



S O L I S
— MEWS —

EASTCOTE | HA4



Solis Mews is a boutique collection of just 10 two bedroom mews houses in Eastcote, providing a desirable location for convenient outer London living.

Combining innovation with practicality, these new homes are positioned in a private gated setting and boast generous open plan living spaces. The profile of each home has been thoughtfully designed to meet the needs of the most discerning buyer.

Set over two floors, each home features an expansive open plan living, kitchen and dining area forming the heart of the home with features including herringbone effect flooring, bespoke Kitchens, underfloor heating and luxuriously appointed bathrooms.

Meticulously built with practical living at its core, large windows and strategically positioned sky lights allow an influx of natural light which accentuates the spacious layouts and beautiful materials.

Finished with high quality products and an exceptional attention to detail, Solis Mews makes contemporary luxury affordable by being eligible for the London Help to Buy scheme.



THE DETAIL IS IN THE DESIGN

Boasting an exclusive collection of high-specification homes, Solis Mews seamlessly combines stunning aesthetics with contemporary interior design details.

Taking inspiration from its name Solis, meaning "Sun" in Latin, Solis Mews features vibrant architecture that opens up to reveal an interior flooded with natural light. Each home has been carefully designed to create a practical yet modern living space, thoughtfully crafted with sections of timber, glass and render to create an elegant building of distinction.

Inside your home at Solis Mews, you are met with features that perfectly combine convenience with quality for an outstanding finish throughout.

With expansive windows and private terraces, every home is light, bright and practical. The end product is a premium living environment that is ideal for both entertaining guests or simply unwinding at the end of a long day.

With gated, off-street parking and a 10-year ICW new homes warranty, Solis Mews offers everything you need to make it your dream home.





A SUPERIOR SPECIFICATION



KITCHENS

- Bespoke kitchens in matt white and a grained wood effect
- Soft closing doors and drawers
- Stone worktops and full height splashbacks
- Stainless steel undermounted 1.5 sink with instant boiling water tap
- Feature islands to virtually all homes
- Undercounter lighting
- Integrated Bosch Appliances including; Microwave, Single Fan Oven, Frameless Four Zone Induction Hob, Fridge/Freezer, Washer/Dryer and Dishwasher

BATHROOMS

- Beautiful porcelain tiling throughout
- High-quality sanitary ware by Grohe
- Hansgrohe thermostatic showers
- Wall hung Grohe Toilets with soft closing seats and Grohe chrome flush plates
- Vitra wall hung vanity units with Hansgrohe basin mixer
- Fitted Vitra wall mirror with storage and strip lighting
- Chrome heated towel rails



FINISHING TOUCHES

- White doors with chrome furniture
- High quality herringbone effect vinyl flooring to living/kitchen/dining and hallways
- Luxurious soft grey carpets to bedrooms
- Porcelain tiling to floors of bathrooms and downstairs washrooms
- Composite aluminium double-glazed windows in Arthracite grey and white timber interior frames
- Rooflights to all second bedrooms and master bedrooms in houses 6-9
- Rooflights and double height ceilings in living/dining/kitchen to houses 1-4 and 10

SECURITY AND PARKING

- Each Mews House comes with private gated access to a designated residents parking bay
- Private entrance to houses 5-10



HEATING AND ELECTRICAL

- Underfloor heating to ground floor with thermostatic panel radiators in bedrooms
- Satellite TV points for Sky Q to living rooms, master and second bedrooms
- External lighting to terraces and external door entrances
- Recessed downlighters throughout living/kitchen/dining and hallways
- Multi socket (power/aerial/satellite/BT) to living/kitchen/dining
- TV Points to all Bedrooms
- White sockets and switches

