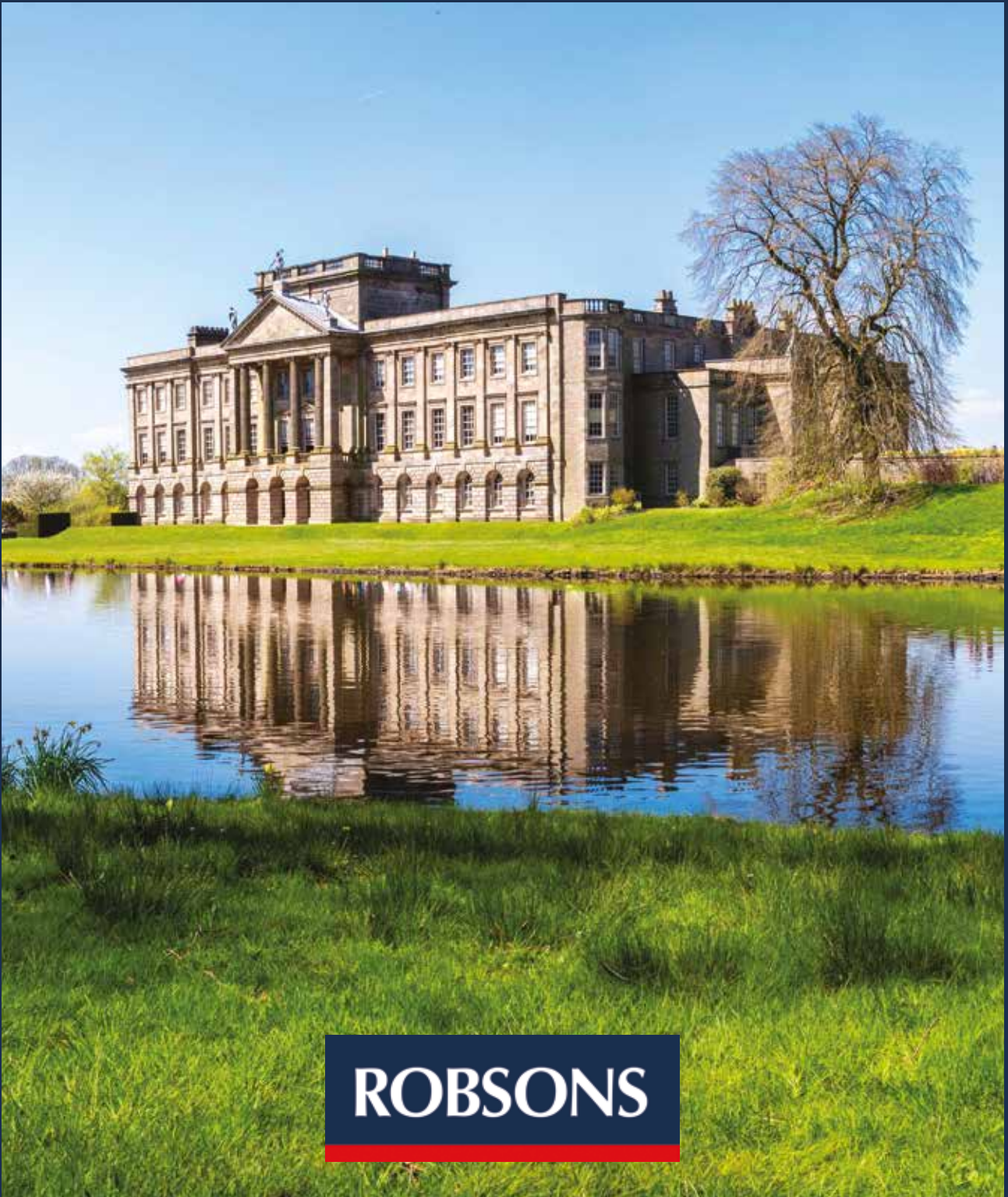


Robsons Estate Agents

Issue 8

Prestige

Property Collection



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WELCOME TO METROLAND

Welcome to the latest edition of Prestige – our magazine that showcases some of the finest property from across our network of eight Metroland offices.

We currently live in challenging times with interest rates having risen, driven by the Bank of England’s efforts to control inflation. This has had an understandable “knock on” effect on affordability and buyer confidence and property sale values have seen some adjustment with buyers being more cautious in their decision making.

Crucially however, there are still good numbers of sales being made at, often excellent prices. Research shows that these happen when a realistic approach is taken in regards the initial asking price and the marketing approach adopted. The much sought after infrastructure and amenities afforded throughout the Metroland area continues to drive good levels of demand and, providing a seller does not price a property too highly and then end up chasing the market down through a series price reductions, there are buyers who are ready, willing and able to commit.

Buying a property is not a short term decision and, whilst the road may be a little bumpier than we would like at present, there is confidence in the longer term position.

As always, obtaining the right advice is key and this is where the extensive experience and knowledge that our teams possess really comes to the fore. We have successfully enabled people to buy and sell in all market conditions since 1962.

In lettings, a surfeit of demand over supply has seen rental values continue to increase. Properties that we manage remain particularly popular with high quality tenants who are willing to pay premium values for property that they know is well maintained and looked after. With ever increasing legislative demands, our managed services provide both landlords and tenants with the peace of mind that their property is in safe hands and meets all safety and legislative requirements.

The new homes market is also strong and we have many exciting client developments underway and coming to the market in 2023 and beyond.

