



AQUINNA HOMES

# THE COURTYARD

CONNAUGHT CLOSE | HILLINGDON | MIDDLESEX | UB8 3DZ

AN EXCLUSIVE DEVELOPMENT OF FOUR FAMILY HOMES WITH GARDENS AND  
FOUR MODERN APARTMENTS, ALL WITH ALLOCATED PARKING

[WWW.AQUINNAHOMES.COM](http://WWW.AQUINNAHOMES.COM)



# SUBURBAN LIVING WITH CITY CONVENIENCE

Aquinna Homes is proud to offer this latest collection of eight contemporary homes in Hillingdon, at the heart of a London borough which boasts over 200 award winning green spaces and borders the stunning Colne Valley Regional Park.

The Courtyard is situated at the end of a secluded road which backs on to open playing fields, within a short walking distance from Hillingdon's main thoroughfare offering an abundant variety of high street conveniences and restaurants.

With nearby rail links to central London, major road networks, business parks, top class leisure facilities and surrounded by vast parkland, green spaces and waterways, The Courtyard is ideally located to benefit from the convenience of the city, while enjoying beautiful natural surroundings.



*aspire*





# QUICK LINKS TO CENTRAL LONDON

The Courtyard is spoilt for choice for rail links which will take you to central London in minutes. Furthermore, a new **Crossrail** line planned from West Drayton will make commuting times even faster.



Crossrail planned to be operating the new Elizabeth Line at West Drayton by December 2019

**HILLINGDON** 8 mins\*  
(or **UXBRIDGE** 12 mins)



**METROPOLITAN**

**PICCADILLY**

BAKER STREET  
**36**  
MINS

HAMMERSMITH  
**37**  
MINS

ST PANCRAS  
**42**  
MINS

**WEST DRAYTON**  
12 mins\*



**ELIZABETH**

PADDINGTON (CROSSRAIL)  
**20**  
MINS

PADDINGTON (CURRENT)  
**25**  
MINS

CANARY WHARF  
**38**  
MINS

BOND STREET  
**24**  
MINS

READING (WESTBOUND)  
**30**  
MINS

**SOUTH RUISLIP**  
17 mins\*



**CENTRAL**

MARYLEBONE  
**18**  
MINS

OXFORD CIRCUS  
**32**  
MINS

LIVERPOOL STREET  
**43**  
MINS

Fast bus service runs along the nearby Uxbridge Road, from Uxbridge to Shepherd's Bush and Westfield

**607**

\* Estimated time by car from The Courtyard, according to Apple Maps  
Direct rail times from tfl.gov.uk. Planned Crossrail times from crossrail.co.uk



## SUPERB ROAD ACCESS

Within 10 minutes you can be on a major road or motorway, heading to Heathrow Airport, central London or venturing further afield towards the west.



**A40**  
for M40 and  
central London  
**7 mins\***

**M4**  
Junction 4  
**7 mins\***

**M25**  
Junction 16  
**9 mins\***

# FANTASTIC LOCAL SCHOOLS, COLLEGES AND UNIVERSITIES



The area has a range of highly regarded schools with 'Good' and 'Outstanding' Ofsted ratings, making The Courtyard a great place for families. Less than a mile away are Hillingdon, **Highfield and Hewens Primary Schools**, all rated 'Good' by Ofsted. Specialist secondary school colleges, part of the **Rosedale Hewens Academy Trust** are within walking distance and the 'Outstanding' **Swakeley School for Girls** is less than 10 minutes away.

For those seeking advanced education, **Brunel University** is a top rated London university and nearby **Uxbridge College** is deemed 'Outstanding' by Ofsted.



**BRUNEL UNIVERSITY**  
1.7 miles\*





# SO MUCH TO ENJOY ON YOUR DOORSTEP

There is an abundance of leisure pursuits in the area. Hillingdon **Sports & Leisure Complex**, Uxbridge **Cricket Club** and **Tennis Club** are all within a 10 minute drive and Stockley Park **Golf Club** is just 1.5 miles to the south.

Green spaces abound within walking or cycling distance and within just a 20 minute drive, is the 27,500 hectare **Colne Valley** with waterways, reservoirs and stunning country parks.

