



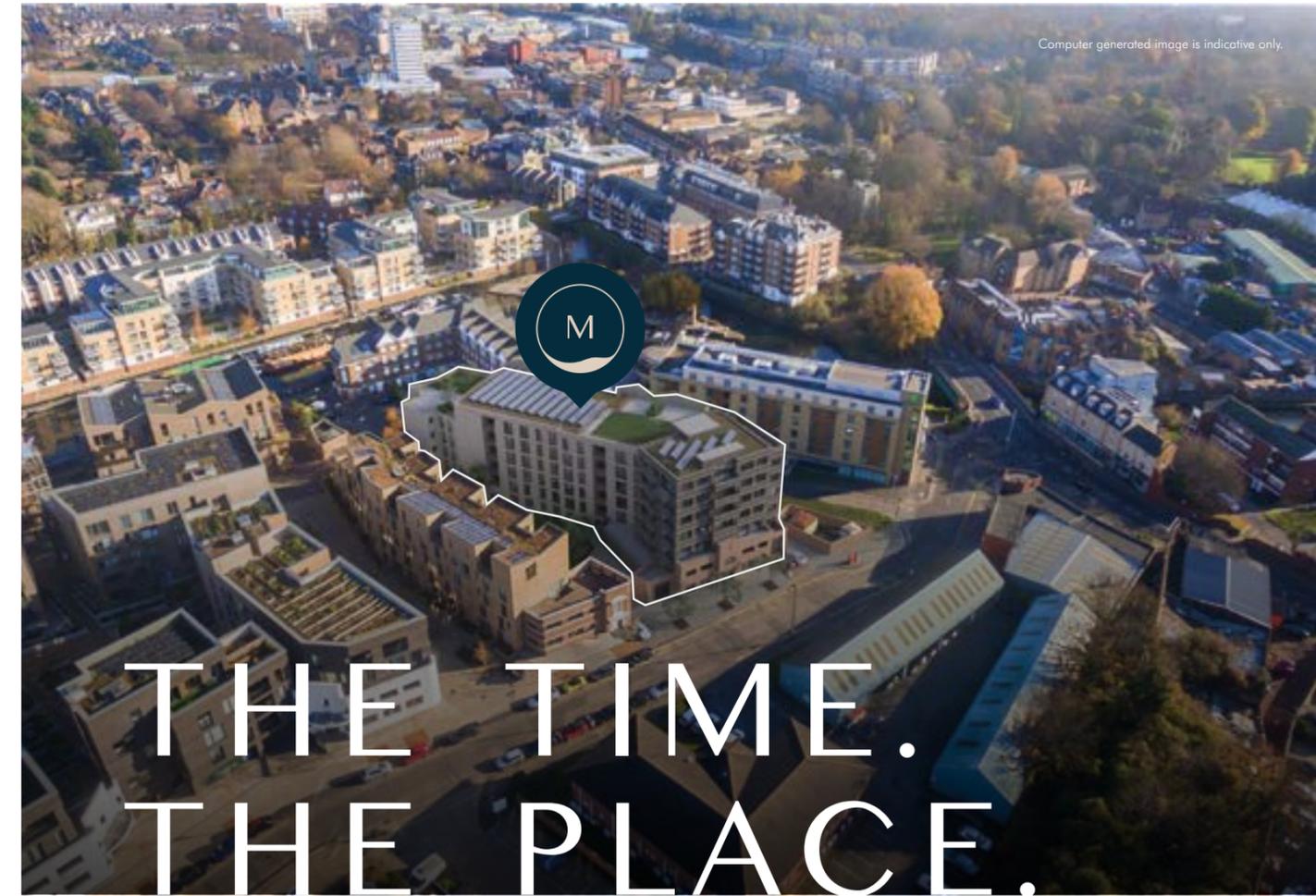
THE MOORINGS

AT BRENTFORD LOCK

1, 2 & 3 BEDROOM
BEAUTIFULLY MADE
APARTMENTS

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The Moorings, Brentford offers picturesque and nature rich living along the River Brent, Grand Union Canal and the River Thames.

Take this opportunity to choose from superbly designed 1, 2 & 3 bedroom apartments situated in this 'pocket village' on the outskirts of the city.



A HOME OF YOUR OWN

Every apartment at The Moorings has been built to a level of quality that we ourselves would be proud to live in, with high-specification, open-plan interiors and beautifully designed communal areas. You can enjoy the outdoors from the rooftop gardens and take in the view. Also, there is a play area at ground level for those with young families. But best of all, this level of quality that's usually reserved for the most exclusive addresses, is all made accessible through Shared Ownership.

Our aim is to create the newest and most desirable address in Brentford, without pricing the everyday buyer out of the market. We want you to be able to lay down roots in the area you love; after all, it's you that makes the place so special.

TRANQUILLITY IS RIGHT NEXT DOOR



River Brent

Brentford Gauging Lock



The River Brent is metres away from The Moorings, making this an enviable and attractive location to live in.

Take a stroll or a bike ride along the Brentford Lock towpath which leads to the Thames Lock on the Grand Union Canal, a 147 mile waterway walk. A place to relax, take in the fresh air and enjoy the natural river habitat.

Syon Park



EVERYTHING WITHIN EASY REACH

The best of Brentford is only a short walk away with local shops, charming cafés and restaurants just around the corner.

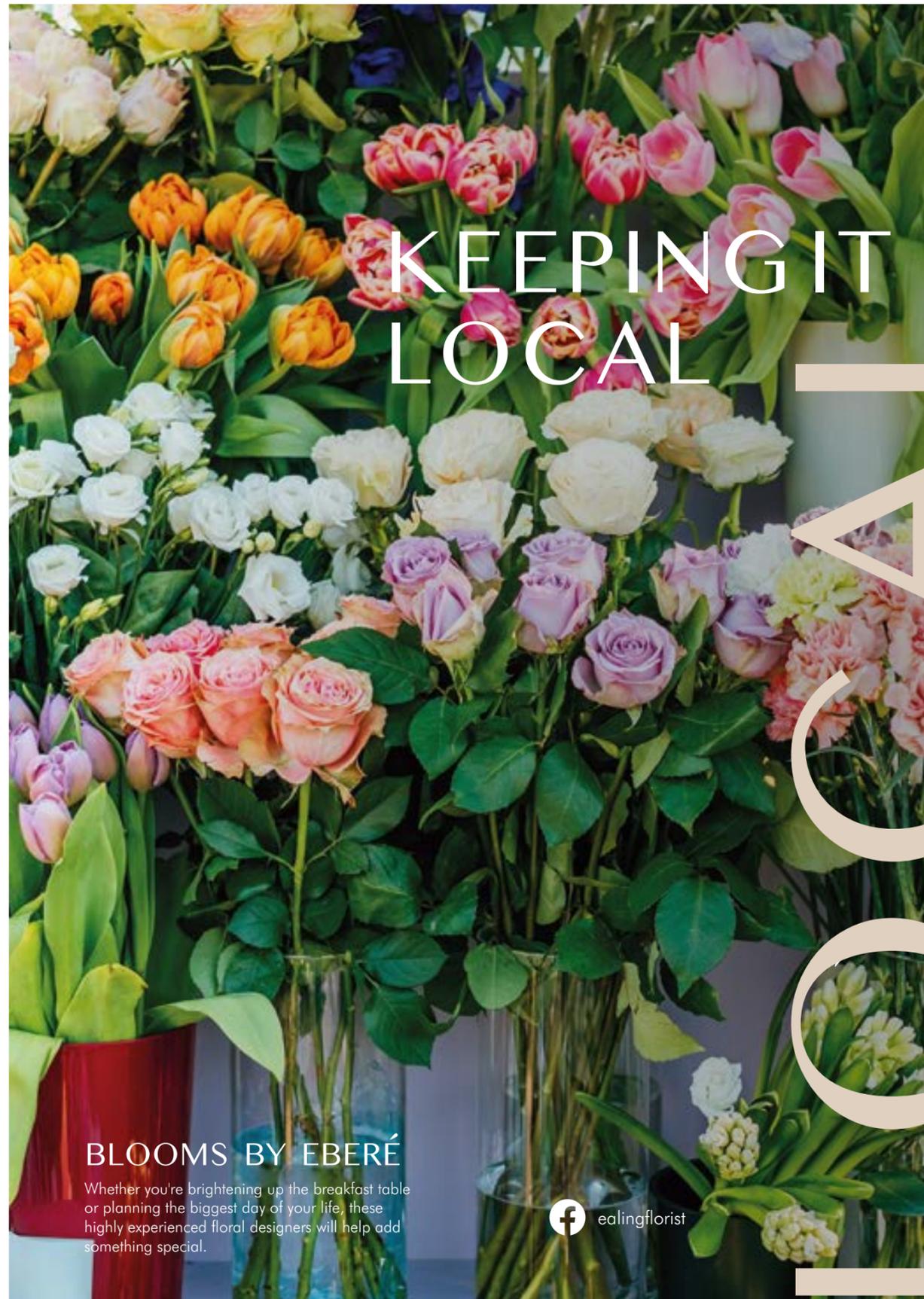


Further afield, you can escape the crowds in the lush, green beauty of the area's award-winning open spaces, while fantastic rail connections act as a gateway to the buzz of the city.

It's easy to see why The Moorings is the premier new address in Brentford.

View of the city





KEEPING IT LOCAL

BLOOMS BY EBERÉ

Whether you're brightening up the breakfast table or planning the biggest day of your life, these highly experienced floral designers will help add something special.



DISCOVER NEARBY EXCELLENCE



TIME BISTRO-BAR

This local favourite has become renowned for its freshly made breakfast, lunch and dinner, anytime cocktails and its beautiful location on the River Brent.



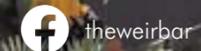
LOCAL EDUCATION

The Moorings puts a fantastic selection of outstanding schools within easy reach, taking care of your children from primary right through to sixth form.



NAKED GRAIN

Naked Grain is a veritable treasure trove of stylish products, from homewares and furniture to gifts and fashion, it's all there and it's all fabulous.



