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RUBIX

HIGH STREET, SOUTHALL UB1



AN URBAN RETREAT WITH CITY CONNECTIONS

Rubix is an exciting new development of highly specified, one and two bedroom apartments in the heart of this up and coming West London town.

Conveniently located on the High Street just minutes' walk from the train station with direct links London Paddington in around 18 minutes. Travelling by road is just as easy with the M25 and M4 all nearby. Residents here can also enjoy the vast and varied shopping, award-winning restaurants and plenty of nearby leisure amenities.

RUBIX



A SHOPPING EXPERIENCE LIKE NO OTHER

Typically referred to as 'Little India', Southall's offering is both extensive and diverse. Home to a large South-Asian population, this colourful pocket of west London boasts an abundance of boutiques, shops and market stalls, many of which sell produce that is not readily available elsewhere in London. Southall Broadway is a popular shopping destination, offering everything from fashion and jewellery to fresh produce and street food, while its weekly markets are a treasure trove selling everything from food to fashion.

For those in search of high street brands or designer stores, then Southall's excellent connections mean that the Capital and its vast choice is within easy reach. From the hustle and bustle of Oxford Circus to the well-heeled streets of Mayfair and Bond Street and the all-round retail and leisure scene on offer at Westfield, nothing is too far away.

QUALITY COOKING AND CUISINE

Whether you are looking for a quick bite to eat or a hearty meal with friends, take a stroll down Southall's high street and you will be spoilt for choice. From award-winning restaurants showcasing the very best in Indian cooking to informal eateries providing the perfect pitstop for a cup of masala tea and a sweet treat, the variety on offer is impressive.

Or why not travel the short distance into the heart of London where you can quite literally take your pick. From Michelin Star restaurants and celebrity chefs to informal eateries, artisan cafes, and a whole host more besides, there is something to tempt all tastes and budgets.

EXCELLENT CHOICE OF SCHOOLS AND FURTHER EDUCATION

Rub1x has an abundance of well-regarded primary and secondary schools in the area and a number of excellent choices for further education.

Primary

- North Primary School (4-11 years) 0.13 miles
- Beaconsfield Primary & Nursery School (3-11 years) 0.44 miles
- Dairy Meadow Primary School (3-11 years) 0.62 miles
- Featherstone Primary & Nursery School (3-11 years) 1.3 miles

Secondary

- Acorn House College – Independent (13-19 years) 0.02 miles
- Villiers High School (11-18 years) 0.2 miles
- Featherstone High School (11-18 years) 0.99 miles
- Greenford High School (11-19 years) 1.44 miles

Further education

- University of West London - 3.3 miles
- Brunel University - 4.9 miles
- Imperial College Hammersmith Campus – 7.9 miles
- Imperial College White City Campus – 9.3 miles
- Imperial College London - 10.7 miles





Images show Osterley Park & Grand Union canal

PARKS AND AREAS A PLENTY

Southall enjoys an array of parks and green open spaces. At Rubix, you are quite literally a stone's throw from Southall Park. In addition to providing wide, green open spaces that can be shared and enjoyed by the whole community, it also includes a playground, play centre and tennis courts, which are well used by locals.

The area also hosts an abundance of sports and leisure facilities from Southall Sports Centre to West Middlesex Golf Club, all within easy reach. Or why not take a moment away from the hustle and bustle and enjoy a peaceful stroll along the Grand Union Canal.

Nearby Osterley Park and House, which is owned by the National Trust, plays host to numerous events throughout the year, while the house and grounds are open to visitors all year round. Other attractions range from the likes of Kew Gardens, to Wembley Stadium and the London Motor Museum offering plenty of variety.



WELL CONNECTED

Southall already boasts great connections but the arrival of Crossrail later in 2019 will only add to its accessibility, while considerably reducing journey times across London. At Rubix you benefit from a bus stop directly outside the development and are just a 12-minute walk from Southall Train Station, giving you access into the Capital and beyond.

