

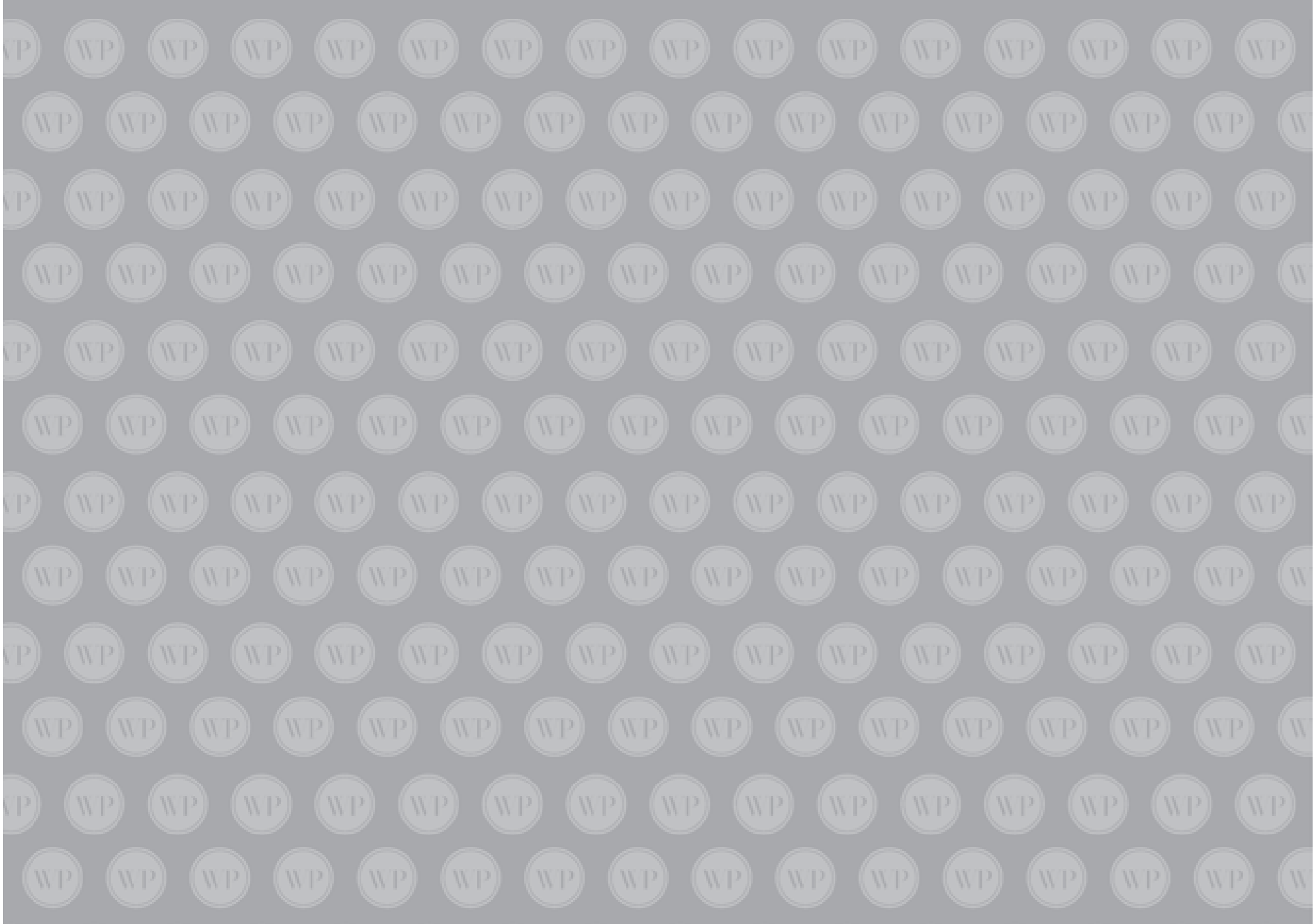


WINDMILL PLACE

BUSHEY HEATH



HERONSLEA
GROUP



WINDMILL PLACE

BUSHEY HEATH

Windmill Place is a collection of 51 beautifully built homes comprising of 29 apartments and 22 houses set around a picturesque village green in the highly desirable area of Bushey Heath.

These fabulous new homes benefit from balconies, terraces or gardens and private parking with ample visitor spaces.





ELEGANT
LIVING



WINDMILL PLACE

BUSHEY HEATH

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THE APARTMENTS

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THE HOUSES

30

HOMES OF DISTINCTION

41

OUT AND ABOUT

Bushey High Street and Bushey Village are less than a mile from Windmill Place and are both home to a selection of restaurants and independent shops. Whether you are looking for Thai or Indian, fine dining, light bites or live music you can find it here.

If you are seeking serious retail therapy, take the 15 minute drive into Watford where you'll find more than 120 stores under one roof at the Intu shopping centre or jump on a train to central London.

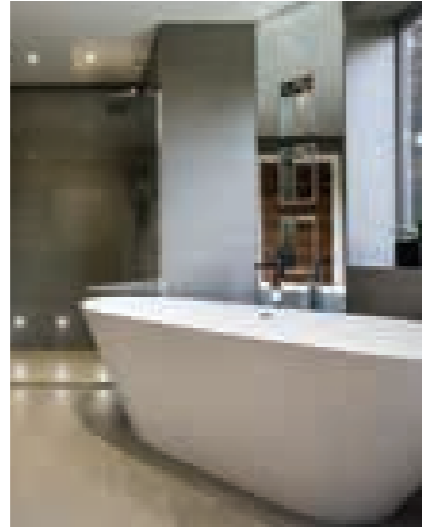
Windmill Place is ideally placed for commuters or those paying a visit to the capital. There are bus stops close by running regularly to Watford, Brent Cross and Harrow. Bushey overground station is a five minute drive from the development, with regular trains to London Euston taking just 20 minutes and Stanmore Underground Station less than three miles away. By road, Bushey has easy access to the M25 and the M1.



A STATEMENT OF STYLE

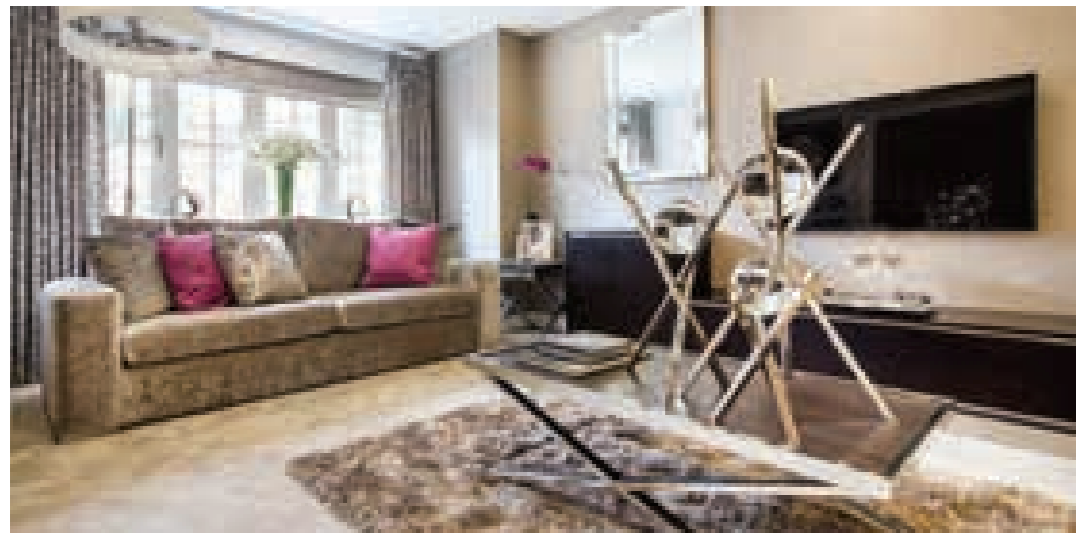
Only the very best fittings have been selected for the houses and apartments within Windmill Place, with every last detail carefully considered. The contemporary kitchens feature soft-closing doors and drawers on the furniture, while the co-ordinating appliances have been selected for their professional performance and streamlined appearance. Beautifully designed bathrooms feature designer sanitaryware, luxurious bathing and showering options, contemporary wall-hung WCs with soft-closing seats that make the most of available floor space and basin units for added storage.





