



LAMPTON PARKSIDE

WEST LONDON TW3

GREEN SQUARE

Photograph of Green Square

AN UPLIFTING PARKSIDE LOCATION

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

Total:

780 high quality homes
including shared ownership
and affordable rent

Architect:

Allies and Morrison

Warranty:

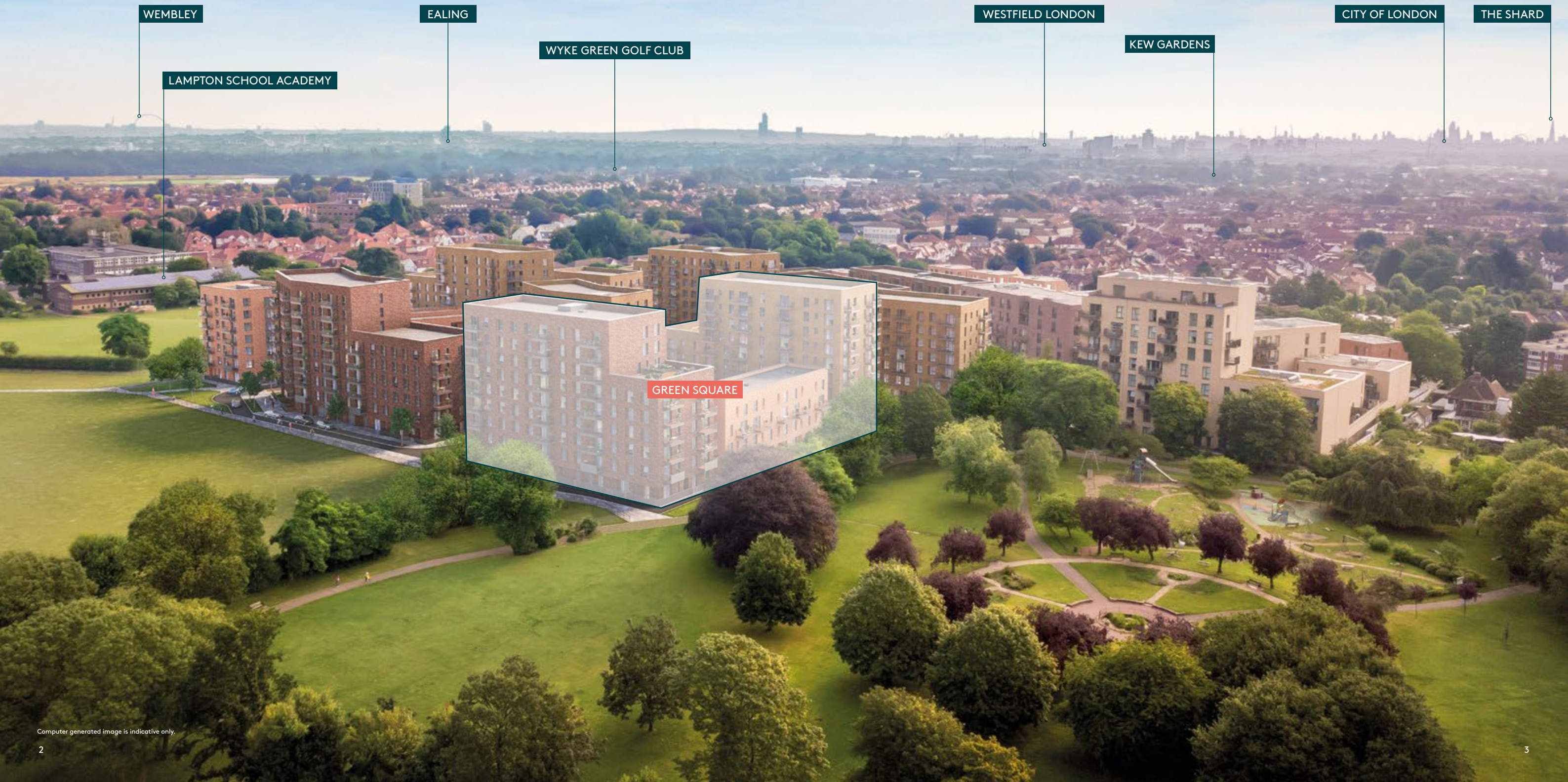
10 years

Anticipated completion:

Build complete – ready
to move into



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.



