



# GREENFORD GATE



GREENFORD, MIDDLESEX UB6 0DP



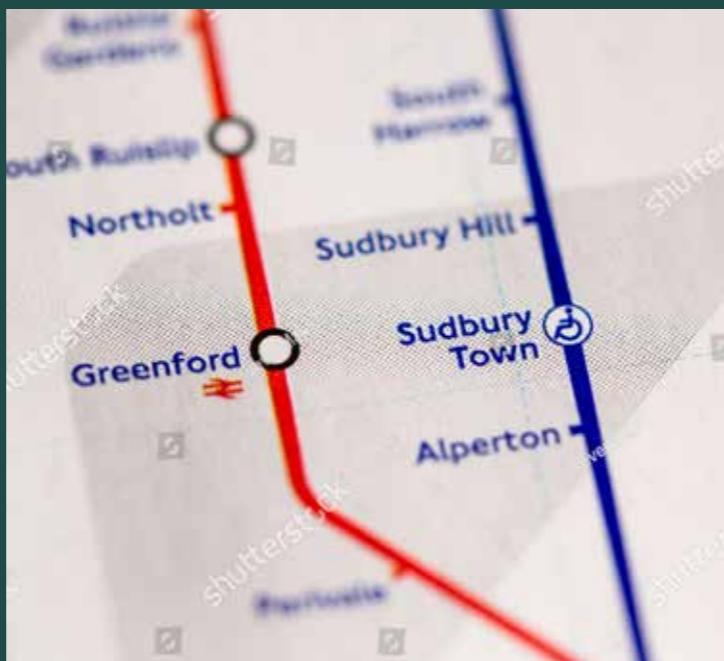
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## LOCATION & SURROUNDS

Welcome to Greenford Gate, an exclusive collection of 36 apartments in the heart of Greenford. Located just a few minutes from Sudbury Town and Sudbury Hill Underground Stations, Greenford Gate is well connected to transport.

Enjoy the benefits of a slower pace of life within easy reach of London, with numerous supermarkets, cosy cafes, and schools nearby.



Greenford Gate allows residents to enjoy one of the world's most dynamic cities, with direct access into London. Enjoy a quick commute to work or a cultured evening out, enjoying fine dining and world-class theatre.

There are five stations in the area: Sudbury Town Station (Piccadilly Line), Sudbury Hill Station (Piccadilly Line), Greenford Station (Central Line), and Harrow Road Station and Sudbury Hill Harrow Station, which are both served by Chiltern Railways. The area is home to the borough of Ealing's newest secondary school (William Perkin Church of England High School).



A reassuring sense of community is enhanced by numerous social spaces throughout the development, places where residents can gather for events or simply catch up over a cup of tea or an after-work drink.

This neighbourhood balances just the right amount of urban energy with a comfortable feeling of calm, thanks to the many green spaces nearby.





## Middlesex Golf Awards.

Sudbury and Greenford are home to vast green spaces. These include Horsenden Hill, a beautiful area of ancient woodland, grassland, ponds, and hedgerows that provides an opportunity to experience nature and escape from city life.



Sudbury Hill and Greenford have a lot to offer the active leisure seeker. The David Lloyd Leisure Centre provides a comprehensive range of group exercise classes and a friendly tennis club, and is the ideal place to spend family time. There are also many golf clubs in the area, including The North London Golf Academy Ltd, Horsenden Hill Golf Club, and the Sudbury Golf Club, which is a finalist for 'Club of the Year' at the 2019

Westway Cross is the premier shopping park on the A40, located west of the London corridor. Its exciting array of shops includes Next, Smyths Toys, TK Maxx, Boots, Sports Direct, Costa, Nandos, New Look, and many more. The shopping park is within a 5-minute walk from Greenford Underground and Overground stations.

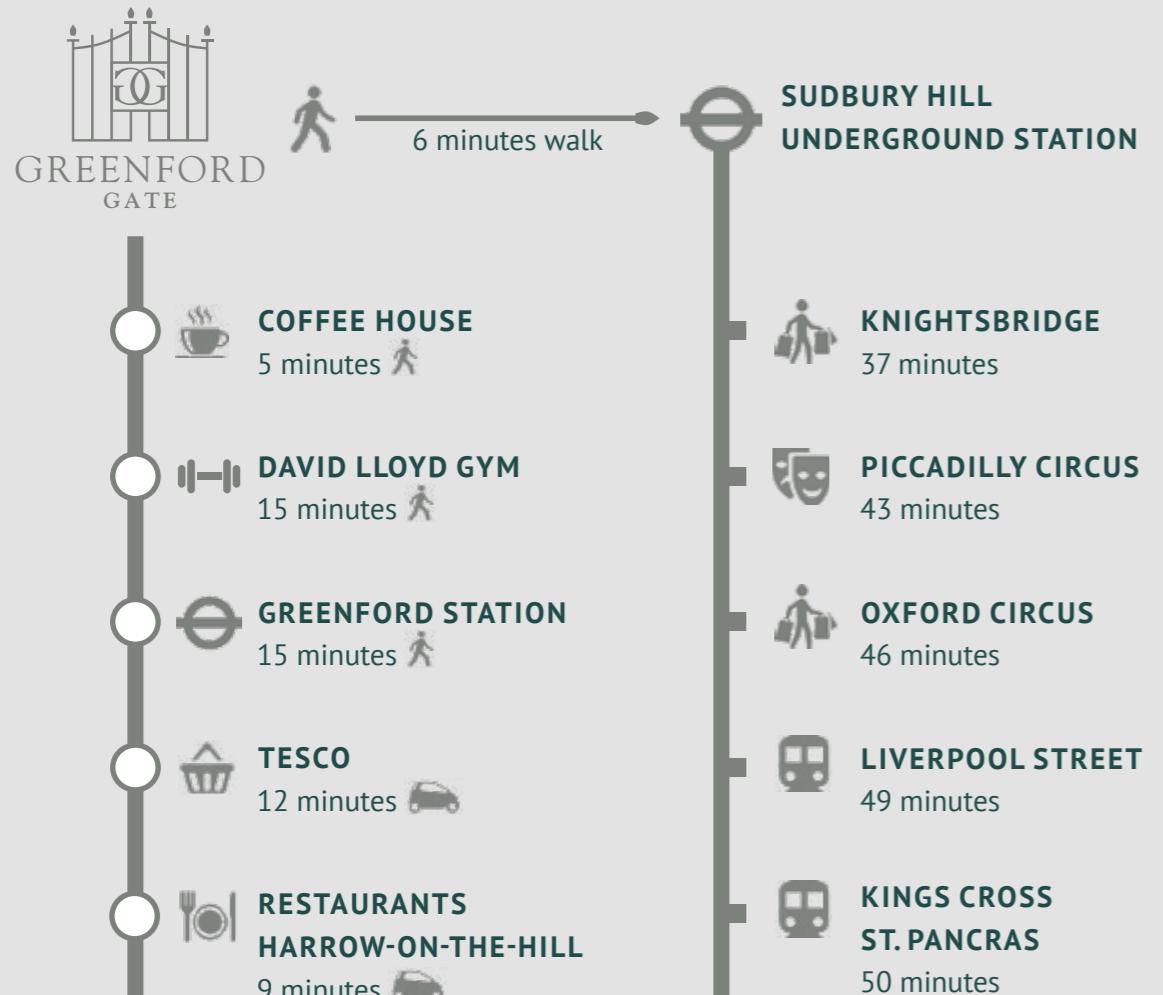
Harrow Town Centre is only a short distance away, and is home to two large shopping centres (St Anns and St Georges). It boasts many large department stores, restaurants, and cafes, as well as a cinema complex.