THE WEIR

The Weir has been serving the Brentford community since 2002. Offering amazing gastropub food, an extensive choice of the finest wines and an impressive menu of cocktails.

GGARDEN The City's RD EN



The Moorings is surrounded by some of London's best-loved parks and reserves. With such an abundance of green open spaces to explore, it couldn't be easier to escape the trappings of modern life and let nature soothe your soul.



0.1
miles

RIVER BRENT

Stroll along the leafy banks of the River Brent listening to the calm water lapping gently against the bows of lazily rocking narrowboats.



0.7
miles

SYON PARK

With such rich history and natural beauty, this spectacular house and gardens is like having a remote country retreat round the corner.



1.5
miles

GUNNERSBURY PARK

Take a visit to this stunning heritage park where you can enjoy a walk, visit the museum or boat on the lake. Plus, experience popular special events throughout the year.



2.1
miles

KEW GARDENS

This UNESCO World Heritage site is home to over 50,000 living plants that together create a unique and truly magnificent landscape.

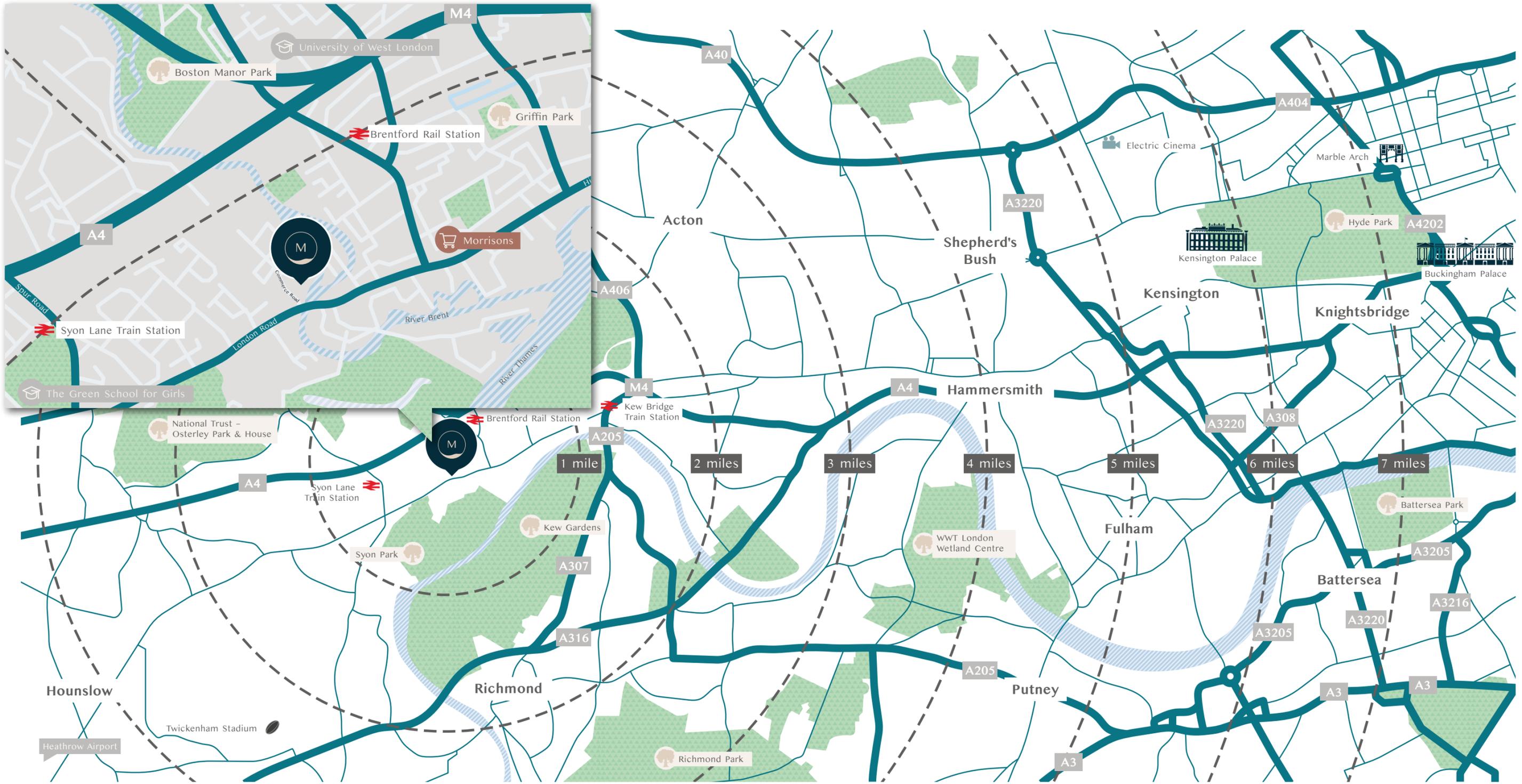


3.5
miles

RICHMOND PARK

Being both a park and a National Nature Reserve, this sprawling green space provides the perfect place to get away from it all.

Distances taken from google.co.uk/maps and are approximate only.



Map is indicative only and not to scale. Distances taken from google.co.uk/maps and are approximate only.

THE MOORINGS

BEYOND BRENTFORD

With nearby access to the Piccadilly line via Boston Manor underground station, it's safe to say that The Moorings is well connected. Not only does this mean a hassle-free daily commute, it also makes it easy to discover most corners of the capital. The E2 bus route is also available which begins at Commerce Road, travels through Ealing Broadway and reaches Greenford. From world-class West End shows and well-known tourist spots, to edgy underground gigs and the capital's best-kept secrets, at The Moorings, very little is out of reach.



With both Brentford station and Boston Manor underground station nearby, all the most famous west London boroughs are within easy reach. This puts the very best of shopping, food, culture and entertainment within minutes. By road, you can be on the M4 and A4 in no time, providing a direct route into the city or out to the M25. The E2 bus route can also take you to Greenford, with stops along the way such as Northfields and Eaton Rise. Alternatively, London Heathrow is a 15-minute drive away and serves hundreds of destinations worldwide.

TRAVEL

FERROM



PICCADILLY LINE

- BOSTON MANOR — 1.3 miles
- HEATHROW TERMINAL 5 — 21 min
- HAMMERSMITH — 21 min
- EARL'S COURT — 28 min
- KNIGHTSBRIDGE — 29 min
- HYDE PARK CORNER — 32 min
- PICCADILLY CIRCUS — 33 min
- HOLBORN — 35 min
- KING'S CROSS ST PANCRAS — 42 min



SOUTH WESTERN RAILWAY

- BRENTFORD STATION — 0.7 miles
- FELTHAM — 13 min
- CLAPHAM JUNCTION — 19 min
- WIMBLEDON — 32 min
- WATERLOO STATION — 32 min
- WOKING — 48 min
- GUILDFORD — 56 min
- READING — 70 min
- BASINGSTOKE — 72 min

Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps) and are approximate only. Journey times taken from [nationalrail.co.uk](https://www.nationalrail.co.uk) and [tfl.gov.uk](https://www.tfl.gov.uk). Car travel time taken from [google.co.uk/maps](https://www.google.co.uk/maps) and is approximate only.

Kitchen

- Handleless matt light grey kitchens with soft close cupboards
- Silestone quartz worktop and upstand
- LED under-unit lighting to wall cabinets
- Stainless steel 1 1/2 bowl sink with chrome mixer tap
- Grey glass splashback to hob
- Bosch induction hob, 4 zone to 1 and 2 beds and 5 zone to 3 beds
- Bosch integrated cooker hood
- Bosch electric oven
- Indesit integrated fridge/freezer and dishwasher
- Freestanding washer/dryer to utility cupboard in hall

Bathroom

- Villeroy & Boch contemporary white sanitaryware with back to wall toilet, soft close seat and semi-recessed basin
- White bath with Hansgrohe thermostatic bath/shower mixer and frameless glass bath screen
- Hansgrohe chrome mixer tap to basin
- Large format wall tiling to bath and shower area
- Chrome heated towel rail
- Large mirrored cabinet

En Suite

- Villeroy & Boch contemporary white sanitaryware with back to wall toilet, soft close seat and semi recessed basin
- White shower tray with Hansgrohe thermostatic shower mixer and glass shower screen
- Hansgrohe chrome mixer tap to basin
- Large format wall tiling to shower and vanity area
- Chrome heated towel rail
- Large mirrored cabinet

Flooring

- Wood effect Amtico flooring to hall, kitchen/dining area and living room
- Coordinating floor tiles to bathroom and en suite
- Luxury twist pile grey carpet to bedrooms

General

- Aluminium framed full height double glazed windows
- Walls and ceilings painted matt white
- Architraves and skirtings painted satin white
- Anthracite entrance door with viewer
- White internal doors with lever on rose chrome door furniture
- Wardrobe to bedroom 1
- Communal heating system with HIU (Heating Interface Unit) within each apartment serving contemporary white radiators
- Sprinkler system to each apartment
- Door bell
- NHBC 12-year building warranty

Electrical

- Video entry phone
- LED downlights with white bezel throughout except bedrooms and cupboards
- Pendant lighting to bedrooms
- White sockets and switches throughout
- Media point to living room containing two double plug sockets, TV socket, double data socket
- TV and telephone point to bedroom 1
- Communal satellite dish with access to digital TV services and SkyQ if subscribed
- Provision for Ultrafast broadband services from BT or HyperOptic. Subject to supplier capabilities and subscription
- Smoke, heat and carbon monoxide detectors
- Shaver socket to bathroom and en suite
- Light to balcony or terrace areas

Communal Areas

- Lift
- Tiling to lobby areas and carpet to corridors
- Gated landscaped gardens at ground level
- Cycle storage
- Undercroft parking*
- CCTV to lobbies, bin store, cycle store and car park
- Lockable post boxes to lobby area
- Communal roof terraces on floor 5 and 6



*Limited parking spaces available, please speak to our Sales Consultant for further details. Specification correct at time of print, but is subject to change without notice. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

