

THE
CATSEY
BUSHEY

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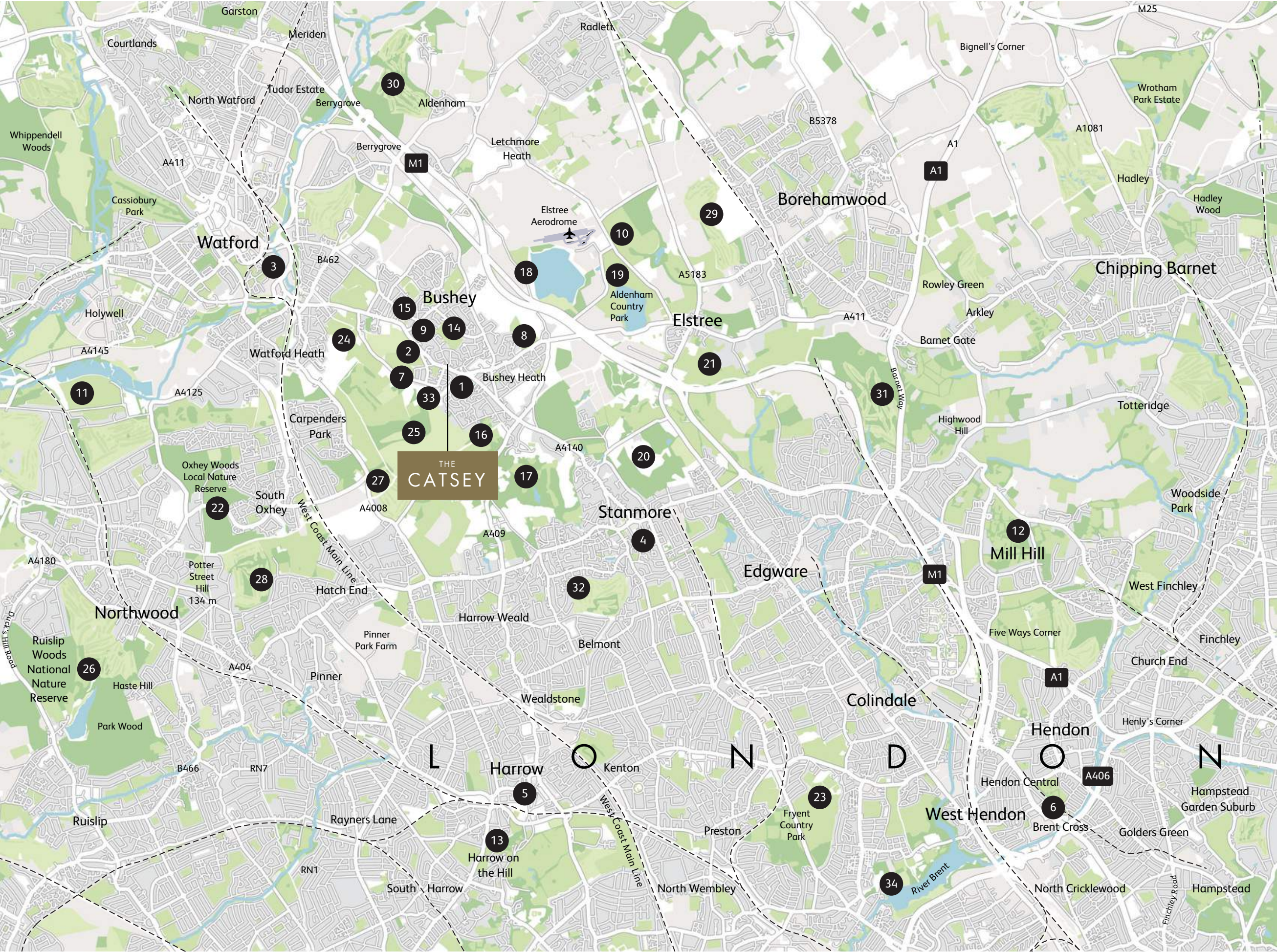
THE CATSEY IS A NEW RESIDENTIAL
DEVELOPMENT COMPRISING SEVEN
TWO BEDROOM LUXURY
APARTMENTS AND AN OPULENT
THREE BEDROOM PENTHOUSE,
EACH WITH PRIVATE OUTDOOR
SPACES AND SECURE PARKING.

VIEW FROM CATSEY LANE



VIEW FROM SPARROWS HERNE





LOCAL AMENITIES

- 1 The Three Crowns Pub
- 2 The Horse & Chains Pub
- 3 Watford – Town Centre
- 4 Stanmore – Town Centre
- 5 Harrow – Town Centre
- 6 Brent Cross Shopping Centre

SCHOOLS

- 7 St Margaret’s School
- 8 Immanuel College
- 9 St Hilda’s Preparatory School
- 10 Haberdashers School
- 11 Merchant Taylors’ School
- 12 Mill Hill School
- 13 Harow School

OPEN SPACES

- 14 King George Recreation Ground
- 15 Bushey Rose Garden
- 16 Hill Mead Nature Park
- 17 Bentley Priory Open Space
- 18 Hillfield Park Reservoir
- 19 Aldenham Country Park
- 20 Stanmore Country Park
- 21 Elstree Open Space
- 22 Oxhey Woods Nature Reserve
- 23 Fryent Country Park
- 24 Bushey Country Club
- 25 Hartsbourne Country Club
- 26 Ruislip Woods Nature Reserve
- 27 Grimms Dyke Gold Course
- 28 Pinner Hill Golf Club
- 29 The Hertsmere Golf Club
- 30 Aldenham Golf Club
- 31 Mill Hill Golf Course
- 32 Stanmore Golf Club
- 33 St Margaret’s Sports Centre
- 34 Welsh Harp Sailing Club

TRAVEL TIMES

By Overground Train		
London Euston		20 mins

By Bus		
Watford		11 mins
Stanmore		12 mins
Harrow & Wealdstone		18 mins
Harrow on the Hill		30 mins
Brent Cross		50 mins

By Road		
Luton Airport		25 mins
Heathrow Airport		30 mins
Stansted Airport		45 mins
Central London		45 mins
Oxford		1 hr
Cambridge		1½ hrs