The lively town of **Uxbridge** is just minutes away where you can enjoy the INTU **shopping centre**, an **Odeon cinema**, **nightlife** and both Uxbridge and Ruislip high streets have a range of **cafés**, **shops** and **restaurants**.

50m swimming pool

outdoor lido

exercise studios

gym

indoor cycle track

400m athletics track

cricket club

lawn tennis club

bowls club

Ruislip lido

200 green spaces

golf club

watersports

Odeon

nightlife

canals

INTU shopping

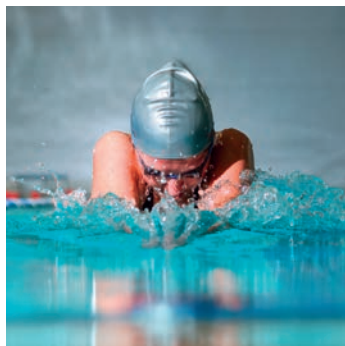
restaurants

cafés

Beck Theatre

kid's soft play

Ample  
green space  
within walking  
(or jogging)  
distance!



2.3 miles\*

**UXBRIDGE**

shopping, cinema,  
cafés, restaurants  
and nightlife

\* Estimated time by car from The Courtyard, according to Apple Maps





THE AERIAL VIEW

# YOUR HOME IN THE HEART OF HILLINGDON

The Courtyard comprises four, three-bedroom townhouses with private gardens and four one- and two-bedroom apartments, designed for contemporary living with thoughtful layouts and storage. Each property benefits from allocated parking (some undercroft) and access to a communal bike store.





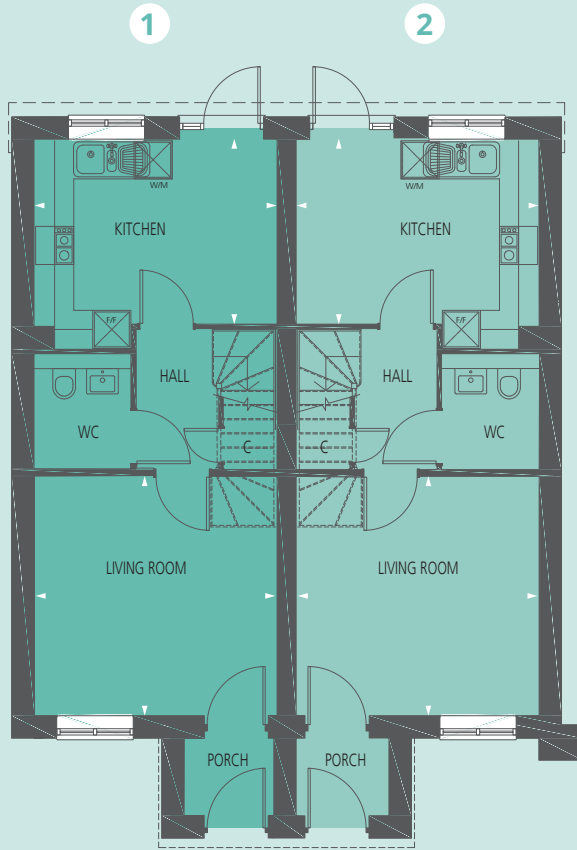


**PLOTS 1 & 2** (left) and **PLOTS 5 & 6** (right) – three-bedroom townhouses  
**PLOTS 3 & 4** (centre) – one-bedroom apartments with balconies

