



THE PINNACLE

Maxwell Road · Northwood · London



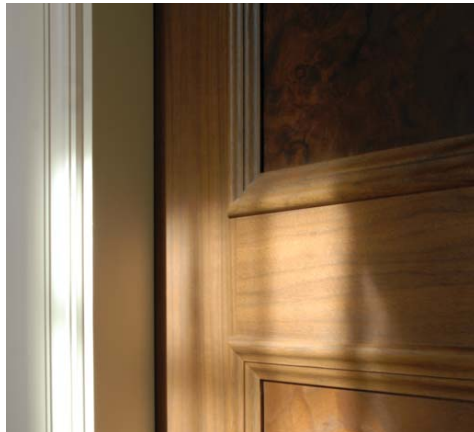


A magnificent development of 12 luxury two and three bedroom apartments, each with a private balcony or terrace.

Maxwell Road
Northwood
London
HA6 2YF



Above:
Images from One Downage,
a previous high quality
development by Excelsior.



Above:
Images from Uphill Road,
a previous high quality
development by Excelsior.

Specification

Communal areas

- Private gated development
- Landscaped communal garden
- Luxury lifts providing access to all floors
- External lighting

Kitchen

- Individually designed German kitchens
- Elegant composite stone work surfaces
- Stainless steel double bowl sink unit
- Waste disposal unit fitted to sink
- Full integrated Miele larder fridge (except Plot 5)
- Full integrated Miele larder freezer (except Plot 5)
- Full integrated Miele fridge freezer (Plot 5 only)
- Miele single oven
- Miele combi microwave
- Miele gas hob with stainless steel canopy hood
- Miele fully integrated dishwasher
- Miele washing machine in utility cupboard/room (except Plot 5)
- Miele tumble dryer in utility cupboard/room (except Plot 5)
- Miele washer/dryer in kitchen (Plot 5 only)
- Recess ceiling low voltage down lights
- Opaque glass splash backs
- Porcelain tiling

Bedrooms

- Fitted wardrobes to master and second bedroom (fitted into walk in wardrobe where there is one)
- Luxury Carpets
- Dimmer switches to low voltage down lights

Bathrooms & Ensuites

- Villeroy & Boch basins with wall mounted mixer taps in Gessi or similar
- Villeroy & Boch wall mounted toilets
- Thermostatically controlled showers in Gessi or similar
- Bette bath with mixer taps in Gessi or similar
- Part tiling to bathroom walls and floors in porcelain
- Custom fitted vanity units
- Heated towel rails
- Shaver socket
- Recess ceiling low voltage down lights

Electrical and Cable

- Wired for TV, Satellite (Sky+ & HD), Virgin and Telephone**
- Shaver sockets to bathrooms
- Low voltage down lighting throughout (except storage cupboard)

Glazing

- Aluminium double glazed windows and doors

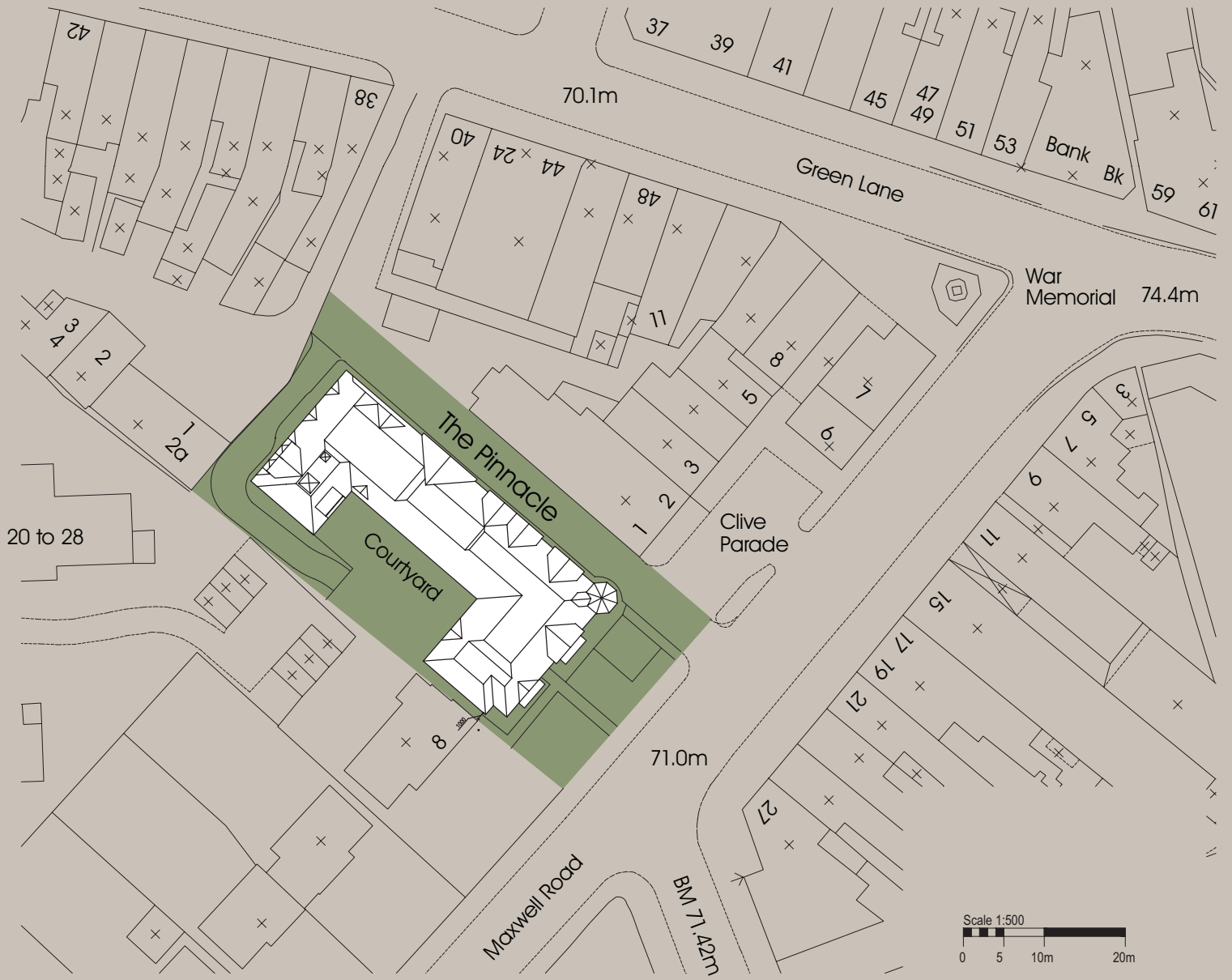
Other Specifications

- Video entry door security
- All apartments with private external space (balcony, garden or terrace)
- Internal American walnut wood veneer doors
- Bespoke architrave and skirting
- Brushed stainless steel/chrome ironmongery
- All taps and fittings in chrome
- Full gas under floor central heating
- Pre allocated parking space
- Air conditioning to master bedroom and living room (to kitchen also for Penthouse Plot 12)
- Wood flooring to hallway & lounge
- Bespoke coving (not in bathrooms, ensuites, kitchens & cupboards)
- Bespoke joinery
- Private Gated Development
- 10 year warranty