The Lido at Ruislip Woods National Nature Reserve



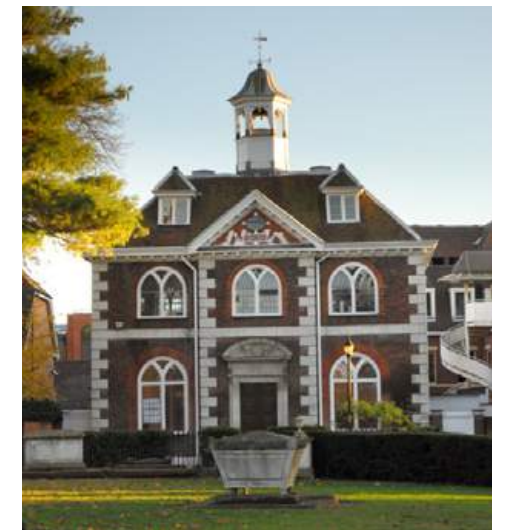
PHOTOS

Top Left: Open space in Elstree & Borehamwood
 Above: Cassiobury Park, Watford
 Left: Bentley Priory Nature Reserve
 Top Right: The Lido at Ruislip Woods

FIND SPACE TO RUN AND ROOM TO THINK

The Catsey offers residents a country lifestyle on the fringes of London. Here you can achieve the perfect work-life balance, with excellent transport links into the capital, good local amenities, and a choice of outstanding schools.

Whether you're an early morning jogger, keen golfer, competitive cyclist, or simply prefer to relax in the grass with a book, you'll find plenty of green spaces to help you unwind.



BUSHEY IS A WELL CONNECTED URBAN VILLAGE

Within a few miles of The Catsey, you'll find a wide choice of shopping areas. Watford, to the north, is a bustling town offering a great selection of high street chains mixed with independent boutiques and long-established family-run businesses. Here you will also find theatres, cinemas, and restaurants catering to all tastes.

Harrow-on-the-Hill, to the south, is a picturesque hilltop village. You will discover restaurants, cafes, pubs, and antique stores among the narrow winding streets and impressive period architecture.

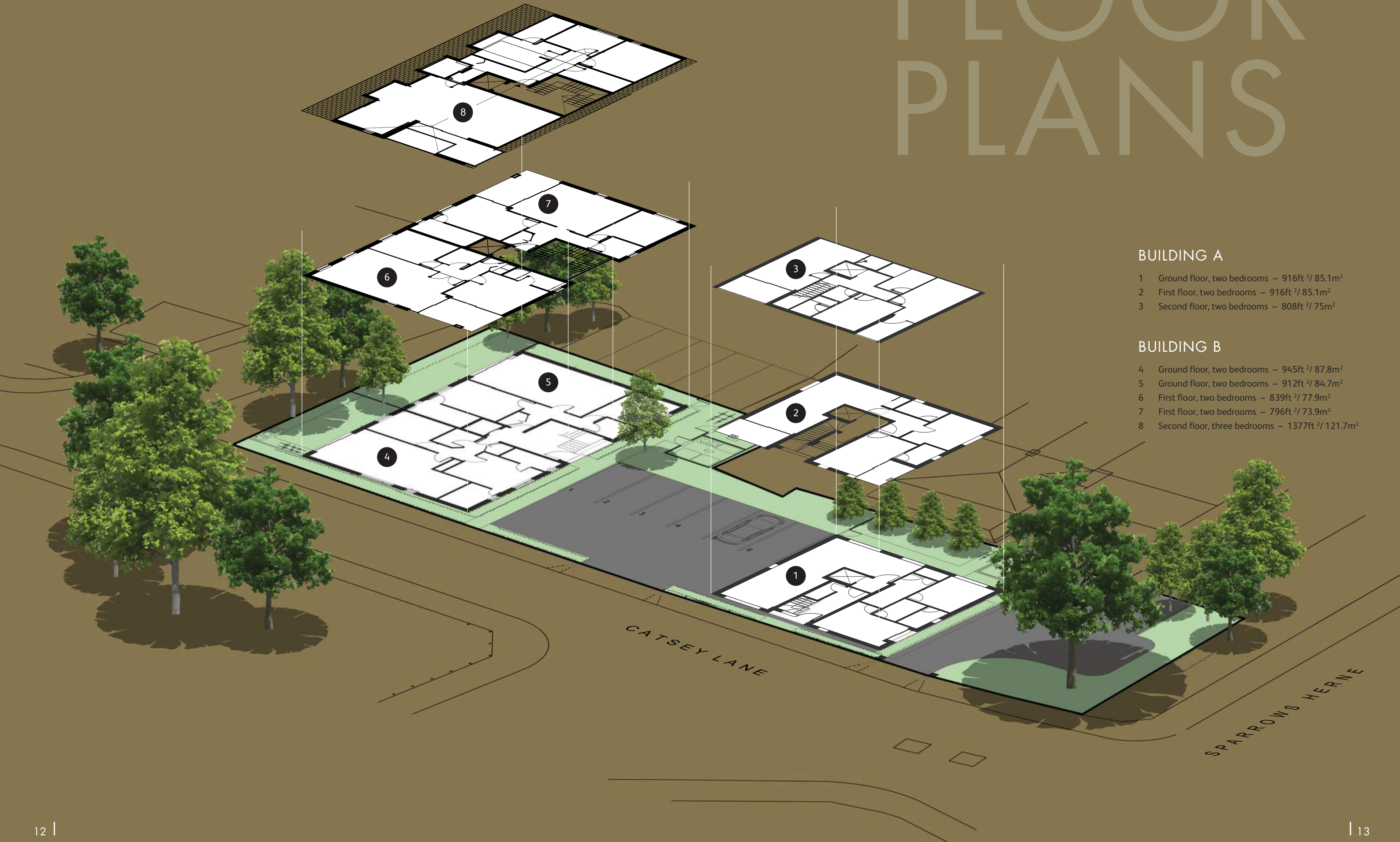
FLOOR PLANS

BUILDING A

- 1 Ground floor, two bedrooms – 916ft²/ 85.1m²
- 2 First floor, two bedrooms – 916ft²/ 85.1m²
- 3 Second floor, two bedrooms – 808ft²/ 75m²

BUILDING B

- 4 Ground floor, two bedrooms – 945ft²/ 87.8m²
- 5 Ground floor, two bedrooms – 912ft²/ 84.7m²
- 6 First floor, two bedrooms – 839ft²/ 77.9m²
- 7 First floor, two bedrooms – 796ft²/ 73.9m²
- 8 Second floor, three bedrooms – 1377ft²/ 121.7m²



Apartment
Nº1
916ft² / 85.1m²

THIS GROUND FLOOR LUXURY APARTMENT IS FITTED TO THE HIGHEST SPECIFICATION, BOASTING TWO DOUBLE BEDROOMS, TWO BATHROOMS, PRIVATE GARDEN, AND SECURE PARKING.

