

DRAYTON HEIGHTS

STATION ROAD WEST DRAYTON UB7 7JS

RISE ABOVE IT ALL



WINSTON GROUP

CONTEMPORARY
LIVING IN THE
HEART OF WEST
DRAYTON





Drayton Heights presents the opportunity to acquire a stylish new 1, 2 or 3 bedroom apartment in this thriving location. Reflecting West Drayton's new-found confidence, soon to be on the Crossrail network, Drayton Heights contemporary exterior styling is matched by interiors that measure up to today's lifestyles. With parking to each apartment, secure cycle storage, large communal roof terrace and private balconies or patios to some plots, these are homes not to be missed.

YOUR NEW ADDRESS. YOUR NEW LIFE.

As well as having the urban amenities of West Drayton on your doorstep you'll also be close to a surprising amount of green space. Nearby Stockley Park, home to a number of internationally renowned businesses, also plays host to Stockley Pines, an 18 hole Championship golf course. The Grand Union Canal passes through West Drayton, providing the opportunity for waterside walks or cycling.

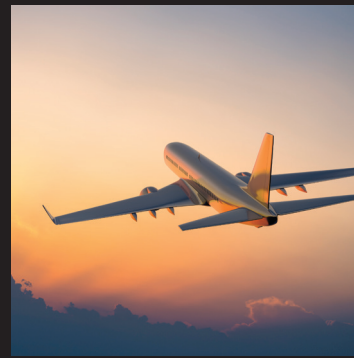
For more shopping and entertainment head to Uxbridge, just 3.5 miles from West Drayton. Here you'll find Intu shopping centre with its comprehensive range of retailers including Debenhams, coffee shops, restaurants and Odeon 9 screen cinema. The Pavilions offers similar facilities including M&S.







GOING PLACES?



Crossrail is coming to West Drayton and with it the opportunity to travel to central London and beyond in new record times, fuelling demand for new homes in the area. Add to this the proximity of main road and motorway networks, Heathrow Airport, Brunel University and Stockley Park and it's easy to understand why.

CROSSRAIL TRAVEL TIMES



GROUND FLOOR

APARTMENT 1

Kitchen/Living Room
6.10m x 4.60m 20'0" x 15'1"

Bedroom 1
4.80m x 2.77m 15'9" x 9'1"

Bedroom 2
3.96m x 2.59m 13'0" x 8'6"

APARTMENT 2

Kitchen/Living Room
6.10m x 4.60m 20'0" x 15'1"

Bedroom 1
4.80m x 2.77m 15'9" x 9'1"

Bedroom 2
3.96m x 2.59m 13'0" x 8'6"

APARTMENT 3

Kitchen/Living Room
7.47m x 3.12m 24'6" x 10'3"

Bedroom 1
3.30m x 2.59m 10'10" x 8'6"

Bedroom 2
3.30m x 2.08m 10'10" x 6'10"

APARTMENT 4

Kitchen/Living Room
7.19m x 4.11m 23'7" x 13'6"

Bedroom 1
5.13m x 2.79m 16'10" x 9'2"

Bedroom 2
3.28m x 2.18m 10'9" x 7'2"

APARTMENT 5

Kitchen/Living Room
7.47m x 2.87m 24'6" x 14'5"

Bedroom 1
3.43m x 2.59m 10'10" x 10'6"

Bedroom 2
3.30m x 3.20m 11'3" x 8'6"

APARTMENT 6

Kitchen/Living Room
7.67m x 4.80m 25'2" x 15'9"

Bedroom 1
3.45m x 3.20m 11'4" x 10'6"

Bedroom 2
3.53m x 2.59m 11'7" x 8'6"

APARTMENT 7

Kitchen/Living Room
7.67m x 4.80m 25'2" x 15'9"

Bedroom 1
3.45m x 3.20m 11'4" x 10'6"

Bedroom 2
3.60m x 2.59m 11'10" x 8'6"

APARTMENT 8

Kitchen/Living Room
7.47m x 3.20m 24'6" x 10'6"

Bedroom
3.84m x 3.38m 12'7" x 11'1"

APARTMENT 9

Kitchen/Living Room
9.80m x 3.40m 32'2" x 11'2"