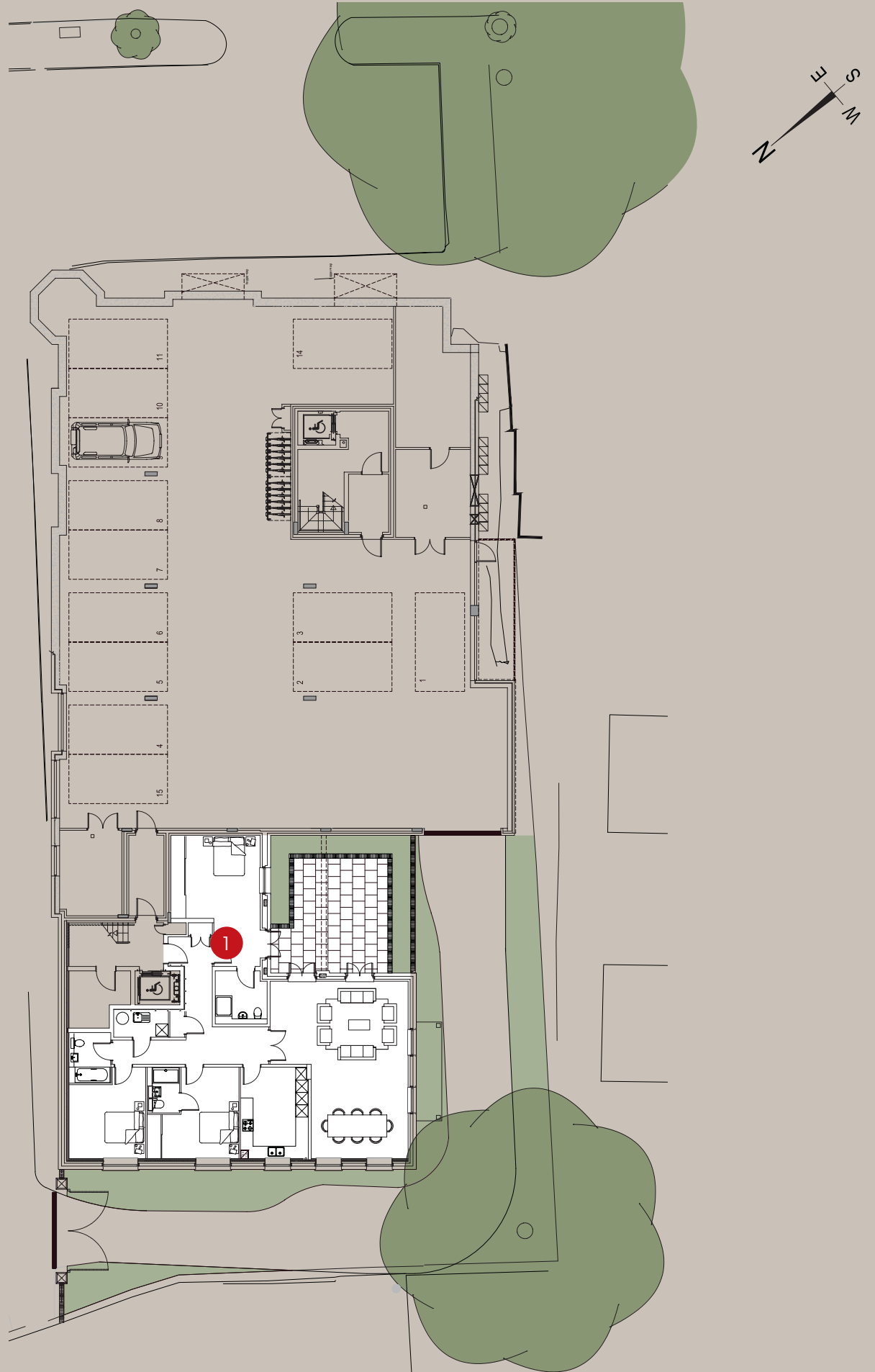
** Subject to future connection by purchaser

All specification details provided are indicative and may change. These details should be treated as general guidance only and cannot be relied upon accurately describing any of the specified matters prescribed by any order under the Property Mis-descriptions Act 1991. Nor do they constitute a contract or a warranty.

Site Plan



Garden Flat and Parking



Flat 1

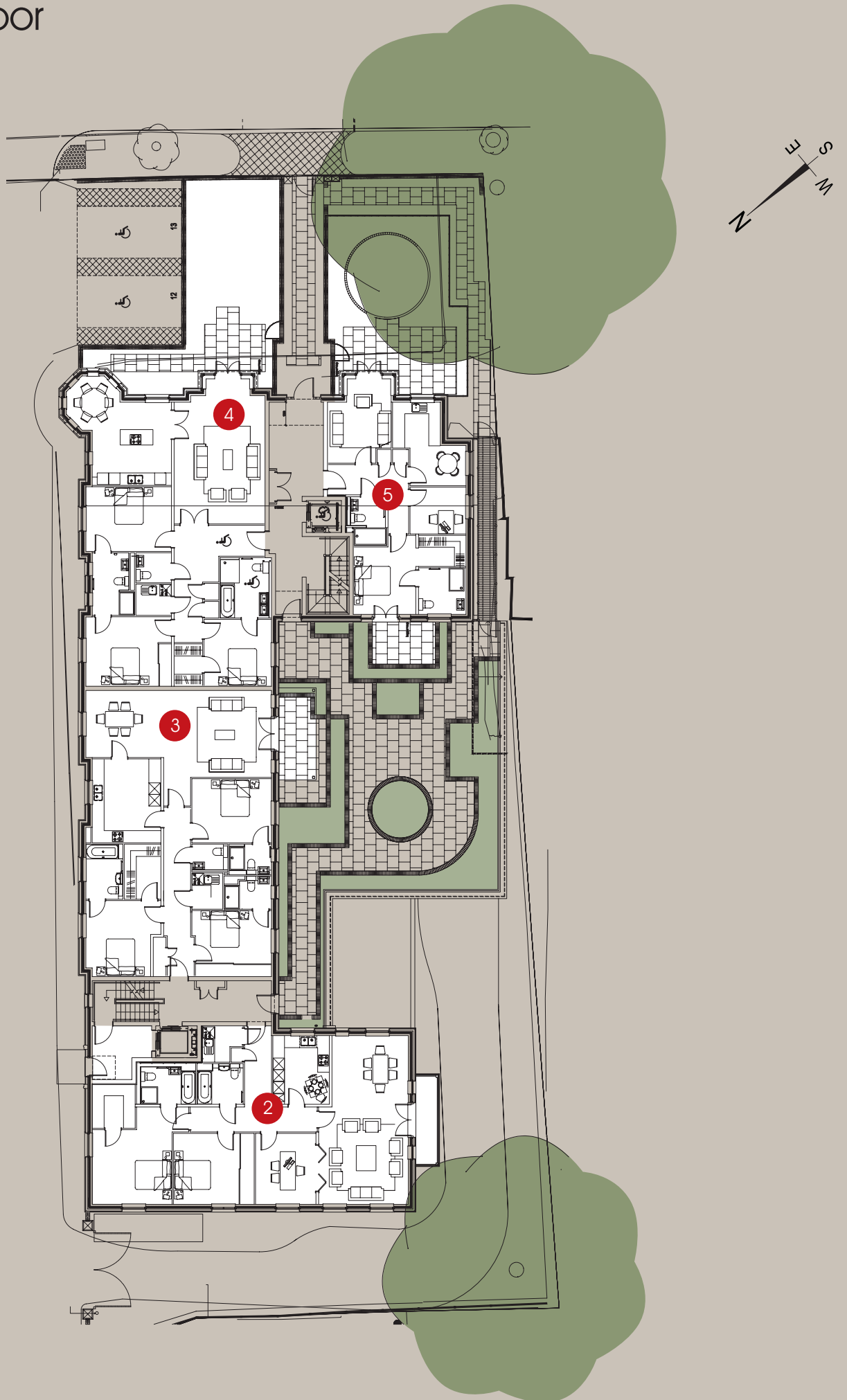
1,727 sq ft

Living / Dining Room	8.6m x 6.7m	(28'3" x 22")
Kitchen	4.4m x 3.3m	(14'7" x 10'9")
Utility		
Master Bedroom	6.6m x 4.3m	(20'9" x 14'1")
Ensuite Shower Room		
Bedroom 2	4.5m x 4.4m	(14'8" x 14'7")
Ensuite Shower Room		
Bedroom 3	4.4m x 3.7m	(14'7" x 12'2")
Bathroom	2.4m x 2m	(7'11" x 6'8")
Private Garden	6.9m x 6.7m	(22'4" x 22')

Figures are based on the longest measurements in each room.



