



LAMPTON PARKSIDE

WEST LONDON TW3

SHARED OWNERSHIP
AT THE BELLEVUE
2 bedroom apartments



INTRODUCING SHARED OWNERSHIP AT THE BELLEVUE

CONTEMPORARY 2 BEDROOM APARTMENTS,
ALL WITH THEIR OWN PRIVATE SPACE.

Ideally located at Lampton Parkside, these homes combine a beautiful green setting next to an abundance of parkland, with all the amenities, opportunities and connections of London living. It is a place where you can savour the city, delight in nature and live life with more vitality.



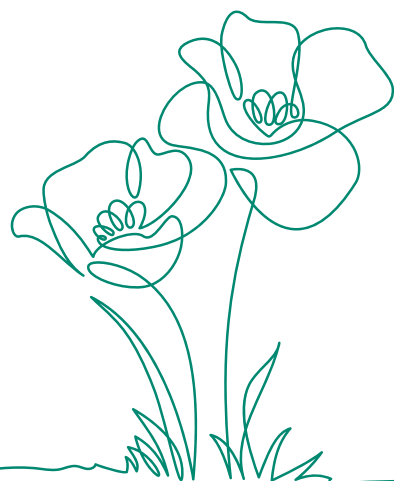
INSPIRING PARKSIDE LIVING

ENJOY LIVING IN A FLOURISHING COMMUNITY,
WHERE YOU CAN EMBRACE A HAPPY, HEALTHY
AND REFRESHING LIFESTYLE.

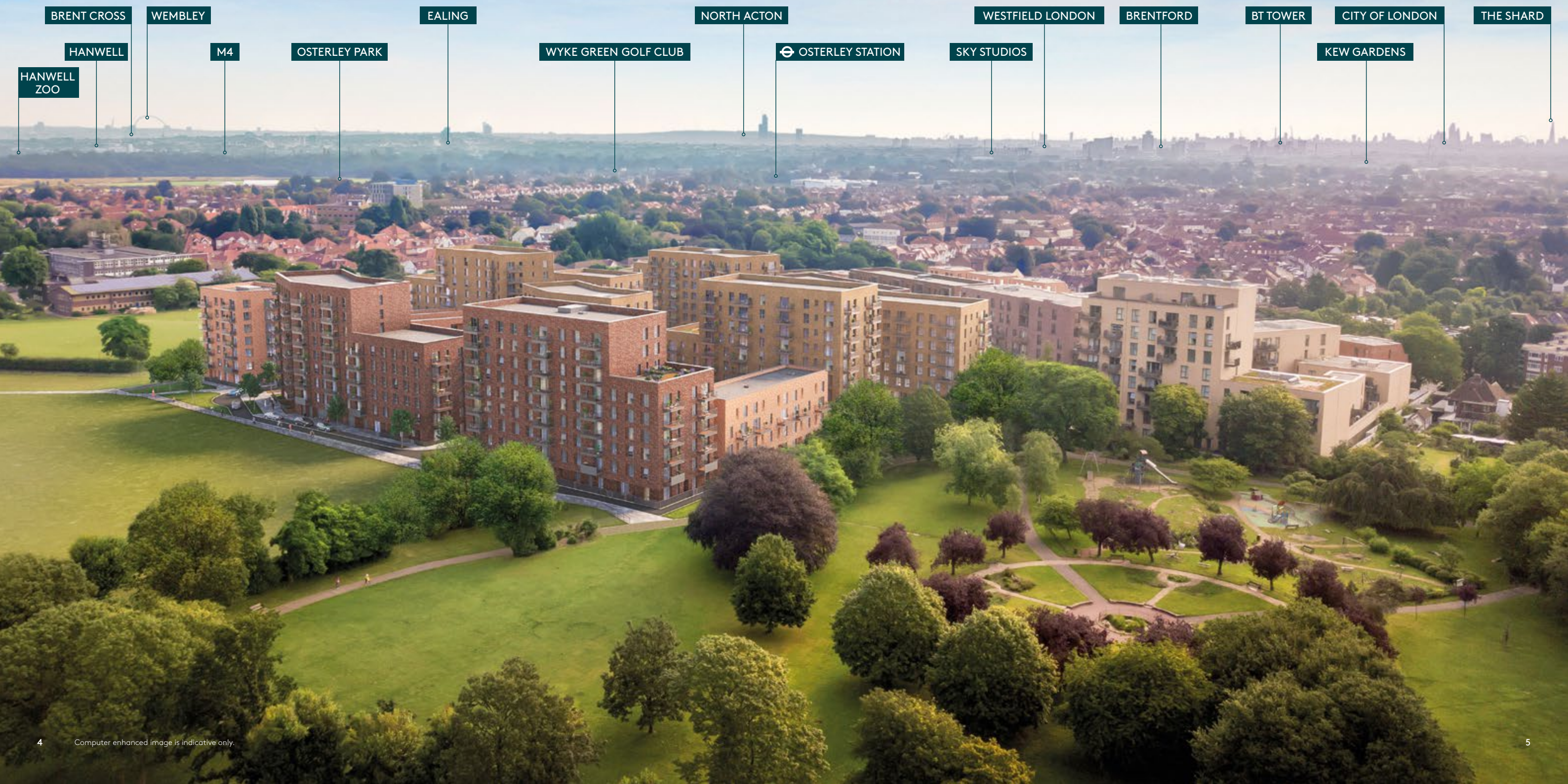
The Bellevue is a key focal point at Lampton Parkside, with a dedicated concierge service conveniently located on the ground floor. This service will help with making life at Lampton Parkside even easier, from handling your dry cleaning to receiving deliveries whilst you are away.

