



QUEENSBURY
SQUARE

LONDON NW9

A COLLECTION OF 1, 2 & 3 BEDROOM APARTMENTS

Fairview[®]
NEW HOMES Ltd.

Convenience
Connectivity
Culture

WELCOME HOME



Queensbury Square is an exciting new development of apartments nestled in the bustling London suburb of Queensbury. With a range of 128 private 1, 2 & 3 bedroom apartments, these homes are suited to a variety of buyers including couples, commuters and those looking to get on the property ladder. With the aspects of these lifestyles in mind, each home has been designed to reflect our commitment to quality, convenience and flexibility.

Fairview[®]
NEW HOMES Ltd.

Computer generated image.



Computer generated image

YOUR HOME



Freedom and opportunity define life at Queensbury Square, a new development of homes in a neighbourhood that combines the best aspects of a quintessential town with the hustle and bustle of London. Each home has been beautifully designed and crafted to reflect this vibrant neighbourhood, where a melting pot of bars, restaurants and shops offer the perfect backdrop to a welcoming, multi-cultural community. Queensbury's underground station is just a 5 minute walk away, conveniently placed for you to reach some of London's most vibrant areas, where an abundance of new sights, sounds and experiences await.



Indulge

London Designer Outlet, Wembley



ON YOUR DOORSTEP



Local dining opportunities are plentiful, from cosy pubs offering traditional British fare to selections of countless restaurants serving Indian, Turkish and Asian cuisines. You'll also be truly spoilt for choice when it comes to shopping, with Queensbury Square close to a wide range of shopping centres and high streets. Hop on the tube at Queensbury and you can reach Bond Street in less than 30 minutes, which is lined with some of the world's most luxurious names such as Mulberry, Hermès, Tiffany & Co. and Dior. At Brent Cross Shopping Centre, you can find a range of well-known retailers that includes John Lewis and Partners, whilst in Wembley the London Designer Outlet is home to a choice of designer and high-street brands at discounted prices, along with a large cinema showcasing all the latest blockbusters and a selection of popular chain restaurants.





