



31 High Street, Iver,
Buckinghamshire, SL0 9ND

T. 01753 783943
Iver.sales@oakwood-estates.co.uk
www.oakwood-estates.co.uk



GRAND APPROACH

BATHURST WALK • RICHINGS PARK • IVER • SL0 9DG

1, 2 & 3 BEDROOM APARTMENTS ENJOYING RAPID CROSSRAIL ACCESS TO CENTRAL LONDON



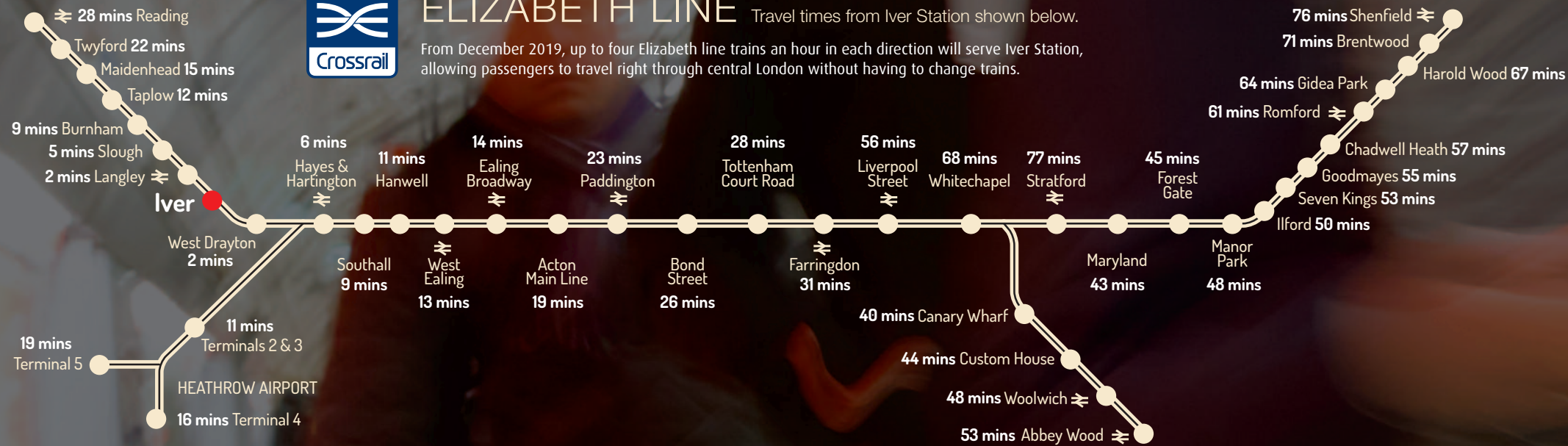
A SELECTION OF 10 LUXURY SPACIOUS APARTMENTS RANGING FROM 549 UP TO 1249 SQUARE FOOT



ELIZABETH LINE

Travel times from Iver Station shown below.

From December 2019, up to four Elizabeth line trains an hour in each direction will serve Iver Station, allowing passengers to travel right through central London without having to change trains.



A unique opportunity in Richings Park

Oakwood Estates are pleased to offer a selection of 10 high end luxury apartments at Grand Approach in Richings Park just a short walk away from the Crossrail station which opens in 2019.

Built around 1930 the premises was formerly a postal sorting office and its history and character can be felt throughout the development. Extensive planning and ingenious design work has made this unique project possible.

There is a selection of one, two and three bedroom apartments available which includes a spectacular duplex

apartment. The apartments are spread out across three floors and they all have direct lift access. Some of the flats have balconies whilst all ground floor apartments have private gardens. Allocated private gated car parking is provided with every unit.

Whether you are looking for luxurious living or for an investment opportunity we believe that these apartments will provide impressive gains in both property and rental value as we move towards the launch of the eagerly awaited Queen Elizabeth Crossrail line.



Easy access wherever you wish to go

Location, Location, Location! Grand Approach has something for everyone. Richings Park's brand new sports centre is a 2 minute walk away whilst Heathrow is an 11 minute drive.



