GREYCOTE PLACE

WELCOME TO

INTRODUCING YOUR NEW HOME

Greycote Place is an exclusive development of just 4 houses that have been meticulously designed and built to satisfy the most discerning buyer.

Entering Greycote Place, you will be forgiven for failing to notice the hand made brickwork or the cantilevered floor design, as your attention will be drawn to the exceptionally high ceilings and bespoke glazing, designed to maximise the natural light.

Each home is set over two floors and benefits from its own parking and generous front and rear gardens. The expansive open plan living, kitchen and dining area form the heart of the home and include features such as bespoke kitchens, underfloor heating, smart home technology and luxuriously appointed bathrooms.

With design ingrained in the DNA of the houses, tremendous care has been taken in the selection of beautiful materials, which are enhanced by the quality of workmanship and attention to detail.

Greycote Place will appeal to those seeking a home that is perfect on every level.

HOUSES GENERAL

- Just 10 minutes from Greycote Place is Ruislip Lido, which boasts a 60 acre lake with its own sandy beach for you to explore and enjoy.
- Colne Valley Regional Park is just 5 miles away and offers a huge expanse of countryside to explore. You are sure to find a peaceful spot in the picturesque Eastcote House Gardens with its wildflower meadow and topiary array.
- Right on your doorstep is the thriving and diverse high street lined with shops, restaurants, cafes, pubs and bars. Furthermore, there is a tremendous selection of local amenities, shopping and delis, together with an abundance of boutique shops and independant restaurants.
- Greycote Place is located within striking distance of Eastcote Underground station, served by two main underground lines; 'Metropolitan and Picaddily' lines. Commuting into London or out to Heathrow couldnt be easier.
- As well as the ample London Underground connections on offer in Eastcote, there is also an abundance of prime bus routes and road links on offer.
- Greycote Place lies within the catchment area for some of the areas finest schools, with Lady Banks Infant School and Bishop Ramsey School having both been awarded 'Outstanding' by Ofsted.

HOUSES GENERAL

- Bespoke handmade brick with 'Hit & Miss' brickwork detailing
- Two tone brickwork and multi level architectural detailing
- Private undercroft parking to each house & shared visitors parking available
- Fibre slate pitched roofs and flat roofs with 10 year insurance backed guarantee
- Communal bicycle storage and private bin stores
- House 1 to have an electric car charging point
- Private landscaped front gardens with 'maintenance free' grass, well stocked flower beds, granite cobblers to driveways and external lighting
- Private rear gardens with sandstone patios and external lighting
- 10 year New build 'peace of mind' warranty provided by Build Zone
- Ultra efficient insulation and heating to ensure low running costs (and smart home technology)
- Fully double glazed windows and doors and each to achieve 'Secured by Design' security standard
- Bespoke tilt and turn glazing with concealed handles
- 2.7m ceiling heights to ground floor and exceptional vaulted ceilings to first floor bedrooms with large roof lights
- Flat roof lights above living room to Houses 2, 3 & 4
- Each house to have private entrance with composite aluminium front door

KITCHENS

- Bespoke German Hacker kitchen units with extra tall wall units for additional storage space
- Premium quartz stone worktops with splashbacks
- Stainless steel under mount sink and Grohe tap
- Integrated under unit LED lighting
- Fully integrated Bosch / Siemens appliances to include Fridge Freezer, dishwasher, frameless 4 zone induction hob, concealed extractor fan, built in combination microwave oven and grill
- Soft closing drawers and doors throughout

BATHROOMS

- Exclusively designed with tiling by Porcelanosa
- Exceptional quality sanitary ware by Grohe
- Large built in mirrors
- Chrome heated towel rails
- Built in storage and LED lighting
- Bath / shower niches for comfort

WINDOWS ARE DOORS

- Oversized glazing with slim profile Aluminium frames
- Bespoke Oriel Windows and tilt and turn doors and windows.
- Exceptional U value above current building regulations.
- Achieve “Secured by Design’ for safety

COMFORTS

- Underfloor heating with zone control throughout ground floors
- Vaillant efficient combi boiler system
- Thermostatic panel radiators with controls to first floor
- Low voltage LED lighting throughout with recessed downlighter and pendant lighting
- External lighting to each property and communal driveway
- Multi socket TV wiring to living rooms and master bedrooms
- Ground floors to benefit from 2.7m ceiling heights
- Vaulted ceilings to bedrooms with heights of over 4.5m

