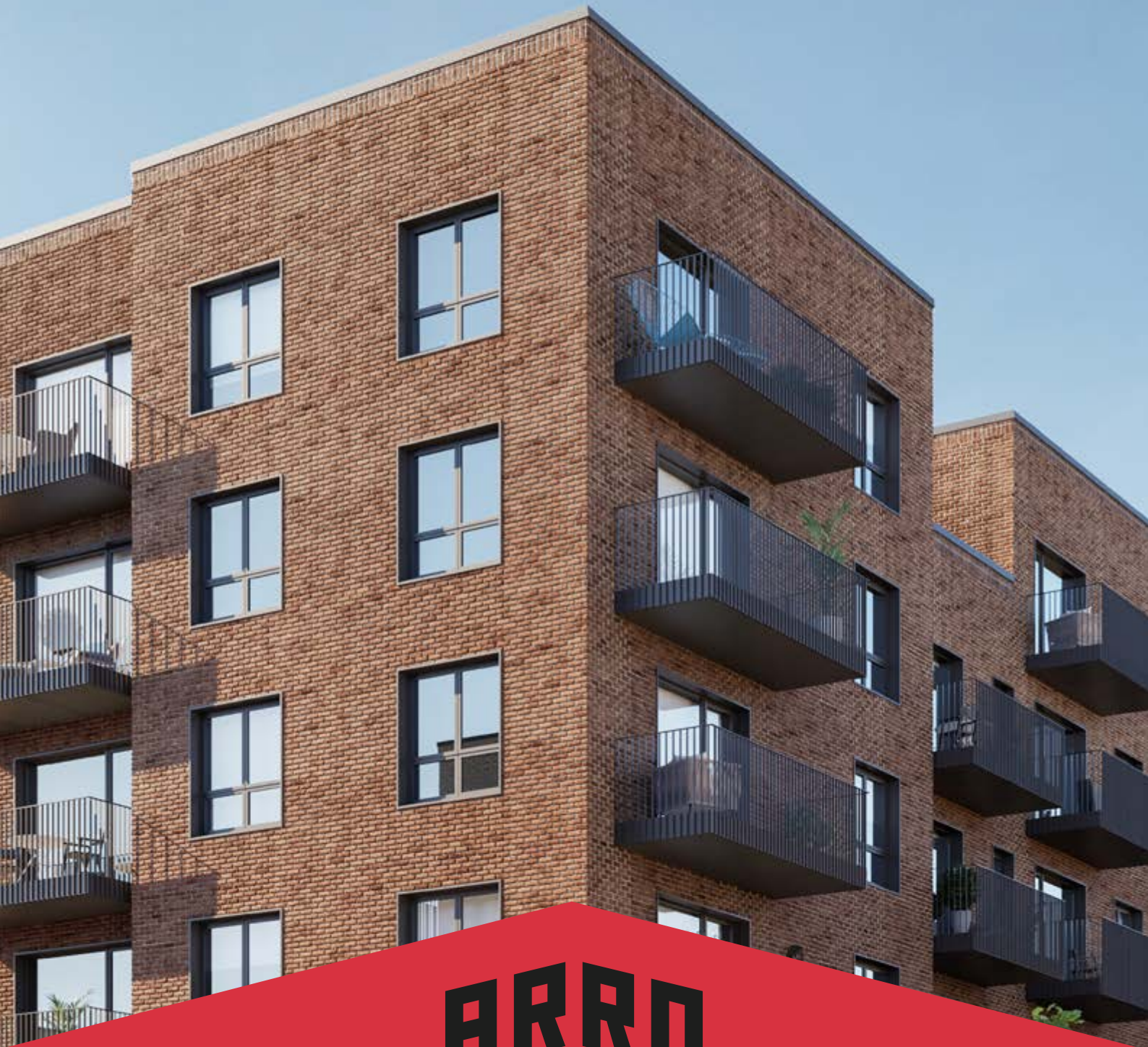


**START NEW**



**ARRO**

**SOUTHALL WATERSIDE**







# GET STRAIGHT TO THE HEART OF LONDON

**START HERE**

ARRO is an exclusive development of contemporary homes set on the banks of the historic Grand Union Canal in the bustling heart of vibrant Southall. Offered as Shared Ownership, there's never been a better – more affordable – time to put down roots and invest in your future.

**START NOW**



A photograph of four runners (two men and two women) jogging along a path in a park. The scene is captured during the 'golden hour' of sunset, with long shadows and a warm, orange glow. A large tree trunk is visible on the right side of the frame. The runners are in motion, and the background shows a grassy field and more trees.

# FOR LONDONERS WHO WANT TO UNWIND IN THE GREAT OUTDOORS

## LIVING COMMUNITIES

ARRO will offer the best of both worlds and will create the perfect gateway to life in the capital. The scheme will unlock a waterside trail along the Grand Union Canal and introduce a network of new pedestrianised routes, cycle paths and exercise trails to improve connections in and around the area. Out of this inspiring transformation will be the creation of a brand new neighbourhood, complete with a retail and leisure hub as well as a number of community facilities on site.





# START NEW

Purpose built, with thoughtful architecture and design, made for modern lifestyles, ARRO properties are the right balance of stylish contemporary living and welcoming, cosy homes.

Now offering modern Studios, 1 and 2 bedroom apartments for Shared Ownership.

**STUDIOS**

**1 BED**

**2 BED**





# HEART & HOME

Southall has long been one of the capital's most beloved locations, famous as a vibrant multi-cultural melting pot, a rich tapestry of colour and community. Today, as the centre of a major regeneration focus it's one of London's most exciting, up and coming commuter belts.



