



# *Belgrave House*

EASTBURY AVENUE | NORTHWOOD

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An exceptional collection of 2 & 3 bedroom apartments  
and two stunning penthouses by Cavacan Homes



## *Belgrave House*

**Located in desirable Eastbury Avenue, within 1 mile of Northwood and its array of amenities, Belgrave House comprises just eight 2 and 3 bedroom apartments, including two magnificent 3 bedroom penthouses, one of which is spread over two floors.**

Reflecting Gavacan Homes' unerring pursuit of excellence these elegant new homes have been designed to fulfil the demands of those who seek contemporary living in absolute comfort and style.

Specifications throughout have been thoughtfully conceived, utilising the finest materials and fittings to ensure long-lasting durability and good looks, and with floor areas ranging from 1,300 sq ft to 2,100 sq ft, these are homes that tick all the boxes for spacious living in this highly desirable location.



*Handsome architectural styling echoing the elegance of the past combines with contemporary interior design to create an exceptional collection of homes for modern living.*





*Northwood -  
a destination of choice*

**Situated on the Amersham arm of the Metropolitan line, Northwood enjoys the advantage of a location that is just 30 minutes from the heart of the capital.**

The town has grown up around the tube station and has become a destination of choice for those who seek London connectivity with the delights of a green, leafy environment.

Enjoying a close-knit sense of community, Northwood has an excellent choice of independent retailers, coffee shops, restaurants and a Waitrose supermarket, while nearby Rickmansworth, Harrow, Watford and Ruislip all offer further amenities.







Image courtesy of Holland & Holland



*A breath of fresh air*

**Boasting the single largest area of woodland in Greater London, Northwood is the perfect destination for those who enjoy the outdoor life. One popular spot is Ruislip Lido, originally created as a feeder supply for the Grand Union Canal, but favoured today for its beach, cafe, picnic area and children’s play space.**

If outdoor sport appeals then you’ll certainly be spoilt for choice with a multitude of golf clubs, tennis club and Northwood Cricket Club all close at hand. Golf clubs include Moor Park, Sandy Lodge, Northwood, Haste Hill, Pinner Hill and Batchworth Park. Or try your hand at shooting at Holland & Holland’s shooting grounds, where you can also dine in style in The Lodge or take refreshments on the terrace. For indoor exercise or relaxing treatments, David Lloyd health club is located on Ducks Hill Road. With 30 racquet courts, gym, pool and spa it’s the perfect place to unwind.

Northwood is also blessed with a fine choice of schools for all age groups within both the private and state sectors.







## *In touch with the capital and beyond*

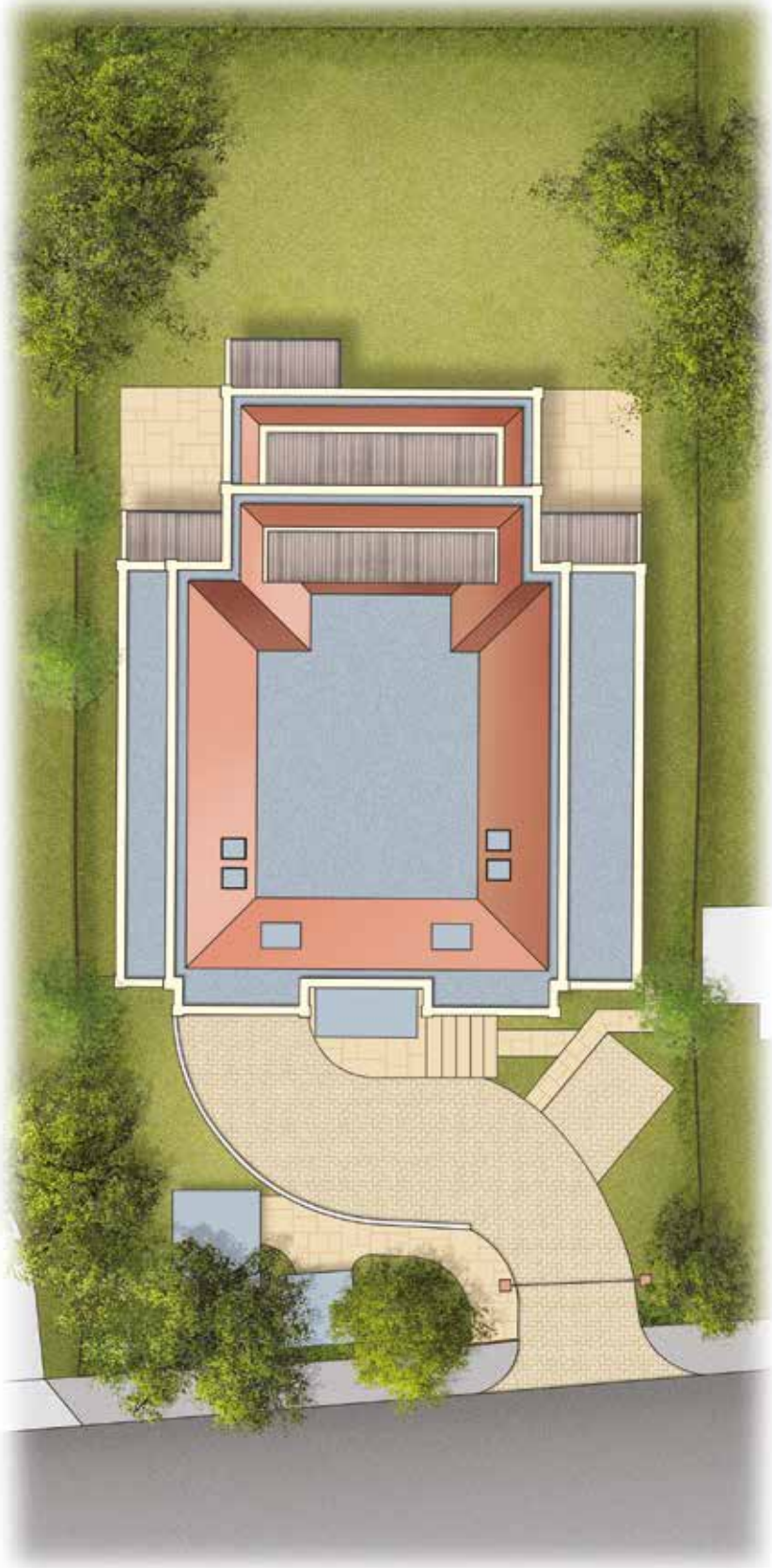
Whether you want to get to the heart of the capital or travel further afield, from Belgrave House it's all very straightforward.

