

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

CROXLEY COURT APARTMENTS

WELCOME TO THE
CROXLEY 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 Croxley 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 Yewsey, 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

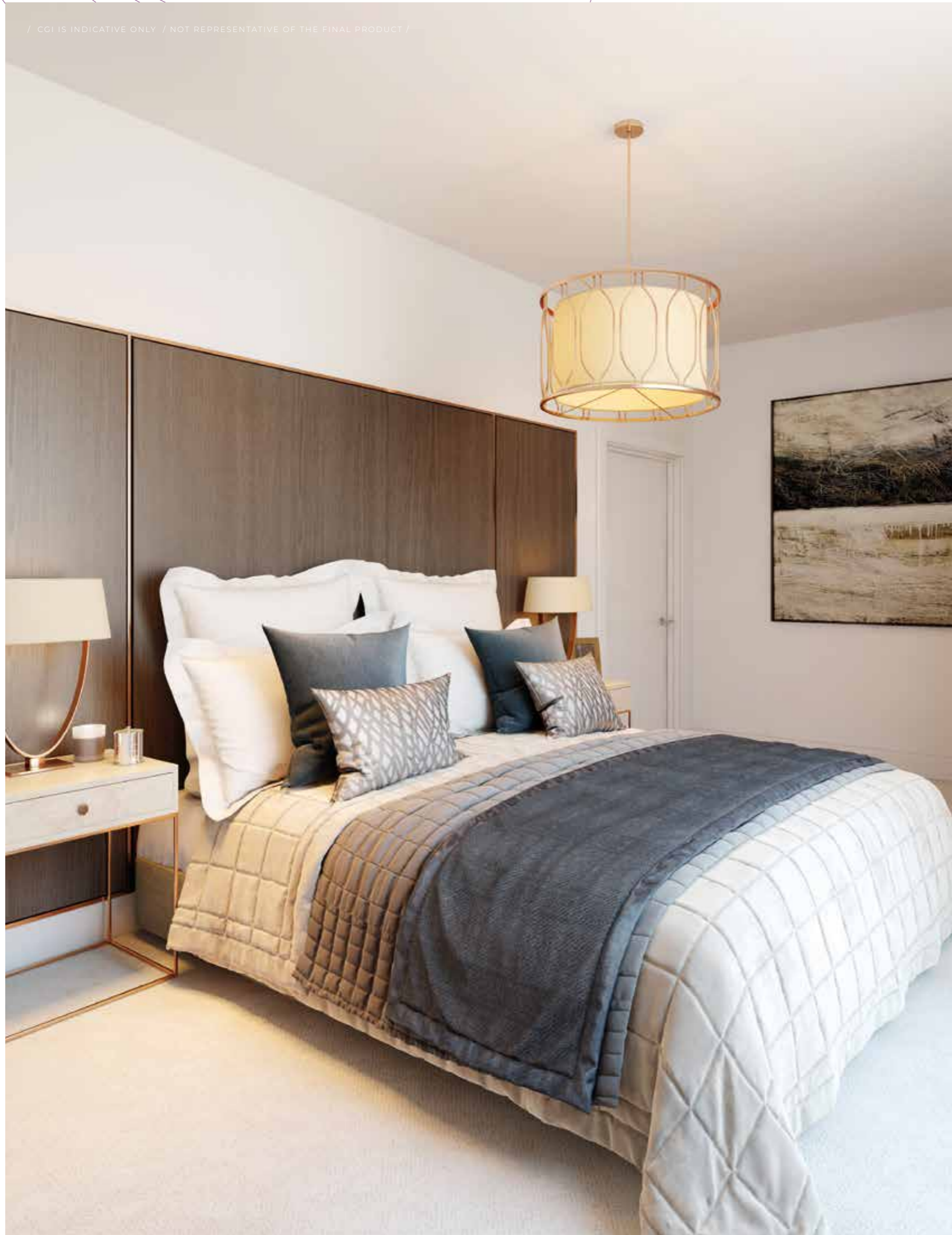
STATEMENT LIVING

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



RENDERING ONLY \ NOT REPRESENTATIVE OF THE FINAL PRODUCT







WINNOCK ROAD

CROXLEY COURT APARTMENTS

DEVELOPMENT // PHASE 02

VIEWSLEY HIGH STREET SHOPPING

ST STEPHEN'S ROAD

GRAND UNION CANAL

BENTINCK ROAD

HIGH STREET

COLNE VALLEY REGIONAL PARK

TAVISTOCK ROAD

WEST DRAYTON HIGH STREET SHOPPING

STATION APPROACH

WEST DRAYTON STATION

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 Croxley 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.

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.
- Fitted soft close wardrobe to the master bedroom (and second bedroom in 3 bed apartments).
- Matt white 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.
- Ceramic tiles to floors. Ceramic full height wall tiles to wet areas.
- Shower fixed overhead and handheld shower to the bath.
- Glass shower screen with ceramic wall tiles.
- Feature vanity area.
- 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 all bedrooms.
- Smoke and heat detectors with battery backup.
- Chrome downlighters throughout.
- 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

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

HEATING

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

PARKING

- Electronic 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.