All the Shared Ownership apartments have balconies, allowing you to step outside whenever you wish to enjoy fresh air and views of the park's established trees, walking trails and playing fields. Ample cycle storage is provided on the ground floor of The Bellevue, which makes travelling around by bike easy and convenient.

Beautifully landscaped gardens and leafy streets create a welcoming environment where residents can pause, meet and form friendships. Just a few steps away from your new home is Lampton Park – 40 acres of green space with sports pitches, tennis courts, a playground and a historic rose garden. And with Hounslow's tube station just a four-minute walk away, and the town centre less than half a mile, you have everything you need on your doorstep.



LAMPTON PARKSIDE OFFERS A REAL SENSE OF SPACE AND OPENNESS,
WHILE STILL BEING PART OF LONDON WITH ITS MANY ATTRACTIONS,
OPPORTUNITIES AND ICONIC DESTINATIONS SUCH AS
KENSINGTON, KNIGHTSBRIDGE AND THE WEST END.



BRENT CROSS

WEMBLEY

EALING

NORTH ACTON

WESTFIELD LONDON

BRENTFORD

BT TOWER

CITY OF LONDON

THE SHARD

HANWELL

M4

OSTERLEY PARK

WYKE GREEN GOLF CLUB

OSTERLEY STATION

SKY STUDIOS

KEW GARDENS

HANWELL ZOO

APARTMENTS SPECIFICATION

THE SHARED OWNERSHIP APARTMENTS ARE LIGHT,
COMFORTABLE AND BEAUTIFULLY FINISHED, WITH FLEXIBLE
SPACES WHERE YOU CAN WORK, RELAX, SOCIALISE
AND ENTERTAIN.



KITCHEN

- Matt finish handleless units with soft close to doors and drawers
- Slim profile laminate worktop with glass splashback behind hob
- Induction hob
- Integrated single oven
- Integrated microwave
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated cooker hood
- Stainless steel sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units
- Washer/dryer (freestanding in hallway cupboard)

Kitchen designs and layouts vary; please speak to our Sales Executives for further information

EN-SUITE

- Low profile shower tray with glass shower door
- Feature mirror with shelf to match vanity top (where layout allows)
- Heated chrome towel rail

BATHROOM

- Bath with shower over and glass screen
- Bath panel to match vanity top
- Feature mirror with shelf (where layout allows)
- Heated chrome towel rail

DECORATIVE FINISHES

- Painted front entrance door with multi-point locking system
- High efficiency double glazed aluminium timber composite windows
- White painted flush internal doors with contemporary dual finish ironmongery
- Built-in mirrored wardrobe with sliding doors to principal bedroom

- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring to entrance hall, kitchen/living/dining room, bathroom and en-suite
- Carpet to bedrooms

HEATING AND WATER

- Underfloor heating throughout each apartment
- Heated chrome towel rails to bathroom and en-suite
- Heating via communal heating plant

