



THE WEST
WORKS

SOUTHALL • LONDON

Bradney
House



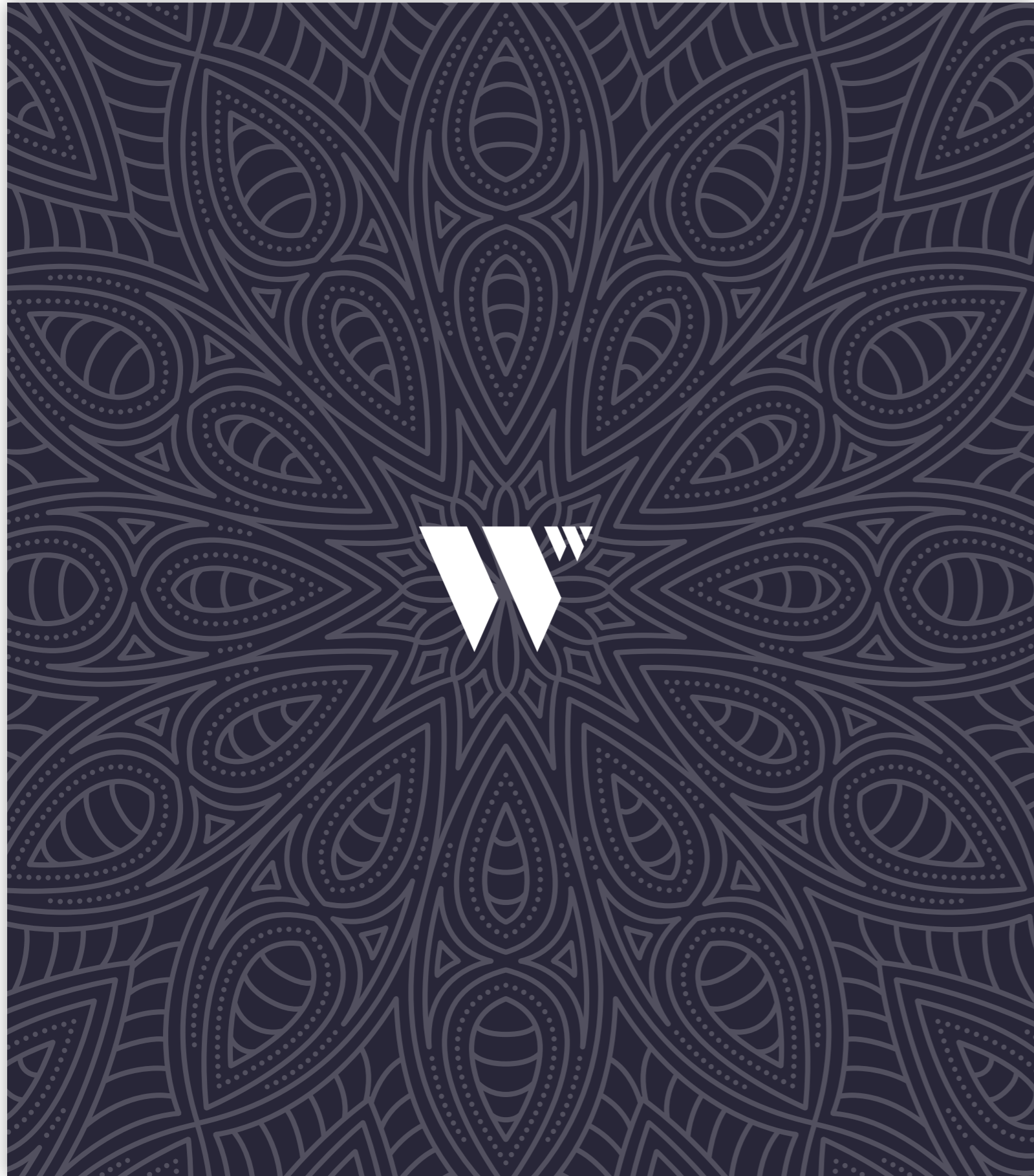
SOME PLACES SIMPLY HAVE
A CERTAIN FEELING. A SPIRIT,
A SOULFULNESS.

Welcome to The West Works, a sensational
collection of 1, 2 and 3 bedroom apartments
located in the vibrant and exciting
neighbourhood of Southall, West London.

Enjoy the quality you would expect from
Redrow in a home that offers outstanding
connections and a truly unique character.

THE WEST WORKS

SOUTHALL · LONDON



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THE WEST WORKS

SOUTHALL • LONDON

DISCOVER SO MUCH MORE
THAN SIMPLY A SENSE OF PLACE,
DISCOVER A PLACE WITH

A Real Sense of Soul

THIS IS MORE THAN LUXURY LIVING,
THIS IS THE WEST WORKS

THE CITY

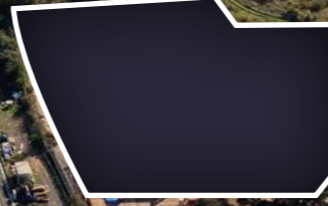
WEMBLEY (6.5 MILES)

OSTERLEY PARK

SOUTHALL PARK



SOUTHALL HIGH STREET



SOUTHALL STATION

HEATHROW (5 MILES)

A Taste of Things to Come

Imagine a luxurious modern lifestyle, featuring beautifully finished, high specification apartments, in the lively, colourful and welcoming neighbourhood of Southall.

A home that's less than 5 minutes' walk from Southall railway station, where connections are already great and will only improve following the arrival of Crossrail in 2019*, bringing even faster links to central London, Canary Wharf and beyond.

THIS COULD ALL BE YOURS



At The West Works, attention to detail is evident everywhere you look, with spacious rooms, clever storage, separate utility areas and high-quality appliances and fixtures.

CROSSRAIL WILL MAKE THE INCREDIBLY ACCESSIBLE SOUTHALL EVEN BETTER CONNECTED

When Crossrail arrives in 2019*, there will be a high-speed line just minutes from your door, cutting journey times across London in half. Access to the capital has never been so easy.



The Best of London in the Blink of an Eye

Whether you want to go shopping in the West End, bar-hopping in Shoreditch or you have a meeting in Canary Wharf, you won't believe just how quickly you'll get there.

YOU'LL FEEL SO CLOSE TO THE CITY - YET NEVER FAR FROM HOME



CROSSRAIL JOURNEY TIMES

- Heathrow
08 minutes
- Paddington
13 minutes
- Bond Street
17 minutes
- Farringdon
22 minutes
- Liverpool Street
24 minutes
- Canary Wharf
31 minutes

*Crossrail times for 2019 taken from crossrail.co.uk

THE WEST WORKS CONNECTS YOU TO THE SIGHTS AND SOUNDS OF PLACES NEAR AND FAR

Southall railway station is just a few minutes' walk away, transporting you to Paddington in under 20 minutes or west to Windsor, Reading and beyond.

Travel by car, train or bus to London's Heathrow Airport – a little over five miles away – for national and international flights, or stay more local via connections to Kew, Ealing and Richmond.



Journey times taken from tfl.co.uk and google.co.uk/maps

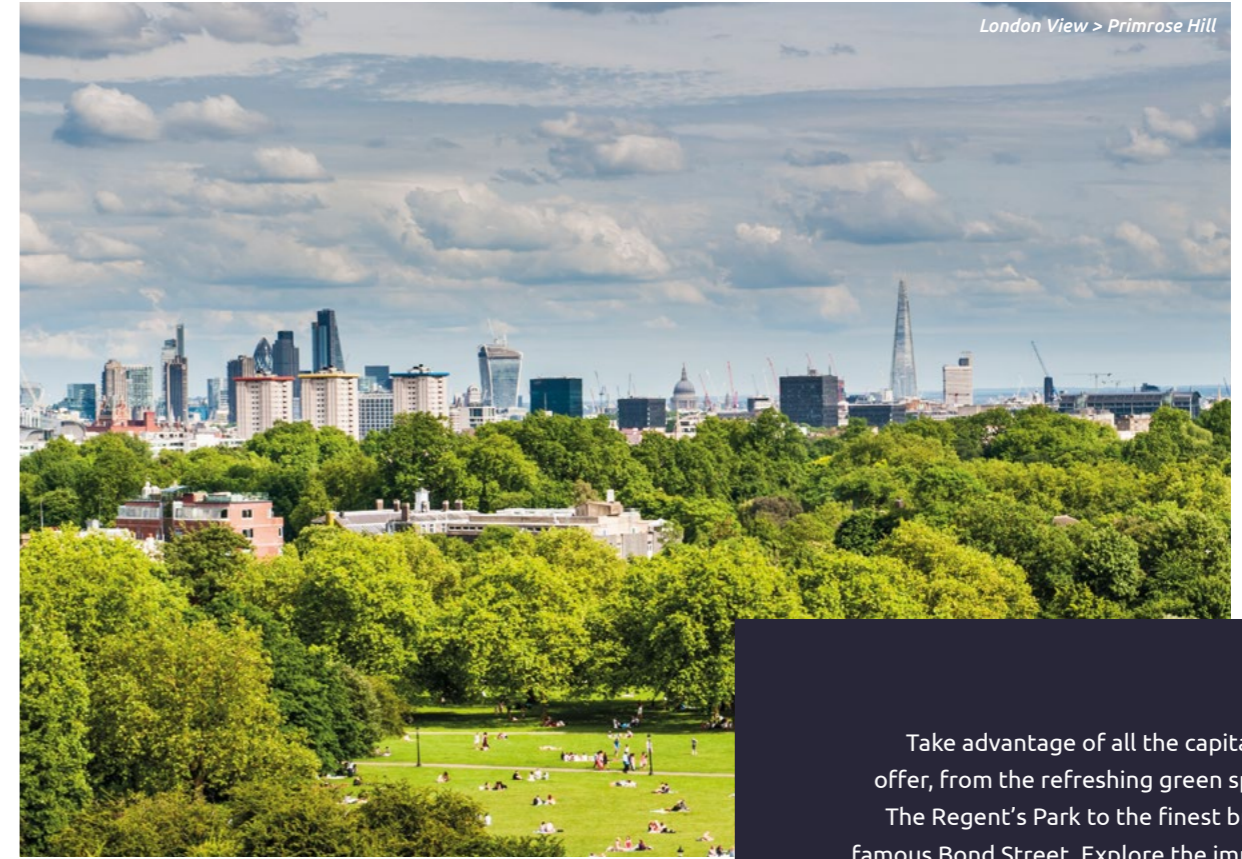


The Sights, The Sounds...