GUARANTEES

- The peace of mind of a 10 year ICW new homes warranty upon legal completion



A PRIME LOCATION

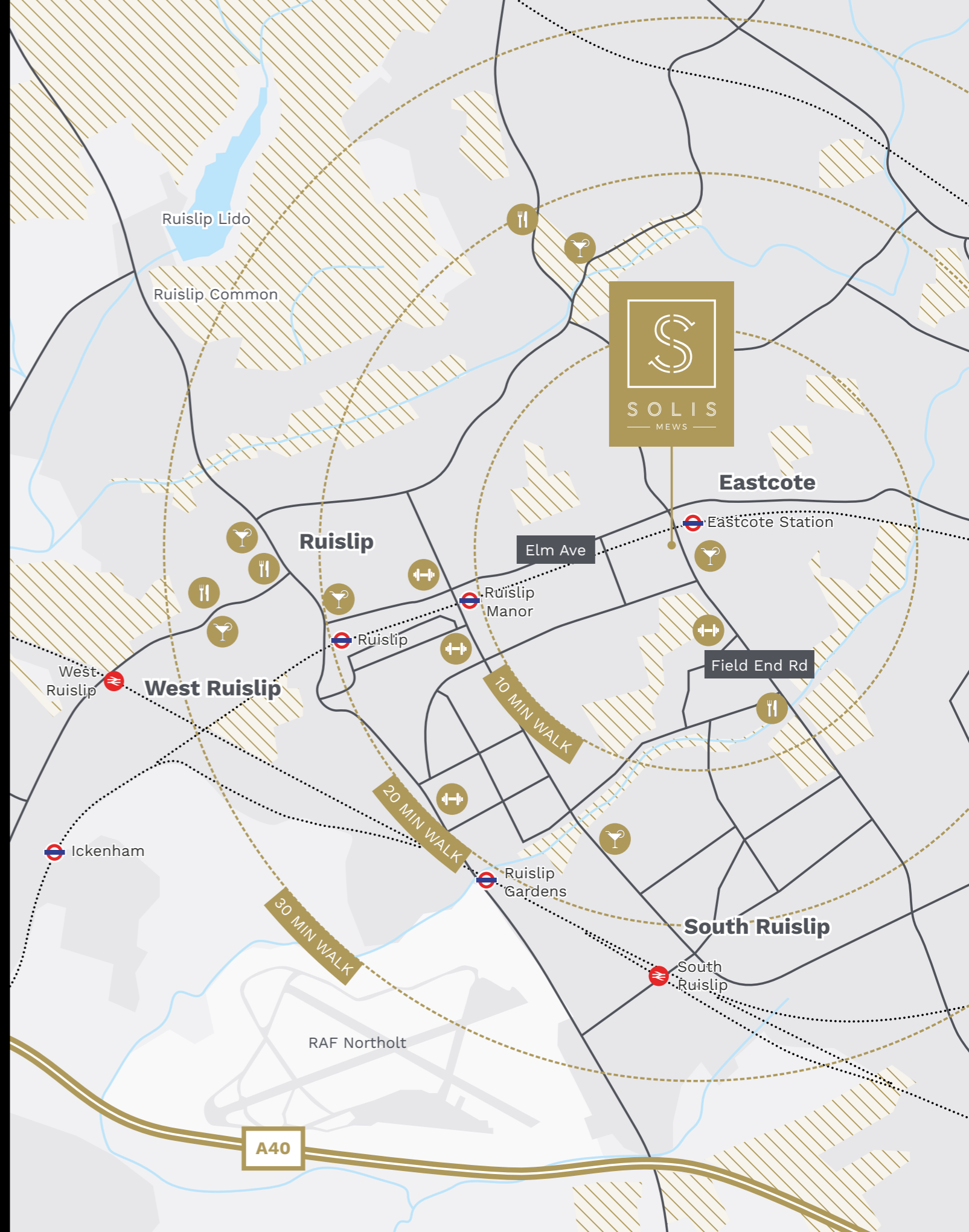
Although still retaining its quaint, small-town feel, Eastcote is a dynamic place to live, with a great social scene and strong community spirit. Eastcote also has great selection of vibrant pubs, together with a vast array of restaurants and cafés like Patisserie Brione, Yaprak and Virundhu, meaning you're never far away from your next gastronomic adventure.

