



THE
stylus
HAYES

Designed modern living.

Look no further
Stylish living at The Stylus



In one of Hayes' best locations, two minutes from the station and the picturesque paths of the Grand Union canal, The Stylus is a welcome addition to buying with Shared Ownership in Hayes, elevating the quality of apartments and bringing a sophisticated urban aesthetic to this part of West London.

Choose from stylishly furnished one and two bedroom apartments and three-bedroom maisonettes, all complemented by balconies and the exclusive use of fantastic outdoor spaces; a multi-level podium garden, stunning roof terrace and secure cycle storage, The Stylus is the perfect place for buyers looking to travel in or out of London.



What is Shared Ownership?

Shared Ownership is an affordable home ownership scheme which makes it easier for first time buyers to get on the property ladder.

Buyers purchase a share of a property, anything between 25%-75%, and pay a subsidised rent on the remaining share. As your circumstances change you can purchase more shares in the property (known as staircasing), or you can sell your share and move on to a new home.

Shared Ownership has helped thousands of first time buyers onto the property ladder throughout England for over 40 years.

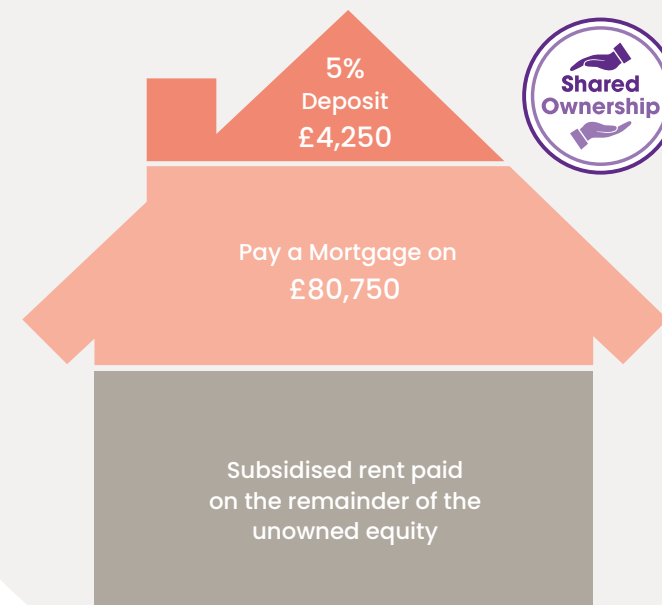


Eligibility for Shared Ownership

- ✓ Inside of London your annual household income must be less than £90,000
- ✓ You must not be in mortgage or rent arrears, demonstrate a good credit history and be in a position to afford the regular payments
- ✓ You should generally be a first time buyer, i.e. you don't already own a home. If you do already own, you must be in the process of selling it
- ✓ You should not be able to afford to buy a home suitable for your housing needs on the open market

