

SWAKER YARD^RD





SWAKER YARD

*A collection of nine stylish apartments
in the centre of Borehamwood*

Inspired by the site's Victorian heritage, Swaker Yard is a bespoke development of modern apartments equipped with well-considered interiors, generous balconies, roof terrace and private parking.

Add an incredibly well-connected location and swift access into London from the nearby train station into the mix and you have the perfect home from which to enjoy everything that this enviable part of Hertfordshire has to offer.





TIMELESS & MODERN



*Elegant proportions
& contemporary
interpretations*

Step inside and you'll find spaces very much designed for the way we live and work today.

Adaptable, open-plan living areas open onto private balconies, master bedrooms benefit from luxurious en-suite bathrooms and sleek kitchens invite you to entertain, while up on the roof a landscaped terrace offers a breath of fresh air.





ALL THE DETAILS

Kitchens

- Bespoke handmade contemporary kitchens designed by Goldman & Rankin
- Matt black handles to grey units
- Franke stainless steel sink
- Grohe matt black mono mixer tap
- Fully integrated Bosch appliances

Bathrooms

- Contemporary designed bathrooms and ensembles
- Porcelain tiles with feature wall in parquet-style tiling detail
- Lusso wall hung vanity unit and basin
- White sanitaryware
- Matt black towel radiator
- Matt black shaver sockets
- Matt black framed shower screen
- Matt black framed soft touch back-lit mirror

Electrics

- Energy efficient LED lights
- Matt black sockets and designer matt black switches
- Multi-room Sky TV ready Cat 5 cabled
- IPGUARD Smart Visitor video door entry system
- Mains operated smoke, heat and carbon monoxide detectors

Heating

- Fully electric central heating system
- Traditional style electric radiators
- Matt black touch screen thermostatic control panel

Interior Doors

- Bespoke wooden doors and slimline frames
- Matt black knurled lever rose handles
- Matt black door hinges

Decoration

- Internal woodwork painted Stone Green™
- Bespoke square edge skirting board and architraves

Flooring

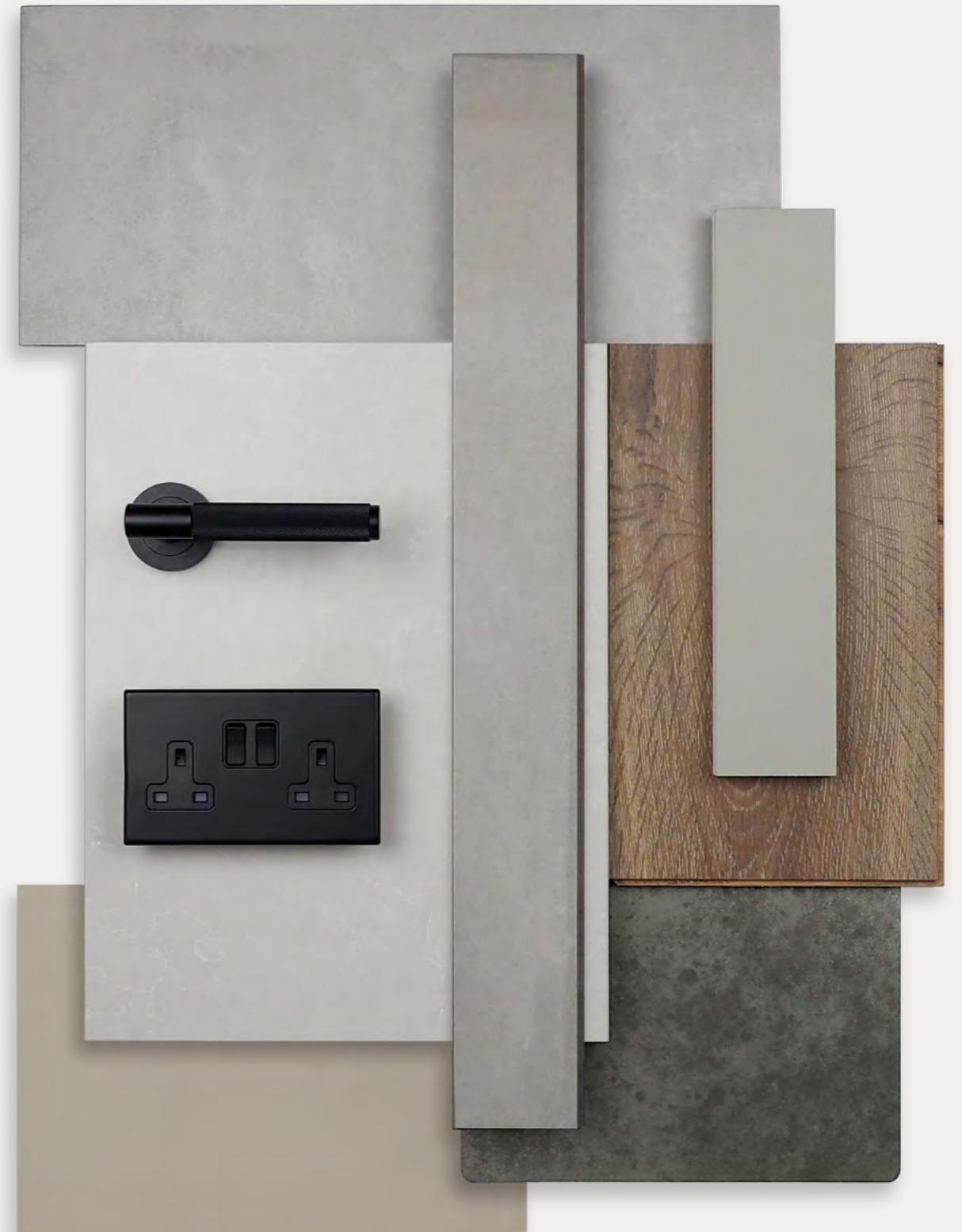
- Brushed oiled oak engineered wood flooring to hallway and lounge/kitchens
- Abingdon carpets to bedrooms
- Porcelain floor tiles to bathrooms
- Abingdon carpets to lobbies

