



# DUKE'S QUARTER

FELTHAM TW14

*Live life in full flow by the water*

A COLLECTION OF 1 & 2 BEDROOM  
SHARED OWNERSHIP APARTMENTS



# DUKE'S QUARTER

TW14

*Sitting beside the water, at the point where two rivers come together, and just down the road from the open spaces of a local park, Duke's Quarter offers you the opportunity to own your own home in a unique location*

Duke's Quarter is a brand new community of 1 & 2 bedroom apartments, available now for shared ownership. You will be living beside the Duke of Northumberland's River, with the Longford River close by. Both rivers have a rich and fascinating history.

## WATERSIDE LIVING

Living near water is always special. It brings a calm, restful feel that contrasts with the bustle of city life. The light is always changing. There's always something new to enjoy.

Yet, you'll also be in the centre of everything. Whether you work in the west end or financial districts of London, in one of the thriving towns of the Thames Valley or even at Heathrow Airport itself, this is a great place to put down roots.



LIVE *Life*  
in full flow by the WATER



## A SPACE OF *your own*

*Sit back and imagine walking in through your own front door to a home of your own, with everything decorated and furnished exactly the way you like. No more messy flatmates or arguing over the fridge, you're in control*

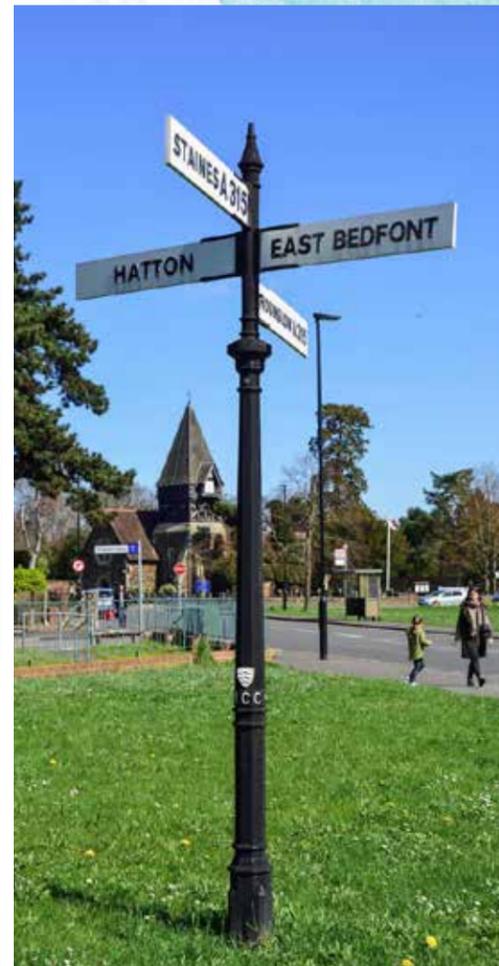
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### **LIVING AT DUKE'S QUARTER**

Every apartment at the new Duke's Quarter development features large windows to allow in ample natural light and create a sense of freedom and space. Your kitchen will be fitted with the latest appliances, tucked neatly away, and with enough workspace for you to express your culinary skills. Bedrooms are elegant and well-proportioned while your bathroom will offer a powerful shower, stylish tiling and contemporary fittings. Homes make clever use of storage and include strategically located electric and IT sockets for your technology.

The development includes the latest eco-features to keep fuel bills to a minimum and all homes include a balcony or other outside space. There are walkways along the river that run close to your front door.

Here is a place you'll be proud to call home.



# IMMERSE yourself

*With handy shops, local supermarkets, parkland, a post office, pubs, restaurants and takeaways, there's everything you need on your doorstep. You have local playing fields, a range of local gyms and sports clubs, together with a great choice of schools and a local doctors' surgery*

You're also surrounded by some of the finest parts of London. Make sure to visit the magnificent castle at Windsor and then wander over the bridge into the historic streets of Eton. Hampton Court Palace is also nearby and the Royal Botanic Gardens at Kew are easy to get to. Twickenham stadium and the Stoop are handy for rugby lovers and Wimbledon only a little further.

## **EVERYTHING CLOSE AT HAND**

Whether you fancy taking in a show in the West End or a night out, the best of London is at your disposal. You'll have the choice of world class restaurants and bars, famous art galleries, top concerts, great architecture and a buzz like no other city on earth.

