



A collection of eleven  
elegant and contemporary  
1, 2 and 3 bedroom apartments,  
located in the heart of sought-after  
South Hampstead.

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G O L D H U R S T



TERRACE



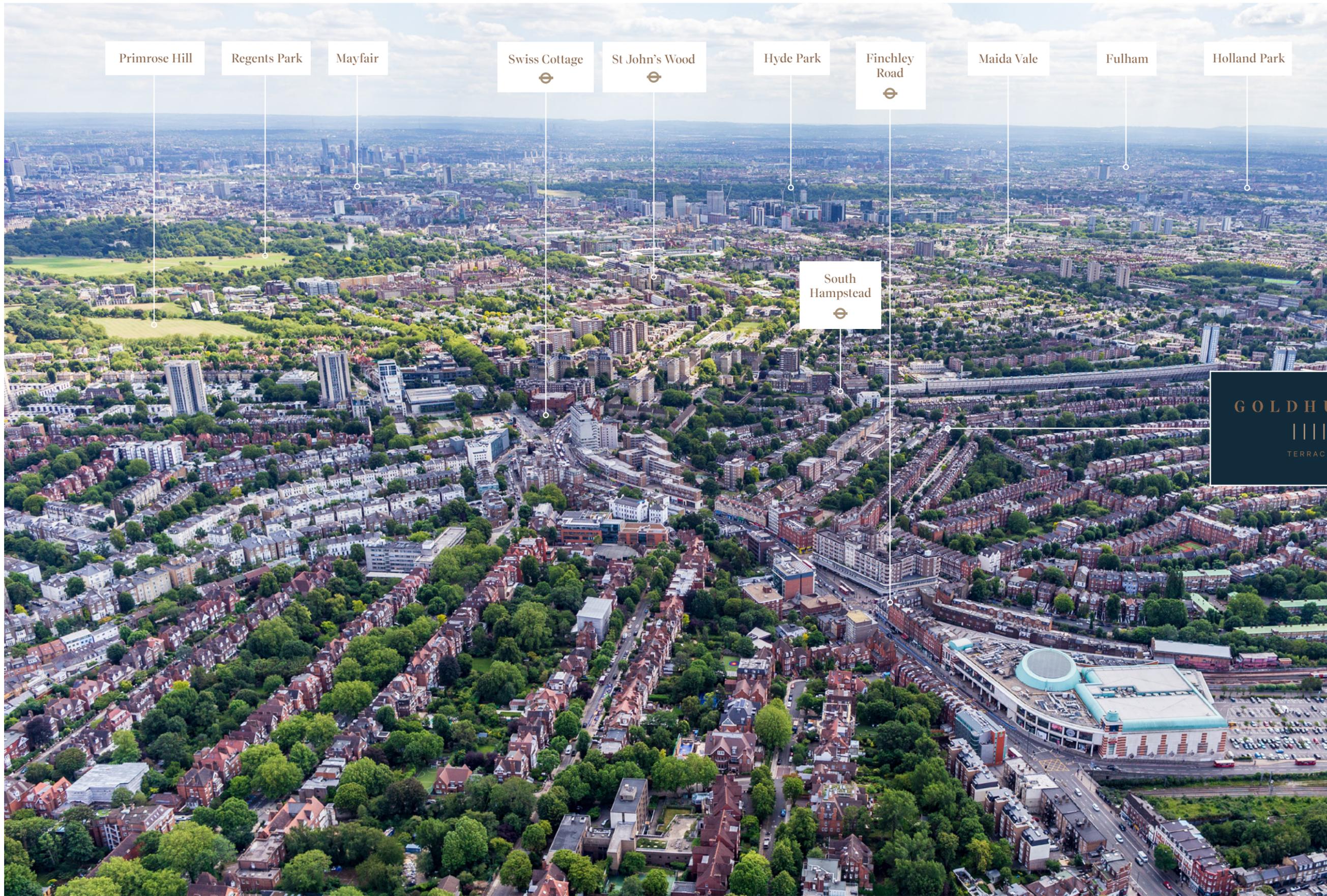
## CLASSIC LONDON WITH A TWIST

**Goldhurst Terrace is where contemporary and connected London living meets classic mansion block style.**

Drawing inspiration from the timeless elegance of the Victorian-era red-brick houses, this collection of new apartments exists in perfect harmony with the period buildings and leafy tree-lined surrounds of this quintessential north London street.

The interiors of the apartments, however, are very much designed with modern life in mind, complete with lift access, spacious open-plan living areas, luxurious finishes and large sliding glass doors leading to the private rear garden or terrace that features with all but one of the apartments.

*Computer generated image is indicative only.*



Primrose Hill

Regents Park

Mayfair

Swiss Cottage

St John's Wood

Hyde Park

Finchley Road

Maida Vale

Fulham

Holland Park

South Hampstead

GOLDHURST  
|||  
TERRACE

# THE BEAUTY OF VILLAGE LIVING

Leafy and lively, the neighbouring areas create green spaces and a vibrant urban 'village' feel for an irresistible mix.



With an abundance of parks and canal towpaths to explore, thriving local high streets, interesting dining and laidback community atmosphere, this leafy corner of north London strikes the perfect balance.

Some of London's best-loved green spaces, including Primrose Hill, Hampstead Heath and Regent's Park are close by, and stroll just a few minutes from Goldhurst Terrace to enjoy the boutiques, cafés, bakeries, bars and restaurants of St. John's Wood and West Hampstead, while cosmopolitan Marylebone and Camden are both within a pleasant short walk.



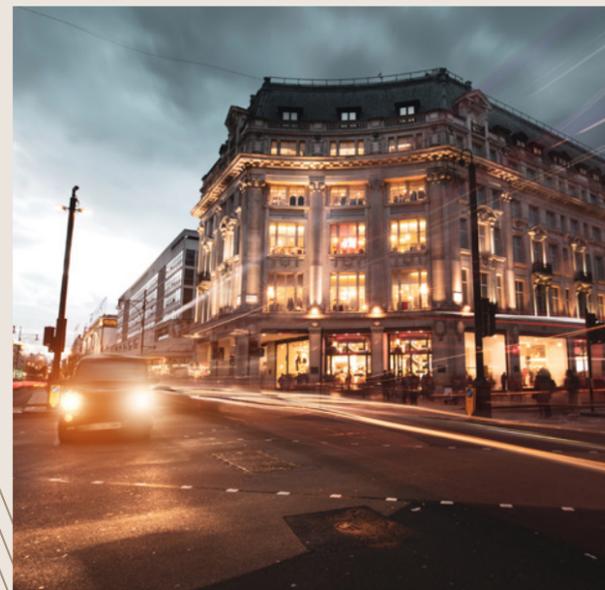


## ACCESS ALL AREAS

**A choice of nearby tube and train stations makes Goldhurst Terrace incredibly well connected, and the West End is even walkable.**

South Hampstead may feel like a world away from the frenetic pace of Central London, but heading into zone 1, whether it's for a spot of shopping, dinner or to the office, is fast and convenient.

