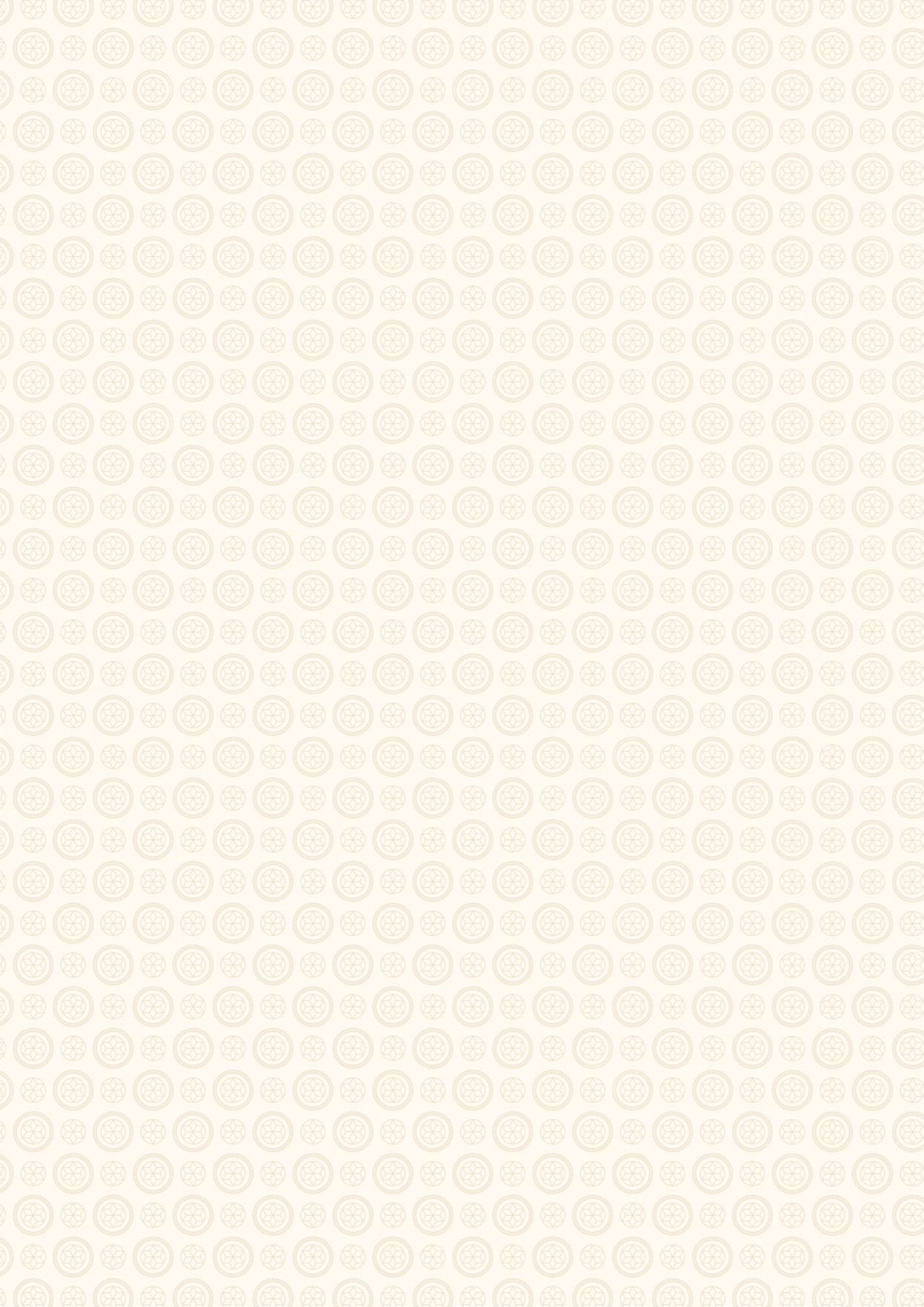


THE
NOVA
COLLECTION

ROYAL CONNAUGHT PARK
BUSHEY • HERTFORDSHIRE



ROYAL
CONNAUGHT
PARK

BUSHEY · HERTFORDSHIRE



THE NOVA COLLECTION

A NEW CHAPTER BEGINS

Introducing the latest addition to Royal Connaught Park's exclusive family of homes.

