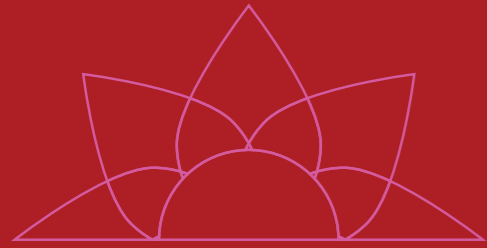


CHAPLIN

— COURT —

London TW8



CHAPLIN COURT TW8

With fantastic transport connections and close proximity to some of the capital's most beautiful green spaces, Kew Bridge has long been an area of huge potential. The regeneration plan will redefine the area and make the most of the unique location.

The south-west London suburb of Kew is one of London's special riverside locations, with an historic village cricket green and the world's most famous botanical garden filled with rare and exotic treasures.



REGULARLY VOTED THE BEST PLACE TO LIVE IN LONDON, KEW HAS A STRONG COMMUNITY FEEL AND LOTS OF INDEPENDENT SHOPS.



ABOUT KEW

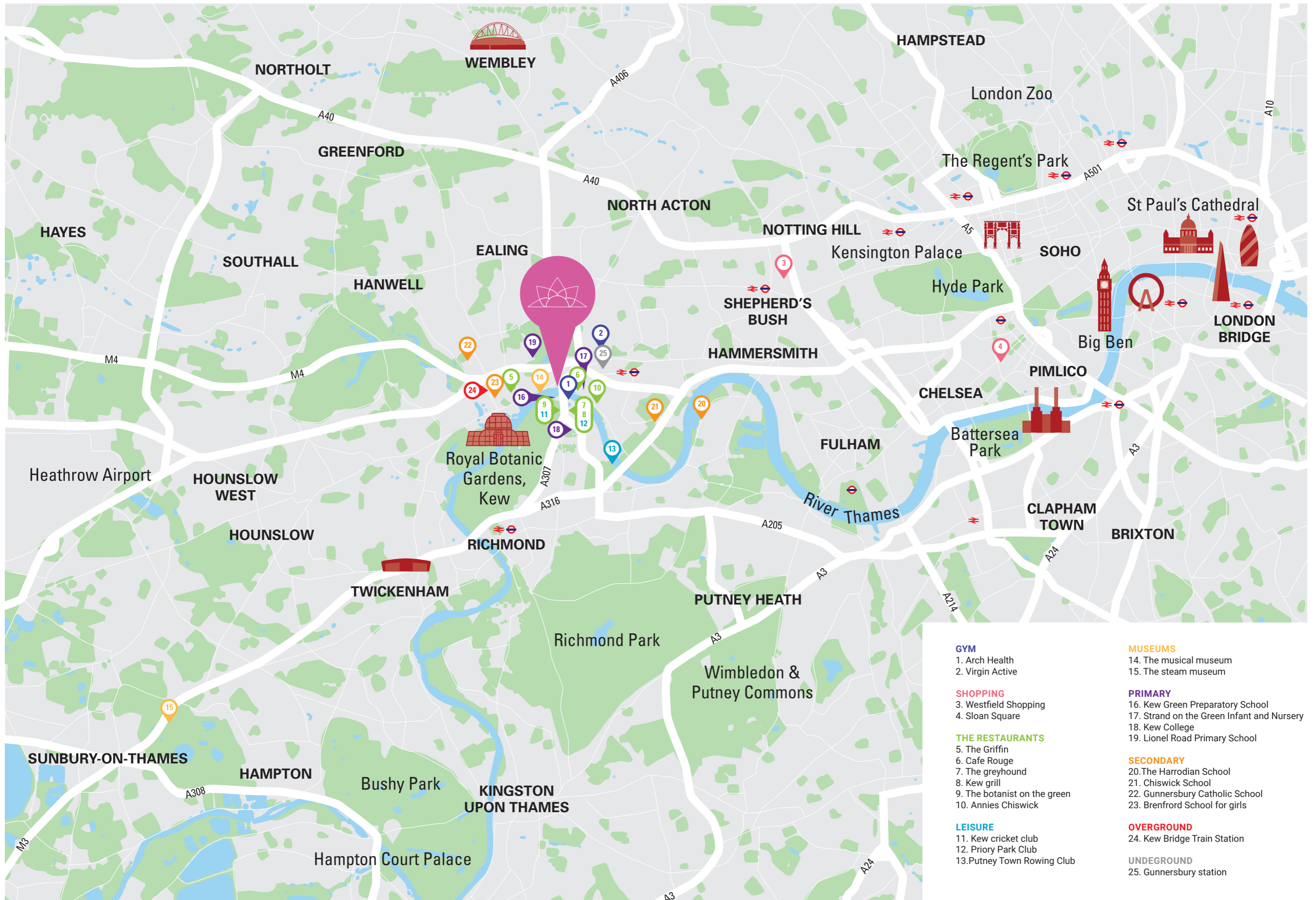
A history of Royal heritage - The Duke of Suffolk had a mansion which became a popular tourist spot known as Kew Palace. It was built in the reign of James I by a Flemish merchant and hence became known as the Dutch House. The Kew village had a chapel from the 16th century and St Anne's church was built on Kew Green in 1714; a village developed around this and was named Kew Green. Kew's name is probably derived from 'key-hough', the wood or 'hough' by the quay, and was first mentioned in 1327. The beauty of The Royal Botanical Kew Gardens also houses some historic buildings in the 16th century.

