

CROWN APARTMENTS, WESTHOLME GARDENS, RUISLIP



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An exclusive development of 24 private apartments combining style, quality and space.
Created by award-winning Q Developments, each apartment reflects our commitment to the principles of high-quality construction combined with our passion for contemporary architecture of enduring excellence.

ARCHITECTURAL QUALITY

Designed by Q Developments and architects Mark Fairhurst & Associates, Crown Apartments features:

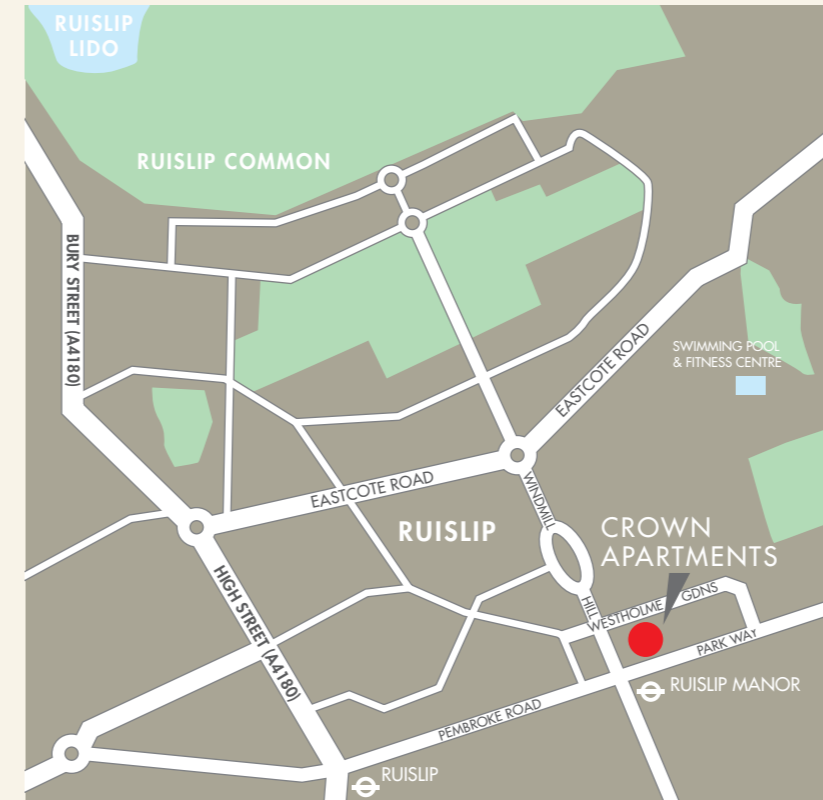
- Solid masonry construction incorporating contemporary materials
- Generously proportioned apartments with double bedrooms throughout
- Landscaped communal gardens designed by award winning Declan Buckley
- Glass balcony or terrace to each apartment
- Oak flooring to reception rooms
- American black walnut doors
- Feature communal areas with bespoke joinery
- Schindler 9 person lift to all floors
- Whole house ventilation and heat recovery system
- Off street parking with integrated CCTV coverage



FIVE MINUTES FROM RURAL TRANQUILITY

Crown Apartments offers you all the convenience of the High Street with the pleasures of country life.

Close to Northwood and Ruislip Common with its beautiful lido, your home is perfectly located for enjoying green open spaces or escaping further afield.

