

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



DIS- COVER US

Award winning housing association, Network Homes is offering studio, one, two, three and four 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 and duplexes all share a spacious layout, quality specification and intelligent design.

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.



YOUR HOME

With spacious living areas, 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 balcony or terrace, perfect for a morning coffee or evening drink. Residents have the further 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.

A collection of one and three bedroom apartments are available with wheelchair access. There are limited car parking spaces available.



COM- MUNITY

While only 15 minutes from Zone One, Southall is very much a community in its own right, with its own town centre and thriving local businesses. Known as 'Little India', Southall's restaurants are considered as serving some of the best South East Asian cuisine in the capital. From quick and easy street food to wholesome meals at award-winning restaurants, Southall has it all.

The high street and market, housed within the historic Himalaya Palace Cinema, are bustling with independent businesses selling jewelry, fabrics and spices, as well as big brand store names convenient for day-to-day living.

Peace and quiet can be enjoyed along the tow-path of the Grand Union Canal, home to the picturesque Willowtree Marina, or in the green spaces of Brent Lodge Park and Minet Country Park. Nearby Osterley Park, Syon Park and Kew Gardens offer further space for relaxing or exercise, all playing host to a string of events throughout the year. The 600-seat Beck Theatre in nearby Hayes is a popular local venue for music, cinema and theatre.



CON- NECTED

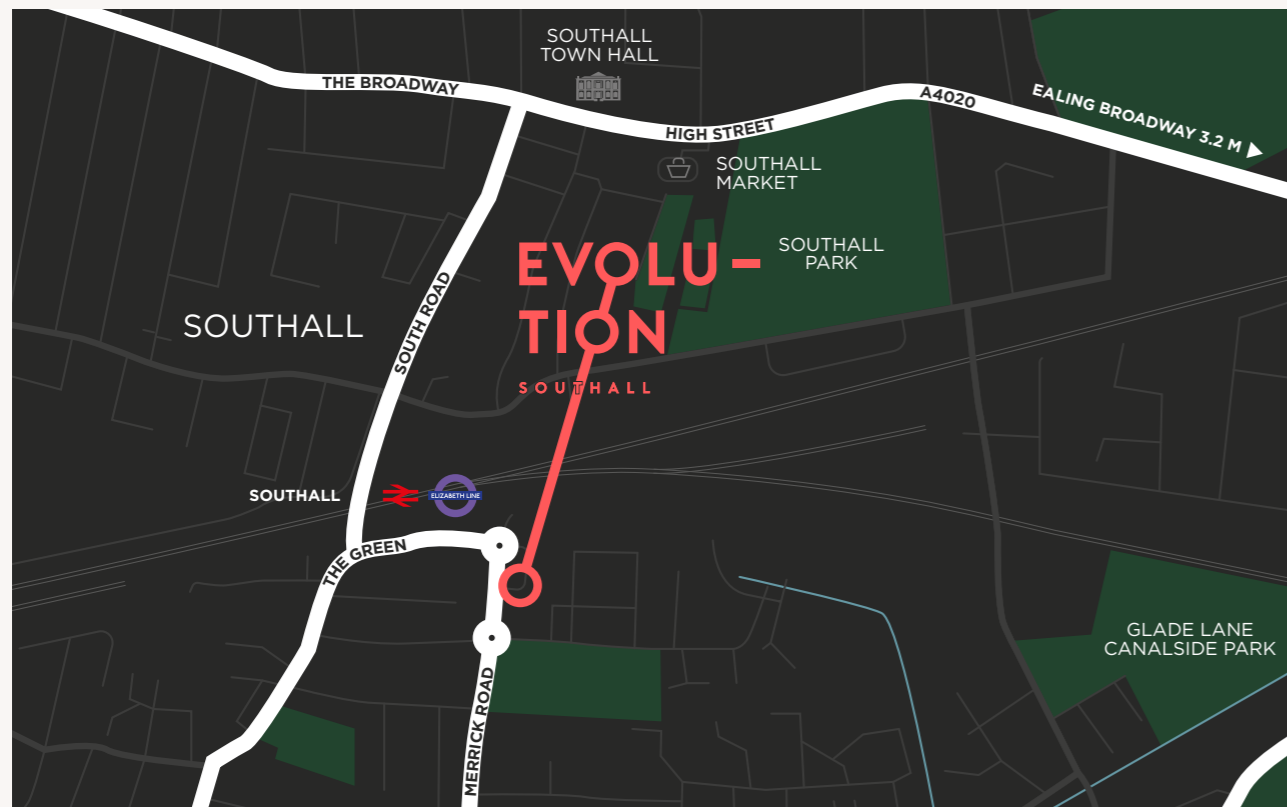
Southall mainline train station is just a seven minute walk from Evolution. Currently served by Great Western Rail, which runs services into London Paddington from just 17 minutes, or west to Windsor and Reading. Enjoy the hustle-and-bustle of the Oxford Circus shopping scene in 35 minutes, or a more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

