



# Nova

AT QUEENSBURY SQUARE

**A collection of 1, 2 & 3 bedroom  
apartments available through  
Shared Ownership\***

**C**  
**catalyst**

Honeypot Lane, Queensbury

Welcome

# This is Nova at Queensbury Square

From its excellent north west London location, this selection of 1, 2 and 3 bedroom apartments enjoy the very best of all worlds. The historic charm of Harrow lies to the west, Barnet's abundance of open space to the east and the buzz of the city to the south.

Each apartment at Nova has been carefully designed to be energy efficient, comfortable and functional with an optimal use of interior space. The result is a collection of homes that provides the perfect base for the modern London resident.







# Perfectly placed within Queensbury

## A new way of living

1



2



With Queensbury Park Parade and Kingsbury Road both within a mile, Nova at Queensbury Square is perfectly located to enjoy all the everyday amenities that you could need. Between them they offer a post office, bank, pharmacy, bakery, plus a wide selection of shops, cafes, pubs and restaurants. Also, with Morrisons supermarket right next door plus Asda and Aldi superstores nearby, the weekly shop couldn't be easier.

Alternatively, if you're in search of a little more buzz, after a short tube ride you can immerse yourself in the boundless choice, endless excitement and world-class entertainment of central London. Only 23 minutes to zone 1 with the night tube available on weekends.

If you'd prefer something more relaxed, Queensbury Park is just across the road and makes the perfect place for a picnic, jog or afternoon stroll. Or why not reconnect with nature at nearby Fryent Country Park and Stanmore Country Park? Those who are more active will love The Hive which consists of a gym, café, sports pitches and stadium that is home to Barnet FC. But if you're feeling adventurous, you could be on the edge of the Chiltern Hills in less than half an hour by road.

1. Central London

2. Queensbury station

3. Hampstead Heath

3



7



# Getting around

## What's nearby...

With a home at Nova at Queensbury Square, you can enjoy excellent travel links into central London, the rest of the UK, Europe and beyond. The M1 motorway is a 19-minute drive away and provides not only convenient access to the M25, but when combined with the A1(M), also maintains a continuous route as far north as Edinburgh.

Queensbury underground station is located a few minutes' walk away and provides excellent access to central London via the Jubilee line. So, whether it's shopping, entertainment or business, it's all within easy reach. Additionally, travelling abroad is made easy with St Pancras International station situated a 30-minute tube journey away and Heathrow Airport easily accessible by road.

Distances and times taken from google.co.uk/maps. Tube times taken from tfl.gov.uk. Car travel times taken from google.co.uk/maps and are approximate only.



**Queensbury underground station**

**3-minute walk**  
from Nova at Queensbury Square



**Queensbury Park**

**3-minute walk**  
from Nova at Queensbury Square



**Heathrow Airport**

**16.2 miles**  
from Nova at Queensbury Square



**Wembley Park**

**5 minutes**  
from Queensbury station



**Oxford Circus**

**29 minutes**  
from Queensbury station



**St Pancras International station**

**29 minutes**  
from Queensbury station



# Specification like no other

Come home to high quality



## Kitchen/Living/Dining

- Paula Rosa Bellato Grey work top
- Paula Rosa – Manhattan Range – White Gloss
- Stainless steel 1.5 bowl sink with chrome mixer tap
- Integrated oven, hob, Smeg cooker hood, fridge freezer, dishwasher and washer/dryer
- Stainless steel splashback
- LED chrome downlight
- Karndean flooring in grey limed oak, Herringbone style



## Bathroom & en suites

- Tempo Arc 170cm x 70cm Idealform Plus+ Bath
- Bath shower mixer, chrome plated
- Tesi Range basin with one tap hole
- Glass shower screen
- LED chrome downlights
- x 2 Croydex mirror cabinets to main bathroom
- Bevelled edge mirror above basin to en suite

## Security

- Winkhaus safety catch to all windows
- Wired smoke and heat detectors with hush and battery back up
- Carbon monoxide detectors
- Multi lock beach veneer finish apartment door
- Digital audio video entry



## Electrical

- Double sockets and light switches
- Satellite TV socket in living area (Sky Q compatible, subscription required)
- TV points in living and master bedrooms

## Bedroom(s)

- Grey carpet
- Pendant lighting to all bedrooms

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact a Sales Executive for further information.



# Development layout

The development features a collection of 1, 2 & 3 bedroom apartments available with Shared Ownership\* conveniently located near Queensbury station.

