



THE Redwoods

Elstree & Borehamwood



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The Redwoods is an exclusive development of four luxury apartments in the highly desirable location of Elstree and Borehamwood. These apartments benefit from secure underground parking, private lift access, terraces for the ground floor apartments, balconies for the penthouse apartments and beautifully landscaped gardens.

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OUT & ABOUT

The Redwoods is conveniently located within a few minutes walk from Elstree and Borehamwood Station; the main high street which contains a selection of restaurants and independent shops; the retail park which offers access to larger shopping names including Debenhams and M&S, and local places of worship.

From Elstree and Borehamwood Station, you can arrive at Kings Cross within 20 minutes, ideal for commuters or those visiting London. There are regular buses to Watford, Edgware and Stanmore. By road, Brent Cross and Watford shopping centres are a 15 minute drive away and The Redwoods benefits from easy access to the M25 and M1.

For those who also enjoy the quieter things in life and the fresh air, the Redwoods backs onto the wide green open parklands of Elstree and Radlett which provide miles of beautiful secluded walking and biking trails.









STYLE & DESIGN

All the apartments benefit from only the very best in fittings which have been carefully selected with every last detail considered.

The luxury kitchens feature granite work surfaces, soft-closing doors and drawers to the furniture and include co-ordinated appliances selected for the high quality performance and beautiful appearance.

Bespoke designed bathrooms feature designer sanitaryware, floating units with LED lighting, wall to ceiling porcelain tiles and luxurious bathing and showering options.



LIVING
AREA



CGI for illustrative purposes only. Private lift available in Penthouse apartments only.





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BATHROOM
& ENSUITE



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THE PLOT





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GROUND FLOOR APARTMENTS



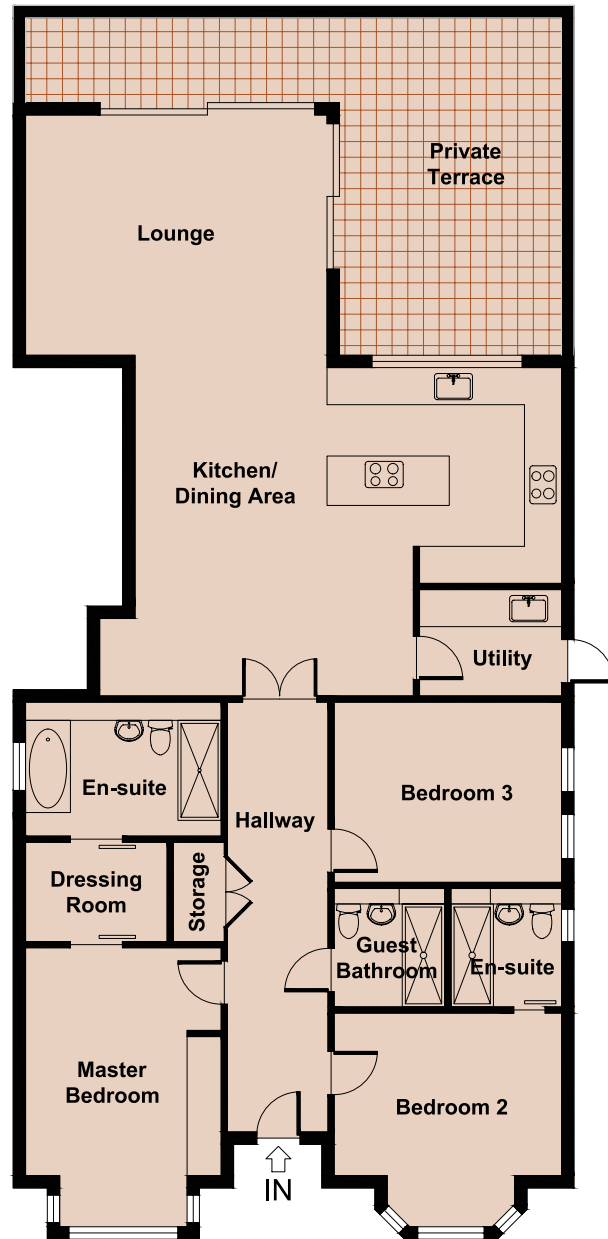
GROUND FLOOR

APARTMENT ONE 1,464 SQ FT*

Lounge	5.3m x 4.6m	17'4" x 15'1"
Kitchen/Dining	7.2m x 3.7m	23'6" x 12'1"
Master Bedroom	3.5m x 3.9m	11'5" x 12'8"
Bedroom 2	3.9m x 2.8m	12'8" x 9'2"
Bedroom 3	3.9m x 3.0m	12'8" x 9'8"

