

# NOVEL HOUSE

HAMPSTEAD



Created by

LINTON



$N \cdot H$





*One of a kind*

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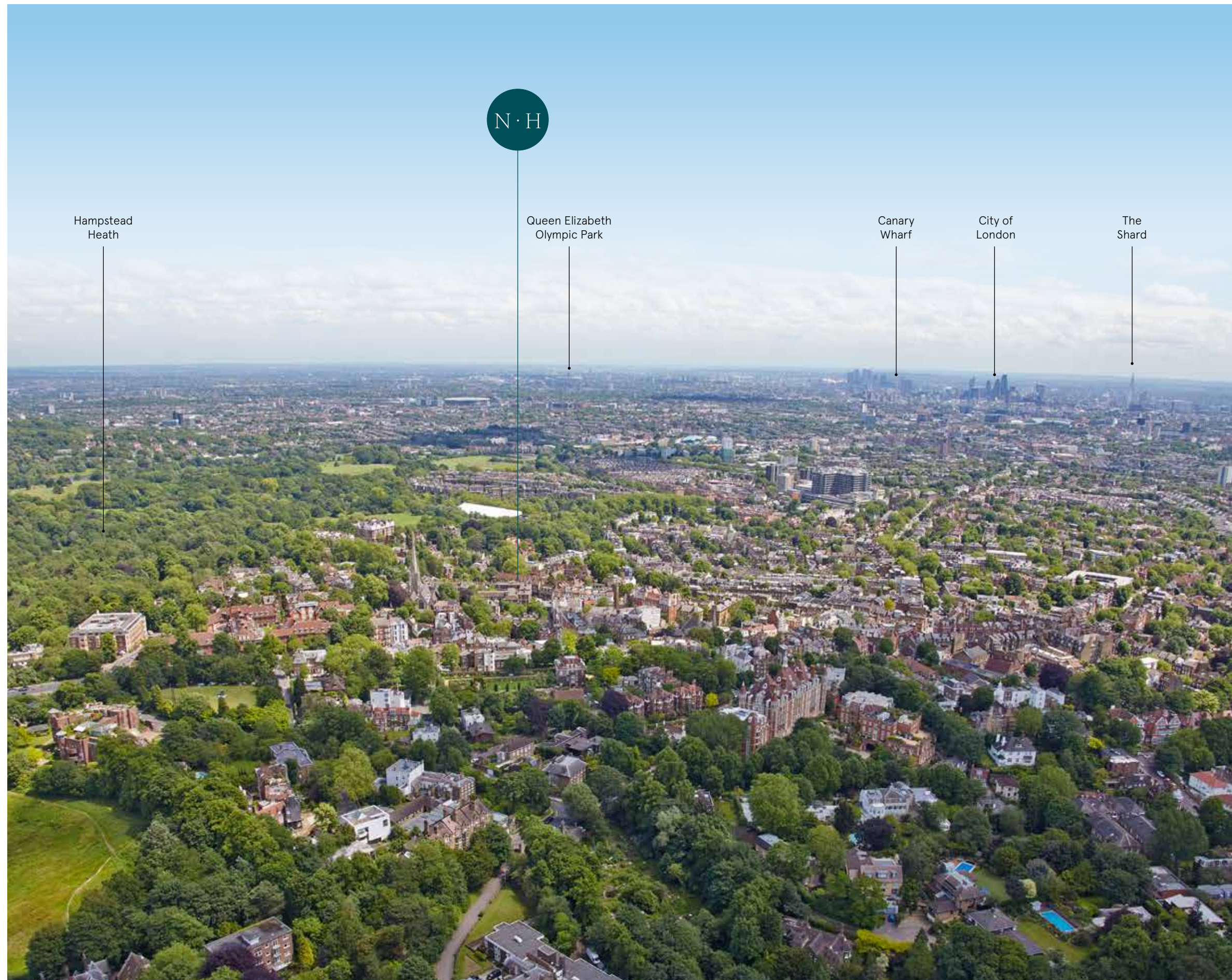
Linton always approaches a development opportunity with a pure, singular and ambitious vision in mind. In Novel House, we have succeeded in creating something rare in central Hampstead – luxurious new design-led residences for exceptional lifestyles.

On a quiet, elevated street, seventeen generous lateral apartments enjoy an enviable proximity to the heath and the charm of the village. Each shares private landscaped gardens, secure underground parking, gym, extraordinary panoramic views, concierge services and the distinction of British craftsmanship. The twist lies in the fact that every apartment has its own personality. Here, bespoke design has enabled genuine uniqueness.

Life is lived effortlessly in Novel House. In this peaceful, elegantly laid-back location, it is easy to forget you are so close to London's very heart.

Gary Linton  
Managing Director  
Linton Group





AN ONGOING  
LEGACY OF GIFTED  
INHABITANTS, VAST  
NATURAL SPACE,  
AND A CAREFREE  
AMBIENCE.

|

*Hampstead Village is special. It inspires a lifestyle  
like no other in prime central London.*



# HAMPSTEAD VILLAGE IS...

|

## CHARMING

Full of character and rich heritage, Hampstead boasts a remarkable variety of architecture.



## NEIGHBOURHOOD

A multigenerational, like-minded community gives the village natural balance and mellow spirit.

## INDEPENDENT

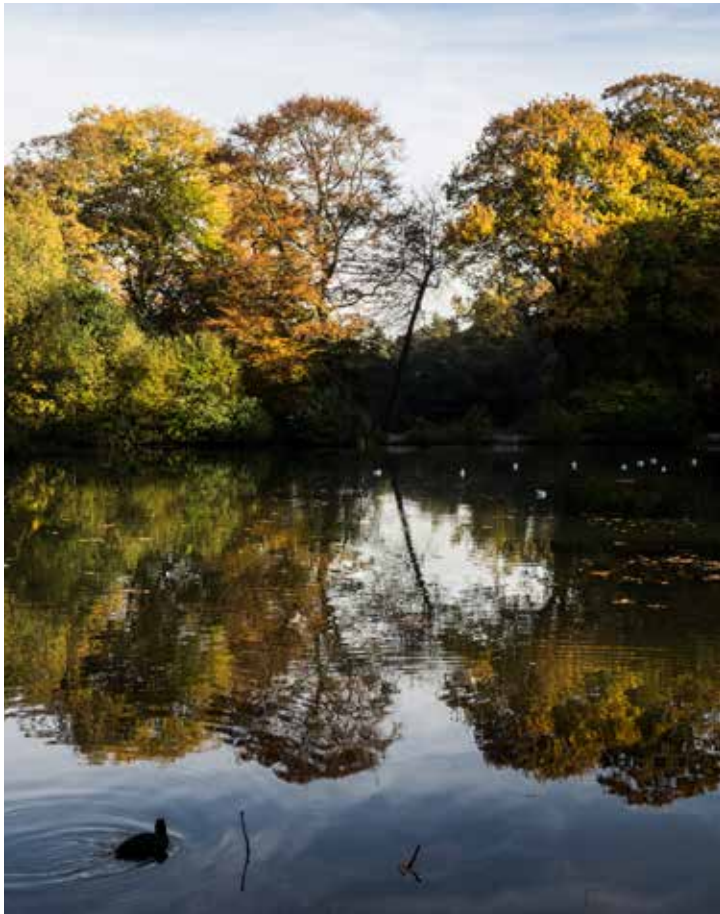
Something different, something exclusive – the discerning spirit of boutique is alive and well in Hampstead.





LOVED

Buildings are protected. Nature is preserved.  
This cherished village inspires loyalty  
and respect.

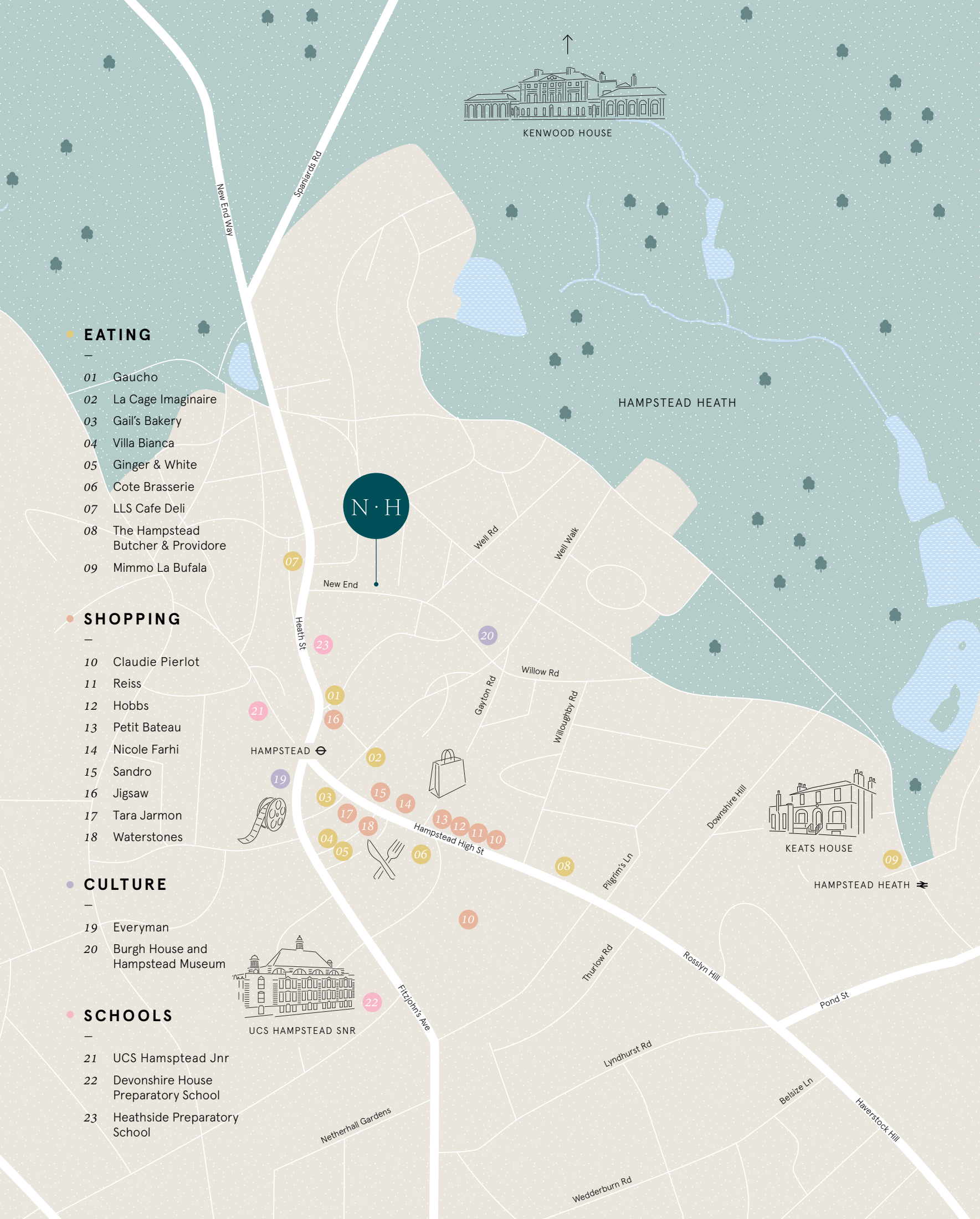


PEACEFUL

Eternally iconic, the ancient heath offers  
790 acres of wild, unspoiled natural beauty.







# THE AREA



*Less than 20 minutes from Oxford Street, Hampstead Village has formed in the way that the best neighbourhoods do — with care, creativity and style.*

From the comforting purity of Argentinian gastronomy at Gaucho Grill to an Antipodean take on the British cafe at Ginger & White, the village’s food and drink scene is diverse. Shopping follows suit, with French brands Claudie Pierlot and Petit Bateau retailing alongside international favourites and one-off boutiques. For downtime, Everyman offers a luxurious cinema experience. Hampstead Village is a magical microcosm — a small locale with a big heart.



## CONNECTIONS

01	Euston	.....10 mins	⌚ ➡
02	King's Cross St. Pancras	.....10 mins	⌚ ➡
03	Oxford Circus	.....17 mins	⌚
04	Paddington	.....21 mins	⌚ ➡ ➡
05	Bank	.....17 mins	⌚
06	Waterloo	.....18 mins	⌚ ➡

### Airports

07	London City	.....59 mins
08	Heathrow	.....59 mins
09	Gatwick	.....69 mins

Travel times sourced from TFL

# THE SCHEME



*There is a side to London that is serene and supreme.  
Novel House is part of it.*

The charm of Novel House starts with its superlative location in the heart of Hampstead. The merits are hard to ignore. It has the nature of a quintessential English village with the cultured style and social scene of the city. It is so close to the centre of London yet worlds away from its inimitable rhythm. Hampstead’s greenery and scenery have inspired our architecture, materiality, landscaping and layouts. Everything plays to the beauty of where we are.

What follows is space and light. High ceilings, picture windows, and lateral configurations. Everything flows.

To complete the promise of Novel House, security, amenity and service enhance the daily experience.



CGI for indicative purposes only





CGI for indicative purposes only

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IN ITS FORM,  
DETAILING AND  
APPOINTMENT,  
NOVEL HOUSE  
RADIATES GRACE.

CRAFTED, INSIDE AND OUT

The building harmonises with its neighbours and maximises space, light, and views thanks to the sensitive expertise of KSR Architects.

Internally, lateral living is made both relaxed and beautiful in the hands of interior designer Gemma Gordon-Duff. She calls on a decade of experience masterminding luxurious residences, to set Novel House apart.

Materials are refined and gratifying. Natural stone for essentiality, cast bronze for luxury, old oak for warmth, and the cool tonality of marble for timeless elegance. An emphasis on British craft is placed on the bespoke joinery, fixtures, and fittings, in honour of Hampstead’s heritage and innate quality.

