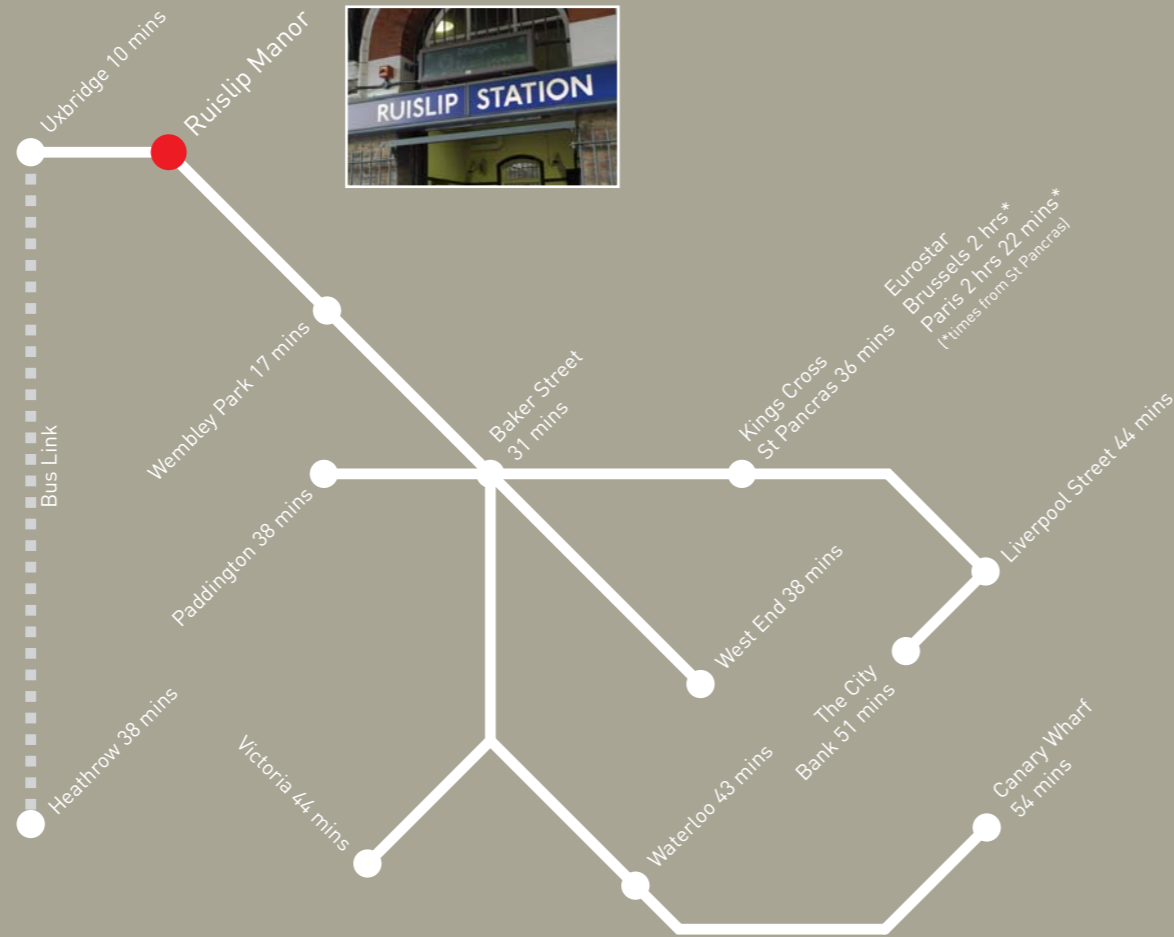


30 MINUTES FROM CENTRAL LONDON

Positioned minutes from the countryside, Crown Apartments is also just over 30 minutes by London Underground to Baker Street station in the heart of London.



The local area boasts outstanding public transport links to the capital's mainline railways stations and airports and the nearby M40 offers quick access to the UK's motorway network.

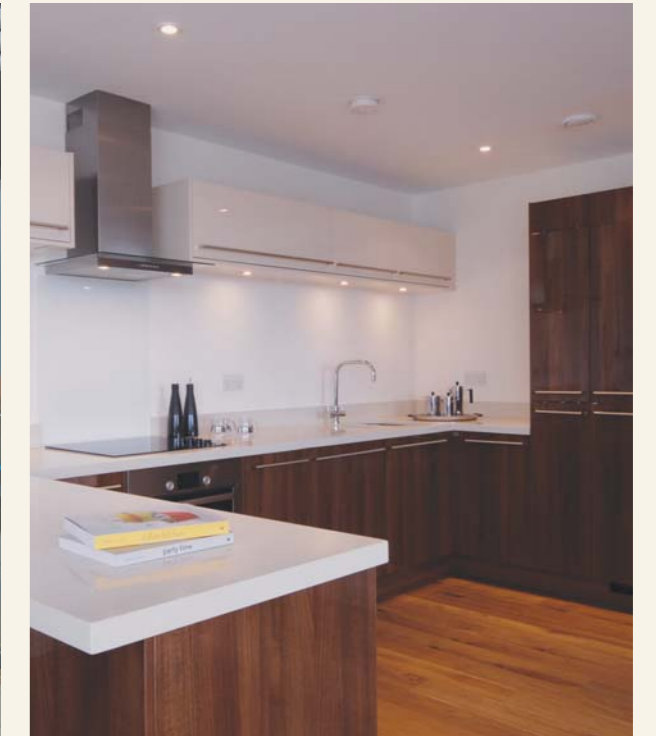


Source: www.tfl.gov.uk



Ruislip High Street

INTERIOR SPACE



Whether it's inside or outside, having space is vital to our quality of life. Space to live, space to breathe, space to just sit back and relax.

At Q Developments we specialise in creating homes that enrich the way people live. We place particular emphasis on designing quality interiors that maximise the sense of space and freedom.

So why restrict yourself to living in a box when Crown Apartments offers such an abundance of space? After all, modern life is crowded enough.

REFINED LUXURY



By choosing to live at Crown Apartments, you will enjoy the impeccable quality and attention to detail that make Q Developments one of London's award winning developers.

In Ruislip, we have set out to build beautiful, contemporary apartments to a standard not seen in the area before. The interiors combine the luxury of modern kitchens and bathrooms with the simplicity of modern design. We have skillfully balanced these elements to create the perfect setting to express your individual style.



