

Adamson & Blakeney Courts

1 and 2 bedroom apartments
Fleming Road, UB1 3LP & Osborne Road, UB1 3FA



**BROADWAY
LIVING**



Welcome to Adamson & Blakeney Courts

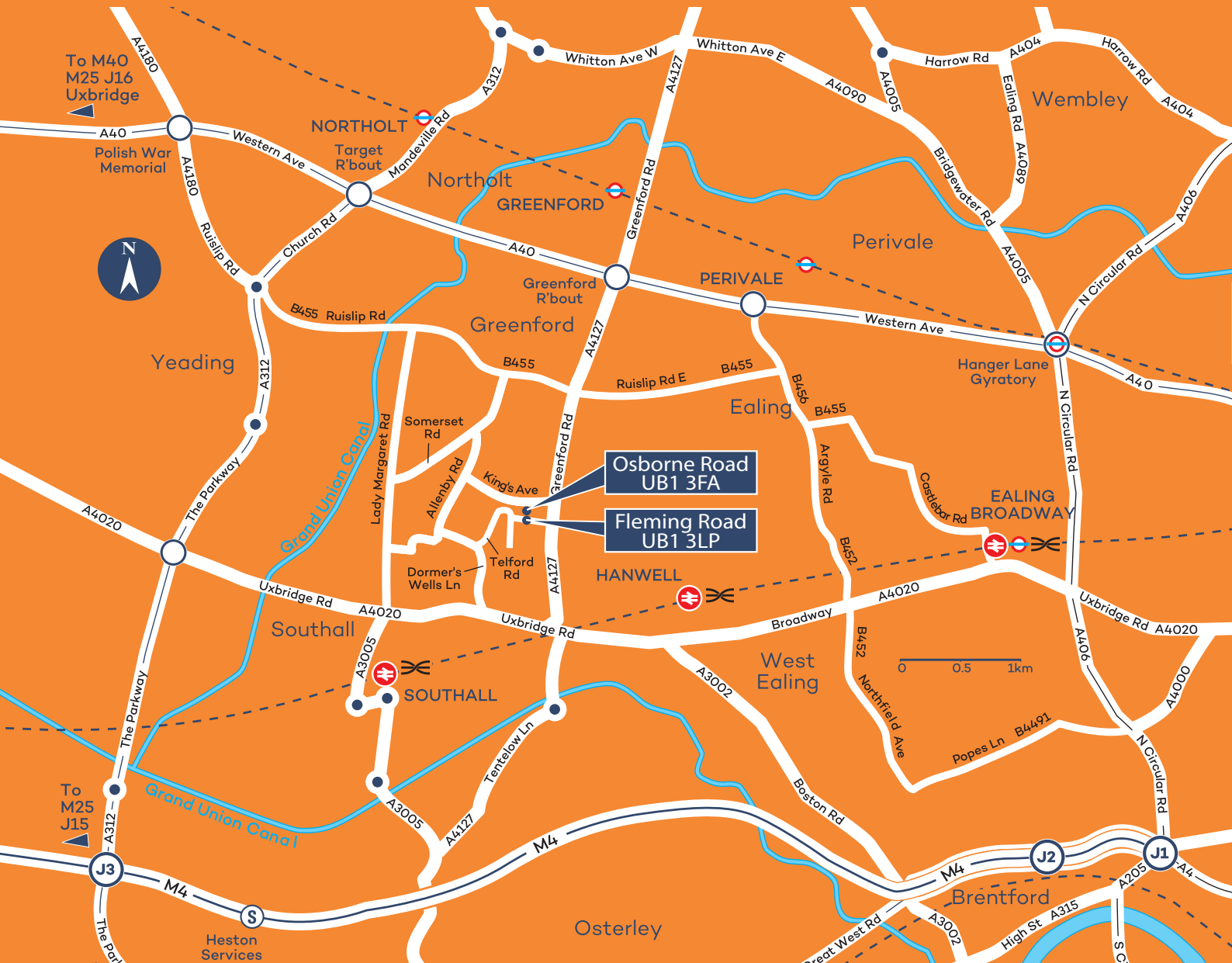
Brought to you by Broadway Living, this exciting new development combines modern living with the style and comfort you'd expect from this high-quality developer.

Conveniently located between Greenford, Hanwell and Ealing these well-appointed apartments offer the best of city living whilst still being close to open spaces, outstanding schools, great transport links and a variety of retail outlets.

Finished to a high specification, Adamson & Blakeney Courts are a select development of one and two bed apartments all with their own private outside space so you can relax, unwind and escape from city life.

The perfect place to live and work

With easy access to great transport links and the wealth of amenities the surrounding area has to offer, this is a great place to call home.



Road

Close to the A40, the Uxbridge Road, The Parkway, M4 and North Circular these apartments give easy access to all the main routes into and out of London including Heathrow airport.



Train

The closest station is Hanwell offering services to Paddington, Slough, Reading and Heathrow. From 2019 Crossrail will also run from Hanwell station.



