

# TROY

HOMES



## LAWN MANOR

Barnet Lane, Elstree, Hertfordshire WD6 3FT



The background image is a photograph of a field of tall, green grass with several purple thistle-like flowers and a few small yellow flowers. The sky is blue with some light, wispy clouds. The overall scene is bright and natural.

## Lawn Manor

Screened by mature trees and set within tranquil landscaped gardens, Lawn Manor is an exclusive gated development of just 16 exceptional two bedroom apartments. Ideally located within easy reach of local amenities and Elstree & Borehamwood station, these beautifully finished homes benefit from a private patio or terrace, dedicated parking and idyllic garden views.



# Quintessentially English country living

Mention Elstree, and most people think of the internationally renowned film studios. Yet the leafy village of Elstree is so much more than this: surrounded by a patchwork of open fields and mature woodland, it is the epitome of English rural living within 20 minutes of central London.

Amidst the tree-lined avenues of this Arcadian haven, Barnet Lane is widely regarded as one of the finest roads in the area, where large, secluded homes offer privacy, exclusivity and allure in equal measure. Close to open parkland and an impressive range of amenities, Lawn Manor is one such development, perfectly positioned to benefit from its enviable setting.



Just a few minutes away, Aldenham Country Park's 175 acres of meadows and woodland are perfect for walking, cycling and exploring, while sailing and fishing are available on the tranquil local reservoir. For a change of scenery, Stanmore Country Park and Edgwarebury Park are both within easy reach, while Elstree Aerodrome is a great place to go plane-spotting (or to take flying lessons).

Leisure facilities abound in the area with a choice of clubs catering for a wide range of pursuits. Premier League football at Watford and Premiership Rugby at Allianz Park offer plenty to satisfy spectators, while ease of access to central London ensures a wealth of sporting opportunities. Golfers will be spoilt for choice, with both Hartsbourne Country Club in Bushey and Porters Park Golf Club in Radlett particularly popular. Elstree's Village Gym and Bushey's David Lloyd Club are just two of the health clubs and sports venues close by.







Living in Elstree is ideal for shopping; while the village itself provides everyday essentials, nearby Borehamwood’s bustling Shenley Road is lined with shops and services. The local retail park is home to a range of household names, including M&S Simply Food, and there is a choice of supermarkets within easy reach. Further retail opportunities can be found in the popular village of Radlett, just two miles away, which offers a superb selection of boutiques. Battlers Green Farm hosts over 20 unique stores, including the long-established Battlers Green Farm Shop, renowned for its superb range of high quality food and wines. And while the West End is less than 30 minutes away, Brent Cross Shopping Centre and Intu Watford are even closer, offering high street names and popular eateries aplenty.






Culture is provided at the nearby Radlett Centre, which offers a diverse programme of theatre, music and art, while the Bentley Priory Museum is well worth repeated visits. Whether for celebrating with friends and family or indulging in an intimate dinner a deux, the area around Elstree boasts a wide choice of restaurants and gastro-pubs, including the delightful Cavendish Restaurant at The Manor Hotel, which is just a few minutes’ walk away.

# Close connections



Lawn Manor is less than 1.5 miles from Elstree & Borehamwood train station, which is included in London's Fare Zone 6 and is well connected to Central London as well as the wider metropolitan area. This location makes the site very well served by fast and frequent public transport.

			
ELSTREE & BOREHAMWOOD STATION (1.4 MILES) TO:		DISTANCE BY CAR TO:	
West Hampstead Thameslink	11 mins	A1 Stirling Corner	1.7 miles
Luton Airport Parkway	21 mins	M1 J4	3.5 miles
London St Pancras International	23 mins	Radlett	3.7 miles
		Edgware	4 miles
		M25 J23	5.5 miles
		St Albans	9 miles
		Heathrow Airport	17 miles
STANMORE UNDERGROUND (3 MILES) TO:		Luton Airport	23 miles
London Bond Street	30 mins		
London Waterloo	37 mins		

\* Current train times given are the fastest from [trainline.com](https://www.trainline.com) and [tfl.gov.uk](https://www.tfl.gov.uk)





Computer generated image, indicative only.

