

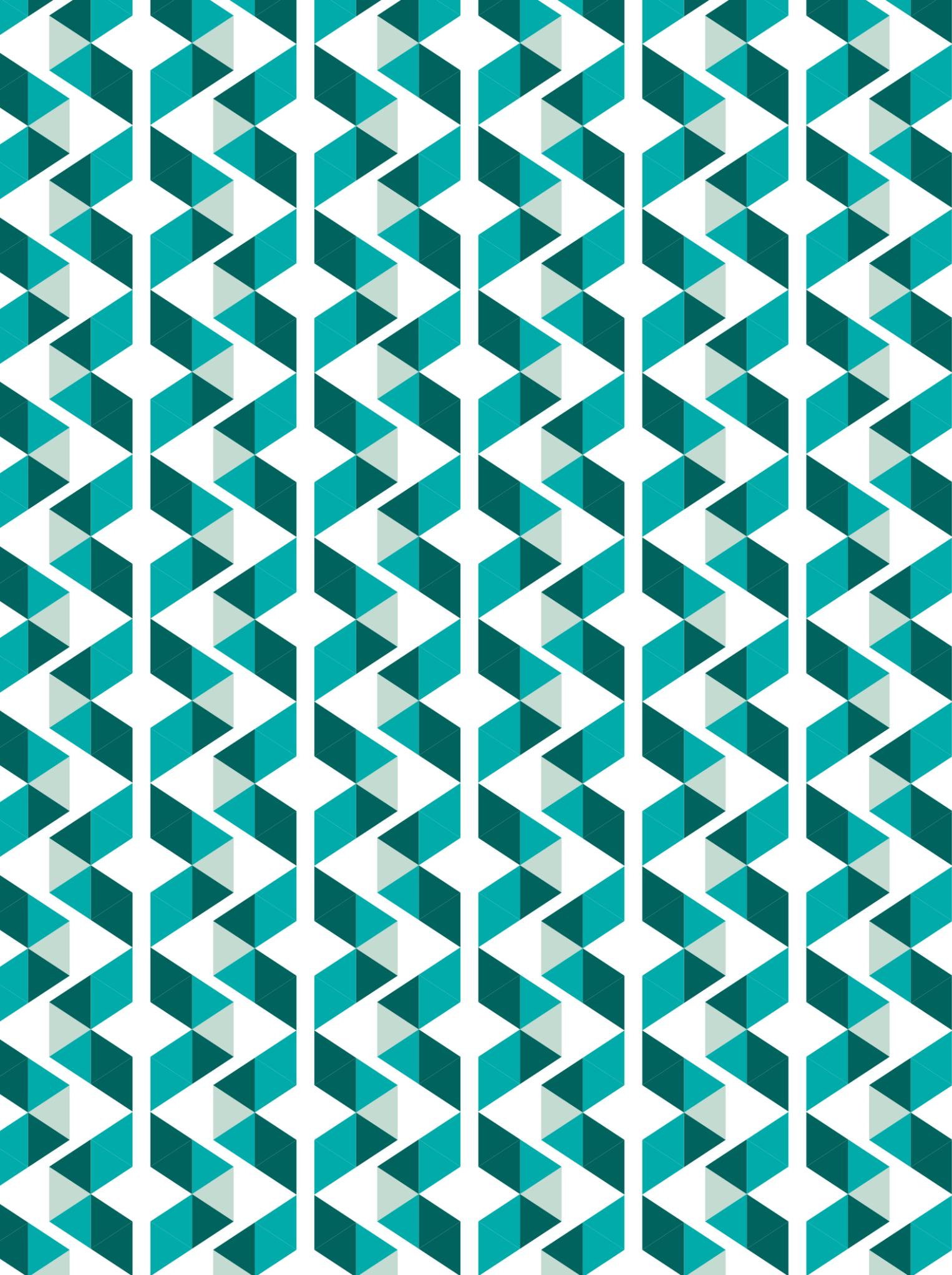
THE GROVE

SHARED OWNERSHIP APARTMENTS AT

FAIRWOOD
PLACE



Because good homes make everything possible



THE GROVE

AT FAIRWOOD PLACE

Affordable, accessible, aspirational – and all yours.
If you're looking to get started on your property
journey you're in the right place. No chains,
no fuss, just move straight in.

