



UXBRIDGE

**AN OUTSTANDING OPPORTUNITY TO
PURCHASE A STUNNING NEW EXECUTIVE
SUITE, 1 OR 2 BEDROOM APARTMENT
IN THE HEART OF UXBRIDGE**



WINDSOR HOUSE

WEST LONDON'S DYNAMIC NEW DESTINATION

Windsor House presents the opportunity to enjoy the advantages of town centre living and all the convenience it brings. A stunning collection of beautiful new contemporary executive suites, 1 and 2 bedroom apartments will lie behind the historic façade of Windsor House, restored and refurbished to ensure that this magnificent building remains one of the conservation area's most iconic landmarks.

Uxbridge has become a favourable destination for the best of contemporary living, with its fabulous array of shops, restaurants, bars, entertainment, green open spaces and great transport links to central London by road and rail.

The launch of Windsor House now makes it possible for you to share in the success of this vibrant, pulsating town.

LANDMARK LIVING

Long recognised as one of the most gracious buildings in Uxbridge, Windsor House is being sensitively and thoughtfully restored and refurbished to create an exciting new collection of executive suites, 1 and 2 bedroom apartments of exceptional appeal. With a façade that features many classical architectural features this local landmark will continue to make an impression on those who have the pleasure to enjoy its undeniable beauty and elegance.