CGI for indicative purposes only



CGI for indicative purposes only











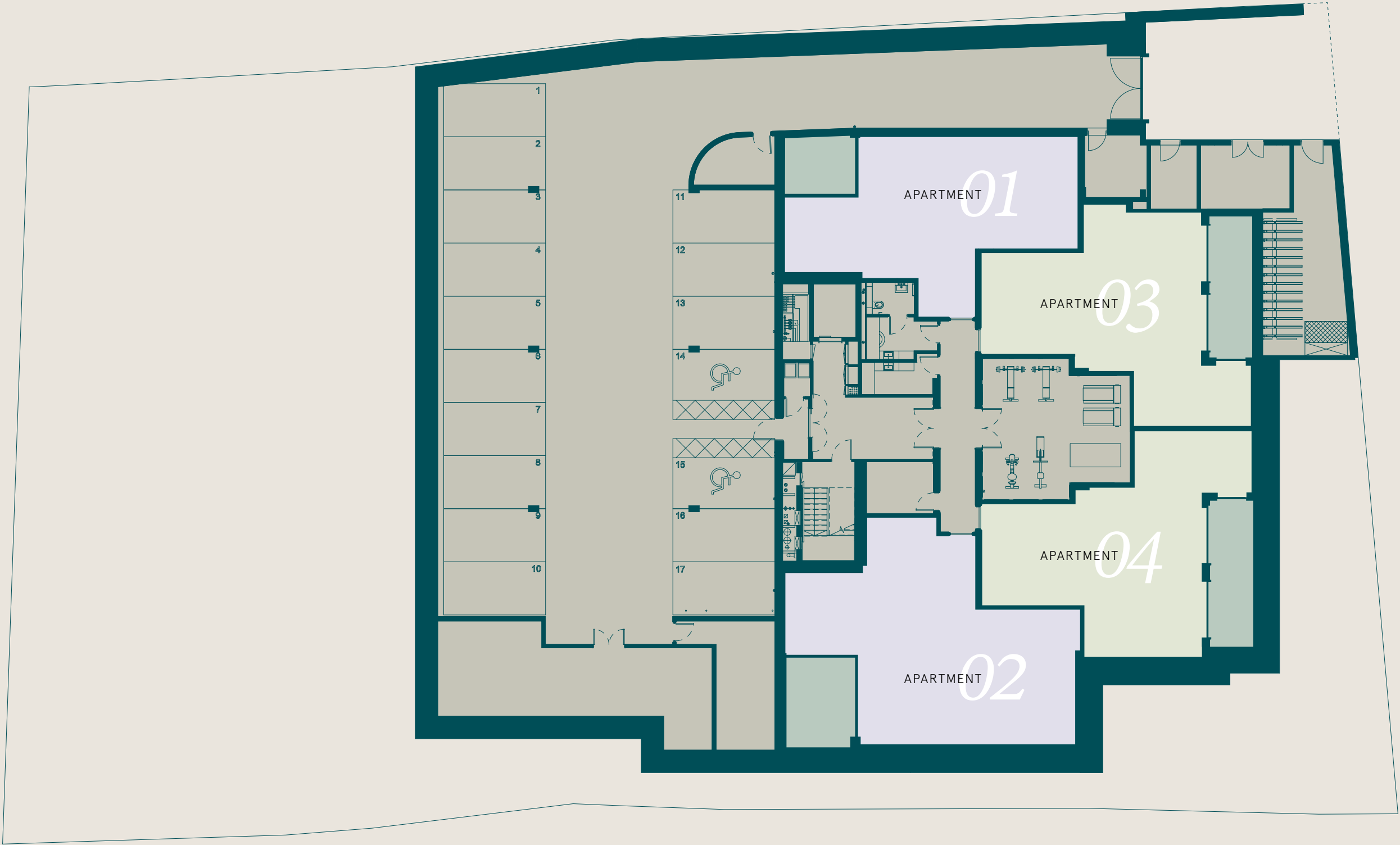
## LOWER GROUND FLOOR

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*Apartments 01 & 02*







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APARTMENT 01

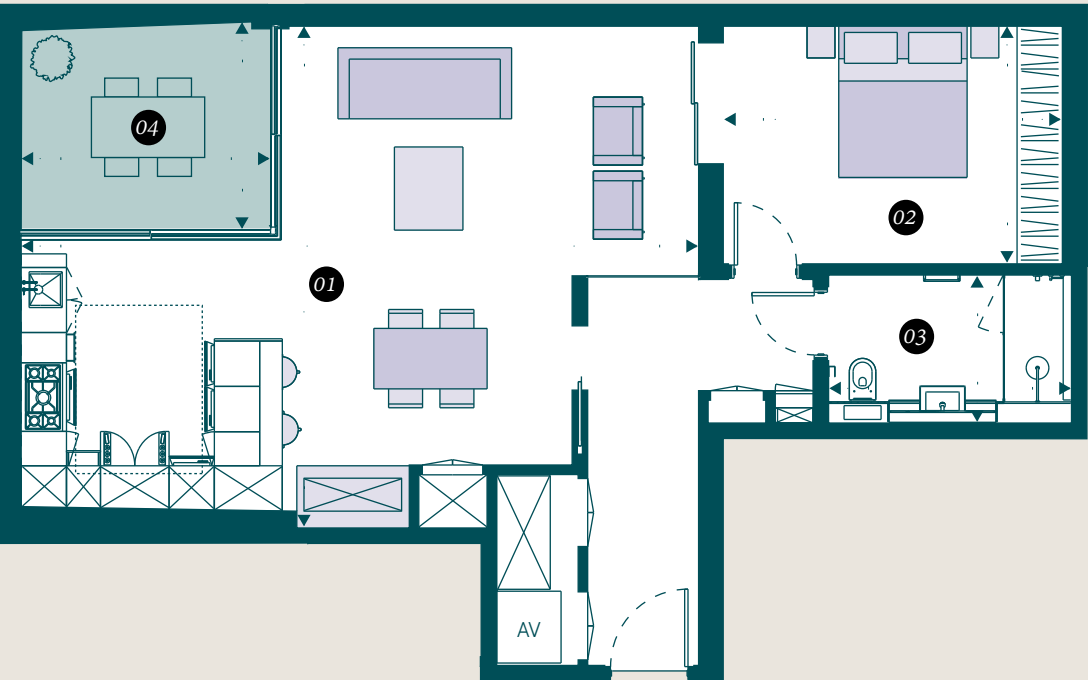
STUDIO / 1 BEDROOM  
COURTYARD

GROSS INTERNAL AREA  
77 sq m / 853 sq ft

EXTERNAL AREA  
9 sq m / 97 sq ft



Rear Elevation



- N
- 01 Kitchen / Living / Dining  
8.97m x 6.64m 29'5" x 21'9"
  - 02 Master Bedroom  
4.83m x 3.14m 15'10" x 10'4"
  - 03 Master Bathroom  
3.23m x 1.96m 10'7" x 6'5"
  - 04 Courtyard  
3.30m x 2.75m 10'10" x 9'0"

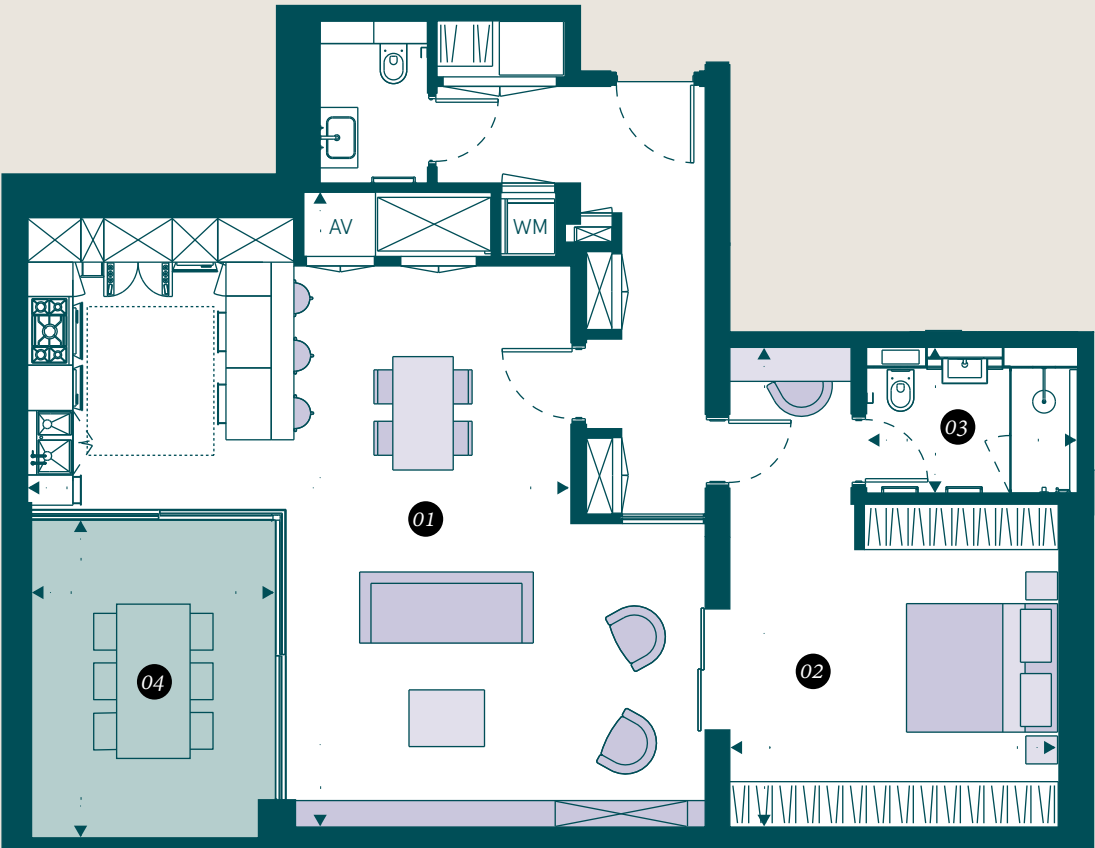
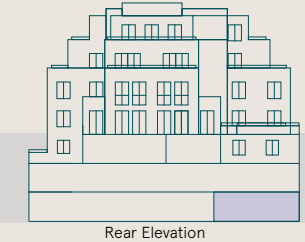


APARTMENT 02

STUDIO / 1 BEDROOM  
COURTYARD

GROSS INTERNAL AREA  
101 sq m / 1,080 sq ft

EXTERNAL AREA  
13 sq m / 140 sq ft



- N
- 01 Kitchen / Living / Dining  
8.40m x 7.20m 27'7" x 23'7"
  - 02 Master Bedroom  
6.34m x 4.36m 20'10" x 14'4"
  - 03 Master Bathroom  
2.80m x 1.93m 9'2" x 6'4"
  - 04 Courtyard  
4.18m x 3.23m 13'9" x 10'7"



## GROUND FLOOR

|

*Apartments 03, 04, 05 & 06*







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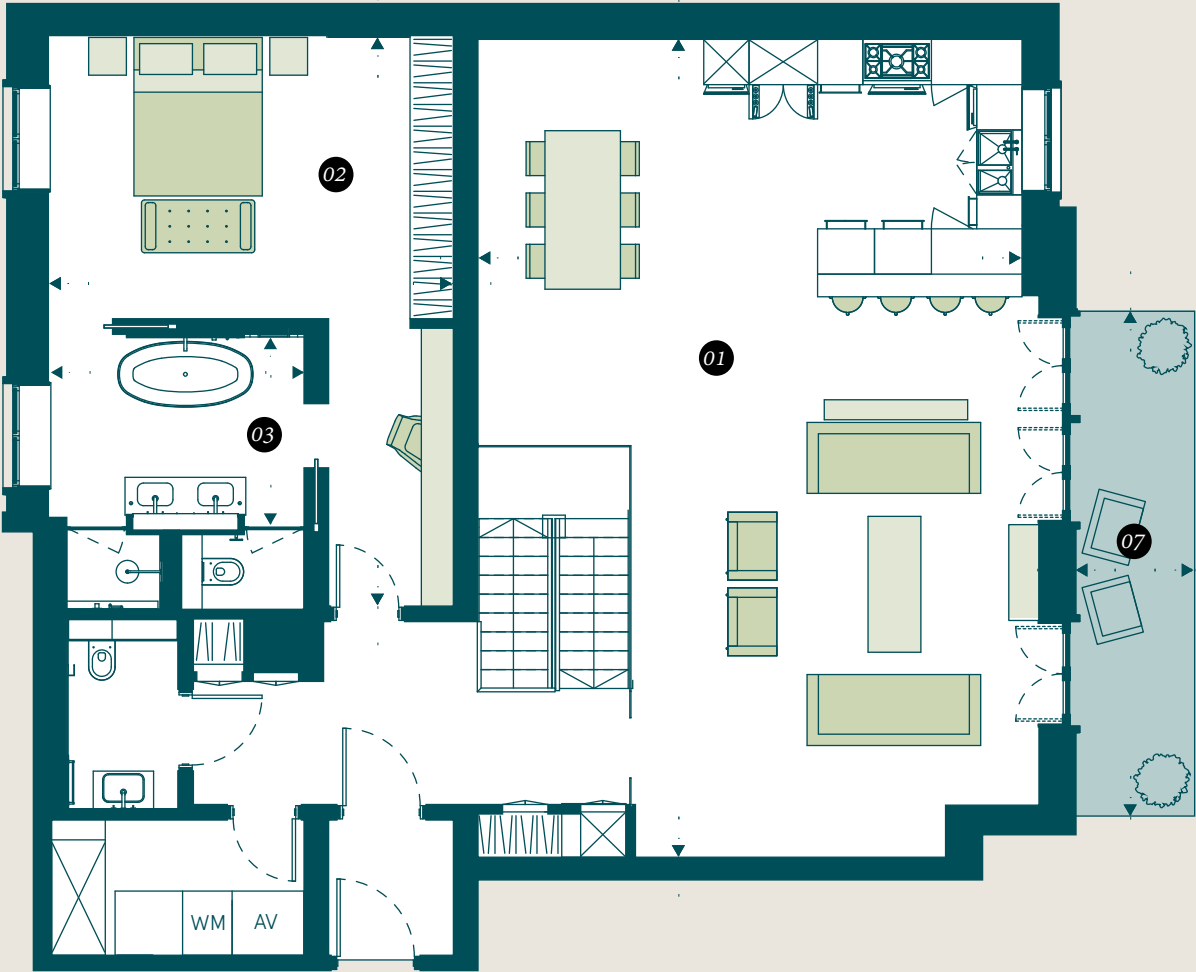


