



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

BROUGHTON COURT APARTMENTS

WELCOME TO THE
BROUGHTON COURT APARTMENTS AT PADCROFT

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

WEST DRAYTON \ LONDON

THE DEVELOPMENT

LUXURY LIVING PERFECTLY PLACED

Introducing the Broughton Court Apartments at Padcroft, an exciting collection of one, two and three bedroom luxury apartments, perfectly positioned for modern London living.

These exclusive apartments are located in Yiewsley, a flourishing neighbourhood in West Drayton, West London. From here, access to Central London is already excellent - and with Crossrail soon to launch, it's about to get even better.



CANARY WHARF

GRAND UNION CANAL

WEST DRAYTON HIGH STREET

M4 MOTORWAY

THE CITY

VIEWSLEY HIGH STREET

WEST DRAYTON STATION
CROSSRAIL / 2019

TWICKENHAM

STOCKLEY PARK
GOLF CLUB

PADCROFT
WEST DRAYTON | LONDON

< UXBRIDGE | 3.6 MILES

HEATHROW | 2 MILES >

WINDSOR | 10 MILES v



ELIZABETH LINE

CROSSRAIL CONNECTIVITY

Located directly opposite Padcroft, West Drayton's Crossrail station (Elizabeth line) will open its doors in 2019. Set to transform London's travel network, this 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 the Elizabeth line connecting directly to the capital's key commercial districts at Liverpool Street and Canary Wharf.



Information is taken from 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



Windsor	20 mins
Heathrow Airport	21 mins
Paddington Station	22 mins
St Pancras International	47 mins
Canary Wharf	57 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.

THE DEVELOPMENT

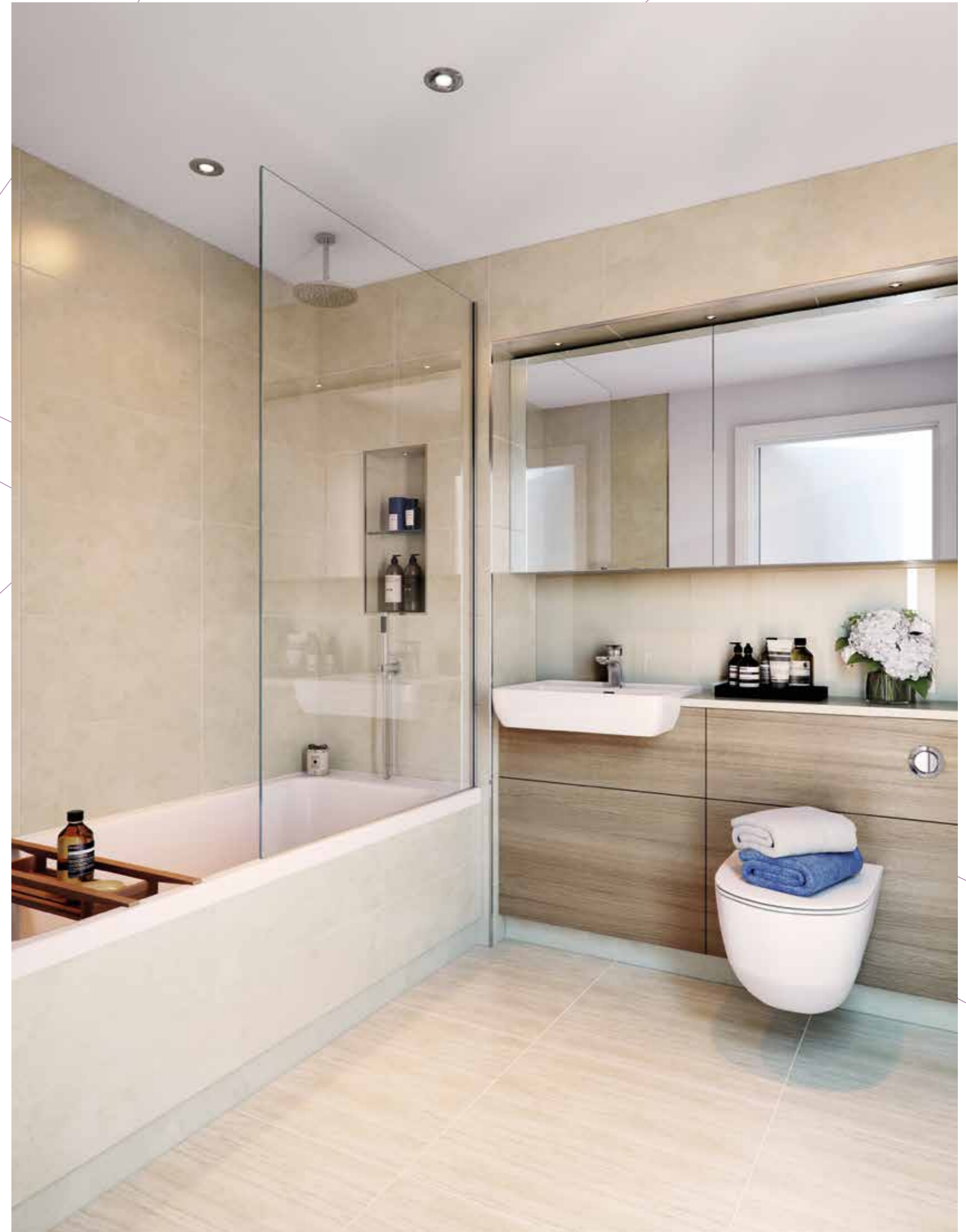
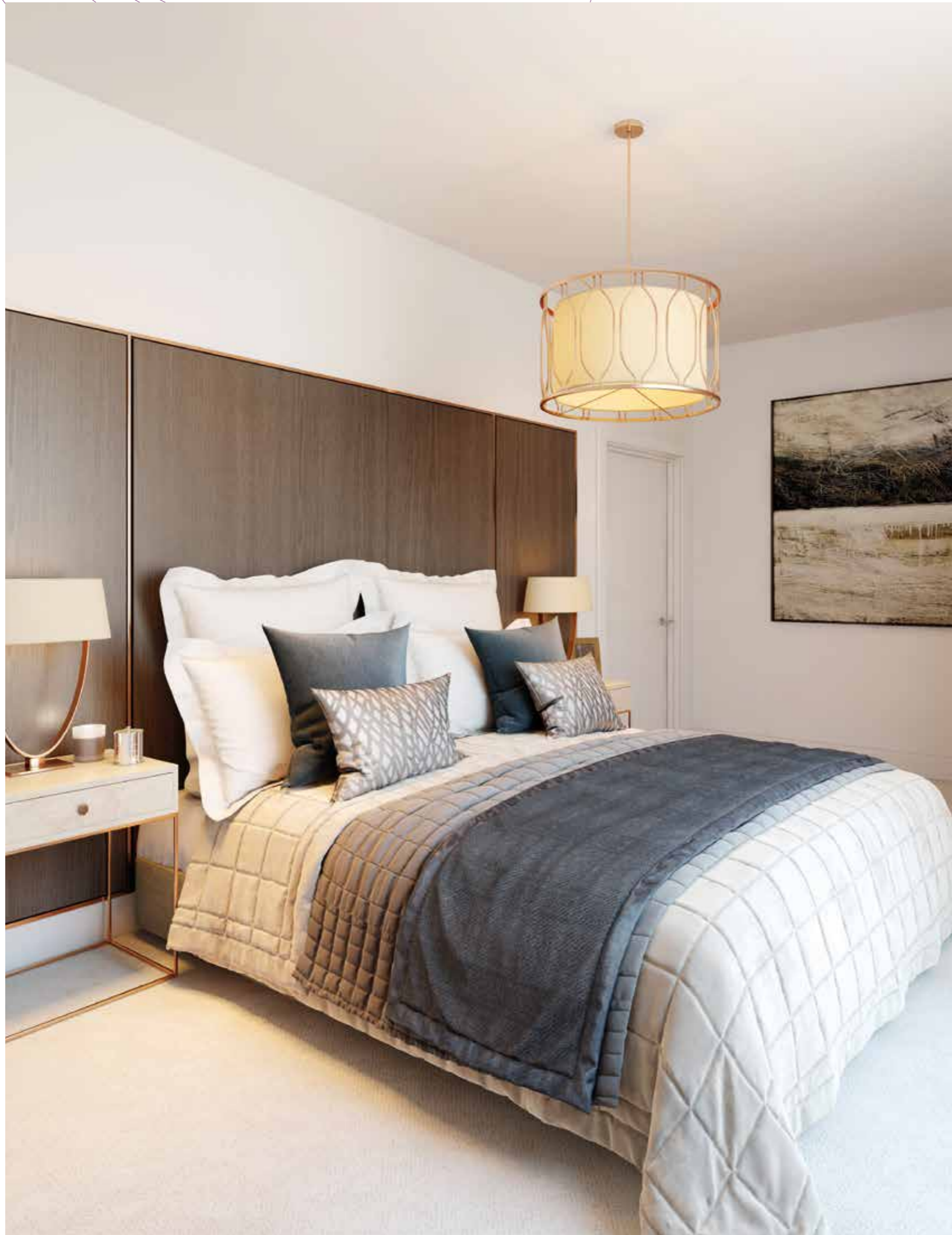
STATEMENT LIVING

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

CGI IS INDICATIVE ONLY \ NOT REPRESENTATIVE OF THE FINAL PRODUCT









WINNOCK ROAD

BROUGHTON COURT APARTMENTS

DEVELOPMENT // PHASE 02

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.

