



# AVEDIS

AT THE OLD DAIRY

VICTORIA ROAD | SOUTH RUISLIP | HA4 0EY

**Bellway** 





## *Breathing new life into South Ruislip*

.....

Welcome to Avedis, a contemporary collection of apartments, perfect for 21st Century living. Be part of the exciting regeneration here at The Old Dairy, a new community boasting restaurants, a multi-screen cinema and a superstore as well as being just a few minutes walk to the Central line tube station and Chiltern line.

Avedis by Bellway brings high specification, modern one, two and three bedroom apartments to this up and coming property hotspot and is perfect for those seeking a lifestyle that gives great connections, fantastic local amenities and a brand new way of living in South Ruislip.





WEMBLEY STADIUM

THE CITY

AVEDIS  
AT THE OLD DAIRY

A40

SOUTH RUISLIP



# Perfectly placed

*Avedis at The Old Dairy is just minutes away  
from all the Capital has to offer.*

## Travel to:

### The City

By Central line tube from South Ruislip  
to Bank station in 41 minutes

### Wembley Stadium

By Chiltern line rail in 7 minutes

### South Ruislip Stations

Walk to in under 5 minutes

### A40

Drive to in around 5 minutes

### Heathrow Airport

Drive to in around 18 minutes

Travel times are approximate as taken from Google Maps, Transport for London  
and National Rail websites.

THE OLD DAIRY  
RETAIL AND LEISURE COMPLEX

Computer generated image is indicative only.



# 10 reasons to invest here



## 2. PROPERTY HOTSPOT

Good news for South Ruislip, the area has been named as the number one property hotspot on the tube map, with house prices set to soar in the coming years. (Source: The Telegraph online, 15 February 2016).

## 3. INVESTMENT

The Old Dairy will completely rejuvenate the site of the former Arla Dairy in South Ruislip. Alongside the Avedis apartments will be an 11-screen cinema, family restaurants, a new Asda supermarket and a petrol station.



## 4. EMPLOYMENT

It's estimated that more than 530 jobs will be created at this exciting new hub through its retail, leisure and dining outlets - providing a huge employment boost for South Ruislip.

## 1. BELLWAY

One of the UK's biggest house builders, Bellway is creating no less than 163 new homes to help with meeting the demand for new housing in the area.



## 5. CONNECTIONS

South Ruislip tube station and the Chiltern train line are just a few minutes walk from home. Road connections are excellent, with the A40, M40, M25 and M4 all easily accessible. For international travel, Heathrow airport can be reached by car in less than 20 minutes.

## 6. SHOPPING

Pick up your day-to-day essentials at the Asda superstore or nearby Sainsbury's. Alternatively, take a short drive to Ruislip High Street where you'll find a range of popular chain stores. For the ultimate shopping experience, Westfield is an 18-minute direct train journey or just over 30 minutes to Oxford Street.



## 7. LEISURE

The Old Dairy will provide excellent opportunities to get fit and active, with a dedicated network of cycle paths and walkways. What's more, Queensmead Leisure Centre is close by, with its fantastic facilities including a gym, exercise classes and a sports hall.



## 8. ENVIRONMENT

Energy efficiency is at the heart of The Old Dairy's ethos, with 40 per cent of the development's energy coming from renewable or low carbon sources. Extensive tree planting and landscaping will support wildlife within the urban environment.



## 9. DINING

Along with the five restaurants at The Old Dairy, the area has a selection of other tempting eateries. Choose from world cuisine including Lebanese, Jamaican, Italian, Indian and Chinese, as well as traditional English fayre. For something special, why not venture into the West End via the Central Line.



## 10. BALANCE

With all of these reasons to invest in South Ruislip plus the benefits a brand new home brings, choosing Avedis at The Old Dairy makes perfect sense to those who want easy living, in an up and coming property hotspot.

Travel times are approximate as taken from Google Maps, Transport for London and National Rail websites.