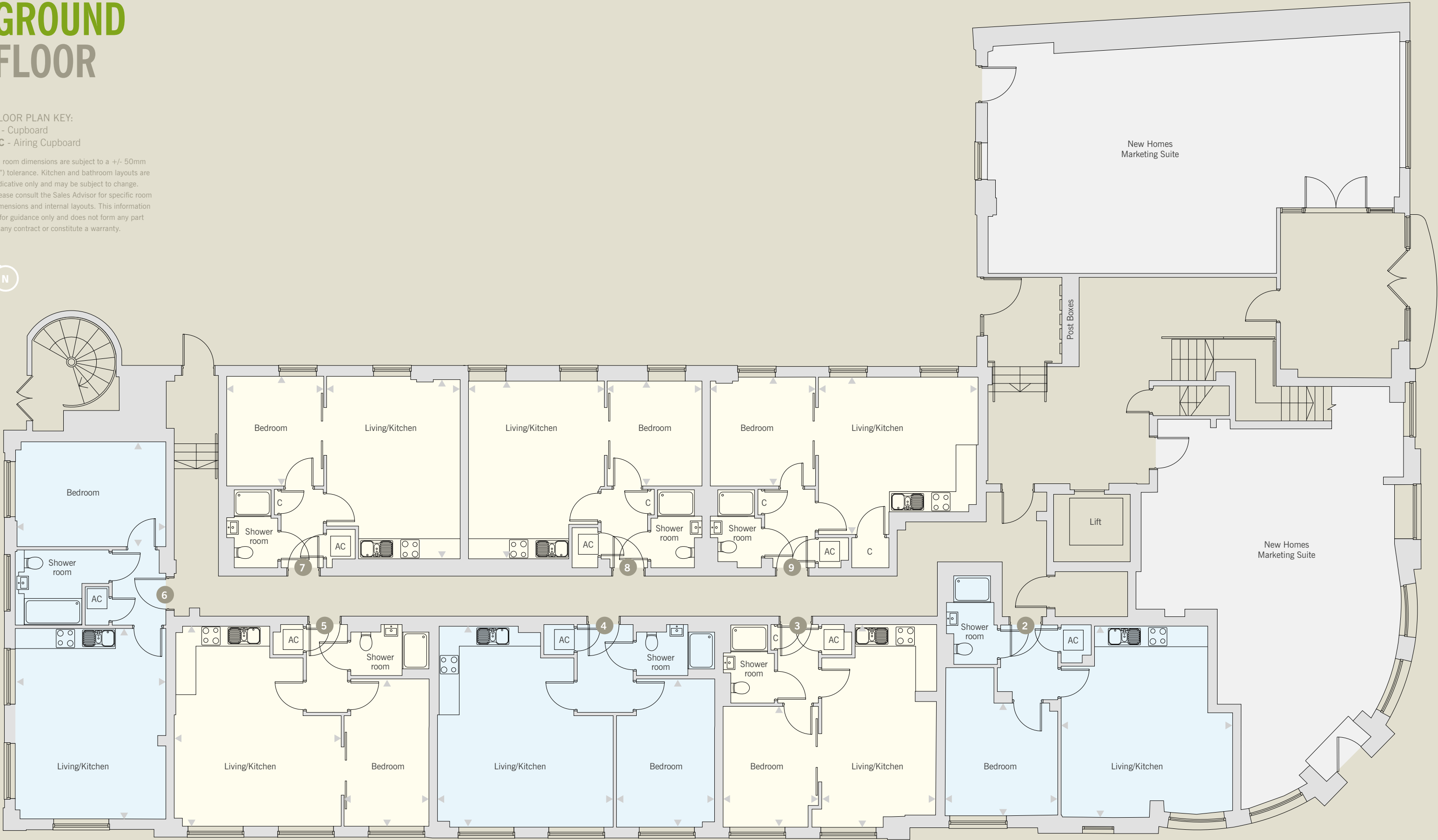
WINDSOR HOUSE



GROUND FLOOR

FLOOR PLAN KEY:
C - Cupboard
AC - Airing Cupboard

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.



APARTMENT 2		1 BEDROOM APARTMENT
Living/Kitchen	5.13 x 5.71	16'10" x 18'9"
Bedroom	3.37 x 3.35	11'1" x 11'0"

APARTMENT 3		EXECUTIVE SUITE
Living/Kitchen	3.41 x 5.67	11'2" x 18'7"
Bedroom	2.85 x 3.62	9'4" x 11'10"

APARTMENT 4		1 BEDROOM APARTMENT
Living/Kitchen	5.26 x 6.01	17'3" x 19'9"
Bedroom	2.95 x 4.44	9'8" x 14'7"

APARTMENT 5		EXECUTIVE SUITE
Living/Kitchen	4.97 x 5.99	16'4" x 19'8"
Bedroom	2.55 x 4.43	8'4" x 14'6"

APARTMENT 6		1 BEDROOM APARTMENT
Living/Kitchen	4.56 x 5.71	14'11" x 18'9"
Bedroom	4.52 x 3.14	14'10" x 10'4"

APARTMENT 7		EXECUTIVE SUITE
Living/Kitchen	4.00 x 5.36	13'1" x 17'7"
Bedroom	2.87 x 3.28	9'5" x 10'9"

APARTMENT 8		EXECUTIVE SUITE
Living/Kitchen	4.31 x 5.32	14'2" x 17'5"
Bedroom	2.84 x 3.12	9'4" x 10'3"

APARTMENT 9		EXECUTIVE SUITE
Living/Kitchen	4.79 x 4.70	15'9" x 15'5"
Bedroom	3.12 x 3.25	10'3" x 10'8"

FIRST FLOOR

FLOOR PLAN KEY:
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APARTMENT 10		1 BEDROOM APARTMENT
Kitchen	2.33 x 2.40	7'8" x 7'10"
Living	4.80 x 4.00	15'9" x 13'1"
Bedroom	3.30 x 3.10	10'10" x 10'2"

APARTMENT 11		1 BEDROOM APARTMENT
Living/Kitchen	3.20 x 5.70	10'6" x 18'8"
Bedroom	3.05 x 4.10	10'0" x 13'5"

APARTMENT 12		1 BEDROOM APARTMENT
Living/Kitchen	3.10 x 5.70	10'2" x 18'8"
Bedroom	3.00 x 4.46	9'10" x 14'8"