Finished to a high specification, the Broughton Court Apartments at Padcroft 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

TAVISTOCK ROAD

CENTRAL COURTYARD

HIGH STREET

WEST DRAYTON HIGH STREET SHOPPING

STATION APPROACH

WEST DRAYTON STATION

SPECIFICATION

SUPERIOR STYLING

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

GENERAL

- Oak finish apartment entrance doors.
- Stainless steel finish door furniture throughout.
- Matt white paint finish to walls.
- All apartments are covered by a 10 year building warranty.
- All apartments benefit from a sprinkler system

KITCHEN

- Fully fitted contemporary kitchen units with soft close mechanism to doors and drawers.
- Built-in kitchen appliances to include oven and hob.
- 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.
- Ceramic tiles to floors. Ceramic full height wall tiles to wet areas.
- Shower fixed overhead and handheld shower to the bath.
- Glass shower screen.
- Shaver socket to the bathroom and en-suite.

ELECTRICAL

- Sky HD points in living area and bedroom one.
- Telephone line and data points to living area and bedroom 1.
- Smoke and heat detectors with battery backup.
- Chrome downlighters to living areas bathroom, ensuite and hall.
- 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.

FLOORING

- Optional engineered oak finish flooring to all areas (except bedrooms, wet areas and hall cupboard).
- Optional carpet to bedrooms.

HEATING

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

PARKING

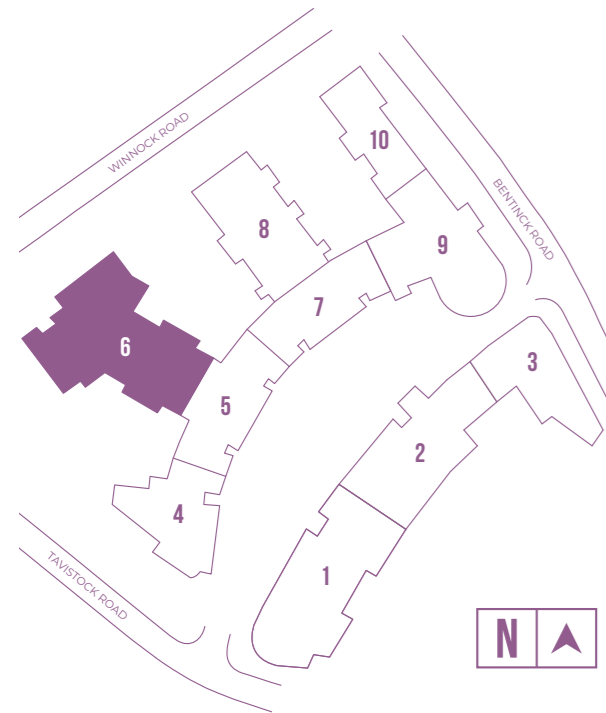
- Electronic carpark fobs are available when purchasing a parking permit.
- Parking and motorcycle spaces available at extra cost. (subject to availability).

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.

BROUGHTON COURT

BROUGHTON COURT APARTMENTS

Broughton Court is comprised of generously proportioned one, two and three bedroom apartments, benefiting from private balconies or terraces.

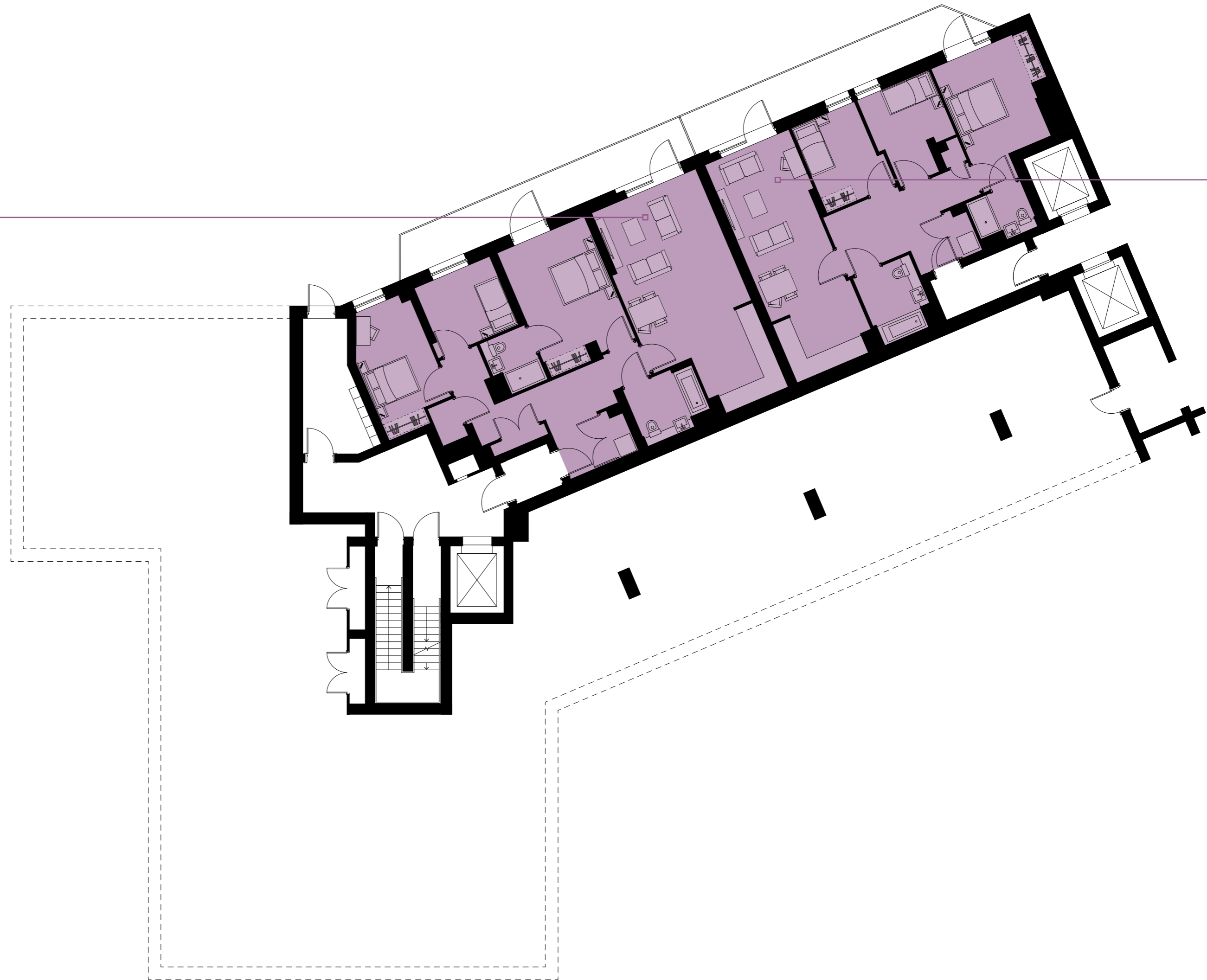


- One Bedroom Apartments
- Two Bedroom Apartments
- Three Bedroom Apartments

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TYPE 52A
 3 BEDROOM
 PLOT: 6.0.1

TYPE 52B
 3 BEDROOM
 PLOT: 6.0.2



Wardrobes shown are optional.



TYPE 52
2 BEDROOM
PLOT: 6.1.7

TYPE 53
1 BEDROOM
PLOT: 6.1.6

TYPE 53A
1 BEDROOM
PLOT: 6.1.5

TYPE 54A
2 BEDROOM
PLOT: 6.1.4

TYPE 55
2 BEDROOM
PLOT: 6.1.3

TYPE 51
2 BEDROOM
PLOT: 6.1.8

TYPE 57A
2 BEDROOM
PLOT: 6.1.1

TYPE 56
2 BEDROOM
PLOT: 6.1.2

Wardrobes shown are optional.



Wardrobes shown are optional.

TYPE 52
2 BEDROOM
PLOT: 6.3.6 PLOT: 6.4.6

TYPE 51
2 BEDROOM
PLOT: 6.3.7 PLOT: 6.4.7

TYPE 57
2 BEDROOM
PLOT: 6.3.1 PLOT: 6.4.1

TYPE 61
3 BEDROOM
PLOT: 6.3.5 PLOT: 6.4.5

TYPE 56
2 BEDROOM
PLOT: 6.3.2 PLOT: 6.4.2

TYPE 54
2 BEDROOM
PLOT: 6.3.4 PLOT: 6.4.4

TYPE 55
2 BEDROOM
PLOT: 6.3.3 PLOT: 6.4.3



Wardrobes shown are optional.



