



Hyde  
New Homes

Shared ownership at  
**EASTMAN VILLAGE**  
THE FOCUS COLLECTION

Great homes for everyone





# LIVE. SHARE. CREATE

Welcome to

## **The Focus Collection at Eastman Village**

With 1, 2 & 3 bedroom apartments available through shared ownership, The Focus Collection is the third shared ownership phase at Eastman Village and 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.



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.

Phase Two is now complete.

▷ **Image on the right**

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



Computer generated image,  
indicative only



Computer generated image,  
indicative only



## Created with you in mind

The Focus 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 terraces or balconies and all enjoy access to the extensive landscaped gardens central to the broader development.

### Image left

Streetscape view of Salgado, Eastman Village from the corner of Eastman Road and Sasson Road

### Image below

View looking north east across the landscaped gardens of Salgado and Nelsson





## Sustainability

### A sustainable place to live

Our careful redevelopment of the iconic former Kodak factory provides homebuyers with a well-connected urban oasis, supporting you with sustainable choices and helping the local ecosystem to thrive.



#### Energy efficiency

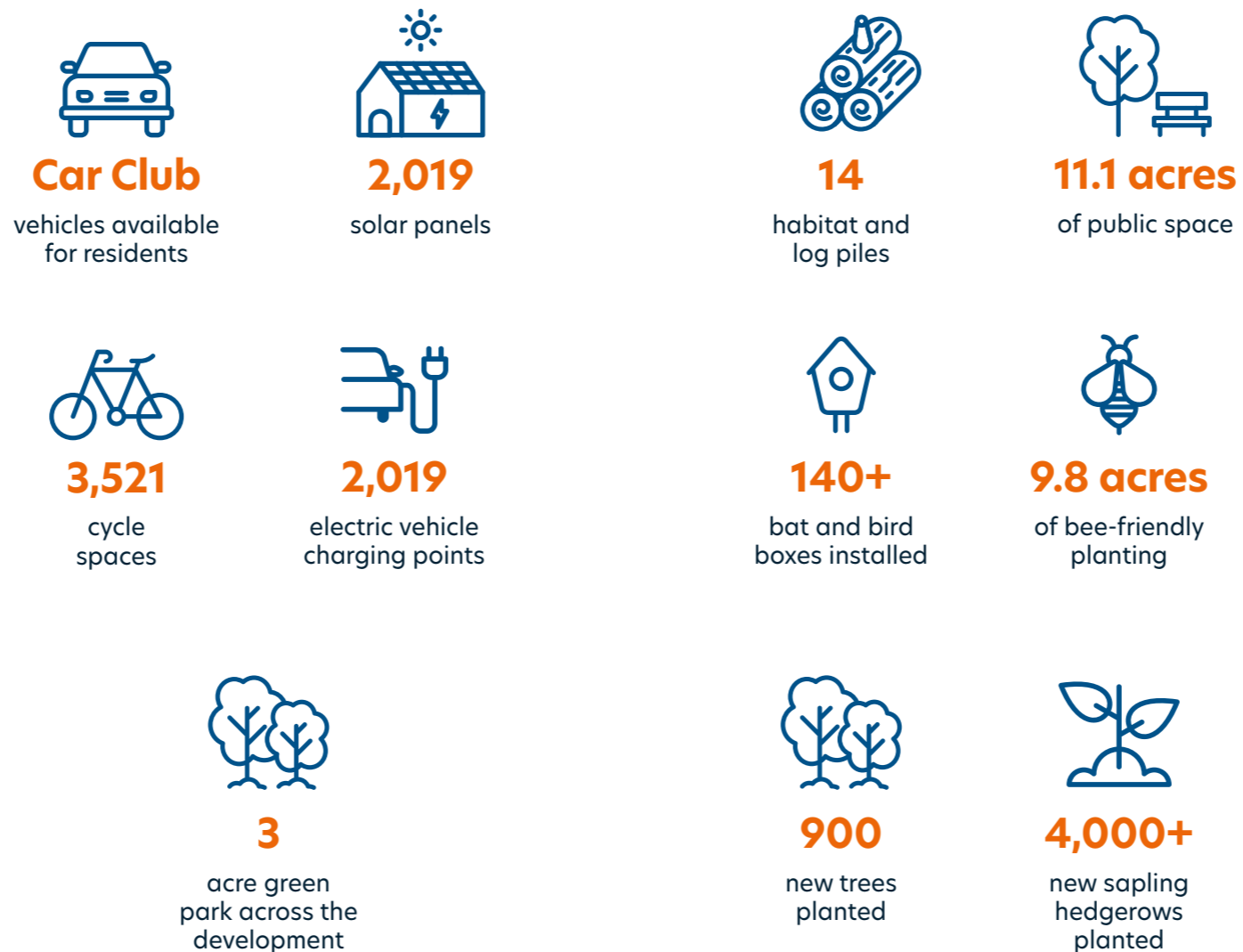
At Eastman Village, our on-site carbon efficient energy centre provides heating across the development, reducing carbon emission by over 35%, meaning your brand-new home could be up to 65% cheaper to run.

Eastman Village has been **categorised as EPC level B** - a grade of energy efficiency achieved by just 3.1% of existing properties - saving up to £2,356 per year.

Along with solar panels providing a renewable energy source, everyday items such as taps and toilet flushes have been carefully designed to be more efficient. Aerated taps are installed as standard and these devices control the amount of water that flows through the tap without affecting the water pressure as they mix water with air, decreasing your overall consumption. Dual-plated toilet flushes all the customer to select the amount of water utilised per flush, with the intention of conserving resources and reducing water bills.



#### WHAT WILL YOU FIND AT EASTMAN VILLAGE ONCE COMPLETE?



△ Above left  
Bat boxes  
△ Above right  
Bee boxes installed

#### Bio-diversity

We understand the importance of nature for our homebuyers, and the well-being of the planet. Specialised landscaping will encourage bio-diversity with grassland, flowering garden, scattered trees, and native woodland copses, as well as shrub, herbaceous, bulb and perennial planting.

To ensure natural resources are taken into account, we've installed specially designed roofs which contribute to reducing rain-water run-off, as well as permeable paving, swales and rain gardens, improving water quality and drainage, while helping the environment.



## 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.



## 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**  
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



△ **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

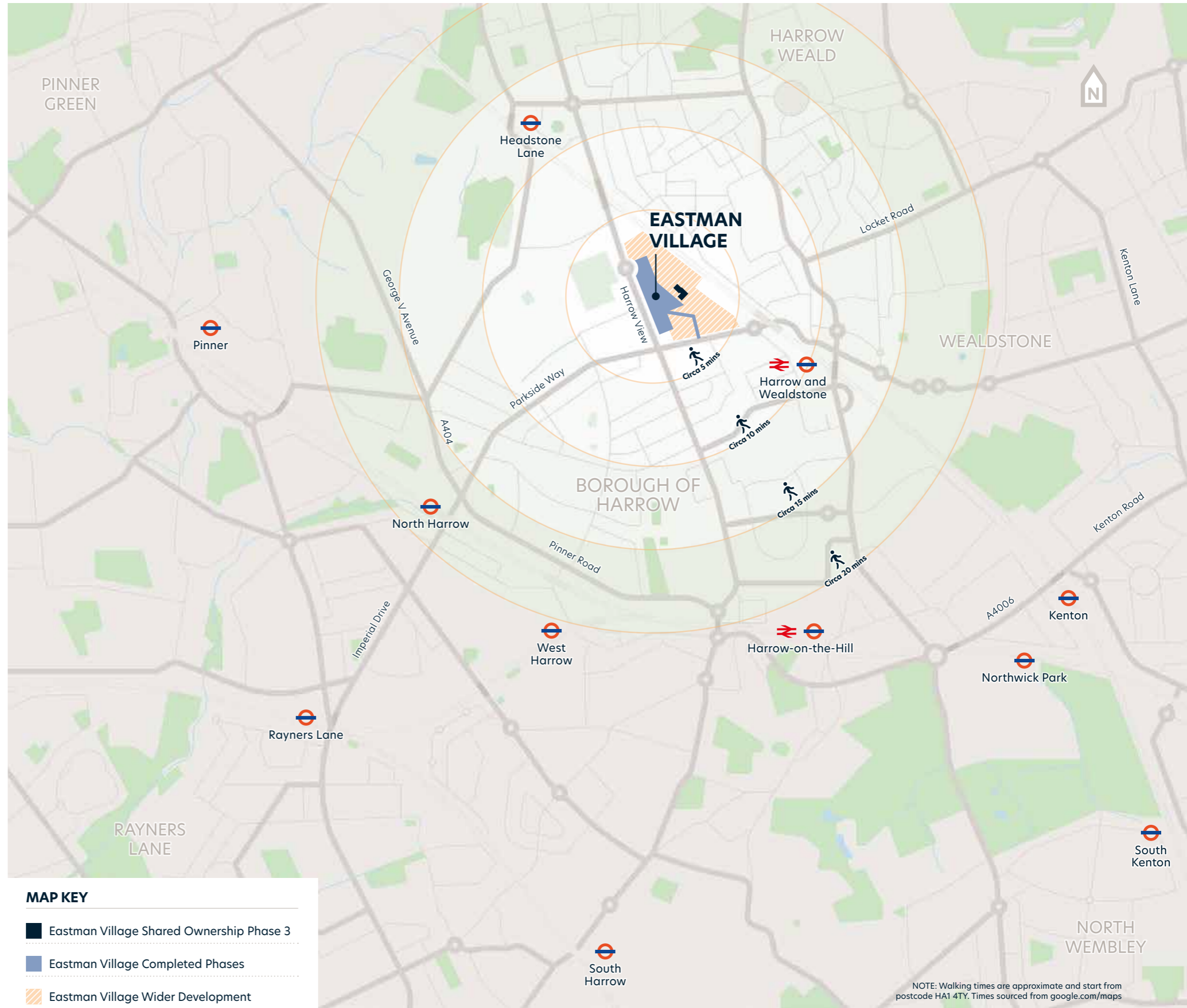
## Landmark living

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





# 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 AND 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

			<b>EUSTON</b> 19 mins	<b>PADDINGTON</b> 29 mins	<b>OXFORD CIRCUS</b> 37 mins	<b>BANK</b> 37 mins	<b>WATERLOO</b> 39 mins	<b>CANARY WHARF</b> 53 mins
			Direct service on West Midlands Trains	Direct service on the Bakerloo Line	Direct service on the Bakerloo Line	West Midlands Trains and Northern Line via Euston Station	West Midlands Trains and Northern Line via Charing Cross Station	West Midlands Trains and Northern Line via Euston Station

