

THE HUDSON

HA6

THE HUDSON

*With an exceptional location
in picturesque Northwood,
The Hudson is a boutique,
gated development of just nine
three bedroom apartments, offering
a truly luxurious standard of living.*

Perfectly situated on tree-lined Eastbury Avenue, a short walk to the town's amenities and underground station, The Hudson's grand facade and landscaped gardens make for an impressive entrance. Its design was inspired by the elegant architecture that abounds the area and the symmetry of its exterior is continued within the apartments themselves.

Light and airy, the sophisticated yet understated interior design exudes a quiet elegance. Unique to Northwood, the apartments feature expansive layouts, detailed finishes and an excellent specification. The development also offers underground parking and basement storage units. In short, no detail has been overlooked in creating the very best homes.

THE DEVELOPMENT

The Hudson has been designed to provide a remarkably spacious range of apartments, contained within a secluded setting.

Spacious and light-filled, each of the 3-bedroom apartments has an individual layout and has been thoughtfully designed. These prestigious homes have been designed with people at the heart and with the goal of not only fulfilling your needs, but also to exceed them.

The wider than usual hallways and generous ceiling heights throughout combine to create incredibly spacious, welcoming surroundings designed to suit your lifestyle. The bathrooms and

kitchens have been individually designed to complement each space. In addition, virtually every bedroom enjoys en-suite facilities and many of the master bedrooms boast walk-in dressing rooms and adjoining balconies.

Additional intrinsic details, such as wet underfloor heating, bespoke oak engineered timber flooring, mood lighting and contemporary styled internal doors deliver exacting standards to the most discerning of residents.



