NORD COURT

UB5

A Development by

PANYAM
ESTATES

Your Home

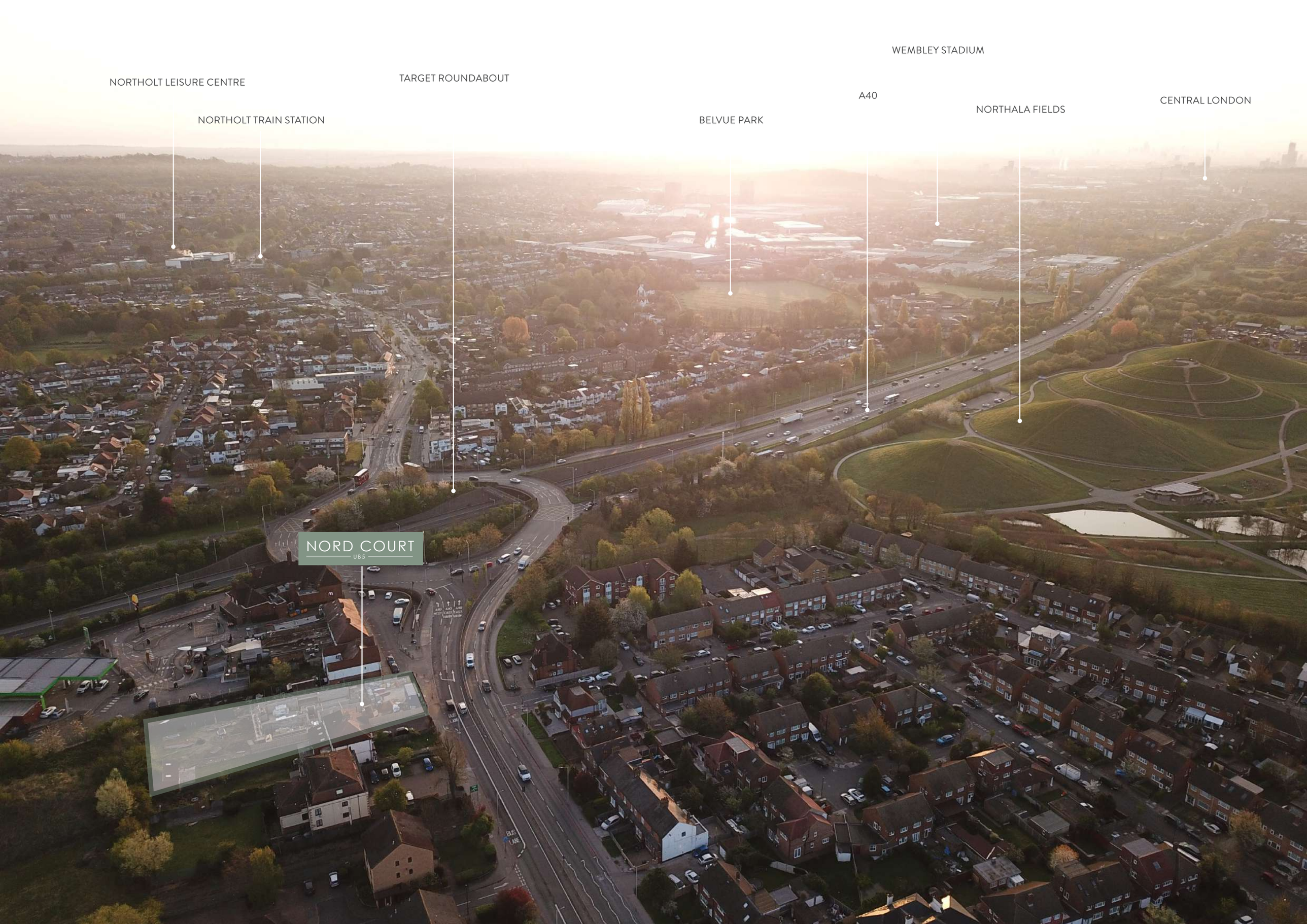
welcome to nord court

Situated in one of the most sough after boroughs of London, Nord Court is a private gated development of 16 contemporary apartments. The development consists of spacious 1 and 2 bedroom apartments.

