



CLEMENTINE
COURT

TWO & THREE BEDROOM APARTMENTS
DOLLIS PARK, FINCHLEY, LONDON N3





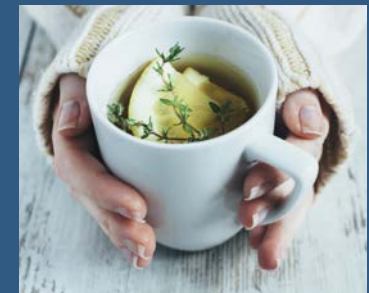
CLEMENTINE COURT

WHERE A NEW LIFE BEGINS...

Nestled in the desirable and affluent district of Finchley, North London, Clementine Court in Dollis Park offers a range of immaculately restored and spacious high-end two & three bedroom apartments. Built around the freedom of innovative open-plan living, Clementine Court presents an exciting new chapter for the aspirational homeowner.

This highly sought after development has been refurbished to include the latest developments in comfort and security. Including discreet underground parking, lift services and access to additional storage. Making Clementine Court one of the most exciting and idyllic locations to live in throughout North London.





ABOUT THE LOCATION



WHERE LOCAL MEETS GLOBAL...

Life at Clementine Court is about convenience and opportunity. The convenience of living in a vibrant and stylish suburb with Central Station on the Northern Line just a few minutes' walk away mean access to London's famous landmarks and world of entertainment are always within easy reach.

Whether you're looking for shops, cafes, pubs, restaurants or leisure activities, Finchley and the Borough of Barnet has a vast array of local amenities to suit all tastes and lifestyles. From the tranquillity of golf clubs to cosmopolitan shops or the vibrant atmosphere of Brent Cross Shopping Centre, there's something different around every corner. And with excellent road links to the M1, A1, A41 & M25 on the doorstep exploring further afield into the iconic sites of central London and beyond are within easy reach.

But as everyone knows, London is a city that's full of surprise and contrast and the green open spaces of Hampstead Heath are close by to provide that well-earned respite. Home to Kenwood House, Hampstead Heath's picturesque woodlands, playing fields and swimming ponds offer all-year round relaxation and escapism.

Along with a wide choice of reputable local schools and places of worship, Dollis Park is the ideal location for anyone who is looking to enjoy the diverse lifestyle of North London and the surrounding area.

CLEMENTINE COURT

Kings Cross St Pancras
26 minutes

West End
34 minutes

Covent Garden
34 minutes

Bank
35 minutes

Bond Street
37 minutes

Westminster
39 minutes

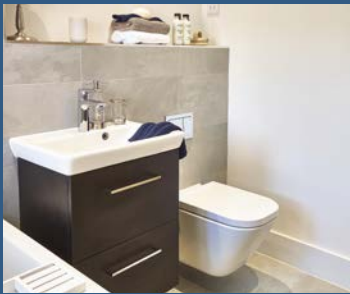
Tower Bridge
41 minutes

Canary Wharf
49 minutes

The O2
51 minutes

Heathrow
65 minutes





ABOUT THE DEVELOPMENT

WHERE LUXURY MEETS VERSATILITY...

Clementine Court has been designed to provide a harmonious and airy living space with the practicalities of modern life. Refined attention to detail and innovative interior design come together to create a range of contemporary high-end apartments that benefit from under floor heating, video entry systems, fitted wardrobes and designer kitchens and bathrooms.

Available with two or three bedrooms, the apartments are presented in a range of layouts to suit, with some benefiting from balconies or terraces with far reaching views.

These outdoor spaces provide a bright and versatile extension of the apartment's footprint.

Refurbished to a high specification, the sleek, minimalist kitchen benefits from integrated appliances and quality worktops, while the modern tiled bathrooms and en-suites are equipped with stylish chrome features and fittings.



