



# WETHERBY HOUSE

AT KINGSWOOD GATE, NORTHWOOD





Computer generated image





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

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

Together with the refurbished Aldis House and Birchwood 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  
£485,000 to £795,000**





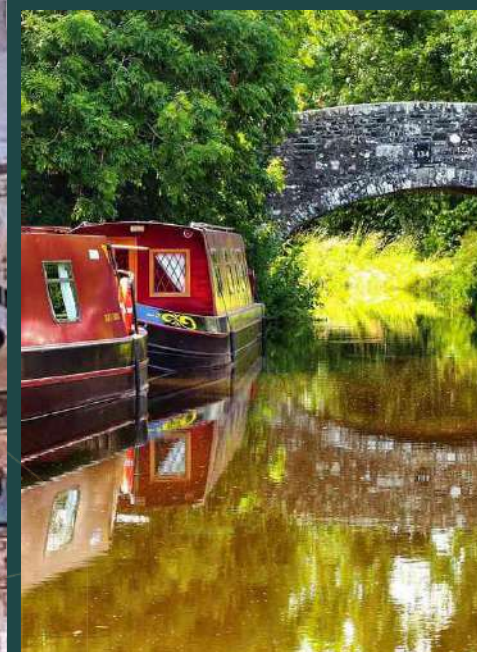


## ENJOY LAID-BACK LOCAL LIVING WITH AN EXCELLENT CHOICE OF AMENITIES WITHIN EASY REACH

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:	86.4sqm/930sqft	
Living room:	6.12 x 4.23m	20'1" x 13'10"
Kitchen:	3.34 x 2.52m	10'11" x 8'3"
Bedroom 1:	3.82 x 2.75m	12'6" x 9'0"
Bedroom 2:	3.82 x 2.84m	12'6" x 9'4"
Plot 2:	72.4sqm/780sqft	
Living room:	3.52 x 5.82m	11'7" x 19'1"
Kitchen:	3.52 x 1.83m	11'7" x 6'0"
Bedroom 1:	3.54 x 3.26m	11'7" x 10'8"
Bedroom 2:	2.79 x 2.83m	9'2" x 9'3"
Plot 3:	57.6sqm/620sqft	
Living room:	3.47 x 5.50m	11'5" x 18'0"
Kitchen:	3.47 x 2.84m	11'5" x 9'4"
Bedroom 1:	3.62 x 2.99m	11'10" x 9'10"
Plot 4:	72.4sqm/780sqft	
Living room:	3.52 x 5.82m	11'7" x 19'1"
Kitchen:	3.52 x 1.83m	11'7" x 6'0"
Bedroom 1:	3.54 x 3.26m	11'7" x 10'8"
Bedroom 2:	2.79 x 2.83m	9'2" x 9'3"
Plot 5:	86.4sqm/930sqft	
Living room:	6.26 x 4.23m	20'6" x 13'10"
Kitchen:	3.48 x 2.52m	11'5" x 8'3"
Bedroom 1:	3.82 x 2.75m	12'6" x 9'0"
Bedroom 2:	3.82 x 2.84m	12'6" x 9'4"



