



MIRAMAR
LODGE

TENTERDEN GROVE
NW4

HIDDEN AWAY IN ONE OF
HENDON'S MOST SOUGHT AFTER
LOCATIONS, THIS MAGNIFICENT
NEW DEVELOPMENT OF SIX LUXURY
APARTMENTS IS BUILT TO THE
HIGHEST SPECIFICATION.

MIRAMAR
LODGE
LONDON NW4

RETREAT

With great transport links to both the City and the countryside, Miramar Lodge offers the perfect blend of slow paced tranquility with the convenience of a well connected urban home.

Sales enquiries:
020 8458 7040
www.miramarlodge.co.uk



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EXPLORE

There is no shortage of beautiful open spaces to explore in the local area. Take a short stroll around the gentle slopes of Sunny Hill Park, or along the Dollis Valley trail, following its meandering brook down to the vast expanse of water at the Brent Reservoir. Further afield is the romantic Pergola at Golders Hill Park or the famous bathing ponds at Hampstead Heath. Alexandra Palace offers both stunning views and a deer park. Whilst Highgate and Queen's Woods allow you to get lost in dense ancient woodland.



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BELONG

A short walk from Miramar Lodge is the heart of Hendon, bustling Brent Street with its large array of eateries. Hendon itself is a quiet hilltop village with a collection of grand period buildings dating back to 1321. Including; the Town Hall; the Public Library; Middlesex University; the Fire Station; and the Hendon Museum. A little further away is Hendon Central, a busy hub of transport connections, shops, cafes and restaurants.

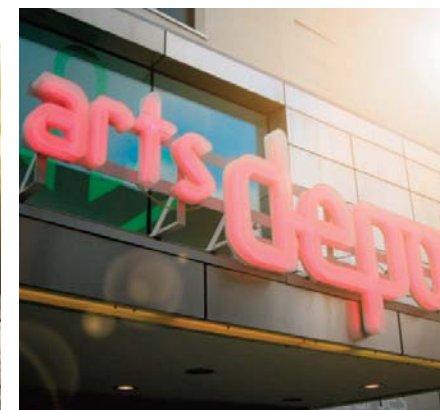
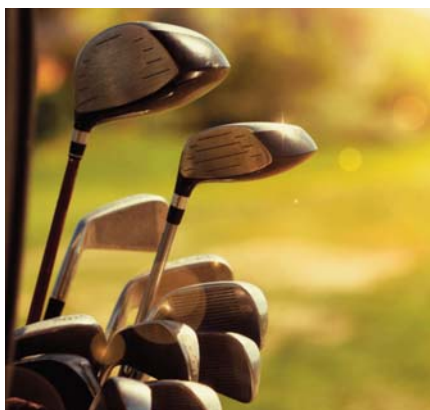
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ENJOY

You will find plenty of sports facilities in the area including numerous golf courses, cricket clubs, gyms, sailing clubs, swimming pools, ice rink and an athletics track. For those with a thirst for adventure there is even a local Aerodrome offering flying lessons to complete beginners. If you prefer to exercise your mind, the regular cultural events, films and exhibitions at the Arts Depot, Phoenix Cinema and Alexandra Palace should give you plenty of food for thought.



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TASTE

The local area is home to a multitude of cafes, restaurants and patisseries serving an excellent choice of cuisine from around the world. Including Middle Eastern, Indian, Japanese and Kosher. The neighbouring villages of Mill Hill, Temple Fortune, Golders Green and Finchley also offer a wide selection of good restaurants. Whilst Brent Cross is home to a number of well known food chains.

