



LAMPTON
PARKSIDE

WEST LONDON TW3



CHOOSE LONDON



OPPORTUNE COURT

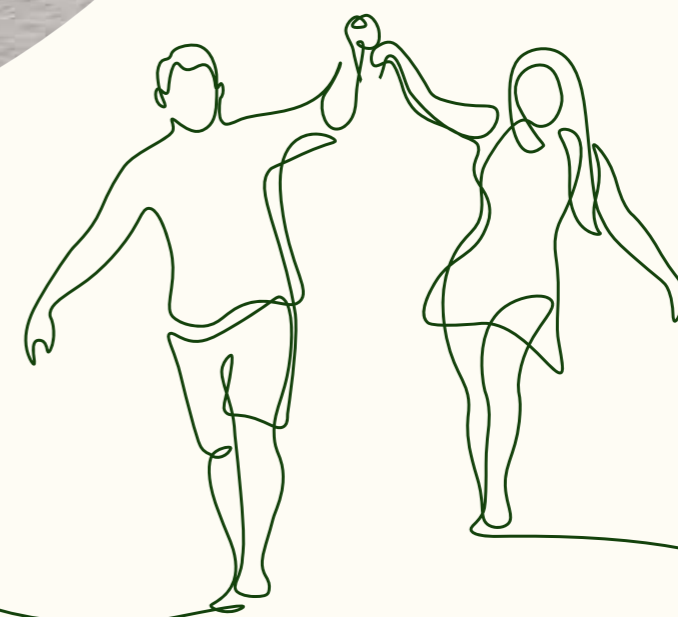
HERDWICK COURT



CHOOSE LONDON

London is our home. We want it to be yours, too.

For decades, we've provided homes for the Londoners who make this city such an amazing place to live. Today, you can own an NHG home in a range of great locations across the capital, with an even wider range of financing options. From shared to outright ownership, we're helping more people buy the home they deserve in the city they love.



THE VISION

Be part of something bigger

Lampton Parkside is at the centre of Hounslow's regeneration, making it one of the most attractive places to be in west London.



