

PRINCE ALBERT COURT

UXBRIDGE | MIDDLESEX

W.E. BLACK LTD
Designed with Thought • Built with Care

With W. E. Black Limited you have the reassurance of over 98 years of housing experience from a local award winning builder. Whilst incorporating the very latest materials, we also use traditional craft skills and many of our tradesmen have at least thirty years experience.

All of the materials we use more than meet the required performance standards and are personally selected by our Directors. When you purchase one of our homes, you gain the benefit of this combined knowledge and experience which, we believe, is unrivalled in the industry.

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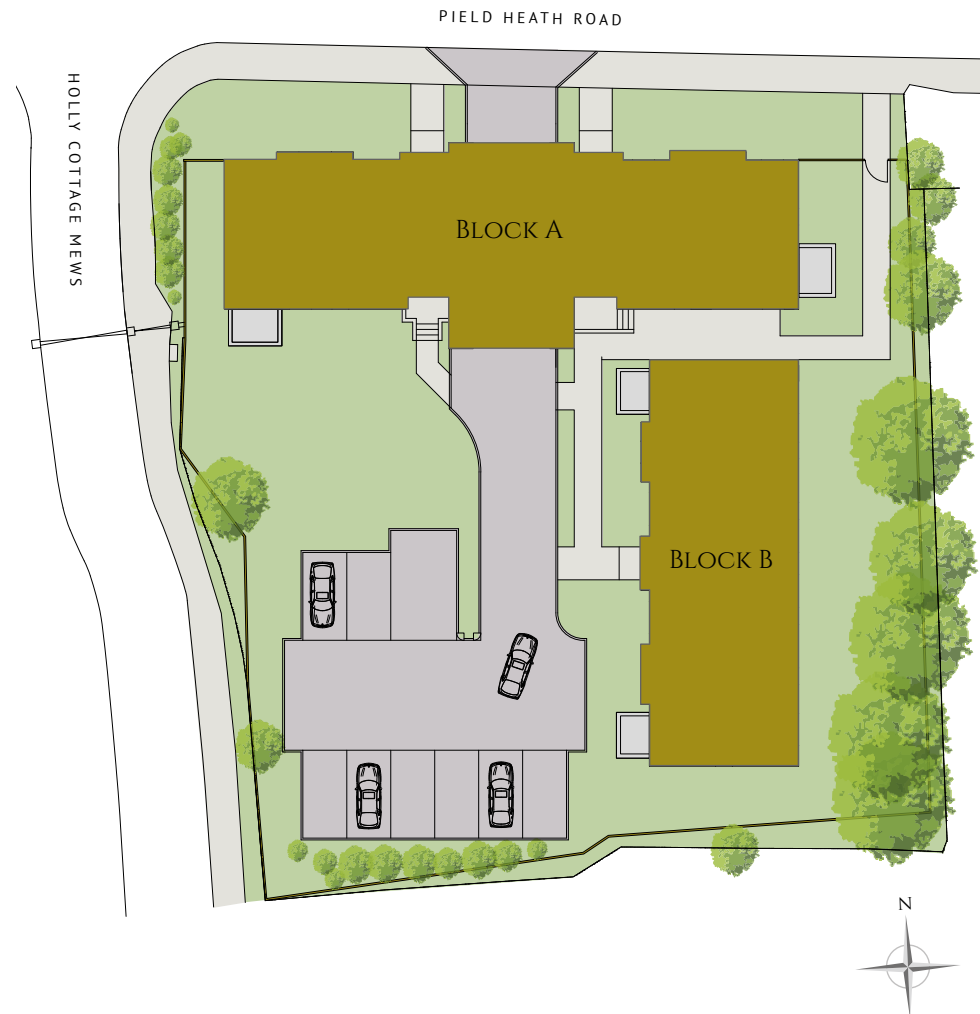
UXBRIDGE | MIDDLESEX

A superb new development comprising 9 stylish two bedroom / two bathroom apartments
in North West London

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75 PIELD HEATH ROAD | UXBRIDGE | MIDDLESEX UB8 3FF

- ◇ A collection of 9 two double bedroomed apartments in two blocks, set in communal landscaped grounds with secure gated car parking and a video entry phone system.
- ◇ A brand new development built to the latest standards of sound insulation and energy efficiency.
- ◇ Fronting Field Heath Road, it is located close to Hillingdon Hospital and the Brunel University London campus.
- ◇ There is a convenience store and other shops in the vicinity, it is two miles from the facilities of Uxbridge town centre and very convenient for Heathrow Airport.



