



W E S T L O N D O N L U X U R Y A P A R T M E N T S

The key to outstanding growth potential -

- Dynamic transport connections.
- Regenerating town centre location.
- Exclusive new living space.

Waterside has it all
the opportunity is now

HURLINGTON
PROPERTY

Galliard
Homes


waterside



Computer generated image of Waterside.

No time to reflect

Waterside is in the right place at the right time for today's owner/occupier and investor alike



46 brand new highly specified 1, 2 & 3 bedroom canalside apartments offering luxury living in a league of its own...

a stunning opportunity to step onto the property ladder or simply make the move to Waterside.





Regeneration

THE CATALYST FOR GROWTH



Waterside is situated around 3 minutes walk from Hayes and Harlington mainline station and little over 5 minutes from the town centre and high street, the location offers convenience with excellent road and rail links.

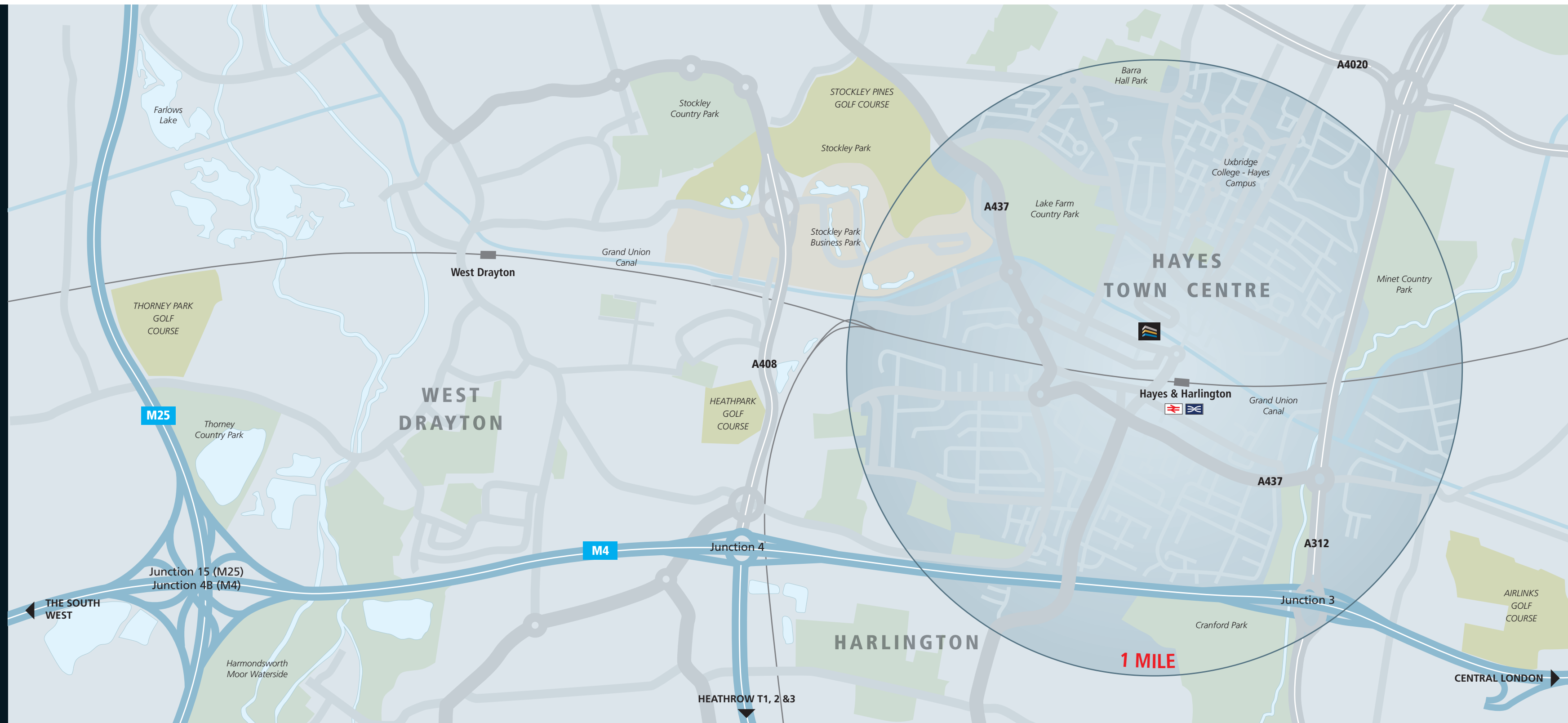
- Prime regenerating area within the London Borough of Hillingdon.
- Town Centre regeneration programme stimulated by the arrival of Crossrail in 2018.
- Brand new station planned for Hayes & Harlington creating a striking new public landmark.
- Within 1 mile of M4 (Junction 3) with direct routing for Central London and M25 motorway.
- Close to Stockley Business Park and international commerce.
- One stop (10 minutes) on Heathrow Connect to Terminals 1, 2 & 3.

