



Shared Ownership at
EASTMAN VILLAGE
THE VIEWFINDER COLLECTION

HARROW, HA1 4TY

Great homes for everyone



WELCOME TO

The Viewfinder Collection at Eastman Village

LIVE. SHARE. CREATE

With 1, 2 & 3 bedroom apartments and 3 & 4 bedroom houses available through shared ownership, Eastman Village is here to provide the setting for a lifetime of memories.

Built on the site of the historic Kodak factory in Harrow, Hyde New Homes invites you to live the lifestyle, share life's moments and create your legacy at Eastman Village.

Cover image

View of the Kodak factory's developing and printing department, showing workers retouching glass negatives. Circa 1900.



LIVE THE LIFESTYLE

A new focal point for Harrow

For over 100 years the Eastman Village site was home to Kodak in the UK. The company's founder, George Eastman, lends his name to this exciting new development, now set to regenerate this corner of North London.

Around 2,000 new homes, offices, restaurants, cafés, shops and amenities are set to be built around an expansive landscaped park that serves as a new green link in the heart of residential Harrow. New community, cultural and civic spaces connect the site's past to its future. The refurbishment and incorporation of the iconic chimney of the former Kodak Factory, synonymous with the Harrow skyline, serves as a working monument to the history of the site.

Kodak's legacy is of memories created. That legacy is central to Eastman Village and will endure for generations to come.

- ◀ Image left
Aerial view of Eastman Village (looking south west) showing the expansive landscaped gardens
- ▽ Image below
View of the Kodak factory, circa 1900



Created with you in mind

The Viewfinder Collection at Eastman Village offers beautifully appointed, contemporary homes designed for modern lifestyles.

All the homes provide valuable, dedicated outside space in the form of private gardens or balconies and all enjoy access to the extensive landscaped gardens central to the broader development.

📌 **This image**
View of Lenseview Apartments (Block B) from Harrow View



Computer generated image, indicative only



SHARE THE MOMENT

Make yesterday jealous of today

Eastman Village offers residents an array of possibilities for recreation, relaxation, places to visit and sights to see. This ideal balance of town and country provides access to first-rate leisure facilities, cultural destinations, historical gems and picturesque villages.



HISTORY & CULTURE

Get out of town!

Away from the centre of town, residents can enjoy a number of local attractions, including Headstone Manor and Museum where you can find out about the history of the area in a moated Manor House.

Harrow Arts Centre, a short distance north of Eastman Village, is a thriving arts venue hosting a lively programme of events including music, theatre, comedy, dance, film and more in a Grade II listed auditorium.

For further emersion in all things local, the picturesque centre of Harrow on the Hill and 18th century Bentley Priory are both ideal for soaking up the area’s historic charm. Eastman Village residents can also enjoy the glorious open spaces of Pinner Park, home to the fabulous Heath Robinson Museum.



- △ Above
Headstone Manor and Museum
- ◁ Left
Bentley Priory, stately home and deer park
- ▽ Below left
Harrow Arts Centre
- ▽ Below right
Pinner Park, home to the fascinating Heath Robinson Museum

OPEN SPACES & WELLBEING

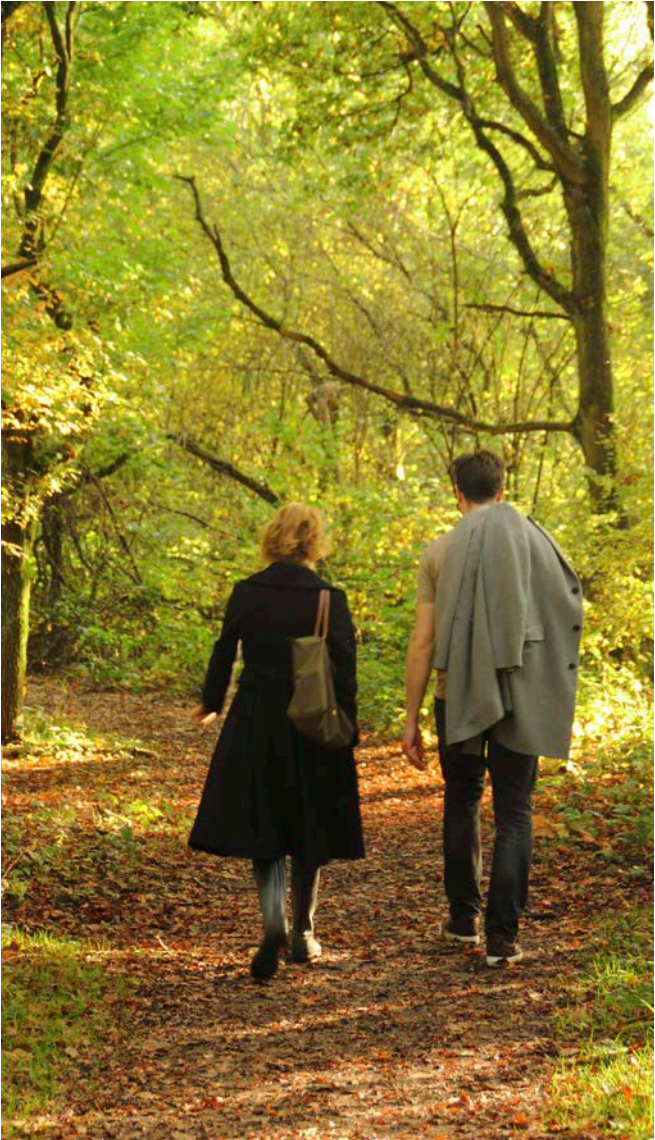
Stretch, flex, stroll, run, ride or swim

Harrow is abundantly well served with excellent gyms, leisure facilities, parklands and open spaces.

