

Tudor Place

KINGSBURY



SHANLY
HOMES



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Welcome to Tudor Place

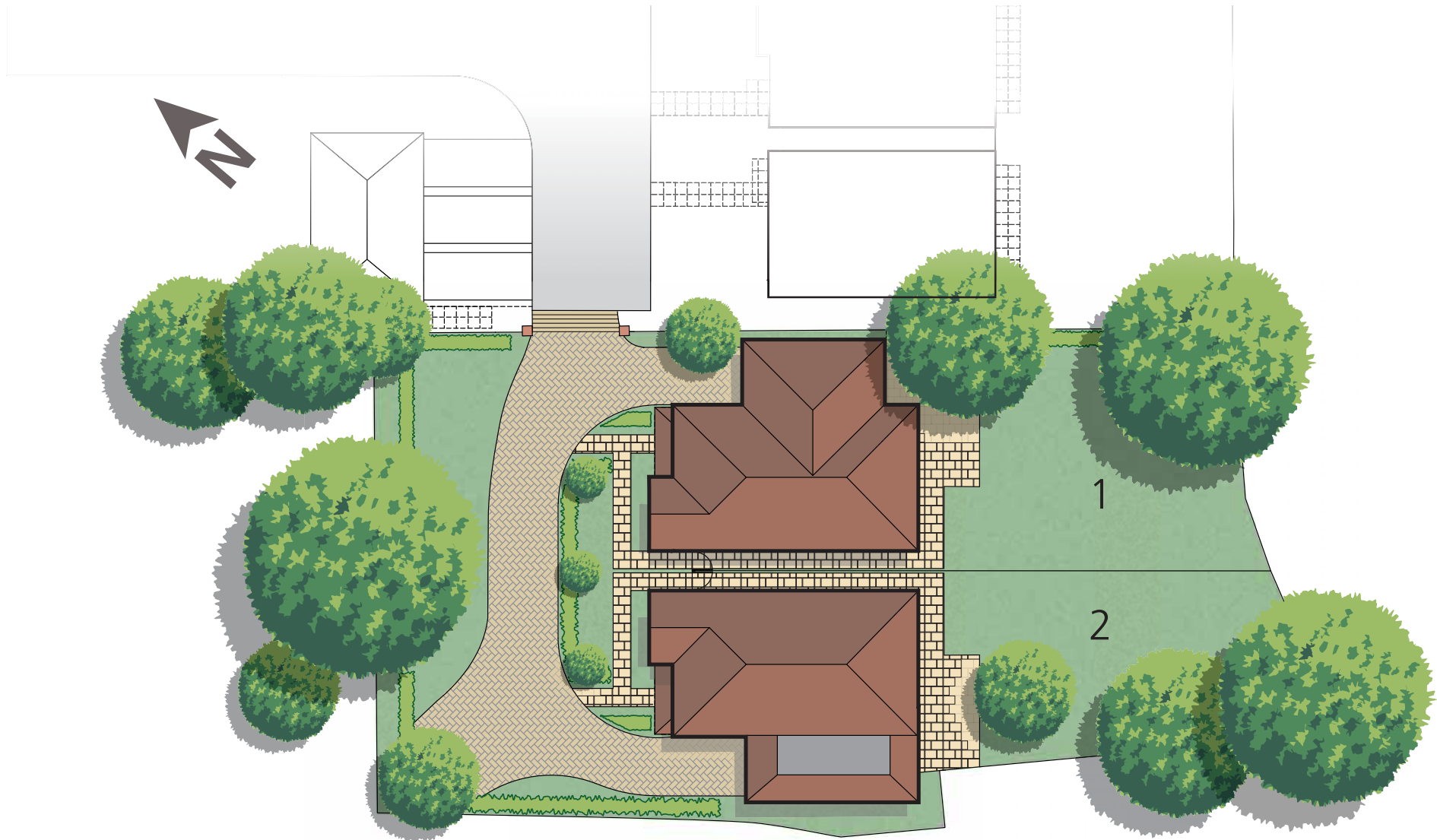


Tudor Place in Kingsbury, NW9 is an exclusive development comprising just two luxury homes, offering the very best in suburban living

Tudor Place offers a rare and exciting opportunity to own a substantial family home in a desirable corner of North London. This luxury development comprises just two elegant and spacious four bedroom detached homes, situated in Daisy Close, a highly sought after private road between the beautiful Brent Reservoir and the award-winning Fryent Country Park.