Direct tube services from Finchley Road, the closest tube station and just five minutes walk from Goldhurst Terrace, means that Euston and King's Cross St. Pancras, the West End, City, Docklands and south of the river are all within easy reach.



# GETTING AROUND



## BY UNDERGROUND

### Finchley Road

- METROPOLITAN LINE
- Baker Street  
6 mins
- King's Cross  
14 mins
- Farringdon  
17 mins
- Barbican  
19 mins
- Liverpool St  
24 mins

- JUBILEE LINE
- Bond Street  
6 mins
- Westminster  
11 mins
- London Bridge  
17 mins
- Canary Wharf  
23 mins
- North Greenwich  
26 mins

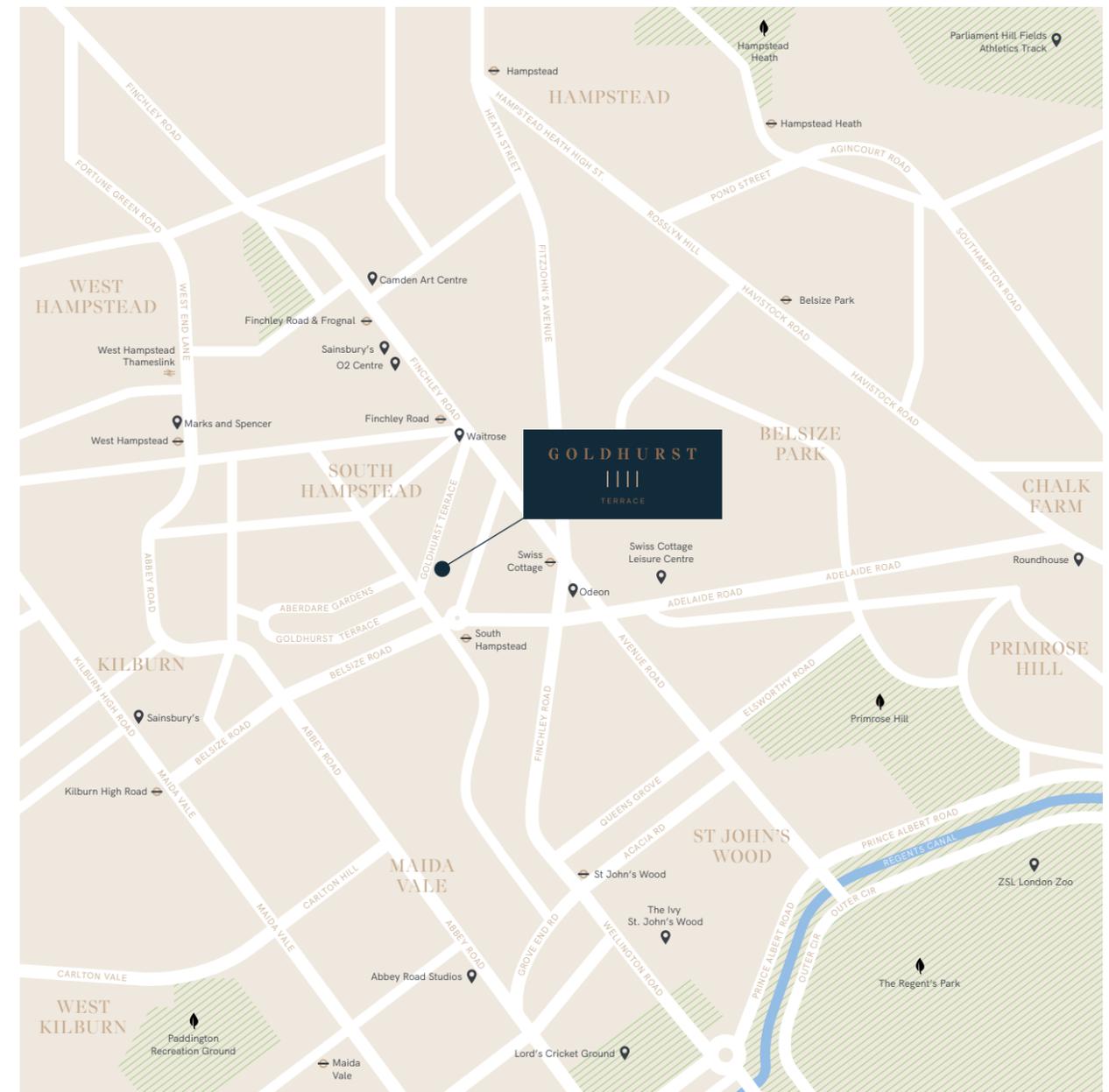
- HEADING SOUTH & WEST
- West Hampstead  
5 mins
- St John's Wood  
7 mins
- Regents Park  
10 mins
- Marylebone High St  
14 mins
- Oxford Circus  
19 mins

- HEADING NORTH & EAST
- Primrose Hill  
5 mins
- Hampstead Heath  
10 mins
- Camden Market  
11 mins
- St Pancras  
18 mins
- Brent Cross Shopping Centre  
22 mins



## BY CAR

### Goldhurst Terrace



## LOCAL HIGHLIGHTS

Travel times are taken from Google Maps and tfl.gov.uk.

- South Hampstead 3 mins
- Waitrose 6 mins
- Finchley Road 5 mins
- O2 Shopping Centre 9 mins
- Odeon Luxe Cinema 9 mins

- Camden Arts Centre 15 mins
- Abbey Road Studios 18 mins
- St Johns Wood High Street 20 mins
- Primrose Hill viewpoint 25 mins

- Lord's Cricket Ground 28 mins
- London Zoo 30 mins
- West Hampstead Shop & Restaurants 32 mins
- Regent's Park Open Air Theatre 34 mins



## TIMELESS AND INVITING CONTEMPORARY APARTMENTS

**Harmonious interiors with  
elegant detailing - perfect for  
contemporary city living**

Each apartment is finished with carefully selected materials, matched for their calm and luxurious appeal. The interior designs and open plan spaces are perfect for today's modern lifestyles.

