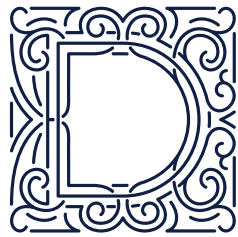




DOMINION
COURT

LONDON ROAD, HOUNSLOW



DOMINION
COURT

LONDON ROAD, HOUNSLOW

A NEW COLLECTION OF
LUXURY APARTMENTS
ON LONDON ROAD,
HOUNSLOW



Computer generated image of Dominion Court.



Introducing Dominion Court, a brand new development of 1, 2 and 3 bedroom apartments in desirable and convenient East Hounslow.

These homes have been designed to bring you the very best of modern living within easy reach of central London. Designed to be refreshingly spacious, these homes also benefit from plenty of natural light illuminating the generously sized rooms.

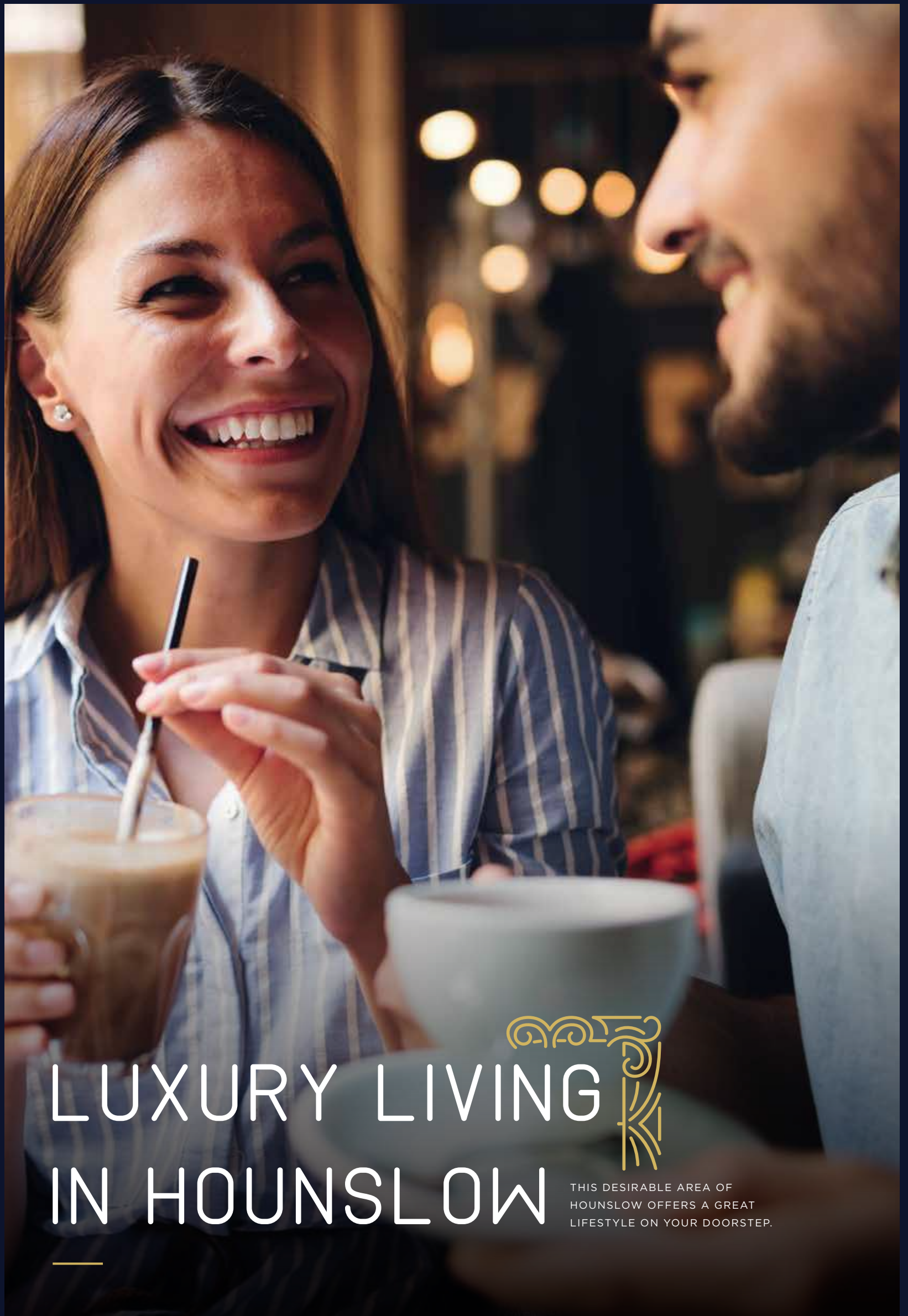
Comprising only 34 apartments with lift access to all four floors and available in a selection of sizes, layouts and styles to suit individual and discerning tastes, all apartments come with a balcony or private terrace area as standard.