Set within gated grounds on the outskirts of the leafy suburb of Kingsbury, these exclusive homes have an array of local amenities close at hand and benefit from exceptional transport links by road and rail. It is no surprise that this diverse borough has become a favourite amongst families, with an outstanding selection of schools nearby catering for children of all ages.





When visiting any of our developments that are still under construction, you are responsible for following the Health and Safety procedures and signs that are in place. For this reason, you must go straight to the Sales Office on arrival. This site plan is for illustrative purposes only.

Introducing Your New Home

Both of these superb family homes have been carefully designed to meet the demands of modern living and finished to Shanly Homes' exacting specification

An imposing sweeping private driveway is the first touch of elegance you will notice at Tudor Place. Surrounded by carefully designed landscaping the front divides to allow ample private driveway parking. Automated garage doors reveal flexible vehicle/storage space and a convenient utility room.

To the rear both homes enjoy private patios ideal for entertaining, backing on to manicured green lawns.

House No. 1 is a truly exceptional home with large lounge, a useful family room and an open plan kitchen/breakfast room with striking bi-folding doors that open onto the garden. Upstairs, both the master and third bedrooms come complete with fitted wardrobes and their own en-suites while the flexible study can be tailored to suit your needs.

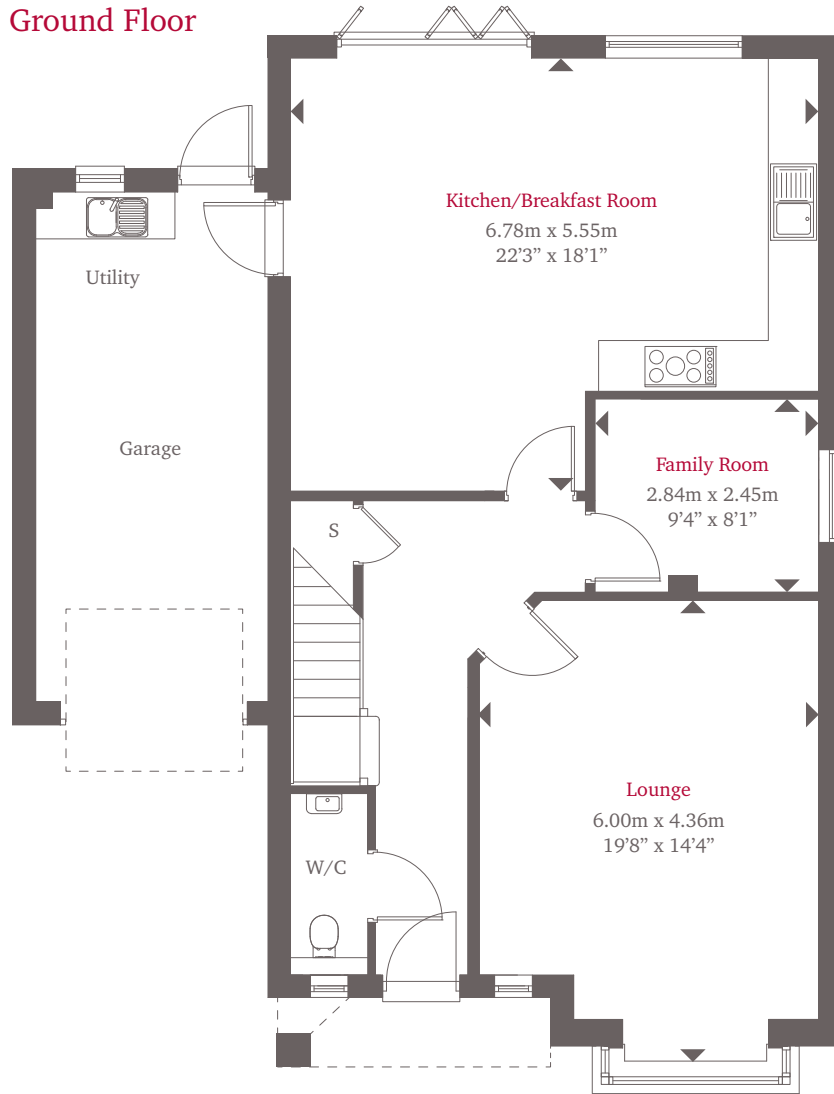
House No. 2 is equally impressive, benefiting from a separate utility room adjacent to the kitchen/breakfast room and enjoying the same light, bright feel thanks to the bi-folding doors out to the garden. The ground floor also boasts a family room and ample lounge with bay window, while upstairs the stunning master and second bedrooms feature fitted wardrobes and en-suites. Two further bedrooms and a family bathroom complete the offering.



