



PARAMOUNT HOUSE

BELMONT ROAD | UXBRIDGE

Refined living in the heart of Uxbridge

An exquisitely designed collection of one and two bedroom apartments, Paramount House raises the bar on stylish living, with superior specifications and exceptional attention to detail.

This is refined living that puts you at the very heart of vibrant Uxbridge and its dynamic array of amenities.



This striking new landmark building has been designed to ensure that residents enjoy outdoor space, with each apartment benefiting from a private balcony. Residents also have access to an extensive communal roof terrace offering panoramic views over Uxbridge and beyond.

Ticking all the boxes for quality and style, these fabulous apartments are personified by creative interior design, superior specifications and exceptional levels of finish and detailing.





Where life's for living

A lively retail scene, restaurants, coffee shops, pubs and bars, a great range of leisure amenities and fabulous transport links has made Uxbridge a desirable place to call home.

Your new apartment at Paramount House will put you right at the heart of everything Uxbridge has to offer. Two shopping centres, between them offering a host of household names, vie for your attention, along with many independent retailers and a weekly market.

Satisfy your taste buds with a wide choice of restaurants, from high street regulars including Five Guys, Prezzo, Nandos and Wagamama to independents offering flavours from across the globe.

Just a short walk (or run) from Paramount House you'll find Hillingdon Sports and Leisure Complex, with athletics track, indoor and outdoor pools, 100 station gym, fitness classes and basketball and badminton courts.



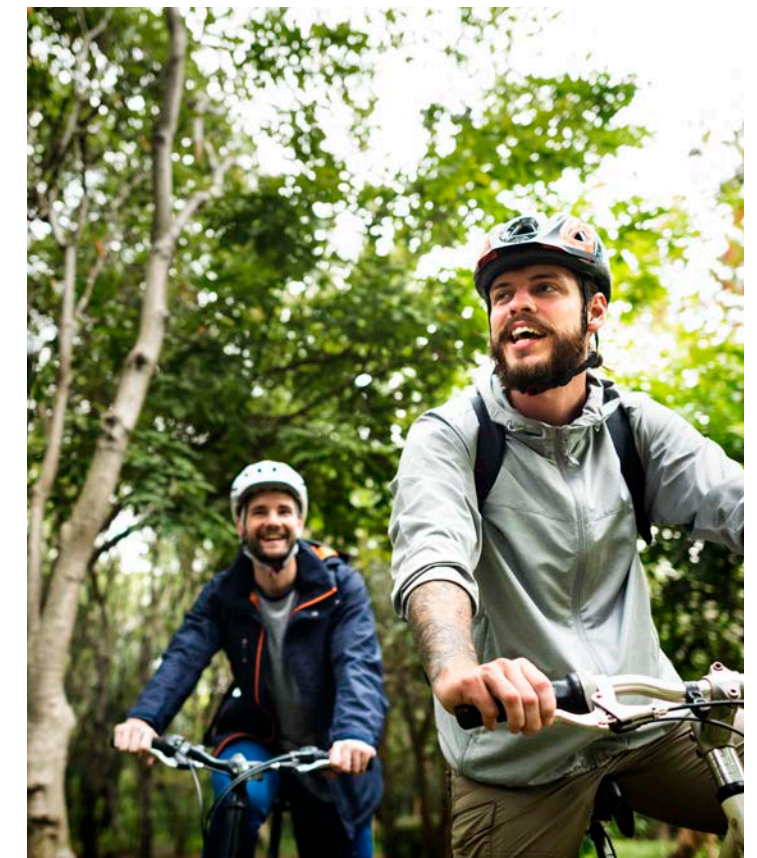


A place to unwind

Uxbridge benefits from plenty of green space, providing the perfect antidote to the pressures of modern day to day life.

Just 500 metres away you'll discover Green Flag awarded Fassnidge Park, a leafy oasis offering an outdoor gym, tennis courts and café. Venture a little further and you'll find the Grand Union Canal with its towpath, popular with runners and cyclists.

Covering more than 40 square miles, Colne Valley Regional Park lies just to the west of Uxbridge. Stretching from Rickmansworth in the north to Staines upon Thames in the south, this green landscape is interspersed with waterways and lakes and is a haven for wildlife.





Get connected

You're not just close to local amenities at Paramount House - you'll also have great transport links on your doorstep.

Services from Uxbridge Underground station put you within easy reach of the heart of the capital, while road networks are also easily accessed.



Source: <https://www.google.com/maps>

Close at hand

Whether it's a night out on the town, a morning coffee or a spot of retail therapy, you won't have to travel far to satisfy your every need.

