



**RED LION  
COURT**

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**GREENFORD**

IN TOUCH WITH IT ALL

# A NEW VISION FOR GREENFORD

Red Lion Court, a dynamic new collection of 1 and 2 bedroom apartments situated right at the very heart of Greenford town centre, fulfilling the vision of a brand new landmark for this vibrant destination.

Award-winning Clearview Homes' attention to detail, thoughtful design and reputable build standards is culminating in a desirable selection of homes, offering stylish urban living, with wide-ranging amenities close at hand and easy access to public transport networks.

This is your opportunity to be part of this new vision for Greenford.



Computer generated illustrations are indicative only

# DESTINATION LIVING

Red Lion Court puts you in touch with a choice of public transport networks. No less than four bus routes pass Red Lion Court, connecting you with Ealing, Shepherd's Bush (for Westfield London), Wembley, Harrow, Hayes and Heathrow. The 95 bus takes you to South Greenford station for 10 minute overground services to Ealing. In 2019 Crossrail will be arriving at Ealing Broadway, dramatically cutting travel times to the heart of the capital with a journey to Bond Street of around 12 minutes.

Those who drive will appreciate the close proximity of the A40 and easy onward connections to the M40, M25, M4 and Heathrow to the west and central London eastbound.

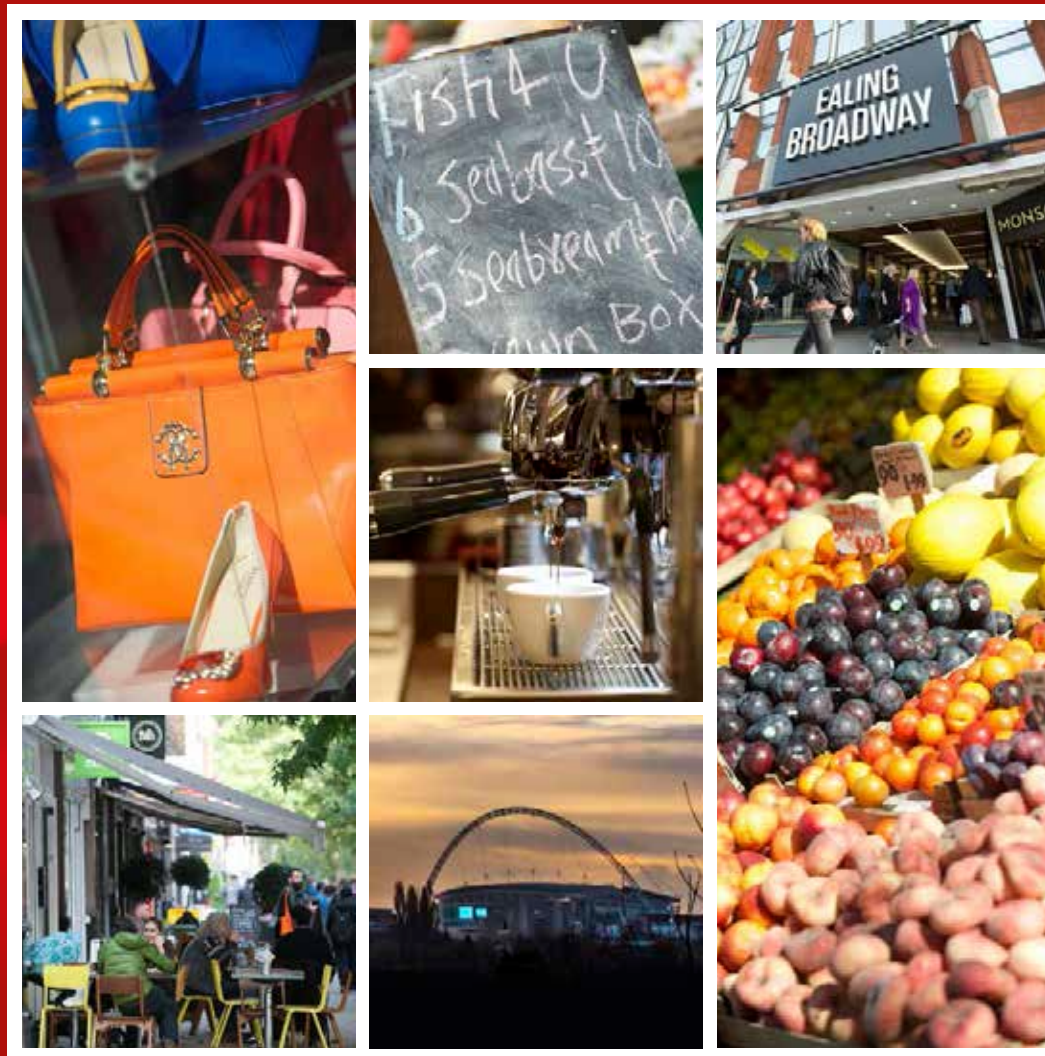


# URBAN LIVING

Red Lion Court is at the very centre of vibrant Greenford, putting a host of shopping facilities literally on your doorstep. There's a choice of Tesco or Lidl supermarkets and a comprehensive selection of independent retailers selling everything from fresh fruit to sporting goods.

Nearby Ealing caters for everything you could possibly desire, with extensive shopping facilities, restaurants and nightlife, while Westfield London, the ultimate retail destination, is also easily reached by road or rail.

Local schools include the sought after 'Our Lady of the Visitation RC Primary School' and 'Cardinal Wiseman Catholic School', both just across the road from Red Lion Court.