TYPE 52
2 BEDROOM
PLOT: 6.5.6

TYPE 62
2 BEDROOM
PLOT: 6.5.5

TYPE 59A
3 BEDROOM
PLOT: 6.5.4

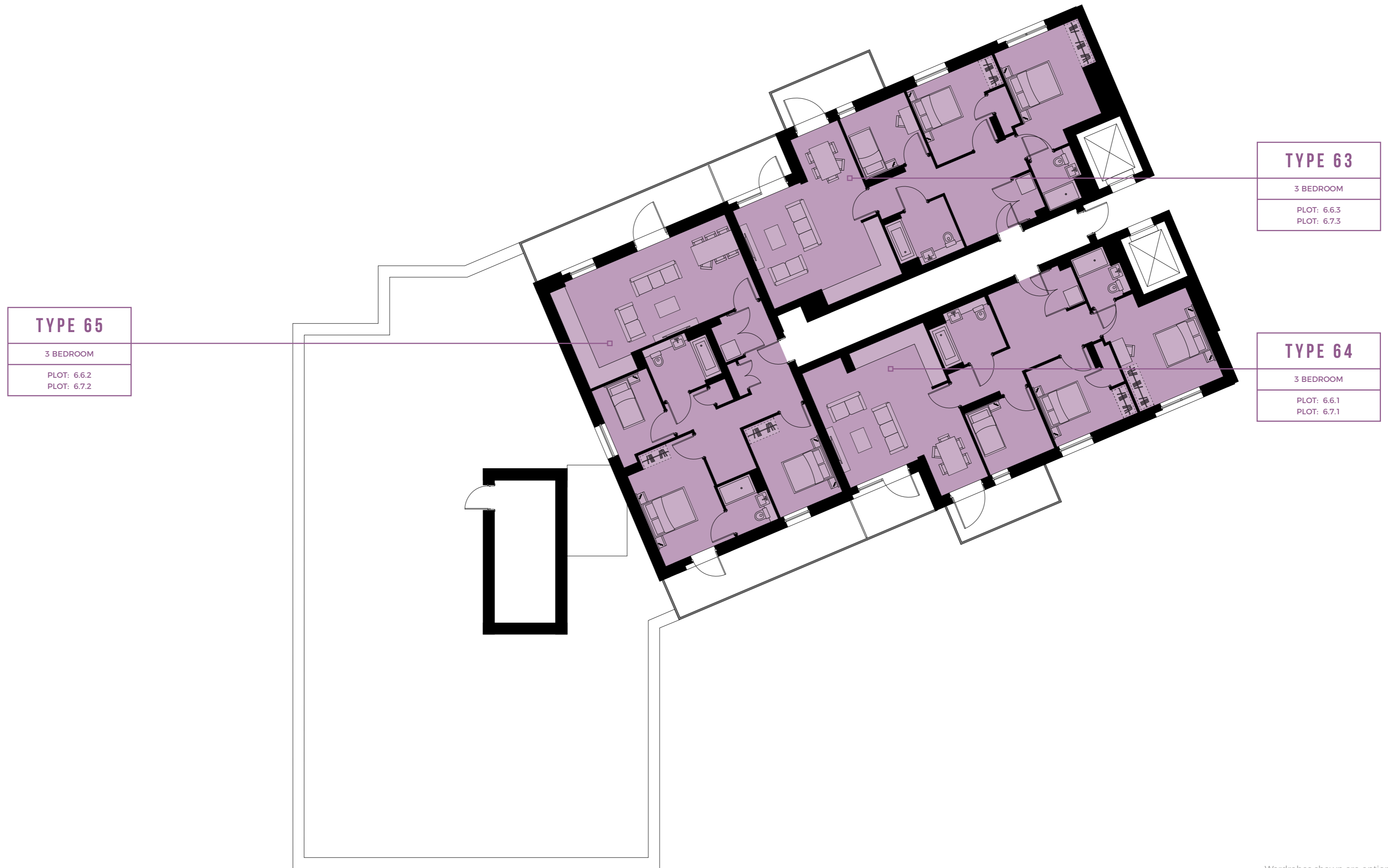
TYPE 55
2 BEDROOM
PLOT: 6.5.3

TYPE 51
2 BEDROOM
PLOT: 6.5.7

TYPE 57
2 BEDROOM
PLOT: 6.5.1

TYPE 56
2 BEDROOM
PLOT: 6.5.2

Wardrobes shown are optional.



TYPE 65
3 BEDROOM
PLOT: 6.6.2
PLOT: 6.7.2

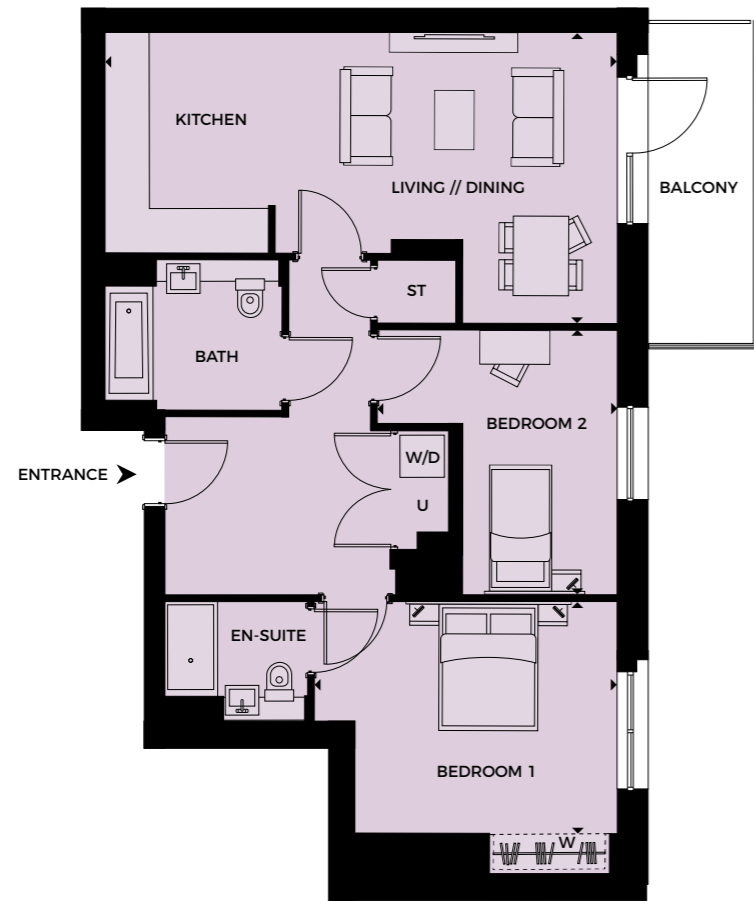
TYPE 63
3 BEDROOM
PLOT: 6.6.3
PLOT: 6.7.3

TYPE 64
3 BEDROOM
PLOT: 6.6.1
PLOT: 6.7.1

Wardrobes shown are optional.

APARTMENT TYPE 51

2 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	7.50 m x 4.20 (max) m	24'6" x 13'7"
Bedroom 1	4.42 m x 3.40 m	14'5" x 11'1"
Bedroom 2	3.75 m x 3.50 m	12'3" x 11'5"
Total Area	80.2 sq m	863.3 sq ft
Balcony	7.3 sq m	78.5 sq ft



PLOTS

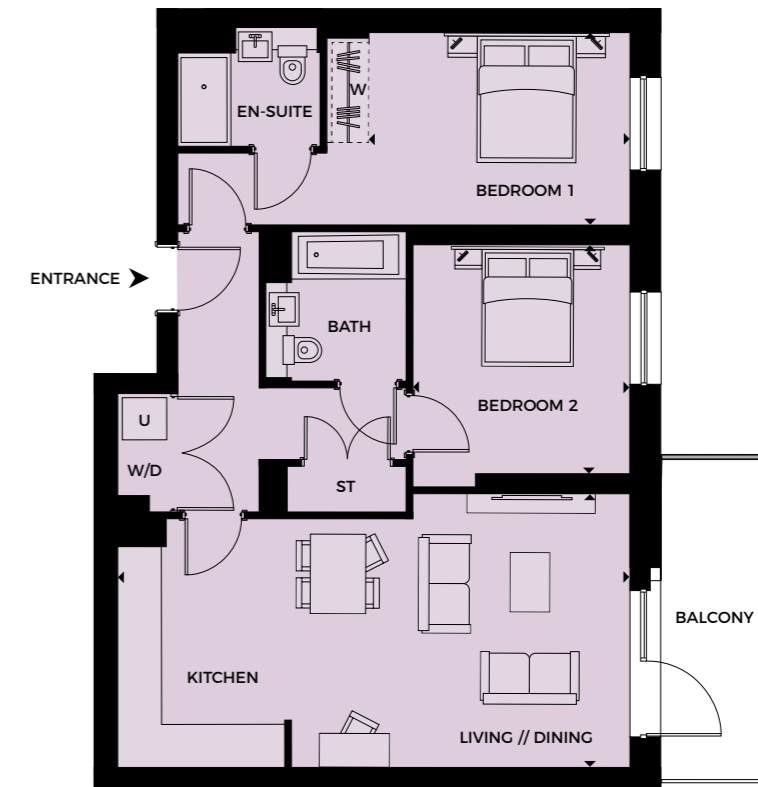
6.1.8	6.2.7	6.3.7	6.4.7	6.5.7
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APARTMENT TYPE 52

2 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	7.47 m x 4.00 m	14'7" x 13'1"
Bedroom 1	3.80 m x 2.82 m	12'5" x 9'3"
Bedroom 2	3.30 m x 3.20 m	10'8" x 10'4"
Total Area	77.2 sq m	831 sq ft
Balcony	7.3 sq m	78.5 sq ft



