MADISON BROOK
INTERNATIONAL

BISHOPSGATE HOUSE

HOUNSLOW TW4 5DZ

For further information and show suite viewings by appointment please email:
bishopsgate@madisonbrook.com

CONTENTS

4 - 5	Welcome To Hounslow
6 - 7	Aerial View
8 - 9	Hounslow Life
10 - 11	Hounslow Community
12 - 13	Hounslow Connections
14 - 15	Hounslow Rental Yields
16 - 17	Location Map
18 - 19	Development Plan
20 -25	Elevations
26 - 43	Floor Plans
44 - 55	Flat Plans
56 - 63	Specifications
64 - 65	How To Find Us
66	Contact Us

Bishopsgate House
Hounslow

WELCOME TO HOUNSLOW

Hounslow is a large commercial town and district in West London. Favoured by the finance industry and covering a wide range of residential options.

It is the administrative centre of the borough and is identified as a major metropolitan centre in the London Plan. The town incorporates Hounslow, Hes-ton and Cranford, North Hyde, Norwood Green, Hatton and Whitton.

London Heathrow airport is within easy reach and transport links serve the capi-tal and the wider country.

HOUNSLOW LIFE

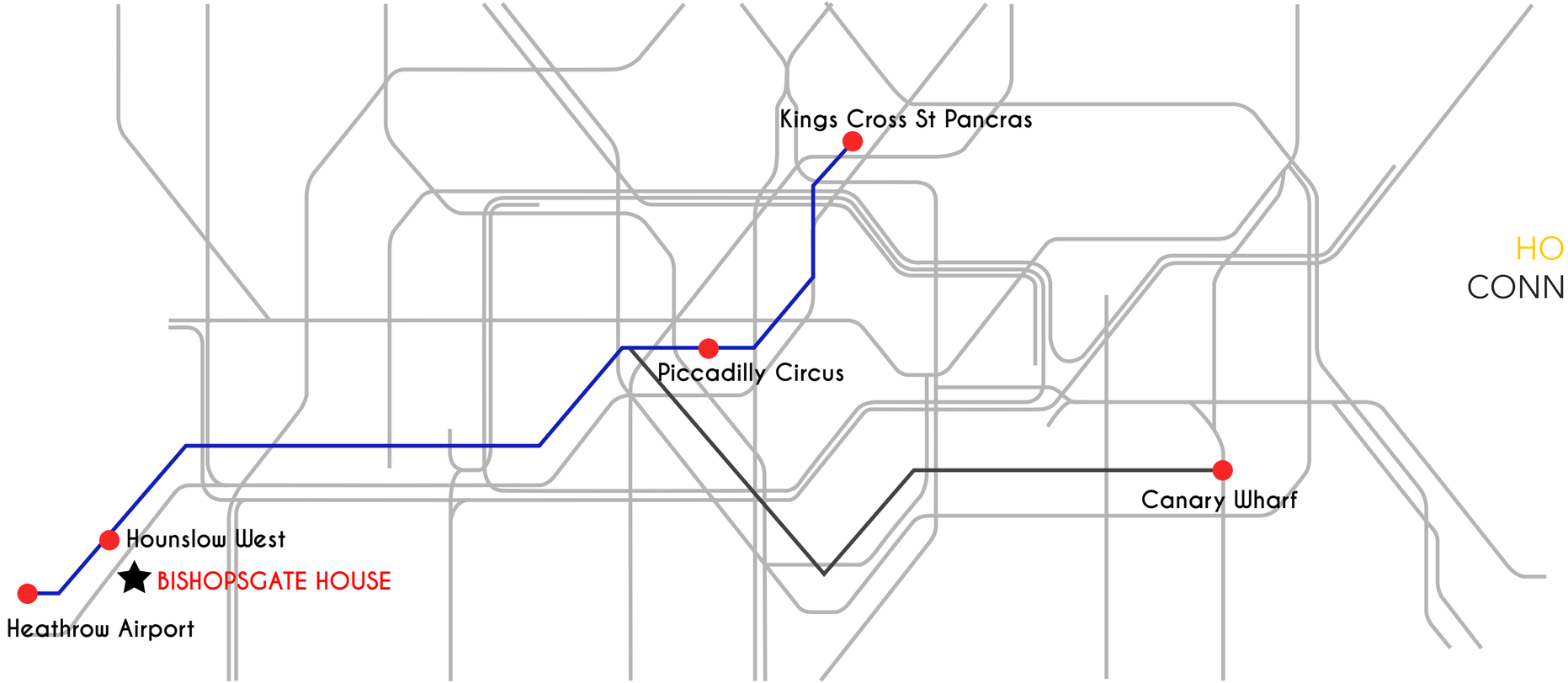
Across the county we find many green spaces, sporting numerous Green Flags, with Bishopsgate House opposite Hounslow Heath nature reserve. Leisure facilities are plentiful with a new tennis court at Gunnersbury park and the Air Park Leisure centre and library.

Restaurants and pubs are in abundance in their own right with many 4 and 5 star awards on popular listing sites.

HOUNSLOW COMMUNITY

Hounslow is a vibrant and multicultural area with a strong local community that is attracting a wide array of new residents.

It also boasts a variety of amenities to support community-led cultural activities, from leisure and education centres, to the nearby Treaty Centre, offering a large number of restaurant and cafes.



HOUNSLOW CONNECTIONS

Hounslow is already a well connected town, and offers easy access to a number of key locations across West and Central London

KEY JOURNEY TIMES FROM HOUNSLOW WEST STATION

To	Journey Time
Heathrow Airport	11 mins
Kings Cross St Pancras	53 mins
Piccadilly Circus	40 mins
Canary Wharf	64 mins

HOUNSLOW
RENTAL YIELDS

1 BEDROOM FLAT

1 Double Bedroom. 1 Bathroom. Open-plan Lounge/Kitchen. Balcony/ Patio

1 Bedroom Flat – 622 sq ft (57.78sqm) in average - £1411*

The price above is based on the properties completed to specification, with no parking added to them.
Based on an average sale price of £300k, with rent being £1411pcm, the rental yield will be 5.64%

