

WEST LONDON TW3

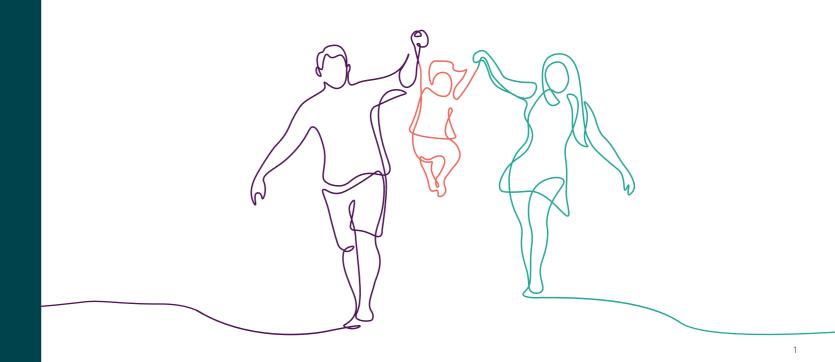
LIFE WITH MORE VITALITY



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.







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.







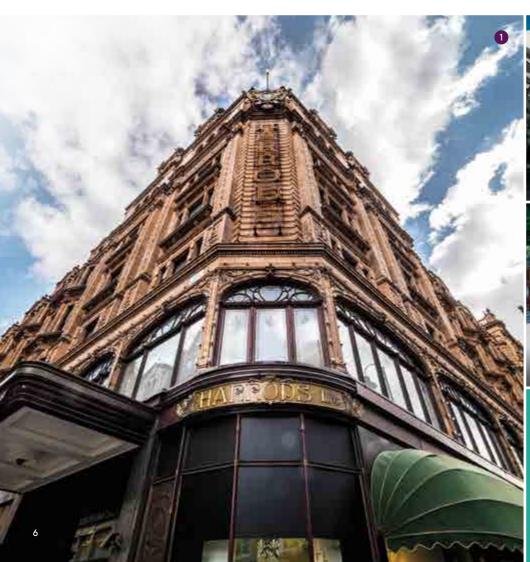






WEST LONDON LIFE

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







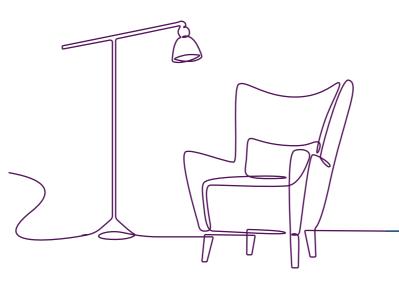
- 1 Harrods, Knightsbridge
- 2 Westfield, White City
- 3 Coach and Horses, Kew
- 4 The Bell and Crown, Chiswick
- 5 Syon Park, Brentford
- 6 The Natural History Museum, South Kensington
- 7 Lyric Square, Hammersmith

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.



STUDIOS 1,2&3 **BEDROOM HOMES**





LAMPTON

PARK

ON YOUR DOORSTEP

OF PARKLAN 40 ACRES



SCHOOLS

SCHOOLS

IN HOUNSLOW

OFSTED RATED

MINUTES' WALK TO HOUNSLOW

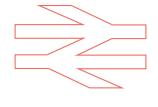




MINUTES BY TUBE TO ZONE 1



CENTRAL STATION







523 **NEW HOMES**



CONCIERGE



SECURE CYCLE STORAGE SPACES

PARKING SPACES**



22% PRICE GROWTH 5-YEAR FORECAST

PARK VIEWS, LEAFY STREETS, COURTYARDS AND GARDENS



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





A VIBRANT NEIGHBOURHOOD

MORE THAN
84,000
JOBS
AT HEATHROW
ALONE



117,362 SQFT

NEW RETAIL AND LEISURE PLANNED





MAJOR COMPANIES
IN HOUNSLOW
INCLUDE GSK,
JCDECAUX AND SKY



£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

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



- 1 Lampton Park
- 4 The Civic Centre
- 7 The Arts Centre, Hounslow

- 2 Hounslow High Street
- 5 Watermans Arts Centre, Brentford
- 3 Heathrow Airport
- Hounslow East Station

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.







