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# BAYCROFT

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*Luxury Senior Living*

SUTTON COURT ROAD | CHISWICK

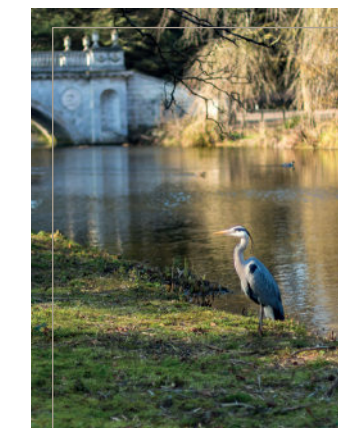
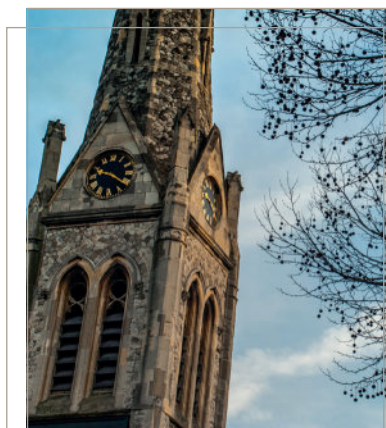


Image is a computer generated artist impression



**B**aycroft Sutton Court Road offers nine luxurious apartments, exclusively available to those over 55 years of age. Situated in the leafy London suburb of Chiswick these spacious apartments have all been designed to a high specification. You have your own outdoor space where you can relax and rest in private or, if you're feeling sociable, you can enjoy the large communal lounge within the building.

Conveniently located to Chiswick High Road and with plenty of green open space on your doorstep these homes give you choices of how you want to spend your time.



## WITHIN EASY REACH



KEW PARK  
RETAIL

8 minutes



CHISWICK HOUSE  
& GARDENS

11 minutes



PICCADILLY CIRCUS

25 minutes



HEATHROW

27 minutes



KINGS CROSS

35 minutes

FROM CHISWICK PARK STATION

Travel times taken from <http://maps.google.com> and are for guidance only.





KITCHEN/LIVING/DINING

- Designer Ellis Kitchens units in Champagne Gloss Metallic
- Corian worktops in Deep Storm
- Undermounted stainless steel sink with Bristan Pear mixer
- Black ceramic hob
- Stainless steel extractor hood and single fan oven
- Integrated fridge freezer
- Integrated dishwasher
- Feature tiled splashback in Sable Natural
- Wall paint - Dulux Dove White
- Cream ceramic floor tiles in kitchen
- Beige wool mix carpet to lounge area

BATHROOM

- Porcelain enamelled anti-slip steel bath in white with single lever mixer tap in chrome
- Wall mounted shower mixer in polished chrome with dual controls
- Glass shower screen
- Corian vanity tops in Silver Birch
- White WC pan with concealed cistern and chrome dual flush push button
- White wall-mounted basin with stainless steel mixer tap
- Wall tiles alternating in Saloni Prisma Bianco and Gris
- Light Grey ceramic floor tiles

BEDROOM(S)

- Beige wool mix carpet
- Wall paint - Dulux Flax

LIGHTING/ELECTRICAL

- Recessed LED downlights to all rooms
- White ceramic uplighters and pendant lighting and to all bedrooms
- Pendant point to living area
- Wiring for cable and TV outlet to living areas and master bedroom

HALLWAY/STORES

- Cream ceramic floor tiles
- Wall paint - Dulux Flax

SECURITY/OUTSIDE

- Colour video entry phone
- Private outdoor space with ceramic Barge Bianco tiles to selected balcony/terrace and winter garden units

Whilst every effort has been taken to ensure the accuracy of the information provided, the specifications have been supplied as a guide and One Housing Group reserve the right to amend the specifications as necessary and without notice. Images are computer generated artist impressions.