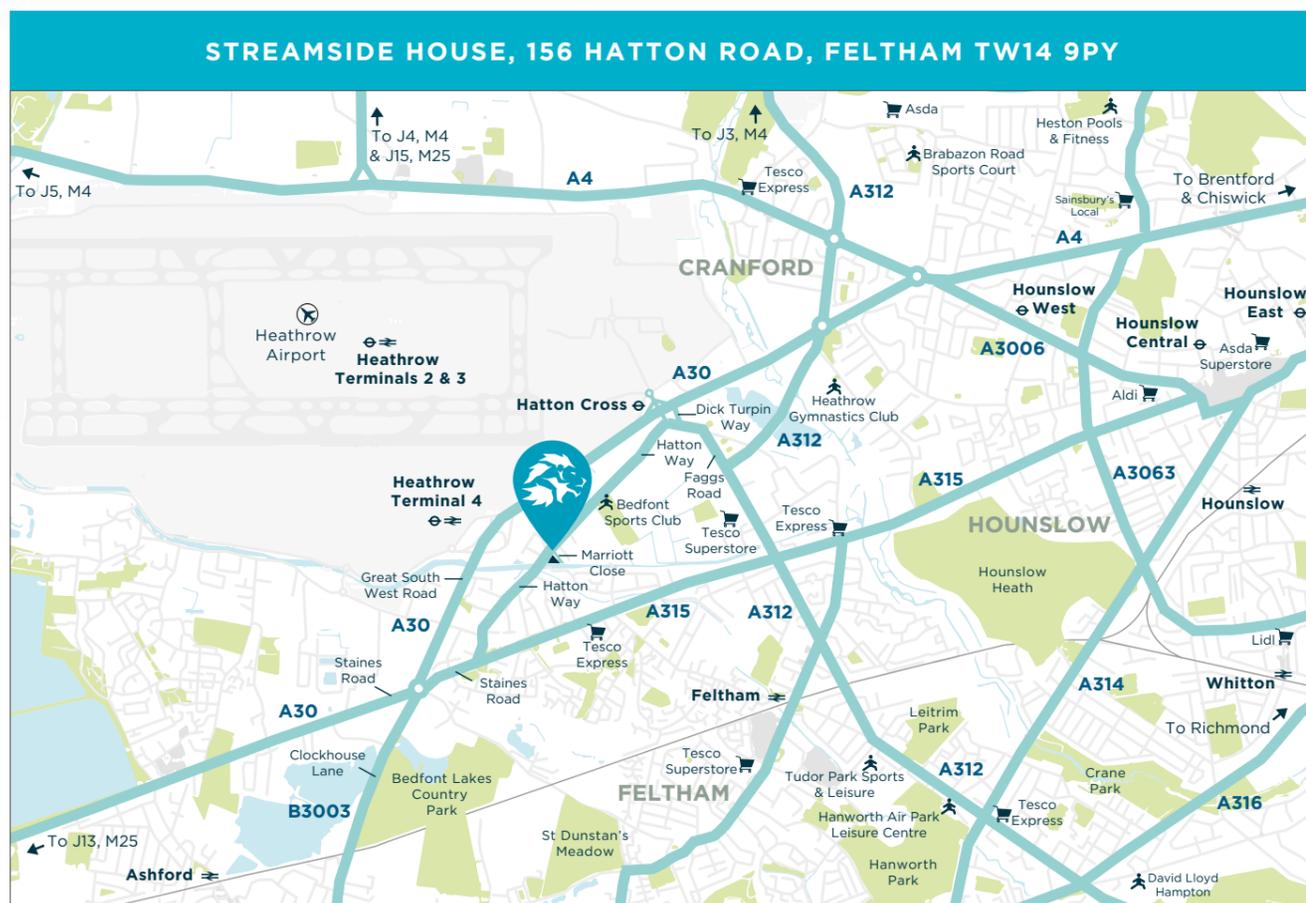
Yet, living in Feltham, it's not all about London. Marlow, Maidenhead, Henley and all the towns of the Thames Valley, with their charming shops and delightful pubs, are waiting to be discovered.

# WELL connected

One of the great things about being so close to London Heathrow is that you'll have great connections into the centre of London – and right across the country. By rail, underground and road.

Heathrow Terminal Four is your handiest station with quick railway and underground access to central London. You can also link up with the Heathrow Express that provides frequent non-stop services into London Paddington that take under twenty minutes.

