





TURYAP
UK

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360° WATERSIDE LIVING

A brick-built former wharf building, Dolphin Bridge House is a striking collection of 41 apartments on a peninsula surrounded by the waterways of the Grand Union Canal and the River Colne. Connected by the Metropolitan and Piccadilly lines in the affluent west London town of Uxbridge, this charming development offers stylish waterside living only 36 minutes from Central London.

From Dolphin Bridge House, Uxbridge Underground station (Metropolitan and Piccadilly lines) and the town centre are a 10-minute walk.

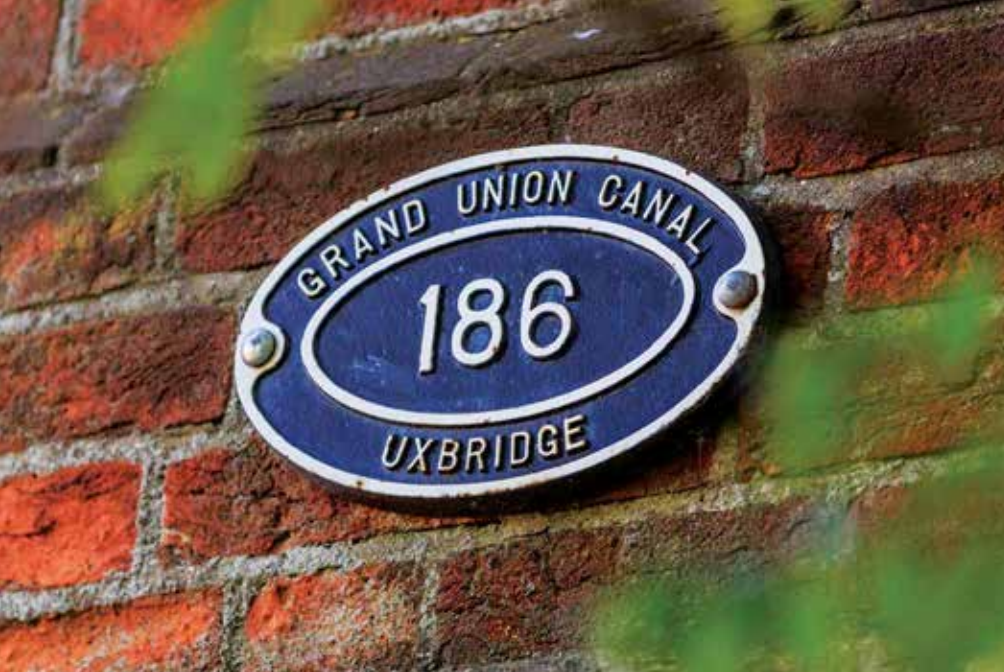


DESIGN MASTERS

Titan's hall-free philosophy maximises space for true open plan living. Less walls within results in more light throughout, so typically apartments are bright, aspirational and feature quality brand names that appeal to ambitious working professionals and families.

Traversed by the River Colne and Grand Union Canal, each apartment enjoys waterside views – a rare and very desirable feature.