Currently, the area is thriving with the beautiful Kew Riverside Walk, Brentford Fountain and Leisure Centre, Brentford Football Stadium and Royal Botanic Kew Gardens. Kew Library houses one of the oldest collections of manuscripts and a vast collection of information on the world of botanic gardens and gardening. Chiswick Business Park and The Great West Road corridor are the HQ offices of world renowned companies like Sega and National Geographic. Chiswick High Road and Richmond High street house ample shops and cafes. The area has a vast amount of great nurseries, primary and secondary schools and fantastic transport links, making it a perfect place to call it home good.



CHAPLIN COURT TW8





- GYM**
- 1. Arch Health
- 2. Virgin Active
- SHOPPING**
- 3. Westfield Shopping
- 4. Sloan Square
- THE RESTAURANTS**
- 5. The Griffin
- 6. Cafe Rouge
- 7. The greyhound
- 8. Kew grill
- 9. The botanist on the green
- 10. Annies Chiswick
- LEISURE**
- 11. Kew cricket club
- 12. Priory Park Club
- 13. Putney Town Rowing Club
- MUSEUMS**
- 14. The musical museum
- 15. The steam museum
- PRIMARY**
- 16. Kew Green Preparatory School
- 17. Strand on the Green Infant and Nursery
- 18. Kew College
- 19. Lionel Road Primary School
- SECONDARY**
- 20. The Harrodian School
- 21. Chiswick School
- 22. Gunnersbury Catholic School
- 23. Brenford School for girls
- OVERGROUND**
- 24. Kew Bridge Train Station
- UNDERGROUND**
- 25. Gunnersbury station

CONNECTIVITY

Chaplin Court, Kew Bridge is incredibly well connected by road. With the M4 motorway to Heathrow (12 mins) and the meeting point of North and South Circular routes nearby it's easy to see why multinational corporations situate their headquarters locally.

Kew Bridge Station is just 1 minutes' walk away with trains to Clapham Junction (17mins) and Waterloo (30 mins).

Gunnersbury Station (District Line) to Hammersmith (8 mins), South Kensington (20 mins), and Westminster (30 mins)

There are three nearby stations, Gunnersbury, Kew Bridge and Kew Gardens, which between them offer connections on the District Line of the Underground, the Overground, and the National Rail.

A journey to Earl's Court takes around 17 minutes on the Underground, while Waterloo can be reached by train in 30 minutes. Demand from tenants is high.



AND 3 PARKS WHERE OPEN GREEN SPACE AND ENDEERING WILD LIVES LIGHT UP YOUR DAY:



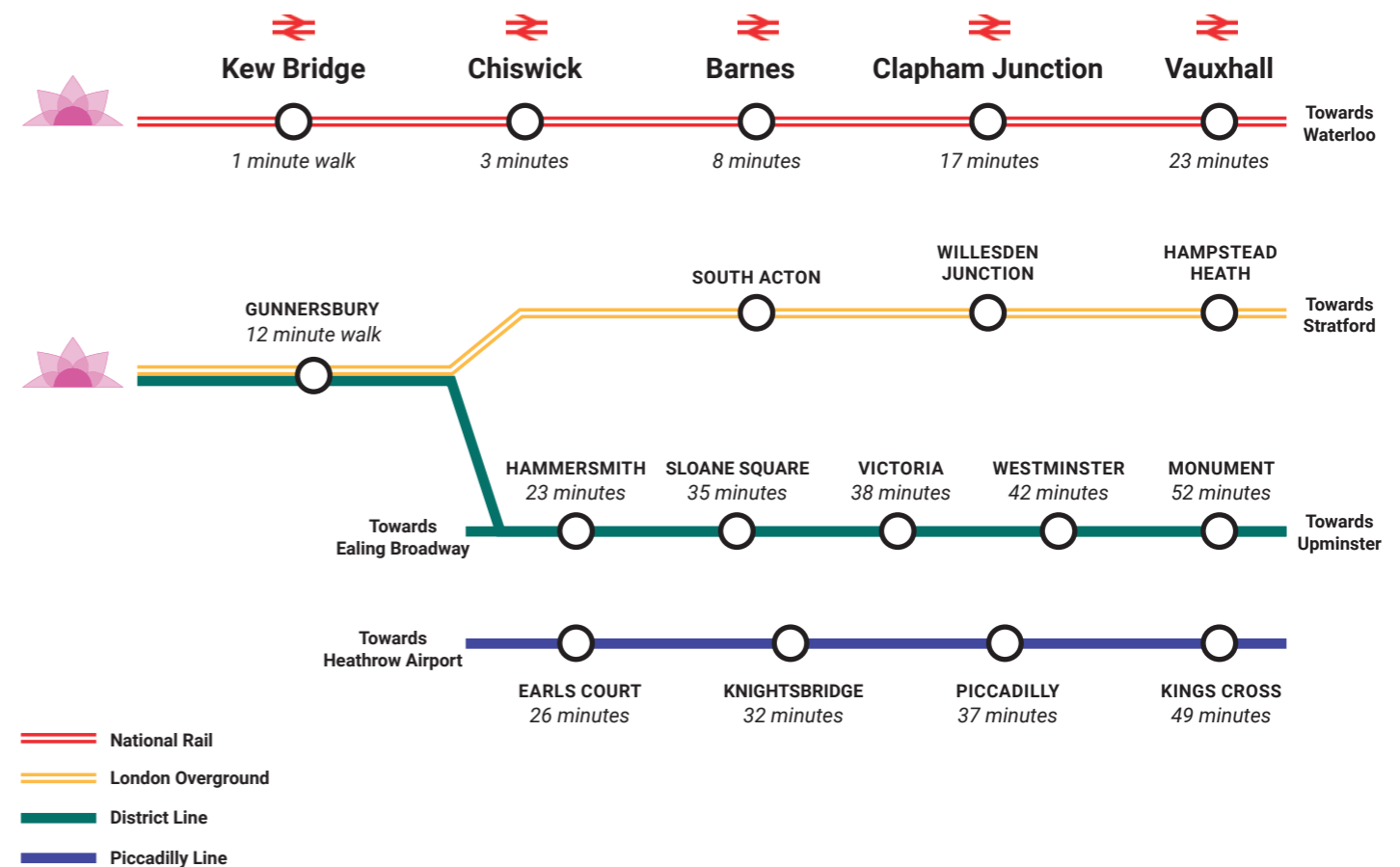
Royal Botanic Kew Gardens
5 min walk



Gunnersbury Park
8 min walk



Richmond Park
25 min walk





ENJOY

Some of London's most iconic high streets are all close by, including Kew Village, Chiswick and Richmond all with their own boutiques and independent shops. For those who want shopping under one roof, Westfield, Shepherds Bush / White City are within 20 minutes.