LEVELS 1 & 2



LEVEL 3



TYPE A
 APARTMENTS: 1, 2, 3, 4, 7, 8, 9,
 10, 11, 12, 13, 16, 17 & 18

2 BEDROOM, 2 BATHROOM
 APARTMENT WITH BALCONY
 Total area: 79.5 sq m 855 sq ft

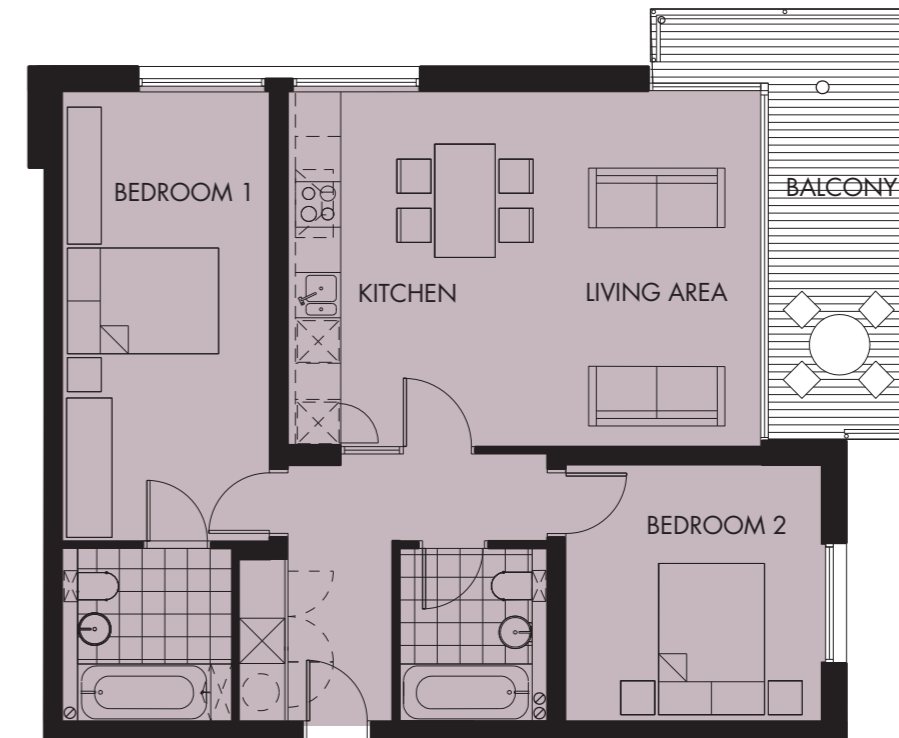
Kitchen/Reception	4.2m x 7.3m	13'7" x 23'9"	Bedroom 2	2.7m x 4.7m	8'8" x 15'4"
Bedroom 1	2.8m x 5.9m	9'1" x 19'3"	Balcony	2m x 4m	6'5" x 13'1"



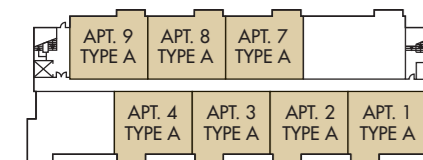
TYPE B
 APARTMENTS: 5 & 14

2 BEDROOM, 2 BATHROOM
 APARTMENT WITH LARGE BALCONY
 Total area: 79.5 sq m 855 sq ft

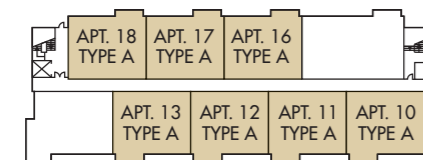
Kitchen/Reception	6.2m x 4.7m	20'3" x 15'4"	Bedroom 2	3.9m x 3.9m	12'7" x 12'7"
Bedroom 1	5.9m x 2.7m	19'3" x 8'8"	Balcony	5.6m x 2m > 3.9m	18'3" x 6'5"