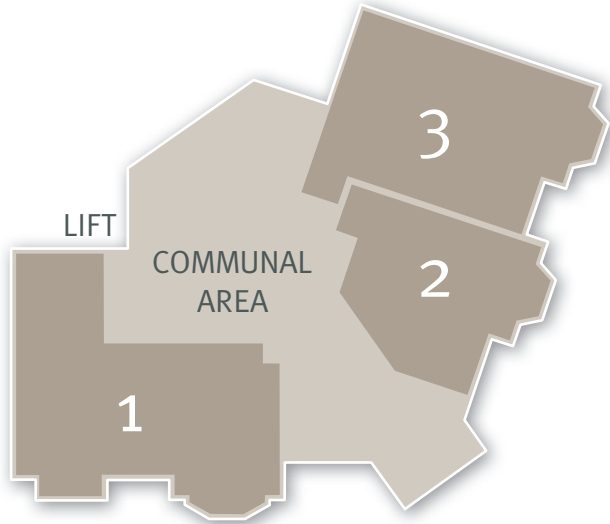


HIGH SPECIFICATION  
FOR A HIGH EXPECTATION

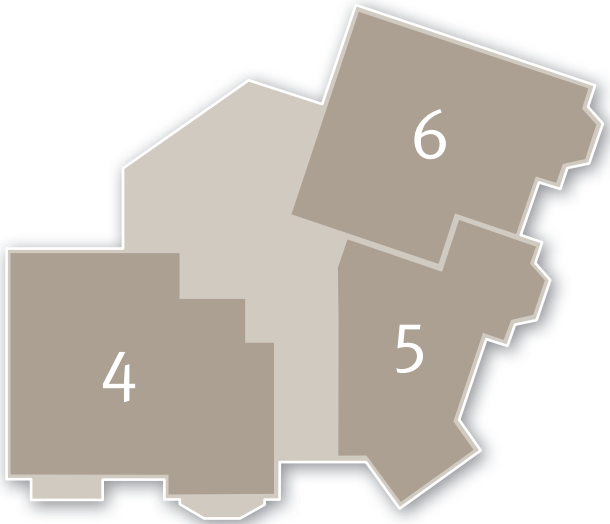
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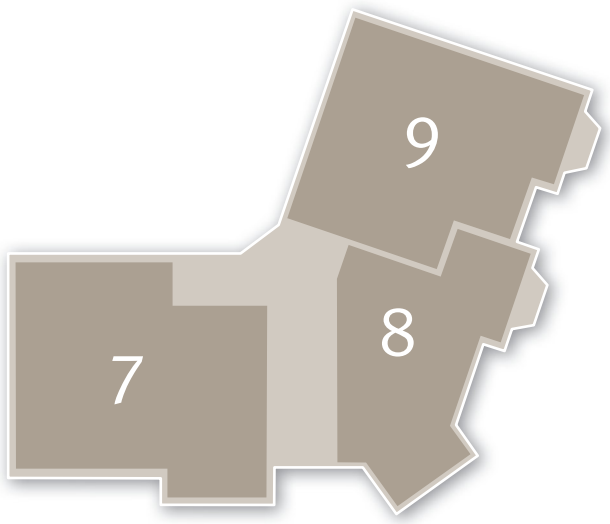
# THE LAYOUT



GROUND FLOOR  
Apartments 1, 2 and 3



FIRST FLOOR  
Apartments 4, 5 and 6



SECOND FLOOR  
Apartments 7, 8 and 9

8  
Layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Layout sizes may vary slightly from one another - please refer to the price list or the sales team for more details. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Please speak to a member of the Sale Team for an Energy and Environmental Impact Rating.

# APARTMENT 1



TWO BEDROOM APARTMENT

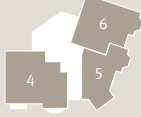


DIMENSIONS		
Kitchen/Dining	3.4m x 4.4m	11'2" x 14'5"
Living	3.7m x 6.0m	12'2" x 19'8"
Bedroom 1	4.2m x 3.3m	13'9" x 10'10"
Bedroom 2	3.5m x 3.8m	11'6" x 12'6"
Internal Area	87.0 m² / 936ft²	

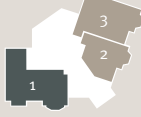
C = Cupboard  
WM = Washing Machine  
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FF = Fridge Freezer



