



DUVAL
HOUSE

HARMONDSWORTH



Computer generated illustration is indicative only

DUVAL HOUSE

Welcome to Duval House, a development comprising 19 one bedroom and 6 studio apartments set over three floors.

Each apartment is designed to be both comfortable and make good use of the space available. The kitchen, living area and dining rooms are all open plan, to create a light and spacious place to relax.

Every apartment is finished to the highest standard and features stone worktops in the kitchen, walk in showers in the bathroom and oak effect timber flooring in the living areas.

There is an 8 passenger lift which accesses all floors, as well as stairways for those who prefer to walk. The communal areas are all carpeted and well maintained.

The apartment building has a CCTV security system covering the entrance lobby and the development as a whole, and each apartment has its own video phone entry system for added security.

The communal gardens ensure the development has some privacy and can be enjoyed by all residents. Each apartment has its own allocated parking space and there is also a bicycle storage area.

Duval House is ideally located for commuters who like the contrast of a peaceful and scenic place to relax.

DISCOVER THE LOCAL AREA

Harmondsworth is a pleasant village in the historic county of Middlesex. The combination of beautiful English countryside right on your doorstep and easy links to the City of London, make this an attractive place to live.

SUPERBLY CONNECTED

While Harmondsworth does not have its own Railway station, there is one located nearby in West Drayton. 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.

ABOUT THE VILLAGE

The village is mentioned in the Domesday Book and its name translates as Heremods enclosure and it still has many historical buildings. The Great Barn and church are both excellent examples of medieval buildings, and the Barn is a great place to visit for anyone interested in history.

Harmondsworth sits next to Harmondsworth Moor, and the River Colne and Wraysbury River both flow through this. There are many walks and cycle paths to enjoy the beauty of the countryside, and plenty of moorland to stop for a picnic.

The village has everything you would expect to enjoy rural life, with local High Street stores and a friendly local community. West Drayton is just 2 miles away, and this has two small supermarkets and larger stores.

There are two pubs in the village, with many more country pubs around the area, some offering excellent food, with a varied selection of cuisine.

There is a primary school in the village, with an Academy in West Drayton.



