

# 59 FERN GROVE FELTHAM

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*Feltham*  
TW14







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Welcome to Fern Grove, your very own retreat from the bustle of the city. Nestled next to Glebelands park and a short stroll from Feltham station (just 29 mins from London Waterloo), this stylish collection of studio, 1 and 2 bedroom apartments is the ideal place for young families and commuters, looking to settle down in the green and leafy outskirts of the city.



# A CITY LIFESTYLE WITH A BREATH OF FRESH AIR

## STUDIO, 1 & 2 BEDROOM SHARED OWNERSHIP

*Apartments*

Buying at Fern Grove means you'll be part of one of the capital's most exciting regeneration projects, and at the centre of a neighbourhood that's really going places! Located in the heart of Feltham, 59 Fern Grove is the second phase in this exciting new development by award winning Network Homes. With a variety of layout styles to choose from, the apartments have been thoughtfully considered to maximise light and space, with floor to ceiling windows, open plan living and balconies or terraces to most.

Available through Shared Ownership, each home offers the best of modern living – a haven to enjoy some peace and quiet but with the convenience of London just moments from your doorstep.



FERN GROVE





CGI of Phase 2.

**REST.  
RELAX.  
RECHARGE.**



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**IT'S TIME TO RECONNECT**

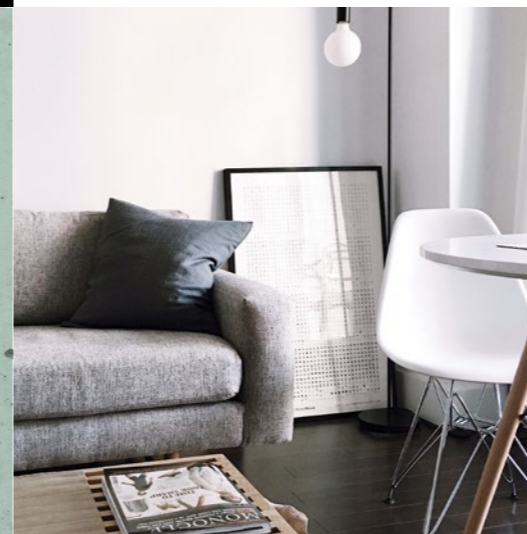
Visit the rooftop terrace at Fern Grove and all the noise of the buzzing London life will start to fade away. Enjoy some tranquillity and breathe in the views as the perfect place to watch the sunset and socialise. Or if you prefer park life, why not take a short stroll to Glebelands Playing Fields, bordering the development and accessed by a direct walkway. Whatever you choose this is the place to unwind, relax and escape.



