



# BIRCHWOOD HOUSE

AT KINGSWOOD GATE, NORTHWOOD





## LEADING LONDON DEVELOPER, WESTCOMBE GROUP, PRESENTS A NEW SELECTION OF HOMES WITHIN THIS PRESTIGIOUS GATED DEVELOPMENT

BIRCHWOOD HOUSE IS THE SECOND PHASE AT KINGSWOOD GATE, COMPRISING AN EXCEPTIONAL SELECTION OF TWO AND THREE BEDROOM APARTMENTS IN AN ATTRACTIVE, CLASSICALLY STYLED BUILDING ON SOUGHT-AFTER GREEN LANE

Together with the refurbished Aldis House and future Wetherby House, the three timeless buildings form a distinguished collection of apartments in an attractive, leafy setting, perfectly placed for everything Northwood has to offer.

These beautiful properties have been meticulously crafted to provide the very best in modern living with premium contemporary comforts, whilst their style and décor complement the timeless character of the building to create elegant living spaces.

**GUIDE PRICES FROM £1,100,000**





ENJOY LAID-BACK LOCAL LIVING WITH AN EXCELLENT CHOICE OF AMENITIES WITHIN EASY REACH



SHOPPING, DINING, LEISURE AND ENTERTAINMENT OPTIONS ARE CLOSE TO HOME AT KINGSWOOD GATE

On the doorstep is a selection of local stores, cafés and eateries - from Argentinian to Indian and Italian cuisine – as well as a conveniently placed Waitrose. It's less than a ten minute drive to relaxed Rickmansworth, with its charming shops, restaurants, pubs and theatre. Nearby Watford is home to the Atria shopping centre, home to a cinema, bowling alley, bars and restaurants. You can also enjoy a night of drama at the Edwardian Palace Theatre, take in a concert at the Colosseum or music at the Pump House.



Northwood is a highly desirable location for families, with an exceptional choice of excellent schools in the area. The highest achieving include The Hall School, Northwood School and Pinner Wood School – all of which are rated Outstanding by Ofsted – along with the highly regarded Merchant Taylors', St Helen's and Frithwood Schools.



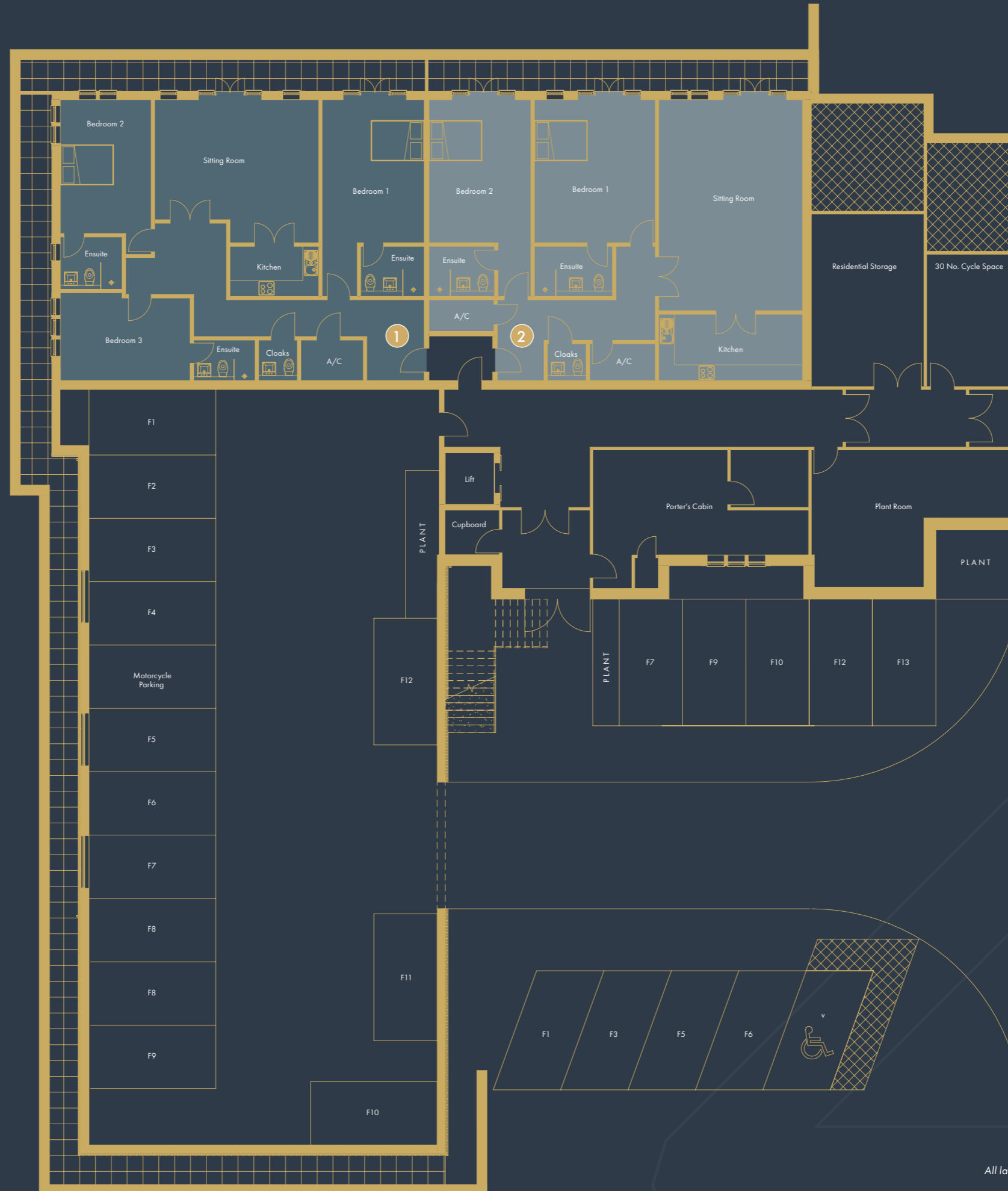
## FROM RELAXING COUNTRY WALKS TO INVIGORATING PURSUITS, YOU'RE PERFECTLY PLACED FOR AN ACTIVE LIFESTYLE

