

Howarth
Homesplc

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Silverwood

BY HOWARTH HOMES

A prestigious collection of 1, 2 & 3 bedroom apartments



Silverwood

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Silverwood – a stunning new collection of 1, 2 & 3 bedroom apartments in a beautiful tree-lined setting, close to the varied amenities of desirable Northwood.

An impressive *sense of arrival*

Silverwood's impressive scale and proportion heralds a real sense of arrival. Thoughtfully landscaped gardens to the front of the development give way to attractively designed red-brick elevations, blending classical architectural features with a modern idiom to create a landmark building with timeless appeal.

Traditional *style* in a sylvan setting

One of the first features visitors to Silverwood will note is the wonderfully leafy setting these prestigious homes occupy. Many mature trees to the front of the development have been retained, complimented by new planting to enhance the environment.

To the rear of Silverwood, further landscaping and existing trees contribute to the sense of privacy. Comprehensive gated undercroft car parking is also provided.



Inspiring interiors

Thoughtful interior design, comprehensive high-quality specifications and attention to the finest of details are all hallmarks of these exclusive homes.

Kitchens are beautifully appointed with designer furniture, featuring sleek handleless drawers and cupboards, stone worktops and a selection of Siemens appliances.

Bathrooms and en suites are luxurious retreats finished in high quality tiling, complimented with Roca sanitaryware, chromium fittings and integrated feature lighting.



Site plan is indicative only.



Thoughtful landscaping

Comprehensive landscaping compliments the existing mature trees surrounding Silverwood, ensuring a lush environment for the enjoyment of residents and their guests.



Parking for all

Each apartment enjoys the convenience of an allocated parking space, accessed via remotely controlled gates.

Ground floor

1 3 Bedroom Apartment

Living / Dining / Kitchen	6.12m x 5.10m	20'1" x 16'9"
Master Bedroom	3.37m x 5.32m	11'1" x 17'5"
Bedroom 2	5.30m x 2.28m	17'5" x 7'6"
Bedroom 3	4.69m x 2.28m	15'5" x 7'6"

2 1 Bedroom Apartment with Study

Living / Dining / Kitchen	3.56m x 8.36m	11'8" x 27'5"
Master Bedroom	3.20m x 4.33m	10'6" x 14'2"
Study	2.83m x 3.54m	9'3" x 11'6"

3 1 Bedroom Apartment

Living / Dining / Kitchen	4.04m x 6.37m	13'3" x 20'11"
Master Bedroom	3.04m x 5.10m	10'00" x 16'9"

4 2 Bedroom Apartment

Living / Dining / Kitchen	6.04m x 4.15m	19'10" x 13'7"
Master Bedroom	3.45m x 4.15m	11'4" x 13'7"
Bedroom 2	2.99m x 3.22m	9'10" x 10'7"

Floor plans and layouts are approximate. Dimensions are taken from the architects drawings and are given to the nearest 15cm (6") and may differ in the as-built property. Maximum dimensions may include sloping ceilings, pillars, window bays, fitted wardrobes, and other features. Floor plans and layouts should not therefore be used for purchasing items such as furniture or curtains.



First floor

5

2 Bedroom Apartment

Living / Dining / Kitchen	6.27m x 4.78m	20'7" x 15'8"
Master Bedroom	5.05m x 3.45m	16'7" x 11'4"
Bedroom 2	3.22m x 3.60m	10'7" x 11'10"

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2 Bedroom Apartment

Living / Dining/ Kitchen	6.27m x 4.78m	20'7" x 15'8"
Master Bedroom	5.05m x 3.45m	16'7" x 11'4"
Bedroom 2	3.22m x 3.60m	10'7" x 11'10"

7	1 Bedroom Apartment with Study			
	Living / Dining / Kitchen	3.56m x 8.36m	11'8" x 27'5"	
	Master Bedroom	3.20m x 4.33m	10'6" x 14'2"	
	Study	2.83m x 3.54m	9'3" x 11'6"	

