



# FRINGEWOOD

NORTHWOOD

AN EXCLUSIVE COLLECTION OF JUST EIGHT 2 & 3 BEDROOM APARTMENTS BY GAVACAN HOMES

*Welcome to Fringewood, Gavacan Homes' prestigious new collection of just eight 2 & 3 bedroom apartments, set within easy reach of Northwood and its diverse range of amenities.*

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These desirable homes have been created with the discerning in mind, featuring comprehensive, high quality specifications to ensure modern living in utter comfort and style.

Every detail has been carefully considered to meet Gavacan Homes' exacting standards and to exceed the expectations of those who choose to make their home here. Stylish kitchens perfectly combine form and function, comprehensively appointed with high quality appliances; bathrooms and en suites are havens of luxury; ceiling heights are generous, as are floor areas, creating an air of elegance for sophisticated living.



*Designed to harmonise with its surroundings, Fringewood is an elegant new addition to the Ducks Hill Road streetscape. Drawing on the heritage of classical architectural styling the grand façade sets the scene for the apartments within, striking the perfect balance between tradition and modernity.*

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Computer generated image is indicative only



## *Village living in touch with the capital*

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Northwood has long been highly regarded for its close-knit sense of community, borne out of its friendly village-like atmosphere, combining an abundance of green spaces with easy links to the heart of the capital via the Underground network.

In the heart of Northwood you'll discover an excellent choice of independent retailers, coffee shops, restaurants and a Waitrose supermarket, while for more expansive shopping, Rickmansworth, Harrow, Watford and Ruislip are all easily reached by road.



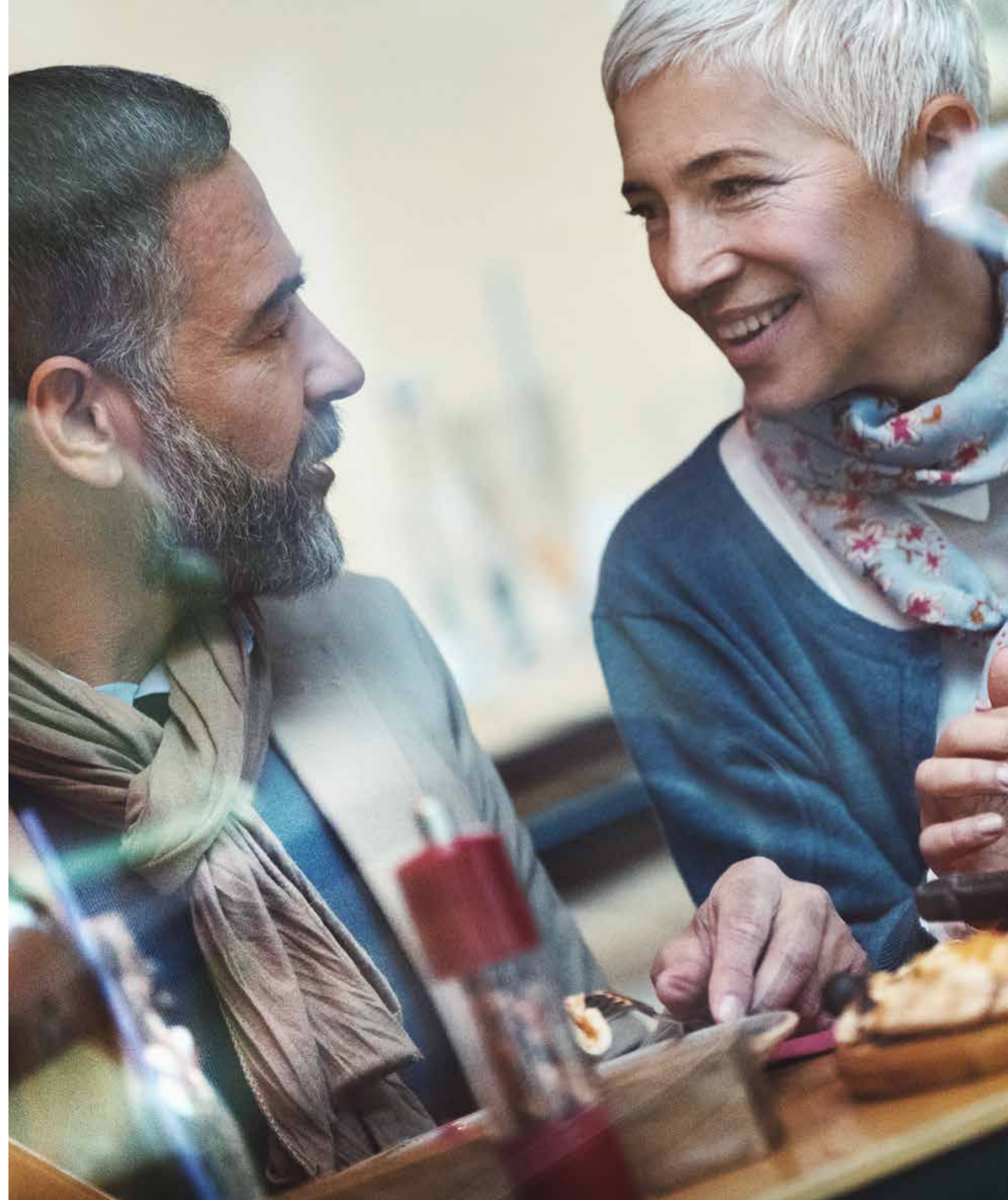
*Ye Olde Greene Manne – menus are full of hearty favourites and country pub classics*



