Greenford UB6

Welcome to Majestic House

A selection of seven brand new stunning apartments, comprising of 1, 2 and 3 bedroom apartments in the heart of Greenford in West London. The development is sensitively created to respect the historic context of Ruislip Road, blending seamlessly into the local character, architecturally designed to resonate high-quality and attractive layouts.

Combining bold design, well considered interiors and high quality materials, this is a chance to join an iconic, thriving local community in a setting of calm, contemporary style. This well-engineered scheme offers private outdoor spaces to all apartments with landscaped gardens and large balconies overlooking green spaces as well as private off-street parking and cycle storages.

All apartments are available with Help to Buy.

BE PART OF SOMETHING MORE

Greenford Once a quiet rural village on the outskirts of London, today is a small town centre with a strong community feel and a diverse population. It has good links to the A40 providing easy access to Central London, Heathrow and M25. It is home to Ealing borough's newest secondary school and encompasses Perivale and popular walking spot Horsenden Hill and Northala Fields.

Art and culture have penetrated under the skin of the community whom campaigned for 12 years to obtain a public hall for the town in 1966. The Oldfield Tavern public house in North Greenford became a popular venue for a rock group called the Detours, later formed the famous English rock band The Who in 1964.

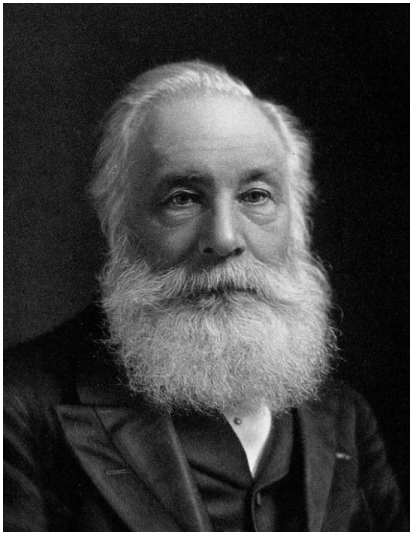
Venture a little further and you'll find West Middlesex Golf Club, set in outstanding local parkland, and neighbouring Ealing Broadway with its popular shopping scene and nightlife.

A PLACE OF HISTORY

Greenford was an ancient parish in the historic Elthorne Hundred, county of Middlesex. The name is first recorded in 848 as Grenan forda means 'place at the green ford'.

Greenford is considered to be birthplace of the modern organic chemical industry at William Perkin's factory in 1850s and home to the likes of Lyons Maid ice cream, Brompton bikes and Hovis bread. Local anecdote says that Queen Elizabeth I would only eat bread made from wheat grown in Greenford.

Greenford has enjoyed an excellent commercial and industrial growth since the opening of the Grand Union Canal in the 1790s and Great Western Railway in 1838, and since then it has attracted skilled and talented population to the area forming a diverse community.

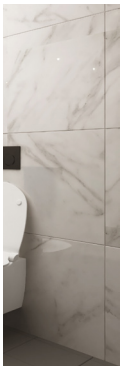


Welcome to your very own home

Elegant interiors feature high quality, elegantly simple materials and finishes presented in neutral tones, complete with oak effect flooring and contemporary aluminium windows.

A private balcony or landscaped garden to each apartment provides a welcoming outdoor environment with views over green SPACES.

Plus all the essential amenities of private on-site parking, electric chargers and bike storage, making life smooth, convenient and stress-free.