SPECIFICATION

19

FIND YOUR HOME IN GREAT SURROUNDINGS

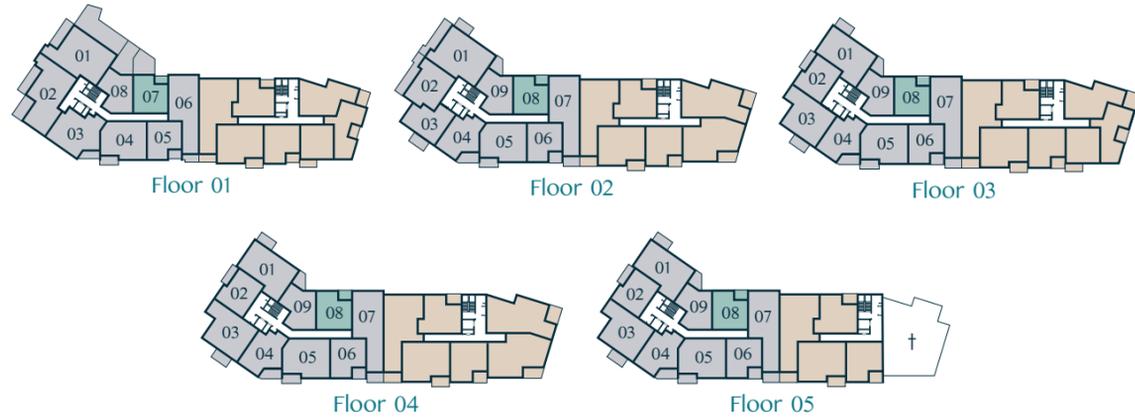
The Moorings development offers thoughtfully designed apartments in a prime location in Brentford. Each apartment benefits from a terrace or a balcony providing private outside space. You can also enjoy the communal landscaped roof terraces with views across the River Brent. With a high specification and carefully considered layout, it's the perfect place to call home.



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the apartment designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a Sales Consultant for more details.



PLOTS A01.07, A02.08, A03.08, A04.08 & A05.08



Kitchen/Living/Dining Area

7.72m × 3.58m 25'3" × 11'8"

Bathroom

2.10m × 2.10m 6'10" × 6'10"

Bedroom

3.48m × 3.39m 11'5" × 11'1"

Total Internal Area

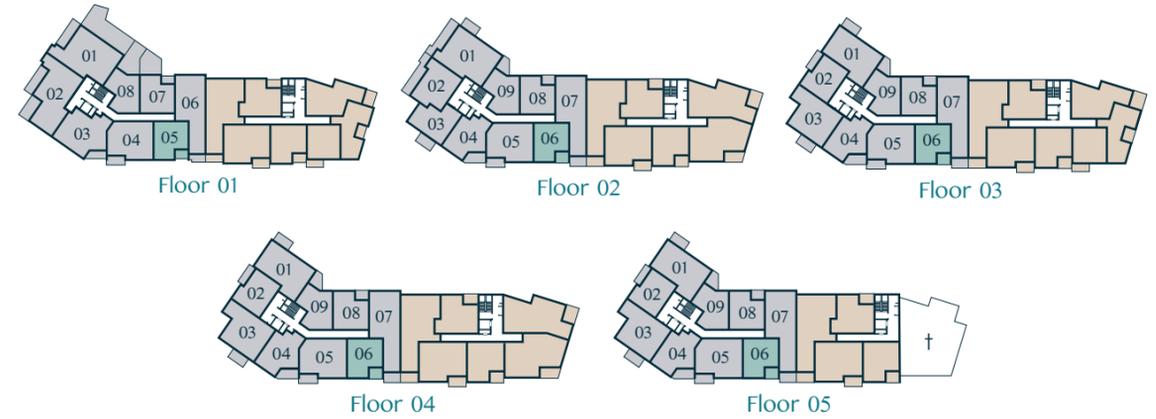
49.9 sq m 537 sq ft

ST = STORE W = WARDROBE

[†]Communal Terrace. The floorplans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and given as a guide only. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.



PLOTS A01.05, A02.06, A03.06, A04.06 & A05.06



Kitchen/Living/Dining Area

7.80m × 4.28m 25'7" × 14'4"

Bathroom

2.10m × 2.10m 6'10" × 6'10"

Bedroom

3.41m × 3.14m 11'1" × 10'3"

Total Internal Area

50.1 sq m 539 sq ft

ST = STORE W = WARDROBE

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PLOT B03.05



Floor 03

Kitchen/Living/Dining Area

7.07m × 3.65m 23'1" × 11'9"

Bedroom

4.07m × 3.33m 13'4" × 10'9"

Bathroom

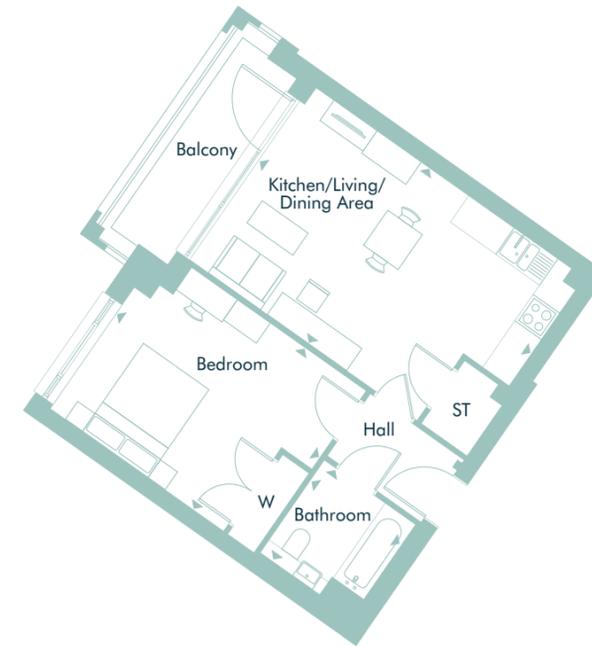
2.10m × 2.10m 6'10" × 6'10"

Total Internal Area

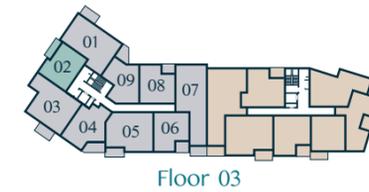
50.1 sq m 539 sq ft

ST = STORE W = WARDROBE

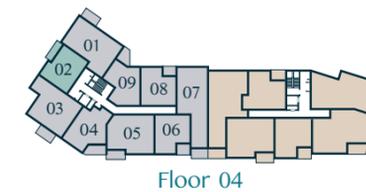
*L&G Rented Home. The floorplans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and given as a guide only. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.



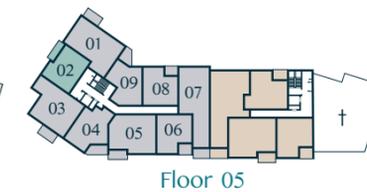
PLOTS A03.02, A04.02 & A05.02



Floor 03



Floor 04



Floor 05

Kitchen/Living/Dining Area

6.15m × 3.98m 20'1" × 13'5"

Bedroom

4.68m × 3.66m 15'3" × 12'0"

Bathroom

2.10m × 2.10m 6'10" × 6'10"

Total Internal Area

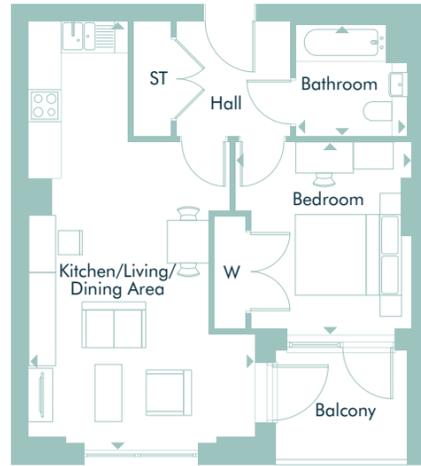
50.3 sq m 541 sq ft

ST = STORE W = WARDROBE

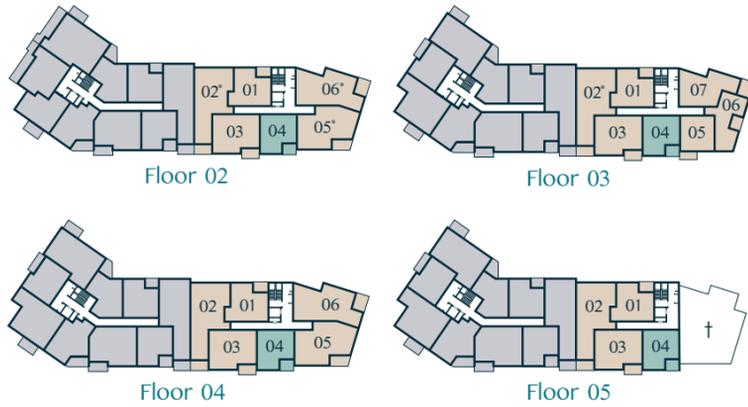
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TYPE 26

1 BED



PLOTS B02.04, B03.04, B04.04 & B05.04



Kitchen/Living/Dining Area
7.86m × 4.25m 25'9" × 13'11"

Bathroom
2.10m × 2.10m 6'10" × 6'10"

Bedroom
3.48m × 3.31m 11'5" × 10'10"

