



LAMPTON PARKSIDE

WEST LONDON TW3

FACTSHEET



Computer generated image is indicative only.

Lampton Parkside is an inspiring new collection of studio, 1, 2 and 3 bedroom apartments, duplexes and a 3 bedroom house, ideally located so you can enjoy green open spaces and fast links into central London.

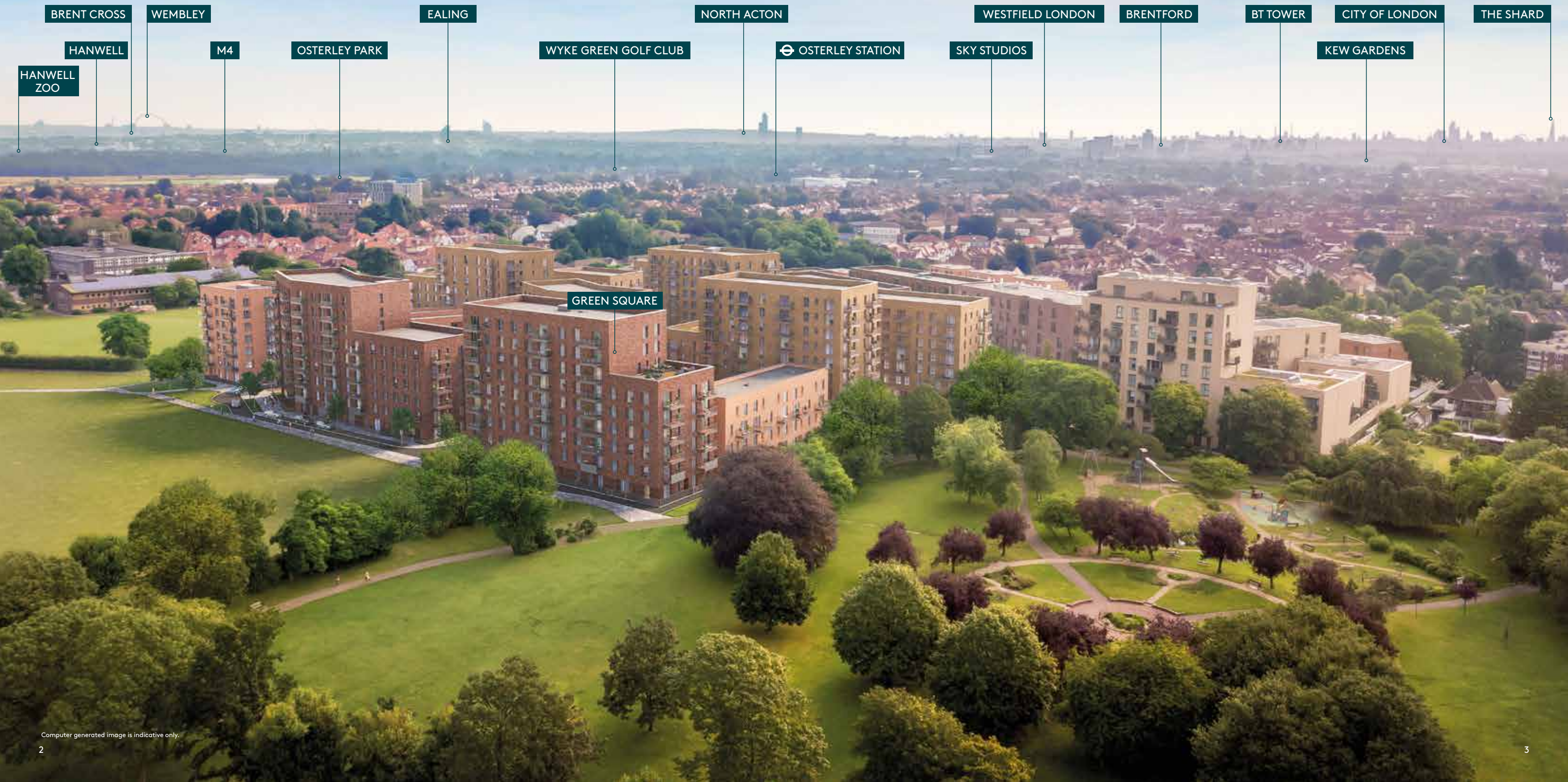
Set around landscaped gardens and positioned right next to the 40 acres of parkland at Lampton Park, it offers an uplifting environment for you to relax or get active whenever you want. Hounslow Central underground station is just a few minutes' walk away, with Piccadilly Line services to Zone 1 taking just 27 minutes.

