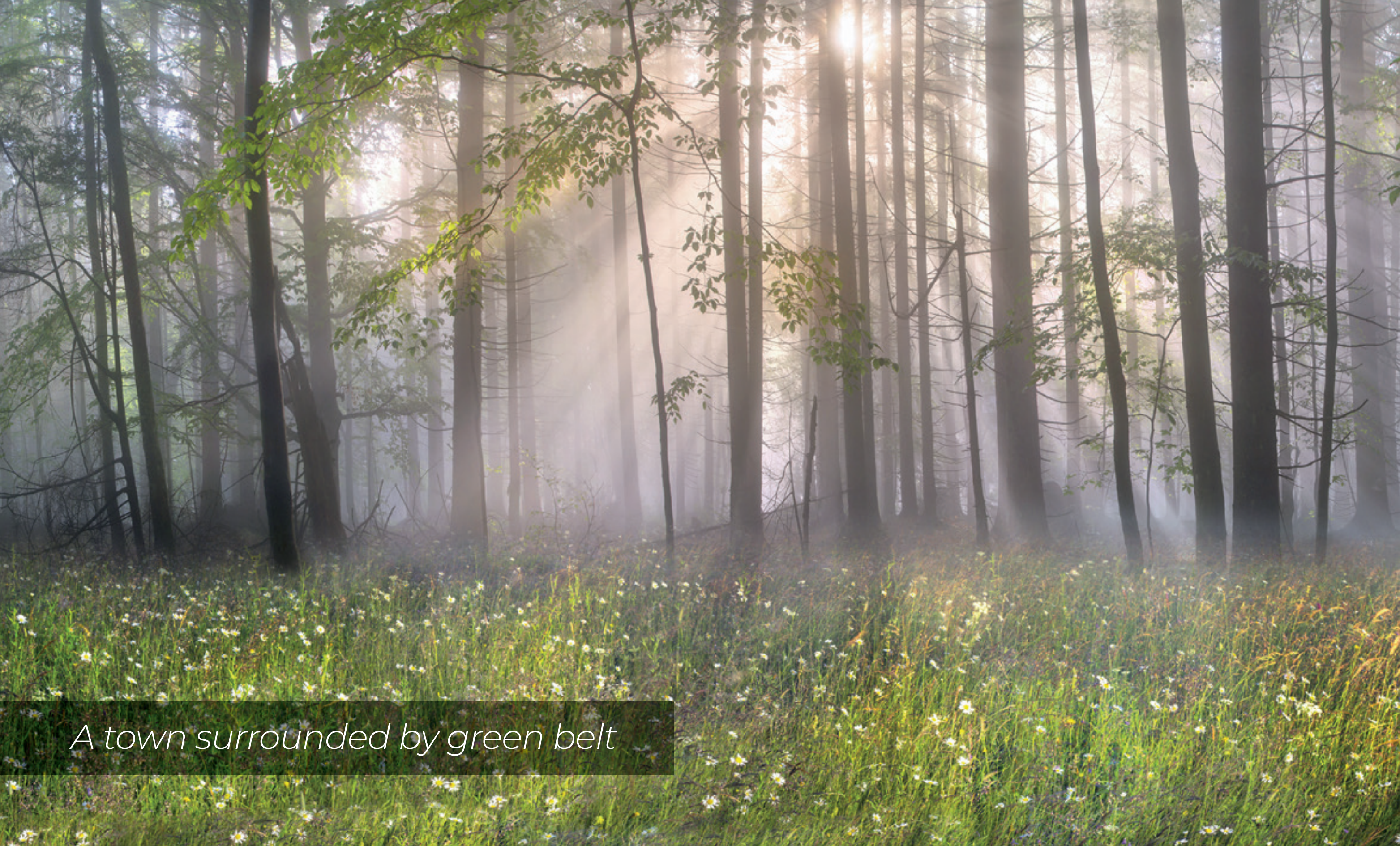




PELICAN COURT

40 Ducks Hill Road, Northwood, HA6 2SB



A town surrounded by green belt



PELICAN COURT

A TOWN SURROUNDED BY GREEN BELT COUNTRYSIDE

Ideally located on Ducks Hill Road, Pelican Court is a few minutes away by car or a short walk from Northwood town centre. This picturesque town has a village-like atmosphere, with many popular restaurants, coffee shops and a Waitrose supermarket. Green belt countryside surrounds the town, yet central London is easily reached via the Metropolitan underground railway in just 28 minutes.

