



THE
GOLDLEAF
RADLETT



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RADLETT

Strikingly elegant new apartments in a prime
location for the most discerning of buyers.



Welcome to Radlett's
most elegant new
development

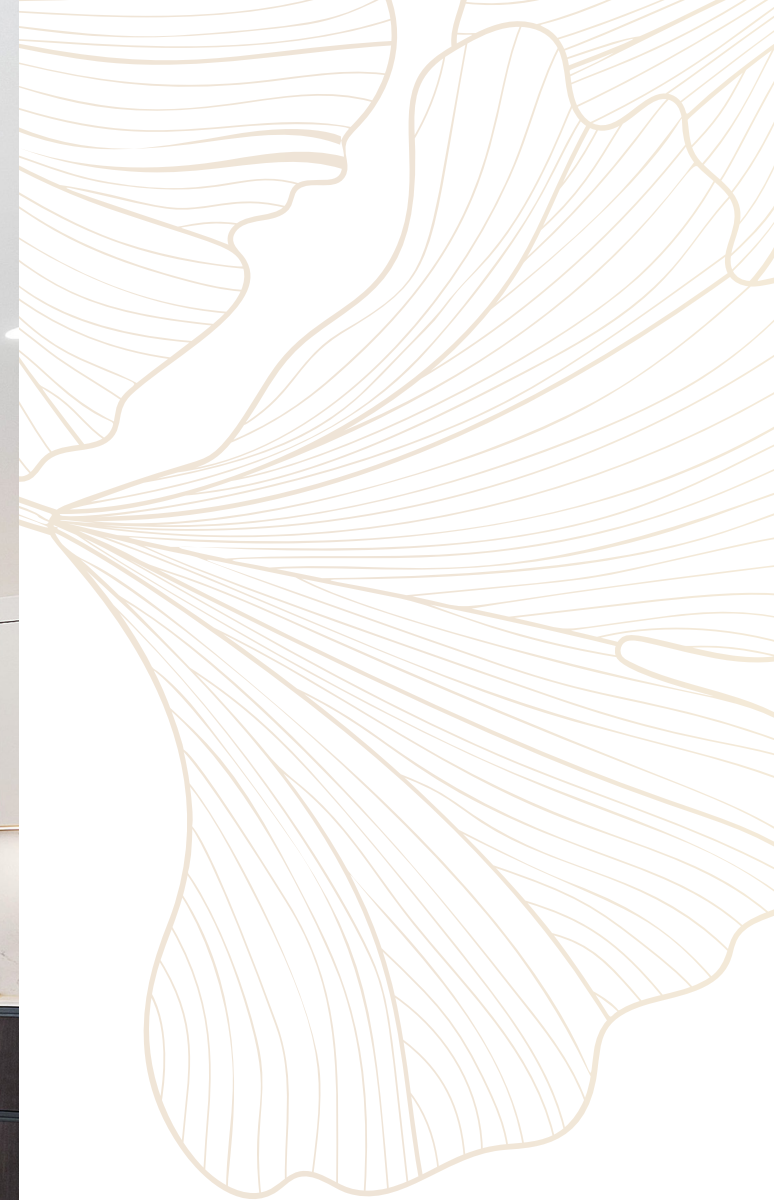
THE
GOLDLEAF
RADLETT

Happiness

starts at home

Strike the perfect balance between lavish Central London style and fresh country air here at The Goldleaf and make Radlett the new place you call home.





Spectacular spaces

A collection of unique apartments designed to provide you with the perfect spaces in which to live, work and entertain.

With interiors
designed to suit the
most discerning
tastes

Specially curated by our interior
designers to bring together quality
materials and practical solutions so
you can live effortlessly and enjoy
each space you are in.











Five star opulence starts here

The Goldleaf is a development where we have taken extreme care and attention to deliver a sense of true luxury and style, with bespoke interiors which you won't find anywhere else.

