

**London  
Living Rent**  
Helping you save to buy



# Chailey Place

## Hayes

A stunning collection of  
1, 2 and 3 bedroom apartments





## London Living Rent at **Chailey Place, Hayes**

Network Homes is excited to be offering a brand new development of London Living Rent apartments in Hayes. The homes will be a mix of one, two and three bedroom homes, designed with the modern renter in mind.

Beautiful, landscaped gardens and tree lined courtyards surround Chailey Place apartments and are a key feature in creating a link with nature that can uplift and invigorate.

However, you would be wrong in thinking that this was the only area of natural beauty on offer in Hayes. There is a great selection of outdoor spaces nearby, Minet Country Park is a 20 minute drive, with ponds, playgrounds and picnic spaces. There's the Hillingdon cycle circuit and Kew Gardens is less than a 20 minute drive away, along with the enchanting Grand Union Canal nearby for when you are in the mood for a scenic stroll.

# New beginnings



# Your guide to Hayes & Harlington



## A connected community

**Chaily Place is an exciting development that has a host of shops, parks and leisure facilities right on your doorstep.**

Within walking distance is Botwell Green Sports and Leisure Centre which features a gym, fitness classes and swimming pool. Local amenities include a medical centre, dental practice, pharmacies, banks and a post office.

Asda and Tesco superstores are both just a stroll away, and there are plenty of independent and high street shops for most of your retail and everyday needs in the town centre.

Just a short drive away you will also find Hayes Bridge and the Lombardy Retail Parks for out of town shopping; or Chimes shopping centre in nearby Uxbridge.

Hayes boasts a plethora of eateries, from classic Indian cuisine to a pint and a pie in

the local pub. For live entertainment, make your way to the popular Beck Theatre which hosts live comedy and music.

Hayes town was the former home to famous music company EMI, so you will find celebrations of its rich cultural heritage in the town centre, such as the 'gold disc' installation marking the 50th anniversary of the Beatles' Sgt. Pepper's Lonely Hearts Club band album, manufactured in Hayes in 1967.

Hayes is fast becoming a popular place to live, and has attracted a range of developers and big investment that is transforming the town and its future. Aspiring renters looking for the chance to be part of the area's bright future should look to Network Homes' new collection of London Living Rent apartments at Chailey Place, Pump Lane.



**Images:**  
Make the most of Chaily Place's excellent location and enjoy the best of open green spaces and Hayes's bustling town centre.



# Hayes and beyond

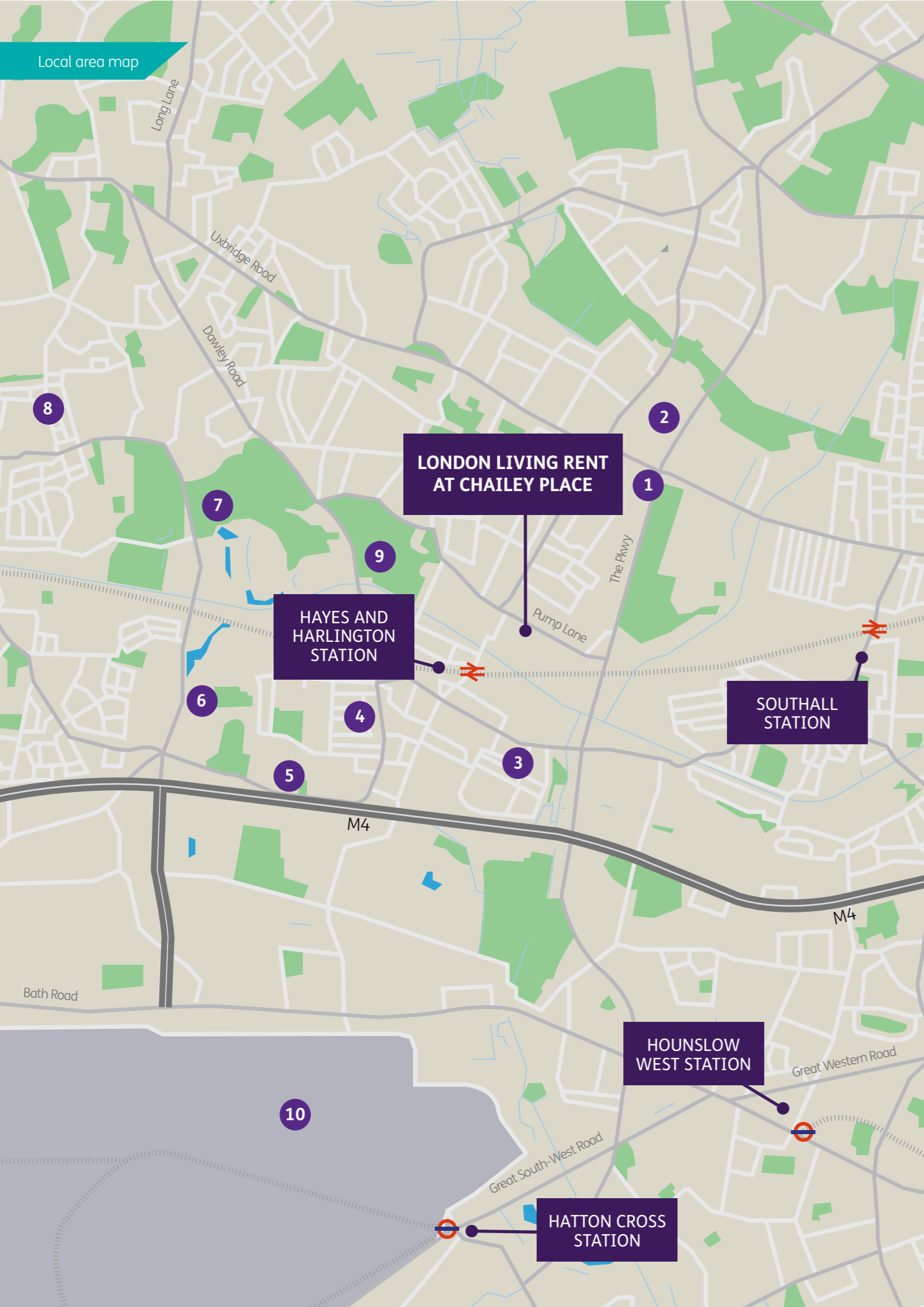
There has never been a better time to find your home here in Hayes. The choices for a life well lived are abundant.