1, 2 & 3 bedroom apartments

- Hawking's House
- Galileo House
- Nebula House
- Halley House



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with a Sales Executive prior to reservation.

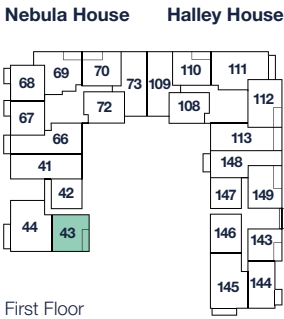
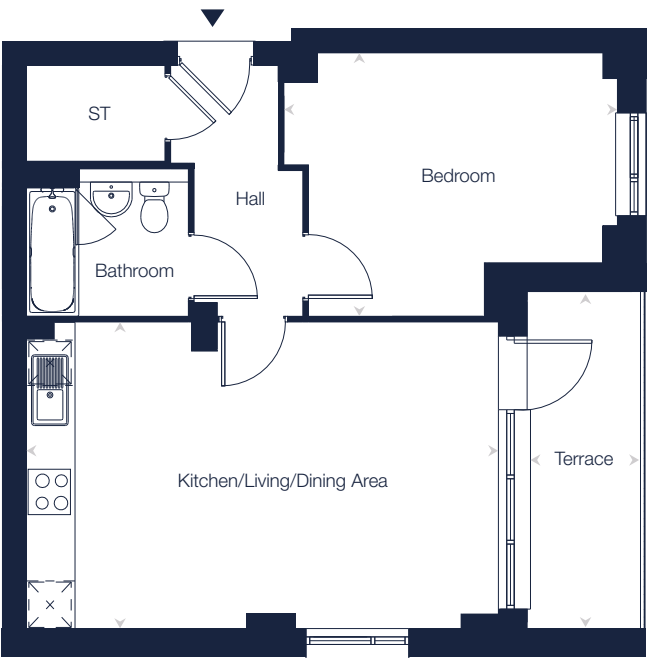


# The Castleton

## One bedroom apartment

### Plot 43

Nova at Queensbury Square Queensbury NW9 6RN



**Kitchen/Living/Dining Area**  
6.25m x 4.05m / 20'6" x 13'3"

**Bedroom**  
4.42m x 3.48m / 14'6" x 11'5"

**Terrace**  
4.51m x 1.56m / 14'9" x 5'1"

**Gross Internal Area**  
51.2 sq m / 551 sq ft

ST = Storage ▲ = Entrance

Nebula House and Halley House consist of six floors.

Layouts provide approximate measurements only. Dimensions are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Apartment layout sizes may vary slightly from one another depending on the floor level – please refer to the price list or the Sales Team for more details. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

# The Darwin

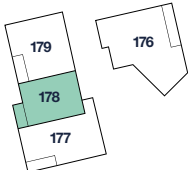
## One bedroom apartment

### Plots 178, 183, 188 & 193

Nova at Queensbury Square Queensbury NW9 6RN



Hawking's House



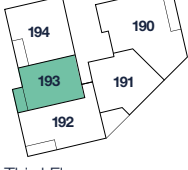
Ground Floor



First Floor



Second Floor



Third Floor

**Kitchen/Living/Dining Area**  
8.10m x 3.18m / 26'6" x 10'5"

**Bedroom**  
4.67m x 3.01m / 15'3" x 9'10"

**Terrace**  
3.34m x 1.55m / 10'11" x 5'1"

**Gross Internal Area**  
50.6 sq m / 544 sq ft

B = Boiler ST = Storage ▲ = Entrance

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# The Newstead

## Two bedroom apartment

### Plots 181, 186 & 191

Nova at Queensbury Square Queensbury NW9 6RN



**Kitchen/Living/Dining Area**  
7.36m x 3.55m / 24'1" x 11'7"

**Master Bedroom**  
3.51m x 3.51m / 11'6" x 11'6"

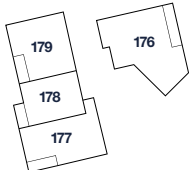
**Bedroom 2**  
3.37m x 3.01m / 11'0" x 9'10"

