



FIFTY ONE

**Belmont Road
Uxbridge**

**A vibrant
neighbourhood
with community
spirit, within easy
reach of the city**



Computer generated image.

A desirable mix of culture and connections on the doorstep

Fifty One Belmont Road comprises 30 new apartments in a prominent address just off Uxbridge High Street, perfectly designed and positioned for modern urban living.

Located just a short walk from the thriving town centre with its many shops, restaurants and leisure facilities, the development is even closer to Uxbridge Tube station, for direct links into central London. The homes themselves offer Westcombe Homes' renowned standard of luxury and style, with premium quality specification and elegant, contemporary interiors.

Dynamic
London living
with a laid back,
local feel



M40

B467

A40

Swakeleys Park

Grand Union Canal

Denham Road

Oxford Road

New Denham

A412

B483

Western Avenue

A40

Hillingdon

FIFTY ONE



High St

Belmont Road

Honeycroft Hill



Uxbridge

Chippendale Way

Hillingdon Court Park

Hillingdon Road

St. John's Road

A4007

M25

Long Lane



Fassnidge Park

12 minutes 



TruGym

8 minutes 



Grand Union Canal

10 minutes 



Miller's Tap

8 minutes 



Moss Bros.

7 minutes 



Bar Italia

4 minutes 



Uxbridge Station

3 minutes 



Office

8 minutes 



Odeon Cinema

7 minutes 

Times are taken from Google Maps. They are approximate and should be used as a guide only.



The freedom and convenience of excellent transport links

Direct

Metropolitan line

Wembley Park	Baker Street	Euston Square	King's Cross St. Pancras	Farringdon	Liverpool Street
x	x	x	x	x	x
27	39	44	44	48	54

Piccadilly line

Hammersmith	Earls Court	South Kensington	Knightsbridge	Green Park	Piccadilly Circus
x	x	x	x	x	x
41	46	49	52	56	57

With changes

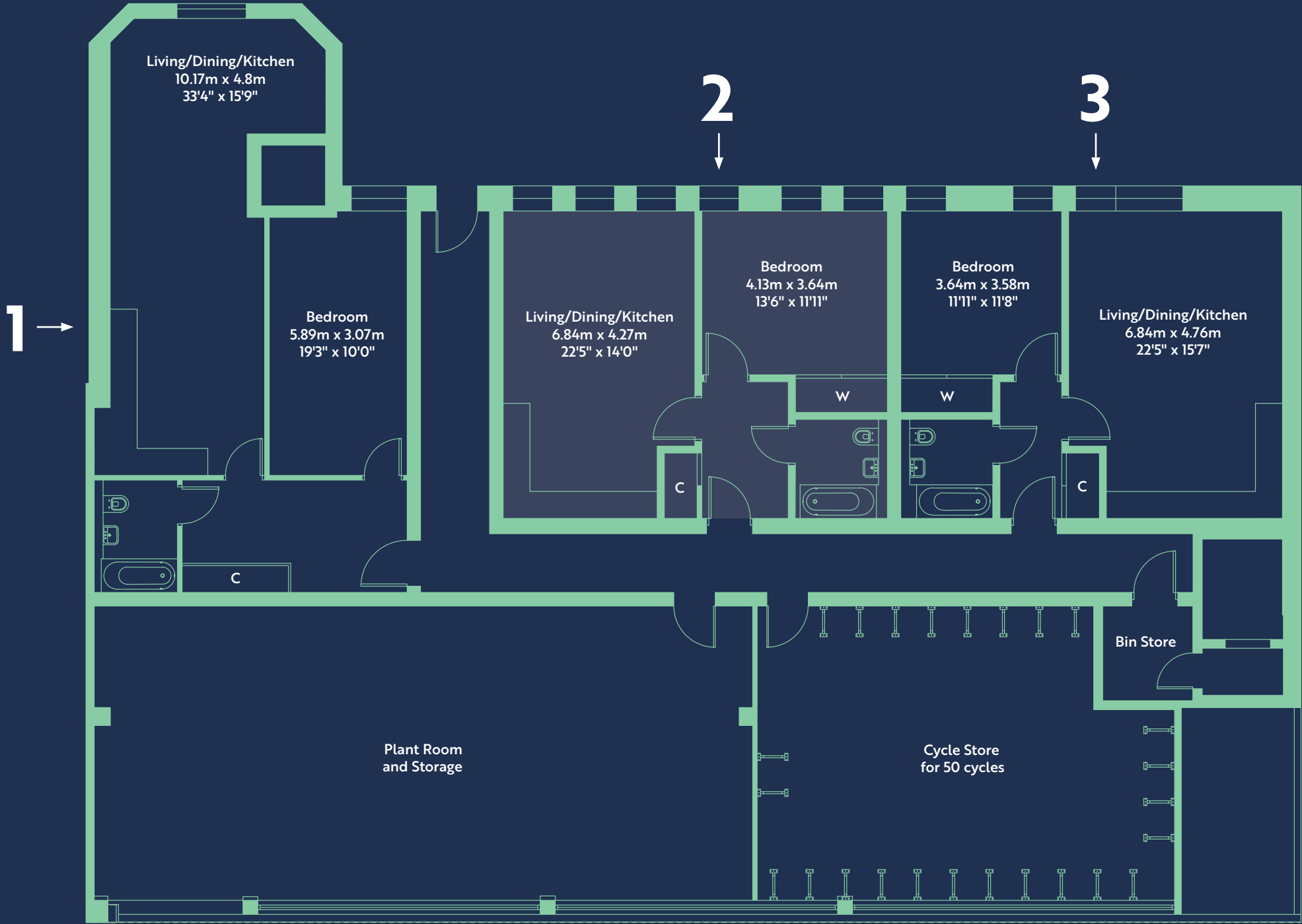
Oxford Circus	Waterloo	Paddington	Victoria	Borough
x	x	x	x	x
44	44	42	51	55