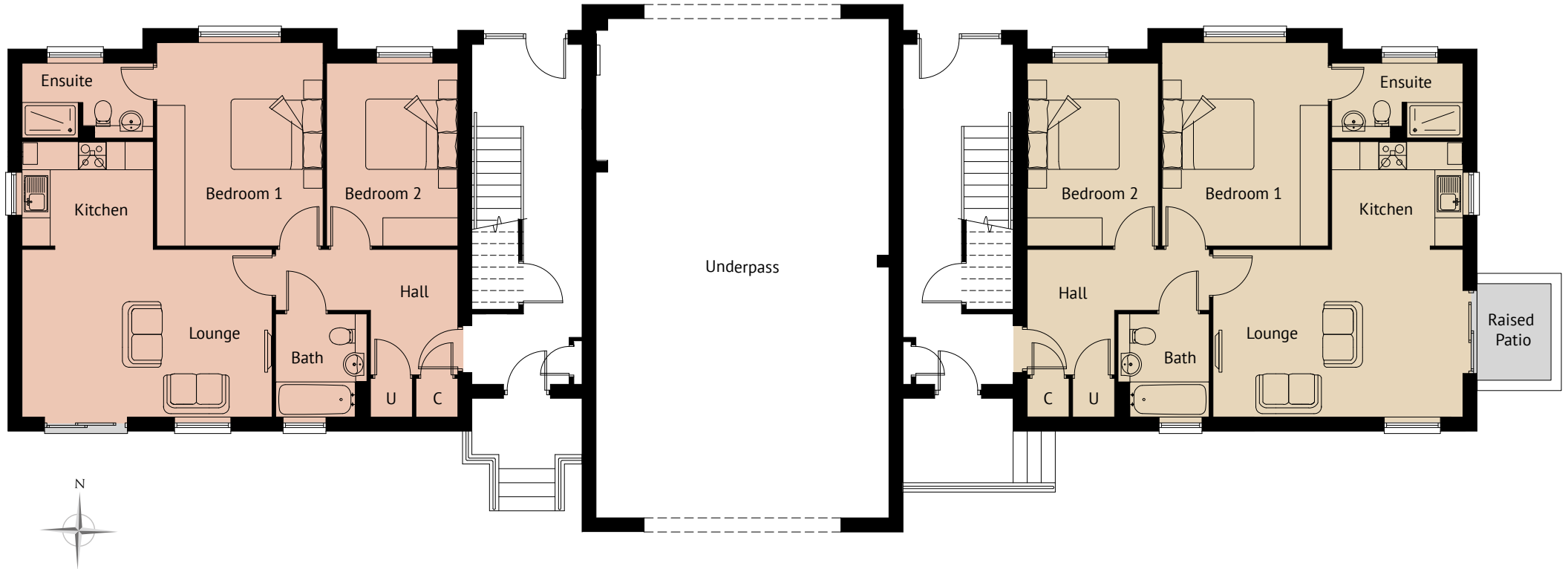
Not to scale, for identification purposes only



Computer generated image



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BLOCK A : GROUND FLOOR APARTMENTS

