

NEWSTONE
DEVELOPMENTS LTD

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NEWSTONE DEVELOPMENTS LTD

NewStone Developments is a niche developer of prestigious homes in an area North West of London.

For over a decade, we have devoted our expertise in seeking the most appropriate sites that meet our strict criteria in order to build homes where families can live life to the full.

Purchaser's needs are at the heart of all developments so as to relieve the stress and anxiety of finding the right home. All aspects of the site are considered including schooling, transport and shopping facilities in the area.

Whether building new homes or bringing aged ones back to life, NewStone works with well respected architects and engineers, experts at each stage of the development process, in order to deliver excellence from the drawing board to build completion.

The latest technology is incorporated into each development, be it simple underfloor heating or highly sophisticated light and sound systems allowing fingertip control from home or away. New and refurbished homes are developed with energy efficiency as a vital part of the design stage. We combine high quality, traditional materials and workmanship, with the best of contemporary styling and fittings, ensuring that each house is unique. The finishing touch is provided by a team of landscapers who ensure that the exteriors and gardens look just as good on completion as the interior of the home.

Quality materials, traditional and contemporary construction techniques, good insulation and highly efficient heating systems produce an unparalleled level of comfort and luxury. Compromise is avoided, Quality is assured and that is New Stone Developments.





Team Approach

Superior design and specification are NewStone's benchmarks. We work with high calibre architects, structural engineers, soil testing groundsmen, construction teams and interior designers to bring purchasers their unique home.

A 10 year guarantee accompanies each home from BLP, Buildings Life Policy.

THE AREA

About the Area

For over a decade, we have focused our efforts in bringing aspirational homes to the discerning buyer in an area North West of London. A unique location close to both countryside and city and surely one of Greater London's most prestigious locations, Northwood is an elevated residential settlement in the London Borough of Hillingdon sharing a northern border with Hertfordshire.

The town features a lively High Street offering an array of multiple shops including Waitrose. An abundance of places to eat, from cafes to gourmet establishments, cater to all tastes.

Recreational amenities abound - There can be no better location to play! With 6 golf clubs within a 3.5 mile radius, Northwood is a golfer's paradise. Sports clubs offer swimming, gym and tennis court facilities while the Northwood Cricket Club celebrates a grand 130 year old history. Add to that a number of bridlepaths amid pristine woods and countryside.

For ramblers and walkers, the Ruislip Woods National Nature Reserve adjoins Northwood. Over 700 acres make this the largest ancient woodland in Greater London – a perfect spot for a relaxing afternoon walk or picnic.



Schools

First rate schooling is one of Northwood's most important features. From playgroup to prep to sixth form, there is a range of outstanding state and independent schools on offer. The Hall School and Nursery is an independent school for 1-7 year olds, while Northwood School is a top performing state sector senior school.

The area is also home the historic Merchant Taylor's School for boys, one of the "Great Nine" schools of England as well as St Helen's, an independent day school for girls aged 3-18.



Location, location, location...

The Metropolitan Line passes through Northwood with its fast connections to Baker Street. Heathrow airport is less than 13 miles away and joining the M25 takes less than 15 minutes. Tranquility combined with convenience makes Northwood an ideal location for any home buyer.

Our principal aim is to understand the client's needs and match their criteria to the area and its surroundings in order to create the perfect home in harmony with their lifestyle. Whether in Central London or in the suburbs, we research the location and match an appropriate build location.

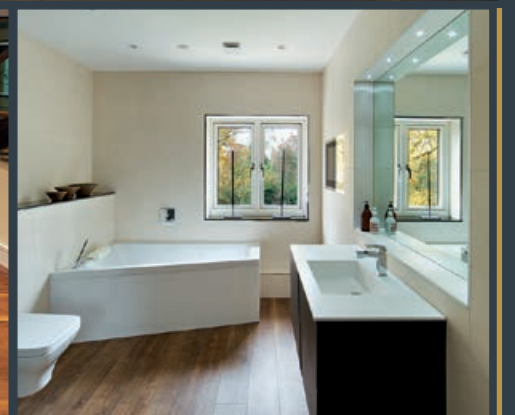




Nicholas Way

A new build in Nicholas Way, Northwood, this stunning detached house arranged over three floors set new standards in luxury and fine detail. Careful attention to architectural design, provision of natural light and use of space has created a unique house of exceptional style. From the spacious elegant reception hall with a walnut feature staircase, heightened 8ft walnut doors sweep through to three reception rooms, which open to create extensive entertaining areas. Extra ceiling height, superb lighting, concealed skirting, inset speakers and entertainment system - all aspects of modern living have been combined to create a very special home.

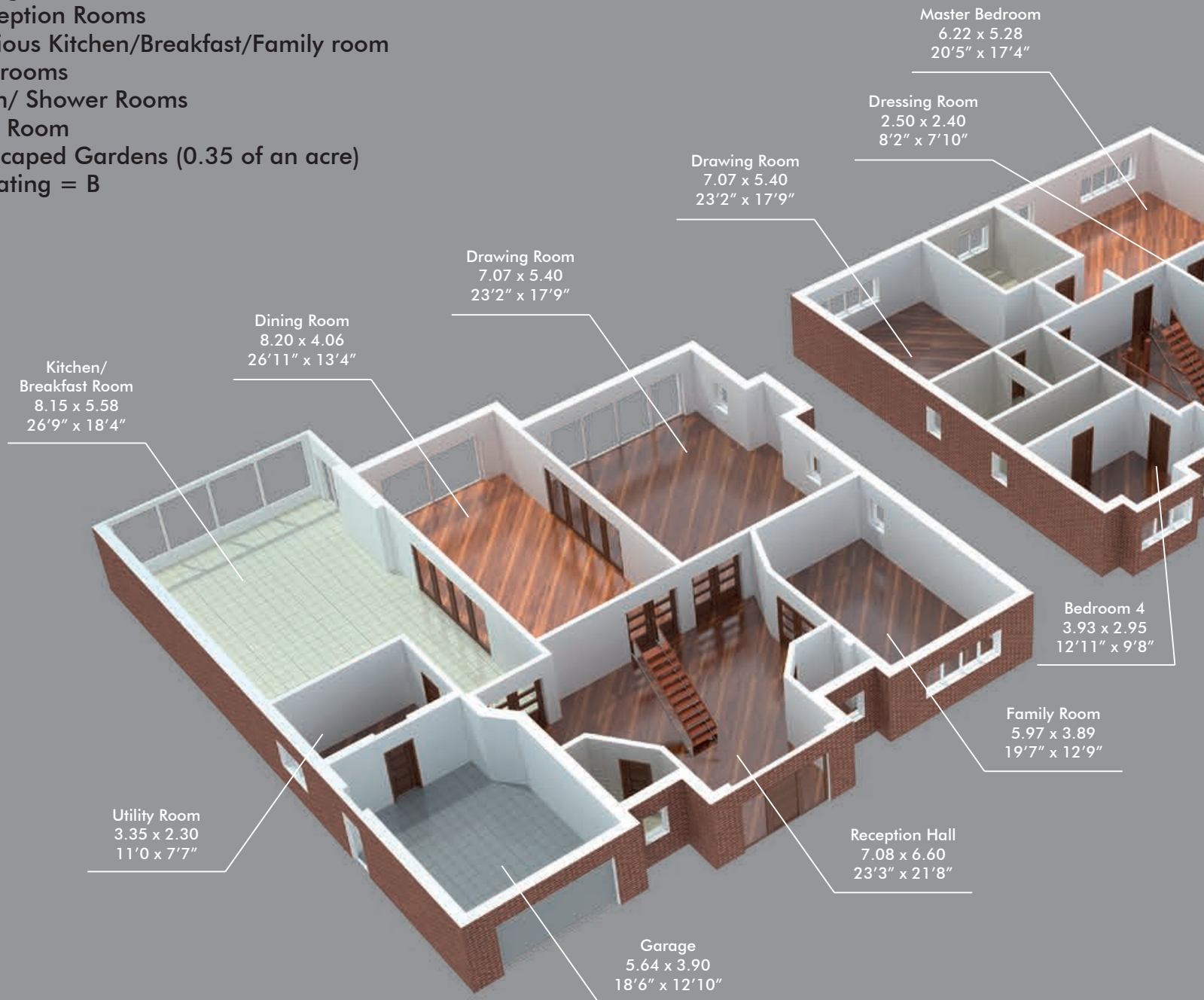
The extensively fitted German kitchen is complimented by Quartz worktops and two tone finish with Miele appliances. Each bathroom has its unique style, featuring Porcelanosa tiling and Duravit sanitaryware. Triple glazing and the use of modern techniques in insulation ensure a warm and comfortable environment. Every aspect of the home is considered, from foundation to landscape, creating quite simply a beautiful home in which to live life to the full.