Harrow on the Hill is an affluent area of North West London, and is part of the London Borough of Harrow. The district includes the famous Harrow School.

There are many local schools in the area that have earned a 'Good' or higher Ofsted report. Some of these include Roxeth Primary School, St Anselm's Catholic Primary School, St George's Primary School, Norbury School, and Horsenden Primary School.



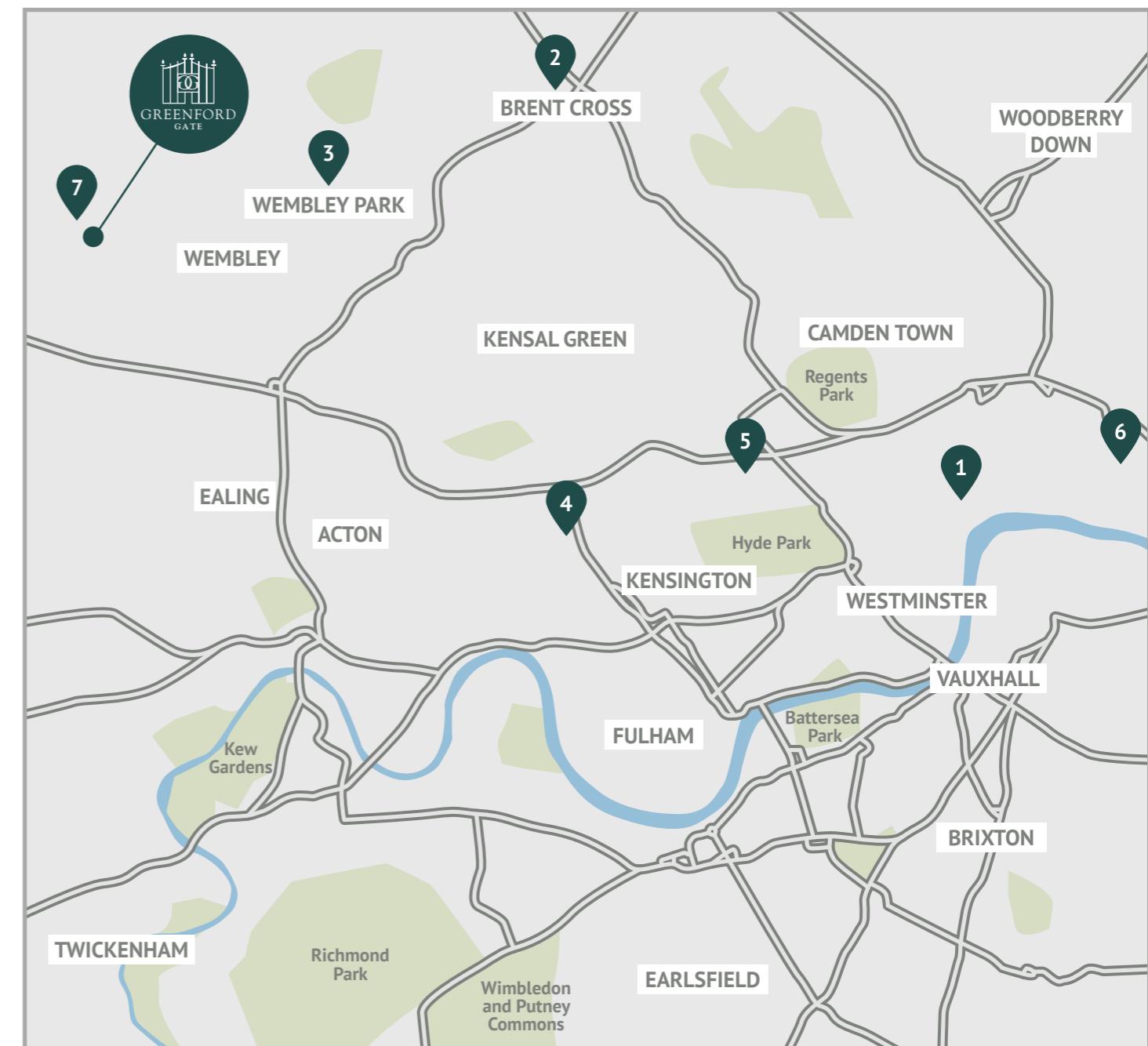
## ACCESSIBILITY



All journey times according to Google maps journey planner.

Greenford Gate offers excellent transport links into Central London, the world's hub for culture, shopping, and fine dining.

Sudbury Hill Underground Station (Piccadilly Line), and Greenford Underground Station (Central Line) are both within Zone 4, and whisk you into Central London in under 40 minutes.



Greenford Gate, 1109 Greenford Road, Greenford, London, UB6 0DP

- 1 Covent Garden Station
- 2 Brent Cross Shopping Centre
- 3 BoxPark Wembley
- 4 Westfield, Shepherd Bush
- 5 London Paddington Station
- 6 London Liverpool Street
- 7 David Lloyd, Sudbury Hill

## RESIDENCES

If you're looking for modern flats with unparalleled accessibility, transport links, and a peaceful surrounding, Greenford Gate is just what you have been looking for.

Greenford Gate is an exclusive collection of 36 one-bedroom apartments set across 3 buildings and four floors.

Each apartment's interior boasts oak-effect wood floors, 'supersoft' stain resistant carpets in the bedrooms, elegant ironmongery, and matte steel switches and sockets (including USB charging points in the bedrooms and living areas).

