

P A D C R O F T

WEST DRAYTON

LONDON

A L W Y N E C O U R T

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

**ALWYNE COURT**

WELCOME TO  
ALWYNE COURT AT PADCROFT

**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 Alwyne Court 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, West Drayton, West London. From here, access to Central London is already excellent – and with Crossrail coming soon to West Drayton Station, it's about to get even better.











ELIZABETH LINE

# CROSSRAIL CONNECTIVITY

Located directly opposite Padcroft, West Drayton's Crossrail station (Elizabeth line) is on its way. 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.

## 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 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	23 mins
St Pancras International	46 mins
Canary Wharf	61 mins

Travelling from West Drayton Station

## BY ROAD



M4 (Junction 4)	2 miles
Brunel University	2.2 miles
Heathrow Airport	3.5 miles
M25 (Junction 15)	3.8 miles
Windsor	9.4 miles
Central London	16.6 miles

Driving from Padcroft

## BY AIR



Amsterdam	1 hr
Dublin	1 hr 10 mins
Berlin	1 hr 40 mins
Rome	2 hrs 25 mins
Dubai	6 hrs 50 mins
New York	7 hrs 40 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.













DEVELOPMENT PLAN | PLAN IS INDICATIVE ONLY,  
NOT TO SCALE AND SUBJECT TO DETAILED DESIGN |



**ALWYNE COURT**  
DEVELOPMENT



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.

The apartments at Alwyne Court create a feeling of relaxed luxury and benefit from serene walkways, on-site cycle stores and the option of secure underground parking.



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 and a 2 year Redrow guarantee
- 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
- Slimline laminate work surface
- 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 floor tiles and half height tiling to the sanitaryware walls
- Fixed overhead shower and handheld shower to the bath
- Glass shower screen
- Shaver socket to the bathroom and en-suite

### ELECTRICAL

- Sky+ points in living area and bedroom one
- Telephone line and data points to living area and bedroom one
- Smoke and heat detectors with battery backup
- Chrome downlighters to living areas, bathroom, en-suite 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

- Amtico flooring to all areas (except bedrooms, wet areas and hall cupboard)
- Carpet to bedrooms

### HEATING

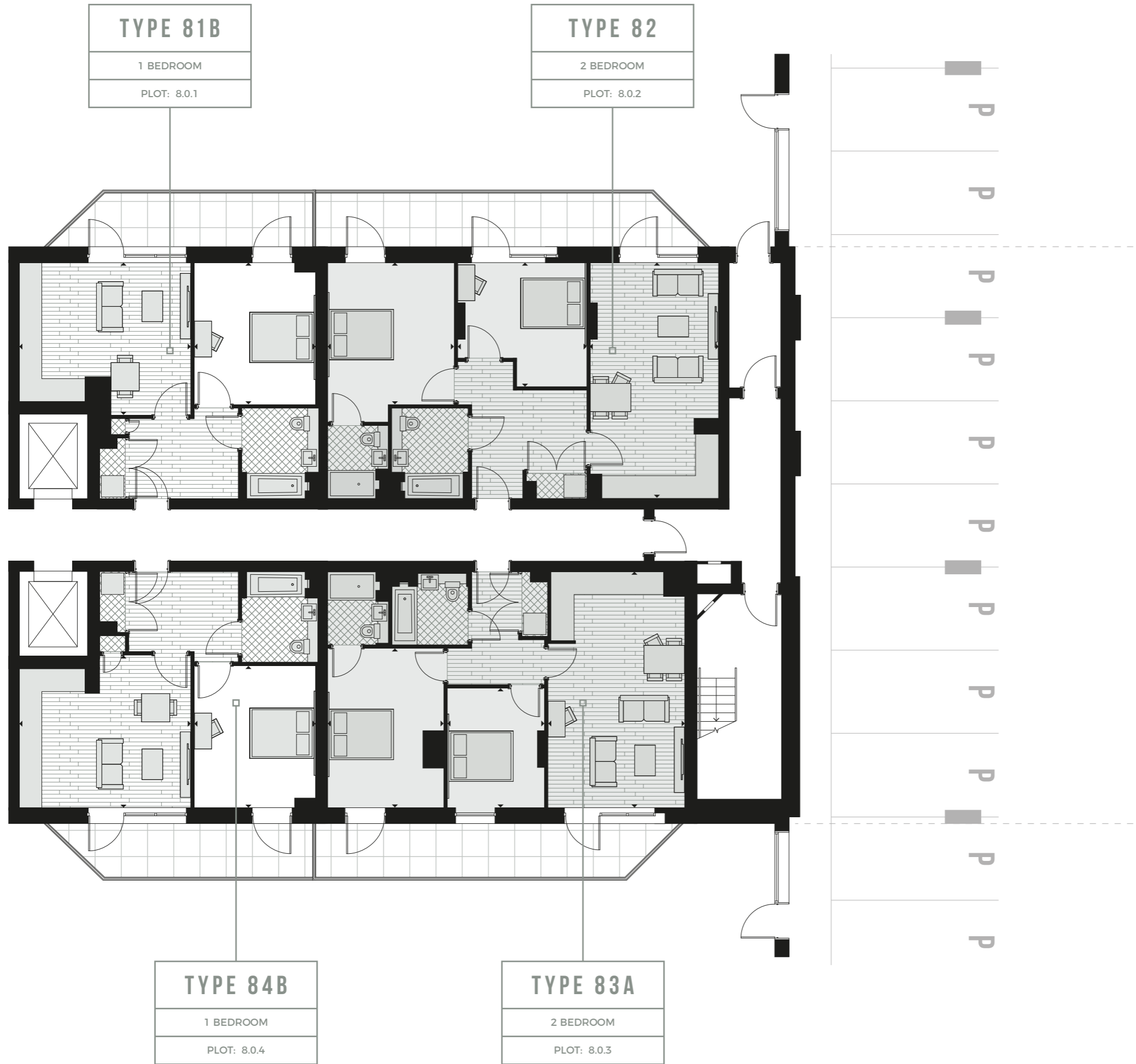
- Wet underfloor heating to living area and bedrooms
- Chrome, electric heated towel rail to the bathroom and en-suite

### PARKING

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

Redrow reserves the right to change the products referred to in the specification to a similar product.



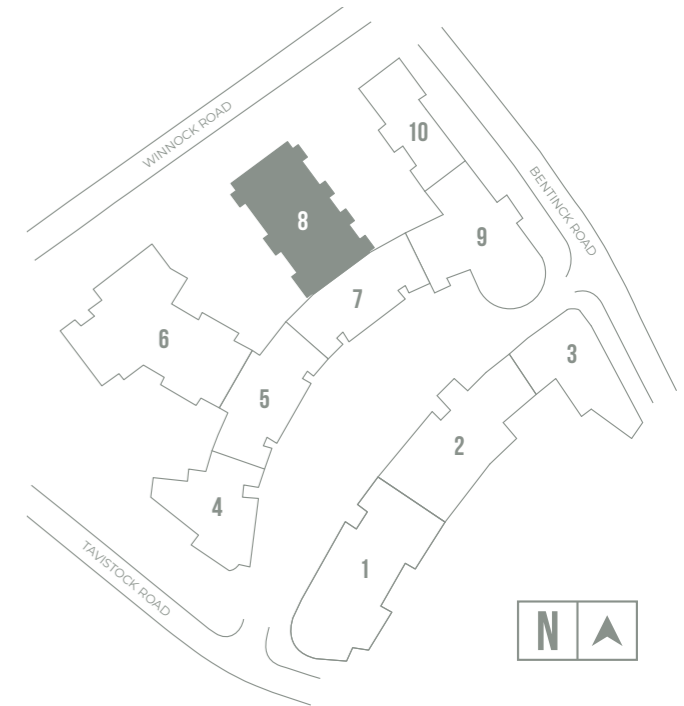


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GROUND FLOOR PLAN

**ALWYNE COURT APARTMENTS**

The ground floor is comprised of four generously proportioned one and two bedroom apartments, benefiting from private balconies.



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

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.



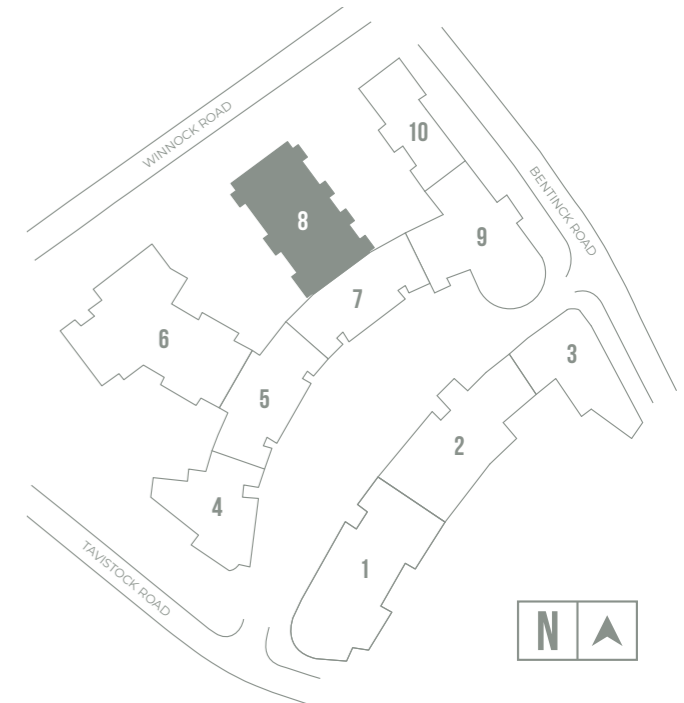


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FIRST FLOOR PLANS

**ALWYNE COURT APARTMENTS**

The first floor is comprised of seven generously proportioned one and two bedroom apartments, benefiting from private balconies.