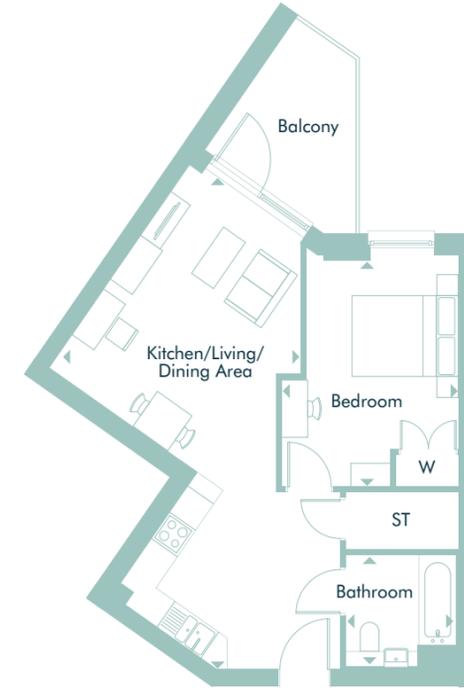
Total Internal Area
50.3 sq m 541 sq ft

ST = STORE W = WARDROBE

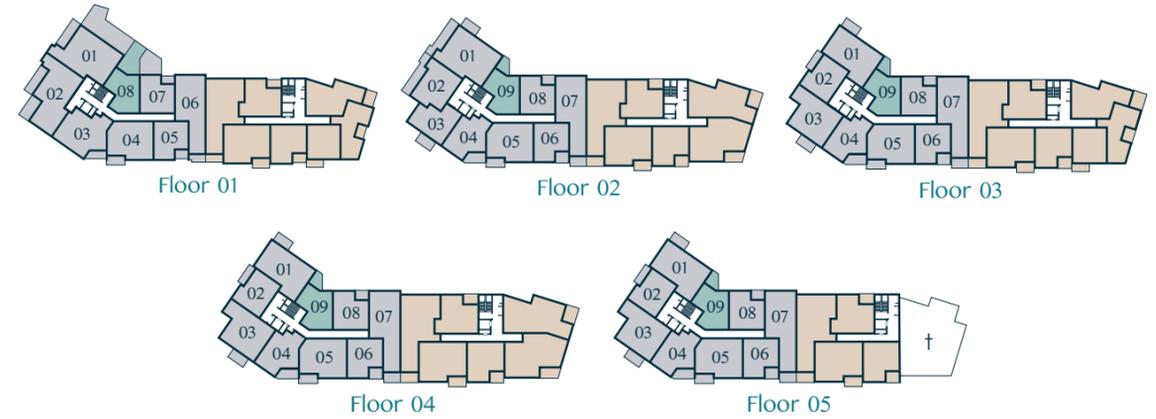
*L&G Rented Home. †Communal Terrace. The floorplans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and given as a guide only. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

TYPE 09

1 BED



PLOTS A01.08, A02.09, A03.09, A04.09 & A05.09



Kitchen/Living/Dining Area
9.24m × 4.74m 30'3" × 15'6"

Bathroom
2.10m × 2.10m 6'10" × 6'10"

Bedroom
4.20m × 3.35m 13'9" × 10'11"

Total Internal Area
50.8 sq m 547 sq ft

ST = STORE W = WARDROBE

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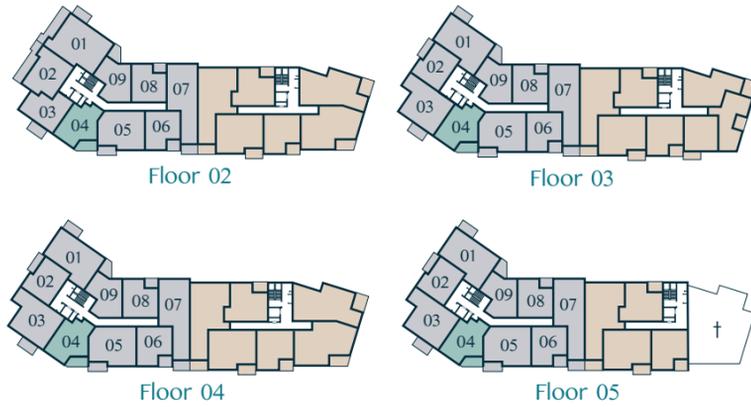


TYPE 04

1 BED



PLOTS A02.04, A03.04, A04.04 & A05.04



Kitchen/Living/Dining Area
6.31m × 5.03m 20'8" × 16'6"

Bathroom
2.10m × 2.10m 6'10" × 6'10"

Bedroom
4.24m × 3.28m 13'10" × 10'7"

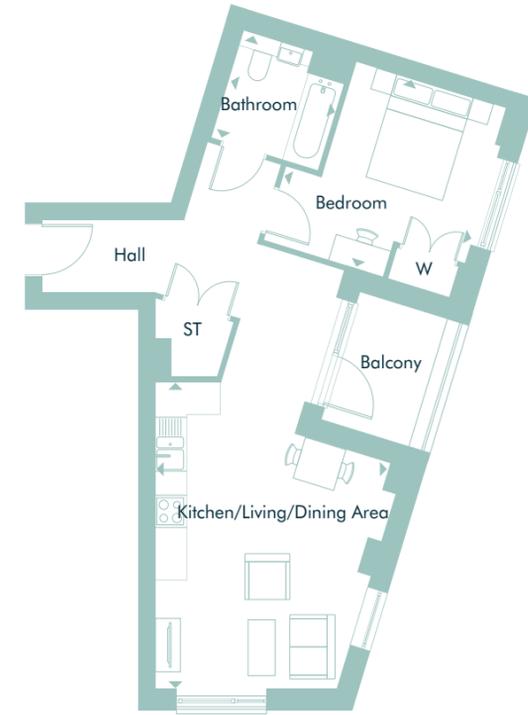
Total Internal Area
52.3 sq m 563 sq ft

ST = STORE W = WARDROBE

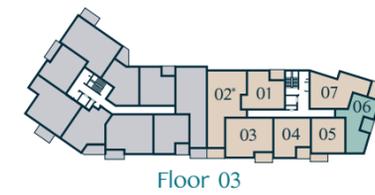
[†]Communal terrace. The floorplans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and given as a guide only. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

TYPE 19

1 BED



PLOT B03.06



Kitchen/Living/Dining Area
5.73m × 4.42m 18'9" × 14'6"

Bathroom
2.10m × 2.10m 6'10" × 6'10"

Bedroom
3.75m × 3.69m 12'3" × 12'1"

Total Internal Area
55.6 sq m 598 sq ft

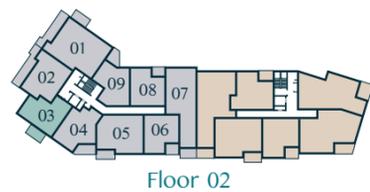
ST = STORE W = WARDROBE

[†]L&G Rented Home. [†]Communal terrace. The floorplans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and given as a guide only. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.





PLOT A02.03



Floor 02

Kitchen/Living/Dining Area

7.71m × 5.55m 25'3" × 18'2"

Bathroom

2.10m × 2.10m 6'10" × 6'10"

Bedroom

4.50m × 2.91m 14'9" × 9'5"

Total Internal Area

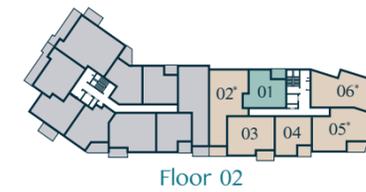
54.0 sq m 581 sq ft

ST = STORE W = WARDROBE

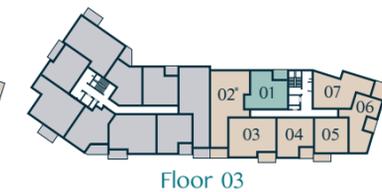
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PLOTS B02.01, B03.01, B04.01 & B05.01
WHEELCHAIR ADAPTABLE UNIT



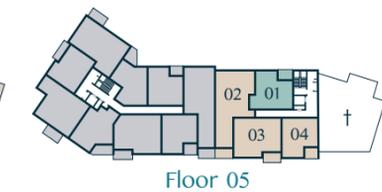
Floor 02



Floor 03



Floor 04



Floor 05

Kitchen/Living/Dining Area

4.85m × 4.56m 15'9" × 14'9"

Bathroom

2.71m × 2.29m 8'10" × 7'6"

Bedroom

5.75m × 3.00m 18'8" × 9'8"

Total Internal Area

55.6 sq m 598 sq ft

ST = STORE W = WARDROBE

*L&G Rented Home. †Communal terrace. The floorplans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and given as a guide only. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.



TYPE 02

1 BED



PLOT A02.02
WHEELCHAIR ADAPTABLE UNIT



Floor 02

Kitchen/Living/Dining Area
6.93m x 5.76m 22'8" x 18'10"

Bedroom
4.80m x 4.02m 15'7" x 13'1"

Bathroom
2.71m x 2.29m 8'10" x 7'6"

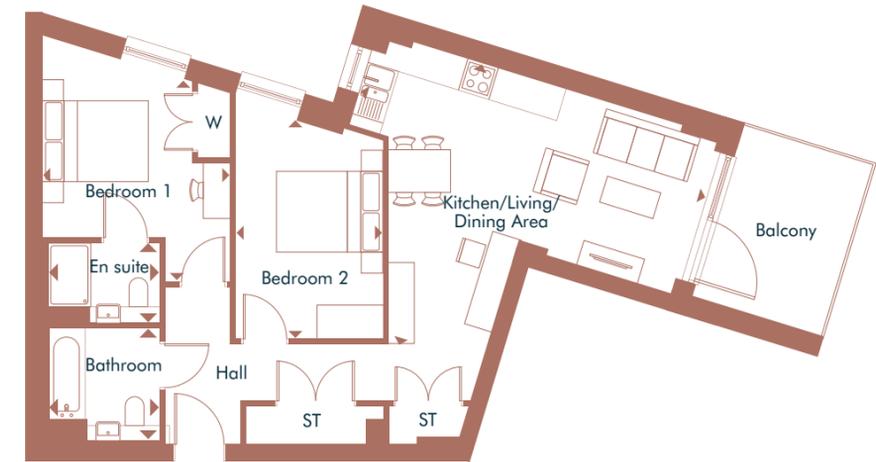
Total Internal Area
60.8 sq m 654 sq ft

ST = STORE W = WARDROBE

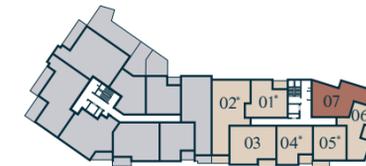
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TYPE 20