SPECIFICATION

KITCHEN

- Comprehensive fitted kitchen from selected range*
- Induction Hob
- Integrated fridge & freezer
- Integrated dishwasher
- Stacked separate washing machine & dryer
- Combination Oven/Microwave
- Single Oven
- Composite Stone Worktop
- Under mounted stainless steel sink
- Under mounted pelmet lighting to wall units
- Stainless steel taps
- Glass splash back between base and top units

BATHROOM AND EN-SUITES

- Modern white sanitary ware with chrome mixer taps
- Mirror above sink
- Shaving socket
- Separate showers where possible – (see individual floor plans)
- Porcelain floor & wall tiles to bathrooms, cloakrooms and en-suites
- High quality bath with tiled panel (where applicable)
- Heavy duty resin shower tray (where applicable)
- Quality glass shower doors
- Heated chrome electric towel rails

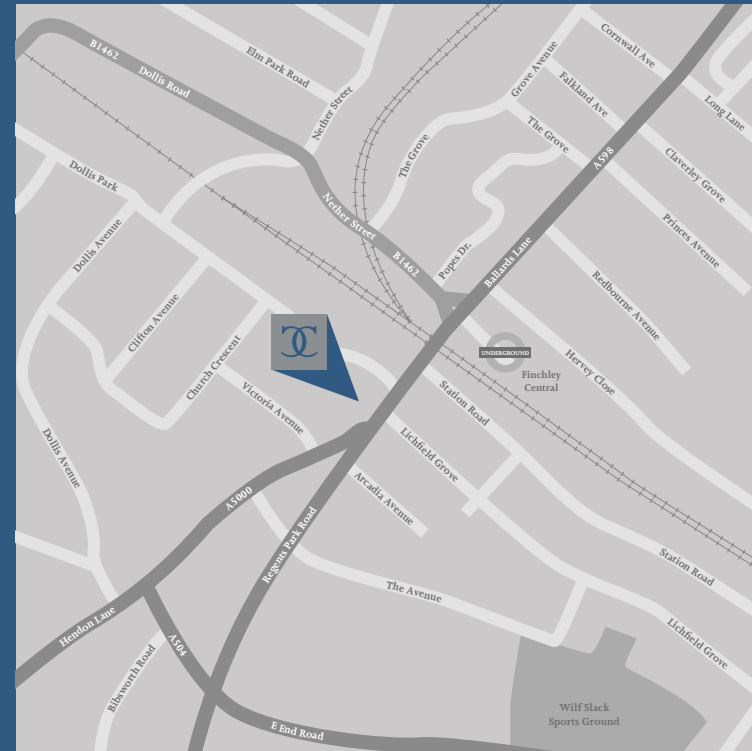
HIGH QUALITY FINISHES

- All walls plastered and painted in Pearl Grey
- Plastered ceilings, painted white
- Painted woodwork in satinwood
- All light switches and power points in satin chrome
- Chrome front door furniture, includes restraint chain, night latch, lever mortice lock, centrally fitted doorknob
- Built in wardrobes to bedrooms 1 and 2
- Glazed doors to main reception
- Windows to be new double glazed powder coated aluminium windows to match existing
- Door furniture satin chrome
- Wood strip floor (engineered board) or tiles to entrance hall and reception rooms. Plot specific
- Carpets to bedrooms
- Note all finishes on solid concrete floors
- All skirting (minimum 100mm) and architraves to match, white painted
- Heavy duty panel doors
- Glass & stainless steel 'balustrade' where applicable*

GENERAL

- Wire only for Naccoss approved alarm system
- Mains smoke detectors
- Two remote controls for entrance gates (where applicable)
- Security locks to external doors and windows
- Video entry system
- 10 year Premier Guarantee
- CCTV
- Electrical charging points available
- Under floor heating via gas boiler with zonal thermostatic room controls
- Mega flow pressurised hot water system
- LED Down lighters to Bathrooms and Kitchen.
- Dimmer to dining areas
- BT, TV points and satellite to all main rooms
- Sky plus to lounge and master bedroom
- Landscaping as per the approved planning consent*
- 1 car parking space
- Bulkhead lighting to car park
- Secure car park with automatic gates
- All apartments have terraces or balconies

*Please speak to Sales Advisor for full details



CLEMENTINE COURT

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Every care has been taken to ensure that all the details contained within this brochure are correct at the time of going to press, and are for general guidance only, and do not constitute a contract or represent an offer. Specification is included for guidance only and is not intended to be contractual or binding. Elevational designs, finishes and internal specifications can vary as we operate a policy of continuous improvement and work within the requirements of the Planning Authorities and Building Regulations. Dimensions may vary and all images shown are for illustrative purposes only.