Nicholas Way, Northwood, Middlesex

Stunning New Home

- 5 Reception Rooms
- Luxurious Kitchen/Breakfast/Family room
- 6 Bedrooms
- 5 Bath/ Shower Rooms
- Utility Room
- Landscaped Gardens (0.35 of an acre)
- EPC rating = B



Ground Floor

Second Floor

Bedroom 5
5.25 x 3.50
17'3" x 11'6"

Cinema Room
5.95 x 4.65
19'6" x 15'3"

Bedroom 6
2.90 x 2.35
9'6" x 7'9"

Store

Kitchen
2.55 x 2.30
8'4" x 7'7"

Family Room
5.97 x 3.89
19'7" x 12'9"

Study
3.40 x 2.60
11'2" x 8'6"

First Floor



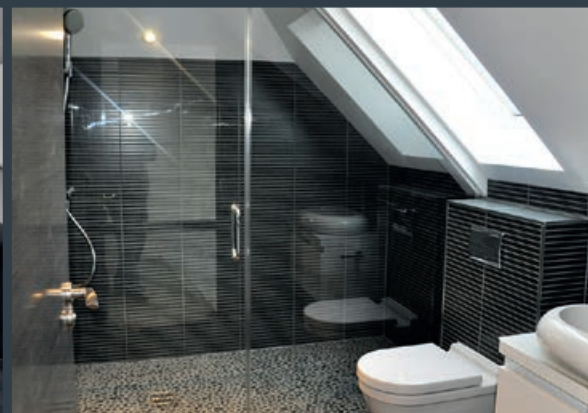
Eastbury Avenue, Northwood, Middlesex



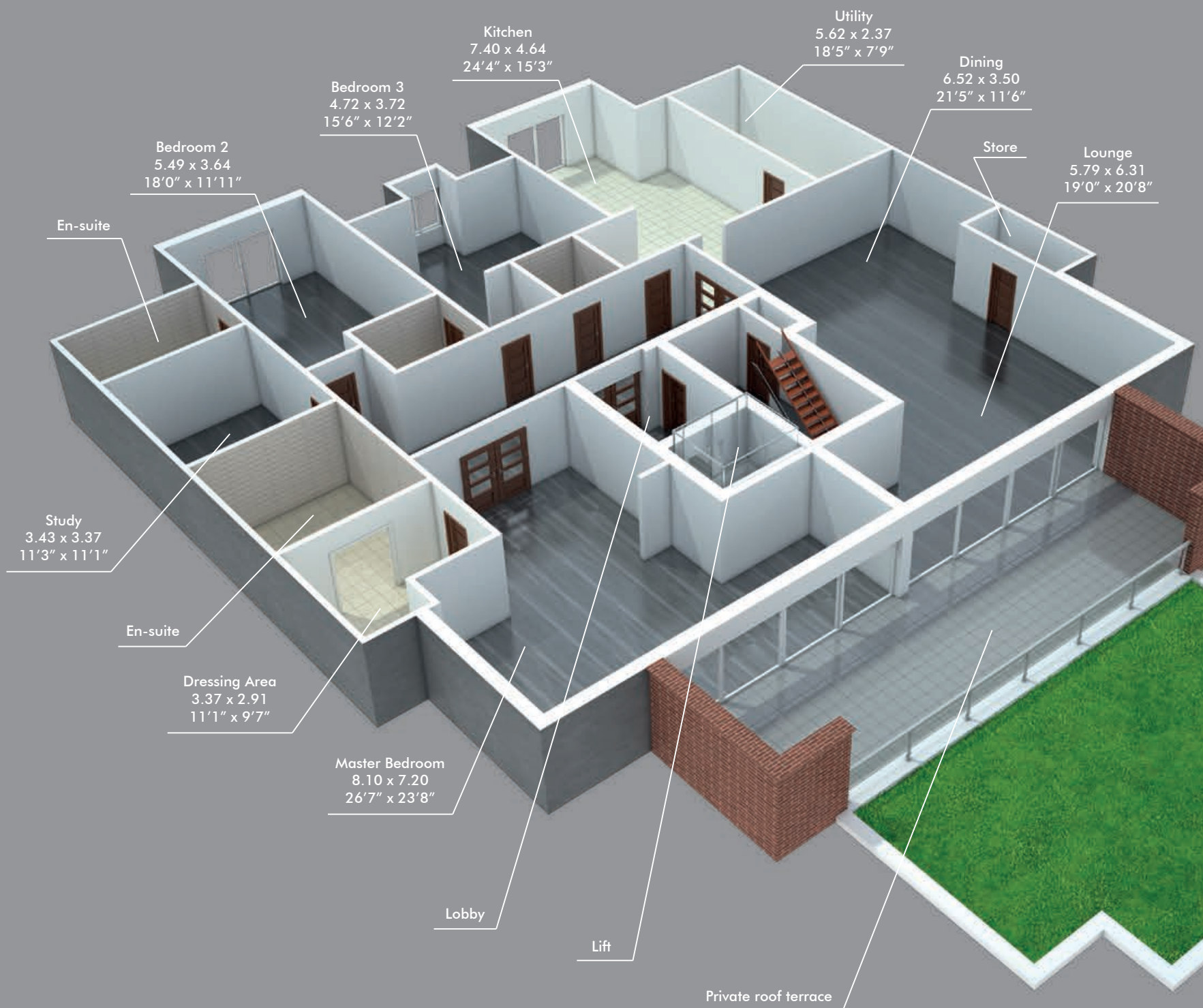
Eastbury Heights

An exclusive development of just eight luxuriously appointed apartments, Eastbury Heights was conceived to cater to the growing need for the discerning buyer to downsize without compromising on space and quality. With most apartments being over 2000 sq ft and a penthouse measuring over 3000 sqft, the development set new standards in the luxury apartment market in Northwood. Premium quality and individual style feature throughout the development. The 8 apartments are arranged over five floors, all having the benefit of southerly balconies and communal gardens. From the tastefully appointed reception hall, the passenger lift serves all floors. Video entry provides additional peace of mind and security. The apartments, arranged over 5 floors, all have the benefit of southerly rear balconies/terraces.