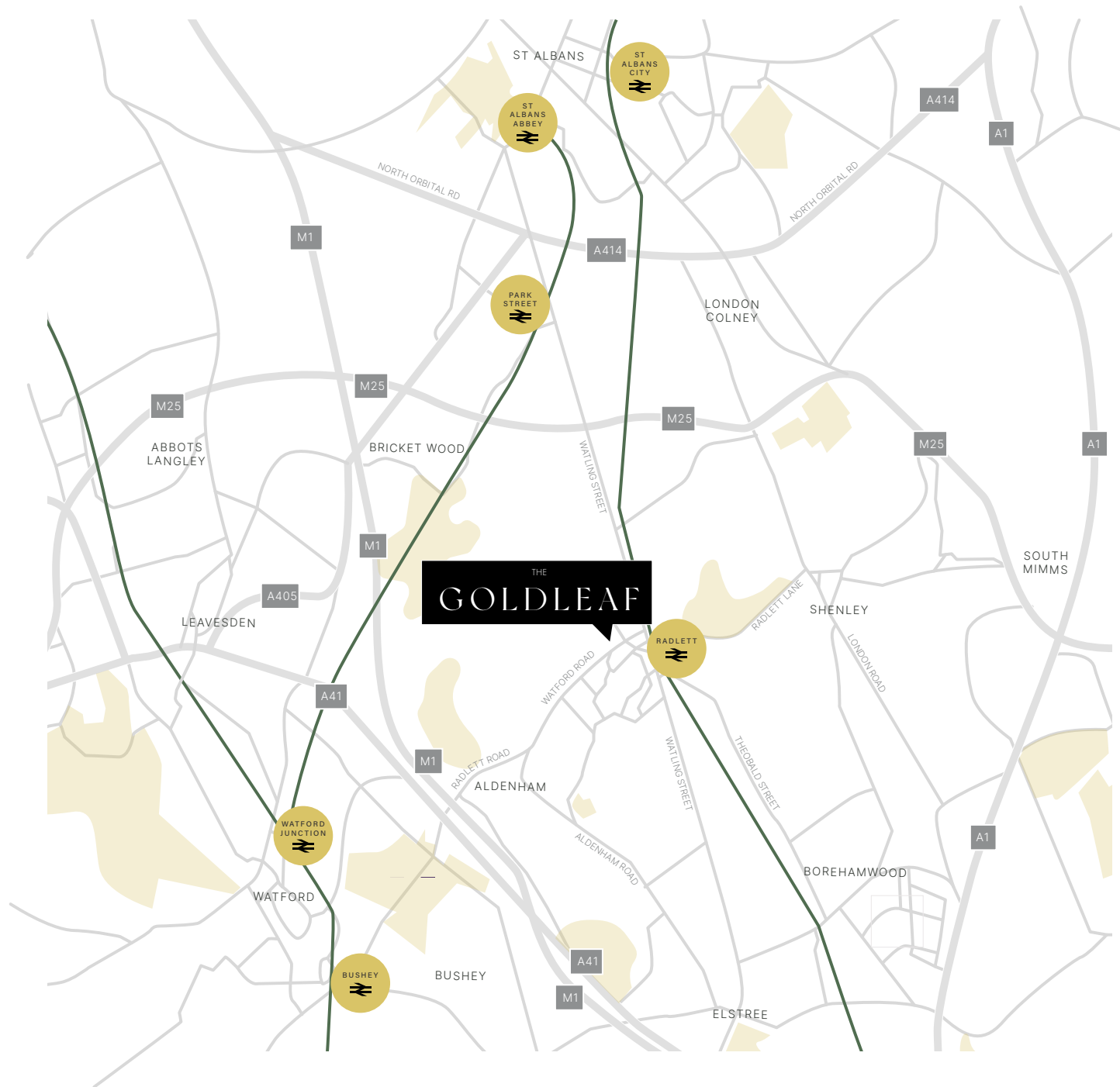




Feel right at home in Hertfordshire

THE PERFECT BALANCE | Radlett is the perfect place to live if you are looking for easy access into London but are yearning to live away from the hustle and bustle of the City. Imagine dreamy walks, leisurely afternoons in the pub and a local community where the local greengrocer knows your dog's name.

LEISURE AND SPORTS | The perks of living in Hertfordshire are the bountiful leisure facilities from golfing to tennis, cricket and football clubs, not to mention access to acres and acres of beautiful countryside on your doorstep.



LOCATION

The Goldleaf is just a short stroll from Radlett train station which means you can easily get in and out of London without needing to drive. You'll have quick and easy access to local shops and services in Radlett, with plenty more shopping, restaurants and leisure facilities in nearby St Albans or Watford. A selection of some of our favourites spots in the area are listed on the following pages.



Just an 8 minute stroll from your doorstep
to London Thameslink

RADLETT
Thameslink Railway

St Alban's City 6 minutes
Luton Airport Pkwy 15 minutes
West Hampstead 24 minutes
King's Cross 30 minutes
Farringdon 38 minutes

The locations mentioned on this page are for guidance and information only, chosen by distance. There are more facilities in the surrounding areas.
Please ask agents for more detailed information.



DAISY & Co. | Brunch Café

Just a five minute walk from The Goldleaf is this delightful little brunch spot. Tasty, healthy food in a bright and airy space and the kind of service that will put a smile on your face.

- 219 Watling St, Radlett WD7 7AL



BATTLERS GREEN | Farm Shopping Village

Locally sourced and independently run market collective, featuring an amazing selection of small shops as well as a tea room and café. Not to mention the best bagels around from Bagels + Schmear. Plenty of parking available.

- Battlers Green Farm, Common Ln, Radlett WD7 8PH



THE HOLLY BUSH | Pub

A beautiful 17th century country pub, tucked away in the idyllic hamlet of Potters Crouch. Recently refurbished, it is very much a traditional English pub steeped in oldworld charm. The pub has been family-run for a third of a century. Enjoy antique furniture, open log fires, an impressive garden and the finest cask Fullers ales from the award winning cellar as well as home-cooked food.

- Potters Crouch St Albans AL2 3NN



SOPWELL HOUSE | Cottonmill Spa

Enjoy a spa break or celebrate with afternoon tea at historic Sopwell House, a Georgian country house and now luxury 128 bedroom hotel, country club & spa located south of St Albans. The newly completed Cottonmill Spa is a one-of-a-kind indoor-outdoor haven with heavenly spa treatments and range of saunas, jacuzzis and steam rooms, the perfect place to unwind after a busy week.

- Cottonmill Ln, St Albans AL1 2HQ



PORTERS PARK | Golf Club

An excellent court with superb club house and friendly staff. Highly rated for its food and pro shop.

- Shenley Hill, Radlett WD7 7AZ



RADLETT LAWN TENNIS & SQUASH CLUB

A great club with plenty of well-organised tournaments and events for all skill levels. Mostly outdoor carpet courts. Ample parking and a nice club house add to this tennis club's appeal.

- Radlett WD7 7JG



MUST | Wine Bar

Tantalise the senses with an evening of world-class wine and the finest selection of cut meats and cheeses at this local favourite. Wine buffs will enjoy the many tasting events organised by the owners, but it's also the perfect place to catch up with friends or grab a quick drink before heading out for a meal.

- 3 George St, St Albans AL3 4ER



THE GROVE | 5-Star Hotel

Luxury country hotel with its own golf course, spa and elegant contemporary restaurant. Expect top-notch service and upscale clientele.

