



**Langwood
House**

HIGH STREET RICKMANSWORTH WD3 1EQ

NOV 2017

Brand new 'get on the ladder'
luxury studio, 1 & 2 bedroom apartments
moments from the town centre
and just minutes from tube, rail & motorway
connections, tranquil waterways
and open parkland.

*Step into the lifestyle -
29 minutes from Marylebone direct.*





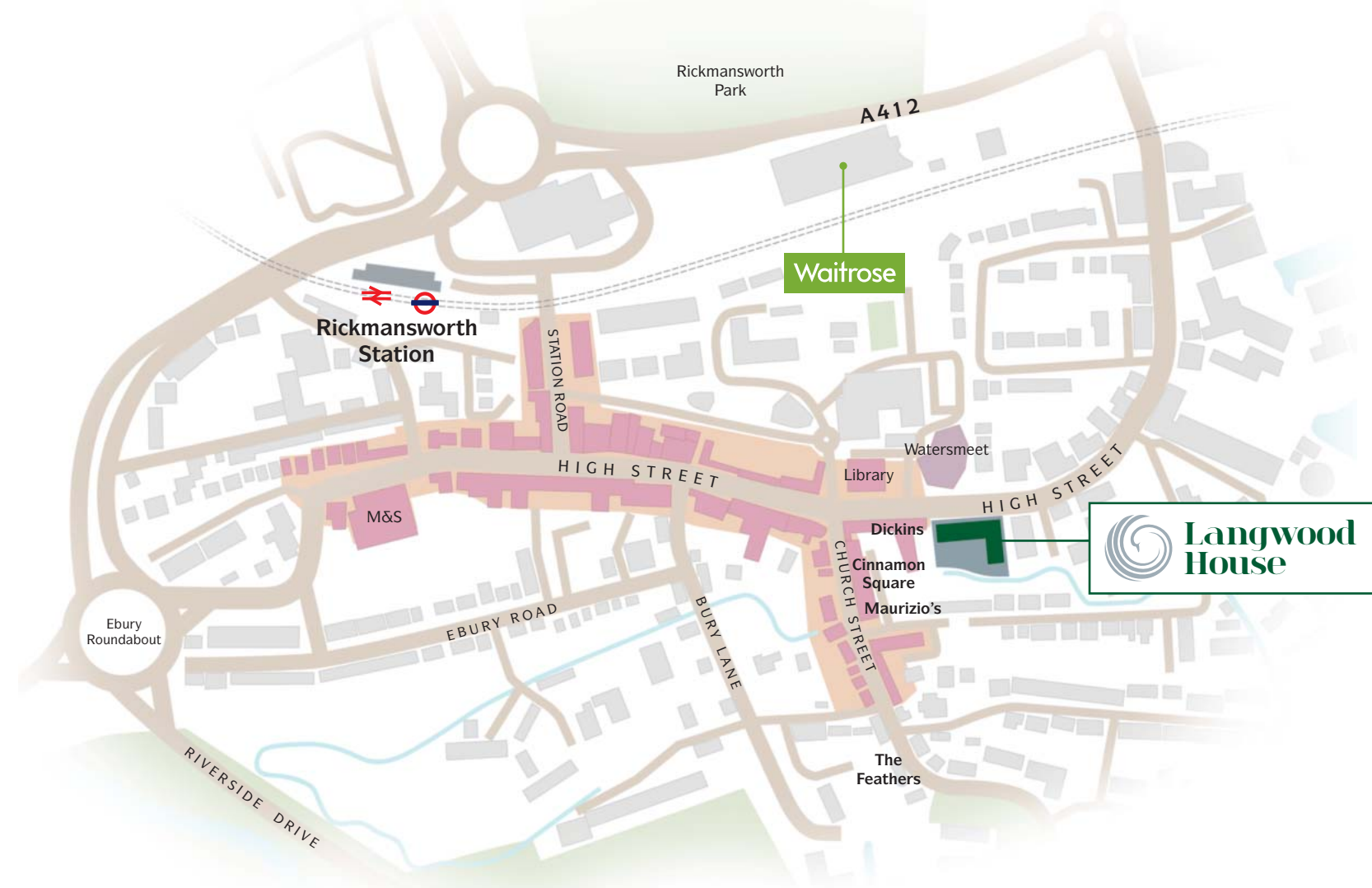
A village atmosphere, full of character and convenience... on the doorstep of your fabulous new apartment at Langwood House.

Today, Rickmansworth boasts the perfect mix of 'town and country', a bustling colourful high street bursting with quirky and quaint independents, cafés, restaurants, galleries and character architecture - all amid beautiful countryside, quiet waterways and the Grand Union Canal, which meanders through the town.

Modern amenities also abound, together with excellent schools and great transport links, making this Hertfordshire haven a perfect base for commuters seeking a quality lifestyle.

For brand name shopping, Watford lies just a short drive away with its extensive Intu complex and flagship John Lewis store.





Langwood House is situated at the eastern end of the High Street, virtually opposite Watersmeet - a large theatre complex and venue for a diverse array of entertainment. Residents will be a couple of minutes stroll from the High Street centre, around 7 minutes walk from Waitrose and similar for M&S.

Notable landmarks in the town include:

- **Cinnamon Square**
An award winning master baker in a 400 year old building, renowned for its freshly baked cakes and masterclasses.
- **F. L. Dickins**
A family run wholesale & retail wine merchant.
- **Maurizio's**
An authentic Italian eatery with a mouth watering menu in the heart of the town centre.
- **The Feathers**
A traditional olde world public house and kitchen with warm wooden interiors 3 minutes stroll from your apartment at Langwood House.



The vibrant bustling town centre -
within a few minutes walk
of your apartment at
Langwood House





The location at a glance:

- 6 minutes walk from Rickmansworth mainline and tube station.
- 6 minutes drive approx from M25 (J18).
- 13 minutes drive from M1 (J21).
- 15 minutes drive from Watford and Intu complex.
- 23 minutes drive from London Heathrow.
- 29 minutes from Marylebone via mainline Chiltern service.
- 35 minutes from Baker Street by tube via metropolitan line.

6 minutes walk from mainline & tube connections direct to Marylebone and Baker Street



 RICKMANSWORTH



5 tube lines interconnect at Baker Street, one of the Capital's busiest tube hubs.



Residents at Langwood House will benefit from superb connectivity with access to the UK's motorway network in around 10 minutes and a commute to Zone 1 travel in under 30 minutes. For destinations further afield, London Heathrow will be 23 minutes drive time.

The Metropolitan line serves 34 stations between Aldgate in the City up to Amersham and Chesham in Buckinghamshire.