The thoughtfully landscaped grounds for the exclusive use of residents and their guests have the benefit of a southerly rear aspect and offer a high degree of privacy provided by boundaries of mature hedgerows, trees and shrubs. Gas fired underfloor heating, mood lighting, pre-wiring for sound systems, Cat6 cabling feature in all apartments. Kitchens, bathrooms, cloakrooms and utility rooms have all been individually designed and supplied by Porcelanosa and feature complementary wall and floor tiling. Each apartment has the benefit of underground parking and secure storage space. Access to all rooms is through custom built oak panelled doors with gleaming chrome handles. Underfoot a combination of high quality carpeting, Porcelanosa floor tiling and planked oak helps provide identity to the individual living areas.



Eastbury Avenue, Northwood, Middlesex



- Kitchen - designed and supplied by Porcelanosa, Miele Appliances: oven, microwave, gas hob
- Bathrooms - Porcelanosa sanitary ware, fully tiled walls and floors
- Bedrooms - oak panel doors, satin chrome flat plate switches and sockets
- Utility Room - tiled floor and walls by Porcelanosa
- Additional features - TV /Sky points in living room, bedrooms and kitchen, wired for sound system, water softener, apartments 4, 5, 6 & 7 have 4 balconies each, private terrace, garden
- Security - Video entry system, individual secure post boxes, smoke detectors, high security front door, under croft parking, lift from car park, CCTV
- Warranty - Buildings Life Policy (BLP) Insurance warranty for 10 years



Penthouse

Kewferry Drive, Northwood, Middlesex

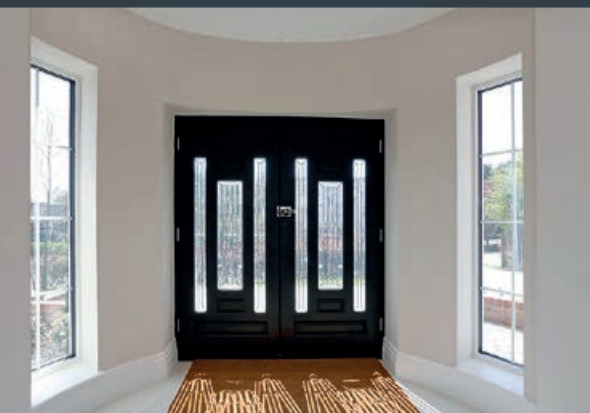


Claremont

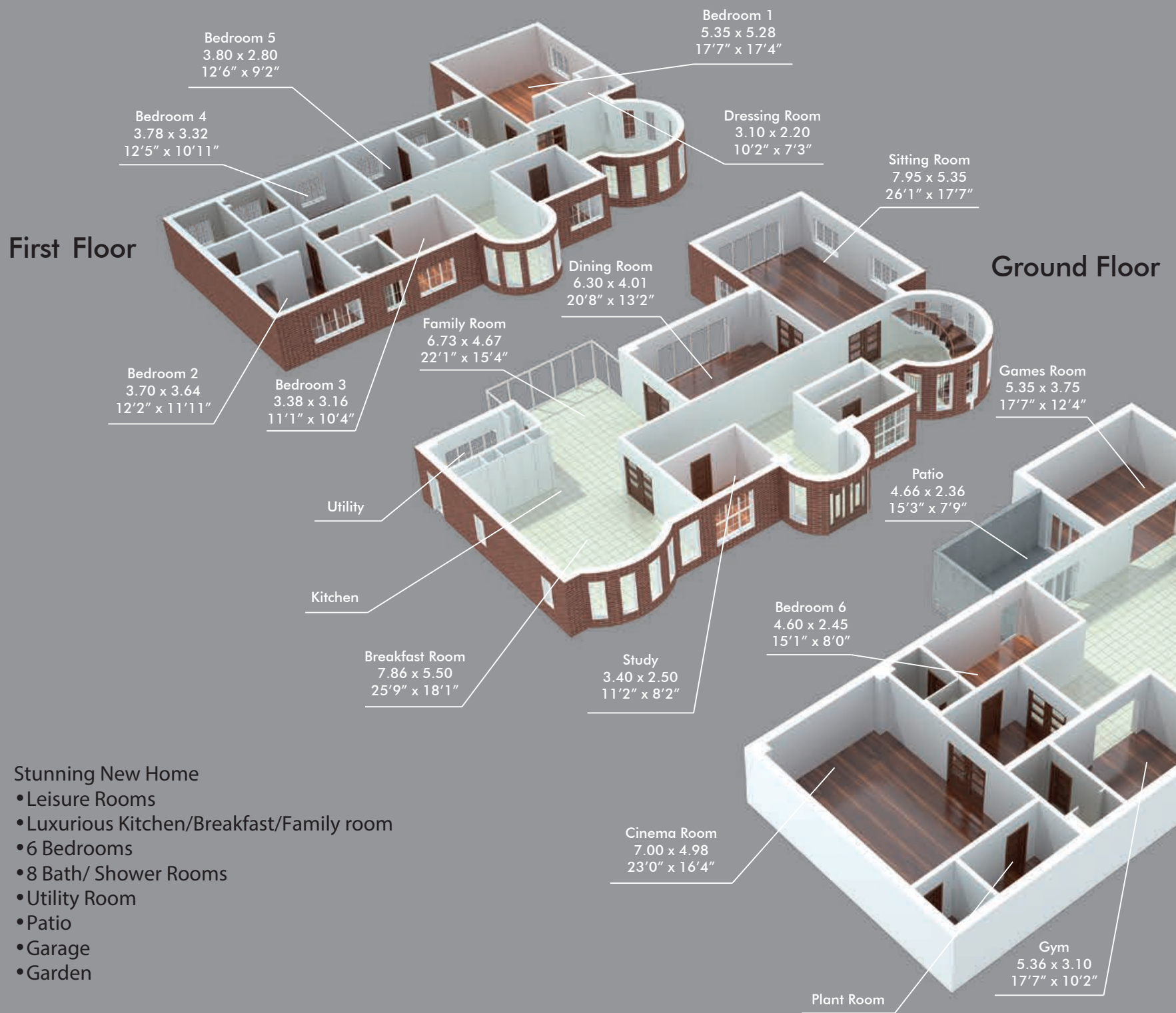
Claremont is an individually designed family house set in a private gated road, providing extensive accommodation arranged over three floors. This impressive new home has been built on a prominent corner plot, and affords a commanding position in the road, with 81ft frontage.

The house has been designed with entertainment in mind, and has an impressive array of spacious reception rooms over two floors, and a luxury kitchen/diner/family room to delight the chef, featuring units and design by Porcelanosa with granite worktops and breakfast bar. The rooms on this level are very generous with a 25ft kitchen/diner, opening to a 22ft family room, 20ft dining room, and 26ft drawing room with picture windows and access to the rear gardens. The drawing room and dining rooms both feature planked Oak flooring. The property features Bespoke internal doors with a Wenge finish. Skirting and architraves feature contemporary stepped design.