*excludes private terrace





APARTMENT TWO 1,464 SQ FT*

Lounge	5.3m x 4.6m	17'4" x 15'1"
Kitchen/Dining	7.2m x 3.7m	23'6" x 12'1"
Master Bedroom	3.5m x 3.9m	11'5" x 12'8"
Bedroom 2	3.9m x 2.8m	12'8" x 9'2"
Bedroom 3	3.9m x 3.0m	12'8" x 9'8"

*excludes private terrace



PENTHOUSE APARTMENTS



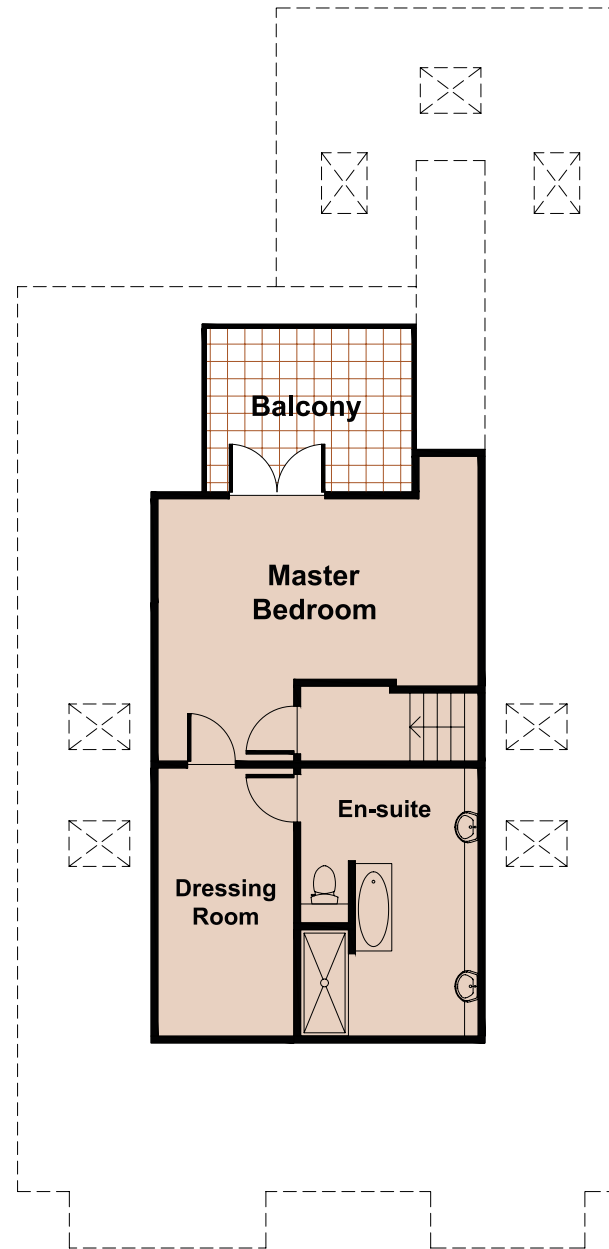
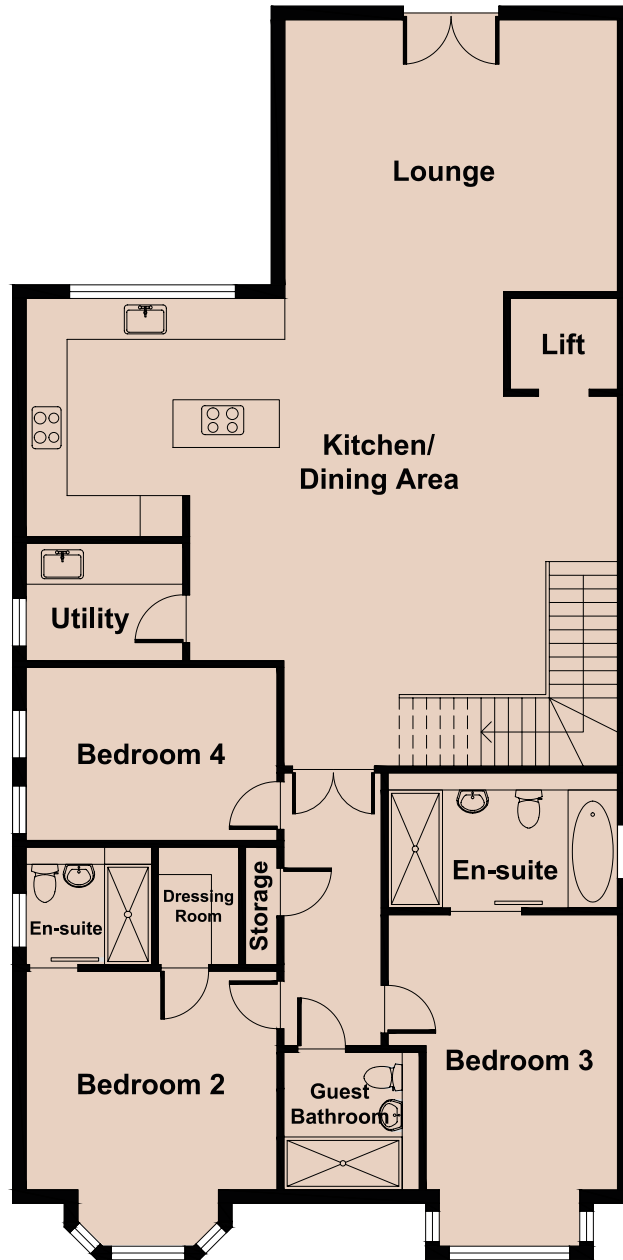
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PENTHOUSE