The Grove is a brand new collection of high quality apartments
for first-time buyers and growing families, to cosy couples and
single pringles. Chilled suburban living on the edge of leafy
Hertfordshire, but just half an hour into central London.

One bed or two, it's up to you. Make your move,
find your groove – find The Grove.



Computer Generated Image is indicative only.



■ The Grove apartments are located within Wesley House.



THE GROVE IS IN THE HEART

The Grove is the final part of the larger Fairwood Place development, a blossoming community right in the centre of Borehamwood. This town is located in the leafy home county of Hertfordshire, 12 miles from the capital and ideally located for commuters looking to escape the grind of city life (especially as the station is just minutes from your doorstep). Alternatively, perhaps you work locally or grew up in the area and are looking to spread your wings.

With Network Home's expertise in Shared Ownership it's easier than ever to get the keys to your first dream home through this part-rent, part-buy scheme. The Grove comprises of 12 one- and two-bedroom apartments in a contemporary low-rise brick building.

All homes have their own private balcony or ground-floor terrace and access to larger landscaped gardens. There's loads of green space both on site and beyond – and bike storage makes cycling out and about a breeze.

Car parking is also made easy with allocated car parking on site.

ESCAPE THE CITY GRIND LIFESTYLE...



LIGHTS, CAMERA, ATTRACTION...

With so much on your doorstep – from cafés to canals, cinemas to country parks, city to countryside – this really is the best of both worlds.

The town itself is equipped with everything you need for day-to-day living: big-name supermarkets, high street favourites and independent shops such as Dress Wise boutique, I & J Brown's family butchers and Orli Bagel Bakery – a popular lunch spot. For household bargains and fresh produce head to Borehamwood Market.

Local restaurants range from casual dining classics like Prezzo and Nando's, to tempting Turkish grill Likya and Tay Tar Thai. Or for a celebratory meal try Mops & Brooms, a great gastropub.

You better perfect your selfie smile in case you run into an off-duty actor as Borehamwood is home to several historic film and TV studios, including BBC Elstree Centre and Elstree Studios. If you want to see the stars the more traditional way, Reel Cinema shows all the big releases, while spanking new venue g6 Shenley Road hosts stand-up and concerts. Fitness fans can take a plunge in the Venue pool, pump iron at Pure Gym, or play tennis at Meadow Park.

Great local primary schools include Monksmead and Woodlands, while secondaries are Hertswood Academy, the Jewish Yavneh College and the independent Haberdasher's Aske's schools. You're just ten miles from the University of Hertfordshire, which has one of the country's top business schools.



THE GROVE

CAFÉ, DELIS & BAKERIES

- 1 Costa Coffee
- 2 Mr Baker
- 3 The Deli House
- 4 Bagel Bakery
- 5 Starbucks

RESTAURANTS & BARS

- 1 Likya
- 2 Kiyoto Sushi
- 3 Delisserie
- 4 Cavendish Restaurants
- 5 Tay Tar Thai

SHOPPING

- 1 M&S
- 2 Debenhams
- 3 Next
- 4 Boots
- 5 Sainsbury's

HEALTH & FITNESS

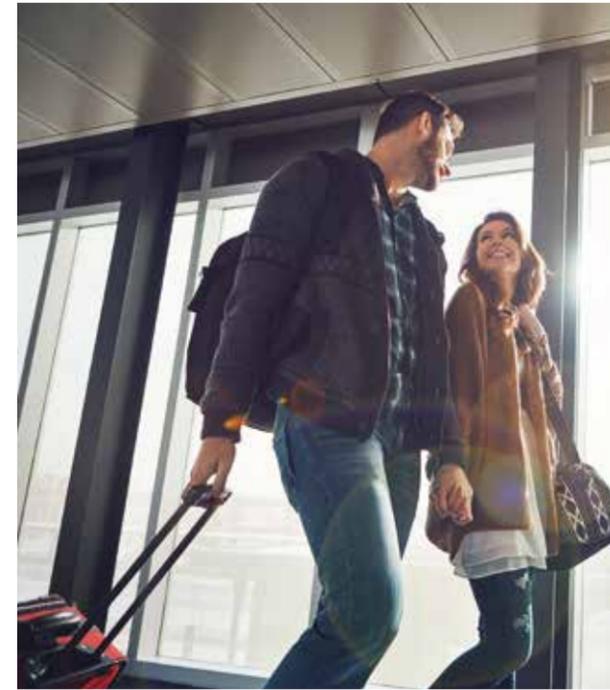
- 1 Body in-Tuition
- 2 Living Yoga London
- 3 Pure Gym Borehamwood
- 4 The Village Gym
- 5 Club Motivation

