



Hyde
New Homes

Shared Ownership at
EASTMAN VILLAGE
THE APERTURE COLLECTION

HARROW, HA1 4TY

Great homes for everyone



WELCOME TO

The Aperture Collection at Eastman Village

LIVE. SHARE. CREATE

With 1, 2 & 3 bedroom apartments available through shared ownership, Eastman Village is here to provide the setting for a lifetime of memories.

Built on the site of the historic Kodak factory in Harrow, Hyde New Homes invites you to live the lifestyle, share life's moments and create your legacy at Eastman Village.

Cover image
View of the Kodak factory, circa 1900

LIVE THE LIFESTYLE

A new focal point for Harrow

For over 100 years the Eastman Village site was home to Kodak in the UK. The company's founder, George Eastman, lends his name to this exciting new development, now set to regenerate this corner of North London.

Around 2,000 new homes, offices, restaurants, cafés, shops and amenities are set to be built around an expansive landscaped park that serves as a new green link in the heart of residential Harrow. New community, cultural and civic

spaces connect the site's past to its future. The refurbishment and incorporation of the iconic chimney of the former Kodak Factory, synonymous with the Harrow skyline, serves as a working monument to the history of the site.

Kodak's legacy is of memories created. That legacy is central to Eastman Village and will endure for generations to come.



Image below

Aerial view of Eastman Village showing the iconic Kodak factory chimney reinstated as part of the new energy centre

Computer generated image, indicative only



Created with you in mind

The Aperture Collection at Eastman Village offers beautifully appointed, contemporary homes designed for modern lifestyles.

All the homes provide valuable, dedicated outside space in the form of private gardens or balconies and all enjoy access to the extensive landscaped gardens central to the broader development.

◁ **Image left**

Aerial view of Eastman Village looking south west showing Block F in the foreground the surrounding expansive landscaped gardens

▽ **Image below**

View looking north west across the landscaped gardens



Computer generated image, indicative only

Computer generated image, indicative only



SHARE THE MOMENT

Make yesterday jealous of today

Eastman Village offers residents an array of possibilities for recreation, relaxation, places to visit and sights to see. This ideal balance of town and country provides access to first-rate leisure facilities, cultural destinations, historical gems and picturesque villages.



HISTORY & CULTURE

Get out of town!

Away from the centre of town, residents can enjoy a number of local attractions, including Headstone Manor and Museum where you can find out about the history of the area in a moated Manor House.

Harrow Arts Centre, a short distance north of Eastman Village, is a thriving arts venue hosting a lively programme of events including music, theatre, comedy, dance, film and more in a Grade II listed auditorium.

For further immersion in all things local, the picturesque centre of Harrow on the Hill and 18th century Bentley Priory are both ideal for soaking up the area's historic charm. Eastman Village residents can also enjoy the glorious open spaces of Pinner Park, home to the fabulous Heath Robinson Museum.



- △ **Above**
Headstone Manor and Museum
- ◁ **Left**
Bentley Priory, stately home and deer park
- ▽ **Below left**
Harrow Arts Centre
- ▽ **Below right**
Pinner Park, home to the fascinating Heath Robinson Museum



OPEN SPACES & WELLBEING

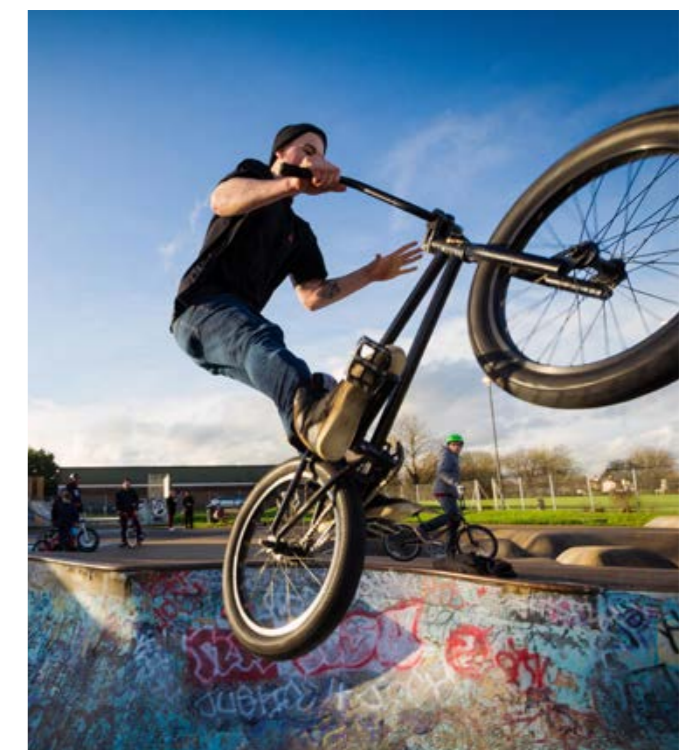
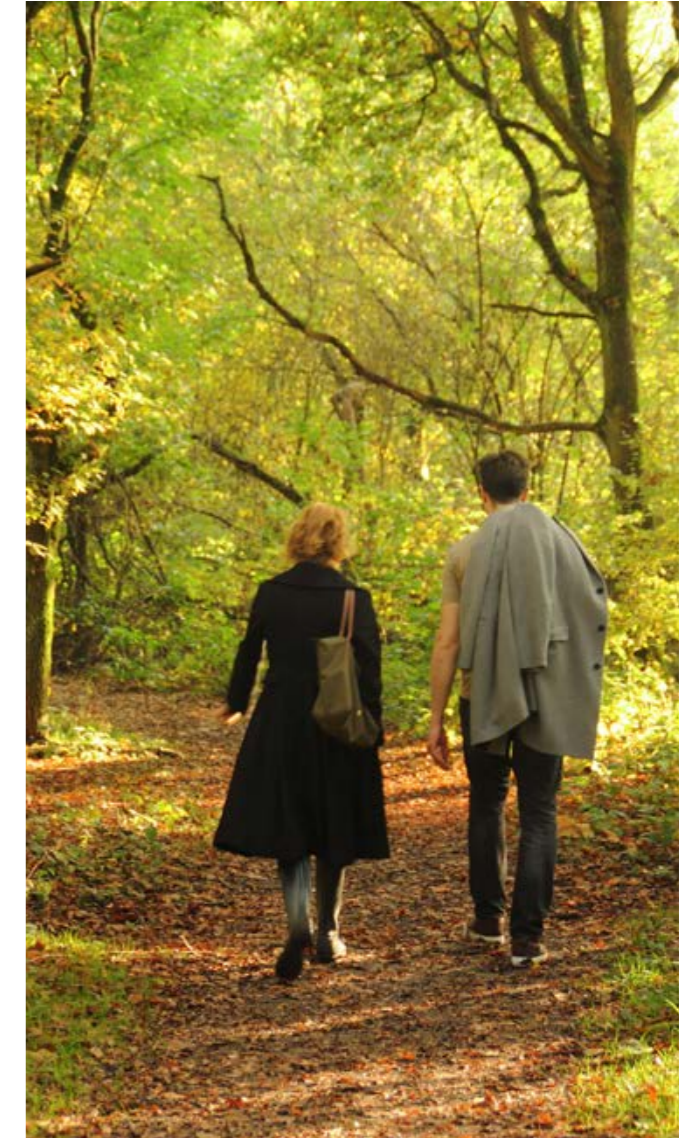
Stretch, flex, stroll, run, ride or swim

Harrow is abundantly well served with excellent gyms, leisure facilities, parklands and open spaces.

Pear Wood nature reserve, at Stanmore Country Park is an ancient woodland of meandering trails well-suited to walkers and joggers alike. For swimmers, there are few boroughs better equipped, with Ruislip Lido offering an unlikely beach front within the confines of the Capital. For something a little more challenging, the Harrow Wall indoor climbing venue is the country's largest bouldering centre. If you prefer to take your verticals on four wheels, Harrow skatepark, founded in 1978, is the spiritual home of skateboarding in the UK.



- △ **Above**
Ruislip Lido at Ruislip Common
- △ **Above right**
Pear Wood nature reserve at Stanmore Country Park
- ▷ **Right**
Harrow Skate Park





△ Above
Bar 86, Harrow on the Hill

▽ Below
Picturesque Pinner High Street with its many pubs, bars and restaurants

FOOD & DRINK

Eats, treats and more

No gastronomic tour of Harrow would be complete without sampling the profusion of Indian restaurants in the area. Favourites include Chennai Srilalitha voted 'Best Cafeteria 2019' by Restaurant Guru and recommended by Indian Cuisine legend Madhur Jaffrey.

When it comes to European fare, highlights include Eighty Six with its diverse tapas menu and excellent cocktails. Pinner High Street offers a fantastic range of reliable favourites or for something more traditional, The Queens Head and The Castle are just two of the many excellent local gastro-pubs.

RETAIL & SHOPPING LOCAL

Independents to indispensables

Eastman Village provides the best of both when it comes to shopping local. From the independent stores and boutique charms of nearby Harrow on the Hill to the indispensable high street favourites which can be found at St Anns and St George's shopping centres, residents are spoilt for choice.

▽ Below
Battels Art & Coffee, Harrow on the Hill



▽ Below ▷ Right
The many shopping options in Harrow town centre



▽ Below
re Touch antiques and interiors, Harrow on the Hill



An Iconic Location

Landmark living

Eastman Village, at the northern reaches of Harrow, occupies the space where the Capital starts to merge with the more serene setting of the Home Counties. With all of the benefits of modern London living, such as excellent access to amenities and great travel connections, Eastman Village also locates residents squarely in the orbit of distinctly pastoral locales such as Harrow on the Hill, Pinner and Ruislip.



Image below

Aerial view of Eastman Village showing the iconic Kodak factory chimney in the foreground and the arch of Wembley Stadium in the distance



Computer generated image, indicative only



Connections

Metroland to metropolis

Once known as 'Metroland', the string of commuter villages that stretch north-west from Central London has since evolved a far more contemporary feel. The basic principal however remains that this corner of the Capital is surprisingly well-connected.

Eastman Village is well served by a number of surrounding rail stations. Harrow and Wealdstone Station - around 11 minutes walk from the development - connects to London via The Overground, Bakerloo Line and National Rail network. Harrow-on-the-Hill, West Harrow, North Harrow and Northwick Park, all on the Metropolitan line, connect to Central London and the City and nearby Sudbury Hill and South Harrow are Piccadilly line stations.

With close access to the M40, M4 to the south and M1 to the north, Eastman Village is central to the wider road networks of both Greater London and the UK as a whole.

ON FOOT

 **HARROW & WEALDSTONE STATION**
11 mins

 **ST GEORGE'S SHOPPING CENTRE**
20 mins


 **HARROW-ON-THE-HILL STATION**
24 mins

 **ST ANNS SHOPPING CENTRE**
25 mins

BY BICYCLE

 **PINNER HIGH STREET**
11 mins

 **STANMORE COUNTRY PARK**
19 mins

 **RUISLIP COMMON**
26 mins

NOTE: Walking and Cycling times start from postcode HA1 4TY. All times sourced from google.com/maps

BY TRAIN AND TUBE

From Harrow and Wealdstone Station



BY BUS

Bus H14 From Headstone Drive bus stop



BY CAR

From postcode HA1 4TY



Images from Left to Right

Bluebells at Pear Wood nature reserve / Harrow and Wealdstone Station / Historic milestone at Harrow on the Hill / Harrow town centre / Euston Station



CREATE THE LEGACY

Specification



Computer generated image, indicative only

A highly considered approach has been applied to all aspects of the development including the specification for each individual home. Generations of residents will enjoy and benefit from beautifully appointed living spaces that are built to last.

