

# Lampton Rise

---

Hounslow,  
Greater London



**LATIMER**  
by Clarion Housing Group

# WELCOME TO LAMPTON RISE

---

SET IN THE VIBRANT WEST LONDON SUBURB OF HOUNSLOW, THE WELL-CONNECTED LAMPTON RISE OFFERS A STYLISH, MODERN COLLECTION OF STUDIO, ONE, TWO AND THREE BEDROOM APARTMENTS FOR SHARED OWNERSHIP.

—

LAMPTON RISE IS BROUGHT TO YOU BY LATIMER. READ ON TO DISCOVER MORE ABOUT THE LIVEABLE, LOVEABLE, PRACTICAL SPACES WE HAVE CREATED EXCLUSIVELY FOR YOU.



# LATIMER DELIVERS MORE

---



**LATIMER**  
by Clarion Housing Group

Latimer Homes is part of Clarion Housing Group, and is a new kind of housing developer and that means exceeding expectations to 'deliver more'. Latimer is working with communities and councils across the country. Providing tailored solutions to their needs.

Latimer is a place maker, committed to creating spaces and homes that are amazing to live in and visit, places that appeal to a broad range of people and preferences but always with a strong focus on community and quality.

Bricks and mortar are at the foundation of everything we do. But it's a foundation on which to build more than just homes. The Latimer impact on the land we develop is positive and enhances environments. Our surplus is poured back into communities helping the Group deliver more.

Latimer is pushing the boundaries of expectation. Because affordable shouldn't mean poor quality. Because aspirational shouldn't mean out of reach. Because accessible shouldn't mean generic. Latimer is delivering more for residents, for communities, for the future.

Latimer doesn't just deliver homes. Latimer delivers social impact.

Latimer delivers more.

RICHARD COOK  
GROUP DIRECTOR OF DEVELOPMENT



## A UNIQUE COMBINATION

---



---

Located in the heart of Hounslow, between Central London to the east and Heathrow and the countryside to the west, Lampton Rise offers an attractive collection of 50 studio, one, two and three-bedroom apartments for shared ownership.

Residents at Lampton Rise will find a community where home can be a peaceful, relaxing sanctuary when it needs to be, whilst always benefiting from the excellent connections that Hounslow has to offer to London and to the entire globe. On the outside, they'll experience the unique, sometimes eclectic mix of delights on offer in Hounslow and the surrounding areas, from the cuisines of the world to some of the UK's most iconic open spaces. On the inside, they'll benefit from spacious rooms, contemporary fit outs, and excellent natural light throughout their homes and entire building. They'll also be able to enjoy a beautiful communal courtyard and a patio or balcony which is truly private. Lampton Rise is an invigorating blend of modern design, connectivity, and access to leisure and culture.

If you're looking for an opportunity to live in West London with access to the breadth of lifestyle that suits you, or to take your first step onto the property ladder, you'll find Lampton Rise is the place to be.

# ABOUT HOUNSLOW AND SURROUNDS

One of West London's most burgeoning areas, Hounslow is benefitting from enormous investment from the Mayor of London's office, designed to enhance the town centre and add new, high-quality housing.

It is developing as one of London's vibrant urban centres, and yet it lies so close to some of England's finest outdoor spaces, making Hounslow both a source of, and gateway to, numerous memorable experiences.

Hounslow Central station on the Piccadilly Underground Line is a mere two-minute stroll, making Lampton Rise perfect for people who regularly commute to work, hybrid workers, even people who work from home but like easy access to the delights of the capital. In the other direction, you're a 20-minute tube ride from Heathrow, making Lampton Rise a dream location for airport staff and globetrotters alike. The gateway to Europe and the rest of the world is easily accessible.



## The great outdoors

Hounslow borough is noted for its ample and luxuriant green spaces. Closest are Lampton Park, which backs directly onto the development, and the award-winning Inwood Park – both highlighted by their playing fields, sporting facilities and picnic spots. There's also the gorgeous Hounslow Heath, a wilder, more rugged green space mixing grassland, wetlands and meadows crossed by numerous walking paths.

Just over two miles away lies Osterley Park and House, one of the last surviving country estates in London with beautiful, formal gardens that will make you feel another world away. In the same vein, explore 40 acres of gardens at Syon Park on the north bank of the River Thames, and Syon House itself, the home of the Duke of Northumberland and the last surviving ducal residence and country estate in London.

To the west lies London's 'lake district' highlighted by Bedford Lakes Country Park, and to the west and south-west four of the UK's and the world's most iconic outdoor spaces. There's Hampton Court Park and Palace, home of the Hampton Court Garden Festival, the largest flower show in the world. Richmond Park – the largest of London's Royal Parks at 2,360 acres – is home to an incredible range of wildlife highlighted by over 500 roaming red and fallow deer. Kew Gardens is arguably the most renowned and scientifically important botanic gardens on the globe. Finally, there's Twickenham Stadium a mere 12-minute drive away, the world's largest rugby union stadium and England rugby HQ.

## Practical and entertaining

There are several fitness and leisure facilities nearby including gyms, swimming and even a skatepark designed for skaters of all skill levels. You'll find major retail brands up and down the High Street, as well as in The Blenheim Centre and the predominately fashion-oriented Treaty Shopping Centre.

For families, there's an excellent selection of schools within half a mile of Lampton Rise, at all levels from pre-school to sixth form college. There's also the excellent Osterley Garden Centre, where you can also dine at the Gardener's Retreat restaurant and young children can enjoy a soft play area whilst you stroll.



Hounslow is also home to an exciting mix of stores and eateries representing numerous cultures from around the world. The choice of cuisines alone is spectacular, a veritable journey around the world of food and drink. For example, Thacker's, with its Indian small plates and street food. Indeed, there's an astonishing variety of food from the sub-continent, and it's no wonder the area is a delight for vegans and vegetarians.

Start with Shree Krishna Vada Pav, showcasing the Maharashtrian delicacies of Mumbai. Or try the innovative Vegology, for delicious vegan and vegetarian meals from around the world. There's also the traditional Italian at Il Bebo, delicious Lebanese from Mawal Garden, and an authentic taste of Poland at Folvark. There are also plenty of pubs to choose from, serving classic British meals to Thai food. And if you like to cook at home, try Quality Foods, the UK's largest Asian supermarket.

LAMPTON RISE | HOUNSLOW, GREATER LONDON



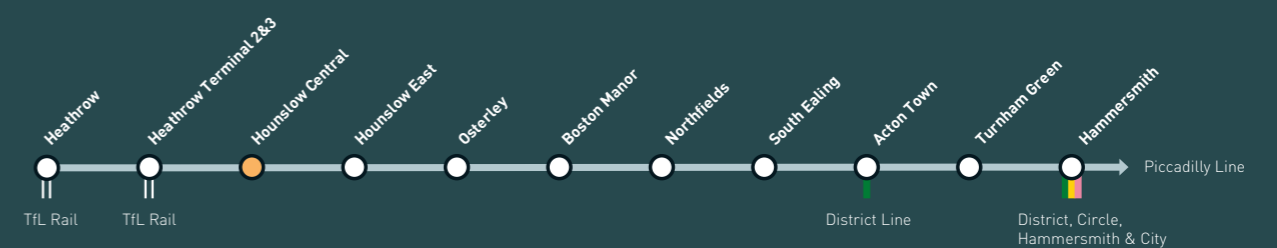


LAMPTON RISE | HOUNSLOW, GREATER LONDON

From Lampton Rise		From Hounslow Central Station		From Hounslow Central Station	
Hounslow Central Station	1 mins	Victoria	35 mins	Heathrow	11 mins
The Blenheim Centre	6 mins	Paddington	40 mins	Hammersmith	23 mins
Lampton Park	7 mins	Charing Cross	45 mins	Earl's Court	29 mins
Treaty Centre	8 mins	Waterloo	46 mins	Leicester Square	39 mins



Tube connections



Maps are not to scale and show approximate locations only. Journey times are taken from Google Maps/National Rail.

# IN YOUR AREA

Leisure activities, fitness centres, good dining and well-regarded schools are all within a short distance of Lampton Rise.

## Food & Drink

- 1 Bulstrode Pub
- 2 The Bell
- 3 The Black Horse
- 4 Circa Loca
- 5 Il Bebo's
- 6 Sahara Grill
- 7 Twentynine Hounslow
- 8 Hyderabad Biryani Point

## Education

- 9 Lampton Park Preschool
- 10 Alexandra Montessori
- 11 Alexandra Primary School
- 12 Hounslow Town Primary School
- 13 Wellington Primary School
- 14 St Mark's School
- 15 Oak Heights School
- 16 Kingsley Academy

## Sights & Gardens

- 21 Lampton Park
- 22 Twickenham Stadium
- 23 Hounslow Heath
- 24 Inwood Park
- 25 Thornbury Park
- 26 Osterley Park & House
- 27 Syon Park
- 28 Royal Botanic Gardens, Kew

## Fitness & Leisure

- 17 The Gym Group
- 18 Virgin Active
- 19 Thornbury Skate Park
- 20 Heston Pools & Fitness

## Retail & Essentials

- 29 Treaty Centre
- 30 The Blenheim Centre
- 31 Asda Superstore



Maps are not to scale and show approximate locations only. Journey times are taken from Google Maps/National Rail.



# OUR NEIGHBOURHOOD



The site plan is indicative only and may be subject to change (and subject to planning). In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.

