

SOUTHALL GROVE

WEST LONDON

Fairview[®]
NEW HOMES Ltd.

LIVE YOUR
true potential.

STYLISH NEW 1, 2 & 3 BEDROOM
APARTMENTS WITH SOUTHALL PARK
RIGHT ON YOUR DOORSTEP.

*Vibrant,
thriving*

COMMUNITY.

PART OF SOUTHALL'S MULTI-MILLION
POUND REGENERATION.



ENJOY LIFE *to the full.*

IN A WELCOMING COMMUNITY
WITH A GREAT CONNECTION
TO THE CITY.

Our new 1, 2 & 3 bedroom apartments perfectly blend a modern lifestyle with the area's distinctive heritage. Catch up with family and friends in your spacious, open-plan living area or the neighbouring park, then soak up the local area's wonderful mix of sounds, tastes and colours. Or head into the City via the Elizabeth line from Southall Station, just 13 minutes' walk from home. Welcome to Southall Grove, an exciting new addition to a thriving established community.





ALL YOU
NEED
nearby.

A WIDE RANGE OF AMENITIES,
THINGS TO DO AND OPEN
GREEN SPACES - WITH EVEN
MORE PLANNED FOR THE FUTURE.

Packed with international food stores and clothing shops, the nearby Broadway is alive with activity. When it comes to eating out, there are also a number of independent restaurants serving delicious cuisines from all around the world.

Need to pick up essentials, or do some life admin? You have a Superdrug, a post office and several banks all a few minutes' walk away.

Or, you can take the bus to Lombardy Retail Park for high street names including Next, H&M and Costa Coffee in just 12 minutes.

There's always plenty to do here. Get active on a Saturday morning parkrun, join the local cycling club or gather your family and friends for a picnic in Southall Park.

Southall already offers so much. But when you add the regeneration plans for the area - from the town centre to developments along the Grand Union Canal - the future looks even brighter and more exciting.

SOUTHALL

1. Southall Park
2. The Broadway
3. Southall High Street
4. Southall Station

DISCOVER WHAT ELSE *is within reach.*

IT'S EASY TO KEEP EVERYONE ENTERTAINED WHEN YOU LIVE AT SOUTHALL GROVE.

There's even more to do if you travel slightly further. It's just 13 minutes' walk to Southall Station and after just two stops on the Elizabeth line, you're at Ealing Broadway or West Ealing. Here you'll find plenty of great bars, cafés and restaurants, perfect for a night out with friends or family.

Feel like a shopping spree? On the Elizabeth line you can easily get to the designer boutiques on Bond Street or the wide variety of shops on Oxford Street and Regent Street.

If a different kind of day out is in your plans, there's plenty of options. Popular Hanwell Zoo is just over a mile away, while Osterley Park and House, a beautiful National Trust Georgian estate, is just over 3 miles away. Those that like fashion and food can head to Westfield London, which can be reached by road in about 25 minutes. As can the world-famous Wembley Stadium for fans of sport and music.





- SOUTHALL
- 1. Grand Union Canal
 - 2. The Broadway
 - 3. Amayrah Fashion

- 4. The Broadway
- 5. Southall Park
- 6. Southall Park



THE SHAPE OF THINGS *to come.*

SOUTHALL'S EXCITING REGENERATION PLANS MEAN NOW IS THE PERFECT TIME TO INVEST IN SOUTHALL GROVE.

Southall is already a thriving and dynamic part of West London, and the planned transformation of the area is set to enhance this even further.

This includes a significant number of new homes and job opportunities, a new school and leisure centre, open public spaces, new retail space and improvements to transport.

The Grand Union Canal is also part of this regeneration; upgraded towpaths and public spaces including waterside food and beverage spaces.

Together, these plans will help attract more homebuyers and visitors to the area - making it an even more attractive proposition.