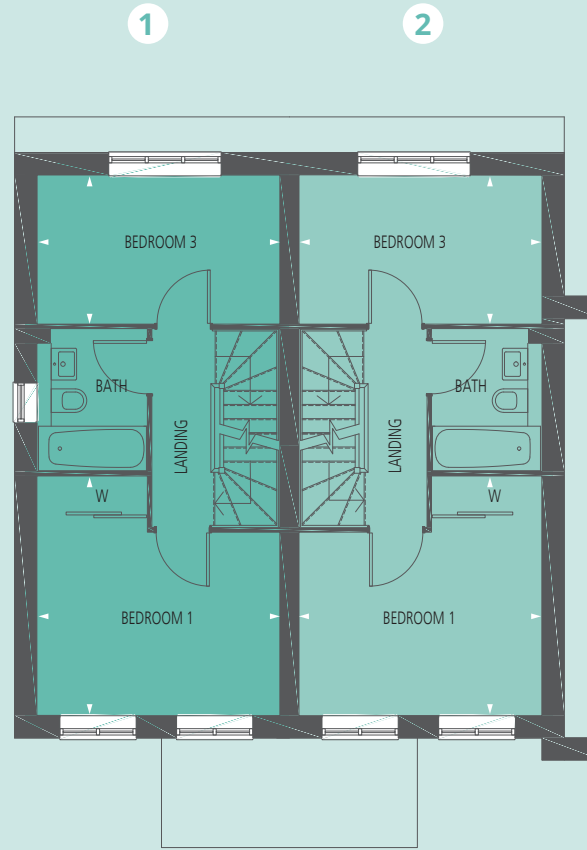


# PLOTS 1 & 2

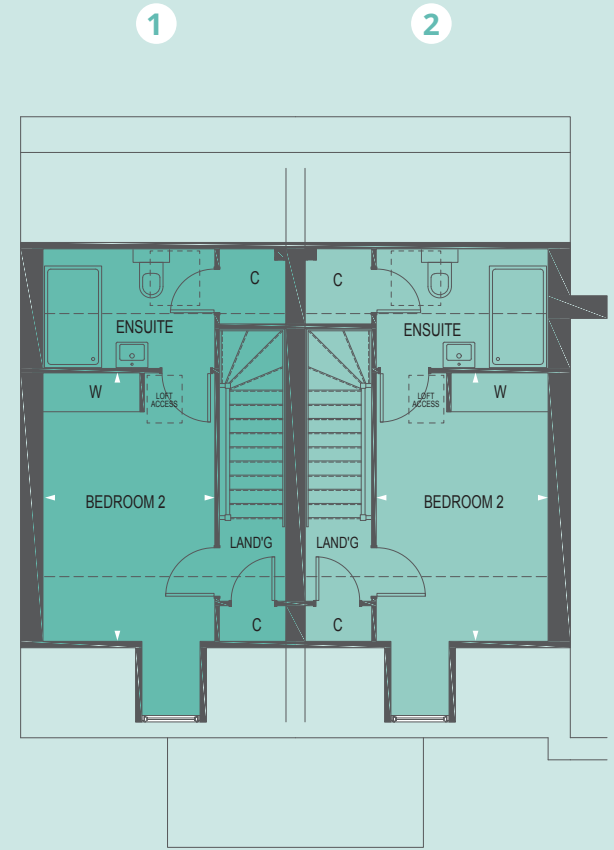
Floor plans are for illustration purposes only and may be subject to change. Furnishings not included.



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Gross internal floor area:  
93.3 sqm / 1004 sqft

	m	ft
Living Room	3.78 x 3.73	12'5 x 12'3
Kitchen	3.78 x 2.88	12'5 x 9'5

	m	ft
Bedroom 1	3.78 x 3.74	12'5 x 12'3
Bedroom 2	4.20 x 2.67	13'9 x 8'9
Bedroom 3	3.78 x 2.31	12'5 x 7'7

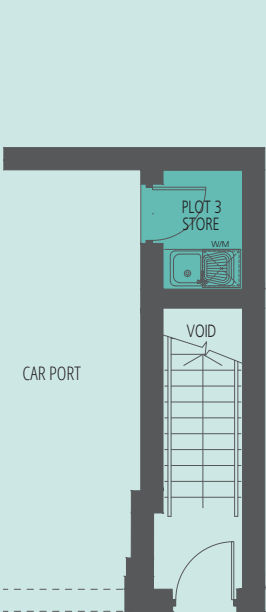
-----  
Dotted line denotes  
extent of full height  
ceiling