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 II 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
- 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 Osterlev 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.















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 Thakers Vegetarian Restaurant
- 4 Richmond Riverside



42 SHOPS, SERVICES AND EATERIES AT THE TREATY CENTRE









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









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

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.





PRIMARY SCHOOLS

Alexandra Primary School OFSTED: Good

0.2 miles

Wellington Primary School OFSTED: Good 0.6 miles

Grove Road Primary SchoolOFSTED: 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 SchoolOFSTED: 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

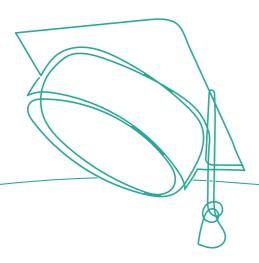
Lady Eleanor Holles School Girls, ages 11-18

Hampton School Boys, ages 11-18 4.1 miles

3.9 miles

4.3 miles

Source: Google maps and OFSTED as of July 2021



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.

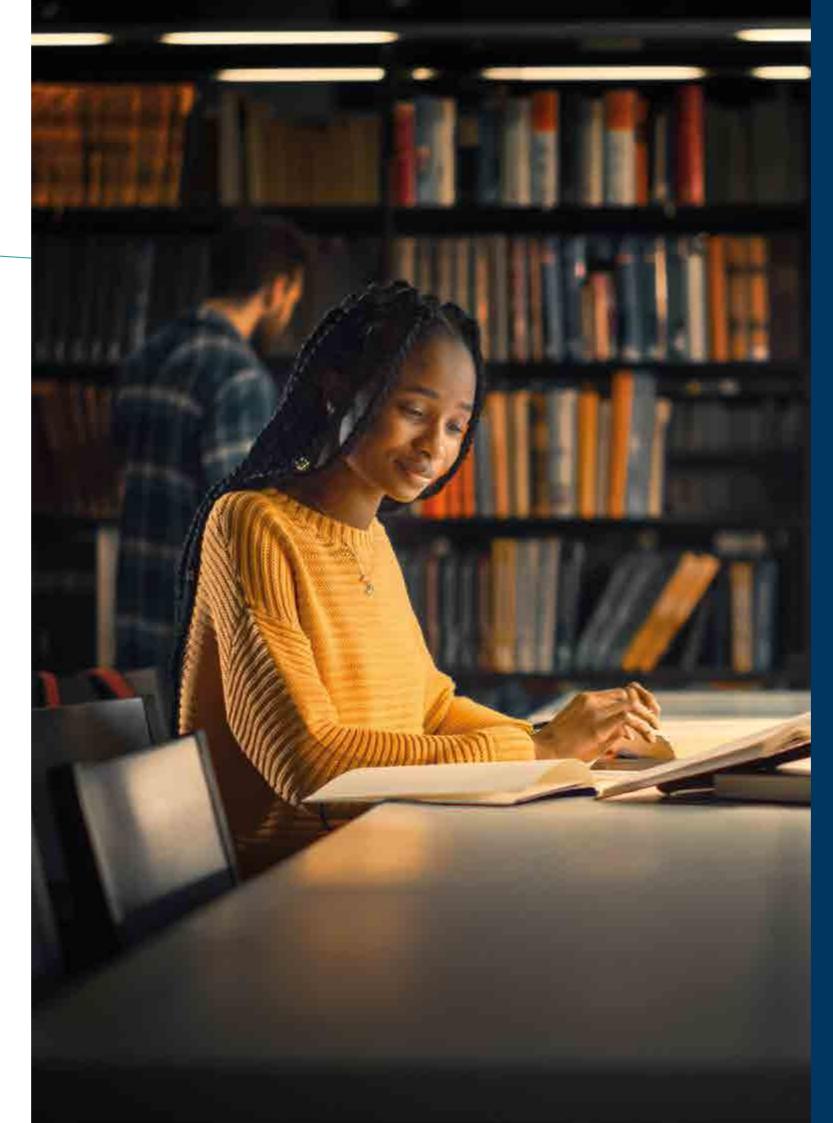


COLLEGE









FURTHER EDUCATION COLLEGES

West Thames College
1.4 miles

Richmond-Upon-Thames College

Kingston College

West London College

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)

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.







