

EXCLUSIVE BOUTIQUE DEVELOPMENT



DUKES PLACE

~TW2~

FIFTEEN STUNNING 1, 2 & 3 BEDROOM APARTMENTS

This is a computer generated image of an artist's impression

WEST LONDON'S DYNAMIC NEW DESTINATION

Welcome to Dukes Place, an exclusive boutique development of just fifteen stunning 1, 2 & 3 bedroom apartments situated in an ultra-convenient location, close to all you need for modern day living, yet surrounded by picturesque open spaces and parkland.

Whitton has become a favourable destination for the best of contemporary living, with its fabulous array of shops, restaurants, pubs, entertainment and great transport links to central London by road and rail. The launch of Dukes Place now makes it possible for you to share in the growth of this vibrant, pulsating location.

Each of these apartment's bright and airy interior spaces has been expertly designed with emphasis on accommodation flow and high-quality fixtures and fittings, ensuring every one of these stunning new homes is both unique and of the highest specification.

A DEVELOPMENT DESIGNED FOR TODAY



DUKES PLACE
~TW2~

THE WORLD ON YOUR DOORSTEP



Dukes Place has it all

Excellent connectivity combined with picturesque local open spaces and parks combined with extensive leisure and recreational facilities.

Local shops are literally on your doorstep and these include 2 mini markets, a barbers, the popular Stella's Café, the Mangal Turkish take away and the Copper Flames and Whitton Tandoori restaurants. A further eclectic mix of local eateries include Thai Park, Annapurna and Delhi Wala.