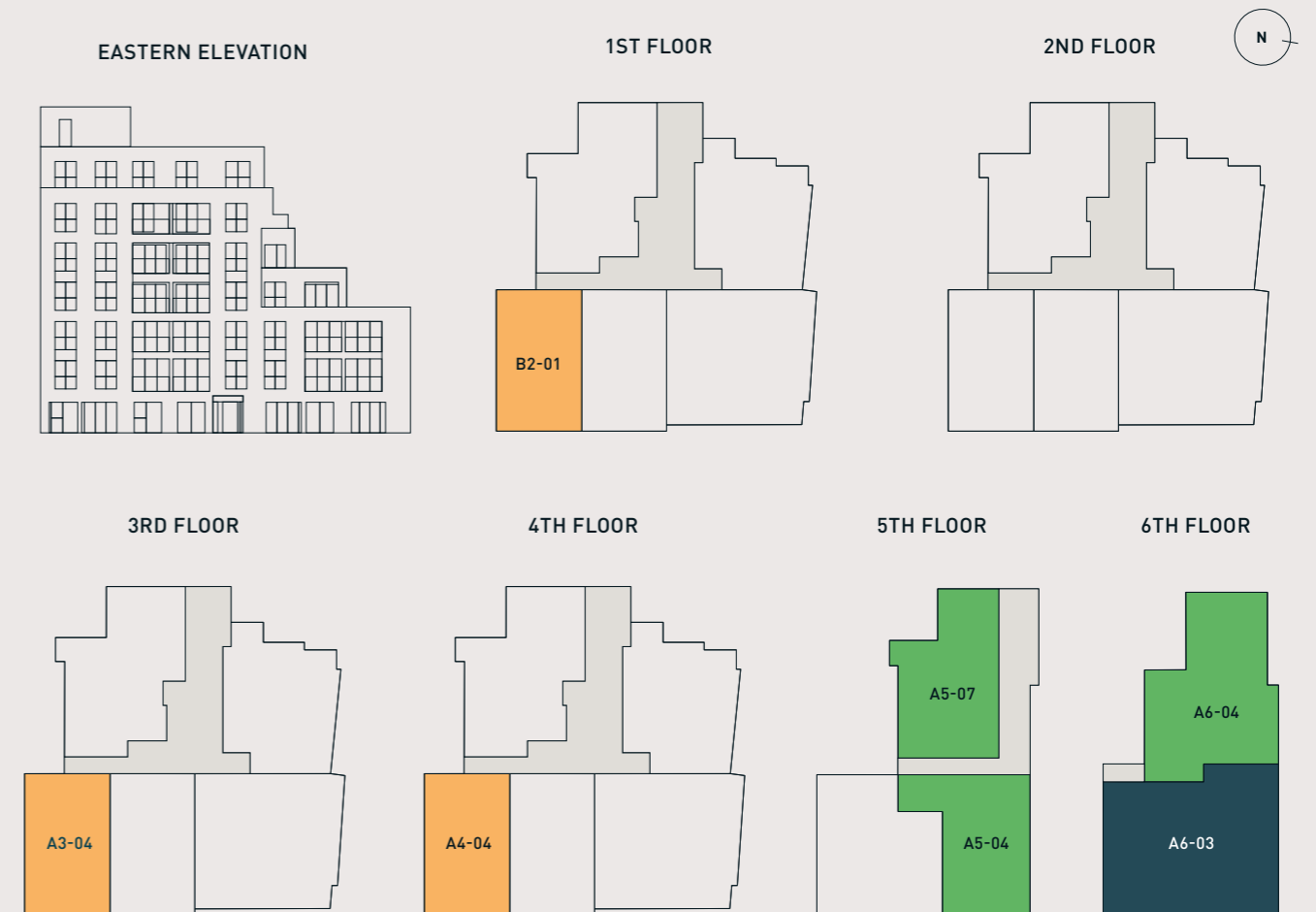
# FLOOR PLATES

## CORE A (ZONE S) EASTERN ELEVATION – LAMPTON RD



Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

## CORE B (ZONE E) EASTERN ELEVATION – LAMPTON RD



## CORE B (ZONE W) COURTYARD ELEVATION



## KEY

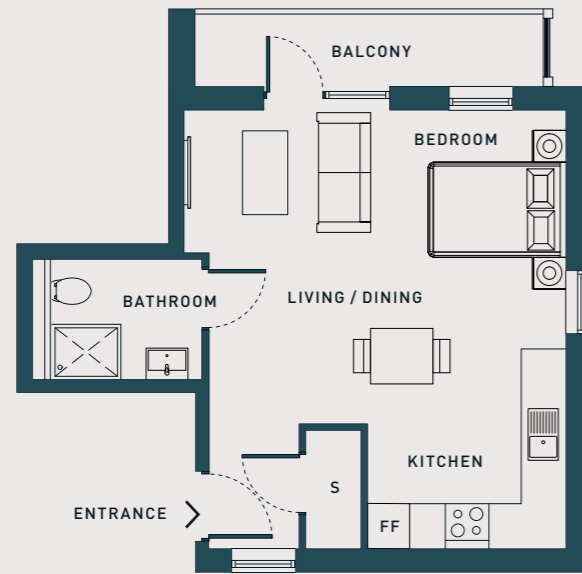
- STUDIO APARTMENTS
- ONE BEDROOM APARTMENTS
- TWO BEDROOM APARTMENTS
- THREE BEDROOM APARTMENTS

Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

**APARTMENTS / TYPE 17**

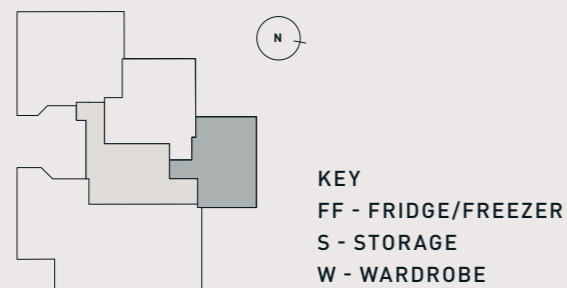
**STUDIO APARTMENT**

PLOT: A7-03



LIVING AREA                      5.5 M X 6.3 M                      18' X 20'8"

CORE A - EASTERN ELEVATION  
SEVENTH FLOOR

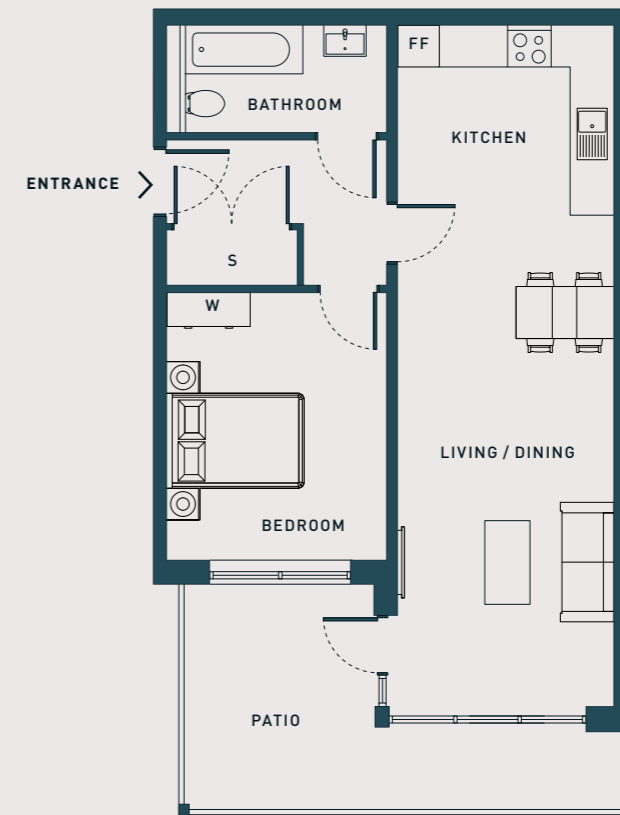


Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

**APARTMENTS / TYPE 02**

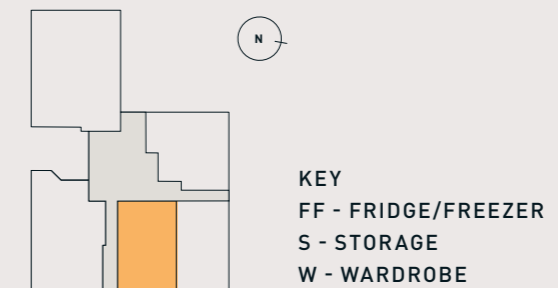
**ONE BEDROOM APARTMENT**

PLOT: A6-02



KITCHEN / LIVING / DINING                      3.1 M X 9.9 M                      10'2" X 32'5"  
BEDROOM 1                      3.2 M X 3.9 M                      10'5" X 12'9"

CORE A - EASTERN ELEVATION  
GROUND FLOOR

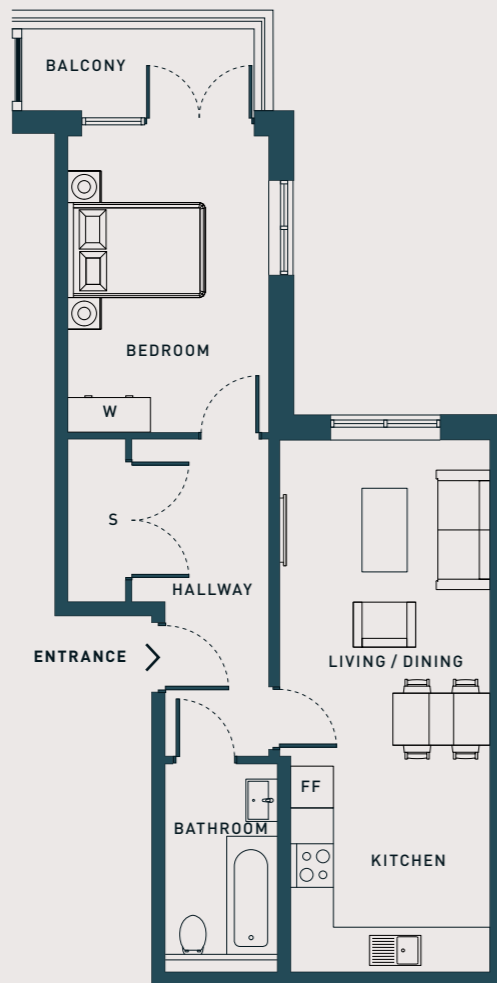


Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

**APARTMENTS / TYPE 13**

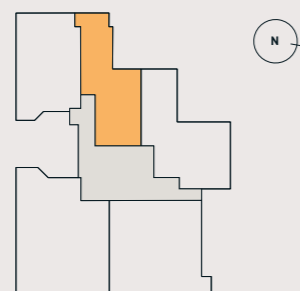
**ONE BEDROOM APARTMENT**

PLOT: A6-08



KITCHEN / LIVING / DINING	3.0 M X 7.7 M	9'10" X 25'3"
BEDROOM 1	2.9 M X 4.3 M	9'6" X 14'1"

CORE A - EASTERN ELEVATION  
SIXTH FLOOR



KEY  
FF - FRIDGE/FREEZER  
S - STORAGE  
W - WARDROBE

Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

**APARTMENTS / TYPE 14**

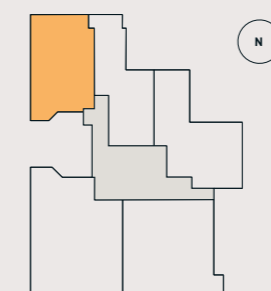
**ONE BEDROOM APARTMENT**

PLOT: A6-09



KITCHEN / LIVING / DINING	6.3 M X 5.1 M	20'8" X 16'8"
BEDROOM 1	3.4 M X 3.9 M	11'1" X 12'9"

