



The lifestyle that connects

Trident House

HAYES • HILLINGDON • WEST LONDON UB3



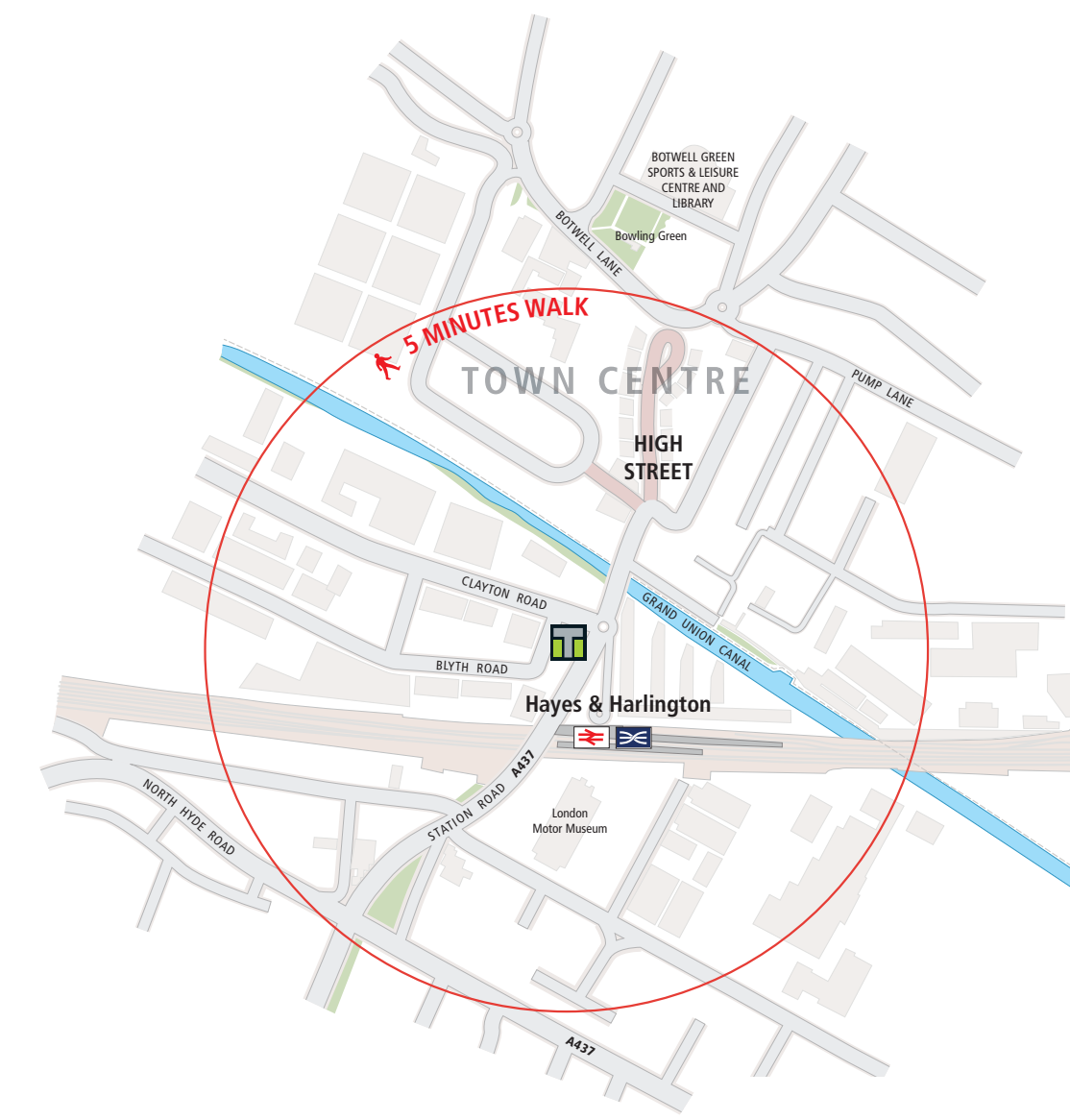


A stunning conversion of brand new
1 bedroom designer suites providing
a new landmark for luxury living

in the heart of Hayes
regeneration growth zone



Computer generated image of Trident House.



Central living 2 minutes walk from mainline connections, 5 minutes stroll from town centre amenities.

...and with a multi-million pound regeneration programme in place, Hayes town centre is poised for major transformation to coincide with the arrival of Crossrail - together forming the catalyst for dynamic growth within this important west London district.



