



PANORAMA

CENTRED ON LIFE

Howarth
Homesplc

AN OUTSTANDING OPPORTUNITY TO INVEST IN

A DYNAMIC NEW LANDMARK FOR UXBRIDGE

Panorama – eighty new studio suites and 1 bedroom apartments – perfectly placed for everything metropolitan Uxbridge has to offer.

This exceptional collection of new homes provides the unique opportunity to invest in the future of this thriving destination. A destination that holds immense appeal for owner occupiers and investors alike.

Don't miss your opportunity to be a part of Panorama.



Computer generated illustration is indicative only

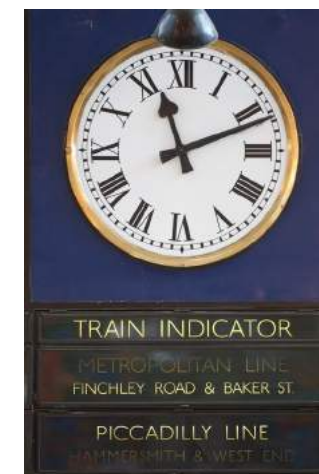
PANORAMA | CENTRED ON LIFE



Panorama makes the most of its convenient location. This contemporary collection of homes, many enjoying views across Fasnidge Park, is situated just a couple of minutes walk from Uxbridge High Street and its vibrant array of shops, restaurants, culture and entertainment. And when you want to venture further afield you have the Metropolitan line station on your doorstep, getting you to Baker Street in as little as 36 minutes, or, if you really want to spread your wings, to Heathrow by road less than 6 miles away.



DISCOVER



Each studio suite and apartment has been intelligently designed to provide its residents with an enhanced living style. Specifications have been selected for their timeless style and durability, spaces have been planned for optimum efficiency and nearly all units benefit from their own private balcony or terrace to make the most of the light and surrounding views.

Everything adds up to make Panorama the first choice for a contemporary lifestyle, with its striking architectural design creating a real sense of place, injecting a new energy into the urban landscape.





**CENTRED
ON LIFE**



Uxbridge offers everything for a fulfilling lifestyle. This thriving town has become increasingly popular among those seeking a home with a relaxed, friendly atmosphere, yet offering all the convenience of easy access to central London for work or leisure.

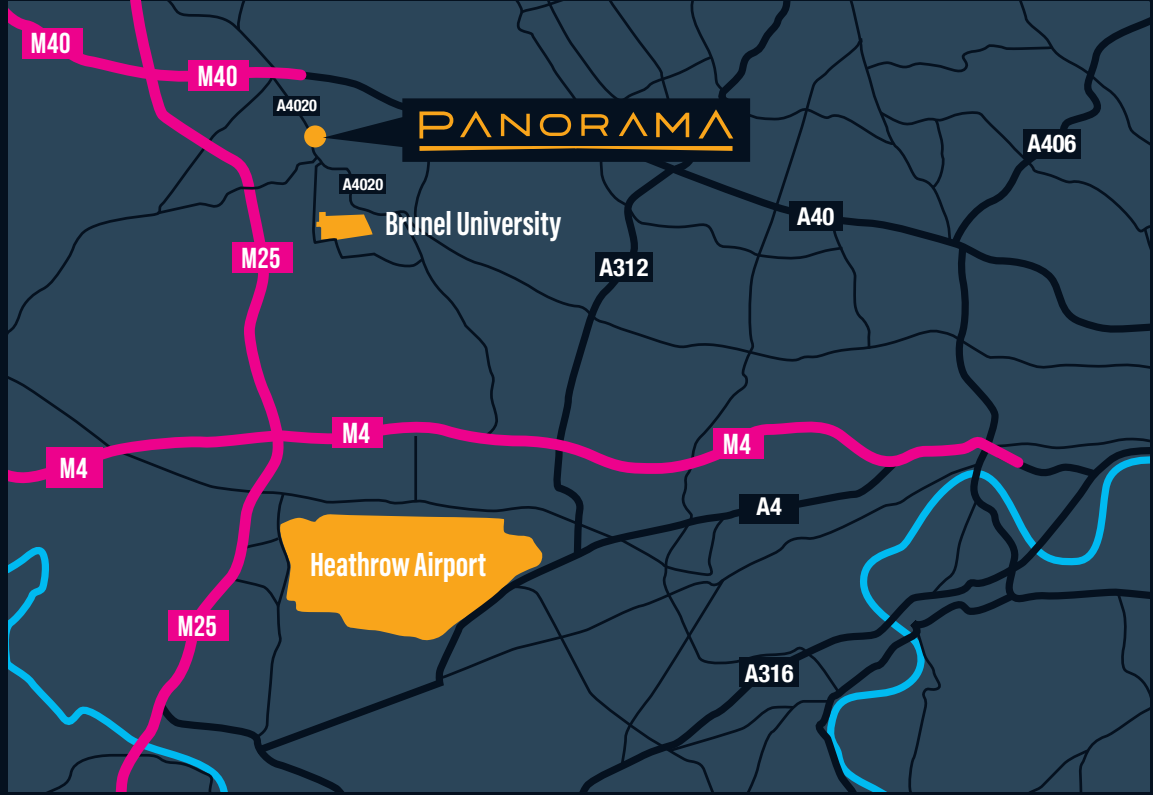
Blending historic charm with modern facilities, the town centre has a mix of independent retailers complemented by the impressive Intu shopping centre, home to big brand names including Debenhams, Next, Topshop, H&M, River Island and Waterstones. Intu also plays host to a nine screen Odeon cinema.

There's a whole host of restaurants and coffee shops including Pizza Express, Zizzi, Wagamama, Starbucks and Costa Coffee, in addition to a diverse selection of restaurants offering cuisine from all corners of the globe.

Uxbridge is also home to Brunel University, an internationally renowned facility hosting 16,000 students from around the world. Buckinghamshire New University also has an Uxbridge campus.

When you want to escape from the buzz of urban life you won't have to travel far. Immediately opposite Panorama is Fasnidge Park, originating from Victorian times and with facilities that include tennis courts. The park, and the surrounding countryside beyond is overlooked by many apartments. Colne Valley Park is just three miles from Panorama - this 40 square mile oasis is covered by a mosaic of farmland, woodland, over 200 miles of waterways and over 60 lakes. The Grand Union Canal is also a popular choice for walkers and cyclists.

If you're looking to keep fit there's a wide choice of facilities available. Hillingdon Sports and Leisure Complex has a gym, stadium track, and indoor and outdoor pools, including a restored Grade II listed former art deco lido. Uxbridge Sports Club offers cricket, rugby, squash and tennis while golfers can choose between Uxbridge Golf Club and Stockley Park.



