

# EASTCOTE PARK ESTATE

## EASTCOTE

*WITH COMPLIMENTS*

PHONE PINNER 1163



ENTRANCE TO EASTCOTE PARK ESTATE

COMBEN & WAKELING, LTD.  
2 ST. LAWRENCE DRIVE, EASTCOTE, MIDDX.

HEAD OFFICE . . . . . 25 COURT PARADE, NORTH WEMBLEY. Phone: Arnold 2264



# MR. THERM CURES TEPID TAPS

He can give you hot water—  
automatically—whenever you want  
it, at your bath, your sink, or in  
your bedroom. Take your Hot  
Water problem to the nearest  
showrooms of—

**THE  
GAS LIGHT & COKE COMPANY**

*—never lets London down*

LOCAL SHOWROOMS: **EASTCOTE ROAD, PINNER** (Office)

**40 BRIDGE STREET, PINNER**



HEAD OFFICE: **HORSEFERRY ROAD, WESTMINSTER. S.W.1**

# EASTCOTE PARK



Eastcote only 25 minutes from Baker Street, yet its surroundings of meadows, shady lanes and expanses of woodland brings one into the heart of the country. Fresh breezes and woodland fragrance make Eastcote a real "health resort."

Eastcote is one of the most attractive villages on this side of the county and has for its neighbours Ruislip, Pinner and Northwood in the one direction, and straggling Harrow in the other.

Along the highway towards Ruislip the river Pin flows. Joel Street, a charming country lane gradually climbs to Northwood.

Harrow with its "Church on the Hill" dominating the countryside is visible from ten counties. In all weathers that quaint old spire seems to penetrate the heaviest cloud bank, pointing upwards, ever triumphant. The famous School buildings mass along the brow of the hill, irregular in design and colouring, nestling among the trees, picturesque, filled with memories and tradition.



RUISLIP  
HIGH STREET



#### Schools.

A new school is under construction a few minutes walk from the Estate, for Juniors and Seniors (County Council), also a Private School is opening on Estate.

There is also the County Council School in Ruislip Road.

Bishop Winnington Ingram, Senior School in Ruislip Road. The bus picks up children outside school bringing them to the Estate.

**Boys (Secondary)** - Harrow County School. The John Lyon Lower School, Harrow.

**Girls (Secondary)** - County School, Harrow. Several excellent Private Schools.

#### Churches.

St. Lawrence Parish Church. The Methodist Church. Roman Catholic Church, Ruislip.

Churches of all denominations are to be found at Pinner and Harrow.

#### Sport and Recreation.

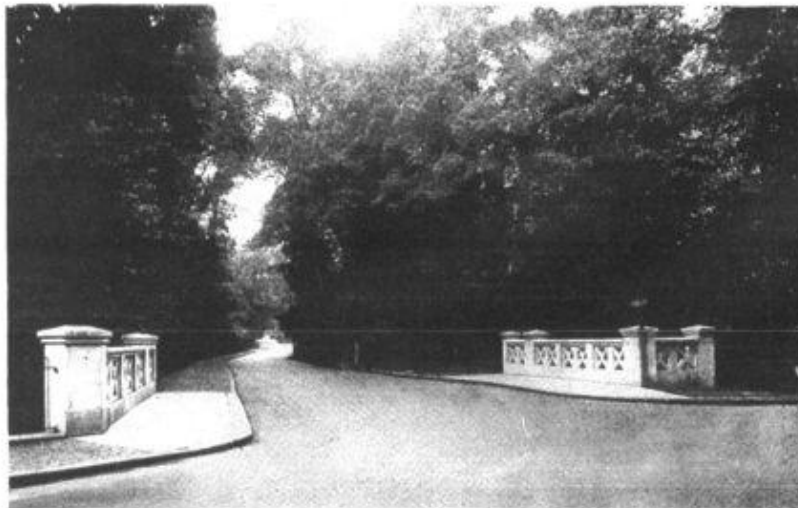
Eastcote has much to commend it in this direction, almost every form of recreation can be enjoyed in charming surroundings, bracing air, and under ideal conditions.

#### Lawn Tennis.

Within four minutes of Estate are excellent Grass and Hard Courts.