Hayes town centre - a fusion of character and cosmopolitan charm



First Great Western & Heathrow Connect

Forthcoming Crossrail will bring Hayes to the heart of the West End in just 20 minutes.



Crossrail Service 2018

Typical journey times from Hayes & Harlington when fully operational:

HEATHROW T1, 2 & 3	5 mins
PADDINGTON	16 mins
BOND STREET	20 mins
LIVERPOOL STREET	27 mins
CANARY WHARF	34 mins

Connect by rail

Trident House is situated within 2 minutes walk of First Great Western services direct into Paddington with current journey times averaging around 20 minutes. Hayes and Harlington also operates Heathrow Connect services into Terminals 1, 2 & 3.

Connect by road

The development lies within 1 mile of the M4 (Junction 3), which connects to the M25 and UK motorway network in little over 3 miles (or 5 minutes drive) to the west. The M4 also provides direct routing to Central London.

Connect by air

Residents will be exceptionally well placed for international travel from London Heathrow Airport with over 90 airlines flying to some 170 destinations worldwide.

Connect by Crossrail (2018)

Plans are in place for a striking new station building at Hayes & Harlington with a host of environmental improvements including a new footbridge, lifts to platform levels and state of the art information screens. When fully operational in 2019, up to 10 services an hour in each direction will serve the station.



Daily destinations door to door from Trident House



Whether driving or using public transport, travel from Trident House is fast and convenient with Hayes & Harlington bus terminus virtually on your doorstep. Bus and road routes interconnect with all nearby destinations including 2 dedicated school buses.

Superb transport links in a strategic west London location - the key to luxury living at Trident House.



The location



The lifestyle

A district of diversity, culture and convenience.

Hayes has a long and colourful history and is perhaps best known as the erstwhile home of EMI and that of notable residents William Byrd the 'father of English music' and English literature George Orwell.

Today, the town has a vibrant High Street and entertainment scene with excellent recreational facilities for all ages, including the open air theatre, Barra Hall Park - a community venue for music, theatre and dance.

The district also has numerous highly respected primary and secondary schools, while Uxbridge College has a Hayes campus.



A lazy and leafy afternoon on the Grand Union Canal - which passes within a stone's throw of Trident House.



Stockley Pines and Stockley Park - names that epitomise outstanding recreation and commerce and both located around 1 mile from Trident House.

Stockley Pines, a championship 18 hole golf course is set in 240 acres of rolling countryside and boasts the accolade of being one of London's finest public golf facilities.

Lying adjacent to the golf course is the business estate of Stockley Park, home to numerous international companies and global organisations.



Stockley Park has won more than 20 awards including the Fiscal International Award for Excellence of the Urban Land institute and Financial Times Architecture at Work awards.

Occupiers include Apple Inc., Gilead Sciences, Canon Inc., BP, Sharp Corporation, Marks & Spencer and GlaxoSmithKline.



Trident House comprises 98 designer suites arranged from 2nd to 8th floor with each suite having its own semi-enclosed bedroom area and separate living area, with high quality integrated kitchen appliances for modern convenience. All suites feature a Juliette balcony and luxuriously appointed shower room.

Trident House

- Choice of suite styles up to 339 sqft.
- Many with bespoke shelving units incorporating a swivelling flat screen TV (included) enabling viewing from living or bedroom area.
- High quality specifications throughout, including real oak one strip engineered timber flooring.
- Luxurious shower rooms with large format porcelain floor and wall tiling.
- Video entryphone security.
- Juliette balcony to all suites.
- Many upper level suites with panoramic skyline views.
- Two lifts serving all levels.
- Stylish reception foyer and lift lobby.



Trident House looking north down station road from station.