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TRAVEL

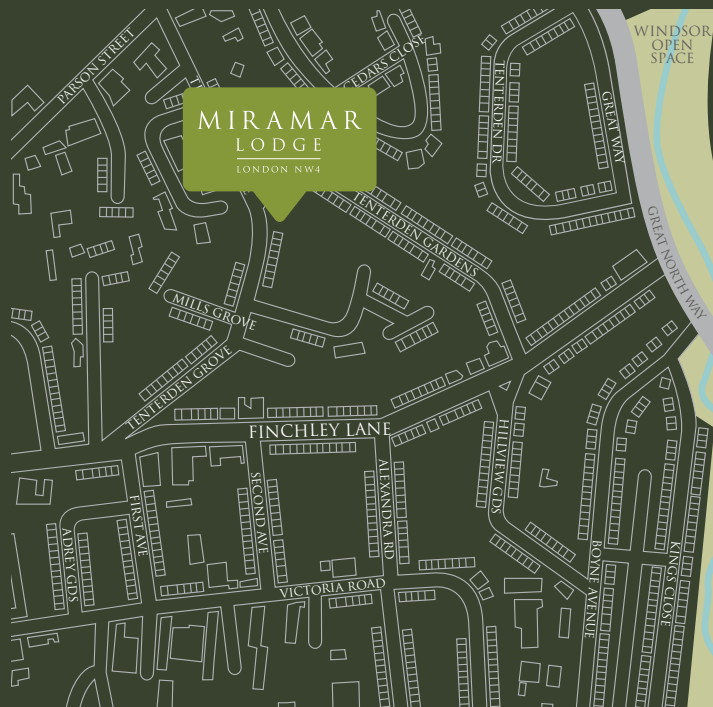
Hendon boasts a wide range of public transport options including buses, trains and tube, offering fast convenient access to the city centre. The nearby M1, A1 and A406 give quick and easy routes out of London by road.

With four international airports within a 45 minute drive, Miramar Lodge is ideal for the high flyers who travel for business or those who like to escape at weekends.



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N^o
ONE

GARDEN APARTMENT
3 BEDROOMS /
2 BATHROOMS
165M² / 1776 SQ FT

Living/Dining:
21'2" x 14'4" (6.44m x 4.37m)

Kitchen/Dining:
26'10" x 10'10" (8.18m x 3.30m)

Utility Room

Bedroom 1
16'6" x 15'4" (5.02m x 4.67m)

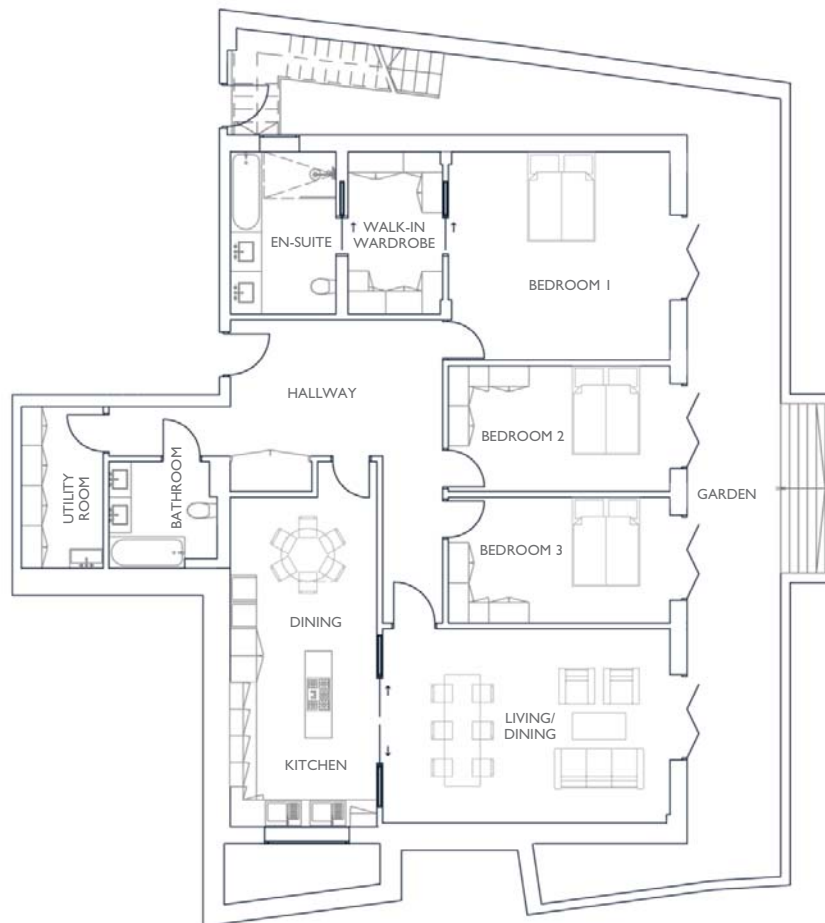
Walk-in Wardrobe
11'11" x 6'11" (3.64m x 2.12m)

Bedroom 2
16'4" x 9'3" (4.97m x 2.82m)

Bedroom 3
16'4" x 9'3" (4.97m x 2.82m)

Garden
22'4" x 17'10" (6.80m x 5.44m)

Figures are based on the longest
measurements in each room.



