Broughton Court Apartments

A Stunning Collection of 1, 2 & 3 Bedroom Apartments Set in One of London’s Most Up-And-Coming Locations
Introducing the Broughton Court Apartments at Padcroft, an exciting collection of one, two and three bedroom luxury apartments, perfectly positioned for modern London living. These exclusive apartments are located in Yiewsley, a flourishing neighbourhood in West Drayton, West London. From here, access to Central London is already excellent – and with Crossrail coming soon to West Drayton Station, it’s about to get even better.
Located directly opposite Padcroft, West Drayton’s Crossrail station (Elizabeth line) is on its way. Set to transform London’s travel network, this will provide direct access to the West End and the City – making Padcroft an even more exciting address.

Travel time to Bond Street will be just over 20 minutes – giving you easy access to London’s world-leading shops, bars and dining destinations. Commuters are also well-served with the Elizabeth line connecting directly to the capital’s key commercial districts at Liverpool Street and Canary Wharf.

Information is taken from crossrail.co.uk and is correct at time of publication.
ROAD, RAIL AND AIR

CONNECTIONS THAT COUNT

From Paddock, fast connections to Central London help you to enjoy one of the World’s greatest cities. Abundant travel connections are available by rail, road and air, putting every essential destination within easy reach.

BY ROAD

- M4 (Junction 4) - 1.6 miles
- Brunel University - 2.2 miles
- Heathrow Airport - 2.2 miles
- M25 (Junction 15) - 3.2 miles
- Windsor - 3.5 miles
- Central London - 9 miles
- Windsor - 17 miles

BY RAIL

- Windsor - 20 mins
- Heathrow Airport - 21 mins
- Paddington Station - 22 mins
- St Pancras International - 24 mins
- Canary Wharf - 57 mins

BY AIR

- Amsterdam - 1 hr 10 mins
- Dublin - 1 hr 15 mins
- Berlin - 1 hr 50 mins
- Rome - 2 hrs 30 mins
- Dubai - 6 hrs 50 mins
- New York - 7 hrs 30 mins

Sources: TfL, National Rail, Google Maps and heathrow.com.
With a striking presence and beautifully landscaped grounds, Padcroft makes a big first impression.
Located in the heart of West Drayton, these stylish apartments are set within beautifully landscaped gardens and communal spaces, all designed to create maximum fluidity and ease.

Finished to a high specification, the Broughton Court Apartments at Padcroft create a feeling of relaxed luxury and benefit from serene walkways, on-site cycle stores and the option of secure underground parking.
Elegant finishing and high specification fittings make these homes to be proud of.

**SPECIFICATION**

**SUPERIOR STYLING**

- Oak finish apartment entrance doors.
- Stainless steel finish door furniture throughout.
- Matt white paint finish to walls.
- All apartments are covered by a 10 year building warranty.
- All apartments benefit from a sprinkler system.

**KITCHEN**

- Fully fitted contemporary kitchen units with soft close mechanism to doors and drawers.
- Built-in kitchen appliances to include oven and hob.
- Back painted, full height glass splashback to underside of wall units.
- Integrated dish washer and fridge/freezer.
- Built-in extractor unit.
- Free standing washer/dryer (located in the hall cupboard).

**BATHROOM & EN-SUITES**

- White sanitaryware to the bathroom and en-suite.
- Brass ware to the bathroom and en-suite.
- Ceramic tiles to floors.
- Ceramic full height wall tiles to wet areas.
- Shower fixed overhead and handheld shower to the bath.
- Glass shower screen.
- Shaver socket to the bathroom and en-suite.

**ELECTRICAL**

- Sky HD points in living area and bedroom one.
- Telephone line and data points to living area and bedroom 1.
- Smoke and heat detectors with battery backup.
- Chrome downlighters to living areas, bathroom, en-suite and hall.
- External lighting to the balconies and terraces (where applicable).

**GENERAL**

- Oak finish apartment entrance doors.
- Stainless steel finish door furniture throughout.
- Matt white paint finish to walls.
- All apartments are covered by a 10 year building warranty.
- All apartments benefit from a sprinkler system.

