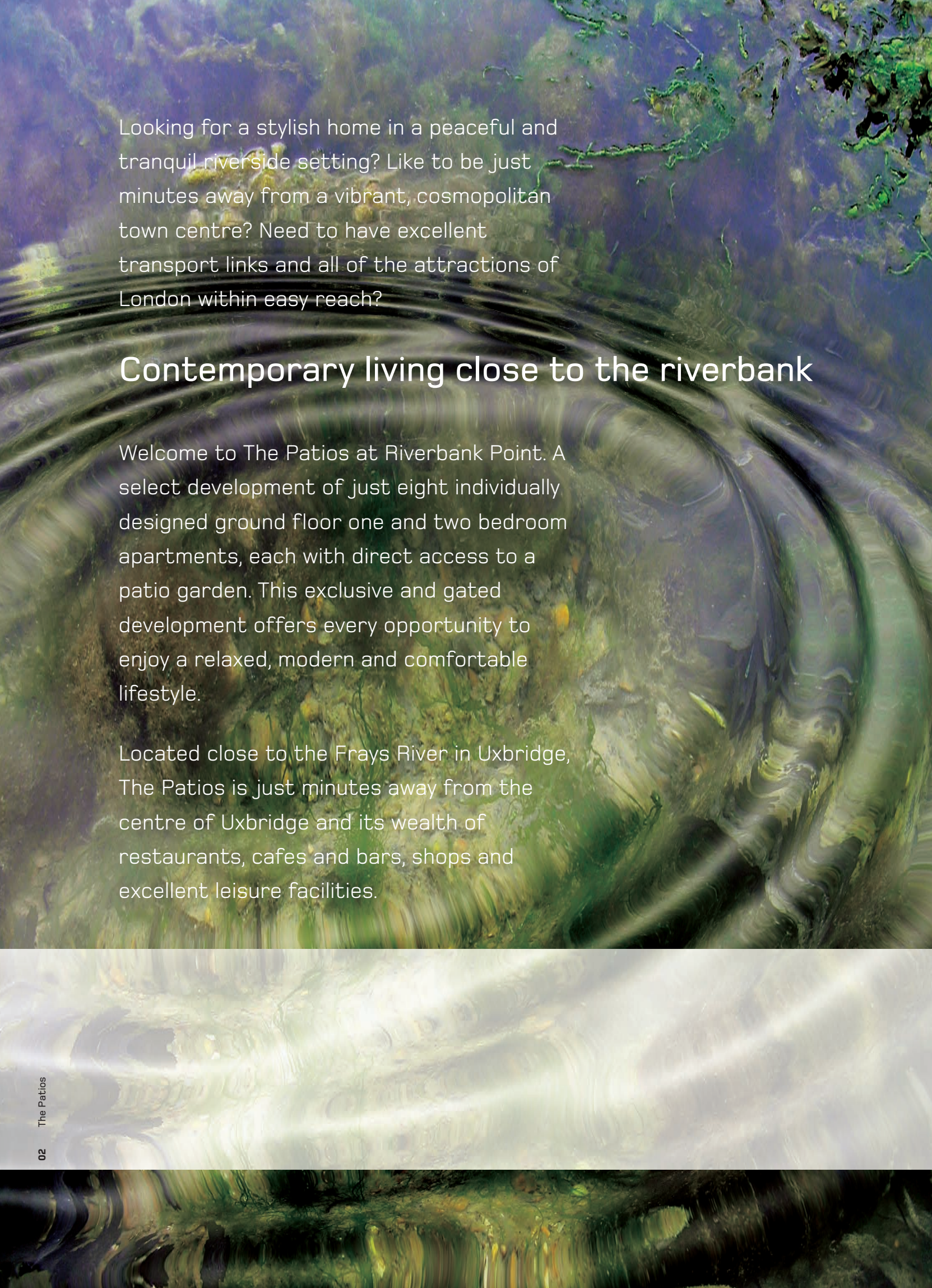


THE PATIOS
AT RIVERBANK POINT
UXBRIDGE



Looking for a stylish home in a peaceful and tranquil riverside setting? Like to be just minutes away from a vibrant, cosmopolitan town centre? Need to have excellent transport links and all of the attractions of London within easy reach?

Contemporary living close to the riverbank

Welcome to The Patios at Riverbank Point. A select development of just eight individually designed ground floor one and two bedroom apartments, each with direct access to a patio garden. This exclusive and gated development offers every opportunity to enjoy a relaxed, modern and comfortable lifestyle.

Located close to the Frays River in Uxbridge, The Patios is just minutes away from the centre of Uxbridge and its wealth of restaurants, cafes and bars, shops and excellent leisure facilities.

The best of all worlds

Perhaps the best aspect of living at The Patios at Riverbank Point is that it brings you so many wonderful contrasts. It's a unique blend of old and new, town and country, traditional and modern, quiet and busy, life and rural tranquillity.

To begin with, Uxbridge has ancient beginnings, the name coming from the Wuxen who were a 7th-century Saxon tribe. Wuxen Bridge was probably near the bottom of Oxford Road where the Swan and Bottle pub now stands.

Later, Uxbridge was a corn market and flour-milling town and today it's a thriving, bustling centre which effortlessly combines cosy old world streets with ultramodern shops and stores.

Indeed, Uxbridge today not only boasts many leading retail outlets, but also the main European offices of several international companies including the Coca-Cola Company, Xerox, Apple and Unisys. And of course, with Heathrow Airport just 12 miles away the whole world is at your fingertips.