Twin part glazed hardwood front doors open to the spacious reception hall with tiled floor in natural tones. The feature staircase curves from the lower ground floor through the ground floor to first floor with Oak treads, wrought iron supports to the timber hand rail. This area has been designed to enable the provision of a lift if required. The cloakroom features Duravit sanitary ware including a vanity unit and tiled floor with part tiled walls. The kitchen/diner/family room features the same tiled flooring in natural tones. This is a superb and very spacious area with units planned and supplied by Porcelanosa, appliances from the Miele range and an insinkerator waste disposal to the sink unit.

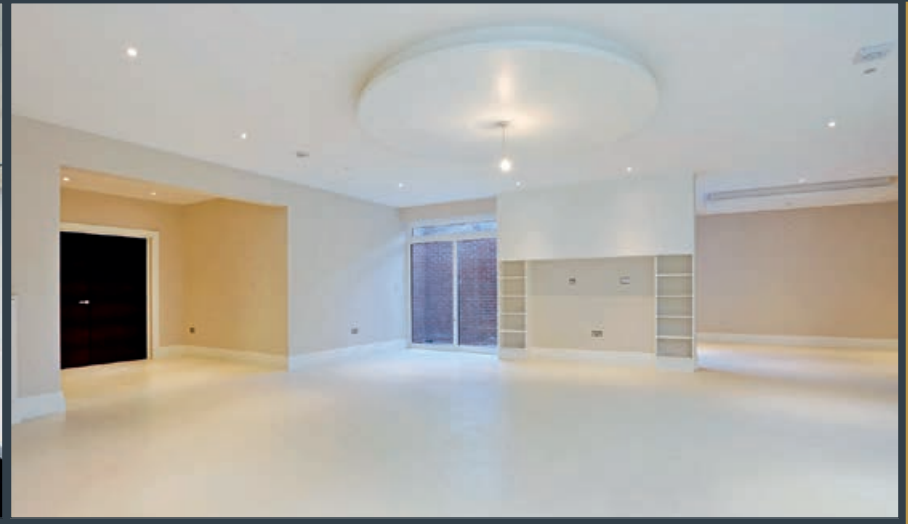
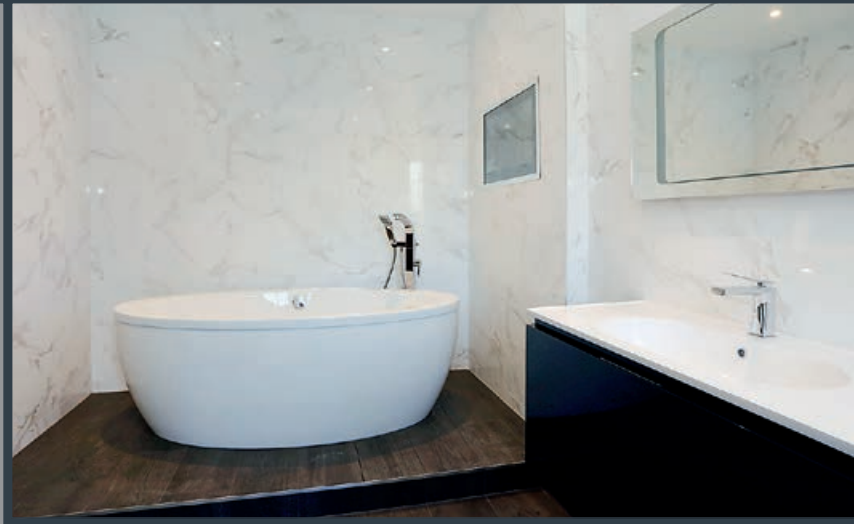


Kewferry Drive, Northwood, Middlesex



Stunning New Home

- Leisure Rooms
- Luxurious Kitchen/Breakfast/Family room
- 6 Bedrooms
- 8 Bath/ Shower Rooms
- Utility Room
- Patio
- Garage
- Garden



Leisure Room
10.44 x 8.85
34'3" x 29'0"

Lower Ground Floor

The house features under floor heating to all three floors by Nuheat. The property incorporates an intelligent lighting system with LED illumination. There are triple glazed windows for enhanced insulation (except the family room which is UPVC), and a security alarm.

The lower ground floor provides exceptional family space with a versatile range of rooms, tiled and carpeted flooring and natural light provided by windows or from the lower level patio. The first floor space is cleverly designed with five bedroom suites including dressing rooms and carpeted flooring, bath/shower rooms are fitted with Porcelanosa tiling and Duravit sanitary ware. The attic space is accessed via ladder from the landing, and features plastered and decorated wall finishes and carpeted flooring.

Outside has been cleverly landscaped to take advantage of the gardens to the north east and south. A newly planted Robinia hedge provides screening to the return road frontage. At the front is a large paved drive with parking and turning area and space for several cars.

The Lee, Northwood, Middlesex



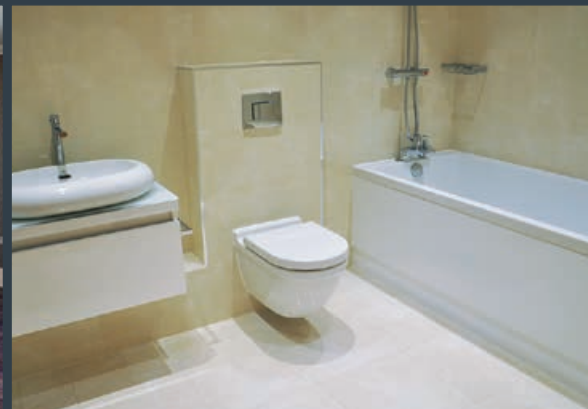
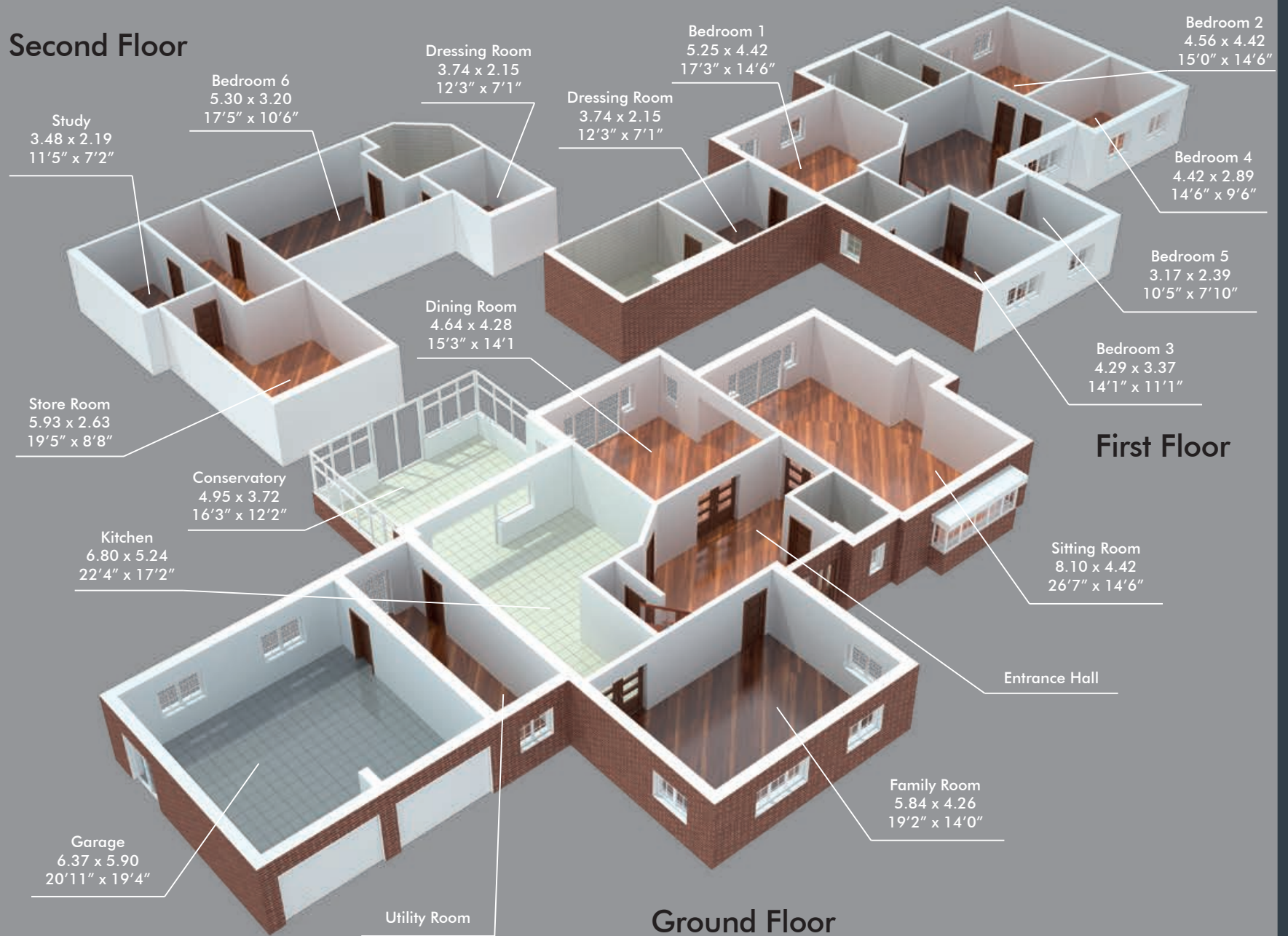
Description

