

**P A D C R O F T**  
WEST DRAYTON | LONDON

**BROUGHTON COURT APARTMENTS**

WELCOME TO THE  
BROUGHTON COURT APARTMENTS AT PADCROFT

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**A STUNNING  
COLLECTION OF  
1, 2 & 3 BEDROOM  
APARTMENTS  
SET IN ONE OF  
LONDON'S MOST  
UP-AND-COMING  
LOCATIONS**

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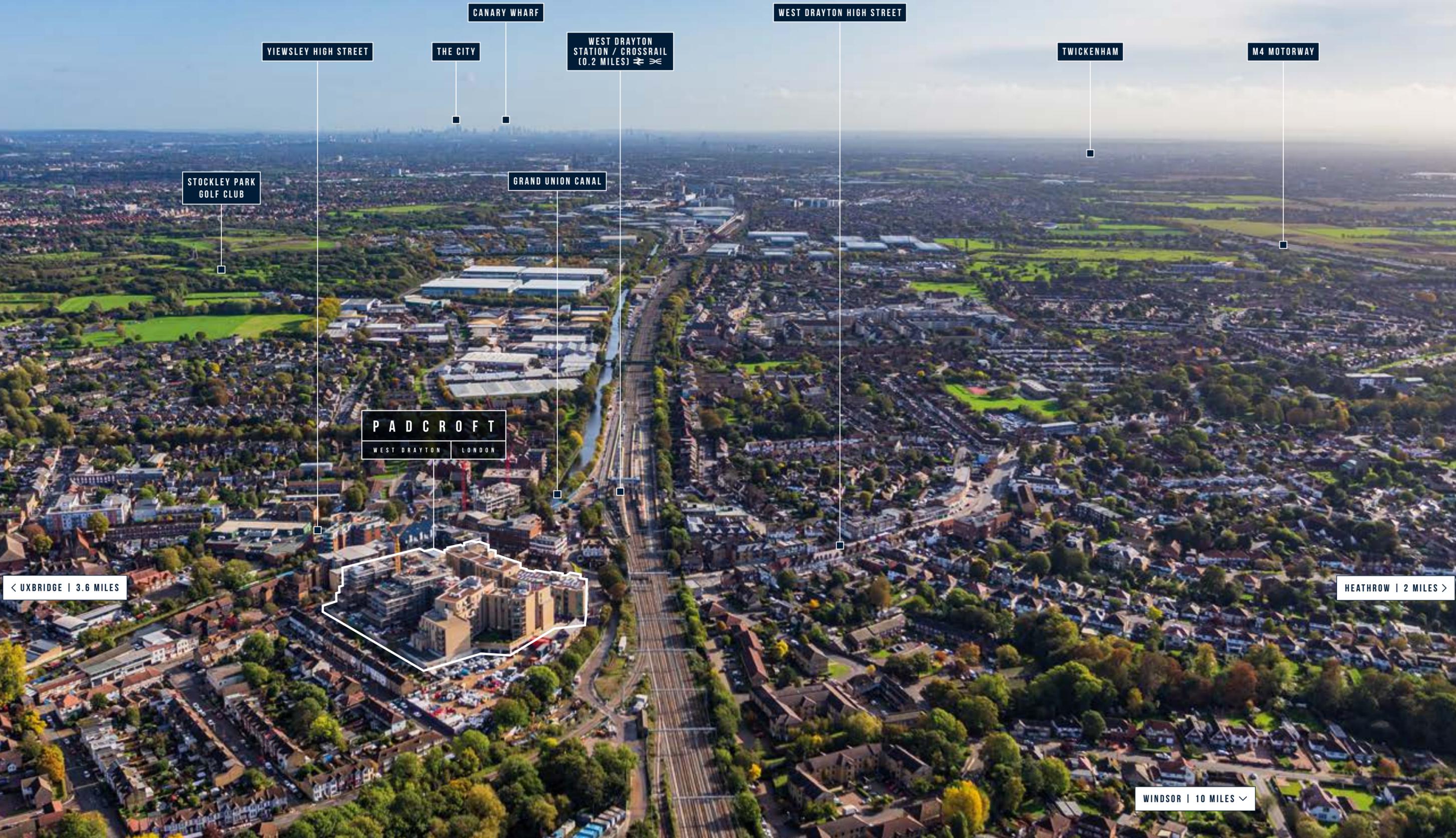
WEST DRAYTON \ LONDON

THE DEVELOPMENT

# LUXURY LIVING PERFECTLY PLACED

Introducing the Broughton Court Apartments at Padcroft, an exciting collection of one, two and three bedroom luxury apartments, perfectly positioned for modern London living.

These exclusive apartments are located in Yiewsley, a flourishing neighbourhood in West Drayton, West London. From here, access to Central London is already excellent - and with Crossrail coming soon to West Drayton Station, it's about to get even better.





ELIZABETH LINE

# CROSSRAIL CONNECTIVITY

Located directly opposite Padcroft, West Drayton's Crossrail station (Elizabeth line) is on its way. Set to transform London's travel network, this will provide direct access to the West End and the City - making Padcroft an even more exciting address.

Travel time to Bond Street will be just over 20 minutes - giving you easy access to London's world-leading shops, bars and dining destinations. Commuters are also well-served, with the Elizabeth line connecting directly to the capital's key commercial districts at Liverpool Street and Canary Wharf.



Information is taken from crossrail.co.uk and is correct at time of publication.

ROAD, RAIL AND AIR

## CONNECTIONS THAT COUNT

From Padcroft, fast connections to Central London help you to enjoy one of the World's greatest cities. Abundant travel connections are available by rail, road and air, putting every essential destination within easy reach.

### BY RAIL



Windsor	20 mins
Heathrow Airport	21 mins
Paddington Station	22 mins
St Pancras International	47 mins
Canary Wharf	57 mins

Travelling from West Drayton Station

### BY ROAD



M4 (Junction 4)	1.6 miles
Brunel University	2.2 miles
Heathrow Airport	3.2 miles
M25 (Junction 15)	3.5 miles
Windsor	9 miles
Central London	17 miles

Driving from Padcroft

### BY AIR



Amsterdam	1 hr 10 mins
Dublin	1 hr 15 mins
Berlin	1 hr 50 mins
Rome	2 hrs 30 mins
Dubai	6 hrs 50 mins
New York	7 hrs 30 mins

Flying from Heathrow

Sources: TfL, National Rail, Google Maps and heathrow.com.