General

- Almond White matt painted wall finish
- Chrome ironmongery to internal doors
- Downlighters throughout except ceiling pendants to hall and cupboards
- Underfloor heating with thermostatic controls
- External entrance light with daylight sensor to ground floor flats and houses. Sensor light to rear garden of houses
- White hands free internal entrance system panel

Flooring

- Cottage Grey Oak plank laminate flooring to kitchens, living/dining and halls
- Natural tone 600 x 600mm porcelain tiles to bathrooms and en suites
- Neutral coloured carpets with underlay

Bedroom

- Fitted wardrobe with mirrored sliding doors, high level shelf and hanging rail to master bedroom

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change.



Computer generated image, indicative only

Kitchen

- White gloss kitchen units with stainless steel handles
- Premium laminate worktop and upstand in 'Venice Marble'
- White glass splashback
- Stainless steel 1.5 bowl sink with flow regulated mixer tap

Appliances

- Multifunction oven with ceramic hob
- 70/30 fridge freezer
- Dishwasher
- Free standing washer dryer
- Extractor fan



Computer generated image, indicative only

Bathroom

- Quality white bathroom suite with shower kit over bath and glass bath/shower screen
- Grohe and Scottini fittings
- Heated white towel rail
- Vanity unit/underbasin towel box in black
- Large wall mounted mirror over vanity unit

En Suite

- Quality white suite with glass shower screen
- Grohe and Scottini fittings
- Heated white towel rail
- Vanity unit/underbasin towel box in black
- Large wall mounted mirror over vanity unit

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Cornelius Apartments

15 x shared ownership apartments comprising:
 5 x one bedroom homes
 6 x two bedroom homes
 4 x three bedroom homes
 10 x outright sale homes

Davy Apartments

38 x shared ownership apartments comprising:
 16 x one bedroom homes
 21 x two bedroom homes
 1 x three bedroom home

BLOCK F4

BLOCK F1

BLOCK F3

BLOCK F2

Penrose Apartments

2 x shared ownership apartments comprising:
 1 x two bedroom home
 1 x three bedroom home
 47 x outright sale homes

Archer Apartments

2 x shared ownership apartments comprising:
 2 x two bedroom homes
 36 x outright sale homes

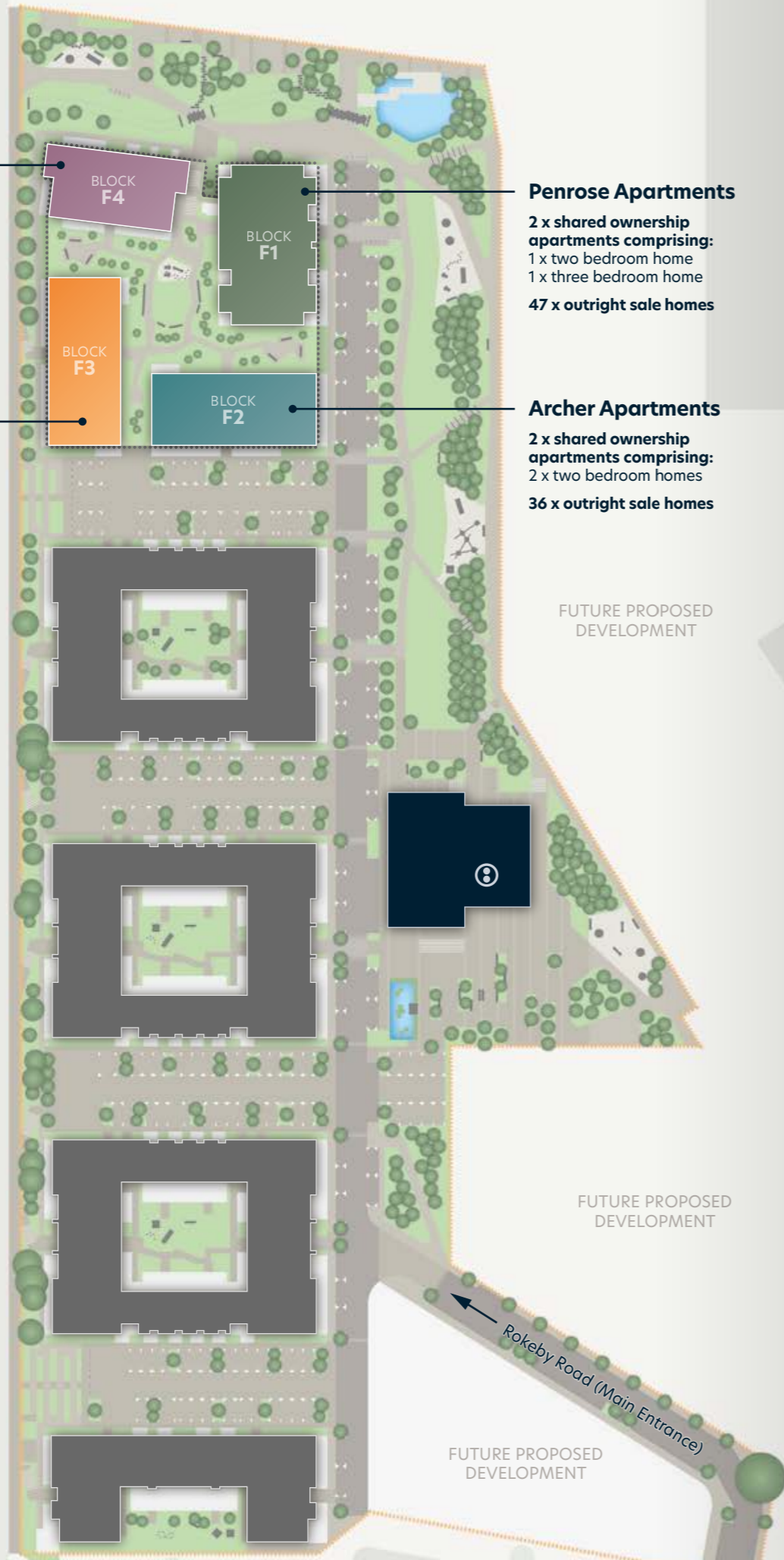
FUTURE PROPOSED DEVELOPMENT

FUTURE PROPOSED DEVELOPMENT

FUTURE PROPOSED DEVELOPMENT

Rokeby Road (Main Entrance)

Harrow View



Eastman Village: An Overview

Eastman Village is at the vanguard of planning and design where a truly sustainable development reconnects urban aspects of the capital with open spaces. The green link that is the central artery of Eastman Village creates a safe, open community focused place on the doorstep for all the residents to enjoy.

Communal gardens, playground facilities and water features create a tranquil environment in which this new community can evolve and establish itself.

THE APERTURE COLLECTION

Spread across four buildings surrounding a landscaped podium garden, all the homes in the Aperture Collection provide dedicated outside space in the form of private patios or balconies with additional access to the extensive landscaped gardens of the broader development.

▷ This image

View of Penrose Apartments in the foreground with Cornelius Apartments to the right-hand side (looking south)



SITEPLAN KEY

Site Boundary

Block F Podium Garden

Future Energy Centre

Plot: 406 & 409*

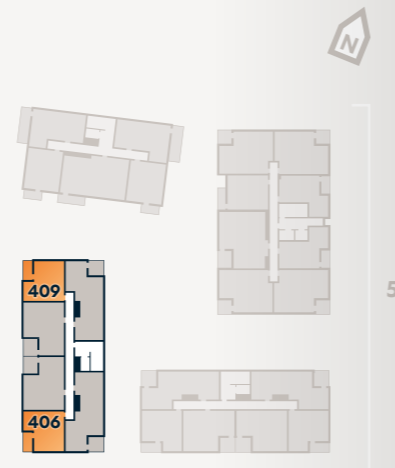
1 bedroom apartment

Plans Key

- W** Wardrobe
- S** Storage Space
- WD** Washer drier
- HIU** Heat interchange unit

Note: Floorplans are not drawn to scale. Please refer to full disclaimer on the back cover of this brochure.

*Floorplan is mirrored



Dimensions	m	ft
Living/Dining Room	3.55 x 3.84	11'8" x 12'7"
Kitchen	2.20 x 2.91	7'3" x 9'7"
Bedroom	4.01 x 3.59	13'2" x 11'9"
Bathroom	2.20 x 2.00	7'3" x 6'7"
Gross Internal Area	50.1m ²	539.4ft ²
Balcony	1.50 x 3.50	4'11" x 11'6"

Locator key

- Type F30
- Shared ownership apartment
- Communal area

Plot: 379, 380*, 381, 386, 387*, 388, 393, 394*, 395, 400, 401* & 402

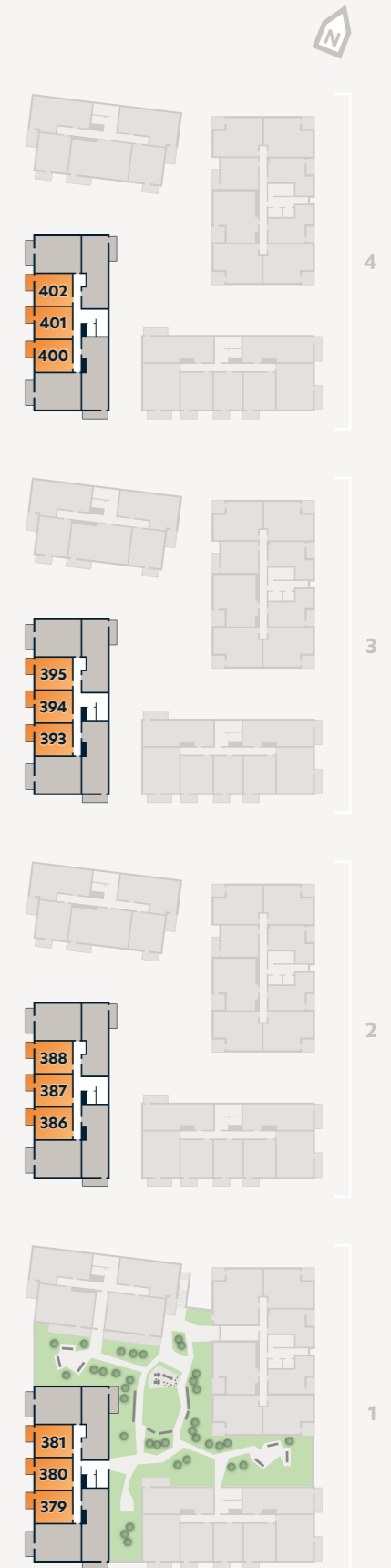
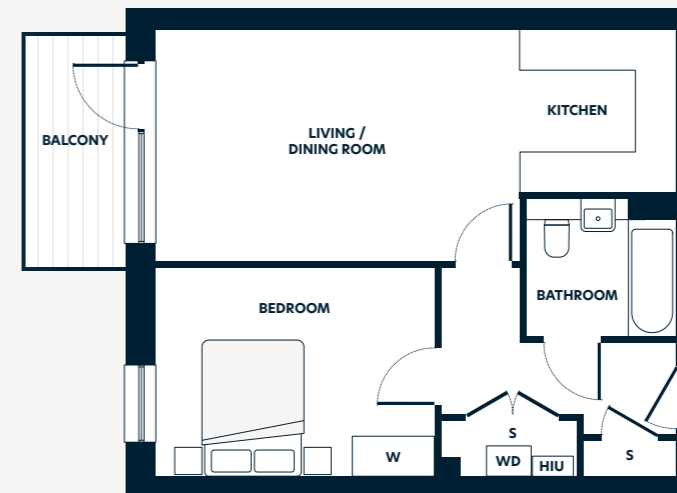
1 bedroom apartment

Plans Key

- W** Wardrobe
- S** Storage Space
- WD** Washer drier
- HIU** Heat interchange unit

Note: Floorplans are not drawn to scale. Please refer to full disclaimer on the back cover of this brochure.

