

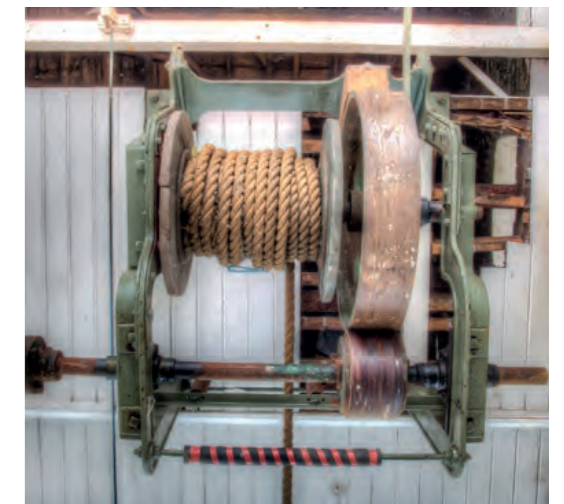
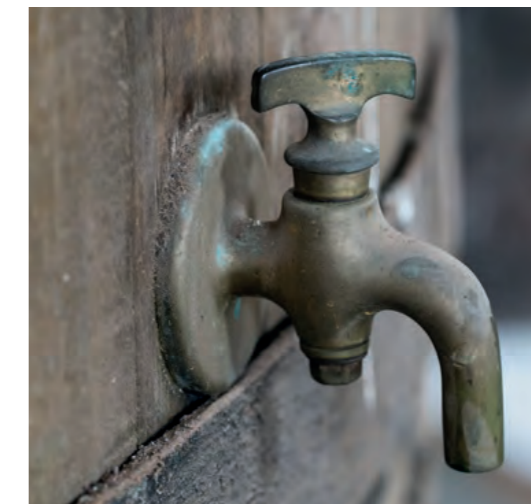
THE
HERTFORD
BREWERY

THE
HERTFORD
BREWERY

Nestled in the heart of Hertford's charming old town, The Hertford Brewery is an exclusive and one-of-a-kind collection of 2, 3 and 4 bedroom homes brimming with history and character.

Originally built by the McMullen family of brewers, this local landmark has now been carefully restored and sympathetically converted into luxurious living spaces. Using their reputation for transforming historical buildings into contemporary homes, White Hart Developments have effortlessly combined original period features with stunning modern design.

Hartham Lane • Hertford • SG14 1QW





“
THIS LOCAL LANDMARK HAS NOW
BEEN CAREFULLY RESTORED AND
SYMPATHETICALLY CONVERTED
INTO LUXURIOUS LIVING SPACES
”

THE HEART OF HERTFORD

An irresistible mix of town and country, a home in Hertford offers the rare opportunity to genuinely have it all. Throughout these pretty Georgian streets and squares, you'll find independent shops, traditional pubs, delis and seasonal street food markets, as well as excellent transport links into the surrounding countryside or central London.



GETTING AROUND

By Train		By Road	
35 minutes	Tottenham Hale <i>Hertford East</i> ➡	14 minutes	Welwyn Garden City
37 minutes	Finsbury Park <i>Hertford North</i> ➡⊖	19 minutes	Cheshunt
49 minutes	London Liverpool Street <i>Hertford East</i> ➡⊖	28 minutes	St Albans
51 minutes	Moorgate <i>Hertford North</i> ➡⊖	29 minutes	Enfield
		34 minutes	Stansted Airport ✈
		37 minutes	Luton Airport ✈



SPECIFICATION

Interior finishes

- Oak engineered chevron (smoke grey) flooring
- Contemporary Kyoto grey carpet
- Contemporary finish to industrial features
- Original high ceilings

Kitchen

- Bespoke handleless continental kitchens
- Quartz worktops
- Illuminated display areas
- Integrated appliances
- Touch control induction hob with angled edge
- Glass wall chimney hood
 - Warming draw
- Compact combination microwave oven
- Linea multifunction oven
- Integrated fridge/freezer
- Integrated dishwasher
 - Integrated washing machine
- Composite under mounted sink
- Steel staircases (some with glass balustrades)

En-suites and bathrooms

- Wall and floor tiles from Porcelanosa
- Bathrooms by Bagno

Electrical

- Energy efficient lighting
- Wiring for Sky and IRS to all apartments (subscription required)
- Satellite TV system

Security & peace of mind

- Video smart entry system
 - Gated landscaped communal courtyard
 - Fire alarm system

Communal areas

- Courtyard gardens
- Stacked parking system (access via an automated roller shutter)
- KONE Lift entry to all apartments (4-7)
- Impressive communal reception hall leading to apartments

Heating

- Underfloor heating
- High modern pressure mega flow system



Plot 5: Living / Dining / Kitchen

CGI is indicative only.



Plot 2: Lounge / Dining / Kitchen



Plot 1: TV / Games Room



Plot 4: Living / Dining / Kitchen

CGI's are indicative only.