Pear Wood nature reserve, at Stanmore Country Park is an ancient woodland of meandering trails well-suited to walkers and joggers alike. For swimmers, there are few boroughs better equipped, with Ruislip Lido offering an unlikely beach front within the confines of the Capital. For something a little more challenging, the Harrow Wall indoor climbing venue is the country’s largest bouldering centre. If you prefer to take your verticals on four wheels, Harrow skatepark, founded in 1978, is the spiritual home of skateboarding in the UK.



- △ Above
Ruislip Lido at Ruislip Common
- △ Above right
Pear Wood nature reserve at Stanmore Country Park
- ▷ Right
Harrow Skate Park





△ Above
Bar 86, Harrow on the Hill

▽ Below
Picturesque Pinner High Street with its many pubs, bars and restaurants



FOOD & DRINK

Eats, treats and more

No gastronomic tour of Harrow would be complete without sampling the profusion of Indian restaurants in the area. Favourites include Chennai Srilalitha voted 'Best Cafeteria 2019' by Restaurant Guru and recommended by Indian Cuisine legend Madhur Jaffrey.

When it comes to European fare, highlights include Eighty Six with its diverse tapas menu and excellent cocktails and La Collina for an authentic pizzeria experience. Pinner High Street offers a fantastic range of reliable favourites including Café Rouge and Zizzi. Or for something more traditional, The Queens Head and The Castle are just two of the many excellent local gastro-pubs.

RETAIL & SHOPPING LOCAL

Independents to indispensables

Eastman Village provides the best of both when it comes to shopping local. From the independent stores and boutique charms of nearby Harrow on the Hill to the indispensable high street favourites which can be found at St Annes and St Georges shopping centres, residents are spoilt for choice.

▽ Below
Battels Art & Coffee, Harrow on the Hill



△ Above
Zizzi, Pinner High Street

▽ Below ▷ Right
The many shopping options in Harrow town centre



▽ Below
re Touch antiques and interiors, Harrow on the Hill



An Iconic Location

Landmark living

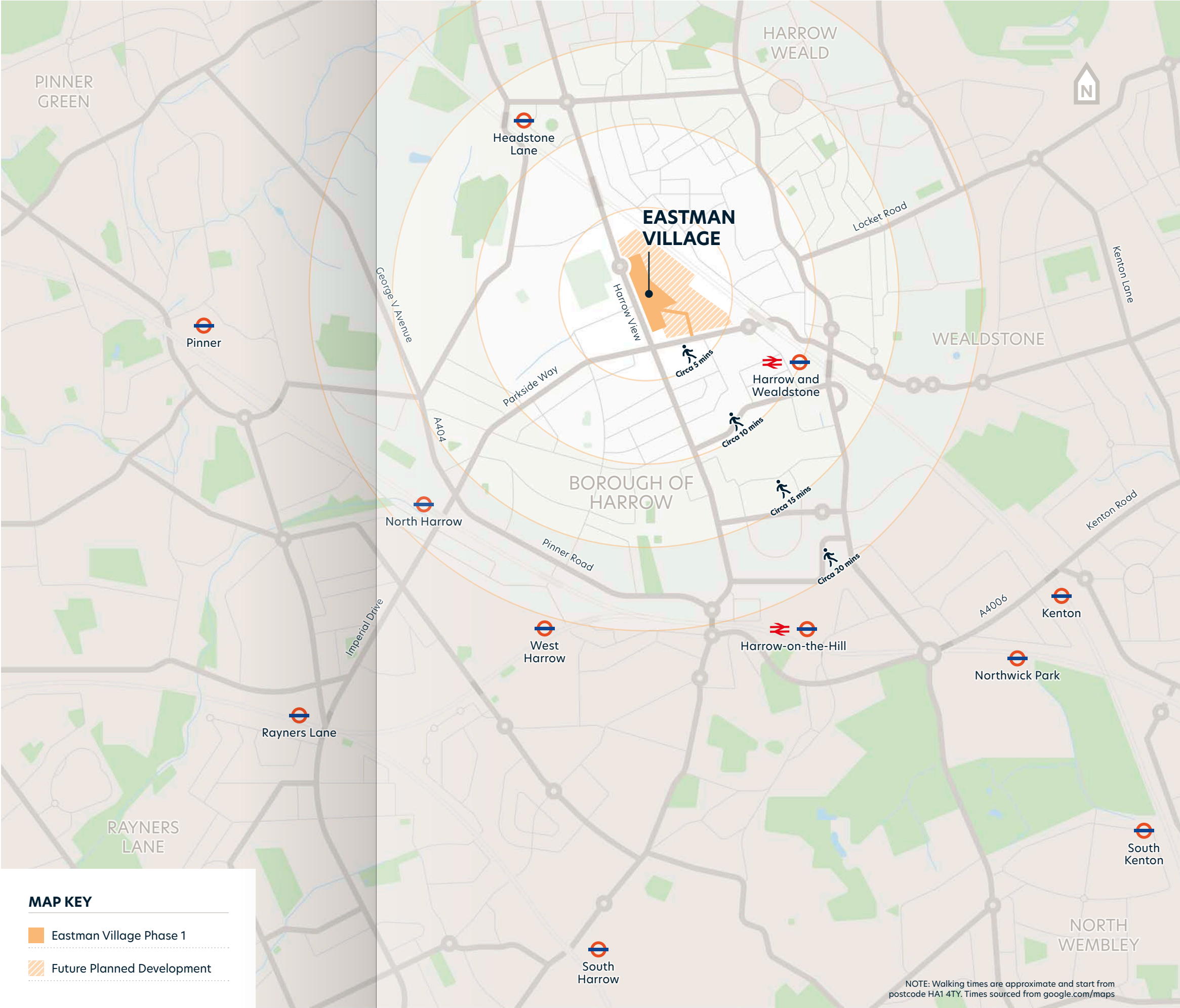
Eastman Village, at the northern reaches of Harrow, occupies the space where the Capital starts to merge with the more serene setting of the Home Counties. With all of the benefits of modern London living, such as excellent access to amenities and great travel connections, Eastman village also locates residents squarely in the orbit of distinctly pastoral locales such as Harrow on the Hill, Pinner and Ruislip.



