



**KIRK
HOUSE**

**CONNECTED
LIVING
AWARD
WINNING
DESIGN**

WEST DRAYTON

KIRK HOUSE



CONNECTED TO A NEW FUTURE

Kirk House is all about being connected. Connected to the heart of the capital. Connected to stylish living. Connected to you. This contemporary collection of studios and 1 bedroom apartments has been thoughtfully designed by award-winning Quad to bring new levels of stylish living to the heart of West Drayton. Now is the time to get connected.



Quad are transforming Kirk House to create a new landmark in the heart of West Drayton. The building's original façade has been retained and enhanced, new landscaping is softening the streetscape and to the rear of the building extensive private parking is provided for all apartments. This is your opportunity to be a part of this exciting urban revival.



THE QUAD DIFFERENCE

Quad is an award-winning residential developer led by architects. We combine bold design with finishes of the highest quality, making imaginative use of space to create homes that redefine contemporary living.

We control every aspect of the design and quality of our buildings, displaying meticulous attention to the finest of details. Our passion for design results in new homes that stand the test of time, enhancing the lives of those who make their home in them.



Photographs depict previous Quad developments and are indicative only

Each studio and apartment has been designed to maximise space and to create light, airy living spaces. Contemporary finishes have been specified throughout, allied to robust specifications for kitchens and bathrooms to ensure longevity and good looks.



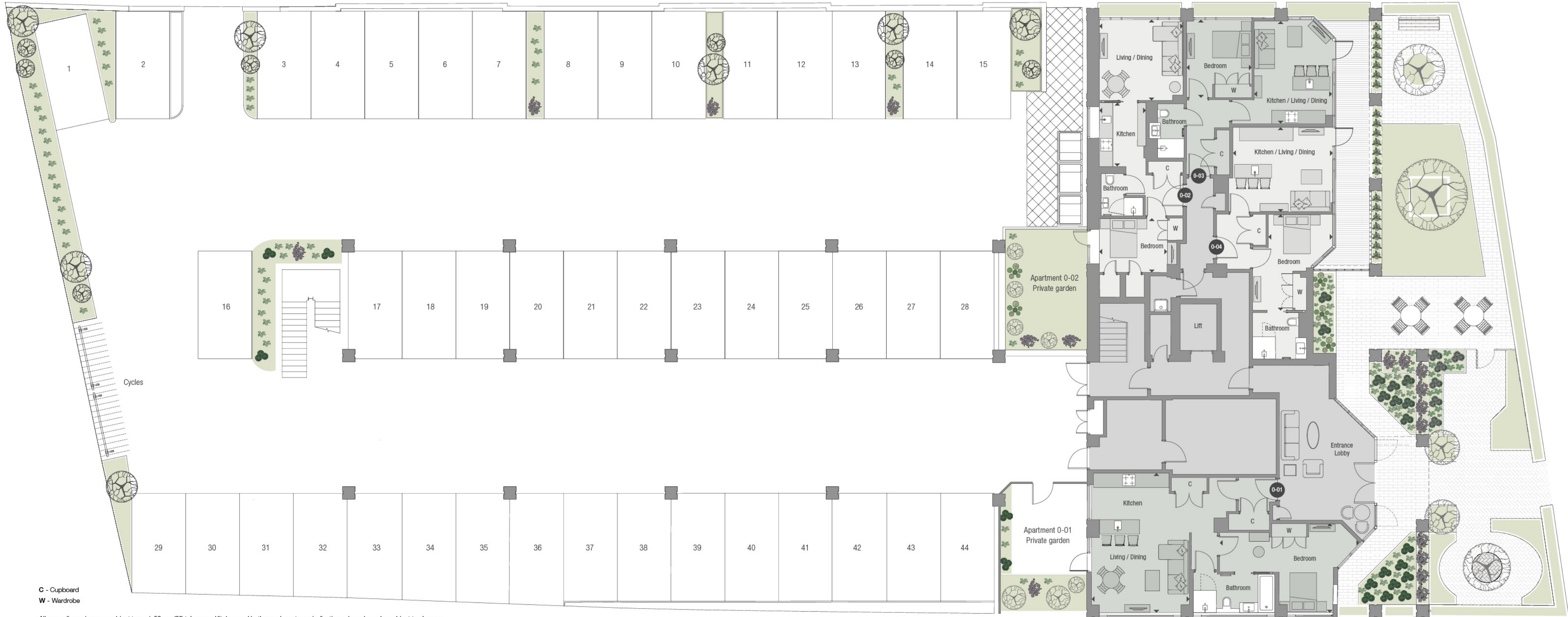
Computer generated illustration of apartment 2-10 is indicative only

