



KEEL HOUSE

COWLEY | UXBRIDGE

A COLLECTION OF CONTEMPORARY STUDIOS, 1, 2, 3 & 4 BEDROOM APARTMENTS



KINGS OAK
CAPITAL



Keel House – enjoy a connected lifestyle in a fabulous location just metres from the banks of the Grand Union Canal.

With an outstanding range of homes available, from studios to 1, 2, 3 & 4 bedroom apartments and duplexes, Keel House is the perfect choice, wherever you are in life. Whether you want to get to the heart of the capital, link up to the motorway network or simply stay local you'll be perfectly placed.

Overlooking Fray's River, Kings Oak has ensured that each home at Keel House delivers at every level, from thoughtfully planned living spaces to stylish design and the use of high quality materials and fittings, promising a modern lifestyle in this enviable location.

Contemporary design and attention to detail define Keel House as the number one choice for stylish living in Cowley.



Canalside walks, relaxing green spaces, urban vibe and educational excellence are all within your reach at Keel House.

Ranked in London's top ten, Brunel University attracts students from all over the world and is the largest campus based university in London.



A world of opportunities await you at Keel House. With the Grand Union Canal on your doorstep, you can escape the stresses of modern living with a cycle, walk or run along the towpath, or enjoy the open spaces of Colne Valley Regional Park, covering an area of 43 square miles and stretching from Rickmansworth in the north to Staines-upon-Thames in the south.



Hosting students from over 100 nations, Brunel University, located less than a 15 minute walk from Keel House, is a world-class university and one of London's top ten, becoming one of the highest climbers in the 2021 Complete University Guide.

Parents of school age children will appreciate the proximity of schools for all age groups, with Uxbridge High School and Whitehall Infant and Junior Schools rated 'good' and St Mary's Catholic Primary rated 'outstanding' by OFSTED.

For a great choice of restaurants, shopping and entertainment, Uxbridge is just a short bus journey or drive away.

Staying close to home or travelling further afield, Keel House is ideally placed for a fulfilling and varied lifestyle.

Just one mile from Keel House, Uxbridge is a vibrant destination for a night out or a spot of retail therapy. There's a great selection of restaurants offering flavours from around the world as well as coffee shops, bars, 9-screen Odeon cinema and health and leisure facilities.