Image below
Aerial view of Eastman Village showing the iconic Kodak factory chimney reinstated as part of the new energy centre



Computer generated image, indicative only



Connections

Metroland to metropolis

Once known as ‘Metroland’, the string of commuter villages that stretch north-west from Central London has since evolved a far more contemporary feel. The basic principal however remains that this corner of the Capital is surprisingly well connected.

Eastman Village is well served by a number of surrounding rail stations. Harrow and Wealdstone Station - around 11 minutes walk from the development - connects to London via The Overground, Bakerloo Line and National Rail network. Harrow-on-the-Hill, West Harrow, North Harrow and Northwick Park, all on the Metropolitan line, connect to Central London and the City and nearby Sudbury Hill and South Harrow are Piccadilly line stations.

With close access to the M40, M4 to the south and M1 to the north, Eastman Village is central to the wider road networks of both Greater London and the UK as a whole.

ON FOOT

 **HARROW & WEALDSTONE STATION**
11 mins

 **ST GEORGE'S SHOPPING CENTRE**
20 mins

 **HARROW-ON-THE-HILL STATION**
24 mins

 **ST ANNE'S SHOPPING CENTRE**
25 mins

BY BICYCLE

 **PINNER HIGH STREET**
11 mins

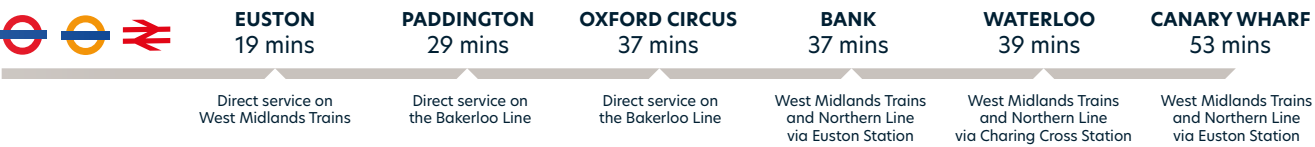
 **STANMORE COUNTRY PARK**
19 mins

 **RUISLIP COMMON**
26 mins

NOTE: Walking and Cycling times start from postcode HA1 4TY.
All times sourced from google.com/maps

BY TRAIN AND TUBE

From Harrow and Wealdstone Station



BY BUS

Bus H14 From Headstone Drive bus stop

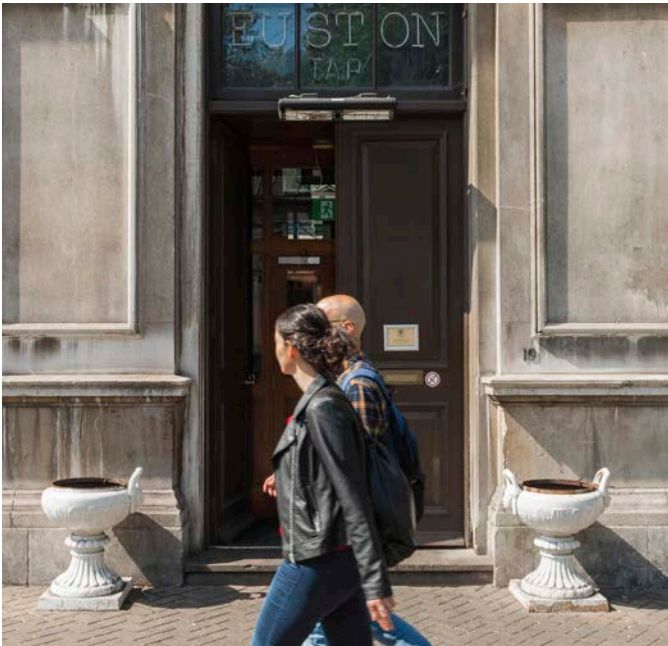


BY CAR

From postcode HA1 4TY



Images from Left to Right
Bluebells at Pear Wood nature reserve / Harrow and Wealdstone Station /Historic milestone at Harrow on the Hill / Harrow town centre / Euston Station





CREATE THE LEGACY

Specification



Computer generated image, indicative only

A highly considered approach has been applied to all aspects of the development including the specification for each individual home. Generations of residents will enjoy and benefit from beautifully appointed living spaces that are built to last.

General

- Almond White matt painted wall finish
- Chrome ironmongery to internal doors
- Downlighters throughout except ceiling pendants to hall and cupboards
- Underfloor heating with thermostatic controls
- External entrance light with daylight sensor to ground floor flats and houses. Sensor light to rear garden of houses.
- White hands free internal entrance sytem panel

Flooring

- Cottage Grey Oak plank laminate flooring to kitchens, living/dining and halls
- Natural tone 600 x 600mm porcelain tiles to bathrooms and en suites
- Neutral coloured carpets with underlay

Bedroom

- Fitted wardrobe with mirrored sliding doors, high level shelf and hanging rail to master bedroom

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change.