#### Cricket and Football Clubs.

"Seven Sisters," "Riding Schools," and "Northwood."



JOEL STREET,  
EASTCOTE





BY THE  
LAKE SHORE,  
RUISLIP

#### **Boating and Bathing.**

Ruislip lake situated in a most picturesque spot with woods sloping down to the water's edge. Boating under such delightful conditions is a great attraction. Bathing too is provided for with changing rooms. A café close at hand meets all needs in this direction.

#### **Fishing.**

The lake also provides endless piscatorial sport, catches include Pike, Perch and Tench.

In winter, this lake, when conditions are favourable, affords some of the finest skating to be found in the neighbourhood of London.

#### **Golf.**

The Northwood and Sandy Lodge Golf Clubs. With excellent 18-hole courses.

#### **Shooting.**

Two very good clubs have been formed, viz., Northwood Rifle Club, and the Field End Road Club, Eastcote.

#### **Hunting.**

Around Eastcote and Pinner with the local pack.

#### **Cinemas.**

The "Ideal," Eastcote. "Embassy," North Harrow. "Coliseum," Harrow. "Rivoli," Ruislip.

#### **TRAVEL.**

##### **Train Services.**

**Metropolitan Railway** (only 25 minutes from Eastcote to Baker Street) over 70 trains per day, chiefly non-stop. Special services morning and evening.

**Piccadilly Line.** Sixty trains run daily. The services throughout the day to West End are non-stop connecting up with the District Line and Inner Circle (see map page 13).

##### **Bus Services.**

The several routes with connections provide delightful country runs.



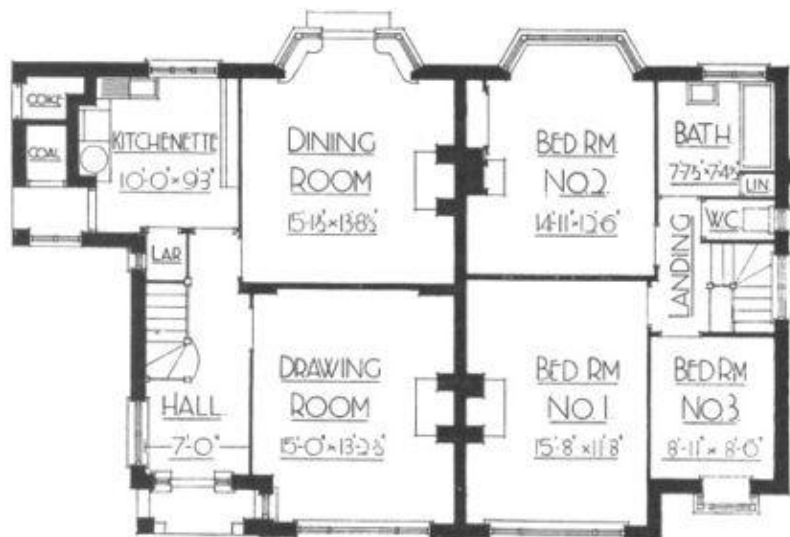
## TYPE "A5"

### ACCOMMODATION.

Hall	7' 0" wide.
Kitchen	10' 0" × 9' 3"
Dining Room	15' 11" × 13' 8½"
Drawing Room	15' 0" × 13' 2½"
Bedroom 1	15' 8" × 11' 8"
Bedroom 2	14' 11" × 12' 6"
Bedroom 3	8' 11" × 8' 6"
Bathroom	7' 7½" × 7' 4½"
Separate W.C.	
Space for Garage.	



BEYOND THE ACTUAL PRICE STATED THERE ARE NO FURTHER COSTS.  
ROAD, LEGAL, STAMP, SURVEY FEES ARE INCLUSIVE.



GROUND FLOOR.

FIRST FLOOR.

PRICES ARE GIVEN ON  
LOOSE LEAF AT END  
OF BOOK.

EQUIPMENT PROVIDED  
IN THIS TYPE, SEE PAGE  
12.

SCHOOLS, ETC., PAGE  
5.

## TYPE "A6"

### ACCOMMODATION.

Hall 7' 0" wide.