The open plan kitchen/living areas are finished with custom designed units encompassing modern integrated appliances whilst the sleek bathrooms complement the latest standards in energy efficiency to include individual gas boiler fed radiators and low energy lighting.

For the more security conscious, all apartment entrance doors are fitted with high security locks and of course an audio/visual door entry system for added peace of mind.

So, whether you are looking for a convenient pied-à-terre in the capital, or a modern family apartment, you're sure to find the perfect home in this bespoke development.

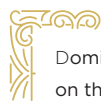




LUXURY LIVING IN HOUNSLOW



THIS DESIRABLE AREA OF
HOUNSLOW OFFERS A GREAT
LIFESTYLE ON YOUR DOORSTEP.

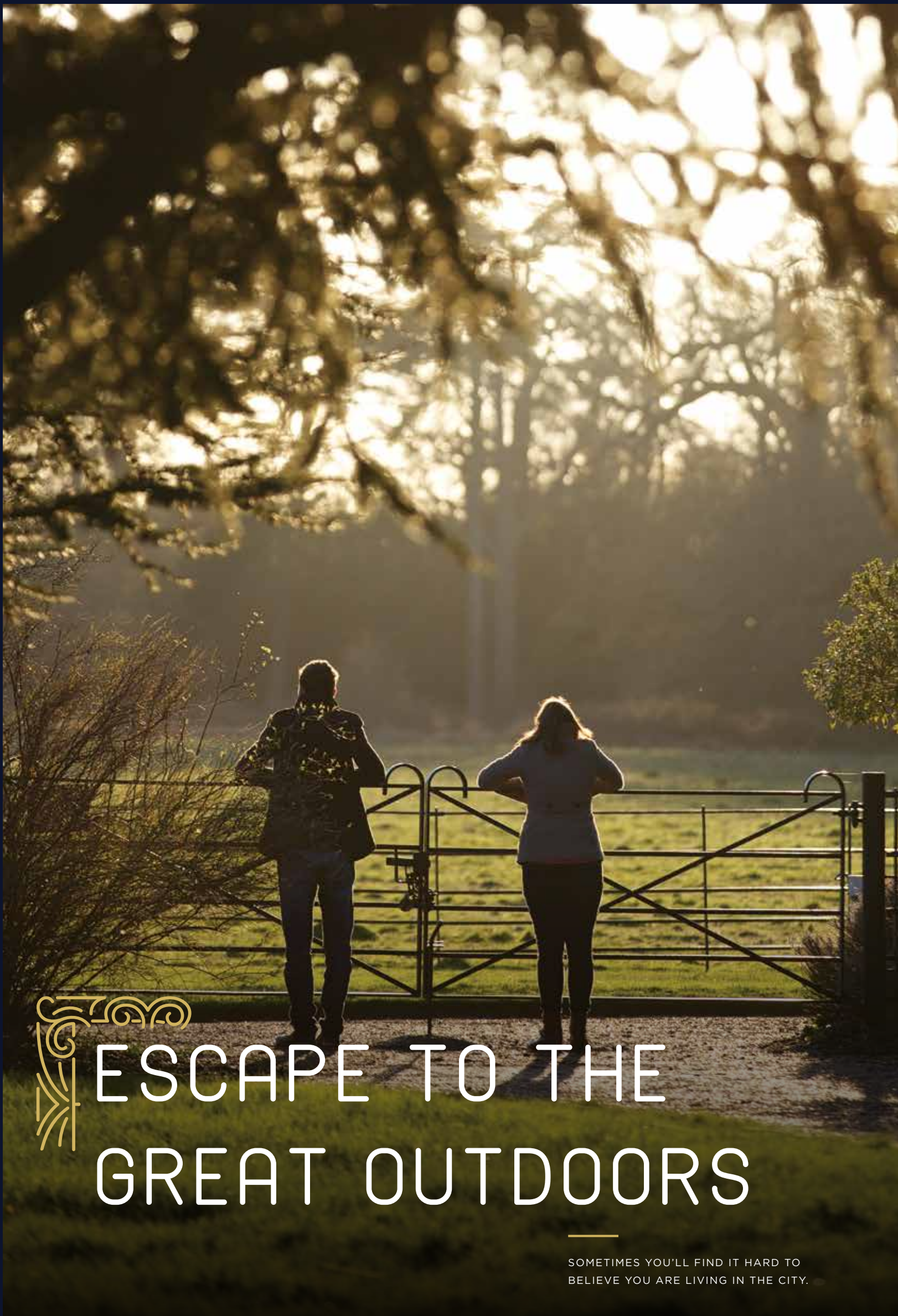


Dominion Court, at 763 London Road is situated on the eastern side of Hounslow, just a little over a mile from the River Thames and nearby popular destinations such as Richmond and Twickenham with all that they have to offer.

Hounslow itself is a fantastic place to live, offering lots to do and see. You'll find dozens of restaurants offering a variety of cuisines from across the globe, including the Old School Vegetarian Restaurant and Il Bebo's Italian among the many top-notch venues, and the High Street names, in the immediate vicinity too many to mention.

Relax in one of the charming bars and pubs, such as The Sun or The Coach and Horses is an alternative and when its time to shop you'll find plenty of independent stores along with many of the national retailers at the nearby Treaty or Blenheim shopping centres.

With so much to do, see and explore, Dominion Court, Hounslow really is a perfect location to enjoy a relaxed lifestyle within an easy reach and commute of central London.



ESCAPE TO THE GREAT OUTDOORS

SOMETIMES YOU'LL FIND IT HARD TO
BELIEVE YOU ARE LIVING IN THE CITY.