Plot 3: Master Bedroom with barrel en-suite



Plot 1: Living / Dining / Kitchen



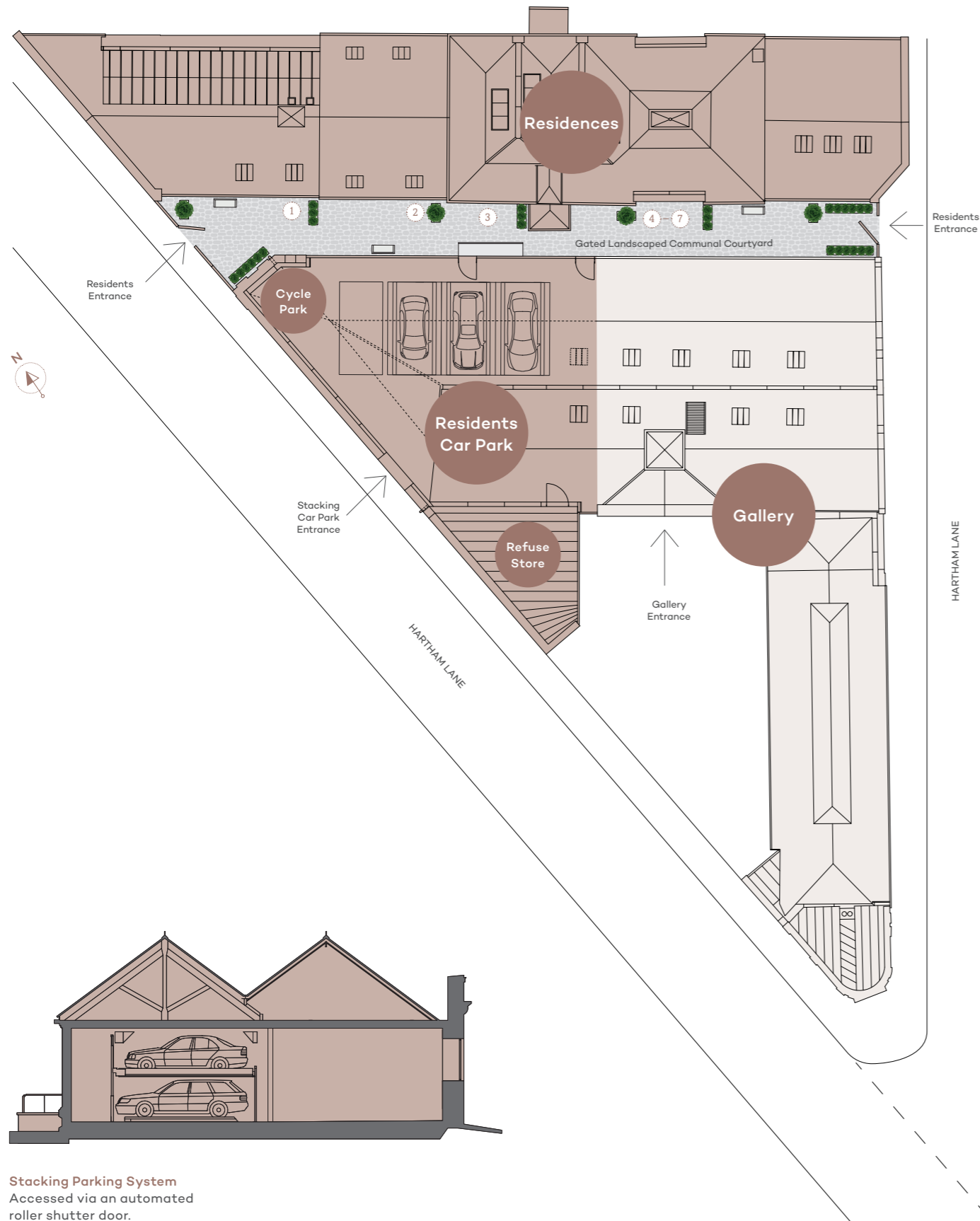
Plot 1: Master Bedroom with mezzanine and en-suite

CGI's are indicative only.