CORE A - EASTERN ELEVATION  
SIXTH FLOOR



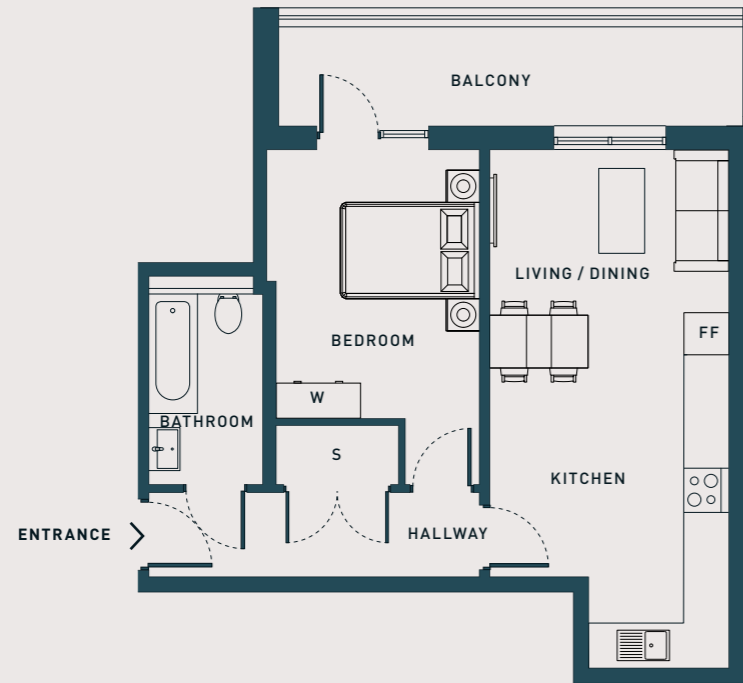
KEY  
FF - FRIDGE/FREEZER  
S - STORAGE  
W - WARDROBE

Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

APARTMENTS / TYPE 16

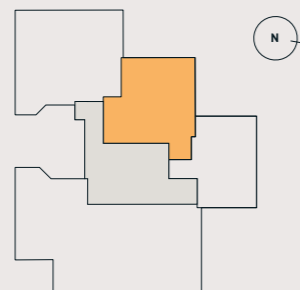
ONE BEDROOM APARTMENT

PLOT: A7-02



KITCHEN / LIVING / DINING	3.4 M X 6.1 M	11'1" X 20'
BEDROOM 1	3.0 M X 3.8 M	9'10" X 12'5"

CORE A - EASTERN ELEVATION  
SEVENTH FLOOR



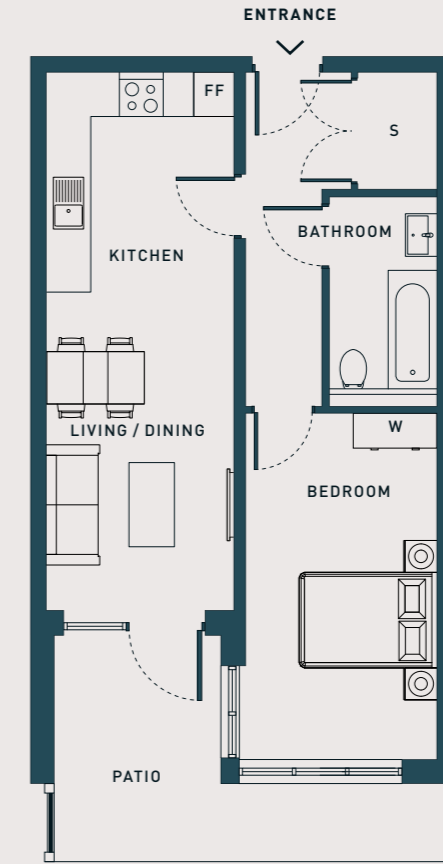
KEY  
FF - FRIDGE/FREEZER  
S - STORAGE  
W - WARDROBE

Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

APARTMENTS / TYPE 18

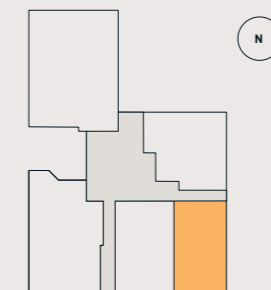
ONE BEDROOM APARTMENT

PLOT: AG-03



KITCHEN / LIVING / DINING	2.7 M X 7.7 M	8'10" X 25'3"
BEDROOM 1	2.8 M X 5.0 M	9'2" X 16'4"

CORE A - EASTERN ELEVATION  
GROUND FLOOR



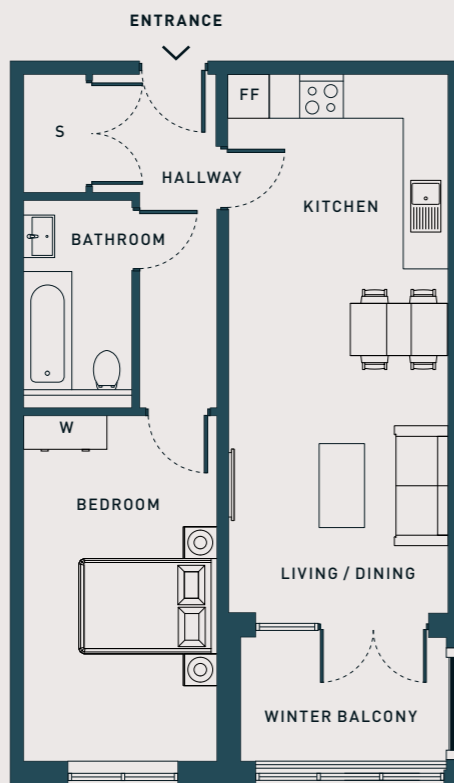
KEY  
FF - FRIDGE/FREEZER  
S - STORAGE  
W - WARDROBE

Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

**APARTMENTS / TYPE B**

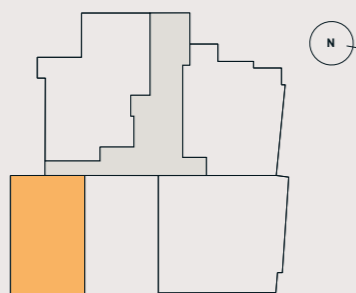
**ONE BEDROOM APARTMENT**

PLOT: B2-01, A3-04, A4-04



KITCHEN / LIVING / DINING	3.2 M X 7.7 M	10'5" X 25'3"
BEDROOM 1	2.8 M X 5.0 M	9'2" X 16'4"

**CORE B - EASTERN ELEVATION  
FIRST, THIRD & FOURTH FLOOR**



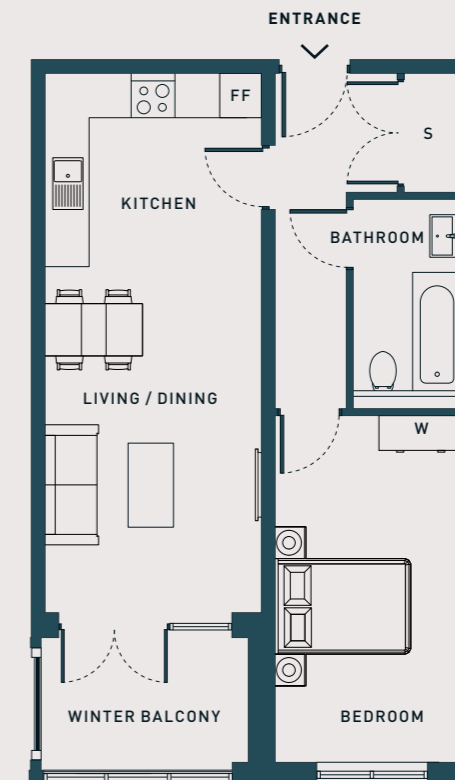
**KEY**  
 FF - FRIDGE/FREEZER  
 S - STORAGE  
 W - WARDROBE

Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

**APARTMENTS / TYPE C**

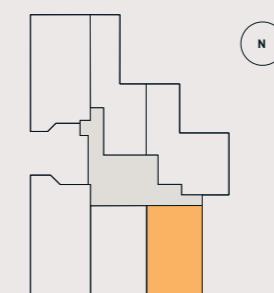
**ONE BEDROOM APARTMENT**

PLOT: A1-03, A2-03, A3-03, A4-03



KITCHEN / LIVING / DINING	3.1 M X 7.7 M	10'2" X 25'3"
BEDROOM 1	2.7 M X 5.0 M	8'10" X 16'4"

**CORE A - EASTERN ELEVATION  
FIRST - FOURTH FLOOR**



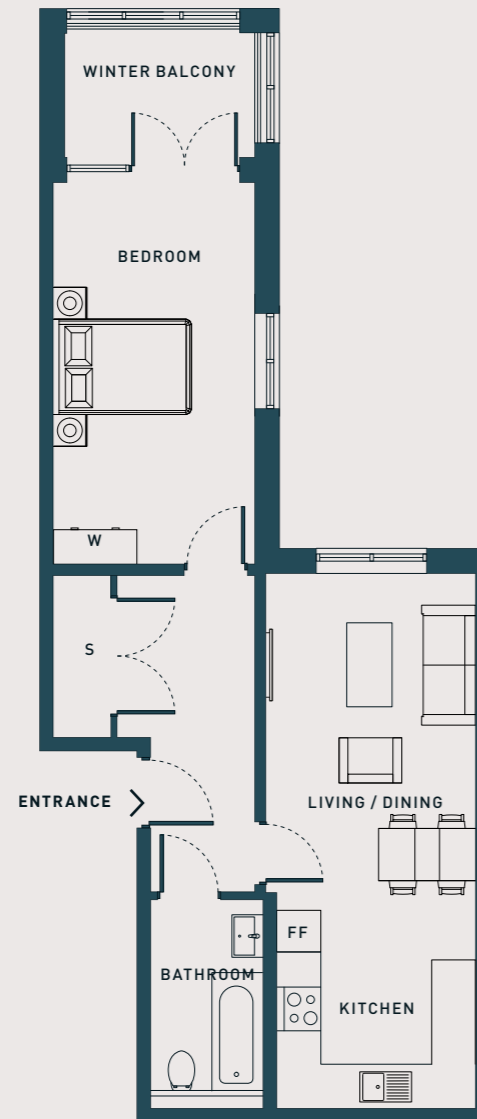
**KEY**  
 FF - FRIDGE/FREEZER  
 S - STORAGE  
 W - WARDROBE

Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

## APARTMENTS / TYPE E

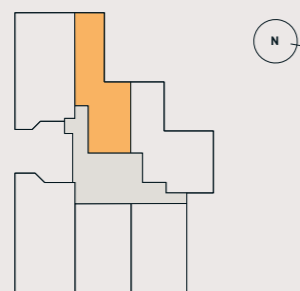
### ONE BEDROOM APARTMENT

PLOT: A1-05, A2-05, A3-08, A4-07, A5-09



KITCHEN / LIVING / DINING	3.0 M X 7.7 M	19'10" X 25'3"
BEDROOM 1	5.5 M X 2.9 M	18'1" X 9'6"

CORE A - EASTERN ELEVATION  
FIRST - FIFTH FLOOR



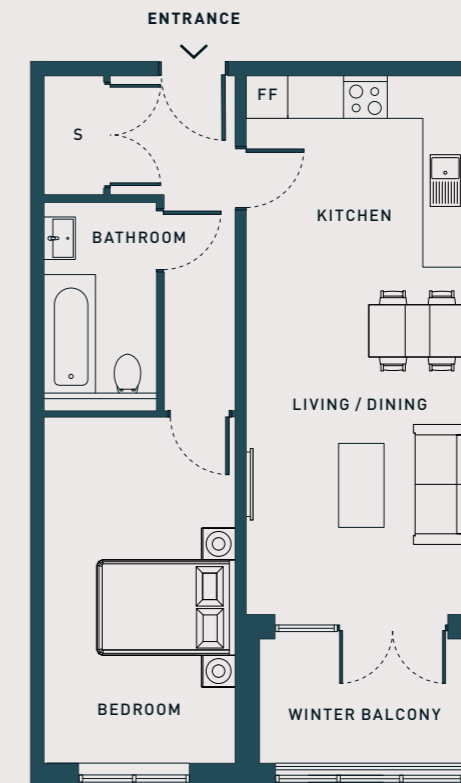
KEY  
FF - FRIDGE/FREEZER  
S - STORAGE  
W - WARDROBE

Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

## APARTMENTS / TYPE K

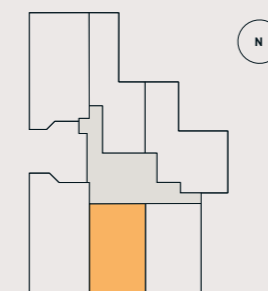
### ONE BEDROOM APARTMENT

PLOT: A1-02, A2-02, A3-02, A4-02



KITCHEN / LIVING / DINING	3.2 M X 7.7 M	10'5" X 25'3"
BEDROOM 1	2.8 M X 5.0 M	9'2" X 16'4"

CORE A - EASTERN ELEVATION  
FIRST - FIFTH FLOOR



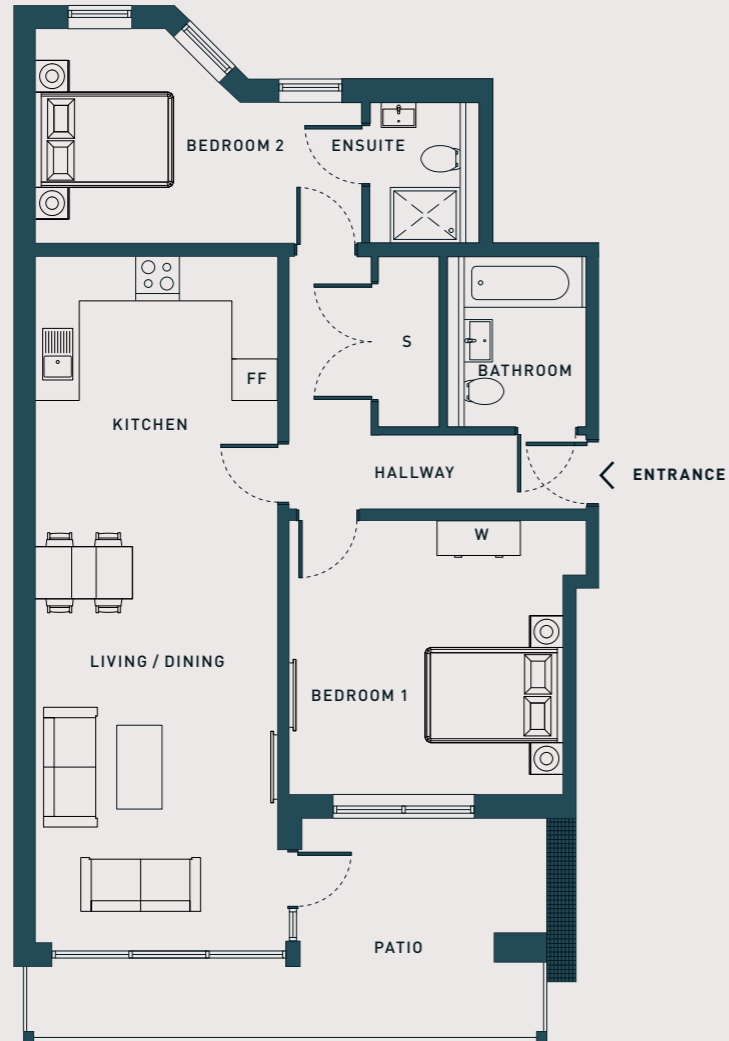
KEY  
FF - FRIDGE/FREEZER  
S - STORAGE  
W - WARDROBE

Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

APARTMENTS / TYPE 01

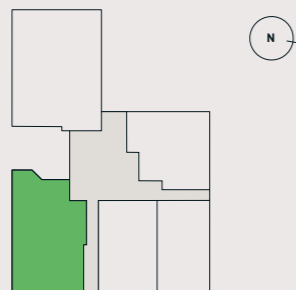
TWO BEDROOM APARTMENT

PLOT: AG-01



KITCHEN / LIVING / DINING	3.5 M X 9.9 M	11'5" X 32'5"
BEDROOM 1	3.3 M X 3.2 M	10'9" X 10'5"
BEDROOM 2	3.7 M X 3.1 M	12'1" X 10'2"

CORE A - EASTERN ELEVATION  
GROUND FLOOR



KEY  
FF - FRIDGE/FREEZER  
S - STORAGE  
W - WARDROBE

Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

APARTMENTS / TYPE 03

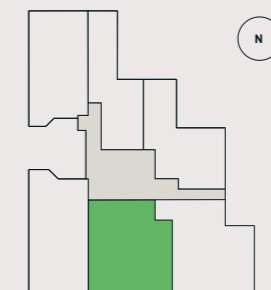
TWO BEDROOM APARTMENT

PLOT: A5-02



KITCHEN / LIVING / DINING	3.1 M X 5.6 M	10'2" X 18'4"
BEDROOM 1	2.8 M X 4.9 M	9'2" X 15'7"
BEDROOM 2	3.2 M X 4.4 M	10'5" X 14'5"

CORE A - EASTERN ELEVATION  
FIFTH FLOOR



KEY  
FF - FRIDGE/FREEZER  
S - STORAGE  
W - WARDROBE

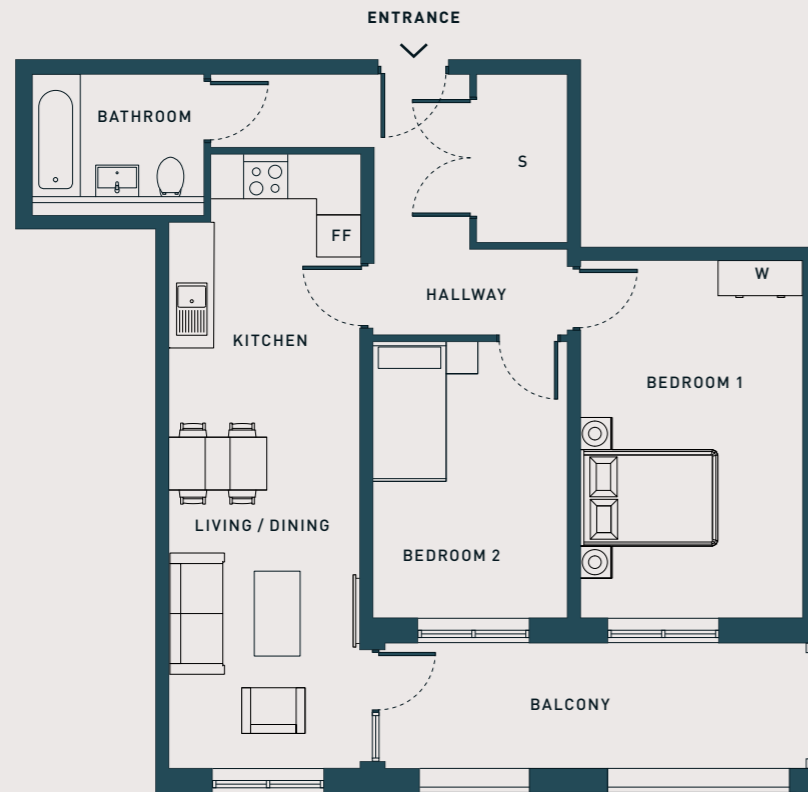
Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.



