

EVOLU - TION

S O U T H A L L



Because good homes make everything possible



EVOLU- TION

SOUTHALL

JOIN THE EVOLUTION

THE EVOLU- TION

In amongst the leafy green spaces of West London, Southall is known for its rich South Asian heritage and bustling independent high street. This community is evolving. With the Elizabeth line soon to offer residents a quick and easy commute into Zone One, Southall is gaining recognition as an increasingly desirable place to live. Here is Evolution. Here are homes for savvy first time buyers, looking for a strong investment, as well as bricks and mortar.

HERE IS EVOLUTION.

YOUR HOME

Award winning housing association, Network Homes is offering one, two and three bedroom apartments within Evolution, all available through Shared Ownership. Varying in layout and size, to appeal to a broad range of future residents, these apartments all share a spacious layout, quality specification and intelligent design.

With open-plan interiors, these apartments are ideal for hosting friends and family for special occasions, or for enjoying the peace and quiet of your own home during a cosy night in. All homes benefit from a private outdoor space, perfect for a morning coffee or evening drink.

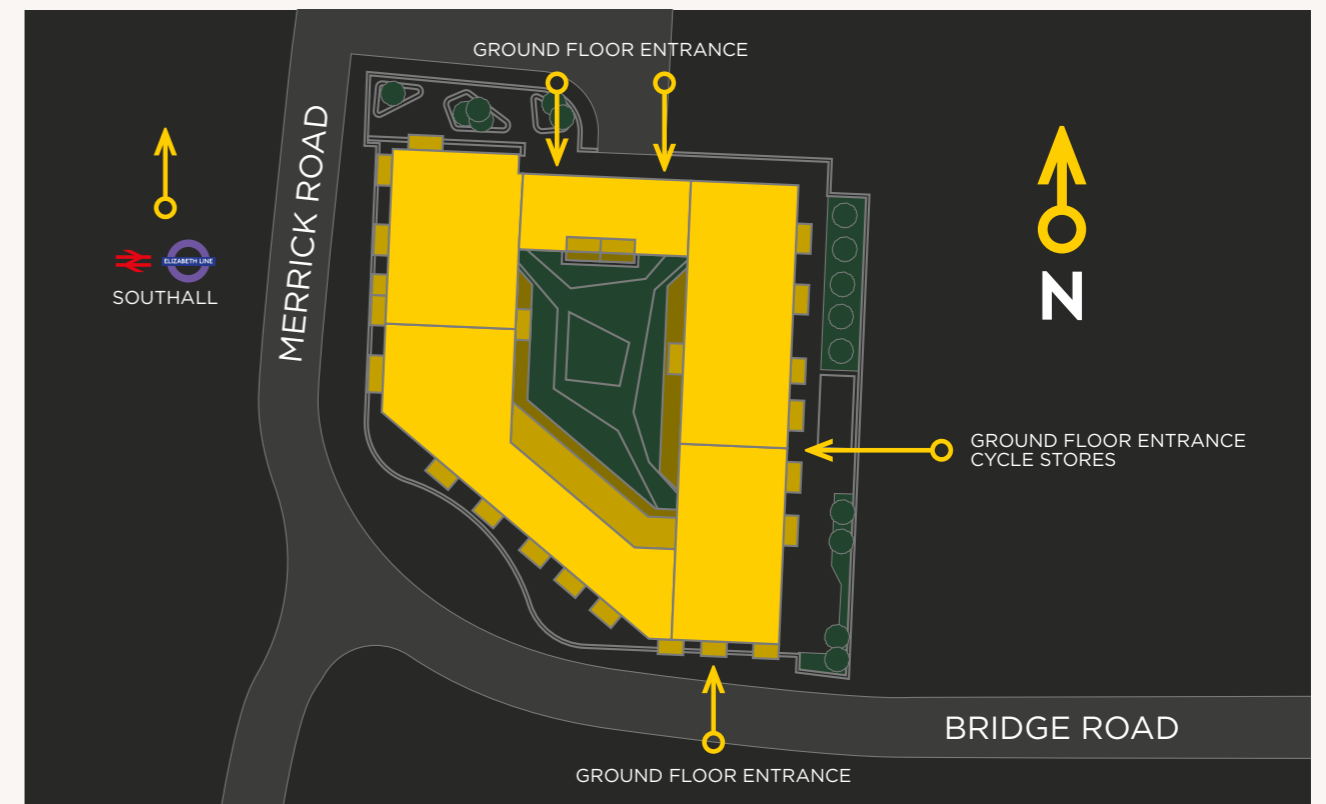




COMMUNITY

Just a few minutes from the station, these homes are within easy reach of central London but still part of a home-grown community; a buzzy residential neighbourhood, where contemporary architecture sits alongside the quaint remains of the historic rural village of Southall Green.

Matching the local community spirit, residents have the added bonus of access to a shared courtyard garden, a place for neighbours to stop for a chat, read a book in the sun or enjoy the first shoots of spring.

