



THE WEST
WORKS

SOUTHALL • LONDON

Ashwell
House

04

05



THE WEST
WORKS

SOUTHALL • LONDON

DISCOVER SO MUCH MORE
THAN SIMPLY A SENSE OF PLACE,
DISCOVER A PLACE WITH

A Real Sense of Soul

THIS IS MORE THAN LUXURY LIVING,
THIS IS THE WEST WORKS

WEMBLEY (6.5 MILES)

PADDINGTON

CITY OF LONDON

OSTERLEY PARK

SOUTHALL PARK



THE WEST WORKS

SOUTHALL HIGH STREET

06

07

SOUTHALL STATION

HEATHROW (5 MILES)

FUTURE REGENERATION OF SOUTHALL

- 1 The West Works
- 2 New pedestrian bridge
- 3 Redrow
- 4 Galliard
- 5 Kings House
- 6 Southall Station
- 7 Sikh temple redevelopment
- 8 The Green
- 9 Montreux
- 10 WLMHT site
- 11 Southall Village
- 12 Arches
- 13 Southall Waterside



08

CGIs are indicative only -> Not representative of the final product

The perfect place to call home

Imagine a luxurious modern lifestyle, featuring beautifully finished, high specification apartments, in the lively, colourful and welcoming neighbourhood of Southall.

A home that's less than 5 minutes' walk from Southall railway station, where connections are already great and will only improve following the arrival of Crossrail, bringing even faster links to central London, Canary Wharf and beyond.

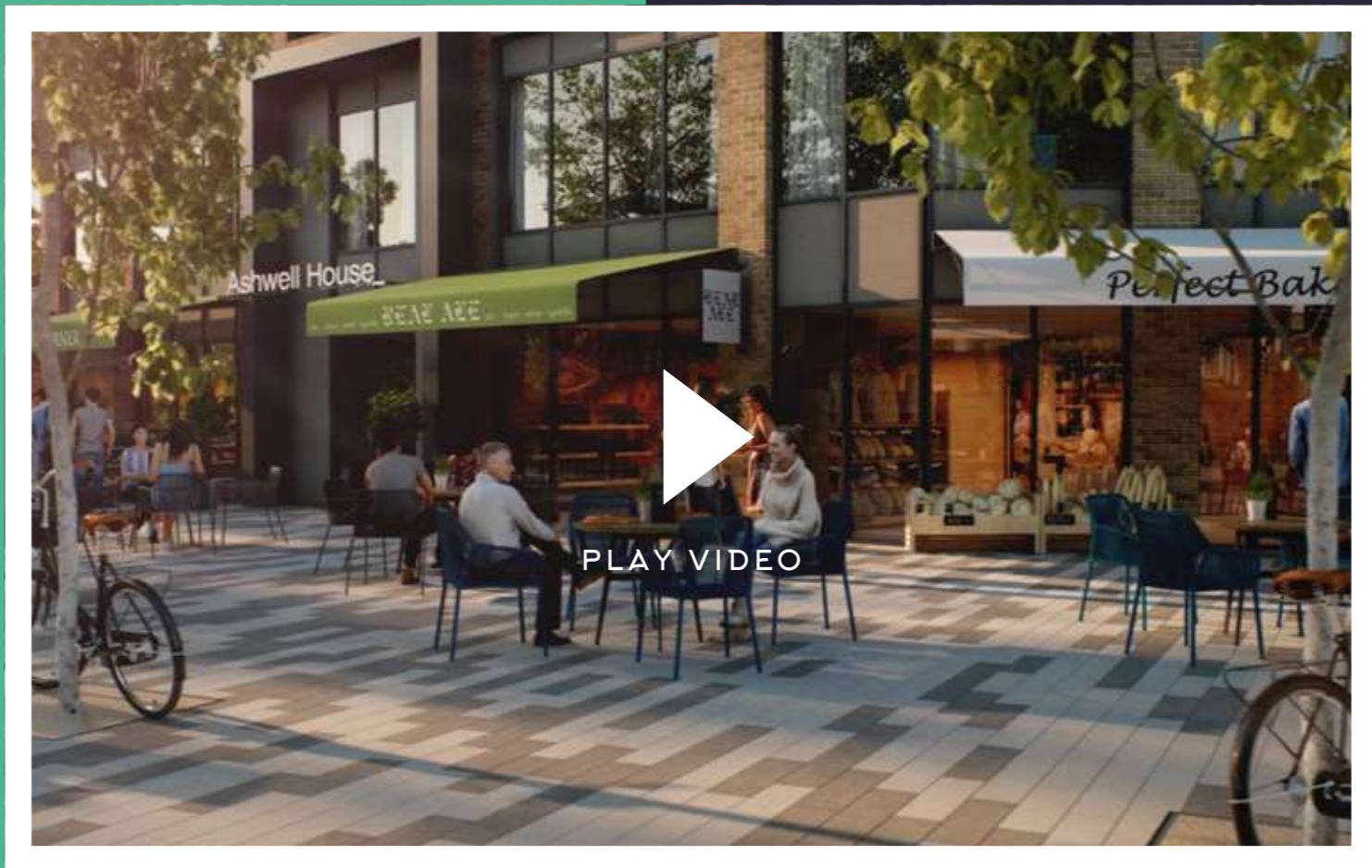
THIS COULD ALL BE YOURS

09





Outside space to enjoy



The West Works benefits from its own communal landscape terrace, where you can soak up impressive views over London, and enjoy a piece of your own outdoor space. And with amenities from shops to restaurants, just on your doorstep, The West Works is a bustling space to call home.



At The West Works, attention to detail is evident everywhere you look, with spacious rooms, clever storage, separate utility areas and high-quality appliances and fixtures.



THE WEST WORKS

SOUTHALL • LONDON

INTRODUCING A STUNNING
COLLECTION OF HIGH SPECIFICATION,
LUXURY APARTMENTS

*Quality
that
Speaks
for
Itself*

WELCOME TO THE WEST WORKS,
A SENSATIONAL PLACE TO CALL HOME

Finishing Touches...



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GENERAL

- Oak finish apartment entrance doors.
- Satin stainless steel finish door furniture throughout.
- Optional fitted wardrobes.
- Matt paint finish to walls.
- All apartments are covered by a 10 year building warranty.

KITCHEN

- Fully fitted contemporary kitchen units with soft close mechanism to doors and drawers and laminate worktops.
- Built-in kitchen appliances to include hob, single oven to 1 and 2 beds and double oven to 3 beds.
- Full height glass effect acrylic splashback to underside of wall units.
- Integrated dishwasher and fridge/freezer.
- Built-in extractor unit.
- Free standing washer/dryer (located in the hall cupboard).

BATHROOMS/EN-SUITES

- White sanitary ware to the bathroom and en-suite.
- Chrome finish brassware to the bathroom and en-suite.
- Ceramic floor tiles and full height tiling to the wet areas of the walls.
- Fixed overhead and handheld shower to the bath.
- Glass shower screen with ceramic wall and floor tiles to en-suites.
- Feature vanity area.
- Shaver socket to the bathroom and en-suite within vanity unit.



35

Don't Come Any Finer

ELECTRICAL

- Sky Q enabled in living area and all bedrooms.
- Telephone and data points to living area and all bedrooms.
- Smoke and heat detectors with battery backup.
- Chrome downlighters to lounge, kitchen, hall, bathroom and en-suites only.
- Pendant lights in bedrooms.
- External lighting to the balconies and terraces (where applicable).

FLOORING

- Amtico flooring.
- Carpet to the bedrooms.
- Ceramic floor tiles to the bathroom and en-suite.

HEATING

- Wet underfloor heating.
- Chrome electric heated towel rail to the bathroom and en-suite.

SECURITY

- Visual door entry system.
- CCTV covering all building entrances is linked back to a recording device within the development.
- Sprinkler system to each floor.

CAR CLUB

- Each apartment benefits from free Car Club Membership for 3 years.

Your attention is drawn to the fact that it may not be possible to obtain the products as referred to in the specification. In such cases a similar alternative will be provided. Redrow reserve the right to make these changes as required. CGIs are indicative only and not representative of the final product.