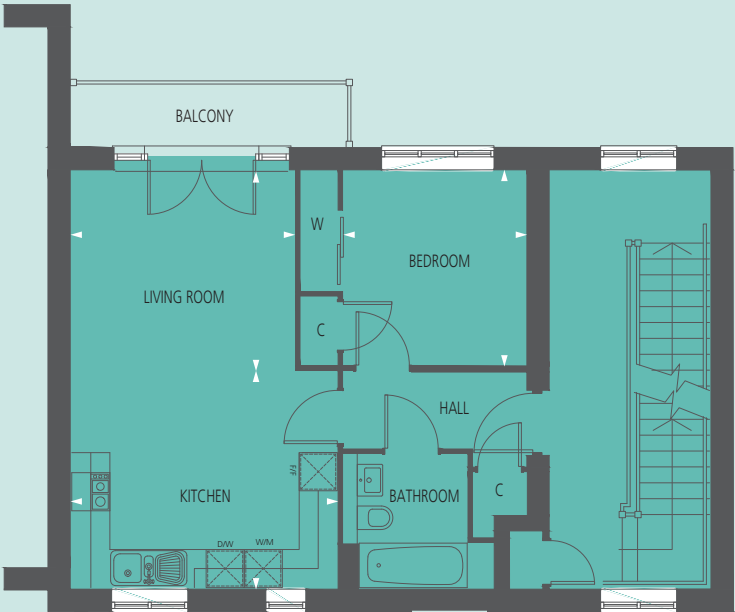
Floor plans are for illustration purposes only and may be subject to change. Furnishings not included.

# PLOTS 3 & 4

3



GROUND FLOOR

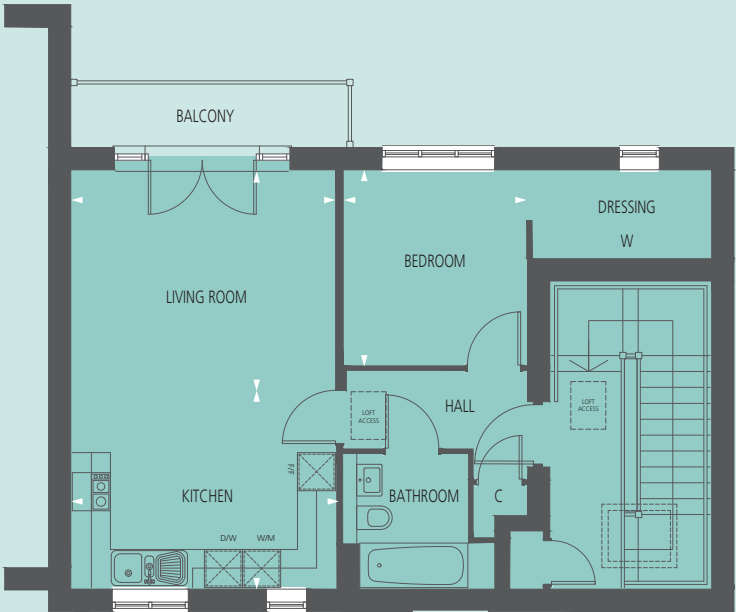


FIRST FLOOR

	<div>m      ft</div>	
Living Room	3.52 x 3.14	11'7 x 10'4
Kitchen	4.18 x 3.41	13'9 x 11'2
Bedroom	3.05 x 2.87	10'0 x 9'5

Gross internal floor area: 46.2 sqm / 497 sqft

4



SECOND FLOOR

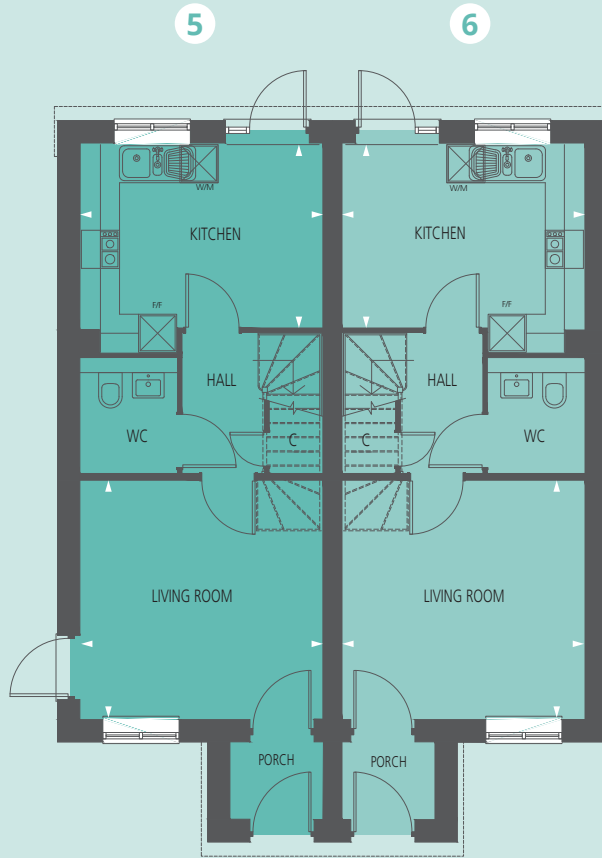
	<div>m      ft</div>	
Living Room	4.14 x 3.41	13'7 x 11'2
Kitchen	4.14 x 3.14	13'7 x 10'4
Bedroom	3.05 x 2.87	10'0 x 9'5

