



# The Quadrate

---

---

Modern  
inner-city  
style in a  
desirable  
suburban  
location

---

# A unique addition to Ruislip

The Quadrate is a contemporary collection of 23 exceptional one bedroom apartments unique to Ruislip.

A distinct and contemporary building commanding an eye-catching position on Pembroke Road, The Quadrate raises the bar in the area for contemporary living. Intricately considered to maximise space and the flow of natural light, each apartment is framed by high ceilings, anthracite grey double-glazed windows and light oak vinyl flooring. Many of the new homes also feature private balconies and terraces.

The styling and level of finish to each home has been carefully planned, utilising the meticulous detail from an experienced developer and the creative excellence of interior designers Ademchic. The use of modern clean lines and a curated selection of warm and durable materials from sought-after brands, has ensured a stand-out edition of desirable new homes.

The Quadrate is located just moments from Ruislip Manor tube and Ruislip High Street, ideally positioned for young aspirational buyers.



The development features oversized architrave grey windows and includes a sense of style and design not usually associated with new homes for first time buyers.





# A sense of design

---

Developed with the end-user in mind, each property has been specified and finished with meticulous care and attention to detail.

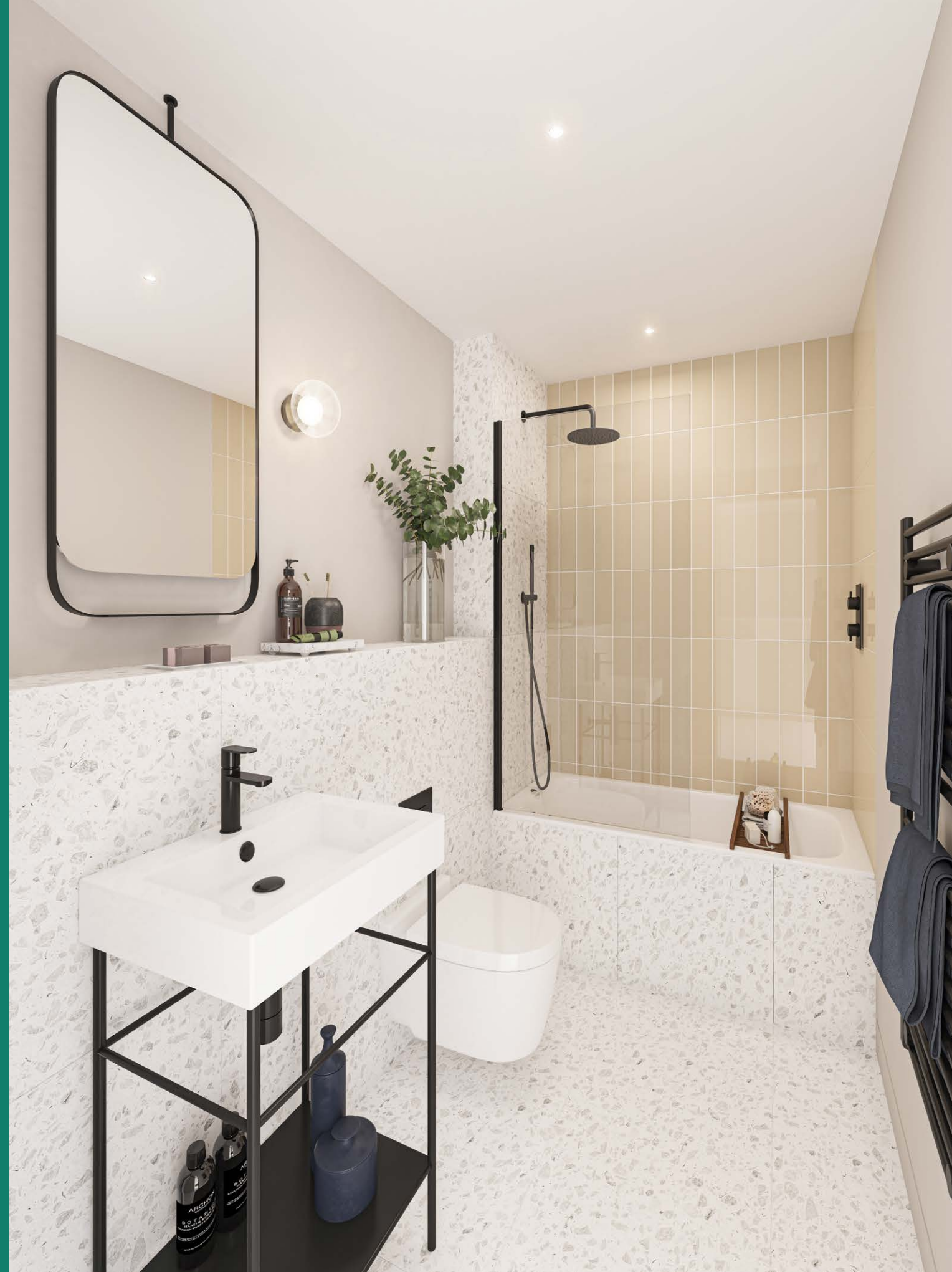
---

Working alongside leading design company Ademchic who provided their creative touch to the interior design of each apartment, equal importance has been placed on both the aesthetics and functionality of each new home.

