



THE RADFORD

NORTHWOOD

AN EXCLUSIVE COLLECTION OF JUST SEVEN APARTMENTS BY GAVACAN HOMES, INSPIRED BY THE ARTS AND CRAFTS MOVEMENT



THE RADFORD

Gavacan Homes are proud to present The Radford, an outstanding collection of just seven high-specification 2 & 3 bedroom apartments, including a stunning penthouse with private lift access.

Located in Dene Road, one of Northwood's premier residential private roads and an 'Area of Special Architectural Character', the architectural style of The Radford has been inspired by the Arts & Crafts Movement, culminating in a sensitively designed building with attractive detailing and an imposing sense of presence. The apartments have been perfectly planned and crafted to provide exceptional living spaces of up to 2,238 sq ft, featuring up-to-the-minute specifications and high quality finishes throughout.



INSPIRED BY TRADITION

Complementing the style of neighbouring properties, The Radford's Arts & Crafts influenced architecture is reflected in the attention to fine detailing, including rustic tile hanging, decorative finials and an imposing stone feature entrance.





VILLAGE LIVING ON THE CAPITAL'S DOORSTEP

The Radford is conveniently located just a third of a mile from Northwood's town centre amenities.

Despite its close proximity to central London, Northwood has retained a distinct village atmosphere, evidenced in its community spirit, independent retailers, coffee shops, restaurants and an abundance of green, leafy space. For more comprehensive shopping and amenities, Rickmansworth (3.5 miles) and Watford (5 miles) are both easily accessible by road or Underground services. Northwood Underground station also serves central London, putting the West End within 30 minutes' travel time.

The area is also renowned for the quality of its schooling with a number of schools in both the state and private sector, including Merchant Taylors', established in Northwood since 1933.



THE GREAT OUTDOORS

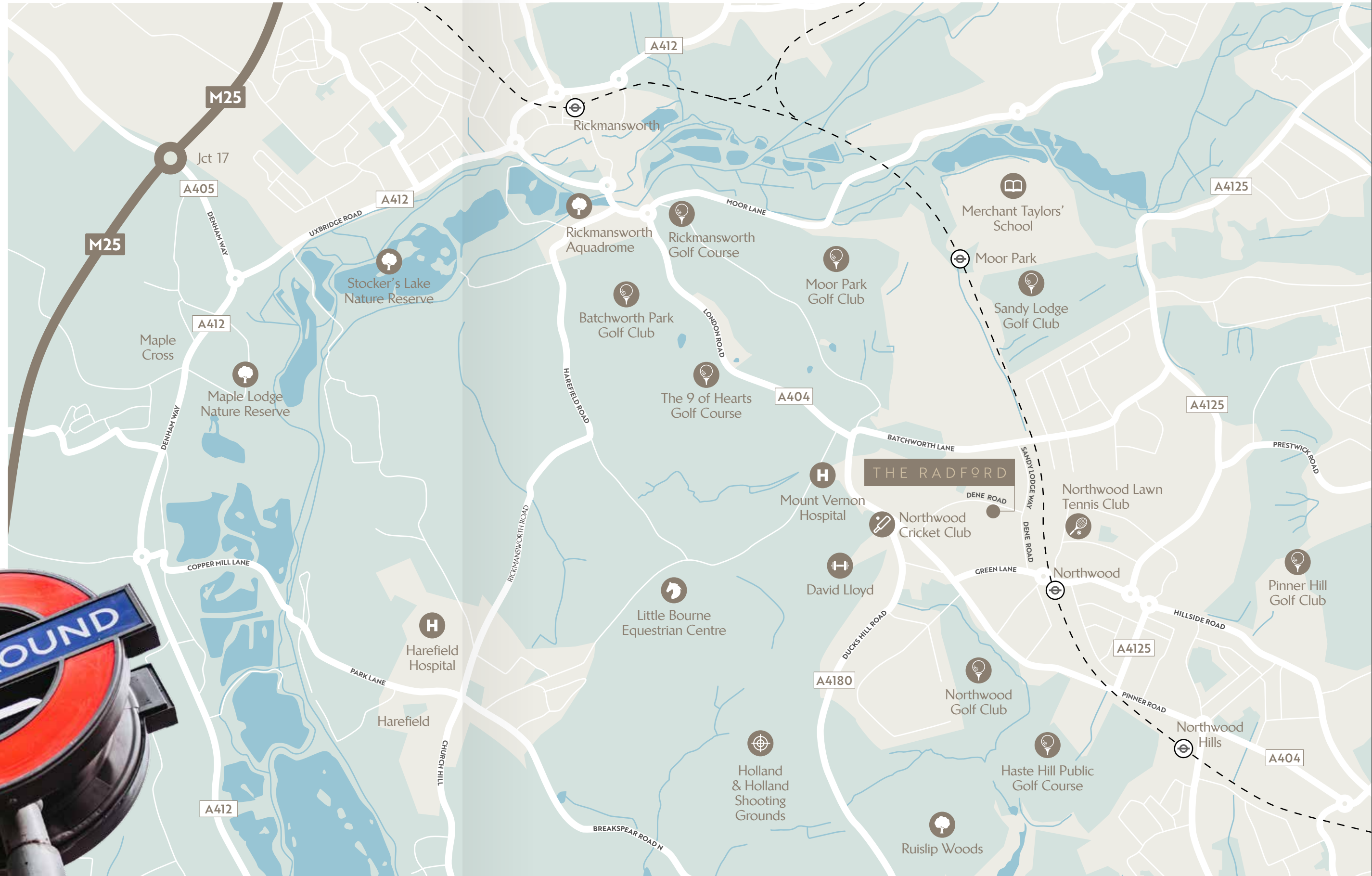
With acres of green, leafy space and the single largest area of woodland in Greater London, Northwood is perfect for those who enjoy fresh air and outdoor pursuits. Ruislip Lido, adjoining Ruislip Woods, created in the 1800s as a feeder supply for the nearby Grand Union Canal, is a popular destination for locals who enjoy its lakeside beach and café.

