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VIVA  
TW19

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VVA TW19

VVA TW19

Computer generated image of four-bedroom homes is indicative only

## CRAFTED LIVING



Make your new home at Viva

Welcome to Viva, a collection of energy efficient, skilfully produced homes in the heart of Stanwell. Warm brickwork and pretty porches set the tone for modern interiors within spacious 2 and 4 bedroom homes and 1 and 2 bedroom apartments.

Exceptionally well located within London's commuter belt, Stanwell combines urban living with a village-like community feel. First class transport links to central London, Heathrow and beyond make this part of Surrey ideal for families and young professionals alike.

The surrounding area provides an eclectic mix of shopping areas and tranquil green spaces such as Stanwell Moor and Bedfont Lakes Country Park. This much loved nature reserve features 180 acres of rolling meadows, lakes and wildlife inhabited woodlands; perfect for leisurely weekend strolls, family picnics or an afternoon of fishing.

Whether you're a growing family or just starting out and buying your first home, Viva is the perfect choice.

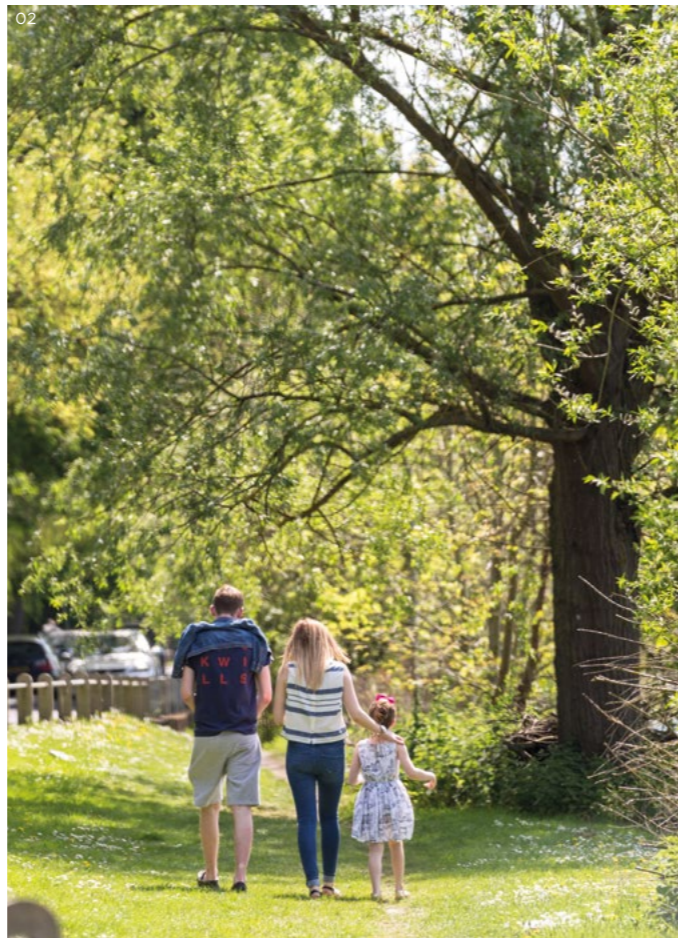
Computer generated image of apartment block is indicative only



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Bedfont Lakes Country Park



- 01. The Flower Pot Hotel, Sunbury-on-Thames
- 02. Take leisurely walks along the Thames
- 03. There are plenty of nearby attractions on offer
- 04. Stop off at one of the many gastropubs in the area

An 11 minute drive from Stanwell is the friendly town of Ashford, boasting high-speed transport links into Charing Cross. Lining the town's main street, Church Road, are low-rise brick buildings that house high street shops, supermarkets and restaurants. Among Ashford's hot spots is the much-loved Queen Mary Sailing Club, popular with watersports aficionados of all ages and levels.

A picturesque place for a leisurely walk along the river, nearby Sunbury-on-Thames is also home to traditional pubs such as The Magpie, famed for its traditional Sunday roast and breezy outdoor terrace. The Flower Pot is another Thames-side gastropub - its fresh, airy interior the setting for classic British dishes such as their delicious beer-battered hake and home cut chips with mushy peas and tartar sauce.

Near to Stanwell is the historic riverside town of Staines-upon-Thames, featuring an attractive mix of Georgian and Victorian architecture. Along its vibrant high street is a 13th century market and a host of cosy coffee shops, such as the vibrant Nostrano Lounge. Sink into one of their comfy leather sofas with a frothy hot chocolate or tuck into a delectable grilled halloumi wrap.