*Take time out at one of Northwood's coffee shops and watch the world go by*



*Northwood station is on the Watford branch of the Metropolitan line*







*Moor Park Golf Club offers one of the most impressive private members clubs in the UK. Boasting two championship golf courses – The High and The West. The High Course features in the Top 100 golf courses in England*



*Ruislip Lido – a 60-acre lake with sandy beaches set on the edge of Ruislip Woods*

If the great outdoors appeals you won't be disappointed. Ruislip Woods, the single largest area of woodland in Greater London, is just a ten-minute walk from Fringewood and from here you can continue on to Ruislip Lido, originally created in the 1800s as a feeder supply for the nearby Grand Union Canal. Today there's a beach, popular in the summer, a café, picnic area and children's play area.



*Holland & Holland – enjoy exquisite British seasonal food and a refreshing drink whilst relaxing around a roaring fire or on the outside terrace*

If golf's your game you'll be spoilt for choice with Northwood Golf Club, Haste Hill, Batchworth Park, Sandy Lodge and Moor Park Golf Club all close at hand. For a full workout or relaxing treatments, David Lloyd health club is just a mile away on Ducks Hill Road, as is Northwood Cricket Club. Or maybe you'd like to try your hand at shooting at Holland & Holland's shooting grounds, where first-class facilities include fine dining in The Lodge.

High quality schooling is also well catered for locally with a fine choice of schools in both the private and public sectors.



*A well-connected lifestyle*

Whether you want to get to the heart of the capital or travel further afield, Fringewood’s location makes it all very straightforward.

Northwood Underground station (Zone 6) affords easy access to central London, with services to Baker Street in just over 30 minutes, Kings Cross within 45 minutes and to the City in under an hour.

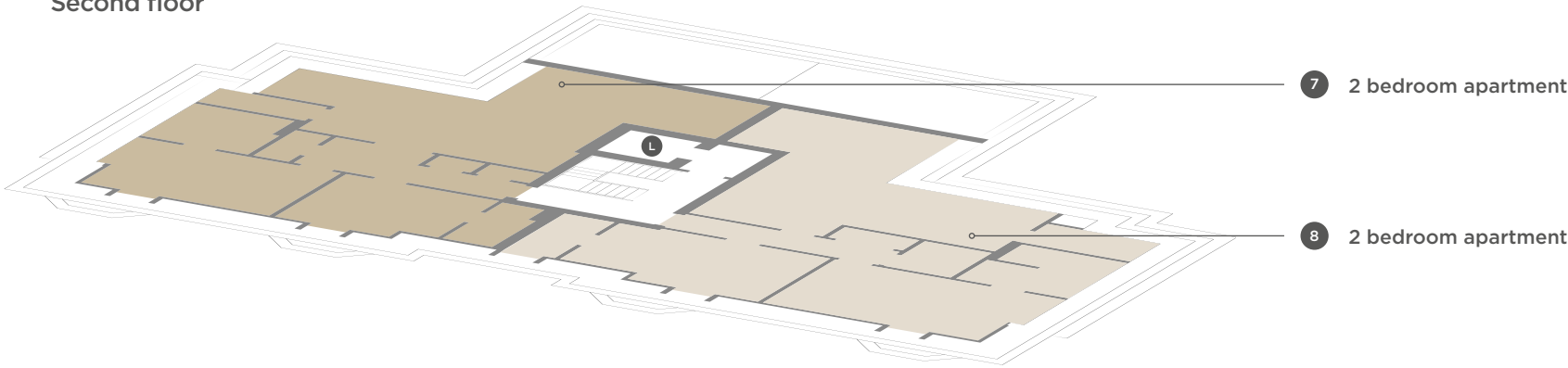
Road connections are equally convenient with the M25 accessible at Junction 17 within 5 miles and the A40 within 4.5 miles. For international travel, Heathrow is just 11 miles away.