The introduction of the new Elizabeth line means you can be enjoying city life in the West End in less than 30 minutes. Along with the Elizabeth Line, there are three other rail stations in the local vicinity, Chailey Place can keep you connected for work, rest and play.

You are also in easy reach of surrounding towns such as Uxbridge and Southall, both of which are connected by a local bus service, as well as having access to cities further afield such as Slough and Reading. Your new home is also only 9 minutes to the M4 and 9 minutes to join the A40. With these excellent road connections making travel readily accessible. Heathrow airport is a five-minute journey by rail making it an easy journey to start your all important summer holiday.

## MAP KEY

- 1 LOMBARDY RETAIL PARK
- 2 MINET JUNIOR SCHOOL
- 3 HAYES MEDICAL CENTRE
- 4 ASDA SUPERSTORE
- 5 HARLINGTON SPORTS CENTRE
- 6 PINKWELL PRIMARY SCHOOL
- 7 STOCKLEY PARK GOLF CLUB
- 8 HILLINGDON HOSPITAL
- 9 LAKE COUNTRY FARM PARK
- 10 HEATHROW AIRPORT



**CHAILEY PLACE**  
Pump Lane, Hayes  
UB3 3NB



**HAYES AND HARLINGTON**  
5 mins drive  
4 min cycle  
8 mins walk

**UXBRIDGE STATION**  
17 mins drive  
28 min cycle  
37 mins walk

**HEATHROW AIRPORT**  
12 mins drive  
26 min bus

**SOUTHALL**  
9 mins drive  
13 min cycle  
13 mins train and walk

**EALING STATION**  
26 mins drive  
30 min cycle  
25 mins train and walk

**BOND STREET**  
26 mins  
tube and walk

**PADDINGTON**  
27 mins tube  
and walk

**LIVERPOOL STREET**  
38 mins  
tube and walk

**Please note:**  
Area map not to scale and is for illustration purposes only. Travel times taken from TFL, National Rail and Google Maps.

# Rent happy!

## London Living Rent Helping you save to buy

Do you want to buy a home of your own but are unable to save a deposit because you are renting elsewhere? A London Living Rent home with Network Homes could be the answer.



# London Living Rent

## A simple guide

London Living Rent offers affordable homes for private rent for middle income earners. Unlike standard year-long rental agreements, we offer longer assured shorthold tenancies of up to three years, to give you peace of mind and security while you save.



**One**  
Find a London Living Rent home that suits you and your needs



**Two**  
Rent your home at a discount



**Three**  
Save the discount for your deposit



**Four**  
Buy shares in your home through Shared Ownership

Discounted rental contracts can be renewed, if needed, for up to 10 years after launch of each scheme; during which time, you will be able to gradually build up your deposit. When you are ready, you have the option to buy the home you have been renting (or another eligible Network Homes property) on a Shared Ownership basis. 'When' you buy is flexible. Network Homes will support you to save during your rental stay, so you can buy at your own pace.

### Is London Living Rent for me?

To be eligible for a London Living Rent home you must:

- ▶ Be renting in London
- ▶ Have a maximum household income of £60,000
- ▶ Demonstrate you can save toward a purchase deposit
- ▶ Meet lenders' general criteria to obtain mortgage finance
- ▶ Be unable to currently buy a home (including through Shared Ownership) in your local area

Priority will be given to applicants who live or work in the London Borough of Hillingdon.