ELECTRICAL

- Downlights to entrance hall, kitchen/living/dining room, bathroom and en-suite
- Pendant fittings to all bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- Wiring for customer's own broadband connection
- Pre-wired for customer's own Sky Q connection
- Video entry system to every apartment accessed from communal core, linked to main entrance door
- External lighting to balcony
- Hard-wired smoke and heat detectors
- Sprinkler system to all apartments

EXTERNAL FINISHES

- Porcelain tiles to balconies

COMMUNAL AREAS

- Fob controlled access system to entrance lobby where apartments accessed off communal core
- Lift to all floors where accessed off communal core
- Cycle and bin storage space
- Letterboxes provided within communal entrance lobby

CONSTRUCTION

- Steel reinforced concrete frame with outer brickwork, cavity filled with insulation
- Concrete floors
- Exterior treatments are a combination of buff and red facing bricks with biodiverse roofs

GENERAL

- 10 year NHBC warranty
- 998 year lease
- A service charge will be payable for the maintenance of the shared facilities and communal areas



The apartment buildings, landscaped area and the shared facilities at Lampton Parkside will be managed and maintained by Notting Hill Genesis. All residents will be required to pay annual service charge contributions for the management, repair and maintenance of these areas, which will be collected by Notting Hill Genesis. We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Notting Hill Genesis reserve the right to make these changes as required. Show Home imagery featured is indicative only.

SITE PLAN



FINDING YOUR HOME AT LAMPTON PARKSIDE WITH SHARED OWNERSHIP

SHARED OWNERSHIP* IS A GOVERNMENT-FUNDED PART BUY, PART RENT SCHEME DESIGNED TO HELP PEOPLE BUY A HOME OF THEIR OWN.

You buy a share of between 25% and 75% of the home's full market value, and pay a subsidised rent on the remainder, with the option to increase the share you own when you can afford to (this is known as 'staircasing').

Shares available to buy at Lampton Parkside may vary. Please speak to our sales consultants for the latest eligibility criteria.

FIND

1. Start your journey

Choose the right home for you by visiting our website or giving us a call. Tell us what you're looking for and we'll answer any questions you have.

2. Are you eligible?

Complete the online application form. We'll check your form to see if you have met the overall criteria for Shared Ownership and whether it is affordable for you.

3. Check out the development

Book your viewing at Lampton Parkside with our sales team.

APPLY

4. Select your preferred home

Have you seen something you like? Tell us which apartment is your preferred one.

5. We offer you a home

We'll try to offer you your preferred home. If we can't, we'll look to offer you a similar home at Lampton Parkside or at another of our developments.

6. Purchasing interview

You'll supply evidence of your income, savings and other required information to one of our specialist financial advisors. They will review whether buying the home is affordable for you in more detail and will look to find the best mortgage deal available to you. A sales consultant will then contact you (usually by phone) to discuss the outcome of the review and explain the buying process in more detail.

BUY

7. Instruct your solicitor

When you instruct a solicitor you'll also need to pay your reservation fee and apply for a mortgage.

8. Exchange of contracts

You're nearly there – exchanging contracts means that everything is tied up. We've legally agreed to sell you the home and you've agreed to buy it.

9. Home demonstration

When the building is nearly ready, we'll invite you to see your home before you move in. We'll give you a residents' manual and make sure you are familiar with the key features such as kitchen appliances, heating and security systems.

