

Another success for Shanly in Kent

Michael Shanly Homes prides itself as a premium house builder that embraces key environmental issues and policies. They are pro-active in improving the environmental standards of their homes, which they have demonstrated by opening a new Research and Development department which is constantly monitoring and testing sustainable energy solutions to go some way towards reducing the future homes that they develop reliance upon traditional energy resources and in turn their carbon emissions into the environment.

Since their formation in 1970 the sign board in front of a Michael Shanly development has become a well known sight in the Thames Valley and Greater London areas. Whatever the development, the same attention to detail is evident and over the years it has been this commitment to excellence that has helped to build their reputation for quality of architectural design and construction. Today from their offices in Beaconsfield, Leatherhead and Hatfield, the company offers a depth of experience and skills spanning all areas of house and property development. With it comes the same degree of enthusiasm and attention to detail, vital to that project's smooth running.

The building department is made up of qualified and selected experts, able to deliver a high quality of work. The sales and marketing department have a vast knowledge of residential property and new homes marketing, together with the provision of excellent show homes and sales offices. All their new homes are designed and built to the guidelines put down by the NHBC with a strong emphasis placed on the traditional use of brick and block construction, and are provided with their warranty

In line with the Government's policy on Urban



Regeneration, Michael Shanly Homes always looks to identify, where possible, Brownfield sites for development not only to improve its existing use but to enhance the community. With many thousands of homes to their credit Michael Shanly Homes remains in the forefront of the residential housing market. The key factor that makes the Michael Shanly Group different is its independence. They can make decisions freely often where publicly quoted companies cannot. Whilst this gives the company a competitive edge it also enables them to take the long-term view.

The company is keen to develop strategies for environmentally friendly technologies, practices and materials. For example, they are already incorporating solar water heating and ground sourced heating systems to a number of properties.

Their developments incorporate alternative materials including 'green roofing' systems and harness environmentally friendly strategies such as the provision of water collection butts to every house, improved ecology through specifically designed landscaping and the sourcing of many timbers from sustainable resources.

Where possible the company endeavour to

incorporate 'A' rated kitchen appliances for their energy efficiency and use of recycled materials and provide every home with energy efficient light fittings to appropriate areas. All of these initiatives will help to improve the SAP (Standard Assessment Procedure) ratings, which are the Governments guidelines for insulation and energy efficiency, within their future homes.



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Looking to the future the company aim to remain as an industry leader in the key issue of the environment and achieve their goal of being awarded the Eco Homes™ 'Very Good' or 'Excellent' rating on all of their future developments.

Kingswood in Bromley is typical of the high stand developments that the company offers for sale. A gated setting of just 14 homes, Kingswood combines exclusivity and elegance in spacious five and six bedroom townhouses built to the calibre and specification that defines a Michael Shanly home. With its own local shops, library and station as well as its leafy Setting the Kingswood development retains a village feel, yet is around a mile away from Bromley town centre with its superb facilities.

The company has a great track record. One of their past developments, Darwin House is ideally located for sporting and leisure loving London commuters. It comprises fourteen two-bedroom apartments and is in Beckenham, Kent

Master bedrooms are en-suite and fitted with high spec wardrobes and chrome ironmongery. The apartments, some of which have private balconies,



offer attractive, contemporary kitchen units with granite work surfaces and upstands, and appliances supplied by the leading manufacturers have been fitted. These include Siemens stainless steel double ovens, gas hobs and extractor hoods. Integrated dishwashers, fridge/freezers, washer/dryers, electric under-floor heating and microwave ovens are also standard.

The bathrooms in these prestigious apartments are fitted with clean lined, white sanitary ware, polished chrome taps and fittings. In the en-suite bedrooms a mains shower is fitted along with chrome towel rails and ceramic tiled walls and floors.

Commuter convenience is a factor that makes this development so appealing as Darwin House is just a five minute walk from Beckenham Junction, with 15 minute train journeys to Victoria.

Michael Shanly Investments Limited is the commercial property arm of the Michael Shanly Group. The Company owns a substantial portfolio of property in the Thames Valley and surrounding areas which is available to let and occasionally for sale. The portfolio is diverse and includes office, industrial and retail space along with riverside moorings.

Wooden Heart Warehouse is one of the companies that have a good relationship with Michael Shanly. The company supply and fit a range of English and Italian sourced kitchen design creations, from extremely sleek modern styles totally devoid of handles, to traditional wood and painted "in-frame" kitchens. They offer a comprehensive survey, design and full installation service, which includes impressive colour visuals as part of their quotation package. They also supply worktops in a selection of finishes and all major brands of appliances.

Since 1982 WHW have established a trade history with upmarket regular clients and specialist interior designers working with high-end property developers on their most prestigious projects in the regional communities which works well with the retail showroom support open to all customers.

Flexibility is the key in colour, finish and wood choices as well as in door styles, sizes and internal fittings. The quality of all is truly superb and carcass materials may be selected to either compliment or contrast the door colour at no additional charge. Mixing wood finishes with high gloss plain colours produces a stunning effect and the introduction of wide, deep panniers instead of standard base cabinets is both aesthetically pleasing and immensely practical. The excellent choice of quality appliances and array of work surface options, glass breakfast bars, splashbacks and the like, add those finishes touches which make all the difference.



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