CROXLEY COURT

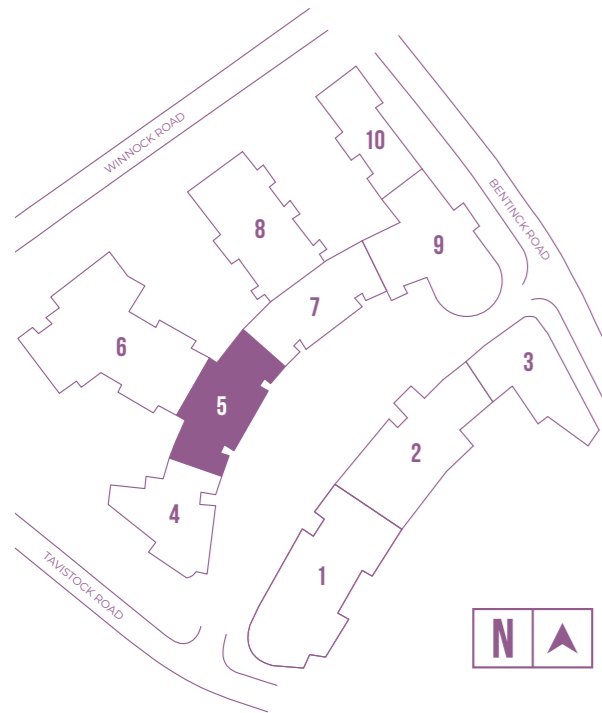
P A D C R O F T

WEST DRAYTON

LONDON

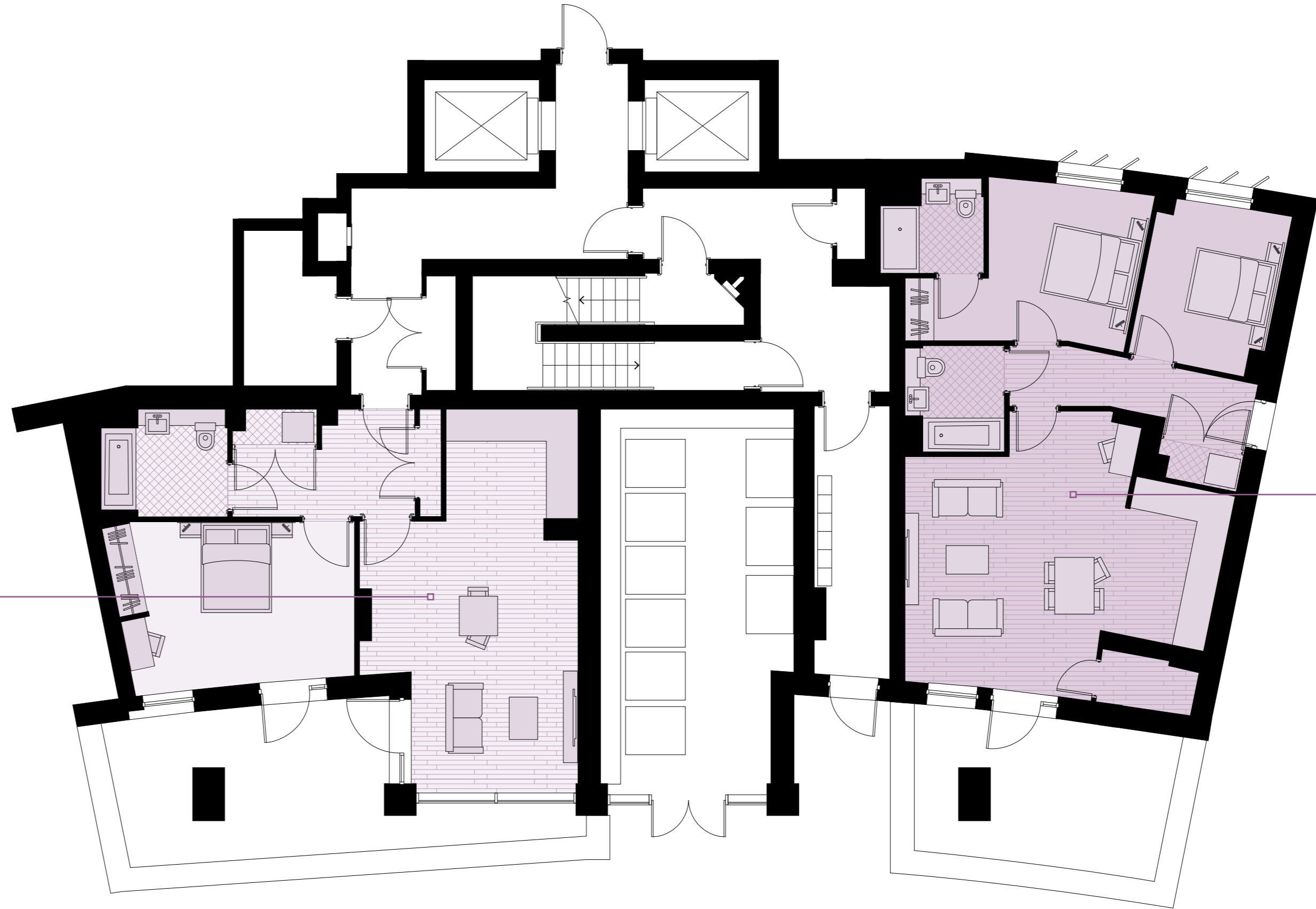
CROXLEY COURT APARTMENTS

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



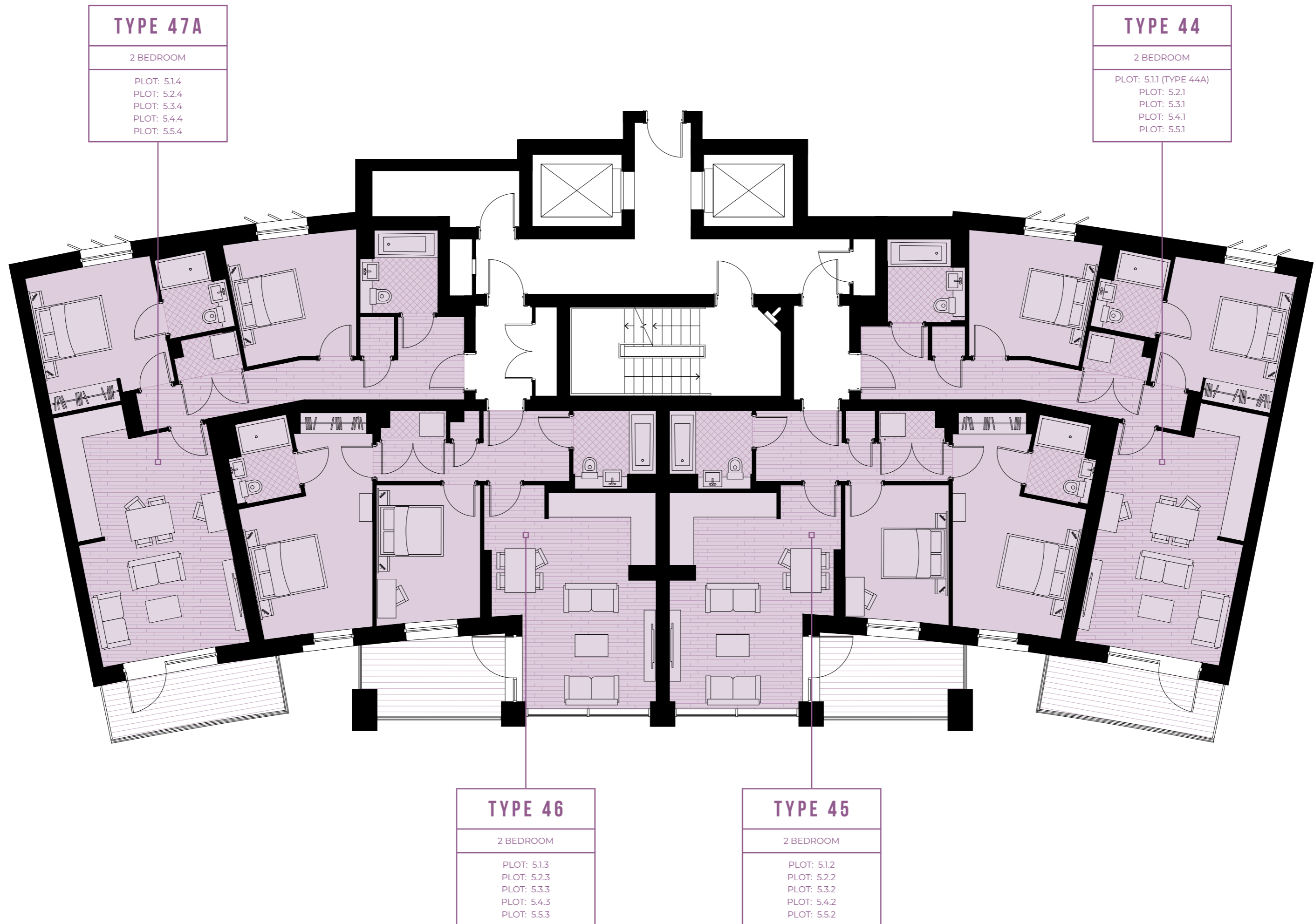