With its elegant façade, generous forecourt and beautiful gardens, Lawn Manor looks every inch the refined English country residence. Featuring mellow brickwork with dressed stone detailing throughout, its timeless classical design is enhanced by the many trees preserved across the site.



# Privacy and prestige



The site plan CGI is indicative and may be subject to change. Please refer to sales representative for final details.



Lawn Manor is hidden from the outside world: a gated entrance marks its location off Barnet Lane, with a long, secluded driveway leading through the trees towards the apartments. This exclusive site is a treasure trove of colour, texture and seasonal interest, with much of the rich woodland protected by a tree protection order, while beyond the tree line, open fields and rolling countryside extend into the distance.





GROUND FLOOR

APARTMENTS 1-6



Apartment 1	Metric (mm)	Imperial
Kitchen/Dining	6310 x 4600	20'8" x 15'1"
Study Area	2115 x 1498	6'11" x 4'11"
Living	5108 x 3730	16'9" x 12'3"
Master Bedroom	3993 x 3000	13'1" x 9'10"
Bedroom 2	3500 x 2978	11'6" x 9'9"
Gross Internal Area	111.27 m <sup>2</sup>	1198 ft <sup>2</sup>

Apartment 2	Metric (mm)	Imperial
Kitchen/Dining narrowing to	7193 x 5050 4055	23'7" x 16'7" 13'4"
Study Area	2165 x 1725	7'1" x 5'8"
Living	4605 x 3600	15'1" x 11'10"
Master Bedroom	3965 x 3000	13'0" x 9'10"
Bedroom 2 narrowing to	4125 x 3160 2495 x 1650	13'6" x 10'4" 8'2" x 5'5"
Gross Internal Area	115.21 m <sup>2</sup>	1240 ft <sup>2</sup>

Apartment 3	Metric (mm)	Imperial
Kitchen/Living/ Dining/Study Area narrowing to	10,008 x 5309 4771	32'10" x 17'5" 15'8"
Master Bedroom	3475 x 3093	11'5" x 10'2"
Bedroom 2 narrowing to	3330 x 3105 2495 x 1885	10'11" x 10'2" 8'2" x 6'2"
Gross Internal Area	109.91 m <sup>2</sup>	1183 ft <sup>2</sup>

Apartment 4	Metric (mm)	Imperial
Kitchen/Living/ Dining/Study Area narrowing to	10,008 x 5309 4771	32'10" x 17'5" 15'8"
Master Bedroom	3475 x 3093	11'5" x 10'2"
Bedroom 2 narrowing to	3330 x 3105 2495 x 1885	10'11" x 10'2" 8'2" x 6'2"
Gross Internal Area	109.91 m <sup>2</sup>	1183 ft <sup>2</sup>

Apartment 5	Metric (mm)	Imperial
Kitchen/Dining narrowing to	7193 x 5050 4055	23'7" x 16'7" 13'4"
Study Area	2165 x 1725	7'1" x 5'8"
Living	4605 x 3600	15'1" x 11'10"
Master Bedroom	3965 x 3000	13'0" x 9'10"
Bedroom 2	4125 x 3160	13'6" x 10'4"
Dressing Area	2495 x 1650	8'2" x 5'5"
Gross Internal Area	115.21 m <sup>2</sup>	1240 ft <sup>2</sup>

Apartment 6	Metric (mm)	Imperial
Kitchen/Dining	6965 x 4600	22'10" x 15'1"
Study Area	2115 x 1015	6'11" x 3'4"
Living	5280 x 3730	17'4" x 12'3"
Master Bedroom narrowing to	3468 x 3195 1800 x 1795	11'5" x 10'6" 5'11" x 5'11"
Dressing Area	3468 x 1105	11'5" x 3'8"
Bedroom 2	3540 x 2978	11'7" x 9'9"
Gross Internal Area	119.73 m <sup>2</sup>	1289 ft <sup>2</sup>

Key: ES en-suite. CPD cupboard. CTS coats cupboard. UT utility. W wardrobe. ---- wardrobe optional extra. WD washer dryer. CY cyclinder. Framed glass sliding doors ———— ▲ Indicates where dimensions have been taken from. Plans indicative only. Dimensions are intended for guidance only and may vary by + or - 7.6cm/3".