**SECURITY**

- Visual door entry system.
- Proximity Access System for the building.
- CCTV covering the car park and all building entrances.

**FLOORING**

- Optional engineered oak finish flooring to all areas (except bedrooms, wet areas and hall cupboard).
- Optional carpet to bedrooms.

**HEATING**

- Wet underfloor heating to living area and bedrooms.
- Chrome electric heated towel rail to the bathroom and en-suite.

**PARKING**

- Electronic carpark fobs are available when purchasing a parking permit.
- Parking and motorcycle spaces available at extra cost (subject to availability).

Your attention is drawn to the fact that it may not be possible to obtain the products as referred to in the specification. In such cases a similar alternative will be provided. Redrow reserve the right to make these changes as required.
Broughton Court is comprised of generously proportioned one, two and three-bedroom apartments, benefiting from private balconies or terraces. All areas and dimensions have been taken from architect plans prior to construction; therefore, whilst the information is believed to be correct, its accuracy cannot be guaranteed and does not form part of any contract. Purchasers must rely on their own inspection to verify any information provided; all dimensions are within + or - 50mm. Wardrobes shown are optional.
BROUGHTON COURT APARTMENTS // SECOND FLOOR PLAN

TYPE 59
3 BEDROOM
PLOT: 624

TYPE 58
3 BEDROOM
PLOT: 625

TYPE 57
2 BEDROOM
PLOT: 623

TYPE 56
2 BEDROOM
PLOT: 622

TYPE 55
2 BEDROOM
PLOT: 621

TYPE 51
2 BEDROOM
PLOT: 627

TYPE 52
2 BEDROOM
PLOT: 626

Wardrobes shown are optional.
BROUGHTON COURT APARTMENTS // FIFTH FLOOR PLAN

TYPE 59A
3 BEDROOM
PLOT: 6.5.4

TYPE 52
2 BEDROOM
PLOT: 6.5.6

TYPE 62
2 BEDROOM
PLOT: 6.5.5

TYPE 51
2 BEDROOM
PLOT: 6.5.7

TYPE 57
2 BEDROOM
PLOT: 6.5.1

TYPE 56
2 BEDROOM
PLOT: 6.5.2

TYPE 55
2 BEDROOM
PLOT: 6.5.3

WARDROBES SHOWN ARE OPTIONAL.
BROUGHTON COURT APARTMENTS // SIXTH - SEVENTH FLOOR PLANS

TYPE 63
3 BEDROOM
PLOT: 6.6.3
PLOT: 6.7.3

TYPE 64
3 BEDROOM
PLOT: 6.6.1
PLOT: 6.7.1

TYPE 65
3 BEDROOM
PLOT: 6.6.2
PLOT: 6.7.2

Wardrobes shown are optional.
All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.

APARTMENT TYPE 51
2 BEDROOM

- Living/Kitchen/Dining: 7.50 m x 4.20 (max) m 24’6” x 13’7”
- Bedroom 1: 4.42 m x 3.40 m 14’5” x 11’1”
- Bedroom 2: 3.75 m x 3.50 m 12’3” x 11’5”
- Total Area: 77.2 sq m 831 sq ft
- Balcony: 7.3 sq m 78.5 sq ft

APARTMENT TYPE 52
2 BEDROOM

- Living/Kitchen/Dining: 7.47 m x 4.00 m 14’7” x 13’1”
- Bedroom 1: 3.80 m x 2.82 m 12’5” x 9’3”
- Bedroom 2: 3.30 m x 3.20 m 10’8” x 10’4”
- Total Area: 77.2 sq m 831 sq ft
- Balcony: 7.3 sq m 78.5 sq ft

ACCOMMODATION
- PLOTS: 616, 627, 637, 647, 657

ACCOMMODATION
- PLOTS: 617, 626, 636, 646, 656
All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within ±50mm.