# *A new view for South Ruislip*

Part of an eco-friendly, sociable community focused on sustainability and good health, the regeneration of this area has been carefully considered to incorporate energy efficiency and environmentally friendly features where possible. Residents can enjoy plenty of outside space including public piazzas, well-landscaped grounds, safe cycle paths and walkways.

## **CINEWORLD**

Watch the latest blockbusters, Bollywood films and IMAX titles at this 11-screen cinema.

## **ASDA**

Fresh food, clothing, home, leisure and entertainment goods all under one roof.

## **MIMOSA**

Delicious dishes from India, China, Malaysia and Thailand.



Computer generated image of The Old Dairy.

## **BELLA ITALIA**

Italian inspired pizzas, pastas and salads.

## **NANDO'S**

The home of the legendary flame-grilled peri-peri chicken.

## **CHIQUITO**

Tex-mex favourites served in a vibrant, up-beat atmosphere.

## **FRANKIE & BENNY'S**

American-Italian classics including burgers, meatballs and calzones.





West London Golf Centre  
6 minutes drive



Ruislip High Street  
9 minutes drive



The fountains at The Polish War Memorial  
18 minutes walk



Ruislip Woods Natural Nature Reserve  
10 minutes drive



RAF Northolt  
6 minutes drive

(All times are approximate as taken from Google maps.)

# Unexpected Ruislip

Ruislip Lido, just three miles from home, is a perfect oasis away from the busy suburbs of the City. This popular spot is centered around a 60-acre lake with its own sandy beach and borders Ruislip Woods Nature Reserve, where you can enjoy long walks in the fresh air amidst its 755 acres - the biggest single area of woodland in greater London.



Ruislip Lido pictured, just a 10 minute drive from home.



# Connect to the Capital ..... and beyond .....



**7 minutes**

 *Chiltern line*

WEMBLEY STADIUM



**18 minutes**

 *Central line*

WESTFIELD SHOPPING



**32 minutes**

 *Central line*

WEST END (OXFORD ST)