A world of recreation and a haven of rejuvenation surround Langwood House

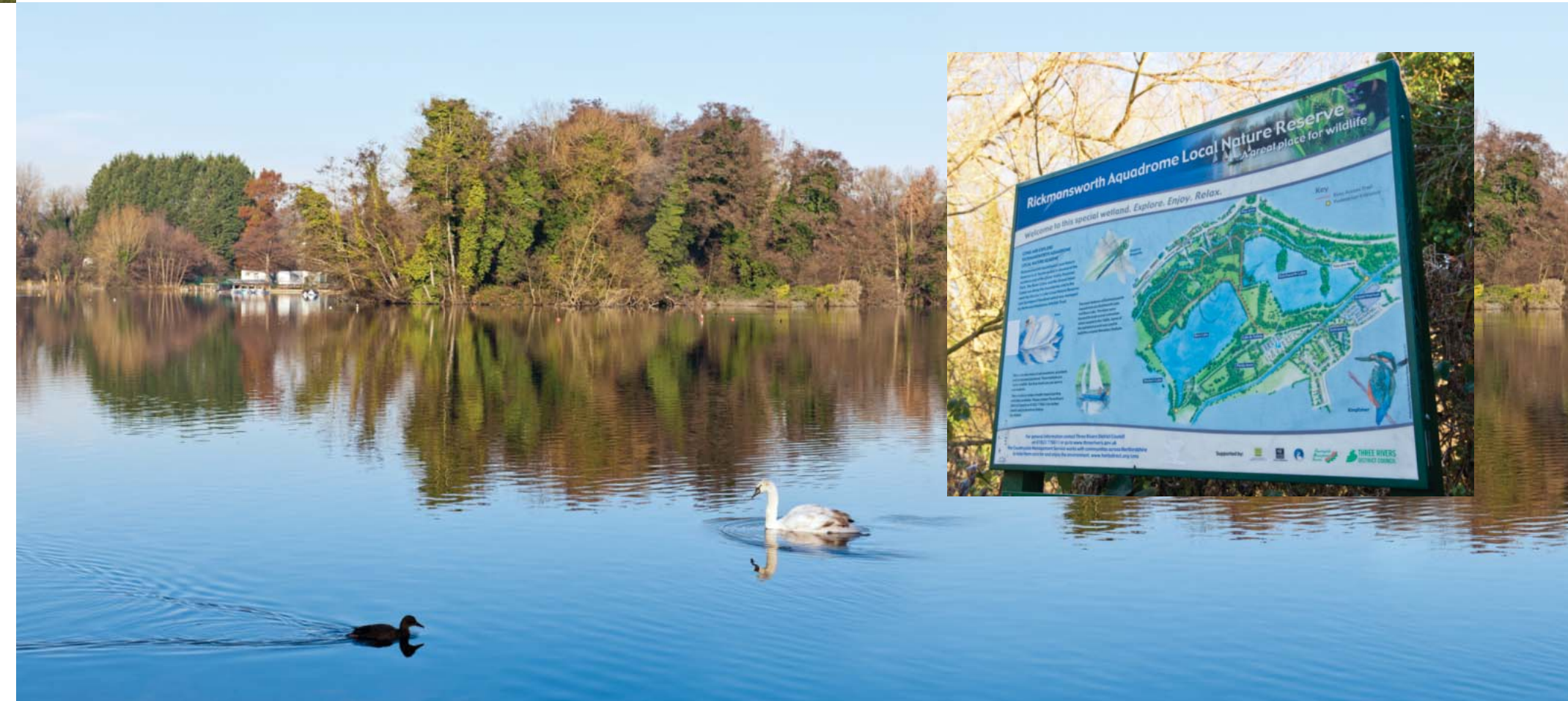


Rickmansworth is a mecca for sports and recreation, its cricket club is one of the oldest recorded in England, while Moor Park and Chorley Wood Golf Clubs are both situated close by. The town has its own hockey club, lawn tennis and table tennis club, with the William Penn Leisure Centre providing indoor swimming and further sports facilities.

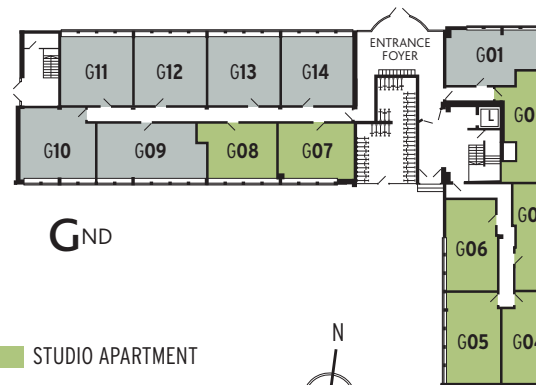
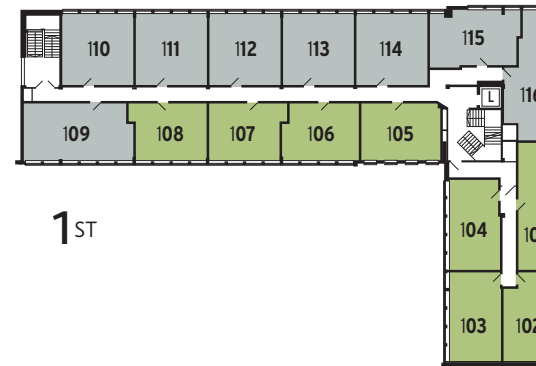
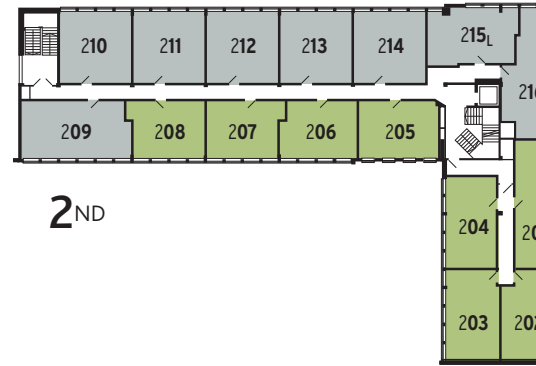
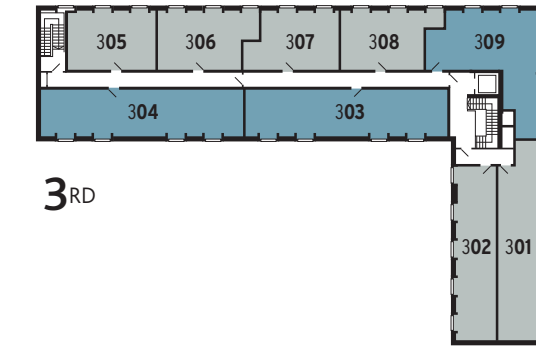
Whether your passion is woodland walking, fishing, sailing or a round on the fairway, Langwood House is perfectly located for enjoying nearby recreation at a pace to suit all ages.

With a trio of small rivers converging in Rickmansworth, waterways come to the fore, and in particular the Grand Union Canal with its yearly festivals, and the Aquadrome - covering around 100 acres and comprising a local nature reserve, two lakes, woodland and play areas with a host of watersport activities including wind surfing, canoeing, water skiing, kayaking and sailing.

A fabulous green flag award facility to be enjoyed 15 minutes walk from Langwood House.



Superb value,
privacy and luxury -
built into each
stylish apartment
at Langwood House



- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT



Langwood House showing new façade and third floor level.



Illustrative site plan



- 55 apartments arranged on ground, first, second and third floor levels.
- Choice of studio, 1 bedroom and 2 bedroom apartments.
- 23 studio apartments incorporating a feature bespoke room divider/shelving unit with swivelling flat screen TV.
- Refined specifications and finishes throughout each apartment.
- Video entryphone security to each apartment.
- Contemporary entrance foyer and lift lobby.
- Landscaped grounds and rear courtyard with residents' private parking (parking bay available by separate negotiation).





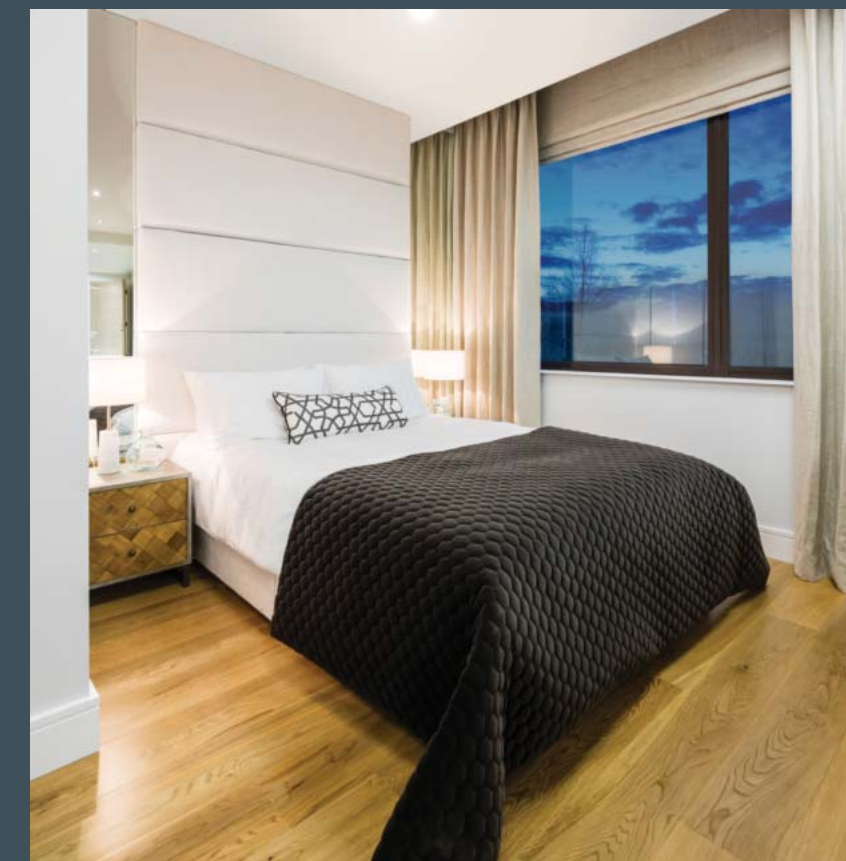
Sleek sophisticated living space

The hallmark of Galliard Homes



Images are of a show suite at a similar Galliard development.

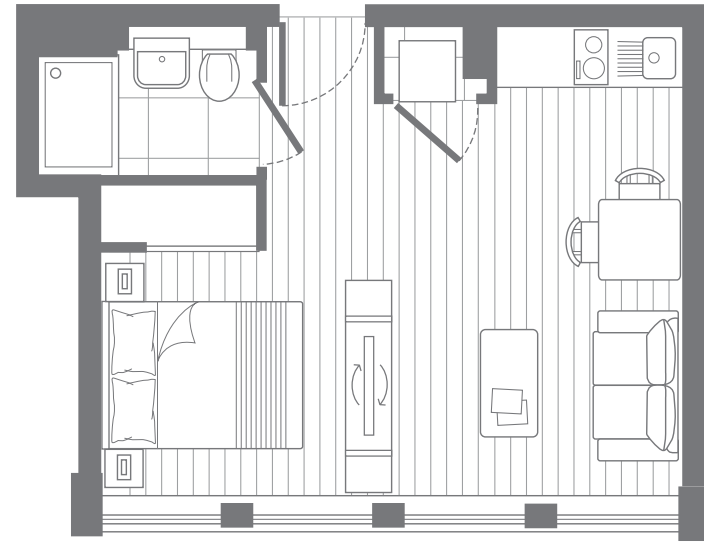
Computer generated image, details and finishes may vary.