APARTMENT TYPE 52A

ACCOMMODATION

<table>
<thead>
<tr>
<th>Area</th>
<th>Measurement</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living/Kitchen/Dining</td>
<td>7.70 m x 4.00 m</td>
<td>25'2&quot; x 13'1&quot;</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>4.70 m x 3.35 m</td>
<td>15'4&quot; x 10'9&quot;</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>4.05 m x 2.40 m</td>
<td>13'2&quot; x 7'8&quot;</td>
</tr>
<tr>
<td>Bedroom 3</td>
<td>3.40 m x 2.80 m</td>
<td>11'1&quot; x 9'1&quot;</td>
</tr>
<tr>
<td>Total Area</td>
<td>102.1 sq m</td>
<td>1092 sq ft</td>
</tr>
<tr>
<td>Terrace</td>
<td>17.1 sq m</td>
<td>184 sq ft</td>
</tr>
</tbody>
</table>

APARTMENT TYPE 52B

ACCOMMODATION

<table>
<thead>
<tr>
<th>Area</th>
<th>Measurement</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living/Kitchen/Dining</td>
<td>8.30 m x 3.00 m</td>
<td>27'2&quot; x 9'10&quot;</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>4.75 m x 3.07 (max) m</td>
<td>15'8&quot; x 10'1&quot;</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>3.20 m x 2.40 m</td>
<td>10'4&quot; x 7'8&quot;</td>
</tr>
<tr>
<td>Bedroom 3</td>
<td>3.40 m x 2.60 m</td>
<td>11'1&quot; x 8'6&quot;</td>
</tr>
<tr>
<td>Total Area</td>
<td>104.8 sq m</td>
<td>1119 sq ft</td>
</tr>
<tr>
<td>Terrace</td>
<td>16.6 sq m</td>
<td>180 sq ft</td>
</tr>
</tbody>
</table>

PLOTS

6.0.1

6.0.2
All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within ±50mm.
All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within ±50mm.

### Apartment Type 54

**Living/Kitchen/Dining:** 6.57 m x 4.02 m 21'6" x 13'2"

**Bedroom 1:** 4.50 m x 2.72 m 14'8" x 8'9"

**Bedroom 2:** 3.35 m x 2.49 m 10' x 8'2"

**Total Area:** 64.5 sq m 694.3 sq ft

**Balcony:** 8.1 sq m 87.1 sq ft

### Apartment Type 54A

**Living/Kitchen/Dining:** 6.57 m x 4.72 m 21'6" x 14'

**Bedroom 1:** 3.67 m x 5.10 (max) m 12'1" x 16'7"

**Bedroom 2:** 3.80 m x 3.12 m 12'4" x 10'3"

**Total Area:** 78.3 sq m 842.8 sq ft

**Terrace:** 19.9 sq m 214.2 sq ft
All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within ±50mm.

### APARTMENT TYPE 55

- **Living/Kitchen/Dining**: 6.75 m x 3.67 m (22'1" x 12'1")
- **Bedroom 1**: 3.30 m x 3.25 m (10'8" x 10'7")
- **Bedroom 2**: 3.42 m x 3.17 m (11'2" x 10'4")
- **Total Area**: 75.2 sq m (809.5 sq ft)
- **Terrace**: 15 sq m (161 sq ft)
- **Balcony**: 6.5 sq m (69.9 sq ft)

### APARTMENT TYPE 56

- **Living/Kitchen/Dining**: 7.50 m x 4.00 m (24'6" x 13'1")
- **Bedroom 1**: 3.82 m x 2.87 m (12'5" x 9'4")
- **Bedroom 2**: 3.35 m x 3.17 m (10'9" x 10'4")
- **Total Area**: 77.2 sq m (831 sq ft)
- **Terrace**: 16 sq m (174 sq ft)
- **Balcony**: 7.3 sq m (78.5 sq ft)

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**ACCOMMODATION**

- **Living/Kitchen/Dining**: 6.75 m x 3.67 m (22'1" x 12'1")
- **Bedroom 1**: 3.30 m x 3.25 m (10'8" x 10'7")
- **Bedroom 2**: 3.42 m x 3.17 m (11'2" x 10'4")
- **Total Area**: 75.2 sq m (809.5 sq ft)
- **Terrace**: 15 sq m (161 sq ft)
- **Balcony**: 6.5 sq m (69.9 sq ft)