0-01 1 Bedroom Apartment
 Living / Dining / Kitchen
 4.34m x 6.23m 14'2" x 20'5"
 Bedroom
 6.26m x 3.97m 20'6" x 13'0"

0-02 1 Bedroom Apartment
 Living / Dining
 3.73m x 3.60m 12'3" x 11'10"
 Kitchen
 3.45m x 2.42m 11'4" x 7'11"
 Bedroom
 2.08m x 2.85m 6'10" x 9'4"

0-03 1 Bedroom Apartment
 Living / Dining / Kitchen
 3.50m x 4.58m 11'6" x 15'0"
 Bedroom
 2.90m x 3.48m 9'6" x 11'5"

0-04 1 Bedroom Apartment
 Living / Dining / Kitchen
 4.44m x 3.78m 14'7" x 12'5"
 Bedroom
 2.87m x 4.28m 9'5" x 14'0"



C - Cupboard
 W - Wardrobe

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

1-01 1 Bedroom Apartment
 Living / Dining / Kitchen
 3.38m x 6.08m 11'1" x 19'9"
 Bedroom
 3.56m x 3.57m 11'8" x 11'9"

1-06 1 Bedroom Apartment
 Living / Dining / Kitchen
 3.38m x 6.08m 11'1" x 19'9"
 Bedroom
 3.56m x 3.57m 11'8" x 11'9"

1-11 1 Bedroom Apartment
 Living / Dining / Kitchen
 6.26m x 3.83m 20'6" x 12'7"
 Bedroom
 3.92m x 3.65m 12'10" x 11'11"

1-13 1 Bedroom Apartment
 Living / Dining / Kitchen
 5.54m x 3.39m 18'2" x 11'1"
 Bedroom
 3.03m x 4.09m 9'11" x 13'5"

1-15 1 Bedroom Apartment
 Living / Dining / Kitchen
 5.48m x 3.85m 17'11" x 12'8"
 Bedroom
 3.74m x 3.72m 12'3" x 12'2"

1-02 1 Bedroom Apartment
 Living / Dining / Kitchen
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 3.56m x 3.57m 11'8" x 11'9"

1-07 1 Bedroom Apartment
 Living / Dining / Kitchen
 3.38m x 6.08m 11'1" x 19'9"
 Bedroom
 3.56m x 3.57m 11'8" x 11'9"

1-12 1 Bedroom Apartment
 Living / Dining / Kitchen
 6.00m x 3.70m 19'8" x 12'1"
 Bedroom
 3.89m x 3.51m 12'9" x 11'6"

1-14 1 Bedroom Apartment
 Living / Dining / Kitchen
 5.59m x 3.61m 18'4" x 11'10"
 Bedroom
 4.69m x 3.60m 15'5" x 11'10"

1-16 Studio Apartment
 Living space
 3.99m x 3.77m 13'1" x 12'4"