Sports enthusiasts are catered for with a fabulous choice of amenities on the doorstep. Golfers have no less than seven clubs within a five mile radius, including Moor Park, Sandy Lodge and Northwood, while Northwood Cricket Club and Northwood Lawn Tennis Club are also close at hand. For indoor exercise, David Lloyd health club has racquet courts, gym, pool and spa, or for something a little different, Holland & Holland's shooting grounds offers shooting lessons – you can also dine in The Lodge or al-fresco on the terrace.



SUPERB CONNECTIONS

When the bright lights of the capital beckon, services from Northwood Underground station will get you to Baker Street in approximately 30 minutes, or to Kings Cross St Pancras in around 45 minutes for Eurostar services. Road links are equally good, with Junction 17 of the M25 within 6 miles, providing easy access to Heathrow (19 miles) and Luton (22 miles) for international travel.

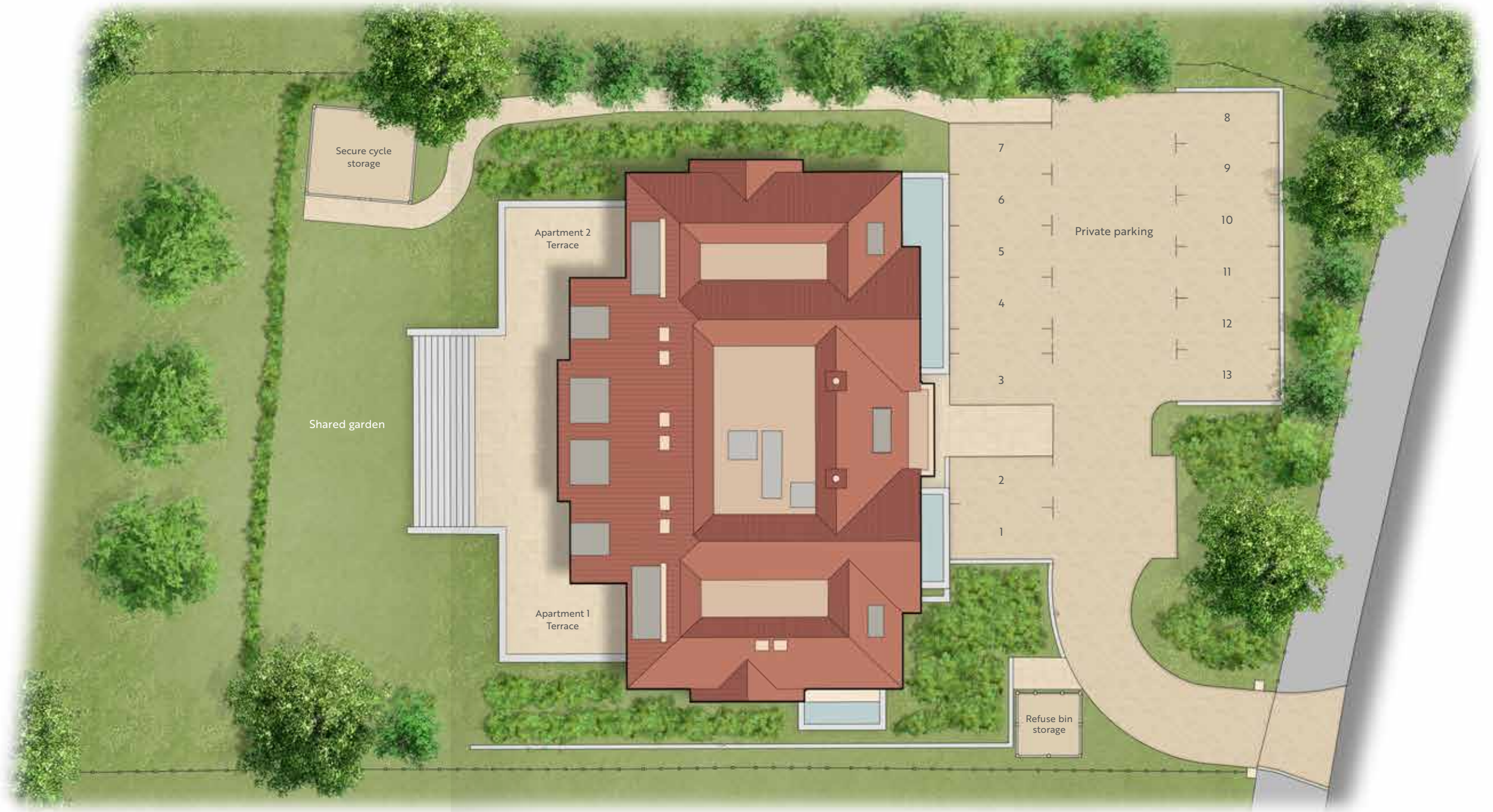


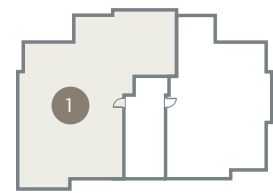
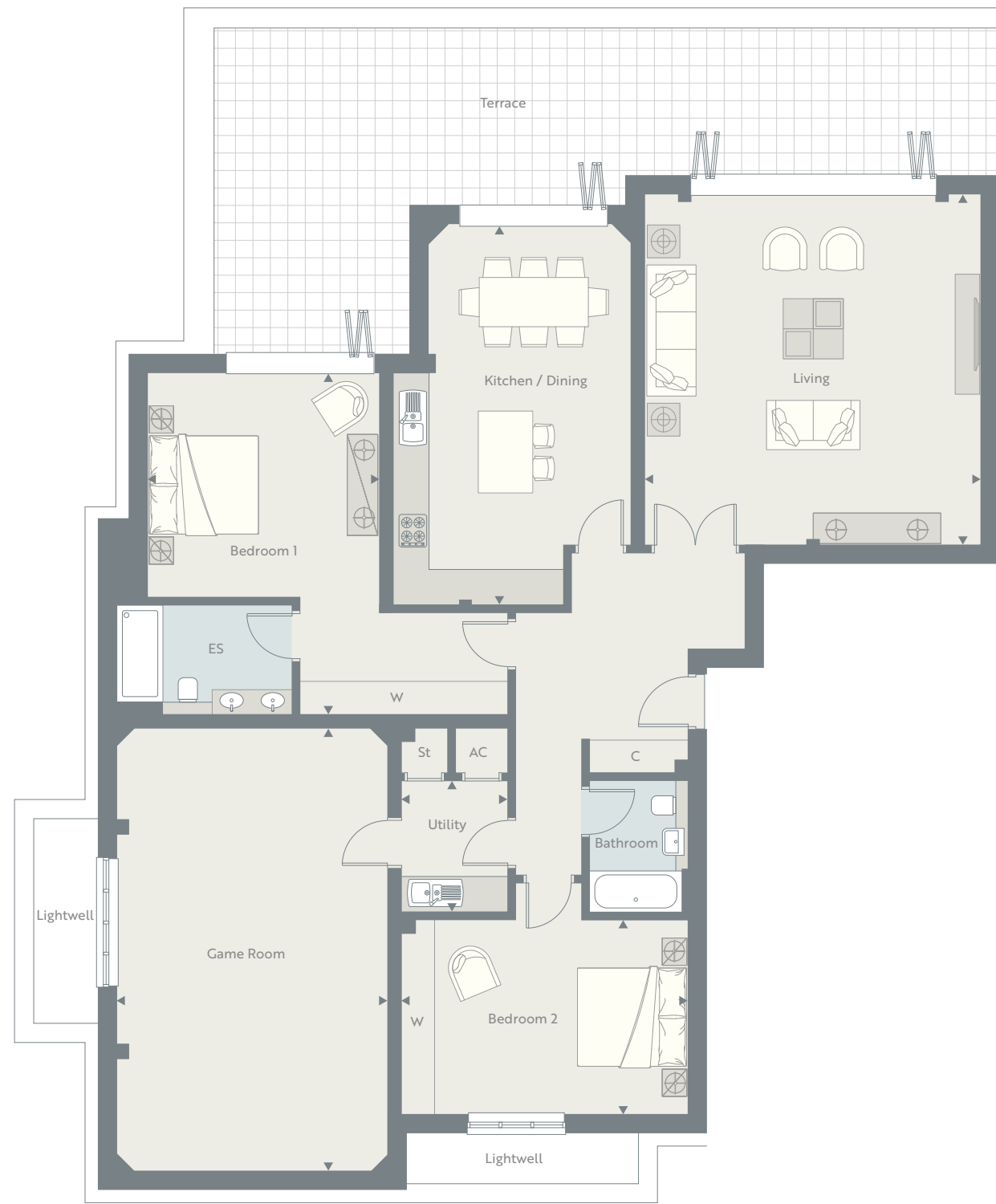




YOUR OWN PRIVATE SPACE

Set within landscaped grounds bordered by mature trees, The Radford benefits from south-facing private gardens for the use of residents, ample parking with EV charging points and secure cycle storage.





Lower Ground Floor

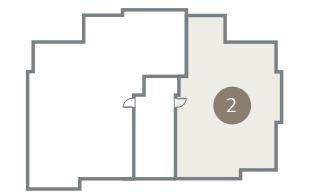
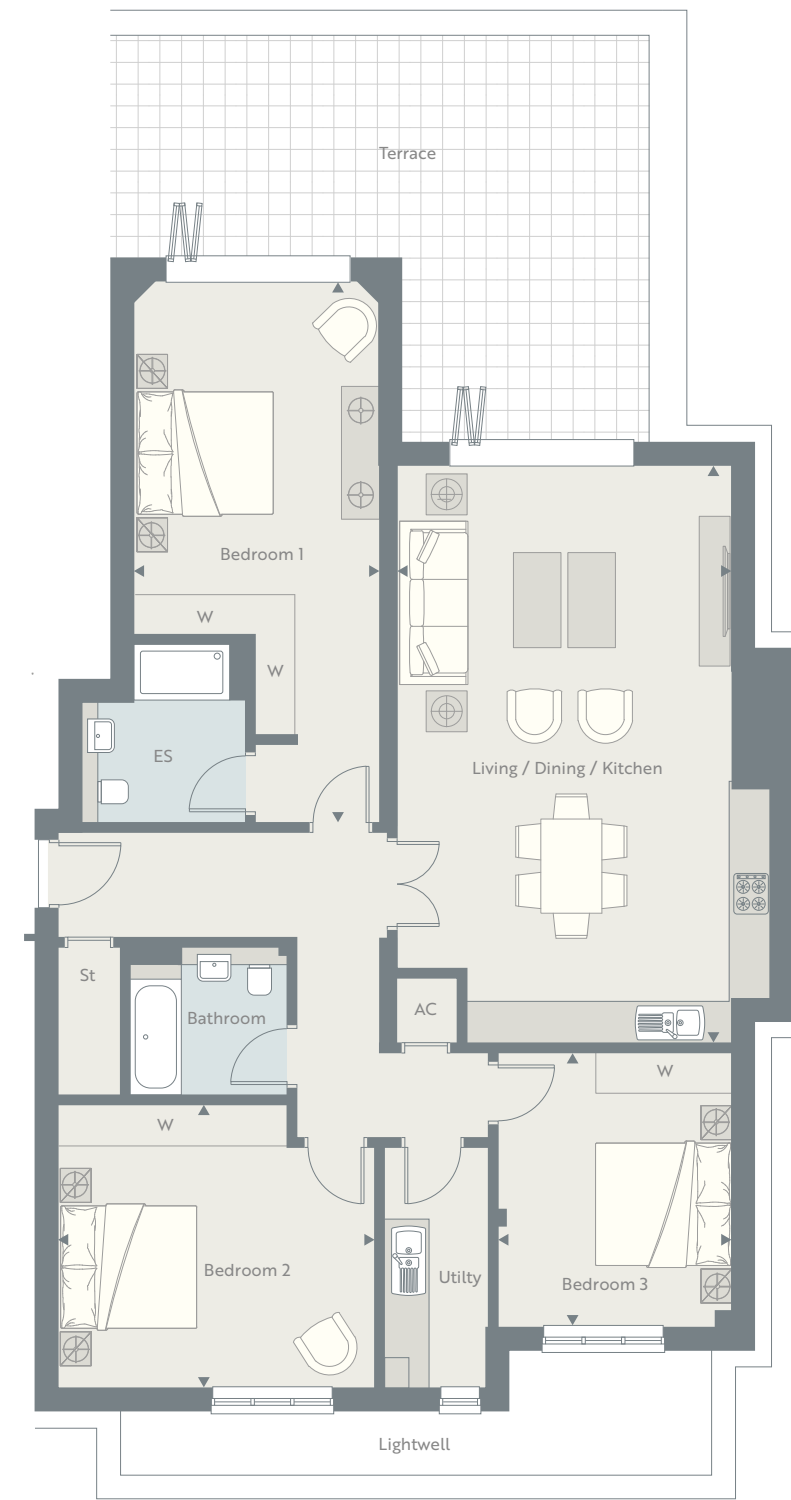
Apartment 1