*Balcony door opening is mirrored. Please refer to individual floorplans.



Dimensions	m	ft
Kitchen	2.30 x 2.40	7'7" x 7'10"
Living/Dining Room	5.36 x 3.40	17'7" x 11'2"
Bedroom	4.11 x 3.07	13'6" x 10'1"
Bathroom	2.20 x 2.00	7'3" x 6'7"
Gross Internal Area	50.3m ²	541.7ft ²
Balcony	1.50 x 3.39	4'11" x 11'1"

Locator key

- Type B5
- Shared ownership apartment
- Communal area

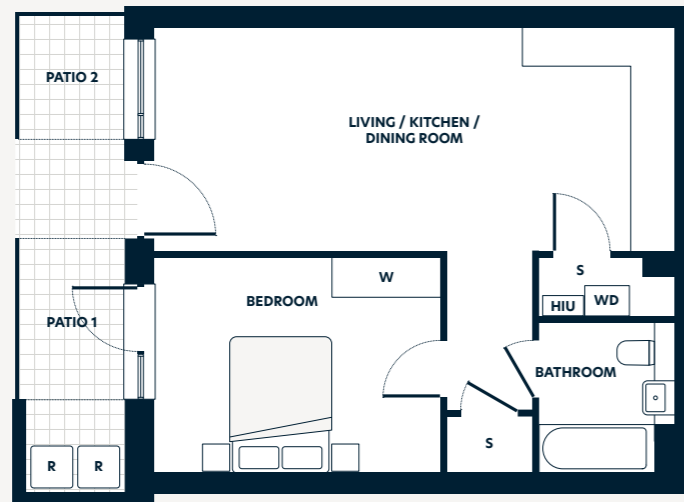
Plot: 375

1 bedroom apartment

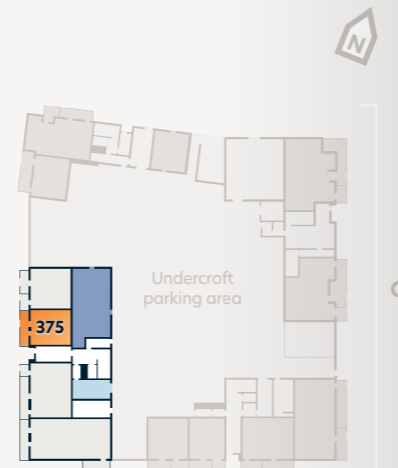
Plans Key

- W** Wardrobe
- S** Storage Space
- WD** Washer drier
- HIU** Heat interchange unit
- R** Refuse/recycling

Note: Floorplans are not drawn to scale. Please refer to full disclaimer on the back cover of this brochure.



Dimensions	m	ft
Living/Kitchen/Dining	7.65 x 3.31	25'1" x 10'10"
Bedroom	4.20 x 3.15	13'9" x 10'4"
Bathroom	2.00 x 2.20	6'7" x 7'3"
Gross Internal Area	50.3m ²	541.1ft ²
Patio 1	1.60 x 2.36	5'3" x 7'9"
Patio 2	1.60 x 1.92	5'3" x 6'4"



Locator key

- Type F26
- Shared ownership apartment
- Communal area
- Cycle store
- Refuse/recycling

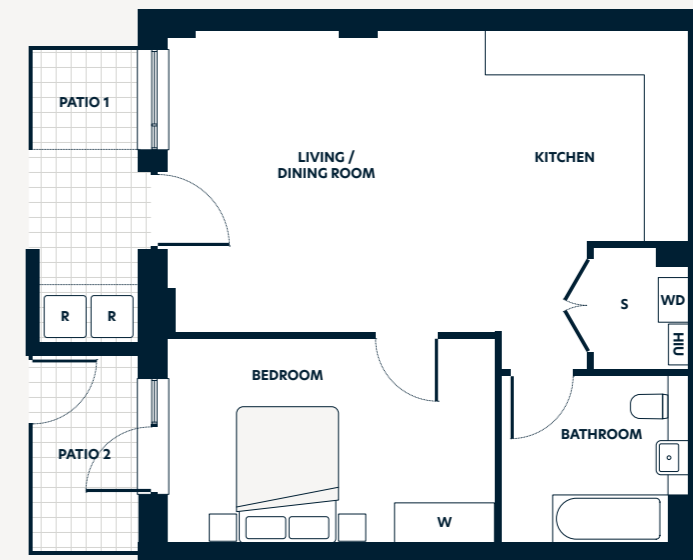
Plot: 376

1 bedroom apartment

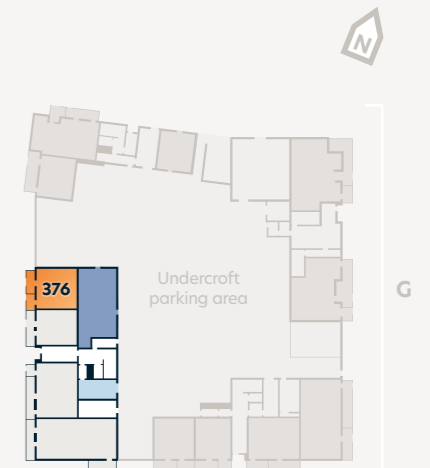
Plans Key

- W** Wardrobe
- S** Storage Space
- WD** Washer drier
- HIU** Heat interchange unit
- R** Refuse/recycling

Note: Floorplans are not drawn to scale. Please refer to full disclaimer on the back cover of this brochure.



Dimensions	m	ft
Living/Dining Room	4.67 x 4.43	15'4" x 14'6"
Kitchen	2.98 x 3.10	9'9" x 10'2"
Bedroom	4.80 x 3.00	15'9" x 9'10"
Bathroom	2.75 x 2.45	9'0" x 8'
Gross Internal Area	57.6m ²	619.7ft ²
Patio 1	1.60 x 2.88	5'3" x 9'5"
Patio 2	1.60 x 1.59	5'3" x 5'2"



Locator key

- Type F10
- Shared ownership apartment
- Communal area
- Cycle store
- Refuse/recycling

Plot: 407 & 408*

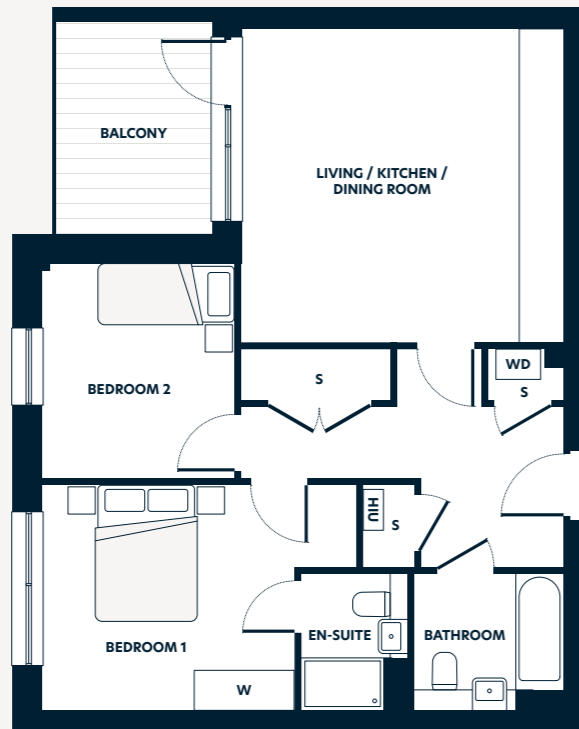
2 bedroom apartment

Plans Key

- W** Wardrobe
- S** Storage Space
- WD** Washer drier
- HIU** Heat interchange unit

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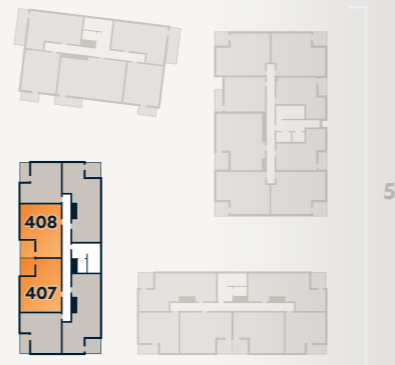
*Floorplan is mirrored



Dimensions	m	ft
Living/Kitchen/Dining	4.74 x 4.61	15'6" x 15'1"
Bedroom 1	3.71 x 3.30	12'2" x 10'10"
Bedroom 2	2.83 x 3.16	9'3" x 10'5"
Bathroom	2.20 x 2.00	7'3" x 6'7"
En Suite	1.55 x 2.00	5'1" x 6'7"
Gross Internal Area	66.6m ²	716.9ft ²
Balcony	2.51 x 3.15	8'3" x 10'4"

Locator key

- Type F31
- Shared ownership apartment
- Communal area



Plot: 378, 382*, 385, 389*, 392, 396*, 399 & 403*

2 bedroom apartment

Plans Key

- W** Wardrobe
- S** Storage Space
- WD** Washer drier
- HIU** Heat interchange unit

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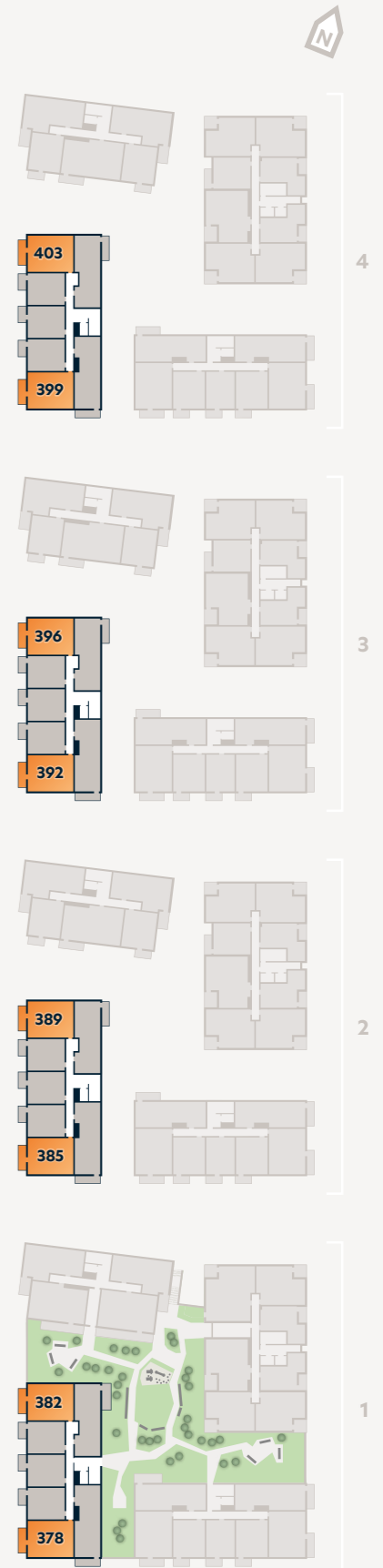
*Floorplan is mirrored



Dimensions	m	ft
Living/Kitchen/Dining	6.02 x 3.82	19'9" x 12'7"
Bedroom 1	3.22 x 3.60	10'7" x 11'10"
Bedroom 2	3.35 x 3.82	10'12" x 12'7"
Bathroom	2.00 x 2.20	6'7" x 7'3"
En Suite	1.55 x 2.20	5'1" x 7'3"
Gross Internal Area	71.3m ²	767.0ft ²
Balcony	1.50 x 4.95	4'11" x 16'3"