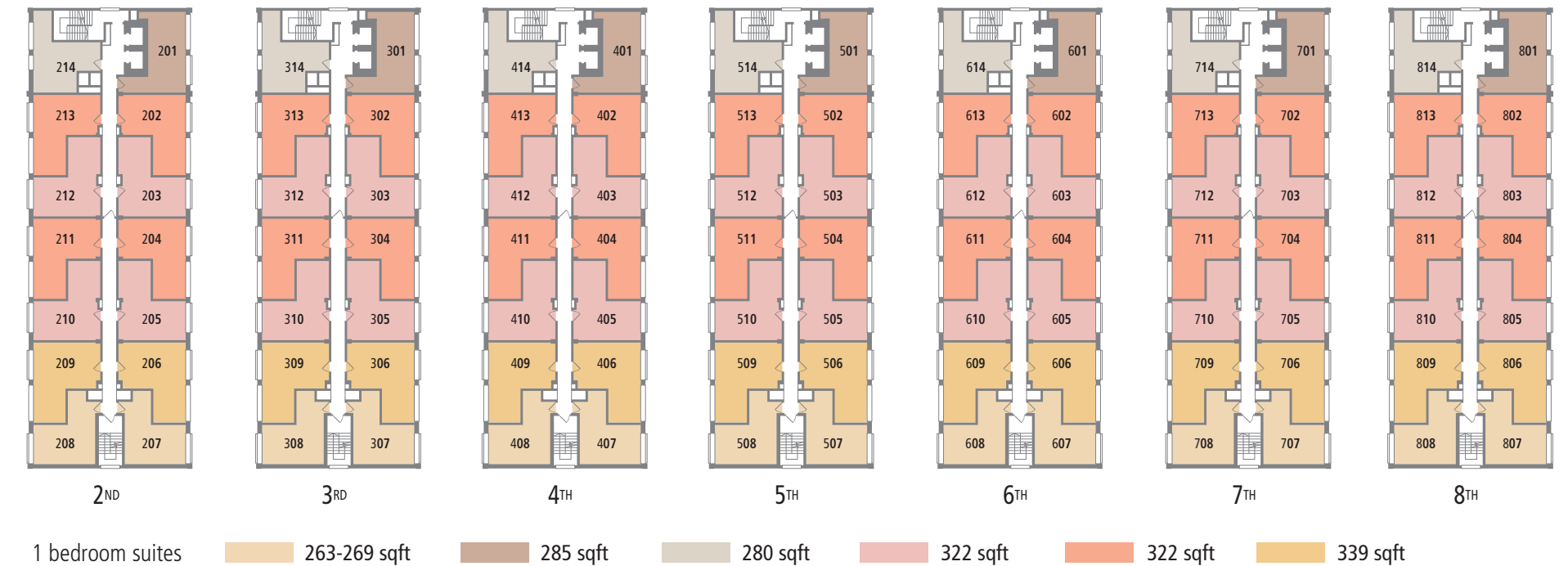
Actual views from upper level suites at Trident House.



Skyline views, swivel flat screen TV units and all with sheer, sophisticated style.

About 50% of the suites at Trident House will feature a bespoke shelving unit dividing the bedroom and living area, this stylish unit will have an integral swivelling 40" approx. flat screen TV enabling viewing from either area.

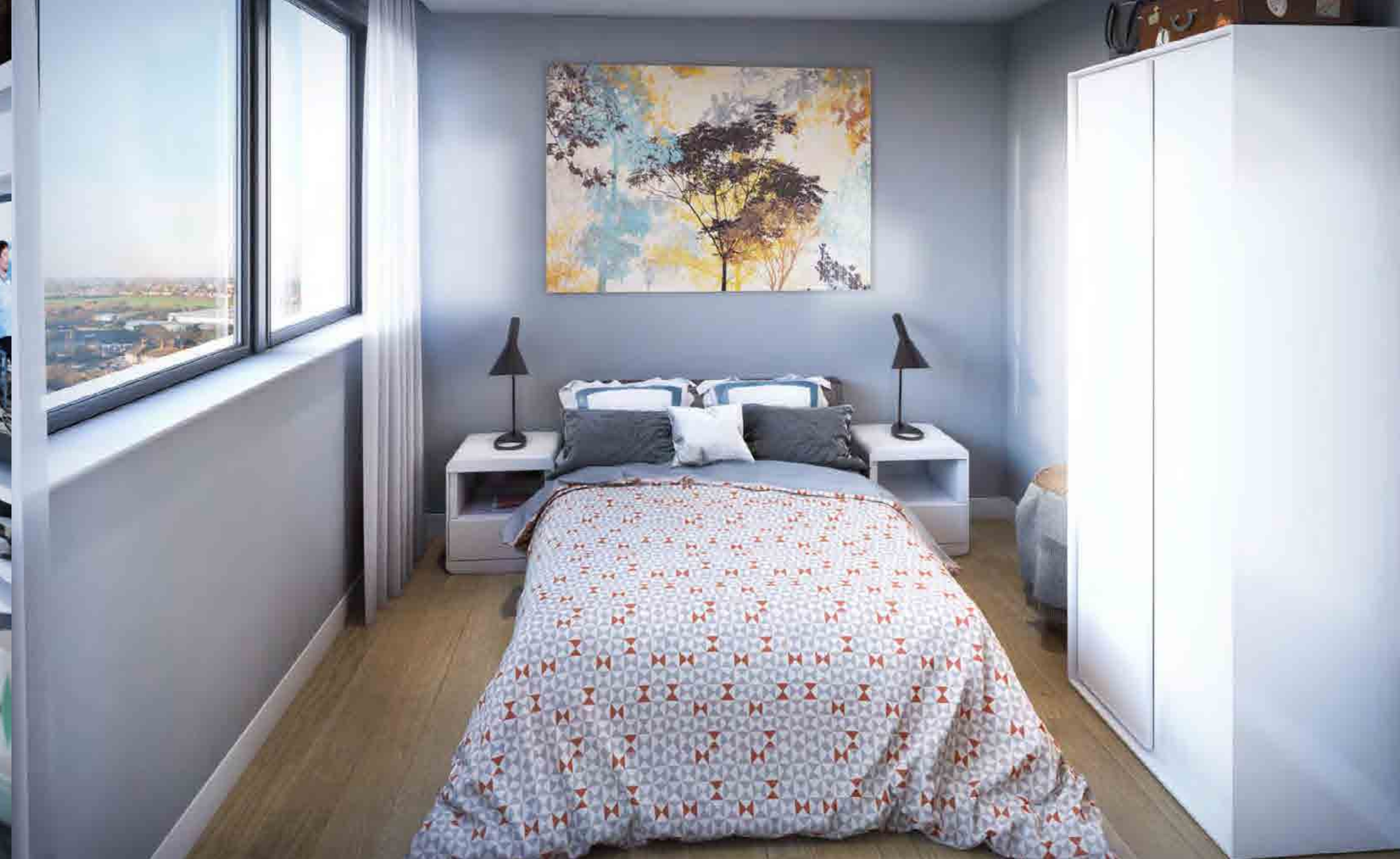
Suites with this feature are from 2nd to 8th floor numbers 02, 04, 06, 09, 11 and 13.