| | | |
|-------------------|-----------------------------|-----------------------------|
| Kitchen / Dining | 6.75m x 4.40m | 22'0" x 14'5" |
| Living Room | 6.46m x 6.20m | 21'2" x 20'4" |
| Game Room | 8.15m x 5.00m | 26'9" x 16'5" |
| Utility | 3.10m x 2.00m | 10'2" x 6'6" |
| Bedroom 1 | 6.18m x 4.26m | 20'3" x 14'0" |
| Bedroom 2 | 5.28m x 3.60m | 17'4" x 12'0" |
| Total Area | 190.92 m² | 2,055 ft² |



AC – AIRING CUPBOARD | C – CUPBOARD | ES – ENSUITE | St – STORE | W – WARDROBE

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.



Lower Ground Floor

Apartment 2

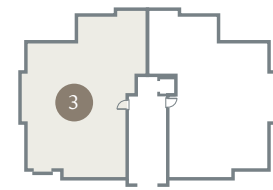
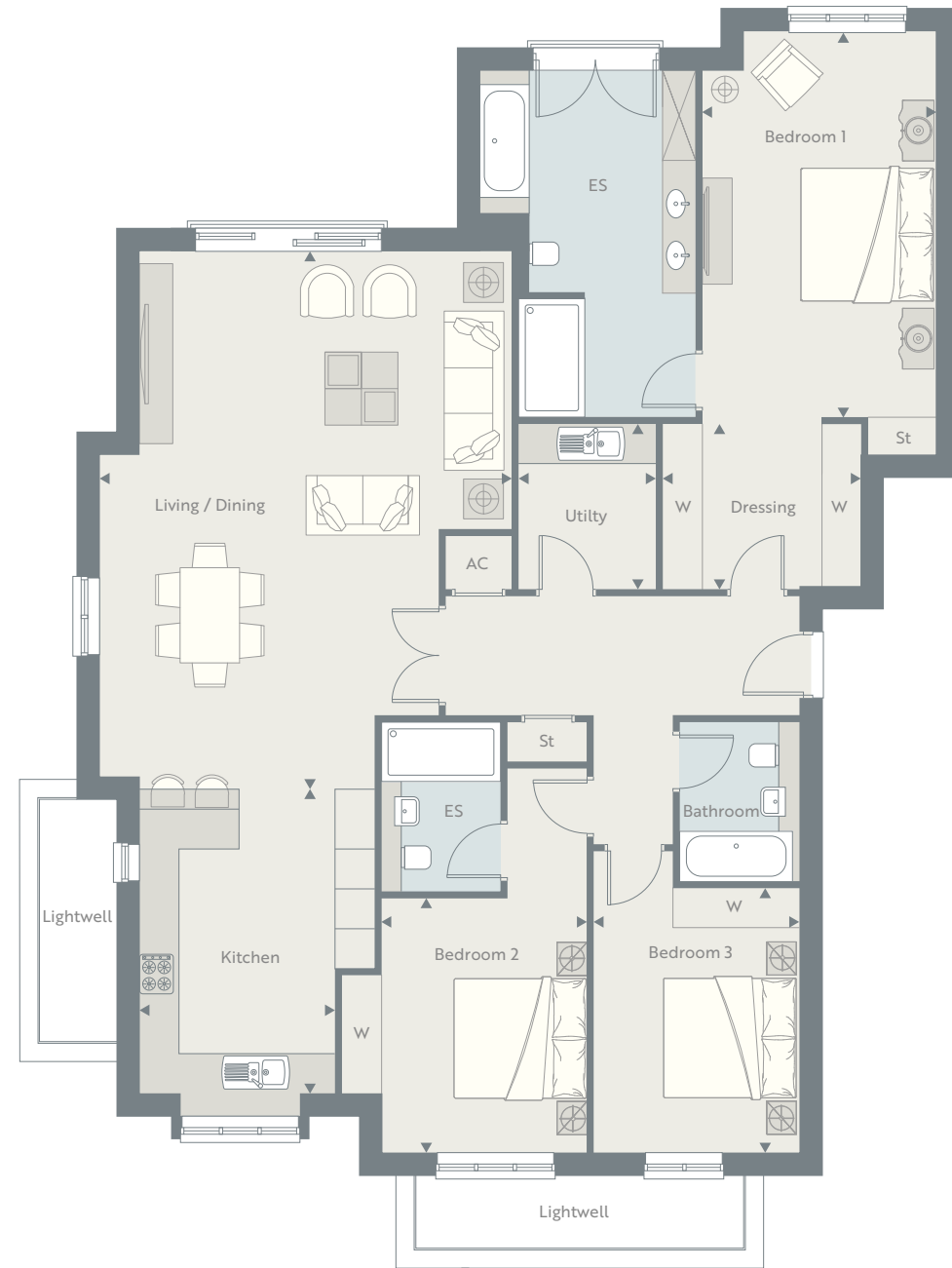
| | | |
|---------------------------|-----------------------------|-----------------------------|
| Living / Dining / Kitchen | 8.42m x 5.52m | 27'7" x 18'1" |
| Utility | 3.50m x 1.50m | 11'5" x 5'0" |
| Bedroom 1 | 5.00m x 3.50m | 16'4" x 11'5" |
| Bedroom 2 | 4.69m x 4.21m | 15'5" x 13'10" |
| Bedroom 3 | 4.10m x 3.50m | 13'5" x 11'5" |
| Total Area | 140.93 m² | 1,517 ft² |