How Shared Ownership Works

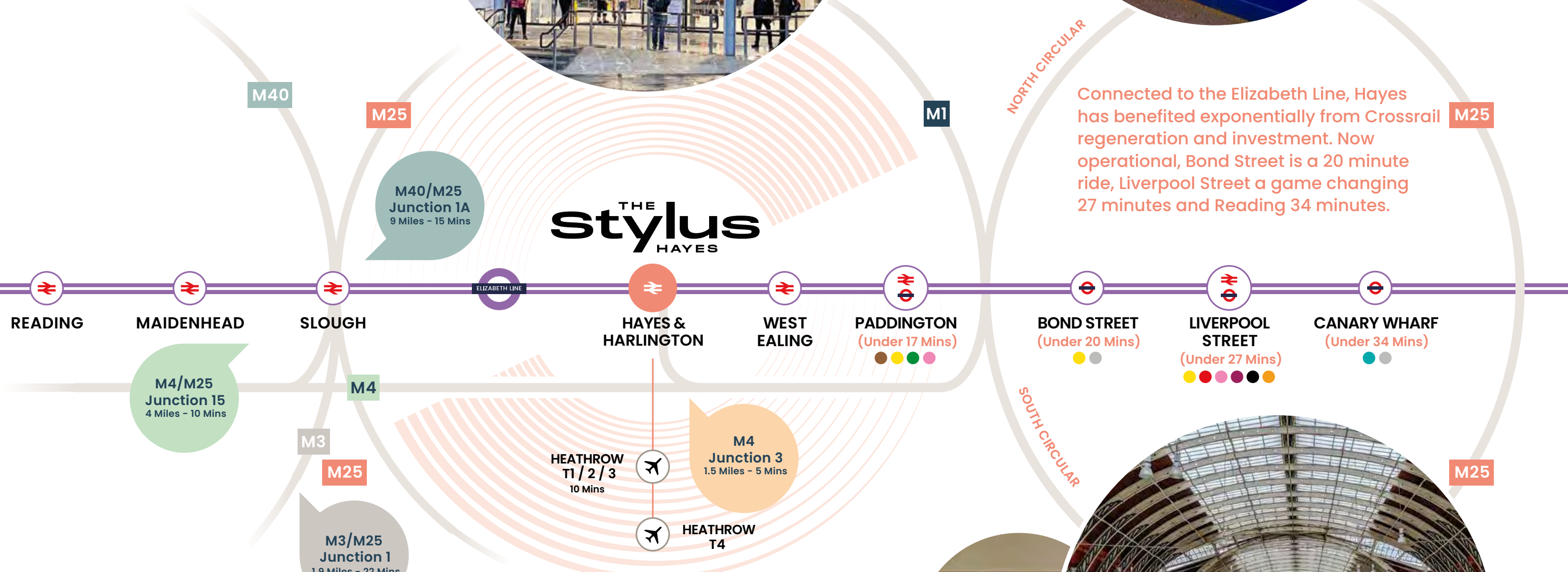
Breakdown of a 25% share of a 1 bedroom apartment with a full market value of £340,000



Less time spent travelling

Hayes is famous for its connectivity making for enviable journey times east and west.

An added benefit of living at The Stylus, travel times are literally door to door with Hayes & Harlington station only a two-minute walk from the