External Features

- Balconies
- Landscaped roof terrace

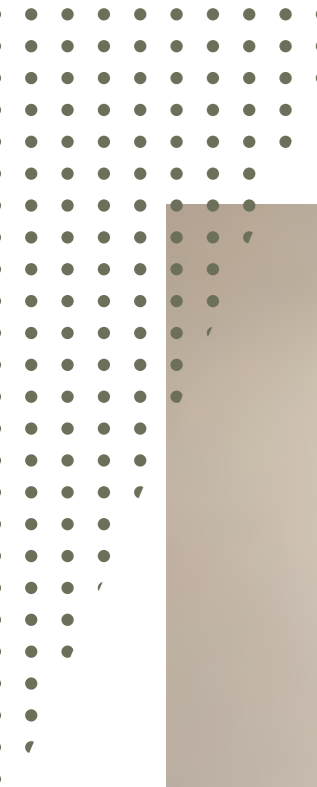
Communal Areas

- Entrance lighting
- Passenger lift to all floors
- Secure car park
- Communal bin storage
- Bike storage











CGI is indicative only.



IT'S ALL GOING ON

The lifestyle you've been longing for



Borehamwood Shopping Park

Borehamwood town centre has everything you need. There's a good range of restaurants and cuisines, while the Shopping Park is home to a Starbucks, M&S Foodhall and Next.

For a more relaxed scene, nearby Radlett and St Albans offer more boutique-style shopping and dining, while the quaint shopping village at Battlers Green Farm, has a range of farm foods and independent retailers.

For green spaces you're spoilt for choice. Aldenham Country Park has its own nature reserve, lake and series of woodland walks while the wider area provides ample golf courses and winding country lanes perfect for a cycle or stroll to the nearest gastropub.



Aldenham Country Park



The Grove Hotel



St Albans City

Travel times

 < 1 mile

Elstree & Borehamwood Station
Borehamwood Shopping Park
Sky Studios
Elstree Studios
The Venue Leisure Centre

 < 5 miles

The Hertsmere Golf Club
Aldenham Country Park
Radlett High Street
Everyman Cinema (Barnet)

 < 10 miles

St Albans City
Sopwell House Hotel & Spa
The Grove Hotel & Sequoia Spa
University of Hertfordshire
Brent Cross Shopping Centre

WHEN LONDON CALLS



Stay close to the capital

When the mood takes you, the capital's unparalleled culture, shopping and dining scene is reassuringly close by, and getting there is easy thanks to a choice of convenient connections from Elstree & Borehamwood train station.

Whether it's a meeting in King's Cross, theatre in the West End or an evening in by the Thames, the buzz of London life is just a short journey away.