**For full details of the eligibility criteria for Chailey Place visit our website at [www.networkhomes.org.uk/londonlivingrent](http://www.networkhomes.org.uk/londonlivingrent)**



### A trusted landlord

Network Homes has been dedicated to providing quality homes since 1974. So when you move in, you can rest assured that we know what we are doing.



### Long or shorthold tenancies

You are in control: With assured tenancies of up to three years, you have time to plan for life's changing circumstances, while saving for your next step to homeownership.



### Quality new build homes

Our homes are built to current building regulations, so you can be assured quality standards are met and adhered to.



### High quality specs

Designed for contemporary lifestyles meeting all your home comfort needs.



### Make it your own

You can afford to put your own stamp on your rental home, safe in the knowledge that this could be your forever home.



### Help to save a deposit

Pay a discounted monthly rent (usually giving a significant discount compared to local market rents) for up to 10 years, to help you save to buy your rented home.



### Buy the home you love!

You have the option to buy shares in your home on a shared ownership basis up to 10 years after the launch of each scheme.

A man with a beard and short dark hair, wearing an orange sweater, is shown in profile from the chest up. He has a joyful expression, with his mouth open as if laughing or shouting, and his fists are clenched in a celebratory gesture. The background is a light grey wall. The image is overlaid with large, bold, white text that reads "Rent your way!". The text is split across the man's body, with "Rent your" on the left and "way!" on the right. The background features a diagonal split: the top right is purple and the bottom left is yellow. The overall composition is dynamic and celebratory.

# Rent your way!



## Rent in style!

### Specification

Your new home at Chailey Place is carefully finished to a high standard. These homes are stylish, convenient and contemporary. Living spaces are open plan with neutral decor running throughout the apartment to create a harmonious living environment.

These modern apartments benefit from a fully fitted bathroom, and a kitchen with brand new integrated Zanussi appliances - perfect for a London Living Renter! All apartments are finished with vinyl flooring, carpets and built-in wardrobe to the main bedroom. Plus a practical storage cupboard. A sense of light and space is created by the inclusion of a balcony to all apartments.



## Designed for modern living

### GENERAL SPECIFICATIONS

- Amtico 'White Ash' to kitchen/ living / dining area and hall
- Standard hanging pendant to living/dining area, hallway and bedrooms
- White painted walls in 'Timeless' Matte Emulsion
- Premium painted doors with polished chrome/satin finish handles
- USB charging point in kitchen
- Audio / visual security entry phone system to apartments
- TV/FM/SAT/Telephone socket to main bedroom
- Balcony or terrace to all apartments with external wall mounted stainless steel light
- Cycle storage
- Smoke and heat detectors fitted
- Double glazing throughout

### BATHROOM

- White bathroom suite featuring shower tray or steel bath as appropriate, floor mounted WC, concealed dual flush cistern and semi-recessed basin
- Full height tiling around bath and shower enclosures
- Forbo Surestep Safety Vinyl flooring
- White downlights with white light LED bulbs
- Chrome heated towel rail
- Shaver socket

### KITCHEN AREA

- White high gloss kitchen units with soft close doors, concealed handles and base units
- 'Black Brazil' worktops
- Wall units fitted with surface mounted lights
- Integrated Zanussi stainless steel electric oven, black frameless induction hob and combi microwave
- Smeg integrated canopy cooker hood
- Integrated Zanussi fridge/freezer
- Integrated Zanussi 450 or 600 dishwasher
- Free-standing Zanussi washer dryer. In some apartments this will be located in the utility cupboard
- White downlights with white light LED bulbs
- Apartments with a separate kitchen will have a tiled floor