If arts and culture are more your cup of tea, you have The Winston Churchill Theatre right on your doorstep, as well as leisure facilities including an excellent selection of sports clubs such as the Lowlands Club, Lawn Tennis Club or Eastcote Cricket Club. Whatever your tastes and preferences, you're guaranteed to find things you love in and around Eastcote.

And if that's still not enough, you can walk across the road to Eastcote's Tube Station from where you can reach bustling Central London in under half an hour. With local amenities like these and excellent travel opportunities, why live anywhere else?



The view across Ruislip Lido overlooking its popular sandy beach





Colne Valley Regional Park has an abundance of greenery perfect for long morning walks

Eastcote and Ruislip are littered with coffee shops and patisseries with residents spoilt for choice

The local area is a melting pot of varied cuisine including Lahore, famous for its Indian fare



AN OASIS AWAY FROM THE CITY

Solis Mews is perfectly placed for you to enjoy everything Eastcote has to offer of this desirable suburb of London. Luscious open green spaces are just a heartbeat away from a vibrant bustling high street.

Just 10-minutes from the development is Ruislip Lido, which boasts a 60-acre lake with its own sandy beach for you to explore and enjoy. Colne Valley Regional Park is just 5-miles away and benefits from a 40-square-mile area of countryside, complete with 200-miles of river and over 60 individual lakes. The area is perfect for picturesque walks and peaceful strolls.

Right on your doorstep is a thriving and diverse high street lined with shops, restaurants, cafés, pubs and bars. Furthermore, there is a great selection of local amenities, shopping and delis, together with an abundance of boutique shops and independent restaurants.

Solis Mews lies within the catchment area for some of suburban London's excellent schools, with Lady Banks Infant School and Bishop Ramsey School both awarded 'Outstanding' by Ofsted.



Sprawling Ruislip Lido and its sandy beach provides a unique escape on a sunny summers afternoon



Eastcote cricket club is one of many for sports enthusiasts, with numerous Tennis and Golf clubs also close by

AMENITIES TO SUIT ALL TASTES

Eastcote's shopping, drinking and dining options are just moments away including a diverse high street lined with boutique shops, independent restaurants, cozy cafés, and traditional pubs.



◀ The Case is Altered - a charming Grade II listed pub in Eastcote Village with an extensive outdoor garden

Ruislip and Eastcote have a range of independent cafés and coffee shops in abundance to suit all tastes ▼



▲ Patisserie Brione, just moments from the property, is a French café ideal for breakfast, lunch or unique cakes and deserts



Understated Bucket List Coffee serves up some of the best in the area, along with an exceptional collection of take home treats ▶



Eastcote Tennis Club has six all-weather courts with a friendly and welcoming atmosphere including some excellent coaches ▲

Ilze's on Eastcote High Street specialises in hand-made chocolate products and delicious French macaroons ▶

TRANSPORT & TRAVEL TIMES








One of the many features that makes Eastcote stand out from the crowd is the area's transport links, which are second-to-none. The area is well served by bus, rail, road and tube links, with connections to Central London and other major cities across the UK.