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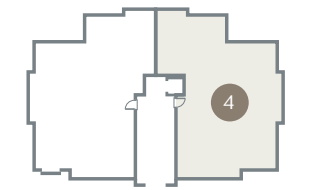
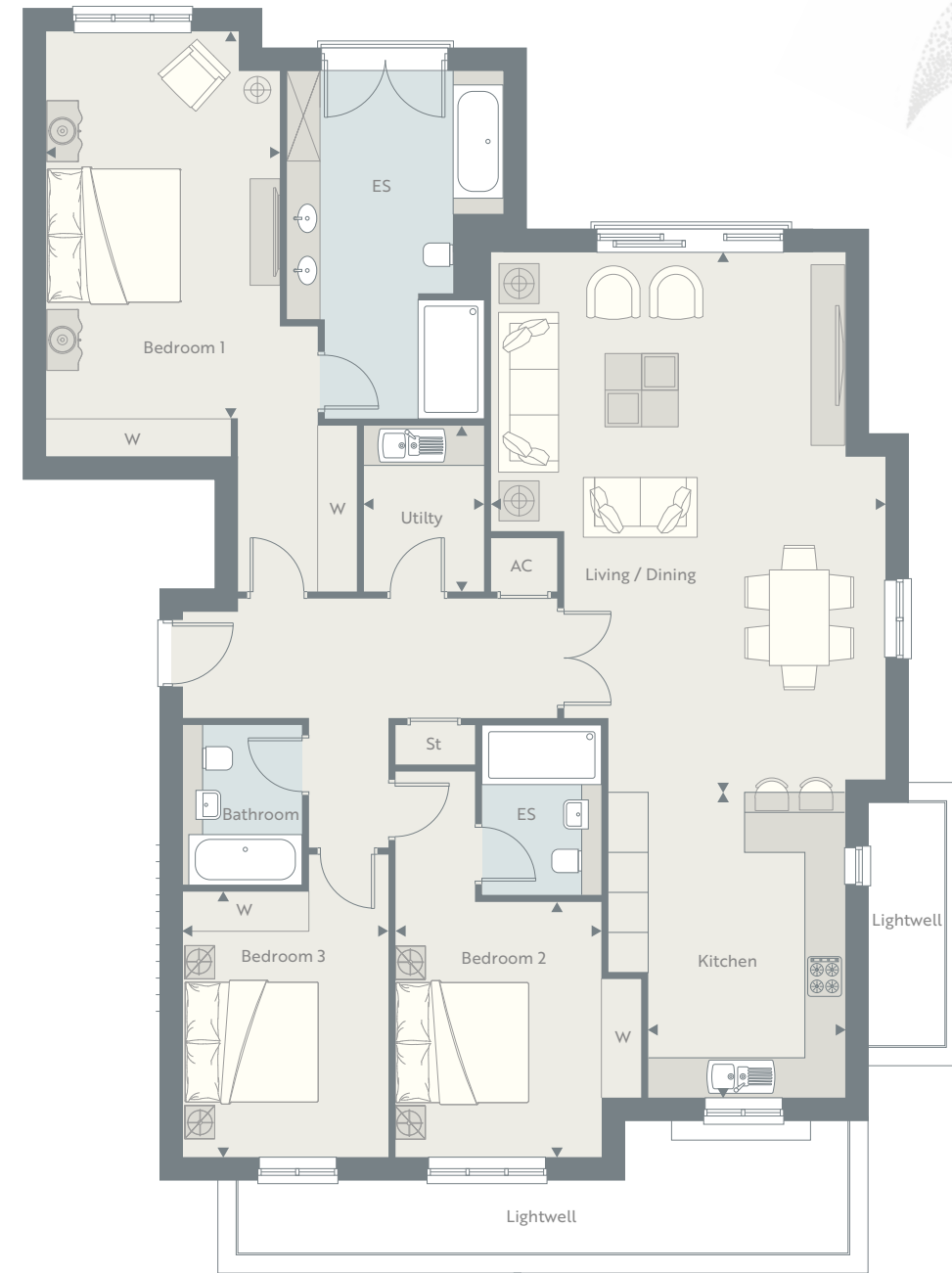
Ground Floor

Apartment 3

| | | |
|--------------------|-----------------------|-----------------------|
| Kitchen | 5.67m x 2.82m | 18'7" x 9'3" |
| Living / Dining | 7.05m x 5.73m | 23'1" x 18'9" |
| Utility | 2.40m x 1.84m | 7'10" x 6'0" |
| Bedroom 1 | 5.75m x 3.55m | 18'8" x 11'7" |
| Bedroom 1 Dressing | 3.10m x 2.42m | 10'2" x 7'11" |
| Bedroom 2 | 3.70m x 3.09m | 12'1" x 10'2" |
| Bedroom 3 | 3.90m x 3.15m | 12'8" x 10'4" |
| Total Area | 162.95 m ² | 1,754 ft ² |