Welsh Harp Open Spaces



The Hill Garden and Pergola

CLOSE TO HOME



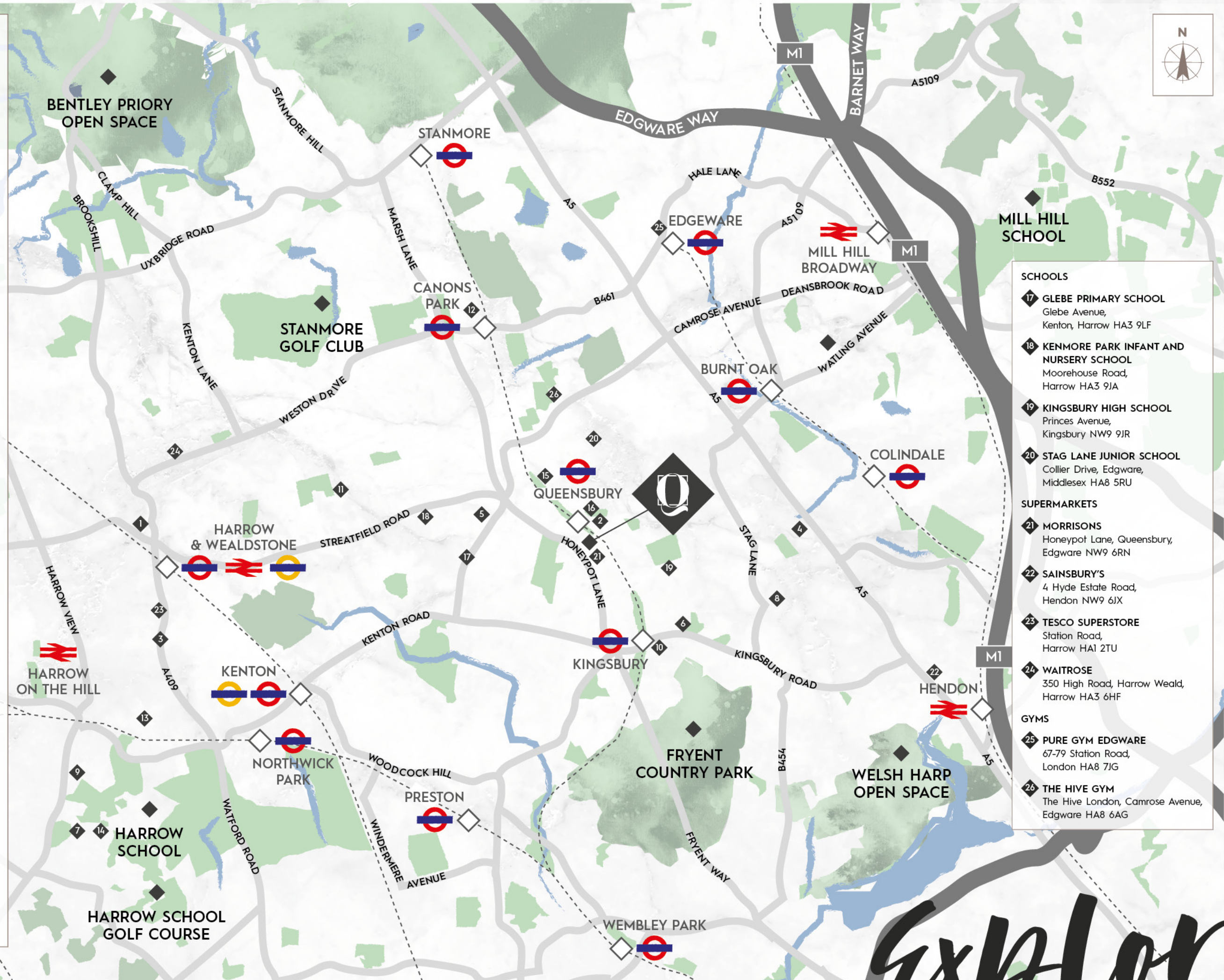
Whether you're looking to explore, connect with nature or just appreciate a few moments of relaxation, you'll be perfectly placed to enjoy the great outdoors. Located just under 10 minutes away by car, Fryent Country Park is popular amongst walkers, runners and explorers alike, whilst Moat Mount Outdoor Centre is just a 20-minute drive away boasting a wealth of activities like archery and orienteering. Avid golfers are also catered for with a range of courses just on your doorstep, with Stanmore Golf Club offering a challenging yet picturesque 18-hole course – ideally positioned just a 10-minute drive away. Those after more traditional methods of exercise can find Harrow Leisure Centre just under 15 minutes away by car, which offers a top of the range gym and two swimming pools, together with a selection of group fitness classes.

Fryent Country Park



RESTAURANTS

- 1 **MASA RESTAURANT**
Afghan Cuisine
24-26 Headstone Drive,
Wealdstone, Harrow HA3 5QH
 - 2 **THE REGENCY CLUB**
Indian Cuisine
19-21 Queensbury Station Parade,
Edgware HA8 5NR
 - 3 **TEX ANN**
North & South American Cuisine
259 Station Road,
Harrow HA1 2TB
 - 4 **BANG BANG ORIENTAL**
Asian Cuisine
399 Edgware Road,
London NW9 0FH
 - 5 **AYSU**
Turkish Cuisine
229 Charlton Road,
London HA3 9HU
 - 6 **RIYA**
Indian Vegetarian Cuisine
556 Kingsbury Road,
London NW9 9HJ
- BARs**
- 7 **THE CASTLE HARROW**
30 West Street, Harrow on the Hill,
Harrow HA1 3EF
 - 8 **POWER'S BAR**
23 Hay Lane,
Kingsbury NW9 0NH
 - 9 **KINGSFIELD ARMS**
Indian Gastropub
11 Bessborough Road,
Harrow HA1 3DF
 - 10 **JJ MOONS**
553 Kingsbury Road,
Kingsbury NW9 9EL
- CAFÉS**
- 11 **KENTON LANE CAFÉ**
237 Kenton Lane,
Harrow HA3 8RP
 - 12 **CANONS CAFÉ**
5 Station Parade, Whitchurch Lane,
Edgware HA8 6RW
 - 13 **CAFFÉ NERO**
27 St Anns Road,
Harrow HA1 1JU
 - 14 **THE DOLLS HOUSE ON THE HILL**
44 High Street, Harrow on the Hill,
Harrow HA1 3LL
 - 15 **HONEYPOT CAFÉ**
204 Honeypot Lane,
Stanmore HA7 1EE
 - 16 **JOE'S BAKE & BITE**
5 Queensbury Station Parade,
Queensbury HA8 5NP