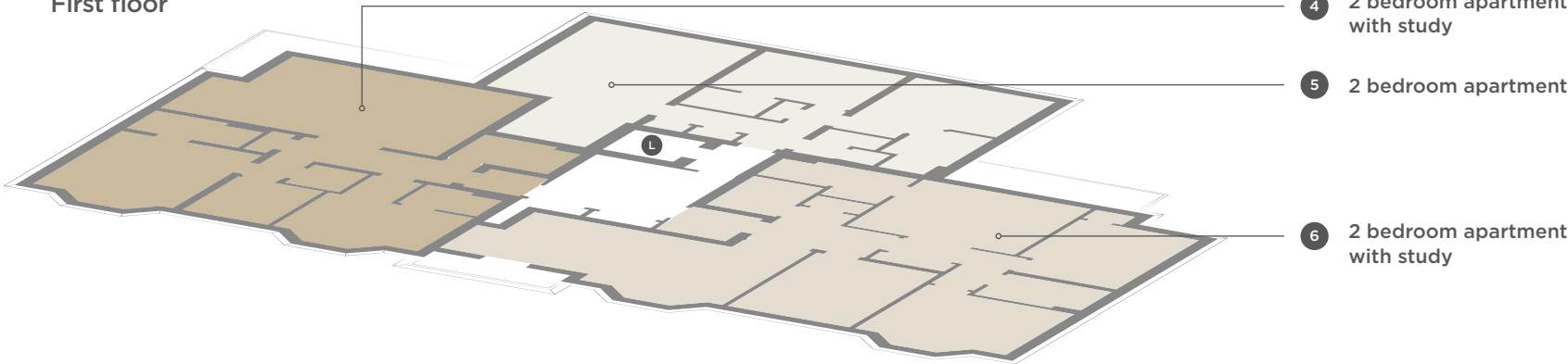


*Floor plates*

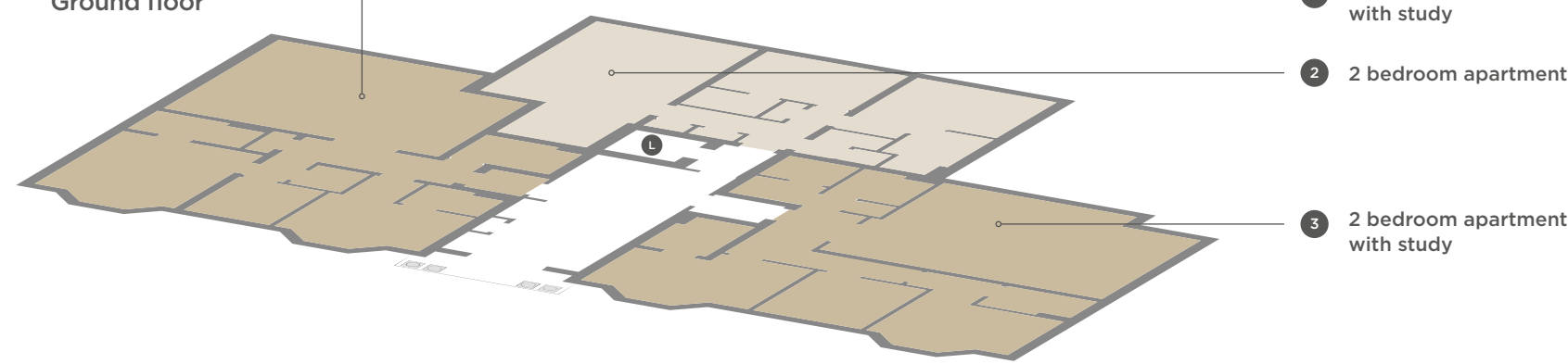
Second floor



First floor



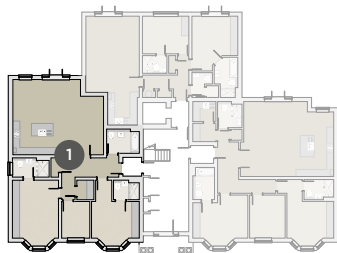
Ground floor



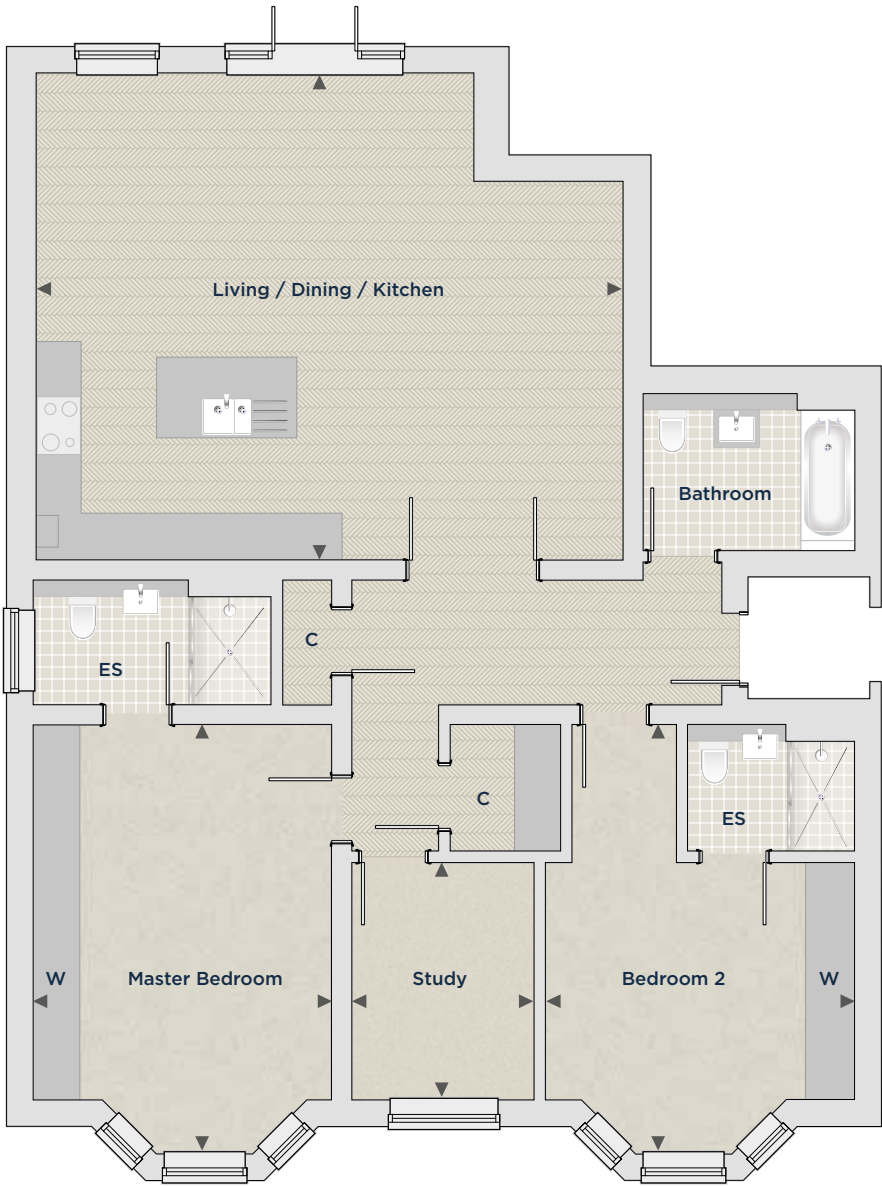


# Apartment 1

- Living / Dining / Kitchen  
7.8m x 6.5m    25'7" x 21'4"
- Master Bedroom  
4.0m x 5.9m    13'1" x 19'4"
- Bedroom 2  
4.1m x 6.0m    13'5" x 19'8"
- Study  
2.4m x 3.4m    7'10" x 11'2"



