



PORTMAN PLACE

EDGWARE



PORTMAN PLACE

EDGWARE

A collection of fifty two exquisitely finished apartments with secure underground parking, excellent transport links, great local amenities and green spaces. Portman Place offers the very best of urban and rural living.



It's time to expand your boundaries, broaden your horizons and set your sights on this fabulous new development in the centre of Edgware

Portman Place sets a new standard for a stylish lifestyle and is within easy reach of some of the capital's best entertainment, shopping and leisure facilities.

The fifty-two 1, 2 & 3 bedroom apartments set in two three storey buildings, Egri Court and Weir Court, combine comfort with convenience, elegance with desirability.



STARBUCKS



Edgware - a strategic location that echoes through the ages

Edgware was just a small hamlet in medieval times and was formed due to its convenience as a resting place for pilgrims travelling between St Albans and the City of London. Travellers passing through Edgware on were required to pay a toll and this undoubtedly contributed to the area's early prosperity.

Edgware on Watling Street, the first major Roman road built in England, and is as important now as it was then, since today's A5 follows the route straight as an arrow in to Marble Arch and London's West End.



It's all about being well connected

Being well connected is important wherever you live is important, in Edgware that is not a problem.

Edgware sits astride the A5, running out from Marble Arch to Wales. By car there are direct road links north or south towards the centre of London. The M1, A1, A406 North Circular Road and M25 are all just a short drive from Portland Place.

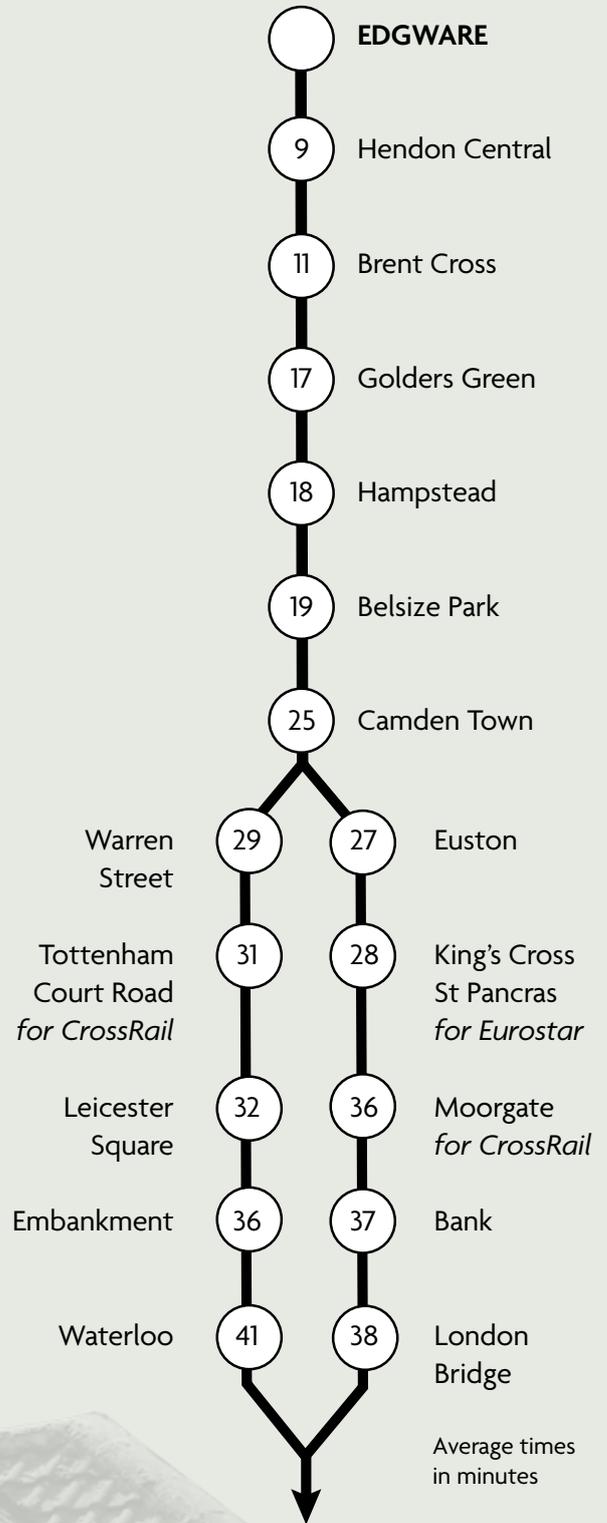
Edgware is the public transport hub for the area with Edgware Underground station and Bus station. Located a short walk from the Station, the apartments at Portland Place are perfect for professionals who rely on good transport links for an easy commute into London.





The Northern line divides at Camden Town and each branch will take you into the West End and the City in similar times, passing through King's Cross/St Pancras for Eurostar services. It also links to the Elizabeth Line (CrossRail) at Tottenham Court Road (28 mins) and Moorgate (38 mins).

Stanmore (Jubilee line) and Mill Hill (National Rail) stations are a short bus ride away.



Travel by Road

Edgware Station	
Mill Hill Broadway Station (Mainline)	1.5 miles
Apex Corner (A1 / A41)	1.2 miles
Stanmore Station (Jubilee line)	1.6 miles
M1 Northbound (via A41)	2.1 miles
Brent Cross	5.2 miles
Central London	10.0 miles





On your doorstep, the town centre of Edgware provides a plethora of local shops, cafés and restaurants, including Nandos and Costa. The Broadway Centre next to the Station has a great selection of stores including Sainsbury's, Boots, Costa Coffee, New Look, JD Sports, TK Maxx and WH Smith.