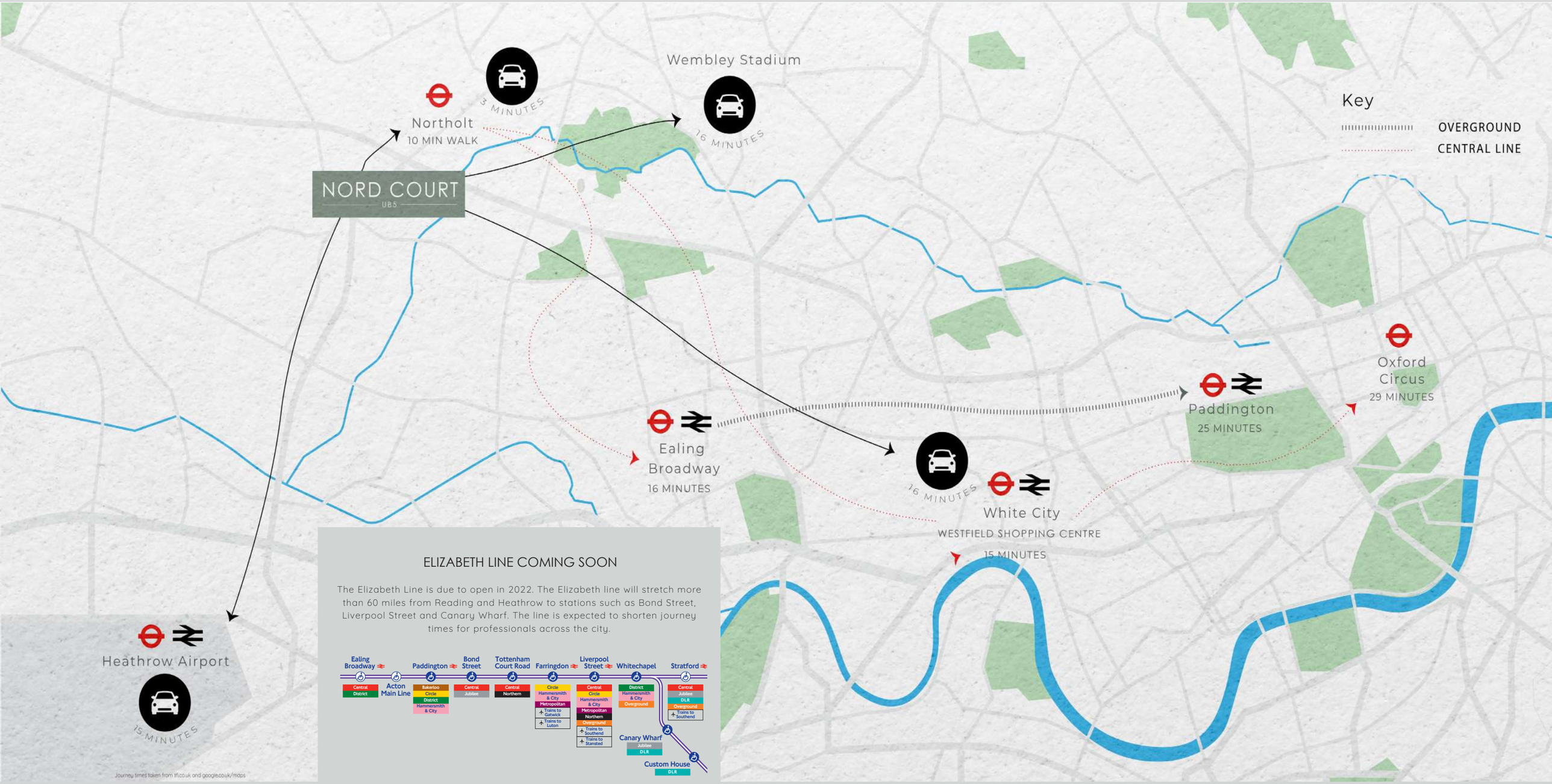
Your Space

a space for hosting or to simply relax

An exclusive gated community for residents offering the perfect space to entertain friends and family or to simply unwind in the comfort of your own home – the choice is yours. You have the convenience of your very own private balcony at Nord Court as well as the beautiful, landscaped garden where residents can come together to socialise.


NORTHOLT LEISURE CENTRE
NORTHOLT TRAIN STATION
TARGET ROUNDABOUT
BELVUE PARK
WEMBLEY STADIUM
A40
NORTHALA FIELDS
CENTRAL LONDON
NORD COURT
UB5

Well Connected



ELIZABETH LINE COMING SOON

The Elizabeth Line is due to open in 2022. The Elizabeth line will stretch more than 60 miles from Reading and Heathrow to stations such as Bond Street, Liverpool Street and Canary Wharf. The line is expected to shorten journey times for professionals across the city.

Journey times taken from tfl.co.uk and google.co.uk/maps

Your Community

Northolt is one of the seven major towns that make up the London Borough of Ealing. Nord Court is situated close to popular Lombardy and Westway Cross retail parks, as well as a short drive away from Ealing Broadway shopping centre. Also situated nearby is Westfield White City, a prominent shopping destination that features a variety of high-street and luxury businesses, as well as some of the greatest food and beverage options in the area. If a day or evening of enjoyment is needed, Beck Theatre, located in Hayes, hosts the best local, national, and worldwide theatre companies.





WEMBLEY STADIUM

You're in the heart of the action at Wembley Stadium and the SSE Arena, which sits only a 16 minute drive away and hosts some of the world's most prestigious events. Greenford High School and Field End infant school, both rated 'outstanding' OFSTED, are among the many excellent and good primary and secondary institutions near Northolt. Brunel University, Royal Holloway University, and the University of West London are all within a 30 minute drive away.



EALING BROADWAY



PUREGYM NORTHOLT

Health is wealth. Northolt Leisure Centre, which has an array of leisure facilities such as a gym, fitness studio, two swimming pools, a gymnastics hall, sports pitches, and a sports hall, is a short walk away. Located nearby, PureGym Northolt and David Lloyds Sudbury Hill, also provide excellent modern gym facilities for the modern-day health conscious individual.