Whatever your property needs, we look forward to being of assistance and our experienced and professional teams will be delighted to speak with you, in confidence, and advise how best to realise your plans.

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ROBSONS

WITHIN THIS EDITION



04

PROPERTIES

A selection of the finest homes currently available via Robsons.



20

IN THE LIMELIGHT

The Beverly Hills Hotel has been the spot for Hollywood’s brightest lights.



48

THE ULTIMATE DRIVE

Debut of a special edition Super SUV reserved for owners of the track hypercar.



Nugents Park, Hatch End
Guide Price £2,500,000

3 5 3

An exceptional five bedroom, detached family residence in excess of 3,750sq.ft featuring both modern and character features, with an outdoor swimming pool and a large, multi-use loft room, nestled away on a private road just a stone's throw from Hatch End's amenities. EPC: C

Pinner Office
pinner@robsonswb.com | 020 8866 8083



High View, Pinner
Guide Price £1,975,000

2 6 3

A fantastic six double bedroom, three bathroom, detached family residence in excess of 2,700 sq. ft., offering both character and charm, with the added benefit of an outdoor, heated swimming pool. Unlike others on the road, this property occupies a double plot and offers substantial scope to extend (STPP). EPC: D

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ROBSONS

SOLD
SIMILAR REQUIRED



Love Lane, Pinner
Guide Price £1,500,000



Showcasing stylish interiors throughout with tasteful, neutral tones, is this fabulous five bedroom, extended residence situated on a highly sought-after road in the heart of Pinner. Externally this beautiful home boasts a stunning rear garden that is part lawn and part patio, with a summer house and a garden shed for storage. EPC: D

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6

How can we help you?

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Graham Fitt Surveyors are an RICS Chartered practice with over 20 years experience in London and the home counties who can provide the full range of home surveys including Building Surveys for both residential and commercial properties, Homebuyer Reports, Diagnosis of Defects and Valuations. We offer a personalised service and aim to be flexible and to provide you with a rapid service tailored around your specific requirements.

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Unit 4a, First Floor, MS Business Centre, 22 Chapel Lane, Pinner, HA5 1AZ



Moss Lane, Pinner Village
Guide Price £1,425,000



Nestled away on one of Pinner's most premium roads, offering great potential with a plot of approximately 0.56 acres, its this fabulous four reception room, two bedroom, detached cottage showcasing both character and charm, with a beautiful wrap-around garden. EPC: D

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HA7 3DZ



SOLD
SIMILAR REQUIRED



Pinner Hill, Pinner
Guide Price £2,950,000



Set within the exclusive Pinner Hill Estate, surrounded by beautiful lawns and woodland, this exceptional five/six bedroom family residence offers accommodation in excess of 6,200 sq.ft, whilst occupying a plot of approximately 1 acre. This property offers character features throughout with a unique, versatile layout. EPC: C

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SOLD
SIMILAR REQUIRED



Pinner Hill, Pinner
Guide Price £2,300,000



A beautiful and elegantly styled four bedroom, three bathroom detached family residence approximately 0.85 of an acre boasting sizeable living accommodation which includes four reception rooms, a grand entrance hall and a luxury kitchen and utility. Outside is a perfectly secluded landscaped front garden and rear garden with magnificent far-reaching views over Pinner Hill Golf Course. EPC: D

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SOLD
SIMILAR REQUIRED



Moss Lane, Pinner Village
Guide Price 1,220,000



A character three bedroom, detached family home providing the ideal opportunity for someone to put their mark on a property and make it their own, with planning in place to re-develop and extend should you wish. Situated on the highly sought-after Moss Lane, within the heart of Pinner Village, just moments from shopping facilities, restaurants and coffee houses.. EPC: D

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ROBSONS



Linksway, Northwood
Guide Price £6,750,000



This magnificent detached family home presents over 9,500 sq ft, the property presents seven bedrooms and six bathrooms, gym (including sauna and changing rooms), cinema room, three reception rooms, kitchen/dining room, chefs kitchen/utility room and double garage. Externally the property is set back from the road approached via a gated carriage driveway providing secure parking for several vehicles. To the rear is an attractive and substantial landscaped garden. EPC: B

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Grove Farm Park, Northwood
 Guide Price £1,349,950



This detached family home has been skilfully extended and renovated to exceptional standards throughout. Boasting spacious living accommodation set over two floors, there are four bedrooms and three bathrooms to the first floor and four reception rooms to the ground floor. To the front of the property is a large driveway for several vehicles, an added benefit is an electrical car charging point. EPC: B

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Moor Park Road, Northwood
 Guide Price £1,650,000



This detached family home comes to the market for the first time in many decades. The property presents significant potential subject to the usual planning permissions and consents. The current accommodation presents over 2400 sq ft of living space set over two floors and comprises of four bedrooms, two bathrooms, three reception rooms, kitchen breakfast room and tandem garage. Externally there is off street parking for multiple vehicles. EPC: E

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In the Limelight

For over a century The Beverly Hills Hotel has been the spot for Hollywood's brightest lights, the ultimate beacon of glamour. Welcome to the legacy.