THERE IS AN ABUNDANCE OF PEACEFUL PARKS AND GREEN OPEN SPACE TO GET BACK TO NATURE, AS WELL AS OPPORTUNITIES FOR TRANQUIL CANALSIDE WALKS

Ideally positioned on the leafy north-western edge of London, the expanse of the Colne Valley Regional Park lies to the west and Ruislip Woods, Common and Lido to the south.

Golf enthusiasts are spoilt for choice, with a wide choice of clubs within just a few miles of Kingswood Gate. A particular highlight is the spectacular Moor Park in Rickmansworth, crowned Golf Club of the Year in 2019, or the luxurious in Chandler's Cross, The Grove Hotel, boasts an award winning spa, championship golf course and superb restaurants. Renowned Holland & Holland Shooting Grounds provide for clay and rifle shooting in a stunning countryside setting, and the local area is home to cricket, bowls, football and tennis clubs.





Plot 1:	147 sqm / 1,579 sqft	
Bedroom 1:	5.42m x 3.87m	17'9" x 12'8"
Bedroom 2:	5.07m x 3.44m	16'7" x 11'3"
Bedroom 3:	4.92m x 3.33m	16'1" x 10'11"
Sitting Room:	6.22m x 5.42m	20'4" x 17'9"
Kitchen:	3.36m x 1.90m	11' x 6'2"
Plot 2:	151 sqm / 1,622 sqft	
Bedroom 1:	5.42m x 4.58m	17'9" x 15'
Bedroom 2:	5.42m x 3.87m	17'9" x 12'8"
Sitting Room:	8m x 5.45m	26'3" x 17'10"
Kitchen:	5.45m x 2.52m	17'10" x 8'3"