Images from previous developments and indicative only

CUTTING EDGE
DESIGN



Computer generated image is indicative only



WINDMILL PLACE

BUSHEY HEATH

Discover Windmill Place, a striking new development from Heronslea that is beautifully designed, inside and out...



APARTMENTS OAK VIEW

OAK VIEW
GROUND FLOOR



APARTMENT ONE

Kitchen/Living	7.361m x 4.722m	23'10" x 15'4"
Master Bedroom	4.973m x 2.874m	16'1" x 9'4"
Bedroom 2	3.981m x 2.549m	12'11" x 8'3"
Total Area	763 sq ft	

APARTMENT TWO

Kitchen/Dining	5.872m x 3.165m	19'0" x 10'3"
Living	5.179m x 3.722m	16'9" x 12'1"
Master Bedroom	4.105m x 3.439m	13'4" x 11'2"
Bedroom 2	3.393m x 2.972m	11'0" x 9'8"
Total Area	1017 sq ft	



Dimensions are approximate only and may vary by 2" or 5cm. Floor plans are indicative only. ◀ illustrates where measurements have been taken from.

OAK VIEW
FIRST FLOOR



APARTMENT THREE

Kitchen/Living	7.361m x 4.735m	23'10" x 15'4"
Master Bedroom	4.957m x 2.874m	16'1" x 9'4"
Bedroom 2	4.957m x 2.549m	16'1" x 8'3"
Total Area	763 sq ft	

APARTMENT FOUR

Kitchen/Dining	5.872m x 3.149m	19'0" x 10'3"
Living	5.179m x 3.706m	16'9" x 12'0"
Master Bedroom	4.105m x 3.439m	13'4" x 11'2"
Bedroom 2	3.408m x 2.972m	11'1" x 9'8"
Total Area	1017 sq ft	

APARTMENT FIVE

Kitchen/Dining	5.901m x 3.149m	19'2" x 10'3"
Living	5.223 m x 3.706m	16'11" x 12'0"
Master Bedroom	4.105m x 3.439m	13'4" x 11'2"
Bedroom 2	3.393m x 2.972m	11'0" x 9'8"
Total Area	1017 sq ft	

APARTMENT SIX

Kitchen/Living	7.361m x 4.719m	23'10" x 15'4"
Master Bedroom	4.973m x 2.874m	16'1" x 9'4"
Bedroom 2	4.957m x 2.549m	16'1" x 8'3"
Total Area	763 sq ft	

Dimensions are approximate only and may vary by 2" or 5cm. Floor plans are indicative only. ◀ illustrates where measurements have been taken from.

OAK VIEW
SECOND FLOOR



APARTMENT SEVEN

Living/Kitchen/Dining	6.520m x 4.851m	21'2" x 15'9"
Master Bedroom	4.507m x 4.117m	14'7" x 13'4"
Total Area	674 sq ft	

APARTMENT EIGHT

Kitchen	5.016m x 2.468m	16'3" x 8'0"
Living	4.307m x 3.678m	14'0" x 11'11"
Master Bedroom	3.889m x 3.439m	12'7" x 11'2"
Bedroom 2	3.670m x 3.542m	11'11" x 11'6"
Total Area	929 sq ft	

APARTMENT NINE

Kitchen	5.013m x 2.452m	16'3" x 7'11"
Living	4.307m x 3.678m	14'0" x 11'11"
Master Bedroom	3.889m x 3.439m	12'7" x 11'2"
Bedroom 2	3.699m x 3.542m	12'0" x 11'6"
Total Area	929 sq ft	

APARTMENT TEN

Living/Kitchen/Dining	6.504m x 4.851m	21'1" x 15'9"
Master Bedroom	4.506m x 4.117m	14'7" x 13'4"
Total Area	674 sq ft	

Dimensions are approximate only and may vary by 2" or 5cm. Floor plans are indicative only. ◀ illustrates where measurements have been taken from.

OAK VIEW
THIRD FLOOR



APARTMENT ELEVEN

Kitchen/Living	6.194m x 4.535m	20'1" x 14'8"
Master Bedroom	4.780m x 3.460m	15'6" x 11'3"
Bedroom 2	3.915m x 2.663m	12'8" x 8'8"
Total Area	871 sq ft	

APARTMENT TWELVE

Kitchen	4.882m x 2.150m	15'10" x 7'0"
Living	4.535m x 3.972m	14'8" x 12'11"
Master Bedroom	4.855m x 3.460m	15'9" x 11'3"
Bedroom 2	3.825m x 2.758m	12'5" x 8'11"
Total Area	932 sq ft	



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OAK VIEW SPECIFICATION

BY HERONSLEA



General:

- Gas fired, underfloor heating throughout with individual room thermostats
- UPVC double glazed windows
- 10 Year Premier Warranty

Communal Areas, Grounds and Parking:

- Interior designed Communal Entrance Hallway and bespoke artwork
- Lift to all floors
- Landscaped communal grounds

Decoration:

- Walls painted in Rum Caramel 5 & Rum Caramel 6
- Bespoke designed architrave and skirting – painted eggshell white
- Ceilings – painted white matt

Internal doors:

- Oversized walnut veneered doors with brushed stainless steel ironmongery
- Glazed doors to Kitchen and Lounge

Flooring:

- Carpet to all Bedrooms
- Tiled floors and walls to all Bathrooms
- Wood flooring to Hallway and Lounge
- Tiles to Kitchen floor
- And/ Or
- Tiles to open plan Kitchen, Lounges and Hallways

Electrical:

- Brushed stainless steel socket & light switch covers
- LED down lights to all rooms
- CAT5 and Coax cabling to AV sockets
- Data network cabling installed adjacent to telephone locations
- Telephone connections – BT Master located in AV cupboard with points to all Bedrooms, Lounge and Kitchen
- Full TV / SKY Plus multi room wiring system linking to central TV aerials and satellite dish capable of receiving digital & terrestrial channels
- Video entry system
- Nacoss approved alarm system
- Smoke, heat and carbon monoxide alarms

Kitchen / Breakfast:

- Contemporary Kitchen designed by Neil Lerner with soft closing cabinetry and drawer units
- Composite stone worktop and upstand
- Glass splashback
- Stainless steel sink with chrome tap
- Waste disposal
- Bosch appliances to include:
- Single oven
- Combination oven
- Induction hob
- Integrated Fridge/Freezer
- Integrated Dishwasher
- Integrated Washer/ Dryer
- Elica extractor hood
- Porcelain floor tiles

Bedrooms:

- Wardrobes to Master Bedroom, driftwood carcasses with matt spray lacquer doors

Bathroom, En-suites and cloakroom*:

- Wall mounted basin with drawer unit and Hansgrohe mixer tap (double or wide basins where indicated on plans)
- Mirror above basin
- Fitted bath with exofil, handheld shower (wallmounted shower with fitted glass screen where applicable)
- And/ Or
- Low profile shower tray with fixed glass screen, wallmounted showerhead & handheld shower
- Wall hung WC with soft closing seat
- Tiled feature niches with LED lighting
- Thermostatically controlled electric towel rails
- Fully tiled

*Each room layout is individually designed. Please refer to the floor plans for the specific sanitary ware.