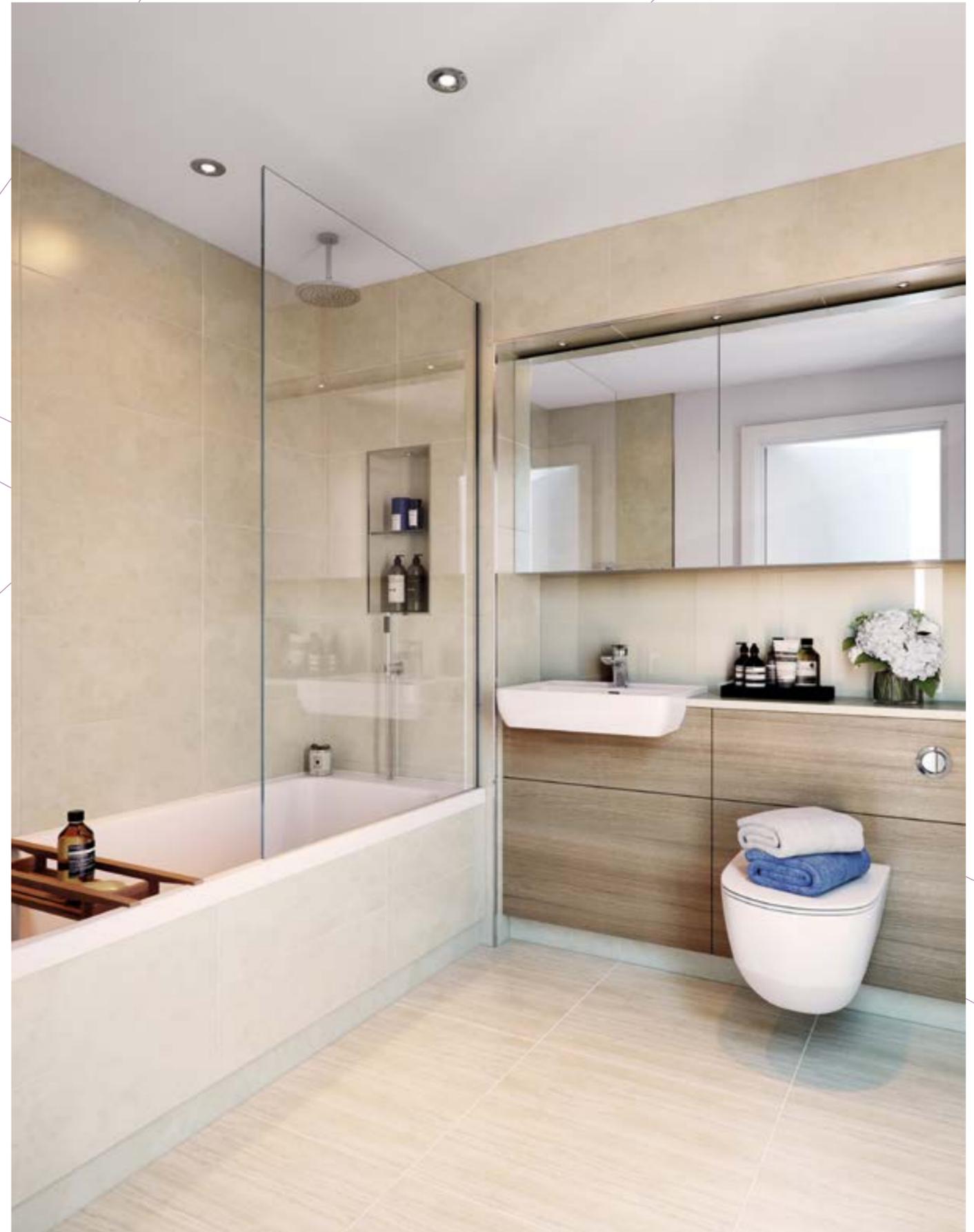
THE DEVELOPMENT

# STATEMENT LIVING

With a striking presence and beautifully landscaped grounds, Padcroft makes a big first impression.









WINNOCK ROAD

VIEWSLEY HIGH STREET SHOPPING

### BROUGHTON COURT APARTMENTS

DEVELOPMENT // PHASE 02

ST STEPHEN'S ROAD

GRAND UNION CANAL

BENTINCK ROAD

#### THE DEVELOPMENT

## CAREFULLY CONSIDERED

Located in the heart of West Drayton, these stylish apartments are set within beautifully landscaped gardens and communal spaces, all designed to create maximum fluidity and ease.

Finished to a high specification, the Broughton Court Apartments at Padcroft create a feeling of relaxed luxury and benefit from serene walkways, on-site cycle stores and the option of secure underground parking.

COLNE VALLEY REGIONAL PARK

CENTRAL COURTYARD

HIGH STREET

TAVISTOCK ROAD

WEST DRAYTON HIGH STREET SHOPPING

STATION APPROACH

WEST DRAYTON STATION

SPECIFICATION

## SUPERIOR STYLING

Elegant finishing and high specification fittings make these homes to be proud of.

### GENERAL

- Oak finish apartment entrance doors.
- Stainless steel finish door furniture throughout.
- Matt white paint finish to walls.
- All apartments are covered by a 10 year building warranty.
- All apartments benefit from a sprinkler system

### KITCHEN

- Fully fitted contemporary kitchen units with soft close mechanism to doors and drawers.
- Built-in kitchen appliances to include oven and hob.
- Back painted, full height, glass splashback to underside of wall units.
- Integrated dishwasher and fridge/freezer.
- Built-in extractor unit.
- Free standing washer/dryer (located in the hall cupboard).

### BATHROOM & EN-SUITES

- White sanitaryware to the bathroom and en-suite.
- Brassware to the bathroom and en-suite.
- Ceramic tiles to floors. Ceramic full height wall tiles to wet areas.
- Shower fixed overhead and handheld shower to the bath.
- Glass shower screen.
- Shaver socket to the bathroom and en-suite.

### ELECTRICAL

- Sky HD points in living area and bedroom one.
- Telephone line and data points to living area and bedroom 1.
- Smoke and heat detectors with battery backup.
- Chrome downlighters to living areas bathroom, en-suite and hall.
- External lighting to the balconies and terraces (where applicable).

### SECURITY

- Visual door entry system.
- Proximity Access System for the building.
- CCTV covering the car park and all building entrances.

### FLOORING

- Optional engineered oak finish flooring to all areas (except bedrooms, wet areas and hall cupboard).
- Optional carpet to bedrooms.

### HEATING

- Wet underfloor heating to living area and bedrooms.
- Chrome, electric heated towel rail to the bathroom and en-suite.

### PARKING

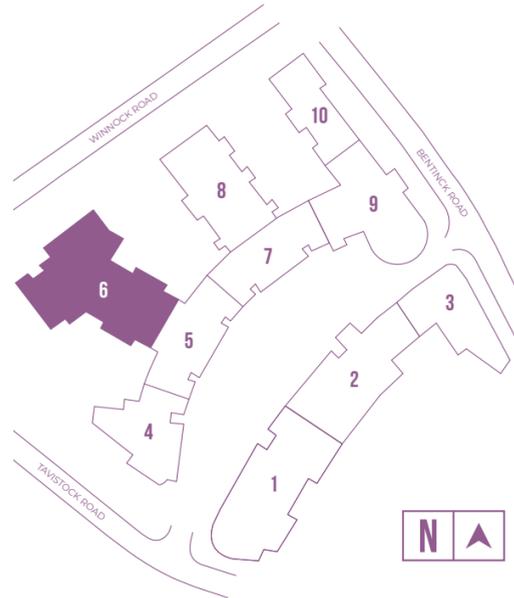
- Electronic carpark fobs are available when purchasing a parking permit.
- Parking and motorcycle spaces available at extra cost. (subject to availability).

Your attention is drawn to the fact that it may not be possible to obtain the products as referred to in the specification. In such cases a similar alternative will be provided. Redrow reserve the right to make these changes as required.