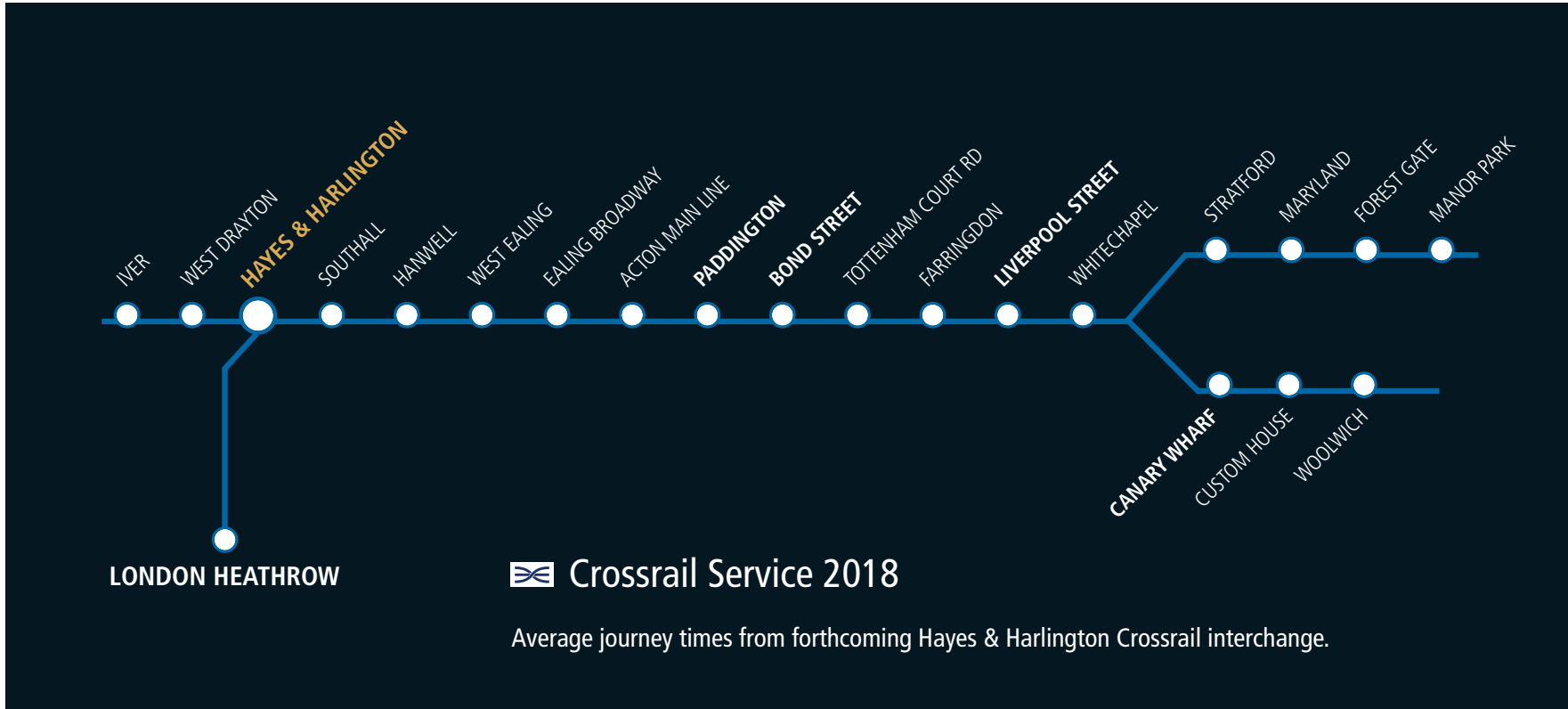




Connect when minutes matter

Hayes needs little introduction as a principal west London town that connects by road and public transport when minutes matter... and with forthcoming Crossrail, residents at Waterside will have the Capital on their doorstep.





WATERSIDE TO THE WEST END IN 20 MINUTES

HEATHROW T1, 2 & 3	5 MINS	PADDINGTON	16 MINS	BOND STREET	20 MINS	LIVERPOOL STREET	27 MINS	CANARY WHARF	34 MINS
--------------------	--------	------------	---------	-------------	---------	------------------	---------	--------------	---------



Crossrail will underpin sustained growth for Hayes as a business and residential district.

In addition, residential property within close proximity of Crossrail host stations is forecast to increase in value by an additional 2.5% per year.

With peak time services scheduled to run at 10 trains per hour in each direction from Hayes and Harlington in 2019, Crossrail will provide residents at Waterside with exceptionally fast and direct connections across central London and Canary Wharf.





Stockley Business Park



Stockley Pines golf course

The lifestyle

Minutes from the buzz,
international commerce
& contemporary culture

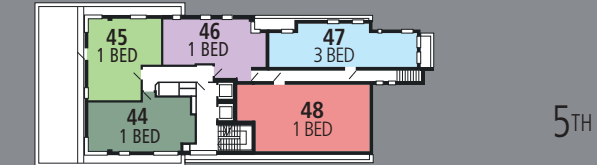


Everything is in place for a diverse array of entertainment, nightlife and recreation - from Stockley Pines championship golf course to simply chilling in the local, there is something to suit all tastes and ages in and around Hayes. The district also boasts excellent business communities with Stockley Park gaining numerous awards for its work environ while being a base for a host of international and global organisations.

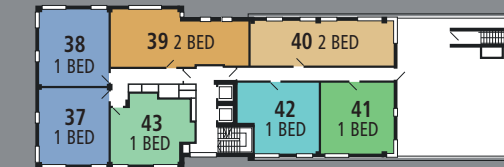

waterside



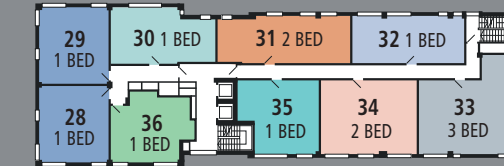
All interior images are computer generated, details may vary.



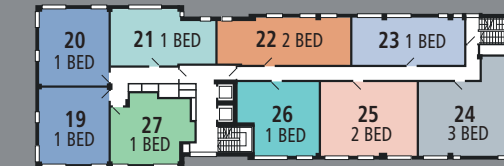
5TH



4TH



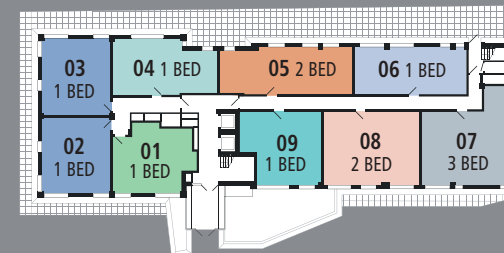
3RD



2ND



1ST



GND



Features include:

- Choice of 1, 2 & 3 bedroom luxury apartment styles within a canalside setting.
- Two residents' lifts serving each apartment level.
- Car parking (limited and by separate negotiation).
- Exclusive specifications including real oak one strip engineered timber flooring.
- Designer kitchens and luxuriously appointed bathrooms.
- Video entryphone security.
- Private entrance foyer and lift lobby.

