



Murray Road

BY LUXGROVE HOMES

Blackbird Lane

BLACKBIRD LANE

An exquisite development of four family homes with signature interiors by boutique designers Ademchic. Located on a highly desirable tree-lined road, just 0.2 miles from Northwood town centre and Northwood underground station.

Blackbird Lane is an elegantly designed gated development comprising of four family homes, accessed via a private drive. Each house has been designed to create the perfect home in which to relax, unwind and entertain. The properties have outstanding outdoor areas with beautifully landscaped gardens.

The area is renowned for its green spaces, including Ruislip Woods National Nature Reserve and an abundance of golf clubs within easy reach, including Moor Park and Northwood Golf Club.

Northwood has many well-regarded state and independent schools from nursery up to sixth form. The main draws are St Helen's School and Northwood College for girls and St Martin's, St John's and Merchant Taylors School for boys.

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Luxgrove Homes markets a selection of residential properties in attractive locations on behalf of Luxgrove Capital Partners. Whether we market new builds or conversions, common denominators are exacting demands on quality, architecture, design and innovative thinking.
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Luxgrove

CAPITAL PARTNERS

Luxgrove Capital Partners is a fully integrated institutional grade real estate investment manager. We provide the full range of real estate investment management services, covering fund management, portfolio management, financial management, asset management, property management and development management.
luxgrove.com





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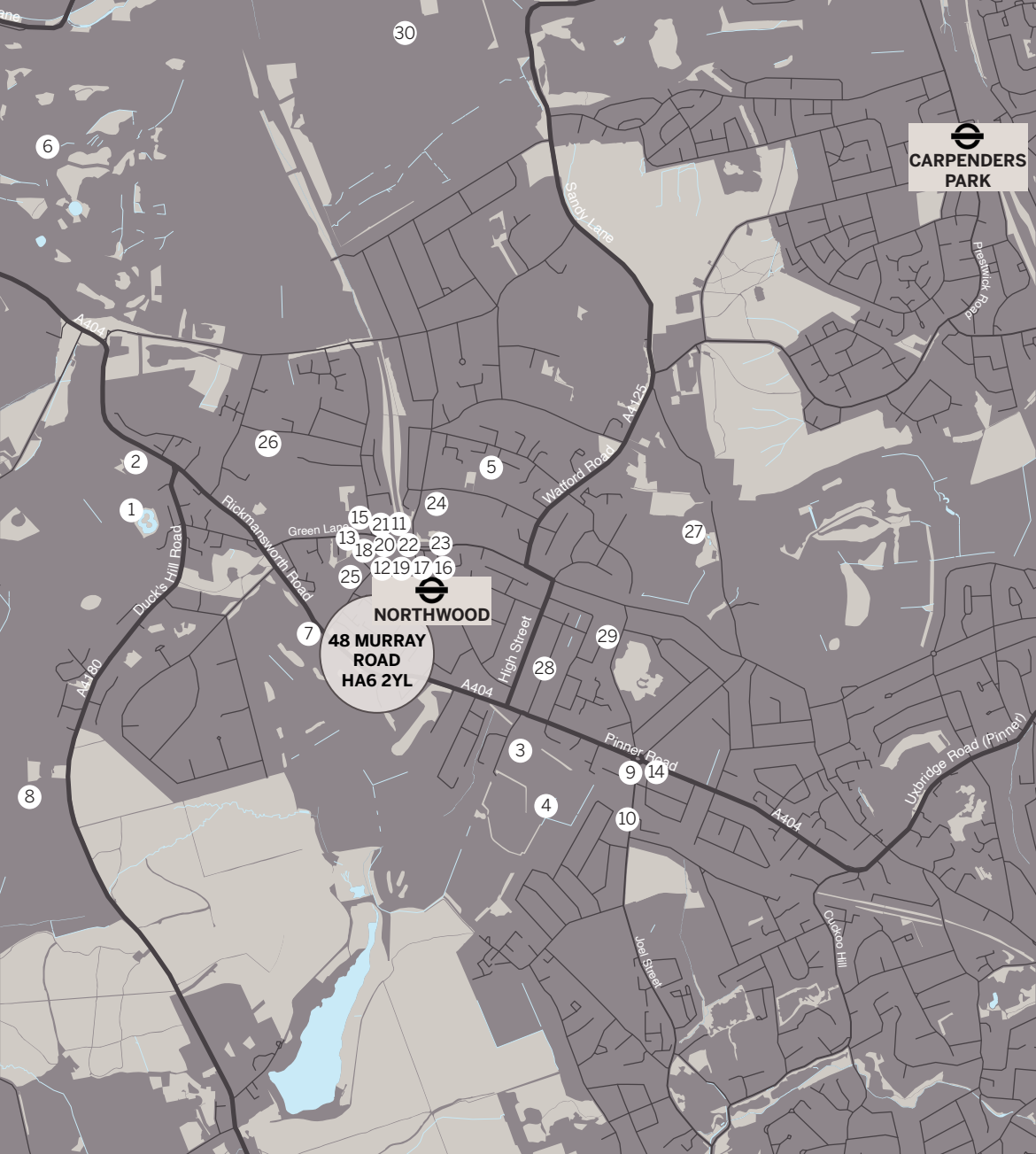
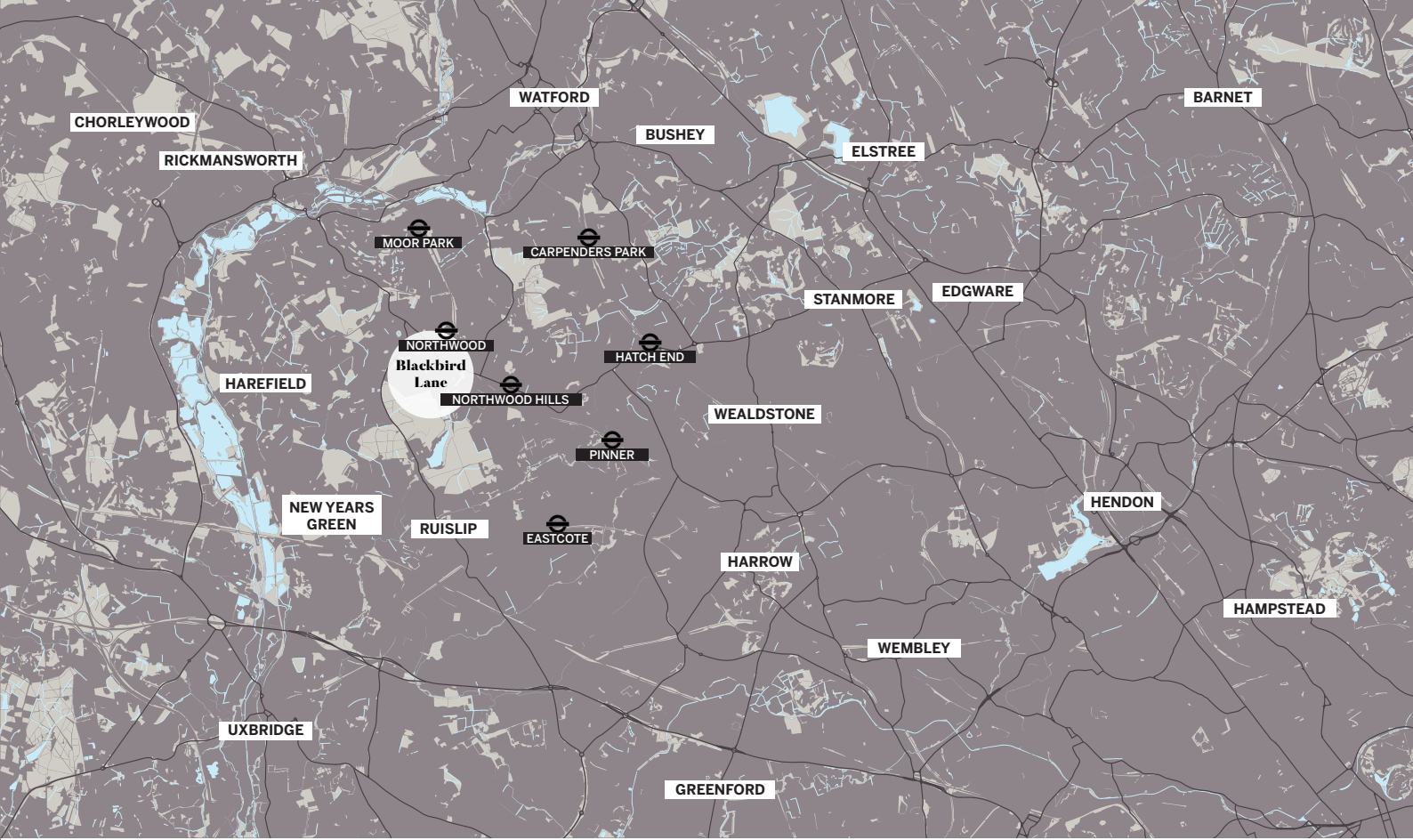
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LOCATION