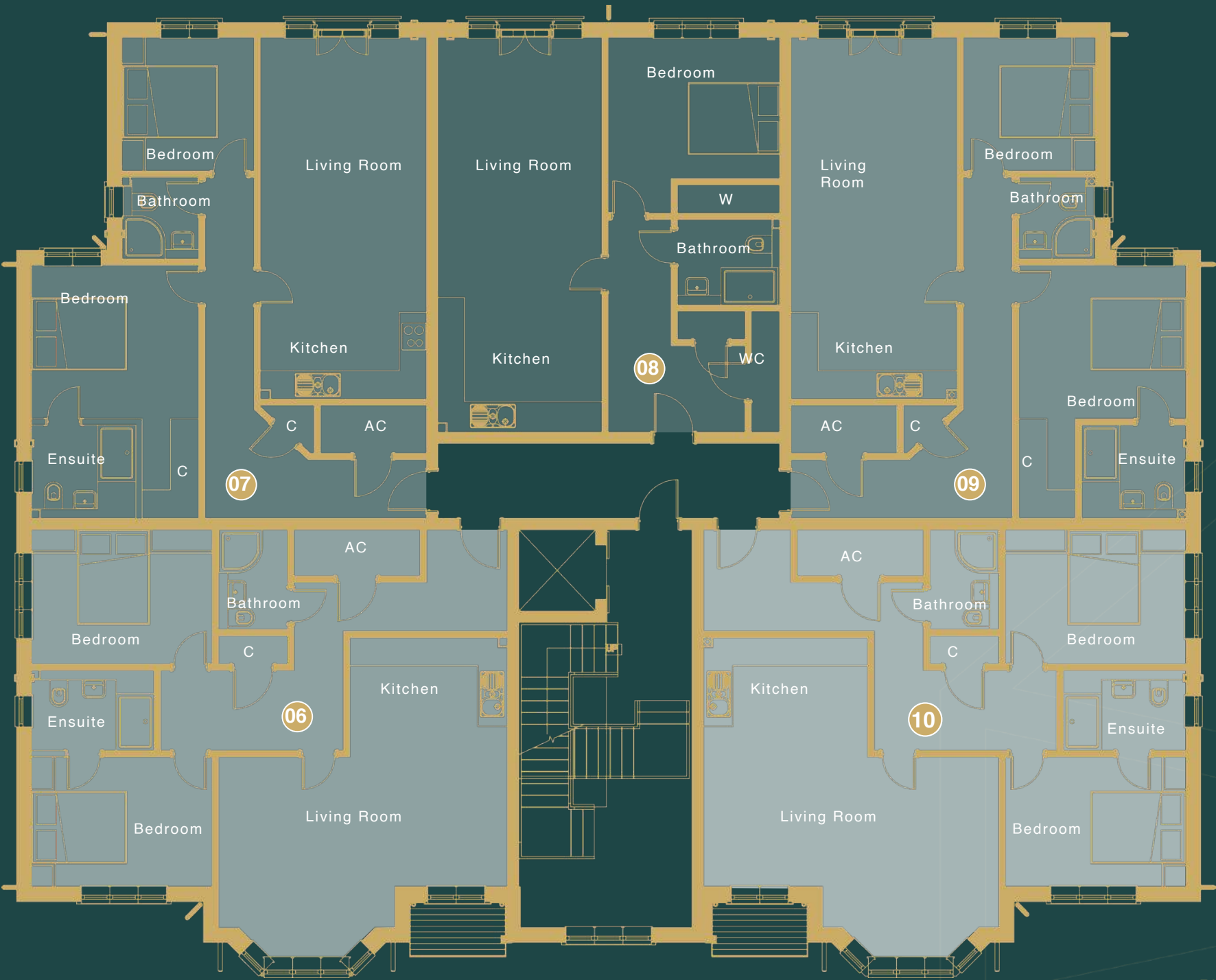
GROUND FLOOR

- Plot 1: 86.4sqm / 930 sqft
- Plot 2: 72.4sqm / 780 sqft
- Plot 3: 57.6sqm / 620 sqft
- Plot 4: 72.4sqm / 780 sqft
- Plot 5: 86.4sqm / 930 sqft