The sleek kitchens come equipped with quality stone worktops and Bosch appliances. The bathrooms feature walk-in showers or baths, elegant basins with designer taps, bespoke joinery, towel warmers, and large space-enhancing mirrors.



All images are for illustrative purposes. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract



The full extent of the open-plan kitchen and living area layout has been utilised to comfortably suit entertaining guests and relaxing nights in. Each apartment is configured to maximise space and

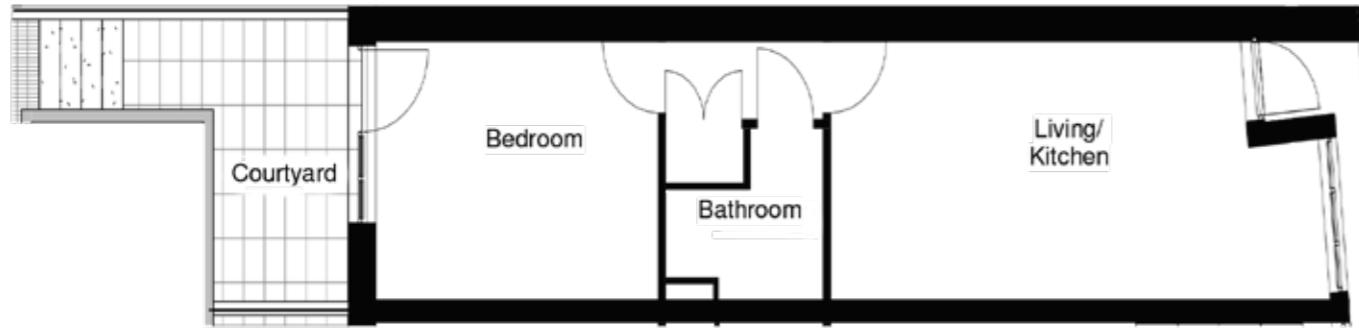
light and incorporates a neutral colour scheme and modern accents through branded appliances, clean lines and high quality specification.



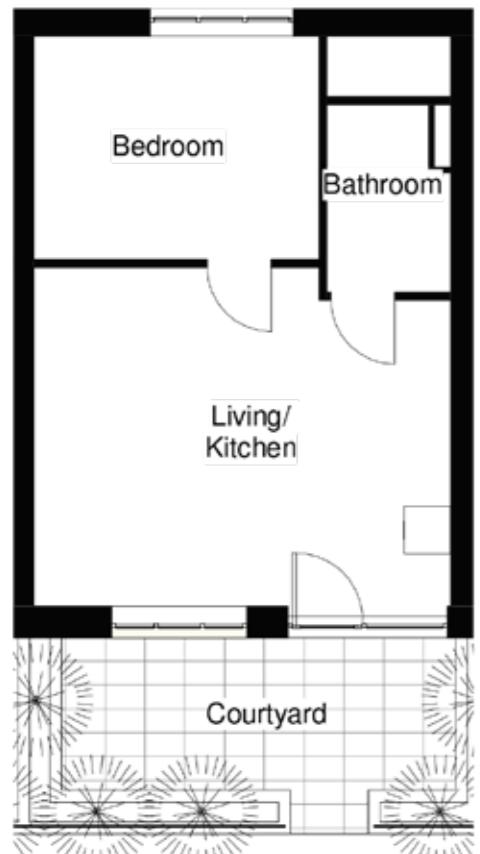
We chose an elegant design for bathrooms to create a relaxing and harmonious space. The bathrooms consist of a combination of natural white lines, accent features and chrome fixtures. These features coupled with impeccable finishes and quality products achieve a contemporary look with a touch of understated elegance.