### BY BUS

Bus H14 From Headstone Drive bus stop

	<b>ST GEORGE'S SHOPPING CENTRE</b> 5 mins	<b>ST ANNS SHOPPING CENTRE</b> 6 mins	<b>HARROW-ON-THE-HILL STATION</b> 7 mins
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### BY CAR

From postcode HA1 4TY

	<b>RUISLIP COMMON</b> 16 mins	<b>HEATHROW AIRPORT</b> 25 mins	<b>HAMPSTEAD HEATH</b> 26 mins	<b>LUTON AIRPORT</b> 31 mins	<b>STANSTED AIRPORT</b> 54 mins	<b>GATWICK AIRPORT</b> 1 hr 7 mins
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### 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



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

- Matt almond white walls and ceiling painted throughout
- Chrome ironmongery to internal doors
- Freestanding washer dryer to utility cupboard
- Fitted wardrobe to principle bedroom with sliding mirror door, single high level shelf and hanging rail
- Stelrad Elite radiators throughout
- Programmable room thermostat
- Downlights to kitchen, bathroom and ensuite
- Pendant lighting to bedroom(s), hallway(s) and lounge/dining area
- Video entry with handset
- Communal TV aerial
- Choice of BT, Virgin or Fibreoptic
- 12 year NHBC Warranty
- 999 year lease
- Cycle storage
- EPC rating B
- Access to gym

### Flooring

- Patina classic oak grey plank laminate flooring to hall & living areas
- Tiled flooring in natural tone to bathroom and ensuite
- Neutral carpet to bedroom(s) and duplex stairs
- Balconies aluminium decking in black red (bronze to first floor balconies)

### 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.





### Kitchen

- White gloss kitchens with chrome handles
- Laminate worktop/upstand in Venice Marble
- White glass splashback
- Under wall unit surface light
- Integrated single electric oven
- Ceramic 4-ring hob
- Chimney hood
- Integrated fridge freezer
- Integrated dishwasher

### Appliances

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



### Bathroom

- Quality white bathroom suite, to include sink, WC and shower over bath
- Glass two panel hinged bath screen
- Floor mounted toilet with soft close seat and chrome flushplate
- Natural tone porcelain tiles to shower/bath and from floor to cistern
- Contemporary chrome taps to basin and bath
- Surface mounted, thermostatic shower with bespoke sliding rail kit and shower head
- Black Linear laminate vanity top, splash back and underbasin towel box
- Large format fitted mirror
- White heated towel rail

### En Suite

- Quality white bathroom suite, to include sink, WC and shower
- Glass framed shower with shower tray
- Floor mounted toilet with soft close seat and chrome flushplate
- Natural tone porcelain tiles to shower/bath and from floor to cistern
- Contemporary chrome taps to basin and shower
- Surface mounted, thermostatic shower with bespoke sliding rail kit and shower head
- Black Linear laminate vanity top, splash back and underbasin towel box
- White heated towel rail
- Full width and height mirrors above basin

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# Nelsson & Salgado parking plan



Coover Road

Eastman Road

Sasson Road

**KEY**

- Parking spaces
- Cycle Storage spaces
- Bin Storage



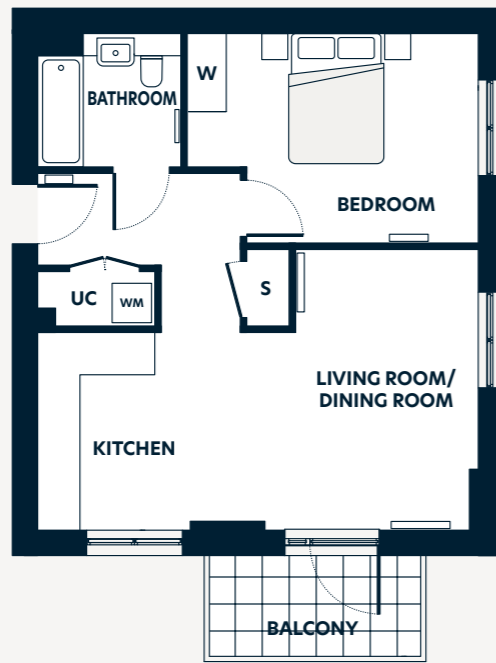


# Plots: 279†, 287, 295, 303, 311, 319, 327

1 bedroom apartment

### Plans Key

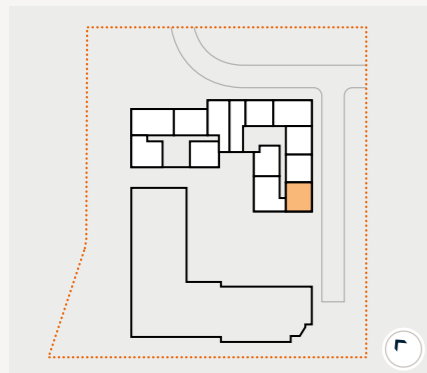
- S Storage space
- W Wardrobe
- UC Utility cupboard
- WM Washing machine space
- Radiator



† Terrace to plot 279

### Locator key

- Floor 1 - 279
- Floor 2 - 287
- Floor 3 - 295
- Floor 4 - 303
- Floor 5 - 311
- Floor 6 - 319
- Floor 7 - 327



Dimensions	m	ft
Living Room/Dining Room	4.97 x 4.31	16'3" x 14'1"
Kitchen	1.80 x 3.04	5'9" x 9'9"
Bedroom	4.47 x 3.22	14'6" x 10'5"
Bathroom	2.20 x 2.05	7'2" x 6'7"
<b>Gross Internal Area</b>	<b>51.4m<sup>2</sup></b>	<b>553.8ft<sup>2</sup></b>
Balcony	3.25 x 1.55	10'6" x 5'0"
† Terrace to plot 279	6.68 x 3.05	21'11" x 9'1"

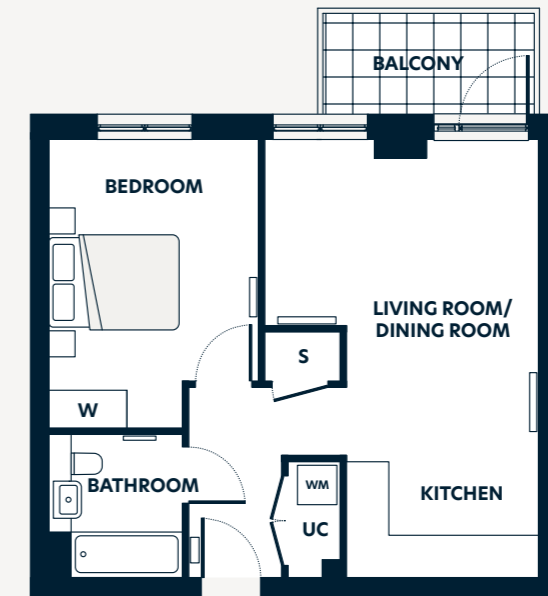


# Plots: 283, 291, 299, 307, 315, 323

1 bedroom apartment

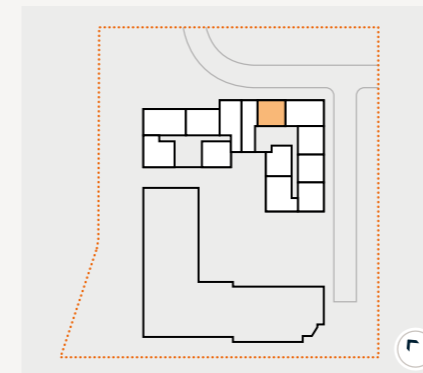
### Plans Key

- S Storage space
- W Wardrobe
- UC Utility cupboard
- WM Washing machine space
- Radiator



### Locator key

- Floor 2 - 283
- Floor 3 - 291
- Floor 4 - 299
- Floor 5 - 307
- Floor 6 - 315
- Floor 7 - 323



Dimensions	m	ft
Living Room/Dining Room	4.20 x 4.85	13'8" x 15'3"
Kitchen	2.95 x 1.88	9'6" x 6'1"
Bedroom	3.21 x 4.43	10'5" x 14'5"
Bathroom	2.05 x 2.20	6'7" x 7'2"
<b>Gross Internal Area</b>	<b>50.5m<sup>2</sup></b>	<b>543.0ft<sup>2</sup></b>
Balcony	3.25 x 1.55	10'6" x 5'0"




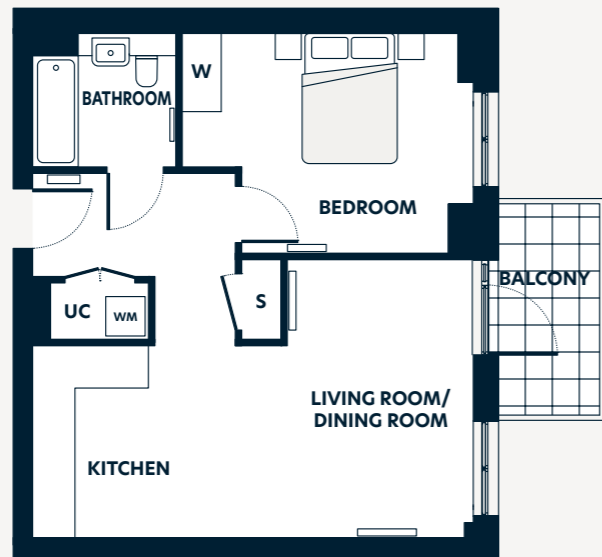


# Plots: 285, 293, 301, 309, 317, 325

1 bedroom apartment

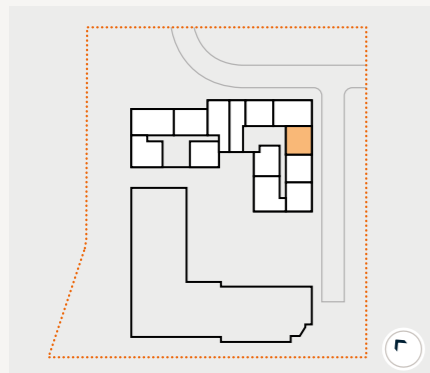
### Plans Key

- S** Storage space
- W** Wardrobe
- UC** Utility cupboard
- WM** Washing machine space
-  Radiator