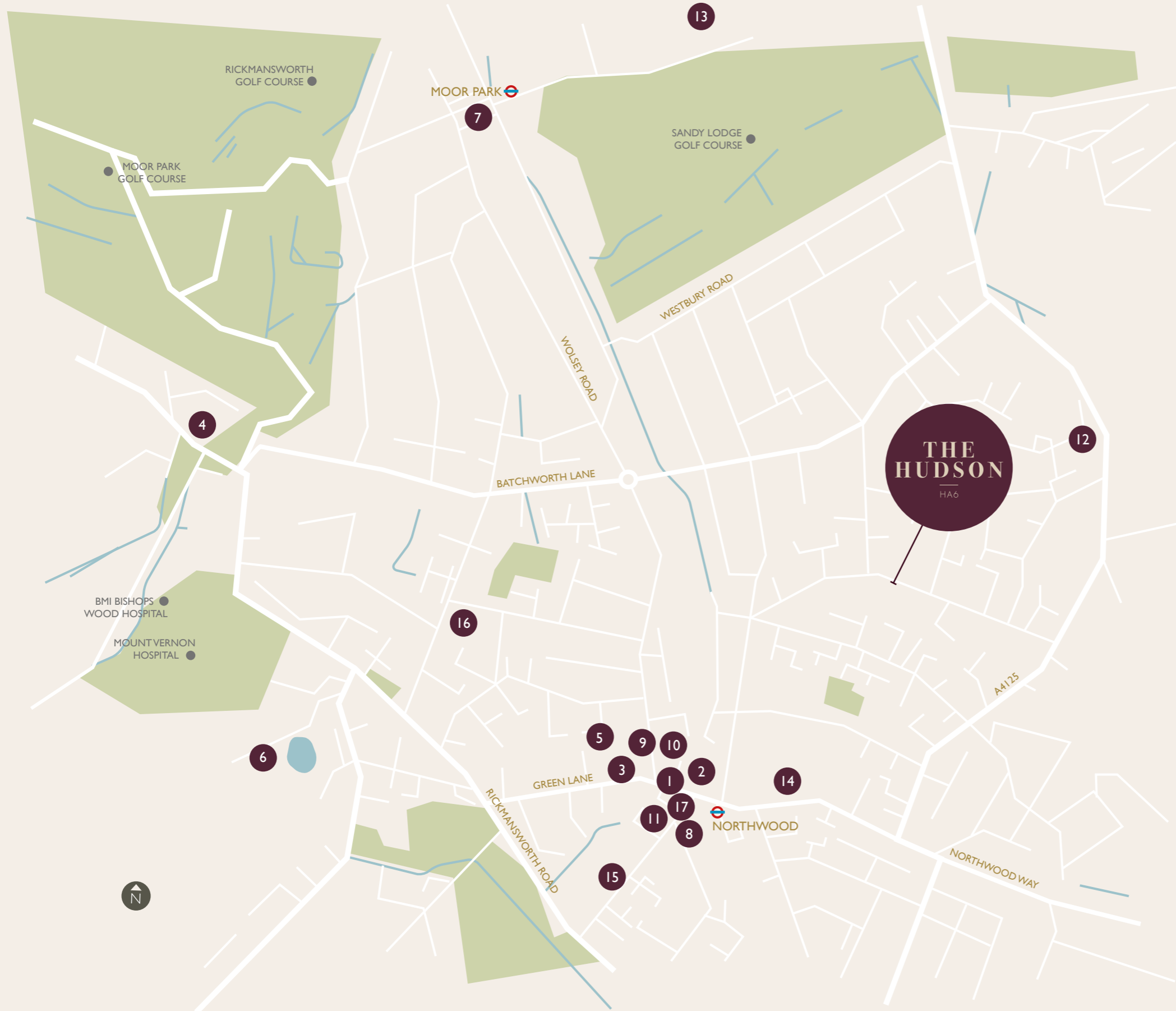


Computer Generated Image

*Northwood is perfectly positioned
on London's north-west border
with Hertfordshire.*

THE LOCATION

LOCAL AREA



Ideally located as an outer-city haven, Northwood's setting in London's zone 6 has a village-like atmosphere.

Residents will have the ability to drive to all manner of local amenities within minutes, including an abundance of woodlands and golf courses. The location also allows quick access to Central London via the Metropolitan line. In fact, the town centre itself feels a long way from the bustle of London life, even though you can be in central London in just 33 minutes.

1. Ask Italian
2. Lomito
3. Northwood Piazza
4. Ye Olde Greene Manne
5. Siam River
6. David Lloyd Northwood
7. Peking Garden
8. Tai Pan
9. Prezzo
10. Baskin Robbins
11. Waitrose
12. Northwood Military Headquarters
13. Merchant Taylor's School
14. St. Helen's School
15. Northwood College
16. St. Martin's Preparatory School
17. Costa Coffee



EATING & DRINKING



Despite its relaxed ambience, Northwood has a lot to offer with a unique selection of eateries to satisfy all palates and budgets. Whether you're celebrating a special anniversary or simply looking to catch up with friends over lunch at a high street favourite, you're spoilt for choice.

A short drive away in Moor Park, Peking Garden has built its name on the superb menu of Chinese dishes it offers. For another local institution, head to Sahib's to experience a mouthwatering array of Indian fare.

Zufa's Lebanese cuisine is also highly recommended. While taking inspiration from the culinary genius of all regions of Italy and being popular and family friendly, Northwood Piazza's ever-evolving menu offers a truly authentic taste of the old country.