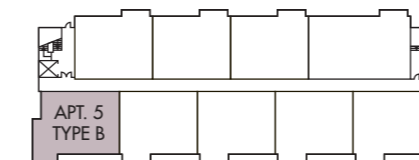
LEVEL 1



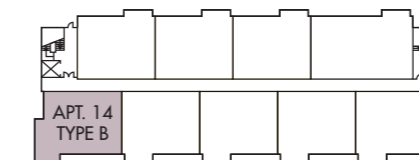
LEVEL 2



LEVEL 1



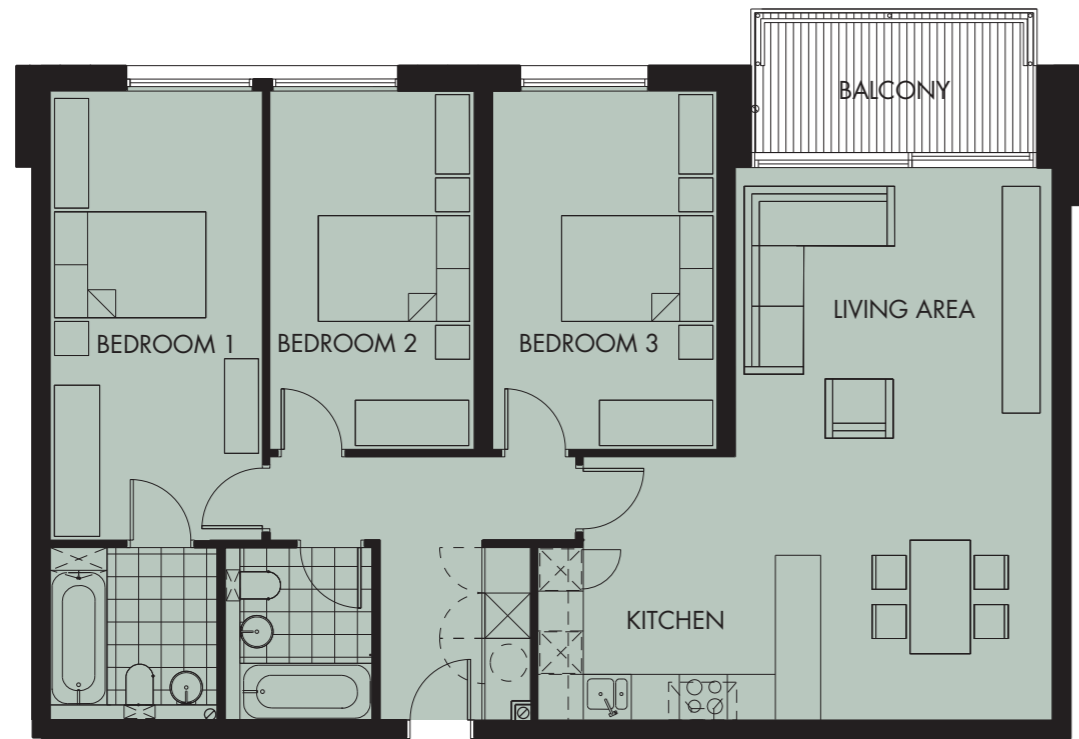
LEVEL 2



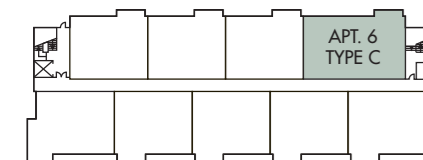
TYPE C
APARTMENT: 6 & 15

3 BEDROOM, 2 BATHROOM
APARTMENT WITH BALCONY
Total area: 106 sq m 1141 sq ft

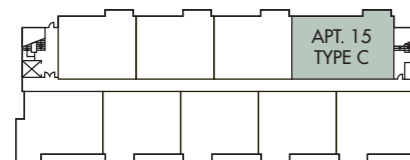
Kitchen/Dining	6.8m x 3.5m	22'3" x 11'4"	Bedroom 2	2.9m x 4.7m	9'5" x 15'4"
Living Area	3.8m x 4.2m	12'4" x 13'7"	Bedroom 3	2.7m x 4.7m	8'8" x 15'4"
Bedroom 1	2.8m x 5.9m	9'1" x 19'3"	Balcony	2m x 3.7m	6'5" x 12'1"



