

2 PALLISER ROAD

WEST KENSINGTON, W14



1 & 2 Bedroom
Shared Ownership Apartments

**SOUTHERN
HOUSING**
new homes

Full of *character*

Introducing a new collection of 27 one and two-bedroom Shared Ownership apartments available exclusively to those who live, or work, in the London Borough of Hammersmith and Fulham.

Nestled near the entrance to The Queen's Club with abundant nearby green space and access to a tranquil private courtyard, 2 Palliser Road is designed with a modern interpretation of the local area's Edwardian architecture.

Standing on the former site of Ada Lewis House, the development continues the legacy of a community icon by giving local people the chance to invest into their home. It's made of local character. In more ways than one.



What stood here *matters*

pictured
Ada Lewis



Ada Lewis House, once standing proudly at 2 Palliser Road, holds a cherished place in the story of the community and within Southern Housing history.

Established in the 1920s by philanthropist Ada Lewis, it provided dignity, shelter, and hope to vulnerable women at a time when such opportunities were scarce. The building stood as a testament to her compassion and commitment to social good, continuing the legacy of her husband, Samuel Lewis, founder of Southern Housing.

As we move forward with rebuilding, we honour Ada Lewis's pioneering spirit and the lives she uplifted. We are commemorating this legacy with a stained-glass artwork within the front entrance curtain walling. The new development will echo her values, providing homes that continue to embody care, community, and opportunity.

Neighbourhood *steeped in local spirit*

West Kensington, nestled in West London, is a charming neighbourhood known for its blend of elegance and convenience.

The area boasts beautiful period architecture, with quiet, tree-lined streets creating a peaceful atmosphere. West Kensington is home to the renowned The Queen's Club, famous for hosting prestigious tennis tournaments, and is just a short stroll from the cultural treasures of the Lyric Theatre and Hammersmith Apollo.

For food lovers, there's an eclectic mix of local cafés, gastropubs, and international dining options. The area also benefits from excellent transport links, with Barons Court Underground station providing easy access to the Piccadilly and District Lines, making it a prime spot for those seeking a balance of tranquillity and city connectivity.

Nearby, the bustling banks of the River Thames and the iconic shopping of Kensington High Street offer leisure and lifestyle opportunities for residents and visitors alike.



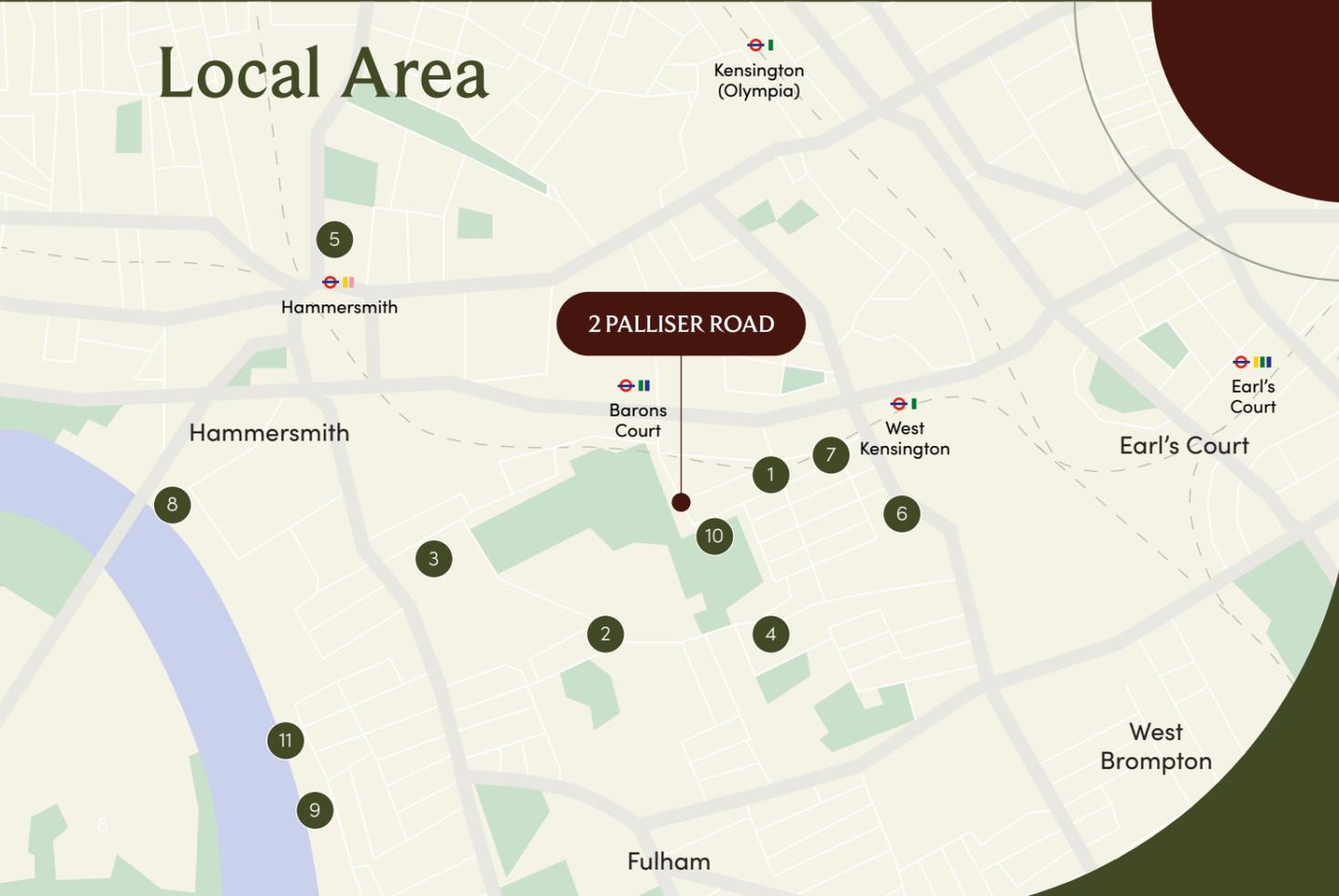
Seamlessly *connected*

2 Palliser Road boasts excellent connectivity, with Barons Court and West Kensington Underground stations within walking distance, providing easy access to Central London, Heathrow Airport and King's Cross St. Pancras



London Connections

Local Area



The area is known for its charming Victorian architecture, leafy streets, and a relaxed neighborhood atmosphere. Local amenities include the iconic Queen's Club for tennis, popular cafés like Carbon Kopi and Popin, or head to the banks of the River Thames to enjoy a dinner at the world-renowned River Café, or a show at Riverside Studios.