SOUTHALL
HIGH STREET

SOUTHALL
STATION

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Ashwell
House

CAR CLUB



FOOTPATH

CYCLE PATH

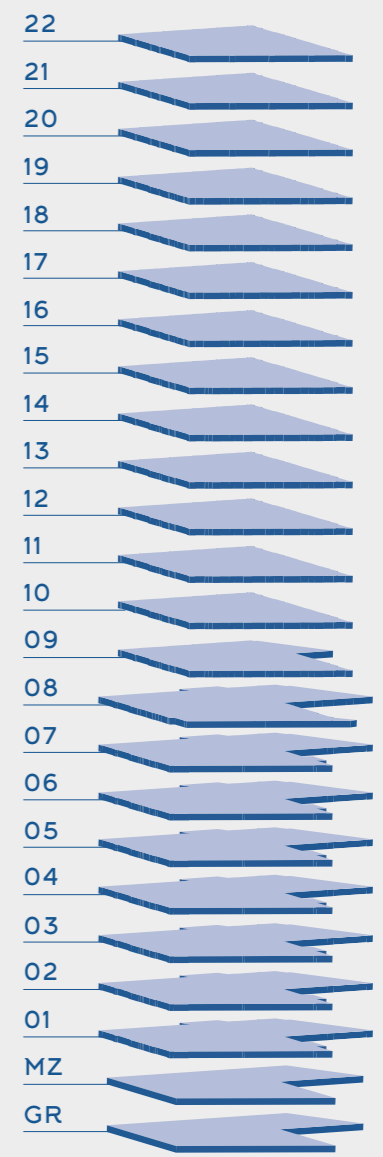
MERRICK ROAD

SOUTHALL · LONDON

A REAL SENSE OF SOUL

INTRODUCING ASHWELL HOUSE
AT THE WEST WORKS

Comprising of an impressive 24 floors, Ashwell House provides luxury living with views of the green surroundings and the London skyline. The stunning high-rise building is a collection of high specification 1, 2 and 3 bedroom apartments. With access to the landscaped courtyard, you are perfectly located to take full advantage of this exciting new development.



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1st - 7th Floor Plans

8th Floor Plan



Type A3
1 BEDROOM
PLOTS 1.1.07 / 1.2.07 / 1.3.07
1.4.07 / 1.5.07 / 1.6.06 / 1.7.06

Type A4
2 BEDROOM
PLOTS 1.1.08 / 1.2.08 / 1.3.08
1.4.08 / 1.5.08 / 1.6.07 / 1.7.07

Type A5
3 BEDROOM
PLOTS 1.1.09 / 1.2.09 / 1.3.09
1.4.09 / 1.5.09 / 1.6.08 / 1.7.08

Type A6
2 BEDROOM
PLOTS 1.1.10 / 1.2.10 / 1.3.10
1.4.10 / 1.5.10 / 1.6.10 / 1.7.10

Type A4
2 BEDROOM
PLOTS 1.8.03

Type A5
3 BEDROOM
PLOTS 1.8.04

Type A6
2 BEDROOM
PLOTS 1.8.05



Type A2
1 BEDROOM
PLOTS 1.1.06 / 1.2.06 / 1.3.06
1.4.06 / 1.5.06 / 1.6.05 / 1.7.05

Type A1
2 BEDROOM
PLOTS 1.1.05 / 1.2.05 / 1.3.05
1.4.05 / 1.5.05 / 1.6.04 / 1.7.04

- One Bedroom Apartments
- Two Bedroom Apartments
- Three Bedroom Apartments



Type A8
3 BEDROOM
PLOT 1.8.02

Type A1(a)
2 BEDROOM
PLOT 1.8.01

- One Bedroom Apartments
- Two Bedroom Apartments
- Three Bedroom Apartments

9th Floor Plan

10th - 15th Floor Plans



Type A3
1 BEDROOM

Type A9
1 BEDROOM

Type A10
2 BEDROOM

PLOTS 1.9.03

PLOTS 1.9.04

PLOTS 1.9.05

Type A3
1 BEDROOM

Type A9
1 BEDROOM

Type A11
2 BEDROOM

PLOTS 1.10.03 / 1.11.03 / 1.12.03
1.13.03 / 1.14.03 / 1.15.03

PLOTS 1.10.04 / 1.11.04 / 1.12.04
1.13.04 / 1.14.04 / 1.15.04

PLOTS 1.10.05 / 1.11.05 / 1.12.05
1.13.05 / 1.14.05 / 1.15.05

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Type A2(a)
1 BEDROOM

Type A1(a)
2 BEDROOM

PLOTS 1.9.02

PLOTS 1.9.01

- One Bedroom Apartments
- Two Bedroom Apartments
- Three Bedroom Apartments

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Type A2(a)
1 BEDROOM

Type A1(a)
2 BEDROOM

PLOTS 1.10.02 / 1.11.02 / 1.12.02
1.13.02 / 1.14.02 / 1.15.02

PLOTS 1.10.01 / 1.11.01 / 1.12.01
1.13.01 / 1.14.01 / 1.15.01

- One Bedroom Apartments
- Two Bedroom Apartments
- Three Bedroom Apartments



16th - 19th Floor Plans



20th - 22nd Floor Plans

Type A13
2 BEDROOM

PLOTS 1.16.02 / 1.17.02
1.18.02 / 1.19.02

Type A9
1 BEDROOM

PLOTS 1.16.03 / 1.17.03
1.18.03 / 1.19.03

Type A11
2 BEDROOM

PLOTS 1.16.04 / 1.17.04
1.18.04 / 1.19.04

Type A15
3 BEDROOM

PLOTS 1.20.02 / 1.21.02 / 1.22.02

Type A11
2 BEDROOM

PLOTS 1.20.03 / 1.21.03 / 1.22.03

44



Type A12
3 BEDROOM

PLOTS 1.16.01 / 1.17.01
1.18.01 / 1.19.01

- One Bedroom Apartments
- Two Bedroom Apartments
- Three Bedroom Apartments

45



Type A14
3 BEDROOM

PLOTS 1.20.01 / 1.21.01 / 1.22.01

- One Bedroom Apartments
- Two Bedroom Apartments
- Three Bedroom Apartments

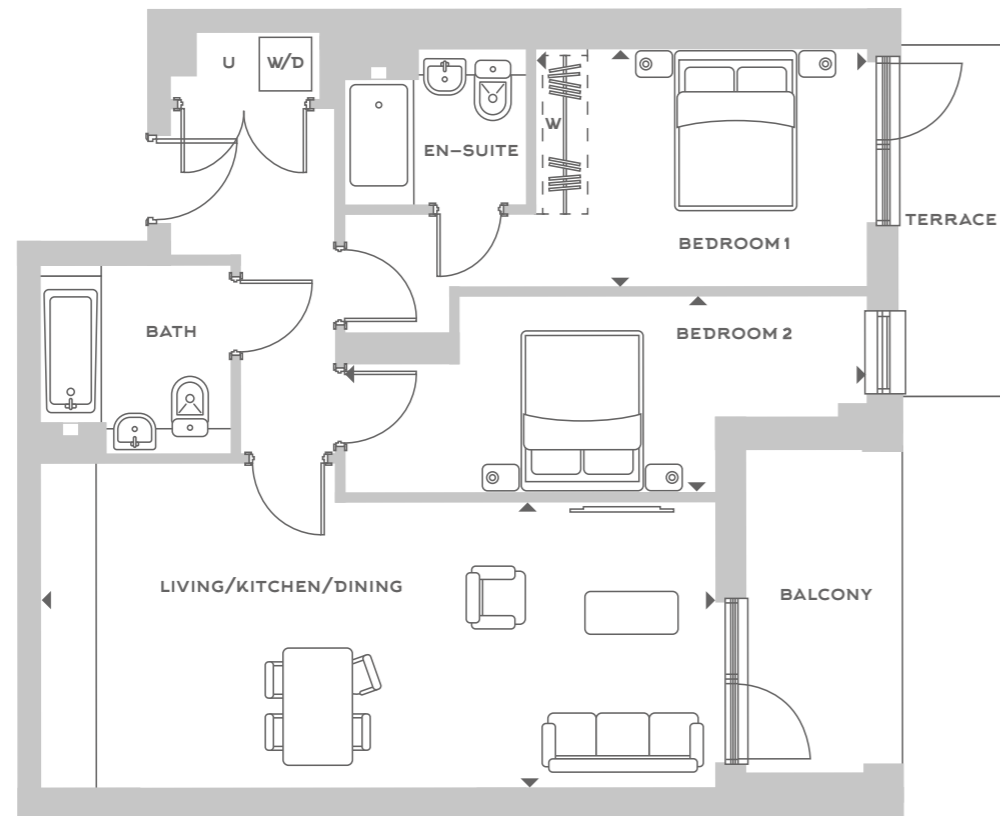


Apartment Type A1

2 BEDROOM | 4 PERSON

Living/Kitchen/Dining	7.75 m x 3.30 m	25'5" x 10'10"
Bedroom 1	3.80 m x 2.75 m	12'6" x 9'0"
Bedroom 2	6.01 m x 2.25 m	19'9" x 7'5"
Total Area	70.0 sq m	753.48 sq ft
Terrace Area	6.00 sq m	64.58 sq ft
Balcony Area	5.70 sq m	61.35 sq ft