- Chandler's Cross, Watford WD3 4TG

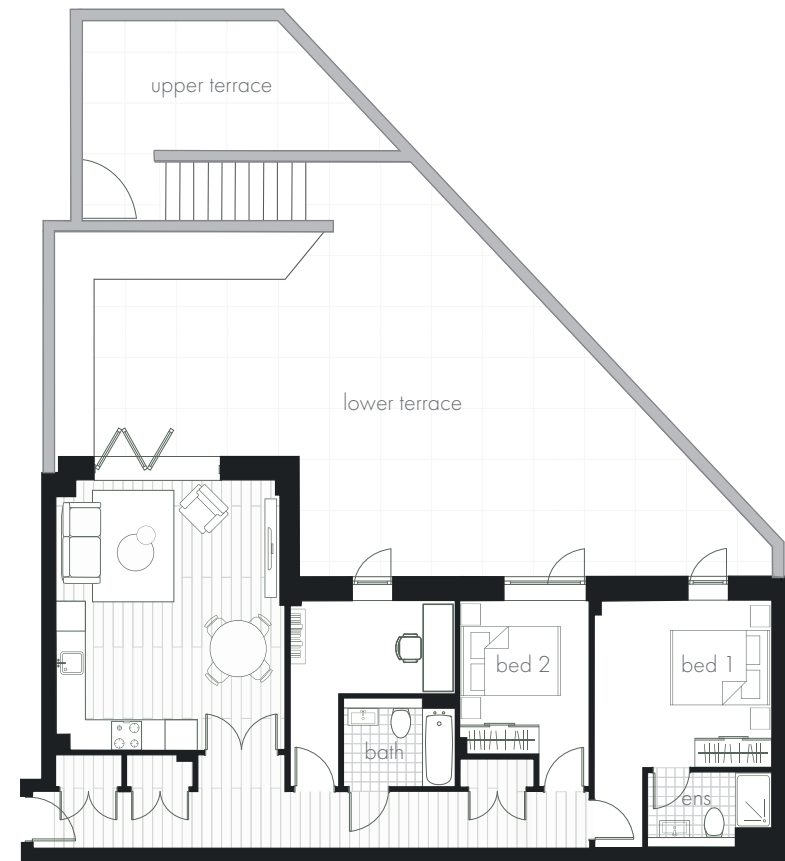
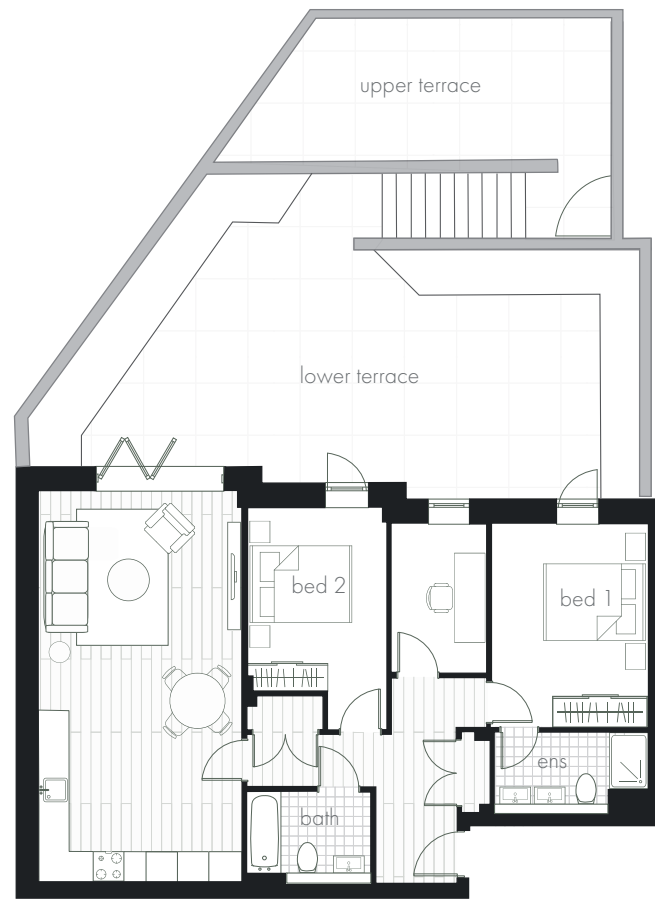






APARTMENT

FLOORPLANS



APARTMENT 01

2 bed, 2 bath, 94 sqm (1012 sqft)

KITCHEN / LIVING

4.3 x 8.2 m
14'1" x 26'11"

HALL

4.3 x 4.4 m
14'1" x 14'5"

BEDROOM 1

3.3 x 4.3 m
10'9" x 14'1"

BEDROOM 2

3.0 x 4.7 m
9'10" x 15'5"

STUDY ROOM

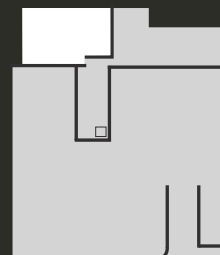
2.0 x 3.2 m
6'7" x 10'6"

BATHROOM

2.6 x 1.9 m
8'6" x 6'3"

ENSUITE

3.2 x 1.7 m
10'6" x 5'7"



Lower Ground Level



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APARTMENT 02

2 bed, 2 bath, 95 sqm (1022 sqft)

KITCHEN / LIVING

5.0 x 5.8 m
16'5" x 19'

HALL

12 x 1.9 m
39'4" x 6'3"

BEDROOM 1

5.3 x 4.0 m
17'5" x 13'1"

BEDROOM 2

2.8 x 4.0 m
9'2" x 13'1"

STUDY ROOM

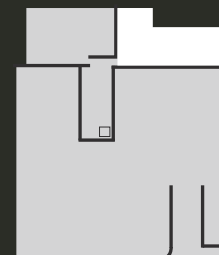
4.0 x 3.6 m
13'1" x 11'10"

BATHROOM

2.4 x 1.9 m
7'10" x 6'3"