PLOTS

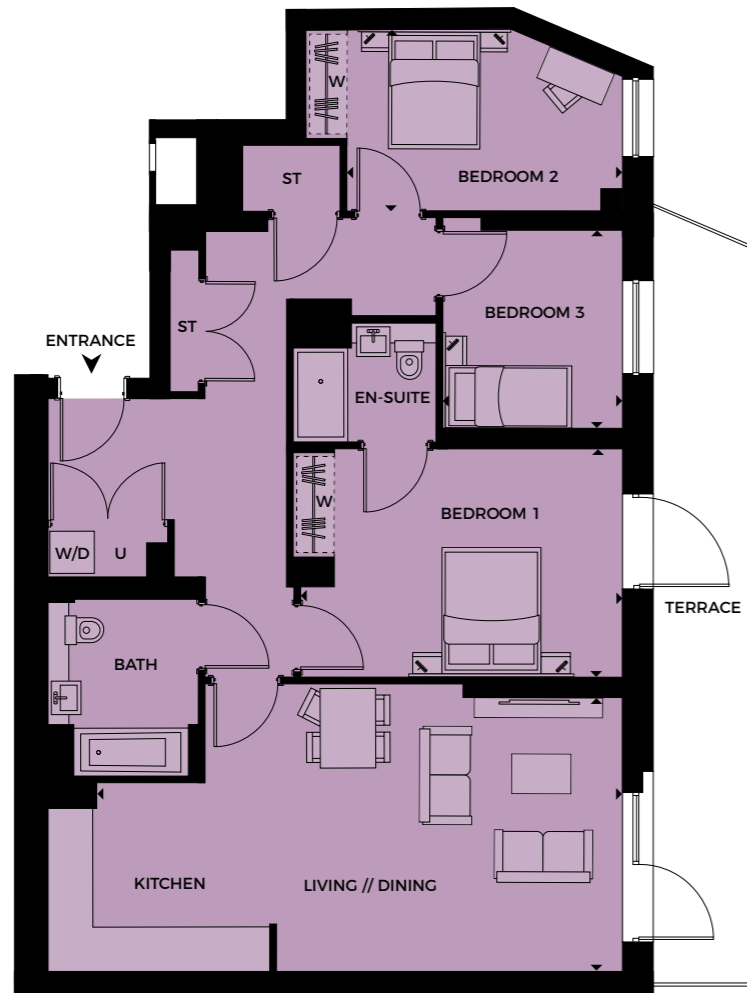
6.1.7	6.2.6	6.3.6	6.4.6	6.5.6
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APARTMENT TYPE 52A

3 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	7.70 m x 4.00 m	25'2" x 13'1"
Bedroom 1	4.70 m x 3.35 m	15'4" x 10'9"
Bedroom 2	4.05 m x 2.65 m	13'2" x 8'7"
Bedroom 3	3.00 m x 2.60 m	9'8" x 8'5"
Total Area	102.1 sq m	1099 sq ft
Terrace	17.1 sq m	184 sq ft



PLOTS

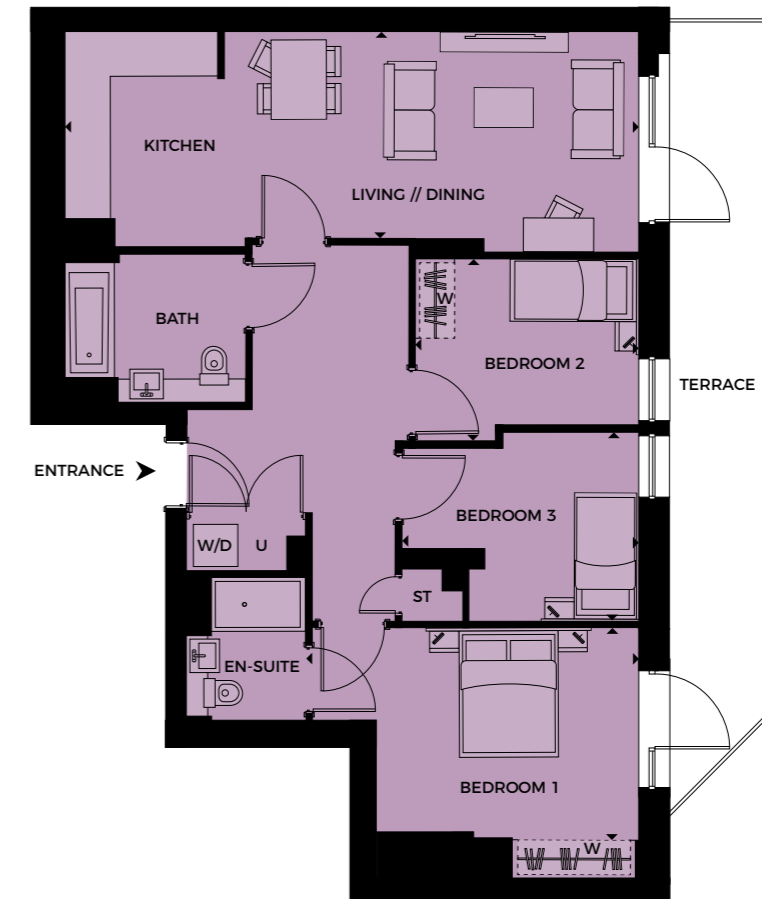
6.0.1

◀ ▶ Measurement Points W Optional Fitted Wardrobe W/D Washer/Dryer U Utility ST Store

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APARTMENT TYPE 52B

3 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	8.30 m x 3.00 m	27'2" x 9'8"
Bedroom 1	4.75 m x 3.07 (max) m	15'6" x 10'1"
Bedroom 2	3.20 m x 2.40 m	10'4" x 7'8"
Bedroom 3	3.40 m x 2.80 m	11'1" x 9'1"
Total Area	84.8 sq m	912.8 sq ft
Terrace	16.6 sq m	178 sq ft



PLOTS

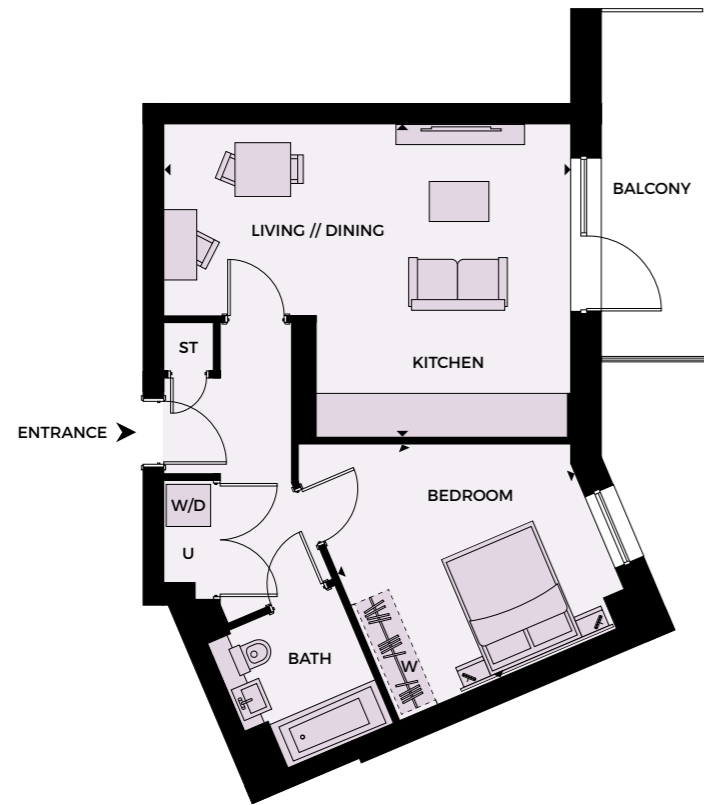
6.0.2

◀ ▶ Measurement Points W Optional Fitted Wardrobe W/D Washer/Dryer U Utility ST Store

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APARTMENT TYPE 53

1 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	4.59 m x 5.98 m	15' x 19'6"
Bedroom 1	3.77 m x 3.57 m	12'4" x 11'7"
Total Area	52.6 sq m	566.2 sq ft
Balcony	7.3 sq m	78.5 sq ft



PLOTS

6.1.6



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APARTMENT TYPE 53A

1 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	6.07 m x 4.57 m	19'5" x 15'
Bedroom 1	3.47 m x 4.90 (max) m	11'4" x 16'1"
Total Area	57.1 sq m	621.1 sq ft
Balcony	7.9 sq m	85 sq ft