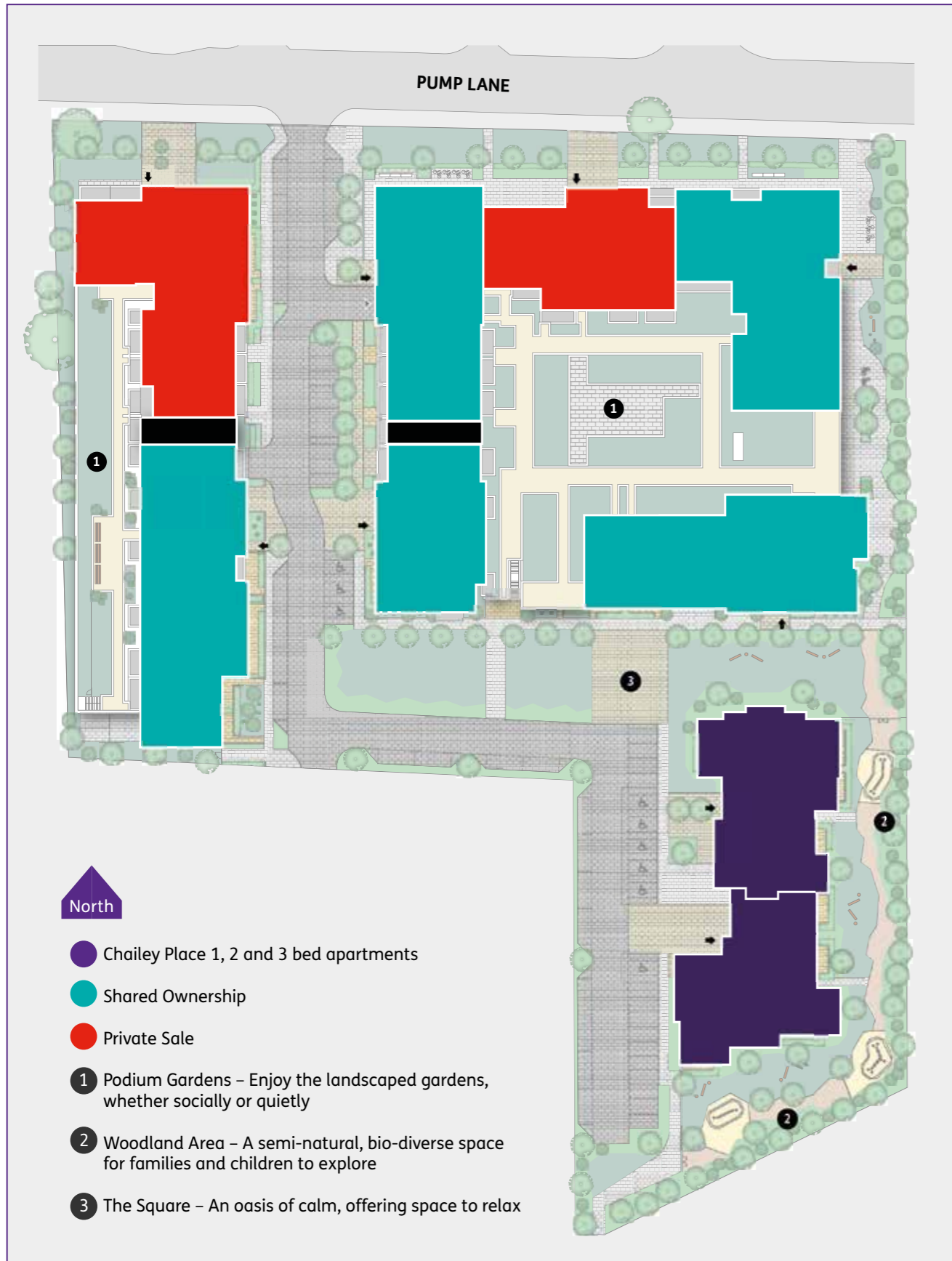
### BEDROOM(S)

- Fitted grey carpet with underlay
- Floor to ceiling fitted wardrobe in 'Dawn Matte Grey Walnut' with mirrored sliding doors to bedroom 1
- telephone socket to main bedroom

