

THE GARDEN COLLECTION

Finlay

HOUSE



Beaufort Park

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Finlay House

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Computer generated image depicts Beaufort Square Parkland and is indicative only

WELCOME TO BEAUFORT PARK

The story of Beaufort Park is forever evolving – from its historic origins as the site of the world's first airfield to today's vibrant neighbourhood.

Situated in North West London, Beaufort Park is well connected, just a few stops away from Hampstead and Camden.



Beaufort Square

THE GARDEN COLLECTION

Surrounded by green open space, with a private courtyard nestled behind the development, these homes have quality finishes and contemporary interiors, perfect for today's Londoner.

Set in 25 acres, with a landscaped parkland at its heart, Beaufort Park is leading the regeneration within this area of North West London, delivered through the St George bold vision and world-class designs.

BEAUFORT
PARK
London NW9



THIS IS MODERN LONDON LIVING

Discover a neighbourhood designed with the modern resident in mind. These contemporary homes boast exclusive on-site facilities, convenient connections to the city centre and landscaped green spaces.

FINLAY HOUSE

Finlay House is an inspiring place to be. Choose a Studio, Manhattan, one, two or three bedroom apartment. These homes offer spacious, light-filled living areas with contemporary interiors and access to a private balcony or terrace.

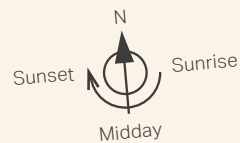
Quality specification homes are accompanied by views over the landscaped courtyard. The exclusive, residents-only spa is home to a large fitness studio, fully-equipped gym, indoor swimming pool, sauna and jacuzzi.

Finlay House, named in continuation of the aviation history of the development, provides exclusive city-style living.



DEVELOPMENT PLAN

- 1 Show Apartments & Marketing Suite
- 2 Landscaped Parkland
- 3 The Spa and Gym
- 4 Jun Ming Xuan Chinese Restaurant
- 5 Italian Restaurant
- 6 Dry Cleaners
- 7 Business/Community Rooms and Estate Management Suite
- 8 Café
- 9 Tesco Express
- 10 The Beaufort Pub
- 11 Bright Horizons
- 12 Hairven Hair & Beauty
- 13 Benham & Reeves Residential Lettings
- 14 Middlesex University
- 15 Hannah London Hair and MediSpa
- 16 Dentist
- 17 Japanese Convenience Store
- 18 Areaworks
- 19 Playground



The site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. September 2021.



PEEL CENTRE
(Metropolitan Police
Training Centre)

Middlesex
University

BEAUFORT PARK'S GLORIOUS PAST

The area has hosted a number of the world's firsts over the years, including the first successful hydrogen balloon flight, aerial derby and aerial loop-the-loop.

Claude Grahame-White was one of England's premiere pilots, who initially found fame racing Frenchman Louis Paulhan from Hendon to Manchester. His reputation grew when he won the Gordon Bennet Aviation Cup in New York, and landed his Farman biplane on a road near the White House, where he was applauded rather than arrested.

In 1911, he took control of the land around Beaufort Park to create the world's first airfield – Hendon Aerodrome. He started a flight school, took the famous author H. G. Wells for a spin in 1912 and launched the great Hendon Air Shows.

As flying became more familiar, it looked as though his aerodrome would become 'the Charing Cross of international air routes'. The airfield's focus gradually shifted towards the military, and civilian flights were moved first to Croydon and eventually to Heathrow.

Today, Hendon Aerodrome is celebrated at the Royal Air Force Museum, including Grahame-White's original Watchtower, located adjacent to Beaufort Park. The museum is a huge attraction and continues to celebrate the story of British aviation in North West London.



Bentfield Hucks' first loop-the-loop was celebrated with an upside down dinner, with tables arranged in a loop, and a menu that started with dessert and finished with the starter.



Aircraft on display at the RAF Museum, Hendon



The Watchtower, Beaufort Park

BRITISH FIRSTS FOR THE RAF LONDON

- Claude Grahame-White founded the Hendon Aerodrome which was first opened in 1911
- First night flying display was staged on the 26th September 1912
- From his small factory, Claude Grahame-White designed and manufactured aircrafts and created an aerodrome community with purpose-built housing and London's first flying school was opened in 1911
- First loop-the-loop was celebrated by an upside-down dinner in January 1914 with tables arranged in the form of a loop and a menu that started with dessert and ended with the starter!
- First airmail service from Hendon to Windsor in September 1911. Over 100,000 letters and cards were carried
- First parachute descent from an aeroplane was made by Mr W. Newell on Saturday 9th May 1914



Aircraft being assembled, Grahame-White Factory, Beaufort Park



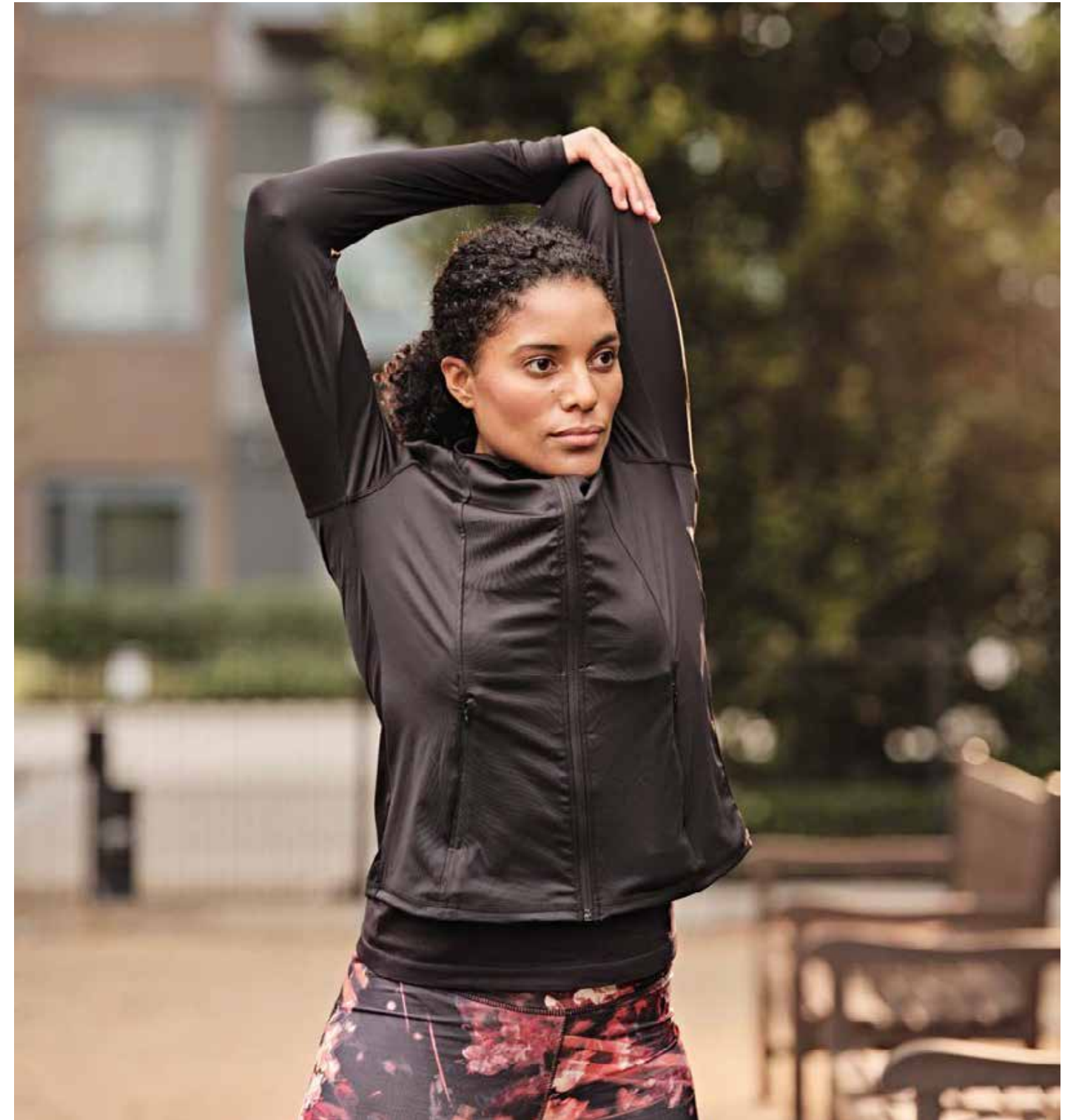
Claude Grahame-White, Hendon Air Show, 1912

SPACE TO BREATHE

A home is more than a place to live. It should be a place to build connections. Beaufort Park has a thriving social scene. Meet friends in the coffee shop, go for food in the local restaurants or simply relax in the park. Find workspace in Areaworks, exercise in the on-site gym or unwind in The Spa.



Open spaces to enjoy



A run in the local park

Beaufort Park's beautifully landscaped grounds are a great space for unwinding.

Whether you want to take some exercise or relax in the sun, the continental-style courtyards, green space and manicured gardens offer a picturesque setting.

The park has been known to host the popular Concert in the Park, where residents meet others within the community and watch musical performances of every genre, from jazz to steel bands, funk to opera.



A place to call home



After-work drinks with colleagues

TIME TO UNWIND

Everyone takes their coffee differently. Our coffee shop, can deliver your choice to any Beaufort Park address. Whether you want a cappuccino in bed or a mid-morning flat white on your balcony, put in your order and enjoy it alongside a host of pastries and other snacks.

The Beaufort Pub offers a great meeting space for catching up with friends and family over a Sunday roast or going for after-work drinks with colleagues.



Relax and reset



Beaufort Park Spa

SPA AND SWIMMING POOL

London life can be exciting but busy. That's why Beaufort Park has an impressive on-site spa, giving you the chance to indulge and take a little downtime. Complete with a pool, jacuzzi, treatment room, sauna and steam room, The Spa truly allows you to relax and pamper yourself.