- | | |
|---|-------------------------|
| 1 Baron's Court Theatre | 7 Popin Coffee & Brunch |
| 2 Carbon Kopi | 8 Riverside Studios |
| 3 Charing Cross Hospital | 9 The Crabtree |
| 4 Fulham Prep School | 10 The Queen's Club |
| 5 Hammersmith Fitness and Squash Centre | 11 The River Café |
| 6 Little Waitrose | |



2 PALLISER ROAD

W14

Barton Road

Comeragh Road

Communal Gardens

Entrance

Palliser Road

The Queen's Club Real Tennis Courts

Site Plan



Barons Court Station
1 minute walk

The site plan is for indicative purposes only. The details depicted within the site plan are designed to give a general indication and the final layout may vary and should not be relied upon. The site plan, including tenure locations does not form part of any offer, contract, warranty or representation. Please speak to our Sales Team for further information.

Specification

General

- Communal garden
- Two passenger lifts
- Video entry system to building
- TV and phone points to living area and bedrooms. SkyQ or similar with DAB to living area and main bedroom. Phone point to all rooms, hall and cupboard for future alarm
- Downlights throughout kitchen, living and dining areas, bedrooms, hallway and bathrooms. Pendant lights to cupboards in kitchen
- Amtico Spacia flooring to kitchen, living, dining room and hallway
- Energy Performing Certificate rating (EPC) - C

Kitchen

- Symphony Linear kitchen units in sage green colour
- Brushed knuckle cup and knob handles
- Silestone kitchen worktops with matching upstands in Blanco Norte Silestone colour
- Full height glass splashback in Blanco Norte colour
- Polished chrome swan neck mixer tap
- Fully integrated Bosch kitchen appliances including glass induction hob, single oven, extractor hood, dishwasher, fridge/freezer
- Bosch washing dryer to storage cupboard

Bedroom

- Cormar Sensation Twist carpet in pebble stone colour
- Fitted mirrored wardrobes with sliding doors to main bedroom

Bathroom and En-suite

- Porcelanosa grey wall and floor tiles
- Renaissance Ashcot bath
- White bathroom suite with Ideal Connect Air Semi recessed built-in sink
- Hansgrohe shower over bath with glass shower screen and chrome mixer tap
- Mirrored vanity unit with storage
- Chrome heated ladder towel rail

Parking

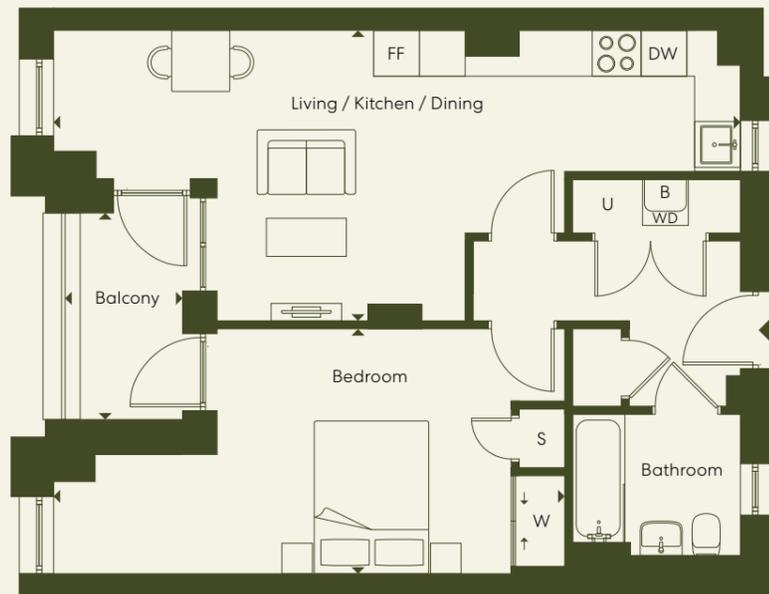
- Residential parking is not permitted to occupants of 2 Palliser Road unless you hold a blue badge.



1 Bedroom Apartment

Apartments 11, 17* & 20 & 26* Lewis Court

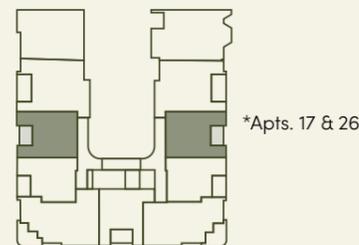
*Apartments are handed.