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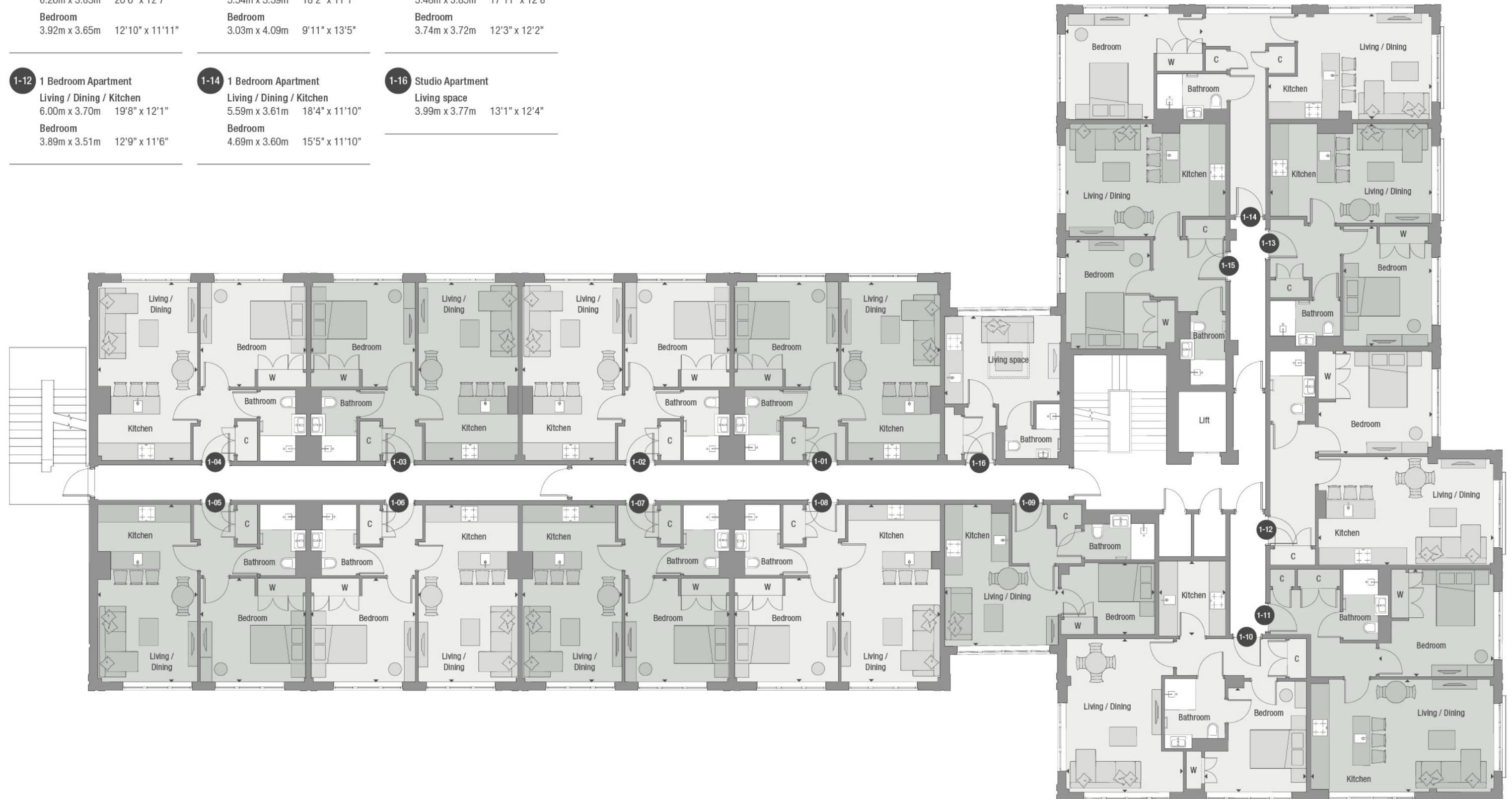
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1-04 1 Bedroom Apartment
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1-09 1 Bedroom Apartment
 Living / Dining / Kitchen
 3.88m x 4.82m 12'9" x 15'8"
 Bedroom
 3.21m x 2.45m 10'6" x 8'0"