Bedroom
7.06m x 2.62m 23'2" x 8'7"

APARTMENT 10

Kitchen/Living Room
9.80m x 3.60m 32'2" x 11'10"

Bedroom
6.20m x 2.62m 20'4" x 8'7"

APARTMENT 11

Kitchen/Living Room
7.39m x 3.20m 24'3" x 10'6"

Bedroom
5.30m x 2.79m 17'5" x 9'2"

APARTMENT 12

Kitchen/Living Room
4.88m x 4.85m 16'0" x 15'11"

Bedroom 1
4.06m x 2.62m 13'4" x 8'7"

Bedroom 2
3.71m x 1.98m 12'2" x 6'6"



APARTMENT 13

Kitchen/Living Room
6.68m x 4.78m 21'11" x 15'8"

Bedroom 1
3.35m x 2.77m 11'0" x 9'1"

Bedroom 2
3.58m x 2.67m 11'8" x 8'9"

APARTMENT 14

Kitchen/Living Room
4.78m x 4.45m 15'8" x 14'7"

Bedroom 1
3.53m x 2.77m 11'7" x 9'1"

Bedroom 2
3.81m x 1.57m 12'6" x 5'2"



FIRST FLOOR

APARTMENT 15

Kitchen/Living Room
8.65m x 3.84m 28'4" x 12'7"

Bedroom 1
4.37m x 2.59m 14'4" x 8'6"

Bedroom 2
3.25m x 2.59m 10'8" x 8'6"

APARTMENT 16

Kitchen/Living Room
7.67m x 4.27m 25'2" x 14'0"

Bedroom 1
4.57m x 2.59m 15'0" x 8'6"

Bedroom 2
3.48m x 2.59m 11'5" x 8'6"

APARTMENT 17

Kitchen/Living Room
7.52m x 3.81m 24'8" x 12'6"

Bedroom 1
3.30m x 2.59m 10'10" x 8'6"

Bedroom 2
3.33m x 2.08m 10'11" x 6'10"

APARTMENT 18

Kitchen/Living Room
7.19m x 4.01m 23'7" x 13'2"

Bedroom 1
5.13m x 2.79m 16'10" x 9'2"

Bedroom 2
3.28m x 2.18m 10'9" x 7'2"

APARTMENT 19

Kitchen/Living Room
8.97m x 3.51m 29'5" x 11'6"

Bedroom 1
3.38m x 2.57m 11'1" x 8'5"

Bedroom 2
3.07m x 1.93m 10'1" x 6'4"

APARTMENT 20

Kitchen/Living Room
7.67m x 4.27m 25'2" x 14'0"

Bedroom 1
3.45m x 2.79m 11'4" x 9'2"

Bedroom 2
3.15m x 2.59m 10'4" x 8'6"

APARTMENT 21

Kitchen/Living Room
8.97m x 3.86m 29'5" x 12'8"

Bedroom 1
3.38m x 2.57m 11'1" x 8'5"

Bedroom 2
3.07m x 2.29m 10'1" x 7'6"

APARTMENT 22

Kitchen/Living Room
7.67m x 3.63m 25'2" x 11'11"

Bedroom 1
3.45m x 2.77m 11'4" x 9'1"

Bedroom 2
3.18m x 2.18m 10'5" x 7'2"

APARTMENT 23

Kitchen/Living Room
7.67m x 3.18m 25'2" x 10'5"

Bedroom
5.51m x 3.15m 18'1" x 10'4"

APARTMENT 24

Kitchen/Living Room
7.67m x 4.45m 25'2" x 14'7"

Bedroom
3.35m x 2.61m 11'0" x 8'7"

APARTMENT 25

Kitchen/Living Room
5.97m x 3.66m 19'7" x 12'0"

Bedroom
3.73m x 2.51m 12'3" x 8'3"

APARTMENT 26

Kitchen/Living Room
7.16m x 2.46m 23'6" x 8'1"

Bedroom 1
3.25m x 3.20m 10'8" x 10'6"

Bedroom 2
3.89m x 1.85m 12'9" x 6'1"

Bedroom 3
2.16m x 2.13m 7'1" x 7'0"

APARTMENT 27

Kitchen/Living Room
7.16m x 4.17m 23'6" x 13'8"