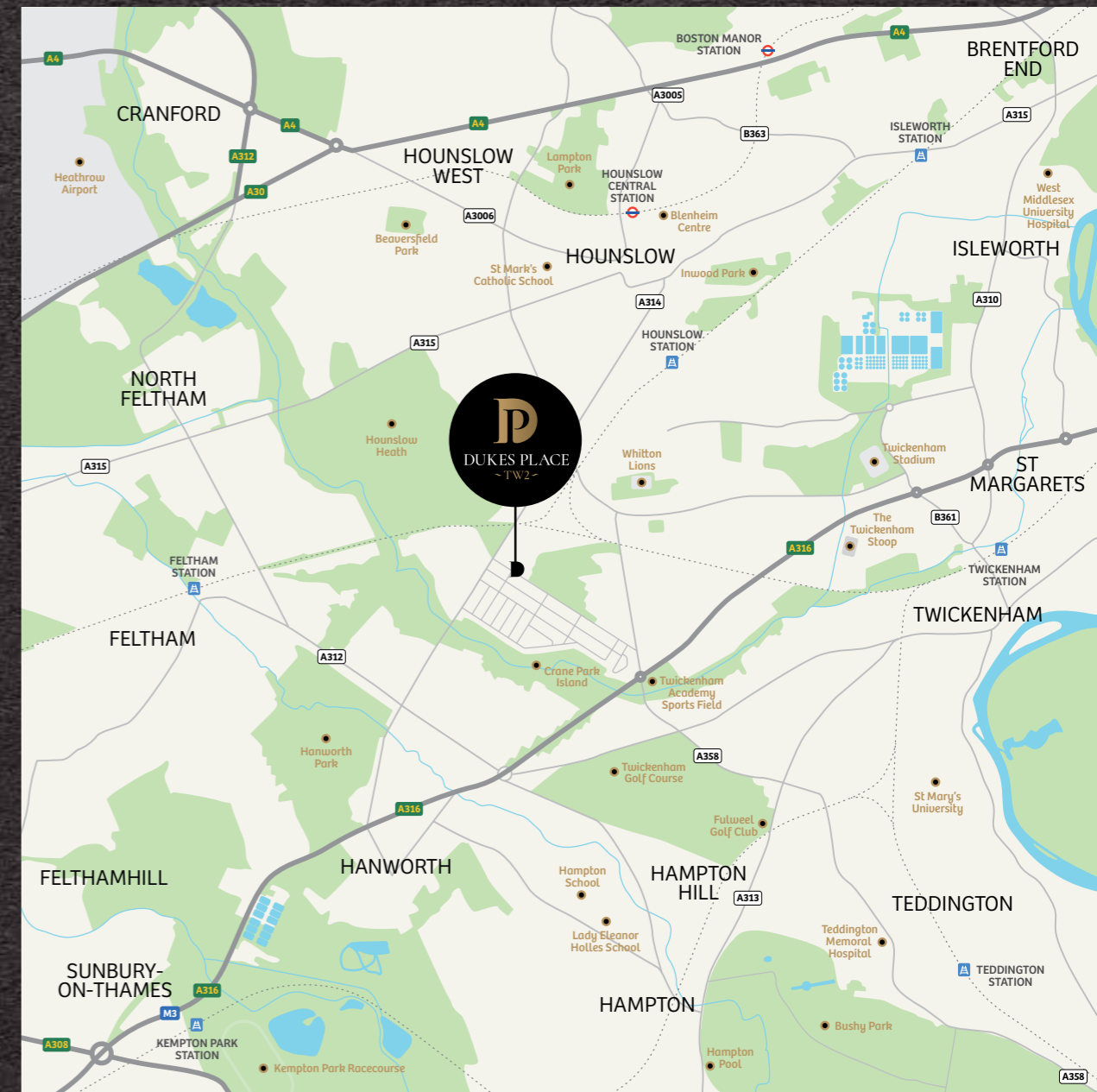


For your weekly shop there's a Lidl, Tesco Express, Sainsbury's local and Iceland all found in Whitton high street and these site along the likes of Whitton Food & Wine and other independent outlets.

If you fancy exercising or just want to people watch, why not visit one of the numerous local open parks and spaces which include Crane Park with the meandering Crane River, the Worlds famous Hounslow Heath or Hanworth Park. Stunning Syon Park and House and Kew Gardens are all under 5 miles away with Marble Hill also under 4 miles from Dukes Place.



Twickenham Stadium, the home of England Rugby, is just one train stop or a lively 2 mile walk away (38 mins). In addition to hosting international matches, there's a museum and regular tours of this outstanding sporting arena.





NO JOURNEY TO FAR

Whether your travel needs take you to the wider world, to the heart of the capital or to local destinations, at Dukes Place you'll have it all on the doorstep. International travellers, or those who work there, will appreciate the proximity of Heathrow, just over 3 miles away, while train services from Whitton Station can whisk you to the heart of the capital, with journey times to Waterloo in as little as 31 minutes. Drivers benefit from having the A316 less than a mile away, putting you in touch with the wider motorway network.



DUKES PLACE
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Twickenham Station

2.7 miles from Dukes Place

- 4 mins – Richmond
- 11 mins – Putney
- 15 mins – Clapham Junction
- 21 mins – Vauxhall
- 28 mins – Waterloo
- 28 mins – Wimbledon

Whitton Station

1.33 miles from Dukes Place

- 3 mins – Twickenham
- 7 mins – Richmond
- 14 mins – Putney
- 18 mins – Clapham Junction
- 24 mins – Vauxhall
- 31 mins – Waterloo



11 mins / 3.22 miles*
London Heathrow
4 mins / 0.93 miles*
Great Chertsey Road

*RAC Routeplanner

This is a computer generated image of an artist's impression

SITE PLAN



HANWORTH ROAD

EXISTING
BUILDING

EXISTING BUILDING

EXISTING
BUILDING

CYCLE
PARKING
CYCLE
SHELTER

A
BUILDING

BAY 5
BAY 4
BAY 3
BAY 2
BAY 1

PARKING

BAY 6
BAY 7
BAY 8
BAY 9
CYCLE
SHELTER

B
BUILDING

CYCLE
PARKING

CYCLE
PARKING
CYCLE
SHELTER

POWDER MILL LANE

POWDER MILL LANE



DUKES PLACE
~TW2~

FLOOR PLANS

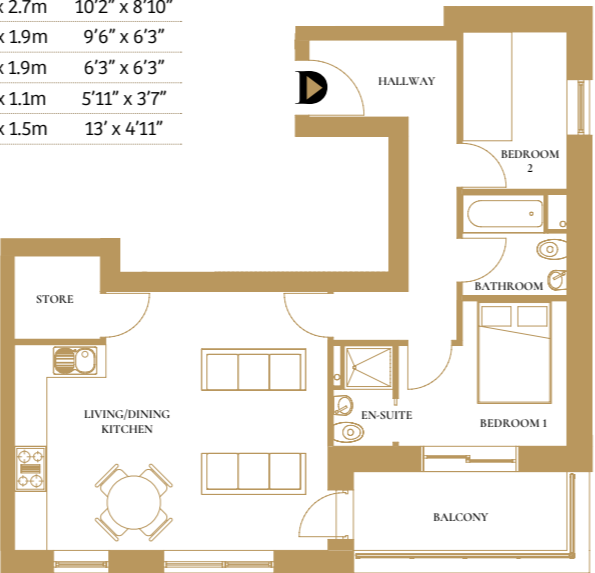
FIFTEEN
STUNNING
1, 2 & 3
BEDROOM
APARTMENTS