Uxbridge Underground Station is less than a five minute walk away from home, where the Metropolitan and Piccadilly lines provide connections throughout the capital. Whether for work or leisure, the city's financial and business district, the West End's colourful entertainment and premium shopping options and Soho's eclectic nightlife are all within reach.

Times are in minutes and are taken from TfL Journey Planner. They are approximate and should be used as a guide only.

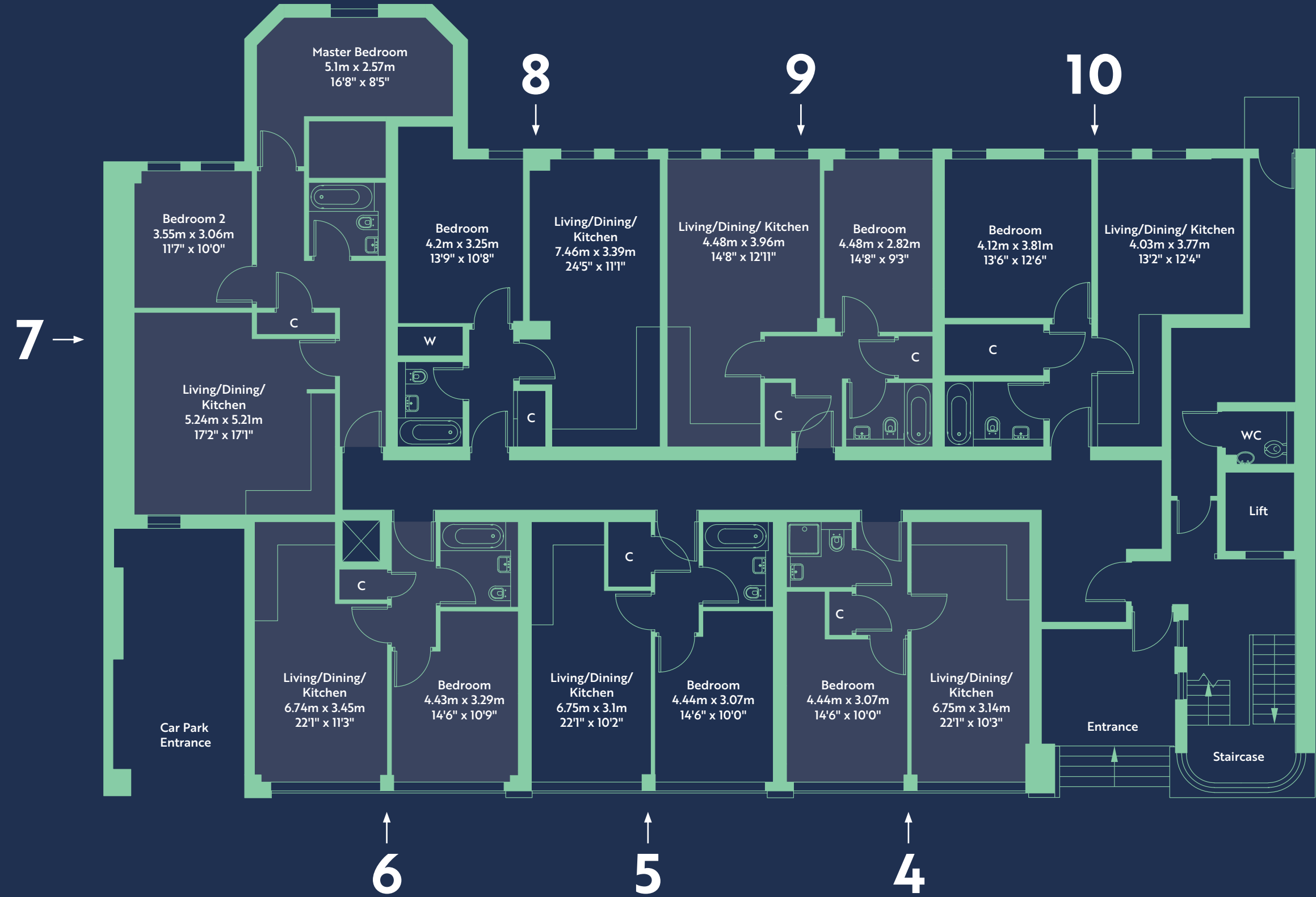


Computer generated image.