2 BEDROOM FLAT

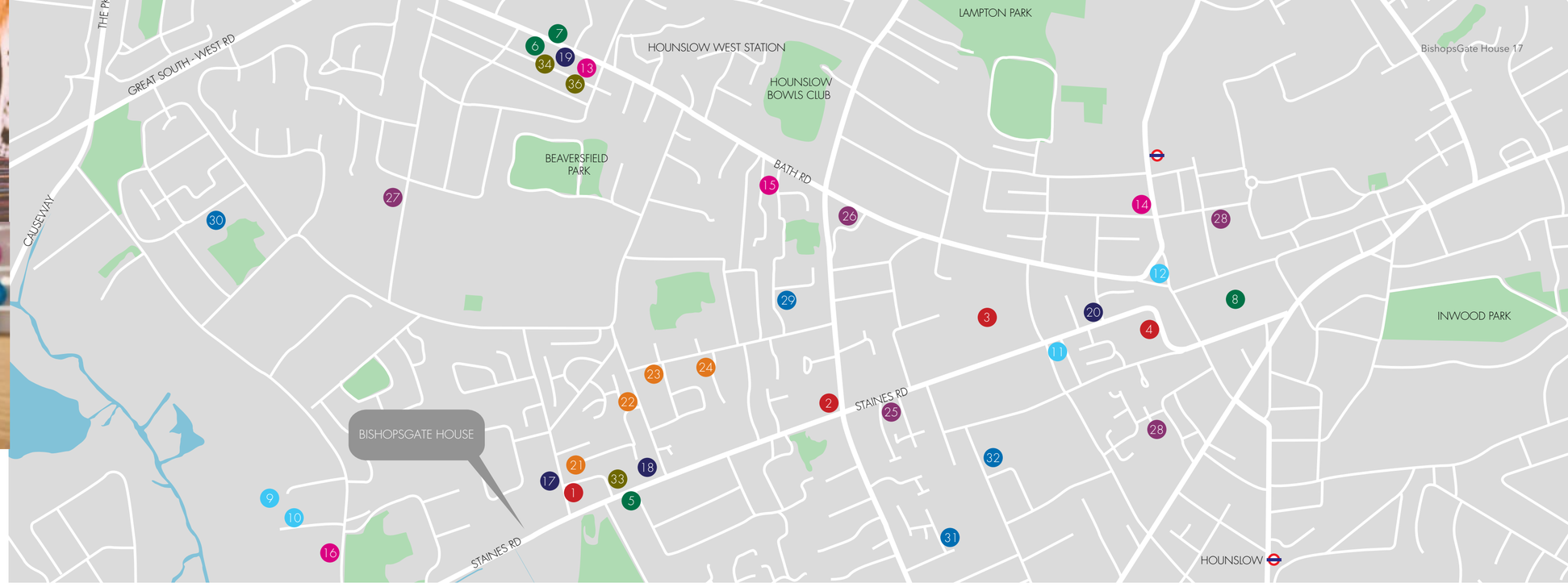
Two Doubles. Two Bathrooms.
Open-plan Lounge/Kitchen. Balcony/Patio

2 Bedroom Flat – 848 sq ft (78.78sqm) - £1640*

The price above is based on the properties completed to specification, with a car parking space.

Based on an average sale price of £466k, with rent being £1640pcm, the rental yield will be 4.22%

*All figures are based on sizes and speculation alone. Further inspection is required to concrete prices.



LOCATION MAP

£ SHOPPING

1. Stainsway Supermarket
2. Sainsbury's
3. Aldi Hounslow
4. Tesco Express

BANKS & POST OFFICE

5. Hounslow Heath Post Office
6. Santander
7. Barclays
8. Lloyds Bank

GYM & LEISURE

9. Heathrow Gymnastics Club
10. CB Hounslow Sports Club
11. Xercise4Less Hounslow Gym
12. Gold's Gym

TRAVEL

13. Hounslow West Station
14. Hounslow Central Station
15. Heathrow Airport Taxi
16. Minicab Service

ENTERTAINMENT

17. The Hussar Bar
18. The Honeycomn Pub
19. Keg and Cask Pub
20. The Moon Under Water Pub

RELIGION

21. Jalaram Jupadi
22. Hounslow Mosque, Baitun Noor
23. Gurdwara Sikh Temple
24. St John's Mar Thoma Church

HEALTH & SAFETY

25. Orthosmile
26. Hounslow Medical Centre
27. Clifford Road Surgery
28. Hounslow Police Station

EDUCATION

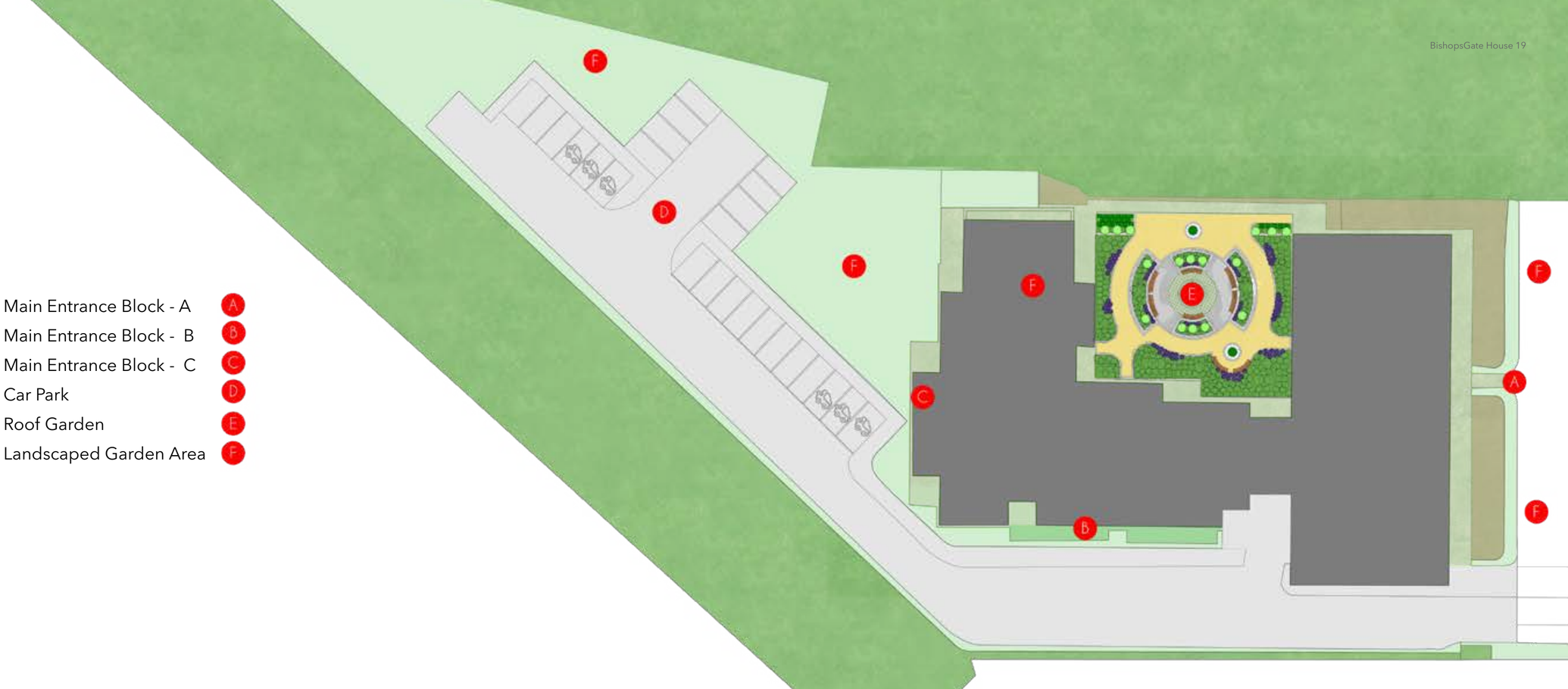
29. St Michael & St Martin Primary School
30. Beavers Community Primary School
31. The Orchard Primary School Grove
32. Road Primary School