LEVEL 1



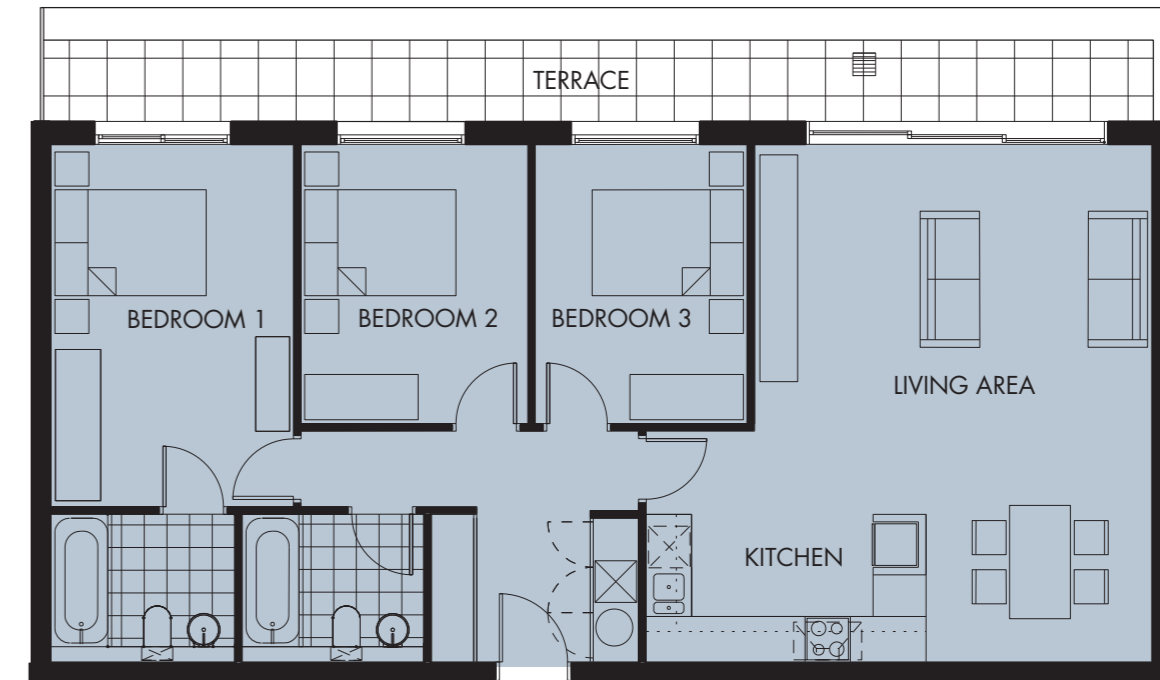
LEVEL 2



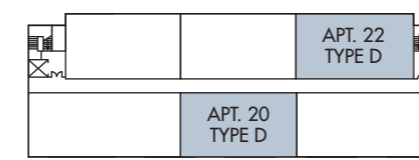
TYPE D
APARTMENTS: 20 & 22

3 BEDROOM, 2 BATHROOM
APARTMENT WITH TERRACE
Total area: 99.5 sq m 1071 sq ft

Kitchen/Dining	6.65m x 3m	21'8" x 9'8"	Bedroom 2	3.0m x 3.7m	9'8" x 12'1"
Living Area	5.25m x 3.8m	17'2" x 12'4"	Bedroom 3	2.8m x 3.7m	9'1" x 12'1"
Bedroom 1	4.8m x 3.2m	15'7" x 10'4"	Balcony	14.7m x 1.5m	48'2" x 4'9"