APARTMENT 03

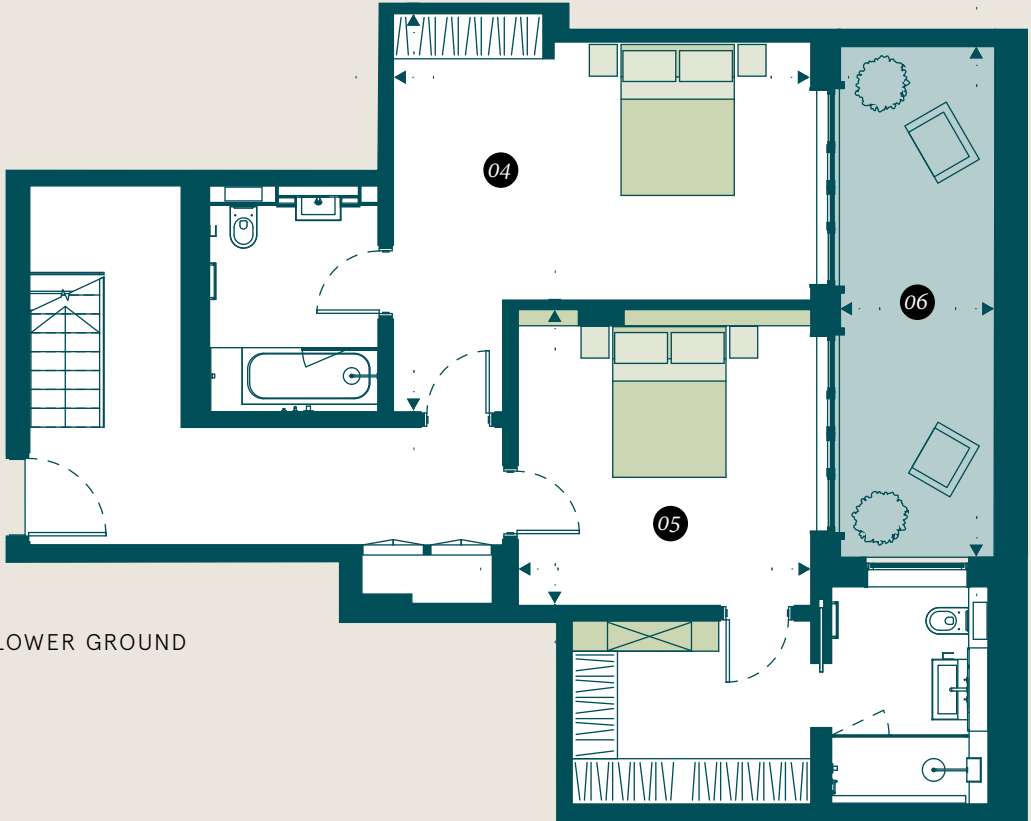
3 BEDROOMS  
COURTYARD AND TERRACE

GROSS INTERNAL AREA  
226 sq m / 2,434 sq ft

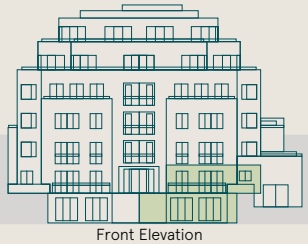
EXTERNAL AREA  
29 sq m / 312 sq ft



GROUND



LOWER GROUND



01	Kitchen / Living / Dining	10.83m x 7.21m	35'6" x 23'8"	05	Bedroom 3	3.92m x 3.88m	12'10" x 12'9"
02	Master Bedroom	7.56m x 5.36m	24'10" x 17'7"	06	Courtyard	6.76m x 2.04m	22'2" x 6'8"
03	Master Bathroom	3.66m x 3.39m	12'0" x 11'1"	07	Terrace	6.68m x 2.33m	21'11" x 7'8"
04	Bedroom 2	5.53m x 5.27m	18'2" x 17'3"				

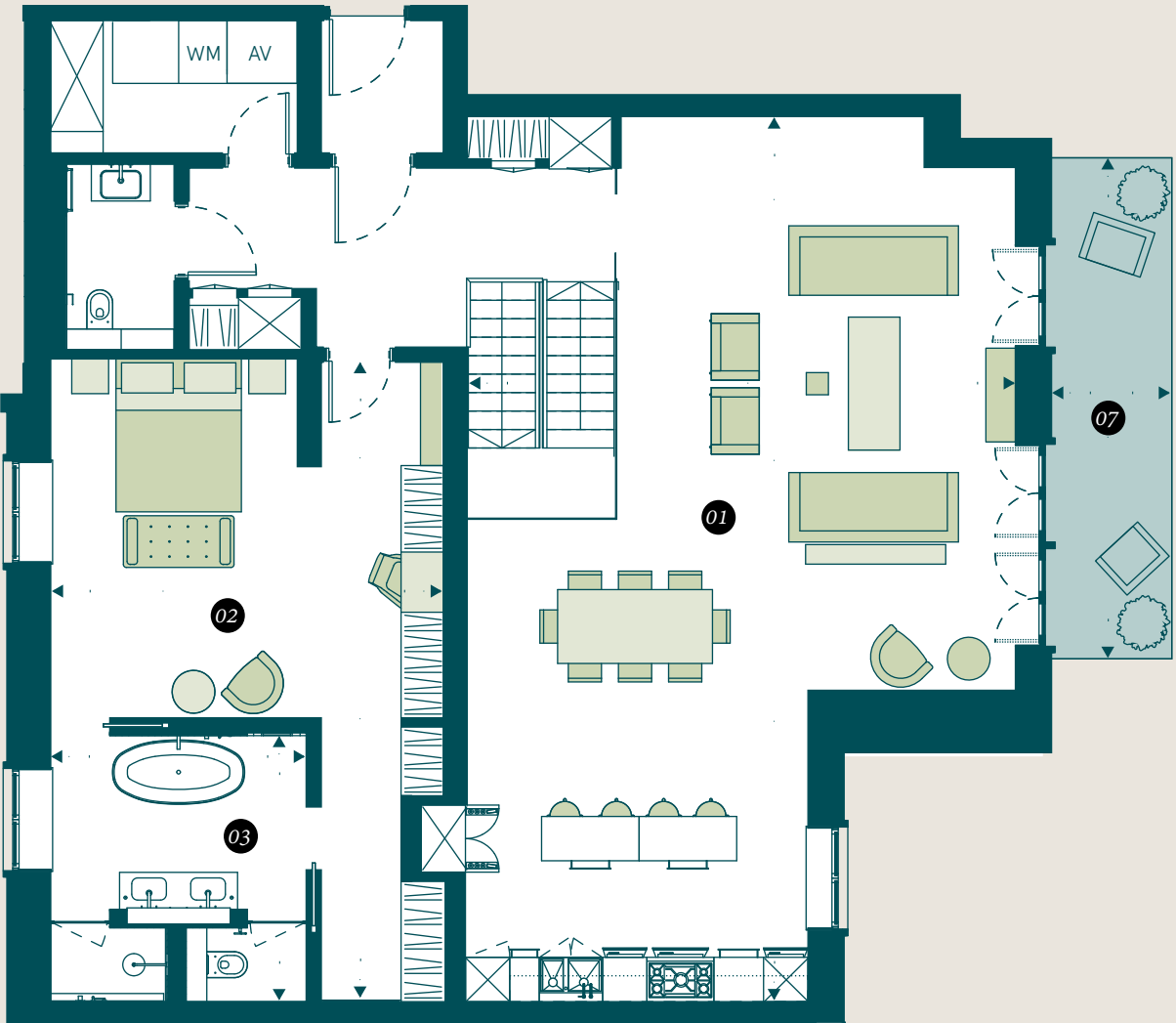


APARTMENT 04

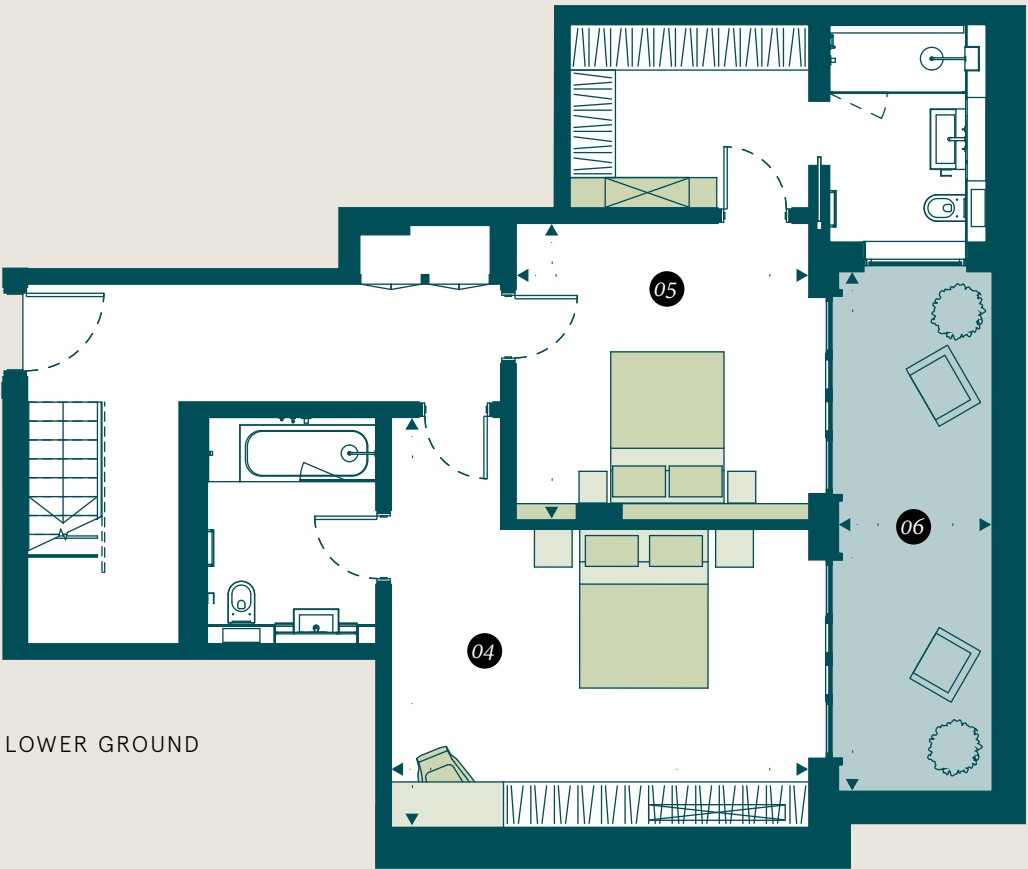
3 BEDROOMS  
COURTYARD AND TERRACE

GROSS INTERNAL AREA  
233 sq m / 2,504 sq ft

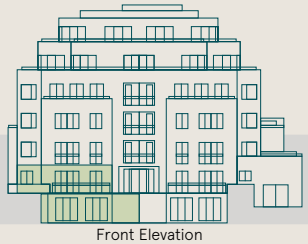
EXTERNAL AREA  
30 sq m / 323 sq ft



GROUND



LOWER GROUND



01	Living / Kitchen / Dining	11.98m x 7.43m	39'4" x 24'5"
02	Master Bedroom	8.66m x 5.32m	28'5" x 17'5"
03	Master Bathroom	3.65m x 3.46m	11'12" x 11'4"
04	Bedroom 2	5.53m x 5.42m	18'2" x 17'9"
05	Bedroom 3	3.92m x 3.88m	12'10" x 12'9"
06	Courtyard	6.87m x 2.04m	22'6" x 6'8"
07	Terrace	6.79m x 2.33m	22'3" x 7'8"



APARTMENT 05

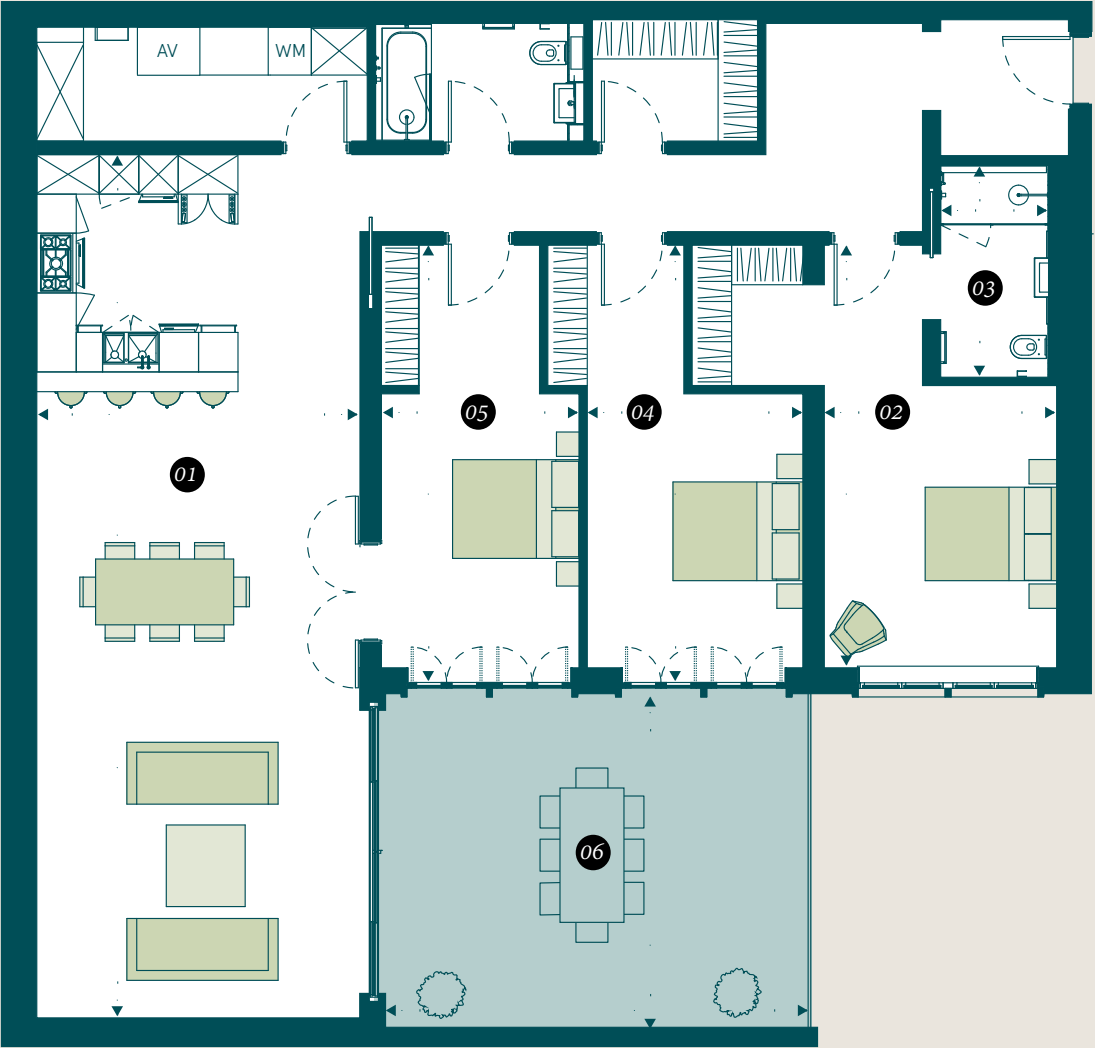
3 BEDROOMS  
COURTYARD

GROSS INTERNAL AREA  
177 sq m / 1,930 sq ft

EXTERNAL AREA  
33 sq m / 355 sq ft



Rear Elevation



- N
- |    |                           |                |               |
|----|---------------------------|----------------|---------------|
| 01 | Kitchen / Living / Dining | 13.11m x 4.91m | 43'0" x 16'1" |
| 02 | Master Bedroom            | 6.42m x 3.53m  | 21'1" x 11'7" |
| 03 | Master Bathroom           | 3.21m x 1.94m  | 10'6" x 6'4"  |
| 04 | Bedroom 2                 | 6.42m x 3.28m  | 21'1" x 10'9" |
| 05 | Bedroom 3                 | 6.42m x 3.01m  | 21'1" x 9'11" |
| 06 | Courtyard                 | 6.44m x 5.07m  | 21'2" x 16'8" |