TUBE CONNECTIONS

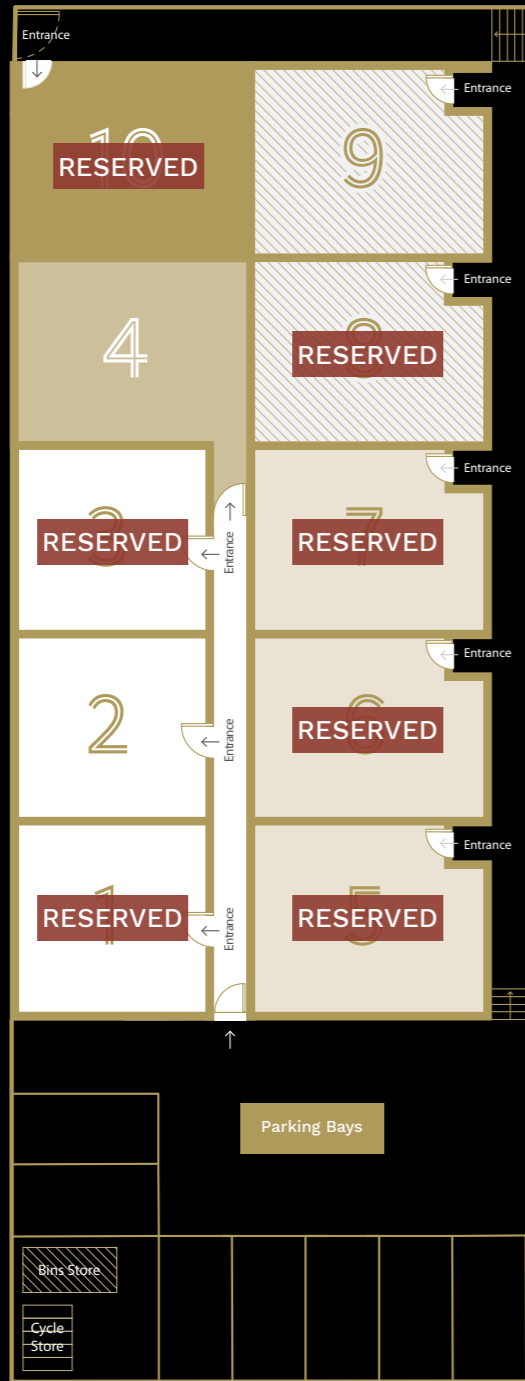
Residents of Solis Mews are just a one-minute walk from Eastcote Underground Station, which is served by two main underground lines; the Metropolitan and Piccadilly lines. This allows easy access to the London network and beyond, with just a 28 minute journey to Baker Street and 25 minutes to Heathrow Airport. Solis Mews also benefits from an additional 5 tube stations within a 2-mile radius, including West Ruislip and Ruislip Gardens, which connect residents with the Central Line to destinations such as Shepherd's Bush, Marble Arch, Bond Street and Oxford Circus.

BUS & ROAD CONNECTIONS

As well as the ample London Underground connections on offer in Eastcote, there are also an abundance of prime bus and road links nearby, allowing easy travel to local areas and beyond. As well as being on the 282 and 398 bus routes, Solis Mews is also conveniently close to the A40 (located to the south of Ruislip), which connects travellers to Hammersmith, Central London and the City, as well as the M25 and M40. If you are looking to travel further afield, there are two major airports within an hour's drive of Eastcote – Heathrow Airport is just a 25-minute drive, while Luton is only 45 minutes by car.

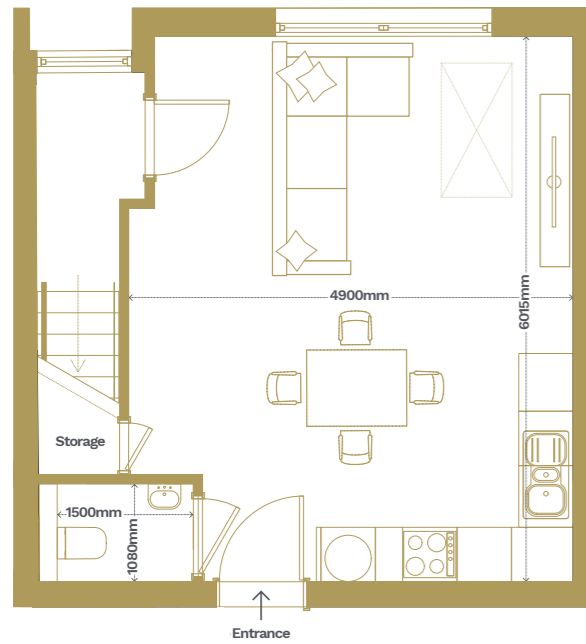
EASTCOTE TO...		EASTCOTE STATION 1 MINUTE	
RUISLIP LIDO 10 MINUTES			WEMBLEY PARK 22 MINUTES
	HEATHROW AIRPORT 25 MINUTES	BOND STREET 32 MINUTES	
WESTFIELD LONDON 30 MINUTES			KING'S CROSS 37 MINUTES