PLOTS	1.1.05	1.2.05	1.3.05	1.4.05	1.5.05	1.6.04	1.7.04
FLOOR	1	2	3	4	5	6	7



Terrace to plot 1.1.05 only



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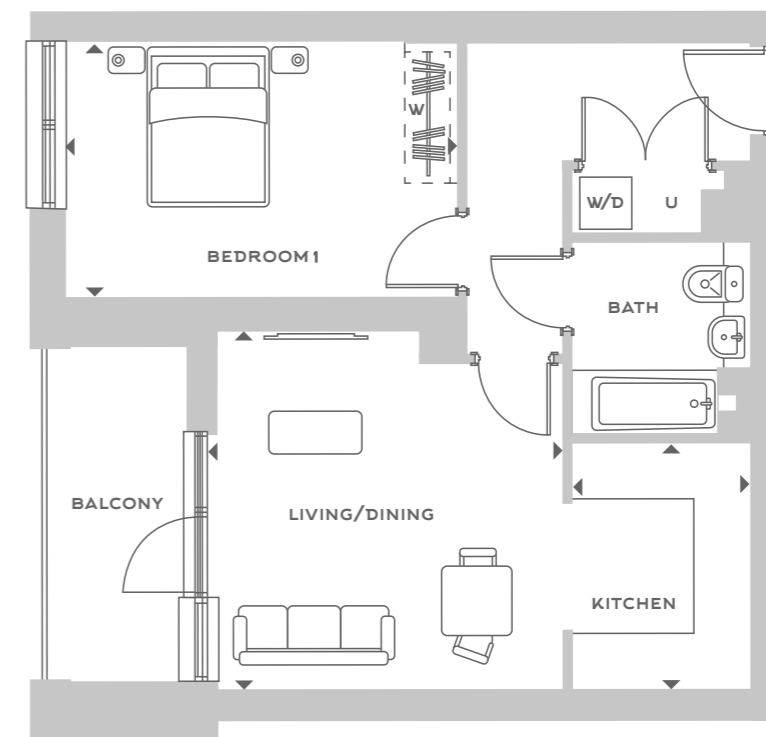


Apartment Type A2

1 BEDROOM | 2 PERSON

Living/Dining	3.96 m x 4.14 m	13'0" x 13'7"
Kitchen	2.05 m x 2.85 m	6'9" x 9'4"
Bedroom 1	4.50 m x 3.04 m	14'9" x 10'0"
Total Area	51.10 sq m	550.04 sq ft
Balcony Area	6.23 sq m	67.06 sq ft

PLOTS	1.1.06	1.2.06	1.3.06	1.4.06	1.5.06	1.6.05	1.7.05
FLOOR	1	2	3	4	5	6	7



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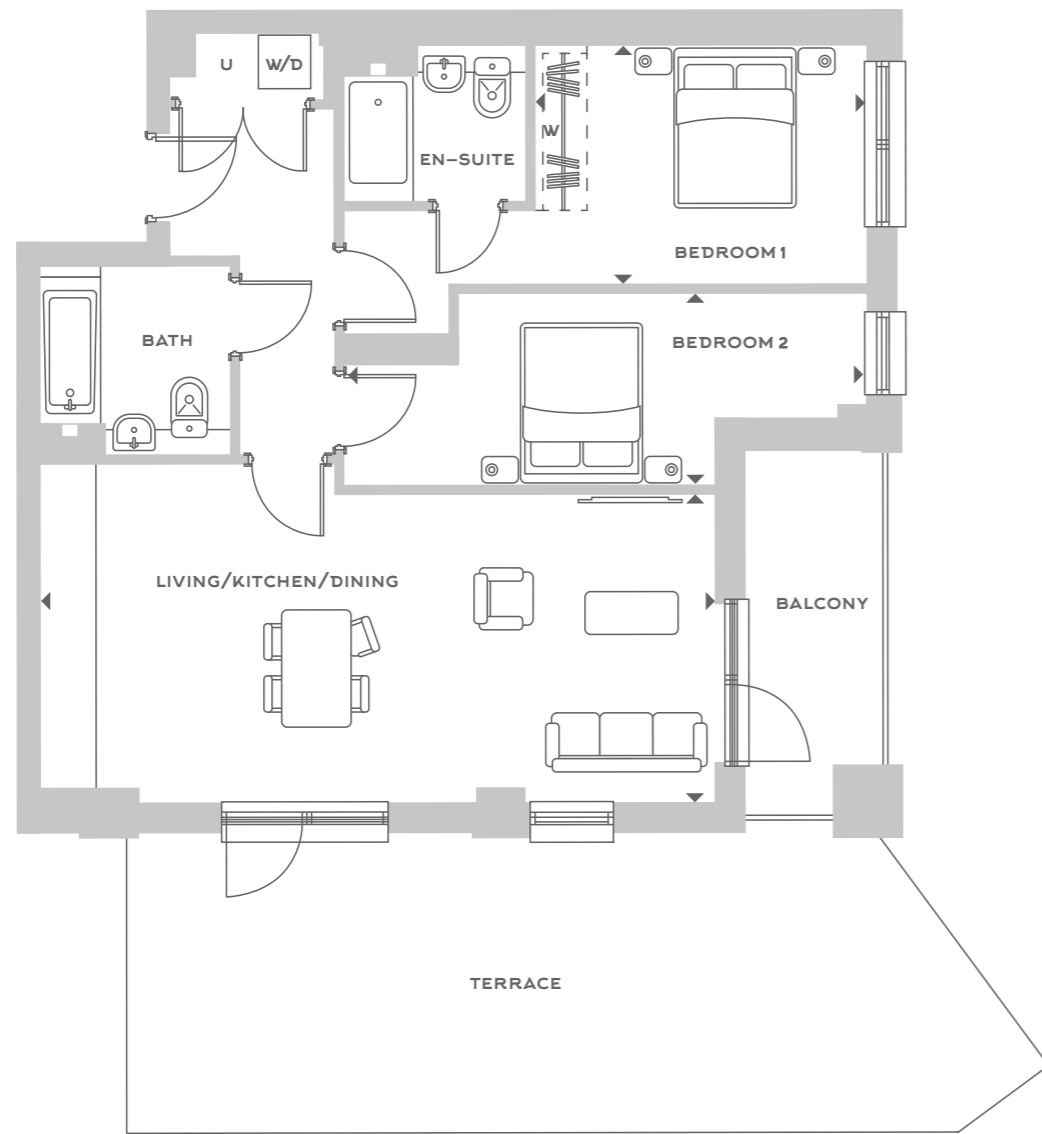


Apartment Type A1(a)

2 BEDROOM | 4 PERSON

PLOTS	1.08.01	1.9.01	1.10.01	1.11.01	1.12.01	1.13.01	1.14.01	1.15.01
FLOOR	8	9	10	11	12	13	14	15

Living/Kitchen/Dining	7.75 m x 3.50 m	25'5" x 11'6"
Bedroom 1	3.80 m x 2.75 m	12'6" x 9'0"
Bedroom 2	6.01 m x 2.25 m	19'9" x 7'5"
Total Area	71.40 sq m	768.55 sq ft
Terrace Area	29.40 sq m	316.46 sq ft
Balcony Area	6.40 sq m	68.89 sq ft



Roof Terrace to plot 1.08.01 only



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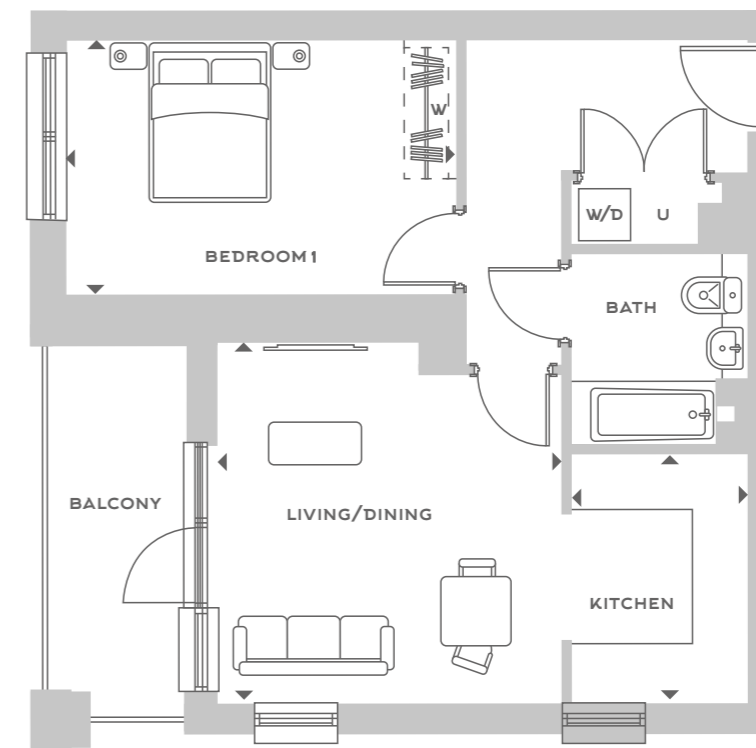