# FINISHES



## KITCHEN

- Stone grey base and wall units, manufactured by Commodore
- White Silestone composite worktops
- Undermount sink with single lever taps
- LED flexible strip lighting
- Integrated dishwasher, fridge/freezer and oven
- Washer/dryer located in utility cupboard

## BEDROOM

- Carpeted flooring
- Mirrored wardrobes

## BATHROOM

- Tiling to all walls with coordinating floor tiles
- Walk in shower enclosure (Studios only)
- Mirror fixture above sink shelf unit
- Shaver socket
- Heated towel rail
- Glass shower screen

## GENERAL

- Oak finish flooring
- Brushed steel switches and sockets
- TV points
  - Studio - in living area
  - 1 bedroom - in living area and bedroom
  - 2 bedroom - in living room and bedroom 1





# FLOORPLANS

## STUDIO FLOORPLAN

### PLOTS

Ground: DG-03, DG-06

First floor: D1-03, D1-06, D1-09

Second floor: D2-03, D2-06, D2-09

Third floor: D3-03, D3-06, D3-09

Fourth floor: D4-03, D4-06, D4-09

### STUDIO DIMENSIONS:

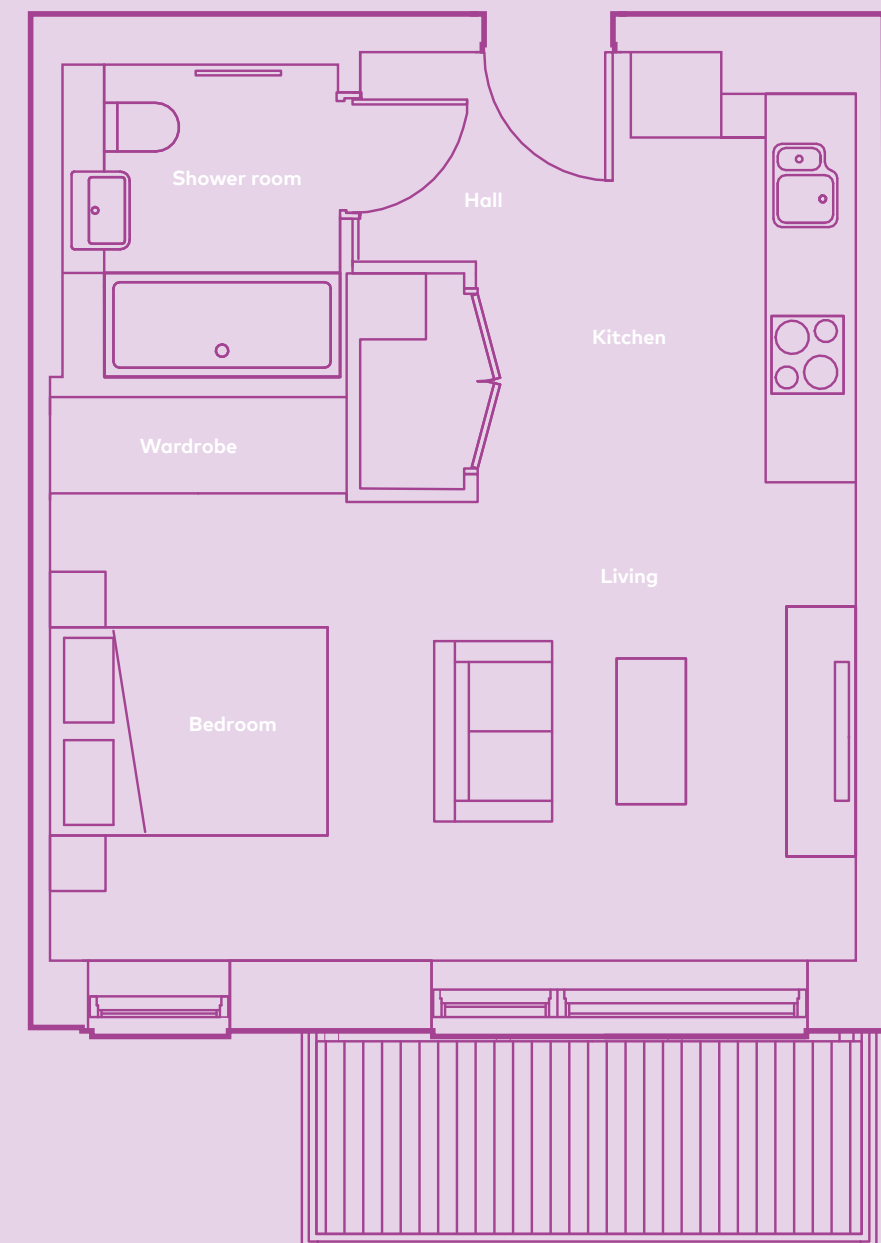
Bedroom 1: 2.77m x 4.05m | 9' 1" x 13' 3½"

Kitchen: 1.62m x 3.1m | 5' 4" x 10' 2"

Living: 3.04m x 3.45m | 9' 11½" x 11' 3½"

Balcony: 4.04m x 1.5m | 13' 3" x 4' 11"

Outdoor Space: 4.84m x 1.5m | 4' 11" x 15' 10½"  
(ground floor only)

