



HIGH STREET | EDGWARE

—
SHANLY
— HOMES —

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Welcome to Hillgrove House

Hillgrove House is an exclusive collection of 20 one and two bedroom luxury apartments, located close to the centre of Edgware.

This attractive development provides light and spacious open-plan accommodation built to a high specification. The result is a contemporary development which caters for a variety of lifestyles and makes the ideal sanctuary close to the hustle and bustle of the capital.

Edgware's vibrant Station Road is just a short walk away and offers all the essentials including banks, pharmacies and supermarkets.

In addition, Edgware Underground Station provides an easy link to the centre of the city in just under 30 minutes, ideal for both commuting and socialising.

Equally, if you're looking for the quieter side of London, Hillgrove House is situated within easy reach of a number of beautiful open spaces such as Canons Park, Stonegrove Park and Chandos Recreation Park, great for morning jogs, afternoon strolls or weekend picnics with friends.

Whatever your lifestyle, Hillgrove House is the perfect place to enjoy London life.



Show home photography of previous Shanly Homes development



Hillside Drive

Entrance to Commercial Space

Residential Entrance

Stonegrove/A5 Edgware High Street

When visiting any of our developments that are still under construction, you are responsible for following the Health and Safety procedures and signs that are in place. For this reason, you must go straight to the Sales Office on arrival. This site plan is for orientation purposes and should not be relied upon. Parking, landscaping, finished locations and materials are all for guidance only.

M/C = Motorcycles
☐ = Solar Panels

Introducing your new home

Each of the luxury apartments at Hillgrove House has been specifically designed to cater for the most discerning tastes. The layouts have been carefully planned to maximise natural light and ensure the most efficient space throughout. The interiors feature open-plan living, with each apartment offering space for home working and all benefitting from a balcony or terrace making it perfect for escaping busy city life or entertaining friends and family.

Kitchens enjoy contemporary design, including quality branded appliances and are finished to the highest standard. All bedrooms benefit from fitted wardrobes and master bedrooms boast an en-suite bathroom

equipped with designer sanitaryware, luxurious tiling and vanity units. Easy access is achieved with a lift serving all floors, and some apartments benefit from private allocated parking.

The apartments are also conveniently located just an 8 minute walk away from Edgware Station making them the perfect base for enjoying London and the surrounding area.

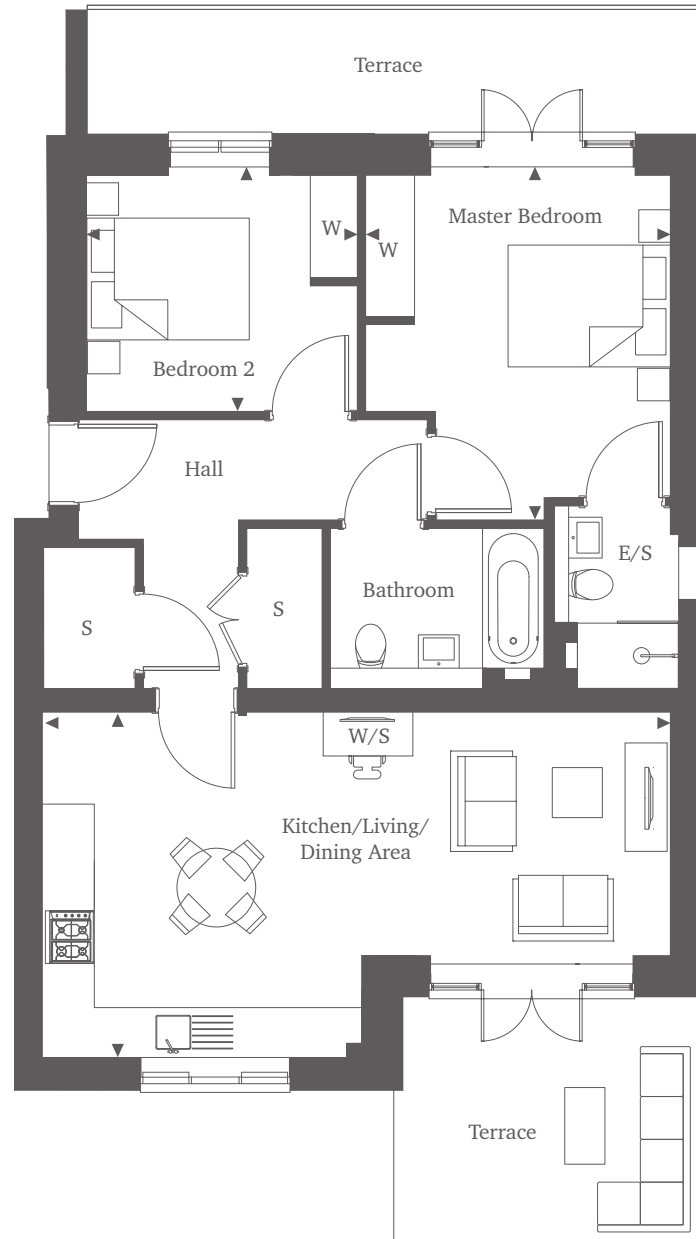




Computer generated image of the front of Hillgrove House from Hillside Drive

Apartment 1

Ground Floor



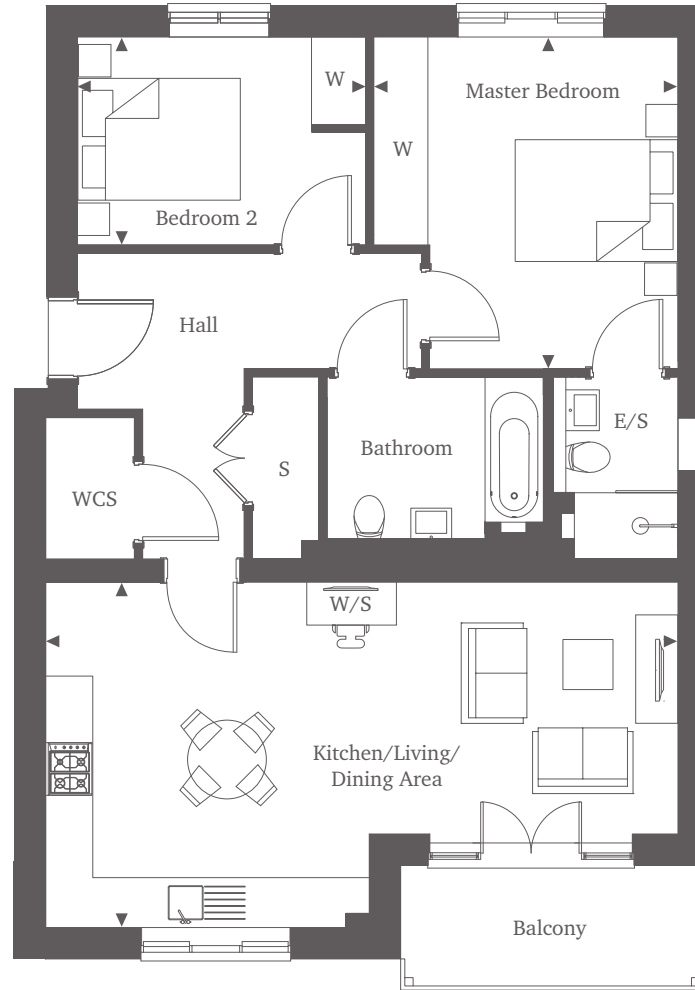
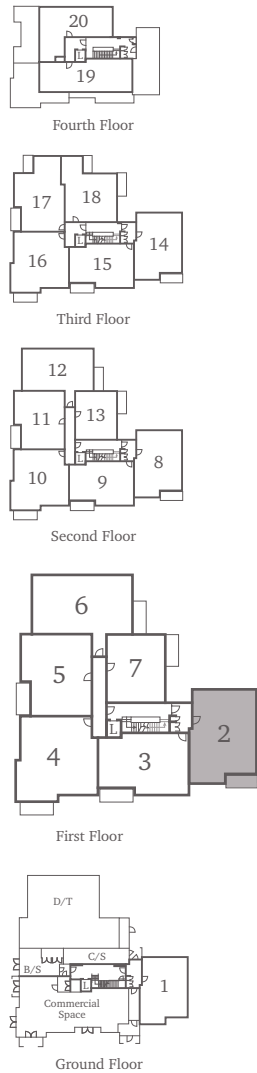
Two Bedroom Home
799 sq ft | 74.2 sq m

Kitchen/Living/ Dining Area	7.55m x 4.15m	24'9" x 13'7"
Master Bedroom	3.98m x 3.67m	12'1" x 12'0"
Bedroom 2	3.24m x 2.9m	10'7" x 8'5"

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. S denotes storage. L denotes lift. B/S denotes bin store. C/S denotes cycle store. D/T denotes drive through with apartments above. W/S denotes workstation. Please contact sales consultant for more information.

