

# THE Templars

TEMPLE FORTUNE | LONDON NW11

A boutique collection of 9 brand new luxury apartments  
a moment's distance from Temple Fortune

# THE Templars

A boutique collection of 9 brand new, luxury homes with generous proportions, refined interiors and a stylish colour palette just moments from the varied amenities of Temple Fortune and leafy Hampstead Garden Suburb.

Complemented by private outdoor spaces, secure parking and a manned concierge, each apartment at The Templars pairs high ceilings and large windows with classical styling to offer delightful lateral living a short walk away from Hampstead Heath.

## STRIKING, LIGHT AND SPACIOUS

Drawing upon the classically charismatic features from the façade of the original building and progressing it with contemporary architecture, The Templars is a bold and elegant development in the heart of one of North London's most delightful suburbs.

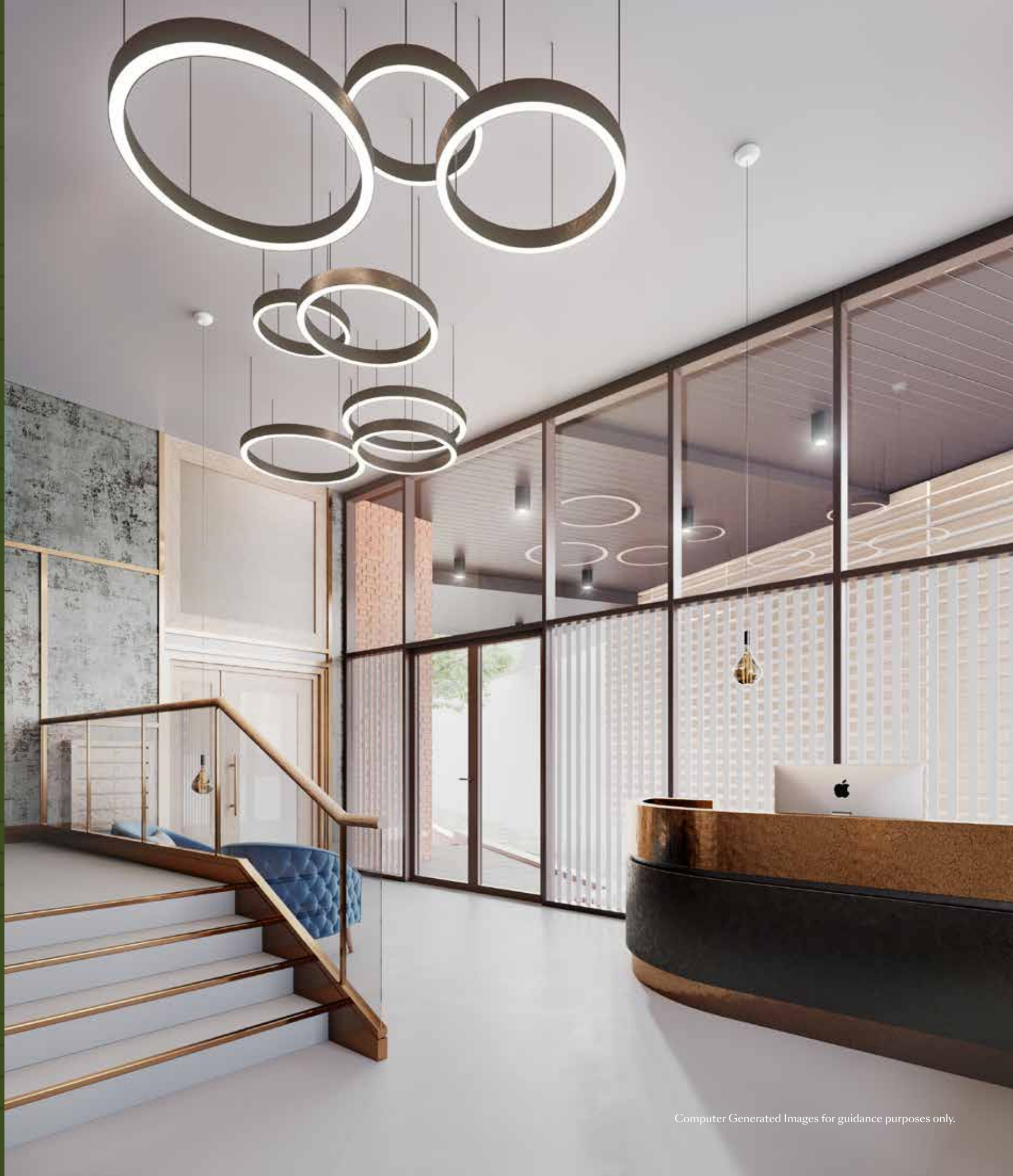
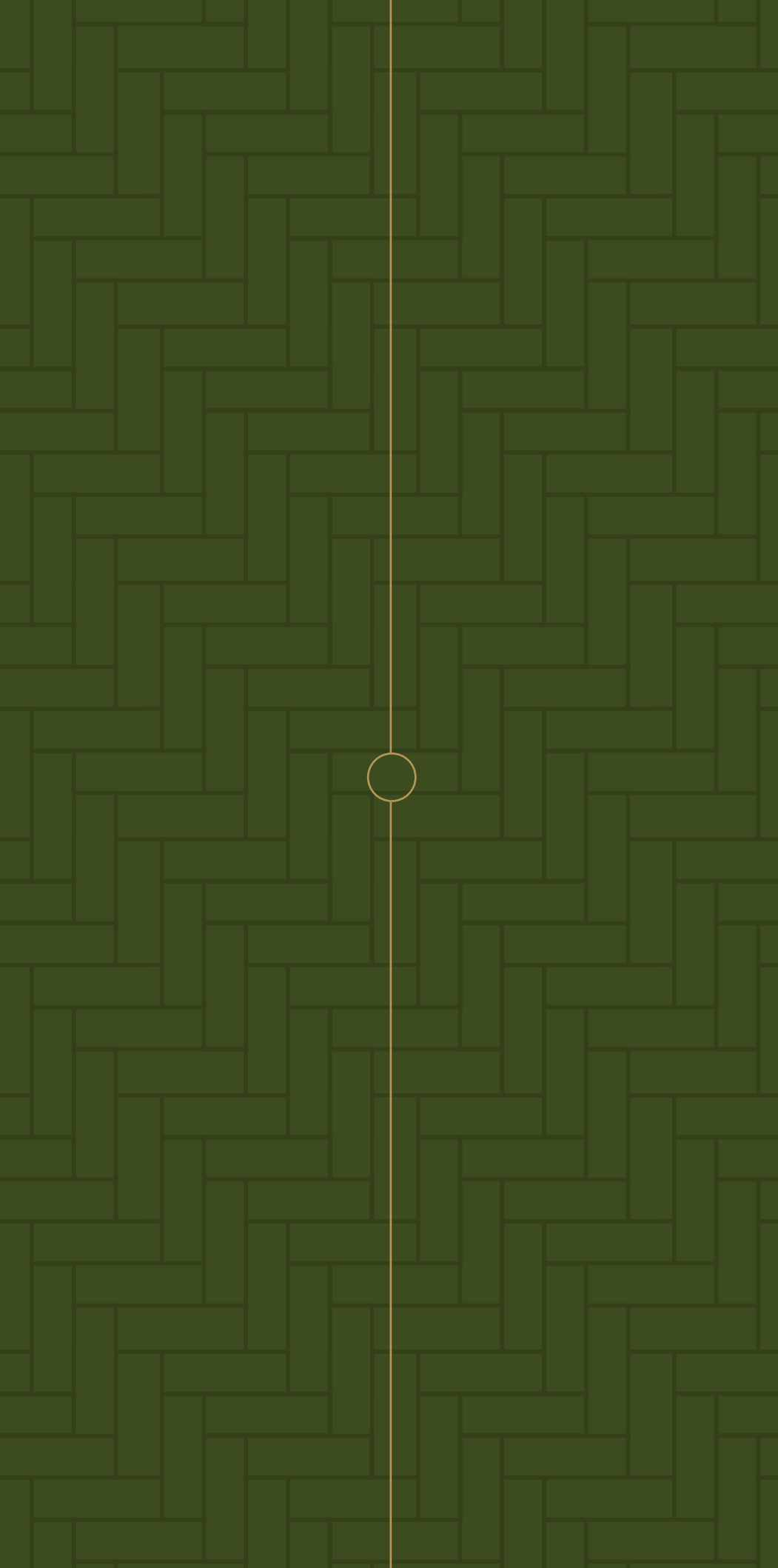