Richings Park is one of those hidden gems that can be found on the outskirts of London if you know where to look.

With your private gated allocated parking you can leave the car safely at home and walk to Iver Crossrail Station in 3 minutes to take advantage of these times:-

Place	Time
Heathrow	11 minutes
Maidenhead	15 minutes
London West End	26 minutes
Reading	28 minutes
Canary Wharf/City	40 minutes

Or take the car and drive to:-

Uxbridge	12 minutes
(Links for Metropolitan & Piccadilly Lines)	
Slough	15 minutes
Windsor	15 minutes

Richings Park is also just 10 minutes from the M4 and 12 minutes from the M25 giving you great road connectivity.

The best of both worlds

Richings Park has the 'Village feel' with the benefits of fantastic quick links into London. With its close proximity to the M4, the M25 and the M40, Richings Park is arguably the most desirable area to live in South Buckinghamshire. It has become an ideal residence for buyers who want the "country life" but who require efficient links into the hustle and bustle of London.

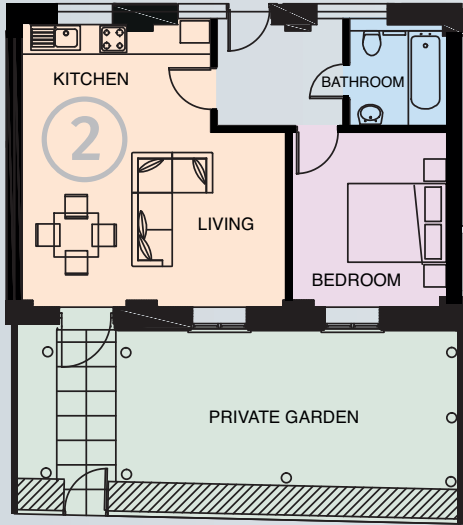
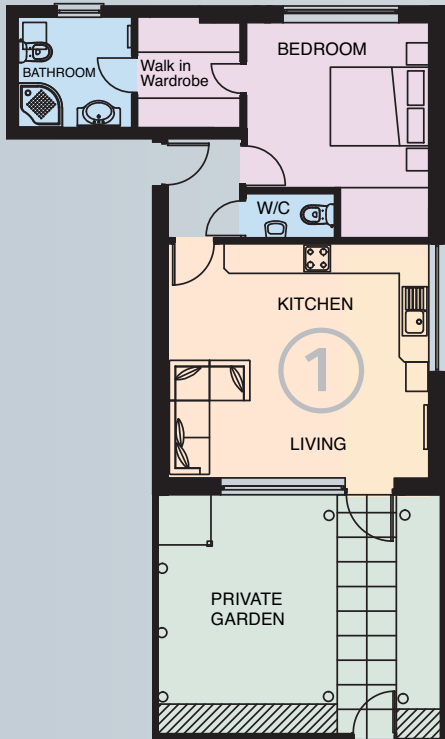
The Cross Rail development which is set to complete in 2019 is destined to have a huge impact on the area and this is something which local residents are already starting to notice. Grand Approach is just a short walk to Iver Station which means you never have to worry about parking your car to catch the train again.

The new Richings Park Sports Club which includes a Gym, flood lit Tennis Courts and 'endless' swimming pool. For those keen or budding golfers we have Richings Park, Thorney and Iver Golf Clubs all within 2.5 miles from Grand Approach.

Windsor is one of the most visited places in the local area and provides a great option for those who don't fancy heading in to the capital for shopping, leisure and entertainment. Within Richings Park you're a small walk from a convenience store open seven days a week till 10pm as well as nearby to the post office, café, fish & chips takeaway, Indian restaurant, hairdressers, dry cleaners, florists, chemists amongst a number of other shops including one of Oakwood Estates 6 branches.