**TAKE IT EASY  
OR TUNE-IN  
TO THE  
CITY VIBE.  
OR BOTH.**

*You decide*

**PET  
FRIENDLY**



*Shop*

**CITY  
LIGHTS**



*Travel*

**GREEN  
SPACE**



*Style*



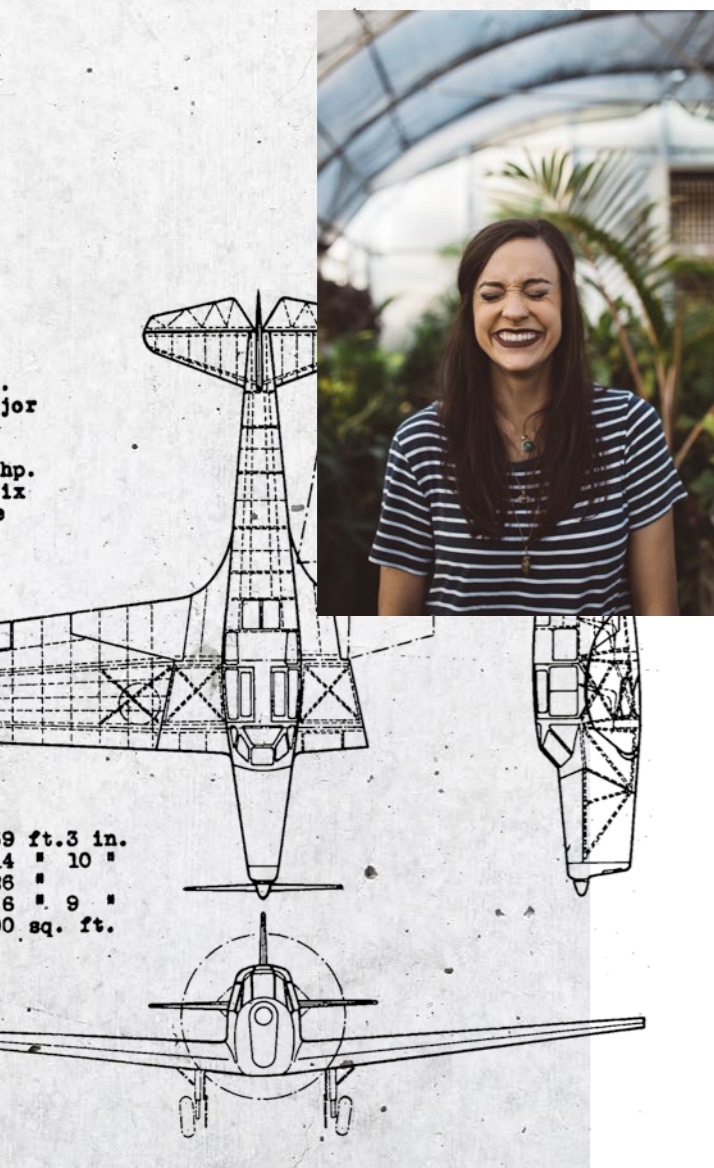
**26  
MINUTES**  
*Waterloo*  
**STATION**







# ONE OF THE MOST VIBRANT COMMUNITIES IN LONDON



## IT'S TIME TO WRITE YOUR OWN STORY...

Feltham has always had a strong identity, based upon its manufacturing history and the creativity of its vibrant community. In 1915 Whitehead Aircraft built a large factory to produce fighter aircraft at the east of the High Street. Later, the London Air Park (now Hanworth Air Park) was established, and operated as a functional aerodrome from 1928 until 1955. These days, the aeronautical theme continues with its proximity to Heathrow. And with the ambitious Feltham Masterplan approved in 2017, there are clearly many more opportunities in its future.

This long-term commitment will reinvigorate the town with social community areas, modern retail space and modern sports facilities. In an area already brimming with a unique mix of open spaces, great schools, and fast connections into central London, the prosperity of Feltham will continue to transform over the next few years.





# ENJOYING THE LOCAL *Amenities*

Steeped in history, Feltham is far from old fashioned, it embraces the capital's culture and creates a unique local style. It offers a great mix of shops, restaurants, parks and leisure activities which is only a short walk or driving distance from the development.

## LEISURE

The lively town of Feltham means there are always activities to keep you busy. Weekends at 59 Fern Grove can be spent outdoors on Sunbury Golf Course, cheering on your chosen horse at Kempton Race Course or wandering round the beautiful gardens of Hampton Court Palace; alternatively, stay indoors and catch a movie at the local Feltham cinema. For the thrill seekers amongst you, Thorpe Park is just 25 minutes away, serving up an excellent adrenaline boost or a fun day out with the kids.

With London on your doorstep, 59 Fern Grove is perfectly positioned for you to explore some of the world's best restaurants and bars. However, for local bites, Feltham high street is home to both popular chains and independent restaurants, with a mix of lively bars and quiet coffee shops.

## RETAIL

Home to all your key amenities, Feltham town centre has everything you need. Whether shopping at the larger supermarkets of Lidl and Tesco or looking for a unique find at the Saturday Twickenham farmers market; Feltham is ideally located so you can reach the famous shopping streets of central London, or shop local on the town's high street.

## SCHOOLS

Feltham is home to first-rate schools, with many just a short walk away from Fern Grove, making it the perfect place to raise your growing family. Wishmore Cross Academy, Reach Academy, Space Studios and Rivers Academy West London are within easy access of the development.

## PARKS

Located on the outskirts of London, Feltham benefits from being on the fringes of city and country. The closest, Glebelands Playing Fields, is next to the development, but many others close by include the Historic Hanworth Park, Hounslow Heath, Bushy Park, Crane Park, Kempton Nature Reserve and Bedfont Lakes Country Park. Alternatively, head further afield and picnic next to the picturesque lake at Virginia Water.



