



BEECH HILL

RESIDENCES & SPA

NINE BESPOKE



LATERAL



APARTMENTS

Over ten years in the making 22 Beech Hill Residences & Spa will be the exemplar of opulence and luxury.

An unparalleled dialogue between beautiful aesthetics and practicality. These nine bespoke lateral apartments set in an oasis of tranquillity will offer five star hotel style living.

Concierge at your service, beautifully manicured landscaped gardens, swim, leisure and wellness facilities and uninterrupted south facing golf course views.

THE
—
FABRIC

Imposing and elegant 'Georgian Style' architecture.

Exquisitely designed, extraordinarily located.
Set between two buildings, linked by gated underground
private parking and landscaped gardens.

A CUT

—

ABOVE

We take care of day-to-day living so you can enjoy an effortless lifestyle.

We'll take your shopping upstairs for you and take care of deliveries. Whenever you're away from home, know that we're looking after your apartment, keeping it secure and preparing your home for when you return, if you want us to.

We take care of the essentials, gardening, window cleaning and maintenance of the building.

If something feels like a chore, let us do it for you.

THE
—
AESTHETIC



Designed around a warm, rich palette.

Intense chocolate marble, dark bronze, full bodied coffee charcoal wood highlighted with lighter grey tones gives each of these residences their individual blend of emotions.

THE

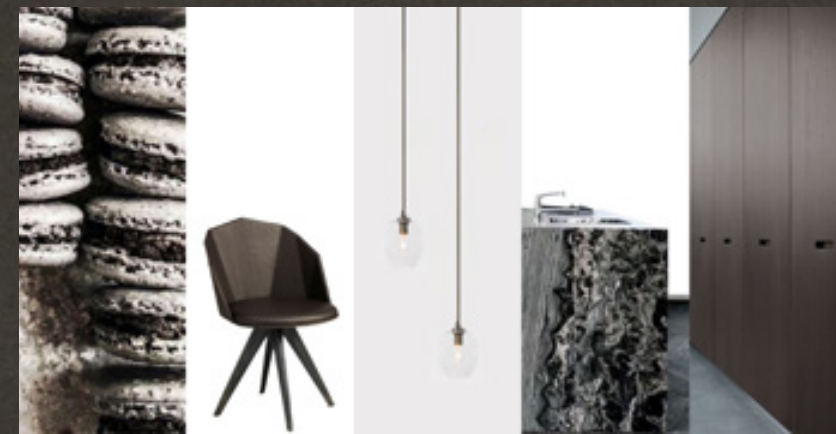
CONCEPTS

'The Design Studio At Fusion' harmonize exquisite textures and hues with an understated yet sophisticated sense of comfort.

With our attention to detail, the underlying sense of minimalism sits beautifully against a spectrum of warm undertones.



Ivory black accents throughout and the carefully considered use of clean lines add a contemporary and defined aesthetic.

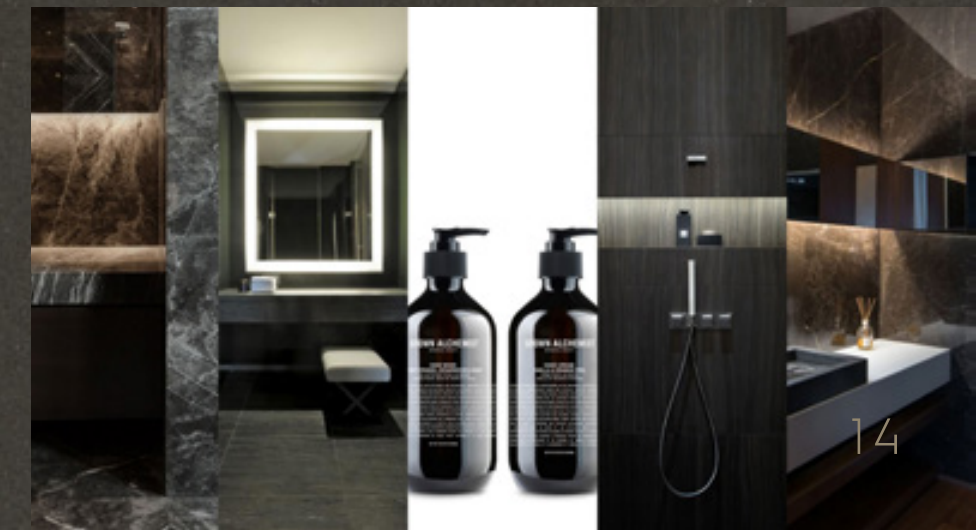


Interiors that are timelessly elegant, modern and sensuously warm. With a carefully curated selection of high-quality finishes, they harmoniously complement one another.