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Ground Floor

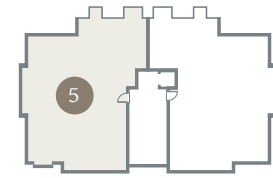
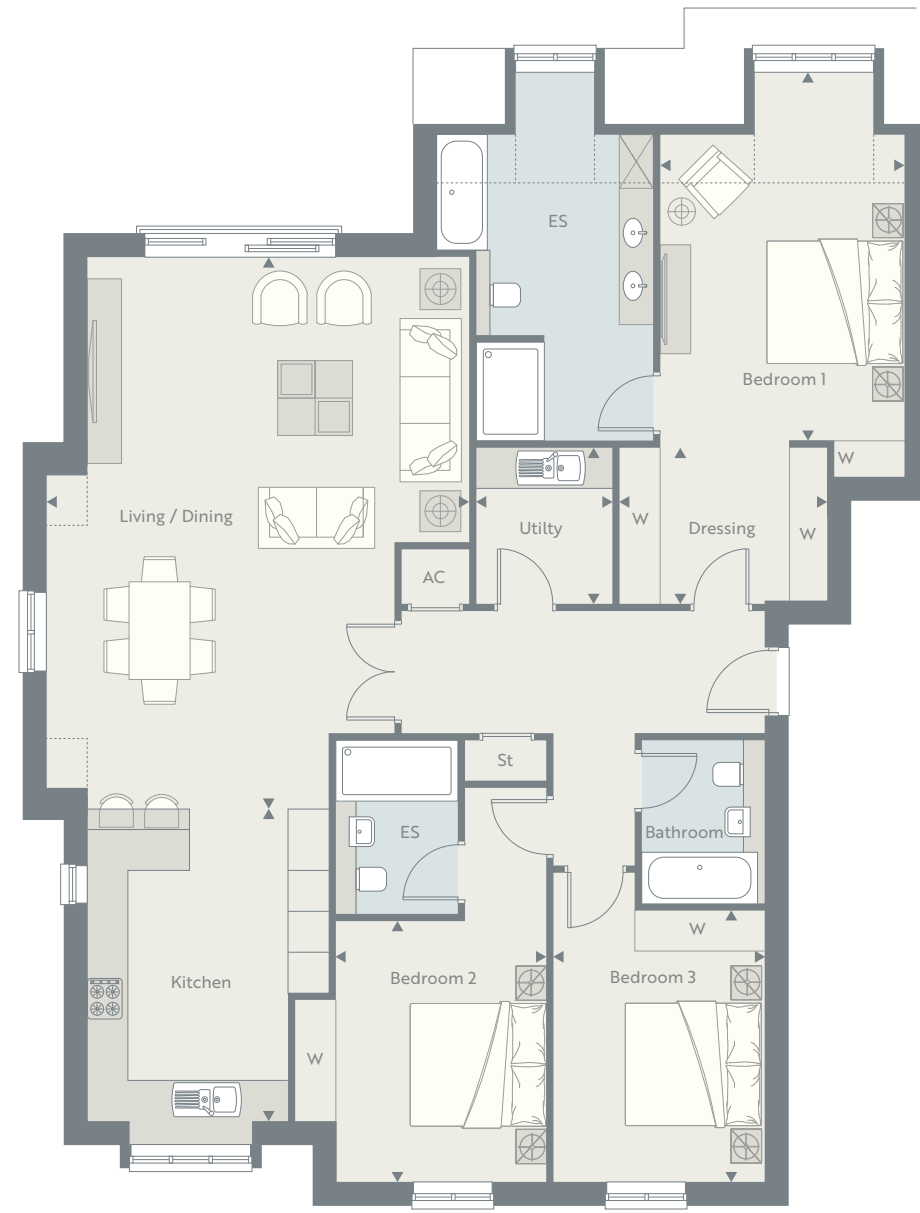
Apartment 4

| | | |
|-----------------|-----------------------|-----------------------|
| Kitchen | 5.11m x 2.82m | 16'9" x 9'3" |
| Living / Dining | 7.89m x 6.00m | 25'11" x 19'8" |
| Utility | 2.40m x 1.96m | 7'10" x 6'5" |
| Bedroom 1 | 5.30m x 3.55m | 17'5" x 11'8" |
| Bedroom 2 | 3.81m x 3.09m | 12'6" x 10'2" |
| Bedroom 3 | 3.92m x 3.15m | 12'10" x 10'4" |
| Total Area | 162.95 m ² | 1,754 ft ² |