Food & Drink

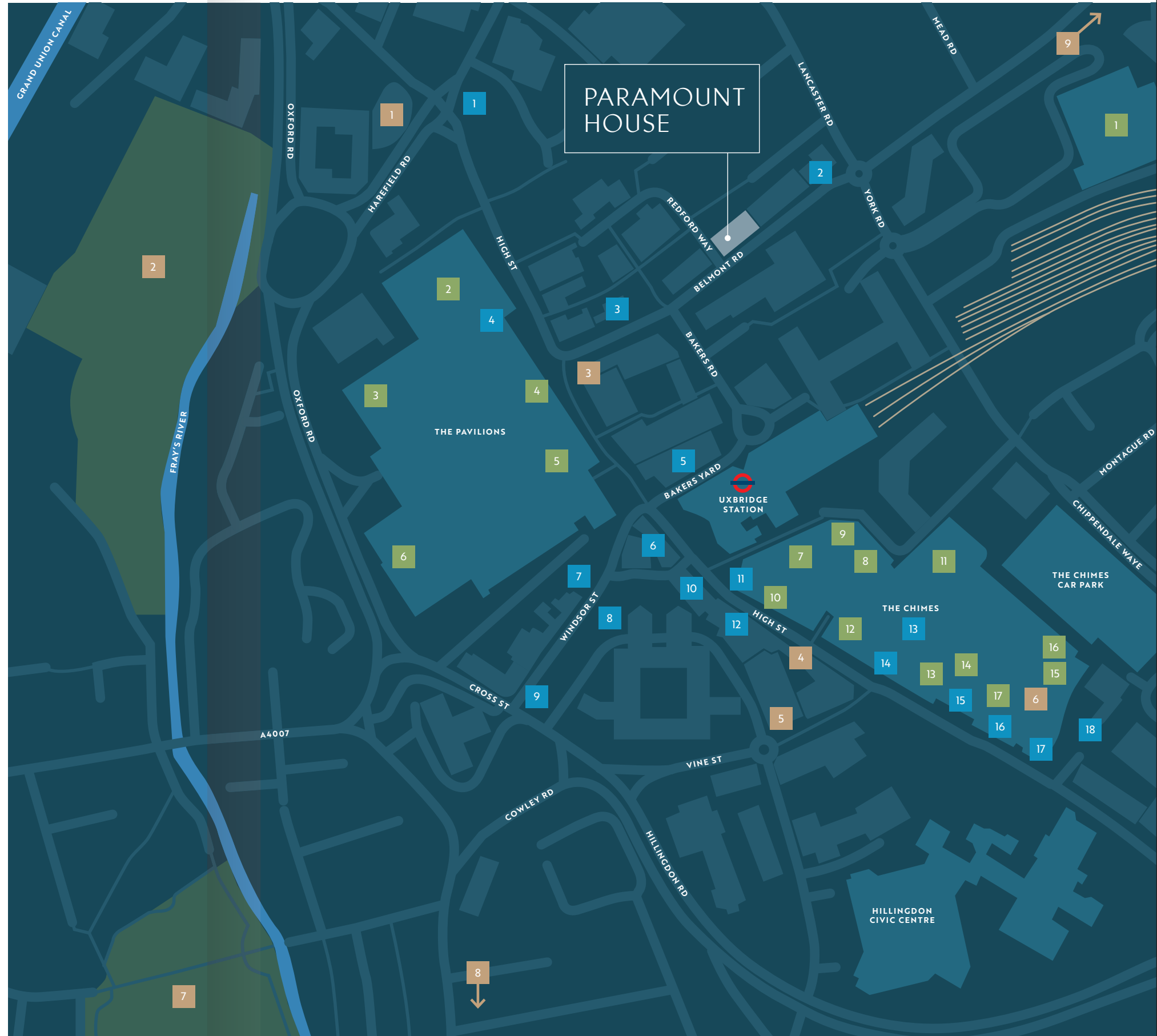
- 1 Nonna Rosa – Italian
- 2 Creams Café
- 3 Prezzo
- 4 Costa Coffee
- 5 Five Guys
- 6 Harris + Hoole
- 7 The Fig Tree
- 8 The Metropolitan Tavern
- 9 Bento Boys
- 10 Three Tuns
- 11 Starbucks Coffee
- 12 Kokaro
- 13 Caffé Nero
- 14 Bella Italia
- 15 Nando's
- 16 Wagamama
- 17 Miller's Tap
- 18 Onyx Italian

Retail

- 1 Sainsbury's
- 2 Tesco Express
- 3 TK Maxx
- 4 Holland & Barrett
- 5 Marks & Spencer
- 5 Iceland
- 7 Goldsmiths
- 8 The Perfume Shop
- 9 Next
- 10 J D Sport
- 11 Lidl
- 12 Boots
- 13 Office
- 14 River Island
- 15 Debenhams
- 16 H&M
- 17 New Look

