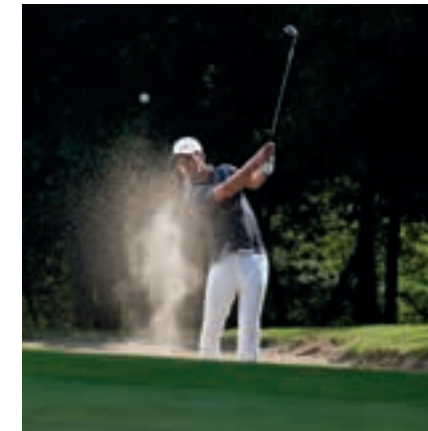




HILLSIDE MANOR

BROOKSHILL



DISCOVER MORE . . .

Hillside Manor offers a wonderful opportunity to make your home within the prestigious and leafy Harrow. Just seven new build apartments are available in this exclusive new development, alongside two distinguished, renovated listed houses with panoramic views over the Green Belt. Each home at Hillside Manor has been designed and finished to the highest standards for which Heronslea is synonymous.





Computer generated image, indicative only.

HILLSIDE MANOR BROOKSHILL



COME HOME TO ONE PRESTIGIOUS ADDRESS

As you approach Hillside Manor via tree-lined Brookhill, you are greeted by the striking façade of these listed houses. The original diapered brick and curvilinear gables give an instant impression of quality workmanship, while the apartments have been created with 21st century living in mind. With exceptional views of open fields and the London skyline, Hillside Manor is a peaceful and exclusive place to make your home. Choose from one of seven stylish new build apartments or make your home in one of our refurbished houses, each with its own private parking space in the manicured grounds of this development.

HILLSIDE MANOR
BROOKSHILL



HARROW & BEYOND

A QUINTESSENTIAL LIFESTYLE

Hillside Manor is set in an enviable position in the sought-after London borough of Harrow.

You'll be spoilt for choice when it comes to dining out, with many first-class venues in the surrounding area. For authentic Italian cuisine and a lively atmosphere look no further than Zaza in Bushey, with its extensive menu and friendly staff it is a firm favourite for locals. The Delisserie in Stanmore gets a mention for its fantastic New York inspired home cooked food, while the Black Pepper Champagne Bar and Restaurant is perfect for a special treat. If you don't want to travel far then just up the road you will find The Hare, where you can enjoy hearty seasonal English food with a French twist.





HILLSIDE MANOR BROOKSHILL



When you want to enjoy the great outdoors, you can make your way to Bentley Priory, less than a mile from home. This charming stately home was designed by Sir John Soane in the late 18th century and was later used as the headquarters of RAF Fighter Command in World War II. It now houses a museum commemorating the Battle of Britain. Stanmore Country Park is also just a 10-minute drive from Hillside Manor and offers a popular 2km nature trail where you can look out for muntjac deer and other wildlife.

If you like to get active, the Bannister Outdoor Sports Centre is only just over a mile away and has a floodlit running track and both rugby and football pitches, or you can swim and enjoy the gym at the nearby Canons Sports Centre ten minutes away. Alternatively, tee off at the various nearby golf clubs including Grimsdyke Golf Club or enjoy the first class facilities at Bushey Sports Club, including bowls green, netball and basketball pitches, cricket and football fields and all-weather tennis courts.

At Hillside Manor you will be a short distance from the London Designer Outlet at Wembley, where you will find over 70 designer brands, restaurants, bars and a multi-screen cinema.

Hillside Manor is well served when it comes to travel links, due to its location close to both the M1 and the M25. Harrow and Wealdstone station is just 10 minutes by car and offers Tube and overground services, while London Paddington and London Euston can both be reached in around 30 minutes. For international travel, Heathrow Airport is 35 minutes away by car.



Imagery of previous show home, indicative only.

HILLSIDE MANOR
BROOKSHILL



A STATEMENT OF
STYLE

Both the apartments and houses at Hillside Manor have been designed to the highest possible specification and with convenience and luxury in mind. You'll enjoy underfloor heating throughout and solid wood flooring in your lounge and hallway. Your kitchen will come fully equipped with integrated Siemens appliances, stone worktops and contemporary soft-close units.

You will also benefit from many luxurious finishing touches, from thermostatically controlled towel rails, LED downlights, in-ceiling speakers to main rooms and all the wiring you need for superfast broadband, telephone and satellite reception.

Above all, each home has been created to cope with the demands of a 21st century lifestyle, while giving you plenty of space to relax, work or entertain. With a choice of landscaped gardens, private balconies and beautiful communal grounds, the exterior of your new home will reflect the quality that you will discover within.



HILLSIDE MANOR
DEVELOPMENT PLAN

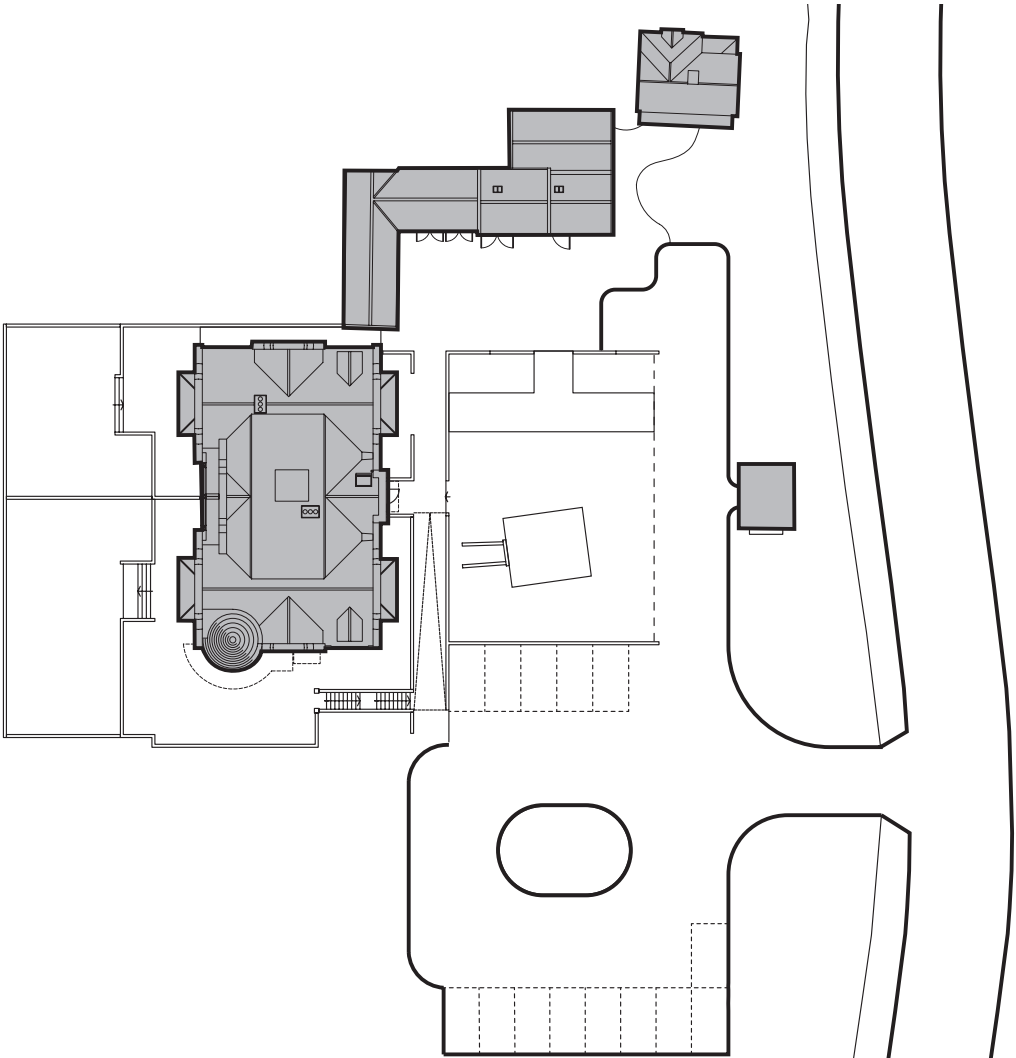
An outstanding collection of just seven apartments and two glorious refurbished houses by Heronslea.

