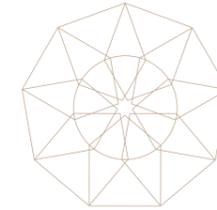


ALTO

HAMPERMILL LANE





PERFECT COMES AS STANDARD

Alto by Amara Properties is an ultra exclusive development of four luxury homes in Hampermill Lane, Watford in Hertfordshire - the county of boundless opportunity.

Planned over three floors, these homes will elevate you to a whole new level of luxury living. The very best materials sourced from around the world, bespoke design, artisan craftsmanship, fine detailing, cutting edge technology and all-round luxury form the style guide at Alto.

167 - 169 HAMPERMILL LANE, WATFORD, WD19 4TF



ELEVATE TO A NEW
LEVEL OF LUXURY LIVING

ALL LIFE IS HERE

Just 15 miles from central London, Watford is Hertfordshire's most important town in terms of entertainment, sport, business and night time economy. As well as Watford FC who play in the EFL Championship, there are a number of challenging golf courses, a popular regional theatre, multi-screen cinemas and the Warner Bros. film studio which is home to the Harry Potter tour.

There's also ample open space with the 190 acre Cassiobury Park, the rivers Gade and Colne and the Grand Union Canal, helping breathe fresh air into your day.





WELCOME TO METROLAND

This is Metroland. Moor Park and Northwood stations are just a few minutes away and they will whisk you to King's Cross in London in around 40 minutes on the Metropolitan Line. As Sir John Betjeman tendered, "hearts are lighter, eyes are brighter in Metroland". You will also be handily placed for the M25, M1 and M40 motorways while Heathrow airport is 40 minutes, London Luton 30 and the private airfields of Denham and Elstree are 25 and 15 minutes away respectively.

LOCATION
& LIFESTYLE





FIRST CLASS SCHOOLS

This corner of Hertfordshire is spoilt for choice when it comes to high performing schools. Alto is just a short stroll from Merchant Taylors, the independent public school for boys founded in 1561. The alumni is diverse and includes everyone from Lord Coggan the former Archbishop of Canterbury to Frankenstein actor Boris Karloff, The prime minister production line that is Harrow School is just 25 minutes by car.

The ladies are catered for with St Helen's, an independent private day school for girls aged three to eighteen, just a mile or so away in Northwood, and St Margaret's, a day and boarding school, which is 15 minutes away in Bushey.

| | | |
|----------------------------------|-----------|-----------------------|
| St Josephs Catholic School | Primary | Good |
| Eastbury Farm | Primary | Good |
| Watford Grammar School for Girls | Secondary | Outstanding |
| Watford Grammar School for Boys | Secondary | Outstanding |
| Merchant Taylors Boys School | Secondary | Outstanding / Private |
| St Helens Girls School | Secondary | Excellent / Private |
| Northwood College for Girls | Secondary | Excellent / Private |

EAT, DRINK AND BE MERRY

All tastes and all appetites are catered for locally. You can enjoy anything from a pie and a pint in a traditional country pub to fine dining at The Grove. Other gastronomic highlights include The Florist, Prime Steak & Grill and L' Artista Italian in the town centre, and the modest but magnificent St James In Bushey. The town centre has countless lively bars to choose from, while the surrounding villages are blessed with many quieter but equally hospitable hostelrys in which to while away a pleasurable evening.





SO MUCH TO DO

Alto is just a chip and run from Sandy Lodge Golf Club and up-market Moor Park is just a little further along the road. The Grove, one of the UK's most prestigious courses and past host of the World Golf Championship and British Masters, is just 15 minutes away to the north of the town. The famous Holland & Holland shooting grounds are four miles away in Northwood and the town also boasts a variety of gyms, health clubs, swimming pools and health suites. But many simply head for Cassiobury Park and the adjacent bluebell woods of Whippendell.



DESIGNER LABELS AT EVERY TURN

Watford is a destination shopping centre with around 150 stores housed in the huge Atria shopping centre. Next, M&S, Apple Store, Zara and a host of designer label outlets are among the retail offerings. There is also a vibrant high street with a profusion of bars and restaurants in which to refresh yourself, if all that retail therapy becomes a little too taxing. Of course, the West End and City of London are just a short train journey away, either from Watford Junction (25 minutes) or Moor Park (40 minutes).



