

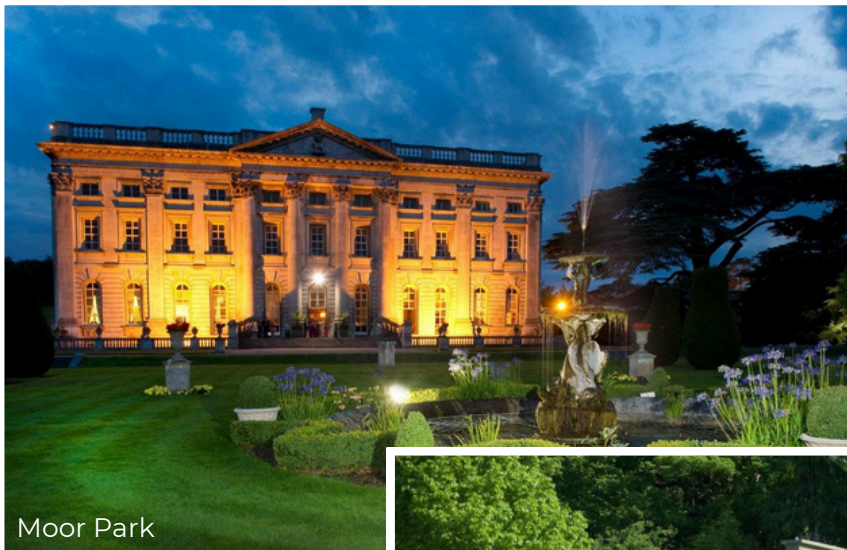


# Willowgate & Rosewood

Holbein Gate, Northwood

*an exquisite new development of two new luxury detached family homes*





Moor Park



# Northwood, the perfect balance of town & countryside

Situated on the Amersham arm of the Metropolitan line, Northwood offers the best of both worlds - approximately 30 minutes from central London yet surrounded by greenery. This vibrant town thrives around its tube station, attracting those who seek London connectivity with a peaceful, leafy setting.

Northwood boasts a strong sense of community, independent retailers, coffee shops, restaurants, and a Waitrose, with nearby Rickmansworth, Harrow, Watford, and Ruislip providing further amenities. It also features one of the largest woodland areas in Greater London, making it a haven for outdoor lovers.

Ruislip Lido, with its beach, café, and play areas, is a local favourite, while golf, tennis, and cricket clubs offer ample sporting options. Holland & Holland's shooting grounds and The Lodge provide a refined countryside escape, while the David Lloyd health club on Ducks Hill Road caters to fitness and relaxation needs.

The area is home to excellent private and state schools, with outstanding transport links.

Northwood Underground (Zone 6) reaches Baker Street in approximately 30 minutes, Kings Cross in 45, and the City in under an hour.

The M25 (Junctions 17 & 18) and A40 are within easy reach, and Heathrow is just 18 miles away.



Ruislip Lido





Willowgate & Rosewood are luxury family homes featuring classic, timeless exteriors and elegant, flexible internal space.

This exclusive development offers privacy and peaceful seclusion yet is close to a wide range of local amenities and has impressive transport links.

Picturesque Northwood provides a perfect backdrop for these brand new houses, offering village charm in the leafy, rural suburbs of North London

Relax in the knowledge that your new home is built to the highest standards with a premium interior specification and the exceptional quality. Willowgate and Rosewood are four bedroom family homes all offering individual interior styles that includes high-quality kitchens with integrated appliances from trusted brands, sumptuous master bedroom suites with private dressing rooms and en suite bathrooms, creating a superior standard of luxury living throughout.

From the moment you enter Willowgate or Rosewood you will experience the care and attention that goes into crafting homes with such grandeur. With generous room sizes, open plan living that flows effortlessly from one area to another and the use of the finest materials and fixtures, your new home works in perfect harmony with your luxurious lifestyle.

With these new homes built by Westfields Homes, you will get complete peace of mind, as the houses come with a 10 year ICW warranty, ensuring you can buy with total confidence.

This cul-de-sac setting is complemented by private gardens and each home provides parking for at least two cars.