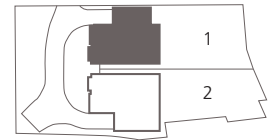
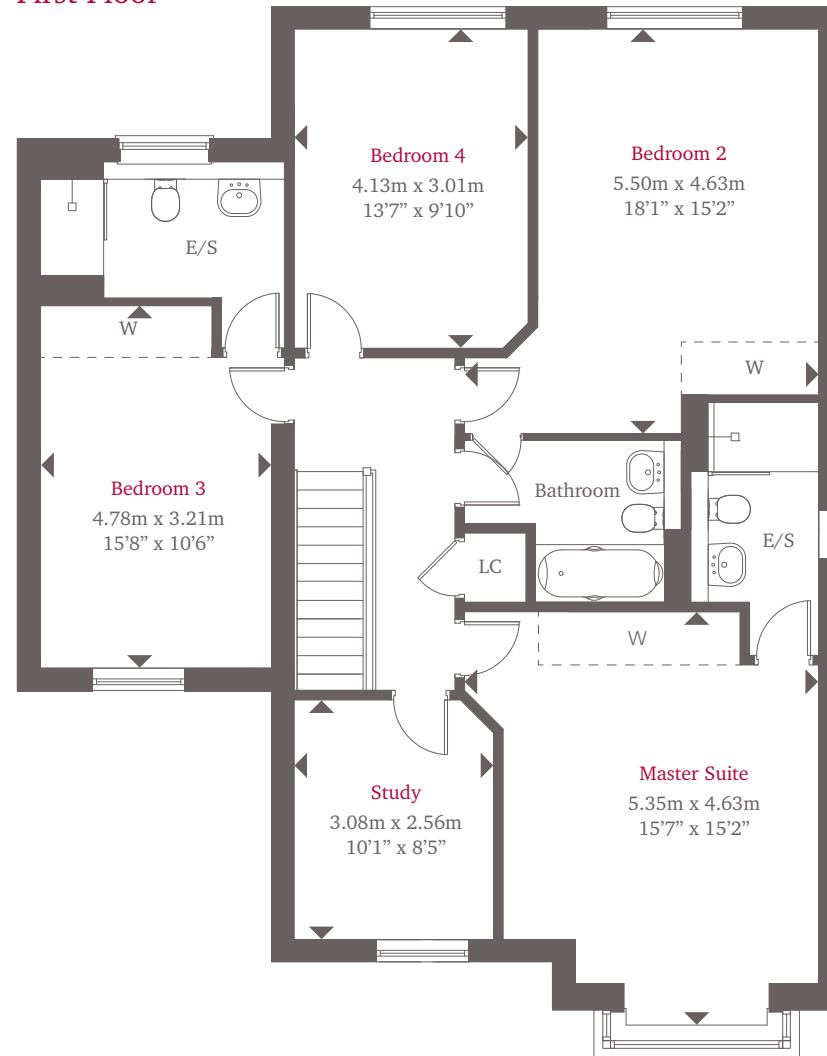