Apartment Type A2(a)

1 BEDROOM | 2 PERSON

PLOTS	1.09.02	1.10.02	1.11.02	1.12.02	1.13.02	1.14.02	1.15.02
FLOOR	9	10	11	12	13	14	15

Living/Dining	3.96 m x 4.28 m	13'0" x 14'1"
Kitchen	2.05 m x 2.83 m	6'9" x 9'3"
Bedroom 1	4.50 m x 3.04 m	14'9" x 10'0"
Total Area	52.00 sq m	559.73 sq ft
Balcony Area	6.70 m sq m	72.12 sq ft



Window looklike panel to kitchen



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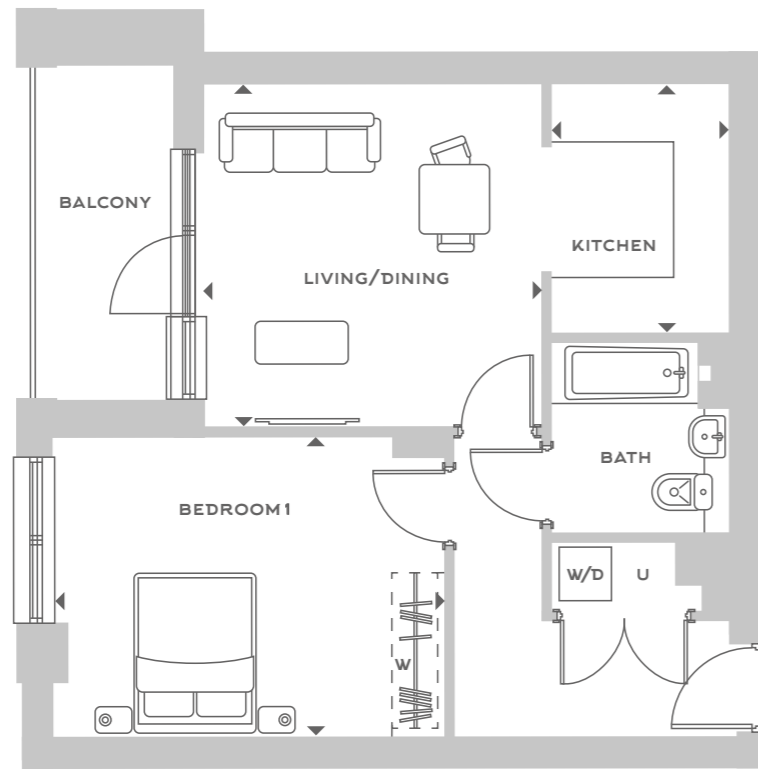


Apartment Type A3

1 BEDROOM | 2 PERSON

PLOTS	1.1.07	1.2.07	1.3.07	1.4.07	1.5.07	1.6.06	1.7.06
FLOOR	1	2	3	4	5	6	7
PLOTS	1.9.03	1.10.03	1.11.03	1.12.03	1.13.03	1.14.03	1.15.03
FLOOR	9	10	11	12	13	14	15

Living/Dining	3.87 m x 3.95 m	12'8" x 13'0"
Kitchen	2.06 m x 2.87 m	6'9" x 9'5"
Bedroom 1	4.50 m x 3.44 m	14'9" x 11'3"
Total Area	51.50 sq m	554.35 sq ft
Balcony Area	6.23 sq m	67.06 sq ft



50

◀ ▶
MEASUREMENT POINTS

W
OPTIONAL FITTED WARDROBE

W/D
WASHER DRYER

U
UTILITY

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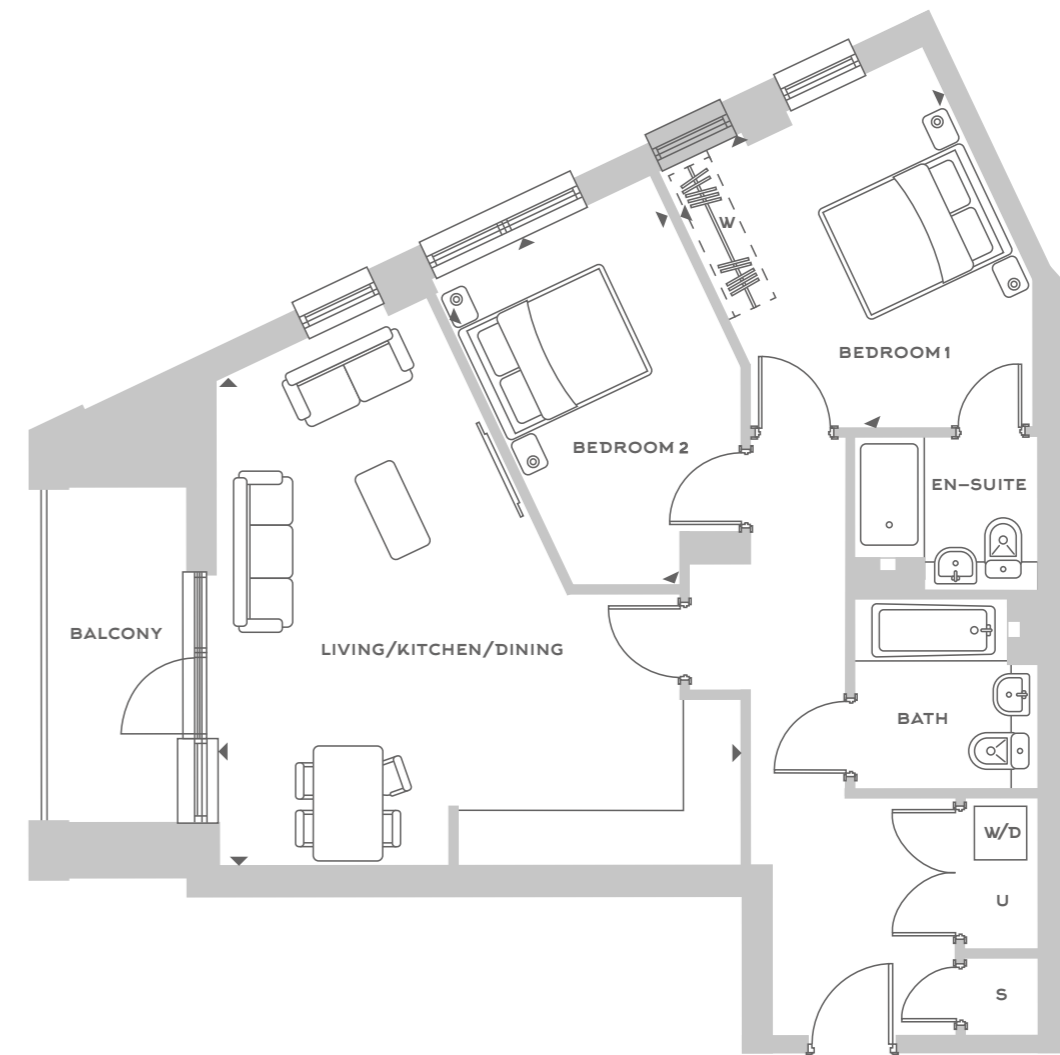


Apartment Type A4

2 BEDROOM | 4 PERSON

PLOTS	1.1.08	1.2.08	1.3.08	1.4.08
FLOOR	1	2	3	4
PLOTS	1.5.08	1.6.07	1.7.07	1.8.03
FLOOR	5	6	7	8

Living/Kitchen/Dining	6.04 m x 5.58 m	19'10" x 18'4"
Bedroom 1	3.74 m x 3.35 m	12'3" x 11'0"
Bedroom 2	4.36 m x 2.79 m	14'4" x 9'2"
Total Area	77.10 sq m	829.90 sq ft
Balcony Area	6.23 sq m	67.06 sq ft



51

◀ ▶
MEASUREMENT POINTS

W
OPTIONAL FITTED WARDROBE

W/D
WASHER DRYER

U
UTILITY

S
STORE

Window lookalike panel to bedroom 1

All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.