1

1ST FLOOR | 2 BEDS

57.3m² | 617ft²

Living/Dining/Kitchen	5.8m x 4.8m	19' x 15'9"
Bedroom 1	3.1m x 2.7m	10'2" x 8'10"
Bedroom 2	2.9m x 1.9m	9'6" x 6'3"
Bathroom	1.9m x 1.9m	6'3" x 6'3"
En-suite	1.8m x 1.1m	5'11" x 3'7"
Balcony	3.9m x 1.5m	13' x 4'11"

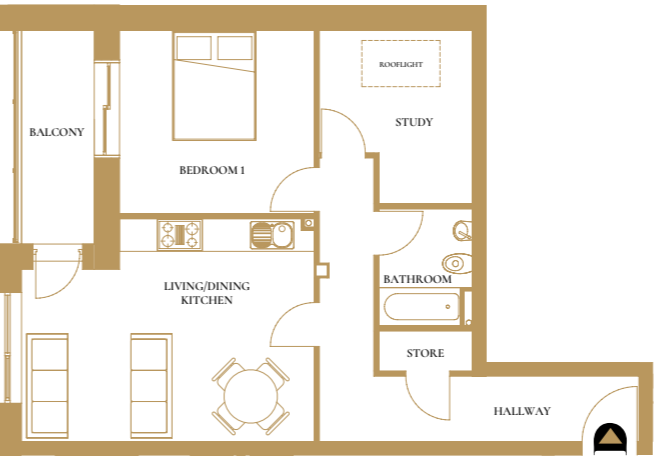


4

1ST FLOOR | 1 BED

58.3m² | 628ft²

Living/Dining/Kitchen	5.4m x 4.1m	17'9" x 13'5"
Bedroom 1	3.6m x 3.4m	12 x 11'2"
Study	3.2m x 2.8m	10'6" x 9'2"
Bathroom	2.1m x 1.7m	6'11" x 5'7"
Balcony	3.9m x 1.3m	13 x 4'3"

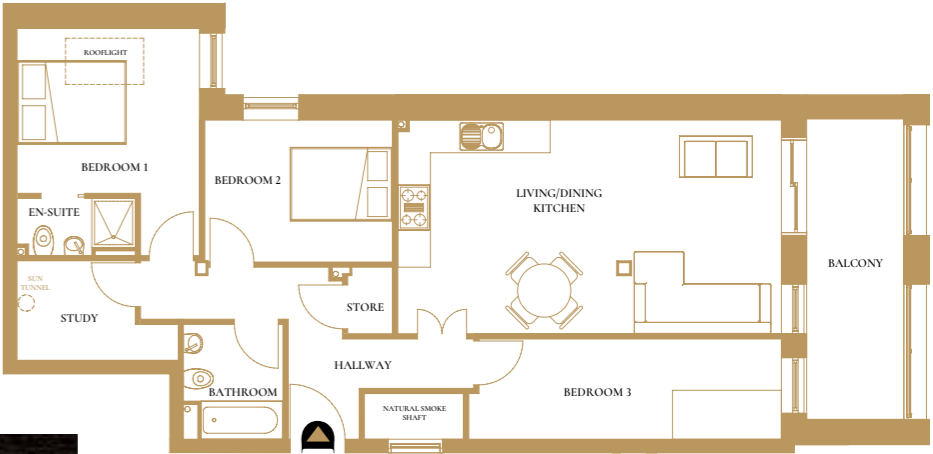


5

1ST FLOOR | 3 BEDS

81.6m² | 878ft²

Living / Dining / Kitchen	7m x 3.9m	22'12" x 13'
Bedroom 1	3.4m x 3m	11'2" x 9'10"
Bedroom 2	3.5m x 2.6m	11'6" x 8'6"
Bedroom 3	5.6m x 1.8m	18'4" x 5'11"
Study	2.2m x 1.8m	7'3" x 5'11"
Bathroom	2.1m x 1.8m	6'11" x 5'11"
En-suite	2.2m x 1.1m	7'3" x 3'7"
Balcony	5.5m x 1.8m	18'1" x 5'11"

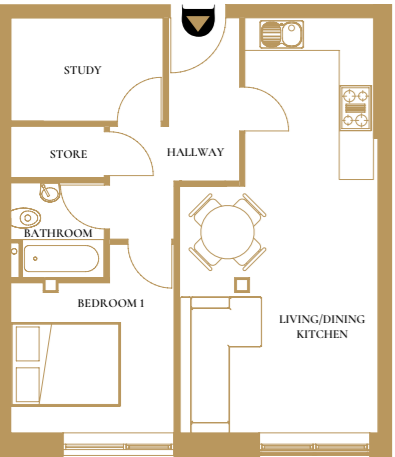


2

1ST FLOOR | 1 BED

51.2m² | 551ft²

Living/Dining/Kitchen	7.6m x 3.7m	24'11" x 12'2"
Bedroom 1	3m x 2.8m	9'10" x 9'2"
Study	2.8m x 1.9m	9'2" x 6'3"
Bathroom	1.7m x 1.7m	5'7" x 5'7"