Harmondsworth Village Green



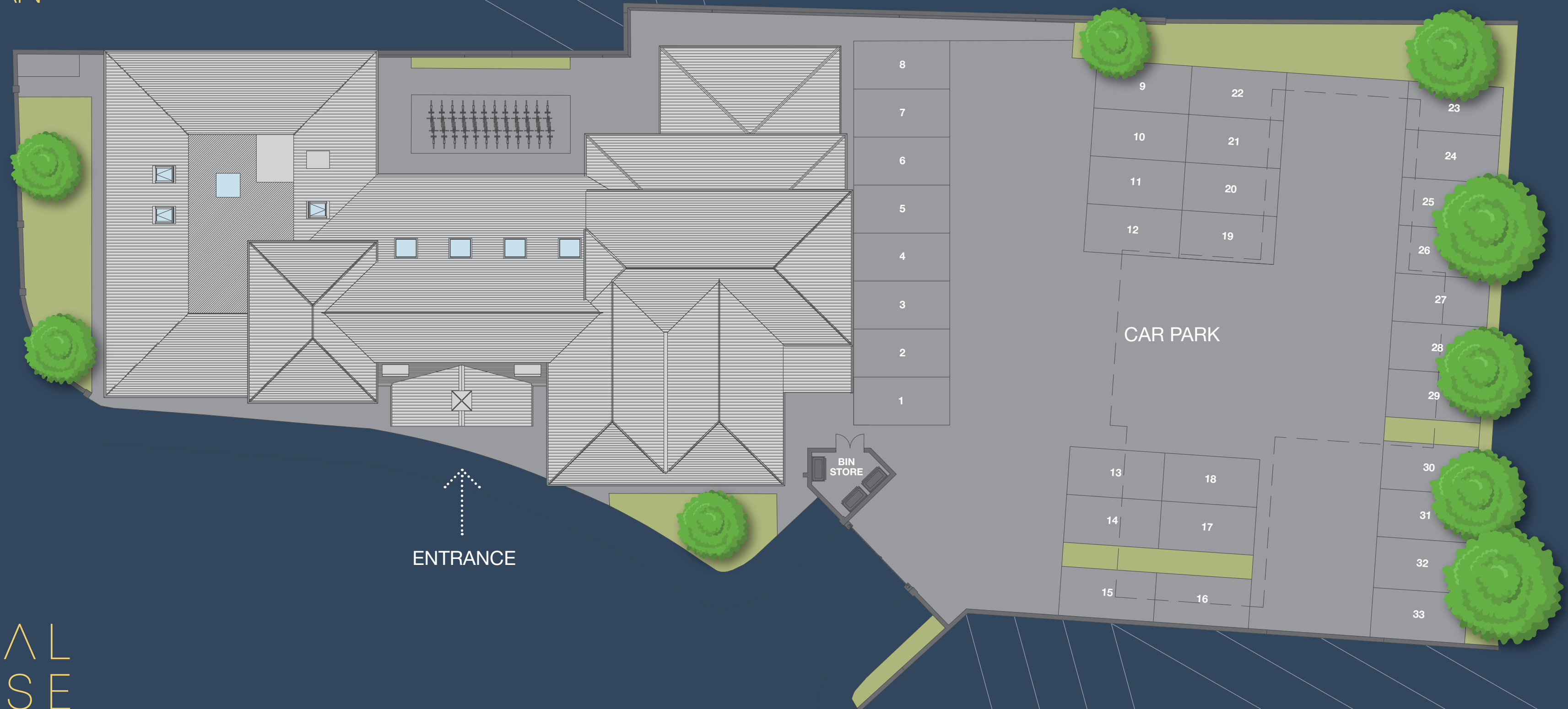
Harmondsworth Great Barn



Swan Lake - Harmondsworth Moor Biodiversity Project

SITE PLAN

Site plan illustration is indicative only.



DUVAL HOUSE

GOOD DESIGN & QUALITY
COMES AS STANDARD



Kitchen/Living/Dining area



Bedroom



Bathroom

GROUND FLOOR

- Apartment 01 | 1 Bed**
 Kitchen/Living/Dining 6.50 x 5.14m
 Bedroom 3.10 x 3.57m

- Apartment 02 | 1 Bed**
 Kitchen/Living/Dining 3.27 x 4.31m
 Bedroom 2.61 x 4.31m

- Apartment 03 | Studio**
 Kitchen/Living/Dining 5.17 x 4.81m
 Bedroom area 2.70 x 2.56m

- Apartment 04 | 1 Bed**
 Kitchen 2.70 x 3.26m
 Living/Dining 6.10 x 4.02m
 Bedroom 2.70 x 3.79m

- Apartment 05 | 1 Bed**
 Kitchen/Living/Dining 4.87 x 5.05m
 Bedroom 2.70 x 3.79m

- Apartment 06 | Studio**
 Kitchen/Living/Dining 3.37 x 3.38m
 Bedroom area 2.74 x 3.78m

- Apartment 07 | 1 Bed**
 Kitchen 3.36 x 1.92m
 Living/Dining 5.01 x 3.65m
 Bedroom 3.02 x 3.37m

- Apartment 08 | 1 Bed**
 Kitchen/Living/Dining 4.08 x 4.68m
 Bedroom 2.81 x 4.24m

- Apartment 09 | 1 Bed**
 Kitchen/Living/Dining 7.11 x 3.07m
 Bedroom 2.81 x 3.92m

- Apartment 10 | 1 Bed**
 Kitchen/Living/Dining 5.02 x 4.19m
 Bedroom 3.85 x 4.49m



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. Floor plan illustration is indicative only.