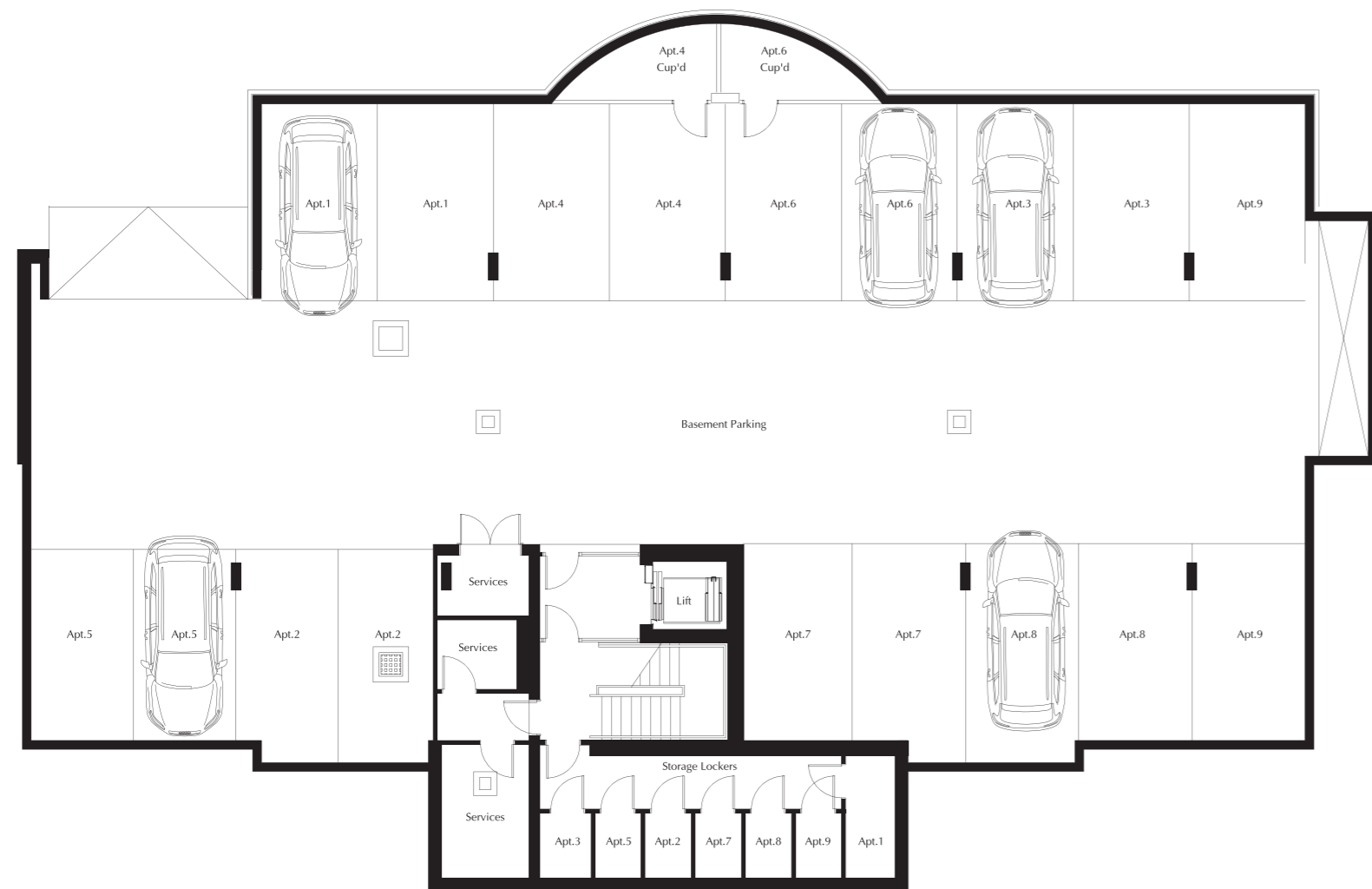
Private Terraces and Balconies:

- Private terraces to Ground floor apartments
- Private balconies to First, Second and Third floor apartments
- External feature lighting
- External power sockets
- External water tap (Ground floor apartments only)



APARTMENTS
PINE COURT

PINE COURT
BASEMENT



PINE COURT
GROUND FLOOR



APARTMENT ONE

Living/Kitchen/Dining	9.247m x 6.970m	30'4" x 22'7"
Master Bedroom	5.432m x 3.525m	17'7" x 11'5"
Bedroom 2	4.620m x 2.936m	15'0" x 9'6"
Total Area		1479 sq ft

APARTMENT TWO

Kitchen	4.001m x 3.467m	13'0" x 10'11"
Living/Dining	6.229m x 4.676m	20'2" x 15'2"
Master Bedroom	5.515m x 3.356m	17'11" x 10'11"
Bedroom 2	3.619m x 3.467m	11'9" x 11'3"
Study	3.086m x 1.969m	10'0" x 6'5"
Total Area		1351 sq ft

APARTMENT THREE

Kitchen/Dining	6.982m x 3.907m	22'8" x 12'8"
Living	5.544m x 4.978m	18'0" x 16'2"
Master bedroom	5.207m x 3.194m	16'11" x 10'4"
Bedroom 2	23.945m x 2.805m	12'9" x 9'1"
Total Area		1368 sq ft

Dimensions are approximate only and may vary by 2" or 5cm. Floor plans are indicative only. ◀ illustrates where measurements have been taken from.

**PINE COURT
FIRST FLOOR**



APARTMENT FOUR

Kitchen/Dining	6.970m x 4.595m	22'7" x 14'11"
Living	5.769m x 4.407m	18'8" x 14'3"
Master Bedroom	5.432m x 3.435m	17'7" x 11'2"
Bedroom 2	4.969m x 4.595m	16'1" x 14'11"
Total Area		1479 sq ft

APARTMENT FIVE

Kitchen	4.001m x 3.356m	13'0" x 10'11"
Living/Dining	6.229m x 4.676m	20'2" x 15'2"
Master Bedroom	5.516m x 3.356m	17'11" x 10'11"
Bedroom 2	3.603m x 3.467m	11'8" x 11'3"
Study	3.086m x 1.985m	10'0" x 6'5"
Total Area		1351 sq ft

APARTMENT SIX

Kitchen/Dining	6.982m x 3.892m	22'8" x 12'7"
Living	5.544m x 4.978m	18'0" x 16'2"
Master bedroom	5.207m x 3.194m	16'11" x 10'4"
Bedroom 2	4.644m x 2.805m	15'1" x 9'1"
Total Area		1368 sq ft

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**PINE COURT
SECOND FLOOR**



APARTMENT SEVEN

Kitchen	4.922m x 3.151m	15'11" x 10'3"
Living/Dining	5.858m x 5.119m	19'0" x 16'7"
Master Bedroom	4.033m x 3.748m	13'1" x 12'2"
Bedroom 2	4.033m x 3.379m	13'1" x 10'11"
Total Area		1156 sq ft

APARTMENT EIGHT

Kitchen	3.628m x 3.356m	11'9" x 10'11"
Living/Dining	6.229m x 3.145m	20'2" x 10'2"
Master Bedroom	4.922m x 3.356m	15'11" x 10'11"
Bedroom 2	4.863m x 3.467m	15'9" x 11'3"
Study	2.641m x 1.969m	8'7" x 6'5"
Total Area		1146 sq ft

APARTMENT NINE

Kitchen/Dining	6.132m x 3.723m	19'11" x 12'1"
Living	4.688m x 4.227m	13'8" x 15'2"
Master Bedroom	4.106m x 4.033m	13'4" x 13'1"
Bedroom 2	4.033m x 3.202m	13'1" x 10'5"
Total Area		1065 sq ft

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PINE COURT SPECIFICATION

BY HERONSLEA



THE APARTMENTS BIRCH WALK

General:

- One Basement storage cupboard (lockable) per apartment with double electric socket and lighting
- Gas fired, underfloor heating throughout with individual room thermostats
- UPVC double glazed windows
- 10 Year Premier Warranty

Communal Areas, Grounds and Parking:

- Interior designed Communal Entrance Hallway and bespoke artwork
- Lift to all floors
- Landscaped communal grounds
- Two allocated underground parking spaces per apartment