Amenities

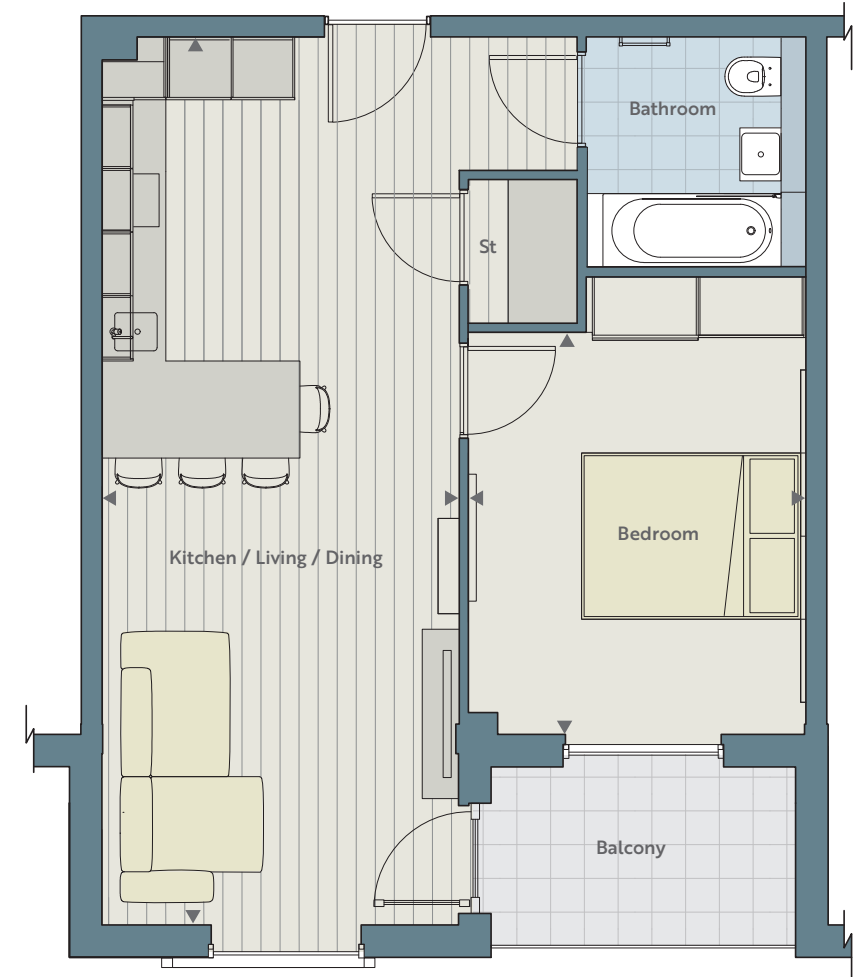
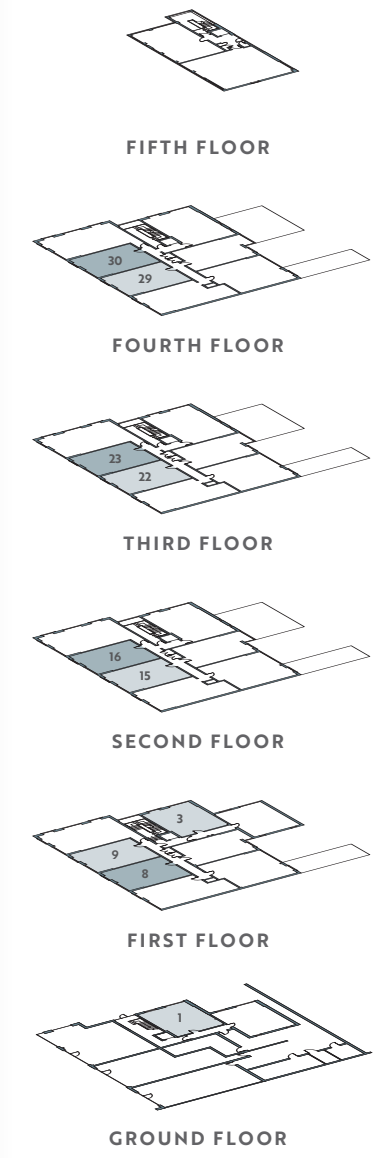
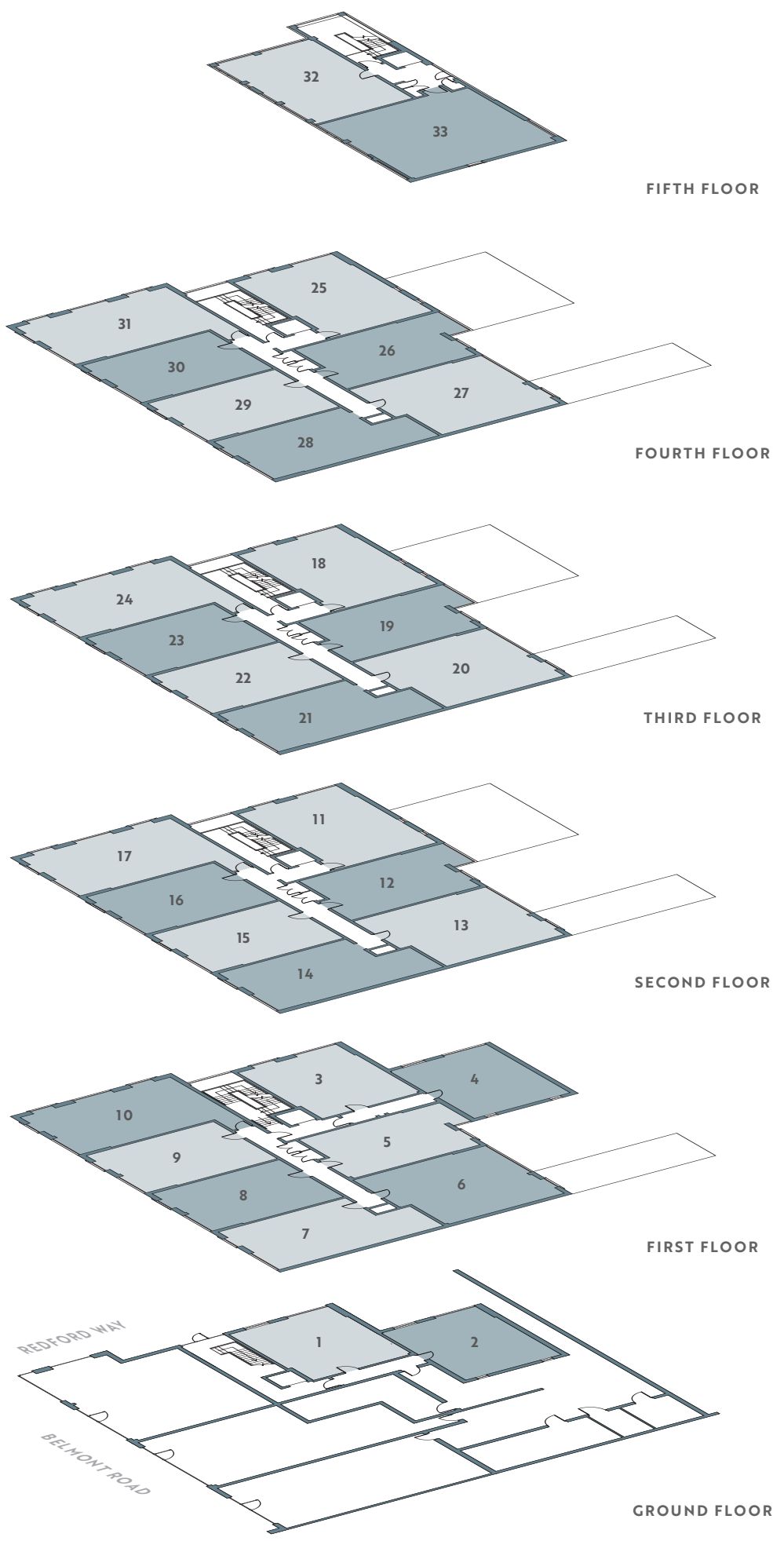
- 1 Simply Gym
- 2 Fasnidge Park
- 3 Post Office
- 4 Uxbridge Library
- 5 The Gym Group
- 6 Odeon Cinema
- 4 Rockingham Recreation Ground
- 8 Brunel University
- 9 Hillingdon Sport & Leisure Centre