Homes are finished to an exceptional standard with high quality fixtures and fittings throughout, featuring flexible open-plan layouts, and private balconies and terraces. Residents will also benefit from a shared courtyard and sky gardens with leafy views.

Developer:	Hill Residential
Location:	Lampton Road Hounslow TW3 4FD
Local Authority:	Hounslow
Tenure:	523 private sale apartments, duplexes and 1 house
Architect:	Allies and Morrison
Building Insurance:	NHBC (10 Year)
Anticipated completion:	Green Square completions from Q3 2023



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.



SITEPLAN



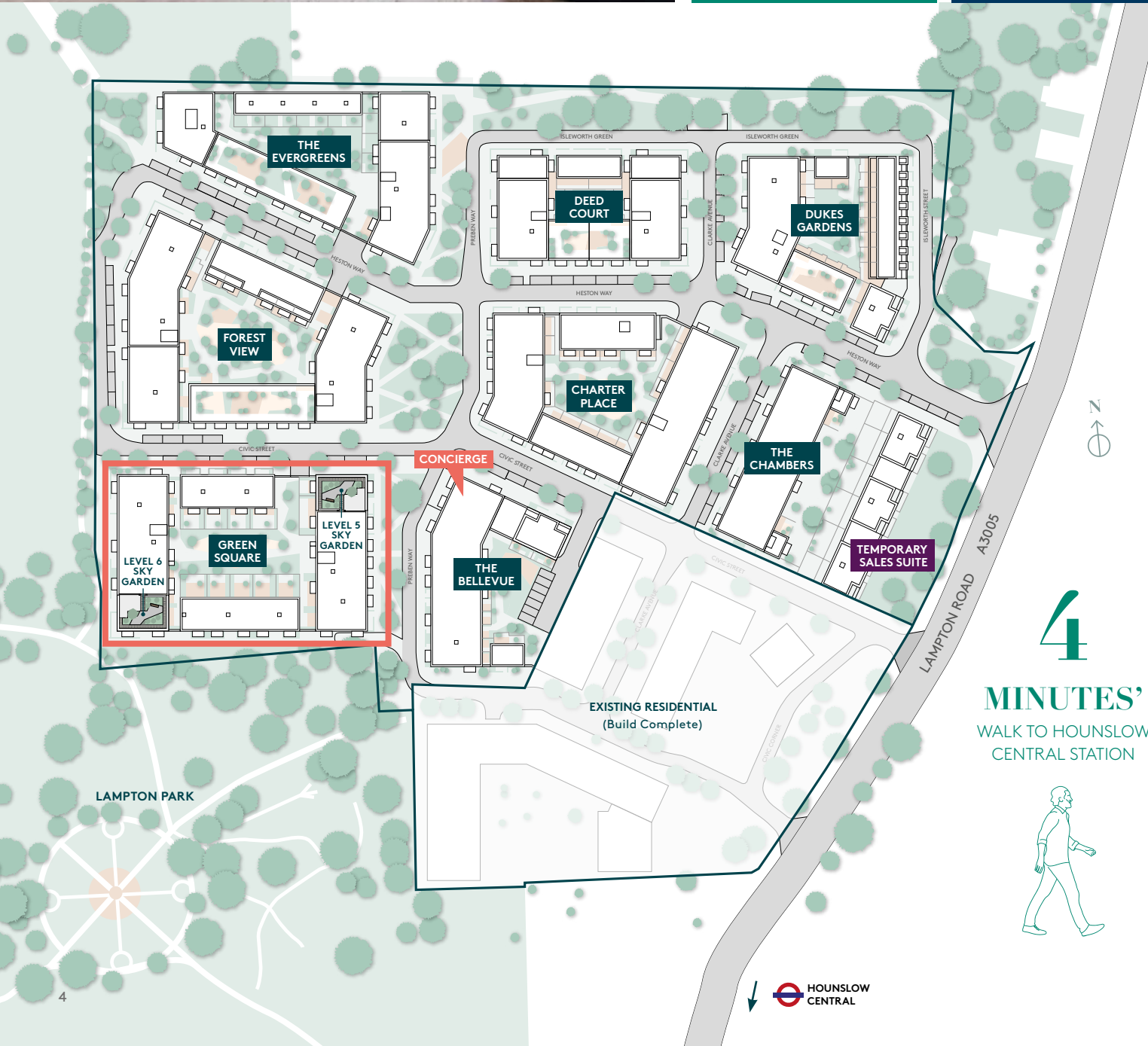

40-ACRE
LAMPTON PARK
ON YOUR DOORSTEP


SECURE
UNDERGROUND
PARKING*

* Available for 2 and 3 bedroom apartments


OUTSIDE
SPACE
TO EVERY HOME


20 MINUTES
TO WESTFIELD
SHOPPING CENTRE



WHY INVEST NOW?

Perfectly positioned a short walk from an underground station and local high street, surrounded by good schools and universities and just a 10 minute drive to Heathrow Airport; Lampton Parkside offers everything for an owner or seasoned investor.

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.

Re-development 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.

JOB OPPORTUNITIES

Opportunity knocks at Lampton Parkside. Hounslow has one of the fastest growing economies in London with over 13,000 businesses. Big employers include GSK, Sky, and JCDecaux, while Heathrow employs more than 84,000 alone. No wonder the borough has the highest concentration of media jobs, and the second highest of ICT and digital jobs, in the capital.



SERVICES
EVERY
5
MINUTES

ON THE
PICCADILLY LINE
FROM