Northwood Underground station (Zone 6) affords easy access to central London, with services to Baker Street in just over 30 minutes, Kings Cross within 45 minutes and to the City in under an hour.

Road connections are equally convenient with the M25 accessible at Junction 17 within 5 miles and the A40 within 4.5 miles. For international travel, Heathrow is just 11 miles away.



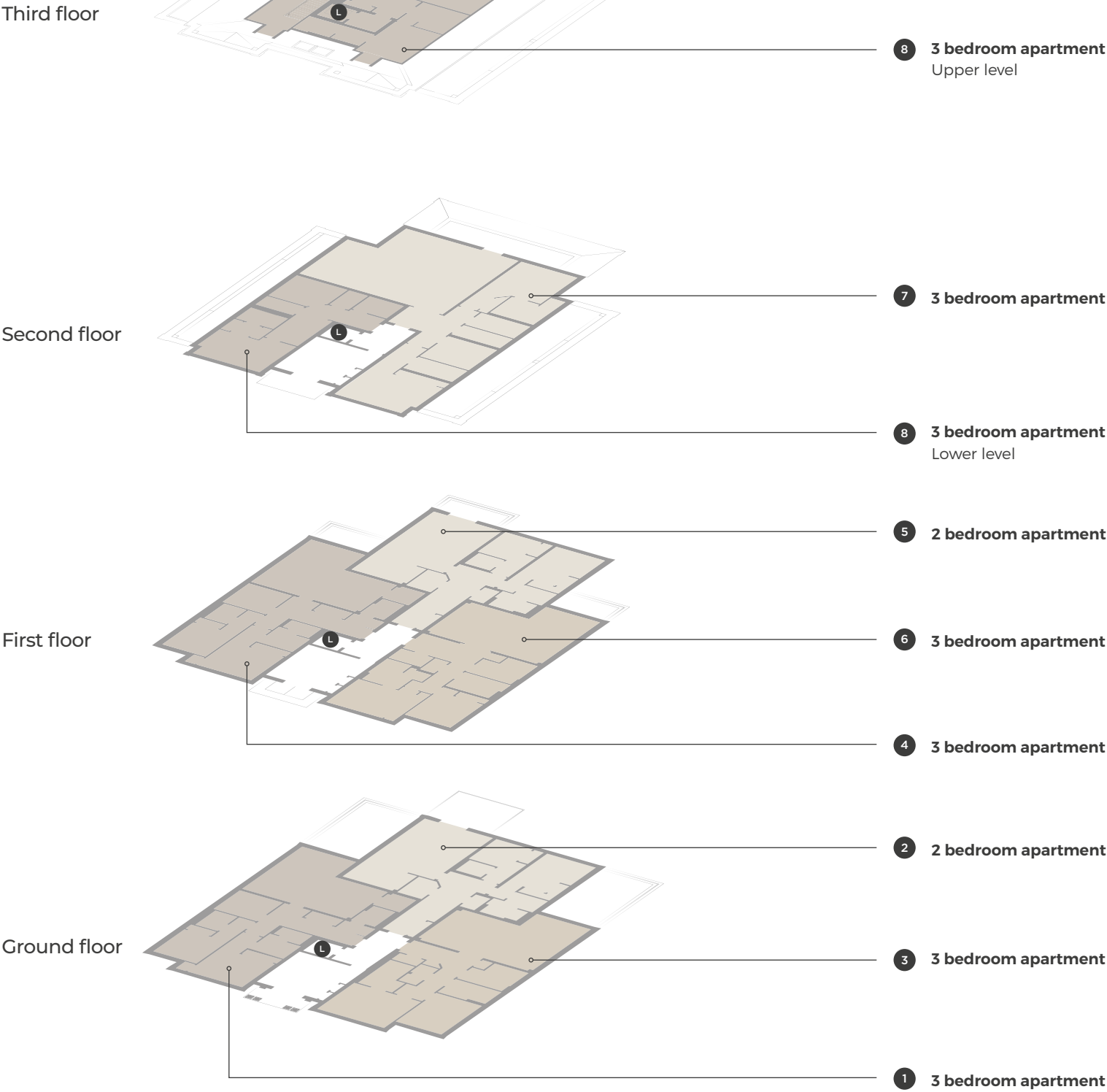
*Located in leafy Eastbury Avenue and bordered by mature trees, Belgrave House offers its residents peace and privacy in this highly desirable setting. For absolute convenience each apartment benefits from two underground parking spaces. Three visitor parking spaces are provided and there is lift access to all floors.*