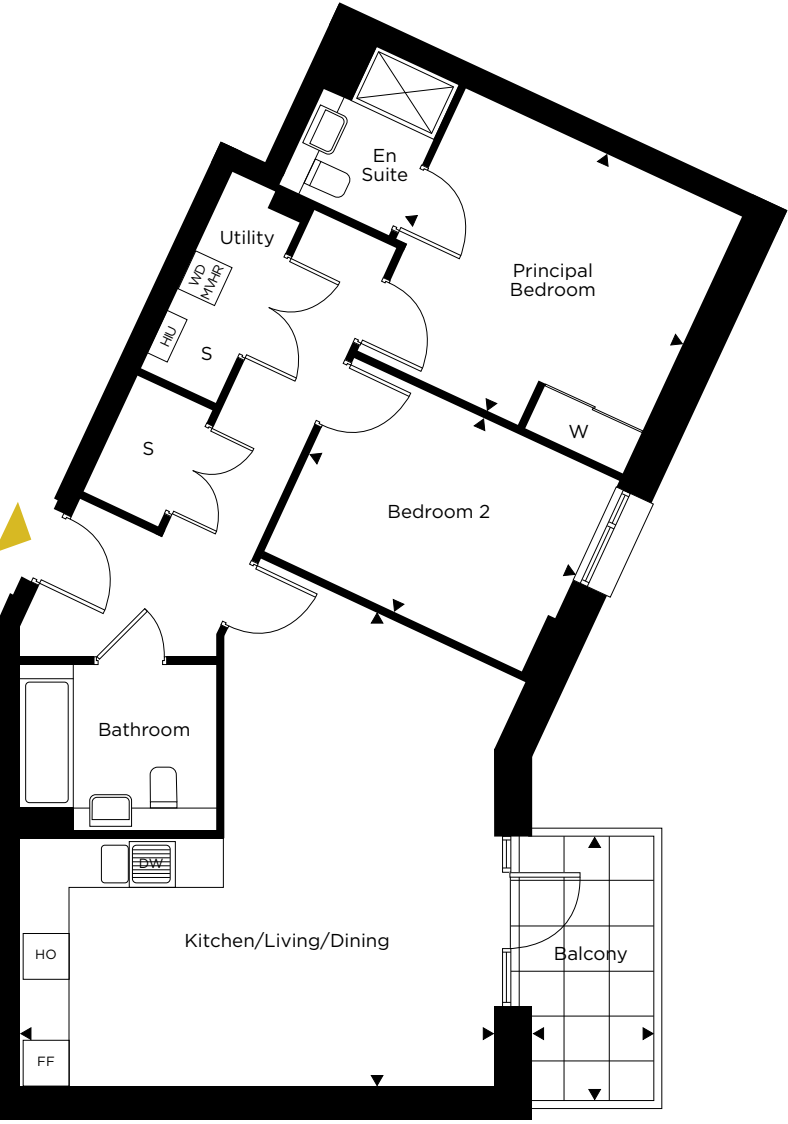
10. Legal completion

Reaching legal completion means you have bought your home and can move in. Congratulations, you are now a homeowner at Lampton Parkside!

APARTMENTS

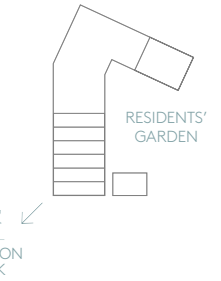
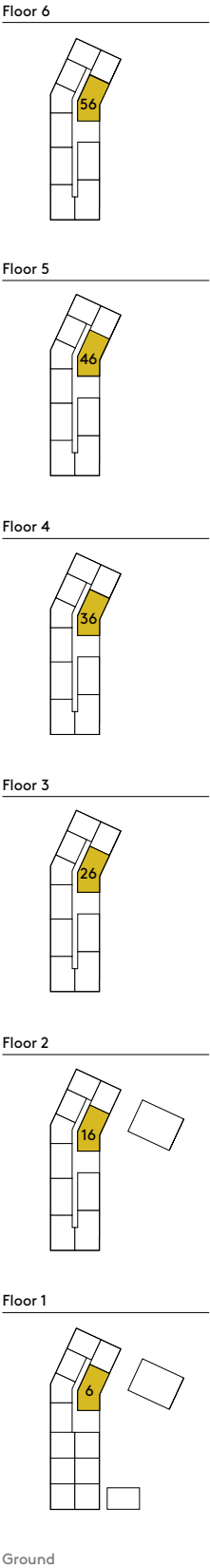
6, 16, 26, 36, 46 and 56 BRAUNTON COURT

Kitchen/Living/Dining	6.27m x 6.26m	20'7" x 20'7"
Principal Bedroom	4.04m x 3.76m	13'3" x 12'4"
Bedroom 2	3.87m x 2.84m	12'8" x 9'4"
Balcony	1.63m x 3.53m	5'4" x 11'7"
Total Internal Area	84.9 Sq m	914 Sq Ft



S = Store W = Wardrobe HO = Hob/Oven FF = Fridge/Freezer DW = Dishwasher
WD = Washer Dryer HIU = Heat Interface Unit MVHR = Mechanical Ventilation with Heat Recovery

Apartment layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.