Unique

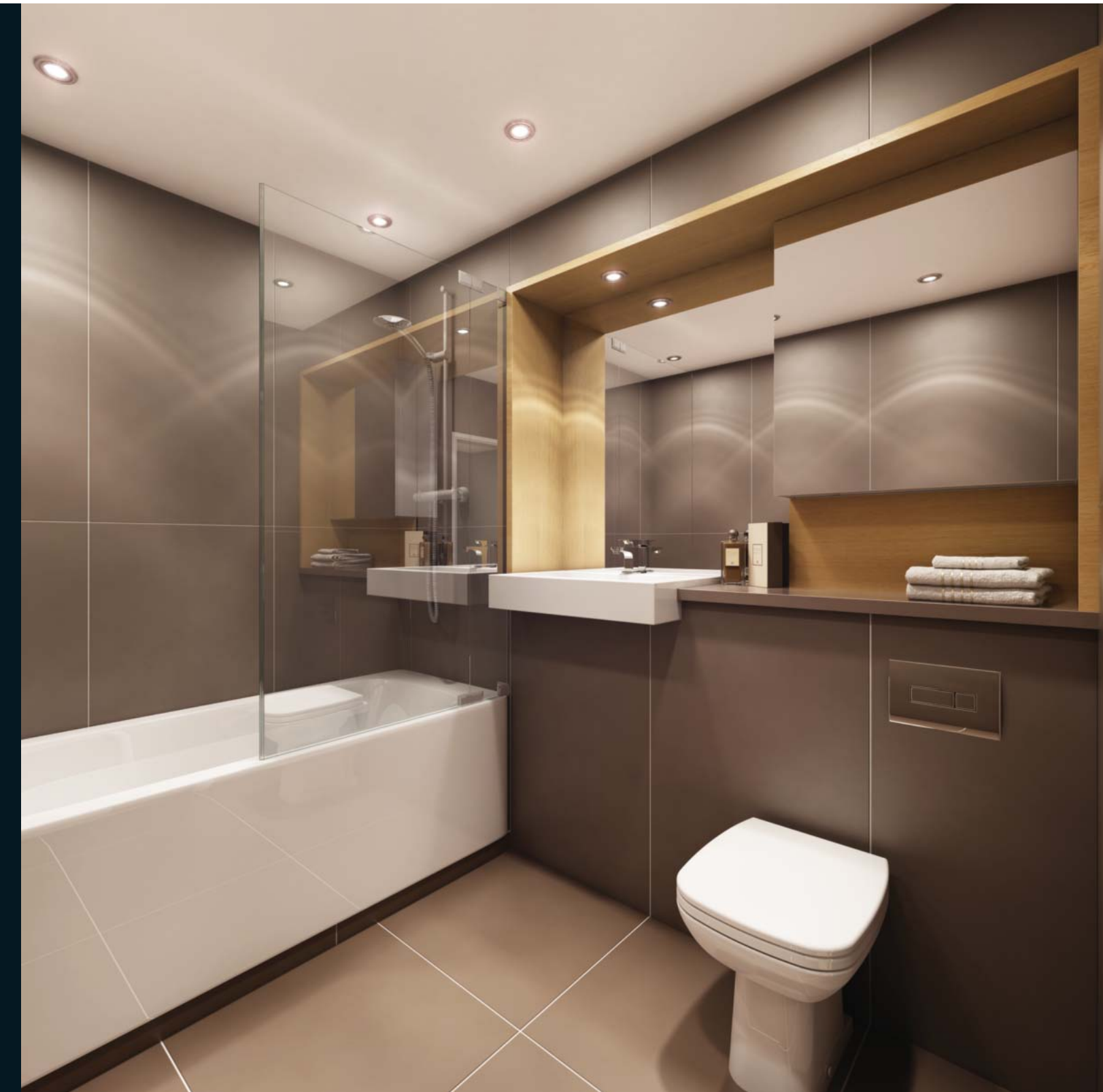
THE DEVELOPMENT
by design


waterside



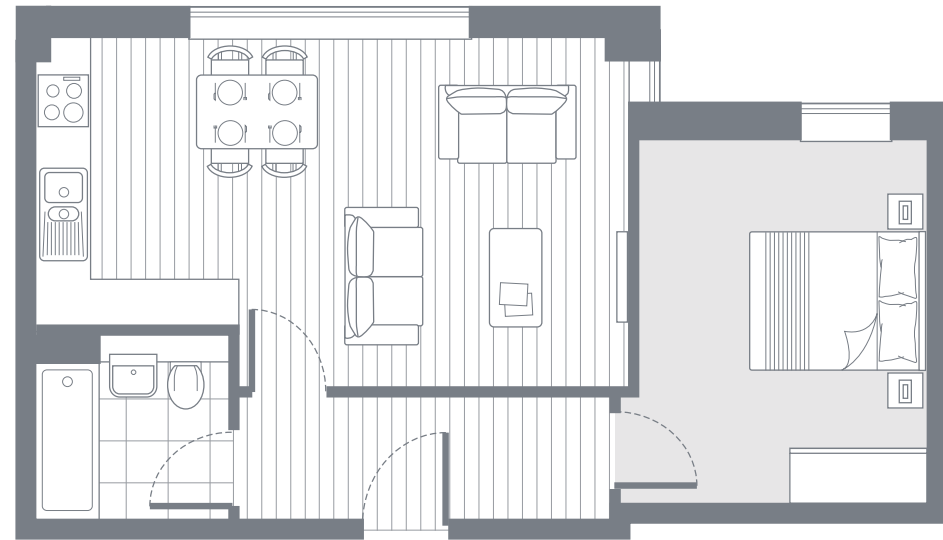
Each highly specified apartment at Waterside will be finished and equipped for contemporary living with emphasis on functionality and sleek style.

Bathrooms will feature large format porcelain wall and floor tiling, bedrooms quality fully fitted carpets and principal living areas distinctive engineered timber strip flooring.





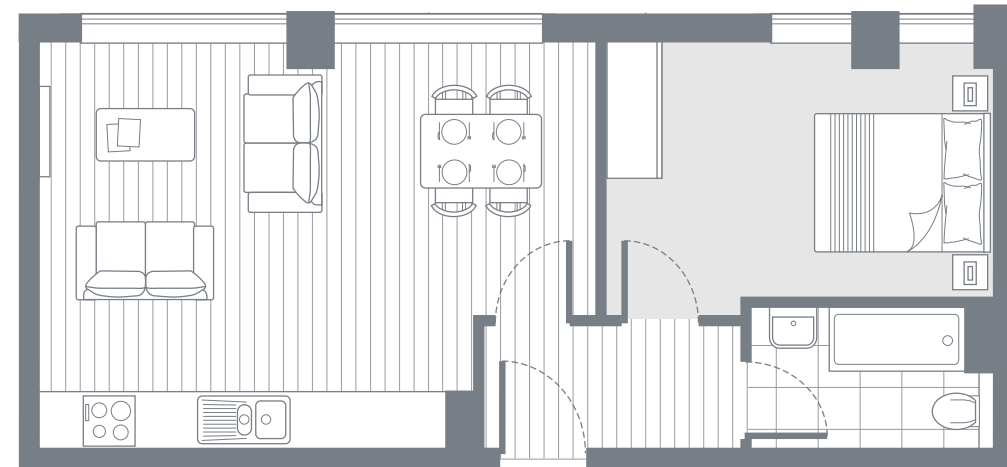
1 bedroom apartments



04 12 21 30			
Living/dining			
inc Kitchen	6.5 x 3.7m	21'3" x 12'1"	
Bedroom	3.1 x 4.0m	10'1" x 13'0"	
Total area:		47.2 sq M	508 sq FT