Apartment 2

First Floor



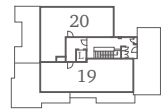
Two Bedroom Home
813 sq ft | 75.5 sq m

Kitchen/Living/ Dining Area	7.65m x 4.15m	25'1" x 13'7"
Master Bedroom	3.88m x 3.67m	13'1" x 12'0"
Bedroom 2	3.46m x 2.42m	11'4" x 8'9"

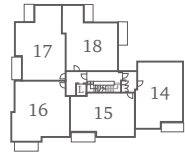
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Apartment 3

First Floor



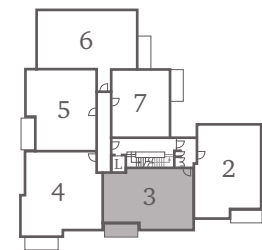
Fourth Floor



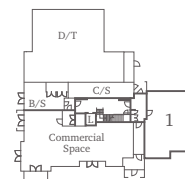
Third Floor



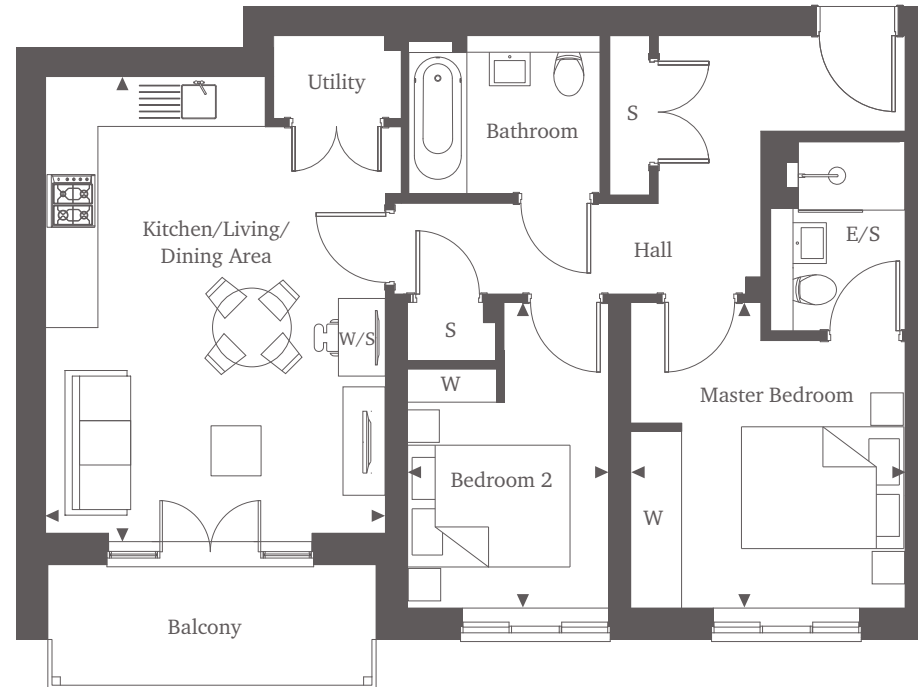
Second Floor



First Floor



Ground Floor



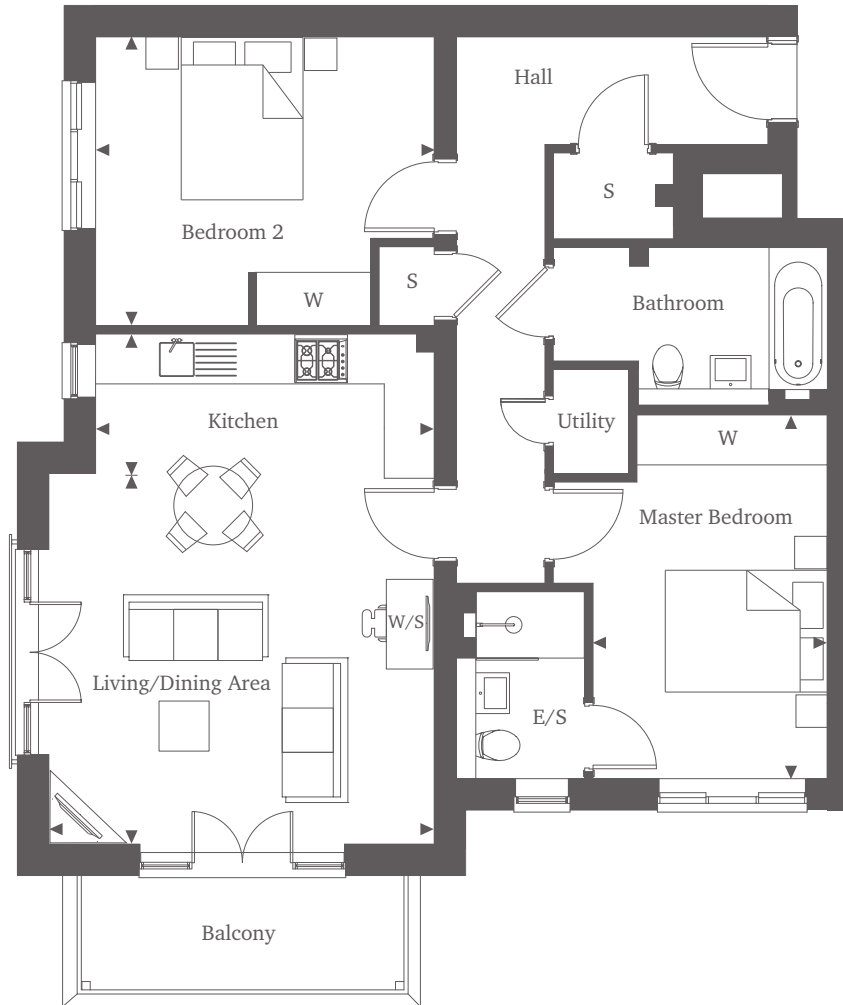
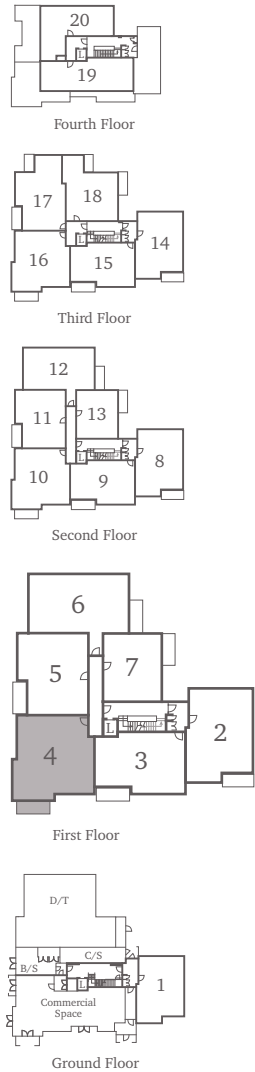
Two Bedroom Home
709 sq ft | 65.9 sq m

Kitchen/Living/ Dining Area	5.49m x 4.17m	18'0" x 13'8"
Master Bedroom	3.68m x 3.23m	12'1" x 10'7"
Bedroom 2	3.68m x 2.47m	12'1" x 8'1"

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Apartment 4

First Floor



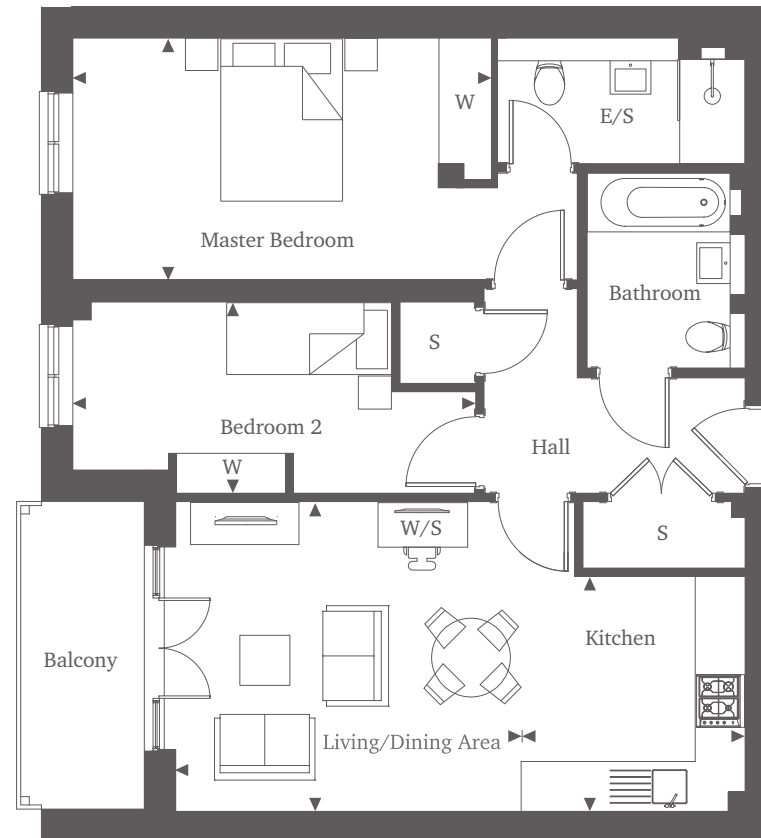
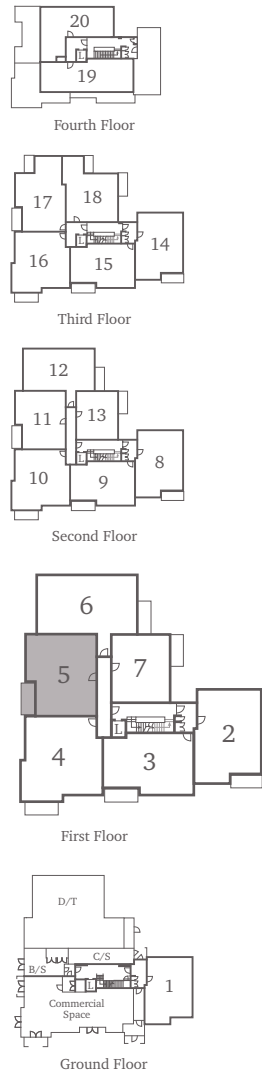
Two Bedroom Home
872 sq ft | 81 sq m

Kitchen	4.07m x 1.68m	13'4" x 5'6"
Living/ Dining Area	4.64m x 4.46m	15'3" x 14'8"
Master Bedroom	4.37m x 2.80m	14'4" x 9'2"
Bedroom 2	4.07m x 3.47m	13'4" x 11'5"

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. S denotes storage. L denotes lift. B/S denotes bin store. C/S denotes cycle store. D/T denotes drive through with apartments above. W/S denotes workstation. Please contact sales consultant for more information.