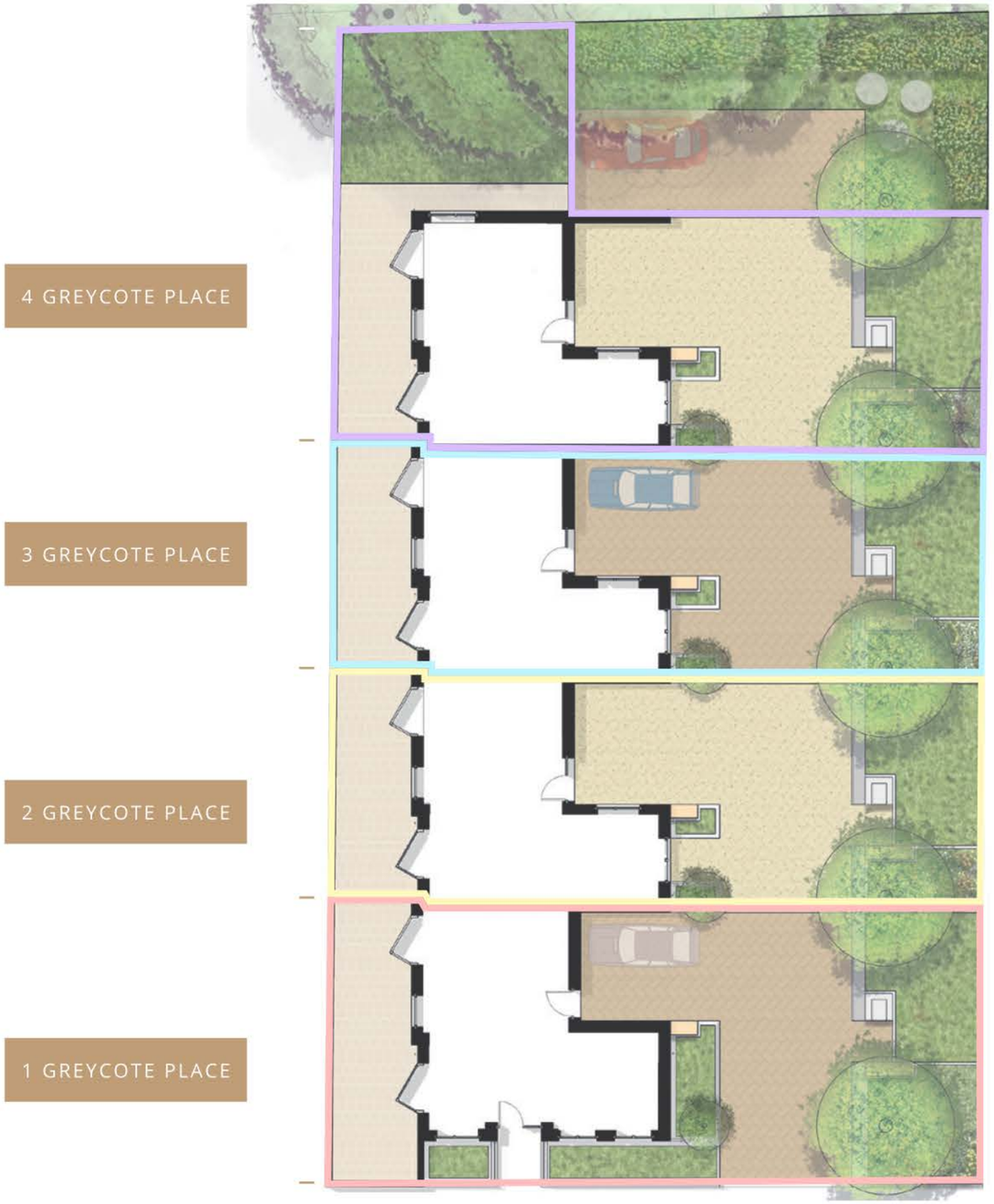
SMART HOMES

- Smart Heating controls by Nest with multi zone
- Nest video doorbell for security and visibility
- Nest external security cameras to each house
- Nest home hub to provide integrated control of heating, door access and security

