

# OAK POINT

SUTTON COURT ROAD, HILLINGDON UB10 9HR



CLEARVIEW HOMES  
BUILDING THE FUTURE

A joint venture  
development with

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

W E L C O M E   T O   O A K   P O I N T ,   H I L L I N G D O N



Hillingdon Golf Club



# A SELECTION OF STUNNING 1 & 2 BEDROOM APARTMENTS



## OAK POINT OFFERS SO MUCH, SO NEAR

Oak Point is a stylish contemporary building, architect-designed to maximise its corner setting offering a selection of apartments affording views and balconies.

This development of twenty-six, 1 & 2 bedroom apartments is found in Sutton Court Road, Hillingdon, a residential area with the benefits of both good commuter links and established local services and amenities. Oak Point lies just over a mile from Hillingdon station on London Underground's Metropolitan and Piccadilly lines. There are buses to the station from nearby and the tube journey to Baker Street takes only about 36 minutes. For drivers, Hillingdon's location just off the A437 means easy access to the M40, M4 and M25. London Heathrow

Airport is approximately six miles away, and Charing Cross around 14 miles.

For everyday convenience, Oak Point excels. Sutton Court Road has a parade of useful shops including a newsagent and pharmacy. There is a library within walking distance, four GP practices within about a mile, and Hillingdon Hospital (with A&E) is just over a mile away. There are also schools for all ages within walking distance.

Perhaps surprisingly for the second largest borough in London, Hillingdon has more than 200 green spaces covering approximately 1,800 acres, so living at Oak Point offers urban chic with proximity to nature. Popular areas include the 27,500 hectare Colne Valley Regional Park with its reservoirs and Minet





# IN AN IMPRESSIVE NEW-BUILD SCHEME IN HILLINGDON

Country Park, one of the borough's several Green Flag parks. Minet has a visitor centre and regularly holds free events.

This advantageous location combined with the low-maintenance and high specification makes Oak Point a perfect choice for all purchasers from those on the early rungs of the ladder of home ownership right through to mature 'right-sizers'.

Hillingdon boasts a sports and leisure centre that is one of the top swimming complexes in the country with a 50m pool as well as an outdoor lido, athletics track, and multi-sports hall. Other sports amenities in the area include Stockley Park Golf Course and Nuffield Health Fitness and Wellbeing Gym. Uxbridge is the direction to take for serious

shopping expeditions and night life. The town's intu shopping mall has a Debenhams, Next, H&M and many other retailers while the dining out choices in the town range from fine dining establishments to family friendly multiples such as Zizzi and Toby Carvery. The intu centre Uxbridge also has an Odeon Cinema, with a Vue Cinema in nearby Harrow. The Beck Theatre in Hayes offers a varied programme of entertainment including comedy, tribute acts and films. So, while the Capital may be close enough for an evening out, there are plenty of attractions nearer to home.

\* Current travel times obtained from Traveline.  
Purchasers are advised to seek confirmation on the above at the time of purchase, as Clearview Homes cannot be held responsible for changes to the operators' schedules.