PLOTS

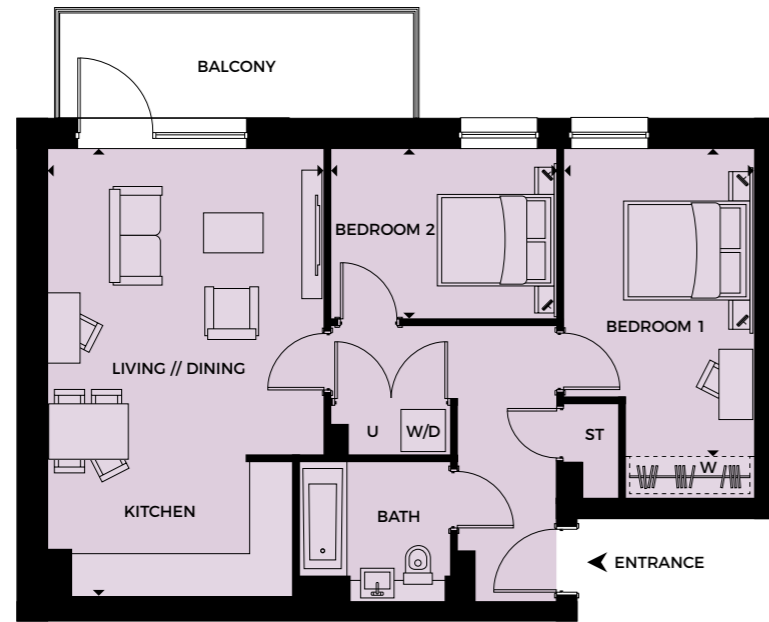
6.1.5



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APARTMENT TYPE 54

2 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	6.57 m x 4.02 m	21'6" x 13'2"
Bedroom 1	4.50 m x 2.72 m	14'8" x 8'9"
Bedroom 2	3.35 m x 2.49 m	10' x 8'2"
Total Area	64.5 sq m	694.3 sq ft
Balcony	8.1 sq m	87.1 sq ft



PLOTS

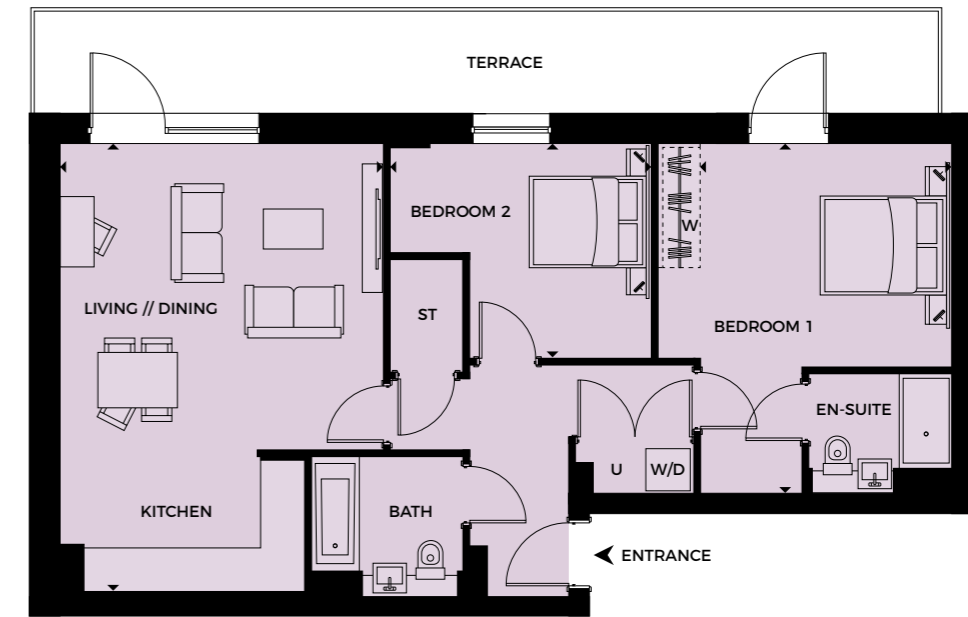
6.3.4 6.4.4



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APARTMENT TYPE 54A

2 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	6.57 m x 4.72 m	21'6" x 14'
Bedroom 1	3.67 m x 5.10 (max) m	12'1" x 16'7"
Bedroom 2	3.80 m x 3.12 m	12'4" x 10'3"
Total Area	78.3 sq m	842.8 sq ft
Terrace	19.9 sq m	214.2 sq ft



PLOTS

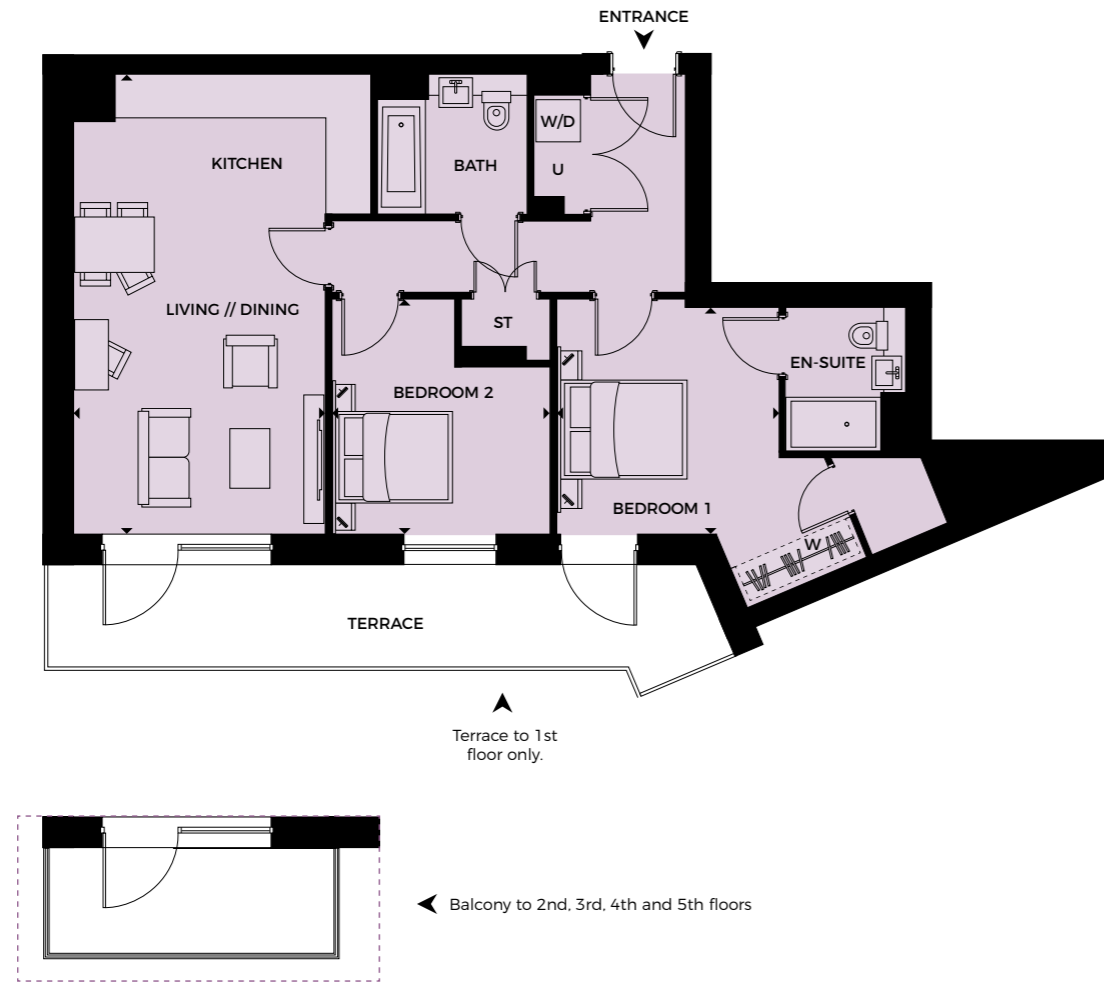
6.1.4



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APARTMENT TYPE 55

2 BEDROOM



ACCOMMODATION

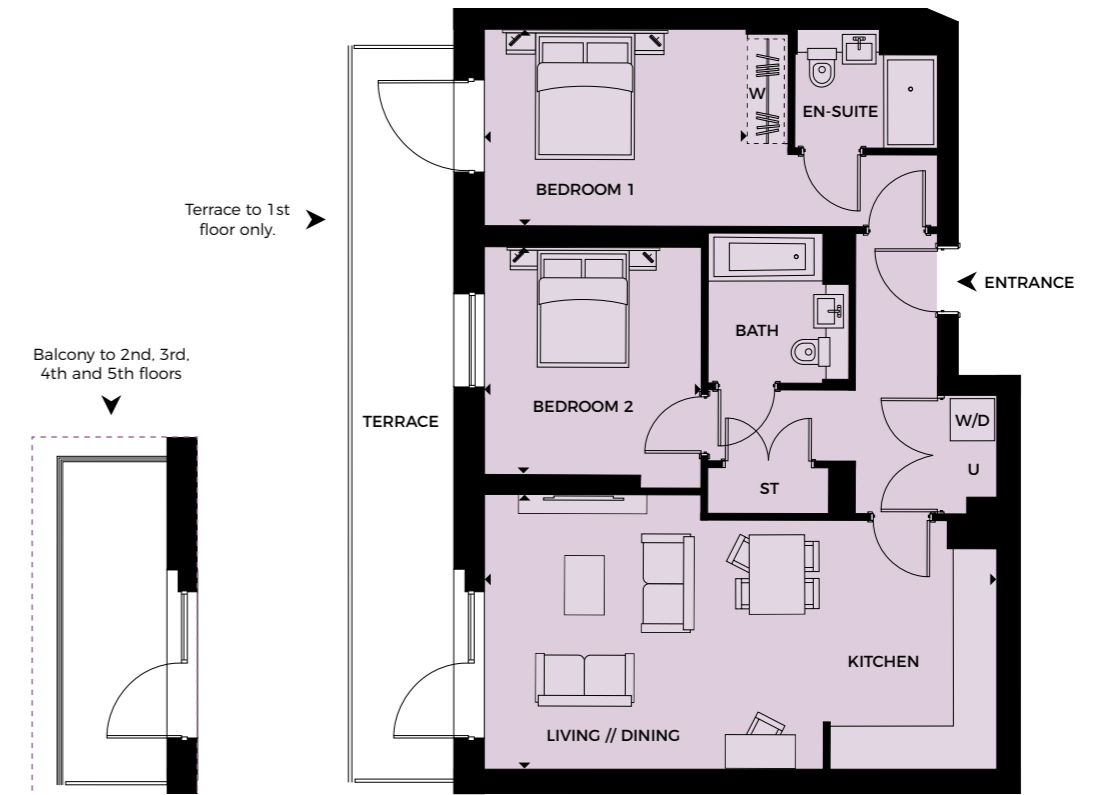
Living/Kitchen/Dining	6.75 m x 3.67 m	22'1" x 12'1"
Bedroom 1	3.30 m x 3.25 m	10'8" x 10'7"
Bedroom 2	3.42 m x 3.17 m	11'2" x 10'4"
Total Area	75.2 sq m	809.5 sq ft
Terrace	15 sq m	161 sq ft
Balcony	6.5 sq m	69.9 sq ft