The Nova Collection combines the beautiful and historic surrounds of one of Hertfordshire's premier addresses with an ultra-fresh, contemporary take on luxury living.

Come and explore a new world of possibilities.





YOUR PLACE IN HISTORY

Royal Connaught Park is a unique development of luxury apartments set within a Grade II listed building and with over 100 acres of mature parkland.

Owning a home at Royal Connaught Park is a unique opportunity to enjoy luxurious living in a superb historical setting.

24 hour security personnel, CCTV, video entry systems and underground parking with lift access direct to your home ensures privacy and all-important peace of mind.

Furthermore, a private chauffeured coach takes residents to Bushey station and Watford town centre.





A Grade II listed complex, Royal Connaught Park was once home to The Royal Masonic School for Boys.

The original buildings were designed by the Victorian architects Gordon, Lowther & Gunton and the foundation stone was laid by Queen Victoria's son, The Duke of Connaught.

Today this magnificent collection of buildings still enjoys superb views across landscaped grounds and retains its original atmosphere of seclusion and quiet dignity.



NOVA BRINGS NEW LIFE

The Nova Collection is the latest phase of contemporary apartments to Royal Connaught Park. These new homes are designed and built to meet the demands and expectations of modern living, complemented further by the richness of Royal Connaught Park's illustrious features and amenities.



A WORLD OF YOUR OWN

ROYAL CONNAUGHT PARK

THE NOVA COLLECTION



MERCHANT TAYLORS' SCHOOL

ROYAL MASONIC SCHOOL FOR GIRLS

WATFORD FC

WATFORD HIGH ST

WATFORD GRAMMAR SCHOOL FOR BOYS

CASSIOBURY PARK

M25 MOTORWAY >

THE GROVE

RICKMANSWORTH

WATFORD GRAMMAR SCHOOL FOR GIRLS

IMAX CINEWORLD

WATFORD JUNCTION

BUSHEY

ATRIA SHOPPING CENTRE

BUSHEY HALL GOLF CLUB

GATED ENTRANCE

SWIMMING POOL AND HEALTH & FITNESS SUITE

UNDERGROUND CAR PARKS

BUSHEY GROVE LEISURE CENTRE

TENNIS COURTS

THE NOVA COLLECTION

PHASE 3

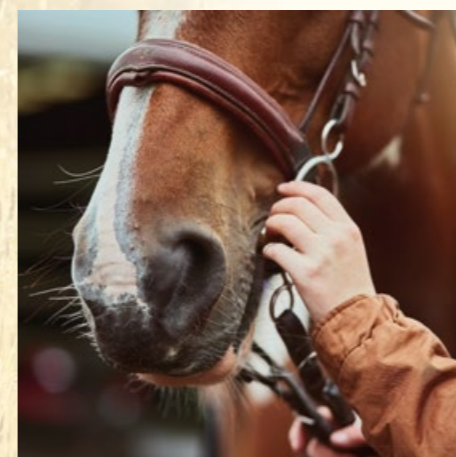


OLD SCHOOL CHARM

Hertfordshire's unspoilt, captivating countryside and rural charm is never far away.

Royal Connaught Park is in an ideal location. Stroll into Bushey for a selection of boutique restaurants and traditional local pubs, or head to nearby Radlett and St Albans for chic shopping and foodie favourites.

Drink in the great outdoors at the area's numerous country clubs and open spaces, such as Aldenham Country Park.



THE FINER THINGS

The area is already a buzzing shopping and entertainment scene and is getting even better thanks to a multi-million-pound investment in Watford town centre.