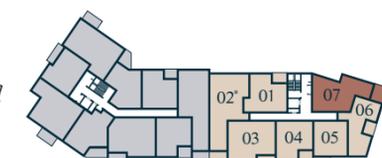
2 BED



PLOTS B01.07 & B03.07



Floor 01



Floor 03

Kitchen/Living/Dining Area
6.72m x 3.05m 22'4" x 10'0"

Bedroom 1
3.76m x 3.48m 12'4" x 11'5"

En suite
2.10m x 1.48m 6'10" x 4'10"

Bedroom 2
4.06m x 2.78m 13'3" x 9'1"

Bathroom
2.10m x 2.10m 6'10" x 6'10"

Total Internal Area
70.3 sq m 757 sq ft

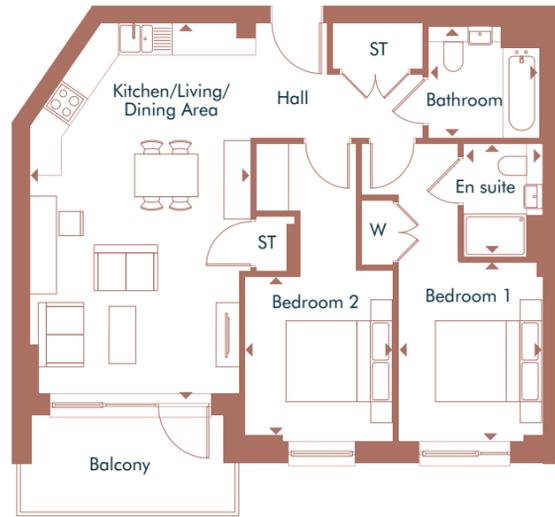
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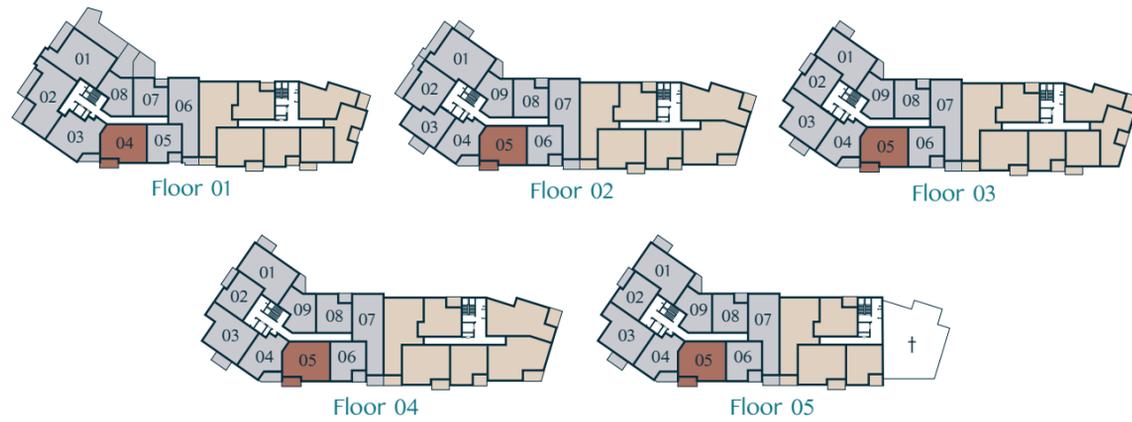


TYPE 05

2 BED



PLOTS A01.04, A02.05, A03.05, A04.05 & A05.05



Kitchen/Living/Dining Area 6.90m × 4.16m 22'6" × 13'7"	Bedroom 2 3.19m × 2.76m 10'4" × 9'5"
Bedroom 1 3.35m × 2.71m 11'0" × 8'10"	Bathroom 2.10m × 2.10m 6'10" × 6'10"
En suite 2.10m × 1.48m 6'10" × 4'10"	

Total Internal Area
70.4 sq m 758 sq ft

ST = STORE W = WARDROBE

[†]Communal terrace. The floorplans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and given as a guide only. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

TYPE 12

2 BED



PLOTS B01.03, B02.03, B03.03, B04.03 & B05.03



Kitchen/Living/Dining Area 6.73m × 3.98m 22'8" × 13'5"	Bedroom 2 5.61m × 2.86m 18'4" × 9'4"
Bedroom 1 5.61m × 2.75m 18'4" × 9'2"	Bathroom 2.10m × 2.10m 6'10" × 6'10"
En suite 2.10m × 1.48m 6'10" × 4'10"	

Total Internal Area
72.5 sq m 780 sq ft

ST = STORE W = WARDROBE

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TYPE 21

2 BED



PLOTS A03.01, A04.01, A05.01 & A06.01

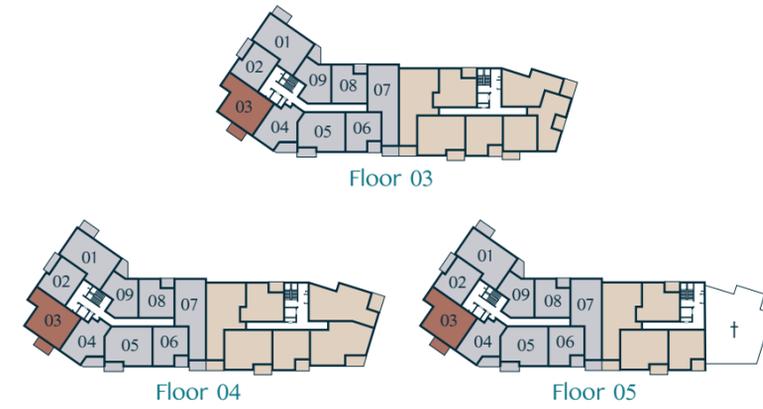


TYPE 23

2 BED



PLOTS A03.03, A04.03 & A05.03



Kitchen/Living/Dining Area 6.39m × 4.13m 20'11" × 13'6"	Bedroom 2 4.24m × 2.91m 13'10" × 9'5"
Bedroom 1 4.24m × 3.53m 13'10" × 11'5"	Bathroom 2.10m × 2.10m 6'10" × 6'10"
En suite 2.10m × 1.48m 6'10" × 4'10"	

Total Internal Area
73.5 sq m 791 sq ft

ST = STORE W = WARDROBE

[†]Communal terrace. The floorplans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and given as a guide only. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

Kitchen/Living/Dining Area 5.67m × 5.46m 18'7" × 17'10"	Bedroom 2 2.83m × 4.74m 9'3" × 15'5"
Bedroom 1 5.31m × 2.79m 17'5" × 9'11"	Bathroom 2.10m × 2.10m 6'10" × 6'10"
En suite 2.10m × 1.48m 6'10" × 4'10"	

Total Internal Area
74.5 sq m 802 sq ft

ST = STORE W = WARDROBE

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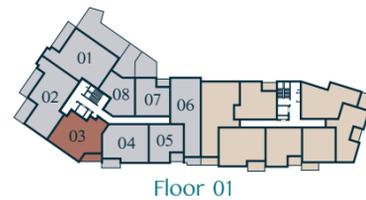


TYPE 17

2 BED



PLOT A01.03



Floor 01

Kitchen/Living/Dining Area
9.98m × 4.39m 32'7" × 14'4"

Bedroom 1
4.56m × 2.86m 14'9" × 9'3"

En suite
2.10m × 1.48m 6'10" × 4'10"

Bedroom 2
4.39m × 2.91m 14'4" × 9'6"

Bathroom
2.10m × 2.10m 6'10" × 6'10"

Total Internal Area
77.9 sq m 839 sq ft

ST = STORE W = WARDROBE

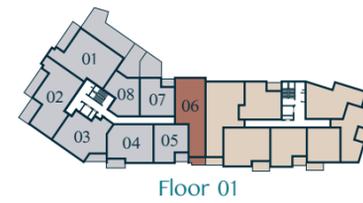
The floorplans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and given as a guide only. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

TYPE 07

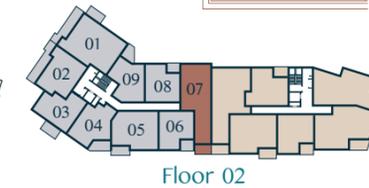
2 BED



PLOTS A01.06, A02.07, A03.07, A04.07 & A05.07



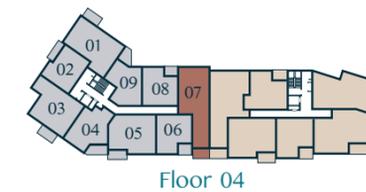
Floor 01



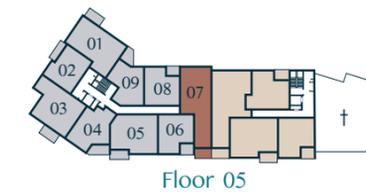
Floor 02



Floor 03



Floor 04



Floor 05

Kitchen/Living/Dining Area
9.23m × 3.24m 30'2" × 10'7"

Bedroom 1
5.27m × 2.75m 17'3" × 9'2"

En suite
2.10m × 1.48m 6'10" × 4'10"

Bedroom 2
4.77m × 3.31m 15'7" × 10'8"

Bathroom
2.10m × 2.10m 6'10" × 6'10"

