



**P A D C R O F T**  
WEST DRAYTON | LONDON

WELCOME TO PADCROFT

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**A STUNNING  
COLLECTION OF  
1,2 & 3 BEDROOM  
APARTMENTS  
SET IN ONE OF  
LONDON'S MOST  
UP-AND-COMING  
LOCATIONS**

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WEST DRAYTON \ LONDON



THE DEVELOPMENT

# LUXURY LIVING PERFECTLY PLACED

Introducing Padcroft, an exciting collection of one, two and three bedroom luxury apartments, perfectly positioned for modern London living, in the heart of West Drayton.





THE DEVELOPMENT

# ALL IN THE DETAIL

Welcome to an inviting blend of style and relaxation. These exclusive apartments are located in Yiewsley, a flourishing neighbourhood in West Drayton, West London. From here, access to Central London is already excellent with only 24 minutes to London Paddington, and with Crossrail soon to launch it's about to get even better.







THE CITY

CANARY WHARF

VIEWSLEY HIGH STREET

GRAND UNION CANAL

WEST DRAYTON STATION  
CROSSRAIL / 2018

WEST DRAYTON HIGH STREET

TWICKENHAM

M4 MOTORWAY

**PADCROFT**  
WEST DRAYTON | LONDON

< UXBRIDGE | 3.6 MILES

HEATHROW | 2 MILES >

WINDSOR | 10 MILES ▾





CROSSRAIL

# CROSSRAIL CONNECTIVITY

Located directly opposite Padcroft, West Drayton's Crossrail station will open its doors in May 2018. Set to transform London's travel network, Crossrail will provide direct access to the West End and the City - making Padcroft an even more exciting address.

Travel time to Bond Street will be just over 20 minutes - giving you easy access to London's world-leading shops, bars and dining destinations. Commuters are also well-served, with Crossrail connecting directly to the capital's key commercial districts at Liverpool Street and Canary Wharf.

## P A D C R O F T

WEST DRAYTON | LONDON

- 08 MINS** **HEATHROW AIRPORT**  
The world is on your doorstep.
- 20 MINS** **LONDON PADDINGTON**  
The major interchange for local, regional and international passengers.
- 23 MINS** **BOND STREET**  
Improving access and increasing capacity to one of the World's best and busiest shopping destinations.
- 25 MINS** **TOTTENHAM COURT ROAD**  
Access to the heart of the West End and a link between Northern, Central and Elizabeth lines.
- 28 MINS** **FARRINGDON**  
Providing links to outer London, the home counties, the City, Canary Wharf and three of London's five airports.
- 31 MINS** **LIVERPOOL STREET**  
Providing Underground connections as well as connections to Stansted Airport and National Rail services.
- 34 MINS** **WHITECHAPEL STATION**  
An important station located in a rich and culturally diverse area.
- 37 MINS** **CANARY WHARF**  
Connect from one of London's key business districts to the City of London, the West End and Heathrow.

Information is taken from [crossrail.co.uk](http://crossrail.co.uk) and is correct at time of publication.



ROAD, RAIL AND AIR

# CONNECTIONS THAT COUNT

From Padcroft, fast connections to Central London help you to enjoy one of the World's greatest cities. Abundant travel connections are available by rail, road and air, putting every essential destination within easy reach.

## BY RAIL



Heathrow Airport	21 mins
Paddington Station	22 mins
Windsor	33 mins
St Pancras International	51 mins
Canary Wharf	1 hr 11 mins

Travelling from West Drayton Station

## BY ROAD



M4 (Junction 4)	1.6 miles
Brunel University	2.2 miles
Heathrow Airport	3.2 miles
M25 (Junction 15)	3.5 miles
Windsor	9 miles
Central London	17 miles

Driving from Padcroft

## BY AIR



Amsterdam	1 hr 10 mins
Dublin	1 hr 15 mins
Berlin	1 hr 50 mins
Rome	2 hrs 30 mins
Dubai	6 hrs 50 mins
New York	7 hrs 30 mins

Flying from Heathrow

Sources: TfL, National Rail, Google Maps and heathrow.com.