The station also provides Piccadilly Line underground services into the centre of London and links you to the rest of the tube network. Crossrail will provide a further option with swift connections right across London to the city, Stratford and beyond, as well as Reading and Maidenhead in the other direction.



## TRAVEL times



**BY TUBE**  
Heathrow Terminal 4

- Acton Town  
35 mins
- Earls Court  
51 mins
- Piccadilly Circus  
58 mins
- King's Cross St Pancras  
1hr 10 mins



**BY RAIL**  
Fetham station

- Twickenham  
8 mins
- Staines-Upon-Thames  
9 mins
- Richmond  
14 mins
- Clapham Junction  
24 mins
- Ascot station  
29 mins
- Waterloo Station  
32 mins



**BY CAR**  
from Duke's Quarter

- Tesco Super Store  
6 mins
- Feltham Station  
7 mins
- Heathrow Terminal 4  
7 mins
- Twickenham Stadium  
18 mins
- Hampton Court  
21 mins
- Kew Gardens  
23 mins
- Windsor  
26 mins
- Richmond Park  
33 mins



**ON FOOT**  
from Duke's Quarter

- Bedfont Sports Club  
0.4 miles
- Tesco Express  
0.5 miles
- Bedfont & Feltham Football & Social Club  
0.5 miles
- Bedfont Lakes  
1 mile
- Off the Hook - Seafood Boil  
1.3 miles
- Feltham Station  
1.8 miles

With the M4, M3 and M25 all close by, Feltham is well placed for driving. Whether travelling into the centre of town, down to the resorts of the south coast or west to Bristol and South Wales, you will soon find yourself on a big road

Both Feltham and Heathrow are well connected for buses to destinations across London and there are coach services from the airport to the Thames Valley and many parts of the country.

When you go abroad there can be few homes with a major international airport so conveniently placed. Living at Duke's Quarter you're close to everywhere that matters – even if it's on the other side of the world.

# STYLISH Interiors

## GENERAL

- Balcony or patio to all apartments
- Karndean luxury vinyl flooring to entrance hall, kitchen and living area
- White internal doors
- Soft carpet to bedrooms
- White skirtings and architraves
- Door entry system in apartments

## KITCHEN

- Contemporary grey kitchen units
- Laminate worktop with matching upstands
- Stainless steel splashback
- Stainless steel undermounted sink
- Contemporary chrome mixer tap
- Four zone ceramic hob
- Integrated extractor fan
- Integrated fridge/freezer
- Dishwasher
- Washing machine
- Stainless steel electric oven
- Recycling bin

## BATHROOM

- Ceramic tiling around the bath
- Contemporary white sanitaryware
- Chrome ladder style heated towel rail
- Shaver socket

## HEATING & ELECTRICAL

- Heating provided via a combination boiler and individual radiators
- Pre-wired for customers own Sky Q connection\*\*
- Telephone socket to living room and master bedroom\*\*
- Energy efficient lighting in kitchen and bathrooms

\*\*Connection fees apply.

A limited number of pre-allocated parking spaces to specified flats are available to purchase. Please speak to our sales team for further information.  
LB Hounslow may not issue new or transfer existing local parking permits to this address.  
Octavia has no influence over local parking policies.