30,000
sqm

(The former Honey Monster and Middlesex Business Centre)

COMMERCIAL FLOORSPACE

3,000
sqm

(The Green Town Centre Regeneration)

9,000+
new homes



3,000+
new jobs



A SOUND INVESTMENT FOR YOU.

Your stylish, spacious, new home will be modern, easy to maintain and energy efficient, with simple local connections, quick access to the shops you need and the relaxing green spaces you want. Plus, you will be surrounded by the rich cultural heritage this exciting part of West London is renowned for. Don't miss your chance at Southall Grove.



SO MANY REASONS *to call this home.*

IT'S EASY TO DO THE THINGS
YOU ENJOY WHEN YOU LIVE
AT SOUTHALL GROVE.

Head off on holiday from Heathrow
Airport, check out the latest fashions
at Westfield London or visit the animals
at Hanwell Zoo.

With Southall Park next door, getting
closer to nature is simple. As is practising
your putting and driving at the nearby
West Middlesex Golf Club.

HORSENDEN HILL
NATURE RESERVE
3.5 MILES

WEMBLEY
STADIUM
6.2 MILES

BRENT CROSS
SHOPPING CENTRE
9.5 MILES

WEST MIDDLESEX
GOLF CLUB
1.0 MILES

HANWELL
ZOO
1.5 MILES

SOUTHALL
PARK
0.1 MILES

ACTON
4.4 MILES

CITY OF
LONDON
12.9 MILES

WESTFIELD
LONDON
6.6 MILES

CANARY
WHARF
16.2 MILES

EALING
HOSPITAL
1.2 MILES

LOMBARDY RETAIL PARK
1.6 MILES

SOUTHALL BROADWAY/
HIGH STREET
0.1 MILES

**SOUTHALL
GROVE**

SOUTHALL STATION
0.6 MILES

HEATHROW AIRPORT
6.0 MILES

TRAVEL *options for all.*

GETTING AROUND FROM SOUTHALL GROVE IS SO SIMPLE.

So much is within walking distance of your new home, but it's good to know it's easy to travel further if you need to.

You can catch a bus just two minutes' walk from home to places including Lombardy Retail Park and Hanwell Zoo. In 13 minutes you can be at Southall Station on the Elizabeth line, making getting into central London and beyond simple; you can also reach Heathrow Terminals 2 & 3 in just 10 minutes.



Journey times and distances approximate. Sources: Google Maps and National Rail.

WHERE EVERYTHING is just... easy.

THE BEAUTY OF SOUTHALL? ALL YOU NEED IS RIGHT THERE.

Shop for all the items you need and want. Be it clothing at the nearby Broadway or the latest technology at the popular Lombardy Retail Park. Choose a relaxed lunch with family or longer dinner date with friends from the wide choice of places to eat.

Or, spend quality time on you at a nearby gym, leisure centre or green open space.

Of course, Southall is an exciting place to call home; and with so many choices available to you, well, it's easy to see why.

SHOPPING

1. Southall Market UB1 3DB
2. Quality Foods UB1 1SQ
3. Sainsbury's UB3 3EX
4. Lombardy Retail Park UB3 3EX
5. H&M UB3 3EX
6. Next UB3 3EX
7. TK Maxx UB3 3EX
8. Tesco Extra UB2 5NB
9. Lidl UB2 5LN

EDUCATION

10. Grove House Nursery School and Children's Centre UB1 2JL
11. North Primary School UB1 2JE
12. Villiers High School UB1 3BT
13. TwinkleTotz Day Nursery UB1 3AY
14. Hambrough Primary School UB1 1SF
15. Dormers Wells High School UB1 3HZ

LEISURE

16. Southall Park Tennis Courts UB1 3AJ
17. Dormers Wells Leisure Centre UB1 3JB
18. The Gym Group London Southall UB2 4FE
19. Swift Road Outdoor Sports Centre UB2 4RP
20. Featherstone Sports Centre UB2 5HF
21. Hanwell Zoo W7 3BP
22. Olympian Fitness UB4 0LP
23. Hillingdon Cycle Circuit UB4 0LP
24. Brent Valley Golf Course and Fitness Centre W7 3BE
25. West London Boxing Academy W7 2QD