- One Bedroom Apartments
- Two Bedroom Apartments
- Three Bedroom Apartments

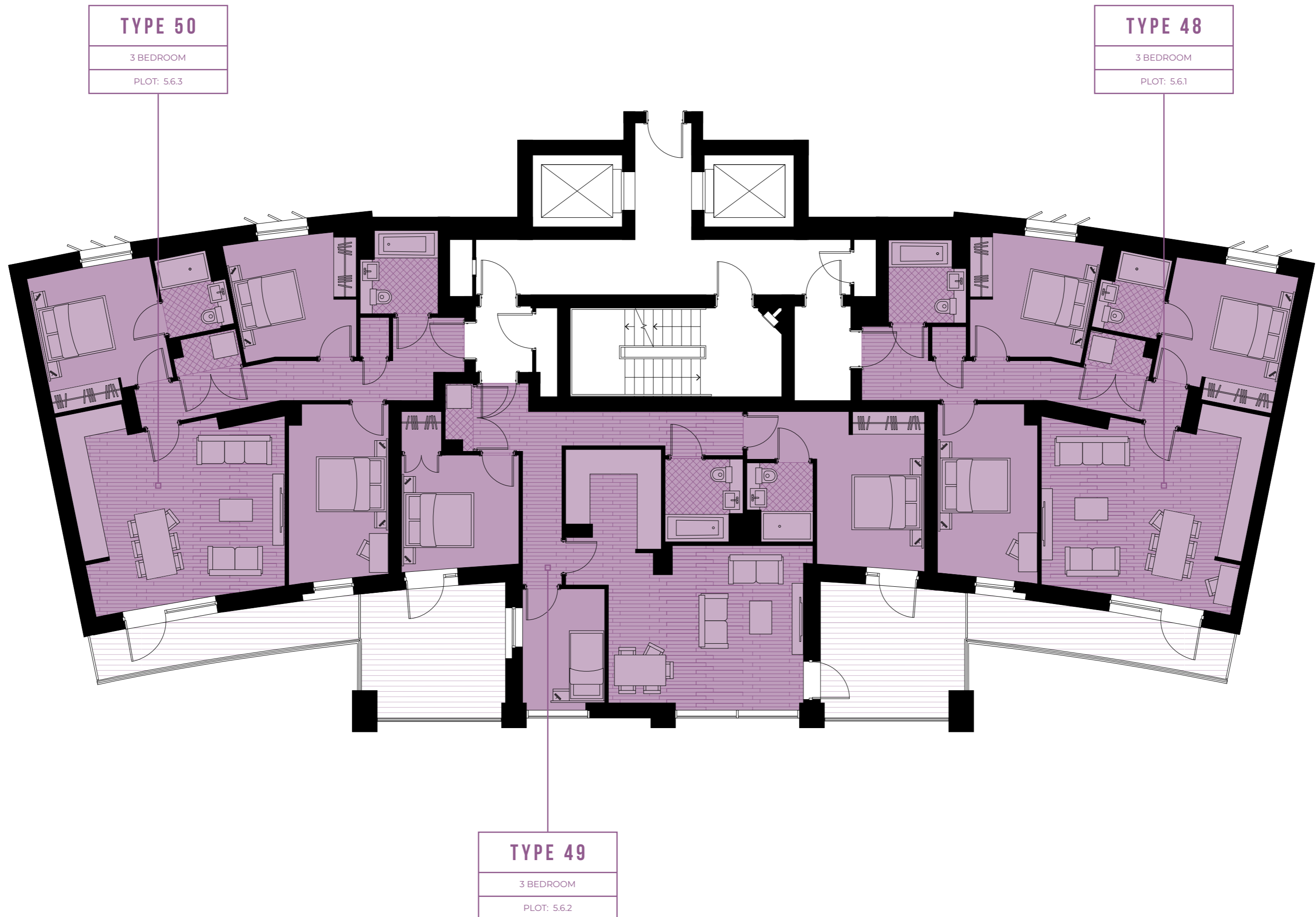
All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers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