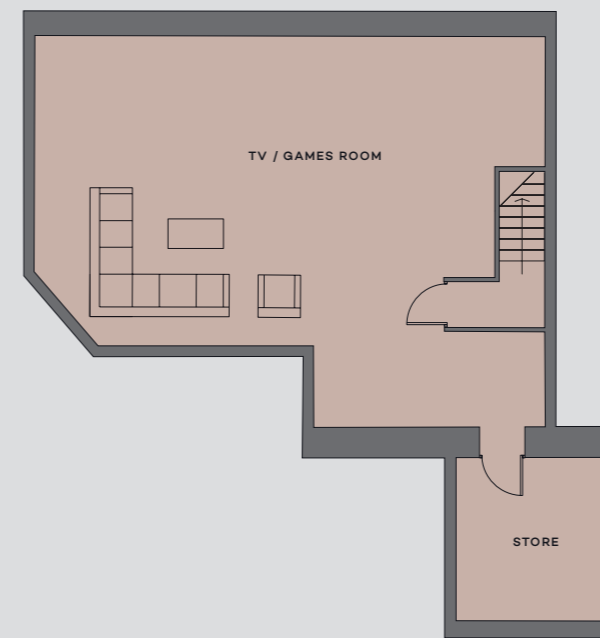


Plot 7: Living / Dining / Kitchen

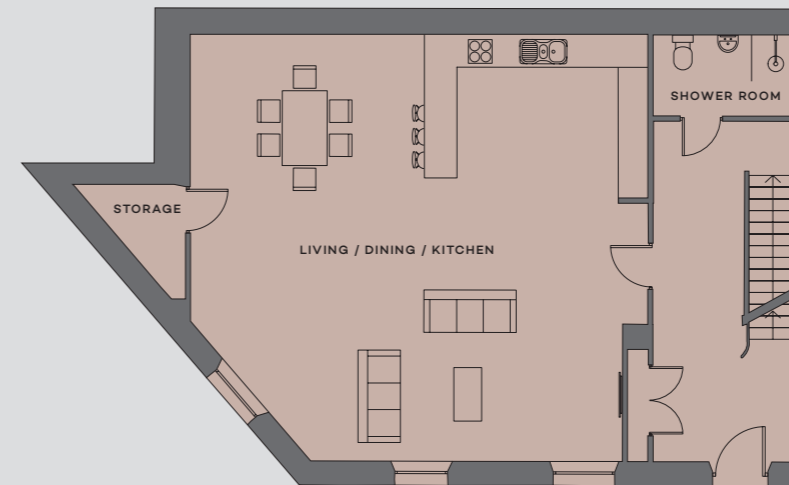
THE RESIDENCES



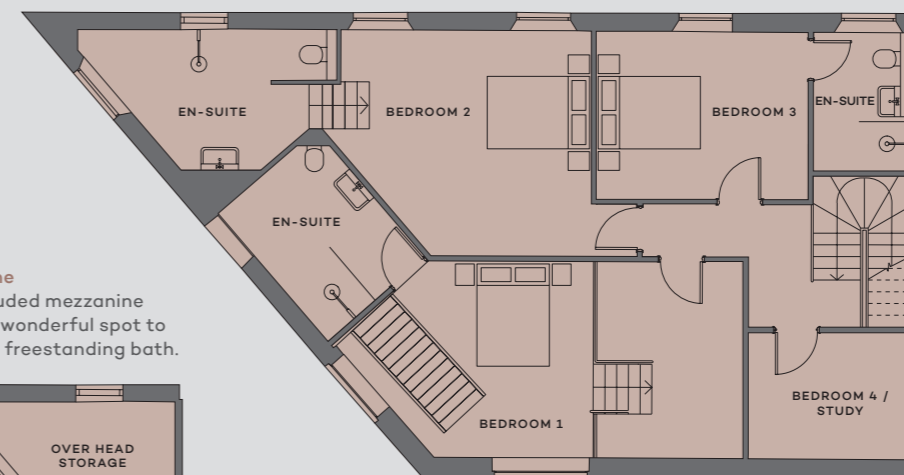
Lower Ground
A large, open-plan space providing multipurpose usage



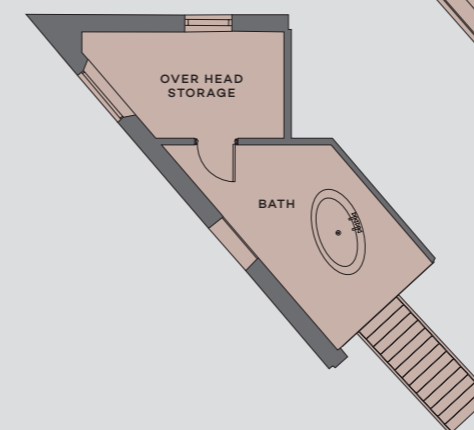
Ground Floor
The impressive, spacious and light-filled living, dining and kitchen space's open-plan design is perfect for entertaining.



First Floor
Each of the three bedrooms features a luxurious en-suite shower room.



Mezzanine
The secluded mezzanine level is a wonderful spot to relax in a freestanding bath.



01

4-bedroom home

- TV / Games Room
9.68m x 7.67m | 31'9" x 25'2"
- Living / Dining / Kitchen
9.02m x 8.13m | 29'7" x 26'8"
- Bedroom 1
8.41m x 3.99m | 27'7" x 13'1"
- Bedroom 2
5.74m x 4.39m | 18'10" x 14'5"
- Bedroom 3
4.29m x 3.20m | 14'1" x 10'6"
- Bedroom 4 / Study
3.25m x 2.67m | 10'8" x 8'9"
- Store
3.10m x 2.90m | 10'2" x 9'6"



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02

3-bedroom home

TV / Games Room
7.70m x 7.32m | 25'3" x 24'0"

Living / Dining / Kitchen
8.23m x 7.16m | 27'0" x 23'6"

Bedroom 1
3.99m x 3.12m | 13'1" x 10'3"

Bedroom 2
3.99m x 3.96m | 13'1" x 13'0"

Bedroom 3
3.99m x 3.05m | 13'1" x 10'0"

Store
3.10m x 2.90m | 10'2" x 9'6"