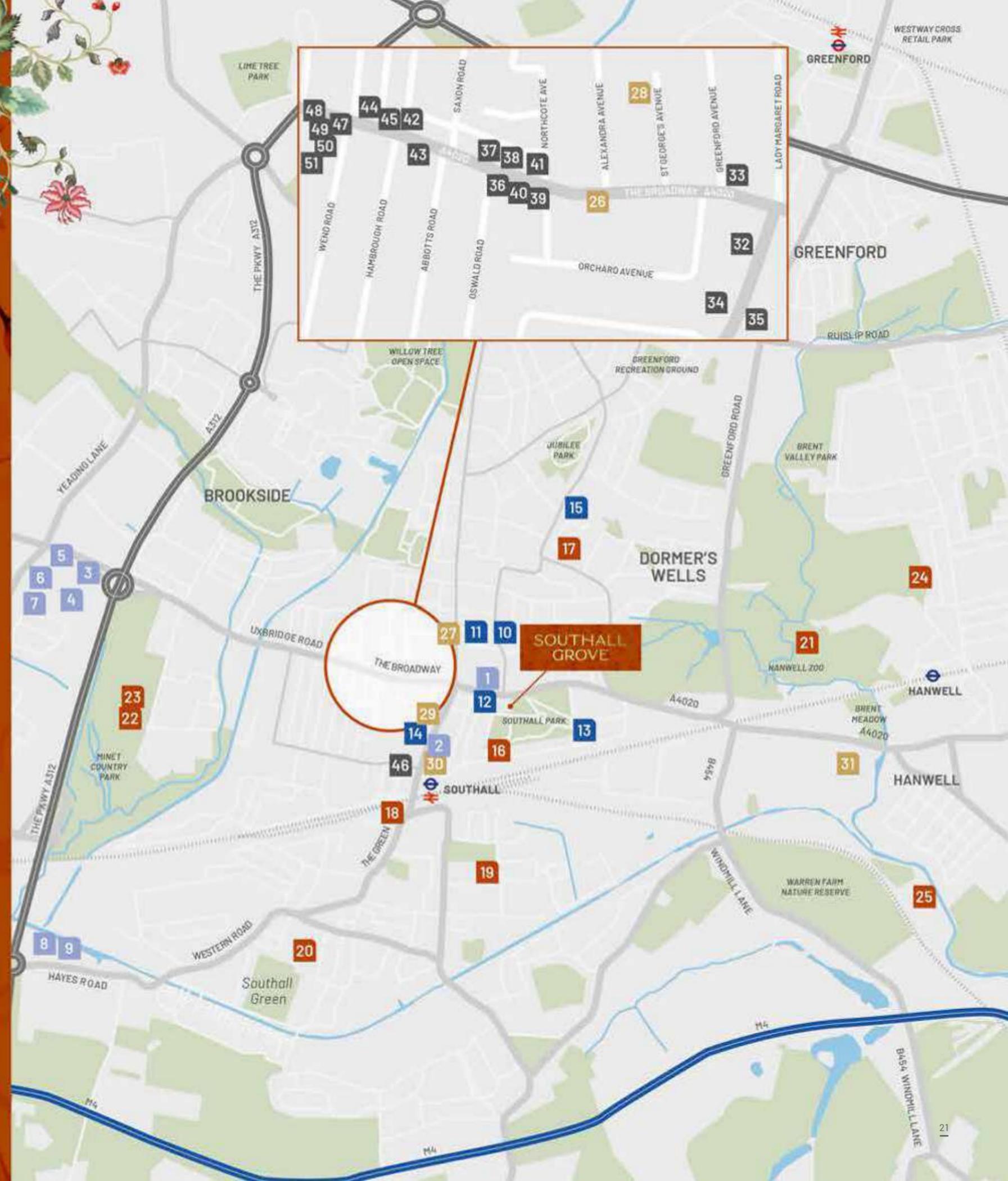
HEALTHCARE

26. Broadway Health Centre UB1 1LD
27. Lady Margaret Road Medical Centre UB1 2PH
28. The Town Surgery UB1 1PZ
29. Inspire Dental Southall UB1 1RQ
30. Sage Dental UB1 1SQ
31. Ealing Hospital UB1 3HW