The Lee is a small and attractive gated development off a private road comprising only 5 detached homes within a residential area about one mile from the town centre. The house stands within a corner plot which extends to about 0.28 acre and has the benefit of a southerly rear aspect.

This ideal new build is located within a sought after area and is approached over a shingle driveway. Arranged over three floors, this spacious property offers a superb home to a growing family. It features a large conservatory overlooking a landscaped garden.

Central London is approximately 16 miles away and can be reached by rail from Northwood Metropolitan Line Station (Baker Street 35 mins), and by road on the M40 at nearby Uxbridge. The Harlequin Shopping Centre at Watford is approximately 4 miles away and St Anne's Shopping Centre in Harrow is approximately 6 miles away.

Second Floor



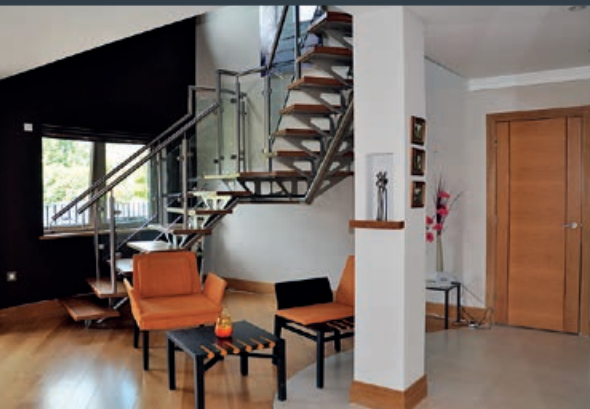
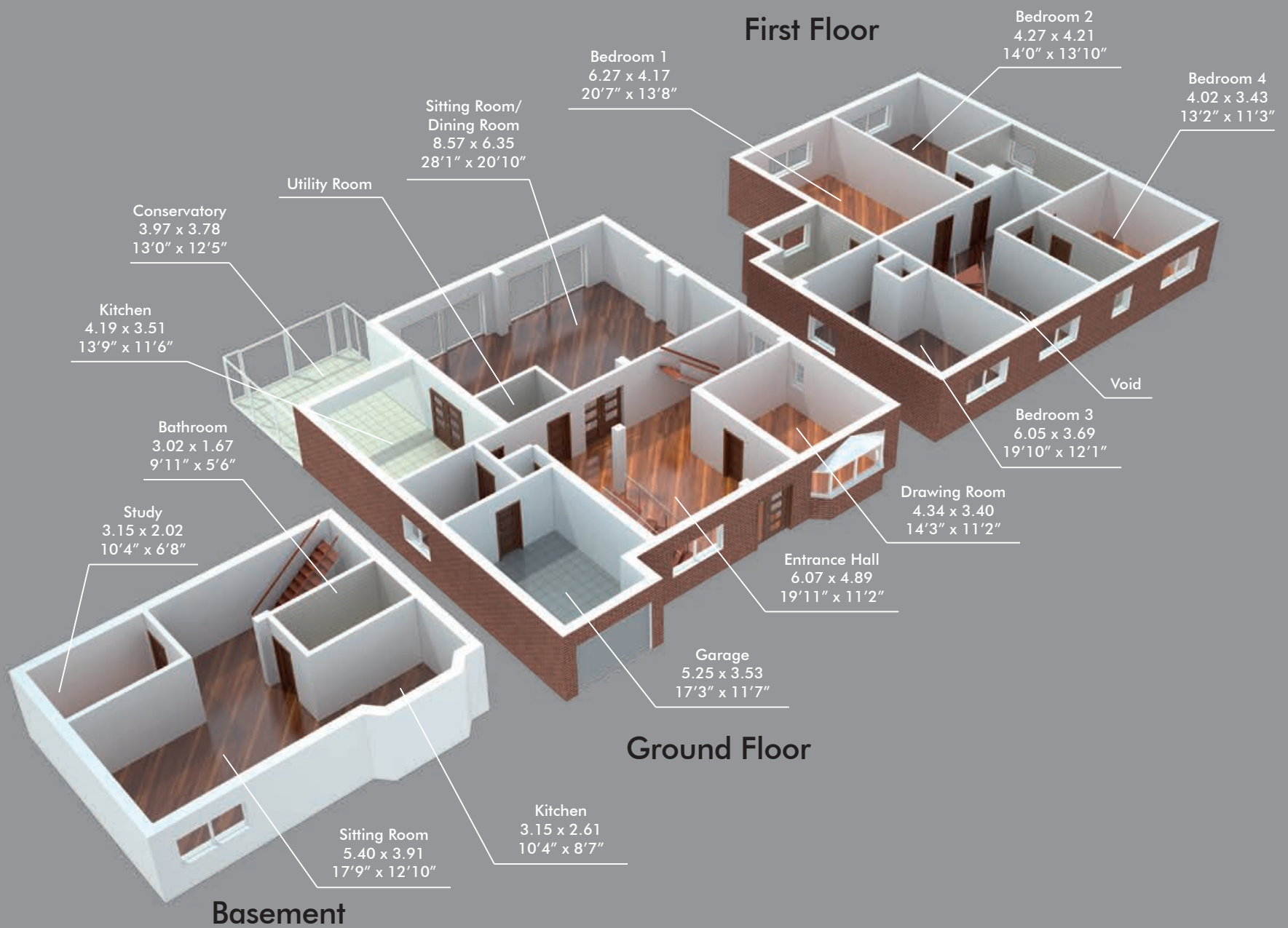
The Fairway, Northwood, Middlesex



Description

The property is an individual detached home built for the present owners within the last four years. The house which has accommodation arranged over basement, ground and first floors is set within particularly attractive landscaped gardens. The property offers an excellent specification and has many attractive features including two spacious reception rooms, an excellent fitted kitchen/breakfast room leading into a spacious conservatory. On the first floor there are 4 bedrooms and three bathrooms, in the basement there is additional accommodation suitable for a variety of uses.