Specifications:

Kitchens

- High spec handleless fitted Wren Infinity units
- Gloss pebble gray doors with Calcatta Cloud gloss worktops
- Integrated fridge freezer
- Integrated dishwasher
- Integrated Washer Dryer
- Integrated extractor
- Chrome mixer tap
- Modern induction hob
- Appliances to include Bosch (or similar)
- Stainless steel oven
- Hidden lighting under cabinets

Bathrooms

- White high profile basin and toilet
- Dark gray tiled floors and marble effect walls
- Large shower enclosure or bath tubs depending on the unit
- Heated towel rails to all wet rooms
- Luxury cabinets with built in storage
- Shaver sockets

Peace of Mind and Benefits

- 999 Years Leasehold
- 10 year Structural Warranty Cover
- Private off street parking

Flooring

- Oak effect floor in reception areas, hallways and living spaces
- Carpet in bedrooms
- Marble Effect tiling in bathrooms

Interior

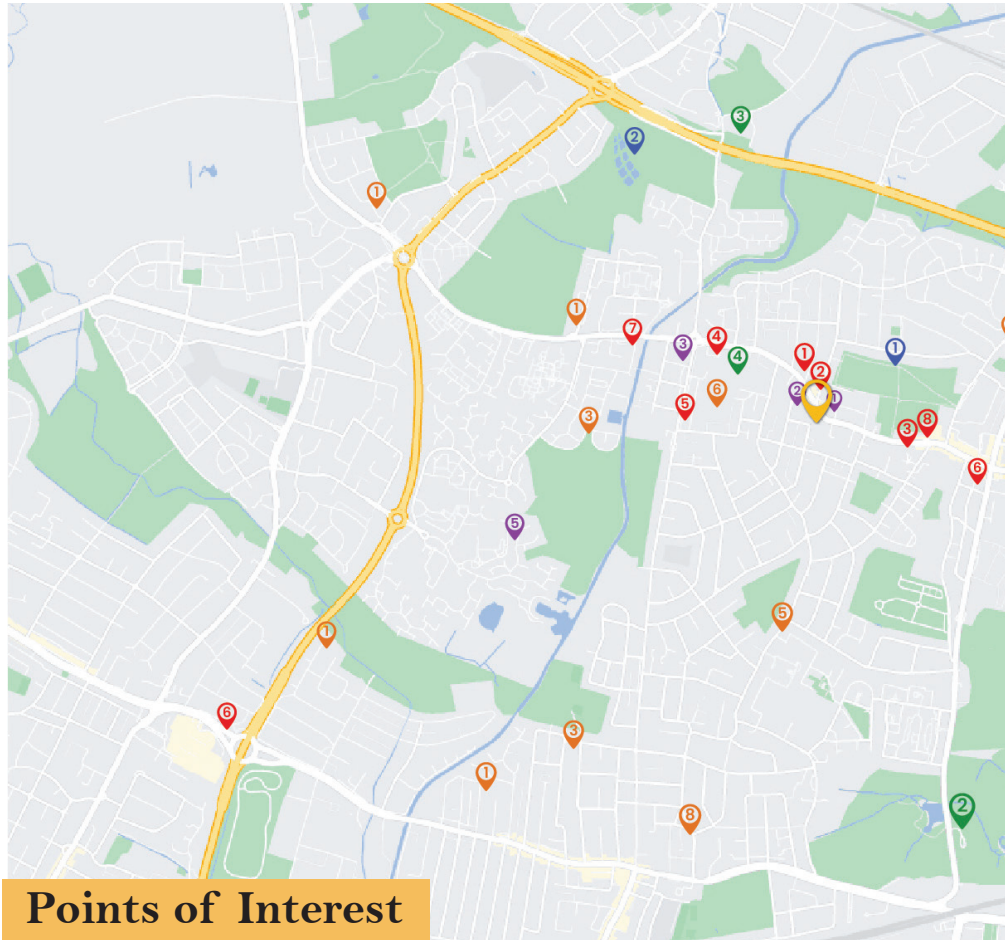
- Panel moulded solid grey doors
- Brushed stainless steel or Chrome handles
- Walls painted in pale grey emulsion
- Aluminium window frames
- Bifolding door in anthracite grey to garden or balcony (Most units)

Heating & Electrics

- Brushed stainless steel (or Chrome) power points in all areas
- Polished chrome shaver sockets
- Recessed spotlights to hallways, kitchens, bathrooms and reception areas
- A rated high efficiency gas boiler
- BT with broadband capacity
- Virgin with broadband capacity
- Electrical car charger point