40 ACRES OF PARKLAND ON YOUR DOORSTEP

780 HIGH QUALITY, ENERGY EFFICIENT HOMES INCLUDING Shared Ownership & AFFORDABLE RENT

165+ NEW TREES ARE BEING PLANTED THROUGHOUT THE DEVELOPMENT

4 mins

WALK TO HOUNSLOW CENTRAL STATION

10 mins

WALK TO HOUNSLOW HIGH STREET

850 SHOPS IN HOUNSLOW

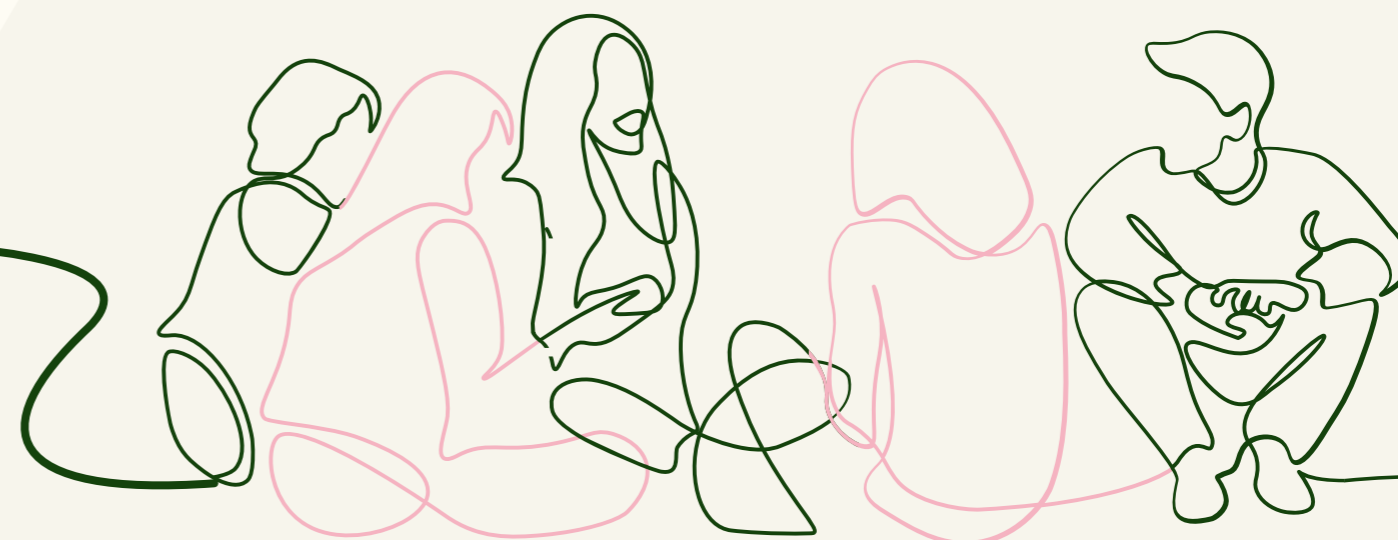
305

RESTAURANTS AND CAFÉS



17,362 SQ FT

NEW RETAIL AND LEISURE SPACE PLANNED IN HOUNSLOW



THE LOCATION

City meets countryside

Lampton Parkside is located in the heart of Hounslow, which is currently undergoing a huge transformation.

The local council's regeneration plans are set to breathe new life into the town centre, with improved public spaces that will make the most of the diverse community. The town is also the largest (geographically) Creative Enterprise Zone in London, celebrating the area's outstanding creative reputation in television and film production.



As well as exciting plans for the future, there's already so much to see and do. The high street is less than a 20-minute walk away and has a number of restaurants and pubs, while the Treaty Centre is home to some big name brands for all your retail therapy needs. For those days you don't want to venture too far from your doorstep, you'll find a host of eateries just a short stroll away on Lampton Road - from cosy cafes serving brunch to gastro pubs dishing up Sunday roasts. And once you've finished dining out, why not go for a walk in the park? Lampton Park connects the city to nature and is just a few minutes away.



THE LOCATION

SHOPPING

- 1 Treaty Centre
(NEXT, H&M, Schuh,
River Island, Clarks,
New Look, JD Sports,
Home Living, Wilko)
- 2 ASDA Supermarket

EATING OUT

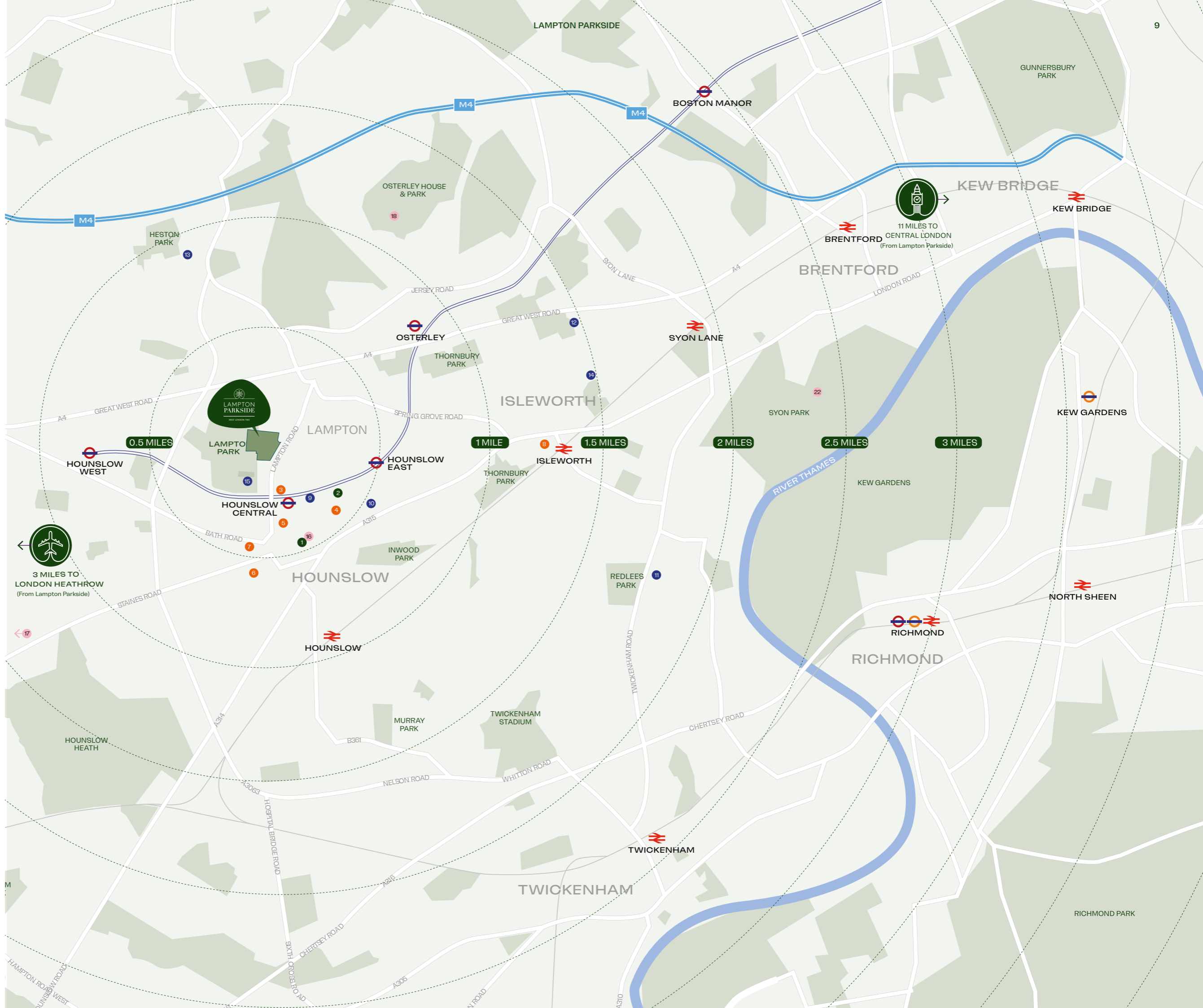
- 3 Bulstrode Pub
- 4 Thakers
- 5 Twenty Nine Bar
and Restaurant
- 6 Il Bebo's
- 7 Carpatica Restaurant
- 8 Ballucci