Decoration:

- Walls painted in Rum Caramel 5 & Rum Caramel 6
- Bespoke designed architrave and skirting – painted eggshell white
- Bespoke designed feature LED lit cornice to Hallway
- Feature Coffey Ceiling with LED strip light to Lounge
- Ceilings – painted white matt

Internal doors:

- Oversized walnut veneered doors with brushed stainless steel ironmongery
- Glazed doors to Kitchen and Lounge

Flooring:

- Wood Flooring to Lounge and Hallway
- Carpets to All Bedrooms
- Tiles to Kitchen and Bathrooms

Electrical:

- Brushed stainless steel socket & light switch covers
- LED down lights to all rooms
- CAT5 and Coax cabling to AV sockets
- Data network cabling installed adjacent to telephone locations
- Telephone connections – BT Master located in AV cupboard with points to all Bedrooms, Lounge and Kitchen
- Full TV / SKY Plus multi room wiring system linking to central TV aerials and satellite dish capable of receiving digital & terrestrial channels
- Video entry system
- Nacoss approved alarm system
- Smoke, heat and carbon monoxide alarms
- Multi-room audio via discreet in-ceiling speakers to principal rooms
- Wiring only for future speaker installation to all other rooms

Kitchen / Breakfast:

- Contemporary Kitchen designed by Neil Lerner with soft closing cabinetry and drawer units
- Composite stone worktop and upstand
- Glass splashback
- Stainless steel sink with Blanco chrome pull out spray tap

- Waste disposal
 - Chrome hot tap system for instant boiling water
- Siemens appliances to include:
- Single oven
 - Combination oven
 - Induction hob
 - Integrated fridge/freezer
 - Integrated dishwasher
 - Elica extractor hood
 - Porcelain floor tiles

Hallway Cupboard / Utility Cupboard:

- Siemens washing machine and tumble dryer stacked (where indicated on floor plan) alternatively located in the Kitchen Utility cupboard
- Housing hot water cylinder with shelving for linen

Bedrooms:

- Walk-in wardrobes to Master Bedroom and Bedroom 2 (where indicated on plan)
- Wardrobes fully fitted with driftwood carcasses, matt spray lacquer door fronts to open wardrobe areas

Bathroom, En-suites and cloakroom*:

- Wall mounted basin with drawer unit and Hansgrohe mixer tap (double or wide basins where indicated on plans)
- Mirror above basin
- Fitted bath with exofil and handheld shower

And/ Or

- Walk-in wet room style showers with fixed glass screen, wall-mounted showerhead & handheld shower
- Wall hung WC with soft closing seat
- Tiled feature niches with LED lighting
- Thermostatically controlled electric towel rails
- Fully tiled

*Each room layout is individually designed. Please refer to the floor plans for the specific sanitary ware.

Private Terraces and Balconies:

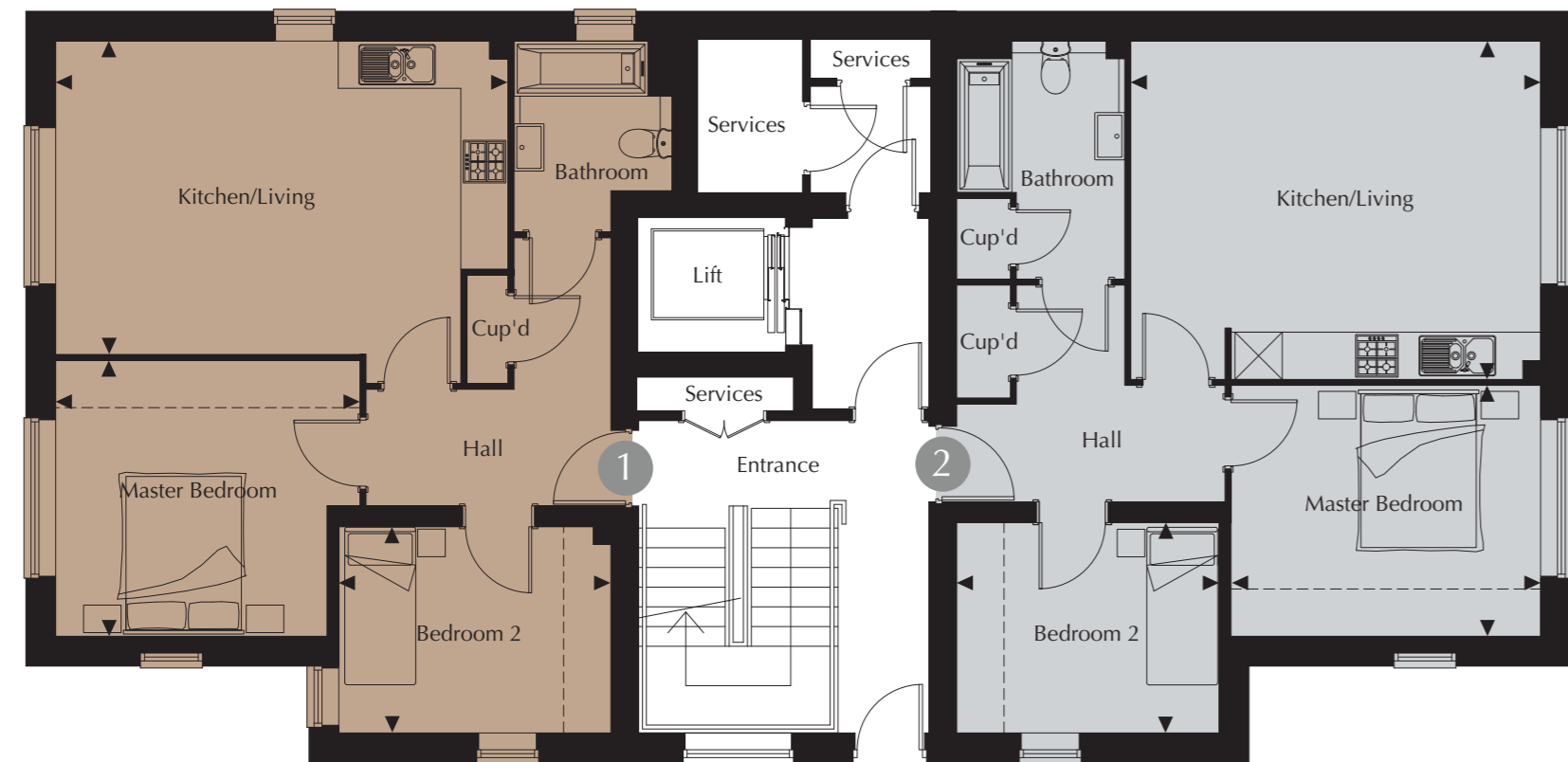
- Private terraces and landscaped gardens to Ground floor apartments
- Private balconies to First, Second and Third floor apartments
- External feature lighting
- External power sockets
- External water tap (Ground floor apartments only)



WINDMILL PLACE

BUSHEY HEATH

BIRCH WALK
GROUND FLOOR



APARTMENT ONE

Kitchen/Living	5.739m x 3.977m	18'10" x 12'11"
Master Bedroom	3.861m x 3.501m	12'6" x 11'4"
Bedroom 2	3.451m x 2.616m	11'2" x 8'6"
Total Area		634 sq ft



APARTMENT TWO

Kitchen/Living	5.225m x 4.294m	16'11" x 13'11"
Master Bedroom	3.928m x 3.184m	12'9" x 10'4"
Bedroom 2	3.329m x 2.668m	10'9" x 8'8"
Total Area		648sq ft

Dimensions are approximate only and may vary by 2" or 5cm. Floor plans are indicative only. ◀ illustrates where measurements have been taken from.