**41 minutes**

 *Central line*

BANK

## CHILTERN LINE

 HIGH WYCOMBE  
24 Minutes

 WEST RUISLIP  
6 Minutes

 **SOUTH RUISLIP**

 WEMBLEY STADIUM  
7 Minutes


 LONDON MARYLEBONE  
20 Minutes

## CENTRAL LINE

 **SOUTH RUISLIP**


 WHITE CITY  
18 Minutes

 NOTTING HILL GATE  
CIRCLE/DISTRICT LINES  
24 Minutes

 BOND STREET  
JUBILEE LINE  
31 Minutes


 OXFORD CIRCUS  
BAKERLOO/VICTORIA LINES  
32 Minutes

 TOTTENHAM COURT ROAD  
NORTHERN LINE  
34 Minutes

 HOLBORN  
PICCADILLY LINE  
36 Minutes

 BANK  
DLR/NORTHERN/  
WATERLOO & CITY LINES  
41 Minutes

 LIVERPOOL STREET  
CIRCLE/HAMMERSMITH & CITY/  
METROPOLITAN LINES  
43 Minutes

 STRATFORD  
JUBILEE/DLR LINES  
52 Minutes



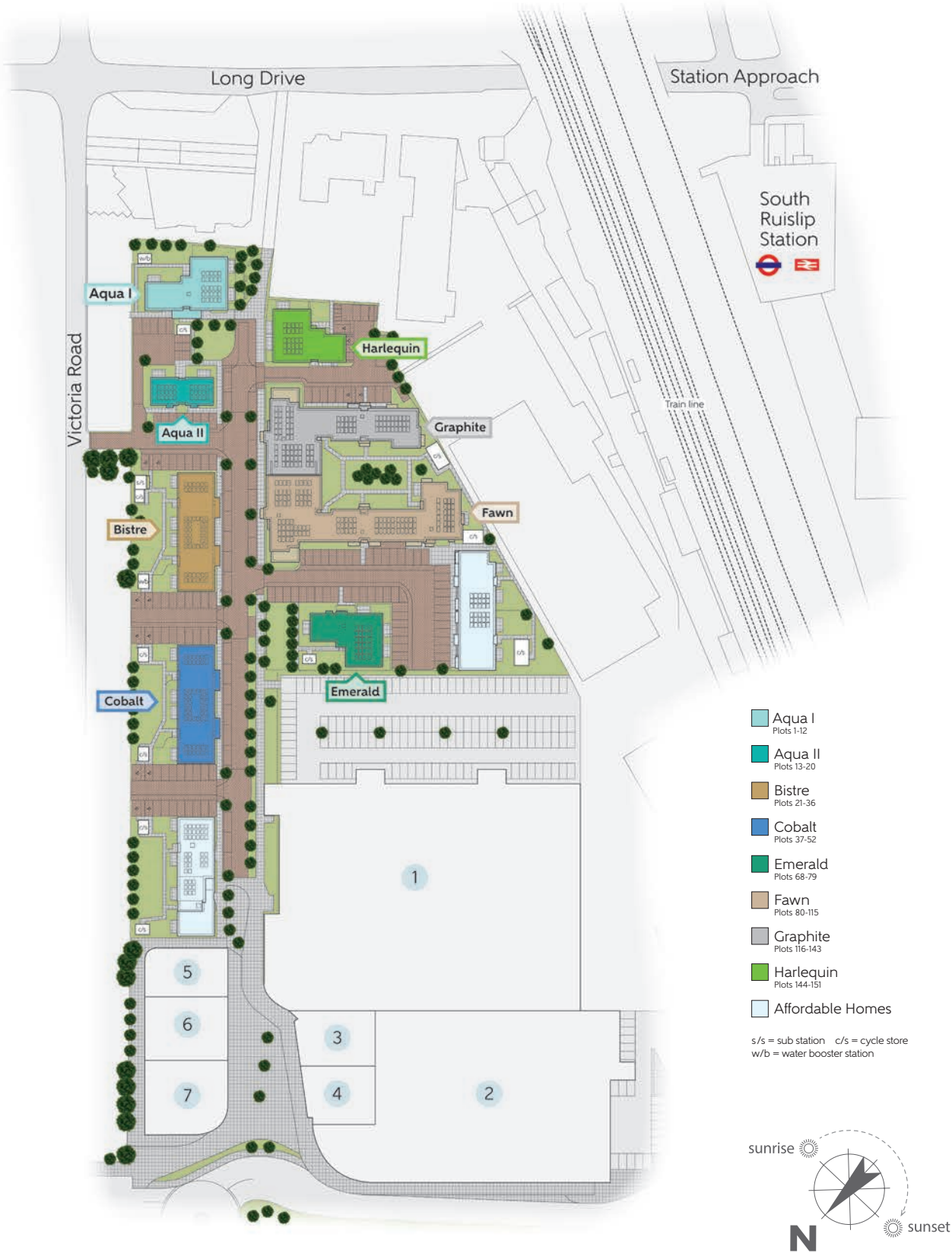
# Introducing the Bistre and Cobalt Apartments





# Development layout

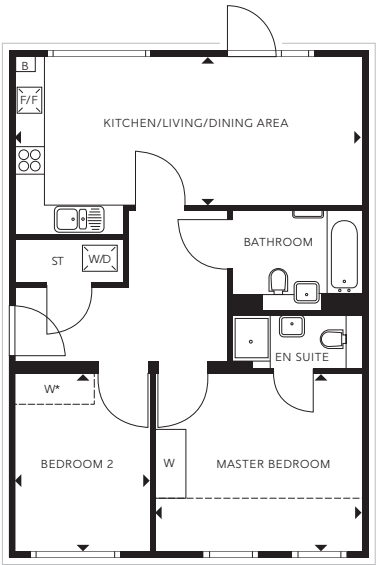
These thoughtfully designed apartment buildings, set beside The Old Dairy leisure complex, offer a mix of 1, 2 and 3 bedroom homes, all come with allocated parking and many benefit from balconies and terraces.



