	34' 11" x 10' 3"
Gross internal area	174.50m ²	1878.3ft ²

APARTMENT 2	METRIC (MM)	IMPERIAL (FT/IN)
Kitchen/dining	5779 x 5043	19' 0" x 16' 7"
Utility	2440 x 1656	8' 0" x 5' 5"
Living	5413 x 5043	17' 9" x 16' 7"
Master bedroom	5287† x 3712	17' 4" x 12' 2"
Dressing 1	2046 x 1731	6' 8" x 5' 8"
Bedroom 2	5287† x 3245	17' 4" x 10' 8"
Dressing 2	1986 x 1656	6' 6" x 5' 5"
Bedroom 3	3758 x 3359	12' 4" x 11' 0"
Terrace	8582 x 3404	28' 2" x 11' 2"
Gross internal area	174.23m ²	1875.3ft ²

All dimensions are in metric (millimetres) and imperial (feet & inches) with all units to the nearest full unit (millimetres or inches).
Room sizes are taken to finished faces with larger dimensions shown first.

▲ Indicates where dimensions have been taken from. Plans indicative only. Dimensions are intended for guidance only and may vary by + or - 76cm/3".

KEY: † Minimum dimension. ES en-suite. CLK cloakroom. CPD cupboard. CTS coats cupboard. CYL cylinder. UT utility. W wardrobe. --- wardrobe optional extra.

FIRST FLOOR

APARTMENTS 3 & 4



APARTMENT 3	METRIC (MM)	IMPERIAL (FT/IN)
Kitchen/dining narrowing to	6676 x 5445 2080	21' 11" x 17' 11" 6' 10"
Living narrowing to	6676 x 4769 2193	21' 11" x 15' 8" 7' 2"
Master bedroom	5538 [†] x 3592	18' 2" x 11' 10"
Dressing	1682 x 1607	5' 6" x 5' 3"
Bedroom 2	3958 x 3353	13' 0" x 11' 0"
Bedroom 3	3123 x 2995	10' 3" x 9' 10"
Terrace	5298 x 2160	17' 5" x 7' 1"
Gross internal area	160.15m ²	1723.8ft ²

APARTMENT 4	METRIC (MM)	IMPERIAL (FT/IN)
Kitchen/dining	5099 x 5043	16' 9" x 16' 7"
Utility	2772 x 1656	9' 1" x 5' 5"
Living	5043 x 4530	16' 7" x 14' 11"
Study area	2755 x 2363	9' 1" x 7' 9"
Master bedroom	5510 [†] x 4473 [†]	18' 1" x 14' 8" [†]
Dressing	3190 x 2042	10' 6" x 6' 8"
Bedroom 2	4473 [†] x 3248	14' 8" x 10' 8"
Bedroom 3	4668 x 2560	15' 4" x 8' 5"
narrowing to	2755 x 2305	9' 1" x 7' 7"
Terrace	4398 x 2160	14' 5" x 7' 1"
Gross internal area	180.07m ²	1938.2ft ²