**Journey times taken from tfl.gov.uk and dependent on day & time of travel*

***Times and distances taken from Transport for London and Google maps and are correct before going to print. All times and distances listed are approximate and may vary depending on time of travel.*

BY BUS*

- Ealing Broadway Station: (29 minutes)
- Hayes & Harlington station: (41 minutes)
- Uxbridge Town/Station: (46 minutes)
- Brentford Lock: (49 minutes)
- Greenford Station: (50 minutes)
- Shepherds Bush: (50 minutes)
- Westfield Shopping Centre: (54 minutes)
- Heathrow Terminals 2 & 3: (56 minutes)
- Hounslow Central Station: (27 minutes) from Southall Station
- Heathrow Terminal 5: (50 minutes) from Southall Broadway

BY TRAIN

- Heathrow (T2&3): (10 minutes)
- Heathrow T4 (17 minutes)
- Heathrow T5 (28 minutes)
- London Paddington: (18 minutes)
- Oxford Circus: (35 minutes)
- Kings Cross St Pancras: (39 minutes)
- Waterloo: (42 minutes)



BY CROSSRAIL 2019**

- Heathrow: (8 minutes)
- Paddington: (13 minutes)
- Bond Street: (17 minutes)
- Farringdon: (22 minutes)
- Liverpool Street: (24 minutes)
- Canary Wharf: (31 minutes)



A SOUND INVESTMENT FOR NOW AND YOUR FUTURE

Purchasing in Southall offers an exciting investment opportunity. With a significant regeneration programme taking place, the impending arrival of Crossrail, and the planned Heathrow expansion, Southall is set to bloom – making now an excellent time to invest here.

Identified as one of the ‘Crossrail Hotspots’, the area is set to benefit from not only improved transport connections but increased investment and as a result, increased demand.

In fact, Southall has been predicted by Rightmove to become one of the highest price-growth areas in London as the vast Ealing regeneration spreads.

Southall was also identified as being in the top ten highest asking rent growth areas in London between 2008-2018. (Rightmove)

Once operational, the Elizabeth Line will run through Hayes & Harlington and Southall, providing improved connectivity into Central London employment hubs. This could be a game changer, attracting a more diverse demographic to the area. JLL

Aside from Crossrail, the Heathrow expansion is set to create 40,000 jobs locally. There are also a number of leading hospitals in the area that provide for an already strong workforce. UK Sotheby’s International Realty West London is set to outperform the wider London area in both house price growth and rental growth over the next two years with house prices increasing up to 13% by 2022, with rentals growing by 12% in the same period. (Growth figures taken from JLL)

GROUND FLOOR

Shrubbery Rd, Southall

- SHARED OWNERSHIP
- RESIDENTIAL LOBBY
- PLANT ROOM

School Passage



High St, Southall

FIRST FLOOR

- 1 BEDROOM: 1 person
- 1 BEDROOM: 2 person
- 2 BEDROOM: 3 person
- SHARED OWNERSHIP



FIRST FLOOR

1 BEDROOM APARTMENTS

APARTMENT 104

Kitchen/Living/Dining	8.9m x 2.9m	29'2" x 9'5"
Bedroom 1	5.0m x 3.1m	16'4" x 10'2"

APARTMENT 105

Kitchen/Living/Dining	10.4m x 3.4m	34'1" x 11'2"
Bedroom 1	4.5m x 3.1m	14'8" x 10'2"

APARTMENT 114

Kitchen/Living/Dining	8.8m x 2.8m	28'9" x 9'2"
Bedroom 1	6.3m x 3.1m	20'7" x 10'2"

2 BEDROOM APARTMENT

APARTMENT 119

Kitchen/Living/Dining	9.1m x 2.3m	29'9" x 7'5"
Bedroom 1	6.6m x 2.9m	21'7" x 9'5"
Bedroom 2	4.6m x 2.8m	15'1" x 9'2"

SECOND FLOOR

- STUDIO: 1 person
- 1 BEDROOM: 1 person
- 1 BEDROOM: 2 person
- 2 BEDROOM: 4 person
- SHARED OWNERSHIP



SECOND FLOOR

1 BEDROOM APARTMENTS

APARTMENT 204

Kitchen/Living/Dining	8.9m x 2.9m	29'2" x 9'5"
Bedroom 1	5.0m x 3.1m	16'4" x 10'2"

APARTMENT 205

Kitchen/Living/Dining	8.9m x 3.3m	29'2" x 10'9"
Bedroom 1	3.8m x 3.0m	12'5" x 9'9"

STUDIO APARTMENT

APARTMENT 206

Kitchen/Living/Dining	6.9m x 3.0m	22'6" x 9'8"
Bedroom 1	3.8m x 2.7m	12'5" x 8'9"

1 BEDROOM APARTMENTS

APARTMENT 208

Kitchen/Living/Dining	4.3m x 4.2m	14'1" x 13'8"
Bedroom 1	3.9m x 3.7m	12'8" x 12'2"

APARTMENT 209

Kitchen/Living/Dining	5.6m x 3.7m	18'4" x 12'1"
Bedroom 1	4.1m x 3.4m	13'5" x 11'2"