Vision For Northolt

This vision is the start of an exciting journey for Northolt. It's all about ensuring that future investment reflects the aims, needs, and aspirations of the community. Last year, over 300 residents and businesses contributed to the creation of a community-led vision for the area's future. Ealing Council and TfL have secured £7.23m Central Government Levelling-up Funding for Northolt. This funding will be focused on improvements along the Church/ Mandeville Road (A312) and Ealing/ Kensington Road corridors. Northolt is a thriving neighbourhood, and we can expect to see the region develop even more as a result of the planned investments, making it an even better community to call home.



GRAND UNION CANAL



NORTHALA FIELDS

Your Green Spaces

A short walk away are the Northala Fields, one of London's most major park additions. Local organic markets, quaint cafes, and picturesque pubs can be found along the towpath of the scenic Grand Union canal, which you can walk or boat along. Ruislip Common and its wooded walks are about 12 minutes drive as is Ruislip Lido and its own sandy beach abutting a 60-acre lake. In under 20 minutes, a short drive will take you to Brent Lodge Park and Minet Country Park, both of which are renowned green spaces of West London. Osterley Park, Syon Park, and Kew Gardens, all within a 30 minute drive, provide additional opportunities for relaxation or exercise, and all hold a variety of events throughout the year.



KEW GARDENS



RUISLIP LIDO

Connections & Crossrail

BY FOOT

- Northala Fields
  6 mins
- Northolt Tube Station
  12 mins
- Lime Tree Park
  12 mins
- Northolt Library
  13 mins
- Islip Manor Park
  13 mins
- Grand Union Canal
  15 mins
- Northolt Leisure Centre
  16 mins

BY CAR

- Lombardy Retail Park
  7 mins
- Westway Cross Retail
  7 mins
- Brunel University
  9 mins
- Ruislip Lido
  15 mins
- Northwick Park Hospital
  16 mins
- Westfield London
  17 mins
- Wembley Park
  18 mins

CENTRAL LINE

- Ealing Broadway
  18 mins
- White City
  15 mins
- Bond Street
  28 mins
- Oxford Circus
  29 mins
- Holborn
  34 mins
- Liverpool Street
  40 mins

ELIZABETH LINE CROSSRAIL

- From
  Ealing Broadway
- Paddington
  8 mins
- Bond Street
  11 mins
- Heathrow
  14 mins
- Farringdon
  16 mins
- Liverpool Street
  18 mins
- Canary Wharf
  25 mins

Journey times are approximate. Taken from tfl.co.uk and google.co.uk/maps



Northolt Tube station provides great connections to Central London and is a 12-minute walk away from Nord Court. The upcoming Elizabeth Line will be connected at Ealing Broadway, which is located on the central line and will provide access to significant locations including Bond Street, Liverpool Street, and Canary Wharf.



COMTEMPORARY OPENPLAN KITCHEN AND LIVING SPACE
IDEAL FOR ENTERTAINING AS WELL AS RELAXING

The Finer Details

Offering an open plan concept and stylish interiors, all the apartments have been skilfully designed to maximise space. A private balcony or garden terrace is included in each property, providing a welcomed outside space.

Embracing a greener future, Nord Court has been designed with efficiency and sustainability within its fabric, incorporating a highly insulated design. In addition to this each apartment is fitted with a mechanical ventilation heat recovery system to ensure the quality of the air is always maintained. Communal areas are to be partially powered by solar panels placed on the roof, with electric car chargers available along with bike stores for greener mobility.

The modern interiors feature high-end materials and finishes in neutral tones, such as light grey engineered wooden flooring with underfloor heating and contemporary aluminium windows. Bespoke kitchens, all including breakfast bars will be complemented by matt black accents on fixtures and fittings, for a truly contemporary aesthetic. The majority of flats at Nord court feature a separate home office space, to accommodate a flexible work life balance.

Specification

KITCHENS

- Fully custom-designed fitted kitchen with handle-less soft-close units with breakfas bars.
- Lacquer finish to all doors
- Silestone worktops with undermounted stainless steel sink
- Silestone splash back to hob
- Bosch integrated oven
- Integrated dishwasher
- Extractor hood
- Bosch wide 4-ring ceramic hob
- Integrated fridge/freezer
- Matt black tap with bronze accents, pull out mixer tap
- Integrated washer/ dryer

COMMUNAL AREAS

- Movement controlled lighting to all corridors
- Lifts to all floors
- Access controlled entry
- Electric car charging points

INTERIOR

- Timber veneer entrance door with matte black finish lever handle
- Matt black door handles
- White internal doors
- White painted skirting
- White painted architraves
- Hallway coat/utility cupboard
- Sliding mirrored wardrobe to master bed-room
- White painted internal walls and ceilings
- Engineered timber floor throughout

PRIVATE EXTERNAL AREAS

- External private amenity space
- Metal and glass balustrades to balconies

BATHROOMS/ SHOWER ROOMS

- Tiling to wet area walls and floor
- Matte black brassware
- Bespoke silestone white composite stone countertop
- Monoblock thermostatic matte black mixer tap to wash basin
- Wall-mounted dual flush WC with concealed cistern
- Thermostatic mixer tap over bath, hand shower over bath, ceiling mounted rain shower and bath mounted filler
- Glass bath screen
- Electric heated matte black towel rail
- Storage unit under sink
- Wall-mounted mirrored
- Toilet roll holder
- White shaver socket