8	1 Bedroom Apartment		
Living	3.46m x 3.81m	11'4" x 12'6"	
Kitchen / Dining	5.42m x 3.40m	17'9" x 11'2"	
Master Bedroom	3.62m x 4.94m	11'10" x 16'2"	

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2 Bedroom Apartment

Living / Dining / Kitchen	3.62m x 8.22m	11'10" x 27'00"
Master Bedroom	3.02m x 4.64m	10'00" x 15'3"
Bedroom 2	2.75m x 4.90m	9'00" x 16'1"

10	2 Bedroom Apartment		
	Living / Dining / Kitchen	7.34m x 3.50m	25'00" x 11'6"
	Master Bedroom	3.92m x 4.32m	12'10" x 14'2"
	Bedroom 2	3.35m x 2.99m	11'00" x 9'10"

11	2 Bedroom Apartment		
	Living / Dining/ Kitchen	4.89m x 9.34m	16'00" x 30'8"
	Master Bedroom	2.95m x 4.29m	9'8" x 14'1"
	Bedroom 2	2.75m x 4.29m	9'00" x 14'1"

12

3 Bedroom Apartment

Living / Dining/ Kitchen	7.31m x 7.86m	24'00" x 25'9"
Master Bedroom	4.77m x 3.84m	15'8" x 12'7"
Bedroom 2	5.58m x 4.39m	18'4" x 14'5"
Bedroom 3	3.81m x 3.84m	12'6" x 12'7"



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----- Denotes measurement point Ens - En suite C - Cupboard W - Wardrobe



Second floor

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2 Bedroom Apartment

Living / Dining / Kitchen	6.14m x 4.68m	20'2" x 15'4"
Master Bedroom	3.35m x 4.88m	11'00" x 16'00"
Bedroom 2	3.61m x 3.55m	11'10" x 11'8"

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2 Bedroom Apartment

Living / Dining / Kitchen	6.14m x 4.68m	20'2" x 15'4"
Master Bedroom	3.35m x 4.88m	11'00" x 16'00"
Bedroom 2	3.61m x 3.55m	11'10" x 11'8"

15

1 Bedroom Apartment with Study

Living / Dining / Kitchen	3.56m x 8.36m	11'8" x 27'5"
Master Bedroom	3.37m x 4.34m	11'1" x 14'3"
Study	2.67m x 3.54m	8'9" x 11'7"

16

1 Bedroom Apartment

Living	3.46m x 3.92m	11'4" x 12'10"
Kitchen / Dining	5.42m x 3.32m	17'9" x 10'11"
Master Bedroom	3.62m x 5.05m	11'10" x 16'7"

17

2 Bedroom Apartment

Living / Dining / Kitchen	3.62m x 8.22m	11'10" x 27'00"
Master Bedroom	3.02m x 4.90m	9'11" x 16'1"
Bedroom 2	2.75m x 4.90m	9'00" x 16'1"

18

2 Bedroom Apartment

Living / Dining / Kitchen	3.69m x 7.22m	12'1" x 23'8"
Master Bedroom	2.95m x 6.04m	9'8" x 19'10"
Bedroom 2	2.75m x 6.04m	9'00" x 19'10"

19

3 Bedroom Apartment

Living / Dining / Kitchen	7.31m x 7.86m	24'00" x 25'9"
Master Bedroom	4.77m x 3.86m	15'8" x 12'7"
Bedroom 2	5.58m x 4.39m	18'4" x 14'5"
Bedroom 3	3.81m x 3.84m	12'6" x 12'7"



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----- Denotes measurement point Ens - En suite C - Cupboard W - Wardrobe



Third floor

20	2 Bedroom Apartment		
	Living / Dining / Kitchen	8.00m x 6.96m	26'3" x 22'10"
	Master Bedroom	3.95m x 5.49m	13'00" x 18'00"
	Bedroom 2	3.59m x 5.49m	13'00" x 18'00"