Accessed via the tree-lined Brookshill and set in beautifully landscaped grounds, Hillside Manor comprises seven spacious new build apartments, combining the distinction of a magnificent façade with a contemporary interior, and two renovated, listed houses complete with restored original features. Each of these homes offer you every convenience in a highly desirable area with stunning views of the Green Belt.



HILLSIDE MANOR
PARKING PLAN

Your new home at Hillside Manor comes with its own allocated parking space, as well as a number of spaces for guests to the development.





APARTMENT ONE

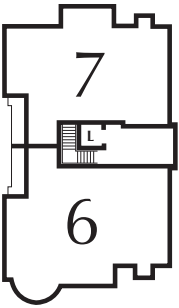
This two bedroom apartment enjoys exclusive use of the lower ground floor. The master bedroom boasts an en-suite bathroom and dressing area, while the home also benefits from a TV room/study, an open-plan kitchen/dining room and a substantial lounge with double French doors leading to the garden.

Kitchen/Dining	4.9m x 6.5m	16'1" x 21'6"
Lounge*	5.3m x 7.0m	17'5" x 23'1"
TV Room/Study	3.1m x 4.9m	10'4" x 16'1"
Master Bedroom	5.1m x 5.2m	17'0" x 17'3"
Master En-Suite	1.8m x 3.3m	6'3" x 11'0"
Master Dressing Room	2.0m x 3.1m	6'7" x 10'4"
Bedroom 2	3.8m x 3.0m	12'6" x 10'0"
Bedroom 2 En-Suite	2.5m x 1.9m	8'4" x 6'5"
Total Area	180 sq m	1935 sq ft

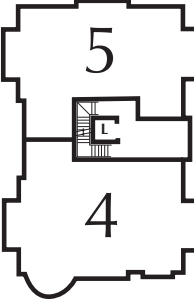
*Dimensions do not include turret but includes bay window.



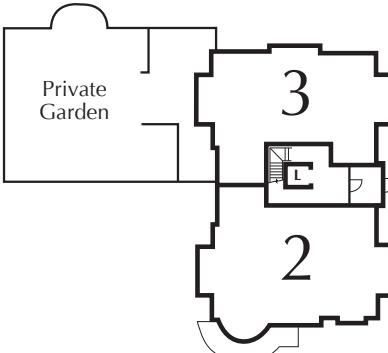
DIMENSIONS ARE APPROXIMATE ONLY AND MAY VARY.
FLOOR PLANS ARE INDICATIVE ONLY.



