



REDWOOD HOMES
SOUTH EAST LTD.

HAVERGATE HOUSE

27 Ducks Hill Road, Northwood, Middlesex



HAVERGATE HOUSE

Havergate House is an exquisite new development of just five luxury apartments featuring classic, timeless exteriors and elegant, flexible internal space. This exclusive development is close to a wide range of local amenities and has impressive transport links. Picturesque Northwood provides the perfect backdrop for Havergate House, offering village charm in the leafy, rural suburbs of North London.



Renowned for its period architecture and scenic townscape, Northwood offers a personal and friendly environment with a real community atmosphere.

NORTHWOOD

Day-to-day essentials, indulgent shopping and top notch cuisine are all within easy reach. You will find popular boutiques, independent cafés, bistros and bars on Green Lane, as well as a local Waitrose supermarket. Renowned for its period architecture and scenic townscape, Northwood offers a personal and friendly environment with a real community atmosphere.

Peace and tranquillity is never far away, with Bishops Wood to the west, Oxhey Wood to the east, and Hampermill Lake to the north, you can take in sweeping views over lakes and hills and you will find it difficult to believe you are so close to London.

Take a leisurely walk along the nearby Grand Union Canal, or if you are looking for more active pursuits, the David Lloyd Riverside Health and Racquet Club and Darwyn Fitness both offer excellent facilities with a gym, fitness classes, tennis and swimming in a country club atmosphere.

There are five picturesque golf courses within the region including the prestigious Sandy Lodge, Moor Park & Northwood golf clubs. Clay shooting and a rifle range can be found at the Holland & Holland Shooting Grounds and the nearby Rickmansworth Aquadrome is the perfect location for fishing, sailing and water sports.

Havergate House is located in a leafy residential area distinguished by widely-spaced detached properties, less than a 20 minute walk from the shops and underground station in central Northwood.



LOCATION

Northwood is exceptionally well served with high achieving state and independent schools and a quality of education that is often an attraction for families relocating here.

The major draws include St Helen's School and Northwood College for girls and St Martin's, St John's and Merchant Taylors schools for boys.

Connections by road are excellent, with Junction 18 of the M25 and the A40 less than five miles away and the M1 just seven miles distant. For overseas travel, Heathrow and Luton Airports are approximately 30 minutes away by car.

Northwood Underground Station provides direct access to the City via the Metropolitan line, for the daily commute or weekend trips to the lively capital. Nearby Wembley is home to live entertainment and world-class sport and the many attractions of London's West End are in easy reach.

HAVERGATE HOUSE

These beautiful luxury apartments provide the definitive answer to modern living with country charm.

The architecture is in keeping with Northwood's character, while the interiors reveal sleek, contemporary comfort and beautifully designed with practical living space.

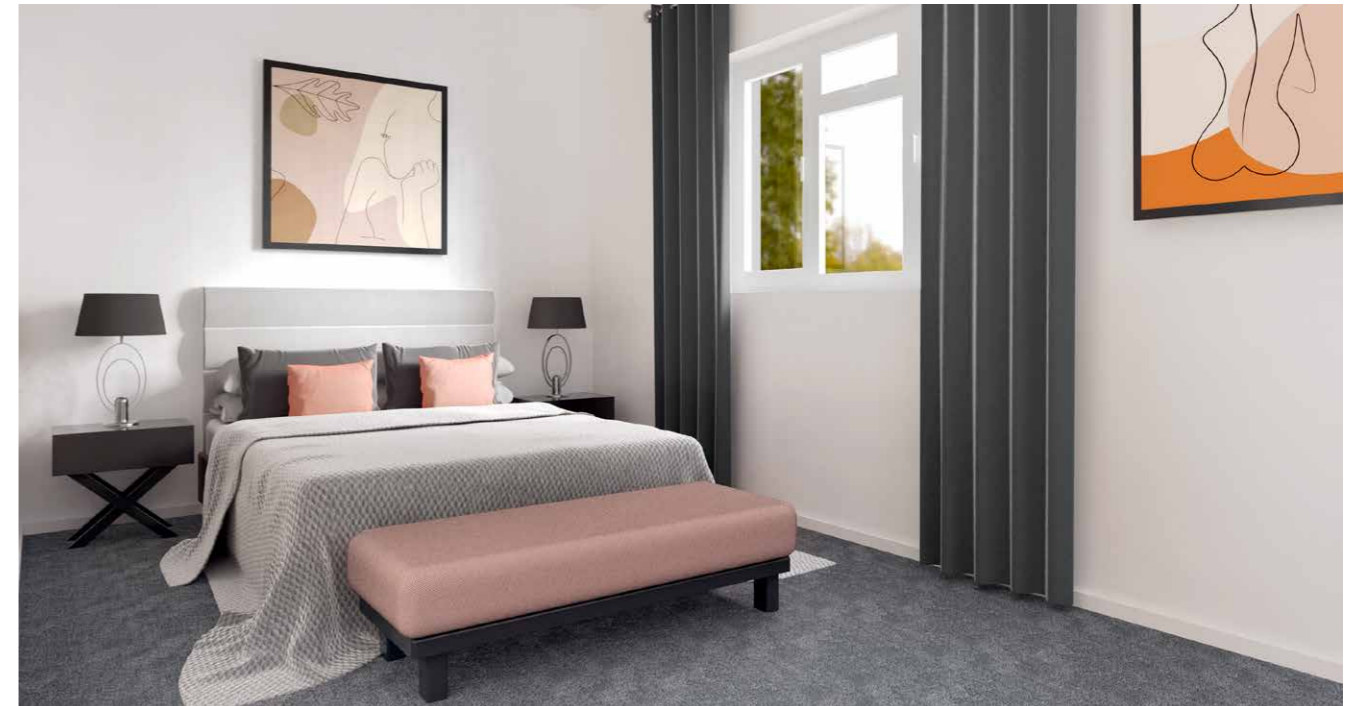
Throughout the design, quality and energy-efficiency have been the guiding principles. They are equipped with low-energy appliances, high performance materials and media and communications that allow you to work from home and to effortlessly entertain your friends and guests.