Pelican Court is just over a mile away from the ancient woodland of Ruislip Woods Nature Reserve, the largest single area of woodland in Greater London. Alongside an abundance of wildlife, there is the famous sandy beach at the lido. The reserve provides a perfect backdrop for cycling, riding and fishing. When London is calling for work or play, Northwood Underground station will get you to Baker Street in as little as 30 minutes. At the doorstep, 2 minutes away, is one of the largest David Lloyd leisure and fitness clubs.

These exceptional apartments provide contemporary living spaces within a peaceful, traditional setting.

The apartments have a high specification and have been thoughtfully designed for the discerning buyer including:

Bespoke Italian kitchen, professionally designed	Underfloor heating throughout
High-specification integrated appliances	Triple-glazed windows
Utility room to each apartment	Lift to all apartments
Generous ceiling heights	Secure mail-box system
Separate living / dining room	Private gated main car park
Master bedroom with en suite	Electric car charge points
Two additional bedrooms	Video entry system to all apartments
WC	Professionally landscaped communal gardens to front and rear, complete with summer house
Family bathroom	



Computer-generated image - final product may vary



PELICAN COURT

Discover a prestigious collection of 8 three bedroom apartments

Pelican Court is a gated development that offers elegant living spaces with security and peace of mind at the forefront



Computer-generated image - final product may vary . 5 .

- 1
- 2
- 3
- 4
- 5

- 1. Golf at many local clubs
- 2. David Lloyd Health Club
- 3. Riding in Ruislip Woods
- 4. Moor Park Golf Club only 3 miles away
- 5. The Misty Moon Freehouse

AN ENVIABLE LIFESTYLE



- 6
- 7
- 8

- 6. Northwood Methodist Church
- 7. Northwood woodland driveway
- 8. The beach at Ruislip Lido



PELICAN COURT

Appreciate the finer things in life – *all on your doorstep*

Pelican Court is ideally situated close to Northwood town centre with its range of restaurants, cafés, independent shops and Waitrose. Just a short walk away is the David Lloyd Health Club offering over 30 racquets courts, gymnasium and 25m swimming pool with a new outdoor pool and spa retreat under development. For those seeking health and well-being, this is the perfect place.

Less than 3 miles away is the stunning 17th-century Moor Park Golf Club, which boasts two Harry Colt designed championship golf courses and a thriving Members' Club.

Pelican Court is just over a mile away from the ancient woodland of Ruislip Woods Nature Reserve. The reserve is the largest single area of woodland in Greater London.

When London is calling for work or play, Northwood Underground station will get you to Baker Street in as little as 29 minutes.





PELICAN COURT

A CALM OASIS

The apartments are surrounded by professionally landscaped communal gardens and feature a summer house



SITE PLAN



PELICAN COURT

THE DEVELOPMENT

Pelican Court is built around beautiful landscaped gardens and occupies a position that is set back from Ducks Hill Road. The apartments are accessed via secure remote-controlled electric gates, leading to a private residents' parking court. Inside the carefully and meticulously designed communal hallway, there is a lift to access the apartments. The bespoke Italian kitchens at Pelican Court are designed and finished to the highest standards. Sleek, soft-close cabinetry, composite stone work surfaces and a hot-water Quooker tap are combined with seamless integrated high-specification appliances to enable relaxed, modern living and entertaining.

