

BRAEBURN COURT

CUNNINGHAM PARK | HARROW | HA1 4QW



CLEARVIEW RESIDENTIAL



W E L C O M E T O B R A E B U R N C O U R T



A SELECTION OF TWO AND THREE BEDROOM APARTMENTS



Braeburn Court is an exclusive collection of 2 and 3 bedroom homes under a mile from Harrow town centre and within easy reach of public transport, shops and open green spaces, the extensive Harrow Recreation Park is just down the road.

Harrow is a vibrant borough located only 16 miles from the City of London. Drivers benefit from easy access to the North Circular Road, the M1, A40/M40 and M25, with London Heathrow airport only 12 miles away and London Gatwick airport some 55 miles. London Luton and Stansted are also within easy reach. The nearest train station to Braeburn Court is either Harrow & Wealdstone (0.5 miles) with London Overground services to Euston taking as little as 16 minutes, or Harrow-on-the-Hill (0.7 miles) offering London

Underground services to Baker Street 24 minutes and Oxford Circus, 31 minutes. Local buses run a few minutes' walk from the development along Harrow View.

A location for total well-being...

Harrow is an excellent choice for all ages, with a good selection of educational establishments nearby, including nurseries and schools. The sports and fitness scene caters for everyone, with more than 400 hectares of parkland and open space providing an escape from city life. Harrow Golf course, Pinner Hill Golf course, Harrow Leisure Centre, and a skateboarding park are among the local amenities.



I N A N I M P R E S S I V E N E W - B U I L D S C H E M E I N H A R R O W

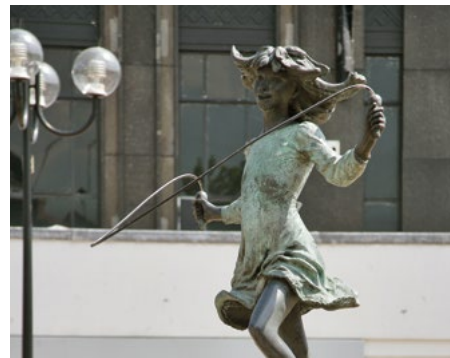
.... culture and indulgence

Harrow boasts a Vue cinema as well as the twinscreen, luxury Safari Cinema. Harrow Museum and Heritage Centre is a tranquil oasis in a beautiful setting where diverse events and exhibitions are held. Harrow Arts Centre in nearby Hatch End, is a multi-artform venue hosting a wide range of events including music, theatre, dance and film.

The town is a bright, bustling place with an impressive range of retailers, from well-known names to quirky independents. Between them, they meet all needs from convenience food shopping to arts and crafts supplies. Branches of the high street 'names' are mostly based in either St Anns Shopping Centre or St George's Shopping Centre. M&S, H&M, Moss Bros, Monsoon

and TKMaxx feature with a cinema and family-style eateries making the mall a day and evening destination.

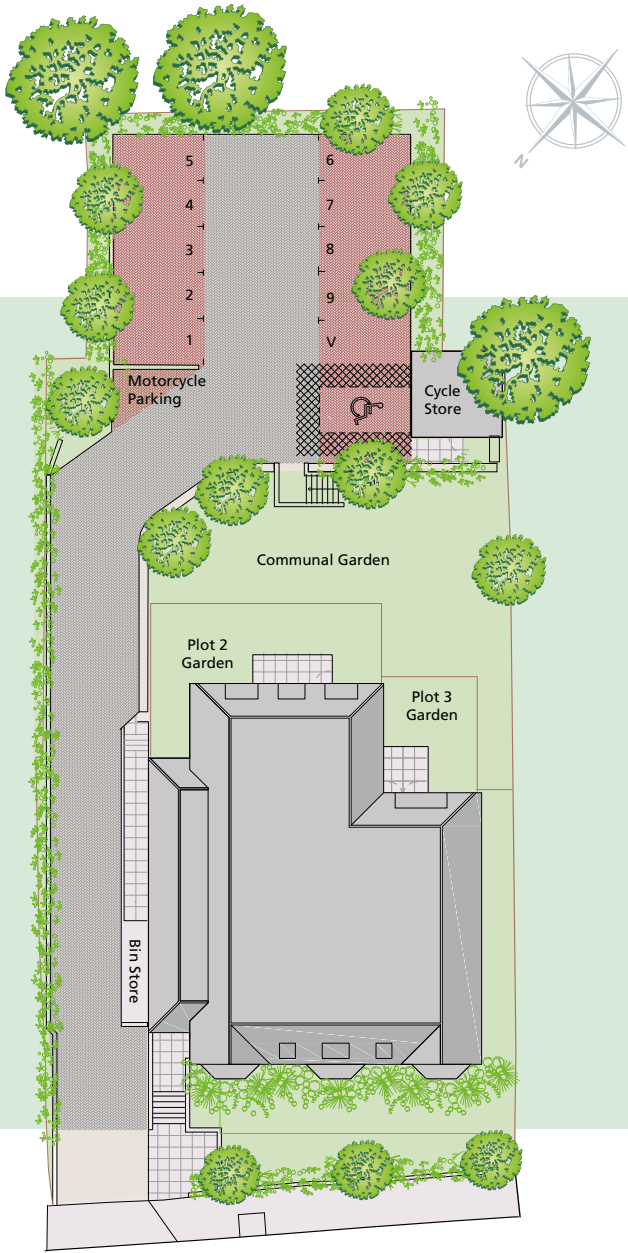
Elsewhere in the borough, a wide range of tempting restaurants, cafés and coffee shops can be found, as can branches of the main supermarkets such as Waitrose, Tesco, Asda, Morrisons and Sainsbury's.