**Terrace**  
3.96m x 3.86m / 12'11" x 12'7"

**Gross Internal Area**  
66.3 sq m / 713 sq ft

B = Boiler ST = Storage ▲ = Entrance

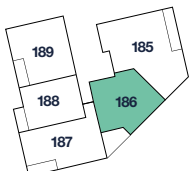
Hawking's House



Ground Floor



First Floor



Second Floor



Third Floor

# The Stoneleigh

## Two bedroom apartment

### Plot 148

Nova at Queensbury Square Queensbury NW9 6RN



**Kitchen/Living/Dining Area**  
6.78m x 3.53m / 22'2" x 11'6"

**Master Bedroom**  
6.12m x 3.05m / 20'0" x 10'0"

**Bedroom 2**  
3.74m x 2.15m / 12'3" x 7'0"

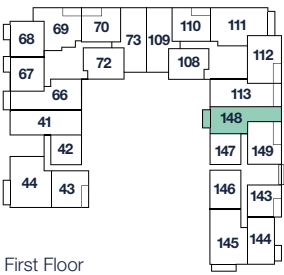
**Terrace**  
4.22m x 1.56m / 13'10" x 5'1"

**Gross Internal Area**  
66.1 sq m / 711 sq ft

ST = Storage ▲ = Entrance

Nebula House and Halley House consist of six floors.

Nebula House Halley House



First Floor

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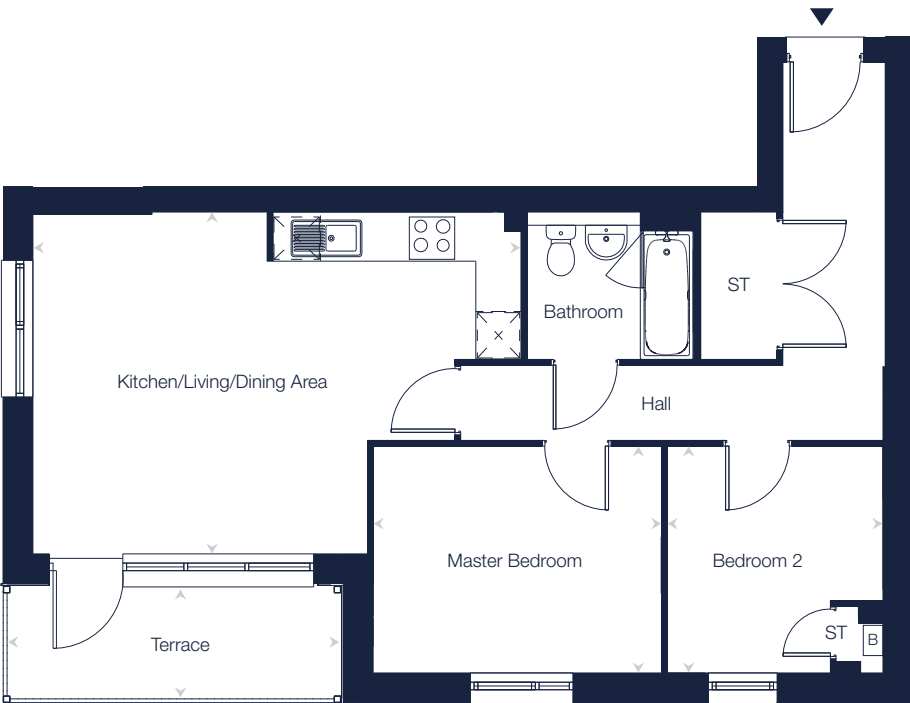
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# The Hambleton

## Two bedroom apartment

Plots 177, 182, 187 & 192

Nova at Queensbury Square Queensbury NW9 6RN



**Kitchen/Living/Dining Area**  
6.45m x 4.49m / 21'1" x 14'8"

**Master Bedroom**  
3.81m x 3.00m / 12'6" x 9'10"

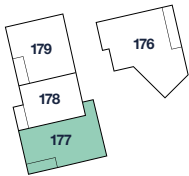
**Bedroom 2**  
3.00m x 2.85m / 9'10" x 9'4"

**Terrace**  
4.47m x 1.55m / 14'7" x 5'1"

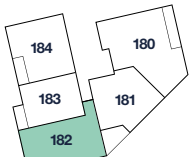
**Gross Internal Area**  
65.3 sq m / 702 sq ft