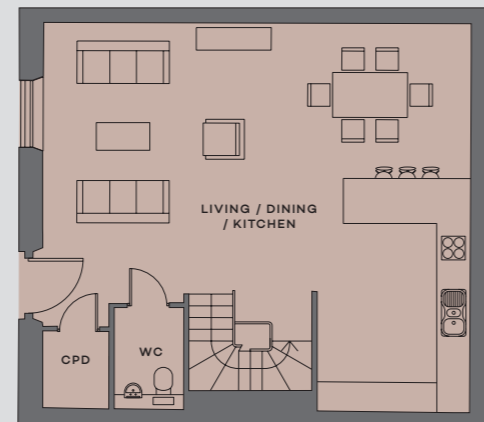


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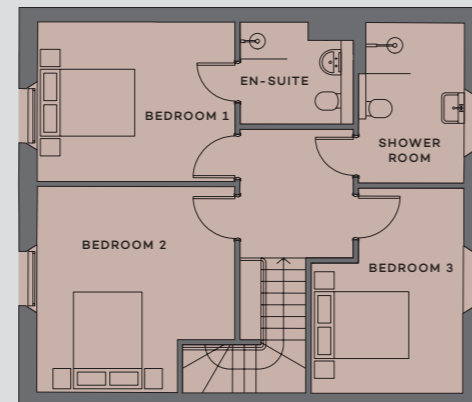
Lower Ground
The perfect space for a family room, games room, or hi-tech home cinema.



Ground Floor
A bright and contemporary, open-plan living, dining and kitchen space, with a convenient WC.



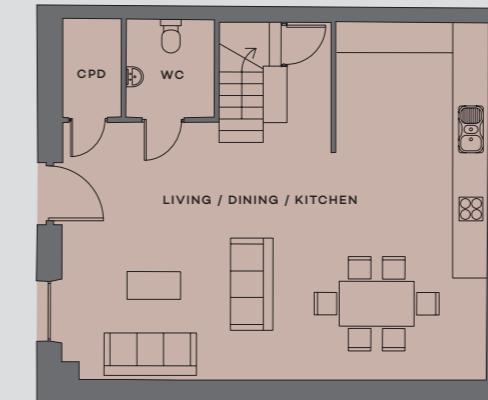
First Floor
The master bedroom features an en-suite walk-in shower, with an additional bathroom across the landing.



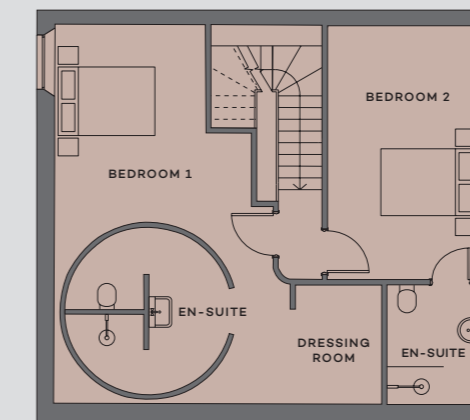
Lower Ground
A flexible entertainment space, ideal for a games room or home cinema.



Ground Floor
Modern, open-plan living, with a spacious kitchen dining area and a convenient WC.



First Floor
The master bedroom features an original brewery barrel, cleverly converted into an en-suite, plus a luxurious dressing room.



03

2-bedroom home

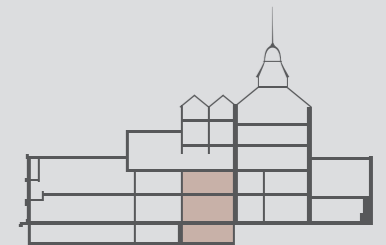
TV / Games Room
7.54m x 6.86m | 24'9" x 22'6"

Living / Dining / Kitchen
8.10m x 6.88m | 26'7" x 22'7"

Bedroom 1
7.85m x 6.10m | 25'9" x 20'0"

Bedroom 2
5.11m x 3.05m | 16'9" x 10'0"

Store
4.11m x 3.68m | 13'6" x 12'1"



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04

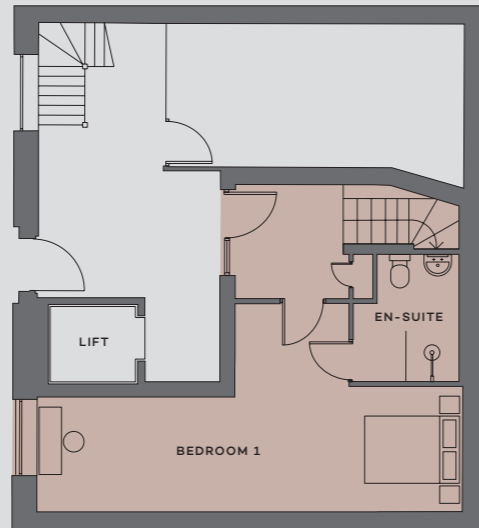
Duplex apartment

- Bedroom 1
8.38m x 3.73m | 27'6" x 12'3"
- Bedroom 2
4.04m x 3.86m | 13'3" x 12'8"
- Bedroom 3
3.10m x 2.29m | 10'2" x 7'6"
- Living / Dining / Kitchen
8.31m x 6.71m | 27'3" x 22'0"

