



# LAMPTON PARKSIDE

WEST LONDON TW3

LIFE WITH MORE VITALITY



# LAMPTON PARKSIDE

WEST LONDON TW3

WELCOME TO LAMPTON PARKSIDE, A PLACE WHERE  
YOU CAN BALANCE WELLBEING AND OPPORTUNITY;  
GREEN SURROUNDINGS AND URBAN LIVING;  
COMMUNITY AND YOUR OWN SPACE.

This inspiring new collection of studio, 1, 2 and 3 bedroom apartments, duplexes and 3 bedroom houses is set around beautiful gardens and landscaping, with leafy vistas leading you to the 40 acres of parkland at Lampton Park. A short walk from the thriving West London neighbourhood of Hounslow, it is a place where you can savour the city, delight in nature and live life with more vitality.



# PARKSIDE LIVING

BE PART OF LAMPTON PARKSIDE AND EMBRACE A HAPPY,  
HEALTHY AND REFRESHING LIFESTYLE. IT COMBINES THE  
VIBRANT CULTURE AND OPPORTUNITIES OF LONDON WITH ALL  
THE BENEFITS OF OPEN SPACE AND NATURE.

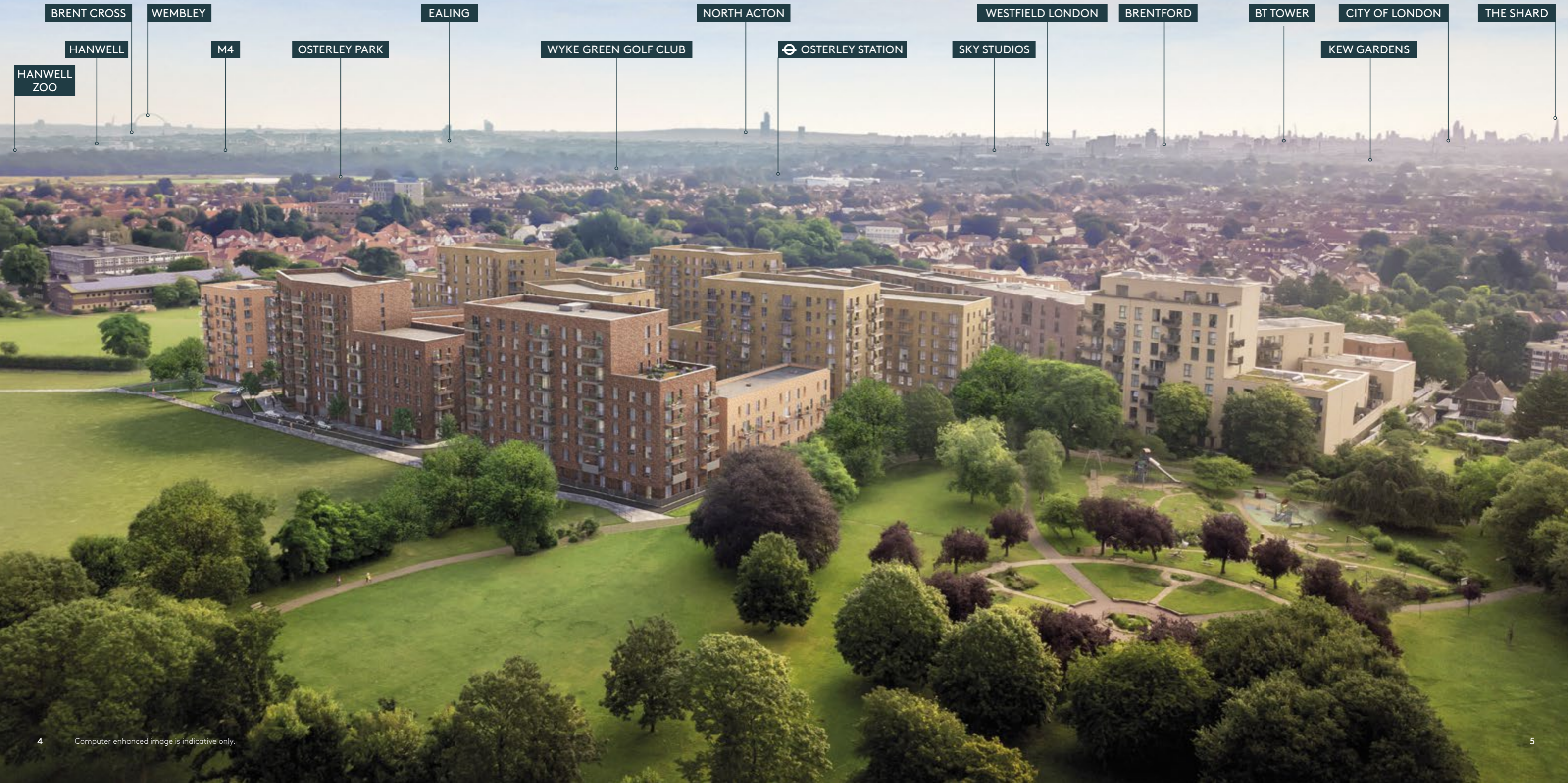


With Lampton Park just a few minutes from your front door, and fast transport links a short walk away, you'll be able to unwind or get active outside, and enjoy the capital's rich array of attractions, whenever you want.

While green space surrounds this development, community lies at its heart. Lampton Parkside has been designed to create a welcoming and sociable environment, where residents can pause, meet and form friendships. It will have its own sense of community, united through its outside spaces and parkside setting.