Food & drink

- 1: Ask Italian
- 2: Prezzo
- 3: Creams Café
- 4: Pizza Hut
- 5: Flve Guys
- 6: Costa Coffee
- 7: The Fig Tree
- 8: The Metropolitan
- 9: Tai Pan Oriental Buffet
- 10: Three Tuns
- 11: Starbucks Coffee
- 12: Caffé Nero
- 13: Bella Italia
- 14: Nando's
- 15: Pizza Express
- 16: The Slug and Lettuce
- 17: Zizzi's



Retail

- 1: Sainsbury's
- 2: Tesco Metro
- 3: TK Maxx
- 4: Argos
- 5: Wilko
- 6: Marks & Spencer
- 7: Holland & Barrett
- 8: Lipsy
- 9: Next
- 10: Waterstones
- 11: Aldo
- 12: Boots
- 13: Office
- 14: River Island
- 15: Debenhams
- 16: H&M
- 17: Topshop/Topman



Amenities

- 1: RUSH Fitness
- 2: Fasnidge Park
- 3: Post Office
- 4: Rockingham Recreation Ground
- 5: Uxbridge Library
- 6: truGym
- 7: Odeon Cinema
- 8: Brunel University

CITY LIGHT

H T S



UXBRIDGE STATION

Finchley Road
32 mins

Baker Street
36 mins

Bond Street
43 mins

Westminster
47 mins

Liverpool Street
58 mins



FROM PANORAMA...

Tesco Metro
1 min

Fassnidge Park
1 min

Uxbridge station
3 mins

Intu Uxbridge
4 mins

Sainsbury's
8 mins



FROM PANORAMA...

M40 - 1.3 miles
4-6 mins

M25 - 2.5 miles
5-12 mins

M4 - 5 miles
12 mins

Brunel University - 1.6 miles
8 mins

Heathrow - 5.5 miles
20 mins

West End - 17 miles

IN TOUCH WITH IT ALL

Whether it's the lure of London's nightlife or the need to travel further afield, Panorama puts you in easy touch with the wider world.

Panorama is just a few minutes walk from Uxbridge station with its Metropolitan and Piccadilly line services to the heart of the capital. Baker Street can be reached in as little as 36 minutes. Air travellers will appreciate the close proximity of Heathrow, less than 6 miles away, while the M40 and M25 are just a few minutes drive away.

Many of the studio suites and apartments at Panorama enjoy the advantage of views over Fassnidge Park and beyond. Additionally, the majority also have generously sized balconies to make the most of this elevated location.

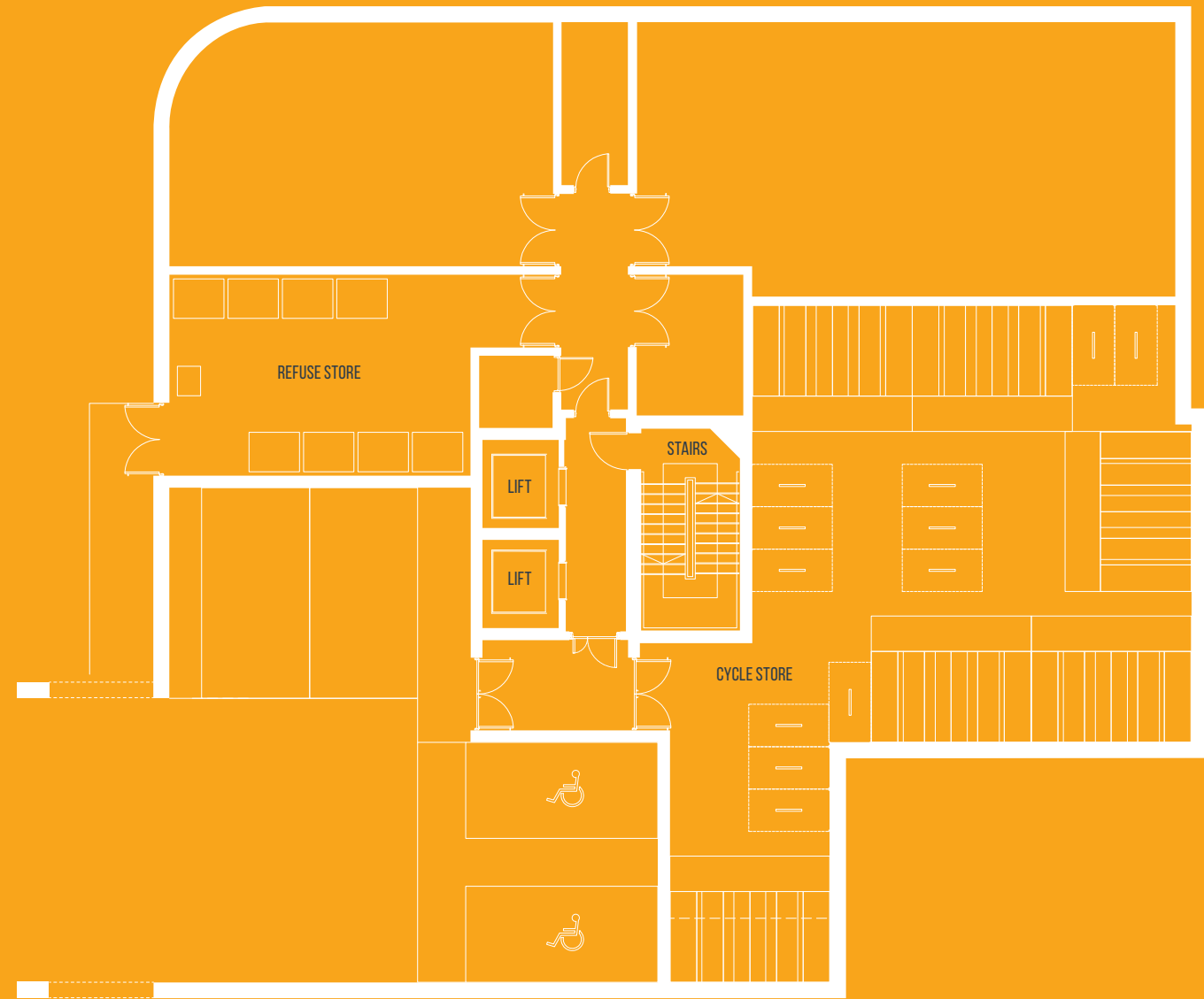
Interiors have been intelligently planned, maximising the space for optimum efficiency. High quality contemporary materials have been specified for their durability and long-lasting good looks.



Computer generated illustration shows a typical 1 bedroom apartment and is indicative only



Computer generated illustration shows a typical studio suite and is indicative only