FOOD

33. Tabahi Karahi
34. KFC
35. McDonalds
36. Takaa Tak Indian Restaurant

DEVELOPMENT PLAN

- Main Entrance Block - A (A)
- Main Entrance Block - B (B)
- Main Entrance Block - C (C)
- Car Park (D)
- Roof Garden (E)
- Landscaped Garden Area (F)



ELEVATIONS

NORTH ELEVATION (Courtyard)

SOUTH ELEVATION (Courtyard)

ELEVATIONS

WEST ELEVATION

EAST ELEVATION

ELEVATIONS

SOUTH ELEVATION (Staines Road)

NORTH ELEVATION (Rear)

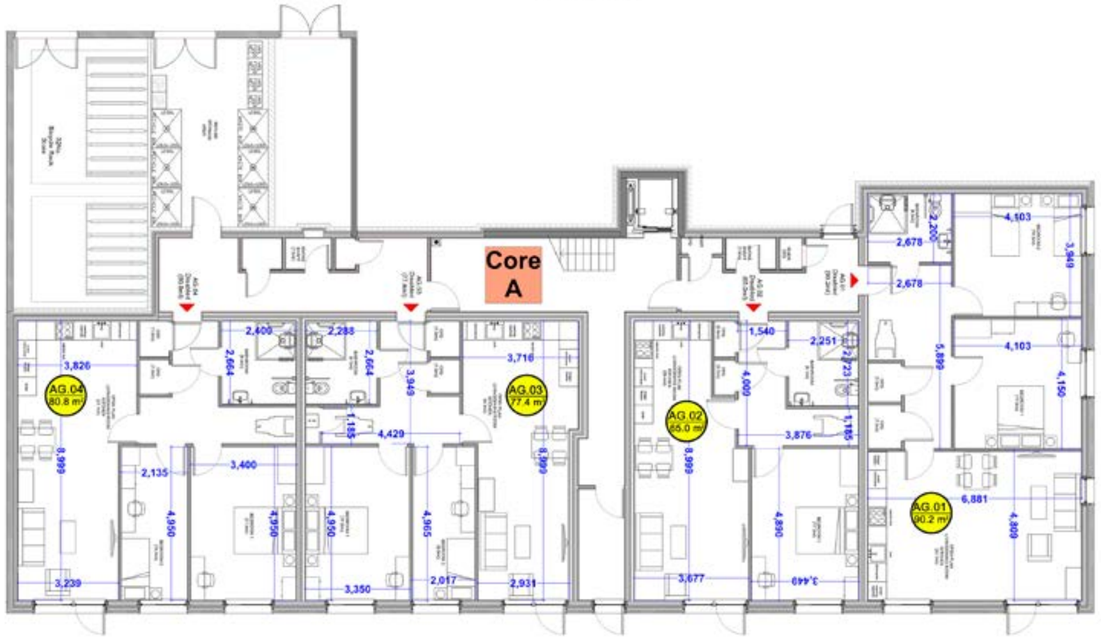
Bishopsgate House 24
Bishopsgate House 25

