

A FANTASTIC SELECTION OF SHARED OWNERSHIP  
HOMES IN THE HEART OF HOUNSLOW



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HOUSE  
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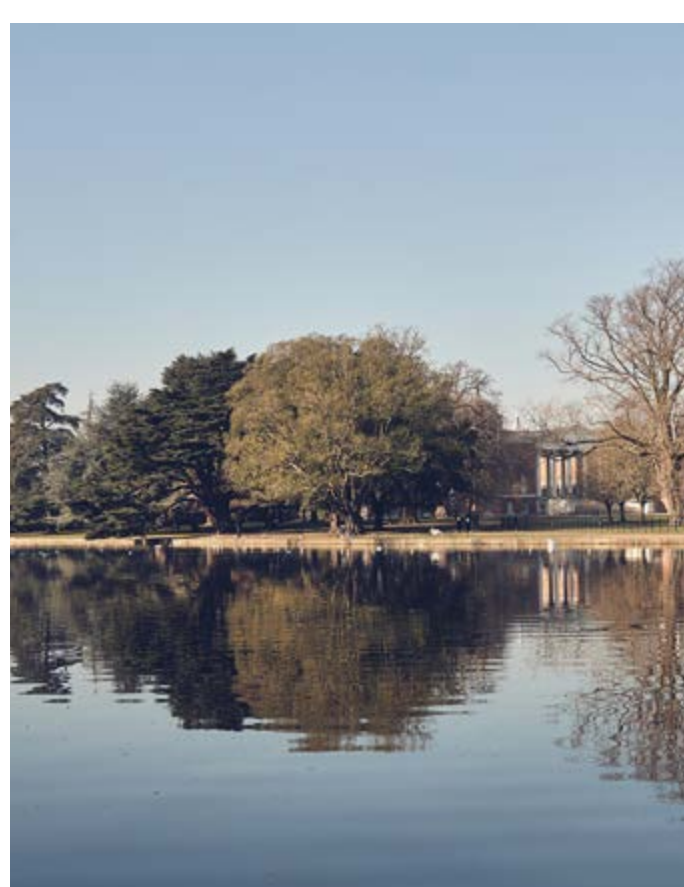
OCTAVIA 

# SANCTUARY

Eden House is an exciting new development, offering a variety of one and two bedroom Shared Ownership homes for individuals, couples and young families. Residing in this cosmopolitan Zone 4 borough, you are perfectly situated for accessing Central London, neighbouring Richmond and Twickenham or simply sampling the delights that Hounslow has to offer.

Situated in the London Borough of Hounslow, Eden House can be found nestled between two lush green parklands, in a borough which recently collected 11 Green Flag Awards for its parks and open spaces.





# TRANQUILITY

Hounslow has witnessed a remarkable transformation in recent years, making it the perfect destination for first time buyers. Residents can enjoy the tranquil green setting or the energy of the town centre; the perfect urban village.

Eden House is positioned between two glorious green spaces, Hounslow Heath-a dedicated nature reserve and Lampton Park. Nearby Beaversfield Park contains two children's play zones and courts

for tennis and multi-sports and Hounslow Urban Farm will also provide hours of entertainment for younger family members.

Osterley Park and House, a National Trust site can be reached in under ten minutes by car. This tranquil oasis is one of the largest open spaces in London, where you can also visit Osterley Park Mansion, which features in films including The Dark Knight Rises and The Young Victoria.

# PERSONALITY

At Eden House, food lovers are spoilt for choice with an array of culinary delights within walking distance of Eden House. Taka Tak, recent London Curry Award Finalists, offer sensational Indian cuisine or alternatively, you can visit Vegology, a new vegetarian gastronomic discovery lab.

A leisurely stroll to nearby Isleworth is highly recommended, where you can while away the afternoon whilst drinking coffee from the finest coffee growers in South America and Asia at the delightful Balluci.

For keen shoppers, the Treaty Shopping Centre is located in the heart of Hounslow with

high street favourites such as Debenhams, Next, H&M and River Island, as well as the Treaty Kitchen food court.

There is also a superb local initiative - Small Business Saturday, which encourages residents to make use of their local traders and shops.

Finally, the new High Street Quarter will be located near Hounslow High Street and is set to contain retail stores, restaurants, and a ten-screen Cineworld cinema multiplex.



# CONNECTIVITY

Hounslow with its excellent rail connections lies just 30 minutes west of Central London. Eden House is ideally located for individuals looking to commute into the West End, where you can reach Piccadilly Circus in just 37 minutes and are only a one-minute walk away from Hounslow Central Station (Zone 4). Additional Tube stations can also be found at Hatton Cross, Hounslow West, and Hounslow East, where all stations are served by the Piccadilly Line.

Walk for less than 15 minutes and you'll reach Hounslow Rail Station which is served by South West Trains. Here you can travel directly in to London Waterloo in 40 minutes, or travel westwards to Reading, Weybridge, Woking, and Windsor. The Hounslow Loop Line allows you to visit nearby Richmond and Twickenham with ease, as well as Kew Bridge - perfect for a weekend trip to visit Kew Botanical Gardens.

