



MORRIS HOUSE | WEBB HOUSE | ASHBEE HOUSE

ARTS & CRAFTS INSPIRED HOMES THAT ARE MODERN MASTERPIECES



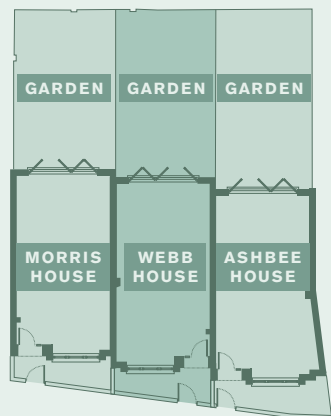
Stroll through Muswell Hill's tree-lined streets and the Arts and Crafts influence on the area's architecture couldn't be more apparent. Named after three of the movement's most revered proponents – Charles Robert Ashbee, Philip Webb and William Morris – these homes are a celebration of the craftsmanship that they held so dear.

Elegantly finished and boasting four double bedrooms, two of which are en-suite, these are perfect family homes. As such, the heart of each will no doubt be the kitchen/ dining room, where the full width bifold doors welcome the beautifully landscaped gardens into the luxurious interiors.





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COMPUTER GENERATED IMAGE

LIFESTYLE WITHOUT COMPROMISE

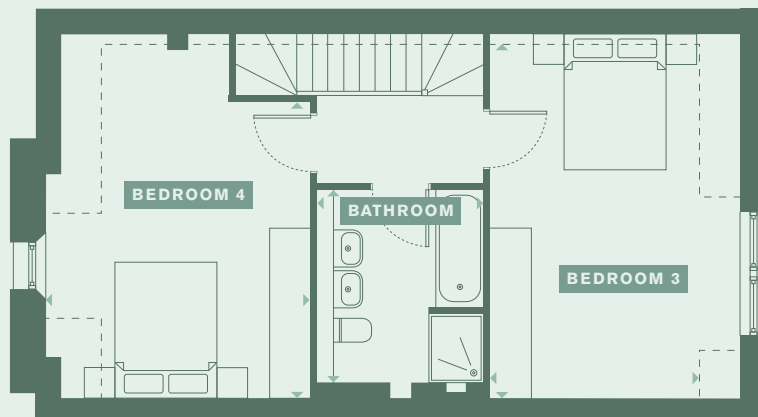


As well as enjoying easy access to central London, Muswell Hill has all you need on your doorstep. Amble through the area's relaxed café-packed streets, beautiful woodlands and parks

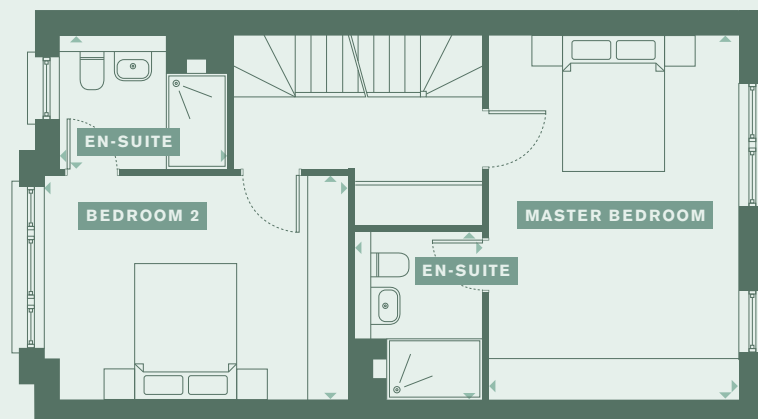
and here you will discover the space and time to breathe.

High street favourites including Mint Velvet, Whistles and Oliver Bonas, and independents, such as Charli, ensure the area is always well turned out. Food lovers are also well catered to, with a variety of great restaurants and cafés in the local area. Add to this the greenery of Cherry Tree Woods, Alexandra Park and Highgate Wood and the superb local schooling provision, and this ideal location quite simply has it all.