FIRST FLOOR

APARTMENTS 7-12



Apartment 7	Metric (mm)	Imperial
Kitchen/Living/ Dining narrowing to	8425 x 5108 3610	27'8" x 16'9" 11'10"
Master Bedroom	3993 x 3000	13'1" x 9'10"
Bedroom 2	3500 x 2978	11'6" x 9'9"
Gross Internal Area	97.44 m <sup>2</sup>	1049 ft <sup>2</sup>

Apartment 8	Metric (mm)	Imperial
Kitchen/Living/ Dining	7193 x 5050	23'7" x 16'7"
Study Area	2165 x 1725	7'1" x 5'8"
Master Bedroom	3965 x 3000	13'0" x 9'10"
Bedroom 2	4125 x 3160	13'6" x 10'4"
narrowing to	2495 x 1650	8'2" x 5'5"
Gross Internal Area	101.30 m <sup>2</sup>	1090 ft <sup>2</sup>

Apartment 9	Metric (mm)	Imperial
Kitchen/Living/ Dining narrowing to	7533 x 5309 4771	24'9" x 17'5" 15'8"
Master Bedroom	3475 x 3093	11'5" x 10'2"
Bedroom 2	3330 x 3063	10'11" x 10'1"
narrowing to	2495 x 1843	8'2" x 6'1"
Gross Internal Area	97.09 m <sup>2</sup>	1045 ft <sup>2</sup>

Apartment 10	Metric (mm)	Imperial
Kitchen/Living/ Dining narrowing to	7533 x 5309 4771	24'9" x 17'5" 15'8"
Master Bedroom	3475 x 3093	11'5" x 10'2"
Bedroom 2	3330 x 3063	10'11" x 10'1"
narrowing to	2495 x 1843	8'2" x 6'1"
Gross Internal Area	97.09 m <sup>2</sup>	1045 ft <sup>2</sup>

Apartment 11	Metric (mm)	Imperial
Kitchen/Living/ Dining	7193 x 5050	23'7" x 16'7"
Study Area	2165 x 1725	7'1" x 5'8"
Master Bedroom	3965 x 3000	13'0" x 9'10"
Bedroom 2	4125 x 3160	13'6" x 10'4"
narrowing to	2495 x 1650	8'2" x 5'5"
Gross Internal Area	101.30 m <sup>2</sup>	1090 ft <sup>2</sup>