The gym
20



Areaworks, co-working space

STATE-OF-THE-ART FITNESS STUDIO

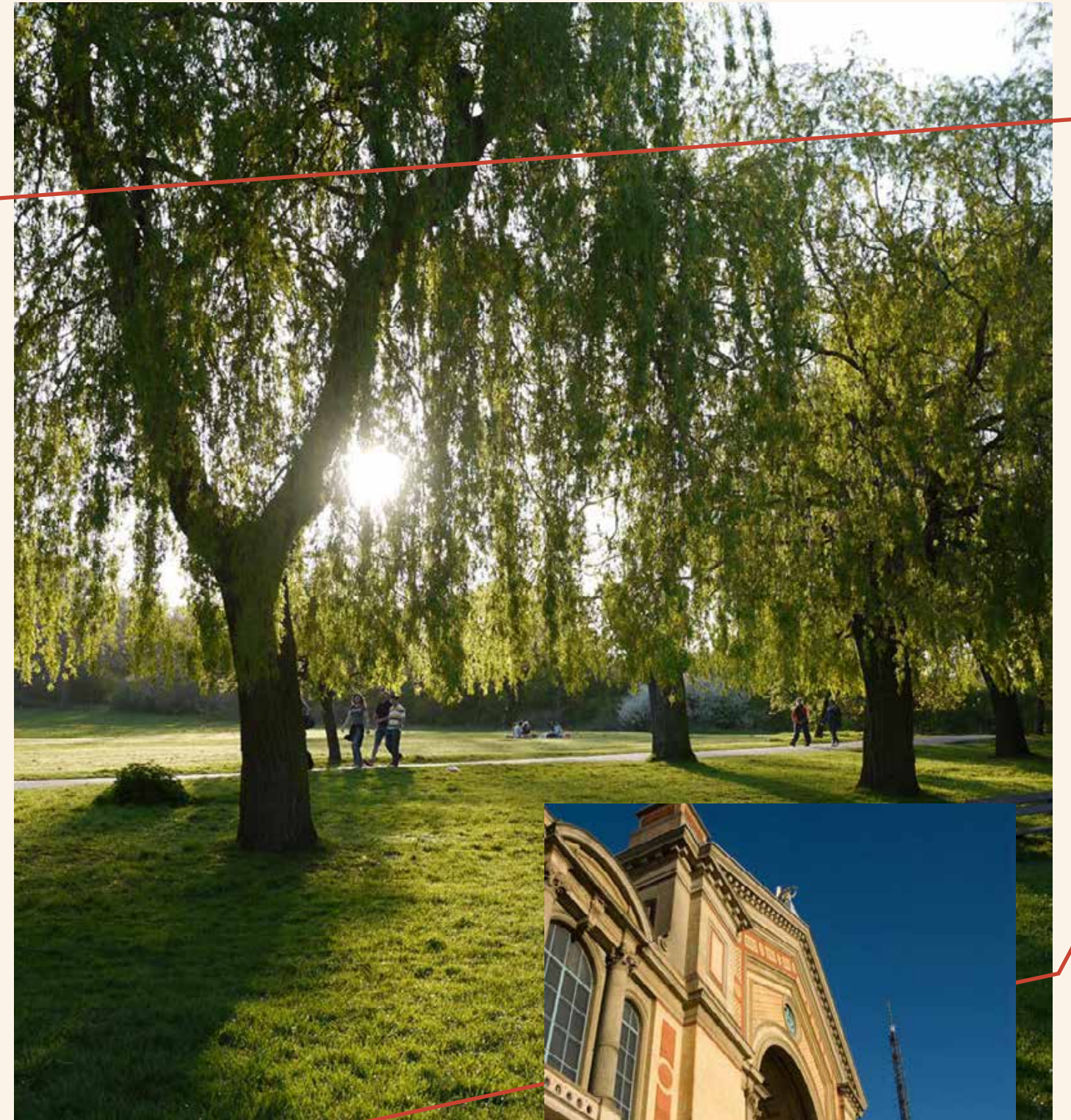
The fully-equipped gym means there's no need to travel for a workout. With new, state-of-the-art cardiovascular machines including treadmills, three different types of exercise bikes and a cross trainer, it's the perfect place to work up a sweat.

Areaworks offers a local workspace^ where people and businesses can work and collaborate. Take advantage of the breakout spaces, private offices and coffee shop to create the working environment you need. Be inspired by regular workshops, expert talks and networking events.

^At an additional cost.

UNIQUE NORTH WEST LONDON

North West London offers a unique combination – a welcoming and intimate village atmosphere with all the buzz of the City.



Hampstead Heath

This area's particular charm makes it well suited to every kind of resident – both locals and newcomers, those starting out and those settling down.

Spend a morning in fashionable Hampstead. Visit its varied boutique shops and chic coffee shops. Explore the wildlife, recreation and stunning views of Hampstead Heath. Discover the colourful narrowboats of Regent's Canal and the varied markets of Camden. And in the evening, head to a gig at Alexandra Palace.



Alexandra Palace

THE CAPITAL ON YOUR DOORSTEP

Beaufort Park is a short journey from the vibrant heart of London city centre. Stay close to the nightlife, shopping, business and entertainment at the capital's heart. At once modern and historic, local and international, London offers something for everyone.



Streets of North London

CULTURE

From intimate clubs to concert venues like the O2 Arena and the spectacular Royal Albert Hall, London hosts evening entertainment for every taste.

DINING

From the boutique restaurants of Soho and Fitzrovia to the trendy eateries of the east, London's gastronomic delights are easily reached from Beaufort Park.

SHOPPING

Whether you prefer big-name brands or high-street fashion, London is the place to shop. Jump on the Northern line to reach both hidden treasures and old favourites such as Harrods or take a short five-minute drive to Brent Cross for some retail therapy.

SPECTACLE

The capital is renowned for its exciting architecture and scenery, modern and classical. Among these are London's nine Royal Parks and the endlessly changing vista of the River Thames.



Bang Bang Oriental

TASTE OF THE EAST

Bang Bang Oriental Foodhall, London's newest and largest Asian food hall, is located a short distance from Beaufort Park.

Bang Bang Oriental Foodhall is home to 33 individual pan-Asian food traders serving everything from sushi to laksa, Thai curries to steamed buns. This is the perfect spot to spend a weekend afternoon with friends and family.



Bang Bang Oriental

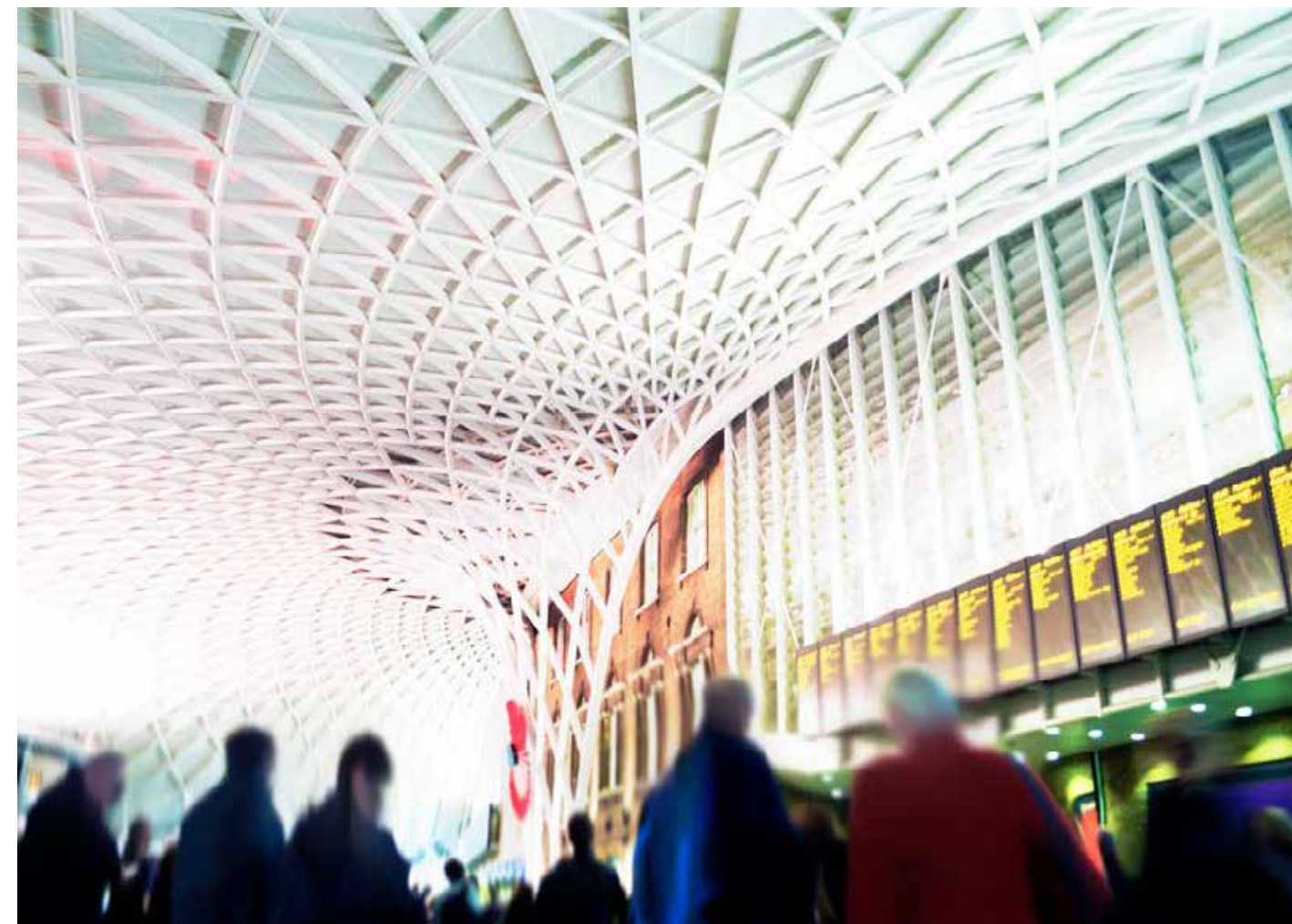
Noodles in the food hall



King's Cross St Pancras

KING'S CROSS

A short tube ride away from Beaufort Park, King's Cross is easily accessed via the Northern line. Its proximity places countless job opportunities moments away.



King's Cross Station

LONDON'S NEW TECH HUB

Google have set up new headquarters in King's Cross, welcoming 7,000 new professionals. Other nearby creative and media businesses include Facebook, Universal Music, YouTube and Nike.



STAY CONNECTED

London's transport network is fast and reliable, placing the City and beyond right on your doorstep.



Less than a mile from Beaufort Park, the Northern line runs through Colindale tube station, transporting you to King's Cross St. Pancras in 21 minutes and Leicester Square in 27 minutes. The 24-hour weekend tube makes commuting and going out much easier.

For travelling outside of London, Hendon Central connects to the National Rail network, while the Eurostar can be boarded from King's Cross St. Pancras. Additionally, bus connections and the A1, M1 and M25 are just moments away.

Colindale Station	Beaufort Park
⊖	RAF Museum Middlesex University Bang Bang Oriental Foodhall
Hendon Central 3 mins	Mainline services to Central London and London Luton Airport
⊖	
Brent Cross 5 mins	Brent Cross Shopping Centre
⊖	
Hampstead 12 mins	Hampstead Village and Hampstead Heath
⊖	
Camden Town 19 mins	Camden Market ZSL London Zoo The Roundhouse Theatre
⊖	
King's Cross St. Pancras 21 mins	Google YouTube Facebook British Library University of the Arts London Eurostar Paris – 2 hours 25 minutes
⊖ ⊕ ⊕ ⊕ ⊕ ⊕ ⊕ ⊕	
Oxford Circus 25 mins	Hyde Park Buckingham Palace The British Museum
⊖ ⊕ ⊕	
Leicester Square 27 mins	West End Theatre District Covent Garden Chinatown Bond Street
⊖ ⊕	

Timings are approximate. Source www.tfl.gov.uk



*Map representative and not to scale

OUTSTANDING EDUCATION

Beaufort Park is within easy reach of many of London's finest schools, with enough choice for everyone. And from UCL to Imperial College, London's universities are among the finest in the world.



Studying at Areaworks

PRIMARY SCHOOLS

- 1 Goldbeaters Primary School
- 2 St Joseph's Catholic Primary School
- 3 The Hyde School
- 4 Barnfield Primary School
- 5 Orion Primary School

SECONDARY SCHOOLS

- 1 Hasmonean High School
- 2 Hendon School
- 3 Canons High School

PRIVATE SCHOOLS

- 1 The Haberdashers' Aske's Boys' School
- 2 The Haberdashers' Aske's School for Girls
- 3 Mill Hill School
- 4 Harrow School

LONDON UNIVERSITIES

- 1 Middlesex University
- 2 UCL – University College London
- 3 Imperial College London
- 4 Central Saint Martins, University of the Arts London
- 5 CASS Business School, City, University of London



THE APARTMENTS

The Studio, Manhattan, 1, 2 & 3 bedroom apartments have been designed for modern living, with light-filled spaces and contemporary interiors.

Each apartment has a balcony or terrace for your exclusive use and select homes have views over the internal courtyard.



THE AVIATOR SPECIFICATION

The Aviator Specification is more than a design statement. It's an aesthetic that draws on the area's aviation history, through oak detailing and natural tones, while celebrating Beaufort Park's classic quality.

