



Padcroft

WEST DRAYTON | UB7

A collection of one, two & three-bedroom apartments







Connect with Padcroft

Life's all about making connections: whether it's hopping on a train in the morning, hooking up to the internet to watch your favourite box set or something more long-lasting like the connections you make with family and friends.

And at the heart of everything is the connection you make with your home: a safe haven where you make your mark, recharge your batteries and become who you want to be.

Let Padcroft be that special place. An elegantly modern development set amongst landscaped grounds, these one, two and three-bedroom apartments are the perfect place to land and create memories: whether you're looking for your first or forever home.

A home at Padcroft could be more affordable than you think, with all 17 homes available to buy through Shared Ownership.

Don't just find a home – feel it.

Connect with West Drayton

West Drayton's biggest selling point is its excellent commuter links. With a train station, major motorways and the UK's biggest airport on its doorstep, it's perfectly placed whether you're connecting close to home or further afield.

Several supermarkets are close by, along with an arts centre and a fast-growing selection of local cafes, pubs and restaurants.

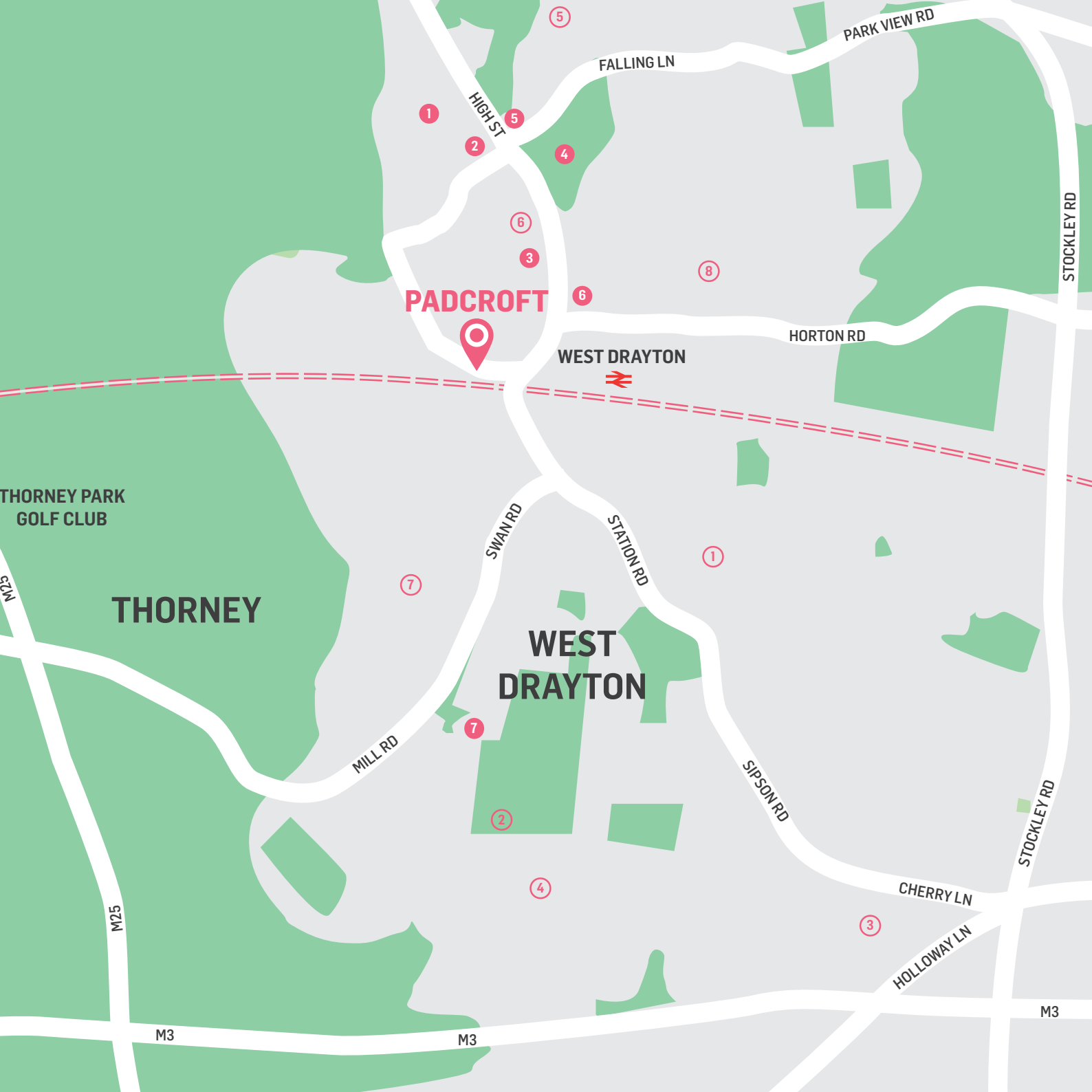
Green space can be found to the west at Colne Valley Park: a mosaic of farmland, woodland and water with 200 miles of rivers, canals and over 60 lakes.