Dimensions

Living / Kitchen / Dining	9m x 3.80m	29' 6" x 12' 5"
Bedroom	6.70m x 3.22m	21' 11" x 10' 6"
Total Internal Area	56.5 sq m	608 sq ft
Balcony	1.54m x 2.71m	5' 0" x 8'10"

Floor 1 & 2



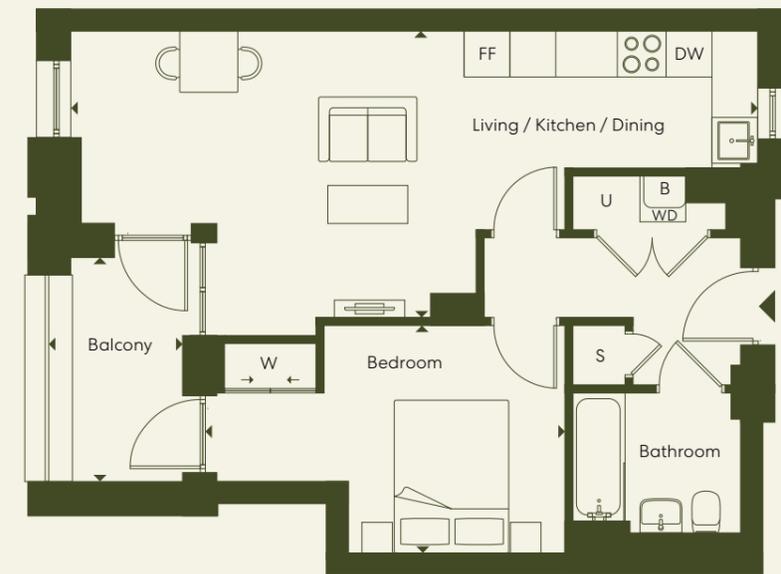
S – Storage | U – Utility | B – Boiler | W – Built-in Wardrobe | FF – Fridge/Freezer | WD – Washer/Dryer | DW – Dishwasher

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1 Bedroom Apartment

Apartments 12, 16* & 21 & 25* Lewis Court

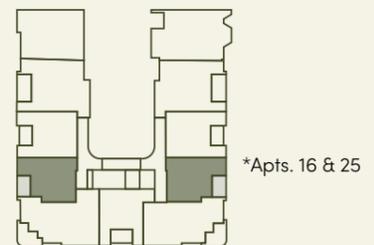
*Apartments are handed.



Dimensions

Living / Kitchen / Dining	8.99m x 3.74m	21' 5" x 12' 3"
Bedroom	4.56m x 2.99m	14' 11" x 9' 9"
Total Internal Area	50.5 sq m	544 sq ft
Balcony	1.75m x 2.93m	5' 8" x 9' 7"

Floor 1 & 2

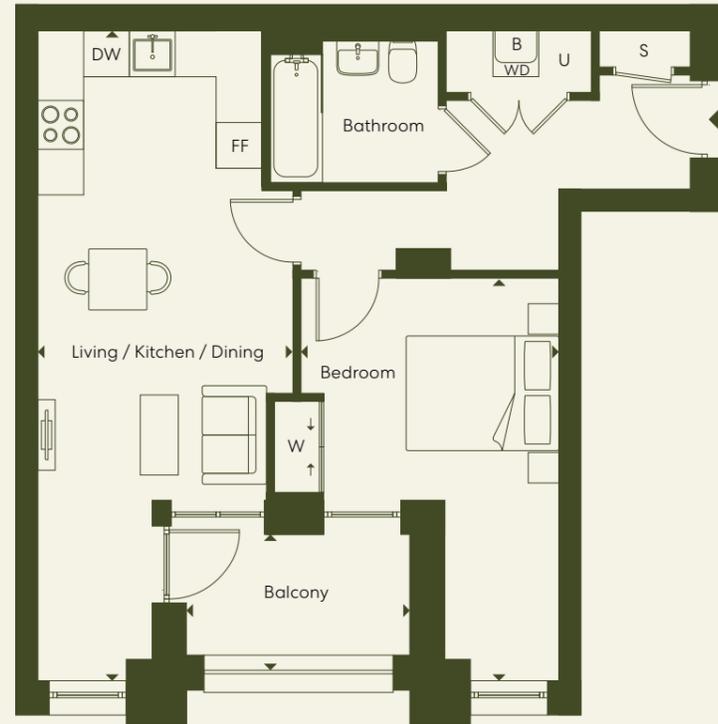


S – Storage | U – Utility | B – Boiler | W – Built-in Wardrobe | FF – Fridge/Freezer | WD – Washer/Dryer | DW – Dishwasher

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1 Bedroom Apartment

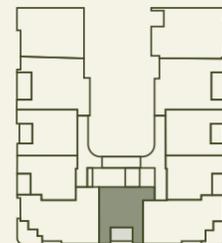
Apartments 14 & 23 Lewis Court



Dimensions

Living / Kitchen / Dining	3m x 8.50m	9' 10" x 27' 10"
Bedroom	3.73m x 5.27m	12' 2" x 17' 3"
Total Internal Area	52.7 sq m	567 sq ft
Balcony	2.93m x 1.78m	9' 7" x 5' 10"

Floor 1 & 2



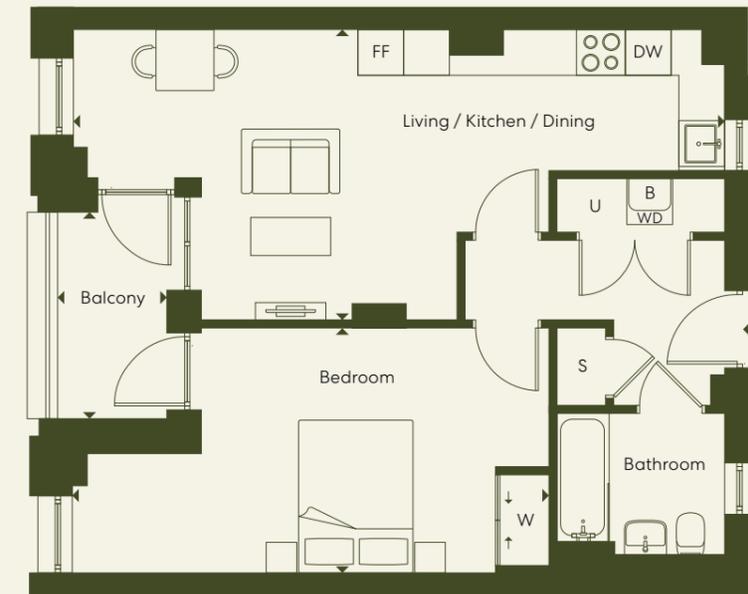
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1 Bedroom Apartment

Apartments 29 & 35* Lewis Court

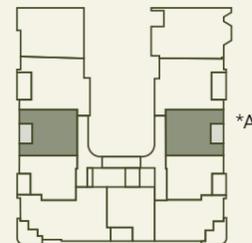
*Apartment is handed.