Smoky tobacco hues entice silvery grey textures and finishes.

Creating the perfect union between harmony, serenity & elegance.



















TREAT

—

TO THE

—


SENSES



THE SPA

Your own holistic haven,
The Spa at 22 Beech Hill
is the perfect place to enjoy
peace and serenity and to
restore mind, body and soul.





2

PURE

—

ESCAPISM

With its warm mosaic-tiled textures and opulent yet intimate surroundings, the swimming pool at 22 pervades a sense of peace and stillness.

Whether it's an invigorating morning dip or a more energising cardio session, immerse yourself in the serene splendour of your own private escape.



FITNESS

FITNESS

75

15L

15L

TRAINING — SUITE

Feeling a little more energetic?
Head to your own private
residents fitness suite and get
the heart rate racing
and happiness soaring.



The Only Fully Connected and Immersive Content Experience.
Excite Live – Join the Party!

Welcome to the world of creative fitness, where exercise and fun merge to change the way we train. Technogym is here to inspire you to offer the best workouts and experience.

The way people exercise is changing, as the demand for content and experience has increased this will shape the next evolution of training. Technogym is leading the way with exciting new training experiences with the innovative cardio range Excite Live. Excite Live has revolutionised training thanks to the Technogym Live platform which uses artificial intelligence technology and immersive content to give training an advance level of personalisation. Excite Live is designed around 4 key pillars - tailored training variety, connectivity, space-savvy and sustainability – to offer a meaningful, engaging, and personal training experience.

EXCITE



LIVE

TECHNO



GYM



BIKE

The best training experience with Live & On-Demand indoor cycling classes by top trainers!.

- Live & On-Demand services and experiences
- Train with mesmerizing playlists, revolutionary lighting and outstanding trainers who know how to push you to your limits, and beyond
- Live classes everyday with REAL trainers
- 100s of workout sessions you can jump on to anytime of the day or night
- Total body training motivation
- Not only is the Live & On-Demand experience available at the gym, through the mywellness app you can login into these classes and sessions from the comfort and privacy of your own apartment





WELLNESS

Enticingly elegant interiors and bespoke furnishing with an atmosphere of complete tranquillity, The Spa at 22 is an experience like no other. Change into your luxury robe, leave your stresses behind and sink into a world of relaxation and recuperation.

An aerial photograph of a golf course at dusk or dawn. The scene is dominated by several large, irregular sand traps (bunkers) that appear as bright, textured patches against the darker, shadowed grass. Long, dark shadows are cast across the landscape, indicating the low sun. A few clusters of trees are scattered throughout the course, their forms silhouetted against the sky. The overall mood is serene and quiet.

WITH A GOLF COURSE

—

OF COURSE

Designed by the renowned golf course architect Dr. Alister MacKenzie, the designer of Augusta National, home of The Masters.

Hadley Wood Golf Course provides the unique backdrop for 22 Beech Hill residences. Offering members direct access from your garden onto the course.