BIRCH WALK
FIRST FLOOR



APARTMENT THREE

Kitchen/Living	5.739m x 3.977m	18'10" x 12'11"
Master Bedroom	3.861m x 3.501m	12'6" x 11'4"
Bedroom 2	3.451m x 2.616m	11'2" x 8'6"
Total Area		634 sq ft

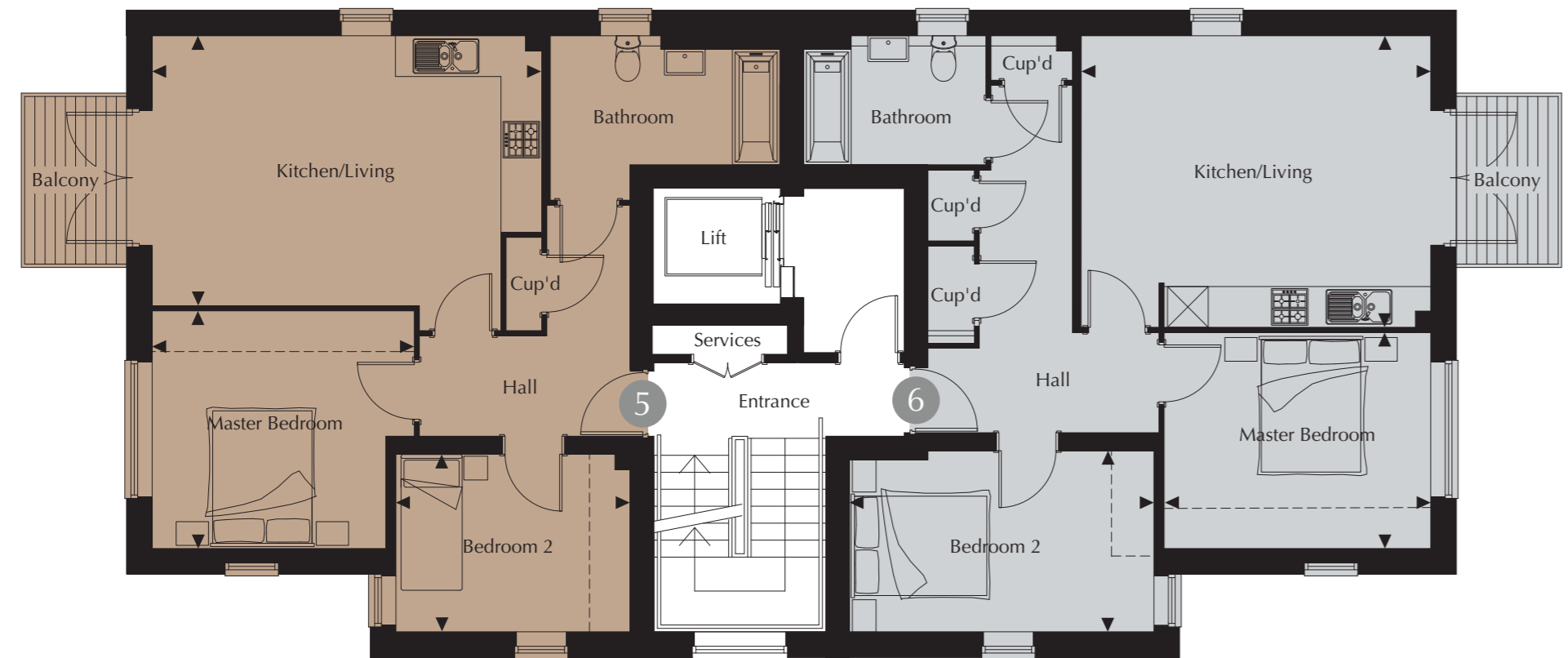


APARTMENT FOUR

Kitchen/Living	5.200m x 4.294m	16'10" x 13'11"
Master Bedroom	3.953m x 3.184m	12'10" x 10'4"
Bedroom 2	4.484m x 2.668m	14'6" x 8'8"
Total Area		677 sq ft

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BIRCH WALK
SECOND FLOOR



APARTMENT FIVE

Kitchen/Living	5.739m x 4.002m	18'10" x 13'0"
Master Bedroom	3.861m x 3.501m	12'6" x 11'4"
Bedroom 2	3.451m x 2.641m	11'2" x 8'7"
Total Area	663 sq ft	

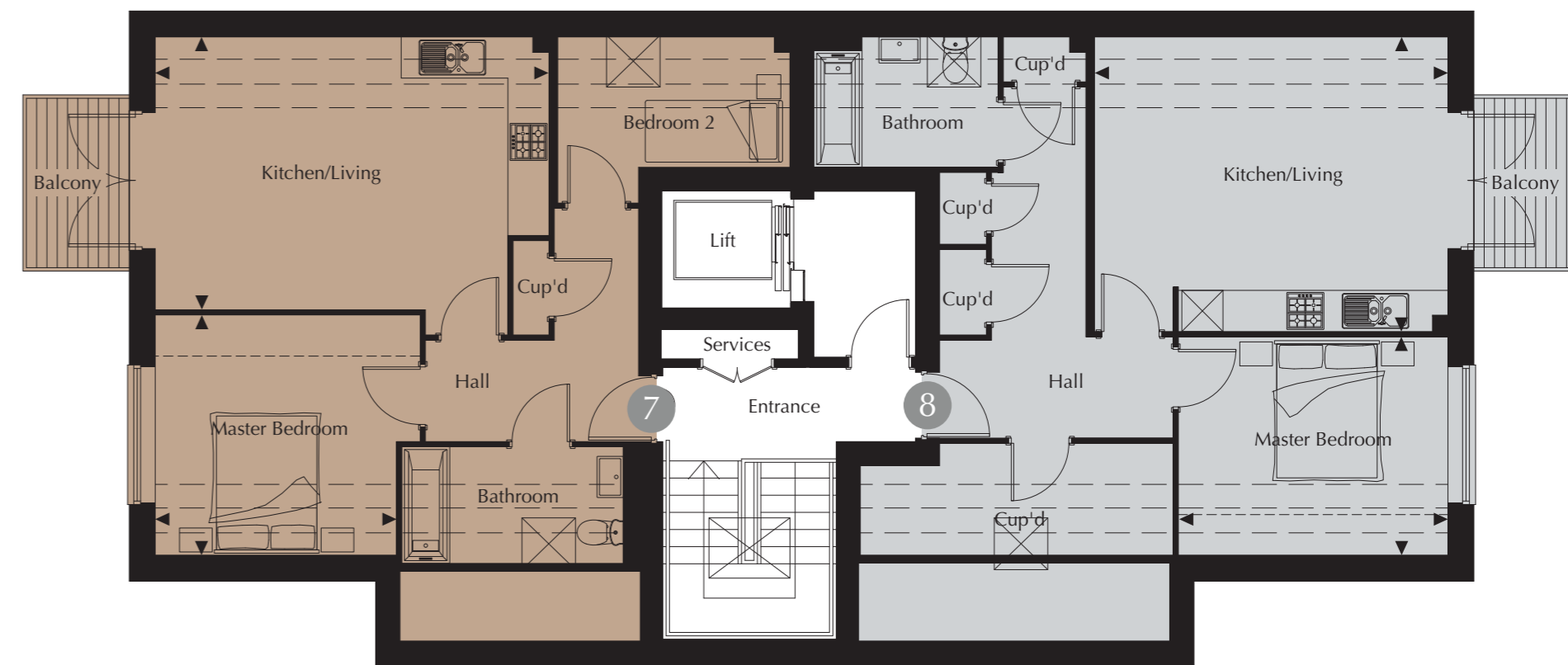


APARTMENT SIX

Kitchen/Living	5.149m x 4.294m	16'8" x 13'11"
Master Bedroom	3.928m x 3.184m	12'9" x 10'4"
Bedroom 2	4.484m x 2.668m	14'6" x 8'8"
Total Area	715 sq ft	

Dimensions are approximate only and may vary by 2" or 5cm. Floor plans are indicative only. ◀ illustrates where measurements have been taken from.