Dimensions

Living / Kitchen / Dining	8.55m x 3.80m	28' x 12' 5"
Bedroom	6.09m x 3.22m	19' 11" x 10' 6"
Total Internal Area	54.9 sq m	591 sq ft
Balcony	1.44m x 2.71m	4' 8" x 8' 10"

Floor 3



*Apt. 35

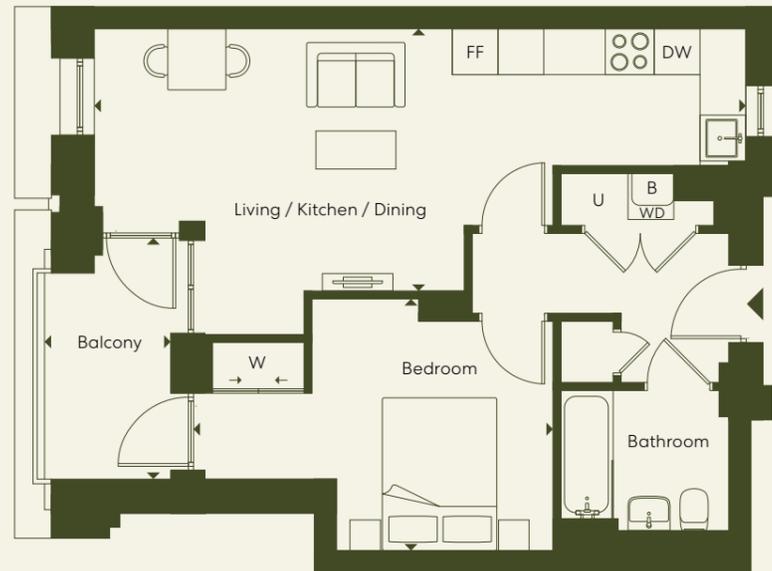
S – Storage | U – Utility | B – Boiler | W – Built-in Wardrobe | FF – Fridge/Freezer | WD – Washer/Dryer | DW – Dishwasher

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1 Bedroom Apartment

Apartments 30 & 34* Lewis Court

*Apartments are handed.



Dimensions

Living / Kitchen / Dining	8.55m x 3.43m	8' 10" x 11' 3"
Bedroom	4.55m x 3.29m	14' 11" x 10' 9"
Total Internal Area	50.1 sq m	539 sq ft
Balcony	1.67m x 2.93m	5' 5" x 9' 7"

Floor 3

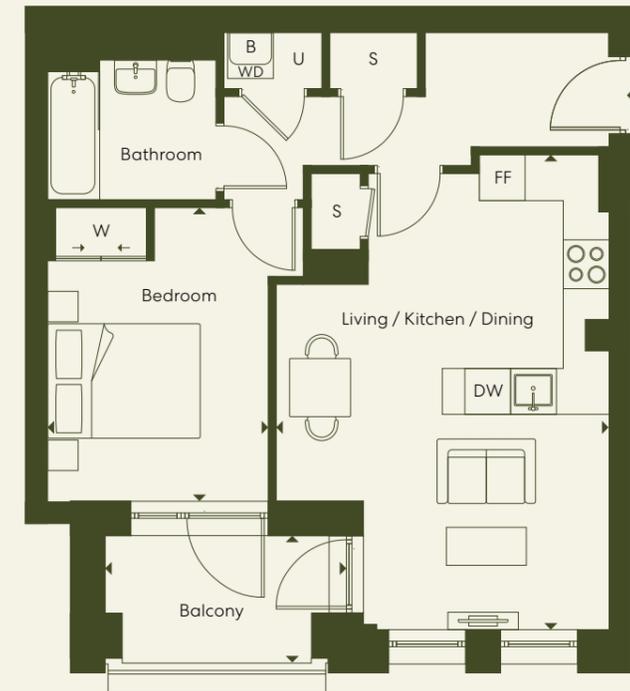


S – Storage | U – Utility | B – Bolier | W – Built-in Wardrobe | FF – Fridge/Freezer | WD – Washer/Dryer | DW – Dishwasher

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1 Bedroom Apartment

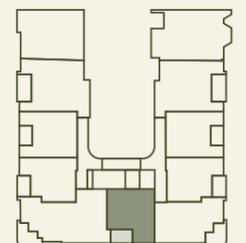
Apartment 32 Lewis Court



Dimensions

Living / Kitchen / Dining	4.35m x 6.23m	14' 3" x 20' 5"
Bedroom	2.90m x 3.84m	9' 6" x 12' 7"
Total Internal Area	50.6 sq m	544 sq ft
Balcony	3.15m x 1.67m	10' 4" x 5' 5"