N^o
TWO

TERRACE APARTMENT
3 BEDROOMS
3 BATHROOMS
127M² / 1367 SQ FT

Living/Dining:
21'5" x 18'1" (6.52m x 5.51m)

Kitchen/Dining:
13'9" x 10'7" (4.20m x 3.22m)

Utility Room

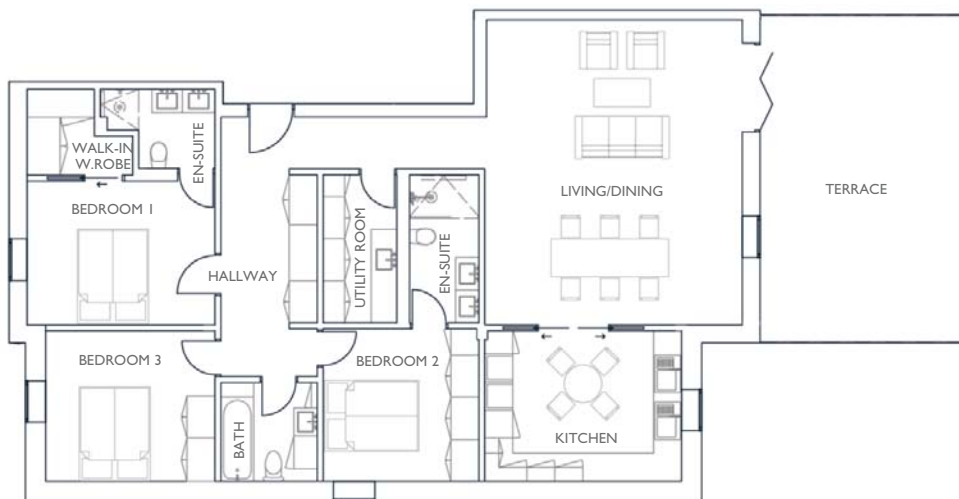
Bedroom 1
13'2" x 10'0" (4.02m x 3.07m)

Walk-in Wardrobe
7'5" x 6'0" (2.26m x 1.84m)

Bedroom 2
10'11" x 10'9" (3.33m x 3.27m)

Bedroom 3
11'11" x 10'7" (3.63m x 3.22m)

Terrace
23'0" x 14'8" (7.02m x 4.48m)



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measurements in each room.

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N^o
THREE

TERRACE APARTMENT
3 BEDROOMS
3 BATHROOMS
127M² / 1367 SQ FT

Living/Dining:
21'5" x 18'1" (6.52m x 5.51m)

Kitchen:
13'9" x 10'7" (4.20m x 3.22m)

Utility Room

Bedroom 1
13'2" x 10'0" (4.02m x 3.07m)

Walk-in Wardrobe
7'2" x 6'4" (2.19m x 1.93m)

Bedroom 2
10'11" x 10'9" (3.33m x 3.27m)

Bedroom 3
11'11" x 10'7" (3.63m x 3.22m)

Terrace
23'0" x 14'8" (7.02m x 4.48m)



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N^o
FOUR

FIRST FLOOR
2 BEDROOMS
2 BATHROOMS
77M² / 829 SQ FT

Living/Dining:
18'0" x 10'6" (5.49m x 3.19m)