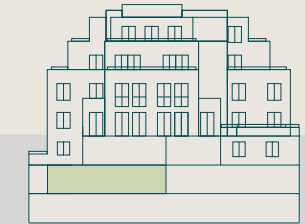
06

APARTMENT

3 BEDROOMS  
COURTYARD

GROSS INTERNAL AREA  
174 sq m / 1,877 sq ft

EXTERNAL AREA  
30 sq m / 323 sq ft



Rear Elevation



- |    |                           |                |                |
|----|---------------------------|----------------|----------------|
| 01 | Kitchen / Living / Dining | 12.41m x 4.91m | 40'9" x 16'1"  |
| 02 | Master Bedroom            | 6.42m x 3.64m  | 21'1" x 11'11" |
| 03 | Master Bathroom           | 3.21m x 1.94m  | 10'6" x 6'4"   |
| 04 | Bedroom 2                 | 6.42m x 3.28m  | 21'1" x 10'9"  |
| 05 | Bedroom 3                 | 6.42m x 3.01m  | 21'1" x 9'11"  |
| 06 | Courtyard                 | 6.44m x 4.84m  | 21'2" x 15'11" |



## FIRST FLOOR

|

*Apartments 07*







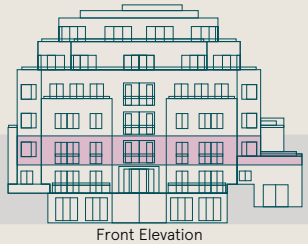
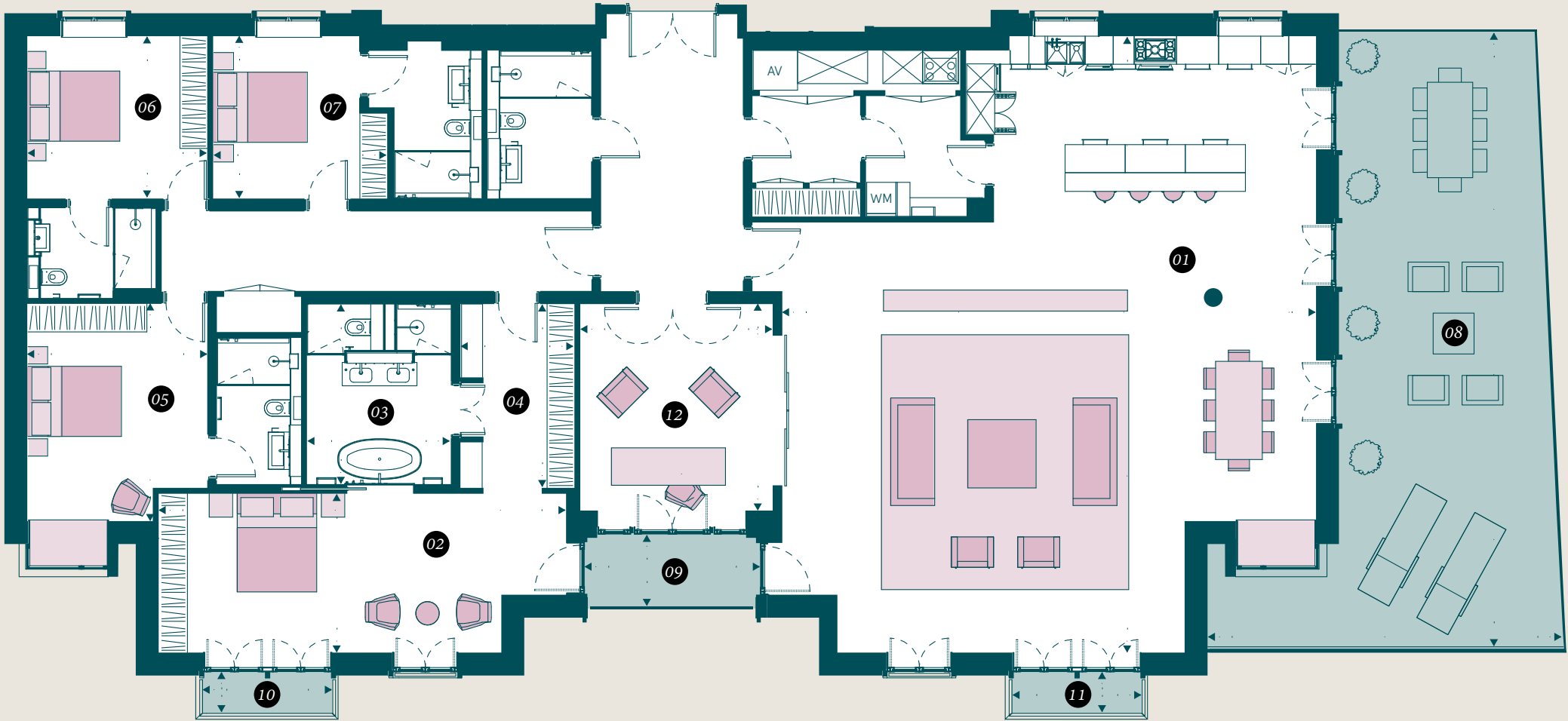
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APARTMENT 07

4 BEDROOMS  
1 TERRACE  
3 BALCONIES

GROSS INTERNAL AREA  
330 sq m / 3,547 sq ft

EXTERNAL AREA  
50 sq m / 538 sq ft



01	Kitchen / Living / Dining	13.18m x 11.42m	43'3" x 37'6"
02	Master Bedroom	8.72m x 3.40m	28'7" x 11'2"
03	Master Bathroom	3.85m x 3.08m	12'8" x 10'1"
04	Master Dressing Room	3.93m x 2.43m	12'11" x 7'12"
05	Bedroom 2	3.73m x 3.47m	12'3" x 11'5"
06	Bedroom 3	4.65m x 3.83m	15'3" x 12'7"
07	Bedroom 4	3.85m x 3.47m	12'8" x 11'5"
08	Terrace	13.17m x 7.60m	43'3" x 24'11"
09	Balcony 1	3.78m x 1.48m	12'5" x 4'10"
10	Balcony 2	2.77m x 0.88m	9'1" x 2'11"
11	Balcony 3	2.77m x 0.88m	9'1" x 2'11"
12	Study	4.42m x 4.41m	14'6" x 13'6"

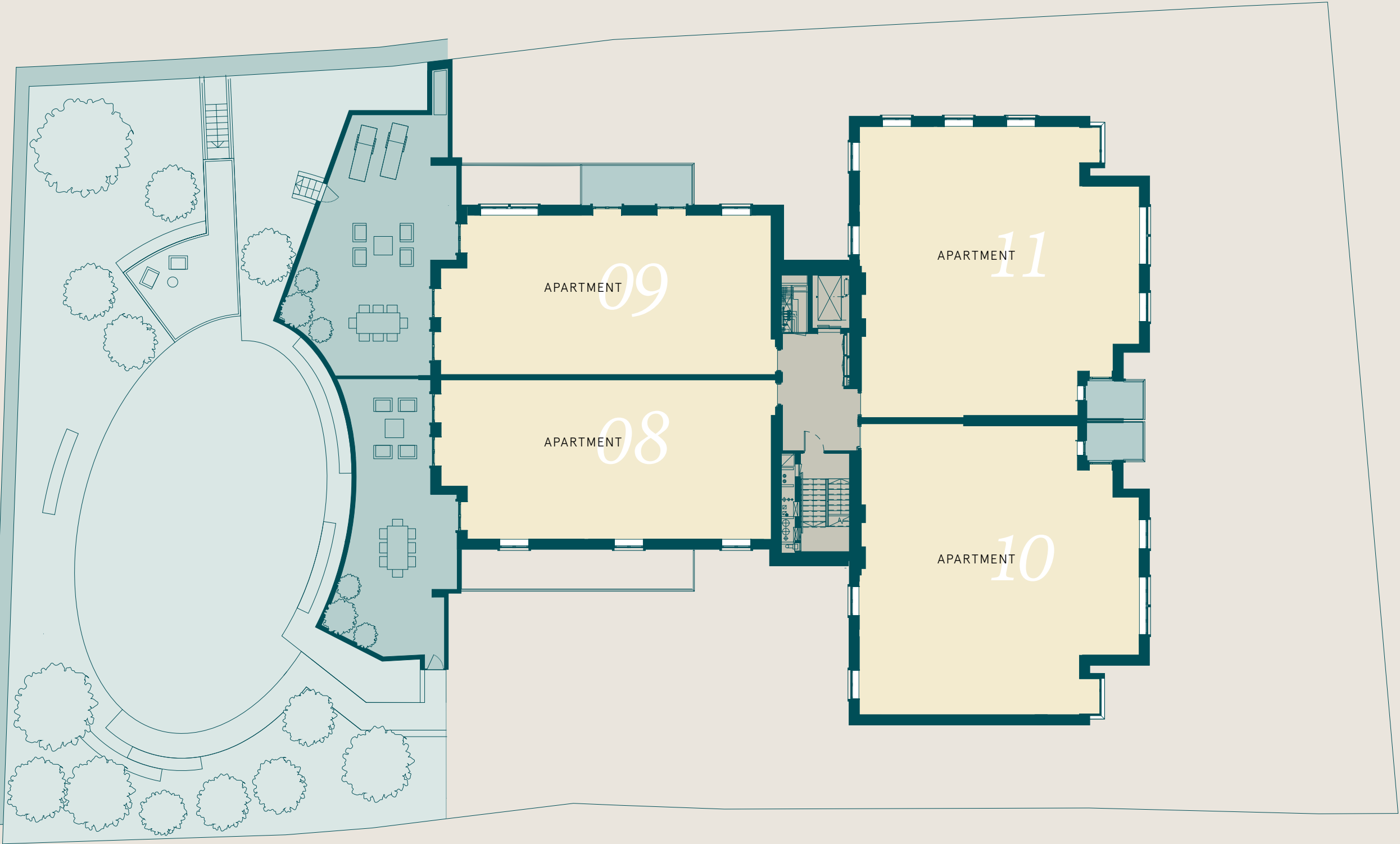


## SECOND FLOOR

|

*Apartments 8, 9, 10 & 11*





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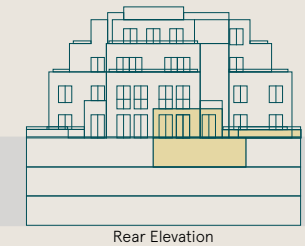
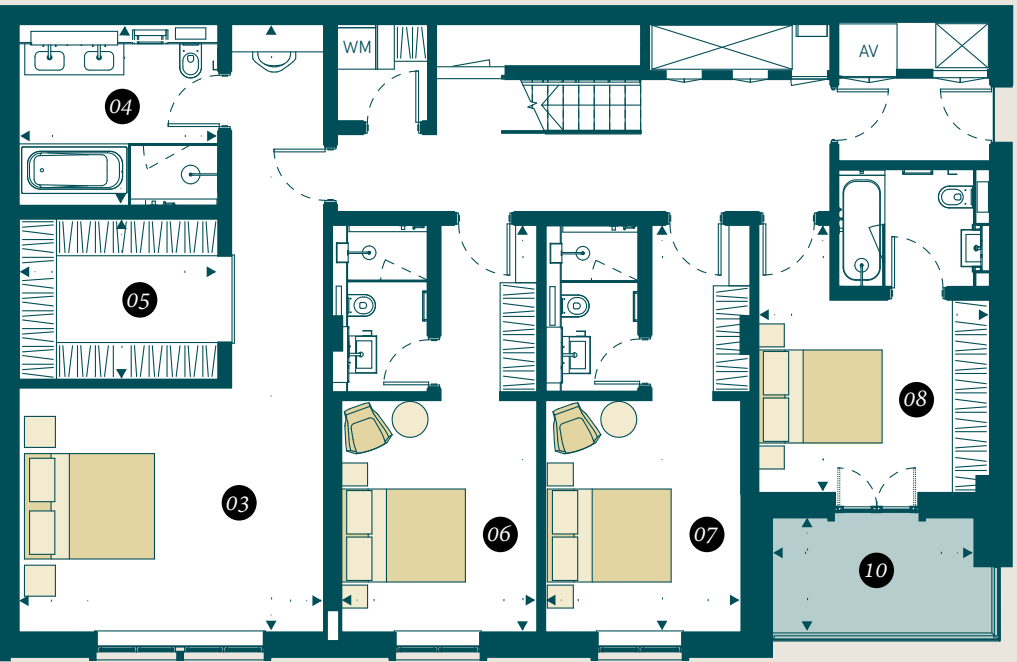