FOR DAYS OUT AND
NEW ADVENTURES

Enjoy the benefits of living just a short train ride away from one of the most famous cities on Earth.



London View > Primrose Hill

Take advantage of all the capital has to offer, from the refreshing green spaces at The Regent's Park to the finest brands at famous Bond Street. Explore the impressive Tate Modern or wander down the river for a more eye-opening experience aboard the London Eye. Whatever suits your mood, this exciting city has it all close at hand.



Luxury Shopping > Bond Street

Benugo Coffee > Across London



Grain Store > King's Cross



Novikov > Mayfair



Hakassan > Mayfair



Fera at Claridges > Mayfair



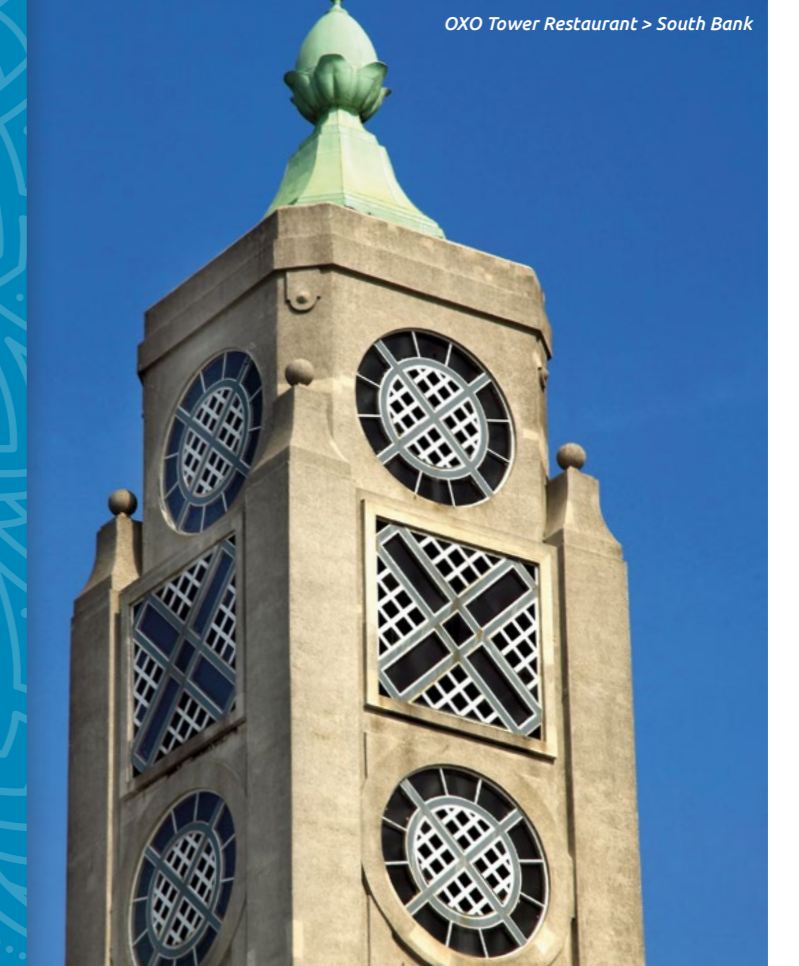
Vibrant Street Food > London



Café Culture > London



OXO Tower Restaurant > South Bank



A Treat for Your Tastebuds

The tastes, the aromas, the people-watching: eating and drinking in London, is always a feast for the senses.

Benugo Coffee > Across London



Hakassan > Mayfair



Take your pick from a dazzling array of world-class restaurants, independent cafés and delightfully diverse street markets. Stop for a beverage at a traditional pub, quirky bar or luxurious red-roped celebrity haunt. Living this close to the capital brings it all within reach.

THE WEST WORKS

SOUTHALL · LONDON

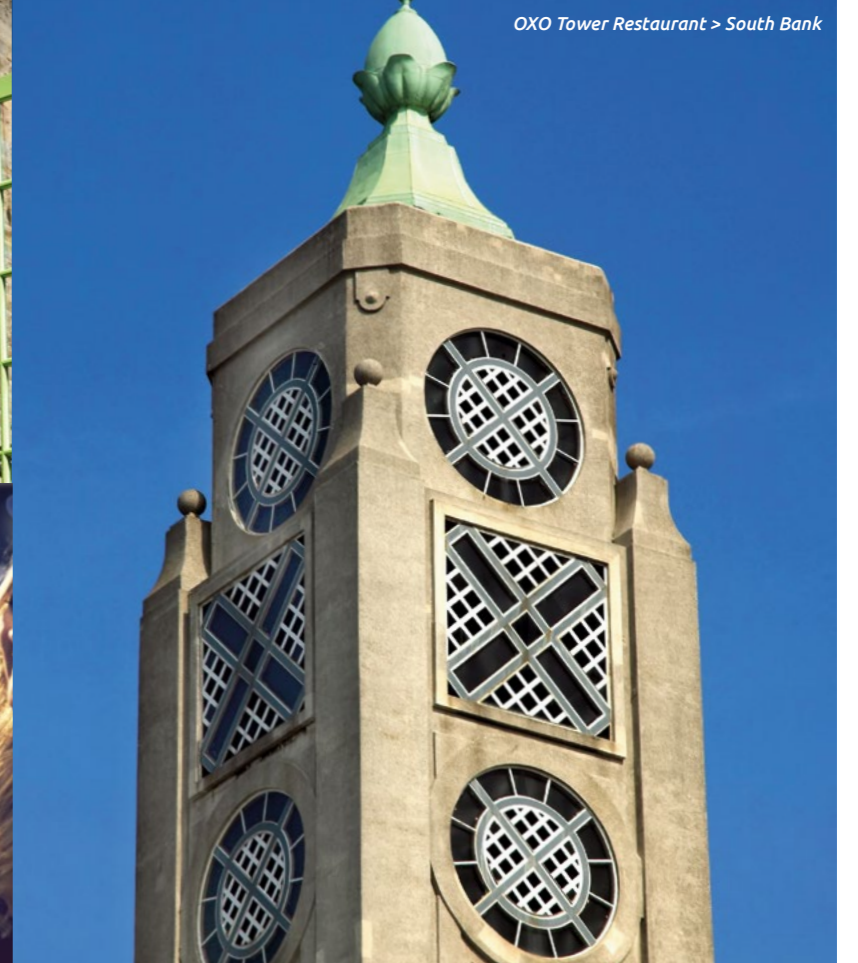
Café Culture > London



Wild Food Café > Covent Garden



OXO Tower Restaurant > South Bank



Evening Drinks > London





VIBRANT, WELCOMING
AND FULL OF CHARACTER

Southall is a neighbourhood with a unique sense of place. Its long, fascinating history has resulted in a brilliantly colourful blend of cultures, offering a kaleidoscope of sights, sounds, scents, tastes and textures.



SO MUCH MORE THAN
SIMPLY A SENSE OF PLACE

With a strong feeling of community and widespread renewal and regeneration, this up-and-coming West London area is one to watch – and an ideal place to call home.



Dining Delights > Southall High Street



Vibrant Plant Life > Southall Market



Café Culture > Southall



Fresh Produce > Southall Market



Colourful Character > Southall



Tranquil Spaces > Southall Park



Shopping Amenities > Southall



Buzzing High Street > Southall



Local Shopping > The Broadway



The Spirit of Southall

So close to the capital yet with a defined character all of its own, Southall is a location immersed in global culture.



Dining Delights > Southall High Street



Vibrant Plant Life > Southall Market



Café Culture > Southall



Fresh Produce > Southall Market



Colourful Character > Southall



Shopping Amenities > Southall



Local Shopping > The Broadway



ENJOY A LEISURELY MEANDER
AROUND SOUTHALL MARKET...

Glimpse and scent the exotic fruit and vegetables
or admire shimmering jewellery and antiques.
Stroll through the leafy park, and be sure to head
out in the evening during the festivals, when the
night sky is lit by fireworks and lanterns.

There's also a buzzing high street, offering shops,
cafés, supermarkets, bars and restaurants.

THE WEST WORKS

SOUTHALL · LONDON

Local Art > Southall



Tranquil Spaces > Southall Park



Tranquil Bike Rides > Colne Valley



THERE'S AMPLE OPPORTUNITY TO ENJOY THE GREAT OUTDOORS

Just a short trip from The West Works, Colne Valley Regional Park offers peaceful lakeside walks and a host of activities such as cycling, horse riding and golf. For watery channels of a different kind, stroll along the Grand Union Canal to admire the colourful houseboats.