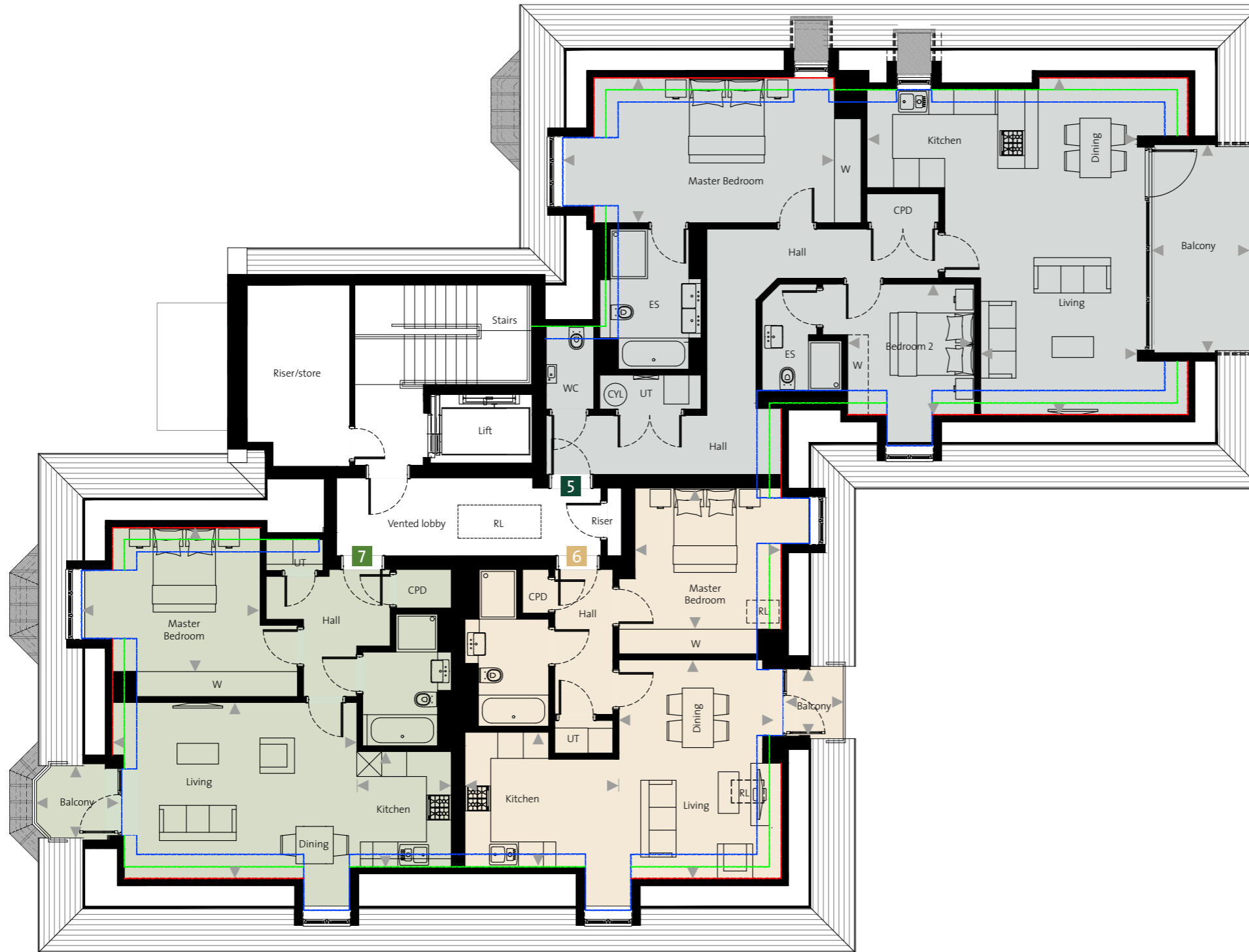
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KEY: † Minimum dimension. ES en-suite. CLK cloakroom. CPD cupboard. CTS coats cupboard. CYL cylinder. UT utility. W wardrobe. --- wardrobe optional extra.