# GREEN LIVING

Greenford enjoys the advantage of generous amounts of green open space. Ravenor Park is the largest of Greenford's parks and each summer plays host to the Greenford Carnival, an event organised by local people, with children's entertainment, live music, dance and food. Just along the A40, Northala Fields, comprising four grassy mounds, water features, café and playground, provides far-reaching views of central London.

Perivale Park, with its 9 hole golf course, is bordered by the River Brent, its banks forming part of the Brent River Park Walk, a 3.5 mile route that stretches from Hanwell to Perivale.



# LANDMARK LIVING

At Red Lion Court you can enjoy life in a fabulous new apartment that offers every convenience for practical, contemporary living. Complemented by dynamic architectural styling underlining the prominence of this imposing landmark building, a mix of materials and elevational treatments evoke a sense of harmony and individuality.



# ROOFTOP GARDEN

Residents at Red Lion Court will enjoy the convenience of a first floor level rooftop garden, a place to escape from the hustle and bustle of daily life. This beautifully landscaped area will also incorporate a children's play area.



ROOFTOP GARDEN



Garden layout indicative only and may be subject to change

PARKING PLAN



Denotes position of rooftop garden



## FIRST FLOOR

### Apartment 9 (1.5)

Kitchen / living / dining		
6.22m x 4.29m	20'5" x 14'1"	
Bedroom 1		
4.41m x 4.06m	14'6" x 13'4"	
Bedroom 2		
4.59m x 2.89m	15'0" x 9'6"	

### Apartment 10 (1.6)

Kitchen / living / dining		
7.50m x 4.13m	24'7" x 13'6"	
Bedroom 1		
4.04m x 3.93m	13'3" x 12'11"	
Bedroom 2		
5.16m x 3.20m	16'11" x 10'6"	

### Apartment 11 (1.7)

Kitchen / living / dining		
6.38m x 4.75m	20'11" x 15'7"	
Bedroom 1		
3.92m x 3.85m	12'10" x 12'7"	
Bedroom 2		
3.92m x 2.63m	12'10" x 8'7"	

### Apartment 12 (1.8)

Kitchen / living / dining		
4.63m x 4.74	15'2" x 15'6"	
Bedroom		
3.53m x 3.24m	11'7" x 10'7"	

### Apartment 13 (1.9)

Kitchen / living / dining		
7.20m x 4.30m	23'7" x 14'1"	
Bedroom		
4.24m x 3.14m	13'11" x 10'3"	

### Apartment 14 (1.10)

Kitchen / living / dining		
6.75m x 4.59m	22'2" x 15'1"	
Bedroom 1		
3.88m x 3.35m	12'8" x 10'11"	
Bedroom 2		
3.36m x 2.63m	11'0" x 8'9"	