Kitchen 10' 0" × 9' 3"

Dining Room 15' 1½" × 13' 8½"

Drawing Room 15' 0" × 13' 2½"

Bedroom 1 16' 8" × 11' 8"

Bedroom 2 14' 11" × 12' 6"

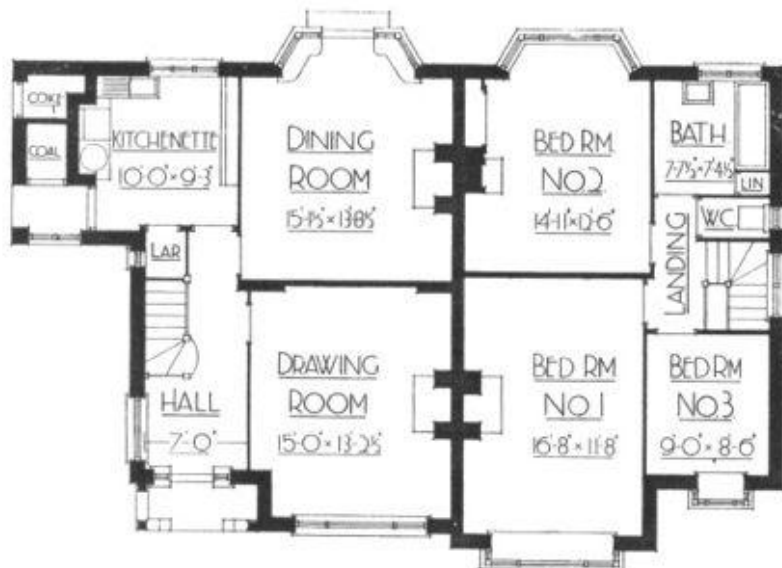
Bedroom 3 9' 0" × 8' 6"

Bathroom 7' 7½" × 7' 4½"

Space for Garage.



A DUAL HOT-WATER SYSTEM IS INSTALLED IN ALL HOUSES.  
ALL SERVICES LAID.



GROUND FLOOR.

FIRST FLOOR.

FOR PRICES SEE LOOSE  
LEAF AT END OF  
BOOK.

RECREATION, SPORT,  
ETC., PAGE 5.

EQUIPMENT, PAGE 12.



## TYPE "A10"

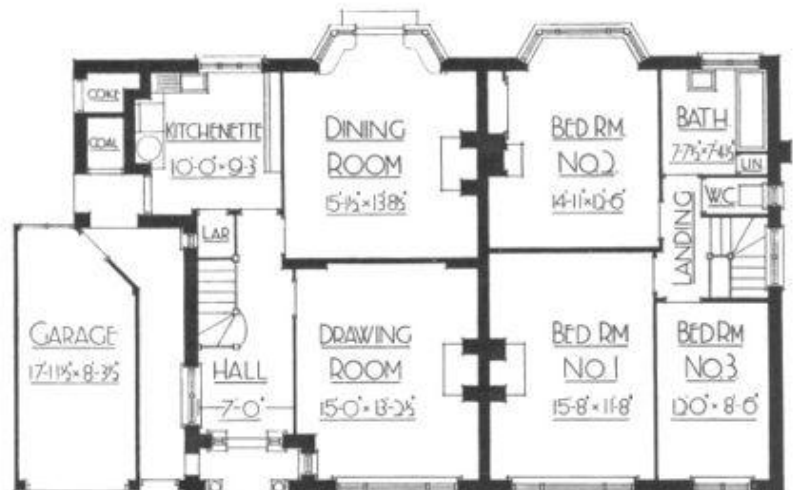
### ACCOMMODATION.

Hall	7' 0" wide.
Kitchen	10' 0" × 9' 3"
Dining Room	15' 11½" × 13' 8½"
Drawing Room	15' 0" × 13' 2½"
Bedroom 1	15' 8" × 11' 8"
Bedroom 2	14' 11" × 12' 6"
Bedroom 3	12' 0" × 8' 6"
Bathroom	7' 7½" × 7' 4½"
Separate W.C.	
Garage	17' 11½" × 8' 3½"

WE HAVE A LARGE SELECTION OF MODERN FIREPLACES FROM WHICH YOU MAY MAKE YOUR CHOICE, ALSO WALL PAPERS.

FOR PRICES SEE LOOSE LEAF AT END OF BOOK.