Apartment 5

First Floor



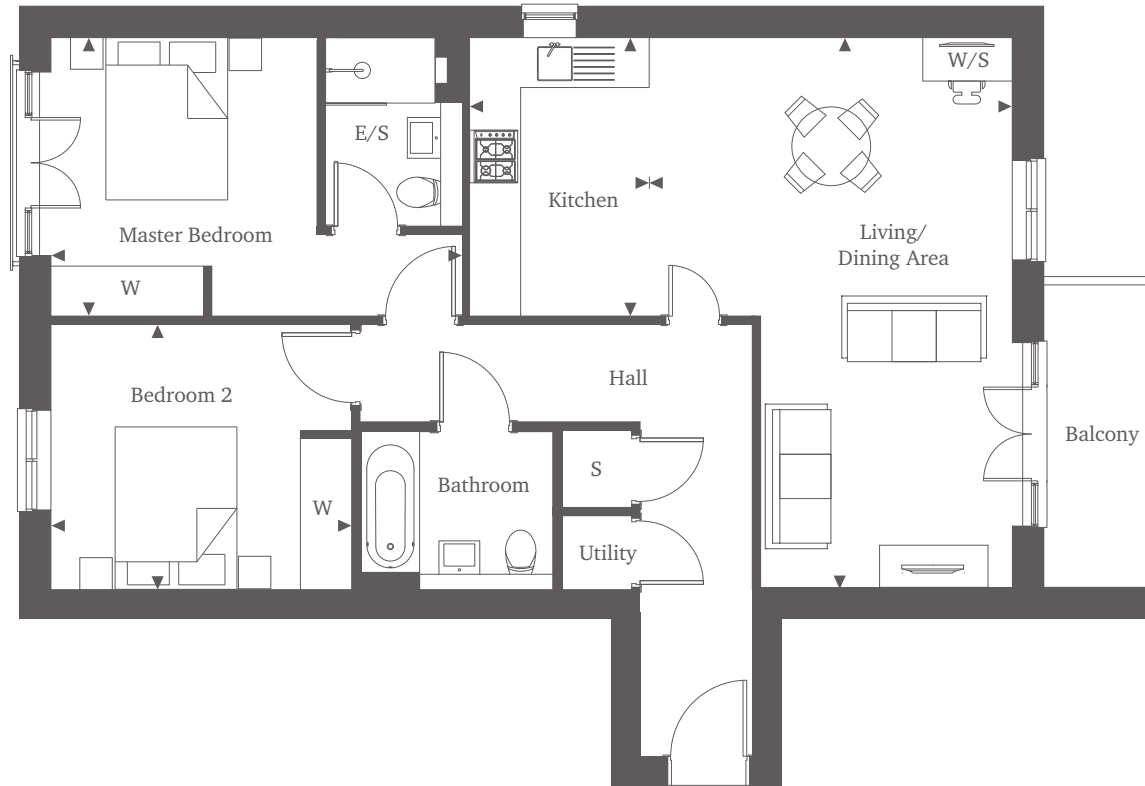
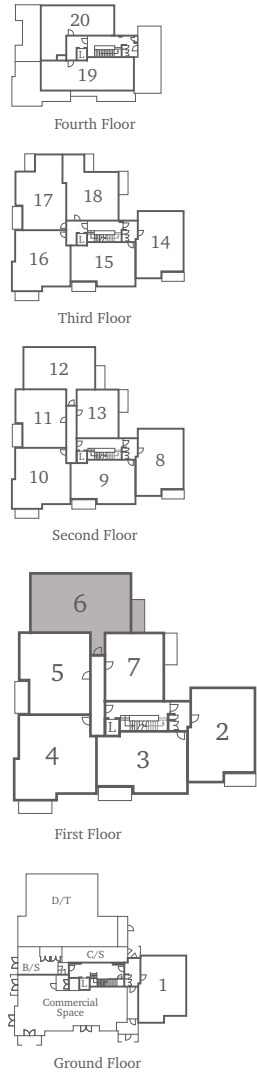
Two Bedroom Home 755 sq ft | 70.1 sq m

Kitchen	2.82m x 2.64m	9'3" x 8'8"
Living/ Dining Area	4.21m x 3.73m	13'10" x 12'2"
Master Bedroom	5.00m x 2.91m	16'5" x 9'7"
Bedroom 2	4.85m x 2.30m	15'11" x 7'6"

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. S denotes storage. L denotes lift. B/S denotes bin store. C/S denotes cycle store. D/T denotes drive through with apartments above. W/S denotes workstation. Please contact sales consultant for more information.

Apartment 6

First Floor



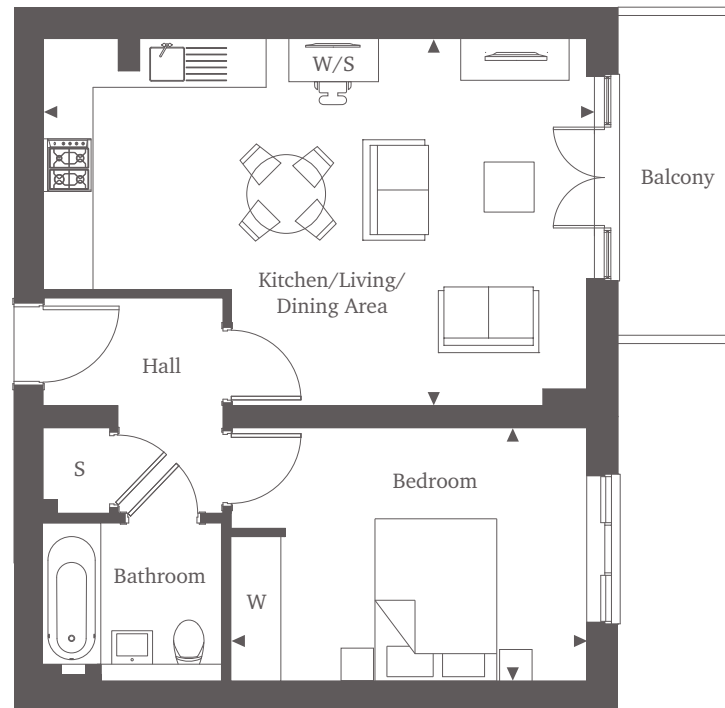
Two Bedroom Home
863 sq ft | 80.2 sq m

Kitchen	3.39m x 2.13m	11'1" x 7'0"
Living/ Dining Area	6.68m x 4.42m	21'11" x 14'6"
Master Bedroom	4.96m x 3.39m	16'3" x 11'1"
Bedroom 2	3.66m x 3.18m	12'0" x 10'5"

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. S denotes storage. L denotes lift. B/S denotes bin store. C/S denotes cycle store. D/T denotes drive through with apartments above. W/S denotes workstation. Please contact sales consultant for more information.

Apartment 7

First Floor



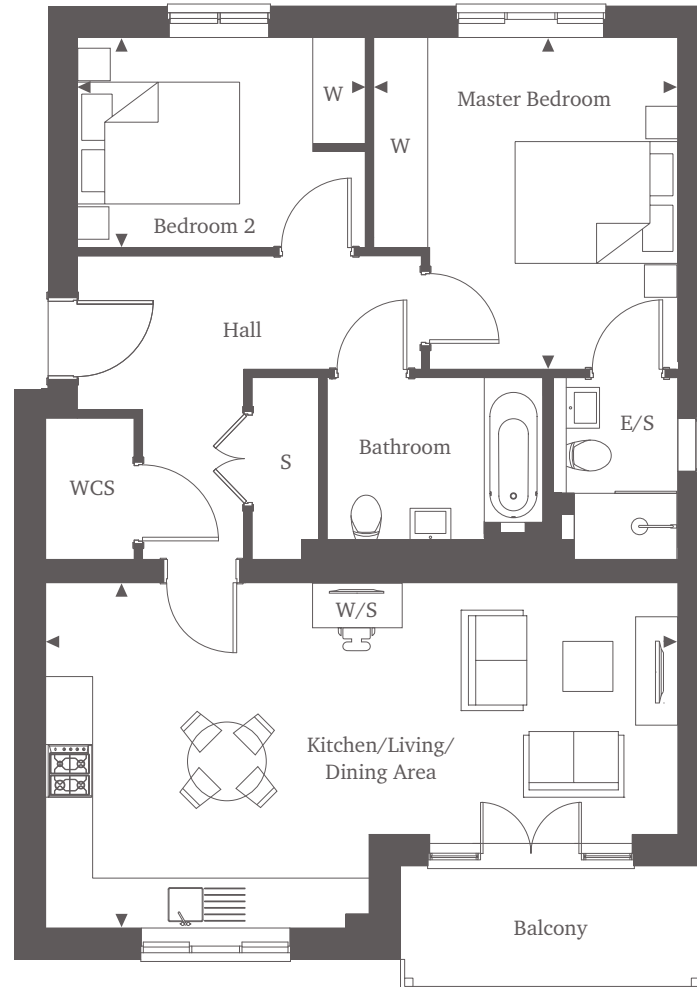
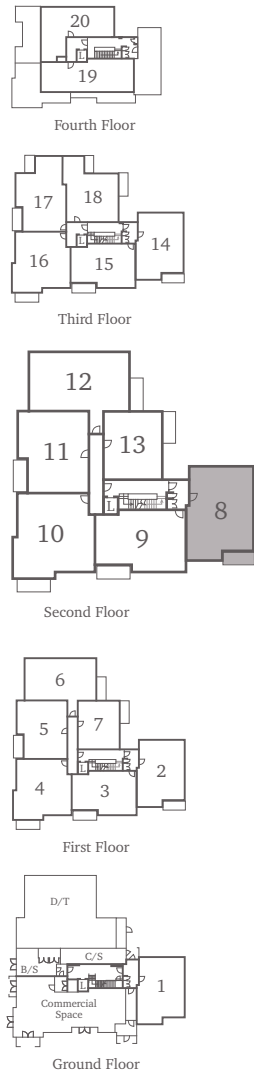
One Bedroom Home
544 sq ft | 50.5 sq m

Kitchen/Living/ Dining Area	6.54m x 4.42m	21'5" x 14'6"
Bedroom	4.28m x 3.05m	14'0" x 10'0"

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. S denotes storage. L denotes lift. B/S denotes bin store. C/S denotes cycle store. D/T denotes drive through with apartments above. W/S denotes workstation. Please contact sales consultant for more information.