- 1 Côte Brasserie - Watford
- 2 The Glasshouse - The Grove
- 3 Warner Bros. Studio Tour London - The Making of Harry Potter
- 4 The Florist - floral cocktails and Asian inspired cuisine
- 5 Watford Town Centre shopping



Bushey and beyond is thriving with excellent restaurants, exciting attractions and well-known stores all just minutes from home.

Aside from the neighbourhood's charming local cuisine, The Grove Hotel houses two exclusive restaurants, The Glasshouse and The Stables. In nearby Watford, further dining options include The Florist and Côte Brasserie alongside a wealth of familiar high street eateries.

The town centre is also home to big-name retail favourites within the newly expanded shopping centre. For more choice, Brent Cross Shopping Centre is less than 20 minutes away.

Stylish bars, cinemas and entertainment venues are all just a short journey from Royal Connaught Park meaning you're never short of options. And with the Warner Bros. Studio Tour, Wembley Stadium and SSE Arena also in easy reach you'll find world class entertainment at your fingertips.

BRIGHT LIGHTS BIG CITY

With central London easily in reach from the nearby M1 motorway and trains to Euston in just 18 minutes, work or play in the capital is never far away.



STAY CONNECTED

Excellent transport links and fast travel times make getting around easy.

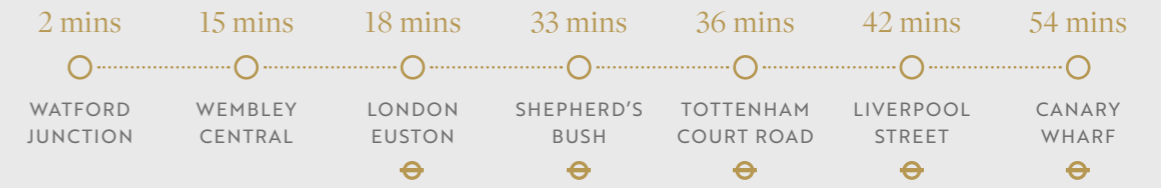


THE NOVA COLLECTION

THE NOVA COLLECTION



BY RAIL



BY ROAD



BY BIKE



*By courtesy coach. Travel times taken from Google Maps, TfL and National Rail.



IN A CLASS OF ITS OWN

Bushey and the surrounding area offers your children and their education a bright future.

Royal Connaught Park is ideally located for a wide range of highly regarded schools, colleges and universities.

Independent schools

1.4 miles ST MARGARET'S <i>Boarding and day school for girls aged 4-18</i>	3.2 miles MERCHANT TAYLORS' SCHOOL <i>Private day school for boys</i>	3.6 miles ALDENHAM SCHOOL <i>School for pupils aged 11-18</i>	4.8 miles NORTH LONDON COLLEGIATE SCHOOL <i>Day school for girls aged 4-18</i>
4.9 miles THE HABERDASHERS' ASKE'S <i>Boarding and day school for boys and day school for girls</i>	5.7 miles THE ROYAL MASONIC SCHOOL FOR GIRLS <i>All girls school in Rickmansworth</i>	6.8 miles HARROW SCHOOL <i>Boarding school for boys</i>	

Secondary schools

0.8 miles QUEENS' SCHOOL <i>Selective secondary school and sixth form</i>	0.9 miles THE PURCELL SCHOOL <i>Specialist music school</i>	1.5 miles WATFORD GRAMMAR SCHOOL FOR GIRLS <i>Selective school for girls</i>	2.3 miles WATFORD GRAMMAR SCHOOL FOR BOYS <i>Selective school for boys</i>	4.7 miles PARMITER'S SCHOOL <i>Secondary school with academy status</i>
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Primary schools

0.3 miles LONGWOOD SCHOOL & NURSERY <i>Primary school just moments from Royal Connaught Park</i>	0.8 miles BUSHEY AND OXHEY INFANT SCHOOL <i>Primary school in Bushey</i>	1.4 miles MERRY HILL INFANT SCHOOL AND NURSERY <i>Infant school and nursery</i>	2.6 miles AVANTI HOUSE PRIMARY SCHOOL <i>An inclusive Hindu faith school</i>
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THE LOOK OF LUXE

Where modern glamour meets timeless attention to detail.