BASEMENT LEVEL

A LANDSCAPED ENVIRONMENT



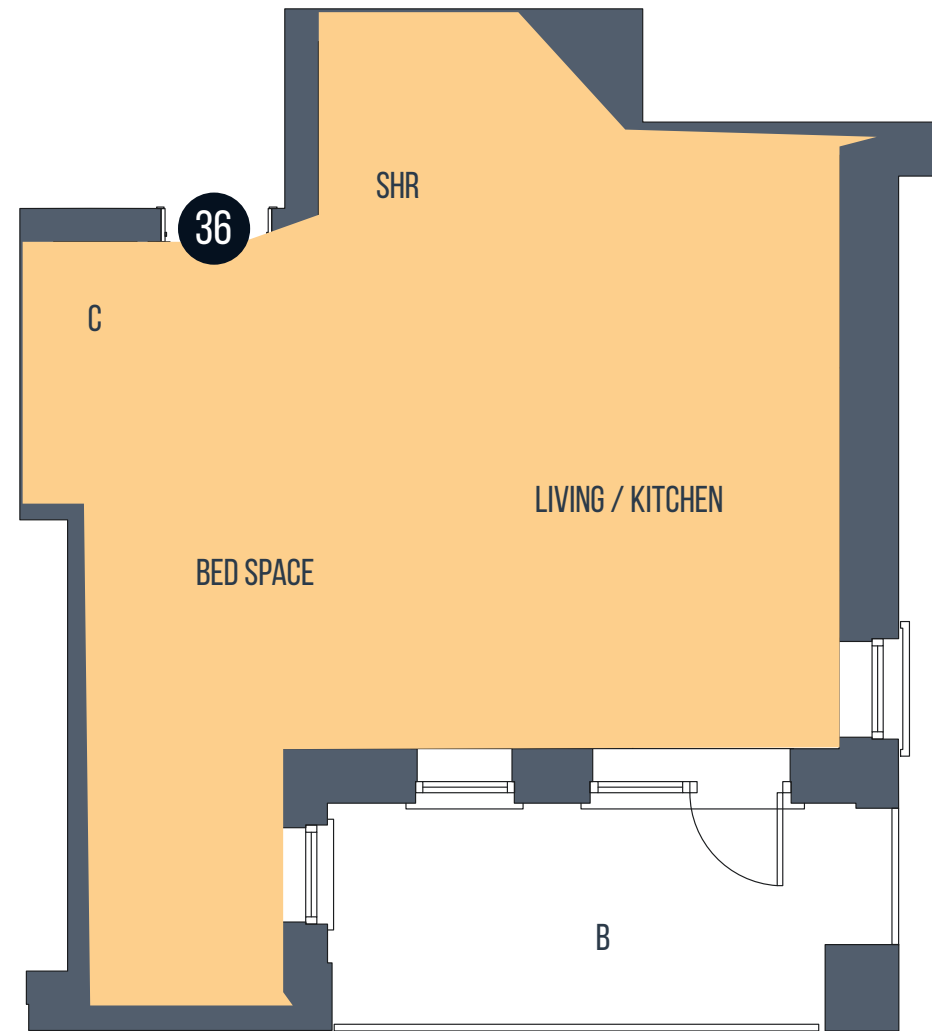
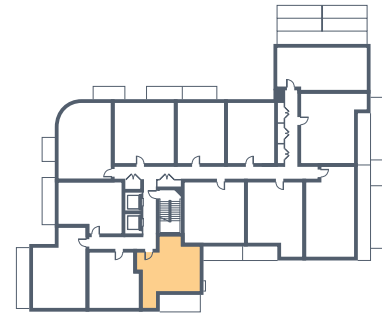
The surroundings at Panorama will be attractively landscaped to create a relaxing environment for residents.



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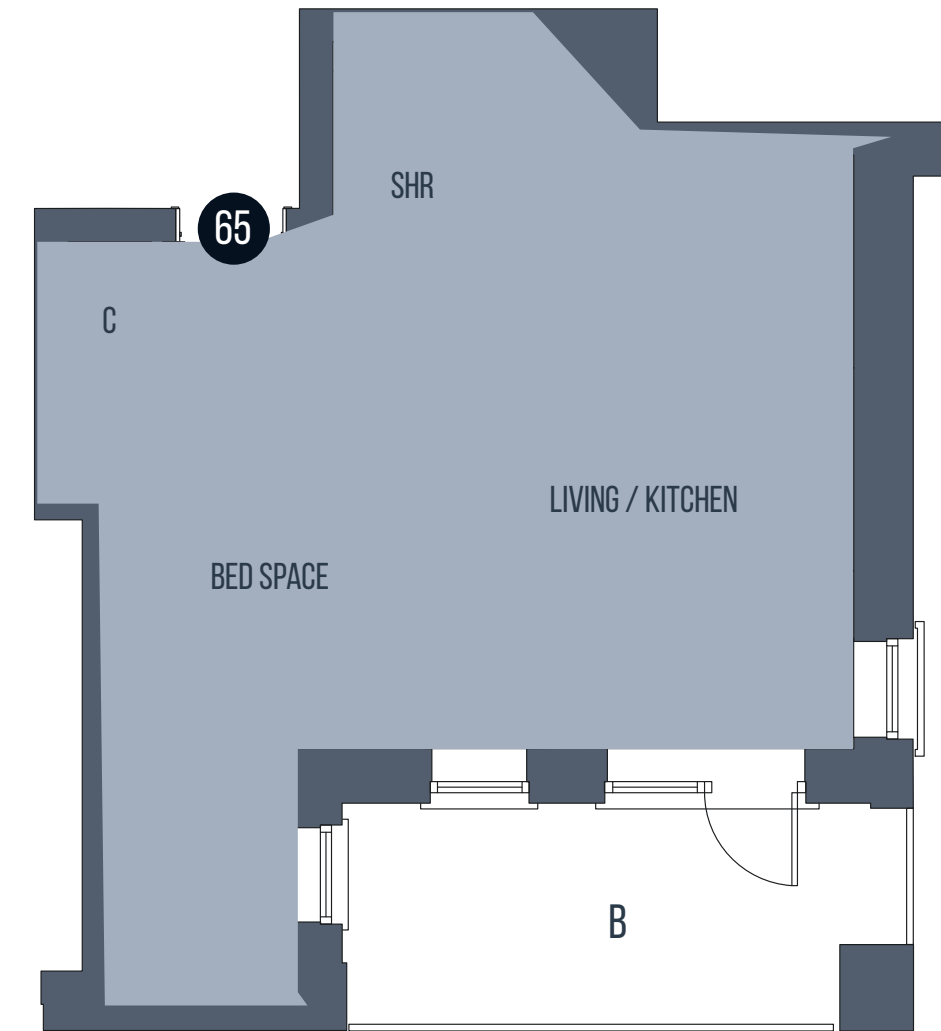
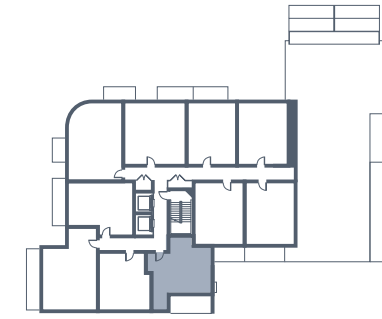
APARTMENT 36 - THIRD FLOOR

Living/Kitchen	3.78m x 5.30m	12'5" x 17'4"
Bed Space	4.90m x 2.75m	16'1" x 9'0"



APARTMENT 65 - SIXTH FLOOR

Living/Kitchen	3.78m x 5.30m	12'5" x 17'4"
Bed Space	4.90m x 2.75m	16'1" x 9'0"

