



YORK  
PLACE

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HANWORTH



# YORK PLACE

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YORK WAY, HAMPTON ROAD WEST, HANWORTH, TW13 6BL

A fantastic collection of just six 1 bedroom and two studio flats situated on the Feltham and Hanworth borders.

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# SPECIFICATION

Images are example specifications from a previous Turnbull Group development

## KITCHEN

Professionally designed kitchens comprehensively fitted with a full range of modern handle-less cabinets, matched with High Quality Laminate worktops and stainless steel trims.

## APPLIANCES

A complete range of integrated appliances, including dishwasher (to one-bedroom flats), generously sized fridge/freezer, electric oven, gas hob and extractor hood. Washer/drier included (integrated in kitchen).

## BATHROOM FITTINGS

Premium quality Saneux sanitaryware, in white with contemporary Vado chrome fittings, including hair wash shower mixer to bath with wall slide rail, chrome finish clear glass bath screen, semi-recessed basins and concealed cistern WC's. Thermostatic bath and shower mixer fittings allow precise temperatures to be set whilst maintaining the flow of water. Mixers are fitted with an anti-scald device, which cuts the flow should the cold water supply fail, this ensures they are safe for use by the whole family. Contemporary, large format wall finishes. Generously sized fitted mirrors.

## FLOORING

All rooms except bedrooms have a high quality, modern, 'LVT' Polyflor Camaro plank flooring. Premium quality carpeting to all bedrooms.

## ELECTRICAL FITTINGS

- Secure Door Entry System with both video and audio features linked to main entrance doors
- Polished chrome switches and sockets to kitchen
- Downlights to kitchens and bathrooms, with low energy feature pendant lighting to dining areas, living rooms and bedrooms
- Double bedroom lighting is double switched from bedside
- Terrestrial Digital TV sockets are provided to all bedroom and living areas
- Pre-wired telephone system (subject to BT contract)
- Pre-wired High-speed electronic communications network cabled to a central hub location

## HEATING SYSTEMS

High efficiency insulation to floors, walls and roof spaces contributes to a 35%



improvement on national standards - this reduces both heating costs and carbon emissions. Class leading Worcester Bosch Gas Boilers provide both Space Heating and Domestic Hot Water.

## DOORS

- **SoundSecure Apartment Entrance Doors:** Doors feature enhanced acoustic properties and high quality, Secured by Design, police approved, modern, three-point espagnolette locking systems complete with chrome lever handles. The locks are fitted internally with a fire escape (thumb turn) and a key cylinder externally.
- **Internal Doors:** 'Horizontal 4 line' white painted solid core internal doors with polished chrome ironmongery.

## SECURITY AND COMMUNICATION

- Fully installed security intruder alarm system
- Secured by Design Apartment Entrance Doors
- Secure Door Entry System with both video and audio features
- Security locking on all doors and windows to PAS24: 2012 standards
- High speed Broadband service available in area (BT, Virgin)
- Excellent mobile phone signal (EE, O2, Three, Vodaphone)

## FIRE SAFETY / HEALTH

For complete peace of mind, these apartments feature a modern fire sprinkler system and mains powered smoke/heat alarm all with re-chargeable battery back-up. The system will protect your family and your property yet be so unobtrusive you will forget it's installed, and don't worry, just burning the toast will not result in a cold shower.

## COMMON AREAS

- Private, off-street parking to selected units.
- Secure cycle storage within the parking area.
- Fully carpeted hallways, stairs, landings and lobbies.
- Photovoltaic panels discretely mounted on the roof generate 'free' electricity which is fed back into the landlord supply reducing energy costs, excess electricity generated will be exported back to the national grid'

## GUARANTEE

Each unit includes a 10 year Advantage New Home Warranty



## GROUND FLOOR



FLAT 1			
Lounge/Kitchen	17' x 15'4" max	5.16m x 4.67m max	
Bedroom area	10'2" x 9'5"	3.1m x 2.87m	
Bathroom	6'11" x 6'6"	2.1m x 1.99m	
FLAT 2			
Lounge/Kitchen	20'3" x 15'3"	6.17m x 4.65m	
Bedroom	15'3" x 8'8"	4.64m x 2.65m	
Bathroom	6'10" x 6'7"	2.09m x 2.01m	
Inner Hallway	8' x 6'8"	2.45m x 2.02m	
FLAT 3			
Lounge/Kitchen	19'6" x 14' max	5.95m x 4.27m max	
Bedroom	12'9" x 12'6" max	3.87m x 3.81m max	
Bathroom	7' x 6'7"	2.13m x 2.01m	
FLAT 4			
Lounge/Kitchen	23'8" x 15'3" max max	7.21m x 4.64m max max	
Bedroom	14'10" x 9'3"	4.53m x 2.83m	
Bathroom	6'10" x 6'7"	2.09m x 2m	