ELSTREE & BOREHAMWOOD



12 MINS WEST HAMPSTEAD (THAMESLINK)

22 MINS LONDON ST PANCRAS

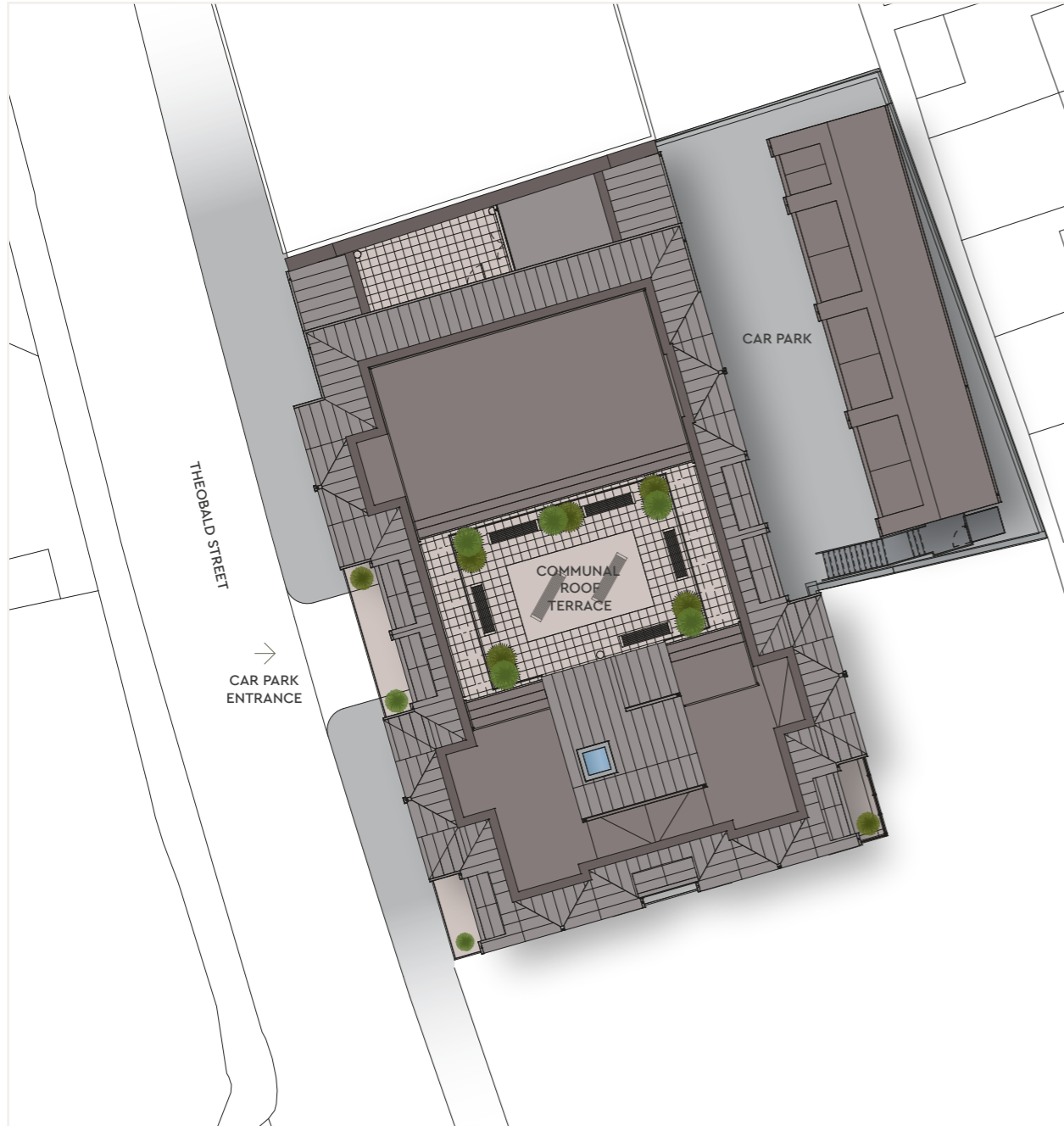
27 MINS FARRINGTON (ELIZABETH LINE)