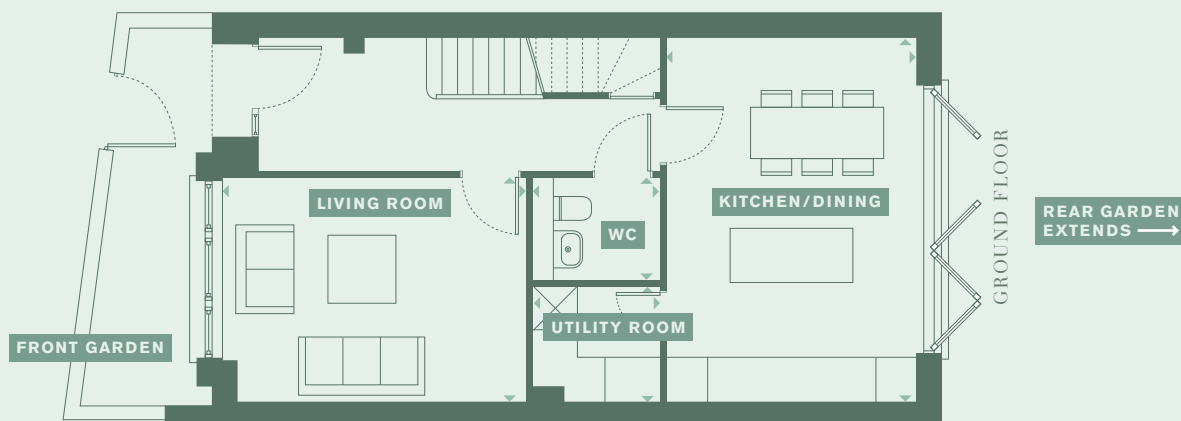
MORRIS HOUSE



SECOND FLOOR



FIRST FLOOR



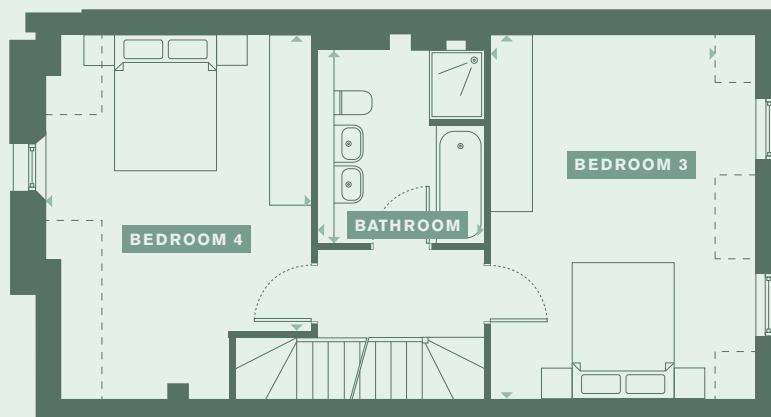
GROUND FLOOR

Kitchen / Dining	5.3 x 3.7m	17'5" x 12'2"
Living Room	3.3 x 4.5m	10'10" x 14'9"
WC	1.5 x 1.9m	4'11" x 6'3"
Utility Room	1.7 x 1.9m	5'7" x 6'3"
Master Bedroom	5.3 x 3.7m	17'5" x 12'2"
En-suite	2.5 x 1.9m	8'2" x 6'3"
Bedroom 2	3.3 x 4.5m	10'10" x 14'9"

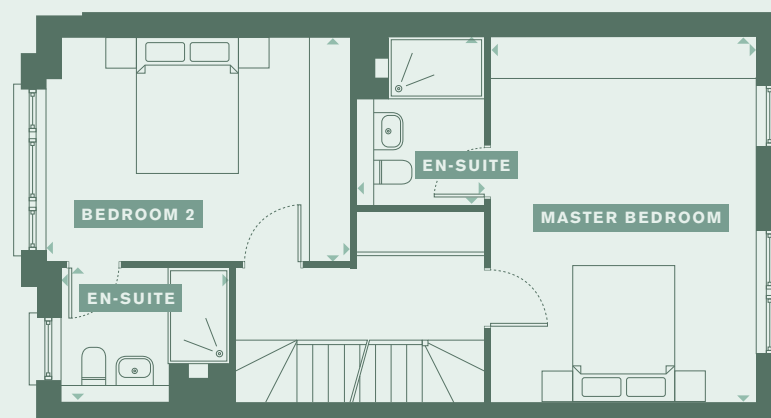
En-suite	2.0 x 2.5m	6'7" x 8'2"
Bedroom 3	5.2 x 3.1m	17'1" x 10'2"
Bedroom 4	4.3 x 3.9m	14'1" x 12'10"
Bathroom	2.8 x 2.4m	9'2" x 7'10"
Total Internal Area	155m²	1668ft²
Front Garden	8m ²	86.1ft ²
Back Garden	53m ²	570.5ft ²