The Edgware Town Centre Partnership been created to lead a meaningful regeneration of the town centre into a sustainable and spirited town centre that is a destination for local residents and visitors. As a resident at Portland Place you will be a in a great position to benefit from the plans. edgwareyourhighstreet.com



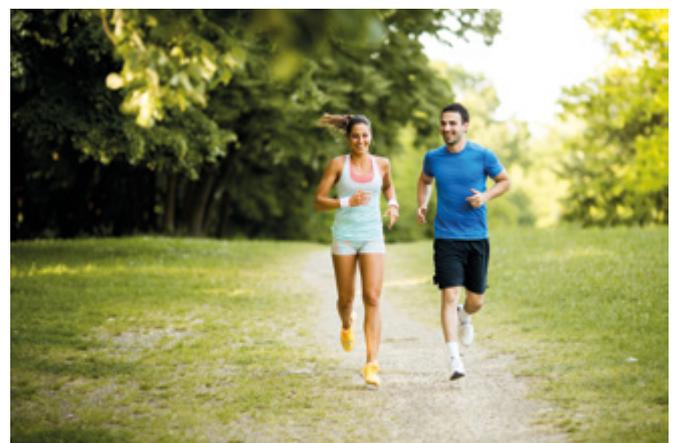
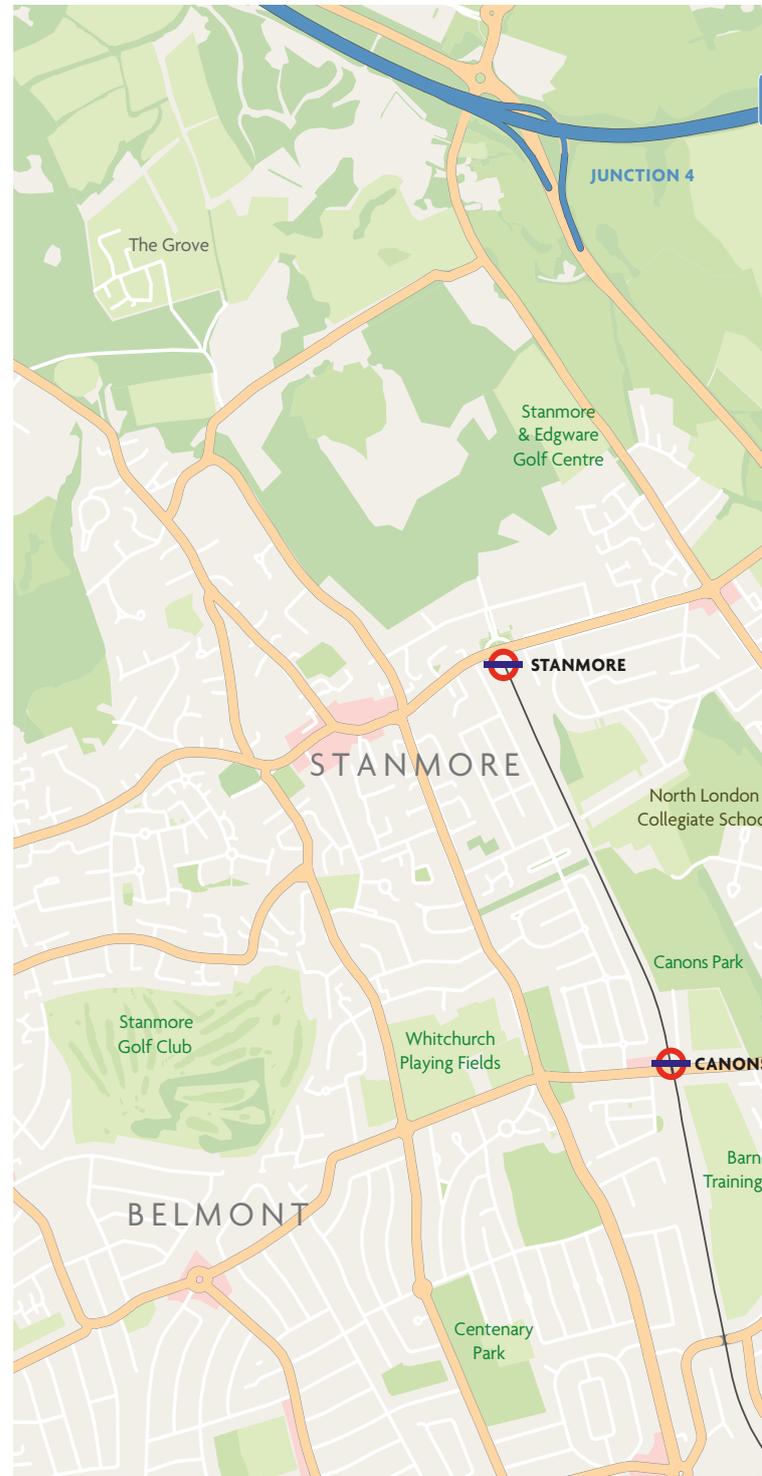
Exploring your local neighbourhood

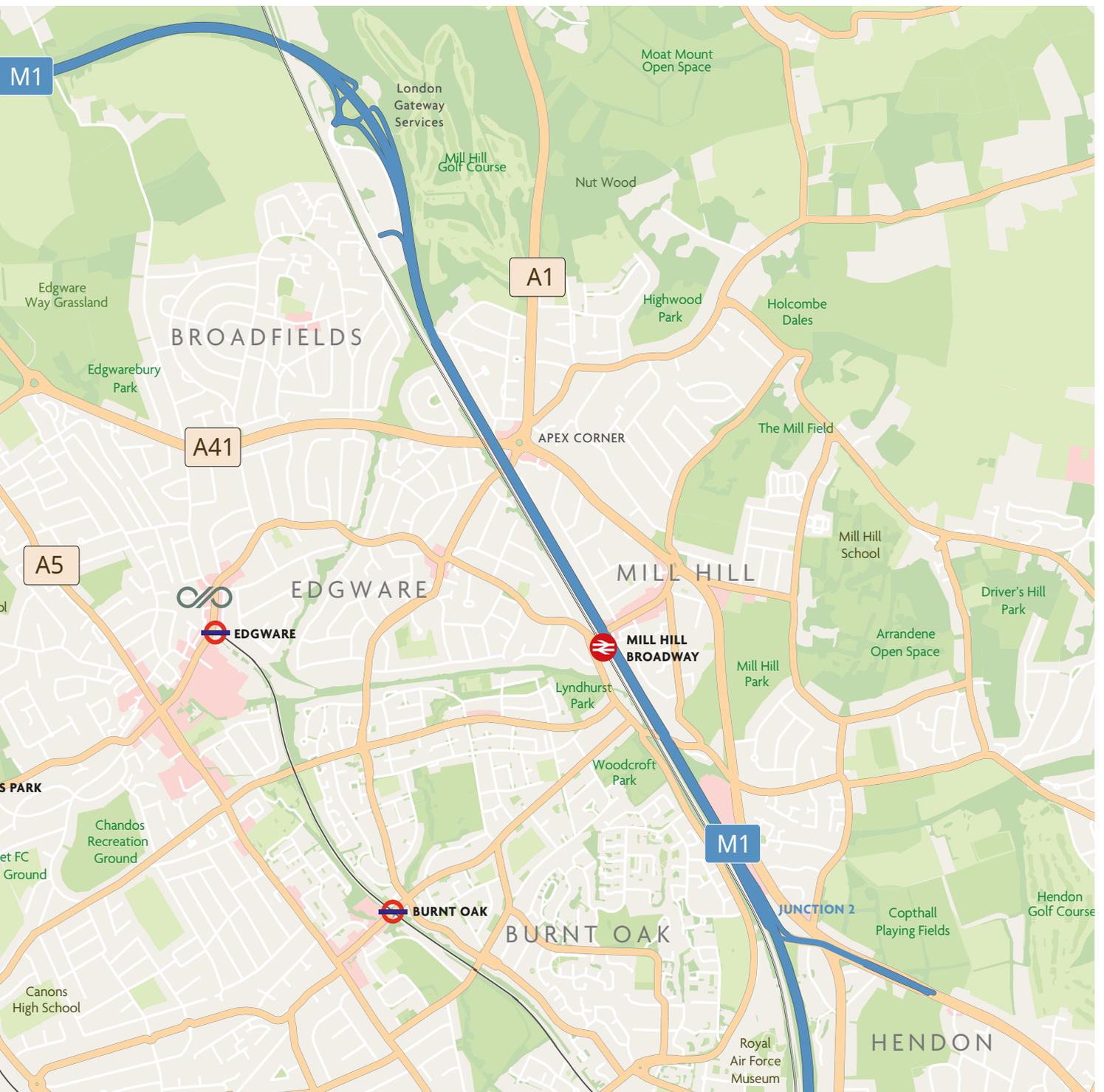
On the edge of London, there are plenty of parks and open countryside to enjoy.