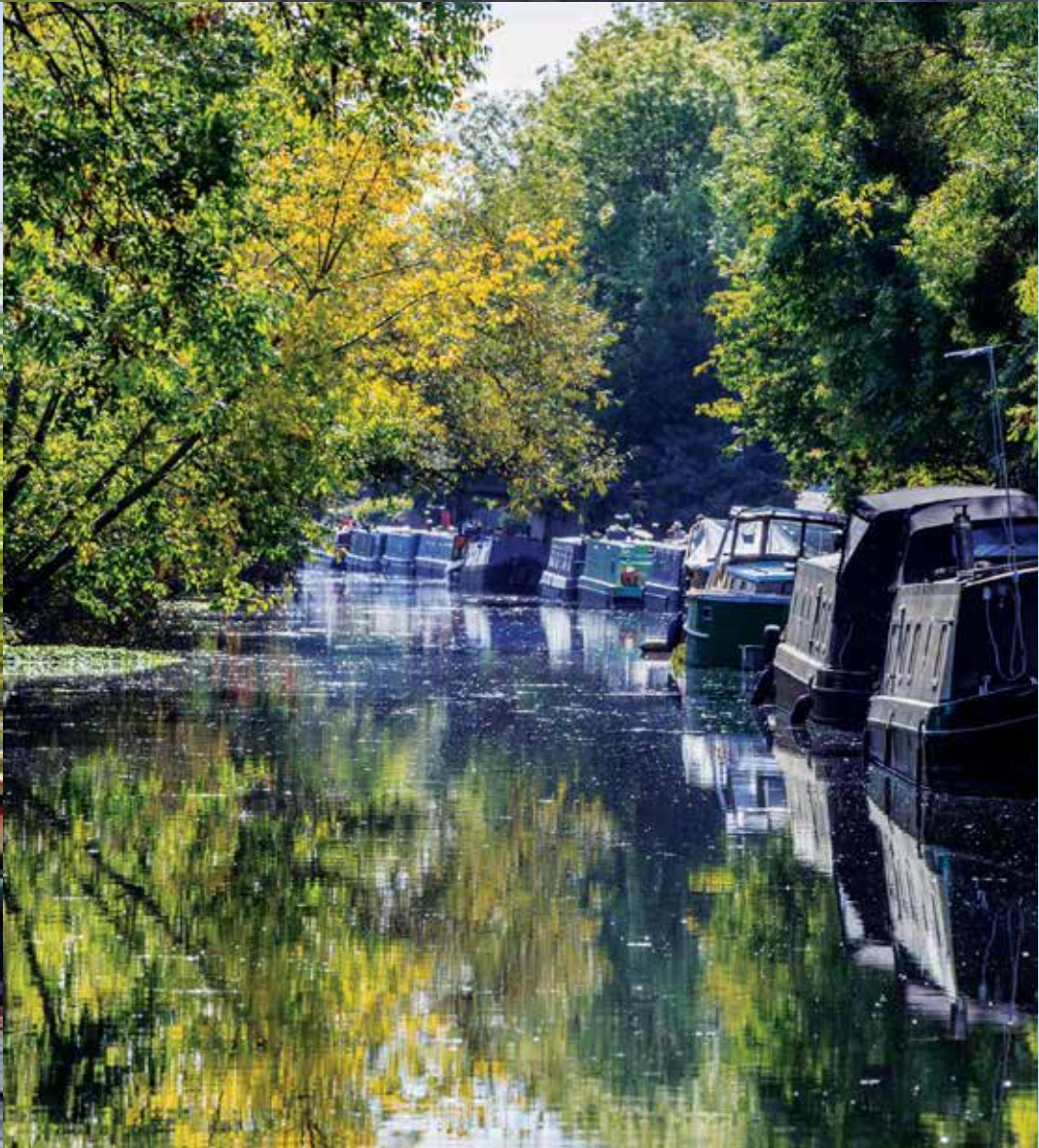
UXBRIDGE LIFE

Uxbridge is known for its canal side living and period houses, a legacy Dolphin Bridge House continues. Connected by the Metropolitan and Piccadilly lines, Uxbridge is an appealing commuter town, the Underground station itself a celebrated Art Deco landmark.

Dolphin Bridge House lies on the western side of the town, the area favoured by families and young professionals for its network of waterways and former mill conversions, giving it a unique urban identity.

In the last 10 years, the Intu Uxbridge shopping centre has added another mall to the town's retail and transformed the town centre. It also hosts a nine screen Odeon cinema.

In 2016 Coca-Cola announced it was to make Uxbridge its European and British headquarters, a brand that has a long association with the town. A diverse range of industry occupies the town's office space with other major HQs including Apple's UK head office, Cadbury, Xerox, PWC, Mitsubishi, GSK, Hasbro, Cisco Systems, IBM, Fujitsu and Hertz. These commercial giants have led to a steady growth of incoming as well as outgoing commuters to London.





In Good Company



“West London’s growing success as an alternative to purchasing in the prime London market benefits the buyer who sees the value and opportunity of long-term capital gain. The speed of development and regeneration has also given rise to a robust market of domestic and international investors. The new mix of investors, owner-occupiers and renters is creating a more diverse and vibrant community across west London.”

JLL, September 2018

UXBRIDGE

AT THE CENTRE OF WEST

LONDON'S ASCENDANCY


13,000 **06** miles

Students at internationally renowned Brunel University

from Heathrow Airport LHR
40,000 additional local jobs when 3rd runway goes ahead. Heathrow is the UK's biggest single site employer and the 2nd busiest airport in the world by passenger numbers


