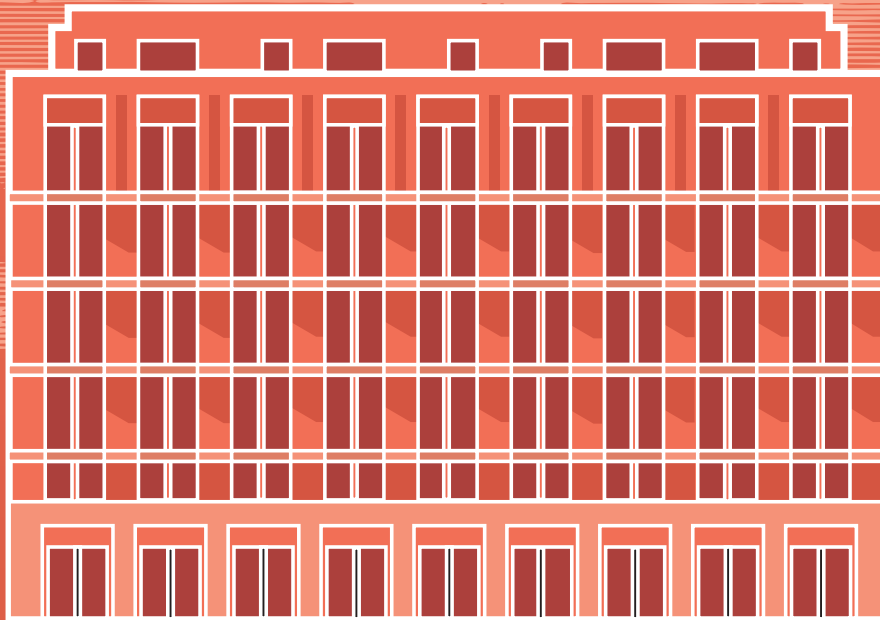




POST



— TW8 —

HOUSE

A STYLISH COLLECTION OF SHARED OWNERSHIP APARTMENTS



WELCOME TO POST HOUSE!

A stylish collection of 1, 2, 3 and 4 bedroom Shared Ownership apartments in the heart of Brentford.

FIRST CLASS DELIVERY FOR BRENTFORD!

SNG are proud to offer a stylish collection of 1, 2, 3 and 4 bedroom Shared Ownership apartments in leafy south west London.

The site of a former sorting office, Post House is now a unique development of affordable new-build homes for the local community.

Post House presents an exciting opportunity to invest in your future: 27 Shared Ownership apartments have been thoughtfully designed and offer an inviting lifestyle within easy reach of Richmond, Isleworth, Chiswick and Twickenham.

New homes... signed, sealed, delivered!





FEEL THE



Chiswick High Road



Brentford's diverse, inclusive and energised community is part of an exciting west London revolution.

With stylish and ambitious regeneration linking the High Street to the waterfront, new energised communities and exciting opportunities are being created – there is currently a real buzz about Brentford!

Soak up Brentford's easy-going waterside vibe. Retail, leisure and entertainment opportunities include Morrisons supermarket (open early in the morning until late at night) and Brentford marketplace, with its farmers' market (2nd Sunday of each month) offering fresh produce and street food stalls. Enjoy a drink in a riverside beer garden or stop for a tasty pub lunch, sample any number of local restaurants, or simply stroll along the Grand Union Canal where you will find traditional pubs and family-friendly cafés.

Brentford is part of a creative borough: Johnson Island is a thriving independent arts hub hosting cultural events and the Everyman On The Water cinema (July–August) will host free outdoor film screenings on the newly created waterfront. The renowned Watermans Arts Centre is due to re-open in the old Police Station building and will offer an exciting mix of high-quality dance, theatre, music, film and exhibitions for the whole community.