The country life on your doorstep with walks through acres of unspoilt green land, winding lakes, waterways and the ability to be in central London in a matter of minutes

GRAND APPROACH floor plans

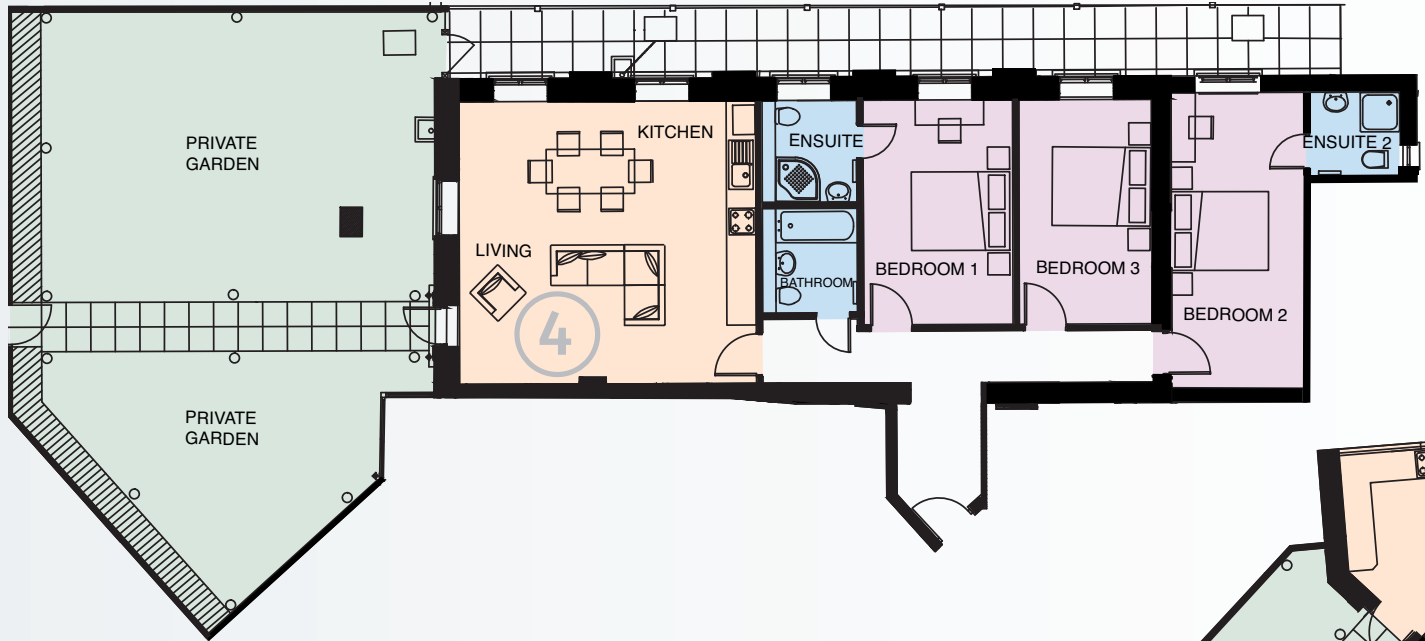


FLAT 1

Kitchen/ Diner/Lounge	5.3m x 4.7m	17'5" x 15'6"
Bedroom	4.4m x 3.7m	14'4" x 12'0"
Bathroom	2.4m x 2.1m	7'10" x 7'0"

FLAT 2

Kitchen/ Diner/Lounge	5.7m x 5.4m	18'6" x 17'7"
Bedroom	3.7m x 3.1m	12'0" x 10'1"
Bathroom	2.0m x 1.8m	6'5" x 5'10"



FLAT 3

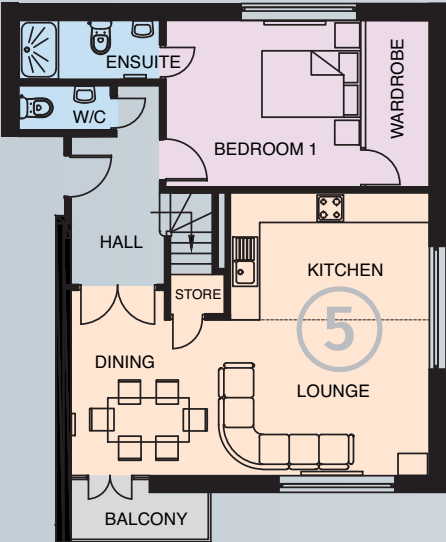
Kitchen/ Diner/Lounge	7.6m x 5.6m	24'9" x 18'3"
Bedroom 1	4.5m x 3.1m	14'7" x 10'1"
Bedroom 2	4.3m x 2.4m	14'10" x 7'8"
Bathroom	2.4m x 2.3m	7'8" x 7'5"