Ground Floor

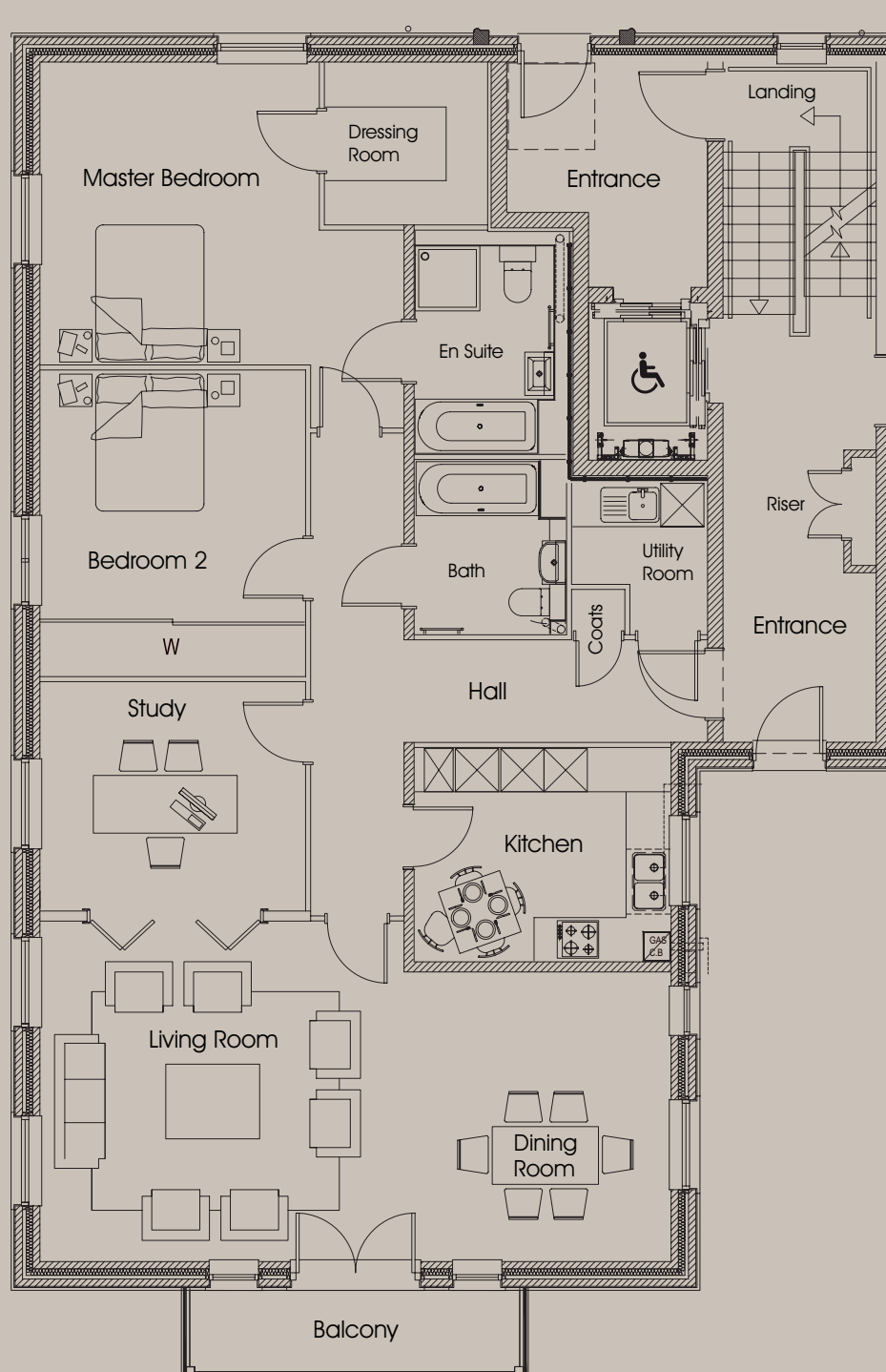


Flat 2

1,460 sq ft

Living / Dining Room	8.7m x 4.7m	(28'8" x 15'5")
Kitchen	3.5m x 2.9m	(11'7" x 9'8")
Utility Room		
Master Bedroom	4.2m x 3.8m	(13'8" x 12'7")
Dressing Room		
En Suite Shower Room		
Bedroom 2	4.2m x 3.7m	(13'10" x 12')
Bathroom	2.4m x 2.1m	(7'11" x 6'10")
Bedroom 3 / Study	3.6m x 3.1m	(12' x 10'4")
Balcony	4.5m x 1.1m	(14'9" x 3'8")

Figures are based on the longest measurements in each room.

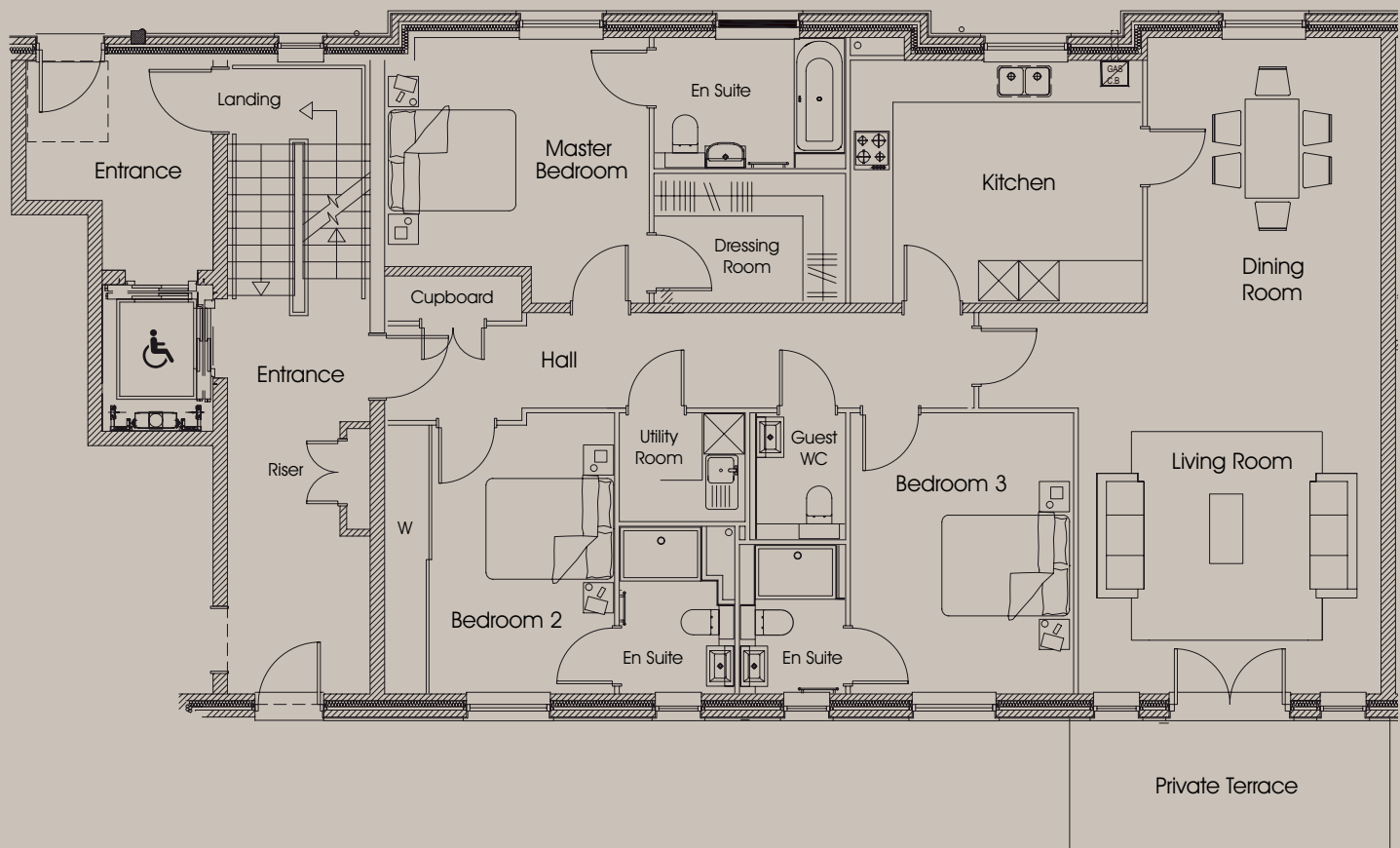


Flat 3

1,531 sq ft

Living / Dining Room	9.7m x 4.4m	(32' x 14'7")
Kitchen	4.3m x 3.6m	(14'2" x 11'9")
Utility Room		
Master Bedroom	3.9m x 3.4m	(12'9" x 11'1")
Dressing Room	2.3m x 2.2m	(7'5" x 7'4")
En Suite Bath Room		
Bedroom 2	4.2m x 3.4m	(13'8" x 11'1")
En Suite Shower Room		
Bedroom 3	4.2m x 3.3m	(13'9" x 10'10")
En Suite Shower Room		
Guest WC	1.9m x 1.4m	(6'7" x 4'7")
Private Terrace	5.5m x 2.5m	(18' x 8'2")

Figures are based on the longest measurements in each room.