PLOTS

6.1.3 6.2.3 6.3.3 6.4.3 6.5.3

APARTMENT TYPE 56

2 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	7.50 m x 4.00 m	24'6" x 13'1"
Bedroom 1	3.82 m x 2.87 m	12'5" x 9'4"
Bedroom 2	3.35 m x 3.17 m	10'9" x 10'4"
Total Area	77.2 sq m	831 sq ft
Terrace	16 sq m	174 sq ft
Balcony	7.3 sq m	78.5 sq ft

PLOTS

6.1.2 6.2.2 6.3.2 6.4.2 6.5.2



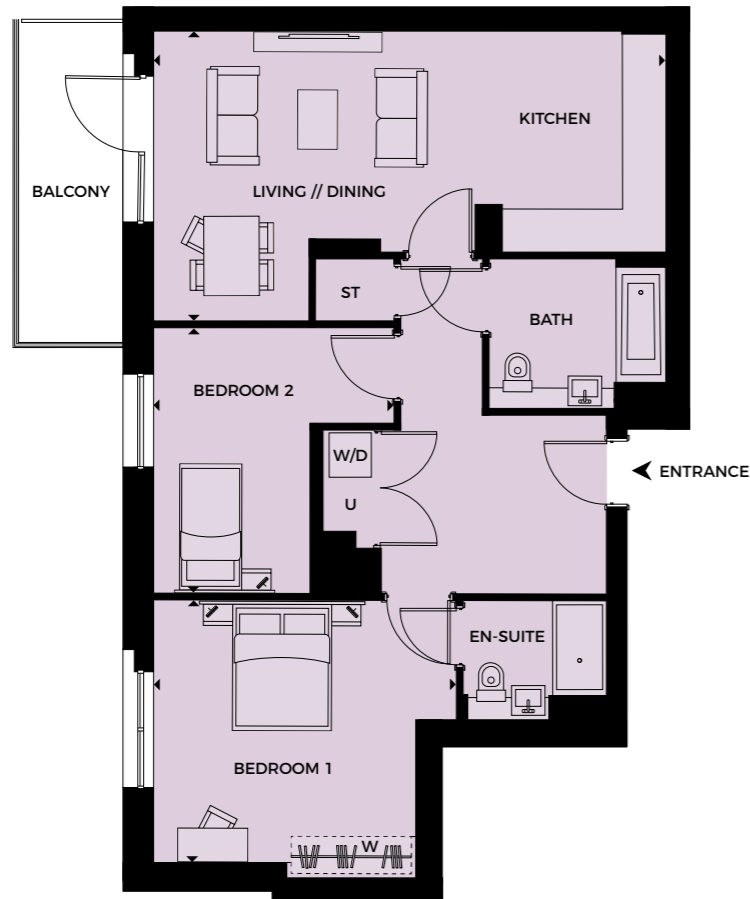
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APARTMENT TYPE 57

2 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	7.50 m x 4.20 m	24'6" x 13'7"
Bedroom 1	4.42 m x 3.75 m	14'5" x 12'3"
Bedroom 2	3.90 m x 3.50 m	12'7" x 11'5"
Total Area	80.7 sq m	868.7 sq ft
Balcony	7.3 sq m	78.5 sq ft



PLOTS

6.2.1 6.3.1 6.4.1 6.5.1



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APARTMENT TYPE 57A

2 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	7.52 m x 3.37 m	24'6" x 11'1"
Bedroom 1	4.77 m x 2.72 m	15'7" x 8'9"
Bedroom 2	4.05 m x 3.57 m	13'3" x 11'7"
Total Area	74.2 sq m	799 sq ft
Terrace	16 sq m	172 sq ft



PLOTS

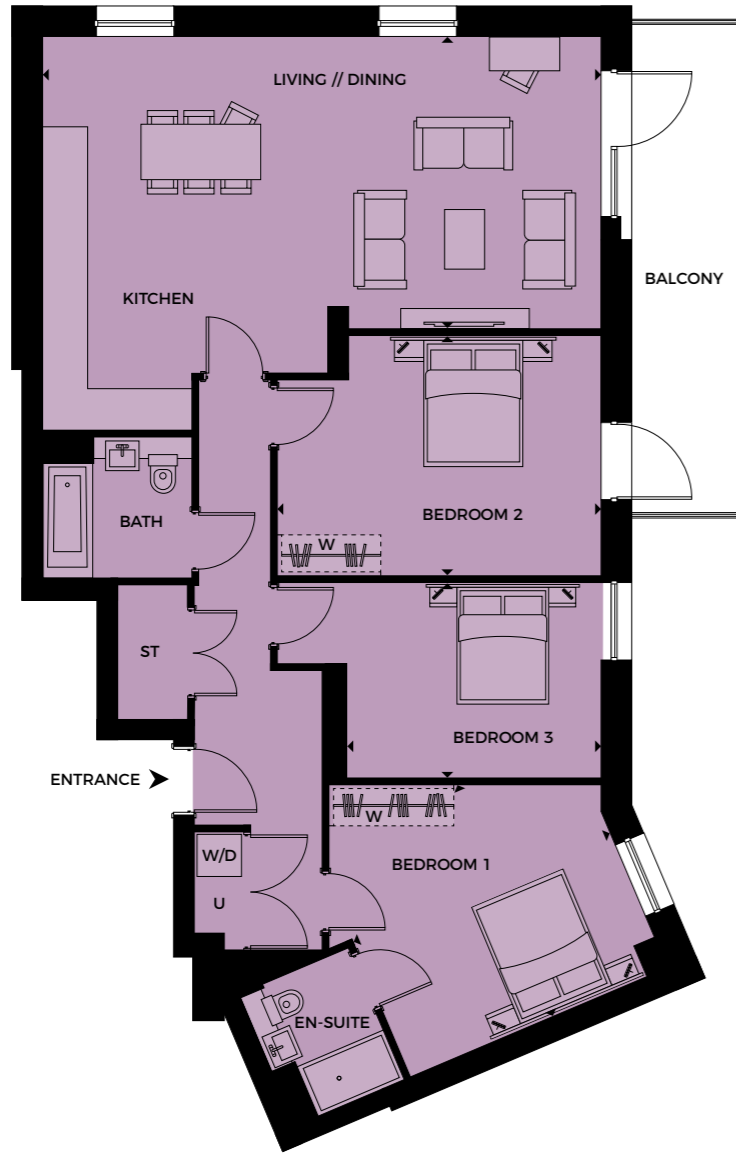
6.1.1



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APARTMENT TYPE 58

3 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	8.17 m x 4.27 m	26'8" x 14'
Bedroom 1	4.07 m x 3.05 m	13'4" x 10'
Bedroom 2	4.12 m x 3.50 m	13'5" x 11'5"
Bedroom 3	3.70 m x 2.85 m	12'1" x 9'3"
Total Area	111.2 sq m	1197.2 sq ft
Balcony	11.2 sq m	120.5 sq ft