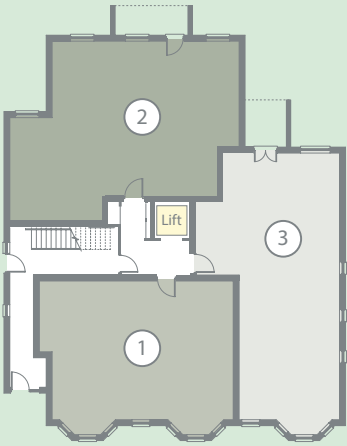


Computer generated image of Braeburn Court (Front)

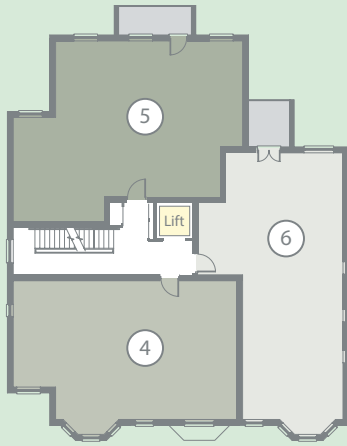
THE DEVELOPMENT



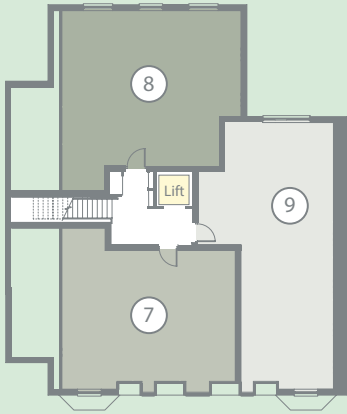
CUNNINGHAM PARK



GROUND FLOOR



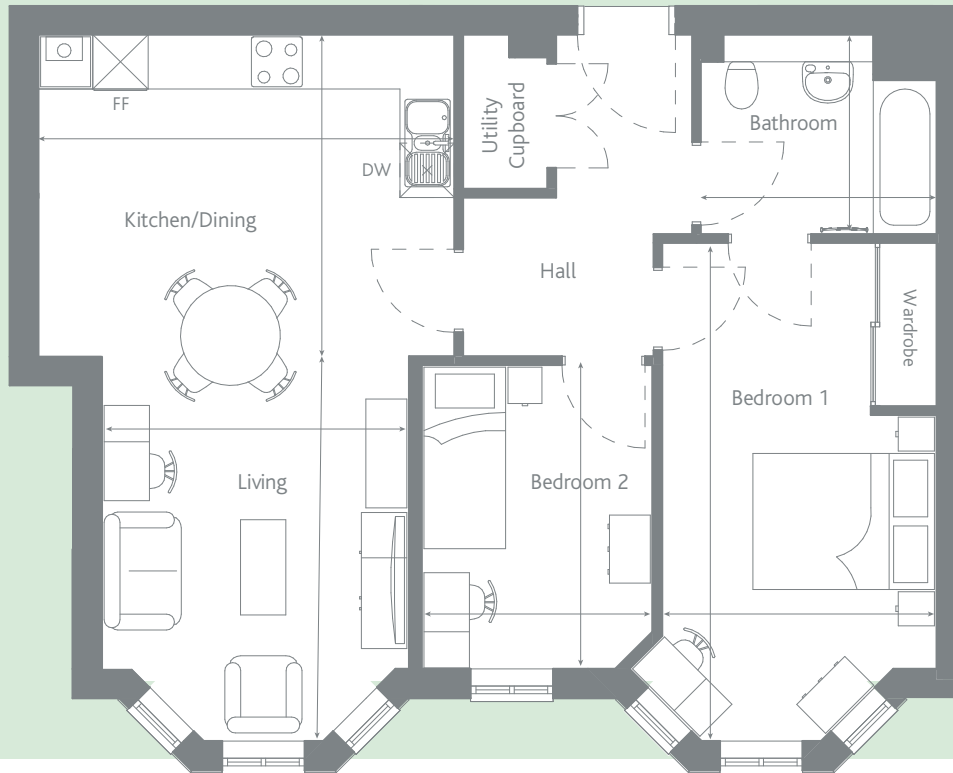
FIRST FLOOR



SECOND FLOOR

Any alterations to the specification will be of equal or greater value and Clearview Residential reserves the right to implement changes to the specifications without warning. These particulars are prepared with all due care. The information is intended as a preliminary guide only. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Landscaping is indicative. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location maps are a general guide only. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and the trainline.com. Kitchen layouts are indicative. Please refer to Sales Adviser for layouts.

A P A R T M E N T O N E



APARTMENT ONE

755.1 sq ft 70.16 sq m

Living
13' 11" x 11' 1" (4240 x 3385 mm)

Kitchen / Dining
15' 0" x 11' 7" (4585 x 3545 mm)

Bedroom 1
18' 0" x 9' 11" (5490 x 3025 mm)

Bedroom 2
11' 0" x 8' 4" (3350 x 2541 mm)



Any alterations to the specification will be of equal or greater value and Clearview Residential reserves the right to implement changes to the specifications without warning. These particulars are prepared with all due care. The information is intended as a preliminary guide only. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Landscaping is indicative. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location maps are a general guide only. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and the trainline.com. Kitchen layouts are indicative. Please refer to Sales Adviser for layouts.