Floor 3

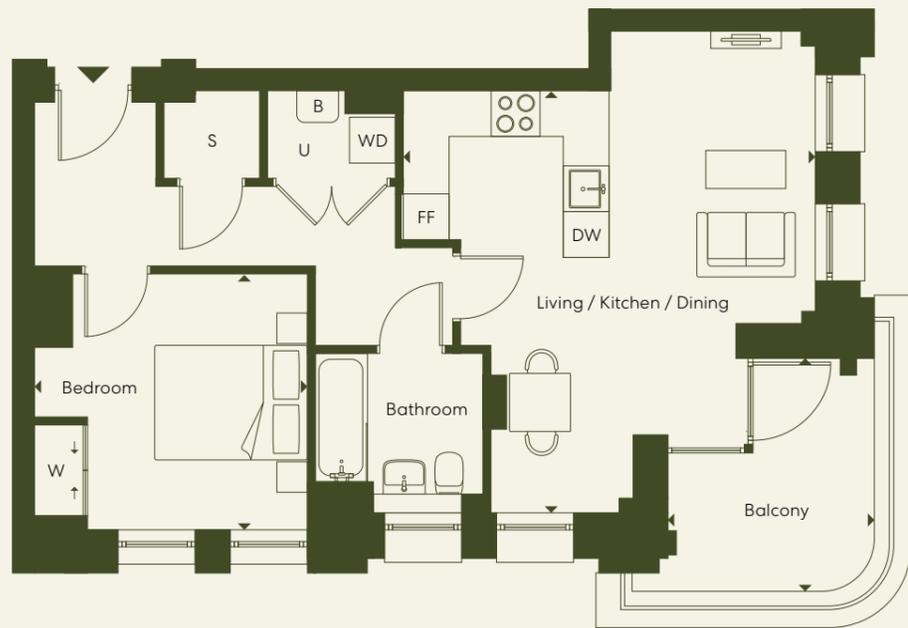


S – Storage | U – Utility | B – Bolier | W – Built-in Wardrobe | FF – Fridge/Freezer | WD – Washer/Dryer | DW – Dishwasher

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1 Bedroom Apartment

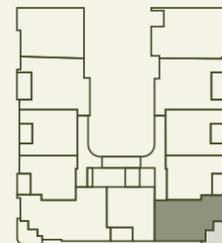
Apartment 33 Lewis Court



Dimensions

Living / Kitchen / Dining	5.40m x 5.53m	17' 8" x 18' 1"
Bedroom	3.58m x 3.35m	11' 8" x 10' 11"
Total Internal Area	55.4 sq m	596 sq ft
Balcony	2.71m x 3.05m	8' 10" x 10'

Floor 3

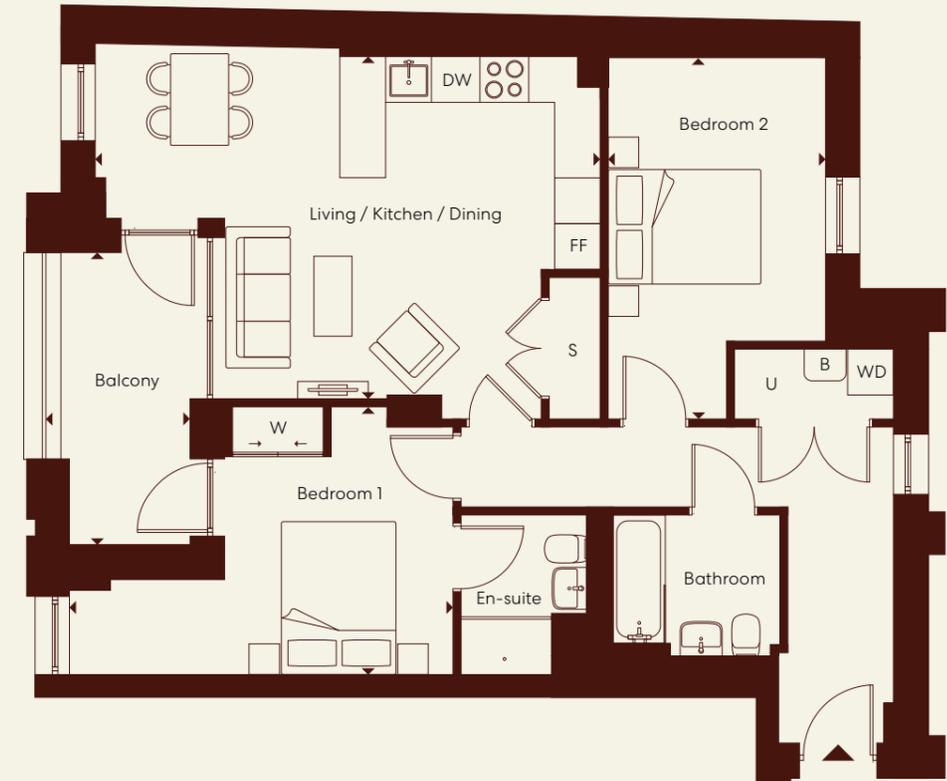


S – Storage | U – Utility | B – Boiler | W – Built-in Wardrobe | FF – Fridge/Freezer | WD – Washer/Dryer | DW – Dishwasher

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2 Bedroom Apartment

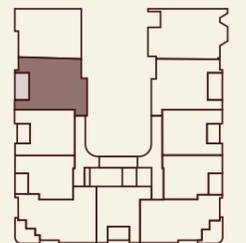
Apartments 10 & 19 Lewis Court



Dimensions

Living / Kitchen / Dining	6.61m x 4.49m	21'8" x 14'8"
Bedroom 1	5.02m x 3.51m	16'5" x 11'6"
Bedroom 2	2.85m x 4.73m	9'4" x 15'6"
Total Internal Area	76.7 sq m	826 sq ft
Balcony	1.88m x 3.83m	6'2" x 12'6"