It begins in the hallway where specially stained oak parquet flooring and natural timber veneer doors, instantly draw you in. Soft neutral materials continue throughout, all enhanced with the warmth of brass and bronze ironmongery and fittings. All bathrooms and kitchens are finished with elegant contemporary styling, using materials selected for their visual and tactile appeal. The overall effect is of balance, warmth and refined comfort - a timeless and inviting combination.

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# SPECIFICATION

## Kitchen

- Bespoke German designer Hacker kitchens, with matt lacquer cupboards & Bloom motion drawers with bespoke brass handles
- Siemens fully integrated appliances:  
4 burner induction hob / Oven (oven microwaves\*\*) / Microwave / Dish washer / Fridge freezer / Extractor fan
- Quooker tap with instant boiling water
- Polished natural Quartzite counter tops
- Large format Italian porcelain floor tiles

## Bathrooms

### *Secondary Bathrooms*

- Walk in wet room shower with framed glass screen
- Crosswater lacquered bronze thermostatic shower mixer, with wall mounted shower and wall mounted basin taps
- Italian vanity unit with composite stone countertop and Black American walnut draw
- Feature ceramic wall tiles with large format porcelain floor tiles
- Soft close WC's by Catalano with pneumatic dual flush button by Gerberit
- Heated towel radiator

### *Master Ensuite: (with baths) as above plus*

- Crosswater lacquered bronze hand held shower and wall mounted his & her basin taps.
- Bespoke mirrored vanity with walnut front and laquered shelf under, with natural quartzite countertop and integrated his & her basins
- Clarewater Formosa Grande free standing feature bath with floor mounted Crosswater lacquered bronze bath filler with hand spray
- Integrated matt lacquered storage shelve unit
- Large format porcelain tiles to floor and walls

## Audio Visual

- All apartments are wired for multi-room audio to all rooms via a Sonos system and ceiling mounted speakers. Controlled via iPad and phone app. Fully installed in select apartments.\*\*
- Integrated Cat 6 cabling wired for video and data distribution to all bedrooms
- All apartments wired in reception for surround sound system, via Sonos sound bar, sub-woofer and 2 x play 1 wall mounted speakers. Fully installed in select apartments.\*\*
- Wall mounted secure AV rack for all equipment including the WiFi router\*\*
- All bedrooms wired for HD video distribution and have dedicated TV/data points

## Interior Finishes

- Extra height doors, frames, architraves and skirtings in contemporary grey stained oak veneer timber
- Bespoke joinery to reception in stained timber \*\*
- Brass door handles and hinges
- Herringbone pale oak flooring to reception and hallway
- Bespoke designer matt lacquered wardrobes,with discreet slim line brushed bronze handles, and internal led lighting to all bedrooms
- Wool carpets to all bedrooms
- Bespoke chandelier to penthouse\*\*

## Security & Fire

- Wired in alarms with ADT Security ready to receive a full police monitored alarm system\*\*
- Insurance approved front door locks, high security night latch with a second low level mortice deadlock.
- Spy hole viewer
- Patio door locks: 5 lever locks PAS24 certified (high security)
- The building is wired for CCTV provision for communal areas
- Upgraded intelligent fire control misting system provided to certain apartments\*\*
- Integrated mains smoke/heat detectors
- Communal smoke detectors with communal stair smoke vent in case of fire

## Electrical

- Bronze electrical face plates throughout
- Recessed low energy led lighting throughout
- 5amp lighting circuits to master bedroom
- Telephone and Cat 6 data and video distribution points throughout
- Three satellite cables to roof for terrestrial and communal satellite provision
- TV & video distribution points to planned TV location in all bedrooms
- IP rated LED lighting in all bathrooms

## Heating, Hot Water & Ventilation

- Pressurized hot water providing high pressure supplies to all bathrooms
- Gas boiler providing hot water and heating
- Under floor heating throughout, controlled via Heatmiser remote operation controls. Allowing full control via iPad, phones and remote operation via the internet.
- All apartments have independent energy efficient heat recovery systems, providing 24hr filtered fresh air to all rooms, with heat from bathrooms and kitchens recovered. The system provides for healthy living environments for the occupants.
- Air conditioning throughout for penthouse apartment\*\*

## Garden & Patio

- Landscaped with new planting and hedging, with feature lighting on front elevation
- Composite timber decking with feature planting to rear terraces
- Porcelain paving to front and rear gardens

## General

- 10yr Warranty provided by International Construction Warranties (ICW) underwritten by Lloyds of London
- The building has been designed to connect into a future district heating system, which is a requirement of current regulations. This will allow easy connection to a more energy efficient source in the future.
- Bicycle rack provided at the front of the building and also secure bicycle storage in the basement
- Rainwater harvesting tank provided for the garden watering supply to reduce water usage
- All windows are triple glazed improving energy efficiency and noise transmission. All windows and doors are powder coated aluminum for low maintenance.

## Lease Terms

- Lease term 125 years from purchase
- Ground Rent ranging from £350-£550/annum
- Freehold will be offered for sale to the residents at market value on completion of all sales
- For service charges all apartments will share in the communal costs, in proportion to the square footage of the apartment. Total square footage of all apartments is 10,967sqft.
- Each apartment will share the communal outgoings (estimate £1.80/sqft)
- Car free development (street parking permits are unavailable)

The following will be put in place on completion:

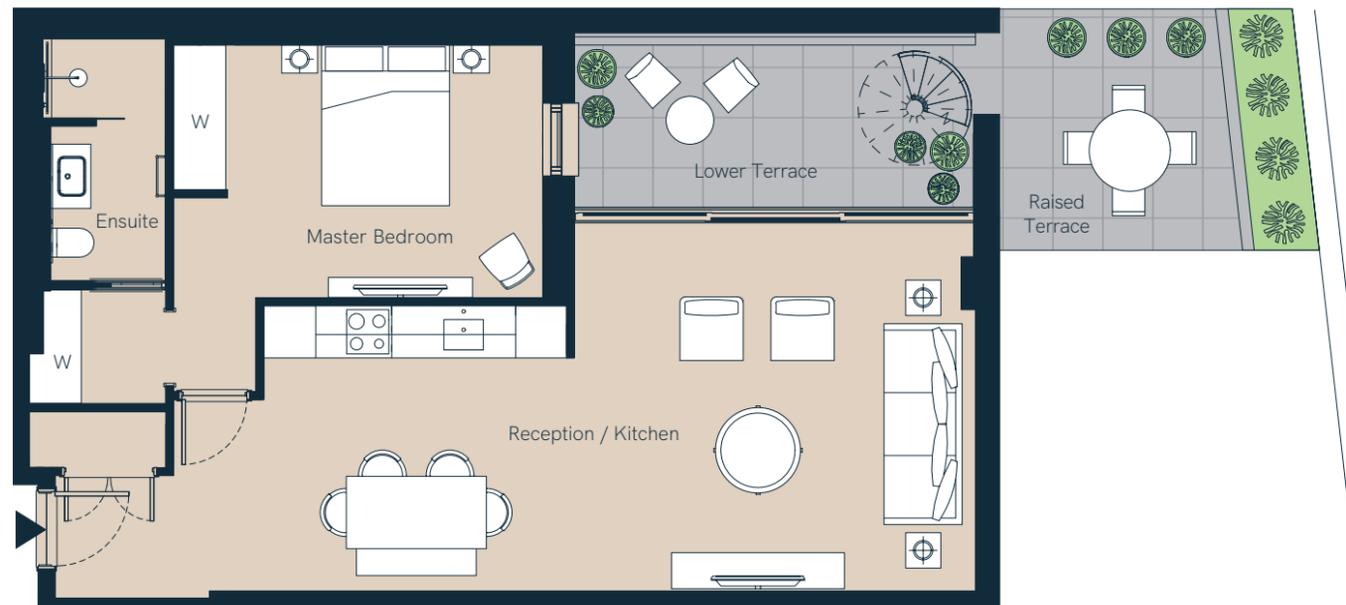
- 1) Cleaning service for communal areas, once per week
- 2) Gardener for front garden once every 2 weeks.
- 3) Lift maintenance contract with Schindler Lifts.
- 4) Building insurance.
- 5) Window cleaning service twice per annum.
- 6) General maintenance contract for communal plant and equipment.

\*The specification is preliminary and subject to change up until the point of purchase.

\*\*To select apartments. Or as an added purchase option

# LOWER GROUND FLOOR

## Apartment 1



### Apartment Locator



### Apartment 1 / One Bedroom

732 sqft / 68 sqm

Reception/Kitchen	29'2" x 15'1"*	8.9m x 4.6m*
Bedroom	10'2" x 15'1"	3.1m x 4.6m
Ensuite Bathroom	9'9" x 5'6"	3.0m x 1.7m
Lower Ground Terrace	16'4" x 7'2"	5.0m x 2.2m
Raised Garden	13'5" x 9'9"	4.1m x 3.0m

\*Maximum measurement taken.