WARRANTY

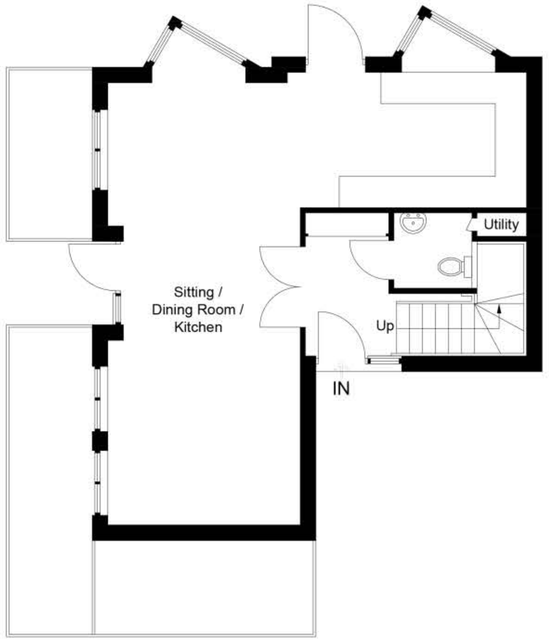
- 10 year 'peace of mind' new build warranty provided by Build Zone

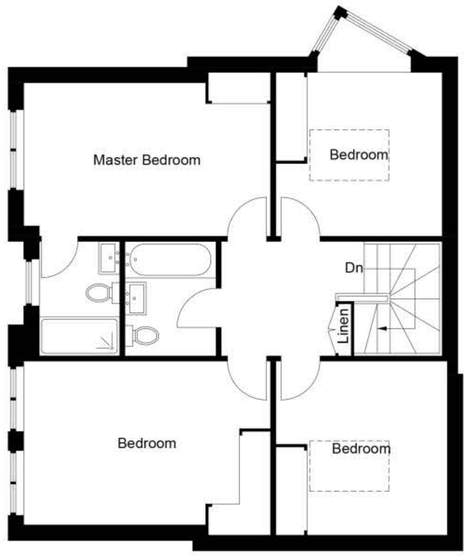
GREYCOTE PLACE



1 GREYCOTE PLACE

Our largest house
is the first home to greet you on the Development. At over 1,350 sq ft, 1 Greycote Place offers 4 bright and spacious double bedrooms and 2 bathrooms.

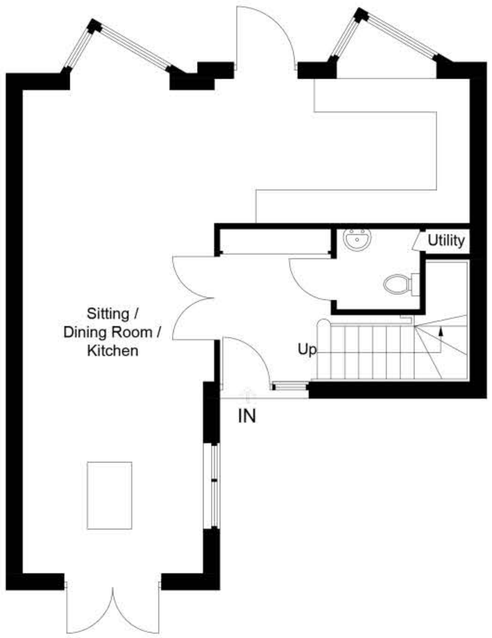


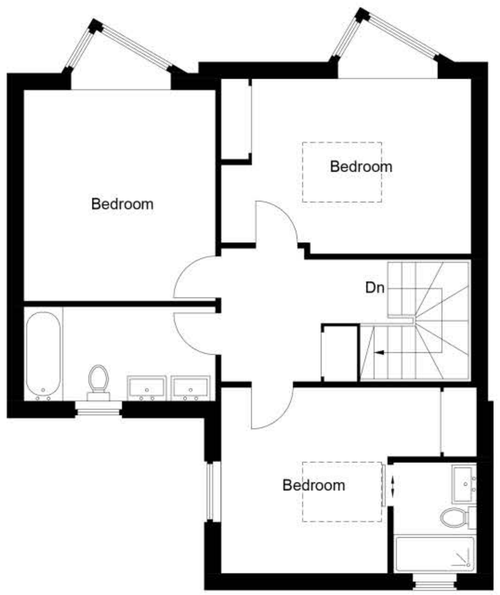


Benefitting from large, south facing windows overlooking Woodlands Avenue and two entrances, this house is guaranteed to be bright and airy. Boasting ceiling heights of 2.7m on the ground floor and two bedrooms with vaulted ceilings on the first floor, this four double bed house will be truly exceptional. This house also benefits from a landscaped front garden and rear patio as well as having its own electric car charger.