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## DISCOVER THE SUBURB

One of the benefits of living in Temple Fortune is the joy and ease of having everything on your doorstep. The area hosts an impressive array of conveniences, including a large variety of informal eateries and daily amenities, and a range of delicatessens, fishmongers and bakers too.

Sitting at the edge of Hampstead Garden Suburb, a short walk away from the excellent transport connections of Golders Green and a 10 minute drive from both Hampstead and Brent Cross, this self-sufficient suburban oasis offers its fullest potential to only a select few.





01



02



03



04

NW 11

01 GAIL'S  
30 Temple Fortune Parade

02 MARKS & SPENCER  
820-832 Finchley Rd

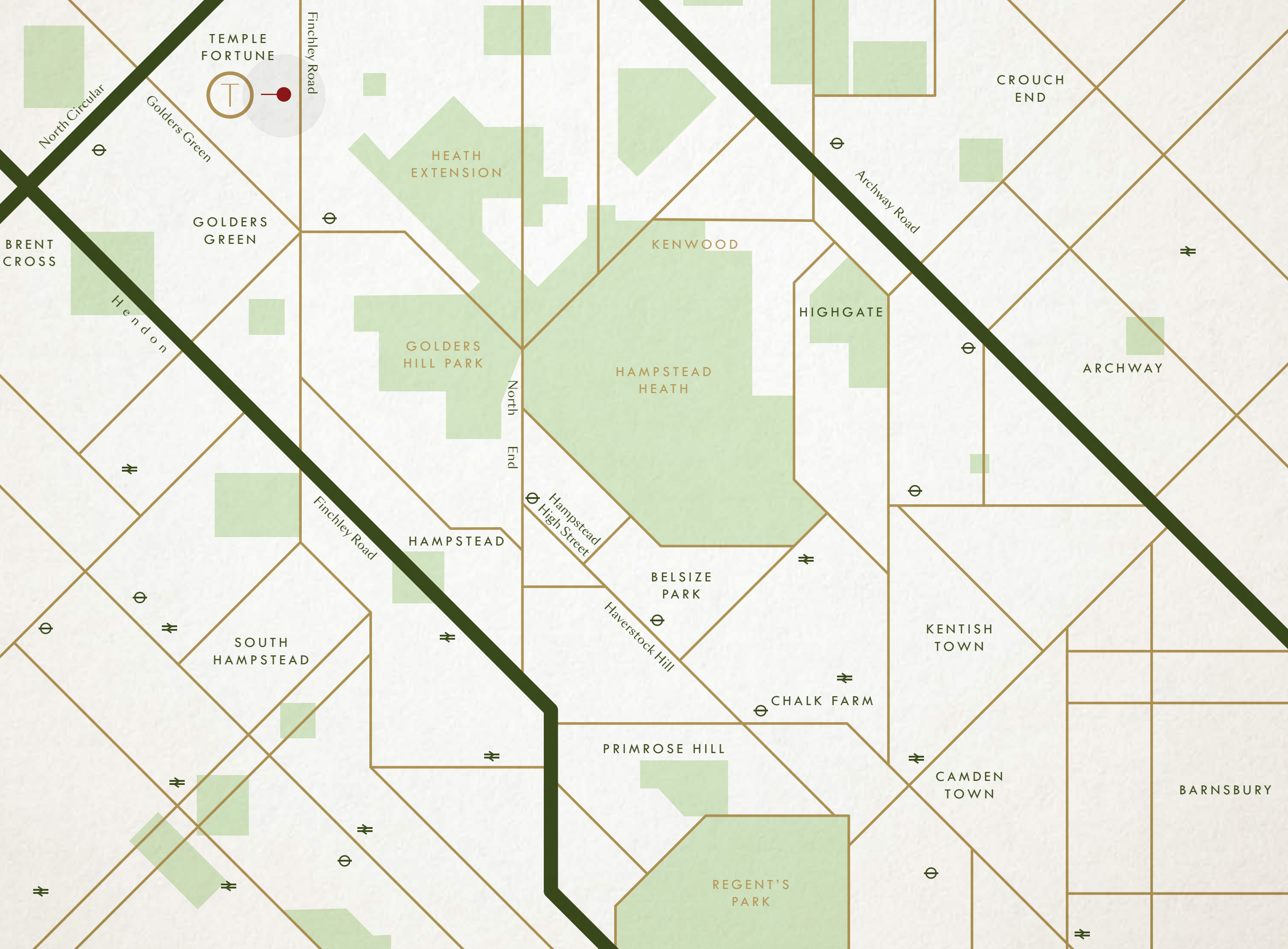
03 SAM STOLLER & SON  
28 Temple Fortune Parade