SPORT & FITNESS

- 9 The Gym London Hounslow
- 10 Anytime Fitness
- 11 Isleworth Leisure Centre
- 12 Osterley Sports &
Athletics Centre
- 13 Heston Pools and Fitness
- 14 St Mary's Tennis Club
- 15 Public tennis courts

LEISURE & CULTURE

- 16 The Arts Centre Hounslow
- 17 Hounslow Urban Farm
- 18 National Trust Osterley
Park and House
- 19 Syon Park and House

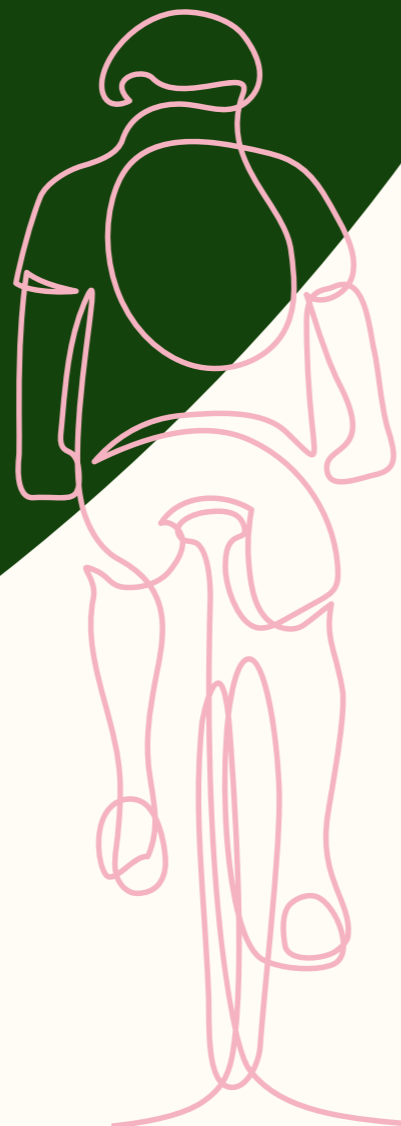


TRAVEL & TRANSPORT

Be better connected

Whether you're heading out for the rush hour commute or spending the weekend exploring all that London has to offer, this is the ideal location for getting around town.

With Hounslow Central tube station less than a five-minute walk, travelling into central London couldn't be easier on the Piccadilly Line, with the bonus of a Night Tube service on Friday and Saturday nights. Hounslow overground is also less than 20 minutes away, so you can reach a variety of places for work or play. And for those times you're in search of sunnier climes, the M3 and M4 are both easily accessible and offer routes to Heathrow airport.