01 18 27 36 43			
Living/dining			
inc Kitchen	4.6 x 6.0m	15'0" x 19'7"	
Bedroom	3.1 x 3.5m	10'1" x 11'5"	
Total area:		43.7 sq M	470 sq FT



06 14 23 32			
Living/dining			
inc Kitchen	6.0 x 4.4m	19'7" x 14'4"	
Bedroom	4.2 x 3.0m	13'8" x 9'9"	
Total area:		46.4 sq M	499 sq FT



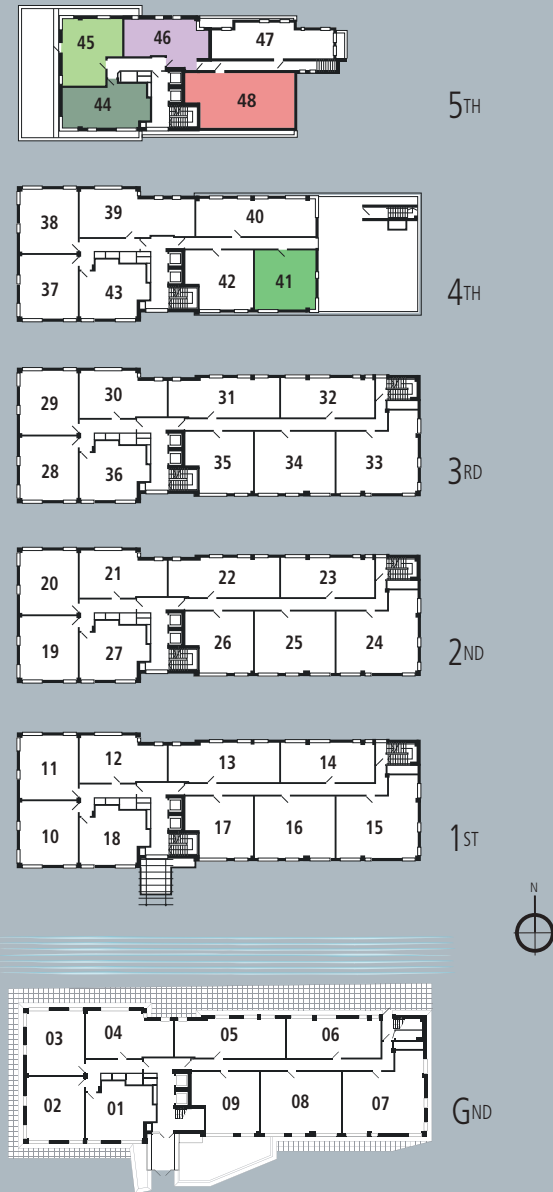
02 10 19 28 37			
Living/dining	3.2 x 4.9m	10'5" x 16'0"	
Kitchen	2.6 x 2.2m	8'6" x 7'2"	
Bedroom	3.1 x 3.5m	10'1" x 11'5"	
Total area:		46.6 sq M	502 sq FT

03 11 20 29 38 Handed



09 17 26 35			
Living/dining			
inc Kitchen	4.7 x 6.8m	15'4" x 22'2"	
Bedroom	2.7 x 4.8m	8'10" x 15'8"	
Total area:		46.8 sq M	504 sq FT

42			
Living/dining			
inc Kitchen	4.7 x 6.8m	15'4" x 22'2"	
Bedroom	2.7 x 4.8m	8'10" x 15'8"	
Total area:		45.2 sq M	487 sq FT