LIGHTING/ELECTRICAL FITTINGS

- Video entry system linked to building entrance
- USB sockets to bedroom/ home offices
- TV point in bedroom/s
- Recessed low energy white downlights throughout

HEATING/VENTILATION

- Underfloor heating throughout with thermostatic control
- Electric heated towel rail to bathrooms and en suites
- Continuous Mechanical Extract Ventilation and boost function in kitchen area

TELECOMMUNICATIONS

- Provision for Sky services in living room and master bedroom
- Provision for fibre broadband

SECURITY/ PEACE OF MIND

- 10-year ICW warranty
- Entrance to building via key remote fob and intercom
- Gated private courtyard and car park
- 125-year lease
- Apartment entrance door with multi-point locking system

DISCLAIMER

This brochure and the descriptions, information and imagery it contains are for guidance purposes only. These do not form a contract or any part of a contract or warranty. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Site layouts, floor plans and specifications are taken from drawings which were correct at the time of print. Computer generated images may show enhanced landscaping







Sustainability

Panyam Estates are committed to improving the environment, whether it be the environment they create within the building or the environment in which the buildings live. The developer believes buildings should have a positive impact on the wellbeing of people and the planet. To ensure that they make this positive impact, they have incorporated this into their design from conception through too construction.



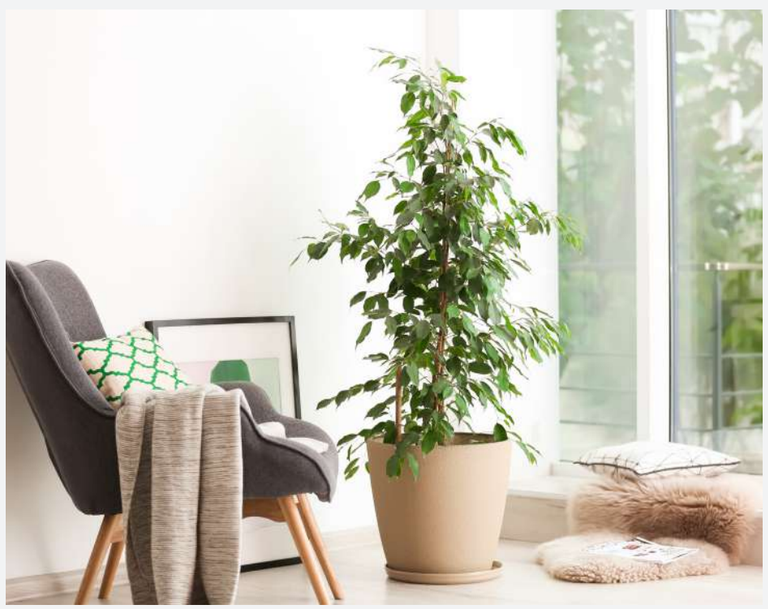
Efficiency

The developer has ensured the efficient use of water, by fitting the building with WCs, taps and shower heads that meet high water efficiency standards. Energy usage is kept to a minimum by creating well insulated buildings, efficient boilers and underfloor heating with individual thermostatic room controls ensure low energy consumption. Excess heat within the building is also recycled by the mechanical ventilation heat recovery unit, providing fresh filtered air. All of the lighting within the building is low energy consuming, solar panels on the roof of Nord Court will also be used to power the communal areas, using nature to create light.

"Sustainability is at the heart of what we do."

Natural Light

Nord Court has been designed to let natural light into the apartments, all apartments are dual aspect, with a light well created in the middle of the building with a retracting stepped exterior wall as the building ascends. This allows the internal spaces to receive sunlight throughout the day, with natural light having a positive impact on health and wellbeing.



