

KEW BRIDGE RISE



Computer generated image is indicative only

Your London home, elevated.

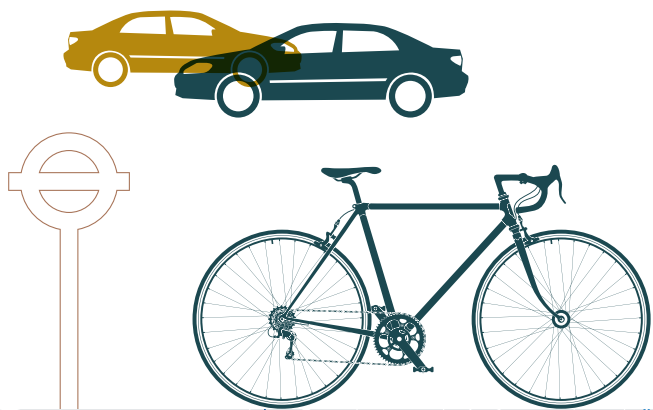
Stepping inside Kew Bridge Rise feels like being transported to a hidden enclave above the city. Scene-stealing rooftop views, impressive residents' facilities such as concierge, gym, co-working space, podium gardens and private outdoor spaces to all homes – it's a lifestyle that's elevated in every sense of the word.

Just a two-minute walk to Kew Bridge Overground Station and 10 minutes to Gunnersbury Underground Station, Kew Bridge Rise is seamlessly connected to the city. But you don't need to travel far to find everything you need and more. Kew Gardens is just a short stroll away, and there are shops, restaurants, and river walks on your doorstep.

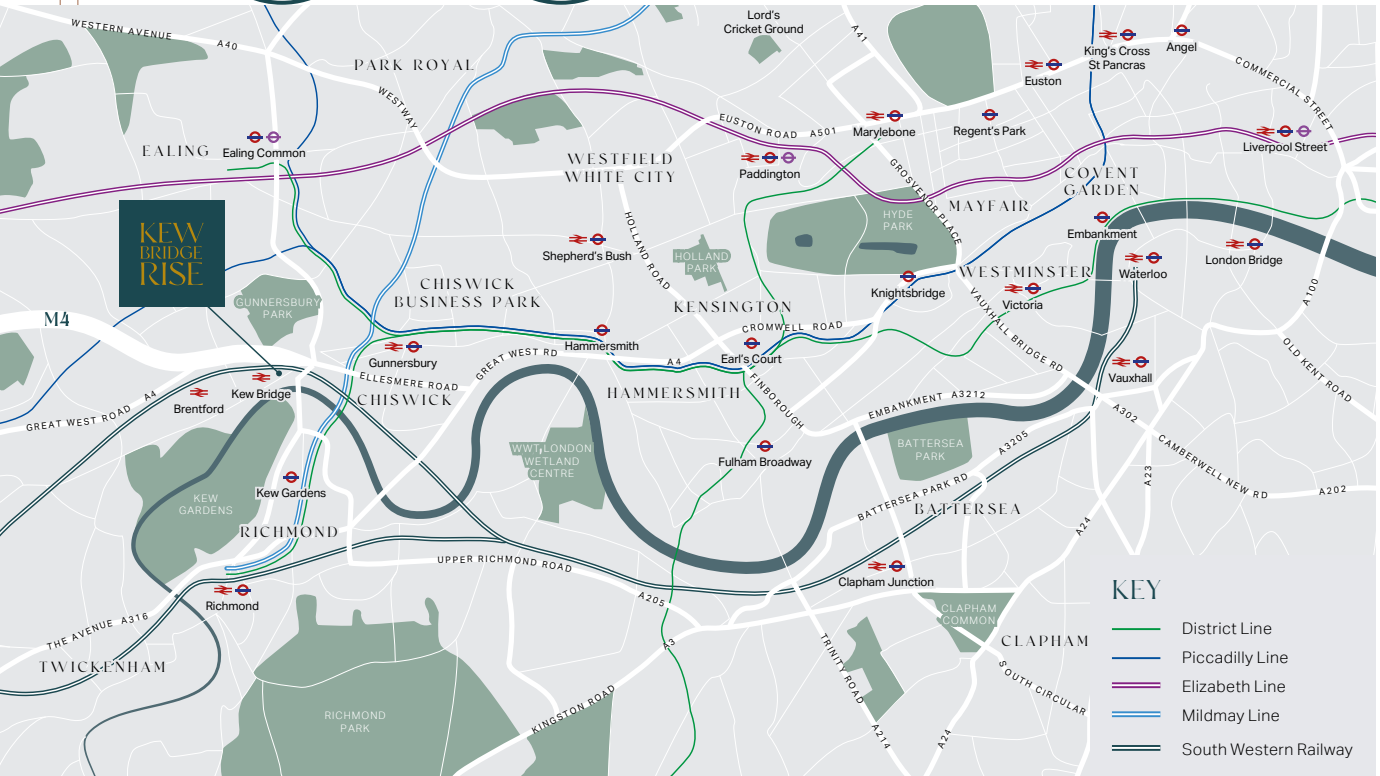


Connected to everything.

However you like to get around, Kew Bridge Rise is seamlessly connected. Buses, the Overground, and the Underground are just a short walk away. Plus, there's easy access by road to both central London and the Middlesex and Surrey countryside, with the M4 corridor and the South Circular Road.