Computer generated image, indicative only

Kitchen

- White gloss kitchen units with stainless steel handles
- Premium laminate worktop and upstand in 'Venice Marble'
- White glass splashback
- Stainless steel 1.5 bowl sink with flow regulated mixer tap

Appliances

- Multifunction oven with ceramic hob
- 70/30 fridge freezer
- Dishwasher
- Free standing washer dryer
- Extractor fan



Computer generated image, indicative only

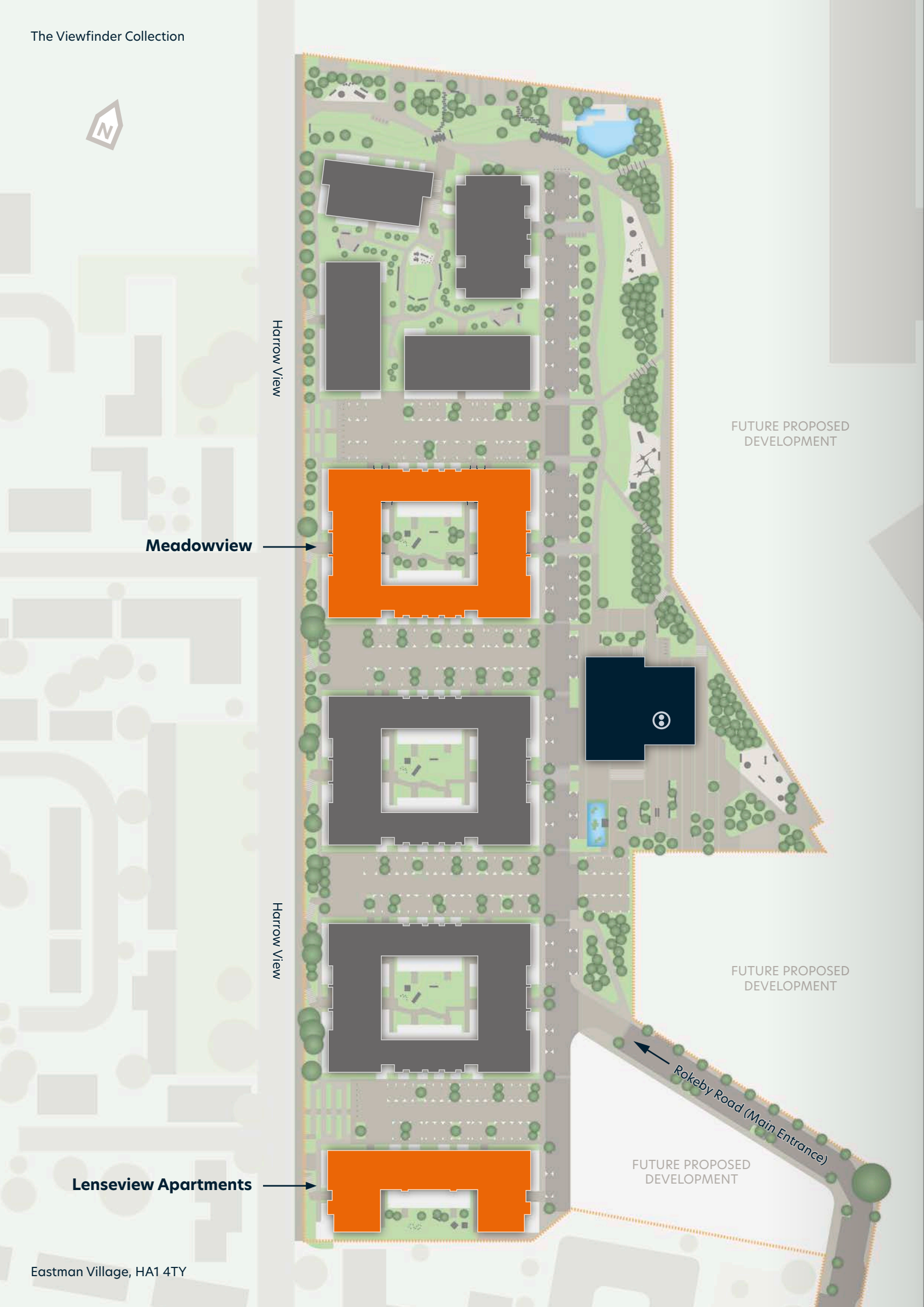
Bathroom

- Quality white bathroom suite with shower kit over bath and glass bath / shower screen
- Grohe and Scottini fittings
- Heated white towel rail
- Vanity unit/underbasin towel box in black
- Large wall mounted mirror over vanity unit

En Suite

- Quality white suite with glass shower screen
- Grohe and Scottini fittings
- Heated white towel rail
- Vanity unit/underbasin towel box in black
- Large wall mounted mirror over vanity unit

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Eastman Village: An Overview

Eastman Village is at the vanguard of planning and design where a truly sustainable development reconnects urban aspects of the capital with open spaces. The green link that is the central artery of Eastman Village creates a safe, open community focused place on the doorstep for all the residents to enjoy.

Communal gardens, playground facilities and water features create a tranquil environment in which this new community can evolve and establish itself.