Situated in Greater London within the M25, this boutique scheme is in a sought-after location. Excellent transport links make it an ideal choice if you want to be within easy reach of many central London destinations. If you are driving, the M25 is 15 minutes, and the M1 is 25 minutes with Heathrow Airport approximately 30 minutes away, making Blackbird Lane the ideal destination for commuters and frequent flyers alike.



Sports and Outdoors

1. David Lloyd Gym
2. Northwood Cricket Club
3. Northwood Bowling Club
4. Northwood Football Club
5. Northwood Lawn Tennis Club
6. Moor Park Golf Club
7. Northwood Golf Club
8. Holland & Holland Shooting Club

Pubs and Restaurants

9. Sahibs
10. Namaste Lounge
11. Lomito
12. Tai Pan
13. Northwood Piazza
14. Zufa
15. Melisi
16. Mahi Restaurant


Shopping


17. Waitrose
18. Cook
19. Boots
20. Tesco Express
21. Fruity Fresh
22. Bowleys Shoes
23. Estamira Jewels

School

24. St Helen's School
25. Northwood College
26. St Martin's School
27. St John's School
28. Woodlodge Montessori School
29. Hillside Junior School
30. Merchant Taylors School

Nearest Underground stations:


Northwood Station
Underground
5' walk


Carpenders Park
Overground
10' drive

5 minutes walk to Northwood Station underground station for **Metropolitan Line** services