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

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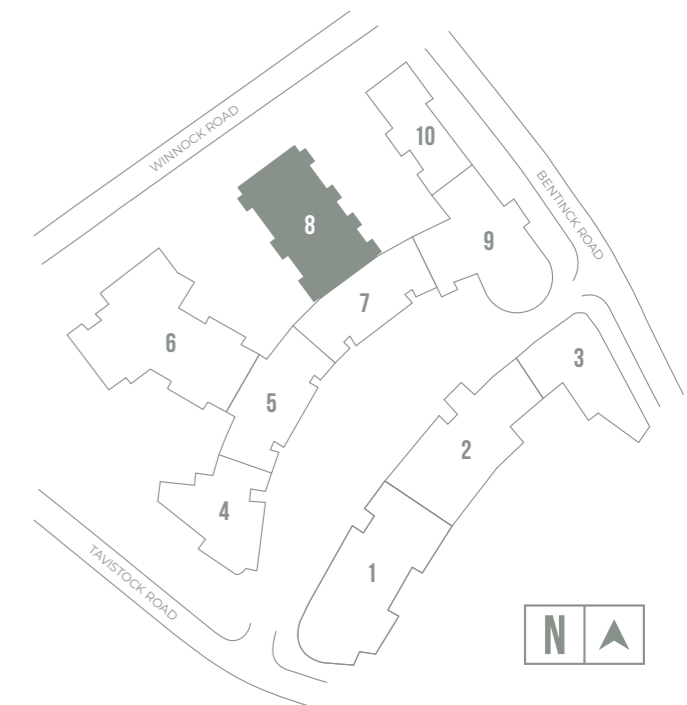


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SECOND FLOOR PLANS

**ALWYNE COURT APARTMENTS**

The second floor is comprised of seven generously proportioned one and two bedroom apartments, benefiting from private balconies.



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

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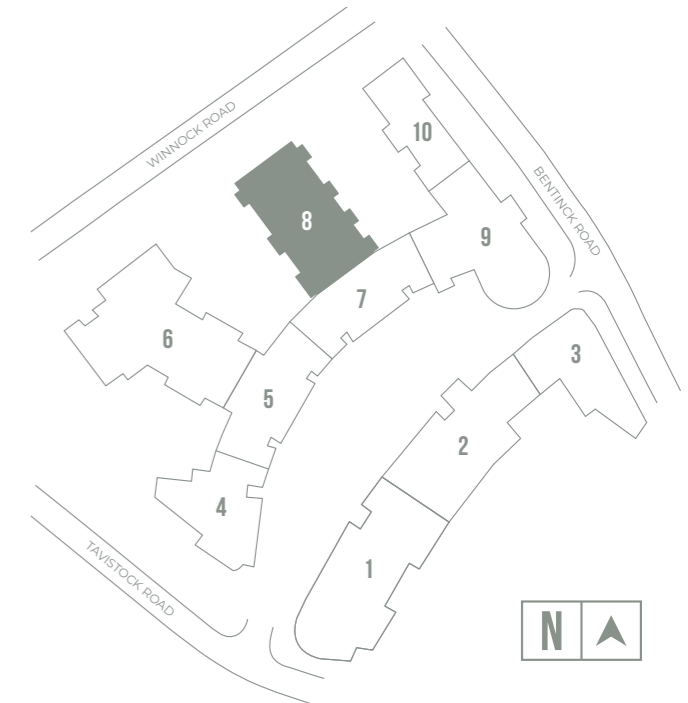


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THIRD FLOOR PLAN

**ALWYNE COURT APARTMENTS**

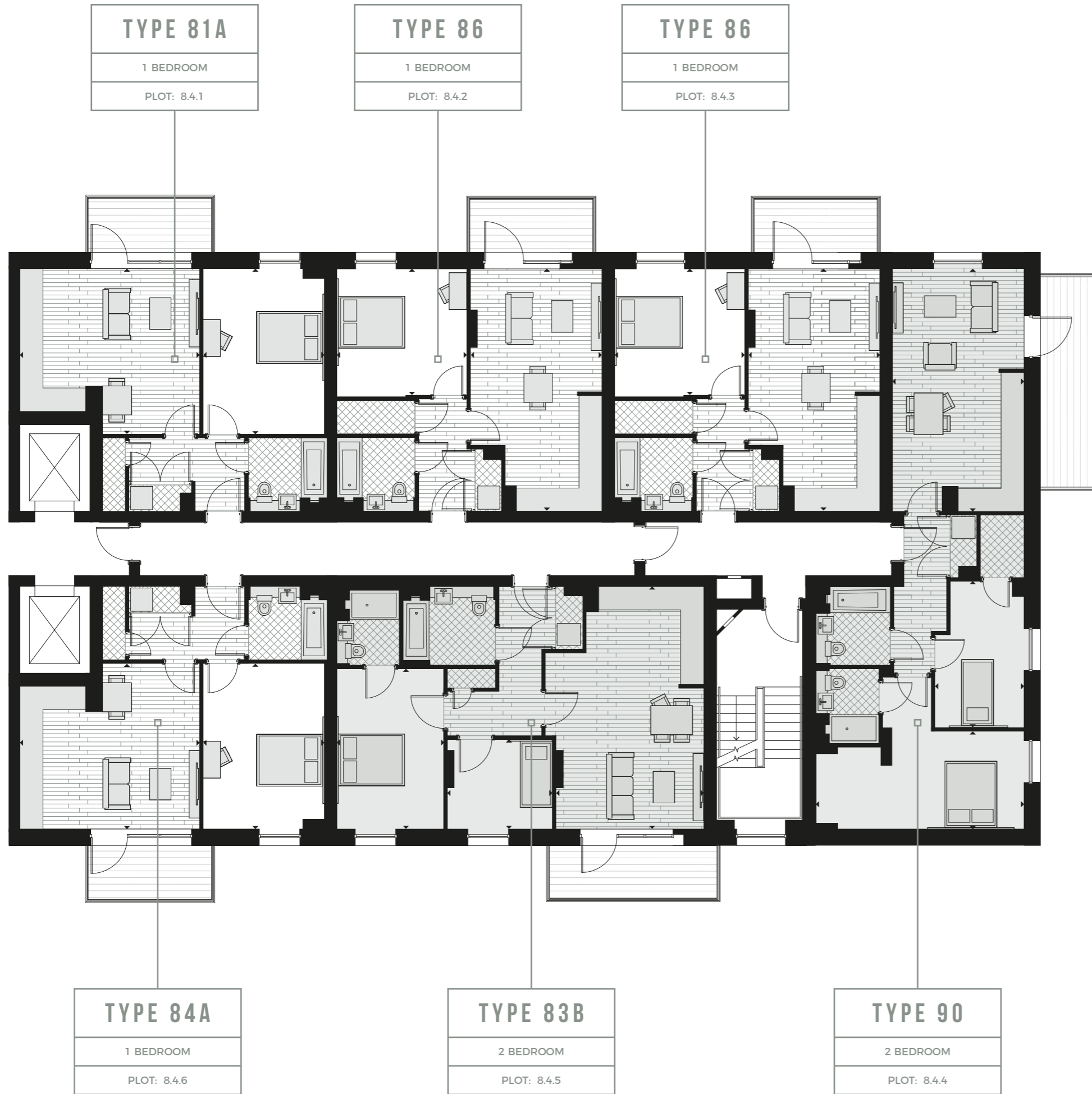
The third floor is comprised of six generously proportioned one and two bedroom apartments, benefiting from private balconies.



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

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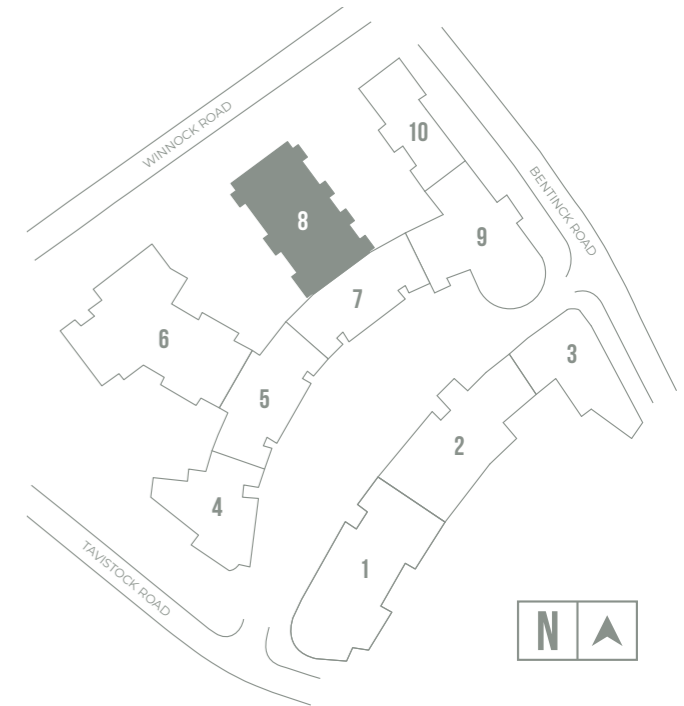


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FOURTH FLOOR PLAN

**ALWYNE COURT APARTMENTS**

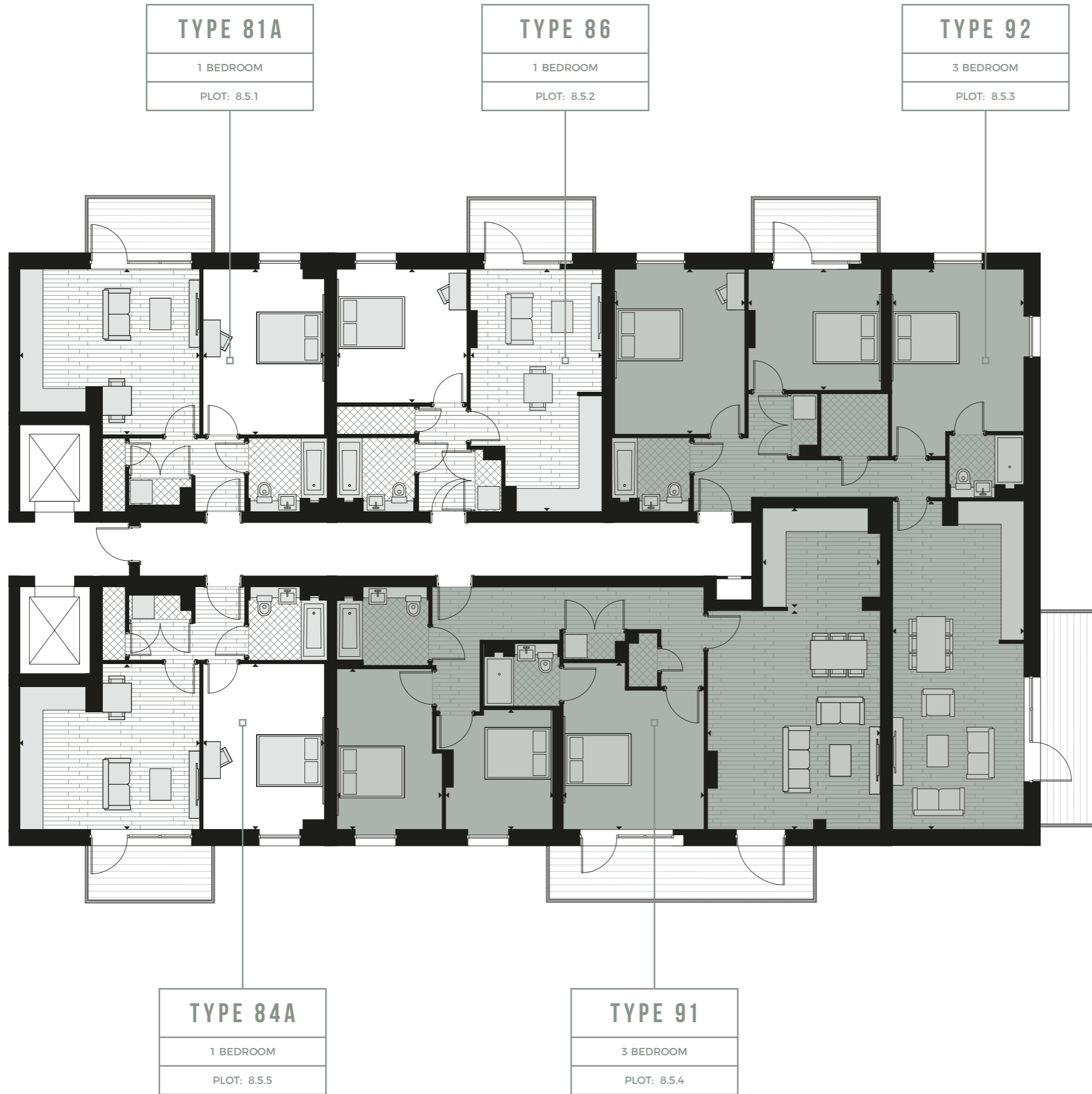
The fourth floor is comprised of six generously proportioned one and two bedroom apartments, benefiting from private balconies.