69%

Uxbridge average household income is 69% higher than the UK average


10

walk from Dolphin Bridge House to Uxbridge Underground

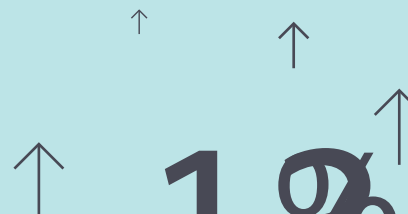


15 minutes

cycle from the Elizabeth Line at West Drayton


29% 13/14

increase in the number of enterprises in the Borough of Hillingdon since 2014


13%

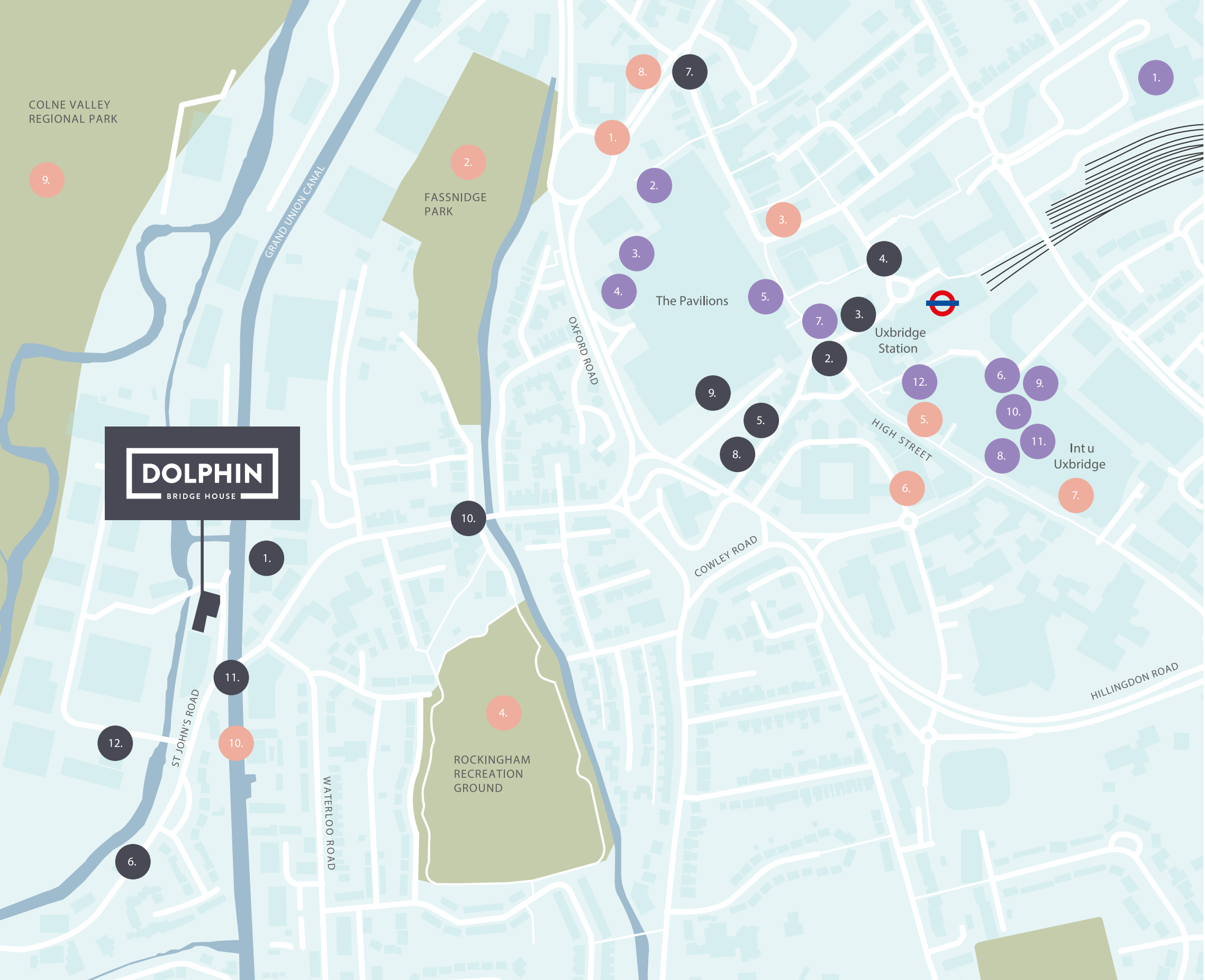
increase in Uxbridge house prices between 2015-18

Coca-Cola

UK & European HQ


36 minutes

to Central London, Zone 1



DOLPHIN
BRIDGE HOUSE



FOOD & DRINK

- 1. The Dolphin
- 2. Harris & Hoole
- 3. Five Guys
- 4. Nabrasa
- 5. Martin's Place
- 6. The Pipemakers Arms
- 7. Nonna Rosa Pizza
- 8. Ottimmo Bao Bao
- 9. Popiandy's
- 10. Curry Culture
- 11. The General Elliot
- 12. The Beefeater



SHOPPING

- 1. Sainsbury's
- 2. Tesco Metro
- 3. T.K Maxx
- 4. Argos
- 5. Marks & Spencer
- 6. Next
- 7. Boots
- 8. River Island
- 9. H&M
- 10. Topshop/Topman
- 11. Debenhams
- 12. Waterstones



AMENITIES

- 1. Rush Fitness
- 2. Fasnidge Park
- 3. Post Office
- 4. Rockingham Recreation Ground
- 5. Uxbridge Library
- 6. TruGym
- 7. Odeon Cinema
- 8. Simply Gym
- 9. Colne Valley Regional Park
- 10. Grand Union Canal




HOME TO BRUNEL UNIVERSITY

A little over one mile from Dolphin Bridge House, Uxbridge is home to Brunel University with 13,000 students. Nearly 30 per cent of Brunel's students are international. In 2015 the university contributed an estimated £227million to the local economy as well as providing 4,305 jobs in the Borough of Hillingdon.