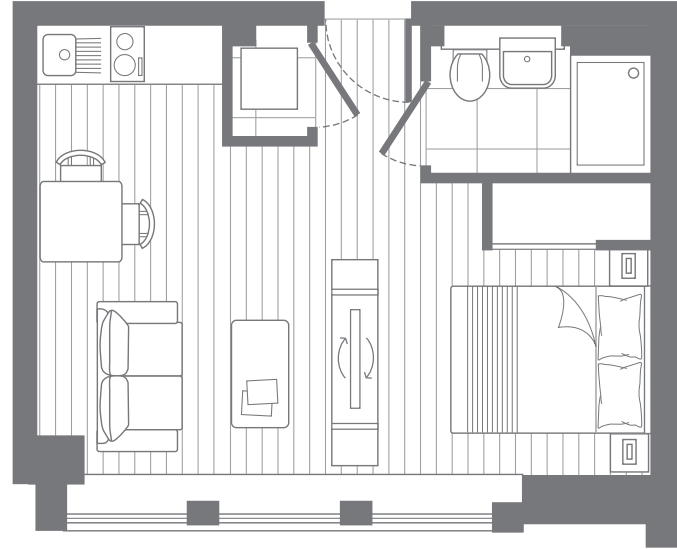
Each luxurious studio apartment will feature a bespoke storage/shelving unit with a swivelling flat screen TV (included) enabling viewing from either the bedroom or living area. This stylish unit also acts as a divider to enhance privacy to each area.

 **Langwood House**
RICKMANSWORTH

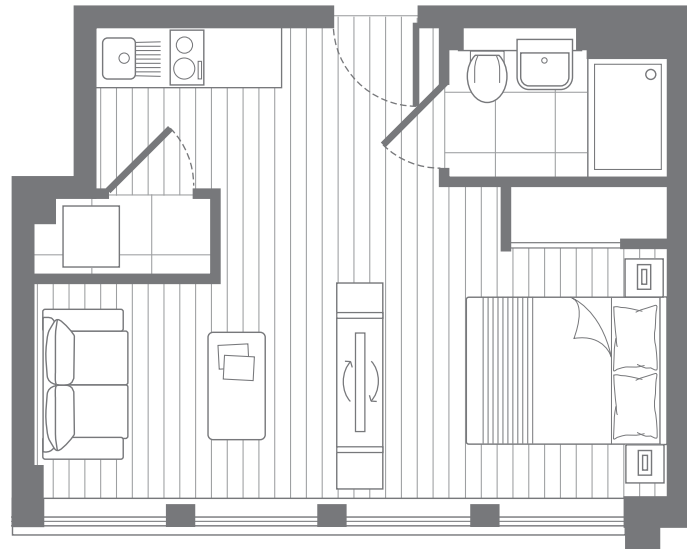
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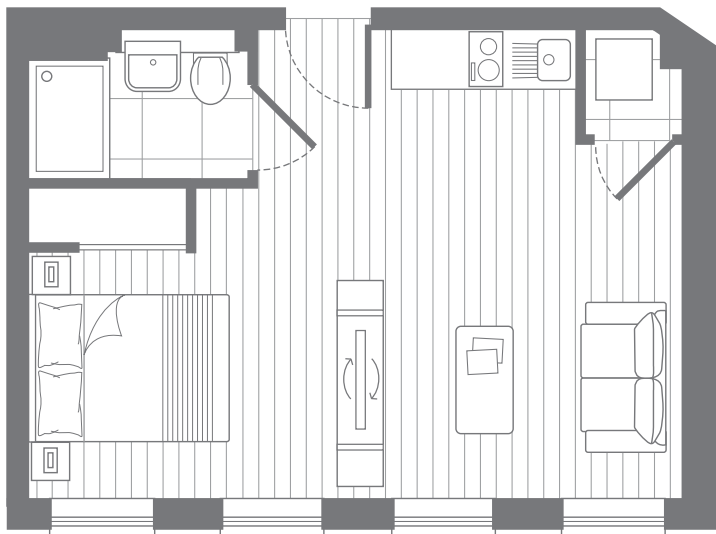
G08 26.1 sq.m. 281 sq.ft.
107 108 207 208 28.0 sq.m. 301 sq.ft.
 Living area 2.9 x 4.7m 9'6" x 15'4"
 Bedroom area 2.4 x 2.5m 7'10" x 8'2"



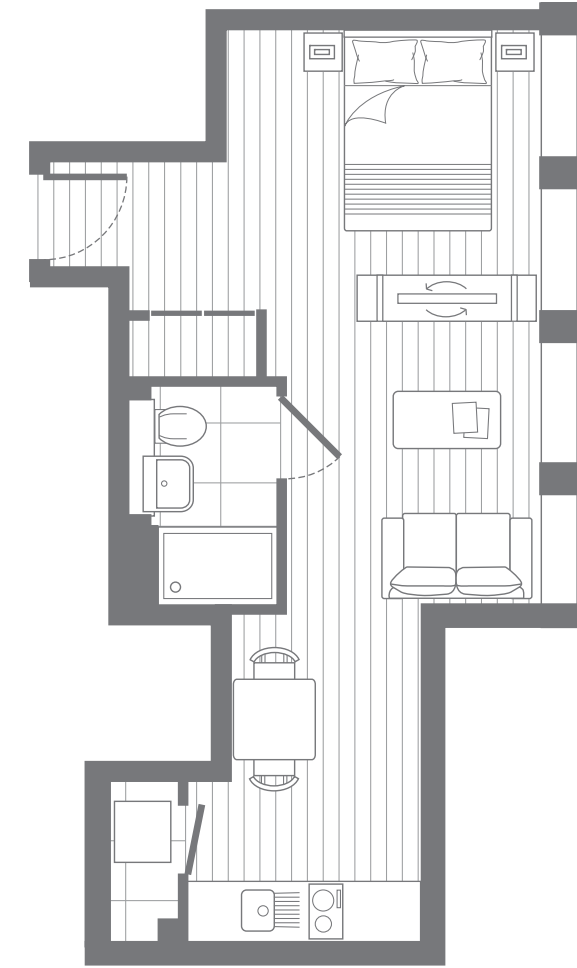
G07 26.9 sq.m. 290 sq.ft.
 Living area 3.0 x 4.5m 9'9" x 14'8"
 Bedroom area 2.7 x 2.9m 8'10" x 9'6"



106 206 28.3 sq.m. 305 sq.ft.
 Living area 3.0 x 4.7m 9'9" x 15'4"
 Bedroom area 2.9 x 3.1m 9'6" x 10'1"



105 205 30.0 sq.m. 323 sq.ft.
 Living area 3.0 x 4.6m 9'9" x 15'0"
 Bedroom area 3.1 x 3.0m 10'1" x 9'9"



G02 31.3 sq.m. 337 sq.ft.
 Living area 2.6 x 2.9m 8'6" x 9'6"
 Kitchen/dining 2.4 x 3.3m 7'10" x 10'9"
 Bedroom area 2.4 x 3.2m 7'10" x 10'5"