KNOW YOUR NEIGHBORHOOD

There is no shortage of open space. The historic Kew Gardens was opened in 1759. Local families sign up as Friends of Kew Gardens to gain access for around £2 a week.

Stroll across Grade II listed Kew Bridge and through picturesque Kew Green to the world-famous Royal Botanic Gardens, a UNESCO World Heritage Site.

Explore the iconic greenhouses and Japanese gardens and benefit from the Riverside location with views of the Thames around every corner. There are also riverside walks in the Old Deer Park between Kew and Richmond, and Richmond Park is not far away.



KEY FACTS

**200
BUSINESSES**
located within
the area

**25,000
PEOPLE**
are currently
employed here

**5,200
NEW HOMES**
to be built in
the area

17,250 SEAT BRENTFORD COMMUNITY STADIUM
together with 910 residential units, is planned at Lionel Road in the east
of the Golden Mile



Global corporations are setting up their headquarters in the local area, including GlaxoSmithKline, Sega, Dell, Sky and Danone etc.

REGENERATION & EMPLOYMENT

THE GREAT WEST CORRIDOR

Chaplin Court located along an £26 billion masterplan called The Great West corridor, which will transform the whole area into a 21st century business hub that is supported by a high-quality environment, sustainable transport solutions, a vibrant mix of uses, good integration with its surrounding communities, and a strong image and identity.

The area runs along the A4 and M4 through Osterley, Brentford to Chiswick and is the first major business district reached on the route from Heathrow Airport through to central London. It is also known as "The Golden Mile".

Kew Bridge has long been a center for employment due to its location and connections. Now with an even larger number of global office tenants moving in and high levels of connectivity with central London and Heathrow, TW8 is becoming a focal point, the tenant demand will be increasing for years to come.



EDUCATION

West London is renowned for the quality of its education and Kew Bridge is no exception.

Kew has a popular state primary school - The Queen's CofE on Cumberland Road, which is judged to be "outstanding" by the Government's education watchdog Ofsted. A second primary school is judged to be "outstanding" while there are two further "good" schools.

Nearby state comprehensive schools are judged to be "outstanding" and "good", while there are private primary and preparatory schools in close proximity.

London Universities are recognised on the world stage and UCL, Kings College, Imperial, London Business School and London School of Economics are all within 30 minutes of Kew Bridge.



NURSERY

The Orchard Day Nursery (Good)

1 min walk / 125 ft

Green Dragon Playgroup (Outstanding)

10 min walk / 0.5 mile

Strand-on-the-Green Infant and Nursery School (Outstanding)

8 min walk / 0.4 mile

Chiswick Toddlers World Nursery (Good)

6 min walk / 0.3 mile

Buttercups at Chiswick (Outstanding)

13 min walk / 0.6 mile

Rainbow Club (Good)

14 min walk / 0.7 mile

PRIMARY

Strand-on-the-Green Junior School (Good)

8 min walk / 0.4 mile

Green Dragon Primary School (Good)

10 min walk / 0.5 mile

Kew Green Preparatory School

(Independent School) 9 min walk / 0.4 mile

Lionel Primary School (Outstanding)

10 min walk / 0.5 mile

Grove Park Primary School (Outstanding)

19 min walk / 0.9 mile



SECONDARY

Kew House School (Independent School)

2 min walk / 0.1 mile

Brentford School for Girls (Good)

22 min walk / 1.1 miles

Gunnersbury Catholic School (Outstanding)

9 min drive / 1.9 miles

Ealing Fields High School (Good)

9 min drive / 1.8 miles

Chiswick School (Good)

7 min drive / 1.7 miles

HIGHER EDUCATION

Royal College of Music

20 min (District Line)

Imperial College

26 min (District Line)

King's College London

32 min (District Line)

London School of Economics

40 min (District Line)

University of Westminster

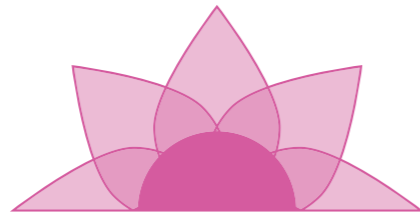
41 min (South Western Railway + Victoria Line)

University College London

42 min (South Western Railway +

Victoria Line)





CHAPLIN — COURT —

WHY INVEST IN CHAPLIN COURT



- 1 GATED / SECURED DEVELOPMENT**
- 2 LONG 999 YEARS LEASE**
- 3 LOW SERVICE CHARGE / OUTGOINGS**
- 4 HIGH RENTAL YIELD**
- 5 EXCELLENT TRANSPORT LINKS**
(Tubes, Trains, Busses, Motorways)
- 6 FAIRLY PRICED COMPARED TO ONGOING AND UPCOMING DEVELOPMENTS**
- 7 HUGE GROWTH POTENTIAL**
Property appreciation and Rental Appreciation
- 8 CONVENIENT PAYMENT PLAN**
10% upon exchange and 90% upon completion