All interior images are computer generated and should be used as a guide only, details may vary.

Suites brilliantly designed for owner/occupiers and investors alike



Each suite maximises the use of natural light and defined space



Space to live and lounge
in luxury, the hallmark
of Trident House

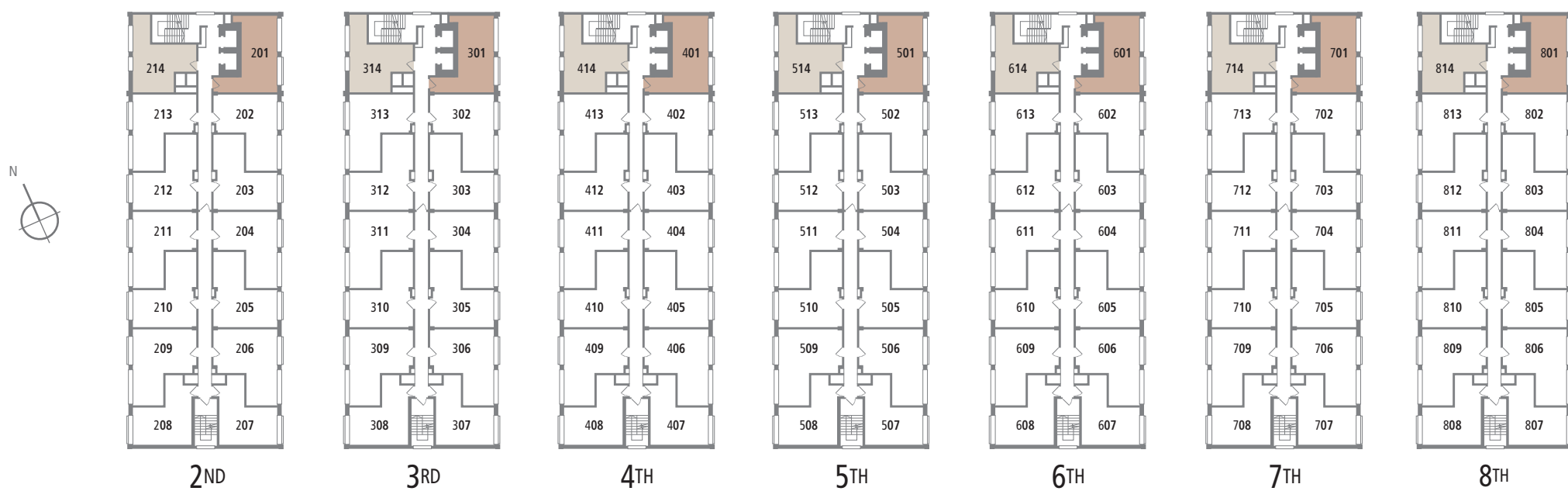
Refined specifications include
stone worktops and vanity tops,
floor to ceiling wardrobes and TV
socket set cabled to enable Sky+
(subject to subscription).