ENSUITE

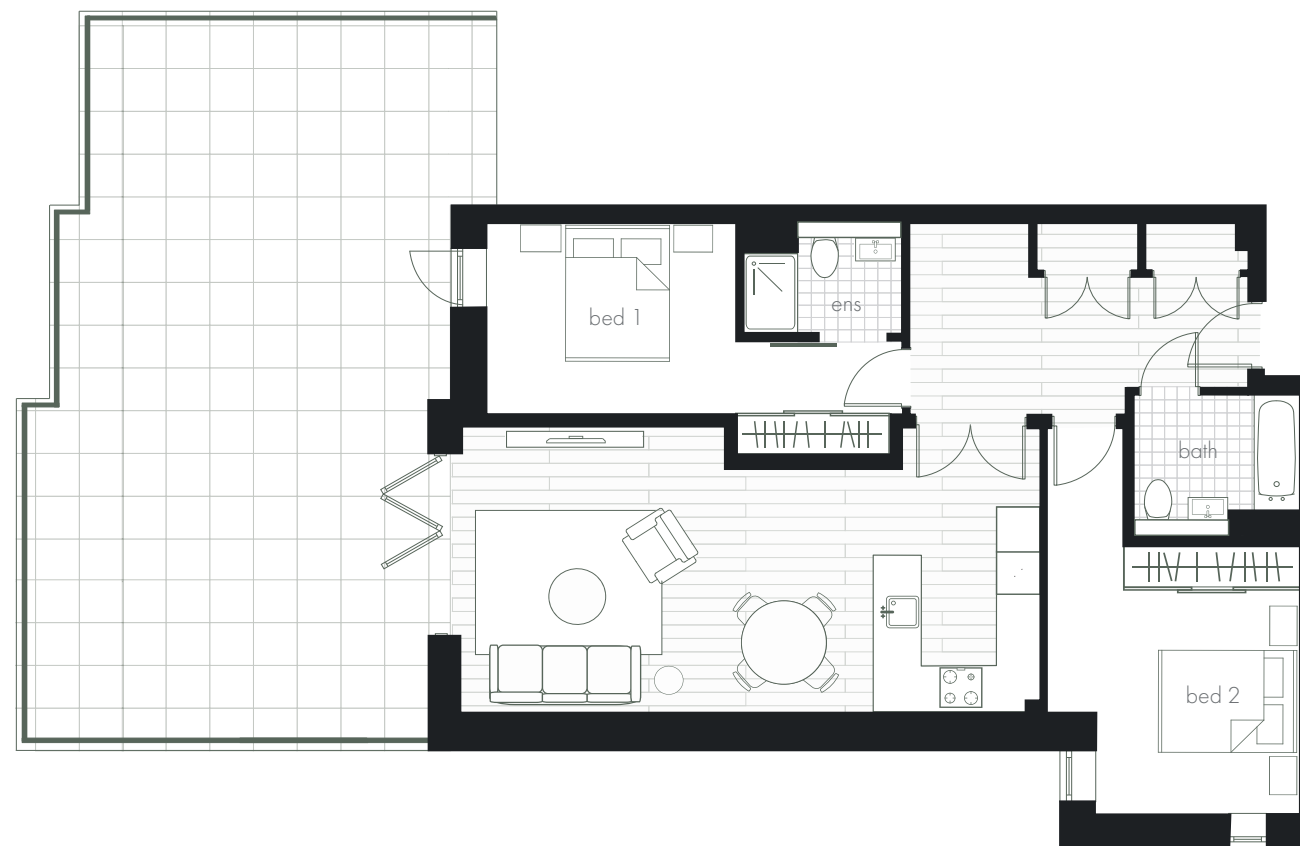
2.7 x 1.6 m
8'10" x 5'3"



Lower Ground Level

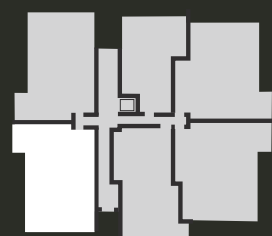


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APARTMENT 03

2 bed, 2 bath, 90 sqm (969 sqft)



Ground



KITCHEN / LIVING

4.3 x 8.5 m
14'1" x 27'11"

HALL

4.9 x 2.9 m
16'1" x 9'6"

BEDROOM 1

6.0 x 2.9 m
19'8" x 13'1"

BEDROOM 2

3.7 x 5.7 m
19'4" x 9'6"

BATHROOM

2.5 x 2.1 m
8'2" x 6'11"

ENSUITE

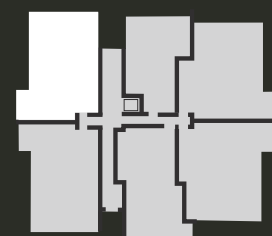
2.4 x 1.7 m
7'10" x 5'7"

TERRACE

8.7 x 11.2 m
28'7" x 36'9"

APARTMENT 04

2 bed, 2 bath, 90 sqm (969 sqft)



Ground



KITCHEN / LIVING

4.3 x 8.5 m
14'1" x 27'11"

HALL

4.9 x 2.9 m
16'1" x 9'6"

BEDROOM 1

6.0 x 2.9 m
19'4" x 9'6"

BEDROOM 2

3.7 x 5.7 m
12'2" x 18'8"

BATHROOM

2.5 x 2.1 m
8'2" x 6'11"