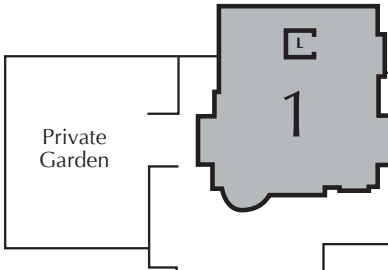
Second Floor



First Floor



Ground Floor



Lower Ground Floor

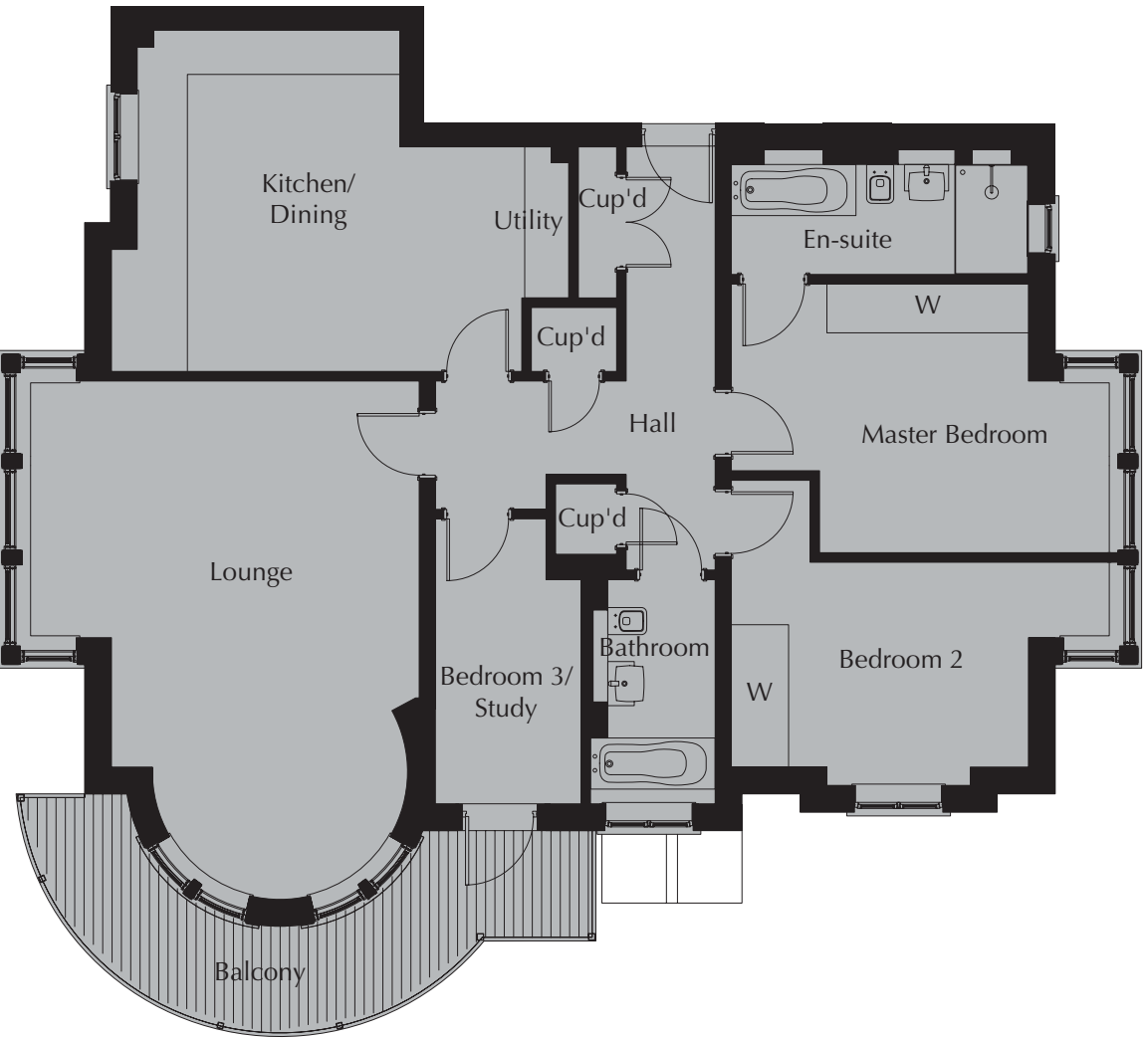


APARTMENT TWO

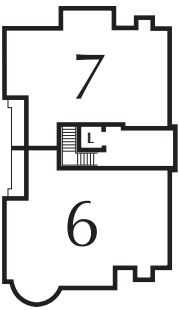
A stylish three bedroom home, this apartment offers a spacious lounge with an attractive curved balcony looking out onto the grounds. With an en-suite bathroom to the master bedroom, there's also the option to use the third bedroom as a study.

Kitchen/Dining	5.5m x 4.6m	18'4" x 15'3"
Lounge*	5.4m x 5.2m	17'10" x 17'3"
Master Bedroom	5.1m x 3.6m	17'0" x 12'0"
Master En-Suite	4.0m x 1.4m	13'3" x 4'11"
Bedroom 2	5.1m x 3.0m	17'0" x 9'11"
Bedroom 3/Study	1.9m x 3.8m	6'6" x 12'9"
Total Area	125 sq m	1345 sq ft

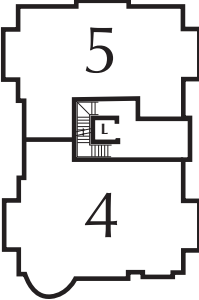
*Dimensions do not include turret but includes bay window.



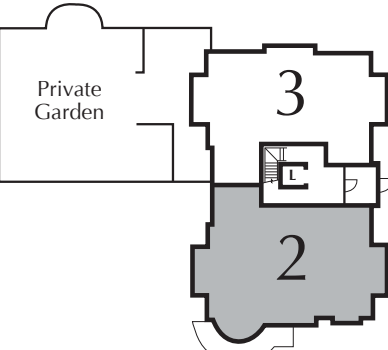
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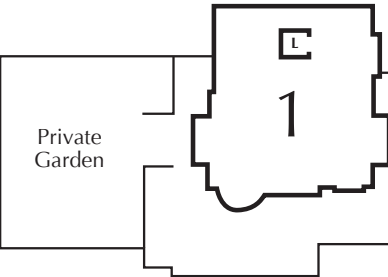
Second Floor



First Floor



Ground Floor



Lower Ground Floor



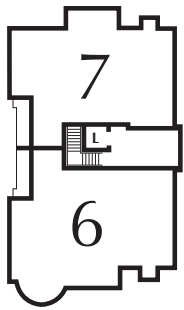
A P A R T M E N T T H R E E

Located on the ground floor, apartment three has a substantial lounge with double French doors leading onto the garden, a well appointed kitchen/dining area and master bedroom with en-suite facilities. With two further bedrooms, there is plenty of space for relaxing, working or entertaining.

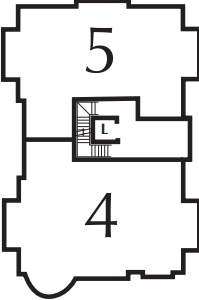
Kitchen/Dining	3.9m x 4.6m	12'11" x 15'3"
Lounge	5.4m x 5.2m	17'10" x 17'3"
Master Bedroom	5.1m x 3.8m	17'0" x 12'8"
Master En-Suite	3.2m x 1.3m	10'8" x 4'3"
Bedroom 2	5.1m x 2.7m	17'0" x 9'2"
Bedroom 3/Study	1.9m x 4.4m	6'6" x 14'5"
Total Area	112 sq m	1210 sq ft



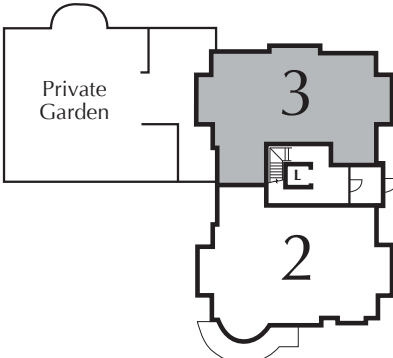
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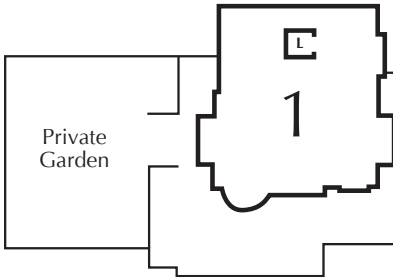
Second Floor