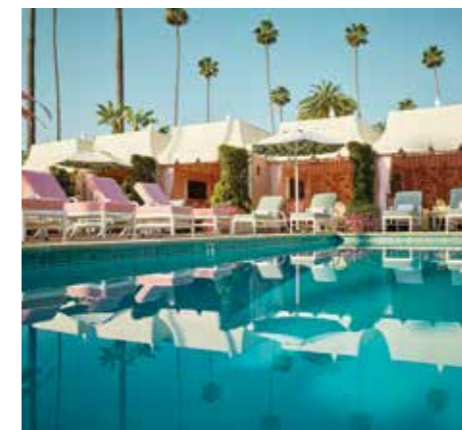
This is no ordinary hotel. Seductively hidden amongst 80-year-old palm trees and banana leaves, The Beverly Hills Hotel had her name long before the city even existed. She holds a timeless appeal, as legendary as the Hollywood history that surrounds it. Today, it remains the place to see and be seen, where beautiful rooms, suites and individual bungalows pay homage to the stellar heritage of this legendary hotel, and a trio of world-class restaurants represents the life and soul of LA dining.

Memorable experiences are created by our warm and professional employees, who welcome every guest into the 'Pink Palace' family. With superlative service, a private setting in the heart of a city, and a recent faithful restoration, the hotel is more captivating than ever.

HISTORY

This Beverly Hills Hotel is an iconic LA hideaway, famous for playing host to Hollywood royalty over the years. From the deals made in the Polo Lounge to private parties in the bungalows, this is Tinseltown's original playground.

Built by Margaret Anderson in 1912, The Beverly Hills Hotel had her name before the city even existed. Beverly Hills was literally built around the blush façade of the hotel, originally created as a place for people to stay when looking at property in the area. Anderson famously declared, "Guests are entitled to the best of everything, regardless of cost!"





Over the years, the hotel became the favoured choice for Hollywood stars, who met, partied and mingled in the Polo Lounge and relished in the privacy of its secluded bungalows. If the walls could talk, just imagine the stories they would tell.

DÉCOR

With its familiar pink façade, green and white stripes, banana-leaf wallpaper and iconic logo, you could only be at The Beverly Hills Hotel. Our famous red carpet awaits every guest on arrival, but the signature aesthetic of the hotel can be found well beyond our fabled entrance. Interiors offer an unforgettable blend of Golden Age glamour and modern luxury, paying homage to a remarkable Hollywood legacy.

If one decorative feature could epitomize the hotel, it would have to be our Martinique® banana leaf wallpaper, selected for the hotel by famed designer Don Loper in 1949. It's achieved its own iconic status in the design world, starred in several films and is said to be one the most recognisable wallpapers in the world. We have 5.5 miles of it running throughout the hotel!



ROOMS AND SUITES

210 rooms and suites, including 23 one-of-a-kind bungalows. Rooms and suites pay homage to the legacy of the hotel, but with a luxuriously modern edge. Bright, spacious rooms and suites in the main building look out across Beverly Hills, some with private patios surrounded by lush gardens.

Interiors showcase furnishings with luxurious materials such as soft leather and rich mohair in shades of cream and taupe, accented with the hotel's signature pink and green colours. Walnut, ebonised oak and parchment lacquered furniture add depth to each room's ambience while antique bronze lighting fixtures cast an inviting light.

Hidden amongst the gardens, the 23 bungalows offer the true Hollywood experience, each individually designed with their own unique personalities. Five Legendary Bungalows are inspired by the famous guests to have called them home, including Howard Hughes, Marilyn Monroe and Marlene Dietrich.

Each is designed to reflect this star-studded past, with a secluded setting and spacious layout including a private entrance, living room and dining room in granite and marble.

Suites of special interest include the historic Paul R. Williams Suite, designed by and named for the architect who was responsible for a remodel of the hotel in the 1940s, and reimagined it into the iconic address it is today. This suite has a large patio for entertaining and a cool, 1950s vibe. Guests also love to hide away in the Presidential Suite, a sprawling 232m²/2,500ft² space with a spacious living room and large balcony overlooking Beverly Hills. This truly beautiful suite also has a den, dining room and full kitchen for entertaining, in addition to a luxurious marble bathroom and powder room.



"She holds a timeless appeal, as legendary as the Hollywood history that surrounds it. Today, it remains the place to see and be seen, where beautiful rooms, suites and individual bungalows pay homage to the stellar heritage of this legendary hotel."





DINING AND ENTERTAINMENT

Polo Lounge
Known as Hollywood's commissary and the epicentre of power dining in LA, the Polo Lounge has been the favourite spot for generations of stars and Hollywood deal-makers. Guests can enjoy chef Michael Santoro's fresh Californian cuisine in the famous dining room or on the outdoor terrace, equally wonderful for a sunny breakfast or a twinkling night of soft music and familiar faces. Weekly live music completes the appeal.

Fountain Coffee Room
For casual dining, the 19-seat Fountain Coffee Room is the iconic diner, which serves milkshakes, burgers and pancakes, alongside a glorious helping of 1950s nostalgia. For dessert, be tempted by homemade ice creams, freshly-baked pastries and pies.

The Cabana Cafe
Poolside dining comes in the form of The Cabana Cafe,

whose fresh, casual dining and picture-perfect setting makes it a popular spot for a relaxed meal in the LA sunshine, while a view of the pool sparkles with sheer pleasure. The café serves all-day breakfast, fresh salads, wood-fired pizzas, sandwiches, burgers and smoothies.

The Beverly Hills Hotel Spa
To enjoy the finest holistic wellness experience, take to the newly-restored spa. Inspired by a tranquil vision of a glorious oasis within an oasis, it draws on the exquisite beauty of its leafy surroundings. The spa features four treatment rooms for body and facial therapies and one duet suite that can accommodate two guests at the same time. Also new to the spa is a nail suite, including two pedicure chairs and a manicure area featuring natural light from the citrus garden.