Bus

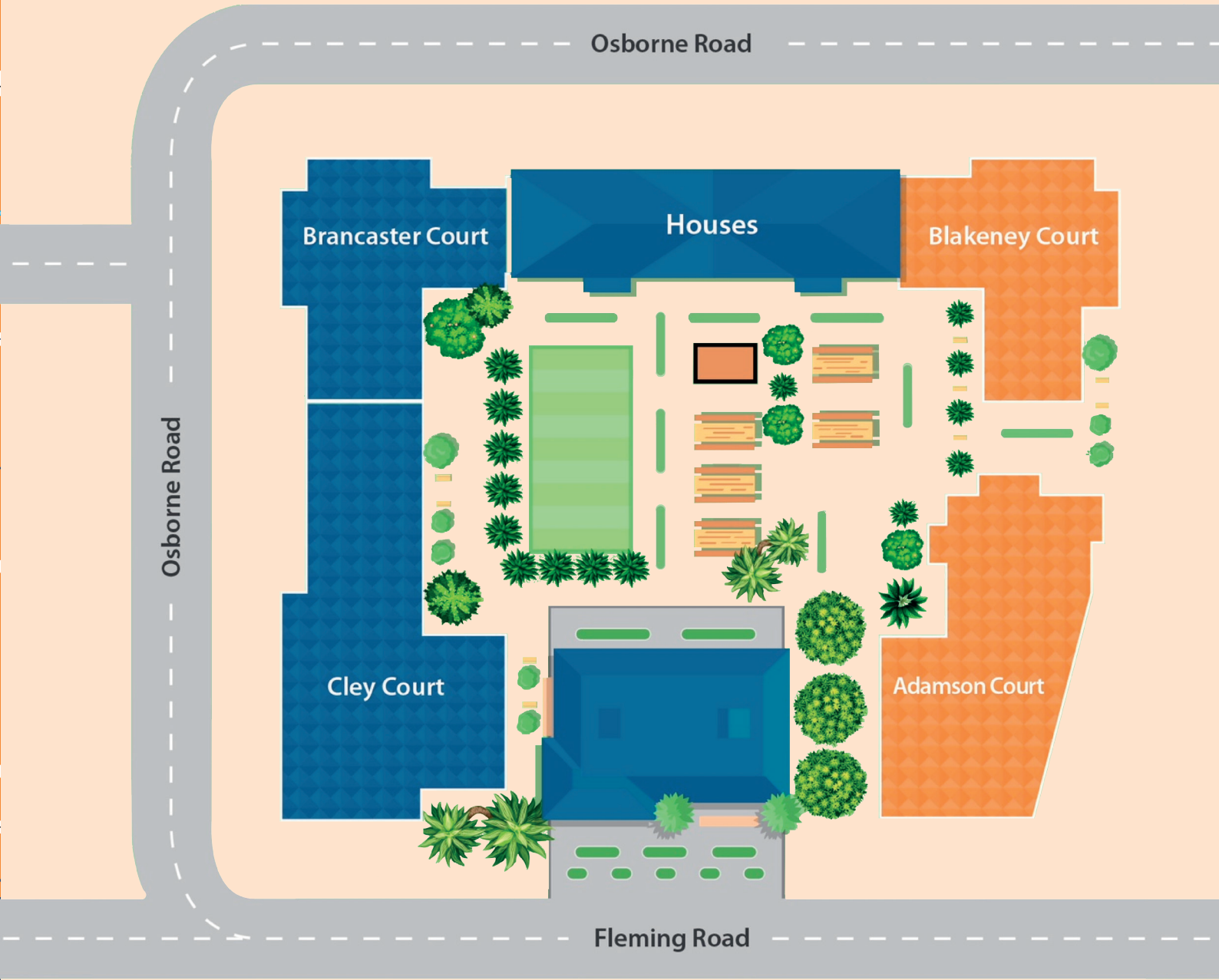
A number of buses run from the surrounding area serving destinations including Hanwell, Ealing, Heathrow and Uxbridge. A night bus also runs from central London.



Airport

Heathrow airport is only a 20-minute drive away. As Britain's busiest airport it is the gateway to Europe and the rest of the world.

Adamson
&
Blakeney
Courts





Stylish living spaces

BRIGHT, AIRY SPACES COMBINED WITH HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT MAKE THESE APARTMENTS THE PERFECT PLACE TO LIVE.



Kitchens

- Gloss units complemented by brushed steel effect handles
- Fully integrated Zanussi dishwasher, oven and hob
- Zanussi stainless steel extractor chimney
- Stainless steel 1.5 sink
- Black laminate worktop
- Grey tiled floor



Bathrooms and En Suites

- White semi-recessed basin complemented by chrome mixer tap
- White bath with side panel and thermostatic bath shower mixer tap
- Grohe shower kit and hinged bath screen
- White sanitary ware
- Chrome towel rail
- Tiled floors and walls



Decor

- Smooth finish to walls and painted with white emulsion
- White satinwood finish to woodwork
- All non-kitchen and bathroom areas to be carpeted
- Chrome sockets and light switches
- Shaver socket in bathroom
- Telephone and TV outlets