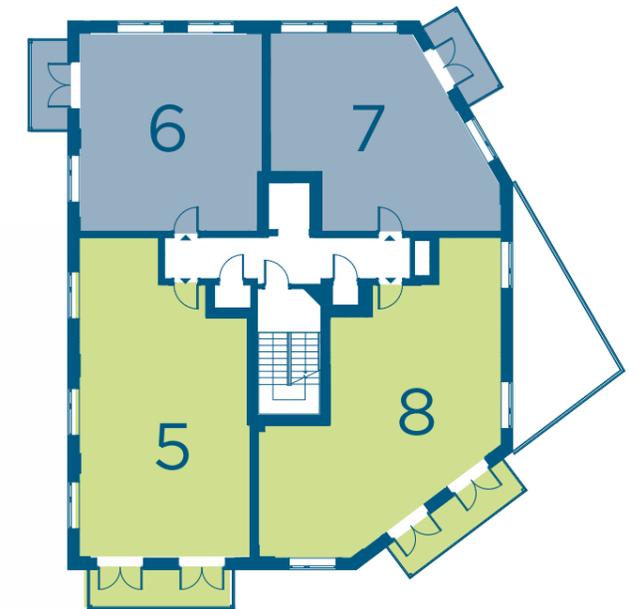


Images from previous Octavia Showhomes

# SITE Plan



# PLOT Locator



FIRST FLOOR



GROUND FLOOR

**KEY**

- ONE BEDROOM APARTMENTS
- TWO BEDROOM APARTMENTS

## 1 BEDROOM APARTMENT

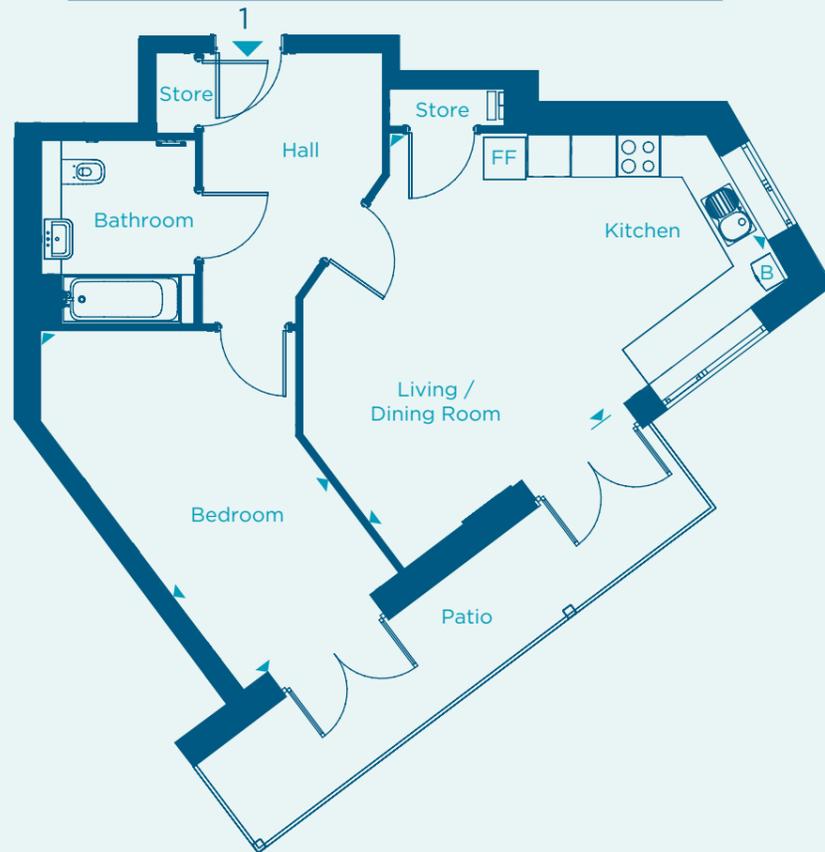
### APARTMENT 1

TOTAL AREA 62 sq.m. 667 SQ.FT.

#### DIMENSIONS

Living / Kitchen / Dining room  
6.80m x 5.00m / 22' 3" x 16' 4"

Bedroom  
5.75m x 2.75m / 18' 10" x 9' 0"



GROUND FLOOR

#### KEY

FF - Fridge/Freezer  
B - Boiler

The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. We provide carpet but do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

## 2 BEDROOM APARTMENT

### APARTMENT 2

TOTAL AREA 73 sq.m. 786 SQ.FT.

#### DIMENSIONS

Living / Kitchen / Dining room  
7.40m x 5.10m / 24' 3" x 16' 8"

Bedroom 1  
4.75m x 3.20m / 15' 7" x 10' 5"

Bedroom 2  
3.43m x 2.90m / 11' 3" x 9' 6"



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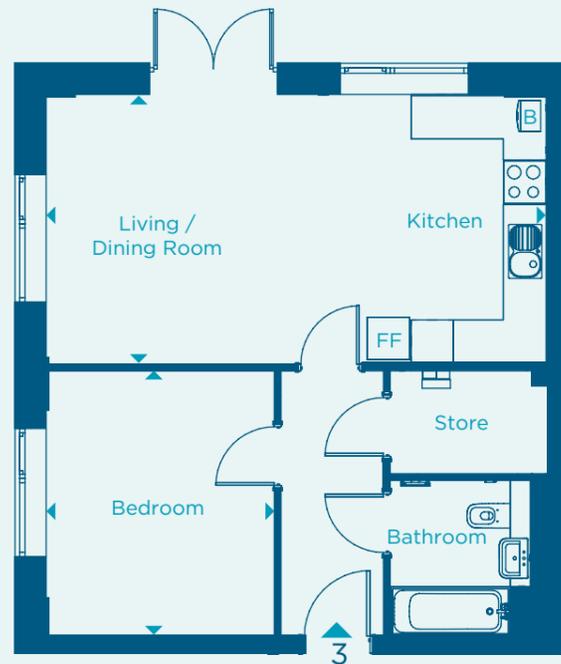
### APARTMENT 3

TOTAL AREA 52 sq.m. 560 SQ.FT.