**Please note:**

Images shown are of a previous Network Homes show home

# Chailey Place Site Map

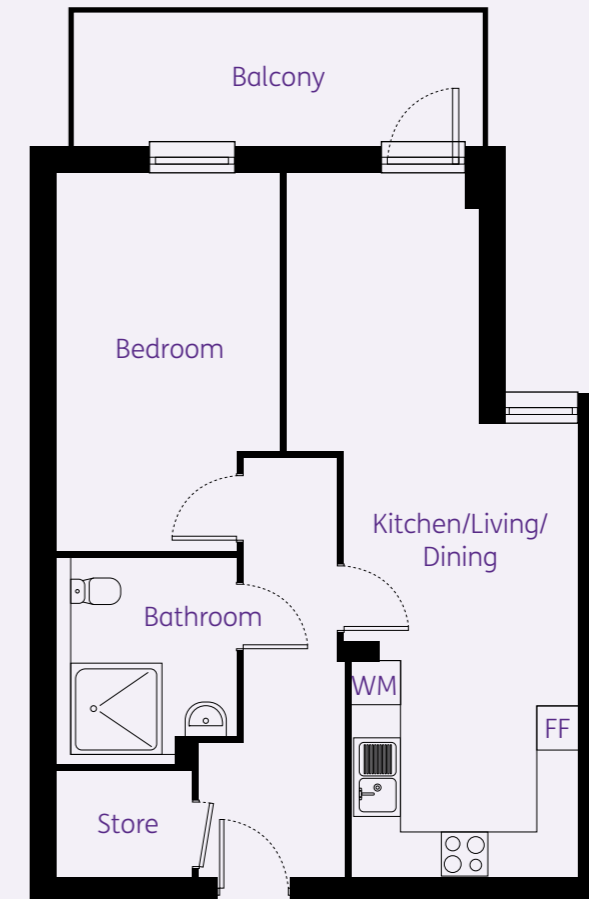


# One Bedroom Apartment

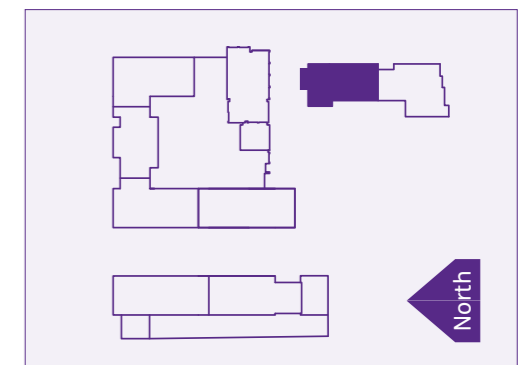
Plot 278  
Total Gross Area 60.2 sq m



Wheelchair accessible

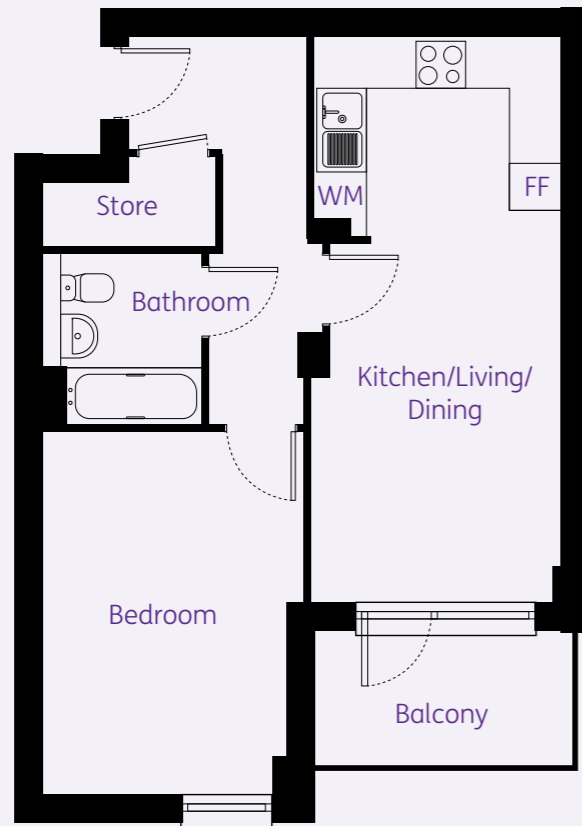


Room	Metric
Kitchen/Living/Dining	3.90m X 9.28m
Bedroom	3.00m X 4.95m
Bathroom	2.20m X 2.60m
Balcony	5.44m X 1.80m

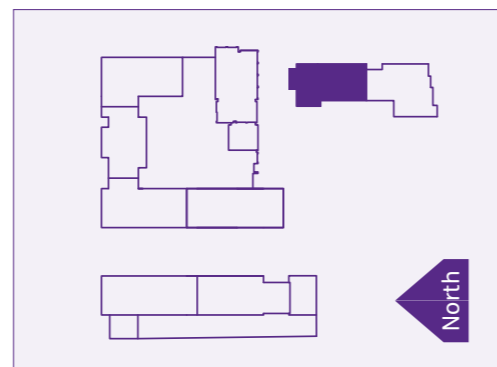


## One Bedroom Apartment

Plots 285, 291, 297 & 303  
Total Gross Area 50.3 sq m

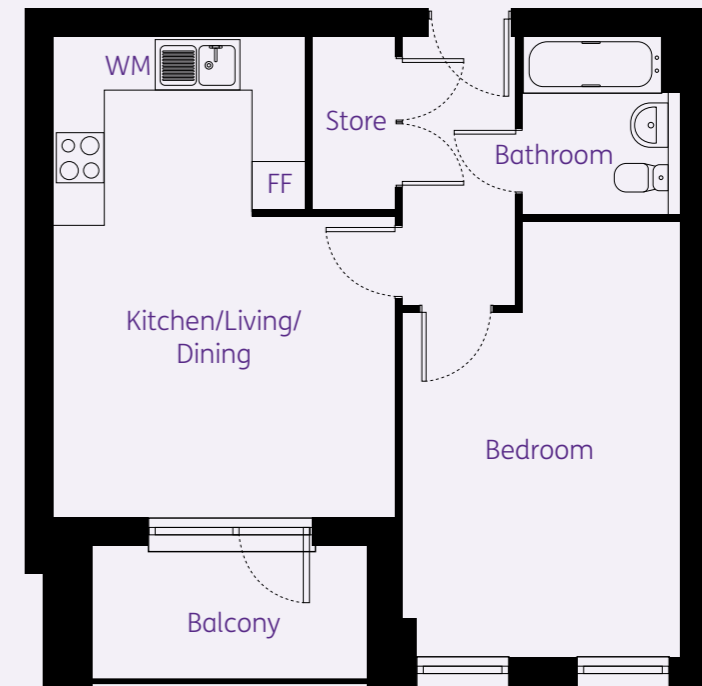


Room	Metric
Kitchen/Living/Dining	3.13m X 6.61m
Bedroom	3.20m X 4.47m
Bathroom	1.94m X 2.15m
Balcony	3.16m X 1.63m