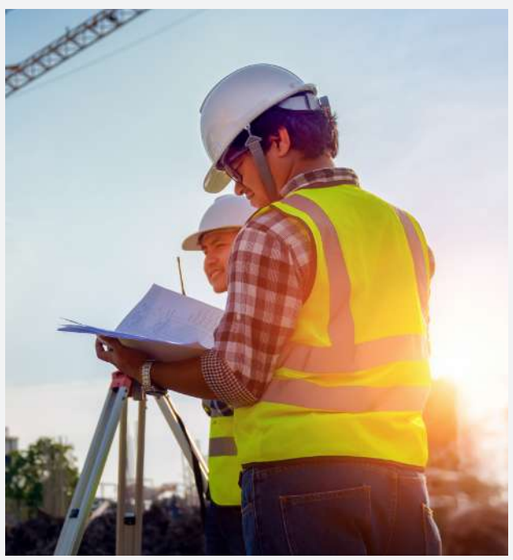
Sustainable Mobility

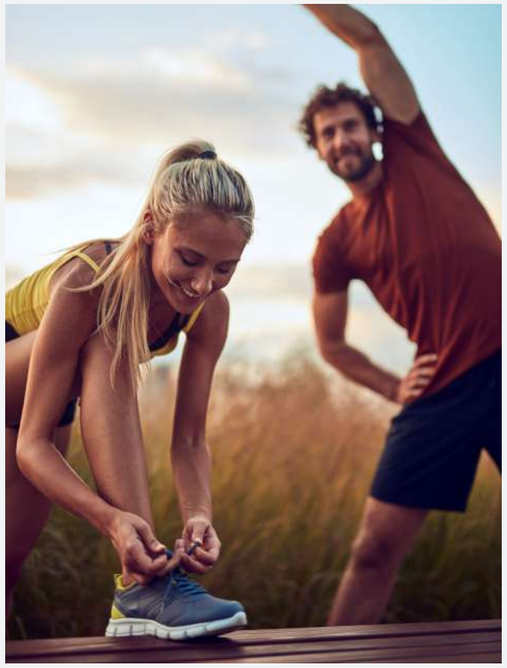
With close links to public transport Panyam Estates are actively encouraging the use of sustainable transport. With a bike store installed in the communal garden, electric vehicle charging points and great links all within walking distance, they hope to reduce air pollution emitted around Nord Court. Northala Fields being our neighbour promotes waking and an active lifestyle with extensive walking trails and 27.5 hectares of green space.



"Waste not, want not" because mum is always right





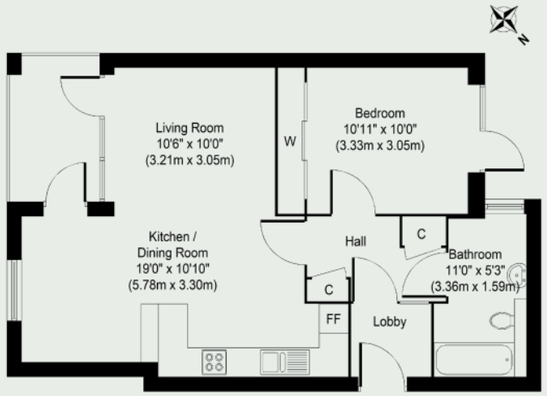


Future proof

Built with the future in mind, Panyam Estates are always looking for the most innovative ways to ensure their developments stand the test of time. This has been incorporated throughout their designs.

Apartment 1

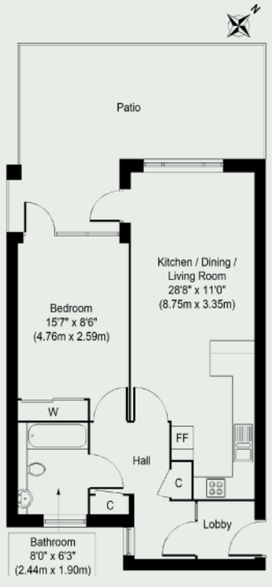
Ground Floor Flat



Total area: 597 sqft / 55.5 sqm

Apartment 2

Ground Floor Flat

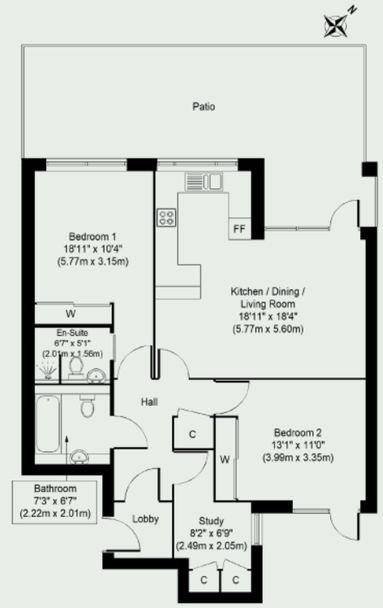


Total area: 610 sqft / 56.7 sqm

Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may not form part of any contract, the developer reserves the right to vary as necessary to complete works. All measurements and areas may vary by approximately 5%. We operate a policy of continuous product development and features may, therefore, vary from time to time. This information does not constitute a contract, part of a contract or warranty. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. All details correct as at above at time of going to press May 2022

Apartment 3

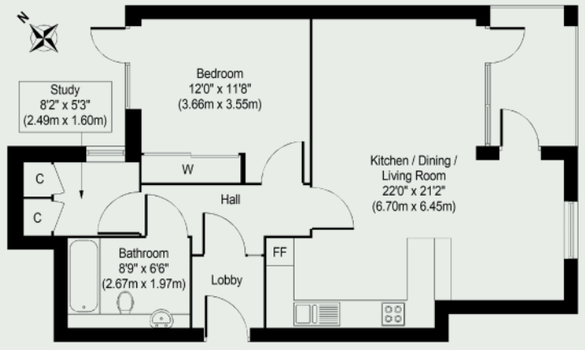
Ground Floor Flat



Total area: 861 sqft / 80.0 sqm

Apartment 4

Ground Floor Flat



Total area: 687 sqft / 61.1 sqm

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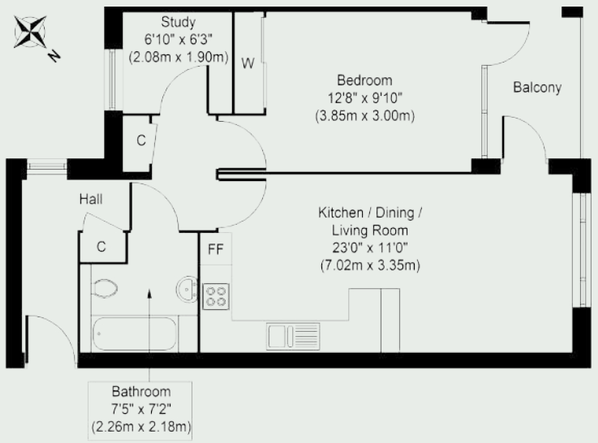
Apartment 5