For drivers, Hounslow is situated by the A30 Great South-West Road leading west to Chiswick and Hammersmith and close to both the M4 and M3 east via the M25. The borough also hosts car sharing and rental companies, allowing drivers without their own car more freedom to explore.



- Bakerloo Line
- Central Line
- Circle Line
- Docklands Light Railway
- Hammersmith & City Line
- Jubilee Line
- Metropolitan Line
- Northern Line
- Piccadilly Line
- Victoria Line
- Waterloo & City Line

Times taken from tfl.gov.uk

Eden House full address is 33 Lampton Road



- Bus Stop X: For buses towards Aldwych, Hayes, Slough, Southall, Staines & Uxbridge
- Bus Stop T: For buses towards Ashford, Ealing Broadway & Northholt
- Bus Stop K: For buses towards Brixton, Kingston & Heathrow Terminal 5

# QUALITY

Eden House comprises of twelve Shared Ownership units ranging across the second - third floors of the development and with two flourishing parks either side.

Eden House prides itself on the value placed on natural light and ventilation. Each property includes access to the outdoors via a private balcony, perfect for summer al fresco dining or a spot of star gazing.

All appliances are delivered to a high-quality specification.

For keen cyclists, you will find dedicated bike storage. Eden House also benefits from a community space on the ground floor and access to a communal roof terrace.



Images from previous Octavia developments for illustrative purposes only and purchasers should not rely on these images.

## General

- ♦ Balconies to all apartments
- ♦ Amitco laminate flooring throughout hallway, lounge and kitchen
- ♦ Quality fitted carpet in bedrooms
- ♦ Video/ Audio entry system
- ♦ TV, Sky+ and FM/DAB (connection charges apply)
- ♦ Communal bike store
- ♦ LED lighting

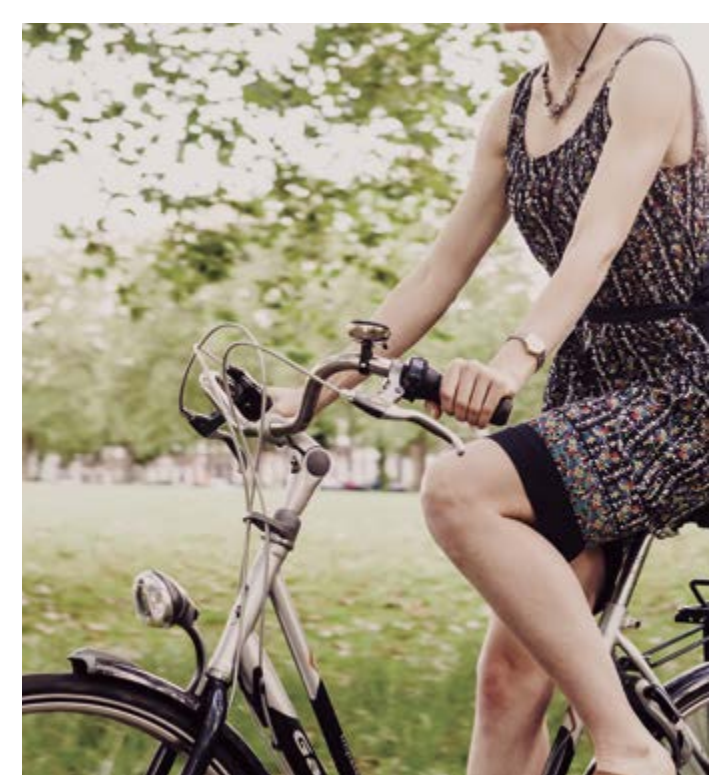
## Kitchen

- ♦ Custom designed Symphony kitchens with contemporary fitted units
- ♦ Matt nickel drawer handles
- ♦ Contrasting work surfaces
- ♦ Stainless steel 1.5 bowl sink with mixer tap
- ♦ Appliances by Zanussi including:
  - Oven
  - Hob
  - Cooker/ Hood
  - Fridge/Freezer
  - Dishwasher
  - Washer/ Dryer in storeroom

## Bathroom

- ♦ Contemporary white bath suite with steel non slip bath and thermostatic mixer shower
- ♦ Bright white toilet and concealed cistern
- ♦ Semi recessed wash basin with mixer tap
- ♦ Vanity mirror
- ♦ Ceramic floor and wall tiling
- ♦ Heated towel rail
- ♦ Shaver socket

\*\*Please refer to the price list for further details. Hounslow Council will not issue new or transfer existing parking permits to this development. Whilst every effort has been taken to ensure the accuracy of the information provided, the specifications has been supplied as a guide.