Computer generated image of No. 1

Ground Floor



First Floor

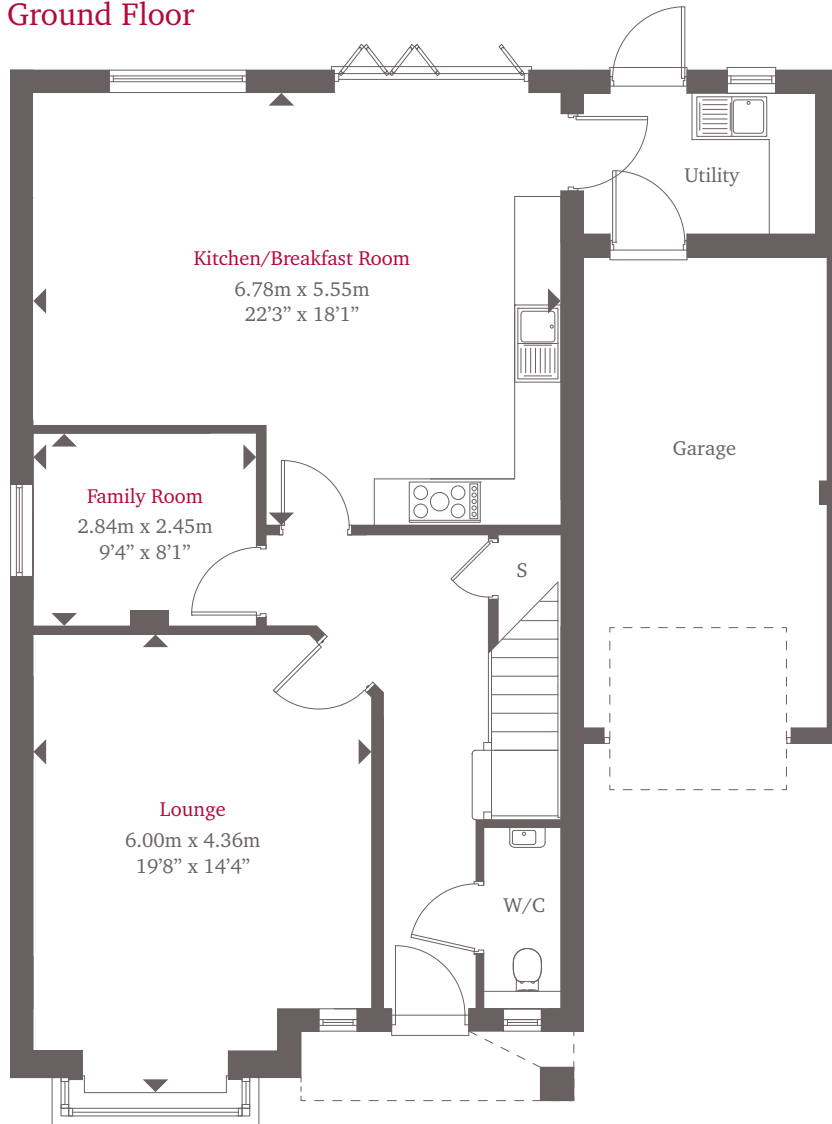


◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary slightly. Floorplan scale may vary from other plots. W denotes wardrobe, S denotes store, LC denotes linen cupboard, E/S denotes en-suite.

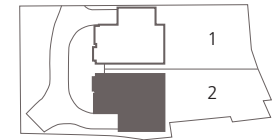
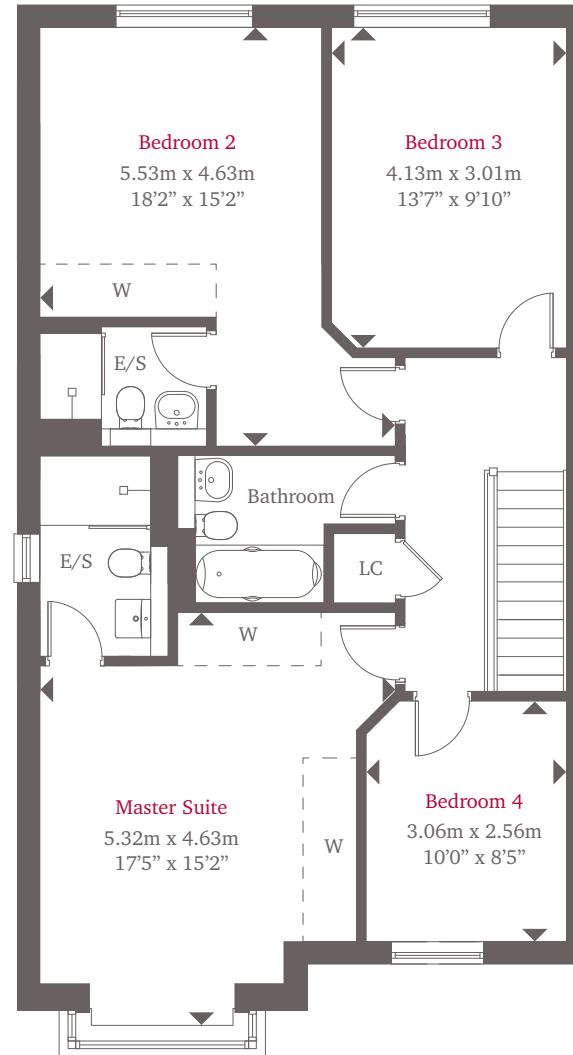


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Ground Floor



First Floor



◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary slightly. Floorplan scale may vary from other plots. W denotes wardrobe, S denotes store, LC denotes linen cupboard, E/S denotes en-suite.