ALTO



EXPERTLY CRAFTED
INTERIORS



HIGH DESIGN

Amara Property pride themselves in not having one house type and each home is customised to be unique and timeless.

The state of the art complements the ergonomics and wonderful home design completely. Innovative technology and age-old artisan skills combine to fashion innovative homes of intelligence and individuality.





ALTO

ALTO

SLEEP EASY

Vast, voluptuous, very, very cool. You know when you lay your head down in an Amara bedroom. Relaxing shades, stylish colour palette, bespoke cabinetry, warm tactile surfaces and soft furnishings mingle like a cocktail to enhance the aesthetic pleasures of a restful and rejuvenating night's sleep. The master bedroom features an expansive arched floor to ceiling picture window with views across the Colne valley and Hampermill countryside.







TIMELESS AND
THOUGHTFULLY DESIGNED



INTERIORS

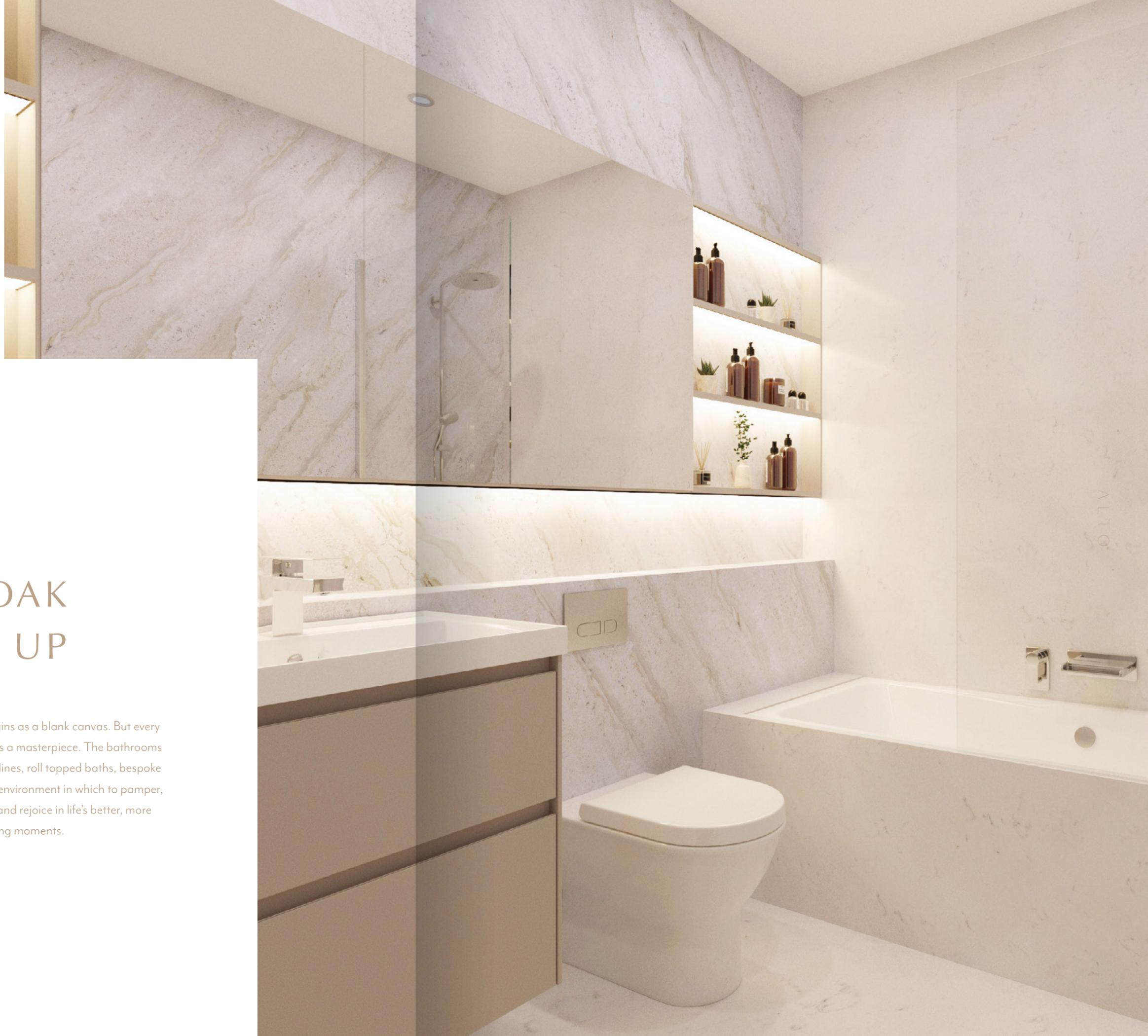
ALTO

HELPING YOU LOVE LIFE

You will love entertaining, cooking, relaxing, working at Alto. Living areas are spacial, special, and super cool, with the very best materials brought together from all points of the compass - it's a wonderful recipe. State of the art white goods and intuitive labour saving gadgetry help make life much more enjoyable.

SOAK IT UP

Every Amara Property begins as a blank canvas. But every Amara Property ends up as a masterpiece. The bathrooms are no exception. Smooth lines, roll topped baths, bespoke cabinetry, and the perfect environment in which to pamper, preen, relax, rejuvenate and rejoice in life's better, more satisfying moments.



SPECIFICATION

LIVING/KITCHEN/DINING ROOM

- Contemporary Hacker style kitchen with soft closing cabinetry and drawer units. Tall & base units in Matt white in a handleless design.
- Organic White quartz worktop with upstand.
- Kitchen Island with Breakfast bar to all Plots.
- Integrated Bosch appliances including: Single Oven with 7 functions & EcoClean, Combination Microwave, 4 Zone Touch Control Induction Hob, Fridge/Freezer and Dishwasher.