HEATHROW

## FOR FREQUENT FLYERS

Along with the excellent road and rail links, Padcroft is just a 15-minute drive to Heathrow International Airport, making this an ideal choice of home for frequent travellers. Alternatively, the train service will get you from your doorstep to the terminal in under 30-minutes.





LONDON LIFESTYLE

# A CAPITAL OF CULTURE

From Michelin-starred eateries to ultra-fashionable coffee houses, London brings you an unrivalled choice of eating, drinking and nightlife options. The UK capital is one of the world's most exciting gastronomic playgrounds. By day, discover chic cafés, delis and artisan food markets. By night, dine at celebrated restaurants.

\ THE FOUNTAINS \ TRAFALGAR SQUARE \



\ ROYAL ALBERT HALL \ KENSINGTON \

With endless entertainment choices, this is a city you will never tire of. See a global superstar at Wembley Arena or the O2, enjoy an evening at the Royal Albert Hall, the latest exhibition at the National Gallery, or catch a sell-out show in the West End.

Exciting, innovative and always evolving, London is world-class in every sense – and from Padcroft, it's all within easy reach.





LONDON LIFESTYLE

## SHOP IN STYLE

For anyone who loves to shop, Central London is simply unrivalled. From the high-end flagship stores of the West End, to the quiriness of Camden and the character of Carnaby Street, London is home to it all.







LONDON LIFESTYLE

# A CITY STEEPED IN HISTORY AND HERITAGE

From the Tower of London to the Changing of the Guard, London is steeped in living history – yet this dynamic city also leads the world in everything from architecture to modern art. Royal Parks in the centre of the Capital include Hyde Park, Regent's Park, Green Park and St James's Park – each one a must-visit destination in its own right.

\ THE NATIONAL GALLERY \ TRAFALGAR SQUARE \



\ CHANGING OF THE GUARD \ BUCKINGHAM PALACE \

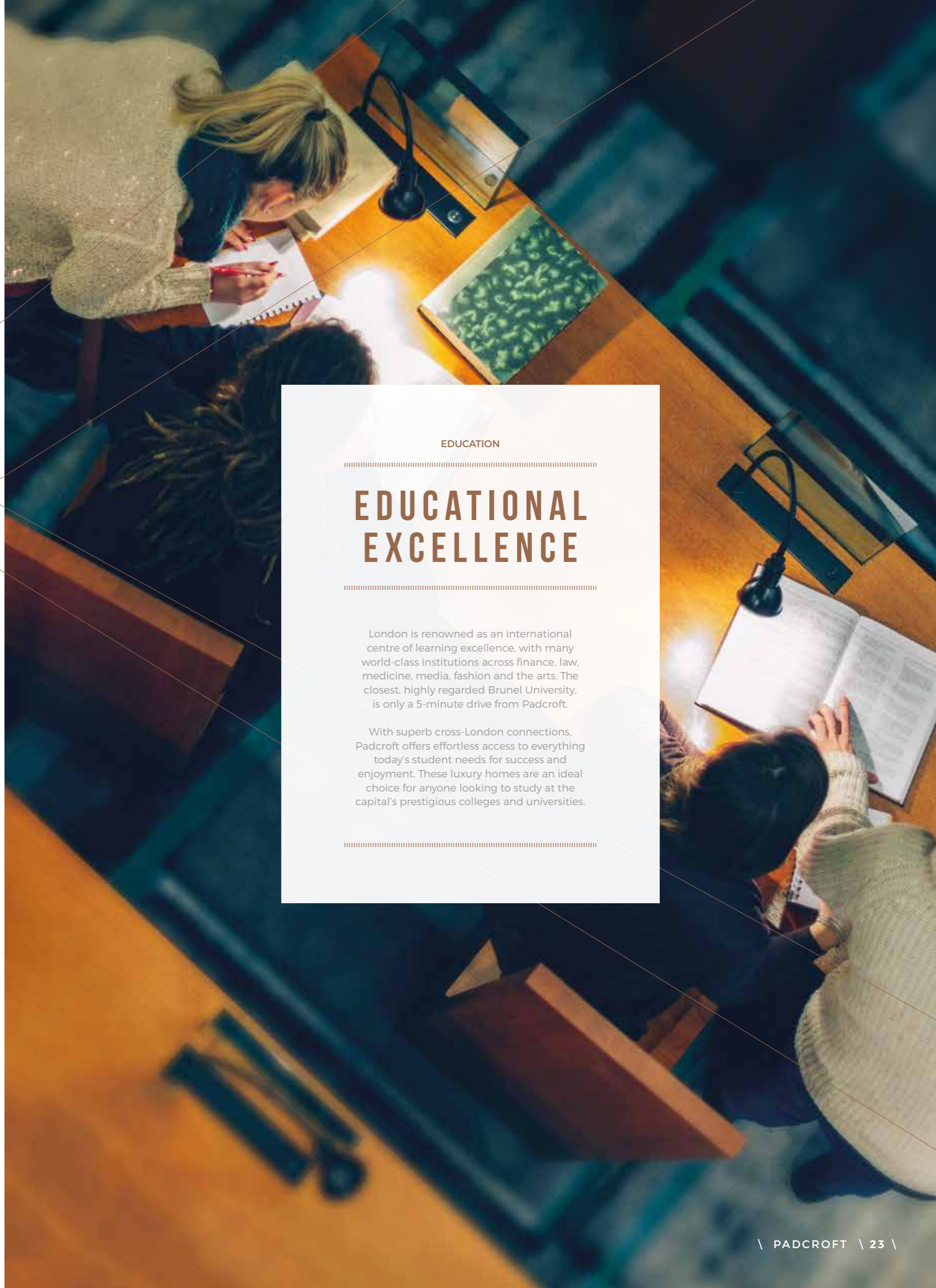
Culture-lovers are in for a treat, with everything from globally acclaimed destinations like the Tate Modern, Natural History Museum and National Portrait Gallery, to a plethora of independent galleries just waiting to be discovered in Mayfair and Fitzrovia.