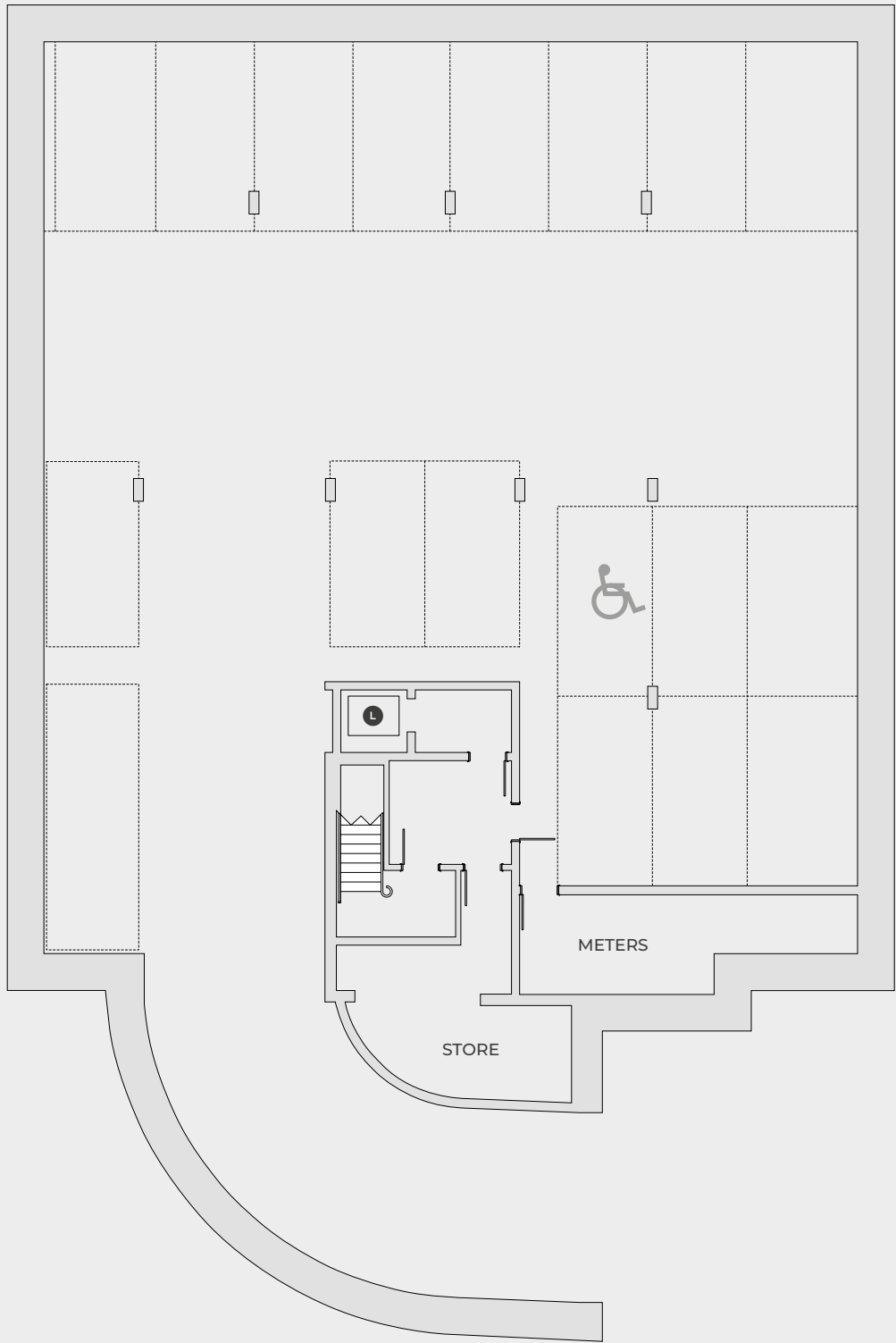
Site plan is indicative only



*Floor plates*



Basement



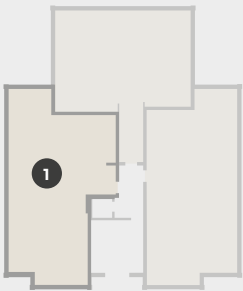
Apartment 1

Living / Dining / Kitchen  