SECOND FLOOR



FIRST FLOOR

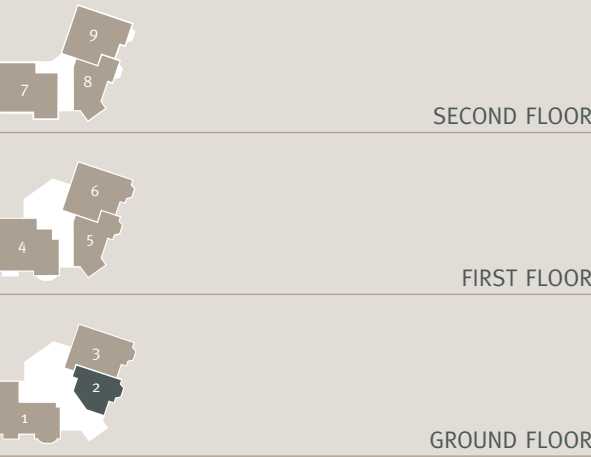


GROUND FLOOR

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DIMENSIONS		
Kitchen/Living/Dining	3.9m x 9.6m	12'9" x 31'6"
Bedroom	3.3m x 3.4m	10'10" x 11'2"
Internal Area	53m <sup>2</sup> / 570ft <sup>2</sup>	

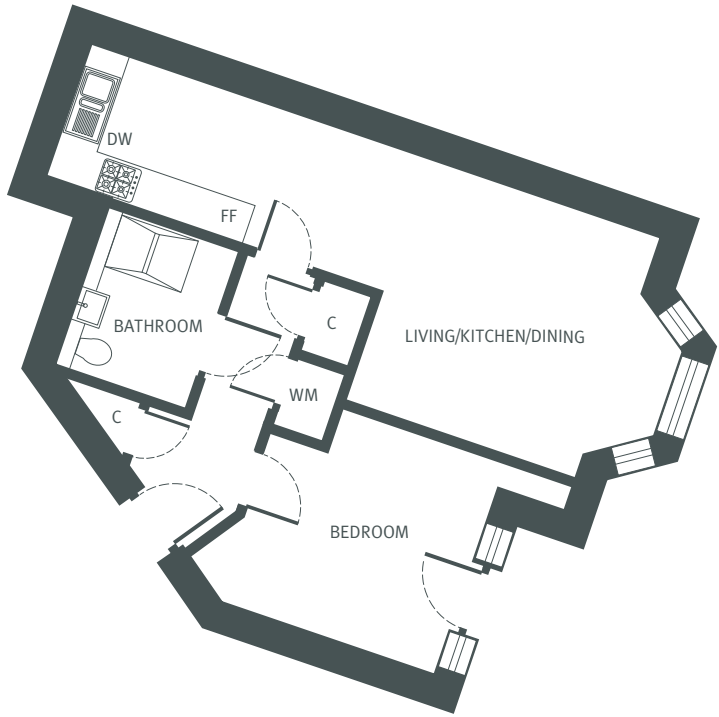
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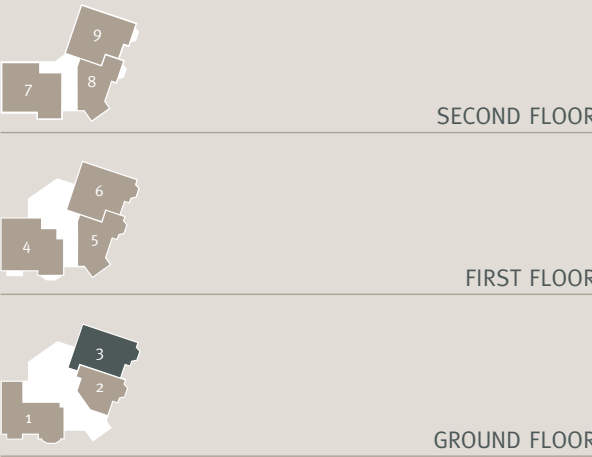
# APARTMENT 2