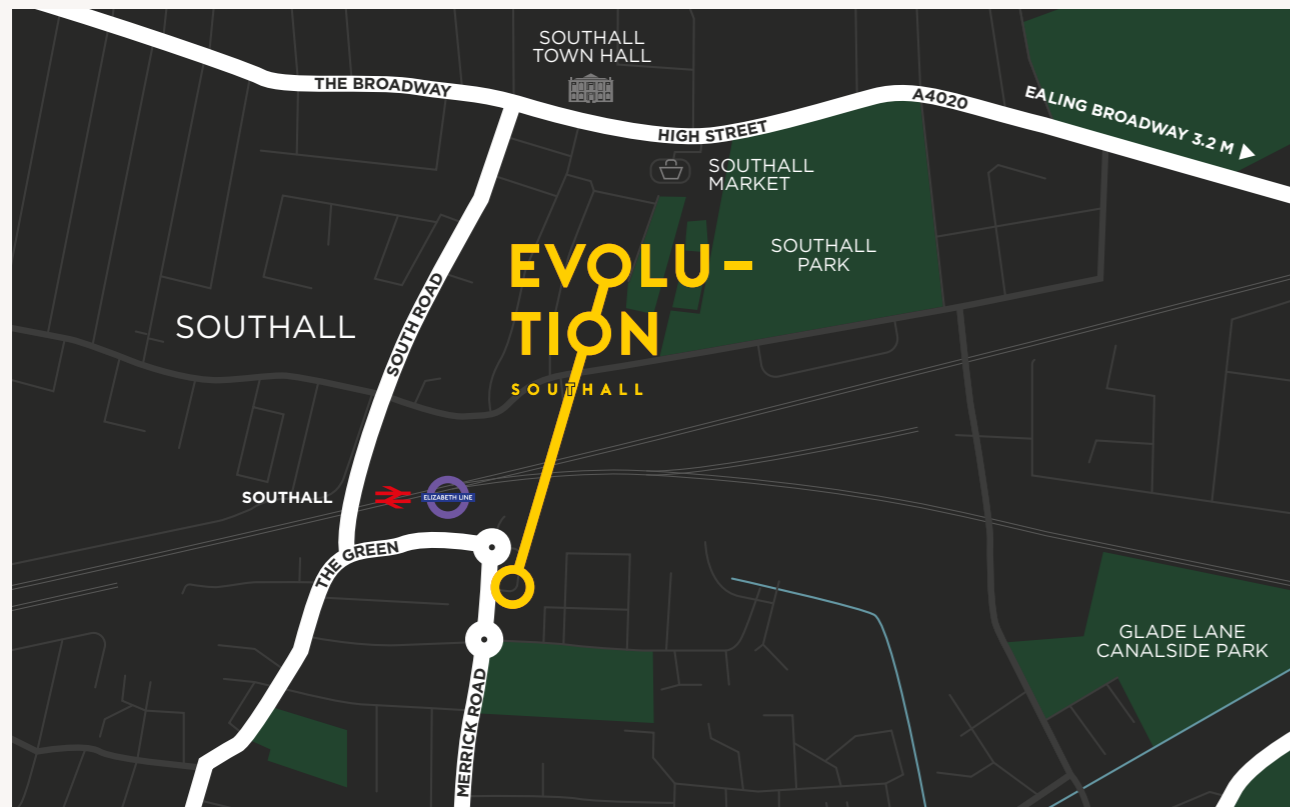


**EVOLUTION IS WELL
CONNECTED WITH
A NEW TRAIN STATION
AT SOUTHALL, AND
SOON TO BE IMPROVED
TRANSPORT LINKS WITH
THE ELIZABETH LINE**

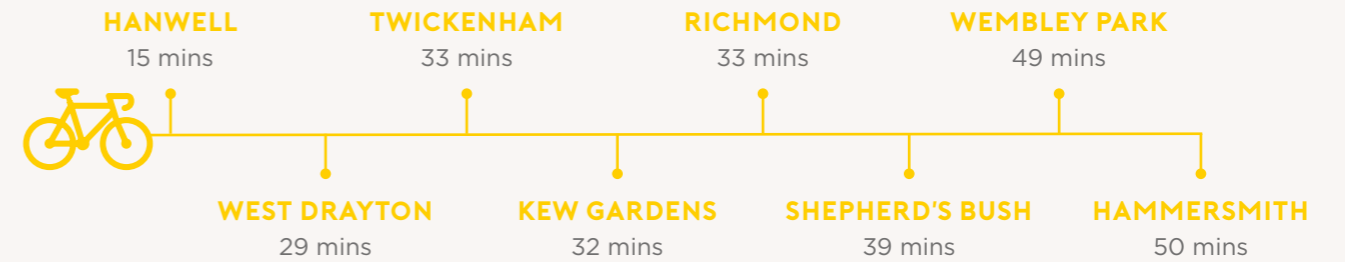
CON- NECTED

Southall mainline train station is just a seven minute walk from Evolution. Currently served by Great Western Rail, which runs services into London Paddington from just 17 minutes, or west to Windsor and Reading. Enjoy the hustle-and-bustle of the Oxford Circus shopping scene in 35 minutes, or a more leisurely day in Shepherd's Bush Westfields 23 minutes away.

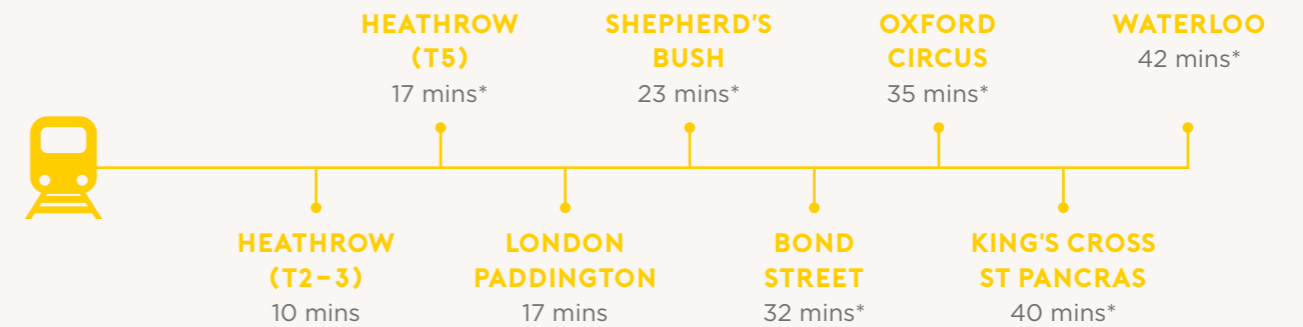
The M4 and M25 are both reachable in 15 minutes by car. Hop in a cab and travel just 14 minutes to Heathrow Airport for spontaneous weekend getaways.



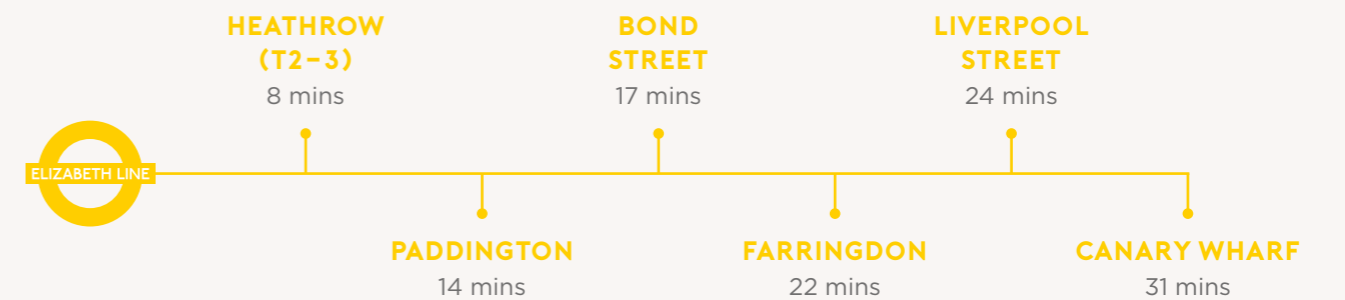
CYCLING



TRAIN



ELIZABETH LINE (COMING SOON)



Travel times taken from Southall station and cannot be guaranteed. Source: Transport for London and Google Maps. Elizabeth line travel times have been taken from crossrail.co.uk. *Journey involves both underground and overground/bus.



INTER- IORS

The apartments have been carefully finished, to offer luxury living without compromising on practicality. Living spaces are open-plan, with all kitchens including fully integrated Smeg electrical appliances. A sense of light and space is created by the inclusion of a private outdoor space to all apartments.



SPECIFICATION

GENERAL SPECIFICATIONS

- Matte white painted walls and brilliant white finish smooth ceilings.
- Satin white finish door linings, architraves and skirting.
- Walnut veneered internal doors.
- Brushed stainless steel door furniture including lever door handles with square shaft and rose.
- Brushed metal switch and socket plates, selected with USB sockets.
- Audio/ visual security entry phone system to apartments. Duplexes have independent door ringer.
- Recessed LED downlighting with white bezels.
- Thermostatically controlled central heating via flat panelled radiators.
- Pressurised hot and cold water supplies.
- Double glazing throughout.
- Majority with balcony, terrace or winter garden.

KITCHEN AREA

- Amtico Walnut flooring.
- Two tone designer kitchen units with dark grey base level finish, white matte finish to wall units, all with soft close doors and concealed handles.
- Recon stone worktop with splashback.
- Smeg stainless steel fully integrated electric appliances to include:-
 - Single low level oven*
 - Ceramic hob
 - Cooker hood
 - Washer/ dryer (freestanding if within utility cupboard)
 - Dishwasher
 - Fridge/ freezer*
 - Microwave
- Stainless steel bowl under-mounted sink with monobloc mixer tap and grooved worktop drainer.
- Low energy wall unit under lighting.
- Centralised appliance isolator switch panel.
- Studio apartments have combination microwave and fridge/ freezer compartment.