ALL DIMENSIONS TAKEN FROM THE WIDEST POINT | THE FLOOR AREA DIMENSIONS QUOTED ARE GIVEN IN GOOD FAITH BEFORE DETAILED DESIGN AND CONSTRUCTION HAS COMMENCED. ALL DIMENSIONS ARE TO STUDWORK AND BLOCKWORK. THEY ARE NOT INTENDED TO BE USED FOR CARPET SIZES, APPLIANCE SPACES OR FURNITURE LAYOUTS. PURCHASERS ARE STRONGLY RECOMMENDED TO CONFIRM ALL MEASUREMENTS FOR THEMSELVES. FURNITURE IS FOR ILLUSTRATIVE PURPOSES ONLY AND FITTED WARDROBES ARE NOT INCLUDED.

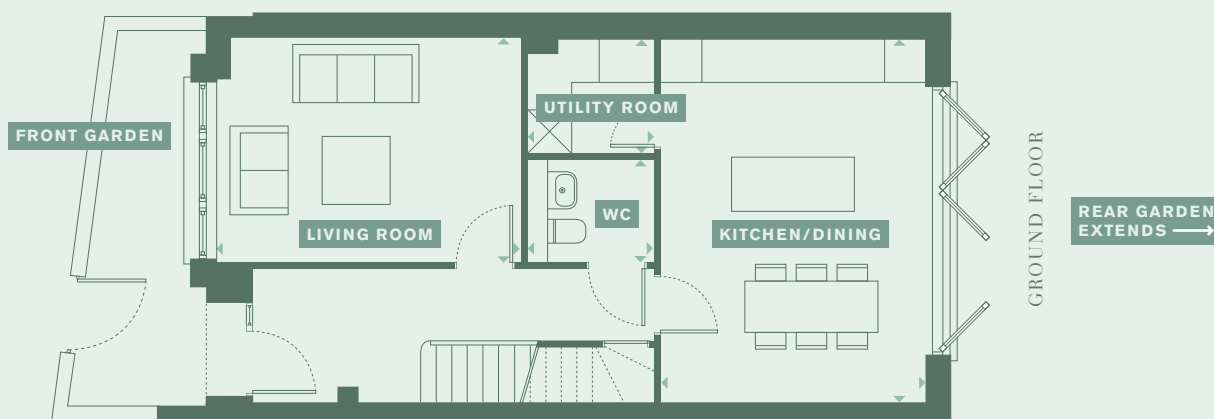
WEBB HOUSE



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Kitchen / Dining	5.3 x 3.9m	17'5"x12'10"
Living Room	3.3 x 4.5m	10'10"x14'9"
WC	1.5 x 1.9m	4'11"x6'3"
Utility Room	1.7 x 1.9m	5'7"x6'3"
Master Bedroom	5.3 x 3.9m	17'5"x12'10"
En-suite	2.5 x 1.9m	8'2"x6'3"
Bedroom 2	3.3 x 4.5m	10'10"x14'9"

En-suite	2.0 x 2.5m	6'7"x8'2"
Bedroom 3	5.3 x 3.3m	17'5"x10'10"
Bedroom 4	4.3 x 3.9m	14'1"x12'10"
Bathroom	2.8 x 2.4m	9'2"x7'10"
Total Internal Area	162m ²	1722ft ²
Front Garden	8.5m ²	91.5ft ²
Back Garden	55m ²	592.0ft ²

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ASHBEE HOUSE



Kitchen / Dining	5.3 x 3.9m	17'5"x12'10"
Living Room	3.4 x 4.5m	11'2"x14'9"
WC	1.5 x 1.9m	4'11"x6'3"
Utility Room	1.7 x 1.9m	5'7"x6'3"
Master Bedroom	5.3 x 3.9m	17'5"x12'10"
En-suite	2.5 x 1.9m	8'2"x6'3"
Bedroom 2	3.4 x 4.5m	11'2"x14'9"