ONE BEDROOM APARTMENT

DIMENSIONS		
Kitchen	2.2m x 3.4m	7'3" x 11'2"
Living/Dining	7.0m x 3.5m	22'11" x 11'6"
Bedroom 1	3.4m x 4.1m	11'2" x 13'5"
Bedroom 2	3.5m x 3.5m	11'6" x 11'6"
Internal Area	74.9m <sup>2</sup> / 806ft <sup>2</sup>	

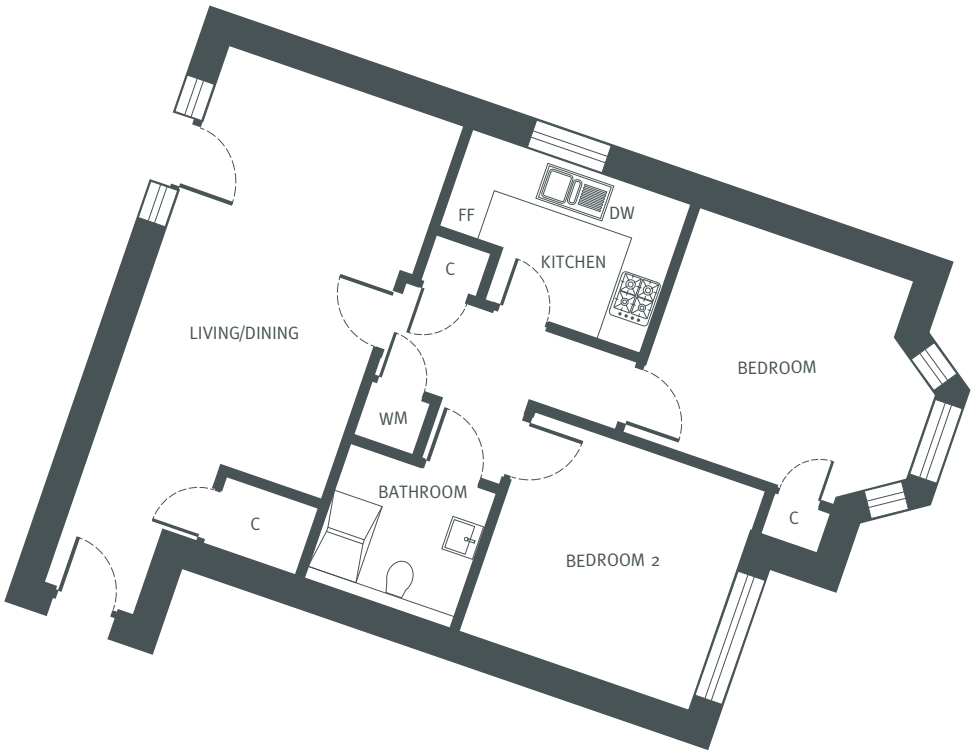
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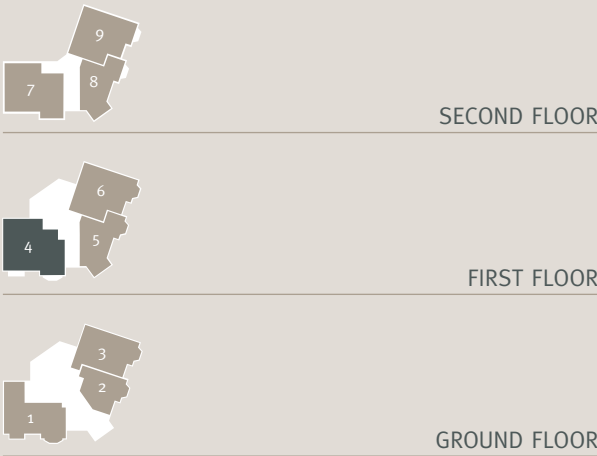
# APARTMENT 3



TWO BEDROOM APARTMENT

DIMENSIONS		
Kitchen/Living/Dining	7.6m x 5.6m	24'11" x 18'4"
Bedroom 1	4.4m x 3.5m	14'5" x 11'6"
Bedroom 2	4.2m x 3.0m	13'9" x 9'10"
Internal Area	92.5m <sup>2</sup> / 996ft <sup>2</sup>	