APARTMENTS / TYPE 04

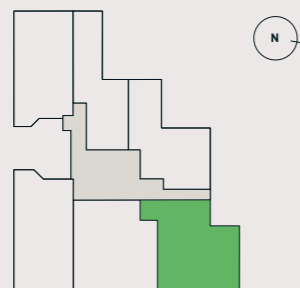
TWO BEDROOM APARTMENT

PLOT: A5-03



KITCHEN / LIVING / DINING	2.7 M X 8.7 M	8'10" X 28'7"
BEDROOM 1	3.2 M X 5.1 M	10'5" X 16'7"
BEDROOM 2	2.8 M X 3.9 M	9'2" X 12'9"

CORE A - EASTERN ELEVATION  
FIFTH FLOOR



KEY  
FF - FRIDGE/FREEZER  
S - STORAGE  
W - WARDROBE

Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

APARTMENTS / TYPE 05

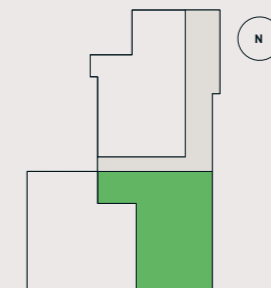
TWO BEDROOM APARTMENT

PLOT: A5-04



KITCHEN / LIVING / DINING	2.8 M X 7.3 M	9'2" X 23'9"
BEDROOM 1	3.1 M X 3.6 M	10'2" X 11'9"
BEDROOM 2	3.6 M X 2.5 M	11'9" X 8'2"

CORE B - EASTERN ELEVATION  
FIFTH FLOOR



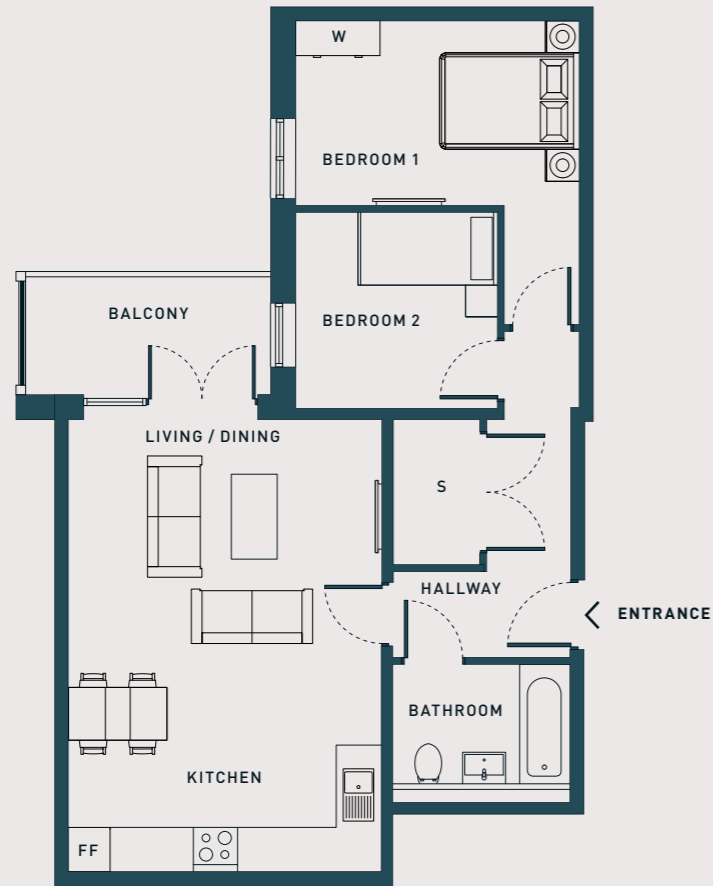
KEY  
FF - FRIDGE/FREEZER  
S - STORAGE  
W - WARDROBE

Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

APARTMENTS / TYPE 08

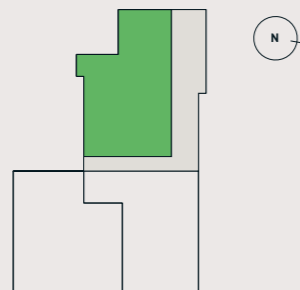
TWO BEDROOM APARTMENT

PLOT: A5-07



KITCHEN / LIVING / DINING	4.5 M X 6.4 M	14'9" X 20'11"
BEDROOM 1	4.0 M X 2.6 M	13'1" X 8'6"
BEDROOM 2	2.9 M X 2.8 M	9'6" X 9'2"

CORE B - EASTERN ELEVATION  
FIFTH FLOOR



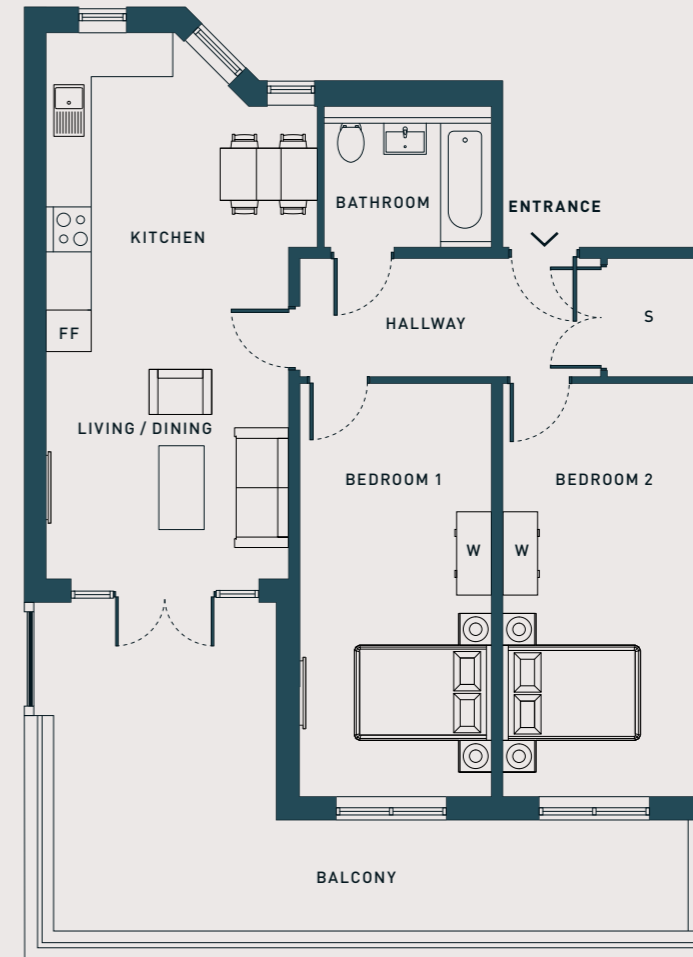
KEY  
FF - FRIDGE/FREEZER  
S - STORAGE  
W - WARDROBE

Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

APARTMENTS / TYPE 09

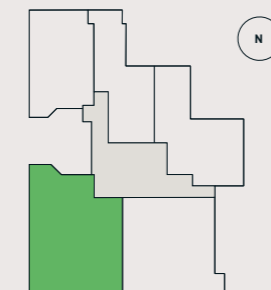
TWO BEDROOM APARTMENT

PLOT: A6-01



KITCHEN / LIVING / DINING	3.5 M X 7.9 M	11'5" X 25'11"
BEDROOM 1	2.8 M X 6.0 M	9'2" X 19'8"
BEDROOM 2	2.8 M X 6.0 M	9'2" X 19'8"

CORE A - EASTERN ELEVATION  
SIXTH FLOOR



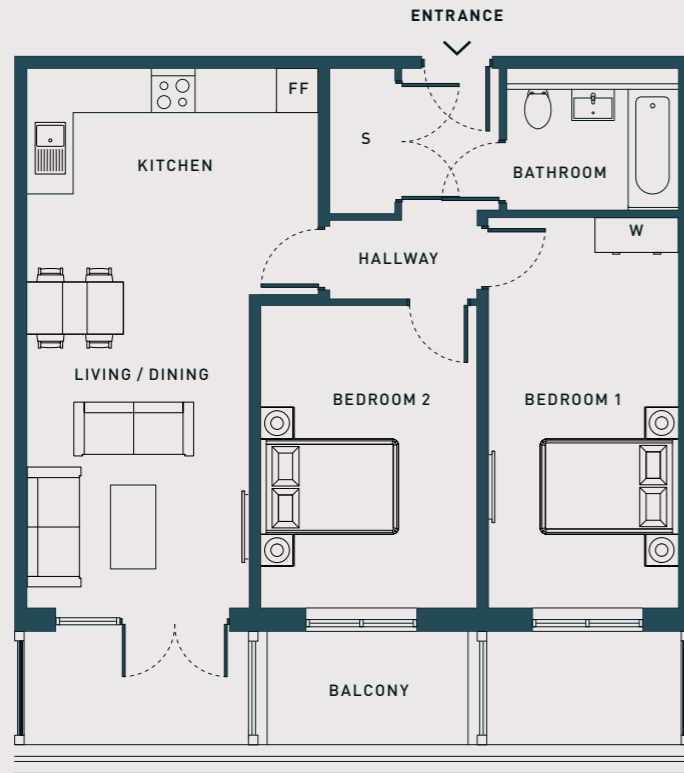
KEY  
FF - FRIDGE/FREEZER  
S - STORAGE  
W - WARDROBE

Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

APARTMENTS / TYPE 10

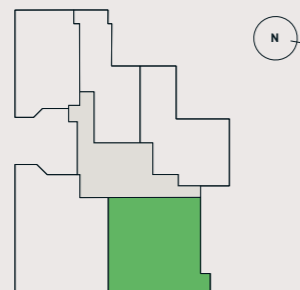
TWO BEDROOM APARTMENT

PLOT: A6-02



KITCHEN / LIVING / DINING	3.2 M X 4.5 M	10'5" X 14'9"
BEDROOM 1	2.7 M X 5.6 M	8'10" X 18'4"
BEDROOM 2	3.1 M X 4.4 M	10'2" X 14'3"

CORE A - EASTERN ELEVATION  
SIXTH FLOOR



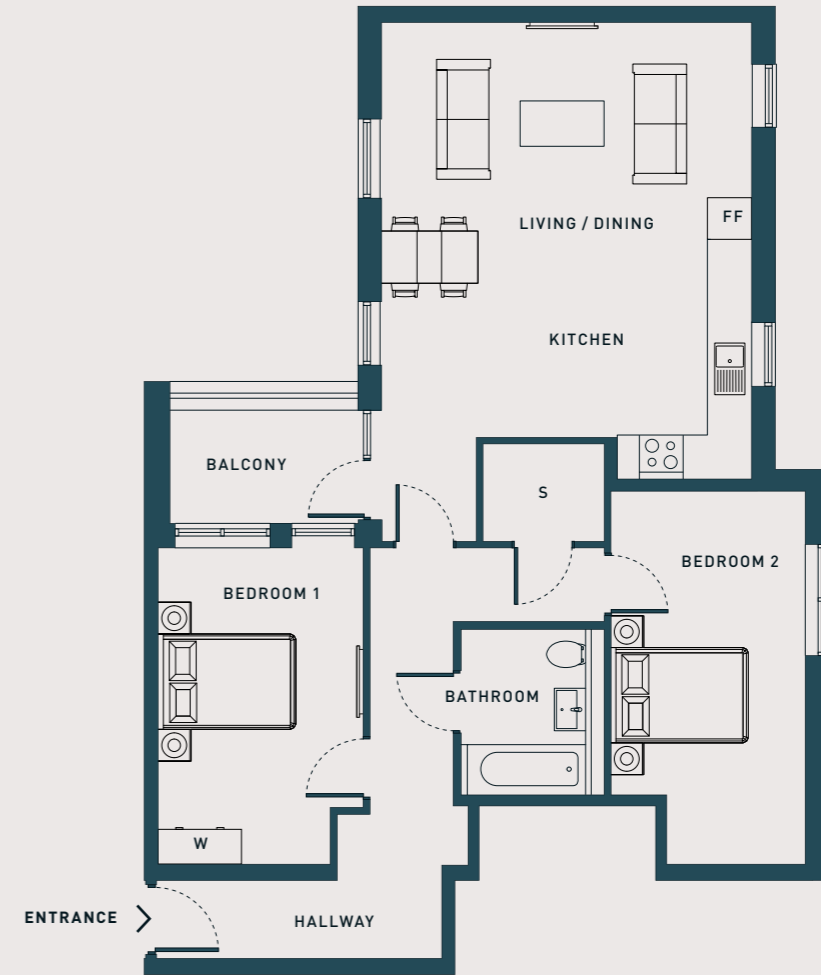
KEY  
FF - FRIDGE/FREEZER  
S - STORAGE  
W - WARDROBE

Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

APARTMENTS / TYPE 12

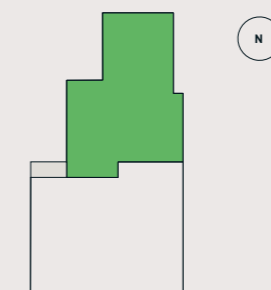
TWO BEDROOM APARTMENT

PLOT: A6-04



KITCHEN / LIVING / DINING	5.3 M X 6.0 M	17'4" X 19'8"
BEDROOM 1	3.0 M X 3.7 M	9'10" X 12'1"
BEDROOM 2	2.8 M X 5.4 M	9'2" X 17'8"

CORE B - EASTERN ELEVATION  
SIXTH FLOOR



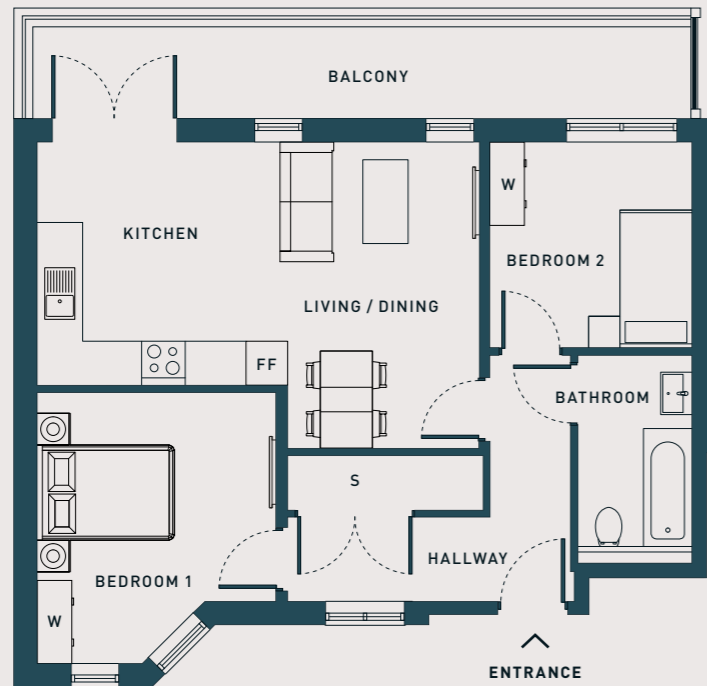
KEY  
FF - FRIDGE/FREEZER  
S - STORAGE  
W - WARDROBE

Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

APARTMENTS / TYPE 15

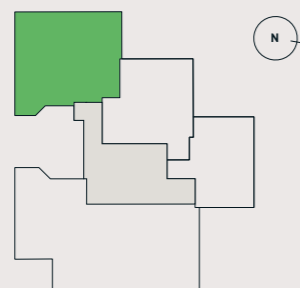
TWO BEDROOM APARTMENT

PLOT: A7-01



KITCHEN / LIVING / DINING	6.4 M X 3.5 M	20'11" X 11'5"
BEDROOM 1	3.4 M X 3.9 M	11'1" X 12'9"
BEDROOM 2	2.9 M X 3.0 M	9'6" X 9'10"

CORE A - EASTERN ELEVATION  
SEVENTH FLOOR



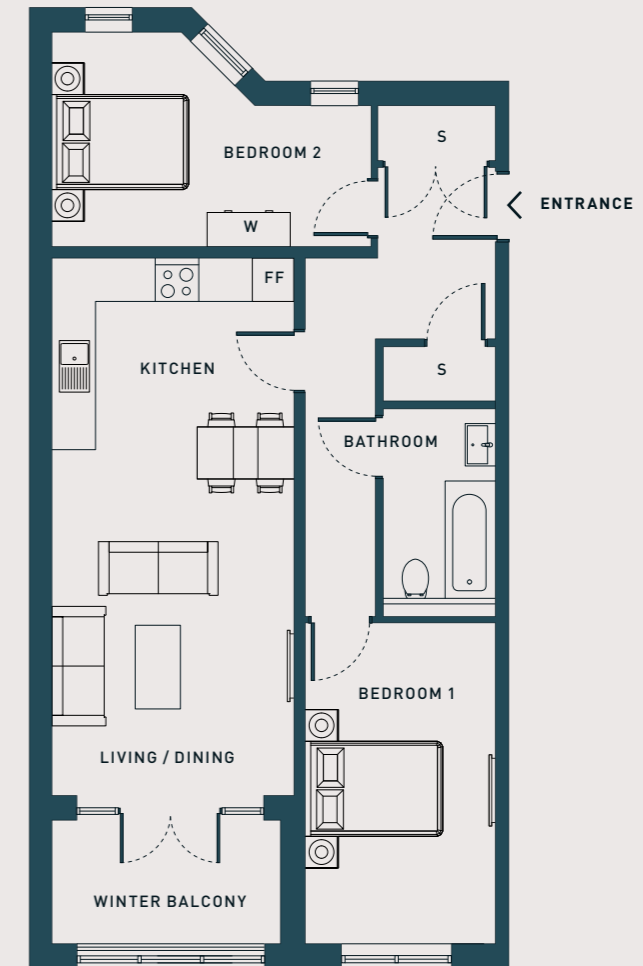
KEY  
FF - FRIDGE/FREEZER  
S - STORAGE  
W - WARDROBE

Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

APARTMENTS / TYPE A

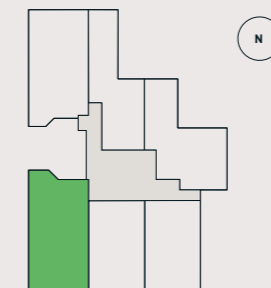
TWO BEDROOM APARTMENT

PLOT: A1-01, A2-01, A3-01, A4-01, A5-01



KITCHEN / LIVING / DINING	3.5 M X 7.7 M	11'5" X 25'3"
BEDROOM 1	2.7 M X 4.6 M	8'10" X 15'1"
BEDROOM 2	4.6 M X 3.1 M	15'1" X 10'2"

CORE B - EASTERN ELEVATION  
FIRST - FIFTH FLOOR



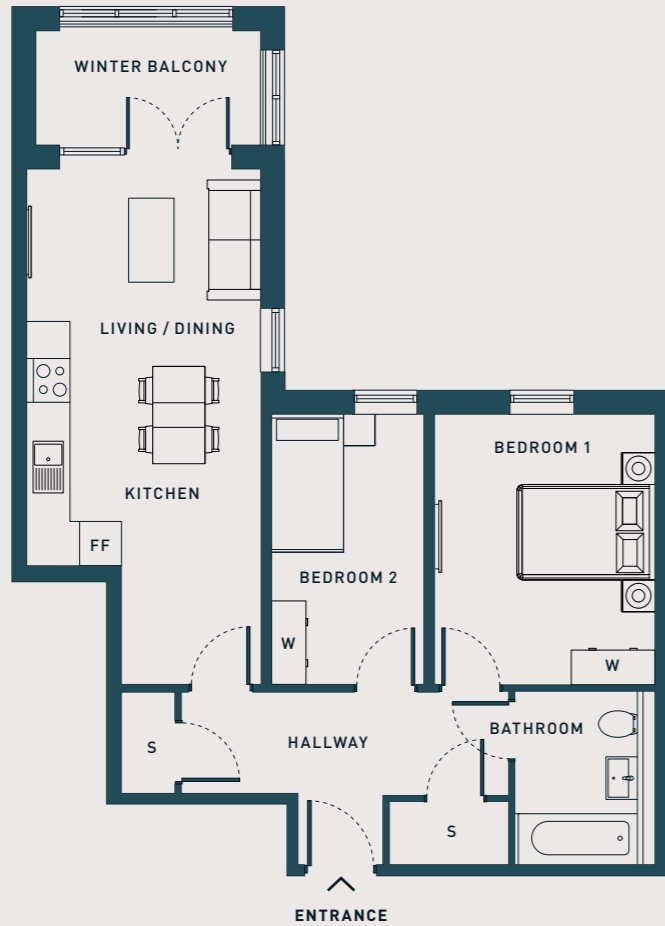
KEY  
FF - FRIDGE/FREEZER  
S - STORAGE  
W - WARDROBE

Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

**APARTMENTS / TYPE D**

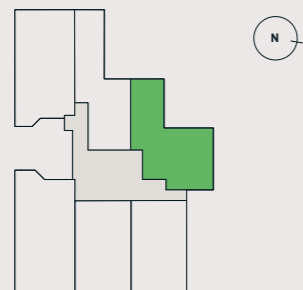
**TWO BEDROOM APARTMENT**

PLOT: A1-04, A2-04, A3-07, A4-06, A5-08, A6-07



KITCHEN / LIVING / DINING	3.4 M X 7.4 M	11'1" X 24'3"
BEDROOM 1	3.2 M X 3.9 M	10'5" X 12'9"
BEDROOM 2	2.2 M X 3.9 M	7'2" X 12'9"

CORE A - EASTERN ELEVATION  
FIRST - SIXTH FLOOR



KEY  
FF - FRIDGE/FREEZER  
S - STORAGE  
W - WARDROBE

Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

**APARTMENTS / TYPE F**

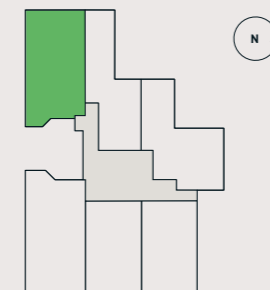
**TWO BEDROOM APARTMENT**

PLOT: A1-06, A2-06, A3-09, A4-08, A5-10



KITCHEN / LIVING / DINING	3.4 M X 7.5 M	11'1" X 24'7"
BEDROOM 1	2.7 M X 3.5 M	8'10" X 11'4"
BEDROOM 2	3.4 M X 2.6 M	11'1" X 8'6"

