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StanmoreVoice

EDITION 3

The Madeleine Apartments launch at Stanmore Place



Photography of Stanmore Place show apartment interior is indicative only

The newest phase at Stanmore Place, The Madeleine Apartments, is to be launched on 29th and 30th October. An exclusive collection of 30 new high specification one, two and three bedroom apartments will be available to purchase at the development, while a new show apartment will also be unveiled at the launch for potential buyers to view.

Located just off Honeypot Lane, building work on The Madeleine Apartments began earlier this year in February. With progress towards completion coming along well, new residents will be able to move into their new homes from Spring 2012.

Water is a central theme at Stanmore Place, with its attractive lakeside environment, which includes three impressive large fountains. To further compliment the feature lake a significant new water feature will be installed to sit within the large courtyard overlooked by The Madeleine Apartments.

The first development to be undertaken by St Edward, a joint venture between The Berkeley Group and The Prudential's property investment management subsidiary PRUPIM, Stanmore Place is continuing to raise the standards for new home design in the area.

The homes at Stanmore Place have been designed to seamlessly blend function and aesthetics. Light and airy open plan living and dining areas are designed to suit modern living. They include kitchens with quality integrated appliances including a Bosch stainless steel oven and touch control ceramic hob, washing machines, dryers and fridge freezers. The individually designed kitchen layouts boast ample storage and granite work surfaces with a variety of Karndean wood effect vinyl floor finishes available.

Elegant, low maintenance interiors incorporate high specification fixtures and fittings including luxury spa-hotel style bathrooms. Every apartment will benefit from extensive glazing offering maximum light

throughout and many apartments will also have a private balcony or terrace.

Paul Vallone of St Edward commented: "We anticipate that The Madeleine Apartments will be the latest sought-after phase at Stanmore Place, offering a selection of high specification one, two and three bedroom apartments.

"The Madeleine Apartments will provide a high standard of new homes and will continue to form part of the thriving community that has been established at Stanmore Place."

Potential buyers will get their first opportunity to look inside the new show apartment at The Madeleine Apartment's exclusive launch on 29th and 30th October. For more information, please visit the Sales and Marketing Suite at Monarch Court, Howard Road, Honeypot Lane, London, HA7 1BT which is open daily from 10am to 6pm, with a late night opening until 8pm on Thursdays, or alternatively call or call 020 8952 2853.

www.stanmoreplace.co.uk

Entertainment | Leisure

10 things to do in and around Stanmore

When it comes to entertainment this Autumn, Stanmore Place is close to many local attractions and events to keep everyone happy.



Residents' Gym

Get fit during the Autumn months at the on-site residents only gym, which boasts cardiovascular and weight training equipment and is accessible 24 hours a day.

Honeypot Lane, Stanmore, London, HA7

www.stanmoreplace.co.uk



Harrow Arts Centre

The centre of performing and classical arts for Harrow offers the community a variety of entertainment from professional and amateur companies.

171 Uxbridge Road, Hatch End, Middlesex, HA5 4EA

www.harrowarts.com



The Royal Air Force Museum

The Royal Air Force Museum is a great day out for all the family and is also free of charge. The museum houses over 100 aircraft from all around the world.

Grahame Park Way, London, NW9 5LL

www.rafmuseum.org.uk



Lava Lanes & Lounge

Lava Lanes is a unique bowling experience in Stanmore, with Ten Pin bowling, a cocktail bar and Italian restaurant all under one roof.

16 Church Road, Stanmore, Middlesex, HA7 4AR

www.lavalanes.co.uk



Radlett Centre

The Radlett Centre has a number of productions throughout Autumn, providing children's entertainment, theatre, art and music.

1 Aldenham Avenue, Radlett, Hertfordshire, WD7 8HL

www.radlettcentre.co.uk



Watford Palace Theatre

Watford Palace Theatre has been producing work for over 100 years and has a number of high-quality productions running throughout Autumn.

20 Clarendon Road, Watford, WD17 1JZ

www.watfordtheatre.co.uk



Queensbury Park

Located on Honeypot Lane, Queensbury Park provides a number of sport facilities, including two tennis courts and a basketball court, as well as a children's play area.

Honeypot Lane, Stanmore, London, HA7

www.queensburypark.com



Harrow Museum

Discover the historic past of Harrow this Autumn at the Harrow Museum. With free entry, the museum has four buildings and holds a number of exhibitions and special events.

Headstone Manor, Pinner View, Harrow, HA2 6PX

www.harrowmuseum.com



Canons Park

The historic walled King George V Memorial Gardens at Canons Park are perfect for a relaxing stroll this Autumn, while sports activities can also be enjoyed on the tennis courts and bowling green.