APARTMENT 08

4 BEDROOMS  
2 TERRACES

GROSS INTERNAL AREA  
257 sq m / 2,783 sq ft

EXTERNAL AREA  
79 sq m / 847 sq ft



- |    |                  |               |               |    |                      |               |               |    |           |                |               |
|----|------------------|---------------|---------------|----|----------------------|---------------|---------------|----|-----------|----------------|---------------|
| 01 | Kitchen / Dining | 8.85m x 4.34m | 29'0" x 14'3" | 05 | Master Dressing Room | 3.21m x 2.60m | 10'6" x 8'6"  | 09 | Terrace 1 | 14.08m x 6.25m | 46'2" x 20'6" |
| 02 | Living / Snug    | 7.46m x 6.74m | 24'6" x 22'1" | 06 | Bedroom 2            | 6.58m x 3.17m | 21'7" x 10'5" | 10 | Terrace 2 | 3.55m x 1.86m  | 11'8" x 6'1"  |
| 03 | Master Bedroom   | 9.81m x 4.94m | 32'2" x 16'2" | 07 | Bedroom 3            | 6.58m x 3.17m | 21'7" x 10'5" |    |           |                |               |
| 04 | Master Bathroom  | 3.23m x 2.93m | 10'7" x 9'7"  | 08 | Bedroom 4            | 4.33m x 3.73m | 14'2" x 12'3" |    |           |                |               |

APARTMENT 09

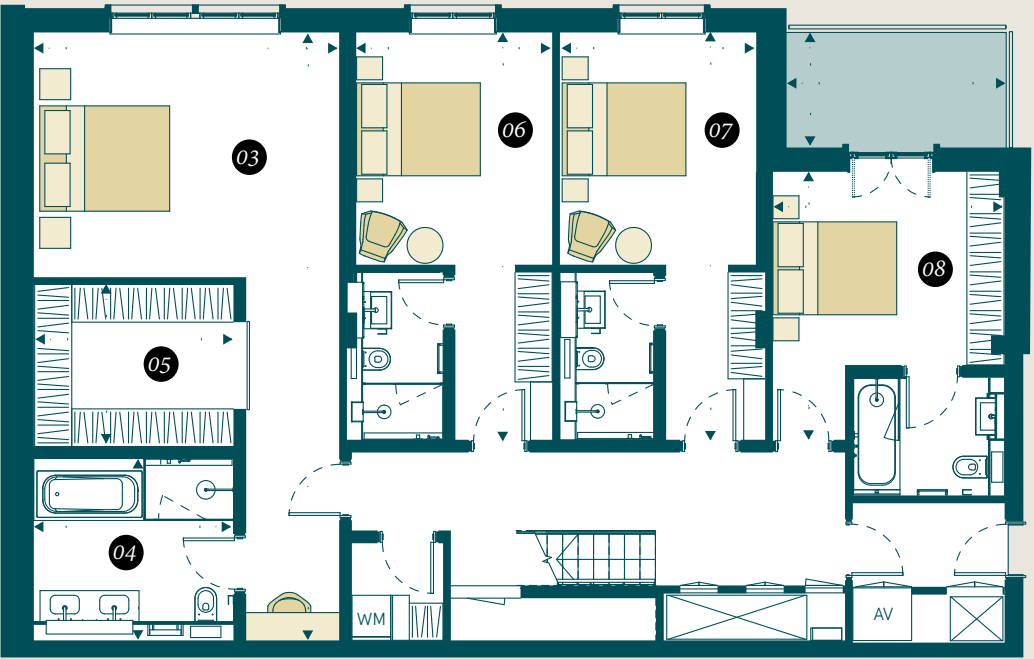
4 BEDROOMS  
3 TERRACE

GROSS INTERNAL AREA  
258 sq m / 2,782 sq ft

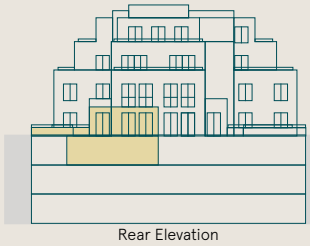
EXTERNAL AREA  
90 sq m / 969 sq ft



SECOND FLOOR



FIRST FLOOR



Rear Elevation



- |  |  |  |
|--|--|--|
| 01 Kitchen / Snug<br>8.84m x 4.34m<br>29'0" x 14'3"  | 05 Master Dressing Room<br>3.22m x 2.60m<br>10'7" x 8'6" | 09 Main Terrace<br>8.36m x 12.34m<br>27'5" x 41'6" |
| 02 Living / Dining<br>7.46m x 6.74m<br>24'6" x 22'1" | 06 Bedroom 2<br>6.58m x 3.17m<br>21'7" x 10'5"           | 10 Terrace 1<br>3.55m x 1.86m<br>11'8" x 6'1"      |
| 03 Master Bedroom<br>9.81m x 4.94m<br>32'2" x 16'2"  | 07 Bedroom 3<br>6.58m x 3.17m<br>21'7" x 10'5"           | 11 Terrace 2<br>5.20m x 1.86m<br>17'1" x 6'1"      |
| 04 Master Bathroom<br>3.23m x 2.93m<br>10'7" x 9'7"  | 08 Bedroom 4<br>4.33m x 3.73m<br>14'2" x 12'3"           |  |

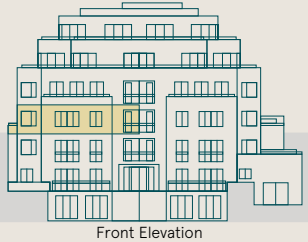



APARTMENT 10

2 BEDROOMS  
BALCONY

GROSS INTERNAL AREA  
163 sq m / 1,758 sq ft

EXTERNAL AREA  
5 sq m / 54 sq ft



- 
- 01

Kitchen / Living / Dining

9.58m x 7.46m    31'5" x 24'6"

02

Master Bedroom

4.28m x 3.39m    14'1" x 11'1"

03

Master Bathroom

3.89m x 3.28m    12'9" x 10'9"

04

Master Dressing Room

3.89m x 2.40m    12'9" x 7'10"
- 05

Bedroom 2

3.88m x 3.02m    12'9" x 9'11"

06

Balcony

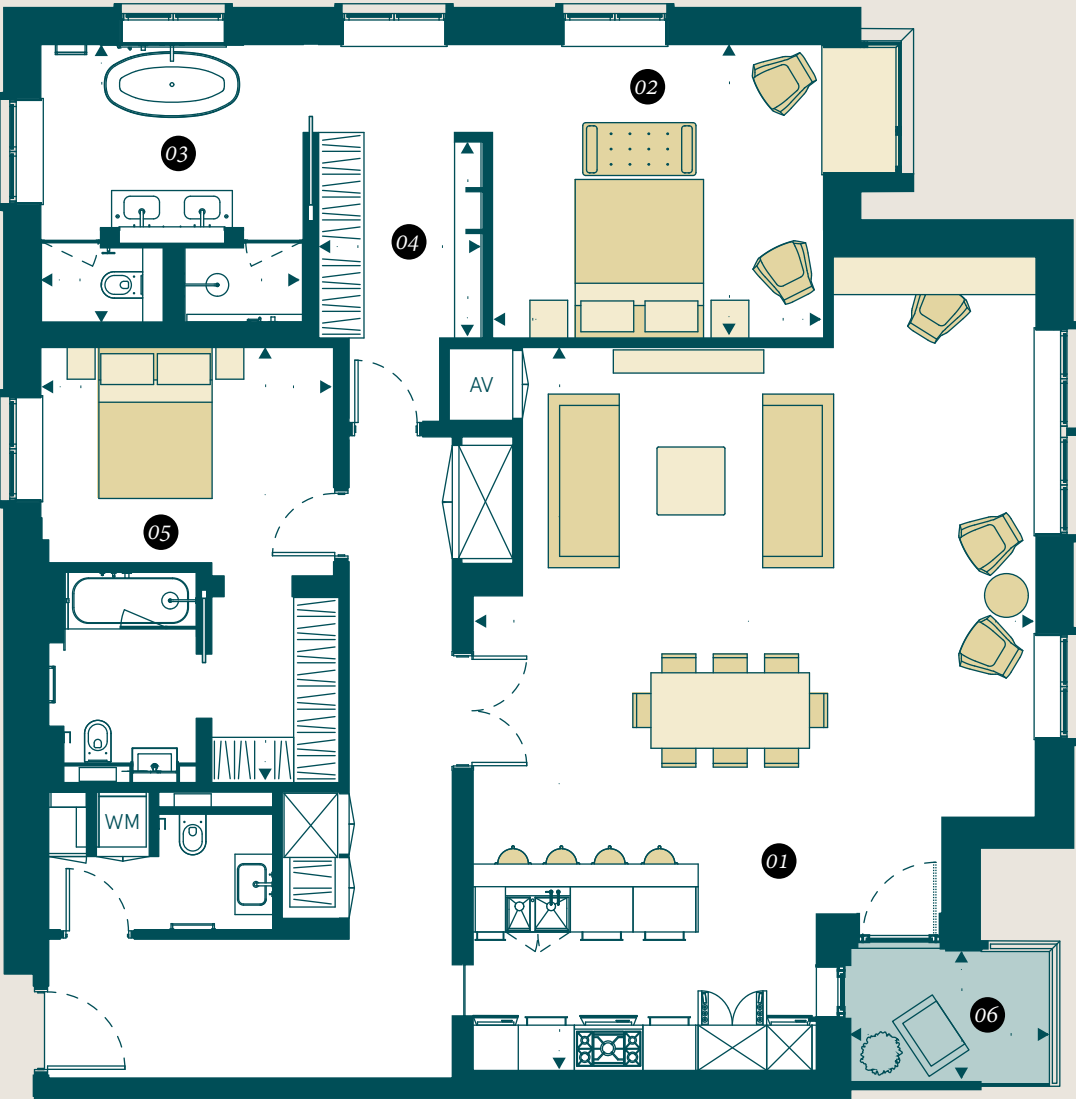
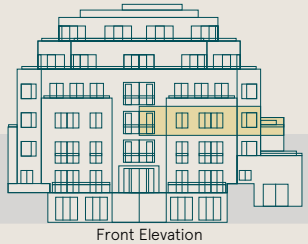
2.62m x 1.75m    8'7" x 5'9"

APARTMENT 11

2 BEDROOMS  
BALCONY

GROSS INTERNAL AREA  
163 sq m / 1,758 sq ft

EXTERNAL AREA  
5 sq m / 54 sq ft



- N
- |    |                           |               |                |
|----|---------------------------|---------------|----------------|
| 01 | Kitchen / Living / Dining | 9.58m x 7.46m | 31'5" x 24'6"  |
| 02 | Master Bedroom            | 4.39m x 3.89m | 14'5" x 12'9"  |
| 03 | Master Bathroom           | 3.68m x 3.48m | 12'1" x 11'5"  |
| 04 | Master Dressing Room      | 2.72m x 2.18m | 8'11" x 7'2"   |
| 05 | Bedroom 2                 | 5.76m x 3.88m | 18'11" x 12'9" |
| 06 | Balcony                   | 2.62m x 1.75m | 8'6" x 5'74"   |



## THIRD FLOOR

|

*Apartments 12, 13 & 14*





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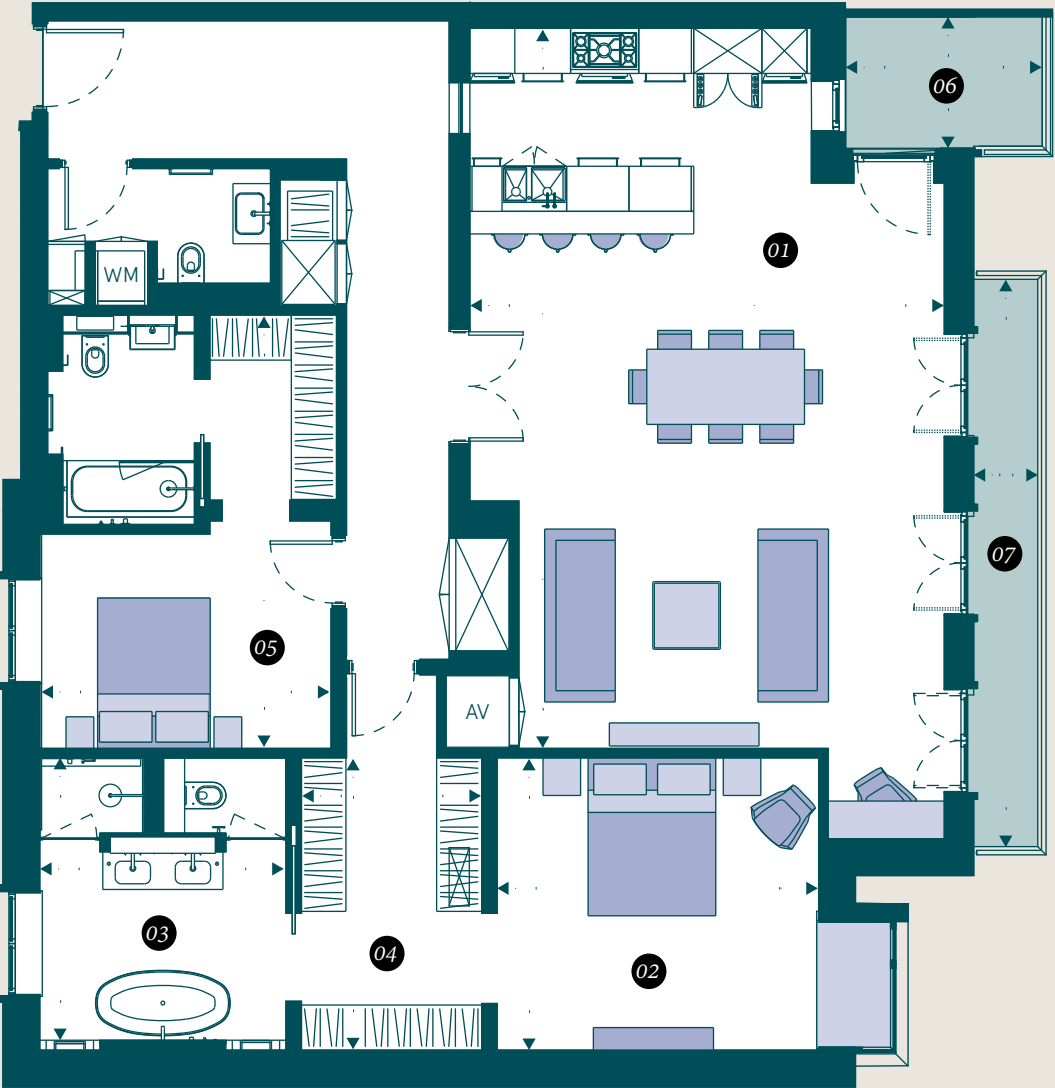
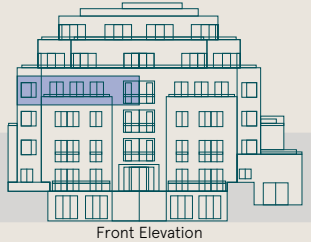