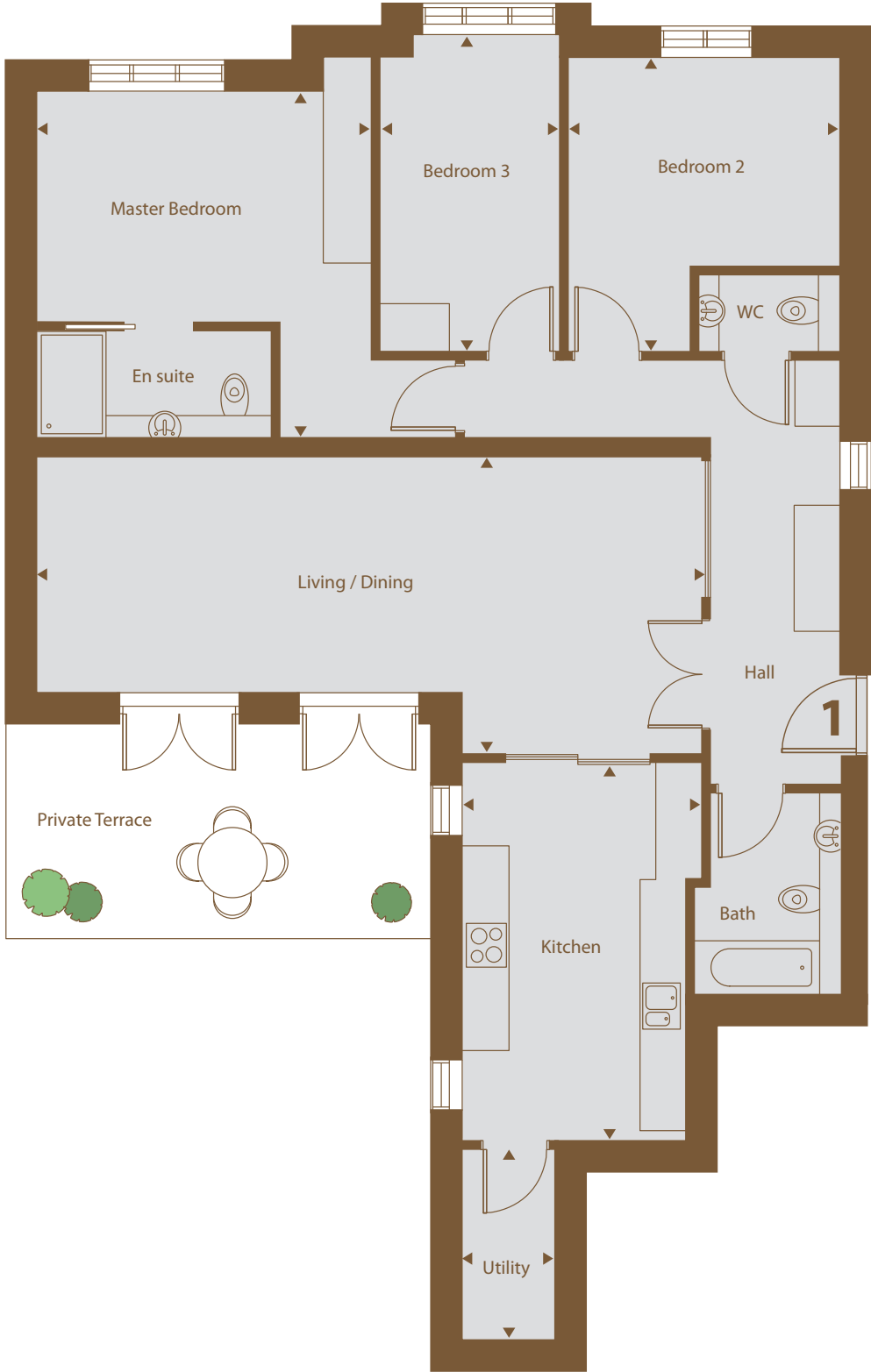
All three bedrooms in each apartment have carefully selected materials and palettes to create a sanctuary in which to relax and unwind. Elegant lighting complements these contemporary spaces. Beautifully designed bathrooms and en suites are fully tiled in porcelain and offer stylish chrome Hansgrohe mixer taps and shower controls.

The apartments have been designed to fill with natural light and are spacious with generous ceiling heights. The landscaped gardens are secluded, tranquil and private, forming an integral part of this new development. The premium windows are triple glazed, and the interior finish is timber, aluminium to the exterior. Newstone Developments places as much care and planning into the external areas as it does into the design and quality of its buildings and interiors.