PLOTS

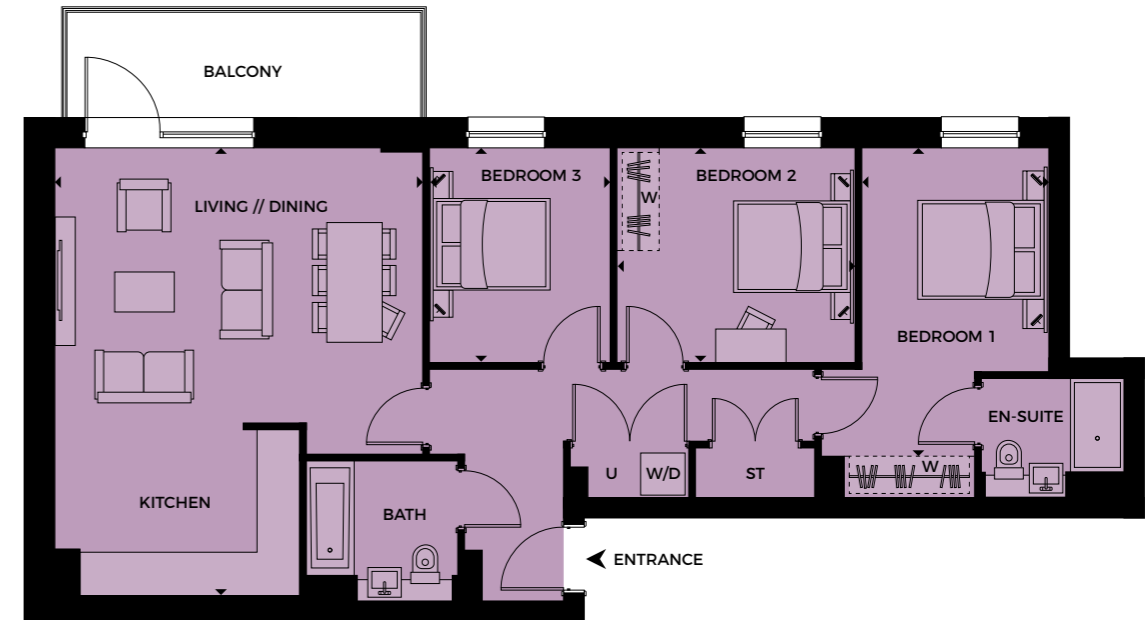
6.2.5



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APARTMENT TYPE 59

3 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	6.55 m x 5.37 m	21'5" x 17'6"
Bedroom 1	4.50 m x 2.72 m	14'8" x 8'9"
Bedroom 2	3.47 m x 3.12 m	11'4" x 10'3"
Bedroom 3	3.12 m x 2.60 m	10'3" x 8'5"
Total Area	88 sq m	947.1 sq ft
Balcony	8.1 sq m	87.1 sq ft



PLOTS

6.2.4



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APARTMENT TYPE 59A

3 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	6.55 m x 4.80 m	21'5" x 15'7"
Bedroom 1	3.27 m x 3.12 m	10'7" x 10'3"
Bedroom 2	3.77 m x 3.12 m	12'4" x 10'3"
Bedroom 3	3.12 m x 2.50 m	10'3" x 8'2"
Total Area	86.1 sq m	926.8 sq ft
Balcony	8.1 sq m	87.1 sq ft



PLOTS

6.5.4

◀ ▶ Measurement Points **W** Optional Fitted Wardrobe **W/D** Washer/Dryer **U** Utility **ST** Store

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APARTMENT TYPE 61

3 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	6.07 m x 5.10 m	19'9" x 16'17"
Bedroom 1	3.35 m x 3.00 m	10' x 9'8"
Bedroom 2	3.75 m x 3.37 m	12'3" x 11'1"
Bedroom 3	3.75 m x 3.07 m	12'3" x 10'1"
Total Area	94.5 sq m	1017.2 sq ft
Terrace	12.3 sq m	132 sq ft



PLOTS

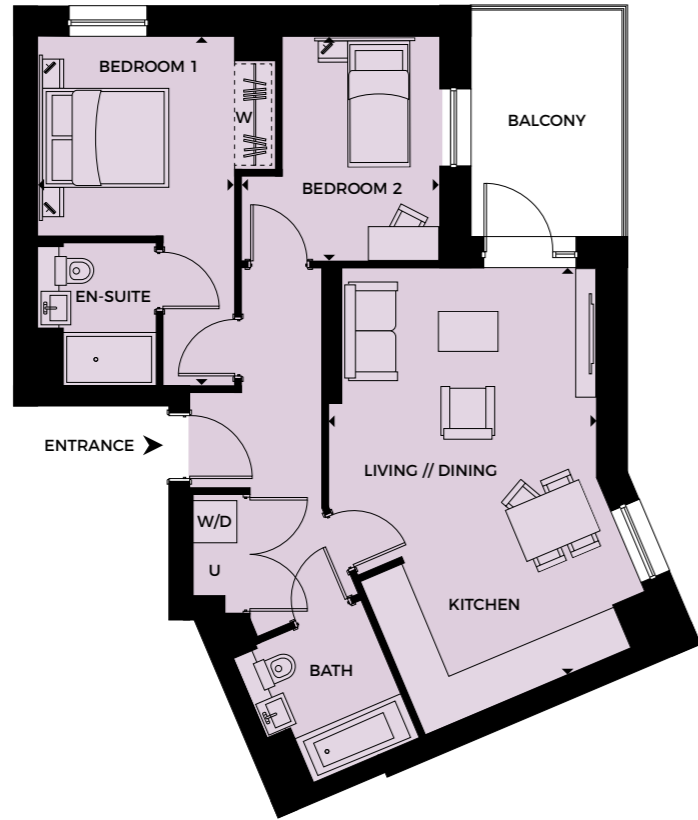
6.3.5 6.4.5

◀ ▶ Measurement Points **W** Optional Fitted Wardrobe **W/D** Washer/Dryer **U** Utility **ST** Store

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APARTMENT TYPE 62

2 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	5.90 m x 3.90 m	19'4" x 12'8"
Bedroom 1	5.10 (max) m x 2.87 m	16'7" x 9'4"
Bedroom 2	2.90 m x 2.87 m	9'5" x 9'4"
Total Area	65.2 sq m	701.8 sq ft
Balcony	7.4 sq m	79.6 sq ft



PLOTS

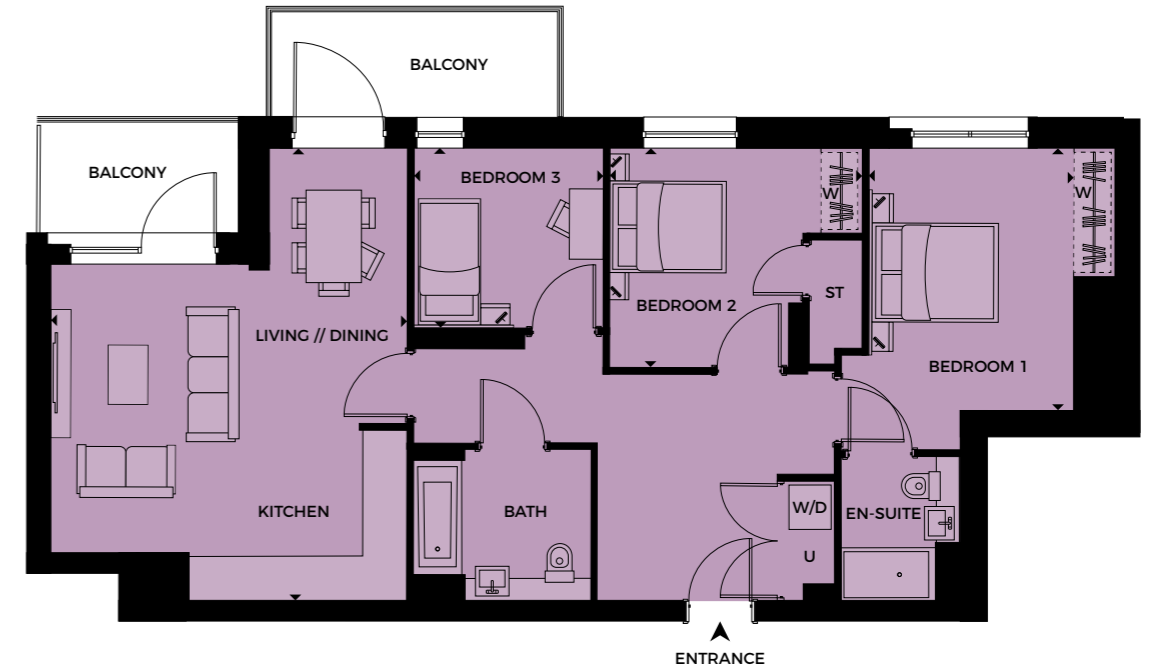
6.5.5



All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.

APARTMENT TYPE 63

3 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	6.60 m x 4.92 m	21'6" x 16'2"
Bedroom 1	3.82 m x 2.97 m	12'5" x 9'8"
Bedroom 2	3.20 m x 3.10 m	10'5" x 10'1"
Bedroom 3	2.70 m x 2.67 m	8'8" x 8'8"
Total Area	90.5 sq m	974.1 sq ft
Balconies (total)	11.2 sq m	120.5 sq ft