This design led approach makes The Quadrate unique in Ruislip. Every apartment has vast open-plan layouts with 'dusty' grey walls and light oak vinyl flooring complimented by flush white doors and quality matt black ironmongery.

A bespoke specification features premium German kitchens by Hacker which combine matt cashmere cabinet doors with textured oak wall units, finished with black knurled handles. Marble effect stone worktops and splashbacks add luxury whilst each kitchen is complimented by fully integrated Bosch appliances.

The bathrooms have been designed to be sophisticated and minimalist with beautiful terrazzo porcelain tiles complimented by cashmere metro tiles to wet areas. Stylish matt black details feature throughout with high-quality Crosswater brassware, showers and slimline wall-hung toilets. Framed washstands, open shelving and wall-hung mirrors further create an clean and relaxing atmosphere.











# Exceptionally well specified throughout



## KITCHENS

- Bespoke German Hacker kitchens with matt cashmere doors and grained oak wall units including integrated undercounter lighting
- Stone worktops and full height splashbacks in a marble grain effect
- Fully integrated Bosch appliances including Bosch microwave, Oven, Frameless Induction Hob, Integrated full height fridge/freezer, Dishwasher and flush extractor fan to all apartments. Bosch washer/dryer integrated or in utility room
- Stainless steel recessed sinks with matt black boiling water taps
- Soft closing doors and drawers with matt black knurled bar handles

## BATHROOMS

- Stylish terrazzo porcelain tiles and cashmere metro tiles to bath and shower enclosure
- Framed black washstand with open shelving and white basin with matt black mixer tap
- Wall hung Crosswater toilets with slim soft close seats and black flush plate
- Crosswater thermostatic showers with fixed rainwater showerhead and wall hose
- Stone resin shower tray with matt black shower enclosure and sliding door
- Wall fitted mirror with feature wall light
- Heated matt black towel rails

## DETAILS OF FINISH

- Luxury light oak vinyl flooring throughout apartments
- Soft grey carpets to bedrooms
- Double-glazed windows in anthracite grey
- Flush white internal doors with black handles and hinges
- Interior design by Ademchic

## LIGHTING & ELECTRICAL

- Fibre optic feeds to each room allowing exceptional broadband speeds and secure connections
- Colour video entry intercom system
- Thermostatic slimline white electric panel radiators
- Flush matt black stainless steel switch sockets
- Multi socket (power/aerial/satellite/BT) to living room and tv points to all bedrooms
- White LED recessed downlighters throughout apartments

## COMMUNALS & GUARANTEES

- Lift access to all floors
- The peace of mind of a 10 year ICW new homes warranty
- Parking available at a premium
- Communals interior designed by Ademchic with feature wall hung lighting, bespoke postboxes and feature ceiling lighting



An  
envious  
suburban  
location  
with so  
much to  
offer

# A rising cafe culture

An abundance of local cafés allow you to eat, drink and watch the world go by over a fresh brew or a spot of brunch.

Thanks to Greater London's explosion of cafe culture over the last ten years, there are plenty of local establishments to procure fresh artisan produce, signature coffee or an exceptional brunch.

Red Onion Cafe, located just minutes away by foot on Ruislip high street, is a quaint and quirky offering with probably the best breakfast on the high street, as well as offering a garden and a little oasis of calm. Even closer is Mia's cafe, serving fresh Italian coffee and a curated breakfast selection, while next door LB Fresh's juice bar has a diverse menu of energising smoothies to start your day.

Located just a 5-minute walk away in Eastcote, Bucket List Coffee serves up some of the tastiest coffee in the area using infamous Monmouth beans as well as a selection of delicious cakes. Patisserie Brione's gorgeous french pastries and deserts in addition to Ilze's handmade macaroon artistry also provide plenty of options for those with a sweet tooth.



Clockwise from top:

Patisserie Brione has an authentic selection of delicious treats and celebratory cakes

Just minutes away in Eastcote, Bucket List Coffee serves up some of the best fare in the local area

The variety of coffee shops continues to grow in the area to cater for the diverse range of residents



# A melting pot of cuisines



Bursting with an array of international restaurants, you'll always find your perfect meal just moments away.

One of the reasons we love London so much is the multiculturalism that is present across all areas and Boroughs. With that brings an exceptional array of differing cuisines, and when it comes to restaurants Ruislip and its surrounds are certainly no slouch.

Just on Ruislip High Street, Melisi serves authentic Italian fare and true stone baked Neapolitan pizza, while highly rated Ora Brasserie's attractive Mediterranean fusion menu is available just moments from the property in Ruislip Manor. Lively Kho Kho is one of the top contemporary Indian offerings locally, while chain favourite Prezzo and Nandos can be found just minutes away.

Over in Eastcote, Yaprak has an intimate ambience and outstanding Turkish cuisine and the excellent Thai Lemon has arguably the finest Thai cuisine in the wider area. Sought-after and award-winning Miller & Carter's steakhouse is adjacent to Ruislip Common and caters for all the meat lovers out there.

