



# Harford Court

## Information sheet

For a new development of nine 1, 2 and 3-bedroom flats



Individual family homes with an eye for quality and style



CY Homes have been building houses within the Hampshire, Surrey and Sussex area for over 10 years. Every CY Homes development shares the same values – top quality build, skilled craftsmanship, attention to detail and superb finishing.

Our properties are designed by our architects who incorporate the latest energy saving technologies. We ensure your home is cheap and efficient to run and maintain as well as keeping CO<sub>2</sub> output to a minimum for the future of our environment.

We take care to select the best locations considering aspects such as accessibility to stations, road networks and local schools, as well as shopping, leisure and recreational facilities.

We have great pleasure in introducing you to the next development in our portfolio; nine luxury apartments in Palace Road, Streatham Hill SW2.

### Sales and reservations

We are currently taking reservations off-plan. To reserve your flat, or to find out more, please email or call our sales director.

Email: [reservations@cyhomes.com](mailto:reservations@cyhomes.com)

Telephone: 07932 065433

## Living area

The living areas in flats by CY Homes are light and welcoming, with enough space for comfortable sitting and dining.

## Windows and doors

We fit long-lasting, tried and tested, energy-efficient and secure windows from the VELFAC Energy 200 range.

Internal doors are solid, 'Iseo' doors finished in white oak, with Frelan Lydia handles.

## Kitchen specification

All of our kitchens are fully fitted and include high quality white goods from either Siemens or the Hotpoint Luce range:

- Oven and induction hob
- Oven hood
- Microwave oven
- Dishwasher
- Washer/dryer
- Fridge/freezer

Units are in Oyster gloss from the Crown Imperial RIALTO range with white Corian worktops. Even the kitchen sink speaks quality, with a Gessi 1 spa tap or Schock Triton, or similar.

## Bathrooms

Bathrooms and shower rooms are all finished with high quality fixtures and fittings:

- Burdur beige marble wall tiles from Turkey
- Roper Rhodes cabinets and vanity units in dark elm
- Cezanne LED mirror
- Orient bath from RAK Ceramics
- Roper Rhodes taps, bath fillers and shower heads and controls, or similar.

The specification of separate showers and showers over baths varies for different flats—please check the plans for clarification.

Whilst we will make every effort to keep exactly to this specification, sometimes we have to replace an item due to availability from our suppliers. In the event that we make a change it will be for a similar item in terms of features, functionality and quality.

## Flooring

The open plan kitchen and living area and the hallway have oak wood floors which are oiled to bring out the richness of the grain.

Bathrooms are all tiled in silver travertine from Natural Stone and Timber.

Bedrooms are carpeted in stain safe Imperial Ivory by Balta with oak door profiles.

## Heating

Warmth and hot water are supplied by a safe and very energy efficient ATAG A325ECX combi-boiler with a five year parts and labour manufacturer's guarantee.

## Storage

All bedrooms have fitted wardrobes, except bedroom 3 in Flat 3.

There are generous enclosed storage areas in the hallways.

## Interior lighting

LED recessed spots throughout.

## Communal areas

Outside, there are cycle stores, a communal bin area and parking spaces for Flats 3, 4, 5 and 6.

The front door is controlled by entry phone with mail boxes on the outside.

Neighbour-friendly external lighting is provided for safety and security.

The parking area is attractively block paved and secured by electronically operated gates.

## Location

Harford Court,  
3a Palace Road,  
Streatham Hill,  
London SW2 3DY

## Streatham SW2

Palace Road is in the heart of this buzzing suburb in south west London. The area is characterised by its parks, its close proximity to the City and the West End and its road infrastructure to the south of London.

Harford Court is named after Hugh Cardinal-Harford, who lived at 120 Palace Road in the early twentieth century. He enlisted in 1915 and was posted to France where his duties included rounding up underage volunteers so that they could be returned back home to their parents. He was promoted to Major Hugh Cardinal-Harford in 1916 for his service.

Palace Road is a quiet tree-lined residential street. The road is closed off at the end which means that traffic is very limited.