Hampton Court Palace

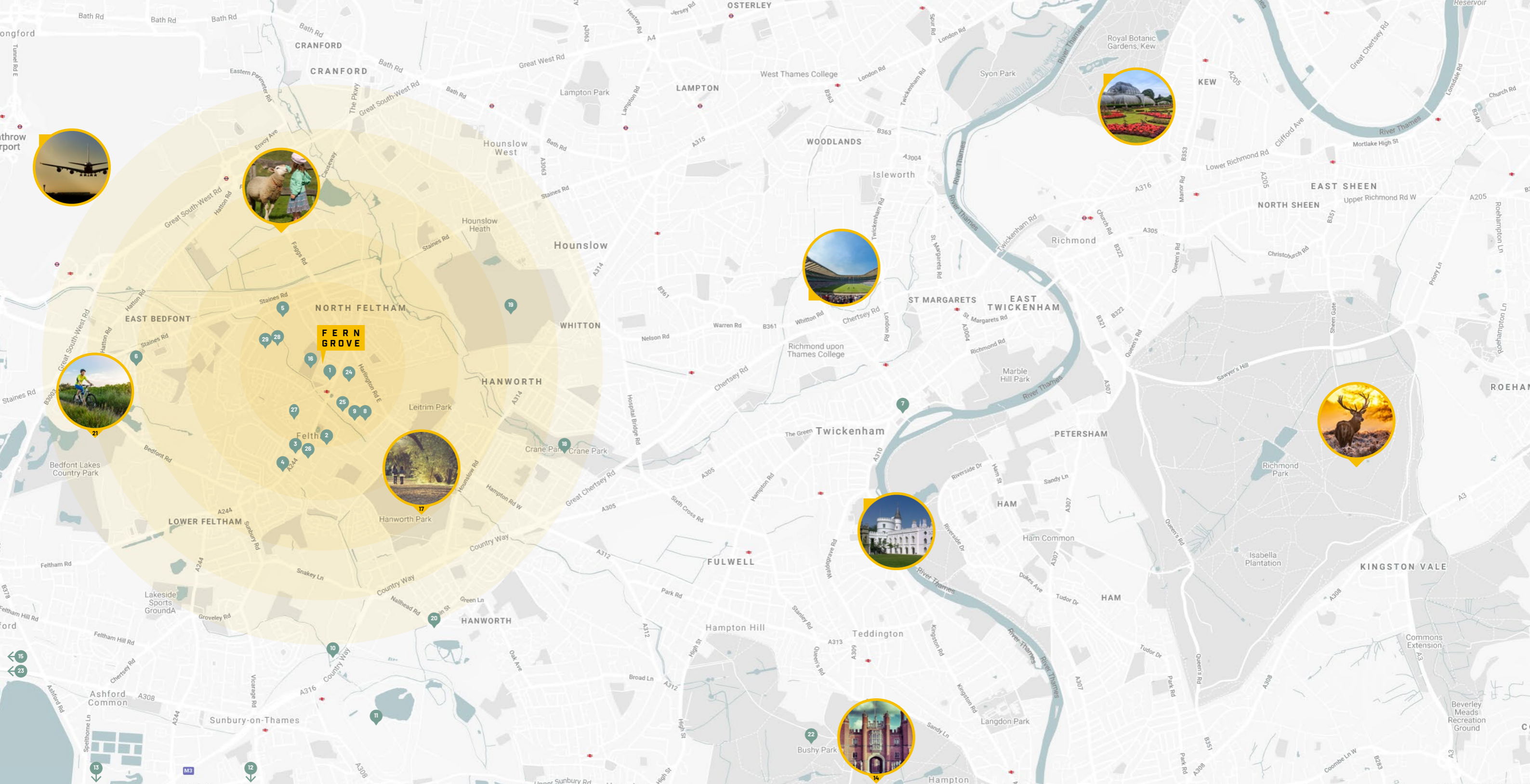


Bushy Park



Feltham Market





## FELTHAM AND BEYOND

### YOUR LOCAL AMENITIES

1. Lidl ..... 0.2 miles
2. KTM ROX ..... 0.5 miles
3. Tesco Superstore ..... 0.7 miles
4. Humble Thali ..... 0.8 miles
5. The Beehive ..... 1.1 miles
6. The Bell on the Green ..... 1.7 miles
7. Twickenham Farmers Market ..... 4.2 miles