FLOORPLANS

GROUND FLOOR - MASTER

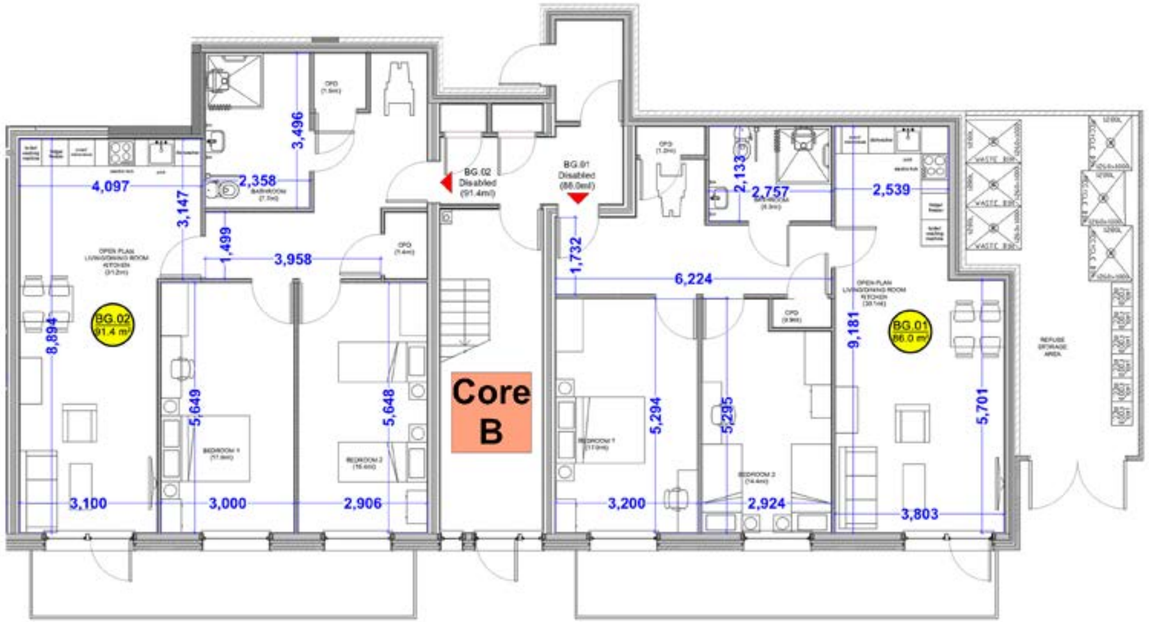
FLOORPLANS

GROUND FLOOR - CORE A



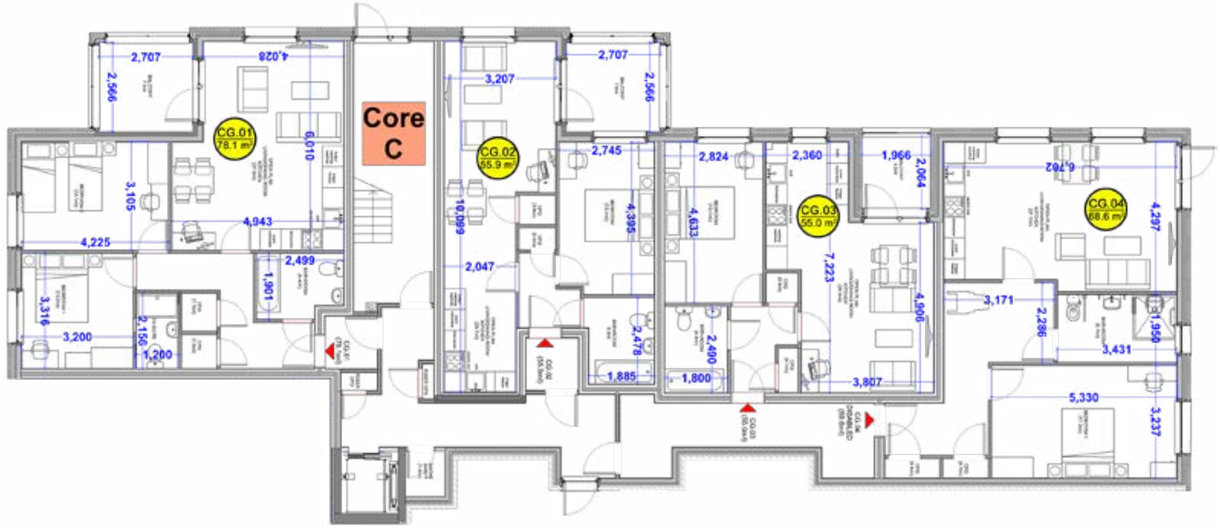
FLOORPLANS

GROUND FLOOR - CORE B



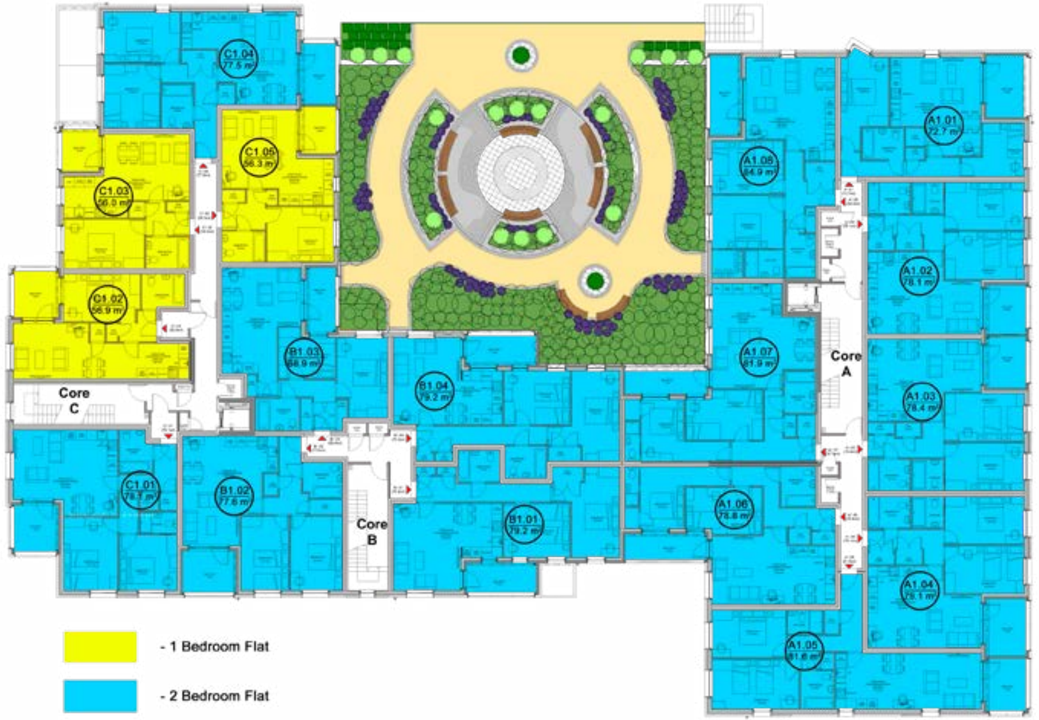
FLOORPLANS

GROUND FLOOR - CORE C



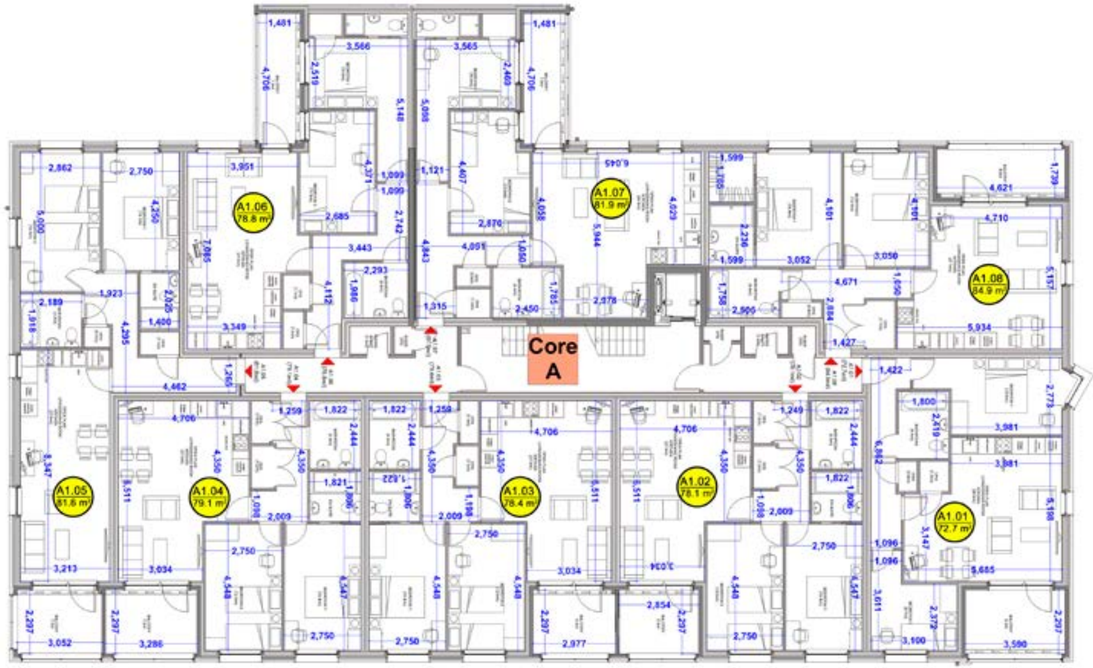
FLOORPLANS

FIRST FLOOR - MASTER



FLOORPLANS

FIRST FLOOR - CORE A

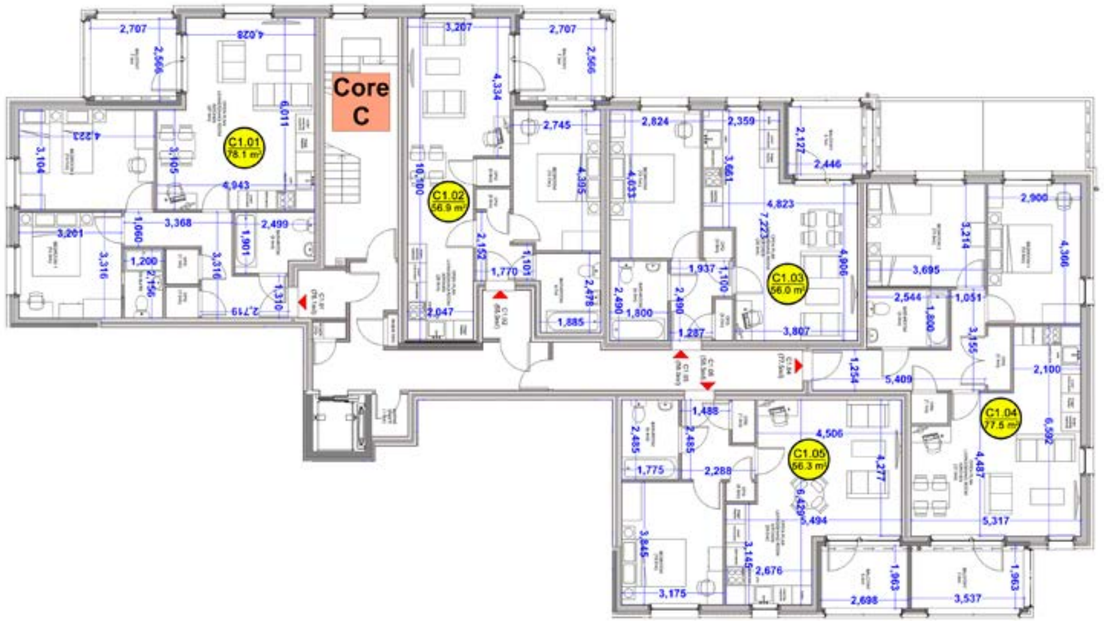


FLOORPLANS

FIRST FLOOR - CORE B

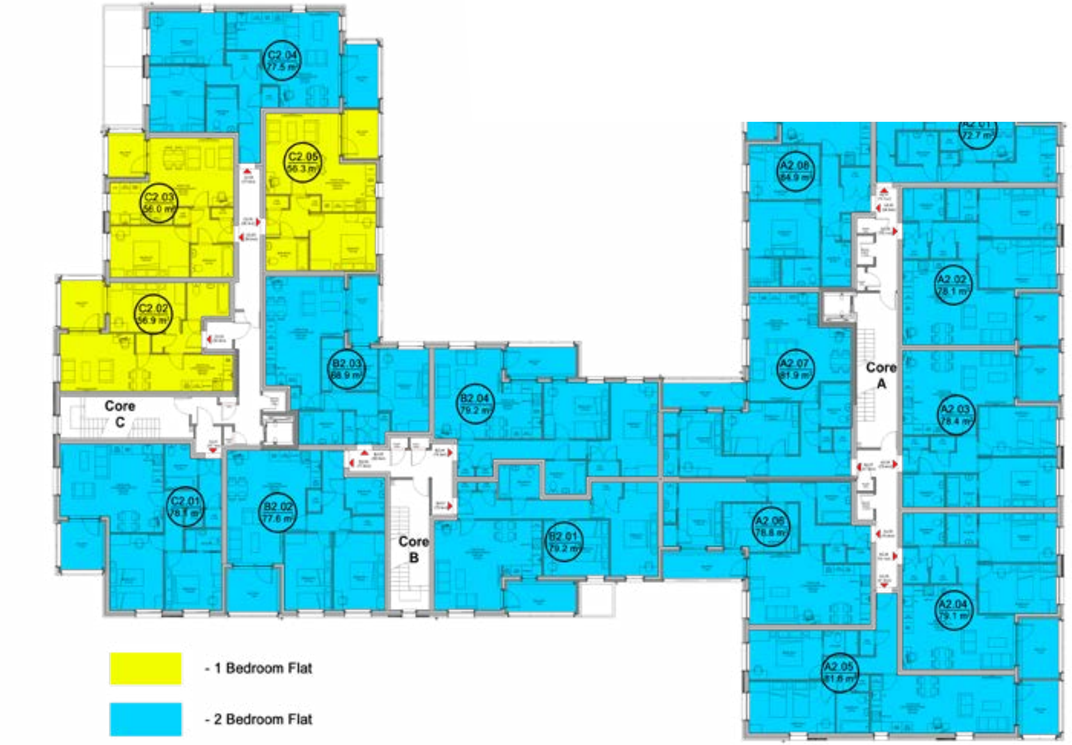
FLOORPLANS

FIRST FLOOR - CORE C



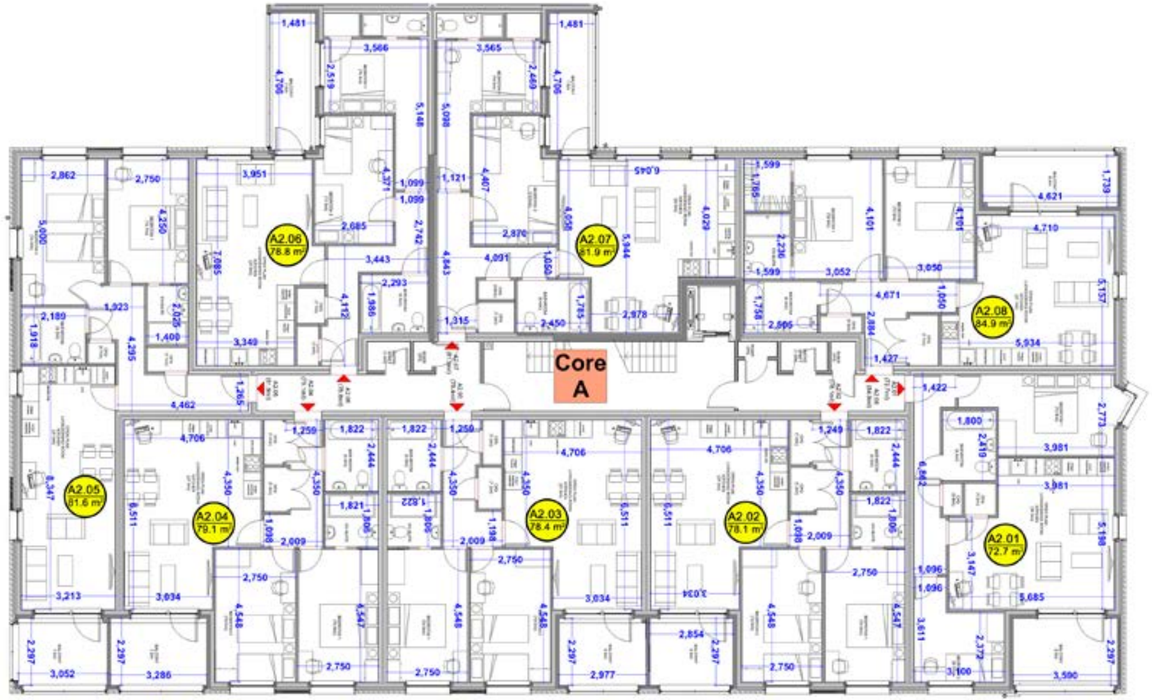
FLOORPLANS

SECOND FLOOR - MASTER



FLOORPLANS