HOUNSLOW
CENTRAL STATION

27
MINUTES
BY TUBE
TO ZONE 1



PRICE GROWTH FIVE-YEAR FORECAST
(2021 - 2025) FOR HOUNSLOW IS
22%*

RENTAL GROWTH FIVE-YEAR FORECAST
(2021 - 2025) FOR HOUNSLOW IS
16%*

ABOVE AVERAGE RENTS FOR HOUNSLOW
UP TO 5% RENTAL YIELDS


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

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

* DataLof CBRE, consensus of forecasts 2021

EDUCATION

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 three to eighteen.



4 MINUTES' WALK
TO LAMPTON PARK
PRE-SCHOOL

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

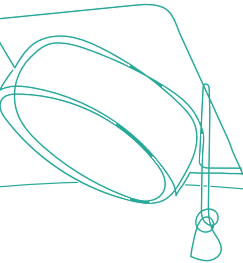
Spring Grove Primary School
OFSTED: Outstanding
1.1 miles

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

With many top class universities within easy reach of Lampton Parkside, the opportunities for continued learning are there for the taking.

For mature students, many leading universities are within easy reach of Lampton Parkside. World-renowned institutes such as UCL and Imperial College London are just a tube ride away, while further education colleges such as West Thames College are even closer to hand.



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

THERE ARE
5 UNIVERSITIES
WITHIN 5 MILES OF
LAMPTON PARKSIDE

30 MINUTES' WALK
TO WEST THAMES
COLLEGE

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



72 29
PRIMARY SCHOOLS SECONDARY SCHOOLS

IN HOUNSLOW

23 OFSTED RATED
OUTSTANDING*

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

Distances and travel times are approximate. Source: Google Maps.
* www.compare-school-performance.service.gov.uk ** QS World University Rankings 2022