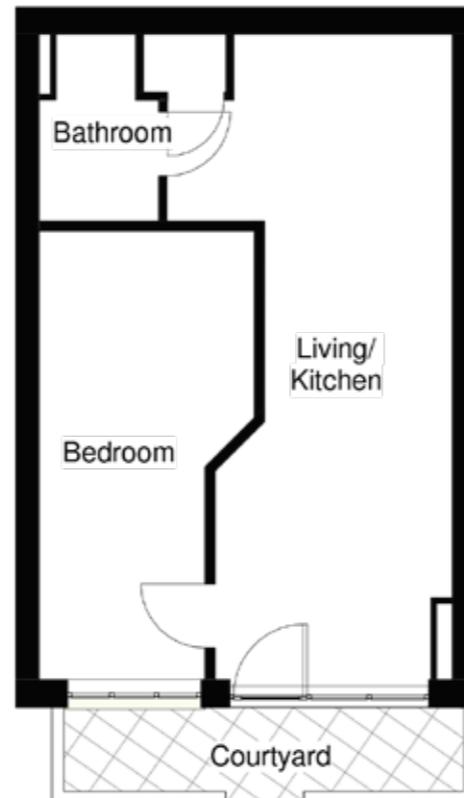
## FLOOR PLANS



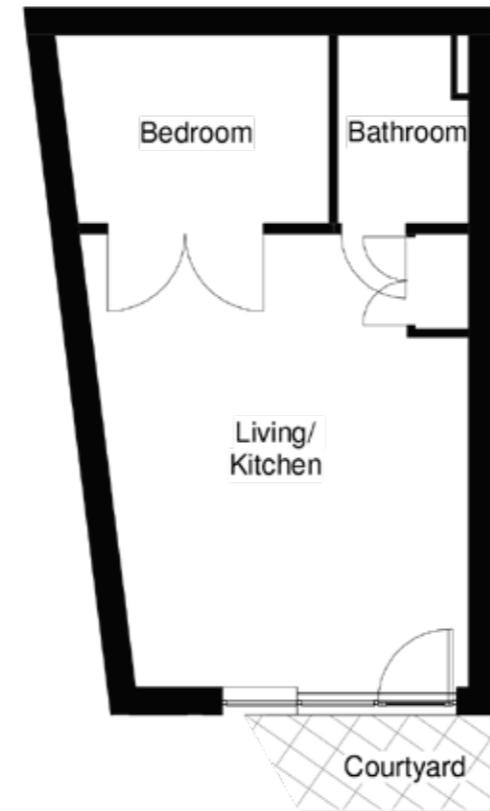
Flat Type 1  
Flat No. 1, 2, 3, 4



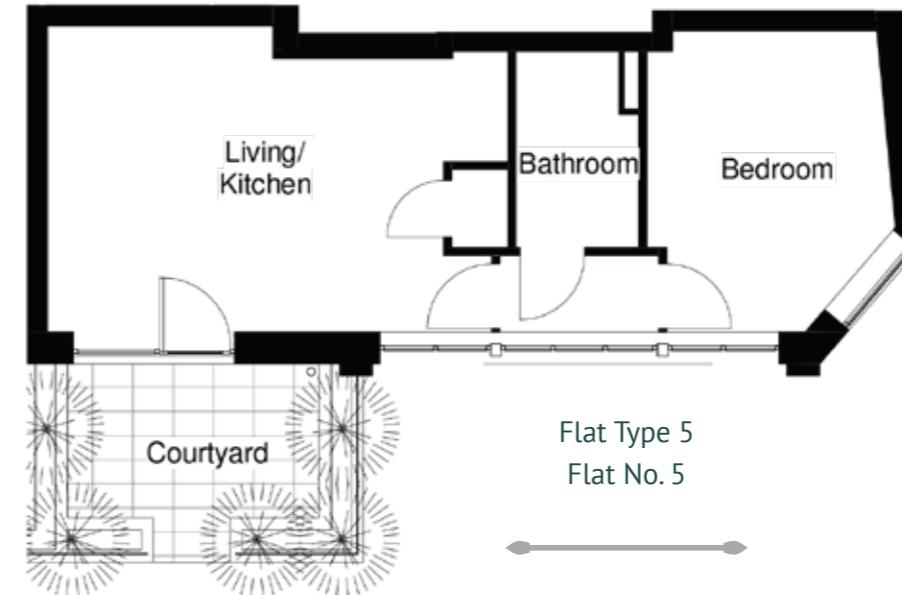
Flat Type 2  
Flat No. 22, 23, 24



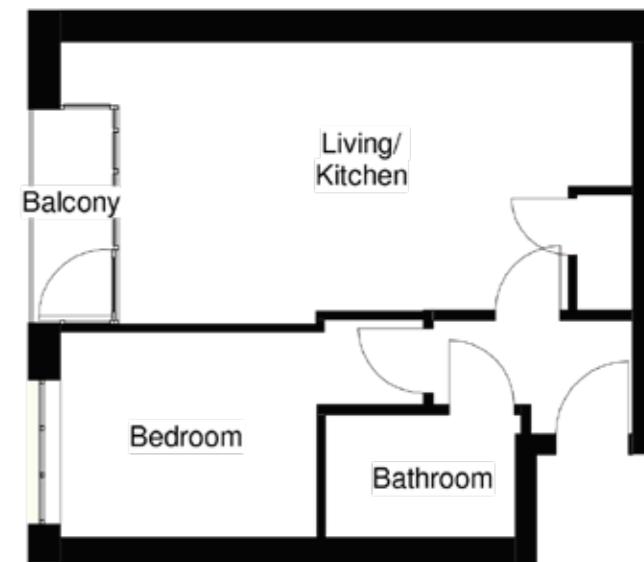
Flat Type 3  
Flat No. 31, 32



Flat Type 4  
Flat No. 6, 33, 36



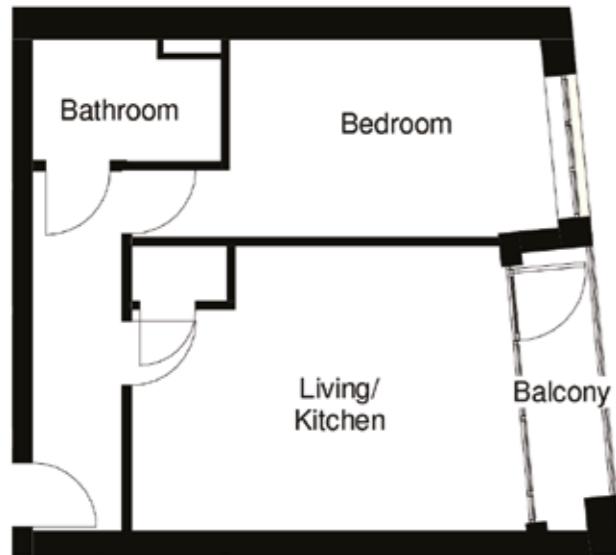
Flat Type 5  
Flat No. 5



Flat Type 6  
Flat No. 8, 10, 12, 25, 27

Plans not to scale

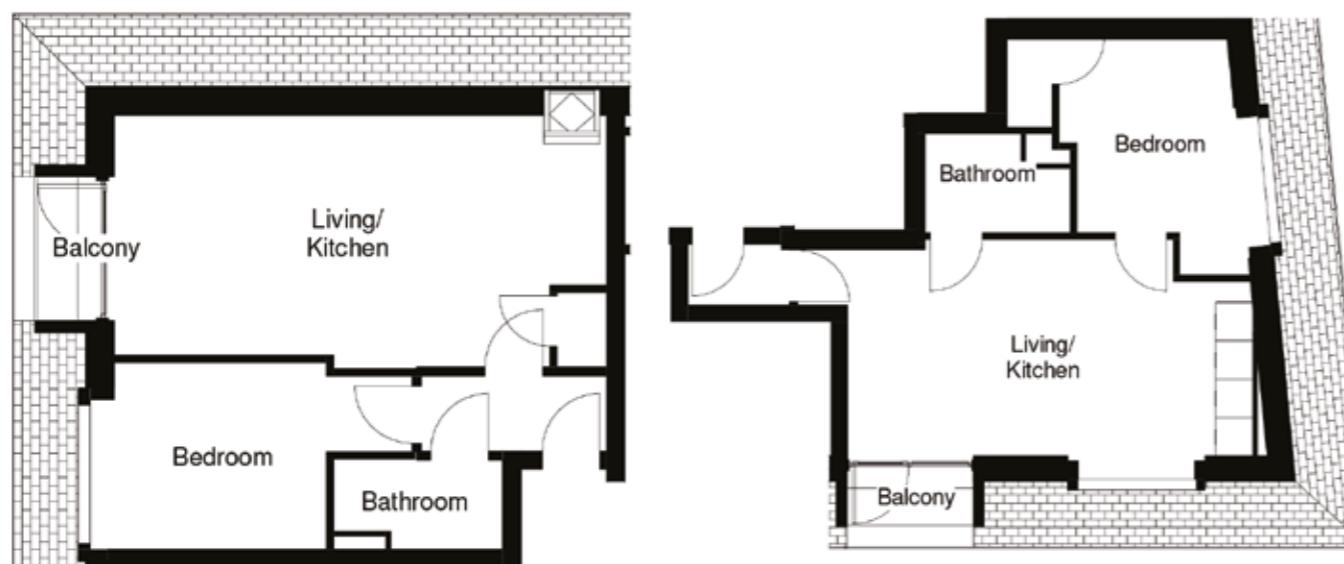
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Flat Type 7  
Flat No. 7, 9, 11, 26