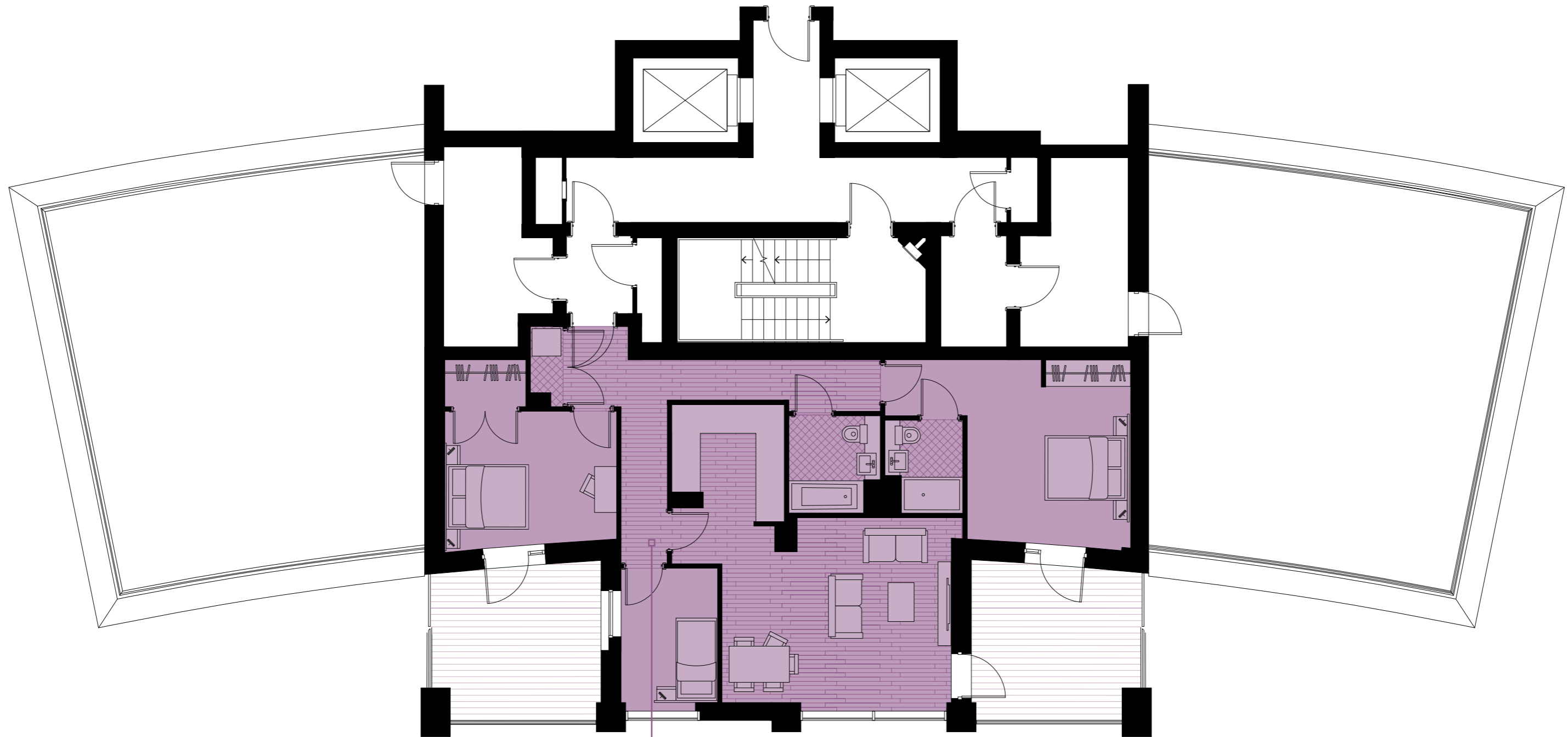


TYPE 42
1 BEDROOM
PLOT: 5.0.1

TYPE 43
2 BEDROOM
PLOT: 5.0.2



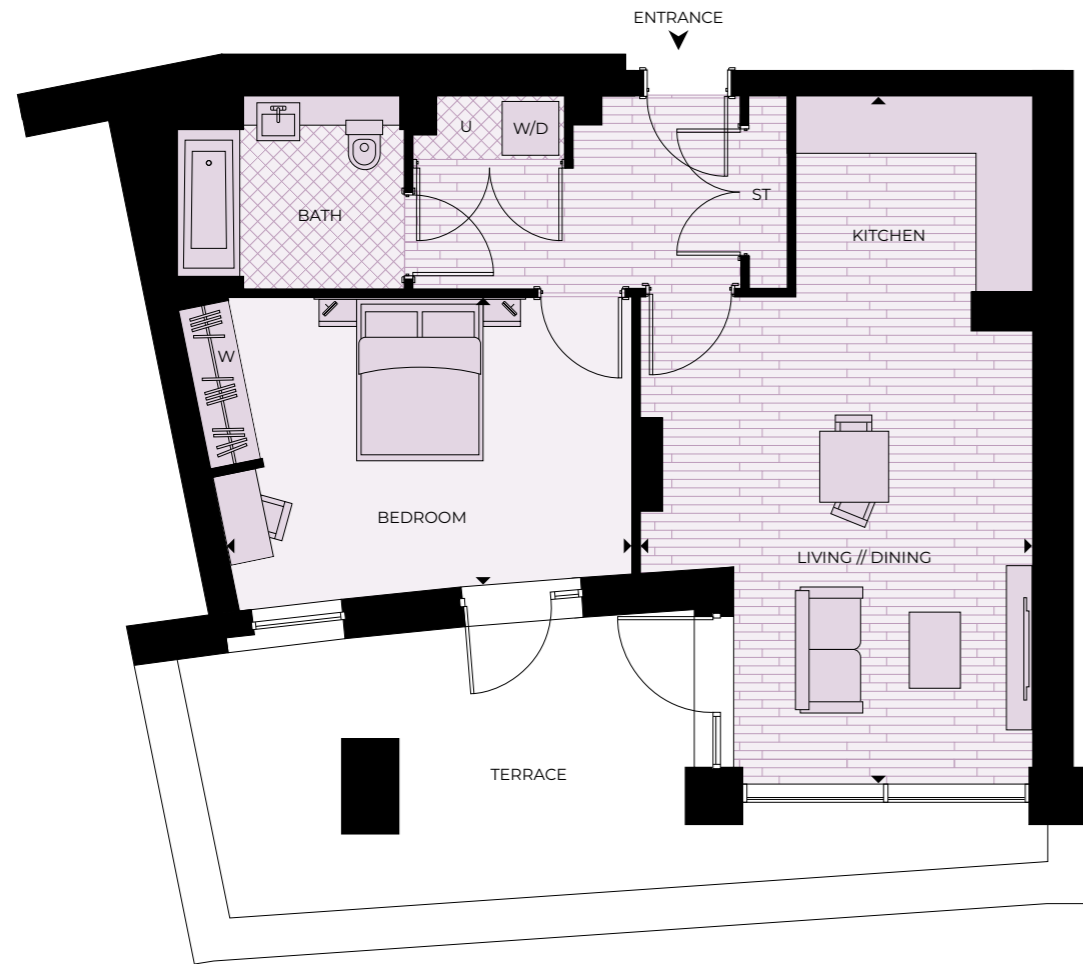




TYPE 49A
3 BEDROOM
PLOT: 5.7.2

APARTMENT TYPE 42

1 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	7.90 m x 4.50 m	25'9" x 14'7"
Bedroom	4.65 m x 3.29 m	15'2" x 10'8"
Total Area	63.2 sq m	680.28 sq ft
Terrace	19.3 sq m	207.7 sq ft