2&3 GREYCOTE PLACE

Each comprising 3 double bedrooms and 2 bathrooms, these bespoke 1,250 sq ft houses boast stunning features such as 4.5m high vaulted ceilings to the bedrooms

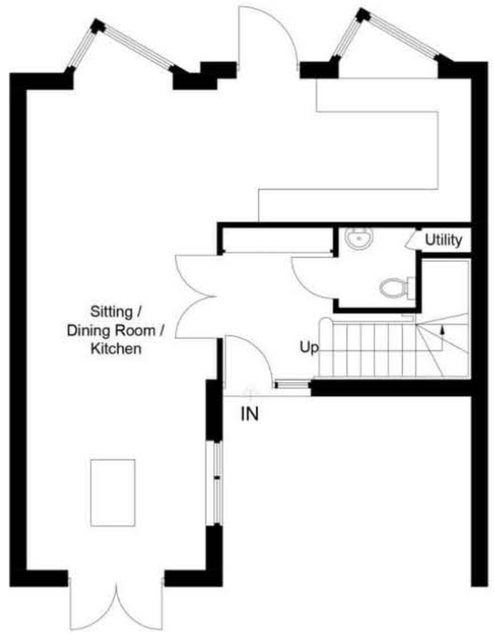




No.2 and No.3 Greycote Place are perfect for buyers looking for a luxurious and spacious house without comrpmising on quality and design. Both houses offer open plan flexible living space with a generous skylight and ceilings heights of 2.7m and 4.5m vaulted ceilings in the bedrooms.

4 GREYCOTE PLACE

Last is not least. Having windows to 3 elevations and the largest garden on the development makes this 3 double bedroom, 2 bathroom house special in its own right.



No.4 Greycote Place is at the end of the development and benefits from a large garden and is also adjacent to the communal space and bicycle store. At over 1,260 sq ft, this private house at the end of the Place is ideal for those looking for a little extra privacy.