W - Wardrobe

# LOWER GROUND FLOOR

## Apartment 2



### Apartment Locator



### Apartment 2 / One Bedroom

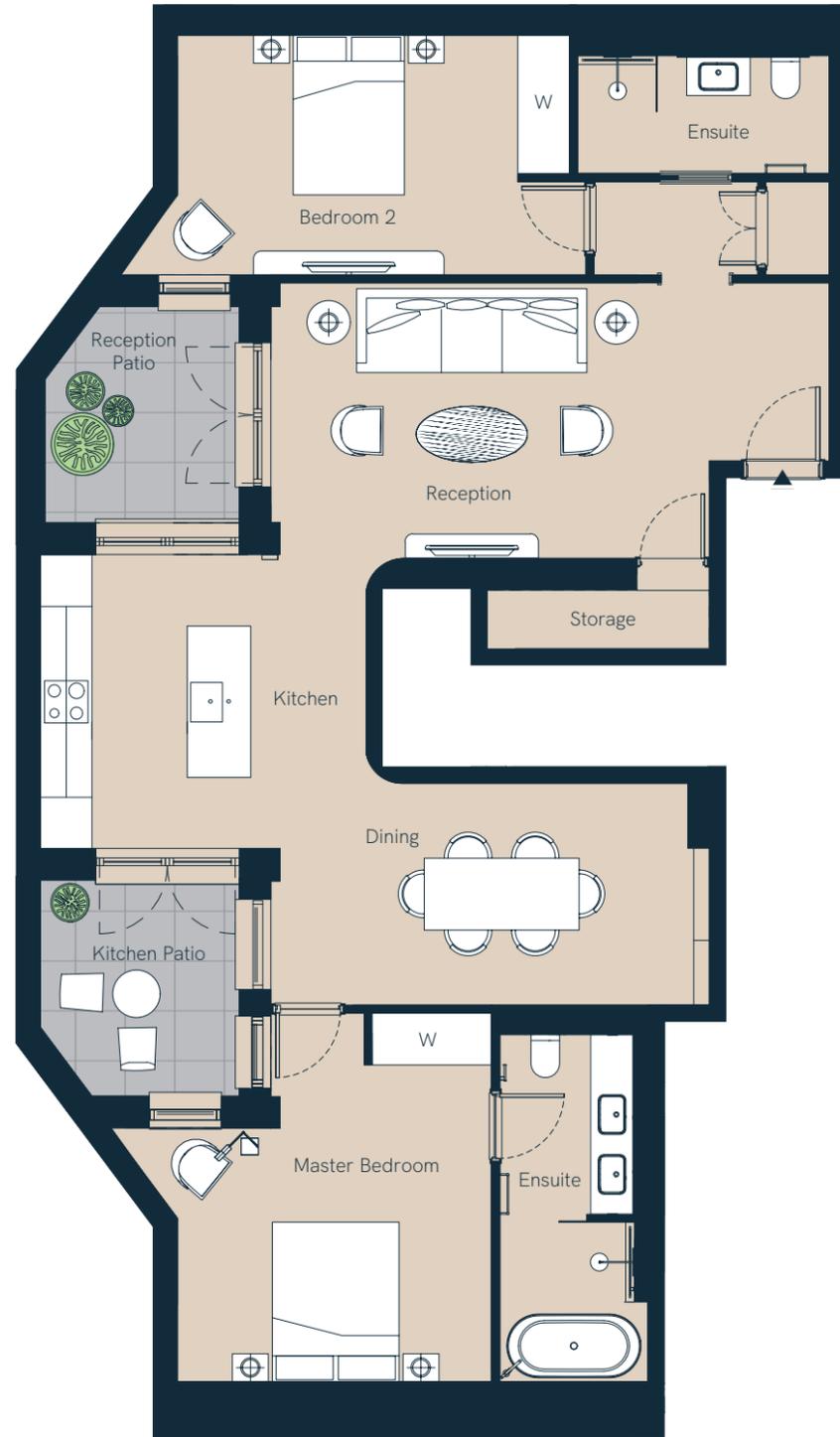
818 sqft / 76 sqm

Entrance Lobby	15'9" x 8'9"	4.8m x 2.7m
Reception/Kitchen	26'2" x 19'3"	8.1m x 5.9m
Master Bedroom	12'5" x 13'1"	3.8m x 4.0m
Walk-in Wardrobe	6'6" x 5'6"	2.0m x 1.7m
Ensuite Bathroom	10'5" x 5'6"	3.2m x 1.7m
Lower Ground Terrace	16'4" x 4'10"	5.0m x 1.5m
Raised Garden	17'8" x 10'8"	5.4m x 3.3m

W - Wardrobe

# LOWER GROUND FLOOR

## Apartment 3



### Apartment Locator



### Apartment 3 / Two Bedroom

1,141 sqft / 106 sqm

Reception	22'11" x 11'2"	7.0m x 3.4m
Kitchen	13'5" x 12'2"	4.1m x 3.7m
Dining	18'0" x 9'2"	5.5m x 2.8m
Master Bedroom	13'1" x 15'1"	4.0m x 4.6m
Master Ensuite	6'3" x 14'4"	1.9m x 4.4m
Bedroom 2	16'7" x 9'9"	5.1m x 3.0m
Ensuite to Bedroom 2	10'5" x 4'10"	3.2m x 1.5m
Kitchen Patio	8'2" x 8'9"	2.5m x 2.7m
Reception Patio	8'2" x 8'9"	2.5m x 2.7m

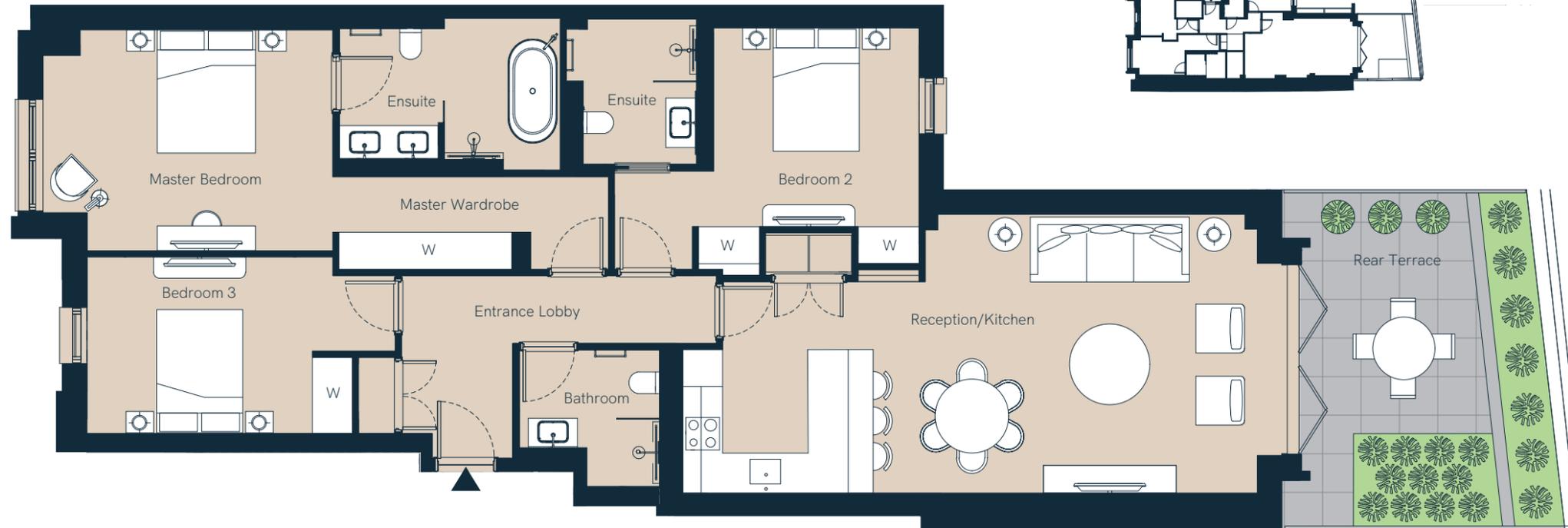
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# GROUND FLOOR

## Apartment 4



### Apartment Locator



26

27

### Apartment 4 / Three Bedroom

1,322 sqft / 123 sqm

Entrance Lobby	16'7" x 10'2"	5.1m x 3.1m
Reception / Kitchen	30'8" x 14'8"	9.4m x 4.5m
Master Bedroom	15'4" x 11'8"	4.7m x 3.6m
Master En-suite	11'8" x 8'6"	3.6m x 2.6m
Master Wardrobes	14'4" x 4'10"	4.4m x 1.5m
Bedroom 2	16'4" x 12'5"	5.0m x 3.8m
Ensuite to Bedroom 2	6'9" x 7'9"	2.1m x 2.4m
Bedroom 3	16'4" x 9'6"	5.0m x 2.9m
Bathroom	7'5" x 7'2"	2.3m x 2.2m
Rear Terrace	15'1" x 17'8"	4.6m x 5.4m