HOUSE TYPES & FLOORPLANS

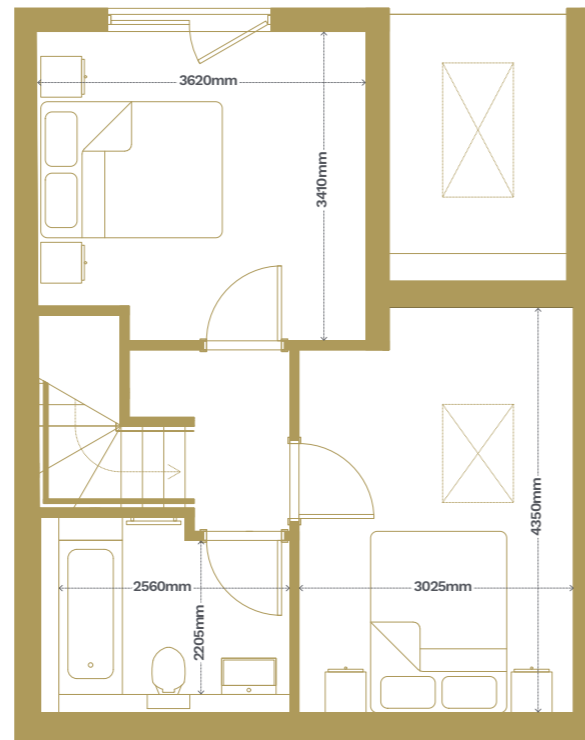


HOUSE TYPE 1

PLOTS 1-3



GROUND FLOOR

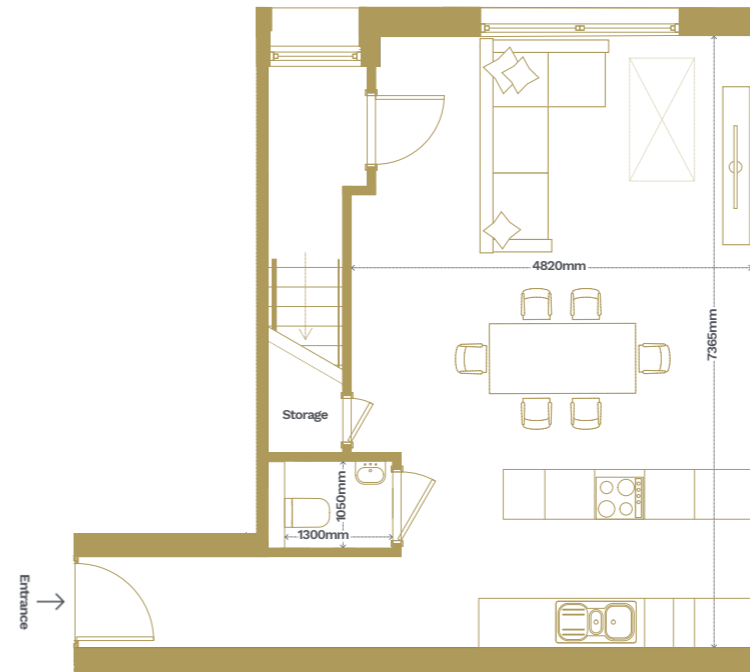


FIRST FLOOR

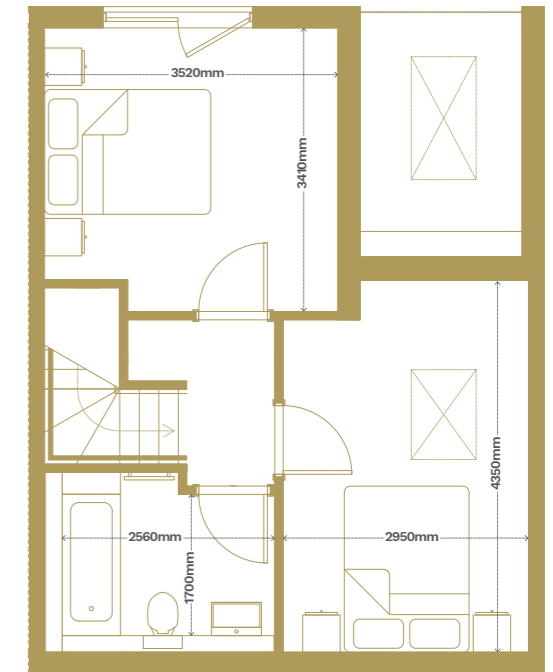
TOTAL AREA
