

## **Hounslow Place**

Hounslow, West London, TW3

A collection of 16 stunning one and two bedroom homes available for Shared Ownership





## The perfect location

Welcome to Hounslow Place – a new collection of one and two bedroom homes in Hounslow, West London, available for Shared Ownership.

Ideally situated in a beautifully designed apartment complex on London Road, close to Hounslow's high street, Hounslow Place is only 30-minutes\* from Zone 1 by Tube – bringing central London within easy reach.

Each Hounslow Place home is designed and built to the highest standards, with a tasteful modern exterior, a fresh contemporary interior and a spacious balcony for relaxation.

## Welcome to Hounslow

From its location on London Road, Hounslow Place is close to the beating heart of this vibrant West London borough.

The local high street's excellent range of shops, bars, restaurants and independent stores are just five-minutes walk away, and for day-to-day needs you also have a large Asda supermarket as well as Aldi and Iceland stores close by. For a modern shopping experience and the big retail names, you can also check out Hounslow's Treaty Centre, just off the high street.

When you need to unwind or take time out, the area offers a huge choice for recreation. There is a Cineworld in nearby Feltham for all the latest blockbusters, and for those who enjoy an active lifestyle, Hounslow offers Anytime Fitness, the Gym London and Isleworth's Leisure Centre. For a more relaxing time, Hounslow is home to eateries such as Flavors of India, Nando's and Mawal Garden as well as The Snug Hounslow, The Bell and The Bulstrode pubs – or you can simply take a relaxing walk by the Thames to Hampton Court, Ham House or Kew Gardens.







# M4 SYON LANE 4 (B) ISLEWORTH HOUNSLOW 5 Map not to scale, indicative only. Information about the local area is based on a variety of external sources: while Clarion Housing makes every effort to reproduce correct information, we cannot guarantee its accuracy.

## What's nearby

Choose from a range of restaurants, pubs, leisure facilities and attractions in and around Hounslow.



Hounslow Place - Hounslow, West London



#### Food & drink

- 1 The Bell
- 2 The Bulstrode
- 3 The Snug Hounslow
- 4 Flavors of India
- 5 Mawal Garden
- 6 Nando's



- 1 Alexandra Primary School
- 2 Kingsley Academy
- 3 Oak Heights School
- 4 Oaklands School
- 5 St Mark's Catholic School
- Fitness & leisure
- 1 Anytime Fitness
- 2 The Gym London
- 3 Isleworth Leisure Centre



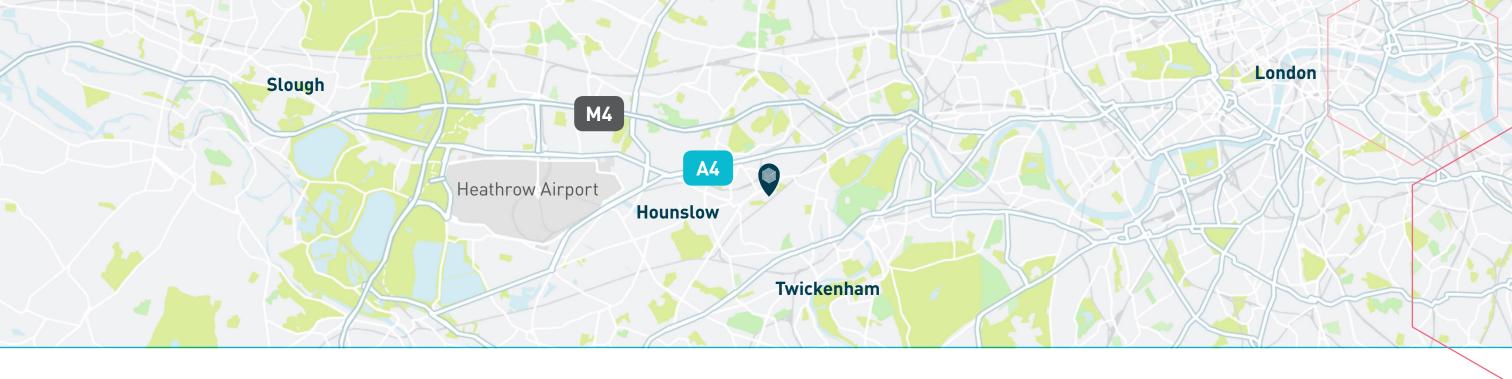
#### Amenities

- 1 Asda
- 2 Aldi
- 3 Iceland
- 4 Cecil Road Surgery
- 5 The Hounslow Family Practice