Donnefield Avenue, Edgware, HA8 6RH

www.canonspark.com



Wembley Arena

Wembley Arena is a great choice for events, with famous singers such as Britney Spears and Tinie Tempah performing throughout the Autumn.

Arena Square, Engineers Way, London, HA9 0AA

www.wembleyarena.co.uk

Forthcoming events at Wembley Stadium

The home of football Wembley Stadium can be seen from Honeypot Lane, but it needs a closer venture to the iconic stadium to enjoy the forthcoming events taking place this Autumn.

Wembley Stadium opened in 2007 and has the capacity to hold 90,000 people. Currently the second largest stadium in Europe, Wembley will be holding a number of sporting events in the coming months leading up to Christmas.

Located just four miles from Stanmore Place, there is an opportunity to watch live football, as England start their preparations for the 2012 European Championships by hosting the current World and European Champions Spain in a friendly on 12th November.

Next year, further major football events to be held at Wembley include the Carling Cup final, as well as the London 2012 Olympic Football tournament. With the Olympics coming to Wembley and rumours of David Beckham being involved, it offers the perfect



opportunity to see the world's best football teams competing for a Gold medal. The competition begins

on 29th July 2012, with preliminary matches, quarter-finals, semi-finals and the final itself being held at Wembley for both men and women.

Rugby enthusiasts will also be pleased to note that the International Rugby League, the Gillette Four Nations, takes place on 5th November. The second round of fixtures will see hosts England face Australia and Wales play current Four Nations and World Champion New Zealand.

Wembley Stadium also has guided tours held throughout the year for the chance to go behind the scenes, view the changing rooms, press room and take photographs from inside the stadium.

For more information, please visit: www.wembleystadium.com

Lifestyle

The benefits of life at Stanmore Place

Good transport links are always a key factor for choosing a new property and for one of Stanmore Place's newest residents David, the development provided just the ticket for his daily commute into work.

David has a family home in Yorkshire, but because he works in London during the week, he bought an apartment at Stanmore Place for the convenience of being able to enjoy a quick commute to Wembley where his current client is based.

Stanmore Place is in a prime location for transport links into London, with Canons Park tube station only a short walk from the development and providing direct access to destinations across London.

David comments: "The location of Stanmore Place is what really appealed to me, because it is so easy for me to get to work.

"The tube station is only a few minutes walk away from the development and it takes me just 12 minutes to get to work.

"It's a high quality development and my apartment is fantastic. I have secure parking for



my car and I also like the 24-hour Concierge service, which provides a visible security and management presence. They've got a set of keys for my apartment, which means that when I had workmen coming over, I didn't have to be there - the Concierge service sorted it all out."

After previously living in a hotel for two and a half years, David decided that he'd waited long enough to buy an apartment in London and following a six week process searching, he was soon moving into Stanmore Place in August 2011.

David comments: "I was living in a hotel for two and a half years, which was crazy, and decided it was the right time to buy an apartment. I looked at studio flats, but I'm too old to be sleeping on fold-out sofa beds.

"After searching for a home across the capital, everything about Stanmore Place stood out for me and the quality of the development made my decision to buy here easy.

"I'm really happy with my apartment at Stanmore Place - it's the complete package."

City and country life on your doorstep



Bushy Golf Club

At Stanmore Place, you can enjoy the best of both city and country life. Residents live close to the heart of Harrow and its city location, but also enjoy the benefits of being near to picturesque green open spaces, parks and facilities such as the country setting of Stanmore Golf Club and Bushey Country Club.

Stanmore Place is positioned only 12 miles from the centre of London and benefits from excellent transport links, which include the adjacent Canons Park tube station and the M1 and M25 motorways, as well as being ideally placed for reaching London Heathrow Airport.

Stanmore Place's close proximity to Bushey Country

Club and Stanmore Golf Club, which is surrounded by woodland, and the green spaces and sports facilities of Canons Park and Queensbury Park provide an idyllic country setting located in north-west London.

Alongside its popularity, Stanmore Golf Club also boasts a long history, having now been established for over 100 years. It offers a stern test for golfers of all abilities across its 18 holes. Stanmore Golf Club is a members' club, but visitors and new members are welcome and several styles of golf lessons are also on offer.

For more information, please visit: www.stanmoregolfclub.co.uk



Stanmore Place lake

Fish enliven Stanmore Place lake

The feature lake at the front of Stanmore Place has now welcomed a thousand freshwater fish, adding another attractive element to its serene waterside setting.