LOVE HERTS

A home at The Grove will grant you easy access to nearby areas as well as an outdoorsy lifestyle. Aldenham Country Park is just a stone's throw away, giving you access to acres of park and woodland; including nature trails, a kids' petting farm, glamping under the stars and a reservoir for sailing. If you're into golf you can tee off at any number of courses, from Mill Hill Golf Club to Porters Park in Radlett. Or perhaps Dinosaur Safari Adventure Golf instead!

It's aviation galore, with the operational Elstree Aerodrome within your radar, as well as the beautiful former Second World War RAF HQ (now open to the public) and Royal Air Museum in Edgware. Chocks away! Harry Potter fans can live out their fantasy at the famous Warner Bros Studio Tour near Watford. For quiet wanders and traditional pubs with the perfect Sunday roasts, visit the charming local towns of Radlett and Bushey. And then there's the small matter of the capital, with all its thrills and spills, a mere train ride away

Rainy days are made easy with the intu Watford Shopping Centre nearby. Keep the family entertained with popcorn and a film at the Cineworld cinema, or perhaps a spot of bowling to exercise your competitive side. Shop until you drop with some of the best retail shops around, including John Lewis, Newlook and H&M.



CONNECTED TO EVERYWHERE

Not only is Elstree & Borehamwood Station a two minute walk away from The Grove, it is also on the Thameslink route and within London's Travelcard area (zone 6), meaning you can use Oyster, contactless or travel cards to head into town, saving you money. Heading south, you can be at West Hampstead in 23 minutes, St Pancras International in 33 minutes, with connections to the Tube, National Rail and the Eurostar.

Catching a play in the West End, drinks in Shoreditch, shopping in Covent Garden, or strolling around Borough Market and Tate Modern all come safe in the knowledge you can be home in a flash.

Thameslink will take you to Gatwick Airport in 1 hour 20 minutes, and the seaside delights of Brighton in just under two hours.

Looking north, the beautiful cathedral city of St Albans is only two stops and 10 minutes away by train: a mecca for shopping, eating out and exploring its local markets.

Road travel is a doddle too, with Borehamwood placed only six minutes from the M1, with direct routes to the north and Scotland; 14 minutes from the M25, London's orbital road, with door-to-door connections to Heathrow (40 minutes) and Gatwick (1 hour 20). Luton Airport is also only a 35-minute drive (or 20 minutes by train). Enjoy your holidays from the get-go!

BY RAIL



BY UNDERGROUND



BY CAR



* Travel times are approximate according to Google and TfL.

THE STAR OF THE SHOW

The 12 apartments in The Grove are all about relaxed, modern living. Minimalist but comfortable, open-plan yet cosy, they are designed in a variety of layouts, with one or two bedrooms. All feature large windows and private balconies or terraces for ground-floor apartments – maximising light and space and help bring the green

outside in. LED lighting throughout creates a soft ambience and increases energy efficiency.

These elegant kitchens feature contemporary grey units with matt chrome handles and integrated Siemens appliances, making dinner parties that much easier.



Bedrooms are private sanctuaries with soft-carpeted floors, striking feature walls and floor-to-ceiling windows. Master bedrooms have mirrored sliding wardrobes to keep clutter out of sight and reflect light. Sleek and stylish bathrooms with ceramic tiles, high quality fixtures, mirrored cabinets and calming tones are perfect for pampering

after the day's commute. And with a video door entry system you'll feel as safe as you do snug in your perfect new pad.

There's no need to scout for parking as each apartment comes with a designated parking space, saving you time and energy.