Indicates swivel TV unit

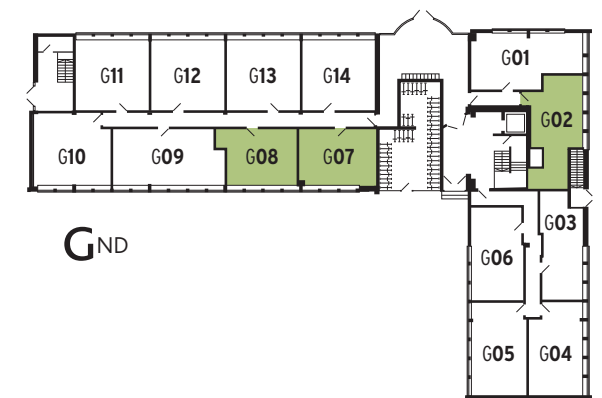
THIRD FLOOR SHOWN SEPARATE



2ND



1ST

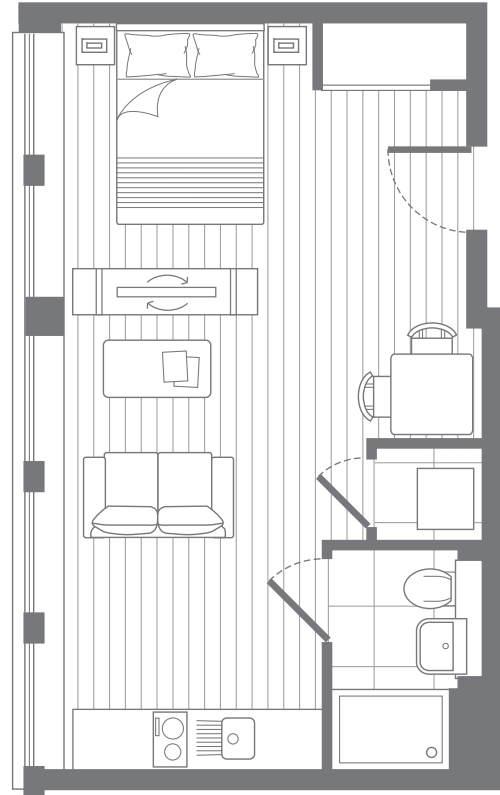


GND

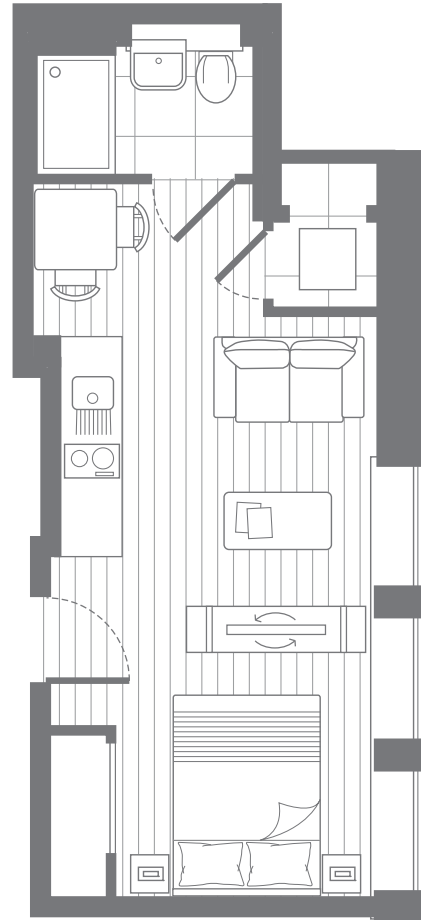
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STUDIO APARTMENTS

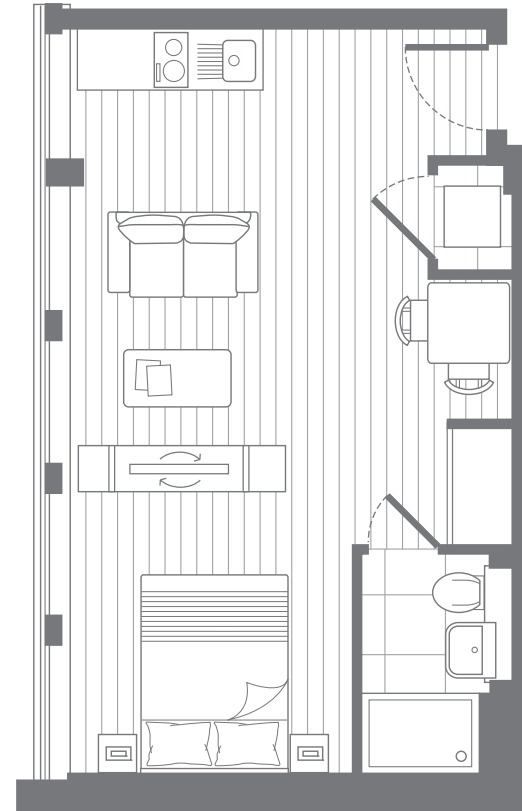
Note: G06 has windows to living area only.



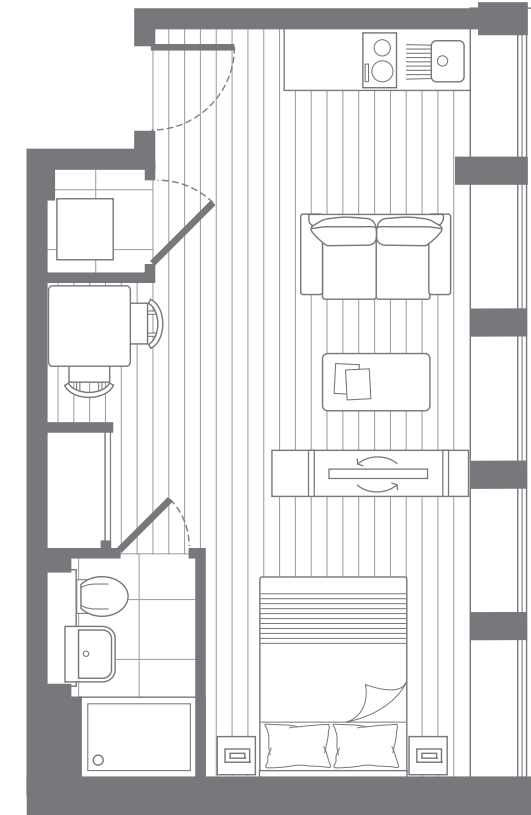
G06 104 204 30.0 sq.m. 323 sq.ft.
 Living area 4.9 x 4.1m 16'0" x 13'4"
 Bedroom area 4.0 x 2.4m 13'0" x 7'10"



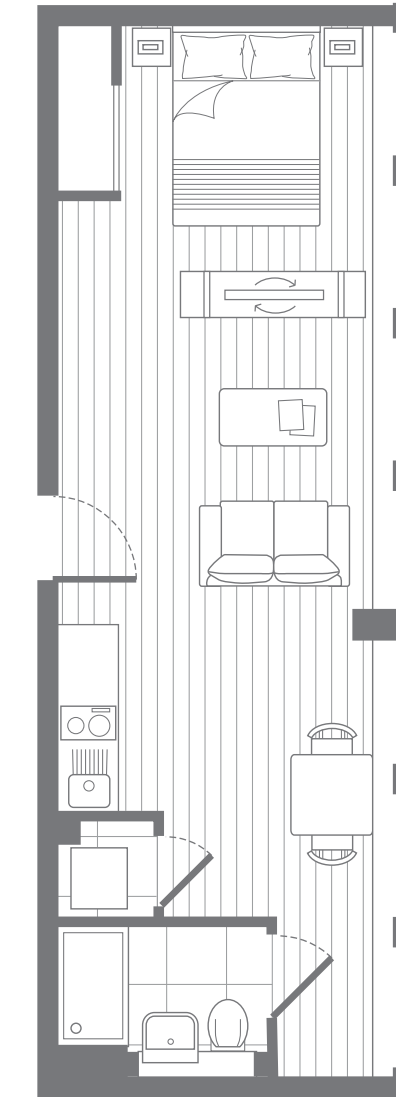
G03 26.0 sq.m. 280 sq.ft.
 Living area 4.2 x 3.4m 13'8" x 11'1"
 Bedroom area 3.2 x 2.4m 10'5" x 7'10"



G05 32.0 sq.m. 344 sq.ft.
103 203 30.8 sq.m. 332 sq.ft.
 Living area 4.2 x 4.2m 13'8" x 13'8"
 Bedroom area 2.6 x 2.7m 8'6" x 8'10"



G04 30.0 sq.m. 323 sq.ft.
102 202 30.1 sq.m. 324 sq.ft.
 Living area 4.3 x 4.2m 14'0" x 13'8"
 Bedroom area 2.7 x 2.6m 8'10" x 8'6"

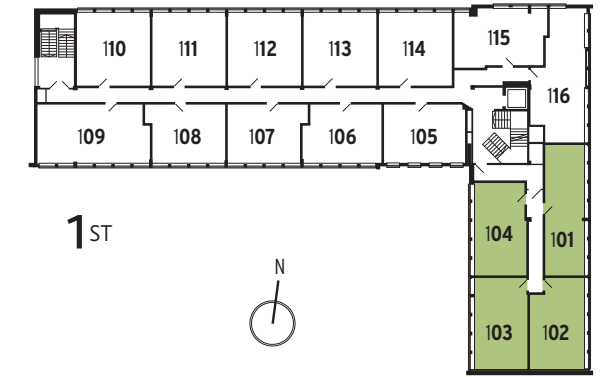


101 201 32.3 sq.m. 348 sq.ft.
 Living area 6.0 x 3.1m 19'7" x 10'1"
 Bedroom area 2.4 x 3.1m 7'10" x 10'1"