### Locator key

- Floor 2 - 285
- Floor 3 - 293
- Floor 4 - 301
- Floor 5 - 309
- Floor 6 - 317
- Floor 7 - 325




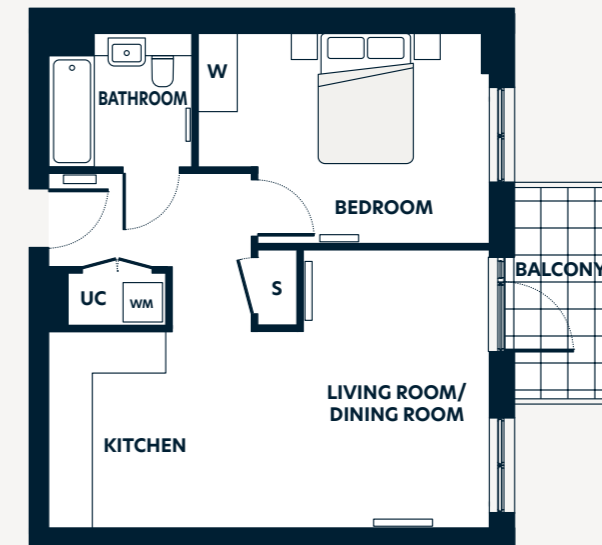
Dimensions	m	ft
Living Room/Dining Room	4.99 x 4.27	16'3" x 14'0"
Kitchen	1.78 x 2.95	5'8" x 9'6"
Bedroom	4.47 x 3.37	14'6" x 11'0"
Bathroom	2.20 x 2.05	7'2" x 6'7"
<b>Gross Internal Area</b>	<b>52.0m<sup>2</sup></b>	<b>559.4ft<sup>2</sup></b>
Balcony	3.25 x 1.55	10'6" x 5'0"

# Plots: 286, 294, 302, 310, 318, 326

1 bedroom apartment

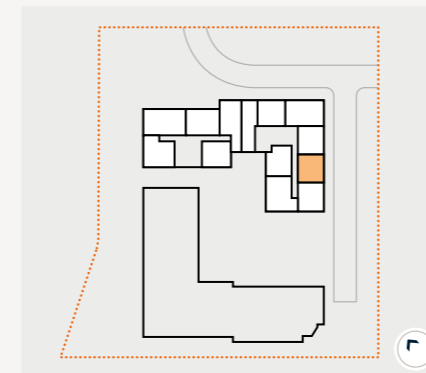
### Plans Key

- S** Storage space
- W** Wardrobe
- UC** Utility cupboard
- WM** Washing machine space
-  Radiator



### Locator key

- Floor 2 - 286
- Floor 3 - 294
- Floor 4 - 302
- Floor 5 - 310
- Floor 6 - 318
- Floor 7 - 326



Dimensions	m	ft
Living Room/Dining Room	4.98 x 4.25	16'4" x 13'11"
Kitchen	1.80 x 3.00	5'11" x 9'10"
Bedroom	4.47 x 3.23	14'6" x 10'7"
Bathroom	2.20 x 2.05	7'2" x 6'7"
<b>Gross Internal Area</b>	<b>51.2m<sup>2</sup></b>	<b>551.6ft<sup>2</sup></b>
Balcony	3.25 x 1.55	10'6" x 5'0"

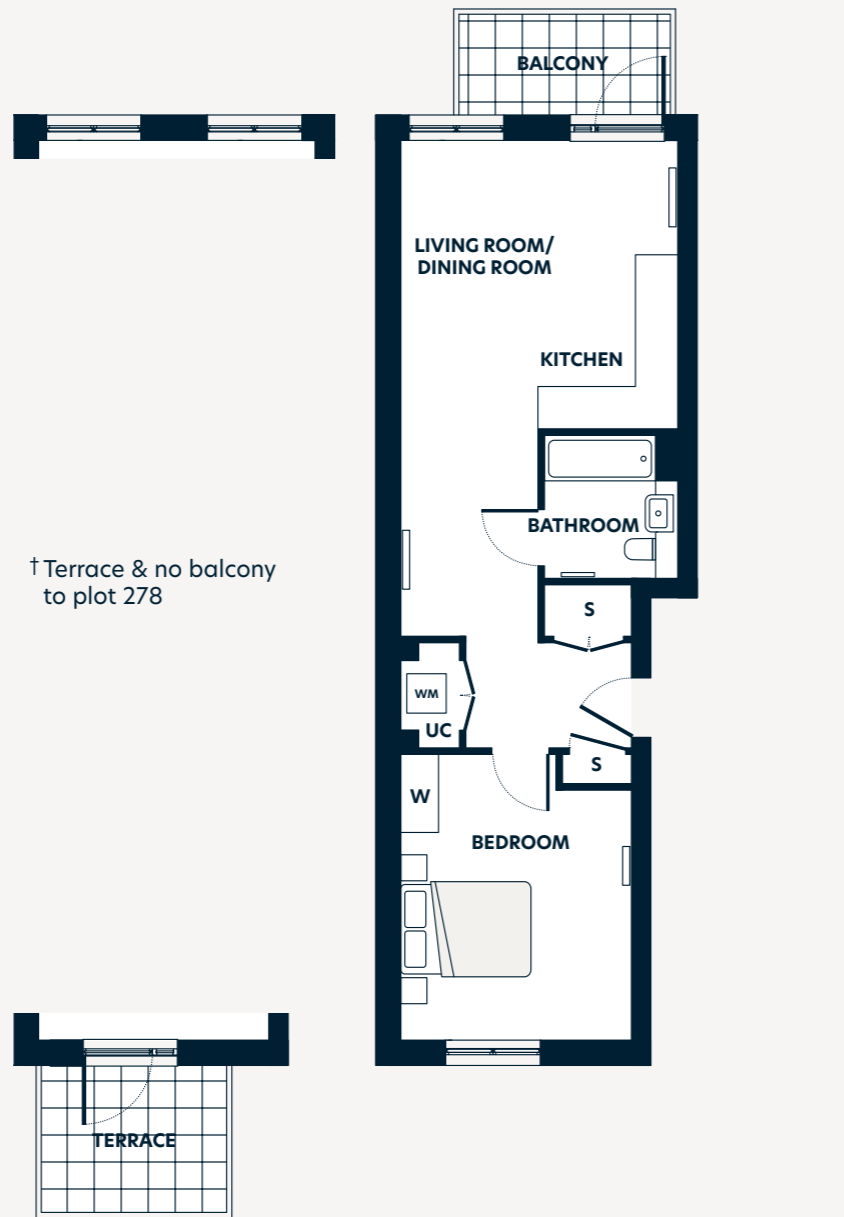


# Plots: 278†, 282, 290, 298, 306, 314, 322

1 bedroom apartment

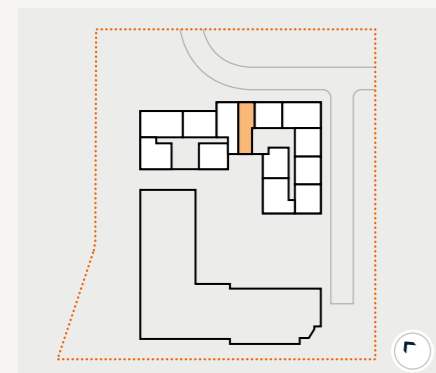
### Plans Key

- S Storage space
- W Wardrobe
- UC Utility cupboard
- WM Washing machine space
- Radiator



### Locator key

- Floor 1 - 278
- Floor 2 - 282
- Floor 3 - 290
- Floor 4 - 298
- Floor 5 - 306
- Floor 6 - 314
- Floor 7 - 322



Dimensions	m	ft
Living Room/Dining Room	7.62 x 4.25	25'0" x 13'9"
Kitchen	2.67 x 2.15	8'7" x 7'0"
Bedroom	4.39 x 3.54	14'5" x 11'6"
Bathroom	2.20 x 2.05	7'2" x 6'7"
<b>Gross Internal Area</b>	<b>53.8m<sup>2</sup></b>	<b>579.6ft<sup>2</sup></b>
Balcony	3.25 x 1.55	10'6" x 5'0"
† Terrace to plot 278	2.77 x 2.47	9'1" x 8'1"

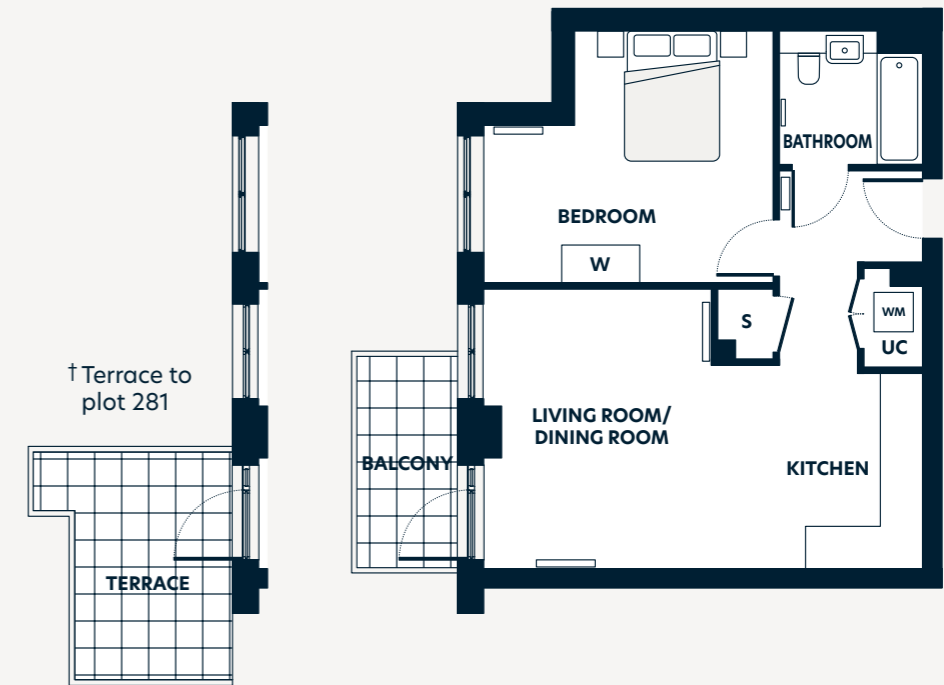


# Plots: 281†, 289, 297, 305, 313, 321, 329

1 bedroom apartment

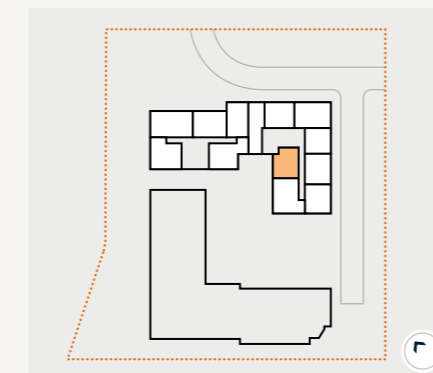
### Plans Key

- S Storage space
- W Wardrobe
- UC Utility cupboard
- WM Washing machine space
- Radiator