### LEISURE

8. Cineworld ..... 0.8 miles
9. Tenpin Feltham ..... 0.8 miles
10. Hampton & Kempton waterworks railway ..... 2.2 miles
11. Kempton Racecourse ..... 3 miles
12. London Irish Rugby Club ..... 3.4 miles
13. Sunbury Golfcourse ..... 4.3 miles
14. Hampton Court Palace ..... 5 miles
15. Thorpe Park ..... 7.8 miles

### PARKS AND OUTDOORS

16. Glebelands Playing Fields ..... 0.1 miles
17. Hanworth Park ..... 1.5 miles
18. Crane Park ..... 1.8 miles
19. Hounslow Heath ..... 2 miles
20. Kempton Nature Reserve ..... 2.3 miles
21. Bedfont Lakes Country Park ..... 2.7 miles
22. Bushy Park ..... 4.3 miles
23. Virginia Water Lake ..... 10.1 miles

### EDUCATION

24. Wishmore Cross Academy ..... 0.2 miles
25. St Laurence Catholic PS (Rating Good) ..... 0.5 miles
26. Reach Academy (Rating Outstanding) ..... 0.6 miles
27. Tiny Toez Pre-School ..... 0.7 miles
28. Rivers Academy West London (Rating Good) ..... 1 mile
29. Space Studio (Rating Good) ..... 1.1 miles

## LOCAL LINKS



**RAIL** (from Feltham Station 6 mins walk)

- Twickenham ..... 5 mins
- Richmond ..... 10 mins
- Clapham Junction ..... 18 mins
- London Waterloo ..... 29 mins



**CAR**

- Heathrow Airport ..... 10 mins
- Twickenham ..... 13 mins
- M25 ..... 20 mins



**BUS**

- Hatton Cross ..... 13 mins
- Heathrow Airport ..... 15 mins
- Twickenham ..... 28 mins
- Brentford ..... 45 mins
- Kingston ..... 50 mins

\*travel times and distances according to Google Maps and taken from 51 Fern Grove unless stated





### MAKING IT YOUR OWN

Every interior is designed to help you make the most of your home. Finished to a high specification, with integrated appliances and flooring included throughout, all you need to do is add the finishing touches to truly make it yours.

Whether with friends, family or alone, time at home is time to be enjoyed. For the moments that matter – 59 Fern Grove is the perfect place to make memories.



*Homes*  
**DON'T JUST HAPPEN,  
THEY ARE MADE**



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# S P E C

INTERNAL SPECIFICATIONS

## KITCHEN

- Symphony gloss anthracite (Bottom Unit ) & gloss platinum (Top Unit) with complimentary marble sirocco laminate work surface and upstand
- Integrated appliances from Zanussi including oven, ceramic hob, cooker hood, fridge freezer, dishwasher
- Blanco 1.5 bowl chrome sink with monobloc mixer tap
- Silver splashback above oven
- Zanussi washer/dryer located in the utility cupboard

## BATHROOM

- Contemporary white bathroom suite with chrome fittings by Hansgrohe
- Madagascar Blanco white matt finish ceramic floor and wall tiles
- Hansgrohe Focus single lever mixer tap
- Full width wall mirror
- Roca Debba wall hung pan WC
- Heated towel rail

