

UXBRIDGE NEW BUILD  
COMPARABLES



# WATERLOO WHARF, WATERLOO ROAD, UXBRIDGE



VIEW ON GOOGLE

New build development by Howarth Homes opposite Dolphin Bridge House currently under construction and due to complete in 2019. Total of 52 units with majority sold off-plan. Current prices for 1 bed units range from £334,995 - £364,995 and for 2 bed units £434,995 - £444,995. Closest comparable to Dolphin Bridge House with regards to location. Inferior specification with no flooring included as standard. Parking an additional £20,000 per space.

Plot	Type	Size (Sq/Ft)	Price
Plot 3	1 Bed	621	£364,995
Plot 6	1 Bed	565	£334,995
Plot 29	2 Bed	658	£434,995
Plot 34	1 Bed	593	£339,995
Plot 45	1 Bed	652	£349,995
Plot 49	2 Bed	709	£444,995
Plot 50	3 Bed	1,079	£524,995
Plot 52	1 Bed	589	£339,995

# WINDSOR HOUSE, WINDSOR STREET, UXBRIDGE



[VIEW ON GOOGLE](#)

Office conversion scheme of 37 units in the town centre being built by Howarth Homes. Launched in Autumn 2018 and due to complete in 2019. Limited units released, prices for 1 bed units range from £289,995 - £319,995 and 2 beds £399,995 - £424,995. Parking is an additional £20,000.

Plot	Type	Size (Sq/Ft)	Price
Plot 1	1 Bed	336	£289,995
Plot 8	1 Bed	424	£319,995
Plot 13	2 Bed	535	£399,995
Plot 21	1 Bed	336	£289,995
Plot 25	2 Bed	581	£424,995
Plot 26	2 Bed	522	£419,995

Prices correct as of 6/10/18

# ST ANDREWS PARK, UXBRIDGE



VIEW ON GOOGLE

Large scale redevelopment of the former RAF Uxbridge base to eventually provide over 1,300 new homes to the East of Uxbridge town centre. The masterplan includes a new primary school, park, offices, hotel, theatre, museum, shops and restaurants. The latest pricing from developer St Modwen has 2 bed maisonettes at £470,000, 3 bed end of terraced houses at £600,000 and 4 bed townhouses priced from £735,000 - £890,000.

Plot	Type	Price
Plot 87	2 Bed	£470,000
Plot 25	4 Bed	£835,000
Plot 31	4 Bed	£869,995
Plot 32	4 Bed	£890,000
Plot 54	3 Bed	£600,000
Plot 27	4 Bed	£835,000
Plot 52	4 Bed	£750,000
Plot 53	4 Bed	£735,000
Plot 87	2 Bed	£470,000
Plot 88	2 Bed	£470,000

Prices correct as of 25/10/18

# UNION PARK, UXBRIDGE



[VIEW ON GOOGLE](#)

Redevelopment by London Green of former office park with total of 251 units across two phases and due to complete in 2019. Located between Uxbridge and West Drayton, nearest station more than a 20 minute walk. Studio apartments priced between £240,000 - £245,000, 1 beds from £300,000 - £350,000, 2 bed at £395,000 and 3 bed priced at £480,000.

Plot	Type	Floor	Size (Sq/Ft)	Price
B0.3	2 Bed	Ground	809	£395,000
B0.4	1 Bed	Ground	555	£300,000
B0.7	Studio	Ground	377	£240,000
B1.3	1 Bed	First	602	£315,000
B1.10	1 Bed	First	718	£340,000
B2.1	1 Bed	Second	533	£310,000
B2.10	1 Bed	Second	719	£345,000
B3.2	Studio	Third	381	£245,000
B3.10	Third	1 Bed	718	£350,000
B4.3	Fourth	3 Bed	931	£480,000

Prices correct as of 25/10/18