Uxbridge

1 mile

West Drayton Station

1.8 miles

25 mins
Crossrail - West Drayton to Tottenham Court Road

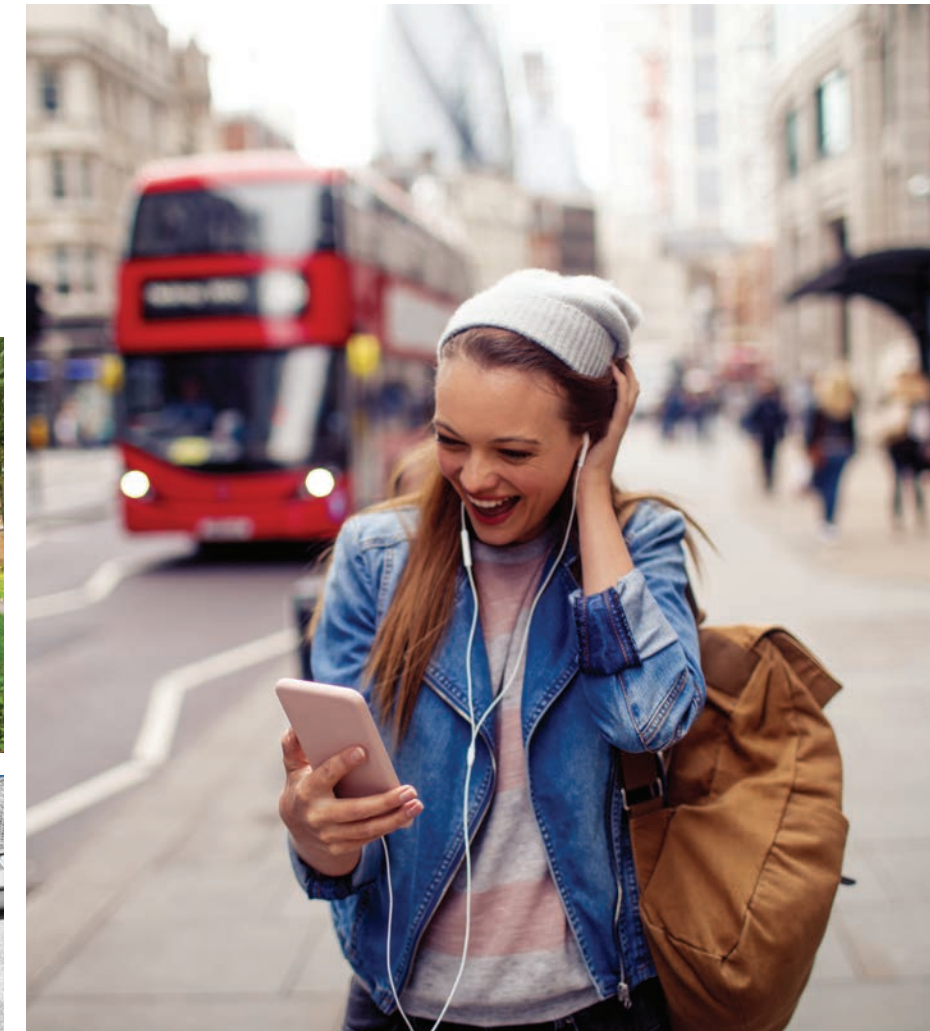
The Colne Valley Regional Park

1 mile

Heathrow Airport

5 miles

Uxbridge is also the starting point for tube journeys to the heart of central London. Metropolitan line services operate to Harrow-on-the-Hill, Wembley Park, Baker Street, Kings Cross St Pancras and Aldgate, while Piccadilly line trains will get you to North Ealing, South Kensington, Piccadilly Circus and Leicester Square.



Forthcoming Crossrail services will be accessible at West Drayton, 1.8 miles from Keel House. Journeys to Heathrow will take 16 minutes, Paddington 20 minutes and to Bond Street 24 minutes.

International travellers or those whose worklife is centred around the airport will appreciate the ease of getting to Heathrow, just 5 miles away. Buses operate from Uxbridge with a journey time of around 25 minutes.



Light and airy interiors perfectly combined with form and function – ready for you to put your personal stamp on.



Ground floor

1 STUDIO APARTMENT

Kitchen / Living Space
6.03m x 4.22m 19'9" x 13'10"

2 1 BEDROOM APARTMENT

Kitchen / Living Room
5.96m x 2.33m 19'6" x 7'7"

Bedroom
2.94m x 2.46m 9'7" x 8'0"

3 STUDIO APARTMENT

Kitchen / Living Space
4.07m x 3.71m 13'4" x 12'2"

Bedroom
3.35m x 3.21m 10'11" x 10'6"

4 2 BEDROOM APARTMENT

Kitchen / Living Room
5.93m x 4.01m 19'5" x 13'1"

Bedroom 1
3.11m x 2.53m 10'2" x 8'3"

Bedroom 2
2.93m x 2.41m 9'7" x 7'10"

5 2 BEDROOM APARTMENT

Kitchen / Living Room
5.93m x 4.05m 19'5" x 13'3"

Bedroom 1
2.71m x 2.46m 8'10" x 8'0"

Bedroom 2
3.11m x 2.93m 10'2" x 9'7"

6 2 BEDROOM APARTMENT

Kitchen / Living Room
5.94m x 4.56m 19'5" x 14'11"

Bedroom 1
3.07m x 2.79m 10'0" x 9'1"

Bedroom 2
2.79m x 2.61m 9'1" x 8'6"

7 1 BEDROOM APARTMENT

Kitchen / Living Room
4.49m x 3.85m 14'8" x 12'7"

Bedroom
5.61m x 2.50m 18'4" x 8'2"

8 1 BEDROOM APARTMENT

Kitchen / Living Room
4.49m x 3.85m 14'8" x 12'7"

Bedroom
5.61m x 2.50m 18'4" x 8'2"

9 2 BEDROOM APARTMENT

Kitchen / Living Room
5.94m x 4.56m 19'5" x 14'11"

Bedroom 1
3.07m x 2.79m 10'0" x 9'1"

Bedroom 2
2.79m x 2.62m 9'1" x 8'7"

10 2 BEDROOM APARTMENT

Kitchen / Living Room
5.93m x 4.05m 19'5" x 13'3"

Bedroom 1
2.71m x 2.46m 8'10" x 8'0"

Bedroom 2
2.93m x 2.51 9'7" x 8'2"

11 2 BEDROOM APARTMENT

Kitchen / Living Room
5.93m x 4.01m 19'5" x 13'1"

Bedroom 1
3.13m x 2.53m 10'3" x 8'3"

Bedroom 2
2.93m x 2.41m 9'7" x 7'10"

12 STUDIO APARTMENT

Kitchen / Living Space
4.07m x 3.71m 13'4" x 12'2"

Bedroom
3.21m x 2.65m 10'6" x 8'8"

13 1 BEDROOM APARTMENT

Kitchen / Living Room
5.96m x 4.13m 19'6" x 13'6"

Bedroom
2.94m x 2.46m 9'7" x 8'0"

14 STUDIO APARTMENT

Kitchen / Living Space
6.02m x 4.22m 19'9" x 13'10"



ES - En Suite C - 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.