Apartment 8

Second Floor



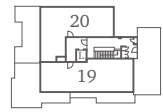
Two Bedroom Home
813 sq ft | 75.5 sq m

Kitchen/Living/ Dining Area	7.65m x 4.15m	25'1" x 13'7"
Master Bedroom	3.88m x 3.67m	13'1" x 12'0"
Bedroom 2	3.46m x 2.42m	11'4" x 9'9"

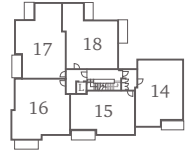
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Apartment 9

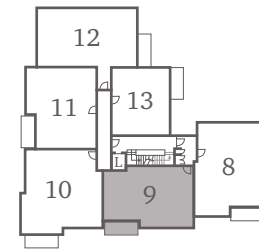
Second Floor



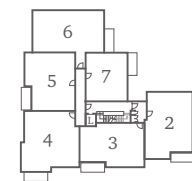
Fourth Floor



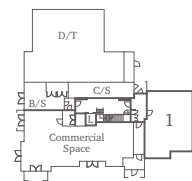
Third Floor



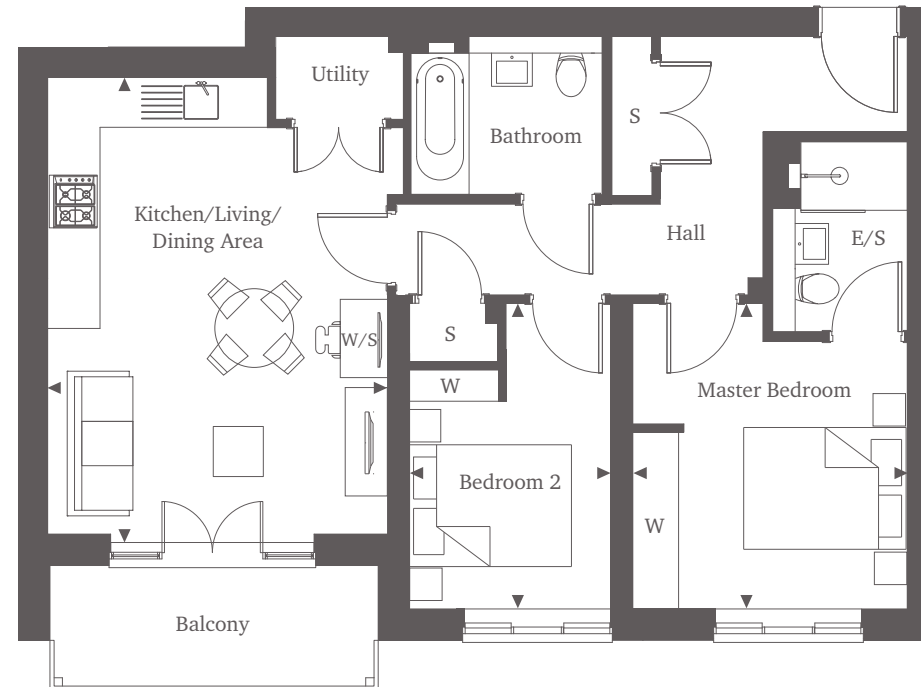
Second Floor



First Floor



Ground Floor



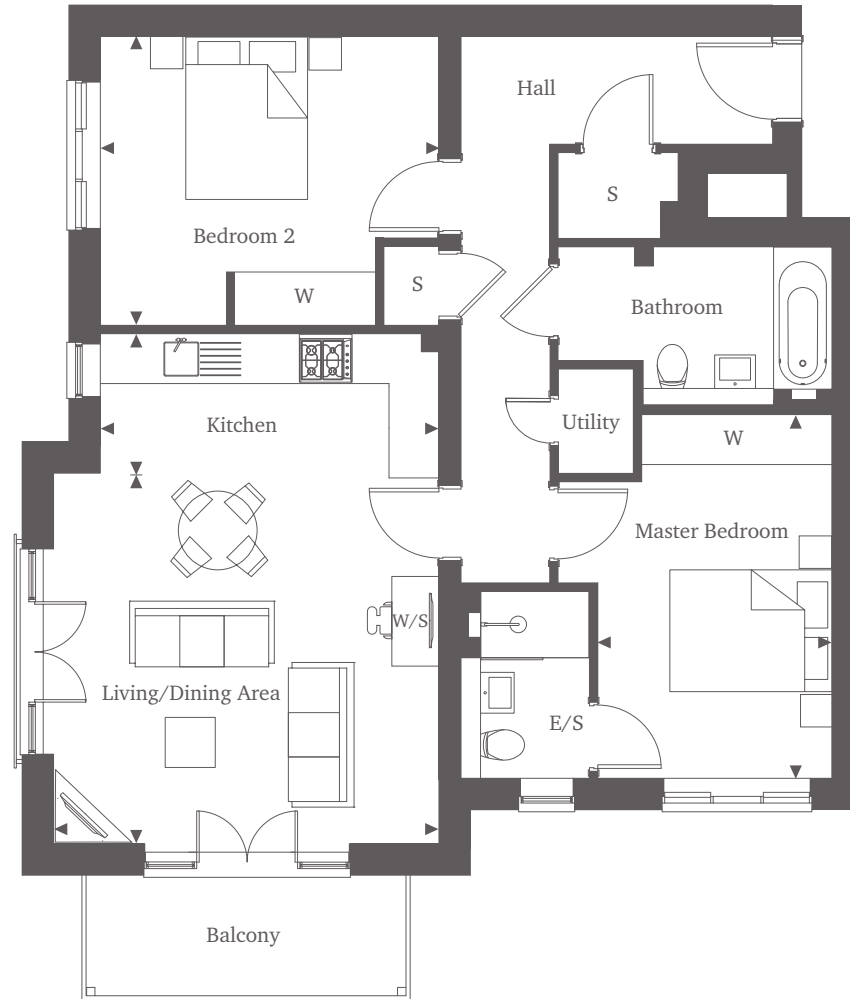
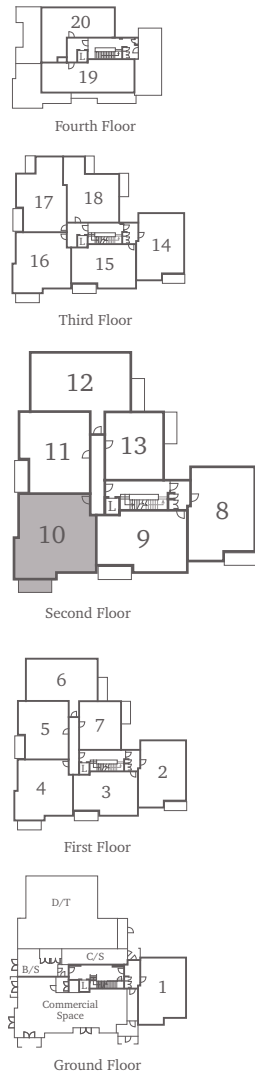
Two Bedroom Home
709 sq ft | 65.9 sq m

Kitchen/Living/ Dining Area	5.49m x 4.17m	18'0" x 13'8"
Master Bedroom	3.68m x 3.23m	12'1" x 10'7"
Bedroom 2	3.68m x 2.47m	12'1" x 8'1"

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Apartment 10

Second Floor



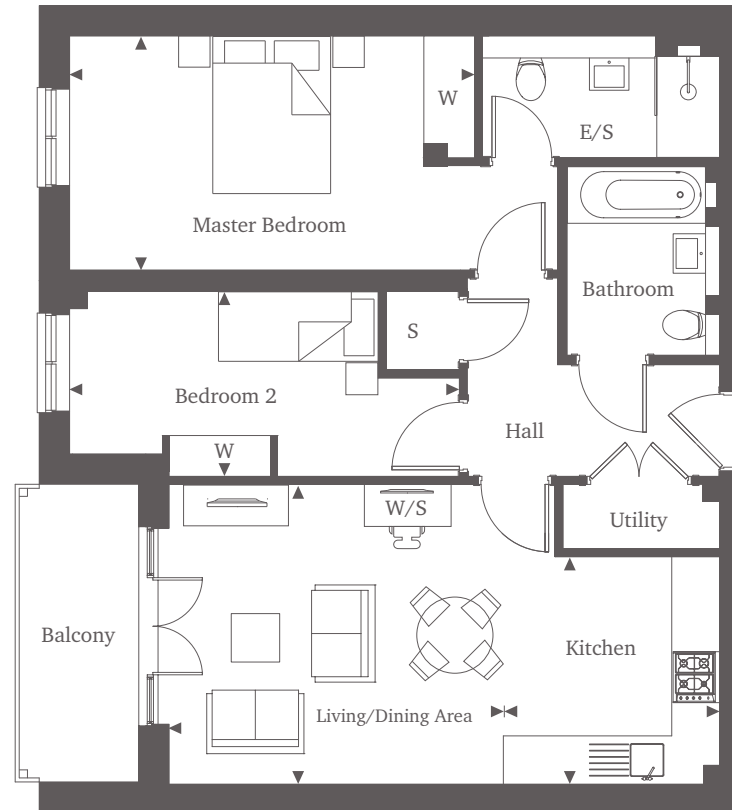
Two Bedroom Home
872 sq ft | 81 sq m

Kitchen	4.07m x 1.68m	13'4" x 5'6"
Living/ Dining Area	4.64m x 4.46m	15'3" x 14'8"
Master Bedroom	4.37m x 2.80m	14'4" x 9'2"
Bedroom 2	4.07m x 3.47m	13'4" x 11'5"