LAMPTON PARKSIDE OFFERS A REAL SENSE OF SPACE AND OPENNESS,  
WHILE STILL BEING PART OF LONDON WITH ITS MANY ATTRACTIONS,  
OPPORTUNITIES AND ICONIC DESTINATIONS SUCH AS  
KENSINGTON, KNIGHTSBRIDGE AND THE WEST END.



# WEST LONDON LIFE

WITH ITS HUGE EXPANSES OF GREEN SPACE, DISTINCTIVE 'VILLAGES' AND THE RIVER THAMES FLOWING THROUGH IT, WEST LONDON HOLDS MANY CHARMS.



32 MINS BY TUBE TO THE FAMOUS DEPARTMENT STORES AND DESIGNER BOUTIQUES OF KNIGHTSBRIDGE



10 MINS BY TRAIN TO RIVERSIDE DRINKS IN KEW



- 1 Harrods, Knightsbridge
- 2 Westfield, White City
- 3 Coach and Horses, Kew
- 4 The Bell and Crown, Chiswick
- 5 Syon Park, Brentford
- 6 The Natural History Museum, South Kensington
- 7 Lyric Square, Hammersmith

Neighbourhoods such as Kew, Barnes and Chiswick are perfect for relaxed weekends with their riverside walks, cafés and pubs, while Hammersmith and Putney offer more extensive shopping, dining and entertaining, combined with the appeal of a Thameside location.

West London's Zone 1 destinations are home to many of London's leading cultural attractions, such as

the Natural History Museum, V&A Museum, Science Museum, Royal Albert Hall and Serpentine Gallery in Kensington, while Knightsbridge offers some of London's most famous shopping and dining opportunities. Harrods and Harvey Nichols rub shoulders with designer boutiques and Michelin-starred restaurants on the streets of SW1 – all a quick journey by Underground from Lampton Parkside.

# INSPIRED DESIGN

LAMPTON PARKSIDE IS LEADING THE VISION FOR THE REGENERATION OF THE SURROUNDING AREA, SETTING AN EXCEPTIONAL STANDARD FOR ARCHITECTURAL DESIGN AND QUALITY.

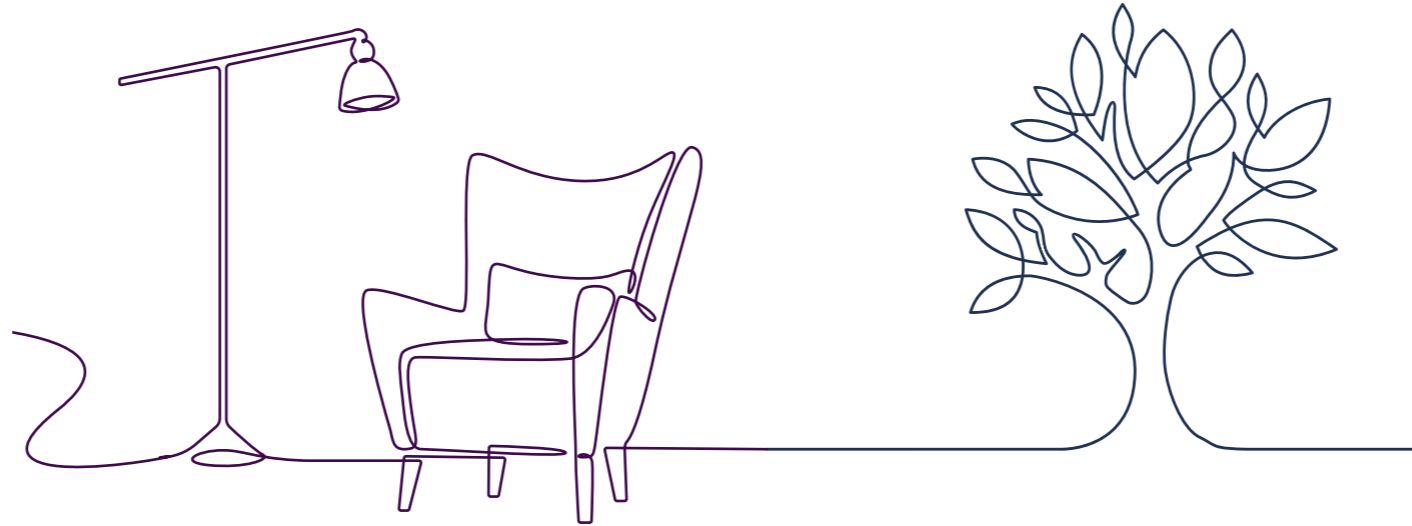
Award-winning architects Allies and Morrison have crafted a scheme that is both inspired by and enhances the development's location, creating an open and inclusive neighbourhood. Varied heights and groupings of buildings offer views of streets and courtyard gardens, with pathways that pedestrians and cyclists can travel along freely. Mature trees rise up majestically throughout the site, an uplifting reflection of its parkside setting.

While the buildings follow similar design principles to create a cohesive and harmonious look, they also provide subtle variation with different shades of brick. This gives the development more interest and character. Combined with the rich landscaping, the result is an inviting and inspiring place to live.