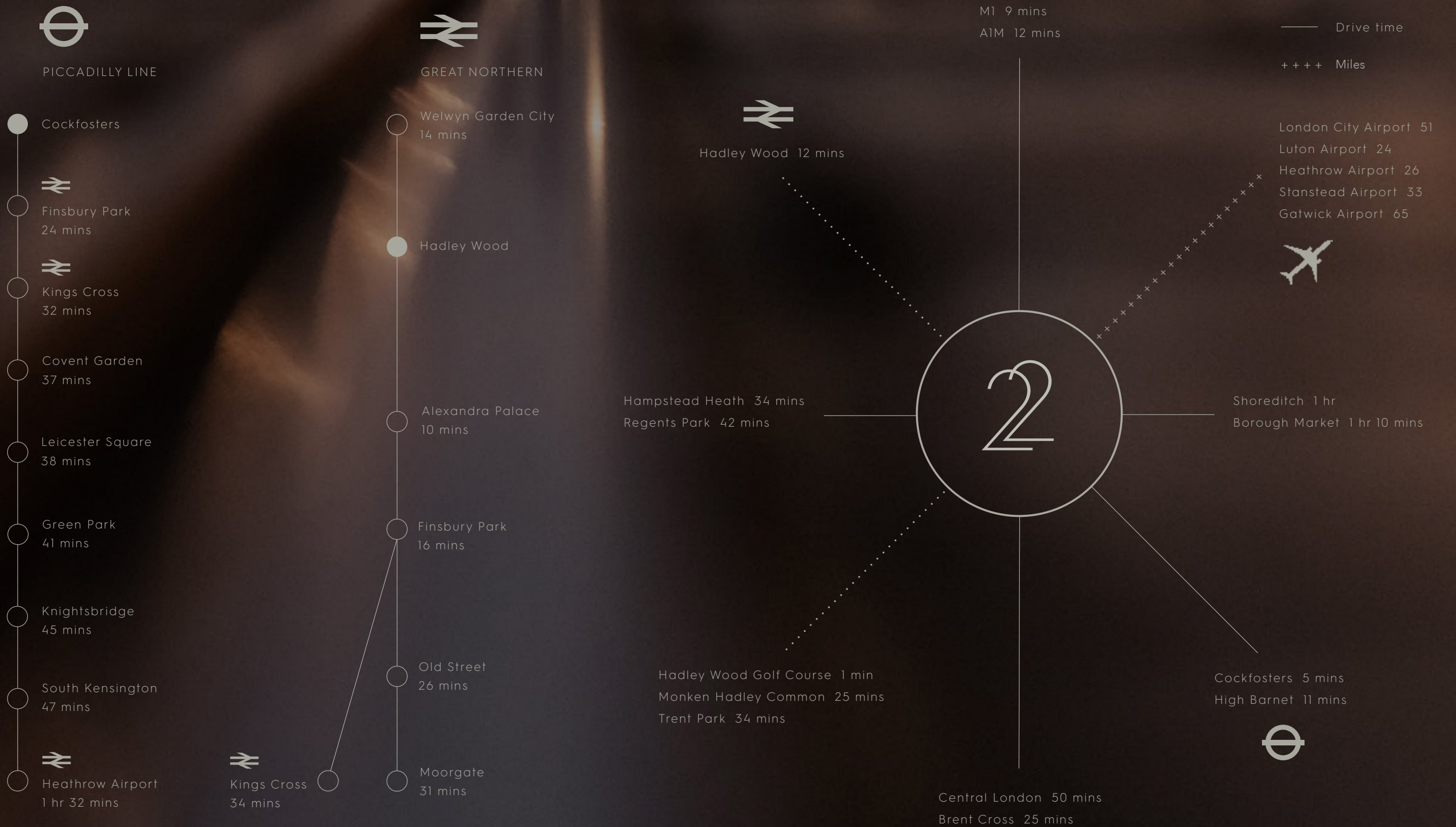
CALMER

CONNECT

The Capital's heritage, fashion, culture, fine cuisine, shopping and night life all just a step away away from your exquisite apartment.

22 Beech Hill is perfectly positioned to capitalise on a fast and reliable public transport infrastructure.

Please note: All travel times and distances are estimates only.





TECHNICAL

—

DATA

—

& FEATURES



BEECH HILL

HADLEY WOOD GOLF COURSE



SITE
—
PLAN

APARTMENT 001

2055 sq.ft.