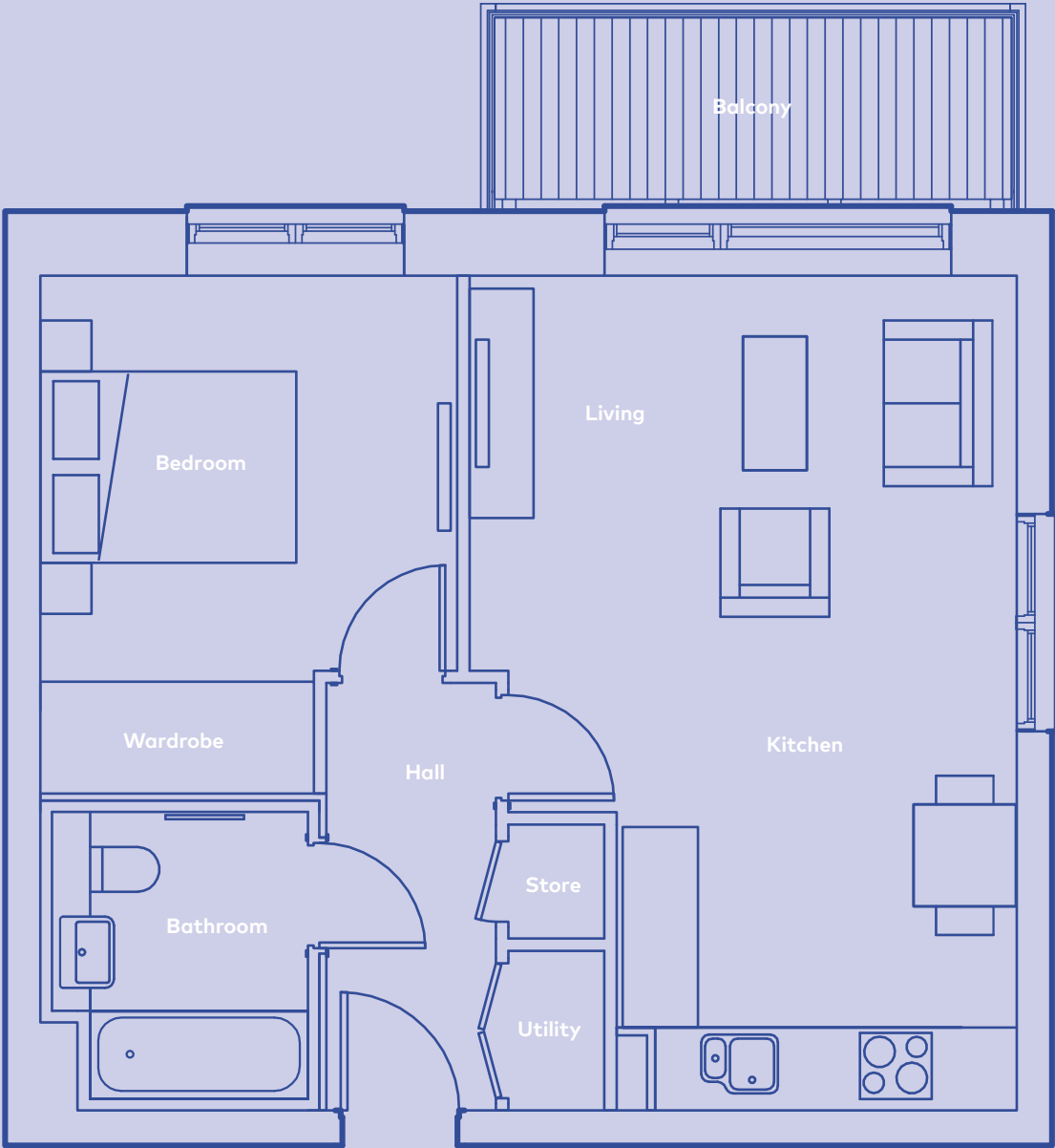


The included floorplans are intended for illustrative purposes and should be treated as general guidance only. Individual features may vary between individual plots and developments and are subject to change during construction. Site plans may not be to scale. Please speak to a sales executive.

# 1 BED FLOORPLAN

PLOTS  
Fifth floor: D5-06

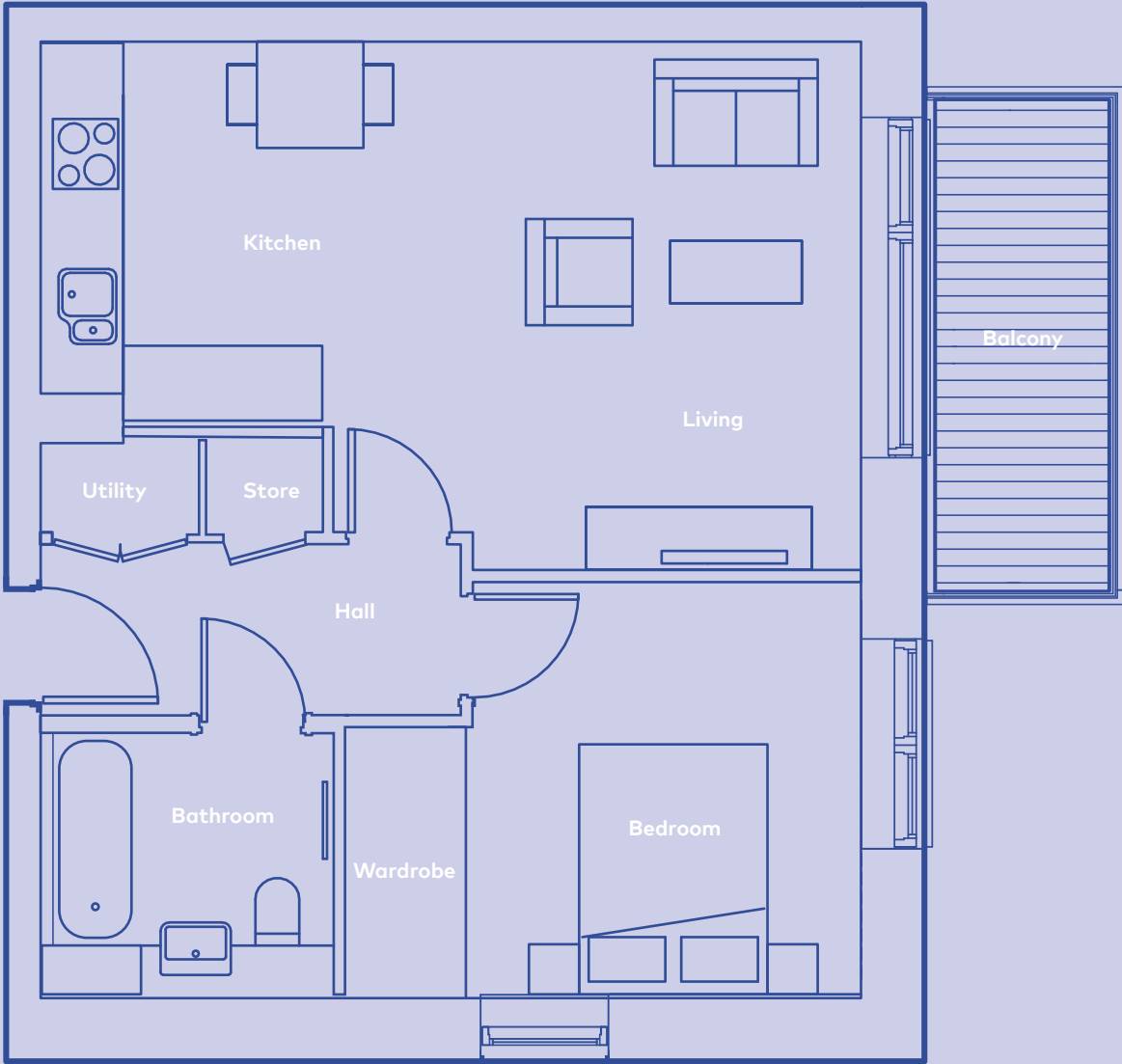
**1 BED STYLE 1 DIMENSIONS:**  
**Bedroom 1:** 3.26m x 4.05m | 10' 8" x 13' 3½"  
**Kitchen:** 3.17m x 2.24m | 10' 4½" x 7' 4"  
**Living:** 4.32m x 4.3m | 14' 2" x 14' 1½"  
  