Total Internal Area
83.4 sq m 898 sq ft

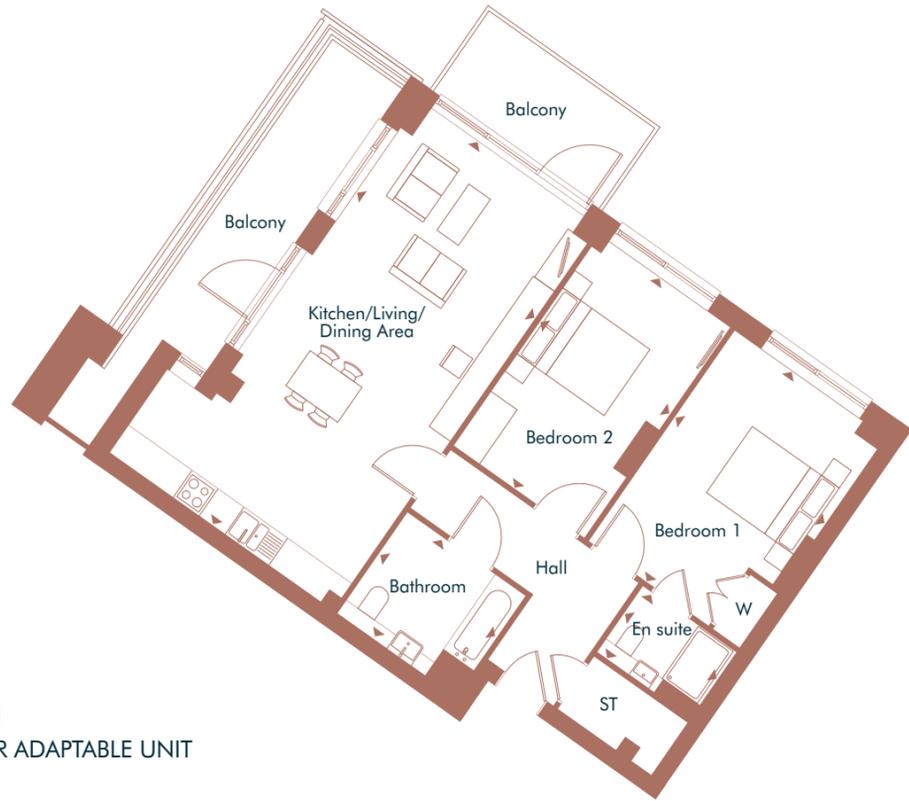
ST = STORE W = WARDROBE

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TYPE 01

2 BED



PLOT A02.01
WHEELCHAIR ADAPTABLE UNIT



Floor 02

Kitchen/Living/Dining Area

8.60m × 4.11m 28'2" × 13'5"

Bedroom 1

4.79m × 3.46m 15'8" × 11'3"

En suite

2.10m × 1.48m 6'10" × 4'10"

Bedroom 2

4.79m × 3.00m 15'8" × 9'8"

Bathroom

2.71m × 2.29m 8'10" × 7'6"

Total Internal Area

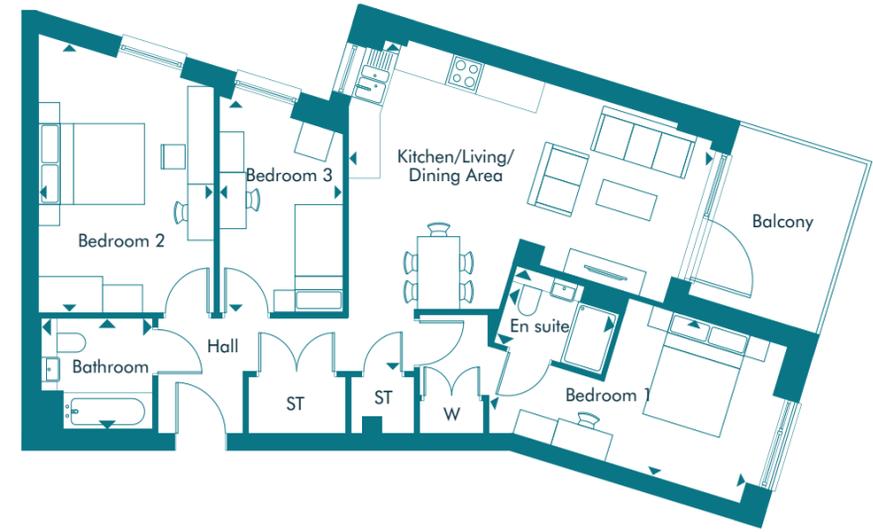
91.0 sq m 980 sq ft

ST = STORE W = WARDROBE

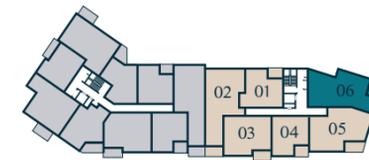
The floorplans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and given as a guide only. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

TYPE 14

3 BED



PLOT B04.06



Floor 04

Kitchen/Living/Dining Area

6.85m × 6.17m 22'5" × 20'2"

Bedroom 1

5.10m × 3.04m 16'8" × 9'9"

En suite

2.10m × 1.48m 6'10" × 4'10"

Bedroom 2

5.20 × 3.31m 17'6" × 10'8"

Bedroom 3

4.04m × 2.32m 13'3" × 7'6"

Bathroom

2.10m × 2.10m 6'10" × 6'10"

Total Internal Area

87.3 sq m 940 sq ft

ST = STORE W = WARDROBE

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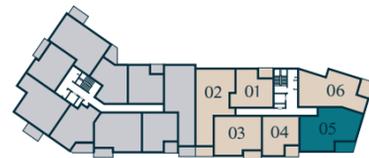


TYPE 13

3 BED



PLOT B04.05



Floor 04

Kitchen
5.47m x 2.14m 17'9" x 7'0"

Living/Dining Area
6.60m x 3.22m 21'7" x 10'6"

Bedroom 1
5.46m x 2.75m 17'10" x 9'2"

En suite
2.10m x 1.48m 6'10" x 4'10"

ST = STORE W = WARDROBE

Bedroom 2
5.04m x 3.35m 16'5" x 11'0"

Bedroom 3
4.18m x 1.95m 13'7" x 6'3"

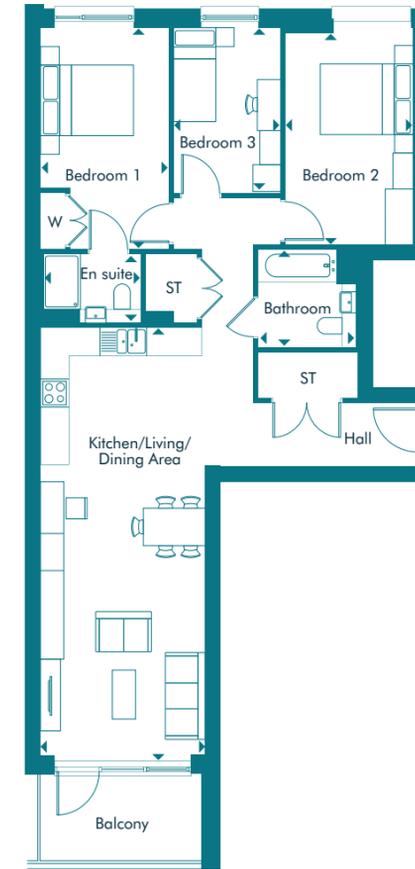
Bathroom
2.10m x 2.10m 6'10" x 6'10"

Total Internal Area
89.2 sq m 960 sq ft

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TYPE 11

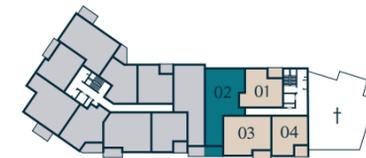
3 BED



PLOTS B04.02 & B05.02



Floor 04



Floor 05

Kitchen/Living/Dining Area
9.11m x 3.53m 29'9" x 11'6"

Bedroom 1
4.71m x 2.75m 15'4" x 9'2"

En suite
2.10m x 1.48m 6'10" x 4'10"

ST = STORE W = WARDROBE

Bedroom 2
4.62m x 2.75m 15'1" x 9'2"

Bedroom 3
3.46m x 2.30m 11'3" x 7'5"

Bathroom
2.10m x 2.10m 6'10" x 6'10"

Total Internal Area
92.7 sq m 998 sq ft

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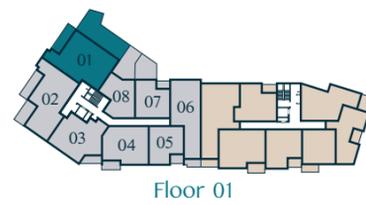


TYPE 15

3 BED



PLOT A01.01



Floor 01

Kitchen/Living/Dining Area 6.53m × 4.25m 24'4" × 13'9"	Bedroom 2 4.43m × 2.79m 14'6" × 9'1"
Bedroom 1 4.43m × 3.53m 14'6" × 11'6"	Bedroom 3 5.10m × 2.24m 16'8" × 7'3"
En suite 2.10m × 1.48m 6'10" × 4'10"	Bathroom 2.10m × 2.10m 6'10" × 6'10"

Total Internal Area
93.8 sq m 1,010 sq ft

ST = STORE W = WARDROBE

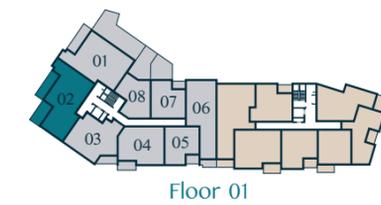
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TYPE 16

3 BED



PLOT A01.02



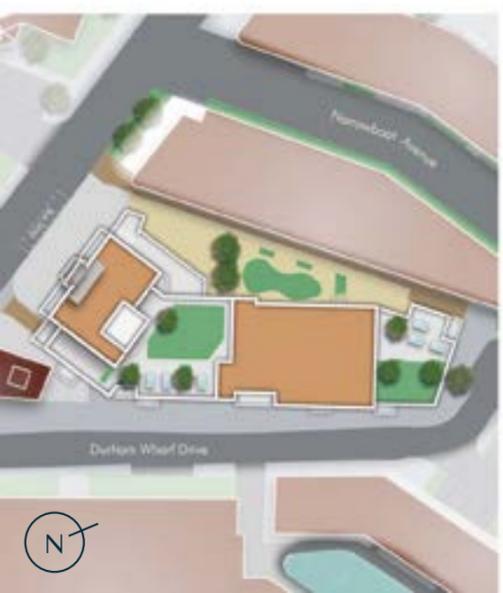
Floor 01

Kitchen/Living/Dining Area 5.59m × 4.58m 18'4" × 15'0"	Bedroom 2 4.78m × 3.10m 15'8" × 10'1"
Bedroom 1 4.78m × 3.31m 15'8" × 10'8"	Bedroom 3 7.40m × 2.25m 24'3" × 7'3"
En suite 2.10m × 1.48m 6'10" × 4'10"	Bathroom 2.10m × 2.10m 6'10" × 6'10"