# Indigo

## 2 BEDROOM APARTMENT

Total Internal Area  
70.0 sq. m. 753 sq. ft.



Apartments 21, 24(h), 37 and 40(h)

Kitchen/Living and Dining Area  
7.03m x 2.93m 23'1" x 9'7"

Master Bedroom  
4.15m x 3.50m 13'7" x 11'6"

Bedroom 2  
3.50m x 2.70m 11'6" x 8'10"

### BISTRE



### COBALT



B BOILER ST CUPBOARD F/F INTEGRATED FRIDGE/FREEZER W/D WASHER/DRYER W WARDROBE W\* OPTIONAL WARDROBE - - - - REDUCED HEAD HEIGHT

We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. External finishes, landscaping and configuration may vary. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. Computer generated images are indicative only. b/s = bin store. h = handed floor plan.

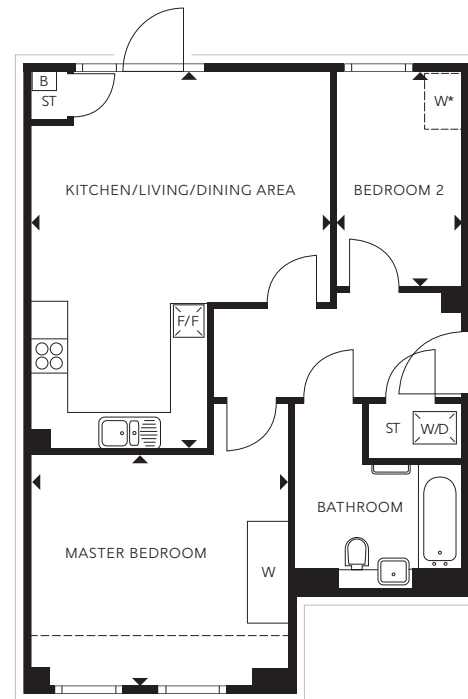




# Jade

## 2 BEDROOM APARTMENT

Total Internal Area  
66.0 sq. m. 710 sq. ft.



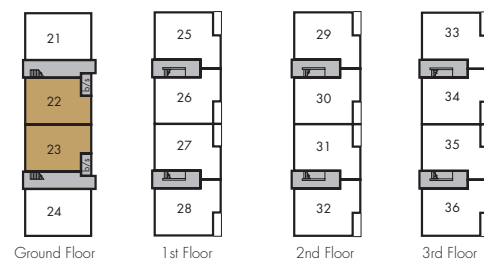
*Apartments 22, 23(h), 38 and 39(h)*

**Kitchen/Living and Dining Area**  
6.15m x 4.85m 20'2" x 15'11"

**Master Bedroom**  
4.20m x 3.58m 13'9" x 11'9"

**Bedroom 2**  
3.33m x 2.00m 10'11" x 6'7"

BISTRE



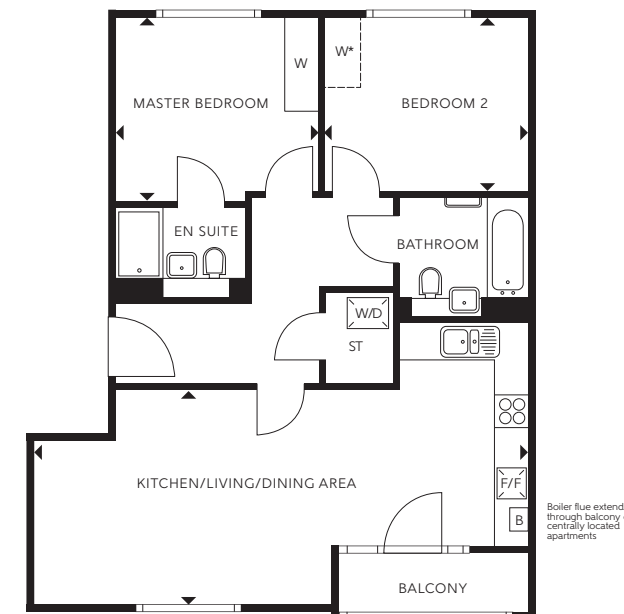
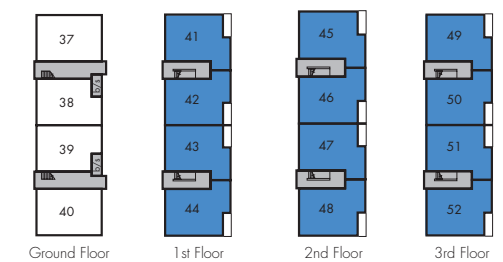
COBALT