development. A bus stop directly outside on Blythe Road and easy connectivity to the major thoroughfare roads in and out of London adds even more convenience.



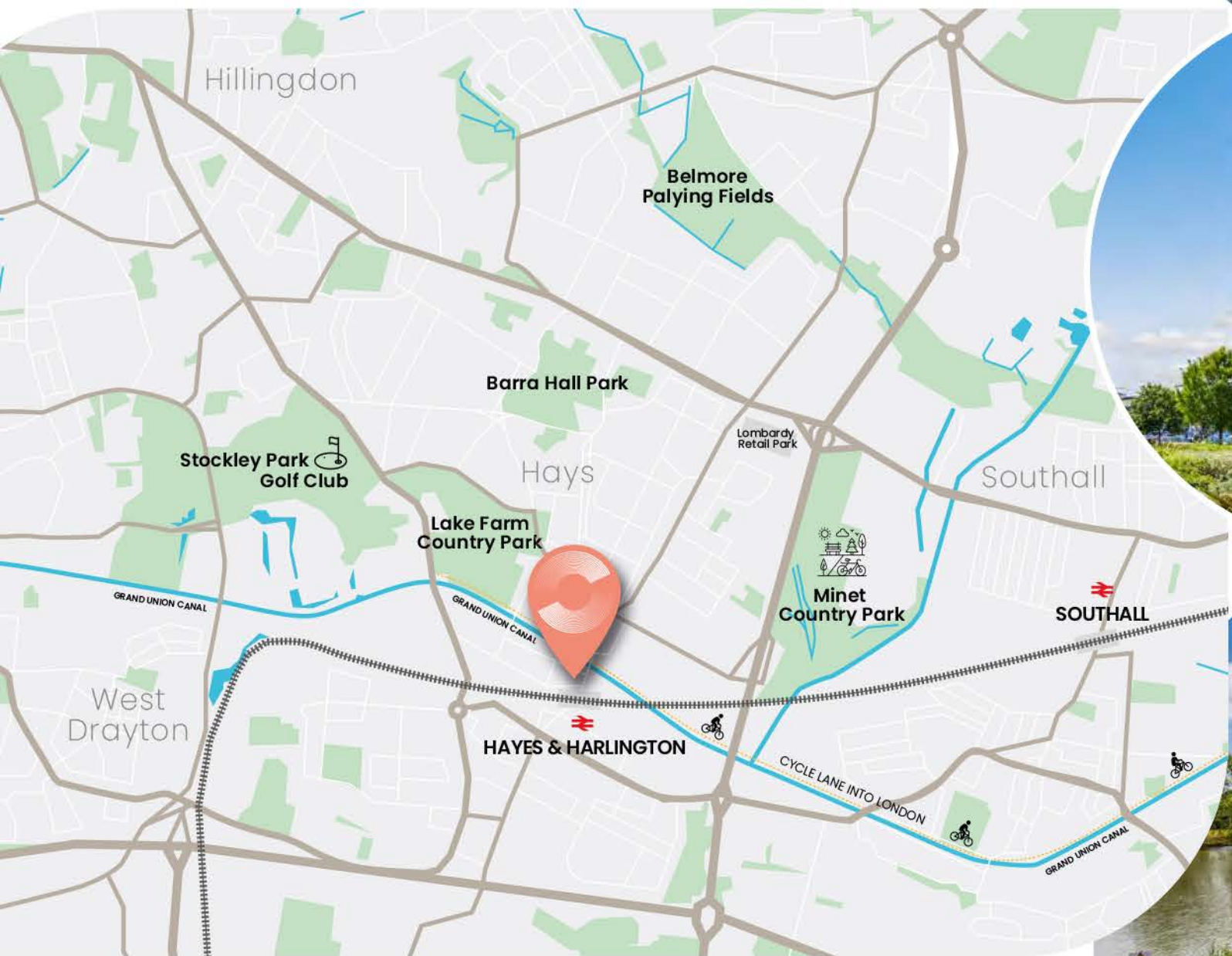
Connected to the Elizabeth Line, Hayes has benefited exponentially from Crossrail regeneration and investment. Now operational, Bond Street is a 20 minute ride, Liverpool Street a game changing 27 minutes and Reading 34 minutes.