Total Internal Area
95.3 sq m 1,029 sq ft

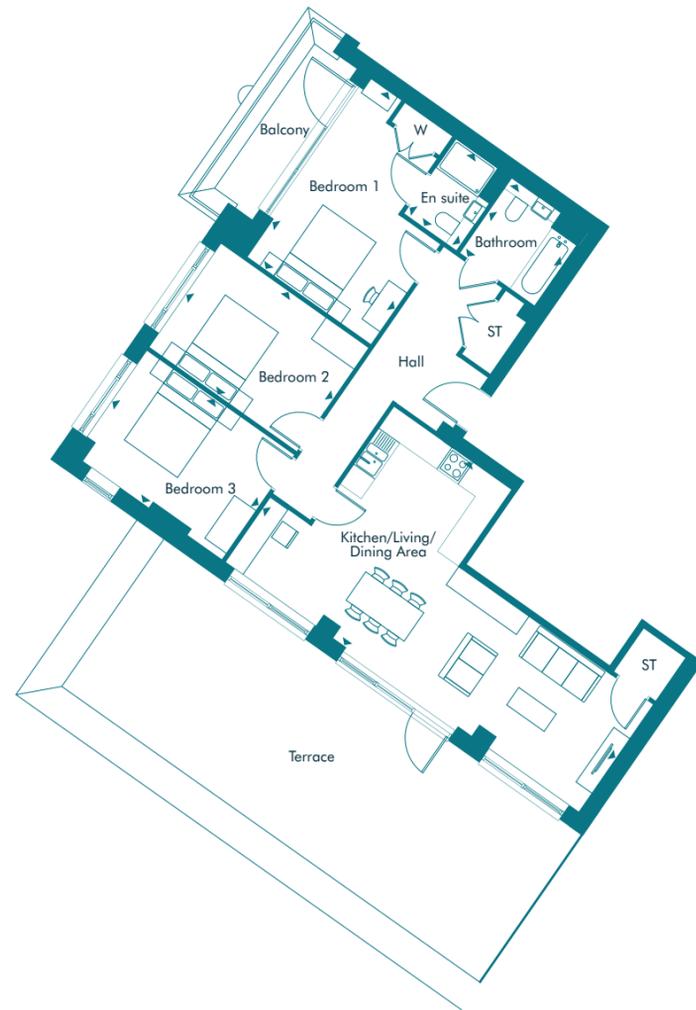
ST = STORE W = WARDROBE

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TYPE 24

3 BED



PLOT A06.02



Floor 06



Kitchen/Living/Dining Area 9.99m x 5.16m 32'9" x 16'11"	Bedroom 2 4.17m x 2.90m 13'6" x 9'6"
Bedroom 1 5.05m x 3.50m 16'5" x 11'4"	Bedroom 3 4.17m x 2.92m 13'8" x 9'6"
En suite 2.10m x 1.48m 6'10" x 4'10"	Bathroom 2.10m x 2.10m 6'10" x 6'10"

ST = STORE W = WARDROBE

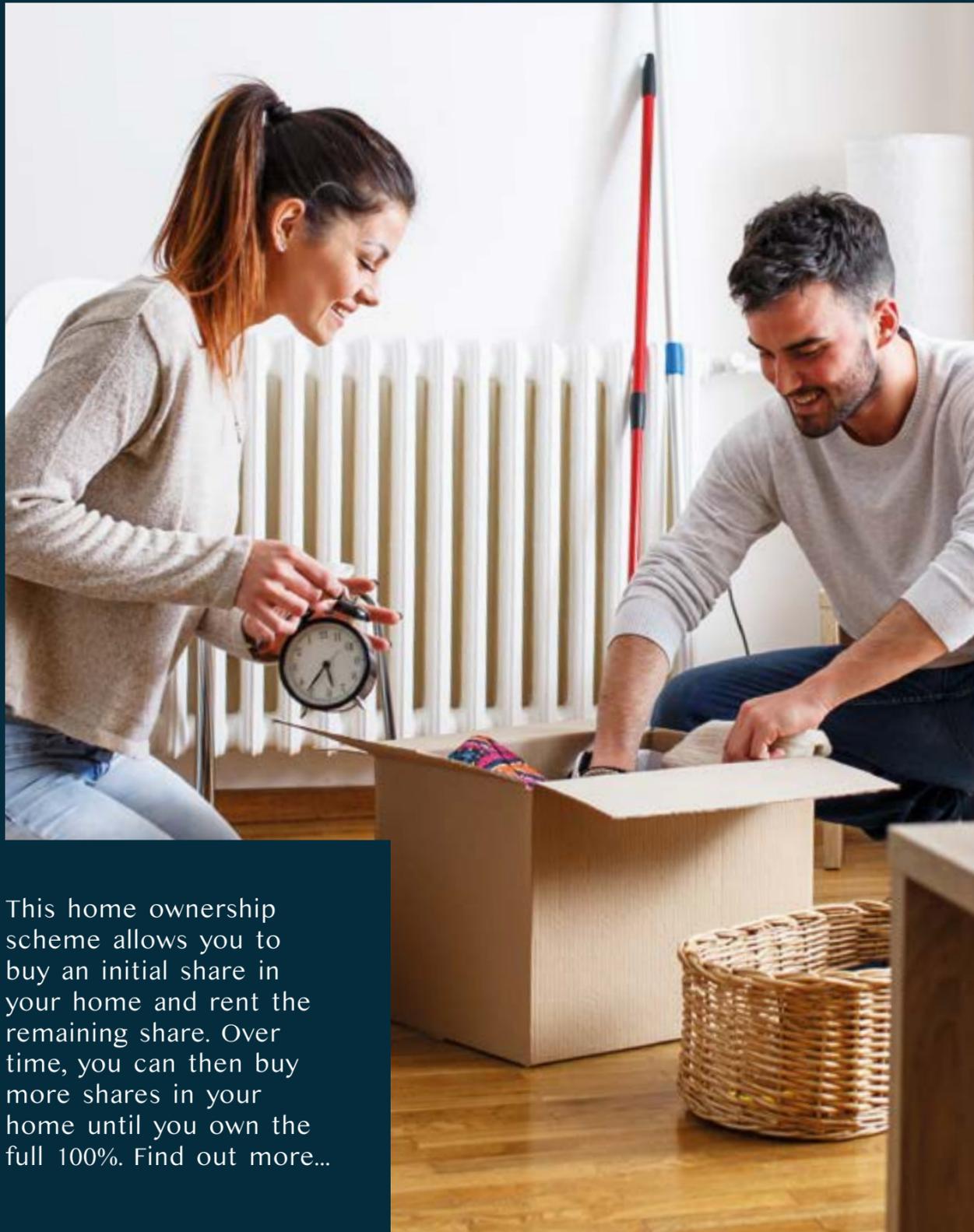
Total Internal Area
100.5 sq m 1,088 sq ft

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SHARED OWNERSHIP

Now you can step onto the property ladder



This home ownership scheme allows you to buy an initial share in your home and rent the remaining share. Over time, you can then buy more shares in your home until you own the full 100%. Find out more...



FAQs: _____

Q: How does Shared Ownership work?

The Shared Ownership scheme is simple, you buy an initial share of between 25% and 75% of the home's full value and pay a subsidised rent on the remainder. You may purchase further shares (up to 100%) as your circumstances change, should you choose to.

Q: Do I need to live or work in the area?

Priority will be given to people who live or work in the London Borough of Hounslow for a period following release. Thereafter you do not need to live or work in the Borough to be able to purchase a home.

Q: How do I know what percentage I can purchase?

You can purchase any share from 25% to 75% of the initial purchase price. You will be asked to speak to a financial advisor to assess what share you can buy that is both affordable and sustainable.

Q: Will I need a deposit?

Yes, you still need a deposit, but only on the percentage of the property you are buying. Mortgages are available with deposits from 5% of the share value.

Q: Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

Q: What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership. Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

Q: Can I buy a property on my own?

If you earn or have a household income up to a maximum of £90,000 per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Q: How is the rent calculated?

On the share you don't own, we charge a rent of 2.75%. Our Sales Consultant and your financial advisor can give you further details based on your specific circumstances.

Q: Can I buy additional shares in the property?

Yes, you can. This is known as "staircasing". When you buy more shares in your home, your home is revalued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to 100%.

FAQs continued: _____

Q: Can I rent out my property?

You cannot grant an assured shorthold tenancy on a Shared Ownership property. If you want to get a lodger you can, however, you need to be able to afford to purchase the home without any assistance.

Q: Will I have to pay Stamp Duty?

When you buy a share in one of our homes you will have to pay a Stamp Duty Land Tax (SDLT). We advise you consult your Solicitor as to the amount payable at the point of your legal completion.

There are two ways to pay on a newly built (new Lease) property. Making a one-off payment based on the total market value of the property or paying any SDLT due in stages. If you decide to make a one-off payment upfront, this is known as making a “market value election”. If you choose to pay SDLT in stages then you pay SDLT on the initial purchase amount. Should you choose to pay SDLT in stages, you will not have to make any further payments until you own more than an 80% share of the property.

Q: What if I want to sell my property?

When you want to sell your Shared Ownership home Legal & General Affordable Homes has a time period specified within your lease to offer the property to another eligible shared owner. If we are unable to source a suitable purchaser in this time, you can put the property on the open market.

Q: How will I pay my rent?

Legal & General has appointed a Management Provider, Pinnacle Group, to manage your rental account and will collect the rent on our behalf. They will be in touch with more information nearer the time of completion.

Q: Who will manage my property and the communal areas of the building?

Our Management Provider, Pinnacle Group, will manage your property. They are your first point of contact for any queries about your home. They will collect rent and service charges, and help you if you want to staircase or sell.

Q: What does my service charge include?

Service charges are fees that each property contributes to for the maintenance of the common internal and external areas such as the on-site security, landscaping, cleaning and building insurance. This charge will be collected with your monthly rent payment by Pinnacle Group. Your Sales Consultant will provide you with the cost and your Solicitor will be provided with the breakdown of what the costs cover.