### Apartment 15 (1.11)

Kitchen / living / dining		
6.75m x 3.79m	22'2" x 12'5"	
Bedroom		
3.98m x 3.44m	13'1" x 11'3"	

### Apartment 16 (1.12)

Kitchen / living / dining		
6.75m x 4.59m	22'2" x 15'1"	
Bedroom		
4.91m x 3.45m	16'1" x 11'4"	



## SECOND FLOOR

### Apartment 21 (2.5)

Kitchen / living / dining		
5.96m x 5.01m	19'7" x 16'5"	
Bedroom 1		
4.41m x 4.01m	14'6" x 13'2"	
Bedroom 2		
4.59m x 2.89m	15'1" x 9'6"	

### Apartment 22 (2.6)

Kitchen / living / dining		
7.50m x 4.13m	24'7" x 13'6"	
Bedroom 1		
4.04m x 3.92m	13'3" x 12'10"	
Bedroom 2		
5.16m x 3.20m	16'11" x 10'6"	

### Apartment 23 (2.7)

Kitchen / living / dining		
6.38 x 4.75m	20'11" x 15'7"	
Bedroom 1		
3.92m x 3.85m	12'10" x 12'7"	
Bedroom 2		
4.46m x 2.63m	14'7" x 8'7"	

### Apartment 24 (2.8)

Kitchen / living / dining		
4.74m x 4.65m	15'6" x 15'3"	
Bedroom		
3.53m x 3.25m	11'7" x 10'8"	

### Apartment 25 (2.9)

Kitchen / living / dining		
6.89m x 4.30m	22'7" x 14'1"	
Bedroom		
4.24m x 3.14m	13'11" x 10'3"	

### Apartment 26 (2.10)

Kitchen / living / dining		
6.75m x 4.59m	22'2" x 15'1"	
Bedroom 1		
3.88m x 3.36m	12'8" x 11'0"	
Bedroom 2		
3.36m x 2.63m	11'0" x 8'9"	

### Apartment 27 (2.11)

Kitchen / living / dining		
6.75m x 3.79m	22'2" x 12'5"	
Bedroom		
3.98m x 3.60m	13'1" x 11'10"	

### Apartment 28 (2.12)

Kitchen / living / dining		
6.75 x 4.59m	22'2" x 15'1"	
Bedroom		
4.91m x 3.45m	16'1" x 11'4"	



### THIRD FLOOR

#### Apartment 32 (3.4)

Kitchen / living / dining		
6.26m x 4.29m	20'6" x 14'1"	
Bedroom 1		
3.74m x 3.02m	12'3" x 9'11"	
Bedroom 2		
3.37m x 3.29m	11'1" x 10'10"	

#### Apartment 33 (3.5)

Kitchen / living / dining		
5.96m x 5.01m	19'7" x 16'5"	
Bedroom 1		
4.41m x 4.01m	14'6" x 13'2"	
Bedroom 2		
4.59m x 2.89m	15'1" x 9'6"	

#### Apartment 34 (3.6)

Kitchen / living / dining		
7.50m x 4.13m	24'7" x 13'6"	
Bedroom 1		
4.04m x 3.93m	13'3" x 12'11"	
Bedroom 2		
5.16m x 3.20m	16'11" x 10'6"	

#### Apartment 35 (3.7)

Kitchen / living / dining		
6.38m x 4.73m	20'11" x 15'6"	
Bedroom 1		
3.92m x 3.85m	12'10" x 12'8"	
Bedroom 2		
3.92m x 2.63m	12'10" x 8'8"	

#### Apartment 36 (3.8)

Kitchen / living / dining		
7.53m x 4.14m	24'8" x 13'7"	
Bedroom 1		
4.29m x 3.08m	14'1" x 10'1"	
Bedroom 2		
4.29m x 3.13m	14'1" x 10'3"	

#### Apartment 37 (3.9)

Kitchen / living / dining		
6.75m x 4.32m	22'2" x 14'2"	
Bedroom 1		
3.79m x 3.76m	12'5" x 12'4"	
Bedroom 2		
3.76m x 3.20m	12'4" x 10'6"	