**Balcony:** 4.04m x 1.5m | 13' 3" x 4' 11"



# 1 BED FLOORPLAN

PLOTS  
Fifth floor: D5-03, D5-04

**1 BED STYLE 2 DIMENSIONS:**  
**Bedroom 1:** 3.29m x 4.05m | 10' 9½" x 13' 3½"  
**Kitchen:** 3.12m x 2.24m | 10' 2½" x 7' 4"  
**Living:** 4.27m x 4.31m | 14' 0" x 14' 1½"  
  
**Balcony:** 4.04m x 1.5m | 13' 3" x 4' 11"



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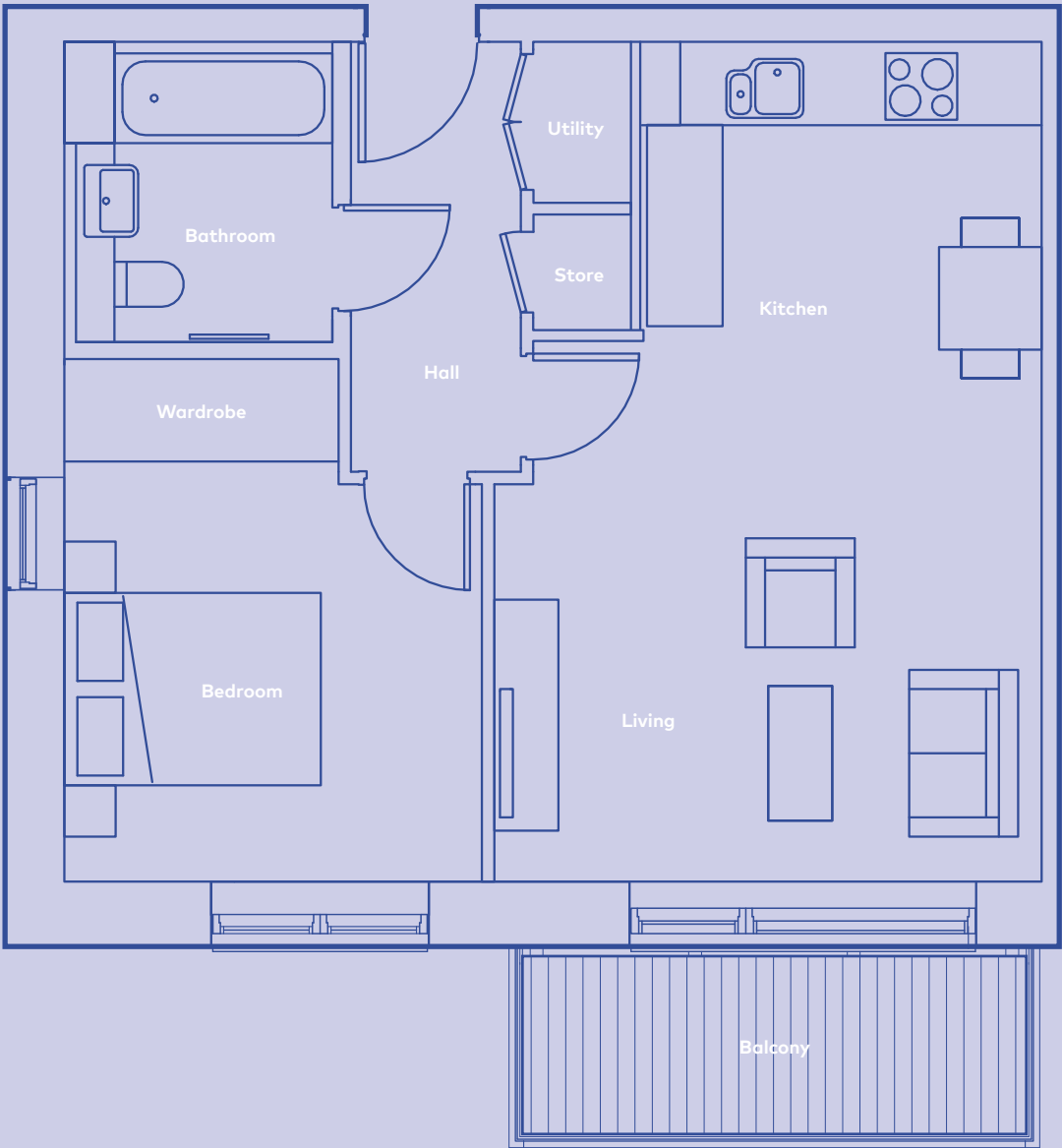
# 1 BED FLOORPLAN

PLOTS

Fourth floor: D4-11  
Fifth floor: D5-08

1 BED STYLE 3 DIMENSIONS:

Bedroom 1: 3.26m x 4.06m | 10' 8" x 13' 4"  
Kitchen: 3.12m x 2.24m | 10' 2½" x 7' 4"  
Living: 4.27m x 4.3m | 14' 0" x 14' 1½"  
  
Balcony: 4.04m x 1.5m | 13' 3" x 4' 11"