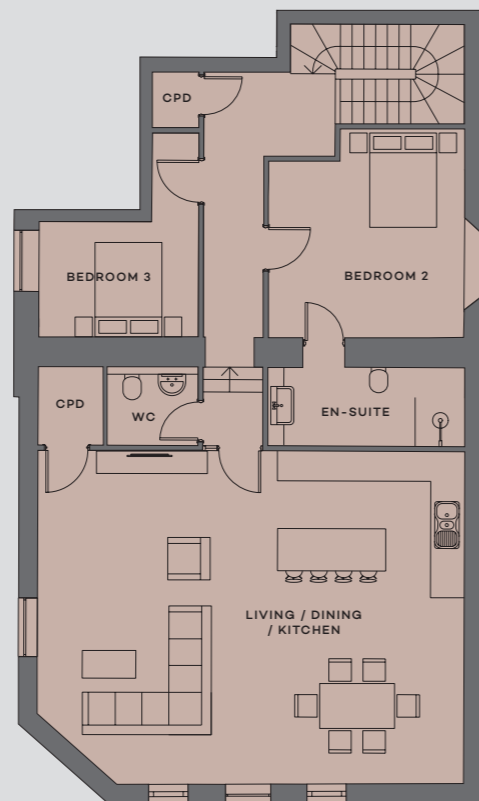


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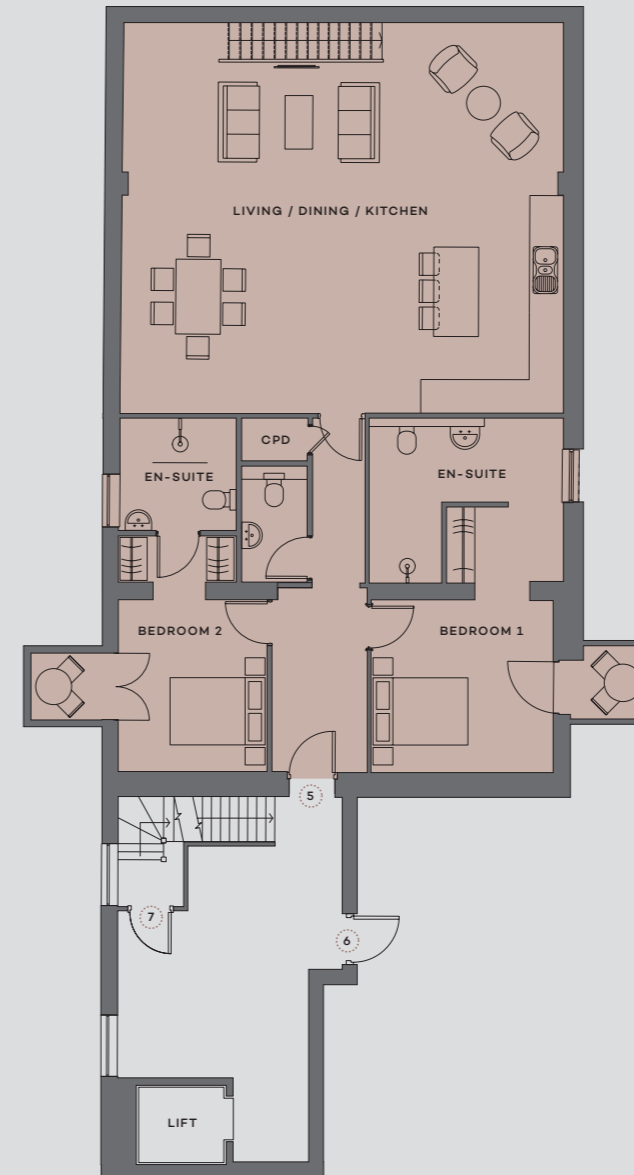
Ground Floor
Dedicated to the master suite, which is tucked away from the main living area and further bedrooms.



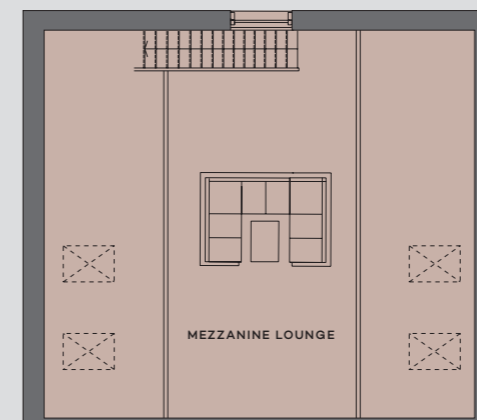
First Floor
A spacious living area, offering plenty of natural light and a high-end, stunning kitchen.



Second Floor
Both bedrooms feature an en-suite shower room and lucam balconies.



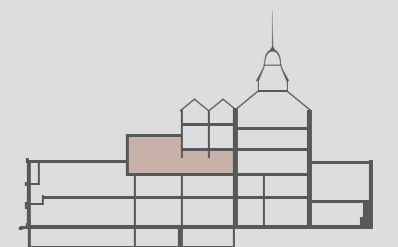
Mezzanine Floor
In the eaves, beneath skylights, the mezzanine makes an excellent bar area or entertaining space.