Studio

FROM 323 SQ FT TO 338 SQ FT

The design of the Studio apartment has been crafted with careful consideration to deliver efficient use of space.

A wealth of natural light floods the Studios from the balcony / terrace that comes available with all apartments.



Manhattan

FROM 413 SQ FT TO 485 SQ FT

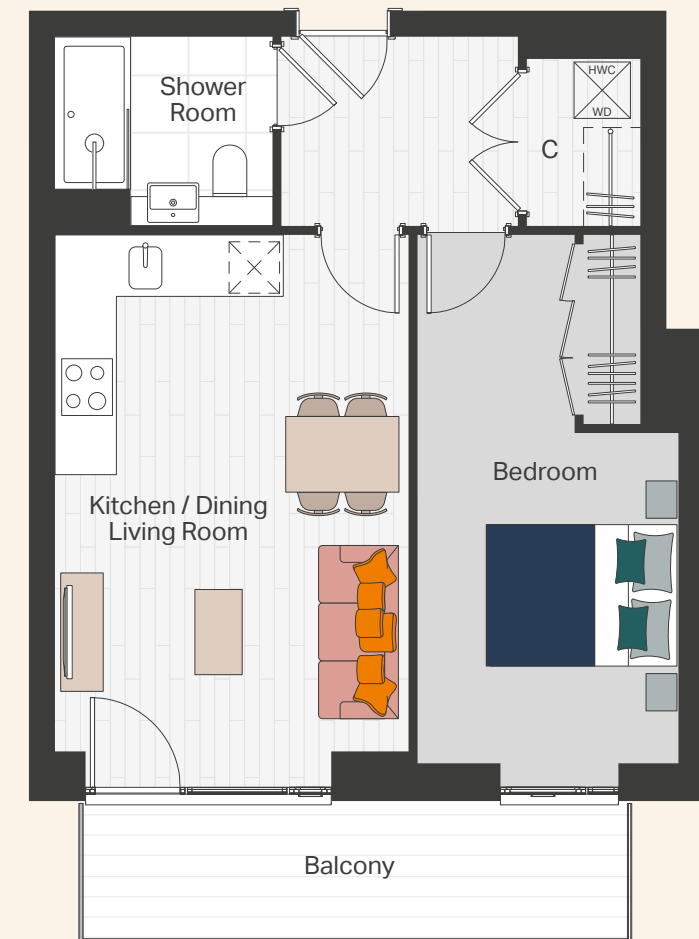
The one-bedroom Manhattan apartment has been designed as an open-plan layout to maximise the space available, creating flexible living. The style statement continues through the sliding doors and into the double bedroom which comes with fitted wardrobes.



1 Bedroom

FROM 538 SQ FT TO 600 SQ FT

The spacious open-plan kitchen and living area are bathed in natural light from the windows and the elegant balcony leading off the living room. Stylish and meticulously finished, the shower room and separate well-proportioned bedroom with integrated wardrobes form the perfect place to relax.



2 Bedroom

FROM 720 SQ FT TO 832 SQ FT

Beautiful proportions and flexibility provide the perfect setting for entertainment and relaxation in this two-bedroom apartment. Both bathrooms feature high-quality fixtures and fittings and a modern colour palette.



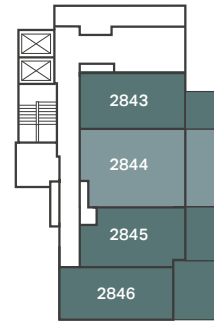
3 Bedroom

995 SQ FT

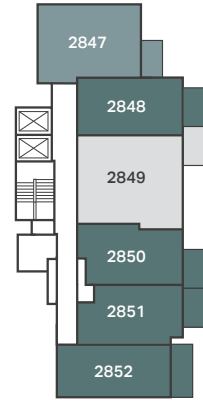
This three-bedroom apartment is the epitome of modern open-plan living. Bedroom 1 benefits from integrated wardrobes and an ensuite. The elegant bathroom uses natural textures in a palette of warm greys to provide a contemporary and modern environment. The living area extends onto a private space on the north west facing terrace with views across the landscaped courtyard.



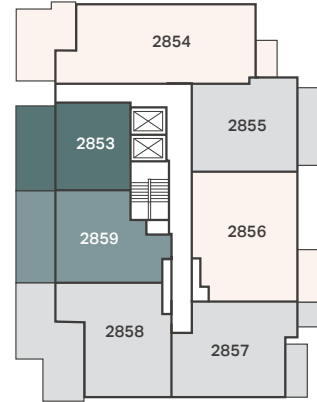
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ACCOMMODATION FINDER

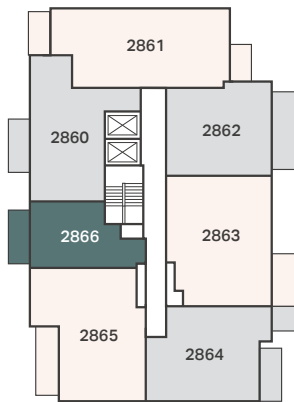
Apt. No.	Floor	Bedrooms
2843	0	Studio
2845	0	Studio
2846	0	Studio
2848	1	Studio
2850	1	Studio
2851	1	Studio
2852	1	Studio
2853	2	Studio
2866	3	Studio
2873	4	Studio

Apt. No.	Floor	Bedrooms	Type
2849	1	1 Bedroom	
2855	2	1 Bedroom	
2857	2	1 Bedroom	
2858	2	1 Bedroom	
2860	3	1 Bedroom	
2862	3	1 Bedroom	
2864	3	1 Bedroom	
2867	4	1 Bedroom	
2869	4	1 Bedroom	
2871	4	1 Bedroom	
2874	5	1 Bedroom	
2880	6	1 Bedroom	Elite
2886	7	1 Bedroom	Elite

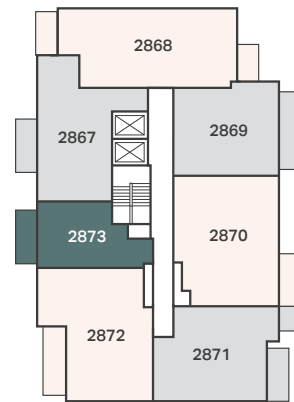
Apt. No.	Floor	Bedrooms	Type
2854	2	2 Bedroom	
2856	2	2 Bedroom	
2861	3	2 Bedroom	
2863	3	2 Bedroom	
2865	3	2 Bedroom	
2868	4	2 Bedroom	
2870	4	2 Bedroom	
2872	4	2 Bedroom	
2875	5	2 Bedroom	
2876	5	2 Bedroom	
2877	5	2 Bedroom	
2878	5	2 Bedroom	
2879	5	2 Bedroom	
2881	6	2 Bedroom	Elite
2882	6	2 Bedroom	Elite
2883	6	2 Bedroom	Elite
2884	6	2 Bedroom	Elite
2885	6	2 Bedroom	Elite
2887	7	2 Bedroom	Elite

2888	7	3 Bedroom	Elite
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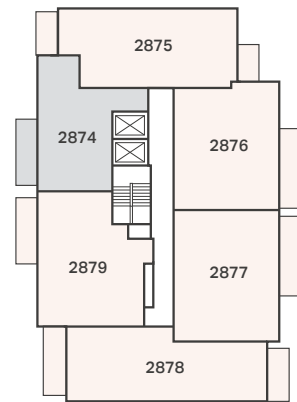
THIRD FLOOR



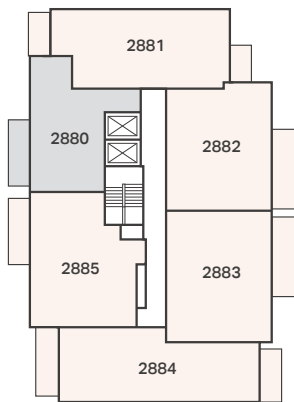
FOURTH FLOOR



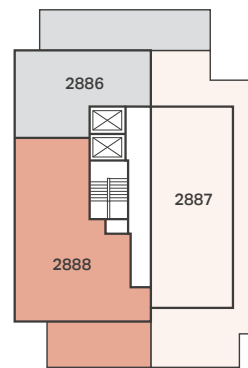
FIFTH FLOOR



SIXTH FLOOR



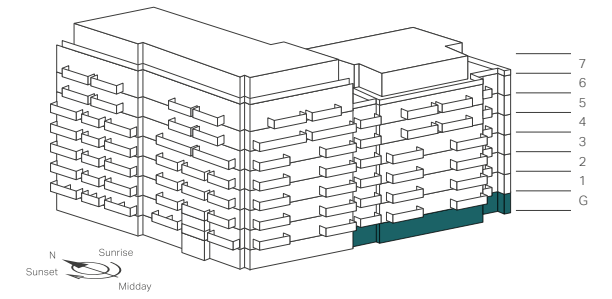
SEVENTH FLOOR



APARTMENT KEY

- Studio Apartment
- Manhattan 1 Bedroom Apartment
- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment

Ground Floor



2843 – Studio	30.0 sq m	323 sq ft
Kitchen / Living Room / Bedroom	5.15m x 3.90m	16' 11" x 12' 10"
Terrace	5.1 sq m	54 sq ft
2844 – Manhattan	41.5 sq m	447 sq ft
Living Space / Kitchen	7.09m x 2.69m	23' 3" x 8' 10"
Bedroom	3.45m x 2.74m	11' 4" x 9' 0"
Terrace	8.6 sq m	92 sq ft
2845 – Studio	30.4 sq m	327 sq ft
Kitchen / Living Room / Bedroom	4.16m x 4.20m	13' 8" x 13' 9"
Terrace	6.1 sq m	65 sq ft
2846 – Studio	30.1 sq m	324 sq ft
Kitchen / Living Room / Bedroom	5.03m x 3.70m	16' 6" x 12' 2"
Terrace	10.7 sq m	115 sq ft



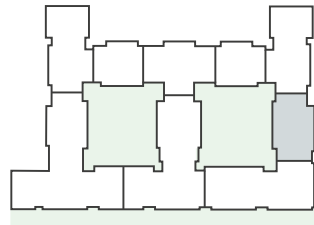
Computer generated image of Finlay House is indicative only