CORE B - EASTERN ELEVATION  
FIRST - FIFTH FLOOR



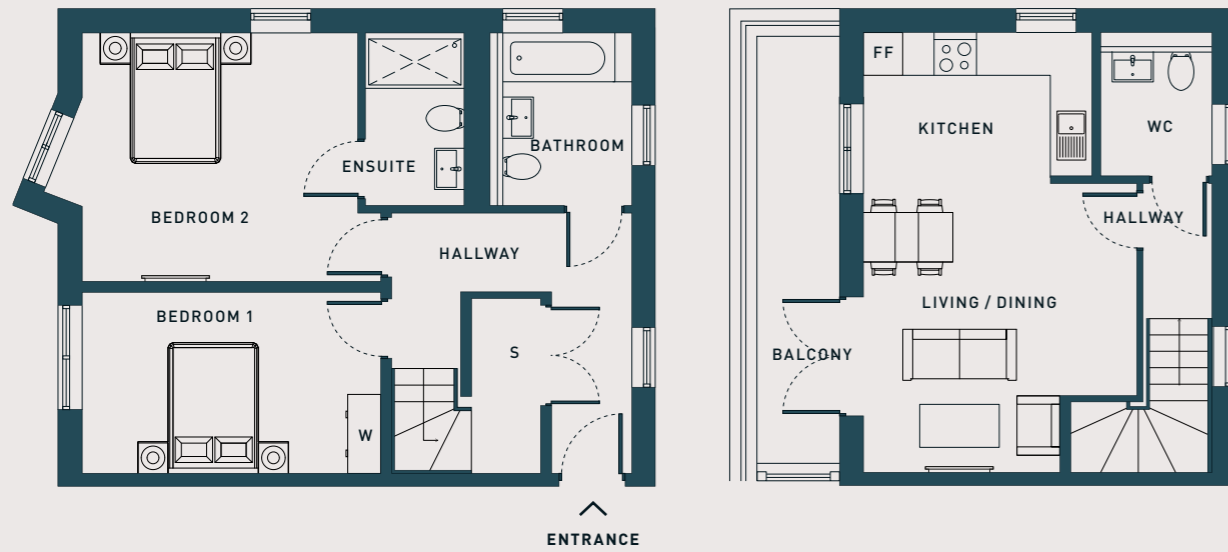
KEY  
FF - FRIDGE/FREEZER  
S - STORAGE  
W - WARDROBE

Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

APARTMENTS / TYPE 06

TWO BEDROOM DUPLEX APARTMENT

PLOT: A5-05



FIFTH FLOOR

SIXTH FLOOR

KITCHEN / LIVING / DINING	3.5 M X 6.7 M	11'5" X 21'11"
BEDROOM 1	4.2 M X 3.8 M	13'9" X 12'5"
BEDROOM 2	4.5 M X 2.8 M	14'9" X 9'2"

CORE B - COURTYARD ELEVATION  
FIFTH - SIXTH FLOOR



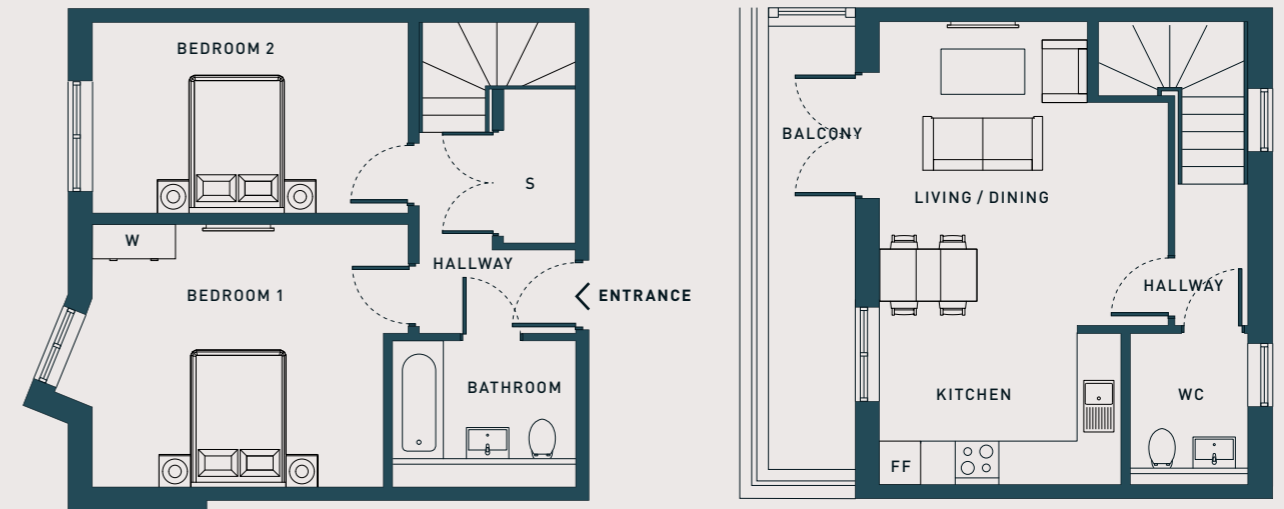
KEY  
FF - FRIDGE/FREEZER  
S - STORAGE  
W - WARDROBE

Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

APARTMENTS / TYPE 07

TWO BEDROOM DUPLEX APARTMENT

PLOT: A5-06

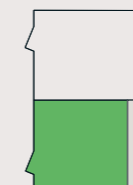


FIFTH FLOOR

SIXTH FLOOR

KITCHEN / LIVING / DINING	2.9 M X 6.7 M	9'6" X 21'11"
BEDROOM 1	4.2 M X 3.8 M	13'9" X 12'5"
BEDROOM 2	4.5 M X 2.8 M	14'9" X 9'2"

CORE B - COURTYARD ELEVATION  
FIFTH - SIXTH FLOOR



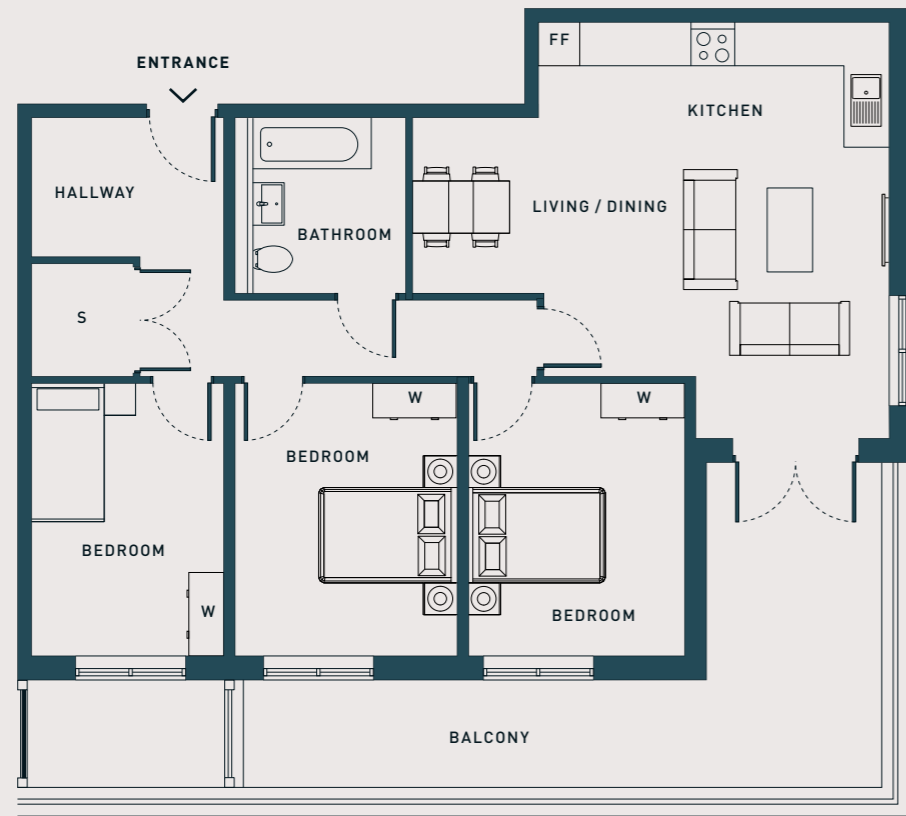
KEY  
FF - FRIDGE/FREEZER  
S - STORAGE  
W - WARDROBE

Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

APARTMENTS / TYPE 11

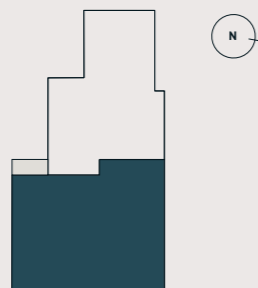
THREE BEDROOM APARTMENT

PLOT: A6-03



KITCHEN / LIVING / DINING	6.8 M X 3.7 M	22'3" X 12'1"
BEDROOM 1	3.2 M X 3.9 M	10'5" X 12'9"
BEDROOM 2	3.1 M X 3.9 M	10'2" X 12'9"
BEDROOM 3	2.8 M X 3.9 M	9'2" X 12'9"

CORE B - EASTERN ELEVATION  
SIXTH FLOOR



KEY  
 FF - FRIDGE/FREEZER  
 S - STORAGE  
 W - WARDROBE

Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.





COMPUTER GENERATED IMAGES ARE INDICATIVE ONLY.



Our homes at Lampton Rise come with a range of fixtures and fittings as standard, providing the perfect backdrop for you to create a home that you'll love to live in.

## ATTENTION TO DETAIL

	STUDIO	1B APARTMENTS	2B APARTMENTS	3B APARTMENTS
<b>KITCHENS</b>				
Individually-designed contemporary kitchen units with worktops & upstands	•	•	•	•
Appliances to include: oven; hob; extractor; fridge/freezer	•	•	•	•
<b>BATHROOMS</b>				
Contemporary white sanitaryware	•	•	•	•
Wall tiling to: wet areas	•	•	•	•
Towel radiator	•	•	•	•
<b>LIGHTING AND ELECTRICAL</b>				
Downlights to kitchen area and bathrooms	•	•	•	•
Pendant lights to bedrooms	•	•	•	•
SkyQ points	•	•	•	•
BT phone points	•	•	•	•
<b>OTHER FEATURES</b>				
Amtico flooring throughout, tiling to bathrooms	•	•	•	•
Private patio/balcony	•	•	•	•
Lighting to front door	•	•	•	•
Secure entry system	•	•	•	•



## SPECIFICATION

Your attention is drawn to the fact that it may not be possible to provide the exact products as referred to in the specification. In such cases, a similar alternative will be provided. Latimer reserves the right to make these changes as required.