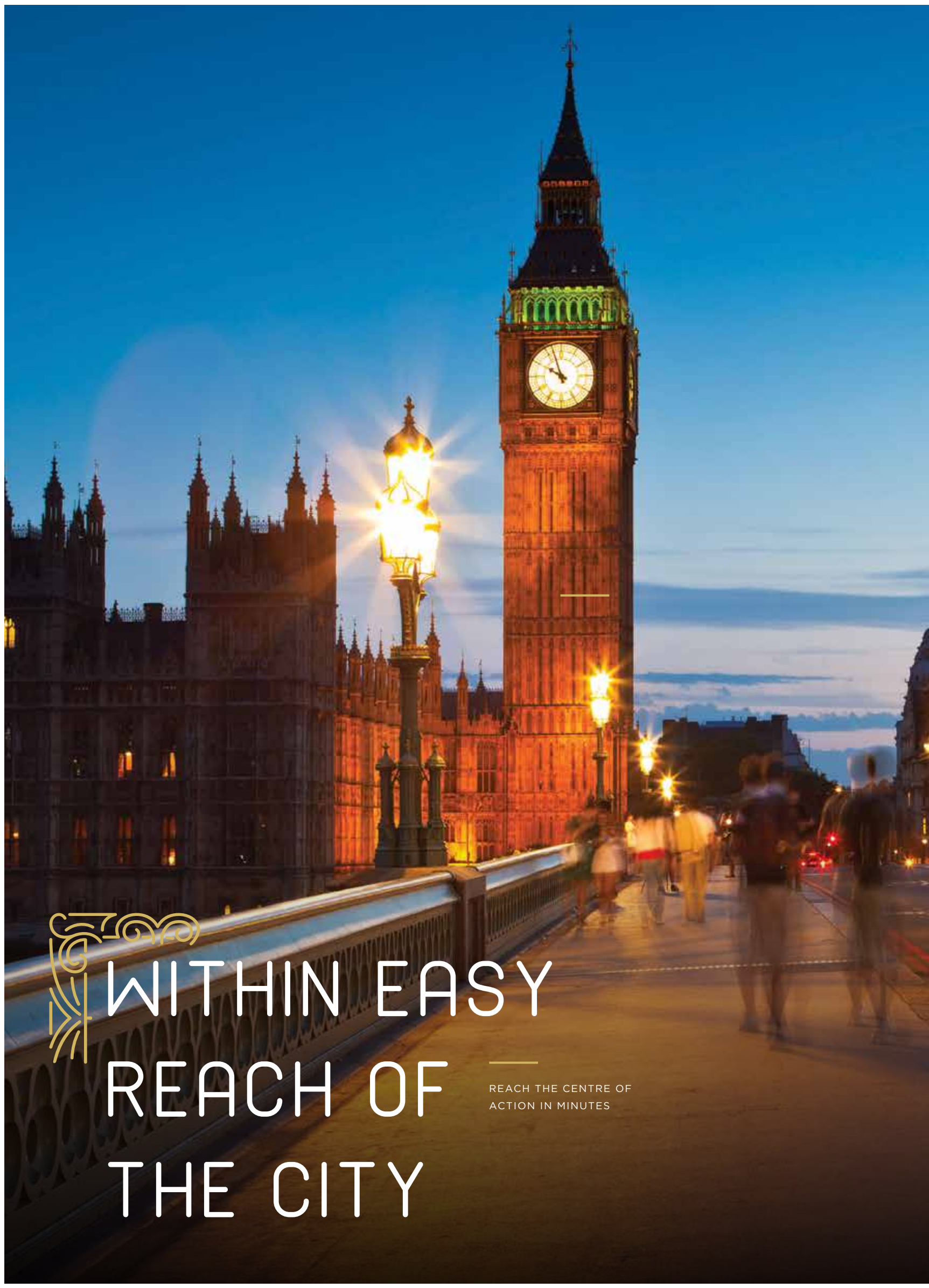


The Hounslow area is home to a multitude of parks and green spaces, chief amongst them being the 200-acre Hounslow Heath nature reserve and the charming park surrounding Osterley House.

The famous Richmond Park, the Royal Botanical Gardens at Kew and Hampton Court Park, with its royal palace are all close by and within easy reach through Hounslow's extensive transport links taking you to Central London in next to no time.

The natural beauty that so much of this area of West London has to offer can make it so easy to forget that you are actually living in the world's greatest city.





WITHIN EASY
REACH OF
THE CITY

REACH THE CENTRE OF
ACTION IN MINUTES



At Dominion Court you're just a six-minute walk from Hounslow East Underground Station. Offering Piccadilly Line services, you can be at Heathrow Airport in just 12 minutes, Earl's Court in 24 minutes and Piccadilly Circus in just over half an hour.

The area is also well served by buses with Hounslow's Bus Station even closer at just 2 minutes and, if you enjoy travelling on the Thames, there's a river bus service available from both Kew and Richmond.

Whether you wish to commute or simply love to live and explore, you'll be well served from Dominion Court.





SPECIFICATION





INTERNAL FINISHES & DECOR

- Smooth plasterboard to all walls and ceilings
- Emulsion paint finish to walls and ceilings throughout
- Gloss white paint to skirtings and architraving