With the ever growing need to reduce our fossil fuel usage and preserve our environment, an EV charging point will be allocated to each apartment.

Havergate House will provide a superb new home that lets you live your life the way you want to.



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SPECIFICATION

The apartments have a high specification and have been thoughtfully designed for the discerning buyer including:

Kitchen

Each bespoke kitchen is professionally designed, incorporating high-quality features and appliances:

- Elegant natural stone worktops
- Bosch fully integrated appliances including; induction hob with sensitive controls, fridge/freezer, dishwasher, oven and extractor hood, combination microwave
- Stainless steel sink with boiling hot water tap
- Soft close drawers and doors
- LED feature lighting
- A separate utility room is provided in each apartment.

Bathroom/En suites

- Italian luxury porcelain tiles on floors and walls
- White porcelain sanitaryware with chrome fittings
- Bespoke vanity unit
- Designer LED illuminated steam free mirror
- Thermostatic bath/shower fittings
- Dual fuel heated towel rails with thermostatic control.

Interior Finishes

- Herringbone parquette flooring to hallway, kitchen and living area
- Luxury carpets to bedrooms.

Mechanical, Electrical & Security

- Thermostatically controlled contemporary radiators throughout, including vertical mirrored designer radiator in hallway
- LED down lighting and designer pendant lighting throughout
- Audio entry phone system
- High security locks fitted to individual apartment entrance doors
- Sky Q and Freeview provision
- Mains operated smoke detectors
- Security alarm.

Communal Entrance Lobby & General

- High performance double glazed Rehau windows throughout
- Secure mail-box system
- Italian porcelain tiling to main entrance lobby
- Stairs to be finished in carpet
- Stannah lift to all floors including direct access to penthouse
- Additional soundproof measures throughout all apartments.

Landscaping & Parking

- Landscape gardens and amenity space
- Communal patio area with contemporary paving
- Private patio area for each ground floor apartment
- Refuse and recycling storage
- Two allocated parking spaces for each apartment
- One electric vehicle charging point per apartment
- Exterior security lighting.