Ground Floor

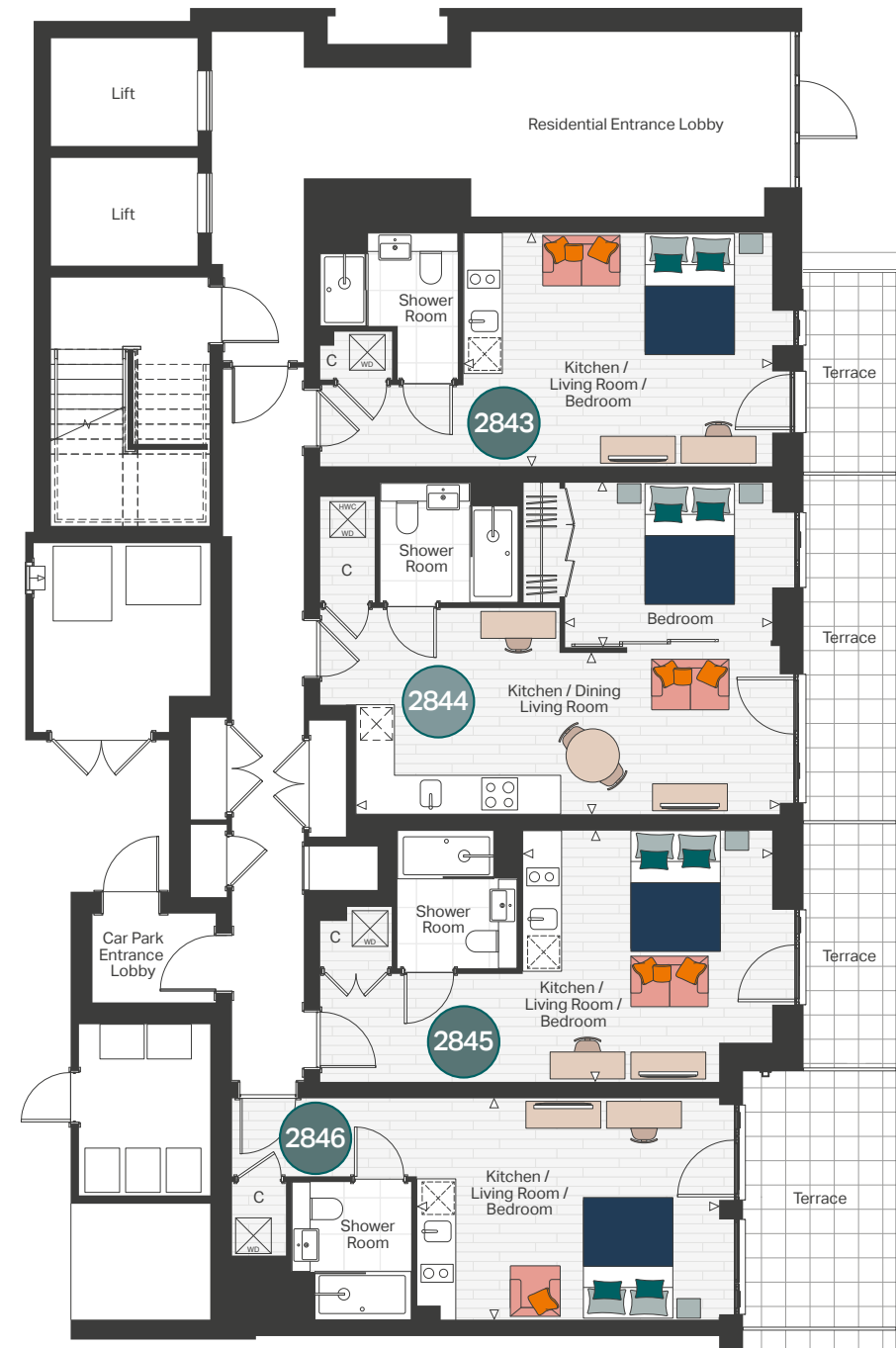
APARTMENT KEY

- Studio Apartment
- Manhattan 1 Bedroom Apartment

FINLAY HOUSE



-  2 Ring Hob
-  4 Ring Hob
-  Fridge / Freezer
-  Hot Water Cylinder
-  Hot Water Cylinder 300L
-  Washer / Dryer
-  Below Counter Fridge
- C** Cupboard



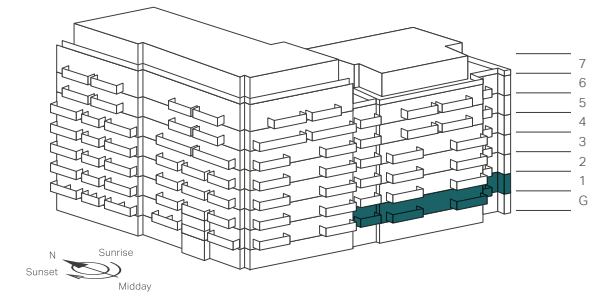
Views south east
towards Commander
Avenue

Views south
towards Commander
Avenue

Floorplans shown for Finlay House Apartments are approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. Car parking available subject to additional cost.



First Floor



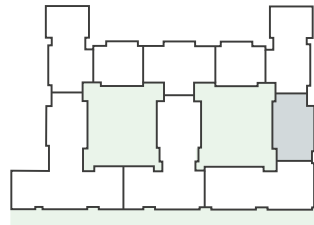
2847 – Manhattan	38.4 sq m	413 sq ft
Living Space / Kitchen	7.26m x 2.44m	23' 10" x 8' 0"
Bedroom	3.03m x 2.64m	9' 11" x 8' 8"
Balcony	3.8 sq m	41 sq ft
2848 – Studio	31.0 sq m	334 sq ft
Kitchen / Living Room / Bedroom	5.17m x 4.03m	17' 0" x 13' 3"
Balcony	4.4 sq m	48 sq ft
2849 – 1 Bedroom	50.0 sq m	538 sq ft
Living Space / Kitchen	6.17m x 3.30m	20' 3" x 10' 10"
Bedroom	3.81m x 3.37m	12' 6" x 11' 1"
Balcony	4.3 sq m	47 sq ft
2850 – Studio	30.0 sq m	323 sq ft
Kitchen / Living Room / Bedroom	4.76m x 4.27m	15' 7" x 14' 0"
Balcony	4.5 sq m	49 sq ft
2851 – Studio	30.4 sq m	327 sq ft
Kitchen / Living Room / Bedroom	4.16m x 4.20m	13' 8" x 13' 9"
Balcony	4.2 sq m	46 sq ft
2852 – Studio	30.1 sq m	324 sq ft
Kitchen / Living Room / Bedroom	5.03m x 3.70m	16' 6" x 12' 2"
Balcony	5.9 sq m	63 sq ft








First Floor

APARTMENT KEY

- Studio Apartment
- Manhattan 1 Bedroom Apartment
- 1 Bedroom Apartment

FINLAY HOUSE

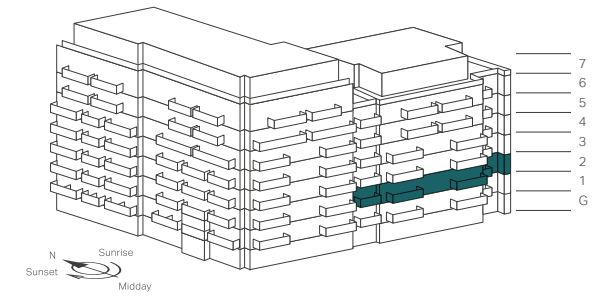


-  2 Ring Hob
-  4 Ring Hob
-  Fridge / Freezer
-  Hot Water Cylinder
-  Hot Water Cylinder 300L
-  Washer / Dryer
-  Below Counter Fridge
- C Cupboard



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Second Floor



2853 – Studio	32.3 sq m	348 sq ft
Kitchen / Living Room / Bedroom	5.06m x 5.01m	16' 7" x 16' 5"
Terrace	15.4 sq m	165 sq ft
2854 – 2 Bedroom	77.3 sq m	832 sq ft
Living Space / Kitchen	5.77m x 4.73m	18' 11" x 15' 6"
Bedroom 1	3.21m x 2.84m	10' 6" x 9' 4"
Bedroom 2	5.20m x 2.83m	17' 1" x 9' 3"
Balcony	3.8 sq m	41 sq ft
Terrace	17.8 sq m	191 sq ft
2855 – 1 Bedroom	50.1 sq m	539 sq ft
Living Space / Kitchen	5.43m x 3.74m	17' 10" x 12' 3"
Bedroom	5.56m x 2.74m	18' 3" x 9' 0"
Balcony	8.8 sq m	94 sq ft
2856 – 2 Bedroom	70.7 sq m	761 sq ft
Living Space / Kitchen	6.96m x 3.84m	22' 10" x 12' 7"
Bedroom 1	5.19m x 2.75m	17' 0" x 9' 0"
Bedroom 2	3.95m x 2.75m	13' 0" x 9' 0"
Balcony	5.3 sq m	57 sq ft
2857 – 1 Bedroom	55.1 sq m	593 sq ft
Living Space / Kitchen	8.14m x 3.80m	26' 8" x 12' 6"
Bedroom	4.60m x 3.00m	15' 1" x 9' 10"
Balcony	9.3 sq m	100 sq ft
2858 – 1 Bedroom	55.7 sq m	600 sq ft
Living Space / Kitchen	6.23m x 4.72m	20' 5" x 15' 6"
Bedroom	5.17m x 2.56m	17' 0" x 8' 5"
Terrace	27 sq m	290 sq ft
2859 – Manhattan	45.1 sq m	485 sq ft
Living Space / Kitchen	5.21m x 3.84m	17' 1" x 12' 7"
Bedroom	3.27m x 2.75m	10' 9" x 9' 0"
Terrace	17.5 sq m	188 sq ft

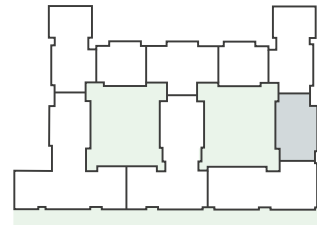









Second Floor

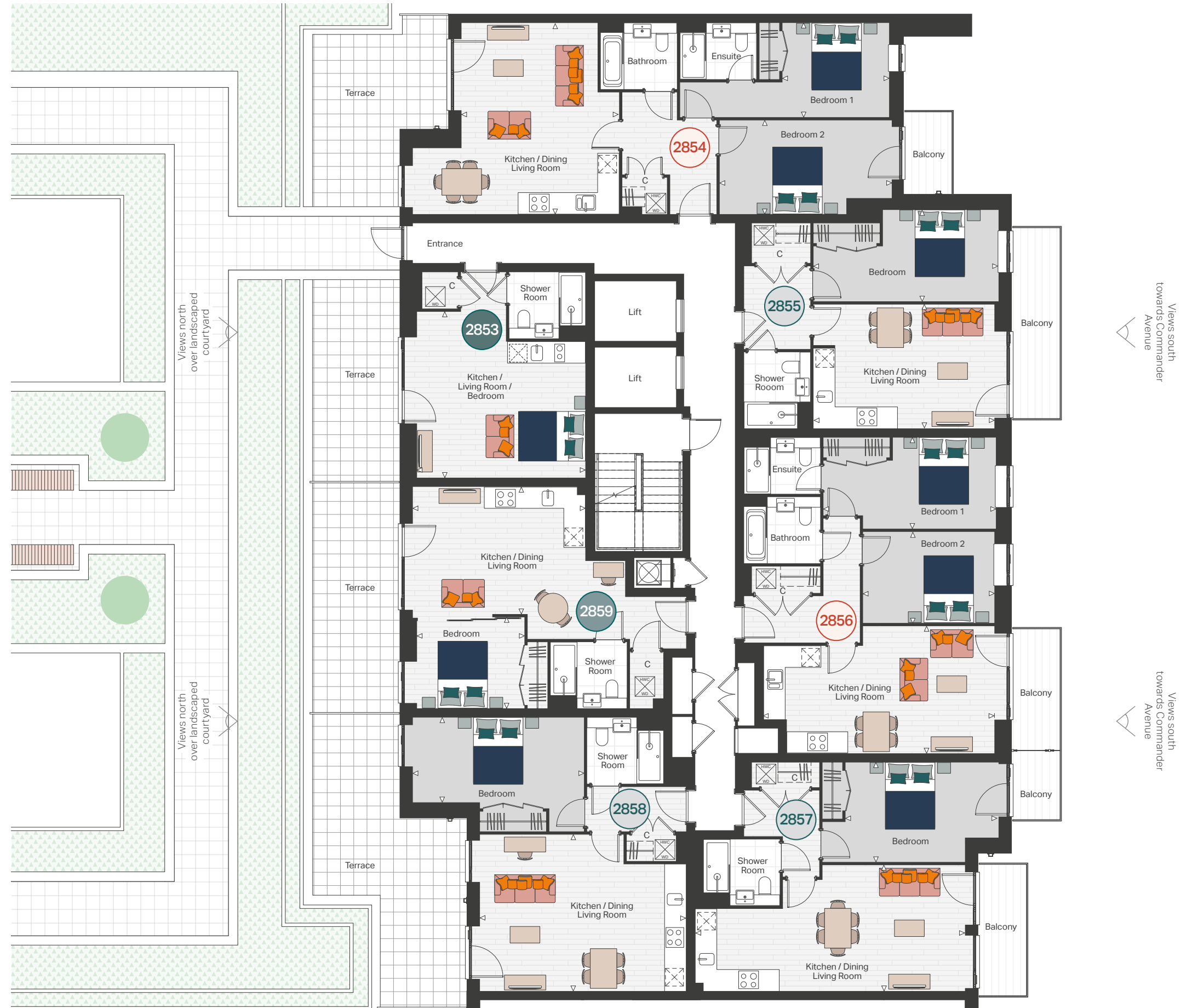
APARTMENT KEY

- Studio Apartment
- Manhattan 1 Bedroom Apartment
- 1 Bedroom Apartment
- 2 Bedroom Apartment