Southall is just three stops - a 15 minute train journey - from Ealing Broadway, the commercial centre of the borough and one of London's most

popular shopping destinations. Refurbished in 2015, Ealing Broadway Shopping Centre is host to a wide range of familiar household brands, as well more specialist boutiques. The centre is a hub for cafes and restaurants, as well as Ealing Library and a conveniently located post office.

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.

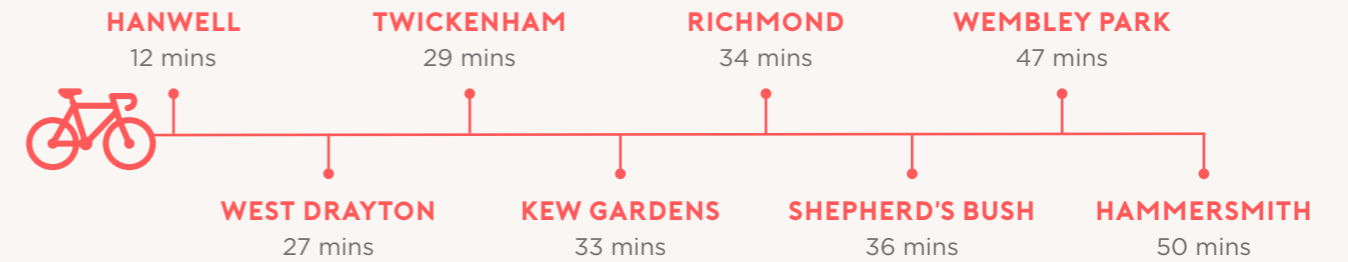
Development address: Merrick Road, Southall, UB2 4AU



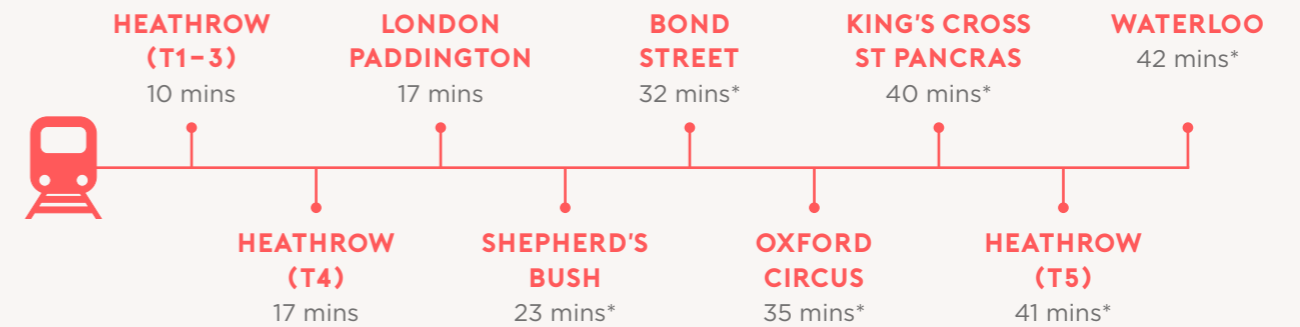
NAVI-GATING

When the Elizabeth line arrives Evolution residents will be able to reach Heathrow in 8 minutes, Bond Street in 17 minutes and Liverpool Street in 24 minutes. Reach the financial hub, Canary Wharf, in 31 minutes.