**BASEMENT FLOOR**

Plot 1: 147 sqm / 1,579 sqft

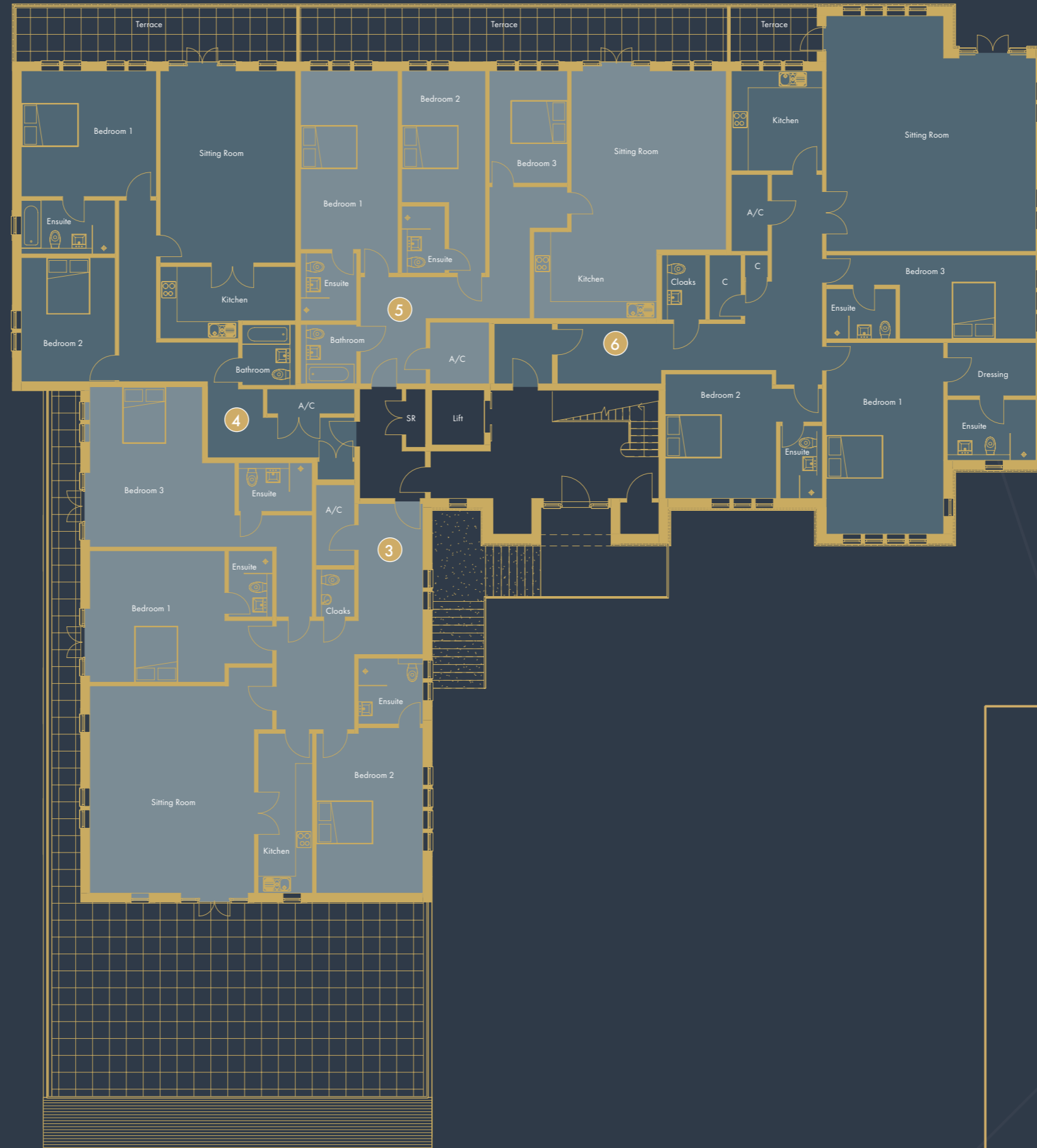
Plot 2: 151 sqm / 1,622 sqft

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









Plot 3:	186 sqm / 2,001 sqft	
Bedroom 1:	4.8m x 4.67m	15'9" x 15'3"
Bedroom 2:	5.87m x 3.79m	19'3" x 12'5"
Bedroom 3:	5.69m x 5.15m	18'8" x 16'11"
Sitting Room:	7.36m x 5.85m	24'1" x 19'2"
Kitchen:	5.67m x 1.93m	18'7" x 6'4"