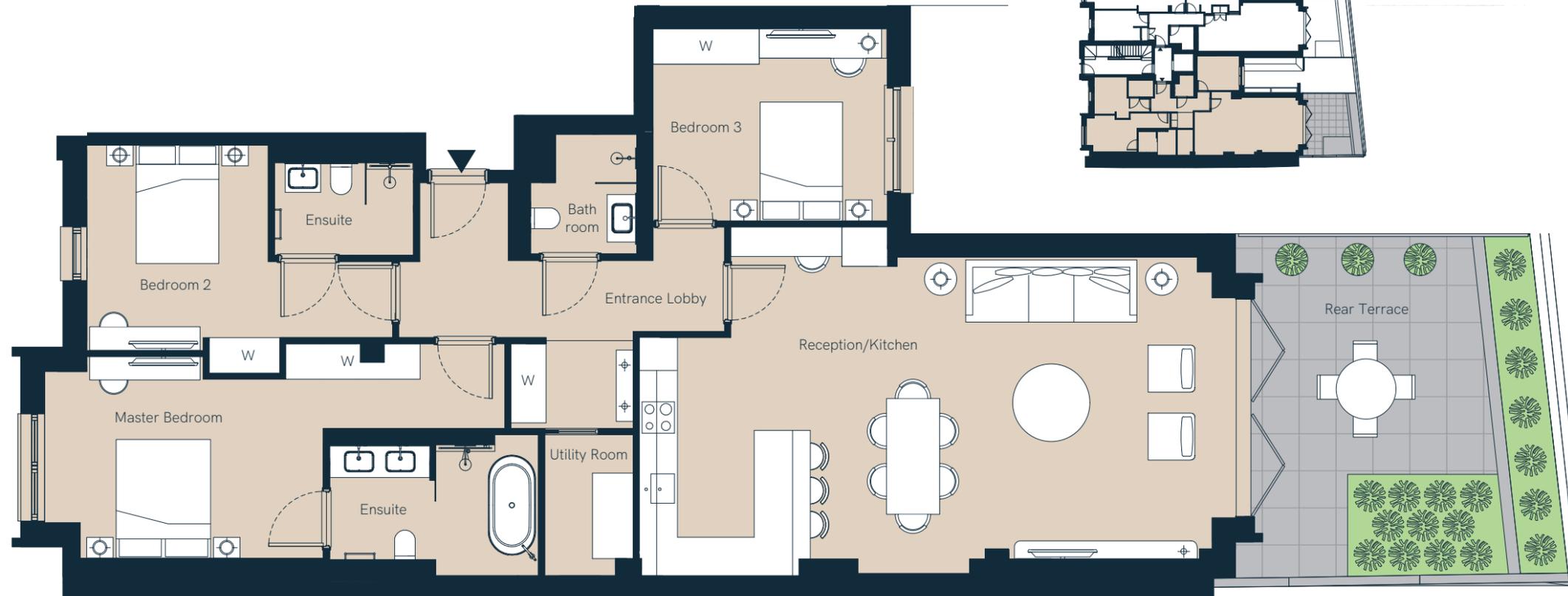
W - Wardrobe

# GROUND FLOOR

## Apartment 5



### Apartment Locator



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### Apartment 5 / Three Bedroom

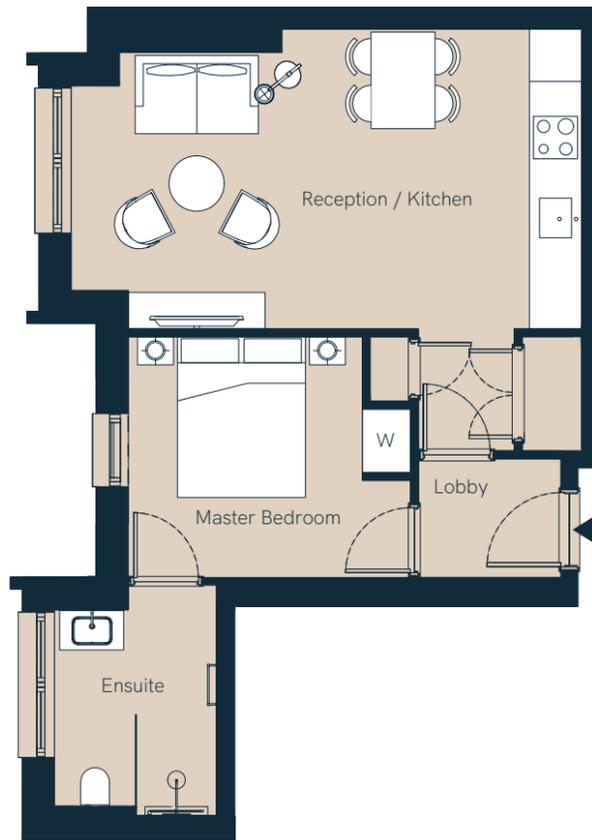
1,461 sqft / 136 sqm

Entrance Lobby	18'1" x 9'2"	5.5m x 2.8m
Reception/Kitchen	33'5" x 17'4"	10.2m x 5.3m
Master Bedroom	15'5" x 11'2"	4.7m x 3.4m
Master Ensuite	11'8" x 7'9"	3.6m x 2.4m
Bedroom 2	10'2" x 11'5"	3.1m x 3.5m
Ensuite to Bedroom 2	7'9" x 5'3"	2.4m x 1.6m
Bedroom 3	13'1" x 10'5"	4.0m x 3.2m
Bathroom	5'11" x 6'7"	1.8m x 2.0m
Utility Room	4'10" x 7'9"	1.5m x 2.4m
Rear Terrace	18'8" x 19'1"	5.7m x 5.8m

W - Wardrobe

# FIRST FLOOR

## Apartment 6



### Apartment Locator



### Apartment 6 / One Bedroom

481 sqft / 45 sqm

Entrance Lobby	5'10" x 4'10"	1.8m x 1.5m
Reception / Kitchen	20'11" x 12'2"	6.4m x 3.7m
Master Bedroom	11'5" x 9'9"	3.5m x 3m
Master En-suite	6'6" x 9'6"	2m x 2.9m

W - Wardrobe

# FIRST FLOOR

## Apartment 7



### Apartment Locator



### Apartment 7 / Two Bedroom

799 sqft / 74 sqm

Reception/Kitchen	26'3" x 16'5"	8.0m x 5.0m
Master Bedroom	12'5" x 13'1"	3.8m x 4.0m
Master Ensuite	7'9" x 6'3"	2.4m x 1.9m
Bedroom 2	10'2" x 10'2"	3.1m x 3.1m
Bedroom 2 Lobby	9' 9" x 5'11"	3.0m x 1.8m
Ensuite to Bedroom 2	4'10" x 11'2"	1.5m x 3.4m
Terrace	10'2" x 14'2"	3.1m x 4.3m