GROUNDS

The hotel is surrounded by 12 acres of tropical gardens and exotic flowers. Beyond this, the iconic LA palm trees stand tall against the brilliant blue sky. Guests are in the centre of this famous city, but the view is fresh and green and the air crackles with possibility.

More than 180 plants, including palm trees, shrubs, roses, ferns and vines make up the lush gardens surrounding the hotel, creating a private corner of paradise in the heart of Beverly Hills. Our team of gardeners lovingly care for the grounds, keeping them looking their best all year round. At the heart of it all, the famous pool offers an experience that shimmers with history, glamour and sheer good fun.

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WHAT ARE WE MADE OF?

The Baird sisters founded Abbot's Hill School in 1912, to provide a place for girls to thrive. Three sisters of character who passionately believed in girls and all that they could achieve. Their Scottish roots were embedded into the foundations of the school. They were made of independence, confidence, and passion. For over 100 years, Abbot's Hill has given girls the space to challenge the status quo, to change the world around them and to do so with humility and kindness.

Abbot's Hill community is connected by the virtues that continue to define us. No cohort and no pupil is the same. They make their own memories, craft their own experiences and build a legacy for which they will be remembered.

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what are you made of?

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High Elms Close, Northwood
 Guide Price £950,000



This detached four bedroom family home presents a wonderful opportunity for the right buyer. The property presents well but could benefit from some modernisation and offers potential to extend subject to the usual planning consents and permissions. Set back from the road, there is off street parking to the front and access to the single garage. To the rear is a private, mature and secluded garden. EPC: E

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 northwood@robsonswb.com | 01923 835 355



Dene Road, Northwood
 Guide Price £1,350,000



This handsome neo Georgian detached four bedroom, two bathroom family home boast over 2,180 sq.ft of accommodation set over two floors. The property offers parking for several vehicles and to the rear is a private garden. The property presents potential to both extend and enhance the current dwelling subject to the usual planning consents and permissions. The property also comes with the benefit of no onward chain. EPC: E

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Copse Wood Way, Northwood
 Guide Price £1,900,000



A charming three bedroom detached house set on a commanding 0.27 acre plot. The property comprises of well proportioned ground floor reception rooms leading to a modern kitchen. Three double bedrooms, all of which have amazing views over the rear garden. Other benefits include a large driveway for several vehicles, garage with an office internally and a large, laid to lawn, flat rear garden. EPC: E

Northwood Office
 northwood@robsonswb.com | 01923 835 355



Batchworth Heath, Northwood
 Guide Price £1,350,000



A unique attractive period house located in Batchworth Heath. The property benefits from being sympathetically extended and refurbished to a modern standard whilst maintaining beautiful period features. The property benefits from 3 reception rooms, 3 double bedrooms, 2 bathrooms, a large garage, storage in the garden and off street parking for several vehicles. EPC: D

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Harefield Place – Explore an exclusive development of luxury apartments

Set in 8.5 acres of landscaped grounds, Harefield Place in Ickenham is an elegant Grade II listed Georgian manor house with an illustrious history, which has been transformed into a gated development of 25 converted and newly built two and three-bedroom luxury apartments.

Ready to move into and with stunning show homes available to view (by appointment) – Harefield Place offers a rare mix of both classic and contemporary apartments.

In 1786, Harefield Place was built for the Newdigate family, who for almost 440 years were the Lords of Harefield Manor. In July 1602, Queen Elizabeth I visited and was hosted by the Newdigate family. In the grounds they watched a performance of Shakespeare's Othello performed by the King's Men acting company.

Following a substantial restoration project by leading Buckinghamshire housebuilder Manorgrove Homes, in association with Jade Development Enterprises, HAP Architects and Concept Interiors, the estate has been returned to its prestigious residential origins.

A new community is now developing here, with residents making the most of the impressive leisure facilities on offer.

Today, the exclusive development is approached via a sweeping driveway, which opens onto a forecourt and parterre garden in front of the manor house.

The restored manor house provides nine two and three-bedroom apartments, whilst the new build wing offers 16 two and three-bedroom apartments.

With thoughtful layouts to each home, generous ceiling heights and tall windows, the apartments have fully fitted custom design kitchens and lavish bedroom suites.

The luxurious specification includes fully fitted bespoke handmade kitchens with granite worktops and integrated Siemens appliances, engineered solid wood flooring to principal rooms, underfloor heating, Minoli marble effect tiling to bathroom floors and walls and fully fitted bespoke wardrobes.

Harefield Place is situated in Ickenham, just off The Drive - one of the most desirable private roads in Middlesex. Positioned alongside the Colne Valley Regional Park, many of the apartments here boast spectacular views out across the valley, while all the homes offer access to the development's own private grounds and facilities. Residents here can access their own private spa, gymnasium, swimming pool and tennis court.

The development includes an on-site Estate Manager, whose role is to ensure that Harefield Place is maintained to the highest level. There is allocated parking, in addition to individual store rooms for each property. The homes enjoy their own private outside space ranging from large terraces and balconies to roof terraces.

The homes are well connected by both road and rail, located close to Ickenham Railway Station and the A40/motorway network.

Prices from £795,000 to £1,695,000

Viewings are available seven days a week by appointment.

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Harefield Place is an exclusive collection of 25 luxury two and three bedroom apartments nestled in 8.5 acres of greenbelt countryside.