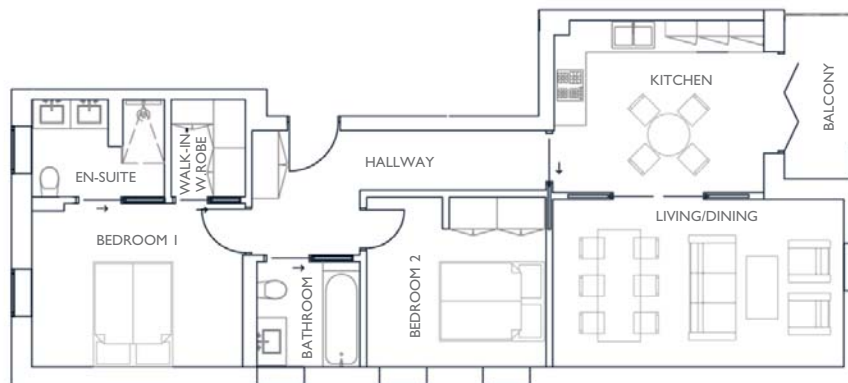
Kitchen:
13'1" x 10'8" (3.98m x 3.26m)

Bedroom 1
13'0" x 9'8" (3.97m x 2.94m)

Walk-in Wardrobe
5'11" x 4'5" (1.82m x 1.35m)

Bedroom 2
11'1" x 10'6" (3.38m x 3.20m)

Balcony
10'2" x 4'11" (3.10m x 1.49m)



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N^o
FIVE

FIRST FLOOR
3 BEDROOMS
2 BATHROOMS
88M² / 947 SQ. FT

Living/Dining:
18'1" x 10'4" (5.51m x 3.16m)

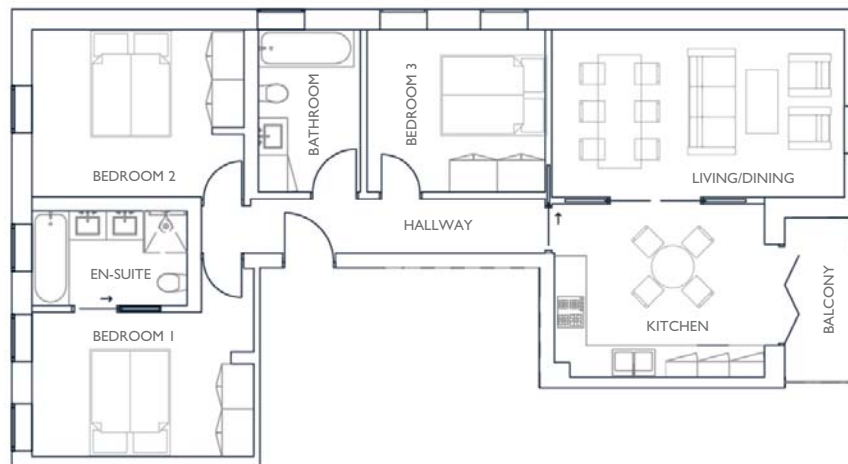
Kitchen:
13'1" x 10'8" (3.98m x 3.24m)

Bedroom 1
13'9" x 8'11" (4.18m x 2.72m)

Bedroom 2
13'1" x 10'4" (3.99m x 3.14m)

Bedroom 3
10'12" x 10'0" (3.35m x 3.06m)

Balcony
10'2" x 4'11" (3.10m x 1.49m)



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measurements in each room.

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N^o
SIX

PENTHOUSE
3 BEDROOMS /
2 BATHROOMS
143M² / 1536 SQ FT

Living/Dining room:
23'3" x 21'9" (7.08m x 6.64m)

Kitchen:
14'6" x 12'9" (4.43m x 3.89m)