29 MINS CITY THAMESLINK

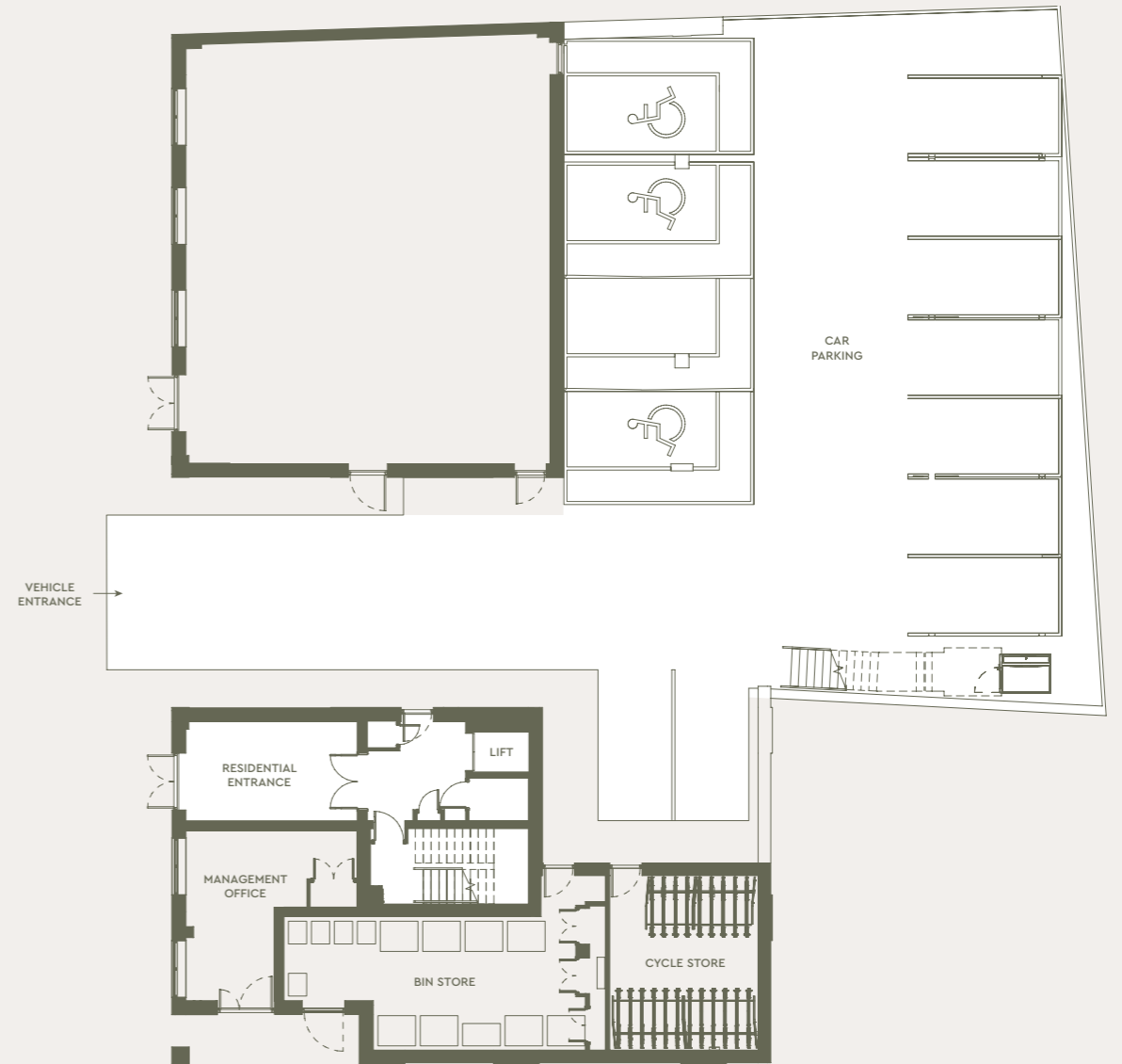
37 MINS LONDON BRIDGE

Travel times taken from National Rail.

SITE PLAN



PARKING PLAN GROUND FLOOR



APARTMENT 1

1ST FLOOR

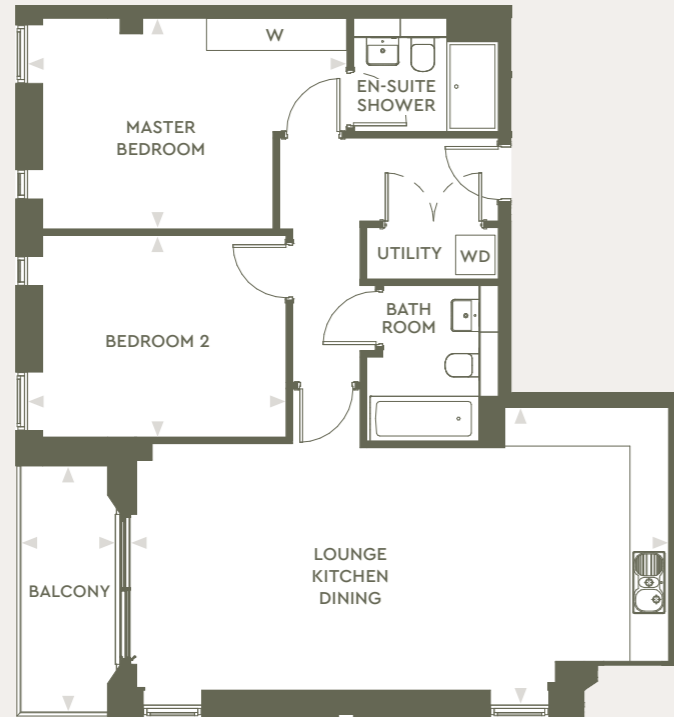


82.3 SQM | 886 SQFT

(Excluding balcony)

87.4 SQM | 941 SQFT

(Including balcony)



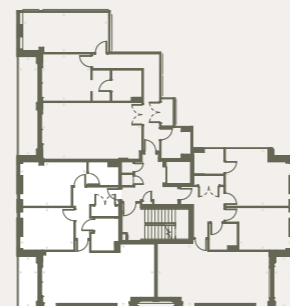
LOUNGE / KITCHEN / DINING
8.40m x 4.72m 27'8" x 15'7"
32.6 sqm 351 sqft

MASTER BEDROOM
5.06m x 3.26m 16'8" x 10'9"
13.7 sqm 147 sqft

BEDROOM 2
4.11m x 3.13m 13'7" x 10'4"
12.3 sqm 132 sqft

BALCONY
3.62m x 1.40m 11'11" x 4'7"
5.1 sqm 55 sqft

W - Wardrobe
WD - Washer/Dryer



APARTMENT 2

1ST FLOOR

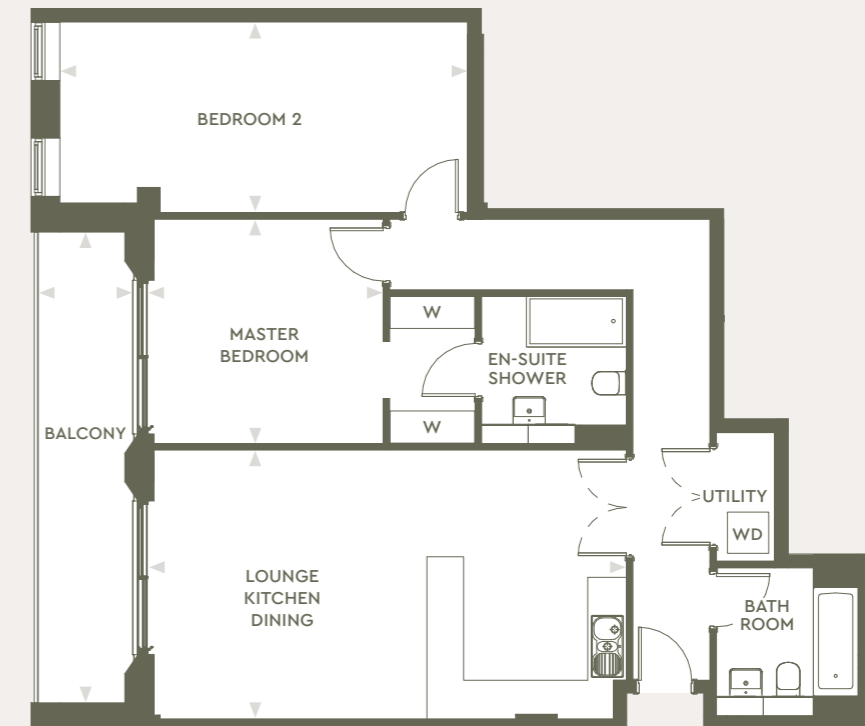


95.6 SQM | 1,029 SQFT

(Excluding balcony)

