

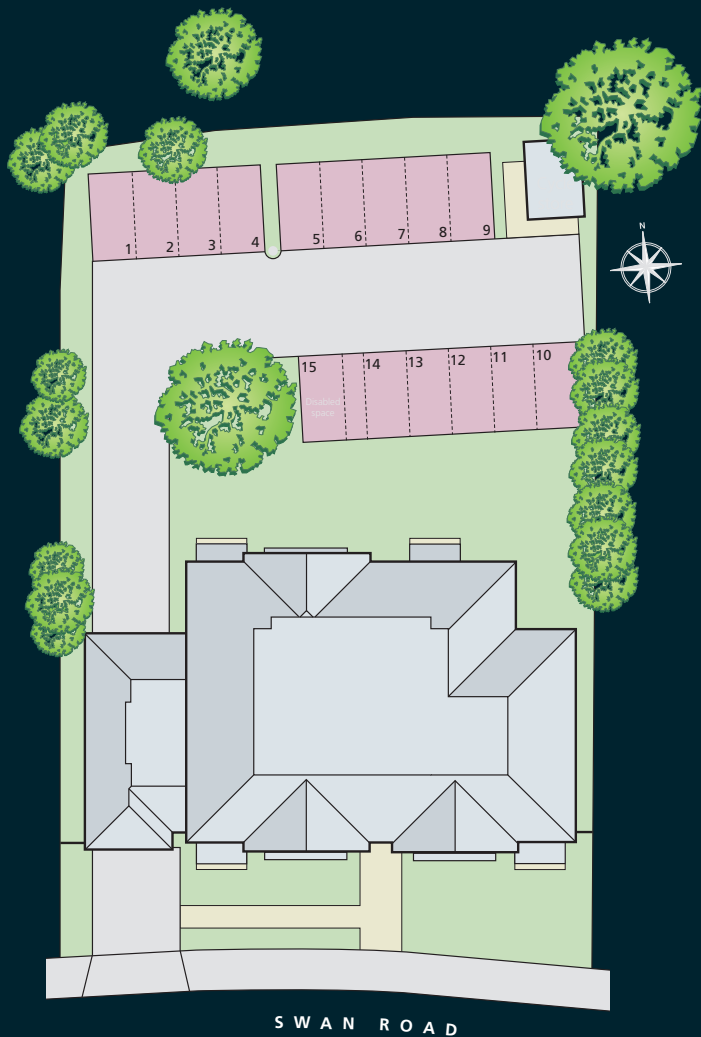
FRAYS COURT

WEST DRAYTON . UB7 7JY



CLEARVIEW HOMES

BUILDING THE FUTURE



WELCOME TO FRAYS COURT

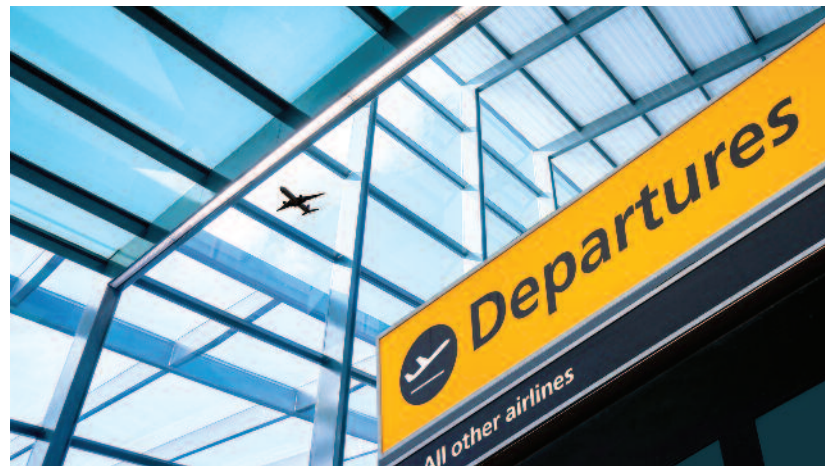
Upgrade your lifestyle and immerse yourself in luxury with the perfect location for green space and superb connections to the heart of the City, London Heathrow, Brunel University and both the M4 and M25.

