



Hanwell Locks

A delightful new development of 1 & 2 bedroom
apartments 3 & 4 bedroom townhouses in Hanwell W7

Bellway

A reputation you can rely on

When it comes to buying your new home it is reassuring to know that you are dealing with one of the most successful companies in the country, with a reputation built on designing and creating fine houses and apartments nationwide backed up with one of the industry's best after-care services.

In 1946 John and Russell Bell, newly demobbed, joined their father John T. Bell in a small family owned housebuilding business in Newcastle upon Tyne. From the very beginning John T. Bell & Sons, as the new company was called, were determined to break the mould. In the early 1950s Kenneth Bell joined his brothers in the company and new approaches to design layout and finishes were developed. In 1963 John T. Bell & Sons became part of the public corporate scene and the name Bellway evolved.

Over 60 years of great homes and great service

Today Bellway is one of Britain's largest house building companies and is continuing to grow throughout the country. Since its formation, Bellway has built and sold over 100,000 homes catering for first time buyers to more seasoned home buyers and their families. The Group's rapid growth has turned Bellway into a multi-million pound company, employing over 2,000 people directly and many more sub-contractors. From its original base in Newcastle upon Tyne the Group has expanded in to all regions of the country and is now poised for further growth.

Our homes are designed, built and marketed by local teams operating from regional offices managed and staffed by local people. This allows the company to stay close to its customers and take key decisions about design, build, materials, planning and marketing in response to local and not national demands. A simple point, but one which we believe distinguishes Bellway.





Be part of London's west side story.

From flexible townhouse living to chic apartment style, this collection of new homes offers contemporary living in Hanwell, on the West Ealing borders, with superb connections into London and fast-track major road routes heading out of the capital. What is more, with Hanwell on the proposed new Crossrail route, connections to the capital and will be enhanced further - and its advantages as a location more widely discovered.

The local area provides shopping on the Broadway with its landmark Art Deco clock tower, while the nearby Ealing Broadway Centre is packed with fashion chains and favourite store names. Hanwell is also extremely well-placed for the impressive Westfield Shopping Centre and characterful Richmond with its lanes and courts, both just six miles away.

Entertainment venues include multi-screens Vue in nearby Acton and the Curzon Richmond and Ealing's PM Gallery and House provide a contemporary arts venue in a stunning setting, while the Gurnell Leisure Centre in West Ealing offers state-of-the-art facilities from swimming pool to Aerobiking.

Hanwell is beautifully served for parks. Brent Lodge - 'Bunny' - Park is home to exotic birds, farm animals and monkeys, with a café and popular Yew tree maze, all part of the Brent River Park valley landscape. Golf fans will find play on its Brent Valley Golf Club - and at the West Middlesex Course. You are also in easy reach of London's largest Royal

Parks, Richmond, a rolling pastoral setting with herds of fallow deer. Osterley Park, one of the last country estates in London just 4 miles from home, recalls an elegant past with its mansion and parkland.


Close to home, the spectacular Hanwell Flight of six locks on the Grand Union Canal is a designated Scheduled Ancient Monument, and offers superb opportunities to enjoy towpaths, former lockkeepers' cottages, and perfect spots to picnic, cycle, walk and unwind.

Train services from Hanwell take just 15 minutes into London Paddington, and a five-minute hop to Ealing Broadway station which connects to District and Central Lines. Road links are excellent with the M4 conveniently accessed, and Heathrow 10 miles, Windsor 18 miles, Reading 34 miles, and Oxford 50 miles away.



House Specification



- Comprehensively fitted kitchen with co-ordinated worktops
- Integrated oven, hob, cooker hood, fridge/freezer and dishwasher
- Washer/dryer
- Choice of ceramic wall tiling to bathroom and en suite (subject to construction stage)
- Choice of ceramic floor tiling to bathroom and en suite (subject to construction stage)
- White contemporary sanitaryware
- Heated towel rail to bathroom and en suite
- Recessed lighting to kitchen, bathroom, en suite and hall
- Gas central heating
- Plain ceilings throughout
- TV and telephone wiring point to living/dining area and master bedroom (subject to telephone company connection charge)
- Fitted wardrobes to master bedroom
- Second independent telephone wiring point (subject to telephone company connection charge)
- Timber composite double glazed windows and French doors
- Lockable handles to all windows
- Smoke detectors
- External cold water supply
- Shed to rear gardens
- Wiring for external lights
- Wiring for alarm system
- Landscaped front garden
-  10 year Buildmark warranty