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Prices from £795,000 to £1,695,000



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Main Avenue, Moor Park
Guide Price £4,450,000

5 6 3

Perfectly positioned in the heart of the private Moor Park estate is this imposing six bedroom, four bathroom residence occupying a 0.72 acre south facing plot. There is an indoor swimming pool complex (currently not in use). The beautifully landscaped south facing rear garden extends to approx 150 ft in length with the widest frontage in Main Avenue with a driveway provides off street parking an access the garages. EPC: D

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Wolsey Road, Moor Park
Guide Price £2,500,000

4 5 3

An attractive five bedroom, three bathroom, detached residence occupying a half-acre plot in the Moor Park private estate. This characterful McNamara style home offers period charm whilst tastefully blended with today's modern comforts. The secluded rear garden extends to in excess of 220 ft. To the front of the property is a large gravelled driveway providing ample off street parking. EPC: E

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London Road, Rickmansworth
Guide Price £3,950,000



Occupying a half acre plot, a stunning example of modern contemporary architecture, this newly constructed 5 bedroom, 5 bathroom detached residence, offering accommodation over three well-appointed levels with panoramic views over Moor Park golf course and surrounding countryside. Crowning this stunning home is a first floor recreation room/study and outside terrace with 360 degree views of surrounding countryside. EPC: C

Moor Park Office
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Temple Gardens, Moor Park, Rickmansworth
Guide Price £3,795,000



A rare Art Deco Grade II listed house set within 0.6 acres of mature landscaped grounds, located in the heart of the prestigious Moor Park golf course. This 6 bedroom, 5 bathroom detached home was designed and built in 1937 by the hugely influential architects Connell, Ward and Lucas. With stunning views of the landscaped gardens and Moor Park Golf Club beyond. EPC: D

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Ormonde Road, Moor Park
Guide Price £4,000,000



A rare opportunity to acquire this 5 bedroom, 5 bathroom detached residence, ideally positioned in one of Moor Park's most sought after roads. This stunning family home has been intelligently designed to optimise space and light throughout and has been meticulously finished to a very high standard. With a secluded landscaped garden and a carriage. EPC: C

Moor Park Office
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Russell Road, Moor Park
Guide Price £5,000,000



A magnificent detached residence set on a substantial double plot of approximately 0.74 acre in one of Moor Park's most sought after roads. Approached by a sweeping carriage driveway, this attractive Georgian style property offers nearly 7,000 sqft of accommodation including five bedrooms, four bathrooms, three receptions, games room, study, indoor heated swimming pool and a double garage. EPC: D

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Wildacres, Northwood
Guide Price £2,300,000



A seven bedroom, six bathroom detached residence, ideally positioned within a prestigious gated development in Northwood. Offering 4402 sq ft of accommodation over three well-appointed levels, this stunning family home has been continuously upgraded by the current owners creating a spacious and versatile floorplan suitable for multi-generational living. EPC: B

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Chalfont Lane, Chorleywood
 Guide Price £5,950,000



This immaculately presented property provides approximately 9,000sq ft of flexible living accommodation set over three floors with an attached one bedroom annexe with its own front door. Situated in one of Hertfordshire's most prestigious residential areas, in an exclusive lane within reach of Chorleywood village. The family home provides the very highest quality accommodation and an impeccable finish. EPC: D

Chorleywood Office
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Penn Way, Chorleywood
 Guide Price £1,150,000



This spacious three bedroom detached family home is set in a sought after location. With a spacious front reception room, dining room, kitchen, utility room and guest cloakroom. On the first floor are three double bedrooms and a family bathroom. Externally, the property features a raised patio area with steps down to a beautiful private landscaped garden with a variety of mature shrubs and hedges. To the front is a driveway providing off street parking and a garage. EPC: C

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SOLD
SIMILAR REQUIRED



Wyatts Road, Chorleywood
Guide Price £1,200,000

2 4 4

Stunning four bedroom detached house with separate annexe set in a sought after location. With a spacious contemporary style kitchen, living and dining area, utility room, family bathroom and snug/office/fourth bedroom. On the first floor is a generously sized principal bedroom with dressing room and ensuite, two further bedrooms, one with ensuite shower room, a snug/office/fourth bedroom and a family bathroom. To the front of the property is a sweeping driveway to accommodate several cars and a garage. The rear private and extensive landscaped garden is mainly laid to lawn with a patio area. EPC: D

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Wyatts Road, Chorleywood
Guide Price £1,022,500

3 4 4

A stunning four bedroom, two bathroom detached family home positioned in a prime location in Chorleywood. The accommodation comprises of a reception room, dining room, and guest cloakroom. On the first floor is a principal bedroom with large ensuite bathroom, three further double bedrooms and a family bathroom. Beautiful 200ft landscaped rear garden and patio area, driveway and garage. EPC: D

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Moor Lane, Chorleywood
Guide Price £1,275,000

2 3 2

The Old Cart & Horses is a delightful three bedroom, two bathroom Grade II listed cottage with ample character and charm and is situated within the heart of Chess Valley in a picturesque and secluded setting with stunning views. The accommodation comprises; a reception/dining room, a sitting room, kitchen, wet room and guest cloakroom. The first floor; principal bedroom, two further bedrooms and a family bathroom. This property is surrounded by beautiful gardens with a variety of shrubs, tree and hedges and a patio area. It also boasts a renovated barn, comprising of a music studio/office, TV den and utility room.