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

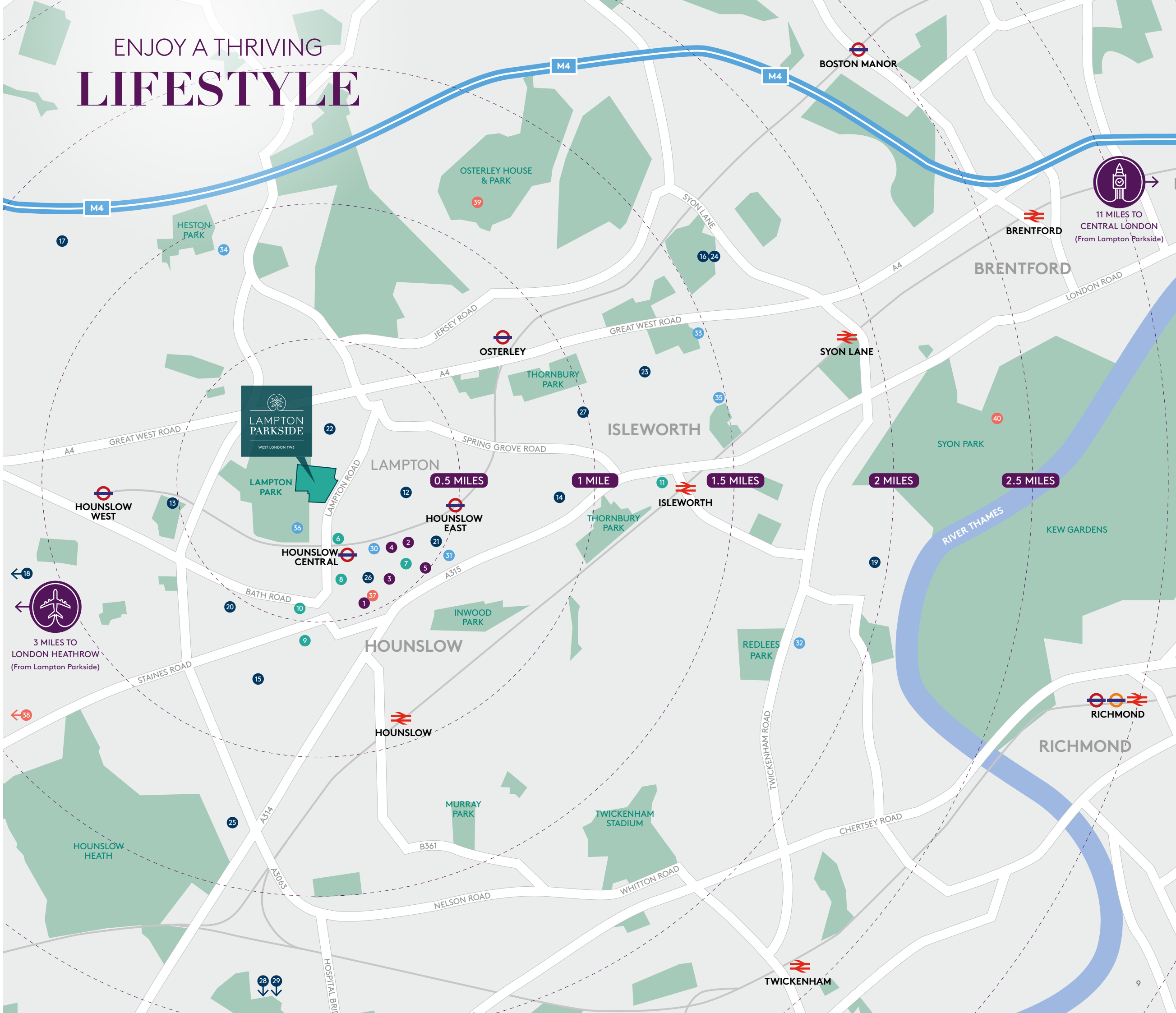
SPORT & FITNESS

- 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

ENJOY A THRIVING
LIFESTYLE



APARTMENT INFORMATION

Green Square

Private apartment mix:

	G1	G2	G3	G4
Studio	4	0	6	0
1 Bedroom	34	0	27	0
2 Bedroom	31	0	26	0
2 Bedroom Duplex	0	4	0	5
3 Bedroom	1	0	0	0
3 Bedroom Duplex	0	4	4	5
Total	70	8	63	10