Locator key

- Type F28
- Shared ownership apartment
- Communal area



Davy Apartments

Davy Apartments

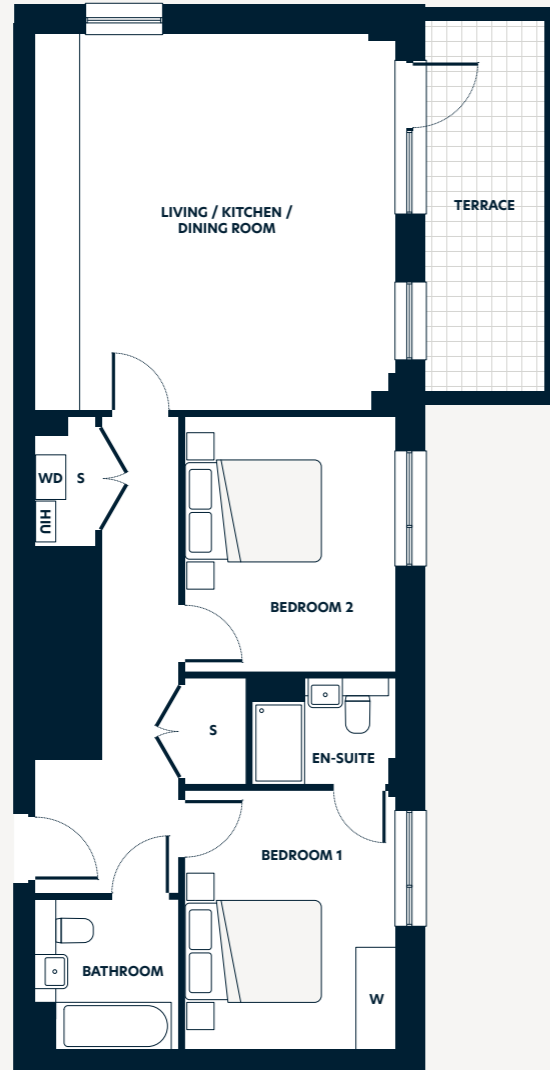
Plot: 383

2 bedroom apartment

Plans Key

- W** Wardrobe
- S** Storage Space
- WD** Washer drier
- HIU** Heat interchange unit

Note: Floorplans are not drawn to scale. Please refer to full disclaimer on the back cover of this brochure.



Dimensions	m	ft
Living/Kitchen/Dining	5.29 x 5.52	17'4" x 18'1"
Bedroom 1	3.09 x 3.80	10'2" x 12'6"
Bedroom 2	3.09 x 3.75	10'2" x 12'4"
Bathroom	2.10 x 2.20	6'11" x 7'3"
En Suite	2.11 x 1.55	6'11" x 5'1"
Gross Internal Area	75.9m ²	817.2ft ²
Terrace	1.40 x 5.44	4'7" x 17'10"

Locator key

- Type F27B
- Shared ownership apartment
- Communal area

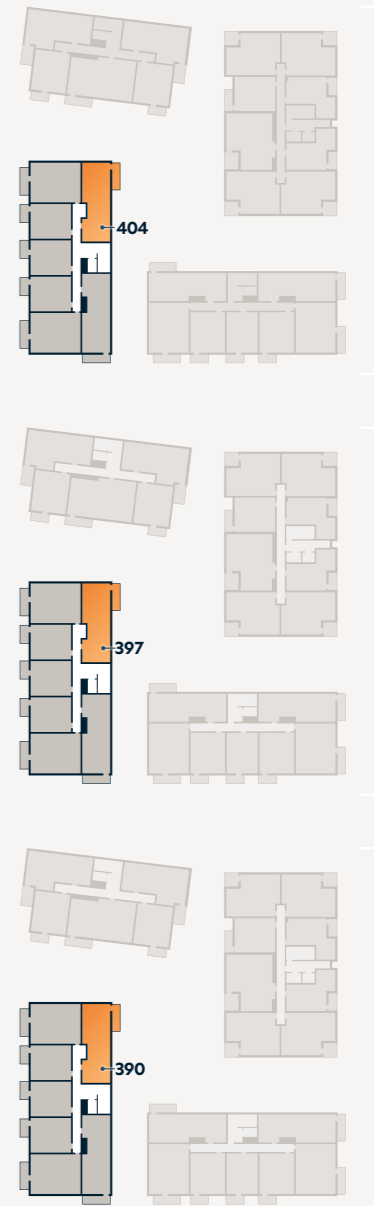
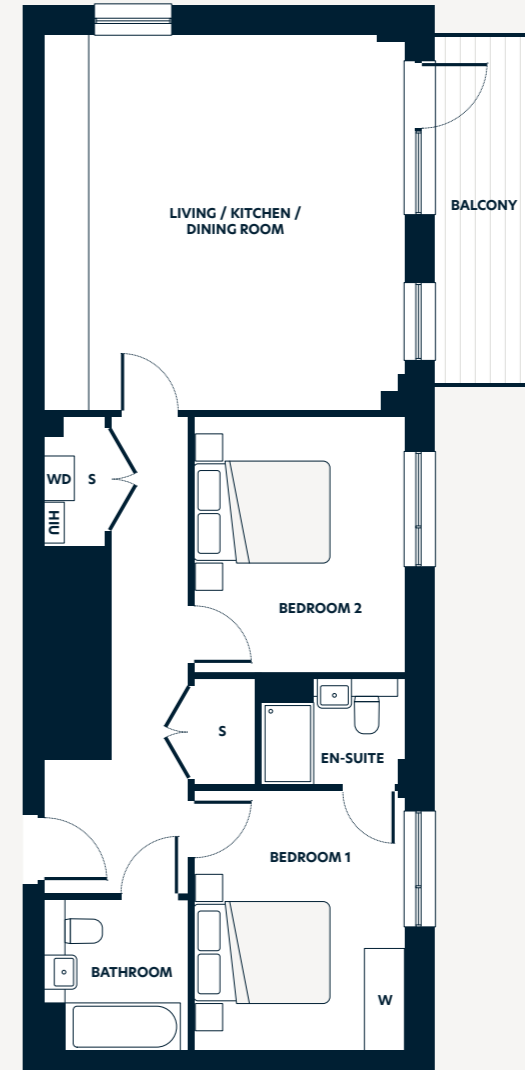
Plot: 390, 397 & 404

2 bedroom apartment

Plans Key

- W** Wardrobe
- S** Storage Space
- WD** Washer drier
- HIU** Heat interchange unit

Note: Floorplans are not drawn to scale. Please refer to full disclaimer on the back cover of this brochure.



Dimensions	m	ft
Living/Kitchen/Dining	5.29 x 5.52	17'4" x 18'1"
Bedroom 1	3.09 x 3.80	10'2" x 12'6"
Bedroom 2	3.09 x 3.75	10'2" x 12'4"
Bathroom	2.10 x 2.20	6'11" x 7'3"
En Suite	2.11 x 1.55	6'11" x 5'1"
Gross Internal Area	75.9m ²	817.2ft ²
Balcony	5.07 x 1.50	16'8" x 4'11"

Locator key

- Type F27A
- Shared ownership apartment
- Communal area

Davy Apartments

Davy Apartments

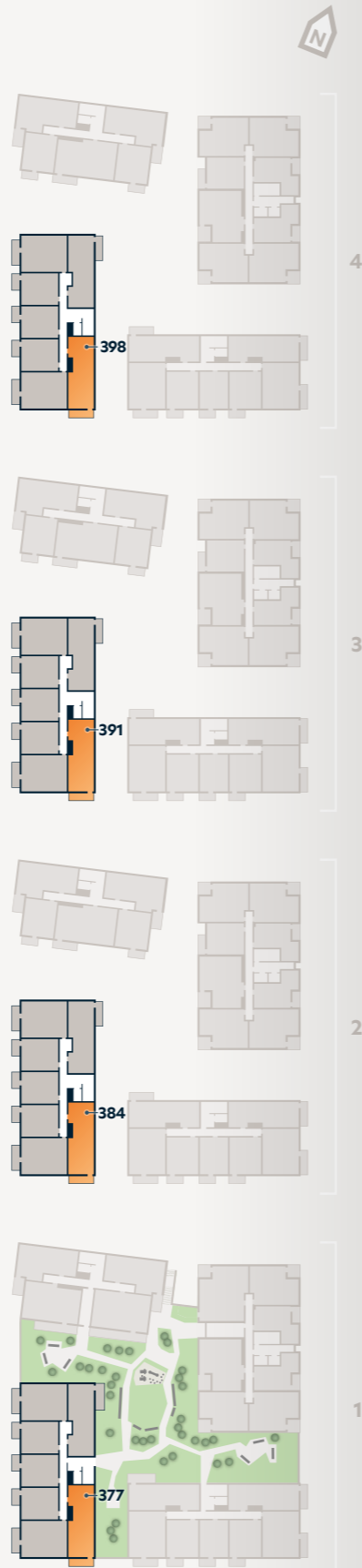
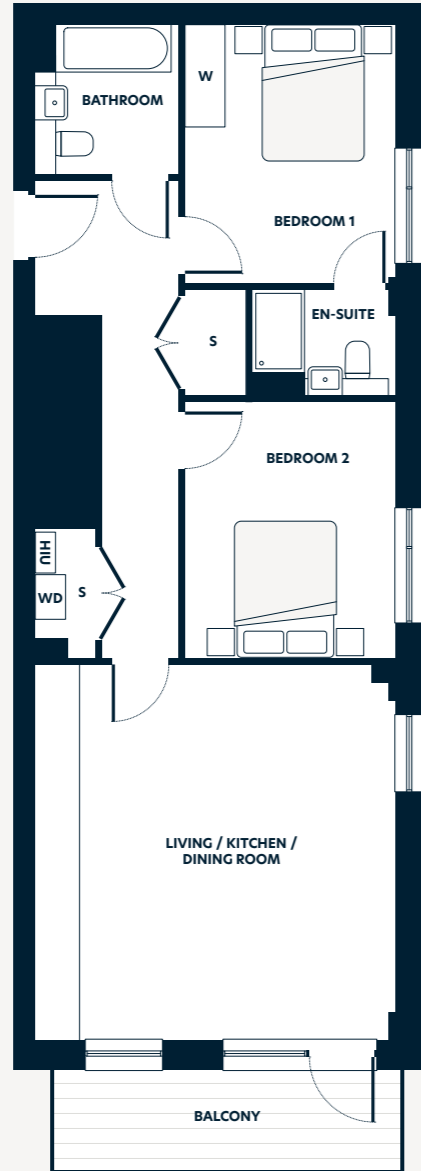
Plot: 377, 384, 391 & 398

2 bedroom apartment

Plans Key

- W** Wardrobe
- S** Storage Space
- WD** Washer drier
- HIU** Heat interchange unit

Note: Floorplans are not drawn to scale. Please refer to full disclaimer on the back cover of this brochure.