#### DIMENSIONS

Living / Kitchen / Dining room  
7.14m x 3.95m / 23' 5" x 12' 11"

Bedroom  
3.75m x 3.20m / 12' 3" x 10' 5"



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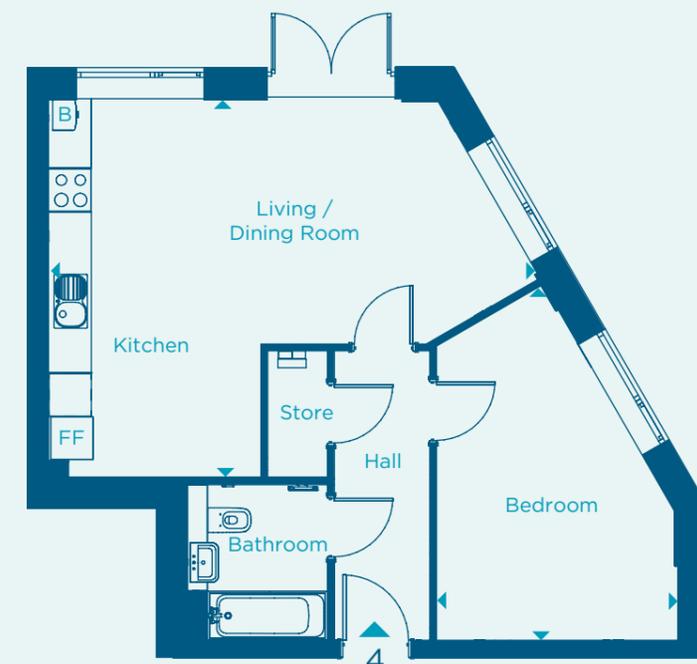
### APARTMENT 4

TOTAL AREA 51 sq.m. 549 SQ.FT.

#### DIMENSIONS

Living / Kitchen / Dining room  
5.90m x 5.33m / 19' 4" x 17' 5"

Bedroom  
5.00m x 3.38m / 16' 4" x 11' 1"



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## 2 BEDROOM APARTMENT

### APARTMENT 5

TOTAL AREA 72 sq.m. 755 SQ.FT.



#### DIMENSIONS

Living / Kitchen / Dining room  
6.67m x 5.05m / 21' 10" x 16' 6"

Bedroom 1  
3.88m x 3.10m / 12' 8" x 10' 2"

Bedroom 2  
3.90m x 3.10m / 12' 9" x 10' 2"



FIRST FLOOR

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## 1 BEDROOM APARTMENT

### APARTMENT 6

TOTAL AREA 52 sq.m. 560 SQ.FT.

#### DIMENSIONS

Living / Kitchen / Dining room  
7.14m x 3.95m / 23' 5" x 12' 11"

Bedroom  
3.75m x 3.20m / 12' 3" x 10' 5"



FIRST FLOOR

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## 1 BEDROOM APARTMENT

### APARTMENT 7

TOTAL AREA 51 sq.m. 549 SQ.FT.

#### DIMENSIONS

Living / Kitchen / Dining room  
5.90m x 5.33m / 19' 4" x 17' 5"

Bedroom  
5.00m x 3.38m / 16' 4" x 11' 1"