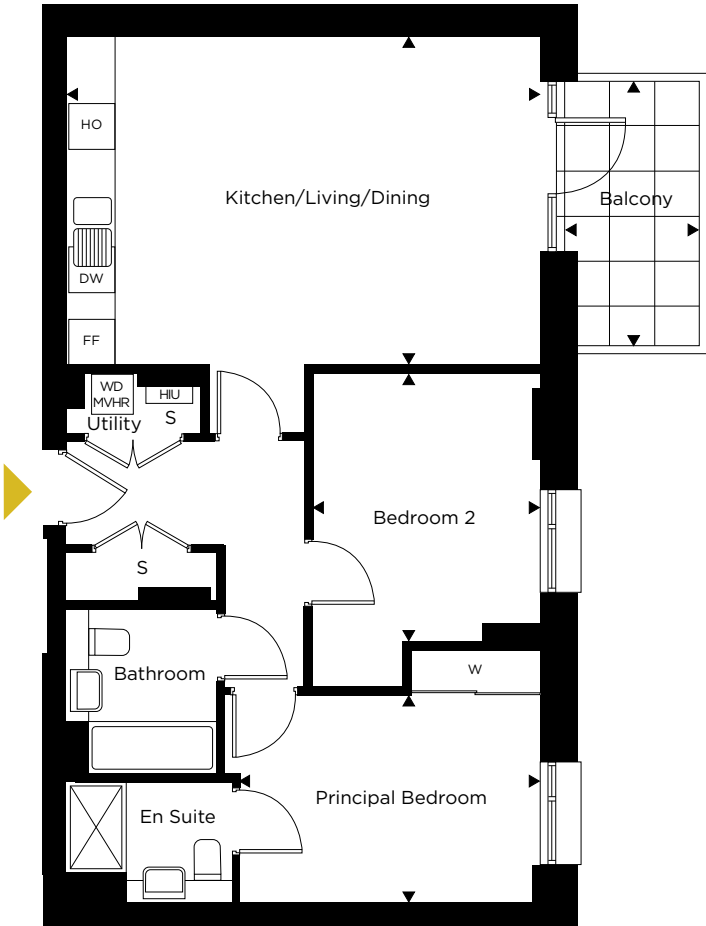


*Affordability and eligibility criteria apply. Please speak to a sales consultant for more information.

APARTMENT

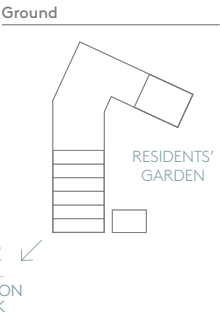
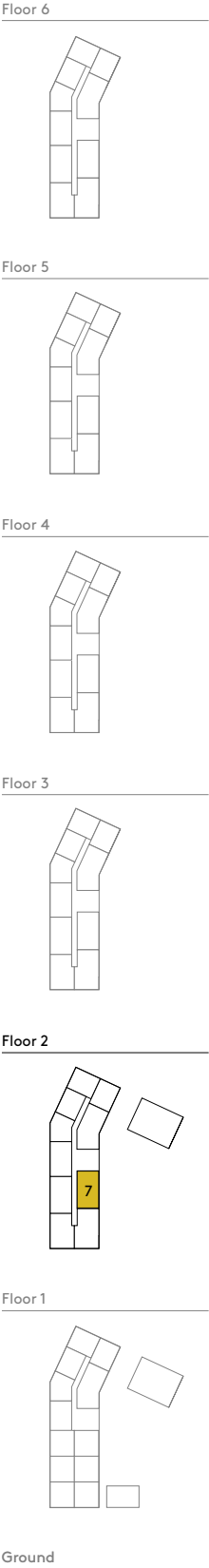
7 BRAUNTON COURT

Kitchen/Living/Dining	6.27m x 4.35m	20'7" x 14'3"
Principal Bedroom	3.97m x 2.75m	13'0" x 9'0"
Bedroom 2	3.02m x 3.56m	9'11" x 11'8"
Balcony	1.61m x 3.53m	5'3" x 11'7"
Total Internal Area	71.5 Sq m	770 Sq Ft