## SECURITY

- Video entry phone
- Lockable mailbox located within the main entrance area

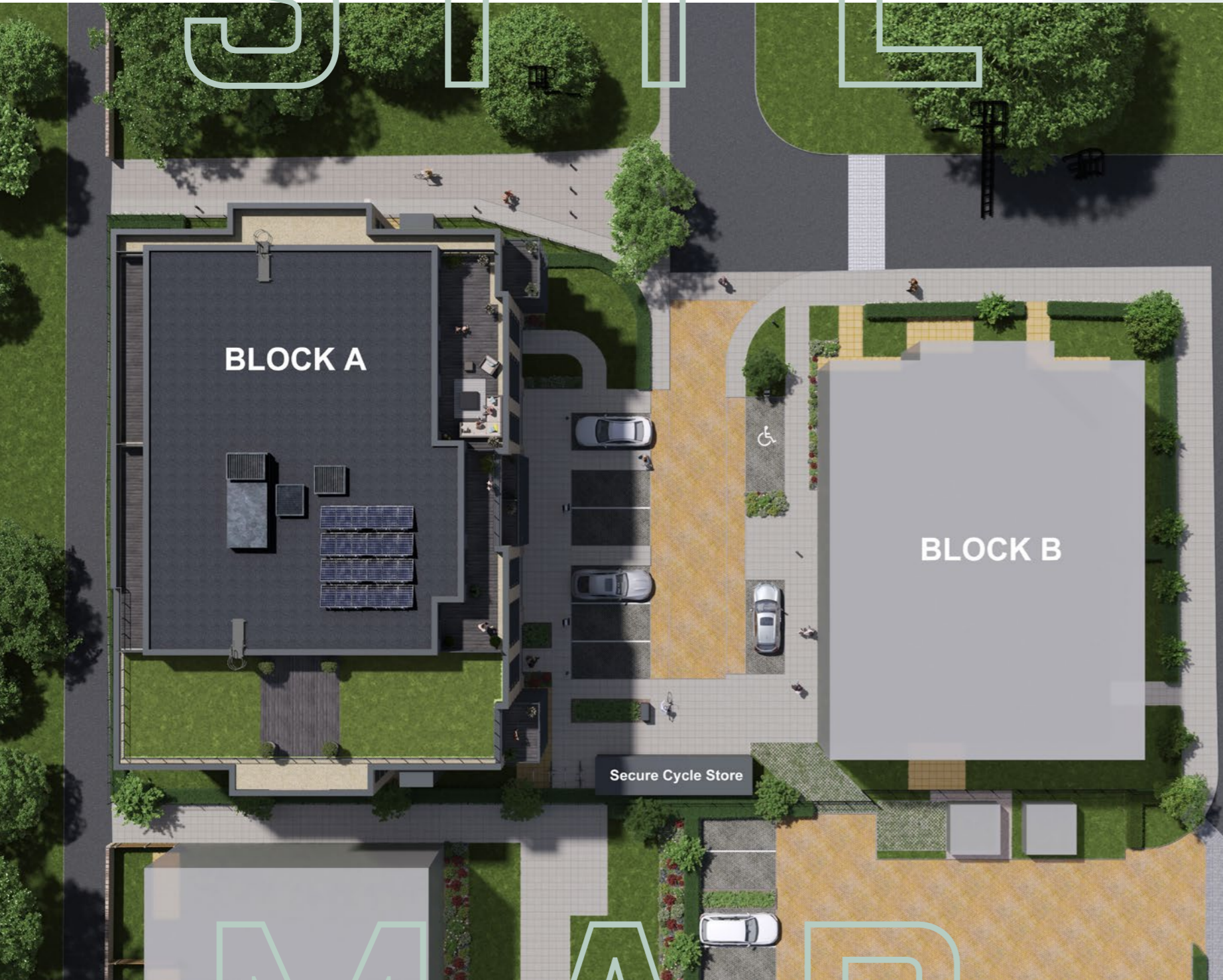
## GENERAL

- Terrace/ balcony to most apartments
- Carpets to bedrooms
- Wood effect flooring to kitchen and living areas
- En-suite to bedroom one on selected apartments
- Heat Interface Unit (HIU)
- TV points to lounge and all bedrooms (apart from studios). Communal television aerial provision for Sky service subject to owner's choice of subscription and package
- Communal rooftop terrace