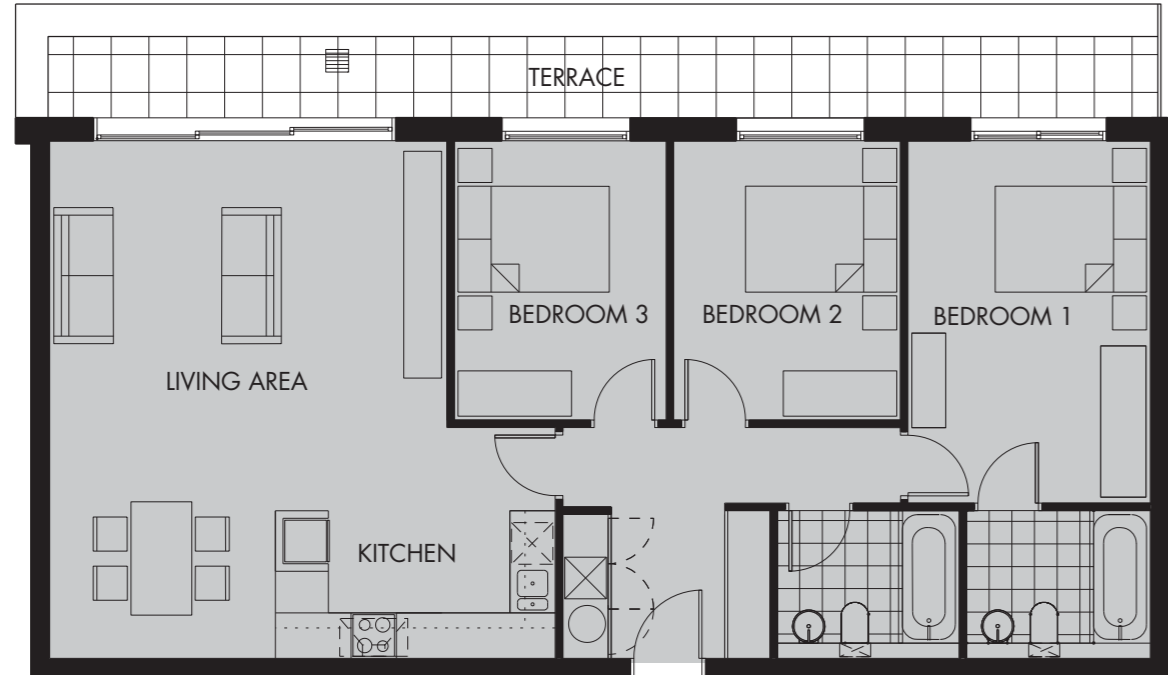
LEVEL 3



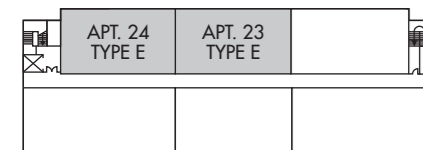
TYPE E
APARTMENTS: 23 & 24

3 BEDROOM, 2 BATHROOM
APARTMENT WITH TERRACE
Total area: 99.5 sq m 1071 sq ft

Kitchen/Dining	6.65m x 3m	21'8" x 9'8"	Bedroom 2	3.0m x 3.7m	9'8" x 12'1"
Living Area	5.25m x 3.8m	17'2" x 12'4"	Bedroom 3	2.8m x 3.7m	9'1" x 12'1"
Bedroom 1	4.8m x 3.2m	15'7" x 10'4"	Balcony	14.7m x 1.5m	48'2" x 4'9"



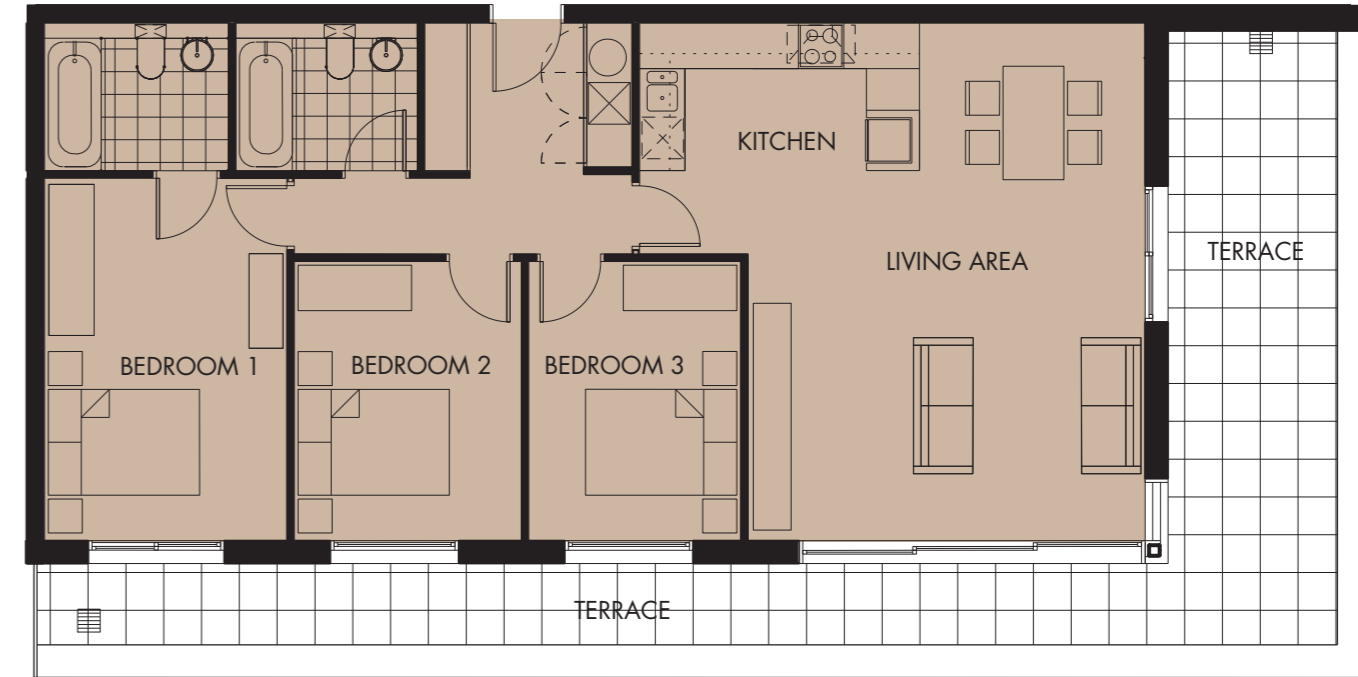
LEVEL 3



TYPE F
APARTMENT: 19

3 BEDROOM, 2 BATHROOM
APARTMENT WITH LARGE TERRACE
Total area: 99.5 sq m 1071 sq ft

Kitchen/Dining	6.65m x 3m	21'8" x 9'8"	Bedroom 2	3.0m x 3.7m	9'8" x 12'1"
Living Area	5.25m x 3.8m	17'2" x 12'4"	Bedroom 3	2.8m x 3.7m	9'1" x 12'1"
Bedroom 1	4.8m x 3.2m	15'7" x 10'4"	Balcony	14.9m x 1.5m	48'8" x 4'9" + 8.9m x 2.5m + 29'1" x 8'2"