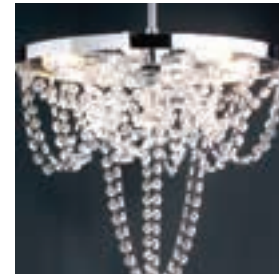
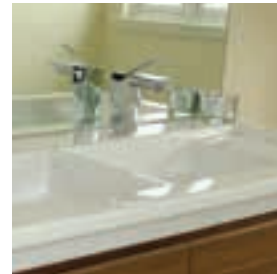


Photographs are used for illustrative purposes only and depict typical interiors from previous Bellway developments.

Bellway Homes Ltd,
(North London Division)
Bellway House,
Bury Street, Ruislip,
Middlesex HA4 7SD
Telephone 01895 671100
Fax 01895 671155
www.bellway.co.uk



Personalise your home with Bespoke Additions



A unique package that offers you the freedom to create your perfect dream home before you even move in.



Our extensive range of options help you to decide whether you want to upgrade the quality fittings we offer as standard or even choose to include additional items so that you can make your new home as individual as you are.

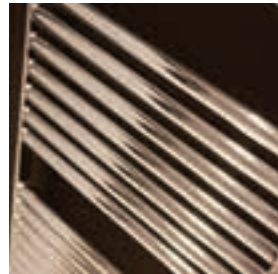
And, most importantly of all, because we recognise that you want to move in to the perfect home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.



Although we make every effort to ensure that as many Bespoke Additions choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you consult our Sales Advisor.



Choose from our range of Bespoke Additions options covering the following areas:



Kitchens:

- Granite worktops
- Integrated or freestanding washer/dryer
- Integrated or freestanding tumble dryer
- Built-under double oven
- Ceramic hob
- Stainless steel appliances
- Fridge/freezer
- Dishwasher
- Microwave
- Washing machine

Flooring:

- Choose from carpets, vinyl or ceramic

Tiling:

- Full and half height tiling
- Comprehensive upgrade options

Electrical:

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket and light
- Electric powered garage door controls
- Tumble dryer vent
- Dimmer switches
- Recessed lighting
- Light fittings
- BT and TV points
- E-LIFE packages allow potential home owners the opportunity to customise their new homes with distributed audio systems, home cinema and surround sound packages as well as an option which will allow you to set up a home network

Plumbing:

- Water filter tap
- Heated towel rail

Security:

- Intruder alarms
- Security lights

Miscellaneous:

- Landscaped gardens
- Fencing to rear garden
- Wardrobes
- Furniture package
- Fire and surround
- Curtain package
- Bathroom and en suite accessories
- Full height mirror over bath
- Glazed internal doors (houses only)





Two great ways to help you move

PART **EXCHANGE** The key to an easier move

Buy and sell in one easy move with Bellway Part Exchange. Bellway has always built attractive and desirable new homes. That's why we've become one of the top ten builders in Britain. But now there's even more reason to choose a Bellway home. To make the whole process of selling and buying easier, we've put together a range of services to make your move as hassle free as possible.

The benefits of this amazing deal include:

- A fair offer for your old home based on an independent valuation
- A decision made usually within 7 days
- No Estate Agents' fees to pay
- A guaranteed price for your old home
- A stress free move for you
- The option to stay in your existing home until your new house is ready
- No advertising fees to pay

Part Exchange - the simplest and quickest way to move house!



To make the whole process of selling and buying easier, Bellway has put together a range of services. Express Mover is the solution if you want to buy a Bellway home but haven't sold your own house.

The Advantages:

- A recommended local agent will be used to market your present home
- You agree the selling price on your present home
- The Estate Agent works harder making your present home a higher priority to sell
- Details of your present home will also be marketed in our sales offices
- Bellway will do all the chasing with the Estate Agent to secure a sale for you
- You get a market price for your present home
- You can trade 'up', 'down' or 'sideways'
- Properties outside our region can be registered on the scheme
- Most importantly - it's free of charge! Bellway pay your Estate Agent fees
- Prospective buyers are properly qualified before being given an appointment to view your present home

Customer Care

Our dedicated Customer Care department will ensure your move to a new Bellway home is as smooth as possible

For over sixty years the name Bellway has been synonymous with quality craftsmanship and quality homes; we are justifiably proud of this reputation and work hard to provide you with a home that meets with your dreams.