71m² | 764ft²

HOUSE TYPE 2

PLOT 4



GROUND FLOOR

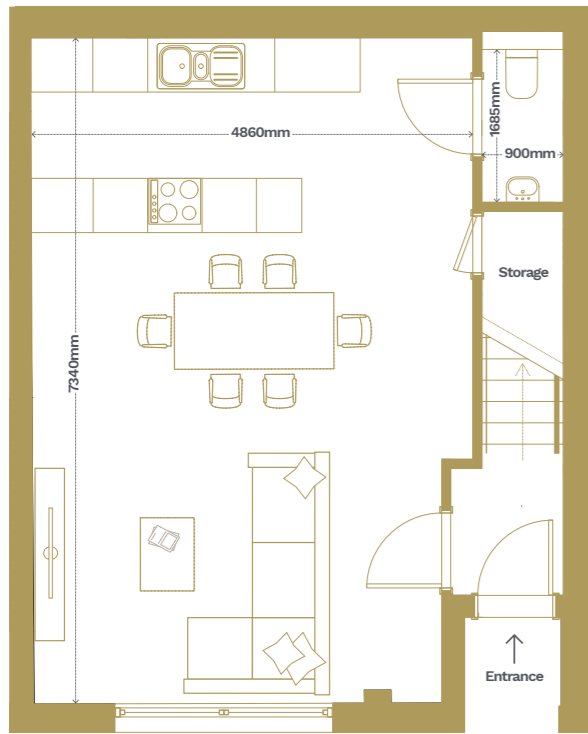


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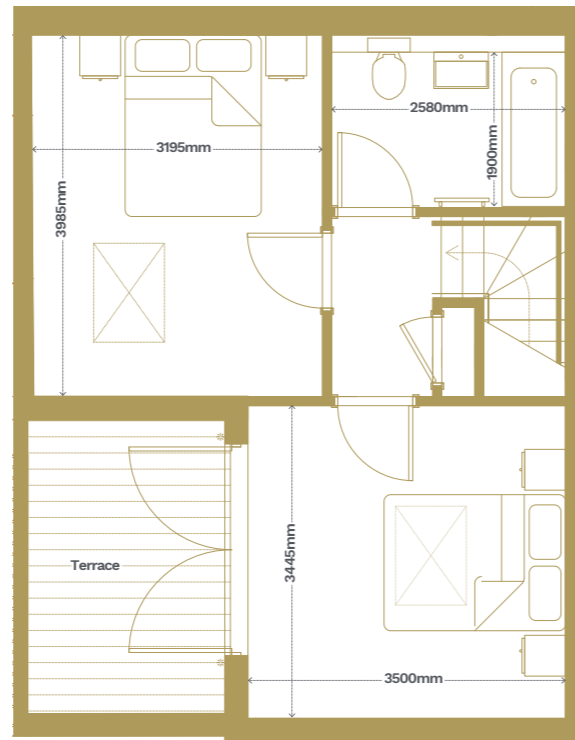
TOTAL AREA
80m² | 861ft²