Clockwise from top left:

Relaxed Ora Brasserie serves superb food and a great selection of wines from an experienced line-up of former West-End chefs

Stylish Miller & Carter's steakhouse has a high-grade selection of sustainably raised, grass-fed British beef, burgers and ribs.

A melting pot of varied cuisine, the local area caters for all tastes from south Asian and far Eastern, to Italian and Turkish

Melisi is an independent Italian restaurant serving mouth-watering Neapolitan pizza

# Green space in abundance

From historic gardens and sandy beaches, to open countryside and woodlands, the area is a delight to explore.



Clockwise from top:

Blooming flowers at historic Eastcote House & Gardens.

Colne Valley Regional Park has sprawling waterways and extensive woodland.

For a sprawling metropolis, Greater London plays host to a huge amount of green space both centrally but even more so in the suburbs. Beyond the immediate high streets in Ruislip, The Quadrant is surrounded with plenty. Colne Valley Regional Park is a widespread green expanse of countryside, probably the most notable when moving out of the City from the west. Large woodlands, engaging walks and pockets of picturesque canals and waterways, ensure it can cater for a true escape from inner City life.

Closer to home, Ruislip Common and its woodland paths, along with Ruislip Lido and its very own sandy beach bordering a 60-acre lake, is just ten minutes away by car - perfect for an autumn stroll or for soaking up the summer sun.

Hidden amongst Eastcote Village is its historic house and gardens, a lovely setting to wind away a Sunday afternoon over a picnic amongst its wildflower meadows and smartly clipped topiary. It has stood at the heart of Eastcote for over 500 years and its Grade II Listed Stable building recently underwent a full scale restoration, including the erection of a new cafe, which is open daily.

Warrender Park is just a few minutes walk from the property, vibrant and welcoming, immediately adjacent to Highgrove Woods. A quiet and tranquil retreat, its peaceful setting is also used as an attractive cut through to the adjacent woods and leisure centre. Attractive Shenley Park and Church Field Gardens Park are also in the immediate vicinity of the property

# Health & fitness for all types

From exceptional yoga studios and sought-after personal trainers, to alluring golf courses and a reputable local tennis club.



Clockwise from top:

The most established and sought-after Yoga Studio in the area, Hot Yoga House

The local area has a multitude of golf courses within a short drive of the property

Welcoming Eastcote Tennis Club has 7 all weather courts catering for all age groups

For more enthusiastic fitness buffs Crossfit Ickenham can further reignite your love of fitness



Surrounded by everything you need to stay in shape, makes it easy to maintain a good work, life balance. With so many leisure facilities surrounding The Quadrate, you can exercise at your own pace and in a style that suits you best. Anytime Fitness, located just across the road, is an inviting gym with widespread weights and cardio facilities. For those that want more of an intense approach to fitness, Crossfit Ickenham, just a short drive away and nearby Trojan Fitness offers bespoke personal training services and numerous classes that promise to bring you results you can see and feel.

Just 5 minutes walk in Eastcote you'll find Hot Yoga House, where classes for all abilities encourage a healthy mind, body and soul. Eastcote Cricket and Tennis clubs are located just up in Eastcote Village, while the area is host to an array of Golf Courses including Ruislip, Pinner Hill or Northwood Golf Clubs.

# Artisanal style & local produce



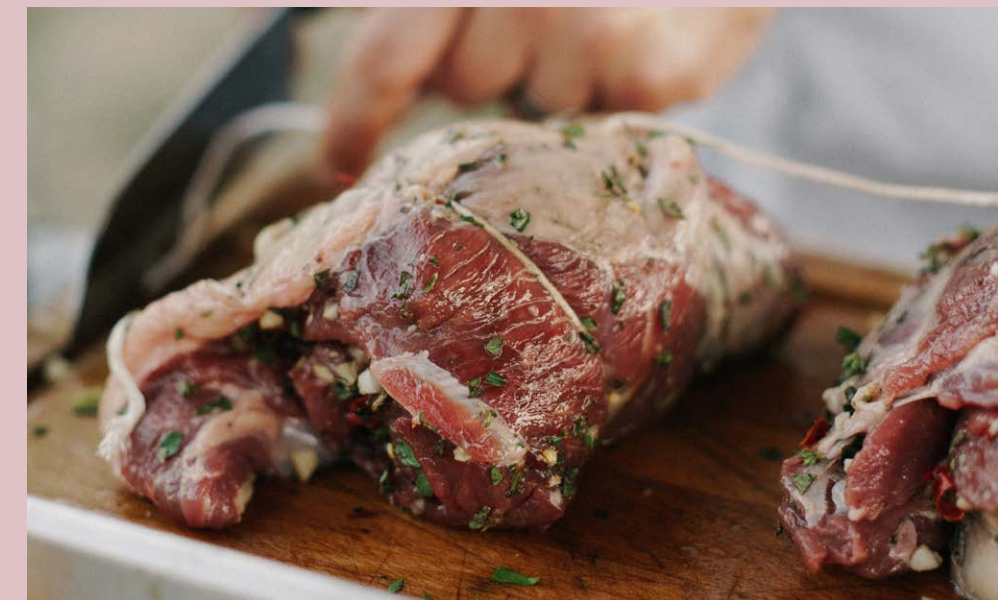
Clockwise from top:

The local area has artisan produce in abundance from independent bakeries and wine stores to local markets

The Manor Butchery serves only the best quality cuts of meat, straight from British farms

Ilze's Chocolat is a unique local delight, hand-crafting exceptional French macarons and chocolates

Duck Pond Market opens twice per month with a tailored selection of artisan producers and creators



Alluring artisan markets, high-grade butchers, independent bakeries, and hand-crafted sweets add distinct character.