APARTMENT 13		1 BEDROOM APARTMENT
Living/Kitchen	4.70 x 6.03	15'5" x 19'9"
Bedroom	2.85 x 3.62	9'4" x 11'10"

APARTMENT 14		1 BEDROOM APARTMENT
Living/Kitchen	4.60 x 6.01	15'1" x 19'9"
Bedroom	2.81 x 3.62	9'3" x 11'10"

APARTMENT 15		1 BEDROOM APARTMENT
Living/Kitchen	3.58 x 5.76	11'9" x 18'11"
Bedroom	3.83 x 3.27	12'7" x 10'9"

APARTMENT 16		1 BEDROOM APARTMENT
Living/Kitchen	4.89 x 5.70	16'1" x 18'8"
Bedroom	2.82 x 3.25	9'3" x 10'8"

APARTMENT 17		1 BEDROOM APARTMENT
Living/Kitchen	2.89 x 5.65	9'6" x 18'6"
Bedroom	2.81 x 3.25	9'3" x 10'8"

APARTMENT 18		1 BEDROOM APARTMENT
Living/Kitchen	4.89 x 5.38	16'1" x 17'8"
Bedroom	3.43 x 3.25	11'3" x 10'8"

APARTMENT 19		1 BEDROOM APARTMENT
Living/Kitchen	3.77 x 5.42	12'4" x 17'9"
Bedroom	2.84 x 3.23	9'4" x 10'7"

APARTMENT 20		1 BEDROOM APARTMENT
Living/Kitchen	5.35 x 4.82	17'7" x 15'10"
Bedroom	2.89 x 3.10	9'6" x 10'2"

APARTMENT 21		2 BEDROOM APARTMENT
Living/Kitchen	5.88 x 2.80	19'3" x 9'2"
Bedroom	3.98 x 2.80	13'1" x 9'2"
Bedroom	4.49 x 2.00	14'9" x 6'7"

APARTMENT 22		1 BEDROOM APARTMENT
Living/Kitchen	4.86 x 3.88	15'11" x 12'9"
Bedroom	2.91 x 3.58	9'7" x 11'9"

SECOND FLOOR

FLOOR PLAN KEY:
C - Cupboard
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APARTMENT 23		1 BEDROOM APARTMENT	
Living/Kitchen	4.72 x 4.25	15'0" x 13'11"	
Bedroom	3.46 x 3.07	11'0" x 10'1"	

APARTMENT 24		1 BEDROOM APARTMENT	
Living/Kitchen	5.70 x 3.17	18'8" x 10'5"	
Bedroom	3.10 x 4.21	10'2" x 13'10"	

APARTMENT 25		1 BEDROOM APARTMENT	
Living/Kitchen	3.10 x 5.70	10'2" x 18'8"	
Bedroom	2.96 x 4.44	9'9" x 14'7"	

APARTMENT 26		1 BEDROOM APARTMENT	
Living/Kitchen	4.67 x 6.00	15'4" x 19'8"	
Bedroom	2.87 x 3.60	9'5" x 11'10"	

APARTMENT 27		1 BEDROOM APARTMENT	
Living/Kitchen	4.63 x 6.00	15'2" x 19'8"	
Bedroom	2.80 x 3.60	9'2" x 11'10"	

APARTMENT 28		1 BEDROOM APARTMENT	
Living/Kitchen	3.60 x 5.75	11'10" x 18'10"	
Bedroom	3.80 x 3.27	12'6" x 10'9"	

APARTMENT 29		1 BEDROOM APARTMENT	
Living/Kitchen	6.07 x 2.35	19'11" x 7'9"	
Bedroom	3.60 x 2.70	11'10" x 8'10"	

APARTMENT 30		1 BEDROOM APARTMENT	
Living/Kitchen	4.45 x 5.40	14'7" x 17'9"	
Bedroom	3.43 x 3.21	11'3" x 10'6"	