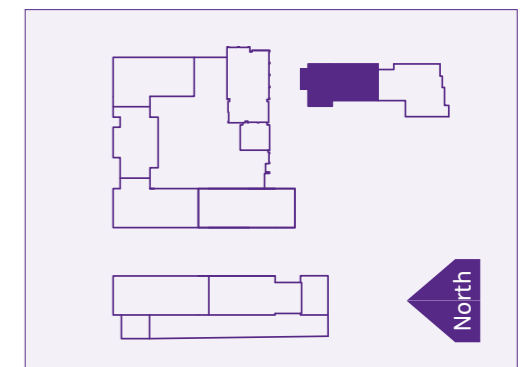


## One Bedroom Apartment

Plots 286, 292, 298 & 304  
Total Gross Area 51.5 sq m



Room	Metric
Kitchen/Living/Dining	4.21m X 5.92m
Bedroom	3.44m X 5.31m
Bathroom	1.95m X 2.21m
Balcony	3.38m X 1.52m



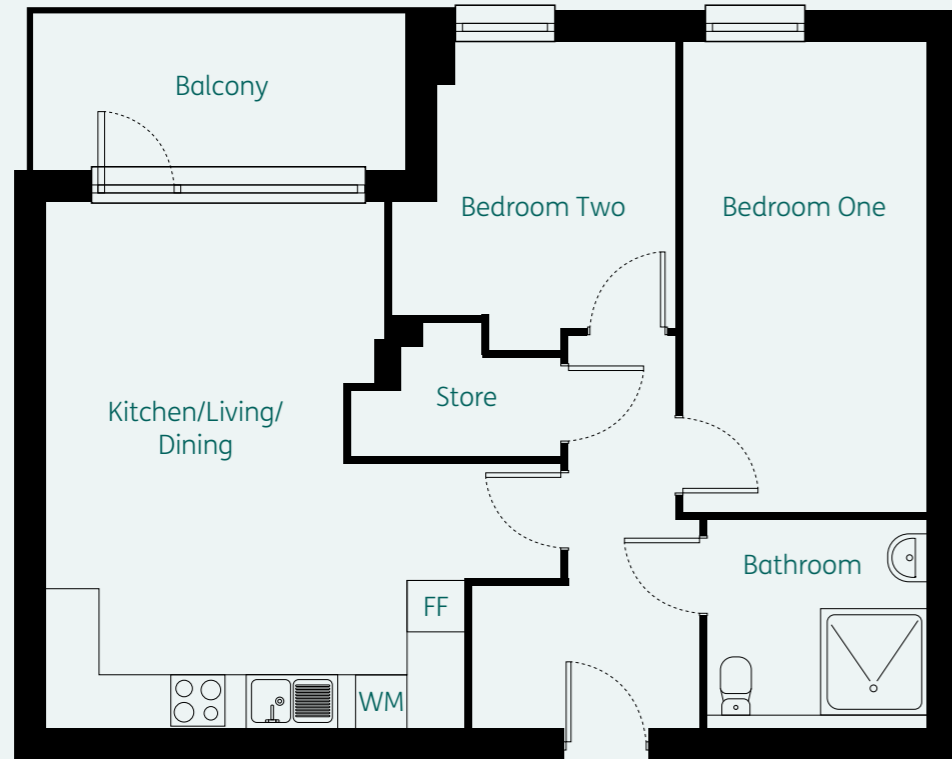
## Two Bedroom Apartment

Plot 279

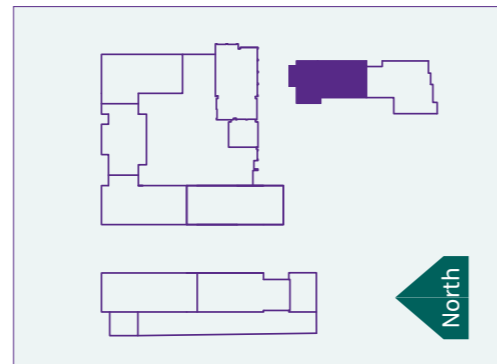
Total Gross Area 71.4 sq m



\*Wheelchair accessible



Room	Metric
Kitchen/Living/Dining	4.76m X 6.01m
Bedroom 1	3.11m X 5.29m
Bedroom 2	3.78m X 3.21m
Bathroom	2.71m X 2.44m
Balcony	4.29m X 1.80m