Bedroom 1
3.20m x 2.77m 10'6" x 9'1"

Bedroom 2
3.15m x 2.29m 10'4" x 7'6"

APARTMENT 28

Kitchen/Living Room
6.32m x 4.04m 20'9" x 13'3"

Bedroom 1
3.20m x 2.77m 10'6" x 9'1"

Bedroom 2
3.15m x 2.29m 10'4" x 7'6"

APARTMENT 29

Kitchen/Living Room
7.16m x 3.86m 23'6" x 12'8"

Bedroom
5.05m x 2.84m 16'7" x 9'4"



APARTMENT 30

Kitchen/Living Room
7.42m x 3.76m 24'4" x 12'4"

Bedroom
4.67m x 2.95m 15'4" x 9'8"

APARTMENT 31

Kitchen/Living Room
8.71m x 5.46m 28'7" x 17'11"

Bedroom
3.76m x 3.33m 12'4" x 10'11"

APARTMENT 32

Kitchen/Living Room
7.21m x 6.10m 23'8" x 20'0"

Bedroom
4.11m x 3.10m 13'6" x 10'2"



SECOND FLOOR

APARTMENT 33

Kitchen/Living Room
8.97m x 3.48m 29'5" x 11'6"

Bedroom 1
3.38m x 2.57m 11'1" x 8'5"

Bedroom 2
3.07m x 1.93m 10'1" x 6'4"

APARTMENT 34

Kitchen/Living Room
7.67m x 5.11m 25'2" x 16'9"

Bedroom 1
3.45m x 2.77m 11'4" x 9'1"

Bedroom 2
3.15m x 2.59m 10'4" x 8'6"

APARTMENT 35

Kitchen/Living Room
8.97m x 3.86m 29'5" x 12'8"

Bedroom 1
3.38m x 2.57m 11'1" x 8'5"

Bedroom 2
3.07m x 2.29m 10'1" x 7'6"

APARTMENT 36

Kitchen/Living Room
7.67m x 3.63m 25'2" x 11'11"

Bedroom 1
3.48m x 2.77m 11'5" x 9'1"

Bedroom 2
3.15m x 2.18m 10'4" x 7'2"

APARTMENT 37

Kitchen/Living Room
7.67m x 3.18m 25'2" x 10'5"

Bedroom
5.51m x 3.18m 18'1" x 10'5"

APARTMENT 38

Kitchen/Living Room
7.67m x 4.45m 25'2" x 14'7"

Bedroom
3.35m x 2.61m 11'0" x 8'7"

APARTMENT 39

Kitchen/Living Room
5.97m x 3.66m 19'7" x 12'0"

Bedroom
3.73m x 2.51m 12'3" x 8'3"

APARTMENT 40

Kitchen/Living Room
7.16m x 2.46m 23'6" x 8'1"

Bedroom 1
3.25m x 3.20m 10'8" x 10'6"

Bedroom 2
3.89m x 1.85m 12'9" x 6'1"

Bedroom 3
2.16m x 2.13m 7'1" x 7'0"

APARTMENT 41

Kitchen/Living Room
7.16m x 4.17m 23'6" x 13'8"

Bedroom 1
3.20m x 2.77m 10'6" x 9'1"

Bedroom 2
3.15m x 2.29m 10'4" x 7'6"

APARTMENT 42

Kitchen/Living Room
6.32m x 4.04m 20'9" x 13'3"

Bedroom 1
3.20m x 2.77m 10'6" x 9'1"

Bedroom 2
3.15m x 2.29m 10'4" x 7'6"

APARTMENT 43

Kitchen/Living Room
7.16m x 3.86m 23'6" x 12'8"

Bedroom
4.47m x 2.84m 14'8" x 9'4"

APARTMENT 44

Kitchen/Living Room
7.42m x 3.60m 24'4" x 11'9"

Bedroom
5.30m x 3.18m 17'5" x 10'5"





DESIGNED FOR YOUR EVERY COMFORT.