/ BRUNEL UNIVERSITY / UXBRIDGE /



/ WORLD CLASS EDUCATION / LONDON /



EDUCATION

# EDUCATIONAL EXCELLENCE

London is renowned as an international centre of learning excellence, with many world-class institutions across finance, law, medicine, media, fashion and the arts. The closest, highly regarded Brunel University, is only a 5-minute drive from Padcroft.

With superb cross-London connections, Padcroft offers effortless access to everything today's student needs for success and enjoyment. These luxury homes are an ideal choice for anyone looking to study at the capital's prestigious colleges and universities.



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## WATERWAY WALKS AND SERENE SPACES

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Yiewsley is one of West Drayton's most charming corners. Positioned beside the beautiful Grand Union Canal, with its waterside walks, it brings local convenience with several supermarkets nearby, along with a fast-growing selection of cafés, pubs and restaurants.

An abundance of local green spaces – including Brunel University Sports Ground and Langley Park – mean it's always possible to enjoy the outdoor life.

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/ CAFÉ CULTURE / UXBRIDGE /



/ HIGH STREET SHOPPING / UXBRIDGE /



THE LOCAL AREA

## NEIGHBOURING ATTRACTIVE

Less than 3 miles north of Padcroft, Uxbridge offers everything from indulgent days out, to exceptional shopping. With all of your High Street favourites, along with many of the UK's best-loved eateries; shop, dine, and be entertained by the delights of Uxbridge.



STATEMENT LIVING

WELCOME TO  
A LIFESTYLE  
THAT IS AS  
LUXURIOUS AS  
IT IS INVITING

P A D C R O F T

WEST DRAYTON

LONDON



THE DEVELOPMENT

# STATEMENT LIVING

With a striking presence and beautifully landscaped grounds, Padcroft makes a memorable first impression.







WINNOCK ROAD

VIEWSLEY HIGH STREET SHOPPING

ST STEPHEN'S ROAD

GRAND UNION CANAL

BENTINCK ROAD

THE DEVELOPMENT

# CAREFULLY CONSIDERED

Located in the heart of West Drayton, these stylish apartments are set within beautifully landscaped gardens and communal spaces, all designed to create maximum fluidity and ease.