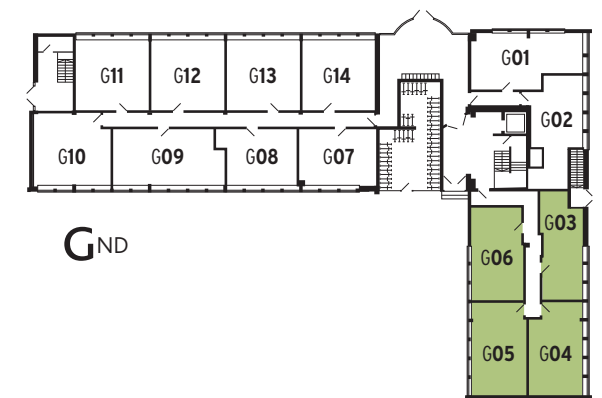
THIRD FLOOR SHOWN SEPARATE



2ND



1ST



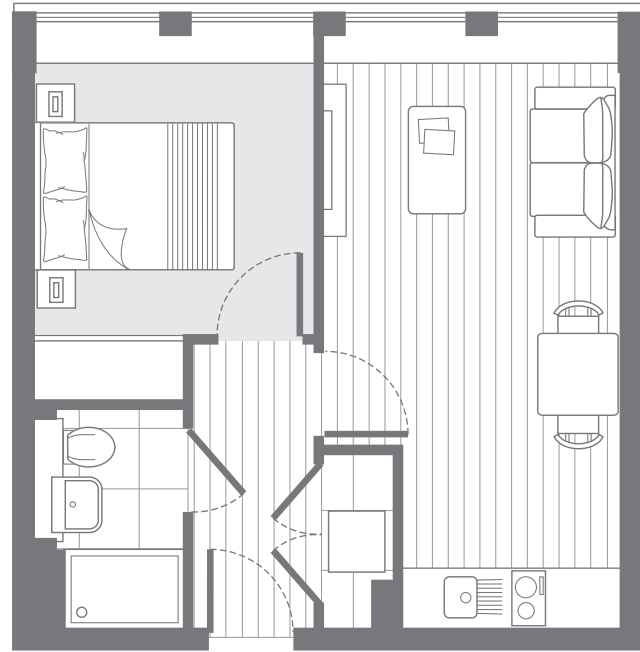
GND



Indicates swivel TV unit

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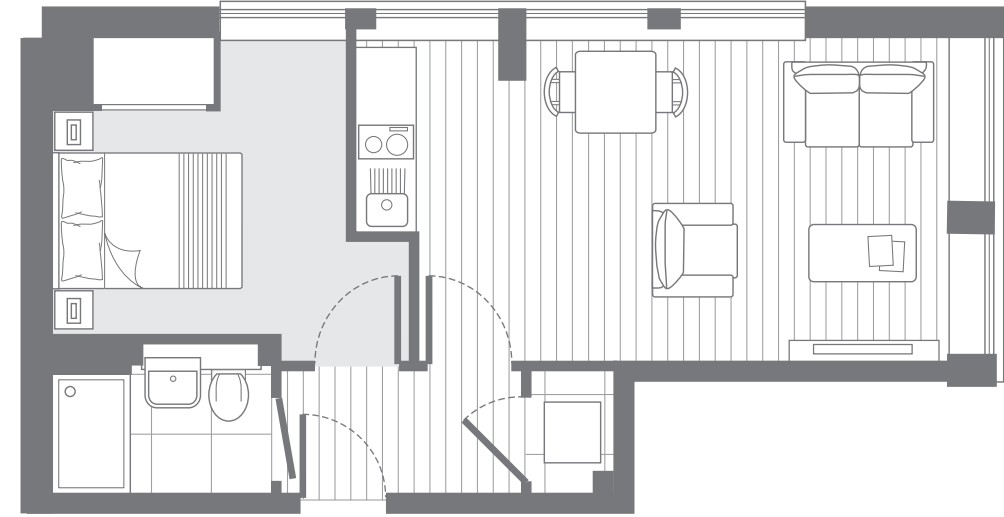
STUDIO APARTMENTS



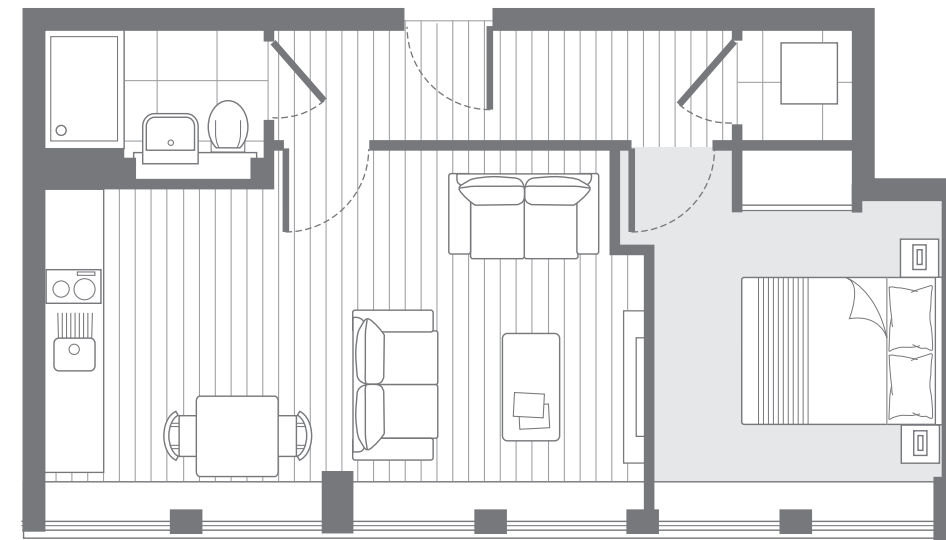
G11 G12 G13	32.9 sq.m.	354 sq.ft.
G14	32.8 sq.m.	353 sq.ft.
Living area	3.0 x 5.6m	9'9" x 18'4"
Bedroom area	2.8 x 2.7m	9'2" x 8'10"



G10	34.5 sq.m.	371 sq.ft.
Living area	3.2 x 4.5m	10'5" x 14'8"
Bedroom area	3.2 x 3.5m	10'5" x 11'5"

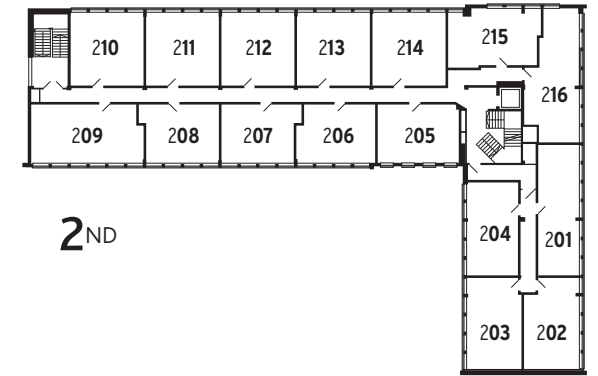


G01	35.2 sq.m.	379 sq.ft.
Living area	6.0 x 3.2m	19'7" x 10'5"
Bedroom area	3.6 x 3.2m	11'9" x 10'5"

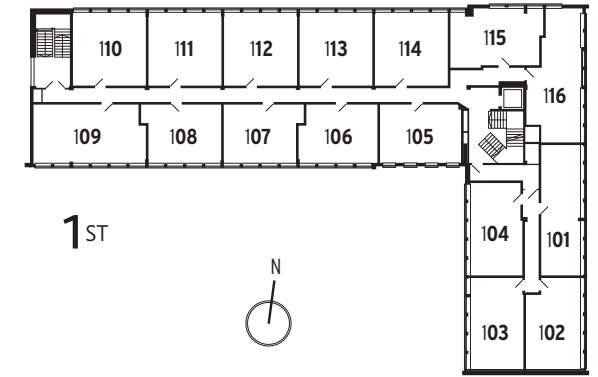


G09	38.2 sq.m.	411 sq.ft.
Living area	6.0 x 3.3m	19'7" x 10'9"
Bedroom area	2.9 x 3.3m	9'6" x 10'9"