Estimated Rental Yield:

	Studio	1 bed	2 bed	3 bed
	5.6% (pa)	5% (pa)	4.5% (pa)	4.3% (pa)

Estimated service charge:

	Studio	1 bed	2 bed	2 bed duplex	3 bed	3 bed duplex
Per year	£2.75/sq ft	£2.65/sq ft	£2.69/sq ft	£2.83/sq ft	£2.11/sq ft	£2.80/sq ft

* Service charges are approximate and will vary depending on individual properties. Apartment sizes are an average guide only.

Length of lease:

999 years

Ceiling heights:

2.5m to habitable rooms (kitchen/living room/bedrooms)
2.325m to communal corridors, hallways, bathrooms, en suites, store cupboards

Managing agent:

Notting Hill Genesis

The service charge covers the cost of maintenance of systems, energy centre, lifts and CCTV, internal communal and external repairs, basement maintenance, communal water and electricity, cleaning and landscaping of communal areas, building insurance, reserve fund and professional fees. There will be no ground rent charged.

Car parking:

Secure car parking available and sold as a right to park, additional charges will apply.

Cycle parking:

In total there are 1,328 cycle spaces proposed across the development. The majority of these will be located within secure, access-controlled cycle stores within each block/core. Access to which will only be available to those residents living within the associated block.

Residents' open space:

There are enclosed landscaped courtyards and sky gardens for residents' use.

Concierge:

Will operate 7 days a week, 12 hours a day**

* All prices are estimated and subject to change.

** Once development nears full occupation. Opening hours will vary as blocks are sold.



STUDIOS, APARTMENTS,
DUPLEXES AND HOUSE
AVAILABLE



**OUTSIDE
SPACE**
TO EVERY HOME



CONCIERGE AND SECURE
CYCLE STORAGE
ON SITE

TAX INFORMATION

Council Tax:

Band	2020-21 charge	Band	2020-21 charge
A	£892.38	E	£2,266.96
B	£1,041.11	F	£2,679.14
C	£1,189.84	G	£3,091.32
D	£1,338.57	H	£3,709.58

Stamp Duty Land Tax (SDLT):

Higher rates of SDLT apply to purchases of additional residential properties, such as second homes and buy to let properties.

The rates of SDLT for sole and additional residential property purchase are:

Band	First purchase SDLT rates	Second home and buy to let properties SDLT rates
£0 – £125k	0%	3%
£125k – £250k	2%	5%
£250k – £925k	5%	8%
£925k – £1.5m	10%	13%
£1.5m +	12%	15%

Residential dwellings costing more than £500,000 purchased through a corporate body are charged 15%.

Note: Non-residents may be subject to Capital Gains Tax on the gains they make from disposing residential properties. Please ensure you seek advice from your local accountants / tax advisors as every purchaser's circumstances are different.

Payment terms:

1. The booking deposit of £2,000 is payable upon the reservation
2. A further deposit of 10% of purchase price (Minus the £2,000 reservation fee) is payable within 14 days of reservation
3. Exchange of contracts to take place in the room

Documents required for exchange of contracts:

- Original current passport or original identity card
- Two current utility bill copies (not mobile phone) and one bank statement copy showing every buyer's name and home address – these items to be less than three months old
- In addition your solicitor will require written evidence of the source of your deposit monies accumulating in your account
- Original or certified copies required for all buyers. Information provided must match the details given on the reservation agreement

Vendor's solicitor:

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Kingsfields (Singapore)
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Marina Bay Financial Centre Tower 2
10 Marina Boulevard
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Mobile/WhatsApp: +65 9116 7707
Email: zalauddin@kingfields.com.sg



LAMPTON PARKSIDE

WEST LONDON TW3

WHERE TO FIND US



Lampton Parkside Sales Suite
Lampton Road TW3 4FD
lamptonparkside.co.uk

MARKETING AGENT

ONE GLOBAL
PROPERTY SERVICES



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