- Living Room / Kitchen:
32' x 19'11" | 9.75m x 6.06m
- Bedroom 1:
15'5" x 12'11" | 4.69m x 3.94m
- Ensuite to bedroom 1:
8'10" x 5'1" | 2.69m x 1.56m
- Bedroom 2:
12'6" x 10'1" | 3.8m x 3.07m
- Ensuite to bedroom 2:
8'10" x 4'7" | 2.69m x 1.4m
- Garden:
49'3" x 42'8" | 15.02m x 13m

Figures are to the nearest inch/cm and are based on the longest measurements in each room.

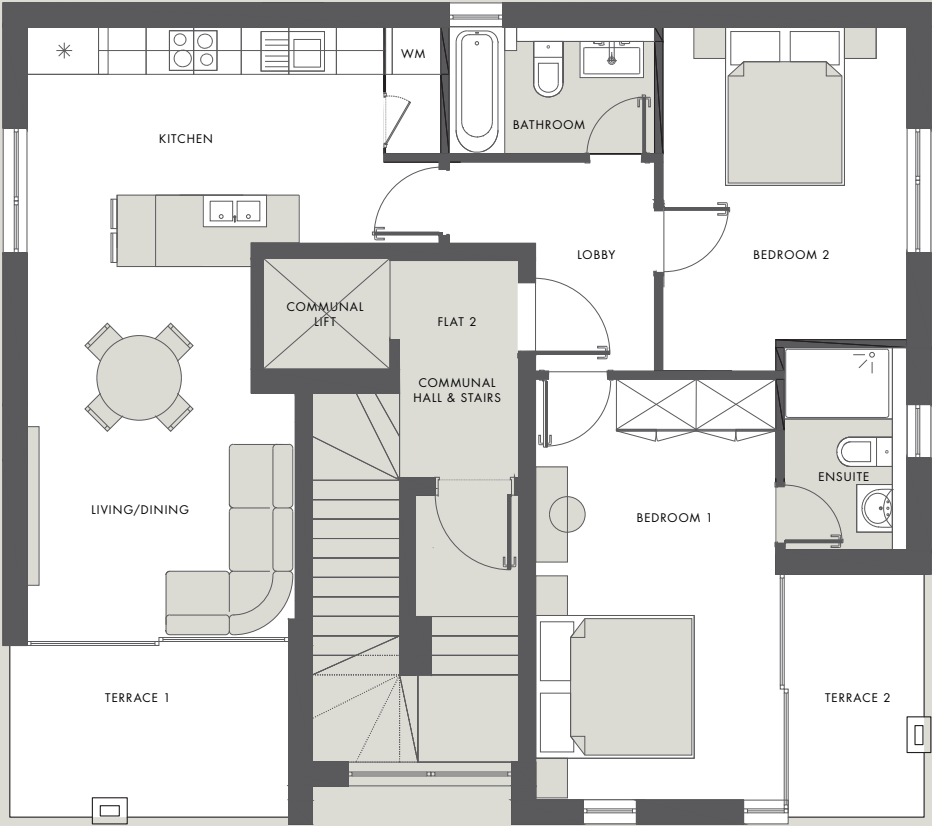


Apartment
Nº2
916ft² / 85.1m²

THIS FIRST FLOOR LUXURY APARTMENT IS FITTED TO THE HIGHEST SPECIFICATION, BOASTING TWO DOUBLE BEDROOMS, TWO BATHROOMS, TWO TERRACES, LIFT ACCESS, AND SECURE PARKING.

- Living Room / Kitchen:
25'7" x 17'1" | 7.8m x 5.21m
- Bedroom 1:
18'9" x 9'11" | 5.71m x 3.03m
- Ensuite to bedroom 1:
8'4" x 5'1" | 2.55m x 1.55m
- Bedroom 2:
14'3" x 10'1" | 4.34m x 3.08m
- Bathroom:
8'6" x 5'3" | 2.59m x 1.60m
- Terrace 1:
11'7" x 7'1" | 3.52m x 2.17m
- Terrace 2:
10'1" x 5'10" | 3.07m x 1.77m

Figures are to the nearest inch/cm and are based on the longest measurements in each room.

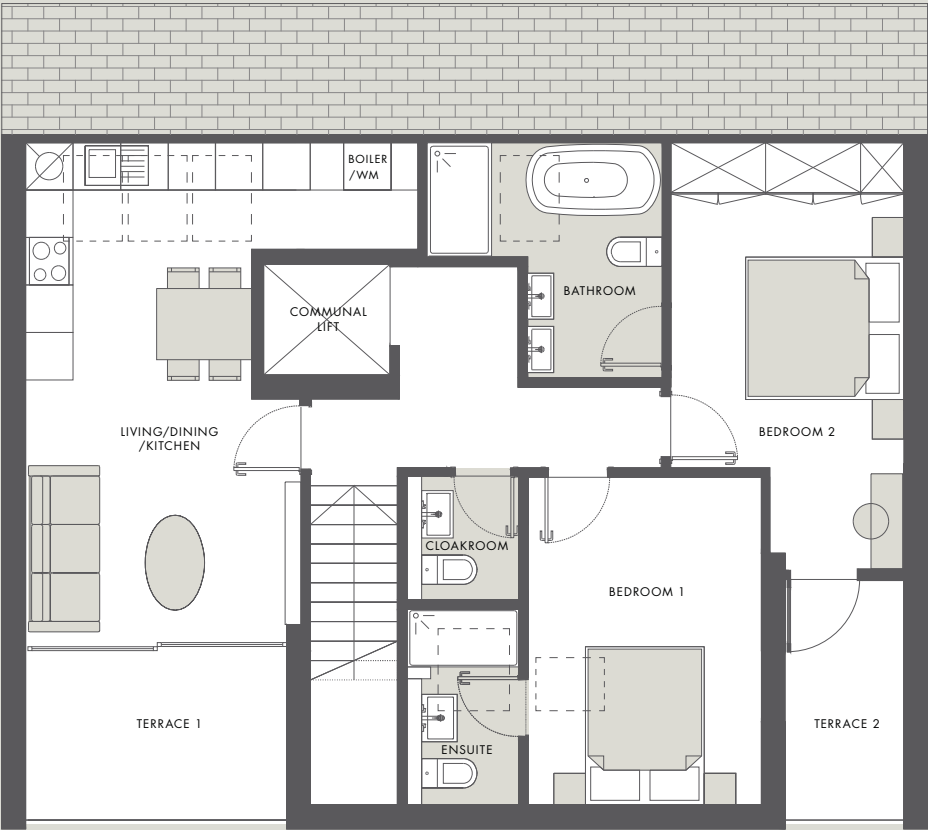


Apartment
Nº3
808ft² / 75m²

THIS SECOND FLOOR LUXURY APARTMENT IS FITTED TO THE HIGHEST SPECIFICATION, BOASTING TWO DOUBLE BEDROOMS, TWO BATHROOMS, TWO TERRACES, LIFT ACCESS, AND SECURE PARKING.