#### Attractions and parks

- 1 Hounslow Heath
- 2 Twickenham Stadium
- 3 Ham House
- 4 Kew Gardens
- 5 Richmond Park

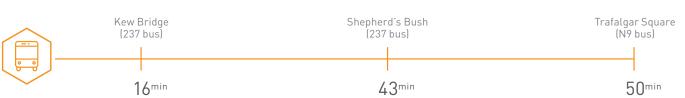


## **Transport links**

Hounslow Place is exceptionally well connected to other areas of London and the South East.



Reading











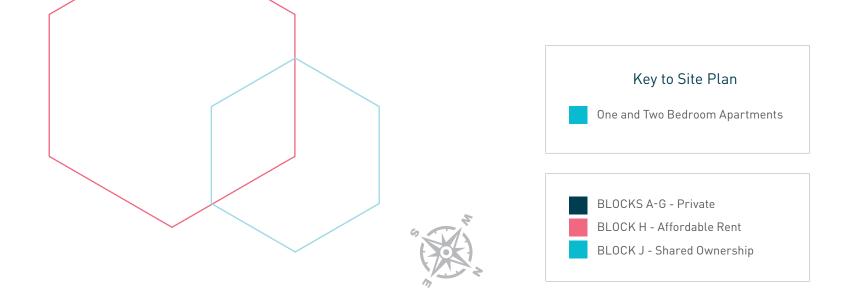
<sup>\*</sup> Journey times sources: Nationalrail.co.uk, TfL Journey Planner, Google Maps and bustimes.org. Train travel times are measured from station (not development) and are for the quickest single service during weekday morning peak hours (6.30am-9.30am). Tube journey times relate to a weekday 7am journey. Car journey times are for off-peak weekday journeys but may change depending on time, day and traffic. Bus journey times are given as off-peak weekday journey times between stops (unless a night service applies), but may change depending on time, day and traffic. Bus journey times are taken from Google Maps where timetable information from bustimes.org is not available.

## **Explore Hounslow Place**

Hounslow Place is located on London Road, near the centre of Hounslow.

The development is part of a wider complex that consists of beautifully designed modern buildings with landscaped walkways and courtyards that create a peaceful atmosphere.

Hounslow Place apartments are located close to the centre of the complex and balconies are also incorporated into the design of each apartment for your enjoyment and relaxation.