RESTAURANTS

32. Poornima UB1 1RT
33. Roma Restaurant UB1 1PS
34. Paul's Bakery UB1 1RR
35. Madhu's UB1 1SW
36. Chaii Master® Southall UB1 1LN
37. Chaiiwala Southall UB1 1QF
38. Chutnee Southall UB1 1QF
39. Jalebi Junction UB1 1LN
40. Karak Chaii Southall UB1 1LN
41. Moti Mahal UB1 1QF
42. Creams Cafe Southall UB1 1NN
43. Diwaan – Mandi in Southall UB1 1LP
44. Gifto's UB1 1NN
45. Kebabish Original UB1 1NN
46. Manjaros – Restaurant in Southall UB1 1BA
47. Haweli Restaurant® Southall UB1 1LX

48. Lahori Masala Southall UB1 1LX
49. Little Dessert Shop Southall UB1 1LX
50. Spice Village Southall UB1 1LX
51. Watan Restaurant UB1 1LR





ADDING to the appeal.

THE ELIZABETH LINE OFFERS YOU MORE THAN CONVENIENCE.

A short walk to the Elizabeth line doesn't just give you easy access to the city and Heathrow Airport. Since the Elizabeth line project was announced 11 years ago, property prices in nearby areas have risen significantly. Calling Southall home could see growth, for you as a person and your property's value.

Station, area	Average house price in postcode 2024	Change from 2014 - 2024
1 Reading - RG1	£444,818	+46%
2 Slough - SL1	£380,015	+49%
3 Southall - UB1	£440,986	+66%
4 Hanwell - W7	£564,530	+25%
5 Ealing Broadway - W5	£849,364	+34%
6 Acton - W3	£615,454	+11%
7 Stratford - E15	£477,872	+64%
8 Ilford - IG1	£419,990	+62%

*Average prices subject to change and based on guide prices from Foxtons and correct as of 23.07.2025. Source: <https://www.foxtons.co.uk/living-in>.

MODERN,
SPACIOUS
HOMES,
*next to green
spaces.*

BRAND NEW 1, 2 & 3 BEDROOM
APARTMENTS, BORDERING
SOUTHALL PARK.





BUILT FOR THE FUTURE *and how you live.*

NEW HOMES THAT ARE THOUGHTFULLY DESIGNED IN SO MANY WAYS.

To ensure our development blends with the immediate area, we have used a selection of complimentary brick colours. For a modern touch, feature metal panels accentuate and divide large expanses of brickwork, while perforated metal panels enclose each balcony to provide privacy and security.

There's also a private roof terrace that provides the ideal space to relax with family or chat to your neighbours, adding to the strong sense of community found in the area.

The apartments are well considered, with a variety of layouts and open-plan arrangements to choose from.

Some homes have separate kitchens too, while all have private outside balconies or terraces, and energy-efficient initiatives to help reduce your energy bills.



ATTRACTIVE INSIDE *and outside.*

LAYOUTS THAT WORK PERFECTLY AND LOOK GREAT.

As much care has gone into the look and feel of the wider development, as each of our 1, 2 & 3 bedroom apartments. The private homes enjoy the privacy of being in a gated area and have a small playground too, while everyone can easily reach the open green spaces of Southall Park next door.

- BIDWELL HOUSE***
1 & 2 bedroom apartments

- CANOVILLE HOUSE**
1, 2 & 3 bedroom apartments

- AFFORDABLE HOUSING**

- Sub station, bin store & cycle store

- Disabled Parking
- Land boundary

*Some plots throughout this block are affordable rent and/or shared ownership.