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

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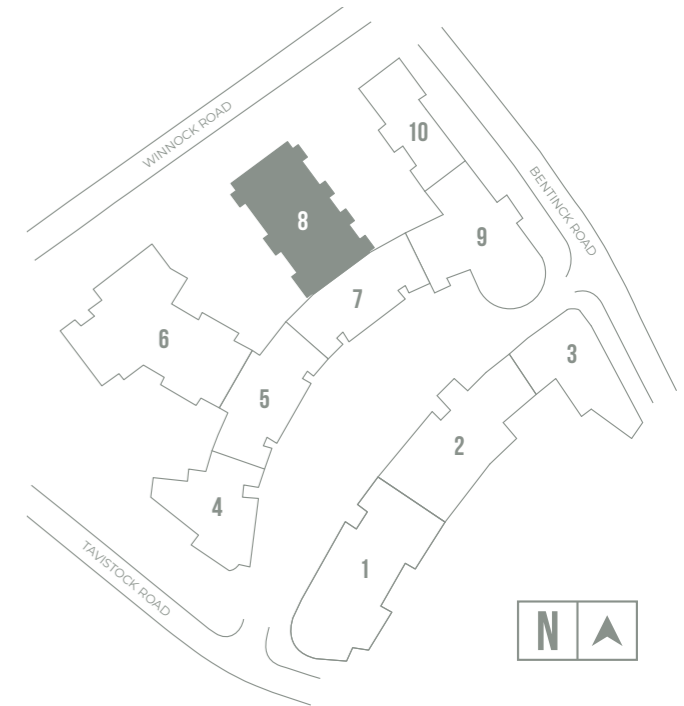


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FIFTH FLOOR PLAN

**ALWYNE COURT APARTMENTS**

The fifth floor is comprised of five generously proportioned one and three bedroom apartments, benefiting from private balconies.



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

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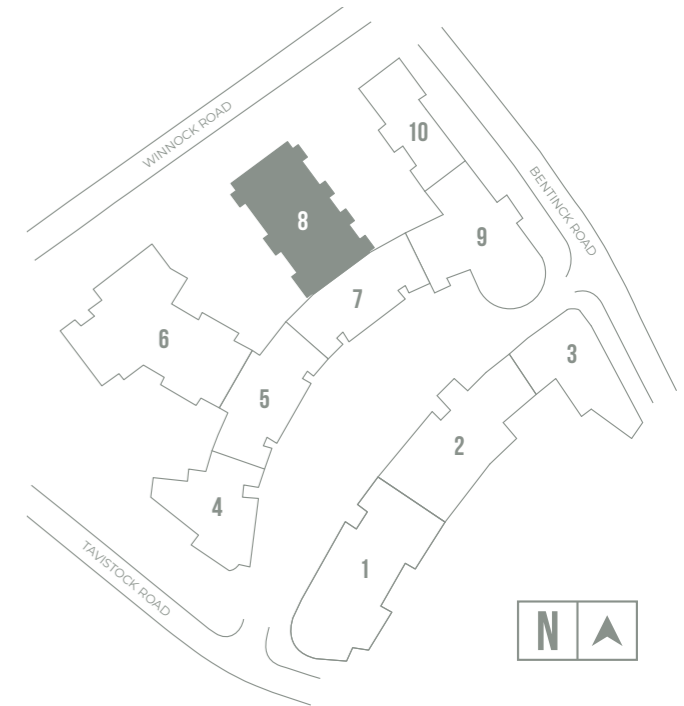


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SIXTH FLOOR PLAN

**ALWYNE COURT APARTMENTS**

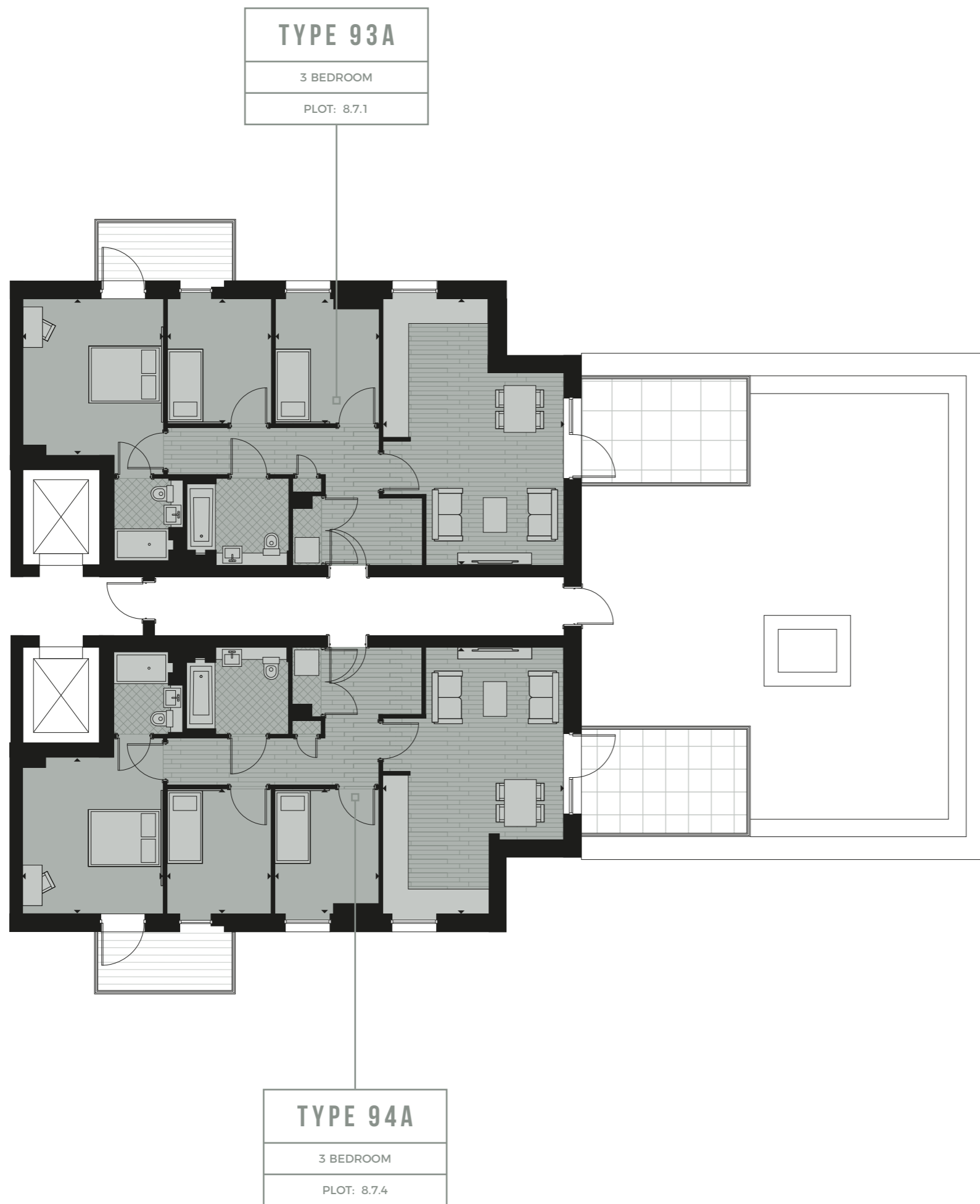
The sixth floor is comprised of four generously proportioned one and three bedroom apartments, benefiting from private balconies.



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

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.





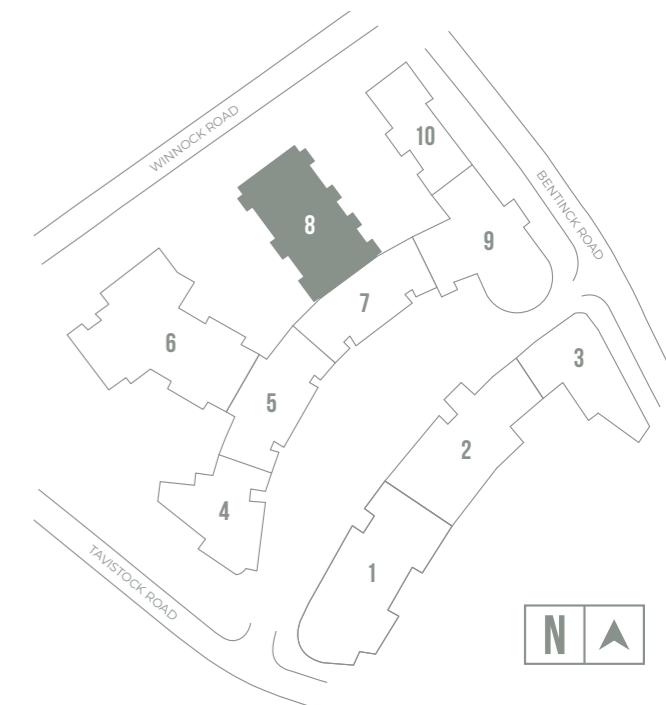
**P A D C R O F T**

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SEVENTH FLOOR PLAN

# ALWYNE COURT APARTMENTS

The seventh floor is comprised of two generously proportioned three bedroom apartments, benefiting from private balconies.