Ground floor



ES - En Suite   C - Cupboard   W - Wardrobe

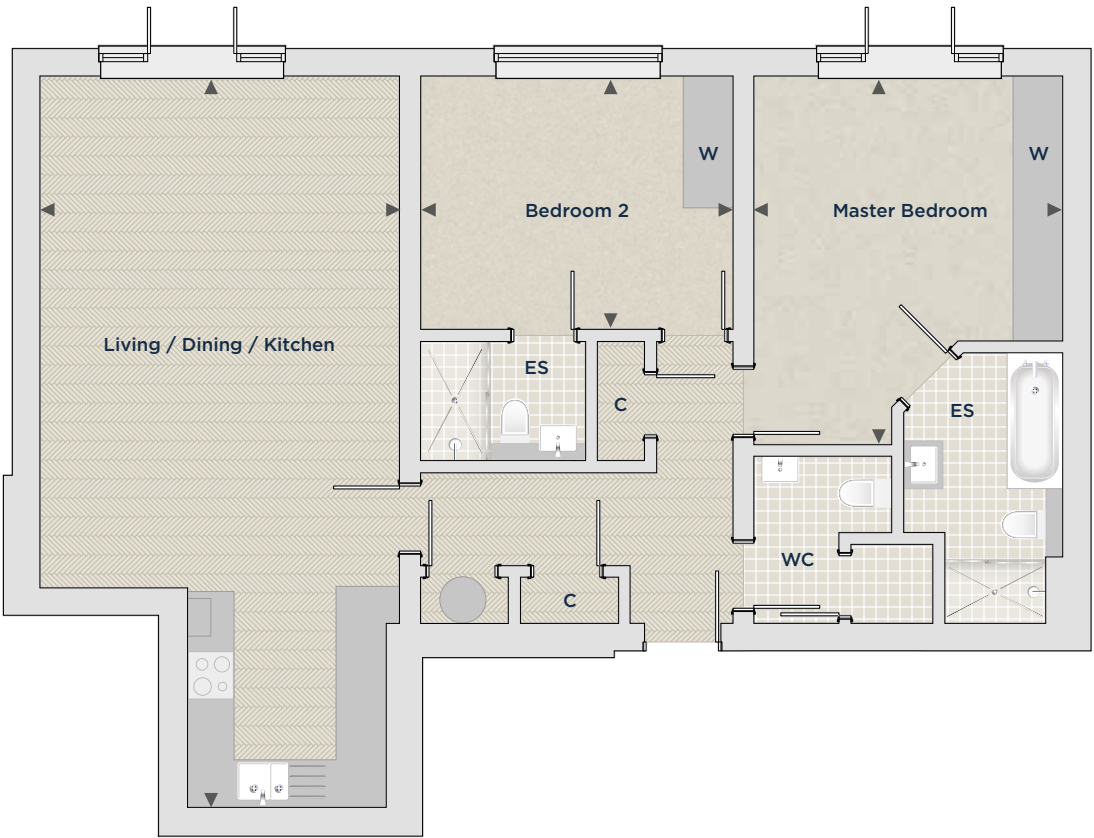
All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

# Apartment 2

- Living / Dining / Kitchen  
4.6m x 9.6m    15'1" x 31'6"
- Master Bedroom  
4.0m x 4.8m    13'1" x 15'9"
- Bedroom 2  
4.0m x 3.2m    13'1" x 10'6"



Ground floor



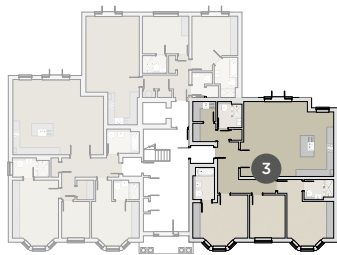
ES - En Suite   C - Cupboard   W - Wardrobe