SERVICES EVERY 5 MINUTES ON THE PICCADILLY LINE FROM HOUNSLOW CENTRAL



ON FOOT
From Lampton Parkside

- 1 MIN LAMPTON PARK
- 4 HOUNSLOW CENTRAL TUBE STATION
- 10 HOUNSLOW HIGH ST.
- 11 ASDA SUPERMARKET
- 13 TREATY SHOPPING CENTRE
- 15 HOUNSLOW EAST TUBE STATION
- 20 HOUNSLOW RAIL STATION



BY BIKE
From Lampton Parkside

- 8 HOUNSLOW RAIL STATION
- 9 HOUNSLOW HEATH
- 12 OSTERLEY PARK & HOUSE
- 13 TWICKENHAM STADIUM
- 16 SYON PARK & HOUSE
- 16 RIVER THAMES



BY TUBE
From Hounslow Central
Piccadilly Line

- 10 HEATHROW AIRPORT
- 16 CHISWICK PARK
- 21 HAMMERSMITH
- 25 WOOD LANE (for Westfield)
- 26 EARL'S COURT
- 31 SOUTH KENSINGTON
- 32 KNIGHTSBRIDGE
- 38 PICCADILLY CIRCUS
- 45 HOLBORN
- 47 KING'S CROSS ST PANCRAS



BY TRAIN
From Hounslow Rail Station

- 3 ISLEWORTH
- 10 KEW BRIDGE
- 13 CHISWICK
- 18 BARNES
- 21 PUTNEY
- 25 WANDSWORTH TOWN
- 27 CLAPHAM JUNCTION
- 31 QUEENSTOWN ROAD BATTERSEA
- 33 VAUXHALL
- 40 LONDON WATERLOO

LIFESTYLE

The best of London living

There are a number of attractive neighbourhoods nearby, all offering their own unique character. From the cafe culture of Chiswick to the tranquility of Kew, there's plenty to see and do.

Isleworth is just over two miles away and is located right on the banks of the River Thames. When it comes to dining out here you're spoilt for choice. Enjoy riverside views and a bite to eat at the Town Wharf, step back in time in the 15th century inn, the London Apprentice, or treat yourself to some freshly baked goods at Ballucci coffee bar and lounge.

There's also the monthly artisan and farmers market in Old Isleworth where you can browse all sorts of local produce. Just across the river you'll find some of London's most popular destinations including Richmond, Kew, Barnes and Chiswick. Whether you're most at home browsing independent boutiques or prefer to indulge in Michelin-starred cuisine, it's all here. And the rest of the city is never far away; Westfield Shopping Centre, Kensington, Knightsbridge and the West End are all easily accessible.





Brewers Lane, Richmond



Town Wharf, Old Isleworth

LIFESTYLE

Escape from it all

Living here offers the perfect opportunity to get back to nature.

Lampton Park is just a stone's throw away and is the perfect picnic spot, with acres of open space, an orchard, playing fields and pond. The local nature reserve, Hounslow Heath, is also nearby and has a variety of walking and cycling trails to explore, while Hounslow Urban Farm is teeming with wildlife and has something for all ages to enjoy.

The National Trust's Osterley Park and House is just over a mile from Lampton Parkside and is a fascinating place to spend a day. As one of the last surviving country estates in London you'll find an impressive mansion building surrounded by an ornate walled garden, walking routes and a boating lake where you can try your hand at fishing or canoeing. The historic house and gardens of nearby Syon Park is another charming place to visit, while Kew's world-renowned Royal Botanic Gardens is just across the river with its breathtaking collection of living plants.

