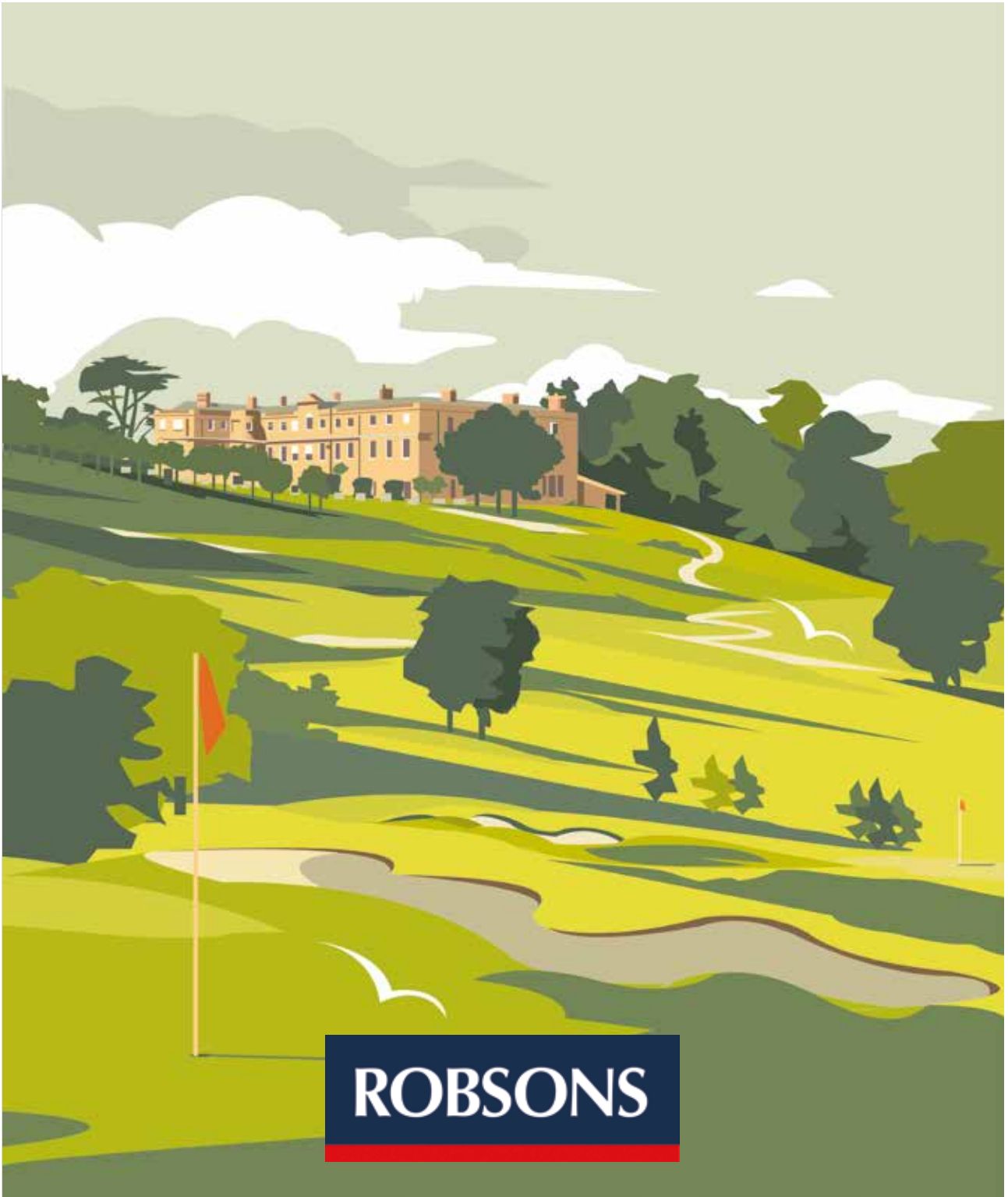


Robsons Estate Agents

Issue 5

Prestige

Property Collection



ROBSONS



WELCOME TO METROLAND

Welcome to the spring 2022 edition of Prestige – our magazine that showcases some of the finest property from across our network of eight Metroland offices.

The residential sales, lettings and new homes market has remained very buoyant since the turn of the year and has demonstrated that demand for quality property remains positive and strong, despite more challenging economic conditions and the terrible current situation in Ukraine.

House price growth has “cooled” a little but demand continues to outstrip supply and excellent prices are being obtained both on sales and letting. In lettings, properties that we manage are particularly popular with high quality tenants who are willing to pay a premium value for property that they know is well maintained and looked after.

Whilst we are seeing inflationary pressures in the general economy, the key factor of employment remains high and, despite rising interest rates, the cost of borrowing remains at historically low levels and the availability of funding is strong.

With the worst of the covid pandemic hopefully behind us and restrictions being lifted, we are also seeing life return to a more “normal” routine and there is no doubt that most people are simply keen to get on with their lives and see their moving and investment plans realised.

The spring is traditionally a strong period for the property market and we are seeing a steady increase in the flow of property becoming available which, in itself, is encouraging and will add to the growing confidence amongst those looking to move or invest.

The new homes market is also strong and we have many exciting client developments underway and coming to the market in 2022.

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



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THE PERFECT ESCAPE

A luxury boutique hotel set on the hillside of Ornos Bay, Mykonos



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Moss Lane, Pinner Village
Guide Price £2,500,000



A remarkable Grade II listed period property, designed in 1900 by the late Cecil Brewer, for his cousin Sir Ambrose Heal, of Heals furniture store. Extended in 1908, this fantastic home offers substantial living accommodation across three floors spanning 4790 sq. ft., and retains the majority of its original, distinctive features.

Pinner Office
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Nugents Park, Hatch End, Pinner
Guide Price £1,795,000



Available for the first time in over 50 years, Robsons are proud to present this characterful Edwardian home situated on one of Hatch End's / Pinner's most exclusive roads. This stunning property is completely surrounded by attractive gardens which provides an extraordinary level of privacy. Untouched since 1969, this grand accommodation is perfect for a large family that is ready to remodel a property to create their ideal home.
EPC D

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ROBSONS

**SALE
AGREED**



Woodhall Road, Pinner
Guide Price £1,750,000



Enjoying a tranquil, semi-rural location that forms part of the Pinnerwood Farm conservation area, is this outstanding, five bedroom family residence that has been extended to create a haven of space for the family to enjoy. This property is thought to have been built as a gate house to the Pinner Hill Estate and boasts view over local farmland. EPC D

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Whilst acquiring and developing our own sites, we also work with private clients creating new bespoke homes from concept to completion. Gary and his team will walk you through every stage of your new dream home making the process as easy and enjoyable as possible.