1ST FLOOR | 2 BEDS

65.9m² | 709ft²

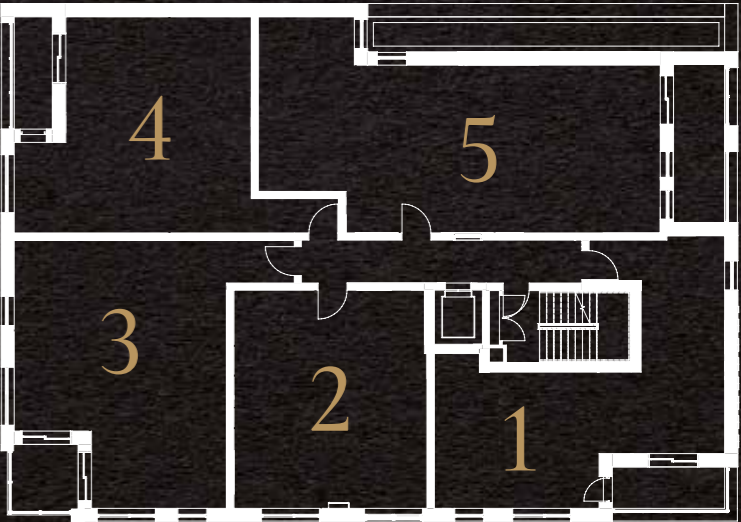
Living/Dining/Kitchen	5m x 4.7m 1	6'5" x 15'5"
Bedroom 1	3.1m x 3m	10'2" x 9'10"
Bedroom 2	3.5m x 2.6m	11'6" x 8'6"
Bathroom	2.1m x 1.7m	6'11" x 5'7"
En-suite	2.1m x 1m	6'11" x 3'3"
Balcony	2.3m x 2.3m	7'7" x 7'7"

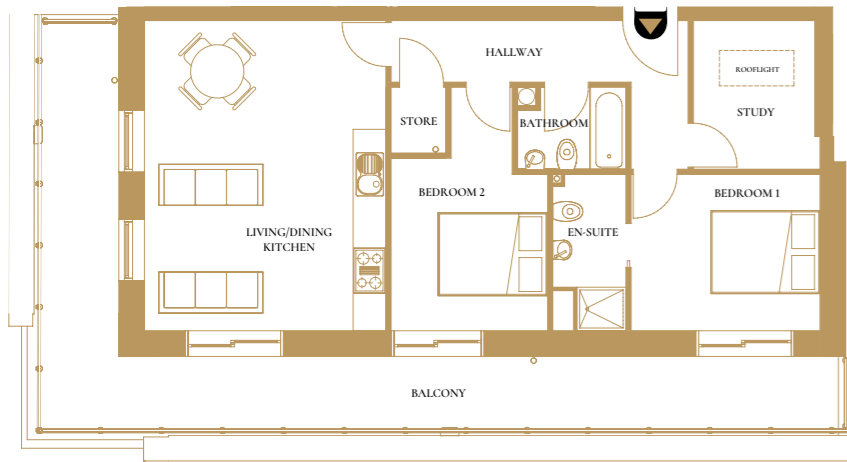


3

BUILDING A APARTMENT PLAN FIRST FLOOR

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2ND FLOOR | 2 BEDS
70.5m² | 759ft²