Gross internal floor area: 50.1 sqm / 539.3 sqft

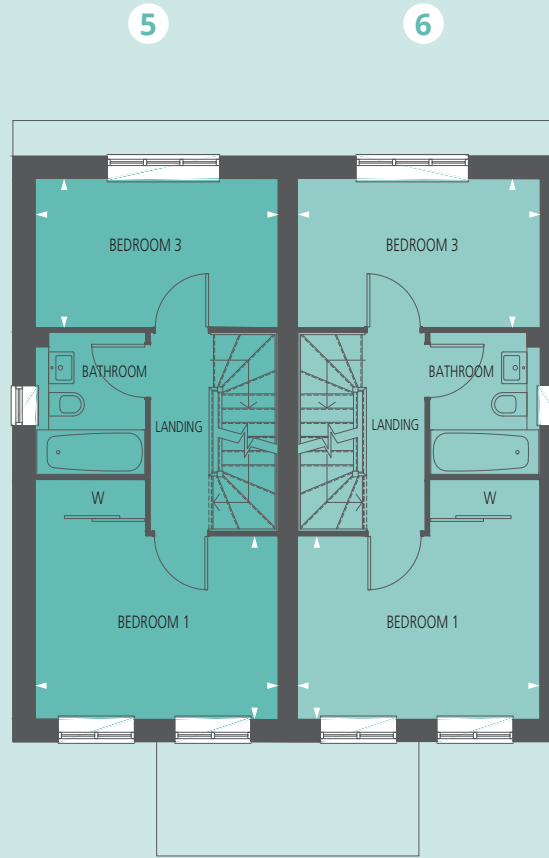


# PLOTS 5 & 6

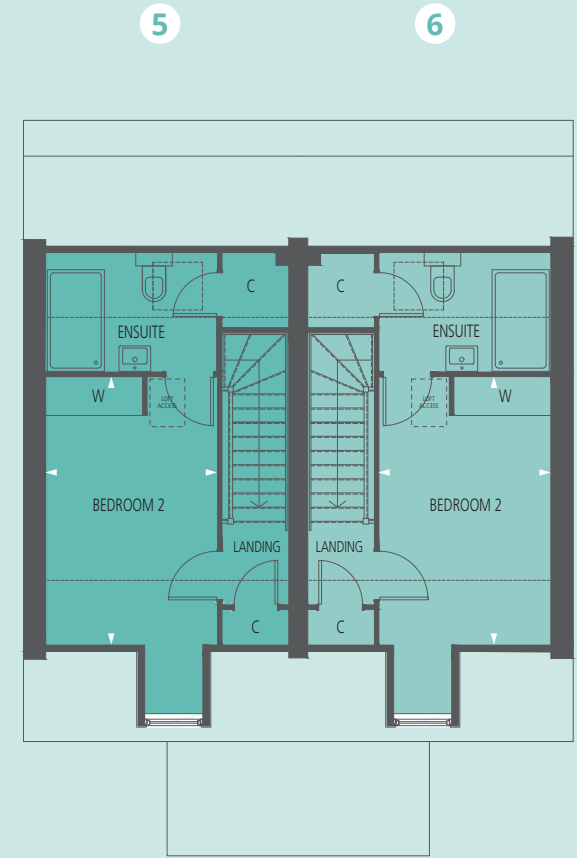
Floor plans are for illustration purposes only and may be subject to change. Furnishings not included.