B = Boiler ST = Storage ▲ = Entrance

Hawking's House



Ground Floor



First Floor



Second Floor



Third Floor

# The Henley

## Two bedroom apartment

Plots 179, 184, 189 & 194

Nova at Queensbury Square Queensbury NW9 6RN



**Kitchen/Living/Dining Area**  
6.32m x 4.14m / 20'8" x 13'6"

**Master Bedroom**  
4.08m x 4.02m / 13'4" x 13'2"

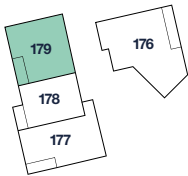
**Bedroom 2**  
2.80m x 2.53m / 9'2" x 8'3"

**Terrace**  
3.89m x 1.68m / 12'9" x 5'6"

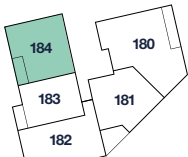
**Gross Internal Area**  
61 sq m / 656 sq ft

B = Boiler ST = Storage ▲ = Entrance

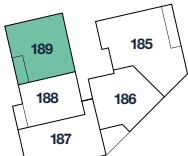
Hawking's House



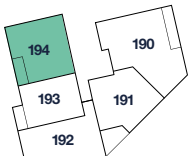
Ground Floor



First Floor



Second Floor



Third Floor

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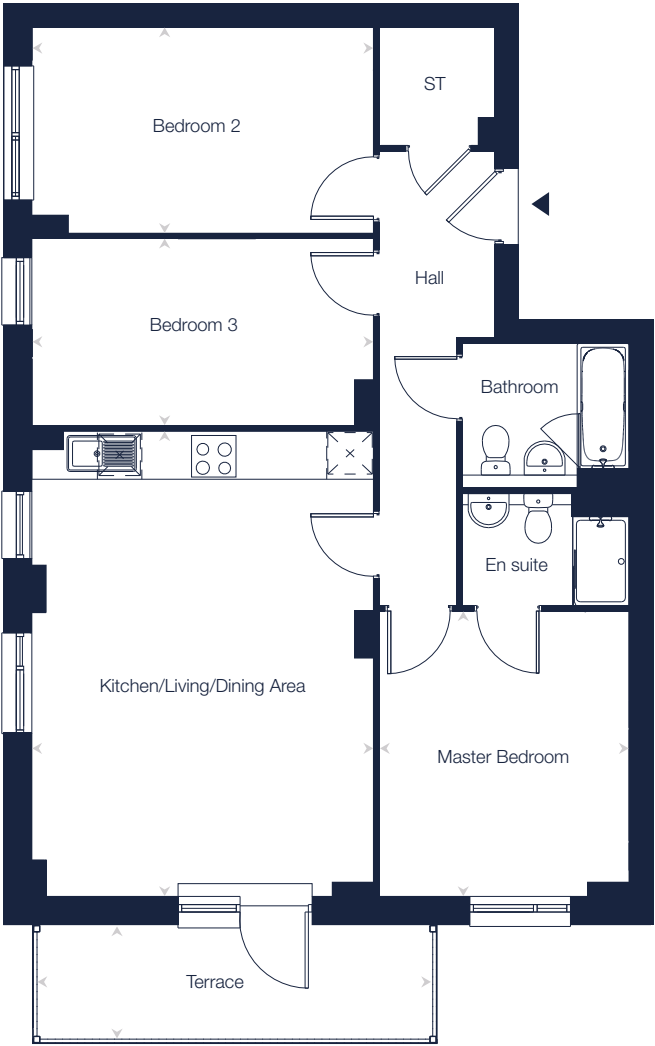


# The Thornley

## Three bedroom apartment

Plots 145, 152, 159 & 166

Nova at Queensbury Square Queensbury NW9 6RN



**Kitchen/Living/Dining Area**  
6.28m x 4.61m / 20'7" x 15'1"

**Master Bedroom**  
3.85m x 3.37m / 12'7" x 11'0"

**Bedroom 2**  
4.61m x 2.78m / 15'1" x 9'1"

**Bedroom 3**  
4.61m x 2.52m / 15'1" x 8'3"

**Terrace**  
5.46m x 1.60m / 17'11" x 5'2"

**Gross Internal Area**  
86.8 sq m / 934 sq ft

ST = Storage ▲ = Entrance

Nebula House and Halley House consist of six floors.