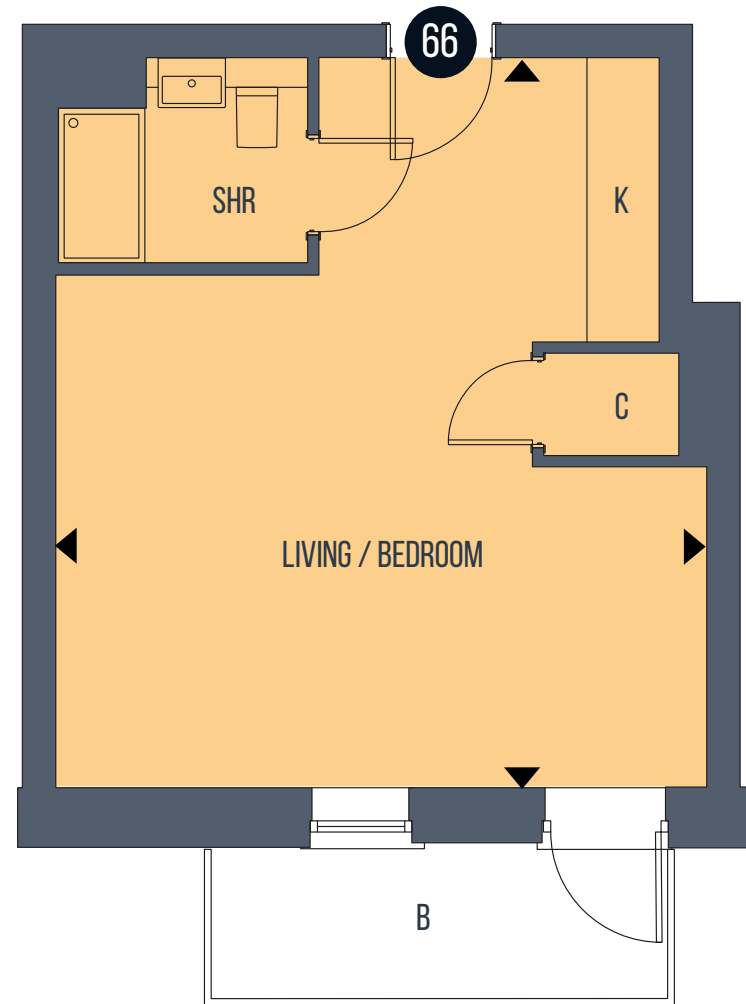
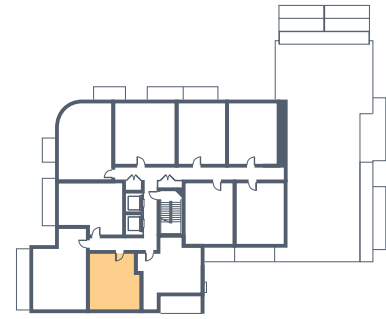


Floor plan key: C - Cupboard Shr - Shower B - Balcony

All dimensions are approximate and floor plans are for guidance only

APARTMENT 66 - SIXTH FLOOR

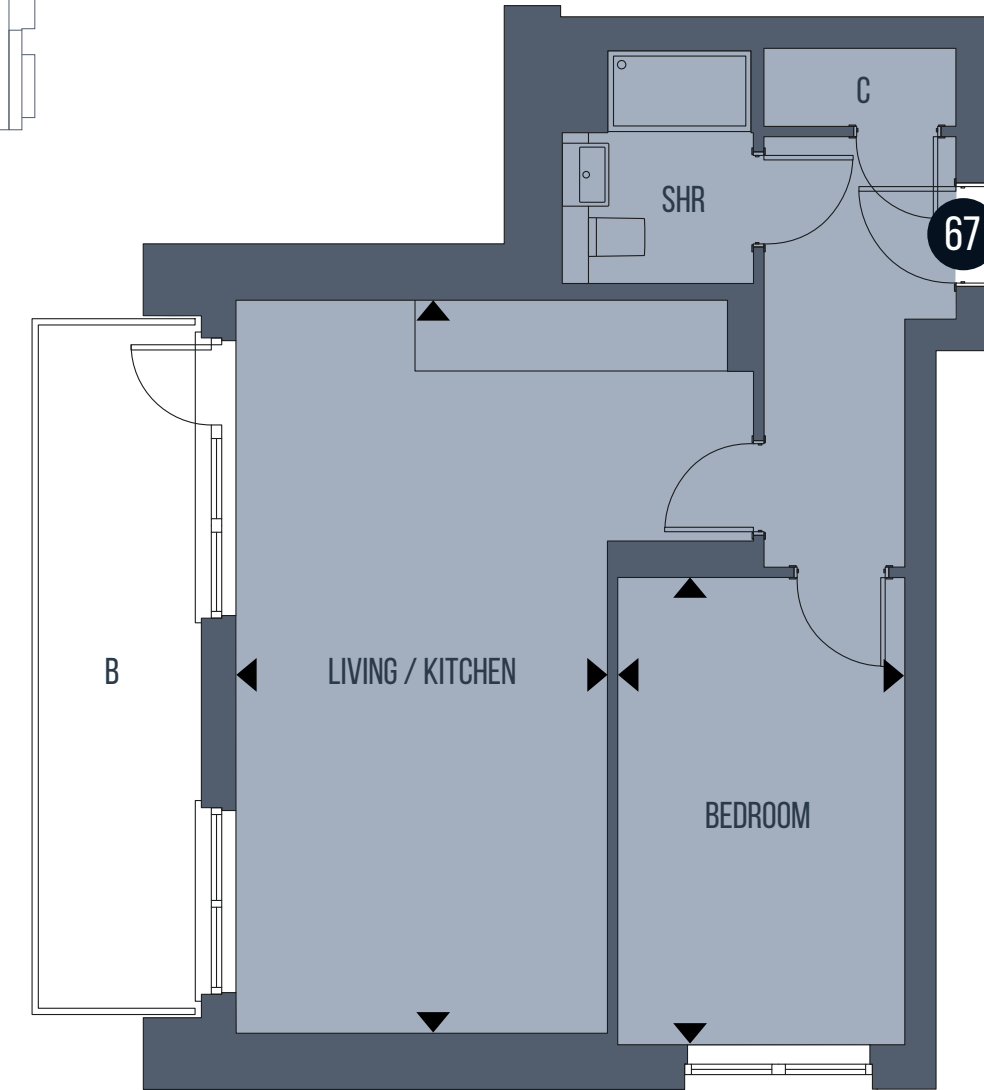
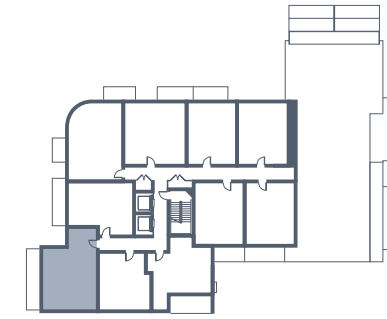
Living/Bedroom 6.55m x 5.90m 21'5" x 19'4"



APARTMENT 67 - SIXTH FLOOR

Living/Kitchen 7.04m x 3.52m 23'1" x 11'7"

Bedroom 4.49m x 2.75m 14'9" x 9'0"