BIRCH WALK
THIRD FLOOR



APARTMENT SEVEN

Kitchen/Living	5.739m x 3.977m	18'10" x 12'11"
Master Bedroom	3.861m x 3.501m	12'6" x 11'4"
Bedroom 2	3.833m x 2.422m	11'0" x 7'10"
Total Area	618 sq ft	



APARTMENT EIGHT

Kitchen/Living	5.149m x 4.294m	16'8" x 13'11"
Master Bedroom	3.928m x 3.184m	12'9" x 10'4"
Total Area	656 sq ft	

Dimensions are approximate only and may vary by 2" or 5cm. Floor plans are indicative only. ◀ illustrates where measurements have been taken from.

BIRCH WALK SPECIFICATION

BY HERONSLEA



General:

- Individual room thermostats to radiators with a central overriding thermostat
- UPVC double glazed windows
- 10 Year Premier Warranty

Communal Areas, Grounds and Parking:

- Lift to all floors
- Landscaped communal grounds
- Allocated Parking

Decoration:

- Walls painted in Dulux paint
- Ceilings painted white matt

Internal doors:

- Walnut doors with brushed stainless steel ironmongery

Flooring:

- Bathrooms and Kitchen floors tiled

Electrical:

- LED down lights to all rooms
- CAT5 and Coax cabling to AV sockets
- Data network cabling installed adjacent to telephone locations
- Telephone connections – BT Master located in cupboard
- Full TV / SKY Plus multi room wiring system linking to central TV aerials and satellite dish capable of receiving digital & terrestrial channels
- Smoke, heat and carbon monoxide alarms

Kitchen / Breakfast:

- Fully Integrated interior-designed modern Kitchen
 - Glass splashback behind hob
 - Stainless steel sink with tap
- Appliances to include:
- Single oven
 - Electric hob
 - Extractor hood
 - Fridge/Freezer
 - Washer/ Dryer
 - Floor tiles

Bedrooms:

- Wardrobes to Master Bedroom

Bathroom, En-suites and cloakroom*:

- Designer Sanitaryware
- Wall mounted basin with storage
- Fitted bath with exofil, handheld shower, wallmountedshower with glass screen
- Wall hung WC with soft closing seat
- Electric heated towel rails
- Tiled floors and walls

*Each room layout is individually designed. Please refer to the floor plans for the specific sanitary ware.



WINDMILL PLACE

IMPRESSIVE
HOUSES



WINDMILL PLACE

BUSHEY HEATH

BUSHEY HEATH

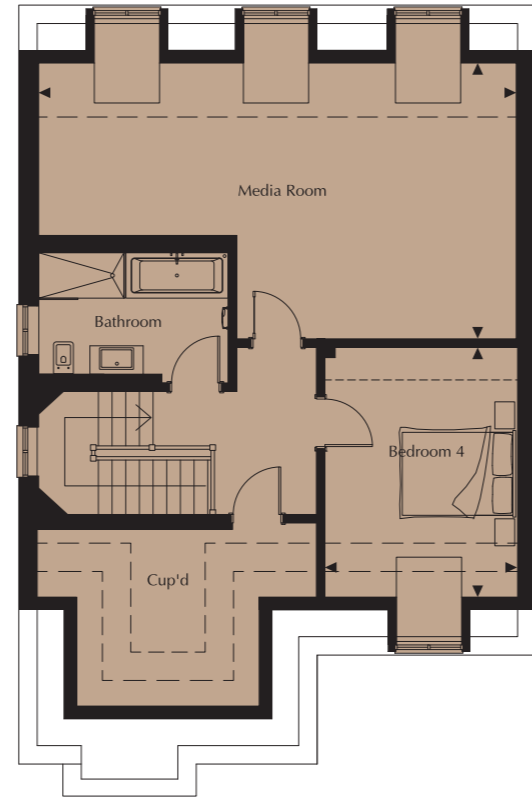
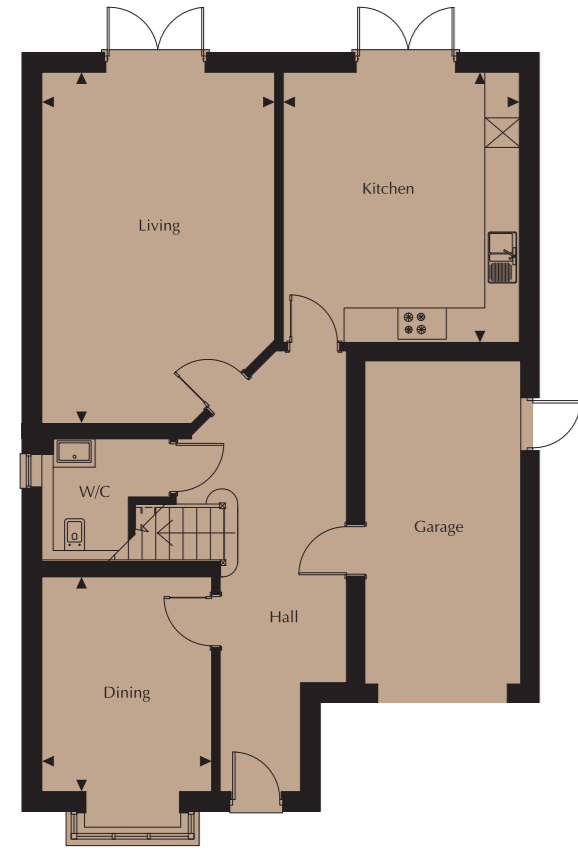


HOUSE

TYPE D1-3

Computer generated image is indicative only.

TYPE D1-3



GROUND FLOOR

Kitchen	4.765m x 4.164m	15'5" x 13'6"
Living	6.200m x 4.108m	20'1" x 13'4"
Dining	3.787m x 2.995m	12'3" x 9'9"

FIRST FLOOR

Master Bedroom	4.675m x 3.714m	15'2" x 12'0"
Bedroom 2	4.549m x 3.787m	14'9" x 12'3"
Bedroom 3	4.275m x 3.595m	13'10" x 11'8"

SECOND FLOOR

Media Room	8.422m x 4.865m	27'4" x 15'9"
Bedroom 4	3.954m x 3.398m	12'10" x 11'0"
Total Area		2768 sq ft

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HOUSE
TYPE D4 & D5

Computer generated image is indicative only.

TYPE D4 & D5*



GROUND FLOOR

Kitchen/Dining	5.978m x 5.754m	19'5" x 18'8"
Living	5.967m x 5.539m	19'4" x 17'11"
Study	2.901m x 2.617m	9'5" x 8'6"

FIRST FLOOR

Master Bedroom	5.753m x 5.125m	18'8" x 16'8"
Bedroom 2	5.539m x 3.330m	17'11" x 10'10"
Bedroom 3	4.107m x 3.946m	13'4" x 12'9"
Bedroom 4	3.935m x 2.790m	12'9" x 9'1"

SECOND FLOOR

Media Room	11.231m x 4.620m	36'5" x 15'0"
Bedroom 5	4.729m x 3.720m	15'4" x 12'1"
Total Area		3122 sq ft

Dimensions are approximate only and may vary by 2" or 5cm. Floor plans are indicative only. ◀ illustrates where measurements have been taken from. *Plot D5 is handed.