Madeinbrunel.com





WEST LONDON'S FIRST WILDERNESS COLNE VALLEY REGIONAL PARK. WHERE TOWN MEETS COUNTRY.

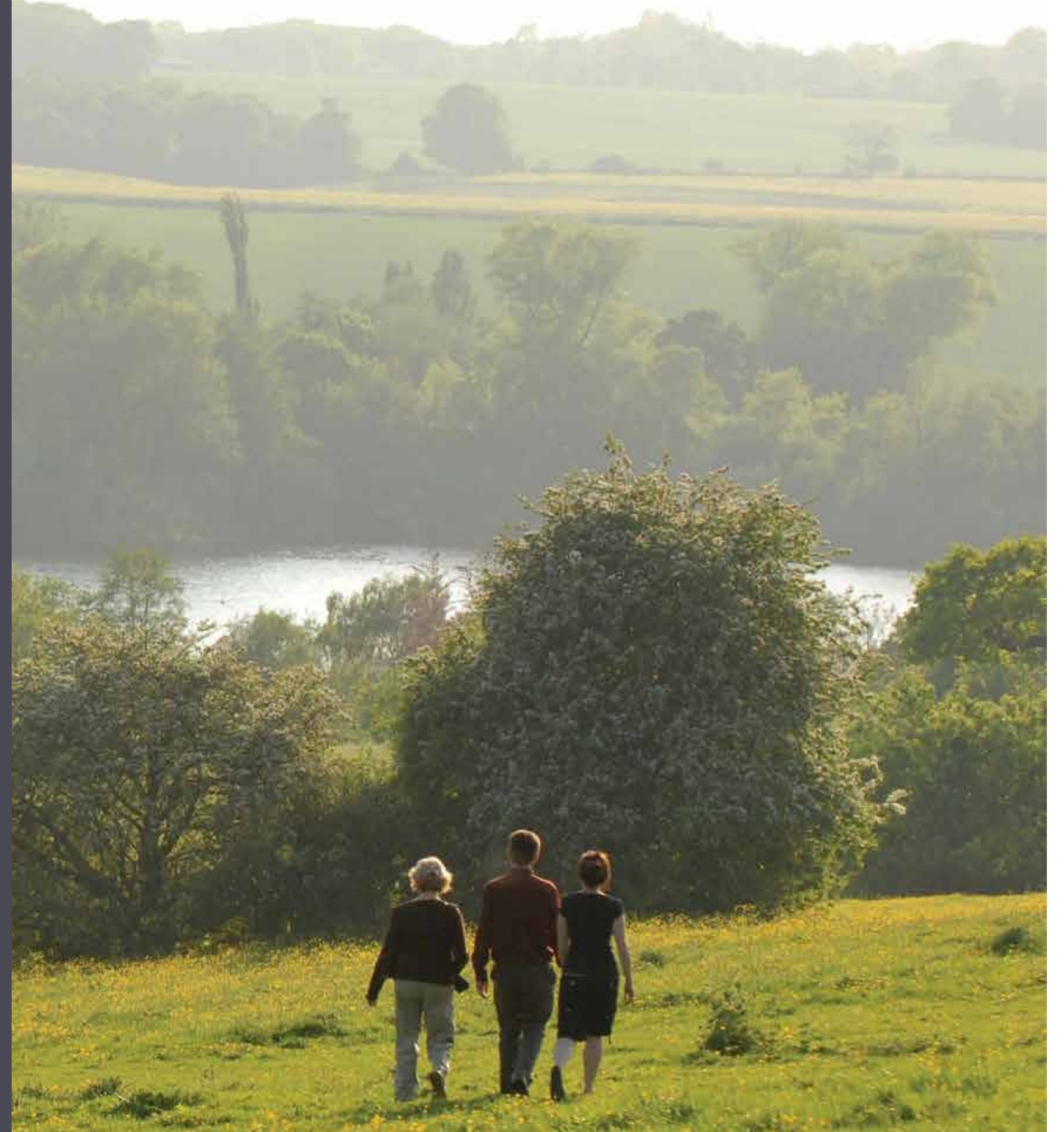
Dolphin Bridge House sits on the doorstep of the vast Colne Valley Regional Park, 40 square miles of farmland, woodland, wilderness and water. There are over 200 miles of river and canal, and 60 lakes.

Home to a visitor centre and hosting an annual calendar of events, there are a huge range of clubs and societies that use the park including walking, cycling, fishing, horse-riding, wildlife and conservation, orienteering, boating and seven golf clubs.

The park is a two-minute walk from Dolphin Bridge House, a phenomenal green space to have on your doorstep bearing in mind Central London is only a 36 minute train journey away.

Colne Valley Regional Park - 40sq miles of parkland -

2 mins walk



LONDON'S BIGGEST GAMECHANGER

Crossrail meets the west London commuter corridor.