FLAT 4

Kitchen/ Diner/Lounge	5.8m x 5.7m	19'2" x 18'7"
Bedroom 1	4.5m x 3.1m	14'8" x 10'1"
Ensuite	2.1m x 1.9m	7'0" x 6'4"
Bedroom 2	6.0m x 2.7m	19'7" x 8'11"
Bedroom 3	4.5m x 3.1m	14'8" x 8'11"
Bathroom	2.1m x 1.7m	6'10" x 5'6"

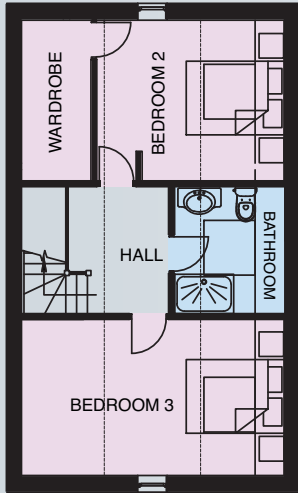


GRAND APPROACH floor plans



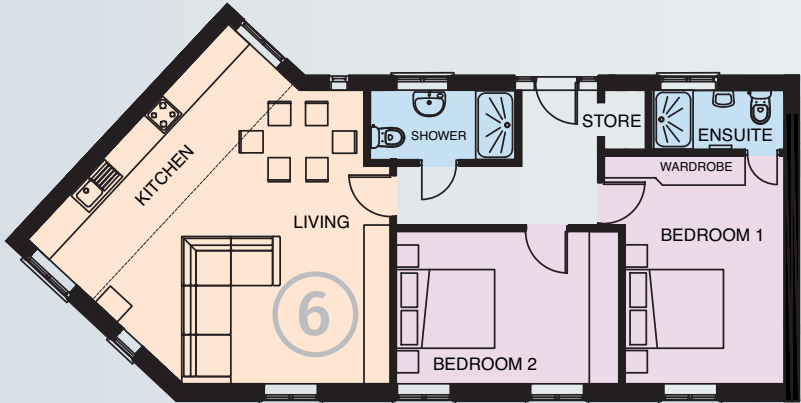
FLAT 5

Kitchen/ Diner/Lounge	7.3m x 5.8m	24'0" x 18'11"
Bedroom 1	4.0m x 3.4m	13'0" x 11'2"
Bedroom 2	5.3m x 3.1m	17'6" x 10'4"
Bedroom 3	3.8m x 3.4m	12'7" x 11'3"
Bathroom	2.5m x 2.2m	8'1" x 7'3"



