

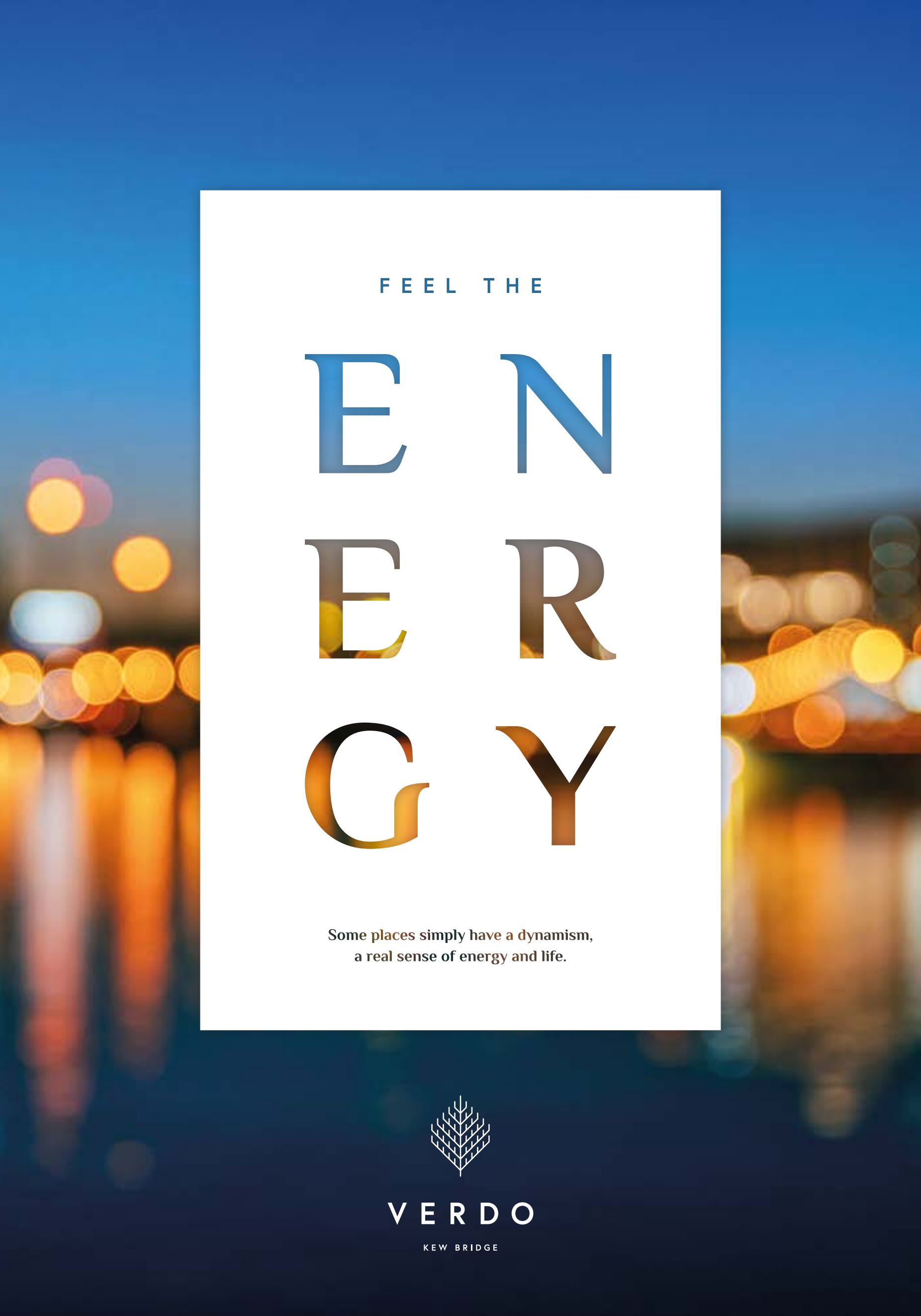
VERDO

KEW BRIDGE

ECOWORLD

LONDON

CREATING TOMORROW & BEYOND



FEEL THE

E N  
E R  
G Y

Some places simply have a dynamism,  
a real sense of energy and life.