Floor 1

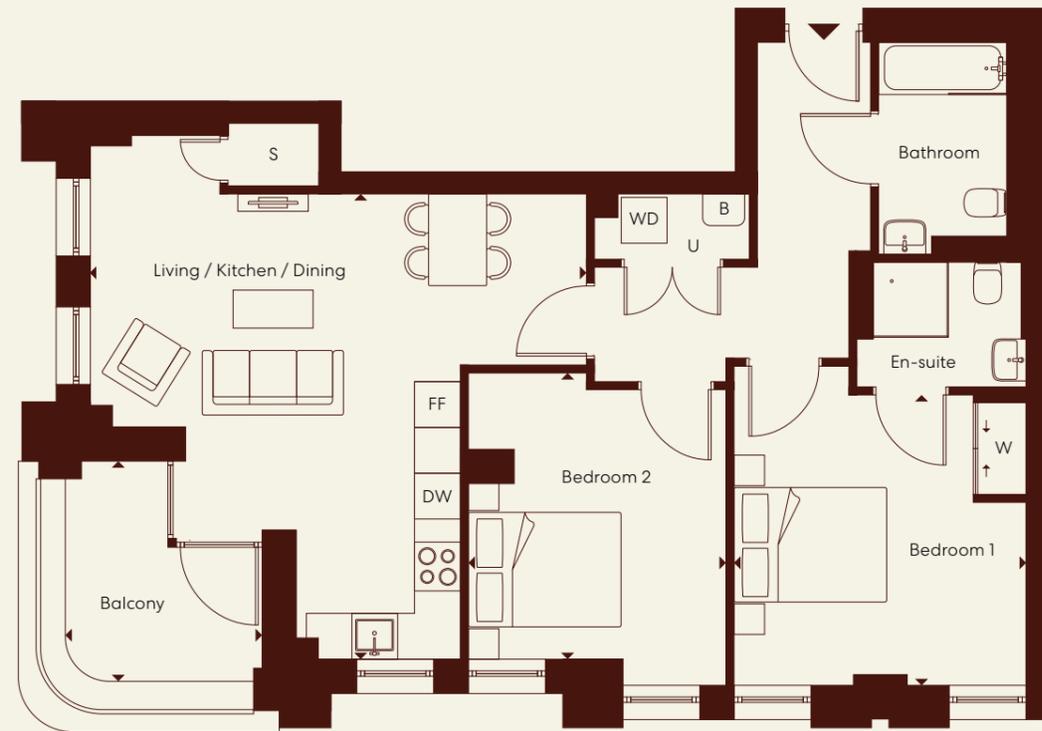


S – Storage | U – Utility | B – Boiler | W – Built-in Wardrobe | FF – Fridge/Freezer | WD – Washer/Dryer | DW – Dishwasher

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2 Bedroom Apartment

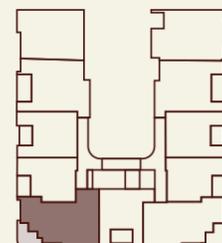
 Apartments 13 & 22 Lewis Court
Wheelchair adaptable



Dimensions

Living / Kitchen / Dining	6.50m x 6.08m	21' 3" x 19' 11"
Bedroom 1	3.84m x 3.79m	12' 7" x 12' 5"
Bedroom 2	3.37m x 3.75m	11' 0" x 12' 3"
Total Internal Area	80 sq m	861 sq ft
Balcony	2.91m x 3.25m	9' 5" x 10' 7"

Floors 1 & 2

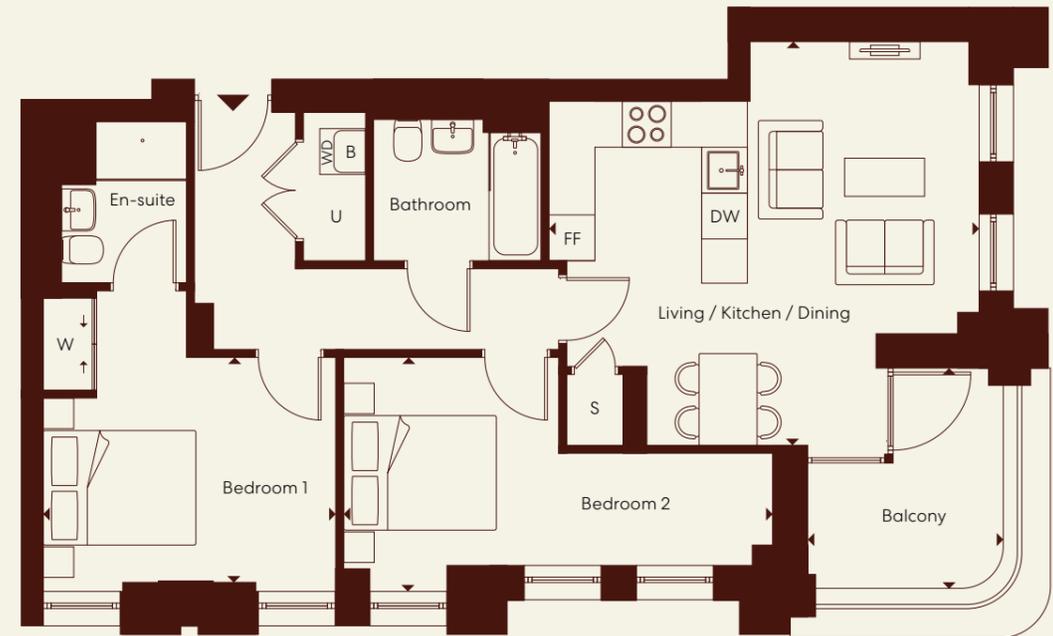


S – Storage | U – Utility | B – Bolier | W – Built-in Wardrobe | FF – Fridge/Freezer | WD – Washer/Dryer | DW – Dishwasher

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2 Bedroom Apartment

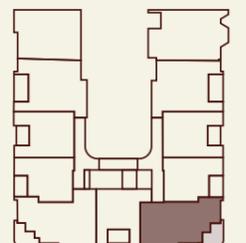
Apartments 15 & 24 Lewis Court



Dimensions

Living / Kitchen / Dining	5.63m x 5.28m	18' 5" x 17' 3"
Bedroom 1	3.84m x 2.93m	12' 7" x 9' 7"
Bedroom 2	5.62m x 2.73m	18' 5" x 8' 11"
Total Internal Area	72.2 sq m	777 sq ft
Balcony	2.75m x 3.09m	9' 0" x 10' 1"