WEMBLEY

EALING

WYKE GREEN GOLF CLUB

WESTFIELD LONDON

KEW GARDENS

CITY OF LONDON

THE SHARD

LAMPTON SCHOOL ACADEMY

GREEN SQUARE

PARKSIDE LIVING

IN A VIBRANT NEIGHBOURHOOD

BE PART OF LAMPTON PARKSIDE, WHERE YOU CAN EMBRACE A
HAPPY, HEALTHY AND REFRESHING LIFESTYLE.

Green Square benefits from a prime position next to Lampton Park, with some homes enjoying leafy parkland views. Designed around a raised central garden, with car parking located underneath, these homes offer plenty of opportunities to connect with the outside. All have balconies or terraces, while some duplexes have their own garden too.

Ample cycle storage is provided on the ground floor of Green Square, so that you can travel by bicycle easily and conveniently. A concierge service, conveniently located on the ground floor of the neighbouring block, provides a 12 hour a day, 7 day a week service and is available

to all apartments. From handling your dry cleaning to receiving deliveries whilst you're away, this personal service is here to make life at Lampton Parkside even easier.

Attractive gardens, landscaping and leafy streets create a welcoming environment, where residents can pause, meet and form friendships. Neighbouring Lampton Park features 40 acres of green space, with sports fields, tennis courts, bowling green, playground, wooded areas and historic rose garden. And with Hounslow's tube station just a four-minute walk and town centre less than half a mile away, you have everything you need on your doorstep.



APPROX
5 MILES
FROM KEW GARDEN
& RICHMOND PARK



ZONE 4
WEST LONDON



**SECURE
UNDERGROUND
PARKING***

* Available for 2 and 3 bedroom apartments



**40-ACRE
LAMPTON PARK
ON YOUR DOORSTEP**

APPROX
600

**METRES FROM TOWN
CENTRE /HIGH STREET**



**2 RESIDENT
ROOF TERRACES
AND PODIUM
GARDEN**

APPROX
300

**METRES AWAY FROM
PICCADILLY LINE
STATION**



999
**YEARS FROM
OCTOBER 2021**



**12
HOUR**
**CONCIERGE
7 DAYS A WEEK**

CONNECT WITH ALL OF LONDON

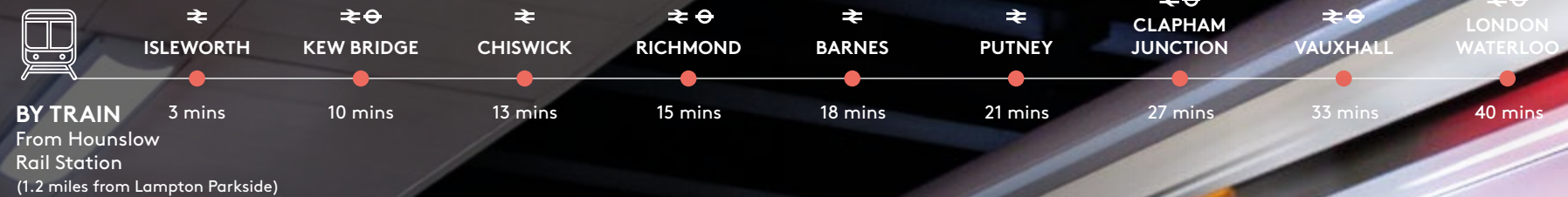
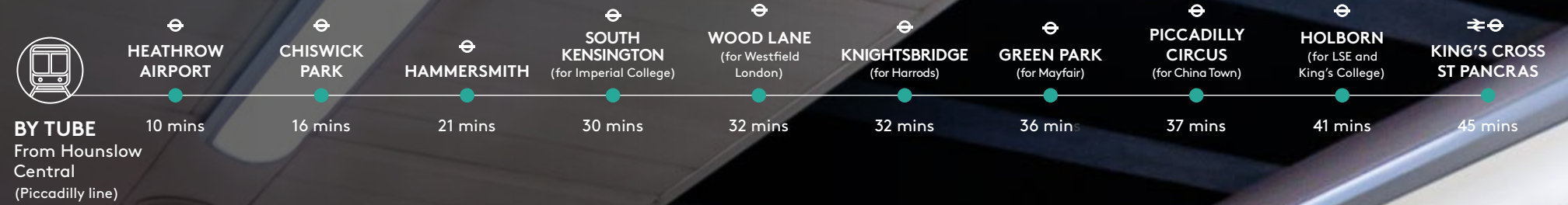
HOP ON YOUR BIKE TO EXPLORE
LOCAL LEAFY AREAS SUCH AS
RICHMOND, CHISWICK AND KEW OR
TAKE A TRAIN FOR A SPEEDY COMMUTE
INTO CENTRAL LONDON.