APARTMENT 12

2 BEDROOMS  
BALCONY & TERRACE

GROSS INTERNAL AREA  
158 sq m / 1,668 sq ft

EXTERNAL AREA  
11 sq m / 118 sq ft



- N
- 01

Kitchen / Living / Dining

9.58m x 6.32m    31'5" x 20'9"

02

Master Bedroom

4.28m x 3.89m    14'1" x 12'9"

03

Master Bathroom

3.89m x 3.28m    12'9" x 10'9"

04

Master Dressing Room

3.89m x 2.40m    12'9" x 7'10"
- 05

Bedroom 2

5.76m x 3.88m    18'11" x 12'9"

06

Balcony

2.62m x 1.75m    8'7" x 5'9"

07

Terrace

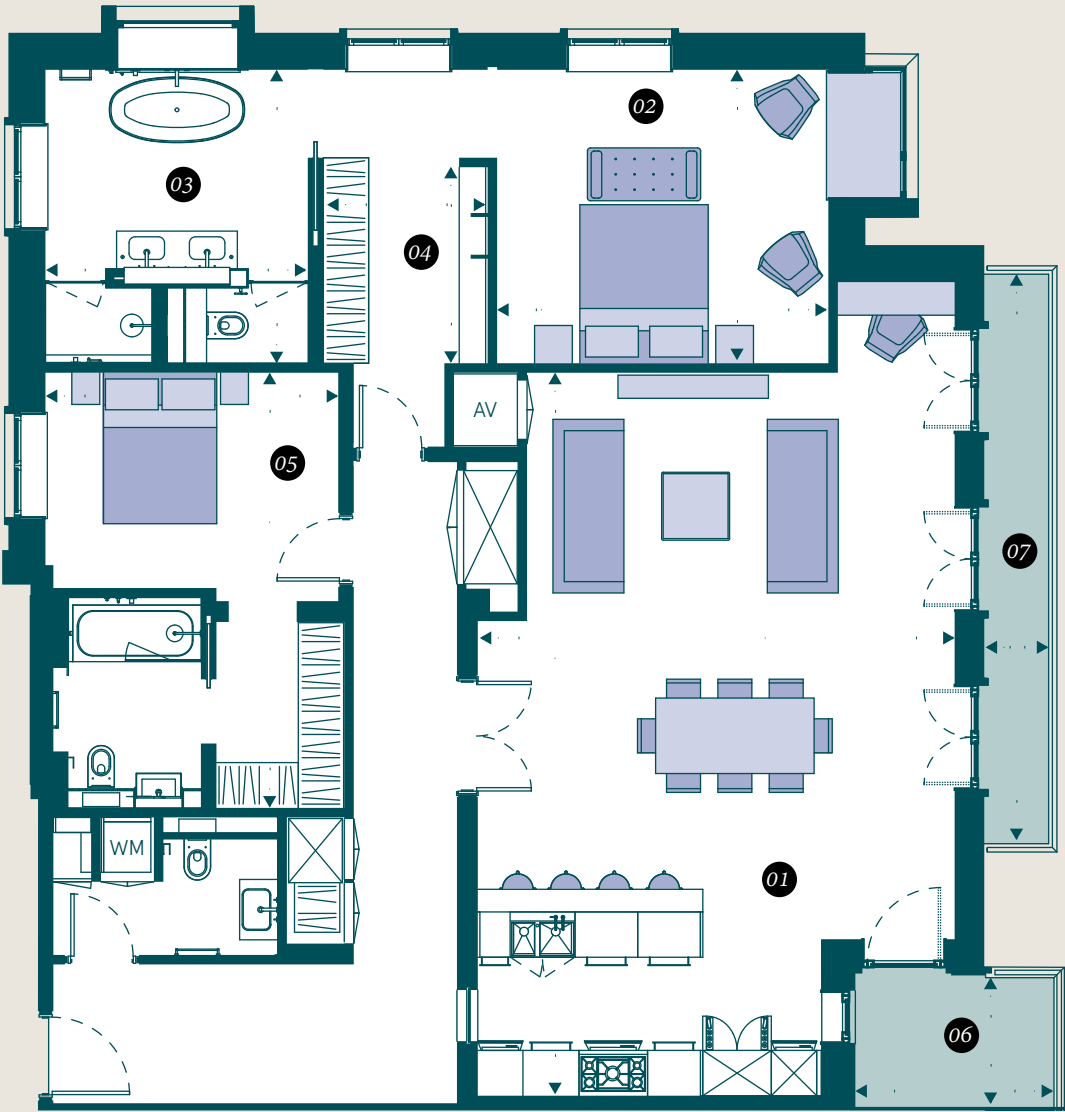
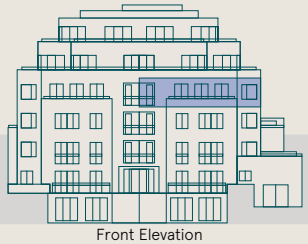
7.54m x 0.85m    24'9" x 2'9"


APARTMENT 13

2 BEDROOMS  
BALCONY & TERRACE

GROSS INTERNAL AREA  
154 sq m / 1,667 sq ft

EXTERNAL AREA  
11 sq m / 118 sq ft



- 

01 Kitchen / Living / Dining  
9.58m x 6.32m    31'5" x 20'9"

02 Master Bedroom  
4.39m x 3.89m    14'5" x 12'9"

03 Master Bathroom  
3.89m x 3.47m    12'9" x 11'5"

04 Master Dressing Room  
2.72m x 2.18m    8'11" x 7'2"
- 05 Bedroom 2  
5.76m x 3.88m    18'11" x 12'9"

06 Terrace 1  
2.62m x 1.77m    8'7" x 5'10"

07 Balcony  
7.54m x 0.85m    24'9" x 2'9"

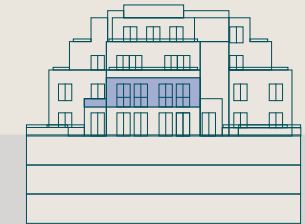


APARTMENT 14

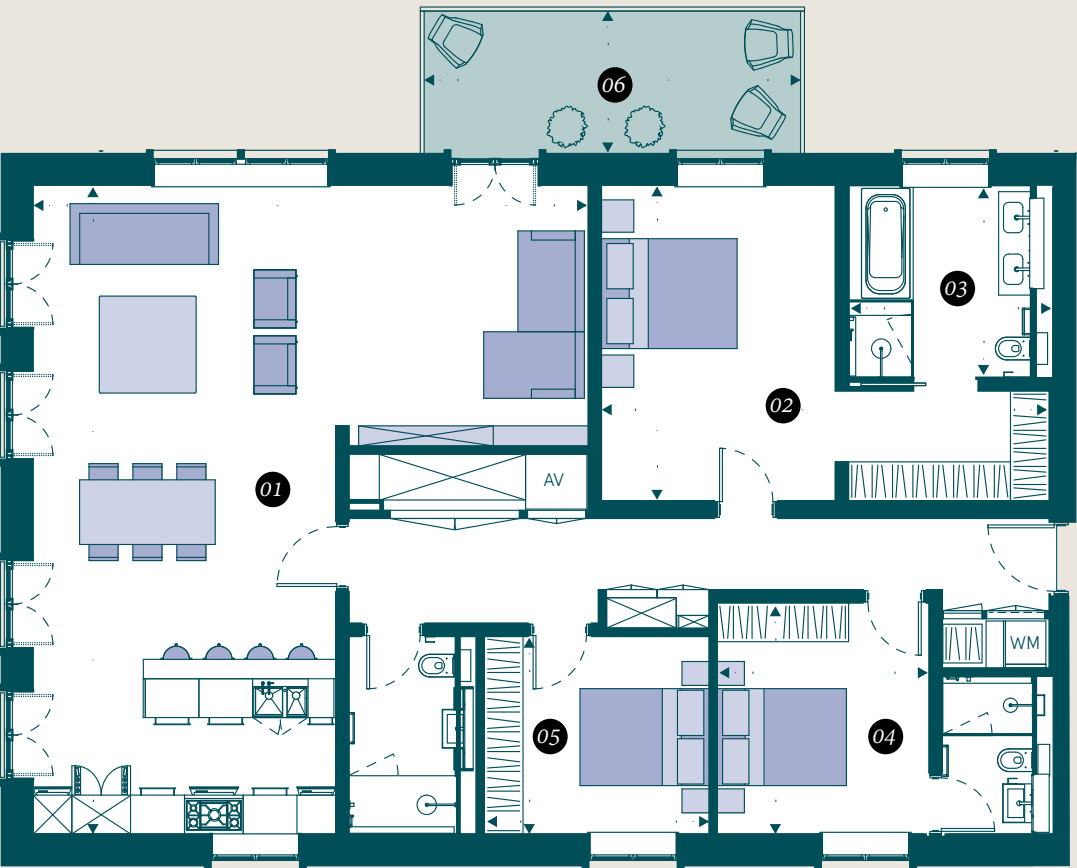
3 BEDROOMS  
TERRACE

GROSS INTERNAL AREA  
157 sq m / 1,698 sq ft

EXTERNAL AREA  
19 sq m / 205 sq ft



Rear Elevation



- |    |                                  |                |                |
|----|----------------------------------|----------------|----------------|
| 01 | Kitchen / Living / Dining / Snug | 10.03m x 8.60m | 32'11" x 28'3" |
| 02 | Master Bedroom                   | 6.93m x 4.88m  | 22'9" x 16'0"  |
| 03 | Master Bathroom                  | 3.16m x 2.98m  | 10'4" x 9'9"   |
| 04 | Bedroom 2                        | 3.57m x 3.28m  | 11'9" x 10'9"  |
| 05 | Bedroom 3                        | 3.48m x 3.05m  | 11'5" x 10'0"  |
| 06 | Terrace                          | 5.83m x 2.20m  | 19'2" x 7'3"   |