7.4m x 7.0m    24'3" x 22'11"

Master Bedroom  
3.8m x 6.0m    12'5" x 19'8"

Bedroom 2  
3.0m x 6.4m    9'11" x 21'0"

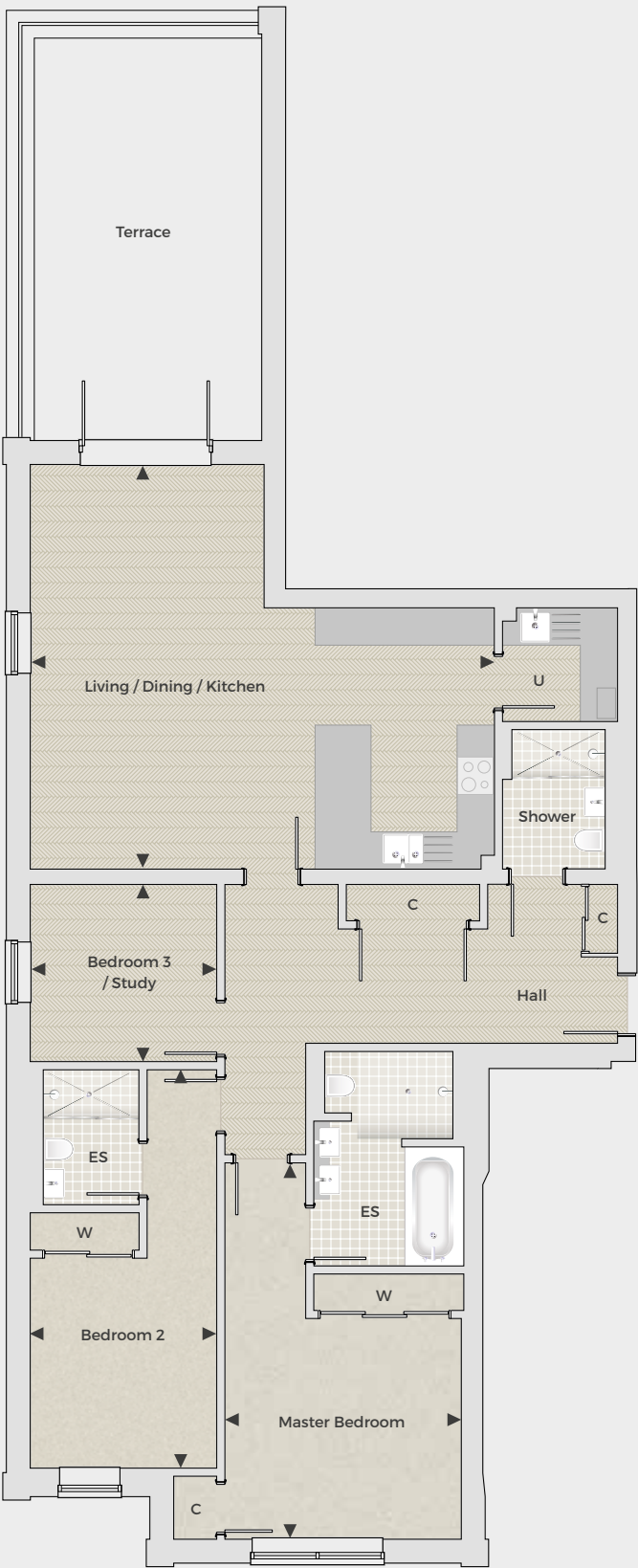
Bedroom 3 / Study  
3.0m x 2.8m    9'11" x 7'6"