Riverside pub in Isleworth



BRENTFORD BUZZ





GREAT WEST ROAD

SYON LANE

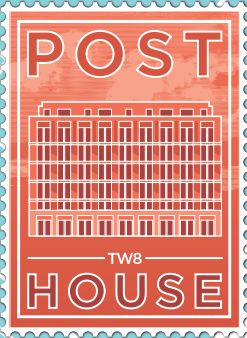
SYON LANE

SPUR ROAD

TWICKENHAM ROAD

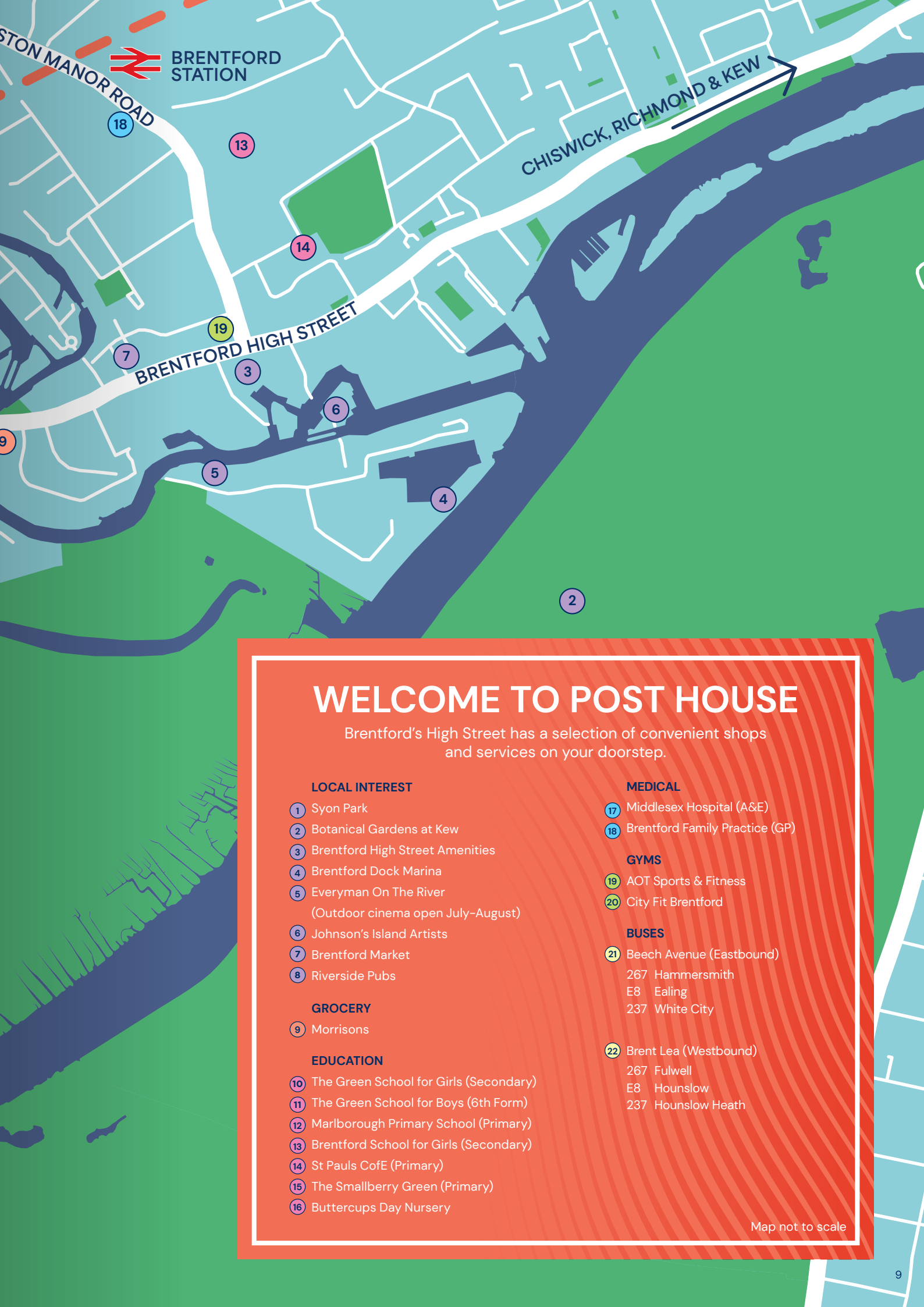
LONDON ROAD

50-52
London Road
TW8 8AP



TWICKENHAM

N



WELCOME TO POST HOUSE

Brentford's High Street has a selection of convenient shops and services on your doorstep.

LOCAL INTEREST

- 1 Syon Park
- 2 Botanical Gardens at Kew
- 3 Brentford High Street Amenities
- 4 Brentford Dock Marina
- 5 Everyman On The River
(Outdoor cinema open July-August)
- 6 Johnson's Island Artists
- 7 Brentford Market
- 8 Riverside Pubs

GROCERY

- 9 Morrisons

EDUCATION

- 10 The Green School for Girls (Secondary)
- 11 The Green School for Boys (6th Form)
- 12 Marlborough Primary School (Primary)
- 13 Brentford School for Girls (Secondary)
- 14 St Pauls CofE (Primary)
- 15 The Smallberry Green (Primary)
- 16 Buttercups Day Nursery

MEDICAL

- 17 Middlesex Hospital (A&E)
- 18 Brentford Family Practice (GP)

GYMS

- 19 AOT Sports & Fitness
- 20 City Fit Brentford

BUSES

- 21 Beech Avenue (Eastbound)
267 Hammersmith
E8 Ealing
237 White City
- 22 Brent Lea (Westbound)
267 Fulwell
E8 Hounslow
237 Hounslow Heath

Map not to scale





CHISWICK PARK

GUNNERSBURY

KEW BRIDGE

CHISWICK

KEW GARDENS

KEW

THAMES

NORTH SHEEN

RICHMOND

RICHMOND PARK

Map not to scale

GREAT CONNECTIVITY

Enjoying convenient rail and road links across the region, Brentford is a great springboard for getting out and about.

Commuting is a breeze. Just 0.5 miles from Post House, trains from Syon Lane reach London Waterloo in under 35 minutes, stopping at Kew Bridge, Chiswick and Clapham Junction en-route. Journey west to Weybridge in 45 minutes.

Located in Zone 4, you can commute from Brentford into central London via the Piccadilly Line from Boston Manor tube station. Interchange stops en-route to St Pancras include Acton Town (District Line) and Hammersmith (Circle Line). Travelling west, the tube journey terminates at Heathrow Airport in as little as 17 minutes.

By road, the M4 and A4 provide direct access east into central London, southwest to Heathrow International Airport (6.5 miles) and further west along the M4 corridor to the M25, and on to Bath & Bristol.

The extensive bus network includes stops on London Road just two minutes on foot, with buses travelling southwest towards Hounslow, Richmond and Twickenham or east towards Chiswick and on to London.

For the more adventurous – or a very relaxed commute! – you can journey by canal boat from Brentford via the Grand Union Canal, which takes you on a scenic route through suburban London all the way to the Limehouse Basin.



Morrisons Supermarket	4 mins
Syon Park	4 mins
Brentford Market Place	8 mins
Syon Lane Railway Station	12 mins
River Thames at Isleworth	18 mins

Gunnersby Park	8 mins
Chiswick High Road	11 mins
Kew Gardens	15 mins
Richmond	18 mins
Richmond Park	19 mins



Watermans Arts Centre	7 mins
Hatton Cross (Heathrow Airport)	17 mins
Boston Manor Tube Station	18 mins
Chiswick High Road	20 mins
Westfield (Shepherds Bush)	44 mins

Chiswick	8 mins
Clapham Junction	21 mins
London Waterloo	34 mins
London Victoria	31 mins
Windsor & Eton Riverside	60 mins



Heathrow	23 mins
Earls Court	22 mins
Knightsbridge	29 mins
Piccadilly Circus	35 mins
Kings Cross St Pancras International	43 mins

TOP REASONS

Invest In Your Future

Secure your new apartment at an attractive price before Brentford's prestigious regeneration drives property values up.