APARTMENT 31		1 BEDROOM APARTMENT	
Living/Kitchen	4.90 x 5.38	16'1" x 17'8"	
Bedroom	3.42 x 3.20	11'3" x 10'6"	

APARTMENT 32		1 BEDROOM APARTMENT	
Living/Kitchen	3.78 x 5.66	12'5" x 18'7"	
Bedroom	2.84 x 3.23	9'4" x 10'7"	

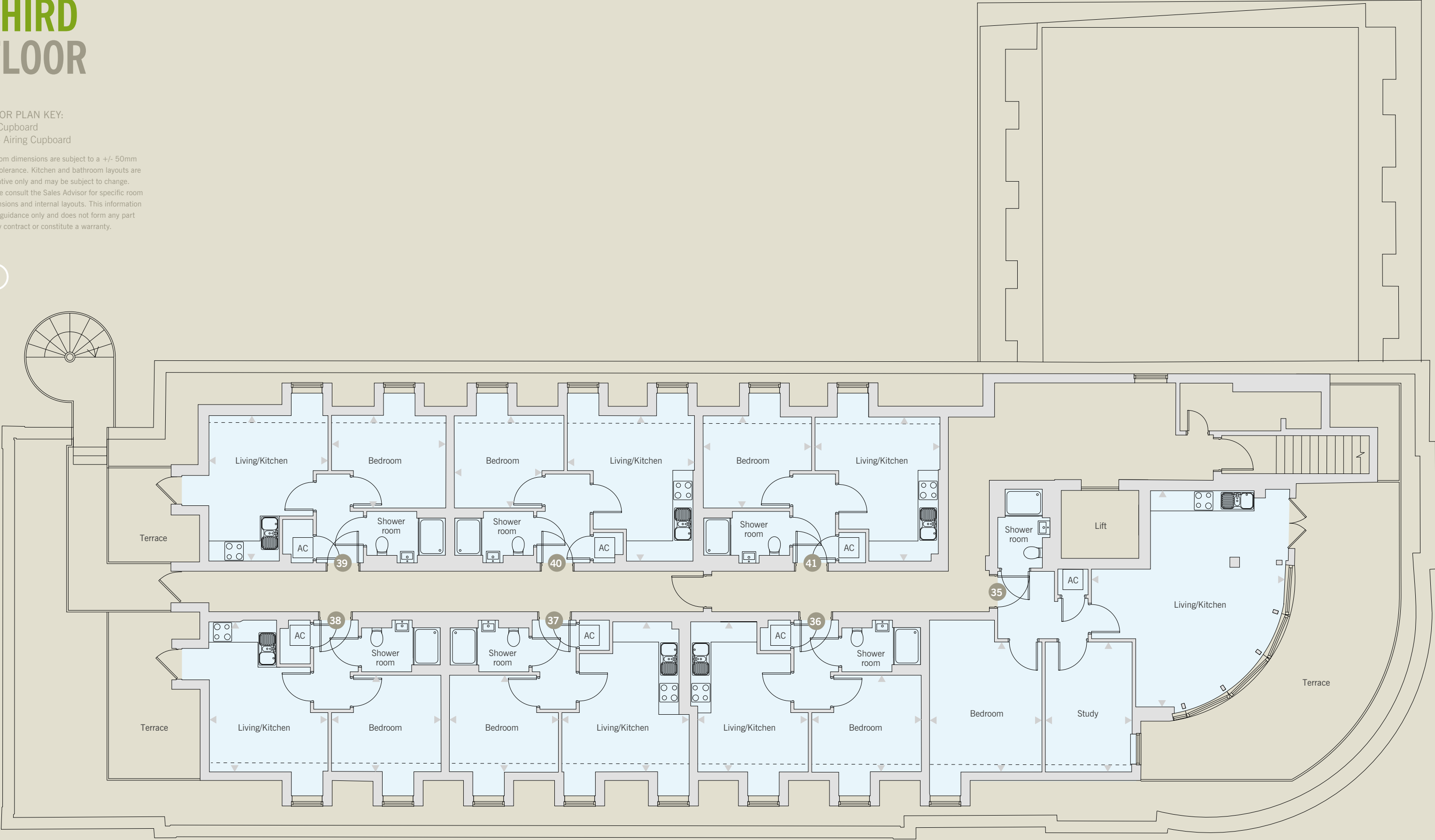
APARTMENT 33		2 BEDROOM APARTMENT	
Living/Kitchen	4.75 x 5.77	15'7" x 18'11"	
Bedroom 1	5.05 x 2.89	16'7" x 9'6"	
Bedroom 2	3.52 x 2.71	11'7" x 8'11"	