EQUIPMENT PROVIDED IN EACH HOUSE, SEE PAGE 12.



GROUND FLOOR.

FIRST FLOOR.



## TYPE "B4"

### ACCOMMODATION.

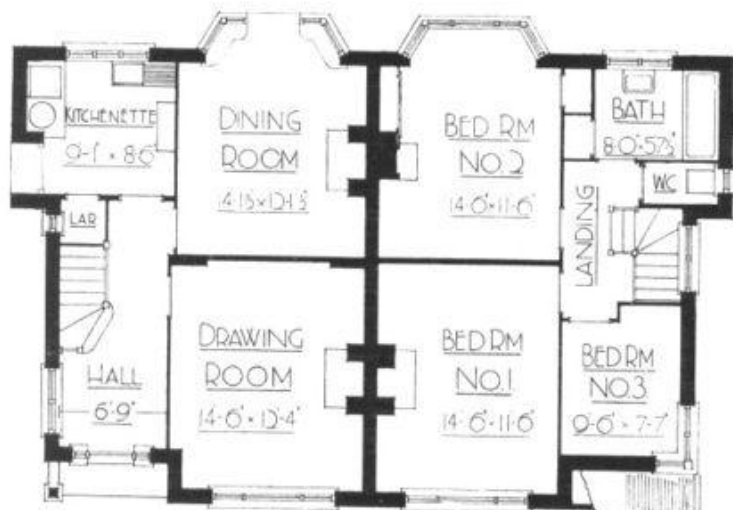
Hall	6' 9" wide.
Kitchenette	9' 1" x 8' 6"
Dining Room	14' 11½" x 12' 11½"
Drawing Room	14' 6" x 12' 4"
Bedroom 1	14' 6" x 11' 6"
Bedroom 2	14' 6" x 11' 6"
Bedroom 3	9' 6" x 7' 7"
Bathroom	8' 0" x 5' 7½"

Separate W.C.

Space for Garage.



WE PROVIDE ATTRACTIVE ELECTRIC LIGHT SHADES AND FITTINGS.



GROUND FLOOR.

Page 10

FIRST FLOOR.

PRICES ARE GIVEN ON  
LOOSE LEAF AT END  
OF BOOK.

SCHOOLS & CHURCHES,  
PAGES 5.

EQUIPMENT, PAGE 12.



## TYPE "B6"

### ACCOMMODATION.

Hall	6' 9" wide.
Kitchen	9' 1" x 8' 6"
Dining Room	14' 1½" x 12' 1½"
Drawing Room	14' 4" x 12' 4"
Bedroom 1	15' 0" x 11' 6"
Bedroom 2	14' 6" x 11' 6"
Bedroom 3	11' 6" x 7' 7"
Bathroom	8' 0" x 5' 7½"

Separate W.C.

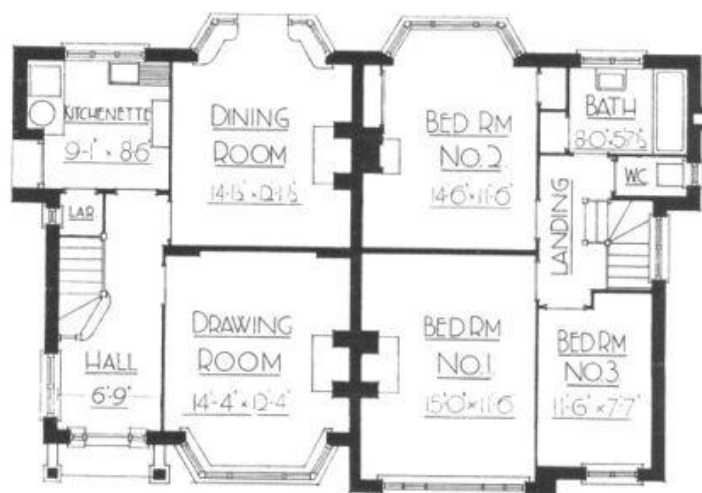
Space for Garage.

SPLENDID CONCRETE ROADS—NO ROAD CHARGES.  
WE LAY AND PLANT ALL FRONT GARDENS.

FOR PRICES SEE LOOSE  
LEAF AT END OF  
BOOK.