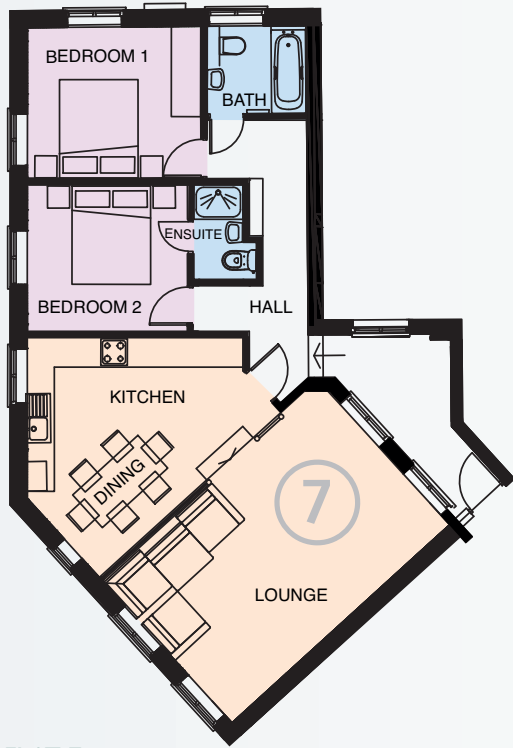
FLAT 6

Kitchen/ Diner/Lounge	7.4m x 6.9m	24'4" x 22'6"
Bedroom 1	4.6m x 3.2m	15'2" x 10'6"
Ensuite	2.6m x 1.2m	8'7" x 3'10"
Bedroom 2	4.5m x 3.1m	14'9" x 10'3"
Bathroom	2.5m x 2.2m	9'3" x 4'6"



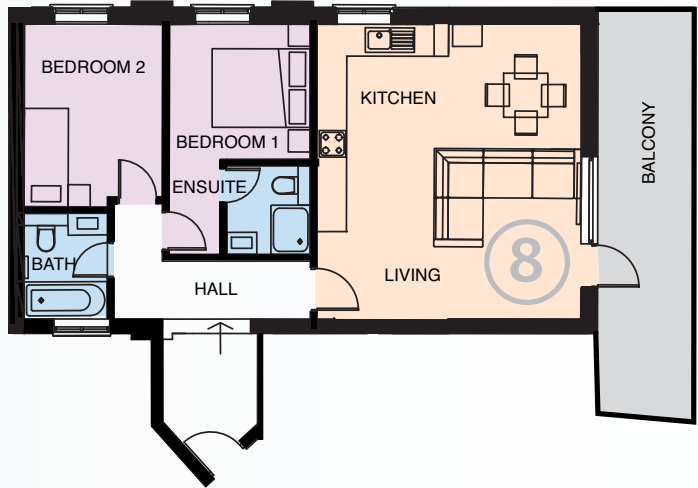
FLAT 7

Lounge	8.7m x 5.4m	28'5" x 17'7"
Kitchen/Dining	4.9m x 4.2m	16'0" x 13'7"
Bedroom 1	3.4m x 2.9m	11'1" x 9'5"
Bedroom 2	2.8m x 3.3m	9'1" x 10'8"
En-suite	0.9m x 2.0m	2'9" x 6'5"

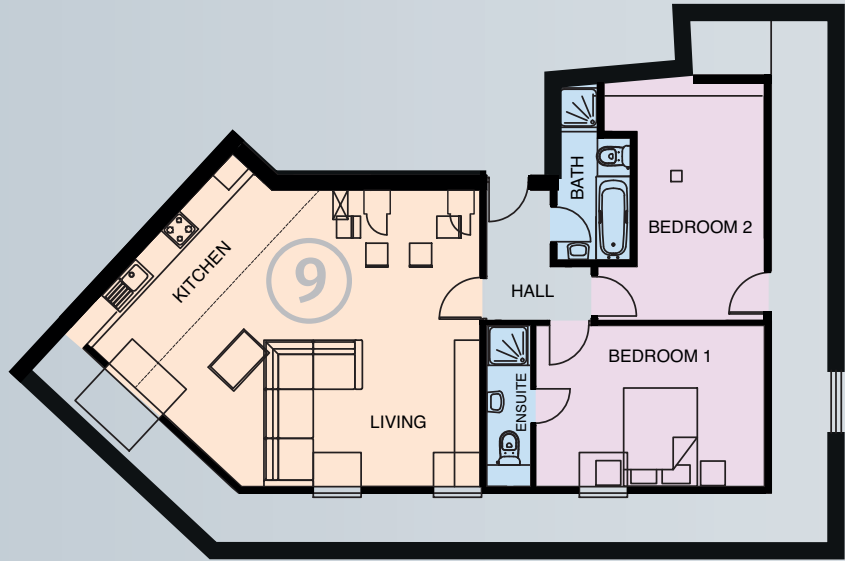


FLAT 8

Kitchen/ Diner/Lounge	6.0m x 5.4m	19'6" x 17'8"
Bedroom 1	4.7m x 2.9m	15'4" x 9'5"
Bedroom 2	3.5m x 2.9m	11'7" x 9'5"