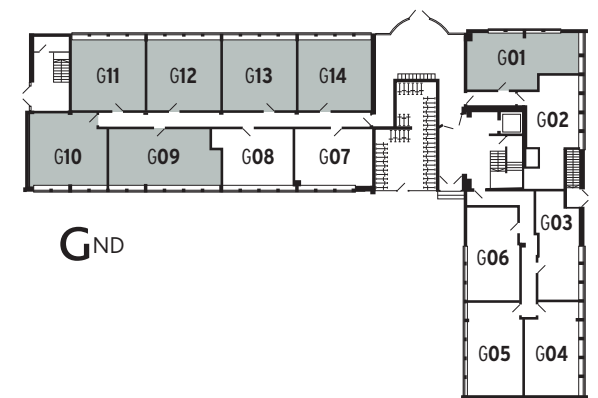
THIRD FLOOR SHOWN SEPARATE



2ND



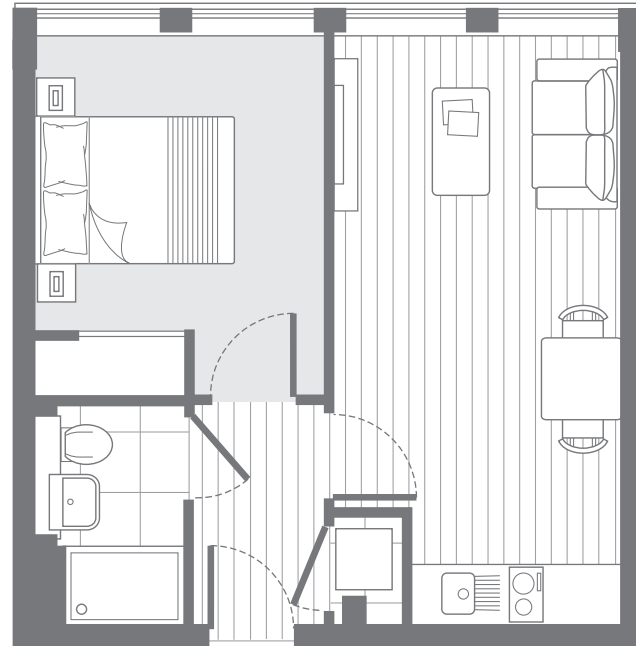
1ST



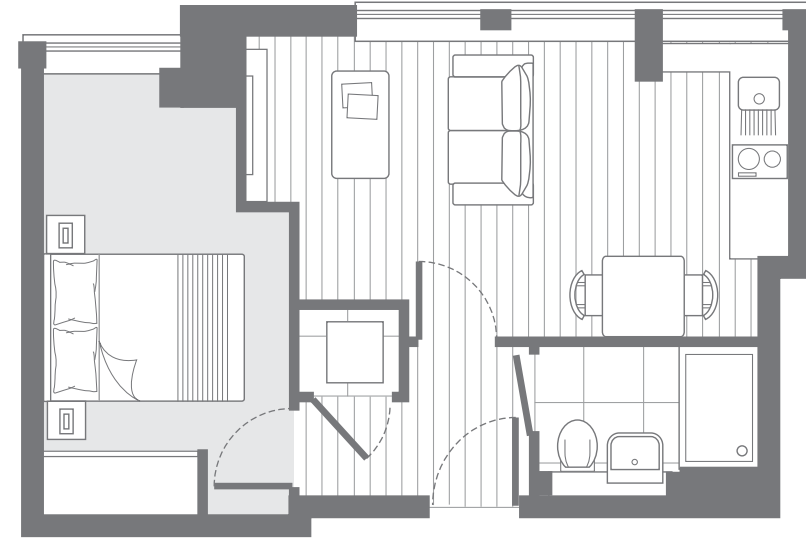
GND

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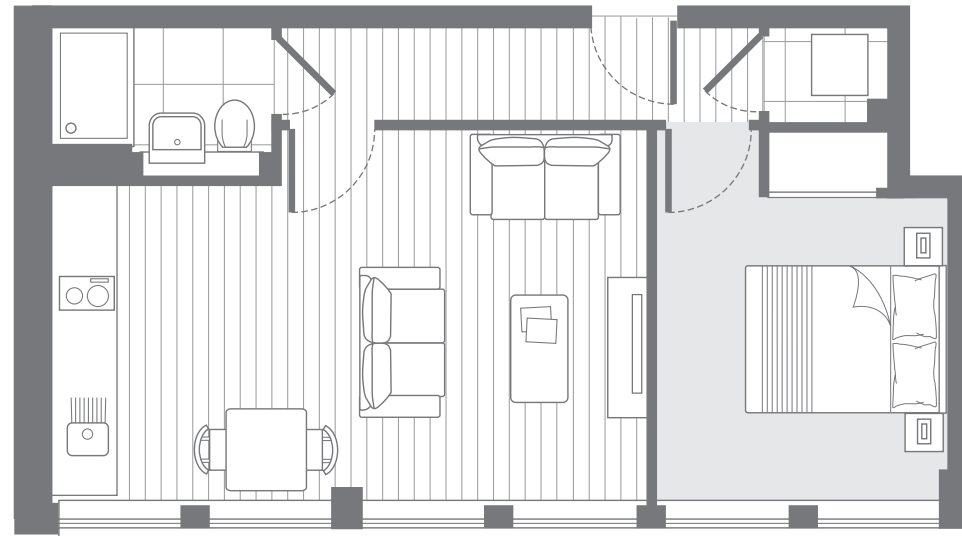
1 BED APARTMENTS



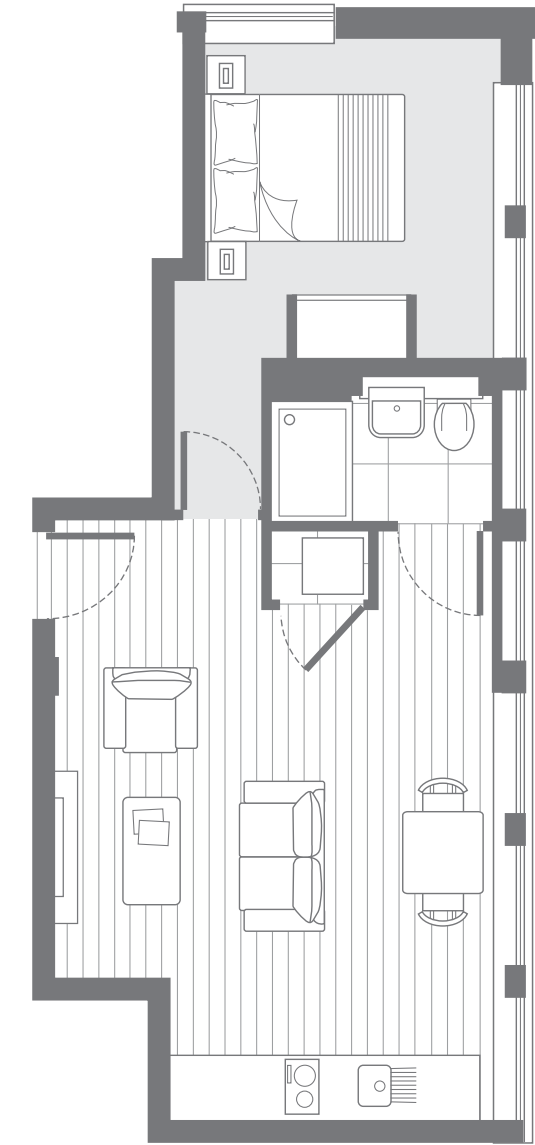
110 111 112 113 114
210 211 212 213 214 34.2 sq.m. 368 sq.ft.
 Living area 2.9 x 5.9m 9'6" x 19'3"
 Bedroom 2.9 x 3.6m 9'6" x 11'9"



115 215 32.5 sq.m. 350 sq.ft.
 Living area 5.4 x 2.9m 17'7" x 9'6"
 Bedroom 2.4 x 3.8m 7'10" x 12'5"



109 209 40.9 sq.m. 440 sq.ft.
 Living area 3.7 x 6.0m 12'1" x 19'7"
 Bedroom 3.7 x 2.9m 12'1" x 9'6"

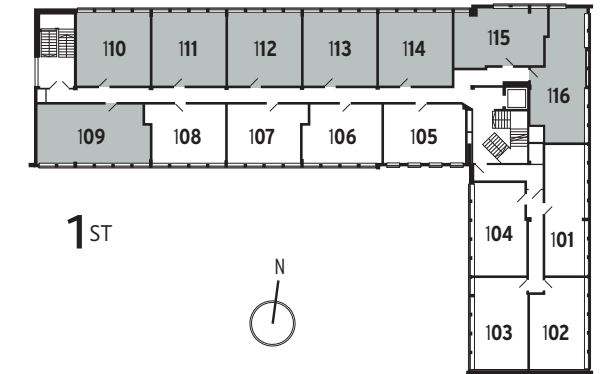


116 216 38.5 sq.m. 414 sq.ft.
 Living area 4.4 x 6.0m 14'4" x 19'7"
 Bedroom 2.8 x 3.2m 9'2" x 10'5"

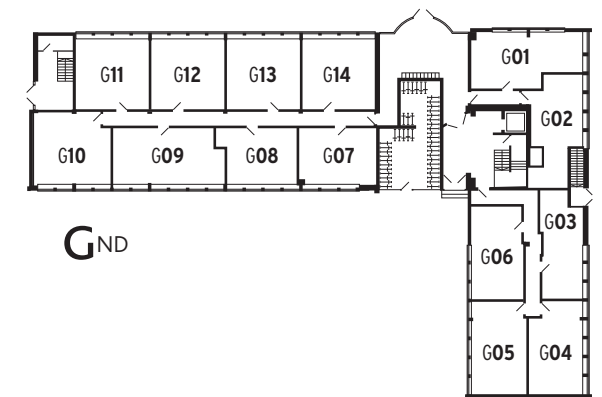
THIRD FLOOR SHOWN SEPARATE



2ND



1ST



GND



305 35.2 sq.m. 378 sq.ft.
 Living area 4.4 x 4.8m 14'4" x 15'9"
 Bedroom 2.7 x 3.5m 8'10" x 11'5"