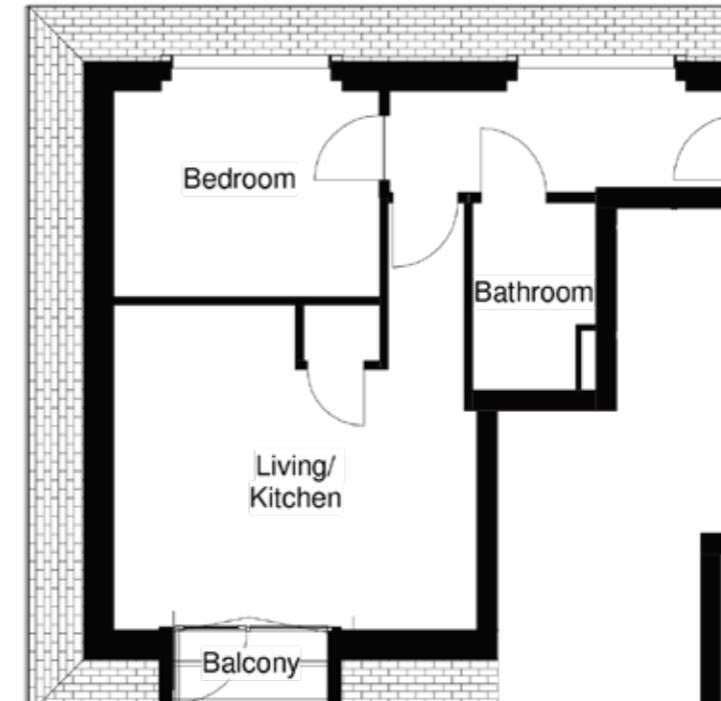
Flat Type 8  
Flat No. 34, 35



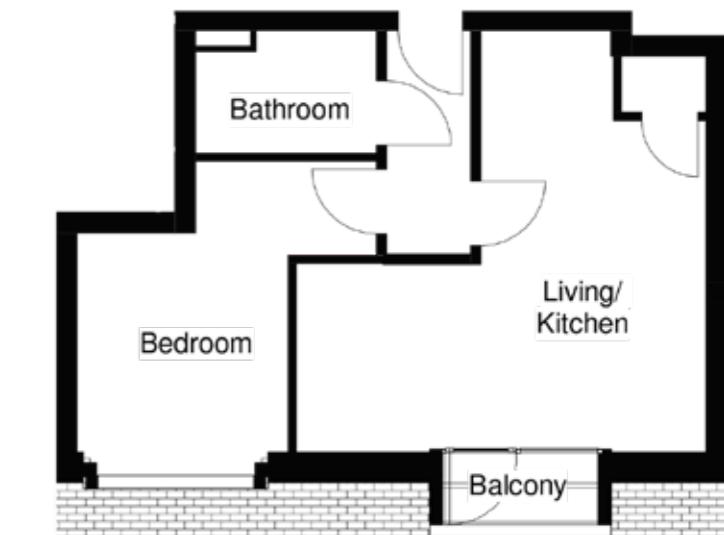
Flat Type 9  
Flat No. 14, 15, 16, 17, 18