APARTMENT 217

Kitchen/Living/Dining	8.7m x 3.0m	28'5" x 9'9"
Bedroom 1	6.2m x 2.8m	20'3" x 9'2"

2 BEDROOM APARTMENT

APARTMENT 219

Kitchen/Living/Dining	9.1m x 2.3m	29'9" x 7'5"
Bedroom 1	6.6m x 2.9m	21'7" x 9'5"
Bedroom 2	4.6m x 2.8m	15'1" x 9'2"

1 BEDROOM APARTMENTS

APARTMENT 221

Kitchen/Living/Dining	5.8m x 3.6m	19'0" x 11'9"
Bedroom 1	5.7m x 2.7m	18'9" x 8'9"

APARTMENT 222

Kitchen/Living/Dining	8.7m x 3.0m	28'5" x 9'9"
Bedroom 1	6.2m x 2.7m	20'3" x 8'9"

APARTMENT 224

Kitchen/Living/Dining	8.7m x 3.0m	28'5" x 9'9"
Bedroom 1	6.2m x 3.0m	20'3" x 9'9"

THIRD FLOOR

- STUDIO: 1 person
- 1 BEDROOM: 1 person
- 1 BEDROOM: 2 person
- 2 BEDROOM: 4 person
- SHARED OWNERSHIP



THIRD FLOOR

1 BEDROOM APARTMENTS

APARTMENT 304

Kitchen/Living/Dining	8.9m x 2.9m	29'2" x 9'5"
Bedroom 1	5.0m x 3.1m	16'4" x 10'2"

APARTMENT 305

Kitchen/Living/Dining	8.9m x 3.3m	29'2" x 10'9"
Bedroom 1	3.8m x 3.0m	12'5" x 9'9"

STUDIO APARTMENT

APARTMENT 306

Kitchen/Living/Dining	6.9m x 3.0m	22'6" x 9'8"
Bedroom 1	3.8m x 2.7m	12'5" x 8'9"

1 BEDROOM APARTMENTS

APARTMENT 308

Kitchen/Living/Dining	4.3m x 4.2m	14'1" x 13'8"
Bedroom 1	3.9m x 3.7m	12'8" x 12'2"

APARTMENT 309

Kitchen/Living/Dining	5.6m x 3.7m	18'4" x 12'1"
Bedroom 1	4.1m x 3.4m	13'5" x 11'2"

APARTMENT 314

Kitchen/Living/Dining	8.8m x 2.8m	28'9" x 9'2"
Bedroom 1	6.3m x 3.1m	20'7" x 10'2"

APARTMENT 315

Kitchen/Living/Dining	8.9m x 3.2m	29'2" x 10'5"
Bedroom 1	4.0m x 3.1m	13'1" x 10'2"

APARTMENT 317

Kitchen/Living/Dining	8.7m x 3.0m	28'5" x 9'9"
Bedroom 1	6.2m x 2.8m	20'3" x 9'2"

2 BEDROOM APARTMENT

APARTMENT 319

Kitchen/Living/Dining	9.1m x 2.3m	29'9" x 7'5"
Bedroom 1	6.6m x 2.9m	21'7" x 9'5"
Bedroom 2	6.0m x 2.8m	15'1" x 9'2"

1 BEDROOM APARTMENTS

APARTMENT 321

Kitchen/Living/Dining	5.8m x 3.6m	19'0" x 11'9"
Bedroom 1	5.7m x 2.7m	18'9" x 8'9"

APARTMENT 322

Kitchen/Living/Dining	8.7m x 3.0m	28'5" x 9'9"
Bedroom 1	6.2m x 2.7m	20'3" x 8'9"

APARTMENT 324

Kitchen/Living/Dining	8.7m x 3.0m	28'5" x 9'9"
Bedroom 1	6.2m x 3.0m	20'3" x 9'9"

FOURTH FLOOR

- STUDIO: 1 person
- 1 BEDROOM: 1 person
- 1 BEDROOM: 2 person
- 2 BEDROOM: 4 person
- SHARED OWNERSHIP



FOURTH FLOOR

1 BEDROOM APARTMENTS

APARTMENT 404

Kitchen/Living/Dining	8.9m x 2.9m	29'2" x 9'5"
Bedroom 1	5.0m x 3.1m	16'4" x 10'2"

APARTMENT 405

Kitchen/Living/Dining	8.9m x 3.3m	29'2" x 10'9"
Bedroom 1	3.8m x 3.0m	12'5" x 9'9"