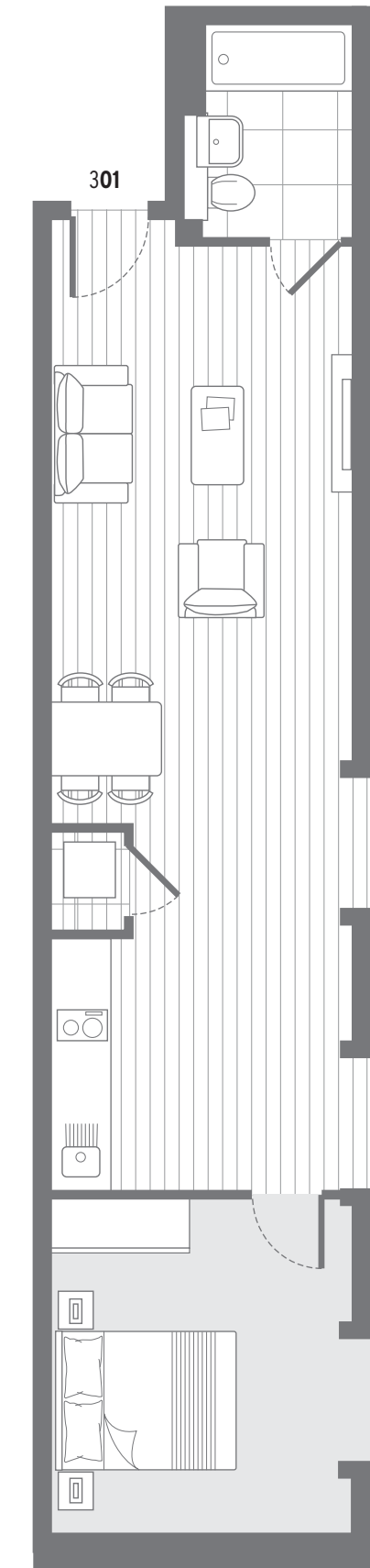
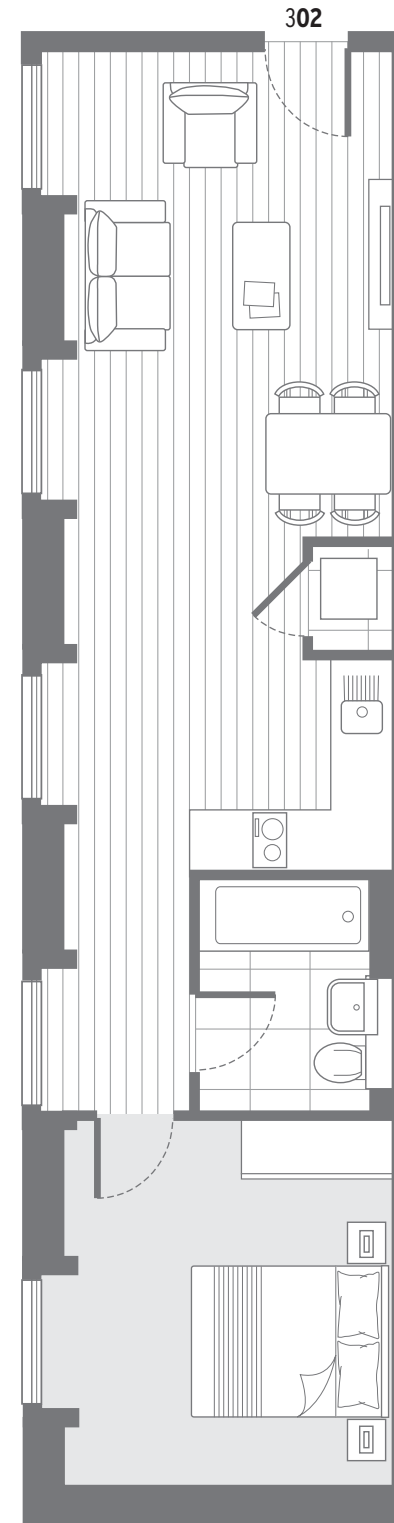
306 37.0 sq.m. 398 sq.ft.
 Living area 5.7 x 4.8m 18'7" x 15'9"
 Bedroom 2.5 x 3.5m 8'2" x 11'5"



307 34.3 sq.m. 369 sq.ft.
 Living area 5.1 x 4.8m 16'7" x 15'9"
 Bedroom 2.6 x 3.5m 8'6" x 11'5"

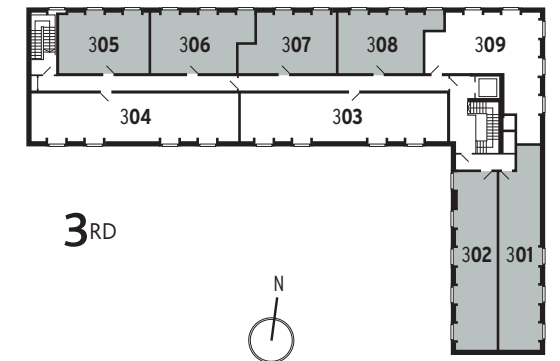


308 35.4 sq.m. 381 sq.ft.
 Living area 5.7 x 4.8m 18'7" x 15'9"
 Bedroom 2.6 x 3.5m 8'6" x 11'5"



301 46.1 sq.m. 496 sq.ft.
 Living area 6.6 x 3.2m 21'6" x 10'5"
 Kitchen area 4.0 x 3.4m 11'1" x 13'0"
 Bedroom 3.2 x 3.6m 10'5" x 11'9"

302 49.2 sq.m. 529 sq.ft.
 Living area 4.8 x 3.4m 15'9" x 11'1"
 Kitchen area 3.3 x 3.4m 10'9" x 11'1"
 Bedroom 3.2 x 3.6m 10'5" x 11'9"



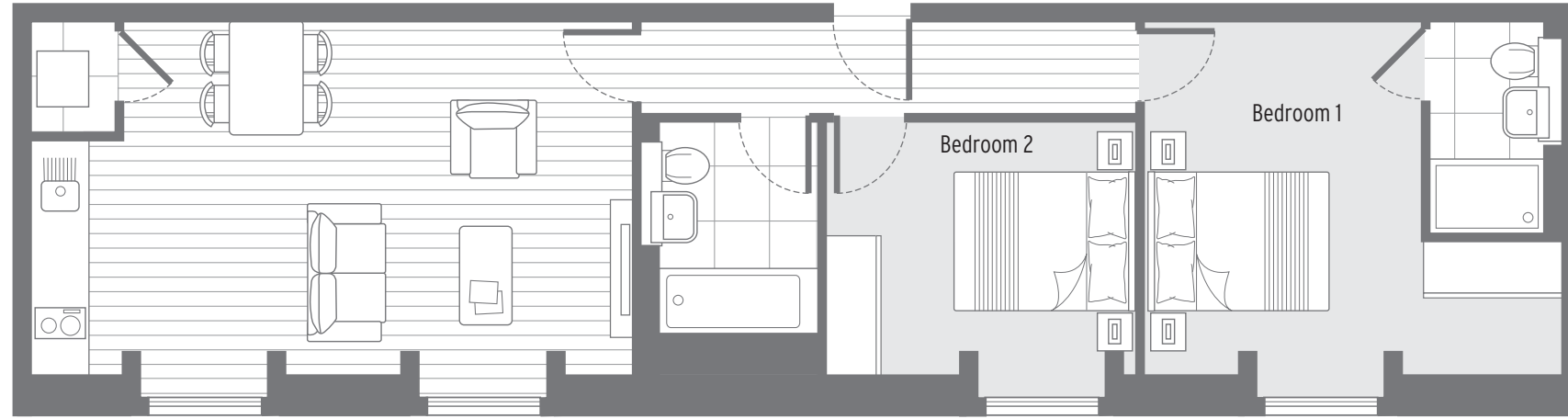
3RD



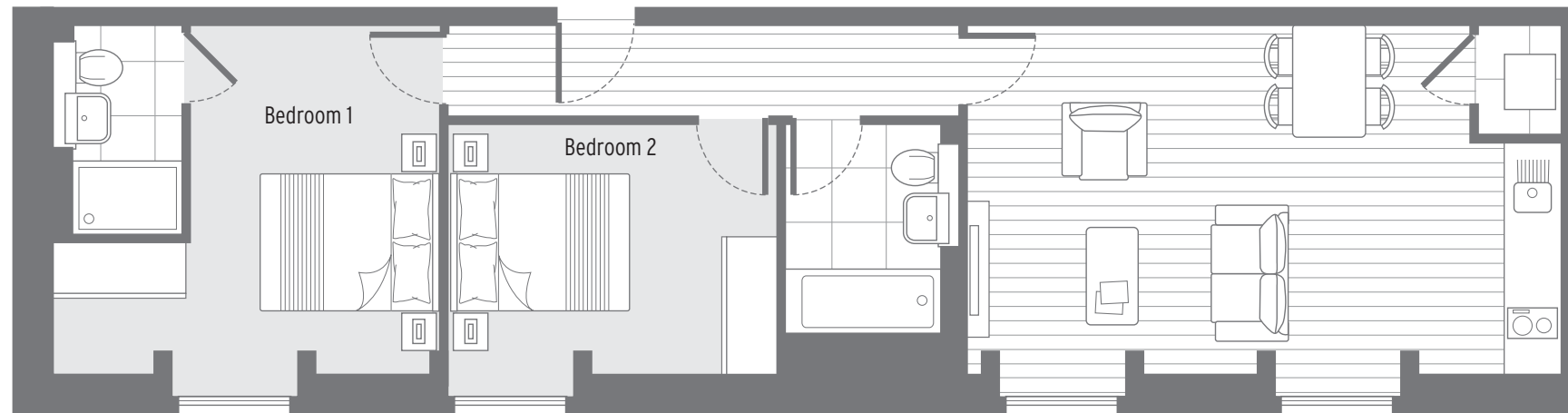
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NEW PLANNING CONSENT THIRD FLOOR APARTMENTS