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All Projects shown were drawn by Dusek Design Associates and built by Alan C Ford LTD

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**SALE
AGREED**



Waxwell Lane, Pinner
Guide Price £1,600,000



Positioned on one of Pinner's most sought-after roads, just moments from the Village, is this fantastic five bedroom family residence offering bright, spacious and well-appointed interiors across two floors. Located just a stone's throw from Pinner high street and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, the Metropolitan Line is available at Pinner station and provides regular links into the City. EPC D

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ROBSONS



Waxwell Lane, Pinner
Guide Price £1,550,000



An exceptional five bedroom detached home offering a haven of space across three floors, perfect for the growing family. The property has a versatile floorplan as well as potential to extend (STPP), giving you the perfect opportunity to create your ideal home. Located on a popular road just a stone's throw from Pinner Village and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. EPC E

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Old Hall Drive, Pinner
Guide Price £1,350,000



Once the lodge to Pinner Hall, this fantastic property still retains some of its original, distinctive features and offers a combination of both Victorian elegance and modern comfort. Boasting four/five bedrooms, three bathrooms and two reception rooms, this family residence has been extended to create spacious living accommodation, with the potential to utilise part of the ground floor as a self-contained annexe. EPC E

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Pinner Hill, Pinner
Guide Price £1,250,000



Set within the highly sought-after and exclusive Pinner Hill Estate, is this fantastic, detached family residence occupying an extensive plot with an eye-catching garden pond. This charming property still retains its original, character features, and would benefit from cosmetic updating to reach the properties full potential. EPC E

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Sandy Lane, Northwood
Guide Price £3,850,000



An outstanding detached property approaching 7,500 sq.ft. set in grounds of approximately a third of an acre (dimensions taken from Promap). Providing adaptable accommodation over three floors and suitable for families requiring ground floor bedroom suites or self-contained accommodation. EPC D

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Nicholas Way, Northwood
Guide Price £3,850,000



Positioned in the private part of one of Northwood's most prestigious roads within the popular Copse Wood estate, this six bedroom, five bathroom detached family home has been lovingly maintaining to a high standard throughout and sits within a commanding southerly orientated plot approaching 0.619 of an acre (dimensions taken from Promap). EPC C

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Woodside Walk, Northwood
Guide Price £3,395,000



Brackenhill Close comprises of six elegant and spacious homes that provide private and peaceful seclusion within a mature woodland setting and is approached only through controlled access gates. Bracken Hall is an imposing 5 bedroom 5 bathroom detached family dwelling extending to approximately 5,200sqft with luxury internal space with a substantial garden. EPC C

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“This series of prestigious events all revel in a distinctly British experience.”

Above: The Cazoo Derby - Epsom Downs Racecourse, Surrey.

The Social Season 2022

A day at the races, a night at the opera. The ultimate guide on where to be seen this season.

The British social season, or ‘The Season’ as it’s often called, is a succession of historic annual events taking place from spring through to the end of summer across the UK. This series of prestigious events all revel in a distinctly British experience. The arts, music, horticulture, sport and dedicated royal occasions all feature in the social season, offering a wonderful taste of tradition. It’s time to check your diary – these are the must-attend events you won’t want to miss.

Whilst there may be a broad range of events available, what they all have in common is a refreshing focus on dress code etiquette, enviable guest list and plenty of fizz. Top of the wish list is undoubtedly major race meetings such as Royal Ascot and The Derby at Epsom Downs. But those looking to network are sure to be seen at influencer art festivals such as Hay and Glyndebourne.

Here is our ultimate guide on where to be seen this season. All that’s left to do is start planning your social wardrobe with military precision... and to snap up those tickets before they go.



Above: Cartier Queen’s Cup Final - Guards Polo Club, Windsor
Middle: Goodwood Revival - Goodwood Estate, West Sussex
Bottom: Lendy Cowes Week - Cowes, Isle of Wight

April
The QIPCO Guineas Festival
Rowley Mile, Newmarket.
29 April - 1 May

This three day event welcomes racegoers for world class, season-defining action.

May
Badminton Horse Trials
Badminton Estate, Gloucestershire.
4-8 May

Top level three-day eventing; highlight of the country set’s diary.

Royal Windsor Horse Show
Windsor Castle, Windsor.
12-15 May

Set in Her Majesty The Queen’s private gardens at Windsor and featuring international competitions in show jumping, dressage, driving and endurance.

Cartier Queen’s Cup Final
Guards Polo Club, Windsor.
17 May-12 June

One of the most important polo tournaments in the world attracting the world’s greatest players.

Glyndebourne
Near Lewes, West Sussex.
21 May-28 August

One of the world’s finest opera house. The festival combines artistic excellence, eccentric charm and a tradition to dress up to picnic in the gardens.

RHS Chelsea Flower Show
The Royal Hospital Chelsea, London.
24-28 May

Floral extravaganza regarded as the world’s most prestigious flower show.

Hay Festival
Hay on Wye, Powys.
26 May -5 June

Described by Bill Clinton as ‘Woodstock of the Mind’, this acclaimed literary festival has brought together artists, writers, thinkers and readers for over 30 years.

June
Garsington Opera
Wormsley Estate, Buckinghamshire.
1st June-31st July

Garsington Opera champions UK talent and lesser known work with performances taking place in the award-winning Pavilion.

The Cazoo Derby
Epsom Downs Racecourse, Surrey.
3-4 June

One of the oldest and richest flat races in the world. Hats are required and the best vantage point is the Queen’s Stand.



Above: Qatar Goodwood Festival - Goodwood, West Sussex.

Grange Festival
Northington, Hampshire.
9 June-14 July

Fourth year for this new arts festival combining opera and dance with music from Broadway and Hollywood; staged in the old orangery of this neo-classical mansion.

Royal Ascot
Ascot Racecourse, Berkshire.
14-18 June

The Queen's parade opens the world's most famous race meeting providing spectacular heritage, unparalleled racing, high fashion, fine dining and pageantry.

Summer Exhibition
Royal Academy of Arts, London.
21 June-21 August

The world's longest running and largest open-submission show celebrating creativity. Discover works by household names and emerging artists at the annual celebration of art and creativity.