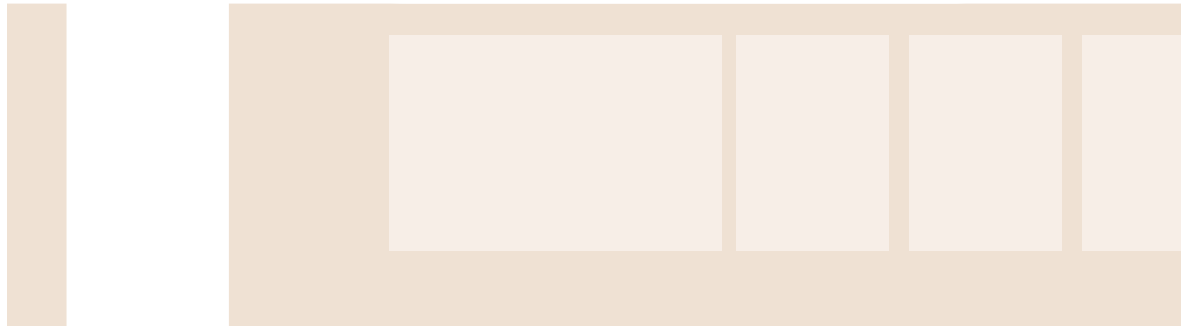




Lampton Road

EDEN HOUSE

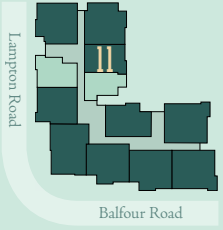
Balfour Road



# APARTMENT 11

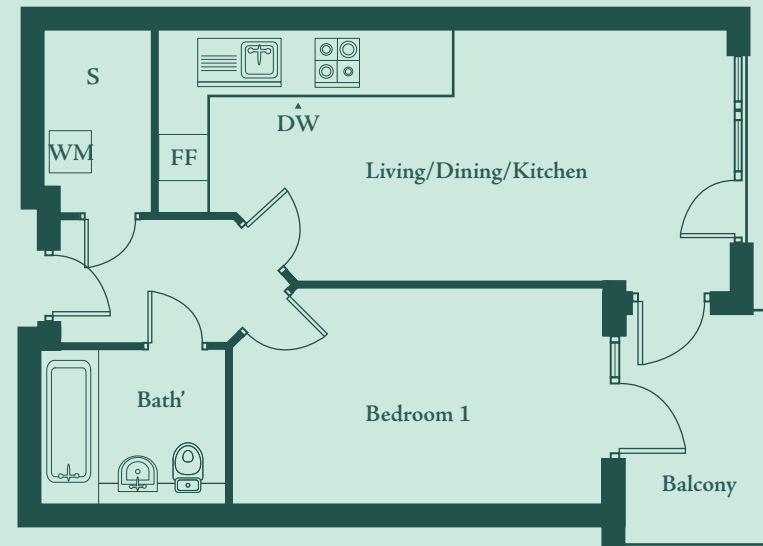
## 1 BEDROOM APARTMENT

- S - Storage
- WM - Washing Machine
- FF - Fridge Freezer
- DW - Dishwasher
- Bath' - Bathroom



3<sup>rd</sup> Floor

- = Shared Ownership
- = Private Rent



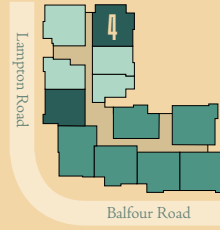
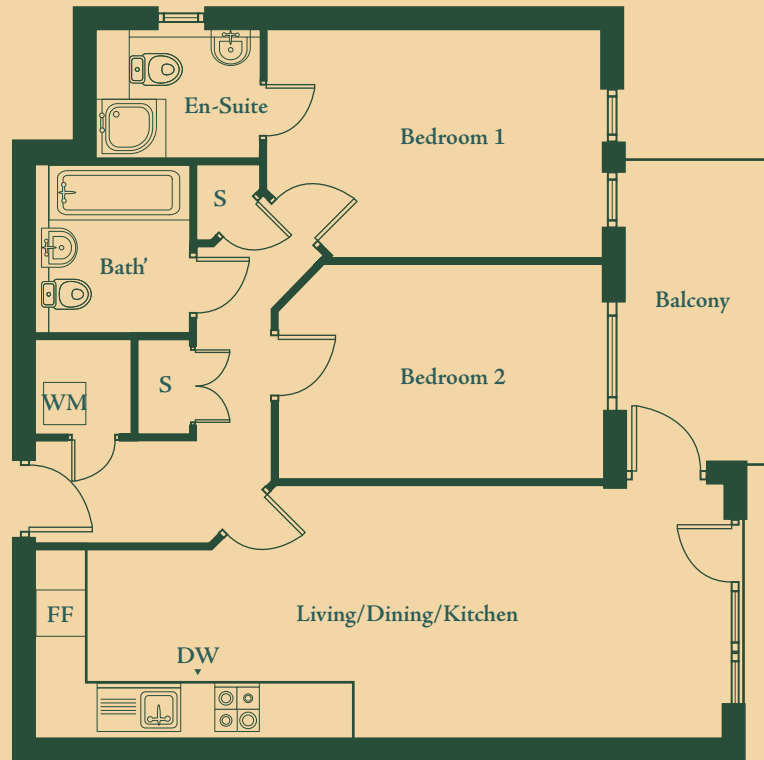
	Metres	Feet/Inches
Living/Dining/Kitchen	3.3 x 7.4	10'8" x 24'2"
Bedroom 1	2.9 x 4.9	9'5" x 16'0"
Bathroom	2.0 x 2.4	6'8" x 7'8"
<b>Total</b>	<b>51 sqm</b>	<b>548 sqft</b>

All dimensions are taken from architects' plans and cannot be relied upon to be 100% accurate. Whilst every effort has been made to ensure that the information in this brochure is correct, it is designed specifically as a guide and Octavia reserves the right to amend the specification as necessary and without notice.