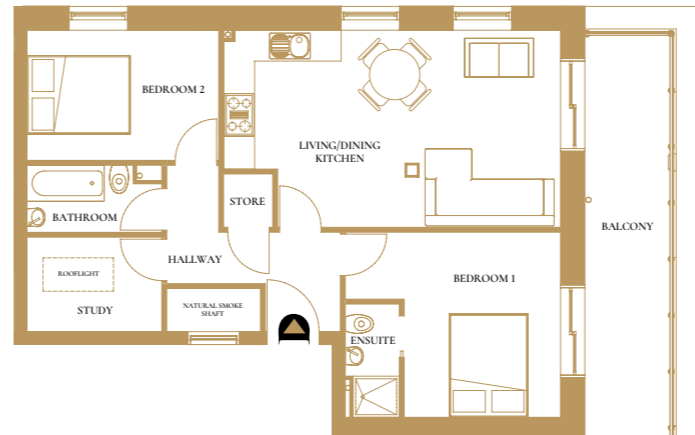
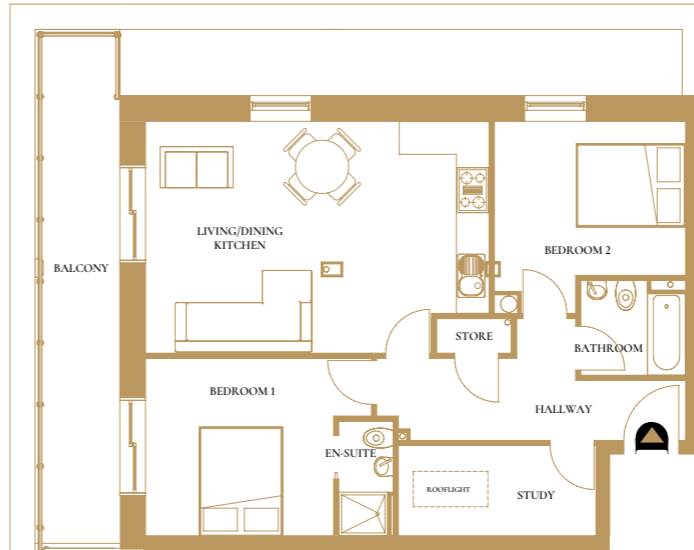
Living / Dining / Kitchen	5.7m x 4.4m	18'8" x 14'5"
Bedroom 1	3.5m x 2.9m	11'6" x 9'6"
Bedroom 2	3.2m x 2.9m	10'6" x 9'6"
Study	2.7m x 2.2m	8'10" x 7'3"
Bathroom	2m x 1.5m	6'7" x 4'11"
En-suite	2.9m x 1.3m	9'6" x 4'3"
Balcony	14.9m x 1.5m	48'11" x 4'11"
Balcony	6.3m x 1.6m	20'8" x 5'3"



7

2ND FLOOR | 2 BEDS
72.6m² | 781ft²

Living / Dining / Kitchen	6.3m x 4.3m	20'8" x 14'1"
Bedroom 1	3.5m x 3.3m	11'6" x 11'
Bedroom 2	3.5m x 2.8m	11'6" x 9'2"
Study	3.6m x 1.7m	12' x 5'7"
Bathroom	1.9m x 1.7m	6'3" x 5'7"
En-suite	2.1m x 1m	6'11" x 3'3"
Balcony	9.4m x 1.6m	30'10" x 5'3"



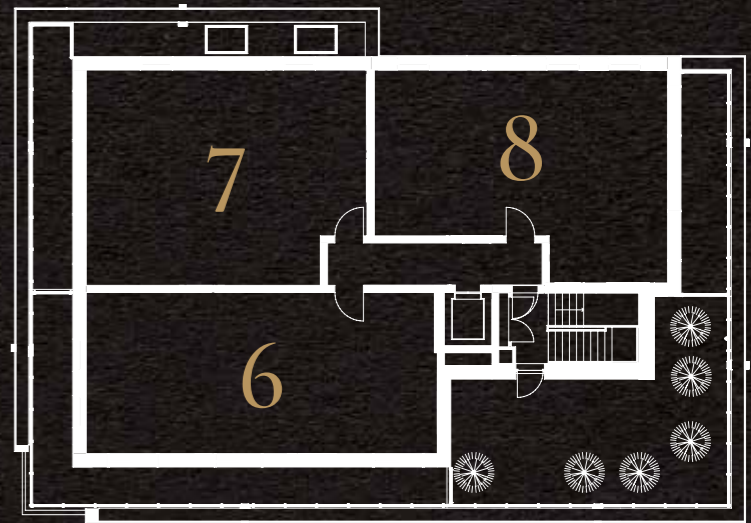
2ND FLOOR | 2 BEDS
68m² | 732ft²

Living / Dining / Kitchen	6.6m x 3.8m	21'8" x 12'6"
Bedroom 1	3.6m x 3m	12' x 9'10"
Bedroom 2	3.7m x 2.5m	12'2" x 8'2"
Study	2.6m x 1.8m	8'6" x 5'11"
Bathroom	2.6m x 1.3m	8'6" x 4'3"
En-suite	2.2m x 1.1m	7'3" x 3'7"
Balcony	8m x 1.8m	26'3" x 5'11"