The Royal Highland Show
Edinburgh, Scotland.
23-26 June

One of Scotland's most iconic events, firmly established as one of Europe's most impressive celebrations of farming, food and rural life.

Goodwood Festival of Speed
Goodwood Estate, West Sussex.
23-26 June

Considered to be the world's greatest celebration of motorsport and car culture.

The Championships, Wimbledon
The All England Tennis Club, London.
27 June-10 July

The oldest tennis tournament in the world and arguably the most famous.

Henley Royal Regatta
River Thames, Henley.
28 June-3 July

Best known regatta in the world and a highlight of both the summer sporting calendar and the Season.

Masterpiece
Royal Hospital Chelsea, London.
30 June-6 July

Considered the world's leading cross-collecting fair with fine works of art, design, furniture and jewellery, from antiquity to the present.

July
The Moët & Chandon July Festival
July Course, Newmarket.
7-9 July

World-class racing, including the Darley July Cup, Europe's leading sprint race, The Style Awards and musical entertainment.

King Power Gold Cup
Cowdray Park, West Sussex.
9-17 July

One of the premier polo sporting occasions in the world, held against the backdrop of Cowdray ruins.

The Game Fair
Hatfield House, Hertfordshire.
29-31 July

A celebration of British field sports and country life.

Qatar Goodwood Festival
Goodwood, West Sussex.
26-30 July

Known as Glorious Goodwood, this is one of the highlights of the flat racing season. Dress includes panama hats worn by women and men alike.

Cowes Week
Cowes, Isle of Wight.
30 July-5 August

One of the UK's longest running sporting events with a mix of competitive sailing (from Olympic professionals to weekend sailors) and social activities.

August
Salon Privé
Blenheim Palace, Oxfordshire.
31 August-4 September

Exclusive automotive garden party with fine collection of supercars and classic cars.

September
Concours of Elegance
Hampton Court Palace, Richmond Upon Thames.
2-4 September

Described as the crown jewels of the automotive world - from 19th century pioneers to present day supercars.

LAPADA Art and Antiques Fair
Berkeley Square, London.
14-19 September

Work from across the art, antiques, design and decorative arts spectrum, from silver to tapestries, fine art to furniture, with authenticity assured thanks to a 70-member specialist committee.

Goodwood Revival
Goodwood Estate, West Sussex.
16-18 September

A return to the halcyon days of British motor racing and the only historic race meeting staged in period dress.

October
Dubai Future Champions Festival
Rowley Mile, Newmarket.
7-8 October

This festival is the highlight of the Gold Season at Newmarket, with incredible racing and featuring The Style Awards - dress to impress!



Hedgeside Road, Northwood
Guide Price £3,000,000



An Impressive 7 bedroom detached family home with a paved driveway with parking for several cars and set on a plot over 0.3 of an acre. The property is finished to a high standard throughout with high quality fixtures and fittings and is presented in excellent decorative order.

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Sherborne Place, Northwood
Guide Price £1,995,000



Positioned in a sought after cul de sac location off one of Northwood's most popular private roads, this impressive detached family home has been skilfully extended and refurbished to a high standard throughout. Now boasting over 3,000 sq.ft of well balanced and modern accommodation set over two floors. EPC C

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Grosvenor Road, Northwood
Guide Price £1,750,000



A detached 5 bedroom family home located in a quiet residential tree-lined road in the heart of Northwood, with four reception rooms, a spacious kitchen/breakfast room, utility room and cloakroom. There are five bedrooms, three with ensuite bathrooms. There is a secluded rear garden and to the front of the property the driveway provides off street parking. EPC D

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Holland Way, Northwood
Guide Price £1,475,000



A four bedroom detached house located in a sought after road a short distance from Northwood town centre. There are two reception rooms, a fitted kitchen and a separate utility room and cloakroom. There are four bedrooms, one with ensuite dressing room and shower room. There is off street parking and a double garage. This property would benefit from a programme of refurbishment. EPC D

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Harefield Place

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, which has been transformed into a gated development of 25 converted and newly built two and three-bedroom luxury apartments.

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

The exclusive development is approached via a sweeping driveway. The restored manor house provides nine two and three-bedroom apartments which form the Classic Collection, while the new build wing in Brompton House 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 luxurious bedroom suites.

Following a two-year 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.

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.

New Show Home: Apartment Three

Our new show home, apartment three sits within the Classic Collection and is for sale at £1,325,000. The stunning, two-bedroom, two bathroom apartment on the ground floor has the benefit of a separate kitchen/dining area, while the drawing room's feature bay window offers views of the development's impressive grounds.

Harefield Place includes an on-site Estate Manager, whose role is to ensure that Harefield Place is maintained to the highest level. There is secure allocated parking, in addition to individual store rooms for each property. Many of 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 £850,000 up to £1,575,000.

Viewings are available seven days a week by appointment. Please call us on either 01895 733523 or 0203 814 1883. Email us on enquiries@harefieldplace.com or landandnewhomes@robsonswb.com and visit www.harefieldplace.com



Astons Road, Moor Park
Guide Price £6,500,000



Enjoying a commanding elevated position in one of Moor Park's most prestigious roads, this impressive has recently undergone extensive renovations, this fine period home offers approximately 7800 sq.ft of accommodation over three well-appointed levels, with lift access to all floors. EPC E

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Wolsey Road, Moor Park
Guide Price £5,250,000



An imposing six bedroom, six bathroom, detached residence with four receptions rooms, a games room and gym. This substantial property was constructed in 2002, occupying a triple plot of just over half an acre and offering nearly 6500 sqft of accommodation over three well-appointed floors. EPC C

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Astons Road, Moor Park
Guide Price £4,250,000



The Dutch Lodge is one of the finest examples, set on approximately 1 acre of mature landscaped grounds. The property extends to approximately 5,500 sq.ft arranged over three floors with 4 principle reception rooms enjoying views over the rear garden, with 7 bedrooms and 5 bathrooms providing the ideal balanced living accommodation. Third floor can also be used as an annexe. EPC D

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



A six bedroom detached family home set on a mature plot of approximately 0.4 acre (measurement taken from Promap) which forms part of the exclusive 294 acres of the Moor Park private gated estate. EPC D

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Bedford Road, Moor Park
Guide Price £2,395,000



A beautifully presented five bedroom, four bathroom detached family home, located on the Moor Park private estate. The property has undergone extensive refurbishment offering a spacious and versatile interior, making this an ideal purchase for a multi-generational family. Outside, the east facing rear garden extends to approximately 150 feet in length. EPC D

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Pembroke Road, Moor Park
Guide Price £3,400,000



Occupying a 0.54 acre plot in one of Moor Park's finest roads, is this attractive 7 bedroom, 7 bathroom detached house set over three floors. A main feature of this property is the stunning rear garden, which extends to approximately 180 ft in length, which is mainly laid to lawn with a variety of mature trees and shrubs and attractive views of the golf course beyond. EPC E

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We specialise in advice on residential conveyancing, commercial property, wills, trusts, probate and powers of attorney.