### Locator key

- Floor 1 - 281
- Floor 2 - 289
- Floor 3 - 297
- Floor 4 - 305
- Floor 5 - 313
- Floor 6 - 321
- Floor 7 - 329



Dimensions	m	ft
Living Room/Dining Room	3.51 x 4.29	11'5" x 14'0"
Kitchen	3.25 x 3.12	10'6" x 10'2"
Bedroom	4.46 x 3.87	14'6" x 12'7"
Bathroom	2.20 x 2.05	7'2" x 6'7"
<b>Gross Internal Area</b>	<b>53.6m<sup>2</sup></b>	<b>576.9ft<sup>2</sup></b>
Balcony	3.25 x 1.55	10'6" x 5'0"
† Terrace to plot 281	2.80 x 1.96	9'2" x 6'5"





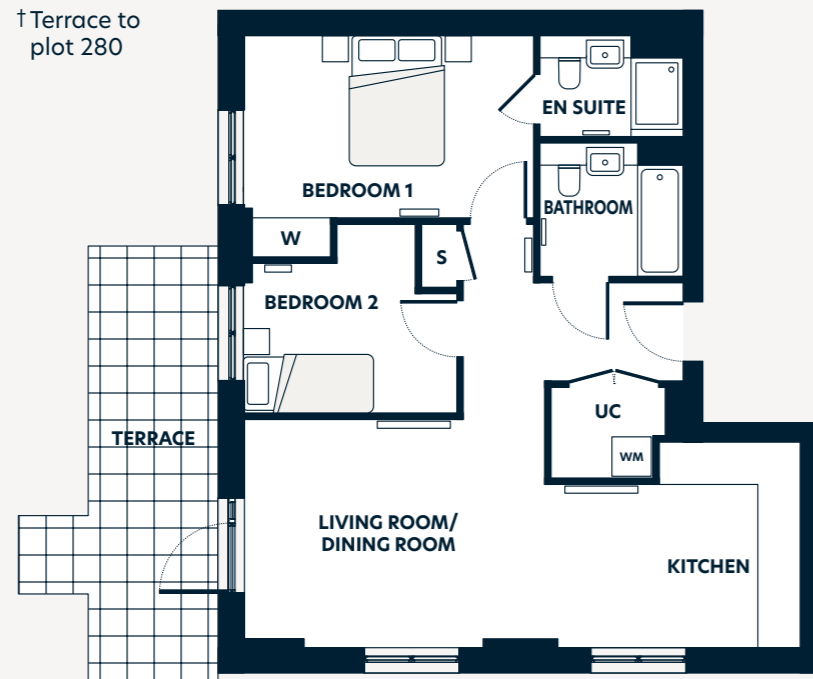
# Plots: 280†, 288, 296, 304, 312, 320, 328

2 bedroom apartment

### Plans Key

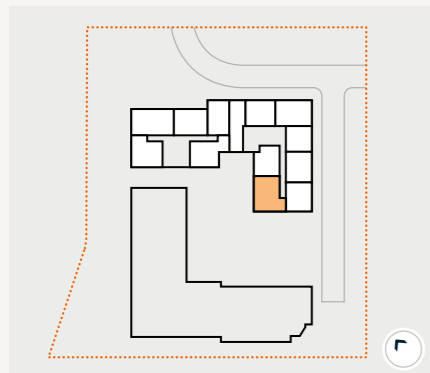
- S Storage space
- W Wardrobe
- UC Utility cupboard
- WM Washing machine space
- Radiator

† Terrace to plot 280



### Locator key

- Floor 1 - 280
- Floor 2 - 288
- Floor 3 - 296
- Floor 4 - 304
- Floor 5 - 312
- Floor 6 - 320
- Floor 7 - 328



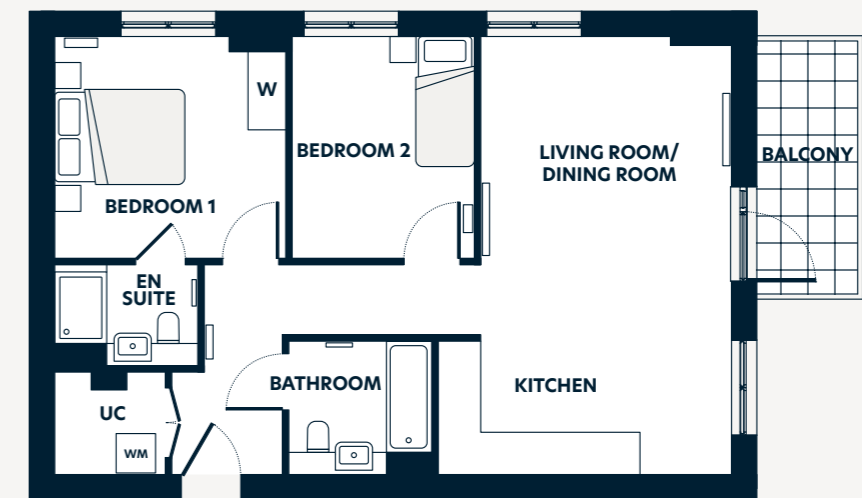
Dimensions	m	ft
Living Room/Dining Room	5.16 x 3.51	16'3" x 11'5"
Kitchen	3.40 x 3.16	11'1" x 10'3"
Bedroom 1	4.46 x 2.80	14'6" x 9'1"
En suite	2.20 x 1.55	7'2" x 5'0"
Bedroom 2	3.28 x 2.30	10'7" x 7'5"
Bathroom	2.05 x 2.20	6'7" x 7'2"
<b>Gross Internal Area</b>	<b>68.0m<sup>2</sup></b>	<b>741.1ft<sup>2</sup></b>
Balcony	3.89 x 1.55	12'9" x 5'1"
† Terrace to plot 280	10.29 x 1.98	33'9" x 6'6"

# Plots: 284, 292, 300, 308, 316, 324

2 bedroom apartment

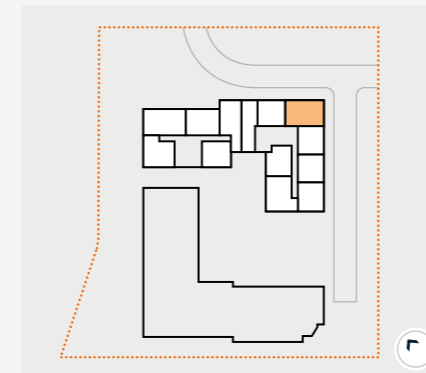
### Plans Key

- S Storage space
- W Wardrobe
- UC Utility cupboard
- WM Washing machine space
- Radiator



### Locator key

- Floor 2 - 284
- Floor 3 - 292
- Floor 4 - 300
- Floor 5 - 308
- Floor 6 - 316
- Floor 7 - 324



Dimensions	m	ft
Living Room/Dining Room	3.85 x 4.68	12'6" x 15'3"
Kitchen	4.50 x 2.05	14'7" x 6'7"
Bedroom 1	3.55 x 3.41	11'6" x 11'1"
En suite	2.20 x 1.55	7'2" x 5'0"
Bedroom 2	2.80 x 3.41	9'1" x 11'1"
Bathroom	2.20 x 2.05	7'2" x 6'7"
<b>Gross Internal Area</b>	<b>69.7m<sup>2</sup></b>	<b>750.6ft<sup>2</sup></b>
Balcony	1.55 x 3.89	5'0" x 12'7"

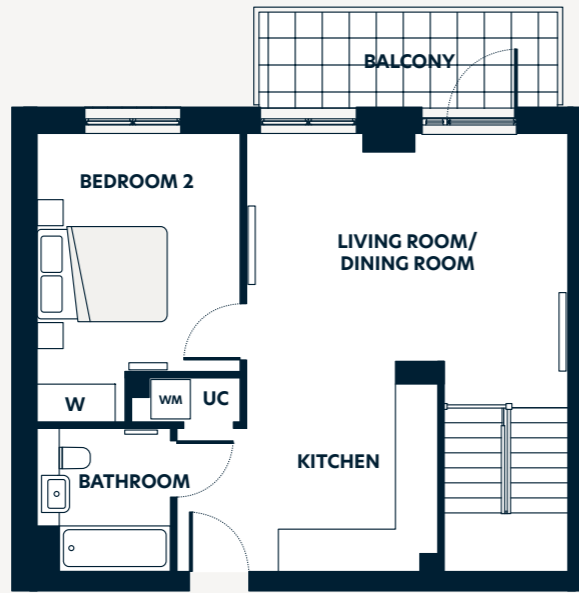


## Plot: 274

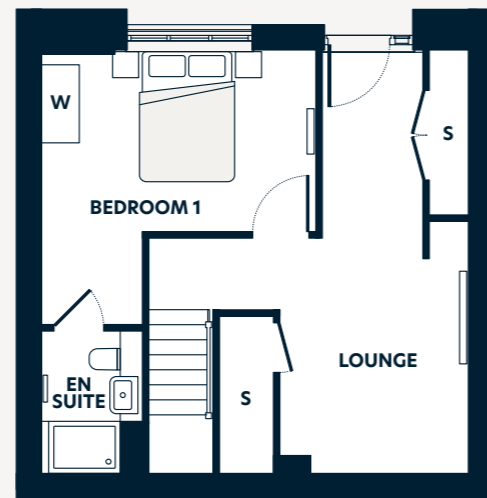
2 bedroom duplex apartment

### Plans Key

- S Storage space
- W Wardrobe
- UC Utility cupboard
- WM Washing machine space
- Radiator