Living at Frays Court you get so much more than a superb two bedroom high specification apartment.

Situated in the conservation area in one of West Drayton's most desirable residential locations alongside The Green, Frays Court is just moments away from the shops and West Drayton Station. With the arrival of Crossrail in 2019 the West End will be just 23 minutes away and Canary Wharf 37 minutes.

A development of fifteen 2 bedroom luxury apartments in Swan Road





EFFORTLESS CONNECTIONS

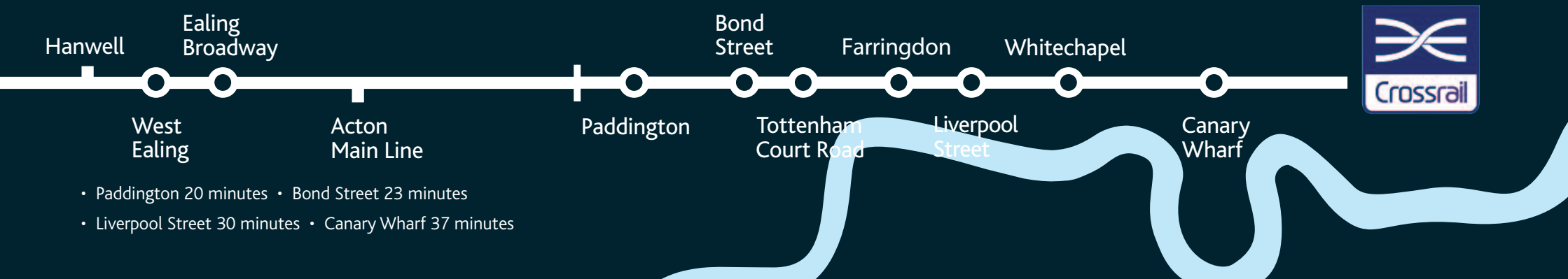
Invest in the Crossrail effect with a new urban lifestyle at Frays Court set within 8 minutes of Heathrow and 23 minutes from the West End

West
Drayton

Hayes &
Harlington

Southall

Heathrow







IDEALLY LOCATED

With the High Street, travel links, Crossrail, the Green and the canal, West Drayton is rightly considered to be one of the most desirable property hot spots within the London Borough of Hillingdon.

GROUND FLOOR



PLOT 1

LOUNGE/KITCHEN
7050 x 3485 mm (23'1" x 11'5")
BEDROOM 1
4715 x 3175 mm (15'5" x 10'5")
BEDROOM 2
4715 x 2270 mm (15'5" x 7'5")
715.5 sq.ft.

PLOT 2

LOUNGE/KITCHEN
7050 x 3485 mm (23'1" x 11'5")
BEDROOM 1
4715 x 3175 mm (15'5" x 10'5")
BEDROOM 2
4715 x 2270 mm (15'5" x 7'5")
715.5 sq.ft.

PLOT 3

LOUNGE/DINING
5375 x 3125 mm (17'7" x 10'3")
KITCHEN
2675 x 2155 mm (8'9" x 7'0")
BEDROOM 1
4025 x 3175 mm (13'2" x 10'5")
BEDROOM 2
3675 x 2535 mm (12'0" x 8'3")
670.3 sq.ft.

PLOT 4

LOUNGE/DINING
3575 x 3165 mm (11'8" x 10'4")
KITCHEN
3485 x 3475 mm (11'5" x 11'4")
BEDROOM 1
4685 x 3175 mm (15'4" x 10'5")
BEDROOM 2
4715 x 2270 mm (15'5" x 7'5")
715.5 sq.ft.

FIRST FLOOR



PLOT 5

LOUNGE/KITCHEN

7050 x 3525 mm (23'1" x 11'6")

BEDROOM 1

4715 x 3175 mm (15'5" x 10'5")

BEDROOM 2

4715 x 2270 mm (15'5" x 7'5")

718.7 sq.ft.