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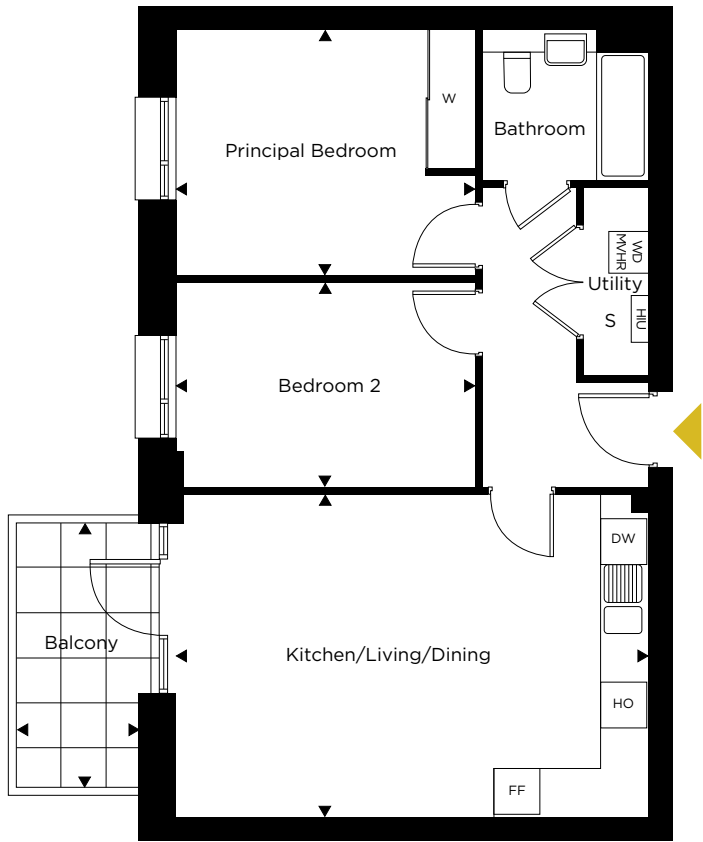
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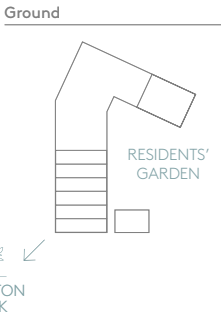
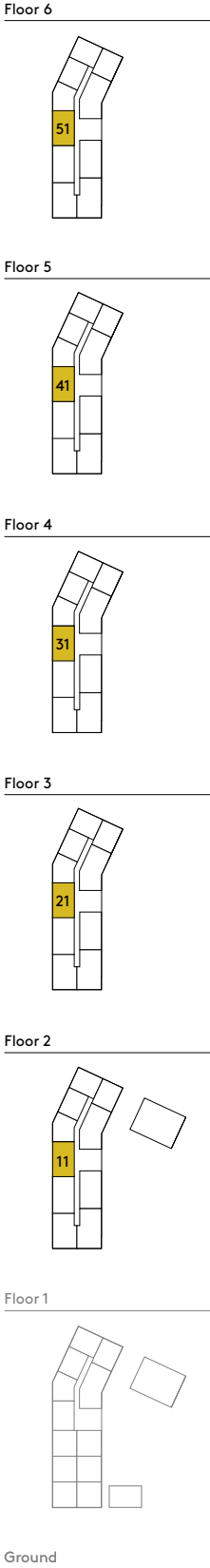
11, 21, 31, 41 and 51 BRAUNTON COURT

Kitchen/Living/Dining	6.27m x 4.27m	20'7" x 14'0"
Principal Bedroom	3.97m x 3.25m	13'0" x 10'8"
Bedroom 2	3.97m x 2.70m	13'0" x 8'10"
Balcony	1.63m x 3.53m	5'4" x 11'7"
Total Internal Area	65.6 Sq m	706 Sq Ft



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WORKING TOGETHER TO CREATE OUTSTANDING HOMES

LAMPTON PARKSIDE IS A VISIONARY COLLABORATION
BETWEEN HILL AND NOTTING HILL GENESIS, BRINGING TOGETHER
FIVE STAR HOUSEBUILDING WITH A COMMITMENT TO MAINTAINING
A DIVERSE AND THRIVING COMMUNITY.



Hill is an award-winning housebuilder and one of the leading developers in London and the south east of England, delivering both private for sale and affordable homes.