Apartment Type A5

3 BEDROOM | 5 PERSON

PLOTS	1.1.09	1.2.09	1.3.09	1.4.09
FLOOR	1	2	3	4
PLOTS	1.5.09	1.6.08	1.7.08	1.8.04
FLOOR	5	6	7	8

Living/Kitchen/Dining	5.99 m x 5.32 m	19'8" x 17'5"
Bedroom 1	5.58 m x 3.06 m	18'4" x 10'0"
Bedroom 2	5.23 m x 2.75 m	17'2" x 9'0"
Bedroom 3	4.03 m x 2.25 m	13'3" x 7'5"
Total Area	97.60 sq m	1050.57 sq ft
Balcony Area	8.50 sq m	91.49 sq ft



52



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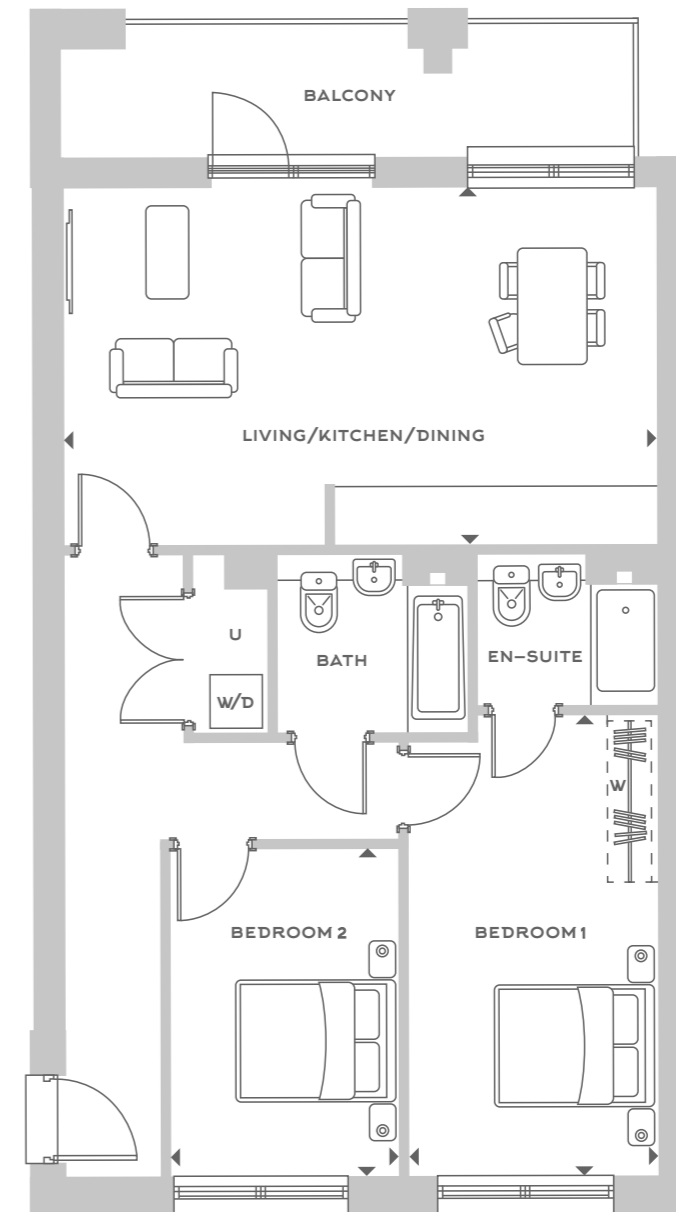


Apartment Type A6

2 BEDROOM | 4 PERSON

PLOTS	1.1.10	1.2.10	1.3.10	1.4.10
FLOOR	1	2	3	4
PLOTS	1.5.10	1.6.09	1.7.09	1.8.05
FLOOR	5	6	7	8

Living/Kitchen/Dining	6.84 m x 4.12 m	22'5" x 13'6"
Bedroom 1	5.29 m x 2.89 m	17'4" x 9'6"
Bedroom 2	3.75 m x 2.65 m	12'4" x 8'8"
Total Area	77.60 sq m	835.29 sq ft
Balcony Area	9.70 sq m	104.41 sq ft



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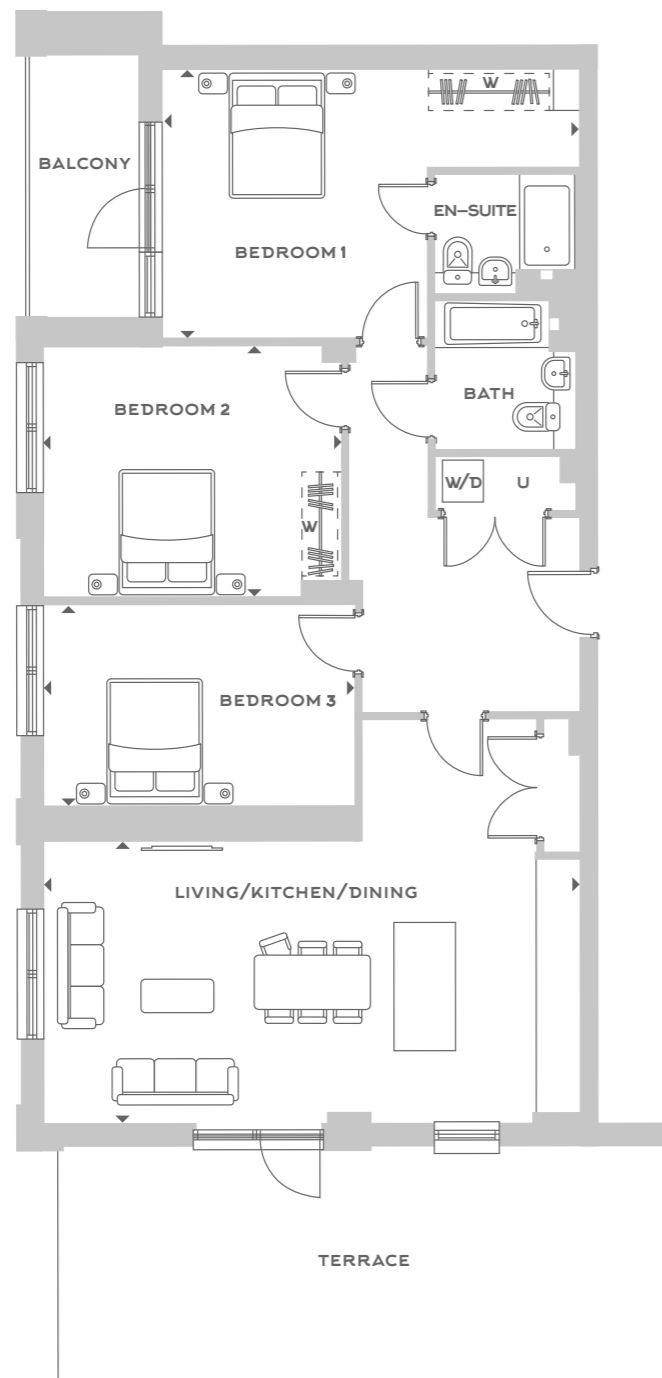


Apartment Type A8

3 BEDROOM | 6 PERSON

PLOTS	1.8.02
FLOOR	8

Living/Kitchen/Dining	7.87 m x 4.13 m	25'10" x 13'7"
Bedroom 1	6.11 m x 3.95 m	20'1" x 13'0"
Bedroom 2	4.38 m x 3.69 m	14'4" x 12'1"
Bedroom 3	4.51 m x 2.95 m	14'10" x 9'8"
Total Area	114.20 sq m	1229.25 sq ft
Terrace Area	26.40 sq m	284.17 sq ft
Balcony Area	6.23 sq m	67.06 sq ft



54

- ◀ ▶
MEASUREMENT POINTS
- W
OPTIONAL FITTED WARDROBE
- W/D
WASHER DRYER
- U
UTILITY

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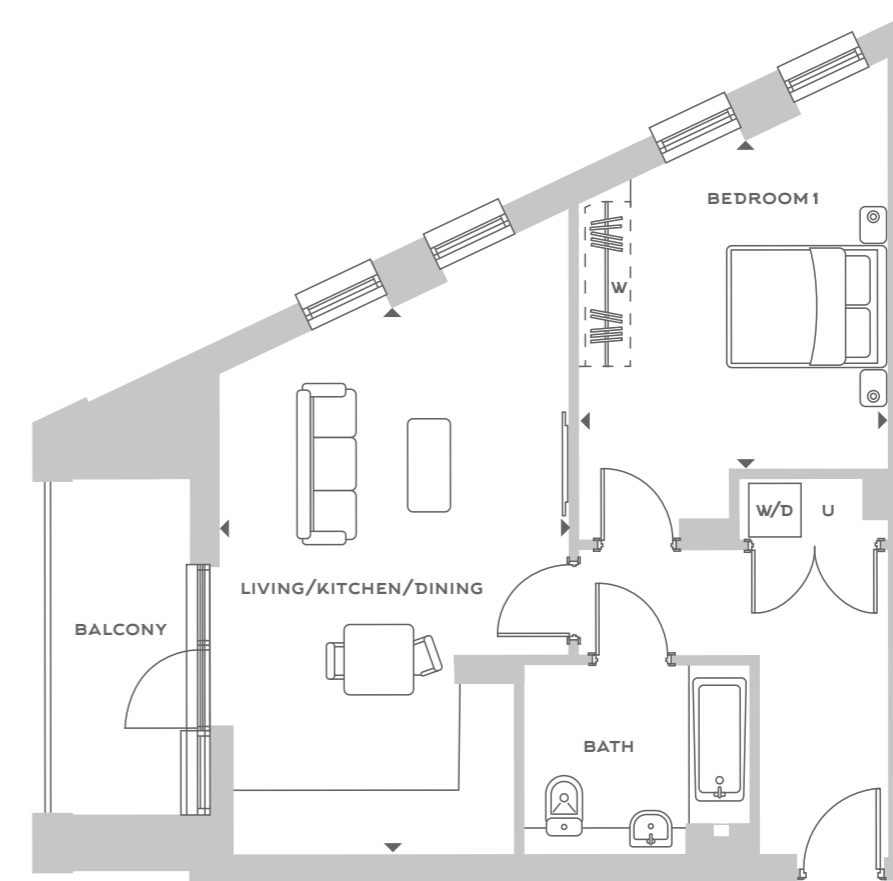