First floor

15 1 BEDROOM APARTMENT

Kitchen / Living Room	
5.83m x 5.21m	19'1" x 17'1"
Bedroom	
3.95m x 2.31m	12'11" x 7'7"

16 1 BEDROOM APARTMENT

Kitchen / Living Room	
5.96m x 2.33m	19'6" x 7'7"
Bedroom	
2.94m x 2.49m	9'7" x 8'2"

17 STUDIO APARTMENT

Kitchen / Living Space	
4.08m x 3.71m	13'4" x 12'2"
Bedroom	
3.35m x 3.21m	11'0" x 10'6"

18 2 BEDROOM APARTMENT

Kitchen / Living Room	
7.87m x 2.25m	25'9" x 7'4"
Bedroom 1	
4.81m x 2.66m	15'9" x 8'8"
Bedroom 2	
2.93m x 2.41m	9'7" x 7'10"

19 2 BEDROOM APARTMENT

Kitchen / Living Room	
7.87m x 2.25m	25'9" x 7'4"
Bedroom 1	
5.23m x 2.71m	17'2" x 8'10"
Bedroom 2	
3.11m x 2.93m	10'2" x 9'7"

20 2 BEDROOM APARTMENT

Kitchen / Living Room	
5.94m x 4.56m	19'5" x 14'11"
Bedroom 1	
3.07m x 2.79m	10'0" x 9'1"
Bedroom 2	
2.79m x 2.61m	9'1" x 8'6"

21 1 BEDROOM APARTMENT

Kitchen / Living Room	
4.49m x 3.85m	14'8" x 12'7"
Bedroom	
5.61m x 2.50m	18'4" x 8'2"

22 1 BEDROOM APARTMENT

Kitchen / Living Room	
4.49m x 3.85m	14'8" x 12'7"
Bedroom	
5.61m x 2.50m	18'4" x 8'2"

23 2 BEDROOM APARTMENT

Kitchen / Living Room	
5.94m x 4.56m	19'5" x 14'11"
Bedroom 1	
3.07m x 2.79m	10'0" x 9'1"
Bedroom 2	
2.79m x 2.62m	9'1" x 8'7"

24 2 BEDROOM APARTMENT

Kitchen / Living Room	
7.87m x 2.25m	25'9" x 7'4"
Bedroom 1	
5.23m x 2.71m	17'2" x 8'10"
Bedroom 2	
3.11m x 2.93m	10'2" x 9'7"

25 2 BEDROOM APARTMENT

Kitchen / Living Room	
7.87m x 2.25m	25'9" x 7'4"
Bedroom 1	
4.81m x 3.13m	15'9" x 10'3"
Bedroom 2	
2.93m x 2.41m	9'7" x 7'10"