A P A R T M E N T T W O

APARTMENT TWO

932.8 sq ft 86.66 sq m

Living / Dining
17'9" x 11'6" (5423 x 3502 mm)

Kitchen
8'10" x 8'0" (2700 x 2450 mm)

Bedroom 1
12'5" x 10'10" (3803 x 3315 mm)

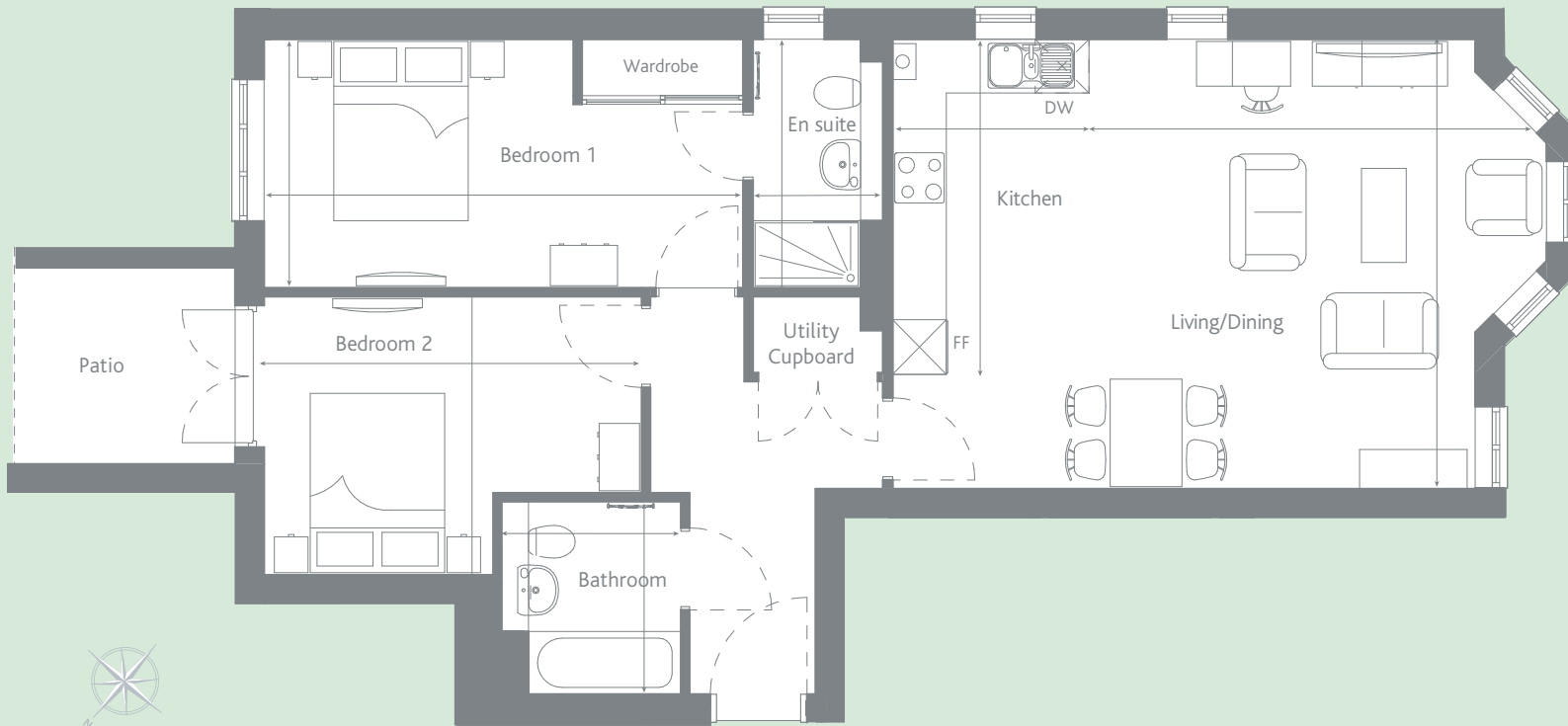
Bedroom 2
12'3" x 10'10" (3730 x 3315 mm)

Bedroom 3
12'3" x 7'7" (3730 x 2319 mm)



Any alterations to the specification will be of equal or greater value and Clearview Residential reserves the right to implement changes to the specifications without warning. These particulars are prepared with all due care. The information is intended as a preliminary guide only. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Landscaping is indicative. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location maps are a general guide only. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and the trainline.com. Kitchen layouts are indicative. Please refer to Sales Adviser for layouts.

A P A R T M E N T T H R E E



APARTMENT THREE

861.3 sq ft 80.02 sq m

Living / Dining
16'7" x 16'5" (5050 x 5018 mm)

Kitchen
12'3" x 7'2" (3740 x 2189 mm)

Bedroom 1
17'6" x 9'11" (5344 x 2775 mm)

Bedroom 2
13'11" x 10'2" (4260 x 3108 mm)

Any alterations to the specification will be of equal or greater value and Clearview Residential reserves the right to implement changes to the specifications without warning. These particulars are prepared with all due care. The information is intended as a preliminary guide only. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Landscaping is indicative. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location maps are a general guide only. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and the trainline.com. Kitchen layouts are indicative. Please refer to Sales Adviser for layouts.