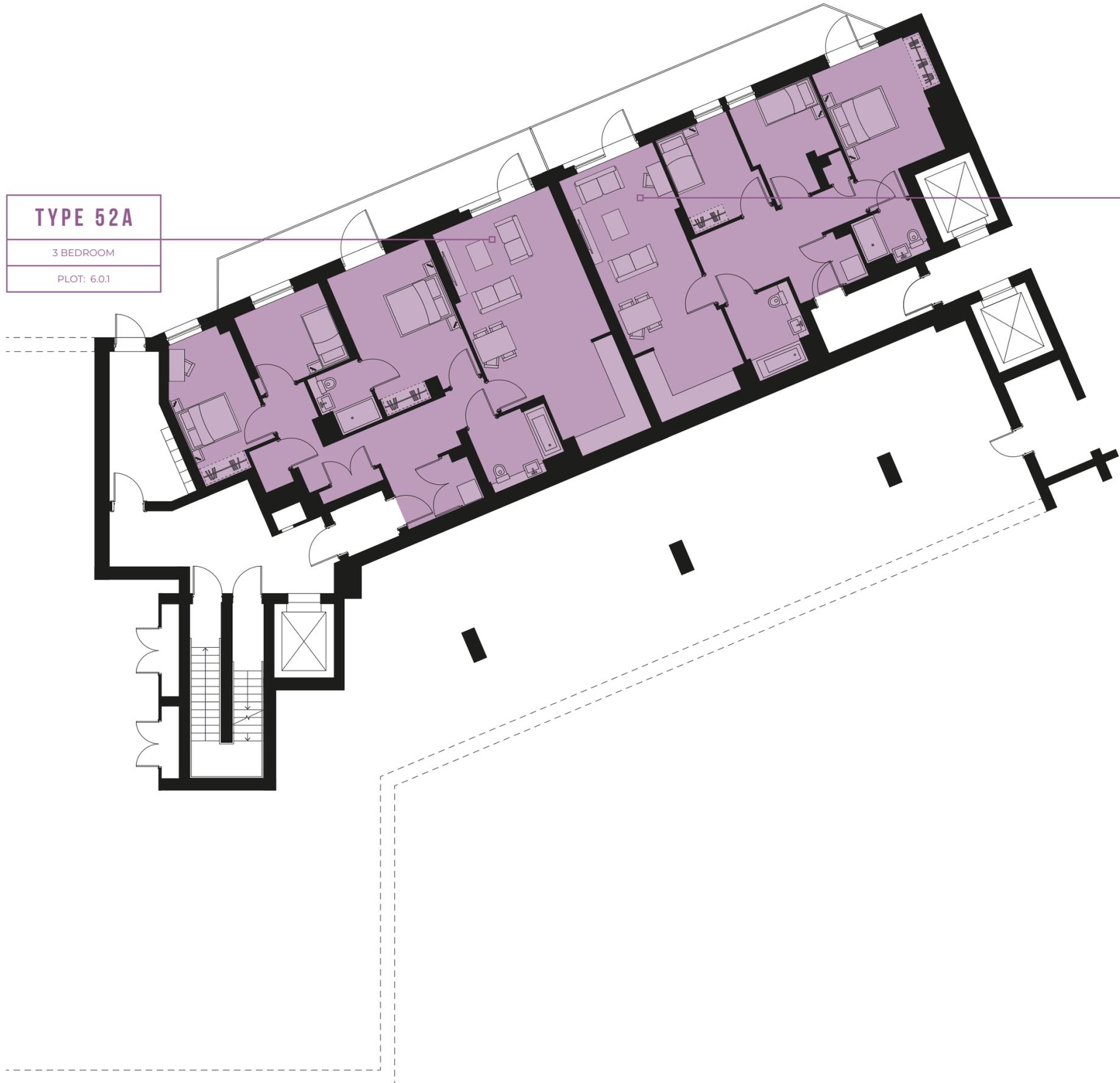
# BROUGHTON COURT APARTMENTS

Broughton Court is comprised of generously proportioned one, two and three bedroom apartments, benefiting from private balconies or terraces.



- One Bedroom Apartments
- Two Bedroom Apartments
- Three Bedroom Apartments

All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.



<b>TYPE 52A</b>
3 BEDROOM
PLOT: 6.01

<b>TYPE 52B</b>
3 BEDROOM
PLOT: 6.02

Wardrobes shown are optional.



Wardrobes shown are optional.

<b>TYPE 52</b>
2 BEDROOM
PLOT: 6.2.6

<b>TYPE 58</b>
3 BEDROOM
PLOT: 6.2.5

<b>TYPE 59</b>
3 BEDROOM
PLOT: 6.2.4



<b>TYPE 51</b>
2 BEDROOM
PLOT: 6.2.7

<b>TYPE 57</b>
2 BEDROOM
PLOT: 6.2.1

<b>TYPE 56</b>
2 BEDROOM
PLOT: 6.2.2

<b>TYPE 55</b>
2 BEDROOM
PLOT: 6.2.3

Wardrobes shown are optional.

<b>TYPE 52</b>
2 BEDROOM
PLOT: 6.3.6 PLOT: 6.4.6

<b>TYPE 51</b>
2 BEDROOM
PLOT: 6.3.7 PLOT: 6.4.7

<b>TYPE 57</b>
2 BEDROOM
PLOT: 6.3.1 PLOT: 6.4.1

<b>TYPE 61</b>
3 BEDROOM
PLOT: 6.3.5 PLOT: 6.4.5

<b>TYPE 56</b>
2 BEDROOM
PLOT: 6.3.2 PLOT: 6.4.2

<b>TYPE 54</b>
2 BEDROOM
PLOT: 6.3.4 PLOT: 6.4.4

<b>TYPE 55</b>
2 BEDROOM
PLOT: 6.3.3 PLOT: 6.4.3



Wardrobes shown are optional.