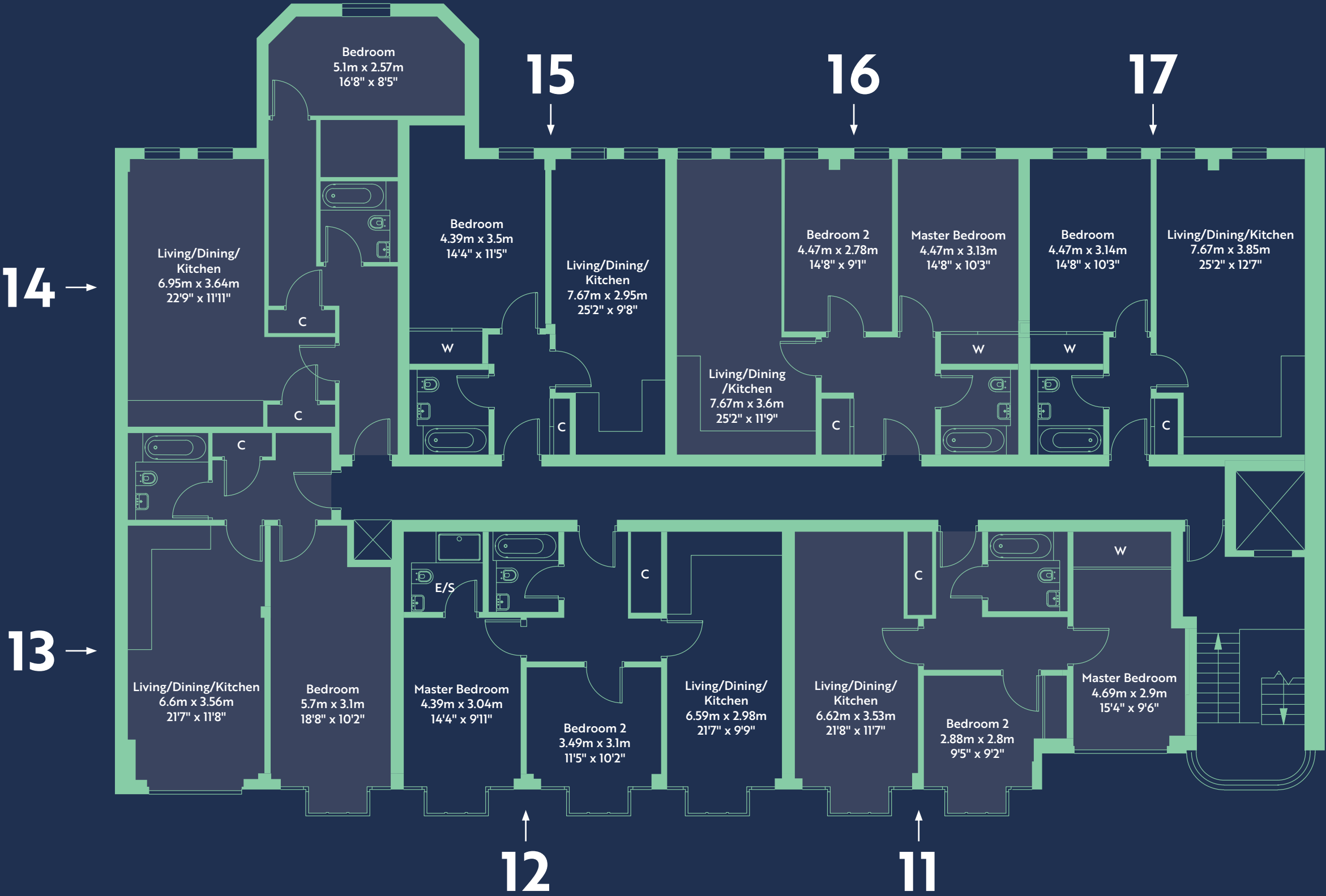


Lower ground floor

Dimensions are measured to perimeter walls and may vary. Please consult your sales advisor for further details. W: Wardrobe. C: Cupboard.