Each contemporary apartment is generously proportioned and benefits from either a private terrace or balcony. Finished to the highest specification, the Padcroft apartments create a feeling of relaxed luxury and benefit from serene walkways, on-site cycle stores and the option of secure underground parking.

COLNE VALLEY REGIONAL PARK

CENTRAL COURTYARD

HIGH STREET

TAVISTOCK ROAD

**TAVISTOCK APARTMENTS**  
DEVELOPMENT // PHASE 01

WEST DRAYTON HIGH STREET SHOPPING

WEST DRAYTON STATION

STATION APPROACH



SPECIFICATION

# SUPERIOR STYLING

Elegant finishing and high specification fittings make these homes to be proud of.

### GENERAL

- Oak finish apartment entrance doors.
- Satin stainless steel door furniture throughout.
- Fitted soft close wardrobe to the master bedroom (and second bedroom in 3 bed apartments).
- Matt paint finish to walls.
- All apartments are covered by a 10 year building warranty.

### KITCHEN

- Fully fitted contemporary kitchen units with soft close mechanism to doors and drawers.
- Built-in kitchen appliances to include single oven, hob and microwave.
- Back painted, full height, glass splashback to underside of wall units.
- Integrated dishwasher and fridge/freezer.
- Built-in extractor unit.
- Free standing washer/dryer (located in the hall cupboard).

### BATHROOM & EN-SUITES

- White sanitaryware to the bathroom and en-suite.
- Brassware to the bathroom and en-suite.
- Porcelain floor tiles and full height tiling to the wet areas of the walls.
- Shower screen, fixed overhead and handheld shower to the bath.
- Glass shower screen with porcelain wall tiles.
- Feature vanity area.
- Shaver socket to the bathroom and en-suite.

### ELECTRICAL

- Sky+ and HD points in living area and all bedrooms.
- Telephone and data points to living area and all bedrooms.
- Smoke and heat detectors with battery backup.
- White downlighters throughout, with dimmer switches to the living room and kitchen area.
- External lighting to the balconies and terraces (where applicable).

### SECURITY

- Visual door entry system.
- Proximity Access System for the building.
- CCTV covering the car park and all building entrances, to be linked back to a recording device within the development.

### FLOORING

- Engineered oak flooring to all areas (except bedrooms, wet areas and hall cupboard).
- Carpet to the bedrooms.
- Porcelain floor and wall tiling to the bathroom and en-suite.

### HEATING

- Wet underfloor heating.
- Chrome, electric heated towel rail to the bathroom and en-suite.

### PARKING

- Each apartment benefits from Car Club Membership for 25 years.
- Electronic fobs are available when purchasing a parking permit.