Every indulgent detail has been carefully considered, from luxurious bathrooms and life-enhancing outdoor spaces to well-considered technology and cosy underfloor heating.







The Nova Collection showcases beautifully designed spaces, inside and out, with every home enjoying its own private balcony or terrace.

These extraordinary new homes are crafted with a higher quality of life in mind, each offering flexible space where you are free to unwind, entertain and enjoy the leafy surrounds of this prestigious and secluded community.

Computer generated imagery is indicative only.

SPECIFICATIONS



Kitchen

- Quality Häcker contemporary fitted handleless units
- Quality porcelain limestone flooring
- Quartz work surfaces
- Undermount stainless steel sink
- Miele or equivalent appliances throughout
- Integrated induction hob
- Integrated oven
- Integrated extractor hood
- Integrated dishwasher
- Integrated fridge/freezer
- Washer/dryer

Bedrooms

- Walnut wood effect flooring
- Chrome LED spotlights
- Fitted wardrobes (please ask for details)

Bathrooms

- Chrome heated electric towel rail
- Porcelain limestone floor tiles
- Polished porcelain wall tiles with chrome trim
- Fitted mirror
- Thermostatic shower
- Vado or equivalent shower arm and head
- Chrome and glass shower door
- Vado or equivalent contemporary taps
- High specification sanitaryware
- Chrome LED spotlights

Audio visual

- TV and Sky Plus connection points to main rooms
- Telephone points
- Broadband connection

General

- Wet underfloor heating to all rooms
- Individual underfloor heating thermostat to each room
- Walnut finish veneer doors
- Low profile chrome light switches and sockets
- Satin chrome door handles
- Quality double glazed windows
- Timber decked balconies with decorative wrought iron railings (on selected apartments)
- Mains operated smoke detectors
- Colour screen video entry phone system (communal entrances only)
- Video entry system to pedestrian and vehicular gates (where applicable)
- 24 hour CCTV system
- High level acoustic insulation
- High efficiency heating and hot water supplied from 30kw system boiler
- Mechanical ventilation with heat recovery
- 10 year Advantage guarantee to all houses and apartments

External features

- Private gated development
- Landscaped communal gardens
- Underground car parks
- Designated car parking bays
- Facilities for car charging points*
- Uplighting to main buildings

**Consult with your Sales Advisor for more information.*



WHERE MORE IS MORE

More than a home, the Nova Collection is a lifestyle retreat, bringing residents the everyday luxury of a stunning private pool, sauna, gym and tennis courts.





Make the most of the Nova Collection's pool and fitness facilities, or explore the local area's wealth of indoor and outdoor destinations.

Visit The Grove for its renowned Championship golf course and luxurious spa, or head closer to David Lloyd in Bushey for its state-of-the-art gym, classes and heated outdoor pool.

Or simply venture a few steps from your front door and push your paces in the picturesque Hertfordshire countryside.



SITE PLAN



- 1 JFK House
- 2 Connaught House
- 3 Wessex House
- 4 Cadogan House
- 5 Comer House
- 6 Wellington House
- 7 Devonshire House
- 8 Washington House
- 9 Windsor House
- 10 King Edward House
- 11 Kent House
- 12 Derby House
- 13 Marlborough House
- 14 The Gate House

THE NOVA COLLECTION

- 15 Argyll House
- 16 Queen Victoria House
- 17 Hampton House
- 18 The Pavilion House
- 19 Blenheim House
- 20 Eton House
- 21 Oxford House
- 22 Yale House
- 23 Harvard House
- 24 Admiral House
- 25 Lancaster House
- 26 York House





ROYAL CONNAUGHT PARK
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SALES ENQUIRIES
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Photo credit: Warner Bros. Studio Tour London - The Making of Harry Potter

Design by Fresh Lemon.

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