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The River Thames at Sunbury-on-Thames

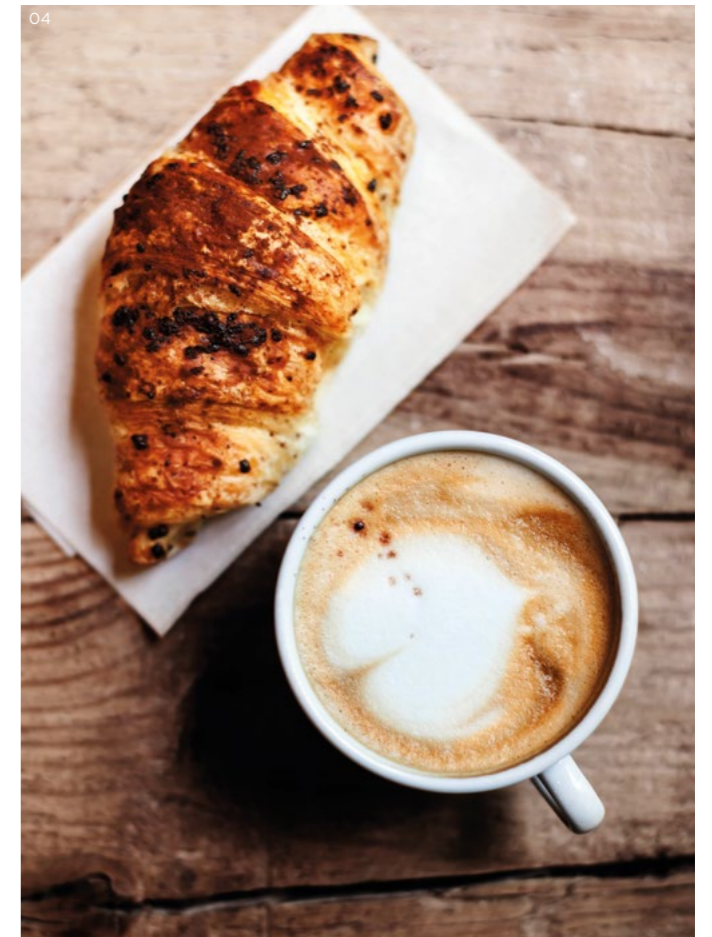
## RETAIL THERAPY

Alongside its picturesque riverside Staines also offers several big brand names under one roof at the Elmsleigh Centre, among them Topshop, H&M, The Body Shop and Marks & Spencer. The Two Rivers Shopping Centre is another family favourite, thanks to its range of shops and restaurants: choose to dine on spicy rice noodles at Wagamamas or thin-crust Italian pizzas at Ask. It's also a popular spot for a weekend date night with a Vue cinema showing all the latest blockbusters.

The leafy suburban neighbourhood of Twickenham, home of English rugby, is 12 minutes away by train from Ashford station. Here you'll find a wide array of shops and riverside pubs on cobbled streets adding to its vintage charm. For department store shopping, Kingston upon Thames isn't far away with large branches of John Lewis, the Apple Store and many others in the Bentalls Shopping Centre, as well as a bustling high street with boutique shops and popular restaurants.

Away from the hustle and bustle of central London yet just a 14-minute train ride from Ashford, Richmond upon Thames is a treasure trove of high-end brands and elegant boutiques, among them Anthropologie and The Kooples. Upmarket restaurants, bars and pubs with al fresco seating spill out onto the riverside promenade – it's the place to be on a summer's afternoon. There's also the Orange Tree Theatre, Curzon independent cinema and several small galleries to keep you entertained. And no trip to Richmond would be complete without taking in Richmond Park, a 2500-acre nature reserve home to wild deer, protected wildlife and some of the best cycling London has to offer.

01. Visit boutique and high street shops in Richmond
02. The Swan Hotel, Staines
03. The Eel Pie pub, Twickenham
04. Relax with a coffee after shopping in Kingston





FABRICA IS PART OF AN AWARD-WINNING PROPERTY BUSINESS, COMMITTED TO CREATING METICULOUSLY DESIGNED, SKILFULLY PRODUCED HOMES. FROM APARTMENTS OF STRIKING URBAN ARCHITECTURE TO HOUSES WITH A MORE RURAL INTIMATE CHARM, OUR AIM IS ALWAYS THE SAME: TO CREATE BEAUTIFULLY DESIGNED HOMES WHICH ARE A REAL PLEASURE TO LIVE IN.