Floors 1 & 2

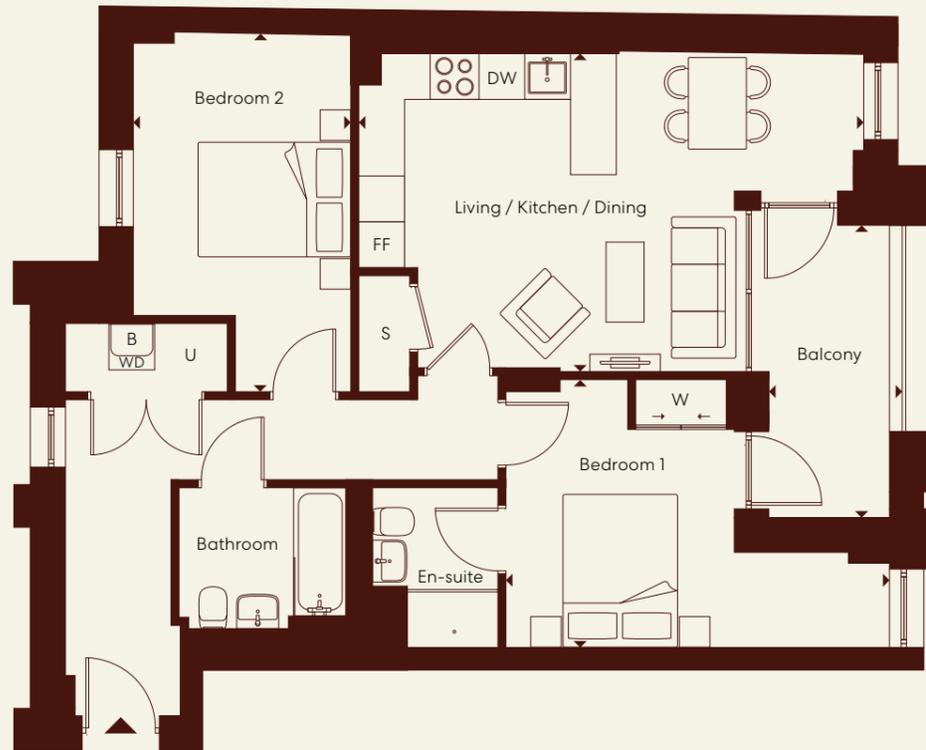


S – Storage | U – Utility | B – Bolier | W – Built-in Wardrobe | FF – Fridge/Freezer | WD – Washer/Dryer | DW – Dishwasher

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2 Bedroom Apartment

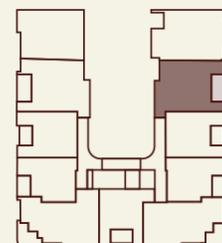
Apartments 18 & 27 Lewis Court



Dimensions

Living / Kitchen / Dining	6.61m x 4.14m	21' 8" x 13' 7"
Bedroom 1	5.01m x 3.51m	16' 5" x 11' 6"
Bedroom 2	2.45m x 4.67m	8' x 15' 3"
Total Internal Area	73.6 sq m	792 sq ft
Balcony	1.76m x 3.83m	5' 9" x 12' 6"

Floors 1 & 2



S – Storage | U – Utility | B – Bolier | W – Built-in Wardrobe | FF – Fridge/Freezer | WD – Washer/Dryer | DW – Dishwasher

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2 Bedroom Apartment

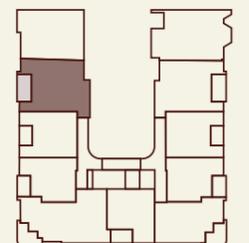
Apartment 28 Lewis Court



Dimensions

Living / Kitchen / Dining	6.23m x 4.32m	20' 5" x 14' 2"
Bedroom 1	4.58m x 3.51m	15' x 11' 6"
Bedroom 2	2.77m x 4.46m	9' 1" x 14' 7"
Total Internal Area	72.9 sq m	784 sq ft
Balcony	1.78m x 3.83m	5' 10" x 12' 6"

Floor 3

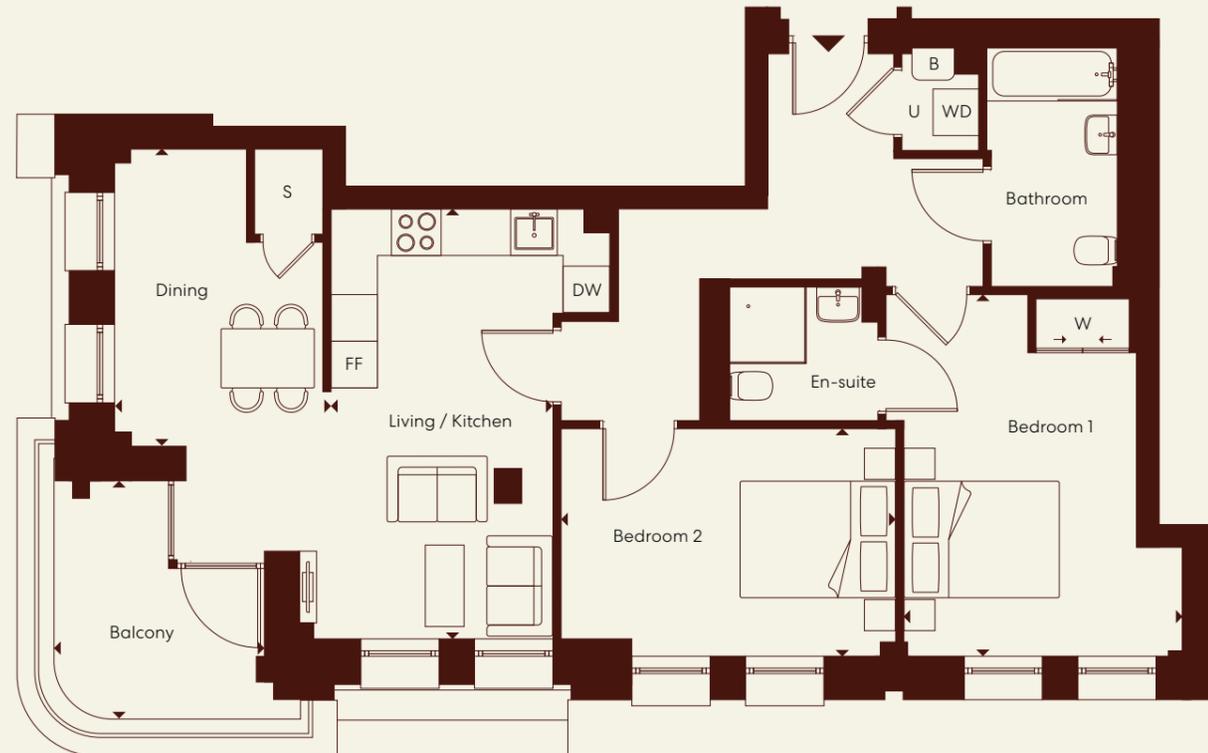


S – Storage | U – Utility | B – Bolier | W – Built-in Wardrobe | FF – Fridge/Freezer | WD – Washer/Dryer | DW – Dishwasher