- Paint grade single panelled moulded doors throughout with complementary chrome finish door furniture
- Kardean or Amtico flooring to kitchen/living/dining and hallways
- Fitted quality pile carpets with independent underlay to bedrooms

KITCHEN

- Custom designed range of wall and base units
- Complementary work surface with upstand
- Stainless steel 1 ½ bowl sink with dual control monobloc mixer

APPLIANCES

- A range of energy efficient integrated electrical appliances to include:
 - Hob and oven
 - Extractor
 - Dishwasher
 - Fridge/freezer
 - Washer/dryer (some may be standalone located in hall cupboard)

BATHROOMS/EN-SUITES

- Contemporary style white sanitaryware
- Chrome finish monobloc mixer taps with pop up waste
- Chrome finish thermostatically controlled shower to en-suites
- Ceramic wall tiling and floor tiling to bathrooms and en-suites
- Fitted feature shower screen to baths
- Thermostatically controlled shower mixer system to baths
- Chrome finish heated towel rails to bathrooms and en-suites
- Fitted shaver socket to bathrooms and en-suites

ENTRANCE & COMMUNALS

- Private balcony or terrace to apartments
- Decorative lighting and emergency lights to entrance lobby, internal corridors and externals
- Tiled flooring and coir matwell to communal entrance lobby
- Internal corridors and stairs to be finished in quality pile carpet
- Passenger lift with quality internal finishes to serve all floors