LOCATION
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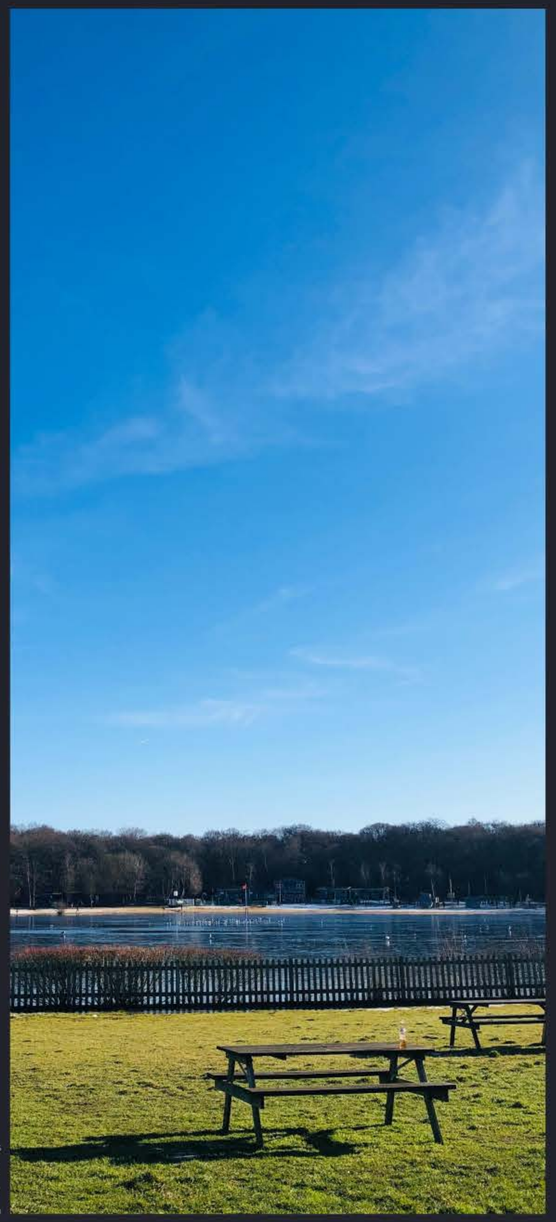
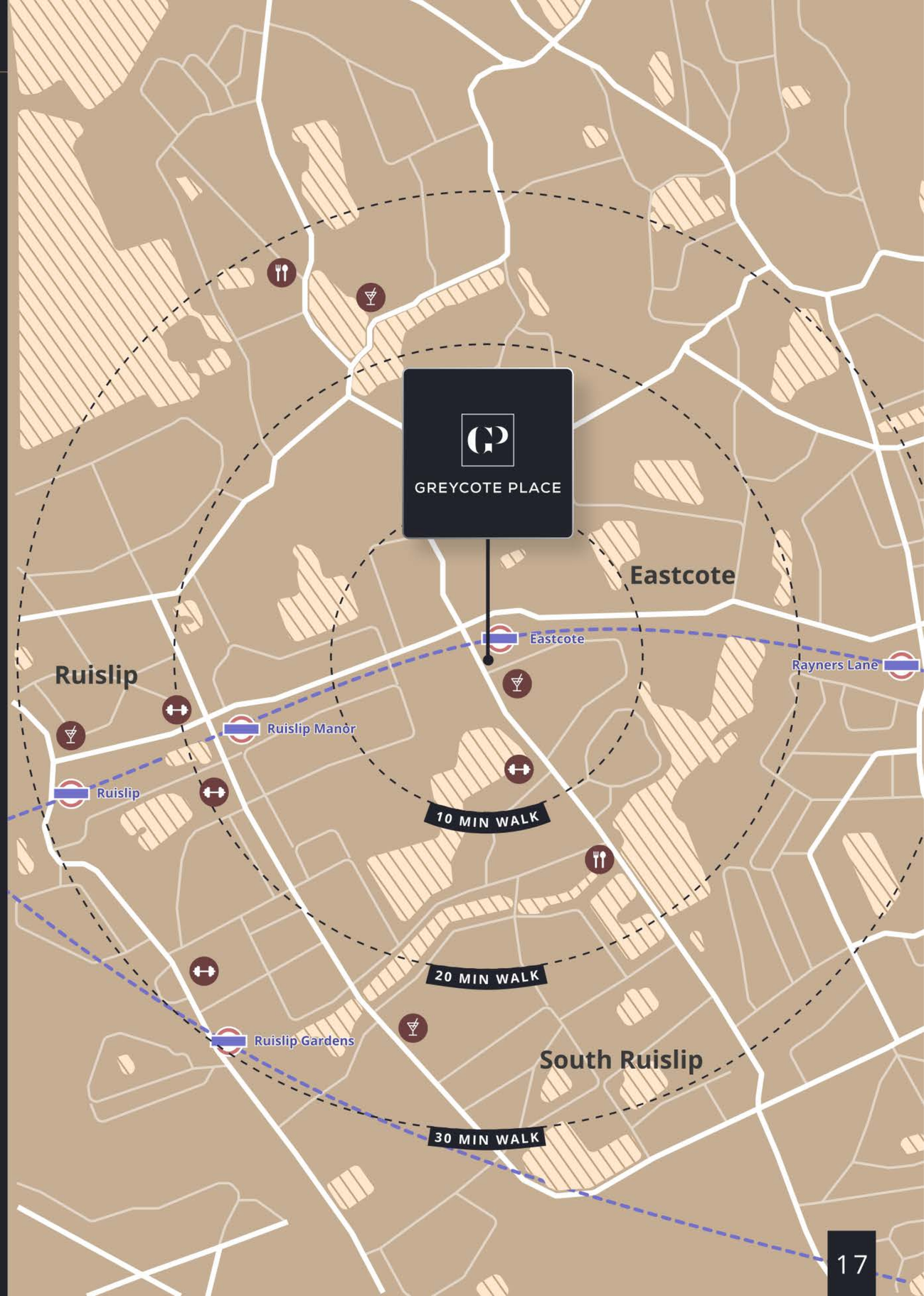
Whilst retaining its quaint, small-town feel, Eastcote is a dynamic place to live, with a great social scene and strong community spirit. Eastcote also has a wide selection of vibrant pubs, together with a vast array of restaurants and cafes like Patisserie Brione, Yaprak and Virundhu, meaning you're never far away from your next gastronomical adventure.

If arts and culture are more your cup of tea, you have The Winston Churchill Theatre right on your doorstep, as well as leisure facilities including an excellent selection of sports clubs such as the Lowlands Club, Lawn Tennis Club or Eastcote Cricket Club. Whatever your tastes and preferences, you're guaranteed to find things you love in and around Eastcote.

And if that's still not enough, you can walk across the road to Eastcote's Tube Station from where you can reach bustling Central London in under half an hour. With local amentities like these and excellent travel opportunities, why live anywhere else?



The view across Ruislip lido overlooking its popular sandy beach



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