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FIRST FLOOR

Apartment 11 | 1 Bed

Kitchen/Living/Dining 6.19 x 5.03m
Bedroom 3.10 x 3.57m

Apartment 12 | 1 Bed

Kitchen/Living/Dining 5.45 x 4.94m
Bedroom 2.70 x 2.90m

Apartment 13 | 1 Bed

Kitchen 2.70 x 3.26m
Living/Dining 6.10 x 4.02m
Bedroom 2.70 x 3.79m

Apartment 14 | 1 Bed

Kitchen/Living/Dining 4.87 x 5.01m
Bedroom 2.70 x 3.79m

Apartment 15 | 1 Bed

Kitchen/Living/Dining 5.76 x 4.03m
Bedroom 4.89 x 3.16m
Study 2.21 x 1.86m

Apartment 16 | 1 Bed

Kitchen/Living/Dining 6.92 x 3.65m
Bedroom 3.02 x 3.37m

Apartment 17 | 1 Bed

Kitchen/Living/Dining 4.08 x 4.68m
Bedroom 2.81 x 4.24m

Apartment 18 | 1 Bed

Kitchen/Living/Dining 7.11 x 3.07m
Bedroom 2.81 x 3.92m

Apartment 19 | 1 Bed

Kitchen/Living/Dining 5.09 x 4.19m
Bedroom 3.84 x 3.33m



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SECOND FLOOR

Apartment 20 | Studio

Kitchen/Living/Dining 4.85 x 3.76m
Bedroom area 2.70 x 3.76m

Apartment 21 | Studio

Kitchen/Living/Dining 4.85 x 4.32m
Bedroom area 2.70 x 2.52m

Apartment 22 | 1 Bed

Kitchen/Living/Dining 4.87 x 4.36m
Bedroom 2.70 x 3.78m

Apartment 23 | 1 Bed

Kitchen/Living/Dining 6.50 x 4.02m
Bedroom 2.70 x 3.60m

Apartment 24 | Studio

Kitchen/Living/Dining 5.22 x 4.02m
Bedroom area 2.50 x 3.44m

Apartment 25 | Studio

Kitchen/Living/Dining 3.36 x 6.91m
Bedroom area 2.43 x 3.11m



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SPECIFICATION

It's all in the detail... Duval House boasts a host of great features to make your time at home as enjoyable as possible.

KITCHEN

- Contemporary high gloss handleless units with soft closure (dove grey colour)
- Composite stone worktop with drainer grooves
- Full height composite stone splashback to underside of wall units
- Stainless steel undermount sink with chrome lever tap
- Integrated Bosch induction hob, oven and extractor
- Integrated washer/dryer and fridge/freezer

BATHROOM

- Walk in shower with glass shower screen
- Hansgrohe thermostatic fixed head shower with hand shower
- Hansgrohe basin mixer
- Roca back to the wall WC with soft close seat
- Roca basin and vanity unit
- Large format 600 x 600 limestone effect wall and floor tiles
- Feature backlit mirror and composite stone top
- Heated towel rail

GENERAL

- Wet radiators and electric boiler to apartments
- Fibre broadband connection
- Living room and bedroom wired for Sky and terrestrial TV
- Oak-effect timber flooring to living room, kitchen and hallway
- Carpet to bedroom
- White square skirtings and architrave
- Chrome ironmongery
- 8 passenger lift with access to all floors
- Carpet to all communal areas and stairs

SECURITY

- Video phone entry system to each apartment
- CCTV security system to entrance lobby and development

EXTERNAL

- Bike Storage
- Parking spaces available for each apartment by separate agreement

WARRANTY

- 10 year ICW warranty

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.