Dimensions	m	ft
Living/Kitchen/Dining	5.29 x 5.52	17'4" x 18'1"
Bedroom 1	3.09 x 3.80	10'2" x 12'6"
Bedroom 2	3.09 x 3.75	10'2" x 12'4"
Bathroom	2.10 x 2.20	6'11" x 7'3"
En Suite	2.11 x 1.55	6'11" x 5'1"
Gross Internal Area	75.9m ²	817.2ft ²
Balcony	5.07 x 1.50	16'8" x 4'11"

Locator key

- Type F27
- Shared ownership apartment
- Communal area

Plot: 405 & 410*

2 bedroom apartment

Plans Key

- W** Wardrobe
- S** Storage Space
- WD** Washer drier
- HIU** Heat interchange unit

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*Floorplan is mirrored



Dimensions	m	ft
Living/Dining Room	3.95 x 5.67	12'12" x 18'7"
Kitchen	3.08 x 2.18	10'1" x 7'2"
Bedroom 1	3.16 x 4.20	10'5" x 13'9"
Bedroom 2	3.16 x 3.66	10'5" x 12'0"
Bathroom	2.10 x 2.20	6'11" x 7'3"
En Suite	1.55 x 2.00	5'1" x 6'7"
Gross Internal Area	76.6m ²	824.8ft ²
Terrace	2.71 x 2.60	8'11" x 8'6"

Locator key

- Type F29
- Shared ownership apartment
- Communal area

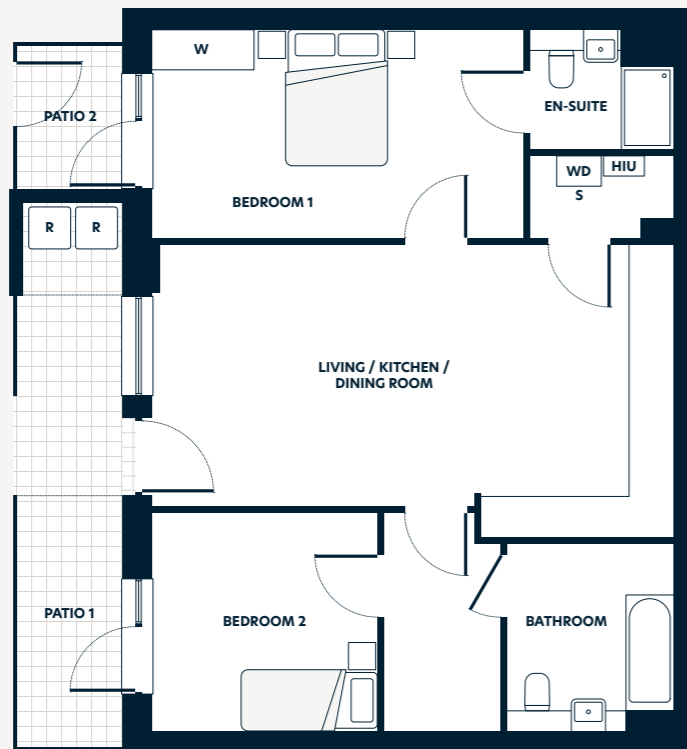
Plot: 374

2 bedroom apartment

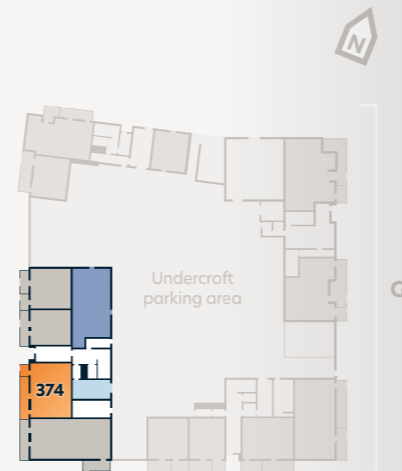
Plans Key

- W** Wardrobe
- S** Storage Space
- WD** Washer drier
- HIU** Heat interchange unit
- R** Refuse/recycling

Note: Floorplans are not drawn to scale. Please refer to full disclaimer on the back cover of this brochure.



Dimensions	m	ft
Living/Kitchen/Dining	7.66 x 3.85	25'2" x 12'8"
Bedroom 1	5.46 x 3.05	17'11" x 10'0"
Bedroom 2	3.31 x 3.20	10'10" x 10'6"
Bathroom	2.45 x 2.75	8'0" x 9'0"
En Suite	2.10 x 1.75	6'11" x 5'9"
Gross Internal Area	78.9m ²	849.3ft ²
Patio 1	1.60 x 3.71	5'3" x 12'2"
Patio 2	1.60 x 2.10	5'3" x 6'11"



Locator key

- Type F9
- Shared ownership apartment
- Communal area
- Cycle store
- Refuse/recycling

Plot: 373

3 bedroom apartment

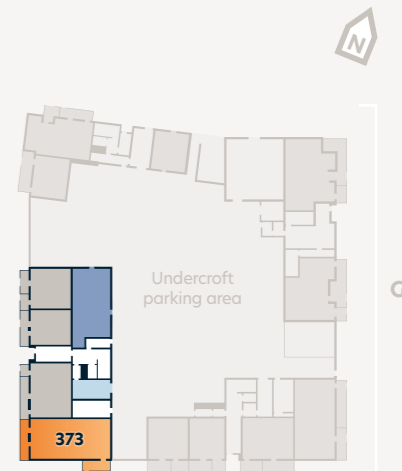
Plans Key

- W** Wardrobe
- S** Storage Space
- WD** Washer drier
- HIU** Heat interchange unit
- R** Refuse/recycling

Note: Floorplans are not drawn to scale. Please refer to full disclaimer on the back cover of this brochure.



Dimensions	m	ft
Living/Kitchen/Dining	37.52 x 5.63	24'8" x 18'6"
Bedroom 1	4.98 x 3.00	16'4" x 9'10"
Bedroom 2	3.63 x 3.50	11'11" x 11'6"
Bedroom 3	3.63 x 2.64	11'11" x 8'8"
Bathroom	2.45 x 2.75	8'0" x 9'0"
En Suite	2.45 x 2.23	8'0" x 7'4"
Gross Internal Area	113.4m ²	1220.8ft ²
Patio 1	4.78 x 1.60	15'8" x 5'3"
Patio 2	1.50 x 4.51	4'11" x 14'10"



Locator key

- Type F8
- Shared ownership apartment
- Communal area
- Cycle store
- Refuse/recycling

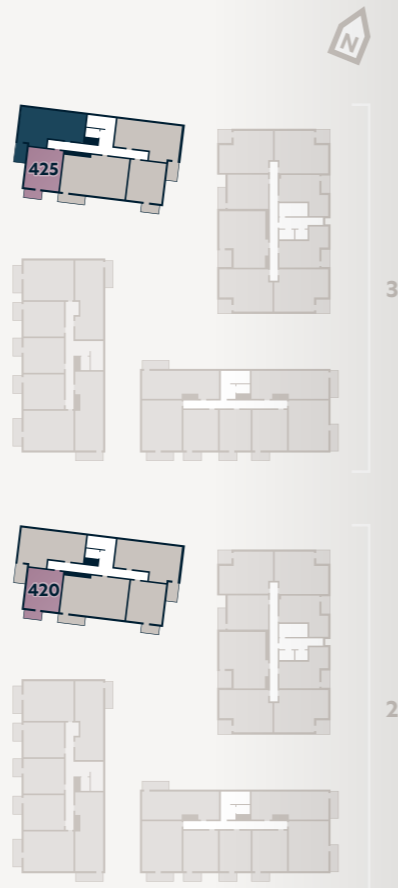
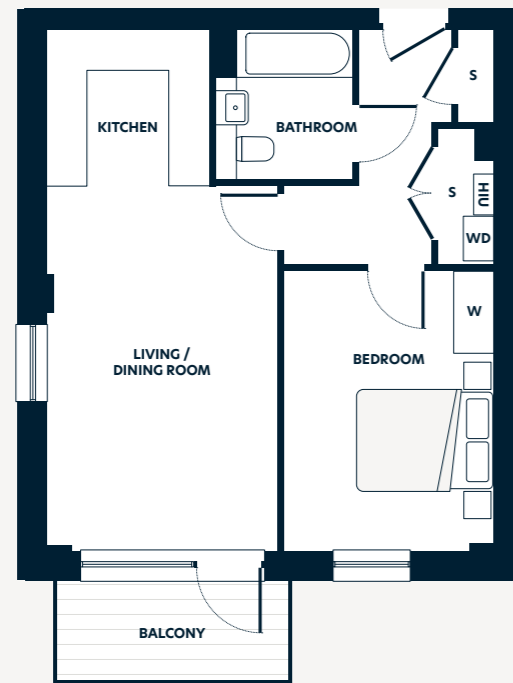
Plot: 420 & 425

1 bedroom apartment

Plans Key

- W** Wardrobe
- S** Storage Space
- WD** Washer drier
- HIU** Heat interchange unit

Note: Floorplans are not drawn to scale. Please refer to full disclaimer on the back cover of this brochure.



Dimensions	m	ft
Kitchen	2.30 x 2.40	7'7" x 7'10"
Living/Dining Room	5.36 x 3.40	17'7" x 11'2"
Bedroom	4.11 x 3.06	13'6" x 10'0"
Bathroom	2.20 x 2.00	7'3" x 6'7"
Gross Internal Area	50.3m ²	541ft ²
Balcony	1.50 x 3.39	4'11" x 11'1"

Locator key

- Type B5A
- Shared ownership apartment
- Outright sale apartment
- Communal area

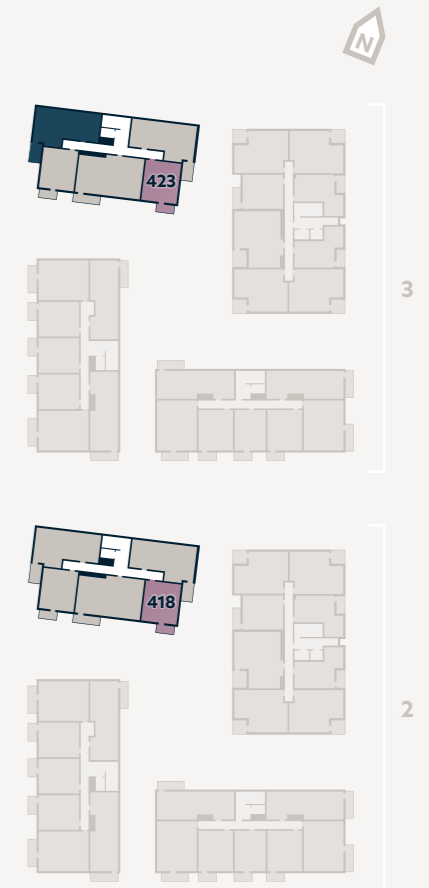
Plot: 418 & 423

1 bedroom apartment

Plans Key

- W** Wardrobe
- S** Storage Space
- WD** Washer drier
- HIU** Heat interchange unit

Note: Floorplans are not drawn to scale. Please refer to full disclaimer on the back cover of this brochure.