PLOT 6

LOUNGE/DINING

5075 x 4675 mm (16'7" x 15'4")

KITCHEN

3000 x 1805 mm (9'10" x 5'11")

BEDROOM 1

3725 x 3175 mm (12'2" x 10'5")

BEDROOM 2

2490 x 2375 mm (8'2" x 7'9")

666.0 sq.ft.

PLOT 7

LOUNGE/KITCHEN

7050 x 3525 mm (23'1" x 11'6")

BEDROOM 1

4715 x 3175 mm (15'5" x 10'5")

BEDROOM 2

4715 x 2270 mm (15'5" x 7'5")

718.7 sq.ft.

PLOT 8

LOUNGE/DINING

5375 x 3125 mm (17'7" x 10'3")

KITCHEN

2675 x 2155 mm (8'9" x 7'0")

BEDROOM 1

4025 x 3150 mm (13'2" x 10'4")

BEDROOM 2

3675 x 2575 mm (12'0" x 8'5")

673.5 sq.ft.

PLOT 9

LOUNGE/DINING

3575 x 3205 mm (11'8" x 10'6")

KITCHEN

3525 x 3475 mm (11'6" x 11'4")

BEDROOM 1

4685 x 3175 mm (15'4" x 10'5")

BEDROOM 2

4715 x 2270 mm (15'5" x 7'5")

718.7 sq.ft.

SECOND FLOOR



PLOT 10

LOUNGE/KITCHEN
7050 x 3525 mm (23'1" x 11'6")
BEDROOM 1
4275 x 3175 mm (14'0" x 10'5")
BEDROOM 2
4275 x 2270 mm (14'0" x 7'5")
699.4 sq.ft.

PLOT 11

LOUNGE/DINING
3575 x 3205 mm (11'8" x 10'6")
KITCHEN
3525 x 3475 mm (11'6" x 11'4")
BEDROOM 1
4275 x 3175 mm (14'0" x 10'5")
BEDROOM 2
4275 x 2270 mm (14'0" x 7'5")
699.4 sq.ft.