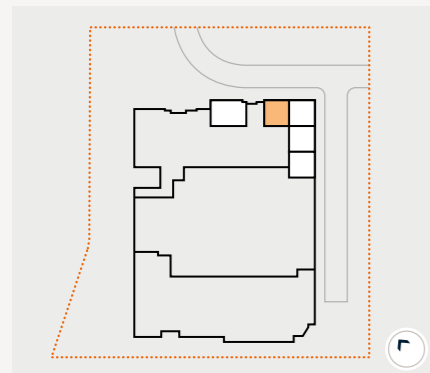
Level 1



Level 0

### Locator key

- Floor 0 - 274
- Floor 1 - 274



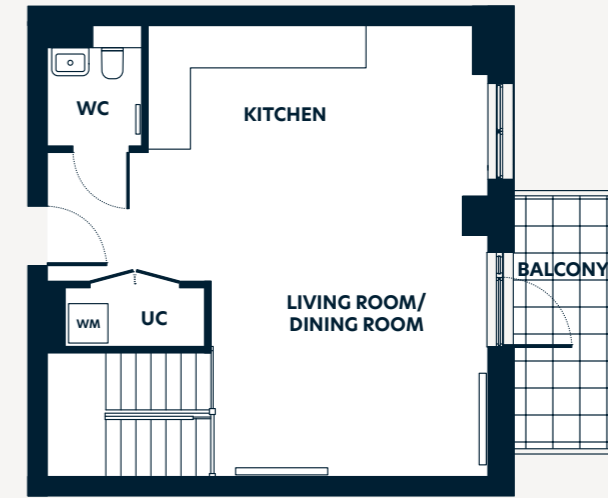
Dimensions	m	ft
Living Room/Dining Room	4.94 x 3.75	16'2" x 12'3"
Lounge	2.89 x 3.61	9'5" x 11'8"
Kitchen	2.55 x 2.98	8'3" x 9'7"
Bedroom 1	4.21 x 4.22	13'8" x 13'8"
En suite	1.55 x 2.19	5'0" x 7'1"
Bedroom 2	3.12 x 4.43	10'2" x 14'5"
Bathroom	2.05 x 2.20	6'7" x 7'2"
<b>Gross Internal Area</b>	<b>97.3m<sup>2</sup></b>	<b>1047.9ft<sup>2</sup></b>
Balcony	4.59 x 1.55	15'0" x 5'0"

## Plot: 276

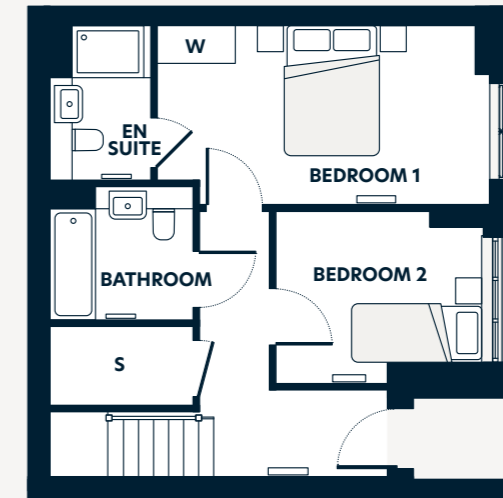
2 bedroom duplex apartment

### Plans Key

- S Storage space
- W Wardrobe
- UC Utility cupboard
- WM Washing machine space
- Radiator



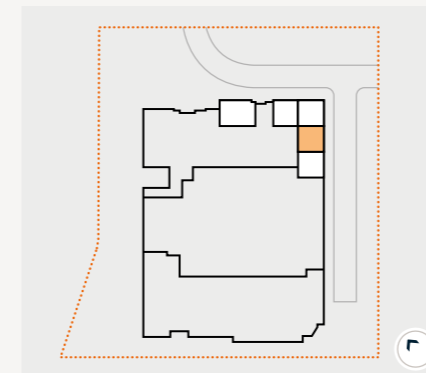
Level 1



Level 0

### Locator key

- Floor 0 - 276
- Floor 1 - 276



Dimensions	m	ft
Living Room/Dining Room	4.25 x 4.57	13'9" x 14'9"
Kitchen	5.22 x 2.36	17'1" x 7'7"
Bedroom 1	5.12 x 2.75	16'8" x 9'0"
En suite	1.55 x 2.37	5'0" x 7'7"
Bedroom 2	3.16 x 2.65	10'3" x 8'7"
Bathroom	2.20 x 2.05	7'2" x 6'7"
<b>Gross Internal Area</b>	<b>90.3m<sup>2</sup></b>	<b>971.6ft<sup>2</sup></b>
Balcony	3.89 x 1.55	12'7" x 5'0"

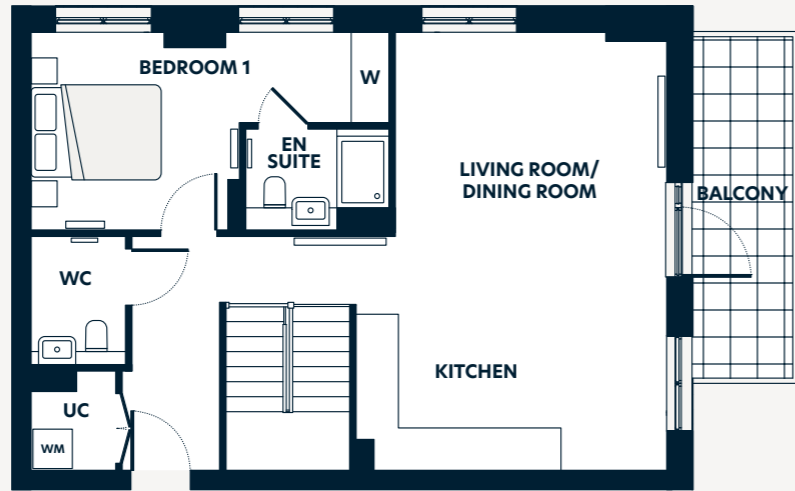


# Plot: 275

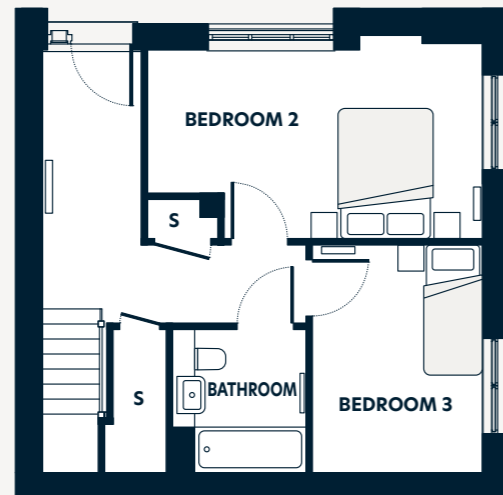
3 bedroom duplex apartment

### Plans Key

- S Storage space
- W Wardrobe
- UC Utility cupboard
- WM Washing machine space
- Radiator



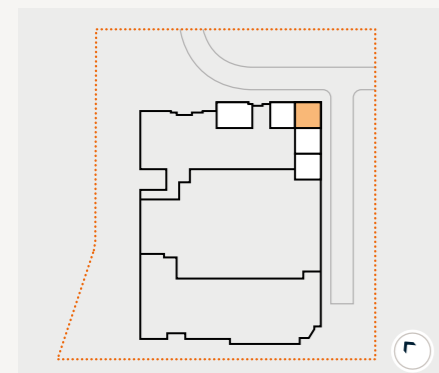
Level 1



Level 0

### Locator key

- Floor 0 - 275
- Floor 1 - 275



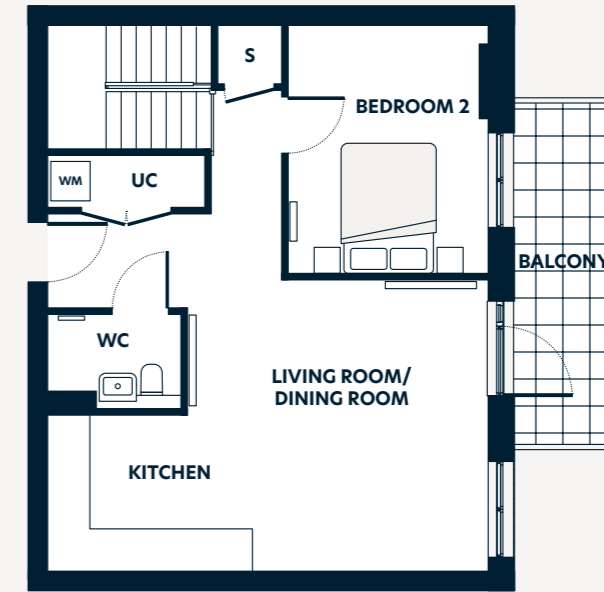
Dimensions	m	ft
Living Room/Dining Room	4.17 x 4.22	13'6" x 13'8"
Kitchen	4.77 x 2.51	15'6" x 8'2"
Bedroom 1	5.50 x 3.04	18'0" x 9'9"
En suite	2.20 x 1.55	7'2" x 5'0"
Bedroom 2	5.16 x 2.91	16'9" x 9'5"
Bedroom 3	2.62 x 3.50	8'6" x 11'4"
Bathroom	2.00 x 2.20	6'7" x 7'2"
<b>Gross Internal Area</b>	<b>109.9m<sup>2</sup></b>	<b>1182.9ft<sup>2</sup></b>
Balcony	5.25 x 1.55	17'2" x 5'0"

# Plot: 277

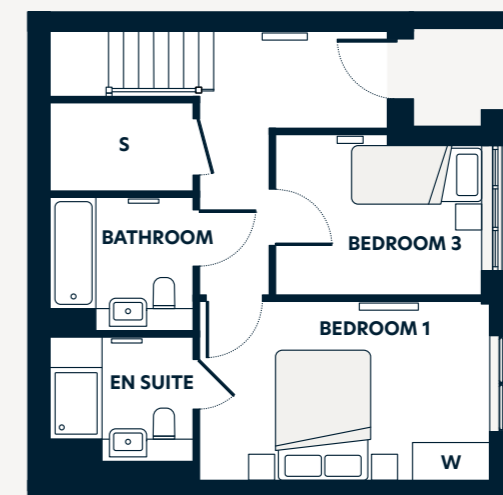
3 bedroom duplex apartment

### Plans Key

- S Storage space
- W Wardrobe
- UC Utility cupboard
- WM Washing machine space
- Radiator