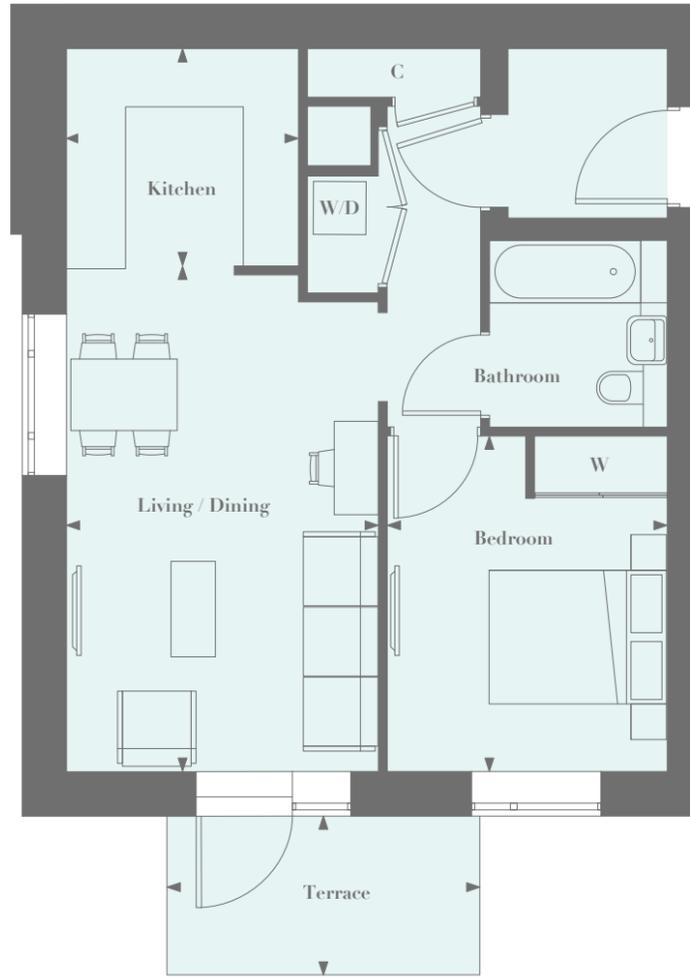


Images from previous Network Homes development and are indicative only

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1 BEDROOM APARTMENT

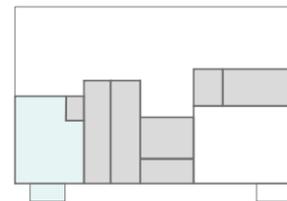
TYPE T2B
PLOT 1.G.01



DIMENSIONS:

Living / Dining	3.5 m x 5.6 m	11'6" x 15'4"
Kitchen	2.6 m x 2.5 m	8'6" x 8'1"
Bedroom	3.2 m x 3.8 m	10'5" x 12'4"
TOTAL INTERNAL AREA	51.21 sqm	551.21 sqft
Terrace	3.5 m x 1.8 m	11'6" x 5'9"

GROUND FLOOR



C: Cupboard | W/D: Washer Dryer | W: Wardrobe (fitted)

2 BEDROOM APARTMENT

TYPE T12
PLOT 1.G.06



DIMENSIONS:

Living / Dining / Kitchen	5.1 m x 4.4 m	16'9" x 14'7"
Master Bedroom	2.7 m x 4.9 m	9' x 15'11"
Bedroom 2	3.8 m x 2.8 m	12'4" x 9'
TOTAL INTERNAL AREA	70.29 sqm	756.59 sqft
Terrace	3.7 m x 1.7 m	12'1" x 5'9"