05

Duplex apartment

- Bedroom 1
7.26m x 3.53m | 23'0" x 11'7"
- Bedroom 2
7.26m x 3.35m | 23'0" x 11'0"
- Living / Dining / Kitchen
8.84m x 7.49m | 29'0" x 24'7"
- Mezzanine Lounge
6.73m x 2.79m | 22'1" x 9'2"



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06

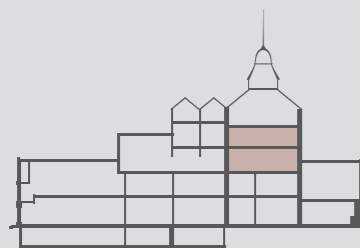
Duplex apartment

Bedroom 1
7.01m x 3.05m | 23'0" x 10'0"

Bedroom 2
5.61m x 4.70m | 18'5" x 15'5"

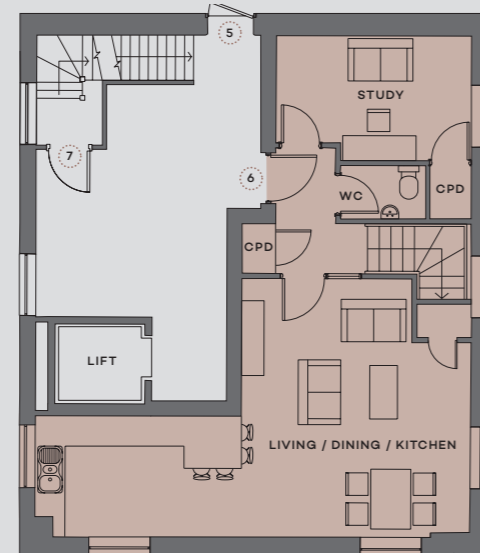
Living / Dining / Kitchen
8.74m x 5.41m | 28'8" x 17'9"

Study
3.81m x 2.29m | 12'6" x 7'6"

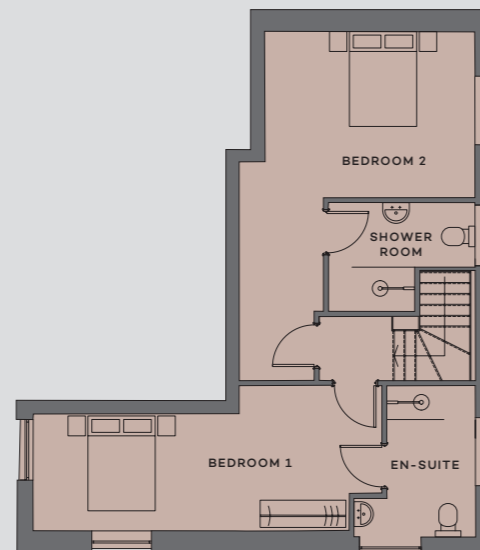


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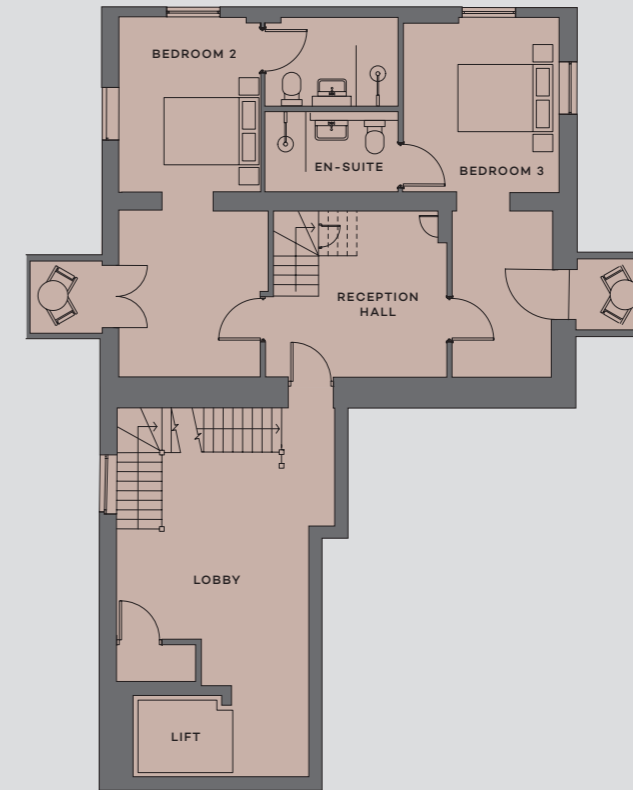
Second Floor
The main living floor has an impressive kitchen, large lounge and dining area, plus a study and WC.



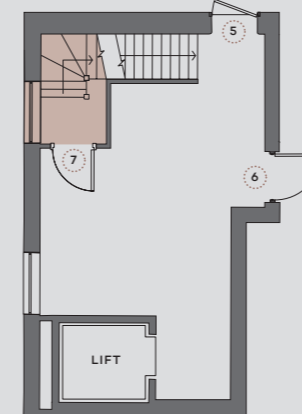
Third Floor
Both bedrooms benefit from a generously sized shower rooms with large windows offering plentiful natural light.