The Fairway is an established residential area comprising a wide range of individual detached home situated within the popular Eastbury Farm estate. The location is convenient for local shops and stations at Moor Park and Northwood, offering excellent schools and sport facilities. Northwood boasts a lively high street with an array of shops and restaurants.



The Broadwalk, Northwood



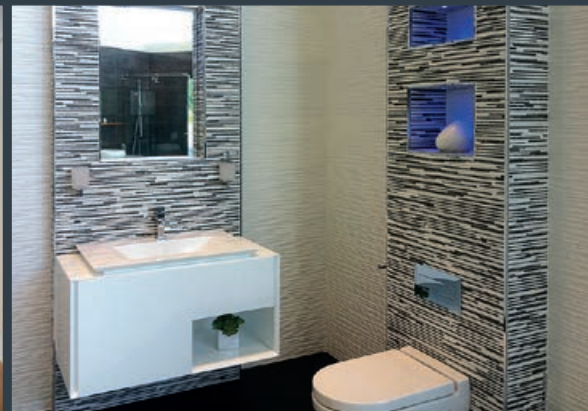
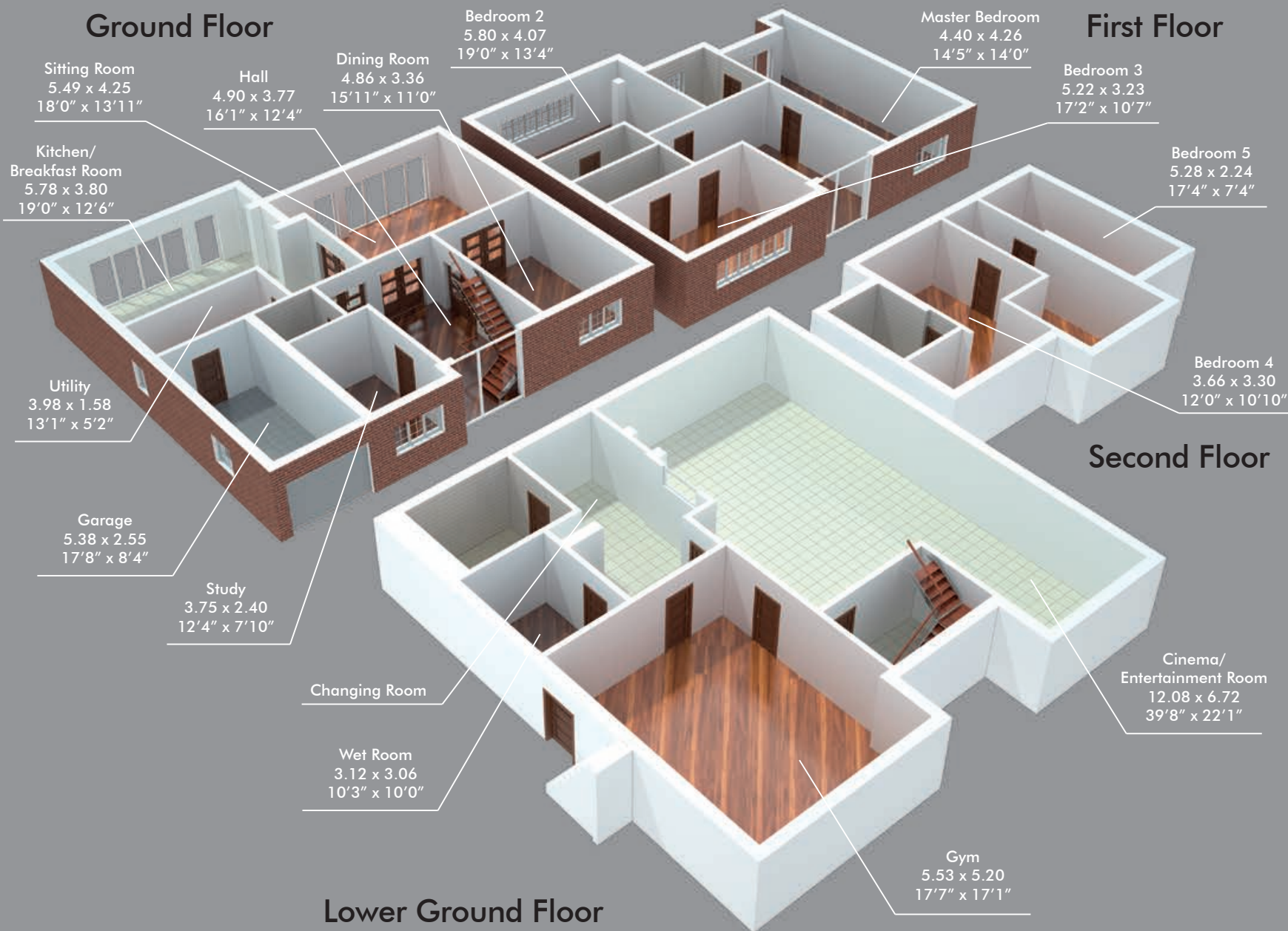
Description

The property is approached via a wide paved driveway and comprises about 4100 sq ft of well planned and stylish living space arranged over four floors, set within a plot extending to approximately 0.22 of an acre. Notable features include Veneta Cucina Italian kitchen with Siemens appliances and Limestone worktops. Stunning lower ground floor entertainment suite, Porcelain tiled kitchen flooring, Oak flooring to entrance hall and ground floor reception rooms, wired for sound system.

Situation

The Broadwalk is situated in the heart of the Copsewood Estate which comprises a number of individual family homes set within generous gardens.

Important centres, Watford is approximately four miles, Uxbridge five miles, and Harrow six miles distant, all accessible by road and offer multiple shopping centres. The M25 (junction 18 Chorleywood) is only four miles away and provides fast access to the M1, M40 and M4 motorways, also the airports at Heathrow, Gatwick, Luton and Stansted. Northwood provides a range of shops with multiple stores including Waitrose and Boots. There is an interesting selection of restaurants providing multi-cultural cuisine and several coffee/ snack bars. Sports and fitness enthusiasts are well catered for with clubs for Golf, Tennis, Football, Cricket and extensive facilities within the Exporta sports and social club in Ducks Hill Road just 1/2 a mile away. Schooling in the area both State and Private is highly regarded and includes St Helens and Northwood college for girls, St Martins, St Johns and Merchant Taylors for Boys.