- 22 minutes to Vauxhall zone 1
- 12 minutes to Heathrow by car
- Exclusive amenities: gym, co-working space, concierge, nursery
- Residents' gardens
- 25.5% of local area is green space





Kew Bridge Station	2 mins
Brentford Stadium	8 mins
Gunnersbury Station	10 mins
Chiswick Business Park	15 mins
Kew Gardens	17 mins



Kew Pier	2 mins
Chiswick High Road	6 mins
Gunnersbury Sports Park	8 mins
GSK/ Sky	9 mins
Syon Park	10 mins
Royal Botanic Gardens, Kew	10 mins
University of West London	12 mins
Richmond Park	12 mins



From Kew Bridge Station

Chiswick	2 mins
Clapham Junction	14 mins
Vauxhall	22 mins
Waterloo	29 mins
Bank	44 mins



From Gunnersbury Station

South Kensington	20 mins
Hyde Park Corner	29 mins
Piccadilly Circus	33 mins
Leicester Square	35 mins
Monument	38 mins

Map is indicative only. Travel times are approximate. Sources: Google Maps, tfl.gov.uk and nationalrail.co.uk

World-class education.

There are three primary and nursery schools rated as Outstanding within a 20-minute walk of Kew Bridge Rise. Plus, an on-site nursery just metres from your door. And the world's best universities, like Imperial College London and King's College, are comfortably within reach on the District Line.



UNIVERSITIES

University of West London	1.9m
Imperial College London	5.3m
King's College London	8.1m
London School of Economics	8.1m
University College London	8.5m

PRIMARY

Strand on the Green	0.8m
Ofsted: Good	
The Queen's C of E Primary School	1.3m
Ofsted: Outstanding	
Broomfield House School	1.3m
Ofsted: Outstanding	
Our Lady & St Johns Catholic Primary School	1.6m
Ofsted: Good	
Green Dragon Primary	1.7m
Ofsted: Good	
Lionel Primary School	1.7m
Ofsted: Outstanding	
St Paul's C of E Primary	1.7m
Ofsted: Good	
Fielding Primary School	2.4m
Ofsted: Outstanding	
Nishkam School West London	2.7m
Ofsted: Outstanding	
Spring Grove Primary School	3.8m
Ofsted: Outstanding	

SECONDARY

Kew House	.06m
ISI: Pass	
International School of London	0.4m
Ofsted: Good	
Brentford School for Girls	1.8m
Ofsted: Good	
Gunnersbury Catholic School	2.3m
Ofsted: Outstanding	
The Green School for Girls	2.7m
Ofsted: Outstanding	
The Green School for Boys	2.7m
Ofsted: Good	



Travel times are approximate. Sources: Google Maps. Ofsted ratings correct at the time of going to print

Rental figures.		
Beds	Rent (PCM)	Average Yields
Studio	£1,732	5.1%
1 Bed	£2,011	4.8%
2 Bed	£2,448	4.5%
3 Bed	£3,430	5.0%
Grand Total		4.7%

A modern collection of studios, 1, 2 & 3 bedroom apartments.

Spacious, timeless, beautifully laid out, and following sustainability standards, Kew Bridge Rise homes have been perfected in every detail. Residents will also enjoy private balconies or terraces, with some apartments featuring winter gardens.

SERVICE CHARGE INFO

£4.33 average per sq ft.

PAYMENT TERMS

10% on exchange and 90% on completion.

LEASE LENGTH

990 years.

DEVELOPMENT MIX

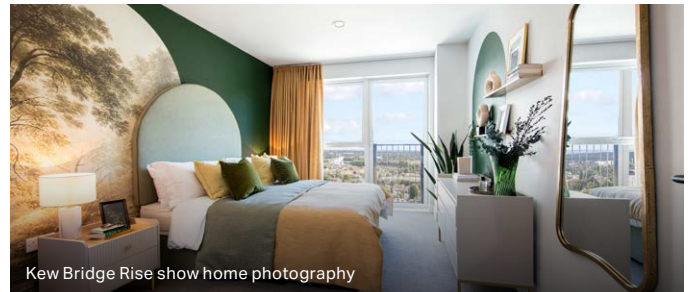
Private Units: 223

- Studio: 14
- 1 Beds: 80
- 2 Beds: 118
- 3 Beds: 11

HILL GROUP, AWARD-WINNING, FIVE-STAR HOUSEBUILDER

Hill Group, which enjoys a 98% customer service satisfaction score, is an award-winning housebuilder and one of the leading developers in London and the southeast of England, delivering both private for sale and affordable homes.

Now in its 24th year, this family-owned and operated company has grown to establish itself as the UK's second-largest, privately-owned housebuilder, with an impressive and diverse portfolio of schemes. This ranges from landmark, mixed-use regeneration schemes to inner-city apartments to homes in rural communities.



Kew Bridge Rise show home photography

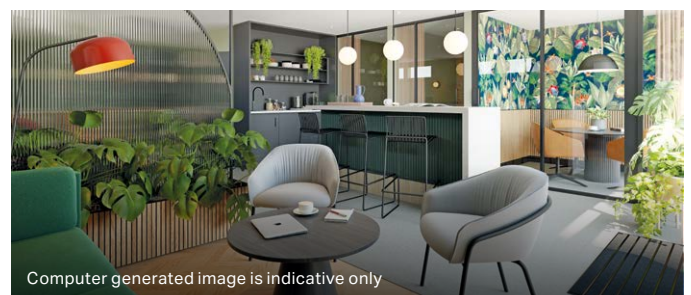


Kew Bridge Rise show home photography



RESIDENTS' FACILITIES.

- Proposed collaborative working area
- Gym
- Rooftop terrace
- Podium gardens
- On-site nursery
- Concierge



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Delivered in partnership



The information and imagery contained in this factsheet is for guidance purposes only and does not constitute a contract, part of a contract or warranty. Images of the Kew Bridge Rise properties are computer generated and the landscaping may have been enhanced. Details correct at time of going to print.