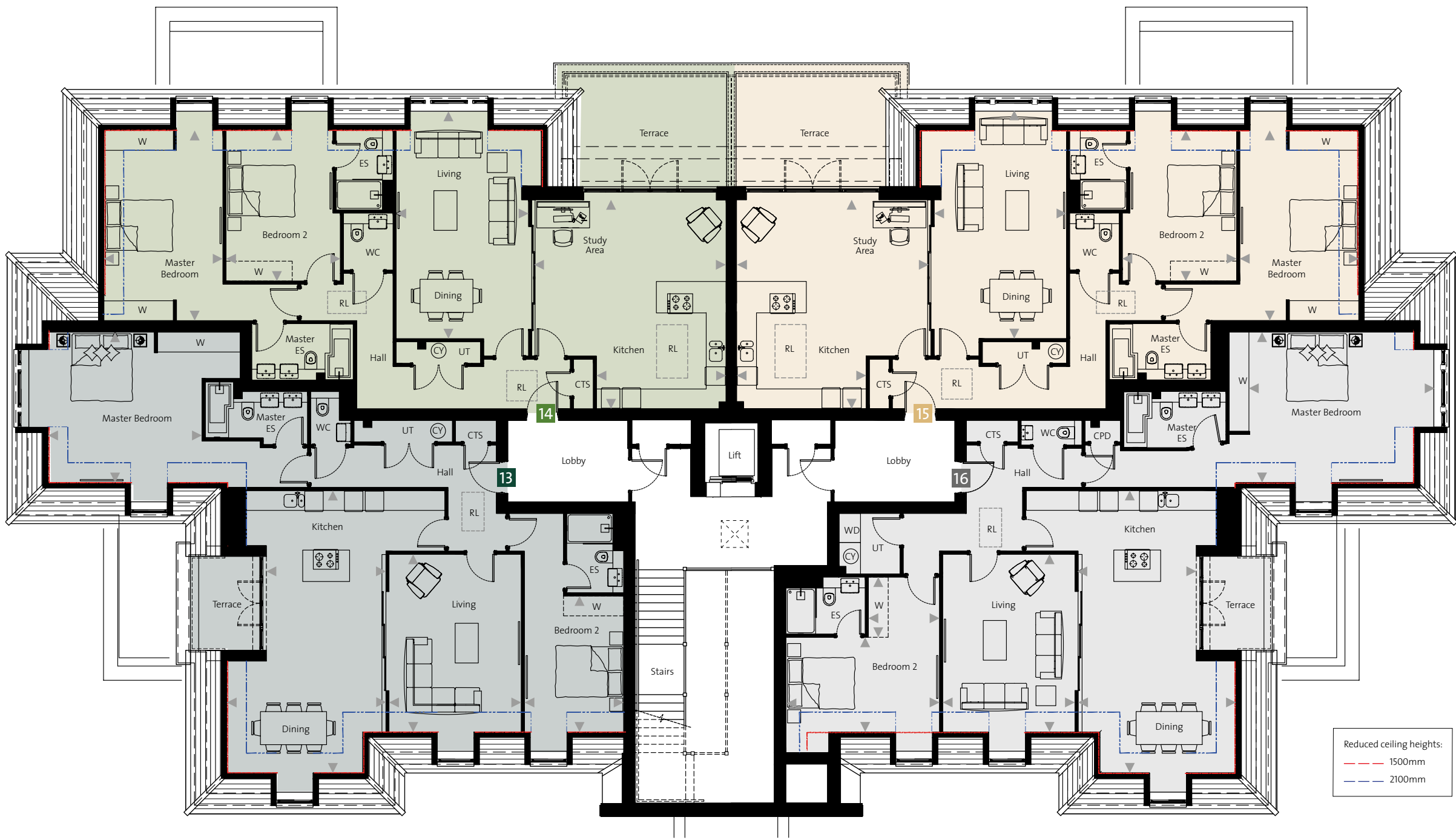
Apartment 12	Metric (mm)	Imperial
Kitchen/Living/ Dining/Study Area narrowing to	8425 x 5280 4265	27'8" x 17'4" 14'0"
Master Bedroom	3468 x 3195	11'5" x 10'6"
narrowing to	1800 x 1795	5'11" x 5'11"
Dressing Room	3468 x 1105	11'5" x 3'8"
Bedroom 2	3540 x 2978	11'7" x 9'9"
Gross Internal Area	105.90 m <sup>2</sup>	1040 ft <sup>2</sup>

Key: ES en-suite. CPD cupboard. CTS coats cupboard. UT utility. W wardrobe. ---- wardrobe optional extra. WD washer dryer. CY cyclinder. false window. ▲ Indicates where dimensions have been taken from. Plans indicative only. Dimensions are intended for guidance only and may vary by + or - 7.6cm/3".



SECOND FLOOR

APARTMENTS 13-16



Apartment 13	Metric (mm)	Imperial
Kitchen/Dining narrowing to	8534 x 4815 3615	28'0" x 15'10" 11'10"
Living	5370 x 4000	17'7" x 13'1"
Master Bedroom	4650 x 4544	15'3" x 14'11"
Bedroom 2	4110 x 3000	13'6" x 9'10"
Gross Internal Area	136.10 m <sup>2</sup>	1465 ft <sup>2</sup>

Apartment 14	Metric (mm)	Imperial
Kitchen/Study Area narrowing to	6318 x 5890 3920	20'9" x 19'3" 12'10"
Living/Dining	6901 x 4003	22'8" x 13'2"
Master Bedroom	5746 x 3600	18'10" x 11'10"
Bedroom 2	4551 x 3455 †	14'11" x 11'4" †
Gross Internal Area	135.50 m <sup>2</sup>	1460 ft <sup>2</sup>