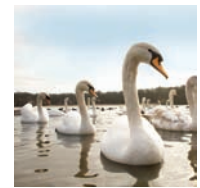
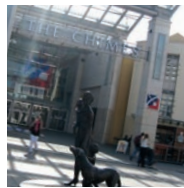


A sophisticated centre

Uxbridge has everything you could possibly need to enjoy a relaxed and cosmopolitan lifestyle. You can choose from an array of restaurants, cafes and bars serving every kind of cuisine, traditional pubs on Windsor Street and chic waterfront bars on the river.

The pedestrianised town centre has two smart retail complexes, The Pavilions and The Chimes, bringing you all of the most famous high street names. The Chimes also has a 12-screen cinema, while The Pavilions hosts a regular arts and crafts market. You'll also find a multitude of small independent shops in the charming Windsor Street area.

What's more, Uxbridge is home to Brunel University, which adds enormously to the young, vibrant atmosphere of the town. The University also contributes much to the local community and has opened Beldam Gallery to the public with exhibitions of contemporary art.



With excellent transport links



Uxbridge station is on the Metropolitan and Piccadilly lines and there are a variety of bus services from the station.

Baker Street underground station in London's West End is 40 minutes by train and Liverpool Street and the City area are only 53 minutes. Uxbridge is also perfectly placed for road links to the M40 and M25 and Heathrow Airport is only 12 miles by car.

Offering breath of fresh air

If you love to get out and about and enjoy the scenery, Uxbridge is the perfect place for you.

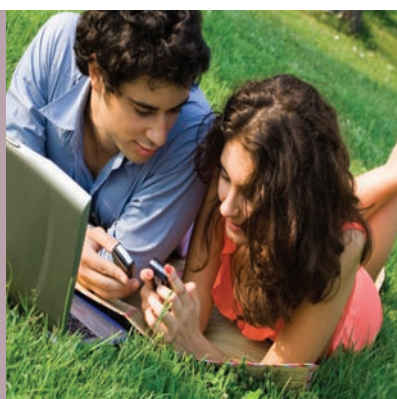
It's surrounded by a wealth of beautiful countryside, waterways including the Grand Union Canal, country pubs and parks including Denham Country Park and the Colne Valley Park. It has forty lakes and fifty miles of canal and river, and a maze of paths running through the park.

Close by, Cowley Lock is a lovely conservation area offering relaxing canal cruises. Bordering the canal is Stockley Country Park, home to one of Uxbridge's two golf courses, while the nearby Hillingdon Outdoor Activities Centre is based at a 45-acre lake in glorious surroundings.

And something for everyone

Whatever your reason for buying, The Patios at Riverbank Point is a perfect choice. You might be a young professional working in and around the area. Or you could be an executive looking for a town apartment that you can use during the week.

Then again, with Brunel University, this is the ideal location if you are thinking of your children's accommodation while they are at university. Or you could be looking for an excellent investment opportunity or the chance to let your property and enjoy a rental income.



Created by Shield Homes, your marque of quality

The Patios at Riverbank Point is Shield Homes latest project. A long standing local builder who specialise in building residential homes and apartments of unparalleled character and style.

Shield Homes has a commitment to maintaining high standards at every stage, from the selection of suitable locations, through to the design, construction and completion of each individual home.

The interior spaces, décor and finishing are all painstakingly designed to create a truly ambient living environment.

The result is homes that combine traditional values with the very best in modern technology to bring you relaxed, modern, comfortable living.

All of Shield Homes new qualifying homes carry a guarantee supplied by the National House Builders Council and are constructed to the latest building standards.



Development

- Secure access controlled via electronic gate entry via key fob
- Security cameras fitted within the development
- TV aerial for TV reception and satellite TV connection subject to subscription
- Exterior communal lighting
- Central heating with radiators
- BT and TV points fitted in all apartments
- NHBC Warranty
- Lease 189 years from 2008

Kitchens

- Professionally designed modern kitchens
- Units supplied with high gloss doors and laminate work surfaces with upstand
- Stainless steel 1 1/2 bowl sink
- Under unit lighting
- Single Bosch oven, hob, extractor and integrated fridge/freezer and dishwasher

Bathrooms

- Modern white sanitary ware
- Elegant shaped bath with shower combination and glass screen
- Separate thermostatically controlled shower valve
- Half height tiling by Porcelanosa
- Chrome taps
- Heated towel rail/radiator

Electrical

- White sockets with TV points in bedroom and living room.
- Telephone socket in living room.
- Wired for alarm (full installation available)

Internal Finish

- Smooth finish to walls and ceilings which are painted white with light wood veneer interior doors and chrome handles
- Coving to lounge and bedroom

External Doors

- To patio and garden in white UPVC
- Front Door In light wood veneer with chrome fixtures

Patio and Garden

- Direct access from each apartment onto patio and garden





THE PATIOS
AT RIVERBANK POINT

Make your way to the Patios



By train

Take the Metropolitan or Piccadilly line to Uxbridge station. Exiting turn right and walk through the High Street. The Patios is on the right hand side.

By car

From the West: Leave the M40 at junction 1 and turn right onto the Oxford Road A4020 southwards to Uxbridge. As you follow the A4020 into Uxbridge you need to turn left at the third set of traffic lights onto Harefield Road. Then take the first turning left into the High Street and The Patios is on the right hand side.

From the East: Leave the Western Avenue A40 at Swakeley's roundabout by turning left onto the B483 Park Road. Immediately get into the right hand lane and turn right at the first set of traffic lights on to Harefield Road. At the roundabout at the end of Harefield Road take the third exit back on to Harefield Road. Then take the next turning on the right into The High Street and The Patios is on the right hand side.



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