SECOND FLOOR - CORE A

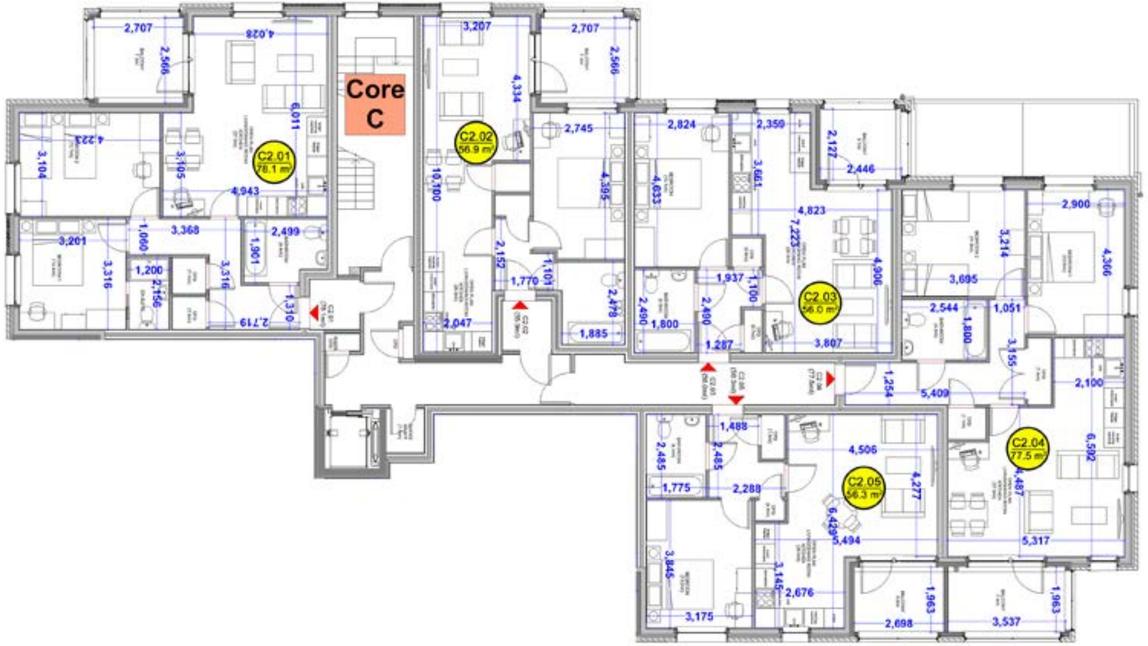


FLOORPLANS

SECOND FLOOR - CORE B

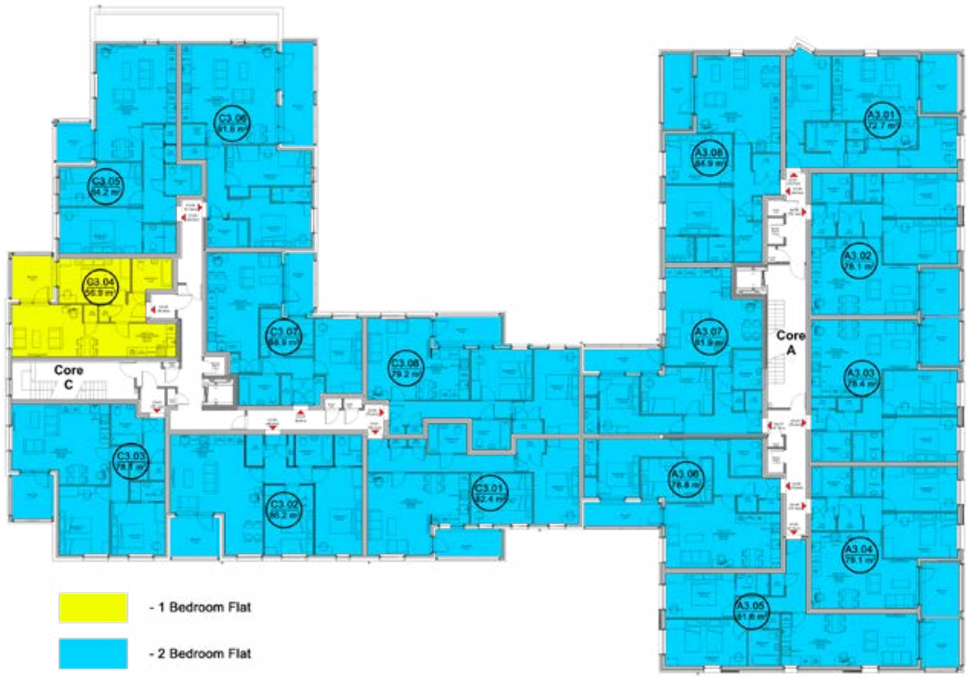
FLOORPLANS

SECOND FLOOR - CORE C



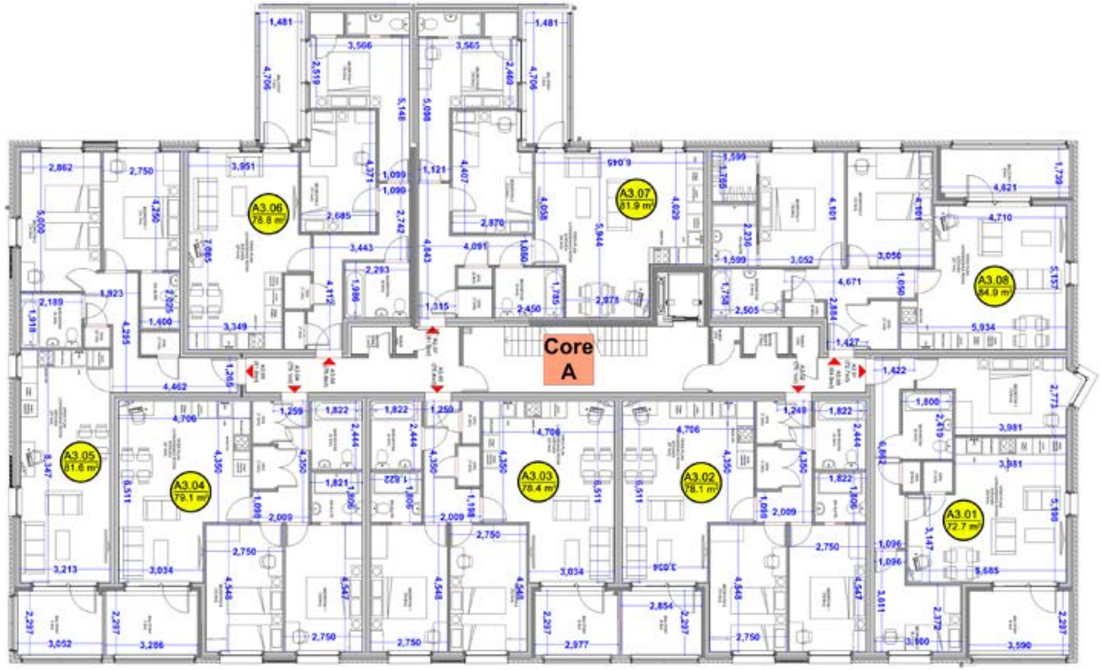
FLOORPLANS

THIRD FLOOR - MASTER



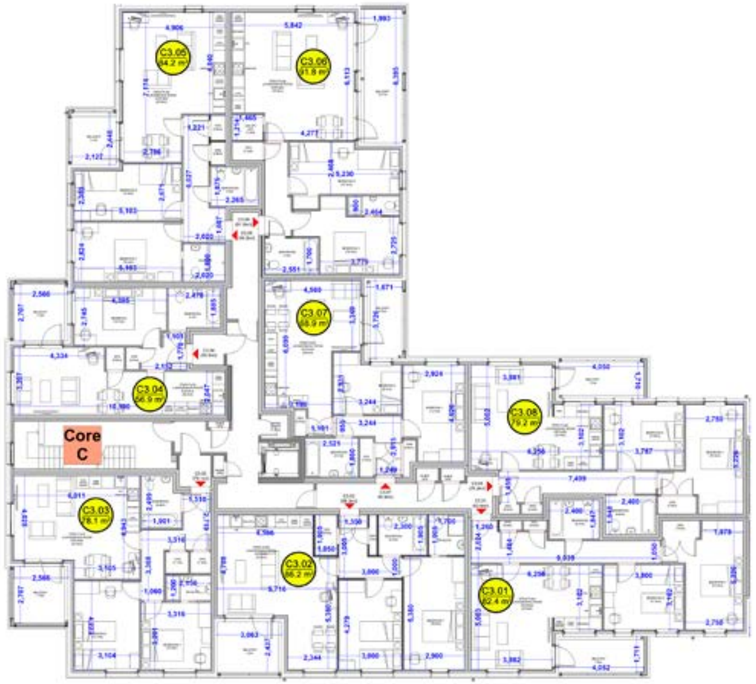
FLOORPLANS

THIRD FLOOR - CORE A



FLOORPLANS

THIRD FLOOR - CORE C



FLOORPLANS

FOURTH FLOOR - MASTER

FLOORPLANS

FOURTH FLOOR - CORE A

2 BEDROOM APARTMENTS

FLAT A1- 01		m²
1. Living room/Kitchen	-	26 m²
2. Bedroom 1	-	12.6 m²
3. Bedroom 2	-	8.7 m²
4. Bathroom	-	4.4 m²
5. Hall	-	7.13 m²
6. Balcony	-	8.3 m²