Uxbridge town centre is within easy reach, offering London Underground links, two shopping centres, a cinema and an endless variety of eateries.





A PLACE TO DISCOVER



PADCROFT



WEST DRAYTON



THORNEY PARK GOLF CLUB

THORNEY

WEST DRAYTON

M25

M3

M3

M3

1

2

6

3

6

8

5

5

4

7

7

2

4

1

3

Connect with West Drayton

SCHOOLS

- | | | |
|-------------------------------------|---------------------------------|------------------------------|
| ① West Drayton Academy | ⑦ St Catherine Catholic Primary | ④ Yiewsley Recreation Ground |
| ② Laurel Lane Primary School | ⑧ The Skills Hub | ⑤ Morrisons |
| ③ Cherry Lane Primary School | KEY | ⑥ Yiewsley Library |
| ④ St Martin's Primary School | ① Tesco Superstore | ⑦ Yiewsley Health Centre |
| ⑤ Rabbsfarm Primary School | ② ALDI | ⑧ Drayton Garden Village |
| ⑥ St Matthews C of E Primary School | ③ Morrisons | ⑨ Southlands Arts Centre |

BY TRAIN FROM WEST DRAYTON STATION

Heathrow airport: **21 minutes**

Paddington: **22 minutes**

Windsor & Eton Riverside:
36 minutes

St Pancras International:
51 minutes

BY ROAD FROM WEST DRAYTON STATION

M4 (Junction 4): **1.6 miles**

Brunel University: **2.2 miles**

Heathrow Airport: **3.2 miles**

M25 (Junction 15): **3.5 miles**

Central London: **17 miles**

BY FOOT FROM PADCROFT

Yiewsley high street: **5 minutes**

West Drayton station: **8 minutes**

Grand Union Canal: **10 minutes**

Brunel University: **35 minutes**

*Travel times taken from TFL Journey planner and Google maps

Connect with Choice

With a range of one, two and three-bedroom apartments available in a variety of layouts at Padcroft there's something for everyone, whatever your taste and style.

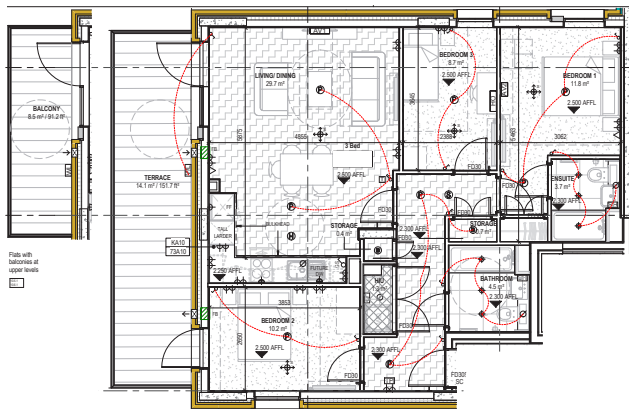


APARTMENTS: 10.4.1, 10.5.1, 10.6.1

THREE BEDROOMS

Apartment size **88m²**

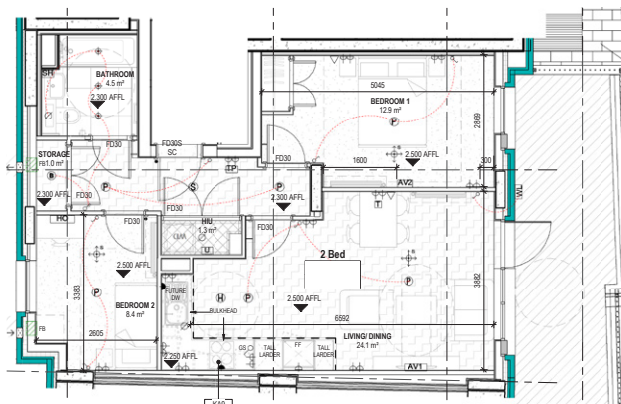
Kitchen / Dining	6.30m x 4.70m
Bedroom 1	5.30m x 3.00m
Bedroom 2	3.50m x 2.30m
Bedroom 3	2.50m x 3.70m
Bathroom	1.90m x 2.10m