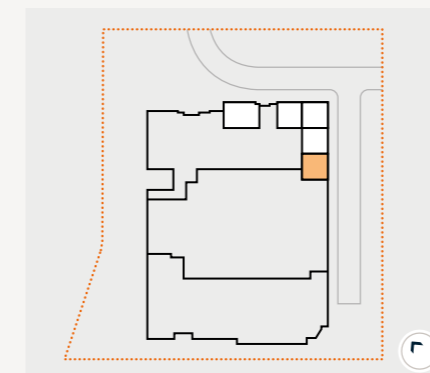
Level 1



Level 0

### Locator key

- Floor 0 - 277
- Floor 1 - 277



Dimensions	m	ft
Living Room/Dining Room	4.62 x 4.47	15'1" x 14'6"
Kitchen	3.15 x 2.39	10'3" x 7'8"
Bedroom 1	4.45 x 2.75	14'6" x 9'0"
En suite	2.20 x 2.20	7'2" x 7'2"
Bedroom 2	3.07 x 3.81	10'1" x 12'5"
Bedroom 3	3.19 x 2.46	10'4" x 8'0"
Bathroom	2.20 x 2.05	7'2" x 6'7"
<b>Gross Internal Area</b>	<b>100.4m<sup>2</sup></b>	<b>1081.2ft<sup>2</sup></b>
Balcony	1.55 x 5.25	5'0" x 17'2"



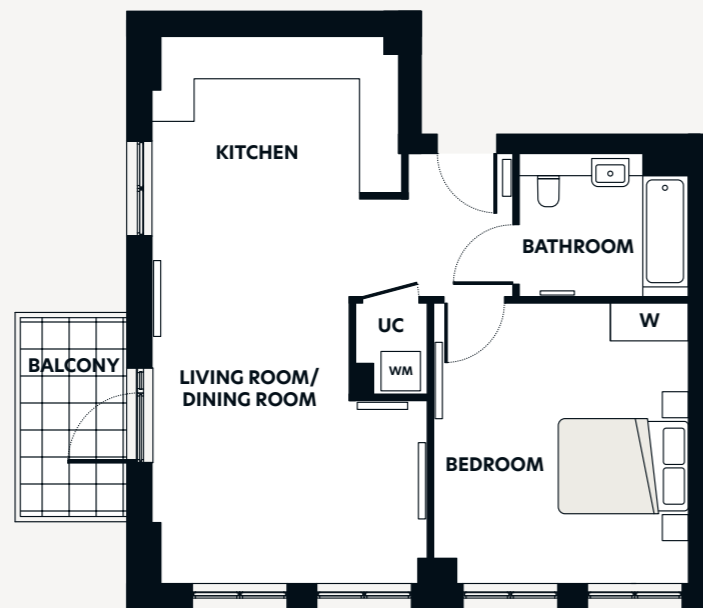
# Plots: 333, 337, 342

1 bedroom apartment



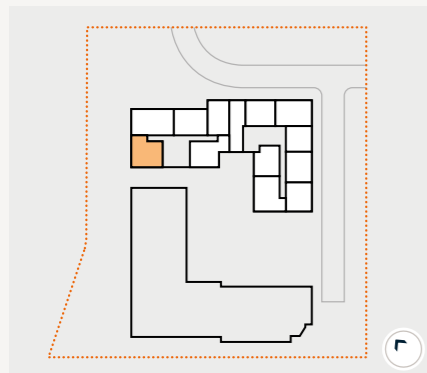
### Plans Key

- S** Storage space
- W** Wardrobe
- UC** Utility cupboard
- WM** Washing machine space
- Radiator



### Locator key

- Floor 1 - 333
- Floor 2 - 337
- Floor 3 - 342



Dimensions	m	ft
Living Room/Dining Room	4.23 x 6.01	13'8" x 19'7"
Kitchen	3.84 x 2.40	12'6" x 7'8"
Bedroom	3.91 x 4.31	12'8" x 14'1"
Bathroom	2.60 x 2.20	8'5" x 7'2"
<b>Gross Internal Area</b>	<b>61.0m<sup>2</sup></b>	<b>656.1ft<sup>2</sup></b>
Balcony	1.63 x 3.05	5'3" x 10'0"



# Plots: 338, 343, 348

1 bedroom apartment

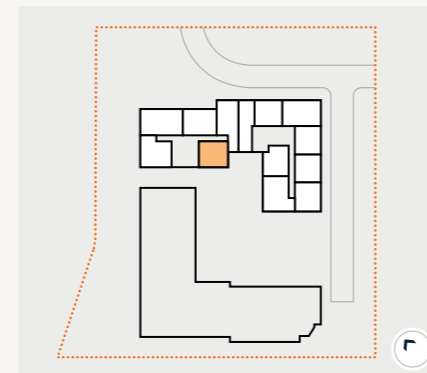
### Plans Key

- S** Storage space
- W** Wardrobe
- UC** Utility cupboard
- WM** Washing machine space
- Radiator



### Locator key

- Floor 2 - 338
- Floor 3 - 343
- Floor 4 - 348



Dimensions	m	ft
Living Room/Dining Room	4.26 x 4.83	14'0" x 15'8"
Kitchen	3.04 x 1.78	9'9" x 5'8"
Bedroom	3.31 x 4.31	10'8" x 14'1"
Bathroom	2.05 x 2.20	6'7" x 7'2"
<b>Gross Internal Area</b>	<b>50.4m<sup>2</sup></b>	<b>543.0ft<sup>2</sup></b>
Balcony	3.25 x 1.55	10'6" x 5'0"



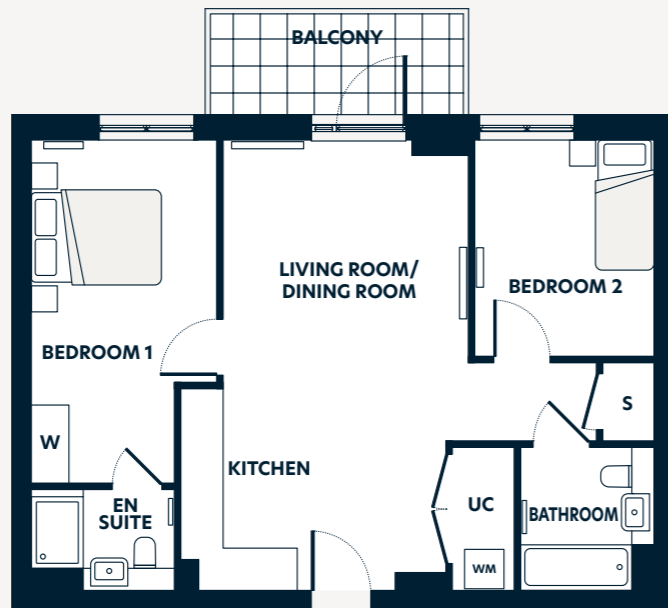
# Plots: 331, 335, 340

2 bedroom apartment



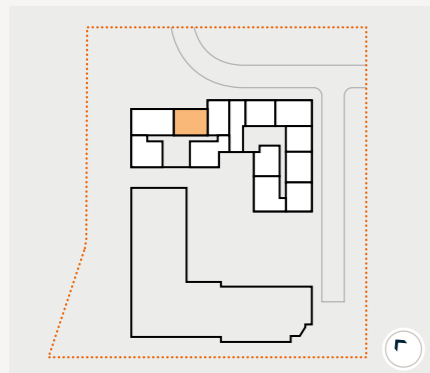
### Plans Key

- S** Storage space
- W** Wardrobe
- UC** Utility cupboard
- WM** Washing machine space
- Radiator



### Locator key

- Floor 1 - 331
- Floor 2 - 335
- Floor 3 - 340



Dimensions	m	ft
Living Room/Dining Room	3.77 x 6.65	12'3" x 21'8"
Kitchen	1.79 x 3.10	5'8" x 10'1"
Bedroom 1	2.85 x 5.27	9'3" x 17'3"
En suite	2.20 x 1.55	7'2" x 5'0"
Bedroom 2	2.75 x 3.32	9'0" x 10'9"
Bathroom	2.05 x 2.20	6'7" x 7'2"
<b>Gross Internal Area</b>	<b>66.1m<sup>2</sup></b>	<b>711.3ft<sup>2</sup></b>
Balcony	3.89 x 1.55	12'7" x 5'0"

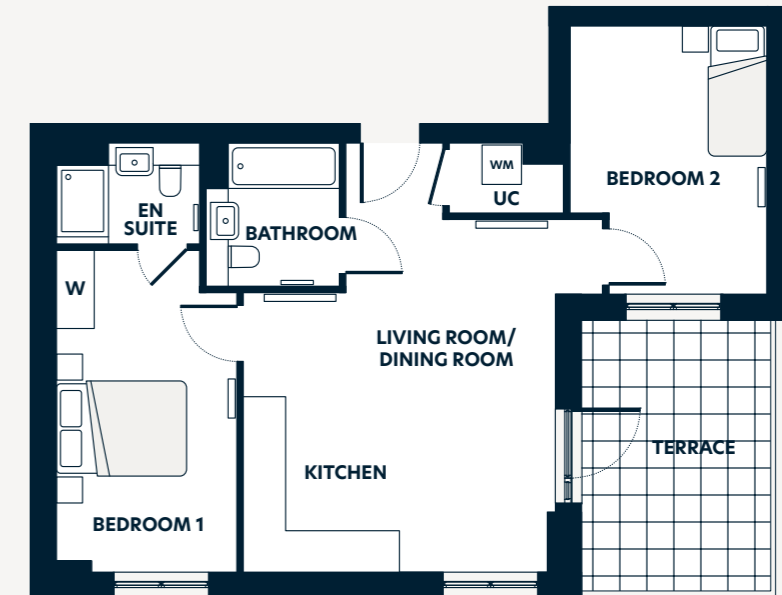
# Plot: 334

2 bedroom apartment



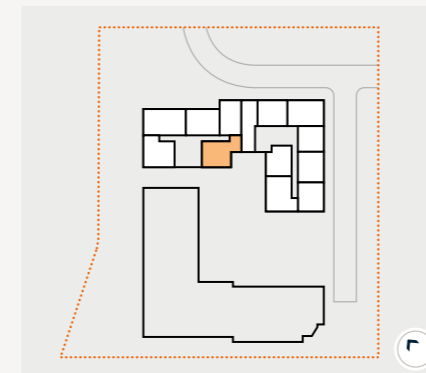
### Plans Key

- S** Storage space
- W** Wardrobe
- UC** Utility cupboard
- WM** Washing machine space
- Radiator