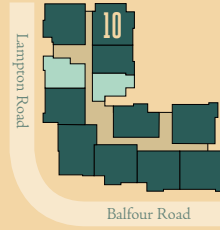
# APARTMENT 4 AND 10

## 2 BEDROOM APARTMENT

S - Storage  
 WM - Washing Machine  
 FF - Fridge Freezer  
 DW - Dishwasher  
 Bath' - Bathroom



2<sup>nd</sup> Floor



3<sup>rd</sup> Floor

■ = Shared Ownership  
 ■ = Private Rent  
 ■ = Affordable Rent

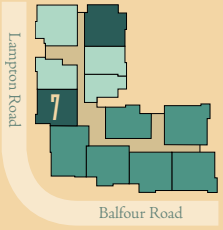
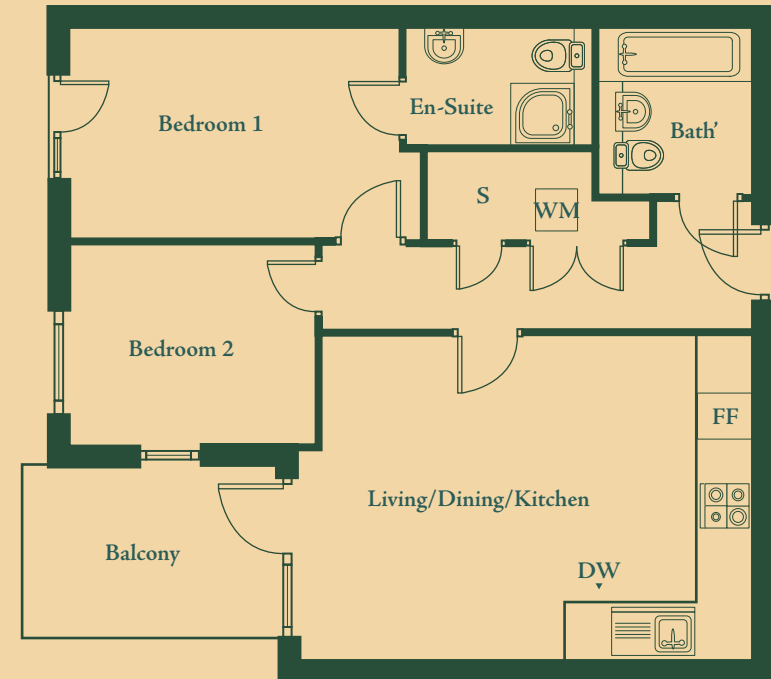
	Metres	Feet/Inches
Living/Dining/Kitchen	3.3 x 9.0	10'8" x 29'5"
Bedroom 1	2.9 x 4.3	9'5" x 14'1"
Bedroom 2	2.8 x 4.2	9'1" x 13'7"
Bathroom	2.2 x 2.0	7'2" x 6'5"
En-Suite	1.6 x 2.1	5'2" x 6'8"
<b>Total</b>	<b>72 sqm</b>	<b>775 sqft</b>

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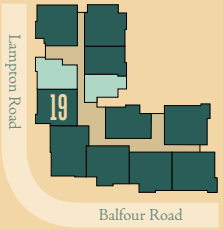
# APARTMENT 7 AND 19

## 2 BEDROOM APARTMENT

S - Storage  
 WM - Washing Machine  
 FF - Fridge Freezer  
 DW - Dishwasher  
 Bath' - Bathroom



2<sup>nd</sup> Floor



3<sup>rd</sup> Floor

■ = Shared Ownership  
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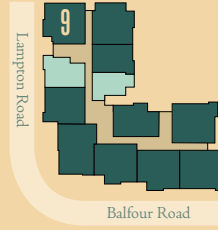
	Metres	Feet/Inches
Living/Dining/Kitchen	4.3 x 5.9	14'1" x 19'3"
Bedroom 1	2.8 x 4.3	9'1" x 14'1"
Bedroom 2	2.6 x 3.2	8'5" x 10'4"
Bathroom	2.2 x 2.0	7'2" x 6'5"
En-Suite	2.5 x 1.5	8'4" x 4'9"
<b>Total</b>	<b>66.6 sqm</b>	<b>716 sqft</b>