Ground floor



ES - En Suite   C - Cupboard   W - Wardrobe   U - Utility



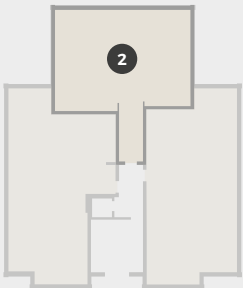


Apartment 2

Living / Dining / Kitchen  
4.8m x 8.9m    15'9" x 29'2"

Master Bedroom  
3.4m x 6.4m    11'2" x 21'0"

Bedroom 2  
3.3m x 4.9m    10'11" x 16'1"



Ground floor



ES - En Suite   C - Cupboard   W - Wardrobe   U - Utility

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

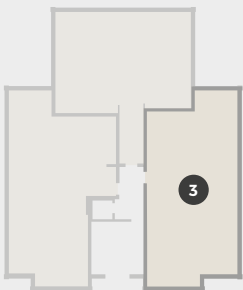
Apartment 3

Living / Dining / Kitchen  
8.0m x 7.0m    26'3" x 23'0"

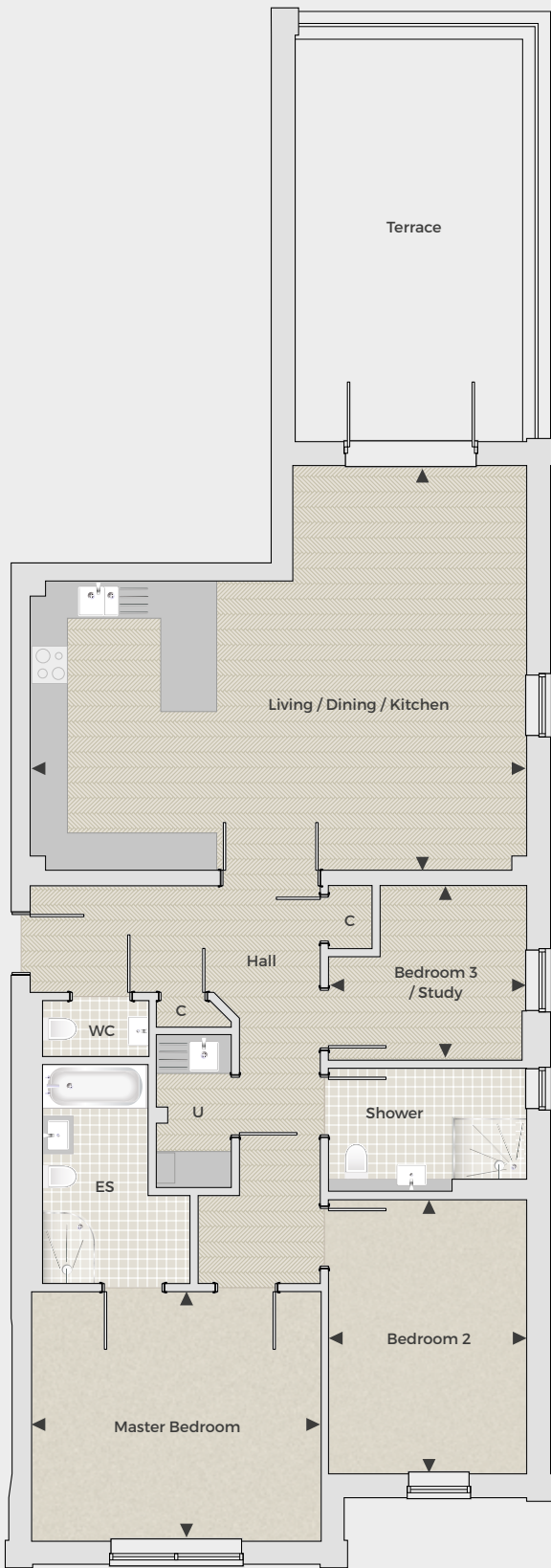
Master Bedroom  
4.7m x 3.5m    15'5" x 11'6"

Bedroom 2  
4.2m x 3.2m    13'9" x 10'6"

Bedroom 3 / Study  
3.2m x 3.8m    10'6" x 12'6"



Ground floor



ES - En Suite   C - Cupboard   U - Utility

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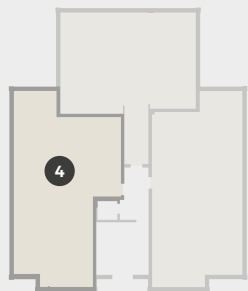
Apartment 4

Living / Dining / Kitchen  
7.4m x 6.4m    24'3" x 21'0"