- **Living/Kitchen/Dining**: 7.50 m x 4.00 m (24'6" x 13'1")
- **Bedroom 1**: 3.82 m x 2.87 m (12'5" x 9'4")
- **Bedroom 2**: 3.35 m x 3.17 m (10'9" x 10'4")
- **Total Area**: 77.2 sq m (831 sq ft)
- **Terrace**: 16 sq m (174 sq ft)
- **Balcony**: 7.3 sq m (78.5 sq ft)

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**PLOTS**

- 615
- 623
- 633
- 645
- 655

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**ACCOMMODATION**

- **Living/Kitchen/Dining**: 6.75 m x 3.67 m (22'1" x 12'1")
- **Bedroom 1**: 3.30 m x 3.25 m (10'8" x 10'7")
- **Bedroom 2**: 3.42 m x 3.17 m (11'2" x 10'4")
- **Total Area**: 75.2 sq m (809.5 sq ft)
- **Terrace**: 15 sq m (161 sq ft)
- **Balcony**: 6.5 sq m (69.9 sq ft)

- **Living/Kitchen/Dining**: 7.50 m x 4.00 m (24'6" x 13'1")
- **Bedroom 1**: 3.82 m x 2.87 m (12'5" x 9'4")
- **Bedroom 2**: 3.35 m x 3.17 m (10'9" x 10'4")
- **Total Area**: 77.2 sq m (831 sq ft)
- **Terrace**: 16 sq m (174 sq ft)
- **Balcony**: 7.3 sq m (78.5 sq ft)

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**PLOTS**

- 612
- 622
- 632
- 642
- 652
All areas and dimensions have been taken from architect plans prior to construction; therefore, whilst the information is believed to be correct, its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within ±50mm.

APARTMENT TYPE 57

2 BEDROOM

<table>
<thead>
<tr>
<th>Measurement</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living/Kitchen/Dining</td>
<td>7.50 m × 4.20 m (24'6&quot; x 13'7&quot;)</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>4.42 m × 3.75 m (14'5&quot; x 12'3&quot;)</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>3.90 m × 3.50 m (12'7&quot; x 11'5&quot;)</td>
</tr>
<tr>
<td>Total Area</td>
<td>80.7 sq m (868.7 sq ft)</td>
</tr>
<tr>
<td>Balcony</td>
<td>7.5 sq m (81 sq ft)</td>
</tr>
</tbody>
</table>

ACCOMMODATION

Bedroom 1
- Body
- Optional Fitted Wardrobe
- Washer/Dryer
- Utility
- Store

Bedroom 2
- Body
- Utility
- Store

Living/Kitchen/Dining
- Body
- Optional Fitted Wardrobe
- Washer/Dryer
- Utility
- Store

Balcony
- Body
- Optional Fitted Wardrobe
- Washer/Dryer
- Utility
- Store

APARTMENT TYPE 57A

2 BEDROOM

<table>
<thead>
<tr>
<th>Measurement</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living/Kitchen/Dining</td>
<td>7.52 m × 3.57 m (24'6&quot; x 11'1&quot;)</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>4.77 m × 2.72 m (15'7&quot; x 8'9&quot;)</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>4.05 m × 3.57 m (13'3&quot; x 11'7&quot;)</td>
</tr>
<tr>
<td>Total Area</td>
<td>74.2 sq m (798 sq ft)</td>
</tr>
<tr>
<td>Terrace</td>
<td>16 sq m (172 sq ft)</td>
</tr>
</tbody>
</table>

ACCOMMODATION

Bedroom 1
- Body
- Optional Fitted Wardrobe
- Washer/Dryer
- Utility
- Store

Bedroom 2
- Body
- Utility
- Store

Living/Kitchen/Dining
- Body
- Optional Fitted Wardrobe
- Washer/Dryer
- Utility
- Store

Balcony
- Body
- Optional Fitted Wardrobe
- Washer/Dryer
- Utility
- Store

PLOTS

6.2.1 6.3.1 6.4.1 6.5.1 6.1.1
All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within ±50mm.