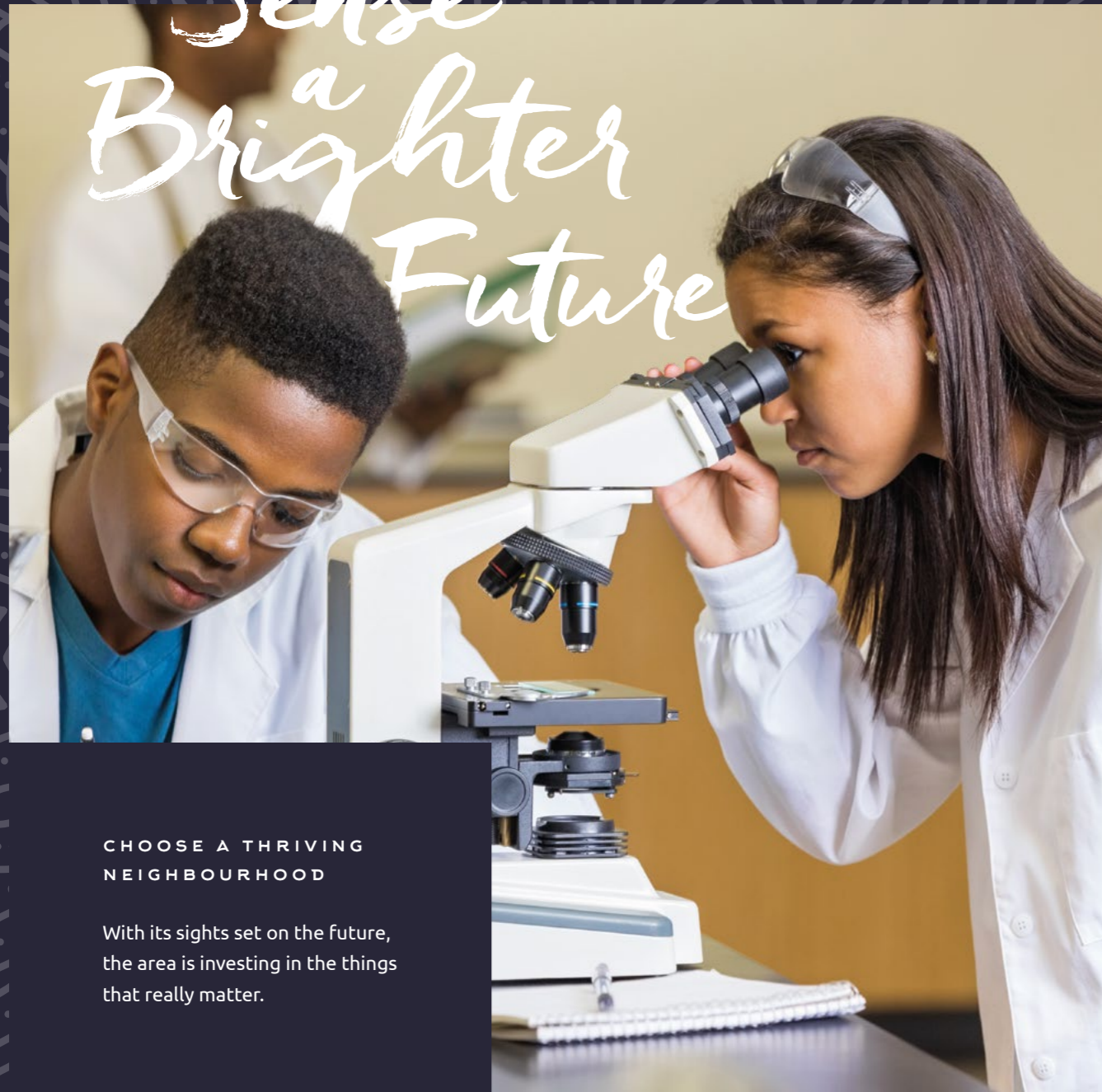
Grand Union Canal > Southall

Green Open Spaces > Colne Valley



Space
to Make
Your
Senses
Smile

Sense a Brighter Future



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CHOOSE A THRIVING NEIGHBOURHOOD

With its sights set on the future, the area is investing in the things that really matter.



Educational Excellence > Brunel University



Internationally known for its educational excellence, London sees students from across the globe take advantage of the world-class universities on offer.

The West Works benefits from being less than five miles away from Brunel University, offering a wide range of undergraduate and postgraduate study opportunities. Younger students are well served by a convenient and flourishing mixture of primary and secondary schools, including the Ofsted-rated 'Outstanding' Featherstone High School.

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Young Students > Primary Education



The Best of the West...



...at a Glance

When you feel like venturing out and exploring, there's a host of outstanding destinations just a short distance away.



Afternoon Tea > The Botanical



Sunday Strolls > Richmond

The Best of the West



For a glorious day of heritage, travel west to Windsor Castle. Or go a little further for Legoland if you prefer plastic bricks to real ones.

For tropical blooms and an outstanding café, try the Royal Botanic Gardens at Kew. If you're in the mood for a stroll by the river and then a waterside lunch, head to beautiful Richmond.