Dolphin Bridge House is a 10-minute walk from Uxbridge Underground station on the Metropolitan and Piccadilly Lines and a 15-minute cycle from West Drayton Crossrail station. Door to door, residents can be in Central London in little over 45 minutes and come the launch of the Elizabeth Line in December 2019 the City and Canary Wharf will be accessible in under an hour, transforming the east-west connectivity across the city—and the daily commute of millions.



WALKING

Colne Valley Regional Park - 40sq miles of parkland	02 mins
Rockingham Recreation Ground - Football pitches, park	05 mins
The Rusty Bike Café - Artisan coffee & playground	08 mins
Uxbridge Underground - Piccadilly and Metropolitan Lines	10 mins
Intu Uxbridge - Shopping centre	13 mins

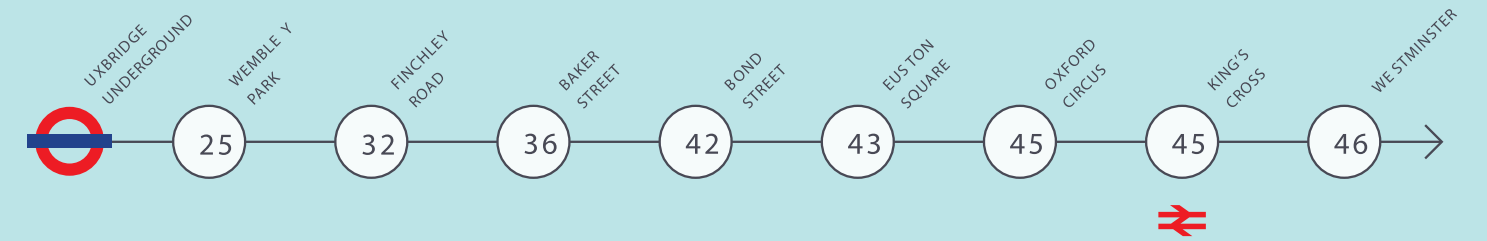
CYCLING

Crossrail at West Drayton*	15 mins
Brunel University	10 mins
Uxbridge Sports Club	09 mins

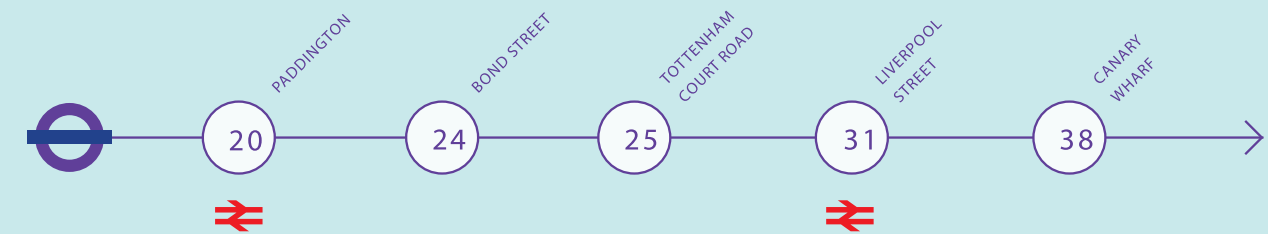
DRIVING

M40	05 mins
M25	07 mins
Crossrail, West Drayton	11 mins
Gerrards Cross	12 mins
M4	16 mins
Heathrow	19 mins
Windsor	22 mins
Westfield Shopping Centre, London	29 mins

UNDERGROUND - Metropolitan & Piccadilly Lines



Elizabeth Line journey times from West Drayton*



*Operational Dec 2019

TIMES TAKEN FROM TFL AND GOOGLE

SPECIFICATION

Apartments at Dolphin Bridge House are designed with the surrounding tranquil setting firmly in mind. Cool and clear interiors feature quality brand appliances to produce attractive and comfortable living spaces, befitting of their waterside location.



INTERIOR DESIGNED KITCHENS

- Gloss white handle-less cabinetry
- Glass splashbacks
- Solid stone worktops
- Stainless steel integral 1.5 bowl sink
- Swan-neck monoblock tap in brushed stainless steel
- Zanussi electric single oven, fan assisted
- Zanussi integrated hood
- Zanussi 4 zone black induction hob
- LED strip lighting under wall units
- Integrated 50/50 fridge freezer
- Integrated washer-dryer
- Integrated slimline dishwasher

BATHROOMS & ENSUITE

- White tiles to wet areas
- White handwash basin with mixer tap
- Dual flush soft close WC with chrome flush plate
- Wall mounted chrome toilet roll holder
- Granite effect vanity worktop
- Shower set with rose head and hand shower in chrome
- Mirror with recess LED lighting
- Chrome towel rail
- Vinyl tiled stone effect floor tiles

GENERAL

- Brushed stainless steel sockets and switches
- Oak thresholds
- White paint throughout
- Bespoke fitted wardrobes in bedrooms on request at additional cost

