


# WEST LONDON




## THE OAKS

FELTHAM, WEST LONDON



Schools within 1 mile




M25 6 Miles / M4 4.2 Miles / M3 2.7 Miles



Feltham Train Station 0.8 mile

Heathrow Airport 3.0 Miles  
Hatton Cross Underground Station  
(Piccadilly line) 3.1 Miles  
Hampton 4.6 Miles  
Kingston-Upon-Thames  
& Richmond 7.8 Miles  
Central London 19 Miles



Feltham Hill  
Infant & Nursery School 0.3 Mile  
Backflip School 0.6 Mile  
Edward Pauling Primary School 0.6 Mile  
St.Lawrence R.C. Primary school 0.8Mile  
River Academy West School 0.9 Mile

Staines 8 minutes ⌚  
Wandsworth Town 29 minutes ⌚  
London Waterloo 30 minutes ⌚  
Windsor 27 minutes ⌚



The Centre Feltham Shopping 0.7 mile



Leisure West 0.9 mile



## ENJOY FELTHAM LOCAL ATMOSPHERE, AS WELL AS THE HANSWORTH AIR PARK NEARBY AND QUICK LINKS INTO THE CITY

In a great location for enjoying the local area and west London – as well as well-connected for the city – The Oaks shows that moving onto the property ladder needn't mean moving out of London.

The local area offers a laidback slice of London life, just a stone's throw from the cafés and shops of Feltham High Street, and with Heathrow Airport only 15 minutes away. The local Feltham Train Station offers direct train to Wandsworth and Waterloo.

The Oak enables you to remain close to all the things you love about London and the local area, while being brilliantly well-placed for the green spaces of HANWORTH PARK, the river, and the charm of west London's chicest, leafiest Neighbourhoods.

Hanworth Air Park Leisure Centre and Library 1.6 miles



G&L HOMES ARE NOW OFFERING THEIR LATEST EXCITING NEW DEVELOPMENT OF 3 CONTEMPORARY HOMES WITH AN EXCEPTIONALLY HIGH STANDARD OF SPECIFICATION IN THE WEST LONDON.



Living Room



Family Bathroom

## STUNNING BRAND NEW THREE BEDROOM HOUSE

These exciting, sophisticated Three-bedroom eco-friendly family homes have been specifically created by G&L Homes' architects to offer open-plan contemporary living in a quiet residential location within easy reach of the City, Canary Wharf and the West End. These new homes are moments away from the major road and 10 minutes walk to rail transport networks, absolutely essential to utilise all that 21st century living has to offer.

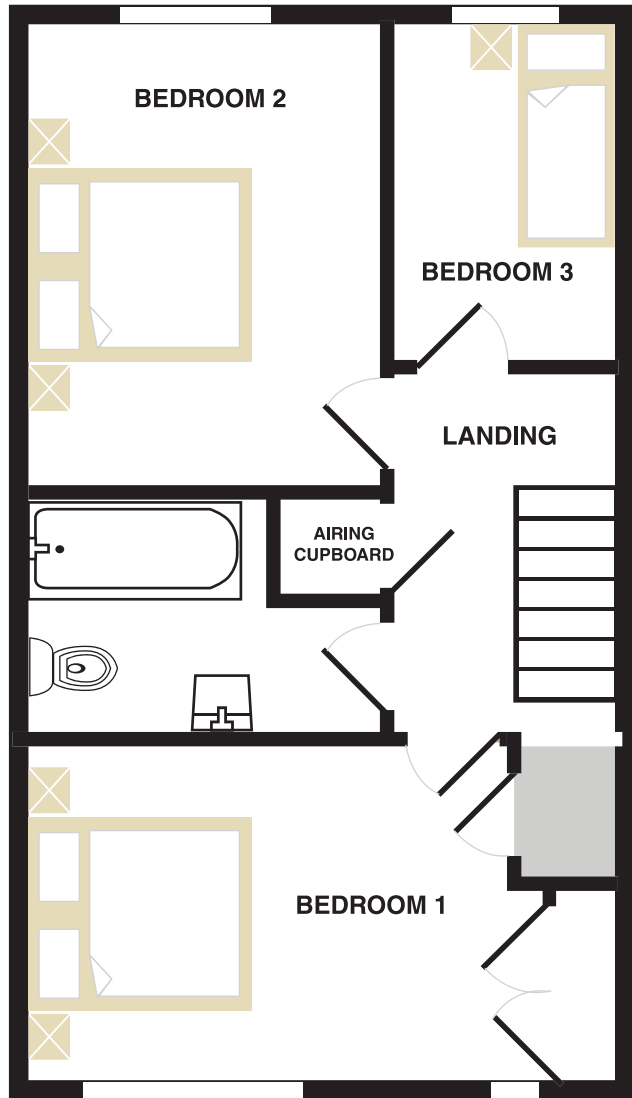
Off-street parking and rear gardens provide secluded private outdoor spaces, whilst a large opening French doors bring the outside in with fabulous elevated panoramic views making it bright, light and airy.