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Gross internal floor area:  
93.3 sqm / 1004 sqft

	m	ft
Living Room	3.78 x 3.73	12'5 x 12'3
Kitchen	3.78 x 2.88	12'5 x 9'5

	m	ft
Bedroom 1	3.78 x 2.85	12'5 x 9'4
Bedroom 2	4.20 x 2.67	13'9 x 8'9
Bedroom 3	3.78 x 2.31	12'5 x 7'7

-----  
Dotted line denotes  
extent of full height  
ceiling



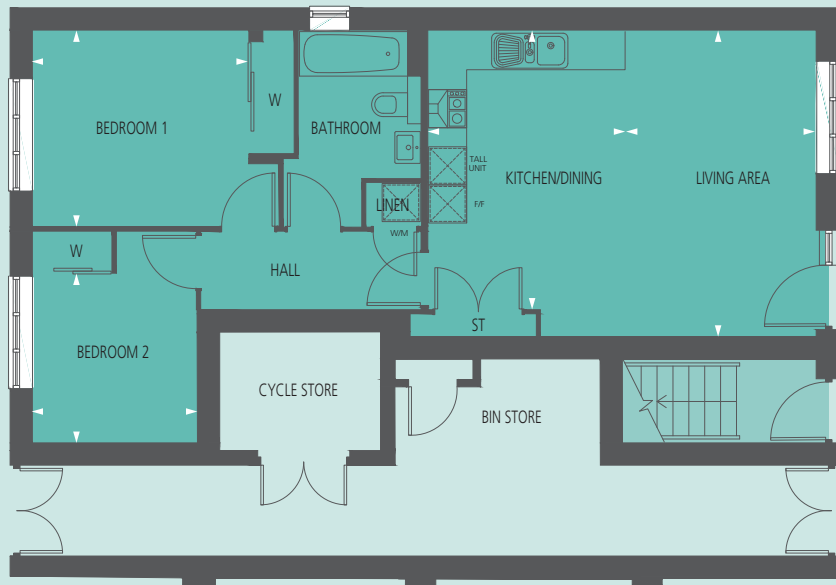


**PLOTS 7 & 8 (centre)** – spacious two-bedroom apartments

# PLOTS 7 & 8

Floor plans are for illustration purposes only and may be subject to change. Furnishings not included.

7

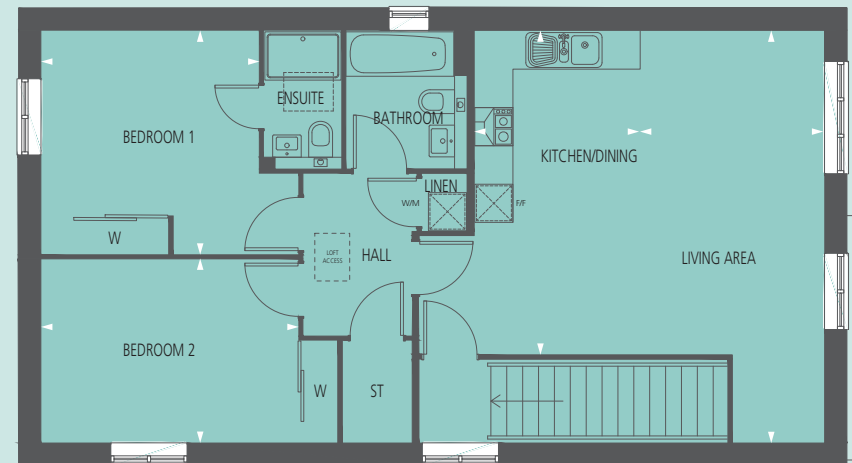


**GROUND FLOOR**

	m	ft
Living Area	4.78 x 2.98	15'8 x 9'9
Kitchen/Dining	4.37 x 3.09	14'4 x 10'2
Bedroom 1	3.37 x 3.07	11'1 x 10'1
Bedroom 2	2.64 x 2.55	8'8 x 8'4

Gross internal floor area: 61.5 sqm / 662 sqft

8



**FIRST FLOOR**

	m	ft
Living Area	2.88 x 6.45	21'2 x 19'5
Kitchen/Dining	5.08 x 2.60	16'8 x 8'6
Bedroom 1	3.50 x 3.40	11'6 x 11'2
Bedroom 2	4.01 x 2.87	13'2 x 9'5