C = Cupboard  
WM = Washing Machine  
DW = Dish Washer  
FF = Fridge Freezer



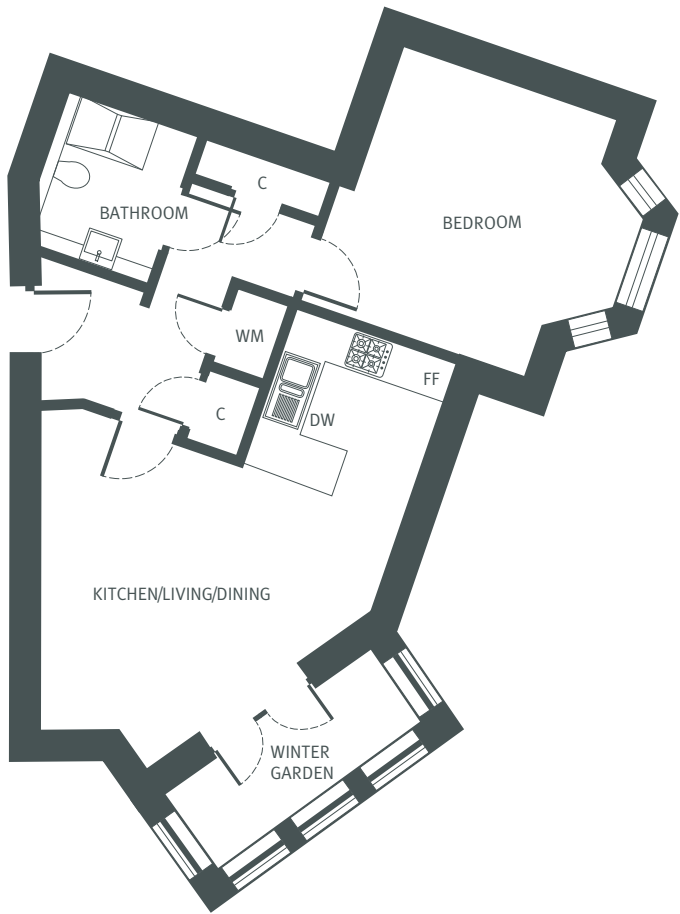
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# APARTMENT 4



TWO BEDROOM APARTMENT

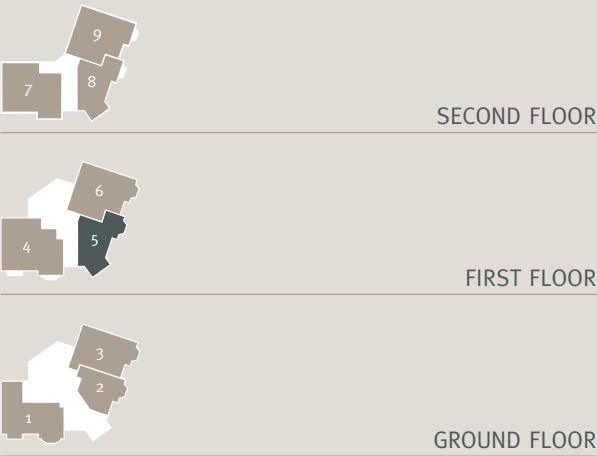
# APARTMENT 5



ONE BEDROOM APARTMENT

DIMENSIONS		
Kitchen/Living/Dining	7.2m x 5.6m	23'7" x 18'4"
Bedroom	4.1m x 4.2m	13'5" x 13'9"
Internal Area	58.7m <sup>2</sup> / 632ft <sup>2</sup>	

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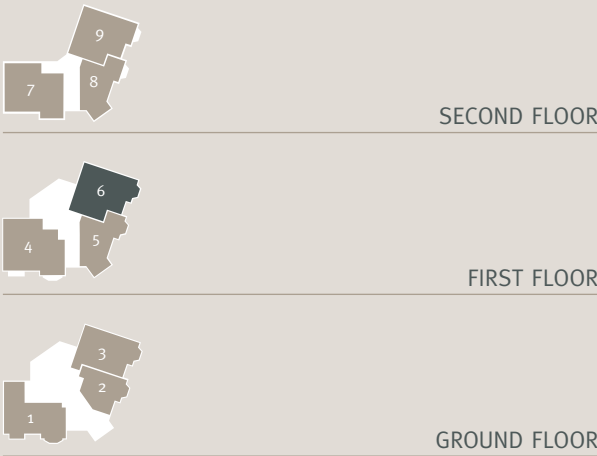