Development plan is a guide for illustrative purposes only and may be subject to change. Landscaping is indicative only.



DESIGNED *for life.*

A QUALITY BUILD,
WITH THOUGHTFUL
FINISHING TOUCHES.

Come home to a new wave of modern
living; where contemporary design
meets everyday comfort.

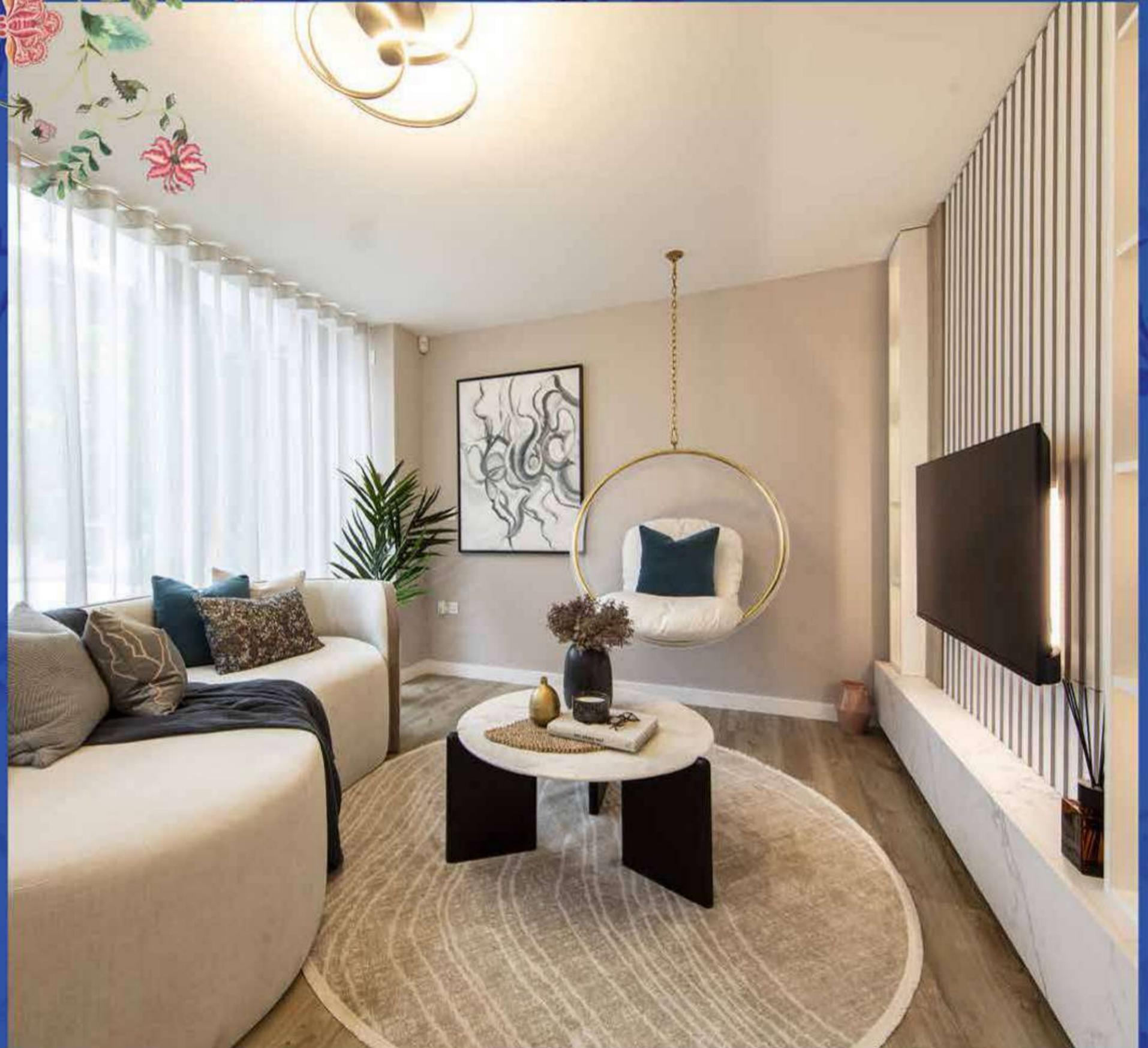


A NEW
HOME YOU
CAN EASILY
*make your
own.*

CLEAN, CONTEMPORARY
AND LOW MAINTENANCE.