THE VIEWFINDER COLLECTION

Lenseview Apartments

COMPRISING
Six 1 bedroom apartments
Three 2 bedroom apartments
Four 3 bedroom apartments

Meadowview

COMPRISING
Three 3 bedroom houses
One 4 bedroom house



SITEPLAN KEY

Site Boundary

Future Energy Centre

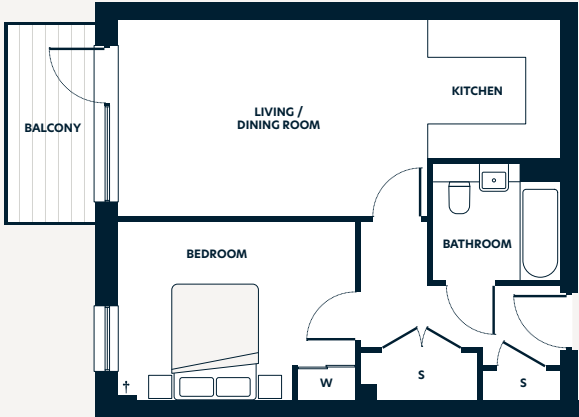
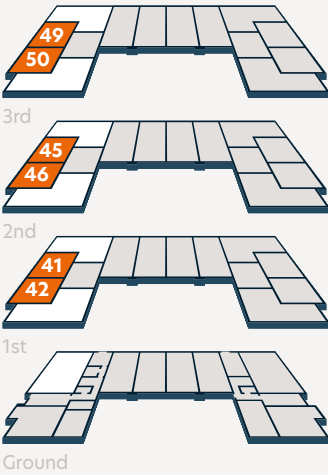
Plot 41, 42*, 45, 46*, 49 & 50*

1 bedroom apartment

*Floorplan is mirrored

Plans Key

- W Wardrobe
- S Storage Space



† Note: Column boxing to plot 41, 45 & 49 only

Note: Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units appliance spaces and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition).

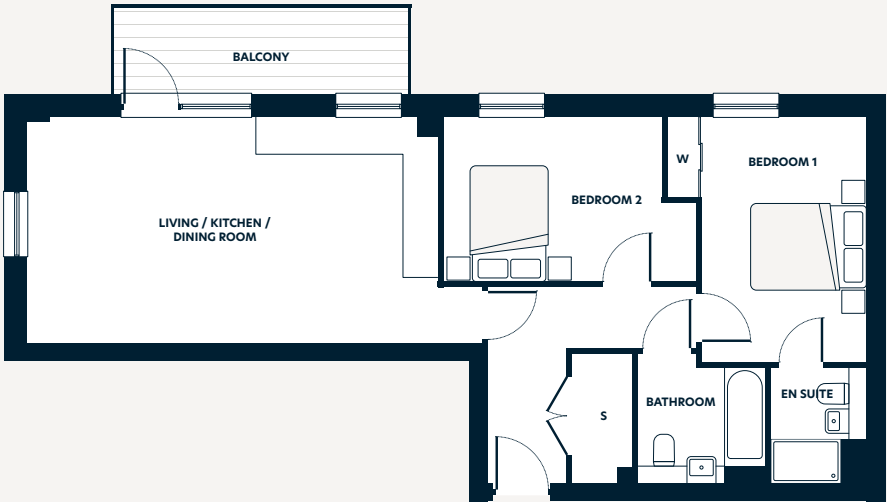
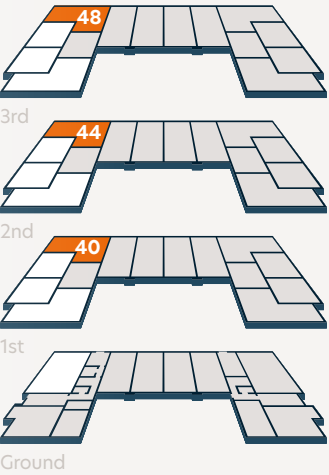


Plot 40, 44 & 48

2 bedroom apartment

Plans Key

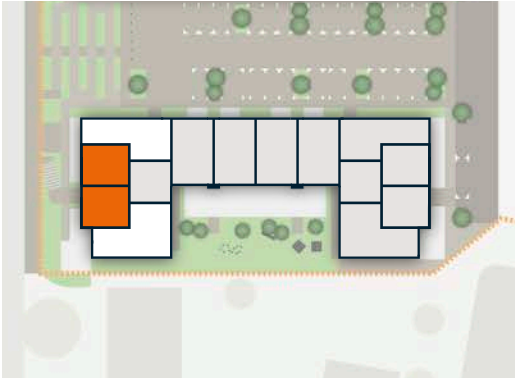
- W Wardrobe
- S Storage Space



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Plot Locator

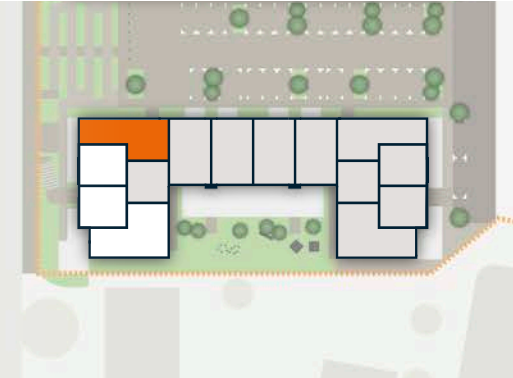


Locator Key

- Type B5
- Other Shared Ownership
- Affordable Rent

Dimensions	m	ft
Kitchen	2.30 x 2.40	7'7" x 7'10"
Living / Dining Room	5.36 x 3.40	17'7" x 11'2"
Bedroom	4.11 x 3.07	13'6" x 10'1"
Bathroom	2.20 x 2.00	7'3" x 6'7"
Gross Internal Area	50.3m ²	541.7ft ²
Balcony	1.50 x 3.39	4'11" x 11'1"