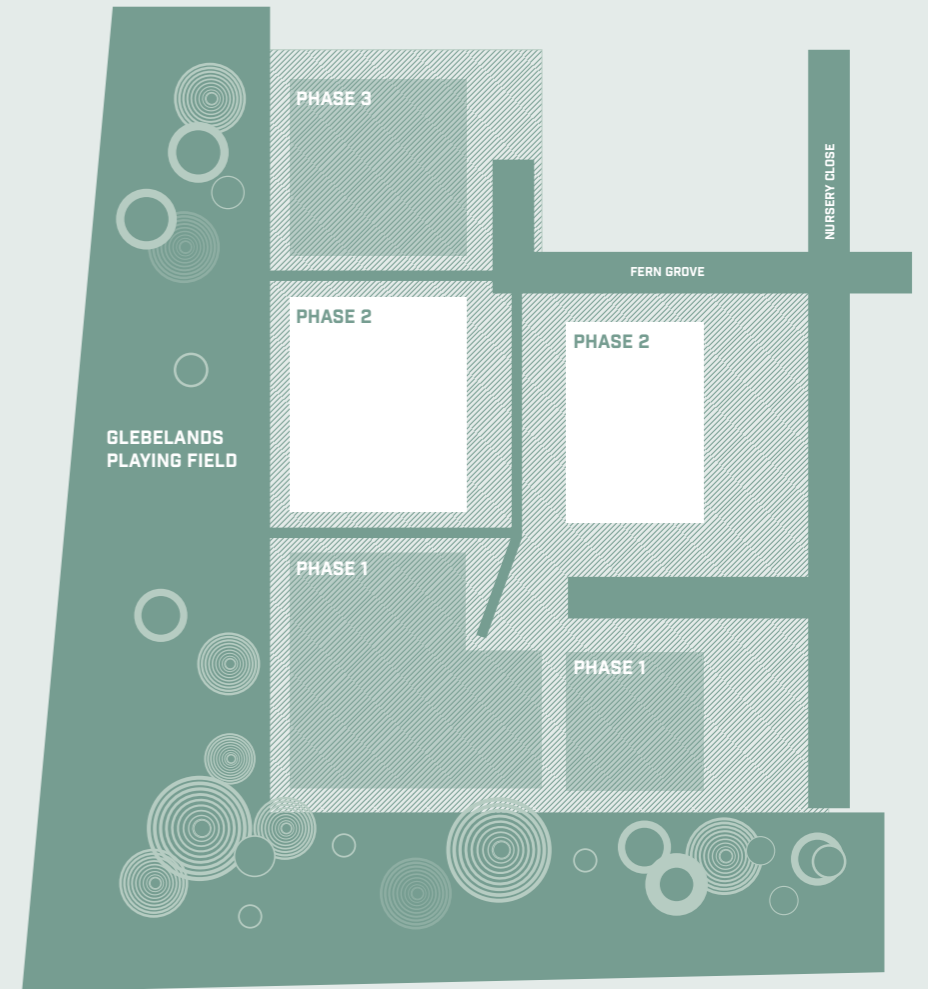


# S I T E



# M A P

## PHASED PLAN



- P1- AFFORDABLE RENT
- P2 - SHARED OWNERSHIP / AFFORDABLE RENT
- P3- LONDON AFFORDABLE RENT





## HOME OWNERSHIP STARTS HERE

Homes at Fern Grove are available through Shared Ownership, making it even easier for you to buy your own home.

Shared Ownership is designed so that you can buy a new home with a smaller deposit and with monthly housing costs that are about 20% lower than if you were to buy the same home outright on the open market.

With Shared Ownership you buy a share in your new home, usually between 25% and 75% of the full market value of the home. You also pay rent, which is initially capped at a maximum of 2.75%, on the part owned by Network Homes. In addition, a service charge is payable per month.

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

When you can afford to, you can take your next steps and increase the share you own; this is known as 'staircasing'. The cost of the additional share that you buy will be based on the current market value of your home.

To buy through shared ownership you will need to do what is known as 'maximise your affordability'. What this means is that you will be required to take out a mortgage for the share that you are purchasing and any deposit you may have. Even if you can afford to buy the minimum share of the property in cash, you will still be required to take out a mortgage.

Every application is assessed on an individual basis and you will be required to purchase the maximum share you can afford.

\*For more information visit [www.networkhomessales.co.uk](http://www.networkhomessales.co.uk)



### ABOUT NETWORK HOMES

Network Homes is one of England's leading housing associations, owning and managing over 20,000 homes, housing over 38,000 people across London, Hertfordshire and the South East. We believe good homes make everything possible.

Housing associations were set up to support people in housing need and this remains at the heart of everything we do today. We're an independent, charitable organisation and all the money we make is reinvested in building more affordable homes and delivering services for our residents.

Network Homes is a member of the G15 group of London's largest housing associations. The G15 is the collective voice of some of the leading organisations in the housing sector. Its members house one in ten Londoners and are the largest providers of affordable homes in the capital, building a quarter of all London's new homes, and owning or managing more than 600,000 homes.

**We believe that good homes make everything possible.**

[www.networkhomessales.co.uk](http://www.networkhomessales.co.uk)

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Because good homes  
make everything possible

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