FINLAY HOUSE



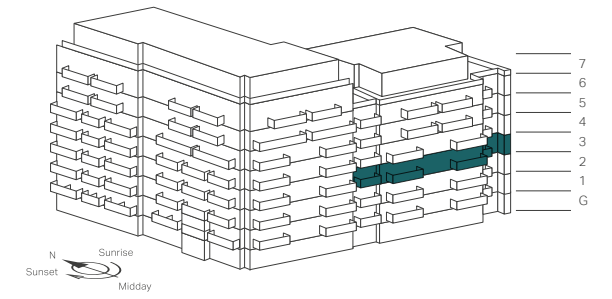
-  2 Ring Hob
-  4 Ring Hob
-  Fridge / Freezer
-  Hot Water Cylinder
-  Hot Water Cylinder 300L
-  Washer / Dryer
-  Below Counter Fridge
- C Cupboard



Floorplans shown for Finlay House Apartments are approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. Car parking available subject to additional cost.



Third Floor



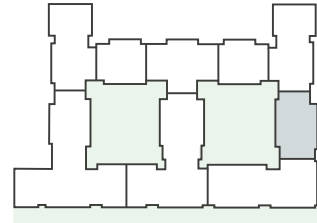
2860 – 1 Bedroom	51.1 sq m	550 sq ft
Living Space / Kitchen	5.21m x 4.94m	17' 1" x 16' 2"
Bedroom	3.00m x 2.75m	9' 10" x 9' 0"
Balcony	5.9 sq m	63 sq ft
2861 – 2 Bedroom	70.2 sq m	756 sq ft
Living Space / Kitchen	5.77m x 5.21m	18' 11" x 17' 1"
Bedroom 1	3.17m x 2.84m	10' 5" x 9' 4"
Bedroom 2	4.95m x 2.83m	16' 3" x 9' 3"
Balcony	8.4 sq m	90 sq ft
2862 – 1 Bedroom	50.1 sq m	539 sq ft
Living Space / Kitchen	5.43m x 3.74m	17' 10" x 12' 3"
Bedroom	5.56m x 2.75m	18' 3" x 9' 0"
Balcony	8.8 sq m	94 sq ft
2863 – 2 Bedroom	70.7 sq m	761 sq ft
Living Space / Kitchen	6.96m x 3.84m	22' 10" x 12' 7"
Bedroom 1	5.19m x 2.75m	17' 0" x 9' 0"
Bedroom 2	3.95m x 2.75m	13' 0" x 9' 0"
Balcony	5.3 sq m	57 sq ft
2864 – 1 Bedroom	55.1 sq m	593 sq ft
Living Space / Kitchen	8.14m x 3.80m	26' 8" x 12' 6"
Bedroom	4.87m x 3.00m	16' 0" x 9' 10"
Balcony	9.3 sq m	100 sq ft
2865 – 2 Bedroom	66.9 sq m	720 sq ft
Living Space / Kitchen	6.15m x 4.49m	20' 2" x 14' 9"
Bedroom 1	3.67m x 3.37m	12' 0" x 11' 1"
Bedroom 2	3.00m x 2.80m	9' 10" x 9' 2"
Balcony	7.3 sq m	78 sq ft
2866 – Studio	31.3 sq m	337 sq ft
Kitchen / Living Room / Bedroom	3.41m x 4.71m	11' 2" x 15' 5"
Balcony	5.9 sq m	63 sq ft

Third Floor

APARTMENT KEY

- Studio Apartment
- 1 Bedroom Apartment
- 2 Bedroom Apartment

FINLAY HOUSE



- 2 Ring Hob
- 4 Ring Hob
- Fridge / Freezer
- Hot Water Cylinder
- Hot Water Cylinder 300L
- Washer / Dryer
- Below Counter Fridge
- C Cupboard

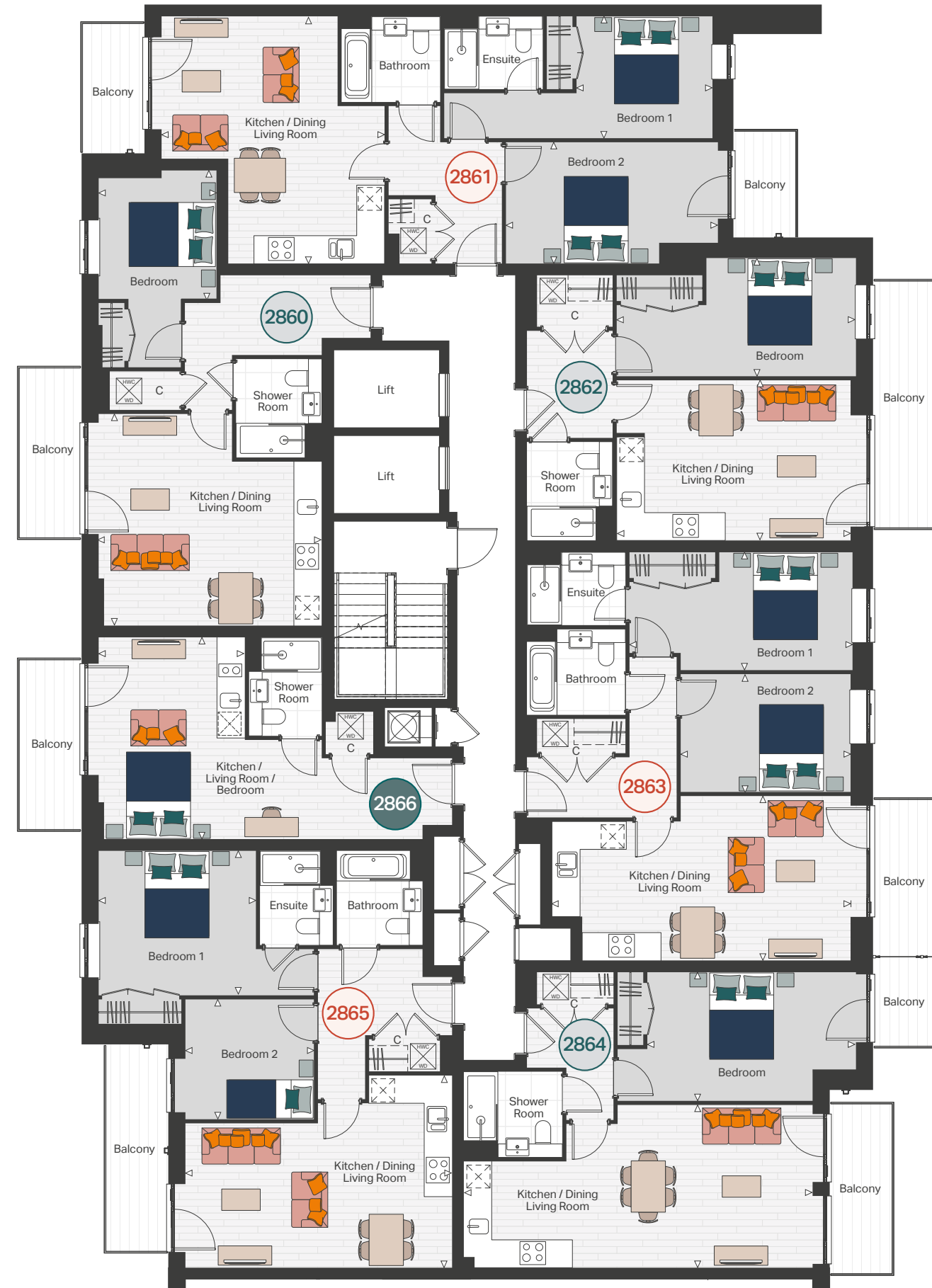


Views north
over landscaped
courtyard

Views north
over landscaped
courtyard

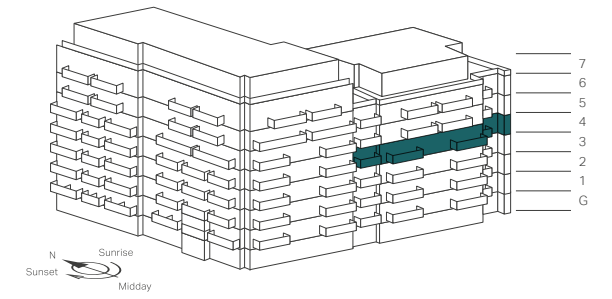
Views south
towards Commander
Avenue

Views south
towards Commander
Avenue



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Fourth Floor



2867 – 1 Bedroom	51.1 sq m	550 sq ft
Living Space / Kitchen	5.21m x 4.94m	17' 1" x 16' 2"
Bedroom	3.00m x 2.75m	9' 10" x 9' 0"
Balcony	5.9 sq m	63 sq ft
2868 – 2 Bedroom	70.2 sq m	756 sq ft
Living Space / Kitchen	5.77m x 5.21m	18' 11" x 17' 1"
Bedroom 1	3.17m x 2.84m	10' 5" x 9' 4"
Bedroom 2	4.95m x 2.83m	16' 3" x 9' 3"
Balcony	8.4 sq m	90 sq ft
2869 – 1 Bedroom	50.1 sq m	539 sq ft
Living Space / Kitchen	5.43m x 3.74m	17' 10" x 12' 3"
Bedroom	5.56m x 2.75m	18' 3" x 9' 0"
Balcony	8.8 sq m	94 sq ft
2870 – 2 Bedroom	70.7 sq m	761 sq ft
Living Space / Kitchen	6.96m x 3.84m	22' 10" x 12' 7"
Bedroom 1	5.19m x 2.75m	17' 0" x 9' 0"
Bedroom 2	3.95m x 2.75m	13' 0" x 9' 0"
Balcony	5.3 sq m	57 sq ft
2871 – 1 Bedroom	55.1 sq m	593 sq ft
Living Space / Kitchen	8.14m x 3.80m	26' 8" x 12' 6"
Bedroom	4.87m x 3.00m	16' 0" x 9' 10"
Balcony	9.3 sq m	100 sq ft
2872 – 2 Bedroom	66.9 sq m	720 sq ft
Living Space / Kitchen	6.15m x 4.49m	20' 2" x 14' 9"
Bedroom 1	3.67m x 3.37m	12' 0" x 11' 1"
Bedroom 2	3.00m x 2.80m	9' 10" x 9' 2"
Balcony	7.3 sq m	78 sq ft
2873 – Studio	31.3 sq m	337 sq ft
Kitchen / Living Room / Bedroom	3.41m x 4.71m	11' 2" x 15' 5"
Balcony	5.9 sq m	63 sq ft