All product photography is from previous Latimer showhomes. Some imagery may include digital enhancement to assist with visualisation throughout the build process or to account for seasonal adjustments. All imagery is indicative only.



# WHY BUY WITH LATIMER?



## Ways to buy with Latimer

Latimer is the development arm of Clarion Housing Group, developing private homes in thriving, mixed-use communities.

Clarion Housing Group is the UK's largest provider of affordable housing, with over 125,000 homes and more than 350,000 residents across the country. As part of Clarion Housing Group, Latimer has an unrivalled balance sheet with net assets of over £7bn and a turnover of close to £1bn per annum. For the past 100 years we've been building communities that work for the long term.

The Clarion story started with William Sutton, a 19th century entrepreneur who gifted his entire fortune (£230 million in today's money) to build affordable housing across major cities in the UK. We have been delivering on his legacy ever since. The majority of homes we build will always be for affordable tenures, but building homes for private sale is crucial for our business to develop both mixed sustainable communities and recycling any profits we make from private sales back into building and maintaining more affordable homes.

What sets Latimer apart is our long-term commitment to the people who live in our homes. We don't build and then simply move onto the next site; we create places for families to thrive and all of our work is built on strong financial foundations, meaning we are a dependable partner.

We also want every Latimer community to be socially and environmentally sustainable. That means a consistent commitment to high quality and low carbon properties.

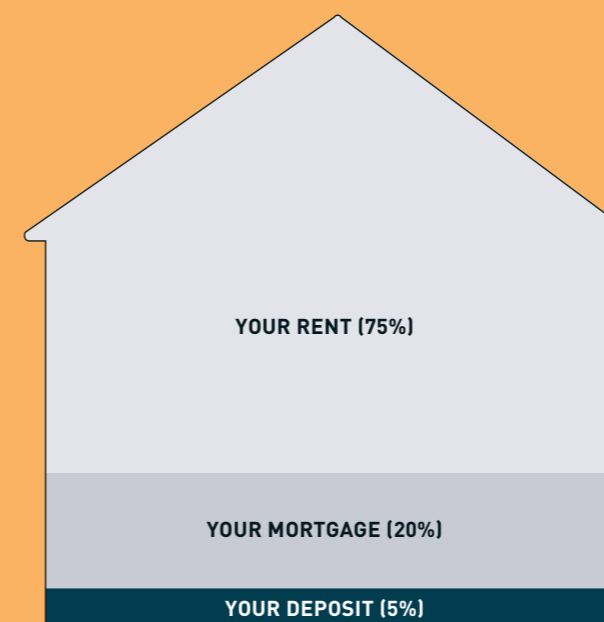
Our model is very different to other developers. We don't have shareholders, so we don't face short term demands to make profit at any cost. Instead, we are driven by our commitment to quality, community and places that succeed.

As a group we have a committed development pipeline of over 16,000 new homes and have ambitions to become a top ten home builder in the UK over the next 5-7 years. If you buy a Latimer home you will be buying into an organisation with more than 100 years of history and an enduring commitment to building communities that succeed.

Whatever the stage of your property-owning journey, we're here for you. Read on to find out how we can help you get the keys to your very own home.

# SHARED OWNERSHIP

## EXAMPLE : PURCHASING 25% OF A PROPERTY VALUED AT £200,000



### 1 YOUR DEPOSIT

Your 25% share of this property would be worth £50,000, meaning you would need a 5% mortgage deposit of £2,500.

### 2 YOUR MORTGAGE

A mortgage lender could loan you the remaining £47,500 to make up the full value of your 25% share.

### 3 YOUR RENT

You will then pay subsidised rent to Latimer on the remaining 75% of the property you don't own.

Shared Ownership is an excellent way for you to take your first steps onto the property ladder and become a homeowner. We've produced a full, step by step guide that you can find on the Latimer website, and given some key information here that you need to know.

Shared Ownership is also known as part buy, part rent and is designed to be a stepping stone to you owning your home outright. You buy a share of your home – as much as you can afford – starting from as little as 25% and rising up to 75% of the property's value. You then pay subsidised rent to us on the remaining share of your home.

Over time, you can buy more shares in your Shared Ownership property, meaning you can own your home outright. This process is known as 'staircasing'. It is a good idea to start thinking about staircasing even before you buy, so you have a plan for owning more of your property.

The deposit required for a Shared Ownership mortgage is lower than if you were purchasing a property outright. This is because it is calculated on the initial share you are purchasing, rather than the full value of the property.

## Am I eligible for Shared Ownership?

To be eligible for Shared Ownership you will need to meet certain requirements set by Homes England and the Greater London Authority (GLA). You could be eligible for Shared Ownership if:

- You are at least 18 years old
- You cannot afford to buy a home that suits your household's needs on the open market
- You have savings to cover a mortgage deposit and can obtain a mortgage
- Your household earns £80,000 or less (£90,000 or less inside London)
- You are a first-time buyer

If you already own a home and need to move but cannot afford to – or you have equity from a recent sale – please contact us, as there are some circumstances under which you may still be eligible.

In some cases, due to criteria set by local authorities, you may be asked to show a connection to the local area where you're looking to buy. For instance, you might currently live and/or work there.

Maximum incomes and further eligibility requirements may vary for each scheme. Speak to a member of our sales team if you have any doubts.

Before you purchase a Shared Ownership home, we will put you in touch with an independent mortgage advisor who will assess whether the purchase is affordable for you and take you through all your options.

# MAKING A POSITIVE IMPACT



---

The homes we create at Latimer are homes for life, meaning we deliver more to the communities our homes are part of and do more to protect the environment they're located in.



## Environmental impact

Guided by UN Principles and targeting net zero. From the centre of the city to rural retreats, Latimer homes will always maximise fresh air and green spaces.

Our homes are designed and built to keep our residents and the world they live in healthy.

Our projects are future facing, because the homes we create are homes for life, not just for profit.



## Economic impact

Latimer developments deliver more than just new homes. The planning process considers the potential for prosperity and opportunity as much as it does the nuts and bolts of the build. All developers have a legal obligation to the local community, but at Latimer we deliver more than what is required by law.

Latimer projects benefit communities through job generation, green places, fresh faces and vibrant social spaces.

Our economic impact starts when we buy the land, and continues far into the future through our tenants and the relationships we build.



## Social impact

We create spaces that generate Social Energy. We design high-quality homes and spaces that help foster a sense of community, building a sense of inclusion, safety and happiness.

Communities are created in the shared spaces, the green spaces, the open doors and the passing places. When you bump into your neighbour in the gardens or you share a lift to your floor, these are the moments that generate relationships. At Latimer we spend the same time and energy on creating those spaces as we do on the design, layout and production of your homes.



# OUR DEVELOPMENTS

**Latimer builds homes for both outright sale and shared ownership throughout the nation. From contemporary apartments to family homes. From rural landscapes to iconic central cities.**

Each of our developments utilise our expertise and share our commitment to quality. From iconic locations to beautiful craftsmanship and the best materials, we deliver more spaces for our residents and their communities thrive.

The Latimer logo is synonymous with high-quality design and a commitment to excellence. We partner with architects, designers and contractors that share our values.

Once built and occupied our customer service and after care continue to uphold our core values of providing happiness and delivering more.



## Junction West Southall

Junction West boasts a beautiful collection of one, two and three bedroom apartments in Southall. With great transport links, a range of shops & bars and even lovely green spaces, Junction West is the perfect place to move up in your world.

## Ascot House Staines-upon-Thames

A brand new collection of studio, one and two bedroom apartments ideally positioned just moments from High Street shops, restaurants and Staines railway station, with speedy connections to Heathrow airport and into central London. Each apartment is finished to an exceptional standard with open plan living, luxurious finishes and underfloor heating throughout. Every home includes a balcony or terrace, and access to a residents' roof top terrace with spectacular views.

## Union Walk Southall

Brand new studio, one and two bedroom apartments located within The Green Quarter Development in Southall, Ealing. Each home has been designed for modern living, a includes a private balcony or terrace. With excellent transport links, modern interiors and a wealth of amenities on it's doorstep, Union Walk offers a London lifestyle that is second to none.



## A WORD FROM OUR CUSTOMERS

## Friendship Turns into Home Ownership at Liberty Wharf

Having met in the staff room at work just one year before they decided to buy a first home together, good friends Emma (25) and Rebecca (30) have recently moved into a spacious two-bedroom apartment at Liberty Wharf in Alperton.



Emma explains: “It was just before the start of the first lockdown, we got on instantly and quickly realised that it could be a fantastic opportunity to get onto the property ladder.”

Taking matters into their own hands, the two friends, who both work as croupiers in a London casino and were living at home with their families in Kent and Essex, began their search in August 2020.

Rebecca adds: “We had both been saving but didn’t have enough for a deposit on our own and did not want to waste money on rent. Here at Liberty Wharf, we pay less than we would if we were renting in London, even with the bills and service charge. Shared Ownership was a great option for us as it was proving impossible to do it alone.”

# GET IN TOUCH

---

## CALL US

0300 100 0309

## E-MAIL US

SHAREDOWNERSHIP@MYCLARIONHOUSING.COM

## FIND US

WWW.LATIMERHOMES.COM

## VISIT US

LAMPTON RISE, 12-32 LAMPTON ROAD TW3 1JH

**PLEASE NOTE: viewings are by appointment only,  
please speak to our sales team for further information.**

## DISCLAIMER

Latimer has taken all reasonable care in the preparation of the information given in this brochure. However, this information is subject to change and has been prepared solely for the purpose of providing general guidance. Latimer does not therefore warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Latimer undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of contract or warranty on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Latimer or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular, all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Latimer. Latimer supports the development of mixed tenure developments, and is proud to provide homes for outright sale and shared ownership. We may change the tenure of some homes subject to demand. Latimer by Clarion Housing Group is the development arm of Clarion Housing Association Limited and Latimer Developments Limited. Clarion Housing Association Limited is registered with Regulator of Social Housing (4865); and is a charitable Community Benefit Society under the Co-operative and Community Benefit Societies Act 2014 (7686) VAT no 675646394. Clarion Housing Association Limited's registered office is at Level 6, 6 More London Place, Tooley Street, London SE1 2DA.





**LATIMER**  
*by Clarion Housing Group*