Photography of previous Shanly Homes developments.

Stylish Specification

Kitchen

- High quality kitchen units with coordinating worktops & upstands
- Cimstone work surfaces and upstands (laminated surfaces to utility)
- Stainless steel single bowl underslung sink with chrome mixer tap
- Soft closing doors and drawers
- Integrated stainless steel double oven
- 5 ring gas hob
- Integrated stainless steel chimney hood
- Integrated microwave
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated washer/dryer
- LED strip lighting to pelmets
- LED plinth lighting
- LED downlighters
- Chrome switches

Bathroom and En-suite

- Stylish Ideal Standard white sanitary ware
- Polished chrome taps
- Thermostatically controlled showers to shower cubicle & over bath
- Full height tiling around bath and shower
- Half height tiling to selected walls
- Ceramic tiling to floor
- Chrome heated towel rails
- Shaver point
- Extractor fan
- Recessed tiled shelving

Interior

- Double glazed PVCu windows
- Wardrobes to bedrooms 1, 2 and 3 (No.1)
- Wardrobes to bedrooms 1 and 2 (No. 2)
- Gas central heating with thermostatic radiator valves and electronic programmer
- Wiring for security system
- BT point to lounge/family rooms and all bedrooms
- TV/Satellite point to kitchen/breakfast rooms and all bedrooms
- Wiring for Sky+ in living areas, all bedrooms, kitchen/breakfast rooms
- Chrome switches throughout
- Contemporary oak veneer integral doors

Exterior

- External light fitting to front, rear and side doors
- Front garden landscaped and turfed, turf to rear garden
- Indian sandstone patio and paving
- Block paved private driveway
- Bollard lighting
- Gated entrance from existing development

Environmental features at Tudor Place

- Energy efficient appliances
- Energy efficient building fabric
- High efficiency boiler
- Water efficient sanitary ware

10
YEAR
INSURANCE BACKED
NEW HOME WARRANTY



 CAPITAL RING
Barn Hill Pond
Harrow-on-the-Hill
Richmond Bridge

2 ¹ / ₄ m
5 ¹ / ₂ m
18 ¹ / ₂ m

 CAPITAL RING
Hendon Park
Highgate Wood
Woolwich Foot Tunnel

2 m
6 ¹ / ₂ m
24 ¹ / ₂ m

Your Area

Discover everything you need, from shops and pubs to schools and green spaces, all enviably close at hand from Tudor Place

Tudor Place puts everything you need and more within easy reach including the beautiful Fryent Country Park. Just a short walk from home offering 250 acres of rolling fields, woodland and ponds offering the perfect place for walking, cycling or picnicking. Wembley Sailing Club, less than ten minutes on foot, offers the chance to take to the water across the vast Brent Reservoir.

Families will be spoilt for choice when it comes to fantastic schooling, with a number of highly regarded facilities enviably nearby. The St Nicholas School - a small, friendly preparatory which takes both boys and girls aged 3 to 11 - and the independent Gower House School, which is rated as one of the best private schools in North London, are both around a five minute walk from your door.

Less than a mile from Tudor Place, Wembley Park tube station is served by the Metropolitan and Jubilee lines offering excellent links to Central London. From here, journeys to Bond Street take less than 20 minutes while Baker Street can be reached in less than quarter of an hour.



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Kingsbury & Beyond

Tudor Place combines the very best of suburban living with excellent connections to the heart of the capital and beyond

Situated near to local amenities including supermarkets, shops, banks, bars and restaurants, you are ideally placed at the centre of it all. Kingsbury Road at the heart of the suburb is just over a mile away and offers further shopping facilities plus an eclectic mix of eateries to enjoy.