STUDIO APARTMENT

APARTMENT 406

Kitchen/Living/Dining	6.9m x 3.0m	22'6" x 9'8"
Bedroom 1	3.8m x 2.7m	12'5" x 8'9"

1 BEDROOM APARTMENTS

APARTMENT 407

Kitchen/Living/Dining	4.4m x 3.4m	14'4" x 11'2"
Bedroom 1	4.4m x 2.7m	14'4" x 8'9"

APARTMENT 408

Kitchen/Living/Dining	5.6m x 3.7m	18'4" x 12'1"
Bedroom 1	4.1m x 3.4m	13'5" x 11'2"

APARTMENT 409

Kitchen/Living/Dining	5.6m x 3.7m	18'4" x 12'1"
Bedroom 1	4.1m x 3.4m	13'5" x 11'2"

APARTMENT 412

Kitchen/Living/Dining	5.4m x 4.6m	17'7" x 15'1"
Bedroom 1	4.0m x 3.5m	13'1" x 11'5"

2 BEDROOM APARTMENT

APARTMENT 413

Kitchen/Living/Dining	4.5m x 3.8m	14'8" x 12'5"
Bedroom 1	3.9m x 3.5m	12'8" x 11'5"
Bedroom 2	5.0m x 3.3m	16'4" x 10'8"

1 BEDROOM APARTMENTS

APARTMENT 414

Kitchen/Living/Dining	8.8m x 2.8m	28'9" x 9'2"
Bedroom 1	6.3m x 3.1m	20'7" x 10'2"

APARTMENT 415

Kitchen/Living/Dining	8.9m x 3.2m	29'2" x 10'5"
Bedroom 1	4.0m x 3.1m	13'1" x 10'2"

2 BEDROOM APARTMENT

APARTMENT 416

Kitchen/Living/Dining	8.1m x 3.4m	26'6" x 11'2"
Bedroom 1	5.8m x 3.2m	19'0" x 10'5"
Bedroom 2	4.6m x 3.8m	15'1" x 12'5"

1 BEDROOM APARTMENTS

APARTMENT 417

Kitchen/Living/Dining	8.7m x 3.0m	28'5" x 9'9"
Bedroom 1	6.2m x 2.8m	20'3" x 9'2"

APARTMENT 418

Kitchen/Living/Dining	8.7m x 3.1m	28'5" x 10'2"
Bedroom 1	6.2m x 2.8m	20'3" x 9'2"

2 BEDROOM APARTMENT

APARTMENT 419

Kitchen/Living/Dining	9.1m x 2.3m	29'9" x 7'5"
Bedroom 1	6.6m x 2.9m	21'7" x 9'5"
Bedroom 2	4.6m x 2.8m	15'1" x 9'2"

1 BEDROOM APARTMENTS

APARTMENT 420

Kitchen/Living/Dining	4.9m x 4.9m	16'1" x 16'1"
Bedroom 1	4.5m x 3.8m	14'8" x 12'5"

APARTMENT 421

Kitchen/Living/Dining	5.8m x 3.6m	19'0" x 11'9"
Bedroom 1	5.7m x 2.7m	18'9" x 8'9"

APARTMENT 422

Kitchen/Living/Dining	8.7m x 3.0m	28'5" x 9'9"
Bedroom 1	6.2m x 2.7m	20'3" x 8'9"

2 BEDROOM APARTMENT

APARTMENT 423

Kitchen/Living/Dining	7.7m x 3.5m	25'3" x 11'5"
Bedroom 1	5.0m x 2.7m	16'4" x 8'9"
Bedroom 2	6.8m x 2.7m	22'3" x 8'9"

1 BEDROOM APARTMENT

Apartment 424

Kitchen/Living/Dining	8.7m x 3.0m	28'5" x 9'9"
Bedroom 1	6.2m x 3.0m	20'3" x 9'9"

FIFTH FLOOR

- STUDIO: 1 person
- 1 BEDROOM: 1 person
- 1 BEDROOM: 2 person
- 2 BEDROOM: 4 person
- SHARED OWNERSHIP



FIFTH FLOOR

1 BEDROOM APARTMENTS

APARTMENT 504

Kitchen/Living/Dining	7.1m x 2.9m	23'3" x 9'5"
Bedroom 1	5.1m x 3.3m	16'8" x 10'9"

APARTMENT 505

Kitchen/Living/Dining	7.1m x 3.1m	23'3" x 10'2"
Bedroom 1	4.9m x 3.2m	16'1" x 10'5"

