



THE PUMP HOUSE

HADLEY ROAD, LONDON EN2



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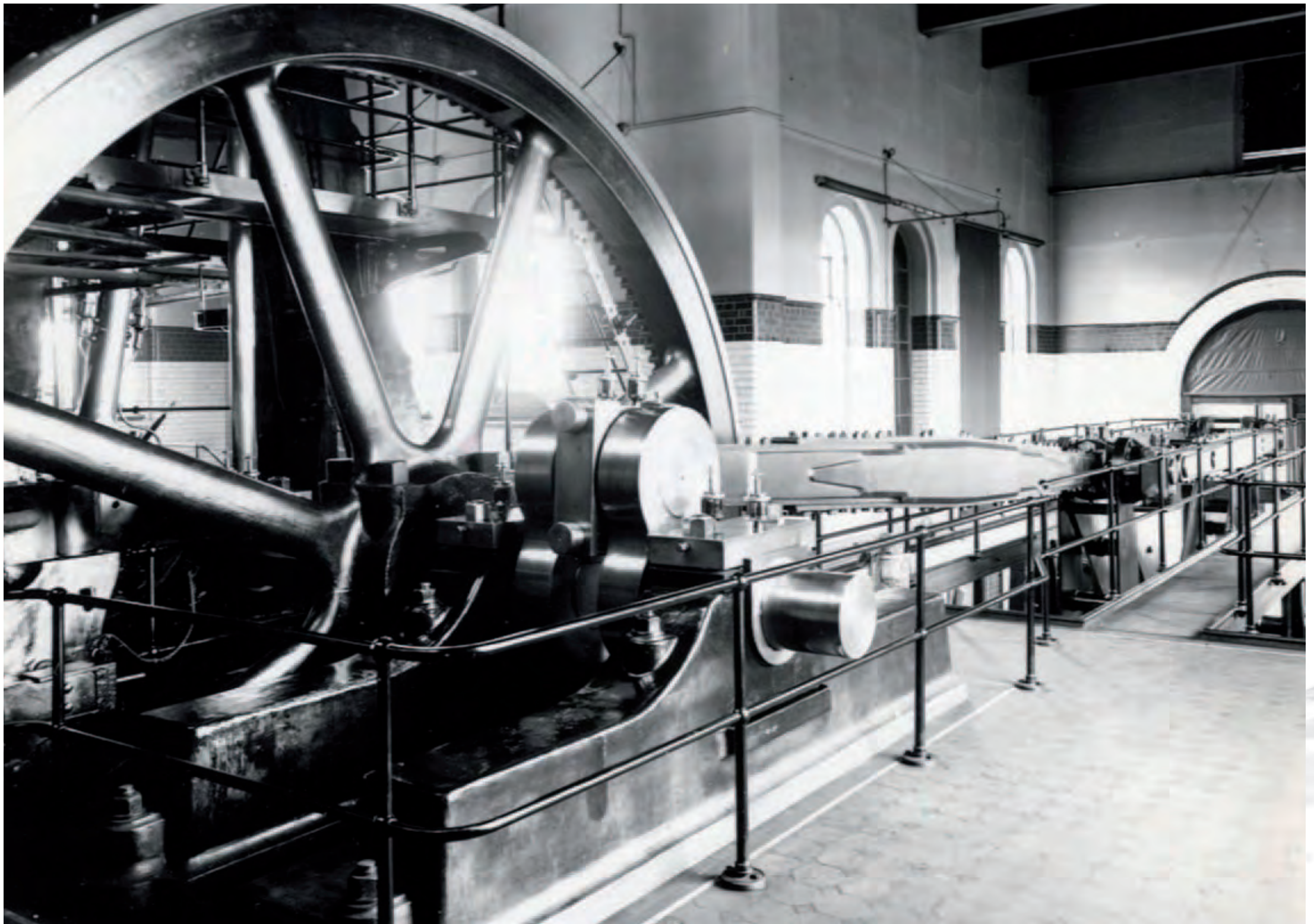
THIS UNDENIABLY UNIQUE
STRUCTURE STANDS TESTAMENT
TO A TIME OF 'BUILDING GLORY'



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Computer generated illustration is indicative only.



REDEFINING HISTORY

OWNING A HOME AT THE PUMP HOUSE IS A HEADY MIX OF A LUXURIOUS LIFESTYLE IN A PRIME LOCATION, SURROUNDED BY INTRINSIC HISTORY AND ROLLING LANDSCAPES

In 1902 the Pump House was constructed to accommodate an increasing local population. In spite of the humble purpose of the building, Victorian trends dictated the use of exquisite materials and visually beautiful construction. Influenced by Queen Anne style architecture, The Pump House proved to be no exception. Over a century later, this undeniably unique structure stands testament to a time of 'building glory' and resting proudly within its imposing natural surroundings. Sympathetically restored and preserved whilst brought firmly into the 21st century The Pump House is now fully equipped to continue writing the pages of it's history.

The Pump House comprises of seven luxury 2 and 3 bedroom apartments, one detached house and one principle 3 bedroom home – each one unique in layout and matched with the same high levels of restoration, craftsmanship and integrity. Set within two and a half acres of private parkland.