W - Wardrobe

# FIRST FLOOR

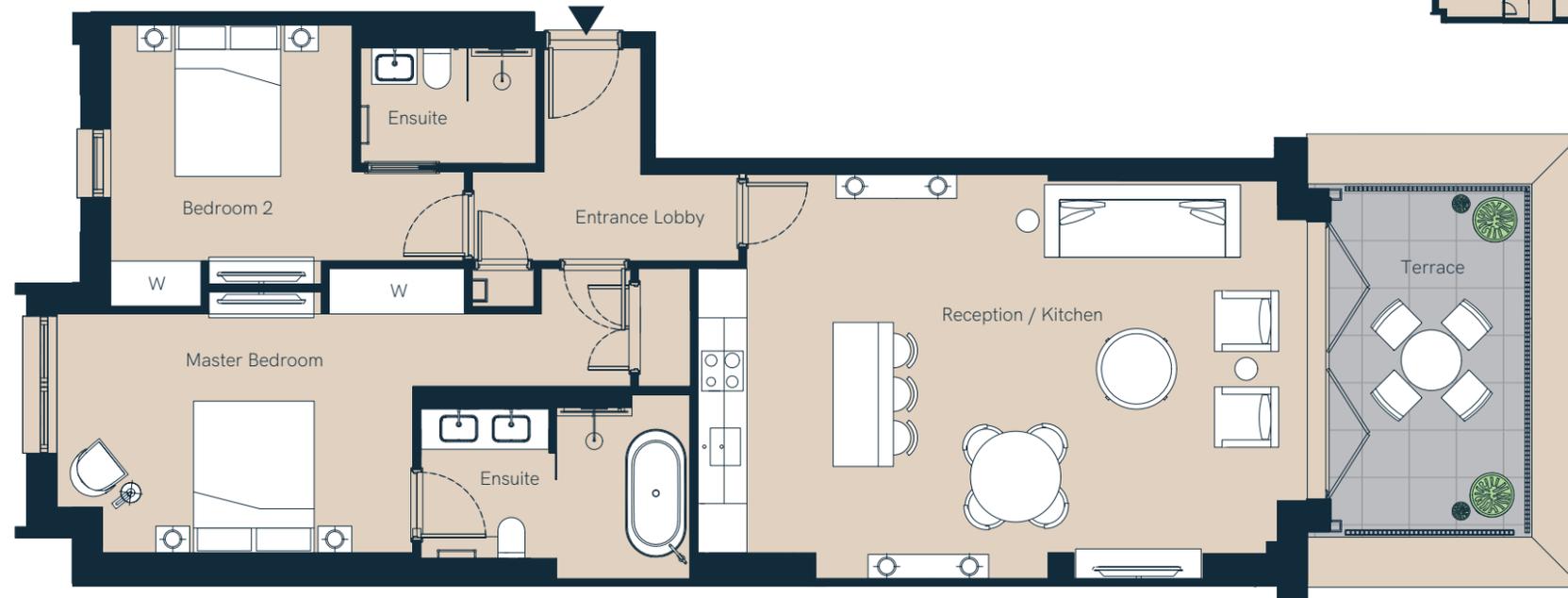
## Apartment 8



### Apartment Locator



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### Apartment 8 / Two Bedroom

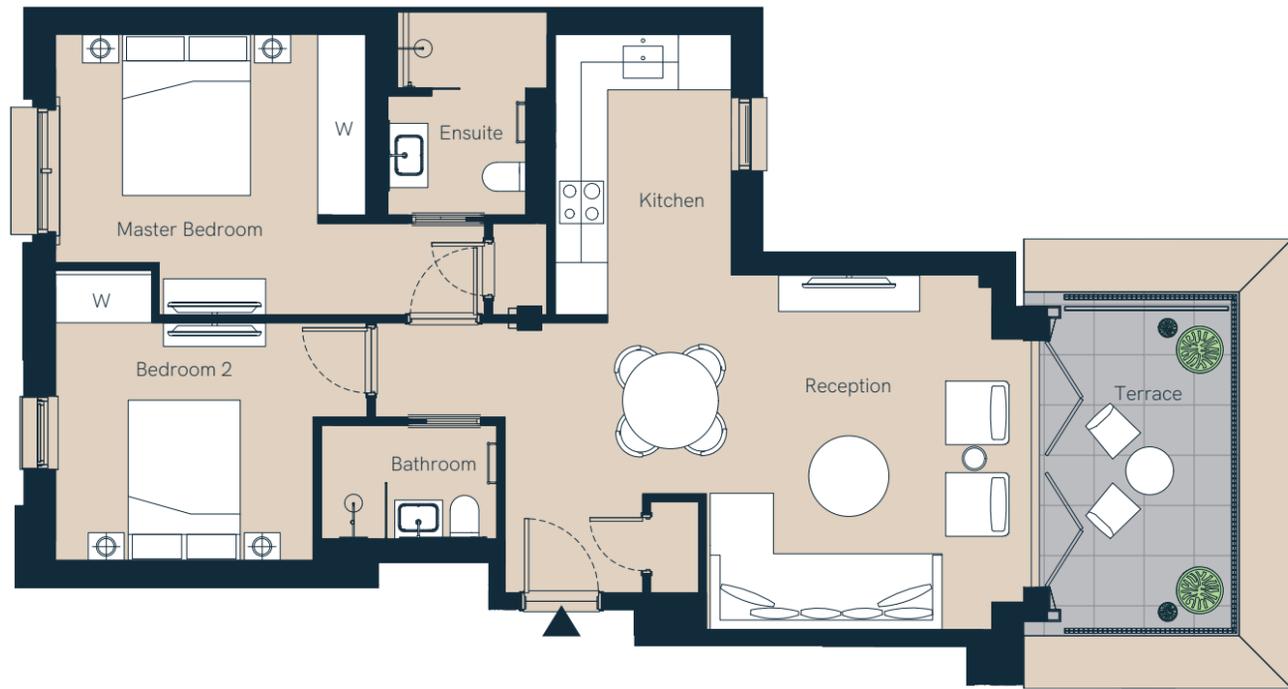
1,043 sqft / 97 sqm

Entrance Lobby	11'5" x 9'2"	3.5m x 2.8m
Reception / Kitchen	26'11" x 17'4"	8.2m x 5.3m
Master Bedroom	16'1" x 11'2"	4.9m x 3.4m
Master Ensuite	11'9" x 7'9"	3.6m x 2.4m
Bedroom 2	15'4" x 11'2"	4.7m x 3.4m
Ensuite to Bedroom 2	7'6" x 4'10"	2.3m x 1.5m
Terrace	8'10" x 15'4"	2.7m x 4.7m