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DIMENSIONS

Kitchen/Dining	3.4m x 4.2m	11'2" x 13'9"
Living	3.4m x 4.8m	11'2" x 15'9"
Bedroom 1	3.6m x 3.5m	11'10" x 11'6"
Bedroom 2	3.4m x 3.4m	11'2" x 11'2"
Internal Area	80.2m <sup>2</sup> / 863ft <sup>2</sup>	

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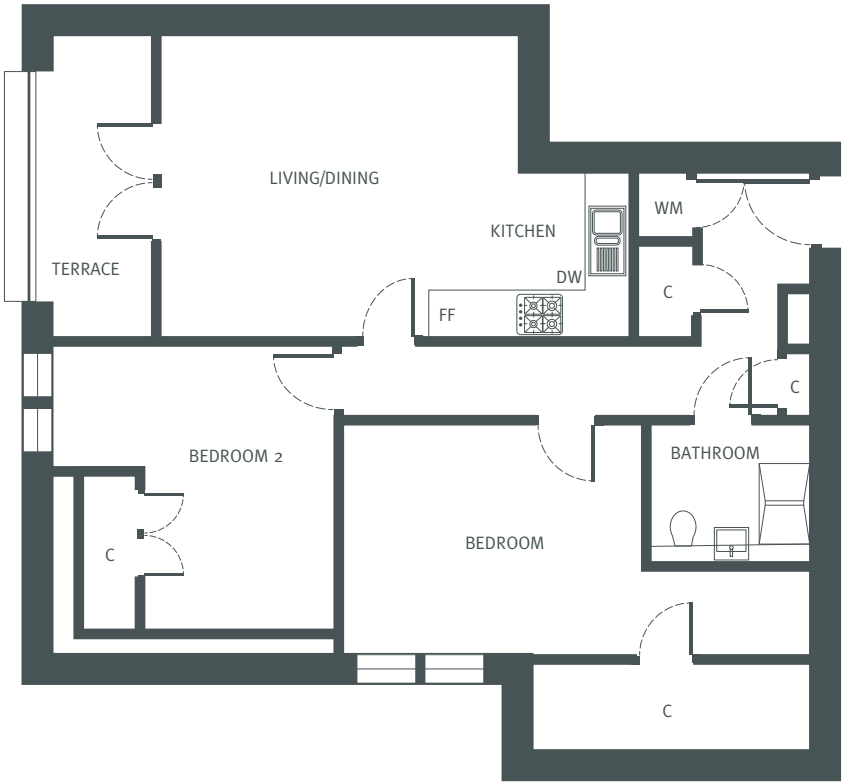
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APARTMENT 6



TWO BEDROOM APARTMENT

APARTMENT 7



TWO BEDROOM APARTMENT

DIMENSIONS

Kitchen/Living/Dining	6.8m x 4.4m	22'4" x 14'5"
Bedroom 1	6.9m x 3.5m	22'8" x 11'6"
Bedroom 2	2.8m x 4.2m	9'2" x 13'9"
Internal Area	81.5m <sup>2</sup> / 877ft <sup>2</sup>	

C = Cupboard  
WM = Washing Machine  
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FF = Fridge Freezer