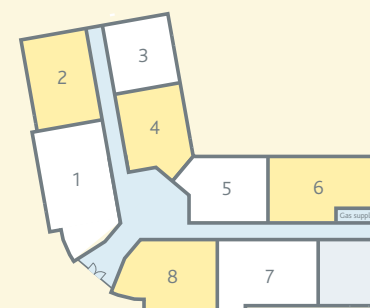


Computer generated image of Oak Point

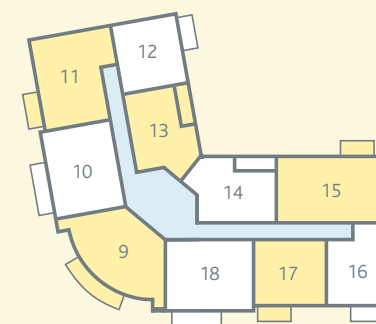




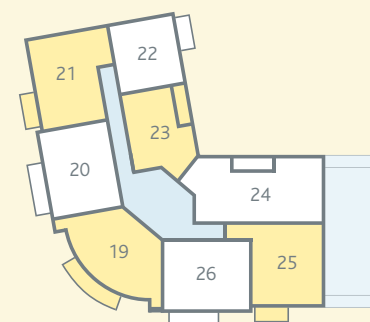
## THE SITE LAYOUT



Ground Floor



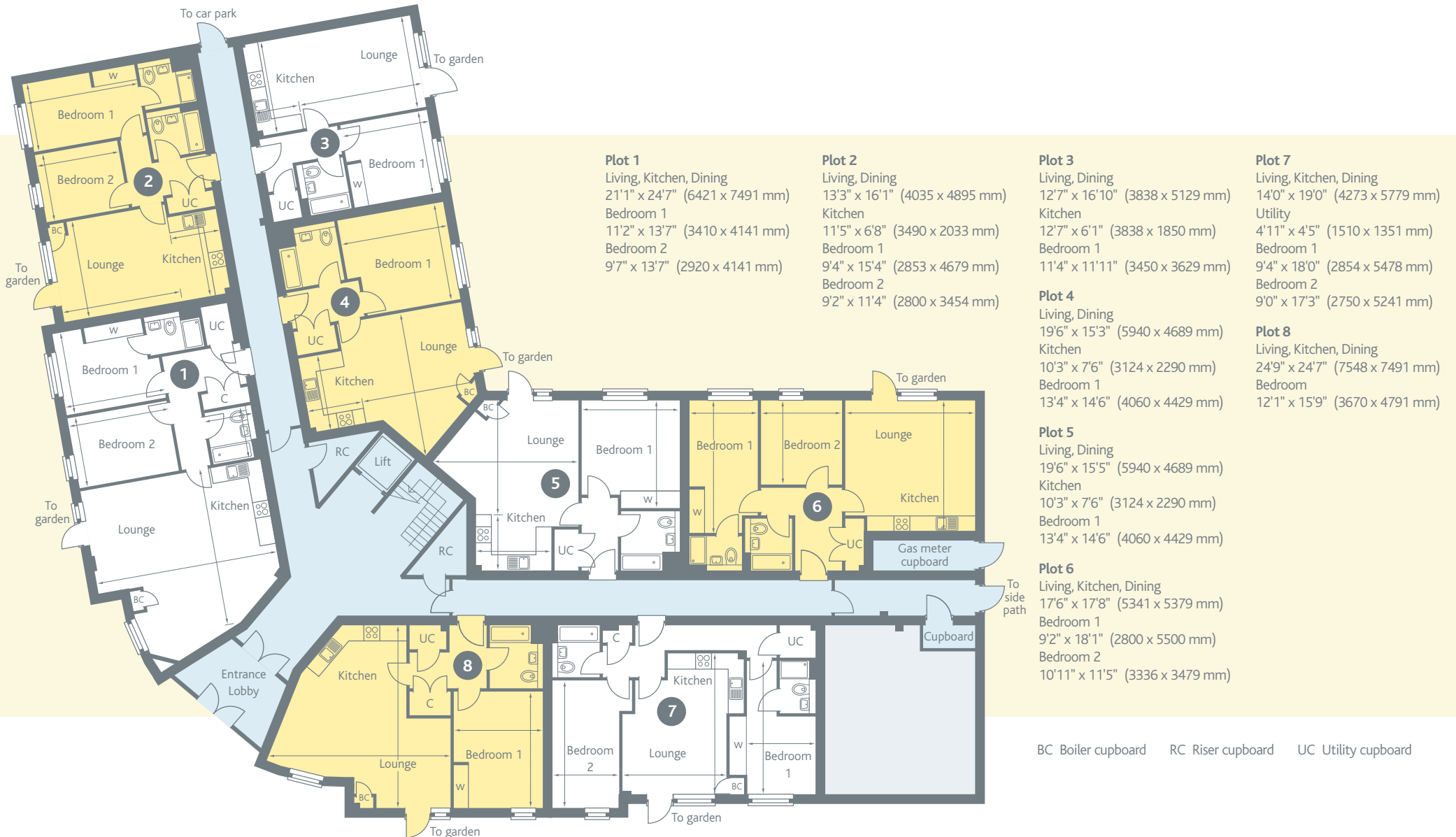
First Floor



Second Floor

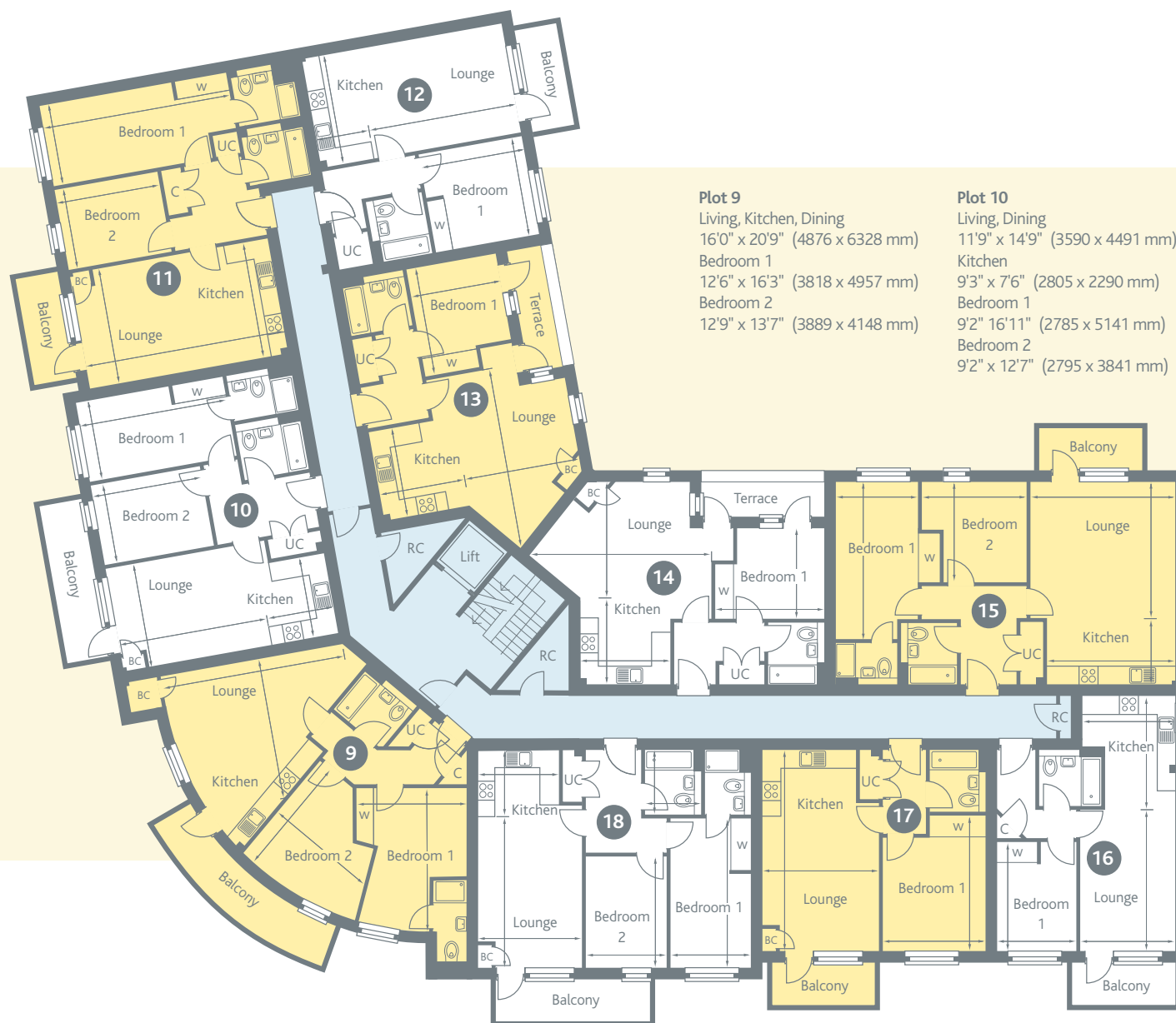
Any alterations to the specification will be of equal or greater value and Clearview Homes reserves the right to implement changes to the specifications without warning. These particulars are prepared with all due care. The information is intended as a preliminary guide only. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Landscaping is indicative. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and the trainline.com. Kitchen layouts are indicative. Please refer to Sales Advisor for layouts.

# GROUND FLOOR



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# FIRST FLOOR



**Plot 9**  
Living, Kitchen, Dining  
16'0" x 20'9" (4876 x 6328 mm)  
Bedroom 1  
12'6" x 16'3" (3818 x 4957 mm)  
Bedroom 2  
12'9" x 13'7" (3889 x 4148 mm)

**Plot 10**  
Living, Dining  
11'9" x 14'9" (3590 x 4491 mm)  
Kitchen  
9'3" x 7'6" (2805 x 2290 mm)  
Bedroom 1  
9'2" x 16'11" (2785 x 5141 mm)  
Bedroom 2  
9'2" x 12'7" (2795 x 3841 mm)

**Plot 11**  
Living, Kitchen, Dining  
13'3" x 22'9" (4035 x 6925 mm)  
Bedroom 1  
9'4" x 15'4" (2853 x 4679 mm)  
Bedroom 2  
9'2" x 11'4" (2800 x 3454 mm)