ENSUITE

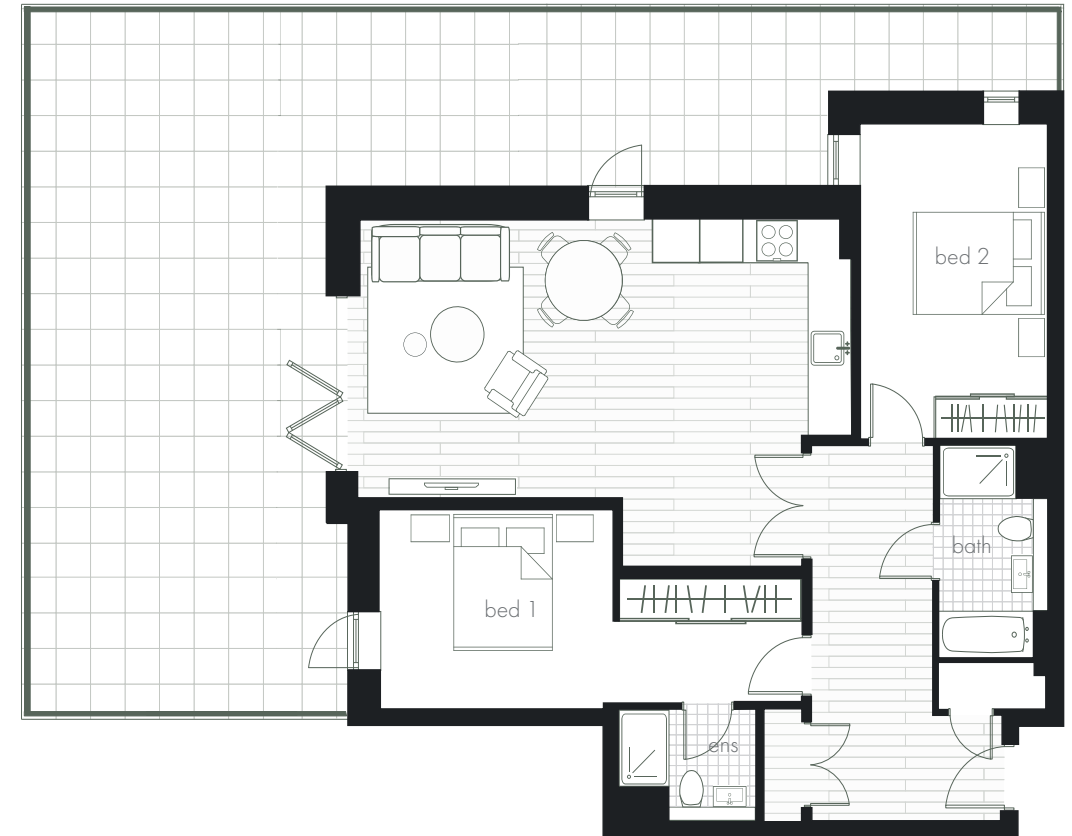
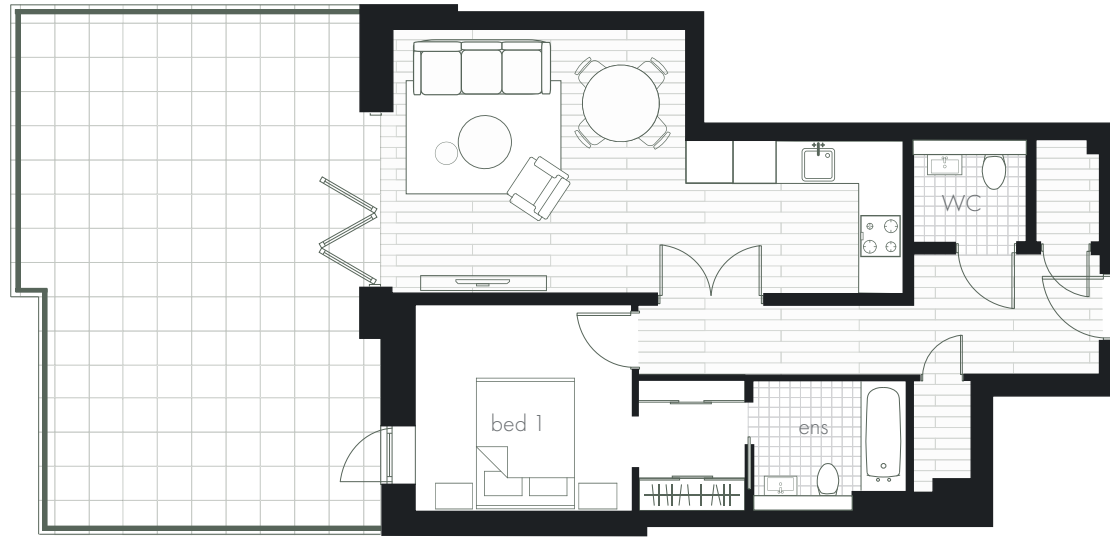
2.4 x 1.7 m
7'10" x 5'7"

TERRACE

7.2 x 10.2 m
23'7" x 33'6"

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APARTMENT 05

1 bed, 2 bath, 64 sqm (689 sqft)

KITCHEN / LIVING

4.1 x 7.9 m
13'5" x 25'11"

HALL

7.1 x 1.9 m
23'3" x 6'3"

BEDROOM 1

3.4 x 3.3 m
11'2" x 10'10"

WC

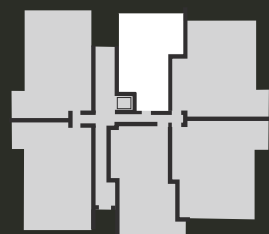
1.8 x 1.6 m
5'11" x 5'3"

ENSUITE

2.4 x 2.0 m
7'10" x 6'7"

TERRACE

7.2 x 7.6 m
23'7" x 24'11"



Ground

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APARTMENT 06

2 bed, 2 bath, 96 sqm (1033 sqft)

KITCHEN / LIVING

5.3 x 7.9 m
17'5" x 25'11"

HALL

5.8 x 3.0 m
19' x 9'10"

BEDROOM 1

6.7 x 3.1 m
21'12" x 10'2"

BEDROOM 2

3.0 x 4.9 m
9'10" x 16'1"

BATHROOM

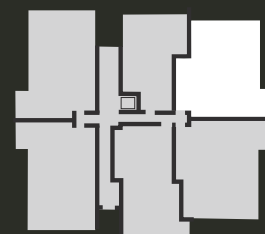
3.3 x 1.7 m
10'10" x 5'7"

ENSUITE

2.3 x 1.7 m
7'7" x 5'7"