Why Shared Ownership?

Shared Ownership allows you to make the leap onto the property ladder. With a share from as little as 25% you can start putting your mark on a brand new home.

Details of the rent and service charge will be provided during the sales process. It's important to note that the service charge is based on several factors and covers the costs incurred by the landlord for maintaining and repairing communal services (such as lifts, cleaning, and lighting) and communal areas (such as gardens, bin rooms, and hallways). You will also contribute to building insurance, a reserve fund, and administration and management fees.

TO LIVE





Local Homes for Local People

Homes are prioritised for people who live or work in the area of Hounslow.

Buy with Confidence

Sovereign Network Group has a wealth of experience delivering homes to enable people to start on the property ladder.



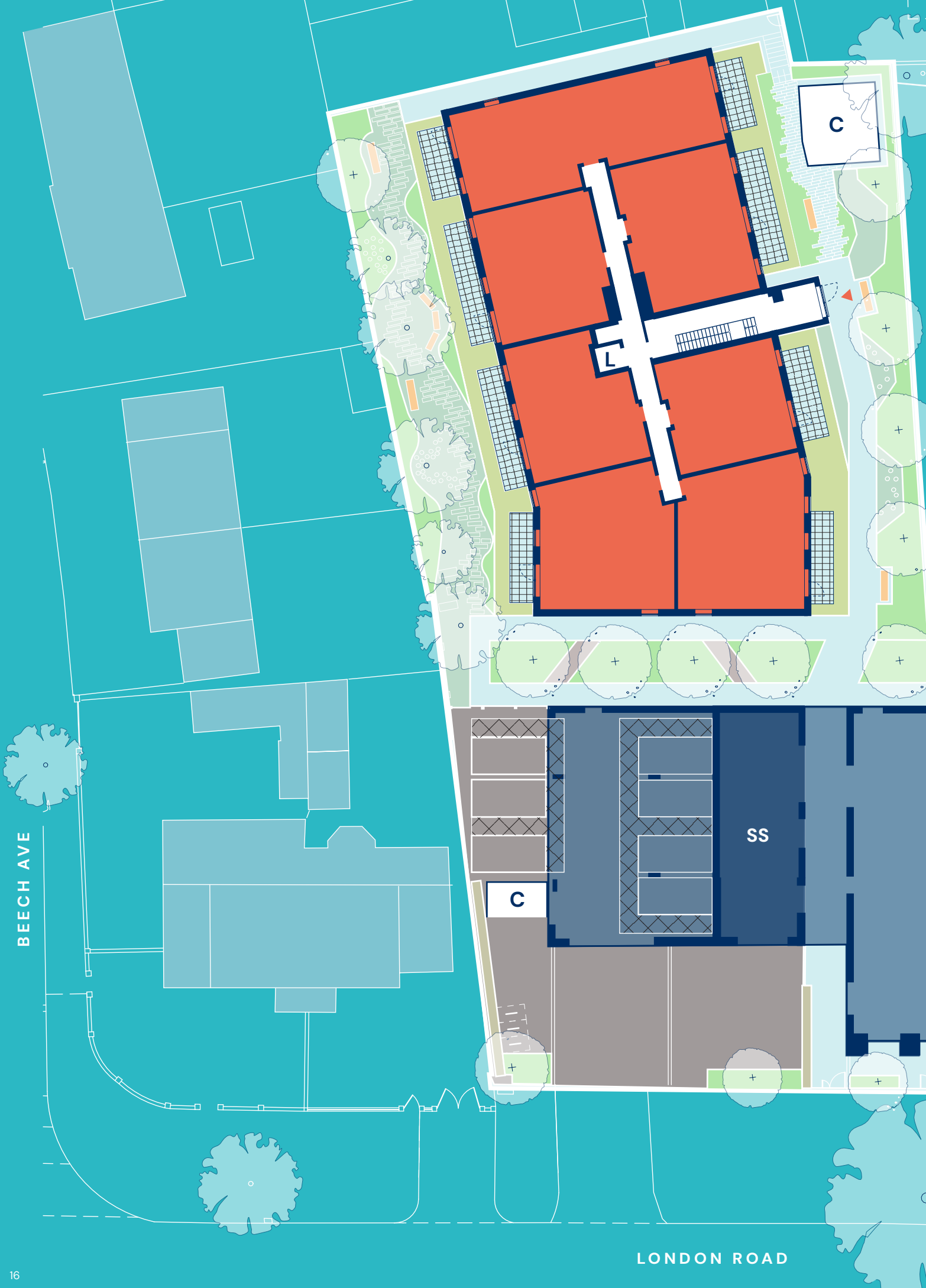
AT POST HOUSE

Ready to move in to

Everything is brand new, with neutral colour tones, fitted appliances and flooring, moving has never been so easy.

New Communities

Transforming one of London's most sought-after riverside communities, Brentford's regeneration is creating new employment and lifestyle opportunities for local residents.