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A LOCATION UNRIVALLED

DESPITE A PREVAILING FEELING OF SECLUSION AND RETREAT AT THE PUMP HOUSE, IT'S LOCATION IS AS PRACTICAL AS IT IS IDYLIC

A short drive away lies Cockfosters – an ideal destination for a quick shopping trip. Whether you need a new outfit from one of its boutiques, some supplies from one of the family run businesses or an evening meal with friends in one of the highly regarded local restaurants, everything is on hand. As is the exclusive neighbourhood of Hadley Wood with its unique parade of independent shops.

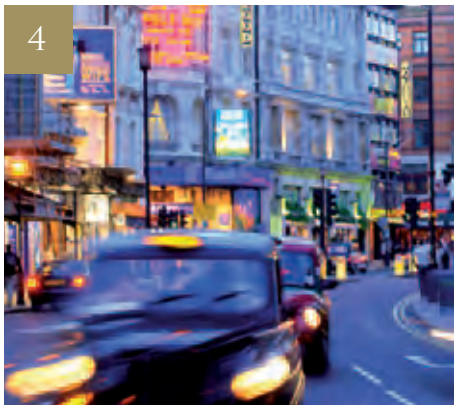
Families can choose from a good selection of both state and private schools for all ages within a small radius. The Pump House sits on the edge of Trent Country Park with over 400 acres of meadows, lakes, woodland and historical sites. With a choice of local golf courses and the 4 star luxury hotel West Lodge Park also nearby, there are plenty of opportunities for a relaxing evening or weekend.

The London Underground is less than three miles away (Cockfosters), where the Piccadilly Line runs into King's Cross and St Pancras in 29 mins, whilst Hadley Wood overground station provides access to the City in approximately half an hour. Commuting and access to major retail centres by car is simplified with links to a number of main arterial roads and the M25 is only three miles away.



Computer generated illustration is indicative only.

THE VISTA



1. CANARY WHARF

2. THE CITY

3. THE SHARD

4. WEST END

5. GREEN BELT COUNTRYSIDE

6. TRENT PARK GOLF COURSE

7. WILLIAMS WOOD
(TRENT PARK COUNTY PARK)

8. WEST LODGE PARK

All timings are approximate. Taken from Google Maps.

WEST LODGE PARK (8), HADLEY WOOD STATION (9)
& HADLEY WOOD GOLF COURSE (10) ▶





SPECIFICATIONS

COMPREHENSIVE FITTED KITCHEN

Designed by independent specialists which include:

- Comprehensive fitted kitchens
- Miele induction 5 ring hob
- Miele integrated oven with microwave above
- Miele integrated oven with steamer above (as applicable)
- Miele integrated fridge
- Miele integrated freezer
- Miele integrated dishwasher
- Miele washing machine
- Miele tumble dryer
- Miele integrated wine cooler (as applicable)
- Blanco under mounted stainless steel sinks
- Blanco stainless steel taps
- Blanco hot water and drinking tap
- Porcelain floor tiles
- Under mounted LED lighting under worktops
- Granite worktops with 75mm up stand
- Glass or Granite splash back behind hob

BATHROOMS

- Villeroy and Boch modern white sanitary ware and vanity units (as applicable)
- Hansgrohe chrome taps and attachments (as applicable)
- Mirror/cabinet with shaver point (as applicable)
- Separate walk in showers – see individual floor plans
- Quality glass shower screens
- Porcelain floor & wall tiles to bathrooms, cloakrooms and en-suites
- Villeroy & Boch modern Quaryl bath with tiled panel
- Electric heated chrome towel rails
- Flat screen TV with waterproof remote control to master en-suite

HEATING/LIGHTING

- Under floor heating via gas boiler.
- Mega flow pressurised hot water system
- Down lighters to lounge, kitchen, reception, bedrooms and bathrooms
- Plumbing and wiring only to 1st fix air conditioning

HIGH QUALITY FINISHES

- All light switches and power points are brushed stainless steel except for bathrooms which are white
- Stainless steel front door furniture, includes restraint chain, night latch, lever mortice lock, peephole and doorbell
- Built in wardrobes to bedrooms 1 and 2
- Part glazed doors to main reception room – painted doors
- High quality doors with white/hardwood lacquer finish (as applicable)

SECURITY AND PEACE OF MIND

- Naccess approved alarm system
- Passive detectors
- Personal attack button in master suite and entrance hall
- Mains smoke detector
- Mains carbon monoxide detector
- Remote controls for entrance gate
- Security locks to external doors and windows
- Video entry system
- 10 year build mark warranty



Internal photography of actual show home.



Internal photography of actual show home.