PLOTS

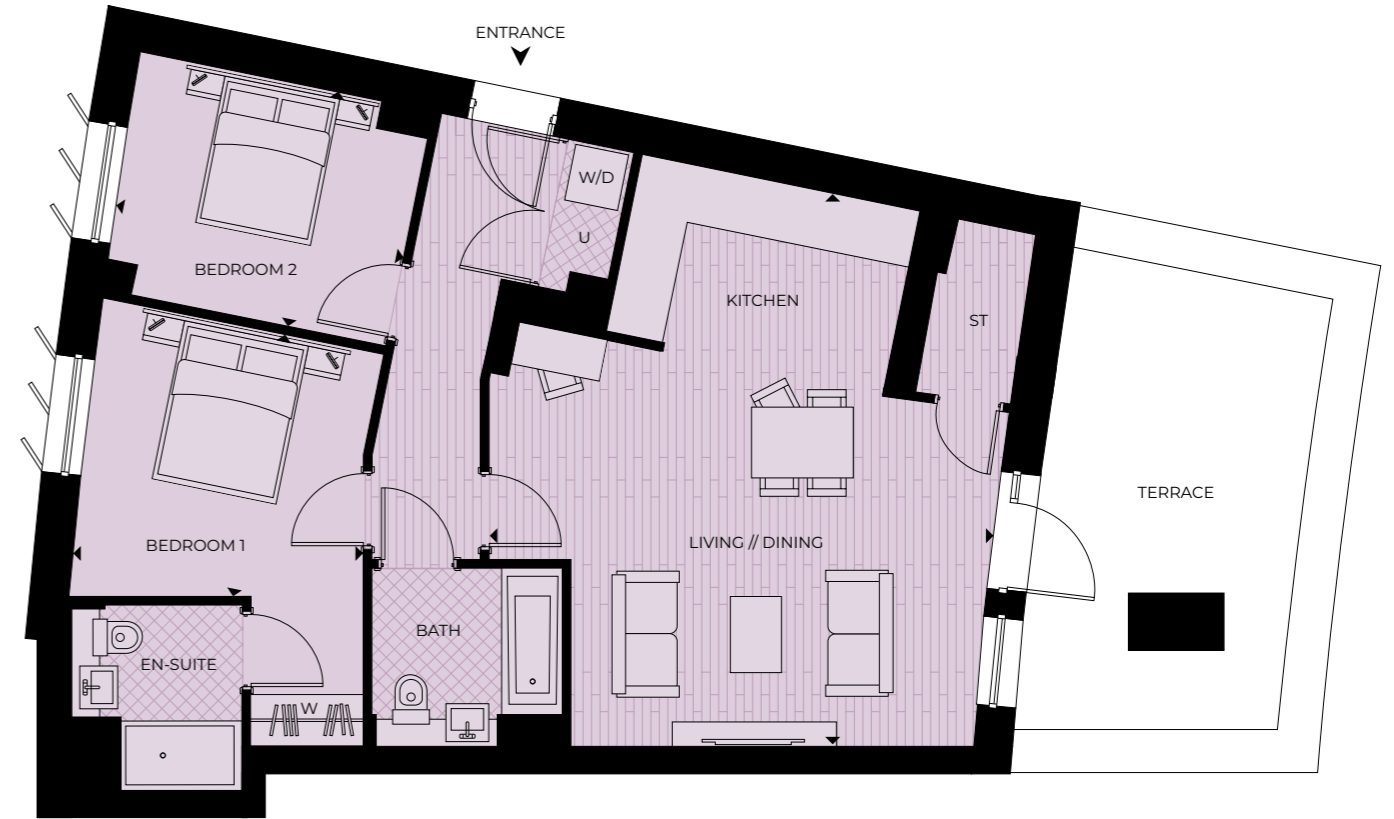
5.01



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APARTMENT TYPE 43

2 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	6.35 m x 5.75 (max) m	20'8" x 18'8"
Bedroom 1	3.30 m x 3.10 m	10'8" x 10'1"
Bedroom 2	3.37 m x 2.72 m	11' x 8'9"
Total Area	73.8 sq m	794.38 sq ft
Terrace	13.9 sq m	149.6 sq ft