Keeping healthy is no problem with a choice of gyms within a few miles, one is just around the corner. You'll find tennis and swimming at Hatch End or visit the local Canons Sport Centre with fitness and dance classes and an indoor pool.

For those who prefer to practise their swing with numerous golf clubs in the area including those at Stanmore, Mill Hill, Finchley and Hartsbourne.

For aviation enthusiasts there is the Hendon Royal Air Force Museum to visit. The Wembley Stadium complex is less than five miles south of Portland Place, with world-class sporting events at the Stadium and headline concerts or live acts at Wembley Arena.





You'll find restaurants serving cuisine from around the world here and in the other nearby local centres at Stanmore and Mill Hill.

Brent Cross is less than five miles away and is one of London's prime shopping centres with John Lewis, Fenwick and M&S heading an impressive list of stores and an excellent selection of cafés and restaurants.

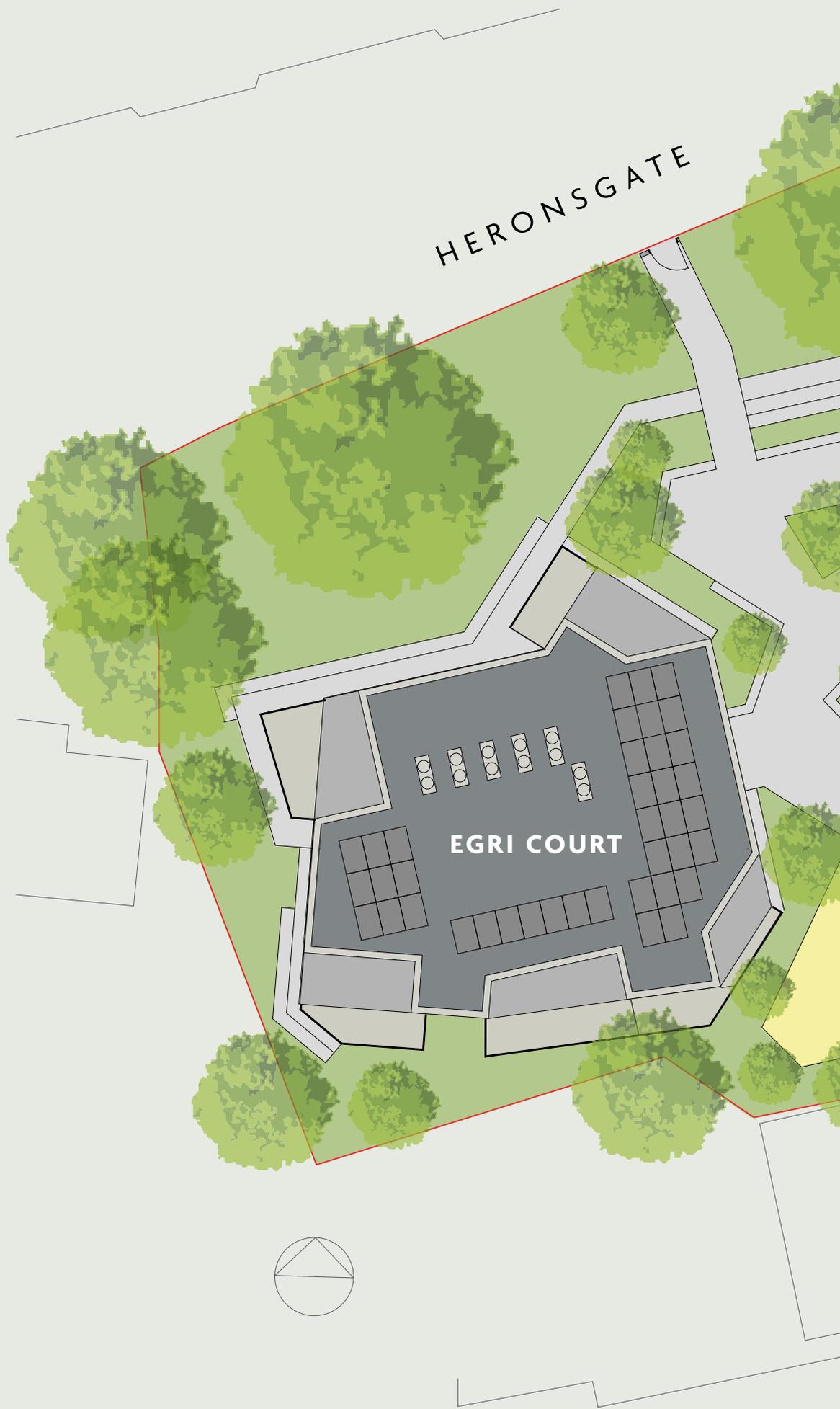


PORTMAN PLACE

EGRI COURT | WEIR COURT









EGRI COURT



WEIR COURT



Designed for modern living

The apartments are exceptionally well fitted with high specification designer kitchens and bathrooms, underfloor heating throughout, and are pre-wired for modern entertainment systems.