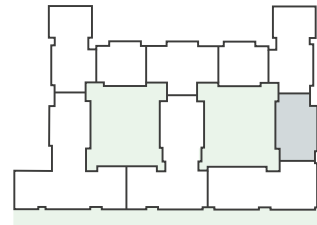









Fourth Floor

APARTMENT KEY

- Studio Apartment
- 1 Bedroom Apartment
- 2 Bedroom Apartment

FINLAY HOUSE



-  2 Ring Hob
-  4 Ring Hob
-  Fridge / Freezer
-  Hot Water Cylinder
-  Hot Water Cylinder 300L
-  Washer / Dryer
-  Below Counter Fridge
- C Cupboard



Views north
over landscaped
courtyard

Views north
over landscaped
courtyard

Views south
towards Commander
Avenue

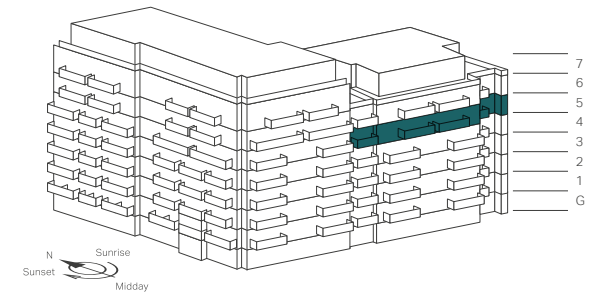
Views south
towards Commander
Avenue



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Fifth Floor



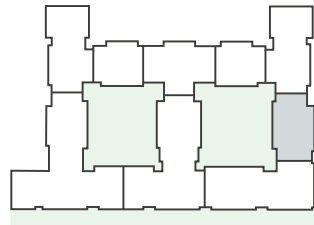
2874 – 1 Bedroom	49.8 sq m	536 sq ft
Living Space/Kitchen	5.08m x 4.24m	16' 8" x 13' 11"
Bedroom	3.00m x 2.75m	9' 10" x 9' 0"
Balcony	7.3 sq m	78 sq ft
2875 – 2 Bedroom	70.2 sq m	756 sq ft
Living Space/Kitchen	5.77m x 5.21m	18' 11" x 17' 1"
Bedroom 1	3.17m x 2.84m	10' 5" x 9' 4"
Bedroom 2	4.95m x 2.83m	16' 3" x 9' 3"
Balcony	8.4 sq m	90 sq ft
2876 – 2 Bedroom	70.1 sq m	755 sq ft
Living Space/Kitchen	7.68m x 3.60m	25' 2" x 11' 10"
Bedroom 1	5.29m x 2.66m	17' 4" x 8' 9"
Bedroom 2	3.99m x 2.75m	13' 1" x 9' 0"
Balcony	8.8 sq m	94 sq ft
2877 – 2 Bedroom	70.4 sq m	758 sq ft
Living Space/Kitchen	5.46m x 3.85m	17' 11" x 12' 8"
Bedroom 1	5.19m x 2.64m	17' 0" x 8' 8"
Bedroom 2	4.77m x 2.75m	15' 8" x 9' 0"
Balcony	8.8 sq m	94 sq ft
2878 – 2 Bedroom	70.8 sq m	762 sq ft
Living Space/Kitchen	6.03m x 4.27m	19' 9" x 14' 0"
Bedroom 1	3.33m x 2.70m	10' 11" x 8' 10"
Bedroom 2	4.03m x 2.54m	13' 3" x 8' 4"
Balcony	13.1 sq m	142 sq ft
2879 – 2 Bedroom	68.2 sq m	734 sq ft
Living Space/Kitchen	5.08m x 4.37m	16' 8" x 14' 4"
Bedroom 1	3.07m x 2.66m	10' 1" x 8' 9"
Bedroom 2	3.74m x 2.45m	12' 3" x 8' 0"
Balcony	7.3 sq m	78 sq ft

Fifth Floor

APARTMENT KEY

- 1 Bedroom Apartment
- 2 Bedroom Apartment

FINLAY HOUSE



- 4 Ring Hob
- Fridge / Freezer
- Hot Water Cylinder
- Hot Water Cylinder 300L
- Washer / Dryer
- C Cupboard

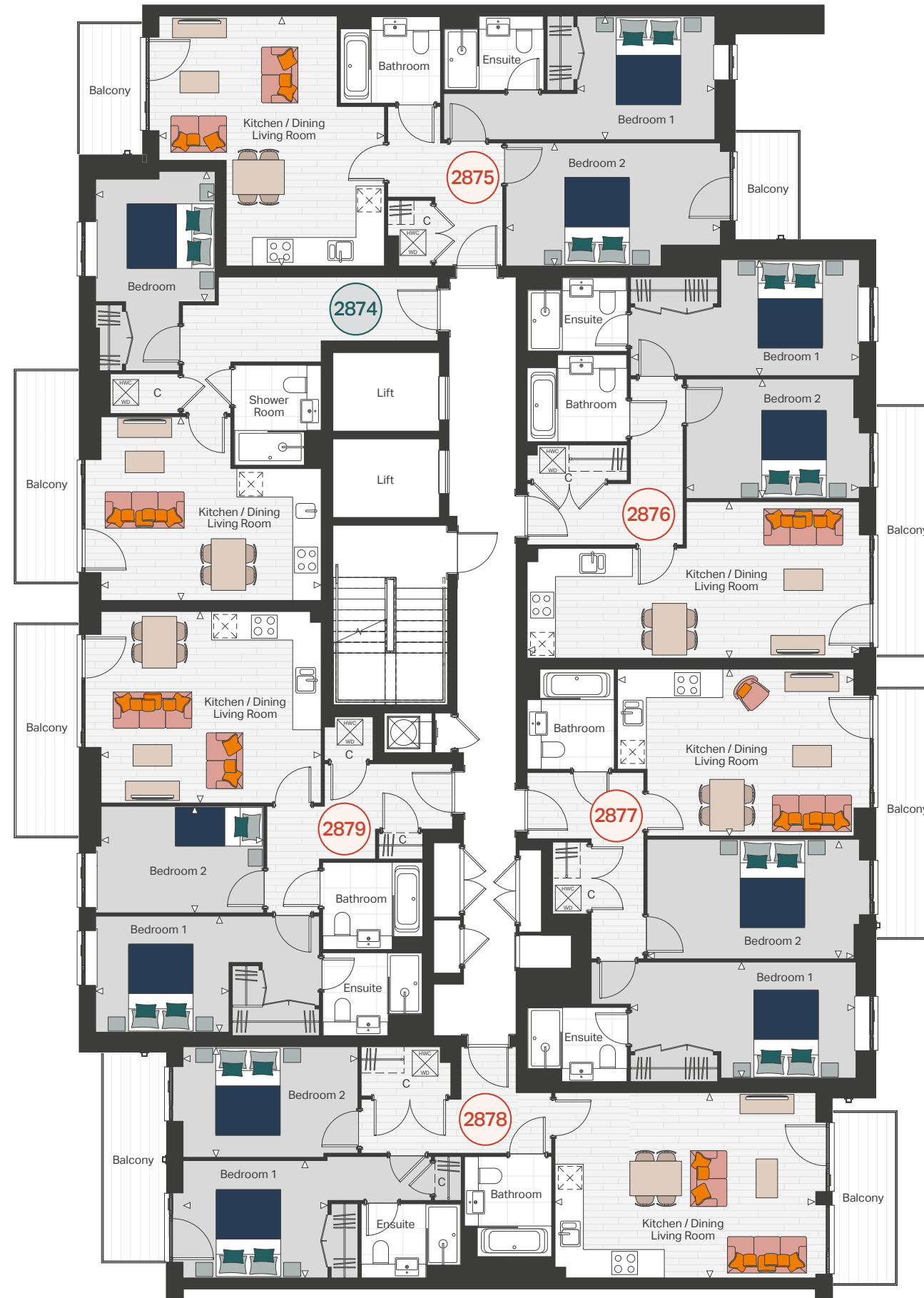


Views north
over landscaped
courtyard

Views north
over landscaped
courtyard

Views south
towards Commander
Avenue

Views south
towards Commander
Avenue

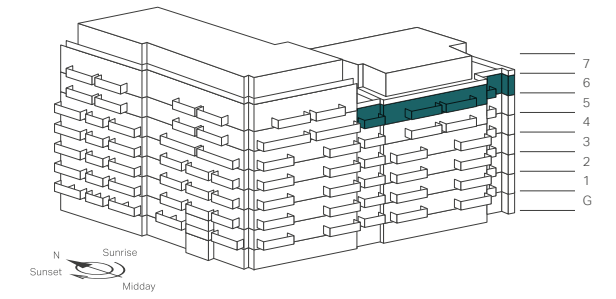


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The Elite Collection



Sixth Floor



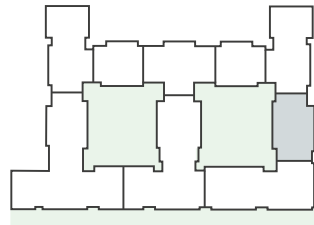
2880 – 1 Bedroom ELITE	49.8 sq m	536 sq ft
Living Space/Kitchen	5.08m x 4.24m	16' 8" x 13' 11"
Bedroom	3.00m x 2.75m	9' 10" x 9' 0"
Balcony	7.3 sq m	78 sq ft
2881 – 2 Bedroom ELITE	70.2 sq m	756 sq ft
Living Space/Kitchen	5.77m x 5.21m	18' 11" x 17' 1"
Bedroom 1	3.86m x 2.84m	12' 8" x 9' 4"
Bedroom 2	4.95m x 2.83m	16' 3" x 9' 3"
Balcony	8.4 sq m	90 sq ft
2882 – 2 Bedroom ELITE	70.1 sq m	755 sq ft
Living Space/Kitchen	7.68m x 3.60m	25' 2" x 11' 10"
Bedroom 1	5.29m x 2.66m	17' 4" x 8' 9"
Bedroom 2	3.99m x 2.75m	13' 1" x 9' 0"
Balcony	8.8 sq m	94 sq ft
2883 – 2 Bedroom ELITE	70.4 sq m	758 sq ft
Living Space/Kitchen	5.46m x 3.85m	17' 11" x 12' 8"
Bedroom 1	5.19m x 2.75m	17' 0" x 9' 0"
Bedroom 2	4.77m x 2.75m	15' 8" x 9' 0"
Balcony	8.8 sq m	94 sq ft
2884 – 2 Bedroom ELITE	70.8 sq m	762 sq ft
Living Space/Kitchen	6.03m x 4.27m	19' 9" x 14' 0"
Bedroom 1	4.03m x 2.70m	13' 3" x 8' 10"
Bedroom 2	4.03m x 2.54m	13' 3" x 8' 4"
Balcony	13.1 sq m	142 sq ft
2885 – 2 Bedroom ELITE	68.2 sq m	734 sq ft
Living Space/Kitchen	5.08m x 4.37m	16' 8" x 14' 4"
Bedroom 1	3.20m x 2.66m	10' 6" x 8' 9"
Bedroom 2	3.74m x 2.45m	12' 3" x 8' 0"
Balcony	7.3 sq m	78 sq ft

Sixth Floor

APARTMENT KEY

- 1 Bedroom Apartment
- 2 Bedroom Apartment

FINLAY HOUSE



- 4 Ring Hob
- Fridge / Freezer
- Hot Water Cylinder
- Hot Water Cylinder 300L
- Washer / Dryer
- C Cupboard