BISTRE



COBALT



*First Floor*

*Apartments 25, 26(h), 27, 28(h), 41, 42(h), 43 and 44(h)*

*Second Floor*

*Apartments 29, 30(h), 31, 32(h), 45, 46(h), 47 and 48(h)*

*Third Floor*

*Apartments 33, 34(h), 35, 36(h), 49, 50(h), 51 and 52(h)*

**Kitchen/Living and Dining Area**  
8.43m x 3.45m 27'8" x 11'4"

**Master Bedroom**  
3.45m x 3.15m 11'4" x 10'4"

**Bedroom 2**  
3.43m x 2.95m 11'3" x 9'8"



B BOILER ST CUPBOARD F/F INTEGRATED FRIDGE/FREEZER W/D WASHER/DRYER W WARDROBE W\* OPTIONAL WARDROBE - - - - REDUCED HEAD HEIGHT

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*A contemporary*  
**Specification**



**Kitchen**

- Co-ordinating contemporary, fitted kitchen units with soft close hinges, and a choice of laminate worktops and laminate up stands\*
- Zanussi single oven
- Zanussi 4 ring ceramic hob
- Zanussi integrated cooker hood
- Zanussi integrated 50/50 fridge freezer
- Zanussi, integrated slimline dishwasher
- Zanussi freestanding washer/dryer (located in hallway cupboard)

**Bathroom and En Suite**

- Roca sanitaryware with Bristan taps
- Choice of ceramic tiling to bathroom and en suite\*
- Chrome towel rail with Summer bypass settings
- Mirror fronted bathroom cabinet to en suite

**Bedrooms**

- Fitted wardrobe to master bedroom – choice of finish\*

\*Subject to stage of construction.



**Flooring**

- Wood laminate flooring to kitchen, hall and living/dining area
- Carpet to all bedrooms

**Electrical**

- Smoke detectors – mains connected with battery backup
- External light to balcony/terrace (plot specific)
- Video entry phone system
- TV and telephone point to living/dining area and master bedroom
- Sky+ connection point fitted to living area and master bedroom

**External**

- Allocated parking
- Ceramic tiled ground floor communal areas, all other floors carpeted
- Communal secure cycle stores
- Electrical car charging points (parking bay specific)

**General Specification**

- Gas central heating
- UPVC double glazed windows with chrome handles
- Locks to all window handles
- Pir Intruder alarm to ground floor apartments
- 10 year **NHBC** guarantee



Photography depicts Bellway apartment interiors including Additions.





Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.



#### KITCHENS

Silestone worktops

#### FLOORING

Optional upgrades to all floor finishes

#### BEDROOMS

Additional fitted wardrobes

#### TILING

Full height tiling to bathroom and en suite

#### SECURITY

Intruder alarms

#### PLUMBING

Thermostatic shower over bath plus bath screen

#### ELECTRICAL

Additional BT and TV connection points  
Additional media points

All Additions are subject to stage of construction.

*Personalise  
your new  
home*

*Take advantage of our unique Additions package and create a home that is as individual as you are.*

# Two great ways to help you move



To make the whole process of selling and buying easier, Bellway has put together a range of services. Express Mover is the solution if you want to buy a Bellway home but haven't sold your own home.