STUDIO APARTMENT

APARTMENT 506

Kitchen/Living/Dining	6.9m x 3.0m	22'6" x 9'8"
Bedroom 1	3.8m x 2.7m	12'5" x 8'9"

1 BEDROOM APARTMENTS

APARTMENT 507

Kitchen/Living/Dining	4.4m x 3.4m	14'4" x 11'2"
Bedroom 1	4.4m x 2.7m	14'4" x 8'9"

APARTMENT 508

Kitchen/Living/Dining	5.6m x 3.7m	18'4" x 12'1"
Bedroom 1	4.1m x 3.4m	13'5" x 11'2"

APARTMENT 509

Kitchen/Living/Dining	5.6m x 3.7m	18'4" x 12'1"
Bedroom 1	4.1m x 3.4m	13'5" x 11'2"

APARTMENT 512

Kitchen/Living/Dining	5.4m x 4.6m	17'7" x 15'1"
Bedroom 1	4.0m x 3.5m	13'1" x 11'5"

2 BEDROOM APARTMENT

APARTMENT 513

Kitchen/Living/Dining	4.5m x 3.8m	14'8" x 12'5"
Bedroom 1	3.9m x 3.5m	12'8" x 11'5"
Bedroom 2	5.0m x 3.3m	16'4" x 10'8"

1 BEDROOM APARTMENTS

APARTMENT 514

Kitchen/Living/Dining	8.8m x 2.8m	28'9" x 9'2"
Bedroom 1	6.3m x 3.1m	20'7" x 10'2"

APARTMENT 515

Kitchen/Living/Dining	8.9m x 3.2m	29'2" x 10'5"
Bedroom 1	4.0m x 3.1m	13'1" x 10'2"

2 BEDROOM APARTMENT

APARTMENT 516

Kitchen/Living/Dining	8.1m x 3.4m	26'6" x 11'2"
Bedroom 1	5.8m x 3.2m	19'0" x 10'5"
Bedroom 2	4.6m x 3.8m	15'1" x 12'5"

1 BEDROOM APARTMENTS

APARTMENT 517

Kitchen/Living/Dining	8.7m x 3.0m	28'5" x 9'9"
Bedroom 1	6.2m x 2.8m	20'3" x 9'2"

APARTMENT 518

Kitchen/Living/Dining	8.7m x 3.1m	28'5" x 10'2"
Bedroom 1	6.2m x 2.8m	20'3" x 9'2"

2 BEDROOM APARTMENT

APARTMENT 519

Kitchen/Living/Dining	9.1m x 2.3m	29'9" x 7'5"
Bedroom 1	6.6m x 2.9m	21'7" x 9'5"
Bedroom 2	4.6m x 2.8m	15'1" x 9'2"

1 BEDROOM APARTMENTS

APARTMENT 520

Kitchen/Living/Dining	4.9m x 4.9m	16'1" x 16'1"
Bedroom 1	4.5m x 3.8m	14'8" x 12'5"

APARTMENT 521

Kitchen/Living/Dining	5.8m x 3.6m	19'0" x 11'9"
Bedroom 1	5.7m x 2.7m	18'9" x 8'9"

APARTMENT 522

Kitchen/Living/Dining	8.7m x 3.0m	28'5" x 9'9"
Bedroom 1	6.2m x 2.7m	20'3" x 8'9"

2 BEDROOM APARTMENT

APARTMENT 523

Kitchen/Living/Dining	7.7m x 3.5m	25'3" x 11'5"
Bedroom 1	5.0m x 2.7m	16'4" x 8'9"
Bedroom 2	6.8m x 2.7m	22'3" x 8'9"

1 BEDROOM APARTMENT

APARTMENT 524

Kitchen/Living/Dining	8.7m x 3.0m	28'5" x 9'9"
Bedroom 1	6.2m x 3.0m	20'3" x 9'9"

SIXTH FLOOR

- 1 BEDROOM: 1 person
- 1 BEDROOM: 2 person
- 2 BEDROOM: 4 person
- SHARED OWNERSHIP



SIXTH FLOOR

1 BEDROOM APARTMENTS

APARTMENT 608

Kitchen/Living/Dining	5.6m x 3.7m	18'4" x 12'1"
Bedroom 1	4.1m x 3.4m	13'5" x 11'2"

APARTMENT 609

Kitchen/Living/Dining	5.6m x 3.7m	18'4" x 12'1"
Bedroom 1	4.1m x 3.4m	13'5" x 11'2"