Visitors flock from all over Hillingdon to sample the many delights at Duck Pond market. Located at Manor Farm Ruislip, a special and ancient rural green space which has been home to the market for the last 9 years on every first and third Sunday of the month. The market brings together a collective of the best local artists, crafters, food producers, ethical businesses & suppliers, unique arts & crafts, gifts, vintage, homewares and clothing inside a beautiful house.

The Manor Butchery, just one minute from The Quadrate, serves only the best quality cuts of meat, straight from British farms and can happily prepare any special cuts and recipe inspiration.

Dedicated to selling only the best artisan chocolates and macarons, Ilze's in Eastcote is truly unique. The company doesn't use preservatives or other unnatural ingredients to guarantee flavours are rich and real, while their vibrant colours and branding ensures they are a welcome gift for anyone.



# Charming, distinctive gastro pubs

Relax with a nice cold drink in some of the most appealing pub gardens or indulge an award-winning Sunday roast.



The local pub culture is somewhat different but in many ways more appealing than its central London counterparts. Expansive pub gardens, Grade II listed properties, award-winning food, but most importantly space and excellent surroundings mean the wider local area has some exemplary spots to enjoy a social drink or some gastronomic delights.

Nestled away in Eastcote Village, overlooking the green and Eastcote Cricket Club, The Case is Altered is a traditional country pub, ideally positioned for a unique escape from the bustle of London living and has an extensive and delicious gastro menu. Equally as popular, and just the other side of the green, The Woodman is a speciality restaurant in a beautifully restored 1300s listed building serving modern European dishes.

The Breakspear Arms, located en route to Colne Valley, is a local delight and very much an East meets West establishment, maintaining the traditional village pub allure, with a mix of a British carvery and North Indian menu.



Clockwise from top:

A multitude of venues serve up exceptional Sunday roasts from casual to more formal surroundings

Warm, welcoming and atmospheric Home Bar and Kitchen in Ickenham

The suburban location allows for plenty of space and outdoor gardens to socialise

The Case is Altered is a charming Grade II listed pub with extensive beer garden



## LOCAL AREA

### FOOD & DRINK

- 1 Bucket List Coffee
- 2 Patisserie Brionne
- 3 Mia Café
- 4 Red Onion Café
- 5 Priors Café
- 6 LB Fresh

### RESTAURANTS

- 7 Zaza
- 8 Metro Italia
- 9 Melisi
- 10 Virundhu
- 11 Sensi
- 12 Gurkha's Pride
- 13 Kho Kho
- 14 Thai Lemon
- 15 Ora Brasserie
- 16 Eat Lebo
- 17 Istanbul Restaurant
- 18 Miller & Carter
- 19 Yaprak
- 20 Nandos

### BAR & PUBS

- 21 The Hop and Vine
- 22 Home Bar & Kitchen
- 23 The Case is Altered
- 24 Breakspear Arms

### HEALTH & FITNESS

- 25 Anytime Fitness
- 26 Hot Yoga House
- 27 CrossFit Ickenham
- 28 Trojan Fitness
- 29 Highgrove Pool & Fitness Centre
- 30 Eastcote Tennis Club

### SHOPPING

- 31 Waitrose
- 32 Wenzels
- 33 Langley Fresh
- 34 The Manor Butchery
- 35 Ilze's
- 36 Duck Pond Market



# Superbly connected

Getting around couldn't be easier with so many amenities within easy reach and excellent connections by road and rail.



The Quadrate is just a two-minute stroll to Ruislip Manor tube station where you can utilise both the Metropolitan and Piccadilly lines. Travellers can be at Baker Street in under half an hour, while Heathrow in the other direction is just 29 minutes away. West Ruislip and South Ruislip mainline train stations are also conveniently close and offer even more connections in and out of London.

The local area is also well connected by bus routes and good road links, with the nearby A40 connecting you to the M25, M40 and beyond. When travelling internationally, Heathrow and Luton Airports are just 20 and 40 minutes away by car, respectively. The Eurostar at Kings Cross can also be reached in just 38 minutes by tube.

\*All travel times are taken from Google Maps and [tfl.gov.uk/plan-a-journey/](https://tfl.gov.uk/plan-a-journey/), and include the walking distance and tube travel from Ruislip Manor underground station.