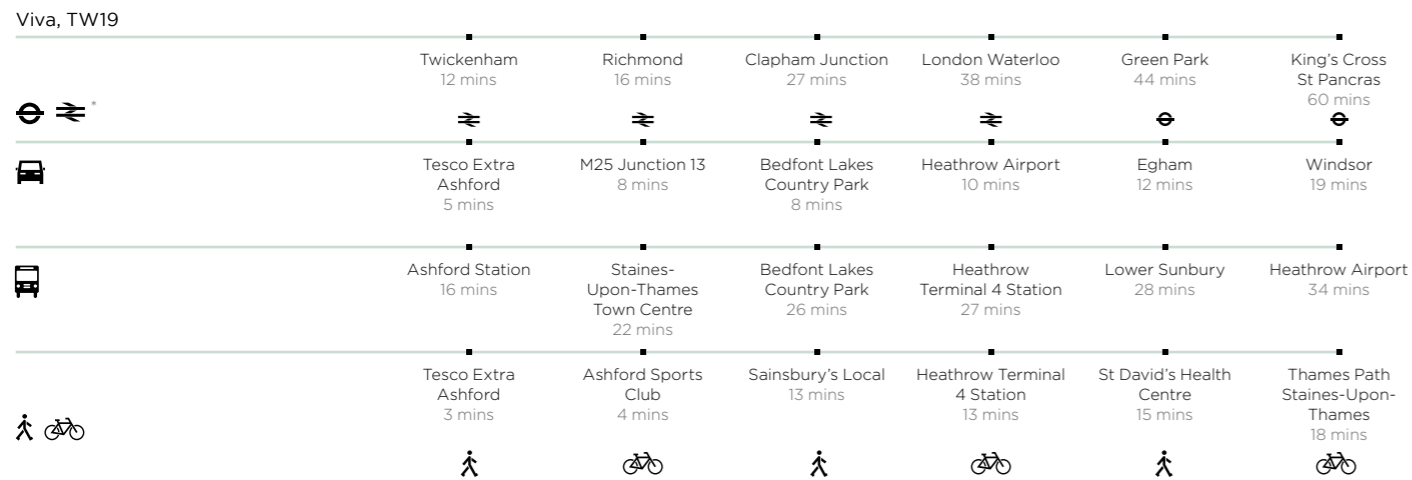
# CONVENIENT CONNECTIONS

Straddling London and Surrey, Viva's location in Stanwell is second-to-none, offering residents quick and easy access into the heart of the capital while retaining the much-desired tranquillity of suburban living.

Commuters can zip in and out of central London via National Rail services from Ashford station (7 minutes by car). It's a direct 38-minute journey from here to Waterloo and then just a short one-stop trip to Bank station on the Waterloo & City line. Or head to Heathrow Terminal 4, just 13 minutes by bike, for the Piccadilly line direct to Green Park Station in 44 minutes flat.

With the UK's main airport being a stone's throw away, international travel couldn't be easier. Drivers will also appreciate the easy access to South East England's main motorways: it's 8 minutes by car to the M25 (junction 13), and the nearby A4 connects Viva residents direct to central London.

- 01. The city is easily reached from Waterloo station which is only 38 minutes away by train
- 02. Heathrow Airport is conveniently close for work or travel