26 STUDIO APARTMENT

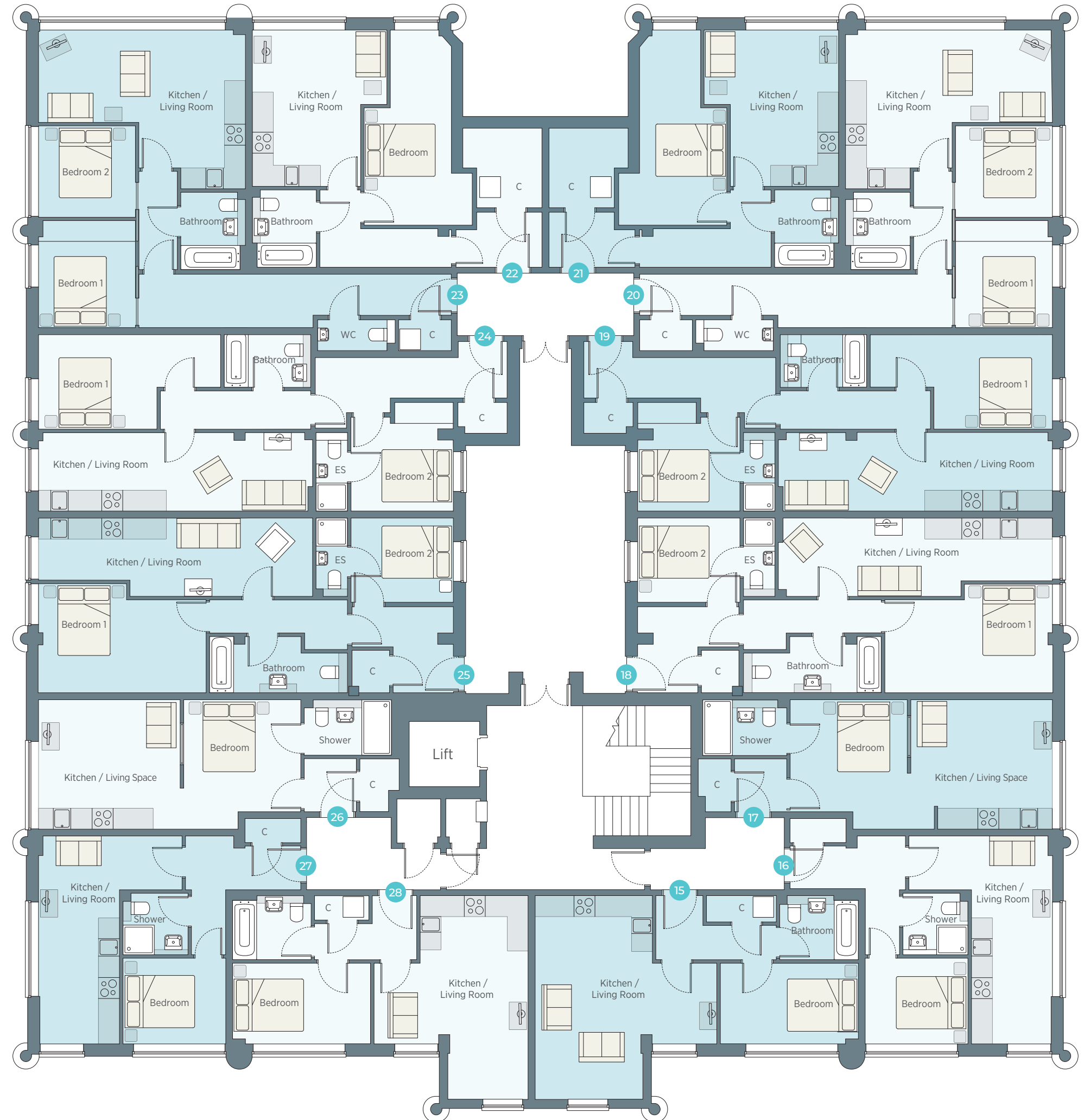
Kitchen / Living Space	
4.07m x 3.71m	13'4" x 12'2"
Bedroom	
3.35m x 3.21m	10'11" x 10'6"

27 1 BEDROOM APARTMENT

Kitchen / Living Room	
5.96m x 2.33m	19'6" x 7'7"
Bedroom	
2.94m x 2.46m	9'7" x 8'0"

28 1 BEDROOM APARTMENT

Kitchen / Living Room	
5.83m x 3.10m	19'1" x 10'2"
Bedroom	
3.95m x 2.31m	12'11" x 7'7"



ES - En Suite C - 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.



Second floor

29 3 BEDROOM DUPLEX APARTMENT Lower Floor

Kitchen / Living / Dining Room
5.71m x 5.52m 18'8" x 18'11"

Bedroom 2
3.55m x 3.10m 11'7" x 10'2"

30 2/3 BEDROOM DUPLEX APARTMENT Lower Floor

Kitchen / Living / Dining Room
5.68m x 5.15m 18'7" x 16'10"

Study
2.77m x 2.62m 9'1" x 8'7"

31 2 BEDROOM DUPLEX APARTMENT Lower Floor

Kitchen / Living / Dining Room
7.42m x 5.65m 24'4" x 18'6"

32 2 BEDROOM DUPLEX APARTMENT Lower Floor

Kitchen / Living / Dining Room
5.65m x 4.79m 18'6" x 15'8"

33 3 BEDROOM DUPLEX APARTMENT Lower Floor

Kitchen / Living / Dining Room
5.70m x 5.44m 18'8" x 17'10"

Bedroom 2
3.03m x 2.78m 9'11" x 9'1"

34 3 BEDROOM APARTMENT

Kitchen / Living / Dining Room
5.48m x 5.40m 17'11" x 17'8"