GARDEN LEVEL

FRONT BUILDING



FRONT ELEVATION

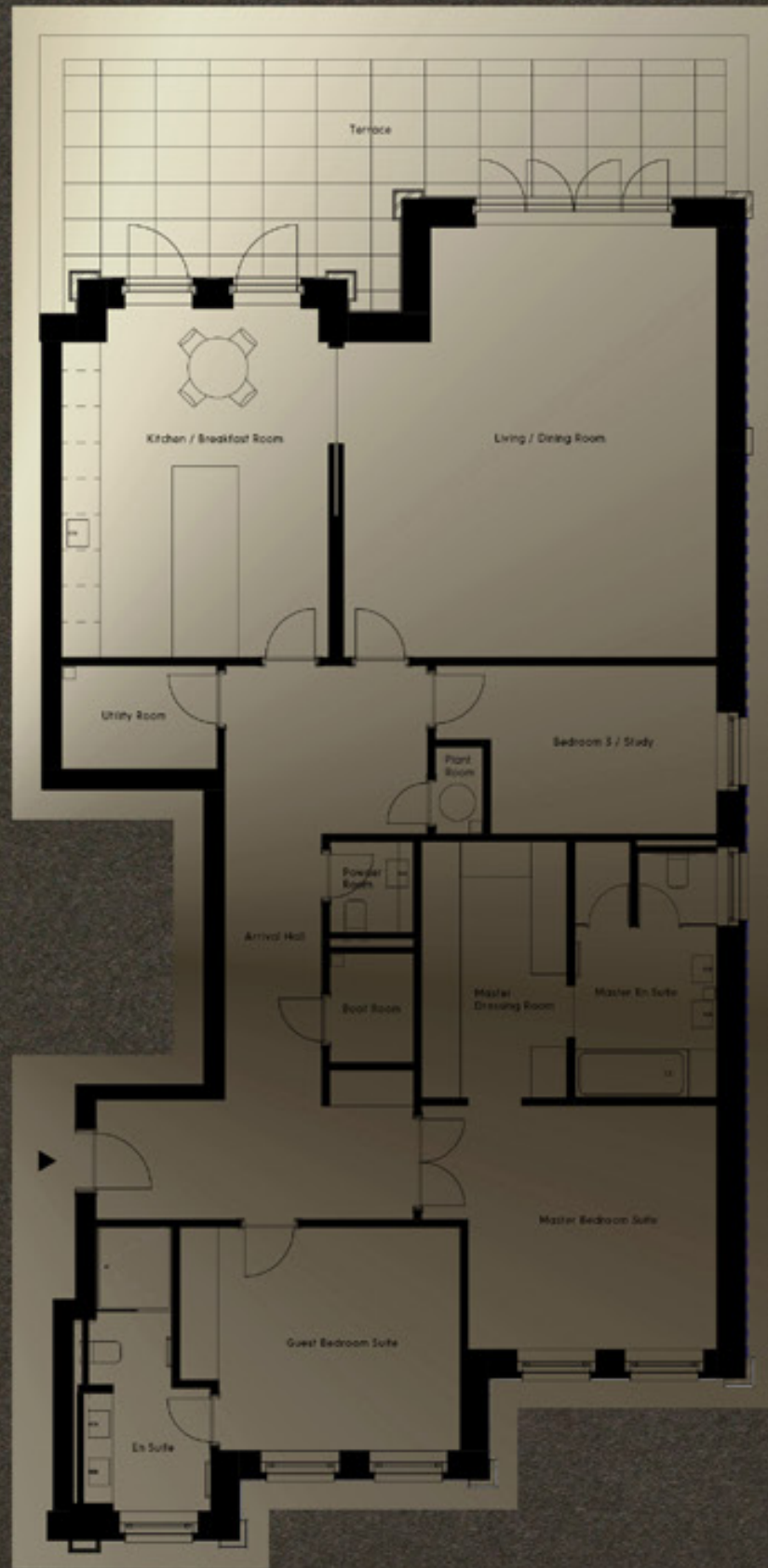


REAR ELEVATION

DIMENSIONS	ft	m
Living / Dining Room	23' 7" x 20' 5"	7.20 x 6.22
Kitchen / Breakfast Room	19' 2" x 14' 7"	5.83 x 4.44
Master Bedroom Suite	16' 2" x 13' 7"	4.93 x 4.15
Guest Bedroom Suite	15' 4" x 13' 3"	4.69 x 4.04
Bedroom Three / Study	15' 5" x 8' 6"	4.70 x 2.60
South Facing Terrace	35' 8" x 19' 0"	10.90 x 5.80

APARTMENT 002

2044 sq.ft.



GARDEN LEVEL

FRONT BUILDING



FRONT ELEVATION



REAR ELEVATION

DIMENSIONS	ft	m
Living / Dining Room	23' 7" x 20' 5"	7.20 x 6.22
Kitchen / Breakfast Room	19' 2" x 14' 7"	5.83 x 4.46
Master Bedroom Suite	16' 2" x 13' 7"	4.93 x 4.15
Guest Bedroom Suite	15' 4" x 13' 3"	4.69 x 4.04
Bedroom Three / Study	15' 5" x 9' 3"	4.70 x 2.81
South Facing Terrace	35' 8" x 19' 0"	10.90 x 5.80

APARTMENT 004

1086 sq.ft.