SPECIFICATIONS

HOME ENTERTAINMENT & COMMUNICATION

- BT, TV points and Broadband to all rooms except bathrooms (TV to master en-suite only) via cat 5E cabling
- Satellite, (Sky + to lounge and master bedrooms) FM, UHF, DVD and video entry distributed throughout via Home Network Hub
- Wiring only for multi-room audio options to all reception rooms and bedrooms plus master en-suite via Home Network Hub
- Telecoms to support analogue and digital services via Home Network Hub
- Wired only for Intelligent Lighting Control

DECORATION

- All walls tastefully painted
- Plastered ceilings painted white
- All new wood work painted (white satinwood)

FLOORING

- Prior to any floor finishes, acoustic flooring applied to each room (as applicable)
- Porcelain tiles to entrance hall, kitchen, lounge and bathrooms.
- Carpets to bedrooms (by purchaser)
- All finishes laid on solid concrete floors

JOINERY

- All skirting (minimum 225mm) and architraves to be satinwood paint finish

PLASTERING

- All walls and ceilings tastefully painted
- Ceiling acoustic barrier installed throughout each home (if applicable)

WINDOWS

- New double glazed steel windows to match existing
- New windows have clear glass as applicable

FIREPLACES

- Gas point & spur (provision for CVO gas fire to lounge)

EXTERNAL FEATURES

- Landscaping (*See your Sales Advisor for details*)
- Bollard lighting to car park
- Resin bound gravel and granite set paving to parking bays & driveway (*See your Sales Advisor for details*)
- Terraces and paths of natural stone
- External tap to gardens as applicable
- Automated garage doors
- Automated gates with video entry

SERVICES

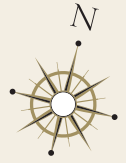
- Mains water
- Electric
- BT
- Broadband
- Gas
- Mains sewer





THE PUMP HOUSE

SITE PLAN

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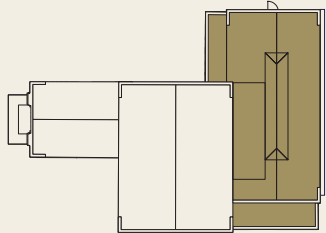
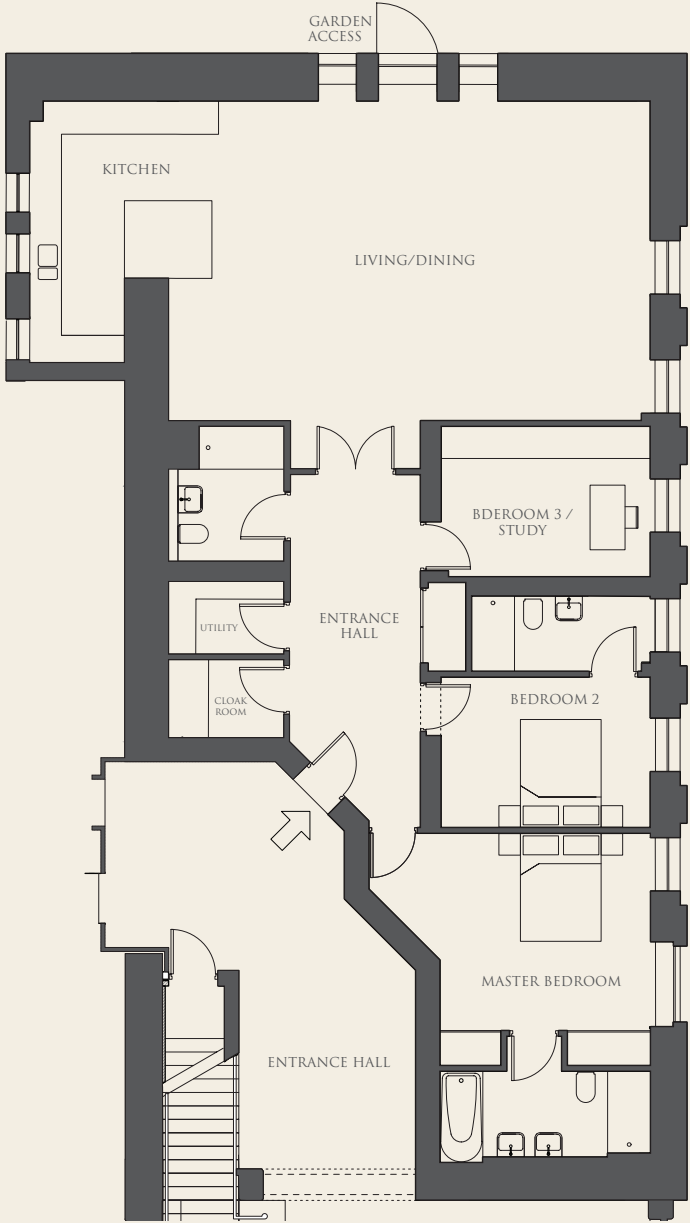


KEY

-  The Trentwood, The Beechwood, The Churchwood, The Chace
-  The Beechill, The Ferney, The Limewood

Not to scale and can be changed at our discretion.

THE BEECHILL



Please consult the Sales Team for more information about rights of way, gardens and parking.