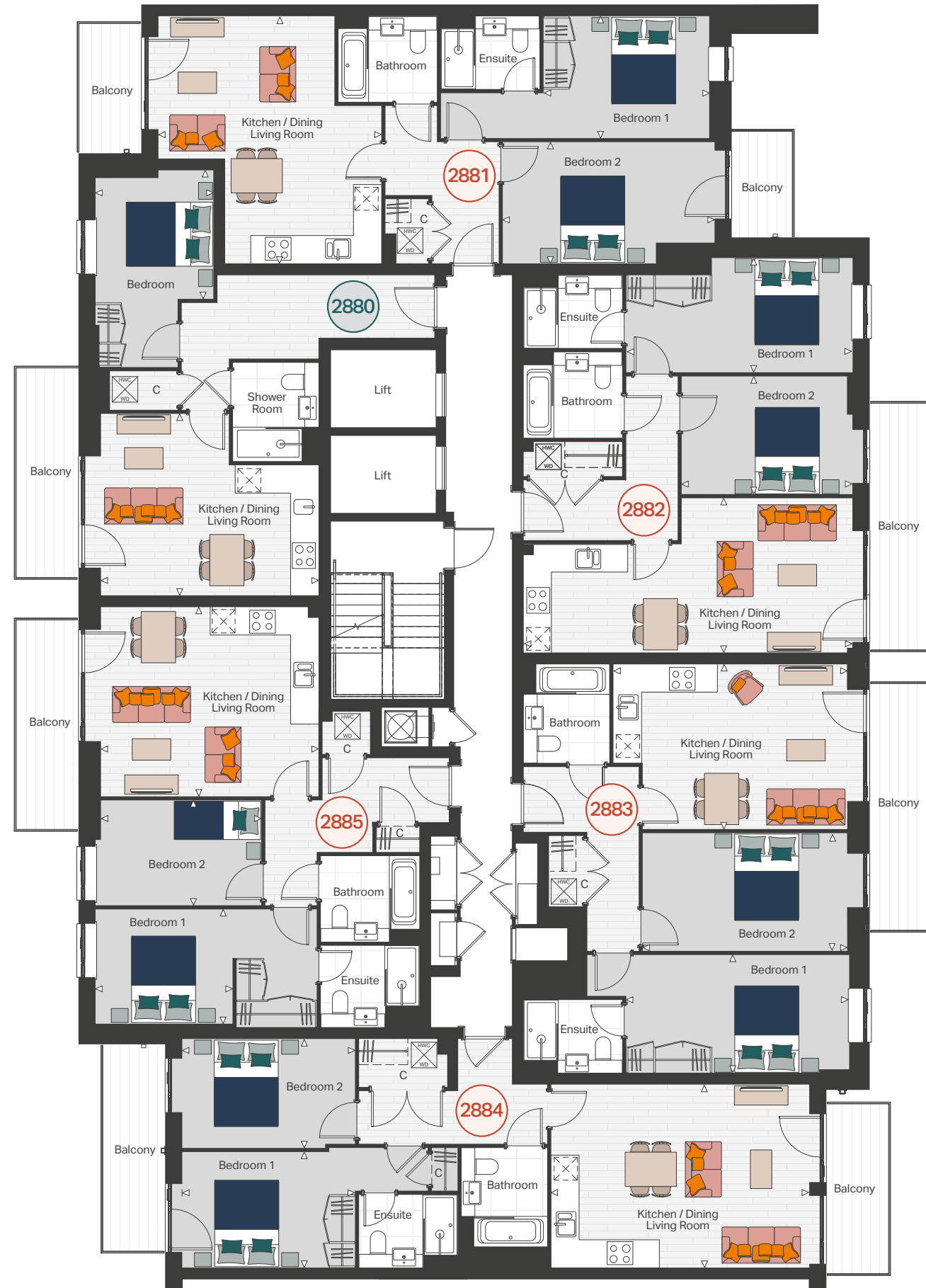


Views north
over landscaped
courtyard

Views north
over landscaped
courtyard

Views south
towards Commander
Avenue

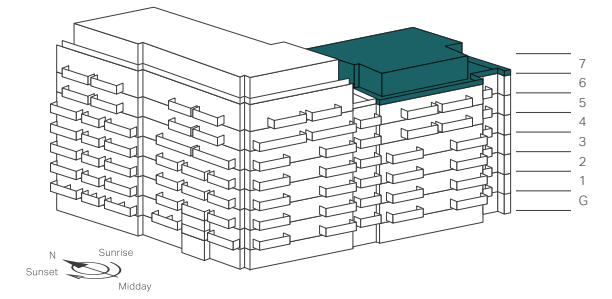
Views south
towards Commander
Avenue



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The Elite Collection

Seventh Floor



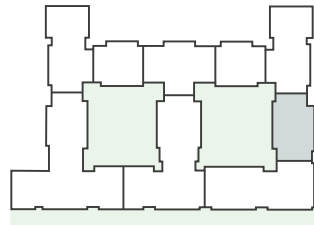
2886 – 1 Bedroom ELITE	50.4 sq m	543 sq ft
Living Space/Kitchen	6.44m x 3.46m	21' 2" x 11' 4"
Bedroom	5.08m x 2.70m	16' 8" x 8' 10"
Terrace	34.5 sq m	371 sq ft
2887 – 2 Bedroom ELITE	84.0 sq m	904 sq ft
Living Space/Kitchen	6.16m x 5.85m	20' 3" x 19' 2"
Bedroom 1	5.25m x 2.91m	17' 3" x 9' 7"
Bedroom 2	3.72m x 3.00m	12' 2" x 9' 10"
Terrace	72 sq m	775 sq ft
2888 – 3 Bedroom ELITE	92.4 sq m	995 sq ft
Living Space/Kitchen	9.63m x 4.54m	31' 7" x 14' 11"
Bedroom 1	3.50m x 3.32m	11' 6" x 10' 11"
Bedroom 2	4.01m x 2.75m	13' 2" x 9' 0"
Bedroom 3	3.09m x 2.26m	10' 2" x 7' 5"
Terrace	25 sq m	269 sq ft



Seventh Floor

APARTMENT KEY

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment

FINLAY HOUSE



-  4 Ring Hob
-  Fridge / Freezer
-  Hot Water Cylinder
-  Hot Water Cylinder 300L
-  Washer / Dryer
- C Cupboard

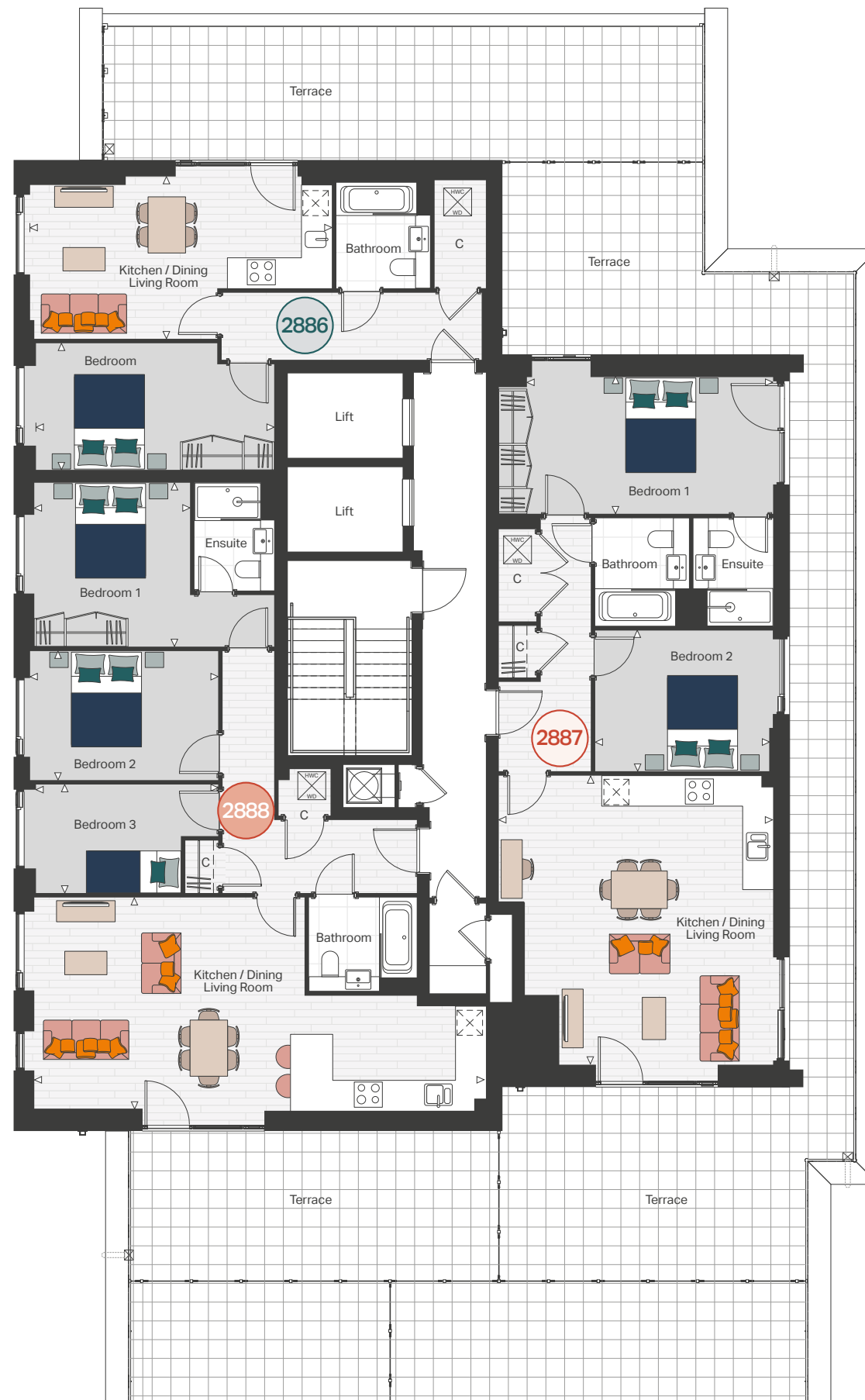


Views north over landscaped courtyard

Views north over landscaped courtyard

Views south east towards Commander Avenue

Views south towards Commander Avenue



Floorplans shown for Finlay House Apartments are approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. Car parking available subject to additional cost.



Bedroom



Light-filled spaces

GENERAL

- Feature architrave and skirting
- Double-glazed windows
- Balcony or terrace to all apartments
- Wardrobe inclusive of shelf and rail, to Bedroom 1¹
- Matt emulsion paint finish to walls and ceilings
- Managed residents' gated car parking²
- 999-year lease from December 2005
- 2-year St George warranty
- 10-year insurance backed building warranty

¹ Except Studio apartments.
² Available at an additional cost, subject to availability.

APARTMENT SPECIFICATION

Stylish and modern, each apartment features a balcony or terrace and access to the communal gardens, alongside contemporary fittings.