- Living Room / Kitchen:
21'1" x 11'5" | 6.42m x 3.48m
- Bedroom 1:
13'7" x 9'8" | 4.14m x 2.95m
- Ensuite to bedroom 1:
8'2" x 4'8" | 2.48m x 1.41m
- Bedroom 2:
17'10" x 9'8" | 5.44m x 2.95m
- Bathroom:
10'11" x 9'9" | 2.99m x 2.97m
- Terrace 1:
7'2" x 10'10" | 2.19m x 3.30m
- Terrace 2:
10'1" x 4'11" | 3.07m x 1.50m

Figures are to the nearest inch/cm and are based on the longest measurements in each room.

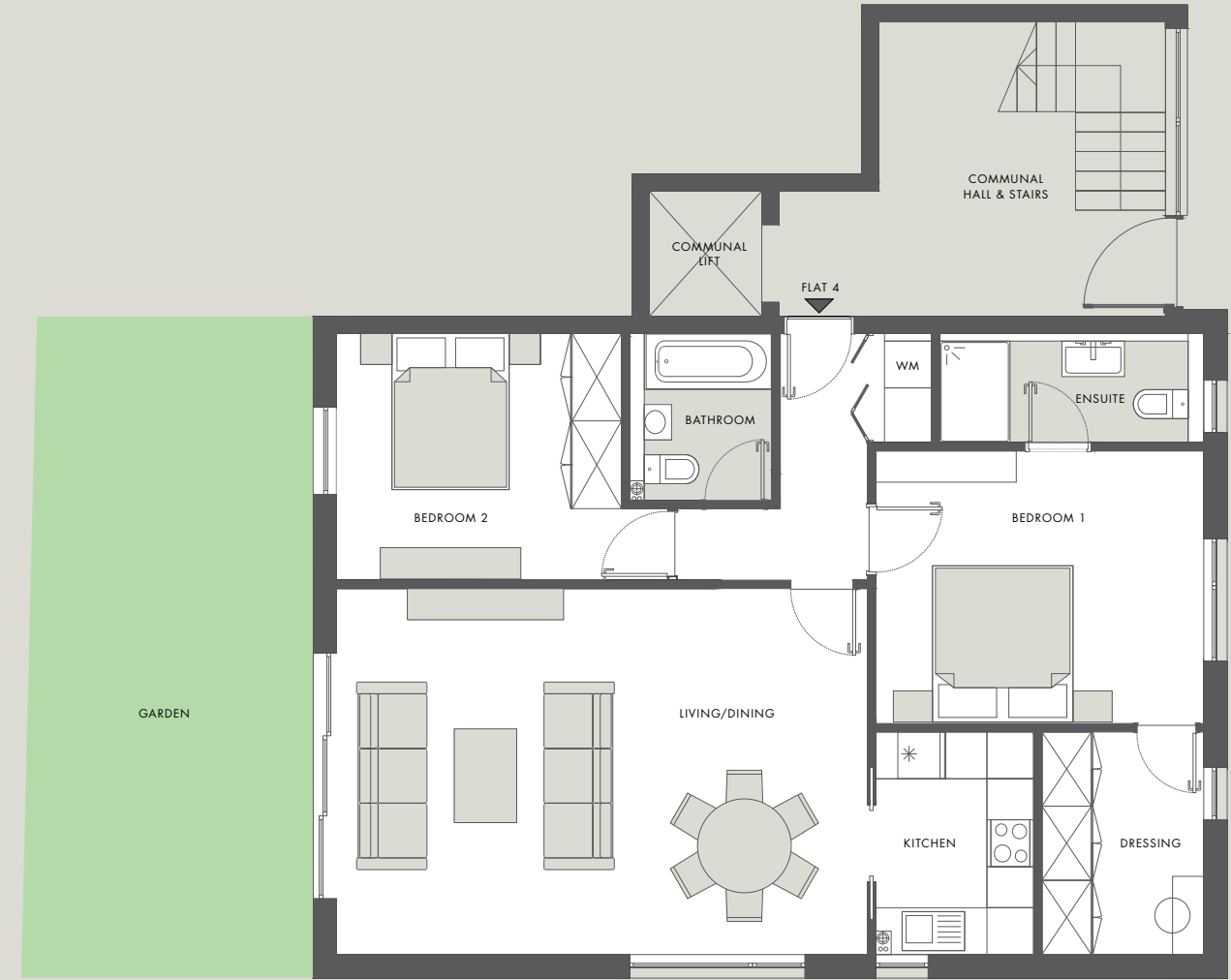
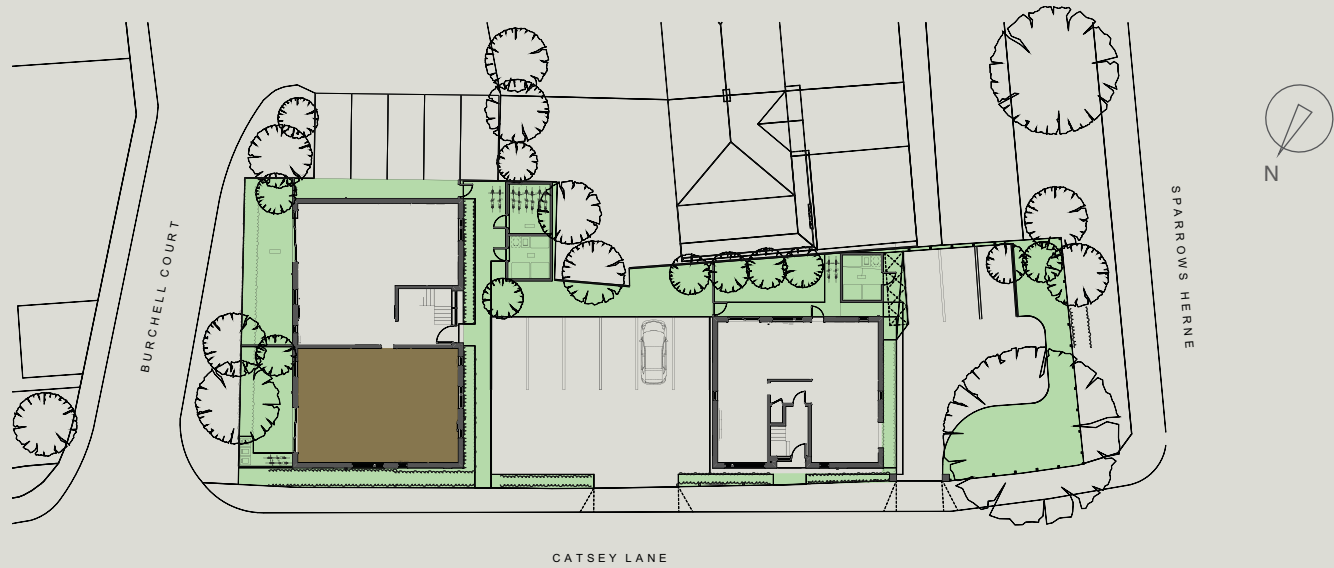