AN EXCEPTIONAL LEVEL OF FINISH

# Specifications

## Kitchen

- Contemporary design handle less kitchen furniture with LED lighting underside of kitchen wall units and base unit kickboards
- Silestone waterfall island quartz worktops with pop up power points.
- Under mount stainless steel 1.5 sink bowl and Hansgrohe single lever kitchen mixer with built-in pull out spray.
- Integrated Samsung appliances including a single oven, microwave oven, dishwasher tall fridge and tall freezer.
- Samsung induction hob with built in extract.
- Bosch Dual Zone drinks cooler
- Samsung laundry appliances including a washing machine and condenser tumble dryer

## Bathrooms

- Full and half height Porcelanosa tiled walls to all bathrooms, ensuites and WC's
- Large Porcelanosa porcelain floor tiles throughout the hallway, kitchen and utility.
- Chrome heated towel radiators
- Hansgrohe and Villeroy and Boch sanitary ware, wall hung Villeroy and Boch vanity units. Concealed cisterns and wall hung toilet pans with temperature controlled douche spray.
- illuminated LED fitted mirrors to ensuites and family bathrooms.

## Electrical & Heating.

- Heatmiser controlled underfloor heating throughout the ground and first floor.
- Heatmiser controlled radiators on the second floor.
- Energy efficient all electric Daikin Air source heat pump system with hot water cylinder.
- Low energy down lights throughout
- Cat 6 cabling
- External EV charging point

## Design & Exterior

- Solidor composite front door with chrome furniture.
- uPVC white sliding sash windows with chrome furniture
- Aluminium bi-folding doors to rear garden and patio area.
- Integrated garage with electronic operated door.
- Three panel white Windsor style internal doors with matt black ironmongery. Matching double glazed internal doors from hallway to living/kitchen area.
- Modern white painted stepped architrave and skirting board.
- Hard and soft landscaping with external lighting to the front and rear.
- Off street parking for two cars.
- CCTV and Alarm system

## Warranty

- Peace of mind with a 10 year ICW warranty





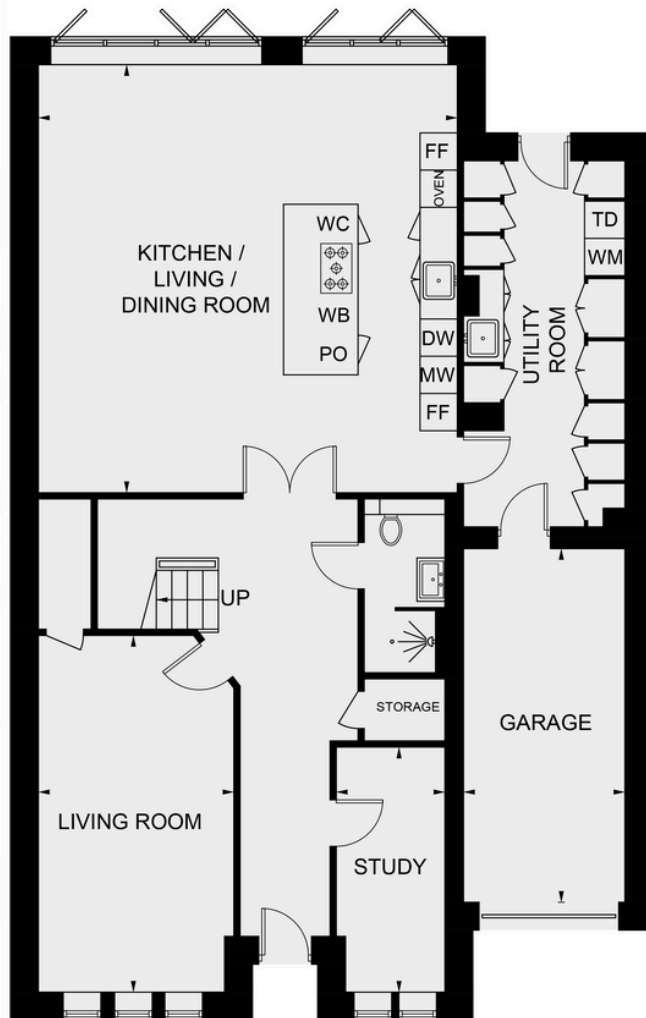


Images are from previous developments and are for indicative purposes only and should not be relied upon as being accurate to the specification of the properties