SECURITY

- Main entry doors, digital access control with integral fob reader, code access and LED screen
- Video access screens in apartment hallways
- Mains operated smoke alarm
- Mains operated carbon monoxide alarm
- Lockable letterboxes
- Bike store

HEATING

- Wall mounted electric panel heaters

FLOORING

- Engineered oak wood flooring to hallway, kitchen/lounge/dining area
- 80% wool carpets in bedroom

LIGHTING

- Recessed LED spotlights
- Brushed steel dimmer switches in bedrooms

FLOORPLANS

FLAT 01 Studio Apartment

Internal Area	31 SQM	334 SQFT
Living/Bedroom	17.5 FT X	17.5 FT

FLAT 02 1 Bed Apartment

Internal Area	36.5 SQM	393 SQFT
Living Area	18.5 FT X	16.5 FT
Bedroom	10 FT X	10.5 FT

FLAT 03 1 Bed Apartment

Internal Area	36 SQM	388 SQFT
Living Area	23 FT X	9.5 FT
Bedroom	10 FT X	8.5 FT

FLAT 04 Studio Apartment

Internal Area	42.5 SQM	457 SQFT
Living Area	29.5 FT X	9 FT
Bedroom	11 FT X	8 FT

FLAT 05 2 Bed Apartment

Internal Area	56.5 SQM	608 SQFT
Living Area	16 FT X	18.5 FT
Bedroom 1	11FT X	9.5 FT
Bedroom 2	11FT X	8.5 FT

FLAT 06 1 Bed Apartment

Internal Area	35.5 SQM	382 SQFT
Living Area	12.5 FT X	20.5 FT
Bedroom	12.5 FT X	8.5 FT

FLAT 07 2 Bed Apartment

Internal Area	54.5 SQM	587 SQFT
Living Area	17 FT X	20.5 FT
Bedroom 1	12.5 FT X	8.5 FT
Bedroom 2	12.5 FT X	8.5 FT

FLAT 08 1 Bed Apartment

Internal Area	38 SQM	409 SQFT
Living Area	19 FT X	15.5 FT
Bedroom	11 FT X	9.5 FT

FLAT 09 1 Bed Apartment

Internal Area	37.5 SQM	404 SQFT
Living Area	19 FT X	11.5 FT
Bedroom	13.5 FT X	9 FT

FLAT 10 1 Bed Apartment

Internal Area	37.5 SQM	404 SQFT
Living Area	19 FT X	11.5 FT
Bedroom	13.5 FT X	9 FT

FLAT 11 1 Bed Apartment

Internal Area	37.5 SQM	404 SQFT
Living Area	19 FT X	11.5 FT
Bedroom	13.5 FT X	9 FT

FLAT 12 1 Bed Apartment

Internal Area	37.5 SQM	404 SQFT
Living Area	19 FT X	11.5 FT
Bedroom	13.5 FT X	9 FT

FLAT 13 1 Bed Apartment

Internal Area	37.5 SQM	404 SQFT
Living Area	19 FT X	11.5 FT
Bedroom	13.5 FT X	9 FT



GROUND
FLOOR

- Studio Apartment
- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment



NOTE: ALL DIMENSIONS ARE SUBJECT TO BUILDING TOLERANCES AND DETAILED DESIGN.

FLOORPLANS

FLAT 14	<u>1 Bed Apartment</u>		
Internal Area	36.5 SQM		393 SQFT
Living Area	13 FT	X	17.5 FT
Bedroom	8 FT	X	12.5 FT

FLAT 15	<u>1 Bed Apartment</u>		
Internal Area	36.5 SQM		393 SQFT
Living Area	13.5 FT	X	15.5 FT
Bedroom	8 FT	X	12.5 FT

FLAT 16	<u>1 Bed Apartment</u>		
Internal Area	37 SQM		398 SQFT
Living Area	25 FT	X	9.5 FT
Bedroom	10 FT	X	8.5 FT

FLAT 17	<u>Studio Apartment</u>		
Internal Area	44.5 SQM		479 SQFT
Living Area	29.5 FT	X	9 FT
Bedroom	14 FT	X	8 FT

FLAT 18	<u>2 Bed Apartment</u>		
Internal Area	56.5 SQM		608 SQFT
Living Area	16.5 FT	X	18.5 FT
Bedroom 1	11 FT	X	8.5 FT
Bedroom 2	11 FT	X	9.5 FT

FLAT 19	<u>1 Bed Apartment</u>		
Internal Area	36 SQM		388 SQFT
Living Area	12.5 FT	X	21 FT
Bedroom	12.5 FT	X	9 FT

FLAT 20	<u>1 Bed Apartment</u>		
Internal Area	34.5 SQM		371 SQFT
Living Area	12.5 FT	X	20 FT
Bedroom	12.5 FT	X	8.5 FT