The surrounding area is well served by several large supermarkets, with a branch of Morrisons in Kingsbury town centre, England's largest Tesco store in Wembley and a Waitrose at Brent Cross. Just over three miles

away, Brent Cross Shopping Centre is home to over 120 big name stores, offering everything from John Lewis and Marks & Spencer to Hugo Boss, Fenwicks, Zara and H&M.

Dining out in Brent is a real treat, with the borough's diverse collection of restaurants reflecting its vibrantly cosmopolitan ambiance. From Afro-Caribbean to Indian and Turkish to Japanese, you'll be hard pushed to choose a favourite.

Local leisure facilities are equally outstanding, with both the Wembley Arena and Wembley Stadium less than a mile away. Newly rebuilt and a major London landmark, Wembley Stadium is not only England's most prestigious football venue but also plays host to major rugby and American football events, as well as pop concerts too large to be held at the Arena.

Of course, with Wembley Park station offering such excellent connections to the centre of the capital everything that this world-class city has to offer is readily accessible. By road, Junction 1 of the M1 is only 2.2 miles to the east while the North Circular can be joined at Neasden to the south. For journeys further afield, Heathrow Airport (Terminal 5) is less than half an hour away.

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Shanly Homes

Our Heritage

We understand that homes are more than just bricks and mortar, they are where memories are made

Since our formation in 1969 the sign board in front of a Shanly development has become a well known sight in the Thames Valley and Greater London area.

Whatever the development, the same attention to detail is evident and over the years it has been this commitment

to excellence that has established our reputation for quality of architectural design and construction. Today, from our offices in Beaconsfield and Leatherhead, the company offers a depth of experience and skills spanning all areas of house and property development. With it comes the same degree of enthusiasm

vital to the project's smooth running. Every property we build embodies the knowledge and determination of our experienced teams to ensure you purchase a home you can be proud of.

We adhere to strict guidelines and all of our new build homes offer the peace of mind of an industry recognised 10 year warranty. With a strong emphasis on the traditional use of brick and block, our homes are built to incorporate sustainable features throughout.