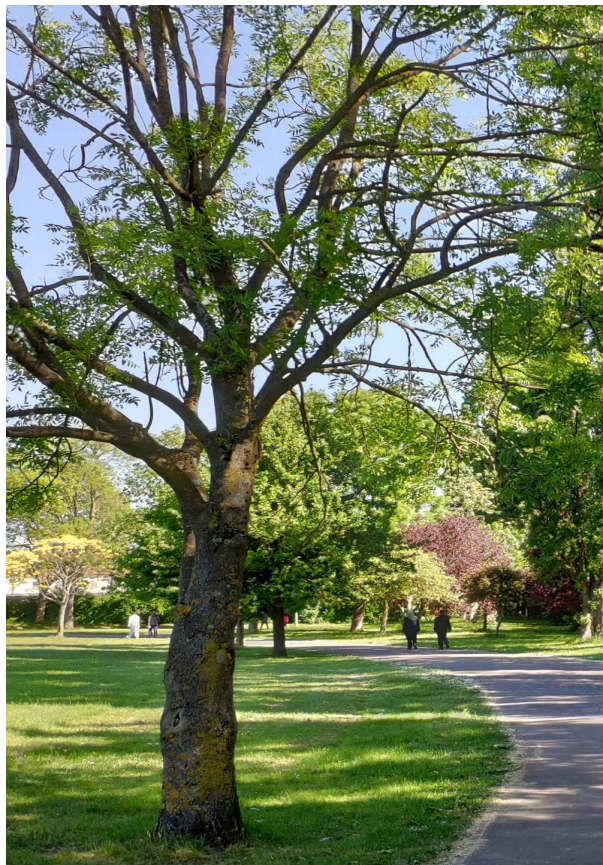
Wembley Park 18 minutes
Baker Street 32 minutes
Oxford Circus 40 minutes
Moorgate 47 minutes
King Cross St Pancras 37 minutes

10 minutes drive to Carpenders Park station for **Overground** services



Watford Junction 10 minutes
Wembley Central 16 minutes
Hemel Hempstead 20 minutes
Euston 28 minutes

**Travel times courtesy of TFL and Google Maps and are subject to change.*



LOCAL AREA

Less than two miles away from Murray Road you will find Ruislip Woods National Nature Reserve, the biggest single area of woodland in Greater London. With scenic walks, wildlife, the Ruislip Lido and railway, there are plenty of things to keep the family occupied.

If you like the gym then head to David Lloyd which has excellent gym and fitness amenities. In addition to this, Northwood has a local cricket, bowls, football and tennis club, along with an equestrian centre, clay shooting and fishing.

In the High Street you will find a fantastic selection of restaurants, independent shops, and a Waitrose. Head to Namaste Lounge for dinner and cocktails or the ever popular Lomito for a tasty steak.



UNIQUE INTERIORS

designed by

ADEMCHIC

Luxgrove Homes markets a selection of residential properties in attractive locations on behalf of Luxgrove Capital Partners. Whether we market new builds or conversions, common denominators are exacting demands on quality, architecture, design and innovative thinking.

Well established in West Ealing, Luxgrove Homes have developed a reputation for sensitively renovating period properties into luxury apartments. 2 Sutherland Road and 2 and 4 Heathfield Road are fine examples of this. More recently, Luxgrove Homes have embarked on contemporary and elegant new build properties with Heathfield House, 35 West Lodge Avenue and Cleveland Apartments.



Good design is obvious. Great design is transparent.

-JOE SPARANO

We've embraced the latest design trends and timeless quality materials to make bold and long-lasting interiors that are both distinguished and original. Instead of the same glossy beige kitchen you've seen many times before, Blackbird Lane offers original 1909 design, a classic painted in-frame kitchen, with a timeless

quintessentially British feel. The interiors at Blackbird Lane reflect our dedication to thoughtful and elegant design. Our goal is to create a safe haven for homeowners to retreat. Walking inside these properties, future home owners will see our dedication to functional and beautiful design.





**Design is not just
what it looks like
and feels like.
Design is how it
works.**

- STEVE JOBS

The bathrooms are bright and sophisticated combining the timeless elegance of beautiful tile combinations mixed with stunning brass tapware. You'll love that there is plenty of storage - large cabinets for all of your beauty and cleaning products. You'll also have room

for your shampoos and shower gels in the shower and bath enclosures so there won't be any need for makeshift shower shelves or rails - you'll feel like you are bathing in a five star hotel.



Rigorous attention has been paid to every detail in these houses from the soft integrated lighting above the concealed curtain rails to the sleek design of the downlights and light switches. Thought has gone into the placement of each and every (USB) plug socket.

The bedrooms feature supersoft carpets, bespoke joinery, selected luxurious hand-painted wall panelling in master bedrooms and built in wardrobes. You won't need anything apart from your favourite furniture to make you feel like you are living on cloud nine.