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Apartment 11

Second Floor



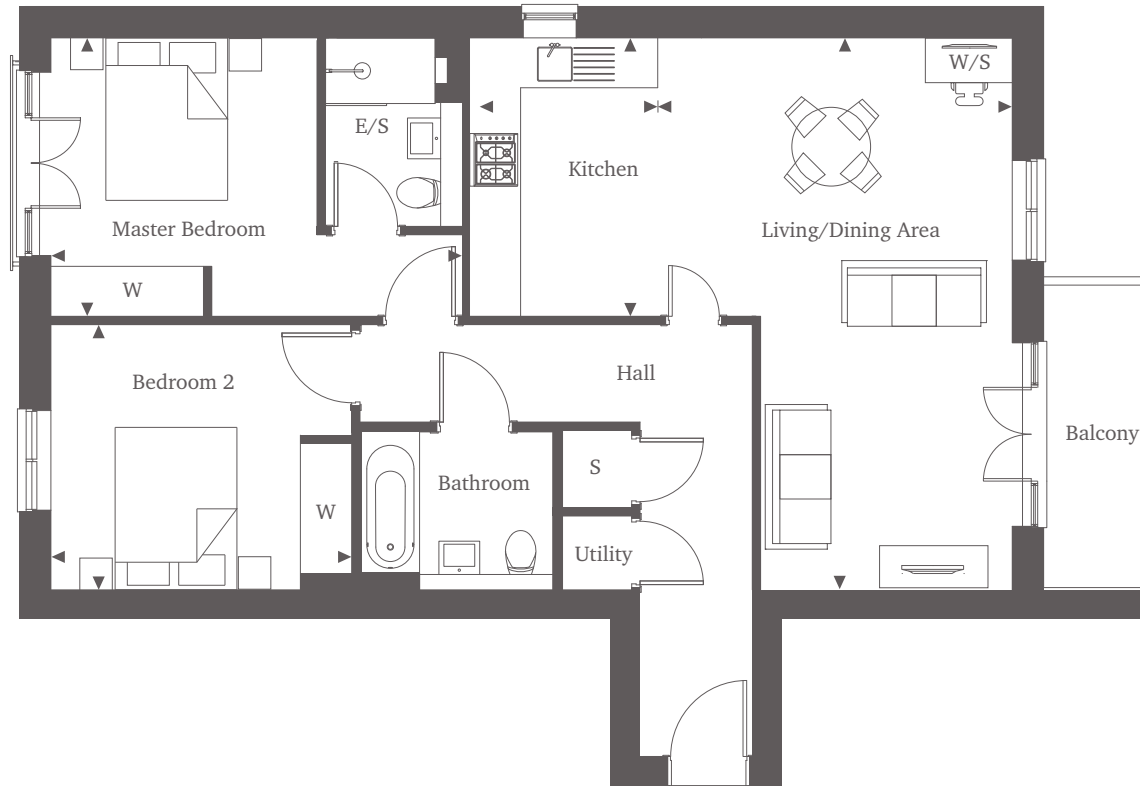
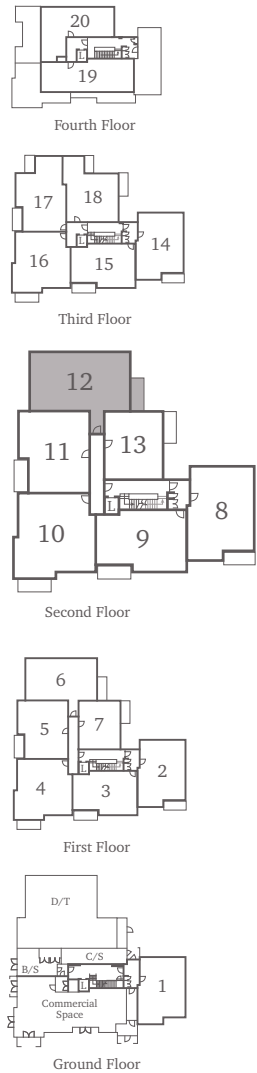
Two Bedroom Home
755 sq ft | 70.1 sq m

Kitchen	2.82m x 2.64m	9'3" x 8'8"
Living/ Dining Area	4.21m x 3.73m	13'10" x 12'2"
Master Bedroom	5.00m x 2.91m	16'5" x 9'7"
Bedroom 2	4.85m x 2.30m	15'11" x 7'6"

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Apartment 12

Second Floor



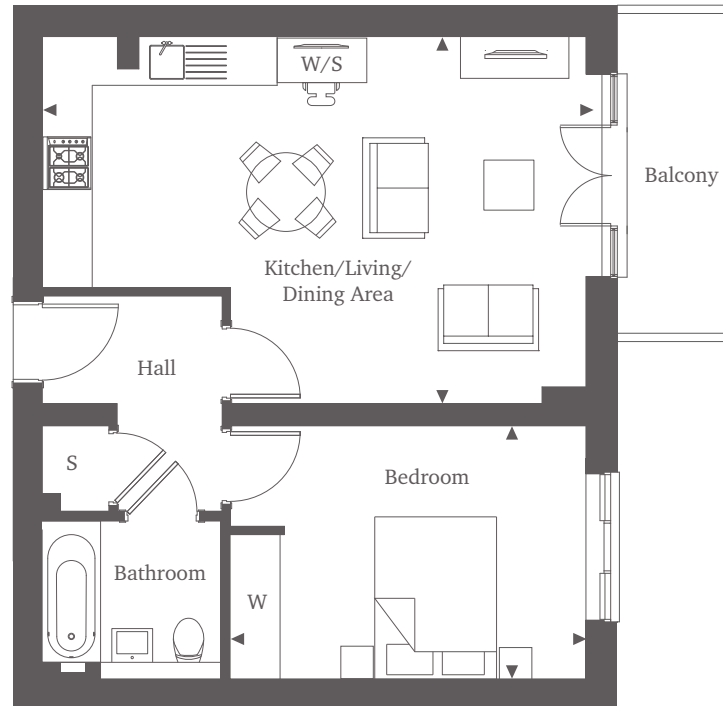
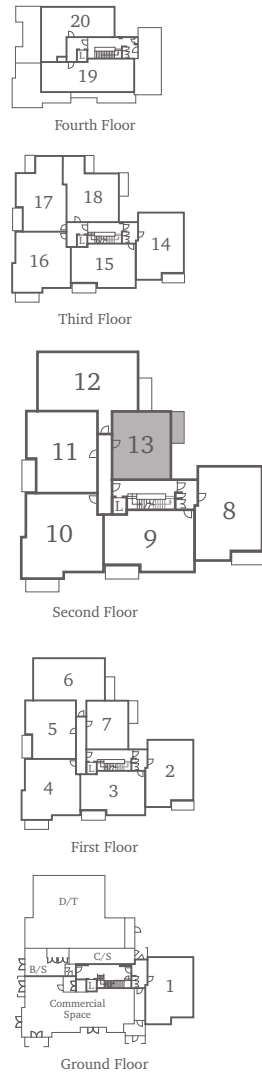
Two Bedroom Home
863 sq ft | 80.2 sq m

Kitchen	3.39m x 2.13m	11'1" x 7'0"
Living/ Dining Area	6.68m x 4.42m	21'11" x 14'6"
Master Bedroom	4.96m x 3.39m	16'3" x 11'1"
Bedroom 2	3.66m x 3.18m	12'0" x 10'5"

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Apartment 13

Second Floor



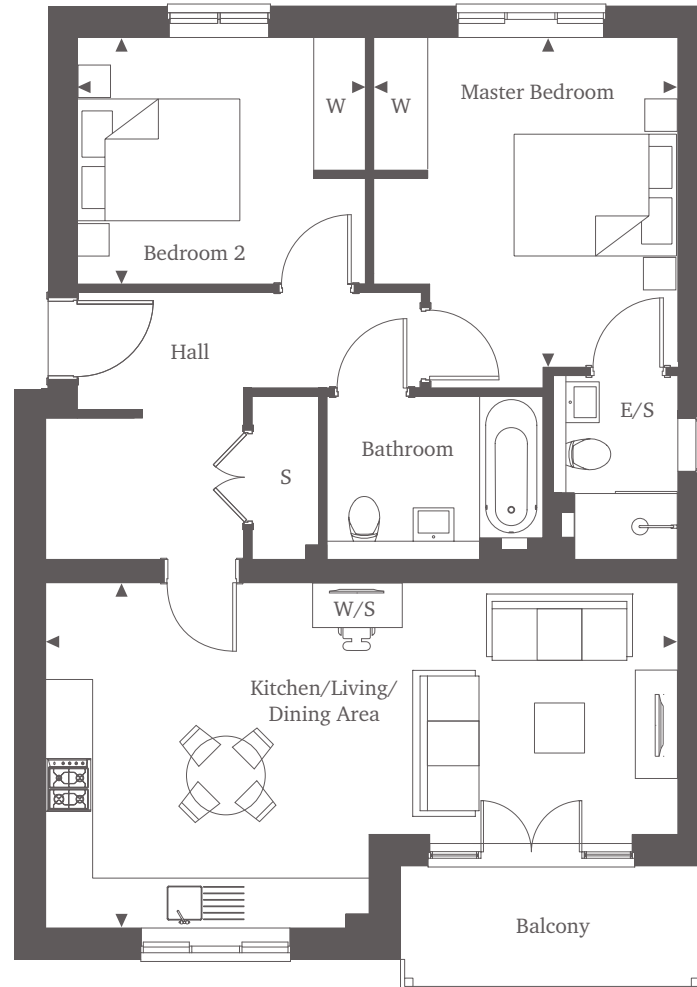
One Bedroom Home
544 sq ft | 50.5 sq m

Kitchen/Living/ Dining Area	6.54m x 4.42m	21'5" x 14'6"
Bedroom	4.28m x 3.05m	14'0" x 10'0"

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Apartment 14

Third Floor



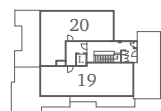
Two Bedroom Home
814 sq ft | 75.6 sq m

Kitchen/Living/ Dining Area	7.64m x 4.15m	25'1" x 13'7"
Master Bedroom	3.98m x 3.67m	13'1" x 12'0"
Bedroom 2	3.46m x 2.97m	11'4" x 9'9"

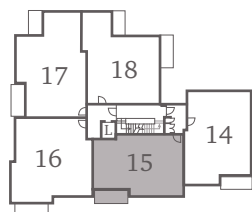
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Apartment 15