PLOTS

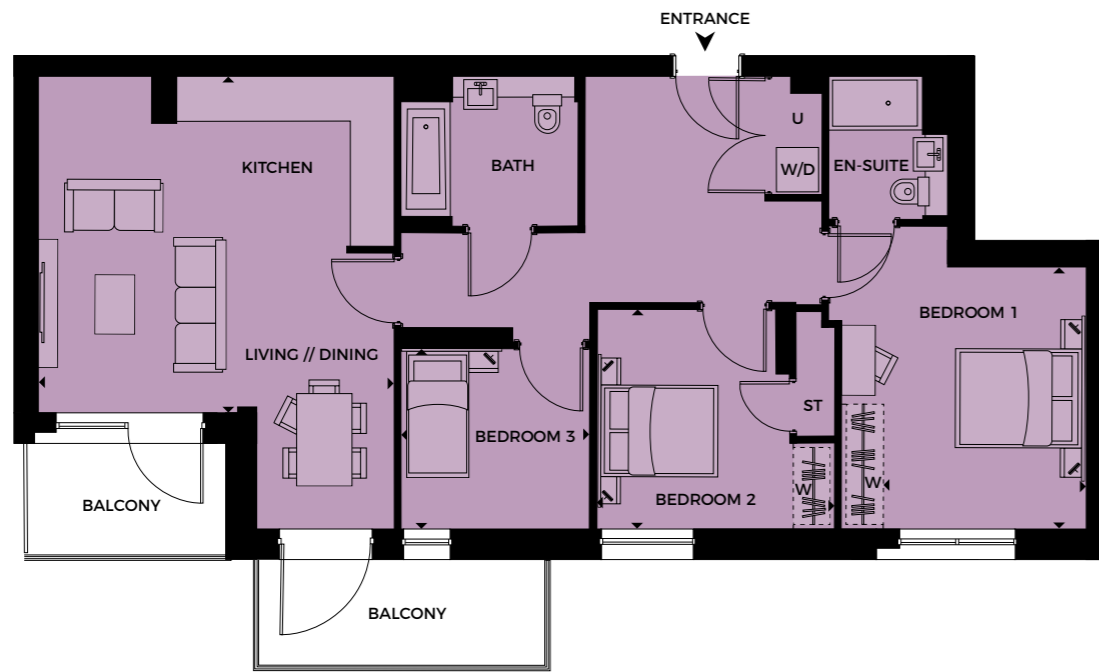
6.6.3 6.7.3



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APARTMENT TYPE 64

3 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	5.20 m x 4.90 m	17'1" x 16'1"
Bedroom 1	3.80 m x 2.97 m	12'5" x 9'8"
Bedroom 2	3.20 m x 2.80 m	10'5" x 9'1"
Bedroom 3	2.62 m x 2.67 m	8'6" x 8'6"
Total Area	91.4 sq m	983.8 sq ft
Balconies (total)	11.2 sq m	120.5 sq ft



PLOTS

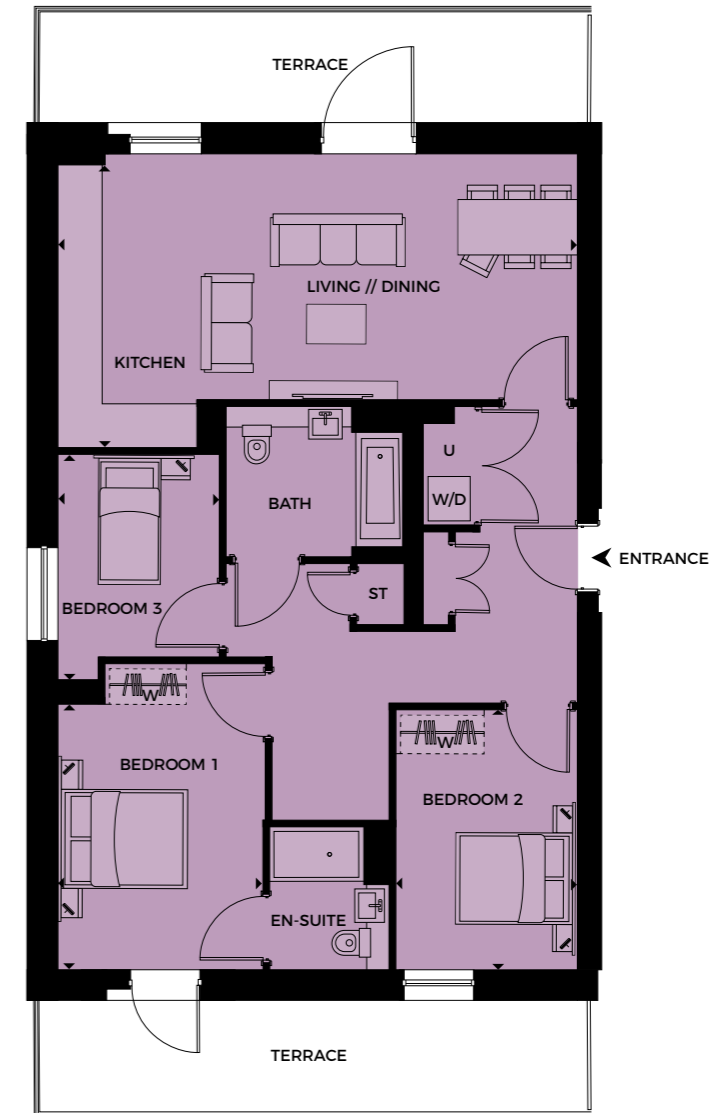
6.6.1 6.7.1



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APARTMENT TYPE 65

3 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	7.60 m x 4.30 (max) m	24'9" x 14'1"
Bedroom 1	3.87 m x 2.97 m	12'7" x 9'8"
Bedroom 2	3.80 (max) m x 2.65 m	12'4" x 8'7"
Bedroom 3	3.31 (max) m x 2.37 m	10'8" x 7'8"
Total Area	91.7 sq m	987.1 sq ft
Balconies (total)	25.8 sq m	277.7 sq ft



PLOTS

6.6.2 6.7.2



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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.

/ BLAKE TOWER / LONDON EC2Y /



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2017 WHAT HOUSE? AWARDS

Gold Award for Best Apartment Scheme



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



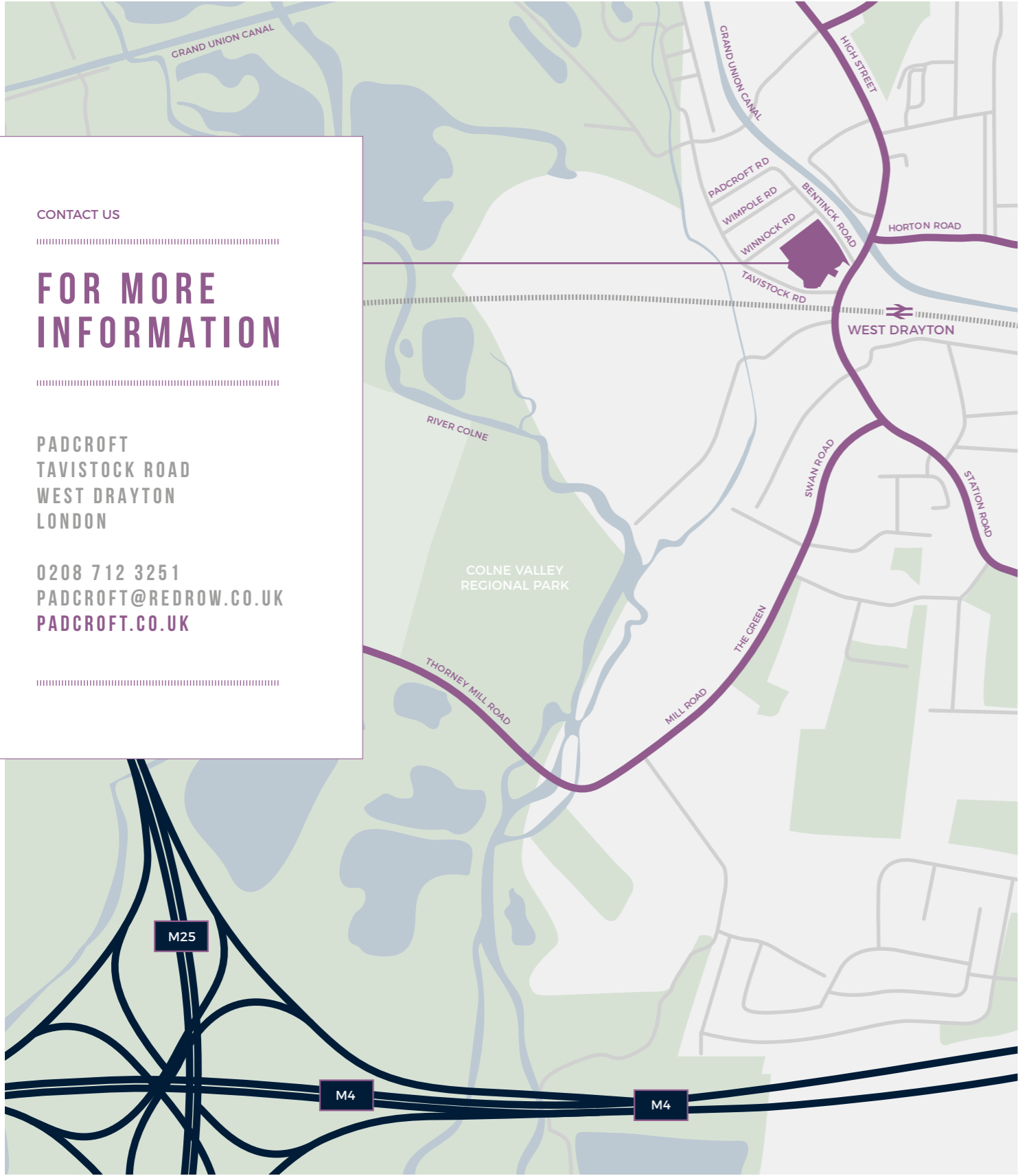
2015 HBF CUSTOMER SATISFACTION SURVEY

5-star rating for Redrow Homes

\ ONE COMMERCIAL STREET (CGI) \ LONDON E1 \



\ NORTHWAY HOUSE \ LONDON N20 \



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