SECURITY & ELECTRICS

- Audio-visual entryphone system to each apartment from main entrance
- High security locks and chrome finish security viewers fitted to individual apartment entrance doors
- Recessed finish ceiling downlighters strategically located throughout apartments save bedrooms
- Contemporary finish light switches and sockets throughout
- Mains operated smoke and carbon monoxide detectors with battery back-up
- Broadband, telephone and wiring for satellite television provision to principal rooms

ENERGY EFFICIENCY

- Individual gas fired combi-boilers with radiators
- Energy saving light bulbs
- High performance double glazed windows (patio doors as appropriate) throughout
- Heat retaining wall and floor insulation throughout
- Dual flush toilet cisterns
- On-site cycle storage
- External refuse and recycling facilities

WARRANTY

- 10-year Checkmate Structural Warranty



GROUND FLOOR

PLOT 1

🏠 2 Bedrooms

Living/Kitchen 6.0m x 5.7m | 19'8" x 18'8"

Master Bedroom 2.7m x 4.3m | 8'10" x 14'1"

Bedroom 2 4.1m x 2.5m | 13'5" x 8'2"

Total Area c. 64.3 sq m | 692 sq ft

PLOT 2

🏠 2 Bedrooms

Living/Kitchen 5.9m x 4.9m | 19'4" x 16'1"

Master Bedroom 3.9m x 3.2m | 13'10" x 10'6"

Bedroom 2 3.4m x 3.5m | 11'2" x 11'6"

Total Area c. 66.0 sq m | 710 sq ft

PLOT 3

🏠 1 Bedroom

Living/Kitchen 5.0m x 4.8m | 16'5" x 15'9"

Bedroom 3.6m x 4.3m | 11'10" x 14'1"

Total Area c. 50.0 sq m | 538 sq ft

PLOT 4

🏠 3 Bedrooms

Living/Kitchen 5.7m x 6.7m | 18'8" x 22'0"

Master Bedroom 3.8m x 3.2m | 12'6" x 10'6"

Bedroom 2 2.9m x 3.1m | 9'6" x 10'2"

Bedroom 3 4.0m x 2.4m | 13'2" x 7'10"

Total Area c. 81.2 sq m | 874 sq ft

PLOT 5

🏠 2 Bedrooms

Living/Kitchen 5.6m x 6.4m | 18'4" x 21'0"

Master Bedroom 3.9m x 3.2m | 12'10" x 10'6"

Bedroom 2 2.6m x 3.2m | 8'6" x 10'6"

Total Area c. 66.5 sq m | 716 sq ft

PLOT 6

🏠 1 Bedroom

Living/Kitchen 5.0m x 6.6m | 16'5" x 21'8"

Bedroom 5.0m x 2.9m | 16'5" x 9'6"

Total Area c. 50.2 sq m | 540 sq ft

PLOT 7

🏠 3 Bedrooms

Living/Kitchen 6.2m x 4.9m | 20'4" x 16'1"

Master Bedroom 4.0m x 4.4m | 13'2" x 14'5"

Bedroom 2 3.0m x 3.2m | 9'10" x 10'6"

Bedroom 3 2.5m x 3.7m | 8'2" x 12'2"

Total Area c. 83.8 sq m | 902 sq ft

PLOT 8

🏠 1 Bedroom

Living/Kitchen 7.1m x 3.9m | 23'4" x 12'1"

Bedroom 4.7m x 3.3m | 15'5" x 10'10"

Total Area c. 54.2 sq m | 583 sq ft

PLOT 9

🏠 3 Bedrooms

Living/Kitchen 5.4m x 5.5m | 17'9" x 18'1"

Master Bedroom 2.9m x 4.2m | 9'6" x 13'9"

Bedroom 2 4.0m x 2.4m | 13'2" x 7'10"

Bedroom 3 3.8m x 3.1m | 12'6" x 10'2"

Total Area c. 80.2 sq m | 863 sq ft



- One Bedroom Apartment
- Two Bedroom Apartment
- Three Bedroom Apartment

1

FIRST FLOOR

PLOT 10

2 Bedrooms

Living/Kitchen 6.0m x 5.7m | 19'8" x 18'8"