Living area



Kitchen and dining area



Bedroom

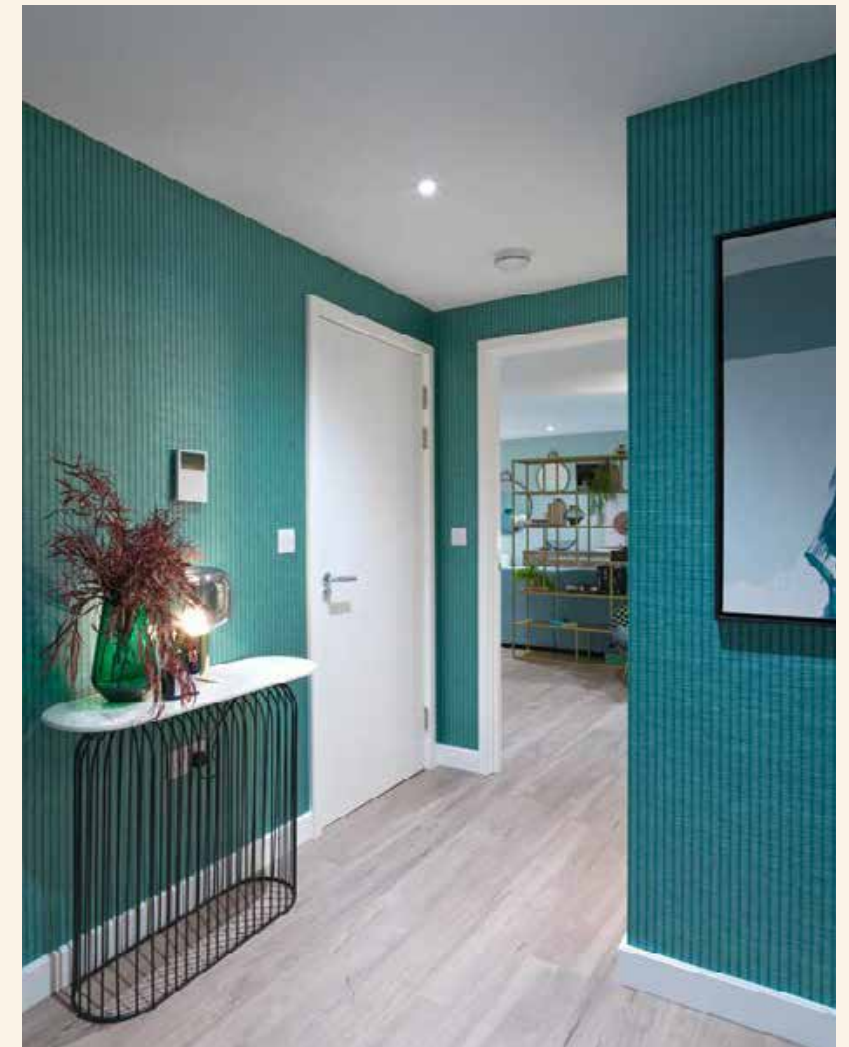
SECURITY

- Colour video entryphone system
- Mains-operated smoke detectors to hallways and communal areas
- 24-hour estate management³
- Monitored CCTV security system³

COMMUNAL AREAS

- Landscaped public areas³
- Access to The Spa, residents' health and fitness suite³
- Lifts to all floors
- Low-level feature lighting to landscaped areas³
- Stylishly designed entrance lobby with feature wall

³ Payable via the service charge.



Entrance hallway



Kitchen

KITCHEN

- Custom-designed fitted kitchen with slimline laminate kitchen worktop
- Feature tile splashback
- Integrated fridge / freezer
- Integrated dishwasher (except Studio apartments)
- Integrated oven and touch control induction hob
- Grade A energy-efficient kitchen appliances¹
- Integrated extractor
- Stainless steel bowl sink and black mixer tap to Studio, Manhattan and 1 bedroom apartments
- Stainless steel 1½ bowl sink with black mixer tap to two and three bedroom apartments
- Under-wall unit LED lighting
- Washer / dryer in hall cupboard

¹ The specification comes as standard with every apartment. Your attention is drawn to the fact that it may not be possible to obtain the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required.



Kitchen

BATHROOM / ENSUITE & SHOWER ROOM

- Stylishly designed bathrooms and ensuites with tiled floors and tiled wall
- Basin and WC
- Chrome taps
- Glass screen above bath where no separate shower enclosure within the same bathroom
- Screen to all separate showers
- Heated black towel rail
- Toilet roll holder
- Low-level vanity cabinet



Shower room

FLOORING

- Wood-effect flooring to living space, hallway and kitchen
- Carpet to bedrooms (wood-effect flooring in Manhattan and Studio apartments)

ELECTRICAL

- LED downlighters to living space, kitchen, bathrooms and hallway with dimmer switch to living space
- Satellite TV and FM terrestrial TV points to living space and all bedrooms
- Electric panel heaters
- Telephone point
- Digital media box and one year pre-paid¹
- Sky Q contract installed and operational¹
- USB charging points to living space, kitchen and bedroom¹
- Pendant light to bedrooms
- White sockets and switches

¹ Terms and conditions apply, please liaise with the Sales Consultants for further details.



Home office space



Living room

ELITE SPECIFICATION



Kitchen

Composite stone kitchen worktop



Built-in enhanced wardrobes

- Integrated wine cooler (size dependent on apartment type)
- Integrated microwave
- Composite stone kitchen worktop
- Composite stone top to bathroom vanity cabinet
- Chrome light switches and sockets throughout¹
- LED downlighters to living space, kitchen and bedroom²
- Enhanced wardrobe with drawers, shelf and rail to Bedroom 1
- Feature mirrored bathroom wall cabinet



Mirrored bathroom wall cabinet

¹ Where concealed behind appliances or within cupboards, sockets and switches are white. Upgrade specification available as a complete package at extra cost when you purchase a standard apartment. Please see the Sales Consultants for further information. Interior photographs are of Beaufort Park and are indicative only. Your attention is drawn to the fact that it may not be possible to obtain the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required.

² Ceiling rose to storage cupboard.



DESIGNED FOR LIFE

At St George, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.

Customers drive all our decisions

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

Choice and diversity

No two St George customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

Quality first to last

Quality is the defining characteristic of St George developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

Green living

For St George, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

Commitment to the future

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.



Transforming tomorrow

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



Transforming places

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



Transforming lifestyles

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



Transforming nature

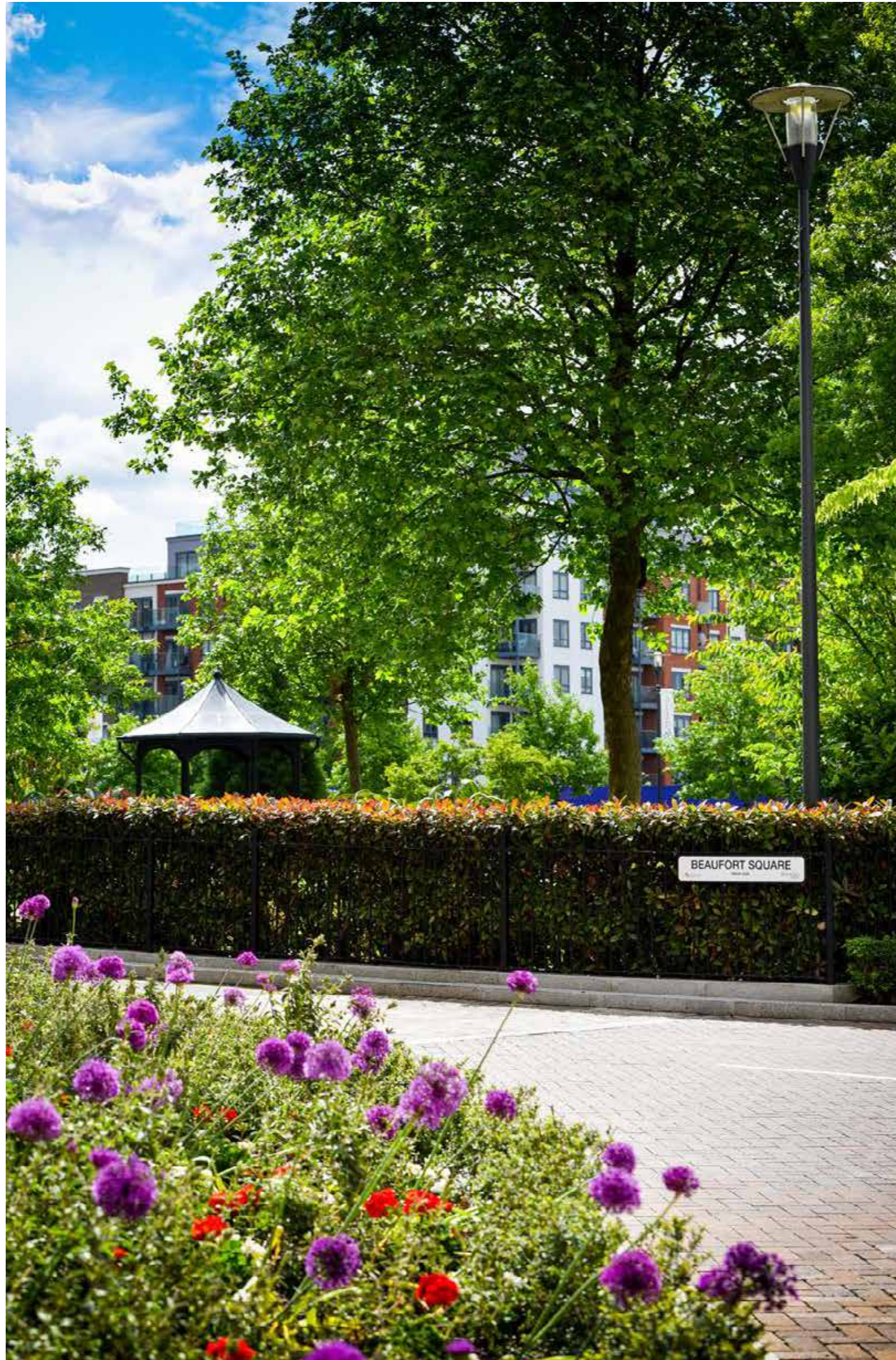
Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



Transforming futures

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.





SUSTAINABILITY

This is how we are ensuring sustainability across our St George developments.

People, planet, prosperity

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities.

Nature and biodiversity

Parkland, trees, flowers, green roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. We create natural habitats that encourage wildlife to flourish.

Waste and recycling

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

Water efficiency

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

Energy efficiency

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness, and all lighting is low energy.

Noise reduction

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

Clean air

It is hard to avoid polluted air, particularly in our cities. Throughout our developments we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we provide mechanical ventilation to filter the internal air.

Future-proof design

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes.

WHAT IS MYHOME PLUS?

MyHome Plus is a new online service that is designed to help you manage key aspects of your new home at any time from anywhere around the world.



BUYING PROCESS

This section provides you with a step-by-step guide to the buying process from reservation through to completion, moving in and warranty. At each milestone, the buying process section advises on the next steps so that you can be absolutely clear on your current position and what to expect next.

1. FILING CABINET

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.

2. MEET THE TEAM

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.

3. OPTIONS & CHOICES SELECTION

We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation. See the next steps section for further detail on this.

4. CONSTRUCTION PROGRESS

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.

NEXT STEPS

1. Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access.
2. Customer Service will then be in touch to invite you into our Show Apartment to view the interior selections available for the internal finishes that you have an option to select. If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Service will need to receive your choices selection by the deadline date, which will be given in advance.

AT YOUR SERVICE

From your first visit to the Beaufort Park Show Apartments & Marketing Suite through to completion of your new home and subsequent warranty period, St George is here to provide an exceptional personal service.

It's our team's special touches that make those months of anticipation a truly exciting time. We will provide you with regular progress updates throughout the construction of the apartment. We will also help you find your style among the bespoke interior design options for your kitchen, bathroom and flooring, via our dedicated selection process.

You can take a guided tour of Beaufort Park and your new home during the construction phase.

When your moving date arrives, we will be there to present your keys and provide a full demonstration of your apartment. Our dedicated service and warranty extends for a further two years after you move in.

**CLICK HERE TO
ARRANGE A VIEWING
OR VIRTUAL TOUR**

CONTACT DETAILS

+44 (0)20 8511 8600
sales@beaufortpark.co.uk
beaufortpark.co.uk

Sign in by visiting berkeleygroup.co.uk/my-home/sign-in



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St George policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. St George reserves the right to make these changes as required. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Finlay House is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St George to ascertain the availability of any particular property. H044/41CA/081121. Purchasing uncompleted properties located outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully. If in doubt, please seek independent professional advice before making a purchase decision. Planning permission number: H/04672/14, 18/3505/NMA, W00198AA/04. Borough/council issuing permission: London Borough of Barnet. Acquiring interest: 999-year leasehold interest from December 2005.



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