Kitchens

- Individually designed contemporary kitchens
- Elegant stone work surfaces
- Smoked mirror splashbacks
- Siemens fully integrated appliances to include:
 - Induction hob with touch sensitive controls
 - Fridge/freezer
 - Dishwasher
 - Oven
 - Combination microwave
 - Extractor hood
- Stainless steel 1.5 bowl sink with pull-out spray mixer tap
- Porcelain floor tiles bathrooms and en suites
- Interior designed bathrooms featuring Italian / Spanish porcelain tiling to all floors and walls
- Vanity units with integrated storage and under unit lighting
- Wall hung WCs and concealed cisterns
- Chrome mixer taps and thermostatic bath/shower fittings
- Chrome finish heated towel rails to bathrooms and en suites





Images are indicative only





Interior Finishes & Design

- Interior design colour scheme to all apartments
- Generously sized master bedrooms with contemporary wardrobes
- Painted grooved internal doors
- Chrome ironmongery
- Generously sized private balcony or terrace to all apartments
- Luxury carpets to all bedrooms
- AV, security and electrics
- Audio/Video entry phone system to each property from main entrance
- Alarm to all apartments
- High security locks and chrome finish security viewers fitted to individual apartment entrance doors
- Internet, telephone and Sky Q television provision
- Communal CCTV
- Exterior security lighting
- Mains operated smoke and heat detectors with battery back-up entrance lobby and communals
- Porcelain tiling with soft LED lighting to main entrance lobby
- Lift to all floors
- Landscaped gardens
- Dedicated parking space in secure car park

Images are indicative only



Energy Efficiency

- Underfloor heating through each apartment with individual room thermostats
- Air source heat pumps
- High performance double glazed windows
- On-site cycle storage
- External refuse and recycling facilities

Car Parking

- Underground car parking via a car lift

Warranty

- 10-year building warranty by ICW



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EGRI COURT - THE APARTMENTS

Apartment 1

Ground Floor
2 bedrooms, 1 bathroom
with private terrace
743 sq ft / 69 sq m

Apartment 2

Ground Floor
1 bedroom, 1 bathroom
with private terrace
581 sq ft / 54 sq m

Apartment 3

Ground Floor
1 bedroom, 1 bathroom
with private terrace
646 sq ft / 60 sq m

Apartment 4

Ground Floor
1 bedroom, 1 bathroom
with private terrace
613 sq ft / 57 sq m

Apartment 5

Ground Floor
1 bedroom, 1 bathroom
with private terrace
538 sq ft / 50 sq m

Apartments 6 / 11 / 16

First / Second / Third Floor
2 bedrooms, 2 bathrooms
with private terrace
678 sq ft / 63 sq m

Apartments 7 / 12 / 17

First / Second / Third Floor
2 bedrooms, 2 bathrooms
with private terrace
753 sq ft / 70 sq m

Apartments 8 / 13 / 18

First / Second / Third Floors
1 bedroom, 1 bathroom
with private terrace
581 sq ft / 54 sq m

Apartments 9 / 14 / 19

First / Second / Third Floors
1 bedroom, 1 bathroom
with private terrace
538 sq ft / 50 sq m

Apartments 10 / 15 / 20

First / Second / Third Floors
1 bedroom, 1 bathroom
with private terrace
570 sq ft / 53 sq m