LIVING / DINING AREA

- Amtico Walnut flooring.
- TV socket set to living room (Sky+) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.
- Brushed metal telephone and data sockets to living/ dining area.

BATH & SHOWER ROOMS

- Large format mid brown porcelain tiled floor and large format beige porcelain fully tiled walls.
- Walnut framed recess with mirrored cabinet, mirror and feature downlight.
- Shaver socket.
- White bathroom suite featuring shower tray or steel bath as appropriate, floor mounted WC, concealed dual flush cistern and semi-recessed basin.
- Chrome monobloc mixer tap, bottle trap, cistern push plate, thermostatic bath filler/ shower mixer diverter.
- White coloured glass bath panel.
- Concealed plumbing fixed chrome shower head over bath and in shower enclosure with low level hose and handset.
- Chrome plated thermostatic electric heated towel rail.
- Clear glass frameless bath screen/ shower enclosure.

BEDROOM

- Oatmeal coloured carpet with underlay.
- Floor to ceiling fitted wardrobe with sliding doors, hanging rail & drawers to bedroom 1
- TV socket set to bedroom 1 (Sky) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.
- Brushed metal telephone and data extension sockets to bedroom 1.

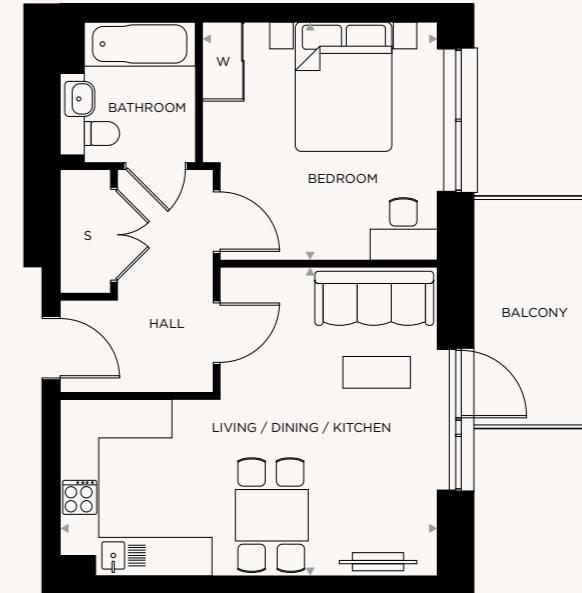
APARTMENT HALLWAY AND LANDING

- Amtico Walnut flooring.
- Audio/ visual entry-phone system connected to communal entrance door for apartments .

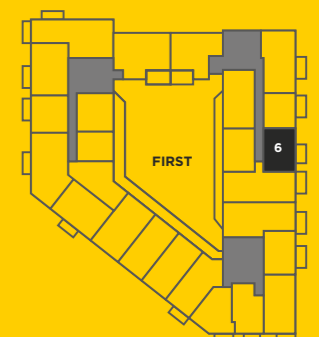
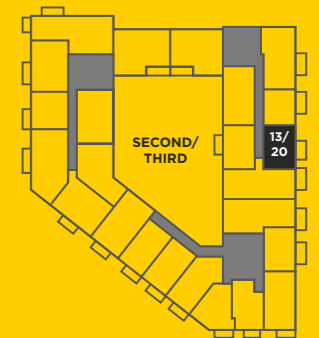
COMMUNAL AREAS

- Private landscaped rooftop gardens.
- Private podium level courtyard garden and communal space.
- Low energy wall light fittings.
- Lifts to all apartment levels.
- Independent entrance foyers serving each core with stair and lift access.
- Cycle stores.
- Refuse stores.

THE APARTMENTS



ONE BEDROOM APARTMENT

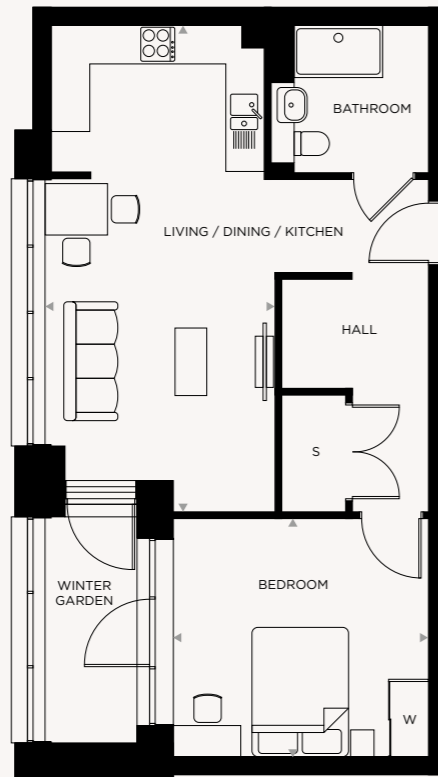


PLOT TYPE Js | APARTMENT NO. 6 13 20

LIVING / DINING / KITCHEN	5.88 m	x	4.82 m	19'3"	x	15'8"
BEDROOM	3.70 m	x	3.40 m	12'1"	x	11'2"
INTERNAL AREA	50.7 sq m		546 sq ft			

KEY – S: Store / W: Wardrobe

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony, patio, winter garden or terrace sizes and locations may differ from those illustrated.



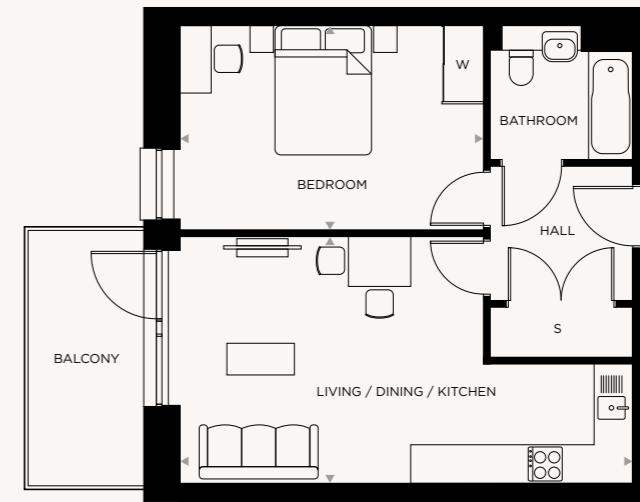
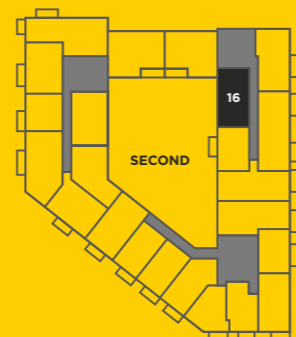
ONE BEDROOM APARTMENT

PLOT TYPE O | APARTMENT NO. 16

LIVING / DINING / KITCHEN	7.57 m	x	3.48 m	24'8"	x	11'4"
BEDROOM	4.01 m	x	3.71 m	13'2"	x	12'2"
INTERNAL AREA	59.2 sq m		637 sq ft			