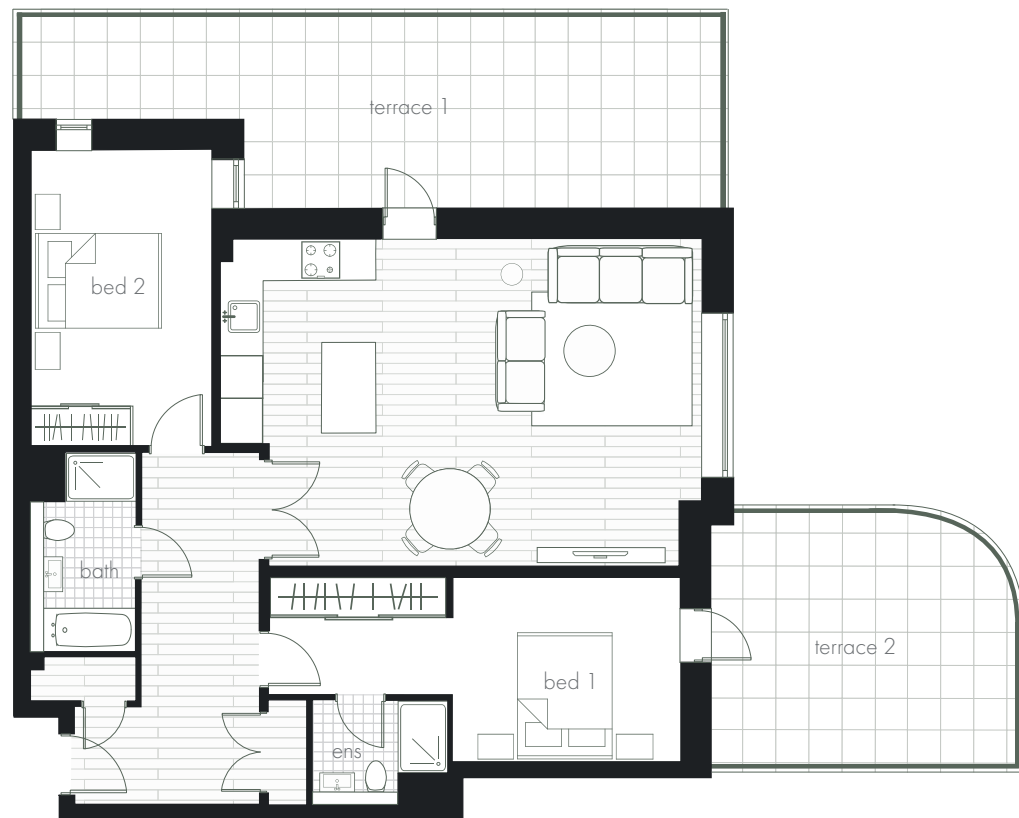
TERRACE

17 x 10.3 m
55'9" x 33'9"



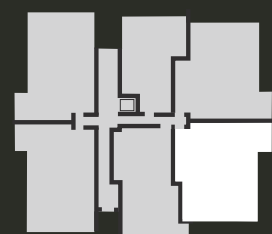
Ground

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APARTMENT 07

2 bed, 2 bath, 99 sqm (1066 sqft)



Ground



KITCHEN / LIVING

7.9 x 5.4 m
25'11" x 17'9"

HALL

3.0 x 5.8 m
9'10" x 19'

BEDROOM 1

6.7 x 3.0 m
21'2" x 9'10"

BEDROOM 2

3.0 x 4.9 m
9'10" x 16'1"

BATHROOM

1.7 x 3.3 m
5'7" x 10'10"

ENSUITE

1.7 x 2.2 m
5'7" x 7'3"

TERRACE 1

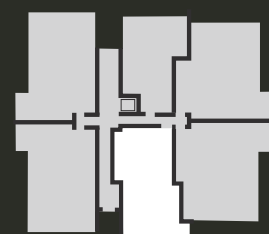
11.1 x 2.5 m
36'5" x 8'2"

TERRACE 2

5.5 x 2.7 m
18' x 8'10"

APARTMENT 08

1 bed, 2 bath, 74 sqm (796 sqft)



Ground



KITCHEN / LIVING

4.4 x 8.6 m
14'5" x 28'3"

HALL

4.8 x 3.3 m
15'9" x 10'10"

BEDROOM 1

8.4 x 2.9 m
27'7" x 9'6"

WC

1.8 x 1.7 m
5'11" x 5'7"

ENSUITE

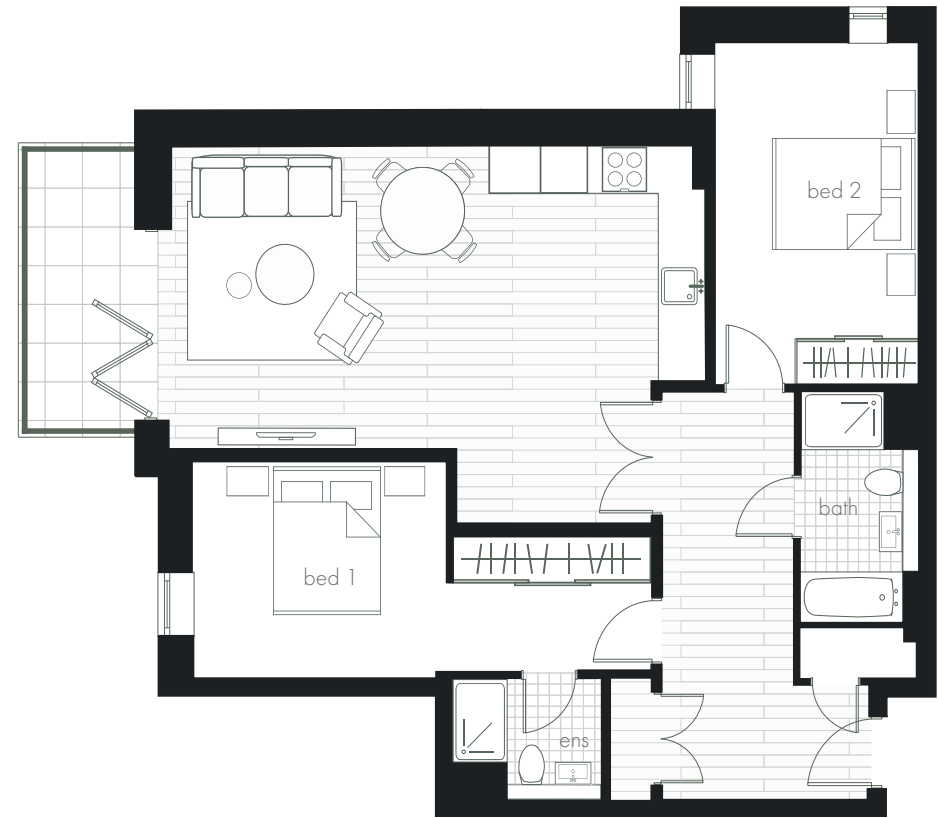
1.7 x 3.0 m
5'7" x 9'10"

TERRACE

7.7 x 3.2 m
25'3" x 10'6"

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APARTMENT 09

1 bed, 2 bath, 64 sqm (689 sqft)

KITCHEN / LIVING

4.1 x 7.9 m
13'5" x 25'11"

HALL

7.1 x 1.9 m
23'3" x 6'3"

BEDROOM 1

3.4 x 3.3 m
11'2" x 10'10"

WC

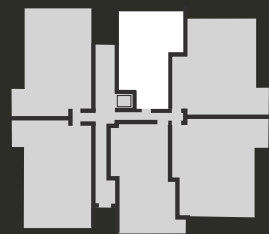
1.8 x 1.6 m
5'11" x 5'3"

ENSUITE

2.4 x 2.0 m
7'10" x 6'7"

BALCONY

1.7 x 4.0 m
5'7" x 13'1"