APARTMENT THREE 2,271 SQ FT*

Lounge/Dining	5.2m x 11.6m	17'1" x 38'7"	Dressing Room	2.4m x 4.6m	7'9" x 15'1"
Kitchen	4.2m x 3.7m	13'8" x 12'1"	Bedroom 2	4.1m x 3.3m	13'5" x 10'8"
Master Bedroom	5.6m x 4.7m	18'4" x 15'4"	Bedroom 3	3.4m x 4.2m	11'2" x 13'8"
En-suite	3.1m x 4.6m	10'2" x 15'1"	Bedroom 4	4.2m x 2.8m	13'8" x 9'2"

*excludes balcony

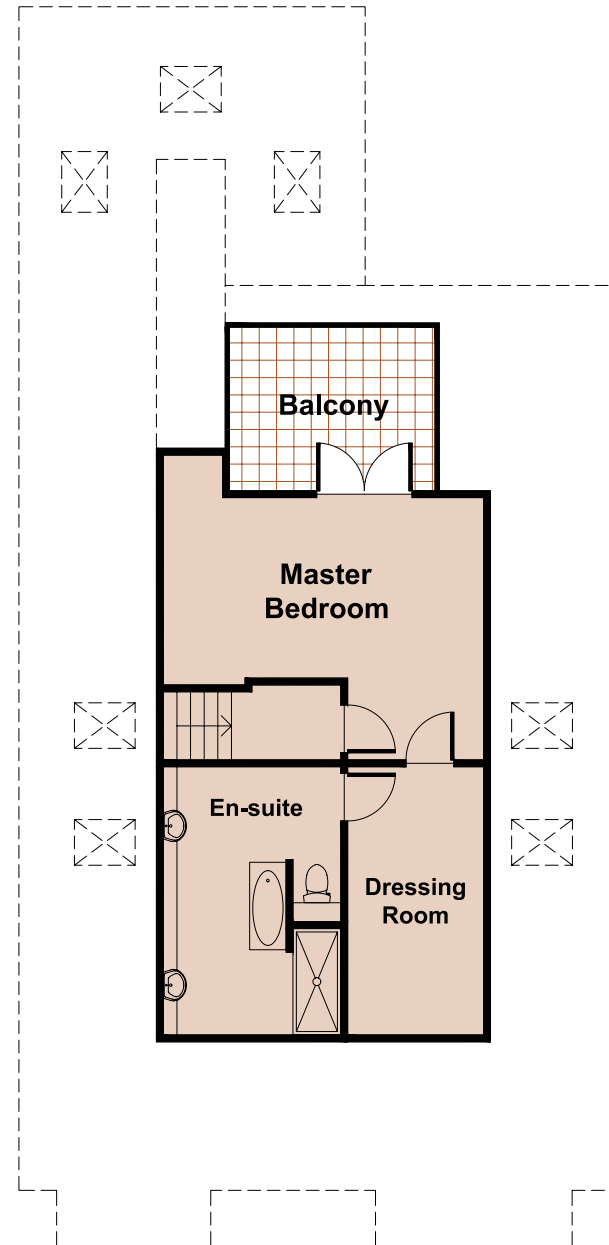
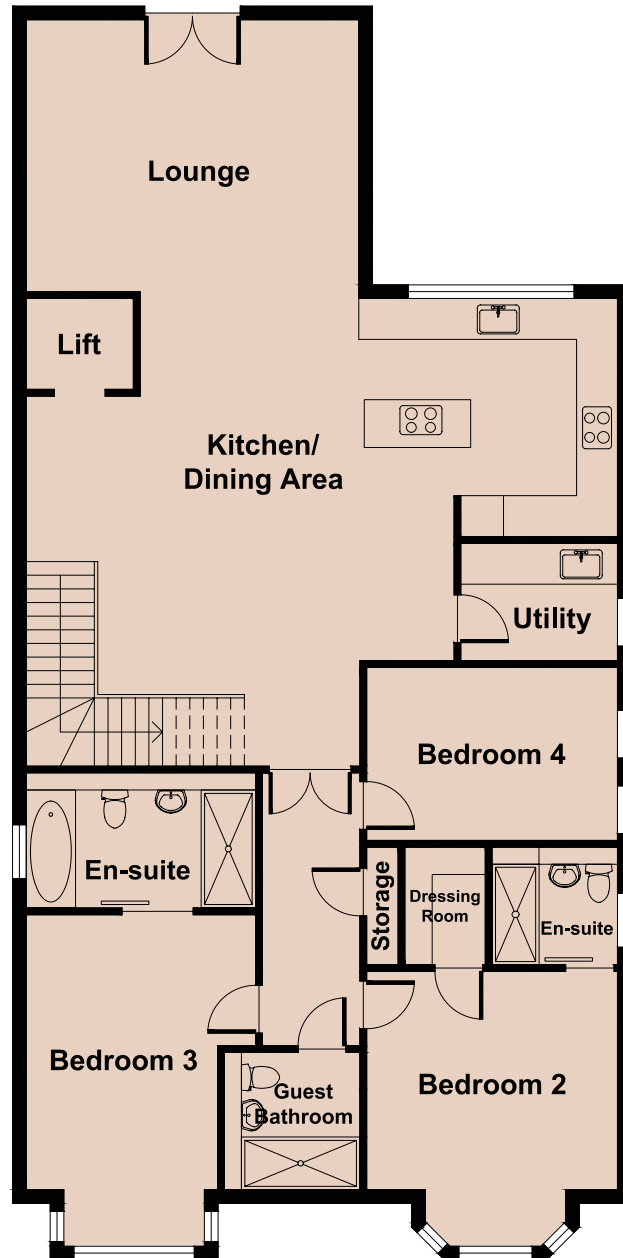