### One bedroom apartment

Plots J11, J21, J31, J41 – 56m<sup>2</sup>

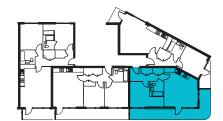
London Road, Hounslow TW3 1PD

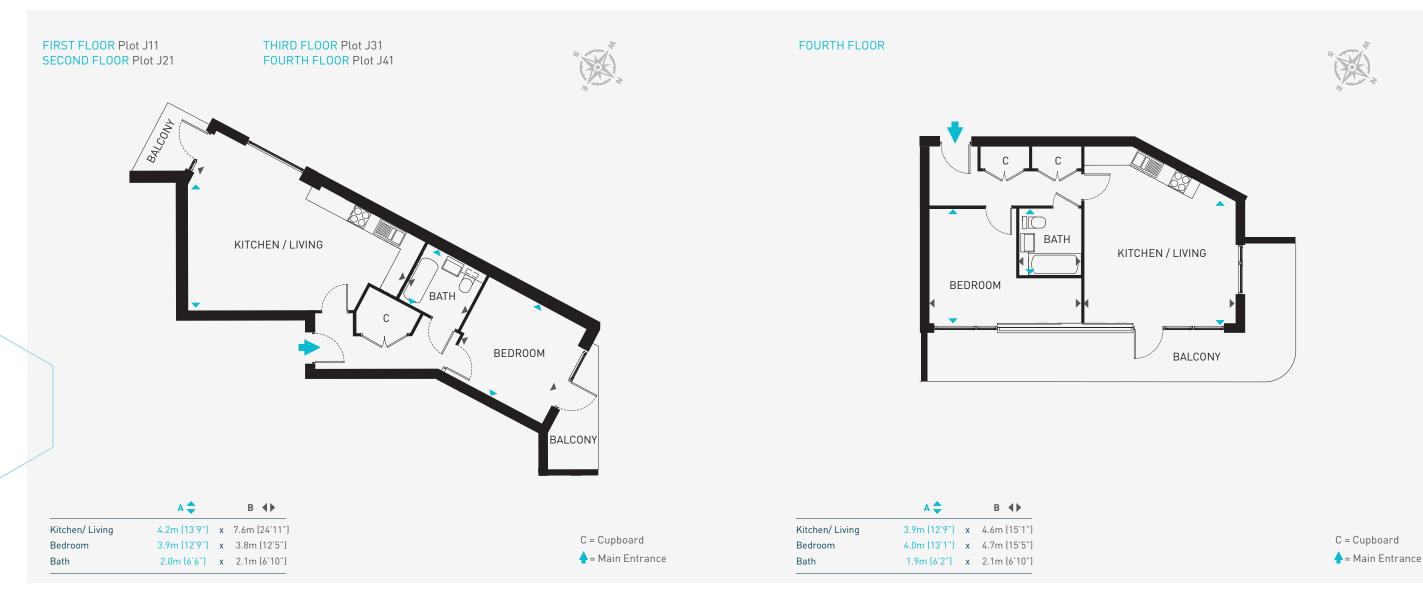


### One bedroom apartment

Plot  $J42 - 53m^2$ 

London Road, Hounslow TW3 1PD



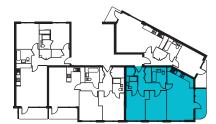


The layout and dimensions on the following floorplans are for guidance only. Dimensions are rounded down to one decimal point and are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

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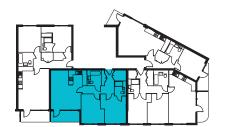
## Two bedroom apartment

Plots J12, J22, J32 – 73m<sup>2</sup> London Road, Hounslow TW3 1PD



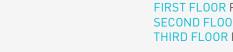
## Two bedroom apartment

Plots J13, J23, J33 – 75m<sup>2</sup> London Road, Hounslow TW3 1PD













FIRST FLOUR Plot J13
SECOND FLOOR Plot J23
THIRD FLOOR Plot J33



	A 🔷		B <b>♦</b> ▶
Kitchen/ Living	6.2m (20'4")	Х	3.8m (12'5")
Bedroom 1	4.5m (14'9")	Х	2.7m (8'10")
Bedroom 2	4.5m (14'9")	Х	3.0m (9'10")

	A 🔷		B <b>∢</b> ▶
En-Suite	2.0m (6'6")	Х	1.6m (5'2")
Bath	2.2m (7'2")	Χ	2.1m (6'10")



	A 👄		В ◀▶
Kitchen	2.2m (7'6")	Х	2.3m (7'6")
Living	5.7m (18'8")	Х	3.7m (12'1")
Bedroom 1	4.5m (14'9")	X	3.0m (9'10")

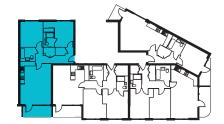
	A 🔷		В ◀▶
Bedroom 2	4.5m (14'9")	Х	2.8m (9'2")
En-Suite	2.1m (6'10")	Χ	1.6m (5'2")
Bath	2.1m (6'10")	X	2.0m (6'6")



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### Two bedroom apartment

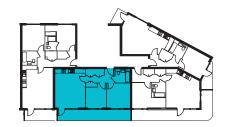
Plots J14, J24, J34, J44 – 74m<sup>2</sup> London Road, Hounslow TW3 1PD