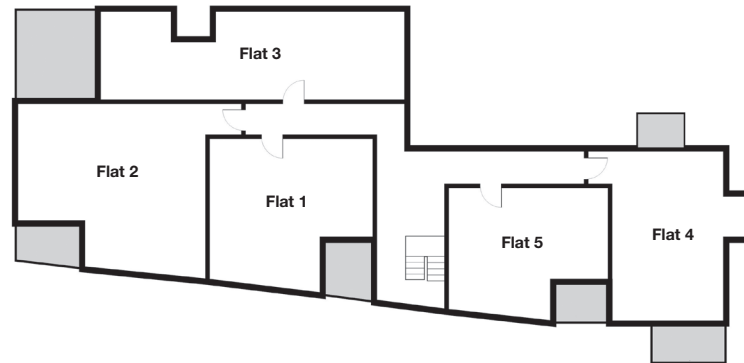


Fixtures and Fittings

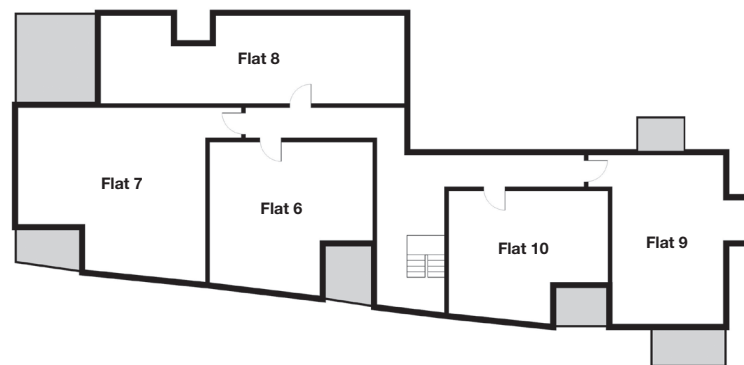
- Oak veneered internal doors
- Stainless steel ironmongery

The images used are for illustrative purposes only and may not represent the final finishes. Please check with your Sales Executive.