APARTMENT 34		2 BEDROOM APARTMENT	
Living/Kitchen	5.79 x 4.30	19'0" x 14'1"	
Bedroom 1	4.11 x 2.84	13'6" x 9'4"	
Bedroom 2	2.90 x 2.81	9'6" x 9'3"	

THIRD FLOOR

FLOOR PLAN KEY:
C - Cupboard
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APARTMENT 35	1 BEDROOM APARTMENT WITH STUDY	
Living/Kitchen	5.75 x 6.40	18'10" x 21'0"
Bedroom	3.20 x 3.85	10'6" x 12'8"
Study	2.70 x 3.85	8'10" x 12'8"

APARTMENT 36	1 BEDROOM APARTMENT	
Living/Kitchen	3.29 x 4.49	10'10" x 14'9"
Bedroom	3.24 x 2.87	10'8" x 9'5"

APARTMENT 37	1 BEDROOM APARTMENT	
Living/Kitchen	3.78 x 4.44	12'5" x 14'7"
Bedroom	3.24 x 2.86	10'8" x 9'5"

APARTMENT 38	1 BEDROOM APARTMENT	
Living/Kitchen	3.52 x 4.48	11'7" x 14'8"
Bedroom	3.24 x 2.86	10'8" x 9'5"

APARTMENT 39	1 BEDROOM APARTMENT	
Living/Kitchen	3.54 x 4.32	11'7" x 14'2"
Bedroom	3.40 x 2.73	11'2" x 8'11"

APARTMENT 40	1 BEDROOM APARTMENT	
Living/Kitchen	3.78 x 4.34	12'5" x 14'3"
Bedroom	3.24 x 2.73	10'8" x 8'11"

APARTMENT 41	1 BEDROOM APARTMENT	
Living/Kitchen	3.70 x 4.32	12'2" x 14'2"
Bedroom	3.22 x 2.70	10'7" x 8'10"

FOR TODAY AND TOMORROW

The apartments at Windsor House have been designed to provide the best of contemporary living, not just for today, but for tomorrow, with energy saving features, thoughtful, enduring design and attention to detail throughout.

Kitchens feature a range of integrated appliances and bathrooms and en suites are all finished to exceptional standards for every comfort and convenience.

WINDSOR HOUSE



Photograph depicts a typical Howarth Homes apartment



THE ELEGANT TOUCH

DESIGNER KITCHENS

- Architecturally designed handleless kitchens with soft close hinges, contemporary stone worktops, upstands and splashback to hob
- Low energy LED recessed feature lighting to underside of high level kitchen units
- Appliances to include integrated combination microwave oven, four ring modern induction hob and integrated extractor
- Integrated fridge freezer and dishwasher
- Stainless steel sink and chrome monoblock kitchen mixer tap
- Separate laundry cupboard housing washer dryer or integrated within kitchen

STYLISH BATHROOMS & EN-SUITES

- Contemporary white sanitaryware including back to wall pan with soft close seat, dual flush concealed cistern, basin and shower tray
- Thermostatically controlled polished chrome shower with adjustable height shower head
- Shaver sockets to all bathrooms
- Interior designed large format tiling to selected areas
- Heated towel rails to all bathrooms
- Polished chrome taps to basin