**APARTMENTS: 10.0.2, 10.1.3, 10.2.3, 10.3.3, 10.4.2, 10.5.2, 10.6.2**

TWO BEDROOMS

Apartment size **61.5m²**

Kitchen / Dining	7.00m x 4.00m
Bedroom 1	4.80m x 2.80m
Bedroom 2	3.30m x 2.50m
Bathroom	2.00m x 2.20m

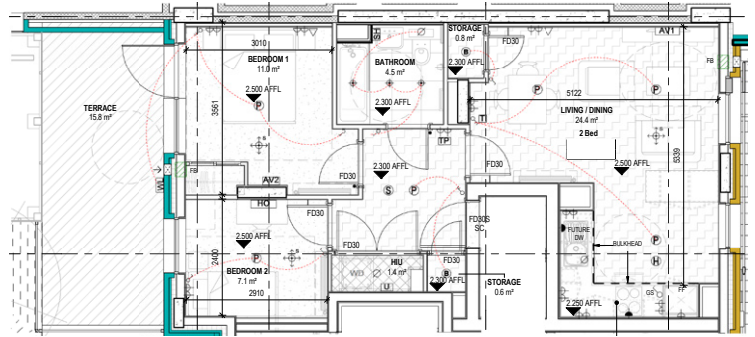


APARTMENT: 10.0.1

TWO BEDROOMS

Apartment size 62m²

Kitchen / Dining	5.40m x 5.90m
Bedroom 1	3.90m x 2.90m
Bedroom 2	3.00m x 2.90m
Bathroom	2.10m x 2.00m