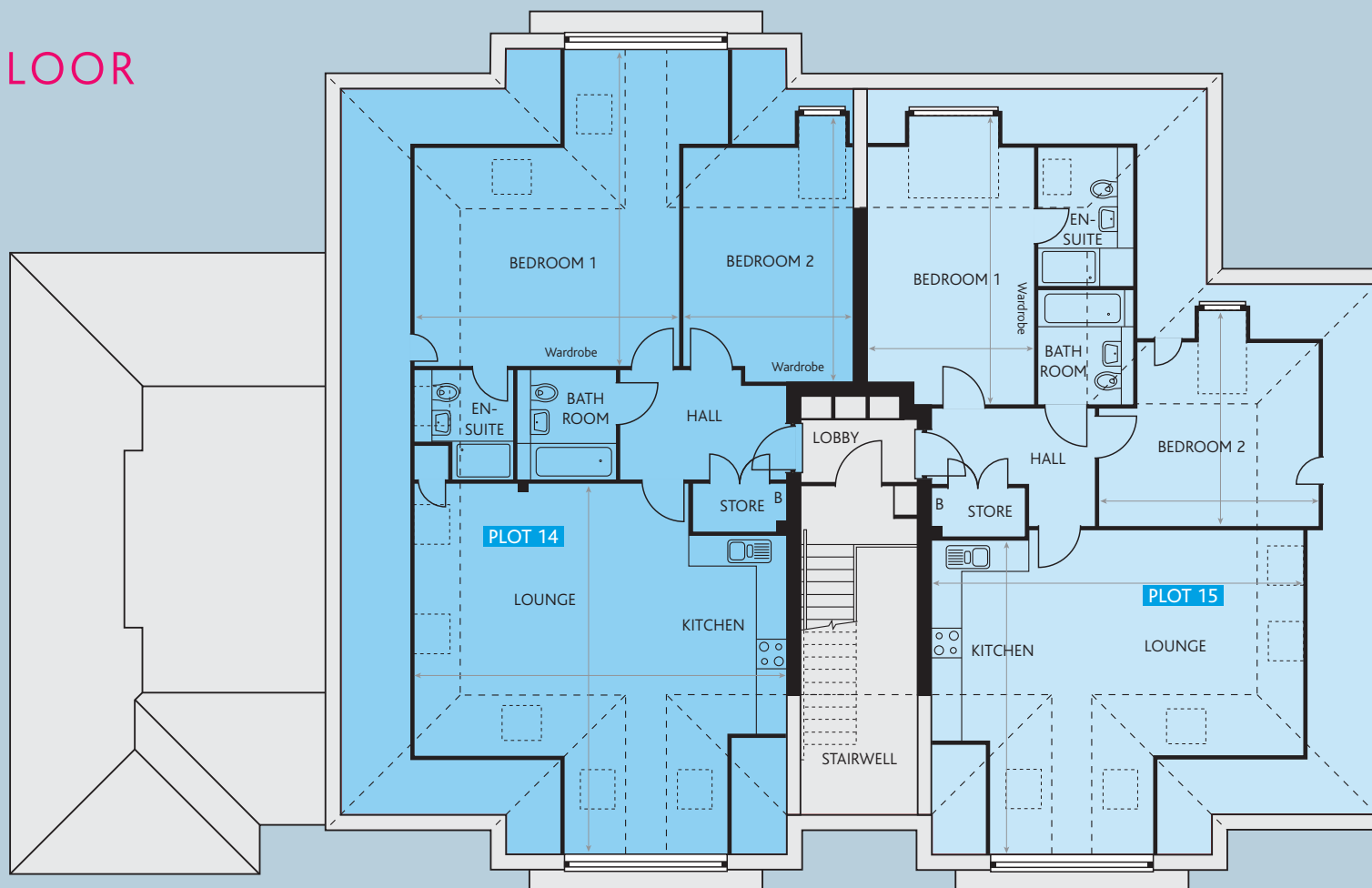
PLOT 12

LOUNGE/DINING
5375 x 3125 mm (17'7" x 10'3")
KITCHEN
2675 x 2155 mm (8'9" x 7'0")
BEDROOM 1
4025 x 3150 mm (13'2" x 10'4")
BEDROOM 2
3675 x 2575 mm (12'0" x 8'5")
673.5 sq.ft.

PLOT 13

LOUNGE/DINING
3575 x 3205 mm (11'8" x 10'6")
KITCHEN
3525 x 3475 mm (11'6" x 11'4")
BEDROOM 1
4275 x 3175 mm (14'0" x 10'5")
BEDROOM 2
4275 x 2270 mm (14'0" x 7'5")
699.4 sq.ft.

THIRD FLOOR



PLOT 14

LOUNGE/KITCHEN

7420 x 7415 mm (24'4" x 24'3")

BEDROOM 1

6300 x 5255 mm (20'9" x 17'2")

BEDROOM 2

5320 x 3385 mm (17'5" x 11'1")

1172.8 sq.ft.

PLOT 15

LOUNGE/KITCHEN

7415 x 6470 mm (24'3" x 21'2")

BEDROOM 1

5770 x 3310 mm (18'11" x 10'10")

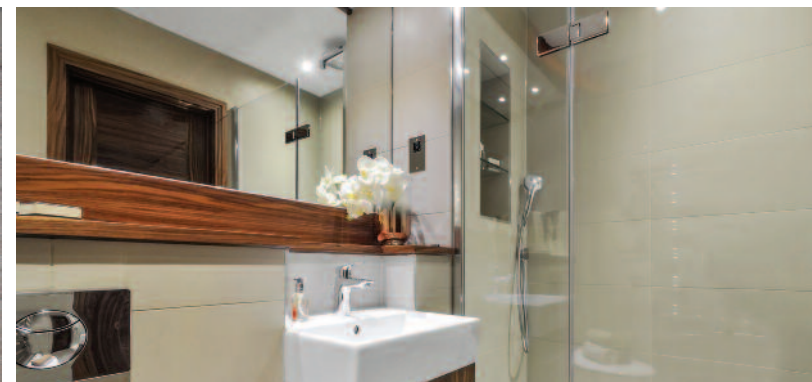
BEDROOM 2

4365 x 4300 mm (14'3" x 14'1")

985.6 sq.ft.