Apartment
Nº4
945ft² / 87.8m²

THIS GROUND FLOOR LUXURY APARTMENT IS FITTED TO THE HIGHEST SPECIFICATION, BOASTING TWO DOUBLE BEDROOMS, TWO BATHROOMS, PRIVATE GARDEN, AND SECURE PARKING.

- Living Room / Kitchen:
29'4" x 15'4" | 8.93m x 4.68m
- Bedroom 1:
13'10" x 9'5" | 4.20m x 2.87m
- Ensuite to bedroom 1:
9'4" x 6'10" | 2.85m x 2.07m
- Dressing Room:
10'7" x 6'8" | 3.22m x 2.02m
- Bedroom 2:
13'11" x 10'4" | 4.25m x 3.16m
- Bathroom:
7'x 6' | 2.14m x 1.82m
- Garden:
27'9" x 10'6" | 8.46m x 3.2m

Figures are to the nearest inch/cm and are based on the longest measurements in each room.



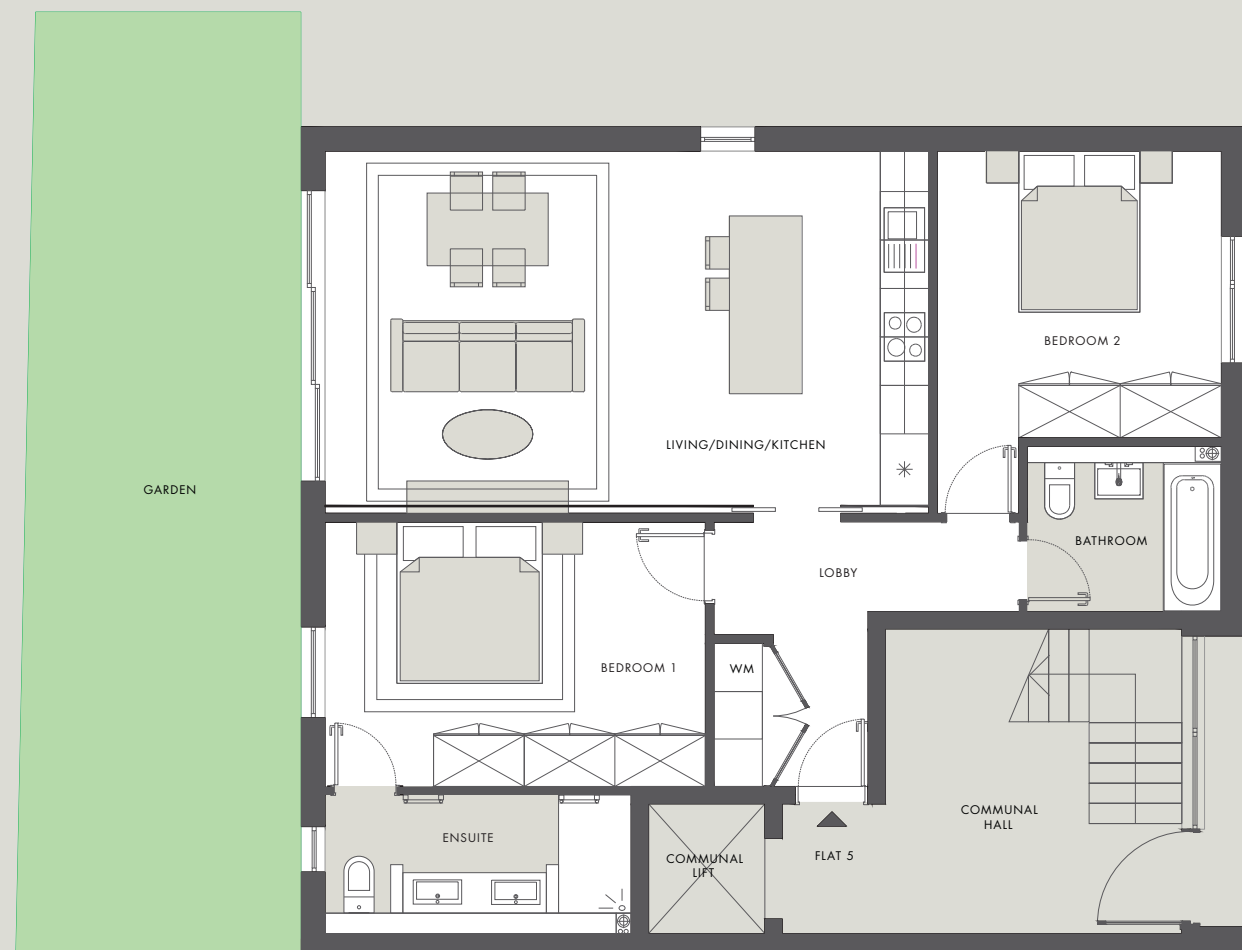
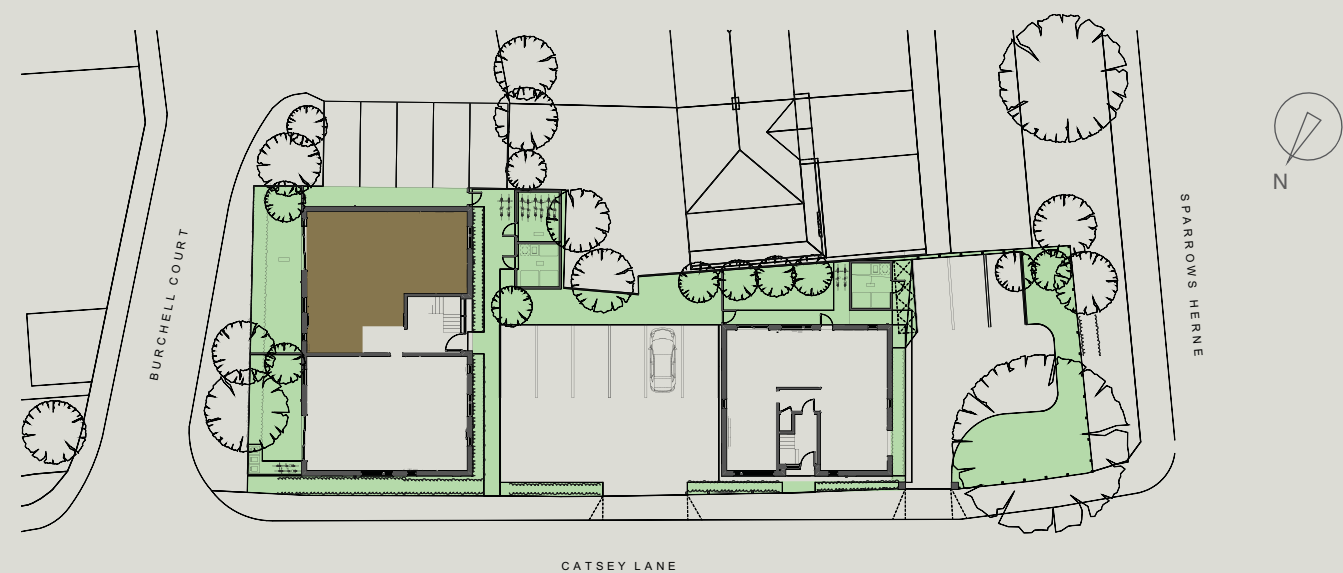
Apartment Nº5