First



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APARTMENT 10

2 bed, 2 bath, 96 sqm (1033 sqft)

KITCHEN / LIVING

5.3 x 7.9 m
17'4" x 25'11"

HALL

5.8 x 3.0 m
19' x 9'10"

BEDROOM 1

6.7 x 3.1 m
21'12" x 10'2"

BEDROOM 2

3.0 x 4.9 m
9'10" x 16'1"

BATHROOM

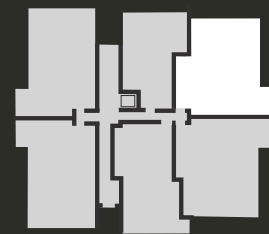
3.3 x 1.7 m
10'10" x 5'7"

ENSUITE

2.3 x 1.7 m
7'7" x 5'7"

BALCONY

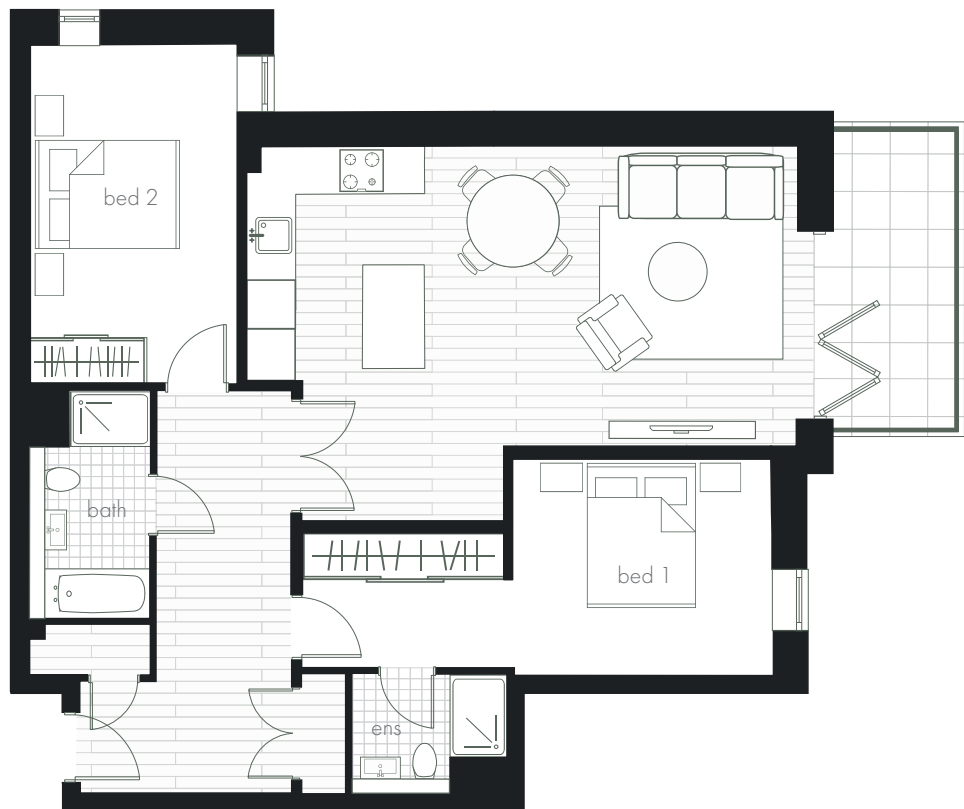
1.7 x 4.0 m
5'7" x 13'1"



First

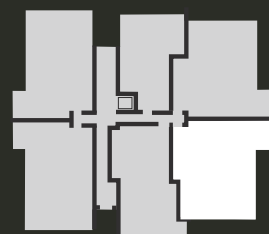


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APARTMENT 11

2 bed, 2 bath, 99 sqm (1066 sqft)



First



KITCHEN / LIVING

7.9 x 5.4 m
25'11" x 17'9"

HALL

3.0 x 5.8 m
9'10" x 19'

BEDROOM 1

6.7 x 3.0 m
22" x 9'10"

BEDROOM 2

3.0 x 4.9 m
9'10" x 16'1"

BATHROOM

1.7 x 3.3 m
5'7" x 10'10"

ENSUITE

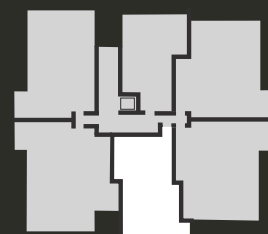
1.7 x 2.2 m
5'7" x 7'3"

BALCONY

1.7 x 4.0 m
5'7" x 13'1"

APARTMENT 12

2 bed, 3 bath, 96 sqm (1033 sqft)



First



KITCHEN / LIVING

9.1 x 4.4 m
29'10" x 14'5"

HALL

5.2 x 2.8 m
17'1" x 9'2"

BEDROOM 1

6.3 x 2.8 m
20'8" x 9'2"

BEDROOM 2

5.8 x 2.9 m
19' x 9'6"

WC

1.7 x 1.5 m
5'7" x 4'11"

ENSUITE 1

3.3 x 1.7 m
10'10" x 5'7"

ENSUITE 2

2.4 x 1.7 m
7'10" x 5'7"

BALCONY

1.7 x 4.0 m
5'7" x 13'1"

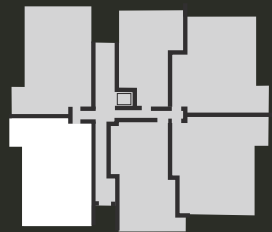
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APARTMENT 13

2 bed, 2 bath, 90 sqm (969 sqft)



First



KITCHEN / LIVING

4.3 x 8.5 m
14'1" x 27'11"

HALL

4.9 x 2.9 m
16'1" x 9'6"

BEDROOM 1

6.0 x 2.9 m
19'9" x 9'6"

BEDROOM 2

3.7 x 5.7 m
12'2" x 18'8"

BATHROOM

2.5 x 2.1 m
8'2" x 6'11"

ENSUITE

2.4 x 1.7 m
7'10" x 5'7"

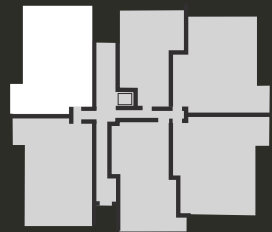
BALCONY

1.7 x 4.0 m
5'7" x 13'1"