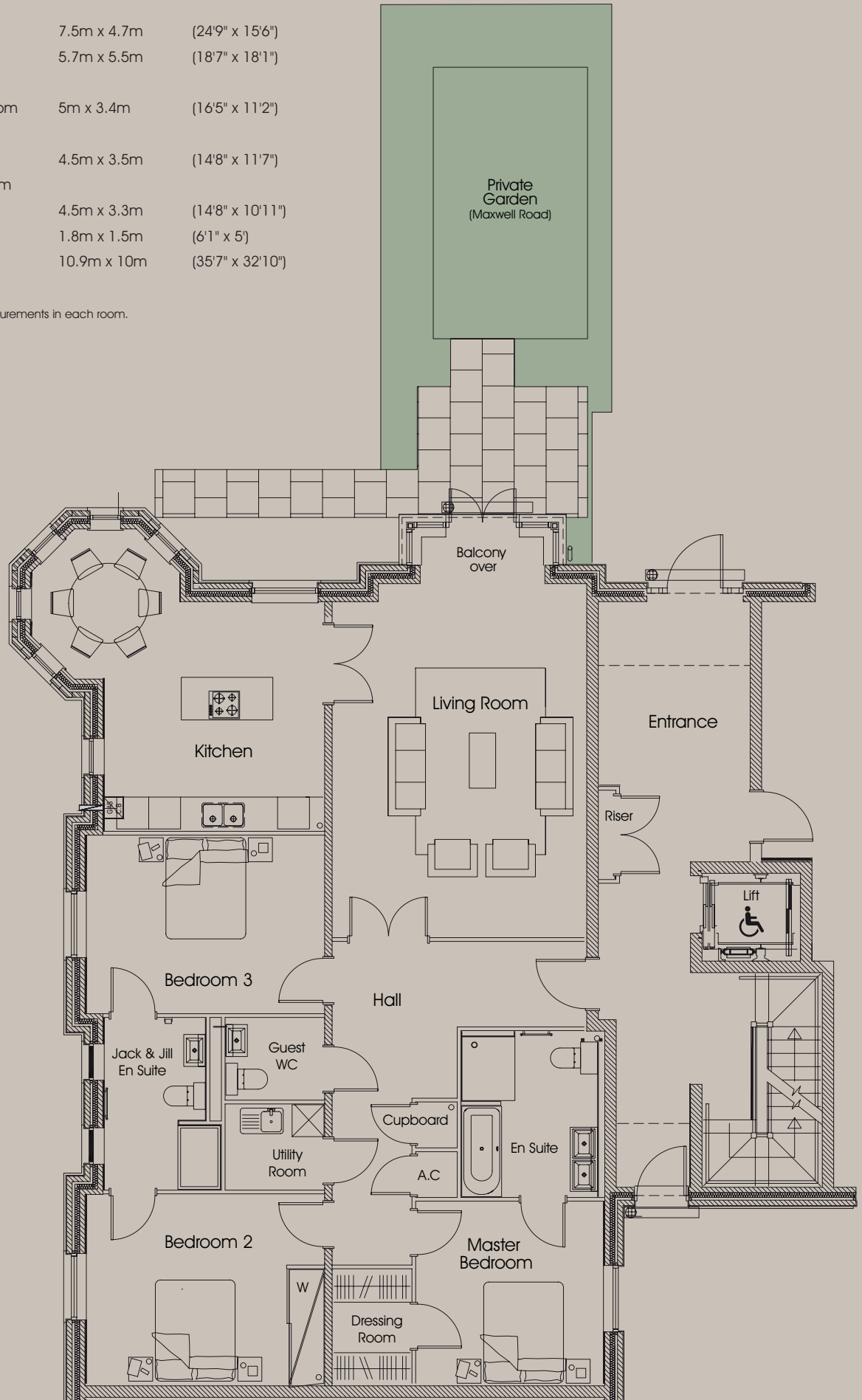


Flat 4

1,564 sq ft

Living Room	7.5m x 4.7m	(24'9" x 15'6")
Kitchen	5.7m x 5.5m	(18'7" x 18'1")
Utility Room		
Master Bedroom & Dressing Room	5m x 3.4m	(16'5" x 11'2")
En Suite Bathroom		
Bedroom 2	4.5m x 3.5m	(14'8" x 11'7")
'Jack & Jill' En Suite Shower Room		
Bedroom 3	4.5m x 3.3m	(14'8" x 10'11")
Guest WC	1.8m x 1.5m	(6'1" x 5')
Private Garden – Maxwell Road	10.9m x 10m	(35'7" x 32'10")

Figures are based on the longest measurements in each room.

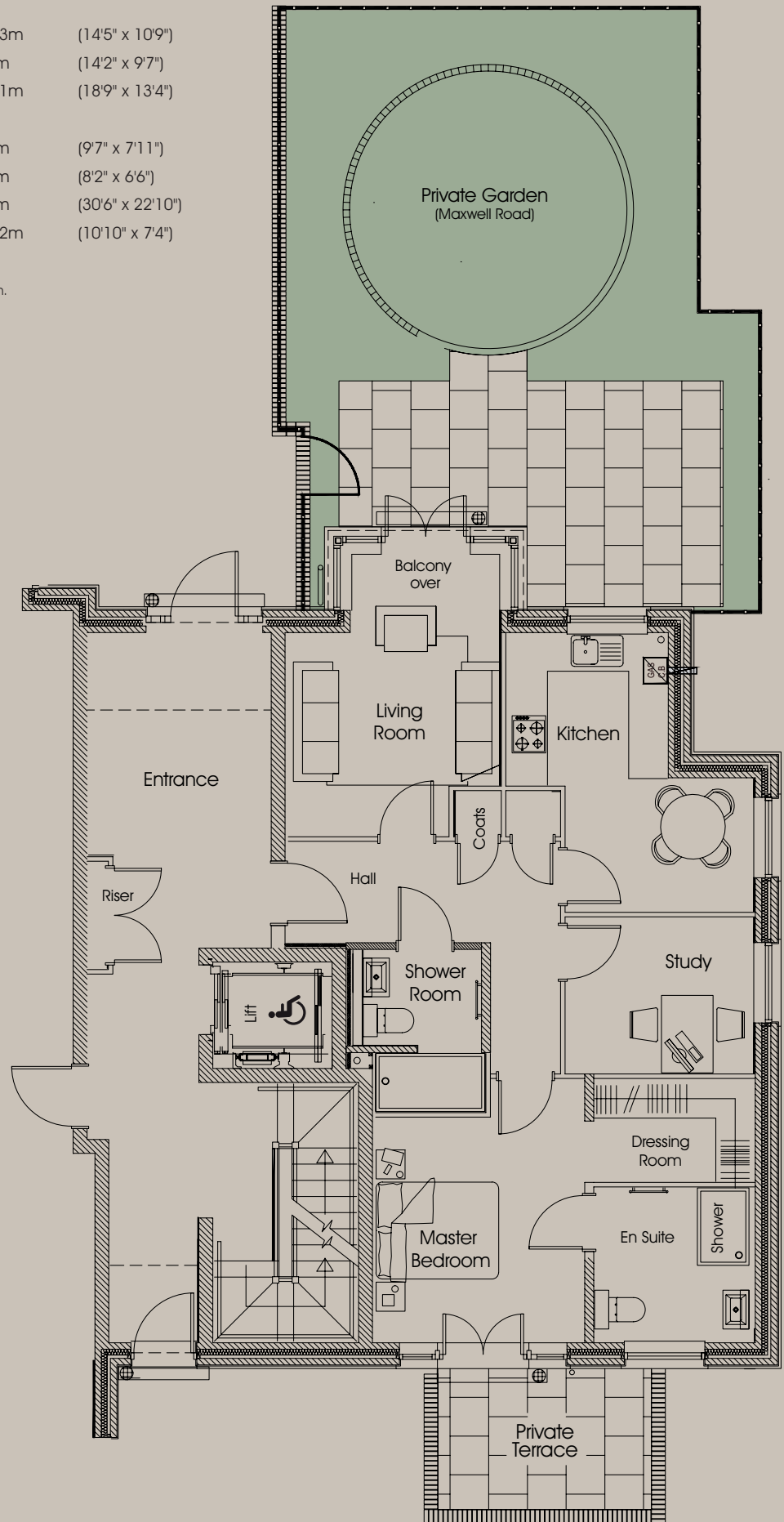


Flat 5

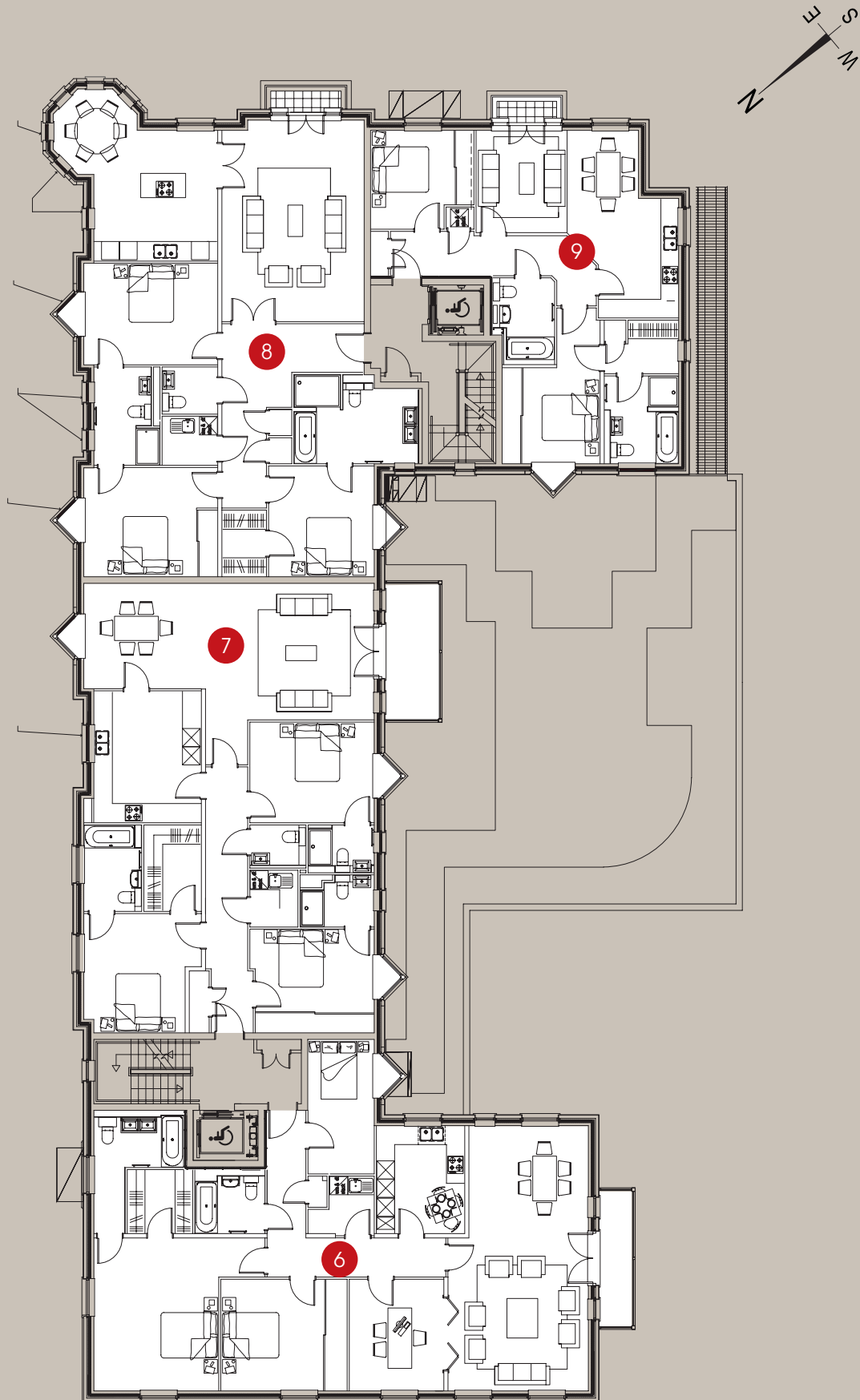
766 sq ft

Living Room	4.4m x 3.3m	(14'5" x 10'9")
Kitchen	4.3m x 3m	(14'2" x 9'7")
Master Bedroom & Dressing Room	5.7m x 4.1m	(18'9" x 13'4")
En Suite Shower Room		
Bedroom 2 / Study	3m x 2.4m	(9'7" x 7'11")
Shower Room	2.5m x 2m	(8'2" x 6'6")
Private Garden – Maxwell Road	9.3m x 7m	(30'6" x 22'10")
Private Terrace	3.3m x 2.2m	(10'10" x 7'4")