PLOTS

5.02



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APARTMENT TYPE 44

2 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	5.80 m x 3.85 m	19'0" x 12'6"
Bedroom 1	3.37 m x 3.25 m	11' x 10'6"
Bedroom 2	3.50 m x 3.17 m	11'4" x 10'4"
Total Area	71.6 sq m	770.6 sq ft
Balcony	7 sq m	79 sq ft



PLOTS

5.1.1 5.2.1 5.3.1 5.4.1 5.5.1

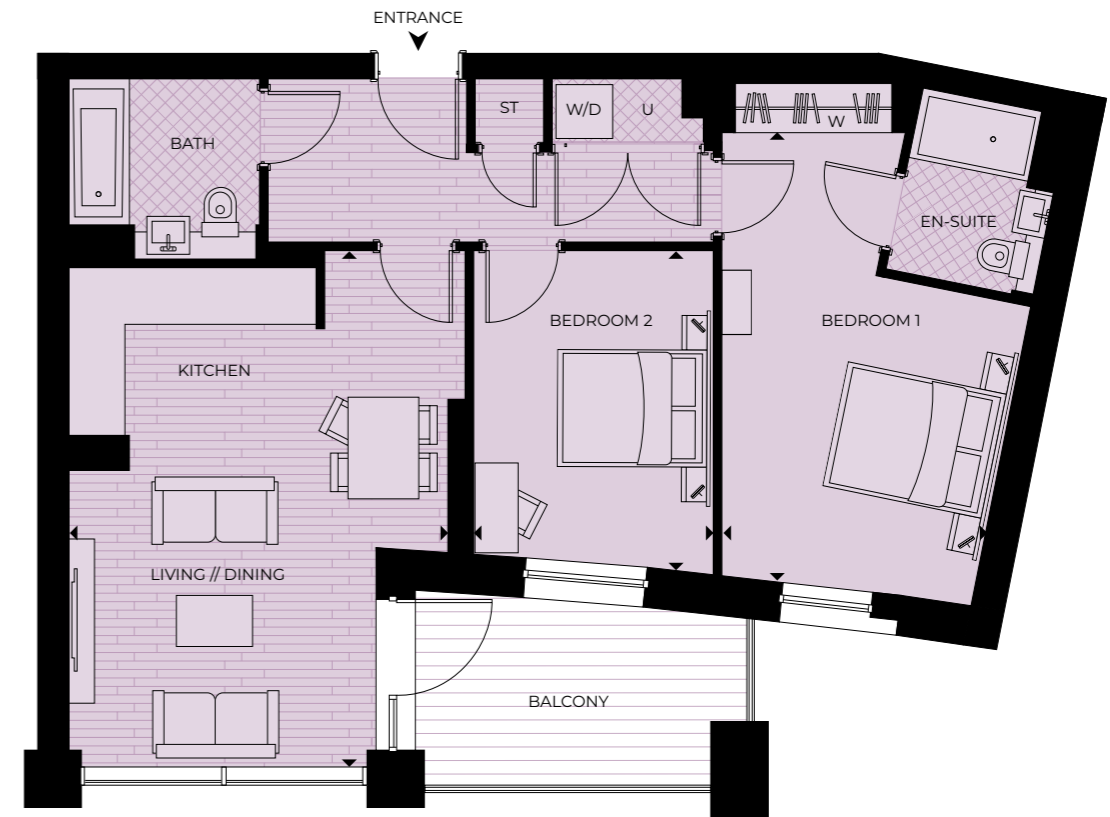
Bedroom 1 wardrobe variation to Type 44A (5.1.1)



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APARTMENT TYPE 45

2 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	5.90 m x 4.52 m	19'3" x 14'8"
Bedroom 1	5.07 m x 3.05 m	16'6" x 10'
Bedroom 2	3.65 m x 2.72 m	11'9" x 8'9"
Total Area	70.3 sq m	756.7 sq ft
Balcony	7.6 sq m	81 sq ft