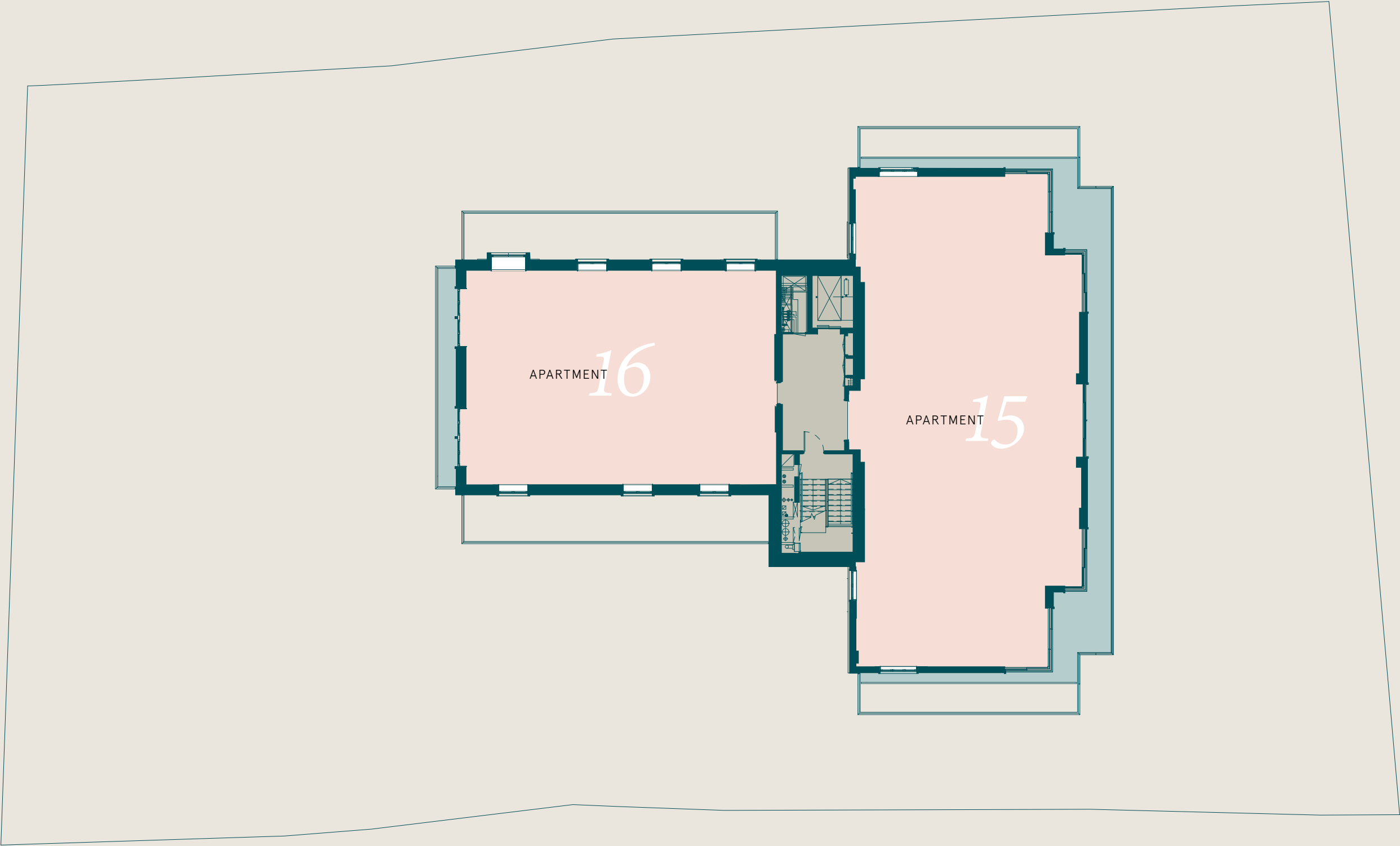
## FOURTH FLOOR

|

*Apartments 15 & 16*







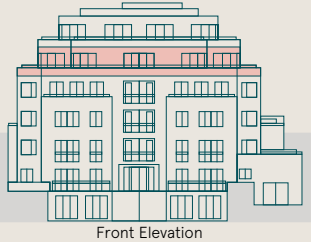
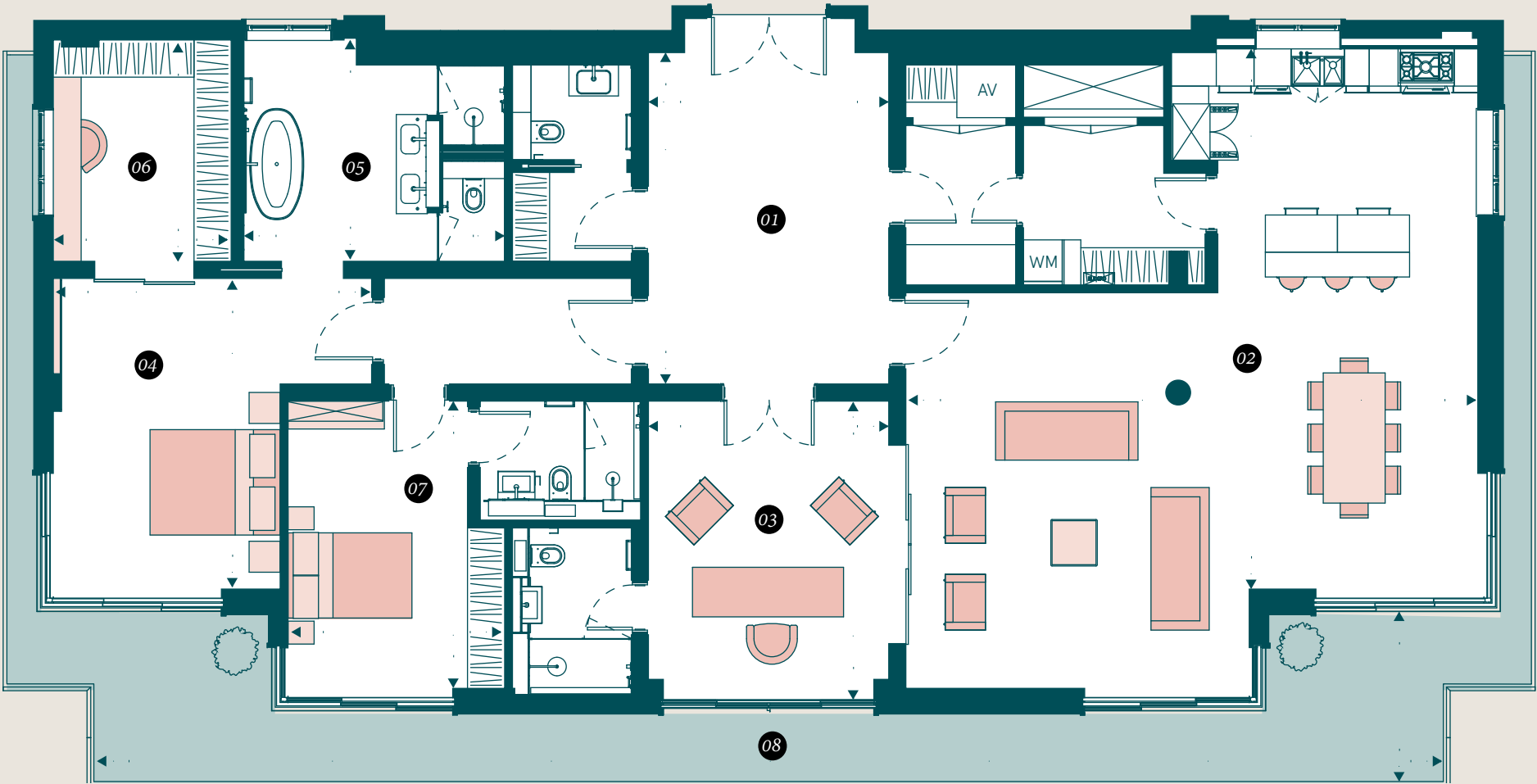
Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Knight Frank and Savills have not tested any services, equipment or facilities.

APARTMENT 15

2 BEDROOMS  
TERRACE

GROSS INTERNAL AREA  
228 sq m / 2,413 sq ft

EXTERNAL AREA  
73 sq m / 786 sq ft



Front Elevation



- |    |                           |                |                |
|----|---------------------------|----------------|----------------|
| 01 | Entrance Lobby            | 5.35m x 3.88m  | 17'7" x 12'9"  |
| 02 | Kitchen / Living / Dining | 9.24m x 8.71m  | 30'4" x 28'7"  |
| 03 | Study                     | 4.81m x 4.16m  | 15'9" x 13'8"  |
| 04 | Master Bedroom            | 5.14m x 5.01m  | 16'10" x 16'5" |
| 05 | Master Bathroom           | 4.21m x 3.57m  | 13'10" x 11'9" |
| 06 | Master Dressing Room      | 3.57m x 2.87m  | 11'9" x 9'5"   |
| 07 | Bedroom 2                 | 4.63m x 3.50m  | 15'2" x 11'6"  |
| 08 | Terrace                   | 21.80m x 2.74m | 71'6" x 8'12"  |

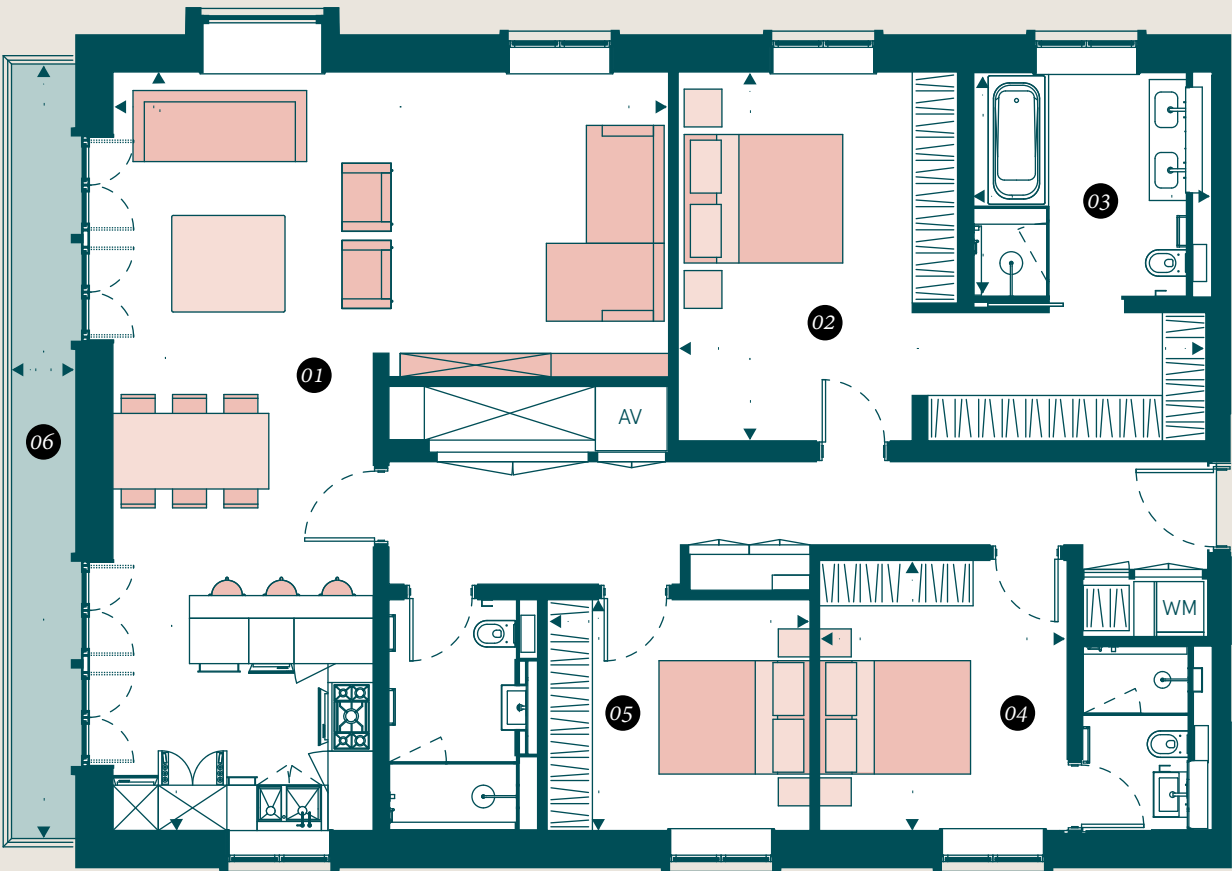
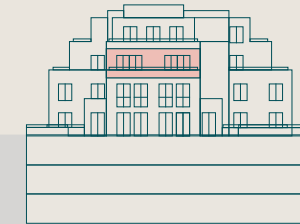


APARTMENT 16

3 BEDROOMS  
TERRACE

GROSS INTERNAL AREA  
144 sq m / 1,566 sq ft

EXTERNAL AREA  
9 sq m / 97 sq ft



- 01 Kitchen / Living / Dining / Snug  
10.03m x 7.36m 32'11" x 24'2"