- Integrated Extractor to match with Kitchen Units with 3 speeds & Intensive suction.
- Plumbing for integrated washer/dryer in Ground floor Kitchens in Plots 2, 3 & 4. Plumbing for washer/dryer in First floor Utility in Plot 1.
- LED under cupboard lighting & above unit lighting.

BEDROOMS

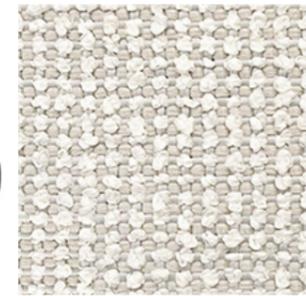
- Walk in Dressing rooms to Master Suite, all plots.
- Fitted Wardrobes to Bedroom 2, all plots.

INTERNAL FEATURES

- Oversized solid black veneered doors with matt black ironmongery.
- Contemporary design architrave and skirting.
- Staircases with glass balustrade detailing.
- Large sliding doors to Balcony on First floor Formal Living.
- Under floor heating throughout
- Carpet with soft underlay to Stairs, Landings & Bedrooms
- Farrow & Ball paint throughout.

FLOORING

- Luxury LVT wood flooring to Ground floor Hallway, W.C, Open plan Living, Dining & Kitchen
- Carpets to stairs, Landing, Formal Living & Bedrooms.



1. Brass stud

2. Door Handle

3. Fabric

4. Internal Door

5. Stone Worktop

6. Wood Flooring

7. Tiling

BATHROOMS & ENSUITES

- Beautifully designed bathrooms and en-suites by our in house Amara Interiors Team.
- Porcelanosa fully tiled walls and floors.
- Feature over counter sink in Cloakroom with Wall mounted tap.
- Contemporary sanitary ware and accessories.
- Wall hung WC with soft closing seat.
- Family bath to family bathrooms in all Plots.
- Mirrors to Bathrooms.
- Heated towel rails to Bathrooms
- Shaver points.
- Combi boiler hot water heating system.



ELECTRICAL

- Chrome sockets and light switches.
- LED downlights to all rooms.
- Dimmable lighting & Chandeliers/Pendants
- CAT6 and coax cabling to AV sockets.
- Wiring provisions in place to enable SkyQ - Subject to your selection and purchase of Sky subscription and equipment.
- Wiring for Sonos music speakers to Ground Floor Open plan Living, Dining & Kitchen and First Floor Formal Living.