# 1 BED FLOORPLAN

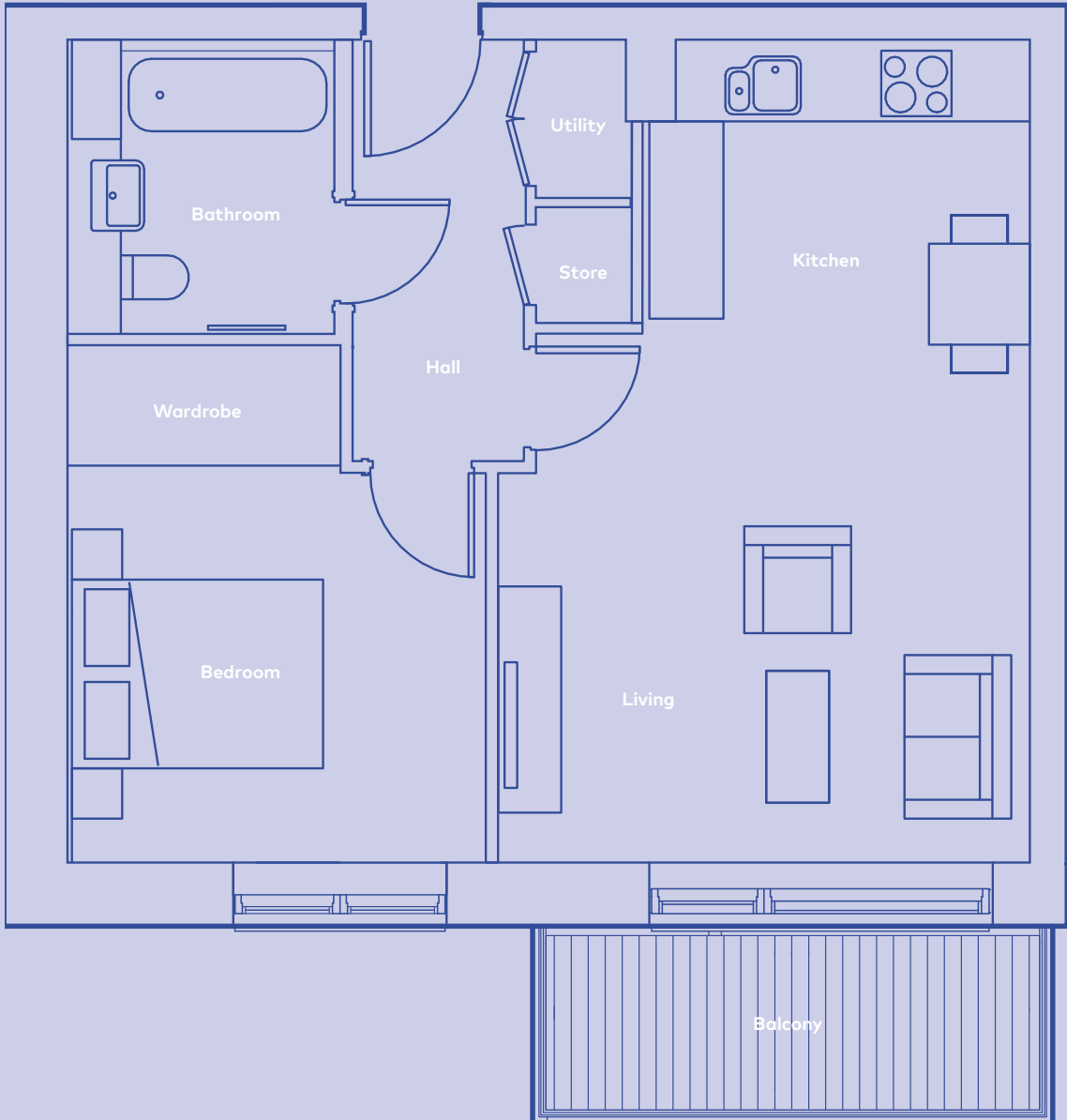
PLOTS

Ground: DG-01, DG-02, DG-07\*, DG-08\*, DG-10  
First floor: D1-01, D1-02, D1-07\*, D1-08\*, D1-11  
Second floor: D2-01, D2-02, D2-07\*, D2-08\*, D2-11  
Third floor: D3-01, D3-02, D3-07\*, D3-08\*, D3-11  
Fourth floor: D4-01, D4-02, D4-07\*, D4-08\*  
Fifth floor: D5-01, D5-02, D5-05\*

\*Indicates handed units  
plan change

1 BED STYLE 4 DIMENSIONS:

Bedroom 1: 3.26m x 4.06m | 10' 8" x 13' 4"  
Kitchen: 3.12m x 2.24m | 10' 2½" x 7' 4"  
Living: 4.27m x 4.3m | 14' 0" x 14' 1½"  
  
Balcony: 4.04m x 1.5m | 13' 3" x 4' 11"  
Outdoor Space: 4.33m x 1.5m | 4' 11" x 14' 2½"  
(ground floor only)