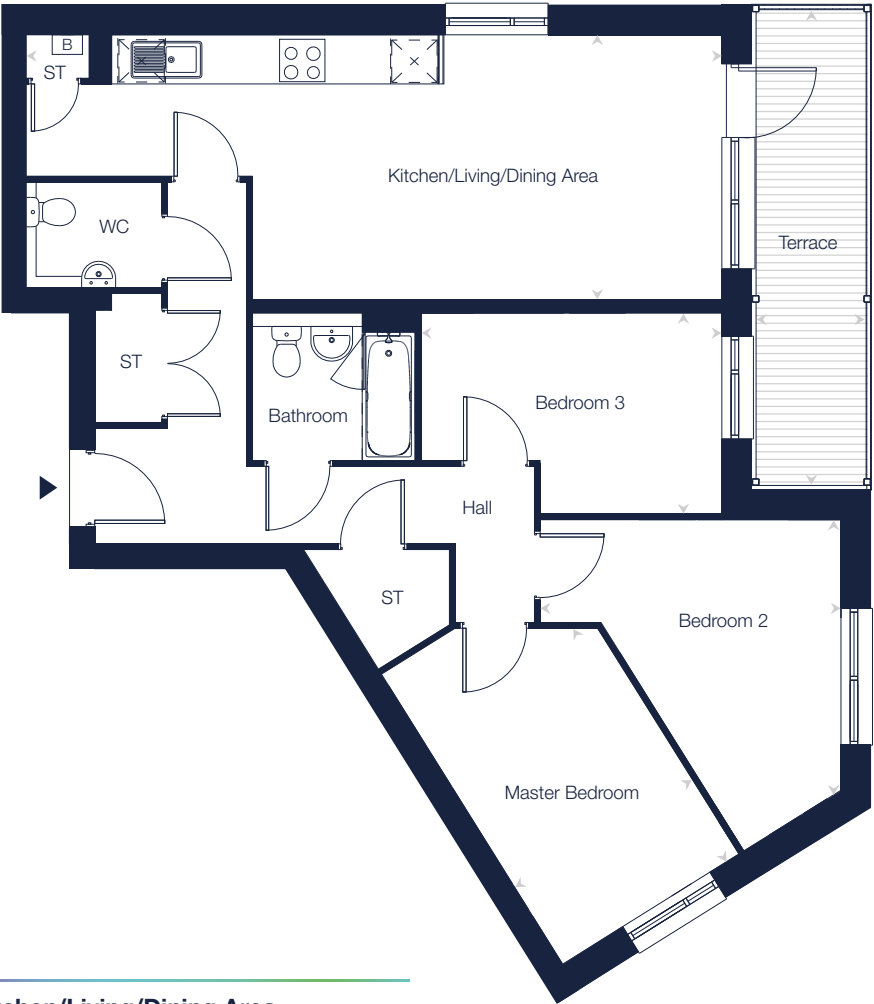
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# The Moorcroft

## Three bedroom apartment

Plots 176, 180, 185 & 190

Nova at Queensbury Square Queensbury NW9 6RN



**Kitchen/Living/Dining Area**  
9.33m x 3.50m / 30'7" x 11'5"

**Master Bedroom**  
4.52m x 2.78m / 14'9" x 9'1"

**Bedroom 2**  
3.97m x 3.61m / 13'0" x 11'10"

**Bedroom 3**  
3.98m x 2.65m / 13'0" x 8'8"

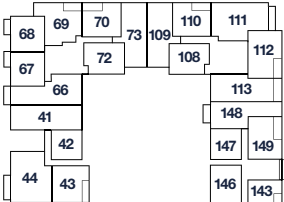
**Terrace**  
6.04m x 1.60m / 19'9" x 5'2"

**Gross Internal Area**  
86 sq m / 925 sq ft

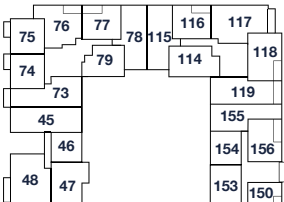
B = Boiler ST = Storage ▲ = Entrance

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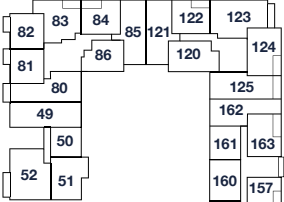
Nebula House Halley House