EXTERNAL

- Private block paved driveways for all houses providing off-street parking.
- Gardens laid to lawn with patio area.
- External tap & power socket.
- Entrance & Patio Lighting
- Garages to each Plot
- Composite Aluminium front doors
- UPVC Windows

SECURITY

- Perimeter tall fencing
- Comprehensive alarm system connected through the house
- Fire alarm system
- Security locks to all windows & doors

WARRANTY & AFTERCARE

- Complete 10 year structural warranty by ICW
- Amara Property 1 Year warranty*.
- Demonstration of new home before Client handover.





FLOORPLANS



No.

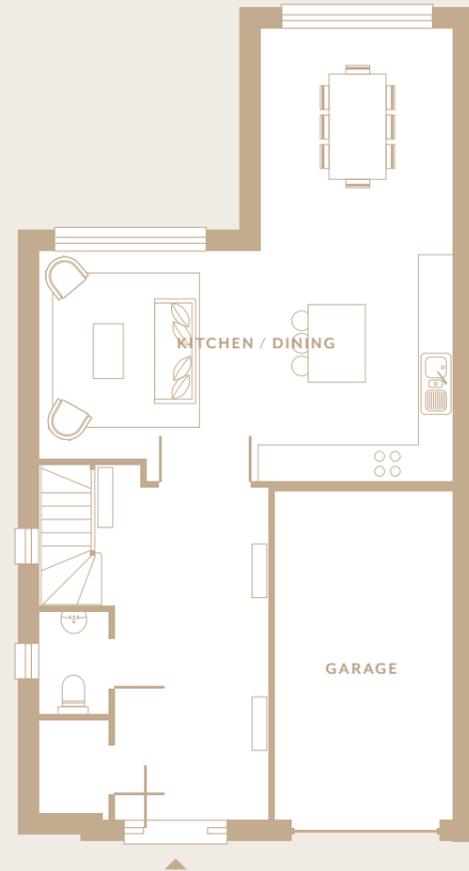
1

4 BEDROOM
3 BATHROOM

232 M²
2,500 FT²

| | W | H |
|-------------------|-----|-----|
| Kitchen/ Dining | 6.9 | 3.8 |
| Family Room | 3.4 | 7.6 |
| Principle Bedroom | 6.9 | 6.0 |
| Bedroom Two | 3.8 | 4.7 |
| Bedroom Three | 4.5 | 3.6 |
| Bedroom Four | 3.3 | 2.5 |

Ground Floor

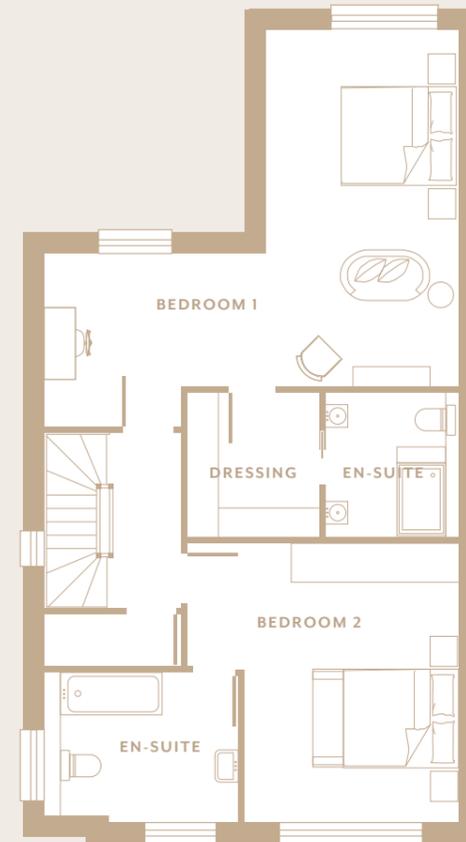


*Total GIA includes Garage

First Floor



Second Floor



No.