First Floor



Ground Floor



Lower Ground Floor

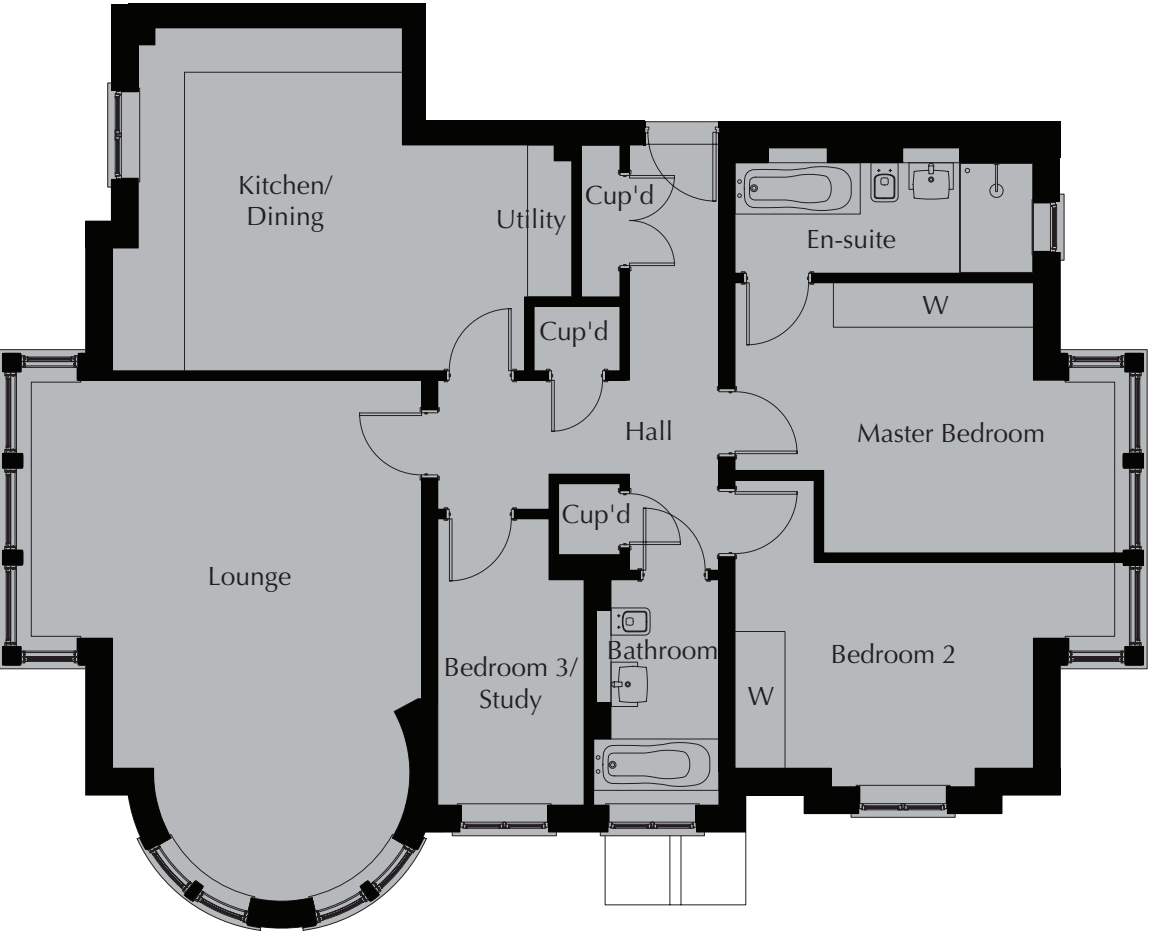


APARTMENT FOUR

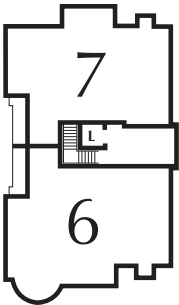
This apartment has a magnificent lounge with excellent views of the grounds, a large kitchen/dining area with utility facilities and three bedrooms including an ample master bedroom with en-suite bathroom.

Kitchen/Dining	5.5m x 4.6m	18'4" x 15'3"
Lounge*	5.4m x 5.2m	17'10" x 17'3"
Master Bedroom	5.1m x 3.6m	17'0" x 12'0"
Master En-Suite	4.0m x 1.4m	13'3" x 4'11"
Bedroom 2	5.1m x 3.0m	17'0" x 9'11"
Bedroom 3/Study	1.9m x 3.8m	6'6" x 12'9"
Total Area	125 sq m	1345 sq ft

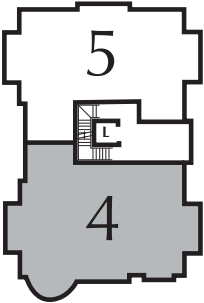
* Dimensions do not include turret but include bay window.



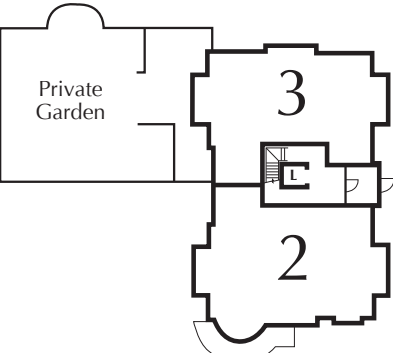
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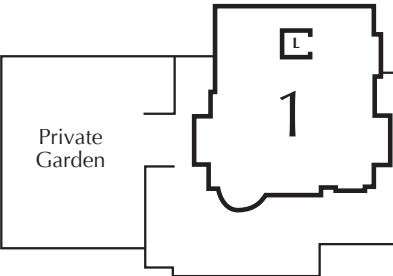
Second Floor



First Floor



Ground Floor



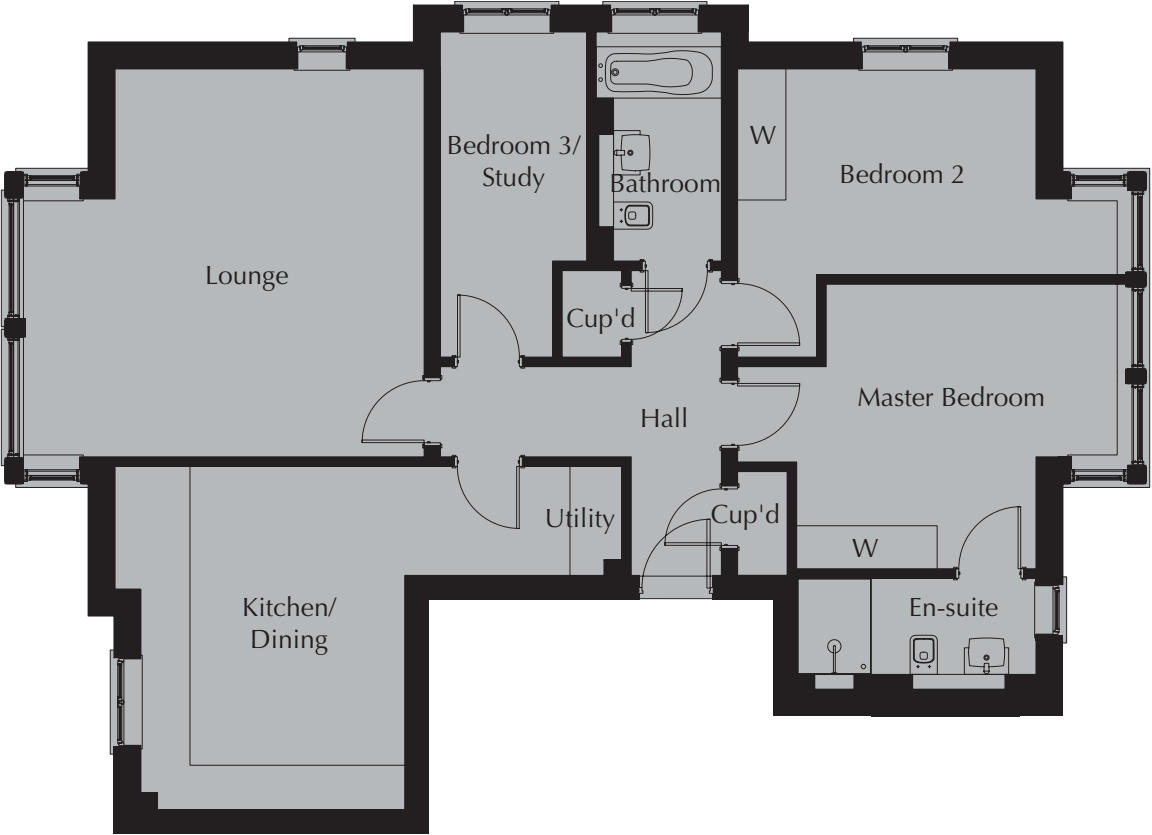
Lower Ground Floor



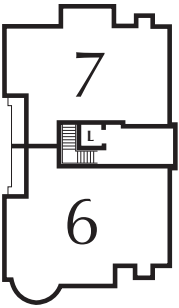
APARTMENT FIVE

This apartment has an attractive lounge with large bay window overlooking the grounds, a master bedroom with en-suite, two further bedrooms and a kitchen/dining area. You will enjoy excellent views from all the rooms in this home.