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A large part of our business comes by way of recommendation from existing clients. We provide a friendly and efficient service and we ensure that each matter is handled promptly, your questions are answered and legal procedures are explained.



Springfield, Bushey Heath
Guide Price £1,350,000



A modern five bedroom, two bathroom detached residence, occupying a generous corner plot in the heart of Bushey Heath. This light and airy home offers an abundance of space for family living, a stunning open plan kitchen/dining/family room. Outside, the rear garden extends to approximately 90 ft in length. EPC E

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Shire Lane, Chorleywood
Guide Price £2,495,000



This stunning five bedroom detached Edwardian home has been extended and modernised, whilst retaining many character features and provides over 3,400 sq ft of accommodation in the heart of Chorleywood. There is a kitchen/breakfast room, four reception rooms, conservatory, utility, two guest cloakrooms, five bedrooms, two of which have en-suites and a family bathroom. There is a garden room, ideal for a home office/gym/games room, set in a manicured landscaped garden. EPC E

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Shire Lane, Chorleywood
Guide Price £1,950,000

4 6 8

This stunning six bedroom, eight bathroom property is in a prime position in Chorleywood and provides over 4,000sqft of flexible living accommodation. There is a kitchen/breakfast room, dining room, reception room, study, games room, gym and laundry room, together with six bedrooms, all with en-suites and two additional bathrooms. There is a driveway to the front and a beautiful rear garden, ideal for entertaining. EPC C

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Blacketts Wood Drive, Chorleywood
Guide Price £1,300,000

2 4 1

This impressive four bedroom detached family home is situated in a sought after location in Chorleywood. There is a spacious hallway, 'L' shaped lounge/dining room with access to the rear garden, family room, kitchen, utility, guest cloakroom and integral garage. To the first floor are four bedrooms, all overlooking the rear garden, together with a family bathroom. This lovely property has a large south facing rear garden. EPC D

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Quickley Lane, Chorleywood
Guide Price £1,100,000



This spacious double fronted, four bedroom detached property is ideal for renovating to create a fabulous family home. There is a kitchen, large reception room, second reception room, dining room and guest cloakroom to the ground floor, with four bedrooms and a bathroom to the first floor. There is ample off street parking and a double length garage, together with a large rear garden. EPC D

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Schedules of Condition

Snagging List



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Clements Road, Chorleywood
Guide Price £975,000



This four bedroom chalet bungalow is situated in a prime Chorleywood location, just a short distance from Chorleywood Common, Chorleywood station and village shops and restaurants. To the first floor is a lounge, kitchen, two bedroom and the family bathroom, with stairs leading to the first floor and two further bedrooms and a shower room. There is off street parking to the front and a good sized rear garden.

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Nottingham Road, Herongate
Guide Price £800,000



A charming three bedroom cottage in the enclave of Herongate, which was established as a Chartist settlement in the 1840's. The property has a kitchen/breakfast room, lounge, dining room, reception room, three bedrooms and a bathroom. There are attractive gardens to three sides of the property, including a secluded patio area to the rear and a pretty garden and driveway to the front. EPC E

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Pure Luxury

The elegant New Range Rover defines modern luxury, providing more refinement, customer choice and scope for personalisation than ever before.

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Thierry Bolloré, Chief Executive Officer, Jaguar Land Rover



Range Rover is the original luxury SUV and has led by example for 50 years, combining serene comfort and composure with all-conquering capability. The New Range Rover is the most desirable yet, mixing breathtaking modernity and aesthetic grace with technological sophistication and seamless connectivity with a suite of efficient mild-hybrid and plug-in hybrid⁵ powertrains – and a pure-electric Range Rover set to join the line-up in 2024 – plus a choice of four, five or seven-seat interiors available across Standard and Long Wheelbase body designs, the New Range Rover is at home in any environment.

Thierry Bolloré, Chief Executive Officer, Jaguar Land Rover, said: “The New Range Rover is a superb manifestation of our vision to create the world’s most desirable luxury vehicles, for the most discerning of customers. It writes the next chapter in the unique story of pioneering innovation that has been a Range Rover hallmark for more than 50 years.” Land Rover’s new flexible Modular Longitudinal Architecture, MLA-Flex, underpins every aspect of this luxury SUV, from its unmatched capability and agile handling to its peerless refinement. By combining state-of-the-art engineering techniques with new levels of virtual

development and Land Rover’s punishing development programme, the New Range Rover will deliver new levels of quality.

A pair of innovative Extended Range plug-in hybrid electric vehicle (PHEV) powertrains⁵ provide CO2 emissions below 30g/km, with a pure-electric driving range of up to 100km (62 miles),¹ delivering an expected real-world range of up to 80km (50 miles) – enough for typical Range Rover customers to complete up to 75 per cent of trips using electric power only⁷. The new luxury SUV is available in SE, HSE and Autobiography models. A First Edition will be available throughout the first year of production, based on the Autobiography and featuring a unique specification. It is exclusively available in a Sunset Gold Satin finish, among a choice of five exterior colours. Both Standard (SWB) or Long Wheelbase (LWB) body designs are available with five seats, while

the New Range Rover LWB model is available with a third row for extended comfort for up to seven adults.

The new Range Rover SV5 is an exquisite interpretation of Range Rover luxury and personalisation from the experts at Special Vehicle Operations. The SV model is available in both SWB and LWB body designs, with exclusive features including new SV Serenity and SV Intrepid design themes and a four-seat SV Signature Suite configuration.

Peerless Refinement

The New Range Rover makes every journey an occasion to be remembered, combining advanced technology with modern luxury to deliver peerless refinement for every occupant, including those in the new third-row seats. By eliminating unwanted noises, vibrations and distractions – and reducing the

cognitive load on the driver and passengers – occupants will arrive at their destination feeling refreshed, even after the longest journeys.