04 BREAD BAKERY  
12-14 Hallswelle Rd









TEMPLE  
FORTUNE



Finchley Road

Golders Green

North Circular

CROUCH  
END

Archway Road

GOLDERS  
GREEN

HEATH  
EXTENSION

KENWOOD

HIGHGATE

ARCHWAY

GOLDERS  
HILL PARK

HAMPSTEAD  
HEATH

North  
End

Hampstead  
High Street

HAMPSTEAD

BELSIZE  
PARK

Haverstock Hill

KENTISH  
TOWN

CHALK FARM

CAMDEN  
TOWN

BARNSBURY

PRIMROSE HILL

REGENT'S  
PARK

SOUTH  
HAMPSTEAD





HAMPSTEAD  
HIGH STREET

3 mins



CENTRAL  
SQUARE

8 mins



HAMPSTEAD  
HEATH

14 mins



KING'S CROSS ST  
PANCRAS

14 mins



OXFORD  
CIRCUS

17 mins

## WELL PLACED



### UNDERGROUND

*Northern line*

HAMPSTEAD  
3 min

KING'S CROSS  
14 mins

OXFORD CIRCUS  
17 mins

VICTORIA  
30 mins



### BICYCLE

HIGHGATE  
20 mins

REGENT'S PARK  
30 mins

NOTTING HILL  
35 mins

COVENT GARDEN  
45 mins



### ON FOOT

CENTRAL SQUARE  
8 mins

GOLDERS GREEN STATION  
12 mins

HAMPSTEAD HEATH  
14 mins

GOLDERS HILL PARK  
19 mins



### AIRPORTS *By Car*

LUTON  
38 mins

LONDON CITY  
44 mins

HEATHROW  
48 mins

STANSTED  
56 mins







## AN EXQUISITE VILLAGE

Georgian buildings and quaint alleyways abound in the charming Hampstead Village, which is a 10 minute drive away. With its upscale boutiques, cosy pubs, cobbled streets and exquisite eateries, it is little wonder why the area is favoured by academics, artists and media figures alike.

Whether it be fine dining at Villa Bianca, arguably one of London's best Italian restaurants, or enjoying one of the Holly Bush's ten tap beers by the fireside or film at the Everyman cinema, Hampstead has something for, almost, every occasion.





NW 3

01 HOLLY BUSH  
22 Holly Mount

02 VILLA BIANCA  
1 Perrin's Ct

03 EVERYMAN CINEMA  
5 Holly Bush Vale

04 GINGER & WHITE  
4a-5a Perrin's Court







## A STYLISH TAKE ON CONTEMPORARY LIVING

Contemporary kitchens with built-in Siemens appliances, and delightful bedrooms with ensuite bathrooms provide an uncompromised standard of living.

