Gross internal floor area: 79.3 sqm / 853 sqft



# THE FINER DETAILS

## GENERAL

Gas-fired underfloor heating to flats and ground floor on houses

Built-in wardrobes to Bedrooms 1 & 2 for all plots

Energy efficient downlighters to all rooms

Brushed stainless steel effect socket and light switches to ground and first floor

Porcelanosa ceramic flooring to Hall and Kitchen

Glazed single doors to rear

Staircase with oak handrails and glass panel balustrades to houses

Engineered oak effect front door

Contemporary architraves and skirtings

Contemporary style cornicing to Hall, Living

Light and power socket to loft areas to houses

White PVC windows with multipoint locking

Multipoint locking to external doors

## LUXURY BATHROOMS & EN-SUITES

Contemporary style white bathroom suite by Villeroy and Boch

Wall mounted Villeroy and Boch WC with concealed cistern

Tiled bath panels

Electric underfloor heating to En-suite (+ Family Bathroom to houses)

Fully tiled walls to Bathrooms / En-suites and WC by Porcelanosa with integrated mirrors to suit

Chrome Hansgrohe mixer tap

Heated ladder style chrome towel rail

Co-ordinated Porcelanosa ceramic floor tiles

Villeroy & Boch vanity units under basins

Fully fitted shower enclosure with chrome shower door (En-suite)

Hansgrohe thermostatic shower valve with handset and showerpipe (En-suite)

Bath with Hansgrohe thermostatic shower and screen (bathrooms)

## EXTERNAL SPACE

Access to rear garden via glazed single doors to plots 1, 2, 5 & 6

External tap to rear

External power socket to rear

Paved patio area to rear

Turfed garden

Undercroft parking to plots 3 & 4

Communal secure bike storage

Dedicated Electric Vehicle Charging points for all plots

## BESPOKE DESIGNER KITCHENS

Bespoke range of fully fitted contemporary kitchen cabinets to include pelmet lighting

Co-ordinated cimestone work surfaces and splash-back behind hob

Under slung stainless steel sink with fluted drainer in cimestone work surface

Induction hob and extractor hood by Siemens

Electric oven and microwave by Siemens

Integrated full height fridge, freezer and dishwasher by Siemens

Main sink tap with three water functions, including steaming hot water

Wiring for food waste disposal unit

Integrated Siemens washer dryer to all plots

Single Column wine cooler

## SECURITY & HOME ENTERTAINMENT

Wiring for burglar alarm

BT points to Hall, Ground Floor Cupboard, Living and Master Bedroom

High level TV points and SkyQ wiring to Living Room and Master Bedroom

TV wiring to all other Bedrooms

Door entry systems to plots 3 & 4

Hard-wired CAT 6 connectivity to ethernet socket in Living, Dining and all Bedrooms to enable faster data transfer to Smart TV, Sky Box, PC, etc (Smart TV, Sky Box, PC and router not included)