Plot Locator



Locator Key

- Type B4
- Other Shared Ownership
- Affordable Rent

Dimensions	m	ft
Living/Kitchen/Dining	7.10 x 3.91	23'3" x 12'10"
Bedroom 1	2.84 x 4.24	9'4" x 13'11"
Bedroom 2	3.77 x 2.85	12'4" x 9'4"
Bathroom	2.20 x 2.00	7'3" x 6'7"
En Suite	1.65 x 2.00	5'5" x 6'7"
Gross Internal Area	72.6m ²	781.9ft ²
Balcony	5.09 x 1.50	16'8" x 4'11"

Plot 43, 47 & 51

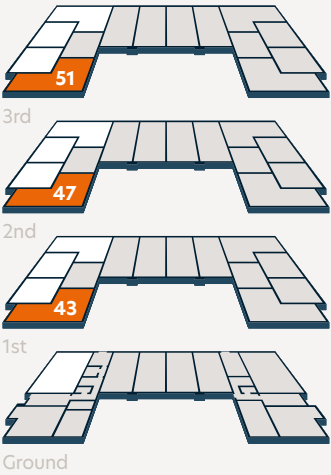
3 bedroom apartment

*Floorplan is mirrored



Plans Key

- W Wardrobe
- S Storage Space



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Plot 454 & 455

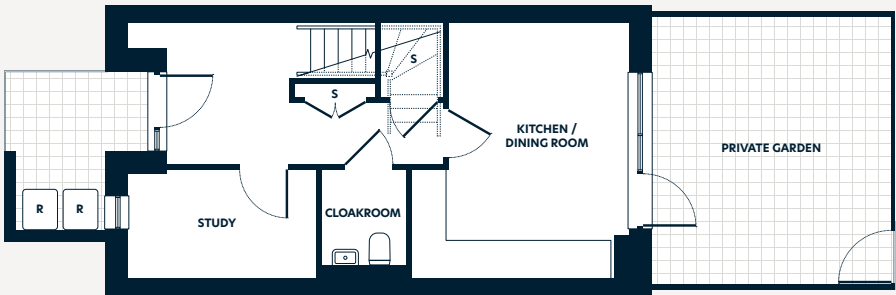
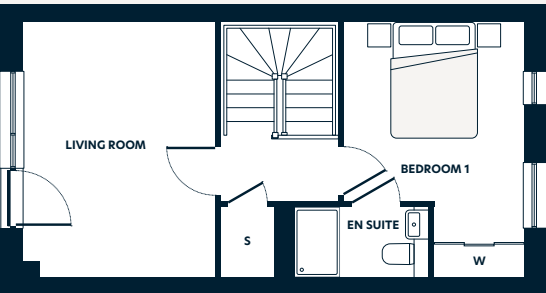
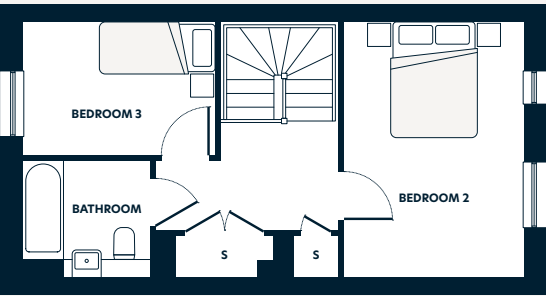
3 bedroom townhouse



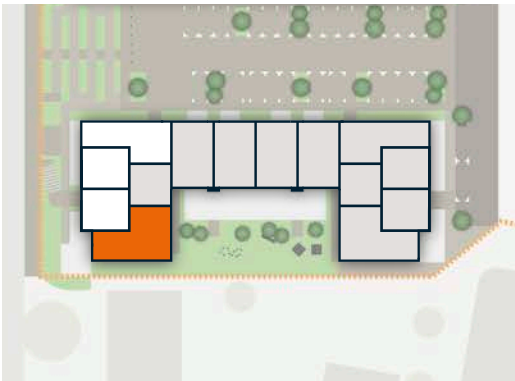
Plans Key

- W Wardrobe
- S Storage Space
- R Refuse and Recycling

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Plot Locator

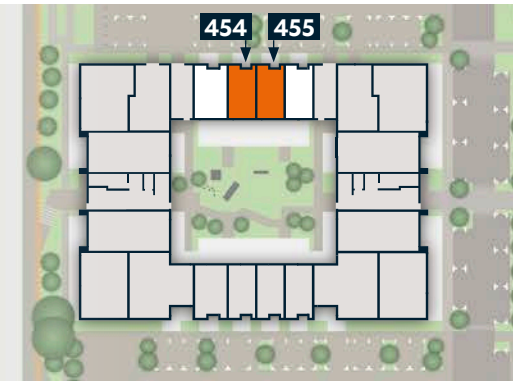


Locator Key

- Type B6
- Other Shared Ownership
- Affordable Rent

Dimensions	m	ft
Living/Kitchen/Dining	6.07 x 4.64	19'11" x 15'3"
Bedroom 1	4.44 x 2.75	14'7" x 9'0"
Bedroom 2	4.26 x 2.89	13'12" x 9'6"
Bedroom 3	2.79 x 3.15	9'2" x 10'4"
Bathroom	2.20 x 2.00	7'3" x 6'7"
En Suite	2.00 x 1.55	6'7"x 5'1"
Gross Internal Area	87.4m ²	940.3ft ²
Balcony	4.90 x 1.75	16'1" x 5'9"

