
THE DAIRY

BY HOWARTH HOMES

Howarth
Homes_{plc}

THE

DAIRY

BY HOWARTH HOMES

Another outstanding apartment collection from Howarth Homes

CAPITAL CONNECTIONS

London on the doorstep



The Dairy, 36 executive suites, 1 & 2 bedroom apartments just moments from Hillingdon Underground station and the A40, putting you in direct touch with the heart of the capital.



LOCATION LOCATION LOCATION



Besides being handy for the capital, with the Underground station and the A40 just moments from The Dairy, Hillingdon has become a highly attractive destination for modern living.

Set midway between Uxbridge and Ruislip's vibrant town centres and their array of shopping and leisure amenities, The Dairy presents plenty of opportunities to enjoy a fulfilling lifestyle. Despite its urban setting there's acres of green space, including Hillingdon Court Park, benefitting from tennis courts and outdoor gym, while Hillingdon Sports and Leisure Complex, with its pool, gym and additional sports and athletics facilities is just 1.5 miles away. For a taste of the beach closer to home, Ruislip Lido is just 3.5 miles away.

One of the biggest attractions of The Dairy though is the accessibility it provides to central London. The A40 can take you to the centre of town or west to the M25, Oxford and Birmingham, while Underground services via the Piccadilly and Metropolitan lines give you a wealth of destination options, whether for work or leisure. Heathrow is also easily accessed, being just 5.5 miles away and the U2 bus service passes The Dairy, linking with Uxbridge and Brunel University.



A40 WESTERN AVENUE
UXBRIDGE ALDERDALE NATURE RESERVE
GRAND UNION CANAL
HILLINGDON ATHLETICS STADIUM
HILLINGDON SPORTS & LEISURE COMPLEX
UXBRIDGE COLLEGE
SAINSBURYS
UXBRIDGE UNDERGROUND STATION
INTU UXBRIDGE SHOPPING CENTRE
M25

THE DOUAY MARTYRS SCHOOL
SWAKELEYS HOUSE
HILLINGDON UNDERGROUND STATION
FUTURE REGENERATION
LOCAL SHOPS
HILLINGDON COURT PARK
ACS HILLINGDON INTERNATIONAL SCHOOL
HILLINGDON GOLF COURSE
SWAKELEYS SCHOOL
RYEFIELD PRIMARY SCHOOL
ABBEYFIELD EQUESTRIAN CENTRE
RAF NORTHOLT





DEVELOPMENT LAYOUT

With access via remotely controlled vehicle and pedestrian gates, The Dairy is set in landscaped communal grounds. Parking is provided for all residents with the added convenience of electric car charging points to selected bays.

GROUND FLOOR

Kitchen/Living/Dining Room	8.22m x 3.79m	27'0" x 12'5"
Bedroom	4.51m x 3.39m	14'9" x 11'1"

Kitchen/Living/Dining Room	7.28m x 4.79m	23'11" x 15'8"
Bedroom 1	3.85m x 3.65m	12'7" x 12'0"
Bedroom 2	3.85m x 3.53m	12'7" x 11'7"

Kitchen/Living/Dining Room	7.28m x 3.54m	23'11" x 11'7"
Bedroom	3.60m x 3.25m	11'10" x 10'8"

Kitchen/Living/Dining Room	5.50m x 5.20m	18'0" x 17'0"
Bedroom 1	5.18m x 2.77m	17'0" x 9'1"
Bedroom 2	3.85m x 2.75m	12'7" x 9'0"

Kitchen/Living/Dining Room	7.28m x 3.91m	23'11" x 12'10"
Bedroom	3.71m x 2.84m	12'2" x 9'4"

Kitchen/Living/Dining Room	7.28m x 4.03m	23'11" x 13'3"
Bedroom	3.75m x 2.75m	12'4" x 9'0"

Kitchen/Living/Dining Room	4.69m x 4.36m	15'5" x 14'4"
Bedroom	3.11m x 3.05m	10'2" x 10'0"

Kitchen/Living/Dining Room	5.51m x 3.96m	18'1" x 13'0"
Bedroom 1	3.63m x 3.20m	12'0" x 10'6"
Bedroom 2	3.97m x 2.75m	13'0" x 9'0"

Kitchen/Living/Dining Room	7.30m x 3.48m	23'11" x 11'5"
Bedroom	4.37m x 2.79m	14'4" x 9'2"



FLOOR PLAN KEY: C - Cupboard / SHR - Shower Room / ES - En Suite / P - Patio / * - Frosted window