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.

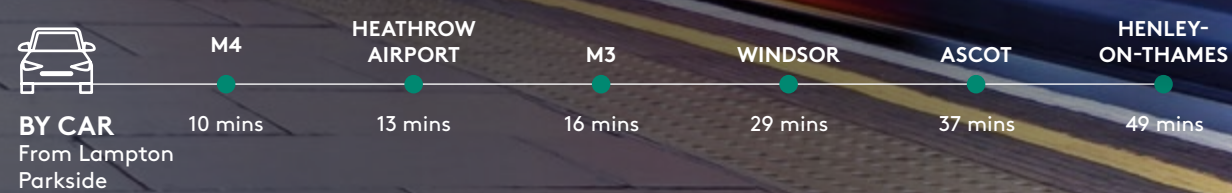
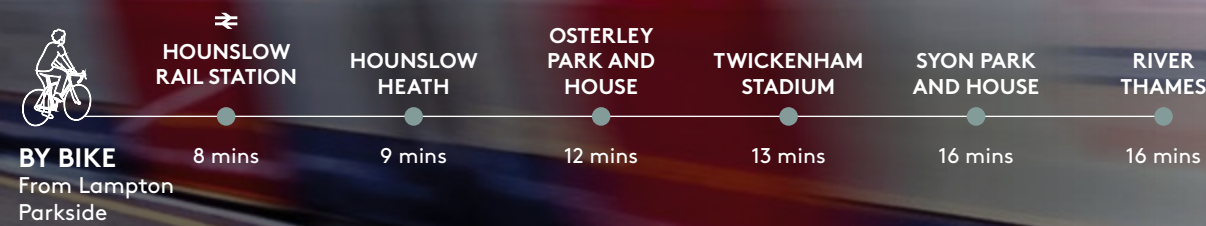
If you're driving, the M3 and M4 are a short distance away, as is Heathrow Airport for international travel.