Galliard
Homes





Actual view looking north from suite 814.



Bespoke pull down bed with dining table feature.

214 314 414 514 614 714 814
 Total area: 26.0 sq.m. 280 sq.ft.

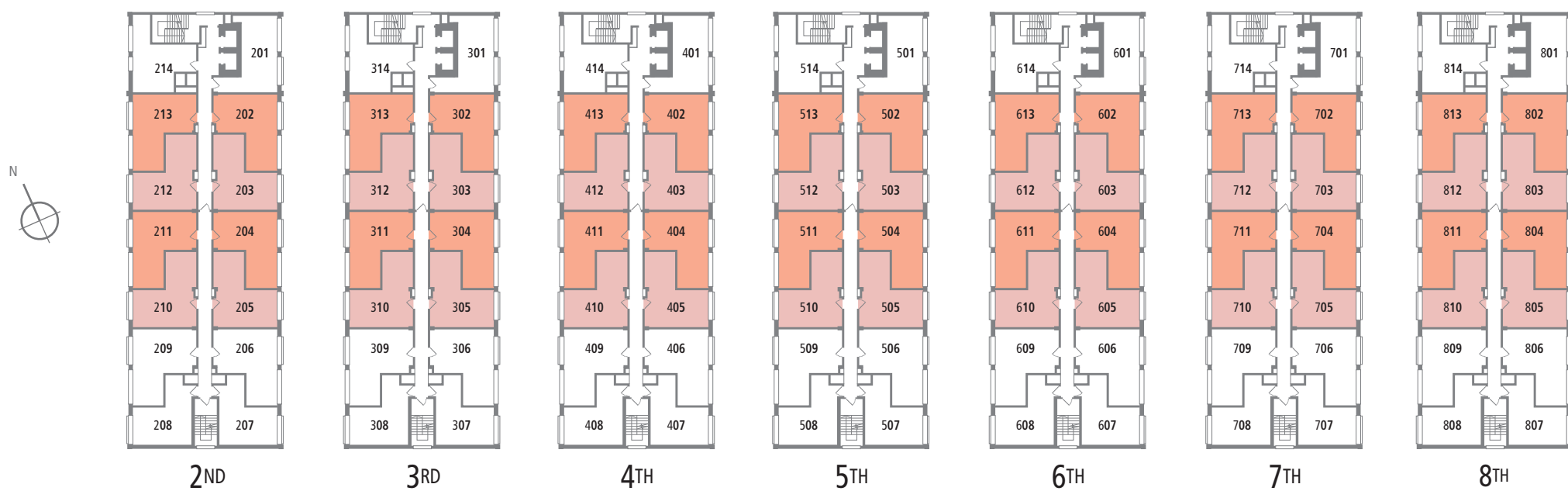


201 301 401 501 601 701 801
 Total area: 26.5 sq.m. 285 sq.ft.

Floor plan finishes and furniture shown for illustrative purposes only. Suite layouts are intended to be correct, precise details may vary. Total areas stated are gross internal and accurate to within 5%.



Actual view looking north from upper level suites 10, 11, 12 and 13.



202 204 211 213 302 304 311 313
 402 404 411 413 502 504 511 513
 602 604 611 613 702 704 711 713
 802 804 811 813

Total area: 30.0 sq.m. 322 sq.ft.