SECOND FLOOR

APARTMENTS 5, 6 & 7



REDUCED CEILING HEIGHTS: 1500mm — 1800mm — 2100mm

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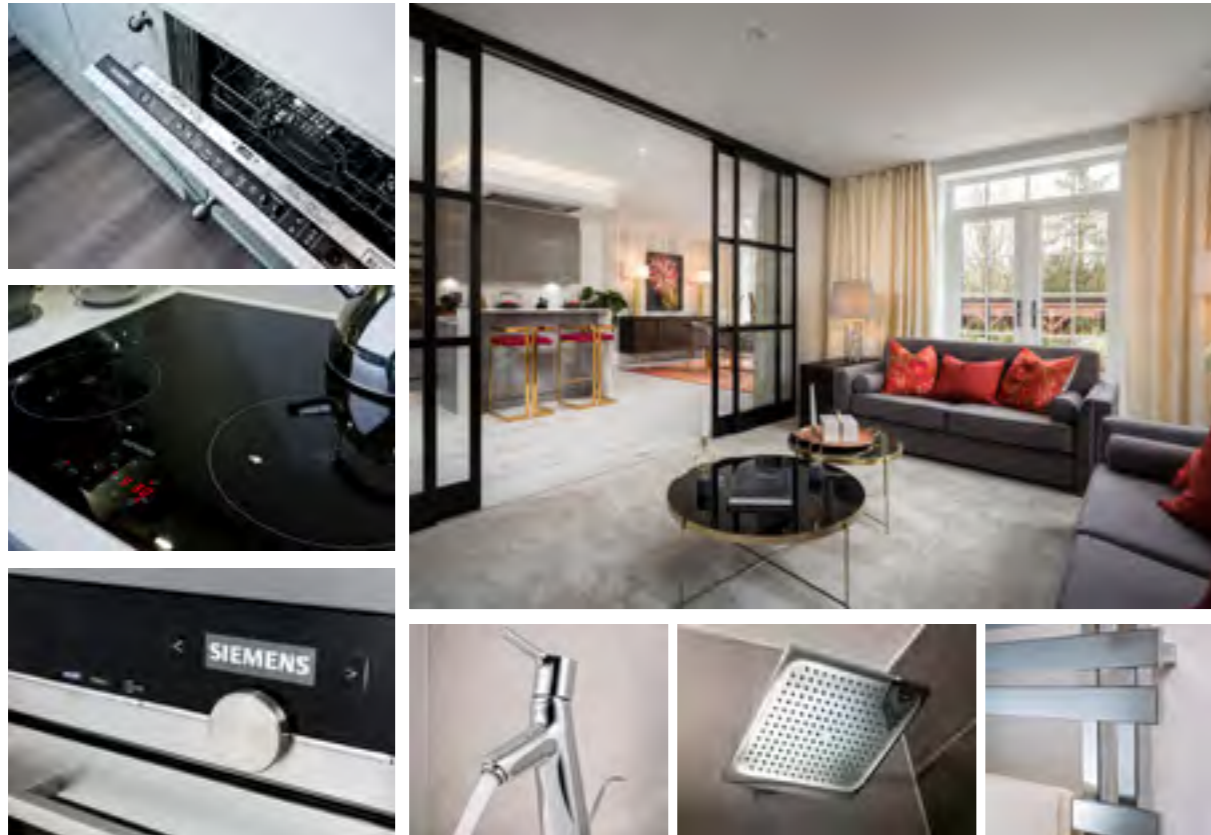
KEY: † Maximum dimension. ES en-suite. CLK cloakroom. CPD cupboard. CTS coats cupboard. CYL cylinder. RL roof light. UT utility. W wardrobe. ---- wardrobe optional extra.

APARTMENT 5	METRIC (MM)	IMPERIAL (FT/IN)
Kitchen/dining/living narrowing to	8126 x 6507 3772	26' 8" x 21' 4" 12' 5"
Master bedroom	6537 x 3494	21' 6" x 11' 6"
Bedroom 2	3050 x 2152	10' 0" x 7' 4"
Balcony	5012 x 2304	16' 5" x 7' 7"
Gross internal area	119.01m ²	1281.8ft ²

APARTMENT 6	METRIC (MM)	IMPERIAL (FT/IN)
Kitchen	3708 x 3242	12' 2" x 10' 8"
Living/dining	5272 x 3739	17' 4" x 12' 3"
Master bedroom	3528 x 3397	11' 7" x 11' 2"
Balcony	1584 x 1364	5' 2" x 4' 6"
Gross internal area	62.45m ²	672.2ft ²