BY FOOT	CYCLING	BY CAR	PICCADILLY LINE	METROPOLITAN LINE
Ruislip Manor Station 2 mins	Duck Pond Market 5 mins	Ruislip Common 6 mins	Uxbridge 11 mins	Wembley Park 15 mins
Ora Brasserie 6 mins	Eastcote Village 8 mins	Colne Valley Park 12 mins	Heathrow 27 mins	Baker Street 29 mins
Red Onion Cafe 8 mins	Breakspear Arms 12 mins	Heathrow Airport 20 mins	Hammersmith 31 mins	Bond Street 33 mins
Waitrose 9 mins	Ruislip Lido 12 mins	Wembley Park 23 mins	Earl's Court 31 mins	Kings Cross 38 mins
Warrender Park 10 mins	Colne Valley Park 25 mins	Westfield 26 mins	Knightsbridge 42 mins	Liverpool Street 48 mins

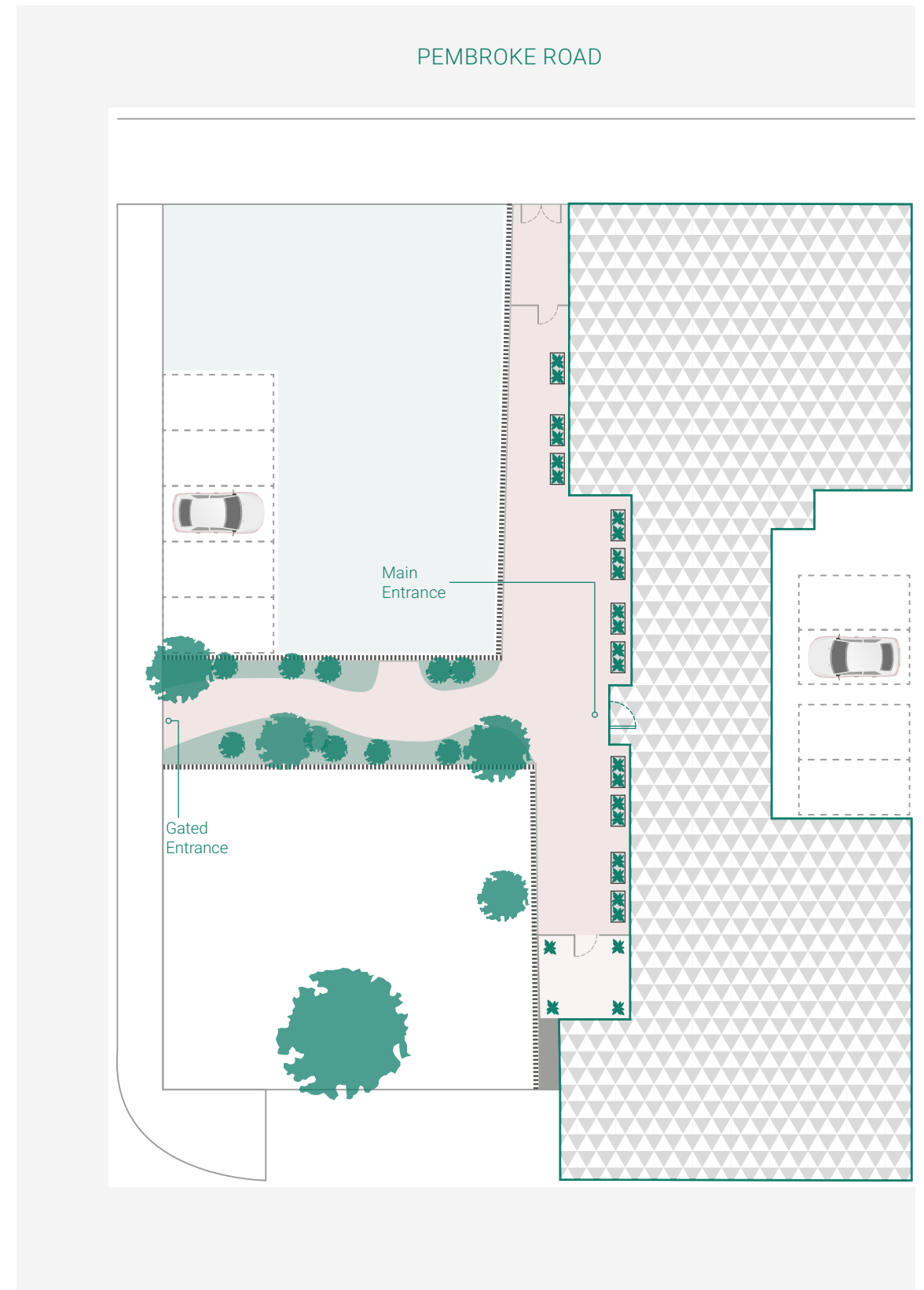
# Floorplans + Sitemap

Functional, stylish and meticulously designed, there are 23 individual homes with varying open plan layouts.