Apartment 2

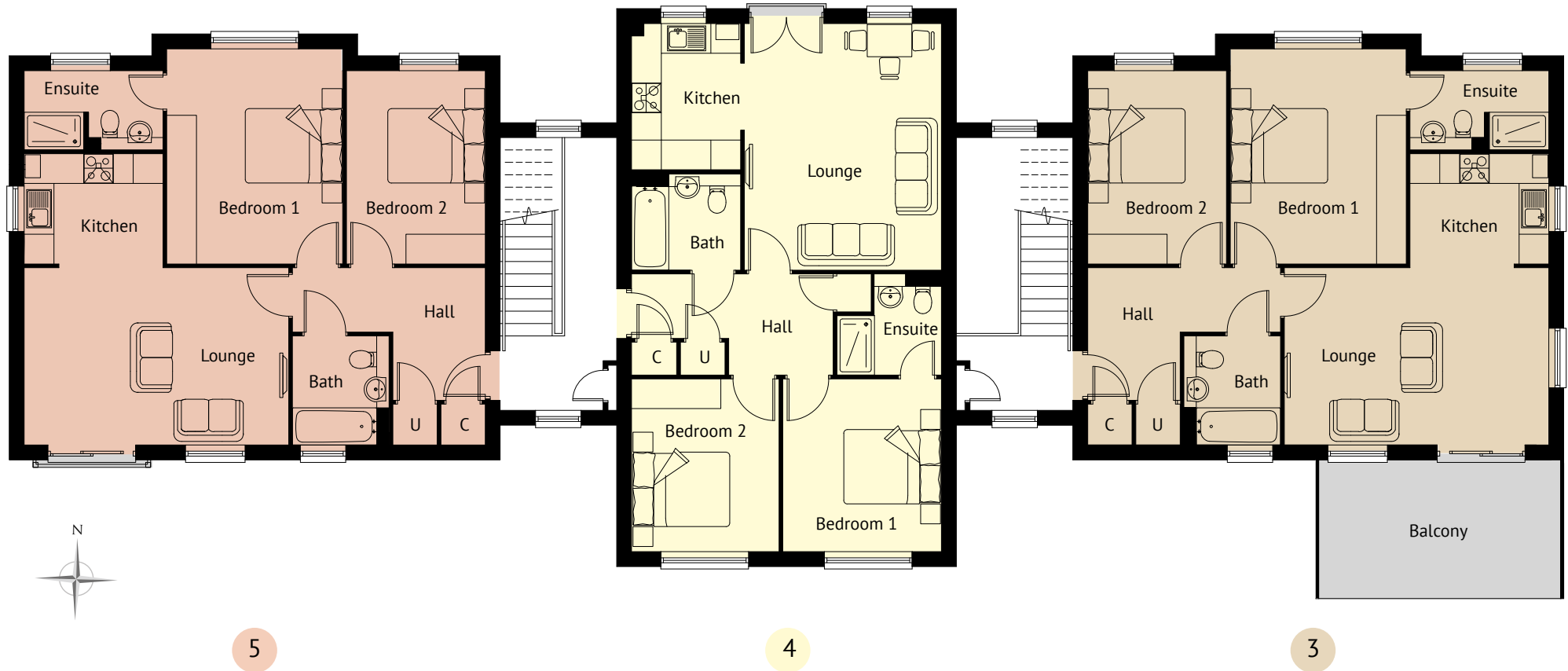
| | | |
|-----------|--------------|---------------|
| Lounge | 5.33 x 3.57m | 17'6" x 11'9" |
| Kitchen | 2.80 x 2.30m | 9'2" x 7'7" |
| Bedroom 1 | 4.34 x 3.55m | 14'3" x 11'8" |
| Bedroom 2 | 3.90 x 2.80m | 12'10" x 9'2" |

Plans are for indicative purposes and not to scale. Measurements have been taken from Architect's plans and represent maximum dimensions, including into wardrobe areas.