FIRST FLOOR

Kitchen/Living/Dining Room	5.92m x 4.23m	19'5" x 13'10"
Bedroom 1	5.92m x 3.00m	19'5" x 9'10"
Bedroom 2	3.69m x 2.82m	12'1" x 9'3"

Kitchen/Living/Dining Room	5.69m x 5.35m	18'8" x 17'7"
Bedroom 1	4.16m x 3.37m	13'8" x 11'1"

Kitchen/Living/Dining Room	7.31m x 3.57m	24'0" x 11'8"
Bedroom	3.73m x 3.21m	12'3" x 10'6"

Kitchen/Living/Dining Room	7.31m x 3.53m	24'0" x 11'7"
Bedroom	3.64m x 3.25m	11'11" x 10'8"

Kitchen/Living/Dining Room	5.50m x 5.20m	18'0" x 17'0"
Bedroom 1	5.21m x 2.77m	17'1" x 9'1"
Bedroom 2	3.89m x 2.81m	12'9" x 9'3"

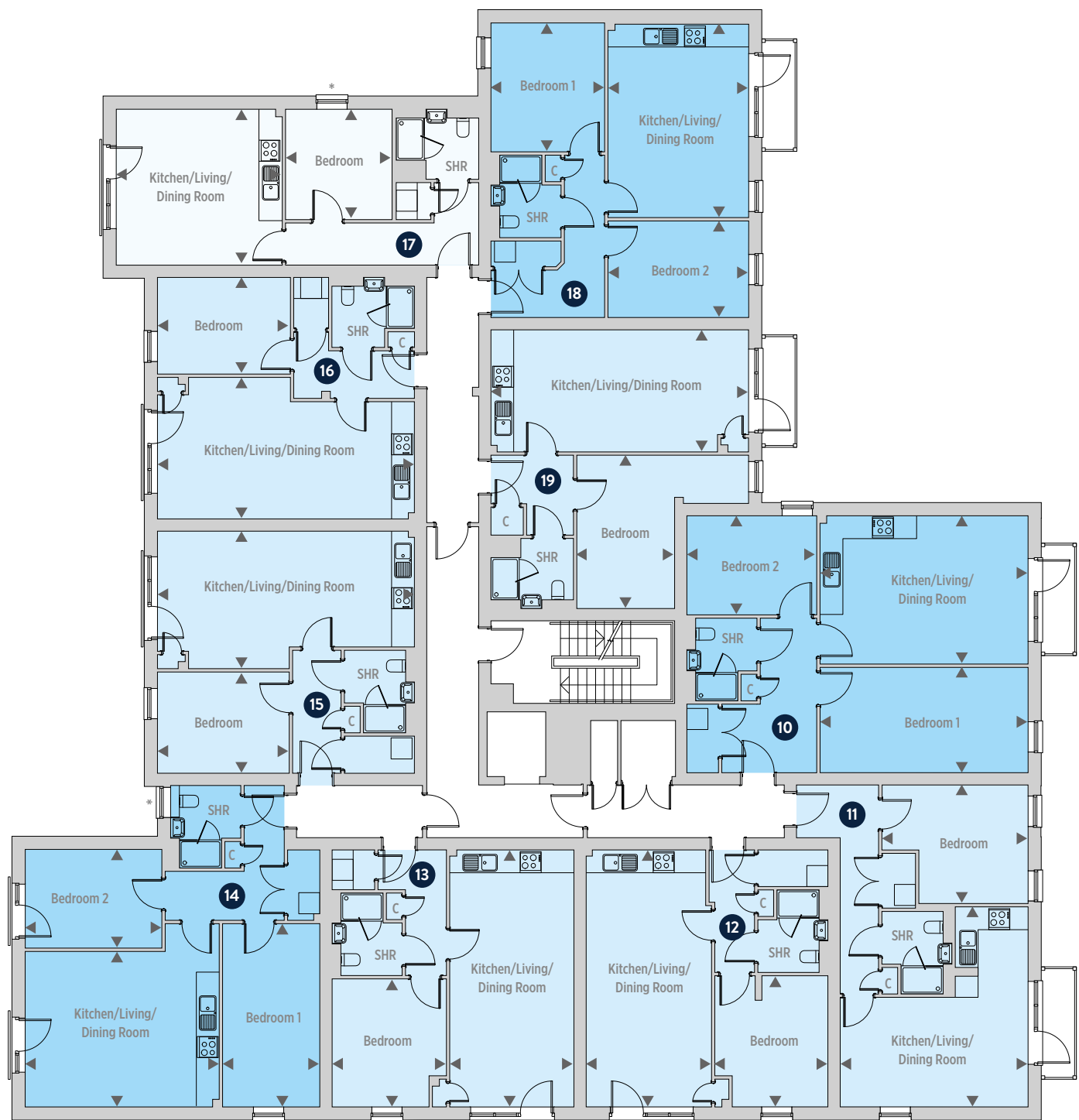
Kitchen/Living/Dining Room	7.31m x 3.91m	24'0" x 12'10"
Bedroom	3.75m x 2.88m	12'4" x 9'5"