Apartment 21

Fourth Floor
1 bedroom, 1 bathroom
with private terrace
581 sq ft / 54 sq m

Apartment 22

Fourth Floor
1 bedroom, 1 bathroom
with private terrace
581 sq ft / 54 sq m

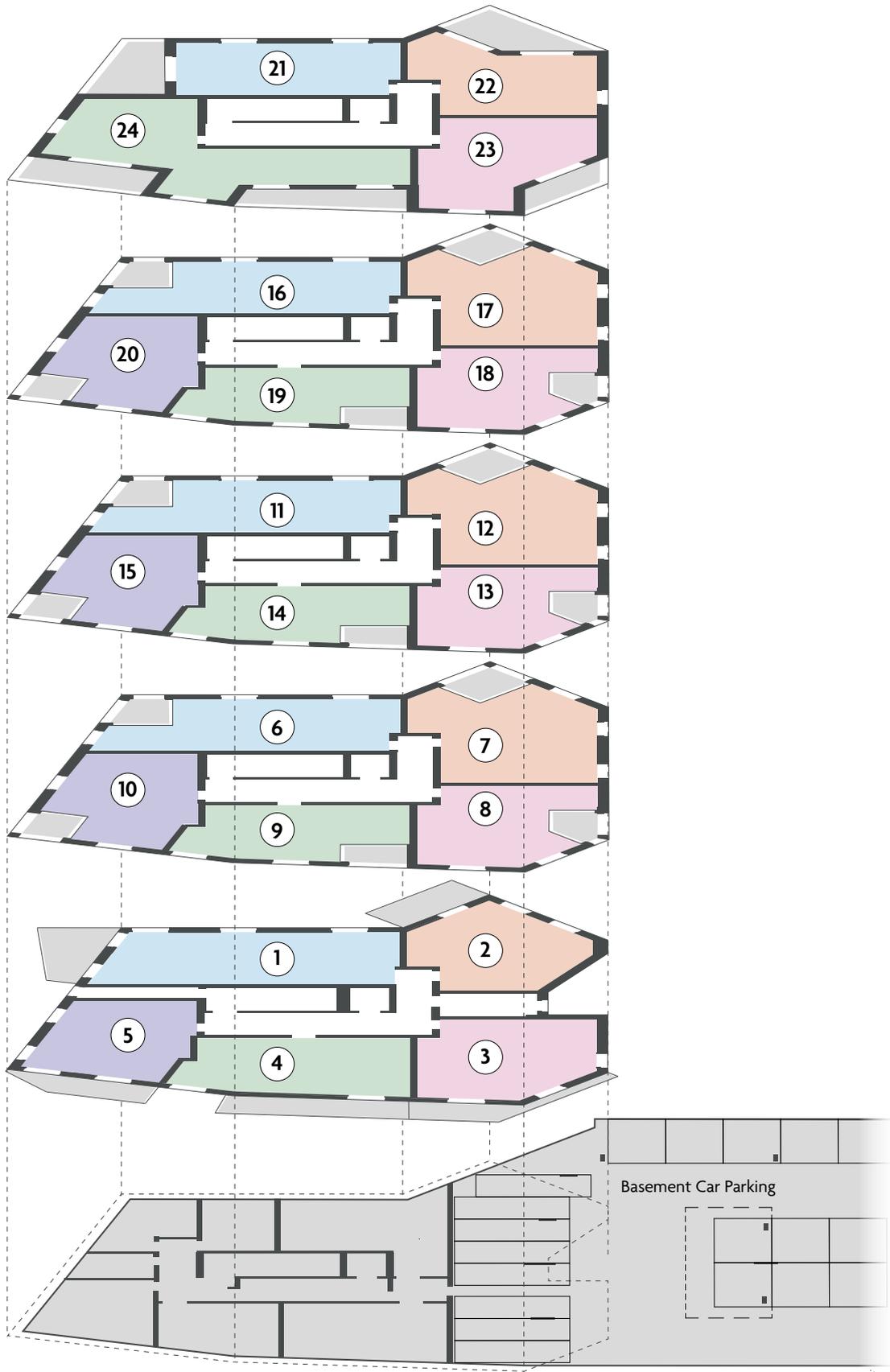
Apartment 23

Fourth Floor
1 bedroom, 1 bathroom
with private terrace
635 sq ft / 59 sq m

Apartment 24

Fourth Floor
3 bedrooms, 2 bathrooms
with 2 private terraces
904 sq ft / 84 sq m

Areas have been calculated from architect's plans and may vary during construction.



Plan is not to scale and is for identification only.



EGRI COURT - GROUND FLOOR

Apartment 1

Ground Floor	Kitchen / Living	5.84 x 5.66m	19'4" x 18'7"
743 sq ft / 69 sq m	Bedroom 1	3.78 x 3.59m	12'5" x 11'9"
	Bedroom 2	3.30 x 2.41m	10'10" x 7'11"
	Private Terrace	5.98 x 2.56m	19'8" x 8'5"

Apartment 2

Ground Floor	Living	4.90 x 3.30m	16'1" x 10'10"
581 sq ft / 54 sq m	Kitchen	3.77 x 3.33m	12'4" x 10'11"
	Bedroom	5.25 x 4.41m	17'3" x 14'6"
	Private Terrace	5.05 x 2.15m	16'7" x 7'0"

Apartment 3

Ground Floor	Living	6.35 x 3.96m	20'10" x 13'0"
646 sq ft / 60 sq m	Kitchen	3.04 x 2.96m	10'0" x 9'9"
	Bedroom	4.14 x 3.50m	13'7" x 11'6"
	Private Terrace	4.79 x 1.95m	15'8" x 6'5"

Apartment 4

Ground Floor	Living	5.15 x 3.82m	16'11" x 12'6"
613 sq ft / 57 sq m	Kitchen	2.75 x 2.70m	8'6" x 9'0"
	Bedroom	5.05 x 3.49m	16'7" x 11'5"
	Private Terrace	7.92 x 1.95m	26'0" x 6'5"

Apartment 5

Ground Floor	Kitchen / Living	6.09 x 3.48m	20'0" x 11'5"
538 sq ft / 50 sq m	Bedroom	4.17 X 3.79m	13'8" x 12'5"
	Private Terrace	6.12 x 1.80m	20'1" x 5'11"

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Figures are based on the dimensions indicated for each room on the plan.



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EGRI COURT - FIRST | SECOND | THIRD FLOORS

● Apartments 6 | 11 | 16

First Second Third Floor 678 sq ft / 63 sq m	Living	5.19 x 2.82m	17'0" x 9'3"
	Kitchen	2.90 x 1.88m	9'6" x 6'2"
	Bedroom 1	4.12 x 3.10m	13'6" x 10'2"
	Bedroom 2	3.54 x 2.20m	11'7" x 7'3"
	Private Terrace	2.54 x 1.84m	8'6" x 6'0"

● Apartments 7 | 12 | 17

First Second Third Floor 753 sq ft / 70 sq m	Living	4.74 x 2.79m	15'7" x 9'2"
	Kitchen	3.95 x 3.27m	13'0" x 10'9"
	Bedroom 1	4.38 x 3.24m	14'5" x 10'8"
	Bedroom 2	3.41 x 3.16m	11'2" x 10'4"
	Private Terrace	2.69 x 2.13m	8'10" x 7'0"

● Apartments 8 | 13 | 18

First Second Third Floor 581 sq ft / 54 sq m	Living	6.88 x 3.47m	22'7" x 11'5"
	Kitchen	3.03 x 2.68m	9'11" x 8'9"
	Bedroom	4.14 x 3.36m	13'7" x 11'0"
	Private Terrace	2.67 x 1.68m	8'9" x 5'6"

● Apartments 9 | 14 | 19

First Second Third Floor 538 sq ft / 50 sq m	Living	3.28 x 2.48m	10'9" x 8'2"
	Kitchen	4.33 x 2.96m	14'2" x 9'8"
	Bedroom	4.11 x 2.74m	13'6" x 9'0"
	Private Terrace	2.45 x 1.62m	8'0" x 5'4"

● Apartments 10 | 15 | 20

First Second Third Floor 570 sq ft / 53 sq m	Living	5.11 x 4.05m	16'9" x 13'3"
	Kitchen	3.99 x 2.02m	13'1" x 6'8"
	Bedroom	4.23 x 3.82m	13'11" x 12'6"
	Private Terrace	2.21 x 1.74m	7'3" x 5'9"

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EGRI COURT - FOURTH FLOOR

Apartment 21

Fourth Floor	Kitchen / Living	5.72 x 3.89m	18'9" x 12'9"
581 sq ft / 54 sq m	Bedroom	4.10 x 3.25m	13'6" x 10'8"
	Private Terrace	5.75 x 2.54m	18'10" x 8'4"