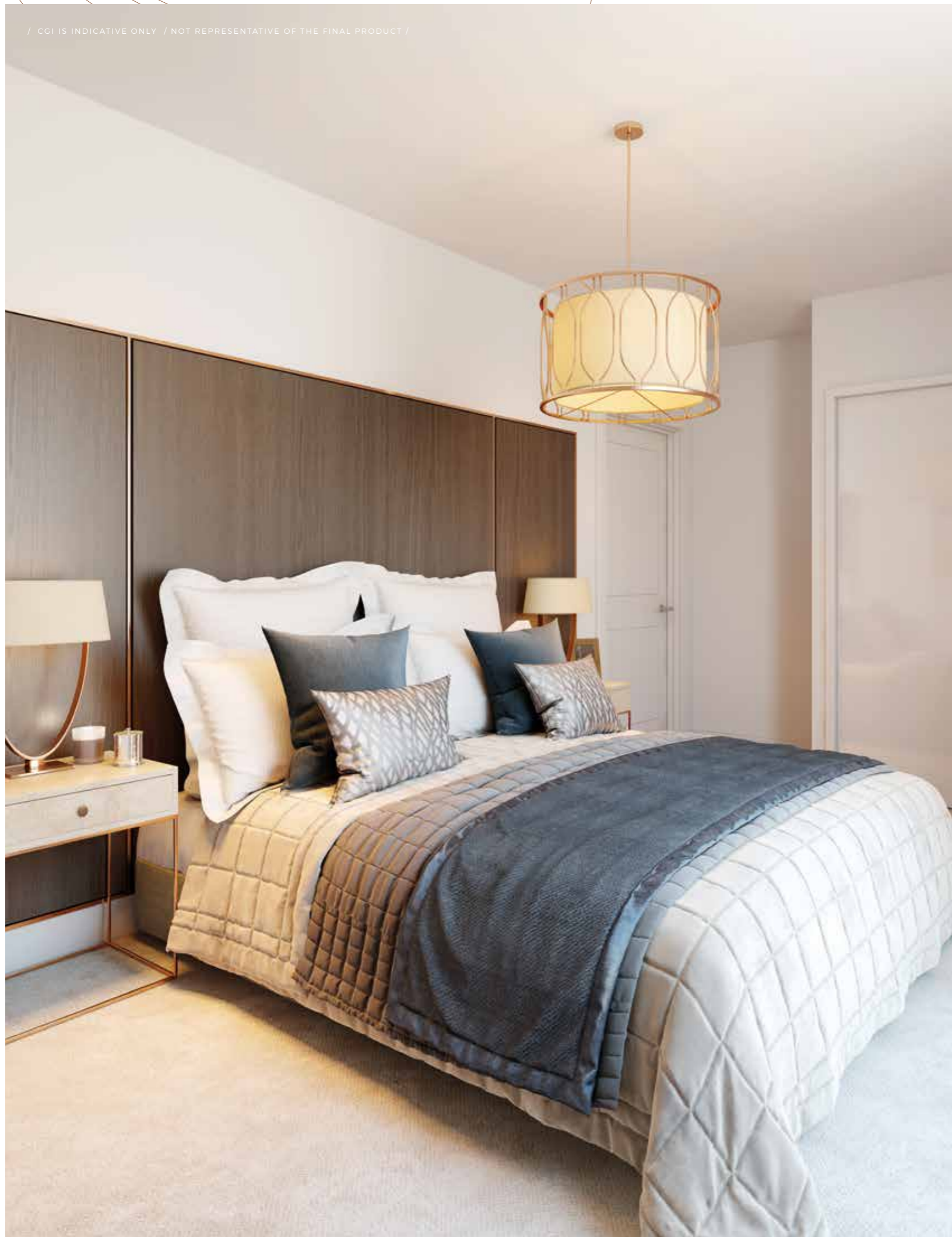
Your attention is drawn to the fact that it may not be possible to obtain the products as referred to in the specification. In such cases a similar alternative will be provided. Redrow reserve the right to make these changes as required.







/ CGI IS INDICATIVE ONLY / NOT REPRESENTATIVE OF THE FINAL PRODUCT /



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# DELIVERING DISTINCTION

Established over 40 years ago, Redrow is a FTSE 250 company and one of the UK's leading residential property developers. We are a committed and enthusiastic team taking pride in the homes we build and developments we create.

As a premium developer we believe in beautiful and innovative contemporary design, unrivalled craftsmanship and the highest

standards of customer care. Formed in 2010, Redrow London is at the heart of our nationwide development business. London is a strong market capital where there is considerable demand for luxury homes from both UK and international buyers, and investors.

Redrow London's achievements have been recognised with several schemes and developments already delivering prestigious awards.