KEY — S: Store / W: Wardrobe

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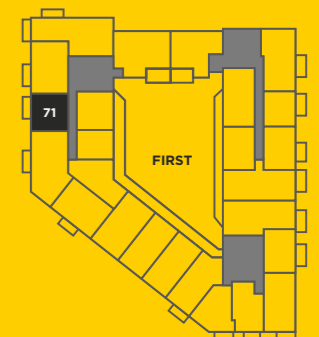
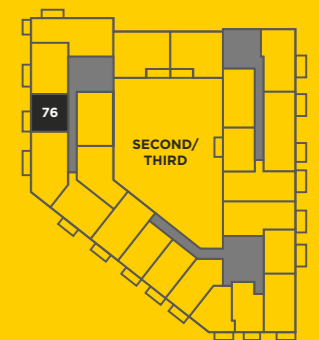
ONE BEDROOM APARTMENT

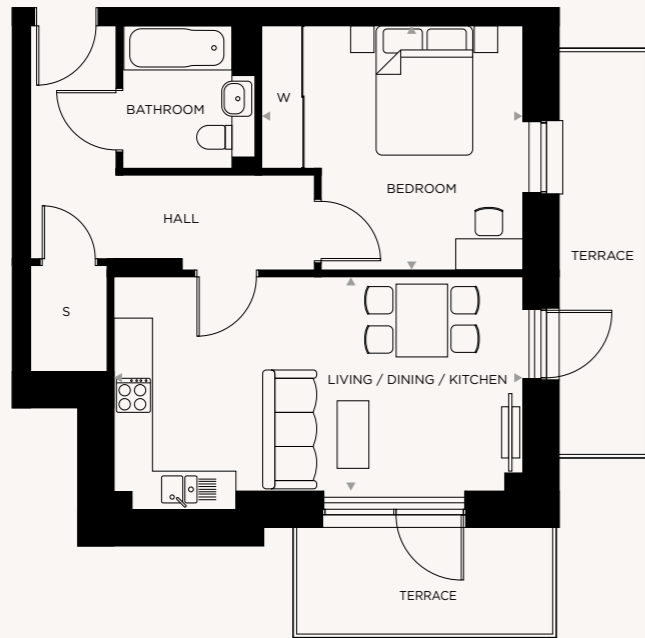
PLOT TYPE KA_s | APARTMENT NO. 71 76

LIVING / DINING / KITCHEN	7.05 m	x	3.86 m	23'1"	x	12'7"
BEDROOM	4.73 m	x	3.16 m	15'5"	x	10'4"
INTERNAL AREA	50.2 sq m		540 sq ft			

KEY — S: Store / W: Wardrobe

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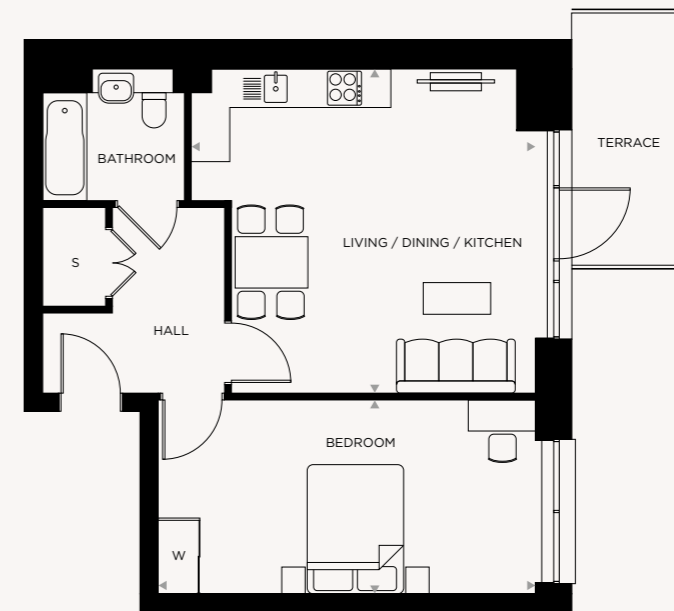
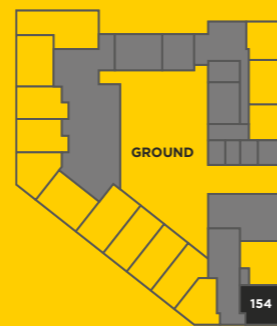
ONE BEDROOM APARTMENT

PLOT TYPE G | APARTMENT NO. 154

LIVING / DINING / KITCHEN	6.39 m	x	3.34 m	20'10"	x	10'10"
BEDROOM	4.08 m	x	3.81 m	13'4"	x	12'5"
INTERNAL AREA	53.8 sq m		579 sq ft			

KEY — S: Store / W: Wardrobe

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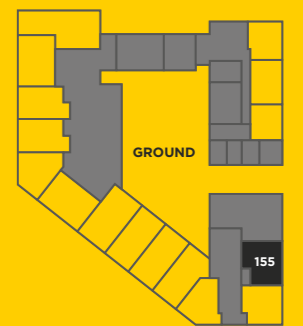
ONE BEDROOM APARTMENT

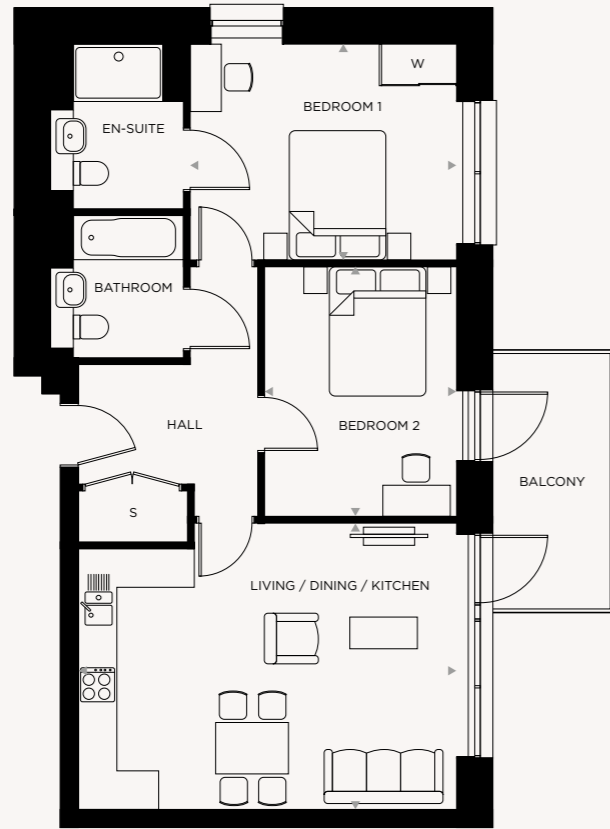
PLOT TYPE H | APARTMENT NO. 155

LIVING / DINING / KITCHEN	5.35 m	x	5.05 m	17'6"	x	16'6"
BEDROOM	5.87 m	x	3.05 m	19'3"	x	10'0"
INTERNAL AREA	57.3 sq m		617 sq ft			

KEY — S: Store / W: Wardrobe

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TWO BEDROOM APARTMENT

PLOT TYPE AB_s | APARTMENT NO. 4 11 18

LIVING / DINING / KITCHEN	5.86 m	x	4.06 m	19'2"	x	13'3"
BEDROOM 1	4.14 m	x	3.38 m	13'6"	x	11'1"
BEDROOM 2	3.90 m	x	2.99 m	12'8"	x	9'8"
INTERNAL AREA	72.4 sq m		779 sq ft			