VERDO

K E W B R I D G E

# The New Place To Be

Surrounded by well-kept parks, the tropical gardens of Kew and the River Thames, Verdo - Kew Bridge is more than a selection of beautiful new homes.

This is the start of an exciting regeneration and a whole new neighbourhood, with new people to meet and new places to go.

Following extensive research in the community, there will be new shops, cafés and restaurants, with new paths and bridges.

It's a new destination in West London, hosting events in a dedicated space set aside for the local community.

With the Royal Botanic Gardens, Kew Village and Chiswick close by – plus outstanding rail and road connections – you can enjoy contemporary living in a place with a uniquely vibrant spirit. This is more than a fresh start.

This is a passionate new beginning.



RIVER THAMES

KEW BRIDGE

KEW GREEN

ROYAL BOTANIC GARDENS AT KEW

LONDON MUSEUM OF WATER AND STEAM

FUTURE ECOWORLD LONDON DEVELOPMENT

KEW BRIDGE STATION

GUNNERSBURY STATION

PLANNED CONNECTION TO HS2 AND CROSSRAIL

HEATHROW AIRPORT (12 MINS)

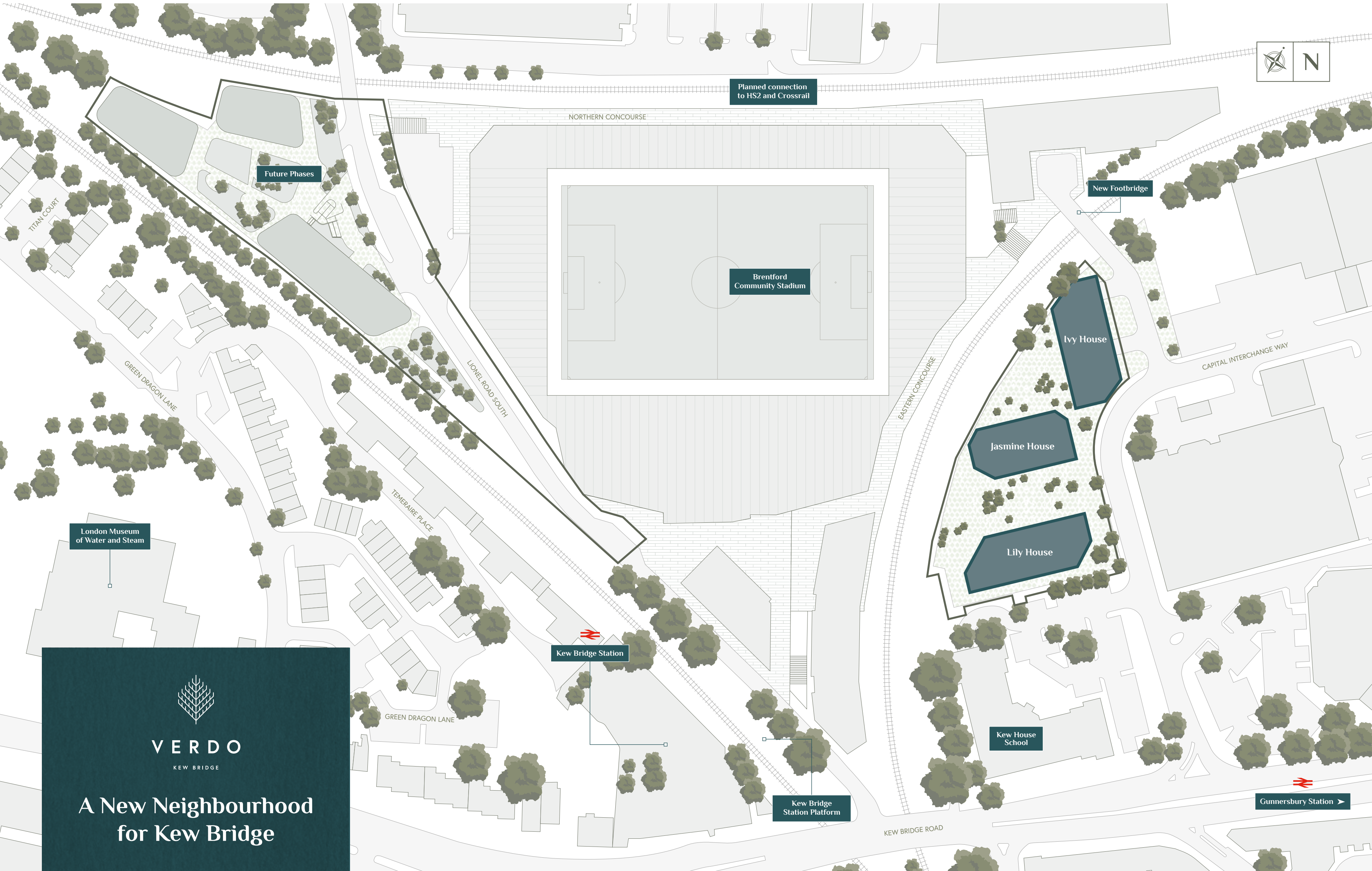
M4 MOTORWAY

FUTURE DEVELOPMENTS

CENTRAL LONDON

GUNNERSBURY PARK

CGI is indicative only / Not representative of the final product



**VERDO**  
KEW BRIDGE

**A New Neighbourhood  
for Kew Bridge**

## Welcome to Verdo - Kew Bridge, London's Most Exciting New Neighbourhood.

This breathtaking collection of studio, 1, 2 and 3 bedroom apartments surrounded by stunning private gardens, sits moments away from Kew Bridge and in the heart of West London's multi-million pound regeneration zone.

Verdo - Kew Bridge will also become a new destination in West London, a place with a dedicated space set aside for the local community with events and attractions throughout the year.