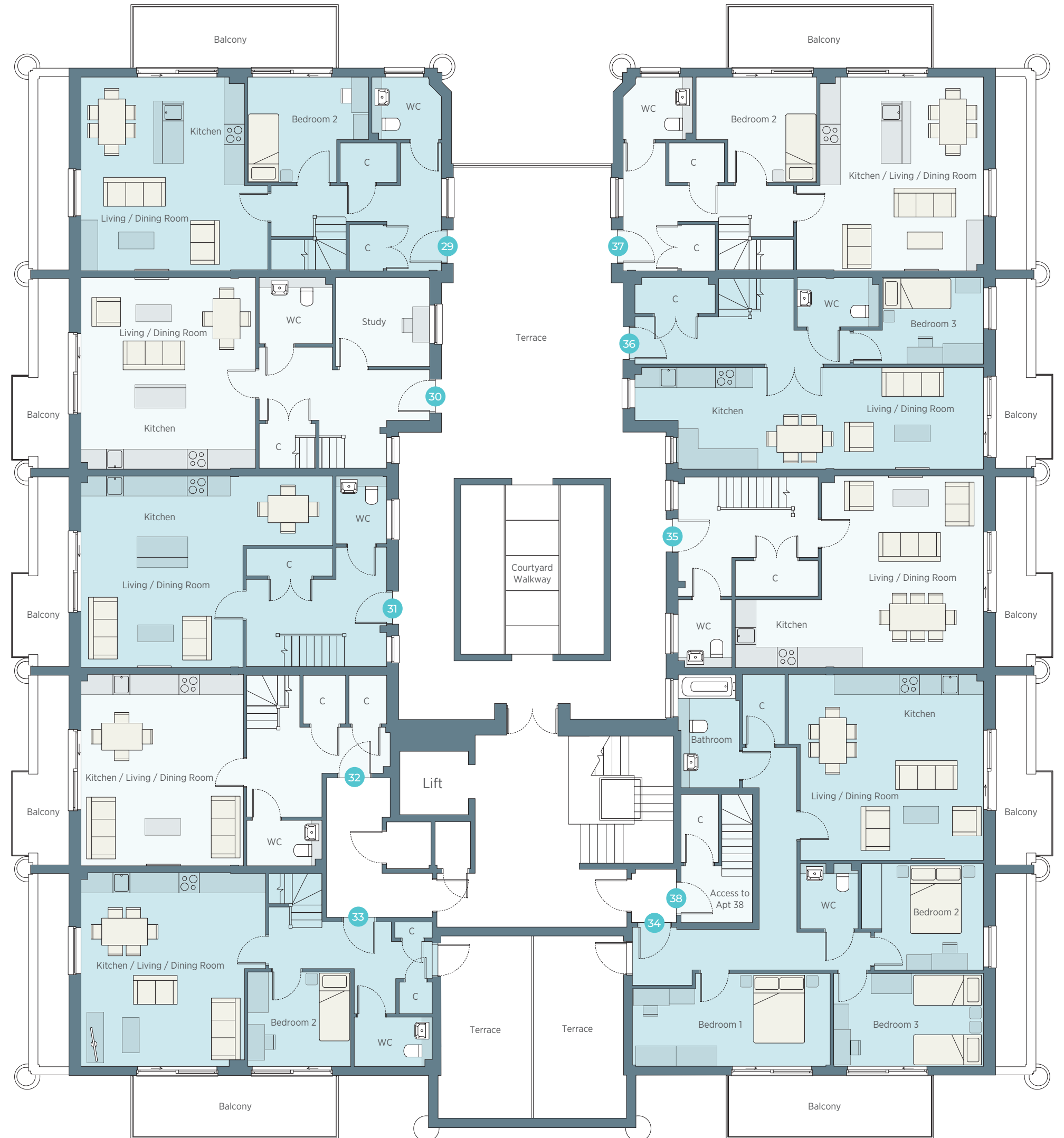
Bedroom 1
5.82m x 2.73m 19'1" x 8'11"

Bedroom 2
3.60m x 3.14m 11'9" x 10'3"

Bedroom 3
4.42m x 2.73m 14'6" x 8'11"

C - 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.



Third floor

29 3 BEDROOM DUPLEX APARTMENT
Upper Floor

Bedroom 1	4.15m x 3.37m	13'7" x 11'0"
Bedroom 3	3.89m x 3.51m	12'9" x 11'6"

30 2/3 BEDROOM DUPLEX APARTMENT
Upper Floor

Bedroom 1	5.65m x 3.60m	18'6" x 11'9"
Bedroom 2	3.48m x 2.55m	11'5" x 8'4"

31 2 BEDROOM DUPLEX APARTMENT
Upper Floor

Bedroom 1	4.10m x 4.07m	13'5" x 13'4"
Bedroom 2	7.18m x 2.55m	23'6" x 8'4"

32 2 BEDROOM DUPLEX APARTMENT
Upper Floor

Bedroom 1	4.64m x 2.77m	15'2" x 9'1"
Bedroom 2	4.09m x 2.77m	13'5" x 9'1"

33 3 BEDROOM DUPLEX APARTMENT
Upper Floor

Bedroom 1	4.26m x 3.87m	13'11" x 12'8"
Bedroom 3	3.69m x 3.31m	12'1" x 10'10"