<b>TYPE 52</b>
2 BEDROOM
PLOT: 6.5.6

<b>TYPE 62</b>
2 BEDROOM
PLOT: 6.5.5

<b>TYPE 59A</b>
3 BEDROOM
PLOT: 6.5.4



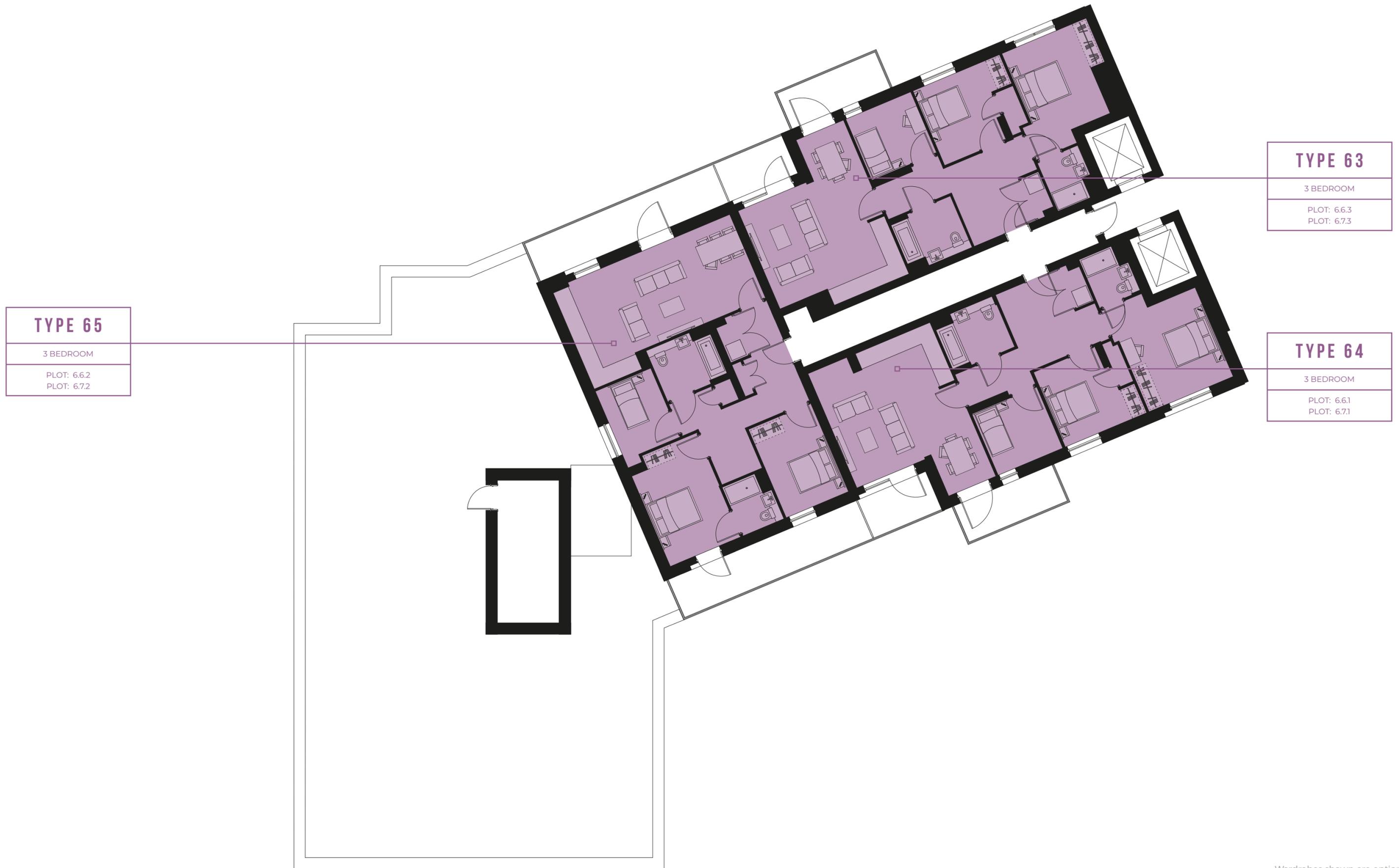
<b>TYPE 51</b>
2 BEDROOM
PLOT: 6.5.7

<b>TYPE 57</b>
2 BEDROOM
PLOT: 6.5.1

<b>TYPE 56</b>
2 BEDROOM
PLOT: 6.5.2

<b>TYPE 55</b>
2 BEDROOM
PLOT: 6.5.3

Wardrobes shown are optional.



**TYPE 65**  
3 BEDROOM  
PLOT: 6.6.2  
PLOT: 6.7.2

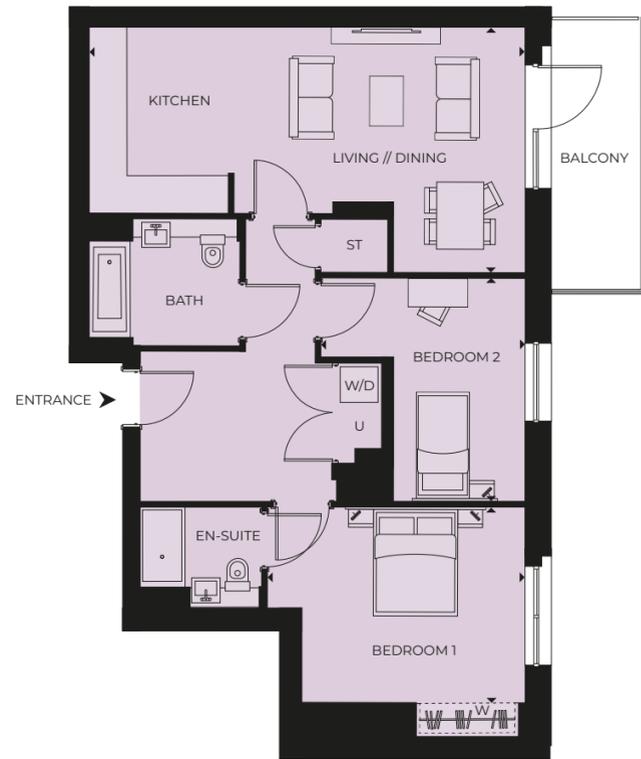
**TYPE 63**  
3 BEDROOM  
PLOT: 6.6.3  
PLOT: 6.7.3

**TYPE 64**  
3 BEDROOM  
PLOT: 6.6.1  
PLOT: 6.7.1

Wardrobes shown are optional.

# APARTMENT TYPE 51

2 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	7.50 m x 4.20 (max) m	24'6" x 13'7"
Bedroom 1	4.42 m x 3.40 m	14'5" x 11'1"
Bedroom 2	3.75 m x 3.50 m	12'3" x 11'5"
Total Area	80.2 sq m	863.3 sq ft
Balcony	7.3 sq m	78.5 sq ft



PLOTS

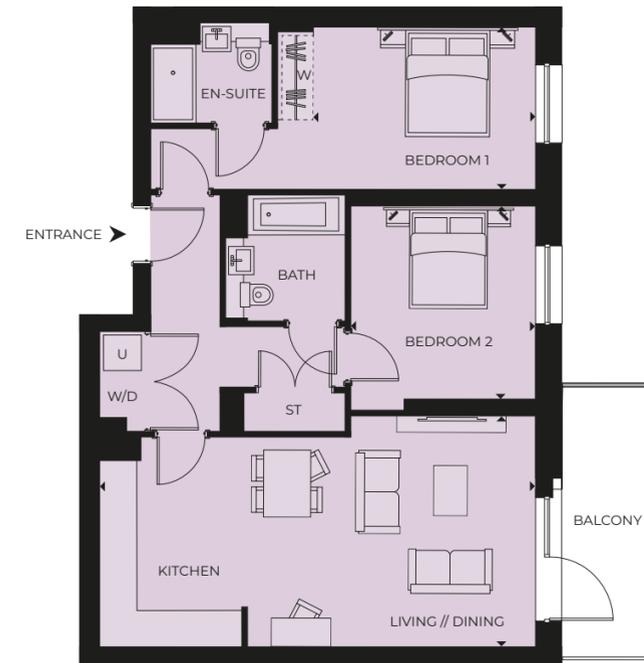
6.1.8 6.2.7 6.3.7 6.4.7 6.5.7



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# APARTMENT TYPE 52

2 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	7.47 m x 4.00 m	14'7" x 13'1"
Bedroom 1	3.80 m x 2.82 m	12'5" x 9'3"
Bedroom 2	3.30 m x 3.20 m	10'8" x 10'4"
Total Area	77.2 sq m	831 sq ft
Balcony	7.3 sq m	78.5 sq ft



PLOTS

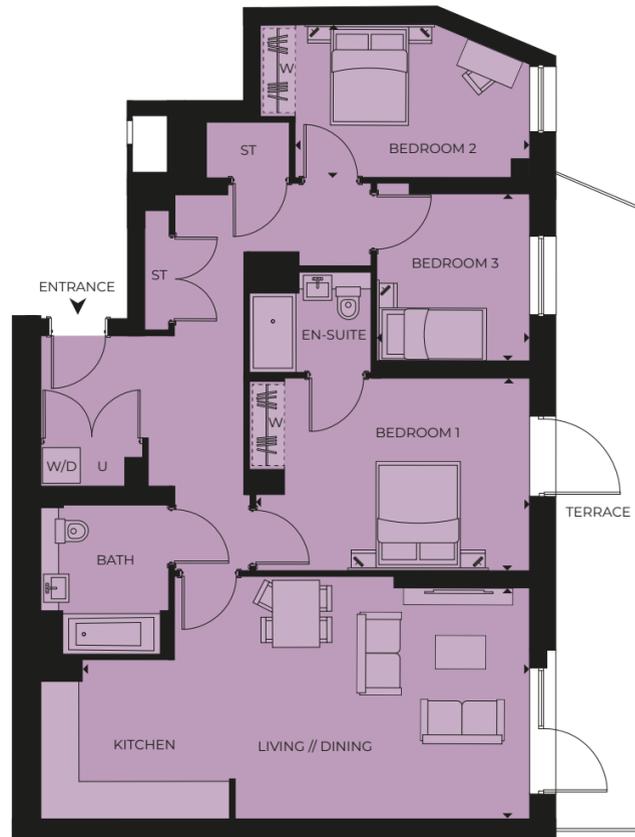
6.1.7 6.2.6 6.3.6 6.4.6 6.5.6



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# APARTMENT TYPE 52A

3 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	7.70 m x 4.00 m	25'2" x 13'1"
Bedroom 1	4.70 m x 3.35 m	15'4" x 10'9"
Bedroom 2	4.05 m x 2.65 m	13'2" x 8'7"
Bedroom 3	3.00 m x 2.60 m	9'8" x 8'5"
Total Area	102.1 sq m	1099 sq ft
Terrace	17.1 sq m	184 sq ft