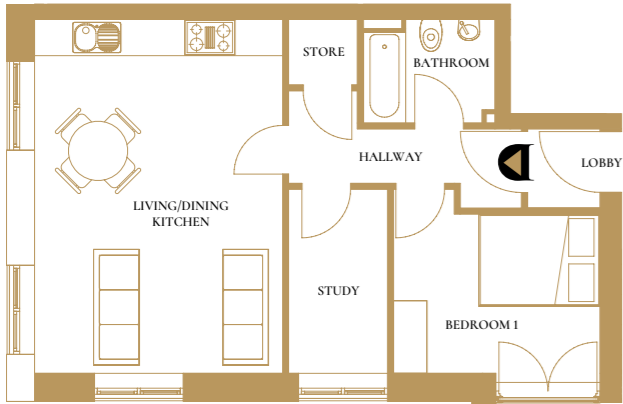
8



BUILDING A APARTMENT PLAN SECOND FLOOR



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9

1ST FLOOR | 1 BED

50.3m² | 541ft²

50.3 Sqm 541 Sqft		
Living/Dining/Kitchen	5.9m x 4.1m	19'4" x 13'5"
Bedroom 1	3.4m x 2.8m	11'2" x 9'2"
Study	3m x 1.6m	9'10" x 5'3"
Bathroom	2.2m x 1.7m	7'3" x 5'7"



10

1ST FLOOR | 2 BEDS

60.8m² | 654ft²

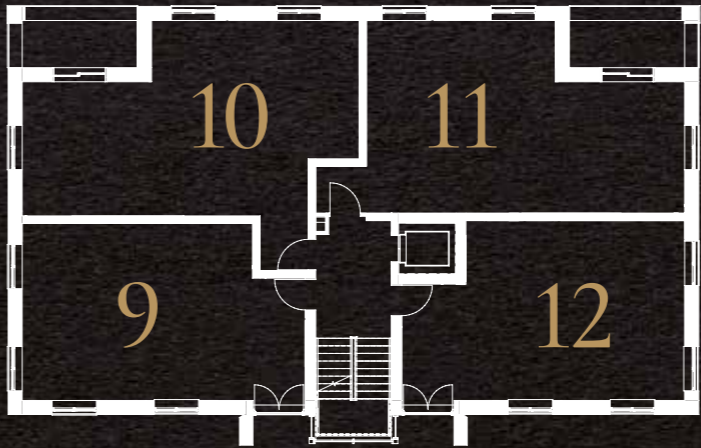
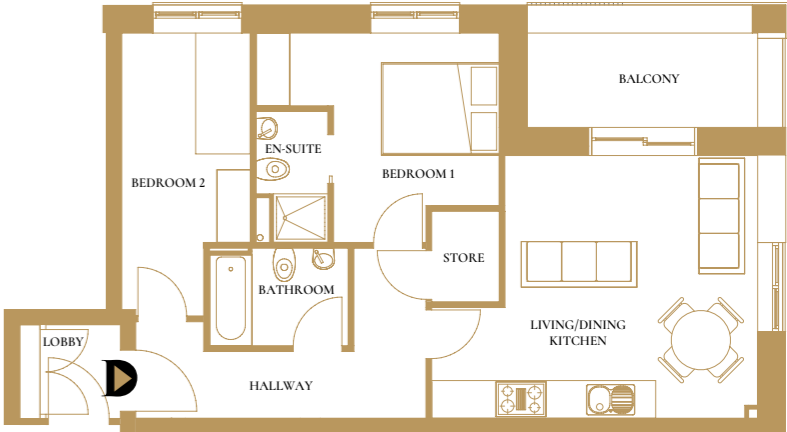
Living/Dining/Kitchen	5.3m x 4.4m	17'5" x 14'5"
Bedroom 1	4.3m x 2.4m	14'1" x 7'10"
Bedroom 2	2.6m x 2.5m	8'6" x 8'2"
Bathroom	2.1m x 1.6m	6'10" x 5'3"
En-suite	2.6m x 1.2m	8'6" x 3'11"
Balcony	3.8m x 1.6m	12'5" x 5'3"

11

1ST FLOOR | 2 BEDS

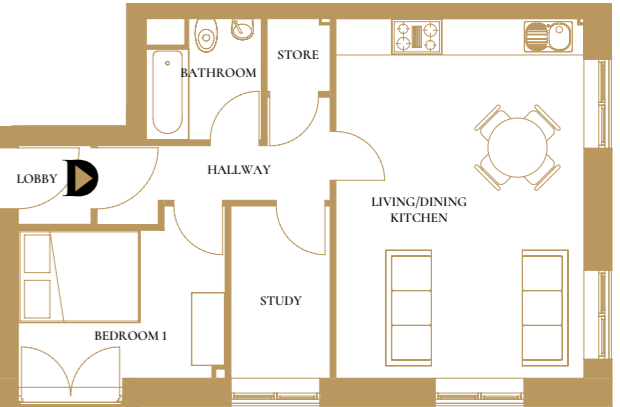
57.9m² | 623ft²

Living/Dining/Kitchen	5.4m x 4.3m	17'9" x 14'1"
Bedroom 1	4m x 2.9m	13'1" x 9'6"
Bedroom 2	4.7m x 2.1m	15'5" x 6'10"
Bathroom	2.3m x 1.6m	7'7" x 5'3"
En-suite	2.2m x 1.2m	7'3" x 3'11"
Balcony	3.8m x 1.6m	12'6" x 5'3"