Apartment 22

Fourth Floor	Living	4.31 x 3.08m	14'2" x 10'1"
581 sq ft / 54 sq m	Kitchen	4.31 x 3.16m	14'2" x 10'4"
	Bedroom	4.33 x 3.35m	14'2" x 11'0"
	Private Terrace	6.21 x 2.83m	20'4" x 9'3"

Apartment 23

Fourth Floor	Living	4.02 x 4.00m	13'2" x 13'1"
635 sq ft / 59 sq m	Kitchen	5.31 x 1.66m	17'5" x 5'5"
	Bedroom	4.15 x 4.03m	13'7" x 13'3"
	Private Terrace	4.47 x 1.74m	14'8" x 5'9"

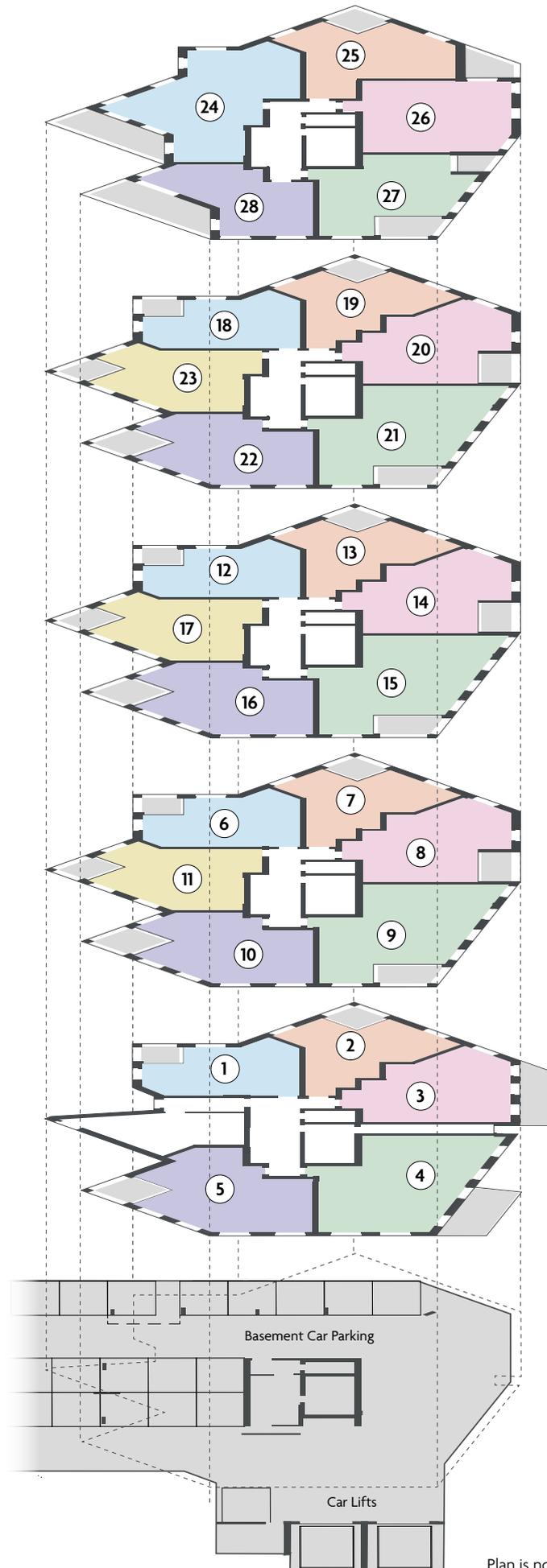
Apartment 24

Fourth Floor	Living	4.73 x 4.22m	15'6" x 13'10"
904 sq ft / 84 sq m	Kitchen	4.76 x 1.62m	15'7" x 5'4"
	Bedroom 1	4.42 x 3.96m	14'6" x 13'0"
	Bedroom 2	3.71 x 2.66m	12'2" x 8'9"
	Bedroom 3	3.14 x 1.75m	10'4" x 5'9"
	Private Terrace 1	6.97 x 2.09m	22'10" x 6'10"
	Private Terrace 2	5.47 x 2.36m	17'11" x 7'9"

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WEIR COURT - THE APARTMENTS

Apartment 1

Ground Floor
1 bedroom, 1 bathroom
with private balcony
549 sq ft / 51 sq m

Apartment 2

Ground Floor
1 bedroom, 1 bathroom
with private balcony
560 sq ft / 52 sq m

Apartment 3

Ground Floor
2 bedrooms, 1 bathroom
with private terrace
743 sq ft / 69 sq m

Apartment 4

Ground Floor
3 bedrooms, 2 bathrooms
with private terrace
1,022 sq ft / 95 sq m

Apartment 5

Ground Floor
2 bedrooms, 2 bathrooms
with private balcony
818 sq ft / 76 sq m

Apartments 6 / 12

First / Second
1 bedroom, 1 bathroom
with private balcony
560 sq ft / 52 sq m

Apartments 18

Third Floor
1 bedroom, 1 bathroom
with private balcony
495 sq ft / 46 sq m

Apartments 7 / 13 / 19

First / Second / Third Floor
1 bedroom, 1 bathroom
with private balcony
559 sq ft / 52 sq m

Apartments 8 / 14 / 20

First / Second / Third Floors
2 bedrooms, 2 bathrooms
with private balcony
764 sq ft / 71 sq m

Apartments 9 / 15 / 21

First / Second / Third Floors
3 bedrooms, 2 bathrooms
with private balcony
990 sq ft / 92 sq m

Apartments 10 / 16 / 22

First / Second / Third Floors
2 bedrooms, 2 bathrooms
with private balcony
764 sq ft / 71 sq m

Apartments 11 / 17 / 23

First / Second / Third Floors
1 bedroom, 1 bathroom
with private balcony
646 sq ft / 60 sq m

Apartment 24

Fourth Floor
3 bedrooms, 2 bathrooms
with private balcony
1,001 sq ft / 93 sq m

Apartment 25

Fourth Floor
1 bedroom, 1 bathroom
with private balcony
678 sq ft / 63 sq m

Apartment 26

Fourth Floor
2 bedrooms, 2 bathrooms
with private balcony
829 sq ft / 77 sq m

Apartment 27

Fourth Floor
2 bedrooms, 1 bathroom
with 2 private balconies
796 sq ft / 74 sq m

Apartment 28

Fourth Floor
1 bedroom, 1 bathroom
with private balcony
614 sq ft / 57 sq m

Areas have been calculated from architect's plans and may vary during construction.