Figures are based on the longest measurements in each room.



First Floor

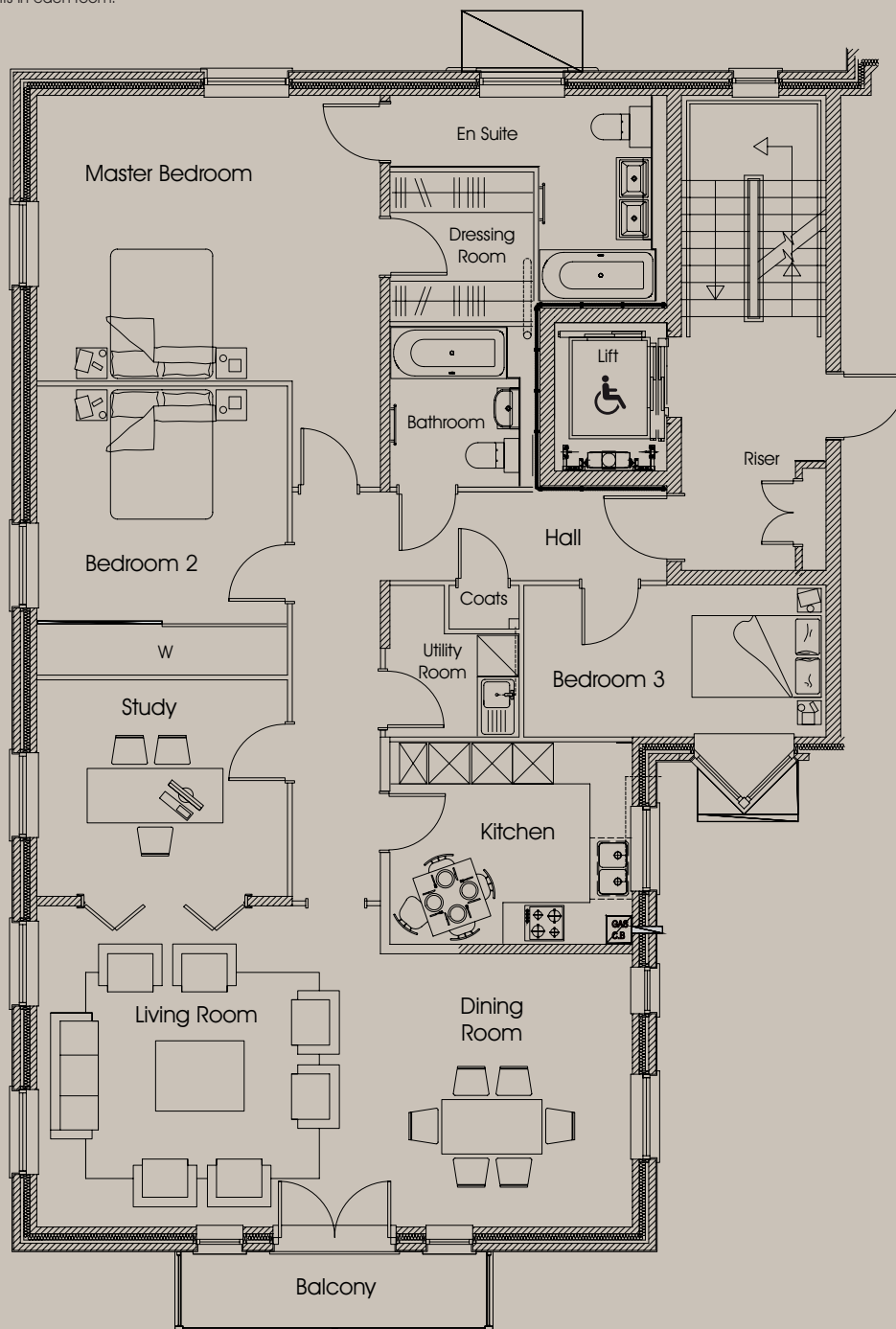


Flat 6

1,604 sq ft

Living / Dining Room	8.7m x 4.7m	(28'8" x 15'5")
Kitchen	3.5m x 2.9m	(11'7" x 9'8")
Utility Room		
Master Bedroom	5.7m x 5m	(18'10" x 16'6")
Dressing Room	2.1m x 2m	(7'1" x 6'10")
En Suite Bathroom		
Bedroom 2	4.2m x 3.7m	(13'10" x 12')
Bedroom 3	4.4m x 2.2m	(14'4" x 7'1")
Bedroom 4 / Study	3.7m x 3.2m	(12' x 10'4")
Bathroom	2.3m x 2.1m	(7'8" x 6'10")
Balcony	4.4m x 1.1m	(14'7" x 3'7")

Figures are based on the longest measurements in each room.