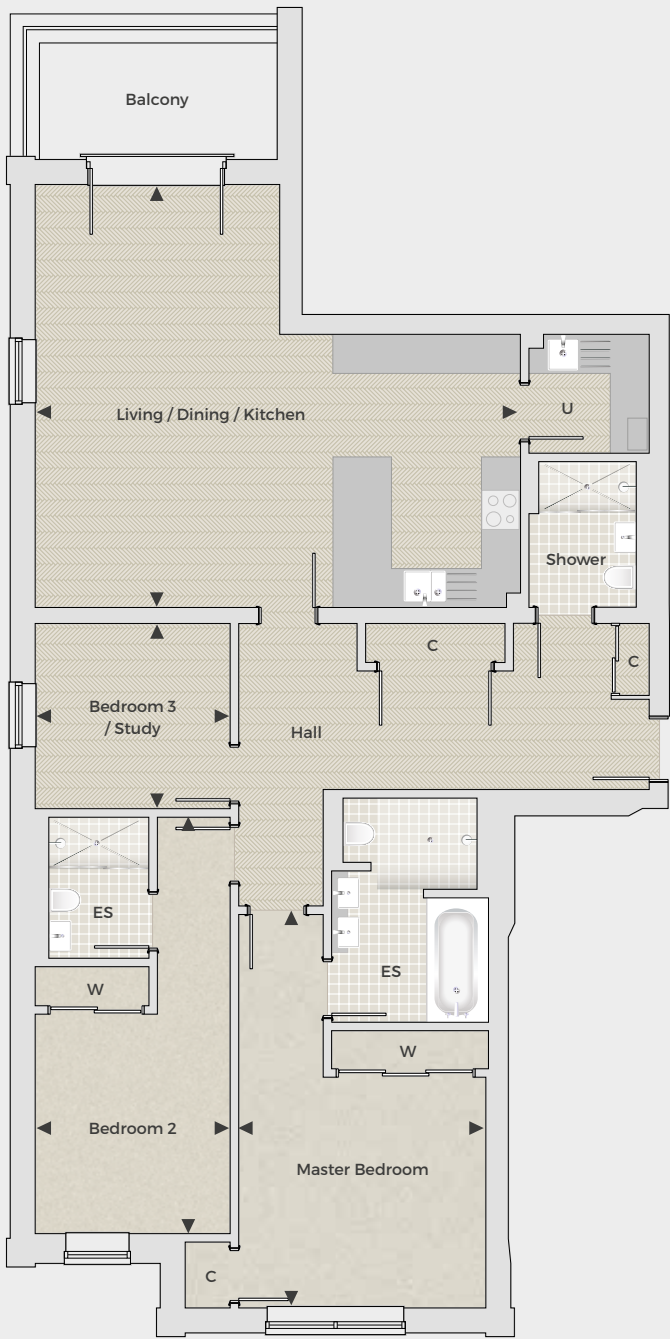
Master Bedroom  
3.9m x 6.7m    12'10" x 22'0"

Bedroom 2  
3.0m x 6.3m    9'11" x 28'0"

Bedroom 3 / Study  
3.0m x 2.7m    13'1" x 10'6"



First floor



ES - En Suite   C - Cupboard   W - Wardrobe   U - Utility

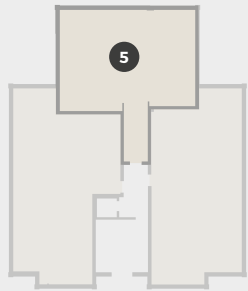
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Apartment 5

Living / Dining / Kitchen  
4.8m x 8.9m    15'9" x 29'2"

Master Bedroom  
3.4m x 6.3m    11'2" x 20'8"

Bedroom 2  
3.2m x 4.8m    10'6" x 15'9"



First floor



ES - En Suite   C - Cupboard   W - Wardrobe   U - Utility

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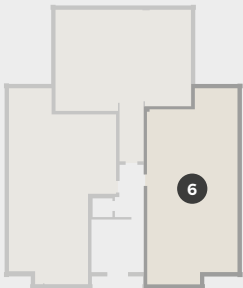
Apartment 6

Living / Dining / Kitchen  
7.9m x 6.5m    25'11" x 21'4"