105.9 SQM | 1,140 SQFT

(Including balcony)



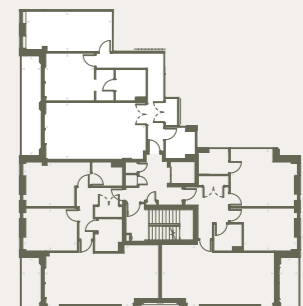
LOUNGE / KITCHEN / DINING
7.48m x 4.15m 24'8" x 13'8"
30.2 sqm 325 sqft

MASTER BEDROOM
3.56m x 3.49m 11'9" x 11'6"
16.07 sqm 173 sqft

BEDROOM 2
6.66m x 3.03m 21'11" x 10'0"
19.5 sqm 210 sqft

BALCONY
7.32m x 1.40m 24'2" x 4'7"
10.3 sqm 111 sqft

W - Wardrobe
WD - Washer/Dryer



APARTMENT 3 1ST FLOOR



91.8 SQM | 988 SQFT
(Excluding balcony)

97.1 SQM | 1,045 SQFT
(Including balcony)



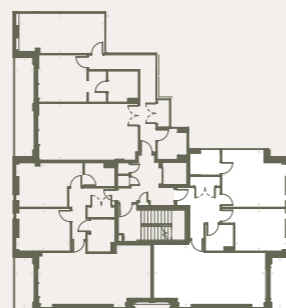
LOUNGE / KITCHEN / DINING
8.41m x 4.73m 27'9" x 15'7"
34.3 sqm 369 sqft

MASTER BEDROOM
5.07m x 4.33m 16'9" x 14'3"
19.0 sqm 205 sqft

BEDROOM 2
4.71m x 3.17m 15'6" x 10'5"
13.3 sqm 143 sqft

BALCONY
3.77m x 1.40m 12'5" x 4'7"
5.3 sqm 57 sqft

W - Wardrobe
WD - Washer/Dryer

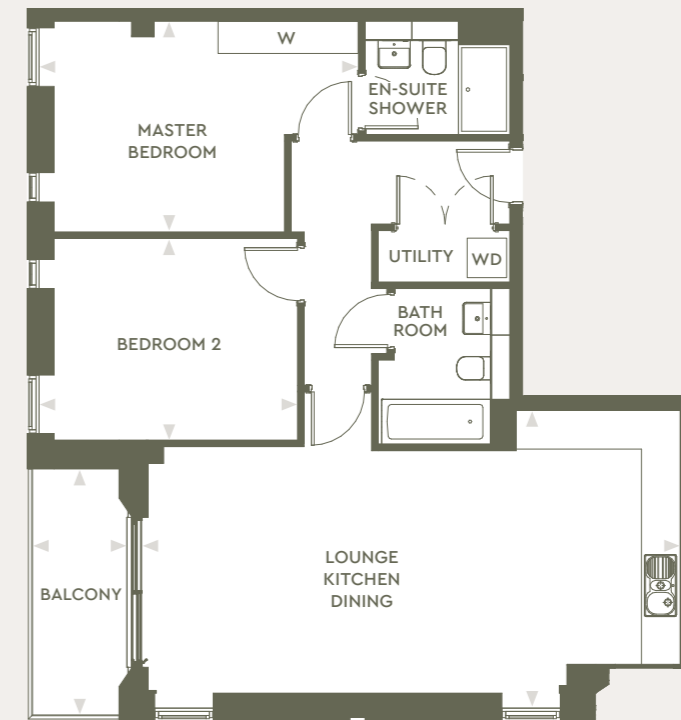


APARTMENT 4 2ND FLOOR



82.3 SQM | 886 SQFT
(Excluding balcony)

87.4 SQM | 941 SQFT
(Including balcony)



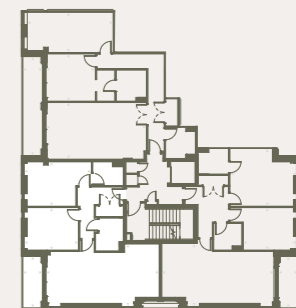
LOUNGE / KITCHEN / DINING
8.40m x 4.72m 27'8" x 15'7"
32.6 sqm 351 sqft