APARTMENT 612

Kitchen/Living/Dining	5.4m x 4.6m	17'7" x 15'1"
Bedroom 1	4.0m x 3.5m	13'1" x 11'5"

APARTMENT 613

Kitchen/Living/Dining	4.5m x 3.8m	14'8" x 12'5"
Bedroom 1	3.9m x 3.5m	12'8" x 11'5"

2 BEDROOM APARTMENT

APARTMENT 614

Kitchen/Living/Dining	8.8m x 2.8m	28'9" x 9'2"
Bedroom 1	6.3m x 3.1m	20'7" x 10'2"
Bedroom 2	5.0m x 3.3m	16'4" x 10'8"

1 BEDROOM APARTMENT

APARTMENT 615

Kitchen/Living/Dining	8.9m x 3.2m	29'2" x 10'5"
Bedroom 1	4.0m x 3.1m	13'1" x 10'2"

2 BEDROOM APARTMENT

APARTMENT 616

Kitchen/Living/Dining	8.1m x 3.4m	26'6" x 11'2"
Bedroom 1	5.8m x 3.2m	19'0" x 10'5"
Bedroom 2	4.6m x 3.8m	15'1" x 12'5"

1 BEDROOM APARTMENTS

APARTMENT 617

Kitchen/Living/Dining	8.7m x 3.0m	28'5" x 9'9"
Bedroom 1	6.2m x 2.8m	20'3" x 9'2"

APARTMENT 618

Kitchen/Living/Dining	8.7m x 3.1m	28'5" x 10'2"
Bedroom 1	6.2m x 2.8m	20'3" x 9'2"

APARTMENT 619

Kitchen/Living/Dining	7.7m x 3.2m	25'3" x 10'5"
Bedroom 1	6.2m x 3.2m	20'3" x 10'5"

APARTMENT 620

Kitchen/Living/Dining	4.9m x 4.9m	16'1" x 16'1"
Bedroom 1	4.5m x 3.8m	14'8" x 12'5"

APARTMENT 622

Kitchen/Living/Dining	8.7m x 3.0m	28'5" x 9'9"
Bedroom 1	6.2m x 2.7m	20'3" x 8'9"

APARTMENT 623

Kitchen/Living/Dining	8.9m x 3.1m	29'2" x 10'2"
Bedroom 1	6.4m x 2.7m	20'1" x 8'9"

APARTMENT 624

Kitchen/Living/Dining	8.7m x 3.0m	28'5" x 9'9"
Bedroom 1	6.2m x 3.0m	20'3" x 9'9"

SEVENTH FLOOR

- 1 BEDROOM: 1 person
- 1 BEDROOM: 2 person
- 2 BEDROOM: 3 person
- 2 BEDROOM: 4 person



SEVENTH FLOOR

1 BEDROOM APARTMENTS

APARTMENT 708

Kitchen/Living/Dining	5.6m x 3.7m	18'4" x 12'1"
Bedroom 1	4.1m x 3.4m	13'5" x 11'2"

APARTMENT 709

Kitchen/Living/Dining	5.6m x 3.7m	18'4" x 12'1"
Bedroom 1	4.1m x 3.4m	13'5" x 11'2"

2 BEDROOM APARTMENT

APARTMENT 711

Kitchen/Living/Dining	6.7m x 5.0m	22'0" x 16'4"
Bedroom 1	4.2m x 3.6m	13'8" x 11'9"
Bedroom 2	4.0m x 2.8m	13'1" x 9'2"

1 BEDROOM APARTMENT

APARTMENT 712

Kitchen/Living/Dining	5.4m x 4.6m	17'7" x 15'1"
Bedroom 1	4.0m x 3.5m	13'1" x 11'5"

2 BEDROOM APARTMENTS

APARTMENT 713

Kitchen/Living/Dining	4.5m x 3.8m	14'8" x 12'5"
Bedroom 1	3.9m x 3.5m	12'8" x 11'5"
Bedroom 2	5.0m x 3.3m	16'4" x 10'8"

APARTMENT 714

Kitchen/Living/Dining	8.8m x 3.3m	28'9" x 10'9"
Bedroom 1	6.3m x 3.1m	20'7" x 10'2"
Bedroom 2	5.3m x 2.7m	17'4" x 8'9"

1 BEDROOM APARTMENT

APARTMENT 715

Kitchen/Living/Dining	6.9m x 5.4m	22'6" x 17'7"
Bedroom 1	4.9m x 2.7m	16'1" x 8'9"