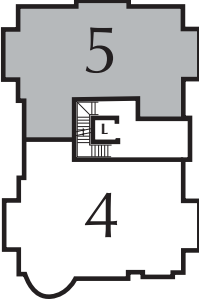
Kitchen/Dining	3.9m x 4.6m	12'11" x 15'3"
Lounge	5.4m x 5.2m	17'10" x 17'3"
Master Bedroom	5.1m x 3.8m	17'0" x 12'8"
Master En-Suite	3.2m x 1.3m	10'8" x 4'3"
Bedroom 2	5.1m x 2.7m	17'0" x 9'2"
Bedroom 3/Study	1.9m x 4.4m	6'6" x 14'5"
Total Area	112 sq m	1210 sq ft



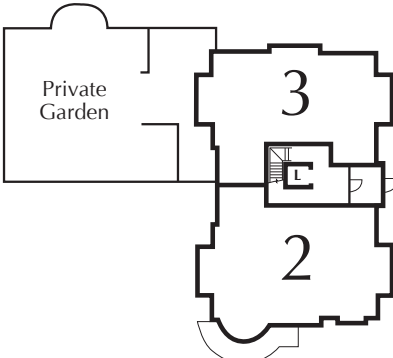
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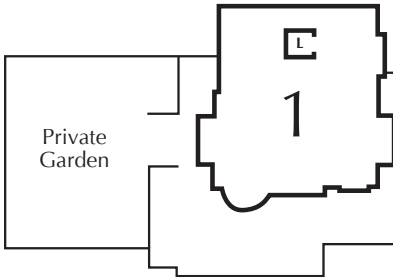
Second Floor



First Floor



Ground Floor



Lower Ground Floor

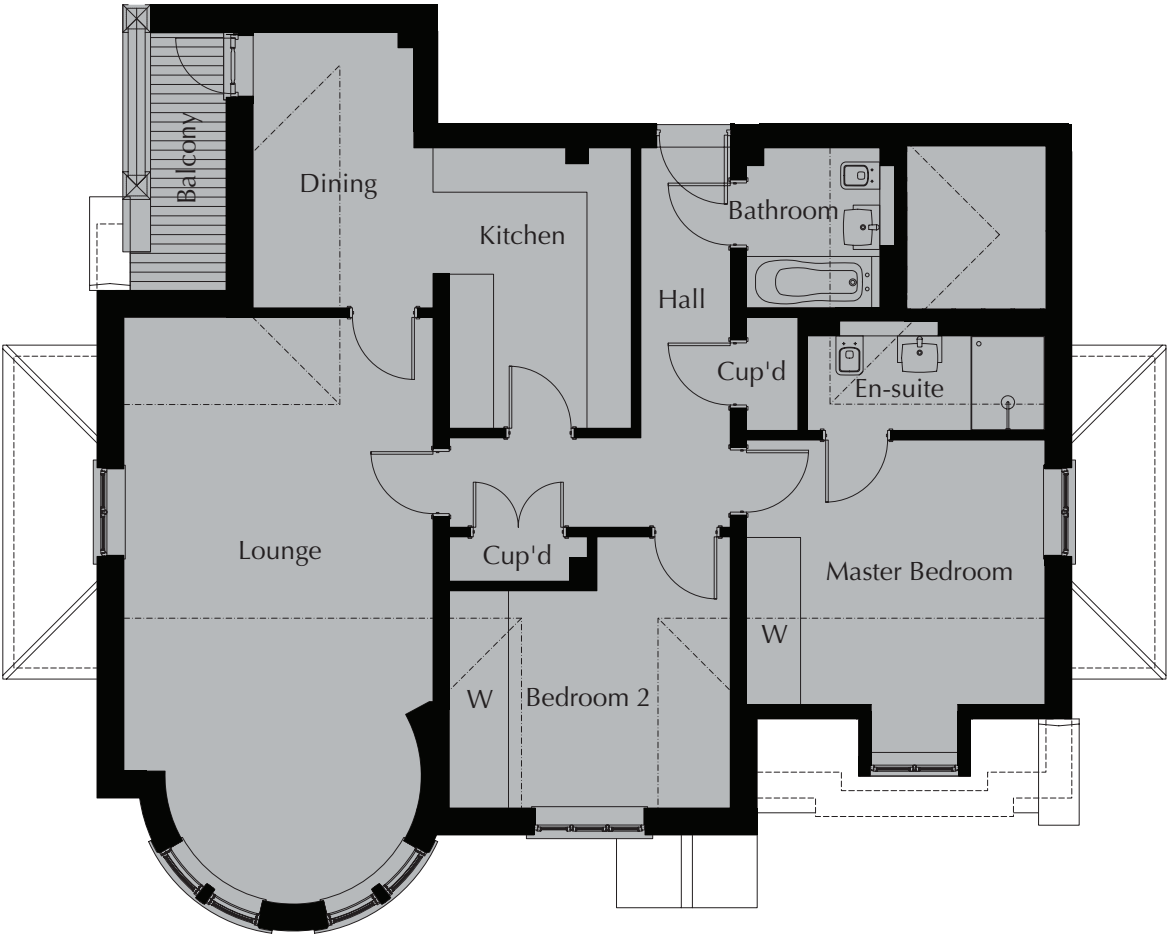


APARTMENT SIX

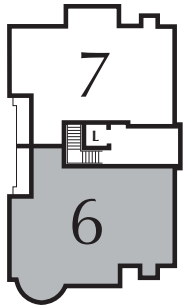
This two bedroom apartment makes very clever use of space to offer you a substantial lounge, an open-plan kitchen and dining area and a master bedroom with en-suite facilities. It also has its own private balcony, ideal for enjoying long summer evenings.

Kitchen	2.4m x 3.9m	8'1" x 12'10"
Dining	1.9m x 3.7m	6'6" x 12'3"
Lounge*	4.1m x 7.9m	13'9" x 26'1"
Master Bedroom	4.0m x 3.3m	13'3" x 11'1"
Master En-Suite	3.2m x 1.3m	10'7" x 4'2"
Bedroom 2	3.8m x 3.6m	12'6" x 12'1"
Total Area	100 sq m	1081 sq ft

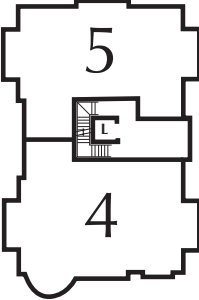
* Dimensions include turret.