MASTER BEDROOM
5.06m x 3.26m 16'8" x 10'9"
13.7 sqm 147 sqft

BEDROOM 2
4.11m x 3.13m 13'7" x 10'4"
12.3 sqm 132 sqft

BALCONY
3.62m x 1.40m 11'11" x 4'7"
5.1 sqm 55 sqft

W - Wardrobe
WD - Washer/Dryer

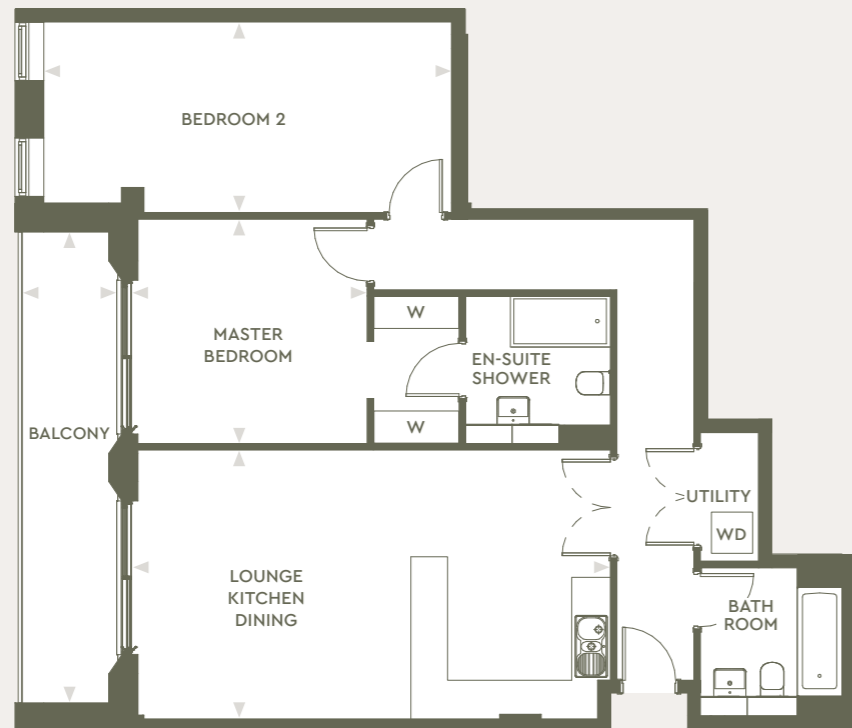


APARTMENT 5 2ND FLOOR



95.6 SQM | 1,029 SQFT
(Excluding balcony)

105.9 SQM | 1,140 SQFT
(Including balcony)



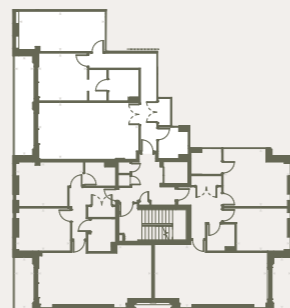
LOUNGE / KITCHEN / DINING
7.48m x 4.15m 24'8" x 13'8"
30.2 sqm 325 sqft

MASTER BEDROOM
3.56m x 3.49m 11'9" x 11'6"
16.07 sqm 173 sqft

BEDROOM 2
6.66m x 3.03m 21'11" x 10'0"
19.5 sqm 210 sqft

BALCONY
7.32m x 1.40m 24'2" x 4'7"
10.3 sqm 111 sqft

W - Wardrobe
WD - Washer/Dryer



APARTMENT 6 2ND FLOOR



91.8 SQM | 988 SQFT
(Excluding balcony)

97.1 SQM | 1,045 SQFT
(Including balcony)



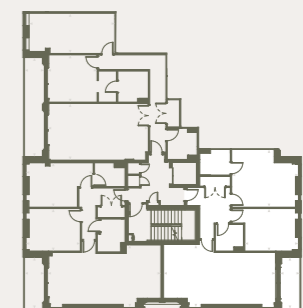
LOUNGE / KITCHEN / DINING
8.41m x 4.73m 27'9" x 15'7"
34.3 sqm 369 sqft

MASTER BEDROOM
5.07m x 4.33m 16'9" x 14'3"
19.0 sqm 205 sqft

BEDROOM 2
4.71m x 3.17m 15'6" x 10'5"
13.3 sqm 143 sqft

BALCONY
3.77m x 1.40m 12'5" x 4'7"
5.3 sqm 57 sqft

W - Wardrobe
WD - Washer/Dryer



APARTMENT 7 3RD FLOOR

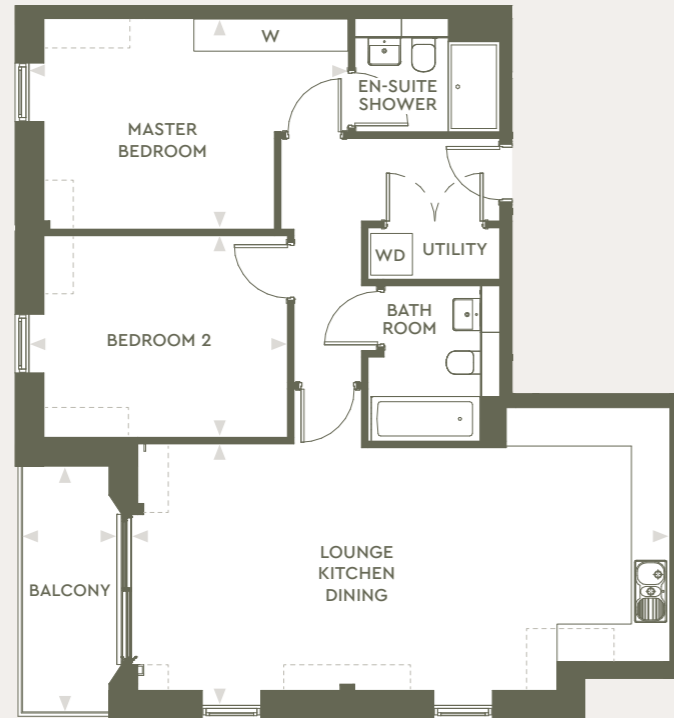


82.3 SQM | 886 SQFT

(Excluding balcony)