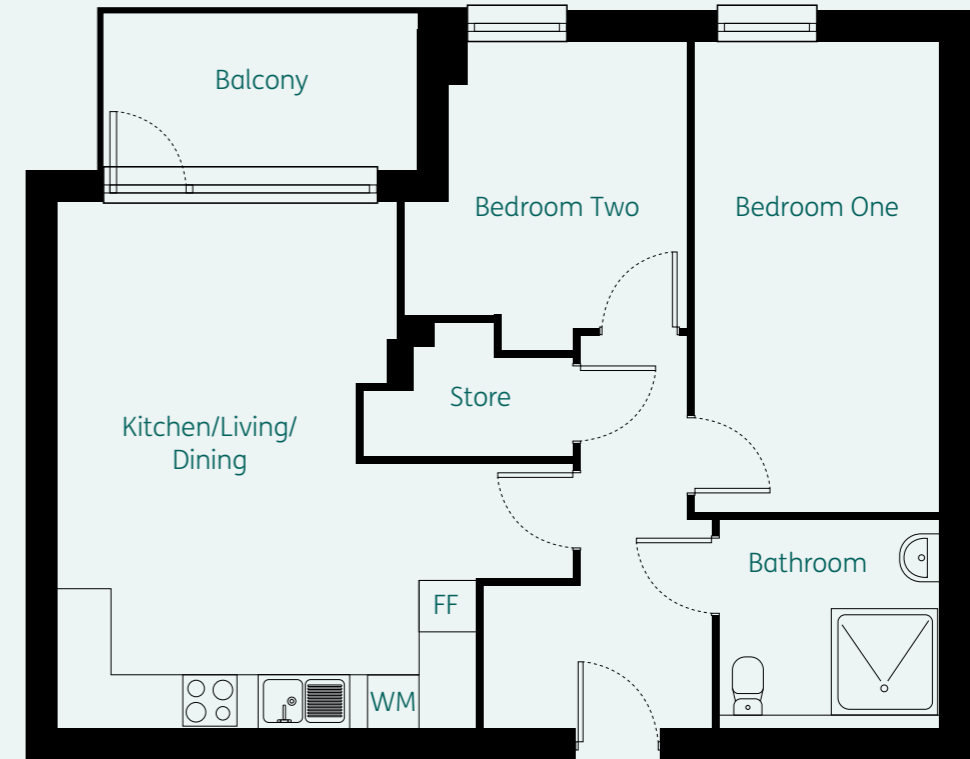
## Two Bedroom Apartment

Plot 284

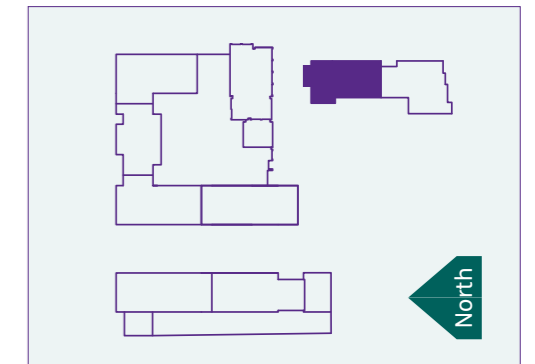
Total Gross Area 71.4 sq m



\*Wheelchair accessible



Room	Metric
Kitchen/Living/Dining	5.86m X 6.01m
Bedroom 1	3.11m X 5.29m
Bedroom 2	3.78m X 3.21m
Bathroom	2.44m X 2.71m
Balcony	3.62m X 1.99m



## Two Bedroom Apartment

Plots 283, 289, 295, 301 & 307  
Total Gross Area 70.4 sq m



Room	Metric
Kitchen/Living/Dining	5.09m X 6.01m
Bedroom 1	2.75m X 4.99m
Bedroom 2	2.75m X 4.99m
Bathroom	1.94m X 2.17m
Balcony	3.53m X 1.99m



## Two Bedroom Apartment

Plots 290, 296, 302 & 308  
Total Gross Area 71.3 sq m



Room	Metric
Kitchen/Living/Dining	4.08m X 6.01m
Bedroom 1	3.04m X 4.67m
Bedroom 2	2.94m X 4.67m
Bathroom	2.18m X 1.94m
Balcony	3.62m X 1.99m



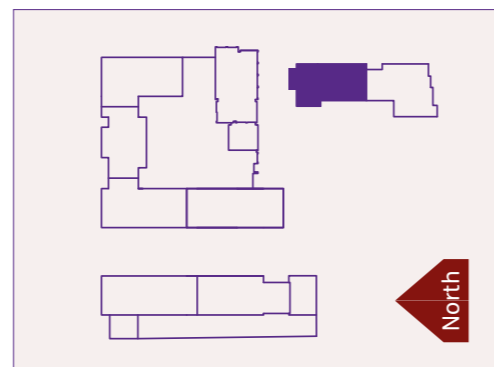
## Three Bedroom Apartment

Plots 277, 282, 288, 294, 300 & 306

Total Gross Area 89 sq m



Room	Metric
Kitchen/Dining	2.63m X 7.19m
Living Room	2.81m X 5.27m
Bedroom 1	4.85m X 2.86m
Bedroom 2	2.65m X 4.53m
Bedroom 3	2.65m X 3.53m
Bathroom	2.17m X 2.01m
Balcony	5.08m X 1.79m