16 PARKS AND GREEN SPACES IN HOUNSLOW WITH GREEN FLAG AWARDS



Lampton Park

40% OF HOUNSLOW IS MADE UP OF PARKS AND OPEN SPACES, MAKING IT ONE OF LONDON'S GREENEST BOROUGH



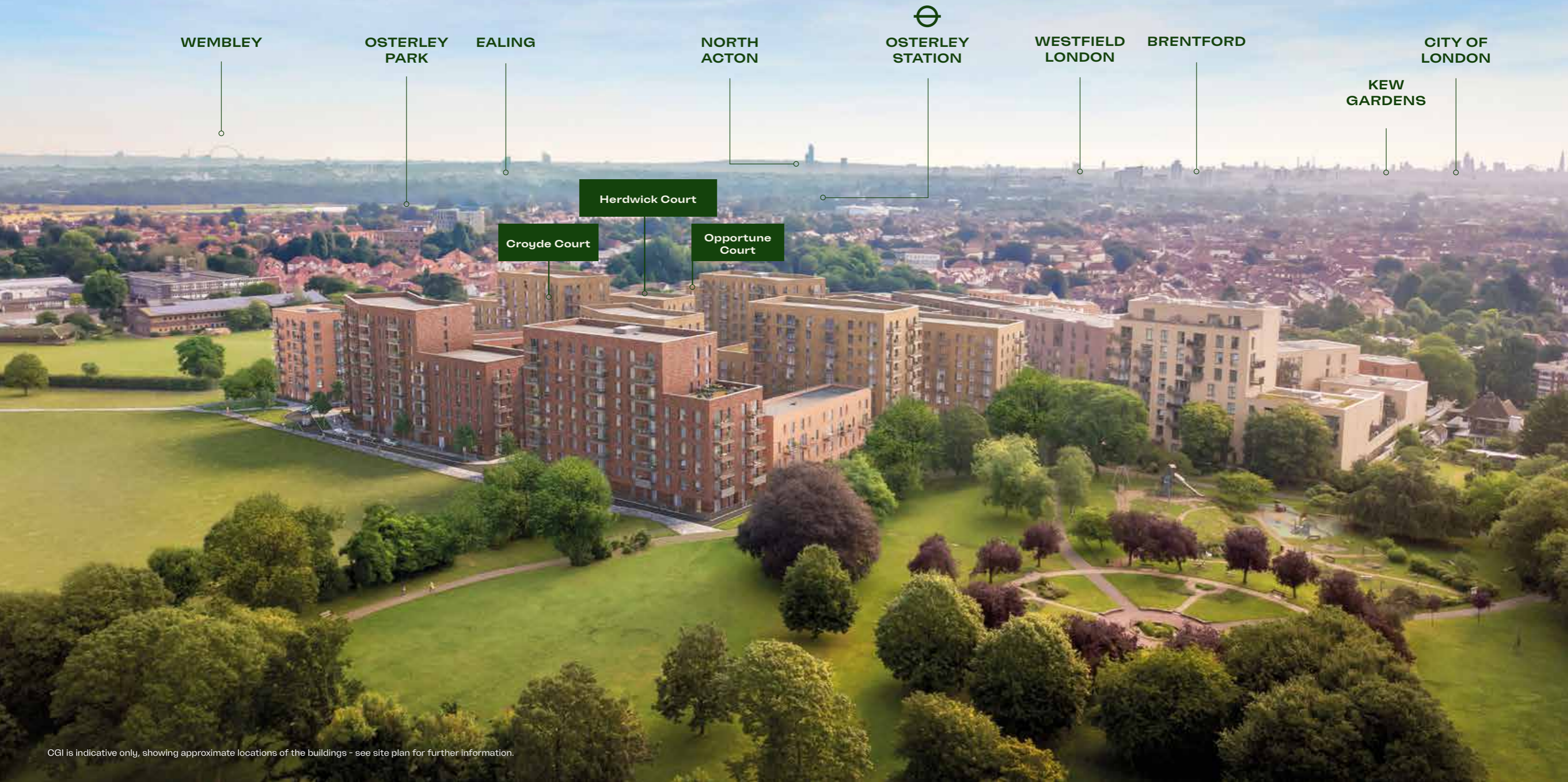
Hounslow High Street



MASTERPLAN

At the heart of it all

Lampton Parkside is in an enviable location, surrounded by leafy suburbs and within striking distance of some of London's biggest attractions and most popular destinations.





Communal Garden

Cheviot Court Private Podium Garden

Croyde Court

Herdwick Court

Bike Store

Opportune Court

Podium Garden

Marketing Suite

Concierge

LAMPTON 88 CAFE

CIVIC STREET BUS STOP

LAMPTON PARK

To HOUNSLOW CENTRAL



THE DETAILS

Designed for city living

Each home has been crafted to offer the perfect lifestyle balance so you can make the most of living in the capital. Discover contemporary, flexible open-plan spaces that you can make your own, surrounded by wildflower walkways, shared courtyards and beautifully landscaped gardens that keep you connected to nature.

Podium Garden between Opportune Court and Herdwick Court CGI is indicative only.





CGIs are indicative only. Layouts, specifications, internal and external finishes are for illustrative purposes and are subject to change. Please speak to your sales executive for more information.