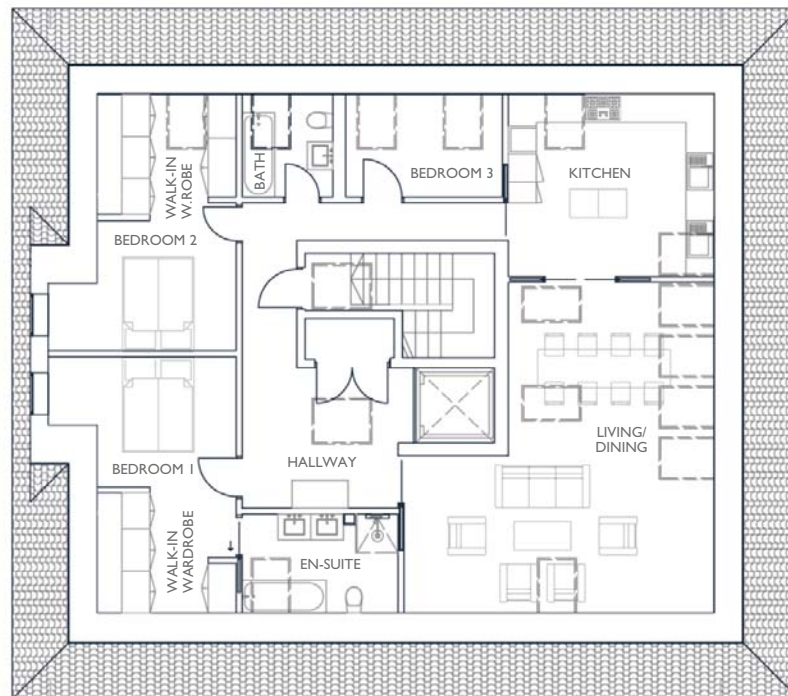
Bedroom 1
13'2" x 9'2" (4.02m x 2.79m)

Walk-in Wardrobe
8'5" x 8'0" (2.57m x 2.45m)

Bedroom 2
13'2" x 10'5" (4.02m x 3.17m)

Walk-in Wardrobe
8'5" x 8'0" (2.57m x 2.45m)

Bedroom 3
10'12" x 10'0" (3.35m x 3.06m)



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STORAGE

BICYCLE STORE / STORE ROOMS 19.8M² / 213 SQ FT

Bicycle Store:
9'10" x 8'7" (3.00m x 2.61m)

Flat 1 Store
5'5" x 3'11" (1.66m x 1.20m)

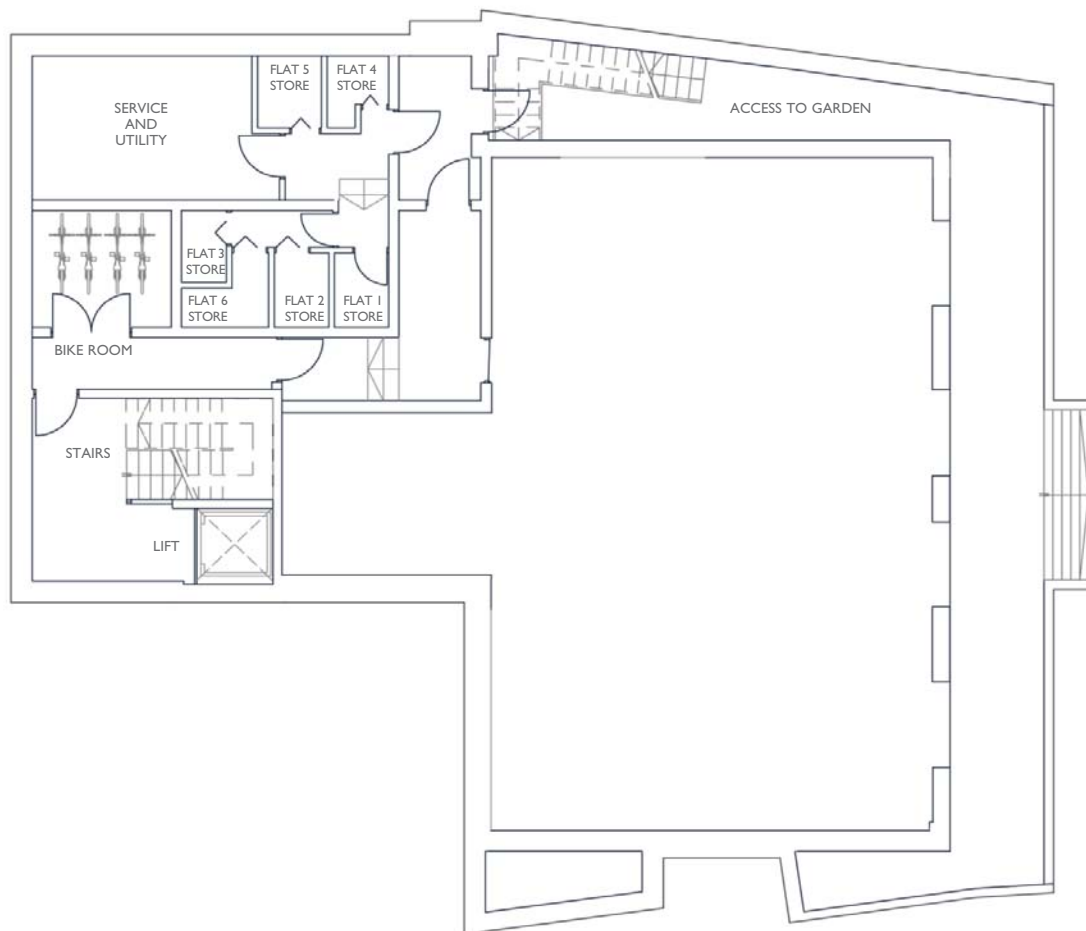
Flat 2 Store
5'5" x 3'11"m (1.66m x 1.20m)