ELECTRICAL & LIGHTING

- USB integrated sockets to main bedroom and kitchen areas
- LED energy efficient downlighters to kitchens, bathrooms and hallways
- Fully insulated to building regulations

HOME ENTERTAINMENT & COMMUNICATION

- TV aerial & HDMI points to living areas ready to receive Sky Q*
- Multimedia plate to living areas including TV, DAB and BT
- TV points to all bedrooms

PRIVATE AREAS

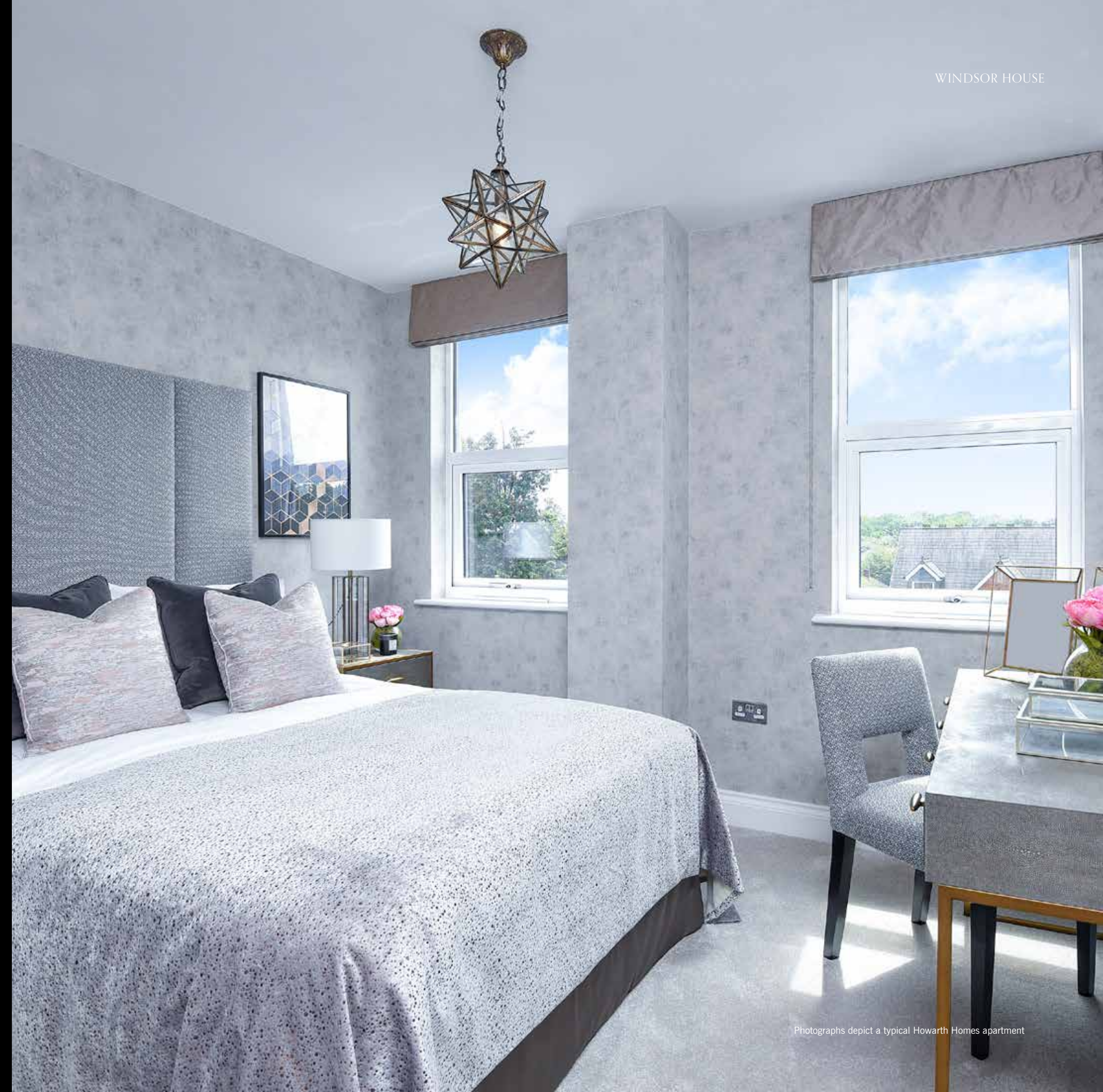
- Contemporary private roof terraces to selected units finished with a low maintenance floor finish
- External lighting to private roof terraces