BUILDING B
APARTMENT PLAN
FIRST FLOOR

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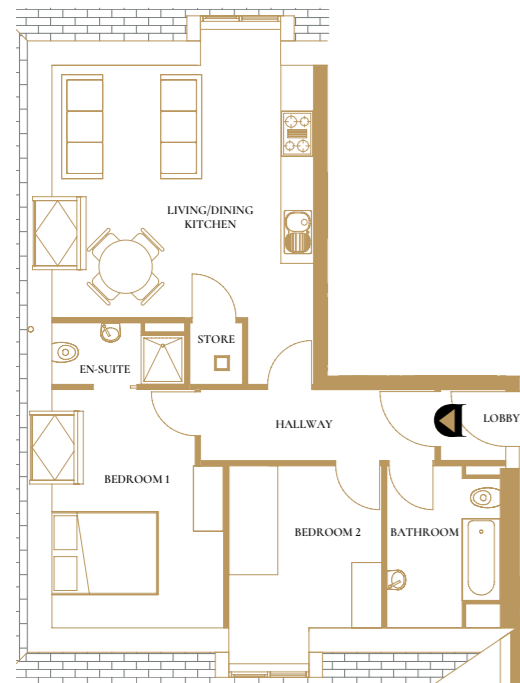


12

1ST FLOOR | 1 BED

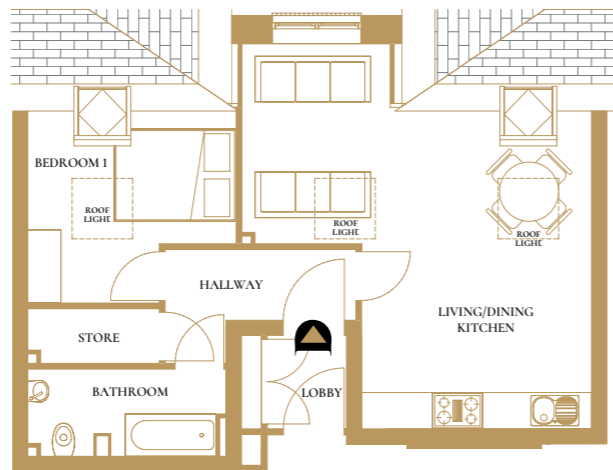
59.7m² | 535ft²

Living/Dining/Kitchen	5.9m x 4.1m	19'4" x 13'5"
Bedroom 1	3.4m x 2.8m	11'2" x 9'2"
Study	2.8m x 1.6m	9'2" x 5'3"
Bathroom	2m x 1.9m	6'7" x 6'3"



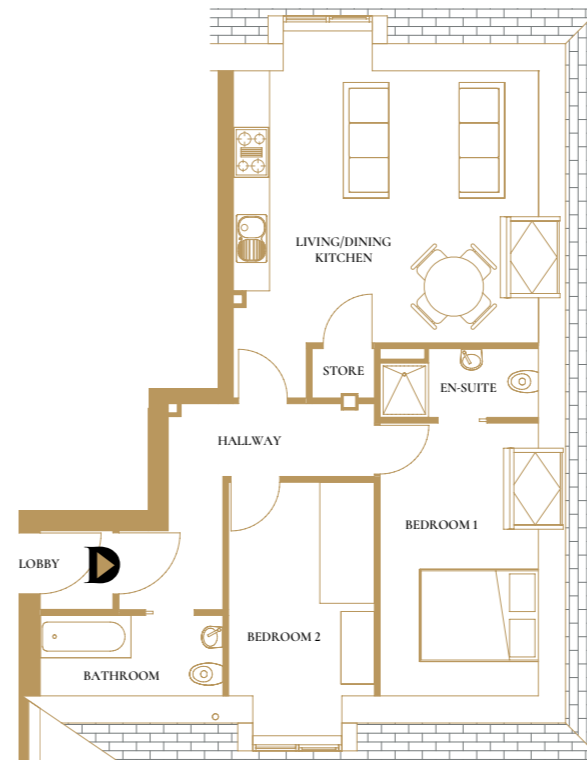
13 2ND FLOOR 2 BEDS			
65.8m ² 708ft ²			
Living/Dining/Kitchen	4.8m x 4.6m	15'9" x 15'1"	
Bedroom 1	4.4m x 3.2m	14'5" x 10'6"	
Bedroom 2	3m x 2.8m	9'10" x 9'2"	
Bathroom	3m x 2.1m	9'10" x 6'11"	
En-suite	2.4m x 1.1m	7'10" x 3'7"	