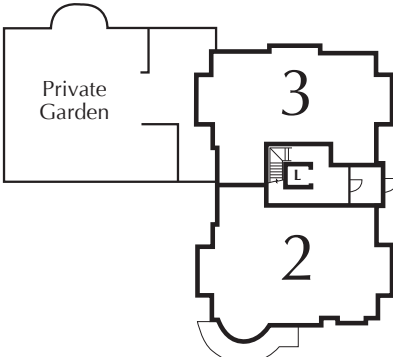
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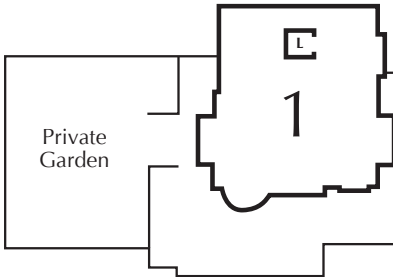
Second Floor



First Floor



Ground Floor



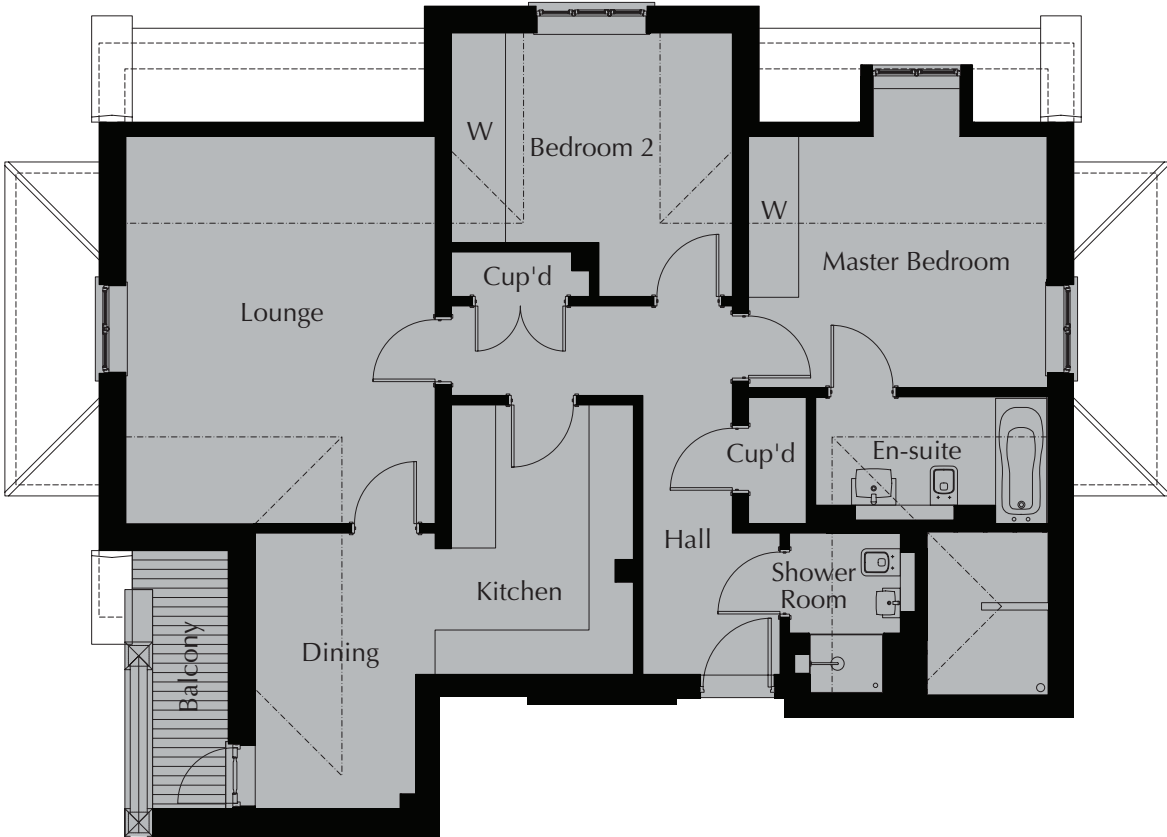
Lower Ground Floor



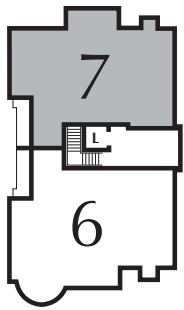
APARTMENT SEVEN

With a sought-after position on the second floor, this two bedroom apartment boasts a generous lounge and a dining area with doors to the private balcony where you can enjoy your morning coffee. It also offers a master bedroom with en-suite, a second double bedroom and a shower room.

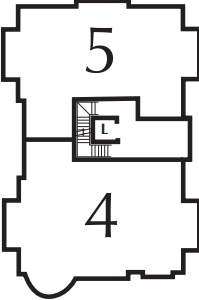
Kitchen	2.4m x 3.6m	8'1" x 12'0"
Dining	1.9m x 3.7m	6'6" x 12'3"
Lounge	4.1m x 4.8m	13'9" x 15'11"
Master Bedroom	4.0m x 3.1m	13'3" x 10'6"
Master En-Suite	3.1m x 1.4m	10'3" x 4'10"
Bedroom 2	3.8m x 3.5m	12'6" x 11'8"
Total Area	90 sq m	973 sq ft



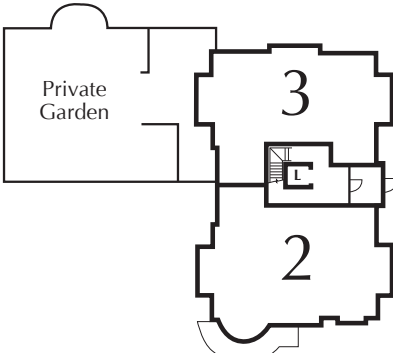
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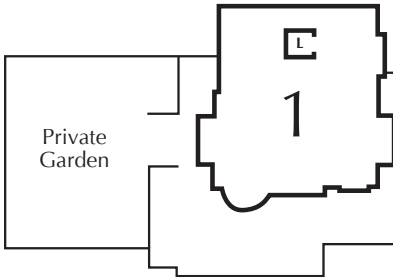
Second Floor



First Floor



Ground Floor



Lower Ground Floor



GARDENER’S COTTAGE

Set over two floors, this inviting two bedroom home features a spacious kitchen and a separate lounge leading out onto the patio. A delightful master bedroom, second bedroom and shower room are found on the first floor.