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# APARTMENT 9

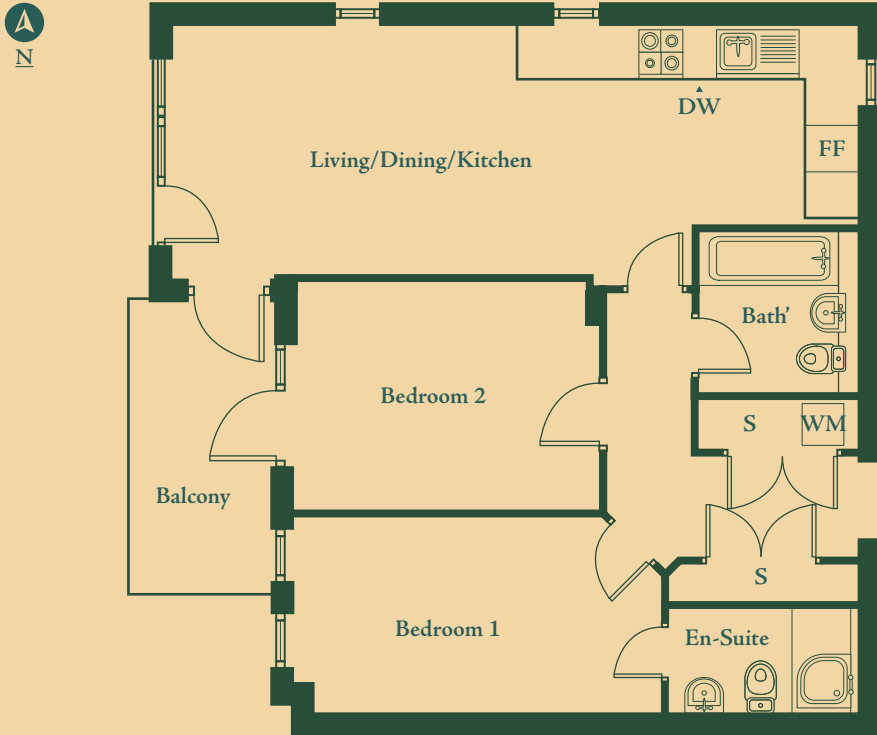
## 2 BEDROOM APARTMENT

S - Storage  
 WM - Washing Machine  
 FF - Fridge Freezer  
 DW - Dishwasher  
 Bath' - Bathroom



3<sup>rd</sup> Floor

■ = Shared Ownership  
 ■ = Private Rent



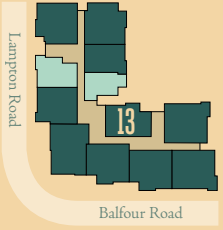
	Metres	Feet/Inches
Living/Dining/Kitchen	3.2 x 8.9	10'4" x 29'1"
Bedroom 1	2.8 x 4.6	9'1" x 15'0"
Bedroom 2	3.0 x 4.0	9'8" x 13'1"
Bathroom	1.7 x 2.0	5'5" x 6'5"
En-Suite	1.5 x 2.5	4'9" x 8'2"
<b>Total</b>	<b>73.6 sqm</b>	<b>729 sqft</b>

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# APARTMENT 13

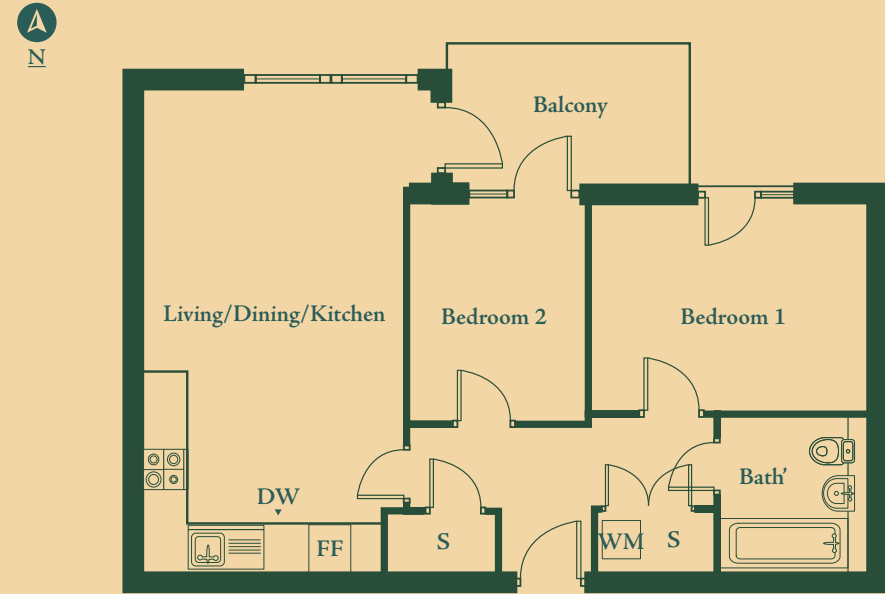
## 2 BEDROOM APARTMENT

S - Storage  
 WM - Washing Machine  
 FF - Fridge Freezer  
 DW - Dishwasher  
 Bath' - Bathroom