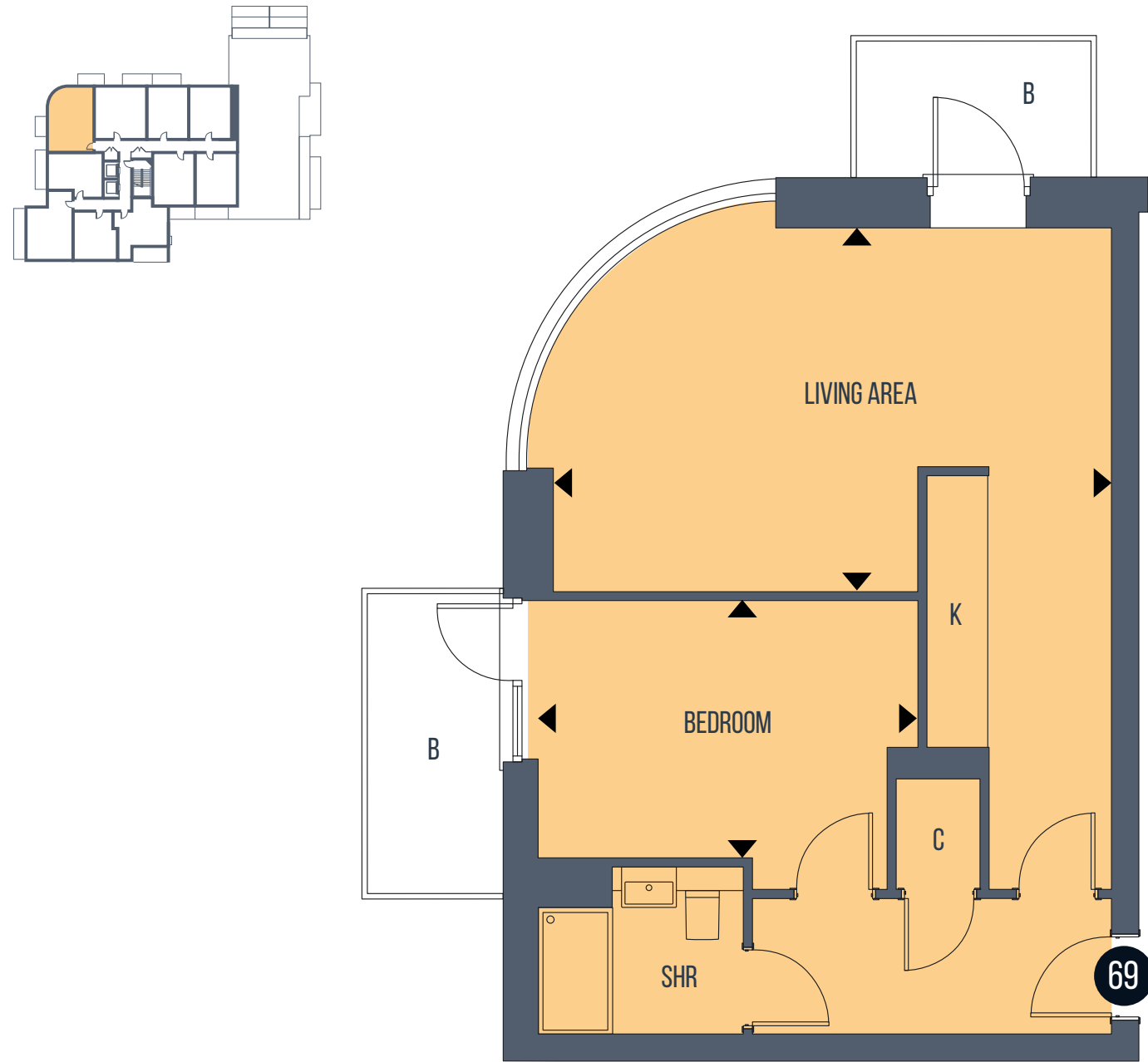


Floor plan key: C - Cupboard Shr - Shower K - Kitchen B - Balcony

All dimensions are approximate and floor plans are for guidance only

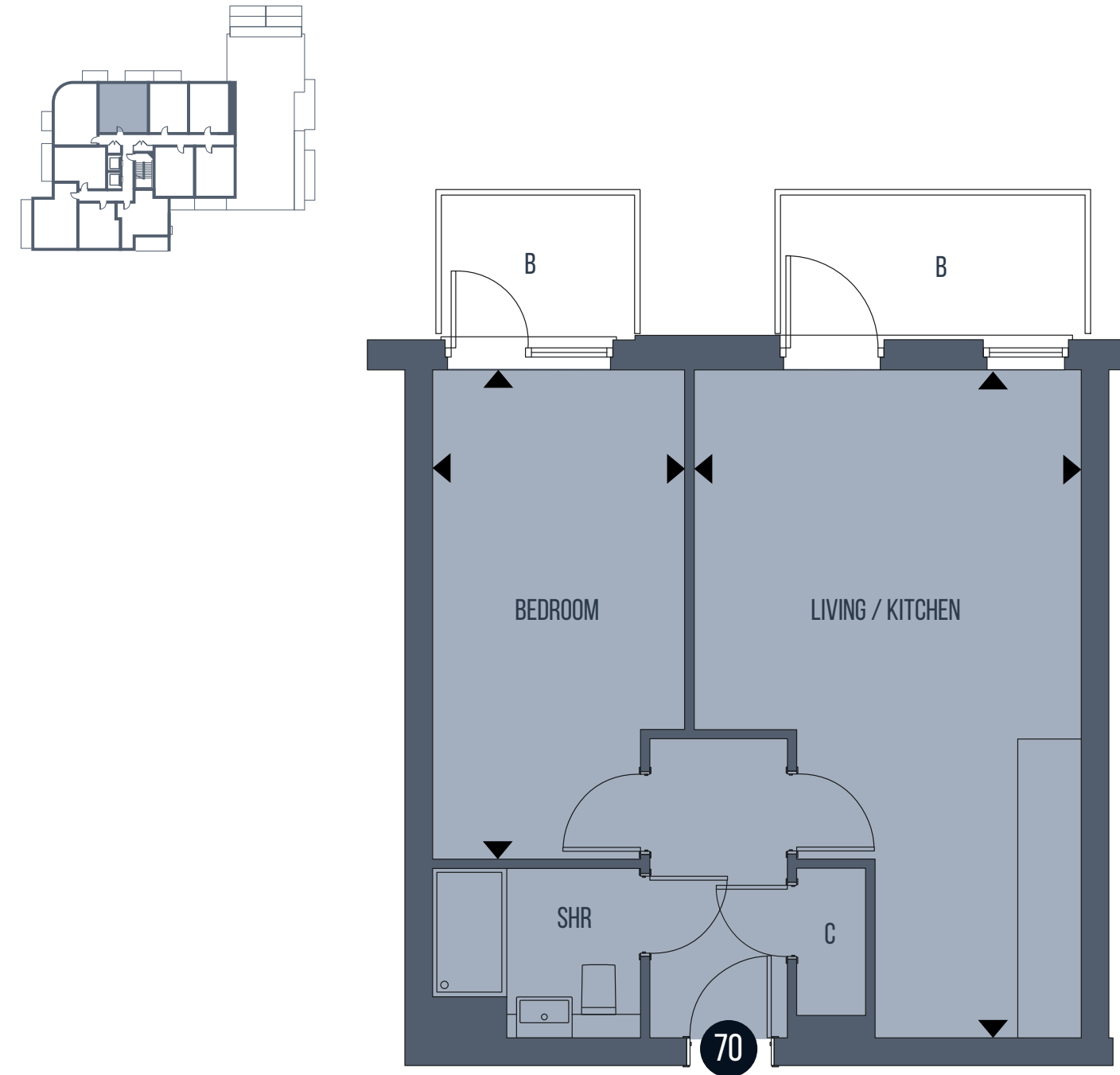
APARTMENT 69 - SIXTH FLOOR

Living Area	6.15m x 3.90m	20'2" x 12'10"
Bedroom	4.19m x 2.84m	13'7" x 9'4"



APARTMENT 70 - SIXTH FLOOR

Living/Kitchen	7.30m x 4.20m	23'11" x 13'9"
Bedroom	5.32m x 2.75m	17'5" x 9'0"