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

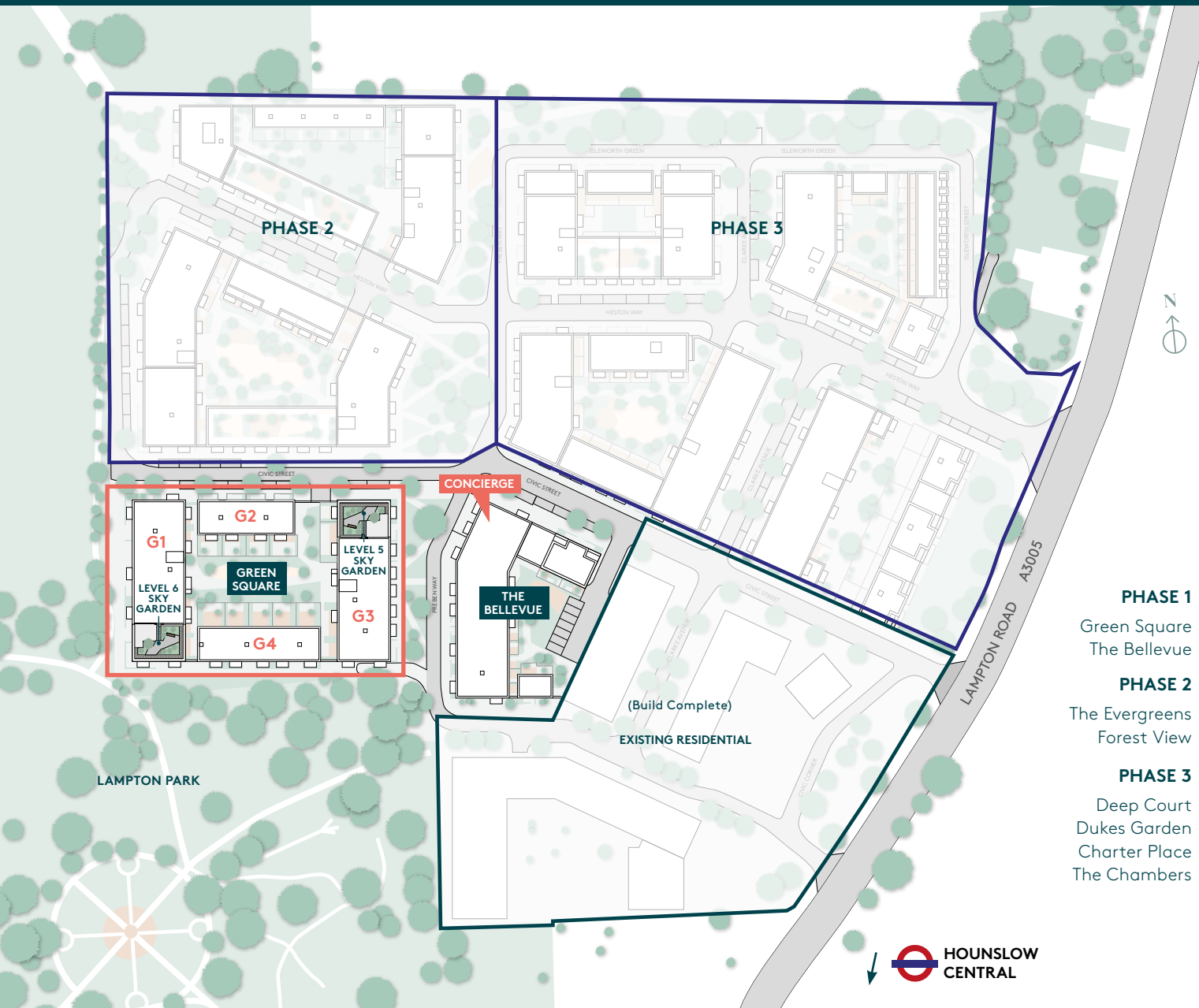
**27
MINUTES**
BY TUBE
TO ZONE 1

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



Travel times are approximate.
Sources: Google Maps, tfi.gov.uk and www.nationalrail.co.uk

SITEPLAN



- PHASE 1**
Green Square
The Bellevue
- PHASE 2**
The Evergreens
Forest View
- PHASE 3**
Deep Court
Dukes Garden
Charter Place
The Chambers



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.

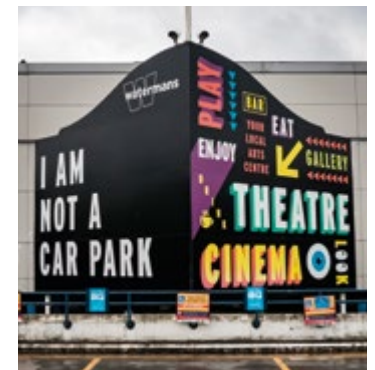
Hounslow is a flourishing area, with a strong local economy and major investment and development creating an even more dynamic future. The borough has one of the largest and fastest growing economies in London, with the highest concentration of media and broadcasting jobs, and second highest concentration 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.