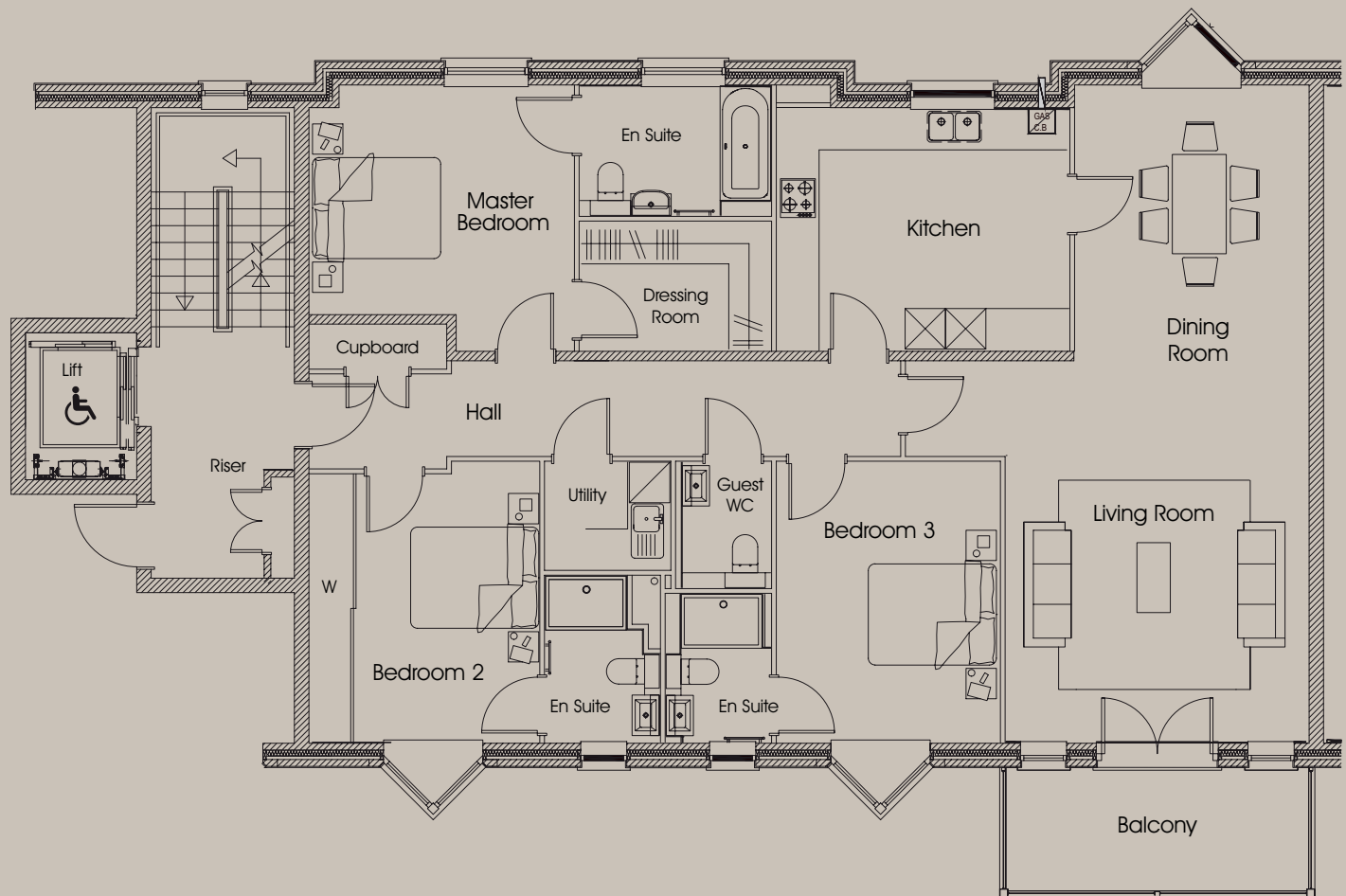


Flat 7

1,531 sq ft

Living / Dining Room	9.7m x 5.9m	(32' x 19'5")
Kitchen	4.3m x 3.6m	(14'2" x 11'9")
Utility Room		
Master Bedroom	3.9m x 3.9m	(12'9" x 12'1")
Dressing Room	2.8m x 1.9m	(9'3" x 6'3")
En Suite Bathroom		
Bedroom 2	4.2m x 3.4m	(13'8" x 11')
En Suite Bathroom		
Bedroom 3	4.2m x 3.3m	(13'8" x 10'10")
En Suite Shower Room		
Guest WC		
Balcony	4.4m x 1.8m	(14'7" x 5'11")

Figures are based on the longest measurements in each room.

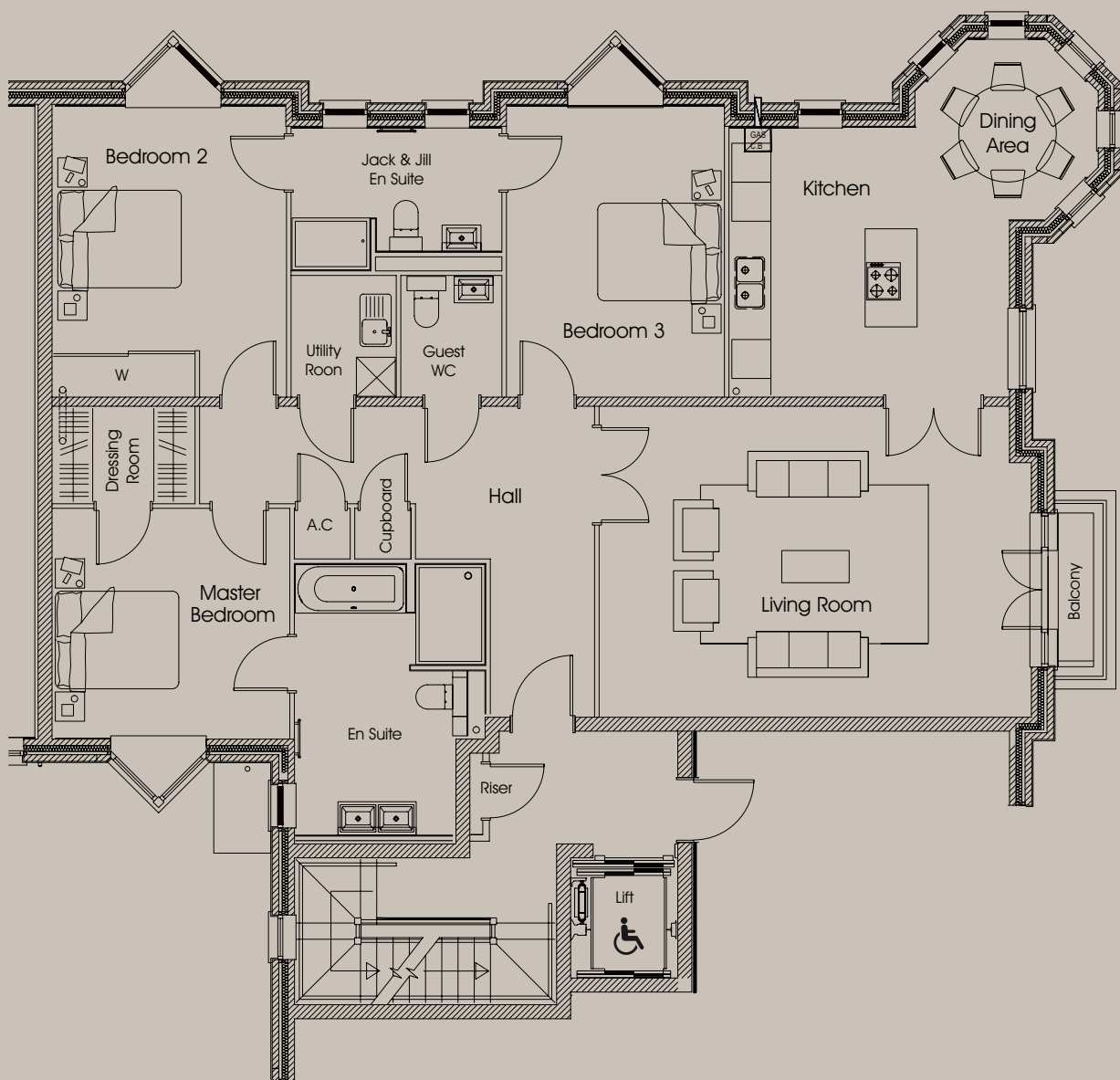


Flat 8

1,584 sq ft

Living Room	6.6m x 4.7m	(21'9" x 15'6")
Kitchen	5.7m x 5.5m	(18'7" x 18'1")
Guest WC	1.9m x 1.5m	(6'1" x 5')
Utility Room		
Master Bedroom & Dressing Room	4.9m x 3.6m	(16'4" x 11'9")
En Suite Bathroom	2.4m x 1.4m	(7'11" x 4'x10")
Bedroom 2	4.5m x 3.5m	(14'8" x 11'7")
'Jack & Jill' En Suite Shower Room		
Bedroom 3	4.5m x 3.3m	(14'8" x 10'11")
Balcony	2.4m x 0.6m	(7'9" x 1'11")

Figures are based on the longest measurements in each room.