APARTMENT 7	METRIC (MM)	IMPERIAL (FT/IN)
Kitchen	2774 x 2278	9' 1" x 7' 6"
Living/dining	5888 x 4247	19' 4" x 13' 11"
Master bedroom	4300 x 3474	14' 1" x 11' 5"
Balcony	1961 x 1742	6' 5" x 5' 9"
Gross internal area	65.24m ²	702.2ft ²

Specification



Kitchen

ALL APARTMENTS

- High quality kitchen furniture in a choice of colours*
- Quartz worktops and splashbacks in a choice of colours*
- Siemens integrated combination microwave
- Capel integrated wine cooler
- Single bowl under mounted sink
- Quooker flex hot tap
- Waste disposal
- Under cabinet and plinth LED lighting
- Soft close doors and drawers
- Integrated cutlery drawer

APARTMENTS 1-5

- Siemens integrated double multifunction oven
- Siemens self-extracting black glass induction hob
- Siemens integrated larder fridge
- Siemens integrated larder freezer
- Siemens integrated fridge freezer (apartment 5 only)
- Tiled flooring in a choice of colours throughout kitchen/dining room*

APARTMENTS 6-7

- Siemens integrated single multifunction oven
- Siemens glass induction hob
- Siemens integrated fridge freezer
- Elica integrated extractor hood
- Tiled flooring in a choice of colours throughout kitchen/dining/living room*

Utility Room

APARTMENTS 2 & 4

- High quality kitchen furniture in a choice of colours*
- Quartz worktops and upstands*
- Siemens freestanding washer/dryer
- Single bowl inset sink and tap
- Tiled flooring in a choice of colours*

Utility Cupboard

APARTMENTS 1, 3, 5, 6 & 7

- Siemens freestanding washer/dryer
- Tiled flooring in a choice of colours*

Bathroom and en-suite

- Villeroy & Boch sanitaryware with Hansgrohe taps and rain showers
- Chrome heated towel rails
- Mirrored wall cabinets including shaver sockets with under cabinet PIR lighting
- Villeroy & Boch vanity units in master bedroom en-suite (apartments 1 - 5)
- Villeroy & Boch vanity units in bathrooms (apartments 6 & 7)
- Full height tiling throughout in a choice of colours*
- Tiled flooring throughout in a choice of colours*

Heating and Electrical

- Zoned gas fired wet underfloor heating system throughout
- LED downlighters
- Black nickel sockets throughout
- TV points in kitchen/dining/living room and bedrooms
- Satellite dish and TV/SAT distribution system
- Fibre optic Wi-Fi and CAT 6 cabling
- Wiring for media system
- BT points in kitchen/dining/living room and master bedroom
- USB sockets in kitchen/dining/living room and bedrooms

Hallway

- Tiled flooring throughout in choice of colours*

Internal

- Grey front door with brushed chrome ironmongery
- Grey painted internal doors with polished chrome black nickel ironmongery
- Versatile framed glass sliding doors to kitchen/living/dining areas in apartments 1 - 4
- All walls painted Dulux paint: colour goose down
- Dressing room to master bedroom apartments 1 - 4) and bedroom 2 (apartment 2)
- Fitted wardrobes to master bedroom (apartments 5 - 7) and bedroom 2 (apartments 1, 3, & 4)
- White external and internal windows with chrome handles
- Wiring for alarm
- Video entry phone
- Chrome door bell

External

- Terraces to apartments 1 - 4
- Balconies to apartments 5 - 7
- Outside tap to apartments 1 - 4
- Outside power socket

Communal

- Secure basement parking: two allocated parking spaces accessed via the heated ramp
- External lighting
- Communal bin store
- Post room with parcel and post box for each apartment
- Seven electric car charging points in basement†
- Basement cycle storage
- Ceramic tiled ground floor with mat well; carpets to remaining floors
- Lifts to all floors
- Visitor parking
- Landlord external tap