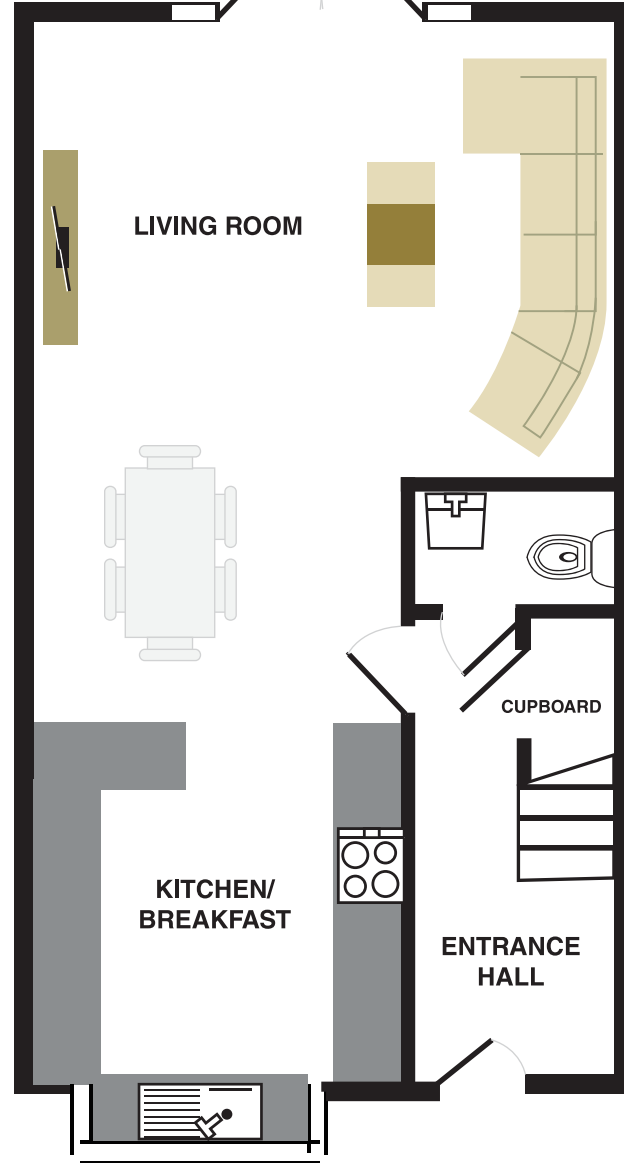
- solar panels (approximately £280 cash back every year plus the save on electric bill)
  - **Combi boiler underfloor heating**
    - 3 individual heating zones
  - **Premium carpet with 80% wool**
    - Large modern open plan kitchen
  - **Luxury bathroom with auto sensor**
    - TV and LAN ports in bedrooms
  - **Whole house led down lights**
    - Alarm system installed
  - **Private off road parking**
    - Good size garden to the rear
- **10 year housing warranty underwritten by Allianz Global Corporate & Specialt**
  - Shops, restaurants & schools nearby
  - **Superior location (10 minutes walk to feltham station and high street)**

Kitchen & Breakfast

1st FLOOR



Ground Floor



GROUND FLOOR APPROX.FLOOR AREA 449 SQ.FT . (41.7 SQM.)	BEDROOM 1 16' x 8'5 4.9m x 2.6m	LIVING ROOM 18'11 x 15'8 5.8m x 4.8m
1ST FLOOR APPROX.FLOOR AREA 449 SQ.FT . (41.7 SQM.)	BEDROOM 2 12'5 x 9'8 3.8m x 2.9m	KITCHEN/ BREAKFAST ROOM 10' x 9' 3.1m x 2.8m
TOTAL APPROX. FLOOR AREA 898 SQ.FT . (82.9 SQM.)	BEDROOM 3 9'1 x 6'3 2.8m x 1.9m	Entrance Hall 12'5 x 5'9 3.8m x 1.8m



Bedroom 3



Bedroom 2



Rear Garden



Bedroom 1



Front



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