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First Floor

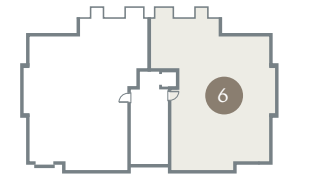
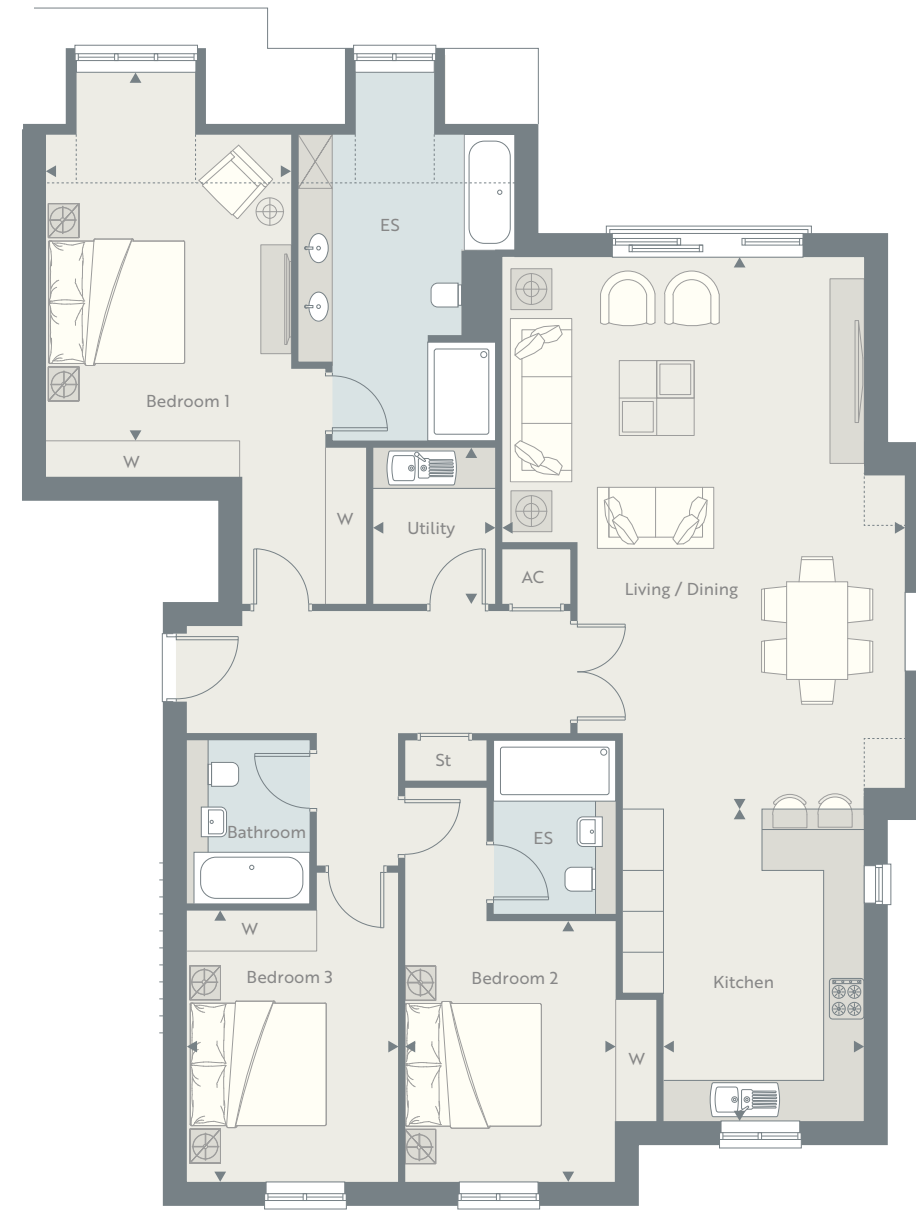
Apartment 5

| | | |
|--------------------|-----------------------------|-----------------------------|
| Kitchen | 5.67m x 2.82m | 18'7" x 9'3" |
| Living / Dining | 7.05m x 6.30m | 23'2" x 20'8" |
| Utility | 2.40m x 1.84m | 7'10" x 6'0" |
| Bedroom 1 | 5.30m x 3.55m | 17'5" x 11'8" |
| Bedroom 1 Dressing | 3.10m x 2.42m | 10'2" x 7'11" |
| Bedroom 2 | 3.81 x 3.09m | 12'6" x 10'2" |
| Bedroom 3 | 3.92 x 3.15m | 12'10" x 10'4" |
| Total Area | 157.94 m² | 1,700 ft² |



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First Floor

Apartment 6

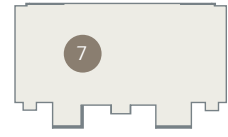
| | | |
|-------------------|-----------------------------|-----------------------------|
| Kitchen | 5.11m x 2.82m | 16'9" x 9'3" |
| Living / Dining | 7.89m x 6.00m | 25'11" x 19'8" |
| Utility | 2.40m x 1.96m | 7'10" x 6'5" |
| Bedroom 1 | 5.30m x 3.55m | 17'5" x 11'8" |
| Bedroom 2 | 3.81m x 3.09m | 12'6" x 10'2" |
| Bedroom 3 | 3.92m x 3.15m | 12'10" x 10'4" |
| Total Area | 154.96 m² | 1,668 ft² |



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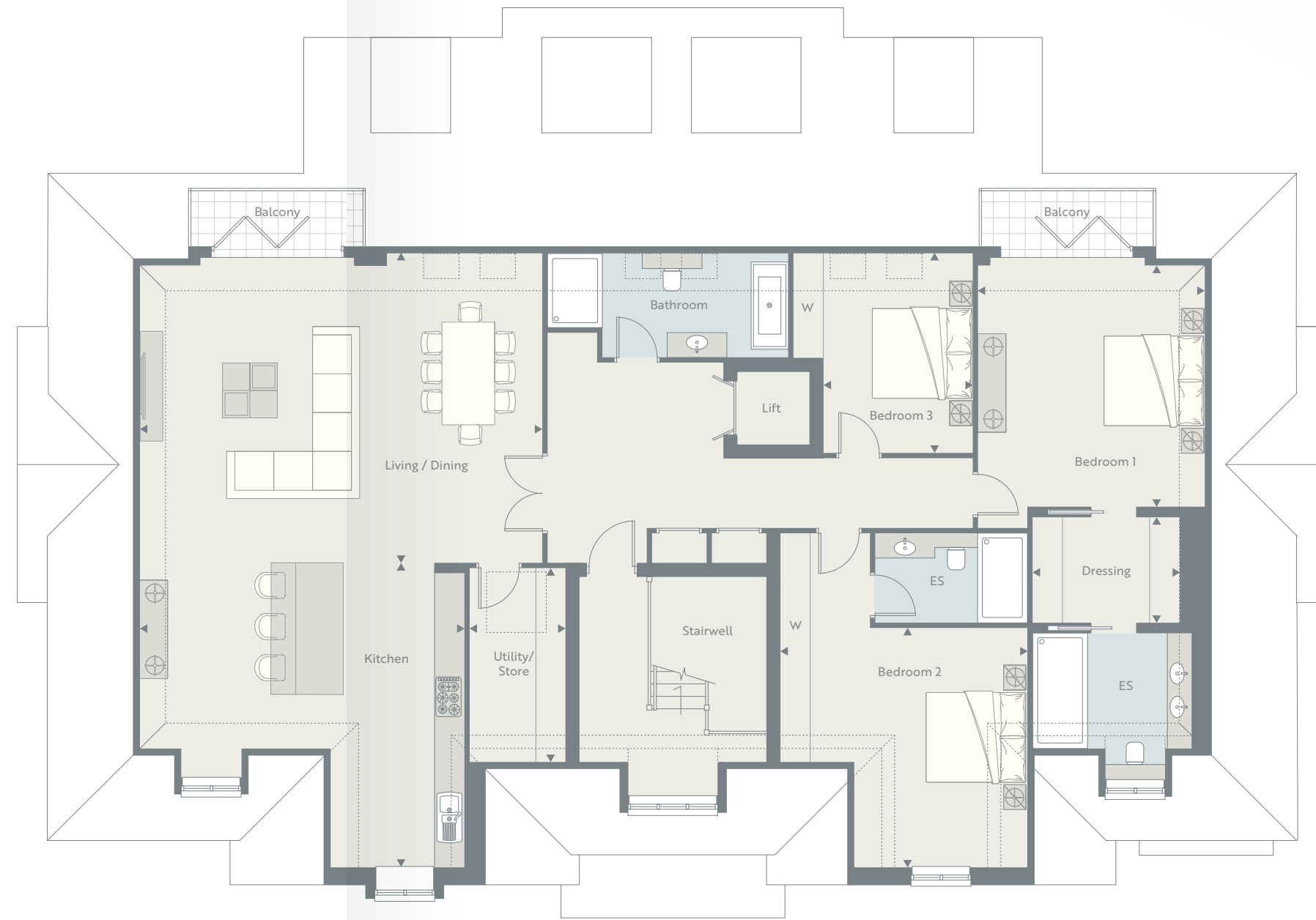