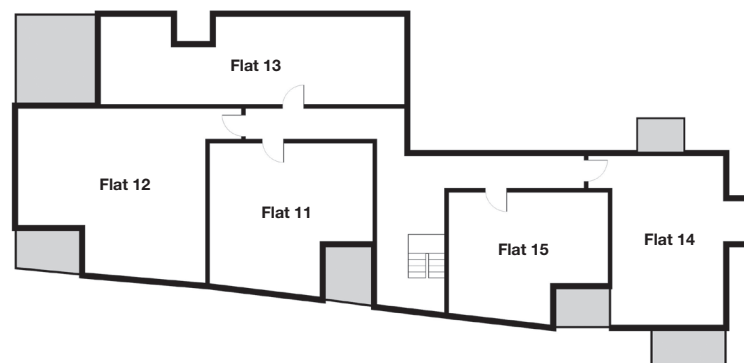
First floor



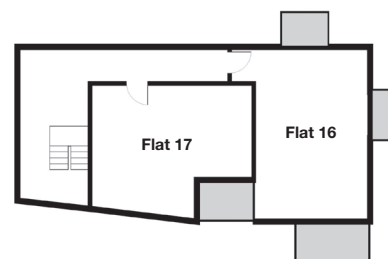
Second floor



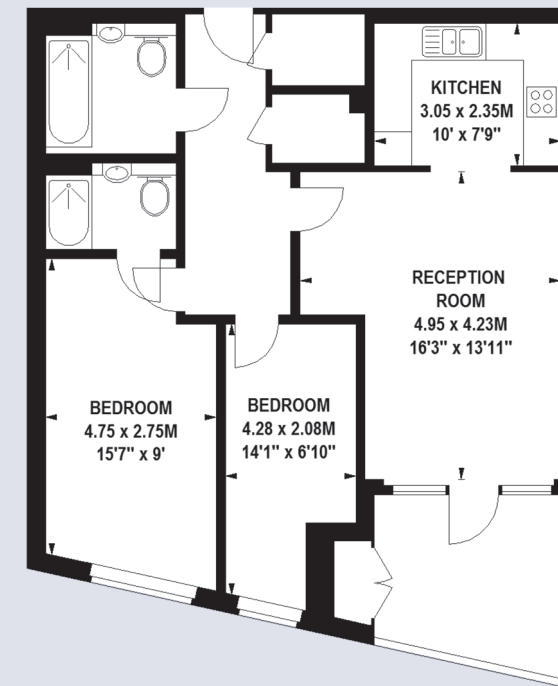
Third floor



Fourth floor



Flats 1, 6 & 11



Total area
70.0 m²

Kitchen
3.05 x 2.35 m

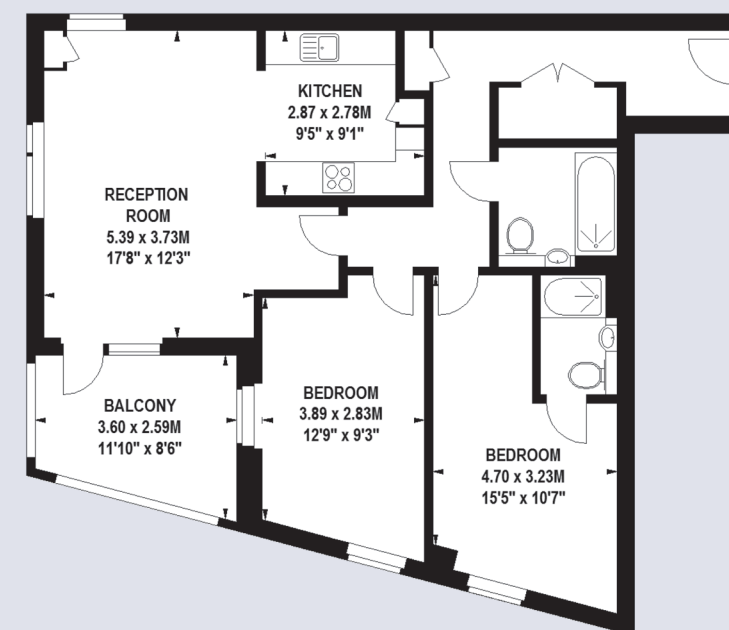
Reception Room
4.95 x 4.23m

Bedroom 1
4.75 x 2.75 m

Bedroom 2
4.28 x 2.08 m

Flat 1 (1st floor)
Flat 6 (2nd floor)
Flat 11 (3rd floor)

Flats 2, 7 & 12



Total area
84.0 m²

Kitchen
2.87 x 2.78 m

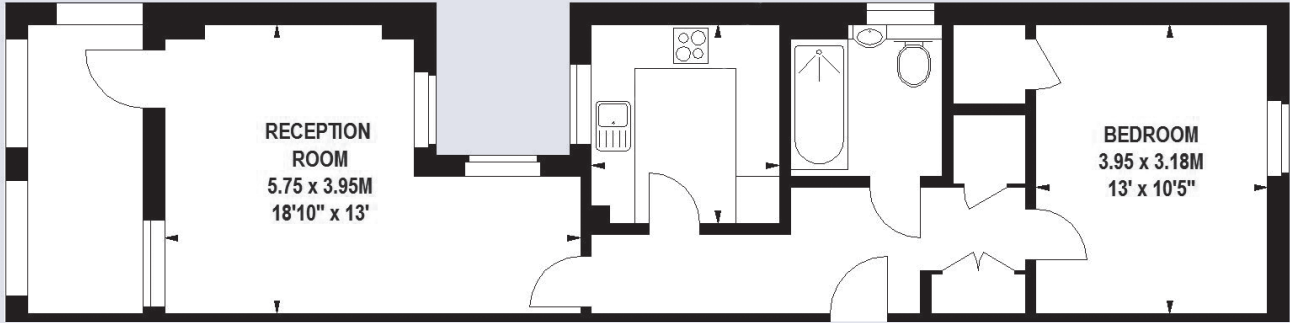
Reception Room
5.39 x 3.73 m

Bedroom 1
4.70 x 3.23 m

Bedroom 2
3.89 x 2.83 m

Flat 2 (1st floor)
Flat 7 (2nd floor)
Flat 12 (3rd floor)

Flats 3, 8 & 13



Total area
56.0 m²

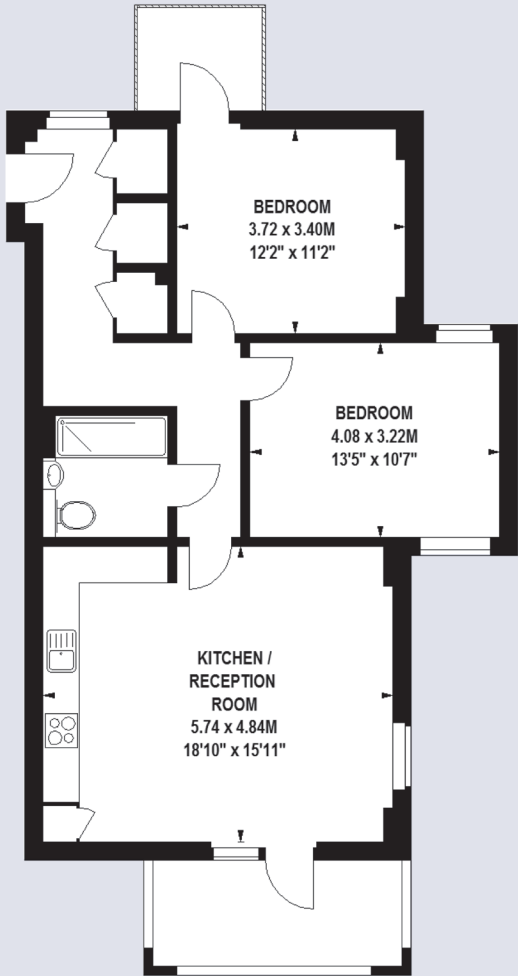
Kitchen
2.73 x 2.58 m

Reception
5.75 x 3.95 m

Bedroom
3.95 x 3.18 m

Flat 3 (1st floor /
larger balcony)
Flat 8 (2nd floor)
Flat 13 (3rd floor)