3<sup>rd</sup> Floor

■ = Shared Ownership  
 ■ = Private Rent



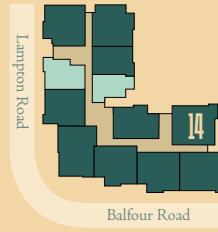
	Metres	Feet/Inches
Living/Dining/Kitchen	6.9 x 3.5	22'6" x 11'4"
Bedroom 1	3.0 x 3.8	9'8" x 12'4"
Bedroom 2	3.2 x 2.5	10'4" x 8'2"
Bathroom	2.2 x 2.0	7'2" x 6'5"
<b>Total</b>	<b>63 sqm</b>	<b>678 sqft</b>

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# APARTMENT 14

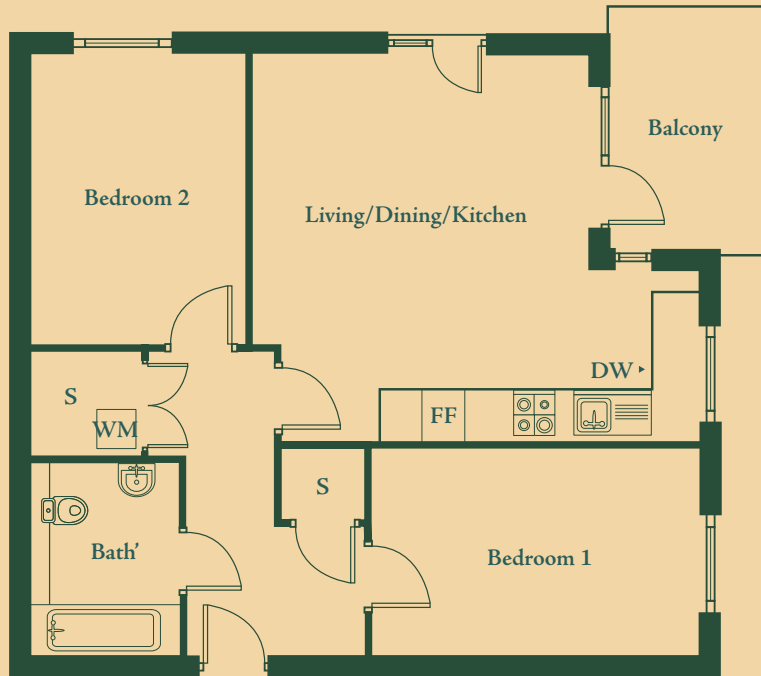
## 2 BEDROOM APARTMENT

S - Storage  
 WM - Washing Machine  
 FF - Fridge Freezer  
 DW - Dishwasher  
 Bath' - Bathroom



3<sup>rd</sup> Floor

■ = Shared Ownership  
 ■ = Private Rent



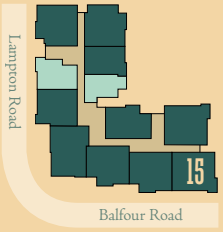
	Metres	Feet/Inches
Living/Dining/Kitchen	5.5 x 6.2	18" x 20'3"
Bedroom 1	3.0 x 4.6	9'8" x 15'0"
Bedroom 2	4.1 x 3.1	13'4" x 10'1"
Bathroom	2.8 x 2.1	9'1" x 6'8"
<b>Total</b>	<b>77.4 sqm</b>	<b>833 sqft</b>

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# APARTMENT 15

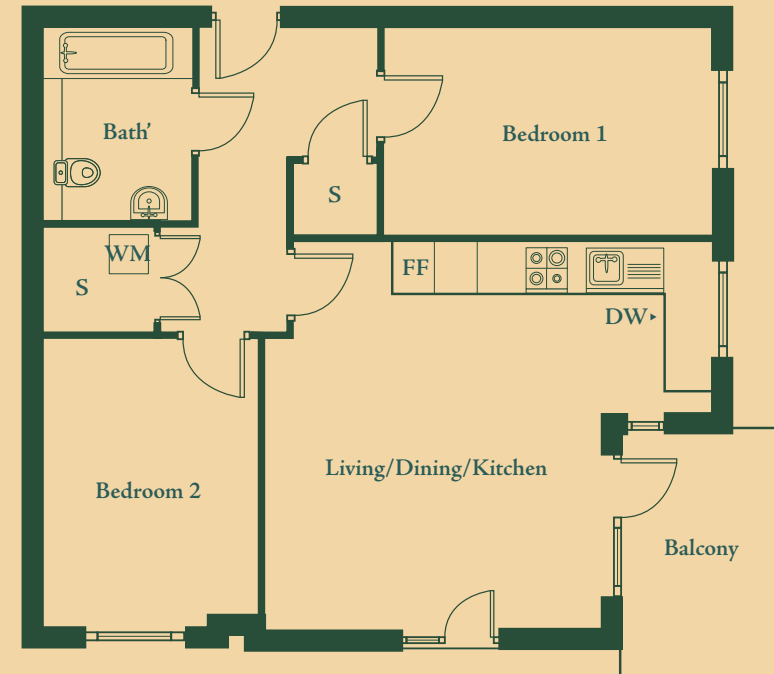
## 2 BEDROOM APARTMENT

S - Storage  
 WM - Washing Machine  
 FF - Fridge Freezer  
 DW - Dishwasher  
 Bath' - Bathroom