W - Wardrobe

# SECOND FLOOR

## Apartment 9



### Apartment Locator



### Apartment 9 / Two Bedroom

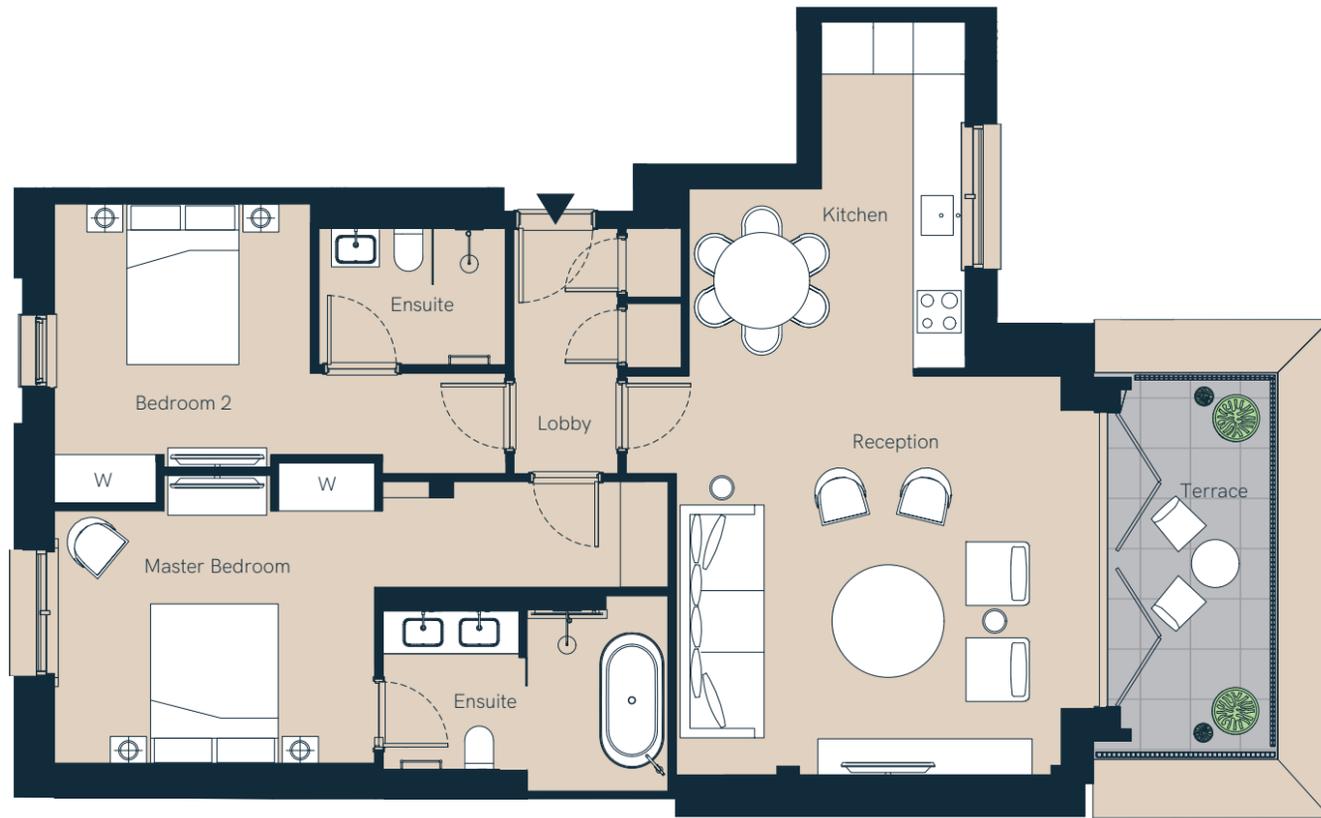
803 sqft / 75 sqm

Reception	21'7" x 14'5"	6.6m x 4.4m
Kitchen	7'3" x 11'5"	2.2m x 3.5m
Master Bedroom	17'8" x 11'5"	5.4m x 3.5m
Master En-suite	6'6" x 8'6"	2.0m x 2.6m
Bedroom 2	12'9" x 9'9"	3.9m x 3.0m
Ensuite to Bedroom 2	7'3" x 5'6"	2.2m x 1.7m
Terrace	7'9" x 14'1"	2.4m x 4.3m

W - Wardrobe

# SECOND FLOOR

## Apartment 10



### Apartment Locator



### Apartment 10 / Two Bedroom

985 sqft / 92 sqm

Entrance Lobby	4'3" x 10'2"	1.3m x 3.1m
Reception	17'4" x 16'5"	5.3m x 5.0m
Kitchen	11'5" x 14'2"	3.5m x 4.3m
Master Bedroom	25'3" x 11'9"	7.7m x 3.6m
Master Ensuite	11'9" x 7'9"	3.6m x 2.4m
Bedroom 2	18'8" x 10'8"	5.7m x 3.3m
Ensuite to Bedroom 2	7'9" x 5'6"	2.4m x 1.7m
Terrace	6'9" x 15'5"	2.1m x 4.7m

W - Wardrobe

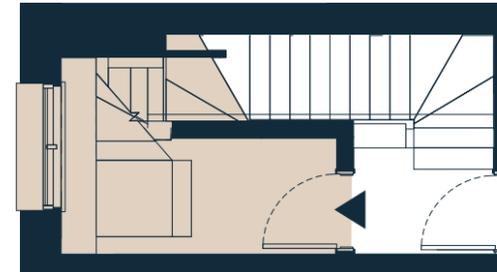
# THIRD FLOOR

## Penthouse



# SECOND FLOOR

## Entrance



### Penthouse / Two Bedroom

1,382 sqft / 128 sqm

Second Floor Lobby	13'2" x 4'6"	4.0m x 1.4m
Reception/Kitchen/Study	25'11" x 32'2"	7.9m x 9.8m
Master Bedroom	13'2" x 16'5"	4.0m x 5.0m
Master Ensuite	12'5" x 7'6"	3.8m x 2.3m
Bedroom 2	11'9" x 14'5"	3.6m x 4.4m
Ensuite to Bedroom 2	7'3" x 8'2"	2.2m x 2.5m
Terrace	11'2" x 44'3"	3.4m x 13.5m

W - Wardrobe



Creating the best luxury homes in prime residential locations internationally, that provide the perfect blend of functionality and creative design.

Seqoya is a privately owned property investment / development company. Founded in 1999 the team combined have in excess of 70 years of experience in developing luxury properties.

We are passionate about creating amazing homes whilst consistently maintaining high ethical standards and a consideration for the environment.



## Selling agents



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