- SCHOOLS**
- 17 **GLEBE PRIMARY SCHOOL**
Glebe Avenue,
Kenton, Harrow HA3 9LF
 - 18 **KENMORE PARK INFANT AND NURSERY SCHOOL**
Moorehouse Road,
Harrow HA3 9JA
 - 19 **KINGSBURY HIGH SCHOOL**
Princes Avenue,
Kingsbury NW9 9JR
 - 20 **STAG LANE JUNIOR SCHOOL**
Collier Drive, Edgware,
Middlesex HA8 5RU
- SUPERMARKETS**
- 21 **MORRISONS**
Honeypot Lane, Queensbury,
Edgware NW9 6RN
 - 22 **SAINSBURY'S**
4 Hyde Estate Road,
Hendon NW9 6JX
 - 23 **TESCO SUPERSTORE**
Station Road,
Harrow HA1 2TU
 - 24 **WAITROSE**
350 High Road, Harrow Weald,
Harrow HA3 6HF
- GYMS**
- 25 **PURE GYM EDGWARE**
67-79 Station Road,
London HA8 7JG
 - 26 **THE HIVE GYM**
The Hive London, Camrose Avenue,
Edgware HA8 6AG

Detail taken from Google Maps, correct at time of print, map is for illustrative purposes only.