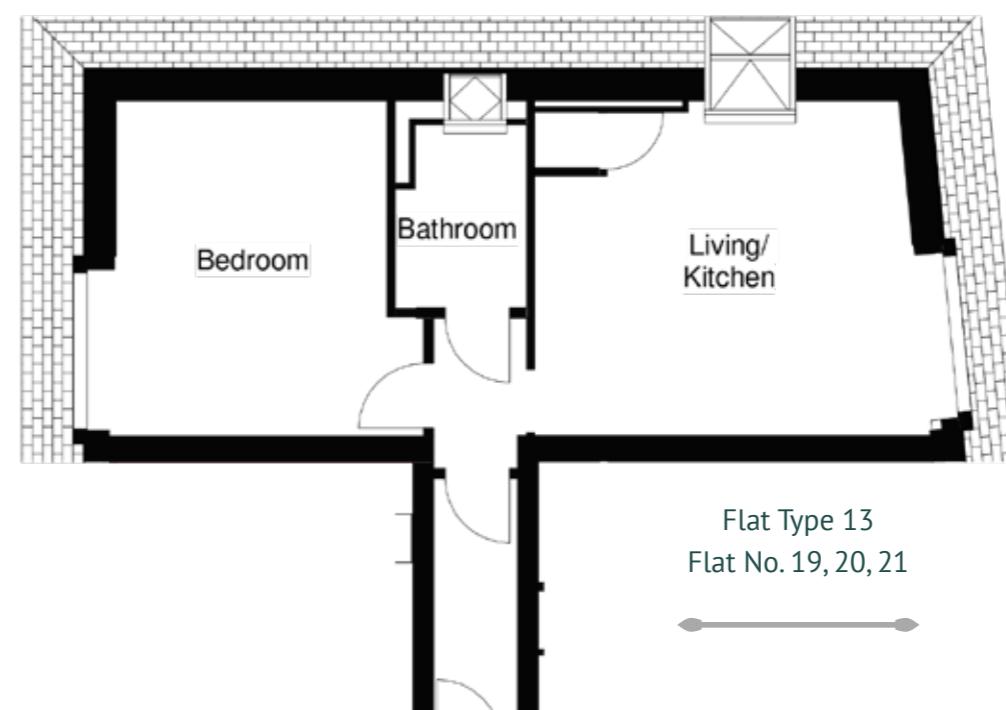
Flat Type 10  
Flat No. 13



Flat Type 11  
Flat No. 28, 30



Flat Type 12  
Flat No. 29

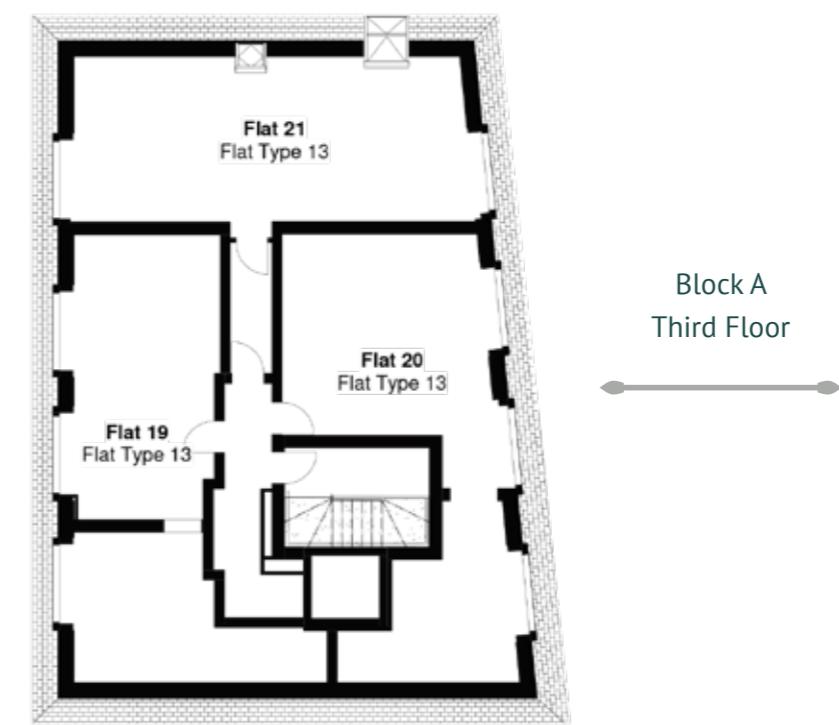
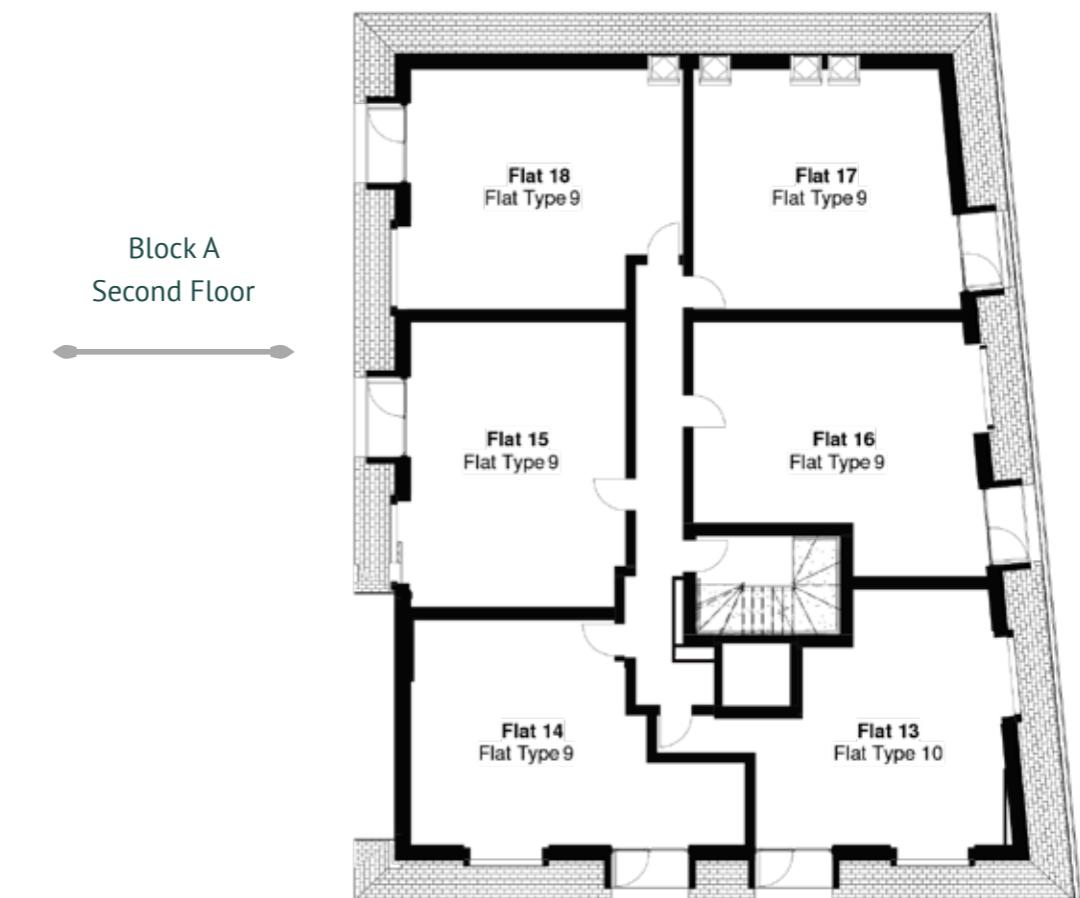
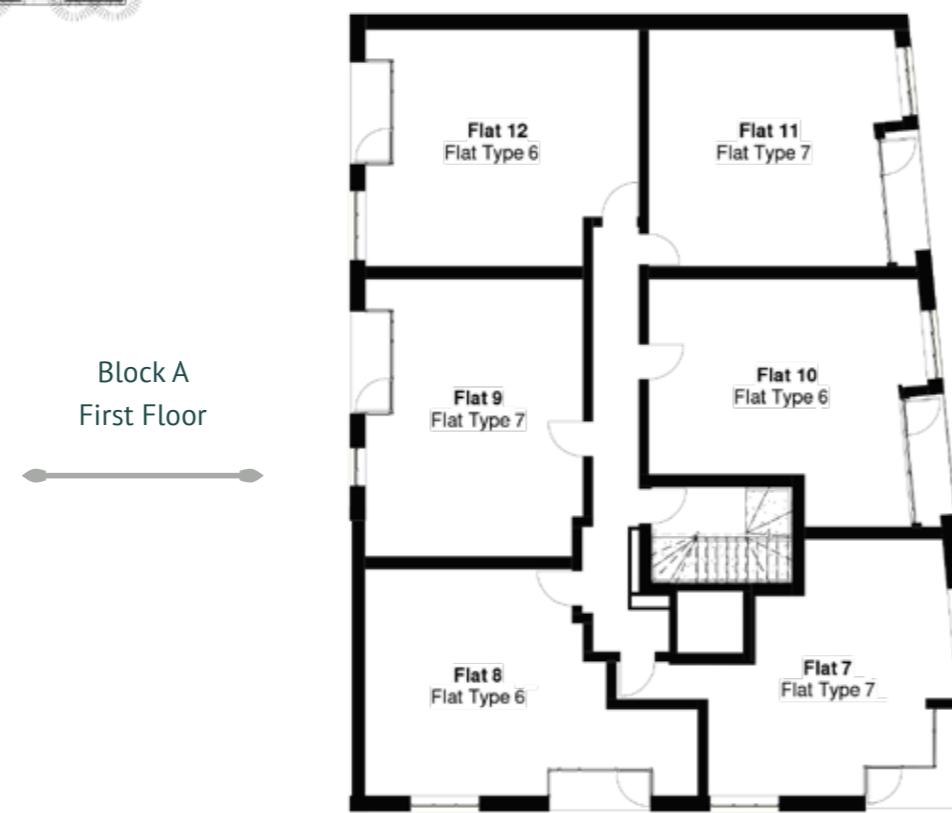
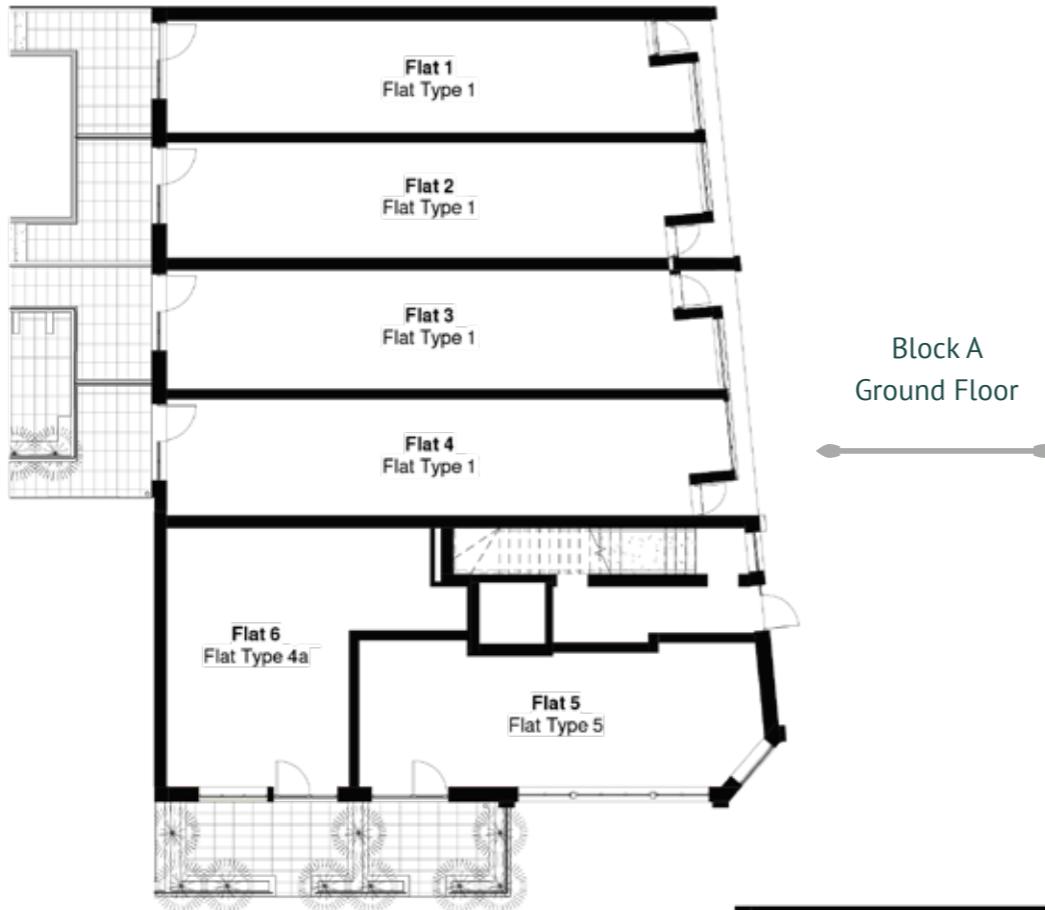