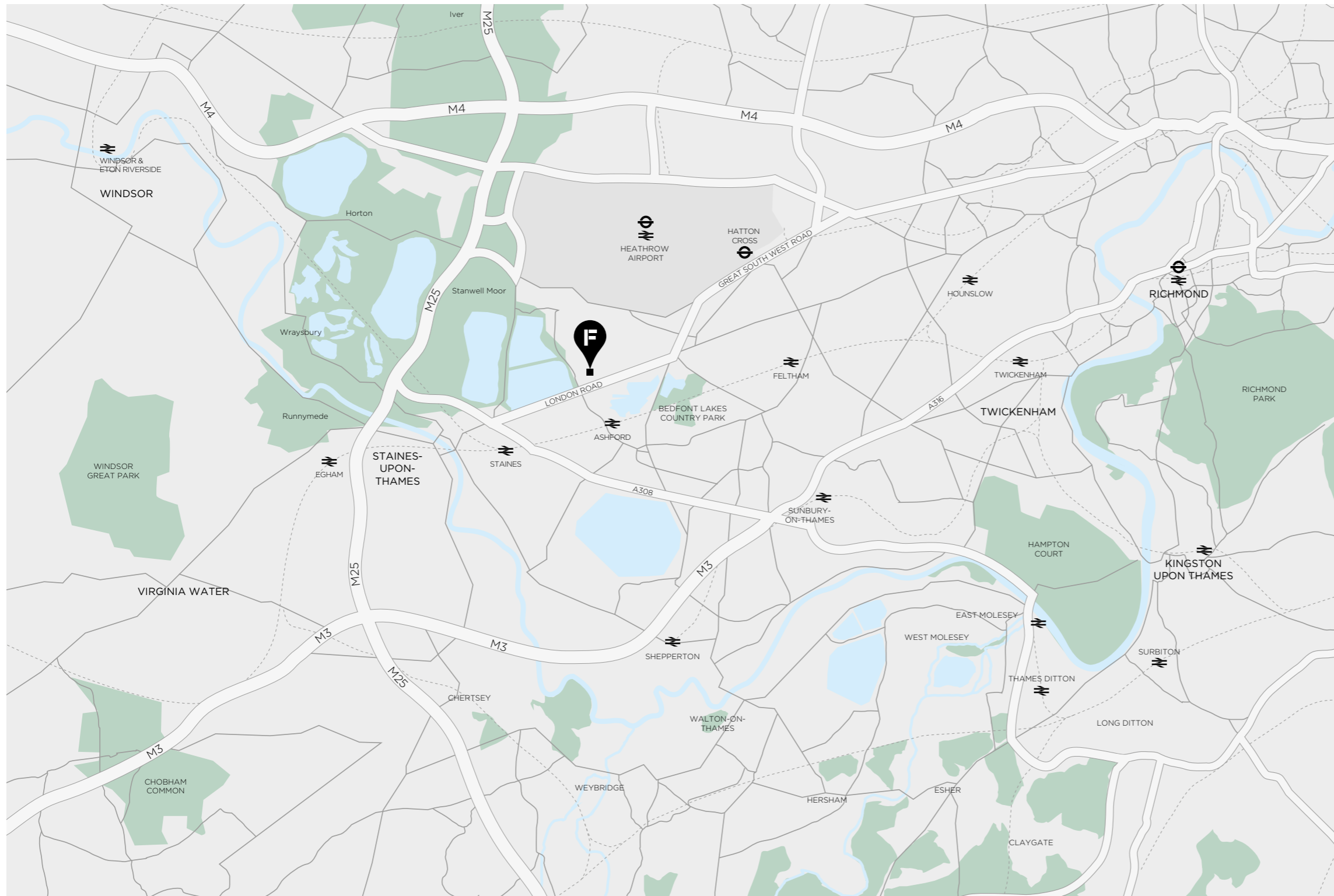


\*Train journey times from Ashford station, underground journey times from Heathrow Terminal 4  
Journey times and distances are approximate  
Sources: TFL.gov.uk, Nationalrail.co.uk, Google maps

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# LOCATION



## KEY

- Green space
- Mainline Rail Station
- Underground Station

Map not to scale, indicative only

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# SITE PLAN



**KEY**

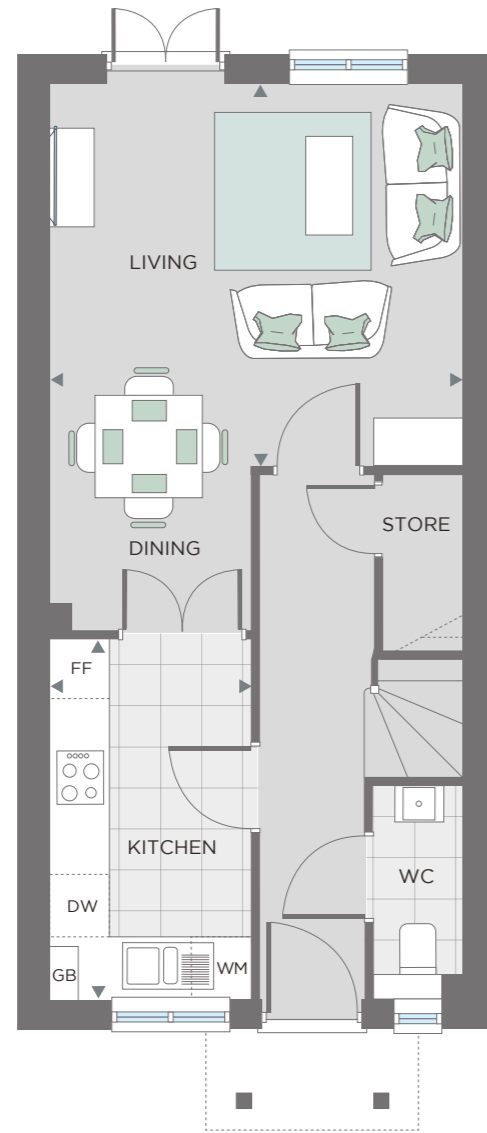
	1 & 2 bedroom apartments
	2 bedroom houses
	4 bedroom houses
	Affordable homes
	Existing homes
	Electrical substation
	Development entrance

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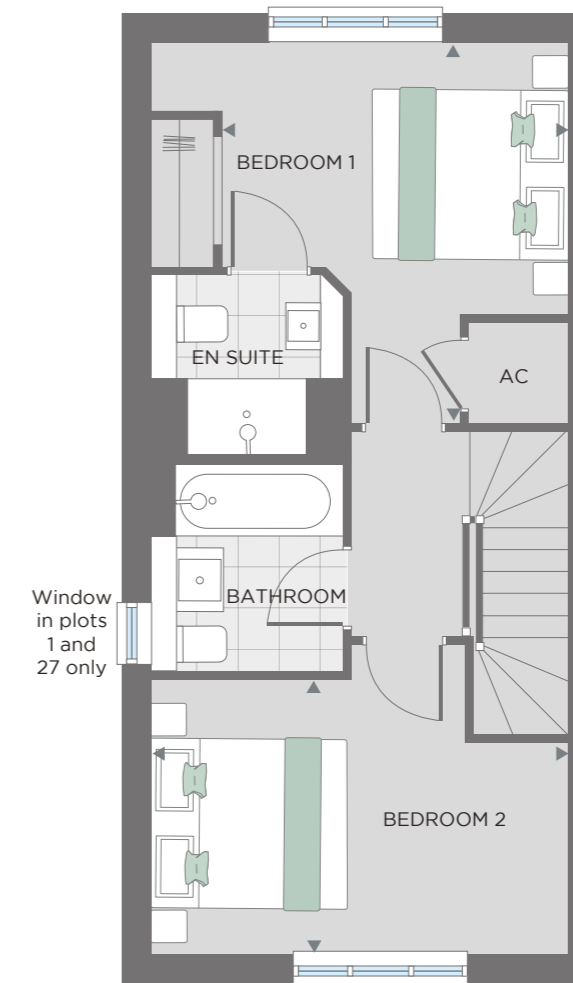
# FLOORPLANS