Choose your pace of life

Hayes is famed for being the centre of the UK music industry; a walk around and the architecture provides many a nod to this recent past. Its easy access to Central London a given, Hayes is full of local options for those who prefer life at whatever pace.

Residents at The Stylus are close to the expansive parkland and wildflower meadows of Minet Country Park, miles of canal-side paths, four upmarket gyms and The Nest, a climbing wall, co-working space and café and fitness studio. High street favourites rub alongside indie retail, catering to all – everything you expect and demand from a West London life.



Location & Connectivity

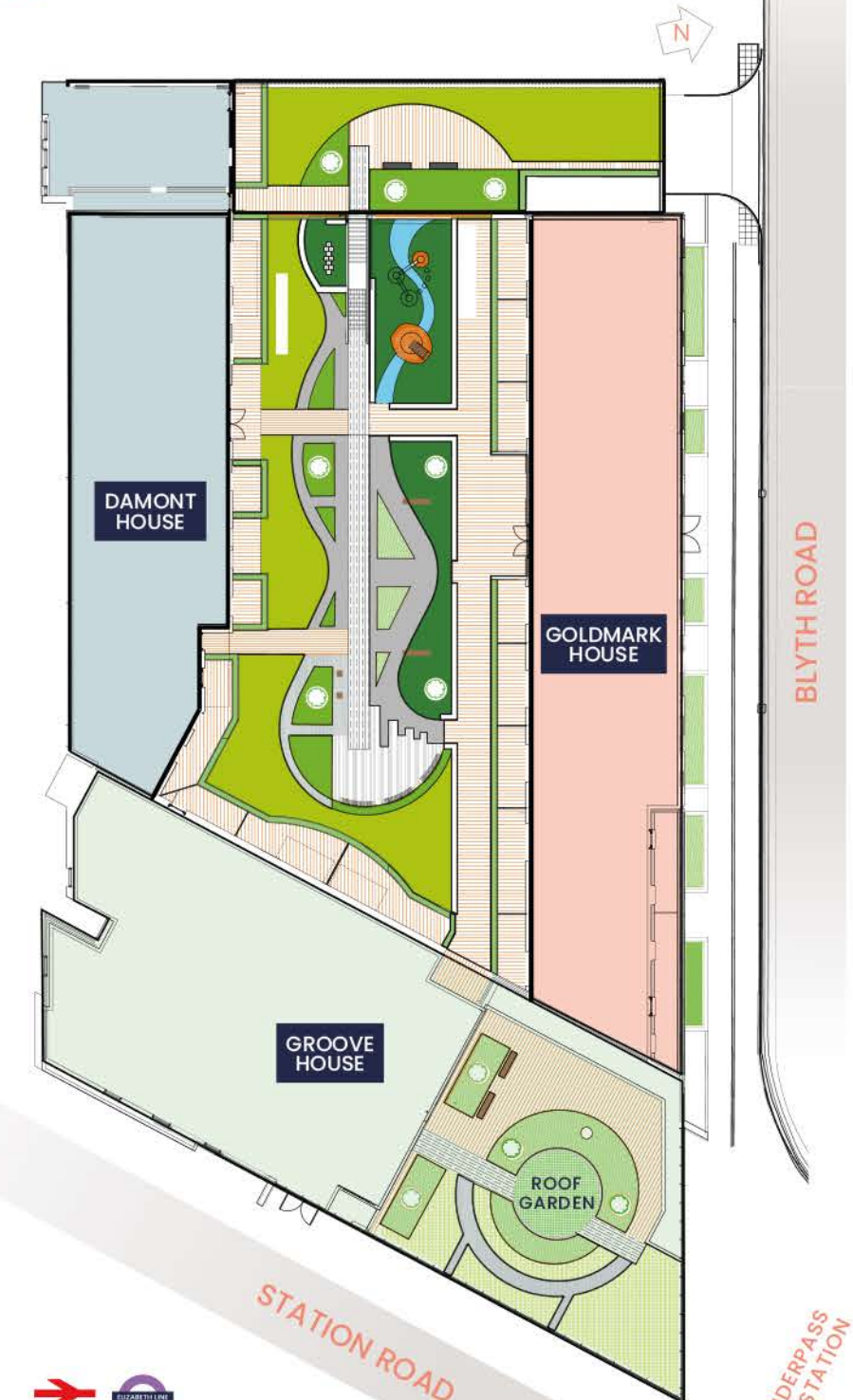
The Stylus community

Three separate buildings make up The Stylus, offering a range of 1 & 2 bedroom apartments and 3 bedroom masionettes. Every apartment has its own balcony and benefits from large spacious interiors.

1 & 2 bedroom apartments and three-bedroom maisonettes all feature balconies and benefit from exclusive access to The Stylus' striking landscaped podium gardens and roof terrace. The 2 bedroom apartments and 3 bedroom masionettes are ideal for young families.



Thoughtful planning means that the biodiverse roofs provide an alternative view if you're on the upper floors of Goldmark House



Goldmark House
1 & 2 bedroom
apartments
and 3 bedroom
maisonettes



UNDERPASS
TO STATION

The Stylus at a glance...



Ideal for commuting to London, Heathrow and M4 tech corridor



Less than 2 minutes' walk to Hayes & Harlington station

Cycle stores



pet-friendly

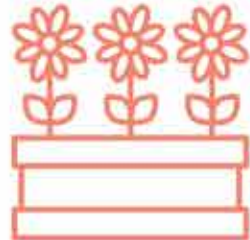


Roof terrace



Fibre Optic broadband ready

Multi-level podium garden



Balconies to every apartment

Waterside living - Grand Union Canal towpath



Home of West London film studios



Living space at Stylus

The stylish interiors at The Stylus are decorated in a neutral colour palette, allowing you to personalise your new home.



Your living space in detail

Kitchen

- Contemporary fitted kitchen with white cashmere units and brushed chrome handles
- Bronze Pebblestone laminate worktop
- Laminate upstand and splashback to hob
- Dishwasher, washer dryer and fridge freezer
- Built-in single electric oven and hob
- Extractor hood
- 1.5 bowl stainless steel sink with drainer

Bathroom

- Ideal white bathroom suite
- Chrome heated towel rail
- Glass shower screen
- Thermostatic shower over bath
- Shaver socket
- Full height tiling around bath and splashback to sink

General

- Kaindl Classic laminate flooring to kitchen and living areas
- White ceramic floor tiles to bathroom
- Dorset Ash grey carpet to bedrooms
- Smoke detector
- Carbon monoxide detector
- Gas central heating
- BT phone socket to living room
- Fibre optic broadband connectivity available (Subject to buying a subscription service)
- TV point to living room

