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A **T**
NW10

PRIVATE SALE HOUSES
FLOOR PLANS & SPECIFICATION

YOUR HOUSE SPECIFICATION

From your own private garden, to your beautifully fitted kitchen, we have carefully selected the finishes in your new home to ensure perfect comfort and provide an inviting space for you to live in and love.

Kitchen

- Quartzforms kitchen worktops in Light Grey
- Handleless Premiere Hardwicke kitchen units in White Gloss
- AEG double electric oven and ceramic hob
- AEG integrated fridge/freezer, washing machine and dishwasher
- Under unit LED strip lights
- Grohe Red duo with boiling tap

Bedroom

- Full length mirror sliding doors to wardrobe
- Manx Castle carpet in 80/20 Wool Twist Pembroke
- Ensuite to master bedroom

Bathroom

- White Matt tiling and splashbacks with Grey Field feature tile
- Metro Grey floor tiles
- Hansgrohe shower and taps
- Roca porcelain sink and toilet
- Roca bath tub
- Coram glass sliding shower door
- Heated towel radiator

General

- Private garden
- Parking
- Potterton 28 Combi boiler
- Karndean Opus Magna laminate flooring to living rooms, dining area and kitchen
- External half moon light
- Secure gated development with phone/video entry system





THE HOME OF YOUR FUTURE

BEAT NW10 is everything you would expect from a contemporary family home. From the generous amounts of indoor space that connect perfectly with the surrounding outdoor landscape to the well-thought-out design and functionality – everything for family living, can be found here.

Each room is designed to meet the demands of the modern family. In the kitchen – often the heart of the home – you’ll find robust Quartzform worktops, Premier Hardwicke kitchen units, washing machine, dishwasher and integrated AEG fridge freezer, and a Grohe Red duo with a handy boiling tap.

Bedrooms are well proportioned and bathrooms and ensuites are stylishly finished with white matt tiles and splashbacks, complete with Hansgrohe shower and Roca porcelain amenities.

Your new home will feature allocated parking within the gated development, including access via a video entry system. You will also benefit from a private garden, to enjoy the outdoors all year round from the comfort of your own home.

Further afield, look to beautiful Grade II-listed Roundwood Park for quiet family walks or Sunday afternoon kickabouts. Willesden Sports Centre, with its swimming pool, track and gym facilities, all only a stone’s throw away. The local area is also well-served by Capital City Academy, Donnington Primary School and New Field Primary School, as well as Tree Tops nursery.

BEAT NW10. For your now, and your future.

Places of interest



Willessden Sports Centre
0.3miles from BEAT NW10
 Willessden Sports Centre has swimming, track, pitches and gym facilities.



Roundwood Park
0.3miles from BEAT NW10
 This park has held the Green Flag Award, which is a benchmark national standard for parks and green spaces in the UK.



Donnington Primary School
0.2miles from BEAT NW10
 Providing all children with high standards of teaching, learning and playing environments, so that each child can do their best.



Tree Tops Nursery
0.5miles from BEAT NW10
 Helping your child develop physically, socially and emotionally and prepare them for the transition to school.

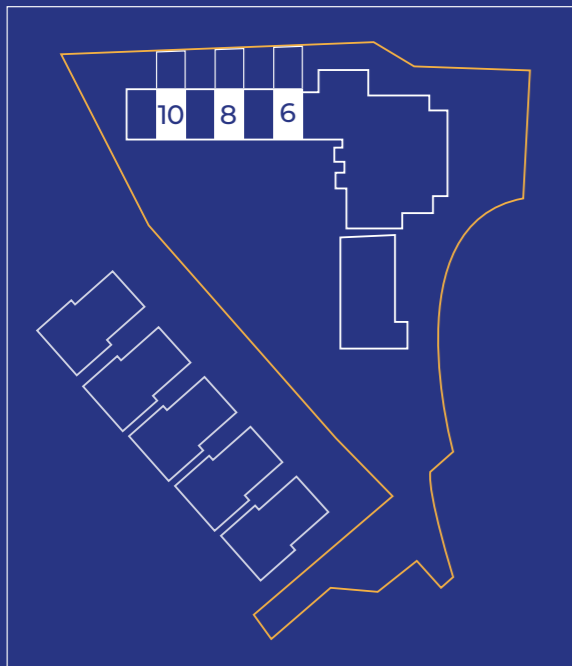


Capital City Academy
0.5miles from BEAT NW10
 Provides an exceptional environment to promote a passion for learning and discovery.