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2 Bedroom Apartment

Living / Dining / Kitchen	4.81m x 8.78m	15'9" x 28'10"
Master Bedroom	3.95m x 4.59m	12'11" x 15'1"
Bedroom 2	4.85m x 5.14m	15'11" x 16'10"

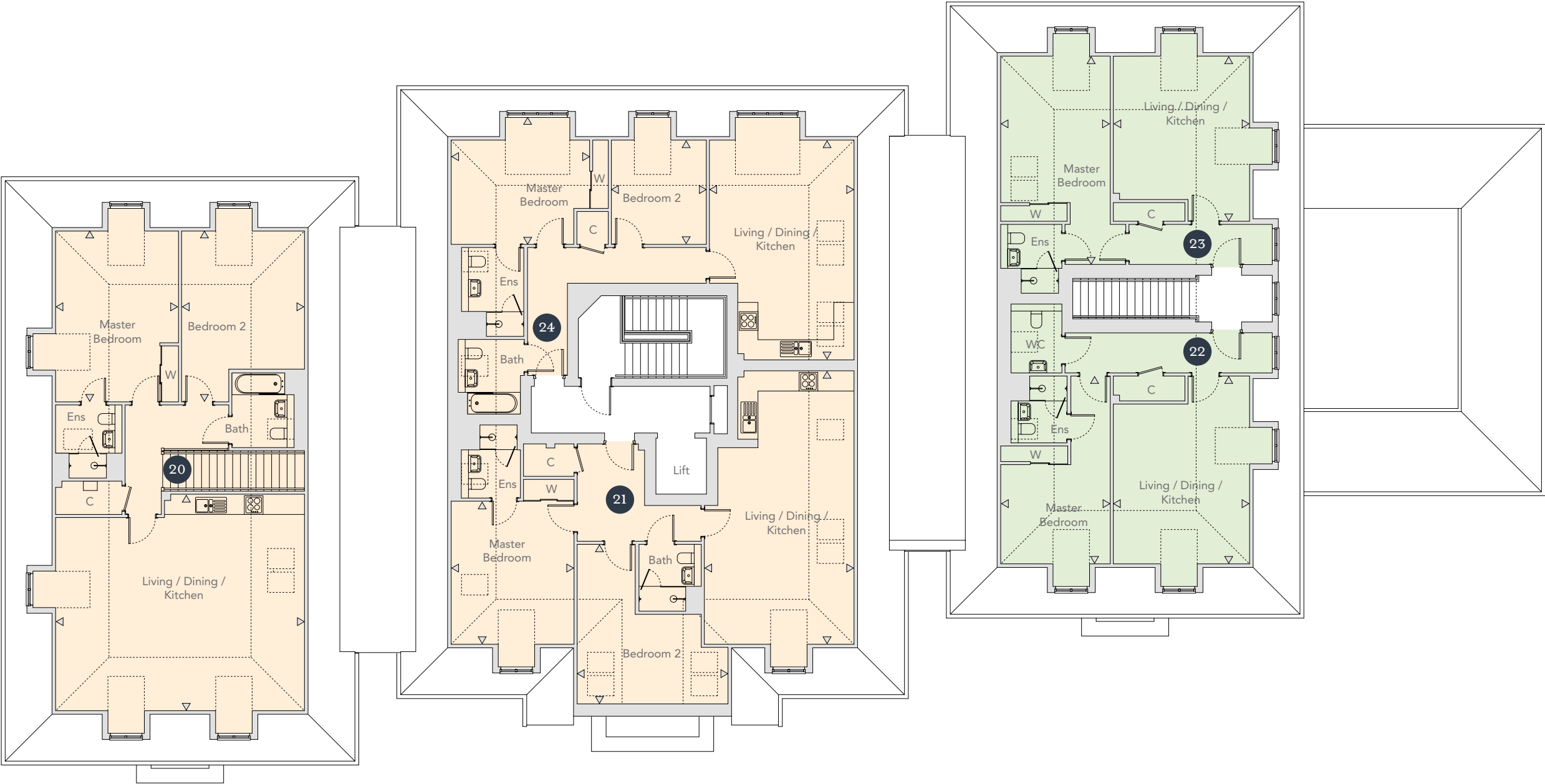
22	1 Bedroom Apartment		
	Living / Dining / Kitchen	4.38m x 6.11m	14'4" x 20'00"
	Master Bedroom	3.52m x 6.11m	11'6" x 20'00"