PLOTS

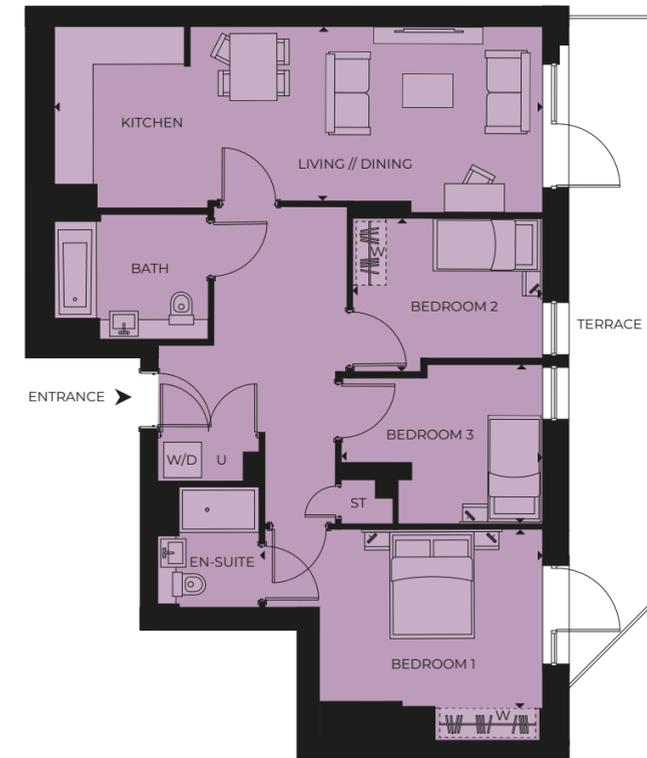
6.0.1



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# APARTMENT TYPE 52B

3 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	8.30 m x 3.00 m	27'2" x 9'8"
Bedroom 1	4.75 m x 3.07 (max) m	15'6" x 10'1"
Bedroom 2	3.20 m x 2.40 m	10'4" x 7'8"
Bedroom 3	3.40 m x 2.80 m	11'1" x 9'1"
Total Area	84.8 sq m	912.8 sq ft
Terrace	16.6 sq m	178 sq ft



PLOTS

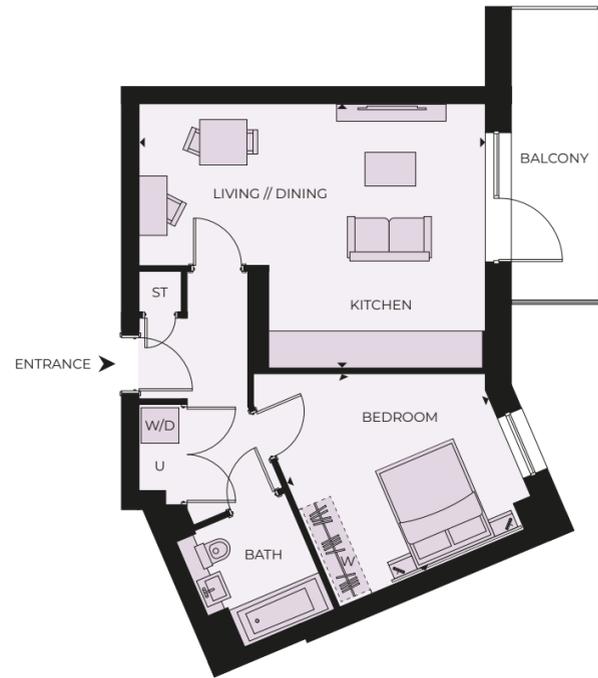
6.0.2



All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.

# APARTMENT TYPE 53

1 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	4.59 m x 5.98 m	15' x 19'6"
Bedroom 1	3.77 m x 3.57 m	12'4" x 11'7"
Total Area	52.6 sq m	566.2 sq ft
Balcony	7.3 sq m	78.5 sq ft



PLOTS

6.1.6



All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.

# APARTMENT TYPE 53A

1 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	6.07 m x 4.57 m	19'5" x 15'
Bedroom 1	3.47 m x 4.90 (max) m	11'4" x 16'1"
Total Area	57.1 sq m	621.1 sq ft
Balcony	7.9 sq m	85 sq ft



PLOTS

6.1.5



All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.

# APARTMENT TYPE 54

2 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	6.57 m x 4.02 m	21'6" x 13'2"
Bedroom 1	4.50 m x 2.72 m	14'8" x 8'9"
Bedroom 2	3.35 m x 2.49 m	10' x 8'2"
Total Area	64.5 sq m	694.3 sq ft
Balcony	8.1 sq m	87.1 sq ft



PLOTS

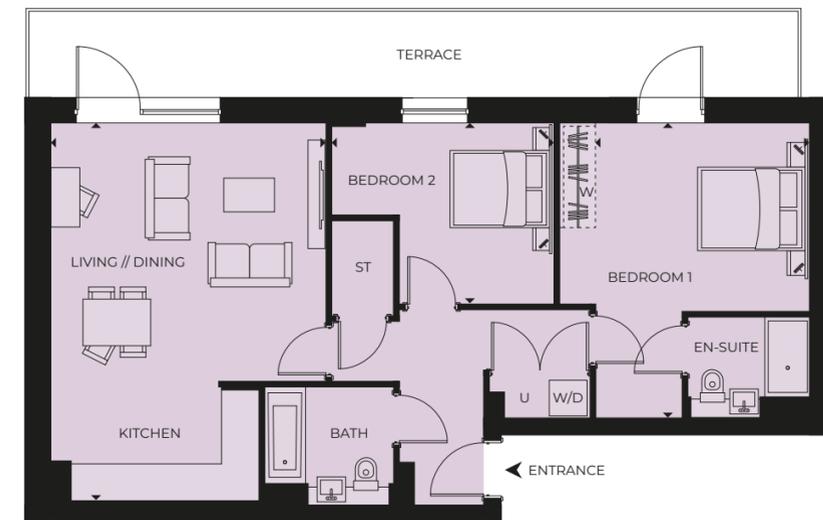
6.3.4	6.4.4
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All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.