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



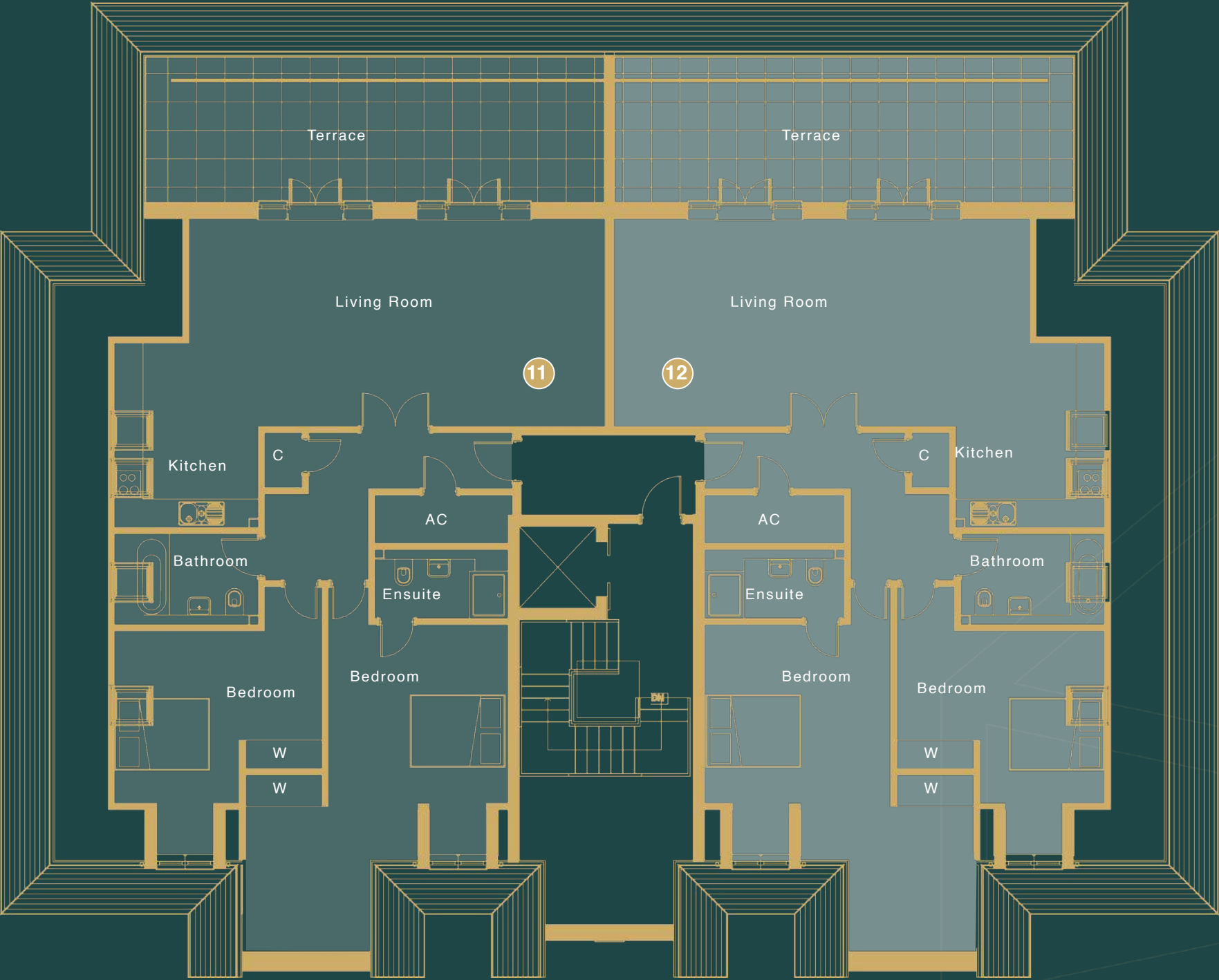
Plot 6:	86.4sqm/930sqft	
Living room:	6.12 x 4.23m	20'1" x 13'10"
Kitchen:	3.34 x 2.52m	10'11" x 8'3"
Bedroom 1:	3.82 x 2.75m	12'6" x 9'0"
Bedroom 2:	3.82 x 2.84m	12'6" x 9'4"
Plot 7:	72.4sqm/780sqft	
Living room:	3.52 x 5.82m	11'7" x 19'1"
Kitchen:	3.52 x 1.83m	11'7" x 6'0"
Bedroom 1:	3.54 x 3.26m	11'7" x 10'8"
Bedroom 2:	2.79 x 2.83m	9'2" x 9'3"
Plot 8:	57.6sqm/620sqft	
Living room:	3.47 x 5.50m	11'5" x 18'0"
Kitchen:	3.47 x 2.84m	11'5" x 9'4"
Bedroom 1:	3.62 x 2.99m	11'10" x 9'10"
Plot 9:	72.4sqm/780sqft	
Living room:	3.52 x 5.82m	11'7" x 19'1"
Kitchen:	3.52 x 1.83m	11'7" x 6'0"
Bedroom 1:	3.54 x 3.26m	11'7" x 10'8"
Bedroom 2:	2.79 x 2.83m	9'2" x 9'3"
Plot 10:	86.4sqm/930sqft	
Living room:	6.26 x 4.23m	20'6" x 13'10"
Kitchen:	3.48 x 2.52m	11'5" x 8'3"
Bedroom 1:	3.82 x 2.75m	12'6" x 9'0"
Bedroom 2:	3.82 x 2.84m	12'6" x 9'4"