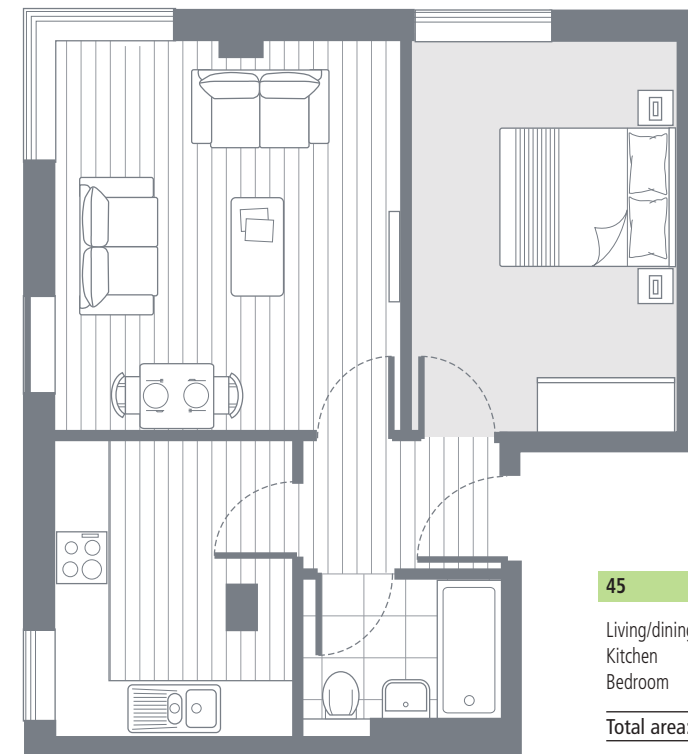
1 bedroom apartments



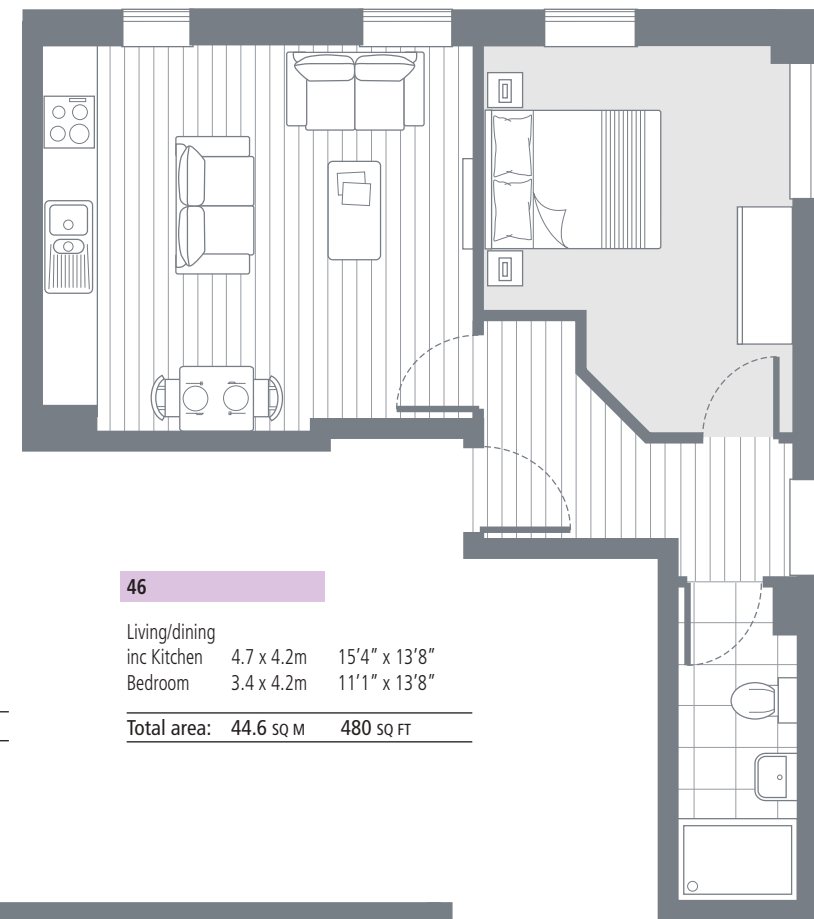
41			
Living/dining			
inc Kitchen	4.0 x 4.5m	13'0" x 14'8"	
Bedroom	2.6 x 4.5m	8'6" x 14'8"	
Total area:		45.3 sq M	488 sq FT.



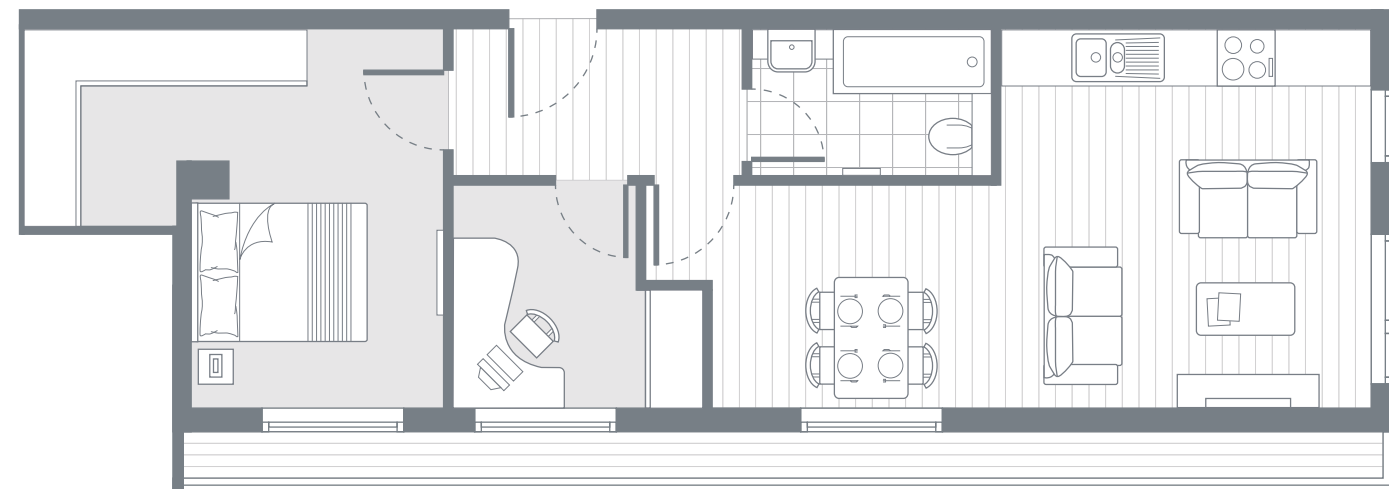
44			
Living/dining			
inc Kitchen	4.9 x 4.5m	16'0" x 14'8"	
Bedroom	5.0 x 3.3m	16'3" x 10'9"	
Total area:		46.5 sq M	501 sq FT



45			
Living/dining	3.8 x 4.3m	12'5" x 14'0"	
Kitchen	2.6 x 3.2m	8'6" x 10'5"	
Bedroom	2.9 x 4.3m	9'6" x 14'0"	
Total area:		45.4 sq M	489 sq FT



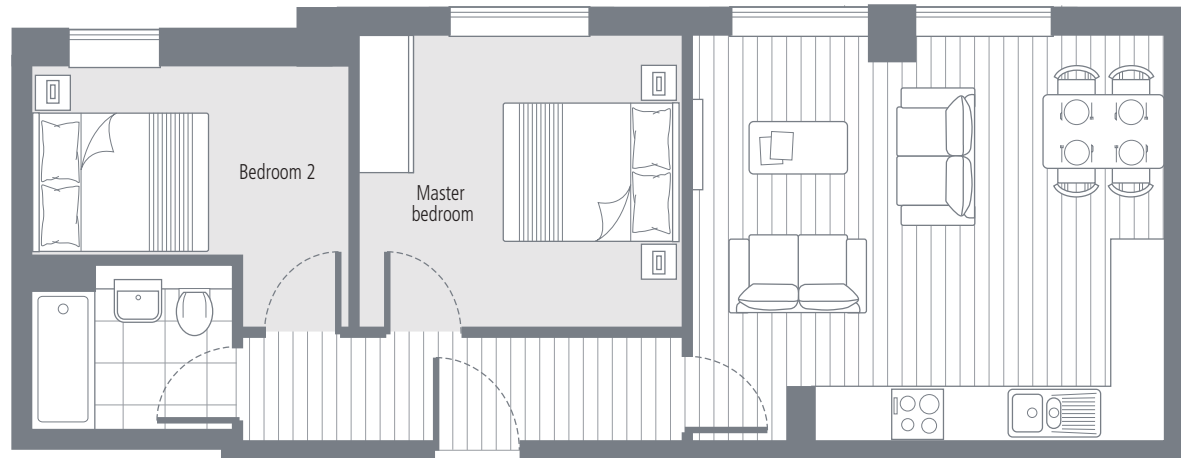
46			
Living/dining			
inc Kitchen	4.7 x 4.2m	15'4" x 13'8"	
Bedroom	3.4 x 4.2m	11'1" x 13'8"	
Total area:		44.6 sq M	480 sq FT