#### *The advantages:*

- A recommended local agent will be used to market your present home
- You agree the selling price on your present home
- The Estate Agent works harder making your present home a higher priority to sell
- Details of your present home will also be marketed in our sales offices
- Bellway will do all the chasing with the Estate Agent to secure a sale for you
- You get a market price for your present home
- You can trade 'up', 'down' or 'sideways'
- Properties outside our region can be registered on the scheme
- Most importantly - it's free of charge! Bellway pay your Estate Agent fees
- Prospective buyers are properly qualified before being given an appointment to view your present home



Buy and sell in one easy move with Bellway Part Exchange. Bellway has always built attractive and desirable new homes. That's why we've become one of the top ten builders in Britain. But now there's even more reason to choose a Bellway home. To make the whole process of selling and buying easier, we've put together a range of services to make your move as hassle free as possible.

#### *The benefits of this amazing deal include:*

- A fair offer for your old home based on an independent valuation
- A decision made usually within 7 days
- No Estate Agents' fees to pay
- A guaranteed price for your old home
- A stress free move for you
- The option to stay in your existing home until your new home is ready
- No advertising fees to pay



Please note Part Exchange is not available with any other offer and is subject to the terms and conditions of our Part Exchange package. Part Exchange is only available on selected properties and may not be offered at this development.





Outstanding  
Customer Care

*Our dedicated Customer Care department will ensure your move to a new Bellway home is as smooth as possible.*

For 70 years the name Bellway has been synonymous with quality craftsmanship and quality homes; we are justifiably proud of this reputation and work hard to provide you with a home that meets with your dreams. From the day a customer visits our sales centre to the move-in day we aim to provide a level of service and after-sales care that is second to none.

In recognising the close involvement our customers seek in purchasing their new homes we deliberately gear our sales handover process to involve our customers at every possible opportunity.

Firstly all our homes are quality checked by our Site Managers and Sales Advisors. Customers are then invited to pre-occupation visits; this provides a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing customer care and building quality homes is good business sense. However, we are aware that errors do occur and it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity. In managing this process we have after sales teams and a Customer Care centre that is specifically tasked to respond to all customer complaints.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home; a 10 year NHBC warranty provides further peace of mind. We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.



First Central, Park Royal

*One of Britain's leading house building companies.*

When it comes to buying your new home it is reassuring to know that you are dealing with one of the most successful companies in the country, with a reputation built on designing and creating fine houses and apartments nationwide backed up with one of the industry's best after-care services.

In 1946 John and Russell Bell, newly demobbed, joined their father John T. Bell in a small family owned housebuilding business in Newcastle upon Tyne. From the very beginning John T. Bell & Sons, as the new company was called, were determined to break the mould. In the early 1950s Kenneth Bell joined his brothers in the company and new approaches to design layout and finishes were Developed. In 1963 John T. Bell & Sons became part of the public corporate scene and the name Bellway evolved.

Today Bellway is one of Britain's largest house building companies and is continuing to grow throughout the country. Since its formation, Bellway has built and sold over 100,000 homes catering for first time buyers to more seasoned home buyers and their families. The Group's rapid growth has turned Bellway into a multi-million pound company, employing over 2,000 people directly and many more sub-contractors. From its original base in Newcastle upon Tyne the Group has expanded in to all regions of the country and is now poised for further growth.

Our homes are designed, built and marketed by local teams operating from regional offices managed and staffed by local people. This allows the company to stay close to its customers and take key decisions about design, build, materials, planning and marketing in response to local and not national demands. A simple point, but one which we believe distinguishes Bellway. 70 years of great homes and great services.