## NHBC AND CONSUMER CODE

10 year NHBC Buildmark Warranty

We operate under the Consumer Code for Home Builders

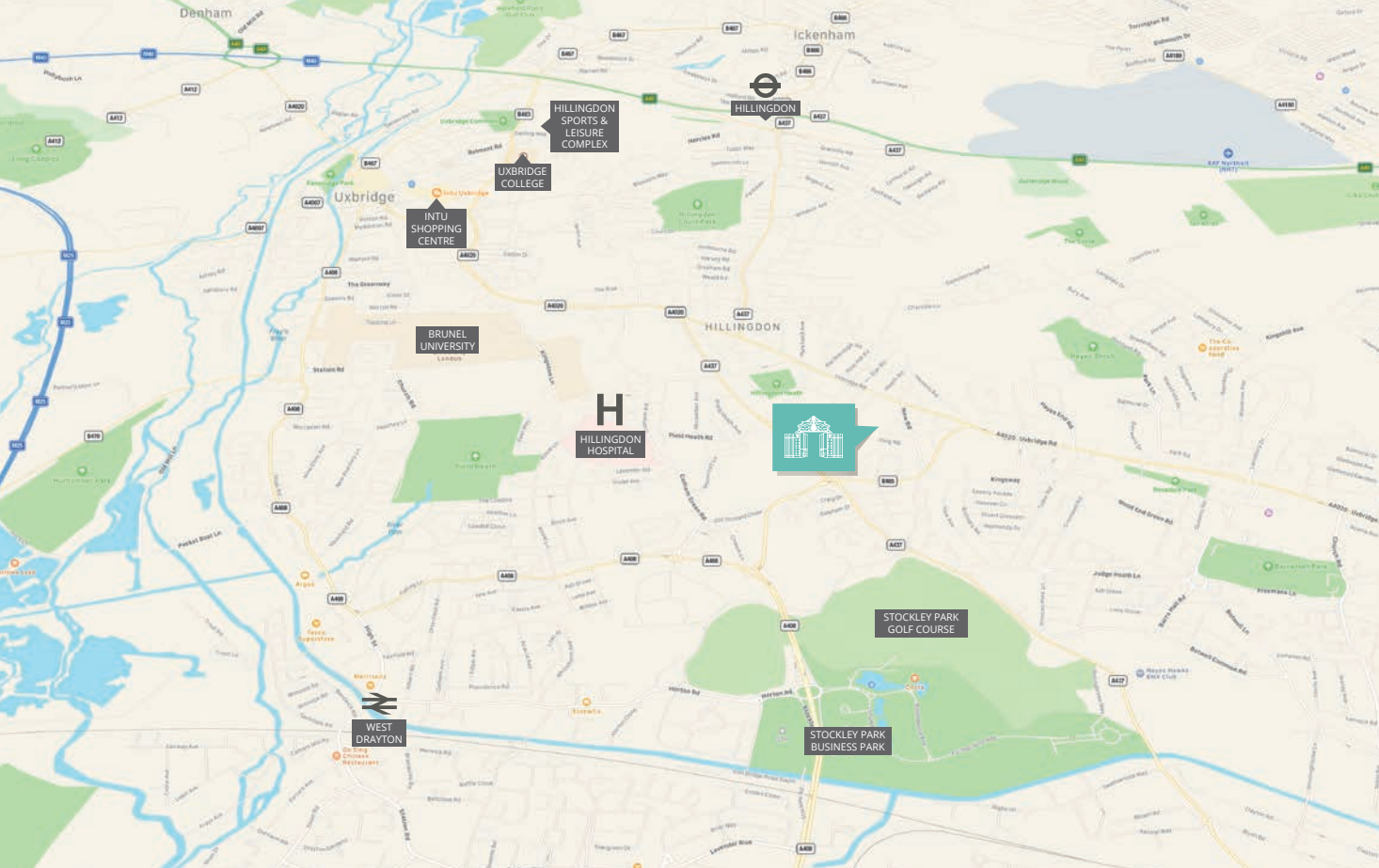


**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)







Map data © 2018 Apple



AQUINNA HOMES  
*aspire...*

01494 739 400

WWW.AQUINNAHOMES.COM

Aquinna Homes plc is an experienced and well funded homebuilder founded in 2004. We are committed to creating high quality aspirational homes in the very best locations throughout London and the South East. Our portfolio includes luxurious city apartments, delightful village mews, signature buildings inspired by renowned architects and substantial family homes. You are in safe hands with our experienced team of professionals who take pride in creating beautiful homes of outstanding quality, each with the Aquinna hallmark of attention to detail.

CONNAUGHT CLOSE | HILLINGDON | MIDDLESEX | UB8 3DZ

SELLING AGENT



**RolfeEast**

rolfe-east.com

NEW HOMES

**020 8579 4080**

**newhomes@rolfe-east.com**

**www.rolfe-east.com**

**Disclaimer:** Artist's perspectives, plans and diagrams used in this brochure are intended to be a general guide to the appearance of the development. However it is necessary from time to time for us to make architectural changes, therefore prospective purchasers are advised to check the latest plans with our sales consultants. Due to our policy of continual improvement, we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct, they are not regarded as statements or representations of fact and neither the Agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract. The postcode shown may not be consistent with the new postal address, Summer 2018.