En-suite	2.0 x 2.5m	6'7"x8'2"
Bedroom 3	5.2 x 3.3m	17'1"x10'10"
Bedroom 4	4.2 x 3.9m	13'9"x12'10"
Bathroom	2.8 x 2.4m	9'2"x7'10"
Total Internal Area	160m²	1744ft²
Front Garden	10.8m ²	116.3ft ²
Back Garden	57m ²	613.5ft ²

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SPECIFICATION



KITCHEN

- Designer fitted kitchen featuring handleless soft closing wall and base units by Leicht
- Composite stone work surface with drainer grooves and breakfast bar*
- Toughened glass painted splashback
- Under-mounted stainless steel sink
- Quooker Pro3 Fusion instant boiling water tap
- Water filter switch
- Integrated refuse containers
- Siemens freestanding washer/dryer (in store cupboard)
- A range of A rated integrated appliances by Siemens to include:
 - Fridge/Freezer
 - Induction hob with extractor
 - Oven
 - Combination microwave
 - Warming drawer
 - Dishwasher

BATHROOM/EN-SUITE

- Contemporary style bath with tiled bath panel and toughened glass screen
- Wash hand basin and WC with soft close seat by Catalano
- Contemporary brassware with chrome mixer taps by VADO
- Thermostatically controlled rain shower
- Separate removable hand shower
- Porcelain wall tiling
- Bespoke integrated underlit mirrored cabinet with light sensor
- Corian or composite stone vanity tops

FLOORING & FINISHING TOUCHES

- Engineered walnut flooring to hallways, living and kitchen areas

- Porcelain floor tiling to bathroom and en-suites
- Carpet to bedrooms and stairs*
- Matt emulsion painted walls and ceilings
- Contemporary brushed stainless steel ironmongery
- Bespoke panelled painted internal doors

MECHANICAL & ELECTRICAL FITTINGS

- Underfloor heating throughout
- Electronic programming for heating and hot water systems
- Ladder style heated towel rail to bathroom and en-suites
- Video entry phone system
- TV/fm/am and Sky+ (by subscription)
- Telephone point to living area and bedrooms*
- Under cupboard LED lighting in kitchen
- Recessed LED downlights to hallways, living and kitchen areas and bedrooms
- Recessed stair lights*
- Shaver sockets to bathroom and en-suites
- Brushed stainless steel sockets in kitchen area
- White powder coated sockets and switches in hallways, living and bedroom areas
- Integral USB charging ports in living area and master bedroom
- Superfast fibre broadband available (subject to purchaser's contract with provider)

EXTERNAL

- External lighting
- External power point
- Landscaped gardens to include lawn and paving



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*WHERE APPLICABLE, THESE DETAILS ARE INTENDED TO GIVE A GENERAL INDICATION OF THE PROPOSED DEVELOPMENT. THE DEVELOPER RESERVES THE RIGHT TO ALTER ANY PART OF THE DEVELOPMENT, SPECIFICATION OR FLOOR LAYOUT AT ANY TIME. THE CONTENTS HEREIN SHALL NOT FORM PART OF ANY CONTRACT OR BE A REPRESENTATION INDUCING ANY SUCH CONTRACT. ALL PROPERTIES ARE OFFERED SUBJECT TO AVAILABILITY AND APPLICANTS ARE ADVISED TO CONTACT THE DEVELOPER OR AGENT TO ASCERTAIN AVAILABILITY OF ANY PROPERTY SO AS TO AVOID AN UNNECESSARY JOURNEY. THESE DETAILS ARE BELIEVED TO BE CORRECT BUT NEITHER THE AGENT NOR THE DEVELOPERS ACCEPT ANY LIABILITY WHATSOEVER FOR ANY MISREPRESENTATION MADE EITHER IN THESE DETAILS OR ORALLY. APPLICANTS ARE THEREFORE ADVISED TO MAKE THEIR OWN ENQUIRIES TO CHECK THESE DETAILS TO SATISFY THEMSELVES THAT THE PROPERTY IS SUITABLE. APRIL 2017.