Your light-filled new home will be built to a quality specification and have stylish design features to give it a modern look.

At the same time, it's a blank canvas. A space that's simple for you to personalise by putting up photos of your family and friends, adding a splash of colour with furniture and pictures, or by introducing a few personal finishing touches.





CONTEMPORARY *spaces.*

OH SO SIMPLE, WITH
A SPECIFICATION AS
SUPERB AS THIS.

- Amtico Spacia 'Sun Bleached Oak' flooring to Kitchen/living/dining area and hall
- Standard hanging pendant to living/dining area, hallway and bedrooms
- Walls painted in Timeless white and ceilings in white
- Premium painted doors with polished chrome/satin finish handles
- USB charging points in Kitchen/living area and all bedrooms
- Audio video phone app
- TV/FM/SAT/Telephone socket to living area with playback connection to master bedroom
- External balcony/terrace wall mounted stainless steel light fitting (where applicable)
- Smoke and heat detectors fitted
- Fully-landscaped amenity levels
- Extensive character landscaped areas throughout the site
- Secure cycle storage

MODERN *kitchens.*

NATURALLY, WE'VE MADE
THIS THE STYLISH HUB
OF YOUR NEW HOME.

- Gloss grey handleless wall and base units
- Soft close doors and drawers
- Quartz 'Salt & Pepper' worktops
- Wall units fitted with surface mounted lights
- Integrated stainless steel combi microwave oven (where installed in tall housing) or wall unit fitted microwave
- Black frameless induction hob
- Integrated canopy cooker hood
- Integrated fridge/freezer
- Integrated 450 or 600 dishwasher
- Free-standing washer/dryer (if in the utility room, integrated if within the kitchen)
- White downlights with white light LED bulbs
- Amtico Spacia 'Sun Bleached Oak' flooring to open-plan kitchen/living/dining area
- Where there's a separate kitchen, floor tiled with Boulevard Grey tiles



BEAUTIFUL *bathrooms.*

REFRESHING SHOWER,
OR A FULL SELF-CARE
SESSION? ENJOY
AT YOUR LEISURE.

- White sanitaryware with chrome finish fittings
- Full height tiling around bath and shower enclosures†
- Future Stone white porcelain wall tiling and flooring in bathrooms and ensuites (where applicable)
- White downlights with white light LED bulbs
- Chrome heated towel rail
- Shaver socket

†Full height tiling around bath only in apartments where there is no ensuite.
For wheelchair adaptable units, please speak to a Sales Advisor for more information.



RELAXING *bedrooms.*

THE LAST TASK OF THE DAY?
UNWIND IN COMFORT.

- Fitted 'New Dublin Twist' grey carpets
- Secondary telephone socket to master bedroom
- TV socket

BUILDING WELL-DESIGNED HOMES *across the capital since 1961.*

THAT'S SOMETHING HOMEOWNERS
ACROSS OUR DEVELOPMENTS
WOULD AGREE WITH.

RESERVE YOUR NEW HOME

With us, it's simple and straightforward. Once you pay your £2,000 reservation fee*, the price of your new home will be fixed and the deposit will be credited once the sale has completed.

To secure your reservation, you will need to provide:

- AML (Anti Money Laundering) documents (passport/driving licence/utility bill)
- Proof of income
- Available deposit funds

If you already have a solicitor who will act on your behalf following the reservation, please provide us with their details. However, if you need help finding one, we can provide you with a list of recommended solicitors and conveyancers.