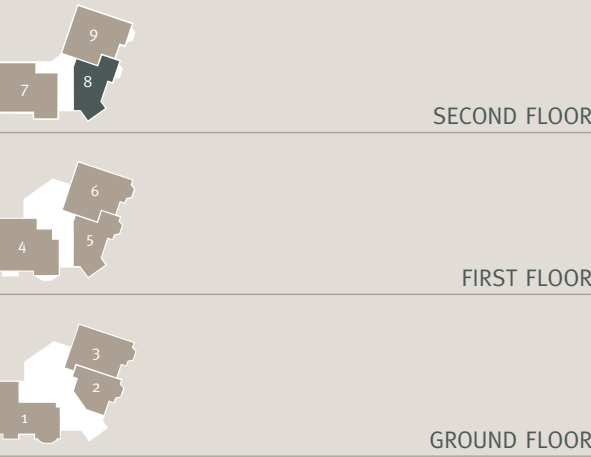


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DIMENSIONS		
Kitchen/Living/Dining	7.1m x 5.5m	23'3" x 18'0"
Bedroom	4.2m x 3.4m	13'9" x 11'2"
Internal Area	57m <sup>2</sup> / 613ft <sup>2</sup>	

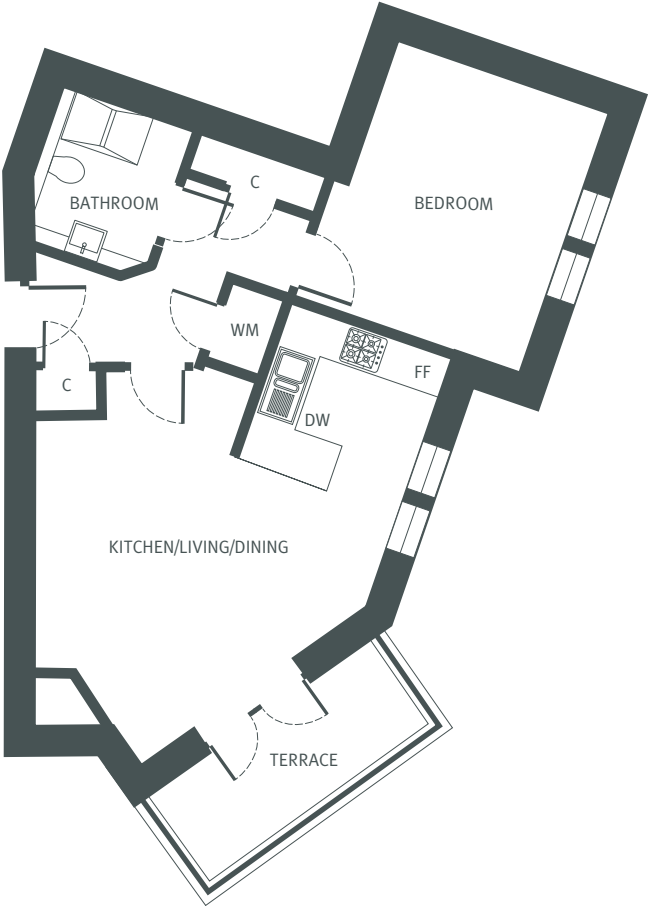
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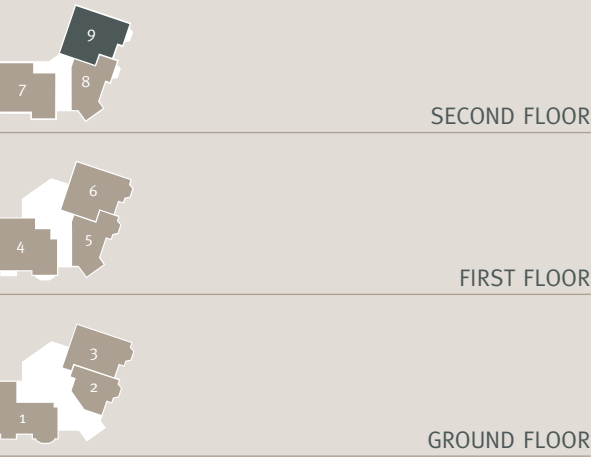
# APARTMENT 8



ONE BEDROOM APARTMENT

DIMENSIONS		
Kitchen/Dining	3.5m x 3.2m	11'6" x 10'6"
Living	3.5m x 4.9m	11'6" x 16'0"
Bedroom 1	3.5m x 3.5m	11'6" x 11'6"
Bedroom 2	3.3m x 3.5m	10'10" x 11'6"
Internal Area	79.7m <sup>2</sup> / 858ft <sup>2</sup>	