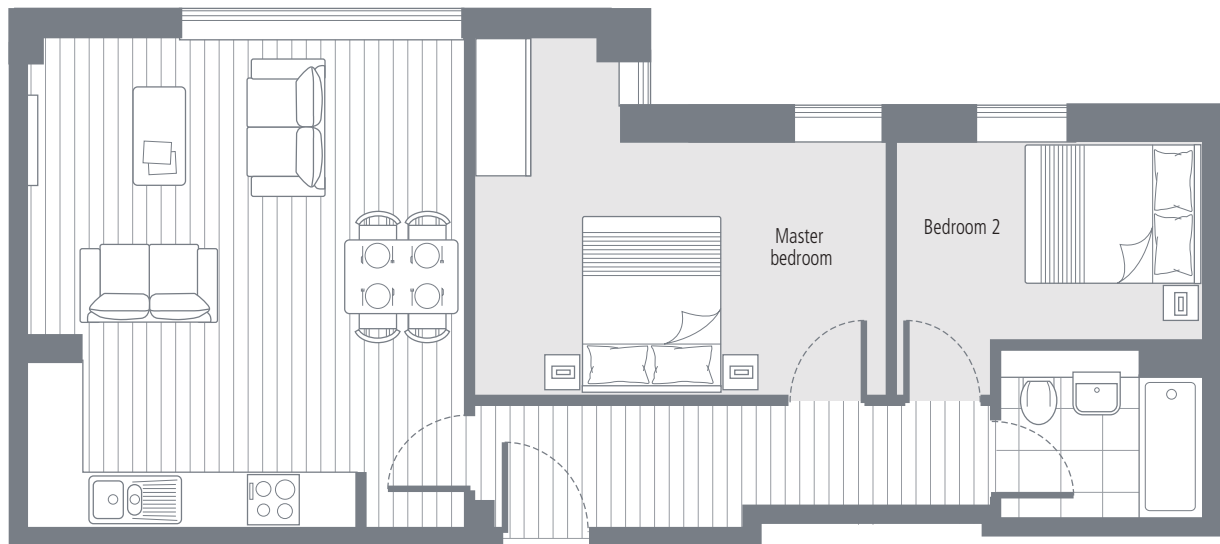
48			
Living/Kitchen	4.0 x 3.9m	13'1" x 12'9"	
Dining	3.1 x 2.4m	10'2" x 7'10"	
Bedroom	3.9 x 2.6m	12'9" x 8'6"	
Total area:		53.8 sq M	579 sq FT



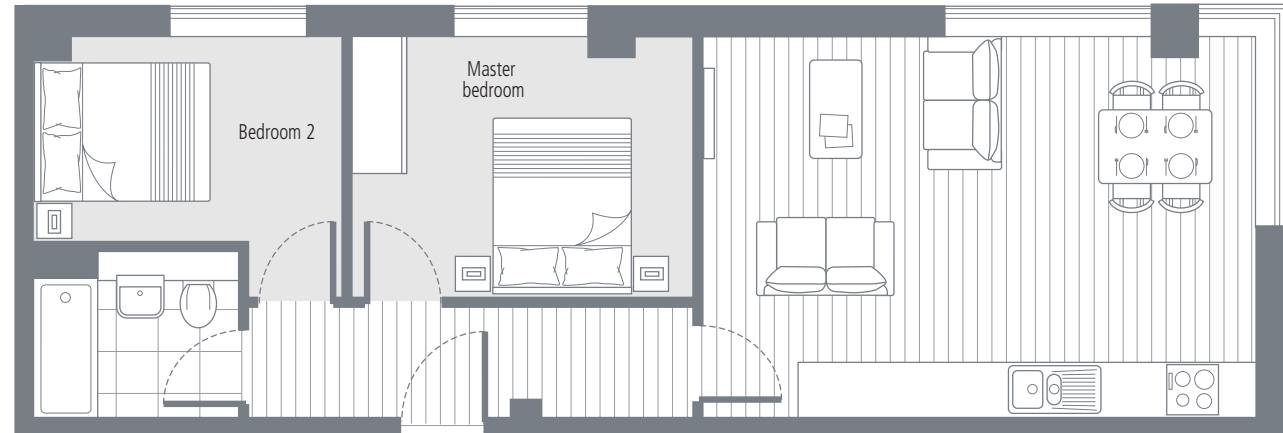
2 bedroom apartments



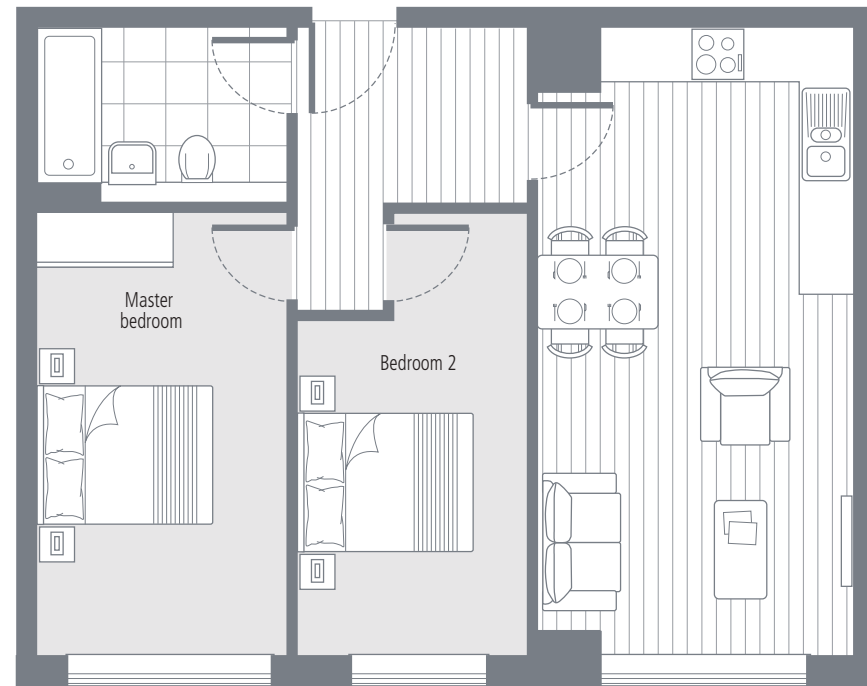
05 13 22 31		
Living/dining inc Kitchen	5.1 x 4.4m	16'7" x 14'4"
Master bedroom	3.5 x 3.2m	11'5" x 10'5"
Bedroom 2	3.4 x 2.9m	11'1" x 9'6"
Total area:	53.8 sq M	579 sq FT