2 Bedroom House  
Plots 1 - 3 and 27 - 29  
Ground Floor



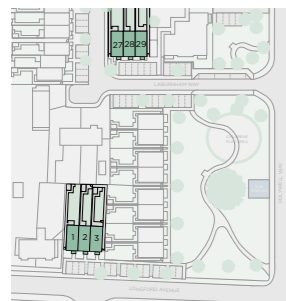
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2 Bedroom House  
Plots 1 - 3 and 27 - 29  
First Floor



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Plots 1-3 and 27-29

Living/Dining	4.19m x 2.11m	13'9" x 6'11"
Kitchen	2.02m x 3.61m	6'8" x 11'10"
Bedroom 1	3.48m x 3.84m	11'5" x 12'7"
Bedroom 2	4.19m x 2.75m	13'9" x 9'1"
Total Internal Area	77.44 sq m	833 sq ft

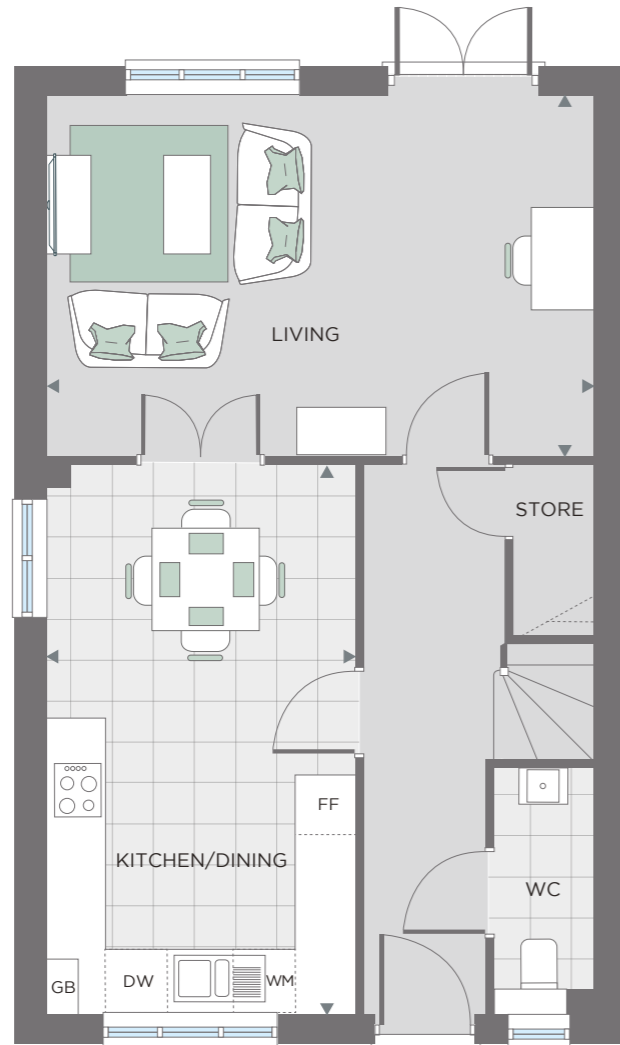
Key

FF	Fridge Freezer
DW	Dishwasher
WM	Plumbing for Washing Machine
GB	Gas Boiler
AC	Airing cupboard