Apartment Type A9

1 BEDROOM | 2 PERSON

PLOTS	1.9.04	1.10.04	1.11.04	1.12.04	1.13.04	1.14.04
FLOOR	9	10	11	12	13	14
PLOTS	1.15.04	1.16.03	1.17.03	1.18.03	1.19.03	
FLOOR	15	16	17	18	19	

Living/Kitchen/Dining	6.35 m x 3.98 m	20'10" x 13'1"
Bedroom 1	3.84 m x 3.60 m	12'7" x 11'10"
Total Area	56.80 sq m	611.40 sq ft
Balcony Area	6.23 sq m	67.06 sq ft



55

- ◀ ▶
MEASUREMENT POINTS
- W
OPTIONAL FITTED WARDROBE
- W/D
WASHER DRYER
- U
UTILITY

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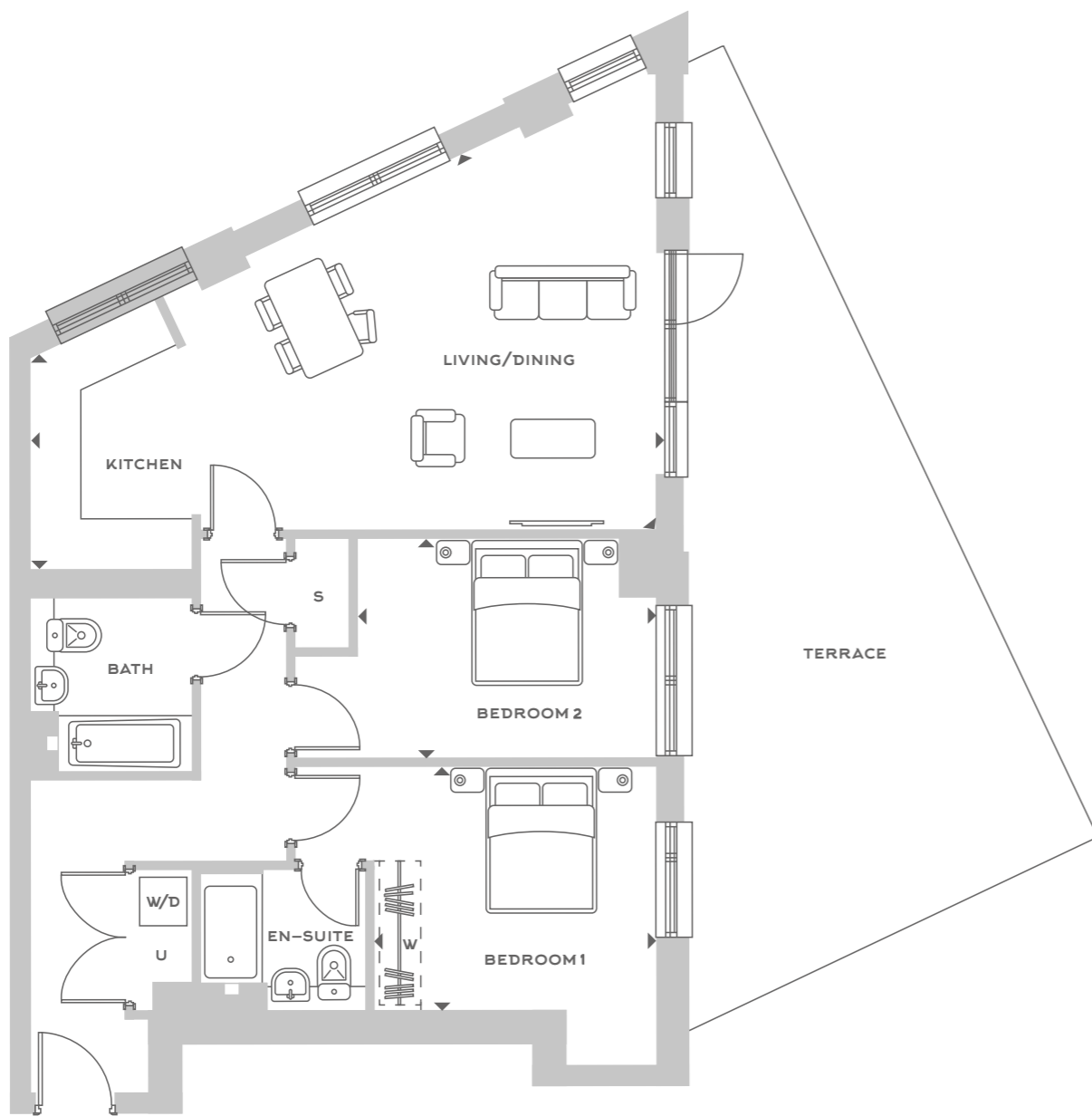


Apartment Type A10

2 BEDROOM | 4 PERSON

PLOTS	1.9.05
FLOOR	9

Living/Dining	7.94 m x 5.36 m	26'1" x 17'7"
Kitchen (width)	2.70 m	8'10"
Bedroom 1	3.59 m x 3.10 m	11'9" x 10'2"
Bedroom 2	3.78 m x 2.80 m	12'5" x 9'2"
Total Area	83.00 sq m	893.41 sq ft
Terrace Area	32.90 sq m	354.14 sq ft



Window lookalike panel to kitchen

- ◀ ▶
MEASUREMENT POINTS
- W
OPTIONAL FITTED WARDROBE
- W/D
WASHER DRYER
- U
UTILITY
- S
STORE

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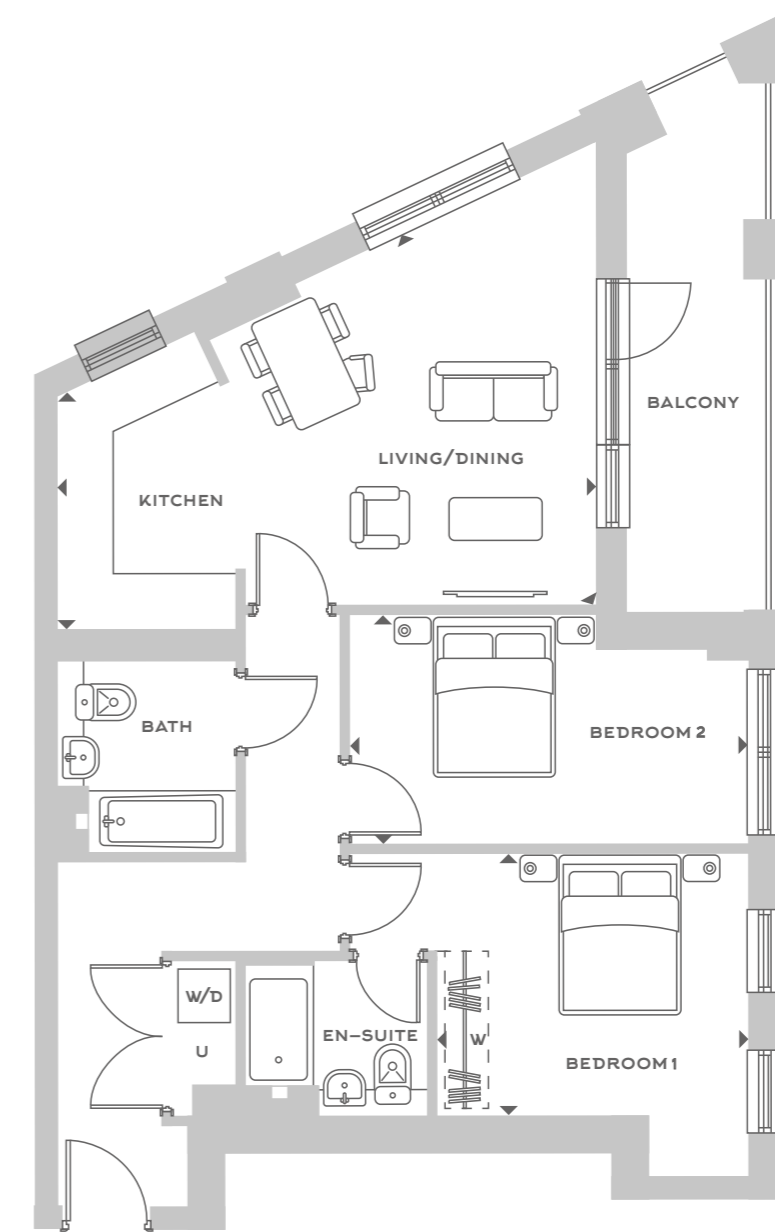