PLOTS

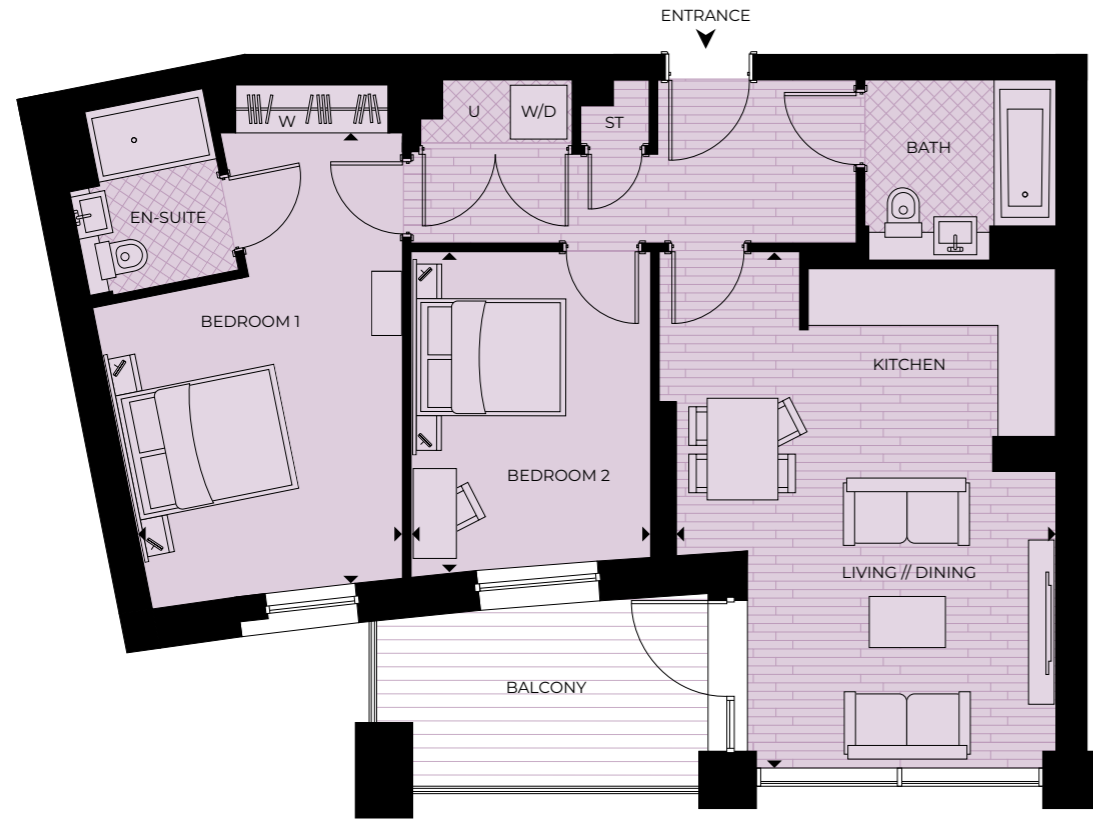
5.1.2 5.2.2 5.3.2 5.4.2 5.5.2



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APARTMENT TYPE 46

2 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	5.90 m x 4.52 m	19'3" x 14'8"
Bedroom 1	5.07 m x 3.05 m	16'6" x 10'
Bedroom 2	3.65 m x 2.72 m	11'9" x 8'9"
Total Area	70.3 sq m	756.7 sq ft
Balcony	7.6 sq m	81 sq ft

PLOTS

5.1.3 5.2.3 5.3.3 5.4.3 5.5.3



APARTMENT TYPE 47A

2 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	5.80 m x 3.85 m	19' x 12'6"
Bedroom 1	3.37 m x 3.25 m	11' x 10'6"
Bedroom 2	3.50 m x 3.17 m	11'4" x 10'4"
Total Area	73.1 sq m	786.8 sq ft
Balcony	7 sq m	79 sq ft

PLOTS

5.1.4 5.2.4 5.3.4 5.4.4 5.5.4



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

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

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APARTMENT TYPE 48

3 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	5.30 m x 4.57 m	17'3" x 15'
Bedroom 1	3.27 m x 3.25 m	10'7" x 10'6"
Bedroom 2	2.97 m x 2.87 m	9'7" x 9'4"
Bedroom 3	4.30 m x 2.62 m	14'1" x 8'6"
Total Area	86.8 sq m	934.3 sq ft
Balcony	9.3 sq m	100.1 sq ft



PLOTS

5.61



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 49

3 BEDROOM



ACCOMMODATION

Living/Dining	5.10 m x 4.30 (max) m	16'7" x 14'
Kitchen	2.65 m x 1.97 m	8'7" x 6'5"
Bedroom 1	2.80 m x 4.00 m	9'1" x 13'1"
Bedroom 2	3.05 m x 2.90 m	10' x 9'5"
Bedroom 3	3.00 m x 2.20 m	9'8" x 7'2"
Total Area	86.8 sq m	934.3 sq ft
Balconies (total)	25.8 sq m	277.7 sq ft