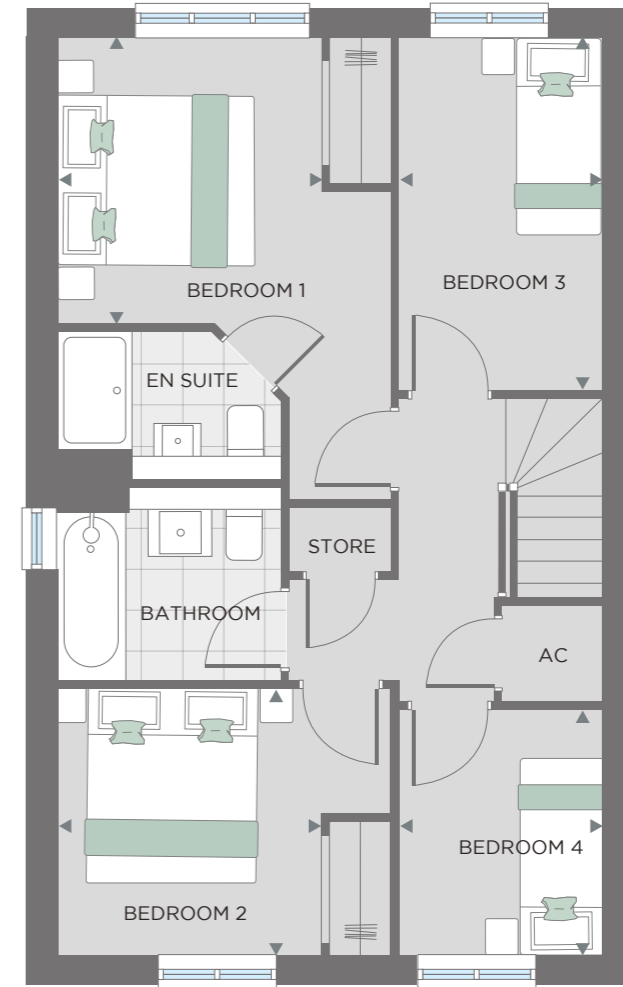
The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

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4 Bedroom House  
Plots 4, 6, 8, 10  
Ground Floor



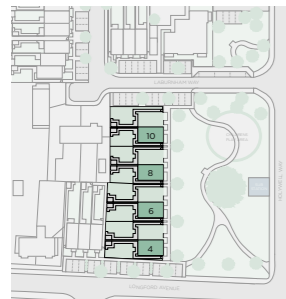
4 Bedroom House  
Plots 4, 6, 8, 10  
First Floor



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Plots 4, 6, 8, 10

Living	5.53m x 3.90m	18'2" x 12'10"
Kitchen/Dining	3.11m x 5.54m	10'3" x 18'2"
Bedroom 1	2.66m x 2.87m	8'9" x 9'5"
Bedroom 2	2.66m x 2.67m	8'9" x 8'9"
Bedroom 3	2.03m x 3.56m	6'8" x 11'8"
Bedroom 4	2.03m x 2.45m	6'8" x 8'0"
Total Internal Area	102.8 sq m	1,107 sq ft

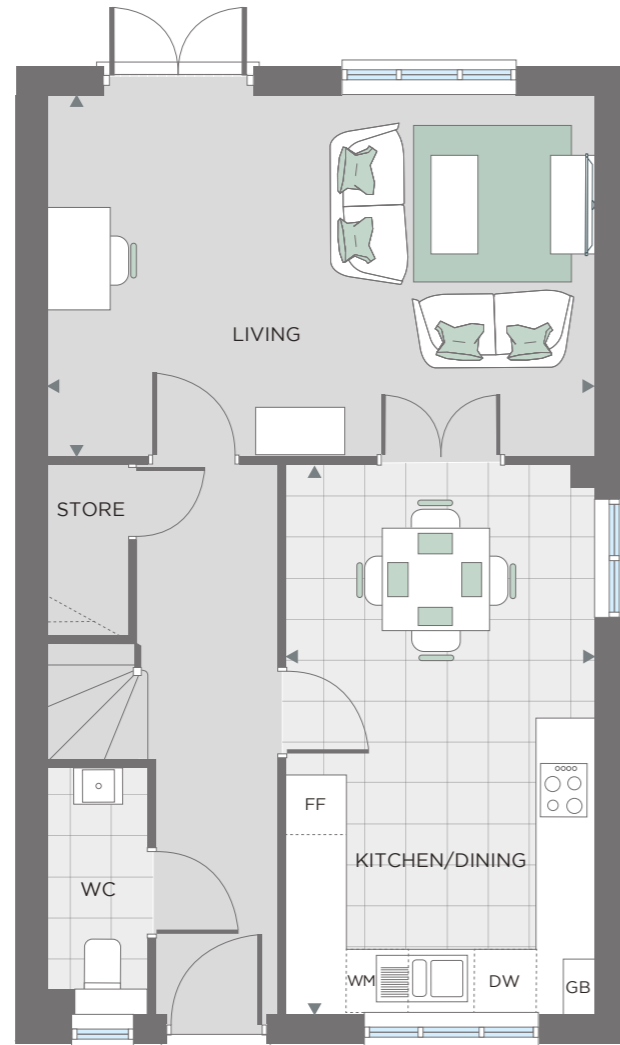
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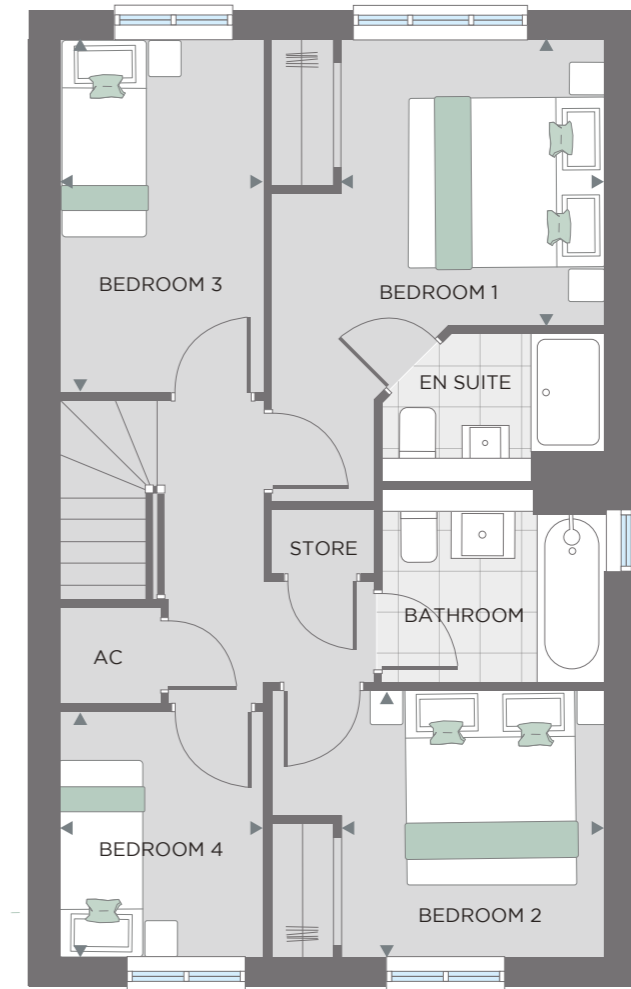
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4 Bedroom House  
Plots 5, 7, 9, 11  
Ground Floor