MULBERRY CRESCENT

COM

LLR

FIELD LANE

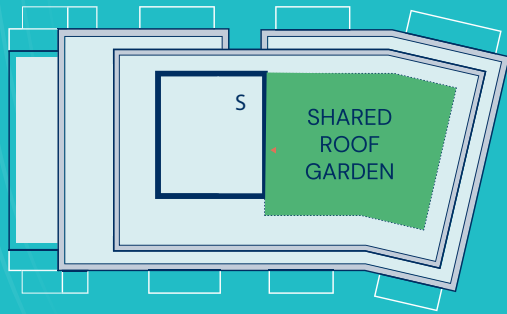
KEY

-  Shared Ownership Homes
-  Lift
-  Cycle Store
-  Building in Commercial use
-  London Living Rent Homes
-  Electrical Sub Station

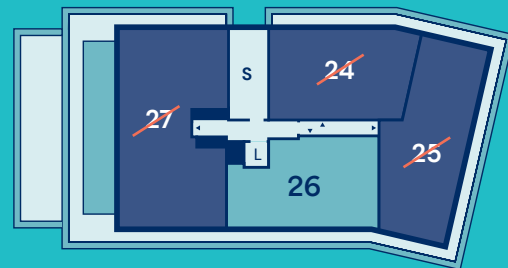
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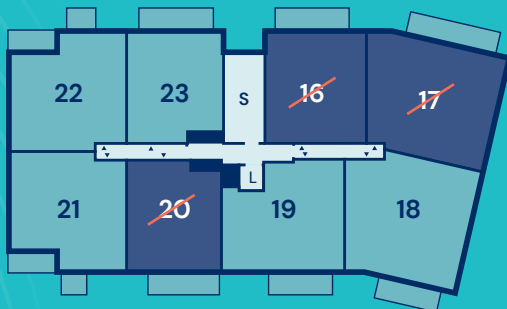
PLOT LOCATOR



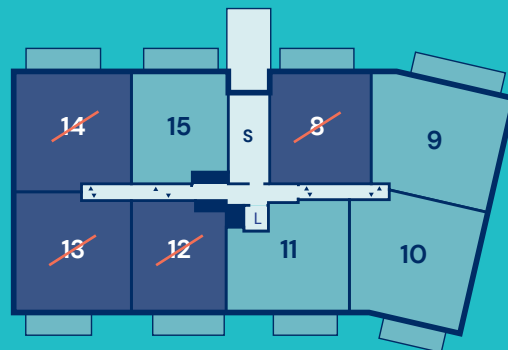
Roof



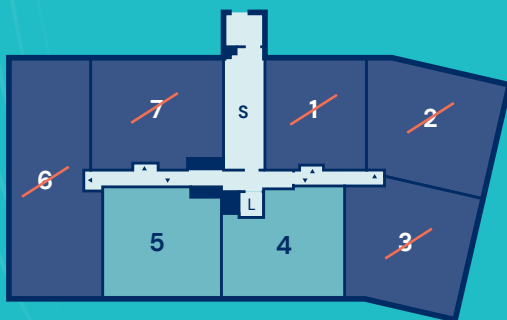
Third Floor



Second Floor



First Floor



Ground Floor

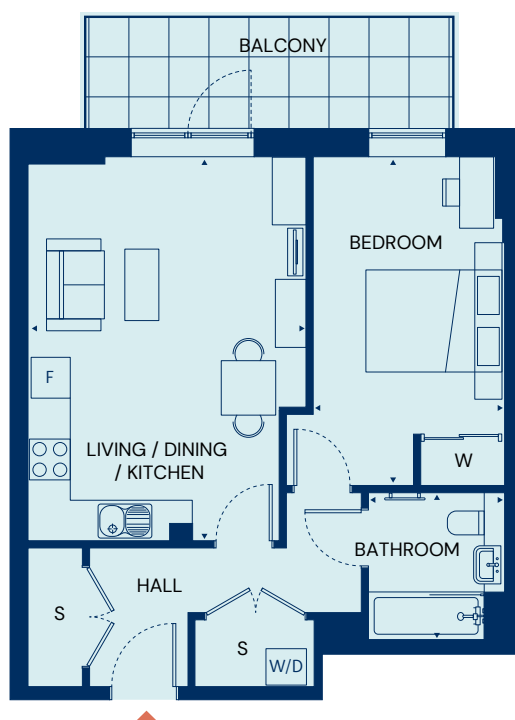
Key

- Available plots
- Sold plots

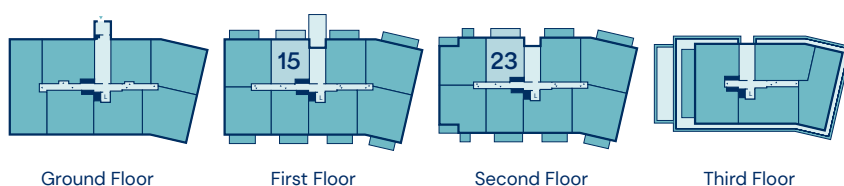


1 BEDROOM APARTMENT

PLOTS: 15 & 23



TOTAL AREA	51.3 Sq M	552 Sq Ft
Living / Dining / Kitchen	4.08 x 5.64 M	13' 04" x 18' 06"
Bedroom 1	2.81 x 4.82 M	9' 02" x 15' 09"
Bathroom	2.00 x 2.16 M	6' 07" x 7' 01"