Seamless Technology

The New Range Rover maintains its rich bloodline of pioneering innovation with a suite of technologies designed to effortlessly enhance convenience, efficiency, refinement and safety. Land Rover’s latest Electrical Vehicle Architecture (EVA 2.0) is the enabler-in-chief and includes Software-Over-The-Air (SOTA) updates for more than 70 electronic modules, meaning the New Range Rover will constantly evolve, improve and remain up to date as it matures.

The New Range Rover revolutionises the in-car experience with seamlessly integrated Amazon Alexa². Using intuitive



Breath Taking Modernity

The fifth-generation luxury SUV takes Land Rover’s modernist design philosophy to the next level, with a contemporary interpretation of its trademark profile to create an incredible design statement. It continues to lead, bringing breathtaking modernity, aesthetic grace and sophistication to Land Rover’s latest flagship.

Prof Gerry McGovern OBE, Chief Creative Officer, Jaguar Land Rover, said: “The New Range Rover is a vehicle with a peerless character, from the impeccable restraint of its exterior to the flawless tranquil sanctuary of its cabin. Informed by creative intellect and a desire for perfection, it doesn’t follow fashion or trend, but by a modernist design philosophy, combined with over 50 years of evolution, it is quite simply the most desirable Range Rover ever created.”

The New Range Rover is defined by three lines that can trace their origins back through the generations; the falling roofline, strong waistline and rising sill line. These trademark features combine with a characteristically short front overhang and a distinctive new boat tail rear – complete with practical split tailgate – to create an elegant profile that conveys Range Rover’s peerless presence.

The unbroken waistline showcases Land Rover’s attention to detail as the rounded edge of the door meets the glass in a simple, clean finish thanks to a specially engineered hidden waist finisher. The design-enabling technology combines with flush glazing, hidden-until-lit lighting and precise detailing to create the impression that the vehicle has been milled from solid. The sophisticated surfaces provide a clean and contemporary appearance – and contribute to a drag coefficient of 0.30, making this the most aerodynamically efficient luxury SUV in the world.

The luxurious interior is underpinned by modern, intuitive and relevant technologies, designed to work harmoniously with the finest materials and wellbeing innovations to create a calm sanctuary for all occupants – turning every trip into an experience to savour.

The exterior colour palette elevates New Range Rover’s elegant proportions and clean surfaces while the interior options are more sustainable, responsible and progressive than ever. Customers have a wider choice of materials and finishes, including innovative textiles and tactile Ultrafabrics™ with a continuation of Land Rover’s pioneering relationship with Kvadrat™ – Europe’s leading manufacturer of premium textiles. It is combined with Ultrafabrics™ to create a defining materiality option that is lighter and generates only a quarter of the CO2 of traditional leather.



natural voice commands goes one step beyond touchscreen or button interfaces in helping reduce cognitive load, providing a sense of effortless modern luxury. In this way, Alexa capabilities allow customers to manage everything from favourite infotainment features and music track selection to navigation or phone contacts – all while keeping their hands on the wheel, and eyes on the road.

Alexa voice AI is embedded within the New Range Rover, so users experience seamless interactivity and next-level convenience. Alexa capabilities also allow customers to check the news, weather and for any scheduled meetings using simple voice commands. The system can even turn on your lights at home and connect to other Alexa-enabled devices. Alexa works in addition to Wireless Apple CarPlay® and Wireless Android Auto™ and can be initiated either by saying

“Alexa” or pressing the Alexa button on the central touchscreen⁹. It does not need any phone or external device to operate – only details of a customer’s Amazon account and an internet connection – while wireless charging for Qi compatible smartphones keeps devices topped up.

New Quality Benchmark

The New Range Rover has been designed, developed and engineered in the UK and, during this process, Land Rover has filed no fewer than 125 patents covering everything from its pioneering chassis technologies to its PHEV battery. Land Rover’s engineers used motorsport-derived

simulation technology to put the vehicle through its paces in the virtual world more comprehensively and intensively than ever, completing more than 140,000 hours of computational analysis prior to physical testing.

A fleet of prototypes then embarked on a punishing global test and development programme, taking in extreme temperatures ranging from the 45C heat of the desert to the -30C cold of the Arctic.

The New Range Rover will be produced exclusively at the Solihull Manufacturing Facility in the UK, using a state-of-the-art

production line housed in the building used to produce early Series Land Rovers.

The historic building is the spiritual home of Land Rover and its reimagining as a new, ultra-modern centre for Range Rover production showcases the way the company protects its heritage.

The New Range Rover is available to order now, priced from £94,400 in the UK.

ROBSONS

**SALE
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Chorleywood House Drive, Chorleywood
Guide Price £699,990



An outstanding characterful two bedroom, two bathroom first floor apartment forming part of this stunning regency mansion that dates back to the 1800's. The property was built for Lady Ela Sackville Russell, the daughter of the 9th Duke of Bedford and was sympathetically converted into apartments in the late 1990's, retaining a wealth of character features including fireplaces, wood panelling and high ceilings. EPC E

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Lower Plantation, Loudwater
Offers in Excess of £3,000,000

8 6 4

This stunning six bedroom, four bathroom property has been extended and completely renovated by the current owners to create a spectacular 6,377sqft family home. The accommodation briefly comprises of a modern Mobalco kitchen/breakfast room, seven further reception rooms including a snooker/games room, fully equipped cinema room, together with a swimming pool and sauna. There is a double garage and impressive landscaped gardens. EPC C

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The Clump, Rickmansworth
Guide Price £2,950,000

3 8 7

This stunning property is presented to a very high standard and is set on a 0.54 acre plot. The accommodation comprises of a reception hall, living room, study, 40' luxury kitchen/breakfast room and a spice kitchen. There is a principal bedroom suite, four further bedroom suites, three additional bedrooms and a family shower room. The property is gated and has beautiful landscaped gardens. EPC B

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ROBSONS



Lower Plantation, Rickmansworth
Guide Price £2,899,950



This immaculately presented architect designed property is situated in sought after Loudwater Lane and provides 6,975sqft of flexible accommodation. There are three light-filled reception rooms opening to the garden, a study and six impressive bedroom suites. This fabulous home has 0.5 acre of manicured gardens, with a water feature, scene lighting and an irrigation system. EPC B

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Chorleywood Road, Rickmansworth
 Guide Price £1,685,000