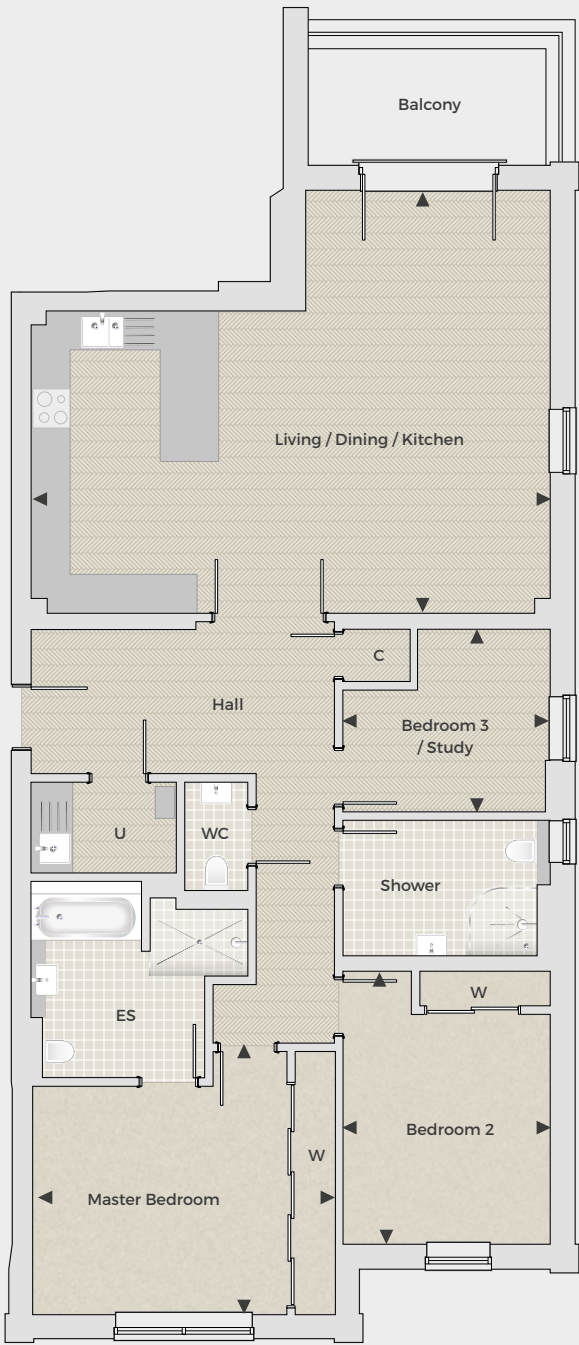
Master Bedroom  
4.7m x 4.0m    15'5" x 13'1"

Bedroom 2  
3.2m x 4.2m    10'6" x 13'9"

Bedroom 3 / Study  
3.2m x 2.7m    10'6" x 8'10"



First floor



ES - En Suite   C - Cupboard   W - Wardrobe   U - Utility

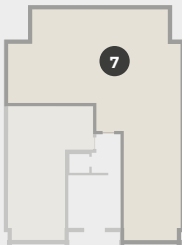
Apartment 7

Living / Dining / Kitchen  
10.0m x 7.9m    33'0" x 25'11"

Master Bedroom  
7.7m x 5.0m    25'3" x 16'5"

Bedroom 2  
6.8m x 3.9m    22'4" x 12'9"

Bedroom 3 / Study  
3.0m x 3.4m    9'11" x 11'2"



Second floor



ES - En Suite   W - Wardrobe   U - Utility

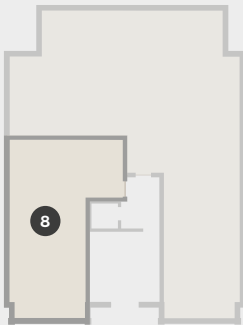


Apartment 8

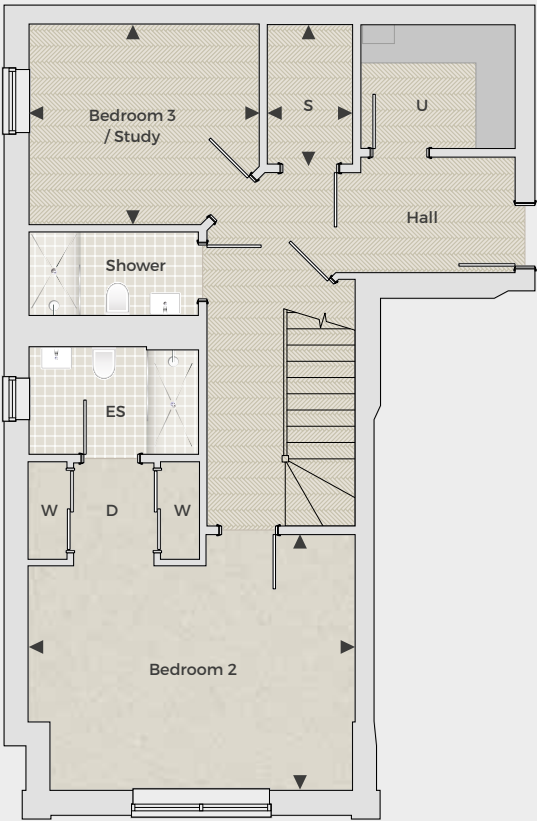
Lower level

Bedroom 2  
5.0m x 4.0m    16'5" x 13'1"

Bedroom 3 / Study  
3.5m x 2.9m    11'6" x 9'6"