Dimensions	m	ft
Kitchen	2.30 x 2.51	7'7" x 8'3"
Living/Dining Room	5.36 x 3.50	17'7" x 11'6"
Bedroom	4.11 x 3.07	13'6" x 10'1"
Bathroom	2.20 x 2.00	7'3" x 6'7"
Gross Internal Area	51.2m ²	551.1ft ²
Balcony	1.50 x 3.39	4'11" x 11'1"

Locator key

- Type B5B
- Shared ownership apartment
- Outright sale apartment
- Communal area

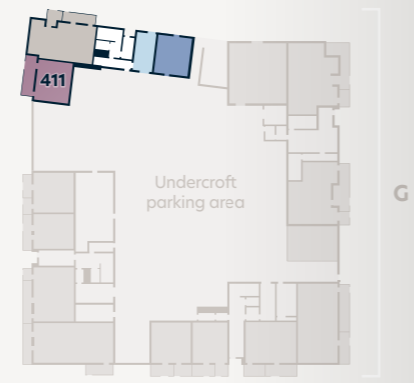
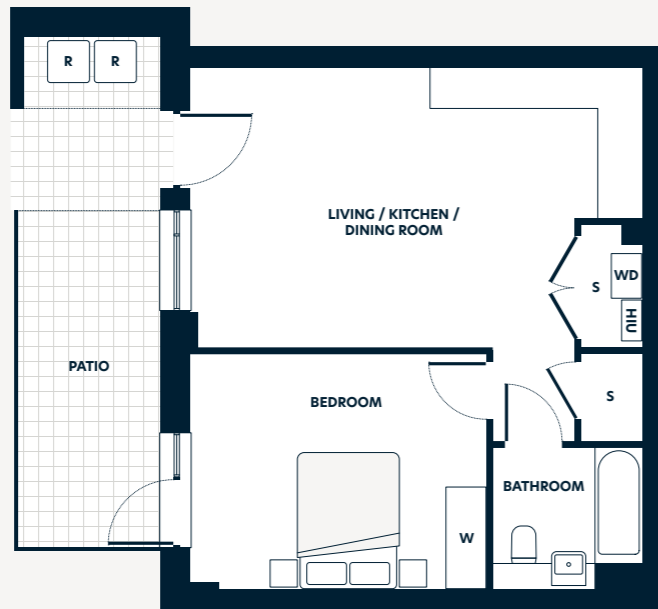
Plot: 411

1 bedroom apartment

Plans Key

- W** Wardrobe
- S** Storage Space
- WD** Washer drier
- HIU** Heat interchange unit
- R** Refuse/recycling

Note: Floorplans are not drawn to scale. Please refer to full disclaimer on the back cover of this brochure.



Dimensions	m	ft
Living/Kitchen/Dining	6.64 x 4.11	21'9" x 13'6"
Bedroom	4.34 x 3.45	14'3" x 11'4"
Bathroom	2.20 x 2.08	7'3" x 6'10"
Gross Internal Area	50.8m ²	547.3ft ²
Patio	2.15 x 5.28	7'1" x 17'4"

Locator key

- Type F32
- Shared ownership apartment
- Communal area
- Cycle store
- Refuse/recycling

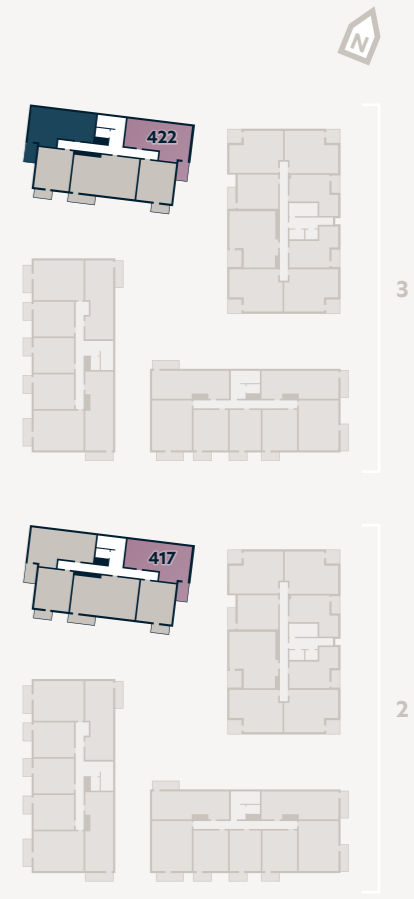
Plot: 417 & 422

2 bedroom apartment

Plans Key

- W** Wardrobe
- S** Storage Space
- WD** Washer drier
- HIU** Heat interchange unit

Note: Floorplans are not drawn to scale. Please refer to full disclaimer on the back cover of this brochure.



Dimensions	m	ft
Living/Kitchen/Dining	3.18 x 6.52	10'5" x 21'5"
Bedroom 1	3.65 x 3.19	11'12" x 10'6"
Bedroom 2	3.65 x 3.19	11'12" x 10'6"
Bathroom	2.20 x 2.00	7'3" x 6'7"
En Suite	1.55 x 2.00	5'1" x 6'7"
Gross Internal Area	73.9m ²	795.6ft ²
Balcony	2.10 x 3.61	6'11" x 11'10"

Locator key

- Type F35A
- Shared ownership apartment
- Outright sale apartment
- Communal area

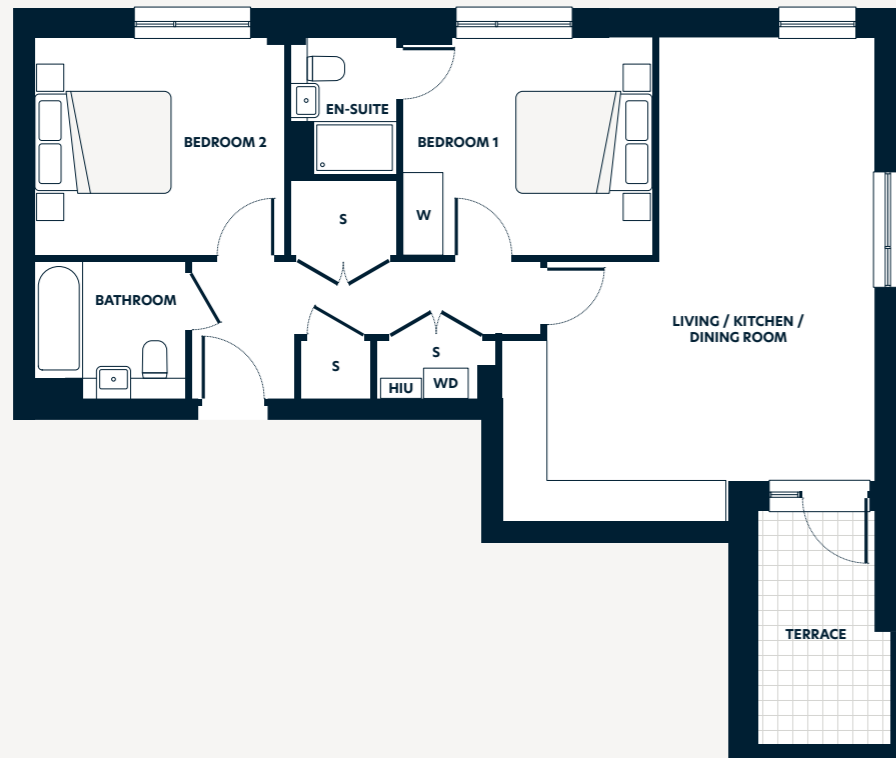
Plot: 413

2 bedroom apartment

Plans Key

- W** Wardrobe
- S** Storage Space
- WD** Washer drier
- HIU** Heat interchange unit

Note: Floorplans are not drawn to scale. Please refer to full disclaimer on the back cover of this brochure.



Dimensions	m	ft
Living/Kitchen/Dining	3.18 x 6.52	10'5" x 21'5"
Bedroom 1	3.65 x 3.19	11'12" x 10'6"
Bedroom 2	3.65 x 3.19	11'12" x 10'6"
Bathroom	2.20 x 2.00	7'3" x 6'7"
En Suite	1.55 x 2.00	5'1" x 6'7"
Gross Internal Area	73.9m ²	795.5ft ²
Terrace	2.19 x 3.62	7'2" x 11'11"

Locator key

- Type F35B
- Shared ownership apartment
- Communal area

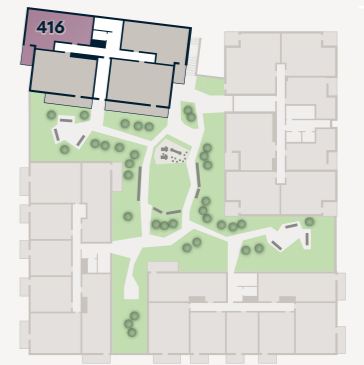
Plot: 416 & 421

2 bedroom apartment

Plans Key

- W** Wardrobe
- S** Storage Space
- WD** Washer drier
- HIU** Heat interchange unit

Note: Floorplans are not drawn to scale. Please refer to full disclaimer on the back cover of this brochure.



Dimensions	m	ft
Living/Kitchen/Dining	3.18 x 6.52	10'5" x 21'5"
Bedroom 1	3.65 x 3.19	11'12" x 10'6"
Bedroom 2	3.65 x 3.19	11'12" x 10'6"
Bathroom	2.20 x 2.00	7'3" x 6'7"
En Suite	1.55 x 2.00	5'1" x 6'7"
Gross Internal Area	73.8m ²	794.7ft ²
Balcony	2.11 x 3.61	6'11" x 11'10"

Locator key

- Type F35
- Shared ownership apartment
- Communal area

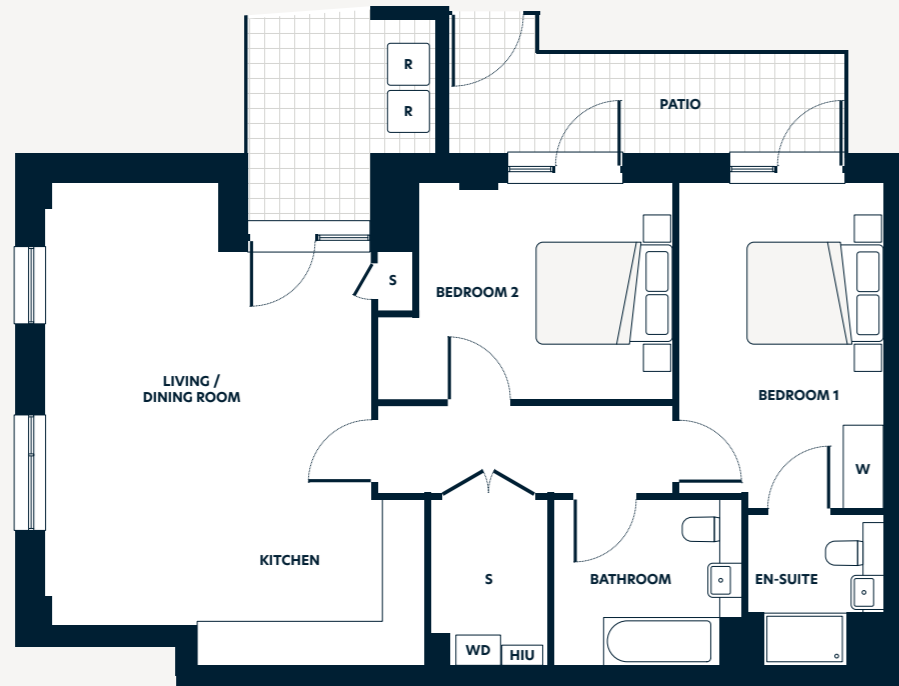
Plot: 412

2 bedroom apartment

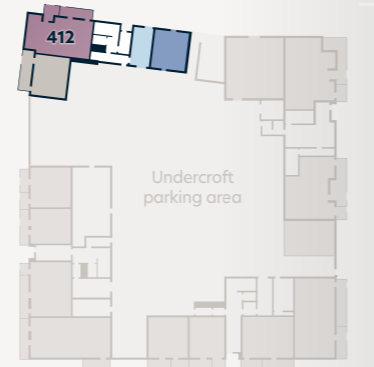
Plans Key

- W** Wardrobe
- S** Storage Space
- WD** Washer drier
- HIU** Heat interchange unit
- R** Refuse/recycling

Note: Floorplans are not drawn to scale. Please refer to full disclaimer on the back cover of this brochure.