14 2ND FLOOR 1 BED			
49.6m ² 534ft ²			
Living/Dining/Kitchen	5.8m x 5.3m	19' x 17'5"	
Bedroom 1	3.5m x 3.2m	11'6" x 10'6"	
Bathroom	3.3m x 1.4m	10'10" x 4'7"	



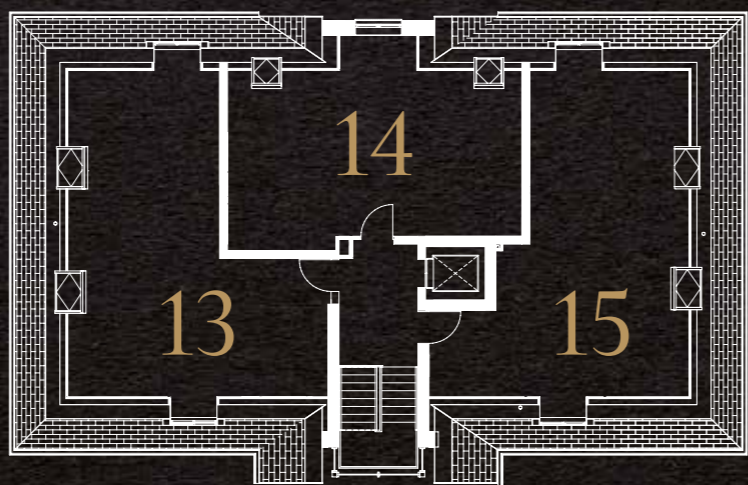
DUKES PLACE
~TW2~

EACH
APARTMENT HAS
BEEN EXPERTLY
DESIGNED WITH
EMPHASIS ON
ACCOMMODATION
FLOW AND
HIGH-QUALITY
FIXTURES AND
FITTINGS



15 2ND FLOOR 2 BEDS			
63.9m ² 688ft ²			
Living/Dining/Kitchen	5m x 4.5m	16'5" x 14'9"	
Bedroom 1	4.5m x 2.6m	14'9" x 8'6"	
Bedroom 2	3.5m x 2.4m	11'6" x 7'10"	
Bathroom	3m x 1.3m	9'10" x 4'3"	

BUILDING B APARTMENT PLAN SECOND FLOOR



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A BOUTIQUE COLLECTION OF HIGH SPECIFICATION ENERGY EFFICIENT HOMES

General Specification

Natural neutral colour floor treatments to bedrooms

EPC “A” or “B” rated (highest & second highest energy efficiency rating)

Energy saving LED lighting throughout

USB plug sockets to appeal to younger buyers

LED lights & ambient lighting in select areas

TV ports in lounge for satellite connection

Flats serviced with gas and electric

Oversized double glazed windows for extra natural light & sound insulation

All flats have a high level of in-ceiling acoustic dampening

Top floor units feature large skylights



Kitchens

Sustainability conscious, custom designed Kitchens

Hard wearing, wood effect Floor treatments

Fitted appliances (Fridge/Freezer, Washing Machine, Dishwasher)

Stainless Steel Electric Oven

Gas Hobs

Silver Metallic Extractor Hood

Brushed stainless steel inset bowl sink with mixer tap

Bathrooms

Natural neutral colour tiled, fully furnished (shower/bath, basin, vanity unit, toilet)

White acrylic bath or shower tray with porcelain tiled bath panel where applicable

Chrome mixer tap, chrome overhead drench shower and clear glass splash panel

White sanitaryware together with white gloss vanity unit with chrome basin mixer

Security and Peace of Mind

Video Entry system to each flat

Individual unit fire alarm systems for added safety

Front door fitted with spy hole and door chain

Internal communal fire doors

Joinery Finishes

Walls/Ceilings painted white emulsion with moister resistant finish to bathrooms/kitchens

Contemporary design internal doors fitted with brushed chrome handles

Tasteful architraves around door openings & floor/wall joints



DUKES PLACE
~TW2~



External

Terraces, balconies or Juliette balconies to some apartments

Landscaped roof areas

Secure bicycle storage

Select car parking available

Warranty

10-year structural warranty insurance provided by Advantage or similar (AA rated insurer)





barnard marcus
land & new homes

Parkfield Parade, 4 High Street
TW13 4HJ

dukesplace.co.uk

020 8890 4037

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