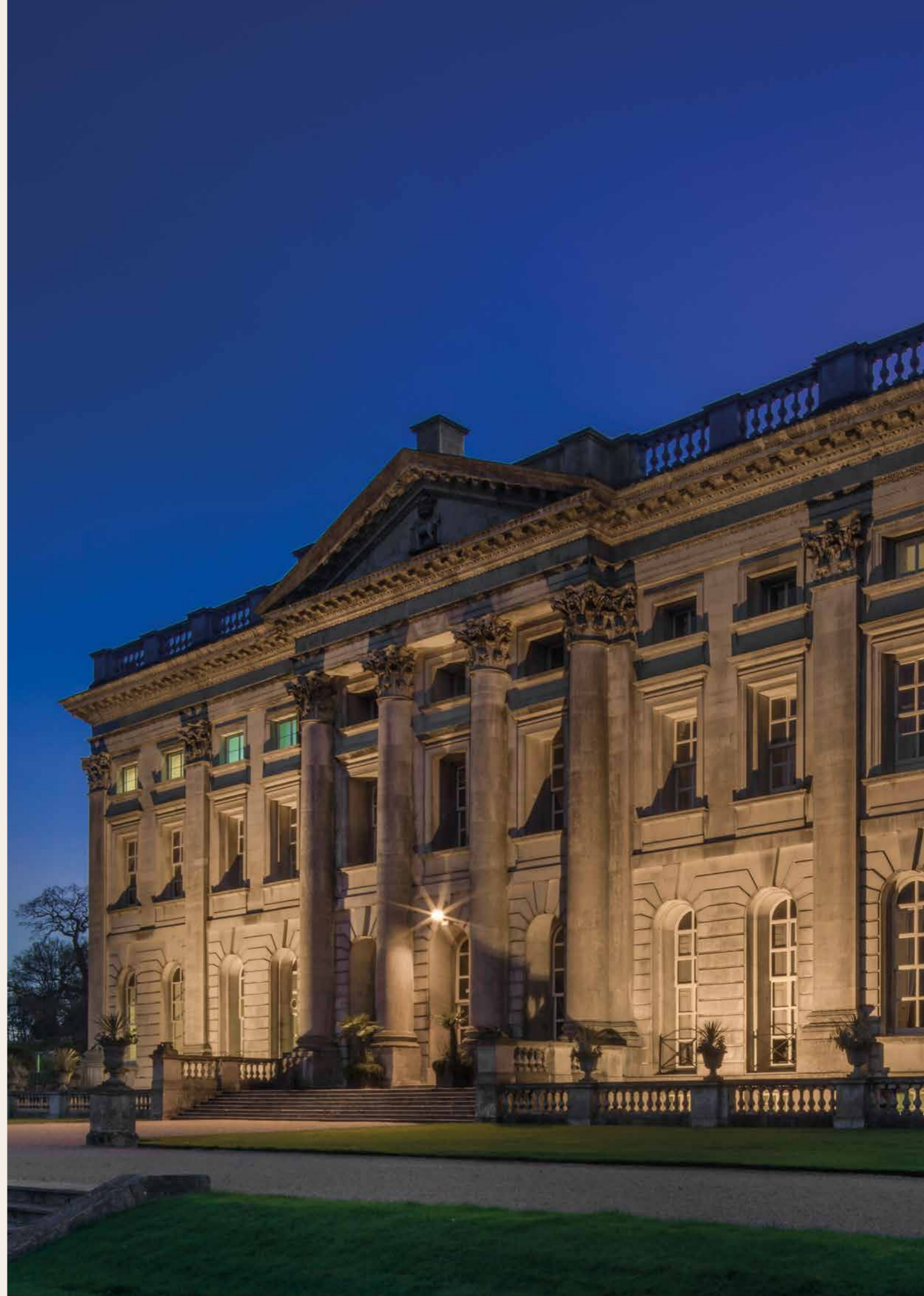
For meat lovers though, there is only one destination, Lomito. Along with a wonderful wine list, they bring the very finest Argentine beef from the Pampas, home of the legendary Gaucho, to leafy Northwood.

LEISURE & OUTDOOR LIFE



Northwood is surrounded by greenery, and within a few miles of The Hudson are five golf courses and twice as many woodlands, lakes and nature reserves, so if you ever want to embrace the great outdoors it couldn't be easier. With a story-filled history – its club house was both a stately home and the Parachute Regiment's HQ during WWII – Moor Park Golf Club is arguably the best course in the area. There are plenty of other clubs to try out though, so you'll definitely find a course that's right for you. Acres of historic English woodland

are also at your fingertips. With numerous trails to take, an afternoon stroll is the perfect way to work off a Sunday roast from one of the equally numerous country pubs such as Ye Olde Greene Manne. More physically challenging, water-based activities, such as sailing and canoeing can be found at the series of lakes to the west of Northwood. Located in beautiful countryside, The David Lloyd Health & Racquets Club offers 14 indoor and 10 outdoor tennis courts, a 25 metre swimming pool and outstanding gym and fitness facilities.