Flats 4, 9 & 14



Total area
75.0 m²

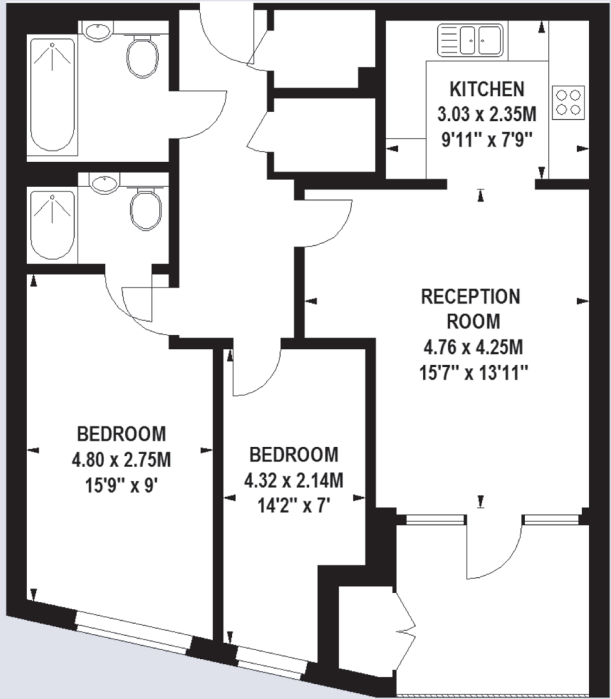
Kitchen/Reception Room
5.74 x 4.84 m

Bedroom 1
4.08 x 3.22 m

Bedroom 2
3.72 x 3.40 m

Flat 4 (1st floor)
Flat 9 (2nd floor)
Flat 14 (3rd floor)

Flats 5, 10, 15 & 17



Total area
69.0 m²

Kitchen
3.03 x 2.35 m

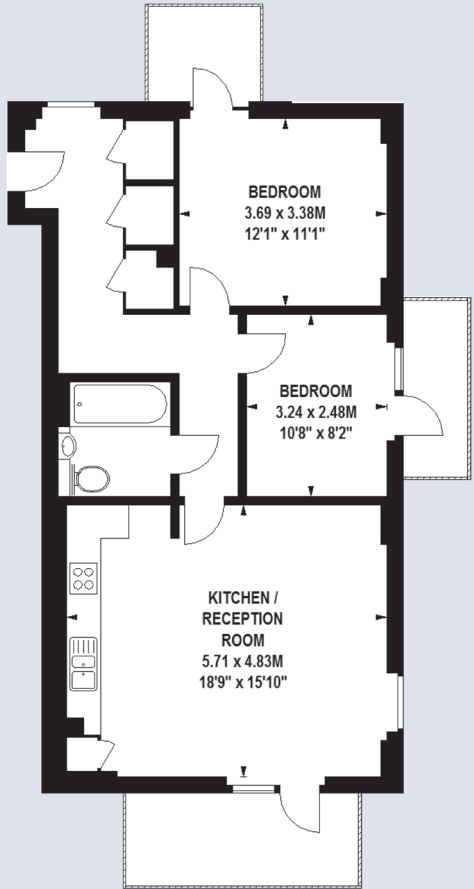
Reception Room
4.76 x 4.25 m

Bedroom 1
4.80 x 2.75 m

Bedroom 2
4.32 x 2.14 m

Flat 5 (1st floor)
Flat 10 (2nd floor)
Flat 15 (3rd floor)
Flat 17 (4th floor)

Flat 16



Total area
70.0 m²

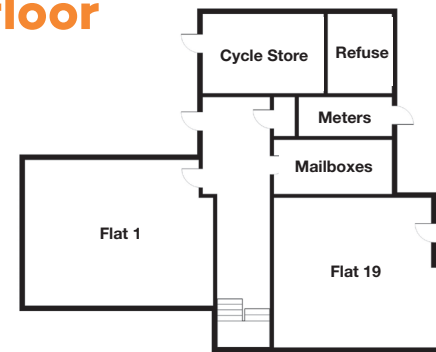
Kitchen/
Reception Room
5.71 x 4.83 m

Bedroom 1
3.69 x 3.38 m

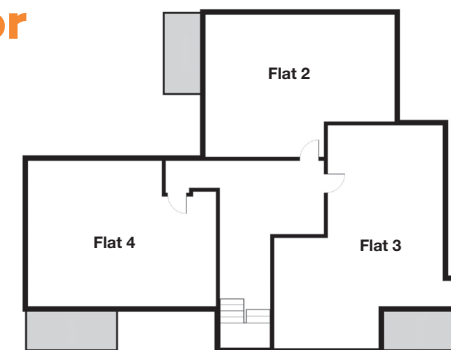
Bedroom 2
3.24 x 2.48 m

Flat 16 (4th floor)