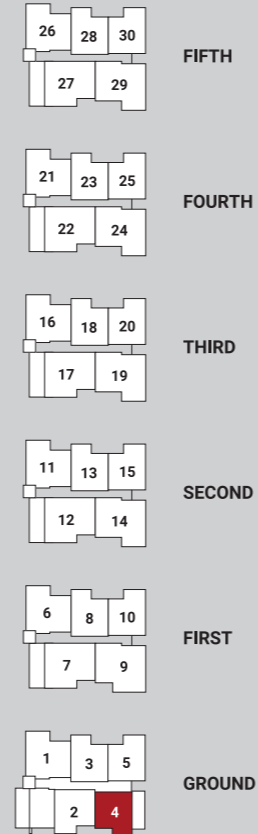
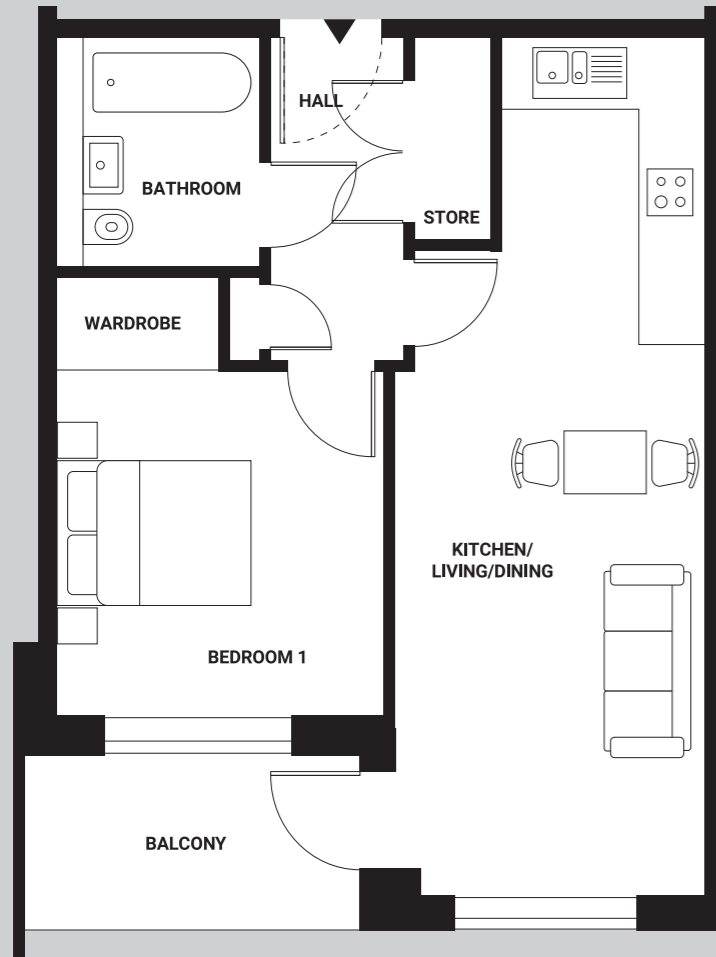
WE BUILD

YOU LIVE



1 BED - TYPE 1

(Ground floor)



These are best approximate sizes and may vary to changes

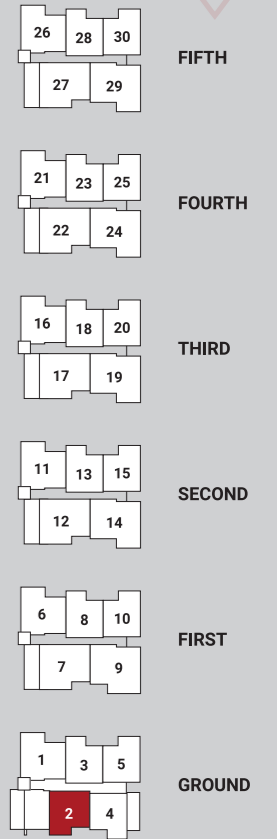
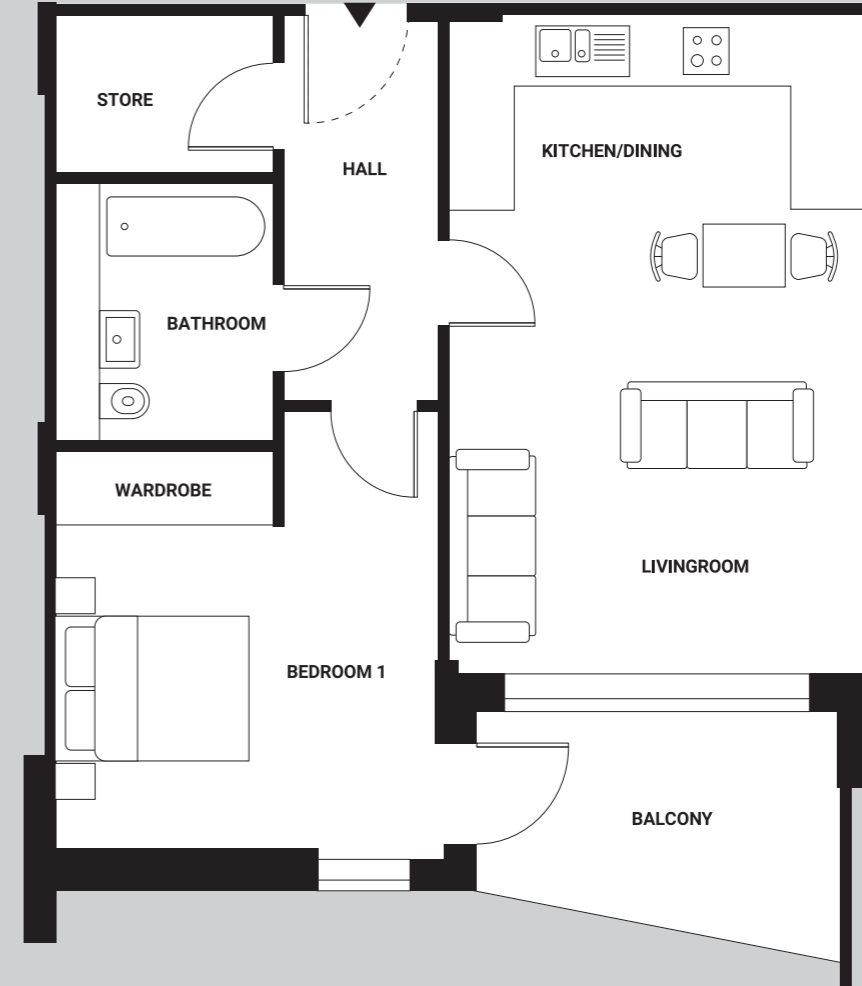
1 BEDROOM ACCOMMODATION