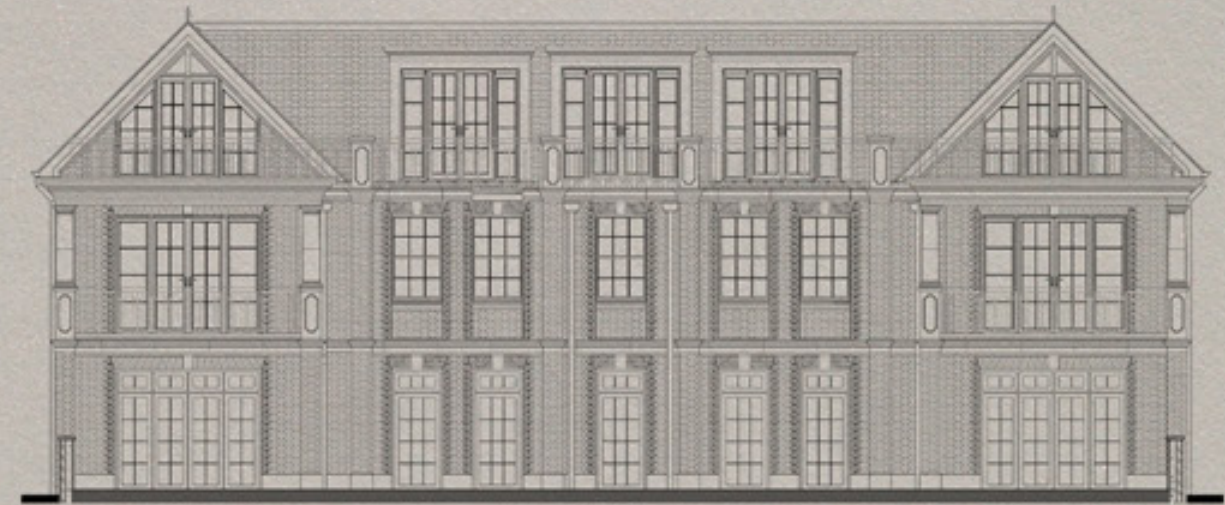


FIRST LEVEL

FRONT BUILDING



FRONT ELEVATION



REAR ELEVATION

DIMENSIONS

ft

m

Living / Dining Room

14' 7" x 14' 7"

4.44 x 4.44

Kitchen / Breakfast Room

13' 5" x 13' 5"

4.09 x 4.09

Master Bedroom Suite

13' 7" x 12' 2"

4.15 x 3.70

Guest Bedroom Suite

15' 5" x 9' 8"

4.70 x 2.93



GLORIOUS

GARDENS

Topiary hedging defines the intimate central courtyard garden whilst meandering mown paths through long grass lead to the wildflower garden to the rear of the residences.



PERFECTLY

—
PRIVATE

Step out and entertain in your own beautiful private garden or simply sit back and watch the sun set. Providing a unique and elegant relaxation space.

THE

SPECIFICATION

DESIGN & CONSTRUCTION

- . Solid concrete floors
- . Extensive stone embellishment across external elevations and brick detailing
- . High quality timber double glazed sash windows
- . Timber double glazed doors

THE MAIN ARRIVAL HALL

- . Feature floor and wall finishes
- . Feature decorative lighting
- . Concierge reception

LIFT & LOBBY

- . Bespoke passenger lift exclusively designed for 22 Beech Hill residences serving each level with direct access to parking/Spa level
- . Oversized entrance doors to all apartments

INTERIOR FINISHES

- . Bespoke oversized timber doors
- . Bespoke skirting and architrave detail
- . High quality timber floors throughout hallways and main reception rooms
- . Carpet to all bedrooms and dressing areas
- . Bespoke fitted wardrobes to master and second bedroom suites including shelving, rails, drawers and concealed lighting
- . Dark bronze effect ironmongery to all doors

BATHROOMS & POWDER ROOMS

- . Large tile wall and floor finishes to master en-suite bathrooms and guest en-suite bathrooms
- . Bespoke vanity units with stone tops exclusively designed for 22 Beech Hill by The Design Studio At Fusion.
- . Medicine cabinets to all master en-suite bathrooms where appropriate
- . Rain showers to all master en-suite bathrooms
- . Pull out hand showers to all baths in master en-suite bathrooms
- . Wall mounted WC pan with soft close seat/cover and concealed cistern to all en-suite bathrooms
- . Heated towel rail to all en-suite bathrooms