**Plot 12**  
Living, Dining  
12'7" x 16'10" (3838 x 5129 mm)  
Kitchen  
12'7" x 6'1" (3838 x 1850 mm)  
Bedroom 1  
11'4" x 11'11" (3450 x 3629 mm)

**Plot 13**  
Living, Dining  
19'6" x 15'5" (5940 x 4689 mm)  
Kitchen  
10'3" x 7'6" (3124 x 2290 mm)  
Bedroom 1  
13'4" x 14'6" (4060 x 4429 mm)

**Plot 14**  
Living, Dining  
19'6" x 15'5" (5940 x 4689 mm)  
Kitchen  
10'3" x 7'6" (3124 x 2290 mm)  
Bedroom 1  
13'4" x 14'6" (4060 x 4429 mm)

**Plot 15**  
Living, Dining  
16'5" x 15'5" (4997 x 4704 mm)  
Kitchen  
14'7" x 7'6" (4431 x 2275 mm)  
Bedroom 1  
9'5" x 18'1" (2860 x 5500 mm)  
Bedroom 2  
11'11" x 11'5" (3620 x 3479 mm)

**Plot 16**  
Living, Dining  
10'10" x 16'0" (3300 x 4879 mm)  
Kitchen  
10'8" x 12'10" (3250 x 3900 mm)  
Bedroom 1  
9'0" x 12'5" (2750 x 3775 mm)

**Plot 17**  
Living, Kitchen, Dining  
13'3" x 22'9" (4027 x 6929 mm)  
Bedroom 1  
11'8" x 15'4" (3550 x 4678 mm)

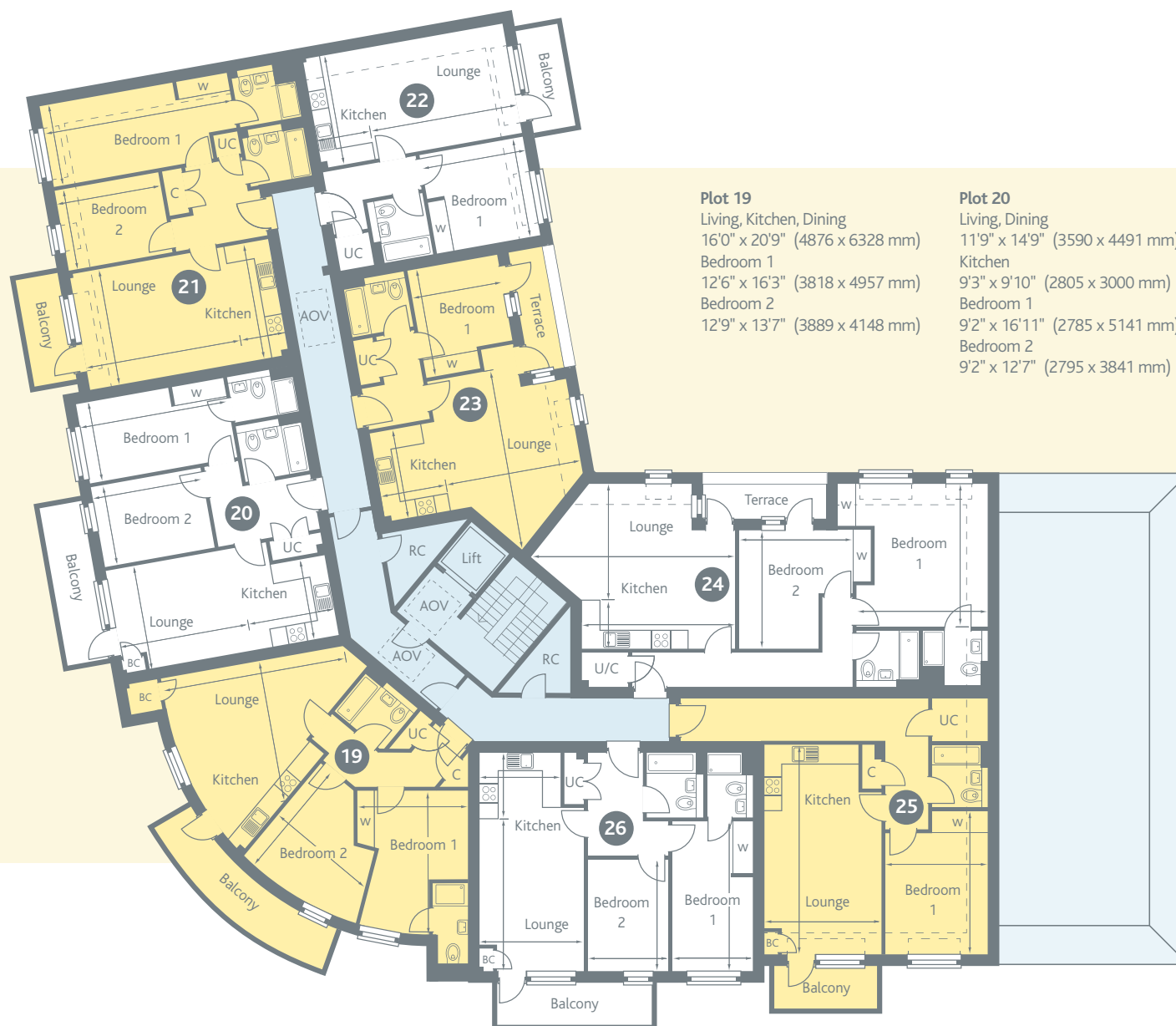
**Plot 18**  
Living, Dining  
11'9" x 14'9" (3590 x 4491 mm)  
Kitchen  
9'3" x 9'10" (2805 x 3000 mm)  
Bedroom 1  
9'2" x 16'11" (2785 x 5141 mm)  
Bedroom 2  
9'2" x 12'7" (2795 x 3841 mm)

