

An exclusive development  
of 23 apartments in a desirable  
riverside setting

# FRAYS COURT

UXBRIDGE



## INTRODUCTION

# An exclusive development in a vibrant riverside location

Frays Court is a premium collection of just 23 new apartments in a desirable address on the banks of the Frays River, just half a mile from Uxbridge High Street, perfectly designed and positioned for modern urban living.

Ideally situated close to the thriving town centre with its excellent choice of shops, restaurants and leisure facilities, Frays Court is also just a short walk from 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.







## GREEN SPACES

## Calming countryside and tranquil waterways on the doorstep

Located on the western outskirts of London, close to the city but also the Buckinghamshire border, Frays Court offers plenty of opportunity for a healthy, outdoor lifestyle, with an abundance of peaceful parks and green open space nearby.

Step outside and take a stroll along Frays River up to the Edwardian Fassnidge Park, with its attractive bandstand, bowling green and sports and play areas. The river connects to a wide network of waterways, including the Grand Union Canal. Take a relaxing canal cruise from beautiful Cowley Lock conservation area, or take in the vast Stockley Country Park, home to one of Uxbridge's two golf courses.





ABOVE  
Uxbridge Underground station

LOCAL AMENITIES

## Cosmopolitan living with a relaxed community spirit

Uxbridge offers a diverse choice of urban amenities within a dynamic neighbourhood with a laid back, local feel.

The town's colourful mix of bars, pubs, cafés and restaurants caters to all tastes, from intimate dining at French bistro Martin's Place, coffees or cocktails at colourful Morello Lounge, excellent Indian cuisine at Javitri, or classic Italian food at Nonna Rosa.

There are two shopping centres to choose from – The Chimes and The Pavillions – offering a wide selection of popular high street names. For a more eclectic offering, the historic Windsor Street area is home to a selection of small independent shops, and The Pavillions also hosts a regular arts and crafts market.





**BARS & RESTAURANTS**

- 1 Martin's Place – 0.3 miles
- 2 Morello Lounge – 0.4 miles
- 3 Miller's Tap – 0.5 miles
- 4 Javitri – 0.6 miles
- 5 Nonna Rosa – 0.6 miles
- 6 Bar Italia – 0.6 miles

**SHOPS & LEISURE**

- 1 The Pavillions shopping centre – 0.3 miles
- 2 The Chimes shopping centre – 0.4 miles
- 3 Odeon cinema – 0.5 miles
- 4 Beldam Gallery – 1 mile
- 5 Hillingdon Sports & Leisure Complex – 1.2 miles
- 6 Compass Theatre – 3 miles

**PARKS & GREEN SPACES**

- 1 Fasnidge Park – 0.5 miles
- 2 Cowley Lock – 1 mile
- 3 Hillingdon Golf Course – 1.1 miles
- 4 Stockley Country Park / Stockley Park Golf Club – 2.4 miles



CONNECTIONS

## The freedom and convenience of excellent transport links

Frays Court is ideally located for commuters, with Uxbridge Underground Station just half a mile away. Positioned at the end of both the Metropolitan and Piccadilly lines, a seat is virtually guaranteed, even during rush hour.

Providing direct links into central London, the city's financial district, the West End's entertainment and premium shopping options and Soho's eclectic nightlife are within easy reach.

Uxbridge is conveniently located just five minutes from the M40, ten minutes from the M25 and 15 minutes from the M4 and Heathrow Airport.



DIRECT



Finchley Road  
32 minutes



Baker Street  
39 minutes



King's Cross St. Pancras  
47 minutes



Knightsbridge  
52 minutes



Liverpool Street  
58 minutes



WITH CHANGES



Bond Street  
43 minutes



Oxford Circus  
45 minutes



Westminster  
47 minutes



Piccadilly Circus  
47 minutes

From Uxbridge Underground Station. Times are taken from TfL Journey Planner and may include changes. They are approximate and correct at the time of publication.



BUILDING

## A meticulous conversion for modern living

The impressive detached building has been beautifully converted from a former office building and redesigned to form 23 stylish apartments over four floors, many boasting direct river views and benefiting from private parking.

The studio, one and two bedroom properties offer luxurious living with superb specification and contemporary interiors including sleek new kitchens and bathrooms featuring premium materials and finishes.







View along Cowley Road

ACCOMMODATION SCHEDULE

APARTMENT	FLOOR	BEDS	SQ M	SQ FT
01	Ground	Studio	19	208
02	Ground	2	51	549
03	Ground	2	56	622
04	Ground	2	70	750
05	Ground	1	42	454
06	Ground	1	37	399
07	Ground	1	37	397
08	First	1	38	408
09	First	2	52	559
10	First	1	39	424
11	First	1	40	435
12	First	1	33	351
13	First	1	41	441
14	First	1	37	396
15	Second	1	37	398
16	Second	2	50	537
17	Second	2	57	617
18	Second	1	40	435
19	Second	1	42	449
20	Third	Studio	42	453
21	Third	Studio	46	497
22	Third	1	67	717
23	Third	2	76	818
TOTAL			1,049	11,314





Computer generated image





FLOORPLANS

# Ground floor



Dimensions are measured to perimeter walls and may vary. Please consult your sales advisor for further details.





FLOORPLANS

# First floor



Dimensions are measured to perimeter walls and may vary. Please consult your sales advisor for further details.





FLOORPLANS

# Second floor



Dimensions are measured to perimeter walls and may vary. Please consult your sales advisor for further details.





FLOORPLANS

# Third floor



Dimensions are measured to perimeter walls and may vary. Please consult your sales advisor for further details.





## SPECIFICATION

## Designed for contemporary comfort and timeless elegance

## GENERAL

Grey timber plank linoleum 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

## 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

## SERVICES

Heating supplied by energy efficient oil filled radiators / Hot water supplied via hot water cyclinders / 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





CLOCKWISE FROM TOP LEFT  
 Five Bell Yard / Queens Gate Mews  
 / Brackenhill/ Five Bell Yard

WESTCOMBE GROUP

## Almost 50 years' experience in creating exceptional homes in outstanding locations

Dholak Estates Ltd is part of the Westcombe 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 the UK's largest private development companies.

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.



## CONTACT

For all viewings please contact:



020 8847 0488

[sales@anthonyjamesmanser.co.uk](mailto:sales@anthonyjamesmanser.co.uk)

[anthonyjamesmanser.co.uk](http://anthonyjamesmanser.co.uk)

22 St Johns Road  
Isleworth TW7 6NW



01344 295375

[newhomesberkshire@savills.com](mailto:newhomesberkshire@savills.com)

[savills.co.uk](http://savills.co.uk)

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.



WESTCOMBE  
GROUP