1-05 1 Bedroom Apartment
 Living / Dining / Kitchen
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1-10 1 Bedroom Apartment
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 4.01m x 5.23m 13'2" x 17'2"
 Kitchen
 2.28m x 2.55m 7'6" x 8'4"
 Bedroom
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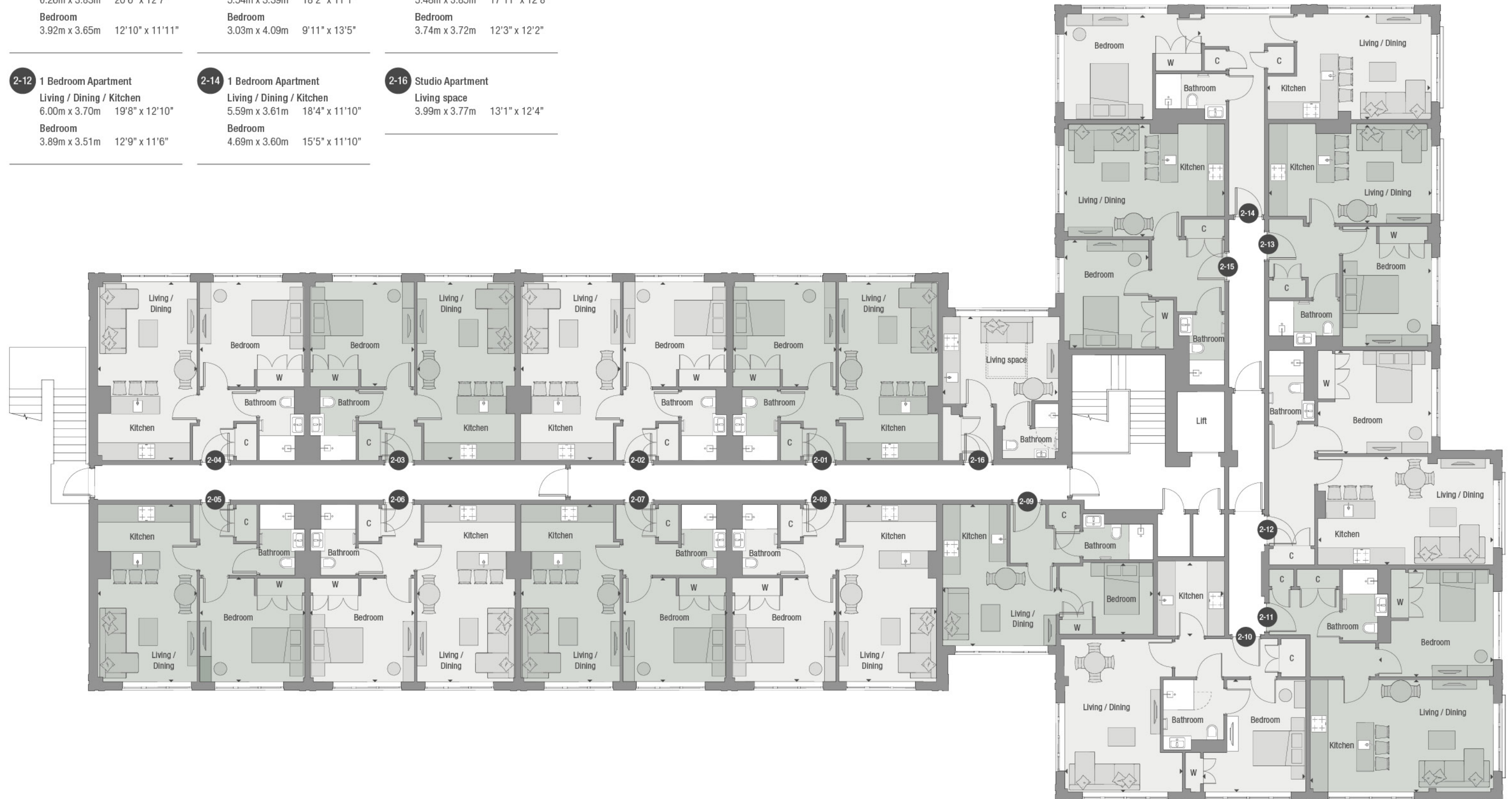
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CONNECTED TO A CONTEMPORARY LIFESTYLE

As well as being within a minimum journey time of just 20 minutes from Paddington, Kirk House is just a few miles from lively Uxbridge. So, whether it's work or play in the capital or a night out with friends locally you won't be short on choice. West Drayton also has a great choice of restaurants in addition to supermarkets and independent stores.

