



LAMPTON PARKSIDE

WEST LONDON TW3

A THRIVING INVESTMENT OPPORTUNITY



Computer generated image is indicative only.

Lampton Parkside is an inspiring new collection of studio, 1, 2 and 3 bedroom apartments, duplexes and 3 bedroom houses, next to 40 acres of parkland. It is a superb opportunity to invest in West London, in a location that offers better value than other more well-known post codes, high demand, and impressive forecasts for growth.

Hounslow is a flourishing area, with a strong local economy and major investment and development creating an even more dynamic future. The 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.

Redevelopment plans 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.



13,000 BUSINESSES
IN HOUNSLOW



MORE THAN 84,000 JOBS
AT HEATHROW ALONE



40% OF HOUNSLOW IS
MADE UP OF PARKS AND
OPEN SPACES



117,362 SQ FT NEW RETAIL
AND LEISURE PLANNED



£2.3M FROM TRANSPORT
FOR LONDON FOR LOCAL
IMPROVEMENTS



16 PARKS AND GREEN
SPACES IN HOUNSLOW
WITH GREEN FLAG AWARDS

WHY INVEST NOW

PRICE GROWTH FIVE-YEAR FORECAST
(2021– 2025) FOR HOUNSLOW IS

22%*

RENTAL GROWTH FIVE-YEAR FORECAST
(2021– 2025) FOR HOUNSLOW IS

16%*

AVERAGE RENT IN HOUNSLOW:

£1,500 AVERAGE YIELD:

3.8%

FANTASTIC REASONS TO INVEST AT LAMPTON PARKSIDE

With a wide range of properties, excellent transport connections, access to good schools and top universities, and within walking distance of numerous amenities and leisure facilities, Lampton Parkside is the ideal choice for your next investment.

**FOUR MINUTES'
WALK TO THE NEAREST
TUBE STATION**



**27-MINUTE
JOURNEY TIME TO ZONE 1**



**HOUSE PRICES GROW AN
ADDITIONAL 2% PER ANNUM
FOR HOMES CLOSE TO THE
PICCADILLY LINE***

**CROSSRAIL IS COMING TO
HEATHROW, INCREASING
CAPACITY AND REDUCING
JOURNEY TIMES FROM WEST
LONDON INTO CENTRAL
LONDON AND THE CITY**



**40 ACRES
OF GREEN SPACE
AND PARKLAND ON
THE DOORSTEP**

**CLOSE TO
LOCAL SHOPS
AND RESTAURANTS**



**WESTFIELD SHOPPING
CENTRE ONLY
20 MINUTES AWAY**

**FOUR
MINUTES' WALK
TO LAMPTON PARK
PRESCHOOL**



**FIVE UNIVERSITIES
WITHIN FIVE MILES OF
LAMPTON PARKSIDE**

**NINE SCHOOLS WITHIN
A 2.2-MILE RADIUS OF
LAMPTON PARKSIDE WITH
AN OUTSTANDING
OFSTED RATING**



FIRST CLASS EDUCATION

There is an impressive choice of primary schools in the local area

Alexandra Primary School
OFSTED: Good
0.2 miles

Berkeley Academy
OFSTED: Outstanding
1.7 miles

Wellington Primary School
OFSTED: Good
0.6 miles

Nishkam School West London
OFSTED: Outstanding
2 miles

Grove Road Primary School
OFSTED: Good
0.9 miles

Beavers Community Primary School
OFSTED: Outstanding
2.1 miles

Spring Grove Primary School
OFSTED: Outstanding
1.1 miles

The Blue School Church
of England Primary School
OFSTED: Outstanding
2.2 miles

Distances and travel times are approximate. Source: Google Maps

TENANT DEMOGRAPHICS

Half of the renters that were surveyed (49%) currently in the market say that lockdown has had an impact on what they're looking for.

The five things it has impacted most are:

- ✓ Wanting a bigger garden or at least access to one
- ✓ Wanting to live in a bigger home
- ✓ Wanting to live in a pet-friendly home
- ✓ Wanting to live closer to parks and greens spaces
- ✓ Wanting access to a parking space or a garage

All of which can be found Lampton Parkside.

(Source: Rightmove)

A UNIQUE COLLABORATION BETWEEN

CBRE

Hill
Created for Living

**Notting Hill
Genesis**