Kitchen/Living/Dining Room	7.31m x 4.03m	24'0" x 13'3"
Bedroom	3.78m x 2.75m	12'5" x 9'0"

Kitchen/Living/Dining Room	4.72m x 4.44m	15'6" x 14'7"
Bedroom	3.14m x 3.05m	10'4" x 10'0"

Kitchen/Living/Dining Room	5.54m x 4.00m	18'2" x 13'1"
Bedroom 1	3.67m x 3.23m	12'0" x 10'7"
Bedroom 2	4.00m x 2.75m	13'1" x 9'0"

Kitchen/Living/Dining Room	7.30m x 3.48m	23'11" x 11'5"
Bedroom	4.37m x 2.79m	14'4" x 9'2"



FLOOR PLAN KEY: C - Cupboard / SHR - Shower Room / ES - En Suite / * - Frosted window

SECOND FLOOR

PLOT 20 – 2 BEDROOM APARTMENT

Kitchen/Living/Dining Room	5.92m x 4.23m	19'5" x 13'10"
Bedroom 1	5.92m x 3.00m	19'5" x 9'10"
Bedroom 2	3.69m x 2.82m	12'1" x 9'3"

PLOT 21 – 1 BEDROOM APARTMENT

Kitchen/Living/Dining Room	5.69m x 5.35m	18'8" x 17'7"
Bedroom 1	4.16m x 3.37m	13'8" x 11'1"

PLOT 22 – 1 BEDROOM APARTMENT

Kitchen/Living/Dining Room	7.31m x 3.57m	24'0" x 11'8"
Bedroom	3.73m x 3.21m	12'3" x 10'6"

PLOT 23 – 1 BEDROOM APARTMENT

Kitchen/Living/Dining Room	7.31m x 3.53m	24'0" x 11'7"
Bedroom	3.64m x 3.25m	11'11" x 10'8"

PLOT 24 – 2 BEDROOM APARTMENT

Kitchen/Living/Dining Room	5.52m x 5.21m	18'1" x 17'1"
Bedroom 1	5.21m x 2.77m	17'1" x 9'1"
Bedroom 2	3.89m x 2.81m	12'9" x 9'3"

PLOT 25 – 1 BEDROOM APARTMENT

Kitchen/Living/Dining Room	7.31m x 3.91m	24'0" x 12'10"
Bedroom	3.75m x 2.88m	12'4" x 9'5"

PLOT 26 – 1 BEDROOM APARTMENT

Kitchen/Living/Dining Room	7.31m x 4.03m	24'0" x 13'3"
Bedroom	3.78m x 2.75m	12'5" x 9'0"

PLOT 27 – EXECUTIVE SUITE

Kitchen/Living/Dining Room	4.72m x 4.44m	15'6" x 14'7"
Bedroom	3.14m x 3.05m	10'4" x 10'0"

PLOT 28 – 2 BEDROOM APARTMENT

Kitchen/Living/Dining Room	5.54m x 4.00m	18'2" x 13'1"
Bedroom 1	3.67m x 3.23m	12'0" x 10'7"
Bedroom 2	4.00m x 2.75m	13'1" x 9'0"

PLOT 29 – 1 BEDROOM APARTMENT

Kitchen/Living/Dining Room	7.30m x 3.48m	23'11" x 11'5"
Bedroom	4.37m x 2.79m	14'4" x 9'2"



EXECUTIVE SUITES 1 BEDROOM APARTMENT 2 BEDROOM APARTMENT

FLOOR PLAN KEY: C - Cupboard / SHR - Shower Room / ES - En Suite / P - Patio / * - Frosted window

THIRD FLOOR

PLOT 30 – 1 BEDROOM APARTMENT

Kitchen/Living/Dining Room	6.02m x 5.55m	19'9" x 18'2"
Bedroom	3.79m x 3.36m	12'5" x 11'0"

PLOT 31 – 2 BEDROOM APARTMENT

Kitchen/Living/Dining Room	5.43m x 4.00m	17'9" x 13'1"
Bedroom 1	3.60m x 3.20m	11'9" x 10'6"
Bedroom 2	3.64m x 3.29m	11'11" x 10'9"