Guarantee

- NHBC 10 year warranty

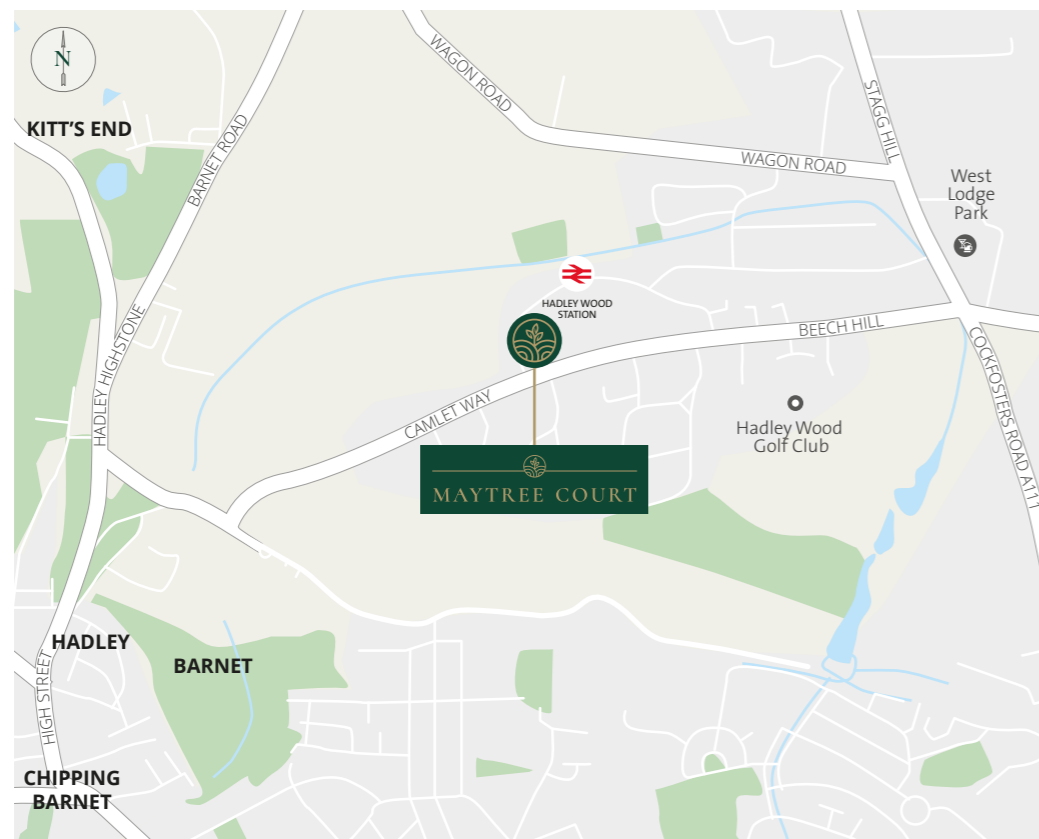
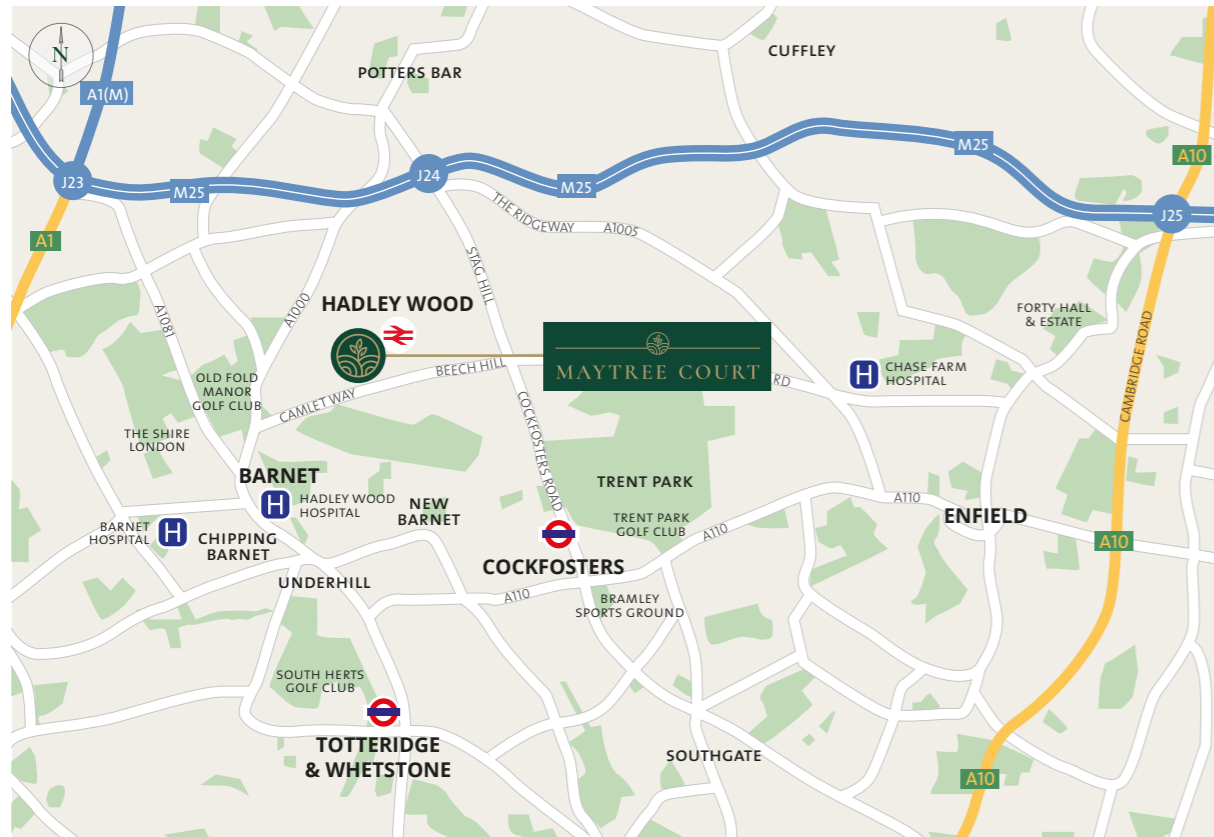
About Troy Homes