Flat 3 Store
5'3" x 3'11" (1.61m x 1.21m)

Flat 4 Store
4'6" x 3'7" (1.38m x 1.08m)

Flat 5 Store
5'2" x 4'8" (1.57m x 1.43m)

Flat 6 Store
7'1" x 5'5" (2.17m x 1.66m)



SPECIFICATIONS

Kitchens/Utility Rooms

- All kitchens by Pronorm
- Quartz stone worktop
- High quality gloss lacquer crystal colour soft closing storage cabinets and drawers
- Siemens appliances or similar to include single oven, induction hob, full height integrated fridge freezer, integrated dishwasher with option in future to install second dishwasher
- Large format Italian porcelain tiles
- Freestanding washing machines and tumble driers in utility rooms, fully integrated washing machine/tumble drier in kitchens

Flooring

- Luxury velvet wool carpets to all bedrooms
- Engineered flooring to all living room and hallways
- Large format porcelain tiles to kitchens and utility room floors
- All bathrooms fully tiled in large format Italian porcelain
- Hardwood decking to external patios and balconies

Bathrooms

- Wall mounted Italian vanity storage units with integrated glass basins
- Walk in wet room showers with full height glass screens, fixed vado heads and hand showers
- Wall hung Duravit WCs with soft closing lid
- Ladder style chrome heated towel rails
- Thermostatically controlled showers
- Kaldewei baths
- Heated towel rails
- LED downlights
- Shaver points to all bathrooms
- Large format marble effect tiling to master bathrooms
- All taps and fittings in chrome

Finishes

- Walls finished in pure brilliant white matt emulsion
- Ceilings finished in pure brilliant white matt emulsion
- Pocket sliding doors between kitchens and lounges
- Bi fold doors from flats to private external spaces
- Bespoke fitted wardrobes to master and 2nd bedrooms
- Brushed chrome ironmongery
- Internal painted timber doors

Mechanical and Electrical

- First fix air conditioning for all flats for future connection
- Wet underfloor heating thermostatically controlled in every room
- Electric towel rail to bathrooms with thermostatic control
- Audio/visual entry phone systems to front gate and front door
- Energy efficient recessed ceiling down lighters throughout
- Brushed stainless steel flat plate switches and sockets
- Hardwired 'Nest' smoke and carbon monoxide alarm detectors
- Every flat wired for TV, Satellite and telephone
- CAT 6 cable provision provided for future connection
- External lighting
- Private gated development with externally controlled entrance gates
- Video intercom
- Communal CCTV
- Alarm for apartments

Other Areas

- Attractive entrance lobby with Italian tiles and feature walls
- One designated parking space per flat and two visitor spaces
- Communal gardens with high quality landscaping
- Designated bin storage
- Secure internal cycle storage
- External timer controlled lighting
- Passenger lift access to all floors, private access for second floor
- Separate basement storage provision for each flat
- Double glazed windows and doors
- Large private external space for garden and ground floor flats
- Recessed balconies to first floor flats



Apartments come with a 10 year BLP warranty.

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▶ Click here to visit the website:
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For sales enquires:

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

All specification details provided are indicative and may change. Details in this brochure should be treated as general guidance only and cannot be relied upon accurately describing any of the specified matters prescribed by any order under the Property Mis-descriptions Act 1991. Nor do they constitute a contract or a warranty.

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