PENTHOUSE

APARTMENT FOUR 2,271 SQ FT*

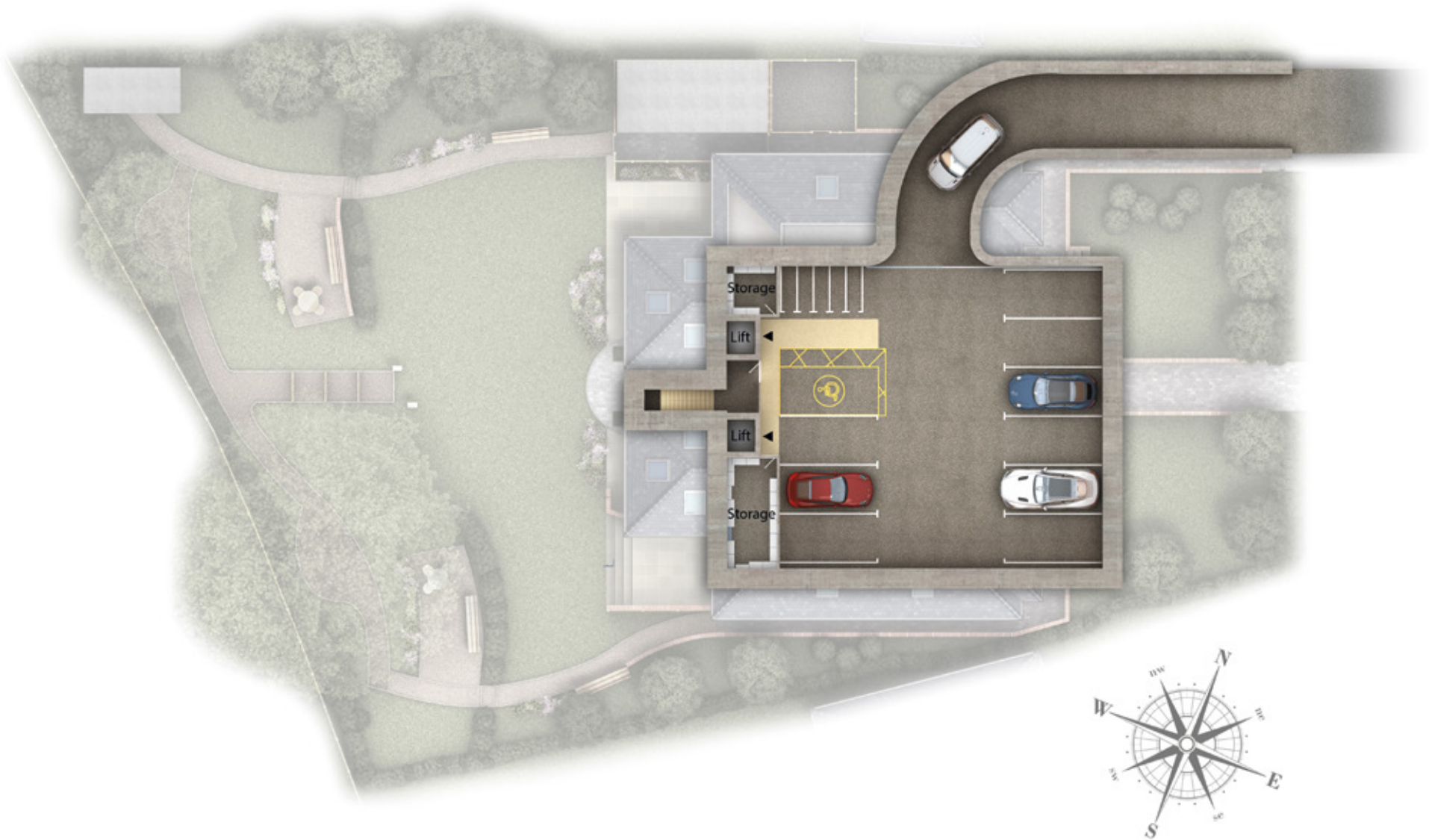
Lounge/Dining	5.2m x 11.6m	17'1" x 38'7"	Dressing Room	2.4m x 4.6m	7'9" x 15'1"
Kitchen	4.2m x 3.7m	13'8" x 12'1"	Bedroom 2	4.1m x 3.3m	13'5" x 10'8"
Master Bedroom	5.6m x 4.7m	18'4" x 15'4"	Bedroom 3	3.4m x 4.2m	11'2" x 13'8"
En-suite	3.1m x 4.6m	10'2" x 15'1"	Bedroom 4	4.2m x 2.8m	13'8" x 9'2"