A P A R T M E N T F O U R

APARTMENT FOUR

839.9 sq ft 78.03 sq m

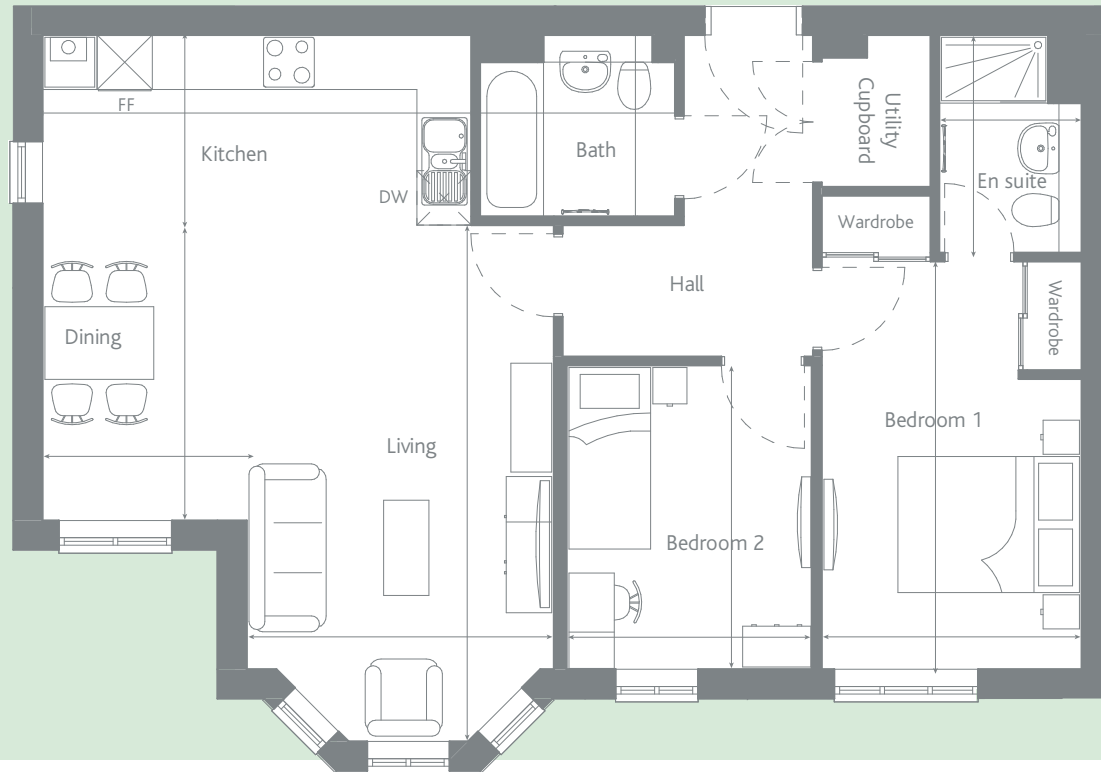
Living
18'8" x 11'1" (5690 x 3385 mm)

Dining
10'8" x 7'4" (3255 x 2250 mm)

Kitchen
15'6" x 6'10" (4725 x 2095 mm)

Bedroom 1
14'9" x 9'5" (4495 x 2865 mm)

Bedroom 2
11'0" x 8'10" (3350 x 2701 mm)



Any alterations to the specification will be of equal or greater value and Clearview Residential reserves the right to implement changes to the specifications without warning. These particulars are prepared with all due care. The information is intended as a preliminary guide only. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Landscaping is indicative. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location maps are a general guide only. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and the trainline.com. Kitchen layouts are indicative. Please refer to Sales Adviser for layouts.

APARTMENT FIVE



APARTMENT FIVE

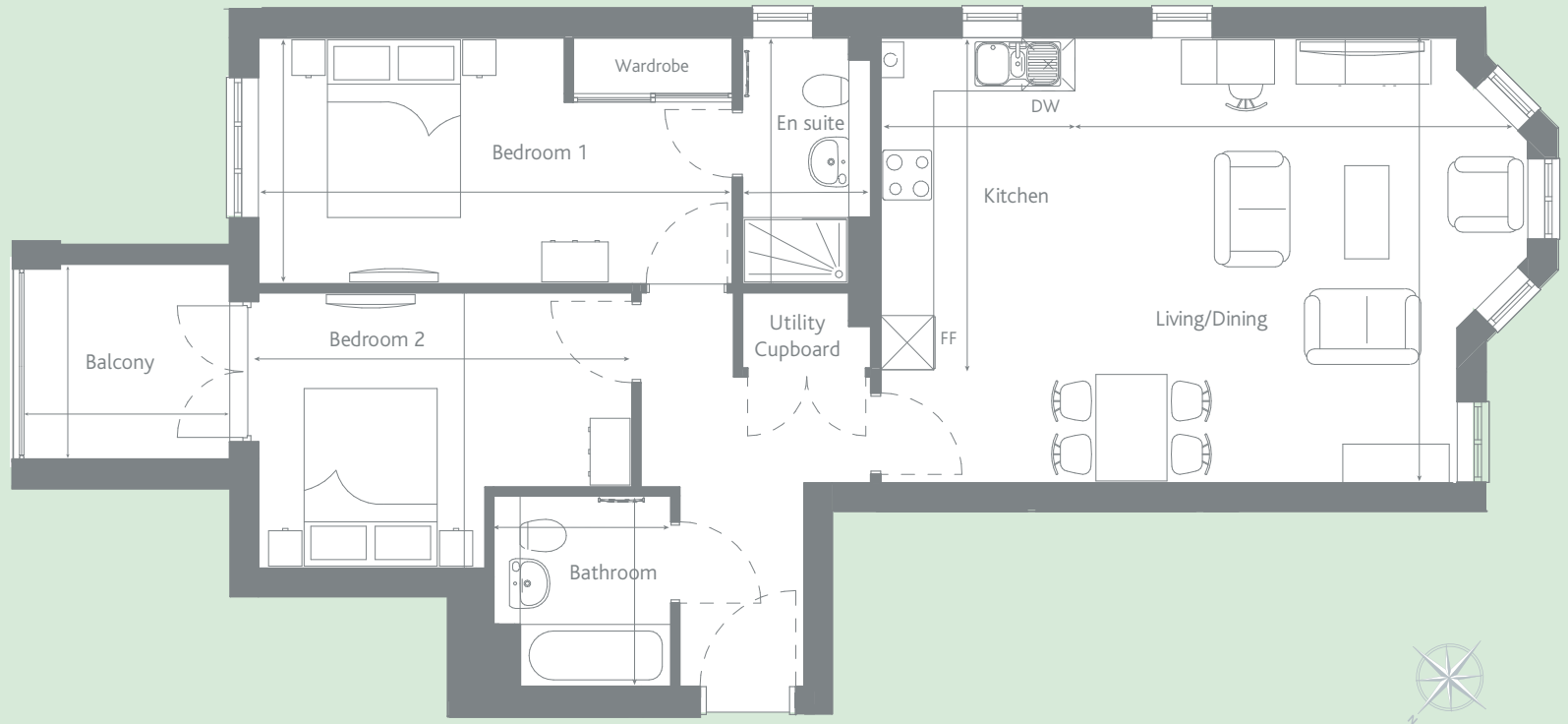
86.66 sq m	932.8 sq ft
Living / Dining 17'9"11'6"	(5423 x 3502 mm)
Kitchen 8'10" x 8'0"	(2700 x 2450 mm)
Bedroom 1 12'5" x 10'10"	(3803 x 3315 mm)
Bedroom 2 12'3" x 10'10"	(3730 x 3310 mm)
Bedroom 3 12'3" x 7'7"	(3730 x 2319 mm)
Balcony 13'9" x 5'2"	(4200 x 1575 mm)