Dimensions	m	ft
Living/Dining Room	3.64 x 4.80	11'11" x 15'9"
Kitchen	2.45 x 3.33	8'0" x 10'11"
Bedroom 1	4.54 x 3.00	14'11" x 9'10"
Bedroom 2	3.19 x 3.73	10'5" x 12'3"
Bathroom	2.45 x 2.75	8'0" x 9'0"
En Suite	2.20 x 2.00	7'3" x 6'7"
Gross Internal Area	83.6m ²	900.2ft ²
Patio	1.50 x 5.83	4'11" x 19'1"



Locator key

- Type F11
- Shared ownership apartment
- Communal area
- Cycle store
- Refuse/recycling

Plot: 415

3 bedroom apartment

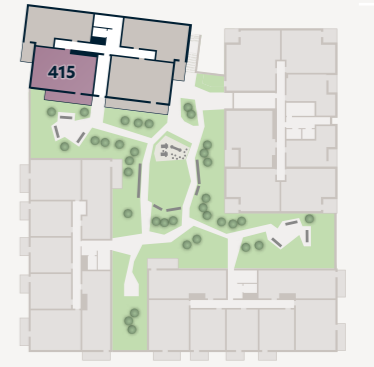
Plans Key

- W** Wardrobe
- S** Storage Space
- WD** Washer drier
- HIU** Heat interchange unit

Note: Floorplans are not drawn to scale. Please refer to full disclaimer on the back cover of this brochure.



Dimensions	m	ft
Living/Kitchen/Dining	3.47 x 7.04	11'4" x 23'1"
Bedroom 1	2.75 x 5.36	9'0" x 17'7"
Bedroom 2	2.75 x 4.21	9'0" x 13'10"
Bedroom 3	2.40 x 3.56	7'10" x 11'8"
Bathroom	2.00 x 2.20	6'7" x 7'3"
En Suite	2.00 x 2.20	6'7" x 7'3"
Gross Internal Area	86.2m ²	927.9ft ²
Balcony	8.83 x 1.60	28'12" x 5'3"



Locator key

- Type F34
- Shared ownership apartment
- Communal area

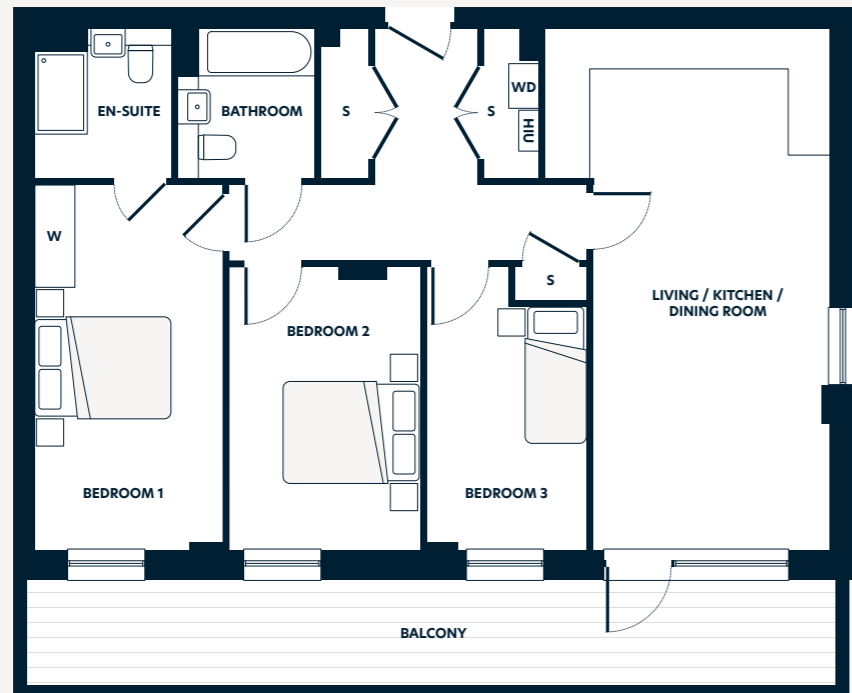
Plot: 414

3 bedroom apartment

Plans Key

- W** Wardrobe
- S** Storage Space
- WD** Washer drier
- HIU** Heat interchange unit

Note: Floorplans are not drawn to scale. Please refer to full disclaimer on the back cover of this brochure.



Dimensions	m	ft
Living/Kitchen/Dining	3.47 x 7.66	11'4" x 25'2"
Bedroom 1	2.75 x 5.36	9'0" x 17'7"
Bedroom 2	2.80 x 4.15	9'2" x 13'7"
Bedroom 3	2.35 x 3.56	7'9" x 11'8"
Bathroom	2.00 x 2.20	6'7" x 7'3"
En Suite	2.00 x 2.20	6'7" x 7'3"
Gross Internal Area	89.4m ²	961.9ft ²
Balcony	1.19 x 1.60	38'11" x 5'3"



Locator key

- Type F33
- Shared ownership apartment
- Communal area

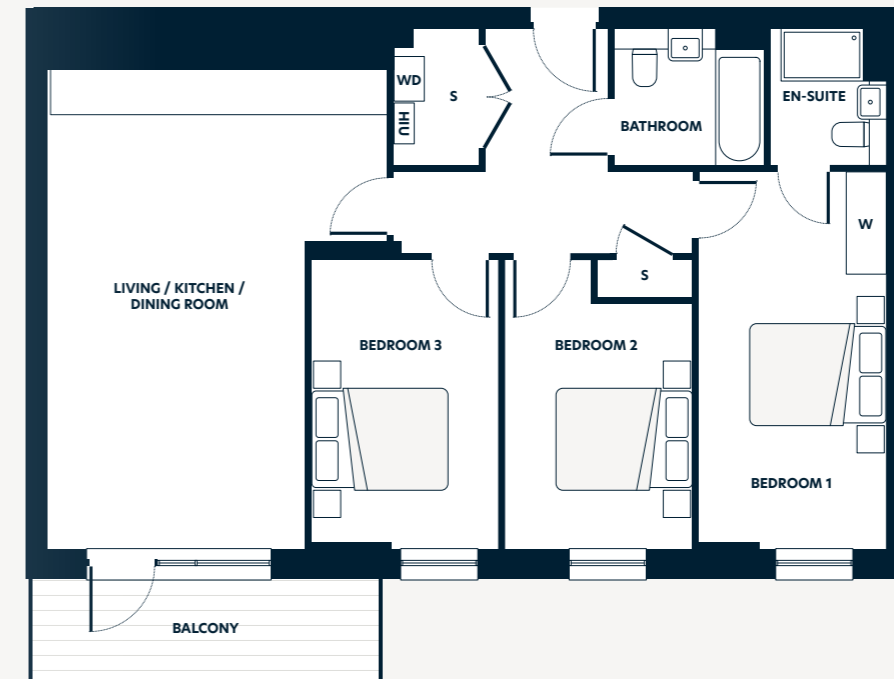
Plot: 419 & 424

3 bedroom apartment

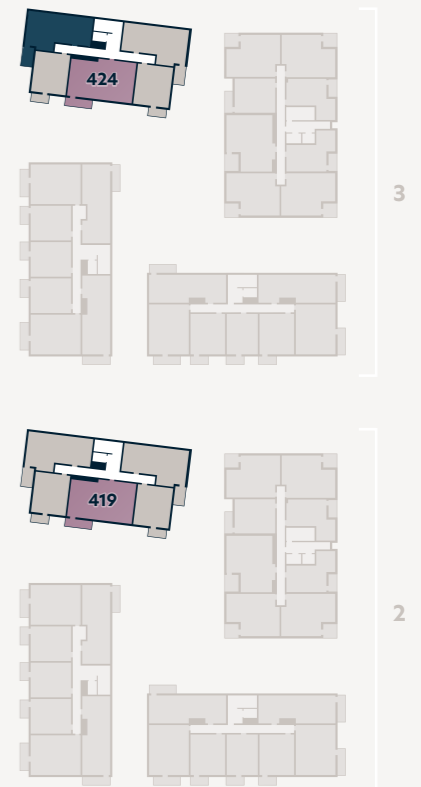
Plans Key

- W** Wardrobe
- S** Storage Space
- WD** Washer drier
- HIU** Heat interchange unit

Note: Floorplans are not drawn to scale. Please refer to full disclaimer on the back cover of this brochure.



Dimensions	m	ft
Living/Kitchen/Dining	3.79 x 7.04	12'5" x 23'1"
Bedroom 1	2.75 x 5.56	9'0" x 18'3"
Bedroom 2	2.75 x 4.26	9'0" x 13'12"
Bedroom 3	2.75 x 4.26	9'0" x 13'12"
Bathroom	2.20 x 2.00	7'3" x 6'7"
En Suite	1.70 x 2.00	5'7" x 6'7"
Gross Internal Area	91.4m ²	984.3ft ²
Balcony	5.07 x 1.50	16'8" x 4'11"



Locator key

- Type F36
- Shared ownership apartment
- Outright sale apartment
- Communal area

Plot: 263

2 bedroom apartment

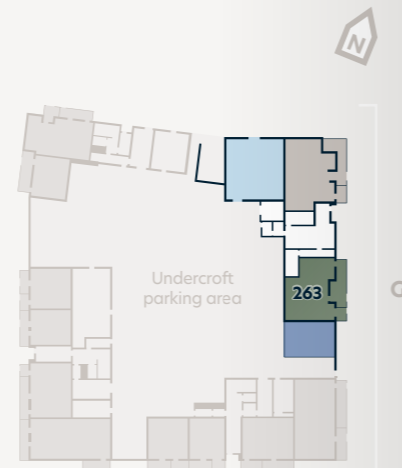
Plans Key

- W** Wardrobe
- S** Storage Space
- WD** Washer drier
- HIU** Heat interchange unit
- R** Refuse/recycling

Note: Floorplans are not drawn to scale. Please refer to full disclaimer on the back cover of this brochure.



Dimensions	m	ft
Living/Dining Room	5.42 x 5.09	17'9" x 16'9"
Kitchen	2.60 x 3.43	8'6" x 11'3"
Bedroom 1	4.46 x 3.37	14'7" x 11'1"
Bedroom 2	4.76 x 3.07	15'7" x 10'1"
Bathroom	2.60 x 2.75	8'6" x 9'0"
En Suite	2.10 x 1.75	6'11" x 5'9"
Gross Internal Area	93.1m ²	1002.3ft ²
Patio 1	2.84 x 6.31	9'4" x 20'8"
Patio 2	1.60 x 2.05	5'3" x 6'9"



Locator key

- Type F2
- Shared ownership apartment
- Communal area
- Cycle store
- Refuse/recycling

Plot: 262

3 bedroom apartment

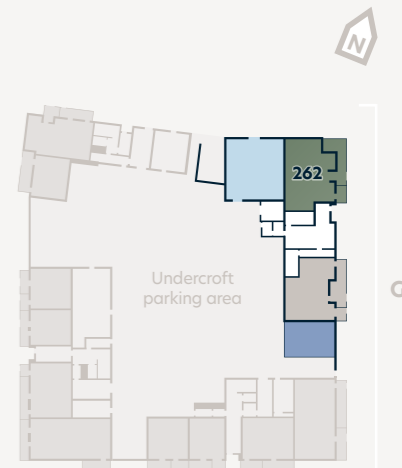
Plans Key

- W** Wardrobe
- S** Storage Space
- WD** Washer drier
- HIU** Heat interchange unit
- R** Refuse/recycling

Note: Floorplans are not drawn to scale. Please refer to full disclaimer on the back cover of this brochure.