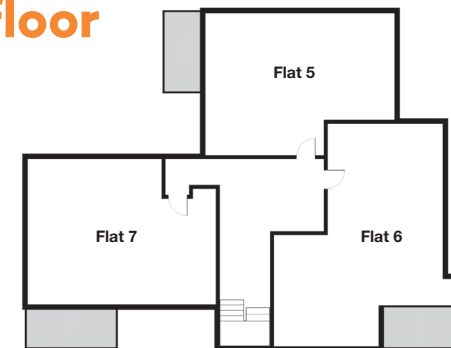
Ground floor



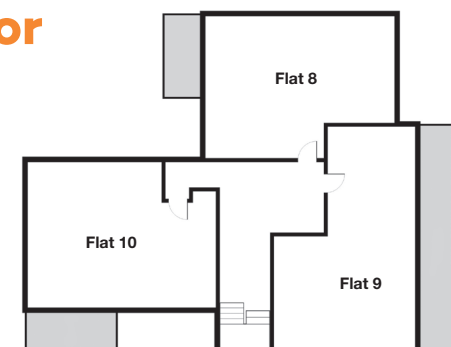
First floor



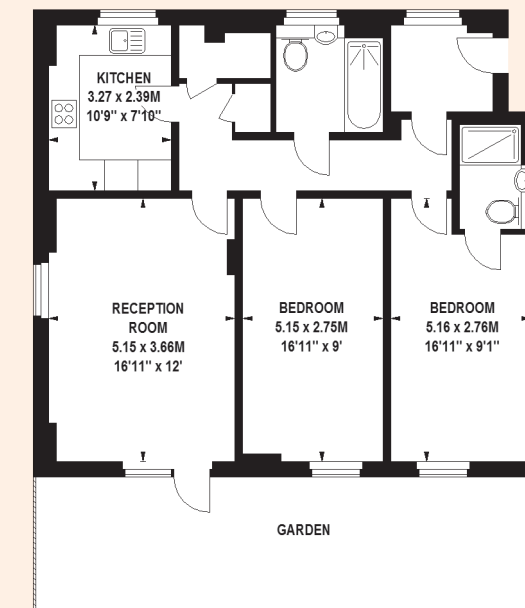
Second floor



Third floor



Flat 1 (Ground floor)*



Total area
78.0 m²

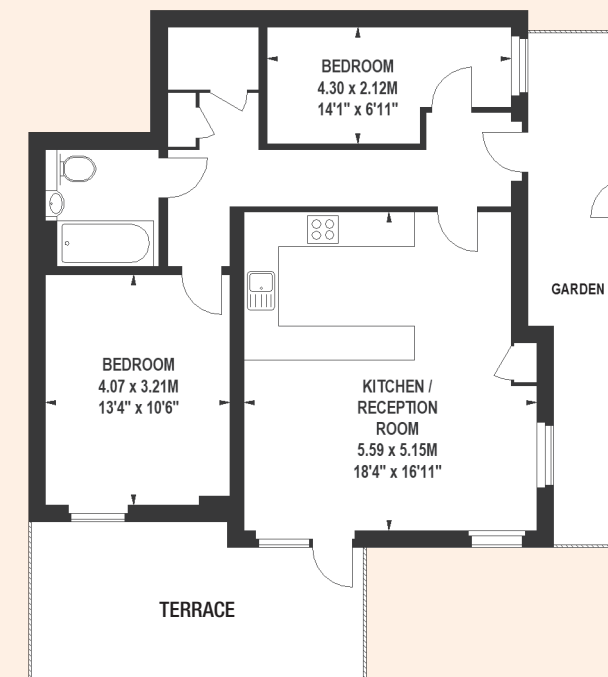
Kitchen
3.27 x 2.39 m

Reception Room
5.15 x 3.66 m

Bedroom 1
5.15 x 2.75 m

Bedroom 2
5.16 x 2.76 m

Flat 19 (Ground floor)



Total area
68.0 m²

Kitchen/ Reception Room
5.59 x 5.15 m

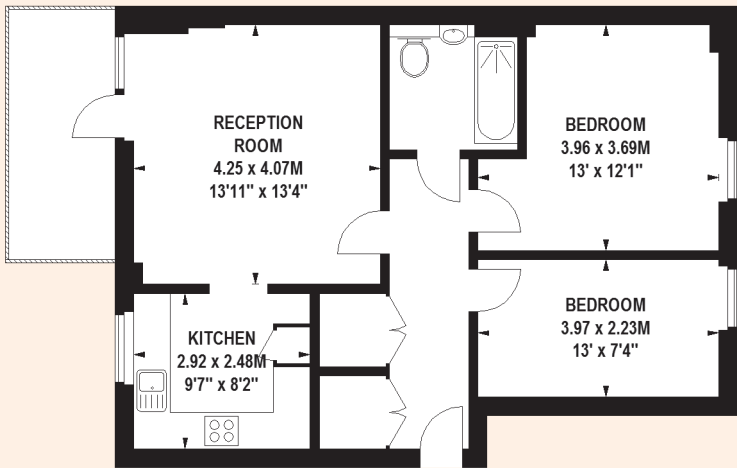
Bedroom 1
4.07 x 3.21 m

Bedroom 2
4.30 x 2.12 m

Illustration for identification purposes only, not to scale. All measurements are maximum and include windows and wardrobes where applicable. It is the buyers responsibility to check all measurements before exchange.

*Modified wheelchair unit.