Flat Type 13  
Flat No. 19, 20, 21

FLOOR PLANS

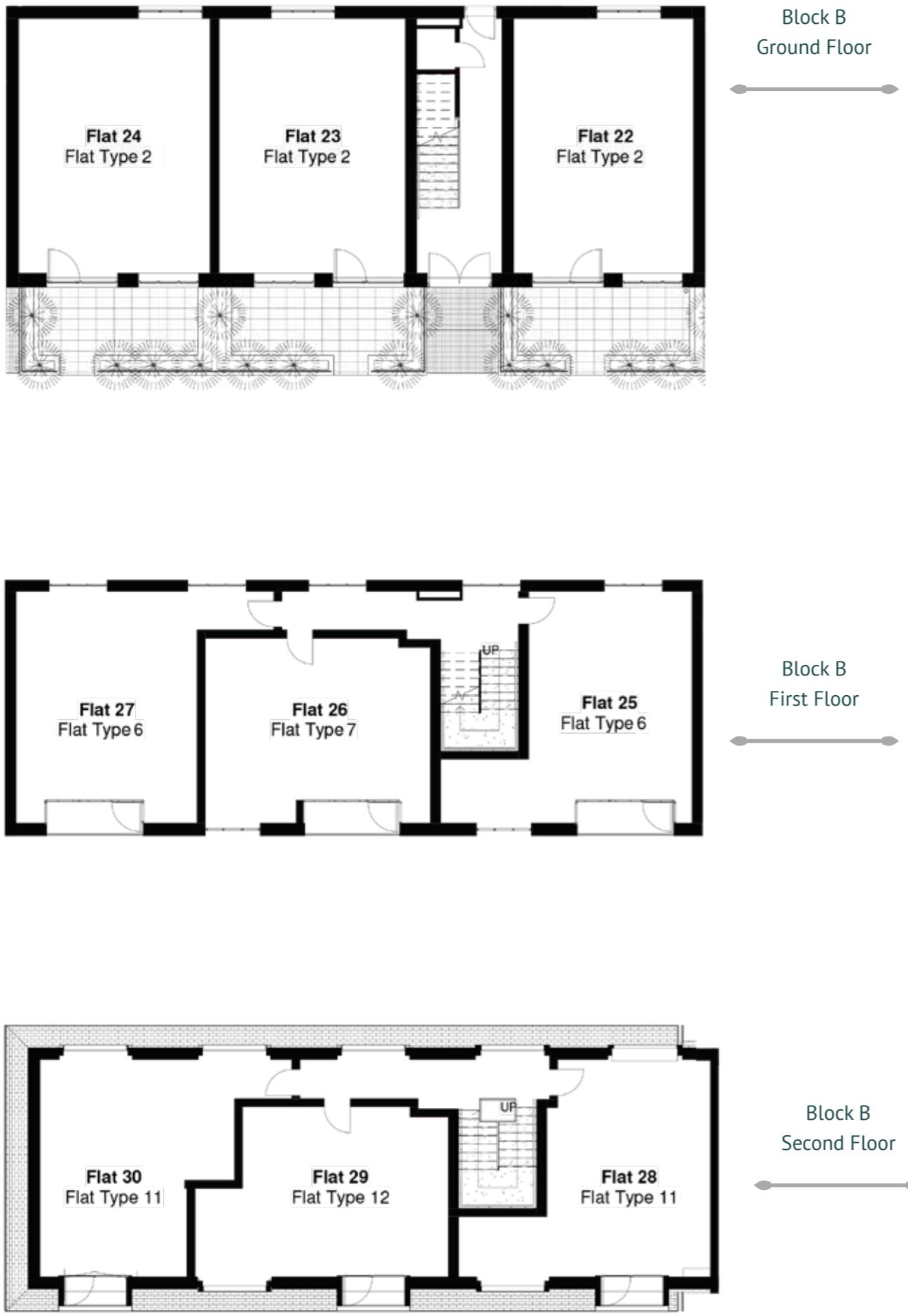
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## SITE PLANS