THE WEST WORKS

SOUTHALL • LONDON

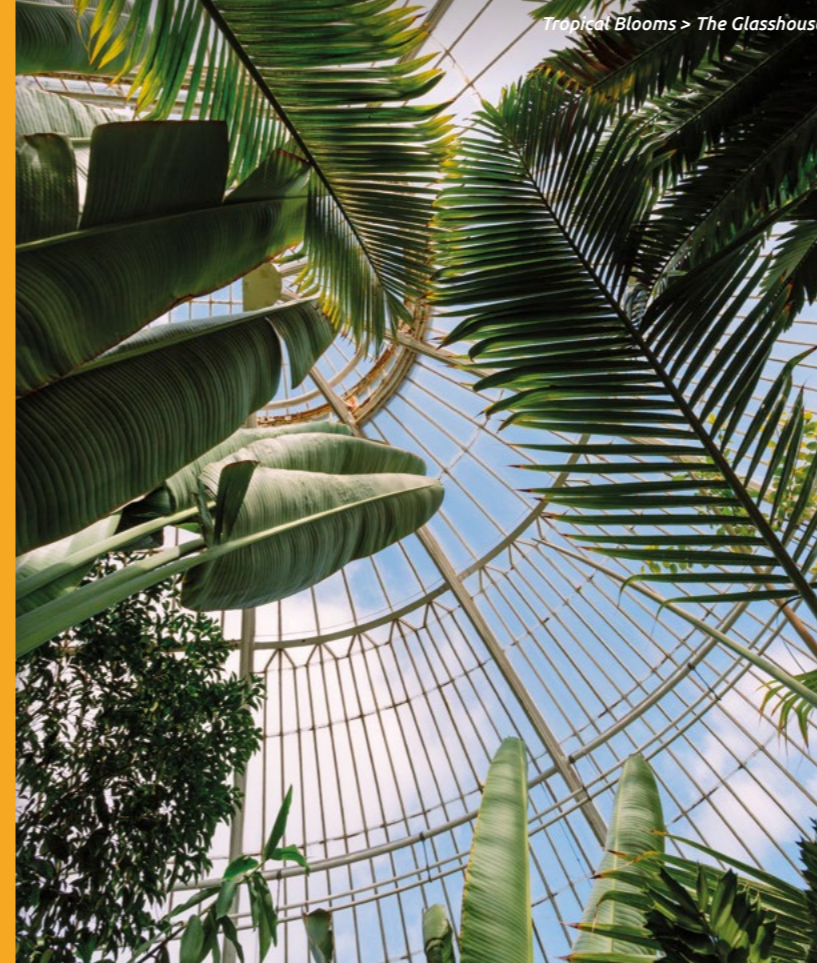
The Glasshouse > Kew Gardens



Open Spaces > Richmond



Tropical Blooms > The Glasshouse



Afternoon Tea > The Botanical



Sunday Strolls > Richmond





THE WEST WORKS

SOUTHALL • LONDON

INTRODUCING A STUNNING
COLLECTION OF HIGH SPECIFICATION,
LUXURY APARTMENTS

*Quality
that
Speaks
for
Itself*

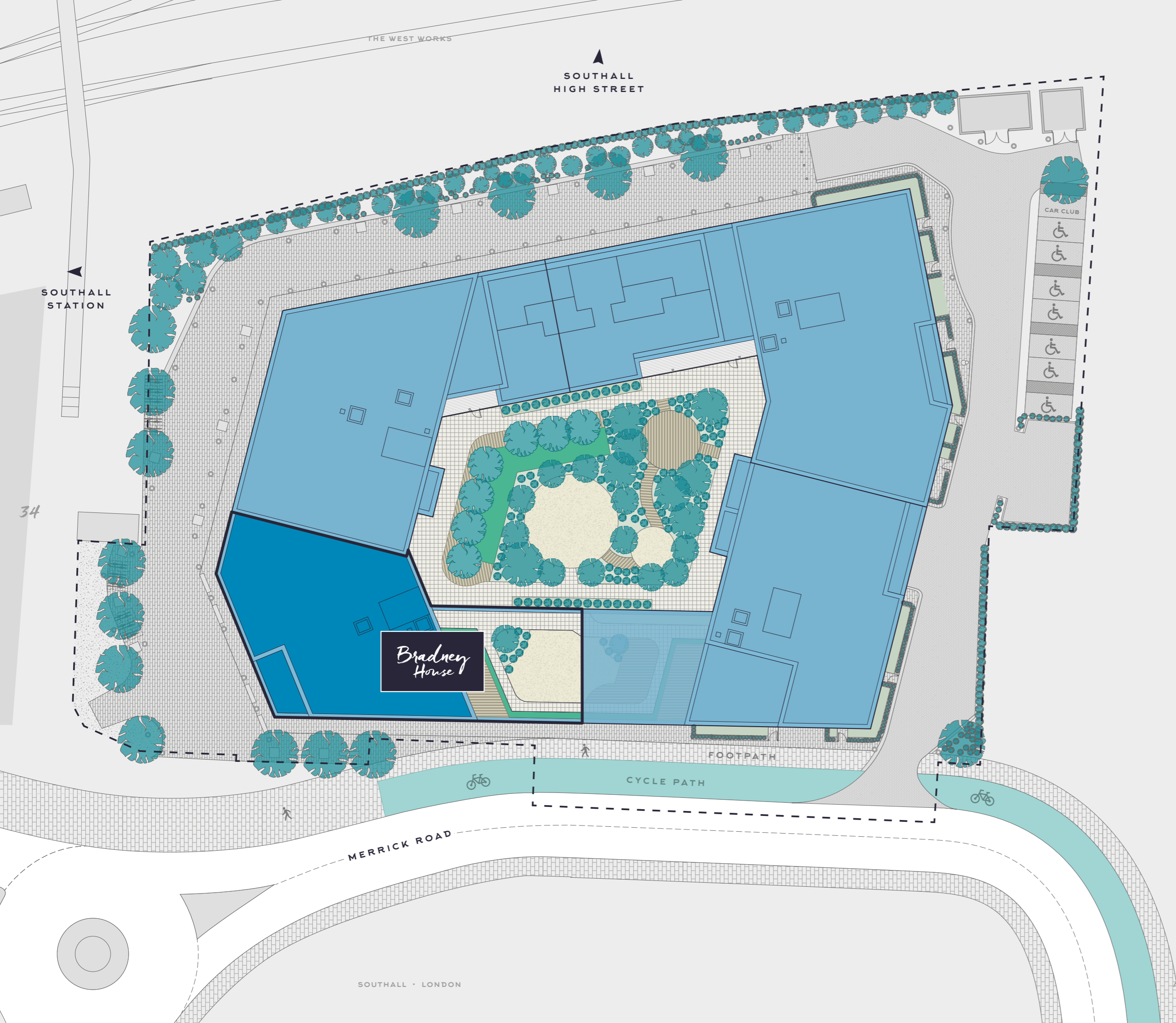
WELCOME TO THE WEST WORKS,
A SENSATIONAL PLACE TO CALL HOME

Exquisitely finished, with high specification throughout and nestled in beautifully landscaped grounds.



CGIs are indicative only > Not representative of the final product





INTRODUCING BRADNEY HOUSE
AT THE WEST WORKS

Bradney House is situated to the west of the site and is comprised of thirty-six luxury 1, 2 and 3 bedroom apartments. With access to the communal roof garden and central landscaped courtyard, you are perfectly located to take full advantage of this exciting new development.





38

CGIs are indicative only > Not representative of the final product



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Finishing Touches...



Don't Come Any Finer

GENERAL

- Oak finish apartment entrance doors.
- Satin stainless steel finish door furniture throughout.
- Optional fitted wardrobes.
- 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 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).

BATHROOMS/EN-SUITES

- White sanitary ware to the bathroom and en-suite.
- Chrome finish brassware to the bathroom and en-suite.
- Porcelain floor tiles and full height tiling to the wet areas of the walls.
- Fixed overhead and handheld shower to the bath.
- Glass shower screen with porcelain wall tiles to en-suites.
- Feature vanity area.
- Shaver socket to the bathroom and en-suite within vanity unit.

ELECTRICAL

- Sky Q enabled 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.
- External lighting to the balconies and terraces (where applicable).

FLOORING

- Optional Amtico flooring.
- Optional carpet to the bedrooms.
- Porcelain floor tiling to the bathroom and en-suite.

HEATING

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

SECURITY

- Visual door entry system.
- Proximity Access System for the building.
- CCTV covering the car park* and all building entrances is linked back to a recording device within the development.
- Sprinkler system to each floor.

CAR CLUB

- Each apartment benefits from Car Club Membership for 25 years.

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.
*Car park is for disable use only. CGIs are indicative only and not representative of the final product.