#### Apartment 38 (3.10)

Kitchen / living / dining		
6.75m x 4.59m	22'2" x 15'1"	
Bedroom		
4.90m x 3.45m	16'1" x 11'4"	



### FOURTH FLOOR

#### Apartment 39 (4.1)

Kitchen / living / dining		
6.58m x 3.52m	21'7" x 11'6"	
Bedroom 1		
3.64m x 3.54m	11'11" x 11'7"	
Bedroom 2		
3.32m x 3.16m	10'11" x 10'4"	

#### Apartment 40 (4.2)

Kitchen / living / dining		
7.59m x 3.48m	24'7" x 11'5"	
Bedroom 1		
4.20 x 2.61m	13'9" x 8'7"	
Bedroom 2		
4.20 x 2.13m	13'9" x 7'0"	

#### Apartment 41 (4.3)

Kitchen / living / dining		
7.62m x 3.14m	25'4" x 10'4"	
Bedroom		
3.73m x 3.30m	12'3" x 10'10"	

#### Apartment 42 (4.4)

Kitchen / living / dining		
6.18m x 4.29m	20'3" x 14'1"	
Bedroom 1		
3.69m x 3.48m	12'1" x 11'5"	
Bedroom 2		
5.02m x 2.85m	16'6" x 9'4"	

#### Apartment 43 (4.5)

Kitchen / living / dining		
5.96m x 5.61m	19'6" x 18'5"	
Bedroom 1		
4.59m x 2.89m	15'1" x 9'6"	
Bedroom 2		
3.13m x 2.65m	10'3" x 8'8"	

#### Apartment 44 (4.6)

Kitchen / living / dining		
7.50m x 4.13m	24'7" x 13'6"	
Bedroom 1		
4.04m x 3.93m	13'3" x 12'11"	
Bedroom 2		
5.16m x 3.20m	16'11" x 10'6"	

#### Apartment 45 (4.7)

Kitchen / living / dining		
6.38m x 4.73m	20'11" x 15'6"	
Bedroom		
4.99m x 4.66m	16'4" x 15'3"	

#### Apartment 46 (4.8)

Kitchen / living / dining		
5.81m x 4.14m	19'1" x 13'7"	
Bedroom 1		
3.19m x 3.02m	10'6" x 9'10"	
Bedroom 2		
3.07m x 2.97m	10'1" x 9'9"	

#### Apartment 47 (4.9)

Kitchen / living / dining		
5.32m x 4.24m	17'5" x 13'11"	
Bedroom 1		
4.02m x 3.62m	13'2" x 11'10"	
Bedroom 2		
3.63m x 2.08m	11'11" x 6'10"	

#### Apartment 48 (4.10)

Kitchen / living / dining		
5.32m x 4.59m	17'5" x 15'1"	
Bedroom		
5.03m x 3.45m	16'6" x 11'4"	

# SPECIFICATION DESIGNED FOR TODAY

## KITCHEN

- Individually designed kitchens by Lemongrass Kitchens
- Laminate work tops with up stands
- Smeg stainless steel appliances to include electric single oven, gas hob, extractor hood
- Fully integrated Smeg fridge / freezer & dishwasher
- Brushed aluminum LED down lighters
- Disc LED under lighting to wall units
- Stylish ceramic floor tiles from Minoli tiles

## UTILITY CUPBOARD

- Plumbing for washing machine
- Stylish ceramic floor tiles from Minoli tiles

## INTERIOR SPECIFICATION

- Oak veneer sound secure front doors with high security locking systems
- Oak veneer internal doors
- Slimline UPVC double glazed windows
- Gas fired heating via radiators and combination boiler
- Ample BT and TV points with satellite compatibility & HDMI sockets to the lounge & bedroom 1
- Mains operated smoke & heat detectors with battery backup
- Traditional architraves & skirting

## BATHROOM AND EN SUITE

- Contemporary sanitaryware from the Ideal Standard Alto range with Grohe taps
- Thermostatically controlled showers to shower cubicles
- Chrome heated towel rails
- Brushed aluminium LED down lighters
- Feature mirrors
- Shaver point
- Stylish full height wall and floor tiling by Minoli tiles

## PEACE OF MIND

- Colour video entryphone system to each apartment
- Lift to all floors
- Clearview 2 year customer care service
- 10 year NHBC Guarantee Warranty

## EXTERNAL FEATURES

- Gated development
- Allocated parking for all 2 bedroom apartments
- Exterior lighting to balconies & terraces

Please note that this specification may be subject to change.