Halland Way, Northwood, Middlesex

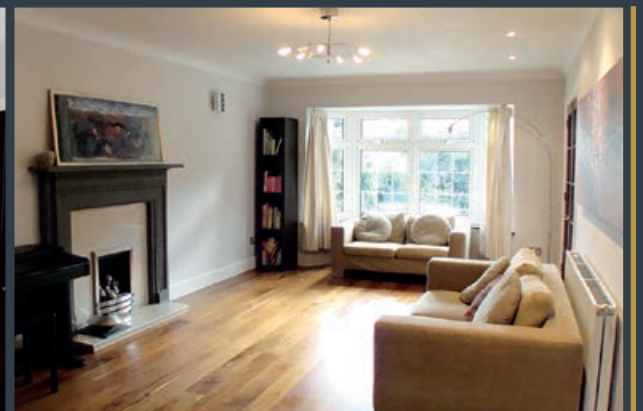
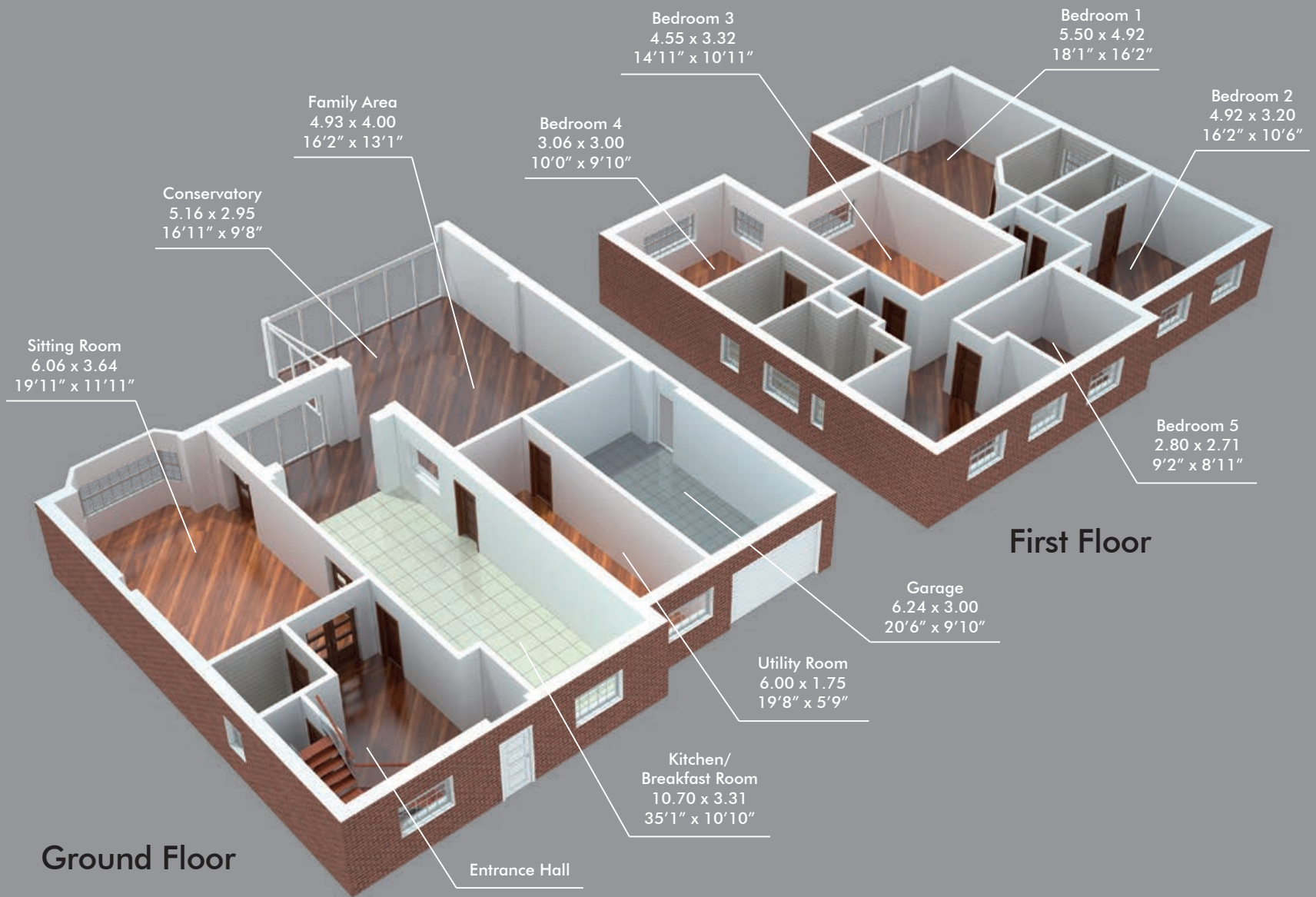


Description

The house has recently been the subject of a major programme of extension and improvement. The property now provides bright and spacious accommodation with an attractive contemporary style.

Halland Way is a prime location situated in the heart of Northwood. The road comprises an attractive mix of detached houses and situated in an excellent location about 1/3 of a mile from the shopping centre and station.

Sports and fitness enthusiasts are well catered for with clubs for golf, tennis, football, cricket and extensive facilities within the Riverside Sports and Social Club just half a mile from central Northwood.



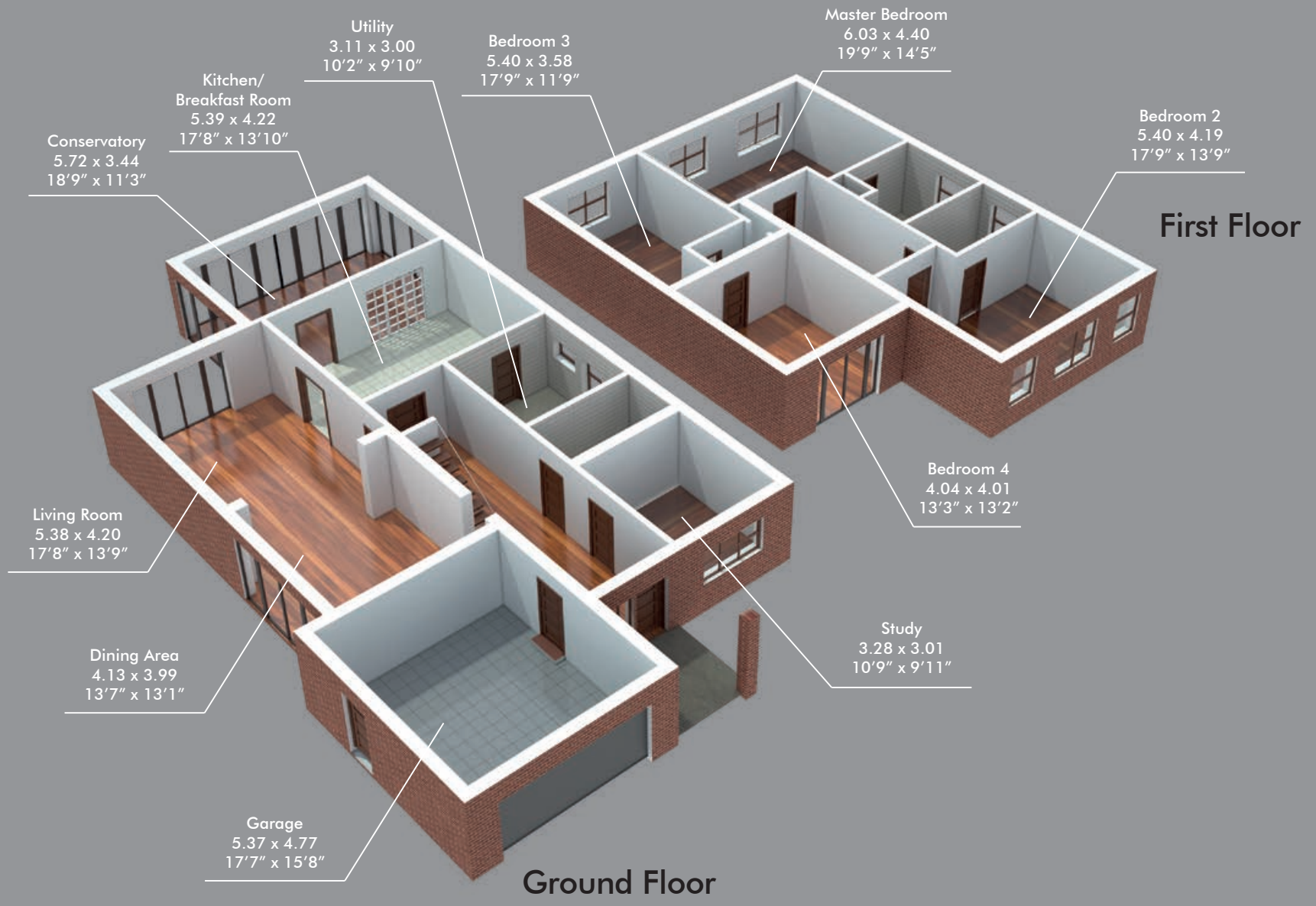
Halland Way, Northwood, Middlesex HA6 2AG