All apartments have views over the landscaped gardens. Communal entrances, hallways and staircases have all been beautifully designed and finished with meticulous attention to detail.

FLOOR PLAN | APT 1

GROUND FLOOR



Apartment 1	m	ft
Living / Dining Room	8.76 x 3.94	28'9" x 12'11"
Kitchen	5.01 x 3.19	16'5" x 10'6"
Utility Room	2.56 x 1.27	8'5" x 4'2"
Master Bedroom	5.07 x 4.41	16'7" x 14'5"
Bedroom Two	3.99 x 3.63	13'1" x 11'11"
Bedroom Three	4.15 x 2.41	13'7" x 7'11"

All measurements may vary within a tolerance of 5%.



FLOOR PLAN | APT 2

GROUND FLOOR



Apartment 2	m	ft
Living / Dining Room	6.72 x 5.05	22'1" x 16'7"
Kitchen	3.76 x 3.04	12'4" x 10'0"
Utility Room	2.05 x 1.93	6'9" x 6'4"
Master Bedroom	4.14 x 4.06	13'7" x 13'4"
Bedroom Two	4.14 x 3.50	13'7" x 11'6"
Bedroom Three	3.58 x 2.82	11'9" x 9'3"

All measurements may vary within a tolerance of 5%.

FLOOR PLAN | APT 3

GROUND FLOOR

Apartment 3	m	ft
Living / Dining Room	7.18 x 5.78	23'7" x 19'0"
Kitchen	4.10 x 3.54	13'6" x 11'8"
Utility Room	4.10 x 1.85	13'6" x 6'1"
Master Bedroom	4.21 x 3.35	13'10" x 11'0"
Bedroom Two	4.62 x 3.49	15'2" x 11'5"
Bedroom Three	3.82 x 2.98	12'6" x 9'9"

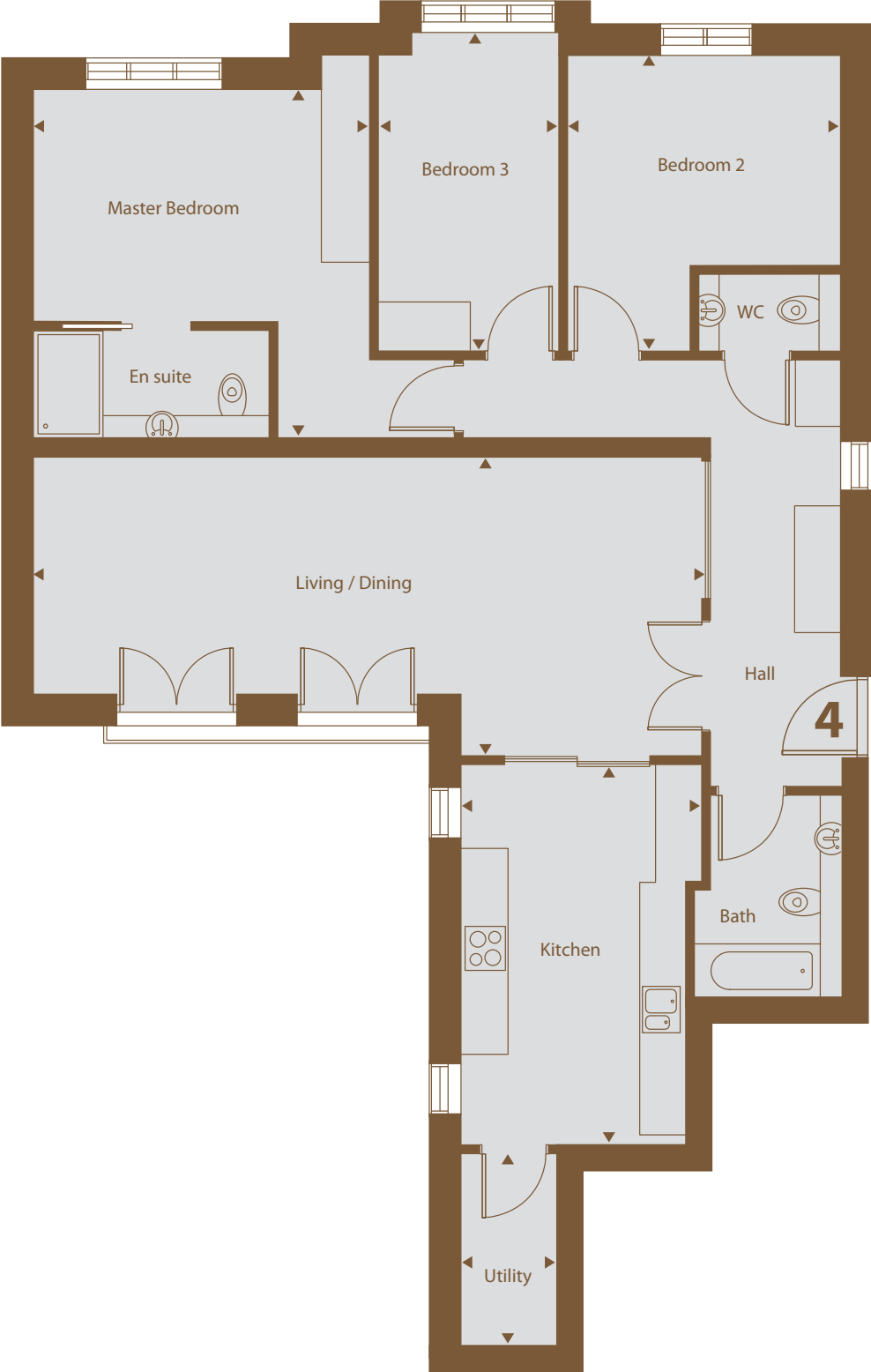
All measurements may vary within a tolerance of 5%.