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# APARTMENT 9



TWO BEDROOM APARTMENT

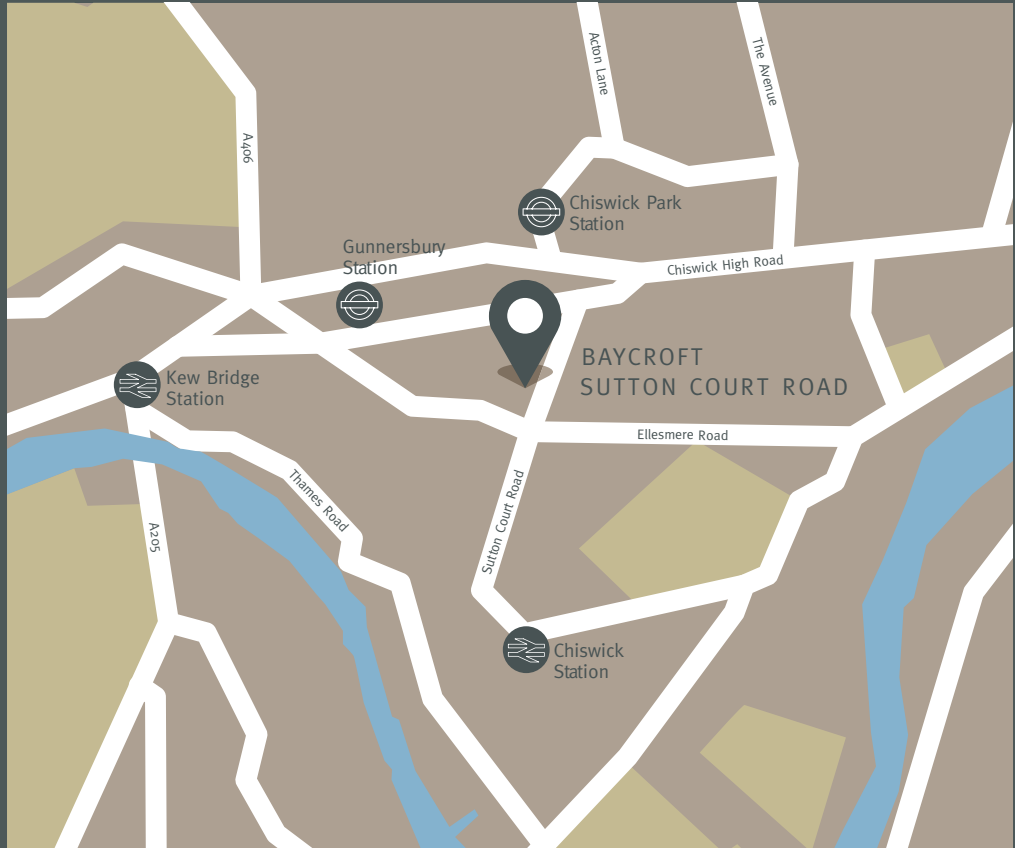
# LIVING BETTER

Baycroft is part of One Housing. One Housing is a leading developer of high quality homes for private sale, rent, shared ownership and affordable rent as well as a social enterprise providing housing, care and support across London and the South East.

We're commercially driven and dynamic, but at the same time we're passionate about making a positive difference to people's lives and communities. We are a non-profit organisation: we use our commercial success as a housing developer to provide high quality, affordable homes and services that foster aspiration, independence and well-being.

We plan to develop more than 5,000 new homes over the next 10 years, with at least 50% built for affordable homes. The profits from the sale of our private homes will be used to cross-subsidise homes and services that meet our social objectives. We believe in creating balanced and sustainable communities, as well as placing the customer at the heart of everything we do.

We are focused on designing and building homes to meet our customers' needs and aspirations. We are dedicated to delivering high quality homes and providing a good customer journey, this is reflected in the many housing awards we have won.



## CONTACT US TODAY

0207 852 4300

sharedownership@eu.jll.com

23 Sutton Court Road, London W4 4NN



JLL is the sales agent  
appointed by One Housing  
for Sutton Court Road