Apartment Type A11

2 BEDROOM | 4 PERSON

PLOTS	1.10.05	1.11.05	1.12.05	1.13.05	1.14.05	1.15.05	1.16.04
FLOOR	10	11	12	13	14	15	16
PLOTS	1.17.04	1.18.04	1.19.04	1.20.03	1.21.03	1.22.03	
FLOOR	17	18	19	20	21	22	

Living/Dining	6.20 m x 4.81 m	20'4" x 15'9"
Kitchen (width)	2.70 m	8'10"
Bedroom 1	3.59 m x 3.03 m	11'9" x 9'11"
Bedroom 2	4.58 m x 2.65 m	15'0" x 8'8"
Total Area	72.10 sq m	776.08 sq ft
Balcony Area	9.60 sq m	103.33 sq ft



Window lookalike panel to kitchen

- ◀ ▶
MEASUREMENT POINTS
- W
OPTIONAL FITTED WARDROBE
- W/D
WASHER DRYER
- U
UTILITY

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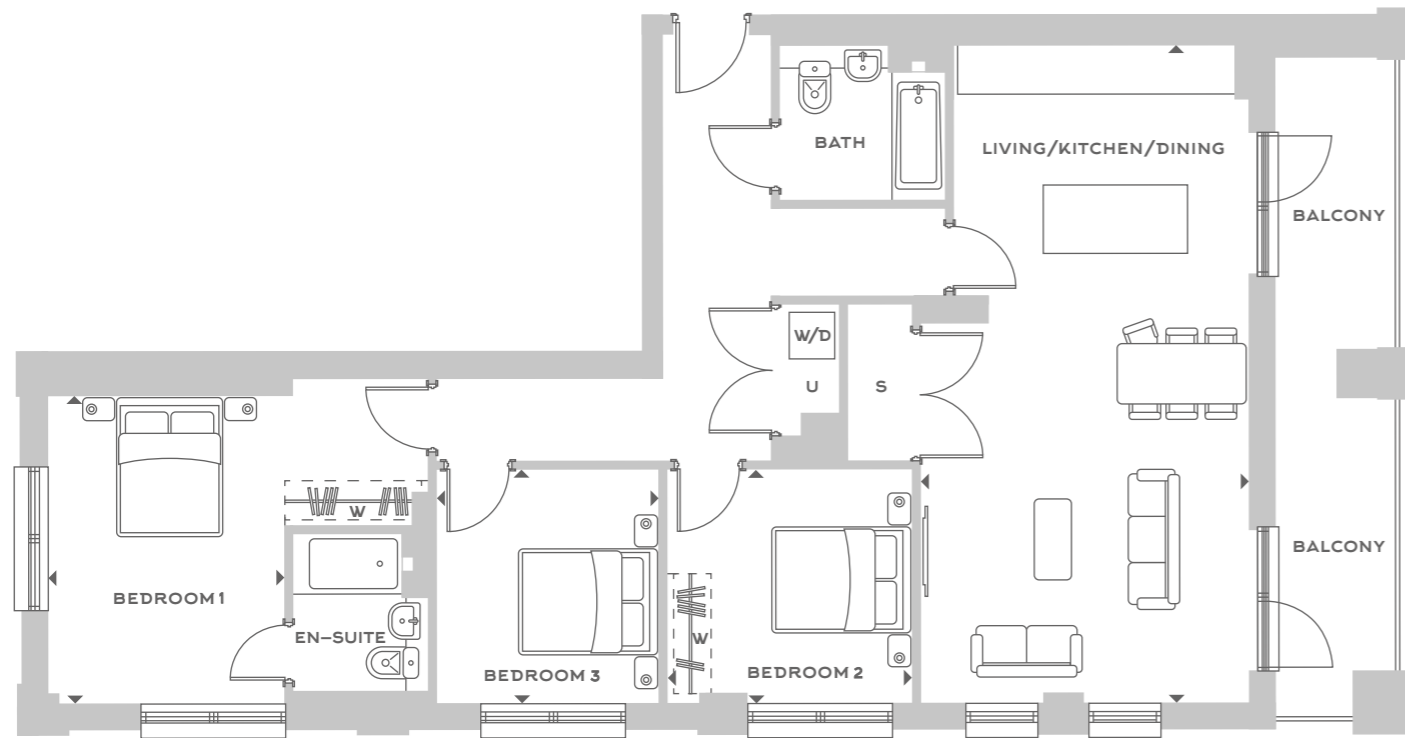


Apartment Type A12

3 BEDROOM | 6 PERSON

PLOTS	1.16.01	1.17.01	1.18.01	1.19.01
FLOOR	16	17	18	19

Living/Kitchen/Dining	8.70 m x 4.35 m	28'7" x 14'3"
Bedroom 1	4.08 m x 3.13 m	13'5" x 10'3"
Bedroom 2	3.10 m x 3.25 m	10'2" x 10'8"
Bedroom 3	3.10 m x 2.95 m	10'2" x 9'8"
Total Area	102.60 sq m	1104.39 sq ft
Balcony Area	12.60 sq m	135.63 sq ft



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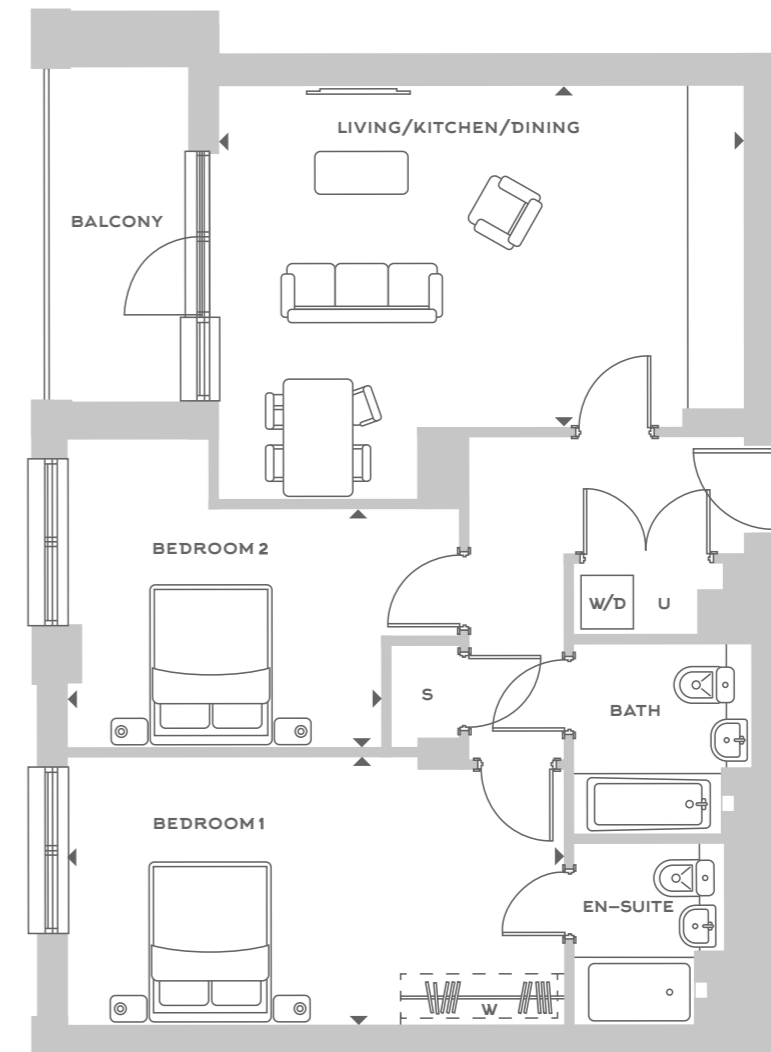


Apartment Type A13

2 BEDROOM | 4 PERSON

PLOTS	1.16.02	1.17.02	1.18.02	1.19.02
FLOOR	16	17	18	19

Living/Kitchen/Dining	6.03 m x 3.95 m	19'9" x 13'0"
Bedroom 1	3.61 m x 2.75 m	11'10" x 9'0"
Bedroom 2	5.71 m x 3.05 m	18'9" x 10'0"
Total Area	77.60 sq m	835.29 sq ft
Balcony Area	6.23 sq m	67.06 sq ft