## Two bedroom apartment

Plots J43 – 62m<sup>2</sup>

London Road, Hounslow TW3 1PD



FIRST FLOOR Plot J14 SECOND FLOOR Plot J24 THIRD FLOOR Plot J34 FOURTH FLOOR Plot J44

Kitchen/Living

Bedroom 1

Bedroom 2



 A◀♪
 B ♣
 A◀♪
 B ♣

 4.8m (15'8")
 x 5.9m (19'4")
 En-Suite
 1.5m (4'11")
 x 2.1m (6'10")

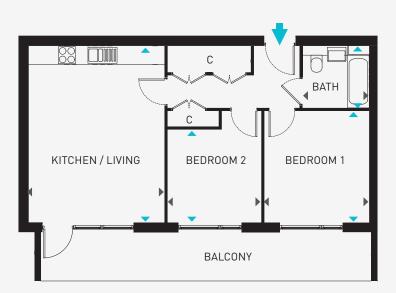
 4.3m (14'1")
 x 3.7m (12'1")
 Bath
 2.0m (6'6")
 x 2.1m (6'10")

 3.3m (10'9")
 x 3.7m (12'1")

W = Built in Wardrobe C = Cupboard

= Main Entrance

FOURTH FLOOR



 A →
 B →

 Kitchen/ Living
 5.6m (18'4") x 4.3m (14'1")

 Bedroom 1
 3.6m (11'9") x 3.0m (9'10")

 Bedroom 2
 2.9m (9'6") x 3.3m (10'9")

 Bath
 2.0m (6'6") x 2.1m (6'10")

C = Cupboard

↑ = Main Entrance

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## **Specification**

Hounslow Place homes come with a selection of quality modern fittings and finishes.

There are fully-fitted kitchen units, selected appliances and floor coverings throughout – while in the bathroom, finishings have been chosen to create a light and relaxed atmosphere.

Each property is tastefully decorated in a timeless fashion, making it easier to adapt to your personal style.

#### Kitchen

- Fully-fitted white high-gloss Burger Kitchen Range units offered by Houseworks London
- Goreneje single oven, hob, fridge/freezer and extractor hood
- Hafele Abbey 1 1/2 Bowl Sink and Laminated worktop
- Tarkett floor coverings in kitchen

#### Bathrooms

- Roca Contesa bath
- Vitra pan and basin
- Bathroom floor in Supernova Anthracite 300x300mm tiles
- Bathroom wall tiles in 300x300mm Supernova Beige
- Grohe "Rainshower" 10" shower head with Grotherm-cosmopolitan thermostat w/ 2-way integrated diverter
- Heated towel rail

#### General

- Fitted wardrobes with sliding door in master bedroom
- Abbey Collection Ivory Cream carpets in bedrooms
- Tarkett floor coverings in living room and entrance hall
- Video entry system
- 12 year NHBC warranty

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Clarion Housing reserves the right to amend the specification as necessary and without notification.

<sup>\*</sup> Previous Clarion Housing development photography, indicative only

## **Shared Ownership**

#### What is Shared Ownership?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. You buy a share of between 25% and 75% of the property's value and pay a subsidised rent on the remaining share. A key advantage is that, as part-owner, you have a security of tenure that renting cannot offer. Over time, you can buy more of the property until you own 100%.

You will need a small deposit at the outset – generally a minimum of 5% of your share, subject to conditions – and you will need to raise a mortgage on the rest of the sum required.