Apartment 15	Metric (mm)	Imperial
Kitchen/Study Area	6318 x 5890 3920	20'9" x 19'3" 12'10"
Living/Dining	6901 x 4003	22'8" x 13'2"
Master Bedroom	5746 x 3600	18'10" x 11'10"
Bedroom 2	4551 x 3455 †	14'11" x 11'4" †
Gross Internal Area	135.50 m <sup>2</sup>	1460 ft <sup>2</sup>

Apartment 16	Metric (mm)	Imperial
Kitchen/Dining narrowing to	8534 x 4775 3575	28'0" x 15'8" 11'9"
Living	5370 x 4000	17'7" x 13'2"
Master Bedroom	5615 x 4544	18'5" x 14'11"
Bedroom 2	4648 x 2860	15'3" x 9'5"
narrowing to	2153 x 1820	7'1" x 6'0"
Gross Internal Area	144.30 m <sup>2</sup>	1555 ft <sup>2</sup>

Key: † Maximum dimension. ES en-suite. CPD cupboard. CTS coats cupboard. UT utility. W wardrobe. --- wardrobe optional extra. WD washer dryer. CY cyclinder. RL Roof Light. Framed glass sliding doors  
 ▲ Indicates where dimensions have been taken from. Plans indicative only. Dimensions are intended for guidance only and may vary by + or - 7.6cm/3". Sq ft measurement is to a head height of 1500mm. Maximum ceiling height is 2700mm.



# Specification



## Kitchen

- High gloss kitchen furniture in choice of colours\*
- Quartz worktops and upstands
- Siemens appliances including:
  - Black glass induction hob
  - Integrated single multifunction eco-clean plus oven
  - Integrated combination oven
  - Integrated fridge freezer 70/30
  - Integrated dishwasher
  - Freestanding washer dryer in utility cupboard
- Elica integrated extractor hood
- 1.5 bowl under mounted sink with 3 in 1 hot tap
- Waste disposal
- Under cabinet and plinth LED lighting
- Wine cooler
- Soft close doors and drawers
- Integrated cutlery drawer
- Tiled flooring in choice of colours throughout kitchen/dining area\* to apartments 1,2,5,6 & 13-16 and kitchen/living/dining area\* to apartments 3,4 & 7-12

## Bathroom and en-suite

- Villeroy and Boch sanitaryware and Hansgrohe taps and shower
- Rain shower to en-suites
- Mirrored wall cabinet to bathrooms and en-suites including shaver sockets
- Chrome heated towel rail to bathrooms, cloakrooms where appropriate and en-suites
- Tiled flooring in choice of colours\*
- Full height tiling around bath and shower enclosures and half height on all other walls
- Choice of wall tiles\* with brushed chrome trim

## Heating and Electrical

- Zoned gas fired wet underfloor heating system throughout
- Recessed LED downlighters throughout
- Black nickel sockets throughout
- TV points in kitchen/living/dining area and bedrooms
- Satellite dish and TV/SAT distribution system
- Fibre optic Wi-Fi and CAT 6
- BT points in hallway and kitchen/living/dining area
- USB socket in kitchen, living area, master bedroom, bedroom 2 and study where applicable
- Wiring for ceiling speakers in the living/dining/kitchen/master bedroom/master en-suite/bedroom 2 and bathrooms

## Hallway

- Tiled flooring throughout in choice of colours\*

## Internal

- Grey front door
- White painted internal doors with polished chrome and black nickel handles
- All walls to be painted with Crown paint, kitchen/living/dining, hallway and bedrooms in 'Grey Putty', wet rooms in white
- Framed glass sliding doors to allow versatility in kitchen/living/dining areas in apartments 1,2,5,6 & 13-16
- Fitted wardrobe to master bedroom in apartments 1-5,7-11,13,14 & 16
- Dressing room in apartments 6 & 12
- White UPVC windows with chrome handles
- Video entry phone