4 4 2

A charming and characterful McNamara style thatch cottage presented to a very high standard. This beautiful four bedroom detached cottage is bursting with charm and boasts many attractive features, including exposed beams and open fireplaces. The stunning garden is mainly laid to lawn with mature borders and a large patio area, ideal for entertaining. EPC D

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Cedars Avenue, Rickmansworth
 Guide Price £1,400,000

4 4 2

A spacious double fronted detached property with four large reception rooms, four generously sized bedrooms and two bathrooms. This property offers both potential to extend (STPP) and has a Certificate of Lawfulness for erection of a detached outbuilding for an office, gym, garage and store. The mature south-west facing rear garden is ideal for outdoor entertaining. EPC E

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Money Hill Road, Rickmansworth
Guide Price £1,250,000

2 5 5

A stunning five bedroom, five bathroom detached family home set over three floors. The ground floor has an integral annex with a bedroom, kitchen and shower room, which has its own front door, together with access to the main house. The property has a large rear garden that is well screened and surrounded by mature borders. EPC D

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Highfield Way, Rickmansworth
Guide Price £1,050,000

2 3 1

This well presented three bedroom detached home is located on a popular tree lined road. The property has an open plan reception/dining room, kitchen, guest cloakroom, three bedrooms, family bathroom and an attached garage. The rear garden is a particular feature of this property, which also has potential to extend (STPP) and is presented to the market with no onward chain. EPC E

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Eastbury Avenue, Northwood
Prices from £1,150,000



Located in desirable Eastbury Avenue, within 1 mile of Northwood town centre.

Specifications has been thoughtfully conceived, utilising the finest materials ensure long-lasting durability. Floor areas ranging from 1,300sqft - 2,200sqft, these are homes that tick all the boxes for spacious living in this highly desirable location.

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Homefield Road, Chorleywood
Guide Price £999,950

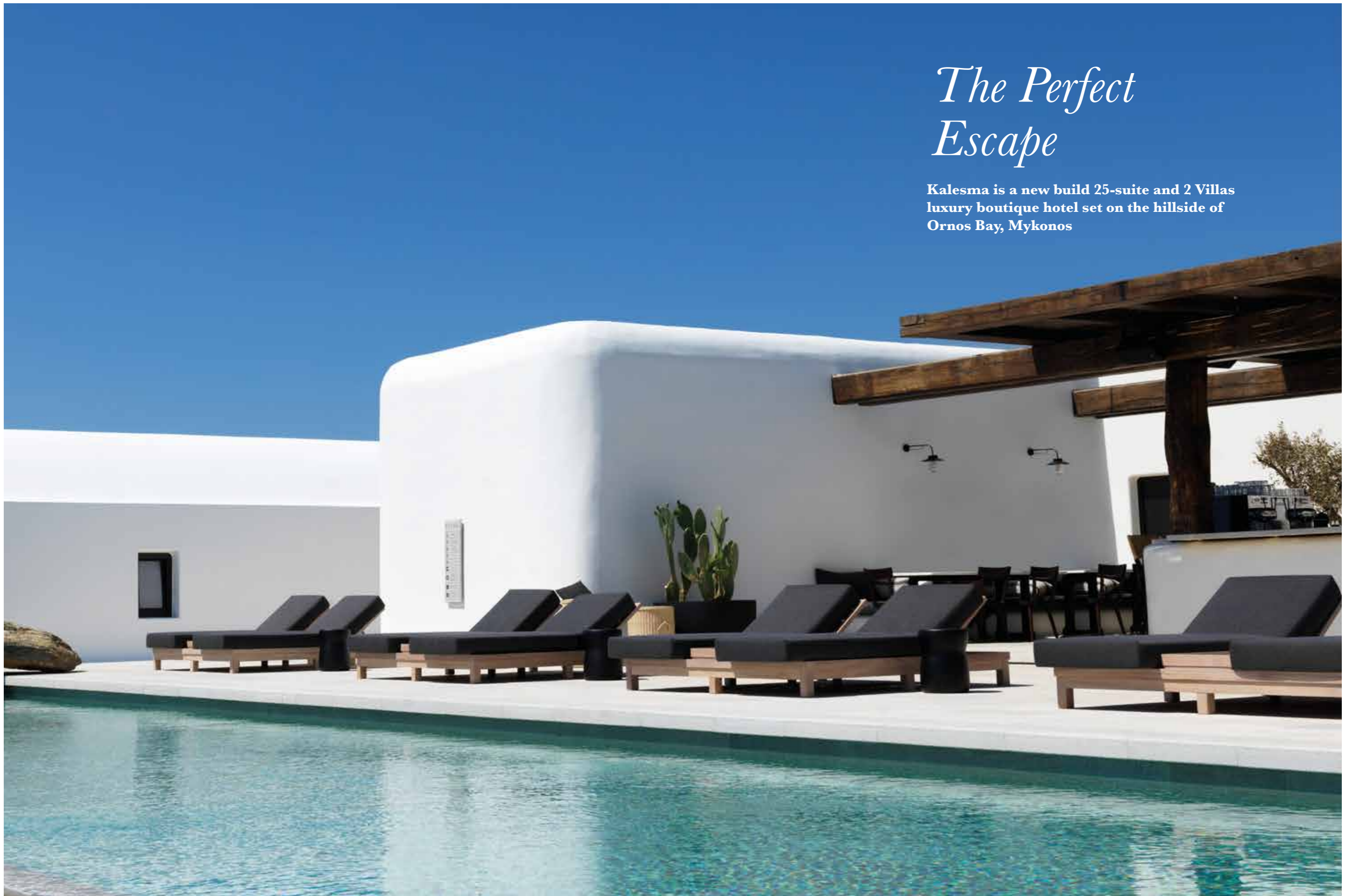


Forming part of an exclusive new development of 4 luxury family homes featuring classic, timeless exteriors and elegant, flexible internal space. The final house remaining, offers privacy and peaceful seclusion, yet is close to a wide range of local amenities within the Village. Homefield Mews provides the perfect backdrop to raise families within one of Hertfordshire's most desired locations, offering village charm in the rural suburbs.

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The Perfect Escape

**Kalesma is a new build 25-suite and 2 Villas
luxury boutique hotel set on the hillside of
Ornos Bay, Mykonos**



Kalesma is a collection of beautifully designed whitewashed houses, created to resemble a charming Mykonian village which tumbles down a slope to Ornos Bay. The look and feel of a traditional village is deliberate, as Kalesma Mykonos is all about making guests feel at home and encouraging a neighbourhood vibe, enhanced by weekly intimate dinners.