KITCHEN & UTILITY ROOMS

- . Individually designed layouts
- . Bespoke kitchen and utility room cabinetry with lacquer finish soft closing doors and drawers
- . Miele integrated oven and induction hob
- . Miele integrated combination microwave/oven
- . Miele integrated full-height fridge and freezer
- . Miele dishwasher
- . Composite worktops to kitchens.
- . Feature splashbacks to selected areas
- . Composite worktops to utility rooms
- . Composite under mount sink with waste disposals
- . Quooker mixer tap with boiling water function and extendable hose for cleaning in dark platinum matt
- . Miele washing machine and dryer to utility rooms

LIGHTING & TECHNOLOGY

- . Bespoke lighting design layout
- . Feature ceiling coffers with concealed lighting to selected hallways, principal reception rooms and master bedroom suites
- . Recessed LED down lighters throughout
- . 5-amp lighting circuits to selected principal reception rooms and bedroom suites
- . PIR lighting where appropriate
- . Integrated Sonos music system and ceiling speakers to selected principal reception rooms and master bedroom suites
- . CAT 6 wiring throughout
- . Telephone and data points to selected principal reception rooms
- . Television points to principal reception rooms and bedroom suites
- . Lutron mood lighting system
- . Central 'Hub' cupboard for home automation

GARDENS, BALCONIES & TERRACES

- . Bespoke landscape design exclusive to 22 Beech Hill
- . External feature lighting
- . Clipped topiary hedging
- . Central ornate water feature
- . Modern podium landscape
- . Fruit trees
- . Meandering mown paths through long grass
- . Resin bound gravel paths to selected areas
- . Specialist exterior flooring

HEATING & COOLING

- . Underfloor heating to principal reception rooms, hallways, bedroom suites and bathrooms
- . Individual room thermostatic climate control
- . Comfort cooling to selected principal rooms and master bedroom suites

SECURITY

- . Video entry system to operate private entry / exit to 22 Beech Hill
- . Individually designed zoned apartment alarm system installed
- . Mains operated smoke detectors
- . On site concierge service
- . External lighting to selected areas
- . CCTV coverage of all external communal areas monitored by the concierge

PEACE OF MIND & CONCIERGE AT YOUR SERVICE.

- . 10 year new home build warranty
- . Internal concierge desk at entrance lobby
- . Monitoring of general access / visitors to 22 Beech Hill
- . Receiving of post and deliveries
- . Booking of restaurants and tickets for films / concerts, ballet or opera
- . Reservation of flight and rail tickets
- . Booking of hotels, chauffeurs and hire cars
- . Organising of car valeting, maintenance and servicing
- . Organising apartment cleaning, laundry and maintenance if required
- . Consultation arranged with specialist AV providers to enable full understanding and use of technology provided
- . Booking for use of spa treatment room

CAR PARK & STORAGE

- . Secure underground parking with two reserved parking spaces for each residence
- . Heated ramp
- . Individual lockable storage rooms for each residence
- . Power and lighting to private storage rooms
- . Cold store for grocery deliveries and additional private refrigeration
- . Provision for vehicle charging points

RESIDENTS SPA & FITNESS SUITE

- . Comfort cooling
- . Vinyl flooring to gym suite
- . Mirrored wall

- . Television and sound system
- . 15 metre swimming pool
- . Sauna and steam room
- . Spa treatment rooms for private use
- . Two changing rooms with shower facilities
- . Covered and secure access to spa

MANAGEMENT COMPANY

- . A management company will be appointed to administer the effective operation and maintenance of communal facilities at 22 Beech Hill. A service charge will be levied and apportioned to each apartment for the benefit offered

LEASE

- . 250 years

A

FUSION

LIFE

Fusion is a boutique award winning property investment and development company.

Founded in 2006 our unrivalled heritage and reputation is revered amongst property aficionados for our blend of ever greater innovation, exceptional specification and signature attention to detail. We have designed, created and sold some of the most remarkable property across London and surrounding counties.

Mark Caylor
Head Of Brand & Creative



The essence of a Fusion home is felt upon arrival in the entrance hall.

It is that loss of breath that sweeps over when you realise that this is the home you have spent your life dreaming about.

Security, satisfaction, excitement, respect and a serene and overarching sense of knowing you have made the right decisions in life. Timelessly sophisticated and elegant, our residences are an effortless marriage of beauty and soul.

We would be honoured for you to join our exclusive club.

Tom Warden
Project Manager

CREDITS

WE WOULD LIKE TO THANK

Everyone that has worked with us on this amazing project.
You know who you are, it's been a great journey.

INTERIORS BY

The Design Studio At Fusion

ART DIRECTION & GRAPHIC DESIGN

The Branding Studio At Fusion
· MC2021 ·