Third Floor



Fourth Floor



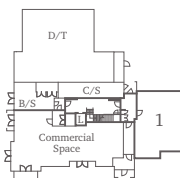
Third Floor



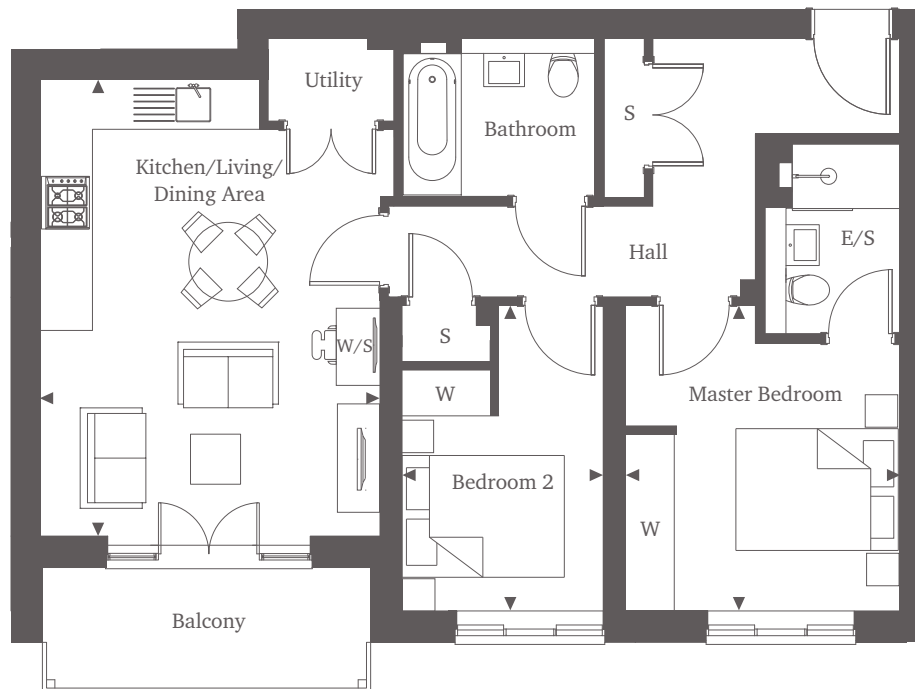
Second Floor



First Floor



Ground Floor



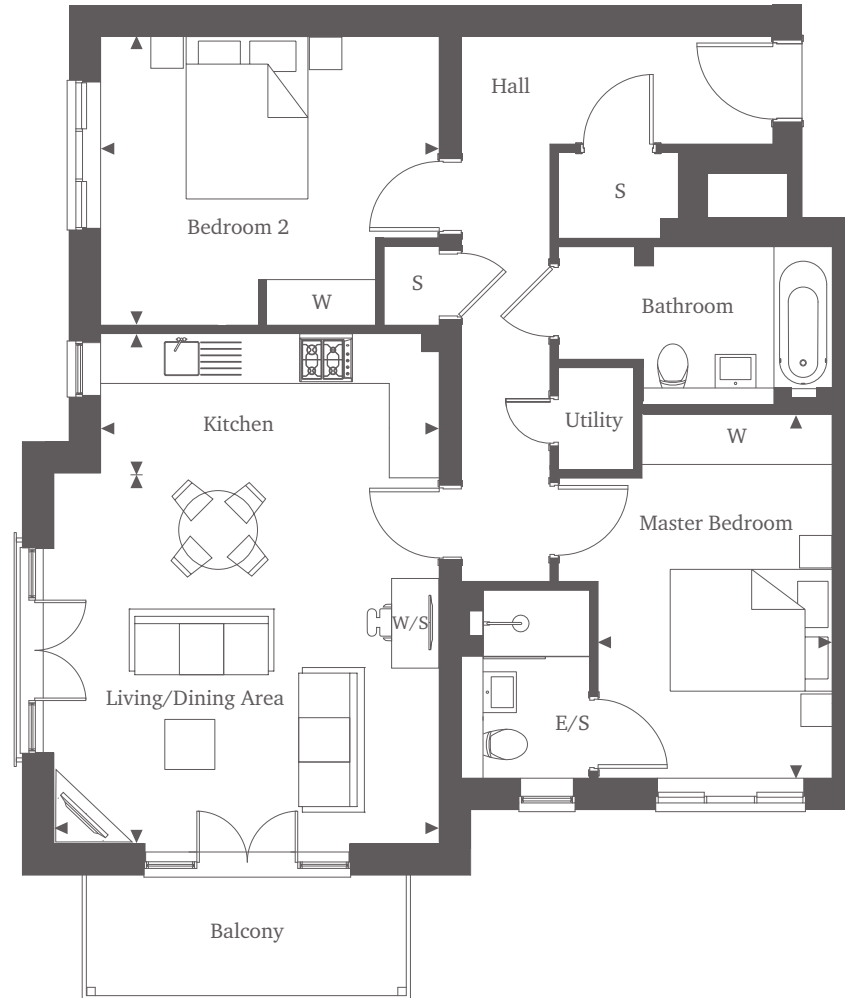
Two Bedroom Home
710 sq ft | 66 sq m

Kitchen/Living/ Dining Area	5.49m x 4.17m	18'0" x 13'8"
Master Bedroom	3.68m x 3.23m	12'1" x 10'7"
Bedroom 2	3.68m x 2.47m	12'1" x 8'1"

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. S denotes storage. L denotes lift. B/S denotes bin store. C/S denotes cycle store. D/T denotes drive through with apartments above. W/S denotes workstation. Please contact sales consultant for more information.

Apartment 16

Third Floor



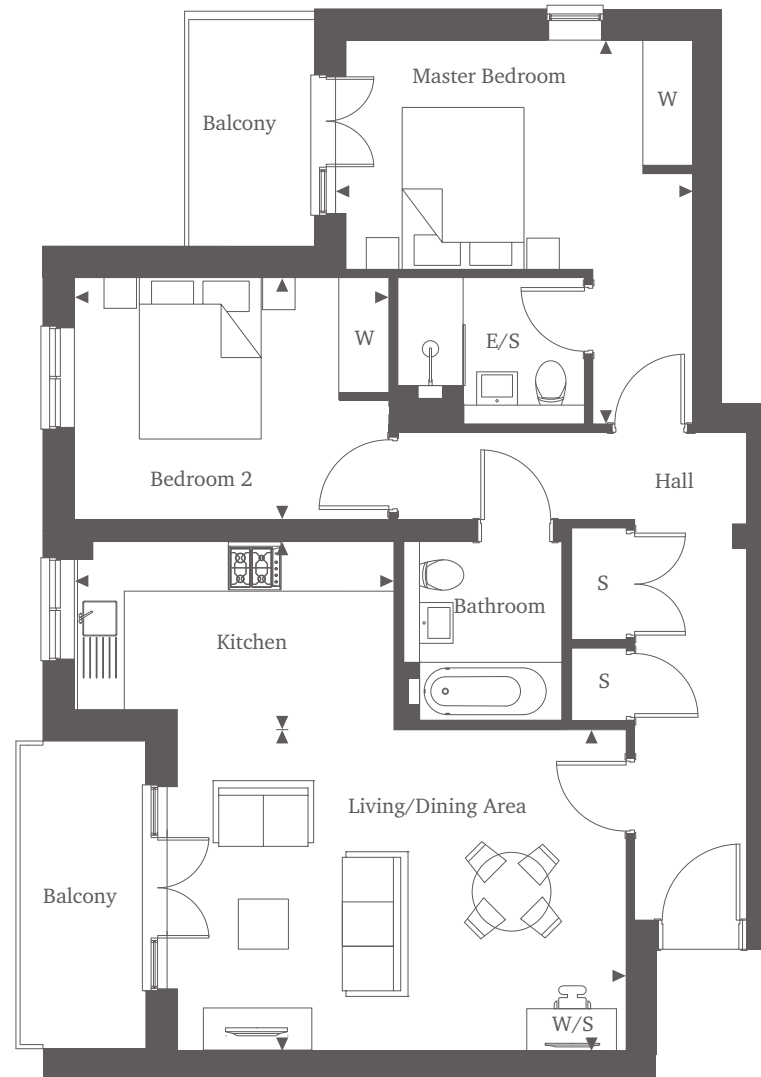
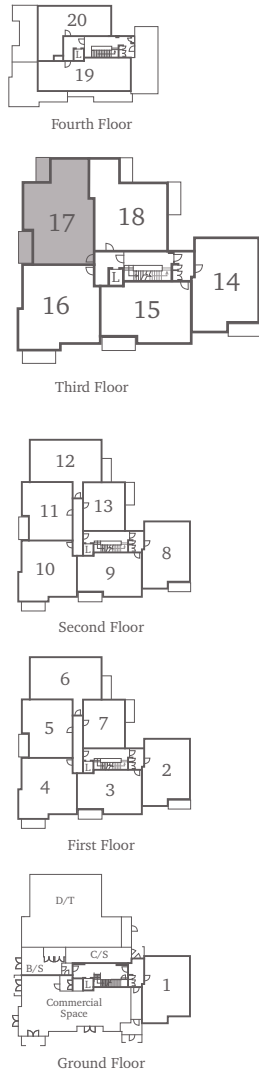
Two Bedroom Home
 872 sq ft | 81 sq m

Kitchen	4.07m x 1.68m	13'4" x 5'6"
Living/ Dining Area	4.64m x 4.46m	15'3" x 14'8"
Master Bedroom	4.37m x 2.80m	14'4" x 9'2"
Bedroom 2	4.07m x 3.47m	13'4" x 11'5"

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. S denotes storage. L denotes lift. B/S denotes bin store. C/S denotes cycle store. D/T denotes drive through with apartments above. W/S denotes workstation. Please contact sales consultant for more information.