GROUND FLOOR

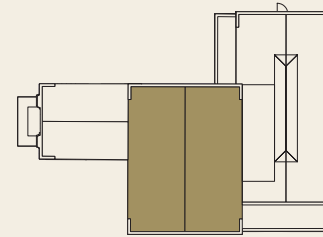
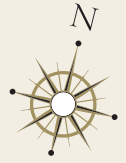
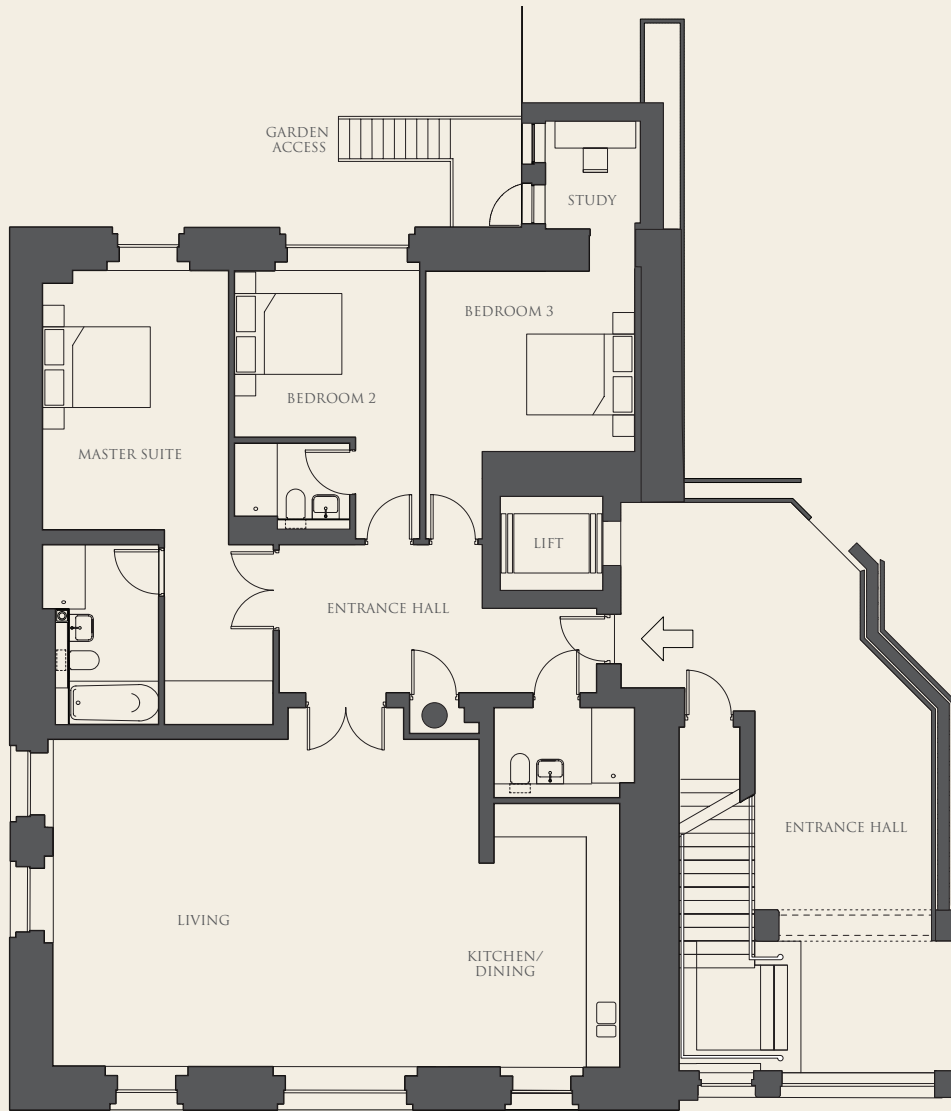
Living / Dining / Kitchen	11.70m (max) x 7.14m (max)	38'5" x 23'5"
Master Bedroom	6.17m (+ dr) x 5.32m (max)	20'3" x 17'6"
Bedroom 2	4.25m x 2.80m	13'11" x 9'2"
Bedroom 3 / Study	4.26m x 2.80m	14'0" x 9'2"
Total	160 sq m	1,730 sq ft

Room dimensions are approximate and may vary during construction. Purchasers should satisfy themselves as to the final dimensions and layout of their home. Please consult the Sales Team for more information.