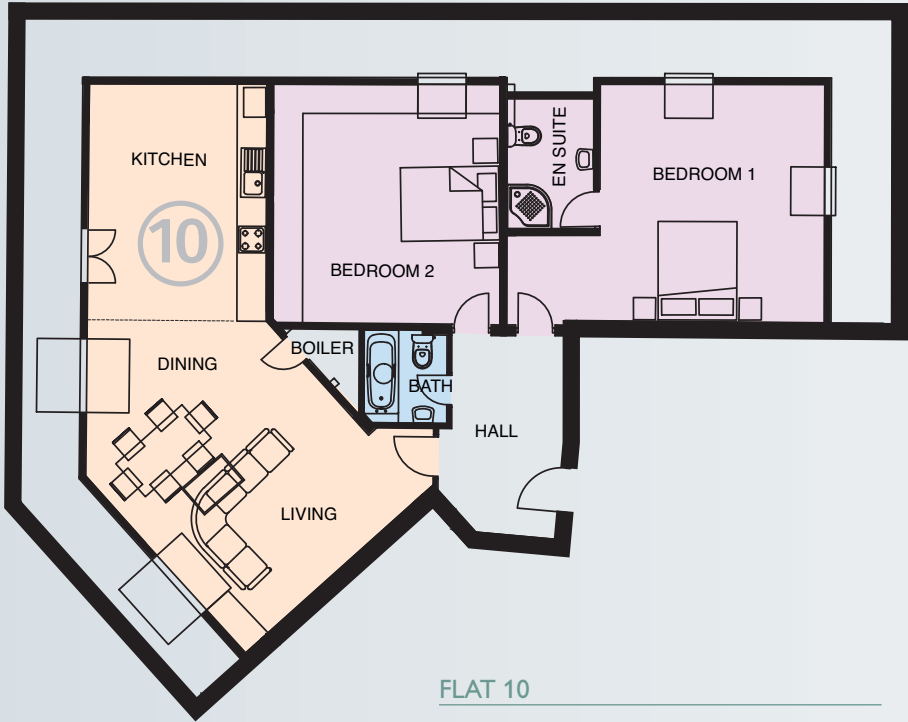


GRAND APPROACH floor plans



FLAT 9

Kitchen/ Diner/Lounge	6.2m x 8.1m	20'3" x 26'5"
Bedroom 1	4.8m x 3.3m	15'7" x 10'8"
En-suite	3.2m x 0.8m	10'4" x 2'6"
Bedroom 2	4.8m x 3.6m	15'7" x 11'8"



FLAT 10

Living/Dining	7.1m x 11.8m	23'2" x 38'7"
Kitchen	5.1m x 3.8m	16'7" x 12'4"
Bedroom 1	6.5m x 4.8m	21'3" x 15'7"
En-suite	1.7m x 2.9m	5'5" x 9'5"
Bedroom 2	4.9m x 4.5m	16'0" x 14'7"





Specifications

KITCHEN

- Be-spoke Spanish made kitchens
- Designer kitchen units with soft close hinges
- Quartz stone work surface and splash back strip
- Stainless steel under-mounted sink featuring chrome finish
- Grohe mixer tap
- Miele Gas hob
- Overhead Extractor fan
- Miele appliances in kitchen
- White kitchen sockets and isolator switches
- Polished porcelain floor tiles

BATHROOMS & EN-SUITES

- Hansgrohe Bathroom / shower fittings and thermostatically controlled shower with adjustable height shower head, glass shower door and side panel
- Villeroy & Boch sanitary ware including wall hung W/C fan, soft close seat, dual flush concealed cistern, basin and shower tray
- All bathrooms / showers have basins with vanity units, LED mirrors and heated towel rails
- Interior designed high quality porcelain wall & floor tiling