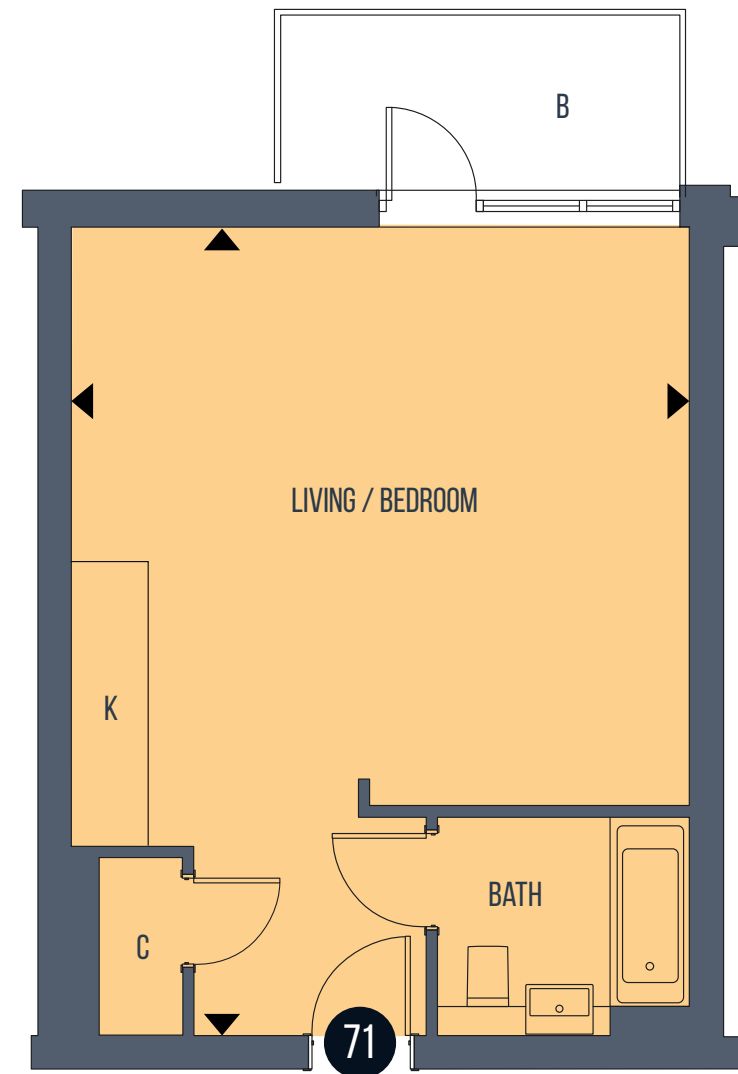
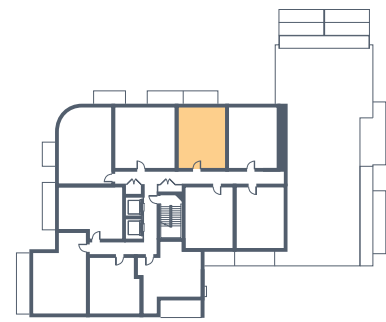


Floor plan key: C - Cupboard Shr - Shower K - Kitchen B - Balcony

All dimensions are approximate and floor plans are for guidance only

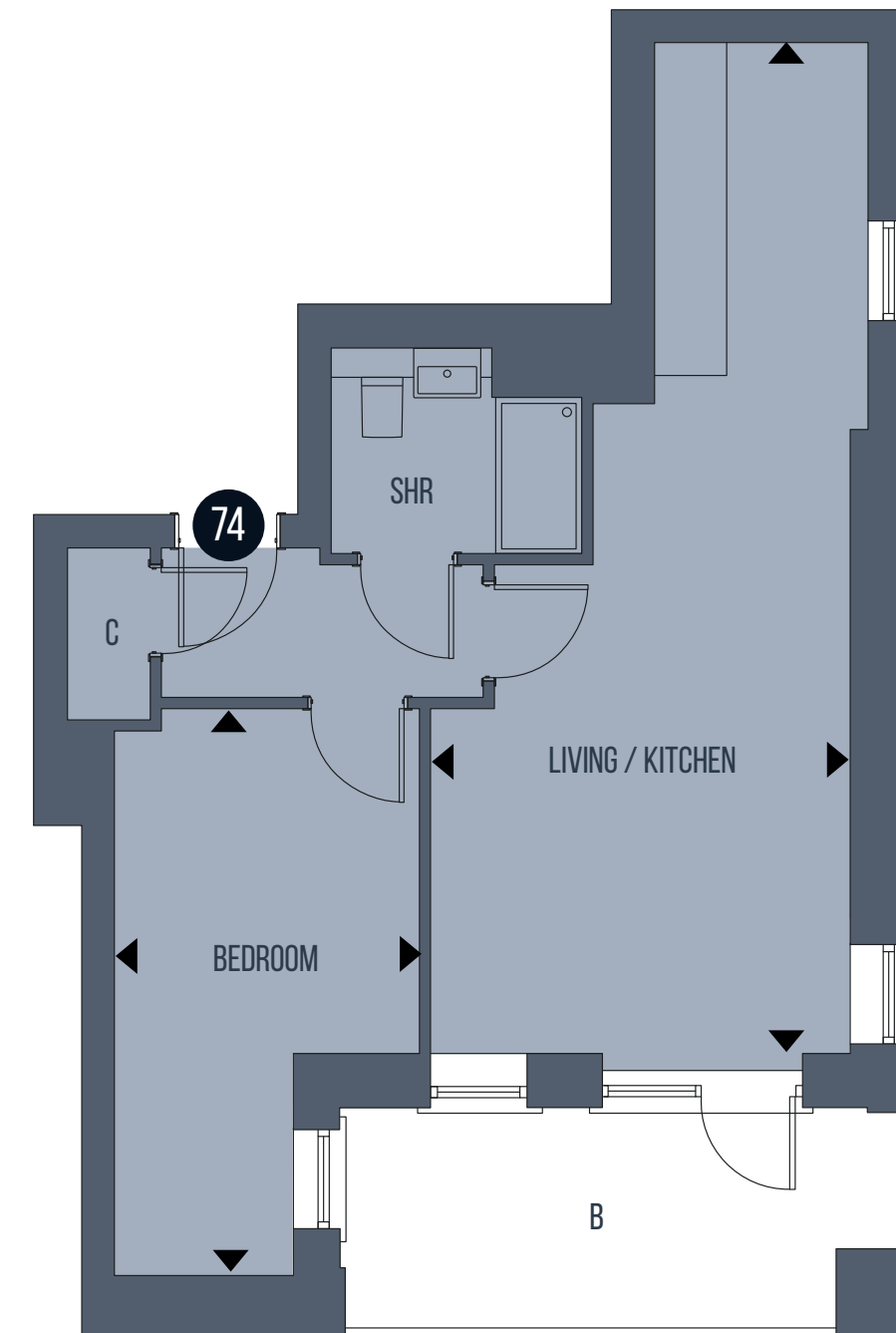
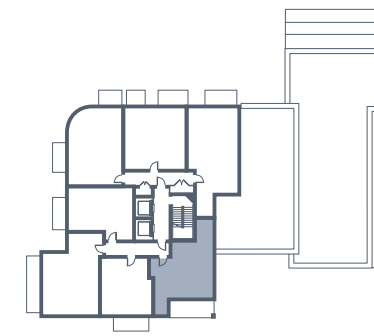
APARTMENT 71 - SIXTH FLOOR