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WEIR COURT- GROUND FLOOR

Apartment 1

Ground Floor	Living	4.29 x 3.38m	14'1" x 11'1"
549 sq ft / 51 sq m	Kitchen	2.24 x 1.60m	7'4" x 5'3"
	Bedroom	4.00 x 3.40m	13'2" x 11'2"
	Private Balcony	2.02 x 1.73m	6'8" x 5'8"

Apartment 2

Ground Floor	Living	4.71 x 3.55m	15'6" x 11'8"
560 sq ft / 52 sq m	Kitchen	3.08 x 2.25m	10'1" x 7'4"
	Bedroom	4.56 x 2.77m	15'0" x 9'1"
	Private Balcony	2.08 x 1.92m	6'10" x 6'4"

Apartment 3

Ground Floor	Living	3.61 x 3.24m	11'10" x 10'8"
743 sq ft / 69 sq m	Kitchen	6.30 x 2.77m	20'8" x 9'1"
	Bedroom 1	4.50 x 3.23m	14'9" x 10'7"
	Bedroom 2	5.33 x 2.35m	4'11" x 7'9"
	Private Terrace	8.32 x 2.83m	27'3" x 9'3"

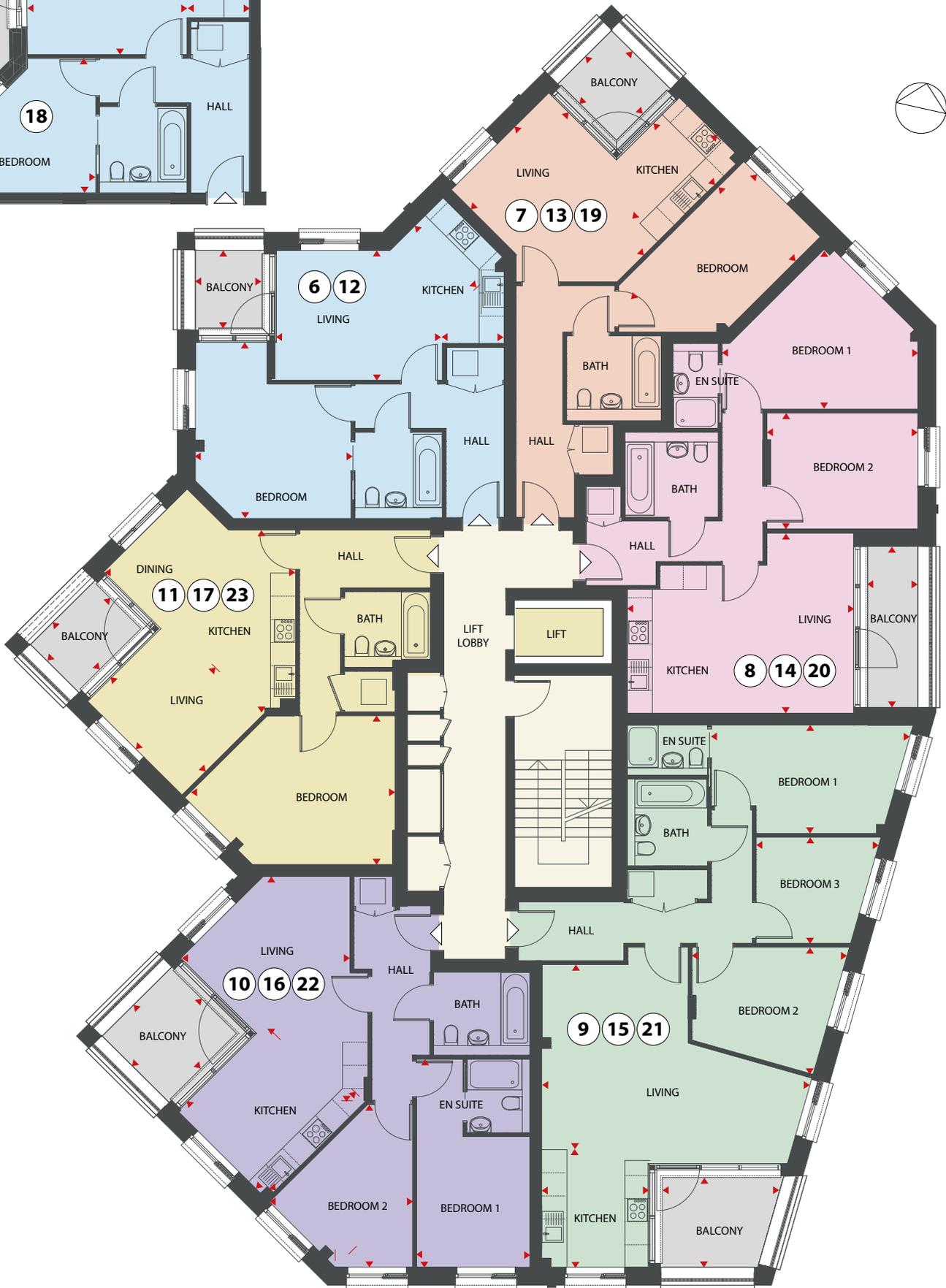
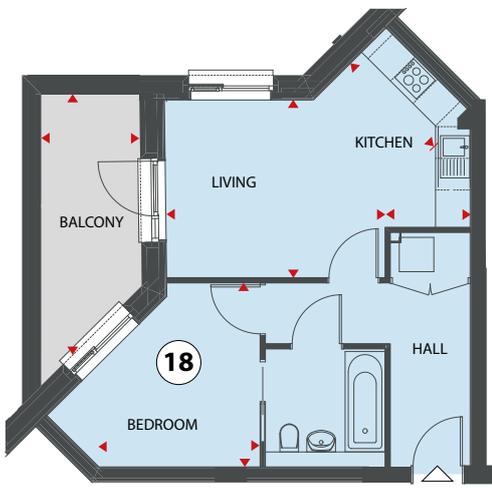
Apartment 4