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Whitelands Avenue, Chorleywood
Guide Price £1,199,999

2 4 2

This well-presented four bedroom, two bathroom detached family home located in a sought after residential area with the benefit of two reception rooms, a spacious country style kitchen overlooking the garden, utility room and downstairs guest cloakroom, attractive 200 ft well maintained rear garden a driveway and garage. EPC: D

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**Ultimate
 Drive**

Debut of a special edition Super SUV reserved for owners of the track hypercar.



Lamborghini introduces the Urus Performante Special Edition, dedicated to the Essenza SCV12 and reserved exclusively for owners of the track-only hypercar produced in just 40 units. The creation of the limited-edition Super SUV was overseen by Lamborghini's Ad Personam department, allowing each Essenza SCV12 customer to uniquely configure their own example of the Urus Performante, featuring a dedicated design and racing-inspired details for maximum sportiness.

The exclusive character of this Urus Special Edition is highlighted by the extensive use of exposed carbon fiber elements with a glossy or matte finish, echoing the treatment of the bodywork chosen by the customer: not only the carbon fiber engine hood and roof is in carbon fiber, but also the rocker covers, mirrors, and the carbon fiber frame with the Lamborghini logo set between the rear light clusters.

To underscore the vehicle's track-oriented aptitude, Lamborghini's Centro Stile designers created a dedicated Ad Personam livery with color combinations tailored to specific customer requests, with the paintwork of each unit undertaken in Lamborghini's in-house paint shop. Along with a two-tone color scheme, originating from the combination of all the carbon fiber elements that stand out on the body, the lower part of the car is black, embellished with a contrasting color line that is repeated on the roof arch, further highlighting the car's silhouette. The body colors and livery were chosen exclusively with each customer and echo those of their Essenza SCV12 cars, including the distinctive number painted on the doors. Each example is also equipped with 23" high gloss black wheels and black calipers by default, though customers can freely select the type and colors of wheels and calipers from those available.





“The Lamborghini Urus SC-V12 Edition is the most expressive and detailed livery we have ever created” commented Mitja Borkert, Lamborghini Head of Design. “It is exclusively linked and designed personally for each of the 40 customers of the Lamborghini Essenza SCV12. The livery of the Urus SCV12 is painted black in the lower part to deliver even sportier proportions on the Urus, and the exterior color is directly linked with the exclusive color of the Essenza SC-V12, with a colored pinstripe connecting the front, side and rear graphically. The result is a stormy, unique and colorful limited series of Urus.”

The cabin features exclusive Nero Cosmus (black) Alcantara upholstery with leather details, carbon fiber decorations with a choice of glossy or matte finish, black anodized aluminum elements, and a Dark Package except for the contrasting red door handles. The carbon fiber details also include a decorative element on the passenger side of the dashboard and the kick plates with the Essenza SCV12 logo and silhouette. To make the trim even more unique, two celebratory carbon fiber plaques are included in the passenger compartment, one with the Lamborghini 60th Anniversary logo, and the other with the vehicle number or the customer’s name.

Urus Performante is the sportiest and most high-performance version of Lamborghini’s Super SUV range. Thanks to its twin-turbo V8 engine delivering 666 CV of power and 850 Nm of maximum torque, the excellent weight-to-power ratio and optimized aerodynamics, the Performante accelerates from 0 to 100 km/h in just 3.3 seconds and reaches a top speed of 306 km/h. These performance features enabled the Urus Performante to set a record in the production SUV category on the Pikes Peak International Hill Climb course, crossing the finish line at an altitude of 4,302 meters in 10:32.064, beating the previous time by more than 17 seconds.



“The Lamborghini Urus SC-V12 Edition is the most expressive and detailed livery we have ever created.”

Unveiled in July 2020, the Essenza SCV12 was designed for track-only use, with engineering solutions derived from racing. Equipped with the naturally aspirated V12 engine used in the Aventador, it can deliver more than 830 CV, in part due to the contribution of the dynamic supercharging at high speeds. The power is handled by a six-speed load-bearing gearbox placed transversely on the rear axle and combined with rear-wheel drive, to ensure compactness, structural continuity, and greater torsional stiffness. The weight-to-power ratio of 1.66 kg/CV is exceptional, achieved thanks to the new-generation carbon fiber monocoque chassis that combines lightness with the safety standards of the FIA regulations for prototypes.

www.lamborghini.com





Wyatts Close, Chorleywood
Guide Price £995,000



This attractive six bedroom, two bathroom detached family home provides over 1,150 sq ft of flexible living accommodation and comprises of a generous reception room, double aspect dining room, kitchen, second kitchen/dining room, six bedrooms and two bathrooms. Beautiful landscaped gardens to the rear with a large patio area and a garden room. To the front of the property is a driveway leading to an integral garage. EPC: D

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Copthorne Road, Croxley Green
Guide Price £1,449,995



Positioned in one of Croxley Greens prime locations is this sizeable four bedroom, three bathroom extended family home. Two reception rooms, study, kitchen/dining room, utility room, guest cloakroom with shower, principal bedroom with ensuite, three further bedrooms, family bathroom, garage & large driveway with mature front garden, private & extensive rear garden. EPC: D

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Hillpoint, Loudwater
Guide Price £1,749,000



An exceptional five bedroom, three bathroom detached family residence in excess of 3,000sq ft situated on a private cul-de-sac in Loudwater. Four reception rooms, kitchen/breakfast room, utility room, ground floor cloakroom, two bedrooms with ensembles, three further bedrooms, family bathroom, double integral garage, driveway & private garden with deck. EPC: D

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Hayward Copse, Loudwater
Guide Price £2,450,000