FLOOR PLANS

HOUSE	BEDS	TOTAL AREA SQM	TOTAL AREA SQFT	PARKING	PAGE
A	4	162	1745	YES	26-27
B	5	195	2095	YES	28-29
C	5	195	2095	YES	30-31
D	4	172	1850	YES	32-33

Lingfield Close

48 Murray Road

HA6 2YL

Murray Road

Mansion House



A B S U O H

SITTING ROOM / DINING
6.4m x 4.3m / 21'0" x 14'0"

KITCHEN
4.9m x 3.7m / 16'1" x 12'0"

BEDROOM 1
3.8m x 3.4m / 12'4" x 11'0"

BEDROOM 2
5.3m x 3.8m / 17'3" x 12'6"

BEDROOM 3
3.8m x 3.5m / 12'4" x 11'7"

BEDROOM 4
4.2m x 3.8m / 13'10" x 12'7"

DRESSING ROOM
3.8m x 1.7m / 12'7" x 5'6"

WALK-IN-WARDROBE
3.2m x 2.0m / 10'5" x 6'6"

OFFICE ROOM
2.5m x 1.5m / 8'1" x 4'11"

UTILITY ROOM
1.6m x 1.4m / 5'4" x 4'6"

ENSUITE 1
2.2m x 1.4m / 7'4" x 4'8"

ENSUITE 2
2.7m x 1.9m / 9'0" x 6'3"

WC
2.1m x 1.4m / 6'9" x 4'6"

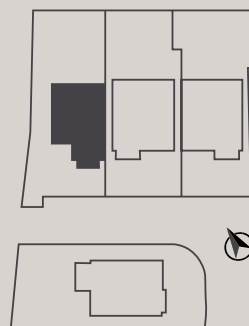
HALLWAY
3.5m x 2.5m / 11'7" x 8'1"

GARDEN*
9.7m x 8.0m / 31'10" x 26'5"

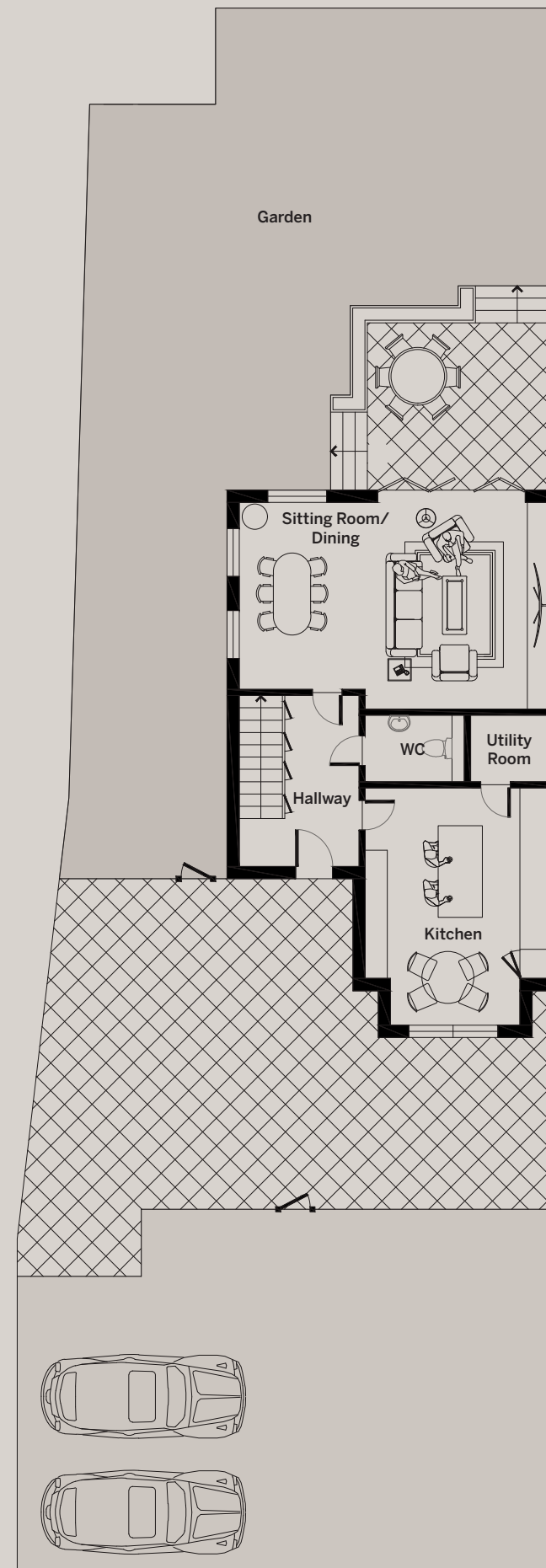
TOTAL AREA

*(Excluding Garden)

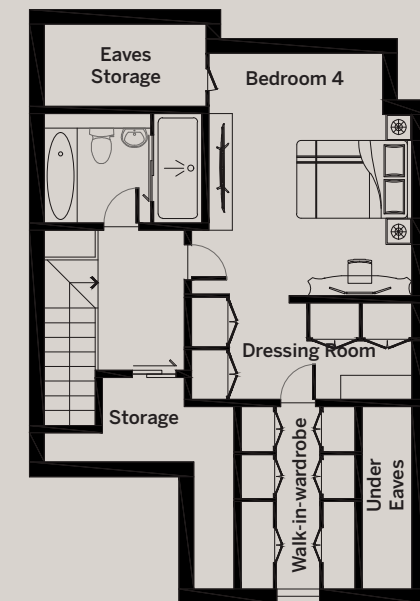
162 sqm / 1745 sqft



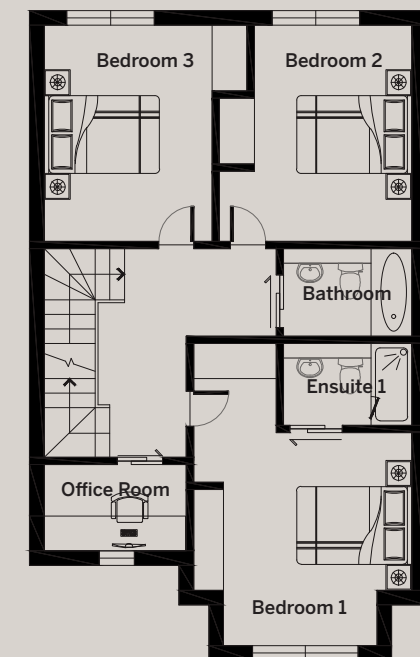
BLACKBIRD LANE



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

BLACKBIRD LANE

KITCHEN / DINING
7.6m x 4.6m / 24'11" x 15'0"