TRAVEL TIMES

BY TRAIN (MET LINE)

From Northwood Underground Station

WATFORD

• **9**_{MIN}

HARROW
ON THE HILL

• **12**_{MIN}

BAKER ST

• **32**_{MIN}

OXFORD CIRCUS

• **43**_{MIN}

KING'S CROSS

• **45**_{MIN}

LIVERPOOL ST

• **54**_{MIN}

BY CAR

From The Hudson

MOOR PARK

• **5**_{MIN}

DAVID LLOYD
HEALTH CLUB

• **6**_{MIN}

RICKMANSWORTH

• **10**_{MIN}

HARLEQUIN CENTRE

• **12**_{MIN}

ST ALBANS

• **28**_{MIN}

WEST END

• **42**_{MIN}

AIRPORTS (BY CAR)

From The Hudson

HEATHROW AIRPORT

• **25**_{MIN}

LUTON AIRPORT

• **30**_{MIN}

STANSTED AIRPORT

• **50**_{MIN}

GATWICK AIRPORT

• **60**_{MIN}

All travel times mentioned are approximate journey times by foot, car or public transport and for guidance only.
Sources: maps.google.co.uk & journeyplanner.tfl.gov.uk

*Incredibly spacious, including
three en-suite bedrooms and
a truly luxury specification
as standard, these unique
apartments proudly raise the
bar in every way.*

THE APARTMENTS



The development features landscaped communal gardens and private decked terraces or balconies to each apartment.





As well as boasting stylish touches such as silestone worktops and glass-fronted cabinets, each of the bespoke British kitchens are custom-made and supplied with high-specification appliances.







Each individual space is accentuated by high ceilings and large windows, which bathe the apartments in natural light.







*Havens of relaxation, each of the
bathrooms has been individually
designed, with beautiful feature
tiling and bespoke cabinetry.*

*The care taken in selecting
the specification as well
as designing the apartments'
layouts, results in a
collection of homes that
exceed all expectations.*

SPECIFICATION & FLOORPLANS

SPECIFICATION

KITCHENS

- Contemporary, individually designed kitchens
- Porcelain splashbacks
- Glass fronted illuminated wall cabinets with mirrored backs
- Soft closing doors
- Elegant composite stone worktops
- Siemens integrated appliances including gas hob, two ovens, dishwasher, fridge freezer and microwave
- Under-mounted sink with combi hot water Zip tap, with some kitchens featuring double sinks where possible
- Integrated extractor fans
- Separate utility rooms
- LED feature lighting
- Several apartments include an island with composite stone worktop and downstands
- Tiled floors to kitchens

BATHROOMS & EN-SUITES

- Individually designed bathrooms with beautiful tiling and integrated bespoke storage cabinets
- Many en-suites have “his and hers” basins with vanity units
- Many en-suites include wet room style walk in showers with frameless glass enclosures
- Stylish chrome fittings

- Thermostatic showers
- Feature LED concealed lighting to all bathrooms – within the bespoke cabinetry units or incorporated as a lighting detail to the bath panels
- WCs, sinks and vanity units by Villeroy and Boch

UTILITY ROOM

- Washer Dryer
- Sink
- Tiled Floor

HEATING & ELECTRICAL

- Wet underfloor heating system throughout
- Gas central heating systems
- Recessed downlighters to living and dining rooms, kitchens, utility rooms, hallways, and dressing rooms.
- Pendant lights to bedrooms
- Telephone points to living rooms and master bedrooms
- Satellite TV points to living rooms, master and second bedrooms
- Programmable mood lighting to living and dining rooms
- Comfort cooling to select rooms
- Mains operated smoke detectors with battery back-up
- External lighting to terraces

TECHNOLOGIES

- Programmable Hamilton mood lighting to living and dining rooms
- Terrestrial and Sky satellite feeds
- Colour video door entry
- Recessed ceiling speakers to living / dining room, kitchen and master bedroom **

FINISHING TOUCHES

- Vicaima interior doors with stainless steel ironmongery
- Oak engineered timber flooring to hallways, living, dining rooms and kitchens
- Lux carpets to bedrooms
- Cornice details throughout all spaces except kitchens, bathrooms, stores and utility rooms
- High quality double glazed timber windows and external doors
- Built-in wardrobes to master bedrooms and bedroom 2
- Flush contemporary light switches and power sockets

COMMUNAL ENTRANCE

- Lift to all apartments, detailed in a contemporary finish
- Secure, lockable mail boxes
- Staircase with bespoke balustrading design and timber handrail

EXTERNALS AND SECURITY

- One confirmed parking space per apartment with additional spaces available underground and onsite
- Three visitor car park spaces
- Secured cycle storage
- Private decked terraces / balconies to many apartments
- Stylish outside light fittings
- Landscaped communal gardens
- Storage spaces available in the underground car park area
- Video door entry system provided for visitor access
- Fob access to the residential common entrance and car park
- Gated development

GUARANTEES

- Two-year Fruition Properties post completion warranty *
- 10 year CRL warranty upon legal completion

* Covers workmanship and limited cover on parts. Full terms available on completion

** For customers' future connection to an audio system eg. Sonos

† Some kitchens include American style fridge freezers instead of integrated ones

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal or better quality.