LEVEL 3

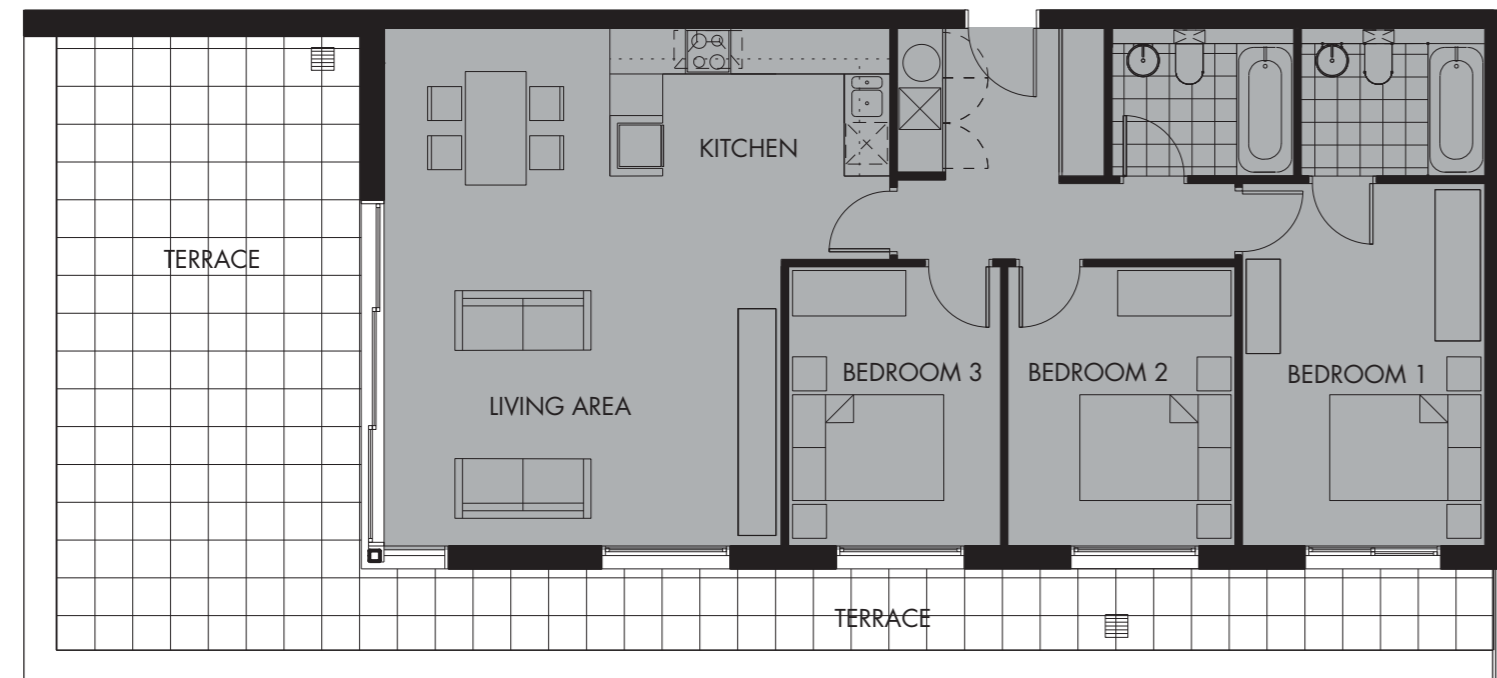


TYPE G
APARTMENT: 21

3 BEDROOM, 2 BATHROOM
APARTMENT WITH LARGE TERRACE
Total area: 99.5 sq m 1071 sq ft

Kitchen/Dining	6.65m x 3m	21'8" x 9'8"	Bedroom 2	3.0m x 3.7m	9'8" x 12'1"
Living Area	5.25m x 3.8m	17'2" x 12'4"	Bedroom 3	2.8m x 3.7m	9'1" x 12'1"
Bedroom 1	4.8m x 3.2m	15'7" x 10'4"	Balcony	14.8m x 1.5m + 4.5m x 8.5m	48'5" x 4'9" + 14'7" x 27'8"

SPECIFICATION



LEVEL 3



FLOORING

Entrance lobby and staircase: Large format tiles
"Ceramiche" tiles by Strata

Communal corridors: Carpet finish

Living/dining and hallway areas within apartments:
15mm solid timber floors with 4mm oiled oak veneer

Bathrooms: Porcelain 300 x 600mm tiles from the
"IKOM" Series - Blanco natural finish by Strata

BATHROOMS

White Laufen Pro WC fitted with seat and cover
with soft closer and easy removal mechanism