Type 1A

1 BEDROOM APARTMENT

PLOTS 1, 3, 8, 9, 15, 16, 22, 23, 29 & 30



| | | |
|---------------------------|---------------|---------------|
| Kitchen / Living / Dining | 8.43m x 3.41m | 27'8" x 11'2" |
| Bedroom | 4.46m x 3.10m | 14'7" x 10'2" |
| Total Area | 50 sq m | 538 sq ft |

St - STORE

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

Type 1A*

1 BEDROOM APARTMENT

PLOTS 5, 12, 19 & 26



| | | |
|---------------------------|---------------|---------------|
| Kitchen / Living / Dining | 8.43m x 3.41m | 27'8" x 11'2" |
| Bedroom | 4.49m x 3.10m | 14'8" x 10'2" |
| Total Area | 50 sq m | 538 sq ft |

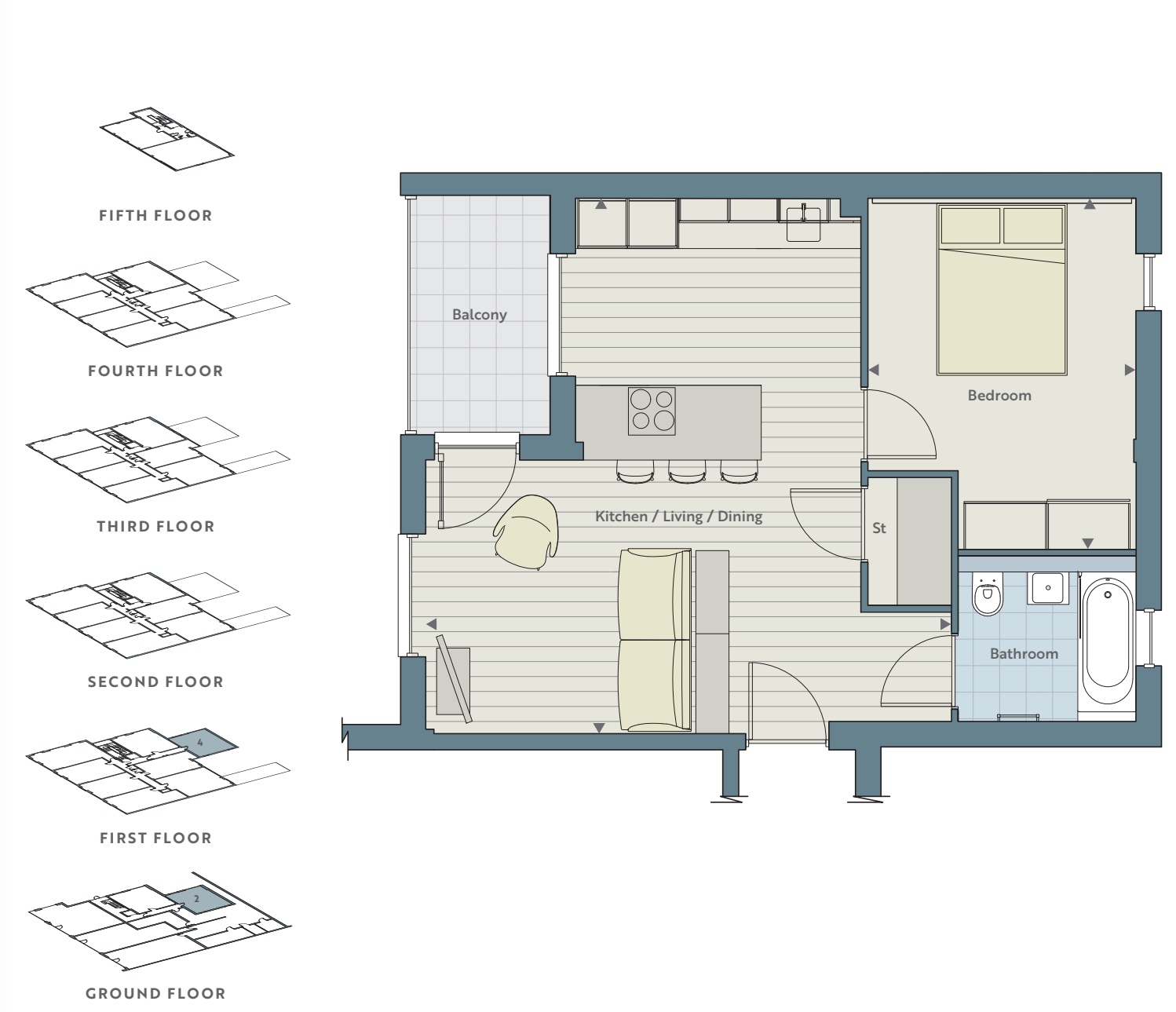
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Type 1B