SITEMAP



UNDERGROUND CAR PARK



- S - Store
- L - Lobby
- P - Plant Room

Site plans are taken from architectural drawings and could vary slightly during construction. They are provided for guidance only. Layouts are indicative only and are subject to change. Floorplans are not to scale.

ELEVATION



THIRD FLOOR
APARTMENT 9

SECOND FLOOR
APARTMENTS 7 & 8

FIRST FLOOR
APARTMENT 5 & 6

GROUND FLOOR
APARTMENTS 2, 3 & 4

LOWER GROUND FLOOR
APARTMENT 1

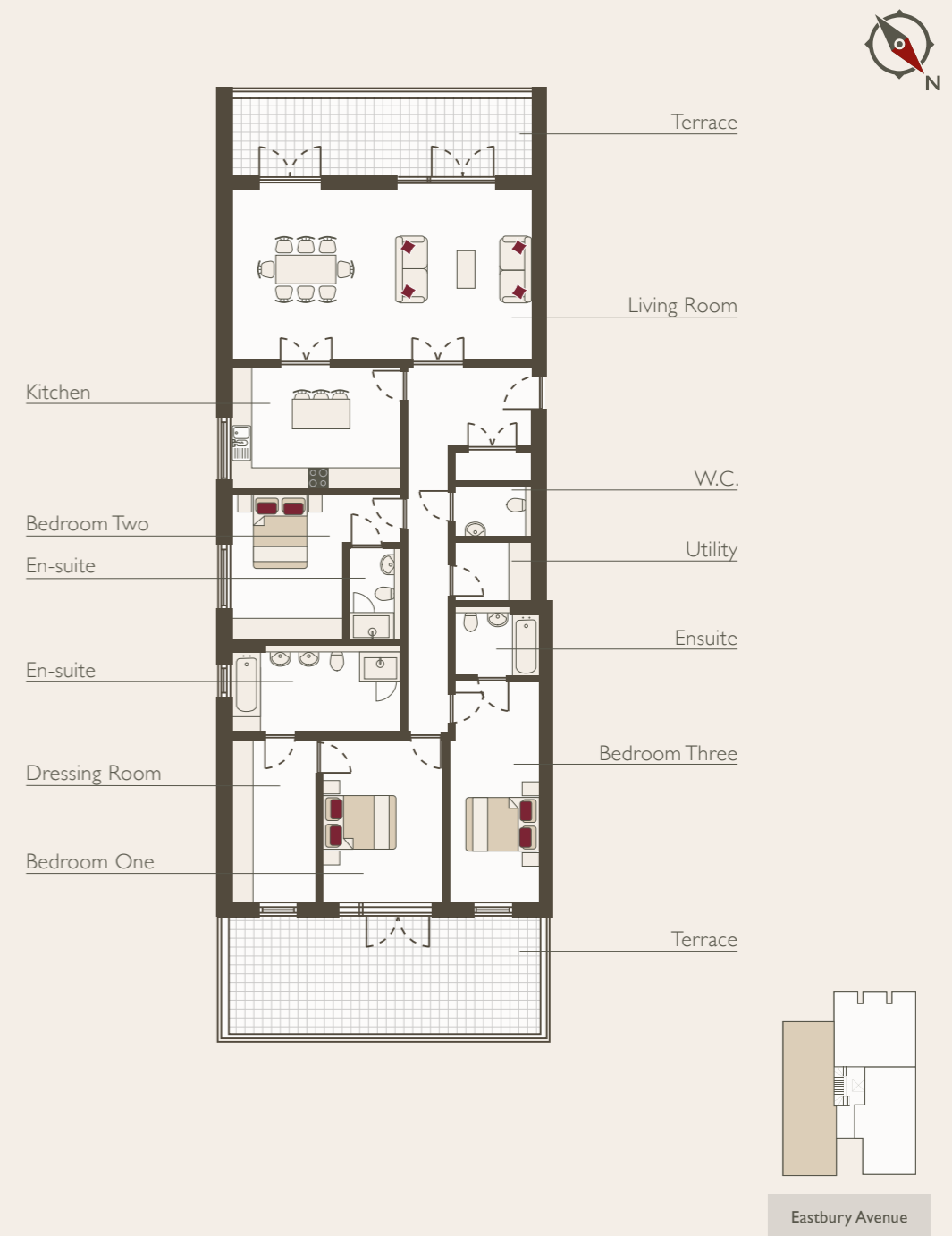
APARTMENT 1, LOWER GROUND FLOOR



Kitchen/Living/Dining	8.4m x 8.6m	27'6" x 28'2"
Bedroom One	5.3m x 5.6m	17'6" x 18'4"
Bedroom Two	4.9m x 3.3m	16'1" x 11'0"
Bedroom Three	3.7m x 3.0m	12'1" x 9'9"
Total Internal Area	179m ²	1,927.1ft ²
Total External Area	200m ²	2,152.8ft ²

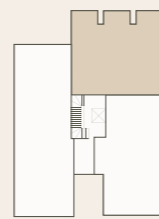
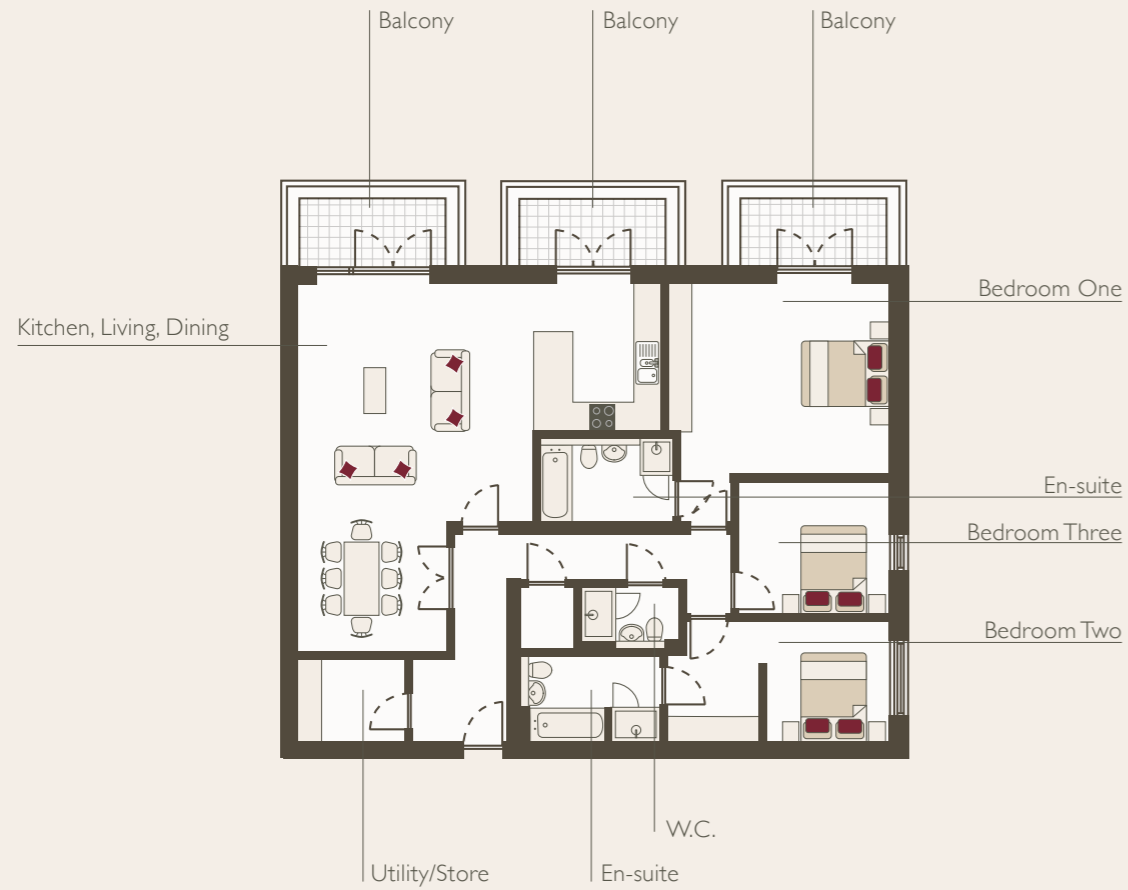
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APARTMENT 2, GROUND FLOOR