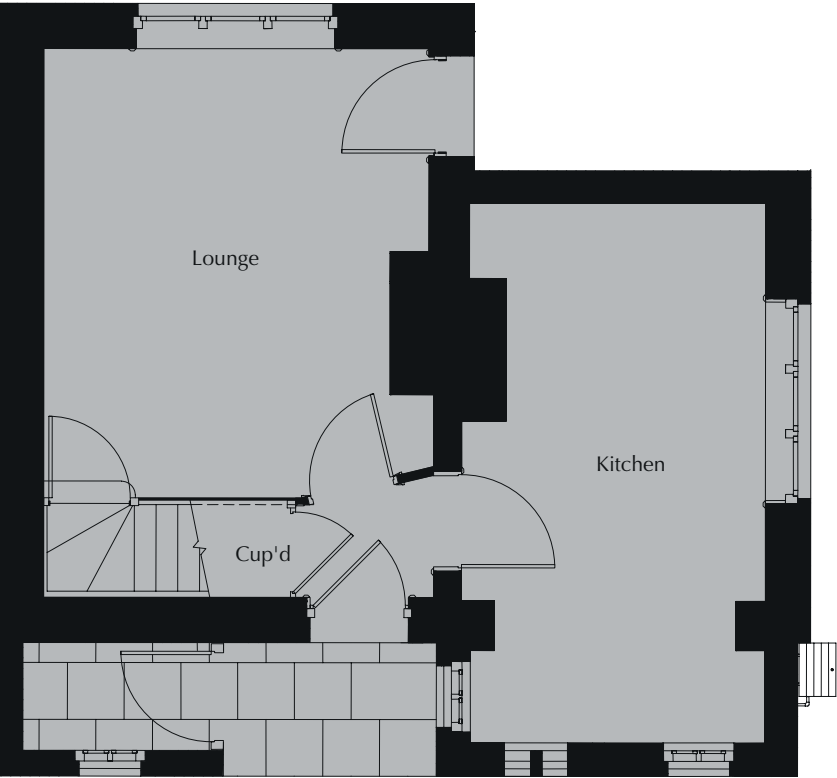
GROUND FLOOR

Kitchen	2.7m x 3.6m	8’10” x 11’10”
Lounge	4.0m x 3.4m	13’1” x 11’2”

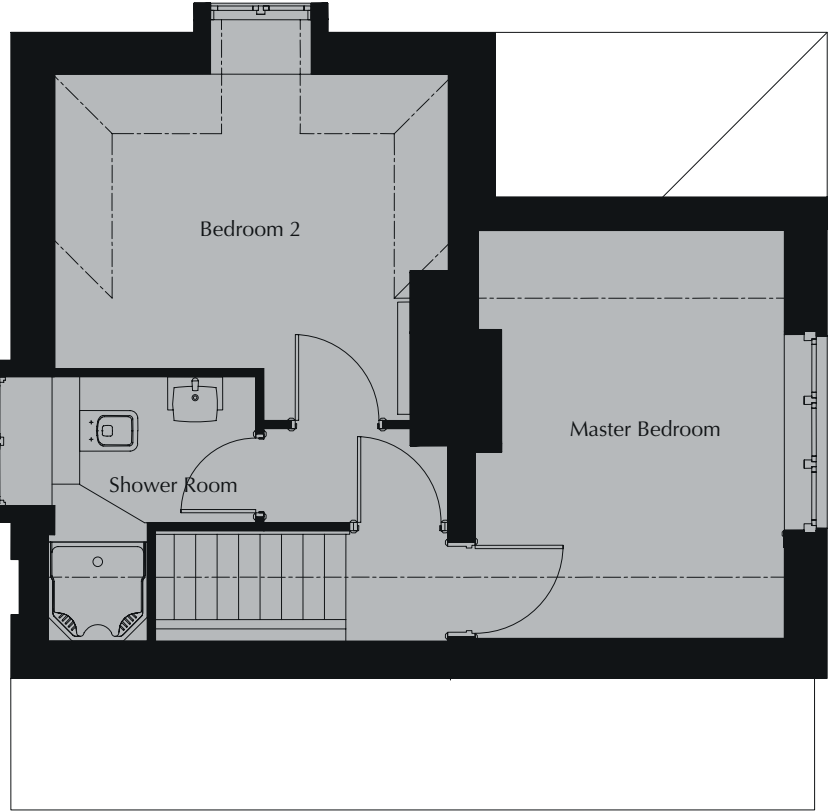
FIRST FLOOR

Master Bedroom	3.5m x 2.7m	11’6” x 8’10”
Bedroom 2	2.8m x 3.7m	9’2” x 12’2”

Total Area	59 sq m	632 sq ft
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Ground Floor



First Floor

DIMENSIONS ARE APPROXIMATE ONLY AND MAY VARY.
FLOOR PLANS ARE INDICATIVE ONLY.

HILLSIDE MANOR
BROOKSHILL



THE STABLES

This characterful three bedroom home, complete with restored original features, comprises a separate kitchen, dining room and a spacious lounge – perfect for entertaining. Two double bedrooms and two bathrooms can also be found on the ground floor while the master bedroom with en-suite bathroom command the first floor.

GROUND FLOOR

Kitchen	3.0m x 3.1m	9’10” x 10’2”
Dining Room	2.4m x 3.9m	7’10” x 12’9”
Living Room	5.8m x 3.6m	19’0” x 11’10”
Bedroom 2	3.2m x 3.9m	10’5” x 12’9”
Bedroom 3	3.5m x 3.9m	11’6” x 12’9”

FIRST FLOOR

Master Bedroom	2.3m x 3.8m	7’6” x 12’6”
Master En-Suite	2.0m x 2.8m	6’7” x 9’2”

Total Area	113 sq m	1217 sq ft
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HILLSIDE MANOR
BROOKSHILL





GENERAL

- Gas fired, underfloor heating throughout with individual room thermostats
- Timber double glazed windows
- 10 Year Premier Warranty

COMMUNAL AREAS, GROUNDS AND PARKING

- Lift to all floors
- Landscaped communal grounds
- Allocated parking spaces

DECORATION

- Walls painted in Rum Caramel 5 & Rum Caramel 6
- Bespoke designed architrave and skirtings – painted Eggshell White
- Ceilings – painted white matt
- Bespoke designed feature LED lit cornice to hallway

INTERNAL DOORS

- Oversized internal doors with brushed stainless steel ironmongery
- Glazed doors to kitchen and lounge

FLOORING

- Wood flooring to lounge and hallway
- Carpets to all bedrooms
- Tiles to kitchen and bathrooms

ELECTRICAL

- Brushed stainless steel socket and light switch covers
- LED downlights to all rooms
- CAT5 and coax cabling to AV sockets
- Data network cabling installed adjacent to telephone locations
- Telephone connections – BT Master located in AV cupboard with points to all bedrooms, lounge and kitchen
- Full TV / SKY Plus multi-room wiring system linking to central TV aerials and satellite dish capable of receiving digital and terrestrial channels
- Video entry system
- NACOSS approved alarm system
- Smoke, heat and carbon monoxide alarms
- Multi-room audio via discreet in-ceiling speakers to principal rooms
- Wiring only for future speaker installation to all other rooms