Plot 4:	123 sqm / 1,324 sqft	
Bedroom 1:	4.8m x 4.46m	15'9" x 14'7"
Bedroom 2:	4.4m x 3.33m	14'5" x 10'11"
Sitting Room:	6.82m x 4.81m	22'4" x 15'9"
Kitchen:	4.81m x 1.92m	15'9" x 6'4"

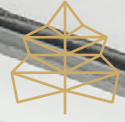
Plot 5:	143 sqm / 1,535 sqft	
Bedroom 1:	6.34m x 3.46m	20'9" x 11'4"
Bedroom 2:	4.67m x 2.98m	15'4" x 9'9"
Bedroom 3:	3.99m x 2.78m	13'1" x 9'1"
Sitting Room:	6.35m x 5.51m	20'10" x 18'1"
Kitchen:	4.37m x 3.08m	14'4" x 10'1"

Plot 6:	203 sqm / 2,190 sqft	
Bedroom 1:	6.8m x 4.17m	22'4" x 13'8"
Bedroom 2:	4.42m x 3.95m	14'6" x 12'11"
Sitting Room:	7.45m x 6.86m	24'5" x 22'6"
Kitchen:	3.55m x 3.23m	11'7" x 10'7"

**GROUND FLOOR**

- Plot 3: 186 sqm / 2,001 sqft
- Plot 4: 123 sqm / 1,324 sqft
- Plot 5: 143 sqm / 1,535 sqft
- Plot 6: 203 sqm / 2,190 sqft

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Plot 7:	164 sqm / 1,764 sqft	
Bedroom 1:	5.22m x 5.17m	17'1" x 16'1"
Bedroom 2:	3.85m x 2.91m	12'6" x 9'7"
Bedroom 3:	4.55m x 2.99m	14'11" x 9'9"
Kitchen/Sitting Room:	7.38m x 6.50m	24'3" x 21'4"

Plot 8:	130 sqm / 1,398 sqft	
Bedroom 1:	5.4m x 4.98m	17'8" x 16'4"
Bedroom 2:	3.92m x 3.6m	12'10" x 11'9"
Kitchen/Sitting Room:	9.33m x 5.1m	30'7" x 16'9"

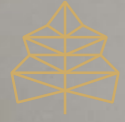
Plot 9:	142 sqm / 1,530 sqft	
Bedroom 1:	5.46m x 3.8m	17'11" x 12'5"
Bedroom 2:	3.96m x 3.73m	13' x 12'3"
Bedroom 3:	3.85m x 2.6m	12'7" x 8'6"
Kitchen/Sitting Room:	8.78m x 4.52m	28'10" x 14'10"

Plot 10:	175 sqm / 1,887 sqft	
Bedroom 1:	6.6m x 4.13m	21'8" x 13'7"
Bedroom 2:	4.52m x 3.95m	14'10" x 12'11"
Bedroom 3:	6.13m x 3.51m	20'1" x 11'6"
Sitting Room:	7.99m x 6.13m	26'2" x 20'1"
Kitchen:	3.6m x 2.59m	11'10" x 8'6"

**FIRST FLOOR**

- Plot 7: 164 sqm / 1,764 sqft
- Plot 8: 130 sqm / 1,398 sqft
- Plot 9: 142 sqm / 1,530 sqft
- Plot 10: 175 sqm / 1,887 sqft

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Plot 11: 122 sqm / 1,311 sqft

Bedroom 1: 4.53m x 3.92m 14'10" x 12'10"

Bedroom 2: 3.92m x 3.55m 12'10" x 11'8"

Kitchen/Sitting Room: 7.75m x 5.5m 25'5" x 18'

Plot 12: 155 sqm / 1,672 sqft

Bedroom 1: 6.79m x 4.51m 22'3" x 14'9"

Bedroom 2: 5.70m x 3.76m 18'8" x 12'4"

Bedroom 3: 3.82m x 3.35m 12'6" x 10'11"

Sitting Room: 6.57m x 5.92m 21'7" x 19'5"

Kitchen: 3.87m x 2.34m 12'8" x 7'8"

Plot 13: 171 sqm / 1,840 sqft

Bedroom 1: 6.4m x 5.2m 21' x 17'

Bedroom 2: 6.05m x 4.42m 19'10" x 14'6"

Sitting Room: 7.98m x 6.05m 26'1" x 19'10"