FIRST FLOOR

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## 2 BEDROOM APARTMENT

### APARTMENT 8

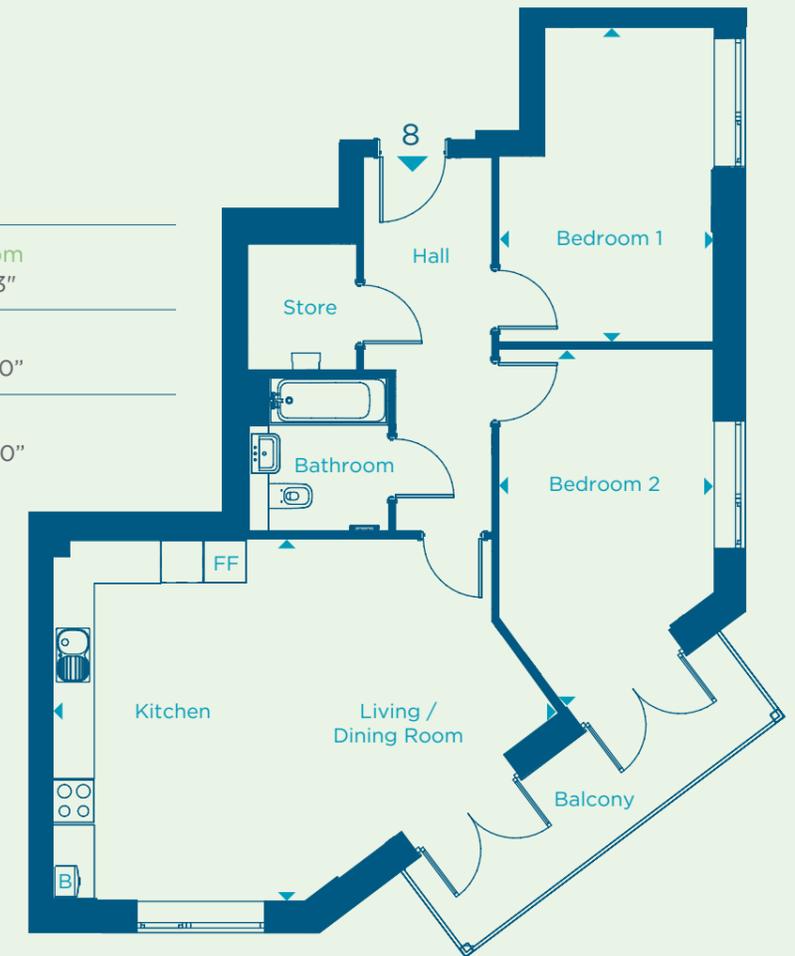
TOTAL AREA 71 sq.m. 764 SQ.FT.

#### DIMENSIONS

Living / Kitchen / Dining room  
7.15m x 5.28m / 23' 5" x 17' 3"

Bedroom 1  
4.45m x 3.00m / 14' 7" x 9' 10"

Bedroom 2  
5.00m x 3.00m / 16' 4" x 9' 10"



FIRST FLOOR

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# About OCTAVIA

We are Octavia. Founded by the Victorian philanthropist Octavia Hill in the 1860s, our work today covers three areas: homes, support and care. We provide Londoners with quality, affordable housing, allowing many people to remain in the city who otherwise would have been priced out. We empower people, connecting them with opportunities for a better life. And we look after the elderly and vulnerable, with tailored and personalised care. We are for hope, for communities and connections. For the common good.