SITTING ROOM
5.4m x 3.6m / 17'7" x 11'9"

BEDROOM 1
5.3m x 3.7m / 17'3" x 12'0"

BEDROOM 2
5.3m x 3.8m / 17'3" x 12'6"

BEDROOM 3
4.6m x 3.1m / 15'0" x 10'3"

BEDROOM 4
5.3m x 3.4m / 17'4" x 11'0"

BEDROOM 5
5.7m x 4.7m / 18'10" x 15'3"

UTILITY ROOM
1.5M X 1.3M / 4'11" X 4'3"

BATHROOM
2.1m x 1.7m / 7'0" x 5'7"

ENSUITE 1
2.4m x 1.4m / 8'0" x 4'6"

ENSUITE 2
2.6m x 1.4m / 8'6" x 4'6"

ENSUITE 3
3.7m x 1.7m / 12'3" x 5'8"

WC
2.0m x 1.5m / 6'6" x 4'10"

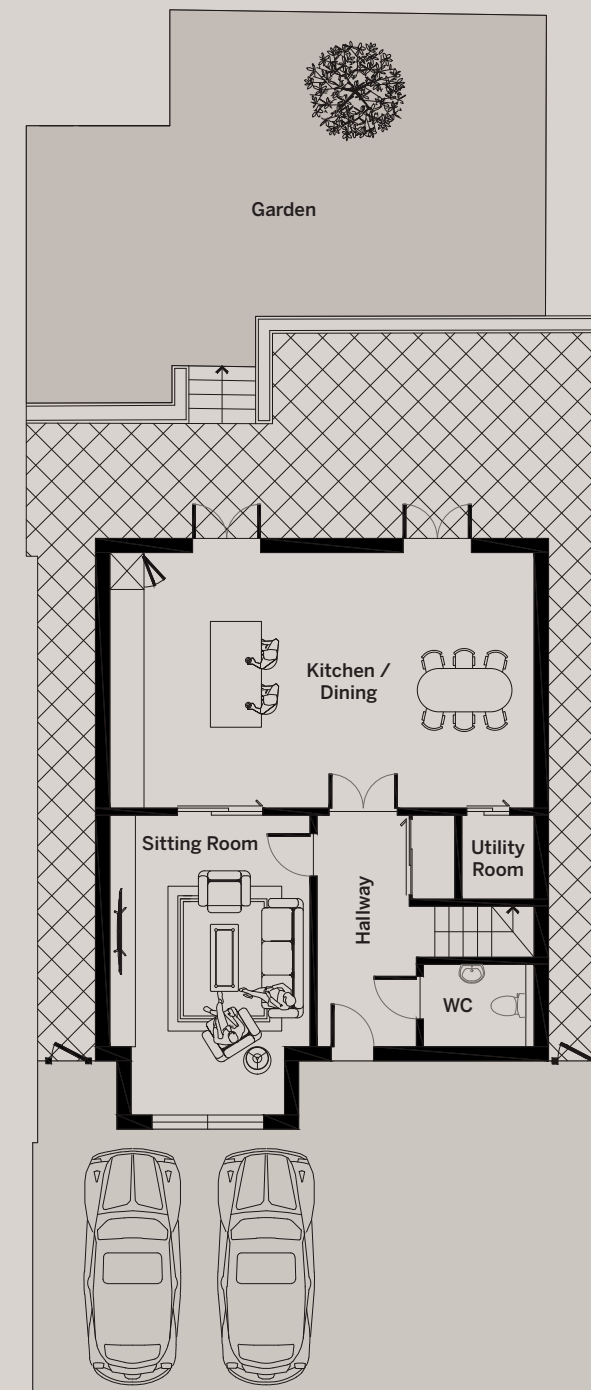
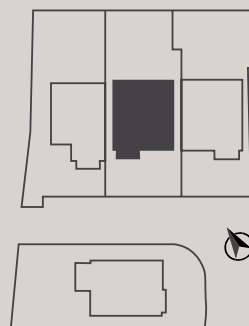
HALLWAY
4.1m x 1.8m / 13'7" x 5'10"

GARDEN*
8.1m x 7.6m / 26'8" x 25'0"

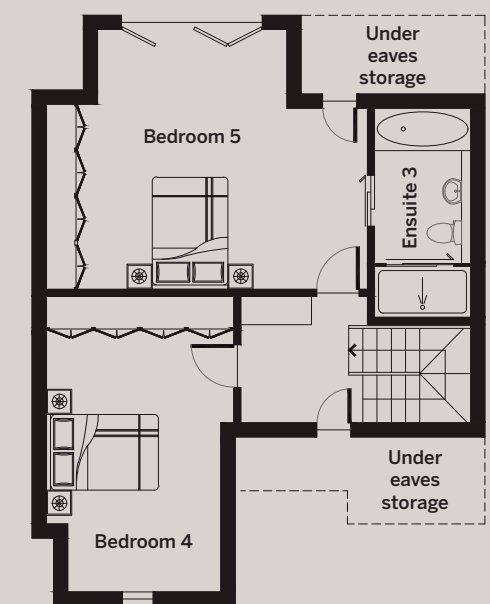
TOTAL AREA

*(Excluding Garden)