TRAVEL PARTICULARS,  
PAGE 13.

EQUIPMENT, PAGE 12.



GROUND FLOOR.

FIRST FLOOR.

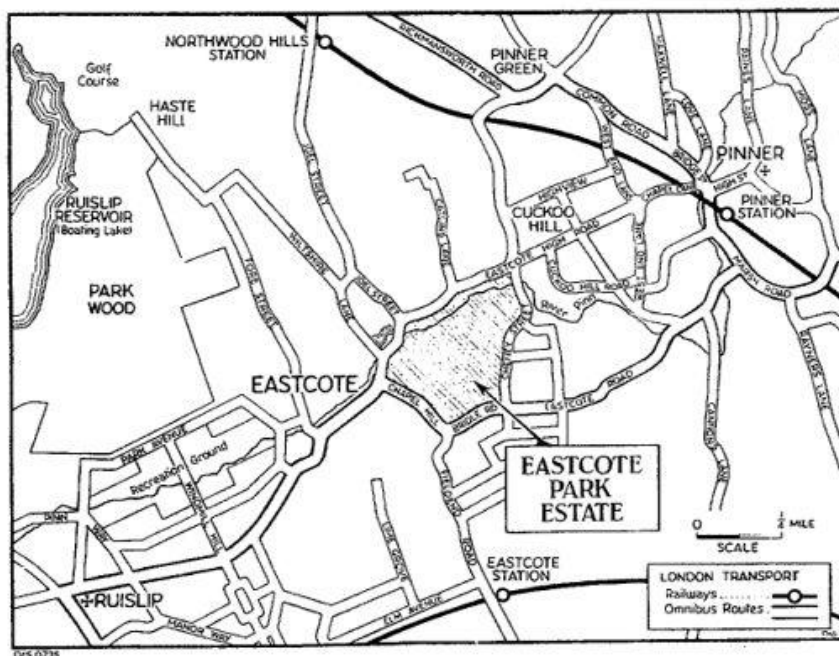
## STANDARD EQUIPMENT IN ALL "A" TYPE HOUSES

HALL	-	-	-	(A) Hot Water Radiator. (B) Polished Oak Floor. (C) Panelled Staircase.
KITCHENETTE	-	-	-	(A) Water Heater—Constant Hot Water to Sink. (B) Electric Point for Electric Iron. (C) Chromium Plated Taps. (D) Lighting Point, with Fittings and Shades. (E) Special Fitted Cabinet Dresser. (F) Indoor Stop Cock to Main. (G) Ideal Boiler with Radiator in Hall and 3rd Bedroom. (H) Gas Copper. (I) Covered Porch and Fuel Store with Electric Lights.
DINING ROOM	-	-	-	(A) Electric Fittings, complete with Shade. (B) Wireless Aerial from Loft and Earth Connection. (C) Wireless Point to Drawing Room. (D) Electric Power Plug, for Light and Wireless.
DRAWING ROOM	-	-	-	(A) Electric Fittings, complete with Shade. (B) Wireless Point. (C) Electric Power Plug for Light or Fire. (D) Gas Point to Hearth.
BEST BEDROOM	-	-	-	(A) Two lighting Points, with Fittings and Shades. (B) Gas Point to Hearth, with Gas Fire fitted.
2nd BEDROOM	-	-	-	(A) One Lighting Point, with Fittings and Shade. (B) Gas Point to Hearth, with Gas Fire fitted.
SMALL BEDROOM	-	-	-	(A) One Lighting Point, with Fittings and Shade. (B) Plug Point for Fire or Vacuum Cleaner. (C) Hot Water Radiator.
LANDING	-	-	-	(A) Light, switched Hall or Landing. (B) Electric Point, for Electric Cleaner, etc.
BATHROOM	-	-	-	(A) Chromium Taps. (B) Shaver's Cabinet, with Mirror. (C) Constant Hot Water from Water Heater and Ideal Boiler. Separate W.C.
GARDEN	-	-	-	Front Garden laid out with Shrubs, Roses and Trees.