KITCHENS

- Stylish kitchen with high gloss doors
- Quartz worktops with upstands
- 1½ bowl undermounted stainless steel sink with chrome monobloc mixer tap and waste disposal
- Zanussi gas hob with stainless steel splash guard
- Integrated Zanussi electric single oven
- Integrated Zanussi microwave
- Integrated Zanussi dishwasher
- Integrated Zanussi fridge/freezer
- Integrated Zanussi washer/dryer

BATHROOMS

- Contemporary white sanitaryware with chrome fittings
- Vanity unit below single bowl
- Thermostatic chrome monobloc shower fitting with white resin shower tray (to selected plots)
- Shower screen with chrome surround (to selected plots)
- Bath screen to single bathroom properties
- Heated chromium towel rail
- Electric underfloor heating

TILING

- Porcelain tiles to floor and walls

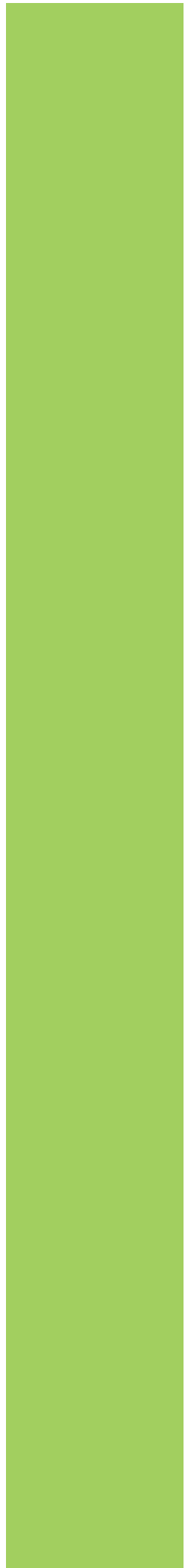
FINISHES

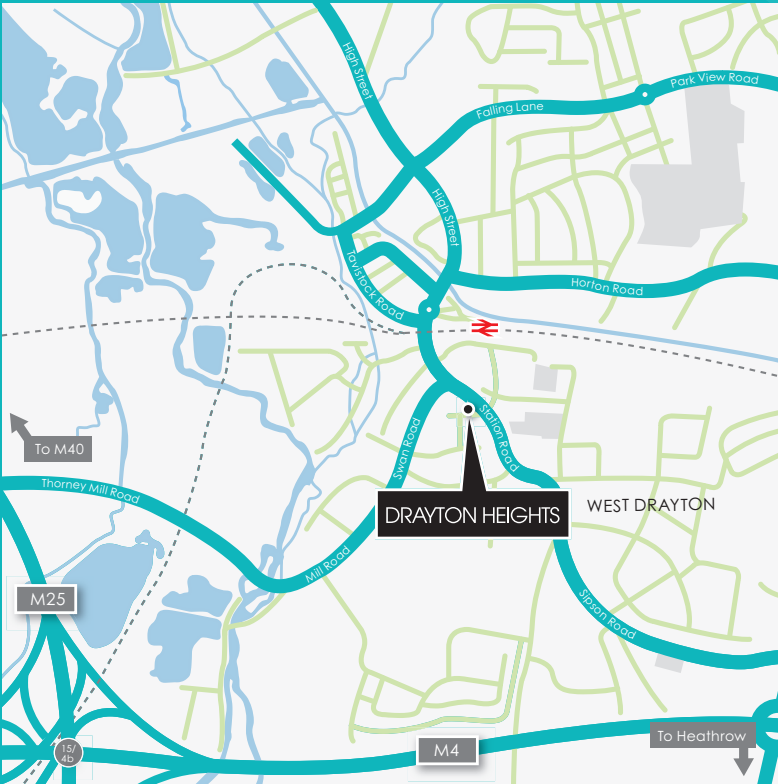
- Engineered timber flooring to hall, living room and kitchen
- Fitted carpets to bedrooms
- Oak veneer internal doors with stainless steel handles
- Internal walls finished in Dulux Natural Hessian
- Ceilings finished in white emulsion

ELECTRICAL

- White switches and sockets
- Network wiring to Lifetime Homes requirement
- Wall mounted shaver socket to bathrooms and en suites
- BT points to bedrooms and living room
- TV point to living room and bedroom with interactive satellite point to living room
- Wiring for communal Sky and terrestrial TV







SELLING AGENT

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A DEVELOPMENT BY



WINSTON GROUP

www.draytonheights.co.uk

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