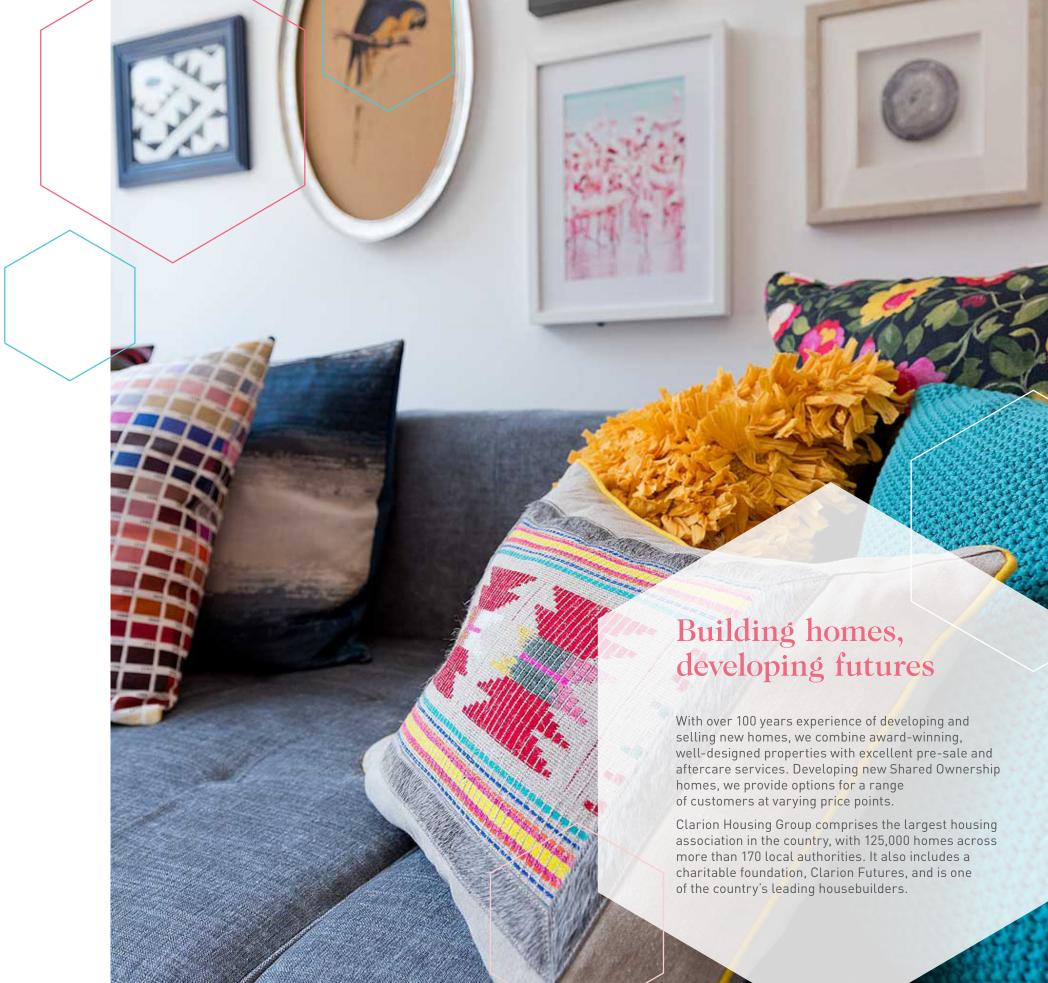
#### Am I eligible?

There are certain conditions to be eligible for a Shared Ownership property:

- You must be at least 18 years old.
- You must be unable to buy a home suitable for your needs on the open market.
- You must work or live in the Borough of Hounslow.
- You will need sufficient savings for a mortgage deposit (generally a minimum of 5% of your share) and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £90,000.
- You must be a first-time buyer or existing shared owner. If you already own a home, and need to move but cannot afford to, then please discuss your situation with us. There are some circumstances under which you could be eligible.

In line with government priorities, priority for Shared Ownership homes is awarded to serving military personnel and former members of the British Armed Forces honourably discharged in the last two years. People who live or work in the local area also receive priority. We welcome applications from everyone and will try and help if we can.

\*If you have a property to sell, we are happy to accept your reservation provided that you have a complete and secure chain and are in a position to purchase a home within our required deadlines. We will ask you for a memorandum of sale confirming details of your buyer, their solicitors and the estate agent handling the sale.







#### Register your interest now by contacting our sales team below

shared.ownership@myclarionhousing.com 020 7378 5638

#### myclarionhousing.com/sharedownership

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