Living/Bedroom 7.26m x 5.55m 23'10" x 18'2"



APARTMENT 74 - SEVENTH FLOOR

Living/Kitchen 9.10m x 3.78m 29'10" x 12'4"
Bedroom 5.11m x 2.75m 16'9" x 9'0"

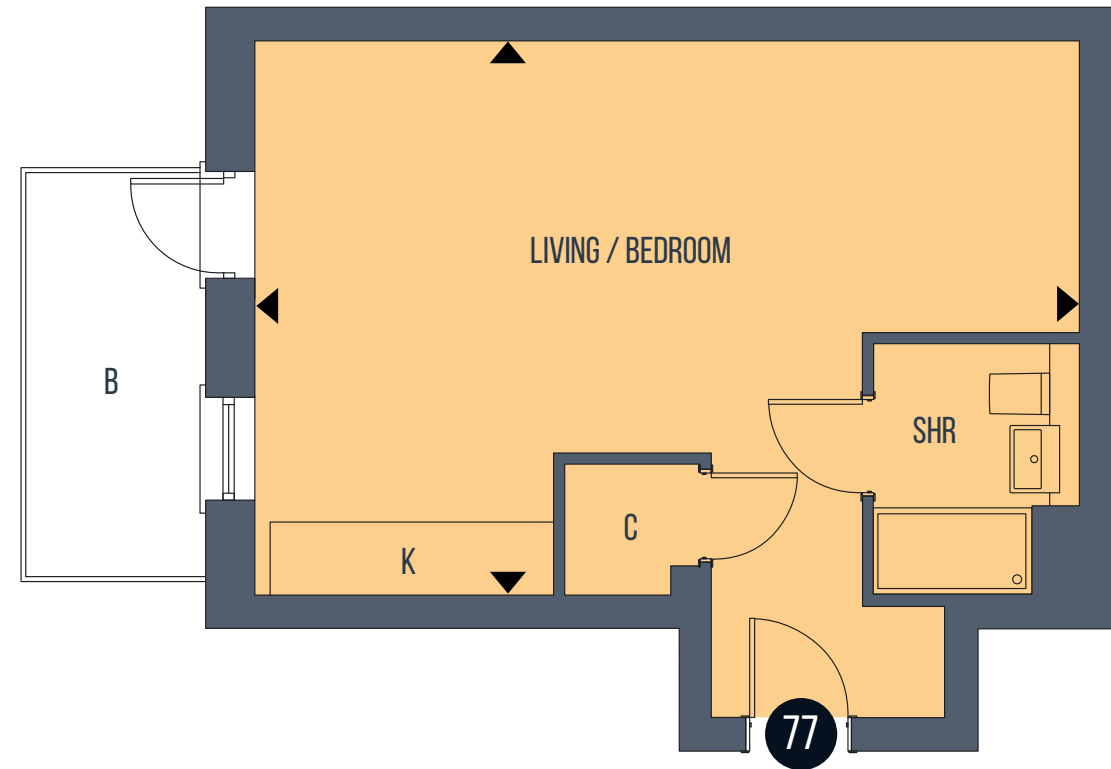
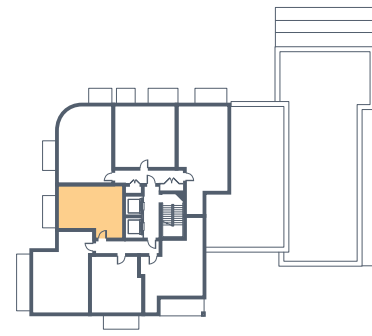


Floor plan key: C - Cupboard Shr - Shower K - Kitchen B - Balcony

All dimensions are approximate and floor plans are for guidance only

APARTMENT 77 - SEVENTH FLOOR

Living/Bedroom 7.41m x 4.98m 24'3" x 16'4"



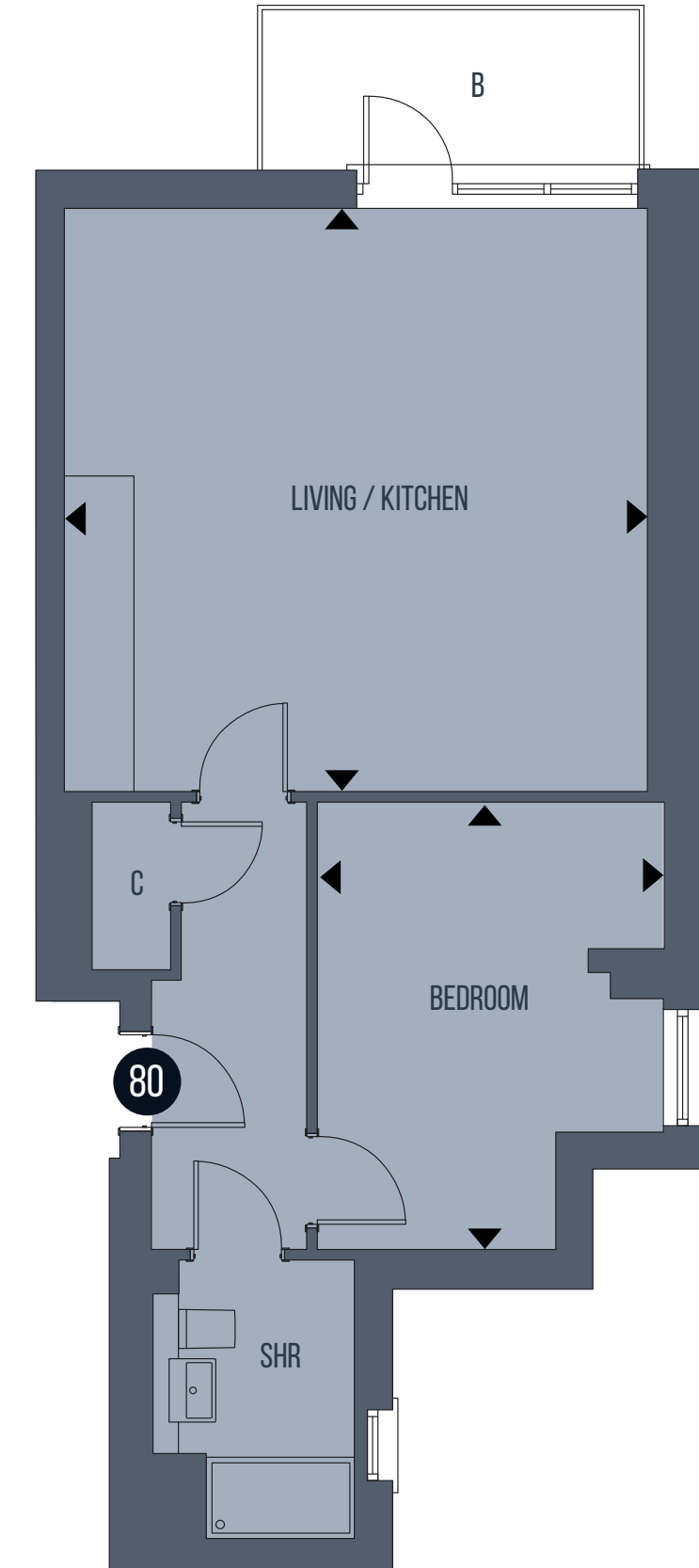
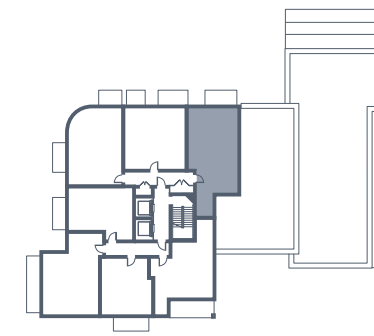
Floor plan key: C - Cupboard Shr - Shower K - Kitchen B - Balcony