GROUND FLOOR

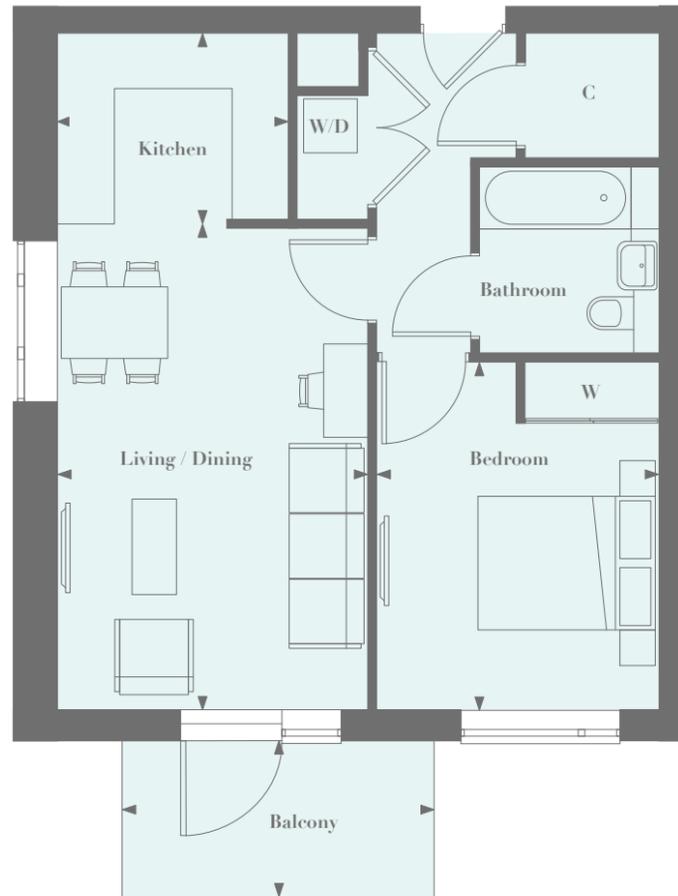


C: Cupboard | W/D: Washer Dryer | W: Wardrobe (fitted)

1 BEDROOM APARTMENT

TYPE T2A

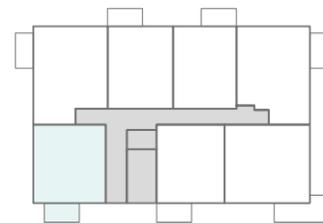
1ST FLOOR: PLOT 1.1.01 | 2ND FLOOR: PLOT 1.2.01



DIMENSIONS:

Living / Dining	3.5 m x 5.5 m	11'6" x 18'1"
Kitchen	2.6 m x 2.1 m	8'6" x 6'11"
Bedroom	3.2 m x 3.9 m	10'5" x 12'10"
TOTAL INTERNAL AREA	51.45 sqm	553.80 sqft
Balcony	3.5 m x 1.7 m	11'7" x 5'7"

FIRST / SECOND FLOORS

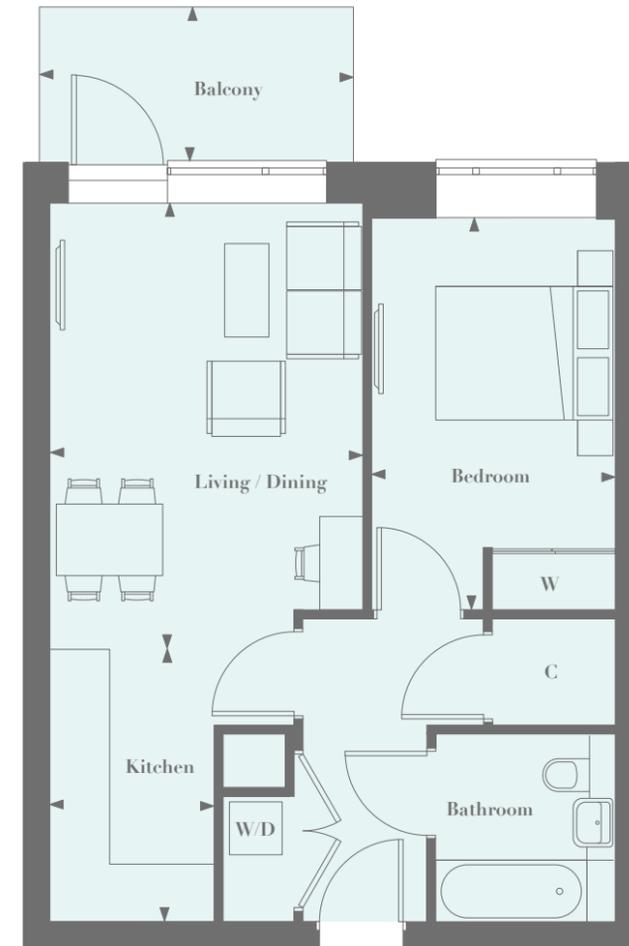


C: Cupboard | W/D: Washer Dryer | W: Wardrobe (fitted)

1 BEDROOM APARTMENT

TYPE T1 / TYPE T1A IS MIRRORED

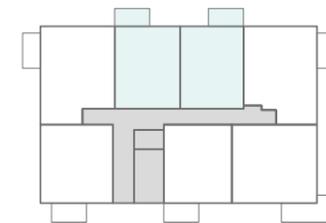
1ST FLOOR: PLOT 1.1.03 & 1.1.04 | 2ND FLOOR: PLOT 1.2.03



DIMENSIONS:

Living / Dining	3.5 m x 5.0 m	11'6" x 16'5"
Kitchen	1.8 m x 3.0 m	6' x 10'
Bedroom	2.8 m x 4.4 m	9' x 14'5"
TOTAL INTERNAL AREA	51.45 sqm	553.80 sqft
Balcony	3.5 m x 1.7 m	11'7" x 5'7"

FIRST / SECOND FLOORS

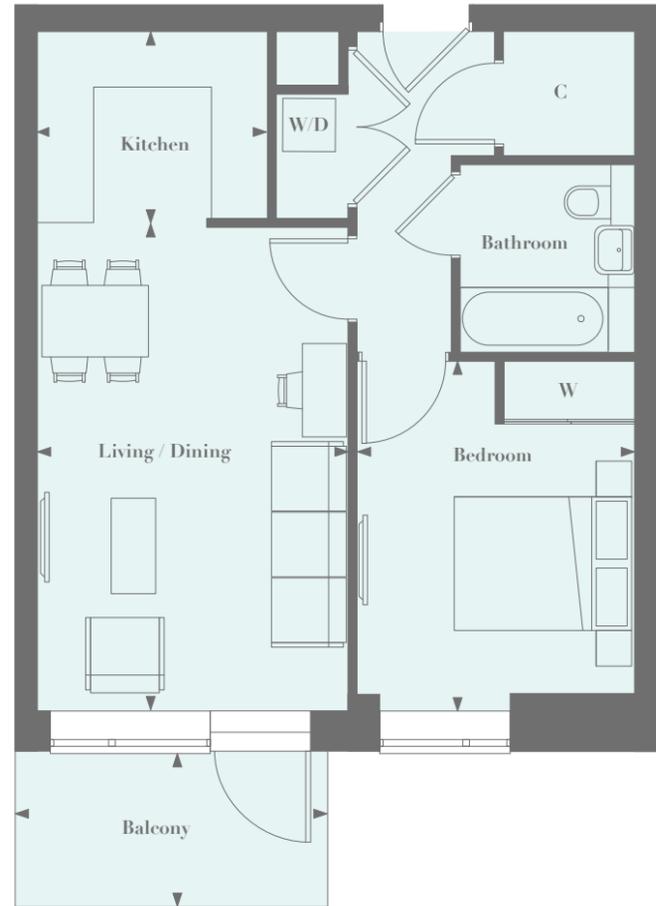


C: Cupboard | W/D: Washer Dryer | W: Wardrobe (fitted)

1 BEDROOM APARTMENT

TYPE T2C

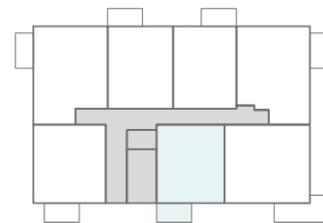
PLOT 1.1.07



DIMENSIONS:

Living / Dining	3.5 m x 5.5 m	11'6" x 18'11"
Kitchen	2.6 m x 2.1 m	8'6" x 6'11"
Bedroom	3.2 m x 3.8 m	10'5" x 12'4"
TOTAL INTERNAL AREA	51.12 sqm	550.25 sqft
Balcony	3.5 m x 1.7 m	11'7" x 5'7"

FIRST FLOOR



C: Cupboard | W/D: Washer Dryer | W: Wardrobe (fitted)

2 BEDROOM APARTMENT

TYPE T5

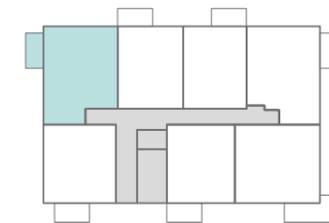
1ST FLOOR: PLOT 1.1.02 | 2ND FLOOR: PLOT 1.2.02



DIMENSIONS:

Living / Dining	5.1 m x 3.5 m	16'7" x 11'6"
Kitchen	2.1 m x 3.0 m	6'11" x 9'11"
Master Bedroom	3.7 m x 3.1 m	12' x 10'2"
Bedroom 2	3.7 m x 2.8 m	12' x 9'
TOTAL INTERNAL AREA	61.98 sqm	667.14 sqft
Balcony	3.5 m x 1.7 m	11'7" x 5'7"

FIRST / SECOND FLOORS



C: Cupboard | W/D: Washer Dryer | W: Wardrobe (fitted) | --- Optional fitted wardrobe