Uxbridge is also a great retail destination, with the Intu shopping centre complemented by a host of independent retailers.

There's an eclectic mix of restaurants with flavours from all corners of the globe, a multi-screen Odeon cinema, leisure facilities and Brunel University campus.

If you're seeking breathing space you won't be disappointed. West Drayton is just moments from Colne Valley Regional Park and its green space and waterways, or Stockley Park, with its golf club.

At Kirk House you'll enjoy a life that puts you in touch with everything you want, from great transport connections to urban convenience and green open space.

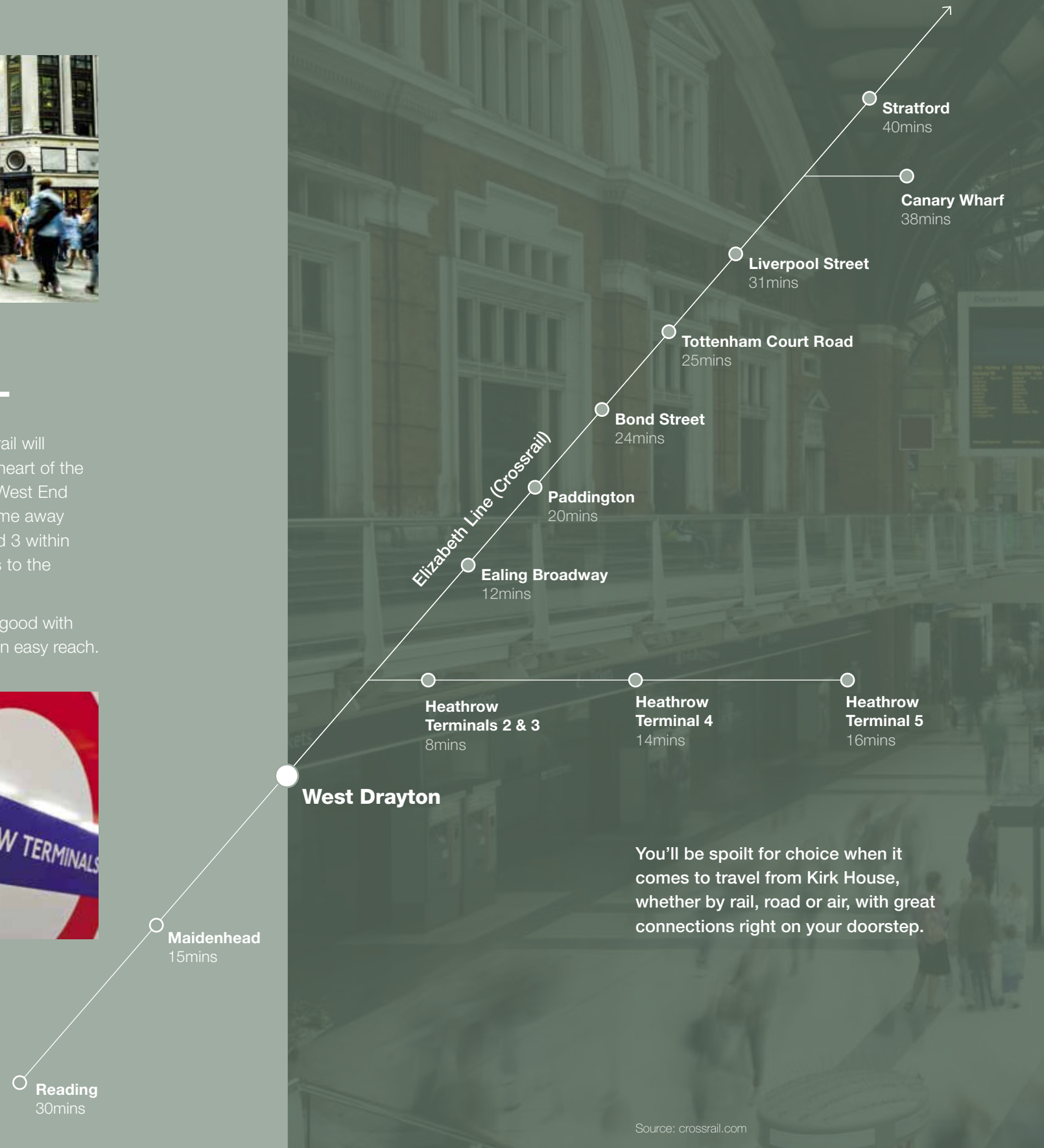




CONNECTED TO CROSSRAIL

The imminent arrival of Crossrail will transform accessibility to the heart of the capital and beyond, with the West End less than 25 minutes' travel time away and Heathrow Terminals 2 and 3 within just 8 minutes, putting access to the wider world at your feet.

Road connections are equally good with the M4, M40 and M25 all within easy reach.



You'll be spoilt for choice when it comes to travel from Kirk House, whether by rail, road or air, with great connections right on your doorstep.

Source: crossrail.com



CONNECTED TO THE HEART OF THE CITY

With West Drayton's Crossrail station just a few minutes' walk from Kirk House you'll have easy access to the heart of what is, arguably, the world's most exciting city. Take the train to Ealing Broadway (12 mins) for transfer to Central and District Underground lines or continue to Paddington (20 mins) for Bakerloo, Circle and Hammersmith and City lines. Bond Street (24 mins) will put you on the West End's doorstep for its diverse choice of restaurants, theatres and nightlife.



Whether for work, a day out shopping or a night out on the town, the heart of the city is less than half an hour's travel time from West Drayton.





Form meets function. Kitchens at Kirk House have been thoughtfully designed to perfectly blend form and function with a comprehensive range of integrated Bosch appliances, complemented with stylish grey Zenith worktops and oak wood flooring.

SPECIFICATION

ON SITE PARKING

- Parking spaces available for each apartment by separate agreement

RECEPTION AREA

- Video entry system
- Seating, artwork and mood lighting
- Individual lockable brushed steel post boxes located in entrance hall

LIFT ACCESS