THE PUMP HOUSE

THE TRENTWOOD

THE PUMP HOUSE



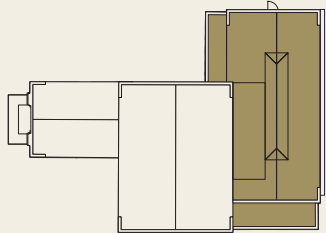
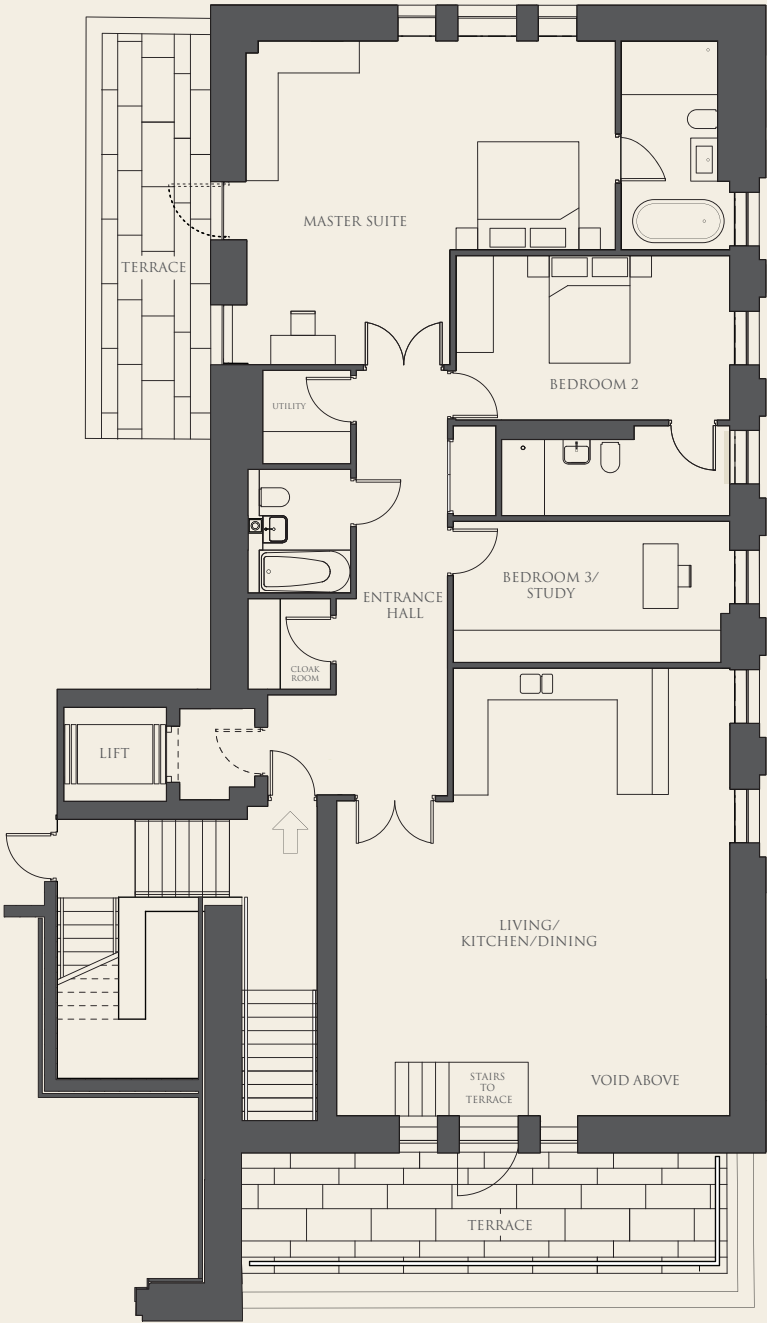
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GROUND FLOOR

Living / Dining / Kitchen	11.01m (max) x 6.77m (max)	36'1" x 22'3"
Master Suite	5.19m (+ dr) x 3.34m	17'0" x 10'11"
Bedroom 2	4.10m (max) x 3.31m (max)	13'5" x 10'10"
Bedroom 3 & Study	3.91m (+ dr) x 3.53m (+ dr)	12'10" x 11'7"
Total	162 sq m	1745 sq ft

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THE FERNEY



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FIRST FLOOR

Living / Dining / Kitchen	8.42m (max) x 7.50m (max)	27'7" x 24'7"
Master Suite	9.15m (max) x 6.11m (max)	30'0" x 20'0"
Bedroom 2	5.18m x 3.06m	17'0" x 10'0"
Bedroom 3 / Study	5.18m x 2.63m	17'0" x 8'7"
Total	178 sq m	1,915 sq ft

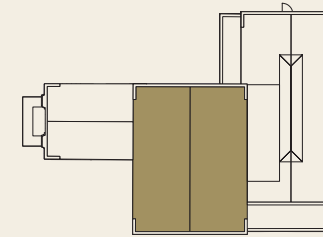
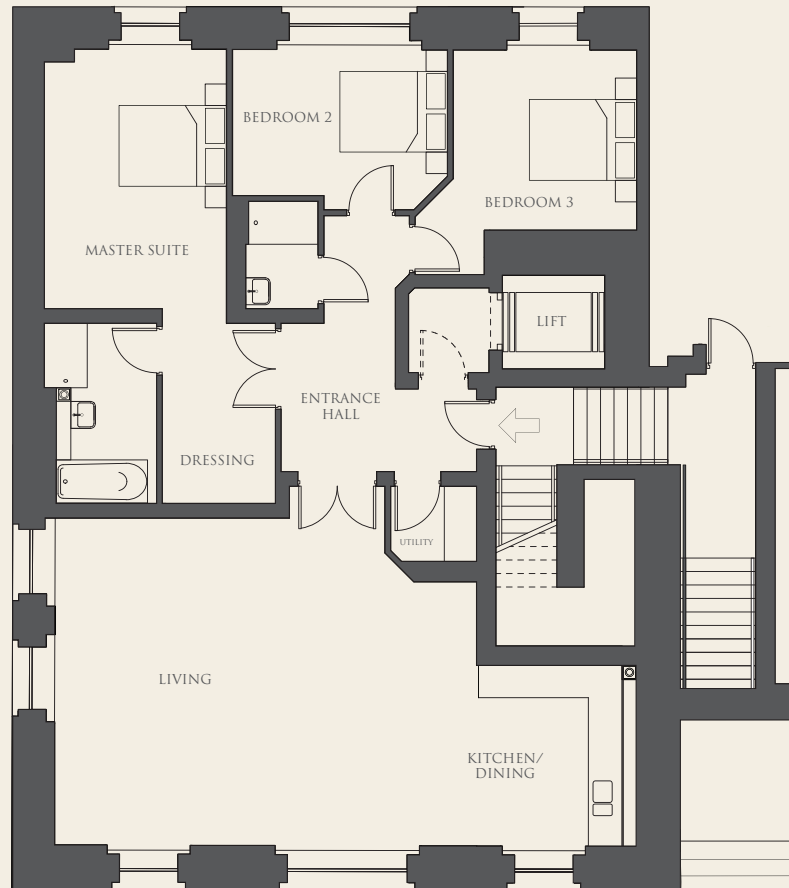
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THE BEECHWOOD