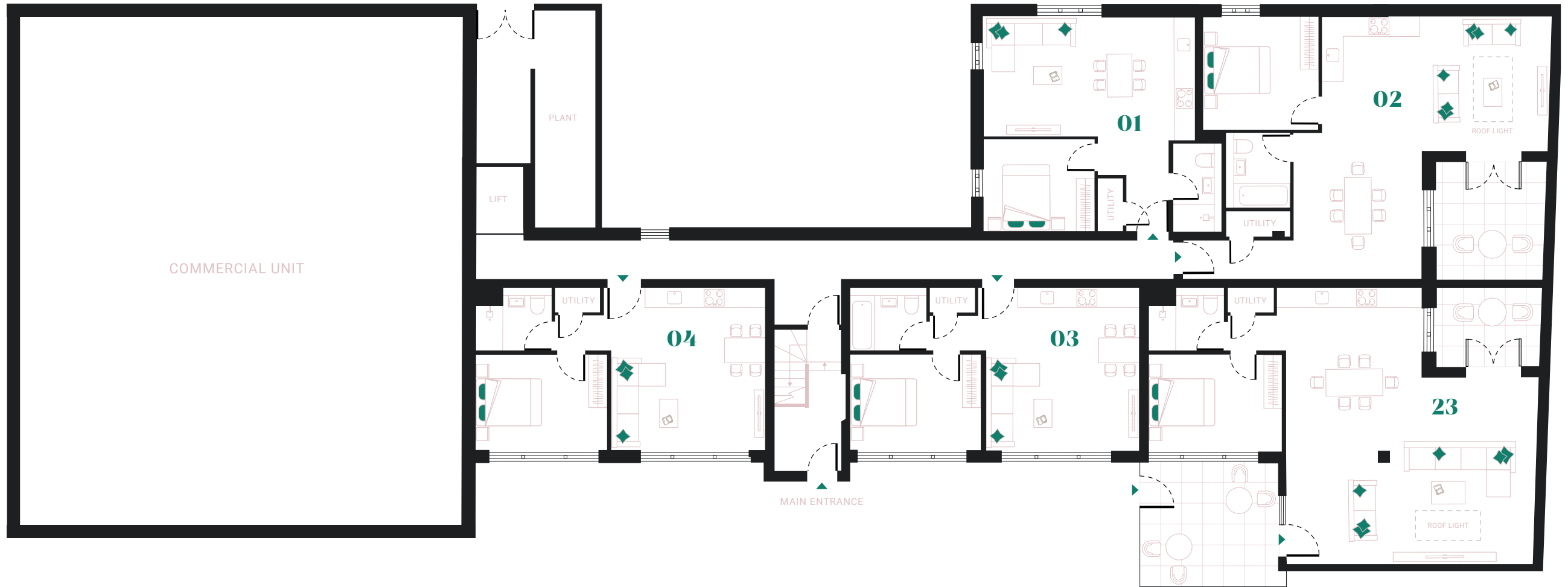
The Quadrate includes a range of one bedroom apartments that have been intelligently designed to maximise the living experience, utilising functional open-plan layouts, enhancing the flow of natural light and including ample storage space.

The apartments range from 382 sq ft to 686 sq ft, and with some apartments including their own private outdoor terraces and balconies, there is plenty of choice dependant on both living requirements and budget.

Floors one and two are close to carbon-copy matches of each other, whilst the ground floor contains two of the largest new homes, both with their own private gardens providing a seamless inside-out living experience.



# Ground Floor



**APARTMENT 01 - 38m<sup>2</sup> / 407ft<sup>2</sup>**

LIVING/KITCHEN/DINING	5.9 X 3.3m
BEDROOM ONE	3.1 X 2.7m

**APARTMENT 03 - 38m<sup>2</sup> / 406ft<sup>2</sup>**

LIVING/KITCHEN/DINING	4.6 X 4.4m
BEDROOM ONE	3.8 X 2.7m

**APARTMENT 02 - 58m<sup>2</sup> / 624ft<sup>2</sup>**

LIVING/KITCHEN/DINING	7.4 X 7.1m
BEDROOM ONE	3.3 X 3.1m
TERRACE	3.4 X 3.1m

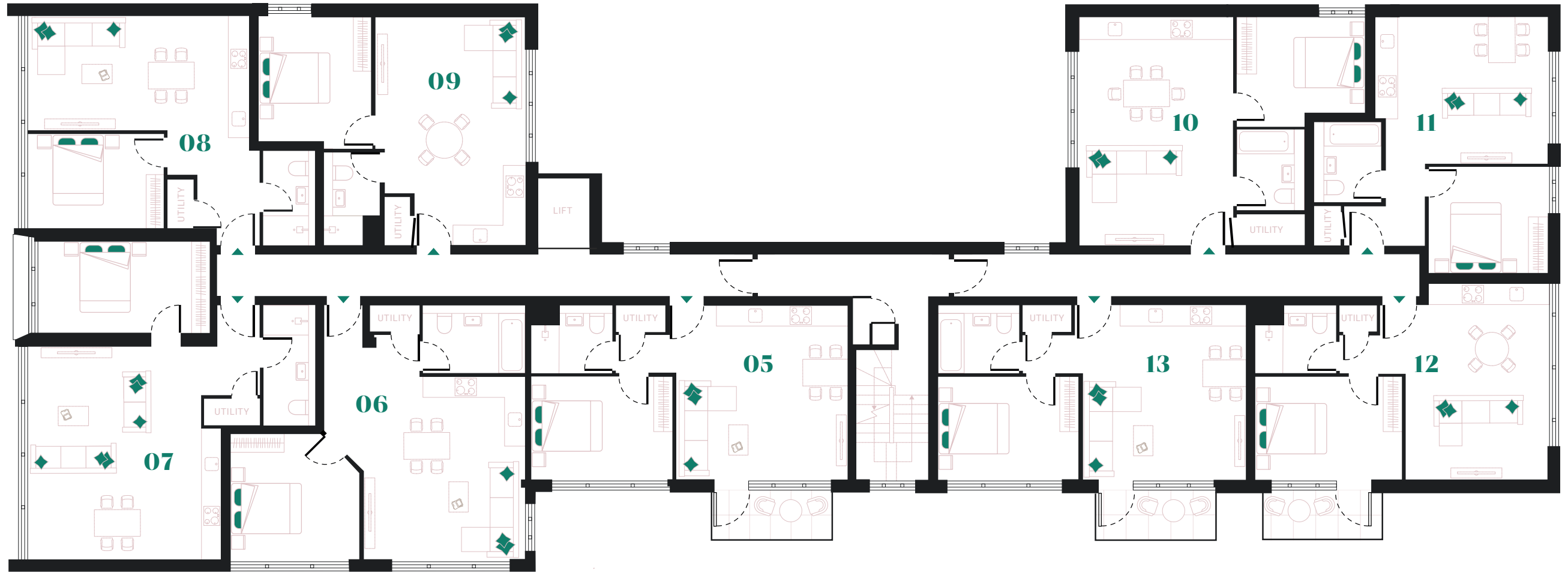
**APARTMENT 04 - 37m<sup>2</sup> / 398ft<sup>2</sup>**