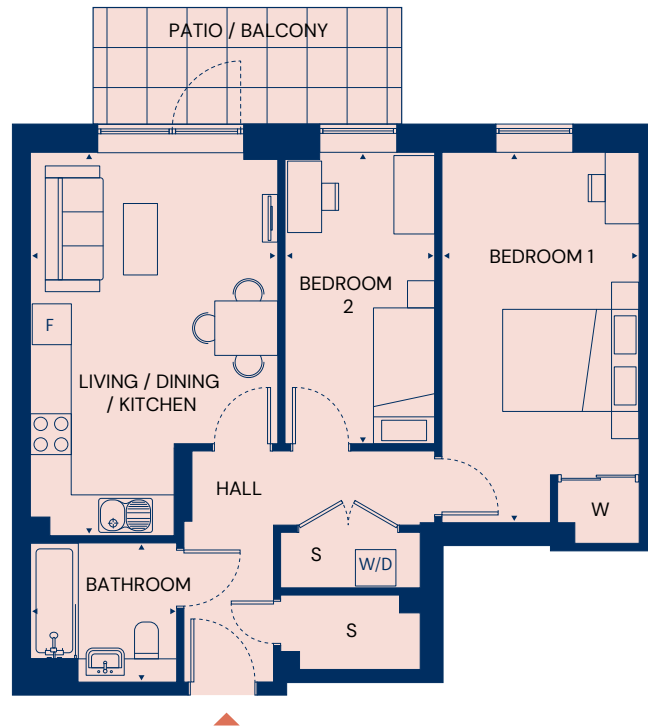


Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary.
 The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.
 All furniture placement is indicative only, including wardrobes.

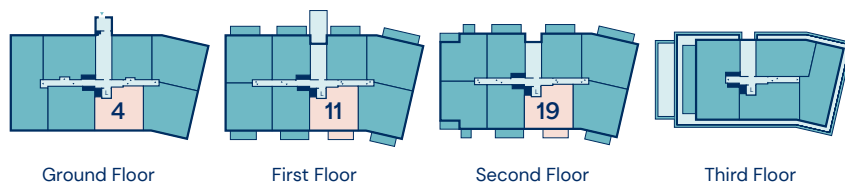


2 BEDROOM APARTMENT

PLOTS: 4, 11 & 19



TOTAL AREA	61.2 Sq M	658 Sq Ft
Living / Dining / Kitchen	3.63 x 5.63 M	11' 11" x 18' 06"
Bedroom 1	2.09 x 5.44 M	6' 10" x 17' 10"
Bedroom 2	2.22 x 4.28 M	7' 03" x 14' 00"
Bathroom	2.04 x 2.15 M	6' 08" x 7' 01"



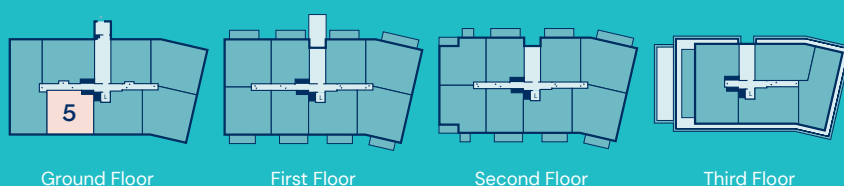
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2 BEDROOM APARTMENT

PLOT: 5



TOTAL AREA	64.4 Sq M	693 Sq Ft
Living / Dining / Kitchen	4.04 x 7.73 M	13' 03" x 25' 04"
Bedroom 1	2.98 x 4.89 M	9' 09" x 16' 01"
Bedroom 2	2.22 x 3.67 M	7' 03" x 12' 01"
Bathroom	2.15 x 2.00 M	9' 09" x 7' 01"

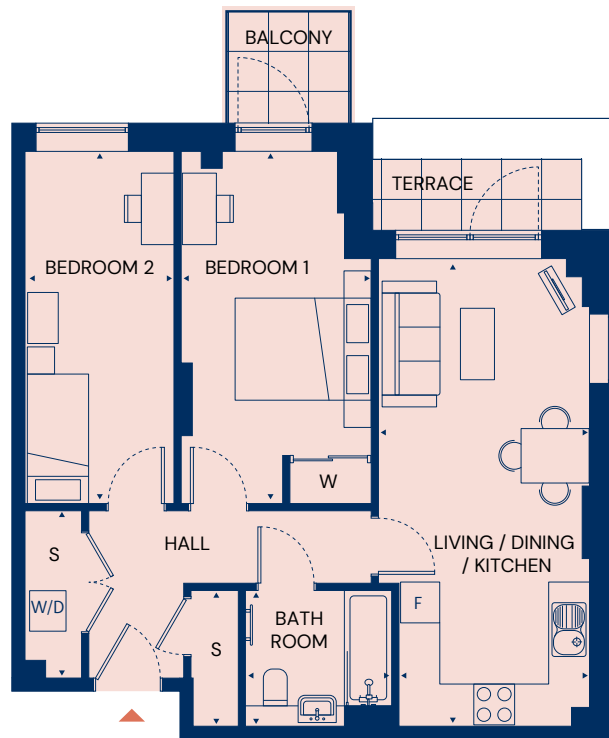


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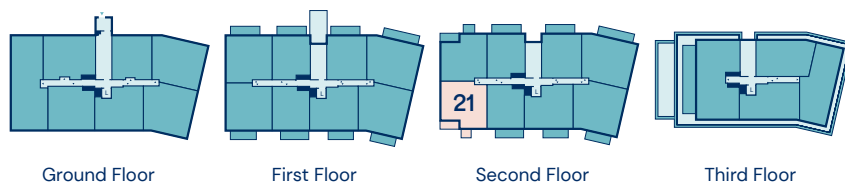


2 BEDROOM APARTMENT

PLOT: 21



TOTAL AREA	61.0 Sq M	656 Sq Ft
Living / Dining / Kitchen	3.10 x 6.87 M	10' 02" x 22' 06"
Bedroom 1	2.79 x 5.17 M	9' 01" x 16' 11"
Bedroom 2	2.18 x 5.17 M	7' 02" x 16' 11"
Bathroom	2.15 x 1.99 M	7' 01" x 6' 06"



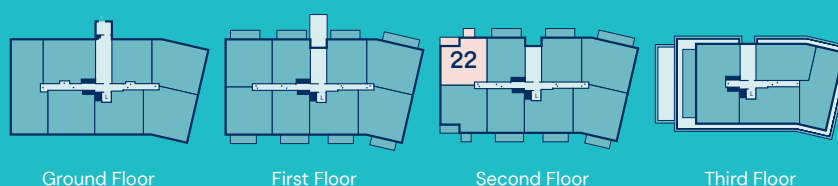
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2 BEDROOM APARTMENT