Photographs of previous developments indicative only



# CLEARVIEW HOMES

At Clearview Homes we pride ourselves in creating high quality homes that exceed the requirements of Building Regulations, Industry Standards and most importantly your expectations. We do this by building with carefully selected materials of high specification from sustainable sources. Our constant research and development team make us the leaders in the field of the very latest cutting edge construction technology applied by highly skilled and experienced craftsmen. This means each home is energy efficient and eco-friendly. This helps to reduce your running costs and your impact on the environment.

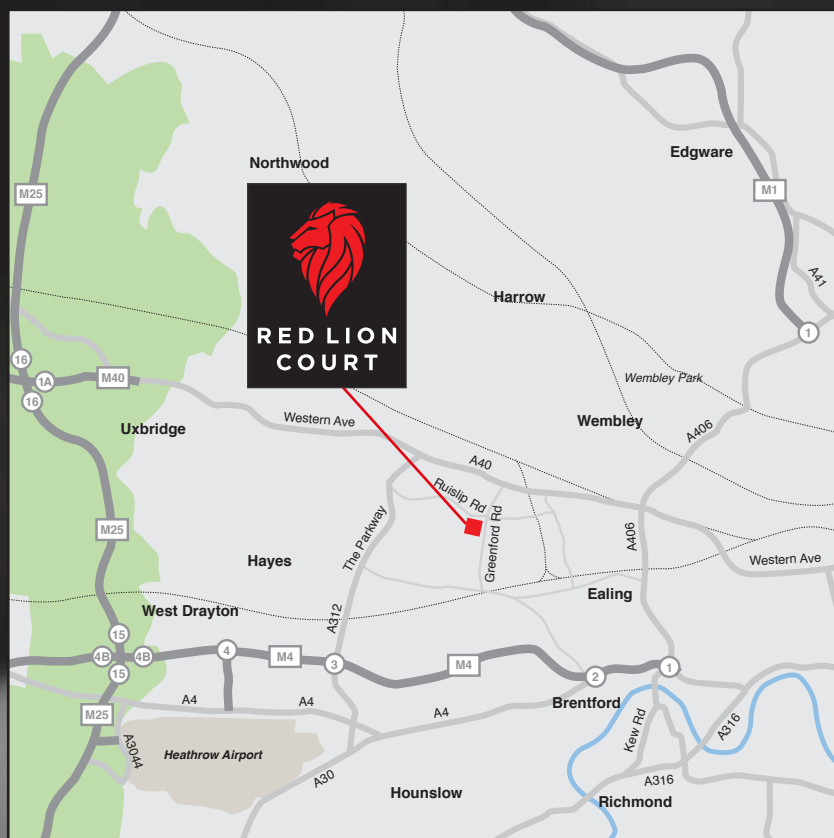
Every Clearview home comes complete with a 10 year NHBC guarantee warranty - that's our commitment to quality and your assurance of total satisfaction.

For your added peace of mind Clearview Homes include a two year customer care service dedicated to supporting you as a new home owner.

IN ASSOCIATION WITH

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





**CLEARVIEW HOMES**

**BUILDING THE FUTURE**

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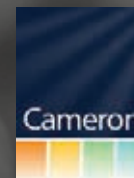
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IN ASSOCIATION WITH

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All dimensions are approximate and floor plans are for guidance only. Photography shows previous Clearview Homes developments, or typical specification. Clearview Homes Limited operates a policy of continuous improvement and therefore individual details may change. Please check with the Sales Executive. Where choices are offered this may be subject to the stage of construction at the time of exchange of contracts. Information supplied within this brochure may vary and therefore does not form any part of any contract.