Flats 2, 5 & 8



Total area
64.0 m²

Kitchen
2.92 x 2.48 m

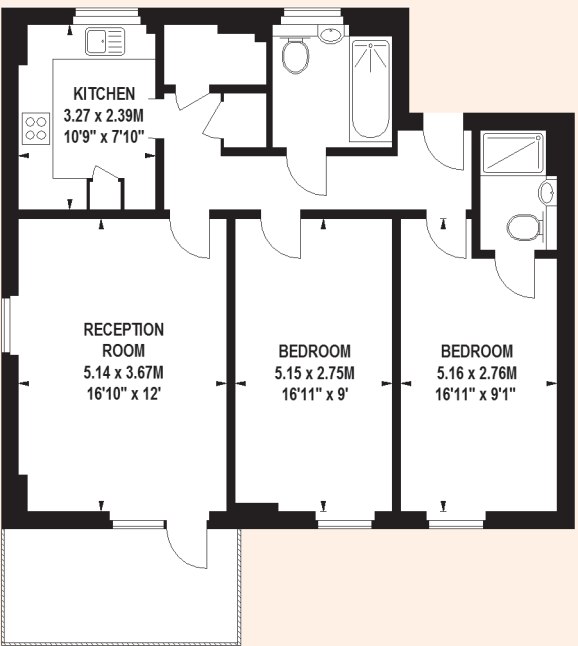
Reception Room
4.25 x 4.07 m

Bedroom 1
3.96 x 3.69 m

Bedroom 2
3.97 x 2.23 m

Flat 2 (1st floor)
Flat 5 (2nd floor)
Flat 8 (3rd floor)

Flats 4, 7 & 10



Total area
76.0 m²

Kitchen
3.27 x 2.39 m

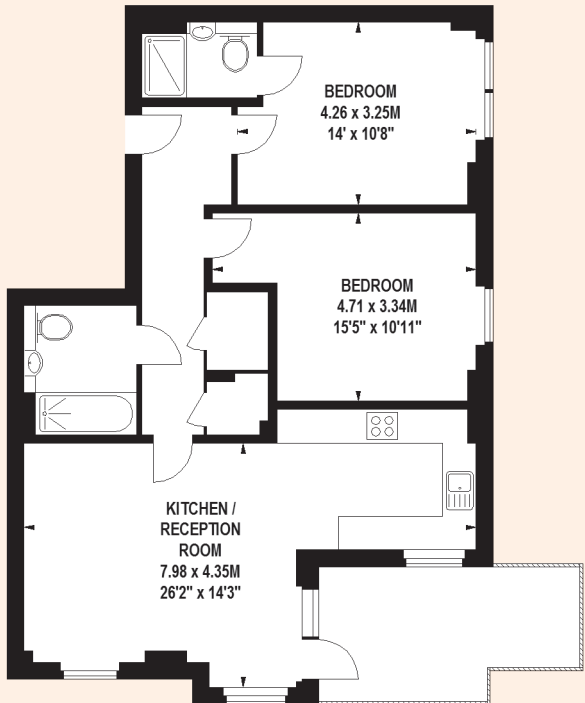
Reception Room
5.14 x 3.67 m

Bedroom 1
5.16 x 2.76 m

Bedroom 2
5.15 x 2.75 m

Flat 4 (1st floor)
Flat 7 (2nd floor)
Flat 10 (3rd floor)

Flat 3 (1st floor)



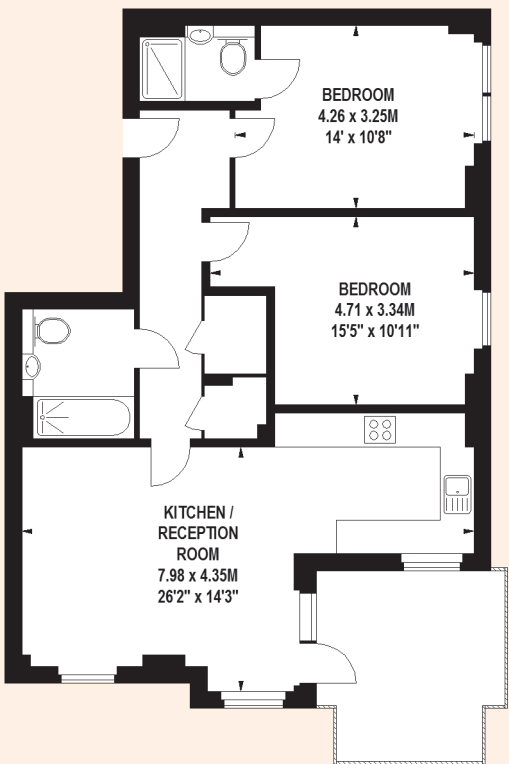
Total area
76.0 m²

Kitchen/Reception
Room
7.98 x 4.35 m

Bedroom 1
4.71 x 3.34 m

Bedroom 2
4.26 x 3.25 m

Flat 6 (2nd floor)