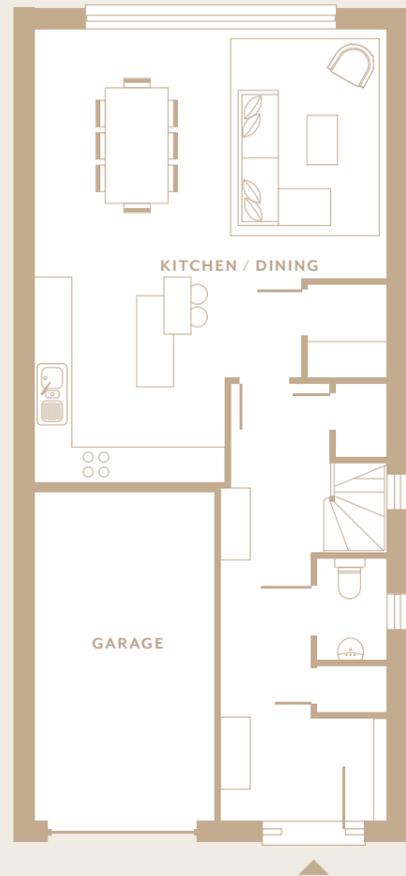
2

4 BEDROOM
3 BATHROOM

232 M²
2,500 FT²

| | W | H |
|-------------------|-----|-----|
| Kitchen/ Dining | 5.7 | 7.6 |
| Living Room | 5.9 | 4.2 |
| Principle Bedroom | 5.9 | 5.7 |
| Bedroom Two | 3.7 | 5.5 |
| Bedroom Three | 3.5 | 5.4 |
| Bedroom Four | 2.3 | 2.6 |

Ground Floor

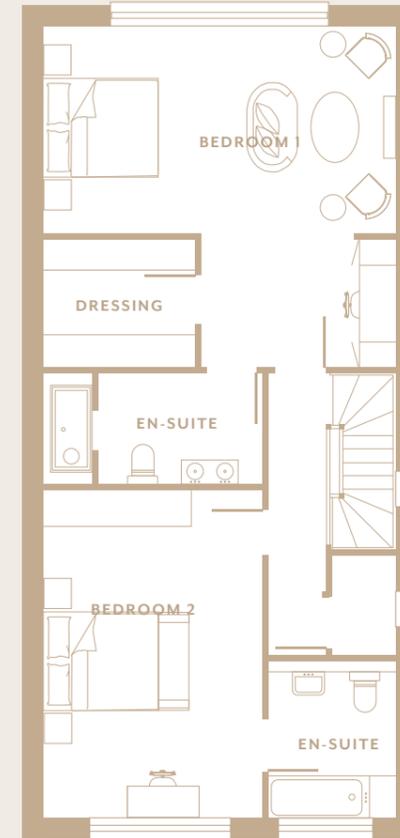


*Total GIA includes Garage

First Floor



Second Floor



No.