FLOOR PLANS

THE PUMP HOUSE



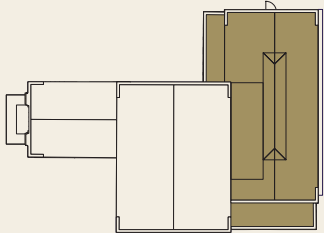
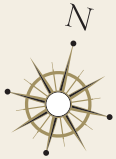
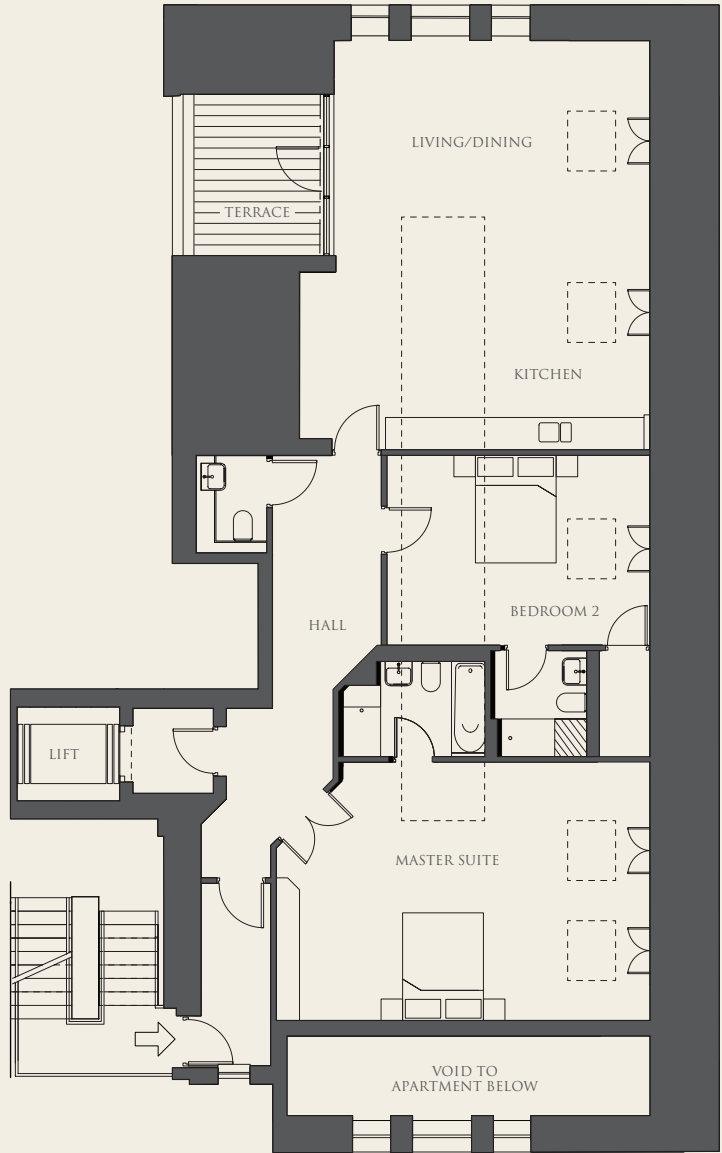
Please consult the Sales Team for more information about rights of way, gardens and parking.

FIRST FLOOR

Living / Dining / Kitchen	11.01m (max) x 6.77m (max)	36'1" x 22'3"
Master Suite	5.19m (+ dr) x 3.34m	17'0" x 10'11"
Bedroom 2	4.10m (max) x 3.31m (max)	13'5" x 10'10"
Bedroom 3	3.91m (+ dr) x 3.53m (+ dr)	12'10" x 11'7"
Total	144 sq m	1,555 sq ft