Two different types of species were released into the 3977m² lake by water specialists CPS during a three hour operation, with the Golden Orf and Grass Carp set to play a key role in helping to create a natural and sustainable habitat at the development.

Golden Orfes are a bright orangey yellow fish which are popular for lakes, as they acclimatise well to different water conditions and are often seen swimming around the surface. Grass Carp are covered in large scales with a golden lustre.

These fish will help to keep the

lake clean and free of algae and are also used as a natural and effective way of controlling water-borne insects.

Jim Tucker, Technical Director of CPS Limited, said: "We ensured the fish were kept in conditions which reflected their natural habitat as much as possible in order not to stress them during the transportation process. The key to keeping them content is clean, fresh water with lots of oxygen.

"Their initial instinct on settling into their new home is to keep close to the bottom of the lake, as they are still relatively young and need to mature further. But by next spring they will be larger and more confident and will be very visible. They'll also start breeding so fish stocks will start to rise."

Restaurants | Transport

Eating Out – a guide to some of the best restaurants in the area



When it comes to dining out, Stanmore Place has a wide choice on offer to enjoy the perfect meal. There are a vast number of fine dining establishments in the area to entertain both friends and family.

Appolonia

A long-established restaurant, Appolonia offers a contemporary and relaxed feel and has an international menu with a lively mix of European and Thai cuisine.

25/29 Church Road, Stanmore,
Middlesex, HA7 4AR
Telephone: 020 8954 5060
www.apolloniarestaurant.co.uk

The Hare

The Hare is a country restaurant and bar, with an À la carte menu catering for all tastes, which includes modern European, platters to share and Sunday roast dinners.

Harrow Weald, Middlesex, HA3 6SD
Telephone: 020 8954 4949
thehareatoldredding.com

Maurya

Maurya prides itself on offering the finest cuisine in Stanmore, with exotic, mouth watering dishes in a pleasant and chic environment.

16 Church Road, Stanmore,
Middlesex, HA7 4AW
Telephone: 020 8416 0770
www.maurya.co.uk

Madison's Deli

Madison's Deli is a Jewish restaurant serving a wide selection of dishes, including pastrami or salt beef, which is served in copious quantities with crunchy green cucumber pickles and golden latkes, and deserts such as lokshen pudding or apple strudel.

11 Buckingham Parade, Stanmore, Middlesex, HA7 4EB
Telephone: 020 8954 9998

Spice Rack

Located on Honeypot Lane, Spice Rack is a popular and locally owned restaurant serving premium Indian cuisine.

Honeypot Lane, Stanmore,
Middlesex, HA7 1EF
Telephone: 020 8206 1024

St James

St James has built up a reputation over the years as one of the finest restaurants in the area to produce the best in modern English cuisine.

30 High Street, Bushley,
Hertfordshire, WD23 3HL
Telephone: 020 8950 2480
www.stjamesrestaurant.co.uk

Jubilee Line upgrades



Upgrades to the Jubilee line are now been complete, with residents able to experience easier journeys when using the nearby Canons Park station to access locations all across the Capital.

Delays on the Jubilee line have been a major problem for customers who have been affected by closures on the weekend for around two years whilst work has been taking place on upgrading the ageing infrastructure of the tube network.

The upgrade on the Jubilee line will increase its capacity by 33 per cent, allowing for an additional 12,500 passengers an hour and an initial increase from 24 trains to 27 trains an hour.

A sustainable community

From various methods of travelling to energy saving homes, Stanmore Place has all the ingredients of a sustainable community.

Stanmore Place facilitated the creation of new pedestrian and cycle routes which link the development to the surrounding areas. This is perfect for those who prefer to travel on two wheels instead of four, with cycle storage provided for all residents within the car park.

Harrow Council promotes cycling in the area by providing adult cycle training free of charge for anybody who lives, works or studies in the borough, while children's cycle courses run from Easter to the October half term each year.

The Streetcar service at Stanmore Place is a car share service exclusively available 24/7 to residents. The service can be

booked by the hour, day, week or month and provides simple access to cars when they are needed for residents, helping to reduce the need for private cars.

A range of measures have also been undertaken at Stanmore Place to enhance the sustainability of the development, from reducing energy use to enhancing ecology and improving water efficiency in homes.

Reduced air leakage lowers annual heating costs for residents, reduces energy consumption and decreases the new homes contribution to climate change. Solar thermal panels will be fitted to the roofs of some apartment blocks, supplying hot water to a selection of the homes and supplementing the heat provided by the low carbon district heating system.

For details about the cycling training, please visit: www.harrow.gov.uk