# APARTMENT TYPE 54A

2 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	6.57 m x 4.72 m	21'6" x 14'
Bedroom 1	3.67 m x 5.10 (max) m	12'1" x 16'7"
Bedroom 2	3.80 m x 3.12 m	12'4" x 10'3"
Total Area	78.3 sq m	842.8 sq ft
Terrace	19.9 sq m	214.2 sq ft



PLOTS

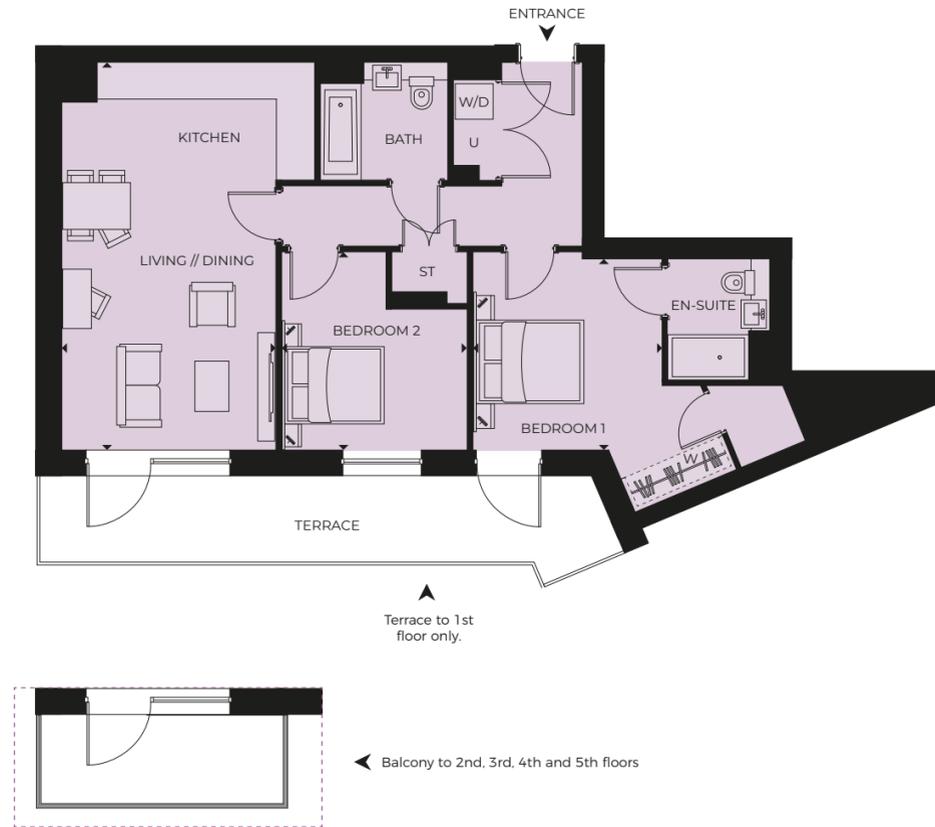
6.1.4
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# APARTMENT TYPE 55

2 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	6.75 m x 3.67 m	22'1" x 12'1"
Bedroom 1	3.30 m x 3.25 m	10'8" x 10'7"
Bedroom 2	3.42 m x 3.17 m	11'2" x 10'4"
Total Area	75.2 sq m	809.5 sq ft
Terrace	15 sq m	161 sq ft
Balcony	6.5 sq m	69.9 sq ft



PLOTS

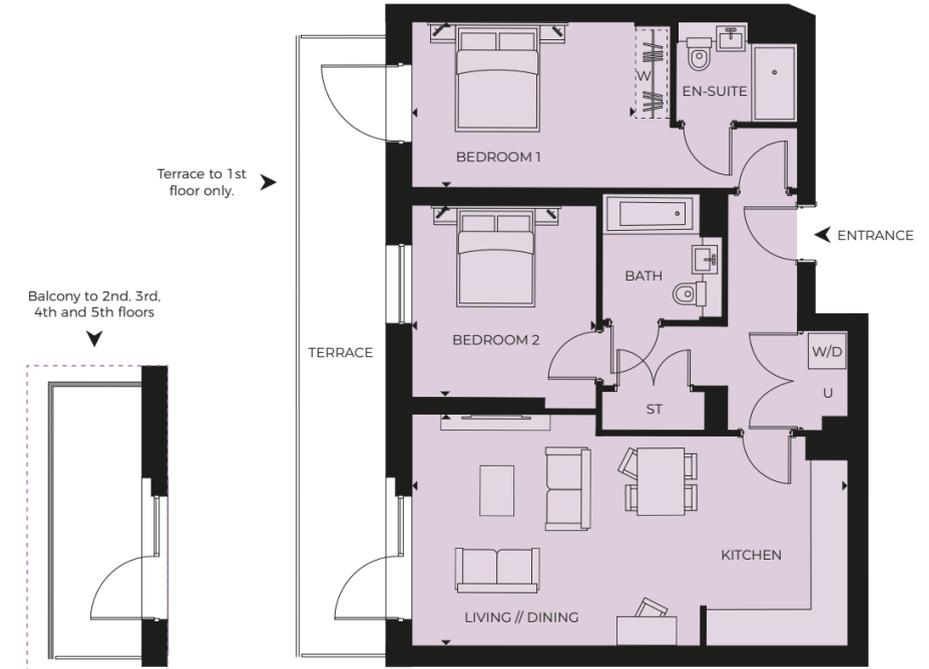
6.1.3 6.2.3 6.3.3 6.4.3 6.5.3



All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.

# APARTMENT TYPE 56

2 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	7.50 m x 4.00 m	24'6" x 13'1"
Bedroom 1	3.82 m x 2.87 m	12'5" x 9'4"
Bedroom 2	3.35 m x 3.17 m	10'9" x 10'4"
Total Area	77.2 sq m	831 sq ft
Terrace	16 sq m	174 sq ft
Balcony	7.3 sq m	78.5 sq ft



PLOTS

6.1.2 6.2.2 6.3.2 6.4.2 6.5.2



All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.

# APARTMENT TYPE 57

2 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	7.50 m x 4.20 m	24'6" x 13'7"
Bedroom 1	4.42 m x 3.75 m	14'5" x 12'3"
Bedroom 2	3.90 m x 3.50 m	12'7" x 11'5"
Total Area	80.7 sq m	868.7 sq ft
Balcony	7.3 sq m	78.5 sq ft



PLOTS

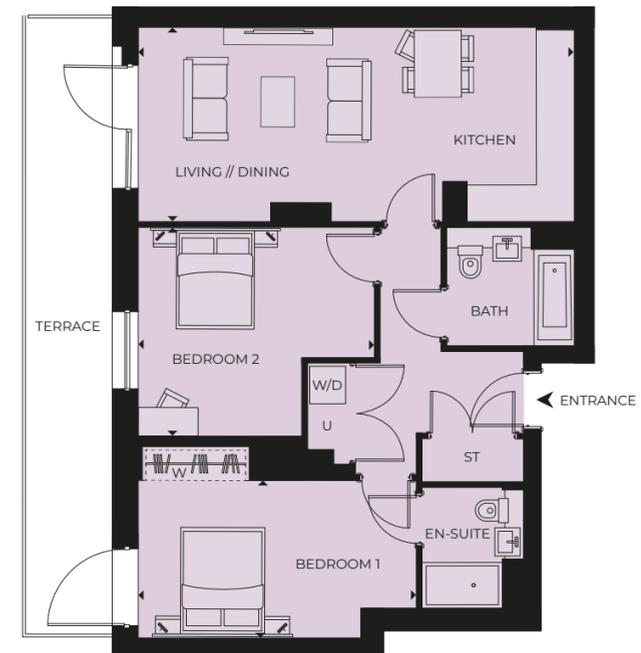
6.2.1 6.3.1 6.4.1 6.5.1



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# APARTMENT TYPE 57A

2 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	7.52 m x 3.37 m	24'6" x 11'1"
Bedroom 1	4.77 m x 2.72 m	15'7" x 8'9"
Bedroom 2	4.05 m x 3.57 m	13'3" x 11'7"
Total Area	74.2 sq m	799 sq ft
Terrace	16 sq m	172 sq ft