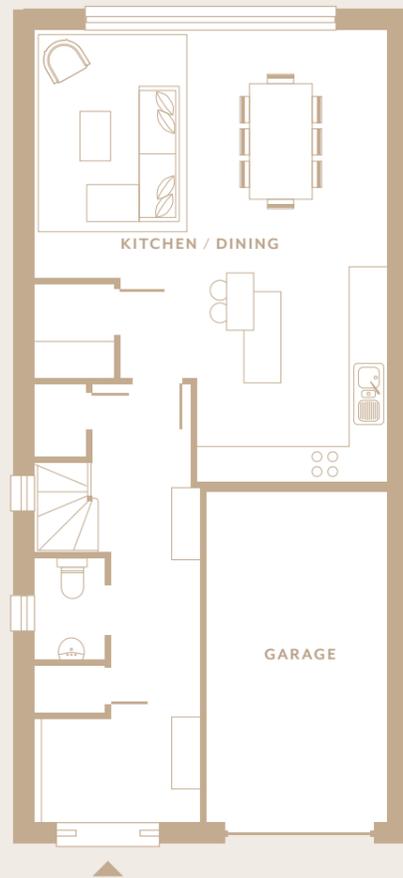
3

4 BEDROOM
3 BATHROOM

232 M²
2,500 FT²

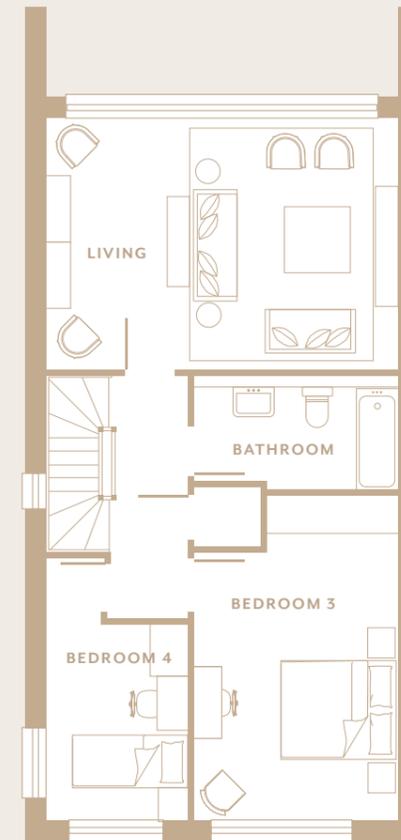
| | W | H |
|-------------------|-----|-----|
| Kitchen/ Dining | 5.9 | 6.7 |
| Family Room | 5.9 | 4.2 |
| Principle Bedroom | 5.9 | 5.7 |
| Bedroom Two | 3.7 | 5.5 |
| Bedroom Three | 3.5 | 5.4 |
| Bedroom 4 | 3.3 | 2.5 |

Ground Floor

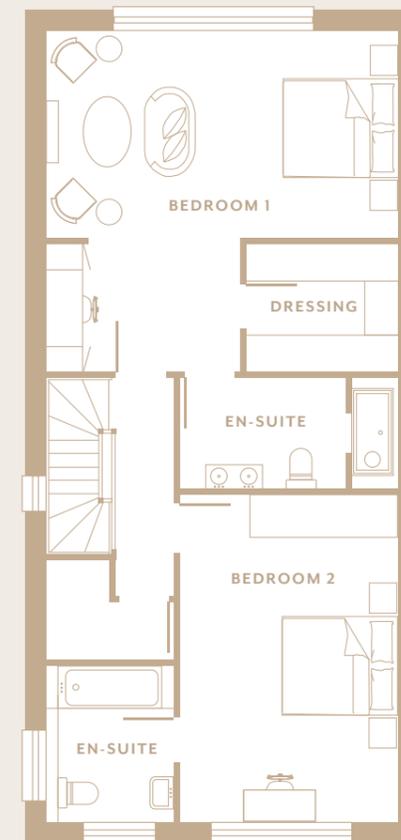


*Total GIA includes Garage

First Floor



Second Floor



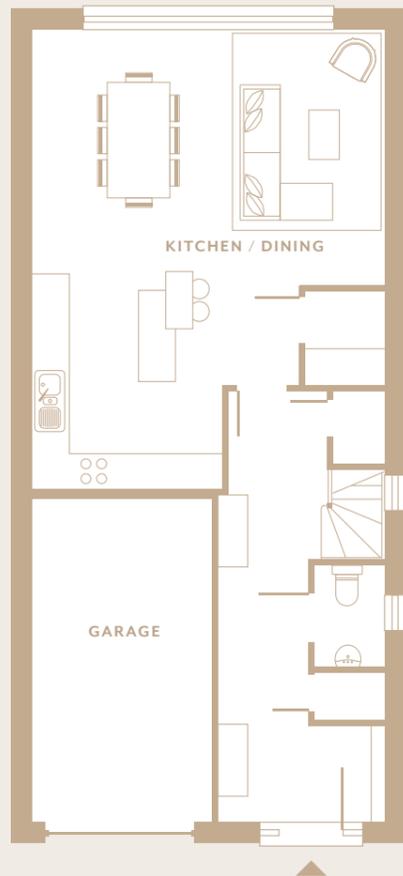
No.