# STUDIOS 1,2 & 3

BEDROOM HOMES



40 ACRES OF PARKLAND



72 29

PRIMARY SCHOOLS SECONDARY SCHOOLS

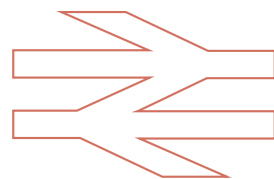
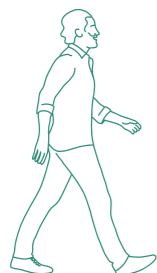
IN HOUNSLOW

23 OFSTED RATED OUTSTANDING\*

## LAMPTON PARK

ON YOUR DOORSTEP

- 4** MINUTES' WALK TO HOUNSLOW CENTRAL STATION
- 15** MINUTES BY TRAIN TO RICHMOND
- 17** MINUTES' CYCLE TO TWICKENHAM
- 27** MINUTES BY TUBE TO ZONE 1



PARK VIEWS, LEAFY STREETS, COURTYARDS AND GARDENS



ENERGY EFFICIENT HOMES

10 MINUTES' WALK TO  
**HOUNSLOW HIGH STREET**

**523**  
NEW HOMES



CONCIERGE



**1,374**  
SECURE CYCLE STORAGE SPACES

**263**  
PARKING SPACES\*\*

**22%**  
PRICE GROWTH 5-YEAR FORECAST\*\*\*

**305**  
RESTAURANTS AND CAFÉS  
**850** SHOPS IN HOUNSLOW\*\*\*



# A VIBRANT NEIGHBOURHOOD

MORE THAN  
**84,000**  
JOBS  
AT HEATHROW  
ALONE

**117,362**  
SQ FT

NEW RETAIL AND  
LEISURE PLANNED



3



4

MAJOR COMPANIES  
IN HOUNSLOW  
INCLUDE GSK,  
JCDECAUX AND SKY



5

**£2.3M**

FROM TRANSPORT FOR LONDON  
TO IMPROVE THE HIGH STREET  
AND PROVIDE BETTER LINKS  
BETWEEN THE STATIONS AND THE  
TOWN CENTRE

HIGHEST  
CONCENTRATION  
OF MEDIA AND  
BROADCASTING  
JOBS IN LONDON



1



LAMPTON PARKSIDE IS IDEALLY LOCATED IN HOUNSLOW, A FLOURISHING AREA WITH EXCELLENT CONNECTIONS INTO CENTRAL LONDON.

With its own town centre, numerous parks and green spaces, and wide choice of schools, you can see why Hounslow is such a popular place to live. The wider borough has one of the largest and fastest growing economies in London, with the highest concentration of media and broadcasting jobs, and second highest concentration of ICT and digital jobs. Significant recent investment and development reflect this popularity, and are helping to build a dynamic future for the area.

Lampton Parkside is part of the local council's redevelopment plans, which include a new eco-friendly civic centre, and improvements to public spaces and the town centre. Hounslow was also awarded Creative Enterprise Zone funding from The Mayor of London for its proposals to boost the creative industries in the area. Nearby Brentford is undergoing a transformation too, revitalising its high street and reconnecting it with the Thames so residents can enjoy the riverside more easily.

**13,000**  
BUSINESSES IN  
HOUNSLOW



7



6

- 1 Lampton Park
- 2 Hounslow High Street
- 3 Heathrow Airport

- 4 The Civic Centre
- 5 Watermans Arts Centre, Brentford
- 6 Hounslow East Station

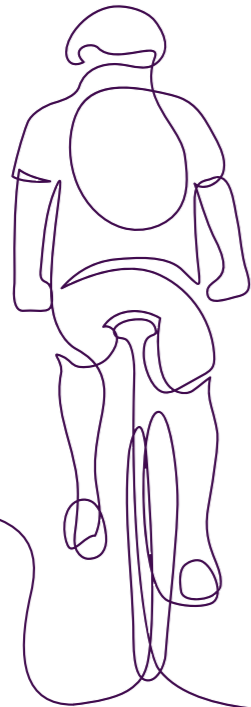
- 7 The Arts Centre, Hounslow

Sources: www.london.gov.uk JLL Treaty Centre Research Document



# CONNECT WITH ALL OF LONDON

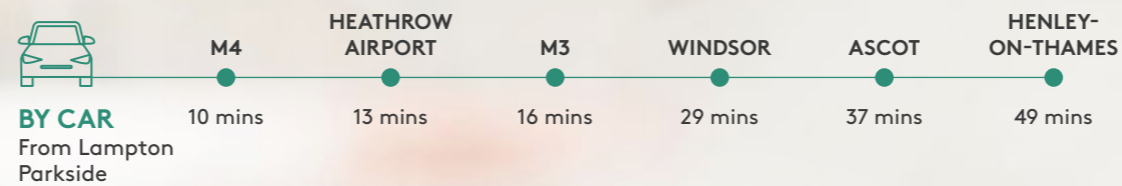
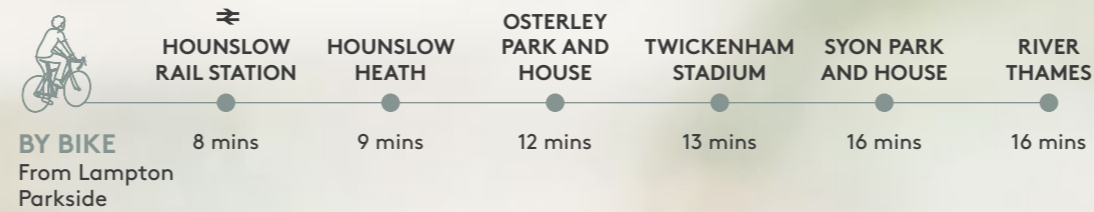
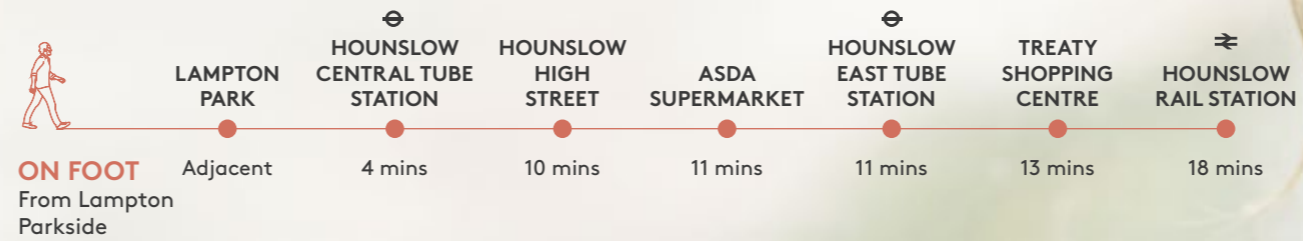
HOP ON YOUR BIKE TO EXPLORE LOCAL LEAFY AREAS SUCH AS RICHMOND, CHISWICK AND KEW OR TAKE A TRAIN FOR A SPEEDY COMMUTE INTO CENTRAL LONDON.