1 BEDROOM APARTMENT

PLOTS 2 & 4



| | | |
|---------------------------|---------------|----------------|
| Kitchen / Living / Dining | 7.76m x 6.32m | 25'5" x 20'9" |
| Bedroom | 4.22m x 3.23m | 13'10" x 10'7" |
| Total Area | 50 sq m | 538 sq ft |

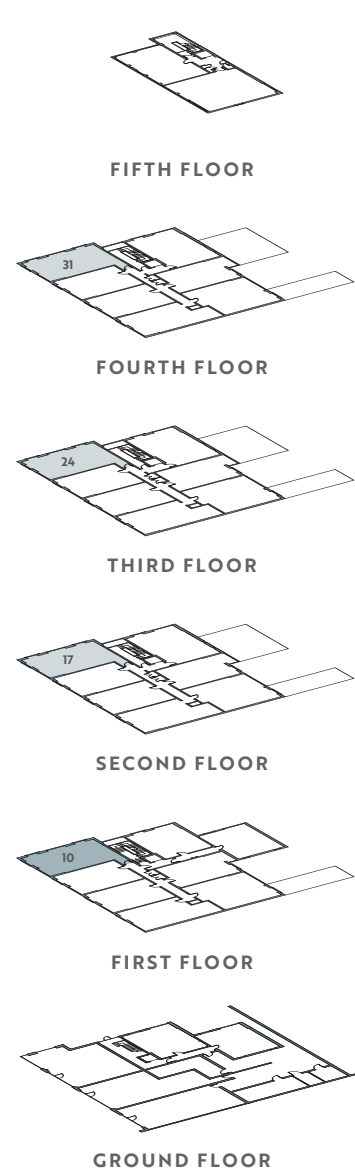
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Type 2A

2 BEDROOM APARTMENT

PLOTS 10, 17, 24 & 31



| | | |
|---------------------------|---------------|----------------|
| Kitchen / Living / Dining | 7.30m x 3.38m | 23'11" x 11'1" |
| Bedroom 1 | 3.38m x 2.53m | 11'1" x 8'3" |
| Bedroom 2 | 3.67m x 3.25m | 12'0" x 10'8" |
| Total Area | 62.66 sq m | 674 sq ft |

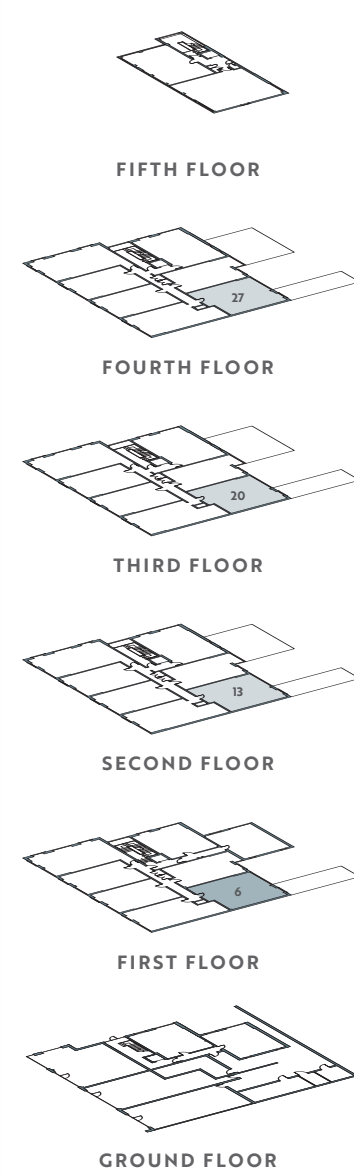
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Type 2B

2 BEDROOM APARTMENT

PLOTS 6, 13, 20 & 27



| | | |
|---------------------------|---------------|---------------|
| Kitchen / Living / Dining | 7.76m x 3.38m | 25'5" x 11'1" |
| Bedroom 1 | 4.49m x 2.85m | 15'9" x 9'4" |
| Bedroom 2 | 2.47m x 2.23m | 8'1" x 7'4" |
| Total Area | 61.36 sq m | 660 sq ft |