*excludes balcony





BASEMENT CAR PARK



OVERALL SPECIFICATION

General

Two allocated underground parking spaces per apartment

One basement storage cupboard (lockable) per apartment with double electric socket and lighting

Gas fired, underfloor heating throughout with individual room thermostats

10 Year Warranty

Communal Areas, Grounds and Parking

Interior designed communal entrance hallway

Lifts from basement car park to ground floor communal entrance

Basement car park protected by secure gate access

Landscaped communal grounds

Decoration

Walls painted

Bespoke designed suspended LED ceilings in main living room

Bespoke designed skirtings

Ceilings painted – white matt

Internal Doors

Walnut veneered doors with brushed stainless steel ironmongery

Full width bi-fold doors with integral blinds for access to private terrace

Electrical

Brushed stainless steel socket and light switch covers

LED downlights to all rooms

CAT5 and Coax cabling to AV sockets

Control 4 system or similar for lighting and AV

Data network cabling installed adjacent to telephone locations

Full TV / SKY Plus multi-room wiring system linking to central TV aerials and satellite dish capable of receiving digital and terrestrial channels

Video entry system

NACOSS approved alarm system

Smoke, heat and carbon monoxide alarms

Flooring

Porcelain tiles to kitchen, utility room, bathroom and en-suites

Walnut finish flooring or similar to lounge and hallway

Carpets to all bedrooms

Kitchen/Breakfast

Wilson Fink kitchens with soft-closing cabinetry and drawer units

Granite worktops

Two Stainless steel sinks with chrome pull-out spray tap

Waste disposal

Siemens appliances to include:

- Single oven
- Combination oven
- Induction hob
- Extractor hood
- Integrated fridge/freezer 60/40 split
- Integrated dishwasher

Bathrooms/En-suite

Porcelanosa bathrooms

Wall mounted basin and drawer units

Wall-hung WC with soft closing seats

Mirrors above basins

LED lighting features

Heated towel rails

Fully tiled

Utility Room

Siemens washing machine

Siemens tumble dryer

Storage cupboards

Private Terraces and Balconies

Private paved patio terraces – ground floor (185 sq ft – not included in floor plan area)