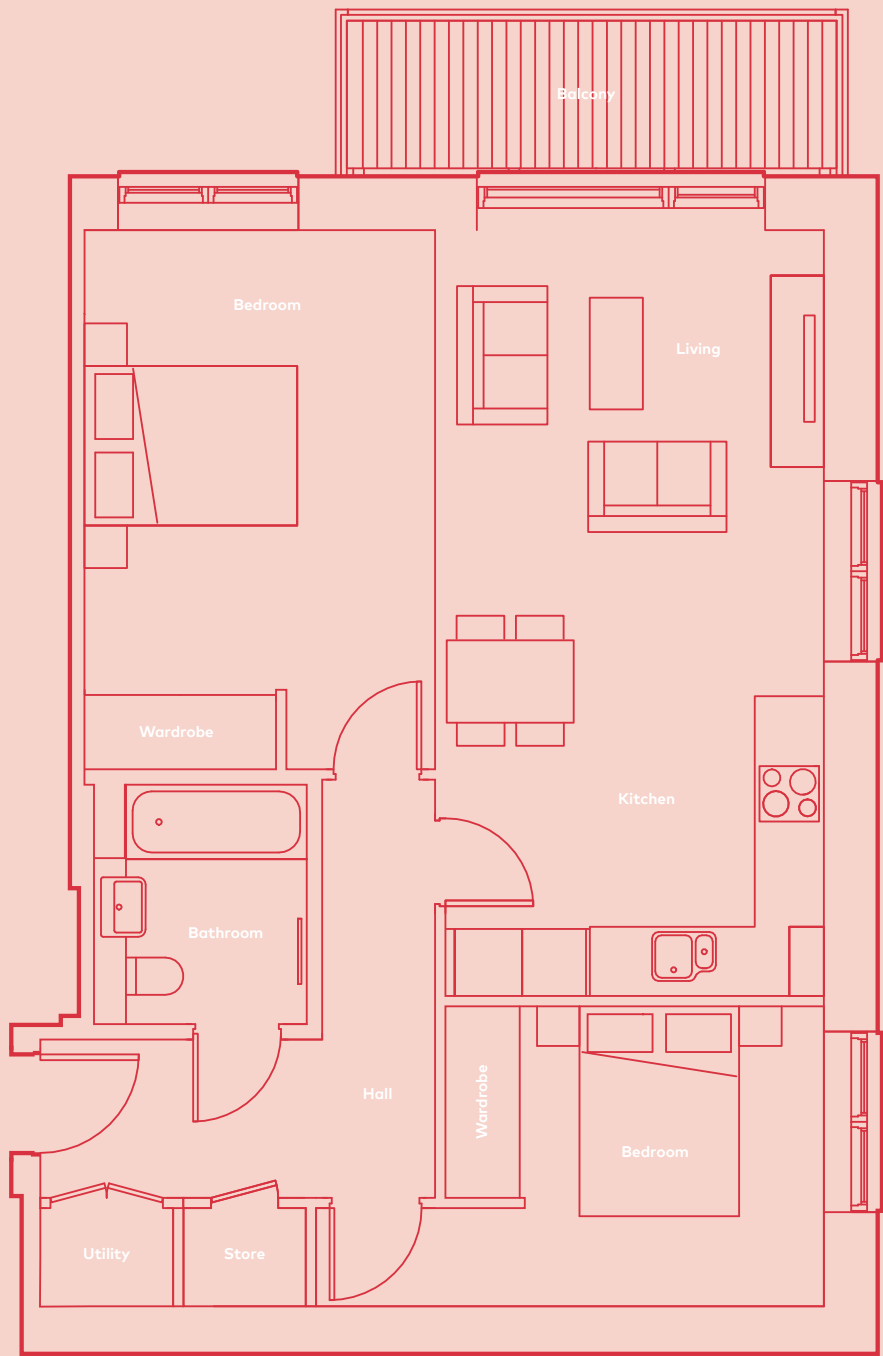
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# 2 BED FLOORPLAN

**PLOTS**  
**Ground:** DG-11  
**First floor:** D1-12  
**Second floor:** D2-12  
**Third floor:** D3-12

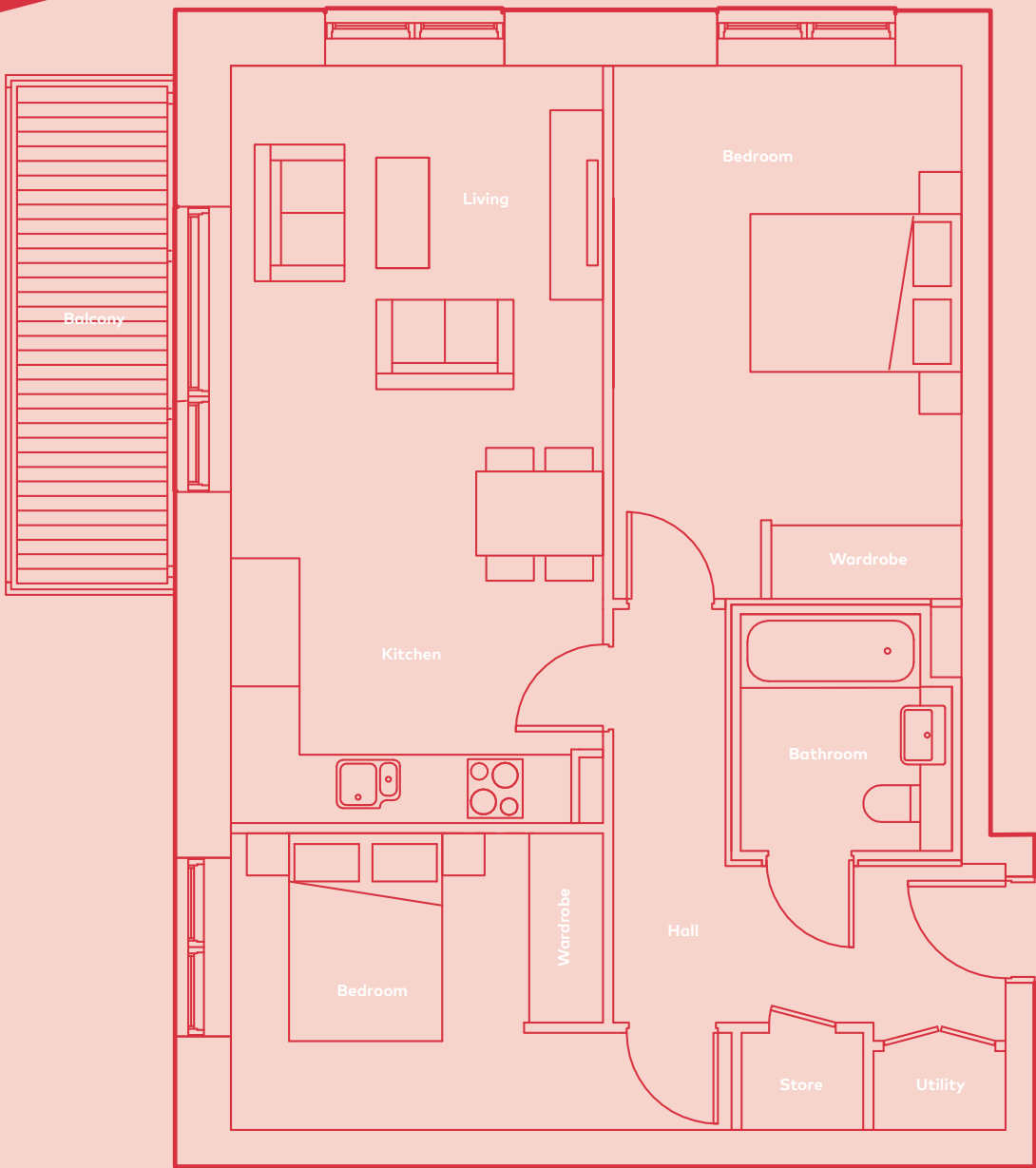
**2 BED STYLE 1: DIMENSIONS**  
**Bedroom 1:** 5.07m x 3.29m | 16' 7½" x 10' 9½"  
**Bedroom 2:** 2.82m x 3.56m | 9' 3½" x 11' 8"  
**Kitchen:** 2.82m x 3.56m | 9' 3" x 11' 8"  
**Living:** 4.38m x 3.56m | 14' 4½" x 11' 8"  
  