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.

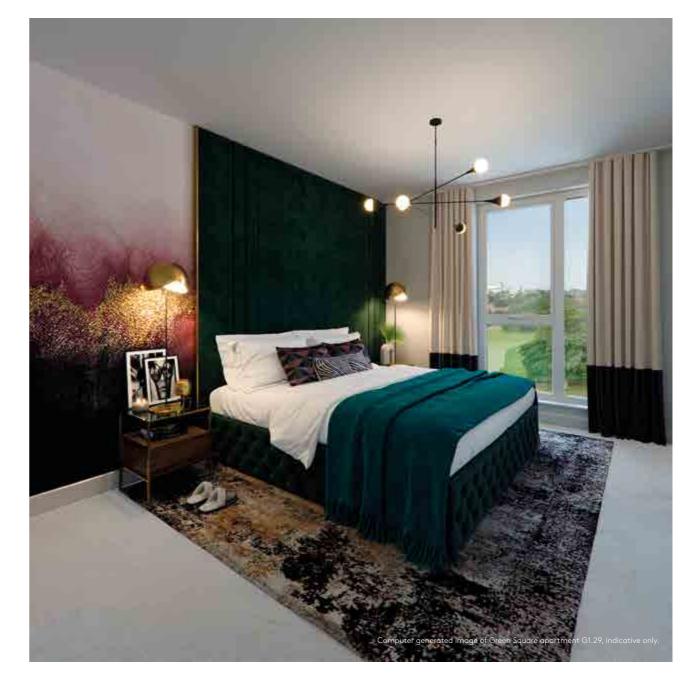




HOMES DESIGNED TO SUIT YOUR LIFE

WELL-CRAFTED AND FINISHED TO EXCEPTIONAL STANDARDS, HOMES AT LAMPTON PARKSIDE ARI





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 mewsstyle 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.





CONTEMPORARY STYLE OUALITY FINISH

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

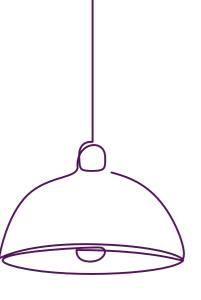
Large windows let natural light flow right into the heart of these properties, while open-plan living, dining and kitchen areas mean you can adapt the space to how you want to live.

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.

 $\overline{32}$





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.



The Hill Group is a top 10 housebuilder* and one of the leading developers in London, the home counties, and the South. The company is renowned for its partnership ethos, specialising in the building of distinctive new places and communities where people want to live, work, and socialise.

In its 25th 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 projects ranging from landmark, mixed-use regenerations, and inner-city apartment developments to homes in rural communities.

Employing over 950 staff, the company operates from six strategically located regional offices including Bristol and Abingdon to help facilitate growth in the South West and the Midlands, with its head office based in Waltham Abbey, Essex.

Hill completed 2,886 homes in the last financial year and has a controlled development pipeline of over 8,800 homes. Around half of its portfolio is in joint ventures to deliver a range of mixed-tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations, and private clients.

Since the company was founded in 1999, Hill has won over 500 industry awards, including the esteemed title of WhatHouse? Housebuilder of the Year in 2015, 2020 and 2023. Most recently in 2024, Millside Grange in Croxley Green also won The Standard's Homes & Property Award for Best Commuter Home.

In addition, Hill's dedication to delivering the highest quality homes and exceptional customer service has earned the housebuilder its 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past eight years. With a score of 4.8 out of 5, Hill is also ranked as the number one housebuilder on Trustpilot.

Hill is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.

Follow us on Instagram @CreatedbyHill



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





lamptonparkside.co.uk

A UNIQUE COLLABORATION BETWEEN