23	1 Bedroom Apartment		
	Living / Dining / Kitchen	4.38m x 5.31m	14'4" x 17'5"
	Master Bedroom	3.53m x 6.70m	11'6" x 22'00"

24

2 Bedroom Apartment

Living / Dining / Kitchen	4.65m x 7.07m	15'3" x 23'2"
Master Bedroom	4.45m x 4.11m	14'7" x 13'6"
Bedroom 2	3.05m x 3.36m	10'00" x 11'00"



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Comfort and convenience

Kitchen

- Bespoke architecturally designed handleless kitchens
- Feature LED lighting
- Stone worktops and matching upstands
- Modern chrome kitchen tap with 1.5 bowl Franke sink
- Siemens appliances including oven, microwave and hob
- Integrated appliances including fridge/freezer, dishwasher and extractor
- Separate laundry cupboard housing washer/dryer or incorporated in kitchen
- Provision allowed for addition of hot tap and/or waste disposal unit
- Integrated bins to selected units
- Wine cooler

Heating, Electrical and Lighting

- Underfloor heating to all areas within apartments
- LED energy efficient downlighters to kitchens, bathrooms and hallways
- Chrome electrical switches and sockets throughout
- Double power socket with USB charger ports to kitchen and master bedroom
- Two way bedside switches to master bedroom

Bathrooms and En suites

- Interior designed bathrooms with integrated feature lighting with a light and contemporary finish
- Tiled walls and floors in a Minoli tile with feature tiling to selected areas
- Roca WC with soft close seat and Geberit concealed cistern and chrome flush plate
- Mirror above basin with feature LED lighting to bathroom and en-suites where applicable
- Integrated bathroom storage to selected apartments
- Chrome electric towel warmers to all bathroom and en suites
- Polished chrome taps to basins
- Thermostatically controlled polished chrome shower with adjustable height multi-function shower head
- Minimal framed glass screens to showers and baths

Bedroom

- Stylish wardrobes to master bedrooms

Home Entertainment and Communication

- TV aerial & HDMI points to living areas ready to receive Sky Q*
- Multimedia plate to living areas including TV, DAB and BT
- TV points to all bedrooms

Security and Peace of Mind

- Secure electric gates to undercroft car parking subject to planning
- Double glazed security lockable windows
- Contemporary minimalistic audio / video entry system
- High security apartment entrance door with multi point locking system
- Mains operated smoke, heat and CO detectors
- Fire safety detection system to all communal areas including smoke extract system
- 10 year build warranty
- Secure By Design accredited development
- Onsite secure cycle storage
- Secure letter boxes

*Subject to availability and subscription

Communal areas

- Professionally landscaped gardens including external security lighting
- Communal hallways finished with flooring and recessed matwells including large format tiles to ground floor areas
- Contemporary lighting to communal areas
- Lift
- Car charging facility within parking area