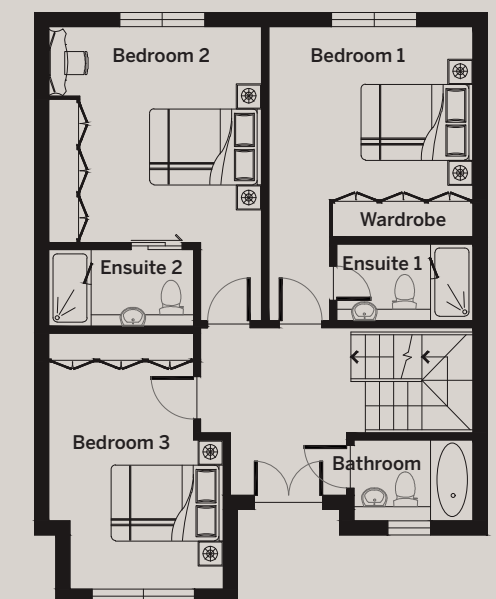
195 sqm / 2095 sqft



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

RESIDENCE

KITCHEN / DINING
7.6m x 4.6m / 24'11" x 15'0"

SITTING ROOM
5.4m x 3.6m / 17'7" x 11'9"

BEDROOM 1
5.3m x 3.7m / 17'3" x 12'0"

BEDROOM 2
5.3m x 3.8m / 17'3" x 12'6"

BEDROOM 3
4.6m x 3.1m / 15'0" x 10'3"

BEDROOM 4
5.3m x 3.4m / 17'4" x 11'0"

BEDROOM 5
5.7m x 4.7m / 18'10" x 15'3"

UTILITY ROOM
1.5M X 1.3M / 4'11" X 4'3"

BATHROOM
2.1m x 1.7m / 7'0" x 5'7"

ENSUITE 1
2.4m x 1.4m / 8'0" x 4'6"

ENSUITE 2
2.6m x 1.4m / 8'6" x 4'6"

ENSUITE 3
3.7m x 1.7m / 12'3" x 5'8"

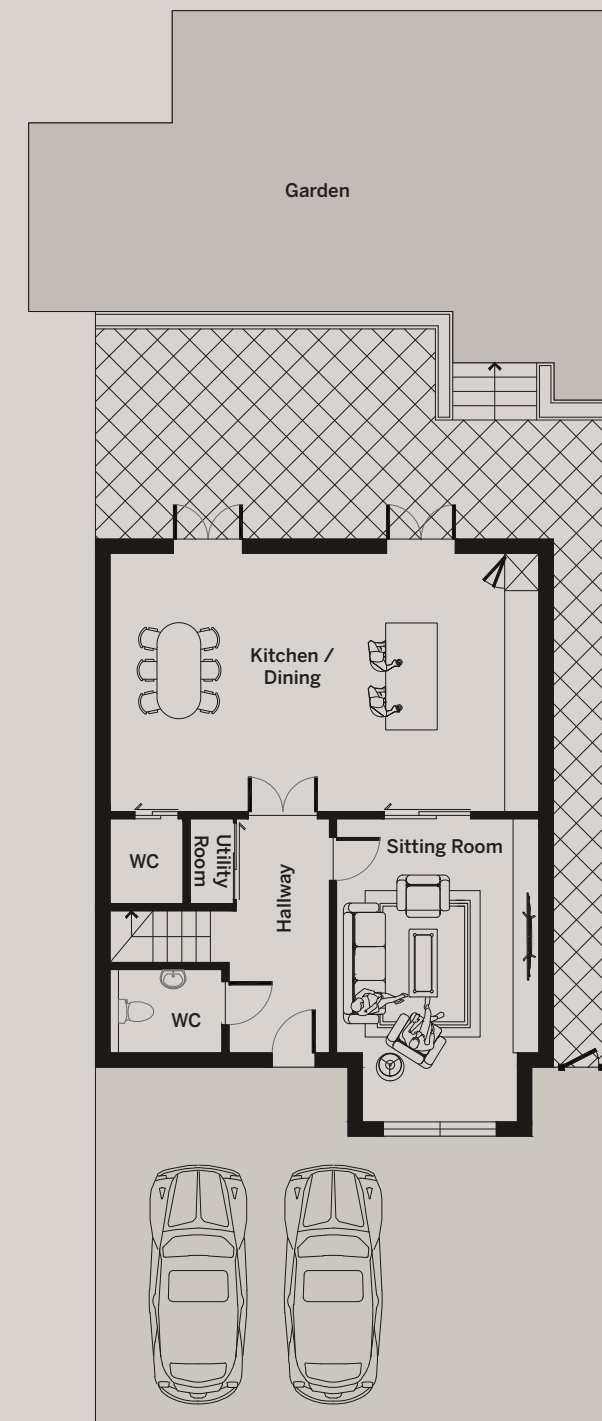
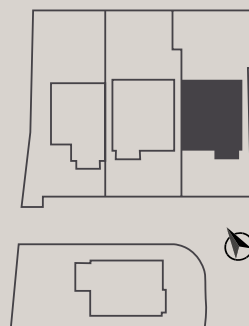
WC
2.0m x 1.5m / 6'6" x 4'10"