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APARTMENT 14

2 bed, 2 bath, 90 sqm (969 sqft)



First



KITCHEN / LIVING

4.3 x 8.5 m
14'1" x 27'11"

HALL

4.9 x 2.9 m
16'1" x 9'6"

BEDROOM 1

6.0 x 2.9 m
19'8" x 9'6"

BEDROOM 2

3.7 x 5.7 m
12'2" x 18'8"

BATHROOM

2.5 x 2.1 m
8'2" x 6'11"

ENSUITE

2.4 x 1.7 m
7'10" x 5'7"

BALCONY

1.7 x 4.0 m
5'7" x 13'1"

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APARTMENT 15

2 bed, 2 bath, 100 sqm (1076 sqft)

KITCHEN / LIVING

7.2 x 6.3 m
23'7" x 20'8"

HALL

4.7 x 1.9 m
15'5" x 6'3"

BEDROOM 1

4.7 x 7.2 m
15'5" x 23'7"

BEDROOM 2

2.9 x 5.0 m
9'6" x 16'5"

BATHROOM

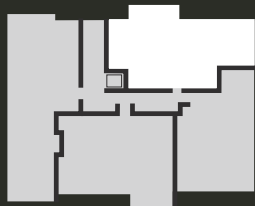
1.9 x 2.6 m
6'3" x 8'6"

ENSUITE

3.5 x 1.8 m
11'6" x 5'11"

TERRACE

15.0 x 3.2 m
49' x 10'6"



Second Floor



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APARTMENT 16

2 bed, 2 bath, 81 sqm (872 sqft)

KITCHEN / LIVING

4.7 x 6.4 m
15'5" x 21'

HALL

2.2 x 6.0 m
7'3" x 19'8"

BEDROOM 1

4.0 x 3.6 m
13'1" x 11'10"

BEDROOM 2

3.2 x 3.8 m
10'6" x 12'6"

BATHROOM

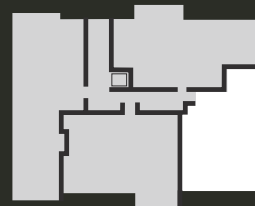
2.4 x 1.9 m
7'10" x 6'3"

ENSUITE

3.4 x 1.8 m
11'2" x 5'11"

TERRACE

7.5 x 1.6 m
24'7" x 5'3"



Second Floor



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APARTMENT 17

2 bed, 3 bath, 104 sqm (1119 sqft)

KITCHEN / LIVING

4.1 x 9.5 m
13'5" x 31'2"

HALL

3.9 x 4.1 m
12'10" x 13'5"

BEDROOM 1

3.0 x 6.3 m
9'10" x 20'8"

BEDROOM 2

2.8 x 4.0 m
9'2" x 13'1"

STUDY ROOM

2.0 x 2.8 m
6'7" x 9'2"

WC

2.0 x 1.2 m
6'7" x 3'11"

ENSUITE 1

3.7 x 1.7 m
12'2" x 5'7"

ENSUITE 2

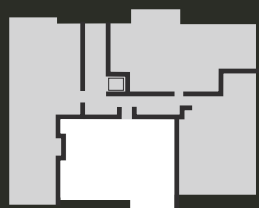
2.8 x 1.6 m
9'2" x 5'3"

TERRACE 1

7.2 x 2.3 m
23'7" x 7'7"

TERRACE 2

2.1 x 1.7 m
6'11" x 5'7"



Second Floor



Floorplans are not to scale and illustrative of layout only. The dimensions provided refer to the two longest available measurements taken in straight lines within the room. If in doubt check with your agent. Best efforts have been made to ensure the data provided is correct, however should any errors be identified please let us know.

APARTMENT 18

2 bed, 3 bath, 113 sqm (1216 sqft)

KITCHEN / LIVING

6.5 x 7.2 m
21'4" x 23'7"

HALL

5.2 x 3.3 m
17'1" x 10'10"

BEDROOM 1

7.1 x 4.8 m
23'3" x 15'9"

BEDROOM 2

3.2 x 3.5 m
10'6" x 11'6"

STUDY ROOM

2.2 x 3.5 m
7'3" x 11'6"

WC

2.2 x 1.2 m
7'3" x 3'11"

ENSUITE 1

3.5 x 1.8 m
11'6" x 5'11"

ENSUITE 2

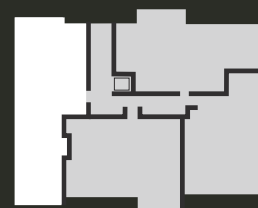
2.7 x 1.9 m
8'10" x 6'3"

TERRACE 1

4.9 x 1.2 m
16'1" x 3'11"

TERRACE 2

3.6 x 7.1 m
11'10" x 23'3"



Second Floor



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SPECIFICATION

GENERAL

Wide plank engineered oak flooring
Wet underfloor heating throughout
Painted internal doors with elegant ironmongery
Dimmable recessed spotlights throughout
Matt white metal switches and sockets
Gas boiler
Washing machine to each apartment
Curtain niches with integrated lights*
* curtain racks not included

KITCHENS

Bespoke cabinets with recessed handles
20mm quartz worktops
Full splashback
Fully Integrated Siemens appliances:
built-in microwave, dishwasher,
fridge/freezer and oven
Gas hob with concealed extractor
Lusso Stone instant hot water tap
Electric sink waste disposal

EN-SUITES

Large format tiles
Mosaic feature walls
Matt white stone resin basins on black metal stands
Wall-mounted brushed brass taps
Wall hung concealed cistern WCs
Fully folding bath screens
Feature wall light to vanity areas
Bespoke vanity unit to each bathroom

COMMUNAL AREA

Residents bike storage area
Secure entrance doors
Lift to all floors

BEDROOMS

Super soft stain resistant carpets
Bedside switches
TV points in all bedrooms
Wired for Sky/Virgin
Built in wardrobes with integrated lighting

OTHER

10-year ICW structural and defects warranty
Electric car charging points
Residents undercroft car parking
Visitor parking available

DISCLAIMER

The specification of the apartments is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the apartment sale contracts. The information contained in it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Apartment designs and layouts are indicative only and may change.





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