Master Bedroom 2.7m x 4.3m | 8'10" x 14'1"

Bedroom 2 4.1m x 2.5m | 13'5" x 8'2"

Total Area c. 64.3 sq m | 692 sq ft

PLOT 11

2 Bedrooms

Living/Kitchen 5.9m x 4.9m | 19'4" x 16'1"

Master Bedroom 3.9m x 3.2m | 13'10" x 10'6"

Bedroom 2 3.4m x 3.5m | 11'2" x 11'6"

Total Area c. 66.0 sq m | 710 sq ft

PLOT 12

1 Bedroom

Living/Kitchen 5.0m x 4.8m | 16'5" x 15'9"

Bedroom 3.6m x 4.3m | 11'10" x 14'1"

Total Area c. 50.0 sq m | 538 sq ft

PLOT 13

3 Bedrooms

Living/Kitchen 5.7m x 6.7m | 18'8" x 22'0"

Master Bedroom 3.8m x 3.2m | 12'6" x 10'6"

Bedroom 2 2.9m x 3.1m | 9'6" x 10'2"

Bedroom 3 4.0m x 2.4m | 13'2" x 7'10"

Total Area c. 81.2 sq m | 874 sq ft

PLOT 14

2 Bedrooms

Living/Kitchen 5.6m x 6.4m | 18'4" x 21'0"

Master Bedroom 3.9m x 3.2m | 12'10" x 10'6"

Bedroom 2 2.6m x 3.2m | 8'6" x 10'6"

Total Area c. 66.0 sq m | 710 sq ft

PLOT 15

2 Bedrooms

Living/Kitchen 6.4m x 4.6m | 21'0" x 15'1"

Master Bedroom 4.3m x 3.4m | 14'1" x 14'5"

Bedroom 2 3.0m x 3.2m | 9'10" x 10'6"

Total Area c. 67.5 sq m | 727 sq ft

PLOT 16

2 Bedrooms

Living/Kitchen 5.3m x 5.3m | 17'5" x 17'5"

Master Bedroom 3.9m x 4.2m | 12'10" x 13'10"

Bedroom 2 3.0m x 3.3m | 9'10" x 10'10"

Total Area c. 66.9 sq m | 720 sq ft

PLOT 17

1 Bedroom

Living/Kitchen 7.1m x 3.9m | 23'4" x 12'1"

Bedroom 4.7m x 3.3m | 15'5" x 10'10"

Total Area c. 54.2 sq m | 583 sq ft

PLOT 18

2 Bedrooms

Living/Kitchen 5.4m x 5.5m | 17'9" x 18'1"

Master Bedroom 4.9m x 3.0m | 16'1" x 9'10"

Bedroom 2 4.0m x 2.4m | 13'2" x 7'10"

Total Area c. 63.0 sq m | 678 sq ft

PLOT 19

1 Bedroom

Living 4.6m x 5.1m | 14'9" x 16'9"

Kitchen 2.7m x 2.6m | 8'10" x 8'6"

Bedroom 4.8m x 2.9m | 15'9" x 9'6"

Total Area c. 47.1 sq m | 507 sq ft



- One Bedroom Apartment
- Two Bedroom Apartment
- Three Bedroom Apartment

2

SECOND FLOOR

PLOT 20

2 Bedrooms

Living/Kitchen 6.0m x 5.7m | 19'8" x 18'8"

Master Bedroom 2.7m x 4.3m | 8'10" x 14'1"

Bedroom 2 4.1m x 2.5m | 13'5" x 8'2"

Total Area c. 64.3 sq m | 692 sq ft

PLOT 21

2 Bedrooms

Living/Kitchen 5.9m x 4.9m | 19'4" x 16'1"

Master Bedroom 3.9m x 3.2m | 13'10" x 10'6"

Bedroom 2 3.4m x 3.5m | 11'2" x 11'6"

Total Area c. 66.0 sq m | 710 sq ft

PLOT 22

2 Bedrooms

Living/Kitchen 5.0m x 4.7m | 16'5" x 15'5"

Master Bedroom 3.7m x 3.8m | 12'2" x 12'6"

Bedroom 2 2.5m x 3.8m | 8'2" x 12'6"