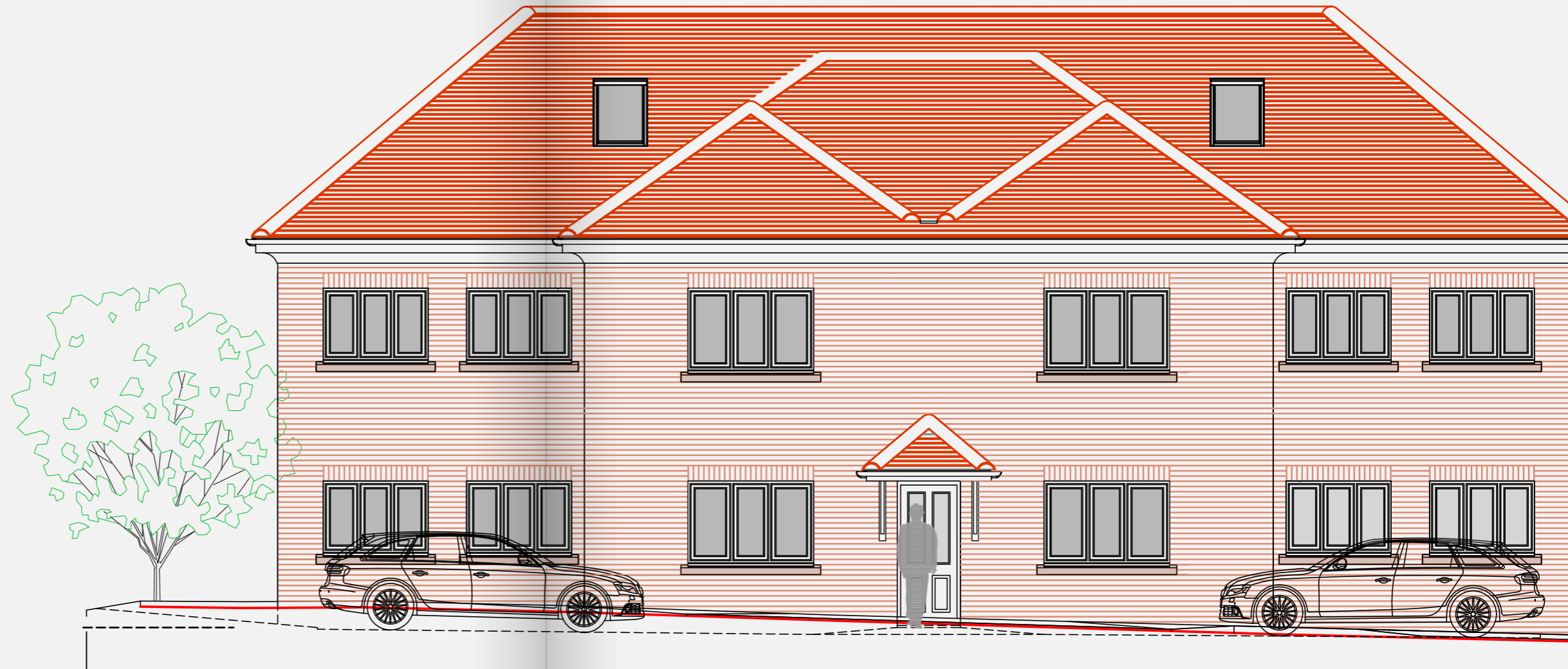
REDWOOD HOMES

There is no need to allocate extra money for repairs, the building is protected with the ICW 10-Year Warranty, energy and water costs will be comparatively low and your new home will be chain-free, ready and waiting for your arrival.

All our new homes are built to exceptional standards and come with high specification security, up to date technology features, low maintenance materials, pristine bathrooms and kitchens fitted with top quality appliances.

Our customer service is fundamentally important at Redwood Homes. We, with the help from Robsons Land & New Homes, will guide you through the purchase process that begins on reservation through to the completion of the purchase.

When your new home is ready you will be invited to a "Demonstration and Inspection Meeting" to show you how everything works and to make sure you are totally happy with the level of finish prior to completion. At the "Handover Meeting" you will receive a completion hand over form to sign and contact details for Redwood Homes should any issue arise.



GROUND FLOOR APARTMENTS 1 AND 2



GIA = 91.44m² per apartment / 984ft²

	m	ft
Living Room	3.84 x 3.76	12.5 x 12.7
Kitchen/Dining	5.68 x 2.74	18.6 x 8.9
Utility Room	1.73 x 1.71	5.6 x 5.6
Master Bedroom	4.46 x 3.69	14.6 x 12.1
Bedroom Two/Study	3.40 x 2.23	11.1 x 7.3
Bedroom Three	3.40 x 2.85	11.1 x 9.3
Bathroom	2.94 x 1.73	9.6 x 5.6