HALLWAY
4.1m x 1.8m / 13'7" x 5'10"

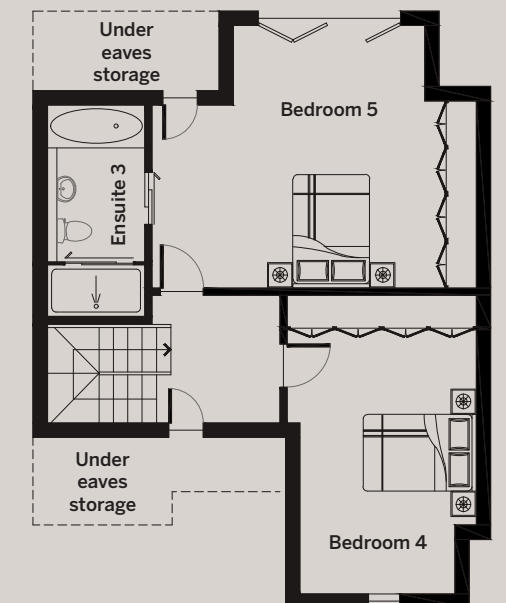
GARDEN*
9.5m x 7.6m / 31'3" x 25'0"

TOTAL AREA
*(Excluding Garden)

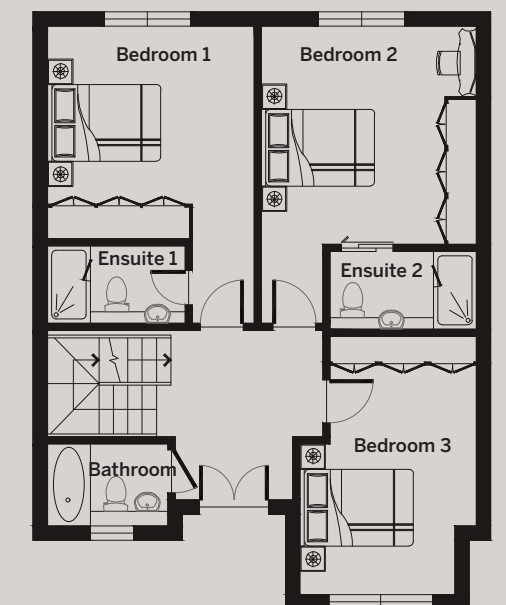
195 sqm / 2095 sqft



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

RESIDENCE

KITCHEN / DINING
6.7m x 6.2m / 22'0" x 20'3"

SITTING ROOM
5.1m x 3.8m / 16'9" x 12'4"

STUDY ROOM
5.7m x 3.3m / 18'7" x 10'8"

BEDROOM 1
4.8m x 2.8m / 15'9" x 9'4"

BEDROOM 2
4.5m x 2.8m / 14'8" x 9'4"

BEDROOM 3
5.4m x 3.7m / 17'7" x 12'3"

BEDROOM 4
4.1m x 3.7m / 13'6" x 12'0"

BOOT ROOM
3.5m x 0.9m / 11'7" x 3'0"

UTILITY ROOM
2.8m x 0.9m / 9'2" x 3'0"

BATHROOM
2.1m x 1.9m / 7'0" x 6'4"

ENSUITE 1
2.6m x 1.4m / 8'6" x 4'6"

ENSUITE 2
2.1m x 1.7m / 7'0" x 5'6"

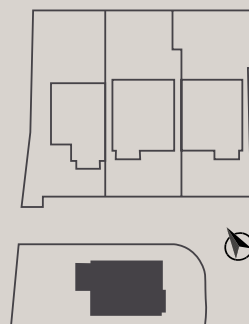
SHOWER ROOM
2.6m x 2.0m / 8'7" x 6'5"

WC
1.9m x 1.4m / 6'3" x 4'6"

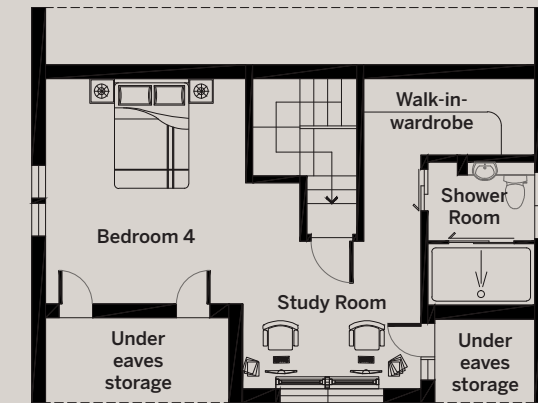
HALLWAY
3.6m x 1.5m / 11'8" x 4'9"

GARDEN*
9.1m x 8.5m / 30'0" x 28'0"