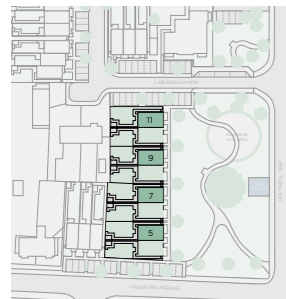
4 Bedroom House  
Plots 5, 7, 9, 11  
First Floor



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Plots 5, 7, 9, 11

Living	5.53m x 3.90m	18'2" x 12'10"
Kitchen/Dining	3.11m x 5.54m	10'3" x 18'2"
Bedroom 1	2.66m x 2.87m	8'9" x 9'5"
Bedroom 2	2.66m x 2.67m	8'9" x 8'9"
Bedroom 3	2.03m x 3.56m	6'8" x 11'8"
Bedroom 4	2.03m x 2.45m	6'8" x 8'0"
Total Internal Area	102.8 sq m	1,107 sq ft

Key

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DW	Dishwasher
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1 Bedroom Apartment  
Plots 30, 33, 36



Plots 30, 33

Living/Dining/Kitchen	6.75m x 4.19m	22'2" x 13'9"
Bedroom	2.52m x 3.19m	8'4" x 10'6"
Total Internal Area	51.33 sq m	552 sq ft

Plot 36

Living/Dining/Kitchen	6.75m x 4.19m	22'2" x 13'9"
Bedroom	2.60m x 3.53m	8'7" x 11'7"
Total Internal Area	51.33 sq m	552 sq ft

Key

FF	Fridge Freezer
DW	Dishwasher
WM	Plumbing for Washing Machine
GB	Gas Boiler
C	Cupboard

2 Bedroom Apartment  
Plots 31, 34, 37



Plots 31, 34

Living/Dining/Kitchen	4.98m x 4.63m	16'4" x 15'2"
Bedroom 1	2.66m x 3.13m	8'9" x 10'3"
Bedroom 2	3.18m x 2.94m	10'5" x 9'8"
Total Internal Area	62.66 sq m	674 sq ft

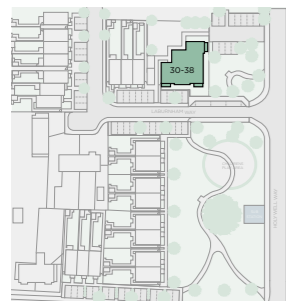
Plot 37

Living/Dining/Kitchen	5.06m x 4.63m	16'7" x 15'2"
Bedroom 1	2.65m x 3.13m	8'9" x 10'3"
Bedroom 2	3.18m x 3.01m	10'5" x 9'11"
Total Internal Area	62.66 sq m	674 sq ft

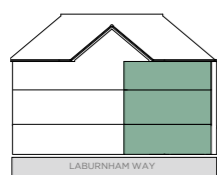
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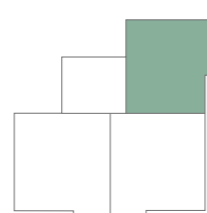
Viva IV



Viva IV Elevation



Floorplate



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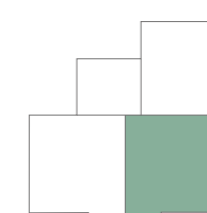
Viva IV



Viva IV Elevation



Floorplate



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2 Bedroom Apartment  
Plots 32, 35, 38