All dimensions are approximate and floor plans are for guidance only

APARTMENT 80 - SEVENTH FLOOR

Living/Kitchen 5.56m x 5.55m 18'2" x 18'2"

Bedroom 4.27 x 3.30m 14'0" x 10'9"



THE MARK OF EXCELLENCE



DESIGNER KITCHENS

- Interior designed handle-less fully fitted kitchens with stone worktop
- Appliances to include oven, induction hob, dishwasher & integrated refrigerator
- Instant boiling water tap
- Separate laundry cupboard housing washer dryer

INTERNAL FINISHES

- Downlighters throughout
- White smooth finished ceilings
- Contemporary stepped skirtings and architraves
- Stylish Shower Rooms
- Contemporary white sanitaryware, including vanity unit
- Shaver socket point
- Chrome single lever tap to basin
- Heated towel rail
- Wall tiles in selected areas
- Thermostatically controlled shower with minimal frame shower door

ENERGY EFFICIENCY & HEATING

- Heating throughout
- Fully thermally insulated to Building Regulations

SECURITY & ELECTRICAL

- Noise resistant, double glazed lockable windows
- Audio entry phone system
- Mains operated smoke detectors with battery back up
- TV and satellite points in living space and bedrooms where applicable
- BT Point

COMMUNAL & EXTERNAL AREA

Communal hallways and stairways will be finished with decorative hard wearing wall and floor finish

10 YEAR WARRANTY

Each home has been independently surveyed during construction and a 10 year warranty certificate will be issued on completion of the apartment



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I N N O V A T I O N



FROM A FORWARD THINKING DEVELOPER

Established in 1988, Howarth Homes has an enviable reputation for constructing a broad range of high quality properties – each built to exceptional standards which are thoughtfully and creatively designed to present a contemporary, stylish specification.

Our residential developments are well located in new growth areas, in attractive environments and offer the discerning buyer convenient transport links with easy access to local facilities – as well as excellent investment opportunities.

At every stage during the design and construction process, we ensure attention to detail is paramount in each and every Howarth home. This is further complemented by the strong customer-focused service given by the Customer Care team.

Once you have purchased from us we want you to be settled and happy in your new home and we will do everything we can to ensure that happens.

Howarth Homes is enjoying continued and successful expansion and we look forward to the next 30 years being at the forefront of an exciting industry.



A development by

Howarth
Homes plc

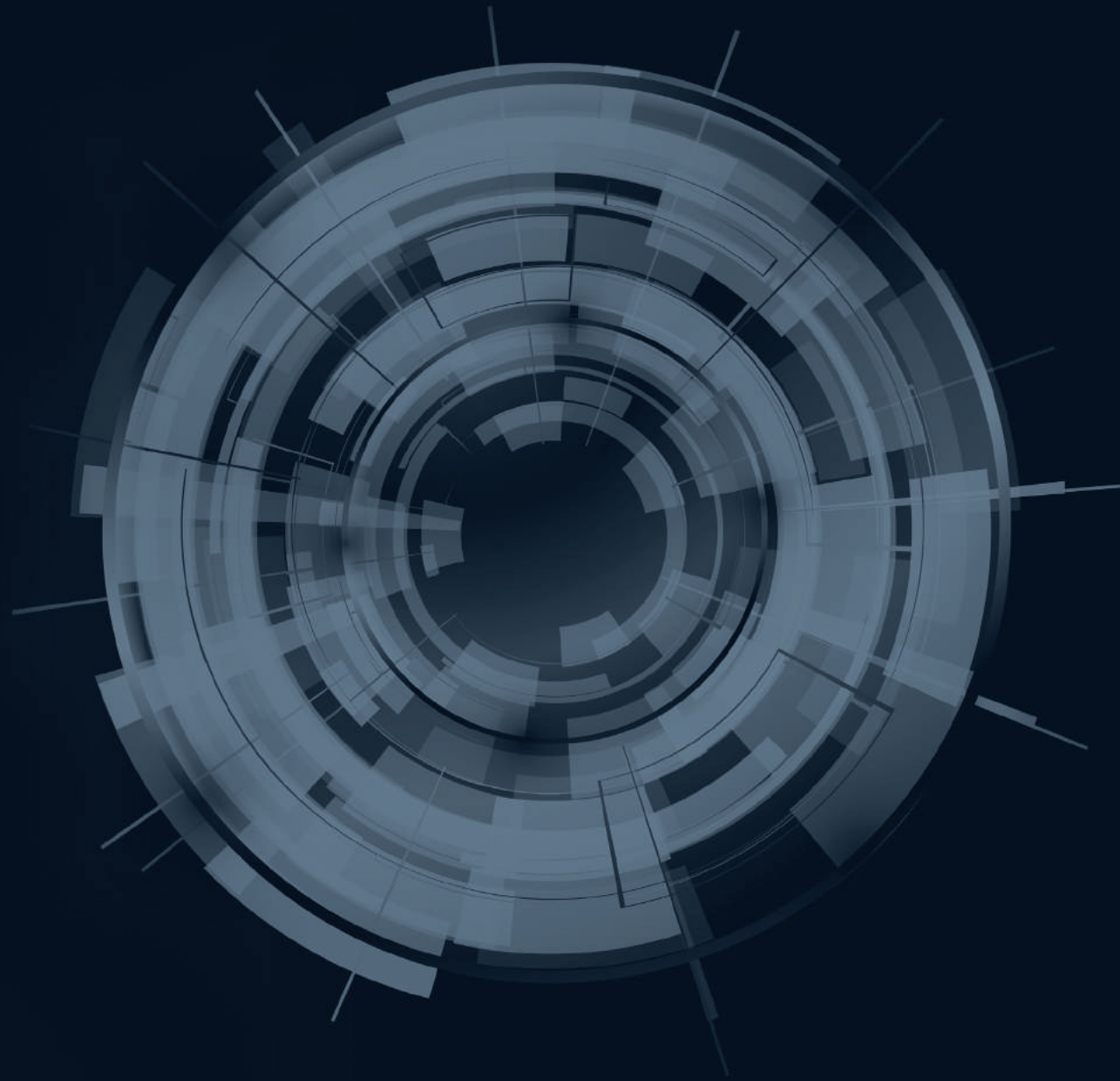
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Artist's perspectives, plans and diagrams used in this brochure are intended to be a general guide to the appearance of the development. All room dimensions are subject to change. Kitchen layouts are indicative only. Please consult the Sales Advisor for room dimensions and kitchen layouts. From time to time it is necessary for us to make architectural changes therefore prospective buyers should check the latest plans with our sales representative. Due to our policy of continual improvement we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained within this brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the Agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract.

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