912ft² / 84.7m²

THIS GROUND FLOOR LUXURY APARTMENT IS FITTED TO THE HIGHEST SPECIFICATION, BOASTING TWO DOUBLE BEDROOMS, TWO BATHROOMS, PRIVATE GARDEN, AND SECURE PARKING.

- Living Room / Kitchen:
24'6" x 14'9" | 7.48m x 4.49m
- Bedroom 1:
15'5" x 10'9" | 4.71m x 3.28m
- Ensuite to bedroom 1:
12'5" x 5'7" | 3.79m x 1.72m
- Bedroom 2:
14'9" x 11'7" | 4.49m x 3.52m
- Bathroom:
7'11" x 6'9" | 2.41m x 2.05m
- Garden:
38'1" x 10'6" | 11.6m x 3.2m

Figures are to the nearest inch/cm and are based on the longest measurements in each room.

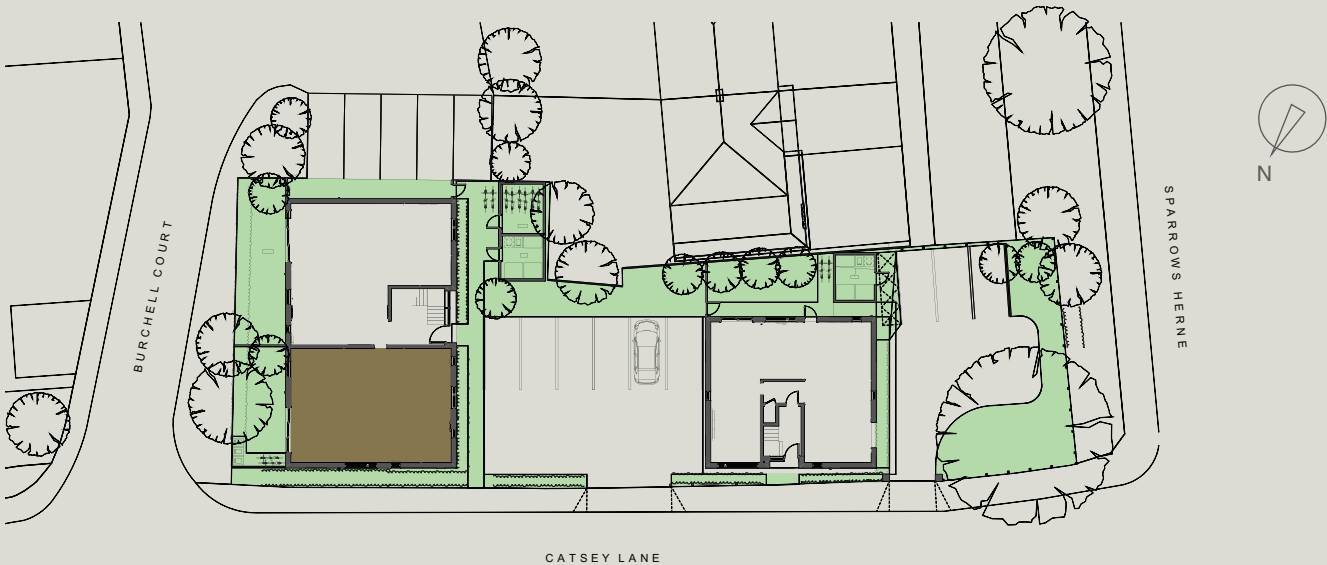


Apartment
Nº6
839ft² / 77.9m²

THIS FIRST FLOOR LUXURY APARTMENT IS FITTED TO THE HIGHEST SPECIFICATION, BOASTING TWO DOUBLE BEDROOMS, TWO BATHROOMS, PRIVATE TERRACE, LIFT ACCESS, AND SECURE PARKING.

- Living Room / Kitchen:
24'8" x 15'5" | 7.52m x 4.69m
- Bedroom 1:
13'9" x 13'1" | 4.20m x 3.98m
- Ensuite to bedroom 1:
11'1" x 4'7" | 3.38m x 1.40m
- Bedroom 2:
13'11" x 10'4" | 4.24m x 3.16m
- Bathroom:
7'x 6' | 2.14m x 1.82m
- Terrace:
12'3" x 8'8" | 3.74m x 2.63m

Figures are to the nearest inch/cm and are based on the longest measurements in each room.