HOUSES - TYPE D

SPECIFICATION

BY HERONSLEA



General:

- Gas fired, underfloor heating throughout with individual room thermostats
- UPVC double glazed windows
- 10 Year Premier Warranty

Decoration:

- Walls painted in Rum Caramel 5 & Rum Caramel 6
- Bespoke designed architrave and skirting – painted eggshell white
- Bespoke designed feature LED lit cornice to Ground floor Hallway
- Feature Coffered Ceiling with LED strip light to Lounge
- Ceilings – painted white matt

Internal doors:

- Oversized walnut veneered doors with brushed stainless steel ironmongery
- Glazed doors to Kitchen and Lounge

Flooring:

- Wood Flooring to Hallway, Reception Rooms
- Carpets to all Bedrooms, Landing and Staircase

Electrical:

- Brushed stainless steel socket & light switch covers
- LED down lights to all rooms
- CAT5 and Coax cabling to AV sockets
- Data network cabling installed adjacent to telephone locations
- Telephone connections – BT Master located in AV cupboard with points to all Bedrooms, Lounge and Kitchen
- Full TV / SKY Plus multi room wiring system linking to central TV aerials and satellite dish capable of receiving digital & terrestrial channels
- Study wired for 'home office'
- Multi-room audio via discreet in-ceiling speakers to Principal Rooms
- Wiring only for future speaker installation to all other rooms

Security:

- Nacoss approved alarm system
- Mains operated smoke, heat and carbon monoxide detectors
- External security lighting to front and rear

Kitchen / Breakfast:

- Contemporary Kitchen designed by Neil Lerner with soft closing cabinetry and drawer units
- Composite stone worktop and upstand
- Glass splashback
- Stainless steel sink with chrome pull out spray tap

Waste disposal

- Chrome hot tap system for instant boiling water
- Miele appliances to include:
 - Single oven
 - Combination oven
 - Induction hob
 - Gutmann Campo Extractor hood (to D4/D5 houses)
 - Elica extractor hood (to D1-D3)
- Siemens integrated fridge/freezer (Separate Fridge and Freezer where indicated on plan)
- Siemens integrated dishwasher
- Porcelain floor tiles

Utility Cupboard/ Laundry Cupboard:

- Siemens washing machine
- Siemens tumble dryer
- Storage cupboards (where indicated on floor plan) with sink and tap

Bedrooms:

- Master Bedroom walk-in-Dressing Room with fully fitted driftwood carcasses
- Wardrobes to Bedroom Two, driftwood carcasses with matt spray lacquer doors

Bathroom, En-suites and cloakroom*:

- Beautifully designed contemporary Bathroom and en-suites
- Wall mounted basin with drawer unit and Hansgrohe mixer tap (double or wide basins where indicated on plans)
- Mirror above basin
- Freestanding bath with floor mounted taps and handheld shower
- Fitted bath with exofil, handheld shower, wallmounted shower with fitted glass screen
- Walk-in wet room style showers with fixed glass screen, wall-mounted showerhead & handheld shower
- Wall hung WC with soft closing seat
- Tiled feature niches with LED lighting
- Thermostatically controlled electric towel rails
- Fully tiled

Garden:

- Patio area with grass as per illustration
- External tap and electric socket
- External feature lighting

*Each room layout is individually designed. Please refer to the floor plans for the specific sanitary ware.

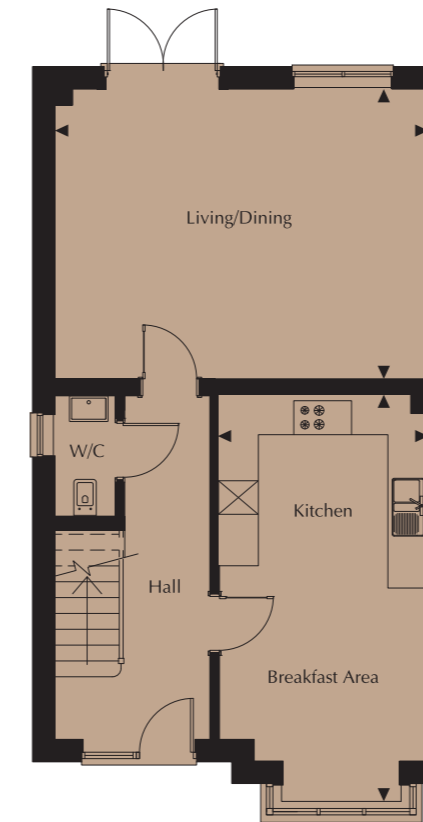


HOUSE

TYPE S1-4

Computer generated image is indicative only.

TYPE S1, S2, S3 & S4



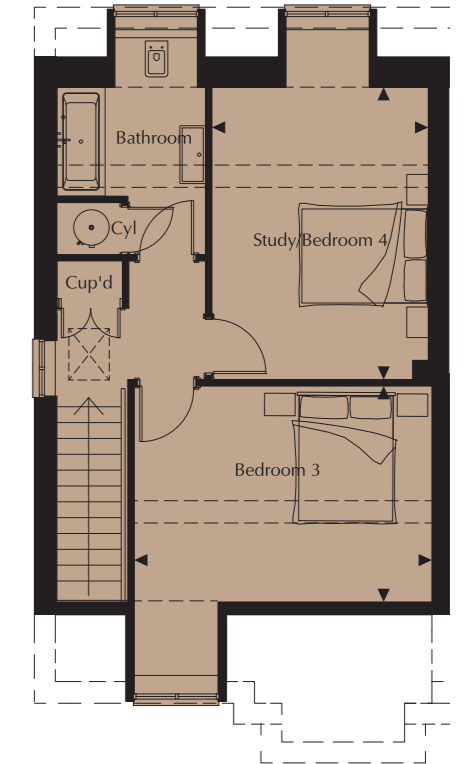
GROUND FLOOR

Kitchen	5.694m x 3.276m	18'5" x 10'7"
Living/Dining	5.810m x 4.509m	18'10" x 14'7"



FIRST FLOOR

Master Bedroom	4.508m x 3.940m	14'7" x 12'9"
Bedroom 2	3.550m x 3.094m	11'6" x 10'0"



SECOND FLOOR

Bedroom 3	4.608m x 3.335m	14'11" x 10'10"
Study/Bedroom 4	4.552m x 3.405m	14'9" x 11'0"
Total Area		1733 sq ft

Dimensions are approximate only and may vary by 2" or 5cm. Floor plans are indicative only. ◀ illustrates where measurements have been taken from.

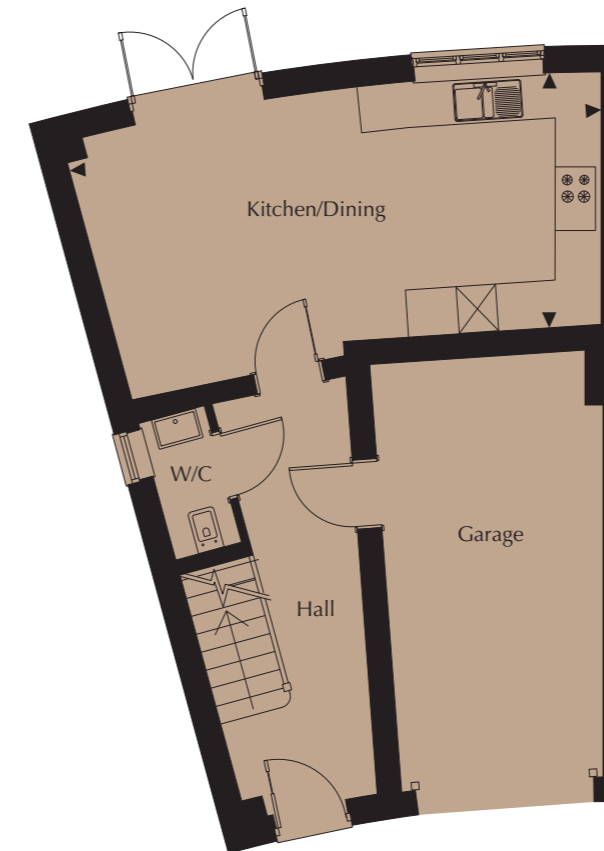


HOUSE

TYPE S5-10

Computer generated image is indicative only.

TYPE S5 - S10*



GROUND FLOOR

Kitchen/Dining	7.128m x 3.338m	23'1" x 10'10"
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FIRST FLOOR

Living	7.128m x 4.107m	23'1" x 13'0"
Bedroom 2	3.484m x 3.394m	11'4" x 11'0"



SECOND FLOOR

Master Bedroom	4.254m x 3.835m	13'9" x 12'5"
Bedroom 3	4.242m x 2.837m	13'9" x 9'2"
Total Area		1448 sq ft

Dimensions are approximate only and may vary by 2" or 5cm. Floor plans are indicative only. ◀ illustrates where measurements have been taken from. *Plots 6, 8 and 10 are handed.