/ KINGSTON RIVERSIDE (CGI) / KINGSTON KT1 /



/ WESTBOURNE PLACE / LONDON W9 /



### 2015 WHAT HOUSE? AWARDS

Gold Award for Best Large Housebuilder



### 2015 SUNDAY TIMES BRITISH HOMES AWARDS

Best House Design (less than 50 units) for The Highfield five-bedroom home



### 2015 HOUSEBUILDER AWARDS

Highly Commended Best Marketing Initiative



### 2015 HBF CUSTOMER SATISFACTION SURVEY

5-star rating for Redrow Homes



### 2014-2015 UK PROPERTY AWARDS

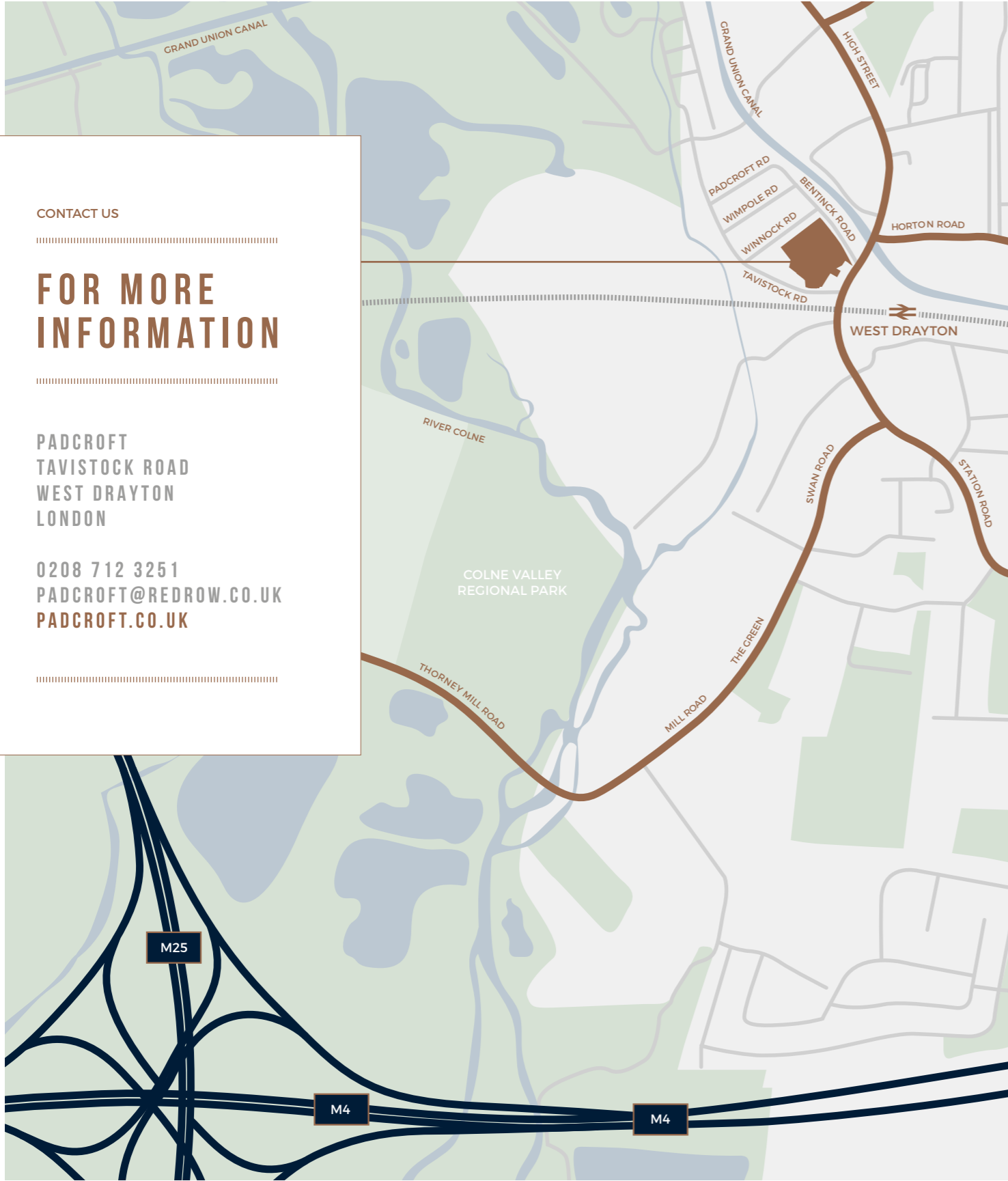
Best Residential Renovation, 5 & 6 Connaught Place

\ ONE COMMERCIAL STREET (CGI) \ LONDON E1 \



\ AMBERLEY WATERFRONT \ LONDON W9 \





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