Ground Floor	Living / Kitchen	6.94 x 5.56m	22'9" x 18'4"
1,022 sq ft / 95 sq m	Bedroom 1	4.93 x 4.16m	16'2" x 13'8"
	Bedroom 2	3.93 x 2.33m	12'11" x 7'8"
	Bedroom 3	3.40 x 2.24m	11'2" x 7'4"
	Private Terrace	6.64 x 2.35m	21'9" x 7'9"

Apartment 5

Ground Floor	Living	5.72 x 3.18m	18'9" x 10'5"
818 sq ft / 76 sq m	Kitchen	5.15 x 1.61m	16'11" x 5'3"
	Bedroom 1	5.15 x 3.00m	16'11" x 9'10"
	Bedroom 2	3.04 x 2.64m	10'0" x 8'8"
	Private Balcony	2.48 x 2.38m	8'2" x 7'10"

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WEIR COURT - FIRST | SECOND | THIRD FLOORS

● Apartments 6 | 12

First Second	Living	4.25 x 3.36m	13'11" x 11'0"
560 sq ft / 52 sq m	Kitchen	2.24 x 1.62m	7'4" x 5'4"
	Bedroom	4.57 x 4.00m	15'0" x 13'3"
	Private Balcony	2.12 x 1.70m	7'0" x 5'7"

● Apartment 18

Third Floor	Living	4.11 x 3.36m	13'6" x 11'0"
495 sq ft / 46 sq m	Kitchen	2.24 x 1.59m	7'4" x 5'3"
	Bedroom	3.48 x 3.03m	11'5" x 9'11"
	Private Balcony	4.94 x 1.84m	16'3" x 6'1"

● Apartments 7 | 13 | 19

First Second Third Floor	Living	4.71 x 3.55m	15'5" x 11'8"
559 sq ft / 52 sq m	Kitchen	3.08 x 2.25m	10'1" x 7'4"
	Bedroom	4.56 x 2.77m	14'11" x 9'1"
	Private Balcony	2.09 x 1.92m	6'10" x 6'4"

● Apartments 8 | 14 | 20

First Second Third Floor	Living / Kitchen	5.83 x 4.67m	19'2" x 15'4"
764 sq ft / 71 sq m	Bedroom 1	5.03 x 4.09m	16'6" x 13'5"
	Bedroom 2	3.88 x 3.02m	12'9" x 9'11"
	Private Balcony	4.17 x 1.30m	13'8" x 4'3"

● Apartments 9 | 15 | 21

First Second Third Floor	Living	6.88 x 4.78m	22'7" x 15'8"
990 sq ft / 92 sq m	Kitchen	3.06 x 2.76m	10'1" x 9'1"
	Bedroom 1	5.18 x 2.81m	17'0" x 9'3"
	Bedroom 2	4.05 x 3.30m	13'3" x 10'10"
	Bedroom 3	3.21 x 2.75m	10'6" x 9'0"
	Private Balcony	3.00 x 2.32m	9'10" x 7'7"

● Apartments 10 | 16 | 22

First Second Third Floor	Living	4.32 x 4.11m	14'2" x 13'6"
764 sq ft / 71 sq m	Kitchen	3.58 x 3.23m	11'9" x 10'7"
	Bedroom 1	5.40 x 2.92m	17'9" x 9'7"
	Bedroom 2	4.21 x 3.69m	13'10" x 12'1"
	Private Balcony	2.51 x 2.38m	8'3" x 7'10"

● Apartments 11 | 17 | 23

First Second Third Floor	Living	3.43 x 3.01m	11'3" x 9'11"
646 sq ft / 60 sq m	Kitchen / Dining	4.90 x 4.71m	16'1" x 15'5"
	Bedroom	5.25 x 3.86m	17'3" x 12'8"
	Private Balcony	2.29 x 1.72m	7'6" x 5'8"

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WEIR COURT - FOURTH FLOOR

Apartment 24

Fourth Floor	Living / Kitchen	6.08 x 5.70m	10'11" x 18'8"
1,001 sq ft / 93 sq m	Bedroom 1	5.11 x 3.51m	16'9" x 11'6"
	Bedroom 2	3.67 x 3.28m	12'0" x 10'9"
	Bedroom 3	3.28 x 2.44m	10'9" x 8'0"
	Private Balcony	6.40 x 2.50m	21'0" x 8'2"

Apartment 25

Fourth Floor	Living	4.68 x 3.69m	15'4" x 12'11"
678 sq ft / 63 sq m	Kitchen	4.15 x 2.25m	13'7" x 7'4"
	Bedroom	4.58 x 4.07m	15'1" x 13'4"
	Private Balcony	2.19 x 2.04m	7'2" x 6'8"

Apartment 26

Fourth Floor	Living	4.47 x 2.67m	14'8" x 8'9"
829 sq ft / 77 sq m	Kitchen	3.06 x 2.42m	10'0" x 7'11"
	Bedroom 1	5.06 x 3.47m	16'8" x 11'5"
	Bedroom 2	5.06 x 2.75m	16'8" x 9'0"
	Private Balcony	2.94 x 2.39m	9'8" x 7'10"

Apartment 27

Fourth Floor	Living	7.15 x 2.76m	23'6" x 9'1"
796 sq ft / 74 sq m	Kitchen	2.82 x 2.74m	9'3" x 9'0"
	Bedroom 1	4.42 x 2.75m	14'6" x 9'0"
	Bedroom 2	3.03 x 2.75m	9'11" x 9'0"
	Private Balcony 1	3.12 x 1.75m	10'3" x 5'9"
	Private Balcony 2	2.21 x 1.70m	7'3" x 5'7"

Apartment 28

Fourth Floor	Living	5.86 x 4.20m	19'3" x 13'10"
614 sq ft / 57 sq m	Kitchen	4.09 x 2.36m	13'5" x 7'9"
	Bedroom	4.74 x 3.48m	15'7" x 11'5"
	Private Balcony	7.00 x 2.71m	23'0" x 8'11"

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 Figures are based on the dimensions indicated for each room on the plan.



PORTMAN PLACE

1 - 24, Ecgi Court, 21 Rectory Lane, Edgware, HA8 7LG

1 - 28, Weir Court, 23 Rectory Lane, Edgware, HA8 7LG

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Selling Agent

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