LIVING/KITCHEN/DINING	4.6 X 4.4m
BEDROOM ONE	3.8 X 2.7m

**APARTMENT 23 - 64m<sup>2</sup> / 686ft<sup>2</sup>**

LIVING/KITCHEN/DINING	7.8 X 7.2m
BEDROOM ONE	3.8 X 2.7m
TERRACE	2.3 X 3.0m

# First Floor



## APARTMENT 05 - 38m<sup>2</sup> / 408ft<sup>2</sup>

LIVING/KITCHEN/DINING	4.5 X 4.6m
BEDROOM	2.7 X 3.8m

## APARTMENT 06 - 44m<sup>2</sup> / 473ft<sup>2</sup>

LIVING/KITCHEN/DINING	4.2 X 4.8m
BEDROOM	3.5 X 3.3m

## APARTMENT 07 - 50m<sup>2</sup> / 540ft<sup>2</sup>

LIVING/KITCHEN/DINING	5.2 X 5.6m
BEDROOM	2.4 X 4.7m

## APARTMENT 08 - 38m<sup>2</sup> / 410ft<sup>2</sup>

LIVING/KITCHEN/DINING	6.0 X 3.0m
BEDROOM	3.6 X 2.5m

## APARTMENT 09 - 38m<sup>2</sup> / 404ft<sup>2</sup>

LIVING/KITCHEN/DINING	6.1 X 3.9m
BEDROOM	3.0 X 3.3m

## APARTMENT 10 - 40m<sup>2</sup> / 430ft<sup>2</sup>

LIVING/KITCHEN/DINING	4.0 X 6.1m
BEDROOM	2.8 X 3.4m

## APARTMENT 11 - 36m<sup>2</sup> / 382ft<sup>2</sup>

LIVING/KITCHEN/DINING	4.6 X 3.8m
BEDROOM	2.9 X 3.1m

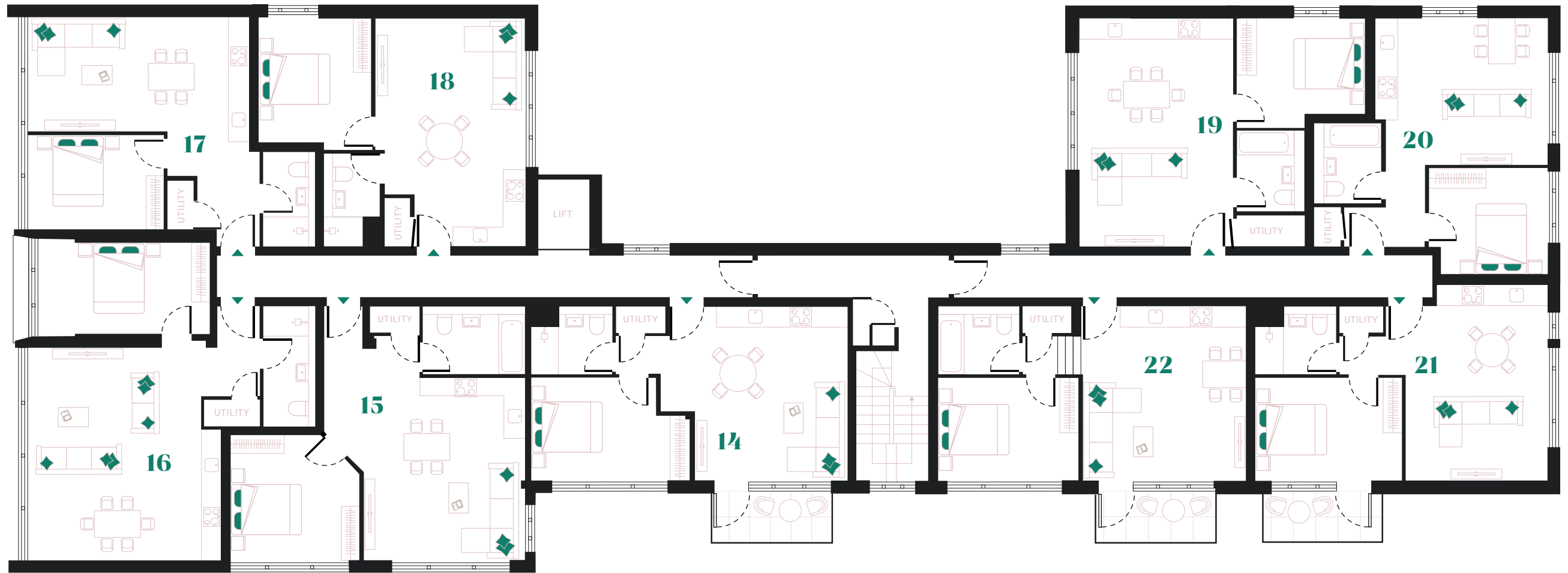
## APARTMENT 12 - 37m<sup>2</sup> / 395ft<sup>2</sup>