Kitchen: 5.29m x 2.98m 17'4" x 9'9"

**SECOND FLOOR**

Plot 11: 122 sqm / 1,311 sqft

Plot 12: 155 sqm / 1,672 sqft

Plot 13: 171 sqm / 1,840 sqft

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BY FOOT, NORTHWOOD'S AMENITIES AND SCHOOLS ARE WITHIN EASY REACH. THE TUBE STATION, ON THE METROPOLITAN LINE, IS LESS THAN HALF A MILE AWAY FOR LINKS INTO CENTRAL LONDON, THE WEST END AND THE CITY

BIRCHWOOD HOUSE,  
17 GREEN LANE, HA6 2HQ



WHETHER FOR BUSINESS OR LEISURE, THERE ARE EXCELLENT CONNECTIONS THROUGHOUT HERTFORDSHIRE, LONDON AND BEYOND



\*From Northwood tube station. Change required. Travel times are approximate and taken from tfl.gov.uk, AA Route planner and Google Maps.



## SPECIFICATION



### KITCHEN

- Bespoke kitchen units in high gloss colour with Ambient LED Lighting
- Quartz worktop with up stands and splashback
- Integrated Bosch appliances including fridge/freezer, dishwasher, washer/dryer induction hob, single oven, microwave, and extractor hood
- Electric waste disposal unit

### BATHROOMS AND CLOCK ROOMS

- Villeroy & Boch sanitaryware and furniture
- Villeroy & Boch shower head to all shower enclosures
- Italian Porcelain tiling throughout
- Contemporary polished chrome towel warmers, tap ware and bathroom accessories

### HEATING

- Wet underfloor heating
- Daikin Air Source Heat Pump - heating and pressurised hot water
- Daikin – Ducted Cooling

### MEDIA AND CONNECTIVITY

- Lutron RA2 lighting to principal rooms
- Multimedia and data wiring
- HD TV wiring
- Sky TV, Q and Plus provisions and Sky multi-room
- Playback TV distribution system
- CAT 6 data points
- High speed fibre broadband pre-installed to all apartments
- Auxiliary audio input and ceiling speakers to all bedrooms

### GENERAL

- Direct lift access to all floors
- Bespoke wardrobes with ambient LED lighting
- Recessed LED down lighting throughout
- Contemporary bespoke doors throughout
- Polished chrome electrical socket and switches
- Polished chrome ironmongery
- High efficiency double glazed Aluminium powder coated windows

- EV charger provision
- Lease – 125 years
- Communal Solar UV Panels
- External communal lighting throughout
- Secure residents parking and additional visitors parking
- Alarm systems to all apartments
- Carpet to bedrooms
- Wood effect floor tiling to hallway, living room and kitchen
- Video entry systems to all apartments
- CCTV in the communal entrance area and basement car park
- Residential storage space for all apartments in the basement
- Secure space for motor bike and bicycle in the basement
- Advantage Homes 10-year structural warranty



Images shown are computer generated images of Birchwood House, Kingswood Gate.





**ALMOST 50 YEARS' EXPERIENCE IN CREATING EXCEPTIONAL HOMES IN OUTSTANDING LOCATIONS**



**WESTCOMBE GROUP**

WESTCOMBEGROUP.COM

Westcombe Homes Ltd is part of the Westcombe Group, who are well established as one of the UK's leading residential developers. Formed in 1975, we have successfully completed many residential schemes and have developed specialist skills in the restoration of listed status buildings or those in sensitive conservation areas.

Westcombe Group has a reputation for creating contemporary living spaces of outstanding quality which has established us as one of London's foremost developers of luxury residential properties.

Our vision is to be a leader in 21st century living, developing sophisticated homes that benefit from cutting edge technology and offer superb lifestyles with a real sense of community.

We are committed to delivering stylish, individually designed and expertly crafted homes that will meet or surpass our customers' expectations on every level.

We anticipate, identify and satisfy our customers' requirements for the choicest locations with superb local amenities, schools and transport links.

We adopt the best of the new trends in design, construction and technology whilst being mindful of the environment and sustainable energies.



Clockwise from top left: Five Bell Yard, Queens Gate Mews, Brackenhill, St Bernard's



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