Kitchen	4.8m x 3.6m	15'10" x 11'8"
Living/Dining	8.6m x 4.9m	28'3" x 16'1"
Bedroom One	3.5m x 4.7m	11'7" x 15'5"
Bedroom Two	4.8m x 4.2m	15'10" x 13'10"
Bedroom Three	2.6m x 6.3m	8'8" x 20'7"
Total Internal Area	174.8m ²	1,881.4ft ²
Total External Area	49.3m ²	530.7ft ²

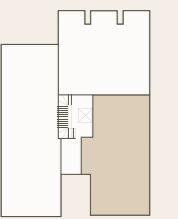
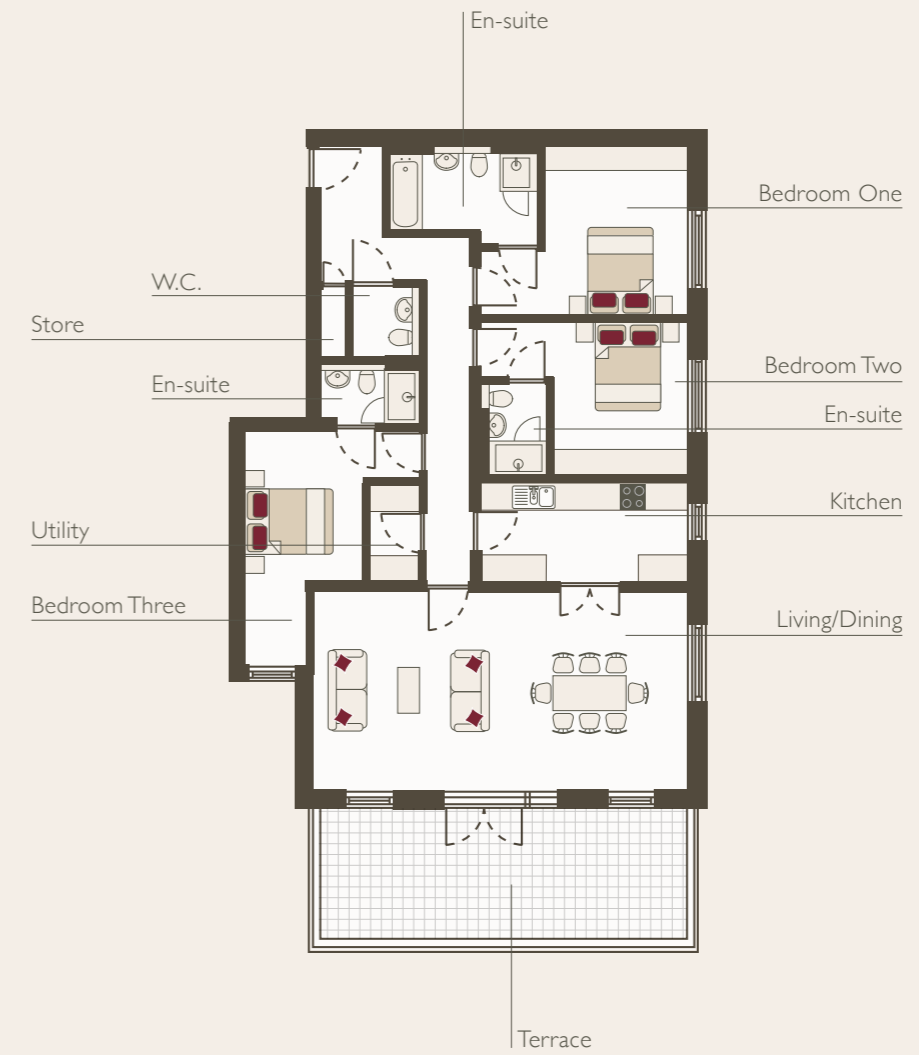
APARTMENT 3, GROUND FLOOR