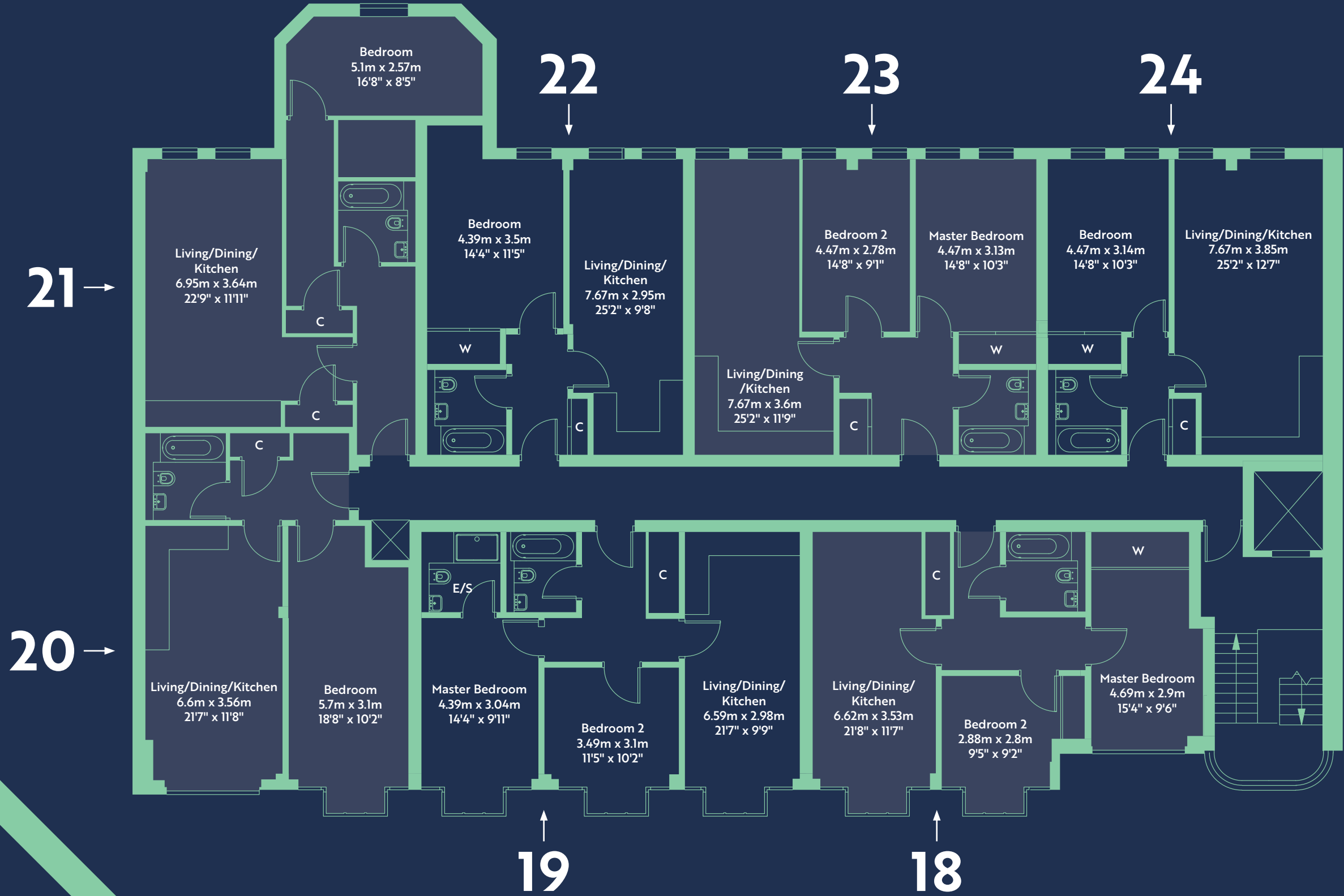


Ground floor



First floor

Dimensions are measured to perimeter walls and may vary. Please consult your sales advisor for further details. W: Wardrobe. C: Cupboard.



Second floor

Dimensions are measured to perimeter walls and may vary. Please consult your sales advisor for further details. W: Wardrobe. C: Cupboard.



Third floor

Dimensions are measured to perimeter walls and may vary. Please consult your sales advisor for further details. W: Wardrobe. C: Cupboard.

Kitchen

Contemporary matt grey handleless units / Stone Italiana Quartz work surfaces and upstands / Built-in fridge/freezer with stainless steel finish / Built-in microwave / Built-in stainless steel single multi-function oven with extractor hood / Blanco stainless steel undermounted sink with Blanco tap / Glass splash back behind hood / Under cabinet lighting

Bathroom

Vitra sanitaryware / Hansgrohe tapware / Italian porcelain tiling / Independent heated towel warmer - polished chrome / Full mirror splash back above basin and toilet

General

High quality laminate flooring throughout hallway and living room / Luxury light grey neutral carpets to bedrooms / Contemporary flush doors / Dual finish ironmongery / Built-in wardrobes in Cashmere finish to principal bedrooms / Double glazed aluminium windows / Warranty provided by Global Home Warranties

Services

Independent high efficiency gas condensing boilers SEDBUK rating A / LED downlighting throughout / CAT 5 data / TV cabling with integrated network cabinet serving principal rooms / BT provisions to all principal rooms / SkyQ satellite provision to all principal rooms / Independent smoke and CO₂ detection / Comelit door entry system and fob

A photograph of a modern bedroom interior, featuring a bed with a textured blanket, several pillows, and a bedside table with a lamp and a vase of flowers. The image is overlaid with a semi-transparent dark blue filter.