Chartham Place is an elegant six bedroom, detached family residence with a distinctive and contemporary design set over four floors and boasts a total floor area of over 5000 sq ft. Reception hallway, dining room, kitchen, family room, drawing room, study, guest cloakroom, utility room, conservatory, fitness room with ensuite shower room, cinema room, principal bedroom suite with walk in dressing rooms & ensuite bathroom, four further bedrooms all with ensembles, sixth bedroom/hobby room, private rear garden, carriage driveway with triple garage. EPC: D

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Valley Road, Rickmansworth
 Guide Price £2,650,000



A truly exceptional seven bedroom, detached family home, incorporating a stunning two bedroom adjoining annexe, situated in a prime location. This property offers nearly 5500 sq ft of luxurious accommodation over three well-appointed levels including four reception rooms, spacious kitchen, games room, lounge, dining room, study, two bedroom annexe with bathroom, lounge, kitchen and own garden, principal bedroom with dressing room, three ensuite bedrooms plus further bedroom, family bathroom, movie room and separate study area, carriage driveway and double garage, beautiful garden with office and gym. EPC: C

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Highfield Way, Rickmansworth
 Guide Price £1,600,000



Situated on a sought after road in the popular Cedars Estate is this beautifully presented and extended five bedroom detached house. This property has been skilfully extended and refurbished to a very high standard, creating an absolutely stunning family home. Front reception room, kitchen/reception room with separate utility, two studies, boot room, guest cloakroom, principal bedroom with luxury ensuite shower room & dressing room, four further bedrooms, family bathroom, good sized driveway, beautiful private rear garden. EPC: C

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Trout Rise, Loudwater
Guide Price £1,900,000



This beautifully presented four bedroom, two bathroom MacNamara style thatched house positioned in the heart of the sought after Loudwater Estate. The accommodation comprises of a dining room, spacious reception room, modern kitchen/breakfast room with dining area, third reception room, utility room, guest cloakroom, principal bedroom, three further generous sized bedrooms, family bathroom, large driveway with detached garage, private rear garden EPC: D

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rickmansworth@robsonswb.com | 01923 777762



All Saints Lane, Croxley Green
Guide Price £1,425,000



A truly stunning detached former lock keepers cottage set in a fabulous rural waterside setting. This beautiful home has been owned by the same family for over twenty years and the original lock keepers cottage reputedly dates back to the mid 1850's and was owned by the locally renowned Walker family. Sitting room, kitchen, snug/fourth bedroom, office, conservatory, utility room, principal bedroom with ensuite bathroom, two further bedrooms, family bathroom, workshop, canal side setting, stunning gardens with views over countryside, parking for several cars. EPC: G

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Elstree Road, Bushey
Guide Price £850,000



These two brand new family homes provide the perfect backdrop to raise families within one of Hertfordshire's most desired locations, offering village charm in the rural suburbs. Family room, kitchen Utility Room & guest WC to lower ground floor. Living room, bed 3,4 & bathroom to ground floor. Main & guest suite to 1st floor. Build completion September/October 2023. EPC: TBC

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Green Lane, Northwood
Guide Price £1,100,000



"Birchwood House" is the 2nd phase of Kingswood Gate – a new luxury development in the heart of Northwood. A choice of luxury thirteen 2 and 3 bedroom apartments in this classically styled building. Bespoke kitchen high gloss units with ambient LED lighting. Stone Italiana granite worktops. Siemens Appliances. Lift access to all floors. Secure underground parking. Build completion late 2023. EPC: TBC

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Ducks Hill Road, Northwood
 Guide Price £665,000



Havergate House is an exquisite new development of just five 3 bed 2 bath luxury apartments featuring classic timeless exteriors and elegant, flexible internal space. This exclusive development is close to a wide range of local amenities and has impressive transport links. Picturesque Northwood provides the perfect backdrop for Havergate House, offering village charm in the leafy, rural suburbs of North London. 2 parking space with electric charging point. EPC: B

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Berks Hill, Chorleywood
 £2,400 PCM



A truly unique two bedroom detached home located in the heart of Chorleywood Village. This beautifully presented property has a variety of period features including fireplaces and beamed ceilings. With a lounge, open plan kitchen/dining room, downstairs bedroom with en-suite shower room. To the first floor there is a further double bedroom and family bathroom. To the rear there is a courtyard, there is a garage for storage and driveway for parking. EPC D

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Glynswood Place, Northwood

£6,000 PCM



An outstanding four/five bedroom detached family home set over three floors in an exclusive private gated cul de sac. With four reception rooms, cloakroom, integral garage, large kitchen/ breakfast room, a conservatory. To the first floor there are three bedrooms, two with en-suite bathrooms, the master bedroom with a dressing room and a bathroom. To the second floor there is an additional double bedroom, bathroom and cinema/entertainment room.