DISCLAIMER

This brochure and the descriptions, information and imagery it contains are for guidance purposes only. These do not form a contract or any part of a contract or warranty. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Site layouts, floor plans and specifications are taken from drawings which were correct at the time of print. Computer generated images may show enhanced landscaping



Points of Interest

Bars and Restaurants

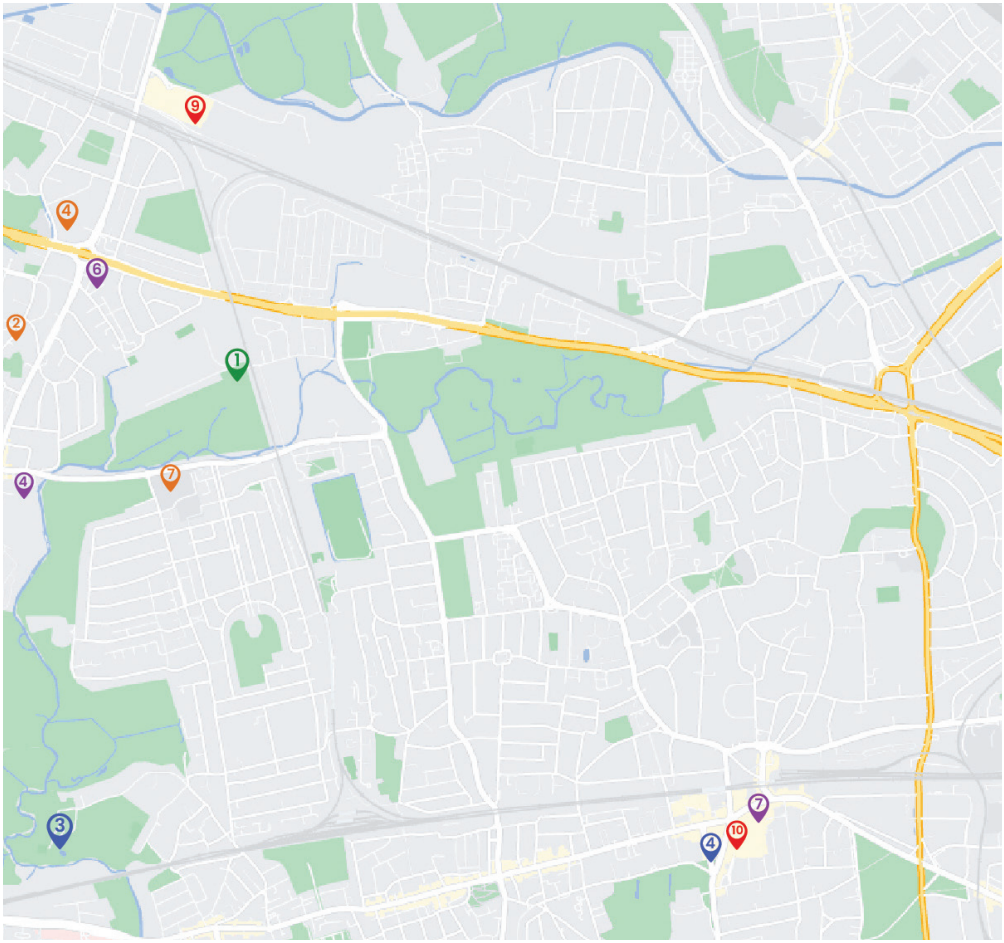
1. Koz Ocakbasi
2. Trio Cafe
3. Taste of Persia
4. Hare & Hounds
5. Raunka Punjab Diyan
6. Costa Coffee
7. Blue Orchid
8. Dicey Reilly's Greenford
9. Nandos
10. Wagamama