Total area	501sqft	
Living / Kitchen / Dining	242sqft	27' 3" x 9' 11"
Bedroom 1	129sqft	14' 2" x 10' 9"
Bathroom	43sqft	7' 3" x 6' 7"
Store	14sqft	2' 4" x 5' 7"
Ceiling height	8' 2"	

Balcony 54sqft 5' 3" x 10' 7"

1 BED - TYPE 2

(Ground floor)



These are best approximate sizes and may vary to changes

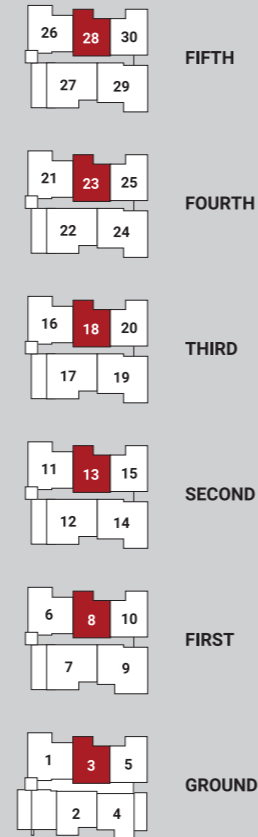
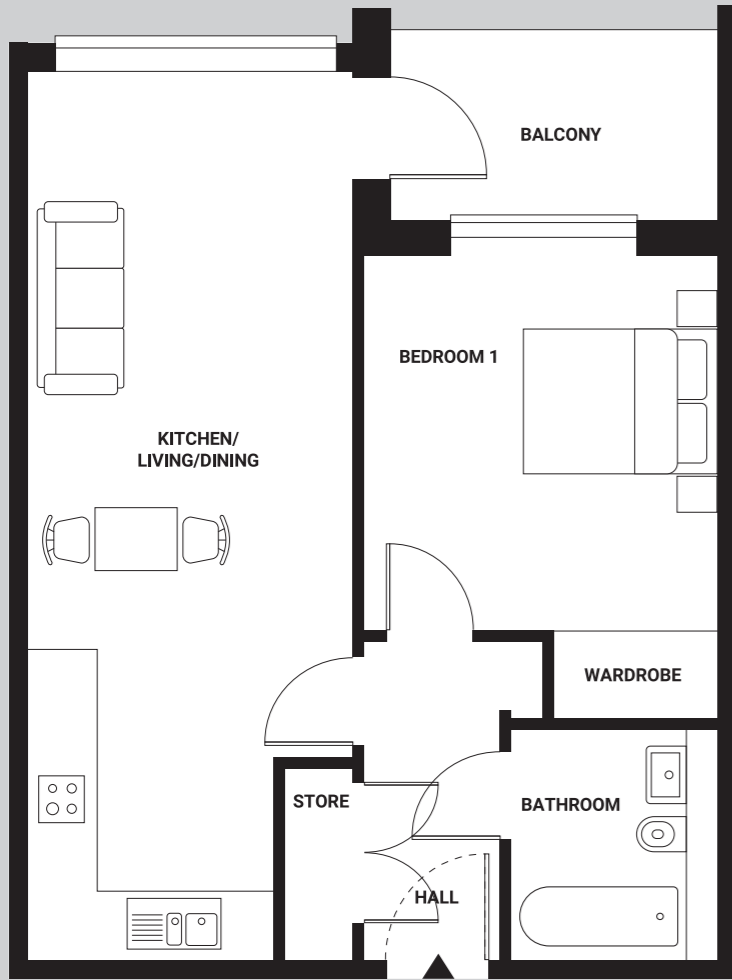
1 BEDROOM ACCOMMODATION

Total area	592sqft	
Living / Kitchen / Dining	269sqft	20' 10" x 13' 0"
Bedroom 1	156sqft	14' 3" x 12' 1"
Bathroom	54sqft	8' 2" x 6' 7"
Store	32sqft	8' 0" x 4' 1"
Ceiling height	8' 2"	

Balcony 75sqft 7' 10" x 10' 7"

1 BED - TYPE 3

(Ground, 1st, 2nd, 3rd, 4th and 5th floor)



