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.

Breathing new life into South Ruislip

Computer generated image is indicative of the Avedis apartments at The Old Dairy.
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.
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.

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.

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).

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.

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.

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.

BELLA ITALIA
Italian inspired pizzas, pastas and salads.

NANDO’S
The home of the legendary flame-grilled peri-peri chicken.

FRANKIE & BENNY’S
American-Italian classics including burgers, meatballs and calzones.
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.

**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.

**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.)
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**

Travel times are approximate as taken from Google Maps, Transport for London and National Rail websites.
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  231" x 97"

Master Bedroom
4.15m x 3.50m  137" x 116"

Bedroom 2
3.50m x 2.70m  116" x 810"

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, in contract, part of an offer or contract. 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 carpentry, appliance spaces, or furniture. Elevations not to scale and all contours are indicative. Windows shown in suggested position only, and are not included as standard unless otherwise stated. Computer generated images are indicative only, b/s is a box soffit. And hatched floor plan.
Jade
2 BEDROOM APARTMENT

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

Apartment 22, 23(h), 33 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")

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")

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 warranties. 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 layout or appliance purposes, or further. Further cut to scale and all sections are indicative. Elevations are shown to suggested position only, and are not included as standard unless otherwise stated. Computer-generated images are indicative only. L,T, x, 300 = 1", and 50 = 1/2" scale floor plan.
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*

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**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 guarantee

*Subject to stage of construction.

Photography depicts Bellway apartment interiors including Additions.
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 all developments.

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

All Additions are subject to stage of construction.

Two great ways to help you move

Personalise your new home

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

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 all developments.
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.

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 into all regions of the country and is now poised for further growth.
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