3<sup>rd</sup> Floor

■ = Shared Ownership  
 ■ = Private Rent



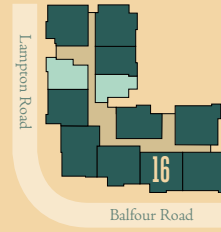
	Metres	Feet/Inches
Living/Dining/Kitchen	5.5 x 6.2	18" x 20'3"
Bedroom 1	3.0 x 4.6	9'8" x 15'0"
Bedroom 2	4.1 x 3.0	13'4" x 9'8"
Bathroom	2.8 x 2.2	9'1" x 7'2"
<b>Total</b>	<b>77.2 sqm</b>	<b>830 sqft</b>

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# APARTMENT 16

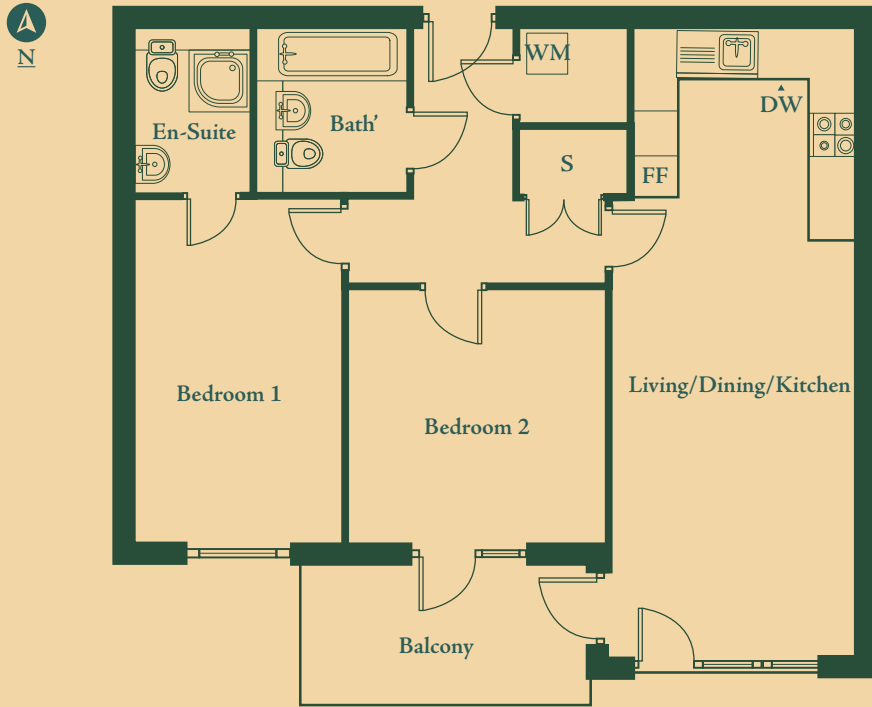
## 2 BEDROOM APARTMENT

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 Bath' - Bathroom



3<sup>rd</sup> Floor

■ = Shared Ownership  
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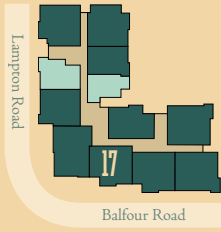
	Metres	Feet/Inches
Living/Dining/Kitchen	8.6 x 3.3	28'2" x 10'8"
Bedroom 1	4.76 x 2.8	15'4" x 9'1"
Bedroom 2	3.5 x 3.4	11'4" x 11'1"
Bathroom	2.2 x 2.0	7'2" x 6'5"
En-Suite	2.2 x 1.5	7'2" x 4'9"
<b>Total</b>	<b>73.1 sqm</b>	<b>786 sqft</b>