Explore

← VIEWS TOWARDS
CENTRAL LONDON

FRYENT
COUNTRY PARK

WEMBLEY
STADIUM

MORRISONS
SUPERMARKET

QUEENSBURY
UNDERGROUND
STATION

VIEWS TOWARDS
RICHMOND AND
WEST LONDON →



View taken
South towards
Wembley Park



JUBILEE UNDERGROUND LINE
FROM QUEENSBURY TUBE



NATIONAL RAIL
FROM HARROW & WEALDSTONE STATION

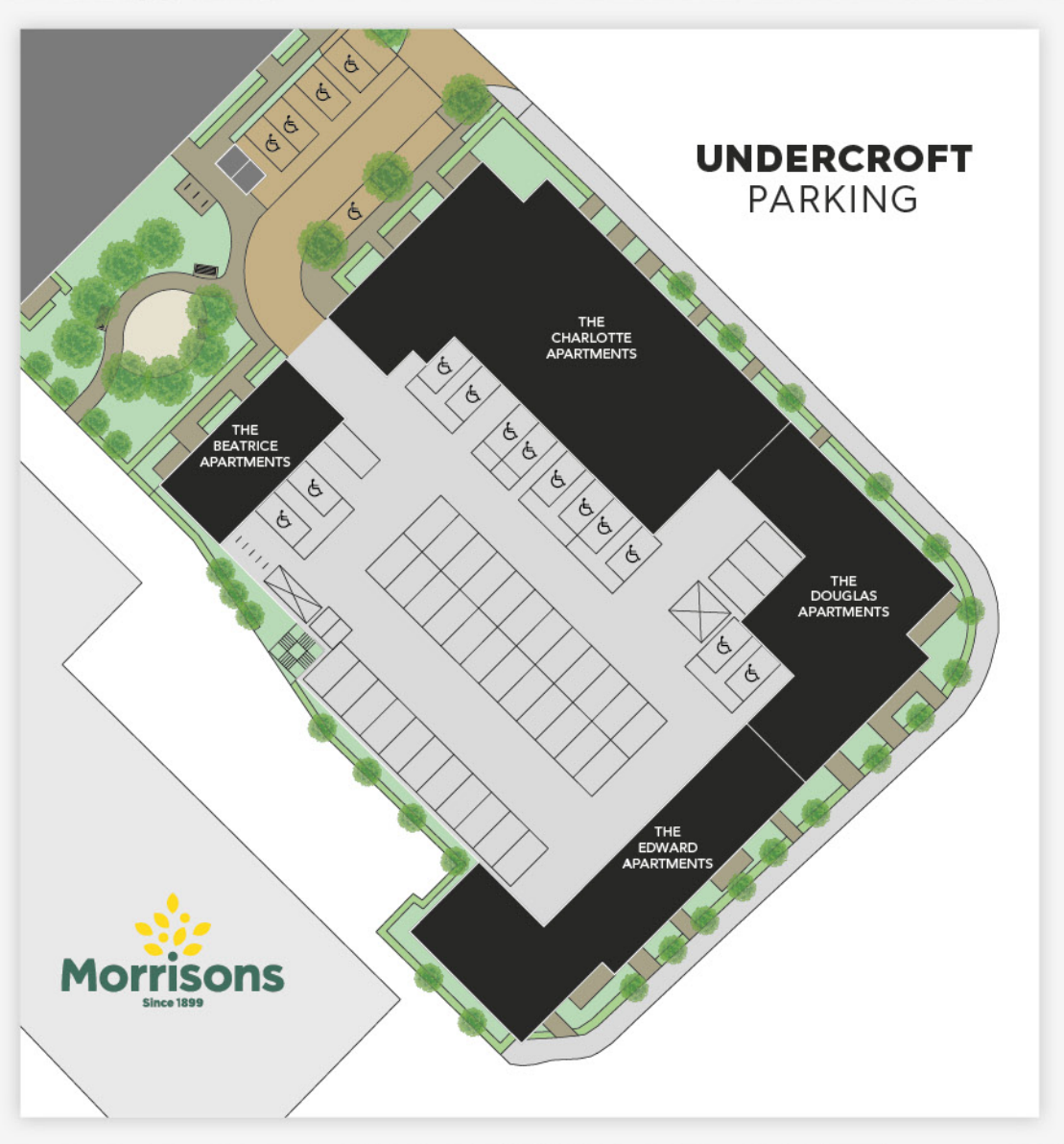
GETTING HOME



Whether it's by road, rail or tube, you'll be able to get around with ease thanks to the excellent local travel links. Just a 5-minute walk from home, Queensbury tube station couldn't be any better placed for commuters to the capital. Operating on the Jubilee line, you can reach Westminster in just 30 minutes, Canary Wharf in 42 minutes and Stratford in under an hour. You can also be in Bond Street in just 26 minutes, where you can change for Central line services to Tottenham Court Road, Bank and London Liverpool Street.

For rail, Harrow & Wealdstone Station is just under 15 minutes away by car providing services southwards into Wembley and Euston, and northwards into Watford, Hemel Hempstead and Milton Keynes. Road links are impressive also, with junction 1 of the M1 reachable in around 15 minutes for journeys to Edgware, Luton and Northampton.

Connected



Housing Association
 Private Sale

Siteplan



INSIDEYOURHOME



Drawing on over five decades of experience, we have poured our passion into creating a collection of apartments that reflects the busy lifestyles of today. Blending style with function, inside you'll discover a contemporary interior layout expertly finished with our distinct attention to detail and high specification. The open plan living area acts as the heart of the home, making excellent use of space without compromising on elements of practicality and flexibility, complemented by sleek bathrooms and en suites inspired by those found in boutique hotels. Each apartment also offers a well-appointed terrace or balcony, providing the perfect place to socialise with friends or enjoy some fresh air.