You have the choice of train or tube for the quickest routes across West London and into Zone 1. This gives you easy access to destinations such as South Kensington and Knightsbridge in central London, and other popular West London villages such as Kew, Richmond and Barnes.

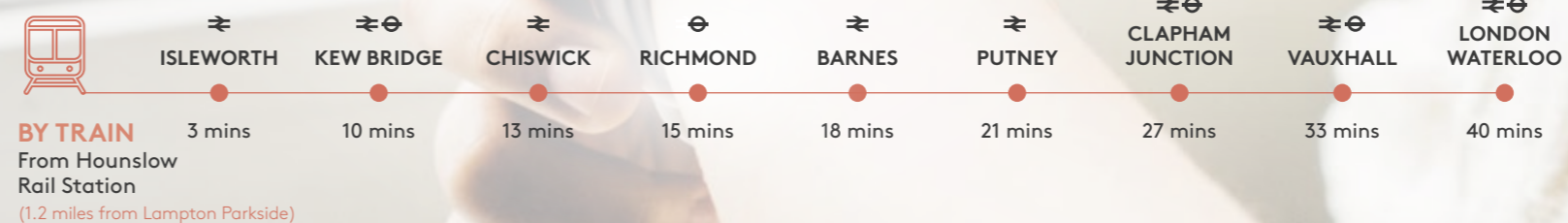
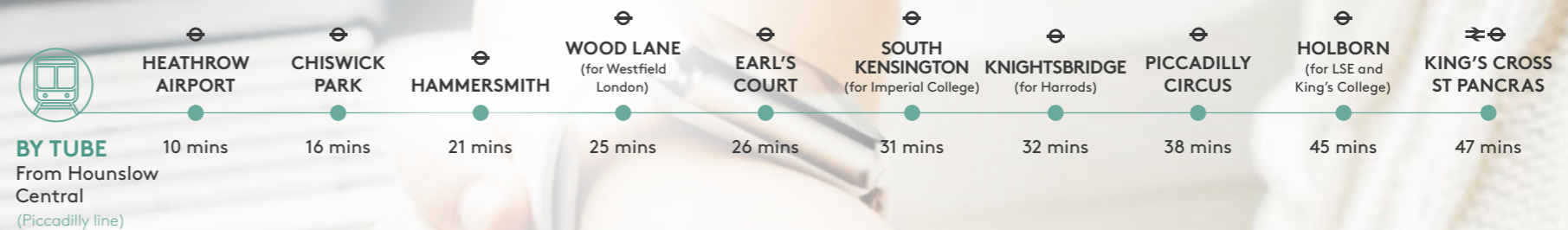
There are also several bus services which run either from the stop just outside the development on Lampton Road or from the town centre, taking you to Osterley, Twickenham, Southall, Heathrow Airport, Kingston and Richmond.

If you're driving, the M3 and M4 are a short distance away, as is Heathrow Airport for international travel.



UP TO  
**7 TRAINS AN HOUR**  
AN HOUR FROM HOUNSLOW RAIL STATION TO LONDON WATERLOO

SERVICES  
**EVERY 5 MINS**  
ON THE PICCADILLY LINE FROM HOUNSLOW CENTRAL





# ENJOY A THRIVING LIFESTYLE

There's so much to do on your doorstep at Lampton Parkside you'll be spoilt for choice. Enjoy picnics with friends in nearby Syon Park or spend your weekends browsing Richmond's beautiful shops and cafés. Walks along the Thames in Kew or Chiswick are a real treat, and then there's a wealth of restaurants and shops on offer in Hounslow itself. The opportunities are endless.

## SHOPPING

- 1 Treaty Centre
- 2 Supermarket
- 3 Health Food Shop
- 4 Home Furnishing Store
- 5 Homewares Store

## EATING OUT

- 6 Bulstrode Pub
- 7 Thakers
- 8 Twenty Nine Bar and Restaurant
- 9 Il Bebo's
- 10 Carpatica Restaurant
- 11 Ballucci

## EDUCATION

### Primary Schools

- 12 Alexandra Primary School
- 13 Wellington Primary School
- 14 Spring Grove Primary School
- 15 Grove Road Primary School
- 16 Nishkam School West London
- 17 Berkeley Academy
- 18 Beavers Community Primary School
- 19 The Blue School Church of England Primary School

### Secondary Schools

- 20 St Mark's School
- 21 Kingsley Academy
- 22 Lampton School
- 23 Isleworth & Syon School
- 24 Nishkam School West London
- 25 The Heathland School

### Independent Schools

- 26 Oak Heights School
- 27 Ashton House School
- 28 Hampton School
- 29 Lady Eleanor Holles School

## SPORT & FITNESS

- 30 The Gym London Hounslow
- 31 Anytime Fitness
- 32 Isleworth Leisure Centre
- 33 Osterley Sports & Athletics Centre
- 34 Heston Pools and Fitness
- 35 St Mary's Tennis Club
- 36 Public tennis courts

## LEISURE & CULTURE

- 37 The Arts Centre Hounslow
- 38 Hounslow Urban Farm
- 39 National Trust Osterley Park and House
- 40 Syon Park and House

# SOMETHING TO SUIT EVERY TASTE

DISCOVER THE VARIETY OF WEST LONDON LIFE, FROM FAVOURITE LOCAL COFFEE SPOTS TO BRAND-LINED SHOPPING STREETS.