Apartment 1

| | | |
|-----------|--------------|---------------|
| Lounge | 5.33 x 3.57m | 17'6" x 11'9" |
| Kitchen | 2.80 x 2.30m | 9'2" x 7'7" |
| Bedroom 1 | 4.34 x 3.55m | 14'3" x 11'8" |
| Bedroom 2 | 3.90 x 2.80m | 12'10" x 9'2" |

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BLOCK A : FIRST FLOOR APARTMENTS

Apartment 5

| | | |
|-----------|--------------|---------------|
| Lounge | 5.33 x 3.57m | 17'6" x 11'9" |
| Kitchen | 2.80 x 2.30m | 9'2" x 7'7" |
| Bedroom 1 | 4.34 x 3.55m | 14'3" x 11'8" |
| Bedroom 2 | 3.90 x 2.80m | 12'10" x 9'2" |

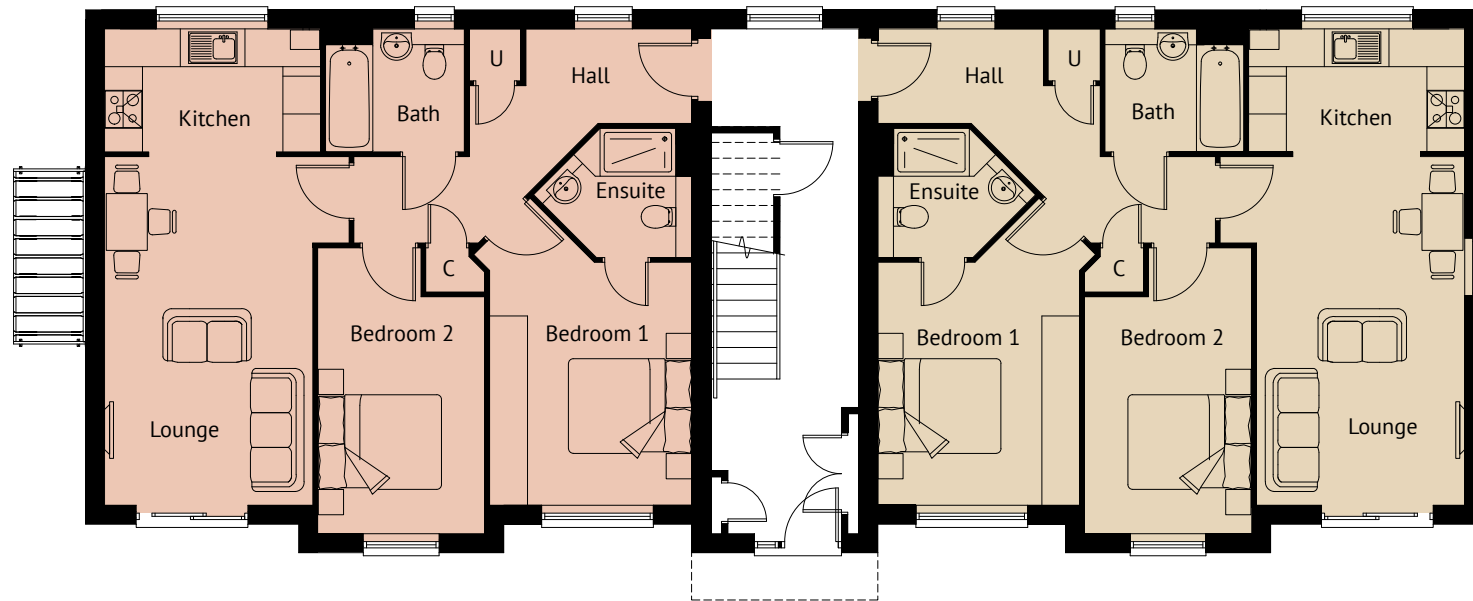
Apartment 4

| | | |
|-----------|--------------|---------------|
| Lounge | 4.97 x 3.97m | 16'4" x 13'0" |
| Kitchen | 2.95 x 2.20m | 9'8" x 7'3" |
| Bedroom 1 | 3.48 x 3.20m | 11'5" x 10'6" |
| Bedroom 2 | 3.48 x 2.97m | 11'5" x 9'9" |

Apartment 3

| | | |
|-----------|--------------|---------------|
| Lounge | 5.33 x 3.57m | 17'6" x 11'9" |
| Kitchen | 2.80 x 2.30m | 9'2" x 7'7" |
| Bedroom 1 | 4.34 x 3.55m | 14'3" x 11'8" |
| Bedroom 2 | 3.90 x 2.80m | 12'10" x 9'2" |