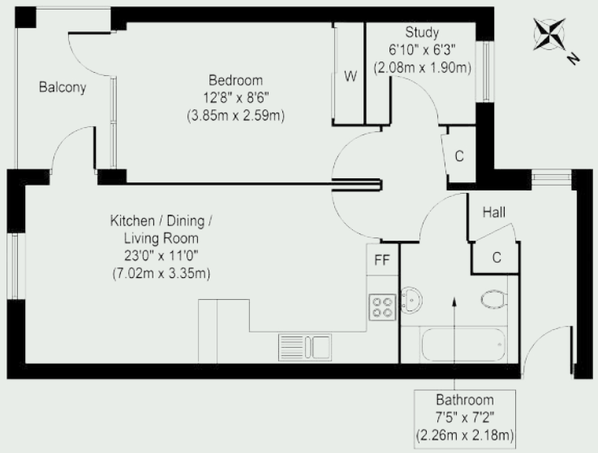
First Floor Flat



Total area: 587 sqft / 54.5 sqm

Apartment 6

First Floor Flat



Total area: 587 sqft / 54.5 sqm

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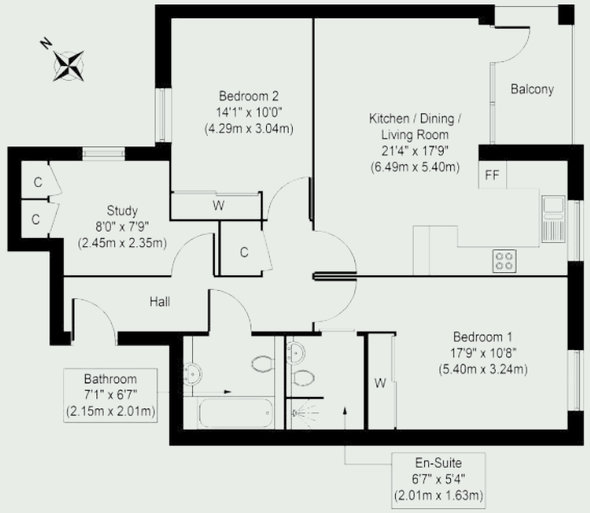
Apartment 7

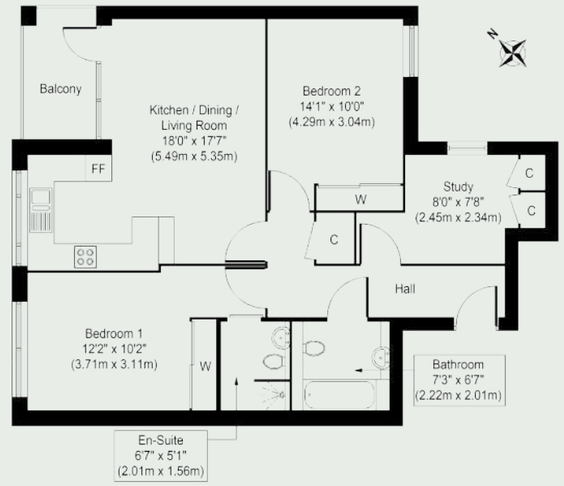
First Floor Flat



Total area: 838 sqft / 77.9 sqm

Apartment 8

First Floor Flat



Total area: 837 sqft / 77.8 sqm

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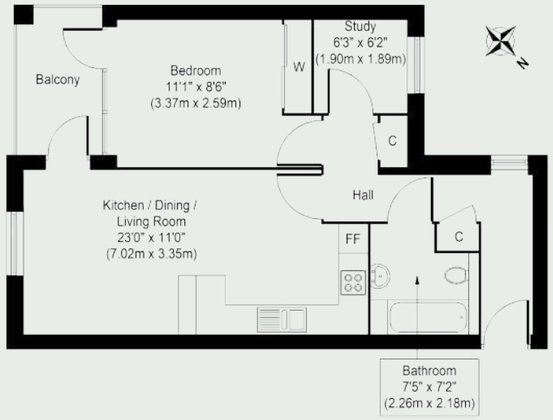
Apartment 9