Inspired by Cycladic architecture, combining tradition with contemporary elements, Kalesma is a design aficionados dream – offering sleek and minimalist interiors using locally-sourced materials. Spectacular sea views are promised from every part of the hotel and its location is truly unique, with guests being able to see the sunrise and sunset from the same spot.

Cycladic Cuisine

Created by the Greek owners of acclaimed Athens restaurants, Pere, Ubu and Sea Spice, Kalesma Mykonos will feature a modern destination restaurant, leading the food scene on the island. Greek cooking is imbedded within the DNA of Kalesma Mykonos and the offering focuses on food for the soul. The hotel's restaurant, PERE UBU, will focus on seasonal and local produce, and will come complete with a wood fired oven which will be used to bake a daily selection of fresh homemade bread and pies. PERE UBU overlooks the hotel's spectacular infinity pool and is the social hub of the hotel, offering a laid-back atmosphere during the day with chilled summer music, delicious small plates and light lunches. By night, it transforms into a sophisticated eatery, serving simple, elegant dishes showcasing the local produce alongside innovative cocktails keeping guests fuelled into the early hours. The owners are genuinely passionate about hospitality and aim to bring people together through food, hosting weekly intimate dinners at PERE UBU. The restaurant is open to hotel residences and island visitors alike, however the hosted dinners will be exclusively for Kalesma guests. The Sunset Lounge – Aloni, is the ideal spot to watch the sun disappear behind the sea and a perfect place to end the evening with a nightcap.



Informal Island Living

Kalesma's accommodation is in the form of suites and villas and is the only hotel in Mykonos where all accommodation comes with its own private heated pool. Each room also comes with unobstructed sea views and private terraces, complete with sun loungers that catch the breeze from the Aegean. All accommodation features original artwork and expansive bathrooms with freestanding bathtubs and an outdoor shower on a private patio. Guests of Kalesma Mykonos can arrange in-room spa treatments, private yoga and Pilates, as well as personal training sessions. Kalesma's outstanding location provides 360 vistas of the bay below, providing guests with the unique opportunity to enjoy both sunrise and the legendary sunsets from the same spot.

The hotel's 25 suites are generous in size at 63 sqm with 90 sqm terraces and can sleep up to three adults or two adults and two children. Kalesma Mykonos is also home to two spectacular, earth coloured private villas, one with three bedrooms and one with four. Ideal for entertaining or family holidays, both feature an open plan living room with cosy sofas, dining area and a fully equipped kitchen with pre-stocked food and wine fridges. A personal chef is available to villa guests if they wish to organise an intimate gathering or romantic meal on their terrace. Villas also come with their own fitness rooms. A stay in one of these private villas combines self-contained serviced residences, with access to exceptional hotel facilities and each will have a dedicated Villa Manager on call to coordinate guests stays.

Inspirational Design

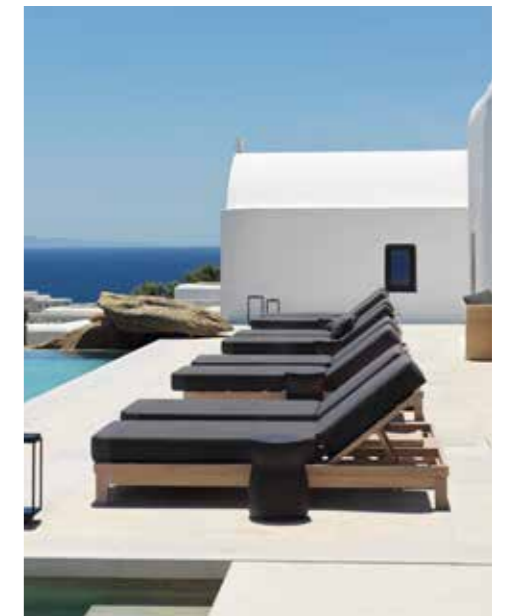
The architecture has been exclusively designed by distinguished Greek design company K-studio, responsible for high-end Greek restaurant OPSO in London and the brand new Mykonos Airport. K-studio takes a holistic approach and their work pays homage to the skill and craft of traditional Greek architecture. With a fierce sense of pride in its heritage of craftsmanship, this new generation design studio takes elements of Greece and puts them into a contemporary context. Interiors are by Vangelis Bonios, behind Kalesma's sister restaurants Athenian hotspots Pere, Ubu and Sea Spice. Bonios' style is sophisticated and modern yet timeless, utilising pure and tactile materials. His approach prioritises comfort and attention to detail. Both the architecture and interiors of Kalesma Mykonos were inspired by the laid-back glamour of Mykonos, with its whitewashed walls, a neutral and earthy colour palette, traditional elements of a Greek villa and bougainvillea filled archways.

Authentic Mykonos Experiences

Kalesma Mykonos prides itself on providing guests with exclusive access to lesser-known hotspots, within the sought-after destination of Mykonos. The bustling Mykonos town, covered with bougainvillea, is situated just 3.8 km away. The hotel team has a deep-rooted connection with the island and Private Experience Concierges are on hand to help guests discover the island's hidden gems including local eateries, exclusive boutiques and picture-perfect tiny churches. They can also arrange trips to some of the island's 25 beaches – from the hottest beach clubs to wide stretches of golden sand and secluded swimming caves, known only to the hotel's private tenders. Private yacht charters and helicopter transfers are also available upon request for those who wish to truly push the boat out and experience the island from a different perspective.

2022 rates in a Suite at Kalesma start from €1,450 (currently approx. £1,222) per night on a bed and breakfast basis while Villas are from €3,450 (currently approx. £2,908).

www.kalesmamykonos.com



“Kalesma Mykonos is all about making guests feel at home and encouraging a neighbourhood vibe.”





