



Samara

11 Netherhall Gardens,
Hampstead, NW3

Development Summary



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Summary

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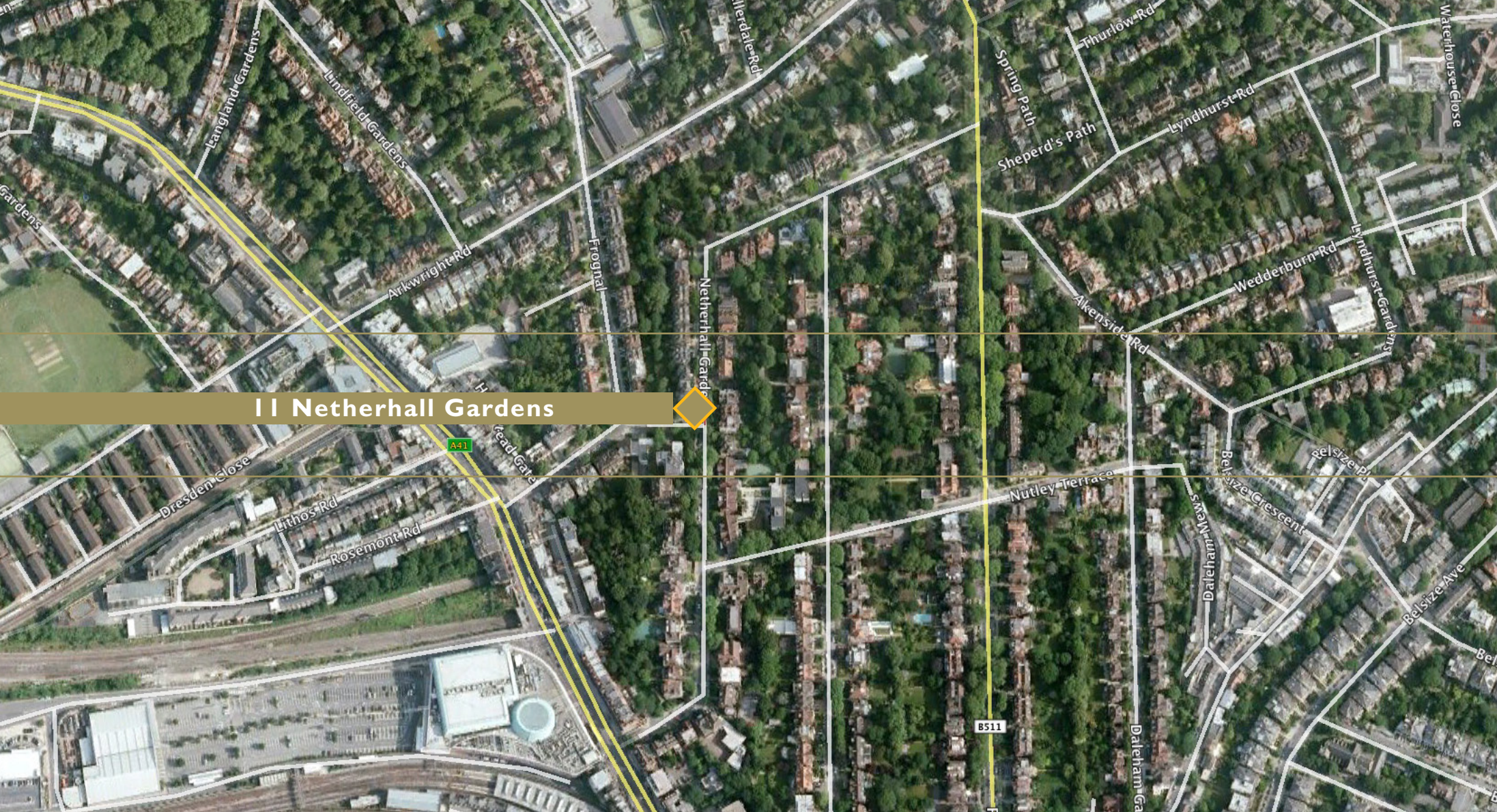
The site was purchased with planning permission for 9 apartments totalling just under 17,000 sqft. The original scheme included a swimming pool and leisure area in the basement and retention of the front façade. We re-submitted the planning and managed to obtain a new consent allowing for the demolition of the front façade and a change of use from the leisure area to increase the accommodation to the apartments.

The construction has been completed in 15 months with nearly 50% of the units pre sold during the construction phase.

The site has a main line tunnel which belongs to Network rail running 16m below the site and therefore in order to commence with construction we had to conduct intense negotiations with the rail company and carry out comprehensive monitoring works to the tunnel's structure.

The site is located opposite a school and our build programme and construction methodology had to take in to account these major restrictions.

Our aggressive build programme was still maintained with a high standard of finish which is required at this level of the market.

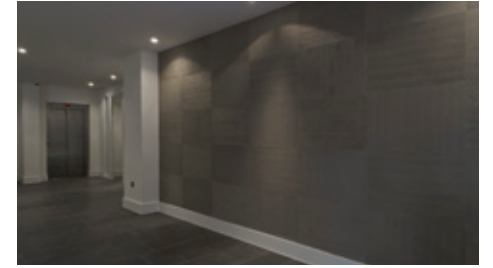


Netherhall Gardens

The Building



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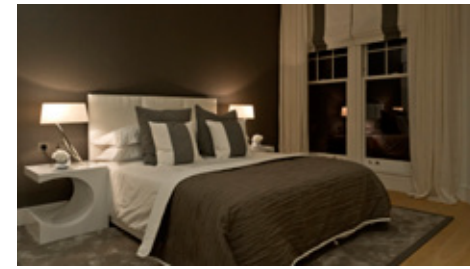
Construction Photos

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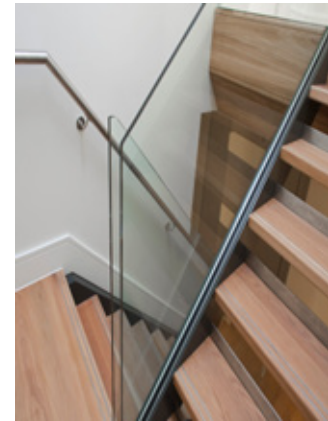
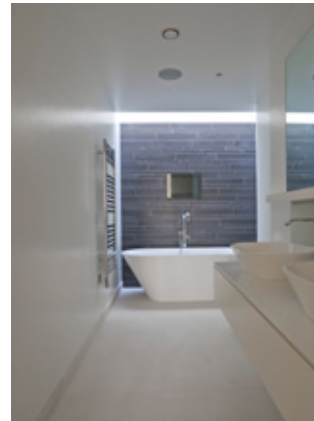
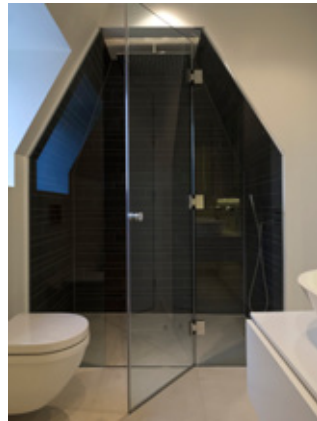
Show Flat

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Finishes

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Kessy Property Consultants

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Kessy Property Consultants
10 Bullhead Rd,
Borehamwood, Herts
WD6 1HS
T: 0208 953 2731
M:07887 70 60 50