Computer generated image indicative only

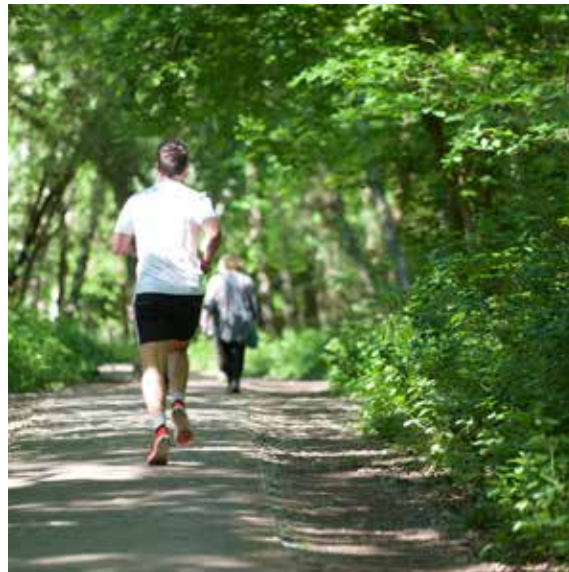


A prime *location*

- 1 Silverwood
- 2 Northwood Town Centre
- 3 Waitrose
- 4 Northwood Underground Station
- 5 Northwood Library
- 6 St Helen’s School
- 7 Northwood Lawn Tennis Club
- 8 Frithwood Park
- 9 Northwood Golf Club
- 10 Ruislip Woods National Nature Reserve
- 11 Northwood Recreation Ground
- 12 Hogs Back open space
- 13 Pinner Hill Golf Club
- 14 Wembley Stadium
- 15 Central London
- 16 Northwood College for Girls

Green surroundings

Despite its proximity to London, Northwood benefits from particularly green surroundings, including Ruislip Woods National Nature Reserve, parkland and a plethora of golf clubs within easy reach, including Moor Park and Northwood Golf Club.



Batchworth Heath

On your
doorstep



Silverwood is ideally located within easy reach of Northwood's diverse amenities. In the High Street you'll find an extensive choice of restaurants, independent shops and a Waitrose, while sports and leisure aficionados will appreciate a David Lloyd health and fitness club, cricket and tennis clubs.

One of Northwood's great assets is its Underground station, set on the Metropolitan line and offering services to Baker Street with journey times of under 30 minutes.

The area is also renowned for its schools including St Helen's and Merchant Taylor's.

	Amersham	Harrow-on-the-Hill	Wembley Park	Baker Street	Moorgate
	18 mins	9 mins	17 mins	31 mins	46 mins
	Town Centre	Northwood Golf Club	Ruslip Lido	Rickmansworth Town Centre	
	0.5 miles	0.3 miles	2.7 miles	3.5 miles	
	M25 (Jct 17)	Heathrow Airport	Central London	A40 (Hillingdon)	
	5.6 miles	11.5 miles	18.7 miles	6.9 miles	
	Northwood U/G Station	High Street	N/W Lawn Tennis Club	Ruislip Woods	David Lloyd Club
	0.5 miles	0.5 miles	1.0 miles	1.3 miles	1.1 miles



Innovation from a forward thinking developer

Established in 1988, Howarth Homes has an enviable reputation for constructing a broad range of high quality properties – each built to exceptional standards which are thoughtfully and creatively designed to present a contemporary, stylish specification.

Our residential developments are well located in new growth areas, in attractive environments and offer the discerning buyer convenient transport links with easy access to local facilities – as well as excellent investment opportunities.