The property is offered with off street parking for multiple vehicles. EPC: C

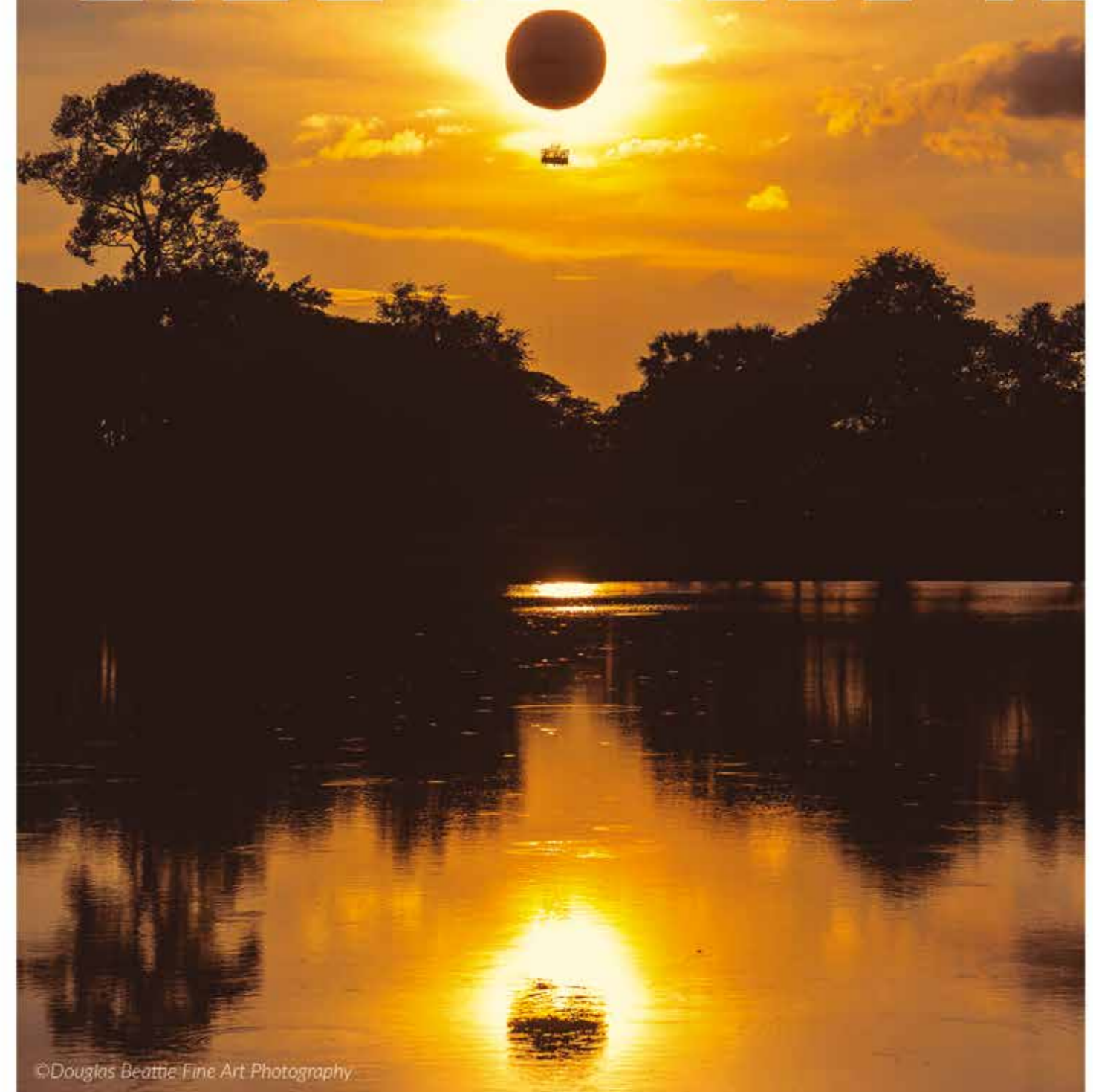
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Troutstream Way, Loudwater
£5,000 PCM



The property features, leaded light windows, three reception rooms, utility room, study, shower room, separate WC and a large bespoke kitchen with French doors to an attractive rear garden. To the first floor there are four bedrooms two en-suites and a family bathroom. The property is accessed via a sweeping driveway offering off street parking for several cars, a large beautifully landscaped front garden and a double garage. EPC: C

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Sandy Lodge Road, Moor Park, Rickmansworth
£4,750 PCM



A substantial five bedroom detached house in grounds of over a third of an acre, with delightful views over the playing fields of Northwood Prep. Offered to a high standard throughout, located on the exclusive Moor Park Private Estate with convenient access and within walking distance of Moor Park shops, restaurants and the Metropolitan Line Station. EPC: D

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LET
SIMILAR REQUIRED



Bellfield Avenue, Harrow

£6,500 PCM



Set within a substantial gated plot situated on a favoured private road, an attractive seven bedroom, five bathroom family home set over three floors. With a sitting room, lounge, open plan kitchen/dining room with bi-fold patio doors. To the first floor there are four bedrooms, three with ensuite shower rooms and bathroom and further benefits include a purpose built annexe secure off street parking for multiple vehicles, a garage and landscaped rear garden. EPC: B

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LET
SIMILAR REQUIRED



Royston Park Road, Pinner

£3,250 PCM



A brand new two bedroom, two bathroom apartment in a convenient location close to Hatch End train station. The property comprises of entrance hallway, open plan kitchen/lounge/dining room, utility room, separate guest cloakroom, master bedroom with ensuite bathroom, second bedroom with ensuite shower room. The property is offered unfurnished with off street parking. EPC: B

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LET
SIMILAR REQUIRED



Frankland Road, Croxley Green

£2,400 PCM



A charming three bedroom semi-detached family home located on a popular residential road close to the metropolitan line station in Croxley Green. The property comprises of a bright and spacious front living room, sitting room/office and cloakroom. With an open plan kitchen/dining room with bi-fold doors to a well-manicured rear garden. To the first floor there are three bedrooms and a modern family bathroom. The property benefits from parking via a driveway. EPC D

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