Specification

- LED downlight to kitchen and bathroom
 - Pendant lighting to living areas and bedrooms
- ## Communal
- Carpet to communal hallways, stair cores and entrance lobbies
 - Double glazed UPVC windows
 - Video door entry system
 - Residents' podium and roof garden
 - Cycle store
 - Lifts
 - NHBC warranty



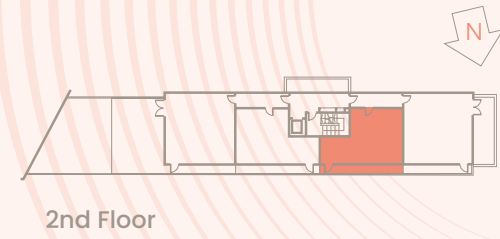
Floor Plans

One Bedroom Apartment

Apartment 10 | 2nd Floor

Dimensions

Living/Dining/Kitchen	6.63m x 4.82m	21' 9" x 15' 10"
Bedroom	4.00m x 3.40m	13' 1" x 11' 0"
Total Area	53sq.m.	570 sq.ft.



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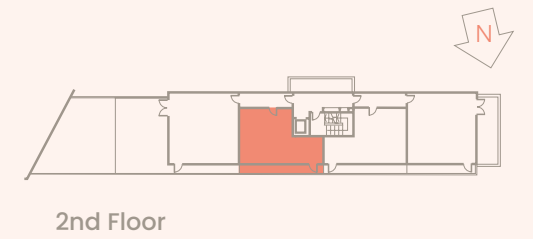
Floor Plans

One Bedroom Apartment

Apartment 11 | 2nd Floor

Dimensions

Living/Dining/Kitchen	6.66m x 4.83m	21' 10" x 15' 10"
Bedroom	3.99m x 3.35m	13' 1" x 11' 0"
Total Area	53 sq.m.	570 sq.ft.



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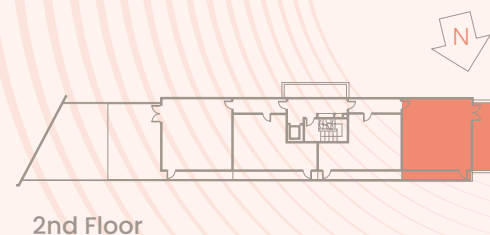
Floor Plans

Two Bedroom Apartment

Apartment 9 | 2nd Floor

Dimensions

Living/Dining/Kitchen	5.45m x 4.97m	17' 11" x 16' 4"
Bedroom 1	3.99m x 3.73m	13' 1" x 12' 3"
Bedroom 2	4.97m x 2.99m	16' 4" x 9' 10"
Total Area	70.7 sq.m.	761 sq.ft.



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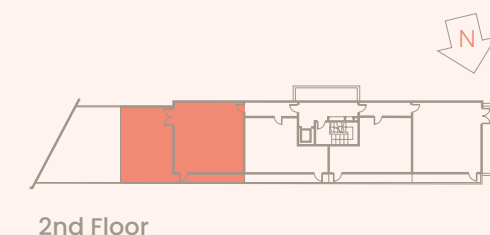
Floor Plans

Two Bedroom Apartment

Apartment 12 | 2nd Floor

Dimensions

Living/Dining/Kitchen	5.44m x 5.01m	17' 10" x 16' 5"
Bedroom 1	5.01m x 3.03m	16' 5" x 9' 11"
Bedroom 2	3.94m x 3.74m	12' 11" x 12' 2"
Total Area	70.6 sq.m.	760 sq.ft.



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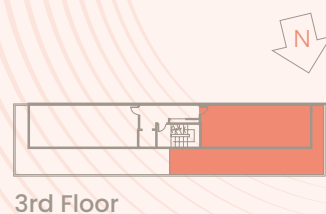
Floor Plans

Two Bedroom Apartment

Apartment 13 | 3rd Floor

Dimensions

Living/Dining/Kitchen	5.25m x 5.23m	17' 3" x 17' 2"
Bedroom 1	3.69m x 3.68m	12' 1" x 12' 1"
Bedroom 2	3.69m x 2.11m	12' 1" x 6' 11"
Total Area	67.1 sq.m.	722 sq.ft.