FLOOR PLAN | APT 4

FIRST FLOOR



Apartment 4	m	ft
Living / Dining Room	8.76 x 3.94	28'9" x 12'11"
Kitchen	5.01 x 3.19	16'5" x 10'6"
Utility Room	2.56 x 1.27	8'5" x 4'2"
Master Bedroom	5.07 x 4.41	16'7" x 14'5"
Bedroom Two	3.99 x 3.63	13'1" x 11'11"
Bedroom Three	4.15 x 2.41	13'7" x 7'11"

All measurements may vary within a tolerance of 5%.

FLOOR PLAN | APT 5

FIRST FLOOR



Apartment 5	m	ft
Living / Dining Room	6.72 x 5.05	22'1" x 16'7"
Kitchen	3.76 x 3.04	12'4" x 10'0"
Utility Room	2.05 x 1.93	6'9" x 6'4"
Master Bedroom	4.14 x 4.06	13'7" x 13'4"
Bedroom Two	4.14 x 3.50	13'7" x 11'6"
Bedroom Three	3.58 x 2.82	11'9" x 9'3"

All measurements may vary within a tolerance of 5%.

FLOOR PLAN | APT 6

FIRST FLOOR



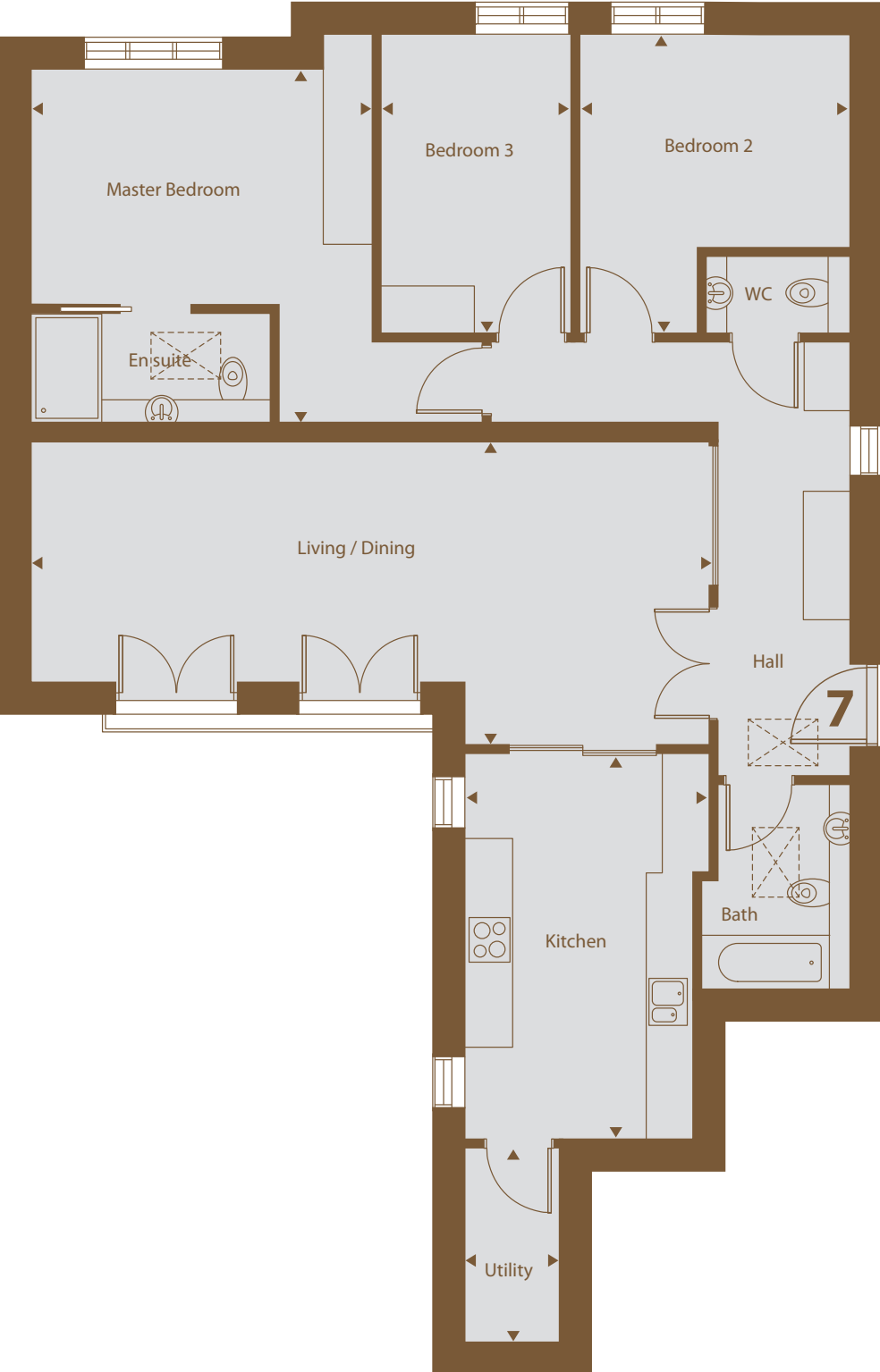
Apartment 6	m	ft
Living / Dining Room	7.18 x 5.78	23'7" x 19'0"
Kitchen	4.10 x 3.54	13'6" x 11'8"
Utility Room	4.10 x 1.85	13'6" x 6'1"