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2 Bedroom Apartment

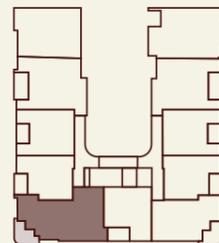
 **Apartment 31 Lewis Court**
Wheelchair adaptable



Dimensions

Living / Kitchen	2.86m x 5.33m	9' 4" x 17' 5"
Dining	2.78m x 3.82m	9' 1" x 12' 6"
Bedroom 1	3m x 4.66m	9' 10" x 15' 3"
Bedroom 2	4.31m x 2.92m	14' 1" x 9' 7"
Total Internal Area	83 sq m	893 sq ft
Balcony	2.71m x 3.05m	8' 10" x 10'

Floor 3



S – Storage | U – Utility | B – Bolier | W – Built-in Wardrobe | FF – Fridge/Freezer | WD – Washer/Dryer | DW – Dishwasher

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2 Bedroom Apartment

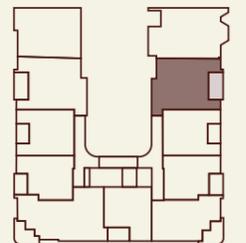
Apartment 36 Lewis Court



Dimensions

Living / Kitchen / Dining	6.22m x 3.96m	20' 4" x 12' 11"
Bedroom 1	4.56m x 3.51m	14' 11" x 11' 6"
Bedroom 2	2.78m x 4.28m	9' 1" x 14'
Total Internal Area	70.1 sq m	755 sq ft
Balcony	1.78m x 3.83m	5' 10" x 12' 6"

Floor 3



S – Storage | U – Utility | B – Bolier | W – Built-in Wardrobe | FF – Fridge/Freezer | WD – Washer/Dryer | DW – Dishwasher

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About *Shared Ownership*

Now that you have found your dream home you're probably asking, "Is Shared Ownership right for me?" At Southern Housing New Homes, we know that a new home is one of the biggest purchases you will ever make, and Shared Ownership helps make this a reality.

How Does It Work?

You'll start by buying a share of your home that's between 25% and 75% of the full value, using a combination of a mortgage and a deposit. You'll then pay a subsidised rent on the share you don't own.

Affordability and eligibility checks apply as set by LBH&F (note these vary from GLA guidelines). In the future, if your circumstances change, you can choose to buy more shares in your home—right up to 100%. As your share increases, the rent you pay decreases.

Please Note

This development is not subject to the usual Greater London Authority (GLA) guidelines or standard Shared Ownership rules. Some eligibility and affordability criteria may differ from other Shared Ownership schemes in London.

Before deciding to proceed, please consider the following

- Your total household income must be £90,000 a year or less.
- These apartments are leasehold.
- A service charge is payable to contribute to the management and maintenance of the development. This is reviewed annually and may increase over time (see the price list for details).

Speak to your Sales Executive for more information and to find out if this home could be the right fit for you.

Southern Housing New Homes

At Southern Housing New Homes we know how important it is to find the perfect home. Our mission is to help you do just that by providing the best quality, affordable homes, while creating communities that people love. As an organisation we're one of the largest housing providers in the UK with over 77,000 homes across London, the South East, the Isle of Wight and the Midlands, giving over 167,000 people somewhere to call their own.

Within our Southern Housing New Homes team, we provide homes to suit families of all sizes, through Shared Ownership, London Living Rent and Open Market Sale.

Read more about who we are and what we do as a housing association at shnewhomes.co.uk

Applying for a home *at 2 Palliser Road*

What Is The Process?

- Homes at 2 Palliser Road are only available to those who live or work in the London Borough of Hammersmith & Fulham.
- To be eligible for one of these properties, you must be registered on the Hammersmith & Fulham Home Buy website where you will need to complete an application form www.handhomebuy.org/onlineform
- You will then need to register your interest in the property listed on www.handhomebuy.org/choice
- Your application will then be assessed by the council. If you are found to be eligible, you will be contacted by the Southern Housing New Homes Sales Team to complete a financial assessment. This is done to ensure that the properties at 2 Palliser Road are affordable for you and that you meet the Shared Ownership eligibility criteria.

London Borough of Hammersmith and Fulham (HandF) allocate properties in accordance with their Home Buy prioritisation policy. This is due to the popularity of the low-cost home ownership properties available and the high demand for homes throughout the borough.

For more information on how this works please visit www.handhomebuy.org/choice, call **020 8753 6464** or email handhome-buy@lbhf.gov.uk

Please Note

You will not be able to view or reserve a property if you have not registered with Hammersmith & Fulham Council and received confirmation you have passed the financial assessment.

Disclaimer: All floor plans in this brochure are for general guidance only. Measurements are from plans and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Southern Housing New Homes 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. Therefore, Southern Housing New Homes does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Southern Housing New Homes 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 warranty or contract 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 Southern Housing New Homes 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 Southern Housing New Homes. Southern Housing New Homes supports the development of mixed tenure developments and is proud to provide homes for Affordable Rent and Shared Ownership at Holmhurst Gardens. We may change the tenure of some homes subject to demand. Information correct at time of print: June 2025.



2 PALLISER ROAD

WEST KENSINGTON, W14

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shnewhomes.co.uk/2palliser-road

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