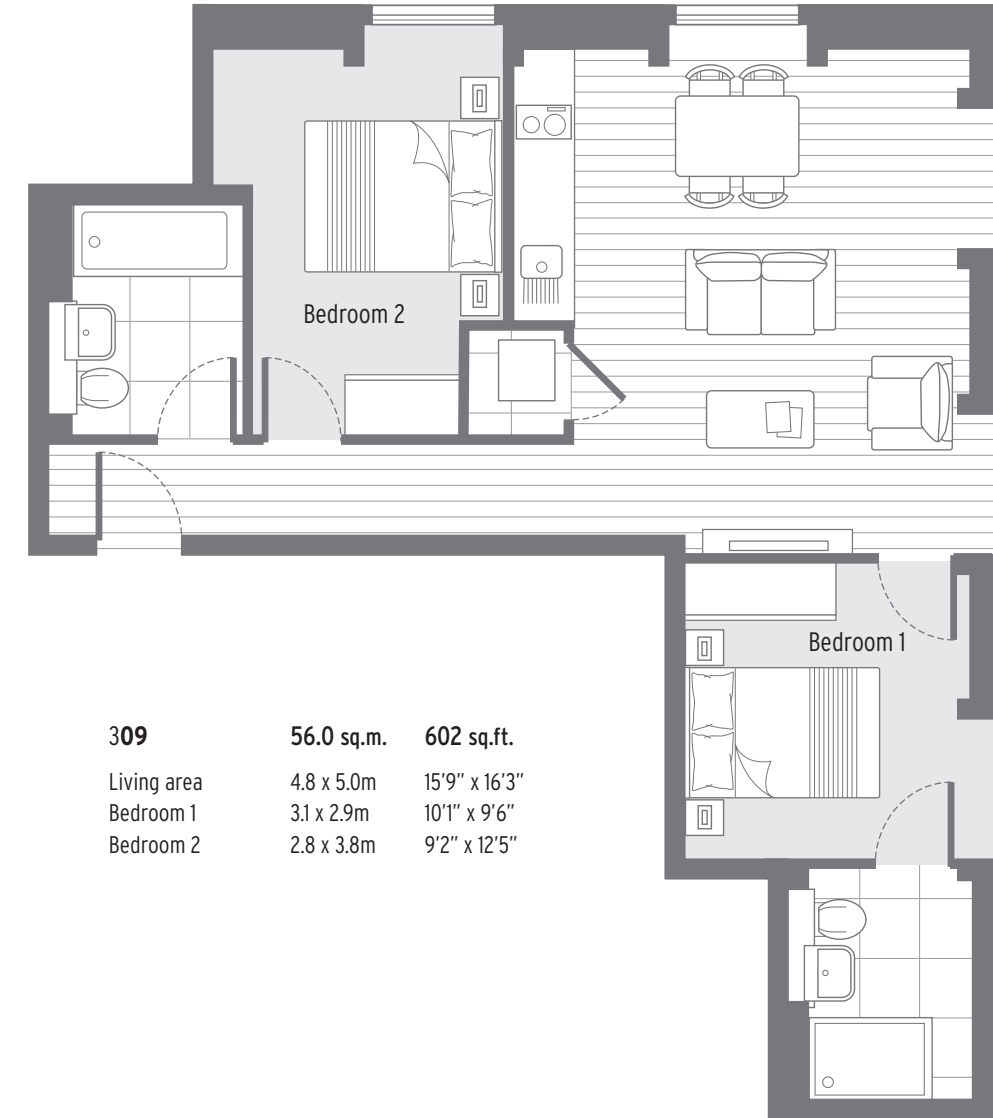
1 BED APARTMENTS



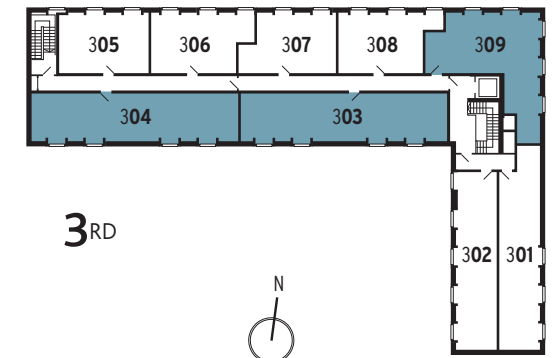
303	65.3 sq.m.	702 sq.ft.
Living area	6.5 x 3.8m	21'3" x 12'5"
Bedroom 1	4.5 x 3.8m	14'8" x 12'5"
Bedroom 2	3.3 x 2.7m	10'9" x 8'10"



304	65.3 sq.m.	702 sq.ft.
Living area	6.5 x 3.8m	21'3" x 12'5"
Bedroom 1	4.2 x 3.8m	13'8" x 12'5"
Bedroom 2	3.6 x 2.7m	11'9" x 8'10"



309	56.0 sq.m.	602 sq.ft.
Living area	4.8 x 5.0m	15'9" x 16'3"
Bedroom 1	3.1 x 2.9m	10'1" x 9'6"
Bedroom 2	2.8 x 3.8m	9'2" x 12'5"



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Specification

General

- Walls & ceilings in white matt finish.
- Satin white door linings, skirtings & architraves.
- Oak one strip engineered timber or oak effect Amtico flooring to living/dining, kitchen and hall areas (throughout in studio apartments).
- Internal doors in satin white finish.
- Brushed stainless steel door furniture.
- Brushed metal switch & socket plates.
- Feature storage/shelving unit with swivelling TV to each studio apartment.
- Recessed LED low energy downlighting with white bezels.
- Terrestrial & satellite TV, FM radio and telephone sockets to living room and bedrooms.
- Living room socket Sky+ enabled.
- Integrated 13 amp USB charging socket to living and bedroom areas.
- Thermostatically controlled electric space heating via flat panel heaters to all rooms.
- Double glazing throughout.

Kitchens

- Grey base unit doors, white wall unit doors all with concealed handle design.
- Grey reconstituted stone worktops with grooved drainer.
- White glass splashback to underside of wall units.
- LED strip underlighting to wall units.
- Stainless steel single bowl undermount sink with chrome lever tap.
- Washer/dryer (free standing within services cupboard).
- Integrated electric appliances to include:
Combination microwave oven
Two ring ceramic hob
Re-circulating cooker hood
Fridge with ice box
Slimline dishwasher

Bathroom/Shower Room

- White bathroom suite featuring shower tray or steel bath as applicable, concealed cistern dual flush back to wall W.C.
- Chrome plated electric heated towel rail.
- Mirrored inset oak lined alcoves with integrated storage cupboards, reconstituted stone vanity top and LED feature downlighting.
- Large format 1200 x 600mm beige porcelain fully tiled walls.
- Large format 600 x 600mm mid grey porcelain floor tiling.
- Chrome plated single lever basin tap, thermostatic bath filler/shower mixer diverter with wall mounted fixed shower head and low level hand shower with hose.
- Clear glass bath screen or shower enclosure as applicable with silver frame.
- Thermostatically controlled and pressurised hot and cold water.

Bedrooms

- Fully fitted grey coloured carpets to enclosed bedrooms.
- Oak one strip engineered timber or oak effect Amtico flooring to open plan bedroom areas.
- Built in wardrobe with satin white sliding doors and oak veneer interior.

Services Cupboard

- Large format 600 x 600mm grey porcelain floor tiling.
- Free standing washer/dryer.
- Bulkhead light if applicable.

Security

- Video entryphone system to each apartment.

Communal Areas

- Fully tiled communal entrance foyer.
- Carpeted lift lobbies, stairs and common corridors.
- Private residents' lift to second floor level.
- Low energy wall lighting.
- Secure cycle store.



new CONCEPT INTERIORS

Galliard Homes' furniture solution specialists

New Concept Interiors can provide furniture packs for all apartment styles with free delivery and installation included in each package. The company specialise in cost - efficient hassle free furnishing for UK and overseas owner / occupiers and buy to let investors.

www.newconceptinteriors.com

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Galliard Homes' affiliated mortgage specialists

Visionary Finance specialise in mortgages for first time buyers, home movers, re-mortgages and buy to let investors. Being fully independent of any lender, Visionary Finance have a vast amount of knowledge and experience in the mortgage industry ensuring they provide the best deal tailored to suit every buyer's individual needs.

www.visionaryfinance.co.uk

+44(0) 207 100 4754



Galliard Homes' official letting and management agents

LIFE Residential are Galliard Homes' official letting and management agents offering a comprehensive range of services for both UK and overseas landlords with some 8000 tenancies to date. LIFE Residential have offices in London and Hong Kong.

www.liferesidential.co.uk

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