KEY — S: Store / W: Wardrobe

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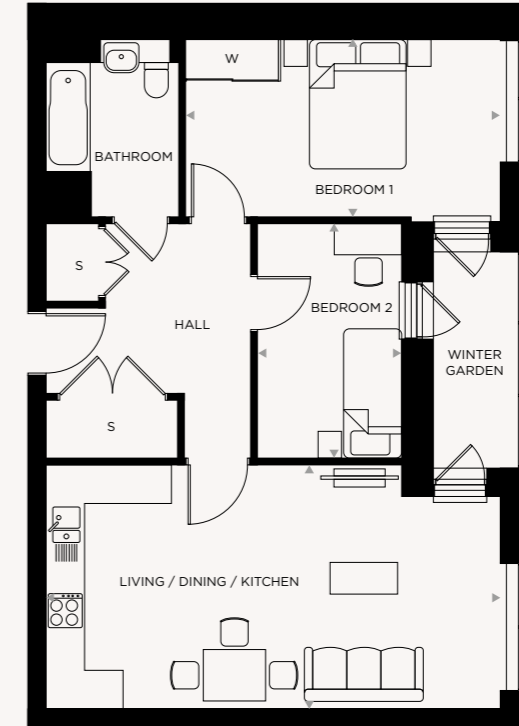
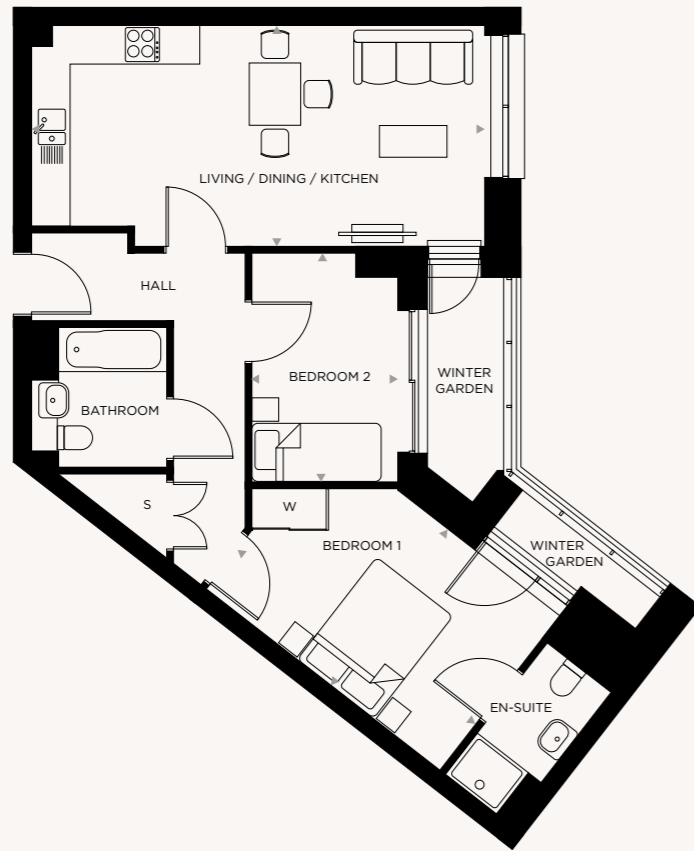
TWO BEDROOM APARTMENT

PLOT TYPE AD | APARTMENT NO. 10

LIVING / DINING / KITCHEN	7.22 m	x	4.75 m	23'7"	x	15'6"
BEDROOM 1	3.59 m	x	3.12 m	11'7"	x	10'2"
BEDROOM 2	4.18 m	x	2.89 m	13'7"	x	9'5"
INTERNAL AREA	76.2 sq m		820 sq ft			

KEY — S: Store / W: Wardrobe

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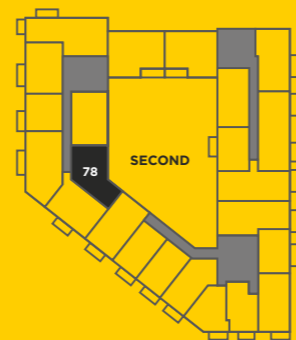
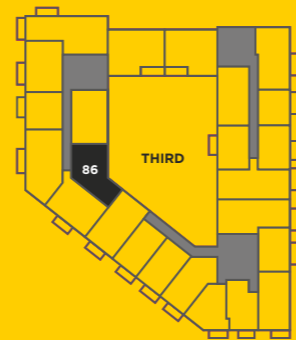
TWO BEDROOM APARTMENT

PLOT TYPE AG | APARTMENT NO. 78 86

LIVING / DINING / KITCHEN	7.10 m	x	3.12 m	23'3"	x	10'2"
BEDROOM 1	4.61 m	x	3.03 m	15'1"	x	9'9"
BEDROOM 2	3.57 m	x	2.30 m	11'7"	x	7'5"
INTERNAL AREA	65.6 sq m		706 sq ft			

KEY — S: Store / W: Wardrobe

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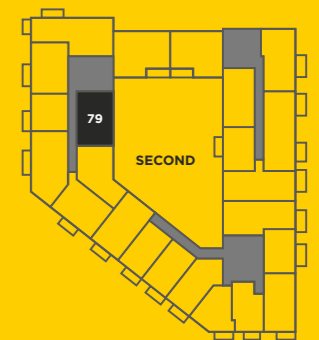
TWO BEDROOM APARTMENT

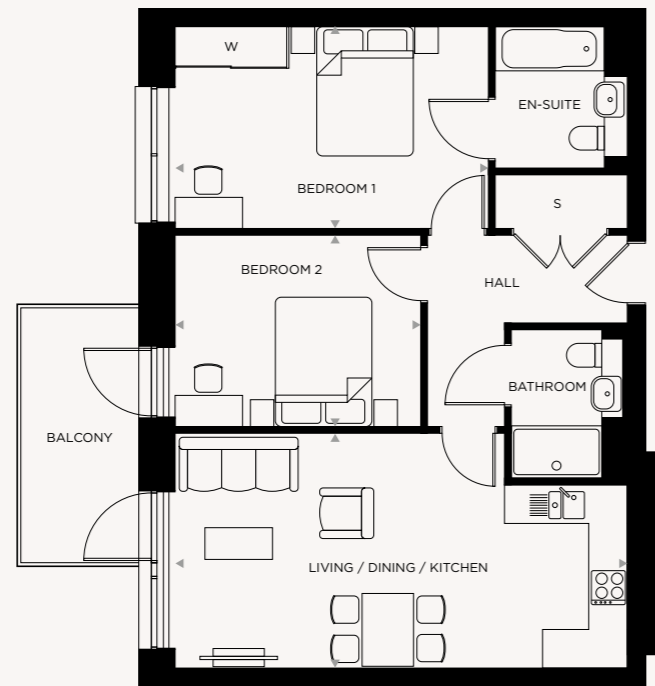
PLOT TYPE AE | APARTMENT NO. 79

LIVING / DINING / KITCHEN	7.07 m	x	3.81 m	23'2"	x	12'5"
BEDROOM 1	4.90 m	x	2.79 m	16'1"	x	9'2"
BEDROOM 2	3.66 m	x	2.28 m	12'0"	x	7'5"
INTERNAL AREA	67.3 sq m		724 sq ft			