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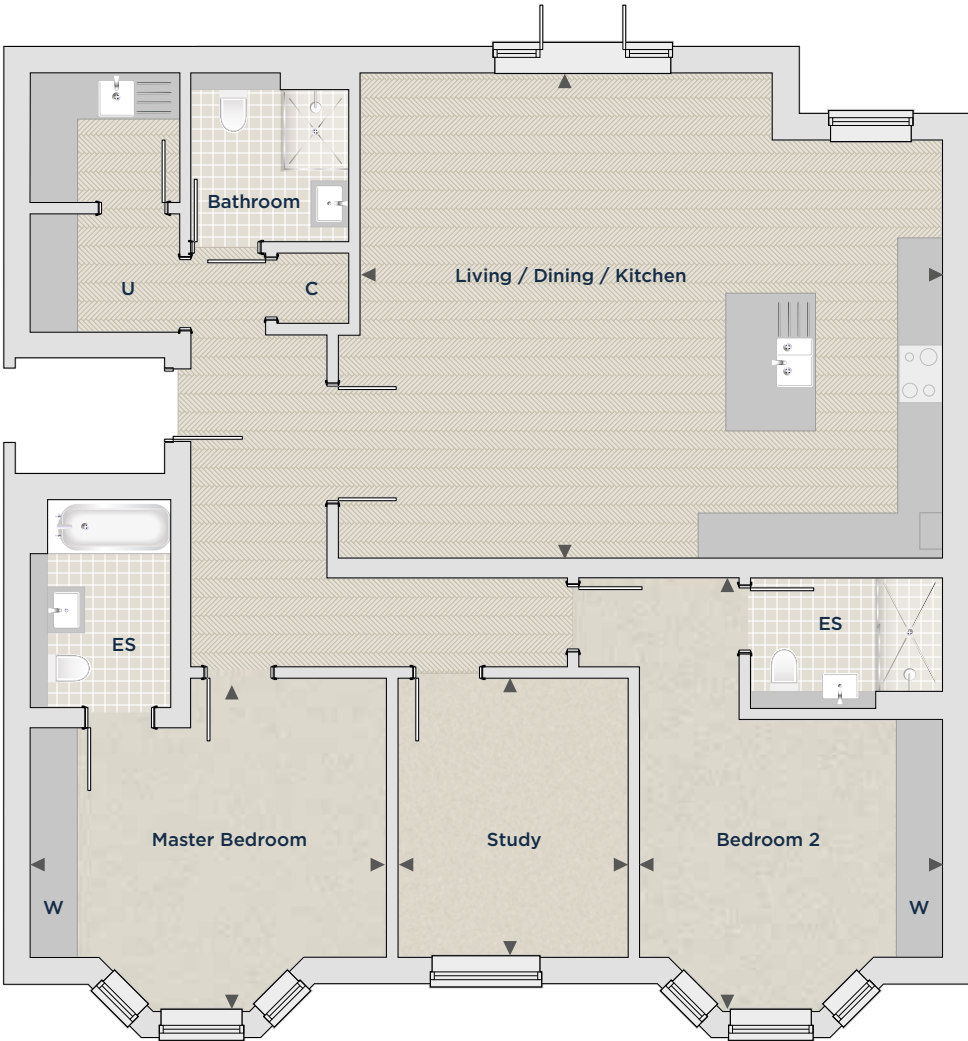


# Apartment 3

- Living / Dining / Kitchen**  
8.0m x 6.4m    26'3" x 21'0"
- Master Bedroom**  
4.7m x 4.5m    15'5" x 14'9"
- Bedroom 2**  
4.7m x 5.9m    15'5" x 19'4"
- Study**  
3.1m x 3.9m    10'2" x 12'9"



Ground floor

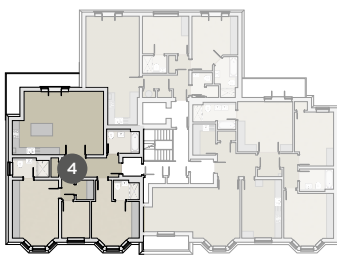


ES - En Suite    U - Utility    C - Cupboard    W - Wardrobe

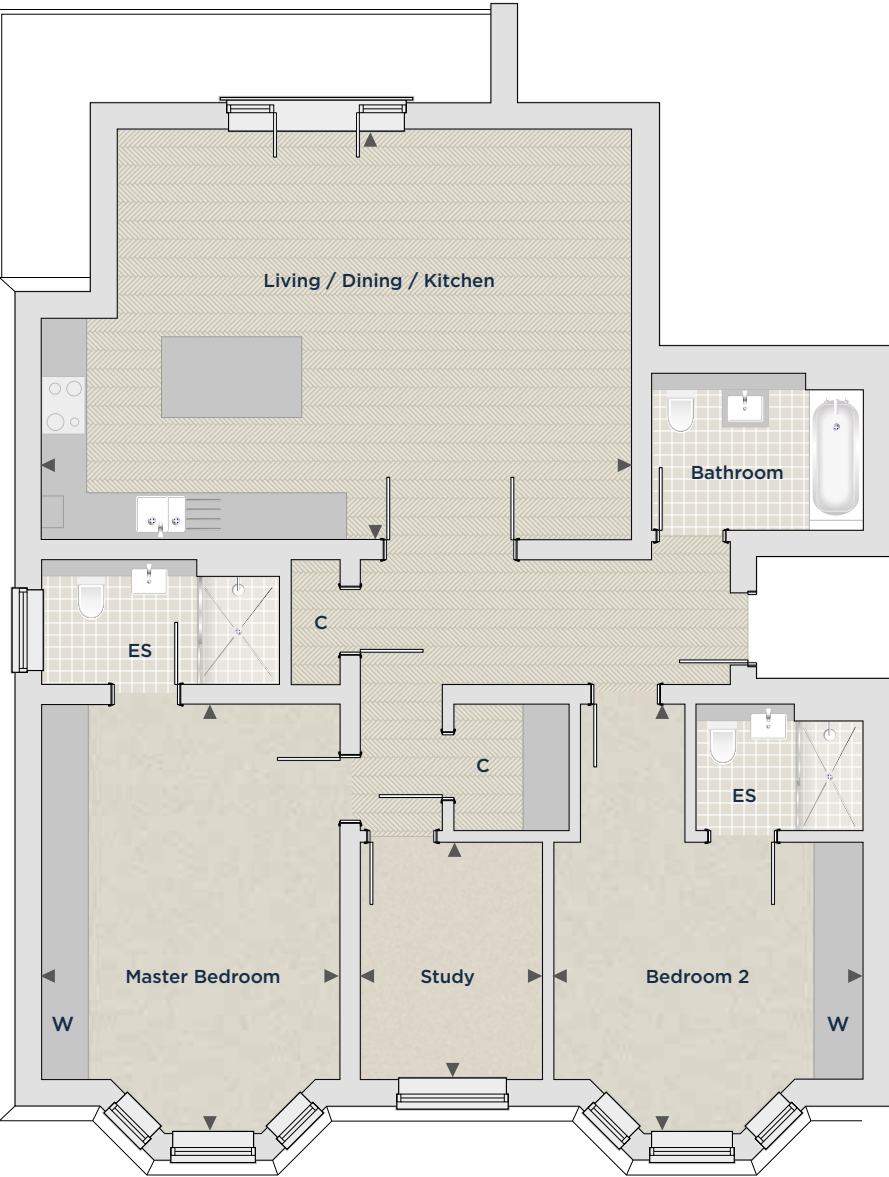
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# Apartment 4