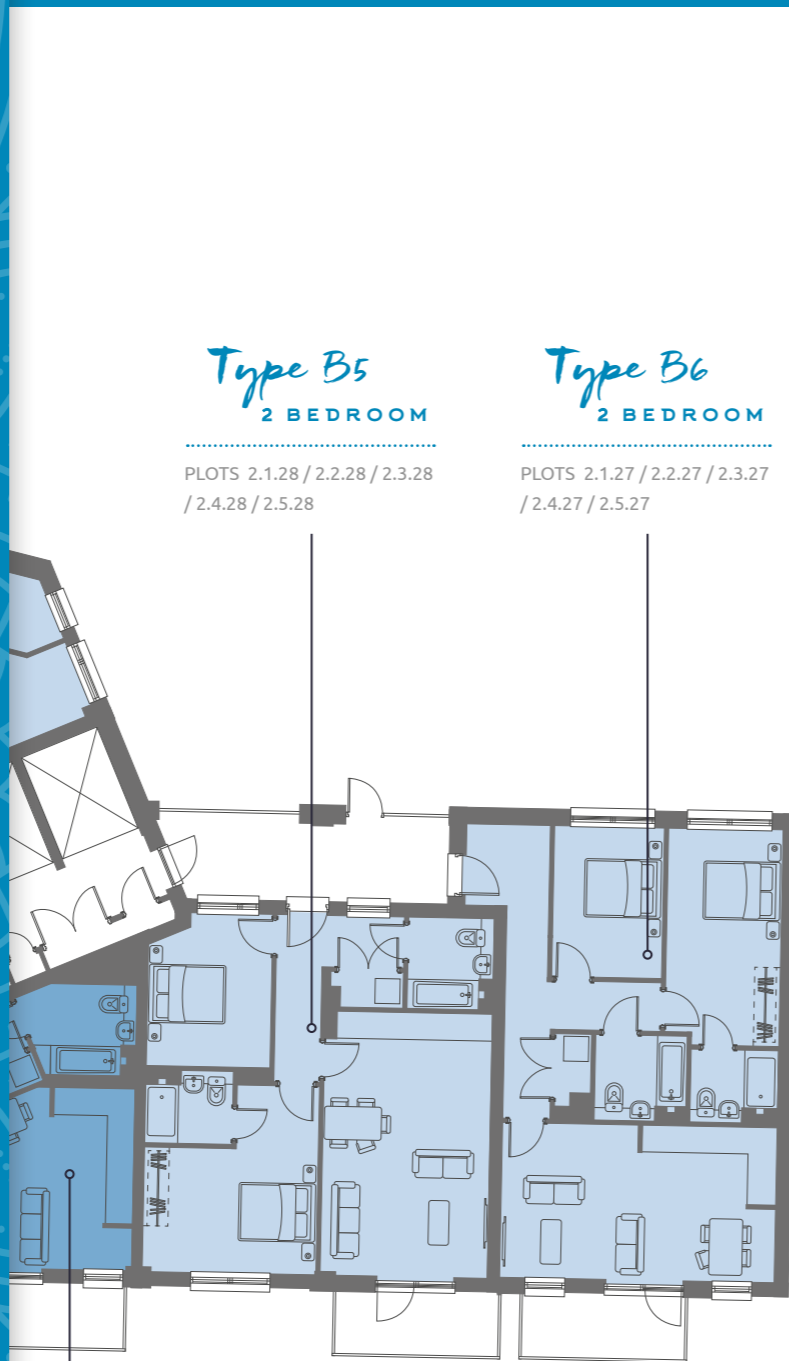


6th - 7th Floor Plans

THE WEST WORKS
SOUTHALL · LONDON

THE APARTMENTS AT

Bradney House



Type B5
2 BEDROOM

PLOTS 2.1.28 / 2.2.28 / 2.3.28
/ 2.4.28 / 2.5.28

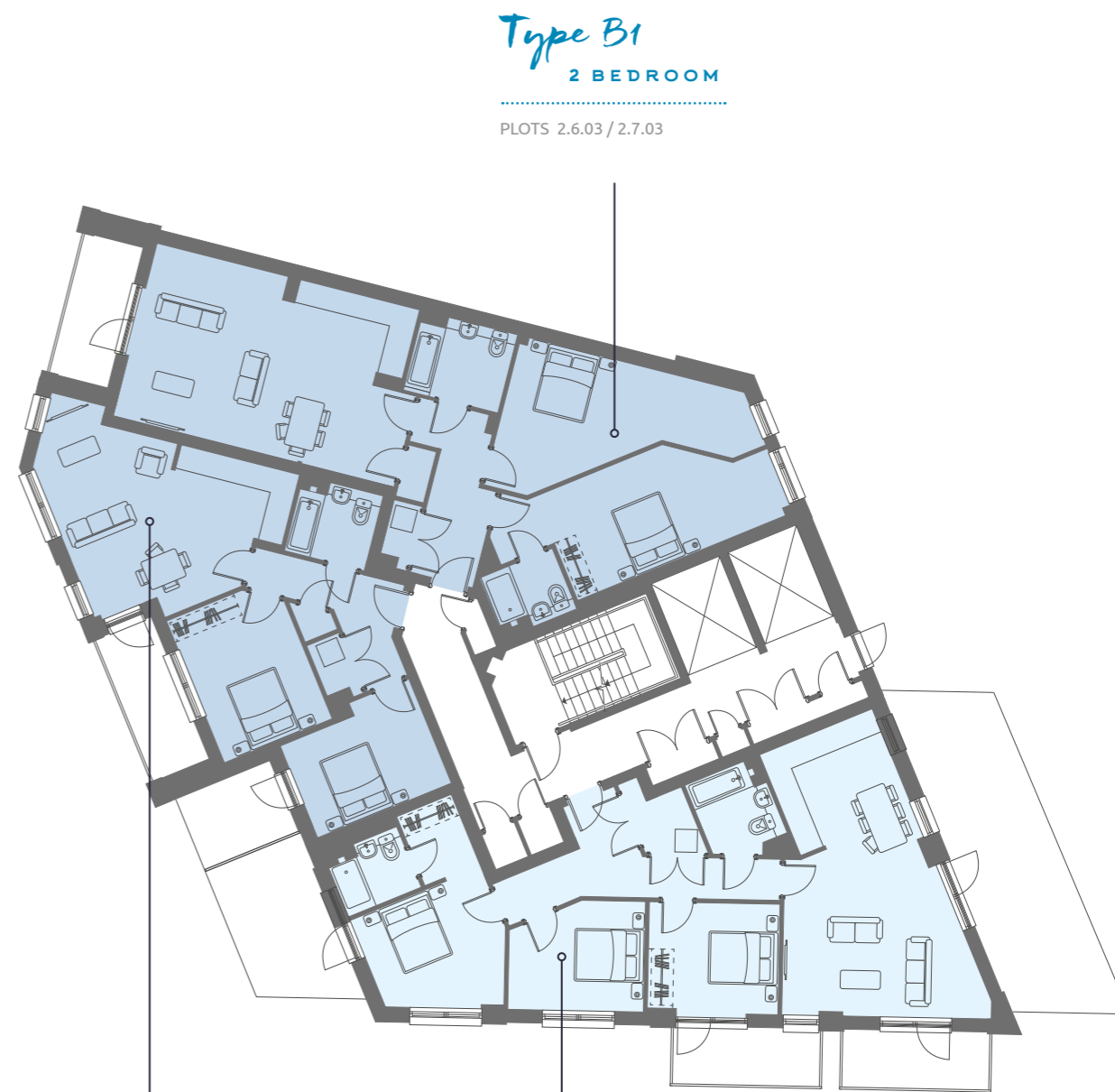
Type B6
2 BEDROOM

PLOTS 2.1.27 / 2.2.27 / 2.3.27
/ 2.4.27 / 2.5.27

Type B4
1 BEDROOM

PLOTS 2.1.01 / 2.2.01 / 2.3.01
/ 2.5.01

- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Apartments



Type B1
2 BEDROOM

PLOTS 2.6.03 / 2.7.03

Type B8
2 BEDROOM

PLOTS 2.6.02 / 2.7.02

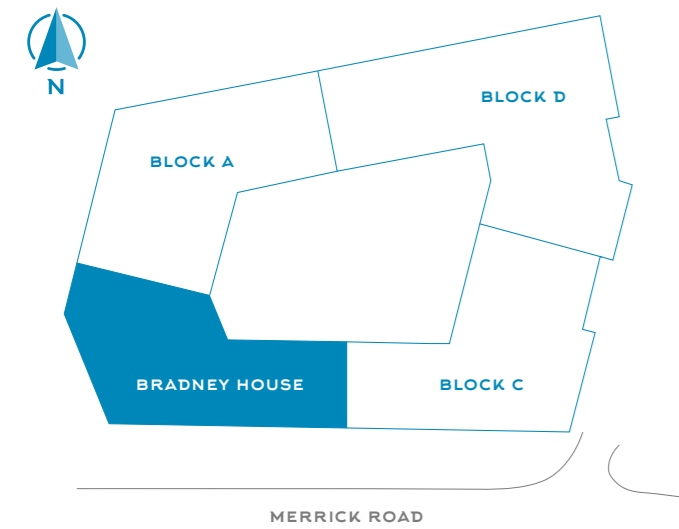
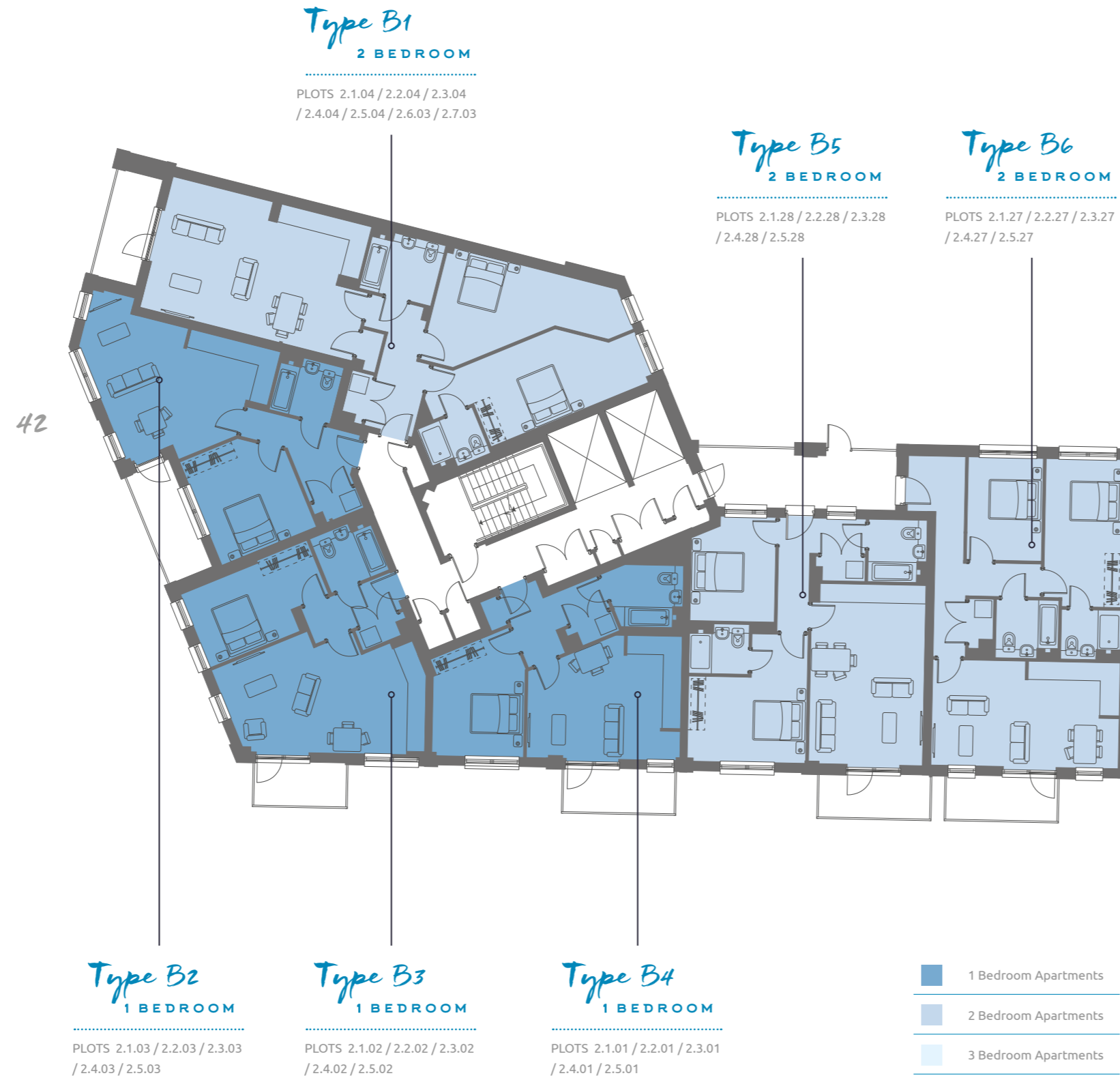
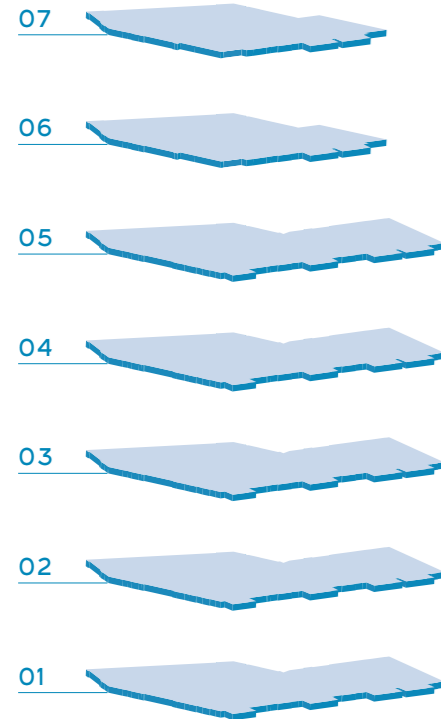
Type B9
3 BEDROOM

PLOTS 2.6.01 / 2.7.01

- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Apartments



INTRODUCING A STUNNING COLLECTION OF HIGH SPECIFICATION, 1, 2 AND 3 BEDROOM LUXURY APARTMENTS.