4

4 BEDROOM
3 BATHROOM
232 M²
2,500 FT²

| | W | H |
|-------------------|-----|-----|
| Kitchen/ Dining | 5.9 | 6.7 |
| Family Room | 5.9 | 4.2 |
| Principle Bedroom | 5.9 | 4.2 |
| Bedroom Two | 3.7 | 5.5 |
| Bedroom Three | 3.5 | 5.4 |
| Study | 2.3 | 2.6 |

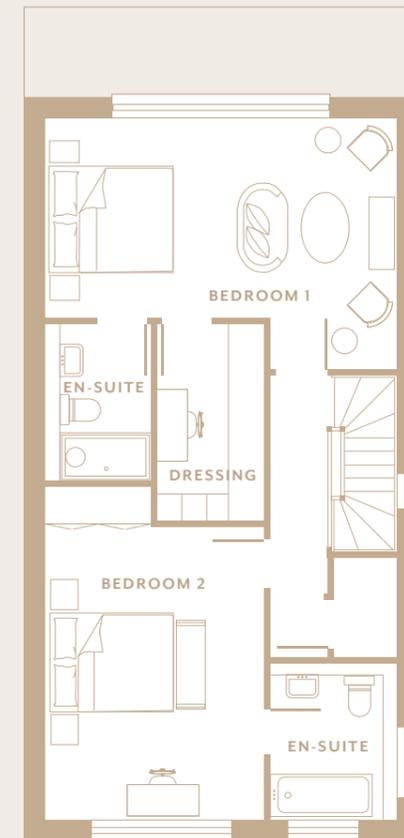
Ground Floor



First Floor



Second Floor



*Total GIA includes Garage



A HOME YOU'LL LOVE

Think Amara Property and think bespoke design, craftsmanship, fine detailing, cutting edge technology, and all-round luxury and perfection. That's not an aim, that's what we do. And Alto is no exception.

Amara Property has an incredibly impressive portfolio of the finest homes in the finest postcodes of Northwest London and Home Counties. Now Hampermill Lane is getting the Amara treatment with Alto. These are tailor-made homes created to satisfy every aspiration and, obvious in each home, is a tireless attention to detail, something synonymous with all Amara Property schemes.



AMARA PROPERTY
exceptional homes made to cherish

OUR PROMISE

Our pledge to all our clients is simple:
“We will create a home you’ll love to live in and a
home you’ll be proud to own.”

Coupled with that expert delivery of these incredible
homes is an industry leading aftercare service to future
proof your investment for the long term. Isn’t it time you
secured your future with the experts in contemporary
luxury living?



PREVIOUS DEVELOPMENTS

AMARA PROPERTY



ARIA
HADLEY WOOD, EN4



WATERSIDE MANSIONS
STANMORE, HA7



LITTLE SADDLES
SHENLEY, AL2



ALTO

AWARDS

EVENING STANDARD AWARDS 2022

Best luxury House

EVENING STANDARD AWARDS 2021

Best Family Home

INTERNATIONAL PROPERTY AWARDS 2021

Development Marketing

Best Show Home

BUILD REAL ESTATE & PROPERTY AWARDS 2018 & 2019

Best luxury residential development contractors 2019

Luxury property development company of the year
2018

HOUZZ 2016

Awarded Best Of Houzz 2016

Houzz Influencer 2016

HOUZZ 2015

Awarded Best Of Houzz 2015

THE INTERNATIONAL PROPERTY AWARDS 2014

Best Apartment

Interior Design, Show Home

Best Property Single Unit

THE INTERNATIONAL PROPERTY AWARDS 2013

Renovation & Developments

PREMIER GUARANTEE EXCELLENCE AWARDS 2013

Excellence Awards



AMARAPROPERTY
exceptional homes made to cherish

Disclaimer

All specification details, including computer generated images, provided are indicative and intended to act as a guide only and may change. These details should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order under the Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract or a warranty. Dimensions should not be used for carpet sizes, appliances or furniture. Amara Property operate a policy of continuous product development and individual features such as specification, windows and elevational treatments may vary. Alto is a marketing name and may nor form part of the final address.





AMARAPROPERTY
exceptional homes made to cherish