PLOT 32 – 2 BEDROOM APARTMENT

Kitchen/Living/Dining Room	5.60m x 5.23m	18'4" x 17'1"
Bedroom 1	4.00m x 3.24m	13'1" x 10'7"
Bedroom 2	3.56m x 2.71m	11'8" x 8'10"

PLOT 33 – EXECUTIVE SUITE

Kitchen/Living/Dining Room	5.56m x 5.30m	18'2" x 17'4"
Bedroom	4.27m x 2.53m	14'0" x 8'3"

PLOT 34 – 1 BEDROOM APARTMENT

Kitchen/Living/Dining Room	6.59m x 6.40m	21'7" x 21'0"
Bedroom	3.54m x 3.15m	11'7" x 10'4"

PLOT 35 – 1 BEDROOM APARTMENT

Kitchen/Living/Dining Room	7.31m x 4.72m	23'11" x 15'5"
Bedroom	4.42m x 3.17m	14'6" x 10'4"

PLOT 36 – 1 BEDROOM APARTMENT

Kitchen/Living/Dining Room	6.59m x 3.72m	21'7" x 12'2"
Bedroom	3.51m x 3.40m	11'6" x 11'1"



EXECUTIVE SUITES 1 BEDROOM APARTMENT 2 BEDROOM APARTMENT

FLOOR PLAN KEY: C - Cupboard / SHR - Shower Room / ES - En Suite / * - Frosted window / † — - Privacy panel 1.8m high

DESIGNED FOR CONTEMPORARY LIVING

Designer Kitchens

- Architecturally designed handleless kitchens with soft close hinges, contemporary worktops, upstands and splashback to hob
- Low energy LED recessed feature lighting to underside of high level kitchen units
- Appliances to include oven, four ring modern induction hob and integrated extractor
- Integrated appliances to include fridge freezer and dishwasher
- Stainless steel sink and kitchen chrome monoblock mixer tap
- Separate laundry cupboard housing washer dryer or integrated within kitchen

Stylish Bathrooms & En-suites

- Contemporary white sanitaryware including back to wall pan with soft close seat, dual flush concealed cistern, basin and shower tray
- Thermostatically controlled polished chrome shower with adjustable height multi function shower head
- Shaver sockets to all bathrooms and en-suites
- Interior designed large format Porcelanosa tiling to selected areas
- Heated towel rails to all bathrooms and en-suites
- Polished chrome taps to basin

Heating, Electrical & Lighting

- Gas central heating
- USB integrated sockets to main bedroom and living areas
- LED energy efficient downlighters to kitchens, bathrooms and hallways
- Fully insulated to building regulations

Home Entertainment & Communication

- TV aerial & HDMI points to living areas ready to receive Sky Q*
- Multimedia plate to living areas including TV, DAB and BT
- TV points to all bedrooms
- Superfast broadband to all units*

Private Areas

- Contemporary private balconies to selected units finished with a low maintenance floor finish
- Private paved patios to ground floor and top floor terraces
- External lighting to patio and balcony areas

Security & Peace of Mind

- Secure electric gates to development
- Double glazed security lockable windows
- Contemporary minimalistic Video Entry System
- High security apartment entrance door with multi point locking system
- Mains operated smoke, heat and CO detectors
- Fire safety detection system to all communal areas including smoke extract system
- 10 Year build warranty
- Secure By Design accredited development
- On site secure cycle storage
- Secure letter boxes within main entrance area

Communal Areas

- One car parking space per apartment
- Parking bays in block paviour
- Professionally landscaped gardens including external security lighting
- Communal hallways finished with hard wearing flooring and recessed matwells
- Lift access to all floors with hard wearing floor finish
- Car charging facility within parking area

*Subject to availability and subscription

Previous Howarth Homes' development shown for illustrative purposes only



INNOVATION FROM A FORWARD THINKING DEVELOPER

Established in 1988, Howarth Homes has an enviable reputation for constructing a broad range of high quality properties – each built to exceptional standards which are thoughtfully and creatively designed to present a contemporary, stylish specification.



Our residential developments/apartments are well located in new growth areas, in attractive environments and offer the discerning buyer convenient transport links with easy access to local facilities - as well as excellent investment opportunities.