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THE DETAILS

Specification

KITCHEN

- Symphony kitchen cabinets in Indigo Blue with matt urban finish and Linear trim aluminium handles
- Symphony laminate worktops with matching up stand
- Glass splashback behind hob
- Bosch integrated single oven, microwave and induction hob with extractor hood
- Bosch or Zanussi integrated fridge- freezer
- Bosch integrated full-size dishwasher
- Single bowl stainless steel sink
- Blanco Lanora brushed steel mixer tap
- LED strip lights to underside of wall units
- Brushed stainless steel sockets

LIVING AND DINING

- Multimedia plate with TV/Radio/Sky/Phone/HDMI/Data (subject to additional subscription)

BATHROOM, EN-SUITE AND WC

- White ceramic sanitaryware with chrome fittings
- Concealed cistern WC with wall-mounted flush plate
- Shower over bath to main bathroom with hinged glass shower screen
- Glass shower enclosure to en-suites
- Hansgrohe mixer shower with thermostatic mixer with wall mounted faceplate in chrome
- Porcelain wall tiling in bathrooms, tiling to upstand above vanity top, bath and shower enclosure
- Ceramic semi-countertop mounted basin with single lever mixer tap in bathrooms and en-suites
- Chrome heated towel rail
- Royal Blue vanity top
- Mirror in bathroom
- Inset shelving beneath basin
- Chrome shaver points

BEDROOM

- JHS Bellingham carpets in Pebble colour
- Mirrored sliding doors to wardrobe in main bedroom
- En-suite shower room to main bedroom in a select number of two-bedroom apartments.
- Multimedia plate with TV/Radio/Sky/Phone/HDMI/Data (subject to additional subscription)
- White sockets and switch plates
- Pendant lighting

GENERAL

- Amtico flooring in white ash to kitchen, living and dining areas, bathrooms, en-suite and entrance areas
- LED downlighters to kitchen, living and dining areas, bathroom and en-suites and entrance areas
- Bosch Washer Dryer in utility cupboard
- Balcony or terrace to every home with external lighting.
- Walls, ceilings and woodwork finished in matt white emulsion
- White sockets and switch plates
- Secure cycle storage facilities
- Residents' concierge service
- Communal outdoor space

PEACE OF MIND

- Communal heating network with HIU controlled underfloor heating
- Audio-visual door entry system
- Grey entry door with multipoint door locking system
- Hardwired heat and smoke detectors with battery back up
- Sprinkler heads to each room
- 10 year NHBC warranty



NHG HOMES

When you buy with us it's different

Here's how:

1

MORE CHOICE FOR LONDON HOMEBUYERS

Our wide range of developments and even wider range of financing options – from shared to outright ownership – open up the possibility for more people to keep London on their dream home shortlist.

2

A DIFFERENT WAY TO FINANCE

Nearly half of all people looking to buy a home in London are eligible for Shared Ownership and don't realise.

We help you make sense of the different options, weigh them up and make the decision that's right for you.

It's about finding the right home and the right way to buy for your circumstances.

3

DESIGNED FOR REAL LONDON LIVES

Our developments are purposefully designed and built to optimise or go beyond the minimum space standards for London homes.

Our homes are often award winning and always built with security and comfort in mind.

We're creating spacious, safe havens in the city that give you the freedom to live the way you want.

4

YOUR EXPERT PARTNER

Our sales teams are renowned for going the extra mile and will stick by you through your buying journey.

We've achieved a Trustpilot score of 4.6 for a 'brilliant' supportive team, who help buyers with navigating their options, getting the paperwork done and sharing the mental load that goes with buying a home.

5

OF LONDON. FOR LONDON.

Along with our parent, Notting Hill Genesis, we're here for the life of our developments – maintaining, managing and making them a success.

After you've moved in, we remain responsible for the upkeep and management of the building. So you're never left wondering who to turn to.

BUYER STORIES



SREKANTH NILAKANTAN

Resident at Lampton Parkside since 2023

"My friend, who lives in the flat below, told me about Shared Ownership, which really appealed to me. It was a blessing – without it, I wouldn't be sat here right now. It meant I could buy my own home, and have my family visit me in London as soon as possible.

I noticed a few developments that were being built, and I looked into their locations, which seemed a bit too busy for me. I look at it as a luxury, living next to a huge park – you leave the house and you are already inside it. I'm excited for my parents to visit so that I can share it with them. They really enjoy going for a morning or evening walk.

Hounslow Central is only a five-minute walk away and I can catch the Piccadilly line straight to Holborn. As I was moving to the city for work, the practicality and convenience of my commute needed to be one of my first goals – so it's great that I've got that at Lampton Parkside.

It feels more open in here than other flats I've viewed. The hall is large, the

kitchen and bathroom are well-fitted, and I have a spacious balcony. You can really see that NHG Homes has paid a lot of care and attention – everything has been done really well.