Modern comfort
and timeless
elegance

Enquiries

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WESTCOMBE
GROUP

Hollyhedge Ltd is part of the Westcombe Homes Group, who are well established as one of London's leading residential developers. Formed in 1975, we have successfully completed many residential schemes and have developed specialist skills in the restoration of listed status buildings or those in sensitive conservation areas.

Westcombe Group has a reputation for creating contemporary living spaces of outstanding quality which has established us as one of London's foremost developers of luxury residential properties.

Our vision is to be a leader in 21st century living, developing sophisticated homes that benefit from cutting edge technology and offer superb lifestyles with a real sense of community.

We are committed to delivering stylish, individually designed and expertly crafted homes that will meet or surpass our customers' expectations on every level.

We anticipate, identify and satisfy our customers' requirements for the choicest locations with superb local amenities, schools and transport links.

We adopt the best of the new trends in design, construction and technology whilst being mindful of the environment and sustainable energies.

www.westcombegroup.com

Please note that the particulars shown in this brochure including floor plans, layouts, specification and dimensions are provided for guidance only. Changes to those particulars may be necessary during construction, therefore this brochure cannot form any part of a contract or be taken as an indication of warranty or guidance of any property. All photography is for illustrative purposes and is indicative only.

Brochure made by GQ Design.



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