SECURITY & PEACE OF MIND

- Secure electric gates to development
- Existing double glazed secure windows
- Video entry system with contemporary minimalistic audio handset
- High security apartment entrance door with multi point locking system
- Mains operated smoke and heat detectors
- Fire safety detection system to all communal areas including smoke extract system
- 10 Year build warranty
- Onsite secure cycle storage
- Secure letter boxes within main entrance area

COMMUNAL AREAS

- Contemporary communal hallways finished with hard wearing flooring and recessed matwells
- Lift access to all floors with hard wearing floor finish



WINDSOR HOUSE

Photographs depict a typical Howarth Homes apartment

*Subject to subscription

THE WORLD ON YOUR DOORSTEP

Whether your travel needs take you to the wider world, to the heart of the capital or to local destinations, at Windsor House you'll have it all on the doorstep.

International travellers, or those who work there, will appreciate the proximity of Heathrow, just under 6 miles away, while tube services via the Piccadilly and Metropolitan lines can whisk you to the heart of the capital, with journey times to Baker Street of as little as 36 minutes.

Drivers benefit from having the A40 less than a mile away, putting you in touch with the wider motorway network via the M40 (1.3 miles), M25 (2.5 miles) and M4 (4 miles).



6
MILES TO HEATHROW

Destination	Flight	Ren
17:55 Bilbao		
17:55 Barcelona		
17:55 Shannon		
18:00 Edinburgh		
18:00 Bydgoszcz		
18:05 Gothenburg City		
18:05 Granada		
18:10 Athens		
18:10 Stockholm		
18:10 Newcastle		
18:15 Copenhagen		
18:20 Belfast		
18:20 Glasgow		
18:20 Rome Ciampino		
18:25 Munich		
18:30 Porto		
18:30 Salzburg		
18:35 Berlin Sch		



36
MINUTES TO BAKER STREET
ON THE METROPOLITAN LINE

1
MILE TO M40 AND
MOTORWAY NETWORK





16,000
STUDENTS



INVEST IN A DESTINATION FOR MODERN LIVING

Uxbridge blends historic charm with modern amenities to create one of west London's most desirable destinations for modern living.

Whether its high fashion or low prices, shoppers won't be disappointed with the vast choice of retail outlets available, many in the Intu shopping centre, which also hosts a multi-screen Odeon cinema. The centre is home to big-brand names, including Debenhams, Next, H&M, Marks & Spencer, Boots and Waterstones as well as smaller independent retailers.

There's also a full range of restaurants to suit all tastes, including Five Guys, Pizza Express, Zizzi and Wagamama, plus a host of restaurants from all corners of the globe. Coffee shops abound too, with Starbucks, Costa and Harris + Hoole.

With an eye on rental potential, Uxbridge is home to Brunel University, an internationally renowned facility hosting 16,000 students, in addition to Buckinghamshire New University's Uxbridge campus.

Uxbridge is also renowned for its swathes of green space. Nearby Fasnidge Park, dating from the Victorian era, is an oasis of green on the doorstep and benefits from tennis courts. Just three miles away, the 40 acre Colne Valley Park with farmland, woodland, over 200 miles of waterways and 60 lakes awaits your discovery. Uxbridge is also on the Grand Union Canal, providing opportunities for walking and cycling along its towpath.