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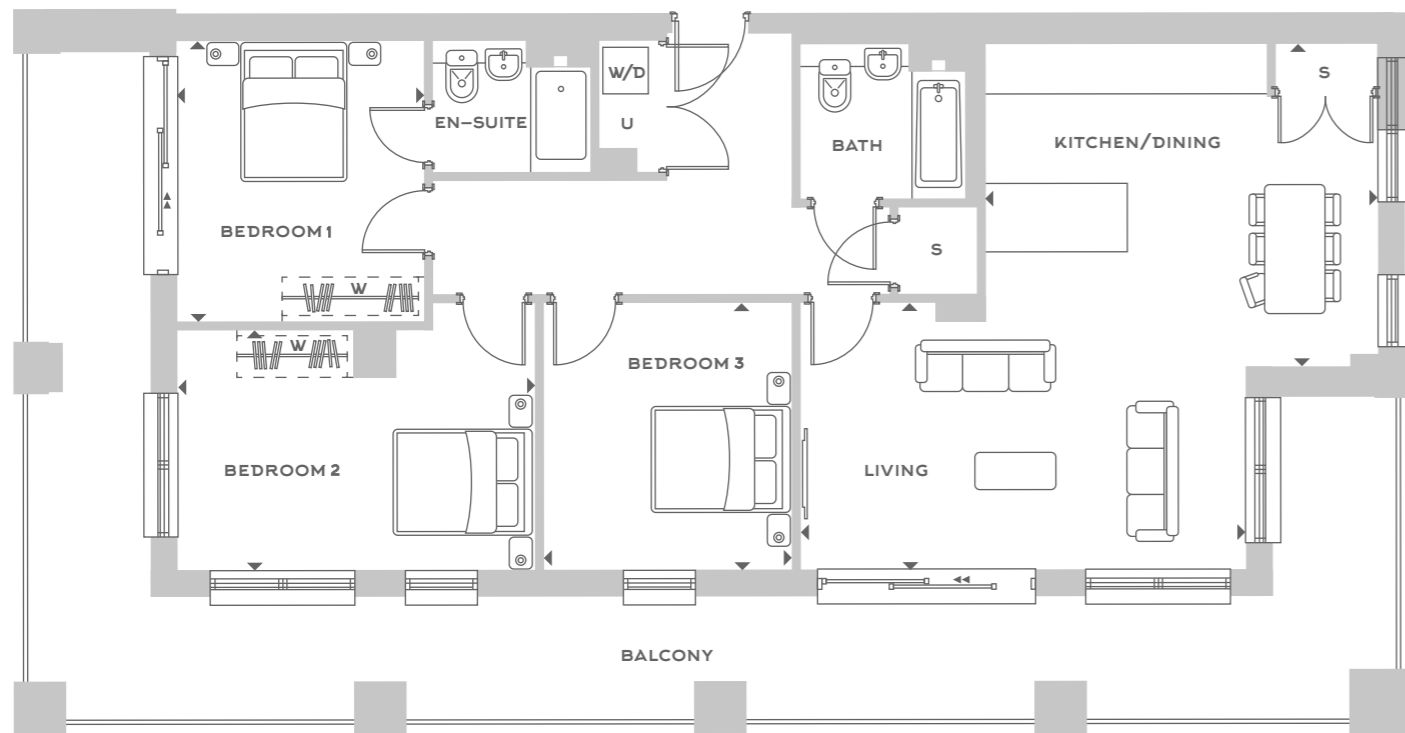


Apartment Type A14

3 BEDROOM | 6 PERSON

PLOTS	1.20.01	1.21.01	1.22.01
FLOOR	20	21	22

Living	3.53 m x 5.91 m	11'7" x 19'5"
Kitchen/Dining	4.27 m x 5.19 m	22'10" x 17'0"
Bedroom 1	3.72 m x 3.27 m	12'2" x 10'9"
Bedroom 2	3.18 m x 4.73 m	10'5" x 15'6"
Bedroom 3	3.53 m x 3.30 m	11'7" x 10'10"
Total Area	106.20 sq m	1143.14 sq ft
Balcony Area	43.20 sq m	465.00 sq ft



Window lookalike panel to kitchen



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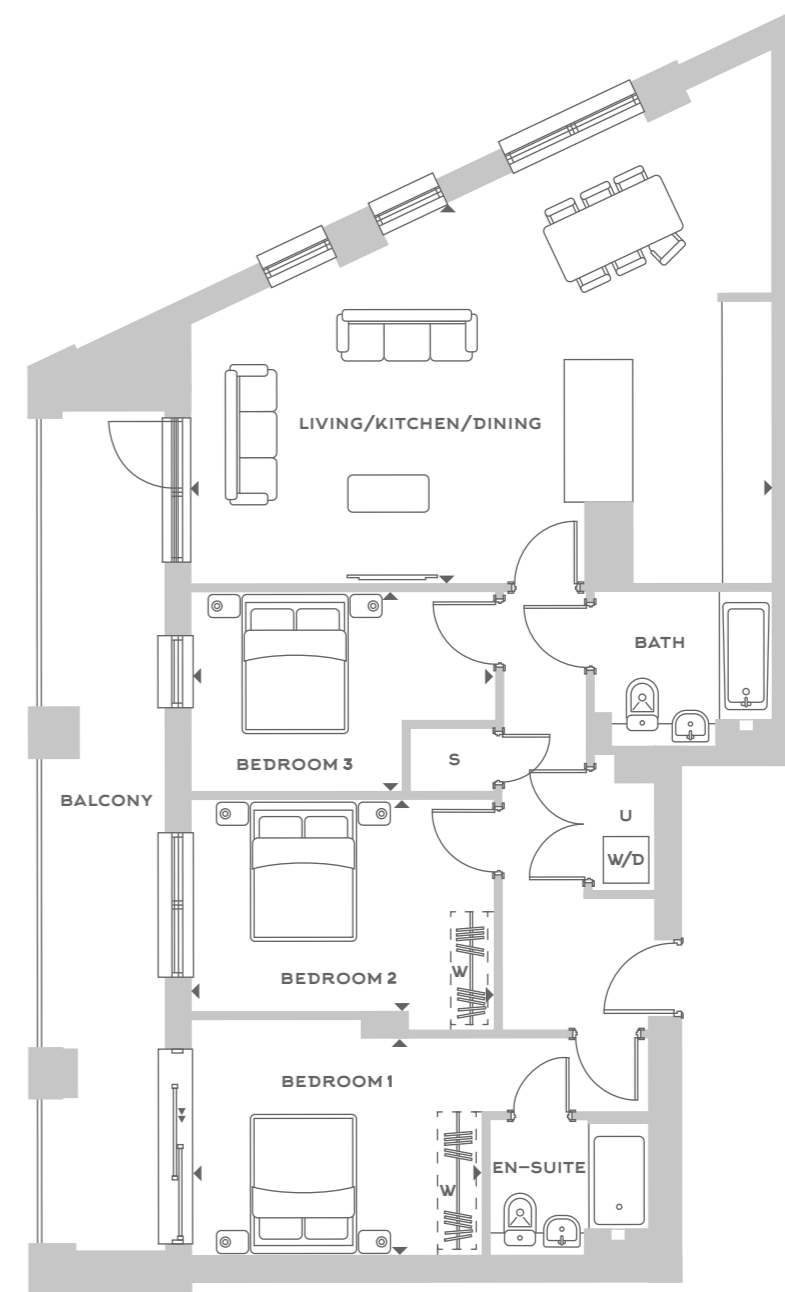


Apartment Type A15

3 BEDROOM | 6 PERSON

PLOTS	1.20.02	1.21.02	1.22.02
FLOOR	20	21	22

Living/Kitchen/Dining	7.70 m x 5.04 m	25'3" x 16'6"
Bedroom 1	3.85 m x 2.87 m	12'8" x 9'5"
Bedroom 2	4.04 m x 2.81 m	13'3" x 9'3"
Bedroom 3	4.04 m x 2.65 m	13'3" x 8'8"
Total Area	97.70 sq m	1051.64 sq ft
Balcony Area	16.80 sq m	180.84 sq ft



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DELIVERING DISTINCTION

Redrow was established in 1974 by Steve Morgan CBE. Over Redrow's history, spanning more than 40 years, it has earned a unique reputation for quality and building beautiful homes where people want to live.



Pontoon Reach > London E16



Morello > Croydon > London



Colindale Gardens (CG) > London NW9



Saxon Square > Luton LU2

Redrow has developed three sustainable business themes: Creating Thriving Communities by Building Responsibly and Valuing People. Implementing this strategy, whilst engaging with colleagues and stakeholders, helps Redrow deliver significant value to investors and the wider community. Redrow is listed on the London Stock Exchange and is a constituent of the FTSE 250 index.

In 2019, Redrow achieved the coveted Five Star Customer Satisfaction award from the Home Builders' Federation (HBF), while in 2018 the company was named as a UK Top 100 Apprenticeship Employer for the fifth consecutive year. Redrow was also awarded the prestigious title of 2018 'Housebuilder of the Year' at both the WhatHouse? and Building Awards.





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