HOUSES - TYPE S

SPECIFICATION

BY HERONSLEA

General:

- Gas fired, underfloor heating to Ground Floor
- Radiators to First and Second Floor
- UPVC double glazed windows
- 10 Year Premier Warranty

Decoration:

- Walls painted in Rum Caramel 5 & Rum Caramel 6
- Bespoke designed architrave and skirting – painted eggshell white
- Bespoke designed feature LED lit cornice to Ground floor Hallway
- Ceilings – painted white matt

Internal doors:

- Walnut veneered doors with brushed stainless steel ironmongery
- Glazed doors to Kitchen and Lounge

Flooring:

- Wood Flooring to Hallway and Reception Rooms
- Carpets to all Bedrooms, Landing and Staircase
- Tiles to Kitchen and Bathrooms

Electrical:

- Brushed stainless steel socket & light switch covers
- LED down lights to all rooms
- CAT5 and Coax cabling to AV sockets
- Data network cabling installed adjacent to telephone locations
- Telephone connections – BT Master located in AV cupboard with points to all bedrooms, lounge and kitchen
- Full TV / SKY Plus multi room wiring system linking to central TV aerials and satellite dish capable of receiving digital & terrestrial channels
- Study wired for 'home office'
- Wiring only for future speaker installation

Security:

- Nacoss approved alarm system
- Mains operated smoke, heat and carbon monoxide detectors
- External security lighting to front and rear

Kitchen / Breakfast:

- Contemporary Kitchen designed by Neil Lerner with soft closing cabinetry and drawer units
- Composite stone worktop and upstand
- Glass splashback
- Stainless steel sink with chrome pull out spray tap

- Waste disposal
 - Chrome hot tap system for instant boiling water
- Siemen appliances to include:
- Single oven
 - Combination oven
 - Induction Hob
 - Integrated Fridge/Freezer
 - Integrated Dishwasher
 - Elica extractor hood
 - Porcelain Floor Tiles

Bedrooms:

- Wardrobes to Master Bedroom and Bedroom Two, driftwood carcasses with matt spray lacquer doors Bathroom, En-suites and cloakroom*
- Beautifully designed contemporary bathroom and ensuite
- Wall mounted basin with drawer unit and Hansgrohe mixer tap (double or wide basins where indicated on plans)
- Mirror above basin
- Fitted bath with exofil and handheld shower
- And/ Or
- Low Profile shower tray with fixed glass screen, wallmounted showerhead & handheld shower
- Wall hung WC with soft closing seat

- Tiled feature niches with LED lighting
- Thermostatically controlled electric towel rails
- Fully tiled

*Each room layout is individually designed. Please refer to the floor plans for the specific sanitary ware.

Garden:

- Patio area with grass as per illustration
- External tap and electric socket
- External feature lighting

Hallway Cupboards:

- Linen cupboard housing hot water cylinder
- Utility cupboard with stacked Siemens washing machine and tumble dryer



USEFUL INFORMATION

As leading developers of prestigious, beautiful new homes in North London, North West London and the Home Counties, Heronslea are extremely proud of the luxury developments that we have built over the last fifteen years. We have gained a reputation for maintaining the highest standards of quality, attention to detail and for providing excellent personal client service.

Our professional expertise in all aspects of building bespoke new homes is unrivalled; from buying land and working with planning authorities to gaining the necessary permissions, to designing and building bespoke homes with today's lifestyle in mind for discerning clients.

Customer Service

Buying a new home can be stressful. At Heronslea we do our best to make it as hassle-free as possible.

Our experienced Sales Consultants will take you through the reservation process having first advised you all about the home. They will be your point of contact throughout the buying process, giving you updates on the progress of your home's construction.

Once your new home is ready, you will be invited to a demonstration and induction – a helping hand to settle in and understand your new home's features.

At the handover meeting on the day of completion, you'll receive a Home Information Pack with information and advice for your home.

Whilst we hope there will be no problems after you have moved in, we shall continue to be there to support you through the first two years, handling all agreed remedials, no matter how small, as quickly as possible.

Premier Guarantee

Unlike buying a second hand home, with Heronslea, your new home at Windmill Place is protected by a 10 year new home warranty by Premier Guarantee, an insurance policy which protects you against specific risks.

The warranty cover is in two stages. You are protected for the full 10 years against serious defects occurring, for example foundations, roof and other structural areas.

For the first two years, Heronslea, together with Premier Guarantee, cover you against physical damage to your home should this be caused by a defect which results from failure to meet Premier Guarantee standards.

Maintenance Charge

Windmill Place has a number of communal areas for the use and enjoyment of all residents, such as landscaped grounds, underground car parking, lifts, stairs and hallways. These areas will be maintained by a management company who will initially be appointed by Heronslea. An indication of the maintenance charge will be provided to you.

HOMES OF

DISTINCTION



FAIRWAYS, BUSHEY HEATH



LOOM LANE, RADLETT

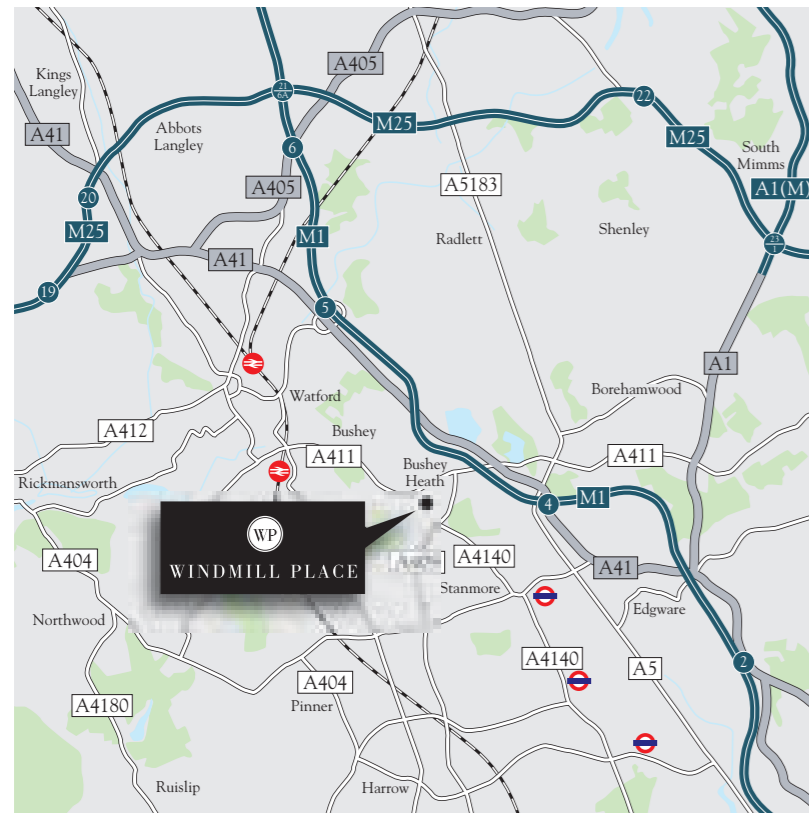


MILL HILL PLACE, MILL HILL

At Heronslea Group our ethos is to provide beautiful, luxury homes to today's discerning buyers. Our commitment to attention to detail and exacting standards is second to none and it is this excellence which has seen us cultivate an impressive reputation over the last 15 years.

When choosing your new home you should expect the very best - a home you can be truly proud of. Welcome to Heronslea – where homes of the highest quality and finest design are simply standard.





A R E A M A P



L O C A L M A P

WINDMILL PLACE

Everett Close, off Windmill Street, Bushey Heath WD23 1RN



020 8954 8626



Homes of the highest quality and finest design
www.heronSlea-group.co.uk

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