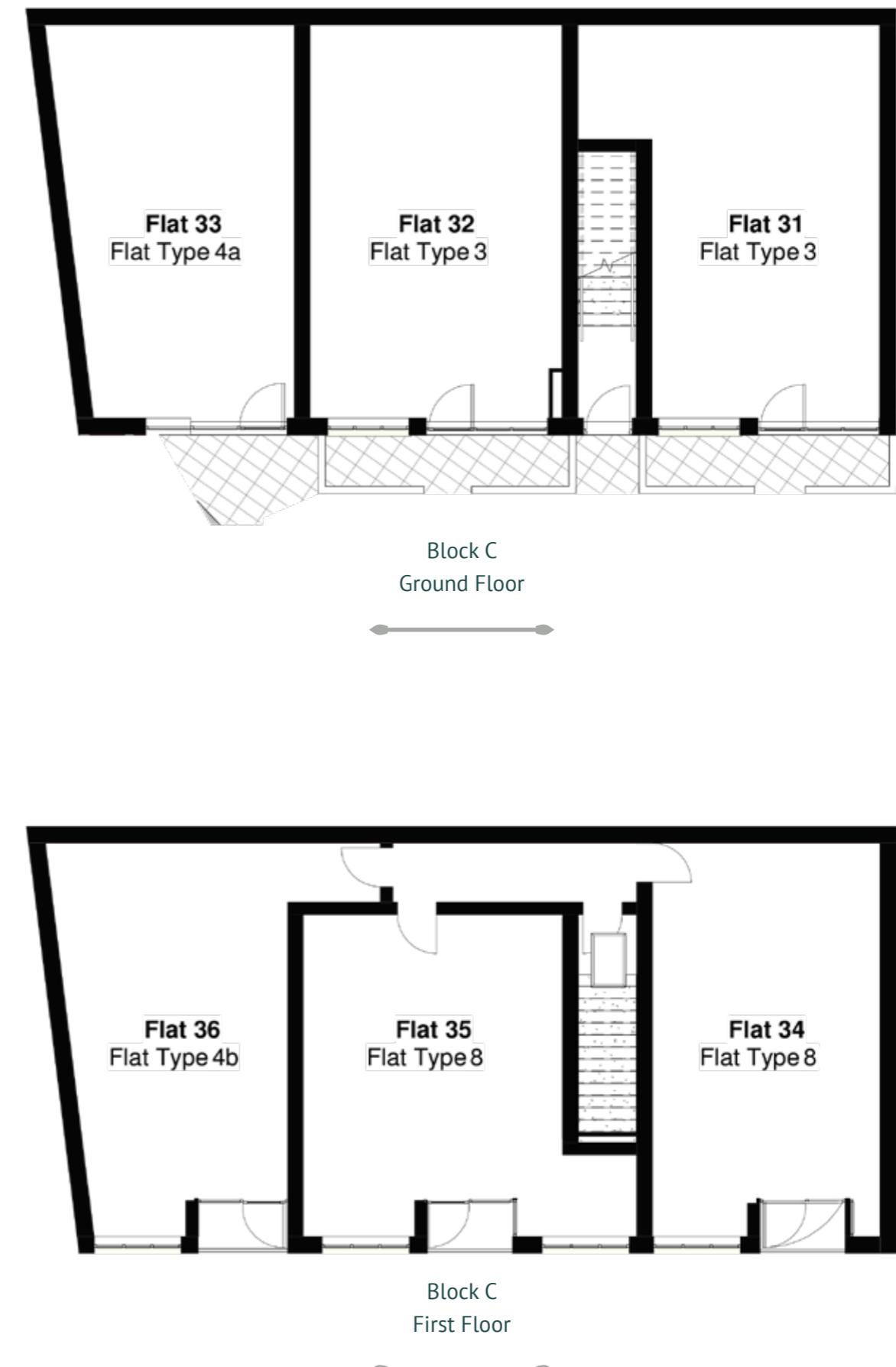


Plans not to scale

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SITE PLANS



Plans not to scale

## SPECIFICATION

### KITCHEN AND APPLIANCES

High gloss Designer Kitchens

Hard Wood Effect flooring

Fitted German appliances (Bosch) Stainless Steel

Electric Oven

Ceramic Touch Control Hob

Silver Metallic Extractor Hood Brushed stainless steel  
inset bowl sink with mixer tap

### BATHROOM

Tiled bathrooms and fully furnished (toilet, basin and  
vanity unit) Designer taps and fittings

### SECURITY AND PEACE OF MIND

Video Entry system to each flat Individual unit fire alarm  
systems for added safety

Front door fitted with spy hole Internal communal fire  
doors

### EXTERNAL

Landscaped communal gardens

Private courtyard access for all ground floor apartments  
as well as direct access to communal gardens

### GENERAL

Natural neutral colour carpets in bedrooms

USB plug sockets

LED ambient lighting in select areas

TV ports in lounge for satellite connection Flats serviced  
with gas and electric Energy saving LED lighting  
throughout Oversized windows for extra natural light

All flats have a high level of acoustic dampening



## HELP TO BUY



Backed by  
HM Government

5%

DEPOSIT



40%

GOVERNMENT LOAN



55%

MORTGAGE



Help to Buy in London is a government led equity loan scheme available on new build homes up to the value of £600,000.

You now need just a 5% deposit in order to qualify, and the government will lend you up to 40% of the property value, interest free for the first 5 years. Buyers will be required to take out a 55% mortgage to make up the outstanding balance, which is subject to affordability – please speak to a sales advisor for more information and for full terms and conditions.



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**haart**  
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