42 SHOPS, SERVICES AND EATERIES AT THE TREATY CENTRE



RICHMOND UPON THAMES  
2 MILES AWAY,  
15 MINS BY TRAIN

Lampton Road itself has a number of cafés and shops for those everyday essentials – just a few minutes' walk from your front door. Stroll a little further into Hounslow town centre, and you have the Treaty Centre, with its many high street brands and tempting food court, plus a real mix of international cuisines.

Nearby Isleworth is also home to cafés and eateries, such as Balluci and Syon Coffee House. And for leisurely afternoons or evenings with friends, there are the riverside pubs The Town Wharf and London Apprentice.

Head towards the charming villages of Kew, Barnes and Chiswick, and you have even more choice, with smart Michelin-starred dining at La Trompette and The Glasshouse, and a range of independent boutiques and stores. Richmond offers a whole day out for shopping and dining, with many leading retail brands, quirky one-offs, riverside venues and family-friendly restaurants. Closer into central London but still easily reached from Lampton Parkside are the designer brands on offer at Westfield shopping centre in White City, and the department stores and fine dining experiences of Kensington and Knightsbridge.

- 1 The Treaty Centre, Hounslow
- 2 London Apprentice
- 3 Thakery's Vegetarian Restaurant
- 4 Richmond Riverside





40% OF HOUNSLOW IS MADE UP OF PARKS AND OPEN SPACES, MAKING IT ONE OF LONDON'S GREENEST BOROUGH'S



16 PARKS AND GREEN SPACES IN HOUNSLOW WITH GREEN FLAG AWARDS

# EXPLORE THE COUNTRYSIDE IN THE CITY

LOOK BEYOND LAMPTON PARK AND YOU'LL DISCOVER WILD SWATHES OF GREEN AND BEAUTIFUL PARKS AND GARDENS – PERFECT FOR DAYS OUT WITH FRIENDS AND FAMILY.

Hounslow Heath is only 1.5 miles away, now a nature reserve but once where Oliver Cromwell stationed his army at the end of the English Civil War. A network of paths and trails run through this rugged landscape. Hounslow Urban Farm offers another taste of the countryside in the city, with a host of animals you can get up close to.

The National Trust's Osterley Park and House is a Georgian country estate with a Grade I listed mansion. There are bike and walking trails throughout

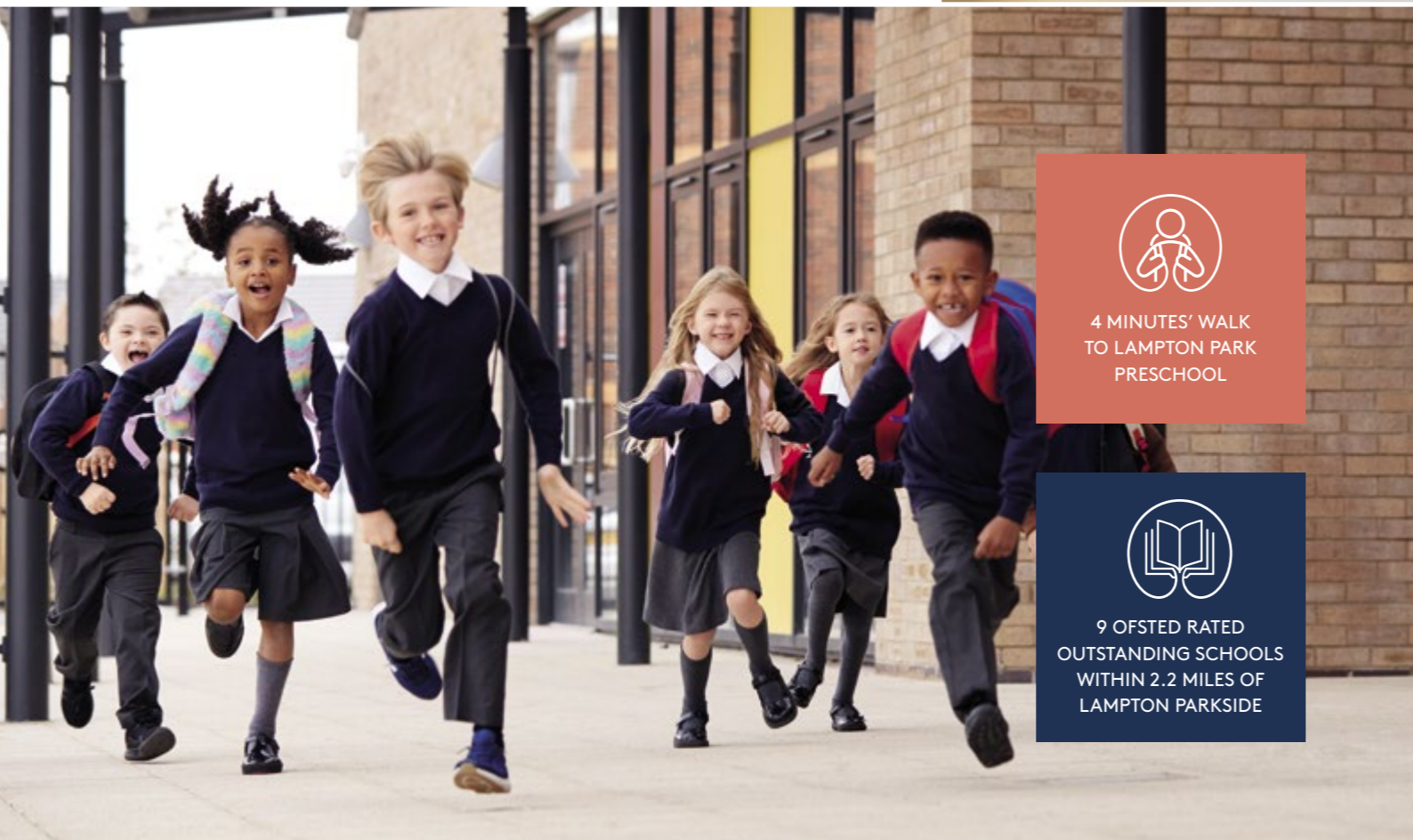
the estate, with wonderful views of the house and grounds, plus canoeing on the main lake. On the banks of the River Thames, Syon Park and House is another remarkable place to visit, with historic gardens, arboretum, 100 acres of parkland and Great Conservatory. Across the river is the famous Kew Gardens, with its stunning floral displays and magnificent collections of trees and plants. These beautiful landscapes are all within four miles of Lampton Parkside, giving you even more opportunities to relax in green surroundings.