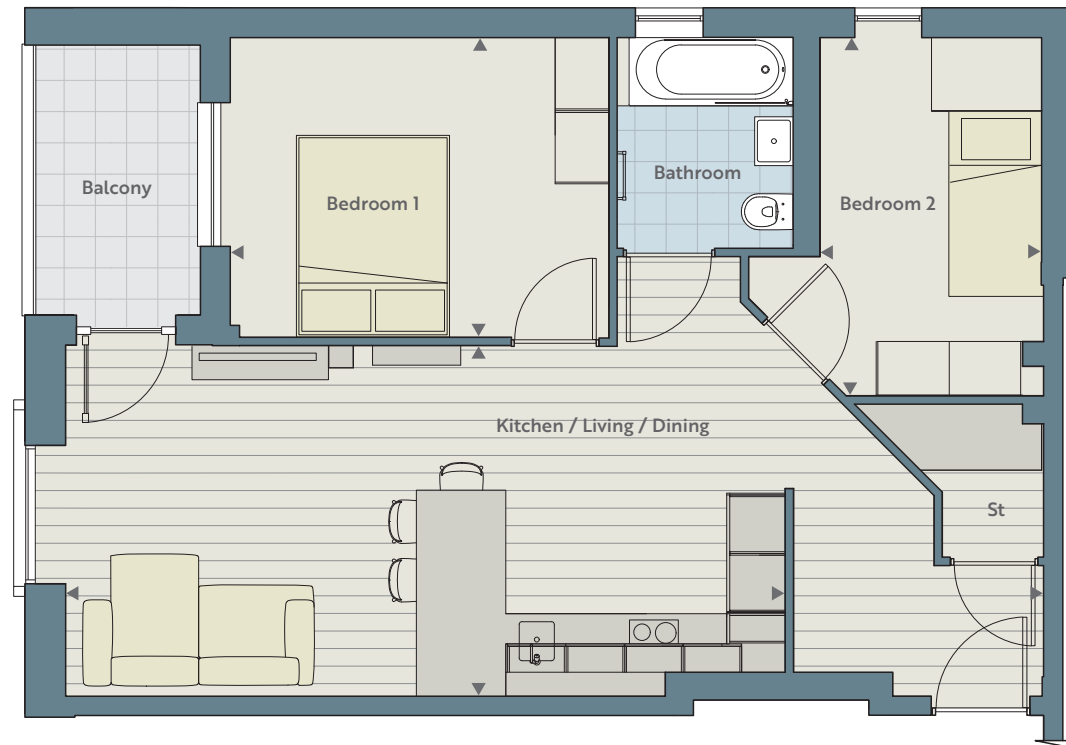
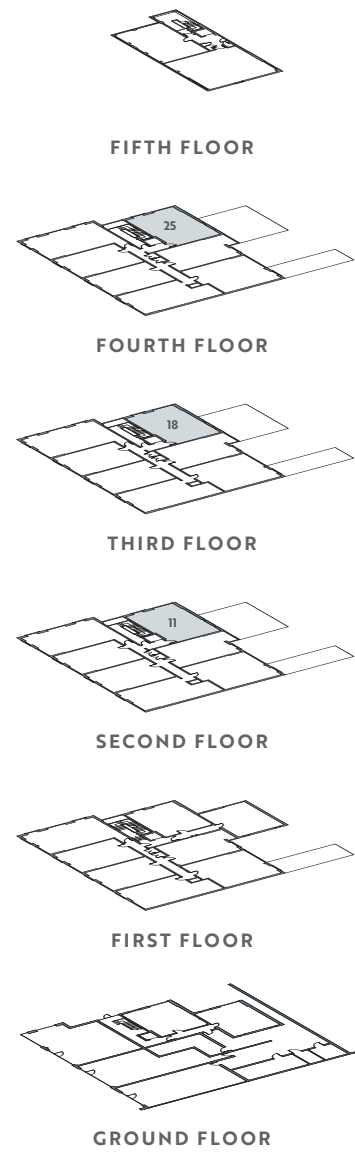
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Type 2C

2 BEDROOM APARTMENT

PLOTS 11, 18 & 25



| | | |
|---------------------------|---------------|----------------|
| Kitchen / Living / Dining | 7.39m x 3.63m | 24'3" x 11'10" |
| Bedroom 1 | 3.89m x 3.08m | 12'9" x 10'1" |
| Bedroom 2 | 3.73m x 2.27m | 12'3" x 7'5" |
| Total Area | 61 sq m | 656 sq ft |