Sports facilities include Hillingdon Sports and Leisure Centre with its gym, stadium track and indoor and outdoor pools, while Uxbridge Sports Club offers cricket, rugby, squash and tennis. Golfers have a choice of Uxbridge Golf Club and nearby Stockley Park.



120
RESTAURANTS



7
SCHOOLS

40
SQUARE MILES OF OPEN SPACE
IN THE COLNE VALLEY PARK

WINDSOR HOUSE



REASONS TO BUY IN UXBRIDGE

With prime property investment areas moving out of central London into the suburbs, Uxbridge presents an outstanding opportunity to invest in this expanding economic zone. Combined with the town's active rental market, excellent transport links, superb shopping, nightlife and extensive leisure activities there may never be a better time to buy in this highly desirable location.

52% INCREASE IN PROPERTY
PRICES OVER LAST 5 YEARS*

5/1 TENANTS FOR EVERY
LOCAL PROPERTY

4.8% LOCAL AVERAGE
RENTAL YIELD

4% PREDICTED ADDITIONAL
INCREASE IN PROPERTY
VALUES AS A RESULT OF
CROSSRAIL ARRIVAL

WHERE TO GO

WHAT TO DO



- 1. Ask Italian
- 2. Prezzo
- 3. Creams Café
- 4. Pizza Hut
- 5. Flve Guys
- 6. Costa Coffee
- 7. The Fig Tree
- 8. The Metropolitan
- 9. Tai Pan Oriental Buffet
- 10. Three Tuns
- 11. Starbucks Coffee
- 12. Caffé Nero
- 13. Bella Italia
- 14. Nando's
- 15. Pizza Express
- 16. The Slug and Lettuce
- 17. Zizzi's



- 1. Sainsbury's
- 2. Tesco Metro
- 3. TK Maxx
- 4. Argos
- 5. Wilko
- 6. Marks & Spencer
- 7. Holland & Barrett
- 8. Lipy
- 9. Next
- 10. Waterstones
- 11. Aldo
- 12. Boots
- 13. Office
- 14. River Island
- 15. Debenhams
- 16. H&M
- 17. Topshop/Topman



- 1. RUSH Fitness
- 2. Fassnidge Park
- 3. Post Office
- 4. Rockingham Recreation Ground
- 5. Uxbridge Library
- 6. truGym
- 7. Odeon Cinema
- 8. Brunel University





WINDSOR HOUSE

INNOVATION FROM A FORWARD THINKING DEVELOPER

Established in 1988, Howarth Homes is a multi award winning developer and house builder with an enviable reputation for constructing a broad range of high quality properties, each built to exceptional standards.

Our residential developments are well located in attractive environs and offer the discerning buyer convenient transport links with easy access to local facilities – as well as excellent investment prospects.

At every stage of the design and construction process, we ensure attention to detail is paramount in each Howarth home. This is further complemented by the strong customer-focused service given by our pro-active after care team. We don't just build and sell you a property and then forget about you – we want you settled and happy in your new home and we will do everything we can to ensure that happens.

Howarth Homes is enjoying continued and successful expansion and we look forward to the future and being at the forefront of an exciting industry.



Howarth
Homesplc



A development by

Howarth
Homes plc

In conjunction with

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

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howarthhomes.co.uk

Artist's perspectives, plans and diagrams used in this brochure are intended to be a general guide to the appearance of the development. All room dimensions are subject to change. Kitchen layouts are indicative only. Please consult the Sales Advisor for room dimensions and kitchen layouts. From time to time it is necessary for us to make architectural changes therefore prospective buyers should check the latest plans with our sales representative. Due to our policy of continual improvement we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained within this brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the Agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract.

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Homesplc

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