## BED & BATH

Freestanding baths

Porcelain marble

Bespoke fittings

Accent lighting

Integrated audio system

High ceilings

Balconies

















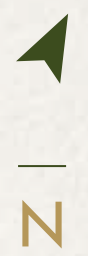


GROUND FLOOR  
116 SQ M | 1248 SQ FT

2  2 

APARTMENT 9	M	FT
Bedroom 1	5.03 x 3.02	16'4" x 9'9"
Bedroom 2	3.53 x 2.73	11'5" x 8'9"
Kitchen/Dining/Living	7.30 x 6.10	23'9" x 20'0"
Garden	7.44 x 6.84	24'3" x 22'4"



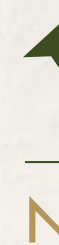
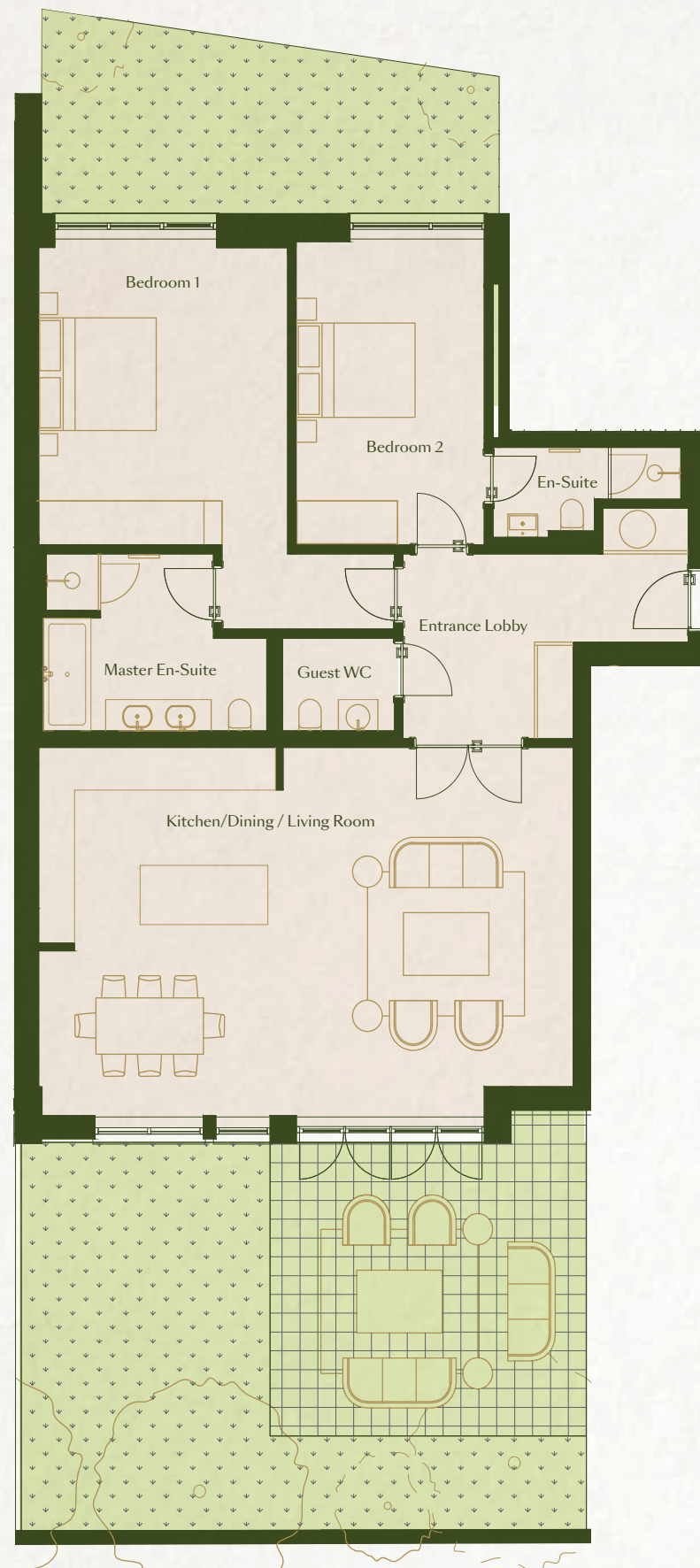