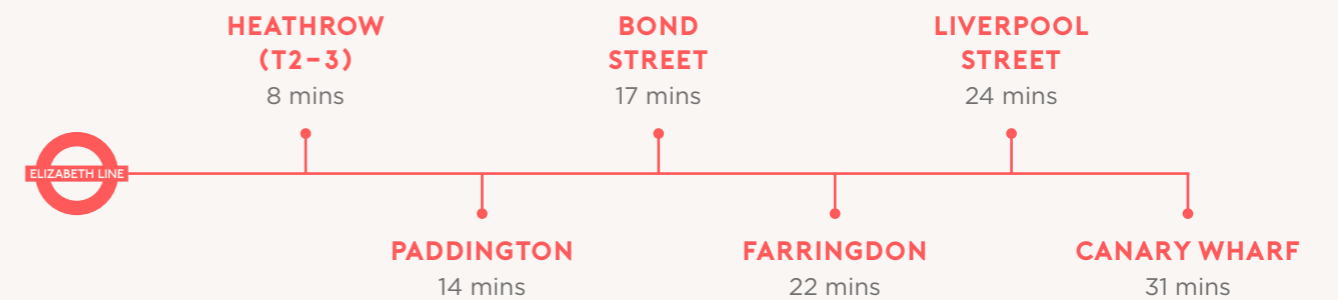
CYCLING



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.



EDUCA- TION

Evolution is in close proximity to a number of primary and secondary schools, all well-regarded and recognised by Ofsted.

PRIMARY

North Primary School
(Ofsted Good)

Beaconsfield Primary & Nursery School
(Ofsted Good)

Dairy Meadow Primary & Nursery School
(Ofsted Good)

SECONDARY

Villiers High School
(Ofsted Outstanding)

Featherstone High School
(Ofsted Outstanding)

Greenford High School
(Ofsted Outstanding)

Acorn House College - Independent
(Ofsted Good)

FURTHER EDUCATION

University of West London

Brunel University

Imperial College Hammersmith Campus

Imperial College White City Campus

Imperial College London





YOUR SPACE — YOUR HOME



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 balcony to all apartments.





SPECIFICATION



Tones of rich walnut are complemented with brushed metal throughout, creating a sense of contemporary urbanity, which nonetheless offers a blank canvas for each buyer to make their own. Walnut veneered doors and Amtico flooring are lifted by matte white walls and ceilings, as well as brushed metal switches and door handles.

The kitchens are sleek, with concealed handles, soft-close doors and two tone designer units. A Recon stone worktop and splashback houses the stainless steel sink, including monobloc mixer tap. The fully integrated Smeg appliances include oven, ceramic hob, fridge/ freezer, washer/dryer and dishwasher, making it easy for first time buyers to move straight in.

With oatmeal carpet and fully fitted wardrobes, the bedrooms are designed to be clutter free spaces of calm.

Heating is thermostatically controlled and double glazing throughout maximises heat efficiency. Data and TV sockets are intelligently distributed throughout each home, with TV sockets set to Sky+ if a subscription is desired.

Each apartment has its own audio/ visual entry phone system for secure access to ensure the safety of residents. There are lifts to all apartments levels and separate cycle and refuse stores.



Bathrooms are finished with porcelain tiles, mirrored cabinets and a white bathroom suite, complemented by chrome fittings, including a heated towel rail.



SHARED OWNERSHIP

at Evolution

These unique homes at Evolution are available to purchase on a Shared Ownership basis, offering a perfect opportunity for local people to get a step on the property ladder.

The Shared Ownership scheme aims to help those who want to buy a home of their own, but who cannot afford the cost of buying outright. It's a wonderful way to get on the property ladder.

At Evolution, Shared Ownership gives you the opportunity to buy a share of your new home. The rest is owned by Network Homes and you pay a subsidised rent on this portion in addition to your own mortgage. You will also need to have savings to cover any deposit required by your mortgage lender and the costs involved in moving.

Following the initial purchase, you have the option of increasing your share when you can afford to do so. This is called staircasing which means you could eventually own all of the property. Obviously, the more you own, the less rent you pay.

There will also be a service charge payable to cover the cost of communal maintenance and this includes the buildings insurance. The service charge is payable whatever percentage of your home you own.

Shared Ownership is subject to availability and qualifying criteria. Priority will be given to people living and working in the Borough of Ealing area. Every application is assessed individually so talk to one of our sales advisors to find out if you can apply.

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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