## STANDARD EQUIPMENT IN ALL "B" TYPE HOUSES

KITCHENETTE	-	-	-	(A) Ideal Boiler. (B) Water Heater—Constant Hot Water to Sink. (C) Electric Point, for Electric Iron. (D) Chromium Plated Taps. (E) Lighting Point, with Fittings and Shades. (F) Fitted Cabinet Dresser. (G) Indoor Stop Cock to Main. (H) Gas Copper.
DINING ROOM	-	-	-	(A) Electric Fittings, complete with Shade. (B) Wireless Aerial from Loft and Earth Connection. (C) Wireless Point to Drawing Room. (D) Electric Power Plug, for Light and Wireless.
DRAWING ROOM	-	-	-	(A) Electric Fittings, complete with Shade. (B) Wireless Point. (C) Electric Power Plug for Light or Fire. (D) Gas Point to Hearth.
BEST BEDROOM	-	-	-	(A) Two Lighting Points, with Fittings and Shades. (B) Gas Point to Hearth, with Gas Fire fitted.
2nd BEDROOM	-	-	-	(A) One Lighting Point, with Fittings and Shade. (B) Gas Point to Hearth, with Gas Fire fitted.
SMALL BEDROOM	-	-	-	(A) One Lighting Point, with Fittings and Shade. (B) Plug Point and Panel, Electric Fire fitted.
LANDING	-	-	-	(A) Light, switched Hall or Landing. (B) Electric Point, for Electric Cleaner, etc.
BATHROOM	-	-	-	(A) Chromium Taps. (B) Recessed Shaver's Cabinet, with Mirror and Light. (C) Constant Hot Water from Water Heater in Scullery. Separate W.C.
GARDEN	-	-	-	Front Garden laid out with Shrubs, Roses and Trees.

*Note: Compared to modern homes, the specifications of these 'luxury homes' of the time are, today, somewhat amusing - imagine how impractical it would be today, to only have one electric point in a kitchen (designated for use for an iron!)*



### METROPOLITAN RAILWAY

EASTCOTE TO :	Quarter, 3rd	One Month, 3rd	Weekly, 3rd	
Baker Street ...	£ 3 8 9	£ 1 6 6	7 6	First train from Eastcote, 5.14 a.m.
King's Cross ...	4 3 6	1 12 6	9 -	Last train: Baker Street, 12.10 a.m. arrives Eastcote, 12.36 a.m.
St. Pancras ..	4 11 6	1 15 3	9 9	
Moorgate ...	4 13 6	1 15 3	9 9	
Aldgate ...	4 13 6	1 15 3	9 9	

### PICCADILLY RAILWAY

EASTCOTE TO :	Quarter, 3rd	One Month, 3rd	Daily Return Tickets
St. James' Park ...	£ 5 1 3	£ 1 18 6	Piccadilly 1 1    Kensington 1 St. James' Park 1 1

### DISTRICT RAILWAY

EASTCOTE TO :	Quarter, 3rd	One Month, 3rd	Daily Returns	
Aldgate ..	£ 4 13 6	£ 1 15 3	1 9	First train from Eastcote, 6.5 a.m.
Mansion House ...	4 11 6	1 15 3	1 2	
Charing Cross ...	4 1 0	1 12 0	1 1	
Victoria ..	4 0 9	1 11 9	1 1	

For 30 years we have built houses chiefly in and about Wembley. The reputation we have attained as builders of soundly constructed property we jealously guard.

It has been our aim to give the best possible value in the houses we construct. Liberal accommodation—good finish and a thorough job from the foundation with double slate damp course; and so on throughout to the roofing.

Our Estates are laid out with care to avoid ugly repetition. A feature is the variety of design and grouping, while the laying of all front gardens which we undertake, creates an atmosphere of finish. Clean concrete roads and grass verges to pavements are constructed free of all cost to purchasers.

Numerous new clients are the direct outcome of recommendation from those already in residence, which constitutes the finest advertisement.

We shall be glad to give you any further particulars concerning our houses and the method of purchase.



COMBEN & WAKELING, LTD.