Plot Locator



Locator Key

- Type H5
- Other Shared Ownership
- Affordable Rent

Dimensions	m	ft
Kitchen/Dining Room	4.41 x 3.11	14'5" x 10'2"
Living Room	4.41 x 3.32	14'5" x 10'11"
Study	1.88 x 3.25	6'2" x 10'8"
Bedroom 1	4.41 x 3.11	14'5" x 10'2"
Bedroom 2	4.41 x 3.11	14'5" x 10'2"
Bedroom 3	2.31 x 3.32	7'7" x 10'11"
Bathroom	2.00 x 2.20	6'7" x 7'3"
En Suite	1.21 x 2.30	3'12" x 7'7"
Cloakroom	1.88 x 1.45	6'2" x 4'9"
Gross Internal Area	113.1m ²	1,217.9ft ²
Garden	4.62 x 4.15	15'2" x 13'7"

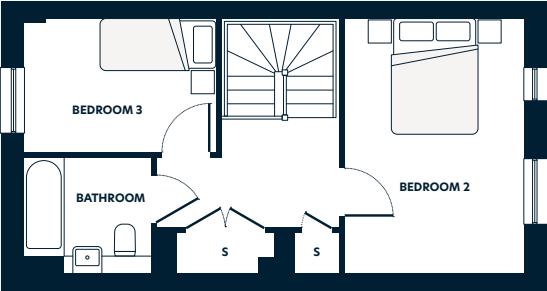
Plot 456

3 bedroom townhouse

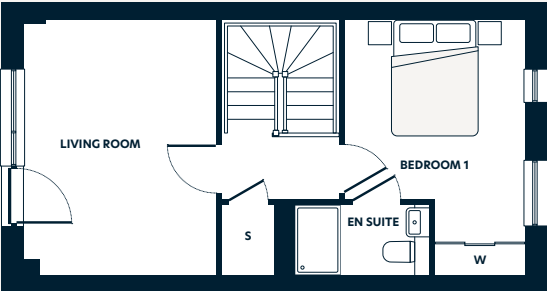


Plans Key

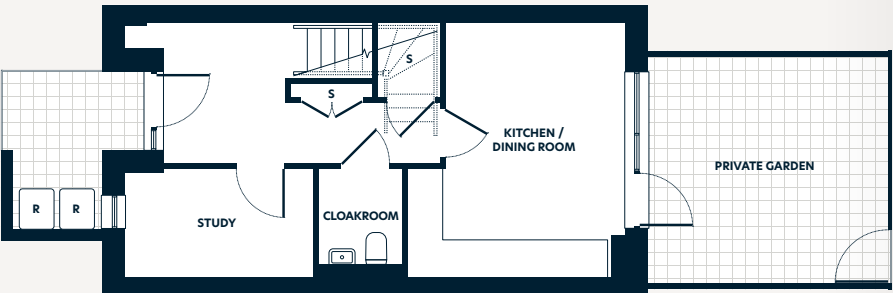
- W Wardrobe
- S Storage Space
- R Refuse and Recycling



2nd



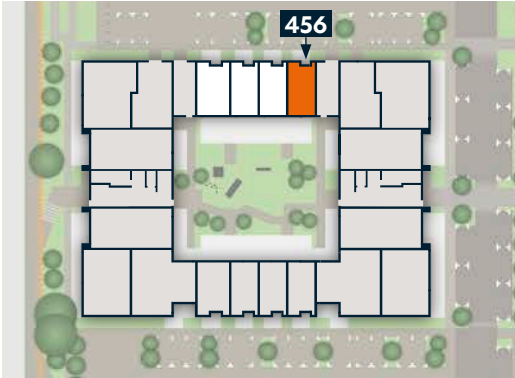
1st



Ground

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Plot Locator



Locator Key

- Type H5A
- Other Shared Ownership
- Affordable Rent

Dimensions	m	ft
Kitchen/Dining Room	4.41 x 3.10	14'5" x 10'2"
Living Room	4.41 x 3.32	14'5" x 10'11"
Study	1.88 x 3.25	6'2" x 10'8"
Bedroom 1	4.41 x 3.11	14'5" x 10'2"
Bedroom 2	4.41 x 3.11	14'5" x 10'2"
Bedroom 3	2.31 x 3.32	7'7" x 10'11"
Bathroom	2.00 x 2.20	6'7" x 7'3"
En Suite	1.21 x 2.30	3'12" x 7'7"
Cloakroom	1.88 x 1.45	6'2" x 4'9"
Gross Internal Area	113.1m ²	1,217.5ft ²
Garden	3.92 x 4.15	12'10" x 13'7"