PLOT: 22



TOTAL AREA	61.0 Sq M	656 Sq Ft
Living / Dining / Kitchen	2.99 x 6.87 M	9' 10" x 22' 06"
Bedroom 1	2.88 x 5.17 M	9' 05" x 16' 11"
Bedroom 2	2.09 x 5.17 M	6' 10" x 16' 11"
Bathroom	2.15 x 2.00 M	7' 01" x 6' 07"

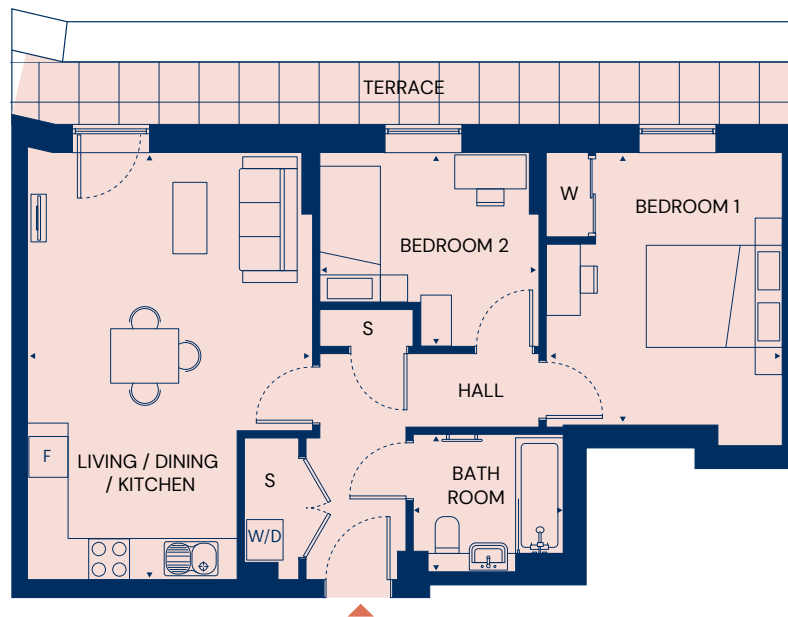


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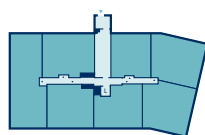


2 BEDROOM APARTMENT

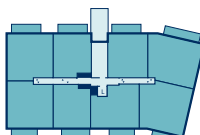
PLOT: 26



TOTAL AREA	61.6 Sq M	663 Sq Ft
Living / Dining / Kitchen	4.19 x 6.27 M	13' 09" x 20' 07"
Bedroom 1	3.47 x 4.00 M	11' 05" x 13' 01"
Bedroom 2	3.21 x 2.84 M	10' 06" x 9' 04"
Bathroom	2.00 x 2.04 M	6' 07" x 6' 08"



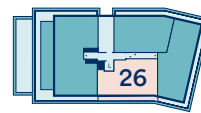
Ground Floor



First Floor



Second Floor



Third Floor



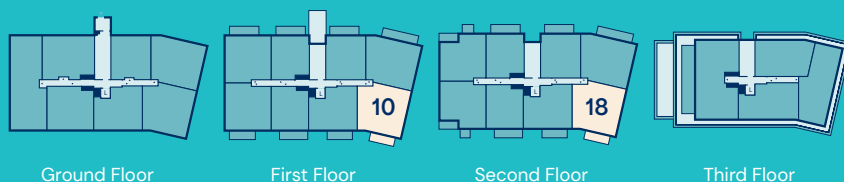
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3 BEDROOM APARTMENT

PLOTS: 10 & 18



TOTAL AREA	74.1 Sq M	797 Sq Ft
Living / Dining / Kitchen	3.33 x 6.43 M	10' 11" x 21' 01"
Bedroom 1	3.37 x 5.26 M	11' 01" x 17' 03"
Bedroom 2	2.22 x 5.26 M	7' 03" x 17' 03"
Bedroom 3	3.98 x 2.19 M	13' 01" x 7' 02"
Bathroom	2.00 x 2.19 M	6' 07" x 7' 02"



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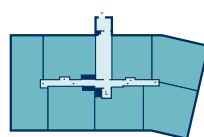


3 BEDROOM APARTMENT

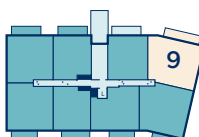
PLOT: 9



TOTAL AREA	74.1 Sq M	979 Sq Ft
Living / Dining / Kitchen	4.09 x 4.48 M	13' 05" x 14' 08"
Bedroom 1	2.75 x 5.62 M	9' 00" x 18' 05"
Bedroom 2	2.20 x 4.47 M	7' 03" x 14' 08"
Bedroom 3	3.92 x 2.49 M	12' 10" x 8' 02"
Bathroom	2.00 x 2.48 M	6' 06" x 8' 02"



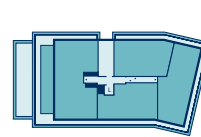
Ground Floor



First Floor



Second Floor



Third Floor



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SPECIFICATION

Post House is a stunning flagship development in Brentford, designed to meet the needs of modern urban living.