Description

Halland Way is one of Northwood's most sought after locations and comprises a number of detached houses situated in a most convenient position within $\frac{1}{4}$ of a mile of the town centre and railway station. The property has within recent years been the subject of a major programme of improvements. Skirtings, architraves, floor coverings, bathroom fittings, kitchen and utility room units were all removed and replaced with high quality new materials.

The interior includes flooring in Ash, Walnut and Limestone, skirtings and architraves in Ash hardwood, Ash faced internal doors, luxury contemporary kitchen fitted with Cucini units and Neff appliances, designer bathroom suites with Hans Grohe fittings and extensively fitted downlighting. The property also incorporates wiring for sound.

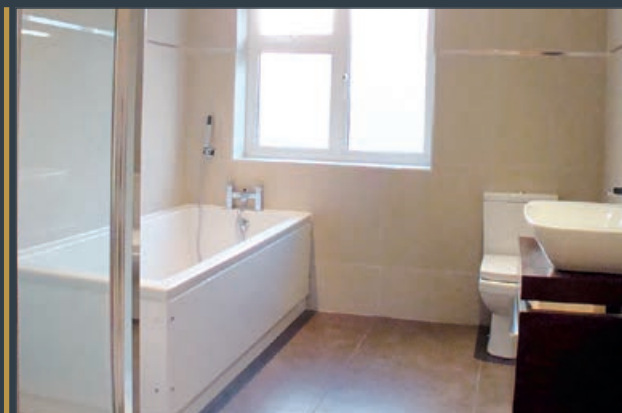


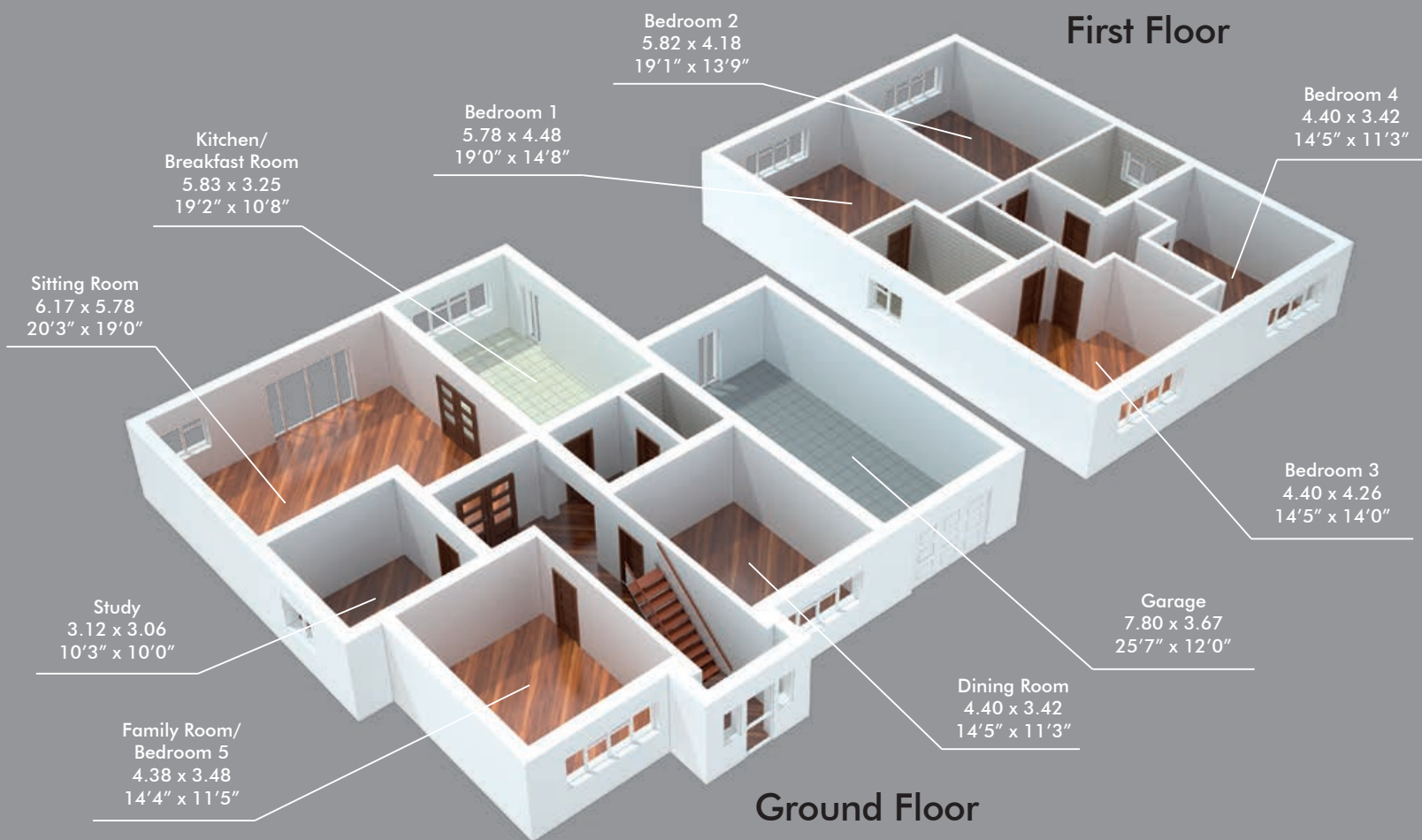
53, 55, 57, 59 Eastbury Road, Oxhey, Hertfordshire



Description

With 2,600 sq ft of internal space, these newly remodeled family homes offer fantastic and particularly spacious accommodation. With four double bedrooms (two ensuite) and three bath/shower rooms, four reception rooms, including ground floor study and well-proportioned sitting rooms. The properties feature rear gardens in excess of 100ft.







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