2 BEDROOM APARTMENT

TYPE T5A

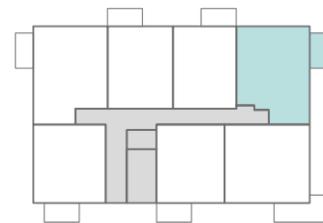
PLOT: 1.1.05



DIMENSIONS:

Living / Dining	5.1 m x 3.5 m	16'7" x 11'6"
Kitchen	2.1 m x 2.6 m	6'11" x 8'7"
Master Bedroom	3.7 m x 3.1 m	12' x 10'2"
Bedroom 2	3.7 m x 3.1 m	12' x 10'2"
TOTAL INTERNAL AREA	61.74 sqm	664.56 sqft
Balcony	3.5 m x 1.7 m	11'7" x 5'7"

FIRST FLOOR



C: Cupboard | W/D: Washer Dryer | W: Wardrobe (fitted) | --- Optional fitted wardrobe

2 BEDROOM APARTMENT

TYPE T7

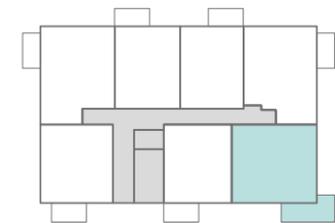
PLOT: 1.1.06



DIMENSIONS:

Living / Dining/ Kitchen	5.0 m x 4.4 m	16'3" x 14'7"
Master Bedroom	3.1 m x 4.3 m	10'5" x 14'
Bedroom 2	3.8 m x 2.8 m	12'4" x 9'
TOTAL INTERNAL AREA	61.83 sqm	665.53 sqft
Balcony	2.7 m x 5.5 m	8'10" x 18'2"

FIRST FLOOR



C: Cupboard | W/D: Washer Dryer | W: Wardrobe (fitted) | --- Optional fitted wardrobe

SPECIFICATION

KITCHEN

- Siemens single oven with 4 zone electric hob
- Silver Elica integrated hood extractor
- Siemens dishwasher, washer/dryer and fridge freezer
- Stainless steel sink with drainer and chrome single lever mixer tap
- Bellato Grey laminate worktop
- Porcelenosa Madagascar Natural ceramic tile flooring
- White back painted glass splashback
- Matt chrome door handles

BATHROOMS & EN SUITES

- Porcelenosa Sena Acero ceramic tile flooring and wall finish
- Roca Laura wall hung toilet with soft close seat
- Roca Laura wall hung vitreous china wash basin
- Vado Square paper holder
- Hansgrohe Talis single lever basin mixer
- Steel Saniform Plus bath with non-slip base and handles
- Vado bath mixer
- Panel glass shower screen
- Vado Air Injection shower headset with slide rail kit
- Montrose mirror cabinet with LED feature fitting and integrated shaver socket
- Chrome electric heated towel rail
- Chrome towel ring
- Low energy downlighters

BEDROOMS

- Limestone carpet
- Fitted mirrored sliding wardrobe to main bedroom only

GENERAL

- Stelrad radiators
- Chrome plated door furniture

FINISHES

- Limestone carpet in the hallways
- LED lamp fitting in the hallway, living room and bedroom

SECURITY

- Video/audio door entry system



ABOUT US



Network Homes is one of England's leading housing association builders, owning and managing over 20,000 homes for 38,000 people across London, Hertfordshire and the South East. We are a strategic development partner of the Greater London Authority and aim to deliver 5,000 new homes by 2023, plus reach at least 90% customer satisfaction.

We are a leading provider of quality homes and take great pride in the homes we deliver. We build high quality homes to a great specification for market sale, Shared Ownership (part rent, part buy), older people and lots of different types of rent too.

Network Homes is an independent, charitable organisation and all the money we make is reinvested in building more and delivering services for our residents. We've been dedicated to doing this for over 40 years and have been recognised for the quality of our homes and our services with many award wins. Our recent successes include Best Regeneration at the Evening Standard New Homes Awards, Best Design at the National Housing Awards and Best Development at the RESI Awards - organised by Property Week.

We want to open up possibilities for as many people as we can by helping to tackle the housing crisis. Because we believe that good homes make everything possible.



Indicative specification only and correct at the time of print. Please consult a sales advisor for more details. Network Homes reserve the right to change the specification without prior notice. We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual apartments.

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