From the day a customer visits our sales centre to the move-in day we aim to provide a level of service and after-sales care that is second to none.

In recognising the close involvement our customers seek in purchasing their new homes we deliberately gear our sales hand-over process to involve our customers at every possible opportunity. Firstly all our homes are quality checked by our site managers and sales advisors. Customers are then invited to pre-occupation visits; this provides a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing customer care and building quality homes is good business sense. However, we are aware that errors do occur and it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity. In managing this process we have after sales teams and a Customer Care centre that is specifically tasked to respond to all customer complaints.

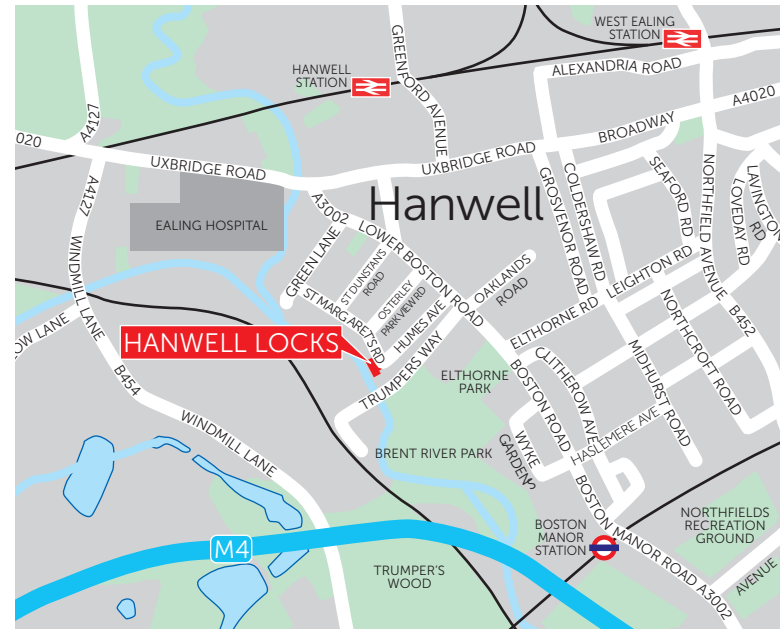
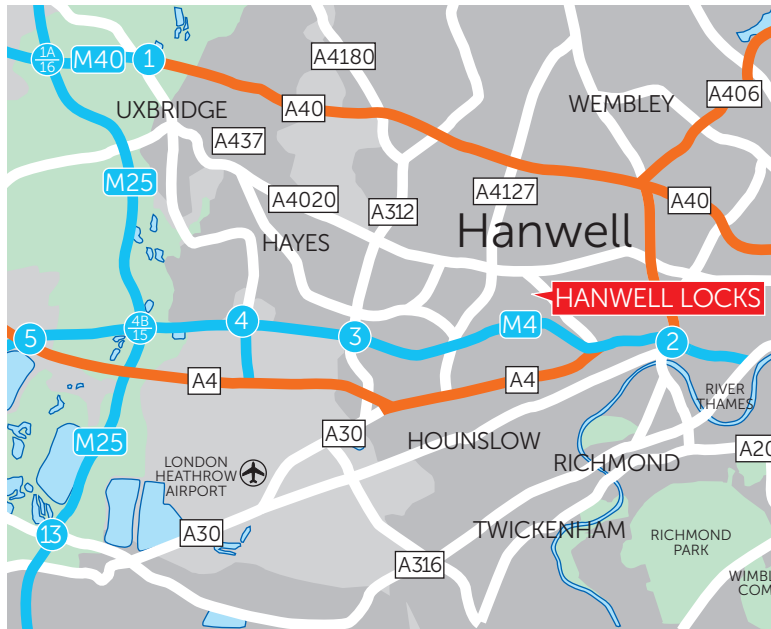
We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home; a 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.



Bellway

How to find us



Bellway Homes Ltd, (North London Division)
Bellway House, Bury Street, Ruislip, Middlesex HA4 7SD
Telephone 01895 671100 Fax 01895 671155

www.bellway.co.uk



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