LIVING/KITCHEN/DINING	5.2 X 3.7m
BEDROOM	3.9 X 2.7m

## APARTMENT 13 - 38m<sup>2</sup> / 405ft<sup>2</sup>

LIVING/KITCHEN/DINING	4.6 X 4.4m
BEDROOM	2.7 X 3.8m

# Second Floor



**APARTMENT 14 - 38m<sup>2</sup> / 413ft<sup>2</sup>**

LIVING/KITCHEN/DINING	4.0 X 4.7m
BEDROOM	2.9 X 4.1m

**APARTMENT 15 - 44m<sup>2</sup> / 473ft<sup>2</sup>**

LIVING/KITCHEN/DINING	4.2 X 4.9m
BEDROOM	3.3 X 3.5m

**APARTMENT 16 - 51m<sup>2</sup> / 548ft<sup>2</sup>**

LIVING/KITCHEN/DINING	5.3 X 5.6m
BEDROOM	2.6 X 4.6m

**APARTMENT 17 - 39m<sup>2</sup> / 415ft<sup>2</sup>**

LIVING/KITCHEN/DINING	6.1 X 3.0m
BEDROOM	3.8 X 2.5m

**APARTMENT 18 - 38m<sup>2</sup> / 404ft<sup>2</sup>**

LIVING/KITCHEN/DINING	6.1 X 3.7m
BEDROOM	3.3 X 3.0m

**APARTMENT 19 - 41m<sup>2</sup> / 441ft<sup>2</sup>**

LIVING/KITCHEN/DINING	4.0 X 6.2m
BEDROOM	2.8 X 3.4m

**APARTMENT 20 - 37m<sup>2</sup> / 398ft<sup>2</sup>**

LIVING/KITCHEN/DINING	4.7 X 4.0m
BEDROOM	2.9 X 3.3m

**APARTMENT 21 - 36m<sup>2</sup> / 387ft<sup>2</sup>**

LIVING/KITCHEN/DINING	5.3 X 3.5m
BEDROOM	3.9 X 2.8m

**APARTMENT 22 - 40m<sup>2</sup> / 428ft<sup>2</sup>**

LIVING/KITCHEN/DINING	4.7 X 4.7m
BEDROOM	2.7 X 3.8m

# About the developer

An experienced and client-focused developer that has built over 350 new homes across London.

Life Less Ordinary is committed to creating exceptional new homes predominately for first time buyers which make contemporary luxury affordable. Their mission is to push the boundaries of functional design and apply an unparalleled level of attention to detail to each new home that is built.

Working alongside leading Consultants, Architects, Interior Designers and Suppliers, every development is approached with creativity and exacting detail to achieve homes of both excellence and innovation. By taking a personal approach to each step of the build, the company prides itself on creating new homes that are functional and practical yet luxurious.

Life Less Ordinary is committed to delivering the highest levels of service from origination to aftercare and provide a 10-year new homes warranty on all of its homes together with a dedicated aftersales support.



Clockwise from top:

Our bathrooms adopt an elevated aesthetic to comparable new homes

Each kitchen is designed with meticulous care and usability in mind

The penthouse terraces at our Malt Works development in Eastcote



[CONTACT US](#)

# Register your interest

DEVELOPER:

---

+44 (0)1442 819 649

[sales@l-l-o.com](mailto:sales@l-l-o.com)

[L-L-O.COM](http://L-L-O.COM)



[THEQUADRATE.CO.UK](http://THEQUADRATE.CO.UK)

The information in this document is accurate to the best of the company's knowledge. It is intended as a guide only and due to the Life Less Ordinary policy of continuous improvement, the finished product may vary slightly from the information provided. Computer generated images shown are for style purposes and so do not necessarily represent final specification. Development and property layouts provide approximate measurements only and are subject to slight variation. Photographs used are of similar product finish only and not final specification. Details in this brochure should be treated as general guidance only on the company, the Help to Buy scheme and the company's developments. The information in this document does not constitute a contract or warranty. All details are correct at time of going to press, March 2021.  
© Life Less Ordinary 2021. All rights reserved.