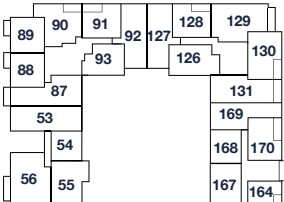
First Floor



Second Floor

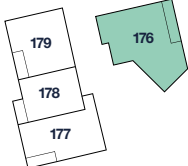


Third Floor



Fourth Floor

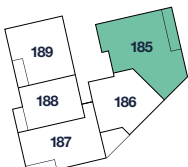
Hawking's House



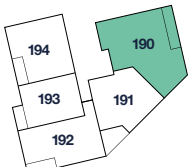
Ground Floor



First Floor



Second Floor



Third Floor

# The Hamilton

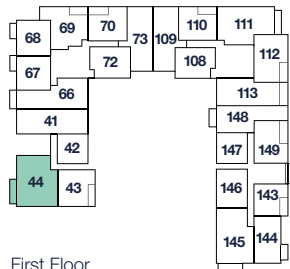
## Three bedroom apartment

### Plots 44 & 48

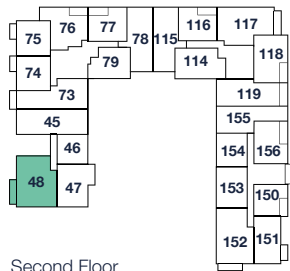
Nova at Queensbury Square Queensbury NW9 6RN



Nebula House    Halley House



First Floor



Second Floor

**Kitchen/Living/Dining Area**

5.45m x 4.94m / 17'10" x 16'2"

**Master Bedroom**

4.61m x 2.76m / 15'1" x 9'0"

**Bedroom 2**

4.06m x 3.62m / 13'3" x 11'10"

**Bedroom 3**

4.94m x 2.16m / 16'2" x 7'1"

**Terrace**

5.47m x 1.60m / 17'11" x 5'2"

**Gross Internal Area**

86.2 sq m / 927 sq ft

ST = Storage    ▲ = Entrance

Nebula House and Halley House consist of six floors.

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Computer generated image is indicative only.



# Shared Ownership

How it can work for you



**Shared Ownership\*** is a Government-backed scheme for first-time buyers who are unable to afford a suitable home at the full market price.

## How does it work?

You initially purchase between 25–75% of the home's market value. You then pay subsidised rent on the remainder calculated at 3% per annum.

## Am I eligible?

To be considered eligible for the Shared Ownership scheme your yearly income must be below £80,000. For London the limit is £90,000.

Those who already own a home are not eligible for the scheme. You would need to sell your current home to be considered.

## Will I need to pay a deposit?

In terms of a deposit you will need 5% of the percentage of the home you're purchasing.

If the property's market value is £200,000 and you're buying 35% then your proportion will be £70,000. This means you'll need a deposit of £3,500 alongside a mortgage of £66,500.



**Pay rent on the remaining share**

75%

50%

25%

**Buy 25–75% of a property**

**5 steps to Shared Ownership\***

**1**  
**Are you eligible?**

**2**  
**Find a property**

**3**  
**Source legal & mortgage advice**

**4**  
**Exchange contracts**

**5**  
**Complete! Hello home owner!**

\*Shared Ownership – Terms and conditions apply. This scheme is subject to qualifying criteria and status. Minimum and maximum share values will apply and rent is payable on the unsold share. Only available on selected properties. It is not offered with any other promotion unless by special arrangement by us. Please speak to our Sales Team for further details.



# About us

**We are one of the UK's leading housing associations – a member of the G15 group, with over 31,000 homes in London and the South East.**

**Homes people love.**

The UK has a housing problem. This affects every one of us, because housing is the foundation of the society we live in. Catalyst is part of the solution.

We're here to make homes people love, providing housing solutions and opportunities for those who can't afford a home without our

help. We offer a wide range of homes, for rent, part ownership or purchase. And by doing so, we build more than homes – we build communities.

We also work hard to be a great employer, to deliver outstanding customer service and to be a high-performance business.

We are absolutely committed to our social purpose, in every part of our organisation. And we always seek to do better.

We provide a wide range of affordable housing options in London and the South East.

**Some of our other developments include:**

Computer generated image



**The Folium**  
Muswell Hill, N10 1JN

Computer generated image



**Neon**  
Edgware, HA8 5LD

Computer generated image



**Portobello Square**  
North Kensington, W10 5SA



## Homes people love



**Honeypot Lane, Queensbury, NW9 6RN**

020 8131 8871 | [www.novabycatalyst.co.uk](http://www.novabycatalyst.co.uk) | [nova@chg.org.uk](mailto:nova@chg.org.uk)

All content within this document is indicative only. Catalyst reserves the right to make any changes at any time.  
Please speak to a member of our Sales Team for up-to-date information when reserving your new home.  
Information is correct at the time of going to print. April 2020.