Dimensions	m	ft
Living/Dining Room	6.43 x 3.58	21'1" x 11'9"
Kitchen	5.30 x 2.60	17'5" x 8'6"
Bedroom 01	3.38 x 3.94	11'1" x 12'11"
Bedroom 02	3.00 x 4.21	9'10" x 13'10"
Bedroom 03	2.70 x 3.29	8'10" x 10'9"
Bathroom	2.75 x 2.45	9'0" x 8'0"
En Suite	1.65 x 2.72	5'5" x 8'11"
Gross Internal Area	89.4m ²	961.9ft ²
Patio 1	1.60 x 3.00	5'3" x 9'10"
Patio 2	4.30 x 2.05	14'1" x 6'9"



Locator key

- Type F1
- Shared ownership apartment
- Communal area
- Cycle store
- Refuse/recycling

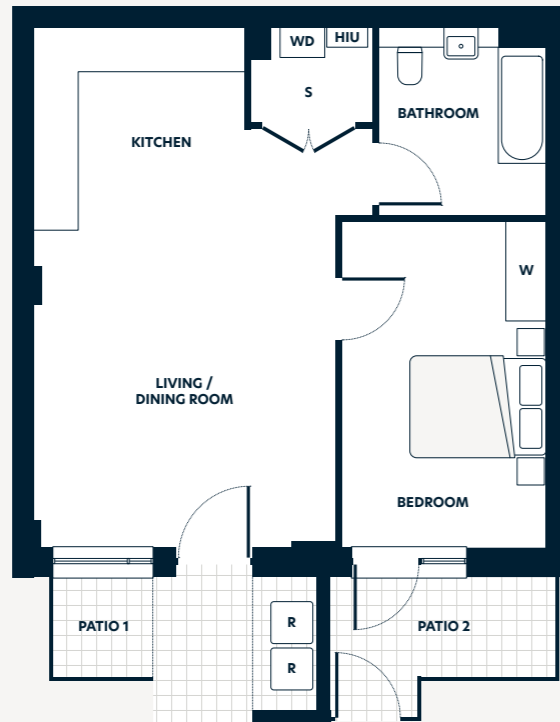
Plot: 338

1 bedroom apartment

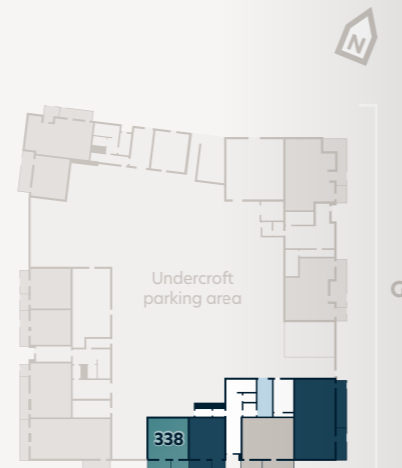
Plans Key

- W** Wardrobe
- S** Storage Space
- WD** Washer drier
- HIU** Heat interchange unit
- R** Refuse/recycling

Note: Floorplans are not drawn to scale. Please refer to full disclaimer on the back cover of this brochure.



Dimensions	m	ft
Living/Dining Room	4.42 x 4.67	14'6" x 15'4"
Kitchen	3.10 x 2.98	10'2" x 9'9"
Bedroom	3.00 x 4.80	9'10" x 15'9"
Bathroom	2.45 x 2.75	8'0" x 9'0"
Gross Internal Area	57.6m ²	619.7ft ²
Patio 1	3.30 x 1.50	10'10" x 4'11"
Patio 2	1.48 x 1.50	4'10" x 4'11"



Locator key

- Type F5
- Shared ownership apartment
- Outright sale apartment
- Communal area
- Cycle store
- Refuse/recycling

Plot: 336

1 bedroom apartment

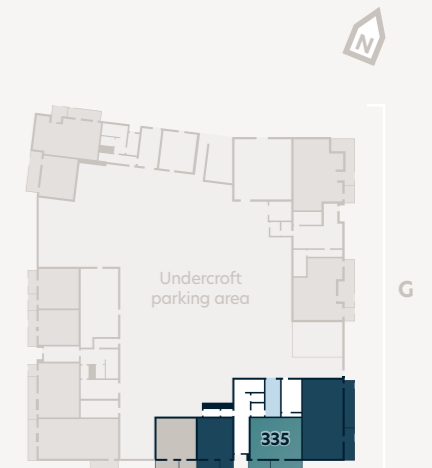
Plans Key

- W** Wardrobe
- S** Storage Space
- WD** Washer drier
- HIU** Heat interchange unit
- R** Refuse/recycling

Note: Floorplans are not drawn to scale. Please refer to full disclaimer on the back cover of this brochure.



Dimensions	m	ft
Living/Kitchen/Dining	4.90 x 7.66	16'1" x 25'2"
Bedroom	3.00 x 4.81	9'10" x 15'9"
Bathroom	2.45 x 2.75	8'0" x 9'0"
Gross Internal Area	73.6m ²	791.7ft ²
Patio 1	3.76 x 1.50	12'4" x 4'11"
Patio 2	3.38 x 1.50	11'1" x 4'11"



Locator key

- Type F4
- Shared ownership apartment
- Outright sale apartment
- Communal area
- Cycle store
- Refuse/recycling

About Hyde New Homes

Hyde New Homes is the award-winning affordable home ownership part of the Hyde Group, a leading G15 developer of homes for all needs and incomes, providing homes and services to over 95,000 customers across London and the South East.

The 30-strong Hyde New Homes team sits within Business Development and provides expertise in sales and marketing.

Hyde plans to develop 7,500 homes over the next five years and is investigating ways to build further homes. As a not-for-profit business, surplus is invested to build more affordable homes.

Hyde's significant skills and experience are reflected in its approach to both new build and large-scale regeneration harnessing a multi-disciplined approach where all relevant stakeholders input into each scheme at an early stage to ensure the product is suited to its target audience and commercially viable.

Homes are generously-sized, striking a balance between style and functional design, appealing to a wide range of home buyers. Quality finishes, fittings and long-lasting materials are used and current sustainability standards employed using latest heating and insulation technology, to reduce fuel bills and cut emissions.

The focus is on customer satisfaction, innovative product, award-winning design and locations, making Hyde's new homes attractive to buyers and investors alike.

WHAT OUR CUSTOMERS SAY

"We're so grateful for everything Hyde New Homes did for us. They understood that this was going to be our forever home and we weren't willing to settle for something that wasn't perfect."

Purchaser at Wing, Camberwell



91.9% of our customers would recommend us to a friend



Contact: 0808 3019 810

www.hydenewhomes.co.uk



Plot locator

See inside back cover

About Shared Ownership

Shared Ownership is a government-backed home ownership scheme which has been specifically designed to help those who are unable to afford the cost of buying a property at full market value.

It works by enabling you to purchase a percentage of the equity in your new home, which is usually between 20% and 40%, and pay a subsidised rent on the part you don't own to Hyde New Homes, as well as a monthly service charge.

You will have the same rights and responsibilities as a full owner occupier.

LEARN MORE ABOUT SHARED OWNERSHIP

Find out more on our website:
www.hydenewhomes.co.uk

CONSUMER
CODE FOR
HOME BUILDERS

www.consumercode.co.uk

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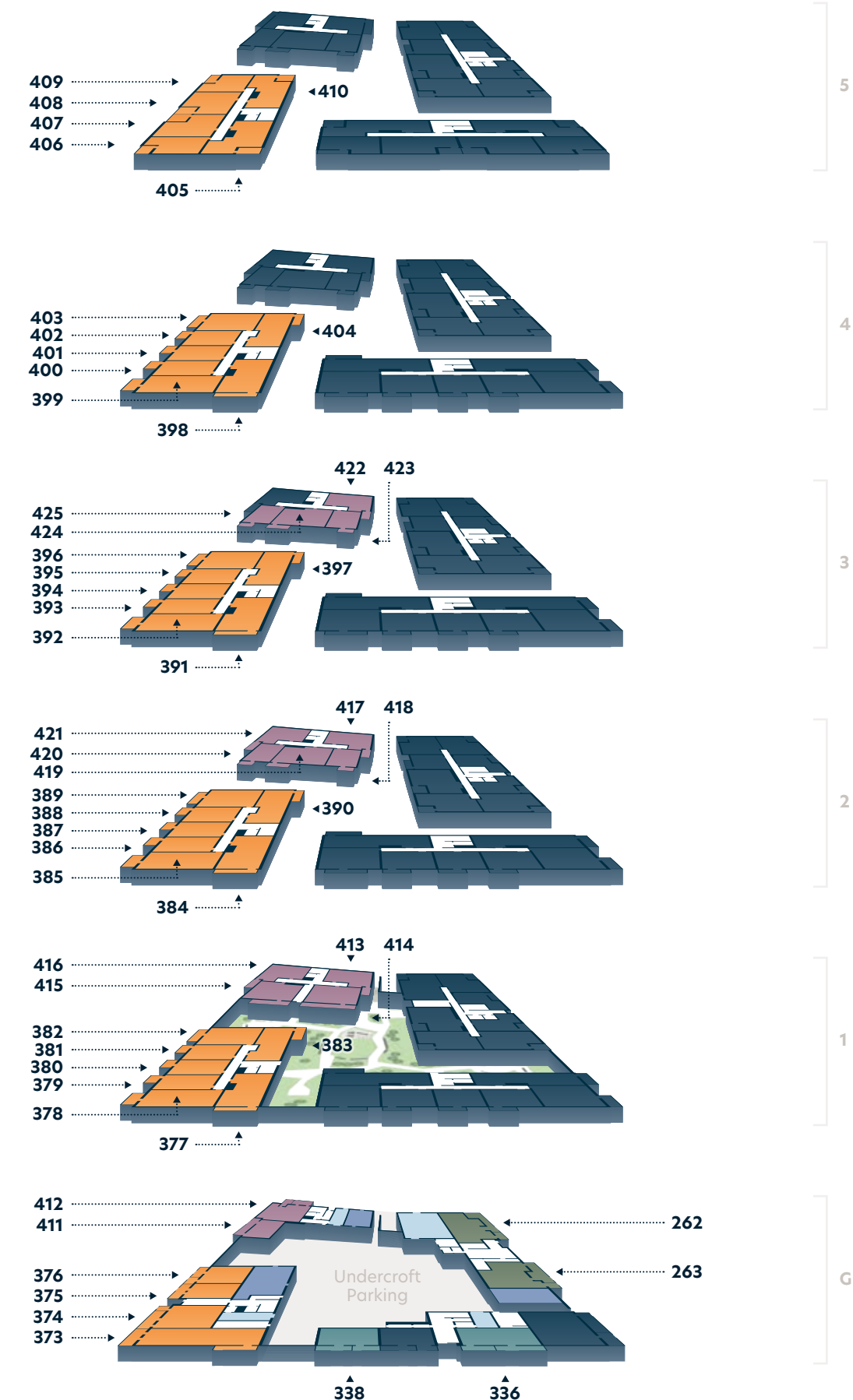


Contact: 0808 3019 810
www.hydenewhomes.co.uk

Eastman Village

Finding your perfect home just came one step closer

The Aperture Collection is set across four blocks, Davy Apartments, Cornelius Apartments, Penrose Apartments and Archer Apartments - Locate your dream home at Eastman Village now.



Locator key

- Shared ownership apartments:
 - Davy Apartments
 - Cornelius Apartments
 - Penrose Apartments
 - Archer Apartments
- Outright sale apartment
 - Communal area
 - Cycle store
 - Refuse/recycling



Hyde New Homes

Directions to Eastman Village

Sat Nav Address: Harrow, HA1 4TY

Walking to Eastman Village from Harrow & Wealdstone Station

- Exit Harrow & Wealdstone Station on to The Bridge and turn left
- At the first junction, turn left onto Ellen Webb Drive and follow the road round to the left
- Continue straight onto Headstone Drive
- Turn right at the junction with Harrow View
- The Hyde New Homes show home is located 20 meters along on the right-hand-side and will be clearly signposted



Contact: 0808 3019 810

www.hydenewhomes.co.uk

Details correct at time of going to print. April 2021

Disclaimer: Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units appliance spaces and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition). The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change.