BC Boiler cupboard RC Riser cupboard UC Utility cupboard

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## SECOND FLOOR



**Plot 21**  
Living, Kitchen, Dining  
13'3" x 22'9" (4035 x 6925 mm))  
Bedroom 1  
9'4" x 15'4" (2853 x 4679 mm)  
Bedroom 2  
9'2" x 11'4" (2800 x 3454 mm)

**Plot 22**  
Living, Dining  
12'7" x 16'10" (3838 x 5129 mm)  
Kitchen  
12'7" x 6'1" (3838 x 1850 mm)  
Bedroom 1  
11'4" x 11'11" (3450 x 3629 mm)

**Plot 23**  
Living, Dining  
19'6" x 15'5" (5940 x 4689 mm)  
Kitchen  
10'3" x 7'6" (3124 x 2290 mm)  
Bedroom 1  
13'4" x 14'6" (4060 x 4429 mm)

**Plot 24**  
Living, Dining  
22'11" x 9'1" (6985 x 2769 mm)  
Kitchen  
12'0" x 7'1" (3650 x 2150 mm)  
Bedroom 1  
14'10" x 15'6" (4527 x 4729 mm)  
Bedroom 2  
12'10" x 13'6" (3910 x 4104 mm)

**Plot 25**  
Living, Kitchen, Dining  
13'3" x 23'7" (4025 x 7179 mm)  
Bedroom 1  
11'8" x 16'2" (3550 x 4917 mm)

**Plot 26**  
Living, Dining  
11'9" x 14'9" (3590 x 4491 mm)  
Kitchen  
9'3" x 9'10" (2805 x 3000 mm)  
Bedroom 1  
9'2" x 16'11" (2785 x 5141 mm)  
Bedroom 2  
9'2" x 12'7" (2795 x 3841 mm)

BC Boiler cupboard    RC Riser cupboard    - - - - Reduced head height  
UC Utility cupboard    AOV Automatic opening vent roof light

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A S P E C I F I C A T I O N T O S U I T Y O U R L I F E S T Y L E





# ALL OF THESE ITEMS ARE STANDARD IN YOUR NEW HOME

## KITCHEN

- Professionally designed kitchens
- High quality laminate work surfaces with upstands and stainless steel splashback to hob
- Stainless steel single bowl sink with tap
- NEFF single oven
- NEFF Gas hob with 4 burners
- SMEG extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Double socket with 2 x USB
- Downlighters and pelmet lighting to kitchen units
- Plot 16 kitchen has plumbing and electrics in place for purchasers own appliance

## UTILITY CUPBOARD (Apart from plot 16)

- High quality laminate work surface with upstand
- Plumbing and electrics in place for purchasers own appliance
- Stylish porcelain floor tiling

## INTERIOR SPECIFICATION

- Dulux white coloured paint throughout
- Dulux white satin wood paint to skirting boards, architraves and window cills
- Satin wood white ladder moulded internal doors
- Fitted sliding mirror wardrobes to master bedroom with hanging rail and shelf