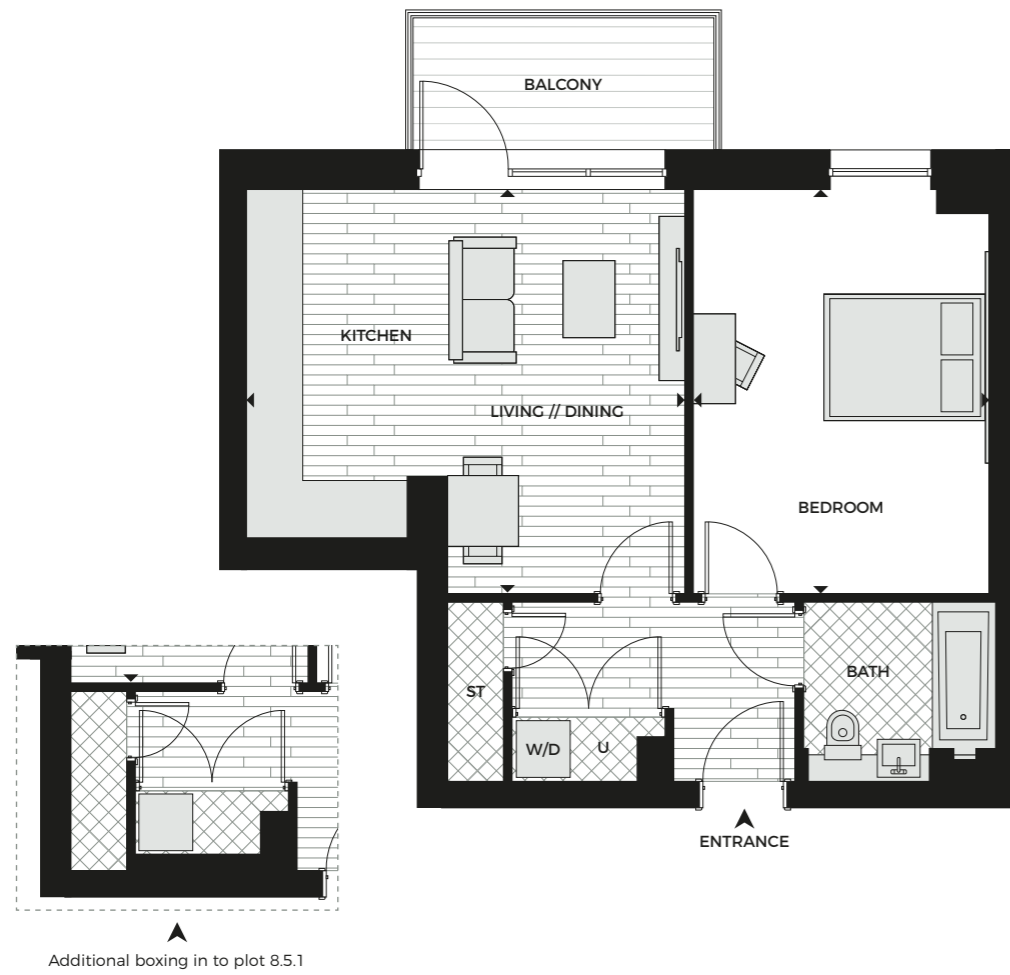
- One Bedroom Apartments
- Two Bedroom Apartments
- Three Bedroom Apartments

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 81A

1 BEDROOM



ACCOMMODATION

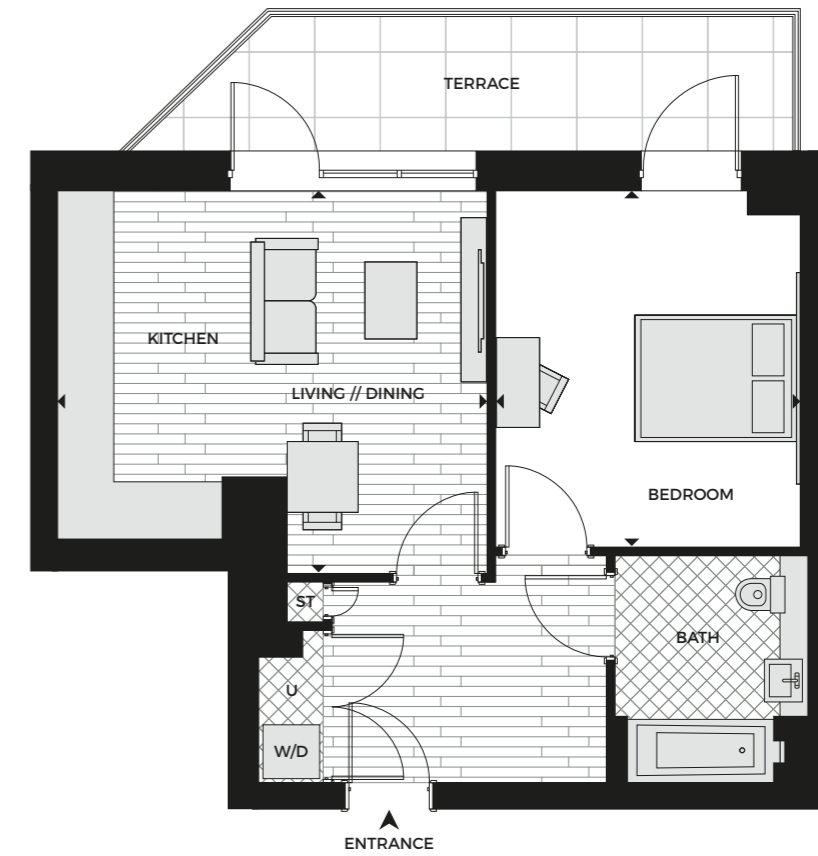
Living/Kitchen/Dining	5.04 m x 4.64 m	16'6" x 15'3"
Bedroom	3.39 m x 4.64 m	11'2" x 15'3"
Total Area	51.7 sq m	556.9 sq ft
Balcony	5.2 sq m	56.0 sq ft

PLOTS

8.1.1 8.2.1 8.3.1 8.4.1 8.5.1

# APARTMENT TYPE 81B

1 BEDROOM

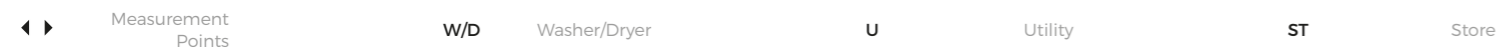


ACCOMMODATION

Living/Kitchen/Dining	4.94 m x 4.40 m	16'3" x 14'5"
Bedroom	3.49 m x 4.10 m	11'5" x 13'5"
Total Area	51.8 sq m	557.2 sq ft
Terrace	10.4 sq m	111.9 sq ft

PLOT

8.0.1



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.

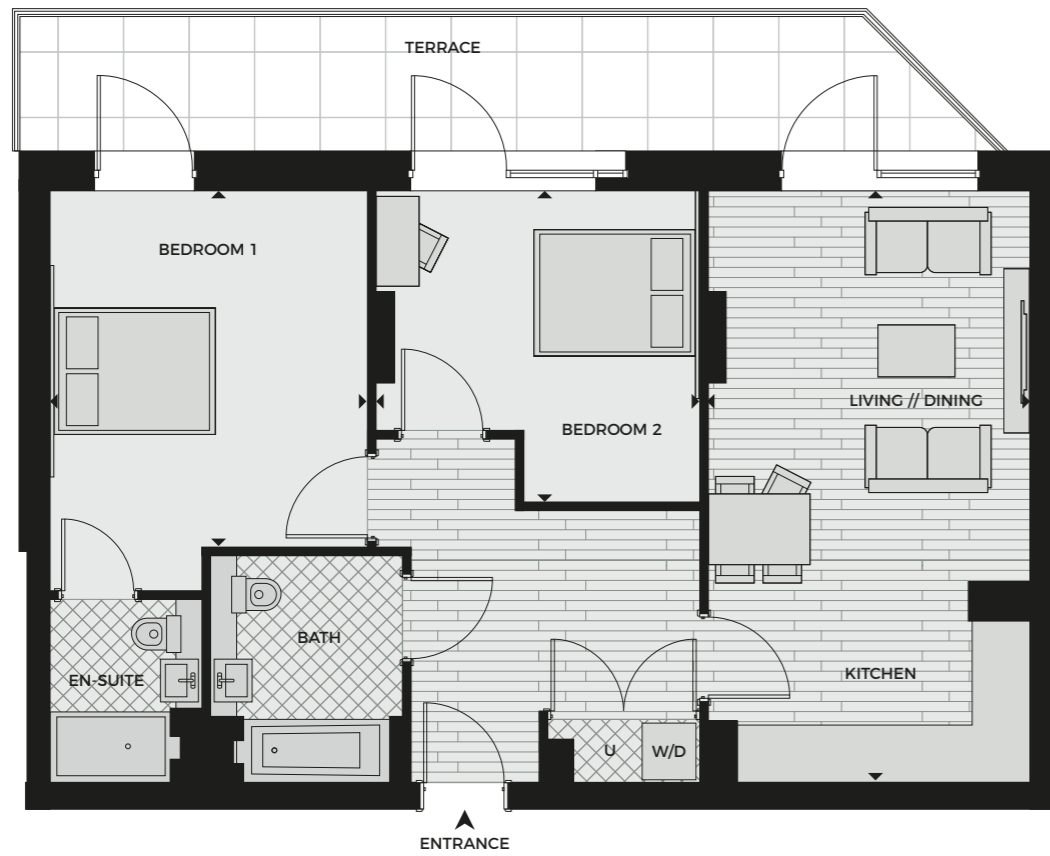


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# APARTMENT TYPE 82

2 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	3.70 m x 6.80 m	12'2" x 22'4"
Bedroom 1	3.65 m x 4.10 m	12'0" x 13'5"
Bedroom 2	3.72 m x 2.76 m	12'3" x 9'1"
Total Area	76.7 sq m	825.5 sq ft
Terrace	16.2 sq m	174.4 sq ft