FIRST FLOOR

- Plot 6: 86.4sqm / 930 sqft
- Plot 7: 72.4sqm / 780 sqft
- Plot 8: 57.6sqm / 620 sqft
- Plot 9: 72.4sqm / 780 sqft
- Plot 10: 86.4sqm / 930 sqft

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Plot 11:	92.9sqm/1,000sqft	
Living room:	8.78 x 4.38m	28'10" x 14'4"
Kitchen:	5.42 x 3.89m	17'9" x 12'9"
Bedroom 1:	3.93 x 3.77m	12'11" x 12'4"
Bedroom 2:	4.38 x 3.64m	14'4" x 11'11"

Plot 12:	92.9sqm/1,000sqft	
Living room:	8.78 x 4.38m	28'10" x 14'4"
Kitchen:	5.42 x 3.89m	17'9" x 12'9"
Bedroom 1:	3.93 x 3.77m	12'11" x 12'4"
Bedroom 2:	4.38 x 3.64m	14'4" x 11'11"

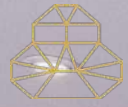
SECOND FLOOR

Plot 11: 92.9sqm / 1,000 sqft

Plot 12: 92.9sqm / 1,000 sqft

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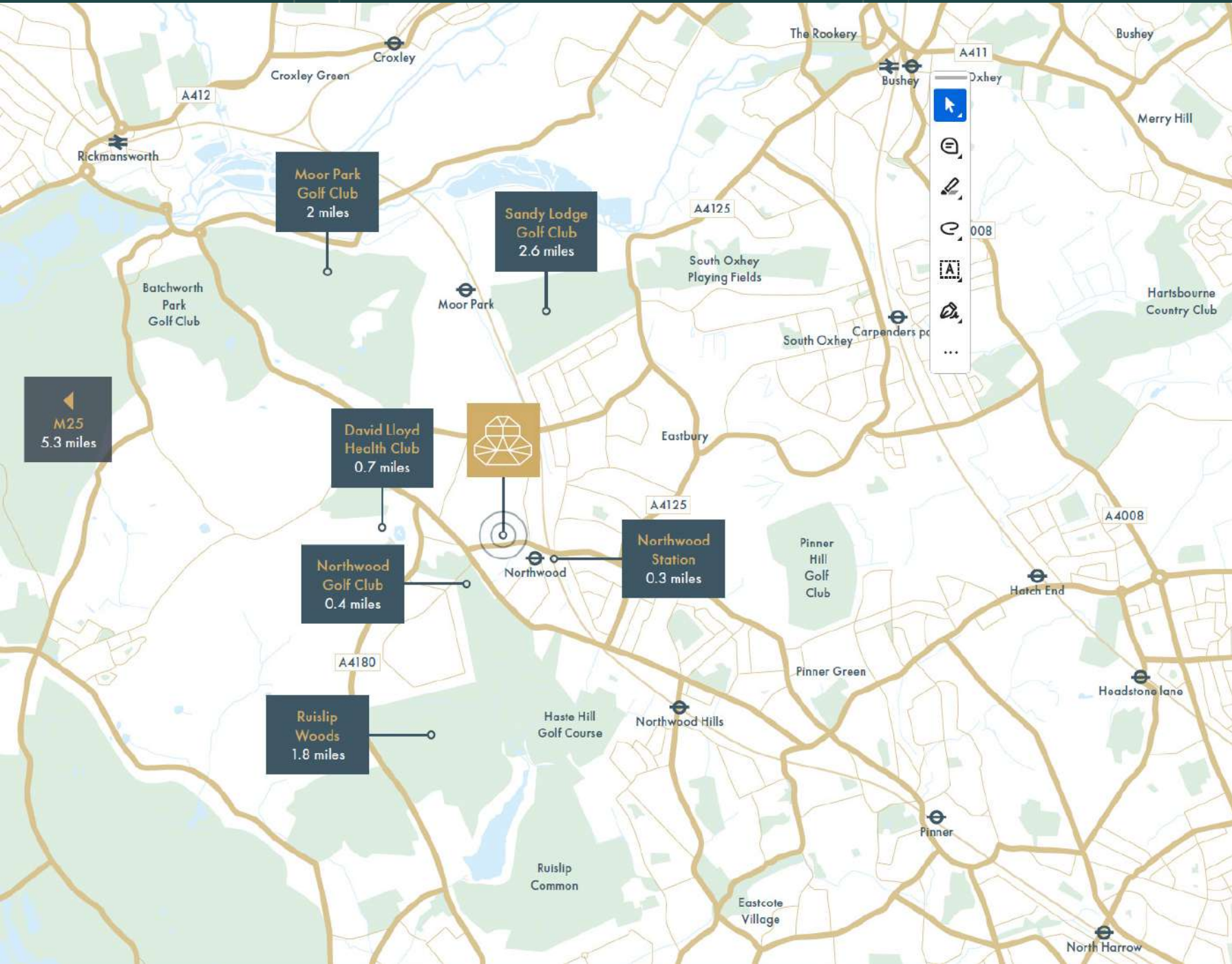




BY FOOT, NORTHWOOD'S AMENITIES AND SCHOOLS ARE WITHIN EASY REACH. THE TUBE STATION, ON THE METROPOLITAN LINE, IS LESS THAN HALF A MILE AWAY FOR LINKS INTO CENTRAL LONDON, THE WEST END AND THE CITY

WETHERBY HOUSE,  
13 GREEN LANE, HA6 2HQ

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



ON FOOT

- St Martin's School: 0.2 miles
- Northwood Station: 0.3 miles
- The Hall Independent School & Nursery: 0.3 miles
- Holy Trinity CE Primary School: 0.4 miles
- Waitrose: 0.6 miles
- Northwood Lawn Tennis Club: 0.8 miles



BY TUBE †

- Watford: 17 minutes
- Wembley Park: 17 minutes
- Baker Street: 31 minutes
- King's Cross St. Pancras: 36 minutes\*
- Oxford Circus: 35 minutes\*
- Canary Wharf: 47 minutes\*



BY CAR

- Rickmansworth: 3.2 miles
- Moor Park Golf Club: 1.7 miles
- Watford: 5 miles
- M25: 4.8 miles
- M1: 6.5 miles
- London Heathrow Airport: 12.3 miles

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





## SPECIFICATION



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



### KITCHEN

- Bespoke kitchen units in matt 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

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

### HEATING

- High efficiency electric panel radiators
- High efficiency ASHP hot water cylinder

### MEDIA AND CONNECTIVITY

- 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

### 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 – 250 years
- External communal lighting throughout
- Car parking
- Alarm systems to all apartments
- Carpet to bedrooms
- High quality LVT flooring to hallway, living room and kitchen
- Video entry systems to all apartments
- CCTV in the communal entrance area and basement car park
- Advantage Homes 10-year structural warranty







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

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:  
4-5 Bell Yard, Queens Gate Mews, St  
Bernard's, The Limes, Brackenhill

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