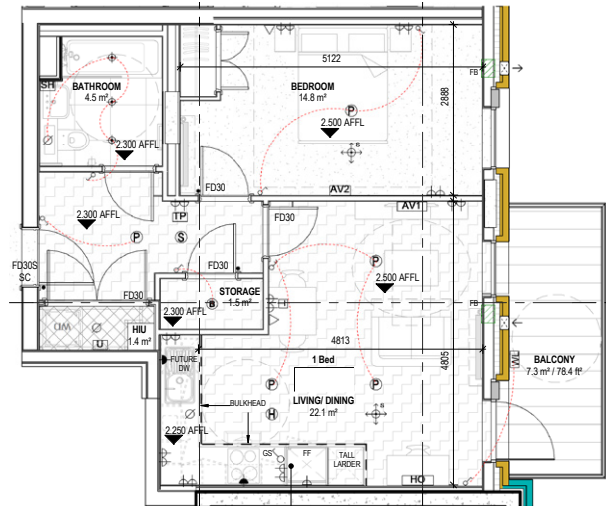


APARTMENTS: 10.1.2, 10.2.2, 10.3.2

ONE BEDROOM

Apartment size 50m²

Kitchen / Dining	5.30m x 4.60m
Bedroom	5.00m x 2.80m
Bathroom	2.00m x 2.30m

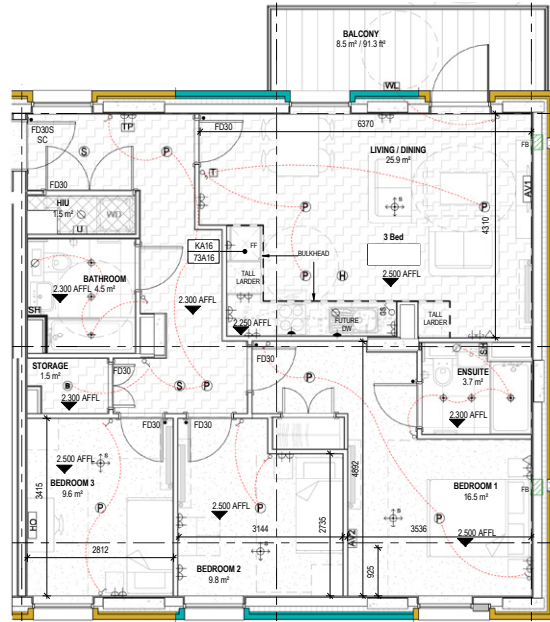


APARTMENTS: 10.1.1, 10.2.1

THREE BEDROOMS

Apartment size **96m²**

Kitchen / Dining	6.00m x 4.20m
Bedroom 1	5.10m x 4.50m
Bedroom 2	3.80m x 3.00m
Bedroom 3	3.30m x 2.70m
Bathroom	2.10m x 2.00m

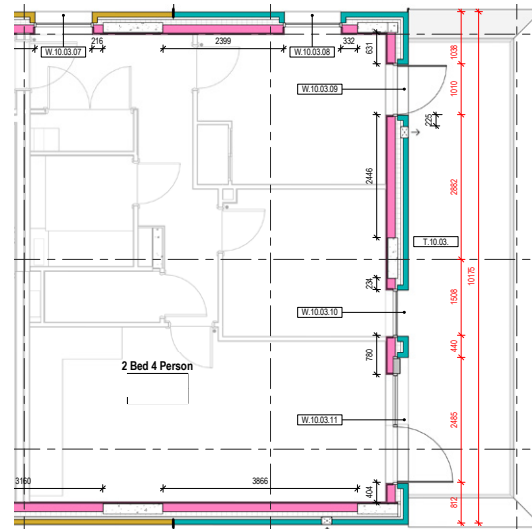


APARTMENT 10.3.1

TWO BEDROOMS

Apartment size **72m²**

Kitchen / Dining	6.80m x 3.40m
Bedroom 1	3.60m x 2.90m
Bedroom 2	3.10m x 2.80m
Bathroom	2.10m x 2.10m



Please ask the Selling Agent to view the property or to see the conveyancing plans for accurate descriptions of the properties.



Connect with Easy living

Rest easy knowing your home is 'move-in ready' with the following as standard:

KITCHEN

- ▶ Modern kitchen featuring high-gloss units with an upstand matching the worktop
- ▶ Integrated Zanussi fridge freezer
- ▶ Zanussi electric oven and induction hob
- ▶ Zanussi washer dryer
- ▶ Karndean flooring

BATHROOM

- ▶ Modern bathroom suite with fittings
- ▶ Heated chrome tower rail
- ▶ Karndean flooring
- ▶ Thermostatic shower

GENERAL

- ▶ Carpeted living area and bedrooms
- ▶ Video door entry system
- ▶ Communal satellite provision
- ▶ Secure cycle storage
- ▶ Large landscaped communal gardens



Connect with Shared Ownership

Shared Ownership is a simple, and affordable way to get a home of your own. You buy a share in the home that is affordable to you and pay a rent to us (alongside a monthly service charge) on the rest. The good news is the mortgage and rent combined is usually less than the cost of buying outright or renting a similar home – and it's yours to decorate and live in as you wish. The other advantage of buying a share is that getting a mortgage should be a bit easier- you'll just need the deposit on the share, not the full value, and your mortgage will be smaller than trying to buy outright.

If you want to buy a bigger share in the home later when you can afford to, that's fine – we'll talk you through the easy way to do that, if and when you're ready.

CAN I AFFORD IT?

One of our Independent Mortgage Advisors will assess your ability to buy and what's the best share for you based on your income and expenditure.

THE NEXT STEPS

Our friends at Complete Moves are helping us to sell these homes. Please get in touch with them via the following for more information:

e: info@complete-moves.co.uk

t: 020 3640 7111

www.complete-moves.co.uk

They will talk you through all the details and the latest availability.

**This is where your story begins.
Connect with Home.**







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The particulars within this document are for illustrative purposes and should be treated as guidance only. Scale varies between plan types. They cannot be relied upon as accurately describing any of the specified matters prescribed by any Order made under The Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract, part of a contract, or warranty. A mortgage may be required. Service charges, rent and other costs may apply. Your home is at risk of repossession if you do not keep up repayments on a loan secured against it. Details are correct at time of going to print: July 2020.