### Locator key

- Floor 1 - 334



Dimensions	m	ft
Living Room/Dining Room	2.84 x 5.43	9'3" x 17'8"
Kitchen	2.40 x 3.11	7'8" x 10'2"
Bedroom 1	2.77 x 4.96	9'0" x 16'2"
En suite	2.20 x 1.55	7'2" x 5'0"
Bedroom 2	3.02 x 4.13	9'9" x 13'5"
Bathroom	2.05 x 2.20	6'7" x 7'2"
<b>Gross Internal Area</b>	<b>63.6m<sup>2</sup></b>	<b>684.4ft<sup>2</sup></b>
Terrace	2.72 x 4.55	8'11" x 14'11"

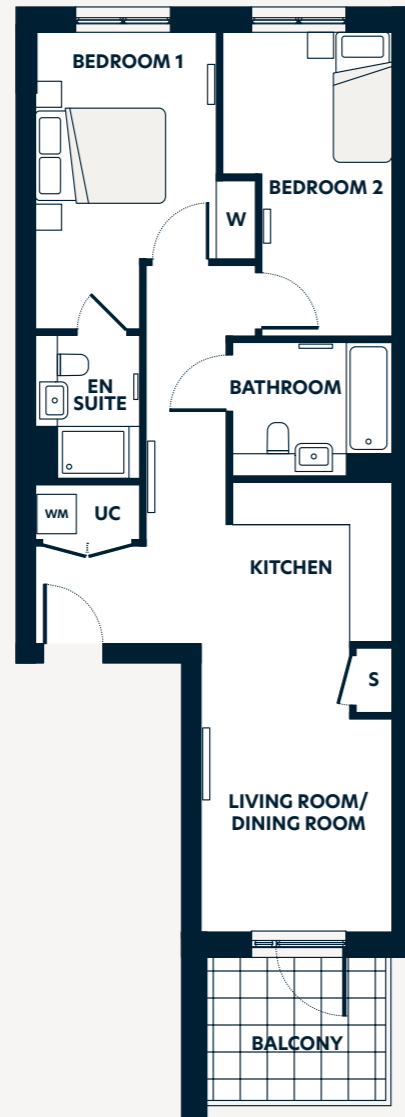


# Plots: 339, 344, 349

2 bedroom apartment

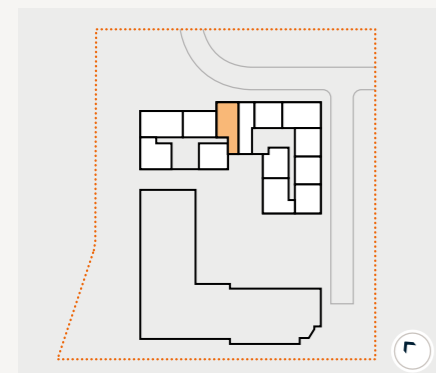
### Plans Key

- S Storage space
- W Wardrobe
- UC Utility cupboard
- WM Washing machine space
- Radiator



### Locator key

- Floor 2 - 339
- Floor 3 - 344
- Floor 4 - 349



Dimensions	m	ft
Living Room/Dining Room	4.46 x 2.93	14'6" x 9'6"
Kitchen	2.45 x 2.55	8'0" x 8'3"
Bedroom 1	4.56 x 2.77	14'9" x 9'1"
En suite	2.20 x 1.60	7'2" x 5'2"
Bedroom 2	4.67 x 2.60	15'3" x 8'5"
Bathroom	2.05 x 2.45	6'7" x 8'0"
<b>Gross Internal Area</b>	<b>64.5m<sup>2</sup></b>	<b>694.3ft<sup>2</sup></b>
Balcony	2.20 x 2.75	7'2" x 9'0"

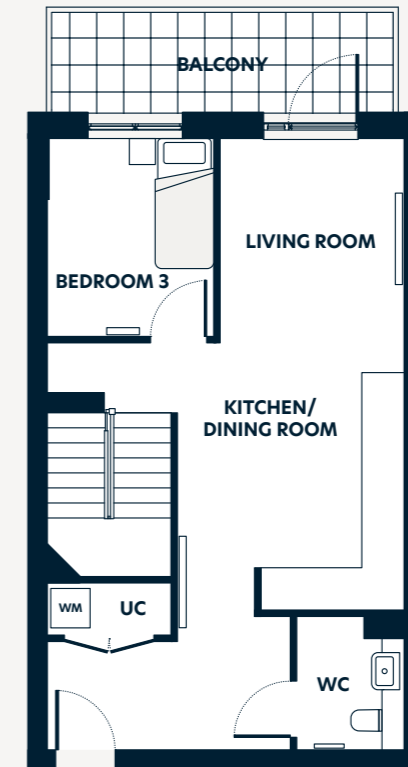


# Plot: 330

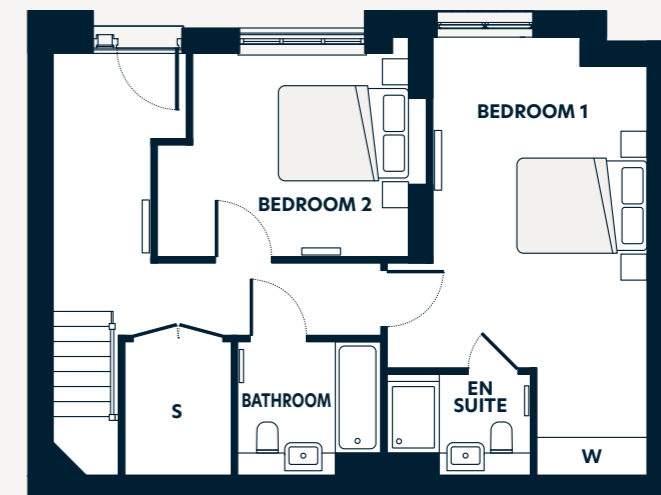
3 bedroom apartment

### Plans Key

- S Storage space
- W Wardrobe
- UC Utility cupboard
- WM Washing machine space
- Radiator



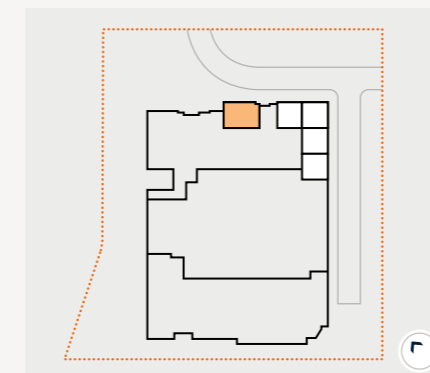
Level 1



Level 0

### Locator key

- Floor 0 - 330
- Floor 1 - 330



Dimensions	m	ft
Kitchen/Dining Room	3.48 x 3.65	11'4" x 11'9"
Living Room	2.82 x 3.60	9'2" x 11'8"
Bedroom 1	3.29 x 6.73	10'8" x 22'1"
En suite	2.20 x 1.55	7'2" x 5'0"
Bedroom 2	4.13 x 3.12	13'5" x 10'2"
Bedroom 3	2.55 x 3.04	8'3" x 9'9"
Bathroom	2.20 x 2.05	7'2" x 6'7"
<b>Gross Internal Area</b>	<b>111.2m<sup>2</sup></b>	<b>1197.4ft<sup>2</sup></b>
Balcony	5.25 x 1.55	17'2" x 5'0"





# Plots: 332, 336, 341

3 bedroom apartment



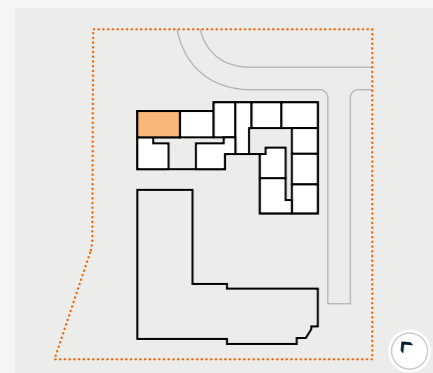
### Plans Key

- S** Storage space
- W** Wardrobe
- UC** Utility cupboard
- WM** Washing machine space
- Radiator



### Locator key

- Floor 1 - 332
- Floor 2 - 336
- Floor 3 - 341



Dimensions	m	ft
Living Room/Dining Room	3.78 x 4.67	12'4" x 15'3"
Kitchen	4.25 x 2.25	13'4" x 7'3"
Bedroom 1	2.75 x 5.27	9'0" x 17'3"
En suite	2.20 x 1.55	7'2" x 5'0"
Bedroom 2	2.35 x 3.57	7'7" x 11'7"
Bedroom 3	2.35 x 3.57	7'7" x 11'7"
Bathroom	2.20 x 2.05	7'2" x 6'7"
<b>Gross Internal Area</b>	<b>79.6m<sup>2</sup></b>	<b>857.1ft<sup>2</sup></b>
Balcony	4.28 x 1.63	14'0" x 5'3"