KEY — S: Store / W: Wardrobe

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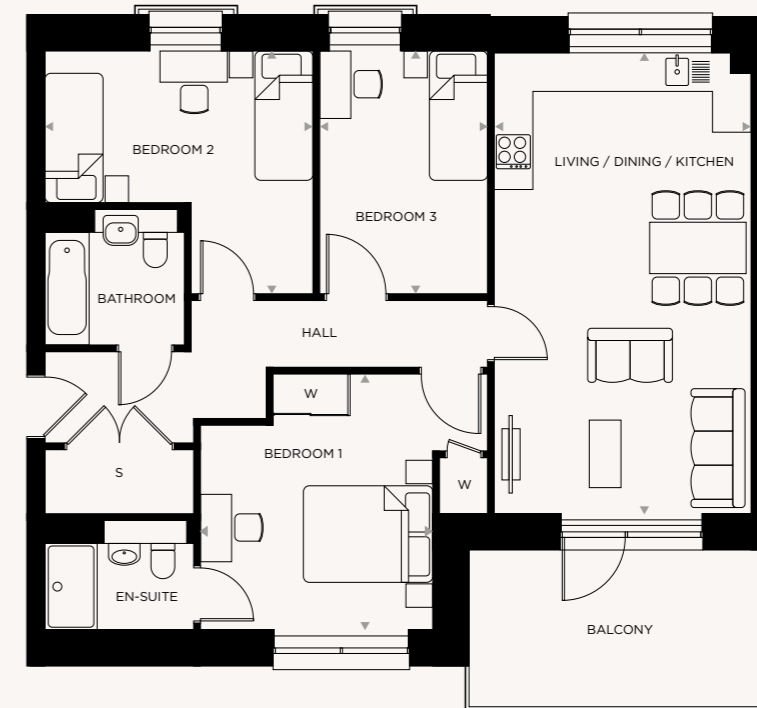
TWO BEDROOM APARTMENT

PLOT TYPE X | APARTMENT NO. 68 75

LIVING / DINING / KITCHEN	7.05 m	x	3.67 m	23'1"	x	12'0"
BEDROOM 1	4.88 m	x	3.15 m	16'0"	x	10'3"
BEDROOM 2	3.82 m	x	2.99 m	12'5"	x	9'8"
INTERNAL AREA	70.6 sq m		760 sq ft			

KEY — S: Store / W: Wardrobe

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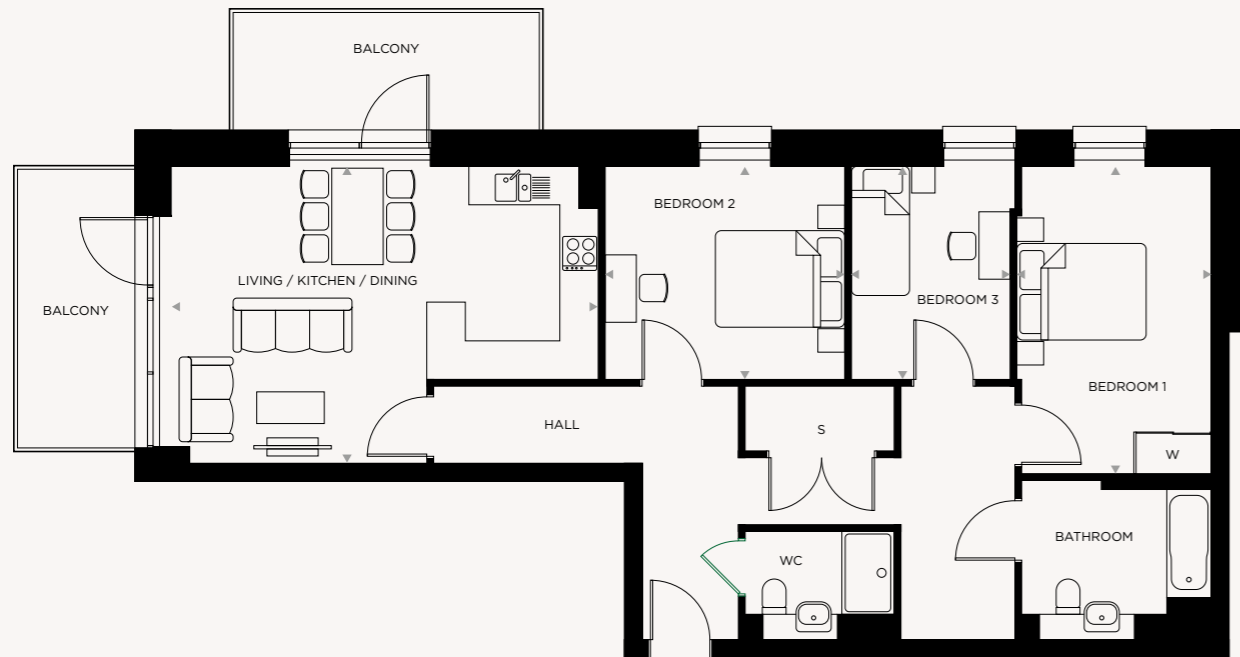
THREE BEDROOM APARTMENT

PLOT TYPE AZ | APARTMENT NO. 17 24 80 88

LIVING / DINING / KITCHEN	7.22 m	x	4.00 m	23'7"	x	13'1"
BEDROOM 1	3.99 m	x	3.63 m	13'1"	x	11'9"
BEDROOM 2	4.18 m	x	3.77 m	13'7"	x	12'4"
BEDROOM 3	3.77 m	x	2.62 m	12'4"	x	8'6"
INTERNAL AREA	90.4 sq m		973 sq ft			

KEY — S: Store / W: Wardrobe

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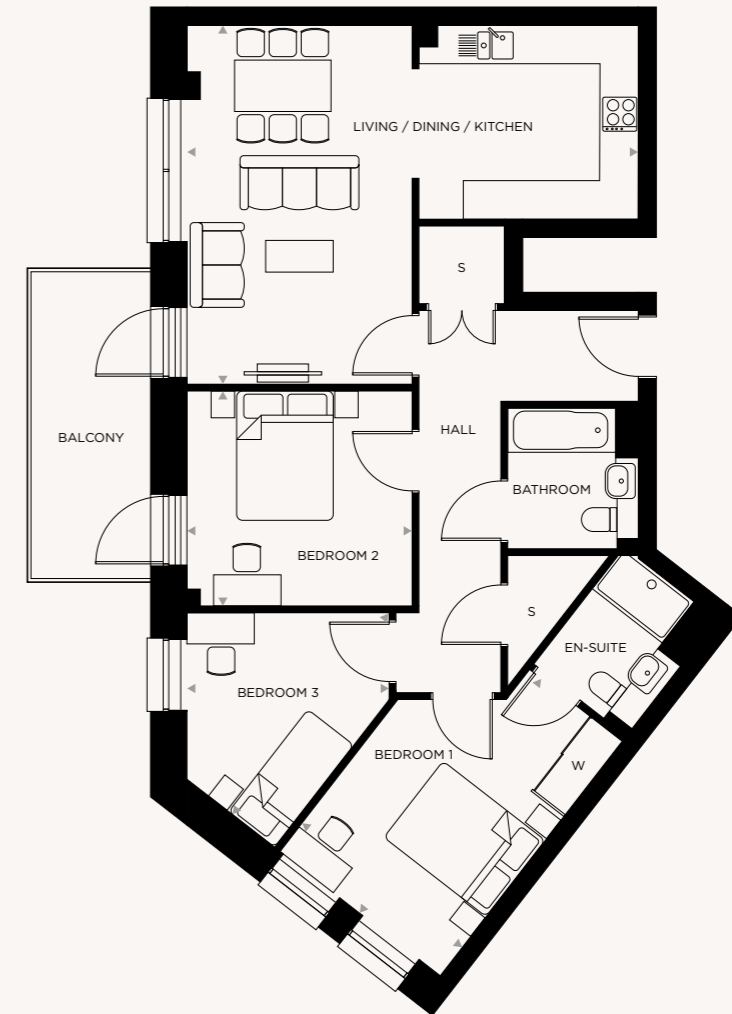
THREE BEDROOM APARTMENT