HOUSE TYPE 3

PLOTS 5-9



GROUND FLOOR

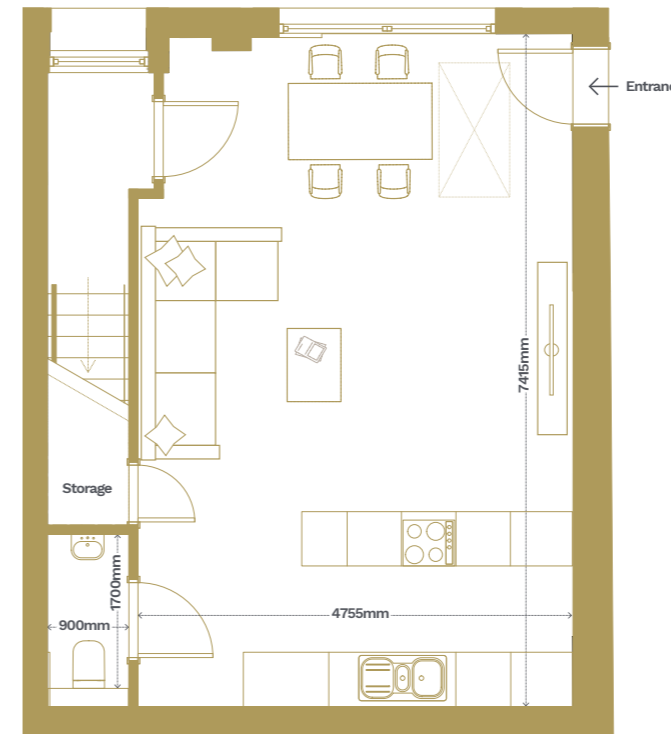


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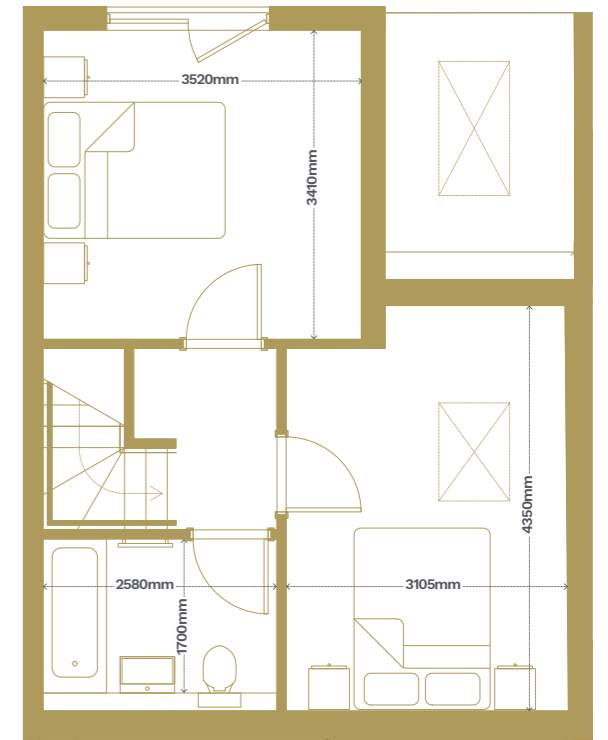
TOTAL AREA
76m² | 818ft²

HOUSE TYPE 4

PLOT 10



GROUND FLOOR



FIRST FLOOR

TOTAL AREA
77m² | 829ft²

ABOUT THE DEVELOPER

Life Less Ordinary is an experienced property developer specialising in building considered homes that are creatively designed and generously specified.

The company is committed to creating exceptional new homes predominately for first time buyers which make contemporary luxury affordable. Their mission is to push the boundaries of functional design and apply an unparalleled level of attention to detail to each new home that is built.

Working alongside leading Consultants, Architects, Interior Designers and Suppliers, every development is approached with creativity and meticulous detail to achieve products of both excellence and innovation. By taking a personal approach to each step of the build, the company prides itself on creating a new home that is functional and practical yet luxurious.

Life Less Ordinary is committed to delivering the highest levels of service from origination to aftercare and provide a 10-year new homes warranty on all of its homes together with a dedicated aftersales support.



Malt Works will see the construction of 56 stunning apartments



Luna consists of 48 apartments with an exceptional communal roof terrace



Each bathroom is bespoke and expertly designed with the end-user in mind

Just next door Solis Apartments includes 44 flats which were mostly bought utilising Help to Buy

REGISTER YOUR INTEREST

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SOLISMEWS.CO.UK

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