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THE LIMWOOD



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SECOND FLOOR

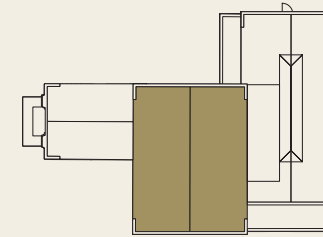
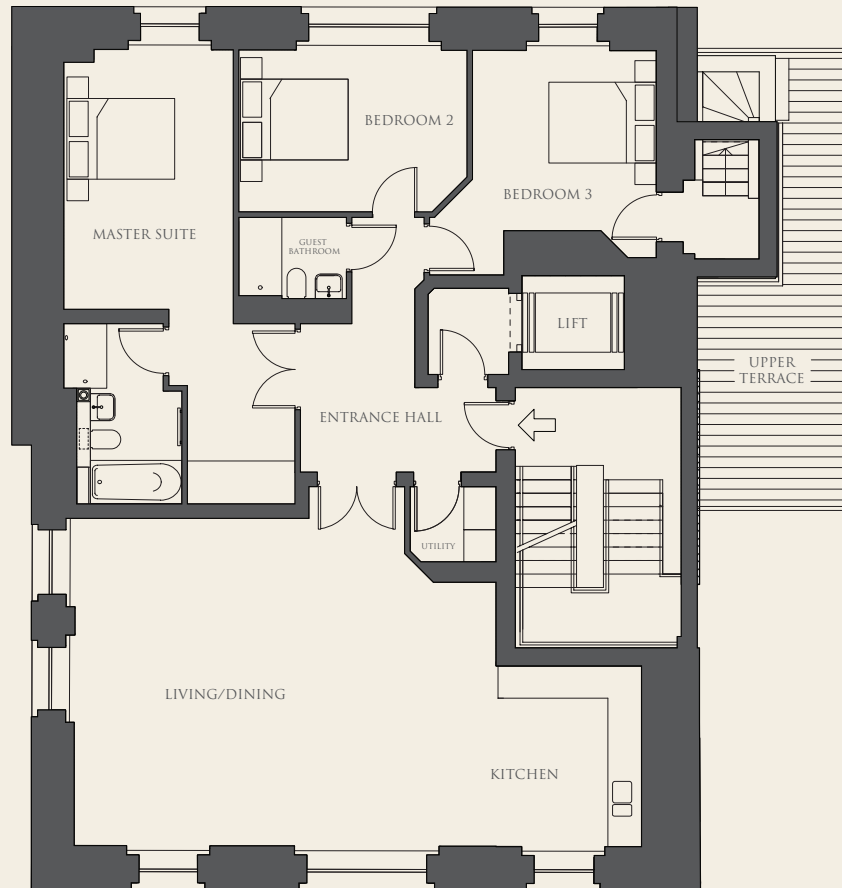
Living / Dining / Kitchen	8.42m (max) x 7.50m (max)	27'7" x 24'7"
Master Suite	9.15m (max) x 6.11m (max)	30'0" x 20'0"
Bedroom 2	5.18m x 3.06m	17'0" x 10'0"
Total	127 sq m	1,375 sq ft

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THE PUMP HOUSE

THE CHURCHWOOD

THE PUMP HOUSE



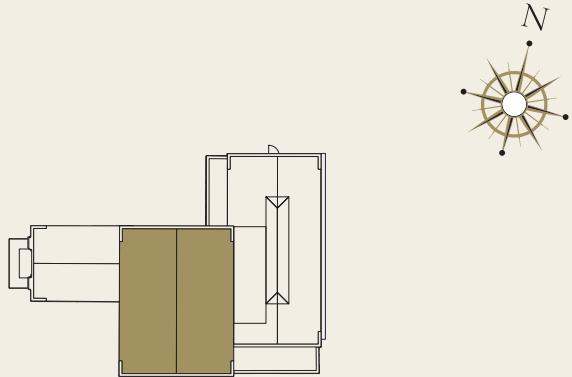
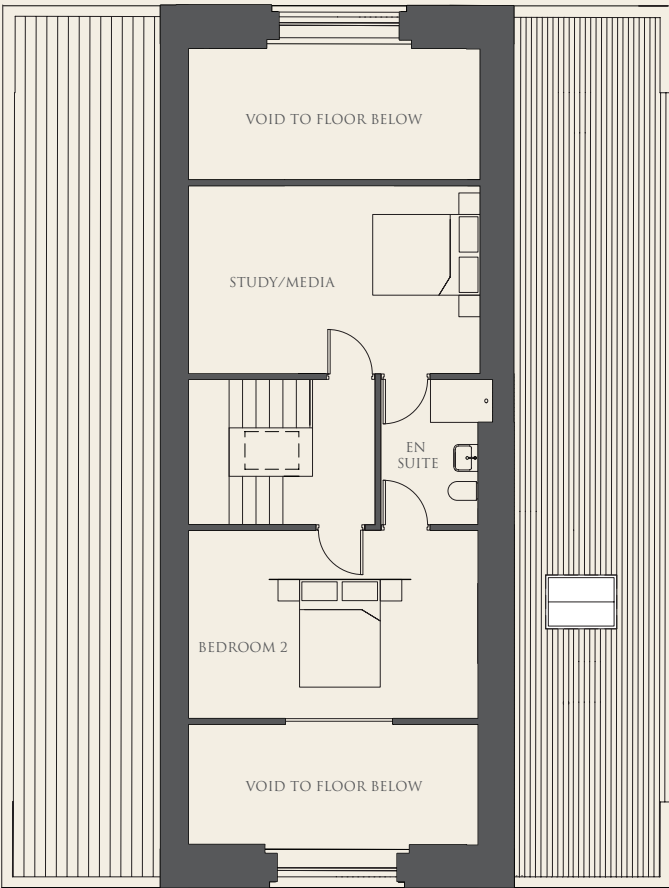
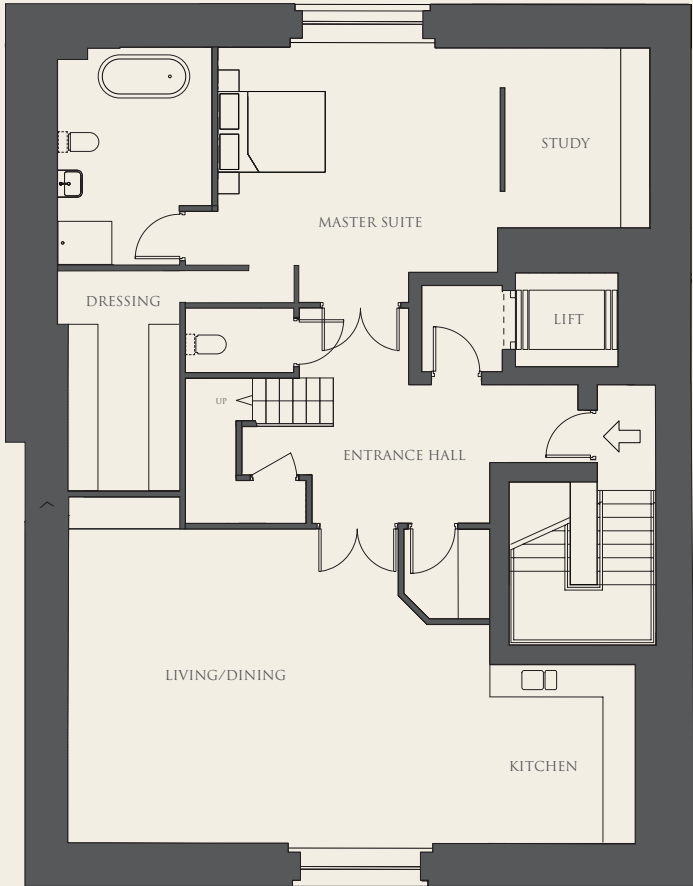
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SECOND FLOOR