HEAD OFFICE:

25 COURT PARADE, NORTH WEMBLEY

PHONE: ARNOLD 2244

THE NORTHWOOD ELECTRIC LIGHT & POWER COMPANY, LTD.  
invite you to inspect at their Showrooms

## THE "XCEL" COOKER

Hire Charge :  
**7/6**  
per quarter  
MAINTENANCE  
FREE



Complete with  
RAPID BOILING  
**ELECTRIC  
KETTLE**

PERFECT COOKING AT A MINIMUM COST  
SIMPLE AND SAFE

## HOT WATER BY WIRE

Before moving into your new house, have an IMMERSION HEATER fitted in the Hot Water Tank, Thermostatically controlled, and be sure of a Constant Supply of Hot Water.

*Very Low Hire or Hire Purchase Terms*

FOR FURTHER PARTICULARS APPLY TO—

**The  
NORTHWOOD ELECTRIC LIGHT  
AND POWER COMPANY LTD.**

Electricity Offices and Showrooms,  
STATION PARADE,  
NORTHWOOD,

NORTHWOOD 38

Middlesex

•  
A REPRESENTATIVE  
WILL MEET YOU ON  
THE ESTATE BY  
APPOINTMENT, TO  
GIVE ANY INFORM-  
ATION OR ADVICE.  
•



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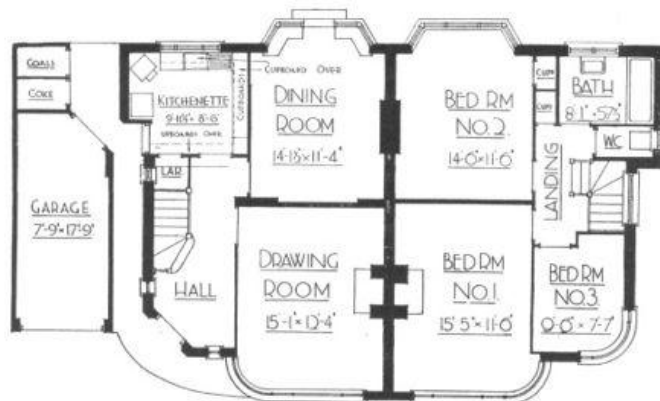
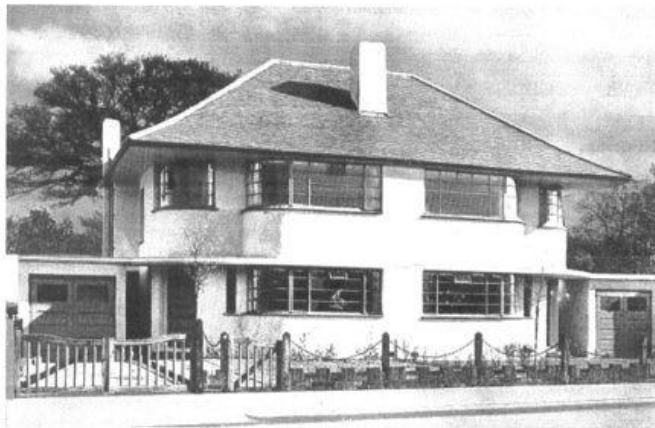
*The particulars contained in this book constitutes a guide for the convenience of intending purchasers. Although compiled in good faith the accuracy cannot be guaranteed and does not therefore form part of any contract that might be entered into.*

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*Note: Not apparently part of the original brochure for the estate, the C14 type house is an untypical and contrasting departure from the style of the majority of houses on the Estate*

## EASTCOTE PARK ESTATE

FROM £1050 FREEHOLD TYPE "C 14" FROM £1050 FREEHOLD  
AN ATTRACTIVE 3-BEDROOM TYPE HOUSE WITH GARAGE.



GROUND FLOOR PLAN

FIRST FLOOR PLAN

All Concrete Roads and Pavements are constructed. Services Laid.

Wight Eastcote Station (Met. & Piccadilly Rly.) 5 minutes from Estate.



## STANDARD EQUIPMENT IN "C 14" TYPE HOUSES

### PORCH.

With Light.

### HALL.

- (a) Oak Floor.
- (b) Solid Staircase.

### KITCHENETTE.

- (a) Water Heater—Constant Hot Water to Sink.
- (b) Electric Point for Electric Iron or Cooker.
- (c) Chromium Plated Taps.
- (d) Lighting Point, with Fittings and Shade.
- (e) Cabinet Fittings.
- (f) Indoor Stop Cock to Main.
- (g) Ideal Boiler, with Radiator in Hall and 3rd Bedroom.
- (h) Gas Copper.
- (i) Covered Porch and Fuel Stores.
- (j) Tiled Floor.
- (k) Electric Clock.