KITCHEN

Fully fitted kitchen from Symphony's Inline range in Platinum matt grey

Concrete finish laminate worksurface with matching upstands

Integrated appliances from Electrolux including electric fan oven, ceramic hob, cooker hood, 70/30 split fridge/freezer and dishwasher

BATHROOM

White bathroom suite from Roca, with chrome fittings

Wall-hung WC from Roca with concealed cistern

Glass shower screen

Grey ceramic wall tiles, full height around bath and shower enclosures

2-door illuminated bathroom cabinet with heated mirrors, wave sensor switch and shaver socket

Chrome, heated towel rail



COMPUTER GENERATED IMAGE



COMPUTER GENERATED IMAGE



COMPUTER GENERATED IMAGE



COMPUTER GENERATED IMAGE

FLOORING

White Ash-finish Amtico Spacia vinyl plank flooring to hall, store, kitchen and living areas

Neutral-coloured wool-mix carpet to bedroom(s)

Dark grey ceramic tiles to bathroom

SECURITY & CONNECTIVITY

Video entry system

Mains-powered smoke and heat detection

Media plate to living area to include: TV, FM/DAB, 2 x SAT, telephone, ready for Sky/Sky Q or similar (subject to owners' subscription)

Media plate to main bedroom including TV, telephone and data

Hyperoptic broadband (subject to owners' subscription)

Secure by Design

GENERAL

Lifts to all floors

Communal heating, individual controls to radiators

MVHR heat recovery system for optimum efficiency

LED lighting throughout

Built-in wardrobes – Portico GB or similar sliding wardrobe in silver with one mirrored side and one white side, with 1 shelf and hanging rail