The concierge is what really caught my eye. It's not just about collecting deliveries, the space feels like a really valued and central part of the development. Plus there are even meeting rooms, which is brilliant

As a movie buff, having a cinema less than 10 minutes' walk away is great. I've already got a membership and go every week. Being Indian and seeing plenty of Indian food joints is great for me as well. You can get anything you want in terms of food, groceries, and there are plenty of cafés – Lampton Parkside also has its own newly opened café, with delicious baked goods.

The best part about it is the tennis courts at Lampton Park. I've always wanted to learn to play so I'm looking to get a membership there. There is also Hang, a rock-climbing centre nearby and rugby and football pitches."

“It's a blessing – if I hadn't been introduced to Shared Ownership, I wouldn't be sitting here right now”

NHG HOMES

Buying with NHG Homes is a sustainable choice



BUILDING WARM, COMFORTABLE LOW CARBON HOMES

We want all our residents to live in homes that are warm, comfortable and energy efficient. We retrofit and build our developments to become Net Zero Carbon and resilient to a changing climate.



USING RESOURCES SUSTAINABLY

We buy goods and services in the most responsible way we can, and we're working towards becoming a Zero Waste organisation by 2050.



PROVIDING GREEN SPACES FOR NATURE AND PEOPLE

Through creating new green spaces and enhancing existing ones, we make sure our developments are welcoming places where people can connect with nature and wildlife can thrive.



AIMING FOR NET ZERO CARBON

Our goal is to achieve Net Zero Carbon for our own business operations by 2035 and Net Zero Carbon for our homes and supply-chain by 2050.



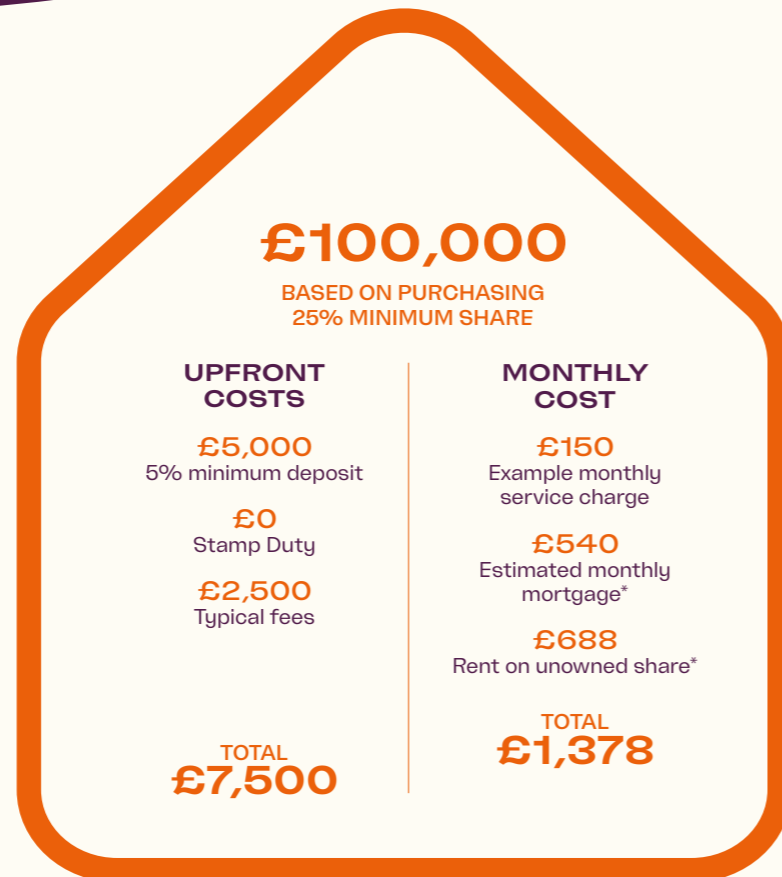
NHG HOMES

What is Shared Ownership?

Shared Ownership is a government-backed scheme aimed at helping people take their first steps onto the property ladder. Shared Ownership can make the buying process a lot more accessible, making it possible for you to buy a home you might have thought was out of reach.

With Shared Ownership, you purchase the share of your home that you can afford, starting from as little as 25% and up to 75% of the property's value. This means you need a much smaller deposit than if you were to take out a mortgage on the whole value of your home. You then pay a subsidised rent on the remaining share of your home alongside your mortgage payments. If you choose to, you can buy more shares of your home at any time until you own it outright, or you can sell on the share that you own.