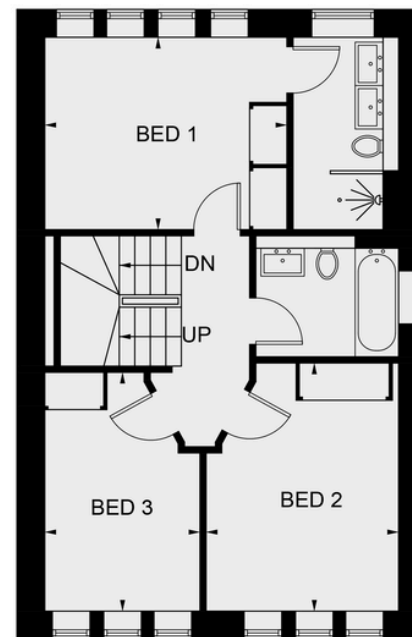
# Willowgate

Approximate Gross Internal Area  
211.0 sq m | 2271 sq ft



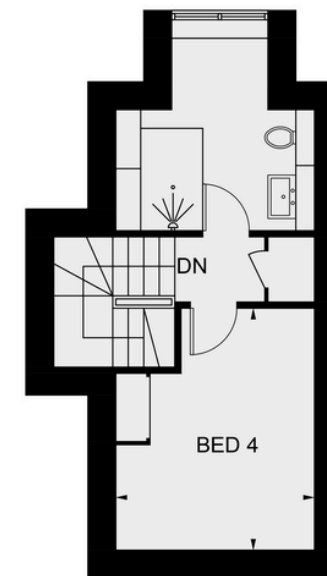
Ground Floor

Kitchen / Living / Dining	6.9m x 6.9m	22'5" x 22'6"
Living Room	5.8m x 3.2m	19'0" x 10'6"
Garage	5.7m x 2.5m	18'8" x 8'3"
Study	4.1m x 1.8m	13'6" x 6'0"



First Floor

Bedroom 1	3.9m x 3.1m	12'10" x 10'2"
Bedroom 2	4.0m x 3.0m	13'2" x 9'9"
Bedroom 3	3.9m x 2.6m	12'8" x 8'5"
Bedroom 4	3.7m x 3.2m	12'3" x 10'7"