87.4 SQM | 941 SQFT

(Including balcony)



LOUNGE / KITCHEN / DINING
8.41m x 4.16m 27'9" x 13'9"
34.3 sqm 369 sqft

MASTER BEDROOM
5.00m x 3.28m 16'6" x 10'10"
13.7 sqm 148 sqft

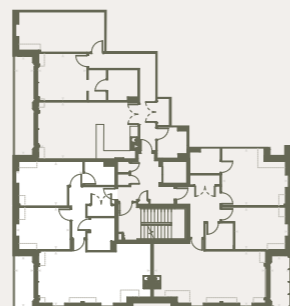
BEDROOM 2
4.13m x 3.15m 13'7" x 10'5"
12.0 sqm 130 sqft

BALCONY
3.60m x 1.40m 11'10" x 4'7"
5.1 sqm 55 sqft

W - Wardrobe

WD - Washer/Dryer

Dashed line indicates restricted ceiling height.



APARTMENT 8 3RD FLOOR

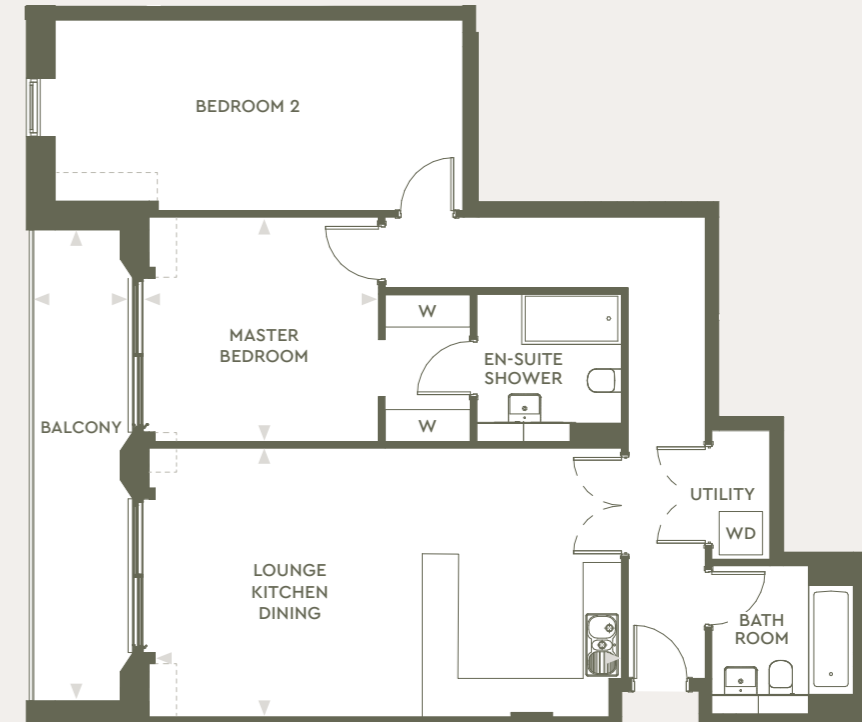


95.6 SQM | 1,029 SQFT

(Excluding balcony)

105.9 SQM | 1,140 SQFT

(Including balcony)



LOUNGE / KITCHEN / DINING
7.51m x 4.16m 24'9" x 13'9"
31.1 sqm 335 sqft

MASTER BEDROOM
3.71m x 3.51m 12'3" x 11'7"
16.2 sqm 174 sqft

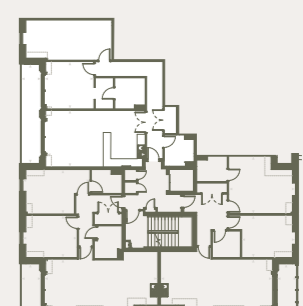
BEDROOM 2
6.68m x 2.97m 22'0" x 9'9"
18.7 sqm 201 sqft

BALCONY
7.10m x 1.40m 23'5" x 4'7"
10.3 sqm 111 sqft

W - Wardrobe

WD - Washer/Dryer

Dashed line indicates restricted ceiling height.