Apartment 17

Third Floor



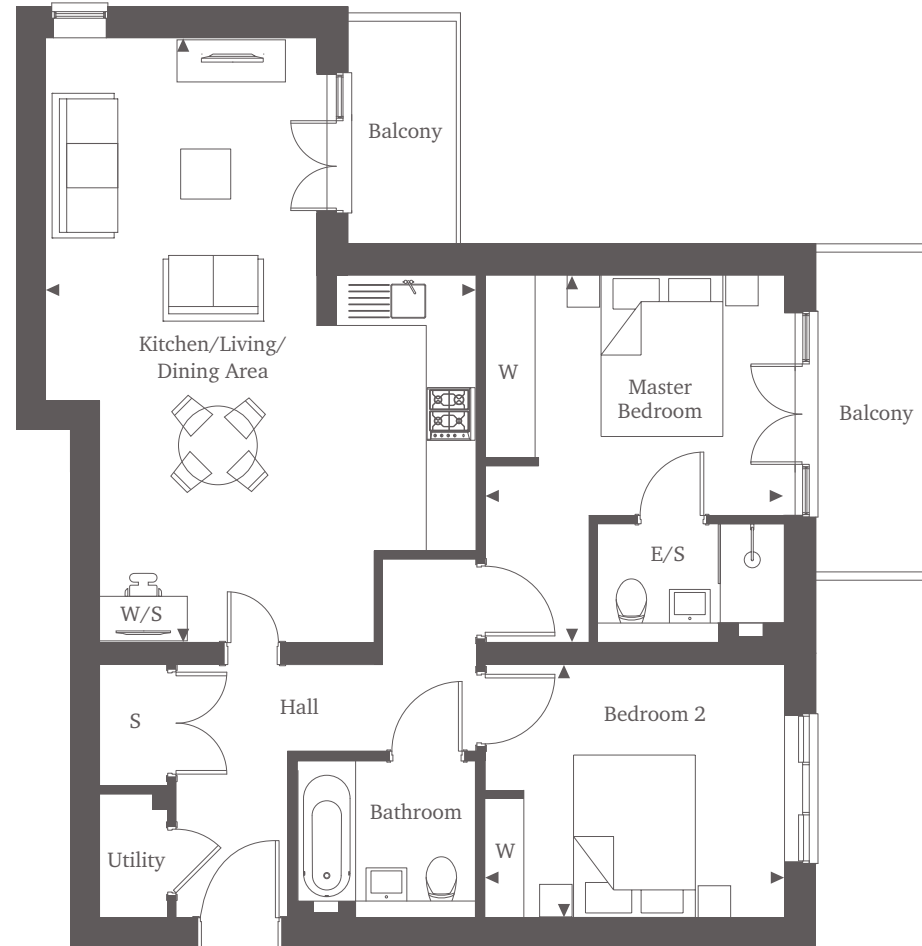
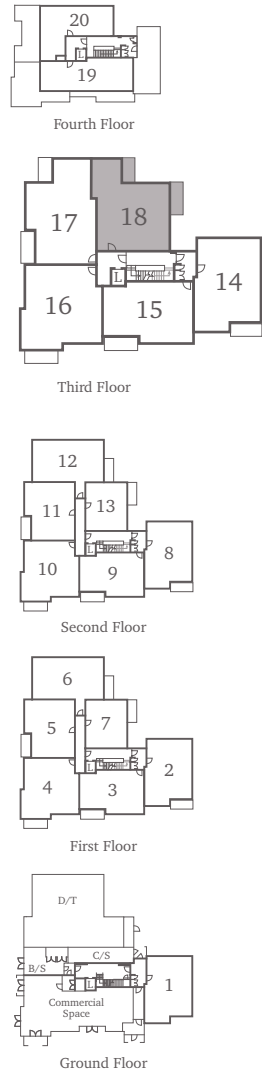
Two Bedroom Home
870 sq ft | 80.8 sq m

Kitchen	3.84m x 2.02m	12'7" x 6'7"
Living/ Dining Area	5.41m x 4.11m	17'9" x 13'6"
Master Bedroom	4.60m x 4.17m	15'1" x 13'8"
Bedroom 2	3.79m x 2.91m	12'5" x 9'7"

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Apartment 18

Third Floor



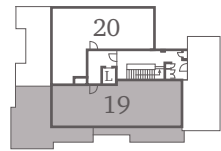
Two Bedroom Home
818 sq ft | 76 sq m

Kitchen/Living/ Dining Area	7.27m x 5.20m	23'10" x 17'1"
Master Bedroom	4.42m x 3.61m	14'6" x 11'10"
Bedroom 2	3.60m x 3.05m	11'10" x 10'0"

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. S denotes storage. L denotes lift. B/S denotes bin store. C/S denotes cycle store. D/T denotes drive through with apartments above. W/S denotes workstation. Please contact sales consultant for more information.

Apartment 19

Fourth Floor



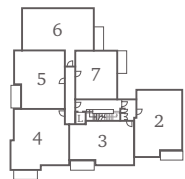
Fourth Floor



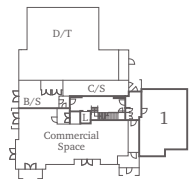
Third Floor



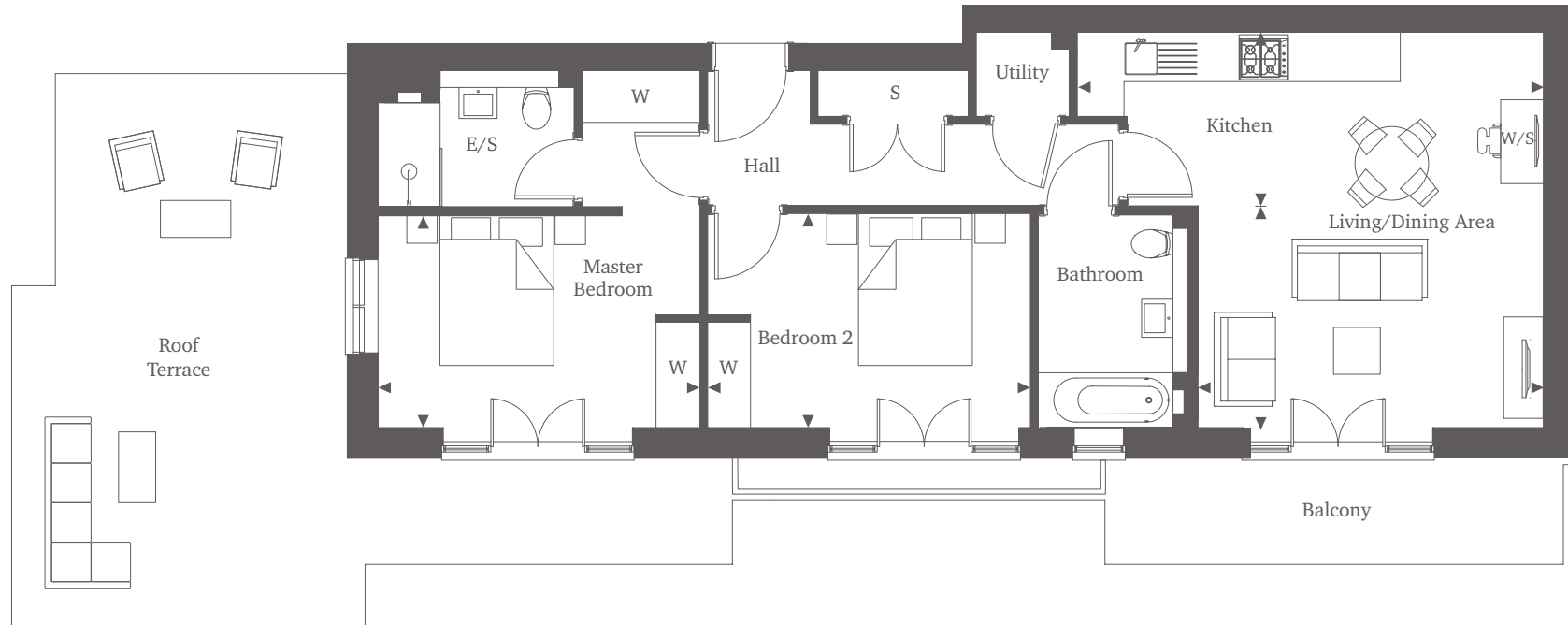
Second Floor



First Floor



Ground Floor



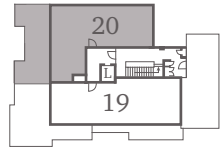
Two Bedroom Home
812 sq ft | 75.4 sq m

Kitchen	5.94m x 2.23m	19'6" x 7'4"
Living/ Dining Area	4.43m x 2.91m	14'6" x 9'7"
Master Bedroom	4.13m x 2.78m	13'7" x 9'2"
Bedroom 2	4.15m x 2.81m	13'7" x 9'3"

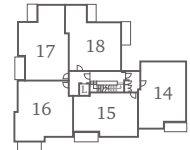
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. S denotes storage. L denotes lift. B/S denotes bin store. C/S denotes cycle store. D/T denotes drive through with apartments above. W/S denotes workstation. Please contact sales consultant for more information.