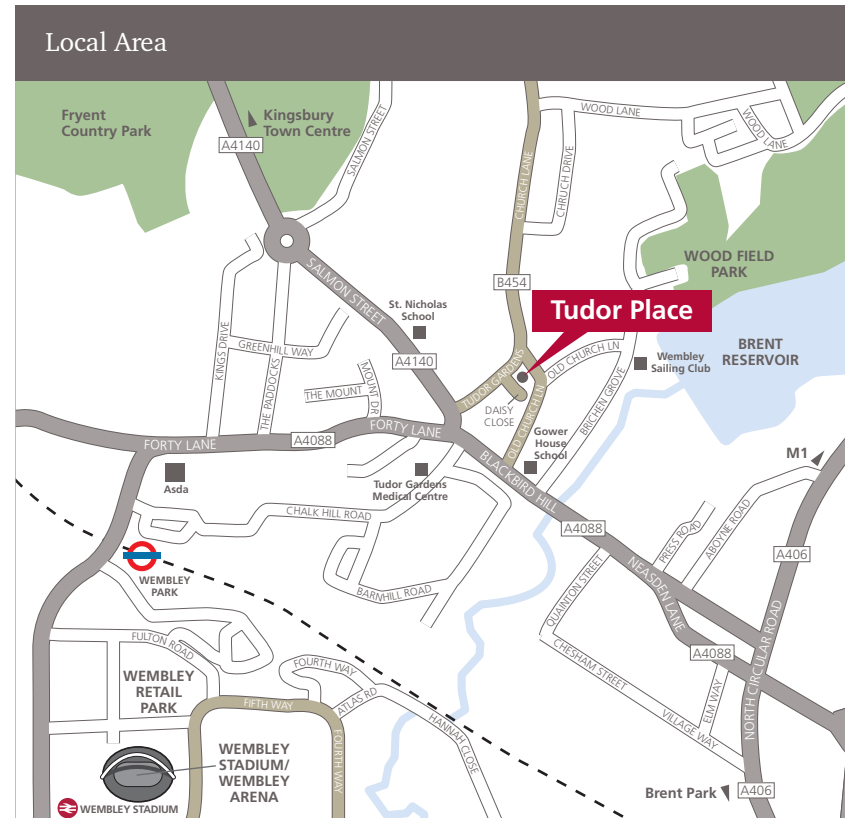
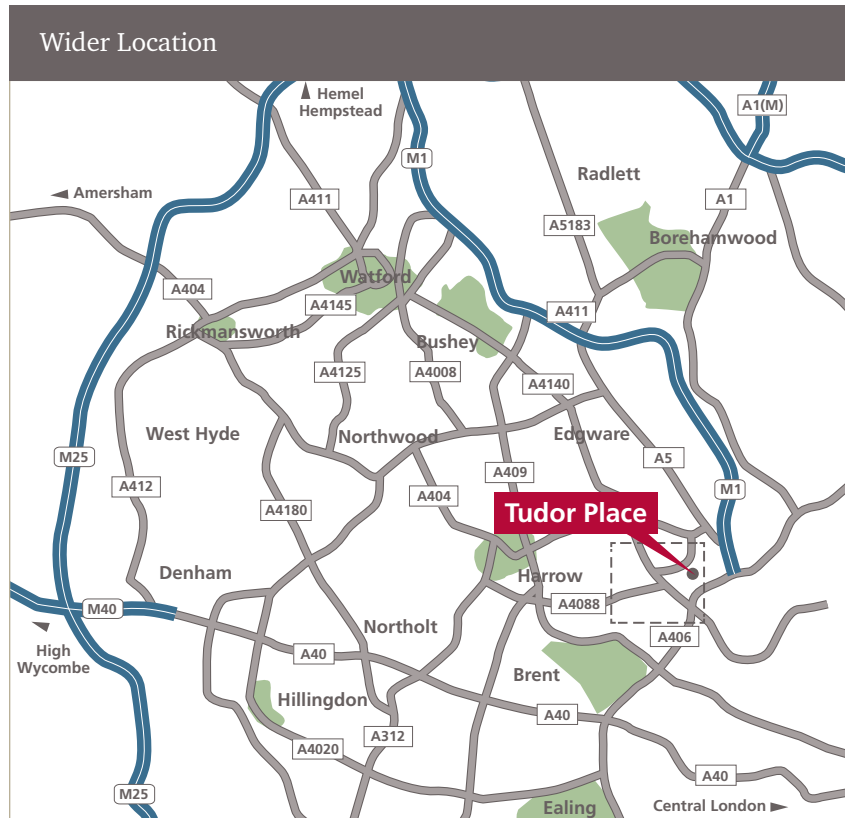


Photographs depict previous Shanly Homes developments. Left: Regent Mews, Windsor, Top: Bramley Gardens, Bourne End, Bottom: Home Farm Place, Merstham.

Shanly Homes are proud to support



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**Travel time by rail
(from Wembley Park Tube Station)**

Baker Street	13 mins
Oxford Circus	23 mins
St Pancras	24 mins

Distances by road

M1 Junction 1	2.2 miles
Brent Cross Shopping Centre	2.6 miles
Harrow	4.3 miles
Kensington London	7.3 miles
M25 Junction 21A	10.9 miles
Heathrow Terminal 5	18.9 miles

Distances by foot

Asda Wembley Store	0.6 miles
Wembley Park Tube Station	0.8 miles
Wembley Stadium	1.5 miles
Aldi Kingsbury Store	2 miles

Maps not to scale. Approximate journey times taken from National Rail and AA website (February '14). Please note: Due to our policy of continual improvement, we reserve the right to vary specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct, they may not be regarded as statements or representations of fact and neither the Agents or their clients can guarantee their accuracy. The statements are not intended to form part of an offer or a contract. Computer generated images for illustrative purposes only. Please refer to Sales Advisor for details of landscaping and materials. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3".

COMPUTER GENERATED IMAGES USED IN THIS BROCHURE ARE INTENDED TO BE A GENERAL GUIDE TO THE APPEARANCE OF THE DEVELOPMENT. HOWEVER, FROM TIME TO TIME, IT IS NECESSARY FOR US TO MAKE MINOR ARCHITECTURAL CHANGES. KITCHEN LAYOUTS MAY VARY FROM THOSE SHOWN; THEREFORE PROSPECTIVE PURCHASERS SHOULD CHECK THE LATEST PLANS WITH OUR SALES OFFICE. February 2014. Ref: 1197

Tudor Place

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