Tiger Roll Gymnastic Club
0.5miles from BEAT NW10
 Recreational classes that are fun and there to encourage gymnasts to try out new skills and let them develop in a controlled and safe environment.

HOUSES 6, 8 & 10, RESERVOIR WAY



	Imperial	Metric
Living Room	18'3" x 11'7"	5.57m x 3.53m
Kitchen/Dining Room	15'1" x 10'10"	4.60m x 3.30m
Bedroom 1	16'5" x 9'6"	5.00m x 2.90m
Bedroom 2	15'5" x 9'6"	4.70m x 2.90m
Bedroom 3	10'6" x 8'3"	3.20m x 2.51m
Bathroom	7'5" x 6'7"	2.25m x 2.00m
Gross Internal Area	1,144sqft	106.3sqm
Garden - House 6	28'5" x 19'7"	8.65m x 5.96m
Garden - House 8	27'7" x 19'2"	8.40m x 5.85m
Garden - House 10	25'0" x 20'3"	7.63m x 6.18m

- FF - Fridge Freezer
- WM - Washing Machine
- DW - Dishwasher
- S - Storage
- W - Wardrobe
- B - Boiler
- HW - Hot Water Cylinder

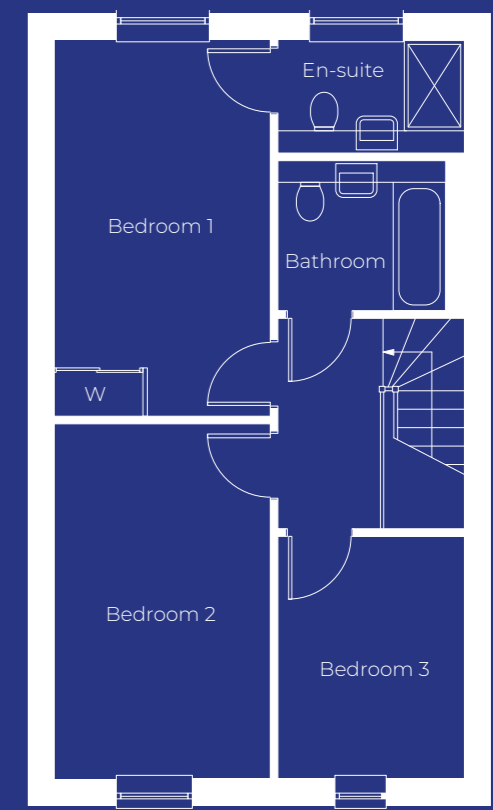


HOUSES 7, 9 & 11, RESERVOIR WAY



	Imperial	Metric
Living Room	18'3" x 11'7"	5.57m x 3.53m
Kitchen/Dining Room	15'1" x 10'10"	4.60m x 3.30m
Bedroom 1	16'5" x 9'6"	5.00m x 2.90m
Bedroom 2	15'5" x 9'6"	4.70m x 2.90m
Bedroom 3	10'6" x 8'3"	3.20m x 2.51m
Bathroom	7'5" x 6'7"	2.25m x 2.00m
Gross Internal Area	1,144sqft	106.3sqm
Garden - House 7	27'11" x 19'2"	8.52m x 5.85m
Garden - House 9	27'0" x 18'10"	8.24m x 5.74m
Garden - House 11	66'7" x 58'0"	20.30m x 17.67m

- FF - Fridge Freezer
- WM - Washing Machine
- DW - Dishwasher
- S - Storage
- W - Wardrobe
- B - Boiler
- HW - Hot Water Cylinder







Kinleigh Folkard & Hayward

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HOME OWNERSHIP STARTS WITH US