## 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](http://www.hydenewhomes.co.uk)

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

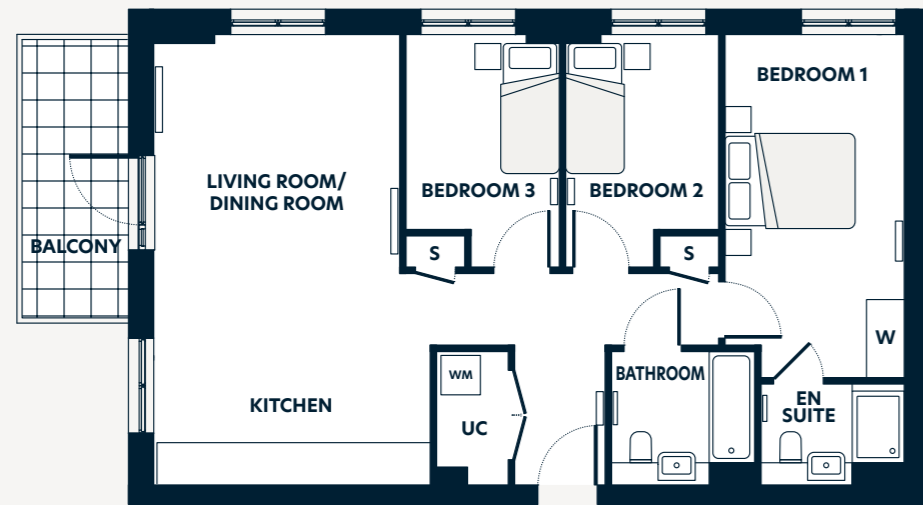


# Plots: 332, 336, 341

3 bedroom apartment

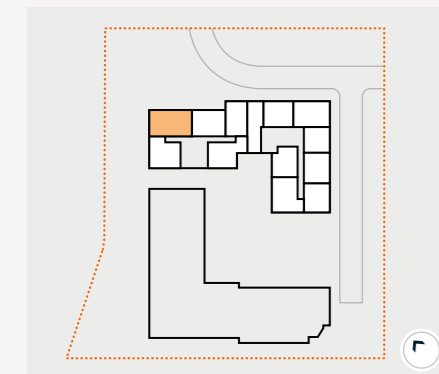
### Plans Key

- S Storage space
- W Wardrobe
- UC Utility cupboard
- WM Washing machine space
- Radiator



### Locator key

- Floor 1 - 332
- Floor 2 - 336
- Floor 3 - 341



Dimensions	m	ft
Living Room/Dining Room	3.78 x 4.67	12'4" x 15'3"
Kitchen	4.25 x 2.25	13'4" x 7'3"
Bedroom 1	2.75 x 5.27	9'0" x 17'3"
En suite	2.20 x 1.55	7'2" x 5'0"
Bedroom 2	2.35 x 3.57	7'7" x 11'7"
Bedroom 3	2.35 x 3.57	7'7" x 11'7"
Bathroom	2.20 x 2.05	7'2" x 6'7"
<b>Gross Internal Area</b>	<b>79.6m<sup>2</sup></b>	<b>857.1ft<sup>2</sup></b>
Balcony	4.28 x 1.63	14'0" x 5'3"



## 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.



**Contact: 0808 3019 810**  
[www.hydenewhomes.co.uk](http://www.hydenewhomes.co.uk)

### WHAT OUR CUSTOMERS SAY

"I was interested to hear about the power centre planned at Eastman Village which will enable them to make as much sustainably sourced energy for the development as possible".

Purchaser at Eastman Village, Harrow

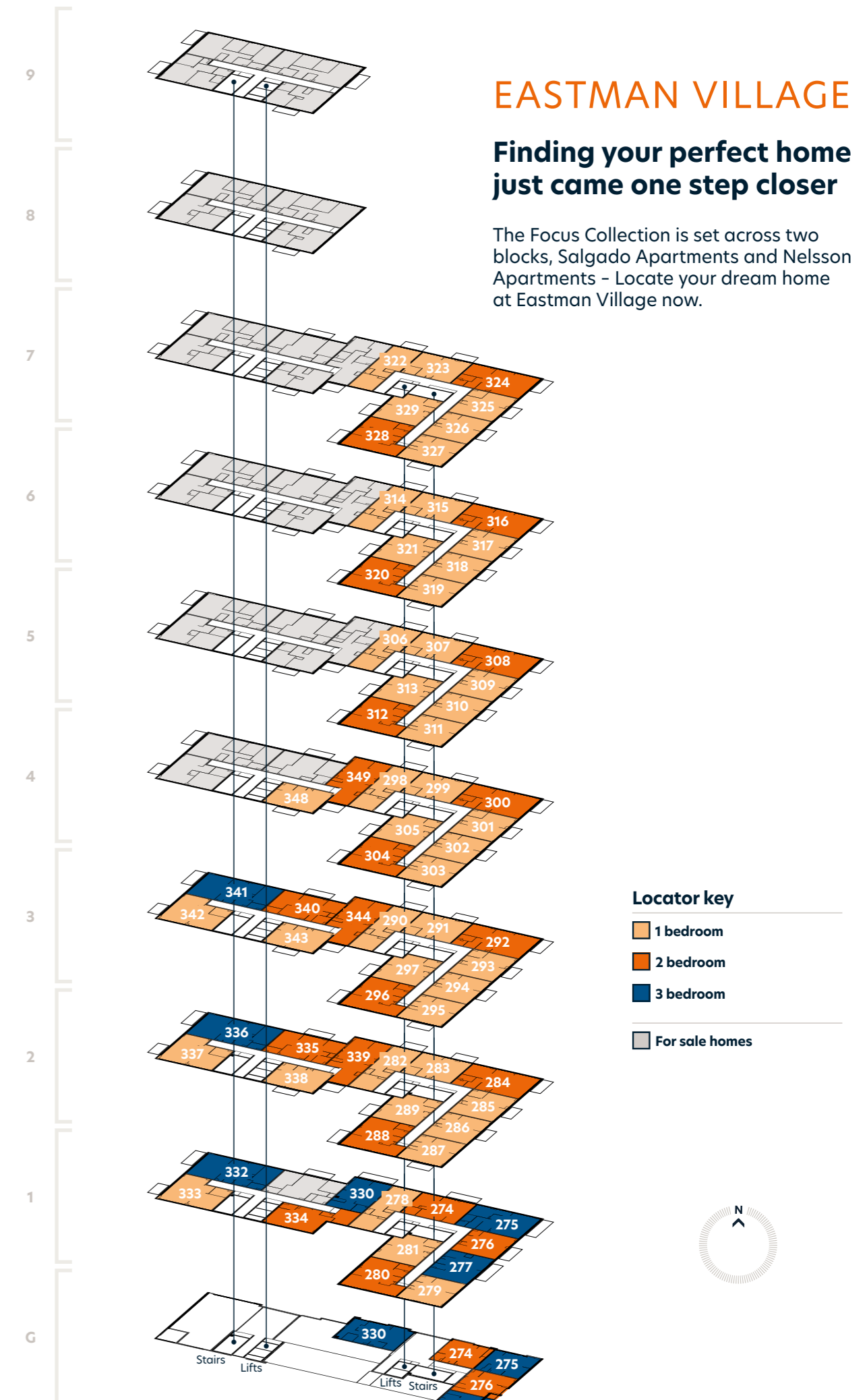


91.9% of our customers would recommend us to a friend

## EASTMAN VILLAGE

**Finding your perfect home just came one step closer**

The Focus Collection is set across two blocks, Salgado Apartments and Nelsson Apartments - Locate your dream home at Eastman Village now.





# Hyde New Homes

## Directions to Eastman Village

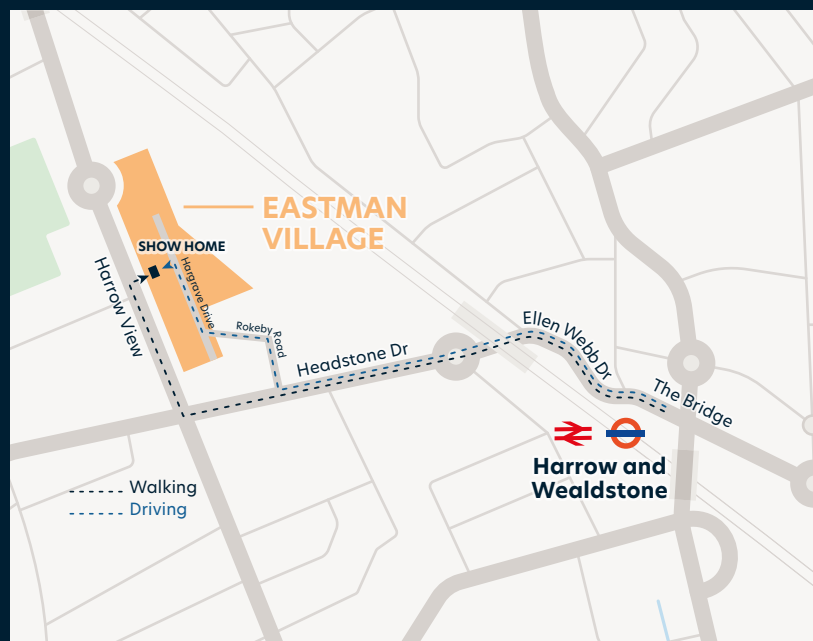
Sat Nav Address: Harrow, HA1 4TY

### Walking to Eastman Village from Harrow and Wealdstone Station

- Exit Harrow and 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 320 meters along on the right-hand-side and will be clearly signposted

### Driving to Eastman Village

- Proceed by driving up Headstone Drive and then turn right onto Rokeby Road then right onto Hargrave Drive. Follow the road around and take the third left onto Meadowview Close. The visitor parking area is located at the end of Meadowview Close on the right-hand side.



[hydenewhomes.co.uk](https://www.hydenewhomes.co.uk)

0808 3019 810

Details correct at time of publication: August 2023

Disclaimer: The floorplans are intended to give a general indication of the proposed floorplan layout. They are not drawn to scale and are not intended to form part of any offer, warranty or representation. Measurements are approximate and are given as a guide and as such must not be relied on as a statement or representation of fact. Do not use these measurements for carpets, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts and door swings may differ to build and specific plot sizes and layouts may vary within the same unit type. Hyde reserves the right to make changes to these plans prior to exchange of contracts. For further information regarding specific individual plots, please ask your Sales Consultant. 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.

Occupiers of dwellings in the development:

a) Shall not be entitled to apply to the Council or to hold a parking permit (inclusive of resident, business and careers parking permits) in respect of on-street parking unless such Occupier is a holder of a disabled persons badge issued pursuant to section 21 of the Chronically Sick and Disabled Person Act 1990 and has first notified the Director in writing of that entitlement; and b) shall not be entitled to apply to the Council or to hold trades persons parking permits.

Any Occupier:

a) Who has an on-street parking permit or contract shall surrender such entitlement before taking up Occupation unless such Occupier is or becomes entitled to be a holder of a disabled persons badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1990 and the Occupier has first notified the Director in writing of such entitlement; and b) Shall not bring any motor vehicle to be brought on to the land to be left abandoned and/or parked within the Land other than in one of the approved and designated parking spaces; and (c) Shall not lease, sublet or assign any parking space allocated to them.