Living / Dining / Kitchen	6.95m (max) x 5.18m (max)	22'9" x 17'0"
Master Suite	5.72m (max) x 2.83m (+ dr)	18'9" x 9'3"
Bedroom 2	3.20m x 2.86m	10'6" x 9'4"
Bedroom 3	3.20m x 2.85m	10'6" x 9'4"
Total	144 sq m	1,555 sq ft

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THE CHACE - THE PENTHOUSE



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THIRD FLOOR

Living / Dining / Kitchen	11.01m (max) x 5.93m (max) 36'2" (max) x 19'5"
Master Suite & Study	11.17m (max) x 4.83m (max) 36'8" (max) x 15'10" (max)
Bedroom 2	3.50m x 3.43m 11'6" x 11'3"
Open Gallery / Study / Media	5.56m x 3.55m 18'3" x 11'8"
Total	201 sq m 2,174 sq ft

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THE PUMP HOUSE



THE DEVELOPER

CAVENDISH & GLOUCESTER

CAVENDISH & GLOUCESTER DEVELOPMENTS ARE BOTH INDIVIDUAL AND DISTINCTIVE IN APPEARANCE

The specification for each project is refined to reflect the demands of a modern lifestyle with emphasis placed on design that matches the needs of each purchaser.

Architectural flair and elegance is underscored by the use of state of the art modern materials, yet always with a high regard for the heritage of the listed buildings that are a part of a Cavendish & Gloucester development. We also have a genuine concern for the world around us and make every effort to minimise the impact of our construction work on the environment.

With over thirty years of experience in the enhancement of old and classic buildings, Cavendish & Gloucester are experts in renovating, extending, maintaining and preserving our heritage. With current projects such as The Stables in Wildernesse Avenue, Sevenoaks, The Pump House, Hadley Road, London EN2 and Edgware Abbey, Edgware this legacy continues.



LOCATION



M25 > 2 MILES / HADLEY WOOD > 3 MILES / COCKFOSTERS > 3 MILES / A1(M) > 3 MILES
M1 > 10 MILES / ST ALBANS > 12 MILES / LUTON AIRPORT > 26 MILES
STANSTED AIRPORT > 34 MILES / HEATHROW AIRPORT > 36 MILES



THE PUMP HOUSE

HADLEY ROAD, LONDON EN2



Cavendish & Gloucester
Homes of Superior Quality



TELEPHONE: 020 8441 9555

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The houses may vary in terms of elevational design details, position/size of garage, position/size of windows and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development and improvement. So there may be material differences between the accommodation depicted in our literature and that on offer on any particular development, or at different times during the progress of any development. Maps not to scale. Images of The Pump House are computer generated images. All internal photography is indicative of the specification at The Pump House. Other photographs are of the local area or are indicative lifestyle images. The Pump House is a marketing name only, not to be relied on as a formal address.

Designed by Fresh Lemon

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