GROUND FLOOR  
150 SQ M | 1615 SQ FT



APARTMENT 1	M	FT
Bedroom 1	3.97 x 3.72	13'0" x 12'1"
Bedroom 2	3.81 x 3.74	12'5" x 12'2"
Bedroom 3 / Study	3.65 x 3.47	11'9" x 11'3"
Kitchen/Dining/Living	9.74 x 7.40	31'9" x 24'2"
Garden	6.61 x 6.08	21'6" x 19'9"





GROUND FLOOR  
129 SQ M | 1388 SQ FT  
2  2 

APARTMENT 2	M	FT
Bedroom 1	4.74 x 4.17	15'5" x 13'6"
Bedroom 2	3.16 x 4.84	15'8" x 10'3"
Kitchen/Dining/Living	8.96 x 5.87	29'4" x 19'2"
Garden	9.48 x 6.16	31'0" x 20'1"





FIRST FLOOR  
160 SQ M | 1732 SQ FT



#### APARTMENT 3

	M	FT
Bedroom 1	4.43 x 4.05	14'5" x 13'2"
Balcony	4.06 x 1.12	13'3" x 3'6"
Bedroom 2	5.18 x 3.92	17'0" x 12'8"
Bedroom 3 / Study	3.95 x 3.35	12'9" x 10'9"
Kitchen	4.83 x 3.33	15'8" x 10'9"
Dining/Living	7.43 x 6.04	24'3" x 19'8"
Balcony	7.44 x 1.91	24'3" x 6'2"





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FIRST FLOOR  
181 SQ M | 1948 SQ FT

3  3 

APARTMENT 4	M	FT
Bedroom 1	3.98 x 3.85	13'0" x 12'6"
Bedroom 2	4.83 x 4.59	15'8" x 15'0"
Balcony	3.84 x 1.40	12'5" x 4'6"
Bedroom 3 / Study	4.77 x 3.43	15'6" x 11'2"
Balcony	3.16 x 1.40	10'3" x 4'6"
Kitchen/Dining	5.69 x 5.09	18'6" x 16'7"
Balcony	2.94 x 1.32	9'6" x 4'3"
Living Room	6.94 x 5.61	22'7" x 18'4"
Terrace	7.21 x 2.68	23'6" x 8'8"





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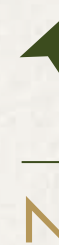


SECOND FLOOR  
121 SQ M | 1302 SQ FT

3  3 

APARTMENT 5	M	FT
Bedroom 1	4.46 x 3.79	14'6" x 12'4"
Bedroom 2	3.9 x 3.72	12'8" x 12'1"
Bedroom 3 / Study	3.48 x 3.16	11'4" x 10'3"
Kitchen/Dining/Living	7.43 x 5.62	24'3" x 18'4"
Balcony	4.06 x 1.15	13'3" x 3'7"





SECOND FLOOR  
150 SQ M | 1615 SQ FT

3  3 

APARTMENT 6	M	FT
Bedroom 1	4.92 x 4.08	16'1" x 13'3"
Bedroom 2	4.16 x 3.93	13'6" x 12'8"
Bedroom 3 / Study	3.67 x 3.19	12'0" x 10'4"
Kitchen/Dining/Living	7.42 x 6.35	24'3" x 20'8"
Balcony	3.16 x 1.43	10'3" x 4'6"
Terrace	6.35 x 3.98	20'8" x 13'0"





THIRD FLOOR  
164 SQ M | 1765 SQ FT

3  3 

APARTMENT 7	M	FT
Bedroom 1	5.34 x 3.81	17'5" x 12'4"
Bedroom 2	4.28 x 3.56	14'0" x 11'6"
Bedroom 3 / Study	3.72 x 3.19	12'1" x 10'4"
Kitchen	5.3 x 4.56	17'4" x 14'9"
Dining/Living	7.66 x 5.5	25'1" x 18'0"
Terrace	4.99 x 4.84	16'3" x 15'8"