- 1 Syon House and Park, Brentford
- 2 Syon Park, Brentford
- 3 Osterley House and Park
- 4 The Treetop Walkway at Kew Gardens
- 5 The Great Pagoda at Kew
- 6 Hounslow Heath

# THE PERFECT START

WHEN IT COMES TO EDUCATION, LAMPTON PARKSIDE IS TOP OF THE CLASS.

There is an excellent choice of primary and secondary schools in the local area, many with an OFSTED rating of Good or Outstanding. The independent sector is well represented, too, with a good range of options for children aged 3-18.



  
4 MINUTES' WALK  
TO LAMPTON PARK  
PRESCHOOL

  
9 OFSTED RATED  
OUTSTANDING SCHOOLS  
WITHIN 2.2 MILES OF  
LAMPTON PARKSIDE

## PRIMARY SCHOOLS

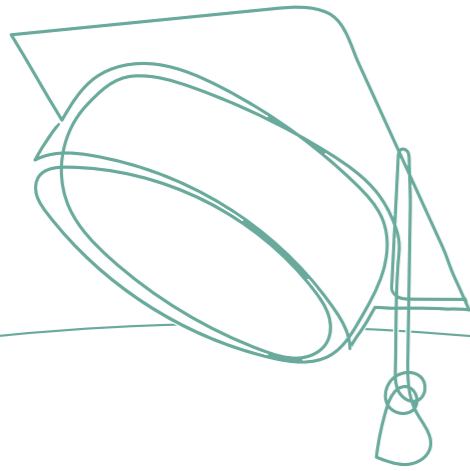
- Alexandra Primary School**  
OFSTED: Good  
0.2 miles
- Wellington Primary School**  
OFSTED: Good  
0.6 miles
- Grove Road Primary School**  
OFSTED: Good  
0.9 miles
- Spring Grove Primary School**  
OFSTED: Outstanding  
1.1 miles
- Berkeley Academy**  
OFSTED: Outstanding  
1.7 miles
- Nishkam School West London**  
OFSTED: Outstanding  
2 miles
- Beavers Community Primary School**  
OFSTED: Outstanding  
2.1 miles
- The Blue School Church of England Primary School**  
OFSTED: Outstanding  
2.2 miles

## SECONDARY SCHOOLS

- Lampton School**  
OFSTED: Outstanding  
0.3 miles
- Kingsley Academy**  
OFSTED: Good  
0.7 miles
- St Mark's Catholic School**  
OFSTED: Outstanding  
0.7 miles
- The Heathland School**  
OFSTED: Outstanding  
1.3 miles
- Isleworth & Syon School**  
OFSTED: Good  
1.5 miles
- Nishkam School West London**  
OFSTED: Outstanding  
2 miles

## INDEPENDENT SCHOOLS

- Oak Heights School**  
Co-educational, ages 11-16  
0.5 miles
- Ashton House School**  
Co-educational, ages 3-11  
1.1 miles
- The Mall School**  
Boys, ages 4-11  
3.1 miles
- Radnor House School**  
Co-educational, ages 9-11  
3.3 miles
- St Catherine's School**  
Girls, ages 4-18  
3.4 miles
- Lady Eleanor Holles Junior School**  
Girls, ages 7-11  
3.9 miles
- Lady Eleanor Holles School**  
Girls, ages 11-18  
4.3 miles
- Hampton School**  
Boys, ages 11-18  
4.1 miles



# A BRIGHTER FUTURE

WITH MANY TOP CLASS UNIVERSITIES  
WITHIN EASY REACH OF LAMPTON PARKSIDE,  
THE OPPORTUNITIES FOR CONTINUED  
LEARNING ARE THERE FOR THE TAKING.

World-renowned universities such as UCL and Imperial College  
London are just a short train ride away, and there are some  
great further education colleges close at hand.