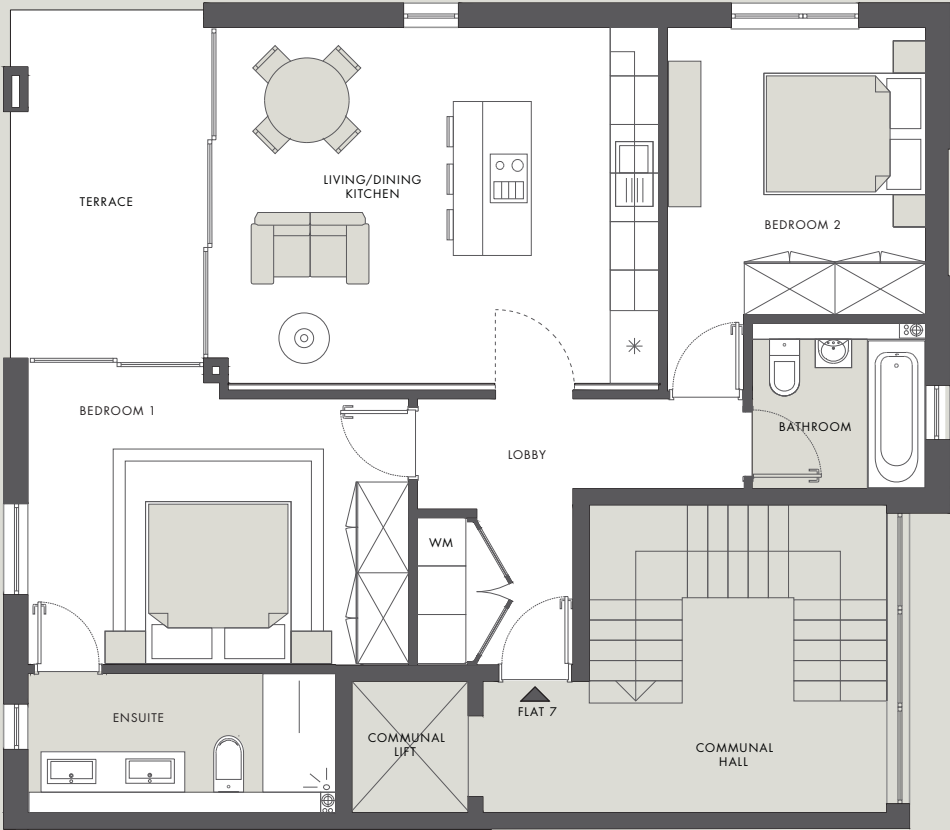
Apartment
Nº7

796ft² / 73.91m²

THIS FIRST FLOOR LUXURY APARTMENT IS FITTED TO THE HIGHEST SPECIFICATION, BOASTING TWO DOUBLE BEDROOMS, TWO BATHROOMS, PRIVATE TERRACE, LIFT ACCESS, AND SECURE PARKING.

- Living Room / Kitchen:
18'4" x 14'8" | 5.58m x 4.48m
- Bedroom 1:
15'5" x 12'3" | 4.71m x 3.74m
- Ensuite to bedroom 1:
12'6" x 5'8" | 3.81m x 1.72m
- Bedroom 2:
14'9" x 10'6" | 4.50m x 3.20m
- Bathroom:
7'1" x 6'9" | 2.15m x 2.05m
- Terrace:
14'2" x 7'10" | 4.31m x 2.39m

Figures are to the nearest inch/cm and are based on the longest measurements in each room.

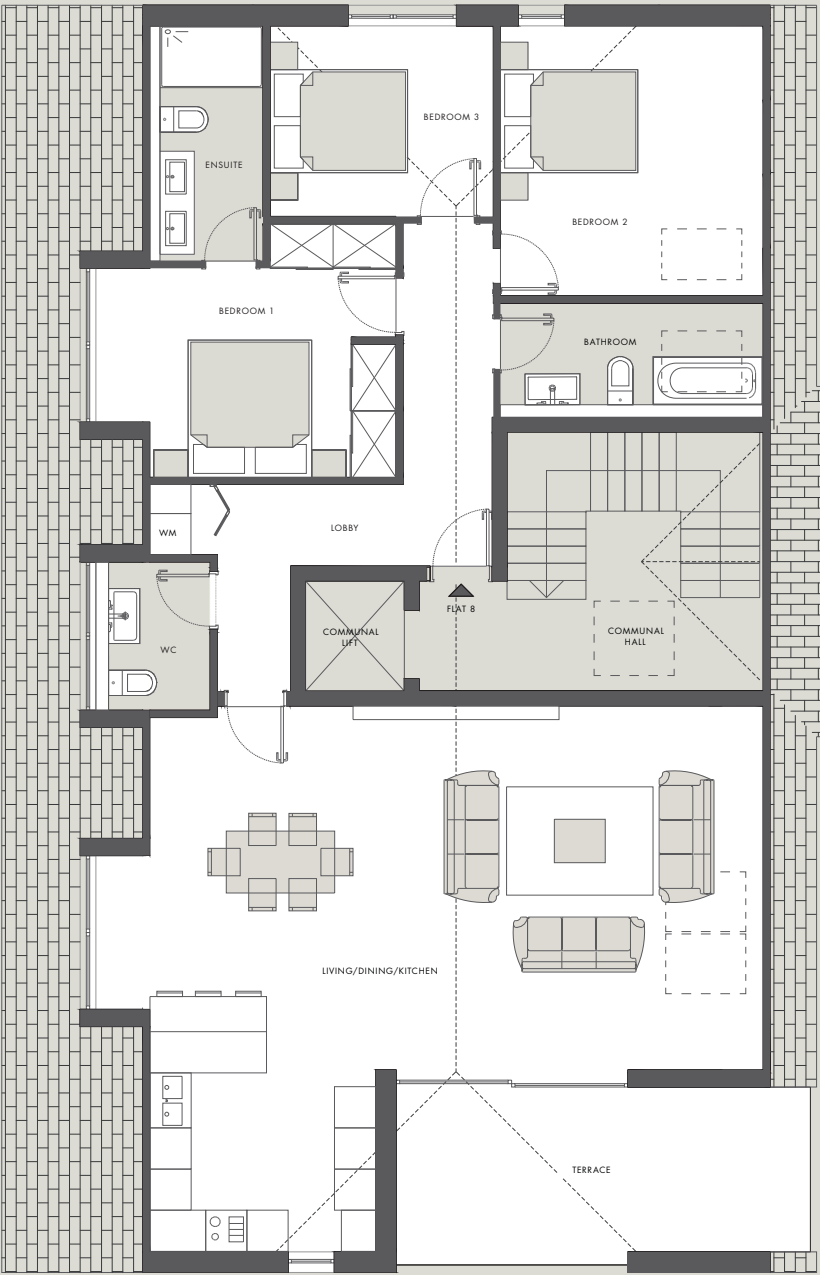
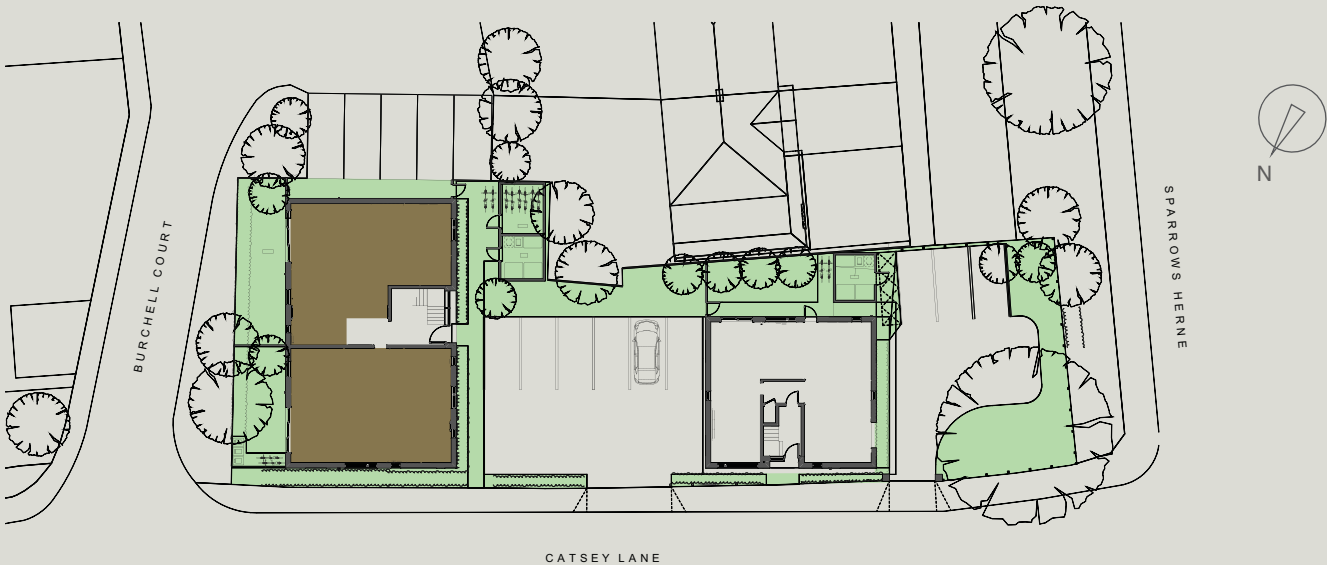