Eastbury Avenue

Kitchen/Living/Dining	8.5m x 8.6m	28'0" x 28'3"
Bedroom One	5.3m x 4.5m	17'3" x 14'11"
Bedroom Two	5.3m x 2.9m	17'3" x 9'6"
Bedroom Three	3.6m x 3.2m	11'11" x 10'5"
Total Internal Area	147.9m ²	1,591.8ft ²
Total External Area	17.0m ²	183.1ft ²

APARTMENT 4, GROUND FLOOR



Eastbury Avenue

Kitchen	4.8m x 2.5m	15'10" x 8'2"
Living/Dining	8.7m x 4.7m	28'8" x 15'6"
Bedroom One	4.8m x 4.0m	15'10" x 13'3"
Bedroom Two	4.8m x 3.6m	15'10" x 12'0"
Bedroom Three	4.1m x 5.4m	13'6" x 17'9"
Total Internal Area	139.0m ²	1,495.8ft ²
Total External Area	28.8m ²	309.9ft ²

APARTMENT 8, SECOND FLOOR



Kitchen	4.8m x 4.1m	15'10" x 13'5"
Living/Dining	10.5m x 4.9m	34'6" x 16'1"
Bedroom One	5.5m x 6.0m	18'2" x 19'7"
Bedroom Two	7.3m x 4.7m	24'1" x 15'5"
Bedroom Three	4.8m x 3.7m	15'11" x 12'1"
Total Internal Area	199.0m ²	2,141.9ft ²
Total External Area	24.9m ²	268.5ft ²

APARTMENT 9, THIRD FLOOR PENTHOUSE



Kitchen	3.5m x 5.1m	11'5" x 16'7"
Living/Dining	4.9m x 12.2m	16'0" x 40'1"
Bedroom One	4.9m x 5.1m	16'1" x 16.9"
Bedroom Two	6.2m x 4.2m	20'4" x 13'10"
Bedroom Three	4.4m x 3.0m	14'5" x 9'9"
Total Internal Area	197.6m ²	2,127.3ft ²
Total External Area	23.5m ²	253.3ft ²

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*A boutique London developer
renowned for their creative
and considered approach,
Fruition Properties' belief in
quality is second to none.*

ABOUT THE DEVELOPER

ABOUT THE DEVELOPER

*An award-winning developer
with extensive experience
building unique and innovative
properties across a multitude of
London Boroughs.*

Fruition Properties operates as an integrated business, acting as both developer and contractor, which ensures a targeted level of control across all our schemes, to not only meet timescales but also deliver an exceptional end product.

The company works alongside leading consultants, interior designers and product suppliers, meaning developments are meticulously thought out right from the very start. All of its thoughtfully designed schemes are reflective of a desire to produce innovative homes that

people feel proud to live or work within. The properties it builds combine a creative, considered, intelligent design philosophy with exceptional attention to detail and a commitment to both innovation and the environment.

A partnered property management company takes care of all after sales enquiries while Fruition Properties provides a two year post completion warranty in addition to a 10 year BLP new homes warranty. This allows a personal, seamless process and complete peace of mind.



AWARD WINNING DEVELOPMENTS

Fruition Properties has built over 300 individual homes and has received a number of awards in recognition for its design and build excellence.

The areas in which the company operates range from Notting Hill and Bayswater; Fulham and Hammersmith, to Finchley and Clapham. An intricate design approach is meticulously planned for each and every individual scheme, aiming to optimise space, light and usability throughout, while taking into account the history and character of both the site and the local area.

In recent years, Fruition Properties has been recognised and commended for its achievements with a number of awards across the industry's most coveted ceremonies.

This includes the Evening Standard New Homes Awards 2017, the Whathouse? Awards 2016 and the Sunday Times British Homes Awards 2017, encompassing respective awards for Best Family Home, Best House and Best Interior Design.

The portfolio ranges from traditional-looking London townhouses with incredibly high specifications, to luxury new build apartment blocks and sensitively restored heritage buildings that combine original period features with modern interior finishes.



27 Linden Gardens, Notting Hill W2



27 Linden Gardens, Notting Hill W2



Madison Apartments, Fulham SW6



22 Kensington Gardens Square, Bayswater W2



Merchant Terrace, Hammersmith W6

CONTACT DETAILS

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