Example cost of buying a one-bedroom Shared Ownership home with a full market value of £400,000:



*Monthly mortgage based on an example interest rate of 5.5%. Rent is calculated based on paying 2.75% of the unowned share per annum, paid over 12 months.

WHO IS IT FOR?

Shared Ownership providers have a duty of care to ensure that you purchase a share that is affordable to you, so buyers will require a financial assessment and approval from an Independent Financial Adviser in order to buy a home.

To purchase a home with Shared Ownership at Lampton Parkside, you should meet most or all of the following criteria:

- You should have a regular income to cover your mortgage, service charge and rent, and your household income cannot be higher than £90,000 (£80,000 for homes outside of London).
- You must be 18 or older at the time of completing your purchase.
- You should live full time, and have leave to remain, in the UK.
- You can't own a property, or share of a property in the UK or abroad, at the time of completing your purchase.

WHY BUY SHARED OWNERSHIP?

LESS DEPOSIT

Your deposit will be a minimum of 5% of the share that you are buying, not the full market value. That means you need much less deposit than when purchasing outright, so you can save money faster and buy sooner.

MORE FREEDOM

With Shared Ownership you're an owner-occupier which means, unlike renting, you'll have long-term security and you can make your home your own with the freedom to live and decorate as you wish, and you can even keep pets.

INVESTMENT

Unlike renting, Shared Ownership allows you to build equity in your home by paying down your mortgage. Also if the value of your home increases, so does the share you own. So when you sell your home you'll benefit from any price increase.

WHY BUY NEW?

PEACE OF MIND

Homes at Lampton Parkside have a 10 year LABC structural warranty and a 12 month defects period from building completion. You will also be protected by the Consumer Code for Homebuilders, a Trading Standards approved code to make the home buying process fairer and more transparent for purchasers.



Protection for new-build home buyers

MORE EFFICIENT

A new build home could be up to 55% more energy efficient* than a comparable older property of a similar size. Modern build methods, integrated energy-efficient appliances and communal heating networks all work to reduce bills without reducing your home comforts.

NO HIDDEN COSTS

All costs will be clearly set out in your lease including itemised service charges and estimates, how much rent you will pay on your unowned share, and caps on how much your rent can be increased over time.

*Source: hbf.co.uk

NHG HOMES

More choice for London buyers

HEYBOURNE PARK, BARNET

One of north London's most ambitious regeneration projects, Heybourne Park will provide 2,088 homes over 15 years alongside modern retail space and public amenities. Set around the tranquil green of Heybourne Park, residents have access to an outdoor gym, library, and supermarket, and the coming years will see the creation of a new community plaza and café.



THE PERFUME FACTORY, ACTON

The Perfume Factory provides the perfect base to live life to the fullest – first-time visitors can't help to notice just how conveniently located it is, with North Acton Underground Station a two-minute walk away, and an Elizabeth Line Station in close proximity, both providing fast connections into the heart of the capital in under 30 minutes. A collection of 60 new apartments all available through Shared Ownership. Located in one of London's largest and most exciting urban regeneration areas.



KIDBROOKE SQUARE, GREENWICH

Kidbrooke Square is one of the most striking regeneration projects in the Royal Borough of Greenwich, built in partnership with TfL. The modern village neighbourhood comprises eight buildings set around a landscaped pavilion on the doorstep of Kidbrooke railway station, close to the traditional city villages of Blackheath and Greenwich. Kidbrooke Square will provide more than 600 high-quality new homes available for rent and Shared Ownership, alongside new retail and restaurant space, shared gardens and play areas, a concierge, and future gym.



CONTACT

How to find us

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what3words ///task.riding.frog

CALL

0204 502 3610

WEBSITE

nhghomes.com



LAMPTON
PARKSIDE

WEST LONDON TW3



Lapton Parkside is a development created by Hill and NHG Homes offering a selection of New Build apartments built to a 5 star standard.

Notting Hill Genesis NHG Homes, and Notting Hill Sales are trading names of Notting Hill Genesis and Notting Hill Home Ownership.

Notting Hill Genesis is a charity incorporated as a community benefit society under the Co-operative and Community Benefit Societies Act 2014 (7746) and is registered with the regulator of social housing as a social housing provider. Registered office: Bruce Kenrick House, 2 Killick Street, London N1 9FL.

Notting Hill Home Ownership is a Registered Society limited by shares and registered in England (number 23066R), registered with the Regulator of Social Housing (number SL3119).

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CHOOSE LONDON