LOUNGE & BEDROOMS

- Under floor heating and walk in wardrobes in a proportion of flats
- LED energy efficient downlights to hallways, kitchens & bathrooms
- Home Entertainment & Communications
- TV aerial & HDMI points to living areas ready to receive Sky Satellite
- Multimedia plate to living areas including TV, DAB, TV and BT
- USB integrated sockets to main bedroom and living areas
- TV Points to all bedrooms
- Triple glazed security lockable windows throughout

INTERIOR FINISHES

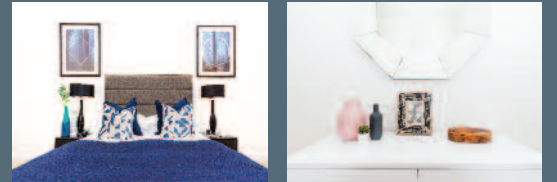
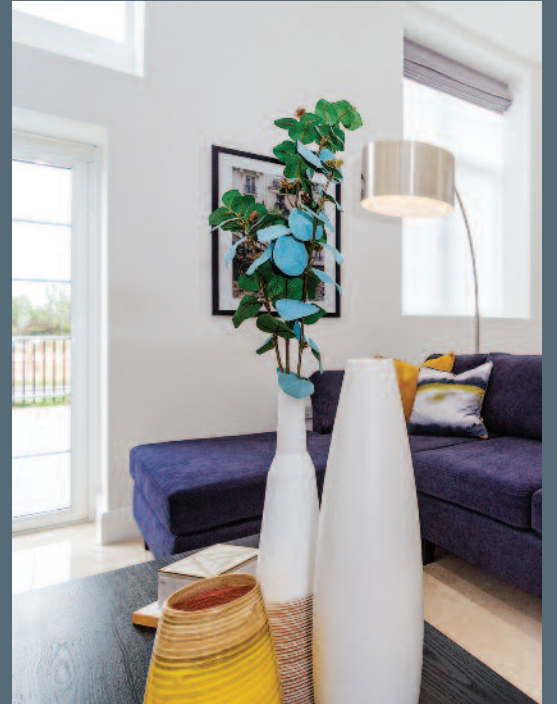
- Veneered internal doors
- Satin stainless steel finish lever door furniture
- Walls finished with matt emulsion
- Aluminium high- performance windows and patio doors with sealed triple-glazed units
- Carpeted bedrooms