FOURTH FLOOR  
106 SQ M | 1140 SQ FT

2  2 

APARTMENT 8	M	FT
Bedroom 1	4.18 x 3.8	13'7" x 12'4"
Bedroom 2	3.55 x 3.19	11'6" x 10'4"
Kitchen/Dining/Living	6.86 x 4.61	22'5" x 15'1"
Terrace	4.83 x 3.42	15'8" x 11'2"







# SPECIFICATION

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## KITCHEN

- Herringbone wood flooring throughout
- Quartz marble worktop and matching backsplash
- Aster kitchen units with soft close hinges and drawers (ultra premium Italian brand)
- Retractable chrome mixer tap
- Siemens 5 ring induction hob
- Facility for gas hob
- Siemens ovens
- Siemens microwaves
- Siemens dishwashers
- Siemens integrated fridge and freezer
- Built in or ceiling extractor with feature lighting
- Underside of wall units with feature led lighting
- Socket outlets above work surfaces
- Integrated space saving recycling bins
- Washer and dryer in utility spaces

## BATHROOMS

- Integrated baths with concealed LED accent lighting
- Freestanding baths in selected apartments
- Level showers with integrated gully
- Walk in shower area with frameless glass shower door with 10mm glass
- Porcelain marble slabs to showers
- White wall mounted WC with recessed white glass dual

flush plate, concealed cistern, and soft closing seat and cover

- Bespoke recessed mirror cabinets with shelving and concealed lighting
- Shaver sockets
- Wall mounted chrome heated towel rail
- Electric UFH with thermostats outside each bathroom

## ELECTRICAL FITTINGS

- Recessed LED downlighters throughout
- Coffers with LED lighting to living rooms
- Feature LED lighting to WCs and above the baths
- Curtain recesses with lighting to all perimeter walls
- Ceiling speakers in kitchen and living room, Bedroom 1, master ensuite and secondary bedrooms
- Wired for multi zone integrated audio system
- Television point to living area, reception rooms, and bedrooms (SkyQ/terrestrial)
- Telephone/data points provided with wiring to central location
- White metal switches, sockets, and electrical outlets
- Three way mood lighting in bedrooms
- Wall mounted reading lights in bedrooms
- Lighting to gardens and balconies
- Electric sockets to outdoor areas

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## HEATING & COOLING

- Gas fired central heating with mains pressure hot water and hot water cylinders
- UFH throughout with individual controls for each room centrally located in the utility area
- Electric UFH with individual controls to bathrooms
- Integrated air conditioning to living area, master bed and bed 2
- MVHR throughout

## INTERIOR FINISHES

- Herringbone engineered wood flooring throughout
- Internal door spray finished, with V grooves and chrome handles
- Satin gloss painted skirting and architraves throughout
- Bespoke fitted wardrobes to master bed and second bedrooms, internal fittings include rails/drawers, and shelves
- Bespoke hall coat cupboards
- Over height doors\*
- 2.7m ceiling heights\*\*
- Water tap to all terraces and gardens
- Bifold doors to terraces and gardens

## SECURITY

- BPT video entry system
- Texecom alarm system for unit 1
- Mains supply smoke detectors
- Double locking front doors

## BUILDING FEATURES

- Elevator
- Communal garden
- External taps
- Parking in the rear of site and parking allowance on the road by way of permits from London Borough of Barnet
- Low maintenance gardens with artificial grass
- Irrigation system to communal landscaping

## WARRANTY

- All apartments are covered by a 10 year ICW warranty

\*(2.25m and 2.7m in unit 9)

\*\* (3.25m in unit 9)

*The Templars is a Shabbat friendly building and each kitchen is equipped to be fully kosher.*







**DEBBIE INGRAM**  
PROPERTY & DEVELOPMENT CONSULTANCY  
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**WWW.DEBBIEINGRAM.CO.UK**

THE  
Templars

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