Any alterations to the specification will be of equal or greater value and Clearview Residential reserves the right to implement changes to the specifications without warning. These particulars are prepared with all due care. The information is intended as a preliminary guide only. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Landscaping is indicative. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location maps are a general guide only. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and the trainline.com. Kitchen layouts are indicative. Please refer to Sales Adviser for layouts.

A P A R T M E N T S I X

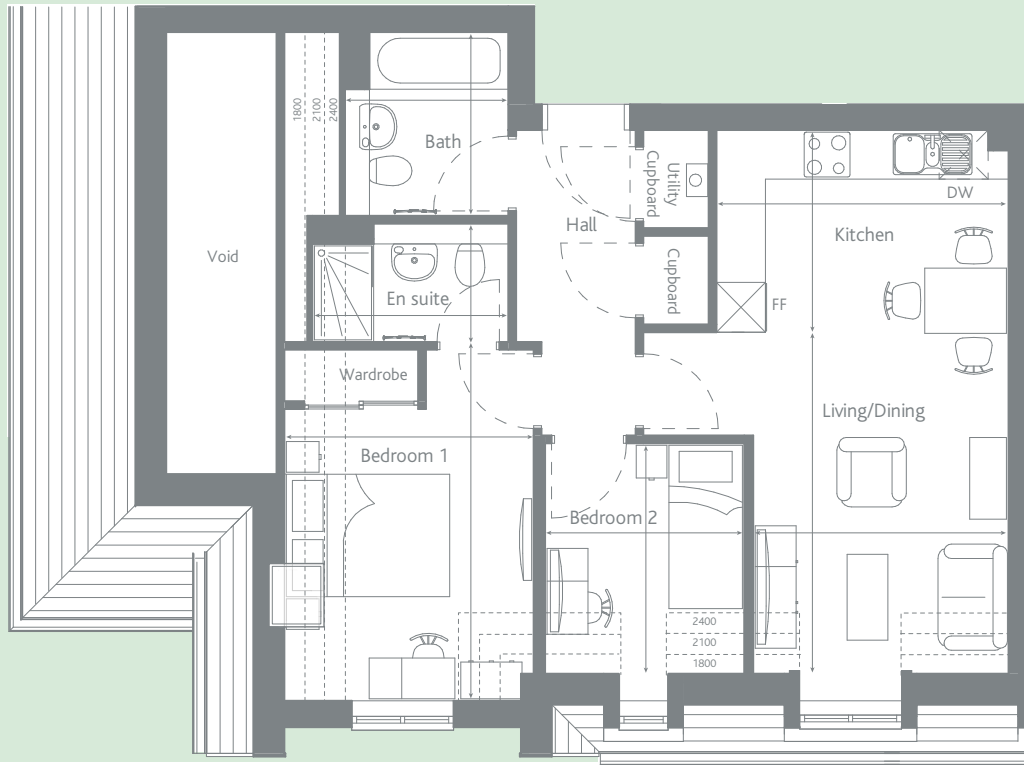
APARTMENT SIX

861.3 sq ft	80.02 sq m
Living / Dining 16'7" x 16'5"	(5050 x 5018 mm)
Kitchen 12'3" x 7'2"	(3740 x 2189 mm)
Bedroom 1 17'6" x 9'1."	(5344 x 2775 mm)
Bedroom 2 13'10" x 10'2"	(4213 x 3108 mm)
Balcony 8'0" x 7'2"	(2438 x 2192 mm)



Any alterations to the specification will be of equal or greater value and Clearview Residential reserves the right to implement changes to the specifications without warning. These particulars are prepared with all due care. The information is intended as a preliminary guide only. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Landscaping is indicative. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location maps are a general guide only. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and the trainline.com. Kitchen layouts are indicative. Please refer to Sales Adviser for layouts.