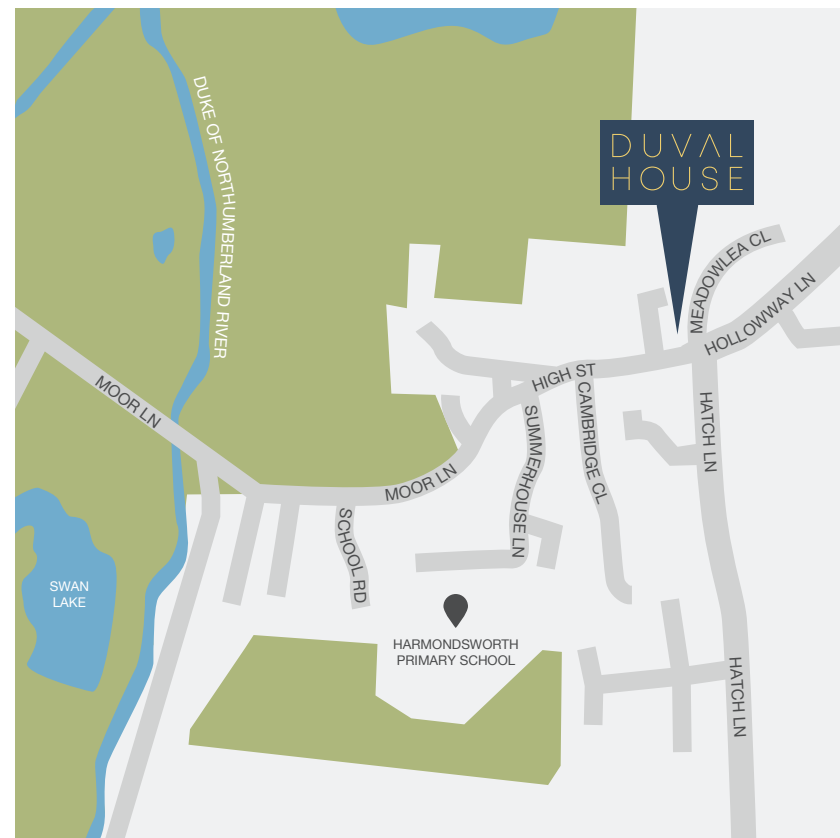


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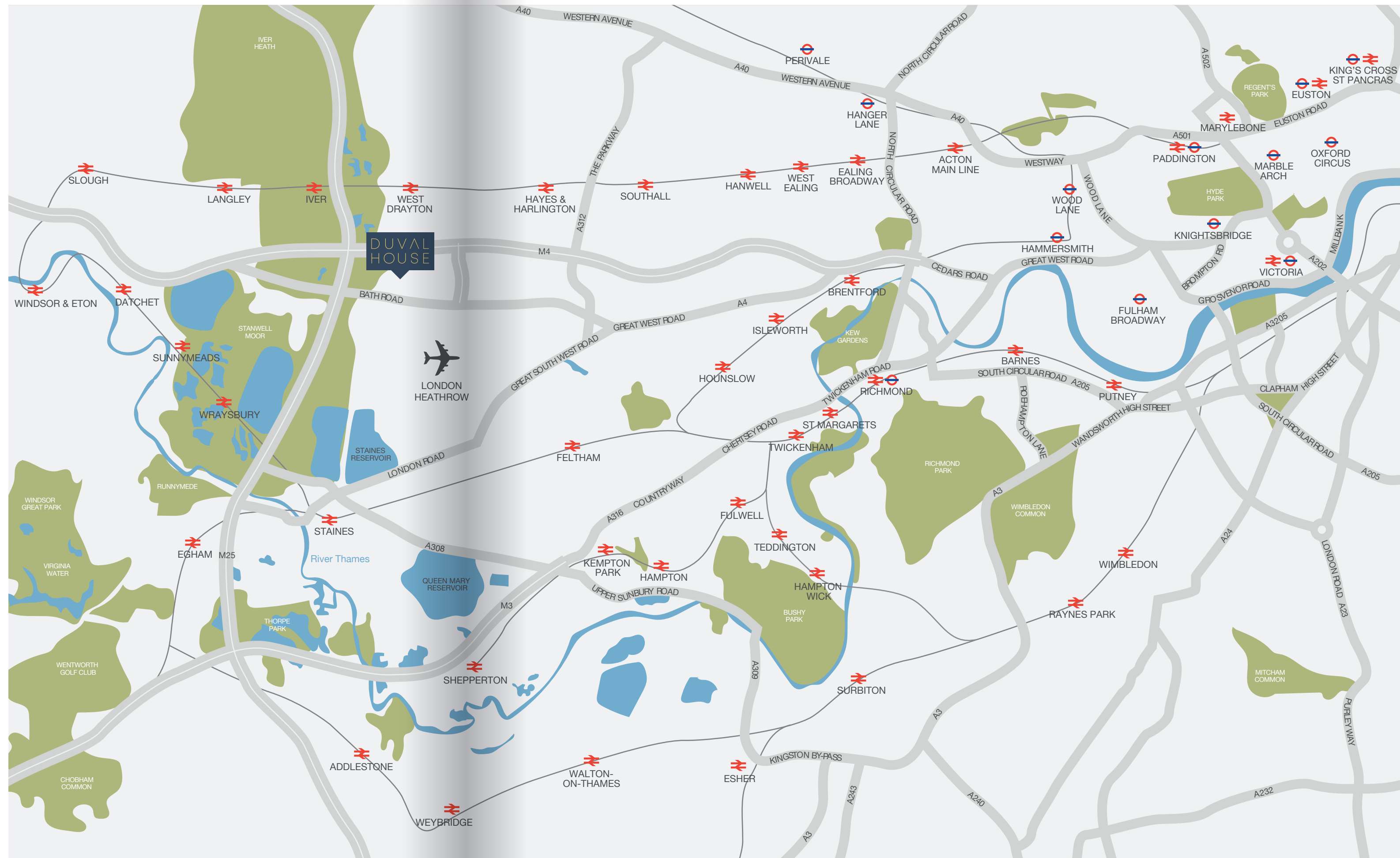
LOCATION

Duval House is situated in an ideal location, giving you a perfect blend of the countryside on your doorstep, and the city within easy reach.

ADDRESS:
 Duval House, High Street,
 Harmondsworth, Middlesex,
 UB7 0BT



Maps are not to scale and show approximate locations only.



DUVAL HOUSE

HARMONDSWORTH

Cameron

For sales enquiries or to book a viewing
call **01895 444424** or email **duval@cameron.co**

  **07748 100000**

West Drayton office: Cameron House, 21-23 High Street, West Drayton, UB7 7QG

Every care has been taken with the preparation of these property particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check and confirm the information for you. The seller reserves the right to employ or use alternative or substitute materials in carrying out of the works and to vary the works in such a manner as it reasonably thinks fit or to deviate as the circumstances may require from the planning permission or building regulation approval (subject always to obtaining any further requisite approval from the local authority). Measurements have been taken from the architect's plans. Nothing concerning the type of construction, the condition of the structure or its surroundings is to be implied from computer generated images shown as these are indicative of how a mature site may appear. Styling details may be subject to variation during the course of construction.

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