## FAMILY BATHROOM, MASTER BEDROOM EN-SUITE AND CLOAKROOM

- Contemporary white sanitaryware with Grohe taps
- Chrome heated towel rails to family bathroom and master bedroom en-suite
- Shaver socket to family bathroom and master bedroom en-suite
- Full height ceramic tiling to family bathroom and master bedroom en-suite
- Co-ordinating ceramic floor tiling to family bathroom, master bedroom en-suite and utility cupboard
- Fitted mirrors to family bathroom and master bedroom en-suite

## HEATING AND LIGHTING

- Gas radiator central heating
- Gas fired Alpha Combi boiler
- Recessed downlights to kitchen, family bathroom and master bedroom en-suite where applicable. Pendant light fittings to all other rooms

## MEDIA AND COMMUNICATIONS

- Sky Q and Free Sat sockets to lounge and master bedroom and TV socket to bedroom 2
- Satellite/freeview television distribution system that allows picture output from a satellite decoder to be viewed in all rooms with a TV socket (following purchase and subscription of purchasers own reception equipment and connection)
- TV/satellite sockets to lounge and master bedroom compatible for Sky + and/or Sky Q (following purchase and subscription of purchasers own reception equipment)
- Communal satellite dish and TV aerial
- Hi level TV points to lounge and master bedroom
- Double socket with 2 x USB

- CAT 5e data link duct from high level to low level TV points to lounge allowing video or audio signal
- Telephone sockets to lounge, master bedroom and bedroom 2

## EXTERNAL FEATURES

- Main communal entrance door with video entry system allowing display/access through homeowners own television and/smart device
- Lighting to the communal car park
- Secure by Design uPVC windows to ground and first floor apartments
- Chrome bell push and internal chime to all apartments
- Sandstone paving to patios and paths
- Landscaped communal gardens
- Garden and patio, balconies and terraces to apartments
- Communal bin and cycle store
- Communal water taps
- One allocated parking space per apartment



### SECURITY AND SAFETY

- External light to all balconies, patios and terraces
- Main communal entrance lighting
- Mains operated smoke detectors with battery back up
- Mains operated heat detector to kitchen with battery back up
- BT point and power socket for purchasers own alarm system
- Automatic smoke ventilation of communal stairs and lift area
- Dry riser installed to Fire Brigade standards for equipment connection on all floors
- Security camera covering car park

### ENVIRONMENTALLY FRIENDLY

- Low energy lighting
- A rated kitchen appliances to reduce water and energy use
- Dual flush mechanism to toilets to reduce water usage
- uPVC windows providing thermal insulation and reduced heat loss
- Energy efficient boiler and thermostatically controlled gas central heating system

- Low energy ventilation extract system
- Floors are engineered to exceed Building Regulation standards to enhance resistance to noise transmission

### PEACE OF MIND

- Clearview Homes 2 year Customer Care service
- 10 year CRL Management Ltd Warranty

### COMMUNAL HALLWAYS

- Stylish porcelain floor tiling to the ground floor lobby with inset door mat
- Classic rib carpet to stairs, ground floor hallway and landings
- Passenger lift to all floors
- Dulux white coloured paint to communal hallways, walls and ceilings
- Dulux white satinwood paint to skirting boards and architraves
- Charcoal grey front door to each apartment
- Satin wood white vision panel doors to the communal hallways



Photographs are of the show homes at Oak Point.

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# O U R C O M M I T M E N T T O Q U A L I T Y

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 team constantly apply research and development making 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 - 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.



WE PRIDE  
OURSELVES IN  
CREATING HIGH  
QUALITY HOMES  
THAT EXCEED YOUR  
REQUIREMENTS



## WHY CLEARVIEW HOMES?



Photography from previous developments

Established in 1991, Clearview Homes has an unrivalled reputation as a house builder of quality modern homes and a provider of outstanding customer service.

With a portfolio of properties throughout the South East, the company uses proven construction methods and skilled craftsmen, combined with the latest materials and finishes to create stylish homes with lasting appeal, for now and for the future.

Whilst being a small private builder we are able to give a personal service from your initial enquiry through to completion of your new home.





OAK POINT, SUTTON COURT ROAD, HILLINGDON UB10 9HR



## Regional Map



## Local Area Map

CLEARVIEW HOMES (SUTTON COURT ROAD) LIMITED, CLEARVIEW HOUSE, 201 PINNER ROAD, NORTHWOOD HILLS, MIDDLESEX HA6 1BX T: 01923 840 048

**www.clearviewhomes.co.uk**



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