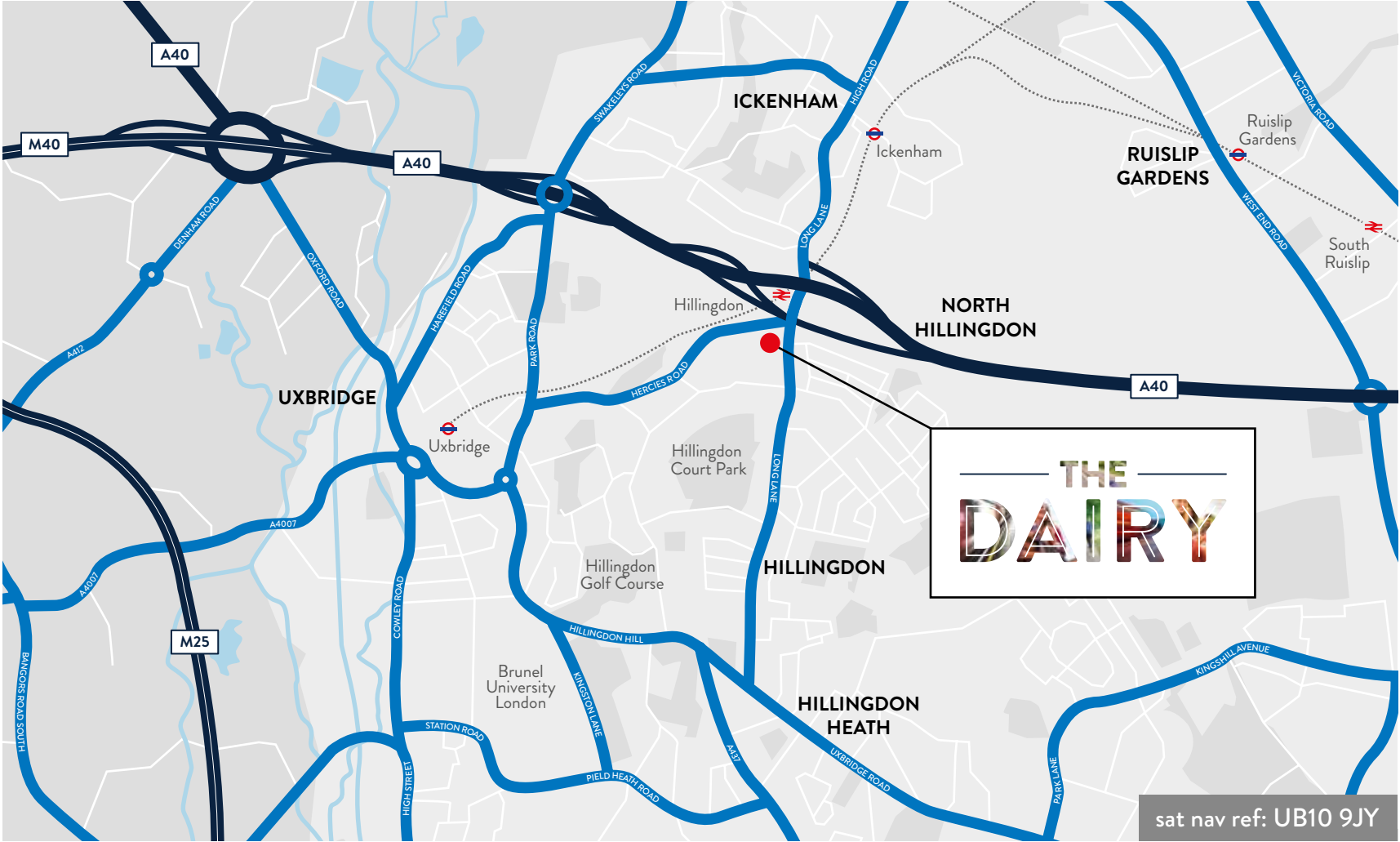
At every stage during the design/construction process, we ensure attention to detail is paramount in each and every Howarth home. This is further complemented by the strong customer-focused service given by the Customer Care team.

We don't just build and sell you a property and then forget about you - we want you to be settled and happy in your new home and we will do everything we can to ensure that happens.

Howarth Homes is enjoying continued and successful expansion and we look forward to the next 30 years being at the forefront of an exciting industry.



Howarth
Homes plc



A development by

Howarth
Homesplc

Waterside House
20 Riverside Way
Uxbridge
UB8 2YF

T: 01895 233 999
E: sales@howarthhomes.co.uk
www.howarthhomes.co.uk

www.thedairyhillington.com



Artist's perspectives, plans and diagrams used in this brochure are intended to be a general guide to the appearance of the development. All room dimensions are subject to change. Kitchen layouts are indicative only. Please consult the Sales Advisor for room dimensions and kitchen layouts. From time to time it is necessary for us to make architectural changes therefore prospective buyers should check the latest plans with our sales representative. 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 within this brochure are believed to be correct, they are not to be 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.

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