PLOT

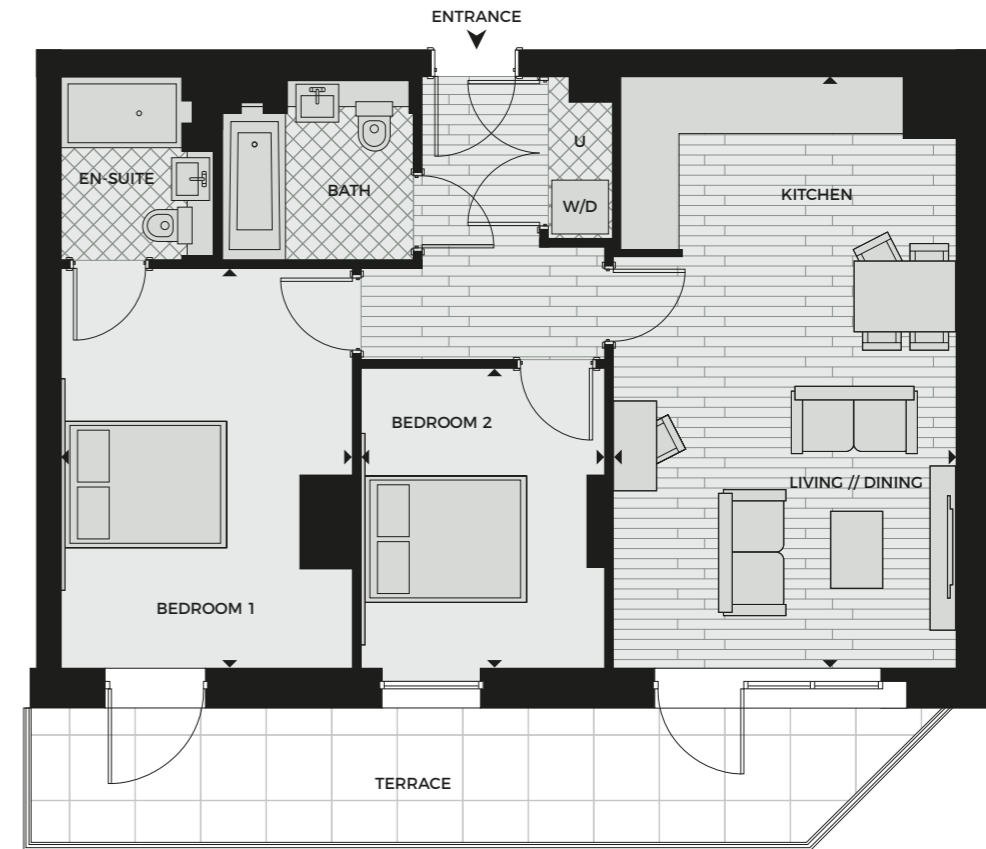
8.0.2



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 83A

2 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	3.95 m x 6.81 m	13'0" x 22'4"
Bedroom 1	3.35 m x 4.60 m	9'0" x 15'1"
Bedroom 2	2.80 m x 3.45 m	9'2" x 11'4"
Total Area	70.0 sq m	753.6 sq ft
Terrace	14.9 sq m	160.4 sq ft



PLOT

8.0.3



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# APARTMENT TYPE 83B

2 BEDROOM



**ACCOMMODATION**

Living/Kitchen/Dining	2.95 m x 6.86 m	9'8" x 22'6"
Bedroom 1	3 m x 4.50 m	9'8" x 14'9"
Bedroom 2	2.95 m x 2.51 m	9'8" x 8'3"
Total Area	70.1 sq m	754.4 sq ft
Balcony	7.1 sq m	76.4 sq ft

**PLOTS**

8.1.6 8.2.6 8.3.5 8.4.5

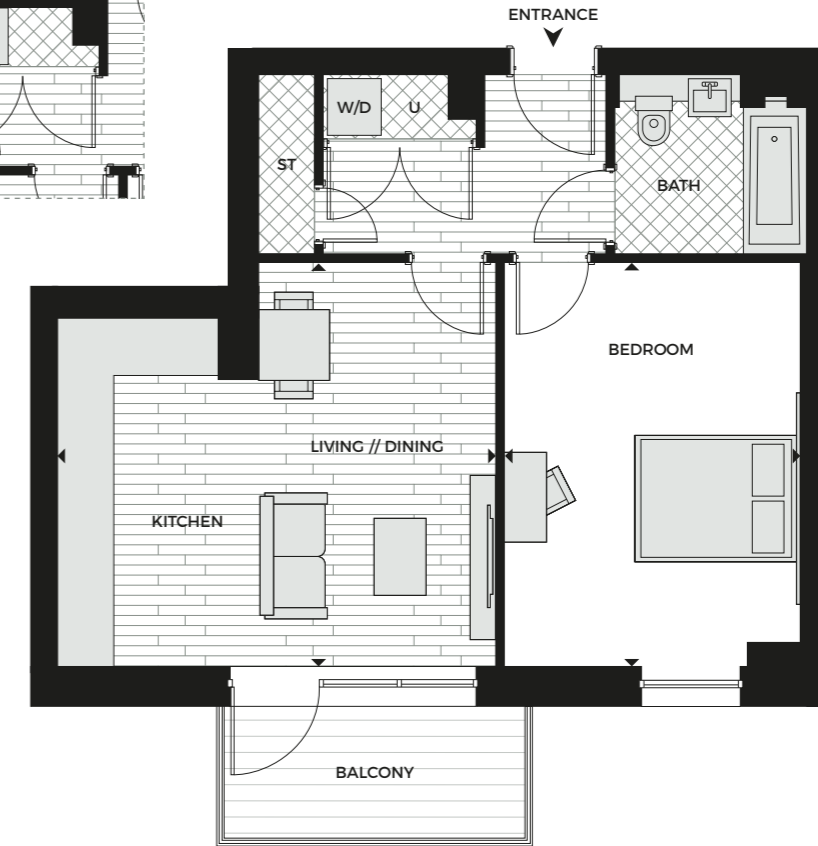
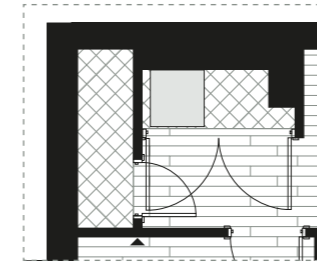


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# APARTMENT TYPE 84A

1 BEDROOM

Additional boxing in to plot 8.5.5



**ACCOMMODATION**

Living/Kitchen/Dining	5.04 m x 4.64 m	16'6" x 15'3"
Bedroom	3.39 m x 4.64 m	11'2" x 15'3"
Total Area	51.7 sq m	556.9 sq ft
Balcony	5.2 sq m	56.0 sq ft

**PLOTS**

8.1.7 8.2.7 8.3.6 8.4.6 8.5.5

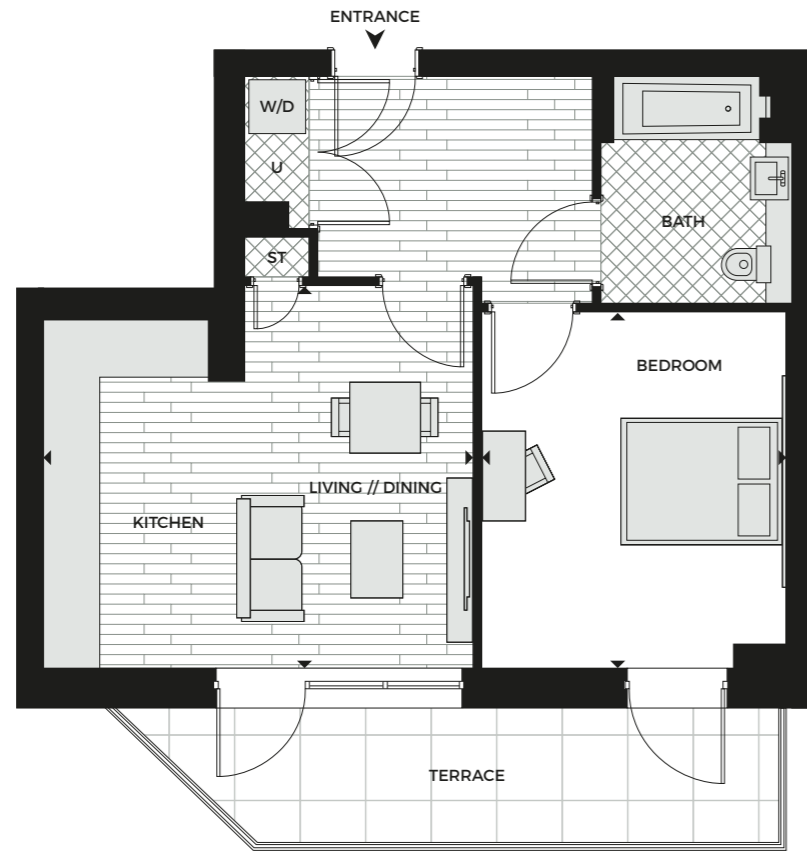


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# APARTMENT TYPE 84B

1 BEDROOM



**ACCOMMODATION**

Living/Kitchen/Dining	4.94 m x 4.40 m	16'3" x 14'5"
Bedroom	3.49 m x 4.10 m	11'5" x 13'5"
Total Area	51.7 sq m	556.9 sq ft
Terrace	10.3 sq m	110.9 sq ft

**PLOT**

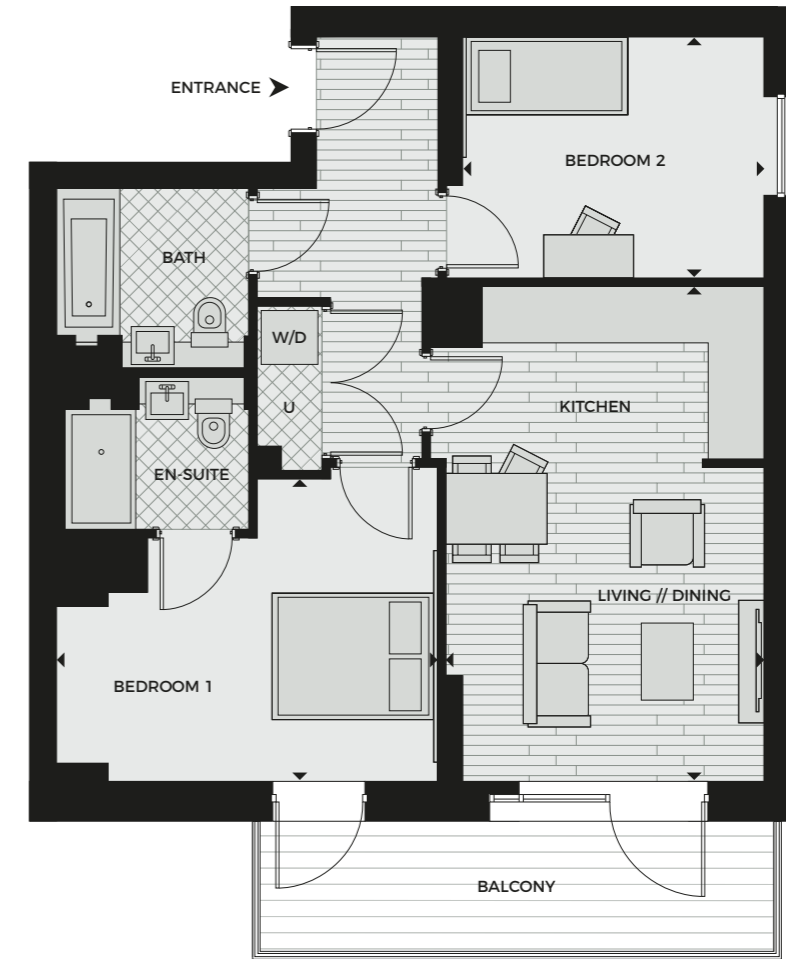
8.04



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# APARTMENT TYPE 85

2 BEDROOM



**ACCOMMODATION**

Living/Kitchen/Dining	3.70 m x 5.69 m	12'2" x 18'8"
Bedroom 1	3.78 m x 3.47 m	12'5" x 11'5"
Bedroom 2	3.48 m x 2.78 m	11'5" x 9'1"
Total Area	64.5 sq m	694.4 sq ft
Balcony	9.1 sq m	98 sq ft