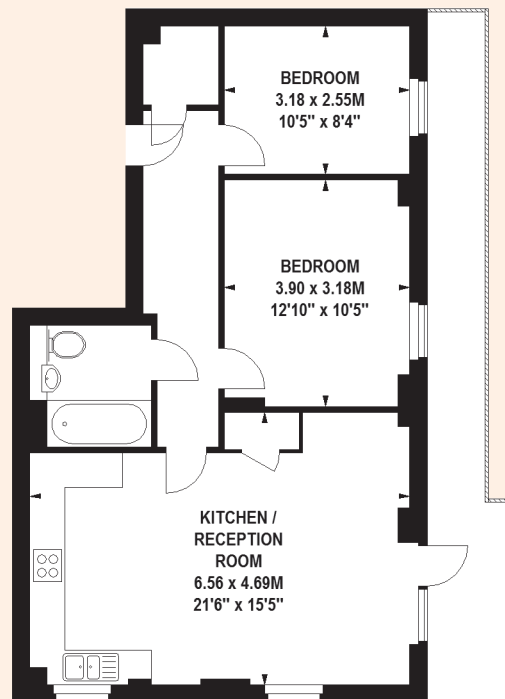
Total area
76.0 m²

Kitchen/Reception
Room
7.98 x 4.35 m

Bedroom 1
4.71 x 3.34 m

Bedroom 2
4.26 x 3.25 m

Flat 9 (3rd floor)



Total area
65.0 m²

Kitchen/Reception Room
6.56 x 4.69 m

Bedroom 1
3.90 x 3.18 m

Bedroom 2
3.18 x 2.55 m

What Is Shared Ownership?

Some of the properties for sale at Adamson & Blakeney Courts are shared ownership. As this scheme is designed to be the first step onto the property ladder you cannot own another property or land in the UK or abroad.

All applicants are expected to purchase the maximum share they can afford; this will be dependent on your income and savings which you will need for your deposit and any financial commitments you may already have. You will need to use some of your savings for legal fees and the rest of your savings will be re-quired for your deposit. You will need to arrange a mortgage for the share you want to buy, you will also have to pay a discounted rent to your landlord on the share you don't own and a service charge.



Am I eligible?

If the following statements apply to you then it is very likely that you will be eligible:

- Your annual gross household income is less than £90,000 in London
- You do not currently own a home
- You have no outstanding credit problems
- The monthly mortgage, rent and service charge payments on the property are less than 45% of your household income after tax

Some other restrictions may apply on certain properties such as a local residency requirement or minimum household size.

Your general eligibility can be confirmed once you have filled in the application form.

Financial assessment and property suitability

We will then assess both the make-up of your household and your affordability in relation to the home you are interested in.

- Regarding affordability we must be sure that your current income is sufficient to sustain the financial commitment involved. Please note that we will carry out a credit search before offering you a property.
- We require and will arrange for a specialist financial advisor to contact you and carry out an affordability assessment. This will help us establish the share you will be required to buy.

What is leasehold?

Leasehold ownership of a flat is simply a long tenancy, the right to occupation and use of the flat for a long period – the 'term' of the lease. This will usually be for 99 or 125 years and the flat can be bought and sold during that term.

The leasehold ownership of a flat usually relates to everything within the four walls of the flat, including floorboards and plaster to walls and ceiling, but does not usually include the external or structural walls.

The structure and common parts of the building and the land it stands on are usually owned by the freeholder, who is also the landlord. The freeholder is responsible for the maintenance and repair of the building. The costs for doing so are recoverable through the service charges and billed to the leaseholders.

A leasehold ownership of a house usually relates to the whole building both internal, external and possibly a garden including driveway. Typically, a leaseholder of a house would be responsible for the repair and maintenance of the whole building.



Help to Buy London



Some of the properties at Adamson & Blakeney Courts are available as outright sale and Help to Buy is available.

Help to buy enables you to buy with the help of a government equity loan. You could borrow up to 40% of the purchase price from the Government with the London Help to Buy scheme. You would only need a 5% deposit and your mortgage would make up the rest.

Within the first five years you do not pay interest on the equity loan only a management fee of one pound a month. In year six you will pay interest on the loan of 1.75% which rises annually.

To qualify for the 'help to buy' scheme:

- the property must not be valued more than £600,000 and be a new build
- You cannot part exchange for this scheme
- You must not own any other property at the time of purchasing your new home.
- You cannot sublet the property.

Please ask your Sales Executive for more information.



Broadway **is for** Living

Broadway Living is a developer of quality, desirable homes in the London Borough of Ealing. We are wholly owned by Ealing Council, one of London's most progressive local authorities. Over the next five years Broadway Living will deliver up to 1,000 much-needed new homes across the borough to let at market or discounted market rents, for low cost home ownership, shared ownership, and for market sale.

Our aim is simple: to become a byword for quality urban living by creating homes that set new standards for design, build and customer service.

Buying a new home with Broadway Living has never been easier; we understand that buyers need the best advice and information to make the right decision for them. Our dedicated team will put you in touch with financial experts and advise you on the best route to buying your new home.

www.broadwayliving.co.uk

BMA Property Group provide specialist sales and marketing services to housing associations, local authorities and developers across the UK. As Broadway Living's partner of choice they will ensure that every enquirer and purchaser receives an exceptional customer experience when buying from us.

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LIVING**

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