PLOTS

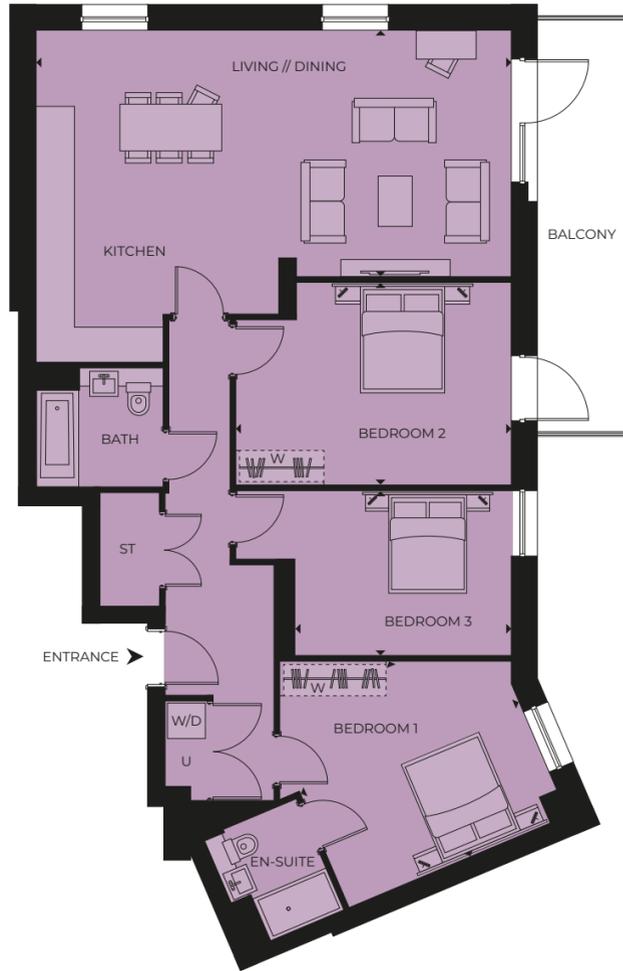
6.1.1



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# APARTMENT TYPE 58

3 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	8.17 m x 4.27 m	26'8" x 14'
Bedroom 1	4.07 m x 3.05 m	13'4" x 10'
Bedroom 2	4.12 m x 3.50 m	13'5" x 11'5"
Bedroom 3	3.70 m x 2.85 m	12'1" x 9'3"
Total Area	111.2 sq m	1197.2 sq ft
Balcony	11.2 sq m	120.5 sq ft



PLOTS

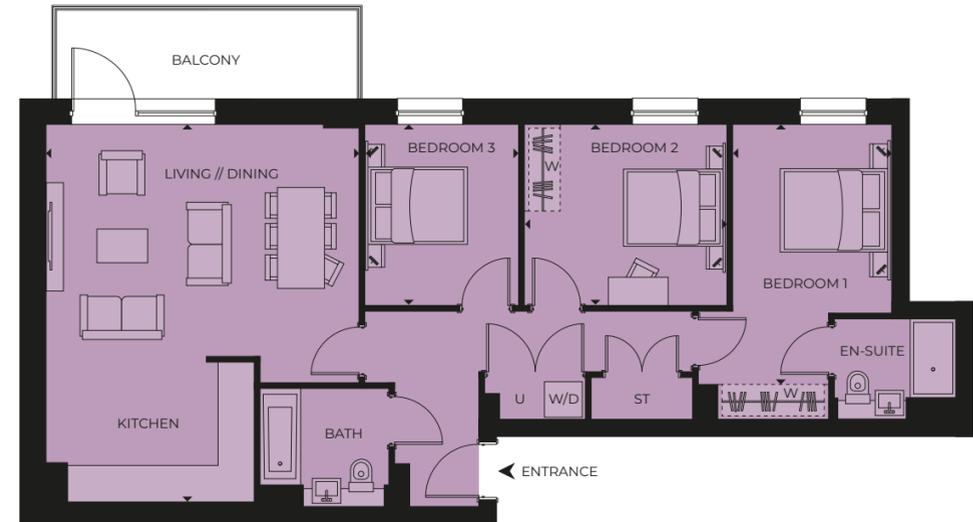
6.2.5



All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.

# APARTMENT TYPE 59

3 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	6.55 m x 5.37 m	21'5" x 17'6"
Bedroom 1	4.50 m x 2.72 m	14'8" x 8'9"
Bedroom 2	3.47 m x 3.12 m	11'4" x 10'3"
Bedroom 3	3.12 m x 2.60 m	10'3" x 8'5"
Total Area	88 sq m	947.1 sq ft
Balcony	8.1 sq m	87.1 sq ft



PLOTS

6.2.4



All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.

# APARTMENT TYPE 59A

3 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	6.55 m x 4.80 m	21'5" x 15'7"
Bedroom 1	3.27 m x 3.12 m	10'7" x 10'3"
Bedroom 2	3.77 m x 3.12 m	12'4" x 10'3"
Bedroom 3	3.12 m x 2.50 m	10'3" x 8'2"
Total Area	86.1 sq m	926.8 sq ft
Balcony	8.1 sq m	87.1 sq ft



PLOTS

6.5.4



All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.

# APARTMENT TYPE 61

3 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	6.07 m x 5.10 m	19'9" x 16'17"
Bedroom 1	3.35 m x 3.00 m	10' x 9'8"
Bedroom 2	3.75 m x 3.37 m	12'3" x 11'1"
Bedroom 3	3.75 m x 3.07 m	12'3" x 10'1"
Total Area	94.5 sq m	1017.2 sq ft
Terrace	12.3 sq m	132 sq ft



PLOTS

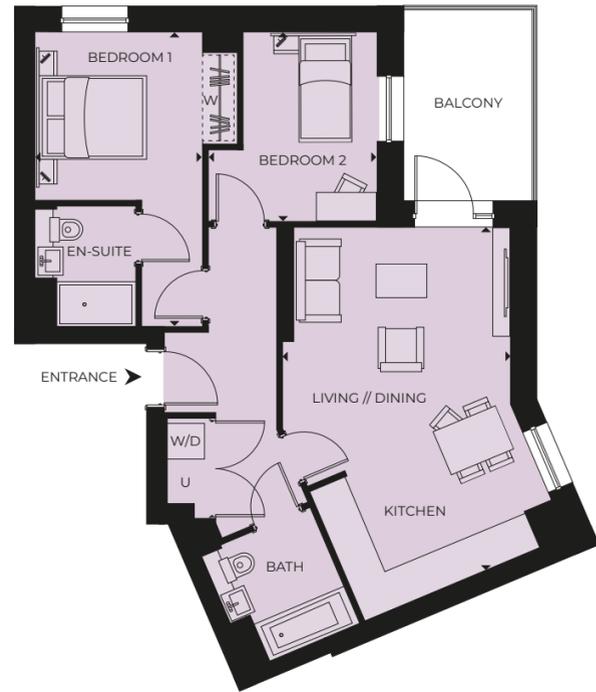
6.3.5 6.4.5



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# APARTMENT TYPE 62

2 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	5.90 m x 3.90 m	19'4" x 12'8"
Bedroom 1	5.10 (max) m x 2.87 m	16'7" x 9'4"
Bedroom 2	2.90 m x 2.87 m	9'5" x 9'4"
Total Area	65.2 sq m	701.8 sq ft
Balcony	7.4 sq m	79.6 sq ft



PLOTS

6.5.5



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# APARTMENT TYPE 63

3 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	6.60 m x 4.92 m	21'6" x 16'2"
Bedroom 1	3.82 m x 2.97 m	12'5" x 9'8"
Bedroom 2	3.20 m x 3.10 m	10'5" x 10'1"
Bedroom 3	2.70 m x 2.67 m	8'8" x 8'8"
Total Area	90.5 sq m	974.1 sq ft
Balconies (total)	11.2 sq m	120.5 sq ft



PLOTS

6.6.3 6.7.3



All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.