- Living / Dining / Kitchen**  
7.8m x 5.5m    25'7" x 18'0"
- Master Bedroom**  
4.0m x 5.8m    13'1" x 19'0"
- Bedroom 2**  
4.1m x 5.8m    13'5" x 19'0"
- Study**  
2.4m x 3.3m    7'10" x 10'10"



First floor



ES - En Suite    C - Cupboard    W - Wardrobe

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## Apartment 5

**Living / Dining / Kitchen**

4.6m x 9.6m    15'1" x 31'6"

**Master Bedroom**

4.0m x 4.8m    13'1" x 15'9"

**Bedroom 2**

4.0m x 3.2m    13'1" x 10'6"



First floor



ES - En Suite    C - Cupboard    W - Wardrobe

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## Apartment 6

**Living / Dining**

8.1m x 5.1m    26'7" x 16'9"

**Kitchen**

5 m x 3.5 m    16'5" x 11'6"

**Master Bedroom**

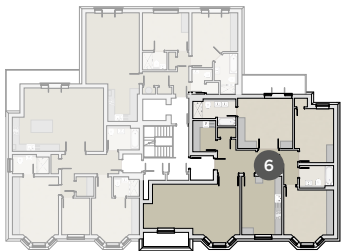
4.8m x 4.5m    15'9" x 14'9"

**Bedroom 2**

4.3m x 4.7m    14'1" x 15'5"

**Bedroom 3**

3.2m x 4.7m    10'6" x 15'5"