PLOT TYPE AVs | APARTMENT NO. 69 82

LIVING / DINING / KITCHEN	6.64 m	x	4.63 m	21'8"	x	15'2"
BEDROOM 1	4.78 m	x	2.96 m	15'7"	x	9'8"
BEDROOM 2	3.73 m	x	3.33 m	12'2"	x	10'9"
BEDROOM 3	3.34 m	x	2.55 m	10'10"	x	8'4"
INTERNAL AREA	99.0 sq m		1066 sq ft			

KEY — S: Store / W: Wardrobe

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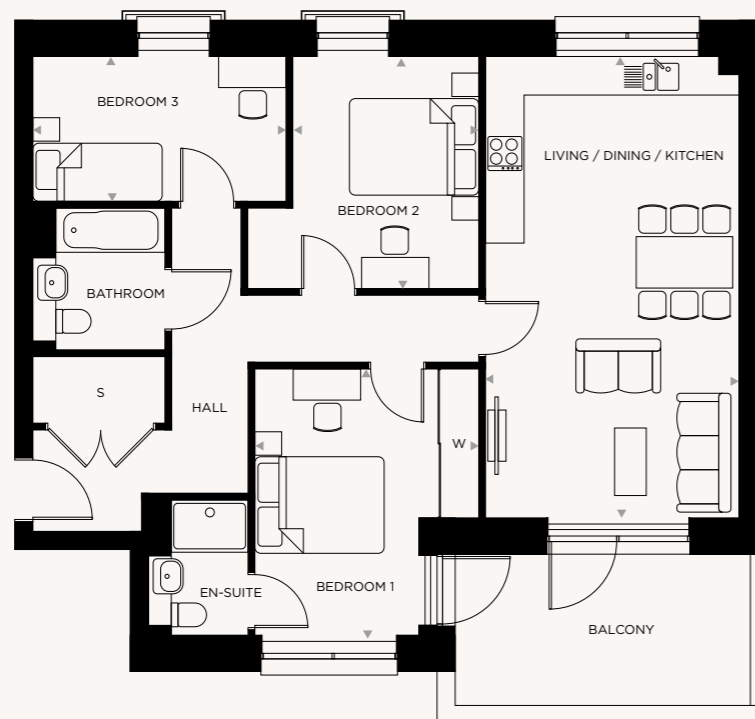
THREE BEDROOM APARTMENT

PLOT TYPE AW | APARTMENT NO. 72

LIVING / DINING / KITCHEN	7.05 m	x	5.60 m	23'1"	x	18'4"
BEDROOM 1	4.65 m	x	3.15 m	15'3"	x	10'3"
BEDROOM 2	3.53 m	x	3.36 m	11'6"	x	11'0"
BEDROOM 3	3.17 m	x	2.62 m	10'4"	x	8'6"
INTERNAL AREA	90.8 sq m		977 sq ft			

KEY — S: Store / W: Wardrobe

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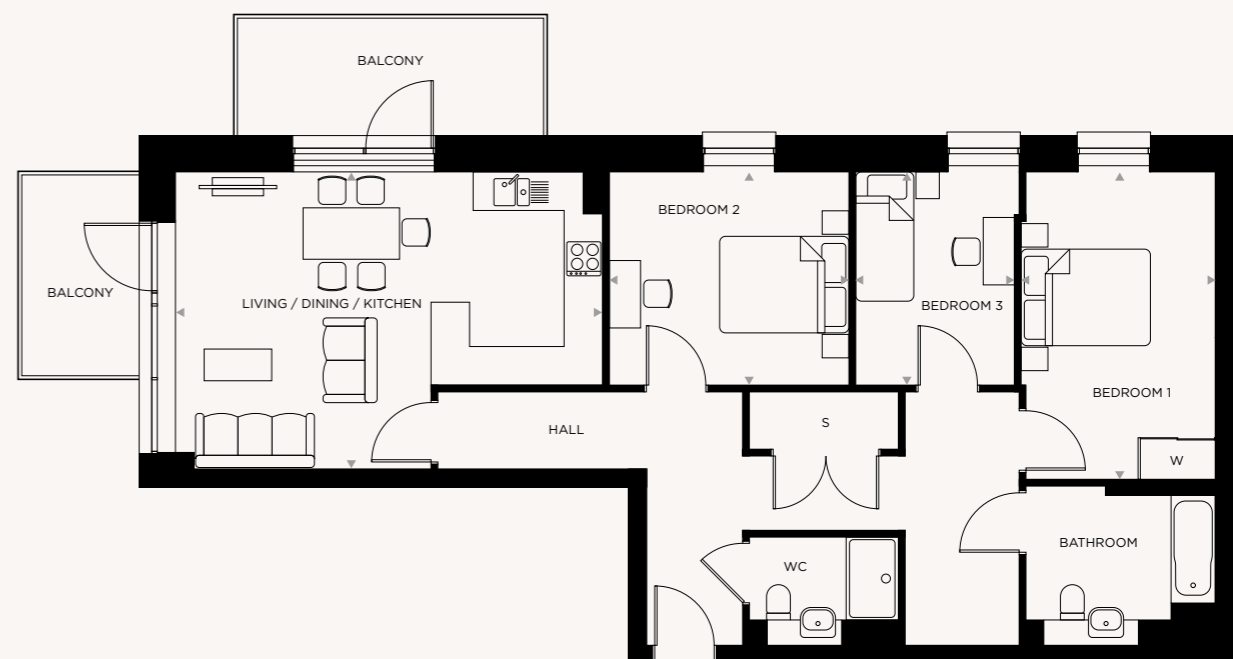
THREE BEDROOM APARTMENT

PLOT TYPE AY | APARTMENT NO. 73

LIVING / DINING / KITCHEN	7.22 m	x	3.95 m	23'7"	x	12'10"
BEDROOM 1	4.33 m	x	2.59 m	14'2"	x	8'5"
BEDROOM 2	3.62 m	x	3.60 m	11'9"	x	11'8"
BEDROOM 3	3.95 m	x	2.26 m	12'10"	x	7'4"
INTERNAL AREA	87.4 sq m		941 sq ft			