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*

INCREASED CAPACITY
AND REDUCED JOURNEY
TIMES FROM WEST LONDON
INTO CENTRAL LONDON
AND THE CITY USING
THE ELIZABETH LINE
FROM HEATHROW



Image of Lampton Parkside show apartment.



* DataLoft 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



72

PRIMARY
SCHOOLS

29

SECONDARY
SCHOOLS

23

OFSTED
RATED
OUTSTANDING*

IN HOUNSLOW

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 UAL, LSE, King's College and Imperial College London are just a tube ride away.



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: Good
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

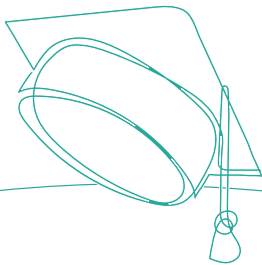
Radnor House School
Co-educational, ages 9-11
3.3 miles

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



UNIVERSITIES – BY TUBE

**University of West London
(South Ealing)**
4.7 miles – 11 minutes by tube

**Imperial College London
(South Kensington)**
7.6 miles – 30 minutes by tube

**King's College London
(Covent Garden)**
12.3 miles – 40 minutes by tube

**London School of Economics
(Holborn)**
12.4 miles – 41 minutes by tube

**University of the Arts London
(Holborn)**
12.4 miles – 41 minutes by tube

**University College London
(Russel Square)**
12.8 miles – 43 minutes by tube

**Central Saint Martins
(King's Cross)**
14.3 miles – 45 minutes by tube

UNIVERSITIES – BY CAR

St Mary's University
3.9 miles – 12 minutes drive

University of Roehampton
7.4 miles – 27 minutes drive

Kingston University
7.5 miles – 28 minutes drive

Brunel University
9.4 miles – 22 minutes drive

Royal Holloway University
11.8 miles – 23 minutes drive



Distance and travel times are approximate, and tube journey times are from station to station.
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



APARTMENT INFORMATION

| | | | | | |
|------------------------|------------------|----|----|----|----|
| Green Square | | G1 | G2 | G3 | G4 |
| Private apartment mix: | 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 |

| | | | | |
|--------------|------|----------------|------|----------------|
| Council Tax: | Band | 2023-24 charge | Band | 2023-24 charge |
| | A | £1,254.35 | E | £2,299.64 |
| | B | £1,463.40 | F | £2,717.75 |
| | C | £1,672.46 | G | £3,135.87 |
| | D | £1,881.52 | H | £3,763.04 |

| | |
|------------------------|--|
| Length of lease: | 999 years from October 2021 |
| 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** <small>* All prices are estimated and subject to change. ** Once development nears full occupation. Opening hours will vary as blocks are sold.</small> |

| | | | | | |
|---------------------------------|-----------|--------|--------|--------|--------------|
| | | Studio | 1 bed | 2 bed | 2 bed duplex |
| Average monthly rental income: | Per month | £1,500 | £1,700 | £1,950 | £2,300 |
| Average estimated rental yield: | Per annum | 6.2% | 5.7% | 5.0% | 4.8% |

Data source: Foxtons

| | |
|---|--|
| Payment terms: | Vendor’s solicitor: |
| 1. The reservation fees are as follows: – For all transactions below £500,000, a £2,000 reservation fee is payable – For all transactions £500,000 and above, a £5,000 reservation fee is payable | Howard Kennedy LLP No. 1 London Bridge London SE1 9BG DX 144370 Southwark 4 t: +44 (0)20 3755 5591 |
| 2. A further deposit of 10% of purchase price (Minus reservation fee) is payable on exchange of contract. | |
| Documents required for exchange of contracts: | |
| • Certified copies of original current passport or original identity card | |
| • Certified copy of current utility bill (not mobile phone) or 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 | |



STUDIOS, APARTMENTS
AND DUPLEXES
AVAILABLE



OUTSIDE
SPACE
TO EVERY HOME



CONCIERGE AND SECURE
CYCLE STORAGE
ON SITE



LAMPTON PARKSIDE

WEST LONDON TW3



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



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