## FIRST FLOOR



FLAT 5			
Lounge/Kitchen	19'6" x 14' max	5.95m x 4.27m max	
Bedroom	12'9" x 12'6" max	3.87m x 3.81m max	
Bathroom	7' x 6'7"	2.13m x 2.01m	
FLAT 6			
Lounge/Kitchen	20'3" x 15'3"	6.17m x 4.65m	
Bedroom	15'3" x 8'8"	4.64m x 2.65m	
Bathroom	6'10" x 6'7"	2.09m x 2.01m	
Inner Hallway	8' x 6'8"	2.45m x 2.02m	
FLAT 7			
Lounge/Kitchen	17' x 15'4" max	5.16m x 4.67m max	
Bedroom area	10'2" x 9'5"	3.1m x 2.87m	
Bathroom	6'11" x 6'6"	2.1m x 1.99m	
FLAT 8			
Lounge/Kitchen	23'8" x 15'3" max max	7.21m x 4.64m max max	
Bedroom	14'10" x 9'3"	4.53m x 2.83m	
Bathroom	6'10" x 6'7"	2.09m x 2m	

## SITE PLAN



Site plan drawing is not to scale and is for illustrative purposes only

## LOCATION

### HANWORTH

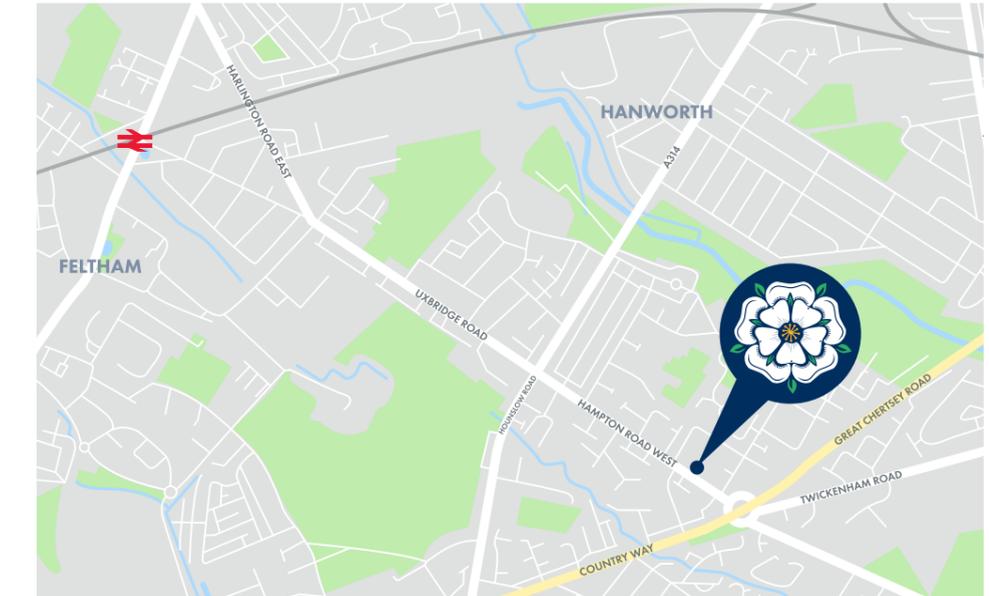
Hanworth is an urban and suburban district in West London, England. Historically in Middlesex, it has formed part of the London Borough of Hounslow since 1965, meaning that purchasers looking to use the Help to Buy scheme can receive government funding of up to 40% of the purchase price. It is a historic area dating back to the Tudor era and, because of this, has plenty of local historical monuments and attractions. Its convenient location means that it has excellent transport links to Heathrow and Central London, further details of which can be found below.

### LOCAL AMENITIES AND ATTRACTIONS

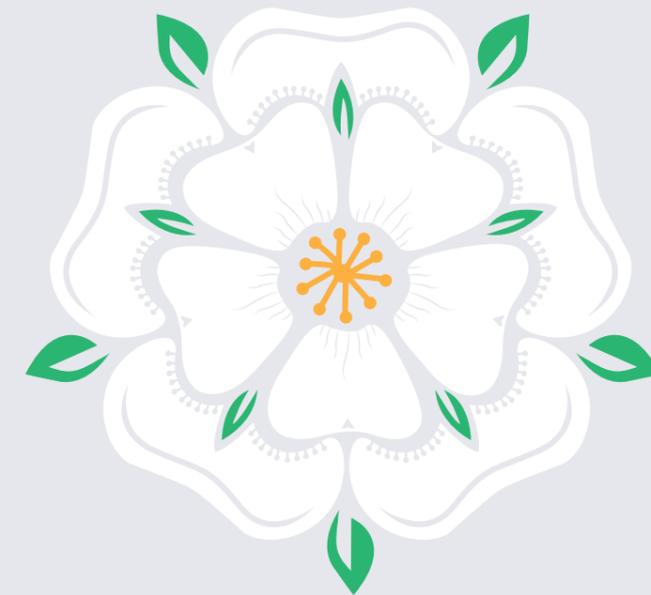
Hanworth has a wealth of amenities with the High Street and the Apex Retail Park offering an extensive range of local shops. Since Hampton Court, Twickenham and Kingston are all on Hanworth's doorstep, many more retail options, as well as bars, restaurants and other attractions are within easy reach. Other local attractions include Hanworth Park and Hanworth Park House, an iconic destination dating back to Henry VII and Henry VIII.

### TRANSPORT LINKS

The nearest railway stations serving the Hanworth area are Feltham (1.5 miles) and Whitton (1.4 miles). These two stations offer frequent services direct into London Waterloo, averaging a 32 minute journey time. There are also regular London bus routes serving the Hanworth area offering easy access to Hatton Cross Station (Piccadilly Line) and Hounslow East Station (Piccadilly Line) as well as direct services into Heathrow Central. Furthermore, the M3 is minutes away with links to the M25, M4 and M40.



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