COMMUNAL AREAS

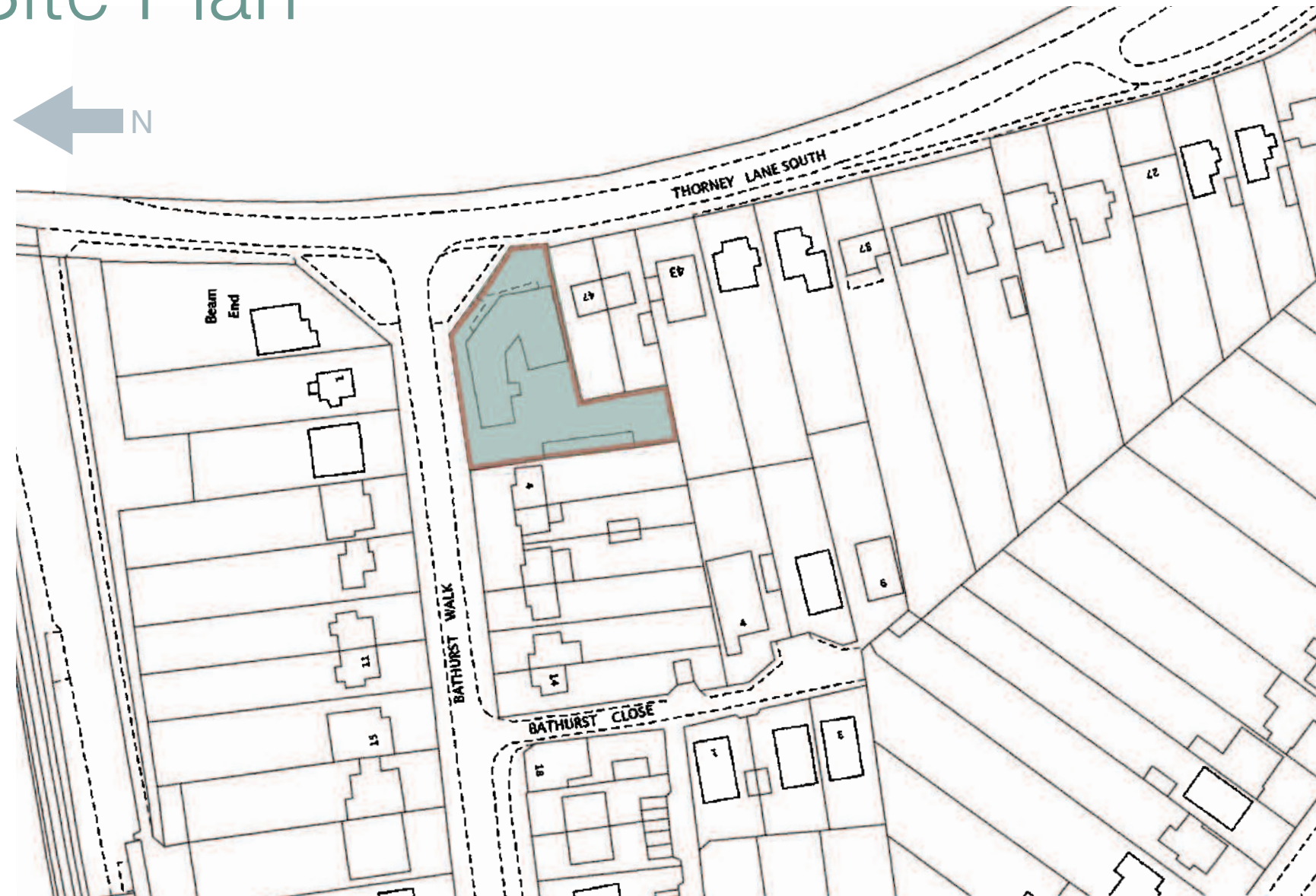
- Audio visual entry system
- High security apartment entrance door with multi point locking system
- Mains operated smoke, heat and CO2 detectors
- Fire safety detection system to all communal areas
- Communal hallways finished with tile flooring and contemporary wall paper and sensor lighting

FACILITIES

- All flats wired for satellite TV connections and telephone socket
- Video entry phone system
- Generous entrance lobby and communal areas
- Electric Automatic entrance gate to car park
- Low voltage LED lights throughout
- Schindler lift access to all flats
- High ceilings
- Generous communal areas with sensor lighting
- Allocated car parking space per apartment
- Entry road and parking bays in block paving
- External security lighting
- Car charging capability
- Low voltage lighting
- Ground floor gardens
- 10 year building warranty



Site Plan



The Developer's vision



The UF Limited development team have considerable experience within the residential and luxury hotel sectors in central London and throughout the South-East.

Grand Approach in Richings Park allowed us to preserve the external character of a historic building within the area, whilst providing a contemporary living space for its residents.

We were bold in our vision, providing both vertical and open lateral space. Top designers and architects partnered with us on this journey. At every stage during the design and construction process, we ensured attention to detail was paramount.

The building is characterised by incredibly high ceilings, large windows, luxury fittings and generous outside space. We always have one eye on the future with aspects such as electric car charge point compatibility.

Each apartment is unique with its own character and charm.

With Grand Approach being only a 3 minute walk from a new Cross Rail station providing rapid access to London, as well as all the green space on its doorstep, this was an opportunity we had to take and create our vision.





Better connected

From Iver Crossrail Station:-

Heathrow	11 minutes
Maidenhead	15 minutes
London West End	26 minutes
Reading	28 minutes
Canary Wharf/City	40 minutes

Or take the car and drive to:-

Uxbridge	12 minutes
(Links for Metropolitan & Piccadilly Lines)	
Slough	15 minutes
Windsor	15 minutes