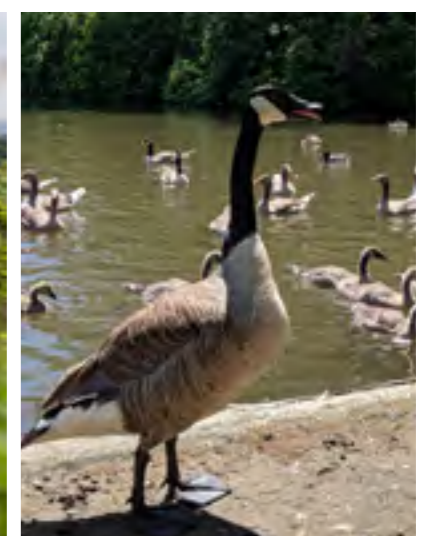
Founded in October 2015, Troy Homes specialises in small to medium sized developments across the South East of England. With an award winning team of experienced and skilled staff, Troy Homes' mission is to create homes that exceed customer expectations.

At Troy Homes, we have a passion for creating vibrant and sustainable communities, with aspirational homes that bring a sense of place to an area, through high quality design and meticulous attention to detail. Each of our sites is carefully selected with the customer at its heart. We involve architects and planning experts from day one, to ensure that our homes are well designed with excellent build quality and a specification to truly impress. From feasibility studies to detailed design through to the development, Troy Homes has a focus on the detail of each home, ensuring a scheme comes to life and complements its surroundings. Our personal and friendly approach, enables us to ensure each home is tailor-made to meet perceived customer needs.





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It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or different times during the progress of any development. Maps not to scale. Photographs are of the local area or are indicative lifestyle images. 09/21.



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