A P A R T M E N T S E V E N



APARTMENT SEVEN

691.3 sq ft	64.22 sq m
Living / Dining	
13'9" x 10'3"	(4198 x 3126 mm)
Kitchen	
11'9" x 8'1"	(3577 x 2475 mm)
Bedroom 1	
14'1" x 10'0"	(4300 x 3053 mm)
Bedroom 2	
9'3" x 8'0"	(2838 x 2440 mm)



Any alterations to the specification will be of equal or greater value and Clearview Residential reserves the right to implement changes to the specifications without warning. These particulars are prepared with all due care. The information is intended as a preliminary guide only. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Landscaping is indicative. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location maps are a general guide only. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and the trainline.com. Kitchen layouts are indicative. Please refer to Sales Adviser for layouts.

A P A R T M E N T E I G H T

APARTMENT EIGHT

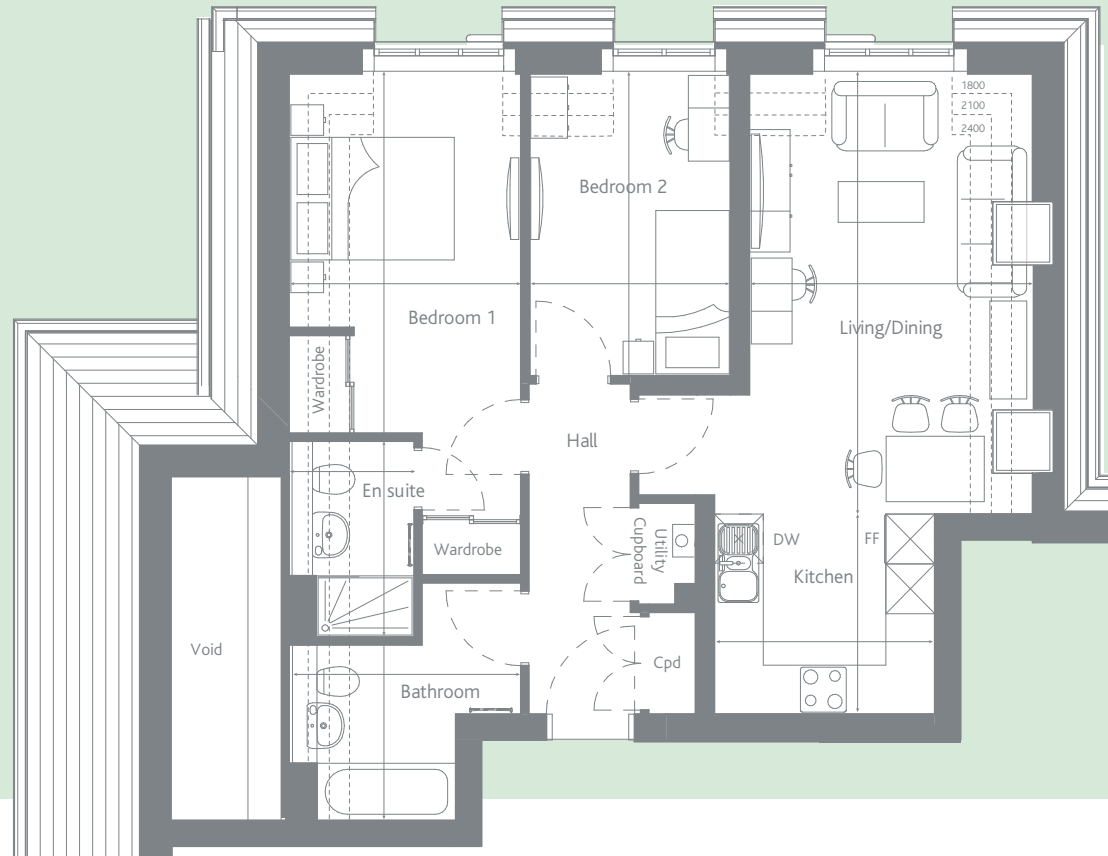
765.6 sq ft 71.12 sq m

Living / Dining
17'9" x 11'6" (5423 x 3502 mm)

Kitchen
8'10" x 8'0" (2700 x 2450 mm)