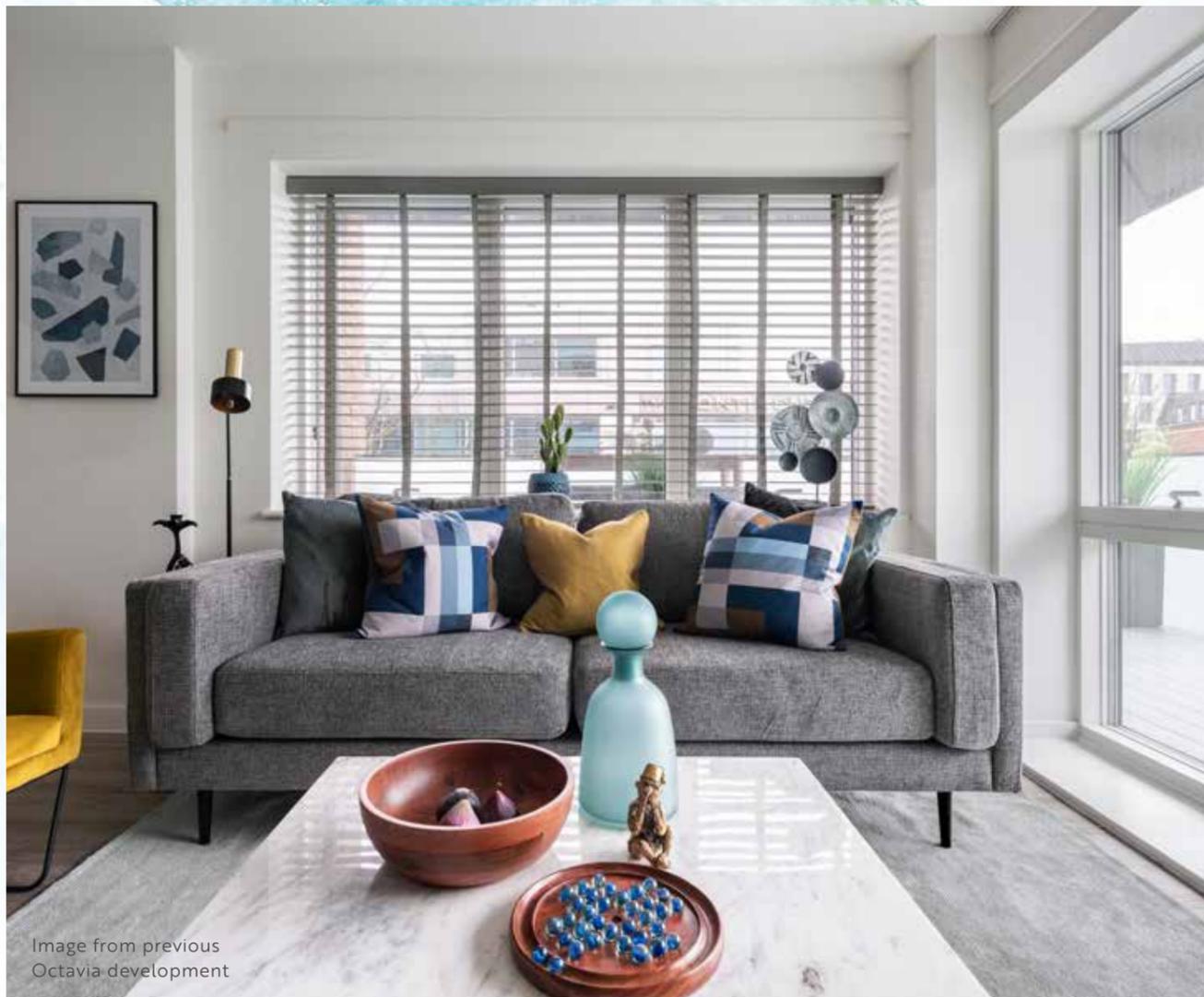


Image from previous Octavia development

# SHARED Ownership

HOW IT WORKS

Shared ownership is a government-funded scheme to help first-time buyers. It allows you to buy between 25% and 75% of a home using a mortgage, and pay rent on the remaining share. You can choose to buy further shares in the property later, when you can afford it. You can eventually own 100% of the property.

The best way to find out if Shared Ownership is affordable for you is to speak to an independent mortgage advisor about your finances. They will help you determine what is affordable and help you make the right decision. You will need a desposit and will also need to cover the costs of buying a home. These costs include things like the reservation fee, mortgage valuation fee, removal costs and utility connection charges.

## ELIGIBILITY CRITERIA

				
You are a first time buyer or in the process of selling your home.	Your annual household income if buying in London must be less than £90,000.	You must be able to demonstrate that you have a good credit history and can afford the costs and regular payments involved in buying a home.	Able to obtain a repayment mortgage with an approved lender.	You are buying a home to live in and not to rent out.

## RESERVE YOUR HOME IN 3 EASY STEPS

### STEP 1 - CONFIRM YOUR ELIGIBILITY

Check that you meet any eligibility requirements of the development. Please contact our sales team who will be able to help you.

### STEP 2 - FIND A HOME

Browse our website and find a home that's right for you. We will put you in touch with one of the recommended Independent Financial advisors who will assess your finances for free. Once you pass the affordability requirements we'll book you in for a viewing to visit the show apartment and talk you through plans of the homes you are interested in. Once you've chosen the home you'll like to reserve send us your application form.

### STEP 3 - RESERVE YOUR HOME

We'll look at your form and how you meet the affordability and eligibility points for the development. Then we'll contact you to let you know if you've been successful. If you want to go ahead, you can reserve your home with a reservation payment.

## CONTACT US

email: [sales@octavia.org.uk](mailto:sales@octavia.org.uk)

call: 020 8354 5500

[octavialiving.org.uk](http://octavialiving.org.uk)

OCTAVIA 

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