KEY — S: Store / W: Wardrobe

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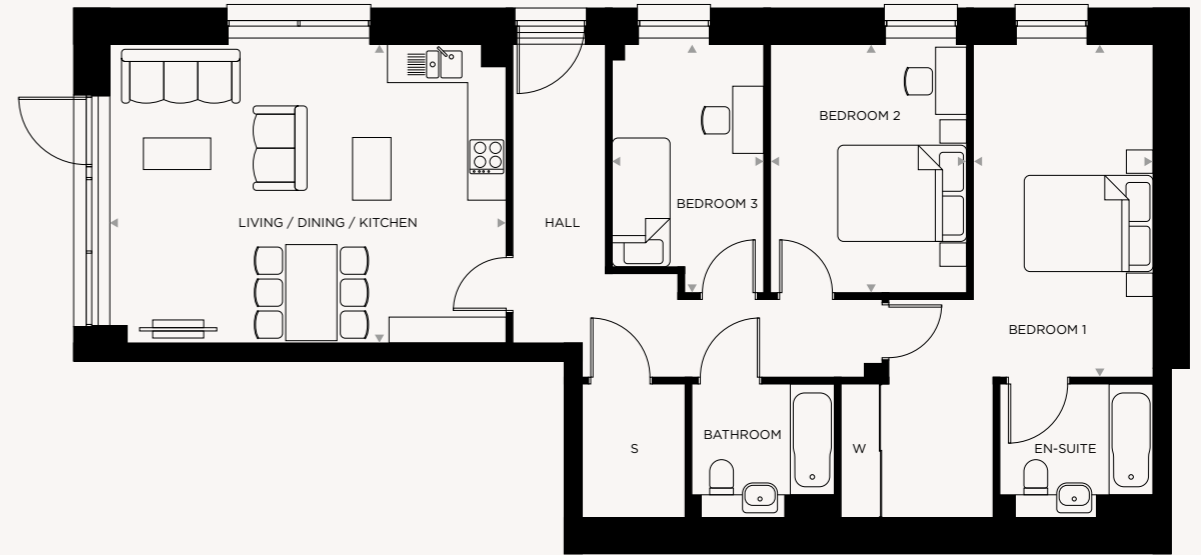
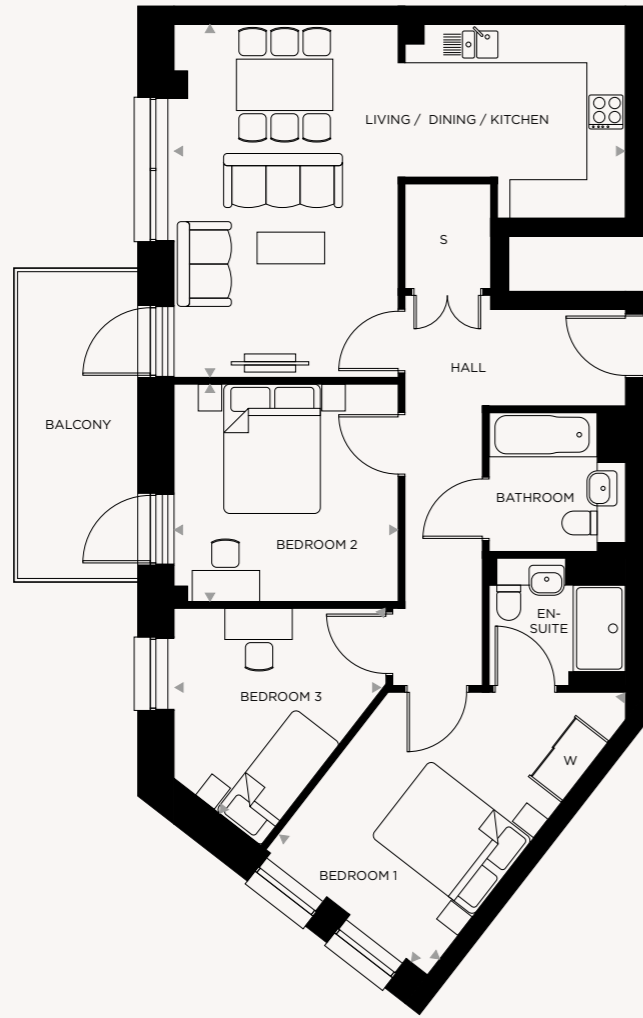
THREE BEDROOM APARTMENT

PLOT TYPE BVs | APARTMENT NO. 74

LIVING / DINING / KITCHEN	6.64 m	x	4.63 m	21'8"	x	15'2"
BEDROOM 1	4.78 m	x	2.96 m	15'7"	x	9'7"
BEDROOM 2	3.73 m	x	3.33 m	12'2"	x	10'9"
BEDROOM 3	3.33 m	x	2.55 m	10'9"	x	8'4"
INTERNAL AREA	99.0 sq m		1066 sq ft			

KEY — S: Store / W: Wardrobe

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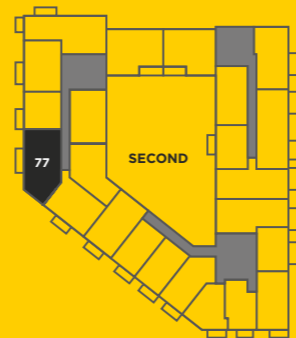
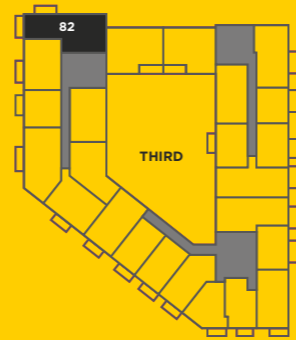
THREE BEDROOM APARTMENT

PLOT TYPE AXs | APARTMENT NO. 77 85

LIVING / DINING / KITCHEN	7.05 m	x	5.51 m	23'1"	x	18'1"
BEDROOM 1	5.11 m	x	3.21 m	16'8"	x	10'5"
BEDROOM 2	3.53 m	x	3.40 m	11'6"	x	11'1"
BEDROOM 3	3.34 m	x	3.21 m	10'9"	x	10'5"
INTERNAL AREA	89.3 sq m		961 sq ft			

KEY — S: Store / W: Wardrobe

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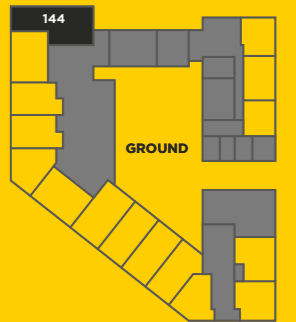
THREE BEDROOM APARTMENT

PLOT TYPE AQ | APARTMENT NO. 144

LIVING / DINING / KITCHEN	6.13 m	x	4.63 m	20'1"	x	15'2"
BEDROOM 1	5.16 m	x	2.79 m	16'9"	x	9'2"
BEDROOM 2	3.86m	x	3.06 m	12'6"	x	10'0"
BEDROOM 3	3.86m	x	2.35 m	12'7"	x	7'7"
INTERNAL AREA	99.0 sq m		1066 sq ft			

KEY — S: Store / W: Wardrobe

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony, patio, winter garden or terrace sizes and locations may differ from those illustrated.





NETWORK HOMES

Award-winning Network Homes is one of the strongest housing associations. We love to build and we take great pride in the homes we deliver and manage. We are one of the UK's leading providers of quality homes with a portfolio of 20,000 properties.

We build prestigious homes for market sale and Shared Ownership (part rent, part buy). We operate commercially but our profits are reinvested back into building more homes and offering a first class service to our customers.

We take pride in providing an impressive specification which, coupled with sustainable design features, means our homes are ideal for modern living. We've been dedicated to doing this for over 40 years, since we were formed in 1974. Without a good home it is difficult for anyone to feel comfortable, happy or secure in their life. We believe everyone needs a good home, because good homes make everything possible.



Kilburn Quarter



Millharbour



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Because good homes make everything possible