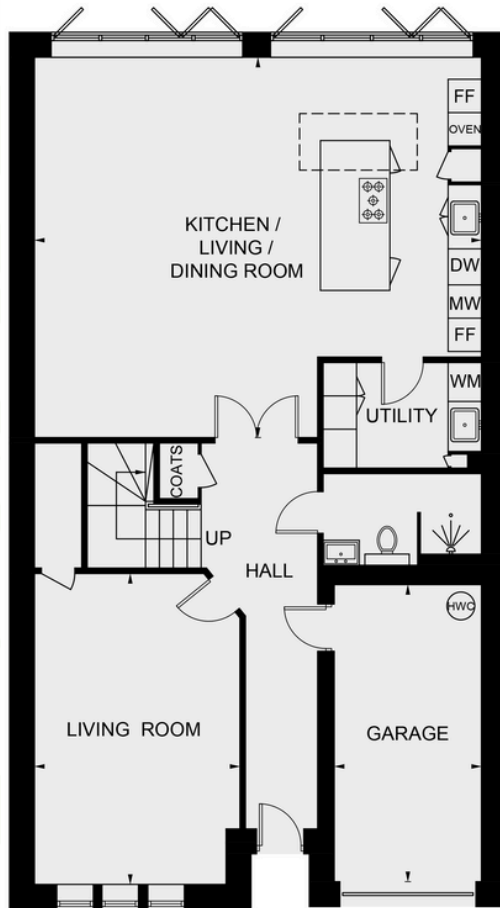
Second Floor

Not to scale

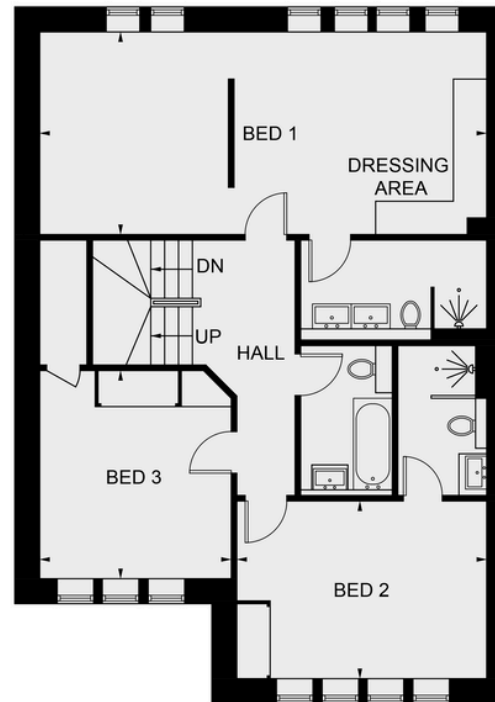


# Rosewood

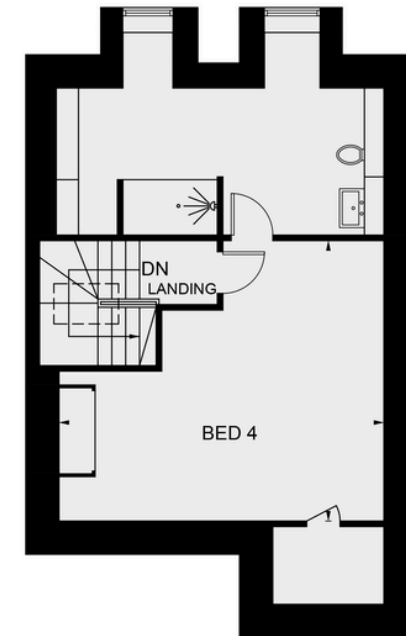
Approximate Gross Internal Area  
257.0 sq m | 2766 sq ft



Ground Floor



First Floor



Second Floor

Kitchen / Living / Dining	8.0m x 6.8m	26'3" x 22'6"
Living Room	5.6m x 3.7m	18'5" x 12'3"
Garage	5.4m x 2.6m	17'8" x 8'6"
Utility Room	2.9m x 2.0m	9'4" x 6'4"

Bedroom 1	8.0m x 3.6m	26'3" x 12'1"
Bedroom 2	4.4m x 3.3m	14'5" x 10'7"
Bedroom 3	3.7m x 3.5m	12'0" x 11'5"
Bedroom 4	5.5m x 4.7m	17'9" x 15'5"

Not to scale



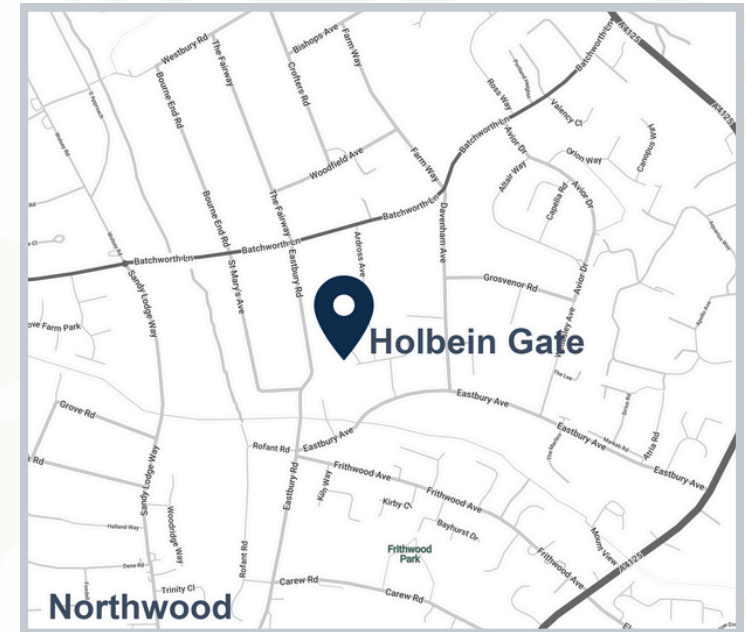


Willowgate

Rosewood



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**ROBSONS**

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