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.



KITCHEN

- Individually designed kitchens from a selected range.
- Laminate work tops with upstands.
- Neff stainless steel appliances to include double oven, gas hob, extractor hood.
- Fully Integrated A+ rated Neff fridge / freezer and A+ rated Neff dishwasher.
- Brushed aluminum LED downlighters.
- Led lighting to wall units.
- Stylish ceramic floor tiles.

UTILITY CUPBOARD

- Plumbing for washing machine and tumble dryer.
- Wall mounted gas fired combination boiler.
- Ceramic floor tiles to match kitchen.

INTERIOR SPECIFICATION

- Oak veneer front doors with high security locking systems.
- Oak veneer internal doors.
- UPVC double glazed windows with polished chrome handles throughout.
- Sliding wardrobes to bedroom one.
- Ample BT and TV points with satellite compatibility and HDMI cables to the lounge and bedroom 1.
- White Deta Slimline sockets and switches throughout.

- Mains operated smoke detectors with battery back up.
- Traditional stepped architraves and 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 and lighting.
- Shaver point.
- Full height wall and floor tiling.

PEACE OF MIND

- Colour video entry system from main doors to all apartments. Plot 6 with own personal entrance via doorbell.
- Clearview 2 year customer care service.
- 10 year Premier Guarantee Warranty.

EXTERNAL FEATURES

- Private gated development with allocated parking.
- Exterior lighting to balconies and patios.

Please note that this specification maybe subject to change.



SPECIFICATION TO SUIT YOUR LIFESTYLE





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 Premier 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 after sales service dedicated to supporting you as a new home owner.



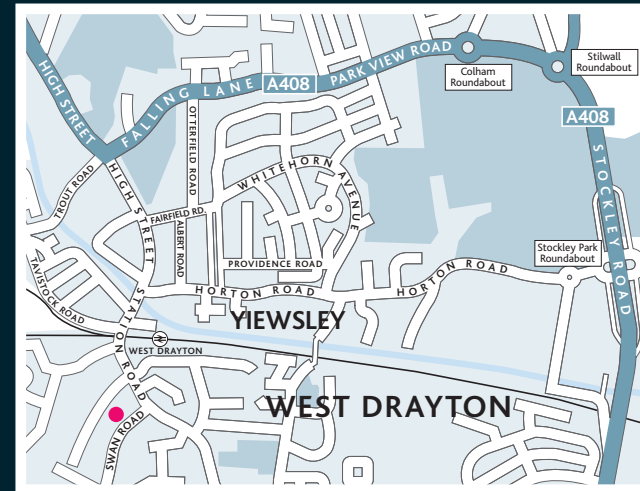
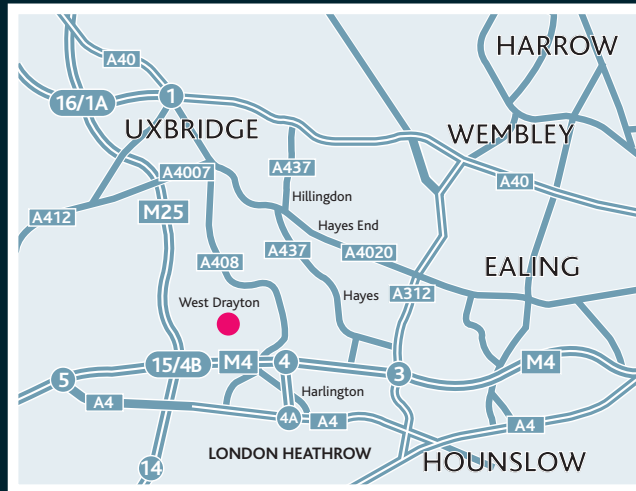
OUR COMMITMENT TO QUALITY





CLEARVIEW HOMES

BUILDING THE FUTURE



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