Bicycle storage

Shared landscaped area

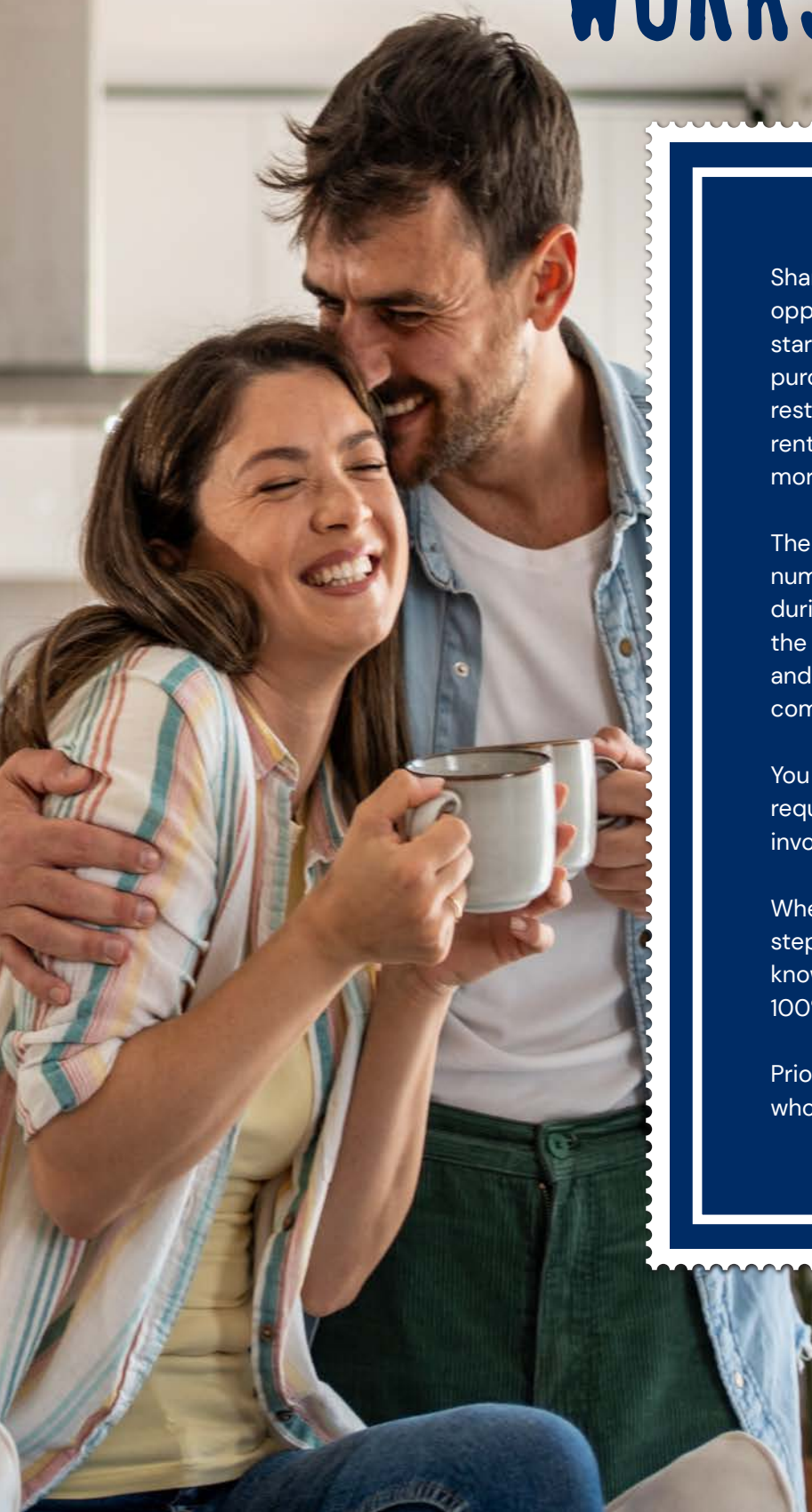
10 year Premier Warranty

Private outdoor space to all homes

Shared roof terrace garden above 3rd floor

Free-standing Electrolux washer/dryer in storage cupboard

HOW SHARED OWNERSHIP WORKS



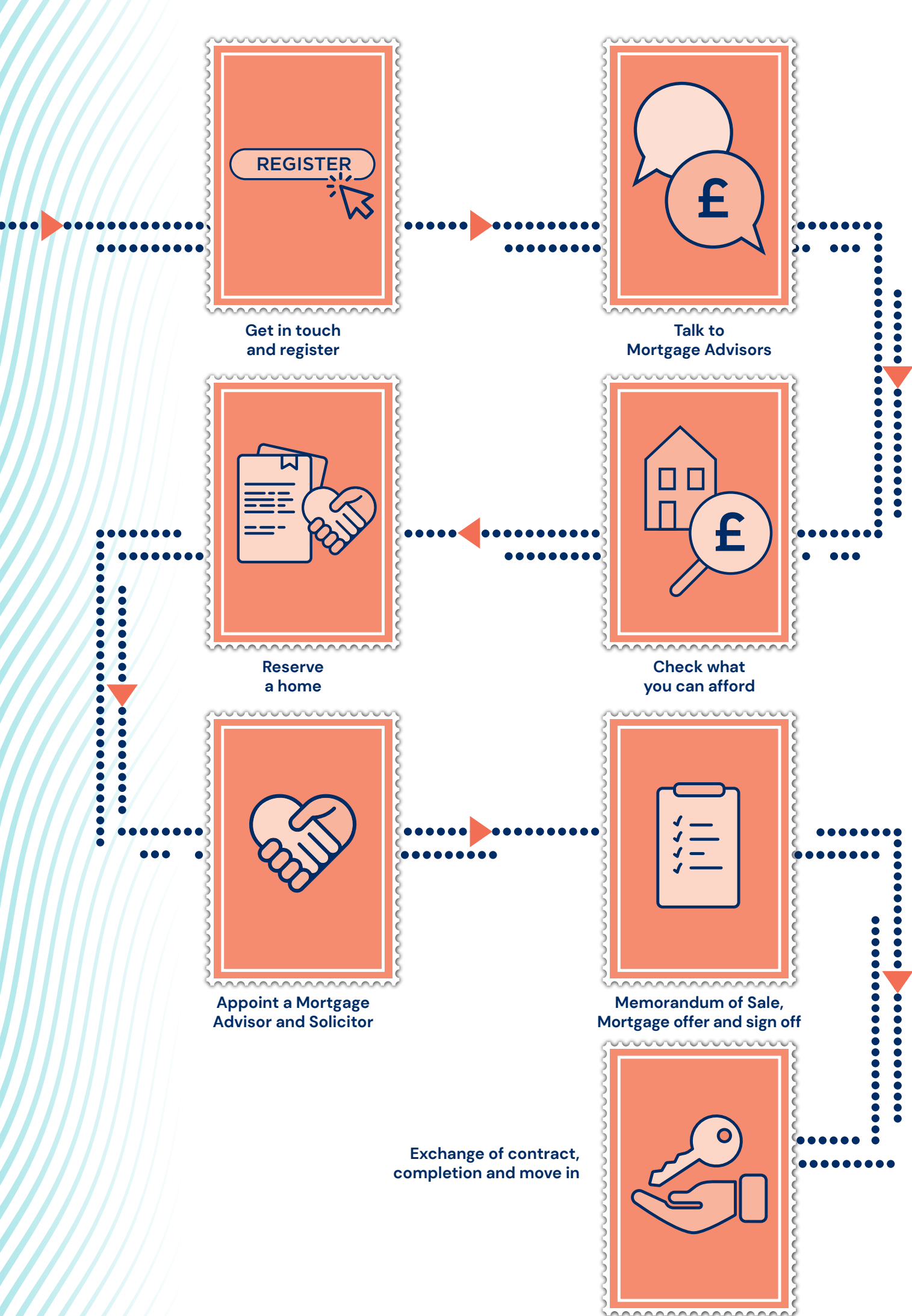
Shared Ownership at Post House gives you the opportunity to buy a share of your new home, starting from 25% – 75% but the share that you purchase depends on what you can afford. The rest is owned by SNG and you pay a subsidised rent on this portion in addition to your own mortgage and service charge.

The service charge is calculated based on a number of factors, more details will be provided during the sales process, but primarily this is the cost the landlord incurs for maintenance and repairs of the communal services (i.e. lifts) communal areas and building insurance.

You will need to have savings to cover any deposit required by your mortgage lender, the costs involved in moving and solicitor fees.

When you can afford to, you can take your next steps and increase the share you own; this is known as 'staircasing'. Eventually, you can own 100% of your home, and no longer pay rent.

Priority will be given for a period of time to people who live or work in the local borough.



ABOUT SNG

Our purpose is to provide good, affordable homes: the foundation for a better life, and our vision is thriving communities, over generations.

We're one of England's leading providers of quality homes. We love to build, and we take great pride in the homes we deliver and manage. We build homes for London Living Rent and Shared Ownership across London and the home counties.

We operate commercially but our profits are reinvested back into building more affordable homes and providing a first-class service to our customers. We provide homes with an impressive specification which, coupled with sustainable design features, means our homes are ideal for modern living.



Sovereign Network Homes is a charitable organisation and a subsidiary of Sovereign Network Group. All computer generated images (CGIs) used in these particulars are for illustrative purposes only, are not intended to provide an actual forecast or impression of the measurements, dimensions, layouts, placements, context and/or finishes of the buildings premises or landscaping within the development, and should not be relied upon as true or accurate. These brief particulars have been prepared and are intended as a guide to supplement an inspection or survey and do not form part of any offer or contract. Their accuracy is not guaranteed. They contain statement of opinion and in some instances we have relied upon information supplied by others. This brochure includes imagery for illustrative purposes only. The map is not to scale. Design elements and specification details may change without notice. You should verify the particulars on your visit to the site and with the sales agent. The particulars do not obviate the need for a survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any effort or omission in the particulars or information given. All information believed to be correct at time of print. Travel times are approximate only and are subject to change. All details believed to be correct at time of going to press December 2024.