30 MINUTES' WALK  
TO WEST THAMES  
COLLEGE



LONDON'S OLDEST  
UNIVERSITY, UCL, WAS  
FOUNDED IN 1826



THERE ARE  
5 UNIVERSITIES  
WITHIN 5 MILES OF  
LAMPTON PARKSIDE



LONDON HAS THE  
LARGEST CONCENTRATION  
OF HIGHER EDUCATION  
INSTITUTIONS IN  
THE WORLD



## FURTHER EDUCATION COLLEGES

West Thames College  
1.4 miles

Richmond-Upon-Thames College  
2.6 miles

Kingston College  
6.5 miles

West London College  
7.4 miles

South Thames College  
8.9 miles

## UNIVERSITIES

St Mary's University  
3.9 miles

University of West London  
4.7 miles

University of Roehampton  
7.4 miles

Kingston University  
7.5 miles

Imperial College London  
(White City Campus)  
7.6 miles

Royal Holloway University  
11.8 miles

King's College London  
12.3 miles

London School of Economics  
12.4 miles

University College London  
12.8 miles



LONDON HAS 40  
HIGHER EDUCATION  
INSTITUTIONS\*



UNIVERSITY COLLEGE  
LONDON IS RANKED THE  
EIGHTH BEST UNIVERSITY  
IN THE WORLD\*\*

Distances and travel times are approximate.  
Source: Google Maps. \*www.timeshighereducation.com  
\*\*QS World University Rankings 2022



# A MORE SUSTAINABLE WAY OF LIFE

LAMPTON PARKSIDE HAS BEEN DESIGNED TO HELP YOU LIVE MORE SUSTAINABLY, WITH ENERGY EFFICIENT HOMES AND A WELL-CONNECTED LOCATION.

Homes are designed to meet strict sustainability standards, with eco-friendly features such as high levels of insulation and glazing to keep them warm, and energy efficient appliances. Solar PV panels on the roofs generate electricity for communal areas, while ample bike storage is provided within the apartment buildings. Outside, landscaping, planting and the preservation of trees will help to support wildlife and biodiversity.

There are electric car charging points at Lampton Parkside, while the convenient location reduces the need for car usage. There are excellent public transport connections close by, and many of the amenities in the local area are within walking distance. Cycling and pedestrian access through the development and into the park takes priority, making it easier for people to get around by bike or on foot.




MORE THAN 165 NEW TREES TO BE PLANTED AT LAMPTON PARKSIDE



BIRD AND BAT BOXES, PLUS WILDFLOWER GRASSLAND PLANTING TO BOOST BIODIVERSITY





# SITE PLAN

There will be apartments, duplexes and houses available for private sale at Lampton Parkside, with leafy streets and attractive gardens set around and within the buildings.

The site has been carefully planned to create walkways and cycle paths through it and into the park, with plenty of open space and planting for a welcoming atmosphere.



**4**  
**MINUTES'**  
 WALK TO HOUNSLOW  
 CENTRAL STATION



# HOMES DESIGNED TO SUIT YOUR LIFE

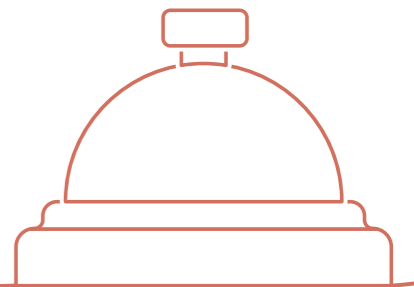
WELL-CRAFTED AND FINISHED TO EXCEPTIONAL STANDARDS, HOMES AT LAMPTON PARKSIDE ARE YOUR SANCTUARY IN THE CITY.



Computer generated image of Green Square apartment G1.29, indicative only.

All homes have their own private outdoor space, as well as the shared courtyard gardens at the heart of each group of buildings. Some of the blocks feature sky gardens, the perfect place to take in the uplifting views over the park and towards London. These elements all help to connect you with the outside, enhancing your sense of wellbeing. Lampton Parkside also provides a real choice of homes for different households. Apartments vary in size and layout from studios to three bedrooms, with some designed as maisonettes and duplexes, while mews-style houses offer yet more choice.

There will also be a dedicated 12 hour, 7 days per week concierge service to all apartments, designed to make everyday life run more smoothly and provide a safe and secure environment for residents. Whether it's taking delivery of the dry cleaning or receiving your latest online order, the concierge will be at the heart of the development and a communal resource.





Computer generated image of Green Square apartment G1.29, indicative only.

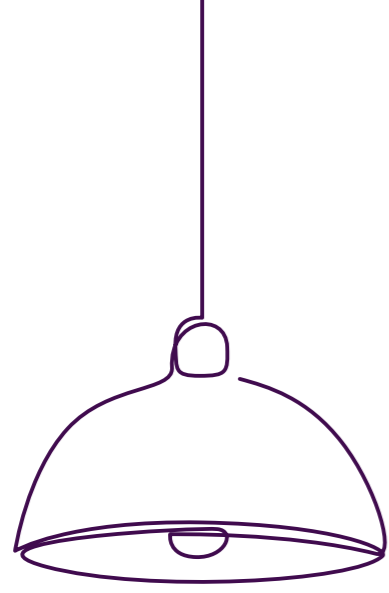
## CONTEMPORARY STYLE QUALITY FINISH

STEP INSIDE A HOME AT LAMPTON PARKSIDE AND  
YOU'LL IMMEDIATELY NOTICE THE DIFFERENCE.