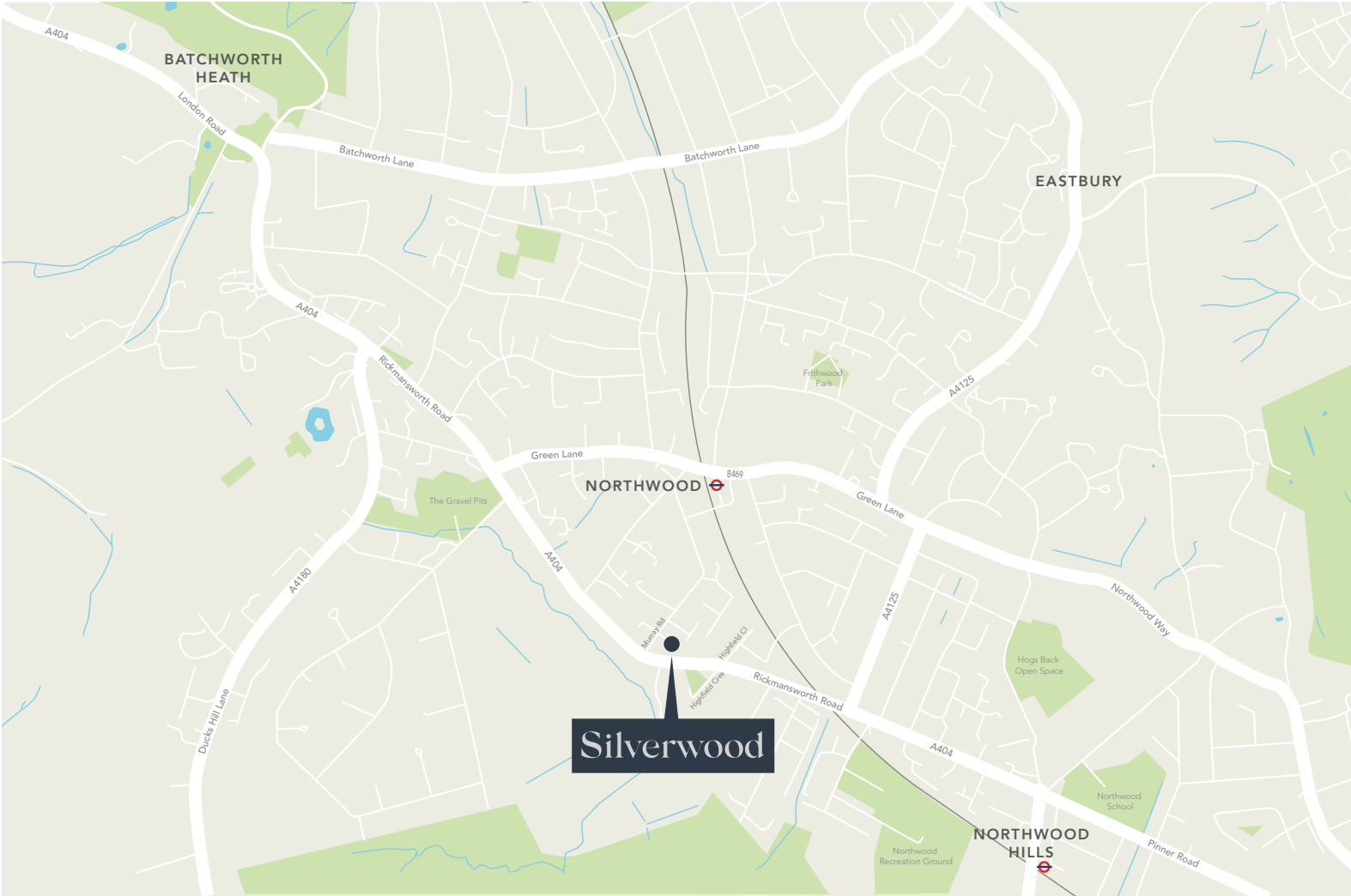
At every stage during the design and construction process, we ensure attention to detail is paramount in each and every Howarth home. This is further complemented by the strong customer-focused service given by the Customer Care team.

Once you have purchased from us we want you to be settled and happy in your new home and we will do everything we can to ensure that happens.

Howarth Homes is enjoying continued and successful expansion and we look forward to the next 30 years being at the forefront of an exciting industry.

Howarth
Homes plc





A development by

Howarth
Homesplc

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Designed with Thought • Built with Care

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Artist's perspectives, plans and diagrams used in this brochure are intended to be a general guide to the appearance of the development. All room dimensions are subject to change. Kitchen layouts are indicative only. Please consult the Sales Advisor for room dimensions and kitchen layouts. From time to time it is necessary for us to make architectural changes therefore prospective buyers should check the latest plans with our sales representative. Due to our policy of continual improvement we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained within this brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the Agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract.

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