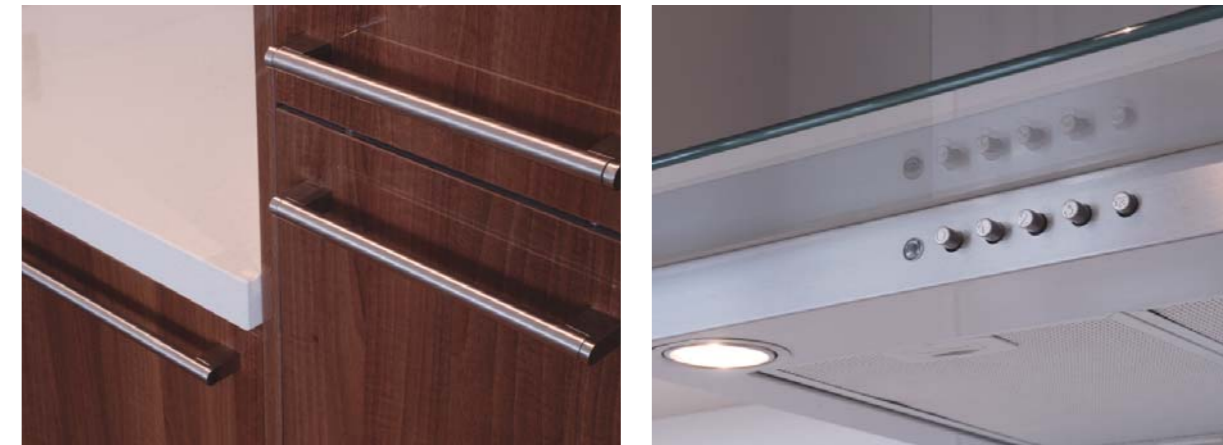
White Laufen Pro wall hung wash hand basin with
Hansgrohe 'Talis' chrome monoblock basin mixer,
pop up waste and chrome bottle trap.

White Kaldewei bath with Hansgrohe thermostatically
controlled bath shower mixer, Hansgrohe shower kit,
frameless glass bath/shower screen and etched glass
bath panel

Porcelain 300 x 600mm tiles from the "IKOM" Series
- Blanco natural finish by Strata

KITCHENS

High gloss kitchen units fitted with Zodiaq
reconstituted stone worktops. Glass/stainless steel
extract fan, Electrolux full height fridge freezer,
Electrolux fully integrated programmable dishwasher,
Bosch fan oven and Bosch frameless ceramic
electric hob.



Q DEVELOPMENTS

RESIDENT'S LIFT AND STAIRCASE

Schindler 9 person passenger lift finished with stainless steel linen panels to walls

Precast concrete staircase finished with "Ceramiche" tiles by Strata. Glass balustrade and stainless steel handrails

ELECTRICAL

Recessed low voltage downlights throughout with dimmer switches to living/dining areas and bedrooms

SKY + cabling to living rooms with playback facility to master bedrooms

Radio and TV antenna to living/dining areas

Wall mounted light fittings to balconies

Motion controlled lighting in communal areas

ACCESS

Audio entry system to each apartment

CCTV coverage at communal areas

HEATING AND VENTILATION

Fully programmable 24 hour and 7 day digital timer wall mounted panel heaters

"Whole house" heat recovery ventilation system

Telford hot water thermal store

EXTERNAL SPECIFICATION

Granite paving to first floor private gardens

Solar shading to third floor terraces

Frameless structural glass balconies

Double glazed aluminium clad timber windows

CAR PARKING

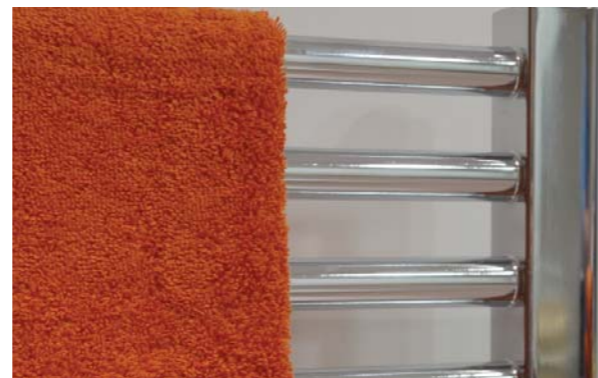
One car parking space per apartment

CUSTOMER CARE

12 months defects liability period. Purchasers are invited to inspect the apartments with a member of the sales team prior to purchase to confirm any snagging items. Operations and maintenance manual provided with each apartment.

BUILDING WARRANTY

10 year NHBC warranty



Q Developments is an established, contemporary, London-based developer specialising in high-calibre buildings in the best locations. Our aim is to construct well built, well designed homes for modern living. We invest heavily in each scheme by employing the best architects and materials to produce quality homes. We believe that good contemporary design can revitalise period architecture with a fresh direction

that can produce original and complementary buildings. Having won numerous awards, our previous schemes are recognised for setting new standards in the UK's housing sector.

Winner
New Homes Award: Best New Development
What House Awards: Best Small House Builder, UK





Misrepresentation Act 1991

These details do not form any part of any contract and whilst every effort has been made to ensure their accuracy this cannot be guaranteed.