External feature lighting and external double power sockets

External water tap – ground floor

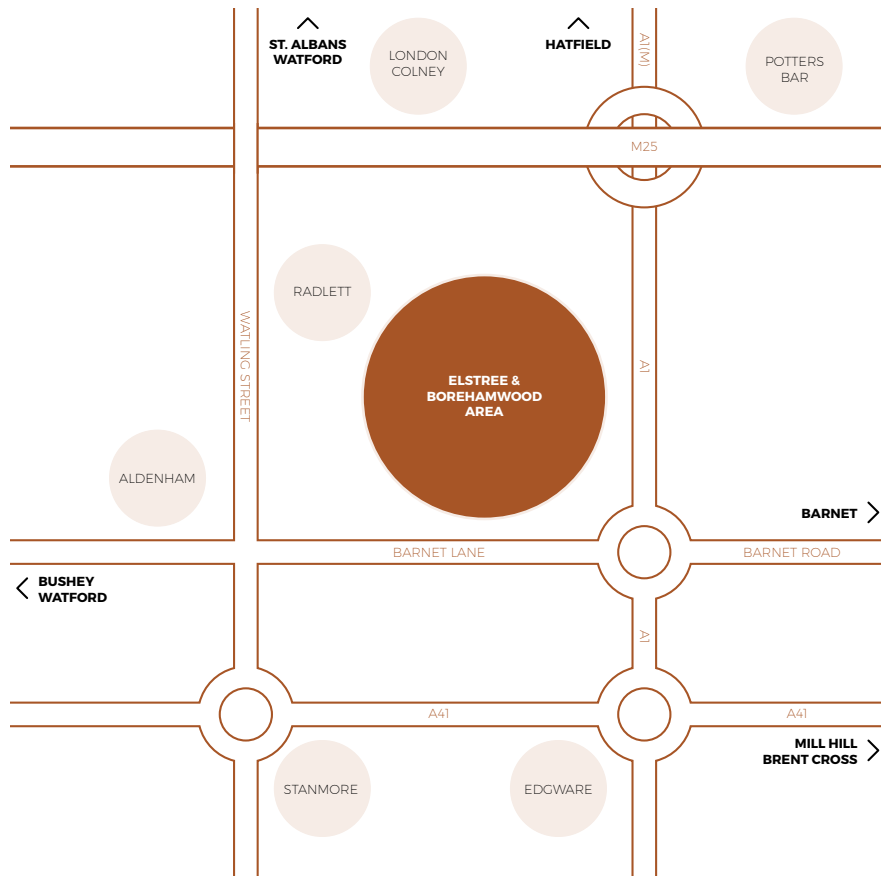
Bedrooms

Master bedrooms and dressing rooms include fitted wardrobes or driftwood carcasses

Soft closing sliding doors to dressing rooms

Variety of options for fitted wardrobes to bedrooms 2, 3 and 4 (penthouse)

LOCATION



USEFUL INFORMATION

As a developer of this unique and luxury selection of four beautiful new apartments in Elstree and Borehamwood, Shelley Homes is committed to delivering not just a quality apartment for you, but also quality customer service both during the sales process and once you have moved in. Shelley Homes has built a team of professionals in all aspects of building bespoke and luxury new homes covering the purchasing of land, working with local planning authorities to obtain the required permission to the design and build of these homes with the necessary focus on our clients' modern lifestyle requirements.

Customer service

Buying a new home is always a big decision and can be challenging. Shelley Homes, together with its sole appointed sales agent – Simmons Estates – will ensure it is as hassle-free as possible. The experienced sales consultants will walk you through the reservation process having first advised you all about your apartment. They will be your point of contact throughout the whole buying process, giving you updates on the progress of your apartment's construction and will ensure you have the opportunity to tailor any internal components to your personal choice and taste. Once your new apartment is ready, you will

be invited to a personal tour of your apartment which will ensure you can settle in comfortably and understand your new apartment's features. At this meeting, you'll receive a "Moving In Pack" containing all the information and advice for your apartment including all the manuals and warranties for all your luxury fixtures and appliances. Whilst we are confident that there will be no problems after you have moved into your new luxury apartment, we have a support service available to you for the first two years, handling all agreed areas, no matter how trivial, ensuring they are resolved as quickly as possible.

10 Year Warranty

Unlike buying a second hand home, your Redwoods apartment is protected by a 10 year new home warranty by Build Zone. As the new owner, you receive 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, Shelley Homes, together with Build Zone, cover you against physical damage to your home should this be caused by a defect which results from failure to meet the Build Zone standards.

Maintenance Charge

The Redwoods has a number of communal areas for the use and enjoyment of all the residents of the apartments. These include the landscaped grounds, secure underground car parking, lifts, stairs and hallways. These areas will be maintained by a Management Company who will initially be appointed by Shelley Homes. An indication of the maintenance charge will be provided to you.



The ethos of Shelley Homes is to provide beautifully designed homes with a distinct focus on luxury, space and fine detail that exceed the requirements of today's buyers.

Shelley Homes has built the appropriate team and partners to deliver a full professional service throughout the whole sales process, so your purchase from selection to completion is simple and efficient. The Redwoods is a unique and flagship development in the exclusive area of Elstree and Borehamwood and Shelley Homes has provided buyers the opportunity to own luxury apartments of the size and quality which were much needed in this location.

www.shelleyhomes.co.uk

ALL ENQUIRIES
020 8905 2255





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