Master Bedroom	4.21 x 3.35	13'10" x 11'0"
Bedroom Two	4.62 x 3.49	15'2" x 11'5"
Bedroom Three	3.82 x 2.98	12'6" x 9'9"

All measurements may vary within a tolerance of 5%.



FLOOR PLAN | APT 7

SECOND FLOOR



Apartment 7	m	ft
Living / Dining Room	8.76 x 3.94	28'9" x 12'11"
Kitchen	5.01 x 3.19	16'5" x 10'6"
Utility Room	2.56 x 1.27	8'5" x 4'2"
Master Bedroom	5.07 x 4.41	16'7" x 14'5"
Bedroom Two	3.99 x 3.63	13'1" x 11'11"
Bedroom Three	4.15 x 2.41	13'7" x 7'11"

All measurements may vary within a tolerance of 5%.

FLOOR PLAN | APT 8

SECOND FLOOR



Apartment 8	m	ft
Living / Dining Room	6.72 x 5.05	22'1" x 16'7"
Kitchen	3.76 x 3.04	12'4" x 10'0"
Utility Room	2.05 x 1.93	6'9" x 6'4"
Master Bedroom	4.14 x 4.06	13'7" x 13'4"
Bedroom Two	4.14 x 3.50	13'7" x 11'6"
Bedroom Three	3.58 x 2.82	11'9" x 9'3"

All measurements may vary within a tolerance of 5%.