Large windows let natural light flow right into the heart of these properties, while open-plan living, dining and kitchen areas mean you can adapt the space to how you want to live.

Bedrooms and bathrooms are comforting retreats after a busy day, with well-designed storage to keep everything in its place. Meticulous thought and planning has gone into every detail, from flooring and lighting to door handles and worktops, to create a home that feels special.





## SUPERB FINISH AND SPECIFICATION

HIGH QUALITY FIXTURES, FITTINGS AND FINISHES HAVE BEEN CHOSEN THROUGHOUT TO CREATE ELEGANT, MODERN HOMES AT LAMPTON PARKSIDE.

The kitchens feature handleless units, integrated appliances and undermounted sinks for a sleek, contemporary look. Stylish and hardwearing Amtico flooring flows through the living spaces, with underfloor heating for a warm welcome.

Bedrooms are comfortably finished with soft carpet. The principal bedrooms also have built-in mirrored wardrobes, so you'll have plenty of storage as soon as you move in. Bathrooms and en-suites have been designed as calming retreats, while the neutral palette throughout creates a fresh, bright environment just waiting for you to make your own.



WORKING TOGETHER TO CREATE

# OUTSTANDING HOMES



LAMPTON PARKSIDE IS A VISIONARY COLLABORATION BETWEEN HILL AND NOTTING HILL GENESIS, BRINGING TOGETHER FIVE-STAR HOUSEBUILDING WITH A COMMITMENT TO MAINTAINING A DIVERSE AND THRIVING COMMUNITY.



Hill is an award-winning housebuilder and one of the leading developers in London and the south east of England, delivering both private for sale and affordable homes.

This family-owned and operated company has grown to establish itself as the UK's third largest privately owned housebuilder, with an impressive and diverse portfolio ranging from landmark mixed use regeneration schemes and inner-city apartments to homes set in idyllic countryside.

Hill prides itself on putting its customers first and was awarded a 5 star status from the Home Builders Federation's annual Customer Satisfaction Survey in 2018, 2019, 2020 and 2021. Hill has also won over 450 industry awards in the past 20 years, for developments such as Knights Park, Mosaics and Ironworks.

In 2019, Hill Group designed and is donating 200 fully equipped modular homes to homelessness charities as part of a £12 million pledge through its Foundation 200 initiative.



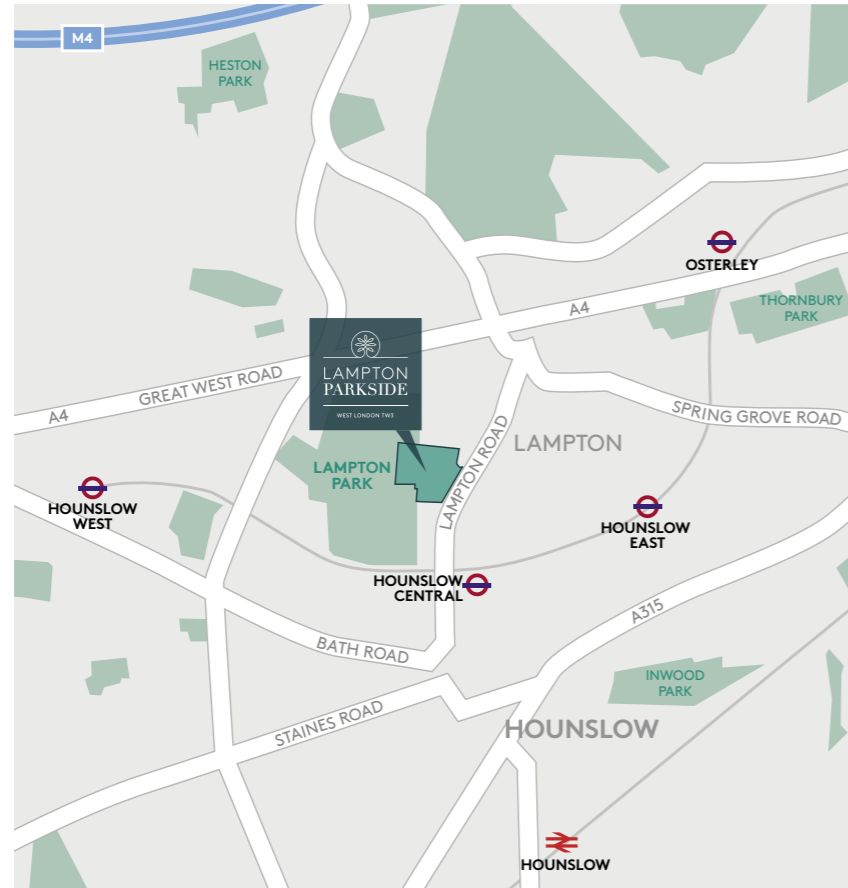
At Notting Hill Genesis, we build and maintain quality affordable homes, creating diverse and thriving communities.

Notting Hill Genesis are one of the largest housing associations in London and the south-east, owning and managing more than 66,000 homes. We provide homes across a range of tenures, are a leading provider of Shared Ownership, and are committed to realising our vision, which is to provide homes that build a better place for all.

Our focus is our customers. We put their needs at the heart of our structures, processes and systems and they drive our decisions each and every day. We want them to be proud of the place they call home and from where they can begin to build lives, communities and futures.



# HOW TO FIND US



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Lampton Road  
TW3 4FD

020 3959 0900  
[lamptonparkside.co.uk](http://lamptonparkside.co.uk)

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[lamptonparkside.co.uk](http://lamptonparkside.co.uk)

A UNIQUE COLLABORATION BETWEEN

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