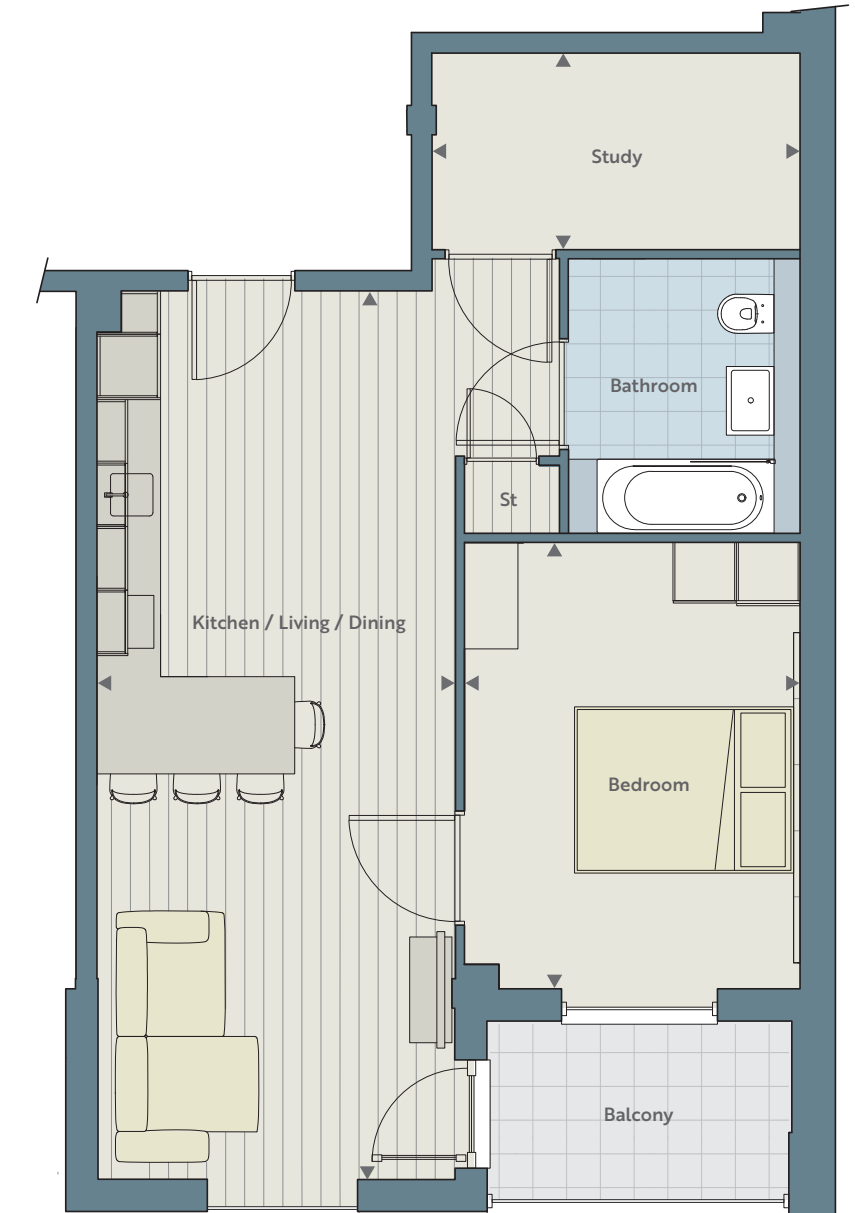
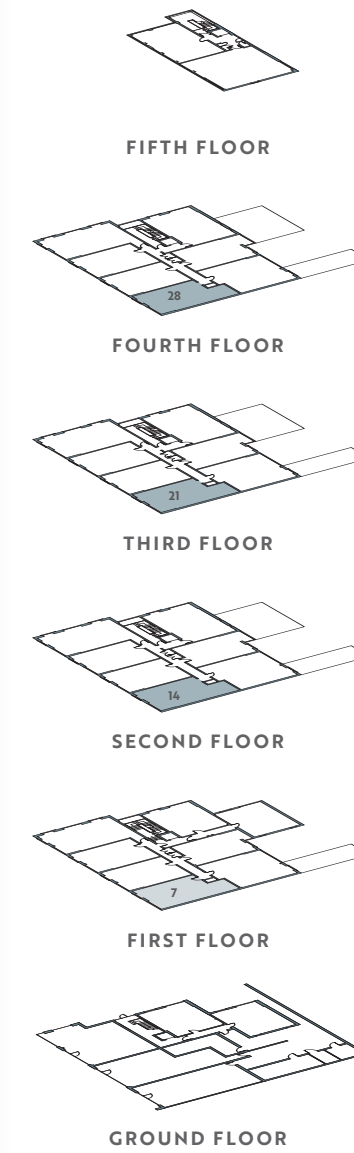
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Type 2D

1 BEDROOM APARTMENT

PLOTS 7, 14, 21 & 28



| | | |
|---------------------------|---------------|----------------|
| Kitchen / Living / Dining | 8.43m x 3.43m | 27'8" x 11'3" |
| Bedroom | 4.22m x 3.18m | 13'10" x 10'5" |
| Study | 3.51m x 1.89m | 11'6" x 6'2" |
| Total Area | 57.99 sq m | 624 sq ft |

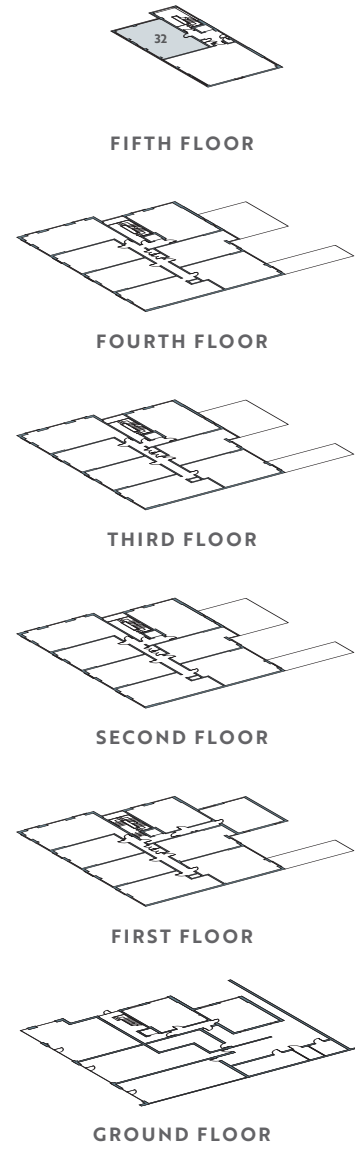
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Type 2P