7. Storage room 1	-	1.2 m²
8. Storage room 2	-	0.8 m²
TOTAL AREA	-	69.13 m²

FLAT A1- 02		m²
1. Living room/Kitchen	-	27 m²
2. Bedroom 1	-	12.50 m²
3. Bedroom 2	-	12.5 m²
4. Bathroom	-	4.5 m²
5. Hall	-	6.03m²
6. Balcony	-	6.5 m²
7. Storage room 1	-	1.2 m²
8. Storage room 2	-	1.0 m²
9. En-suite	-	3.29 m²
TOTAL AREA	-	74.52 m²

More details regarding room sizes are available on the floor plans

2 BEDROOM APARTMENTS

FLAT B1 - 01		m²
1. Living room/Kitchen	-	27 m²
2. Bedroom 1	-	14.9 m²
3. Bedroom 2	-	11.8 m²
4. Bathroom	-	4.4 m²
5. Hall	-	9 m²
6. Balcony	-	7 m²
7. Storage room 1	-	0.5 m²
8. Storage room 2	-	0.5 m²
9. Storage room 3	-	1.5 m²
TOTAL AREA	-	76.6 m²

FLAT B1 - 02		m²
1. Living room/Kitchen	-	28.4 m²
2. Bedroom 1	-	12.7 m²
3. Bedroom 2	-	11.7 m²
4. Bathroom	-	4.5 m²
5. Hall	-	7.0 m²
6. Balcony	-	7.2 m²
7. Storage room 1	-	1.0 m²
8. Storage room 2	-	1.6 m²
TOTAL AREA	-	74.52 m²

More details regarding room sizes are available on the floor plans

2 BEDROOM APARTMENTS

FLAT B1 - 03		m²
1. Living room/Kitchen	-	25.5 m²
2. Bedroom 1	-	12.7 m²
3. Bedroom 2	-	8.3 m²
4. Bathroom	-	4.4 m²
5. Hall	-	5.55 m²
6. Balcony	-	6.0 m²
7. Storage room 1	-	1.1 m²
8. Storage room 2	-	0.8 m²
9. Storage room 3	-	0.7 m²
TOTAL AREA	-	65.05 m²