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BLOCK B : GROUND FLOOR APARTMENTS

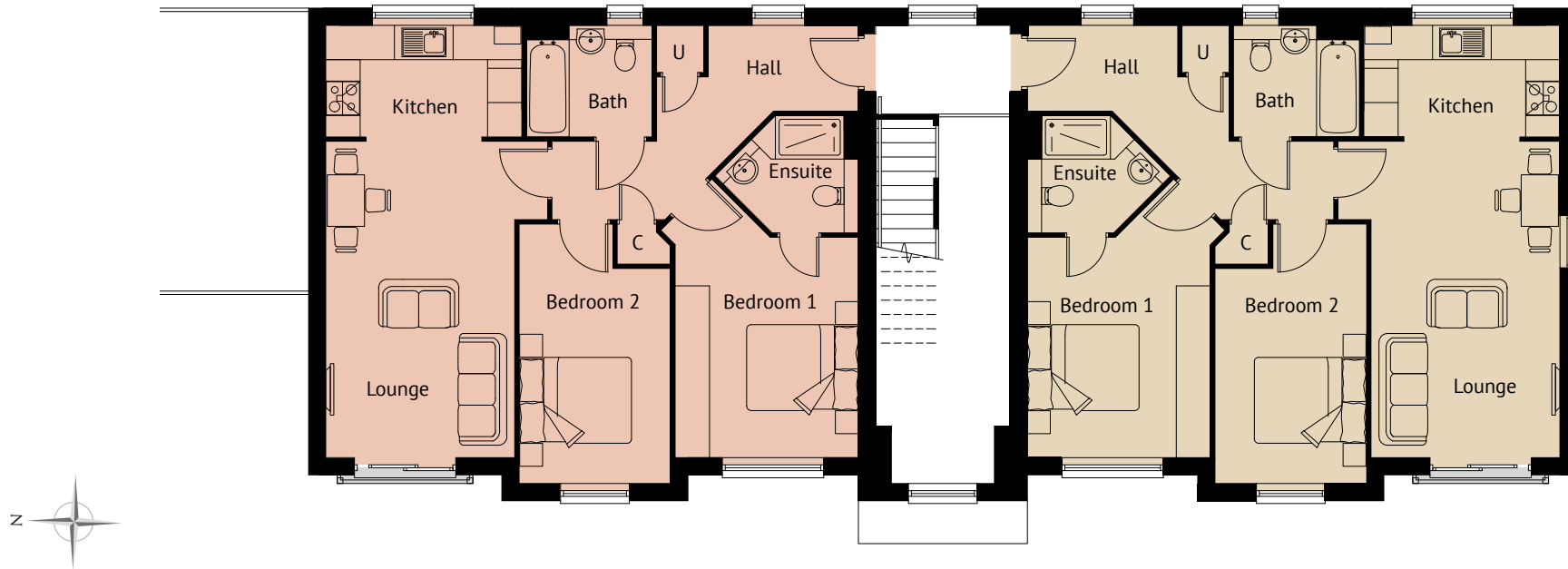
Apartment 6

| | | |
|-----------|--------------|----------------|
| Lounge | 5.52 x 3.30m | 18'1" x 10'10" |
| Kitchen | 3.42 x 1.95m | 11'3" x 6'5" |
| Bedroom 1 | 3.85 x 3.20m | 12'8" x 10'6" |
| Bedroom 2 | 4.53 x 2.65m | 4'10" x 8'8" |

Apartment 7

| | | |
|-----------|--------------|----------------|
| Lounge | 5.52 x 3.30m | 18'1" x 10'10" |
| Kitchen | 3.42 x 1.95m | 11'3" x 6'5" |
| Bedroom 1 | 3.85 x 3.20m | 12'8" x 10'6" |
| Bedroom 2 | 4.53 x 2.65m | 4'10" x 8'8" |

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BLOCK B : FIRST FLOOR APARTMENTS