**PLOT**

8.15

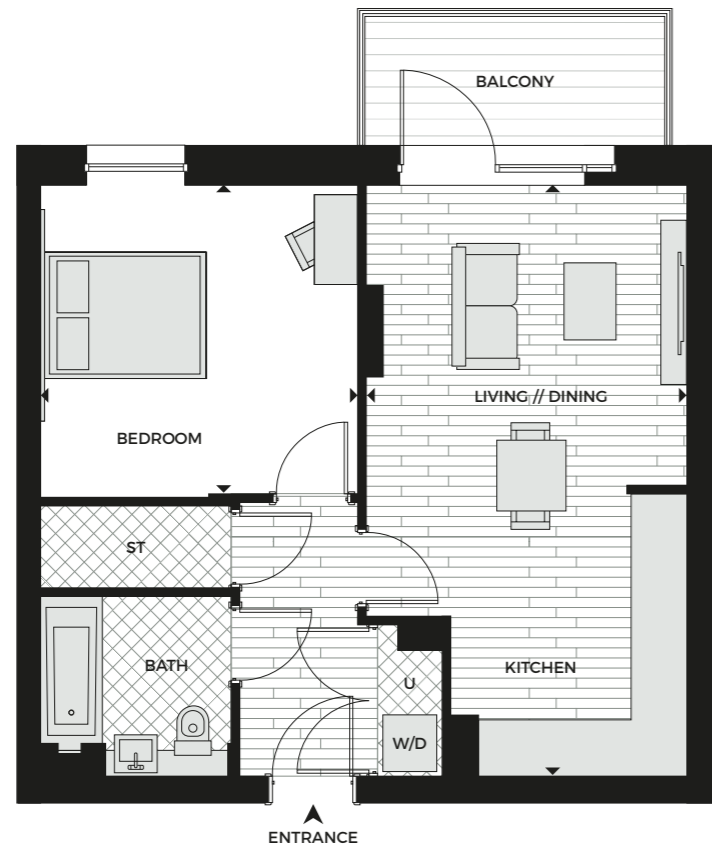


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# APARTMENT TYPE 86

1 BEDROOM



**ACCOMMODATION**

Living/Kitchen/Dining	3.70 m x 6.80 m	12'2" x 22'4"
Bedroom	3.65 m x 3.60 m	12'0" x 11'10"
Total Area	50.7 sq m	545.6 sq ft
Balcony*	5.2 sq m	56.0 sq ft

**PLOTS**

8.1.2	8.1.3	8.2.2	8.2.3
8.3.2	8.3.3	8.4.2	8.4.3
8.5.2			

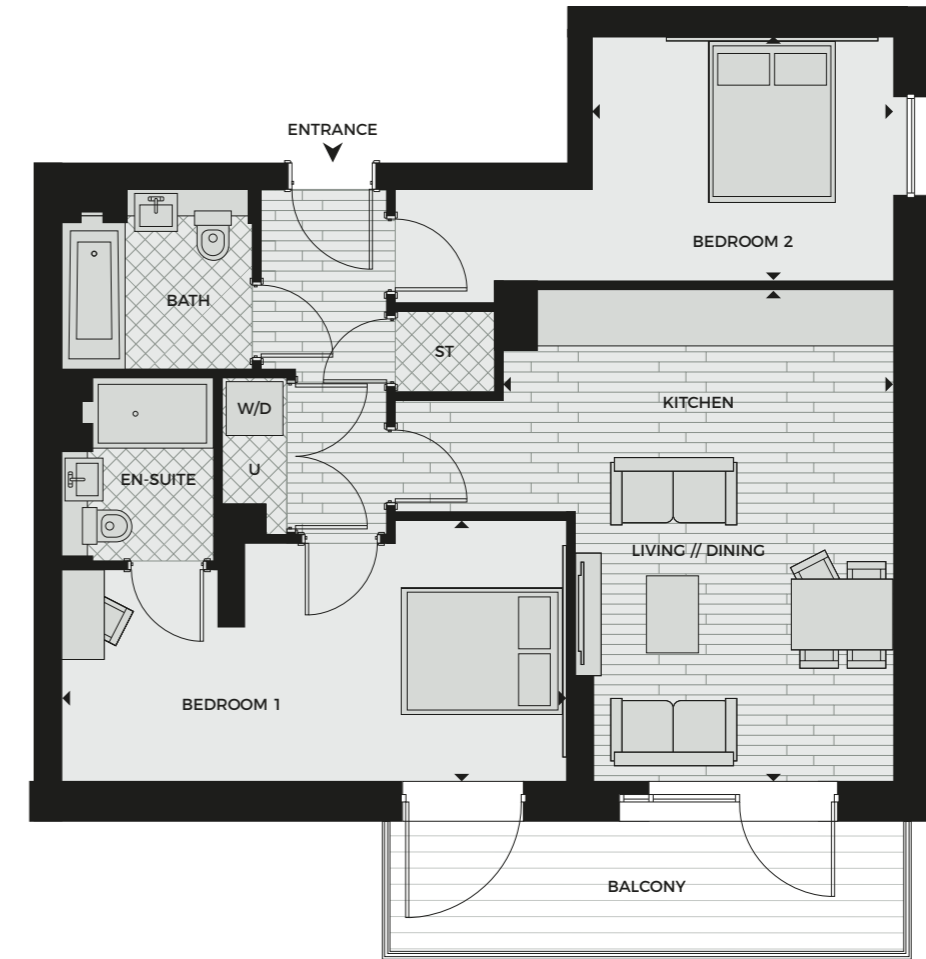
\*Excludes plot 8.1.3



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# APARTMENT TYPE 88

2 BEDROOM



**ACCOMMODATION**

Living/Kitchen/Dining	4.10 m x 5.66 m	13'5" x 18'7"
Bedroom 1	5.81 m x 3.00 m	19'1" x 9'10"
Bedroom 2	3.48 m x 2.80 m	11'5" x 9'2"
Total Area	71.4 sq m	768.5 sq ft
Balcony	9.1 sq m	98 sq ft

**PLOT**

8.2.5
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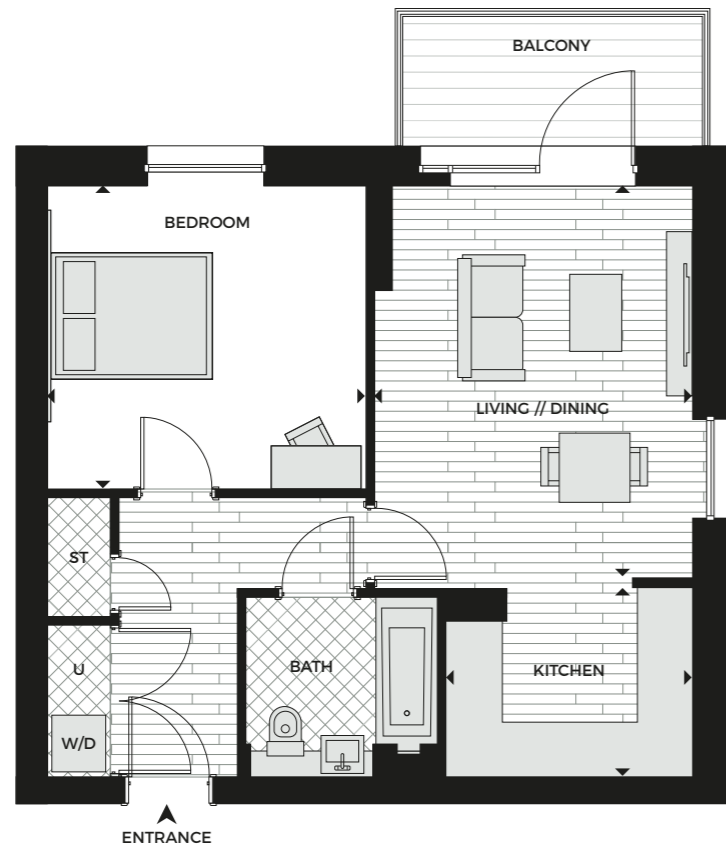


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# APARTMENT TYPE 89

1 BEDROOM



**ACCOMMODATION**

Living/Kitchen/Dining	3.47 m x 6.81 m	11'5" x 22'4"
Bedroom	3.08 m x 3.49 m	10'1" x 11'5"
Total Area	50.7 sq m	545.6 sq ft
Balcony plot 8.2.4	5.1 sq m	54.9 sq ft
Terrace plot 8.1.4	6.3 sq m	67.8 sq ft