First floor



ES - En Suite    U - Utility    C - Cupboard    W - Wardrobe

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Apartment 7

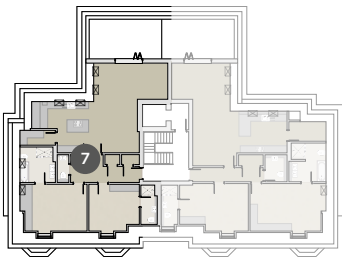
- Kitchen / Dining

9.0m x 4.5m    29'6" x 14'9"
- Living room

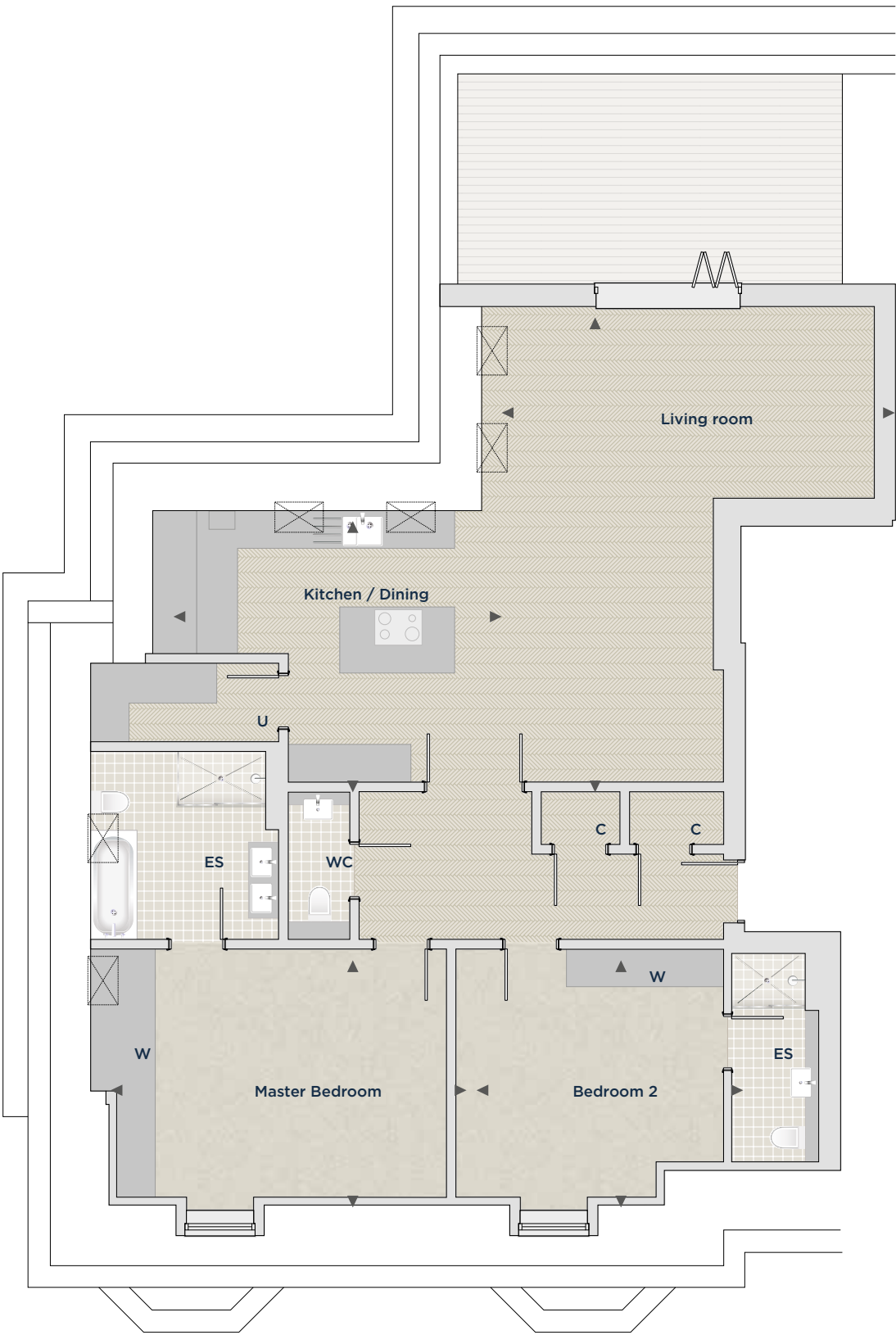
6.5m x 3.1m    21'4" x 10'2"
- Master Bedroom

5.8m x 4.0m    19'0" x 13'1"
- Bedroom 2

4.4m x 4.0m    14'5" x 13'1"



Second floor



ES - En Suite    U - Utility    C - Cupboard    W - Wardrobe

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Apartment 8

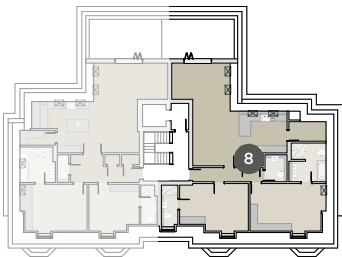
- Kitchen / Dining

8.0m x 5.6m    26'3" x 18'4"
- Living room

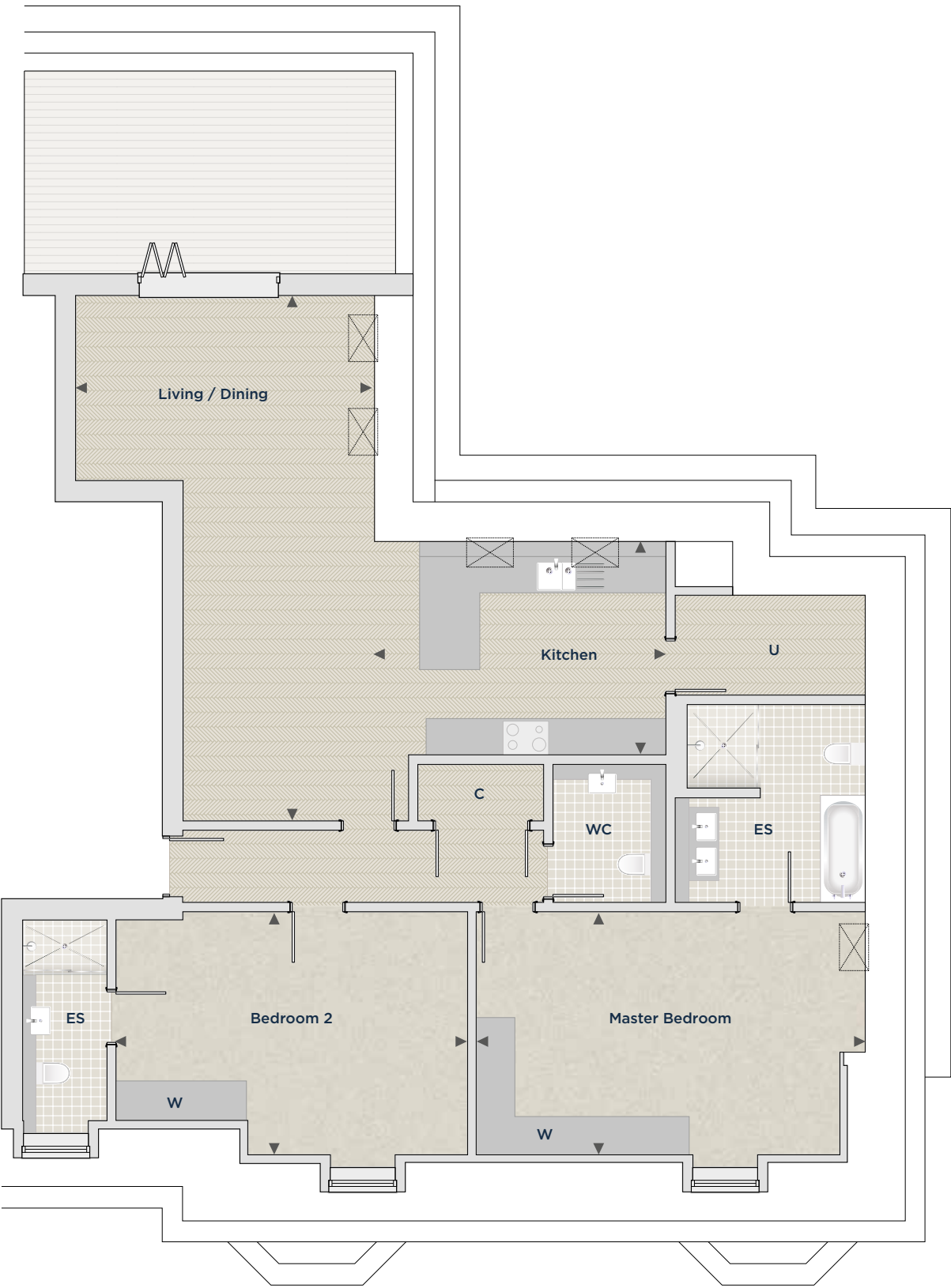
5.0m x 3.1m    16'5" x 10'2"
- Master Bedroom