Apartment 8

| | | |
|-----------|--------------|----------------|
| Lounge | 5.52 x 3.30m | 18'1" x 10'10" |
| Kitchen | 3.42 x 1.95m | 11'3" x 6'5" |
| Bedroom 1 | 3.85 x 3.20m | 12'8" x 10'6" |
| Bedroom 2 | 4.53 x 2.65m | 4'10" x 8'8" |

Apartment 9

| | | |
|-----------|--------------|----------------|
| Lounge | 5.52 x 3.30m | 18'1" x 10'10" |
| Kitchen | 3.42 x 1.95m | 11'3" x 6'5" |
| Bedroom 1 | 3.85 x 3.20m | 12'8" x 10'6" |
| Bedroom 2 | 4.53 x 2.65m | 4'10" x 8'8" |

SPECIFICATION



Traditional Construction

- Brick and block construction
- Sound and fire resistant pre-stressed concrete floors (wood joist floors in Plot 4, Prince Albert Court)
- Double-glazed PVCu windows



External Features

- Landscaped grounds
- Fully fenced and hedged boundaries
- Allocated car parking space

Luxury Kitchens

- Individually designed Symphony kitchens
- Stainless steel oven and hob
- Integrated extractor, fridge/freezer, washer dryer
- Integrated dishwasher
- Stainless steel sink with waste disposal unit
- Energy efficient down lighters
- Ceramic floor tiling from Minoli's exclusive collection



Quality Bathrooms

- Modern white Ideal Standard sanitary ware
- Modern Ideal Standard chrome taps and fittings, including showers
- Thermostatically controlled showers to en-suites
- Wall and floor tiling from Minoli's exclusive collection
- Shaver points in all bathrooms
- Vanity units to bathrooms/en-suites
- Energy efficient down lighters
- Heated chrome towel rails
- Mirrors to all bathrooms and en-suites



Decorative Finishes

- Oak veneer internal doors with chrome furniture
- Modern skirting and architraves
- Smooth ceilings throughout
- Mirrored glass wardrobes to master bedroom

Quality Specification

- Efficient and economical gas boilers
- Wet central heating system with individual thermostats and underfloor heating
- TV and BT points

Security & Peace of Mind

- Mains operated smoke detector in hall with battery back-up
- Multi-point security locks to all windows and external doors, where appropriate
- Video entry-phone system
- Spacious and well lit carpeted communal areas
- Cycle storage
- Gated parking