These are best approximate sizes and may vary to changes

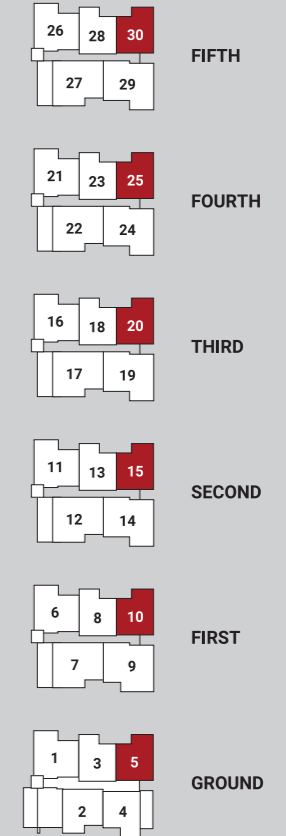
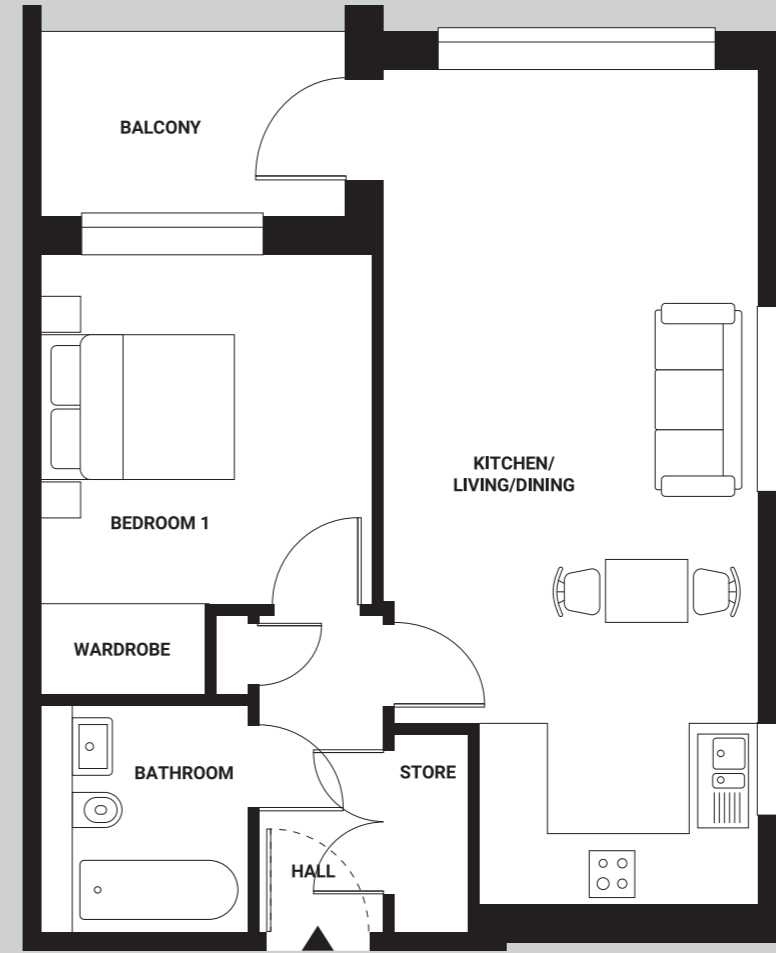
1 BEDROOM ACCOMMODATION

Total area	549sqft	
Living / Kitchen / Dining	269sqft	28' 5" x 10' 8"
Bedroom 1	145sqft	15' 0" x 10' 10"
Bathroom	43sqft	7' 2" x 6' 7"
Store	14sqft	2' 4" x 5' 7"
Ceiling height		8' 2"

Balcony	54sqft	5' 8" x 10' 1"
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1 BED - TYPE 4

(Ground, 1st, 2nd, 3rd, 4th and 5th floor)



These are best approximate sizes and may vary to changes

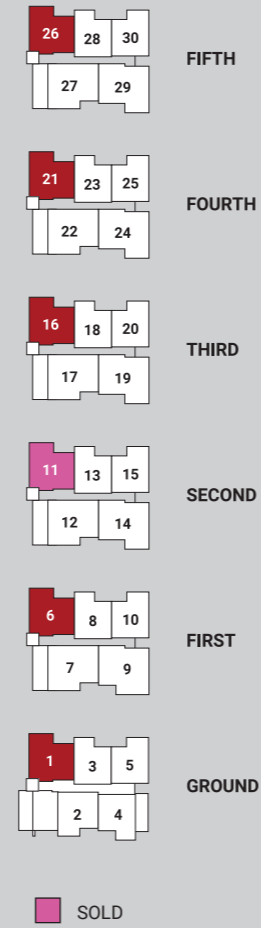
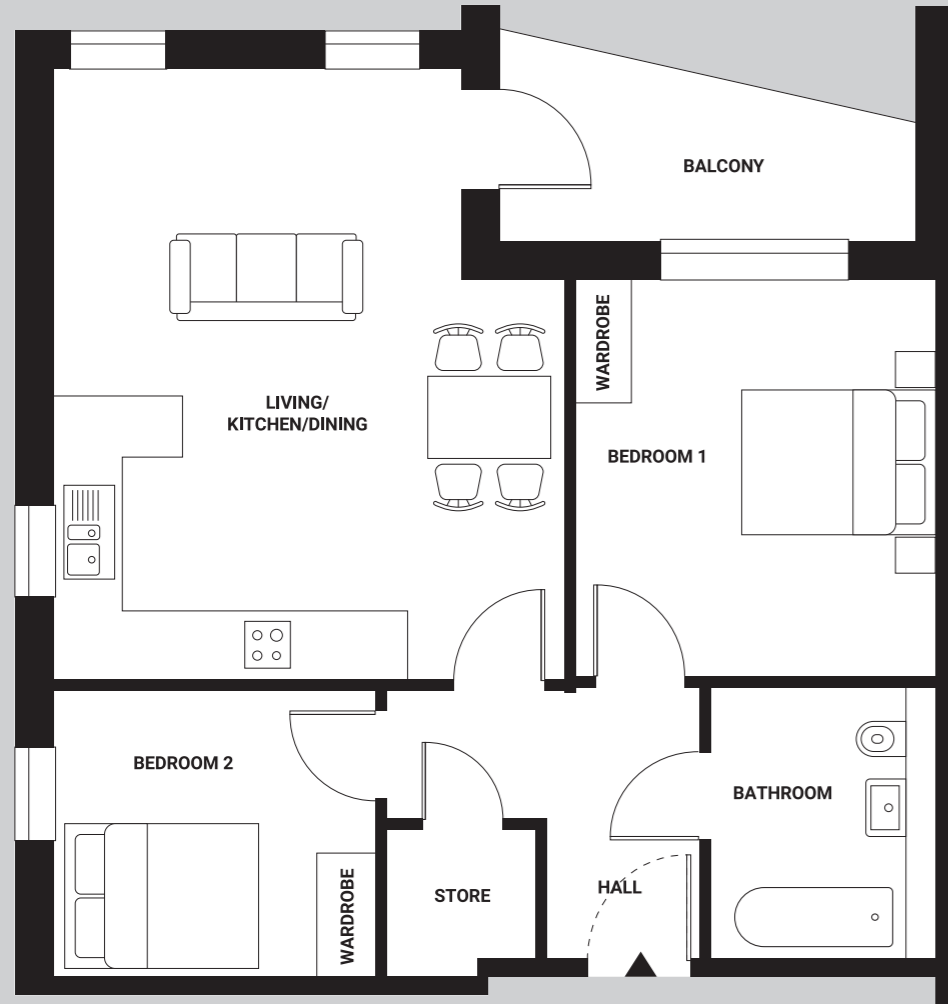
1 BEDROOM ACCOMMODATION