PLOTS

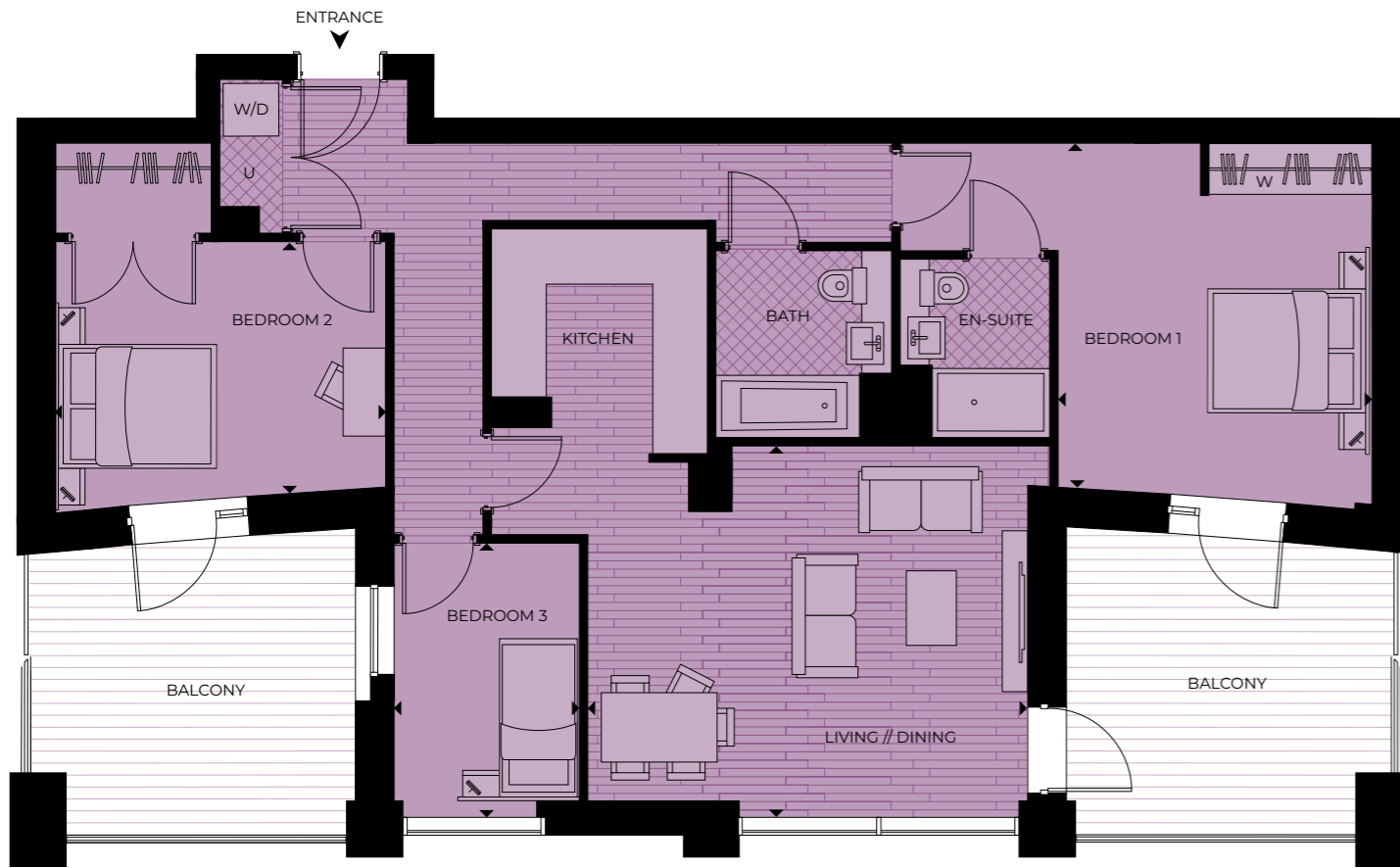
5.62



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APARTMENT TYPE 49A

3 BEDROOM



ACCOMMODATION

Living/Dining	5.10 m x 4.30 (max) m	16'7" x 14'
Kitchen	2.65 m x 1.97 m	8'7" x 6'5"
Bedroom 1	4.10 m x 3.60 m	13'4" x 11'8"
Bedroom 2	3.87 m x 2.90 m	12'6" x 9'5"
Bedroom 3	3.30 m x 2.20 m	9'8" x 7'2"
Total Area	93.5 sq m	1006.4 sq ft
Balconies (total)	25.8 sq m	277.7 sq ft



PLOTS

5.72



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 50

3 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	5.30 m x 4.57 m	17'3" x 15'
Bedroom 1	3.27 m x 3.25 m	10'7" x 10'6"
Bedroom 2	2.97 m x 2.87 m	9'7" x 9'4"
Bedroom 3	4.30 m x 2.62 m	14'1" x 8'6"
Total Area	87.7 sq m	944 sq ft
Balcony	9.4 sq m	101.1 sq ft



PLOTS

5.63



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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 /



/ WESTBOURNE PLACE / LONDON W9 /



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



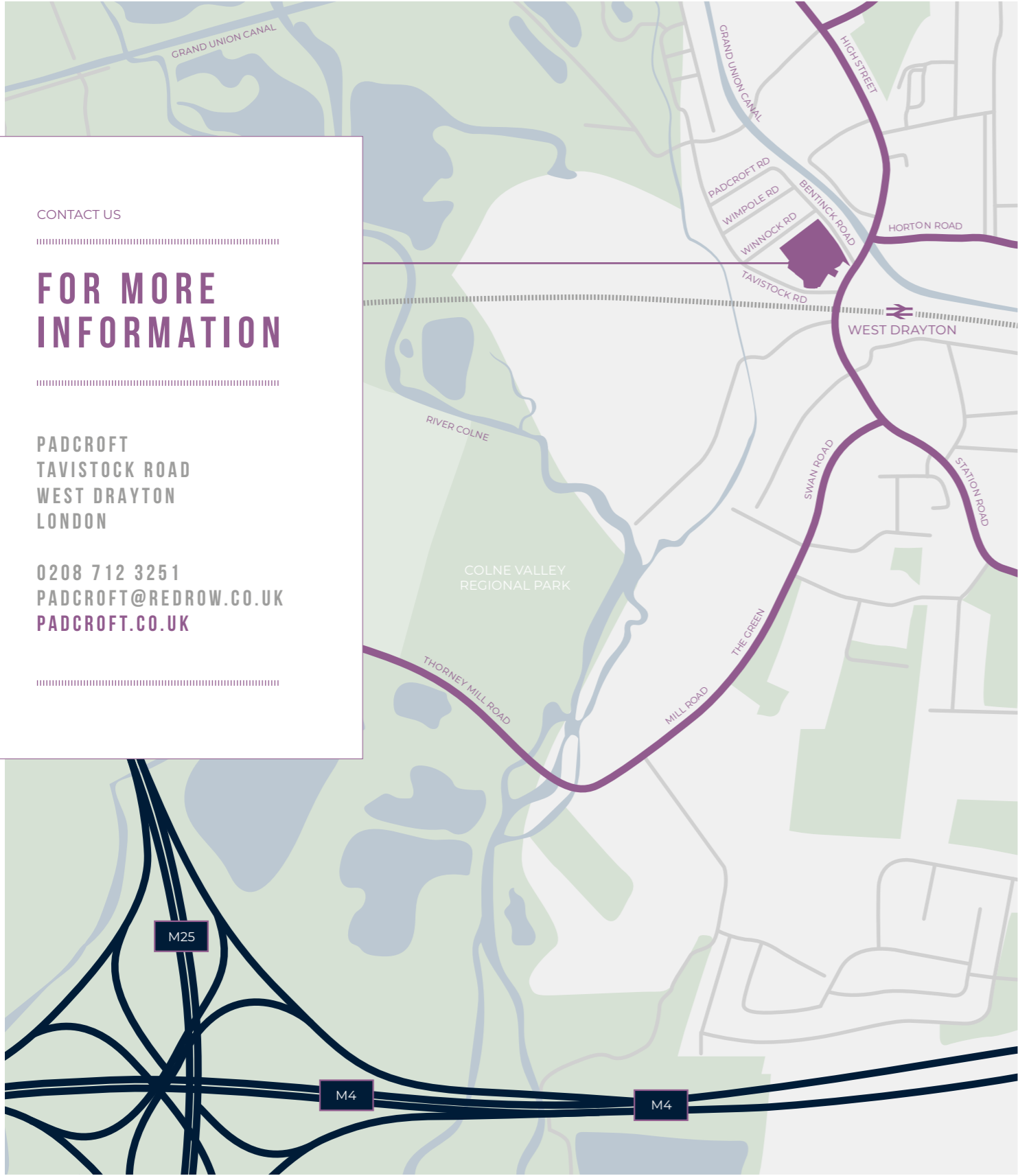
2015 HBF CUSTOMER SATISFACTION SURVEY

5-star rating for Redrow Homes

\ ONE COMMERCIAL STREET (CGI) \ LONDON E1 \



\ NORTHWAY HOUSE \ LONDON N20 \



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