This family-owned and operated company has grown to establish itself as the UK's third largest privately owned housebuilder, with an impressive and diverse portfolio ranging from landmark mixed use regeneration schemes and inner-city apartments to homes set in idyllic countryside.

Hill prides itself on putting its customers first and was awarded a 5 star status from the Home Builders Federation's annual Customer Satisfaction Survey in 2018, 2019, 2020 and 2021. Hill has also won over 450 industry awards in the past 20 years, for developments such as Knights Park, Mosaics and Ironworks.

In 2019, Hill Group designed and is donating 200 fully equipped modular homes to homelessness charities as part of a £12 million pledge through its Foundation 200 initiative.



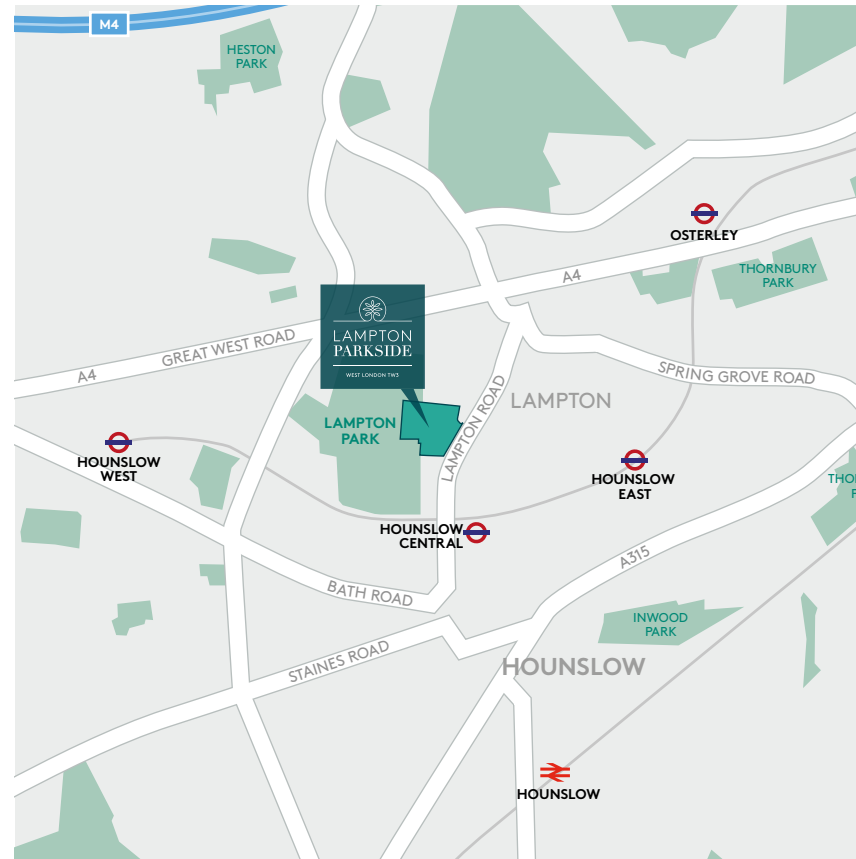
At Notting Hill Genesis, we build and maintain quality affordable homes, creating diverse and thriving communities.

Notting Hill Genesis are one of the largest housing associations in London and the south-east, owning and managing more than 66,000 homes. We provide homes across a range of tenures, are a leading provider of Shared Ownership, and are committed to realising our vision, which is to provide homes that build a better place for all.

Our focus is our customers. We put their needs at the heart of our structures, processes and systems and they drive our decisions each and every day. We want them to be proud of the place they call home and from where they can begin to build lives, communities and futures.



HOW TO FIND US



LAMPTON
PARKSIDE

WEST LONDON TW3

Lampton Parkside Sales Suite
Lampton Road
TW3 4FD

020 3944 2568

nhgsales.com/lamptonparkside

This brochure, and the description and measurements herein, do not form any part of a contract. Whilst every effort has been made to ensure accuracy, this cannot always be guaranteed. Site layouts, and specifications are taken from drawings which were correct at the time of print. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty. Images of the Lampton Parkside properties are computer generated and the landscaping may have been enhanced. Details correct at time of going to print.

nhgsales.com/lamptonparkside

A UNIQUE COLLABORATION BETWEEN