Second Floor

Apartment 7

| | | |
|--------------------|-----------------------------|-----------------------------|
| Kitchen | 6.53m x 6.15m | 21'5" x 20'2" |
| Living / Dining | 8.10m x 6.22m | 26'7" x 20'5" |
| Utility | 3.80m x 1.80m | 12'5" x 5'9" |
| Bedroom 1 | 4.90m x 4.61m | 16'1" x 15'1" |
| Bedroom 1 Dressing | 2.80m x 2.32m | 9'2" x 7'6" |
| Bedroom 2 | 4.84m x 4.82m | 15'11" x 15'10" |
| Bedroom 3 | 4.95m x 3.39m | 16'3" x 11'1" |
| Total Area | 207.92 m² | 2,238 ft² |



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SPECIFICATION

Each apartment at The Radford has been thoughtfully specified to ensure every comfort and convenience.

Traditional Construction/Decoration

- Traditional brick and stone elevations
- All internal walls formed in solid blockwork
- Handcrafted high performance pre-finished timber windows
- Amtico flooring to main living areas
- Deep moulded skirting and architraves
- Moulded cornice to principal rooms
- 10 year build warranty

Kitchen

- Contemporary Italian kitchens
- Feature LED lighting
- Stone worktops and back panels
- Quooker hot water tap
- Siemens appliances including oven, microwave and hob
- Integrated appliances including fridge/freezer, dishwasher and extractor
- Utility rooms/laundry cupboards with space for washer/dryer*
- Wine cooler

Bedroom

- Draks Canto design wardrobes to main bedroom
- Fitted wardrobes to second bedroom

Heating, Electrical and Lighting

- Underfloor heating to all areas within apartments
- LED energy downlighters to kitchens, bathrooms and hallways
- Chrome electrical switches and sockets throughout



Computer generated illustration is indicative only



Photograph depicts previous developments and is indicative only

Bathrooms and Ensuites

- Beautifully presented bathrooms
- Minoli tiles to walls and floors
- Villeroy and Boch sanitaryware
- Integrated bathroom storage
- Hansgrohe chrome taps and fittings
- Inlaid mirrors
- Thermostatically controlled showers with screens
- Durable contemporary baths



Home Entertainment and Communication

- TV aerial & HDMI points to living areas ready to receive Sky Q**
- TV points to bedrooms
- Speakers to principal rooms

Security and Peace of Mind

- Double glazed security lockable windows
- Contemporary audio/video entry system
- High security apartment entrance door
- Mains operated smoke, heat and CO detectors

Communal Areas

- Beautiful tiled entrance hallway
- Lift
- Tiled landing /outside apartment areas
- Contemporary LED lighting
- Landscaped gardens
- Allocated private parking bays (x2)
- External security lighting
- Onsite secure cycle storage
- Secure letter boxes
- Refuse bin storage



**SkyQ enabled, subject to purchaser's own subscription

GAVACAN HOMES OUR STORY

Gavacan Homes projects seamlessly integrate impeccable design and first-class workmanship with the very best of modern home technology and comfort thereby creating a bespoke living space fitted perfectly to your requirements.

At heart, the company is a family business and so it understands the importance of the home. This understanding drives the company's passion for creating a living space that works effectively for all clients. Gavacan Homes conducts business at all times by deploying its core values of quality and integrity in working with clients.

Gavacan Homes was established forty years ago by its Managing Director, John Gavacan. His vision was to create a range of luxury homes that offered the client a more effective, comfortable and relevant living space.

That vision has been embedded into the company's ethos and embraced by the next generation of the family as well as the team of designers and builders who work together on each project. Gavacan Homes' core values have been key in developing an impressive portfolio of truly extraordinary and individual homes for its clients.

Although the company has expanded over the decades to encompass a broader team of talent and expertise, including surveyors, designers, builders, craftsmen and technical experts, the family business is still the beating heart of the operation.



Photograph depicts previous developments and is indicative only



58b/c High Street
Pinner
Middx
HA5 5 PZ
T: 020 8075 5788

E: info@gavacanhomes.co.uk

W: gavacanhomes.co.uk



These details are intended to give a general indication of the proposed development and floor layout. We reserve the right to alter and amend specifications at any time. The contents herein shall not be deemed to form part of any contract or be a representation inducing any such contract.

Designed and produced by kbamarketing.co.uk





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HOMES

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