Q: What is the length of the lease?

The lease is for 125 years.

Q: Can I decorate and make improvements to my home?

Yes, you don't need our permission for decorating or simple repairs, however, you would need to get permission for larger works to ensure it does not affect the structure of the building.

“You don't need our permission for decorating”



Get in touch

Contact our sales team

E: the-moorings@landgah.com

T: 020 8132 8149

W: the-moorings-brentford.co.uk

Our friendly sales team will be able to assist you in selecting and reserving your new home.



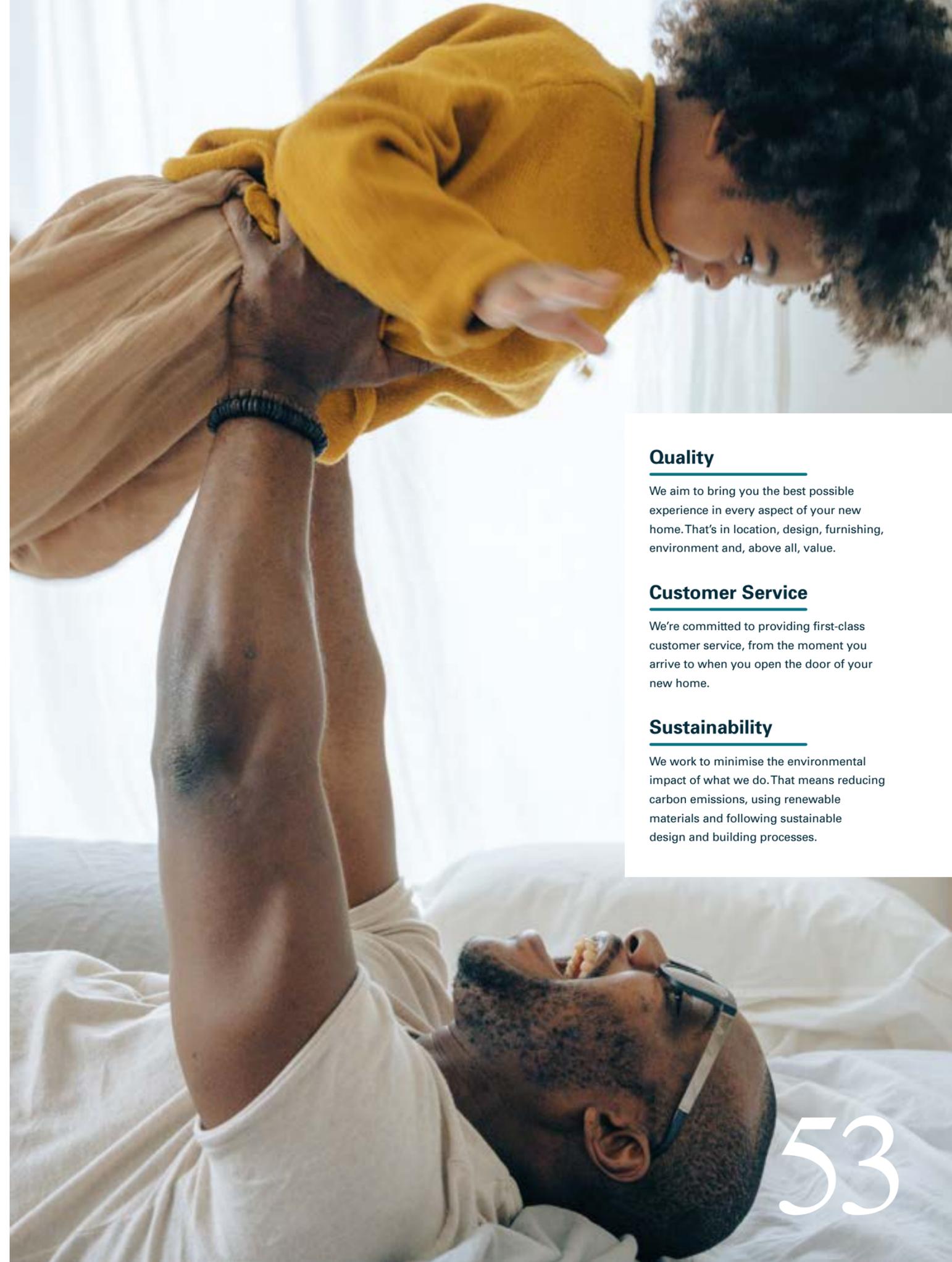
ABOUT LEGAL & GENERAL

People come first. It's been the Legal & General way for almost 200 years.

Legal & General began in a coffee house on London's Chancery Lane back in 1836. Almost 200 years later we are investing in new homes for all ages, social groups and housing tenures.

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. Our mission is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young couple or growing family, it's important that everyone has a safe and secure space to call their own.

Our mission is to become the leading private affordable housing provider in the UK and to make a positive difference to the affordable housing sector. As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust, is one we will never move from. That's why our key principles underpin everything we do.



Quality

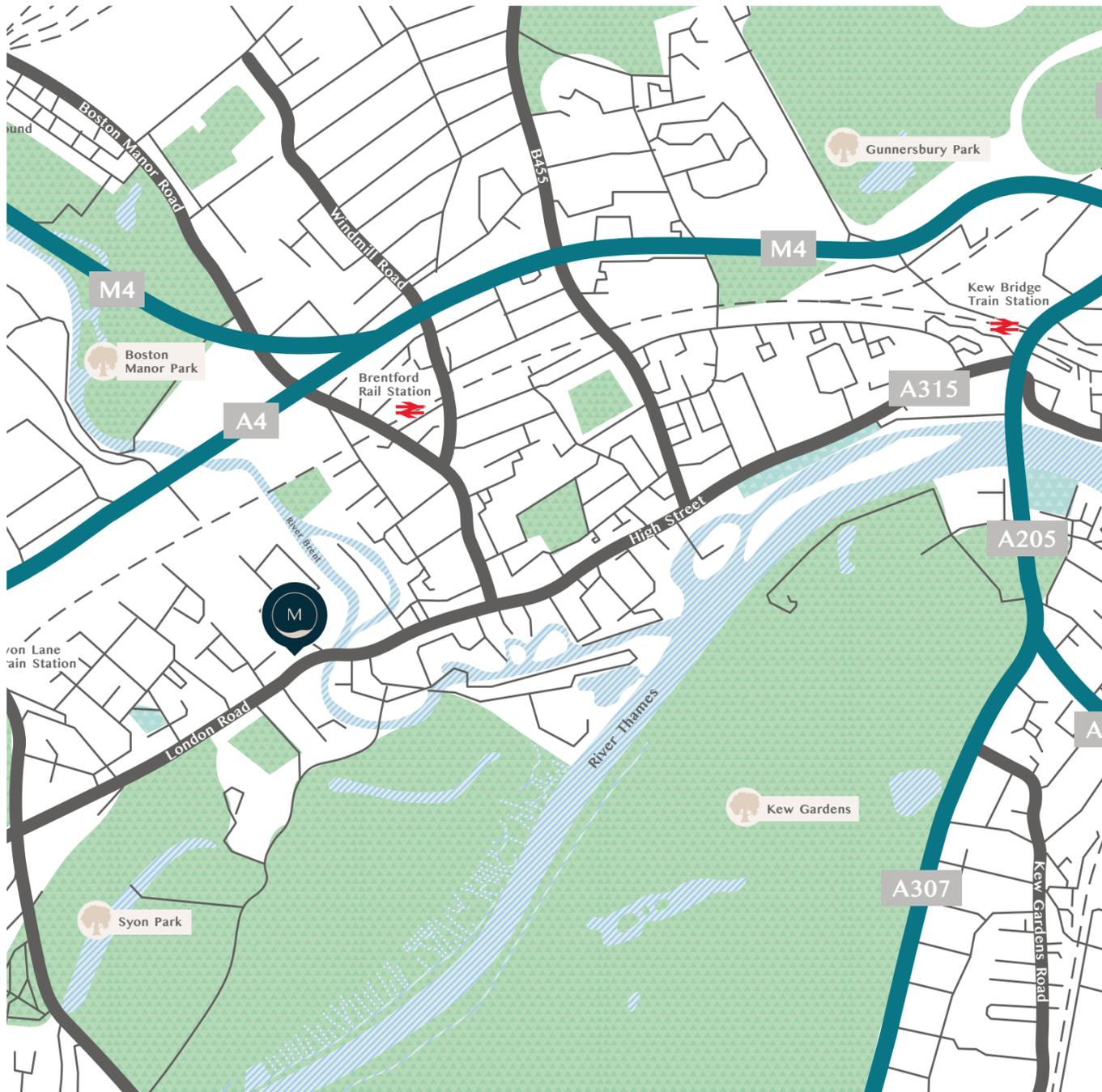
We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, furnishing, environment and, above all, value.

Customer Service

We're committed to providing first-class customer service, from the moment you arrive to when you open the door of your new home.

Sustainability

We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.



THE MOORINGS

AT BRENTFORD LOCK

Commerce Road
 Brentford TW8 8LE
 Email: the-moorings@landgah.com
 Tel: 020 8132 8149
the-moorings-brentford.co.uk

HOW TO FIND US

The Moorings is conveniently positioned less than a mile away from Brentford and Syon Lane train stations and the M4 motorway, it could hardly be easier to reach.

To see just how much a Shared Ownership apartment can offer you, why not come and see us soon?

Legal & General Affordable Homes terms and conditions apply. All content within this document is indicative only. Legal & General Affordable Homes reserves the right to make any changes at any time. Please speak to a member of our Sales Team for up-to-date information when reserving your new home. Information is correct at the time of going to print. Maps not to scale. Distances and journey times taken from google.co.uk/maps, nationalrail.co.uk and tfl.gov.uk and are approximate only. Shared Ownership - Terms and conditions apply. This scheme is subject to status and fitting criteria. Minimum and maximum share values will apply and rent is payable on the unsold share. April 2021.

Commerce Road
Brentford TW8 8LE

the-moorings-brentford.co.uk
020 8132 8149