FINDING A MORTGAGE

Mortgages are available, subject to status and valuation, through any leading financial institution. Once pre-sale valuations have been completed and your personal circumstances evaluated, we can assist you with arrangements for a mortgage with an approved, leading independent financial institution.

OUR MANAGEMENT COMPANY

A dedicated Management Company will be formed for the benefit of all homeowners. Homeowners will become members upon legal completion.

The Management Company will be responsible for buildings insurance and for the maintenance and cleaning of common areas, e.g. staircases, gardens, access ways, refuse and cycle stores, etc.

When you buy with Fairview New Homes you get peace of mind that all of the communal areas are kept clean and well looked after. Service charges will be payable to the Management Company.

Our Sales Advisor will be able to provide you with information specifically relating to estimated service charges.

*Reservation fee subject to change, please speak to your Sales Advisor for more information.



NIROOJAN AND JATHURSHIKA, BRENTWOOD ACRES.

"The new build design and layout is great as it gives us scope to style and design the interior how we like, without any pre-existing wear and tear - it's essentially a blank canvas!"



DR SINGH, NEWHAYES.

"The team at Fairview made the process so simple and I couldn't be happier with this purchase. Will strongly recommend Fairview to anyone without any hesitation - a company with excellent organisational culture and high building standards."



JAN, KINGSTON EAST.

"We are so happy that we went in to speak with the Sales Team and view the show apartment. We're now able to stay in the area we love and are familiar with, but what's even better is that we now have a place to call our own and put our stamp on."



DAVINA AND HAMZA, EPPING GATE.

"The staff at Fairview were incredible. The whole process was a lot quicker and simpler than we initially anticipated. All of our questions and concerns were dealt with promptly, and there was a real human touch to everything they did."



JACK & GEMMA, DOCK28.

"We were really surprised by how easy it was for us to buy a home together. Fairview were very transparent and guided us through the process. We'd absolutely recommend buying as friends. We realise that for some it can be off-putting as there's a societal expectation that when you buy a house, it has to be done with a significant other, but we decided to do it together as it made sense for us at the time."



LESLEY, REGENCY HEIGHTS.

"The actual apartment itself is just what I was looking for. The apartment is so spacious, the build quality is excellent and the view from the balcony is also amazing. I wanted to buy a new build home as I love the look and feel of new builds; it also means that I do not need to spend any extra time and money on fixing or repairing an older house."



THE FINER *details.*

ALL THE IMPORTANT INFORMATION ABOUT SOUTHALL GROVE.
READ AT YOUR LEISURE.

DEVELOPMENT OVERVIEW

THE VENDOR & BUILDING CONTRACTOR

Fairview New Homes

LOCATION

High Street, Southall, UB1 3DN

LOCAL AUTHORITY

Ealing Council

TENURE

999-year leasehold

WARRANTY

10 Year NHBC Buildmark Warranty and
2 Year Fairview Customer Care Service

ARCHITECT

ATP Architects & Building Surveyors

EST COMPLETION

2026

SERVICE CHARGE

£1,948.51 per annum^{†‡}

MANAGEMENT SERVICES

The annual service charge includes the full cost of delivering and managing the service, including administration, co-ordination, and compliance.[†]

GROUND RENT

Peppercorn

TOTAL NUMBER OF PRIVATE UNITS

107

INDICATIVE ENERGY PERFORMANCE RATING

B

ADDITIONAL FEATURES

Private balconies/terraces
Communal landscaped gardens
Gated access to private homes
Excellent transport links

DOCUMENTATION REQUIRED FOR RESERVATIONS

PROOF OF ID
(one of the following documents):

- Passport
- Photo Driving Licence
- Passport and Visa for non-UK residents

PROOF OF ADDRESS
(one of the following documents):