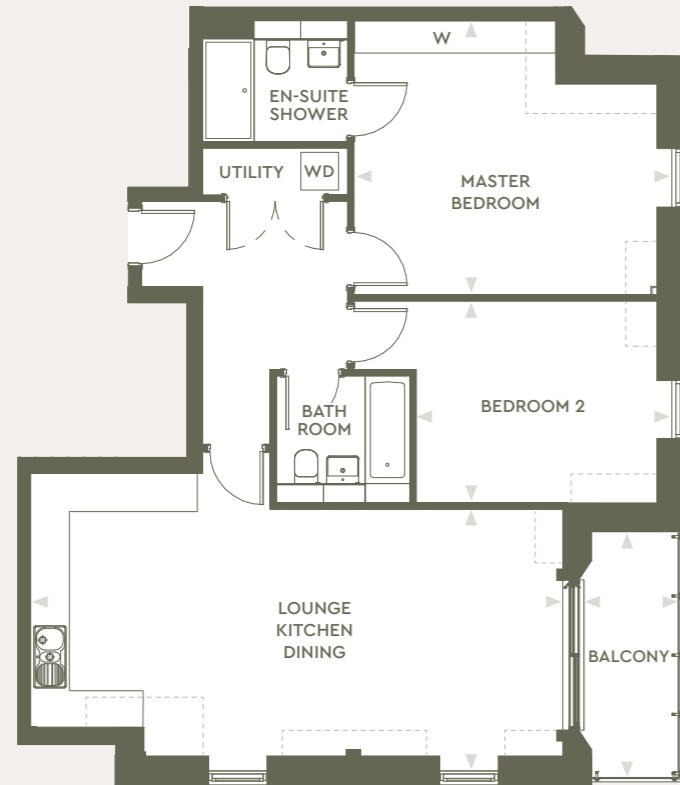


APARTMENT 9 3RD FLOOR



91.8 SQM | 988 SQFT
(Excluding balcony)

97.1 SQM | 1,045 SQFT
(Including balcony)



LOUNGE / KITCHEN / DINING
8.41m x 4.19m 27'9" x 13'10"
34.0 sqm 366 sqft

MASTER BEDROOM
5.07m x 4.28m 16'9" x 14'1"
18.8 sqm 202 sqft

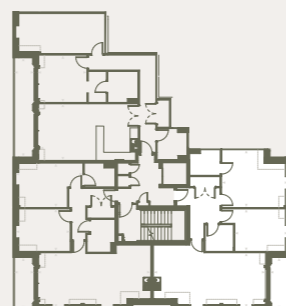
BEDROOM 2
4.07m x 3.14m 13'5" x 10'4"
13.0 sqm 140 sqft

BALCONY
3.80m x 1.40m 12'6" x 4'7"
5.3 sqm 57 sqft

W - Wardrobe

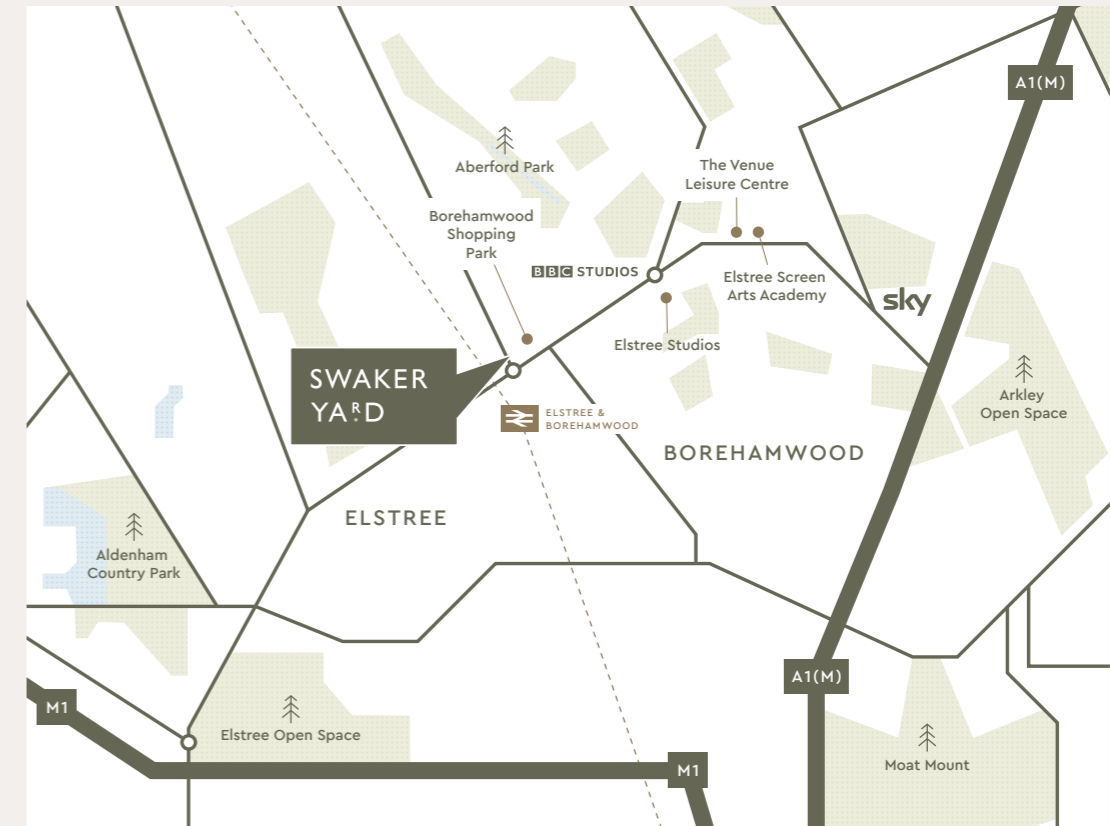
WD - Washer/Dryer

Dashed line indicates restricted ceiling height.



SWAKER YARD

2 THEOBALD STREET
BOREHAMWOOD
HERTS WD6 4SE



FOR SALES ENQUIRIES
020 8954 8626
SWAKERYARD.COM

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Designed by Fresh Lemon.



SWAKER
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