**PLOTS**

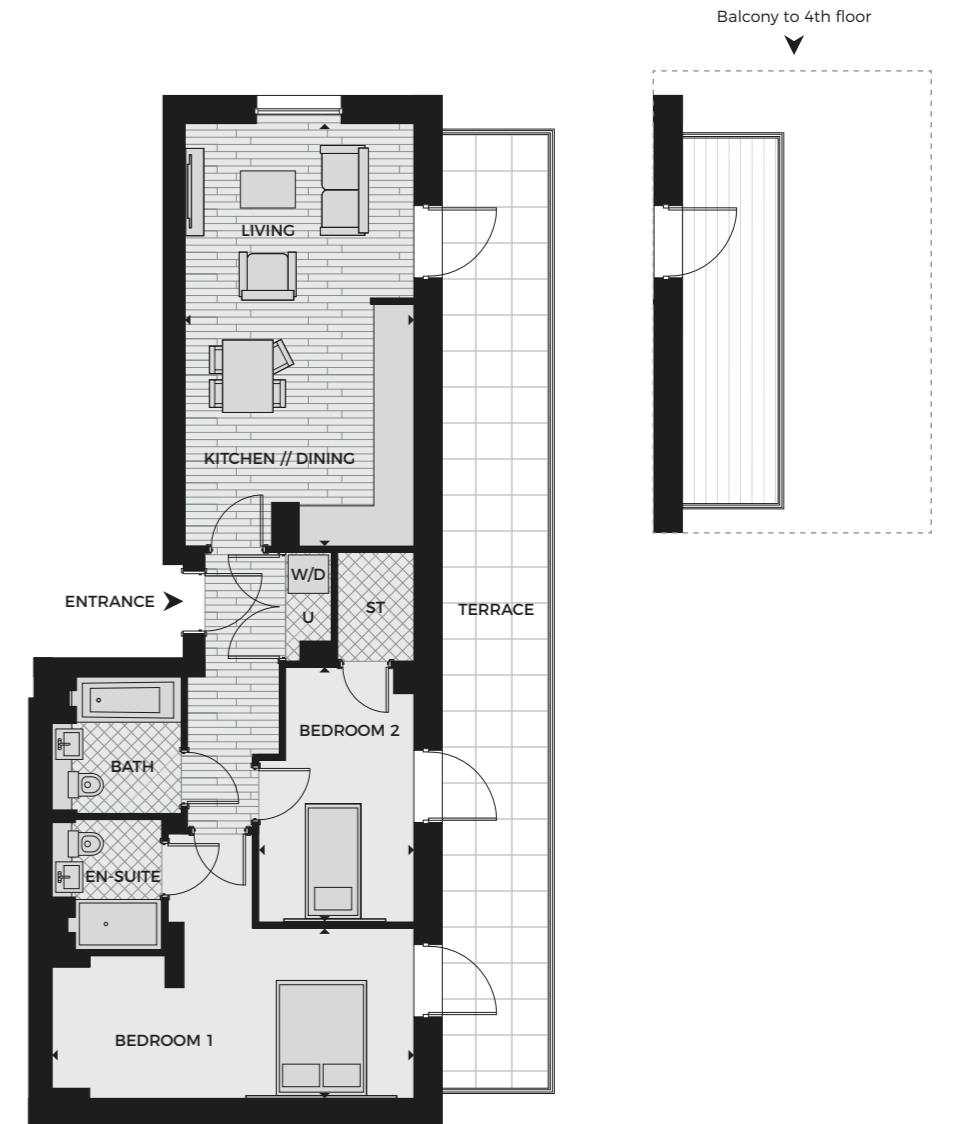
8.1.4 8.2.4



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# APARTMENT TYPE 90

2 BEDROOM



**ACCOMMODATION**

Living/Kitchen/Dining	3.68 m x 6.81 m	12'1" x 22'4"
Bedroom 1	5.23 m x 2.75 m	17'2" x 9'0"
Bedroom 2	2.51 m x 4.11 m	8'3" x 13'6"
Total Area	71.7 sq m	772.2 sq ft
Balcony plot 8.4.4	9.5 sq m	102.3 sq ft
Terrace plot 8.3.4	26.4 sq m	284.2 sq ft



**PLOTS**

8.3.4 8.4.4

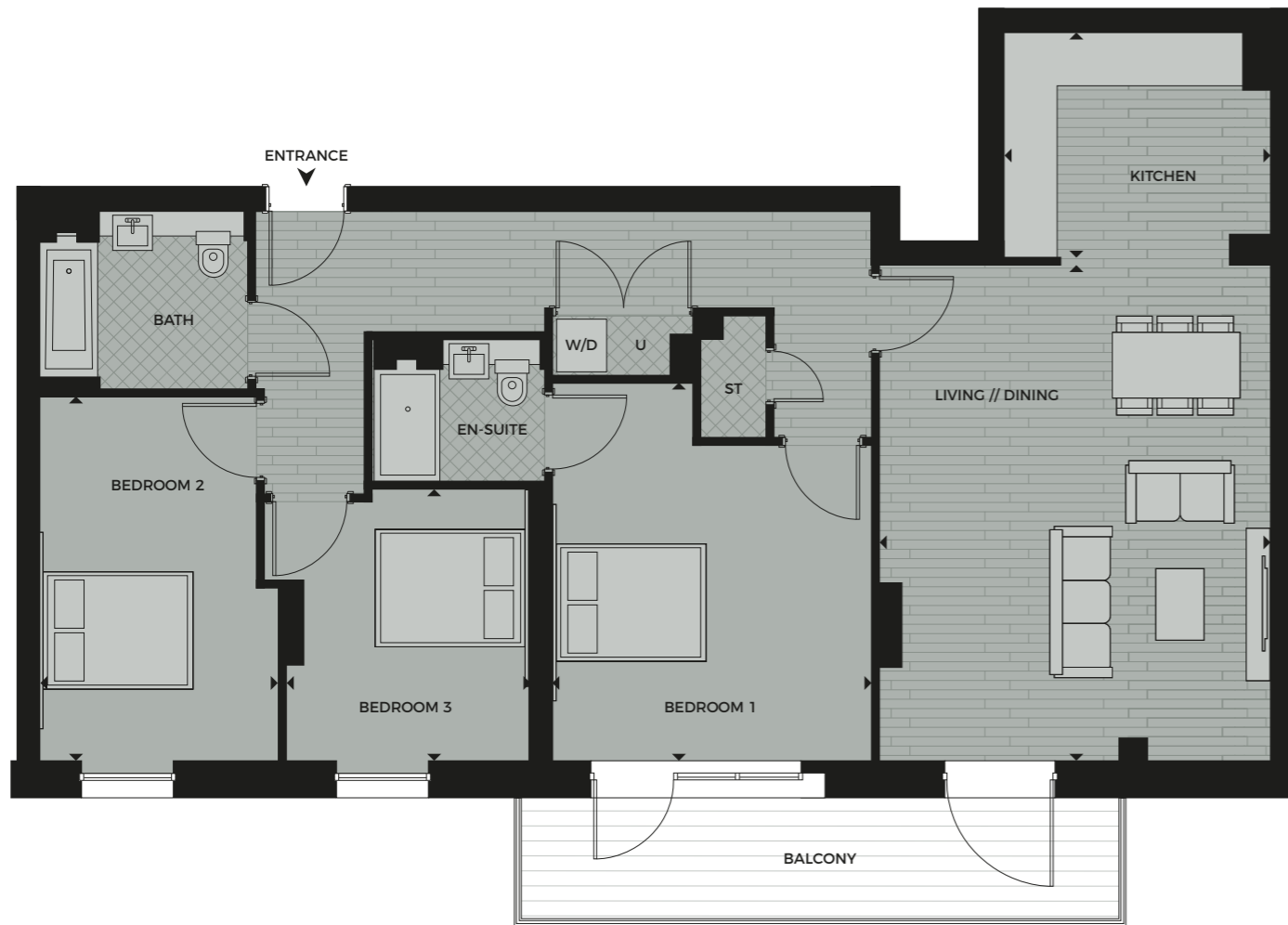


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# APARTMENT TYPE 91

3 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	4.85 m x 9.01 m	15'11" x 29'7"
Bedroom 1	3.95 m x 4.67 m	13'0" x 15'4"
Bedroom 2	2.99 m x 4.50 m	9'10" x 14'9"
Bedroom 3	2.96 m x 3.36 m	9'9" x 11'0"
Total Area	109.9 sq m	1182.9 sq ft
Balcony	11.1 sq m	119.5 sq ft



PLOT

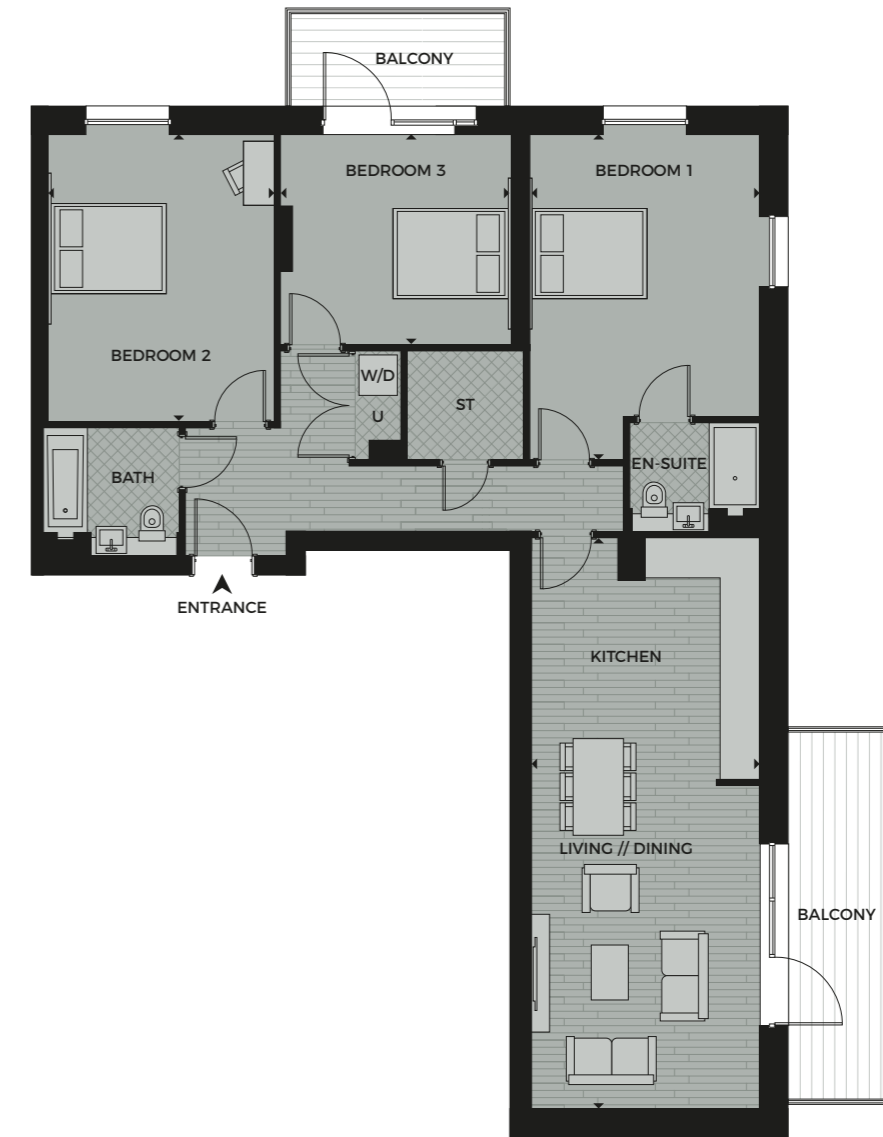
8.5.4



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 92

3 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	3.68 m x 9.23 m	12'1" x 30'3"
Bedroom 1	3.71 m x 5.25 m	12'2" x 17'3"
Bedroom 2	3.65 m x 4.64 m	12'0" x 15'3"
Bedroom 3	3.72 m x 3.40 m	12'3" x 11'2"
Total Area	109.6 sq m	1179.7 sq ft
Balcony 1	5.2 sq m	56.0 sq ft
Balcony 2	9.5 sq m	102.3 sq ft
Balconies (total)	14.7 sq m	158.3 sq ft