**Balcony:** 4.72m x 1.5m | 15' 5½" x 4' 11"  
**Typical garden:** 5.39m x 1.5m | 4' 11" x 17' 8"  
 (ground floor only)



# 2 BED FLOORPLAN

**PLOTS**  
**Ground:** DG-09  
**First floor:** D1-10  
**Second floor:** D2-10  
**Third floor:** D3-10  
**Fourth floor:** D4-10  
**Fifth floor:** D5-07

**2 BED STYLE 2: DIMENSIONS**  
**Bedroom 1:** 5.07m x 3.29m | 16' 7½" x 10' 9½"  
**Bedroom 2:** 2.82m x 3.56m | 9' 3½" x 11' 8"  
**Kitchen:** 2.57m x 3.56m | 8' 5½" x 11' 8"  
**Living:** 4.63m x 3.56m | 15' 2" x 11' 8"  
  
**Balcony:** 4.72m x 1.5m | 15' 5½" x 4' 11"  
**Typical garden:** 4.65m x 1.49m | 4' 10½" x 15' 3"  
 (ground floor only)



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# 2 BED FLOORPLAN

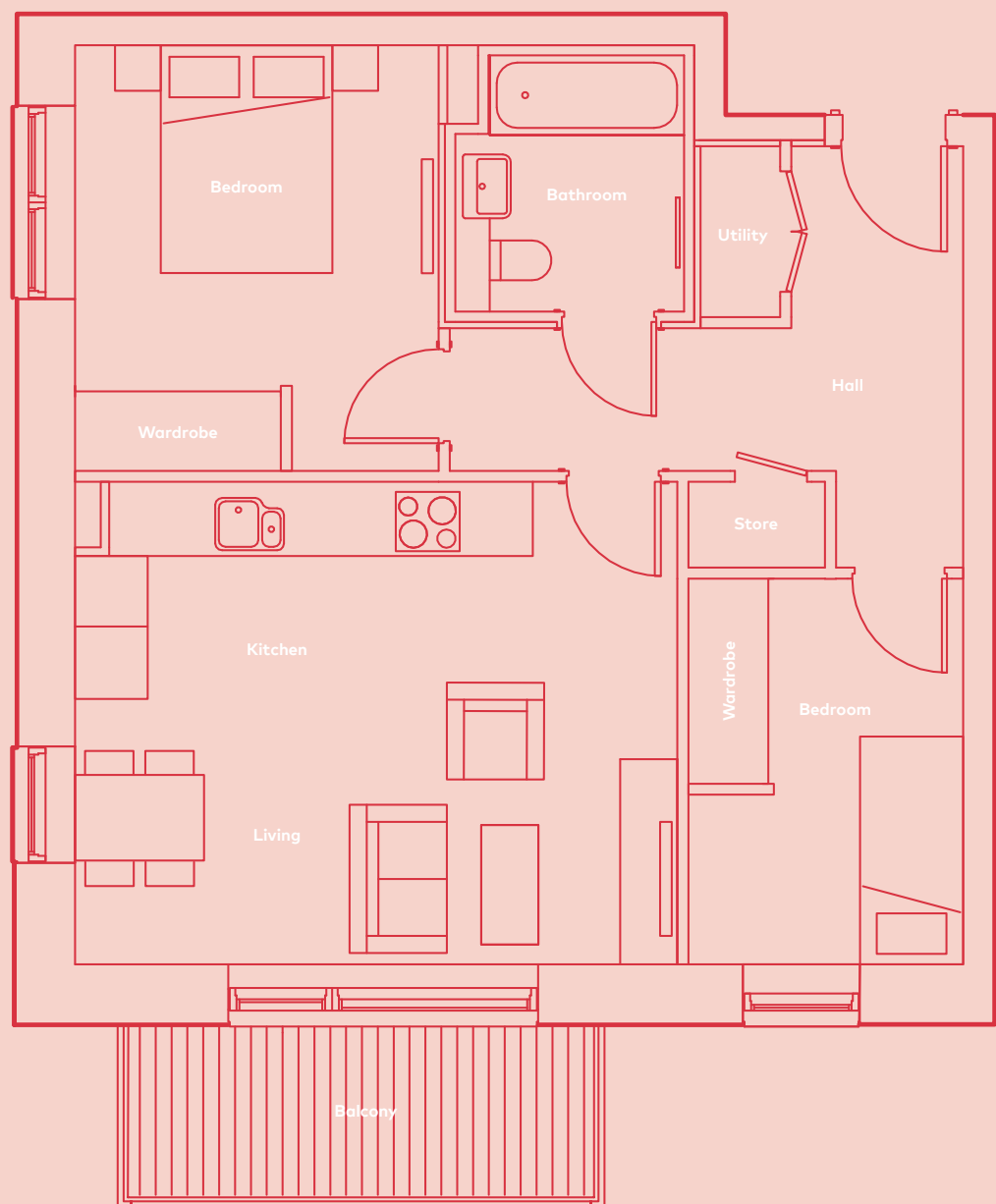
**PLOTS**

- Ground: DG-04, DG-05\*
- First floor: D1-04, D1-05\*
- Second floor: D2-04, D2-05\*
- Third floor: D3-04, D3-05\*
- Fourth floor: D4-04, D4-05\*

\*Indicates handed units  
plan change

**2 BED STYLE 3: DIMENSIONS**

- Bedroom 1: 3.18m x 3.74m | 10' 5" x 12' 3"
- Bedroom 2: 2.4m x 3.38m | 7' 10½" x 11' 1"
- Kitchen: 3.7m x 1.92m | 12' 2" x 6' 3½"
- Living: 5.27m x 2.31m | 17' 3½" x 7' 7"
- Balcony: 4.04m x 1.5m | 13' 3" x 4' 11"
- Typical garden: 4.35m x 1.5m | 4' 11" x 14' 3½"  
(ground floor only)



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# SHARED OWNERSHIP, ALL YOURS

Shared Ownership allows you to purchase a share of a property and pay subsidised rent on the remaining. The combined monthly costs of your rent and mortgage will normally be less than buying a property on the market.