6.5m x 4.0m    21'4" x 13'1"
- Bedroom 2

6.3m x 3.1m    20'8" x 10'2"



Second floor



ES - En Suite    U - Utility    C - Cupboard    W - Wardrobe

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# Specification

Each apartment at Fringewood has been thoughtfully specified to ensure every comfort and convenience.

## Traditional Construction/Decoration

- Traditional brick and stone elevations
- All internal walls formed in solid blockwork
- Handcrafted high performance pre-finished timber windows
- Deep moulded skirting and architraves
- Moulded cornice to principal rooms
- LABC 10 year build warranty

## Kitchen

- Contemporary Italian kitchens
- Feature LED lighting
- Stone worktops and back panels
- Quooker hot water tap
- Siemens appliances including oven, microwave and hob
- Integrated appliances including fridge/freezer, dishwasher and extractor
- Utility rooms/laundry cupboards with space for washer/dryer\*
- Wine cooler

## Heating, Electrical and Lighting

- Underfloor heating to all areas within apartments
- LED energy downlighters to kitchens, bathrooms and hallways
- Chrome electrical switches and sockets throughout

## Bathrooms and Ensuites

- Beautifully presented bathrooms
- Minoli tiles to walls and floors
- Villeroy and Boch sanitaryware
- Integrated bathroom storage
- Chrome electric towel rails
- Hansgrohe chrome taps and fittings
- Inlaid mirrors
- Thermostatically controlled showers with screens
- Durable contemporary baths

## Bedroom

- Draks Canto design wardrobes to main bedroom
- Fitted wardrobes to second bedroom

## Home Entertainment and Communication

- TV aerial & HDMI points to living areas ready to receive Sky Q\*\*
- TV points to bedrooms

## Security and Peace of Mind

- Double glazed security lockable windows
- Contemporary audio/video entry system
- High security apartment entrance door
- Mains operated smoke, heat and CO detectors

## Communal Areas

- Beautiful tiled entrance hallway
- Carpet to stairs
- Lift
- Tiled landing /outside apartment areas
- Contemporary LED lighting
- Landscaped gardens
- External security lighting
- Onsite secure cycle storage
- Secure letter boxes
- Car parking
- Refuse bin storage



Images depict previous Gavacan Homes developments and are indicative only

\*Washer/dryer not provided  
\*\*SkyQ enabled, subject to purchaser's own subscription





## *Gavacan Homes* *Our story*

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**Gavacan Homes projects seamlessly integrate impeccable design and first-class workmanship with the very best of modern home technology and comfort thereby creating a bespoke living space fitted perfectly to your requirements.**

At heart, the company is a family business and so it understands the importance of the home. This understanding drives the company's passion for creating a living space that works effectively for all clients. Gavacan Homes conducts business at all times by deploying its core values of quality and integrity in working with clients.

Gavacan Homes was established forty years ago by its Managing Director, John Gavacan. His vision was to create a range of luxury homes that offered the client a more effective, comfortable and relevant living space.

That vision has been embedded into the company's ethos and embraced by the next generation of the family as well as the team of designers and builders who work together on each project. Gavacan Homes' core values have been key in developing an impressive portfolio of truly extraordinary and individual homes for its clients.

Although the company has expanded over the decades to encompass a broader team of talent and expertise, including surveyors, designers, builders, craftsmen and technical experts, the family business is still the beating heart of the operation.





Architectural design



Ascot Design  
Berkshire House,  
39 High Street,  
Ascot,  
Berkshire,  
SL5 7HY  
T: 01344 299 330

Interior design



Alexander James Interiors  
8 The Pavilions,  
Ruscombe Business Park,  
Twyford,  
Berkshire,  
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Tel: 0118 932 0828



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These details are intended to give a general indication of the proposed development and floor layout. We reserve the right to alter and amend specifications at any time. The contents herein shall not be deemed to form part of any contract or be a representation inducing any such contract.

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