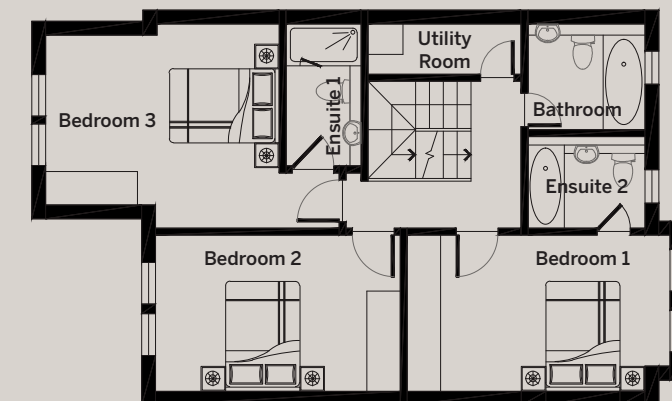
TOTAL AREA
*(Excluding Garden)
172 sqm / 1850 sqft



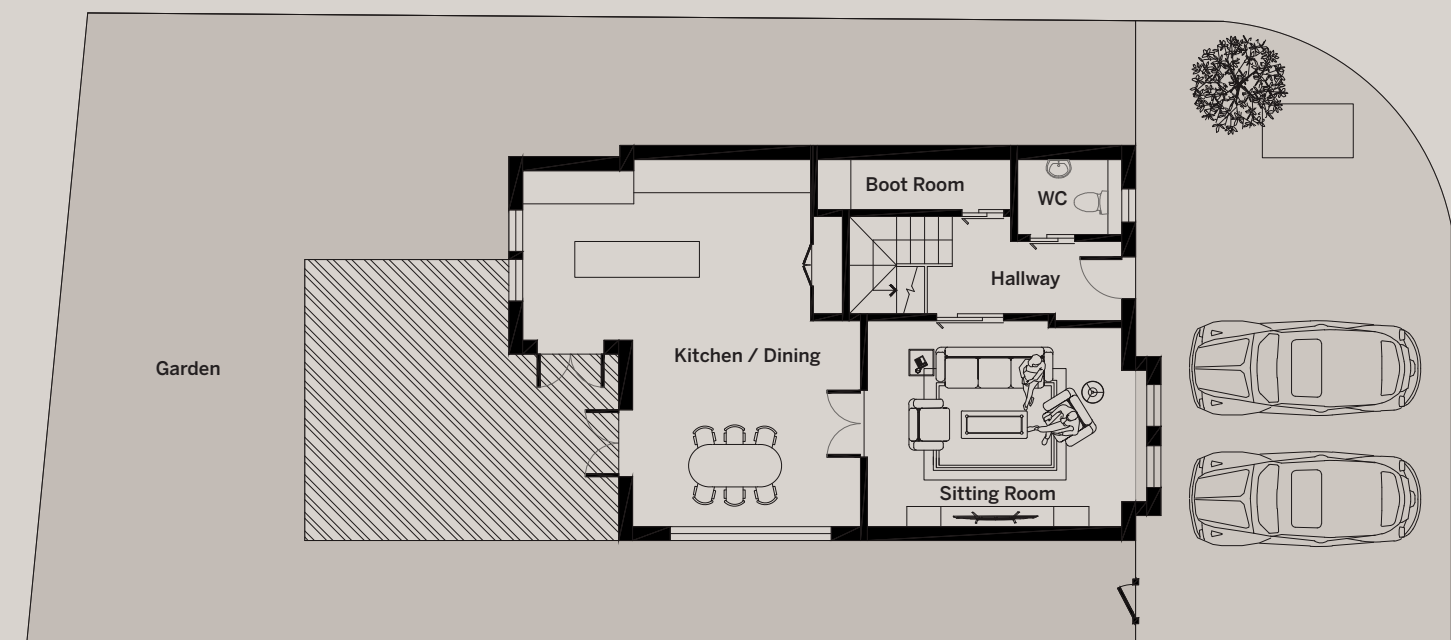
BLACKBIRD LANE



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





SPECIFICATION

INTERIOR FINISHES

- Prime engineered herringbone oak flooring
- Concealed curtain recesses
- Independent multi zone underfloor heating to all rooms
- Hand picked cornice and skirting
- Feature wall panelling
- Crittall Doors***

JOINERY

- Built-in wardrobes to all bedrooms
- Built-in media units

KITCHEN

- British made shaker style kitchen
- Snow fall stone worktops and full height splashbacks in marble mosaic tiles
- Neff slide and hide pyrolytic oven
- Neff compact oven and microwave
- Neff 80cm venting Induction hob
- Bosch Integrated dishwasher
- Bosch Built-in fridge freezer
- Integrated LED cabinet lighting
- Wine fridge

LIGHTING

- Smart lighting control system
- Pendant and wall feature lighting to bedrooms and living areas
- Integrated recessed lighting to living areas

BATHROOM

- Porcelain tiled bathrooms
- Geometric tiled floors
- Built-in storage unit
- Bespoke drawer unit and stone basin
- Crosswater brass tapware
- Heated towel rail
- Recessed LED lighting to bathrooms

ELECTRICAL

- SKY+ Connected
- Virgin Fibre Connected
- USB Sockets **

BEDROOMS

- Supersoft stain-resistant carpets
- Fitted wardrobes
- Bespoke feature wall panelling and mirror wall finishes*
- Stylish bedside wall and pendant lighting

SECURITY & PEACE OF MIND

- Smart home security and intercom system
- Low carbon energy efficient homes
- Private driveway with off street parking for each house
- Spectacular private landscaped gardens
- 10 year ICW structural defects warranty

*to selected units
**to bedroom and kitchen areas
***to selected rooms

The information contained in it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. House designs and layouts are indicative only and may change.

FOR SALES ENQUIRIES
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Blackbird Lane