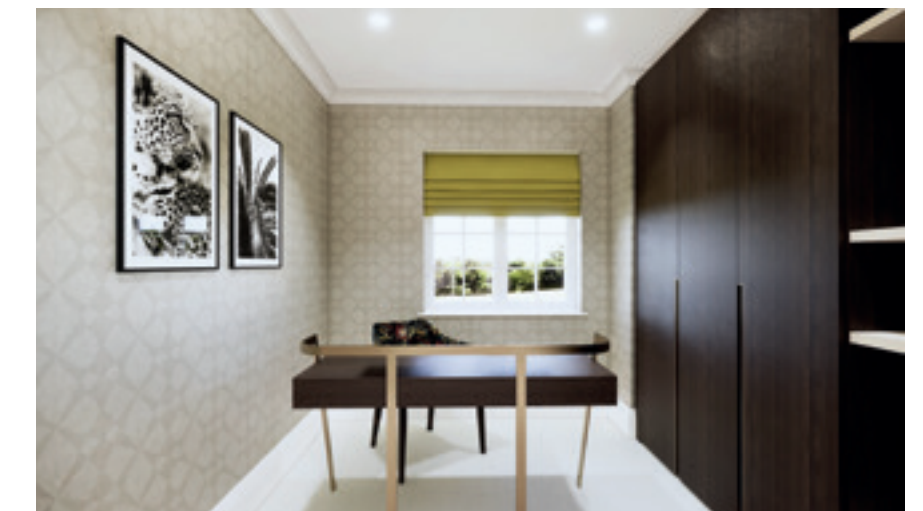


PELICAN COURT

The apartments are light filled, spacious, with generous ceiling heights

All apartment have views over the landscaped gardens.

Communal entrances, hallways and staircases have all been beautifully designed and finished with meticulous attention to detail.



SPECIFICATION

Kitchen

Each bespoke Italian kitchen is professionally designed, incorporating high-quality features and appliances:

- Composite stone work surfaces
- Porcelain splashbacks
- Siemens integrated appliances
 - integrated fridge freezer
 - integrated dishwasher
 - integrated microwave oven
 - integrated oven
 - gas or induction hob
 - extractor fan
- Soft-close drawers and doors
- Stainless steel sink with hot-water Quooker and waste disposer
- Chrome mixer tap
- LED feature lighting
- Some apartments include an island

A separate utility room is provided in each apartment.

Bathroom and en suites

- Fully tiled porcelain bathrooms
- White porcelain sanitaryware
- Hansgrohe mixer taps and shower controls (thermostatic showers)
- Low-profile shower tray with chrome trap and glass sliding door
- Minimal framed glass screens to showers and baths
- Heated chrome towel rails
- Chrome fittings
- Featured LED concealed lighting



Interior

- Wet underfloor heating system throughout
- Ventilation system throughout
- Contemporary veneer flush doors
- Triple-glazed premium aluminium security lockable windows with timber inside
- Multimedia points to living rooms and bedrooms
- LED energy-efficient downlighters to kitchens, bathrooms and hallways
- Mains-operated smoke detectors with back-up battery
- Smoke and carbon monoxide detectors
- Luxurious carpet in bedrooms
- Luxury vinyl flooring
- Feature skirting and architrave throughout
- Feature cornice to all areas excluding the kitchen and bathrooms
- Generous ceiling heights
- Full-height doors to ceiling



SPECIFICATION

Technologies

- Terrestrial and Sky satellite feeds
- HDMI wiring to all multi-level TV points
- USB sockets in all rooms
- Colour video door entry

External and security

- Secure remote-controlled electric gates
- Private gated main car park
- Individual allocated parking
- Electric car charge points
- Hard wiring for alarm system
- Professionally landscaped communal gardens to front and rear, complete with summer house
- Video entry system to all apartments, fob access to the residential common entrance and car park
- 8-camera CCTV security system
- External lighting to front and rear
- Secure bin and cycle storage
- All apartments comply with secure by design (SBD)