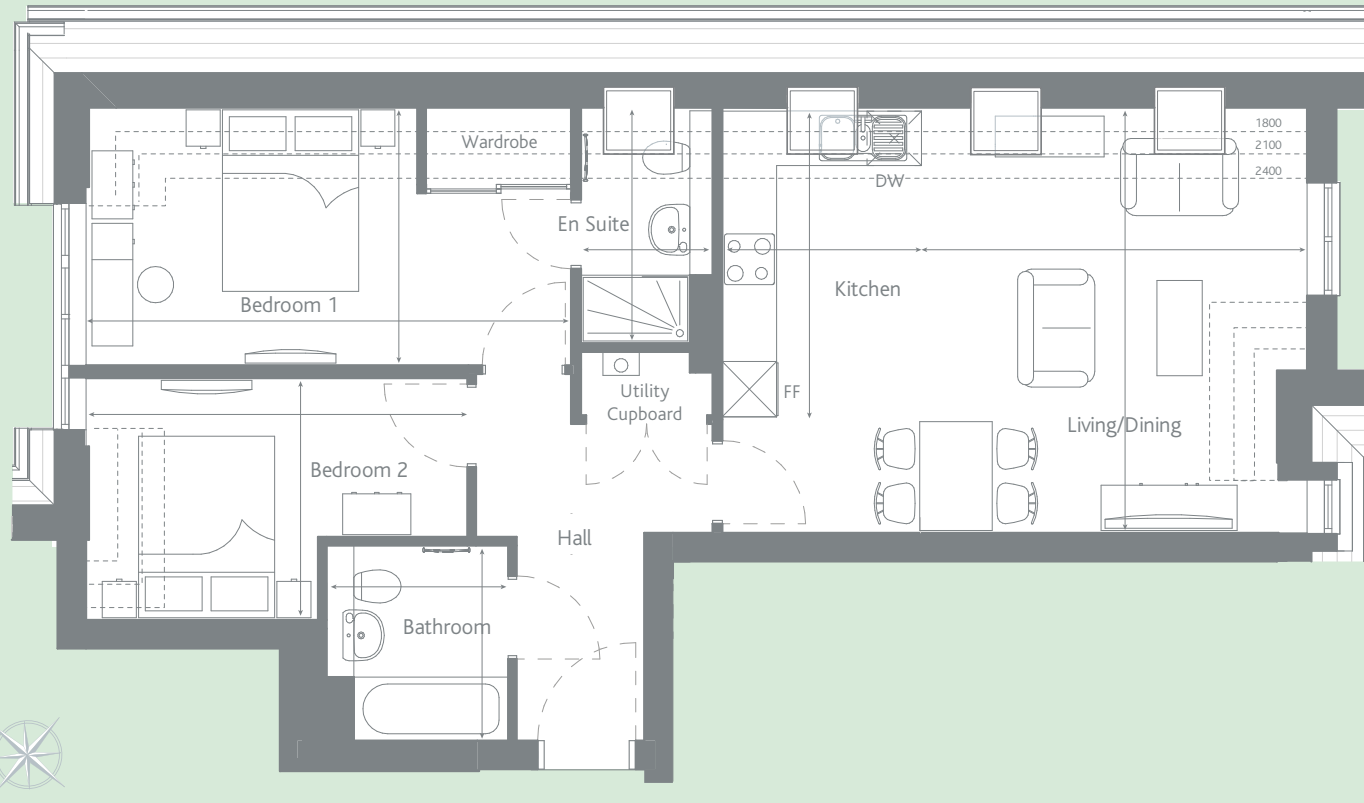
Bedroom 1
14'6" x 9'4" (4433 x 2841 mm)

Bedroom 2
12'3" x 8'0" (3730 x 2457 mm)



Any alterations to the specification will be of equal or greater value and Clearview Residential reserves the right to implement changes to the specifications without warning. These particulars are prepared with all due care. The information is intended as a preliminary guide only. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Landscaping is indicative. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location maps are a general guide only. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and the trainline.com. Kitchen layouts are indicative. Please refer to Sales Adviser for layouts.

A P A R T M E N T N I N E



APARTMENT NINE

790.0 sq ft

73.39 sq m

Living / Dining

15'4" x 13'11"

(4686 x 4249 mm)

Kitchen

11'2" x 7'2"

(3408 x 2194 mm)

Bedroom 1

17'6" x 9'4"

(5344 x 2840 mm)

Bedroom 2

13'9" x 8'9"

(4201 x 2666 mm)



Any alterations to the specification will be of equal or greater value and Clearview Residential reserves the right to implement changes to the specifications without warning. These particulars are prepared with all due care. The information is intended as a preliminary guide only. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Landscaping is indicative. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location maps are a general guide only. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and the trainline.com. Kitchen layouts are indicative. Please refer to Sales Adviser for layouts.



Computer generated image of Braeburn Court (Rear)

A SPECIFICATION TO SUIT YOUR LIFESTYLE



Any alterations to the specification will be of equal or greater value and Clearview Residential reserves the right to implement changes to the specifications without warning. These particulars are prepared with all due care. The information is intended as a preliminary guide only. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Landscaping is indicative. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location maps are a general guide only. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and the trainline.com. Kitchen layouts are indicative. Please refer to Sales Adviser for layouts.

ALL OF THESE ITEMS ARE STANDARD IN YOUR NEW HOME

KITCHEN

- Professionally designed kitchens
- High quality laminate work surfaces with upstands and stainless steel splashback to hob
- Stainless steel single bowl sink with tap
- NEFF single oven
- NEFF gas hob with 4 burners
- Extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Downlighters and pelmet lighting to kitchen units

UTILITY CUPBOARD

- High quality laminate work surface with upstand
- Plumbing and electrics in place for purchaser's own appliances
- Stylish porcelain floor tiling

INTERIOR SPECIFICATION

- Dulux white coloured paint throughout
- Dulux white satin wood paint to skirting boards, architraves and window cills
- Satin wood white ladder moulded internal doors
- Fitted sliding mirror wardrobes to master bedroom with hanging rail and shelf

FAMILY BATHROOM, MASTER BEDROOM EN SUITE AND CLOAKROOM

- Contemporary white sanitaryware with Saneux taps
- Chrome heated towel rails to family bathroom and master bedroom en suite
- Shaver socket to family bathroom and master bedroom en suite
- Full height ceramic tiling to family bathroom and master bedroom en suite
- Co-ordinating ceramic floor tiling to family bathroom, master bedroom en suite and utility cupboard
- Fitted mirrors to family bathroom and master bedroom en suite

EXTERNAL FEATURES

- Main communal entrance door with secure by design video entry system allowing display/access
- Lighting to the communal car park
- Secure by Design uPVC windows to ground floor apartments
- Chrome bell push and internal chime to all apartments
- Sandstone paving to patios and paths
- Landscaped communal gardens to front and rear
- Private garden/patio/balcony to select apartments
- Communal bin and cycle store
- Communal water taps
- One allocated parking space per apartment
- Motor cycle park with secure by design approved anchor