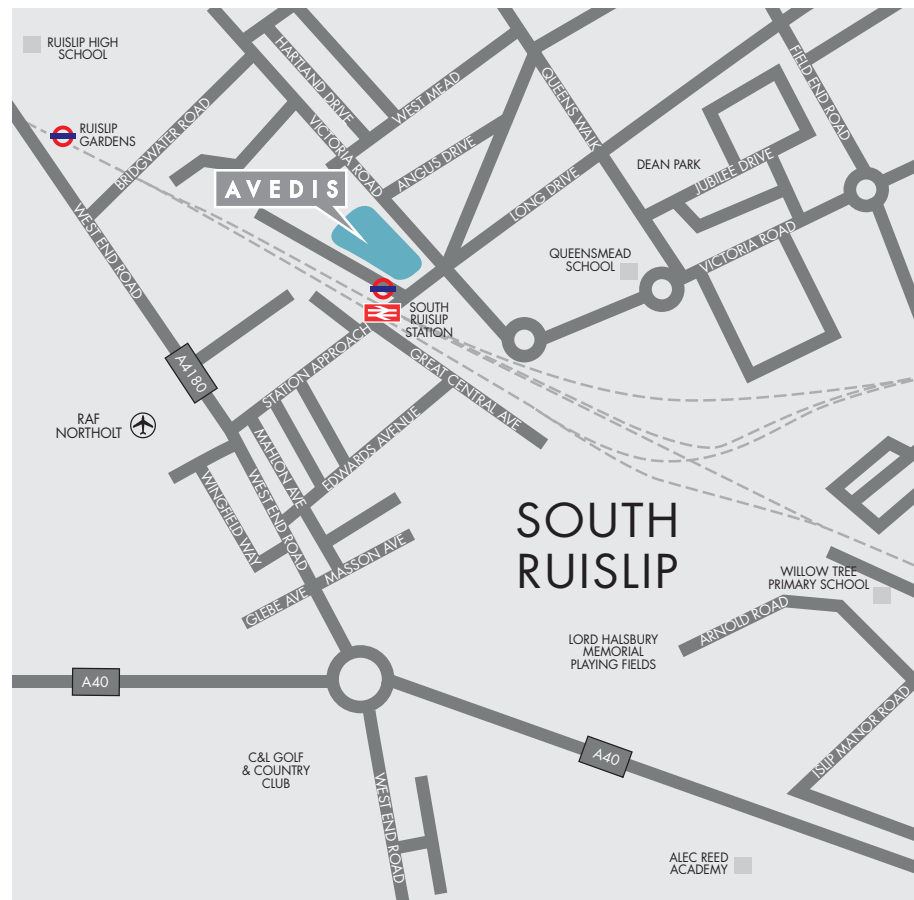


Westside, Brentford



# AVEDIS

VICTORIA ROAD | SOUTH RUISLIP | HA4 0EY



MAP NOT TO SCALE

#### Walk from South Ruislip train station:

Turn left onto Long Drive  
Continue onto Victoria Road, past the shopping parade on the left  
Turn left after the shopping parade  
You have arrived at the Avedis Sales and Marketing Suite

#### Drive from the A40:

A40 (Western Avenue) take the turn off sign posted A4180 (Heathrow)  
Turn left signposted Ruislip A4180  
Head North West onto West End Road (A4180) towards Masson Avenue  
Turn right onto Station Approach  
Continue onto Long Drive  
Turn left onto Victoria Road  
Turn left after the shopping parade  
You have arrived at the Avedis Sales and Marketing Suite

## Bellway

[WWW.BELLWAY.CO.UK](http://WWW.BELLWAY.CO.UK)

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Bellway House, Bury Street, Ruislip, Middlesex HA4 7SD  
Telephone: 01895 671100

Bellway Homes Ltd. is a member of the Bellway p.l.c. group of companies.

All information correct at time of going to print (April 2016). Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Any mention of leisure or entertainment facilities does not imply any mutual recommendation or endorsement. Journey times, where shown, are taken from a variety of sources including Google and TfL and may vary depending on travel conditions and time of day. Photography used to illustrate the internal specification at this development is representative only. Designed and produced by thinkBDW 01206 546965. 159048/04/16.



Bellway