◆ BATHROOM AND ENSUITE

- White sanitaryware with chrome plated single lever mono block mixer tap and pop-up waste to basin
- Bath with chrome plated single lever mono block taps
- Thermostatic showers
- Clear glass shower enclosure, clear glass screen to bath
- Chelsea floor tiles
- Chelsea brick effect wall tiles to shower enclosure and selected walls in bathroom
- Ceilings in White Fast matt emulsion, untiled walls in Timeless White Fast matt emulsion
- Chrome heated towel rail
- LED chrome downlights

◆ KITCHEN

- Fully fitted kitchens with high white gloss units plus handle-less soft close doors and drawers
- Black Brazil worktops
- Blanco stainless steel 1½ bowl sink with single lever monobloc mixer tap
- Zanussi built in electric oven with black glass ceramic hob and black glass splashback
- SMEG integrated cooker hood
- Fully integrated A+ rated fridge freezer
- Washer dryer (integrated to selected plots)
- Ceilings painted in White Fast matt emulsion, walls in Timeless White Fast matt emulsion
- LED aluminium downlights and under counter lighting
- Satin chrome switches and sockets

◆ GENERAL

- Grey carpet to bedrooms
- Amtico Spacia bleached oak flooring to hall, living and dining area
- TV/FM/SAT and telephone points with provision for Satellite TV and Broadband internet services
- Mains fed smoke and heat detectors with battery backup
- Remaining walls painted in Timeless White Fast matt and ceilings in White Fast matt emulsion
- White painted internal doors with polished chrome/satin finish ironmongery
- Balcony/terrace with contemporary wall mounted stainless steel lighting
- 10-year NHBC Buildmark warranty





Photograph of Maritime, Greenwich.



PLACES TO CALL HOME



FAIRVIEW NEW HOMES HAS YEARS OF EXPERIENCE IN BUILDING NEW HOUSES AND APARTMENTS FOR MODERN LIVING, AS WELL AS RESTORING OLDER BUILDINGS TO CREATE UNIQUE LIVING SPACES.

Fairview New Homes have been building homes for nearly 60 years. With headquarters in Enfield, Middlesex, the company specialises in designing and creating desirable places to live for singles, couples and young families seeking a stylish, hassle-free home in the capital.

Fairview New Homes is firmly established as one of the UK's leading housebuilders, a position achieved and maintained by building to quality standards, which is evident in our recent developments: The Broadway in Cricklewood, Maritime in Greenwich and The Lane in Tottenham.

Computer generated image of The Lane, Tottenham.



Next Steps

◆ HOW TO RESERVE

Upon receipt of a £2000 reservation deposit or £500 with London Help to Buy, the price of your new apartment will be fixed and the reservation money deducted from the final balance of monies owed on legal completion. To secure your reservation, you will need to provide:



- AML (Anti Money Laundering) documents (Passport/Driving Licence/Utility Bill)
- Proof of income
- Available deposit funds

Please provide our Sales Advisor with the name and address of your chosen solicitor who will act on your behalf following your reservation. If you do not have a solicitor, our Sales Advisor will be able to provide a list of recommended solicitors and licensed conveyancers for your reference.

◆ FINDING A MORTGAGE

Mortgages are available, subject to status and valuation, through any leading financial institution. Once pre sale valuations have been completed and your personal circumstances evaluated, we can assist you with arrangements for a mortgage with an approved, leading independent financial institution.

◆ OUR MANAGEMENT COMPANY

A dedicated Management Company will be formed for the benefit of all homeowners. Homeowners will become members upon legal completion. The Management Company will be responsible for buildings insurance and for the maintenance and cleaning of common areas, e.g. staircases, gardens, access ways, refuse and cycle stores, etc. When you buy with Fairview New Homes you get peace of mind that all of the communal areas are kept clean and well looked after. Service charges will be payable to the Management Company. Our Sales Advisor will be able to provide you with information specifically relating to estimated service charges.