Attractions & Entertainment

1. Ravenor Park
2. Northala Fields
3. Hanwell Zoo
4. Ealing Project (Cinema)

Sports & Activities

1. Perivale Park Golf Course
2. West Middlesex Golf Club
3. PureGym (Northolt)
4. Greenford Sports Centre



Shopping and Food

1. Meet Food & Wine
2. Kopernik Polish
3. Test Express
4. Lidl
5. Tesco Extra
6. M&S Simply Food (24 hrs)
7. Ealing Shopping Centre

Schools

1. Twinkle Totz Day Nursery
2. Bearfield Day Nursery
3. Snowflakes Day Nursery
4. Oldfield Primary School
5. Allenby Primary School
6. Greenford High School
7. Brentside High School
8. Grove House Nursery School

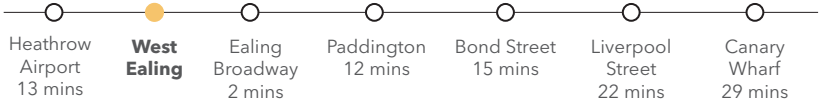
Connections

With only 10 min drive to West Ealing station, Elizabeth line (Crossrail) provides very easy access to Central London in 12 minutes or Heathrow Airport in 13 minutes. Greenford station offering Central Line Tube and Nation Rail service, is only 8 minutes drive away or 11 minutes with Bus 105 & E6 just across the road.

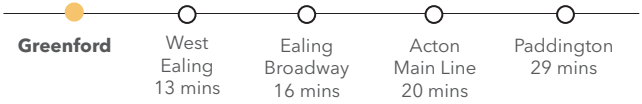
Majestic House is comfortably located in the heart of Ruislip Road with short distance from the major road A40 for quick access to Central London and outside London via M40 & M25 or Heathrow Airport in 25 minutes via A312 & M4.

Times provided by TFL and National Rail and travelling from the color-coded stations. The drive journey time is estimated by Google from the property.

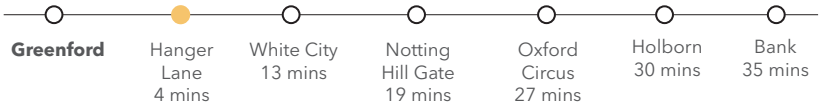
Elizabeth line



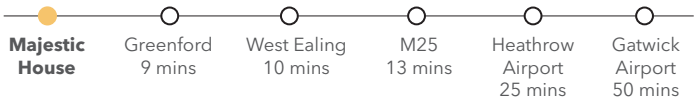
Mainline



Central Line



Drive



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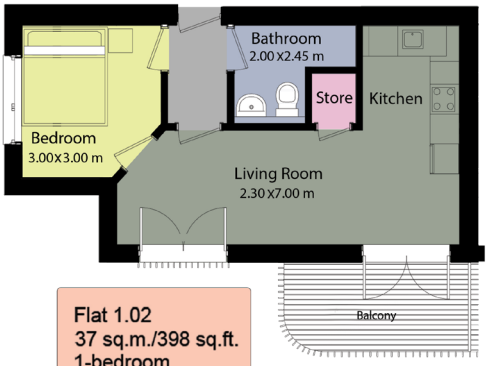
ELIZABETH LINE