02 Master Bedroom  
7.01m x 4.88m 22'12" x 16'0"

03 Master Bathroom  
3.18m x 2.98m 10'5" x 9'9"

04 Bedroom 2  
3.57m x 3.28m 11'9" x 10'9"
- 05 Bedroom 3  
3.48m x 3.05m 11'5" x 10'0"

06 Terrace  
10.24m x 0.85m 33'7" x 2'9"

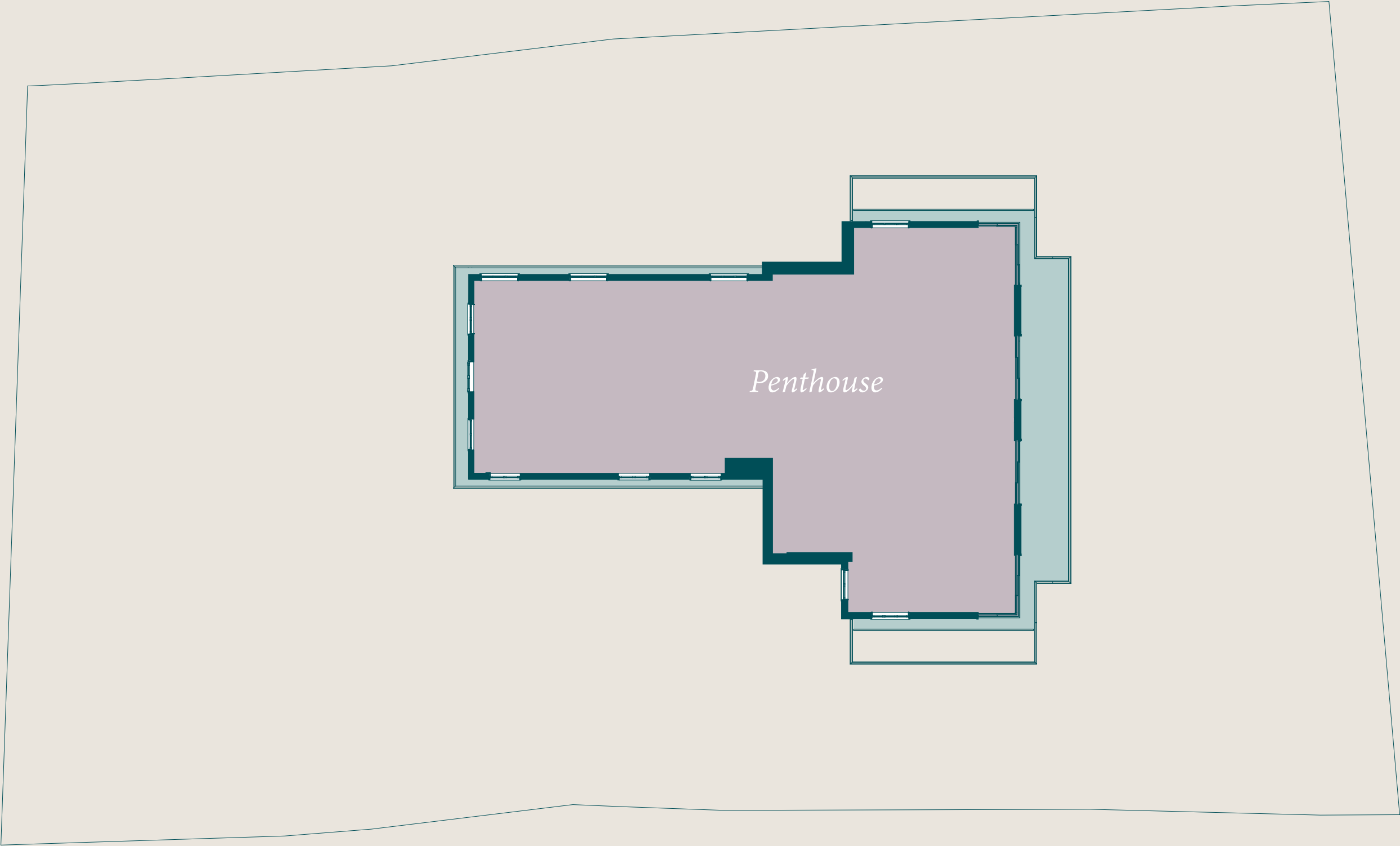
## FIFTH FLOOR

|

*Penthouse*







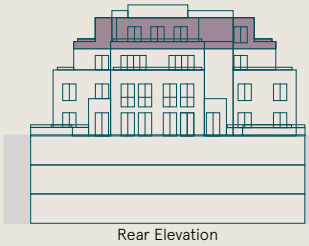
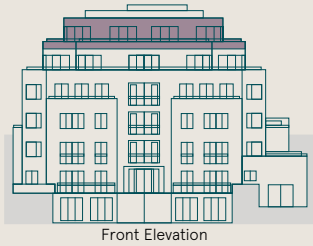
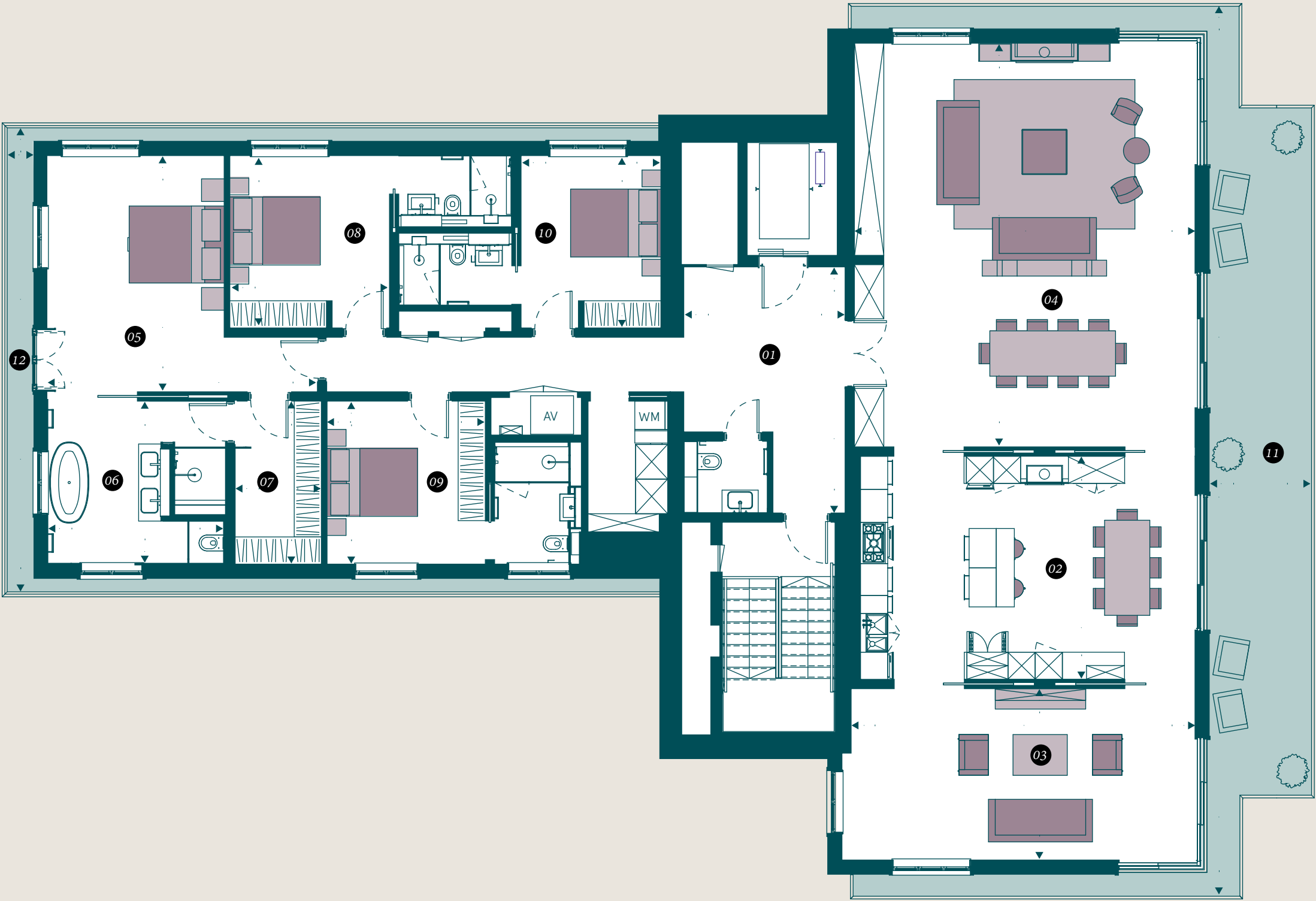
*Penthouse*

PENTHOUSE

4 BEDROOMS  
2 TERRACES

GROSS EXTERNAL AREA  
281 sq m / 3,013 sq ft

EXTERNAL AREA  
77sq m / 829 sq ft



01	Entrance Lobby	5.43m x 3.57m	17'10" x 11'9"	05	Master Bedroom	5.98m x 5.22m	19'7" x 17'2"	09	Bedroom 3	3.81m x 3.53m	12'6" x 11'7"
02	Kitchen / Dining	7.65m x 4.93m	25'1" x 16'2"	06	Master Bathroom	3.90m x 3.59m	12'10" x 11'9"	10	Bedroom 4	3.81m x 3.09m	12'6" x 10'2"
03	Living	7.60m x 3.78m	24'11" x 12'5"	07	Master Dressing Room	3.60m x 1.91m	11'10" x 6'3"	11	Terrace 1	19.65m x 2.24m	64'6" x 7'4"
04	Formal Dining / Lounge	8.91m x 7.53m	29'3" x 24'8"	08	Bedroom 2	3.60m x 3.50m	11'10" x 11'6"	12	Terrace 2	10.25m x 0.59m	33'8" x 1'11"



# SPECIFICATION



*Take a cross section of Novel House  
and you’ll find quality in every dimension.*

The palette of materials used in both the communal and private areas is classic-contemporary, while detailing adds fresh, nuanced effects. Substance and style live together as one.

Technology is state-of-the-art, subtly integrated and intelligently applied. Security starts at the bronze gate and continues in the underground car park, lift, and apartment intercom system.



Apartment Finishes

FLOORS

- Engineered fumed oak flooring to all halls, living rooms and master bedrooms.
- Custom coloured luxury carpet to secondary bedrooms.
- High quality large format porcelain tiles to all bathrooms.

INTERNAL WALLS & DOORS

- All internal walls are constructed to a high level of soundproofing and security.
- Apartment entrance doors are contemporary solid timber fitted with security locking.
- All internal apartment doors are oversized solid hardwood frames with doors in a matching high-quality timber veneer.
- Bespoke bronze ironmongery used throughout the apartments.

KITCHENS

- Individually designed kitchens in bespoke veneers with bronze detailing.
- Soft close doors and drawers.
- Natural stone worktop and full height splashbacks.
- Undercabinet linear LED lighting to illuminate work surfaces.
- Appliances by Miele and include:
  - Fridge-freezer
  - Multi-function electric oven
  - Induction hob
  - Combination microwave and/or combination oven
  - Warming drawer
  - Full size dishwasher
  - Wine fridge
- Seperate washer and dryer housed in a utility room/cupboard (except Apartments 3 and 4, which have a combined washer/dryer).
- Stainless steel under-mounted sink with Quooker combined boiling and cold filtered water tap.
- Compartmentalised waste storage.

BATHROOMS

- The bathrooms incorporate high quality sanitary fittings and are complemented by contemporary taps and showers by Hansgrohe.
- Large format marble feature wall.
- Premium white vitrified enamelled wall mounted WC with soft close seat and dual push button flush.
- Freestanding baths by Waters in the master bathrooms (typically). Enamelled steel baths by Bette with tiled panel in the secondary bathrooms.
- Bespoke reeded bath and shower screens to master bathrooms.
- Custom designed vanity unit with two under-mounted basins to master bathrooms.
- Bespoke wall mounted fully mirrored cabinet with integrated lighting, shaver socket and demister element (where applicable).
- Heated towel rail.

DESIGN DETAILS

- Walls and ceilings finished with a high-quality paint.
- Fireplace provided in the Penthouse.

Heating And Cooling

Apartment Lighting & Electrical

LIGHTING

- Lighting will comprise of low-voltage integrated LED luminaires throughout, to create a layered lighting scheme for diverse use of the spaces.
- Programmable lighting system provides mood lighting, dimming and scene set function to living rooms, kitchen, and master bedroom suites. Selected apartments also have control in corridors and stairways.
- Feature ceiling coffers and ceiling perimeter cove details with concealed lighting in selected locations.
- Option to install pendants in the living room in selected apartments.

ELECTRICAL

- Low level 13-amp sockets throughout.
- Provision for table and floor lamps to be connected to a 5-amp lighting circuit in living rooms and bedrooms.
- Powder coated metal switch and socket plates.

Apartment Joinery

WARDROBES

- Fitted wardrobes finished in bespoke timber veneer (to master bedrooms). Internal fittings include shelves, hanging rails and internal lighting.

WALK-IN WARDROBES

- Timber veneered doors and exposed hanging, shelving and drawers.

HALL AND UTILITY CUPBOARDS

- Lacquered full height doors with shadow gap detail handle.

AV, Telephone & Data

- High speed Category 6A cable provided to all apartment central equipment location. With the relevant subscription residents have access to a range of broadband providers such as BT and Virgin.
- Fibre based communal satellite and antenna (UHF, FM and DAB) signal distribution system. Satellite dishes are provided to received terrestrial TV and Sky.
- Satellite, telephone and data points to reception rooms and all bedrooms. A central equipment location is provided complete with data and home entertainment patch panels.
- Windows in living spaces and principle bedrooms pre-wired to allow for motorised blind and curtain options.
- Pre-wiring for ceiling mounted speakers in master bedrooms and en-suites.
- Provision has been made to allow the door intercom video station to be upgraded to a touchscreen that allows the central management of all heating, cooling and lighting systems.
- In combination with a purchased upgrade, the apartment may be controlled remotely via a smartphone or tablet application.

Private Terraces, Courtyards & Balconies

- All apartments have inward opening and sliding glazed doors leading to landscaped areas, terraces or balconies.
- Low-maintenance terrace flooring with level threshold.
- Exterior wall lights to all private balconies.
- Selected balconies and courtyards have spike spot lights to planters and low-level floor wash lights
- Bespoke powder-coated metal balustrade to terraces and balconies.

Exterior

EXTERNAL WALLS

- The building is clad with traditional red brick and stone with bronze detailing and a pale slate grey cladding to the 4th and 5th upper floors.

WINDOWS AND DOORS

- The windows are a mix of openable and fixed double glazed panels. All apartments have inward opening doors leading to landscaped areas, terraces or balconies.

Security

- Security fob access control to all the building entrances and car park.
- CCTV surveillance to car park, all public areas and building entrance.
- Video entry intercom to each apartment with direct link to concierge.
- Cable link to communal plant room for Redcare service for future alarm system.
- Hard-wired smoke and heat detectors.
- Multi-point high security door locking system to entrance door with spy hole.

Landscape

COMMUNAL GARDEN

- Large gardens provide a lush and peaceful space complementing the leafy green spaces of Hampstead.

EXTERIOR LIGHTING

- The exterior lighting design creates a soft yet secure atmosphere outside the apartments, with low level lights illuminating the pathways and landscaping features.
- Foliage is lit using small discreet spike spotlights positioned within the landscaping and shrubbery.
- Exterior lighting is timer controlled so that the light levels reduce intensity depending on the time of night.

Communal Spaces

ENTRANCE LOBBY

- Elegant and contemporary entrance lobby, incorporating a reception desk for the concierge.
- Bespoke timber clad walls, natural stone floor finishes and mirrored panelling.
- Integrated lighting to selected wall and ceiling details to celebrate the entrance lobby features.

RESIDENTS’ LIFT

- A bespoke, contemporary lift serves all residential floors and the basement car park.

GYMNASIUM

- A fully equipped gymnasium with comfort cooling/heating and AV connectivity is provided for the exclusive use of the residents.

CAR PARKING AND CYCLE STORAGE

- 17 basement-level private car parking spaces.
- Charging points for electric vehicles.
- Secure cycle storage and wash down facility.

Warranty

- All apartments benefit from a 10-year BLP building defects insurance policy.

PORTFOLIO

LINTON GROUP



*Distinguished by Design*

As developers, investors, property managers and design-devotees, Linton works towards one goal – to raise prime residential standards in London.

Privately-owned and led by Gary Linton, the team combine their prowess in identifying location opportunities, creating uncommon residences and providing meaningful, dedicated support services. Novel House is a showcase for the culmination of Linton Group’s notable expertise in each department.

A long-term partnership with architectural interior designer Gemma Gordon-Duff ensures that Linton’s developments are distinguished by design. Attention to detail, thoughtful integration of technology and facility, individuality, comfort, and artistry are the defining features of a Linton development.

THE MAPLE BUILDING

Kentish Town

*An exquisite collection of fifty apartments and seven penthouses in a transformed, red brick furniture factory in Kentish Town.*



ST EDMUND’S TERRACE

St John’s Wood

*A collection of eight luxury apartments and one penthouse in St John’s Wood.*



PARKER HOUSE

Paddington

*Nineteen individually designed apartments in a converted Victorian building in Paddington, W2.*



TEAM

SALES CONTACTS

Created by

LINTON



glentree

NEW HOMES

020 8731 9500

[www.glentreenewhomes.com](http://www.glentreenewhomes.com)

Interior Design

GORDON-DUFF & LINTON

The unique location of Novel House, with its impressive views of London’s historic buildings and majestic skyline, was Gordon-Duff & Linton’s key consideration when designing the interiors. A neutral palette lets the natural beauty of the warm wood floors and marbles create a feeling of understated opulence.

The luxurious ambience at Novel House is noticeable as soon as you cross the threshold into the reception area. Clad in stunning Italian marble, fluted oak and antique mirror the space feels elegant and welcoming. From the chevron-pattern veneered wardrobes in the master bedrooms to the bespoke reeded glass shower enclosures and bathroom joinery, the development captures the essence of contemporary luxury.

Architecture

KSRARCHITECTS

KSR is an innovative design led practice based In Camden Town with a proven track record of producing exciting, ambitious designs and taking them through to fruition. Their strong association with Hampstead and Highgate extends back for over 25 years.

KSR has been involved with 29 New End since the project’s inception and has steered the design to achieve a landmark building. The design responds to the sensitive location and local characteristics, and will make a positive contribution to the local community and conservation area.

Landscape Design

BOWLES & WYER

A Landscape Company

Bowles & Wyer are leading landscape and garden designers and contractors, working throughout London, Central England, the South East and abroad.

The landscape design for Novel House has been carefully considered to provide high quality communal and private amenity space for the residents. Mature trees have been carefully retained with significant new tree species and mixed decorative planting introduced, enhancing both the setting and biodiversity within the site.

The rear garden has been designed to be experienced both within and from above, with a dynamic, elliptical-shaped lawn at its heart providing a tranquil and relaxing space.

Important Notice

1. Particulars; these particulars are not an offer or contract nor part of one. You should not rely on statements by Knight Frank LLP & Savills in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor Savills has any authority to make any representations about the property or development and accordingly any information given is entirely without responsibility on the part of the agents, sellers or lessors.
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3. Regulations: Any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.

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