- 8 person lift - giving access to all floors

WINDOWS

- Anodized aluminium windows with double glazing and lockable handles to most units

FLOORING

- Engineered hardwood flooring to all apartments
- Carpets to common corridors and stairs

SOUND INSULATION

- High levels of sound insulation between apartments

FITTED KITCHENS

- Designer matt finish units with soft close cupboards and drawers
- Zenith Magma worktops
- Designer stainless steel sinks
- LED task lighting
- Built in Bosch oven
- Bosch microwave
- Bosch induction hob
- Bosch extractor unit
- Bosch Integrated fridge / freezer
- Bosch Integrated dishwasher
- Hoover washer / dryer

LUXURY SHOWER ROOMS

- Walk in showers
- Thermostatic controls
- Electric towel rails
- Ceramic tiled floors and showers
- Bespoke built in cabinetry in Egger board
- Mirrors
- Glass shower screens
- Undermounted wash basins with Zenith Magma vanity tops

FITTED WARDROBES

- To all bedrooms
- High gloss white handleless doors

INTERIOR DOORS

- PAS24 high security entrance door to each apartment
- Grey oak stained internal doors with brushed stainless steel hinges and black nickel handles

BROADBAND & SATELLITE TV

- Virgin Media & BT cabling in place for fibre optic broadband & satellite TV connections

PROGRAMMABLE LIGHTING

- Programmable lighting to living rooms

HIGH QUALITY HEATING AND PLUMBING SYSTEM

- Electric underfloor heating and Megafluo cylinders to ground and first floors
- Gas boilers and flat panel radiators to penthouse level



This outline specification is for guidance only and could be subject to change at the vendor's sole discretion in the event that items become unavailable or for any other reason. The Vendor offers no warranty and this document does not constitute or form any part of a contract for the sale of the apartment. Purchasers should rely only on the terms of any contract to purchase. If in doubt, the purchaser should check with his/her solicitor, or the Vendor.

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QUAD

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Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to our policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Applicants are advised to contact selling agent to ascertain the availability of any property. Computer generated illustrations indicative only.

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