FLAT 21	<u>2 Bed Apartment</u>		
Internal Area	59 SQM		635 SQFT
Living Area	24 FT	X	14.5 FT
Bedroom 1	10.5 FT	X	9.5 FT
Bedroom 2	14 FT	X	8 FT

FLAT 22	<u>1 Bed Apartment</u>		
Internal Area	37.5 SQM		404 SQFT
Living Area	19 FT	X	11.5 FT
Bedroom	13.5 FT	X	9 FT

FLAT 23	<u>1 Bed Apartment</u>		
Internal Area	37.5 SQM		404 SQFT
Living Area	19 FT	X	11.5 FT
Bedroom	13.5 FT	X	9 FT

FLAT 24	<u>1 Bed Apartment</u>		
Internal Area	37.5 SQM		404 SQFT
Living Area	19 FT	X	11.5 FT
Bedroom	13.5 FT	X	9 FT

FLAT 25	<u>1 Bed Apartment</u>		
Internal Area	37.5 SQM		404 SQFT
Living Area	19 FT	X	11.5 FT
Bedroom	13.5 FT	X	9 FT

FLAT 26	<u>1 Bed Apartment</u>		
Internal Area	39 SQM		420 SQFT
Living Area	19.5 FT	X	16.5 FT
Bedroom	10 FT	X	11.5 FT



FIRST FLOOR

- Studio Apartment
- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment



NOTE: ALL DIMENSIONS ARE SUBJECT TO BUILDING TOLERANCES AND DETAILED DESIGN.

FLOORPLANS

FLAT 27	<u>1 Bed Apartment</u>		
Internal Area	37 SQM		398 SQFT
Living Area	13.5 FT	X	17.5 FT
Bedroom	8 FT	X	12.5 FT

FLAT 28	<u>1 Bed Apartment</u>		
Internal Area	36.5 SQM		393 SQFT
Living Area	16 FT	X	15.5 FT
Bedroom	10.5 FT	X	10.5 FT

FLAT 29	<u>1 Bed Apartment</u>		
Internal Area	37 SQM		398 SQFT
Living Area	25 FT	X	9.5 FT
Bedroom	10 FT	X	8.5 FT

FLAT 30	<u>Studio Apartment</u>		
Internal Area	44.5 SQM		479 SQFT
Living Area	29.5 FT	X	10 FT
Bedroom	14 FT	X	8 FT

FLAT 31	<u>2 Bed Apartment</u>		
Internal Area	56.5 SQM		608 SQFT
Living Area	16.5 FT	X	18.5 FT
Bedroom 1	11 FT	X	8.5 FT
Bedroom 2	11 FT	X	9.5 FT

FLAT 32	<u>1 Bed Apartment</u>		
Internal Area	36 SQM		388 SQFT
Living Area	12.5 FT	X	21 FT
Bedroom	12.5 FT	X	9 FT

FLAT 33	<u>1 Bed Apartment</u>		
Internal Area	34.5 SQM		371 SQFT
Living Area	12.5 FT	X	20 FT
Bedroom	12.5 FT	X	8.5 FT

FLAT 34	<u>2 Bed Duplex Apartment</u>		
Internal Area	70 SQM		753 SQFT
Living Area	23.5 FT	X	11.5 FT
Bedroom 1	12.5 FT	X	25.5 FT
Bedroom 2	12.5 FT	X	9 FT

FLAT 35	<u>1 Bed Apartment</u>		
Internal Area	37.5 SQM		404 SQFT
Living Area	19 FT	X	11.5 FT
Bedroom	13.5 FT	X	9 FT

FLAT 36	<u>1 Bed Apartment</u>		
Internal Area	37.5 SQM		404 SQFT
Living Area	19 FT	X	11.5 FT
Bedroom	13.5 FT	X	9 FT

FLAT 37	<u>1 Bed Apartment</u>		
Internal Area	37.5 SQM		404 SQFT
Living Area	19 FT	X	11.5 FT
Bedroom	13.5 FT	X	9 FT

FLAT 38	<u>1 Bed Apartment</u>		
Internal Area	37.5 SQM		404 SQFT
Living Area	19 FT	X	11.5 FT
Bedroom	13.5 FT	X	9 FT

FLAT 39	<u>1 Bed Apartment</u>		
Internal Area	39 SQM		420 SQFT
Living Area	19.5 FT	X	16.5 FT
Bedroom	10 FT	X	11.5 FT



SECOND FLOOR

- Studio Apartment
- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment



NOTE: ALL DIMENSIONS ARE SUBJECT TO BUILDING TOLERANCES AND DETAILED DESIGN.