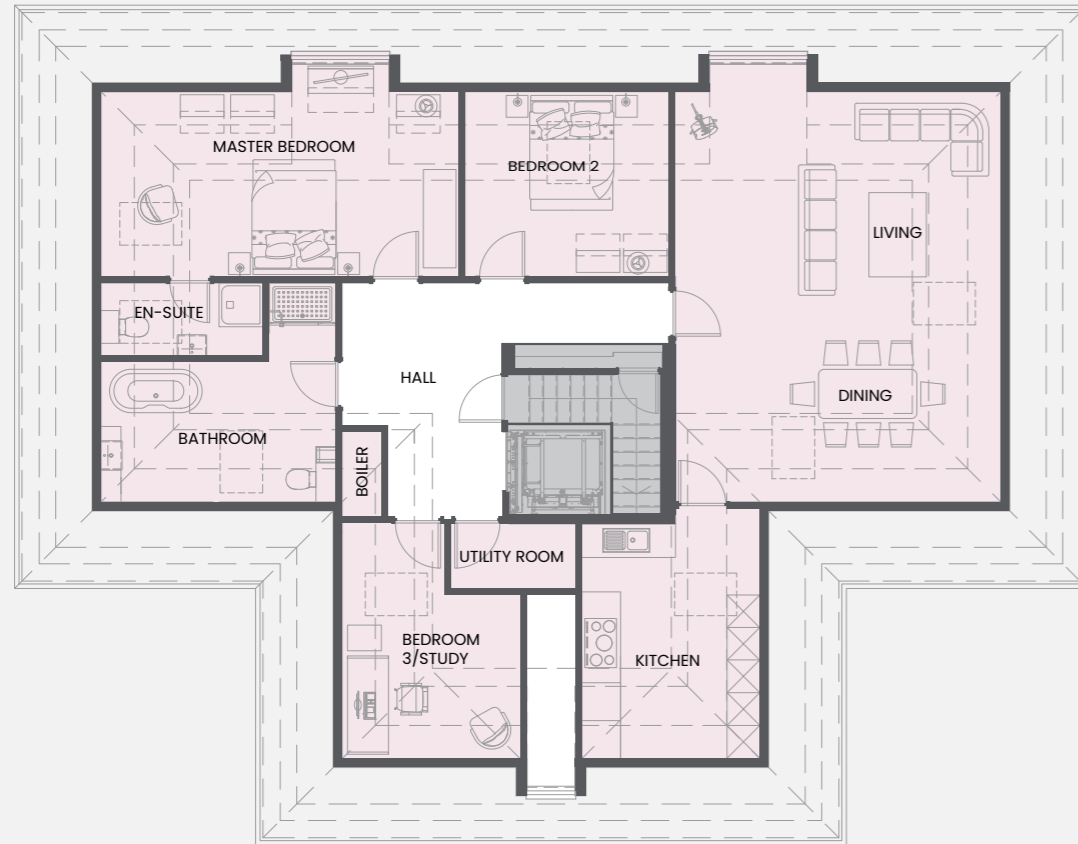
FIRST FLOOR APARTMENTS 3 AND 4



GIA = 93.32m² per apartment / 1,004ft²

	m	ft
Living Room	4.34 x 3.76	14.2 x 12.7
Kitchen/Dining	5.68 x 2.74	18.6 x 8.9
Utility Room	1.73 x 1.71	5.6 x 5.6
Master Bedroom	4.46 x 3.69	14.6 x 12.1
Bedroom Two/Study	3.40 x 2.23	11.1 x 7.3
Bedroom Three	3.40 x 2.85	11.1 x 9.3
Bathroom	2.94 x 1.73	9.6 x 5.6

SECOND FLOOR PENTHOUSE



GIA = 136m² / 1,463ft²

	m	ft
Living/Dining	7.2 x 5.4	23.6 x 17.7
Kitchen	4.3 x 2.8	14.1 x 9.1
Master Bedroom	6.57 x 3.41	21.5 x 11.1
En Suite	2.6 x 1.4	8.5 x 4.6
Bathroom	3.7 x 2.23	12.1 x 7.3
Shower	1.5 x 1.0	5.0 x 3.3
Bedroom Two	3.4 x 3.6	11.1 x 11.8
Bedroom Three/Study	4.3 x 2.88	14.1 x 9.1
Utility Room	2.52 x 1.6	8.26 x 5.25
Boiler	0.7 x 1.4	2.29 x 4.59

SITE LAYOUT





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Brochure Disclaimer The information in this brochure is indicative and is intended to act as a guide to the finished product. Redwood Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters. The information in this brochure does not constitute a contract, or warranty. Room dimensions are to be carefully considered prior to purchase. The external areas are not included in total area shown. All measurements are approximate and are taken at the maximum points within the rooms. All measurements may vary. "Havergate House" is a marketing name and will not necessarily form part of the approved postal address. All computer generated images; lifestyle photography are indicative only, all layouts provide approximate measurements only, the kitchen layouts are indicative only and are all subject to change. Dimensions are taken from the widest points of each room and are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. All internal measurements and areas may vary so it is advised that interested parties make their own enquiries via their solicitor. We recommend that all measurements are checked on site prior to an exchange of contracts. To increase the legibility these plans have been scaled to fit the page, as a result, a plan for one unit may not be the same scale as those on other pages.

Floorplan disclaimer All layouts provide approximate measurements only and are subject to change. Please refer to the inside back cover for full disclaimer.

CGI Disclaimer Computer generated image – indicative only

ROBSONS

Robsons

Northwood Office
7 Clive Parade
Northwood
HA6 2QF

Tel: 01923 835355
www.robsonsworld.com