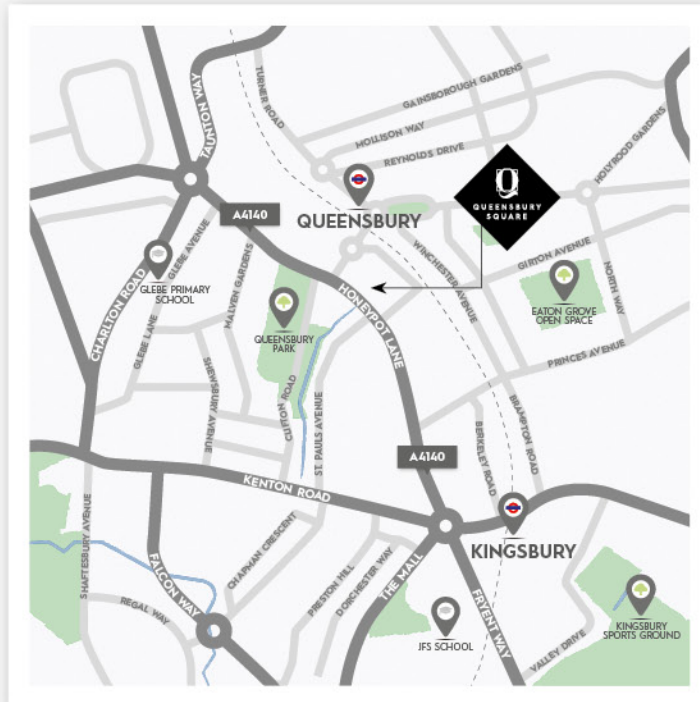
◆ CUSTOMER CARE

Our Customer Care department arranges for our inspector to call on all new homeowners approximately 4 weeks after completion and will investigate any concerns or queries raised. We conform to the consumer code for housebuilders and your new home is backed by a 2-year Fairview warranty and 10-year NHBC Buildmark warranty, the gold standard for new homes.

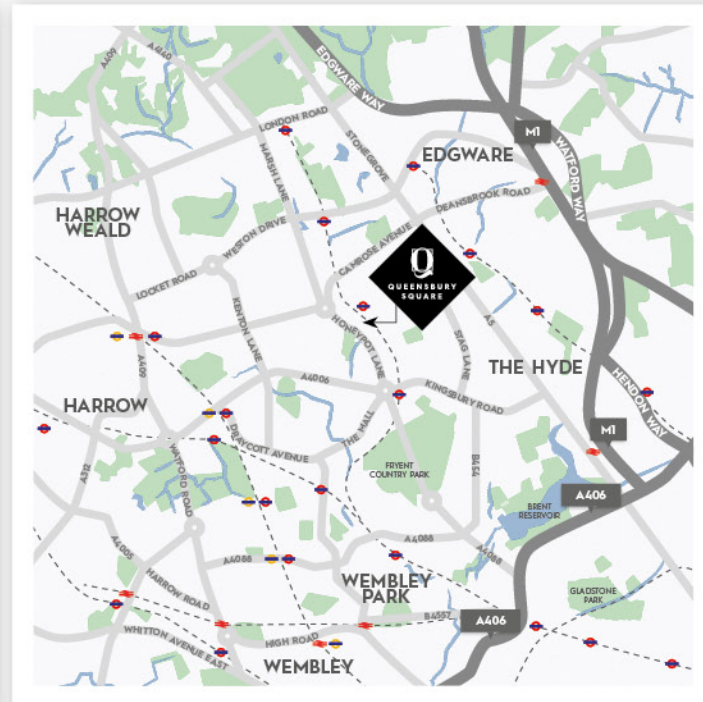


QUEENSBURY SQUARE

HONEYPOT LANE, QUEENSBURY
LONDON NW9 6RN



LOCAL MAP



AREA MAP

CALL: 020 3925 6451

EMAIL: QUEENSBURY.SALES@FAIRVIEW.CO.UK

WEB: WWW.FAIRVIEW.CO.UK

Please note: these details are intended to give a general indication of the proposed development and floor layouts. The company reserves the right to alter any part of the development, specification or floor layouts at any time. The contents herein shall not form any part of any contract or be a representation inducing any such contract. These homes are offered subject to availability and final specification. Purchasers are advised to contact the marketing suite to ascertain the availability of any particular home and to ensure that what may be on offer suits their particular requirements so as to avoid a fruitless journey. Queensbury Square is a marketing name and may or may not necessarily form part of the postal address. The dimensions are intended for guidance only and may vary by +/- 5%. Computer generated images are indicative only and subject to change. All travel times and distances are approximate only taken from Google Maps and tfl.gov.uk. Maps not to scale. 207559. Feb 2020.

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