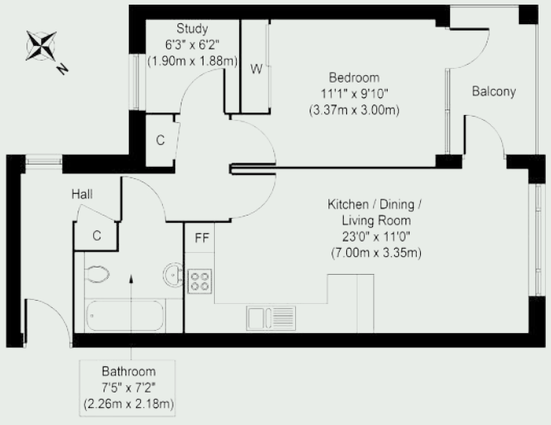
Second Floor Flat



Total area: 564 sqft / 52.4 sqm

Apartment 10

Second Floor Flat



Total area: 564 sqft / 52.4 sqm

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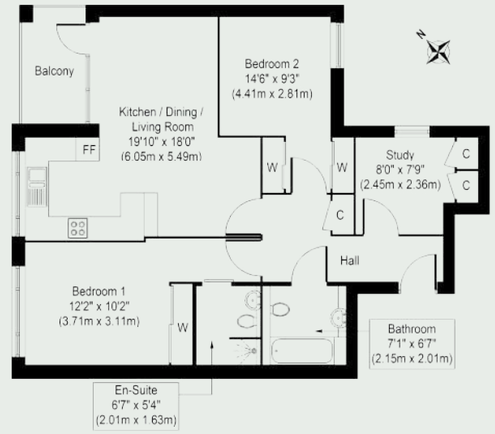
Apartment 11

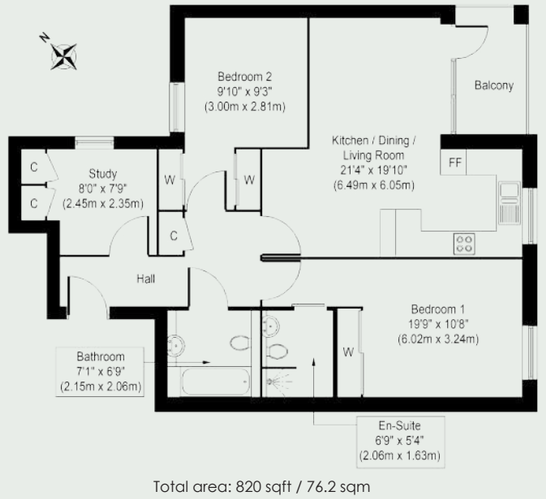
Second Floor Flat



Total area: 820 sqft / 76.2 sqm

Apartment 12

Second Floor Flat



Total area: 820 sqft / 76.2 sqm

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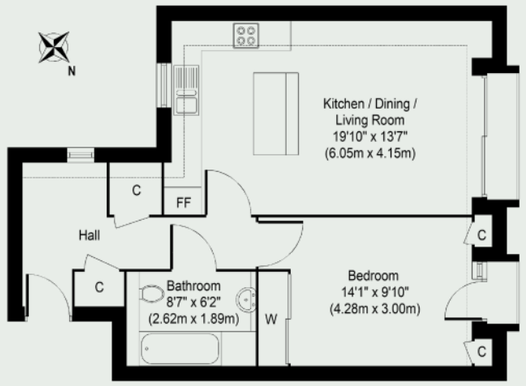
Apartment 13

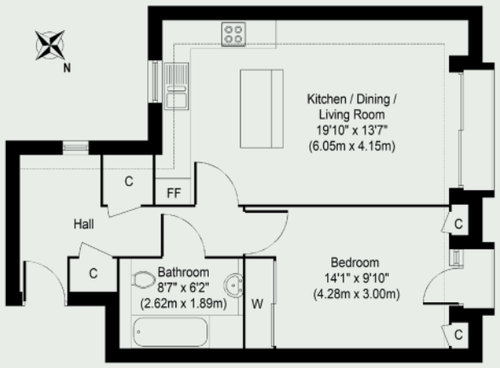
Third Floor Flat



Total area: 566 sqft / 52.6 sqm

Apartment 14

Third Floor Flat



Total area: 566 sqft / 52.6 sqm

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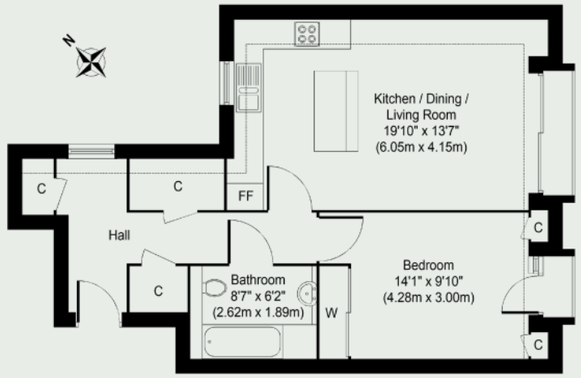
Apartment 15