2 BEDROOM APARTMENT

APARTMENT 716

Kitchen/Living/Dining	6.0m x 4.8m	19'7" x 15'7"
Bedroom 1	4.2m x 3.2m	13'8" x 10'5"
Bedroom 2	3.7m x 3.3m	12'1" x 10'8"

1 BEDROOM APARTMENT

APARTMENT 717

Kitchen/Living/Dining	6.6m x 4.2m	21'7" x 13'8"
Bedroom 1	4.2m x 3.2m	13'8" x 10'5"

2 BEDROOM APARTMENTS

APARTMENT 718

Kitchen/Living/Dining	6.6m x 3.9m	21'7" x 12'8"
Bedroom 1	4.1m x 2.9m	13'5" x 9'5"
Bedroom 2	3.0m x 2.7m	9'9" x 8'9"

APARTMENT 719

Kitchen/Living/Dining	5.9m x 4.8m	19'4" x 15'7"
Bedroom 1	4.0m x 3.2m	13'1" x 10'5"
Bedroom 2	3.7m x 3.3m	12'1" x 10'9"

1 BEDROOM APARTMENT

APARTMENT 720

Kitchen/Living/Dining	5.0m x 5.0m	16'4" x 16'4"
Bedroom 1	4.5m x 3.0m	14'7" x 9'9"

EIGHTH FLOOR

- 1 BEDROOM: 2 person
- 2 BEDROOM: 3 person
- 2 BEDROOM: 4 person



EIGHTH FLOOR

2 BEDROOM APARTMENTS

APARTMENT 811

Kitchen/Living/Dining	6.7m x 5.4m	22'0" x 17'8"
Bedroom 1	4.2m x 3.6m	13'8" x 11'9"
Bedroom 2	4.0m x 2.8m	13'1" x 9'2"

1 BEDROOM APARTMENT

APARTMENT 812

Kitchen/Living/Dining	5.4m x 4.6m	17'7" x 15'1"
Bedroom 1	4.0m x 3.5m	13'1" x 11'5"

2 BEDROOM APARTMENTS

APARTMENT 813

Kitchen/Living/Dining	4.5m x 3.8m	14'8" x 12'5"
Bedroom 1	3.9m x 3.5m	12'8" x 11'5"
Bedroom 2	5.0m x 3.3m	16'4" x 10'8"

APARTMENT 814

Kitchen/Living/Dining	8.8m x 3.3m	28'9" x 10'9"
Bedroom 1	6.3m x 3.1m	20'7" x 10'2"
Bedroom 2	5.3m x 2.7m	17'4" x 8'9"

APARTMENT 816

Kitchen/Living/Dining	6.0m x 4.8m	19'7" x 15'7"
Bedroom 1	4.2m x 3.2m	13'8" x 10'5"
Bedroom 2	3.7m x 3.3m	12'1" x 10'8"