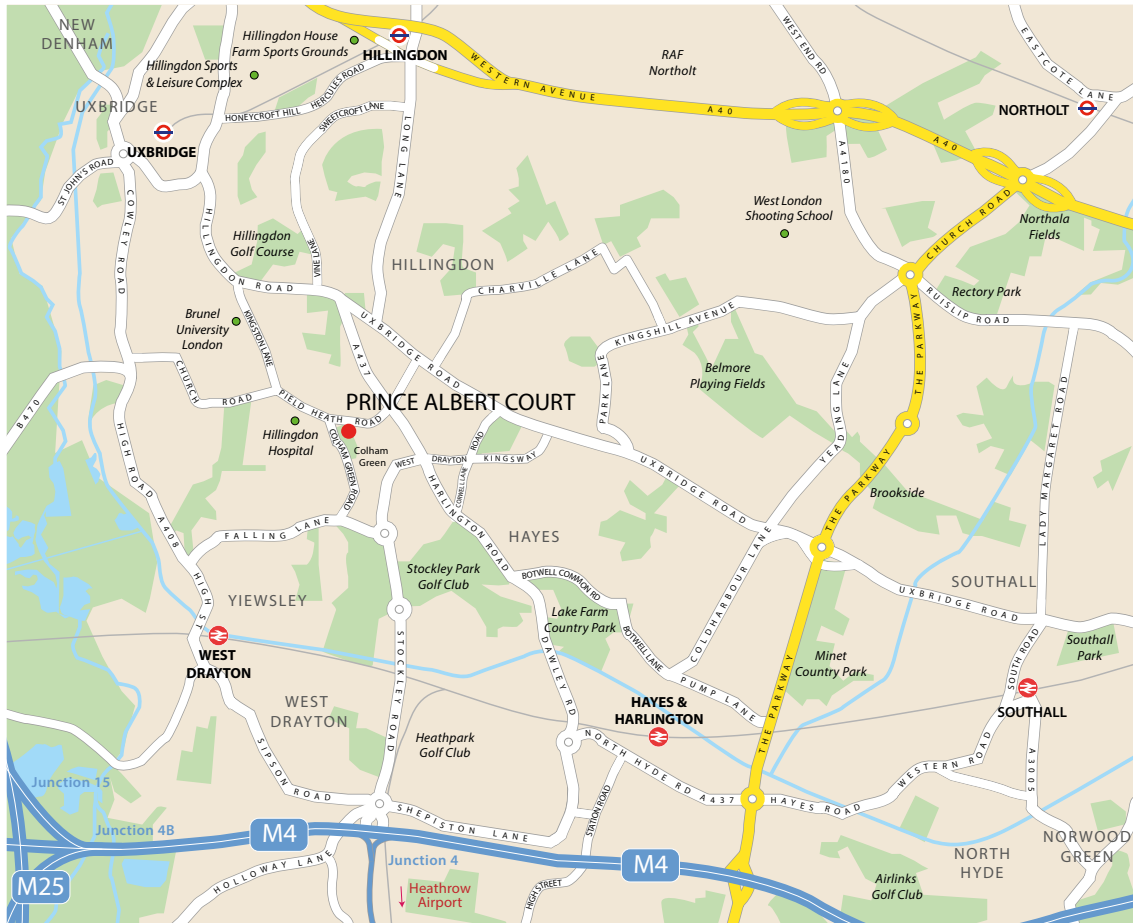
Other Features

- Predicted energy rate of B
- Homes have a ten year NHBC Warranty



Please note that this specification is indicative and may be subject to change. Photographs are of a similar development and are indicative of style only.

LOCATION



Road

| | |
|----------------------------|------------|
| Brunel University London | 0.7 miles |
| Hillingdon Hospital | 0.2 miles |
| Uxbridge town centre | 2 miles |
| M4 (Junction 4) | 2.5 miles |
| M40 (Junction 1) | 3.1 miles |
| M25 South (Junction 15) | 4 miles |
| M25 North (Junction 16) | 5 miles |
| Heathrow Airport | 3.4 miles |
| Central London (Hyde Park) | 16.3 miles |

All times/distances are approximate

London Underground & Rail

| | |
|--|---------|
| Hillingdon (Piccadilly & Metropolitan lines) | |
| Baker Street | 36 mins |
| Moorgate | 49 mins |
| Hayes & Harlington station (Rail) | |
| London Paddington | 17 mins |
| Reading | 37 mins |
| Hayes & Harlington station (CrossRail from 2019) | |
| Bond Street | 20 mins |
| Canary Wharf | 34 mins |

(Source: tfl/trainline/CrossRail websites - fastest times shown)



This new apartment development in North West London is located close to Hillingdon Hospital and Brunel University London. It is around 2 miles from Uxbridge town centre, where the Intu Uxbridge (also known as The Chimes) and The Pavilions shopping centres alone have over 150 stores and a 9-screen cinema.

Although in an established residential area, it does not take long to get out and about to a local park or into the countryside of the Colne Valley to the west. There are numerous golf courses, sports clubs and leisure facilities within a short distance.

It is within a short drive of the M4 and A40 main roads out of London and the M25. There is a good rail and tube service into London from several stations and CrossRail services are due to serve West Drayton and Hayes & Harlington stations from 2019. Conveniently located for access to Heathrow Airport.

A development by

W.E. BLACK LTD

Designed with Thought • Built with Care

Hawridge Place, Hawridge, Buckinghamshire, HP5 2ZD

Telephone: 01494 758055 | www.weblack.co.uk

All enquiries and further details, please contact the Sole Agent:



274 High Street, Uxbridge, UB8 1LQ

01895 208 345

www.christophernevill.co.uk

Email enquiries:

princealbert@christophernevill.co.uk

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