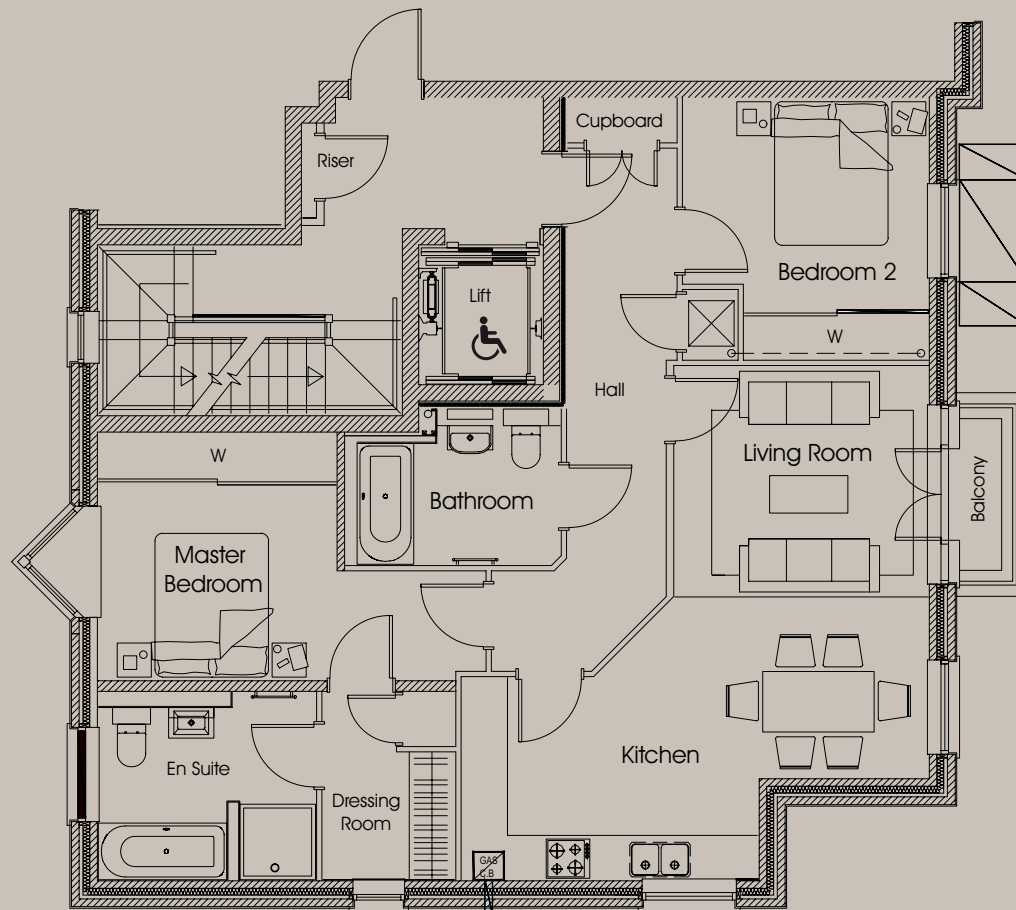


Flat 9

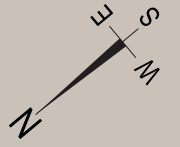
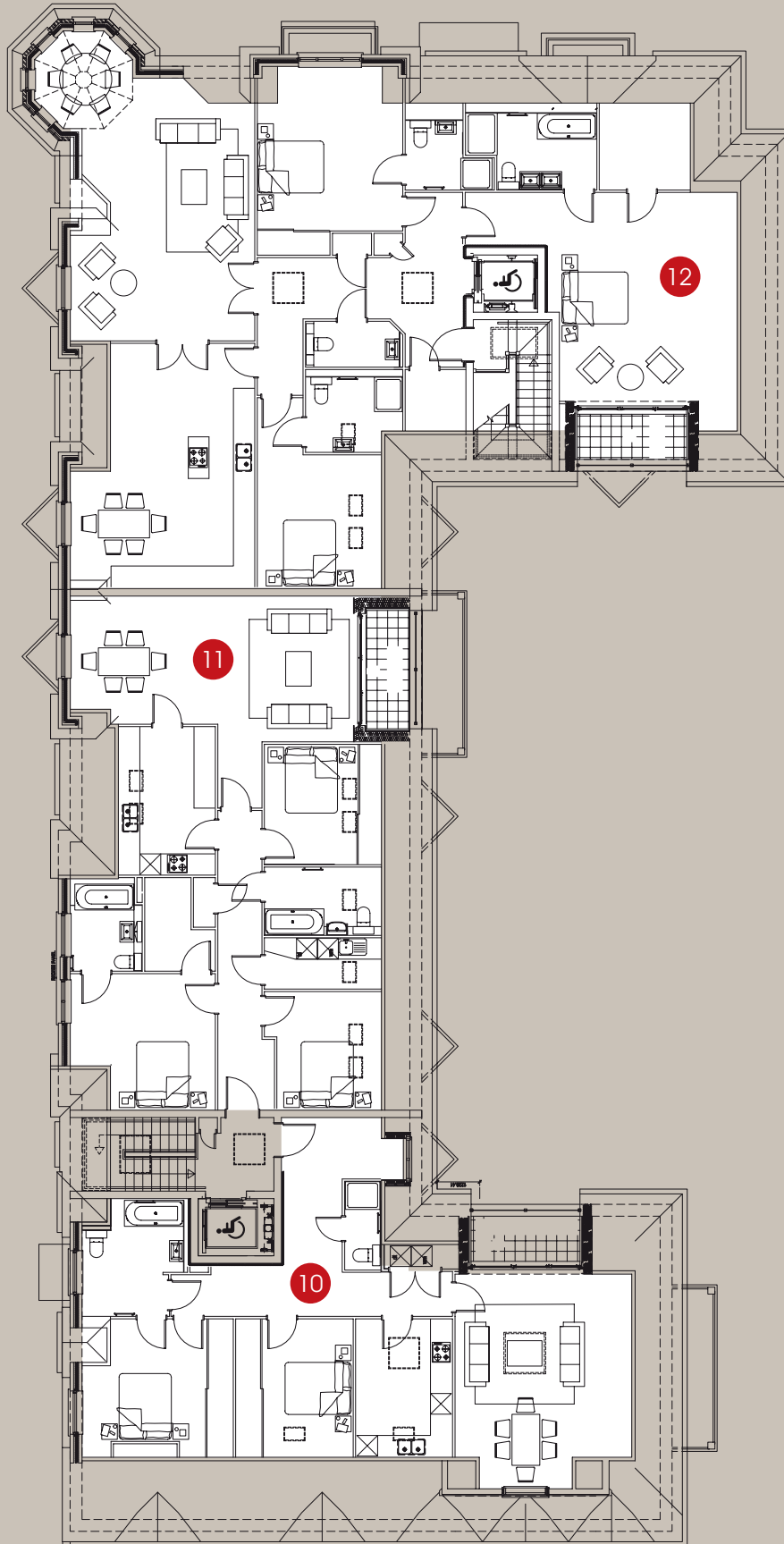
891 sq ft

Living Room	3.3m x 3m	(11' x 10')
Kitchen / Diner	6.1m x 3.3m	(20' x 11')
Master Bedroom	5.1m x 3.2m	(16'9" x 10'7")
Dressing Room	2.4m x 1.7m	(8'2" x 5'9")
En Suite Bathroom		
Bedroom 2	3.4m x 3.2m	(11'2" x 10'7")
Bathroom	2.8m x 2.1m	(9'4" x 6'9")
Balcony	2m x 0.6m	(6'7" x 1'11")

Figures are based on the longest measurements in each room.



Second Floor

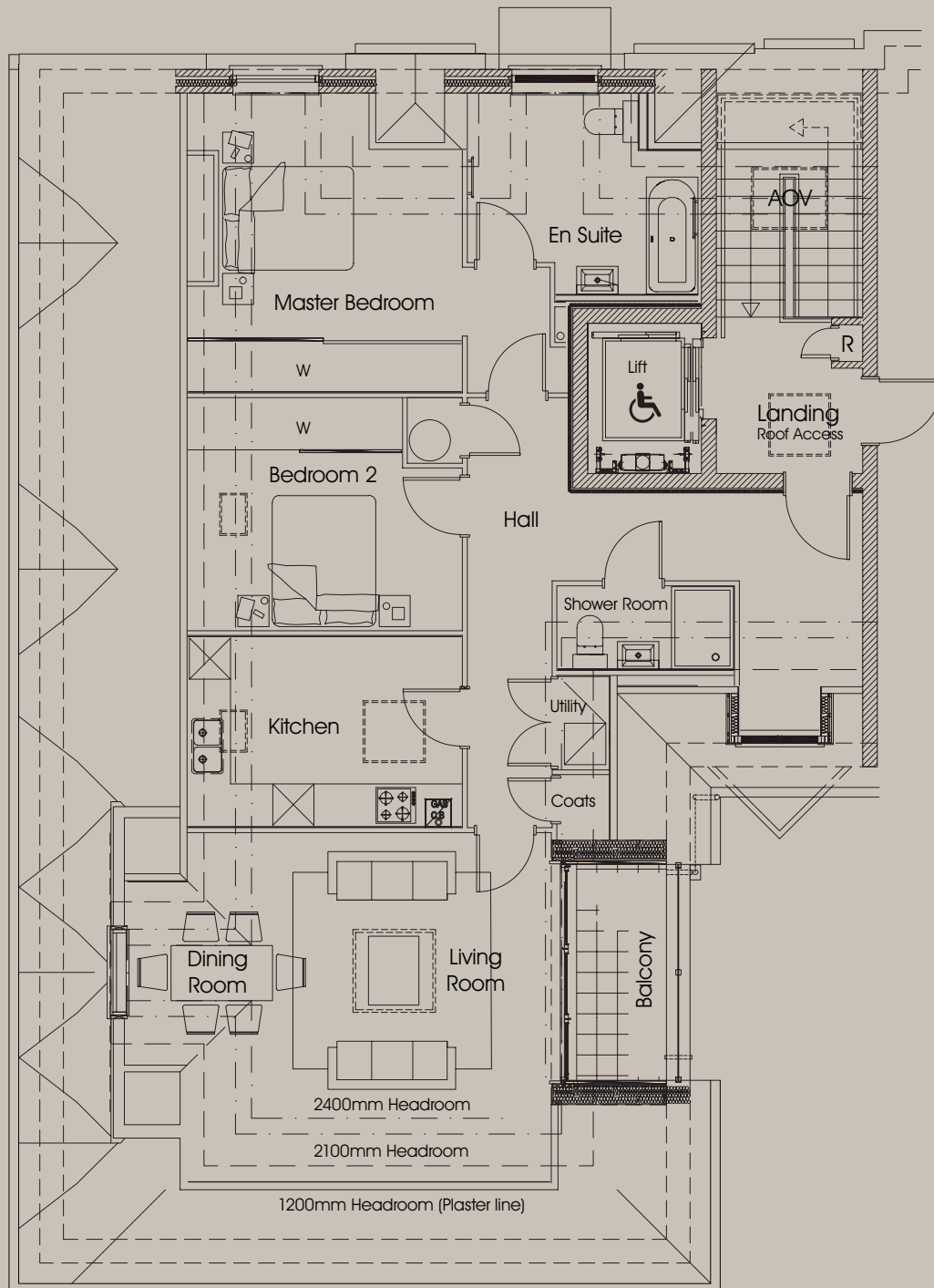


Flat 10

1,071 sq ft

Living / Dining Room	6.1m x 5m	(20'2" x 15'10")
Kitchen	3.8m x 2.8m	(12'3" x 9'1")
Master Bedroom	5m x 4.3m	(16'5" x 14'2")
En Suite Bathroom		
Bedroom 2	3.7m x 3.4m	(12'3" x 11')
Shower Room	2.5m x 1.2m	(8'4" x 3'11")
Balcony	3.1m x 1.3m	(10'3" x 4'3")

Figures are based on the longest measurements in each room.