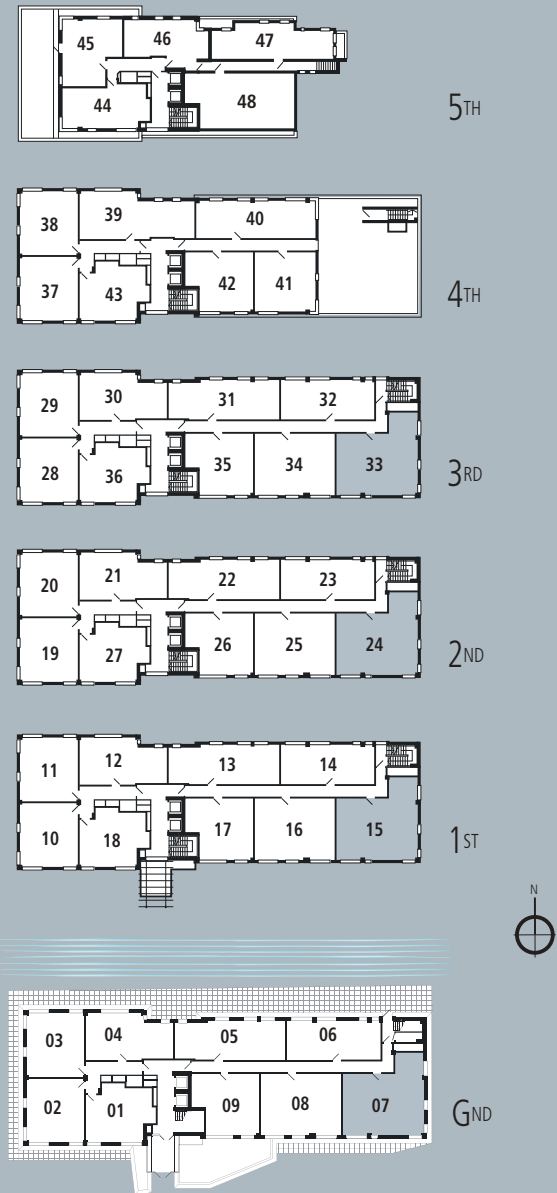
39		
Living/dining inc Kitchen	4.8 x 5.3m	15'8" x 17'4"
Master bedroom	4.5 x 3.9m	14'8" x 12'9"
Bedroom 2	3.3 x 2.8m	10'9" x 9'2"
Total area:	60.8 sq M	654 sq FT



40		
Living/dining inc Kitchen	6.0 x 4.2m	19'7" x 13'8"
Master bedroom	3.7 x 2.8m	12'1" x 9'2"
Bedroom 2	3.4 x 2.8m	11'1" x 9'2"
Total area:	56.0 sq M	603 sq FT



08 16 25 34		
Living/dining inc Kitchen	3.4 x 6.8m	11'1" x 22'3"
Master bedroom	2.7 x 4.8m	8'10" x 15'8"
Bedroom 2	2.5 x 4.8m	8'2" x 15'8"
Total area:	61.6 sq M	663 sq FT