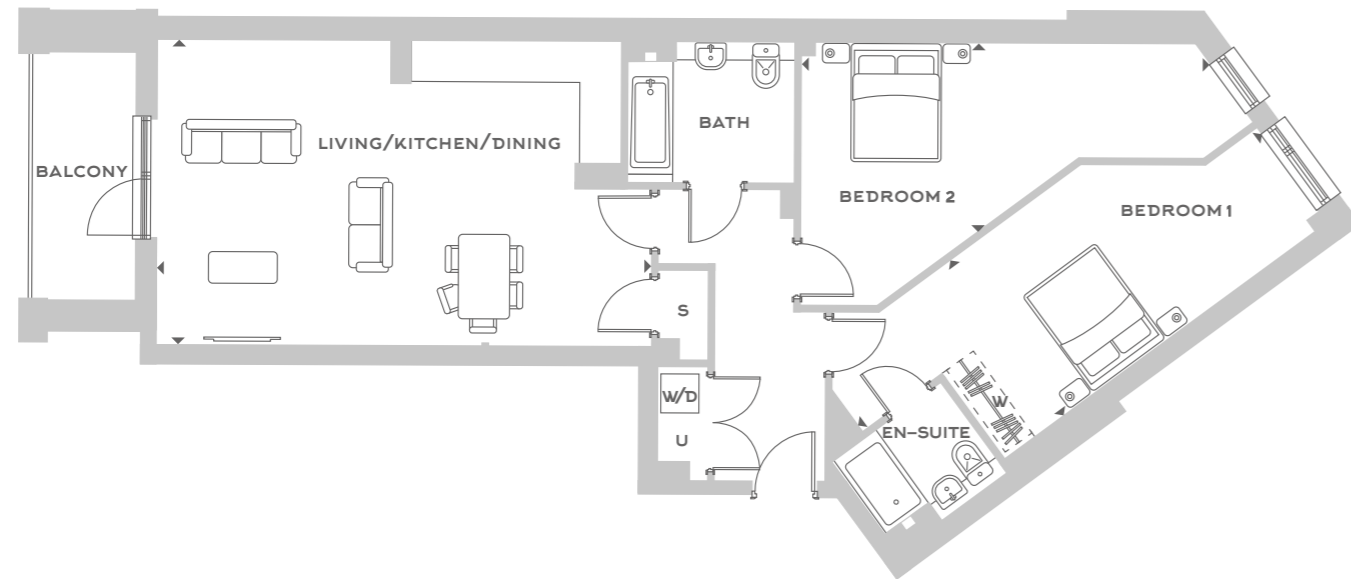


Apartment Type B1

2 BEDROOM | 4 PERSON

PLOTS	2.1.04	2.2.04	2.3.04	2.4.04
FLOOR	1	2	3	4
PLOTS	2.5.04	2.6.03	2.7.03	
FLOOR	5	6	7	

Living/Kitchen/Dining	7.69 m x 4.75 m	25'3" x 15'7"
Bedroom 1	7.79 m x 3.00 m	25'7" x 9'10"
Bedroom 2	6.12 m x 2.95 m	20'1" x 9'8"
Total Area	95.50 sq m	1027.96 sq ft
Balcony Area	6.23 sq m	67.06 sq ft



MEASUREMENT POINTS

OPTIONAL FITTED WARDROBE

W/D
WASHER DRYER

U
UTILITY

S
STORE

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 B2

1 BEDROOM | 2 PERSON

PLOTS	2.1.03	2.2.03	2.3.03	2.4.03	2.5.03
FLOOR	1	2	3	4	5

Living/Kitchen/Dining	6.72 m x 6.03 m	22' 1" x 19'9"
Bedroom 1	3.93 m x 3.55 m	12'11" x 11'8"
Total Area	53.70 sq m	578.02 sq ft
Balcony Area	6.60 sq m	71.04 sq ft



MEASUREMENT POINTS

OPTIONAL FITTED WARDROBE

W/D
WASHER DRYER

U
UTILITY

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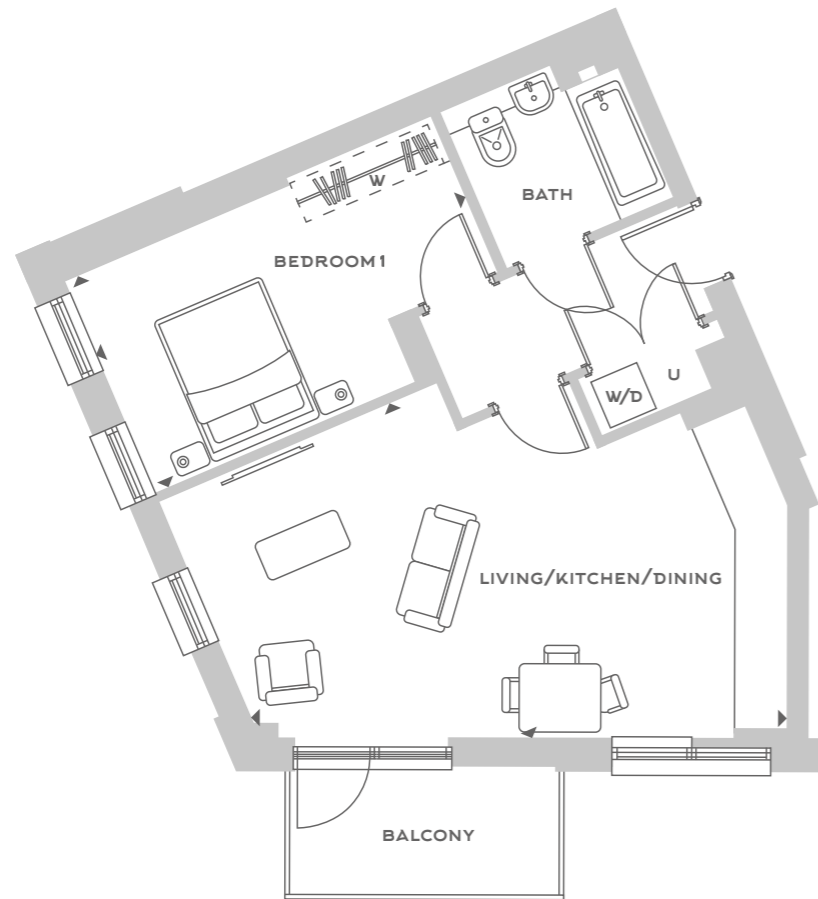
Apartment Type B3

1 BEDROOM | 2 PERSON



PLOTS	2.1.02	2.2.02	2.3.02	2.4.02	2.5.02
FLOOR	1	2	3	4	5

Living/Kitchen/Dining	6.94 m x 6.42 m	22'9" x 21'1"
Bedroom 1	4.83 m x 2.77 m	15'10" x 9'1"
Total Area	51.30 sq m	552.19 sq ft
Balcony Area	5.00 sq m	53.82 sq ft



◀ ▶
MEASUREMENT
POINTS

W
OPTIONAL FITTED
WARDROBE

W/D
WASHER
DRYER

U
UTILITY

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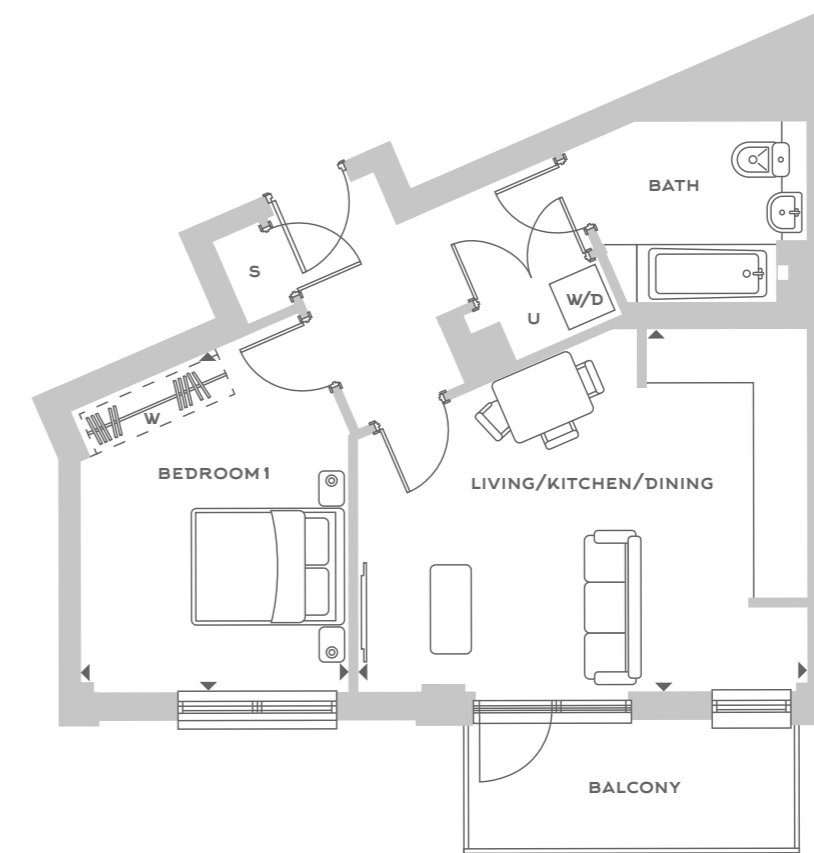
Apartment Type B4