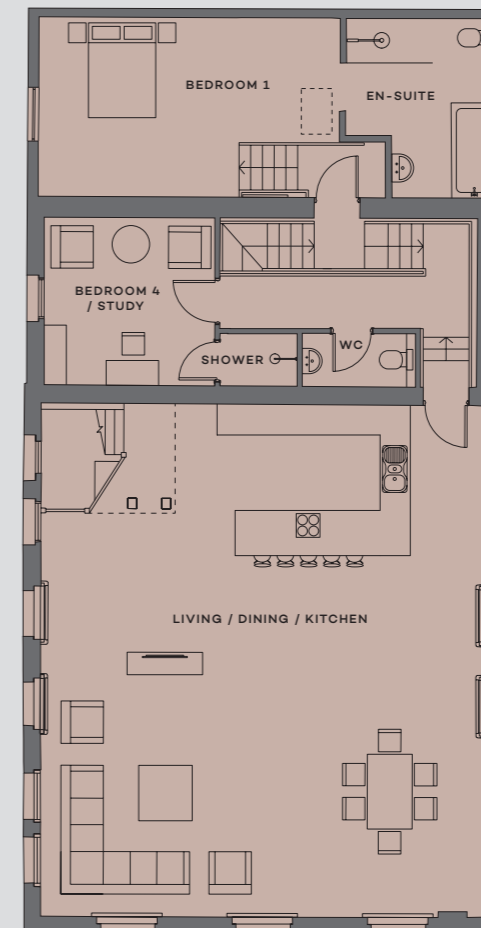
Third Floor
Both of the two bedrooms on this floor feature an en-suite shower rooms, generous dressing rooms and lucam balconies.



Second Floor
Entrance by the stairs



Fourth Floor
Directly beneath the clock tower, at the very top of the residences, the penthouse boasts an absolutely stunning, grand open-plan living area with the original vaulted ceiling.



07

4-bedroom penthouse

Lobby
7.37m x 4.65m | 24'2" x 15'3"

Reception Hall
3.25m x 3.10m | 10'8" x 10'2"

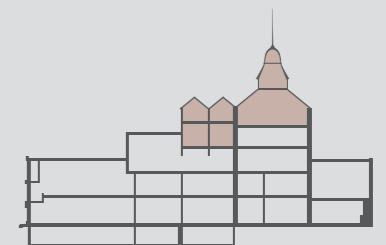
Bedroom 1
9.07m x 3.51m | 29'9" x 11'6"

Bedroom 2
7.19m x 3.28m | 23'7" x 10'9"

Bedroom 3
7.18m x 3.12m | 23'7" x 10'3"

Bedroom 4 / Study
3.43m x 3.40m | 11'3" x 11'2"

Living / Dining / Kitchen
10.24m x 8.92m | 33'7" x 29'3"

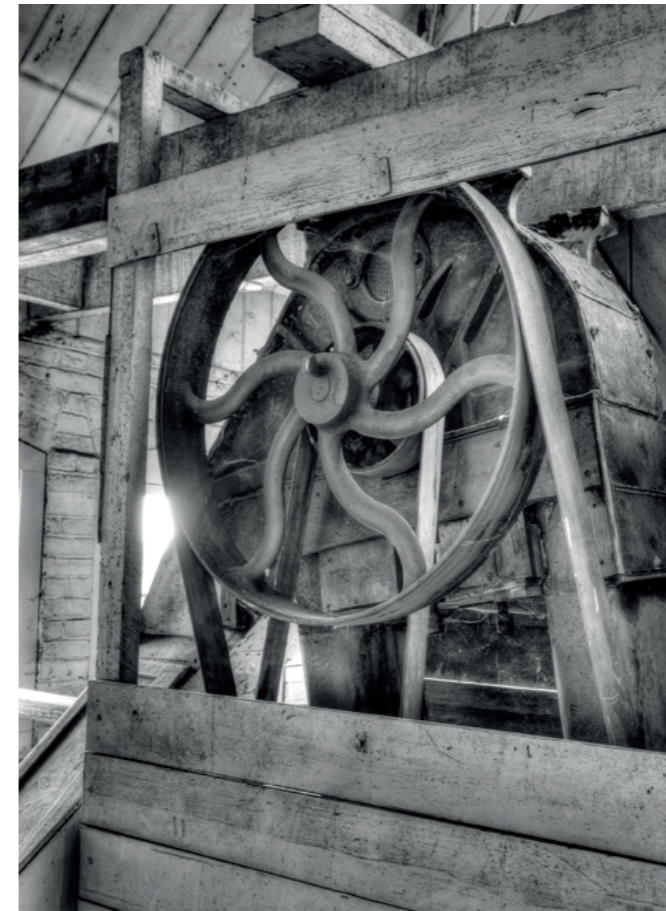


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DESIGN BUILT TO LAST

As you walk through The Hertford Brewery, the old adage that 'they don't make them like this anymore' immediately springs to mind. Completed in 1891, this former working brewery showcases the exceptional quality and charm synonymous with Victorian craftsmanship.

Designed by William Bradford, who specialised in tower breweries, the striking architecture combines local brick, Welsh slate and creamy Portland stone, decorated with terracotta and ornate metalwork. Unoccupied since 2004, the sympathetic restoration undertaken by White Hart Developments has retained as many original features as possible, including brewing barrels, large warehouse-style windows and beautiful vaulted ceilings.