KITCHEN

- Contemporary kitchen with soft closing cabinetry and drawer units
- Composite stone worktop and upstand
- Glass splashback
- Stainless steel sink with Blanco chrome pull out spray tap
- Waste disposal
- Chrome hot tap system for instant boiling water
- Siemens appliances to include:
 - Single oven
 - Combination oven/microwave
 - Induction hob
 - Integrated fridge/freezer
 - Integrated dishwasher
 - Extractor hood
- Porcelain floor tiles

HALLWAY CUPBOARD/UTILITY AREA

- Siemens washing machine and tumble dryer (to some plots)
- Hallway cupboard housing hot water cylinder with shelving for linen

BEDROOMS

- Wardrobes fully fitted with driftwood carcasses and matt spray lacquer door fronts (where indicated on floorplan)

EN-SUITES AND FAMILY BATHROOM*

- Wall-mounted basin with drawer unit and Hansgrohe mixer tap (double or wide basins to some plots)
- Mirror above basin
- Fitted bath with exofil and handheld shower And/Or
- Walk-in style showers with fixed glass screen, wall-mounted showerhead & handheld shower
- Wall hung WC with soft closing seat
- Tiled feature niches with LED lighting
- Thermostatically controlled electric towel rails
- Fully tiled

PRIVATE GARDENS, TERRACES AND BALCONIES

- Landscaped gardens (where indicated on floor plan)
- Private balconies (where indicated on floor plan)
- External feature lighting to communal areas and private balconies/terraces
- External power sockets to private terraces and balconies

HILLSIDE MANOR

BROOKSHILL



HOMES OF DISTINCTION



At Heronslea Group our ethos is to provide beautiful, luxury homes to today's discerning buyers. Our commitment to attention to detail and exacting standards is second to none and it is this excellence which has seen us cultivate an impressive reputation over the last 15 years.

When choosing your new home you should expect the very best – a home you can be truly proud of.

Welcome to Heronslea – where homes of the highest quality and finest design are simply standard.

HILLSIDE MANOR

BROOKSHILL



USEFUL INFORMATION



As leading developers of prestigious, beautiful new homes in North London, North West London and the Home Counties, Heronslea are extremely proud of the luxury developments that we have built over the last 15 years. We have gained a reputation for maintaining the highest standards of quality, attention to detail and for providing excellent personal client service.

Our professional expertise in all aspects of building bespoke new homes is unrivalled; from buying land and working with planning authorities to gaining the necessary permissions, to designing and building bespoke homes with today's lifestyle in mind for discerning clients.

CUSTOMER SERVICE

Buying a new home can be stressful. At Heronslea we do our best to make it as hassle-free as possible.

Our experienced Sales Consultants will take you through the reservation process having first advised you all about the home. They will be your point of contact throughout the buying process, giving you updates on the progress of your home's construction.

Once your new home is ready, you will be invited to a Home Tour and Demonstration – a helping hand to settle in and understand your new home's features.

At the Handover meeting, you'll receive a Move In File packed with information and advice for your home.

Whilst we hope there will be no problems after you have moved in, we shall continue to be there to support you through the first two years, handling all agreed remedials, no matter how small, as quickly as possible.

PREMIER GUARANTEE

Unlike buying a secondhand home, at Heronslea your new home at Hillside Manor is protected by a 10 year new home warranty by Premier Guarantee, an insurance policy which protects you against specific risks.

The warranty cover is in two stages. You are protected for the full 10 years against serious defects occurring: for example foundations, roof and other structural areas.

For the first 2 years, Heronslea, together with Premier Guarantee, cover you against physical damage to your home should this be caused by a defect which results from failure to meet Premier Guarantee standards.

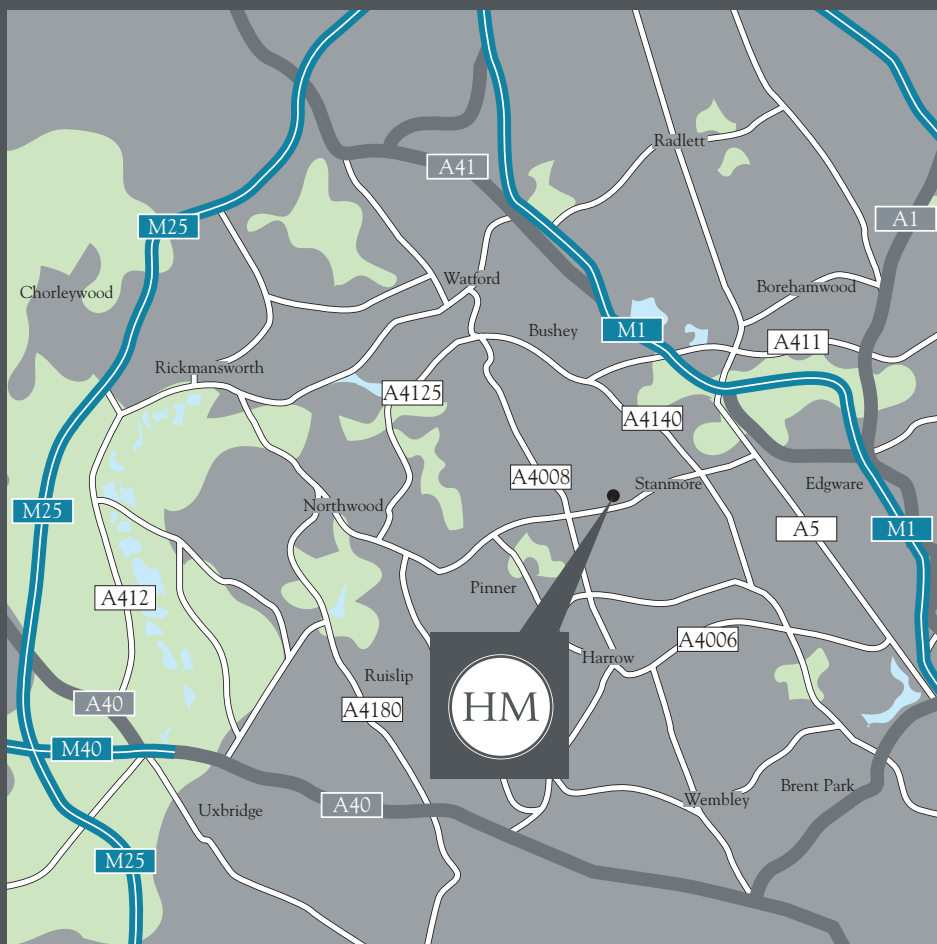
MAINTENANCE CHARGE

Hillside Manor has a number of communal areas for the use and enjoyment of all the residents, such as landscaped grounds, car parking, lifts, stairs and hallways. These areas will be maintained by a Management Company who will initially be appointed by Heronslea. An indication of the maintenance charge will be provided to you.



HILLSIDE MANOR

BROOKSHILL, HARROW WEALD, MIDDLESEX, HA3 6RP



AREA MAP



LOCAL MAP

020 8421 9102

WWW.HERONSLEA.NET



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