Total area	554sqft	
Living / Kitchen / Dining	296sqft	27' 2" x 12' 3"
Bedroom 1	129sqft	13' 5" x 10' 10"
Bathroom	43sqft	7' 2" x 6' 7"
Store	14sqft	2' 4" x 5' 7"
Ceiling height		8' 2"

Balcony	54sqft	5' 8" x 10' 1"
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2 BED - TYPE 1

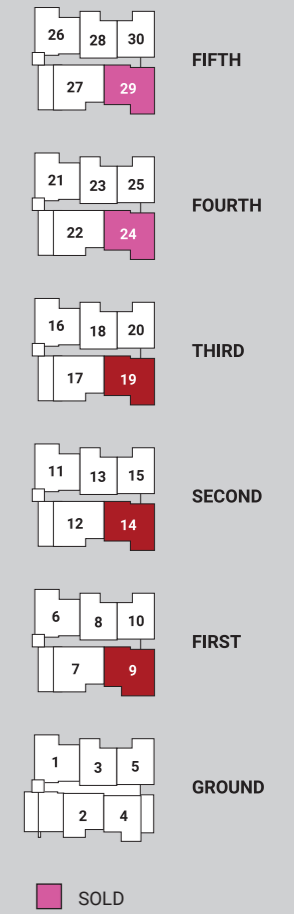
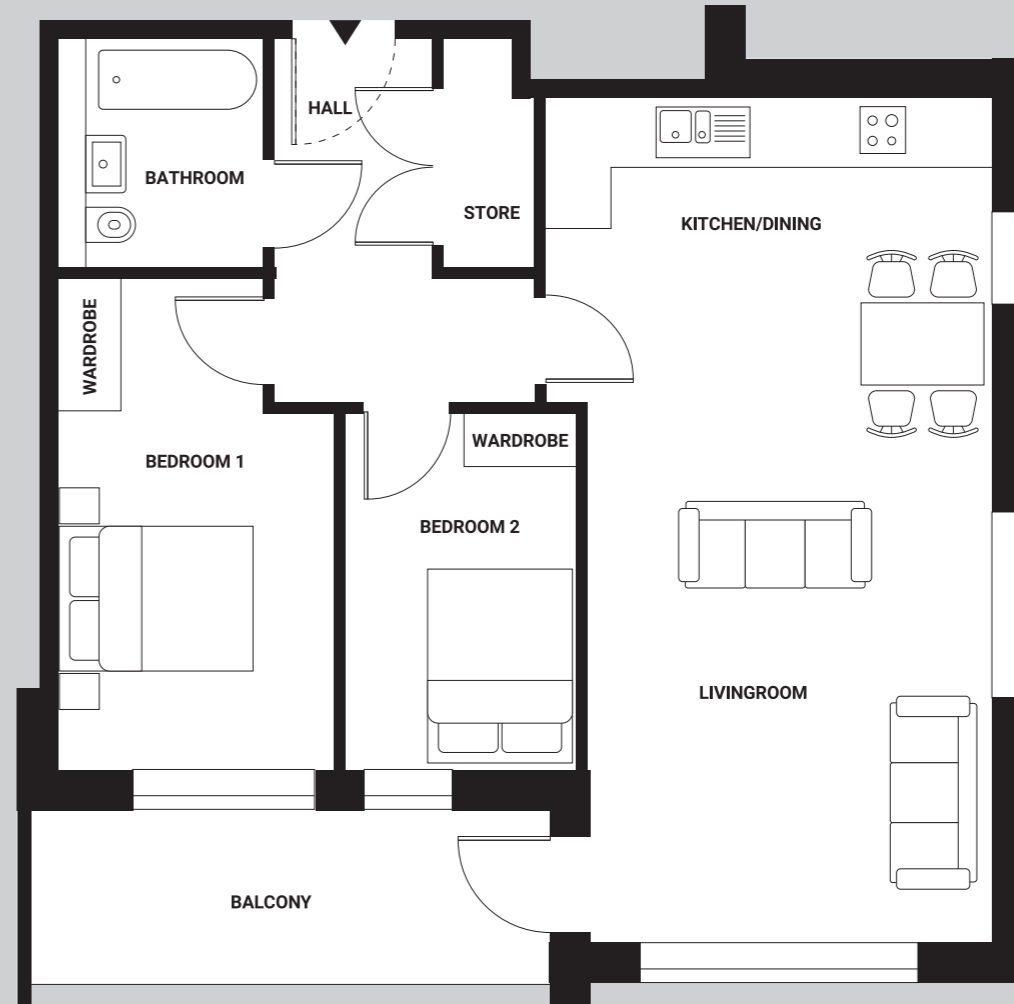
(Ground, 1st, 2nd, 3rd, 4th and 5th floor)