# APARTMENT TYPE 64

3 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	5.20 m x 4.90 m	17'1" x 16'1"
Bedroom 1	3.80 m x 2.97 m	12'5" x 9'8"
Bedroom 2	3.20 m x 2.80 m	10'5" x 9'1"
Bedroom 3	2.62 m x 2.67 m	8'6" x 8'6"
Total Area	91.4 sq m	983.8 sq ft
Balconies (total)	11.2 sq m	120.5 sq ft



PLOTS

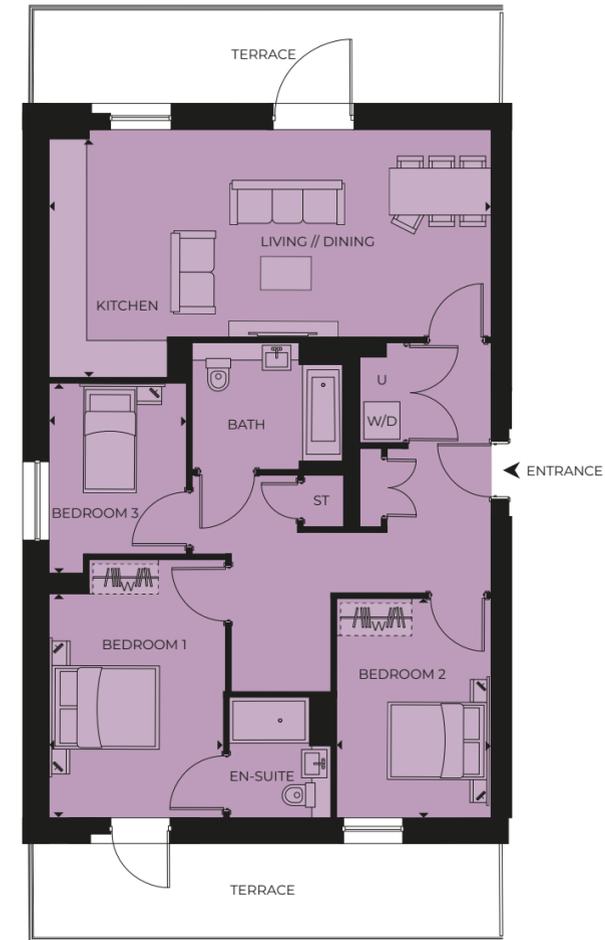
6.6.1 6.7.1



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# APARTMENT TYPE 65

3 BEDROOM



ACCOMMODATION

Living/Kitchen/Dining	7.60 m x 4.30 (max) m	24'9" x 14'1"
Bedroom 1	3.87 m x 2.97 m	12'7" x 9'8"
Bedroom 2	3.80 (max) m x 2.65 m	12'4" x 8'7"
Bedroom 3	3.31 (max) m x 2.37 m	10'8" x 7'8"
Total Area	91.7 sq m	987.1 sq ft
Balconies (total)	25.8 sq m	277.7 sq ft



PLOTS

6.6.2 6.7.2



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## DELIVERING DISTINCTION

Redrow was established in 1974 by Steve Morgan CBE. Over Redrow's history, spanning more than 40 years, it has earned a unique reputation for quality and building beautiful homes where people want to live. To help achieve this, Redrow has developed three sustainable business themes: Creating Thriving Communities by Building Responsibly and Valuing People. Implementing this strategy, whilst engaging with colleagues and stakeholders, helps Redrow deliver significant value to investors and the wider community. Redrow

is listed on the London Stock Exchange and is a constituent of the FTSE 250 index.

In 2019, Redrow achieved the coveted Five Star Customer Satisfaction award from the Home Builders' Federation (HBF), while in 2018 the company was named as a UK Top 100 Apprenticeship Employer for the fifth consecutive year. Redrow was also awarded the prestigious title of 2018 'Housebuilder of the Year' at both the WhatHouse? and Building Awards.



/ MORELLO / CROYDON / LONDON /



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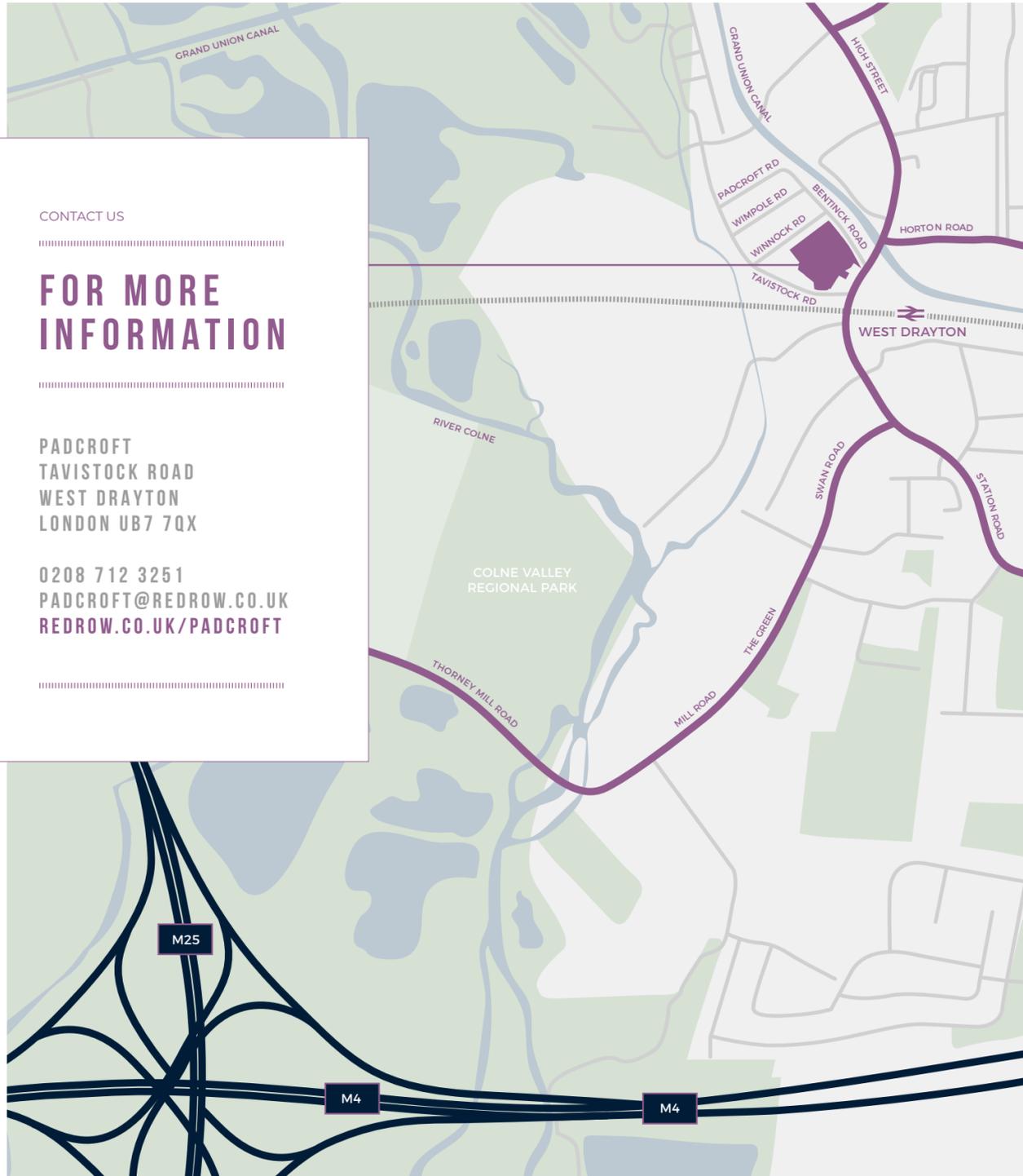
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