- Photo Driving Licence
- Utility Bill dated within the last 3 months

PROOF OF DEPOSIT AND FUNDS

- Bank statement, ISA, Bonds, Shares certificate (dated within the last 3 months)

OTHER ASSOCIATED BUYING FEES

- £2,000 reservation deposit*
- 10% deposit is required at point of exchange of contracts (minus any reservation fees already paid). The outstanding balance is required on legal completion

COUNCIL TAX BANDS 2025/2026

Band A	£1,360.68
Band B	£1,587.47
Band C	£1,814.24
Band D	£2,041.02
Band E	£2,494.57
Band F	£2,948.14
Band G	£3,407.70
Band H	£4,082.04

Figures taken from ealing.gov.uk.
Correct as of 15th September 2025 and subject to change.
The Council Tax band is determined by the Valuation Office Agency within 3 months of you moving in, or the property being completed.

[†]Please speak to a member of the sales team for more details.
[‡]Estimated Service Charge Expenditure Per Annum - Year 1.

*Reservation fee is subject to change. If a reservation is cancelled, the reservation fee can be repaid to the Home Buyer, less any administrative or other costs we have incurred in processing and holding the reservation. Kindly see the New Build Housing Code for more information.

Please note: It is envisaged that the freehold will be transferred to the management company upon completion of the site.

For any agreements or restrictions that may affect you if you want to sell the property in the future, please speak to a member of the sales team for more information.



REASONS TO BUY *with Fairview.*

- SOUTHALL
1. The Broadway
 2. Grand Union Canal

<p>SOUTHALL PARK IS RIGHT ON YOUR DOORSTEP</p>	<p>ONLY 13 MINUTES' WALK TO SOUTHALL STATION FOR THE ELIZABETH LINE</p>	<p>LOCATED NEAR THE BROADWAY WITH ITS MANY INTERNATIONAL FOOD STORES AND RESTAURANTS</p>
	<p>BE PART OF SOUTHALL'S EXCITING MULTI-MILLION POUND REGENERATION</p>	<p>JUST 10 MINUTES TO HEATHROW AIRPORT TERMINALS 2 & 3 ON THE ELIZABETH LINE</p>
<p>GATED ACCESS TO PRIVATE HOMES</p>	<p>ENJOY YOUR OWN BALCONY OR TERRACE</p>	
<p>REDUCE YOUR MORTGAGE INTEREST RATE BY UP TO 4% WITH OWN NEW RATE REDUCER*</p>	<p>2 YEAR FAIRVIEW WARRANTY AND A 10 YEAR NHBC BUILDMARK WARRANTY</p>	<p>PRIVATE RESIDENTS' ROOF TERRACE</p>



*Fairview New Homes will make a cash payment after completion of 3% or 5% of the purchase price of the property to Own New, which will be passed onto the relevant participating lender so that they can offer a mortgage product at a rate that is subsidised from their usual product range. Mortgage offers will be made at the lender's discretion and in line with their criteria and therefore this offer does not constitute a guarantee of a mortgage offer. Fairview New Homes is not regulated by the FCA and offers no mortgage advice so customers must take advice from a regulated mortgage adviser or lender. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Own New is available on selected plots only. Terms and Conditions apply.

Journey times and distances approximate. Sources: Google Maps and National Rail.
Please note: These details are intended to give a general indication of the proposed development. The company reserves the right to alter any part of the development, including tenure or specification at any time. The contents herein shall not form any part of any contract or be a representation inducing such contract. These properties are offered subject to availability and final specification. Purchasers are advised to contact the Marketing Suite or Selling Agent to ascertain the availability of any particular property and to ensure that what may be on offer suits their particular requirements. Southall Grove is a marketing name and may not necessarily form part of the approved postal address. External finish may vary on certain plots, please check with the Sales Advisor. Computer generated images are for illustrative purposes only. 6340305/October 2025.



SOUTHALL GROVE

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fairview.co.uk/southall-grove



Fairview[®]
NEW HOMES Ltd.