These are best approximate sizes and may vary to changes

2 BED - TYPE 2

(1st, 2nd, 3rd, 4th and 5th floor)



These are best approximate sizes and may vary to changes

2 BEDROOM ACCOMMODATION

Total area	705sqft		
Living / Kitchen / Dining	291sqft	20' 1" x 16' 3"	
Bedroom 1	145sqft	16' 6" x 11' 7"	
Bedroom 2	91sqft	8' 7" x 11' 7"	
Bathroom	54sqft	7' 7" x 7' 6"	
Store	19sqft	4' 2" x 5' 0"	
Ceiling height		8' 2"	
			Balcony 65sqft 6' 4" x 13' 4"

2 BEDROOM ACCOMMODATION

Total area	732sqft		
Living / Kitchen / Dining	355sqft	27' 3" x 13' 3"	
Bedroom 1	124sqft	15' 11" x 9' 0"	
Bedroom 2	81sqft	11' 6" x 7' 4"	
Bathroom	43sqft	7' 3" x 6' 7"	
Store	18sqft	3' 0" x 7' 4"	
Ceiling height		8' 2"	
			Balcony 75sqft 5' 3" x 16' 6"

2 BED - TYPE 3

(1st, 2nd, 3rd, 4th and 5th floor)



These are best approximate sizes and may vary to changes

2 BEDROOM ACCOMMODATION

Total area	775sqft	
Living / Kitchen / Dining	291sqft	20' 10" x 12' 9"
Bedroom 1	140sqft	19' 3" x 9' 8"
Bedroom 2	113sqft	13' 5" x 9' 1"
Bathroom	54sqft	7' 2" x 8' 3"
Store	25sqft	3' 0" x 9' 1"
Ceiling height		8' 2"
Balcony	75sqft	7' 10" x 12' 1"



SPECIFICATIONS

HEAT & LIGHT

- Mix of wall light and led ceiling sunk downlighting in hallway, bedrooms, living room
- Pendant lighting to dining area and kitchens

COMMON AREAS

- Interior designed communal areas with artwork
- Individual lockable mailboxes in lobby
- Build Zone - 10 Years' New Build Structural Warranty with 2 years Contractors defects liability
- Cycle storage with secure access
- 8 Passenger lift
- Common bin room on ground floor

SECURITY

- CCTV system to front building area
- Access to apartment via electronic video door entry system
- High security multi-point locking entrance
- Door with spyhole viewer to each apartment

TECHNOLOGY

- High-definition TV distribution (including Sky HD & 3D) and Freeview
- Telephone outlet in living rooms and master bedroom
- Wired for high speed internet capabilities
- High quality flooring
- A combination of high-specification ceiling sunk downlighting spots and wall lights (where applicable)

KITCHENS

- High quality, bespoke, contemporary designer kitchen with full-height wall units
 - High quality worktop with upstand
 - High quality flooring
 - Fully integrated extractor unit
 - Energy efficient LED, under-mounted worktop lighting
 - Stainless steel oven and recessed ceramic touch control hob*
 - Fully integrated multi-function dishwasher*
 - Freestanding washer/dryer in storage room, where applicable
 - Fully integrated fridge/freezer*
- * Bosch or equivalent*

BEDROOMS

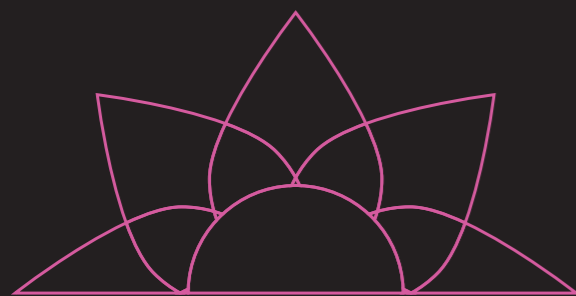
- High quality 42 Oz carpet
- Built-in wardrobes with full internal structure, where applicable

BATHROOMS

- High quality thermostatic bath/shower mixer
- High quality telescopic hand-held shower
- Ceiling mounted rain head shower
- Towel rail
- Wall mounted mirror with integrated lighting
- Wall hung WC with fully integrated and concealed cistern and soft close function
- High quality porcelain tiles
- Shaver socket
- 600 vanity unit with basin and wall mounted tap

SHOWER ROOM

- High quality thermostatic shower controls
- Ceiling mounted rain head shower
- Shower enclosure with shower trays
- Towel rail
- Wall mounted mirror with integrated lighting
- Wall hung WC with fully integrated and concealed cistern and soft close function
- High quality porcelain tiles
- Shaver socket
- 600 vanity unit with basin and wall mounted tap



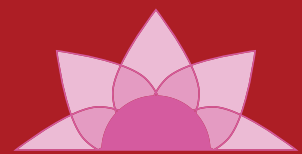


www.chaplincourt.co.uk

For enquiries, please contact our sole agent:

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info@mackenziehomes.co.uk



CHAPLIN
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