1 BEDROOM | 2 PERSON



PLOTS	2.1.01	2.2.01	2.3.01	2.4.01	2.5.01
FLOOR	1	2	3	4	5

Living/Kitchen/Dining	5.45 m x 4.35 m	17'11" x 14'3"
Bedroom 1	4.09 m x 3.20 m	13'5" x 10'6"
Total Area	51.00 sq m	548.96 sq ft
Balcony Area	6.00 sq m	64.58 sq ft



◀ ▶
MEASUREMENT
POINTS

W
OPTIONAL FITTED
WARDROBE

W/D
WASHER
DRYER

U
UTILITY

S
STORE

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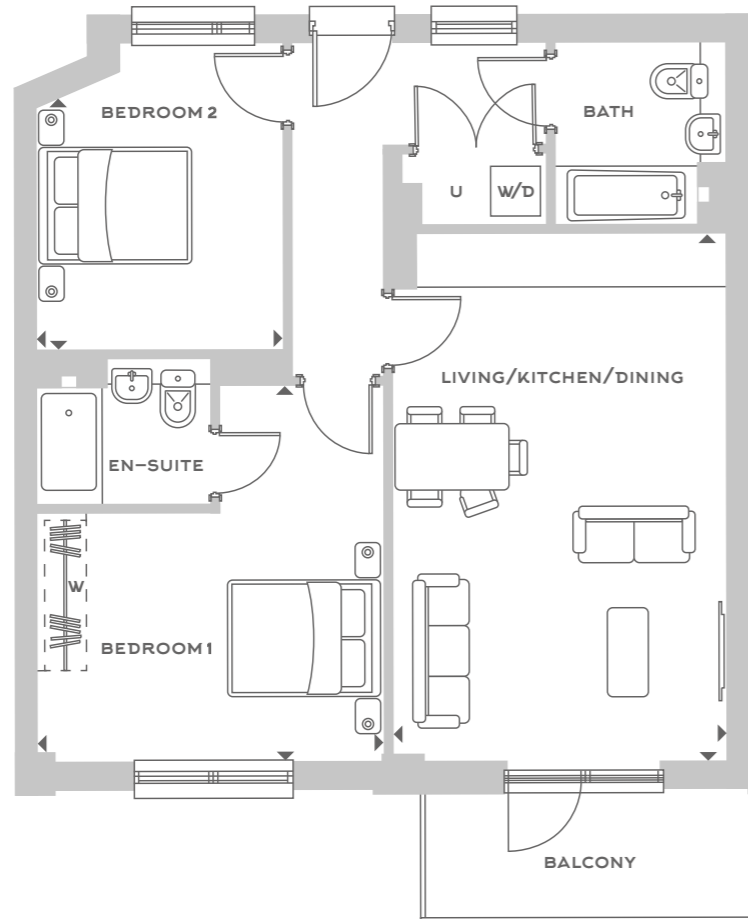


Apartment Type B5

2 BEDROOM | 4 PERSON

PLOTS	2.1.28	2.2.28	2.3.28	2.4.28	2.5.28
FLOOR	1	2	3	4	5

Living/Kitchen/Dining	6.23 m x 4.03 m	20'5" x 13'3"
Bedroom 1	4.51 m x 4.18 m	14'10" x 13'9"
Bedroom 2	2.98 m x 2.92 m	9'9" x 9'7"
Total Area	70.50 sq m	758.86 sq ft
Balcony Area	6.00 sq m	64.58 sq ft



MEASUREMENT POINTS

W
OPTIONAL FITTED WARDROBE

W/D
WASHER DRYER

U
UTILITY

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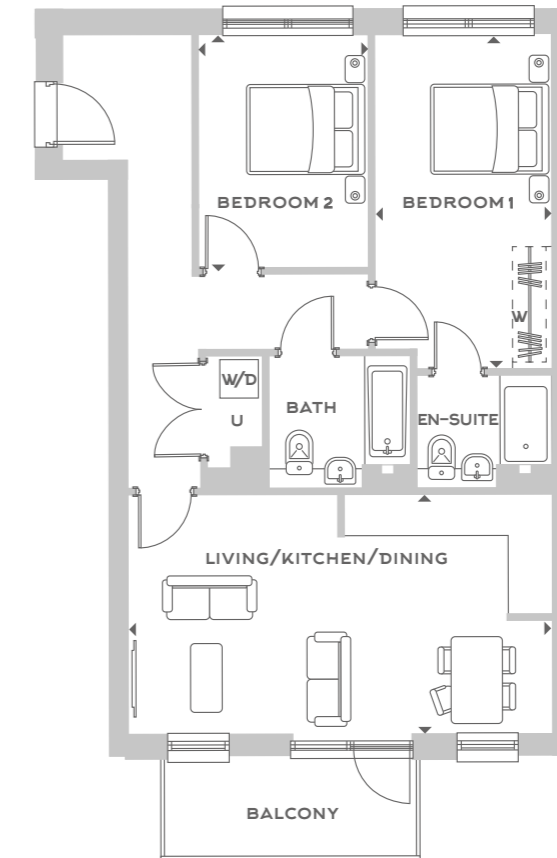


Apartment Type B6

2 BEDROOM | 4 PERSON

PLOTS	2.1.27	2.2.27	2.3.27	2.4.27	2.5.27
FLOOR	1	2	3	4	5

Living/Kitchen/Dining	6.60 m x 3.72 m	21'8" x 12'2"
Bedroom 1	5.19 m x 2.75 m	17'0" x 9'0"
Bedroom 2	3.68 m x 2.65 m	12'1" x 8'8"
Total Area	73.50 sq m	791.15 sq ft
Balcony Area	6.00 sq m	64.58 sq ft



MEASUREMENT POINTS

W
OPTIONAL FITTED WARDROBE

W/D
WASHER DRYER

U
UTILITY

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Apartment Type B8

2 BEDROOM | 4 PERSON

PLOTS 2.6.02 2.7.02

FLOOR 6 7

Living/Kitchen/Dining	6.94 m x 4.56 m	22'9" x 15'
Bedroom 1	4.07 m x 3.09 m	13'4" x 10'2"
Bedroom 2	3.85 m x 2.65 m	12'8" x 8'8"
Total Area	65.30 sq m	702.89 sq ft
Terrace 1 Area	6.60 sq m	71.04 sq ft
Terrace 2 Area	5.40 sq m	58.13 sq ft
7 th Floor Balcony Area	6.60 sq m	71.04 sq ft



Terraces to plot 2.6.02, only

MEASUREMENT POINTS

OPTIONAL FITTED WARDROBE

WASHER DRYER

UTILITY

STORE

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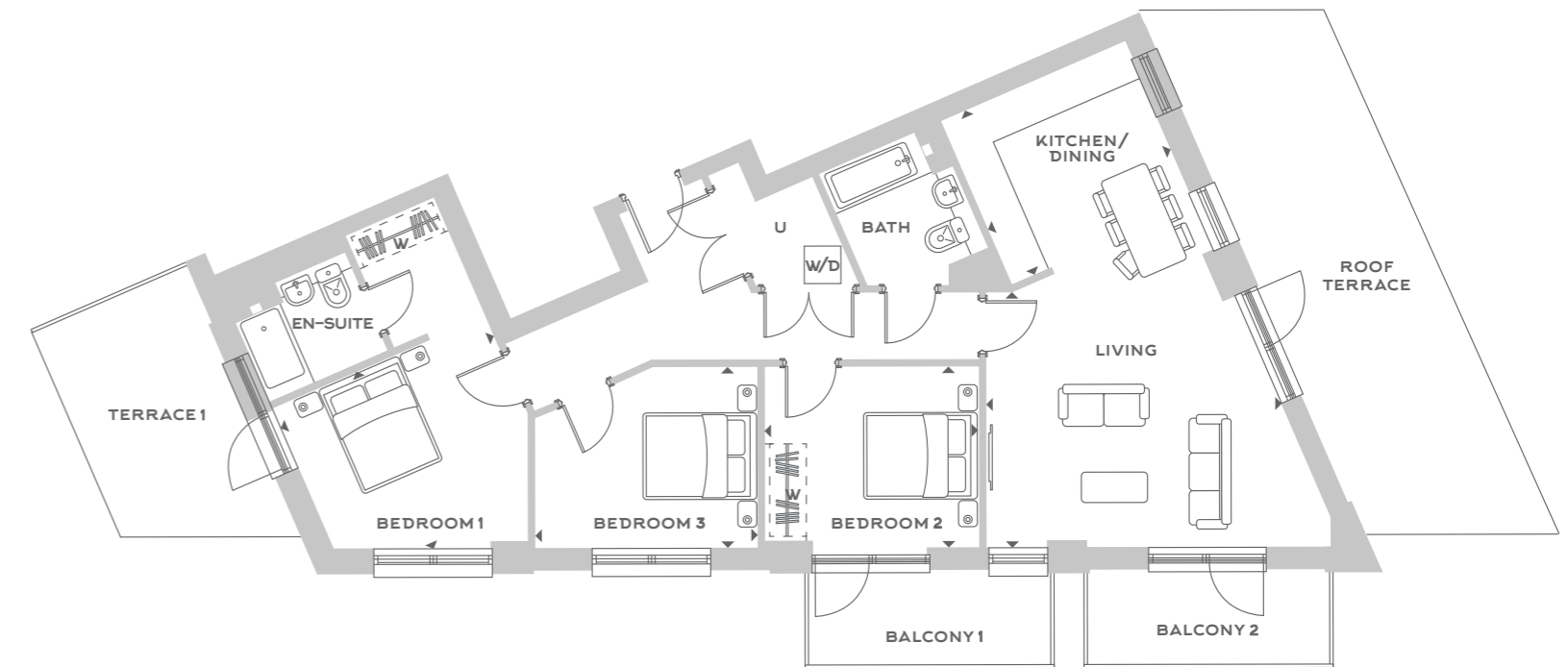
Apartment Type B9