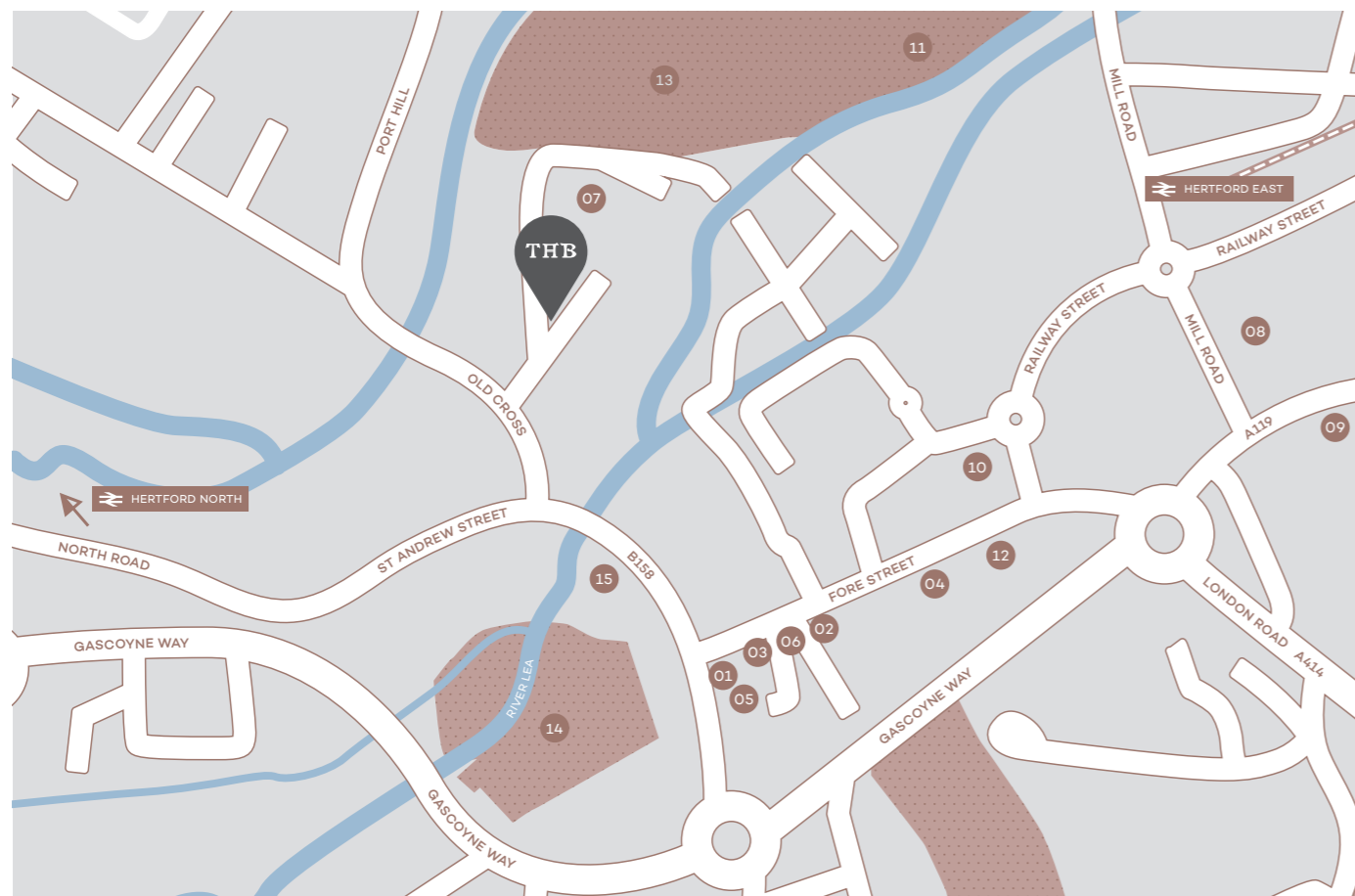
LOCAL FAVOURITES

Just a short walk from The Hertford Brewery you'll find a fantastic selection of places to shop, grab a bite and work out, as well as all the everyday essentials. What's more, the area's excellent golf courses are all within easy reach too, including Hanbury Manor, East Herts and Chadwell Springs.

- 01 Parliament square
- 02 Lussmans
- 03 Unico
- 04 Cinnabar
- 05 Café Rouge

- 06 Salisbury Arms Hotel
- 07 Sainsbury's
- 08 Tesco
- 09 Nuffield Health and Fitness
- 10 Anytime Fitness

- 11 Hartham Leisure Centre
- 12 The Hummingbird
- 13 Hartham Common
- 14 Hertford Castle
- 15 Hertford Theatre



WHITE HART

DEVELOPMENTS

Giving the past a future.

With over forty years of experience, White Hart Developments are renowned for delivering a quality of finish surpassed by none.

Our experienced team work closely with local architects, planning consultants, master craftsmen builders, qualified technicians and our in-house interior design team through the planning and design stages to the turning of the key to your new home.

White Hart Developments have vast experience in the refurbishment of existing homes, the conversion of commercial buildings or offices to residential and new builds.

A White Hart Developments home has been built with care and attention to detail and The Brewery in Hertford looks set to join the existing collection of highly regarded properties built by this premium developer.

WHITEHARTDEVELOPMENTS.COM

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