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# APARTMENT 17

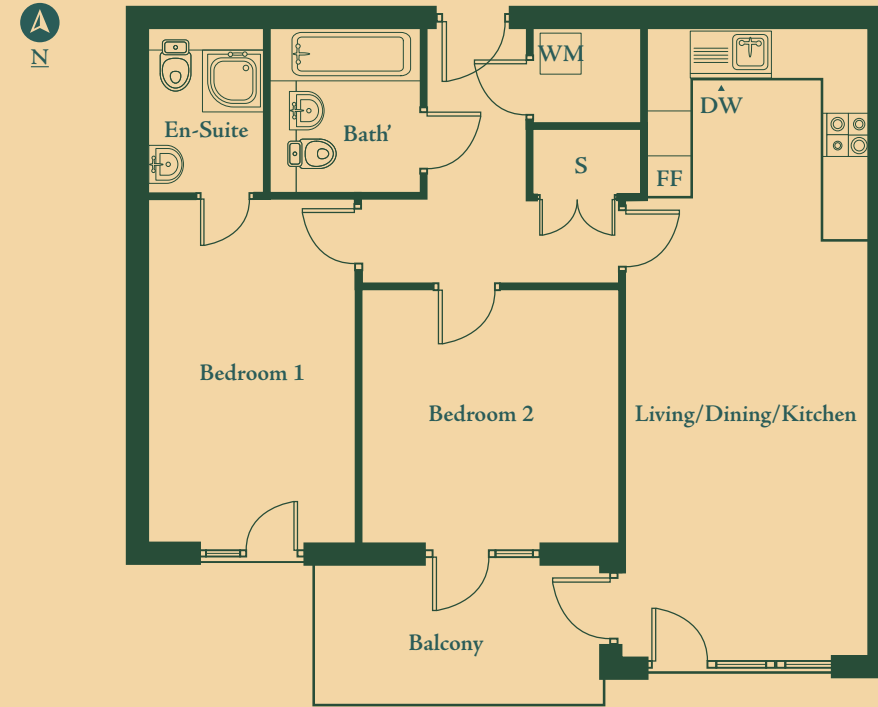
## 2 BEDROOM APARTMENT

S - Storage  
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3<sup>rd</sup> Floor

■ = Shared Ownership  
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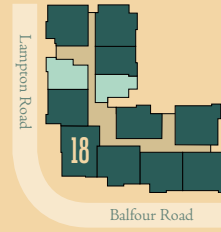
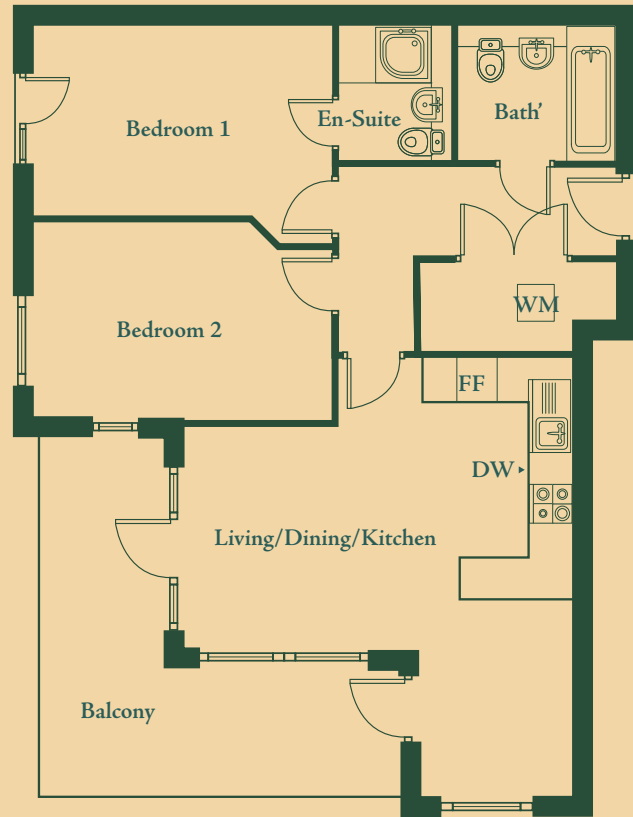
	Metres	Feet/Inches
Living/Dining/Kitchen	8.5 x 3.3	27'8" x 10'8"
Bedroom 1	4.6 x 2.8	15'0" x 9'1"
Bedroom 2	3.4 x 3.5	11'1" x 11'4"
Bathroom	2.2 x 2.0	7'2" x 6'5"
En-Suite	2.2 x 1.5	7'2" x 4'9"
<b>Total</b>	<b>73.1 sqm</b>	<b>786 sqft</b>

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# APARTMENT 18

## 2 BEDROOM APARTMENT

- S - Storage
- WM - Washing Machine
- FF - Fridge Freezer
- DW - Dishwasher
- Bath' - Bathroom



3<sup>rd</sup> Floor

- = Shared Ownership
- = Private Rent

	Metres	Feet/Inches
Living/Dining/Kitchen	6.6 x 5.8	21'6" x 19'0"
Bedroom 1	2.8 x 4.4	9'1" x 14'4"
Bedroom 2	2.8 x 4.4	9'1" x 14'4"
Bathroom	2.0 x 2.4	6'5" x 7'8"
En-Suite	2.0 x 1.7	6'5" x 5'5"
<b>Total</b>	<b>75.9 sqm</b>	<b>816 sqft</b>

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# WE BELIEVE THAT GOOD HOMES MAKE FOR BETTER LIVES.

## ABOUT OCTAVIA

Octavia develops desirable homes for sale on a Shared Ownership basis. Our aim is to create opportunities for people in different financial circumstances to get a foot on the property ladder. We work in partnership to produce attractive, well designed homes that people want to live in and which add to the vitality of local neighbourhoods.

Octavia is the development subsidiary of the wider Octavia Group. Founded in 1865 by Octavia Hill the Victorian Philanthropist and social reformer. We have been managing homes for over 150 years, which makes us one of the oldest housing associations in England.

Today, Octavia owns and manages a portfolio of over 5,000 dwellings located across west and central London and continues to provide homes, care and support services and community development programmes across the Capital. Continuing the legacy of Octavia Hill, we are a not for profit organisation, who are invested into building more affordable housing which aims to create good homes and better lives.

OCTAVIA 

For further details please contact us on  
020 8354 5500  
[sales@octavia.org.uk](mailto:sales@octavia.org.uk)