2 BEDROOM PENTHOUSE APARTMENT

PLOT 32



| | | |
|---------------------------|---------------|---------------|
| Kitchen / Living / Dining | 6.90m x 6.25m | 22'8" x 20'6" |
| Bedroom 1 | 3.82m x 3.36m | 12'6" x 11'0" |
| Bedroom 2 | 3.82m x 2.48m | 12'6" x 8'1" |
| Total Area | 68.44 sq m | 736 sq ft |

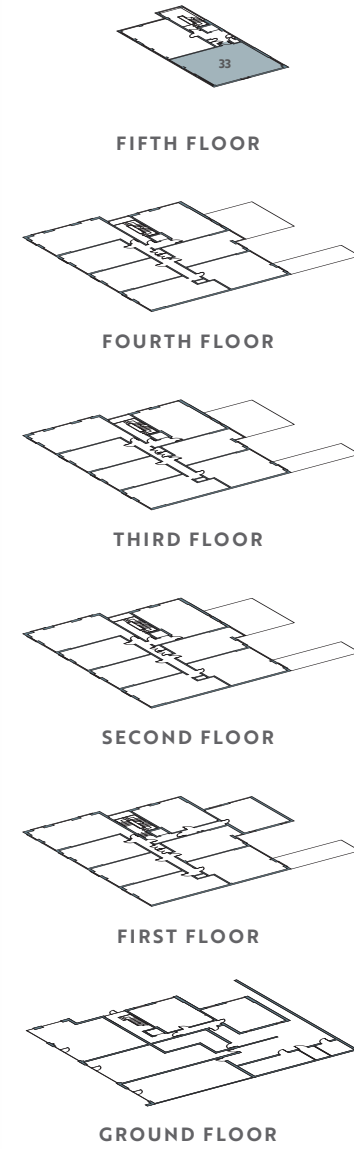
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Type 3P

2 BEDROOM PENTHOUSE APARTMENT

PLOT 33



| | | |
|---------------------------|---------------|---------------|
| Kitchen / Living / Dining | 7.00m x 5.19m | 23'0" x 17'0" |
| Bedroom 1 | 4.38m x 3.37m | 14'4" x 11'1" |
| Bedroom 2 | 4.38m x 0.00m | 14'4" x 0'0" |
| Study | 2.28m x 1.86m | 7'6" x 6'1" |
| Total Area | 92.34 sq m | 994 sq ft |

St - STORE ES - ENSUITE

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Computer generated image is indicative only

A superior specification

Kitchens

- Individually designed layouts
- Kitchen cabinets manufactured in the UK from FSC® and PEFC™ certified materials with a 25-year guarantee
- High quality quartz work surfaces
- Cabinet doors with soft closing hinges
- Stainless steel single bowl with stainless steel mixer tap
- Recessed tilting LED ceiling down-lighters
- LED lights to underside of kitchen units
- NEFF or Bosch appliances to include:
 - Inset touch control induction hob
 - Stainless steel multi-function single oven
 - Stainless steel combination microwave
 - Integrated multi-function dishwasher
 - Integrated fridge/freezer
 - Integrated extractor hood
- MVHR extract ventilation to outside

Interior Finishes

- Solid wood veneer main entrance doors
- Solid wood panelled internal doors
- Painted architraves and skirtings
- Satin silver finish door furniture
- LVT flooring to living areas and kitchen
- Carpet to bedrooms



Computer generated image is indicative only

Bathrooms

- White acrylic bath
- Hans Grohe polished chrome deck mounted taps
- Hans Grohe polished chrome hand shower
- Hans Grohe polished chrome concealed thermostatic mixer, wall mounted showerhead and frameless glass bath screen
- Walk in en-suite shower to bedroom 1 of plot 33
- MVHR extract ventilation to outside
- LED edge-lit mirror above vanity units
- White wall mounted Villeroy & Boch WC pan with soft close seat/cover and concealed cistern with dual-flush plate
- Polished chrome finish ladder style thermostatically controlled heated towel rail to bathrooms/shower rooms
- Combination of large format Villeroy & Boch tile wall finishes to selected walls of bathrooms/shower rooms
- Large format Villeroy & Boch tile floor finishes
- Recessed LED downlights to bathrooms/shower rooms

Electrical Fittings

- Recessed tilting LED downlighters throughout and pendant fittings to selected areas
- Telephone and data points to principal reception rooms and bedrooms
- Wall sockets and switch plates in satin chrome
- Dimmer light controls

Heating

- Heating via wall mounted radiators

General

- Lift access to all floors
- Private balcony to each apartment
- Roof terrace for exclusive use of residents

Security

- Video entry system viewed by individual apartment handset/screen
- All apartments provided with mains supply smoke and heat detectors
- Sprinkler system to each apartment

Peace of mind

- 999 year lease
- All apartments benefit from a 10 year new build insurance warranty



Computer generated image is indicative only



Selling agents

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