Plots 32, 35

Living/Dining/Kitchen	4.98m x 4.63m	16'4" x 15'2"
Bedroom 1	2.66m x 3.13m	8'9" x 10'3"
Bedroom 2	3.18m x 2.94m	10'5" x 9'8"
Total Internal Area	62.66 sq m	674 sq ft

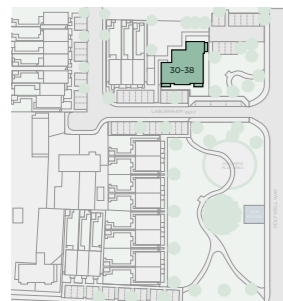
Plot 38

Living/Dining/Kitchen	5.06m x 4.63m	16'7" x 15'2"
Bedroom 1	2.65m x 3.13m	8'9" x 10'3"
Bedroom 2	3.18m x 3.01m	10'5" x 9'11"
Total Internal Area	62.66 sq m	674 sq ft

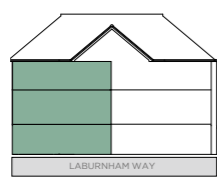
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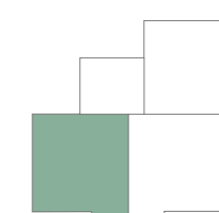
Viva IV



Viva IV Elevation



Floorplate



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Computer generated image of a previous FABRICA development is indicative only

# SPECIFICATION

## Kitchen

- Stylish fitted kitchens with postformed work surfaces and upstands
- Integrated glass gas hob and single oven (double oven to 4 bedroom plots)
- Stainless steel chimney hood and splashback
- Franke 1 1/2 bowl stainless steel sink complete with mixer tap
- Integrated fridge/freezer from Siemens
- Integrated dishwasher from Siemens
- Plumbing for washing machine
- Sleek floor tiling by Minoli

## Bathrooms and en suites

- Villeroy and Boch sanitaryware with Hansgrohe chrome mixer taps
- Hansgrohe bath mixer in chrome with wall mounted shower
- Shower cubicles with Hansgrohe thermostatic shower (where applicable)
- Quality wall and floor tiling from Minoli, full height to wet areas and half height to walls with sanitaryware
- Shaver socket in bathroom and main en suite
- Heated towel rail to bathroom and en suites

## Internal finishes and electrics

- Timber staircase with beeswax finish to oak balustrade and handrail, to houses only
- Laminate flooring to hallway and living areas in apartments
- Carpet to hallway and living areas in houses
- Internal doors by Vicaima, flush wood effect with polished chrome hinges
- Fitted wardrobes to bedroom 1 to all plots, also to bedroom 2 in 4 bedroom houses
- White satin finish to the contemporary skirtings and architraves
- Walls to be painted in Dove White
- TV sockets to living room and all bedrooms
- Wiring for SKY+ to living room and bedrooms\* and socket within loft space
- Star wired BT points to living room and bedroom 1
- Switches and sockets to be white throughout, except the kitchen, which will have a satin chrome finish
- Spur for burglar alarm

## Heating and energy efficiency

- Composite front door and frame with insulated core and 3 point locking system
- White double glazed UPVC windows and rear/casement doors
- High levels of wall and loft insulation
- Gas fired central heating with thermostatic valves to all radiators so that each room can be independently controlled
- Energy efficient bulbs to some rooms

## External features and security

- External tap and porch light
- Buff riven paving to pathways and patio areas



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\*Subject to subscription

# ABOUT FABRICA

- 01. Cedar Place, Chertsey
- 02. Elmsbrook, Bicester
- 03. City Wharf, London
- 04. Marringdean Acres, Billingshurst

FABRICA is part of an award-winning property business, committed to creating meticulously designed, skilfully produced homes.

From apartments of striking urban architecture to houses with a more rural intimate charm, our aim is always the same: to create beautifully designed homes which are a real pleasure to live in. Our design ethos and commitment to sustainability means that our homes are built in carefully considered locations and are sympathetic to the environment. Every project reflects our dedication to thoughtful design, sustainable living, and to providing an outstanding experience for our customers. People are at the heart of everything we do, and because we own and manage all our properties, our commitment to providing the best possible service for our customers never stops. Our estate management team is exceptional, and has the awards to prove it.

FABRICA is part of the A2Dominion Group. With over 70 years of experience and an asset base of £2.8billion across 35,000 homes, we are one of the largest developers in the UK. Our A+ credit rating and pipeline of 4,400 homes across London and the South East combined with our partnerships with world-class architects and interior designers ensures that we maintain our unique approach to house building. We don't just build remarkable homes, we invest all profits into projects which benefit communities and create better ways to live.

Skilfully produced is the one thing we always live by.

# SKILFULLY PRODUCED



**FABRICA**  
by A2Dominion

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fabrica.co.uk

A DEVELOPMENT BY

**FABRICA**

by A2Dominion