Apartment 20

Fourth Floor



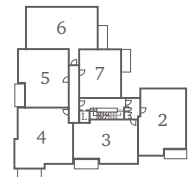
Fourth Floor



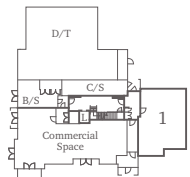
Third Floor



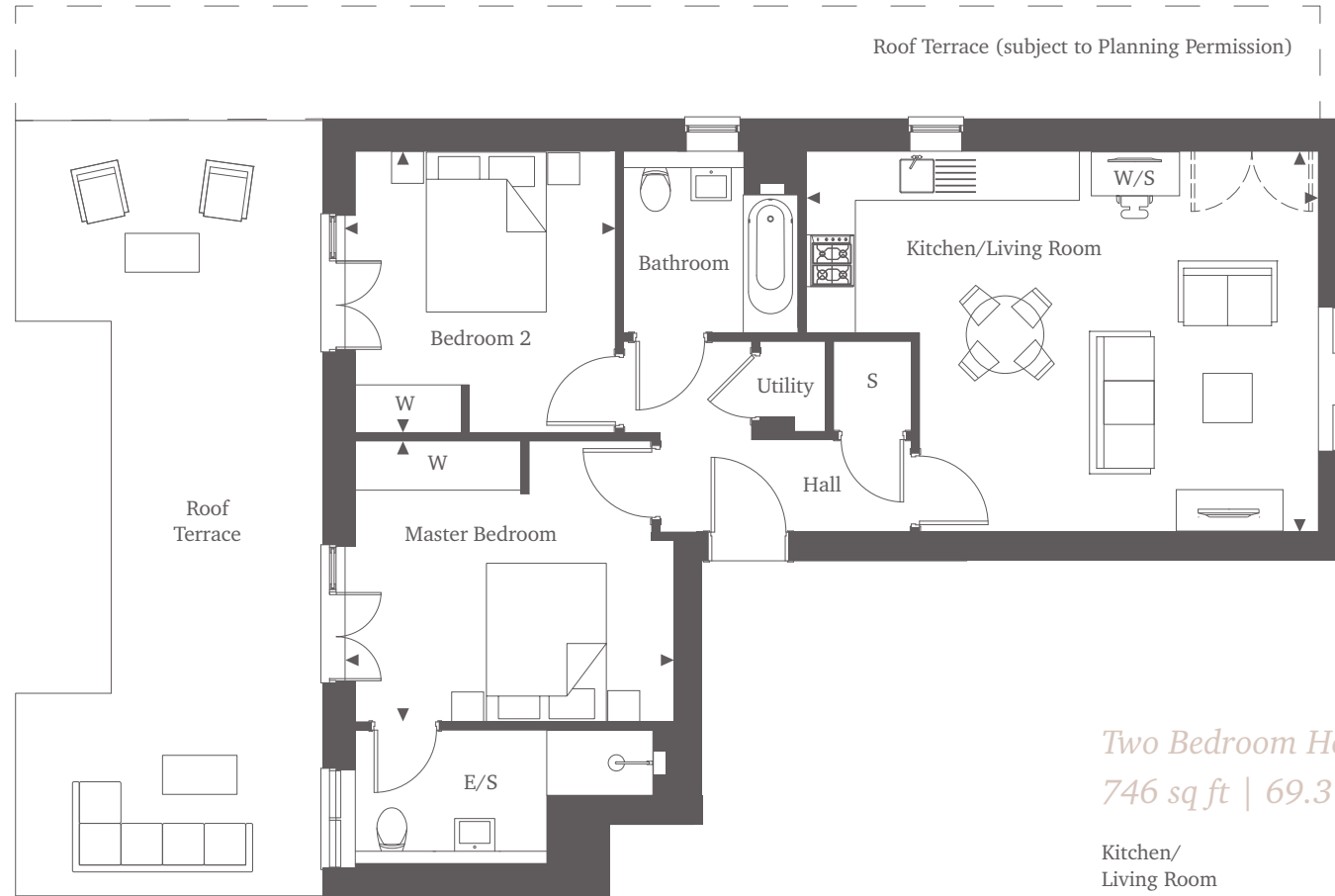
Second Floor



First Floor



Ground Floor



Two Bedroom Home
746 sq ft | 69.3 sq m

Kitchen/ Living Room	6.21m x 4.65m	20'5" x 15'3"
Master Bedroom	3.89m x 3.43m	11'3" x 12'9"
Bedroom 2	3.44m x 3.10m	11'3" x 10'2"

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. S denotes storage. L denotes lift. B/S denotes bin store. C/S denotes cycle store. D/T denotes drive through with apartments above. --- denotes roof terrace subject to planning permission. W/S denotes workstation. Please contact sales consultant for more information.



Computer generated image of Hillgrove House from High Street Edgware



Stylish specification

Kitchen

- Contemporary kitchen units with composite worktops and upstands
- Quality branded integrated appliances including:
 - Siemens fan assisted single oven
 - Siemens gas hob
 - Stainless steel and glass chimney extractor
 - Integrated full height fridge/freezer
 - Integrated dishwasher
 - Integrated washer dryer
- Stainless steel sink
- Chrome mixer tap
- Stylish LED feature lighting to the underside of the wall units
- Recessed LED downlights to kitchen

Bathroom and en-suite

- White porcelain sanitaryware with soft closing toilet seats
- Contemporary chrome brassware throughout
- Thermostatically controlled showers
- Low profile shower tray
- Toughened glass and stainless steel shower enclosures
- Luxury Minoli tiles to floors and half height to sanitaryware walls
- Useful tiled recessed storage in the shower enclosures in selected bathrooms
- Vanity unit to master en-suite
- Chrome heated towel rail
- Recessed LED downlights



Interior

- Underfloor heating
- Multipoint-locking front door
- Double glazed white PVCu windows providing a high level of thermal insulation and reduced heat loss
- Moulded Ladder Pattern 4 panel doors with chrome finish handles
- Media plates providing connectivity to your audio visual devices in the living/dining room and master bedroom
- Wired for SkyQ and terrestrial television (Sky account required)
- Fitted wardrobes with shelf and hanging rail to master bedrooms
- Wardrobes to second bedroom
- Contemporary two step skirting architrave
- Smooth plaster finish to walls and ceilings with emulsion matt paint
- Mains powered smoke detectors with battery back-up
- Lift to each floor
- BT Fibre to the premises (BT account required)
- Workspace locations in each apartment
- Balcony/ terrace to all apartments

Exterior and communal areas

- Covered communal entrance portico and communal areas
- Video entry system to all apartments
- Natural Indian Sandstone to footpaths and terrace areas
- Outside lights to private terrace and balcony areas
- Private parking to some apartments
- Bin store
- Cycle store

Environmental features at Hillgrove House

We take our responsibilities to the environment seriously and aim to incorporate the latest technology to conserve natural resources.

- High levels of wall, floor and roof insulation to limit heat loss during the winter
- Energy efficient kitchen appliances to reduce energy and water usage
- Dual flush mechanisms to all toilets to reduce water use
- Low energy light fittings to all homes
- Solar Panels located on the roof to reduce communal energy bills by providing electric to the common residential parts

NB: An estate management company has been set up to manage communal landscaping and a charge applies to each resident (see sales consultant for details).

Specification is listed as a guide and is subject to updating or change at any time, the specification for each home must be checked at the point of reservation.

10 YEAR **INSURANCE BACKED NEW HOME WARRANTY**



London



Leicester Square



Stanmore Golf Club



Brent Cross Shopping Centre

Edgware and beyond

Hillgrove House enjoys an excellent location just a short walk from the centre of Edgware. This bustling town centre provides a range of amenities, including supermarkets, banks, pharmacies and restaurants. Nearby Station Road offers a choice of shopping from a selection of independently owned stores, while the Broadwalk Shopping Centre is just a 4 minute drive away and has a number of national brands.

For a larger selection, Brent Cross Shopping Centre is just over 4 miles away and offers a huge variety of retailers, cafés and restaurants.

There is also plenty of opportunity to get out in the fresh air, with nearby Stonegrove Park offering basketball and tennis courts, a children's play area and plenty of open space. The larger Canons Park is also only a 5 minute drive and provides 45 acres to explore, while Stanmore Country Park Reserve is also only a 5 minute drive away and makes the ideal place to get close to nature with its marked out nature trail.

Hillgrove House is also well-served for leisure and fitness with Barnet Burnt Oak Leisure Centre under 2 miles away. Here you can enjoy a state-of-the-art gym, an astro pitch, a variety of sports courts and a wide range of

fitness classes. Stanmore Golf Club is also within easy reach and Arch North Climbing Centre is just over a mile away and offers something a little more extreme.

In addition to such fantastic local amenities, Hillgrove House is also just a short walk from Edgware Station. From here there are regular services into Leicester Square in under 30 minutes which keeps the buzz of the city right on your doorstep. Road connections are also extremely convenient, with the M1 motorway just under two miles away and offering easy access to the M25 and beyond.



St. Margaret's Church, Edgware



Heathlands, Hatch End



Chesterton Manor, Beaconsfield



Cricketers View, Guildford



Elder Place, Bushey

Our commitment to you

Your Home

When you buy a Shanly home, you can be confident that you are buying a home of excellent build quality and exquisite design.

Since the development of our first home in 1969, we have remained committed to developing high-specification, sustainable, architecturally innovative homes, designed to complement the local environment and improve the quality of life for those who live there.

Our award-winning team take great pride in building stunning homes in desirable locations, enhancing landscapes and building communities across London and the South East.

All our new homes benefit from an industry recognised 10-year insurance backed guarantee.

Your Environment

Our commitment to creating the best possible living environment does not stop at the design and build of our homes. We also place a great deal of emphasis on the wider environment.

We appreciate the importance of green space and will always look to enhance the natural environment through beautiful landscaping design and the preservation of protected areas.

Through our partnership with the Woodland Trust, we plant 10 trees for every apartment we build and 20 trees for every house. The trees are planted in some of their 1,000 woods and we are proud to support them in their mission to double the amount of native woodland covering the UK.

From the procurement of energy efficient and sustainable materials to the use of thermal efficient methods of

build and effective disposal of waste, our team work hard to ensure that we minimise the environmental impact of our operations without compromising on quality.

Our partnership with Community Wood Recycling is also enabling us to further reduce our landfill usage and increase the volume of waste being re-used, re-sold or recycled.

We are committed to making life easier for the wildlife living within our natural habitats so we fit bird boxes in the gardens and communal areas of all our developments and provide ongoing financial support to Freshwater Habitats Trust which aims to protect and preserve freshwater life.

We pay for a year-long RSPB subscription for our new homes customers which enables them to visit any RSPB centre in the UK free-of charge plus receive

newsletters and updates from the RSPB.

We also provide ongoing financial support to Plant Heritage to conserve the diversity of garden plants for people to use and enjoy.

Your Community

As well as building communities, we are also extremely proud to support those most in need within those communities via the Shanly Foundation, which is financed entirely by the profits generated by the Shanly Group of companies.

To date Shanly Group and Shanly Foundation have contributed in excess of £23m to support hundreds of local community groups and charitable organisations each year to provide financial assistance and improve the quality of life for those most in need across our communities.



Wider Location





Travel time by rail (from Edgware Station)

Kings Cross St. Pancras	27 mins
Oxford Street	30 mins
Bank	36 mins
London Liverpool Street	42 mins

Distances by road (from Hillgrove House)

Harrow	4.7 miles
Watford	7.7 miles
London Heathrow Airport	15.9 miles
London Luton Airport	21.9 miles

Distances by foot (from Hillgrove House)

Edgware Tube Station	0.4 miles
Supermarket	0.5 miles
The Broadwalk Centre	0.6 miles
Edgware Community Hospital	0.9 miles



shanlyhomes.com

Hillgrovehouse@shanlyhomes.com

0203 582 7631

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