PLOT

8.5.3



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 93

3 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	4.62 m x 6.80 m	15'2" x 22'4"
Bedroom 1	3.60 m x 4.01 m	11'10" x 13'2"
Bedroom 2	2.65 m x 3.20 m	8'8" x 10'6"
Bedroom 3	2.65 m x 3.20 m	8'8" x 10'6"
Total Area	83.9 sq m	903.3 sq ft
Balcony	5.2 sq m	56.0 sq ft
Terrace	7.2 sq m	77.5 sq ft



PLOT

86.1



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 93A

3 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	4.62 m x 6.80 m	15'2" x 22'4"
Bedroom 1	3.60 m x 4.01 m	11'10" x 13'2"
Bedroom 2	2.65 m x 3.20 m	8'8" x 10'6"
Bedroom 3	2.65 m x 3.20 m	8'8" x 10'6"
Total Area	83.9 sq m	903.3 sq ft
Balcony	5.2 sq m	56.0 sq ft
Terrace	11.3 sq m	121.6 sq ft



PLOT

8.7.1



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 94

3 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	4.62 m x 6.80 m	15'2" x 22'4"
Bedroom 1	3.60 m x 4.01 m	11'10" x 13'2"
Bedroom 2	2.65 m x 3.20 m	8'8" x 10'6"
Bedroom 3	2.65 m x 3.20 m	8'8" x 10'6"
Total Area	83.9 sq m	903.3 sq ft
Balcony	5.2 sq m	56.0 sq ft
Terrace	7.2 sq m	77.5 sq ft



PLOT

8.6.4



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 94A

3 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	4.62 m x 6.80 m	15'2" x 22'4"
Bedroom 1	3.60 m x 4.01 m	11'10" x 13'2"
Bedroom 2	2.65 m x 3.20 m	8'8" x 10'6"
Bedroom 3	2.65 m x 3.12 m	8'8" x 10'3"
Total Area	83.9 sq m	903.3 sq ft
Balcony	5.2 sq m	56.0 sq ft
Terrace	11.3 sq m	121.6 sq ft



PLOT

8.7.4

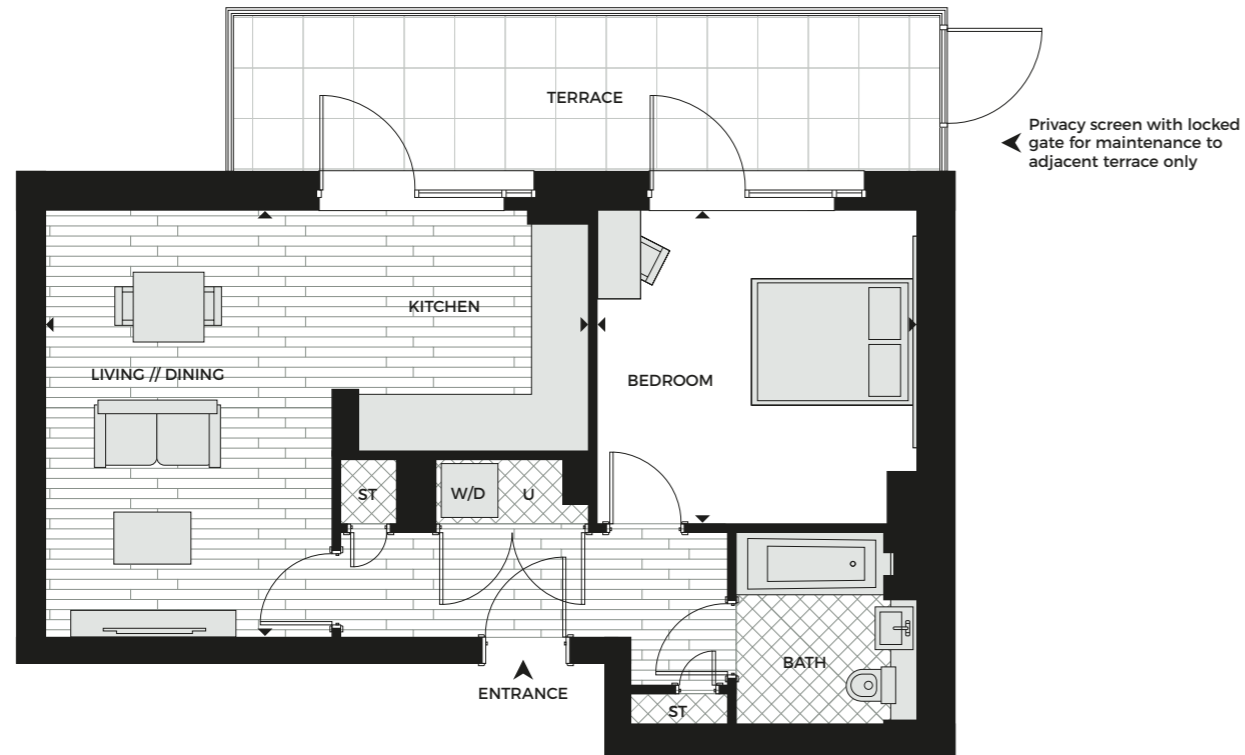


All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers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



# APARTMENT TYPE 95

1 BEDROOM



**ACCOMMODATION**

Living/Kitchen/Dining	6.23 m x 4.91 m	20'5" x 16'1"
Bedroom	3.66 m x 3.61 m	12'0" x 11'10"
Total Area	52.3 sq m	563.3 sq ft
Terrace	14.9 sq m	160 sq ft

**PLOT**

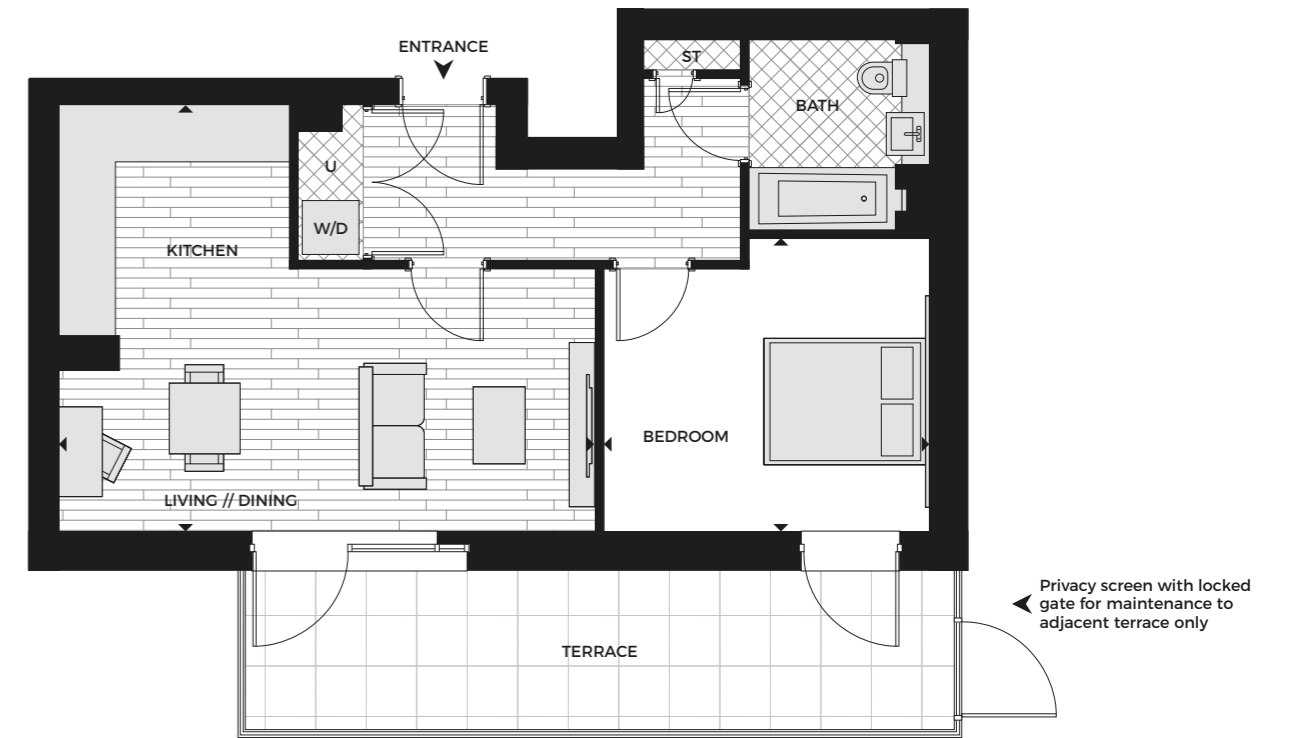
8.6.2



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 95A

1 BEDROOM



**ACCOMMODATION**

Living/Kitchen/Dining	6.16 m x 4.89 m	20'3" x 16'1"
Bedroom	3.73 m x 3.02 m	12'3" x 9'11"
Total Area	50.2 sq m	540.6 sq ft
Terrace	14.9 sq m	160 sq ft

**PLOT**

8.6.3



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.



# DELIVERING DISTINCTION

Redrow was established in 1974 by Steve Morgan CBE. Over Redrow's history, spanning more than 40 years, it has earned a unique reputation for quality and building beautiful homes where people want to live. To help achieve this, Redrow has developed three sustainable business themes: Creating Thriving Communities by Building Responsibly and Valuing People. Implementing this strategy, whilst engaging with colleagues and stakeholders, helps Redrow deliver significant value to investors and the wider community. Redrow

is listed on the London Stock Exchange and is a constituent of the FTSE 250 index.

In 2019, Redrow achieved the coveted Five Star Customer Satisfaction award from the Home Builders' Federation (HBF), while in 2018 the company was named as a UK Top 100 Apprenticeship Employer for the fifth consecutive year. Redrow was also awarded the prestigious title of 2018 'Housebuilder of the Year' at both the WhatHouse? and Building Awards.



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\ SAXON SQUARE \ LUTON LU2 \



CONTACT US

FOR MORE INFORMATION

PADCROFT  
TAVISTOCK ROAD  
WEST DRAYTON  
LONDON UB7 7QX

0208 712 3251  
PADCROFT@REDROW.CO.UK  
REDROW.CO.UK/PADCROFT



P A D C R O F T

WEST DRAYTON

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