35 4 BEDROOM DUPLEX APARTMENT
Upper Floor

Bedroom 1	3.67m x 3.64m	12'0" x 11'11"
Bedroom 2	3.69m x 3.33m	12'1" x 10'11"

Bedroom 3	3.73m x 3.32m	12'2" x 10'10"
Bedroom 4	5.79m x 3.25m	19'0" x 10'8"

36 3 BEDROOM DUPLEX APARTMENT
Upper Floor

Bedroom 1	5.92m x 2.75m	19'5" x 9'0"
Bedroom 2	3.62m x 2.80m	11'10" x 9'2"

37 3 BEDROOM DUPLEX APARTMENT
Upper Floor

Bedroom 1	4.15m x 3.62m	13'7" x 11'10"
Bedroom 3	3.89m x 3.51m	12'9" x 11'6"

38 STUDIO APARTMENT

Kitchen / Living Space	7.10m x 5.40m	23'3" x 17'8"
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ES - En Suite C - 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.

Specification

Kitchen

Option A & B

(Studio, 1 and 2 Bedroom Units on the Ground and 1st Floor)

- Luna matt grey cabinetry with handle-less doors and Bianco Carrera polished quartz worktops with upstands and splashback
- Bosch range of appliances (oven, hob, hood, microwave, tall fridge/freezer, washer/dryer and dishwasher)
- Brushed stainless steel sink with Frankie Atessa 3 in 1 tap

Option C

(2, 3 and 4 Bedroom Units on the 2nd and 3rd Floor)

- High range Itegra Ascoli light grey cabinetry with handleless doors and Compac Unique Pietra natural finish polished quartz worktop with upstands and splashback
- Brushed stainless steel sink with Frankie Atessa 3 in 1 tap
- Neff range of integrated appliances (oven, hob, hood, microwave, tall fridge/freezer, washer/dryer and dishwasher)

Bathroom

Option A

(Studio and 1 Bedroom Units on the Ground, and 1st Floor)

- Imperial Gris grey matt finish porcelain tile on walls, floors and skirting
- Wall hung WC with soft close seat and concealed cistern
- White steel bath with shower screen, tap, shower head and hand shower spray
- Grey finish vanity unit with white ceramic basin
- Grohe sanitaryware fittings throughout
- Stainless steel heated towel rail
- Made to measure recessed mirror
- Brushed chrome shaver socket
- Stainless steel toilet roll holder

Option B & Option C

(2, 3 and 4 Bedroom Units on Ground, 1st, 2nd and 3rd Floor)

- White Rome Statuario matt finish porcelain tile
- Wall hung WC with soft close seat and concealed cistern
- Grohe sanitaryware fittings throughout

- White steel bath with shower screen with tap, shower head and hand shower spray
- Grey finish vanity unit with white ceramic basin
- Stainless steel heated towel rail
- Made to measure recessed mirror
- Brushed chrome shaver socket
- Stainless steel toilet roll holder
- LED lighting effect under bath
- Smart control Grohe thermostat

Shower and Cloak Room

- Grey ceramic or marble white tiling on walls and floors
- Wall hung WC with soft close seat and concealed cistern
- Low profile shower tray with sliding door
- Thermostatically controlled shower head
- Grey finish vanity unit with white ceramic basin
- Grohe sanitaryware throughout
- Stainless steel heated towel rail
- Made to measure recessed mirror
- Brushed chrome shaver socket
- Stainless steel toilet roll holder



Computer generated illustrations are indicative only



my globalhome

Smart home app to control your lighting and heating

Each apartment at Keel House will include a state-of-the-art home automation system, by market leading MyGlobalHome. The functionality is centred around an app, allowing you to control your heating and lighting remotely.

Standard features include:

- Room-by-room lighting control, mood setting and dimming
- Room-by-room zoned heating control and scheduling
- Room-by-room environmental monitoring (air quality, temperature, humidity, light levels)
- Energy usage metering and monitoring



General Finishes

Option A

(Studio and 1 Bedroom Units on the Ground, and 1st Floor)

- Parador grey oak matt finish laminate flooring in living areas and bedrooms
- Dulux matt finish emulsion on walls and ceilings
- Light grey ash internal doors with polished chrome handles
- White skirtings and architraves
- Non-slip anthracite tiling and glass balustrades on balconies
- Courtyard is accessible to all units

Option B and C

(2, 3 and 4 Bedroom Units on Ground, 1st, 2nd and 3rd Floor)

- Holt Kielder Oyster Stain matt lac engineered wood flooring
- Solid core light grey ash fully finished internal fire door with polished chrome handles and hinges