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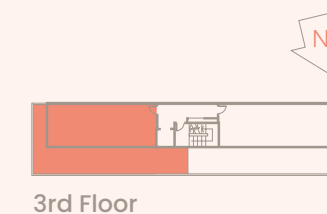
Floor Plans

Two Bedroom Apartment

Apartment 14 | 3rd Floor

Dimensions

Living/Dining/Kitchen	5.25m x 5.23m	17' 3" x 17' 2"
Bedroom 1	3.69m x 3.68m	12' 1" x 12' 1"
Bedroom 2	3.69m x 2.11m	12' 1" x 6' 11"
Total Area	67.2 sq.m.	723 sq.ft.



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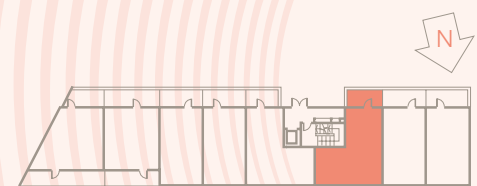
Floor Plans

Three Bedroom Maisonette

Apartment 3 | Ground & First Floor

Dimensions

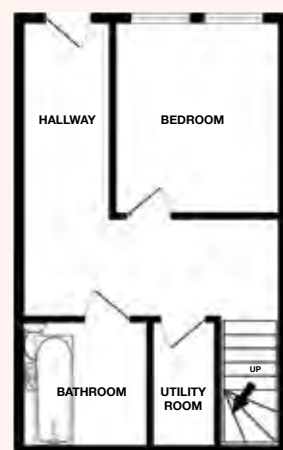
Living/Dining/Kitchen	9.26m x 4.38m	30' 5" x 14' 5"
Bedroom 1	3.39m x 2.92m	11' 1" x 9' 7"
Bedroom 2	3.36m x 2.23m	11' 0" x 7' 4"
Bedroom 3	3.74m x 3.20m	12' 3" x 10' 6"
Total Area	89.9 sq.m.	967 sq.ft.



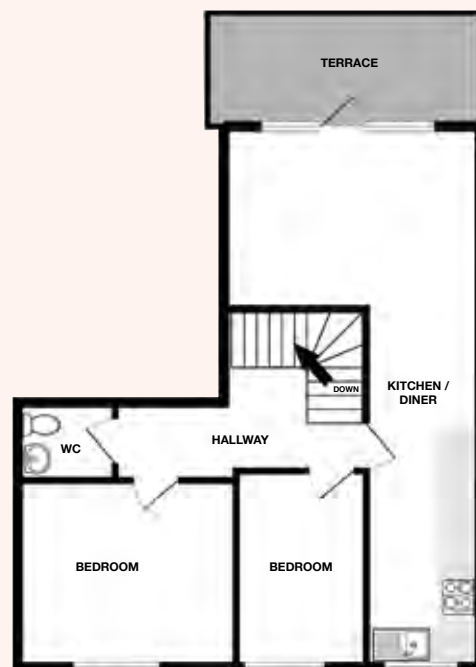
1st Floor



Ground Floor



GROUND FLOOR



FIRST FLOOR

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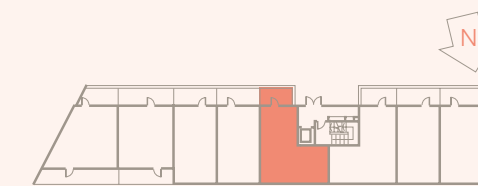
Floor Plans

Three Bedroom Maisonette

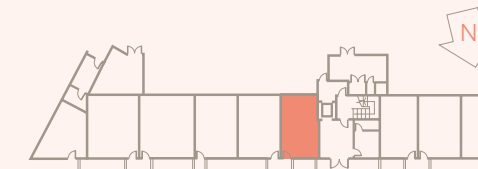
Apartment 4 | Ground & First Floor

Dimensions

Living/Dining/Kitchen	9.39m x 4.31m	30' 10" x 14' 2"
Bedroom 1	3.32m x 2.93m	10' 11" x 9' 7"
Bedroom 2	3.32m x 2.30m	10' 11" x 7' 7"
Bedroom 3	3.69m x 3.02m	12' 1" x 9' 11"
Total Area	89.6 sq.m.	964 sq.ft.



1st Floor



Ground Floor



GROUND FLOOR



FIRST FLOOR

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