Apartment
Nº8
1311ft² / 121.76m²

THIS SECOND FLOOR LUXURY PENTHOUSE IS FITTED TO THE HIGHEST SPECIFICATION, BOASTING THREE DOUBLE BEDROOMS, TWO BATHROOMS, A POWDER ROOM, LARGE PRIVATE TERRACE, LIFT ACCESS, AND SECURE PARKING.

- Living Room / Kitchen:
32'3" x 26'1" | 9.82m x 7.95m
- Bedroom 1:
14'4" x 12'2" | 4.37m x 3.70m
- Ensuite to bedroom 1:
11'3" x 5'5" | 3.43m x 1.65m
- Bedroom 2:
12'11" x 12'7" | 3.93m x 3.83m
- Bedroom 3:
10'8" x 9'1" | 3.25m x 2.78m
- Bathroom:
12'7" x 5'6" | 3.83m x 1.67m
- Terrace:
19'9" x 8'6" | 6.03m x 2.59m

Figures are to the nearest inch/cm and are based on the longest measurements in each room.



SPECIFICATIONS

The Catsey apartments are exceptionally well finished with high specification designer kitchens and bathrooms. The full specification is listed below.



KITCHENS

- Matt/Gloss Lacquer fronted doors
- Full height matching quartz splashback
- Quartz stone worktop
- Siemens (or equivalent) appliances throughout including:
 - Induction hob
 - Fully integrated dishwasher
 - Fully integrated fridge freezer
 - Single oven, combi oven and microwave
 - Quooker tap (boiling water tap)
- Freestanding washing machine located in utility cupboard
- Stainless steel under mounted double sink
- German kitchen supplied by Braverman kitchens



Right: Kitchen by Braverman. The Roma range to be installed in Kashmir (bottom unit colour)



MECHANICAL & ELECTRICAL

- LED down lighters throughout
- High quality sockets and switches
- CAT 6 data points to lounge and all bedrooms
- BT SKY + Aerial and Ethernet points in living room
- BT Aerial Ethernet in all bedrooms
- AudioVideo door entry system linked to the main block entrance
- Integrated Sonos sound system in communal living areas
- Parking bays provided with electric vehicle charging points
- Wet underfloor heating individually controlled in every room and hallway

BATHROOM / ENSUITE

- Fully tiled bathrooms with Italian porcelain tiles
- Wet underfloor heating
- Custom fitted bespoke vanity unit
- Wall hung mirror with LED
- Dual voltage shaver socket
- Wall hung dual flush Grohe WC pan with soft closing seat and cover
- Kaldewei bath with glass bath screen
- Italian brushed brass finish
- Heated towel rails



COMMUNAL AREAS

- Passenger lift access to all flats
- Designated and secure bin and bike area
- Double glazed windows and doors
- Landscaped gardens

WALL/ FLOOR FINISHES

- Luxury carpets to all bedrooms
- Fully tiled bathrooms
- Herringbone laid wood flooring to hallway & Lounge

BEDROOMS

- Bespoke fitted wardrobes to master bedrooms and bedroom 2 in all units
- Luxury Carpets
- Coffered ceilings with LED downlights in all master bedrooms



OTHER SPECIFICATIONS

- All apartments with private external space (terrace or garden)
- Brushed Brass level handles and accessories throughout
- Private gated development
- Each unit provided with own car parking space with penthouse allocated 2 spots
- 10 Year ICW warranty
- Intruder alarm system to all units
- External lights and sockets on all terraces



THE CATSEY BUSHEY

A development by Santok Homes

Santok Homes is a privately-owned home-builder based in Middlesex. We focus on selective developments, taking pride in the quality of the homes we build. We believe every person deserves to live in a beautiful home. This belief drives our passion for designing modern living spaces and building contemporary homes while keeping our customers at the central focus. We want to give our homebuyers the enjoyment of owning, living and loving their homes.

Santok Homes
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All specification details and room layouts provided are indicative and may change. These details should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order under the Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract or a warranty.

Sales Agents:

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PHOTOS

Below: One of our recently completed developments in Chorleywood, Herts. The property comprises four 2 luxury bedroom apartments, and two 1 bedroom flats.