- Front door in light grey ash fully finished with dark grey edges with black door knob and hinges
- Illuminated door numbers with panel back plate for flat numbers Electrical
- Automated room by room lighting and heating control with usage metering and monitoring from mobile app, My Global Home
- Home automation ultra switches and flat-plate sockets in brushed chrome
- Brushed chrome LED downlights to living space, kitchens, bathrooms and hallways
- Two double USB sockets in each room

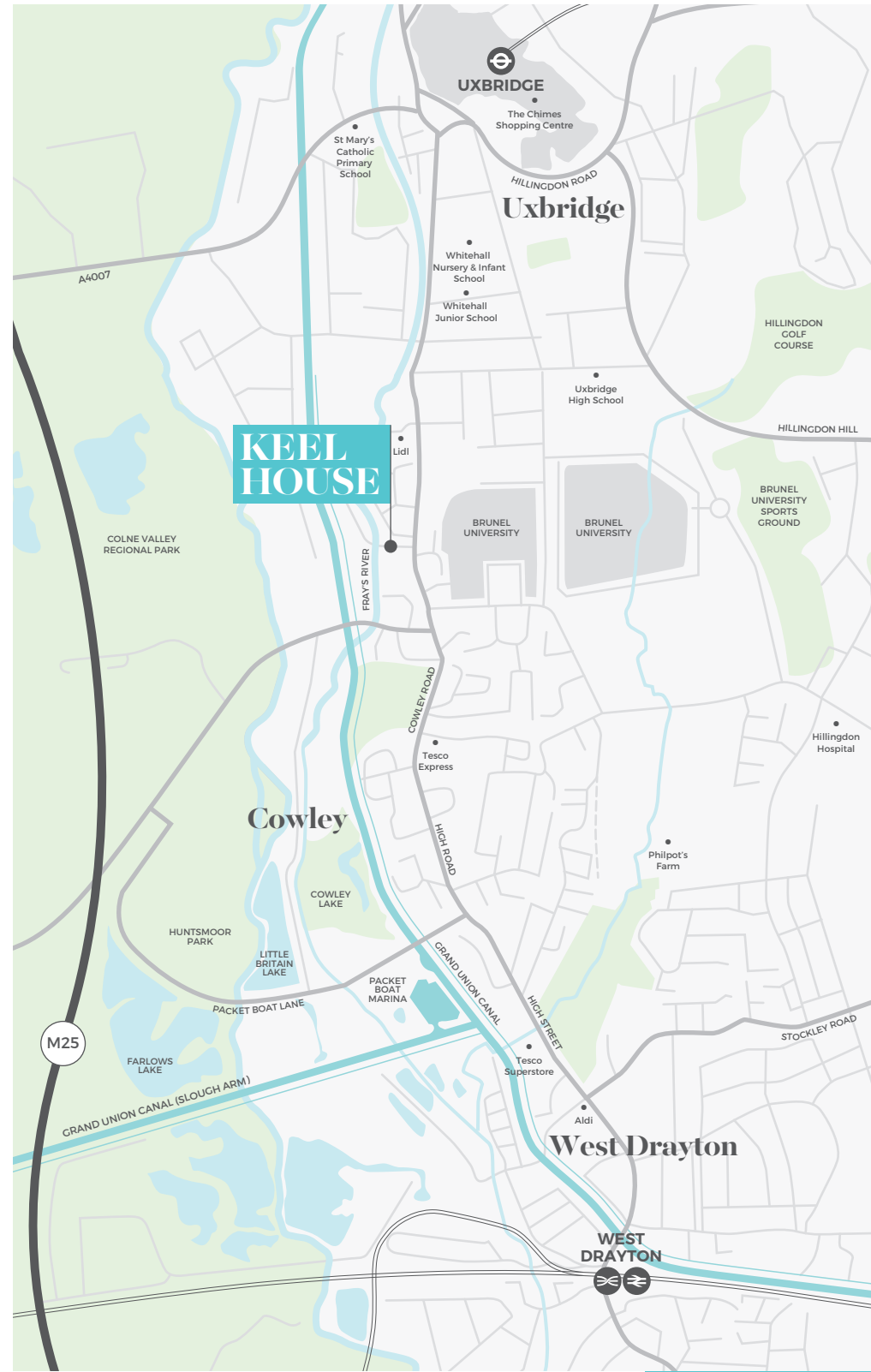
- Under counter kitchen lights
- Atlantic Sokio electric radiators with thermostat
- BT hub points and BT TV Box installed
- Balcony with lovely views
- Courtyard is accessible to all units

Communal Areas

- Passenger lift to all floors
- Non-slip anthracite tiles to main entrance
- Carpet in other communal areas
- LED downlights in communal hallways
- Atlantic Sokio electric radiators in main entrance and communal hallways
- Video entry phone in each apartment
- Communal letter box
- External bollard and wall lighting
- Private parking and cycle storage
- Additional car parking spaces available, please speak to the sales Advisor

Peace of mind

10 Year Premier warranty. Each home will be independently surveyed during the construction process and a certificate will be issued on completion of the home.