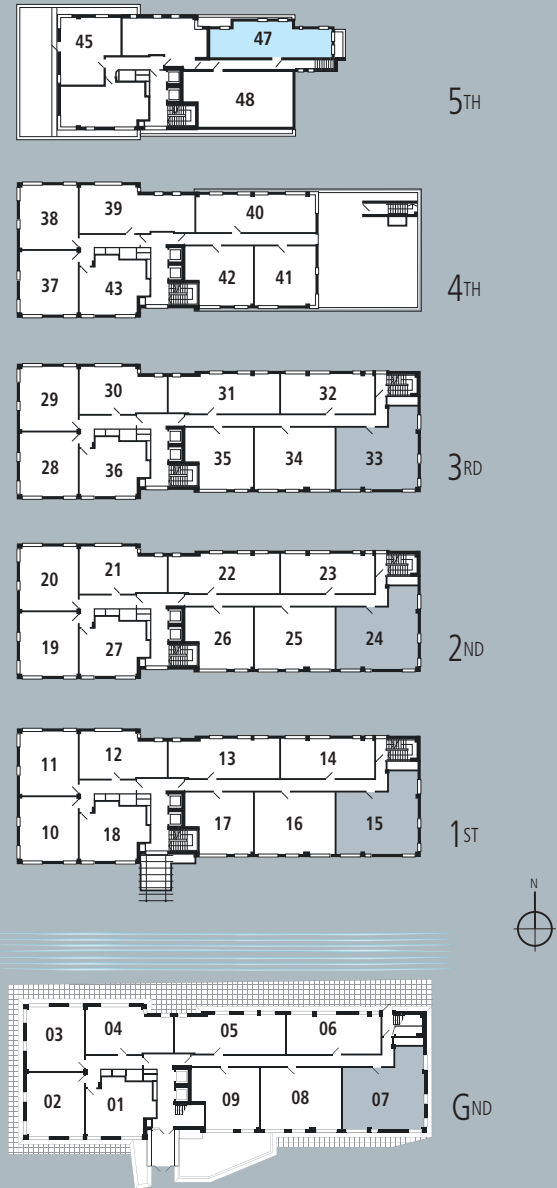
3 bedroom apartments



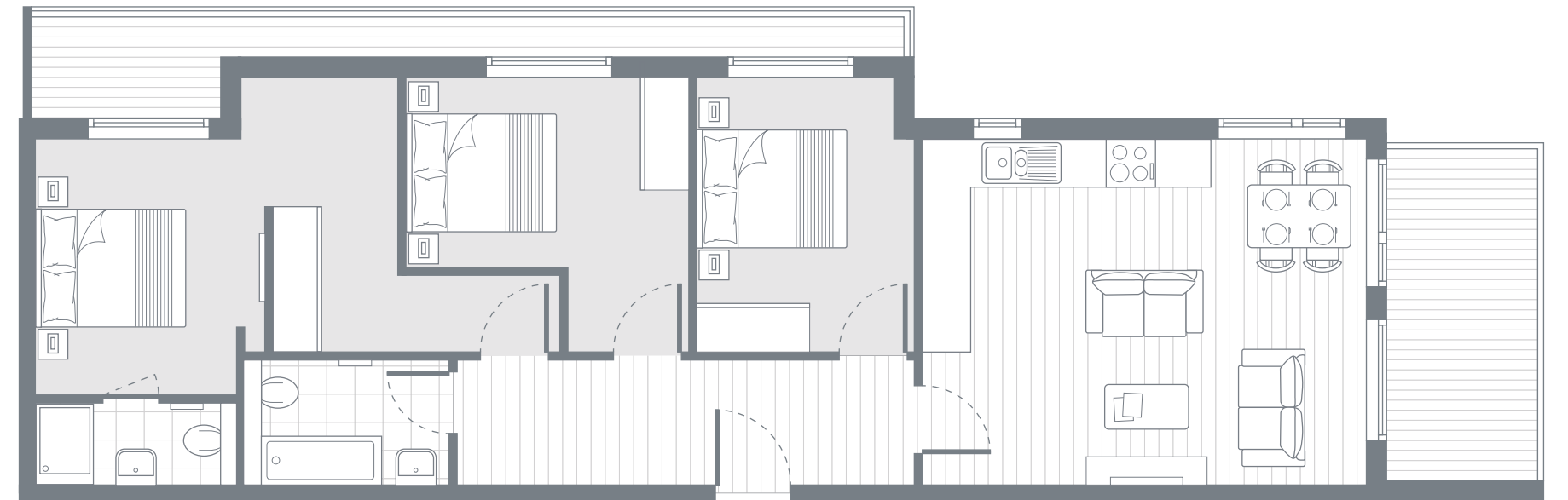
07 15 24 33			
Living/dining inc Kitchen	4.6 x 4.8m	15'0" x 15'8"	
Master bedroom	3.2 x 3.3m	10'5" x 10'9"	
Bedroom 2	4.3 x 2.5m	14'0" x 8'2"	
Bedroom 3	3.2 x 2.3m	10'5" x 7'6"	
Total area:	70.0 sq m	753 sq ft.	

Floor plans shown are intended to be correct, precise details and position of wardrobes may vary. Room dimensions are approximate and indicate maximum achievable. Total areas are accurate to within 5%.





3 bedroom apartments



47

Living/dining		
inc. Kitchen	4.3 x 5.5m	14'1" x 18'0"
Bedroom 1	4.5 x 3.2m	14'9" x 10'6"
Bedroom 2	3.5 x 2.4m	11'6" x 7'10"
Bedroom 3	3.4 x 2.7m	11'2" x 8'10"

Total area:	77.2 sq m	830 sq ft.
-------------	-----------	------------

GENERAL

- Real oak one strip engineered timber flooring.
- White matt emulsion finish to walls & ceilings.
- White finish entrance door.
- Satin white finish internal doors with brushed stainless steel door furniture.
- Brushed metal switch and socket plates.
- Low energy LED recessed downlights.
- Thermostatically controlled electric heating.
- Video entryphone security.

KITCHEN AREA

- Designer kitchen units with tobacco wood coloured base units and off white lacquered wall units.
- Mid brown coloured stone worktop.
- White glass splashback up to underside of wall units.
- Integrated appliances to include:
 - Single oven
 - Microwave
 - Ceramic hob
 - Cooker hood
 - Fridge/freezer
 - Dishwasher
- Stainless steel undermounted sink with square profile tap and grooved worktop drainer.
- Underlighting to wall units.
- Centralised appliance switch panel.

LIVING AREA

- TV socket set cabled to enable Sky + (subject to subscription), terrestrial digital TV and FM radio.

BEDROOM

- Telephone extension socket.
- Fully fitted oatmeal carpet.
- Floor to ceiling wardrobe with sliding doors.

BATHROOM & EN-SUITES

- Large format porcelain floor and wall tiling.
- Stone vanity top with concealed plumbing (where possible).
- Bespoke timber veneered vanity unit with glass shelves, mirrored doors and feature lighting.
- Shaver socket.
- White bathroom suite, concealed dual flush cistern, semi recessed basin and shower tray.
- Chrome plated square profile taps, shower mixer, fixed and hand held shower attachments.
- Chrome plated square profile heated towel rail.
- Clear glass frameless shower enclosure and door.

SERVICE CUPBOARD

- Large format porcelain floor tiling, emulsion finish walls.
- Washer/dryer.
- Bulkhead lighting.



Galliard Homes official letting and management agents

www.liferesidential.co.uk
+44(0) 208 896 9990



Galliard Homes furniture solution specialists

www.newconceptinteriors.com
+44(0) 208 502 3308



Galliard Homes are London's most prolific buy to let developer of luxury apartments and penthouses in prime locations that generate maximum potential for long term growth.

The company has a 20 year success story in identifying, acquiring and developing sites that yield high regeneration values, across central and metropolitan London.

www.galliardhomes.com



Hurlington is a privately owned company that focuses on bespoke residential property through a combination of development and long term buy and hold investments across the UK.

From their head office in Mayfair, Hurlington continually pushes the standards for delivering high quality investments and developments focussed on central London.

www.hurlington.com





23 CLAYTON ROAD • HAYES • HILLINGDON • LONDON UB3 1AN



London Central Sales & Marketing Suite, 6 Victoria Parade, Greenwich, London SE10 9FR

sales@galliardhomes.com galliardhomes.com

020 7620 1500

These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. Galliard Homes reserve the right to alter any specifications and floor plan layouts without prior notice. All journey times stated are approximate, source tfl.gov.uk. Walking times taken from google.com. Interior images are computer generated and are for illustrative purposes only. Waterside is a preferred marketing name only.