Total Area c. 63.9 sq m | 688 sq ft

PLOT 23

2 Bedrooms

Living/Kitchen 5.7m x 5.3m | 18'8" x 17'5"

Master Bedroom 4.3m x 2.8m | 14'9" x 9'2"

Bedroom 2 3.2m x 2.5m | 10'6" x 8'2"

Total Area c. 66.3 sq m | 714 sq ft

PLOT 24

2 Bedrooms

Living/Kitchen 5.6m x 6.4m | 18'4" x 21'0"

Master Bedroom 3.9m x 3.2m | 12'10" x 10'6"

Bedroom 2 2.6m x 3.2m | 8'6" x 10'6"

Total Area c. 66.0 sq m | 710 sq ft

PLOT 25

2 Bedrooms

Living/Kitchen 6.4m x 4.6m | 21'0" x 15'1"

Master Bedroom 4.3m x 3.4m | 14'9" x 14'5"

Bedroom 2 3.0m x 3.2m | 9'10" x 10'6"

Total Area c. 67.5 sq m | 727 sq ft

PLOT 26

2 Bedrooms

Living/Kitchen 5.3m x 5.3m | 17'5" x 17'5"

Master Bedroom 4.0m x 4.3m | 13'1" x 14'1"

Bedroom 2 3.0m x 3.3m | 9'10" x 10'10"

Total Area c. 66.9 sq m | 720 sq ft

PLOT 27

1 Bedroom

Living/Kitchen 7.0m x 3.5m | 22'12" x 11'6"

Bedroom 4.7m x 3.4m | 15'5" x 11'12"

Total Area c. 54.2 sq m | 583 sq ft

PLOT 28

2 Bedrooms

Living/Kitchen 5.4m x 5.5m | 17'9" x 18'1"

Master Bedroom 4.9m x 3.0m | 16'1" x 9'10"

Bedroom 2 3.9m x 2.4m | 12'10" x 7'10"

Total Area c. 63.0 sq m | 678 sq ft

PLOT 29

1 Bedroom

Living 4.6m x 5.1m | 14'9" x 16'9"

Kitchen 2.7m x 2.6m | 8'10" x 8'6"

Bedroom 4.8m x 2.9m | 15'9" x 9'6"

Total Area c. 47.1 sq m | 507 sq ft



- One Bedroom Apartment
- Two Bedroom Apartment
- Three Bedroom Apartment



3

THIRD FLOOR

PLOT 30

1 Bedroom

Living/Kitchen 5.6m x 4.0m | 18'4" x 13'1"
Bedroom 2.8m x 5.3m | 9'2" x 17'5"

Total Area c. 51.3 sq m | 552 sq ft

PLOT 31

2 Bedrooms

Living/Kitchen 5.3m x 6.5m | 17'5" x 21'4"
Master Bedroom 3.7m x 3.2m | 12'2" x 10'6"
Bedroom 2 2.6m x 3.1m | 8'6" x 10'2"

Total Area c. 64.1 sq m | 690 sq ft

PLOT 32

1 Bedroom

Living/Kitchen 4.6m x 5.0m | 15'1" x 16'5"
Bedroom 3.8m x 3.8m | 12'6" x 12'6"

Total Area c. 51.7 sq m | 556 sq ft

PLOT 33

2 Bedrooms

Living/Kitchen 5.0m x 5.4m | 16'5" x 17'9"
Master Bedroom 4.4m x 2.8m | 14'5" x 9'2"
Bedroom 2 4.4m x 2.5m | 14'5" x 8'2"

Total Area c. 68.2 sq m | 734 sq ft

PLOT 34

2 Bedrooms

Living/Kitchen 3.9m x 7.6m | 12'10" x 24'11"
Master Bedroom 4.4m x 2.8m | 14'5" x 9'2"
Bedroom 2 2.6m x 3.5m | 8'6" x 11'6"

Total Area c. 64.9 sq m | 699 sq ft



- One Bedroom Apartment
- Two Bedroom Apartment
- Three Bedroom Apartment



LONDON ROAD, HOUNSLOW, LONDON TW3 1SE



DOMINION COURT

LONDON ROAD, HOUNSLOW



DEVELOPER MIZEN (HOUNSLOW) LIMITED
IN ASSOCIATION WITH GOLDCREST LAND PLC





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DOMINION COURT

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