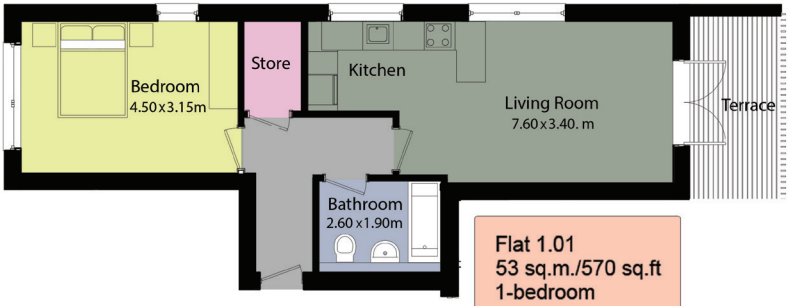
Floorplans

Bedroom
4.40 x 2.70m
Bathroom
1.90x2.15m
Store
Living Room
4.70x6.30 m
Garden
Bedroom
4.35x2.8 m
Kitchen
Garden
Flat G.03
70 sq.m./753 sq.ft.
2-bedroom
GROUND FLOOR PLAN
Bathroom
1.45x2.00m
Kitchen
Store
Bedroom
3.0x2.80 m
Living Room
2.30x6.90 m
Flat G.02
37 sq.m./398 sq.ft.
1-bedroom
Garden
Store
Kitchen
Living Room
3.35x7.10m
Garden
Bedroom
4.75X3.15m
Bathroom
2.35x2.55m
Flat G.01
59.7 sq.m./642 sq.ft
1-bedroom



Flat 1.02
37 sq.m./398 sq.ft.
1-bedroom

Flat 1.03
79 sq.m./850 sq.ft.
2-bedroom



Flat 1.01
53 sq.m./570 sq.ft
1-bedroom

FIRST FLOOR PLAN

ALL DEMENSIONS ARE APPROXIMATE FOR A WHOLE IDEA.

SECOND FLOOR PLAN

ALL DEMENSIONS ARE APPROXIMATE FOR A WHOLE IDEA.

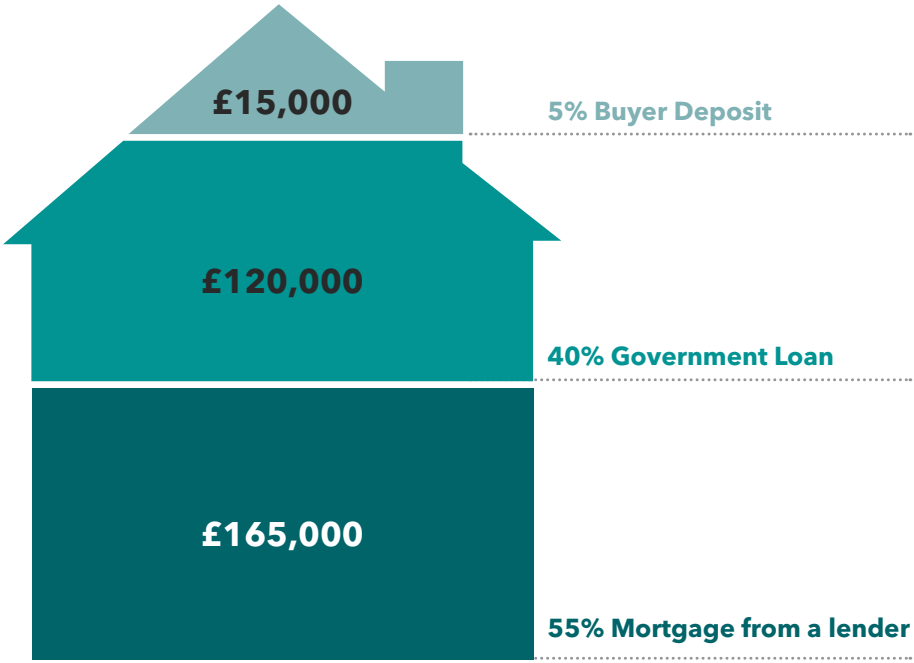
HELP TO BUY

All apartments at Majestic House are available with Help To Buy.

Help To Buy is a Government backed scheme that provides first time buyers with equity loan of up to 40% to help them get on the property ladder. The buyer only need a 5% cash deposit and a 55% mortgage to make up the rest. Taking out a smaller mortgage gives the buyer access to better rates, and the loan is interest-free for the first five years.

It may be useful to know this is the last developer's project with the Help to Buy: Equity Loan as the scheme ends on 31 March 2023 and the buyer must reserve and submit their form by 31 October 2022. For more information, please refer to the UK Government website here.

No Stamp Duty on the first £300,000 for first time buyers.



For all sales enquiries,
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