### DINING ROOM.

- (a) Electric Fittings, complete with Shade.
- (b) Wireless Aerial from Loft and Earth Connection.
- (c) Wireless Point to Drawing Room.
- (d) Electric Power Plug, for Light and Wireless.
- (e) Gas Point to Hearth.
- (f) Fitted Cupboards.

### DRAWING ROOM.

- (a) Electric Fittings, complete with Shade.
- (b) Wireless Point.
- (c) Electric Power Plug for Fire.
- (d) Gas Point to Hearth.

### BEST BEDROOM.

- (a) Two Lighting Points with Fittings and Shades.
- (b) Gas Point to Hearth with Gas Fire fitted.
- (c) Power Point to Hearth.

### 2nd BEDROOM.

- (a) One Lighting Point, with Fittings and Shade.
- (b) Gas Point to Hearth, with Gas Fire fitted.
- (c) Large Hanging Cupboard.
- (d) Bed Light Point.

### SMALL BEDROOM.

- (a) One Lighting Point, with Fittings and Shade.
- (b) Plug Point for Fire or Vacuum Cleaner.

### LANDING.

- (a) Light, switched from Hall or Landing.

### BATHROOM.

- (a) Chromium Taps.
- (b) Shaver's Cabinet, with Mirror.
- (c) Constant Hot Water from Water Heater and Ideal Boiler.
- (d) Linen Cupboard.

### SEPARATE W.C.

### LARGE GARAGE.

With Light.

### GARDEN.

Front Garden laid out with Shrubs, Roses and Trees.

## REPAYMENT TABLE.

### FREEHOLD

Purchase Price, £1050.

Deposit £105. Mortgage £945.

Repayments, Building Society Mortgage—20 years £72 16s. 0d.

**Equals about 32/- per week, including rates.**

**BEYOND PRICES STATED THERE ARE NO OTHER COSTS WHATEVER.**

# COMBEN & WAKELING LTD.

2 St. Lawrence Drive, Eastcote, Middlesex.

... Pinner U163

All quotations subject to being unsold: All figures subject to alteration. This list does not form part of any Contract.  
R.P. & LTD 01/52

# EASTCOTE PARK ESTATE,

## EASTCOTE, MIDDLESEX.

### PRICE FREEHOLD SEMI-DETACHED PROPERTIES. Three Bedrooms.

Type	Price	Deposit	Loan	Mortgage Repayments 20 years	Annual Cost	Approx. weekly outgoings including local and water rates
B 4						
B 5	£875	£60	£815	£62 12 0	£79 3 6	30/2
B 6	£900	£60	£840	£64 13 0	£81 4 6	30/7
A 5	£1025	£100	£925	£71 5 0	£89 8 0	34/3
A 6	£1125	£100	£1025	£78 19 0	£100 11 8	38/9
A 10 with Garage						

### PRICE FREEHOLD. DETACHED PROPERTIES, Three Bedrooms with Garage.

Type	Price	Deposit	Loan	Mortgage Repayments 20 years	Annual Cost	Approx. weekly outgoings including local and water rates
B 5	£1025	£100	£925	£71 5 0	£94 8 0	35/11
B 6						
A 5	£1175	£120	£1055	£81 10 0	£102 10 0	39/6
A 6						

### PRICE FREEHOLD. Semi-Detached Properties. Four Bedrooms with Garage.

Type	Price	Deposit	Loan	Mortgage Repayments 20 years	Annual Cost	Approx. weekly outgoings including local and water rates
B 5	£1050	£105	£945	£72 16 0	£83 0 0	32/-
A 5	£1225	£125	£1100	£84 14 0	£105 16 6	40/9
A 6						

Any of the above Properties can be purchased Leasehold if desired.

'Phone : Pinner 1163.

## COMBEN & WAKELING, LTD.,

2 ST. LAWRENCE DRIVE, EASTCOTE, MIDDLESEX.

Head Office : 25 Court Parade, North Wembley, Middx.

(Arnold 2244)

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*Philip & Son*