3 BEDROOM | 6 PERSON

PLOTS 2.6.01 2.7.01

FLOOR 6 7

Kitchen/Dining	3.23 m x 2.91 m	10'7" x 9'7"
Living	4.78 m x 4.13 m	15'9" x 13'8"
Bedroom 1	3.76 m x 3.12 m	12'4" x 10'3"
Bedroom 2	3.48 m x 2.93 m	11'5" x 9'7"
Bedroom 3	3.62 m x 2.93 m	11'11" x 9'7"
Total Area	92.80 sq m	998.90 sq ft
Terrace 1 Area	11.30 sq m	121.63 sq ft
Roof Terrace Area	20.92 sq m	225.18 sq ft
Balcony 1 Area (6 th & 7 th Floor)	6.00 sq m	64.58 sq ft
Balcony 2 Area (6 th & 7 th Floor)	6.00 sq m	64.58 sq ft



Window lookalike panel to en-suite and kitchen
Terraces to plot 2.6.01 only

MEASUREMENT POINTS

OPTIONAL FITTED WARDROBE

WASHER DRYER

UTILITY

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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.



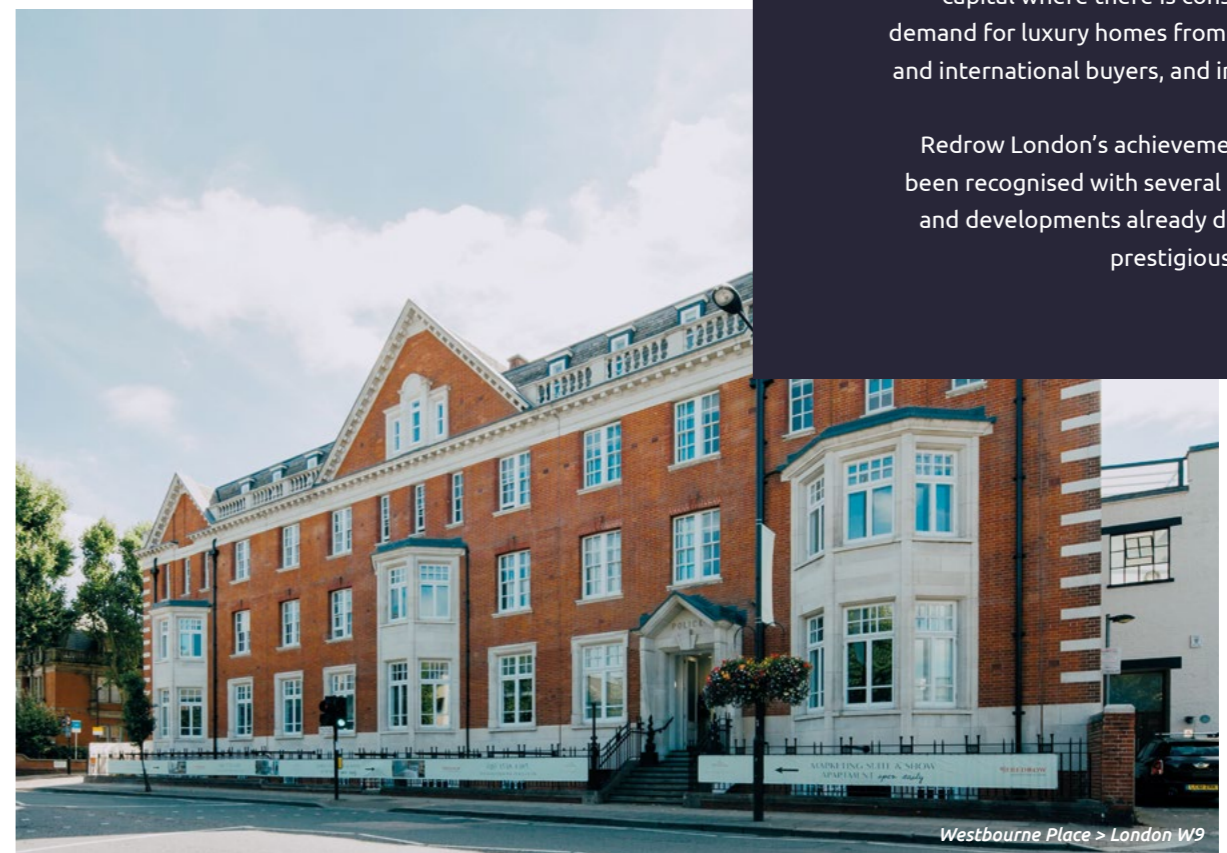
One Commercial Street > London E1



Blake Tower > London EC2Y



Northway House > London N20



Westbourne Place > London W9

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.



Gold Award for Best Apartment Scheme



Gold Award for Best Large Housebuilder



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



Highly Commended Best Marketing Initiative

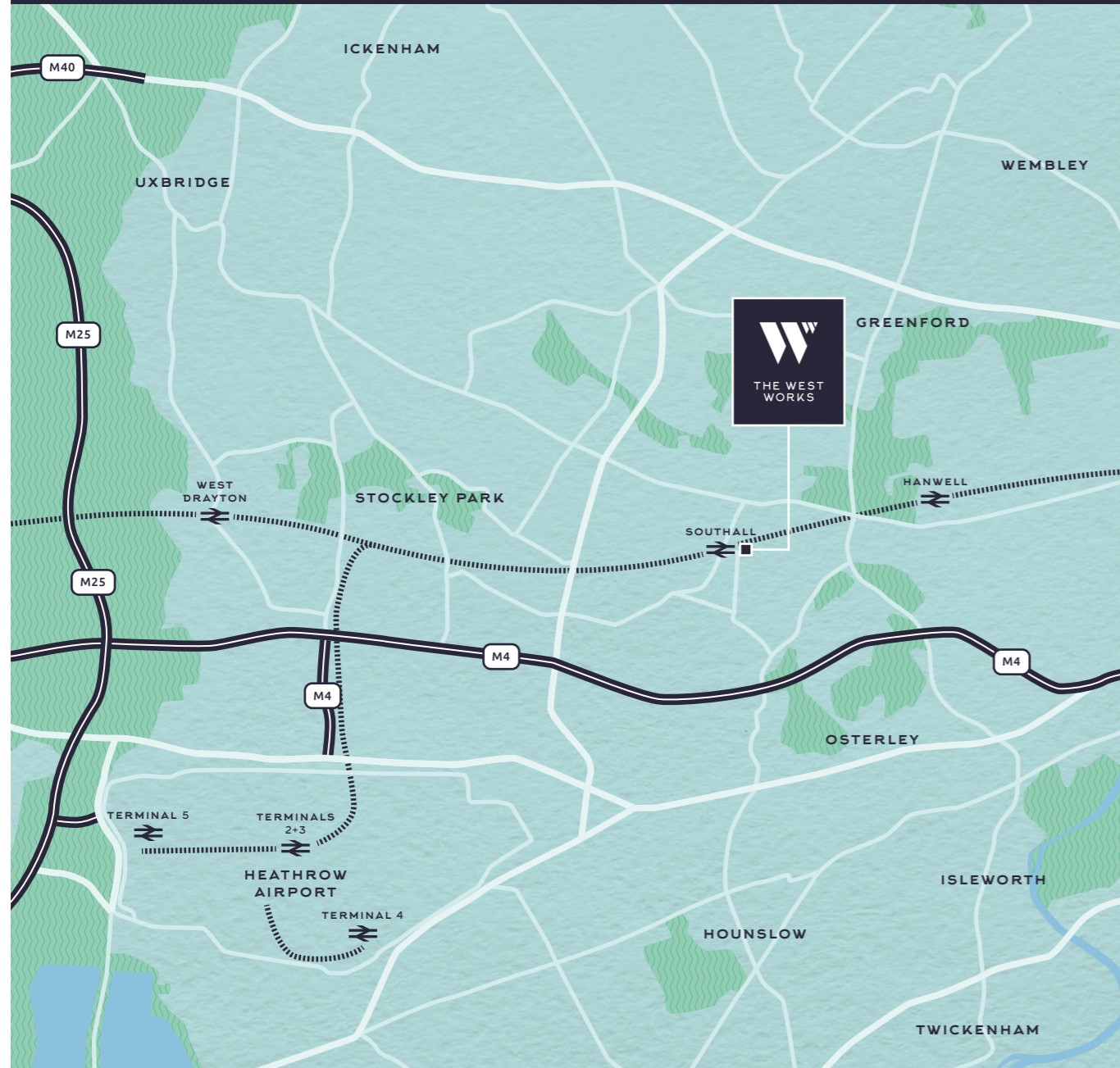


5-star rating for Redrow Homes



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