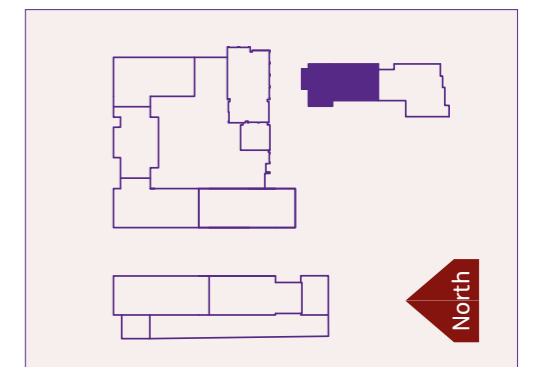
## Three Bedroom Apartment

Plot 280

Total Gross Area 92.2 sq m



Room	Metric
Kitchen/Living/Dining	4.03m X 7.55m
Bedroom 1	2.81m X 5.82m
Bedroom 2	2.55m X 6.17m
Bedroom 3	2.18m X 3.86m
Bathroom	2.17m X 1.94m
Balcony	3.17m X 1.64m

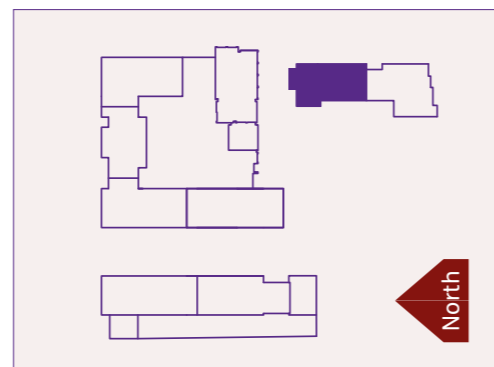


## Three Bedroom Apartment

Plots 281, 287, 293, 299 & 305  
Total Gross Area 87.4 sq m



Room	Metric
Kitchen/Dining	2.51m X 6.52m
Living Room	2.95m X 4.64m
Bedroom 1	5.01m X 2.86m
Bedroom 2	2.67m X 6.04m
Bedroom 3	2.49m X 3.43m
Bathroom	2.15m X 2.02m
Balcony	5.07m X 1.63m

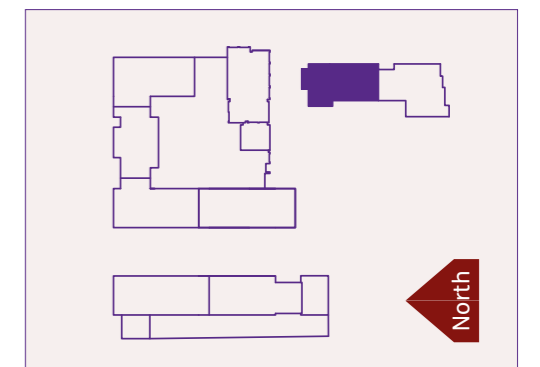


## Three Bedroom Apartment

Plot 309  
Total Gross Area 90.6 sq m



Room	Metric
Kitchen/Dining	2.50m X 6.41m
Living Room	5.64m X 4.12m
Bedroom 1	3.20m X 5.92m
Bedroom 2	2.65m X 4.46m
Bedroom 3	2.43m X 4.46m
Bathroom	2.18m X 1.94m
Balcony	3.38m X 1.52m



# Network Homes

**Network Homes is one of England's leading housing association, owning and managing over 21,000 homes for 38,000 people predominantly across London and Hertfordshire.**

We build homes for market sale, Shared Ownership (part rent, part buy) and London Living Rent. We operate commercially but our profits are reinvested back into building affordable homes and offering a first class service to our customers.

We take pride in providing an impressive specification which, coupled with sustainable design features, means our homes are ideal for modern living. We've been dedicated to doing this since we were formed in 1974. Without a good home it is difficult for anyone to feel comfortable, happy or secure in their life. **We believe good homes make everything possible.**



**To note:** All images used in these particulars are for illustrative purposes only, are not intended to provide an actual forecast or impression of the measurements, dimensions, layouts, placements, context and/or finishes of the buildings premises or landscaping within the development, and should not be relied upon as true or accurate. These brief particulars have been prepared and are intended as a guide to supplement an inspection or survey and do not form part of any offer or contract. Their accuracy is not guaranteed. They contain statement of opinion and in some instances we have relied upon information supplied by others. This brochure includes imagery for illustrative purposes only. The map is not to scale. Design elements and specification details may change without notice. You should verify the particulars on your visit to the site and with the sales agent. The particulars do not obviate the need for a survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any effort or omission in the particulars or information given. All information believed to be correct at time of print. Travel times are approximate only and are subject to change. November 2022.

## Contact Network Homes

Visit [networkhomes.org.uk/londonlivingrent](https://networkhomes.org.uk/londonlivingrent)

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**London  
Living Rent**  
Helping you save to buy



Because good homes make everything possible