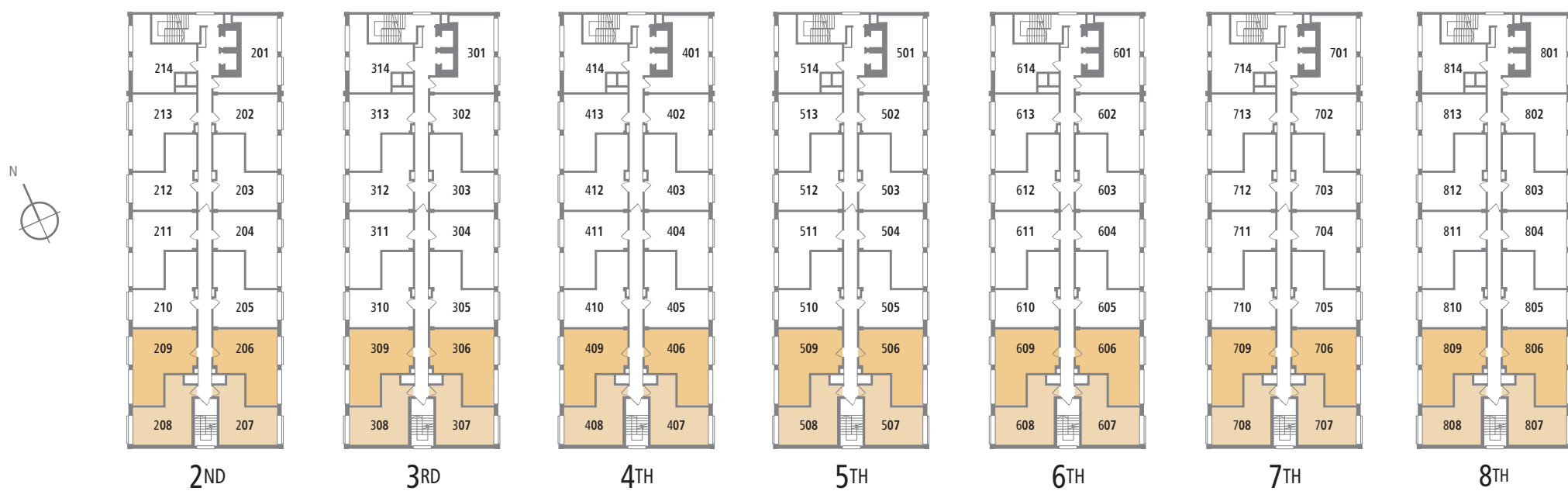
203 205 210 212 303 305 310 312
 403 405 410 412 503 505 510 512
 603 605 610 612 703 705 710 712
 803 805 810 812

Total area: 30.0 sq.m. 322 sq.ft.

Floor plan finishes and furniture shown for illustrative purposes only. Suite layouts are intended to be correct, precise details may vary. Total areas stated are gross internal and accurate to within 5%.



Actual view looking south across Hayes & Harlington station from upper level suites 06 and 07.



206 209 306 309 406 409
506 509 606 609 706 709
806 809

Total area: 31.5 sq.m. 339 sq.ft.



207 307 407 507
607 707 807

Total area: 24.5 sq.m. 263 sq.ft.

208 308 408 508
608 708 808

Total area: 25.0 sq.m. 269 sq.ft.

Floor plan finishes and furniture shown for illustrative purposes only. Suite layouts are intended to be correct, precise details may vary. Total areas stated are gross internal and accurate to within 5%.



Specification

GENERAL

- Real oak one strip engineered timber flooring.
- White matt emulsion finish to walls & ceilings.
- White finish doors with brushed stainless steel door furniture.
- Brushed metal switch and socket plates.
- Low energy LED recessed downlights.
- Bespoke shelf unit with dual area swivelling (40" approx.) flat screen TV to selected suites 02, 04, 06, 09, 11 and 13.
- Heating system with flat panelled radiators.
- Video entryphone security.

KITCHEN AREA

- Designer kitchen units with tobacco wood coloured base units and off white lacquered wall units.
- Mid brown coloured stone worktop.
- White glass splashback up to underside of wall units.
- Integrated appliances to include:
 - Single oven
 - Microwave
 - 2 ring ceramic hob
 - Cooker hood
 - Fridge with ice box
 - Dishwasher
- Stainless steel undermounted sink with square profiled tap and grooved worktop drainer.
- Underlighting to wall units.
- Centralised appliance switch panel.

LIVING AREA

- TV socket set cabled to enable Sky + (subject to subscription), terrestrial digital TV and FM radio.
- Floor to ceiling wardrobe with sliding doors.

BEDROOM AREA

- Telephone extension socket.

SHOWER ROOM

- Large format porcelain floor and wall tiling.
- Stone vanity top with concealed plumbing (where possible).
- Bespoke timber veneered vanity unit with glass shelves, mirrored doors and feature lighting.
- Shaver socket.
- White sanitaryware.
- Chrome plated square profile taps, shower mixer, fixed and hand held shower attachments.
- Chrome plated square profile heated towel rail.
- Clear glass frameless shower enclosure and door.

SERVICE CUPBOARD

- Large format porcelain floor tiling, emulsion finish walls.
- Washer/dryer to selected studios.
- Heating and hot water heat exchanger.



Galliard Homes official letting and management agents

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