## External

- Patio to apartments 1-6
- Terrace to apartments 7-11 & 12-16

## Communal Areas

- Gated development
- x2 allocated parking spaces, a number set within the pergola area
- External lighting
- CCTV
- Bin store
- Gatehouse, parcel store and post room
- Three double electric car charging points
- Ceramic tiled ground floor with mat well; carpets to remaining floors
- Glass staircase with stainless steel handrail to all floors
- Lift to all floors
- Visitor parking

## Guarantee

- NHBC 10 year warranty



All specification is subject to availability. Computer generated illustration of Apartment 1 interior.  
\* from a selected range and subject to stage of construction. †Please refer to sales representative regarding positioning of electric chargers. Photographs from a previous showhome.



# About Troy Homes

---



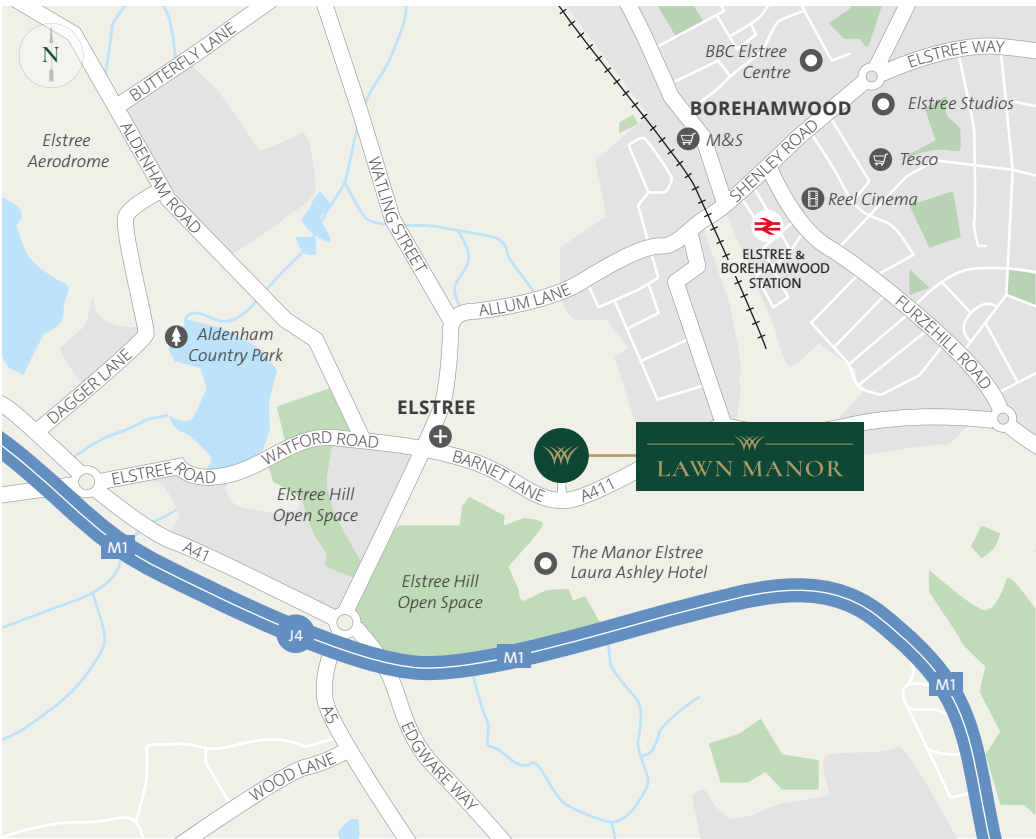
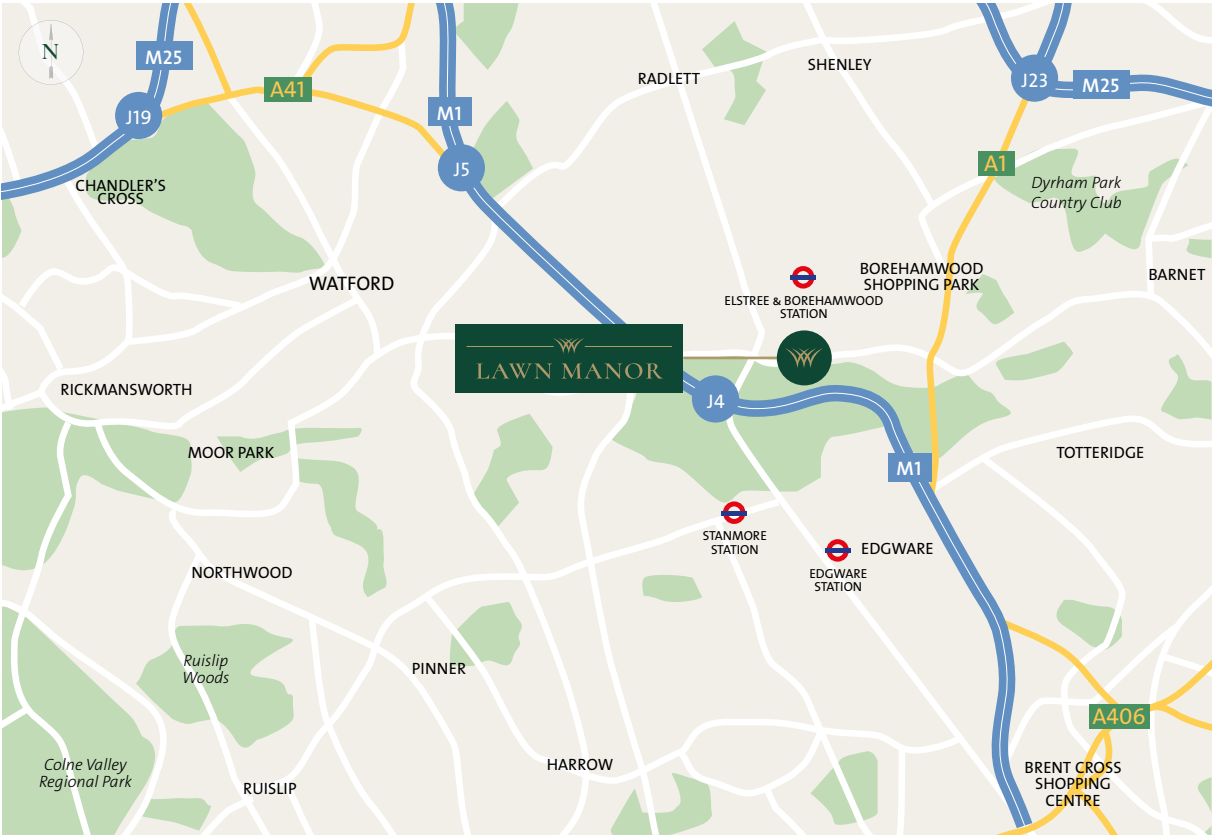
Founded in October 2015, Troy Homes specialises in small to medium sized developments across the South East of England. With an award winning team of experienced and skilled staff, Troy Homes' mission is to create homes that exceed customer expectations.

At Troy Homes, we have a passion for creating vibrant and sustainable communities, with aspirational homes that bring a sense of place to an area, through high quality design and meticulous attention to detail. Each of our sites is carefully selected with the customer at its heart. We involve architects and planning experts from day one, to ensure that our homes are well designed with excellent build quality and a specification to truly impress. From feasibility studies to detailed design through to the development, Troy Homes has a focus on the detail of each home, ensuring a scheme comes to life and complements its surroundings. Our personal and friendly approach, enables us to ensure each home is tailor-made to meet perceived customer needs.



Images show previous Troy Homes properties.





LAWN MANOR, BARNET LANE, ELSTREE, HERTFORDSHIRE WD6 3FT

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 properties may vary in terms of elevational design details, position/size of garage 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 so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or different times during the progress of any development. Maps not to scale. Photographs are of the local area or are indicative lifestyle images. 04/20.







For more information please call

**020 3829 5550**

Troy Homes, The Bachelor Wing,  
Warlies Park House, Upshire, Essex EN9 3SL

[www.troyhomes.co.uk](http://www.troyhomes.co.uk)