Ducks Hill Road, Northwood
Price from £725,000



Havergate House is an exquisite new development of just 5 luxury 2 bedroom 2 bathroom 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. EPC B

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South View Road, Pinner Hill
Guide Price £5,650 PCM



A charming five bedroom detached family home set within the exclusive gated Moor Park Private Estate. Providing well balanced accommodation of over 5,000sqft and presented to a very high standard throughout. Outside, the large frontage with its sweeping carriage driveway provides ample off street parking and access to the garage. To the rear of the property is a landscaped garden with a summer house and the patio area provides a good space for outside entertaining. EPC D

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Pembroke Road, Moor Park, Northwood
Guide Price £4,750 PCM



Situated behind a private gated entrance, this detached residence offers spacious family living set within beautiful grounds. Offering over 3000sqft of versatile accommodation; 4 reception rooms & 5 bedrooms. The large frontage provides ample off street parking & access to the double garage. The landscaped garden has a summerhouse, swimming pool and a generous terrace. The house enjoys an enviable location in the Moor Park Private Estate. EPC D

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



Arguably one of the most attractive properties on the Moor Park private estate with a plot size of approximately 0.4 of an acre. The property comprises of entrance hallway, lounge, dining room, kitchen/breakfast room/ utility, study and downstairs cloakroom, To the first floor there are four bedrooms, master bedroom with ensuite bathroom, family bathroom & seperate cloakroom. The property benefits from a mature and secluded landscaped garden which will appeal to discerning gardeners. EPC E

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Moor Lane, Rickmansworth
 Guide Price £3,500 PCM



An impressive 4 bedroom detached family home has recently been refurbished to a high standard throughout. Reception room, guest cloakroom, kitchen/diner, family room with access to the attractive garden The master bedroom with ensuite bathroom and a family bathroom. Located on the sought after Lane within reach of Rickmansworth and Northwood, with the Metropolitan Line service. The property is offered unfurnished with parking via own driveway. EPC E

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Nower Hill, Pinner
Guide Price £3,250 PCM



A exceptionally well presented four bedroom, two bathroom family home in the heart of the popular Pinner village. The property comprises of entrance hallway, lounge, office/bedroom, a modern open planned kitchen/dining room and living room. To the first floor there are three bedrooms, the master bedroom with ensuite shower room and a family bathroom. The property benefits from off street parking for several cars and a secluded rear garden. EPC C

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Loudwater Drive, Rickmansworth
Guide Price £2,250 PCM



This beautiful 2 bedroom apartment forms part of Loudwater House, a Regency property within the private gated Loudwater Estate. This immaculate & renovated to a high specification, creating a modern contemporary feel whilst retaining many original features. (37) Boasting 900 sqft, arranged over two floors, provides a stunning bespoke kitchen with Gaggenau appliances, a bright lounge with a sun terrace, principal bedroom, second bedroom, luxury bathroom suite and guest cloakroom. EPC C

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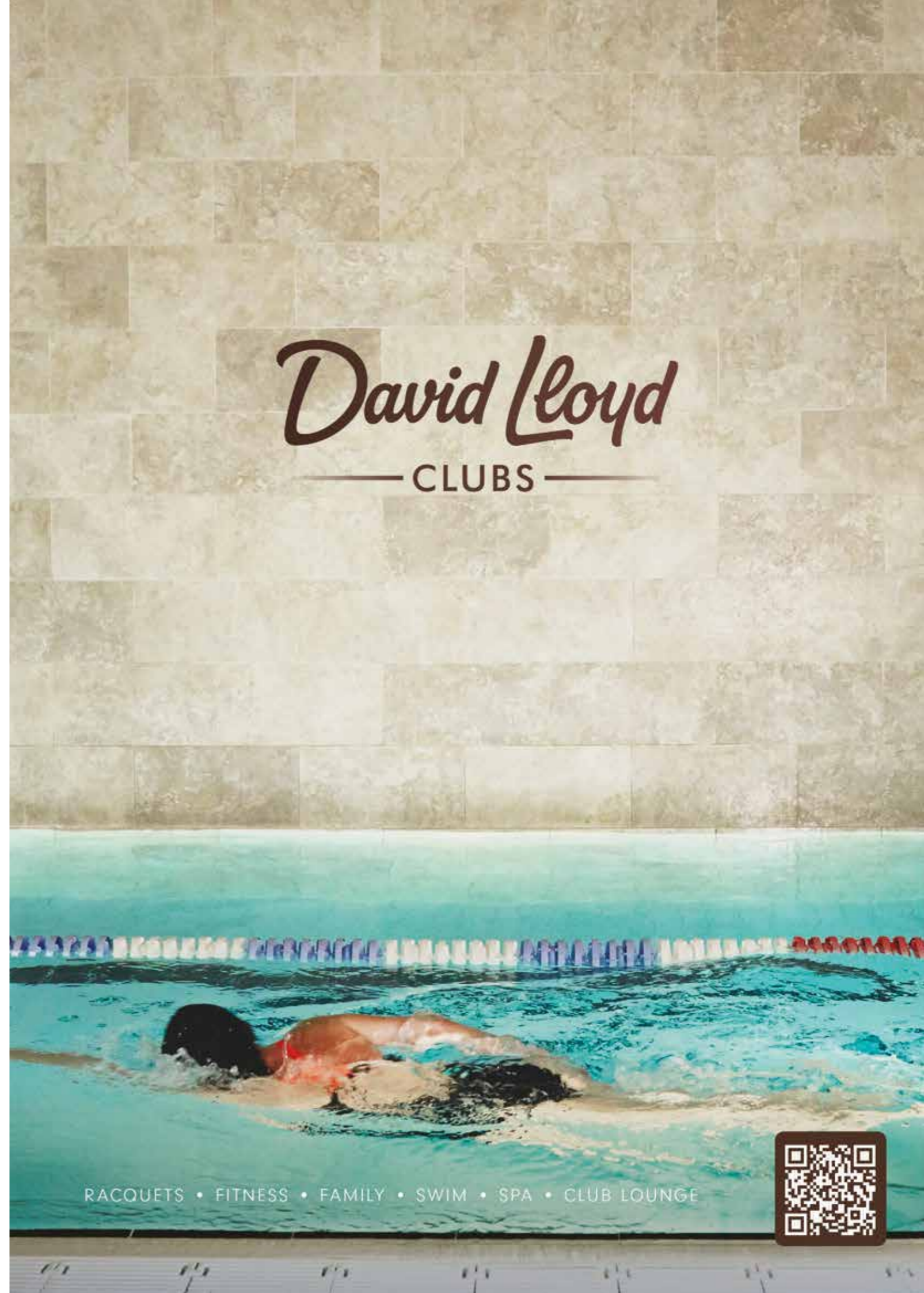


Chester Road, Northwood
Guide Price £1,900 PCM



A beautifully presented refurbished two bedroom ground floor maisonette situated on a popular road just 0.4 of a mile from Northwood Town Centre. This period conversion blends traditional features with modern additions and has the added benefit of a private rear garden. Northwood provides a range of shopping facilities, a Waitrose supermarket, restaurants the Metropolitan Line Station. EPC E

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