Second floor



ES - En Suite   S - Store   W - Wardrobe   U - Utility

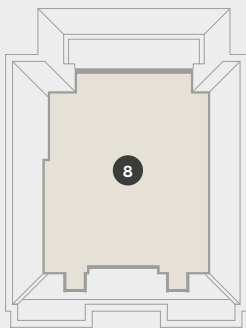
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Apartment 8

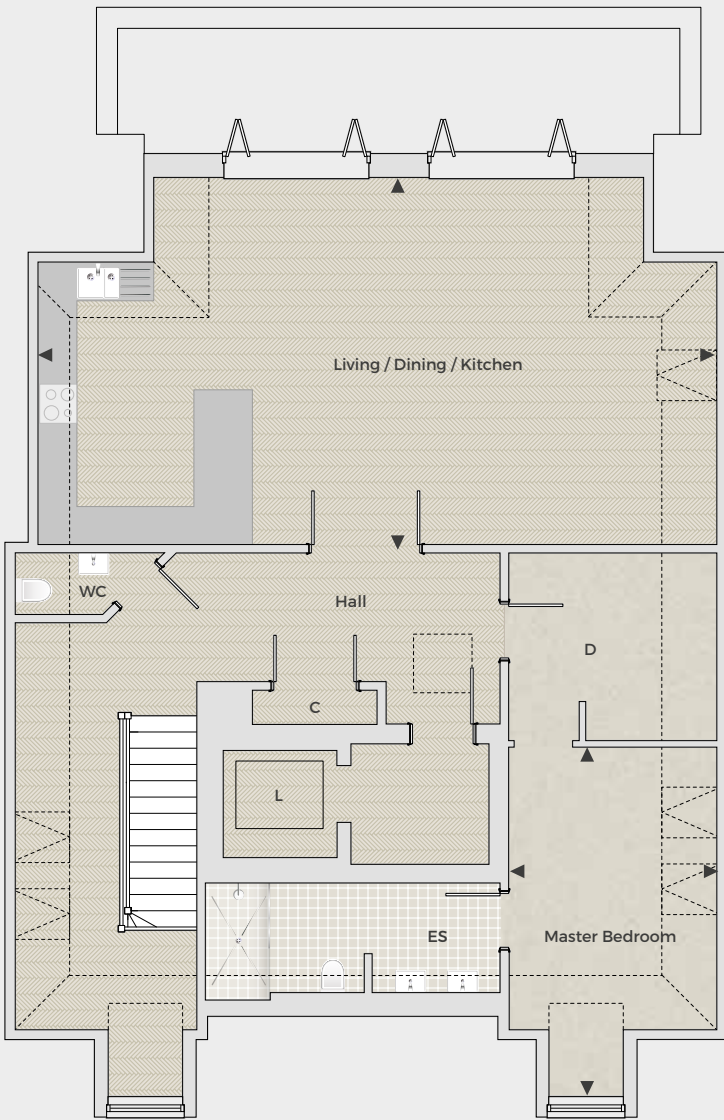
Upper level

Living / Dining / Kitchen  
10.0m x 6.0m    33'0" x 19'8"

Master Bedroom  
6.6m x 3.2m    21'8" x 10'6"



Third floor



ES - En Suite   C - Cupboard   D - Dressing room   L - Lift

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# Specification

Each apartment at Belgrave House has been thoughtfully specified to ensure every comfort and convenience.

## Traditional Construction/Decoration

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

## Kitchen

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

## Heating, Electrical and Lighting

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



Computer generated image is indicative only

\*Washer/dryer not provided



**Bathrooms and Ensuites**

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

**Bedroom**

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

**Home Entertainment and Communication**

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

**Security and Peace of Mind**

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

**Communal Areas**

- Beautiful tiled entrance hallway
- Lift
- Tiled landing /outside apartment areas
- Contemporary LED lighting
- Landscaped gardens
- External security lighting
- Onsite secure cycle storage
- Secure letter boxes
- Two underground parking spaces per apartment
- Three visitor parking spaces
- Refuse bin storage



Image depicts previous Gavacan Homes development and is indicative only



Computer generated image is indicative only



Image depicts previous Gavacan Homes development and is indicative only



Computer generated image is indicative only





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## Gavacan Homes - Our story

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

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

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

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

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

Architectural design



ASCOT DESIGN  
Timeless architecture

Ascot Design  
Berkshire House  
39 High Street  
Ascot  
Berkshire  
SL5 7HY  
T: 01344 299 330

GAVACAN  
HOMES

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

E: [info@gavacanhomes.co.uk](mailto:info@gavacanhomes.co.uk)  
W: [gavacanhomes.co.uk](http://gavacanhomes.co.uk)

Selling agent

ROBSONS

T: 01923 835 355

E: [northwood@robsonsweb.com](mailto:northwood@robsonsweb.com)



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

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