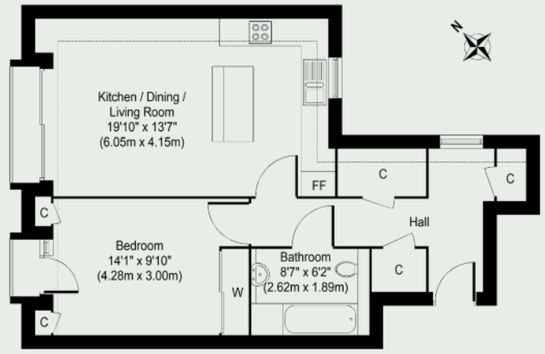
Third Floor Flat



Total area: 597 sqft / 55.5 sqm

Apartment 16

Third Floor Flat



Total area: 597 sqft / 55.5 sqm

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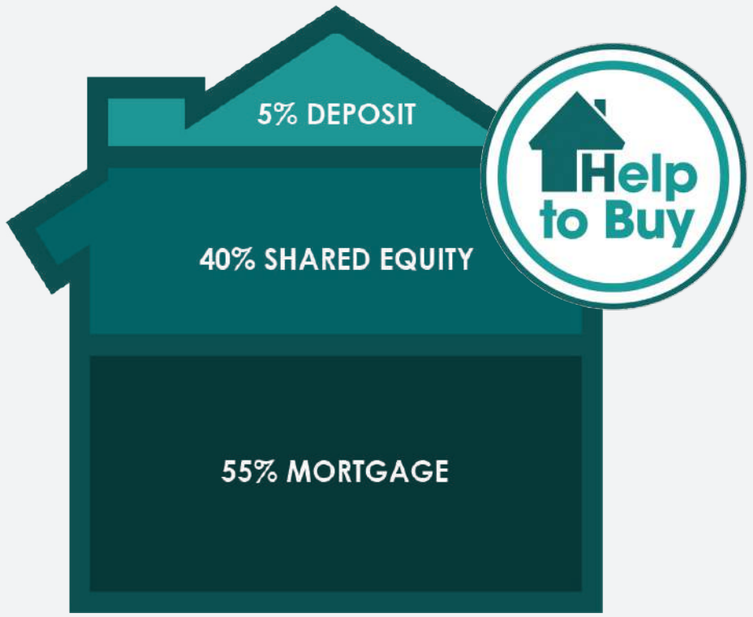
Help to Buy: Equity Loan

As a first-time buyer searching for a newly built home, you may need a little financial help. With the government's Help to Buy: Equity Loan scheme, buying your own home could become a reality.

First-time buyers can buy a newly constructed home with only a 5% deposit.
The government will lend you up to 40% of the value of your home.
Only need a 55% mortgage to cover the remainder.
The government's portion of the loan is interest-free for the first five years.

Subject to eligibility, terms and conditions.



Your Agents

Who are we?

MCB Real Estate are an independent estate agent founded on the vision to provide a dynamic experience for our clients. Having worked in the industry for a number of years we recognised some core values that were missing: affordability, simplicity and honesty. We strive to bring these to the high street. Being an independent agency, without corporate constraints allows us to be as flexible as we can.





How will we help you?

We understand how daunting buying a home may be, no matter how many times you've done it before. Throughout the entire purchasing process, we will be there for you. We want to ensure that the entire process is seamless, from reservation to completion, moving in, and warranty. Every buyer will receive a handbook detailing the process at each stage, ensuring that you are fully aware of your current condition and what to expect next, guaranteeing that the entire process of purchasing your home is as easy and stress-free as possible.

Not your typical Estate Agent

In addition to assisting with the sales process, we cooperated with Panyam Estates on the construction of Nord Court to give a complete 360-degree solution to help bring the development to life. We gathered key information about the developer and their development goals, and we collaborated to generate better solutions by combining strategy and creativity to build Nord Court's visual identity, which stands out in a crowded market. MCB Real Estate provided a bespoke tailor-made branding and marketing package that included everything from design and print to CGIs, photography, and videography.



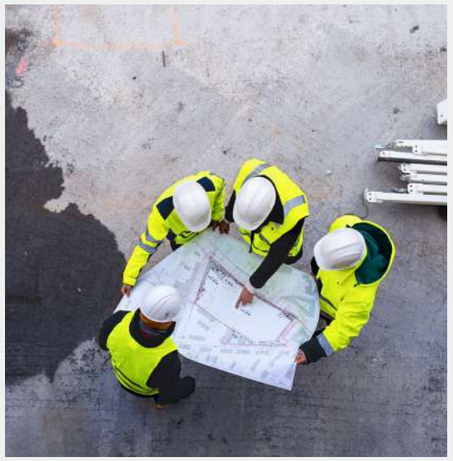
MCB
REAL ESTATE

Your Developer

Passion

Without this, there's nothing. We are fully committed in finding mindful developments that serve the needs of the community. This is why we always collaborate with vibrant, distinctively ambitious partners to ensure that we can develop a space that can positively impact the environment and strengthen the community.





Integrity

It's in our DNA. Operating in the property sector for over two decades and two generations, Panyam Estates was formed organically. We have maintained a reputation of excellence throughout our operations. We will only put our name to a development once we are satisfied it meets our exacting standards.

You

Our approach to property development has you in mind from the start to finish, because buildings are for people – right? We consider all stakeholders as vital aspects of a build to ensure a harmonious application of our design process. Every home is designed with an abundance of care, as if it were our own, each and every time.



PANYAM
ESTATES

For all sale enquiries please contact:

0208 813 6090

nordcourt@mcbrealestate.co.uk

www.nordcourt.co.uk

MCB

REAL ESTATE

IMPORTANT NOTICE

Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved. All measurements are given as a guide only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising there from. Development images are indicative and may vary. Specifications for this development may not include fixtures, fittings and furnishings shown in the photographs and illustrations. Features and finishes are shown for illustrative purposes only and are not intended to form part of any contract or warranty. No responsibility is taken for any other error, omission, or mis-statements in these particulars. Neither the vendor nor its agents make or give, whether in these particulars, during the negotiations or otherwise, any representation or warranty in relation to this property.



Designed by MCB Real Estate

MCB
REAL ESTATE

A Development by

PANYAM
ESTATES