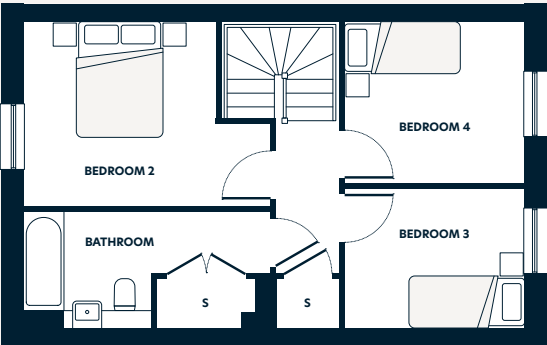
Plot 453

4 bedroom townhouse

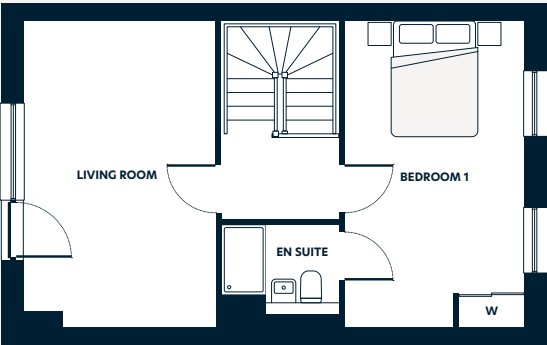


Plans Key

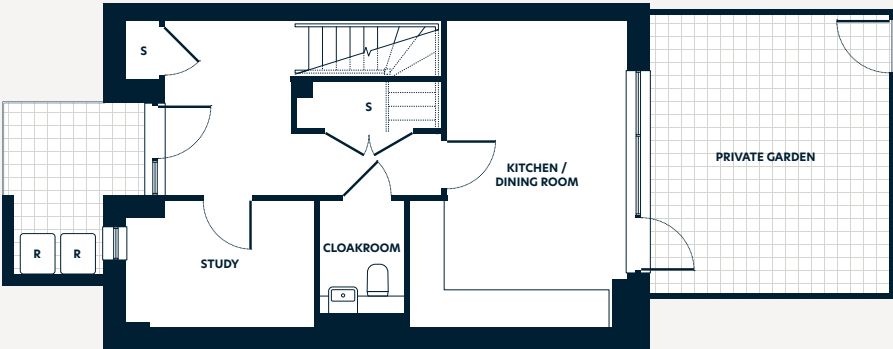
- W Wardrobe
- S Storage Space
- R Refuse and Recycling



2nd



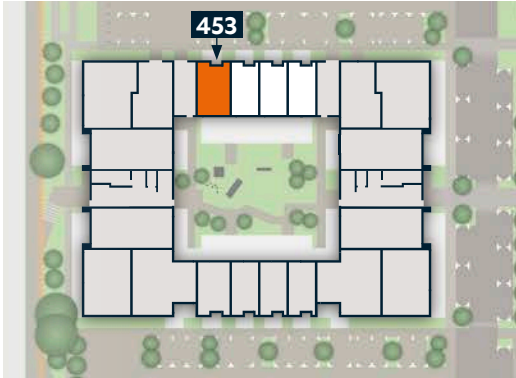
1st



Ground

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Plot Locator



Locator Key

- Type H6
- Other Shared Ownership
- Affordable Rent

Dimensions	m	ft
Kitchen/Dining Room	5.30 x 3.76	17'4" x 12'4"
Living Room	5.31 x 3.32	17'5" x 10'11"
Study	2.19 x 3.25	7'2" x 10'8"
Bedroom 1	5.30 x 3.11	17'4" x 10'2"
Bedroom 2	3.20 x 3.32	10'6" x 10'11"
Bedroom 3	2.40 x 3.11	7'10" x 10'2"
Bedroom 4	2.80 x 3.11	9'2" x 10'2"
Bathroom	2.00 x 2.20	6'7" x 7'3"
En Suite	1.55 x 2.03	5'1" x 6'8"
Cloakroom	2.19 x 3.25	7'2" x 10'8"
Gross Internal Area	136.0m ²	1,463.7ft ²
Garden	4.81 x 4.15	15'9" x 13'7"

About Hyde New Homes

Hyde New Homes is the award-winning affordable home ownership part of the Hyde Group, a leading G15 developer of homes for all needs and incomes, providing homes and services to over 95,000 customers across London and the South East.

The 30-strong Hyde New Homes team sits within Business Development and provides expertise in sales and marketing.

Hyde plans to develop 7,500 homes over the next five years and is investigating ways to build further homes. As a not-for-profit business, surplus is invested to build more affordable homes.

Hyde's significant skills and experience are reflected in its approach to both new build and large-scale regeneration harnessing a multi-disciplined approach where all relevant stakeholders input into each scheme at an early stage to ensure the product is suited to its target audience and commercially viable.

Homes are generously-sized, striking a balance between style and functional design, appealing to a wide range of home buyers. Quality finishes, fittings and long-lasting materials are used and current sustainability standards employed using latest heating and insulation technology, to reduce fuel bills and cut emissions.

The focus is on customer satisfaction, innovative product, award-winning design and locations, making Hyde's new homes attractive to buyers and investors alike.

WHAT OUR CUSTOMERS SAY

"We're so grateful for everything Hyde New Homes did for us. They understood that this was going to be our forever home and we weren't willing to settle for something that wasn't perfect."

Purchaser at Wing, Camberwell



95% of our customers would recommend us to a friend



Contact: 0808 3019 810
www.hydenewhomes.co.uk

About Shared Ownership

Shared Ownership is a government-backed home ownership scheme which has been specifically designed to help those who are unable to afford the cost of buying a property at full market value.

It works by enabling you to purchase a percentage of the equity in your new home, which is usually between 20% and 40%, and pay a subsidised rent on the part you don't own to Hyde New Homes, as well as a monthly service charge.

You will have the same rights and responsibilities as a full owner occupier.

LEARN MORE ABOUT SHARED OWNERSHIP

You can also watch Your 'Guide to Shared Ownership' video on our website: www.hydenewhomes.co.uk



Hyde New Homes

Directions to Eastman Village

Sat Nav Address: Harrow, HA1 4TY

Walking to Eastman Village from
Harrow & Wealdstone Station

- Exit Harrow & Wealdstone Station on to The Bridge and turn left
- At the first junction, turn left onto Ellen Webb Drive and follow the road round to the left
- Continue straight onto Headstone Drive
- Turn right at the junction with Harrow View
- The Hyde New Homes show home is located 20 meters along on the right-hand-side and will be clearly signposted



Contact: 0808 3019 810
www.hydenewhomes.co.uk

Details correct at time of going to print. May 2020