HEATING AND LIGHTING

- Gas radiator central heating
- Gas fired combi boiler
- Recessed downlights to kitchen, family bathroom and master bedroom en suite where applicable. Pendant light fittings to all other rooms



Photography of a previous development



MEDIA AND COMMUNICATIONS

- Sky Q and Free Sat sockets to lounge and master bedroom
- Communal satellite dish and TV aerial
- Hi level TV points to lounge and master bedroom
- Double socket with 2 x USB to kitchen and master bedroom
- CAT 5e data link duct from high level to low level TV points to lounge allowing video or audio signal
- Telephone sockets to lounge and master bedroom

SECURITY AND SAFETY

- External light to all balconies, patios and terraces
- Main communal entrance lighting
- Mains operated smoke detectors with battery back up

- Mains operated heat detector to kitchen with battery back up
- BT point and power socket for purchasers own alarm system
- Automatic smoke ventilation of communal stairs and lift area
- Secure by Design approved development

ENVIRONMENTALLY FRIENDLY

- Low energy lighting
- Dual flush mechanism to toilets to reduce water usage
- uPVC windows providing thermal insulation and reduced heat loss
- Energy efficient boiler and thermostatically controlled gas central heating system
- Low energy ventilation extract system
- Landscape architect designed planting scheme by SGO registered consultants (Society of Garden Designers)

PEACE OF MIND

- Clearview Residential 2-year Customer Care service
- 10 year Premier Guarantee Warranty

COMMUNAL HALLWAYS

- Stylish porcelain floor tiling to the ground floor lobby with inset door mat
- Classic rib carpet to stairs, ground floor hallway and landings
- Passenger lift to all floors
- Dulux white coloured paint to communal hallways, walls and ceilings
- Dulux white satinwood paint to skirting boards and architraves
- Charcoal grey front door to each apartment
- Satin wood white vision panel doors to the communal hallways



O U R C O M M I T M E N T T O Q U A L I T Y

At Clearview Residential we pride ourselves in creating high quality homes.

We do this by selecting materials of high specification from sustainable sources. Our Team constantly apply research and development protocols making us the leaders in the field of inclusive cutting edge construction methodology and technology, which is applied by highly skilled and experienced craftsmen.

This means that each home we deliver is energy efficient and eco-friendly. This helps to reduce your running costs and your impact on the environment.

Every Clearview home comes complete with a 10-year New Home Warranty, and that is our commitment to delivering quality homes, and your assurance of total satisfaction.

For your added peace of mind Clearview Residential also include a 2-year period of after sales service which is dedicated to supporting you as a new Home Owner.



Backed by HM Government



WHY CLEARVIEW RESIDENTIAL?



Photography of previous developments

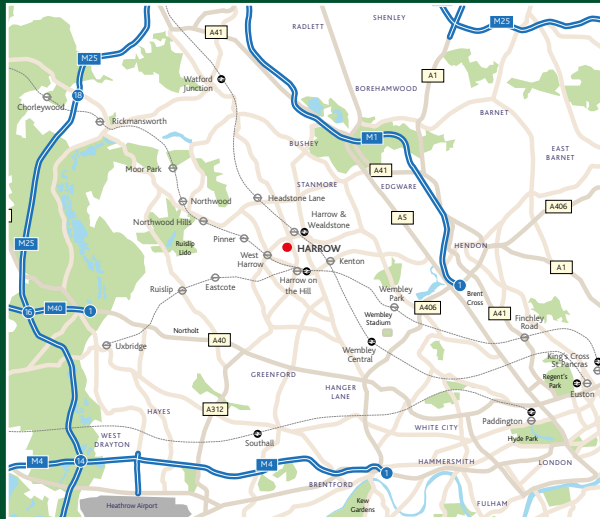
Clearview Residential has an unrivalled reputation as a house builder of quality modern homes, and a provider of outstanding Customer service.

With a portfolio of properties throughout the South East the company uses proven construction methods alongside skilled craftsmen, combined with the latest materials, creating stylish modern homes with lasting appeal.

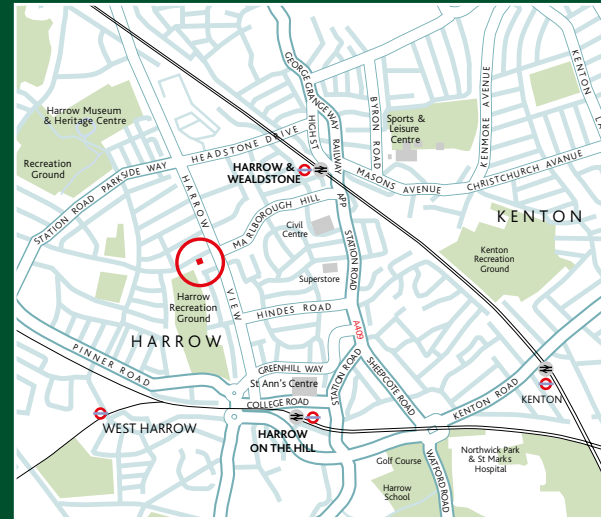
Being a privately owned company, we pride ourselves on being able to give a personal service to our Customers from point of initial enquiry through to completion of your new home.



BRAEBURN COURT | CUNNINGHAM PARK | HARROW | HA1 4QW



Regional Map



Local Area Map

CLEARVIEW RESIDENTIAL, CLEARVIEW HOUSE, 201 PINNEE ROAD, NORTHWOOD HILLS, MIDDLESEX HA6 1BX T: 01923 840048

www.clearviewhomes.co.uk



CLEARVIEW RESIDENTIAL