FLOORPLANS

FLAT 40 <u>3 Bed Apartment</u>			
Internal Area	87.5 SQM		942 SQFT
Living Area	18 FT	X	24 FT
Bedroom 1	10.5 FT	X	16 FT
Bedroom 2	9 FT	X	12 FT
Bedroom 3	9 FT	X	12 FT
Balcony	37 FT	X	4.5 FT
External Amenity	15 FT	X	19.5 FT

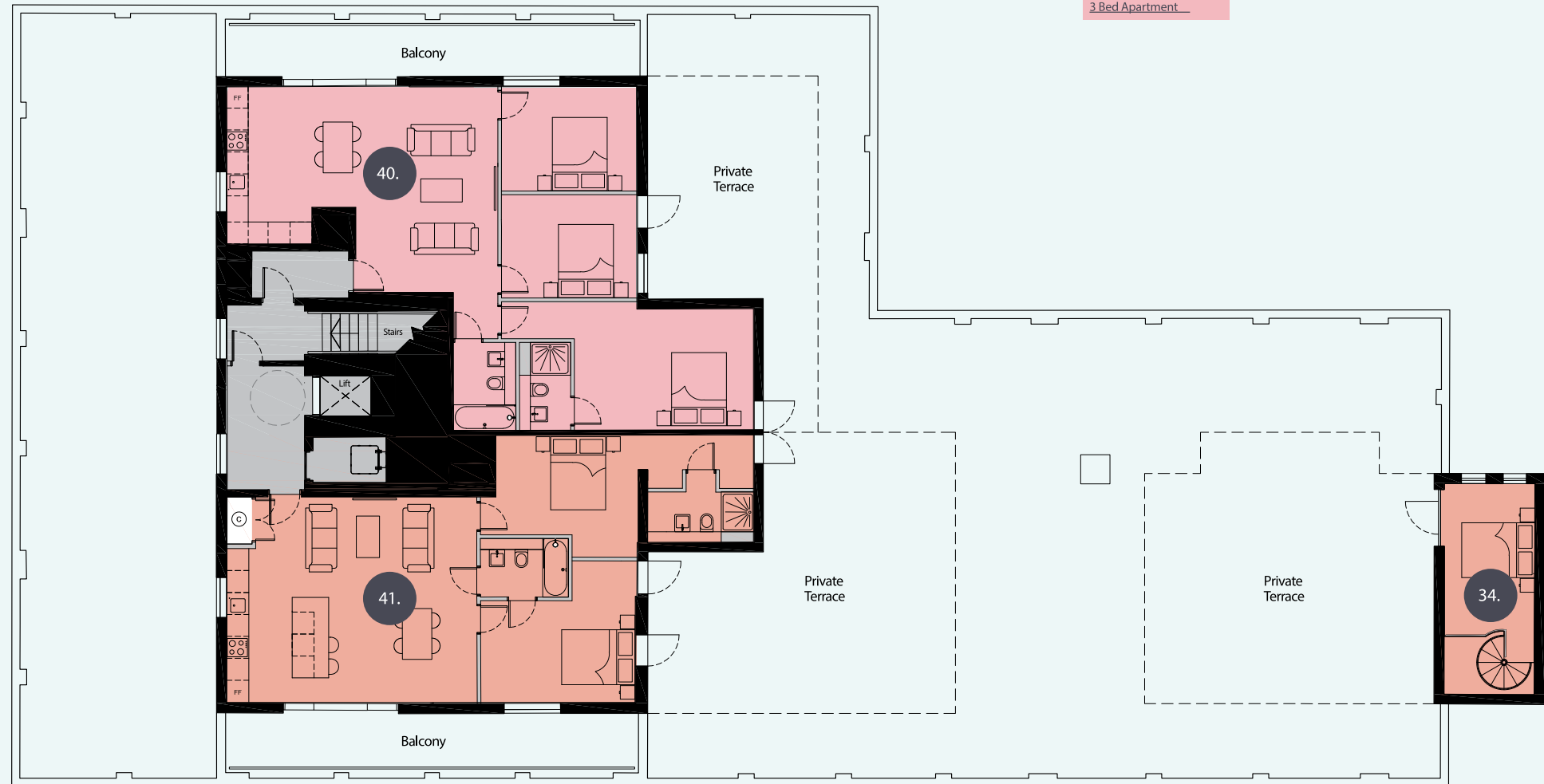
FLAT 41 <u>2 Bed Apartment</u>			
Internal Area	78 SQM		840 SQFT
Living Area	18 FT	X	22.5 FT
Bedroom 1	10.5 FT	X	12.5 FT
Bedroom 2	12.5 FT	X	13.5 FT
Balcony	37 FT	X	4.5 FT
External Amenity	14.5 FT	X	27.5 FT

FLAT 34 <u>2 Bed Duplex Apartment</u>			
Internal Area	70 SQM		753 SQFT
Living Area	23.5 FT	X	11.5 FT
Bedroom 1	12.5 FT	X	25.5 FT
Bedroom 2	12.5 FT	X	9 FT



THIRD FLOOR

- Studio Apartment
- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment



NOTE: ALL DIMENSIONS ARE SUBJECT TO BUILDING TOLERANCES AND DETAILED DESIGN.