Photographs of previous developments

Communal areas

- Contemporary lift to all apartments
- Secure mail-box system
- Staircase with bespoke balustrading design

Environmental features

- High levels of wall, floor and roof insulation to limit heat loss during the winter
- A-rated kitchen appliances to reduce energy and water usage
- Dual-flush mechanisms to all toilets to reduce water use
- Low-energy light fittings to all homes
- Mechanical ventilation with heat recovery systems



10-year insurance backed new home warranty (BLP)



Photographs of previous developments



TRAVEL LINKS TO THE CAPITAL

From Northwood Underground Station



Green Park	34 minutes
King's Cross and St Pancras	37 minutes
Waterloo	39 minutes
Victoria	41 minutes
Knightsbridge	44 minutes
Liverpool Street	46 minutes
Aldgate	49 minutes

All travel times are approximate only and taken from tfl.gov.uk, walkit.com, google.com/maps and thetrainline.com.



PELICAN COURT

THE DEVELOPER

Newstone Developments is a niche developer of prestigious homes in an area north west of London.

For over a decade, we have devoted our expertise to seeking the most appropriate sites that meet our strict criteria in order to build homes where families can live life to the full.

Purchasers' needs are at the heart of all developments so as to relieve the stress and anxiety of finding the right home. All aspects of the site are considered including schooling, transport and shopping facilities in the area.

Whether building new homes or bringing aged ones back to life, Newstone works with well-respected architects and engineers, all experts, at each stage of the development process, in order to deliver excellence from the drawing board to build completion.

The latest technology is incorporated into each development, be it simple underfloor heating or highly sophisticated light and sound systems allowing fingertip control from home or away.

New and refurbished homes are developed with energy efficiency as a vital part of the design stage. We combine high-quality, traditional materials and workmanship, with the best of contemporary styling and fittings, ensuring that each house is unique.

The finishing touch is provided by a team of landscapers who ensure that the grounds are finished to the same high standard as the interior of the homes.

Quality materials, traditional and contemporary construction techniques, good insulation and highly efficient heating systems produce an unparalleled level of comfort and luxury. Compromise is avoided, quality is assured and that is Newstone Developments.

Local Amenities

1 Acre Surgery	0.4 miles	on foot 7 mins
2 Library	0.6 miles	on foot 13 mins
3 Waitrose	0.7 miles	on foot 14 mins
4 Post Office	0.7 miles	on foot 15 mins
5 Northwood Underground Station	0.7 miles	on foot 15 mins

Restaurants, Cafés and Bars

1 Lomito	0.6 miles	on foot 13 mins
2 Coccodé	0.6 miles	on foot 13 mins
3 Ye Olde Greene Manne	0.8 miles	on foot 15 mins
4 Tai Pan	1 mile	on foot 14 mins

Well-Being

1 The David Lloyd Northwood Health Club	0.3 miles	on foot 6 mins
2 Ruislip Nature Reserve and Lido	1.4 miles	by car 2 mins
3 Moor Park	2.9 miles	by car 8 mins

Education

1 Northwood College for Girls (Independent School)	0.7 miles	by car 2 mins
2 St Helen's School (Independent School)	0.8 miles	by car 4 mins
3 Hillside Junior School (Ofsted: Good)	1.8 miles	by car 6 mins
4 Eastbury Farm Primary School (Ofsted: Good)	1.8 miles	by car 6 mins
5 St John's School (Independent School)	2.4 miles	by car 8 mins
6 Merchant Taylors' School (Independent School)	2.7 miles	by car 8 mins

Subject to contract

Please note - statements contained within this brochure are believed to be correct. They are not to be regarded as statements or representations of fact and neither the selling agent nor developer guarantee their accuracy. The artist's impressions and floor plans are intended to serve only as a general guide to the appearance and layout of the development. However, it may be necessary and rights are reserved for the developer to make any alterations to the layout, appearance and specification of the development without formal notice. House areas are provided as gross internal areas. All dimensions are approximated having been scaled from plans. May vary within a tolerance of 5%. All travel times and distances are approximate. This brochure does not form part of the contract. Designed and produced by Charles Roberts Studios © 01590 671800, charlesroberts.com



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