SHRUBBERY ROAD



SCHOOL PASSAGE

**RUB1X
DEVELOPMENT**

COURTYARD

ROOF TERRACE

ROOF TERRACE

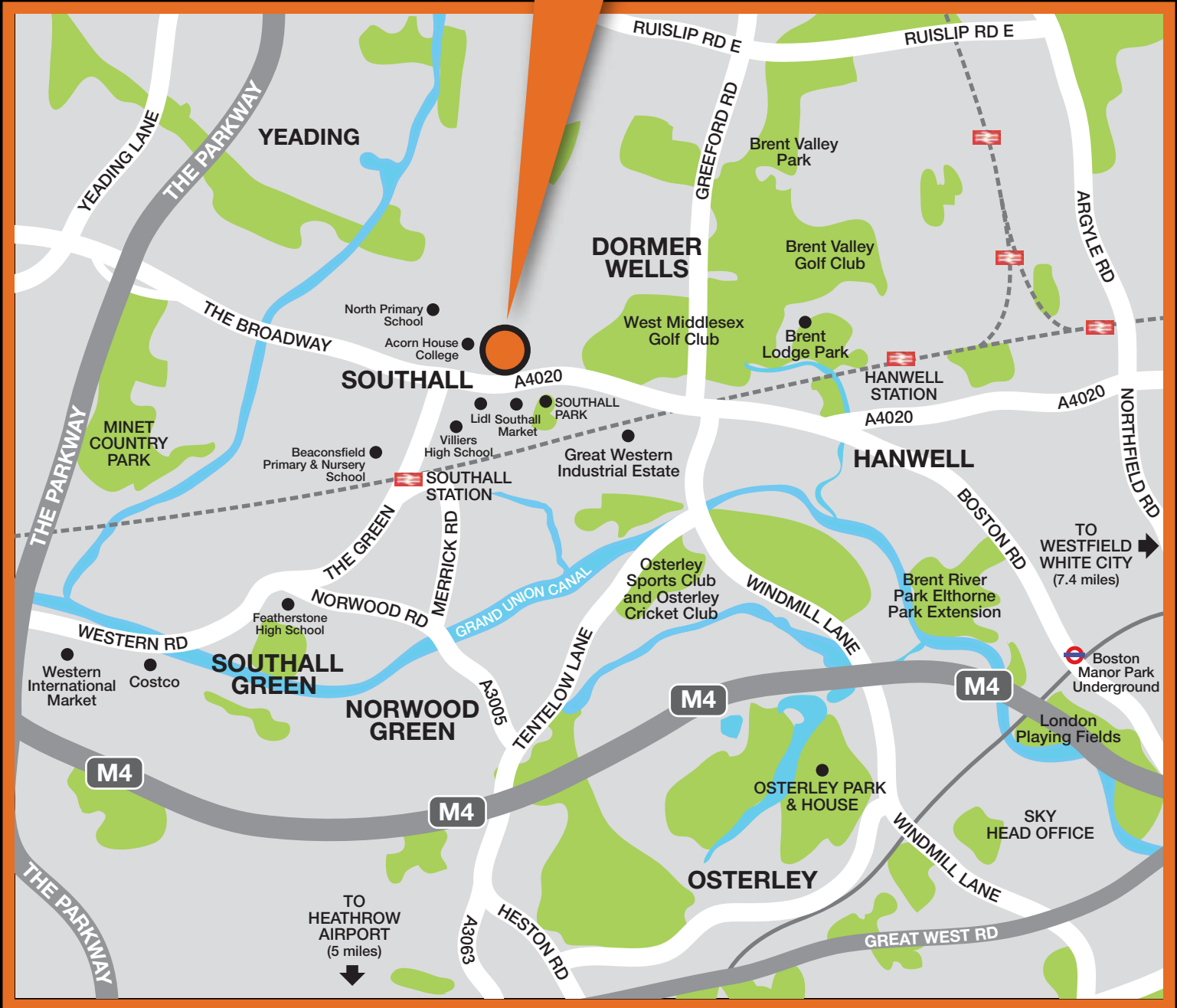
BUS STOP

← **SOUTHALL
STATION
0.5 MILES**

SOUTHALL HIGH STREET

AREA MAP

RUBIX
HIGH STREET, SOUTHALL UB1



SAT NAV: UB1 3HF

EXCITING INNOVATIVE INTERIOR DESIGN

KITCHENS



- Fully fitted handleless kitchen by Lanzet
- Grey cabinets with graphite carcasses
- Induction hob, oven and extractor fan by Zanussi
- Integrated fridge/freezer and dishwasher by Zanussi
- Integrated washer/dryer
- Amtico flooring

BATHROOMS

- Sanitaryware by Villeroy & Boch
- Dark grey washbasin with gloss white sink and Grohe mixer tap
- Alpine white Harmony Moon back to wall toilet
- Alpine white baths with 2 panel folding shower screen
- Grohe shower system with thermostat and slide rail
- Fitted mirror
- Full height dark grey and anthracite wall tiles
- Tiled bath panel
- Heated towel rail
- Vanity unit
- Recessed tile niche within all bathroom/shower areas
- Amtico flooring

INTERNAL FINISHES

- TV/BT fibre point to living room and bedroom
- Provision for fibre broadband to each apartment
(subject to customers own subscription)
- Downlighting to many areas
- Brushed stainless steel sockets throughout
- Steel faceplates and switches
- Fitted wardrobes to bedrooms
- Carpets to bedrooms
- Premier white front and internal doors
- Bright, stainless steel door furniture
- 3 step, bespoke skirting

ADDITIONAL DETAILS

- 10-year premier 'peace of mind' warranty
- Bike rack available for each apartment
- Full furniture packs (available on request)







ABOUT MACKENZIE HOMES

Mackenzie Homes, founded in 2000, focuses on building attractive homes that blend sympathetically into their existing environment, while always remaining mindful of the need to satisfy local housing needs.

We specialize on delivering schemes of between 50 to 150 units, which benefit from good public transport access with a particular focus on Crossrail, the incoming high frequency, high capacity railway for London.

We are proud of the reputation we have built for being progressive in terms of innovation and sustainability. Our strong portfolio of successful residential schemes range from high quality apartments to bespoke luxury homes and large scale residential mixed-use schemes.