# IMMERSE YOURSELF

As a part of Southall Waterside, one of London's boldest and most exciting regeneration projects, ARRO will benefit from an array of local shopping facilities and entertainment, including a cinema and restaurants for a lively neighbourhood with a London pace.

Due to its central location, you are only ever a stone's throw from expansive open spaces, parkland, nature trails, waterside views and ARRO's own landscaped gardens.



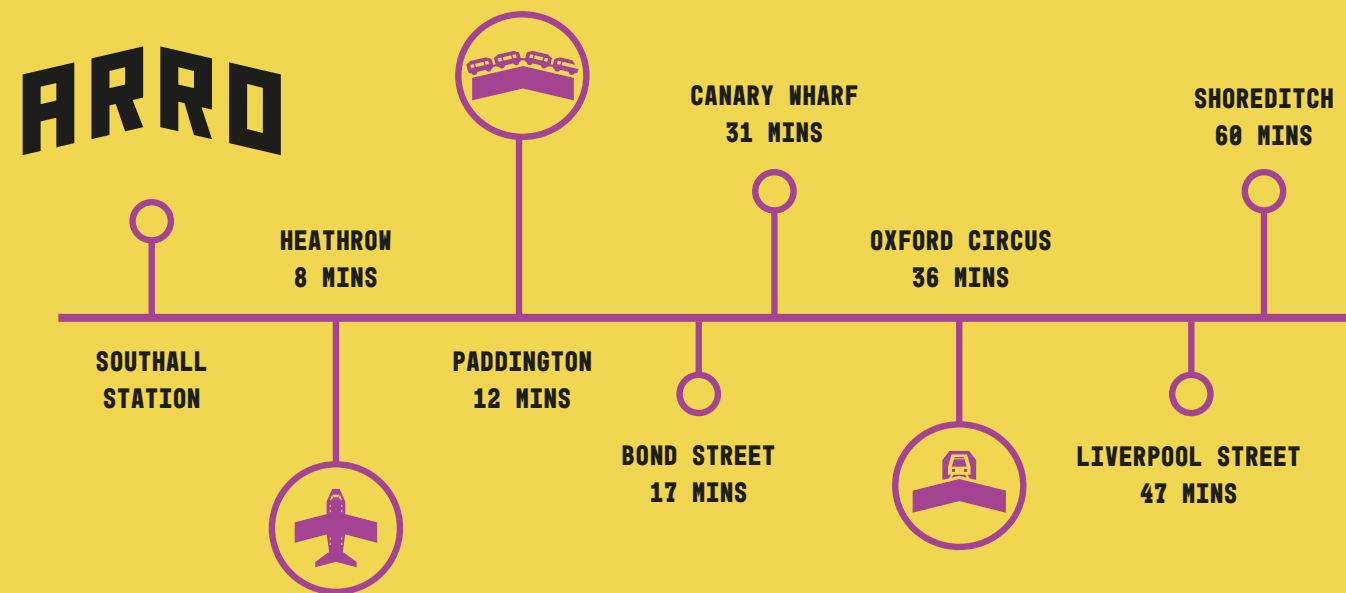
- 1** **ARRO**
- 2** CENTRAL PARK (4.3 ACRES)
- 3** PARKSIDE
- 4** EASTSIDE RETAIL/LEISURE HUB/SPA
- 5** SOUTHAL CROSSRAIL STATION  
(HEATHROW 8 MIN, BOND STREET 17 MIN)
- 6** WEST LONDON COLLEGE  
(OFSTED RATED - GOOD)
- 7** BEACONSFIELD PRIMARY SCHOOL  
(OFSTED RATED - GOOD)
- 8** SOUTHAL MILLS NEW PRIMARY  
SCHOOL & HEALTH CENTRE
- 9** BLAIR PEACH PRIMARY SCHOOL & NURSERY  
(OFSTED RATED - GOOD)
- 10** WETLANDS (8 ACRES)
- 11** SOUTHSIDE
- 12** FEATHERSTONE PRIMARY SCHOOL  
(OFSTED RATED - GOOD)
- 13** WATERFRONT
- 14** GRAND UNION CANAL (1KM FRONTAGE)
- 15** GURU NANAK ACADEMY SCHOOL  
(OFSTED RATED - GOOD)
- 16** MINET COUNTRY PARK (90 ACRES)
- 17** A312 - LINK TO M4 (4 MILES TO HEATHROW)

All journey times are sourced from [crossrail.co.uk](https://www.crossrail.co.uk)



# PERFECTLY PLACED

Truly connected living; a great location for an easy commute into the capital for work or play. With a variety of large employers close at hand at Heathrow, Stockley Park, the M4 technology corridor & Central London, ARRO has the connectivity and flexibility of lifestyle that so many residents are looking for.



**THE CROSSRAIL\* WILL MAKE SOUTHBALL ONE  
OF THE BEST CONNECTED PLACES IN LONDON**

\*Information sourced from crossrail.co.uk. Travel times are via Southall train station and times may vary.

# MAKE YOURSELF AT HOME





## GET IN TOUCH

Buying a new home is a big decision, so we're here to make it easier for you. To find out more about ARRO, book a viewing or explore Shared Ownership opportunities contact us today:

**020 8168 0303**

**ARRO Marketing Suite**  
**Accolade Avenue** (off Beaconsfield Road)  
**Southall**  
**London**  
**UB1 1BZ**

Some images of the properties within this brochure are artist's-impressions and do not represent the exact look and feel of the development. The actual results may therefore vary from the images shown in this brochure. Areas, measurements and distances given are approximates only.









**SOUTHALL WATERSIDE**

**[arrolondon.co.uk](http://arrolondon.co.uk) | 020 8168 0303**