### APARTMENT TYPE 58

**3 BEDROOM**

<table>
<thead>
<tr>
<th>Accommodation</th>
<th>Area</th>
<th>Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living/Kitchen/Dining</td>
<td>8.17 m × 4.27 m</td>
<td>26'8&quot; × 14'</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>4.07 m × 3.05 m</td>
<td>13'4&quot; × 10'</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>4.12 m × 3.50 m</td>
<td>13'5&quot; × 11'5&quot;</td>
</tr>
<tr>
<td>Bedroom 3</td>
<td>3.70 m × 2.85 m</td>
<td>12'1&quot; × 9'3&quot;</td>
</tr>
<tr>
<td>Total Area</td>
<td>111.2 sq m</td>
<td>1197.2 sq ft</td>
</tr>
<tr>
<td>Balcony</td>
<td>11.2 sq m</td>
<td>120.5 sq ft</td>
</tr>
</tbody>
</table>

### APARTMENT TYPE 59

**3 BEDROOM**

<table>
<thead>
<tr>
<th>Accommodation</th>
<th>Area</th>
<th>Measurement</th>
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</thead>
<tbody>
<tr>
<td>Living/Kitchen/Dining</td>
<td>6.55 m × 5.37 m</td>
<td>21'5&quot; × 17'6&quot;</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>4.50 m × 3.05 m</td>
<td>14'8&quot; × 10'</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>4.74 m × 3.12 m</td>
<td>15'7&quot; × 10'3&quot;</td>
</tr>
<tr>
<td>Bedroom 3</td>
<td>3.12 m × 2.60 m</td>
<td>10'3&quot; × 8'5&quot;</td>
</tr>
<tr>
<td>Total Area</td>
<td>88 sq m</td>
<td>947.1 sq ft</td>
</tr>
<tr>
<td>Balcony</td>
<td>8.1 sq m</td>
<td>87.1 sq ft</td>
</tr>
</tbody>
</table>
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**APARTMENT PLANS**

**APARTMENT TYPE 59A**

- **Living/Kitchen/Dining**: 6.55 m x 4.80 m (21'5" x 15'7")
- **Bedroom 1**: 3.27 m x 3.12 m (10'7" x 10'3")
- **Bedroom 2**: 3.77 m x 3.12 m (12'4" x 10'3")
- **Bedroom 3**: 3.12 m x 2.50 m (10'3" x 8'2")
- **Total Area**: 86.1 sq m (926.8 sq ft)
- **Balcony**: 8.1 sq m (87.1 sq ft)

**APARTMENT TYPE 61**

- **Living/Kitchen/Dining**: 6.07 m x 5.10 m (19'9" x 16'1")
- **Bedroom 1**: 3.35 m x 3.00 m (10' x 9'8")
- **Bedroom 2**: 3.75 m x 3.37 m (12'3" x 11'1")
- **Bedroom 3**: 3.75 m x 3.07 m (12'3" x 10'1")
- **Total Area**: 94.5 sq m (1017.2 sq ft)
- **Terrace**: 12.3 sq m (132 sq ft)
All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.
All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.
Redrow was established in 1974 by Steve Morgan CBE. Over Redrow’s history, spanning more than 40 years, it has earned a unique reputation for quality and building beautiful homes where people want to live. To help achieve this, Redrow has developed three sustainable business themes: Creating Thriving Communities by Building Responsibly and Valuing People. Implementing this strategy, whilst engaging with colleagues and stakeholders, helps Redrow deliver significant value to investors and the wider community. Redrow is listed on the London Stock Exchange and is a constituent of the FTSE 250 index.

In 2019, Redrow achieved the coveted Five Star Customer Satisfaction award from the Home Builders’ Federation (HBF), while in 2018 the company was named as a UK Top 100 Apprenticeship Employer for the fifth consecutive year. Redrow was also awarded the prestigious title of 2018 ‘Housebuilder of the Year’ at both the WhatHouse? and Building Awards.
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