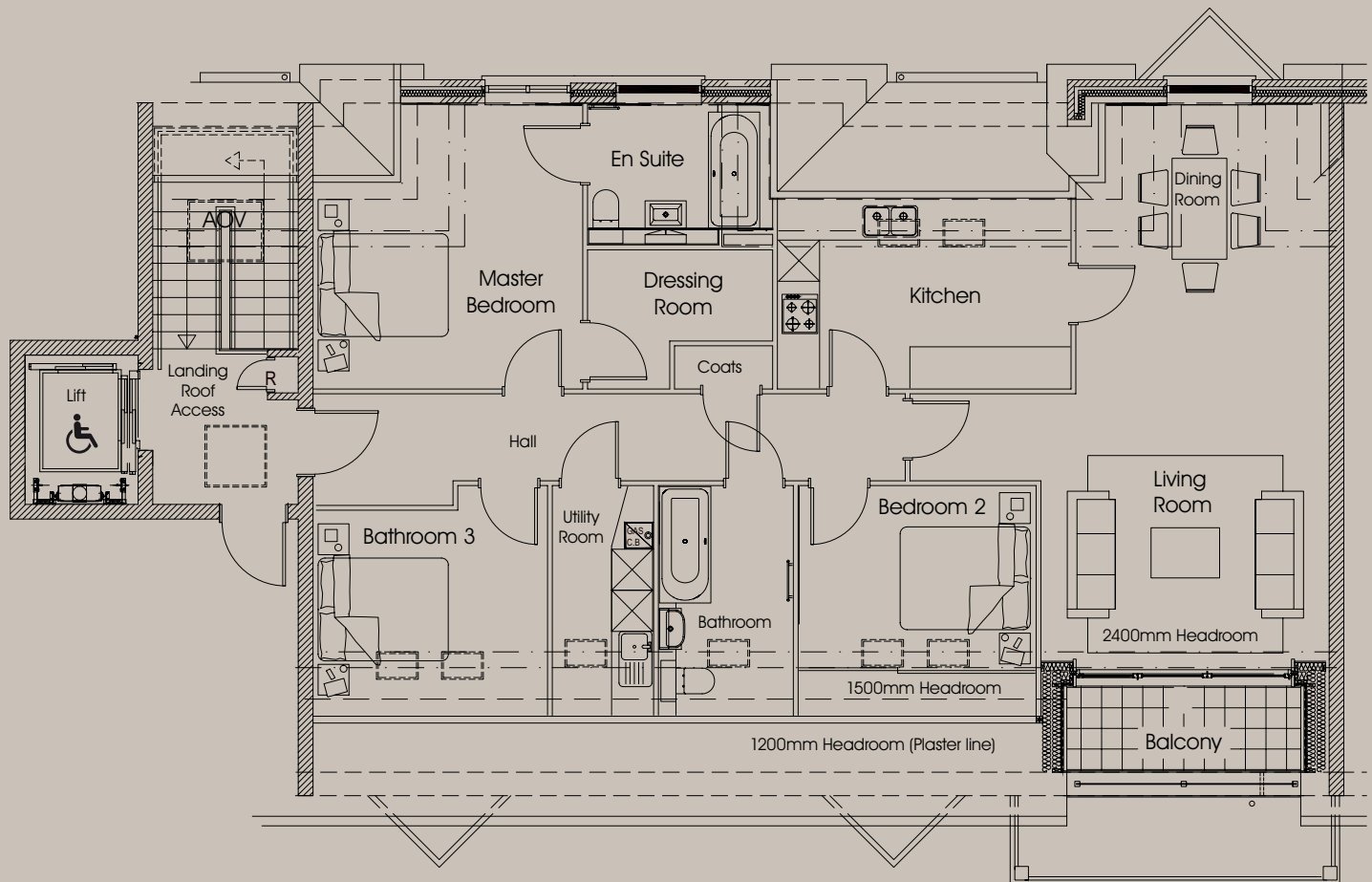


Flat 11

1,246 sq ft

Dining / Living Room	8.1m x 4.1m	(26'7" x 13'7")
Kitchen	4.3m x 2.8m	(14' x 9')
Utility Room		
Master Bedroom	4.1m x 3.9m	(13'7" x 12'9")
Dressing Room	2.6m x 2m	(8'9" x 6'7")
En Suite Bathroom		
Bedroom 2	3.4m x 3.1m	(11'4" x 10'2")
Bedroom 3	3.4m x 3.1m	(11' x 10'2")
Bathroom	3.1m x 1.9m	(10'2" x 6'4")
Balcony	3.4m x 1.3m	(11'2" x 4'2")

Figures are based on the longest measurements in each room..

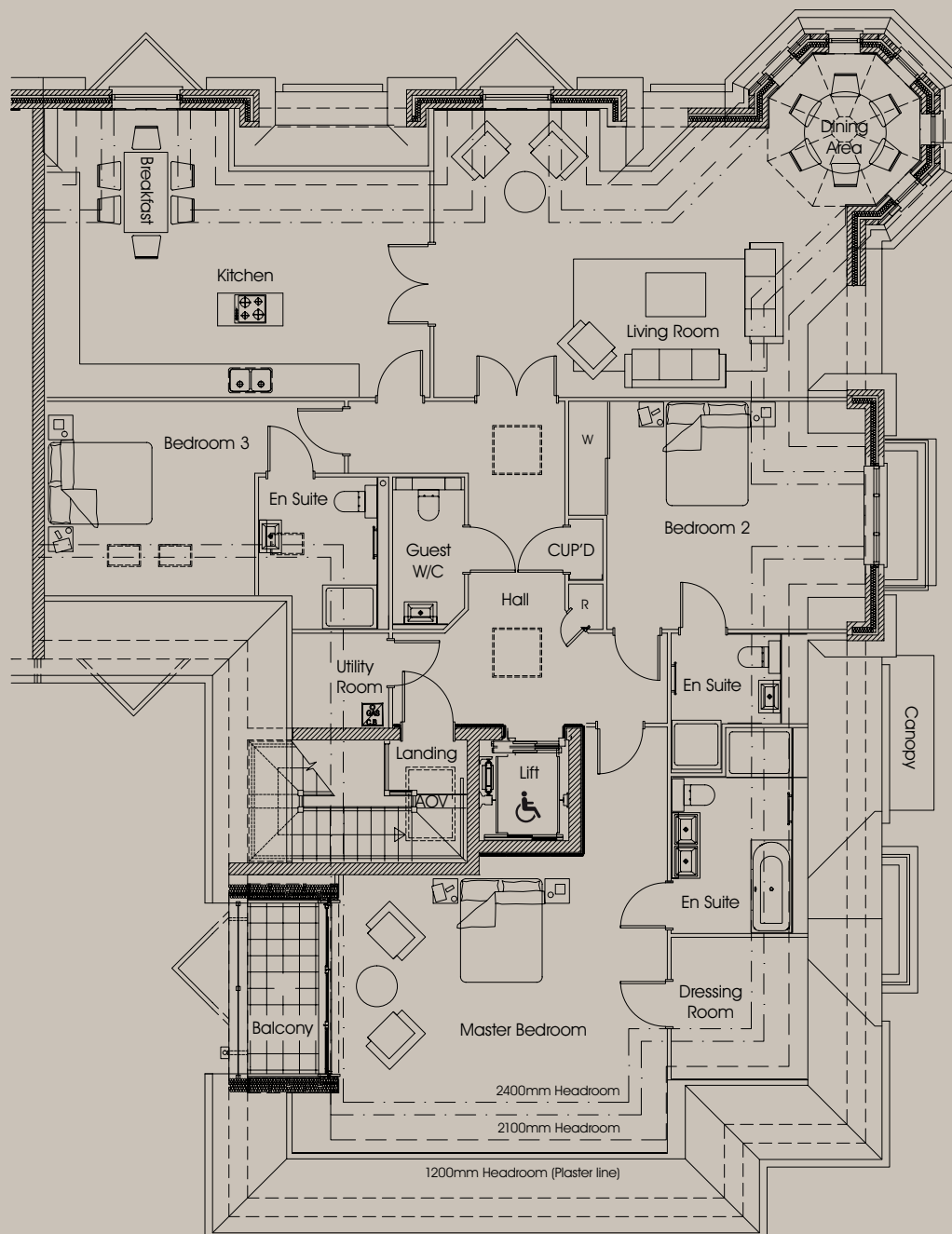


Flat 12

2,039 sq ft

Living Room	7.5m x 5.3m	(21'4" x 17'4")
Kitchen / Breakfast Room	7m x 5.3m	(23' x 17'4")
Dining Area	2.8m x 2.8m	(9'2" x 9'2")
Guest WC	2.8m x 1.3m	(9'1" x 4'3")
Utility Room		
Master Bedroom	6m x 4.8m	(19'8" x 15'10")
Dressing Room	2.3m x 2.1m	(7'9" x 7'1")
En Suite Bathroom		
Bedroom 2	5.4m x 4.2m	(17'9" x 13'9")
En Suite Shower Room		
Bedroom 3	5.4m x 3.1m	(17'10" x 10'1")
En Suite Shower Room		
Balcony	3.1m x 1.3m	(10'3" x 4'3")

Figures are based on the longest measurements in each room..





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