Sat Nav Ref UB8 2AD



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Harrow on the Hill
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These details are intended to give a general indication of the proposed development and floor layout. We reserve the right to alter and amend specifications at any time. The contents herein shall not be deemed to form part of any contract or be a representation inducing any such contract.

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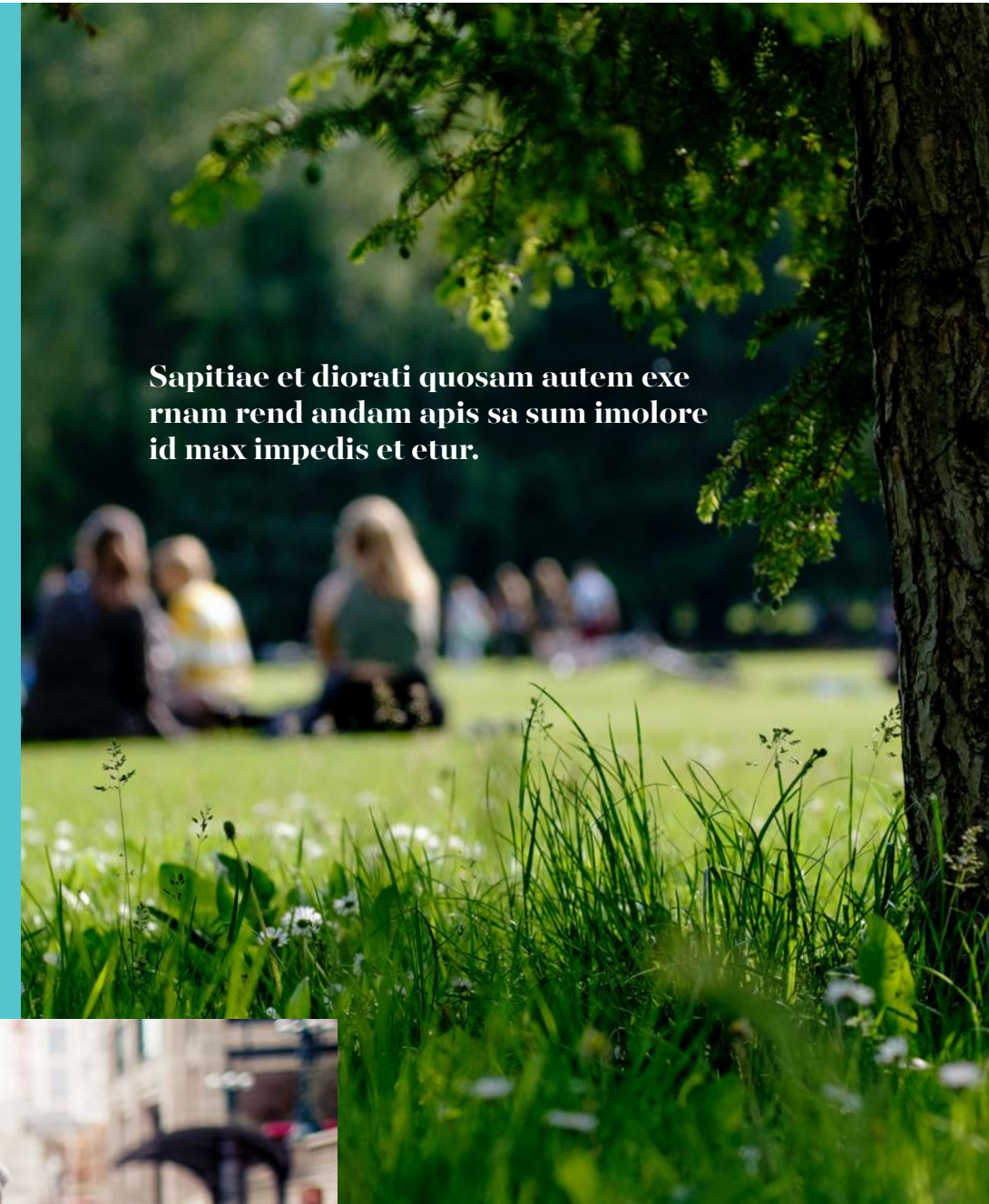


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