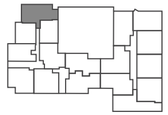
FLAT B1 - 04		m²
1. Living room/Kitchen	-	27.0 m²
2. Bedroom 1	-	15.0 m²
3. Bedroom 2	-	11.9 m²
4. Bathroom	-	4.4 m²
5. Hall	-	8.72 m²
6. Balcony	-	7.0 m²
7. Storage room 1	-	0.5 m²
8. Storage room 2	-	0.5 m²
9. Storage room 3	-	1.5 m²
TOTAL AREA	-	76.52 m²

More details regarding room sizes are available on the floor plans

2 BEDROOM APARTMENTS

FLAT C1 - 01		m²
1. Living room/Kitchen	-	27.0 m²
2. Bedroom 1	-	10.61 m²
3. Bedroom 2	-	13.1 m²
4. Bathroom	-	4.4 m²
5. Hall	-	8.03 m²
6. Ensuit	-	2.59 m²
7. Balcony	-	7.3 m²
8. Storage room 1	-	1.1 m²
9. Storage room 2	-	1.0 m²
TOTAL AREA	-	75.13 m²

FLAT C1- 04		m²
1. Living room/Kitchen	-	27.0 m²
2. Bedroom 1	-	12.6 m²
3. Bedroom 2	-	11.9 m²
4. Bathroom	-	4.6 m²
5. Hall	-	8.78 m²
6. Balcony	-	7.0 m²
7. Storage room 1	-	1.1 m²
8. Storage room 2	-	1.4 m²
TOTAL AREA	-	74.38 m²



1 BEDROOM APARTMENTS

FLAT C1 - 03		m²
1. Living room/Kitchen	-	25.5 m²
2. Bedroom 1	-	13.1 m²
3. Bathroom	-	4.5 m²
4. Hall	-	3.92 m²
5. Balcony	-	5.1 m²
6. Storage room 1	-	0.8 m²
7. Storage room 2	-	0.7 m²
TOTAL AREA	:	53.62 m²

FLAT C1- 02		m²
1. Living room/Kitchen	-	26.0 m²
2. Bedroom 1	-	12.7 m²
3. Bathroom	-	4.7 m²
4. Hall	-	3.06 m²
5. Balcony	-	7.3 m²
6. Storage room 1	-	0.9 m²
7. Storage room 2	-	0.6 m²
TOTAL AREA	-	55.26 m²

1 BEDROOM APARTMENTS

FLAT C1 - 05		m^2
1. Living room/Kitchen	-	26.0 m^2
2. Bedroom 1	-	12.2 m^2
3. Bathroom	-	4.4 m^2
4. Hall	-	4.54 m^2
5. Balcony	-	5.0 m^2
6. Storage room 1	-	1.0m^2
7. Storage room 2	-	0.5 m^2
TOTAL AREA	-	53.64 m^2

SPECIFICATIONS

- 5 floors
- 67 flats
- 1 bedroom flats – 13 units
- 2 bedroom flats – 54 units
- 52 car parking spaces
- 100 secure cycle parking spaces
- 2 elevators
- Roof garden

Kitchen

- Kitchen Appliances - BOSCH
- Handles - integrated into design
- Hinges - soft-close
- Material - MDF
- Colour description - White
- Surface finish – Gloss
- Worktops and skirting - laminated wood, Marble effect
- Colour – black
- Splash back – Black mosaic tile

Bathrooms & Shower Rooms

Bathrooms

- Bath – Standard Fresssh white straight bath made of 5mm acrylic sheet (1700mm x 750mm), Pop-up waste.
- The thermal properties of acrylic ensure that the surface is warm to touch, and make this bath a practical addition to any bathroom.
- Bath Taps – GROHE
- Basin – 550mm ceramic basin Pura with chrome
- GROHE taps
- Bathroom cabinet – laminated cabinet with
- mirror above the basin
- WC – standard wall hung ceramic pan with soft
- close seat
- Bath screen – with Fresssh clear glass and
- silver colour frame
- Walls and floor finish – ceramic tiles
- Chrome GROHE towel holders

Shower Rooms

- White trays made of acrylic sheet
- Taps – GROHE
- Sliding shower doors with chrome frame colour Merlyn Mbox, that comes with easy clean glass coating and with a high quality design, providing maximum strength and durability

1.These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.

2.Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.

3.The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.

4.Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5.Descriptions of the properties are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any.

Ceiling Heights

Ground Floor, 1st Floor & 2nd Floor
2.53 metres (Floor to ceiling height)
3rd Floor
2.63 metres (Floor to ceiling height)
4th Floor
2.71 metres (Floor to ceiling height)

Windows

Material – White Alluminium profile
Manufacturer - Blyweert Aluminium (Poland) Three-chamber profiles with a depth of 72mm frame.
Patented insulator Spidertechnology® and number of warming elements to ensure high thermal insulation.
Glazing – Triple glazing system

Electrical Details

- Sockets – Plastic double sockets throughout with
- telephone point in master bedroom for Virgin/BT internet
- Lighting – Energy efficient spotlights throughout
- Smoke detectors – connected to mains
- Door entry system intercom in each flat
- Kitchen appliances
- Bosch 600mm chimney style stainless steel cooker hood
- Bosch 4-zone black ceramic hob
- Bosch stainless steel single oven
- Bosch integrated 70/30 fridge/freezer
- Bosch built-in stainless steel microwave
- Bosch integrated dishwasher 600mm or 450mm
- Washer/dryer in utility room

Heating

- Keston C35 combi gas boiler

Ventilation

- Nuaire MEVDC-H multipoint continuous extract system

Internal Details

- Flooring
- “Classic Oak” Quick-Step – waterproof Laminated flooring and skirting
- Bedrooms - beige high-quality carpet
- Bathrooms – ceramic tiles
- Front doors – Multi point locking system
- “Oak” fire rated MDF Internal doors with architrave

HOW TO FIND US

Bishopsgate House
527-529 Staines Rd
TW4 5DZ

By Car

Come off the M25 at exit 15 for M4 towards London. At the roundabout, take the 3rd exit onto the A312 to London. At the roundabout take the third exit onto the Parkway. Continue at the roundabout onto Causeway. Turn Left into Green Lane and then turn left onto Staines Rd and Bishopsgate House will be on your left.

By Public Transport

You can take the Piccadilly Line to Hounslow towards Heathrow airport and then it's around a 10 minute walk to get to Bishopsgate House.

MADISON BROOK
INTERNATIONAL

For further information or show suite viewings by appointment please call

0203 946 6200

or email

bishopsgate@madisonbrook.com

Developed by

DARHALL