Verdo - Kew Bridge External View

CGI is indicative only / Not representative of the final product



**Exclusively Yours**

There's exquisite contemporary living, and there's living at Verdo - Kew Bridge.

Discover impeccably stylish interiors throughout, with a welcoming lobby managed by our on-site concierge.

All apartments have access to the spacious residents' lounge which includes social areas to meet friends, have dinner or relax, as well as work zones and a meeting room. The lounge links to a media room, where you can enjoy films or sporting events with friends, and a residents' gym.

The lounge spills directly out to the residents' podium gardens. The sunlit terraces and inviting play areas are waiting to be explored and enjoyed.

**Residents' Lounge**

CGI is indicative only / Not representative of the final product



Residents' Podium Gardens

CGI is indicative only / Not representative of the final product



## Living/Dining

CGI is indicative only / Not representative of the final product

## An Exquisite Home

Designed with modern lifestyles in mind, each apartment offers a spacious, light-filled living area and sleek contemporary kitchen, perfect for entertaining or relaxing.

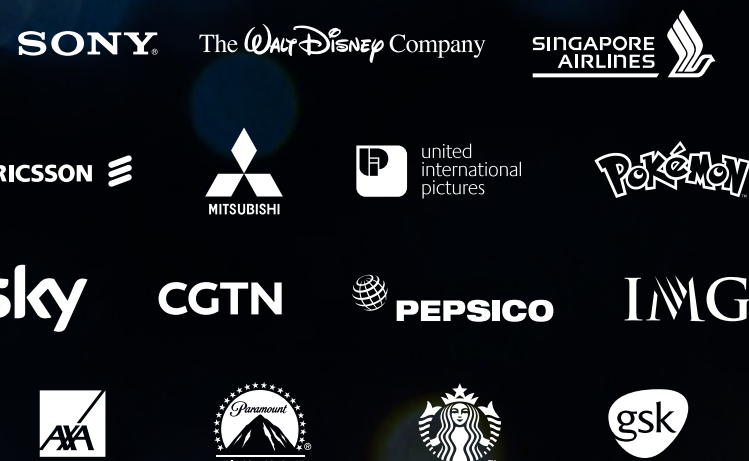
Tall windows lead on to elegant balconies and quality finishes are used throughout. You can choose between two colour palette options to suit your individual taste. This is luxury living on a whole new level.



# The Excitement is Growing

With fantastic transport connections and close proximity to West London's most beautiful green spaces, it's long been an area with huge potential. Now, it's finally time for Brentford to thrive, thanks to a visionary regeneration plan that will redefine the town and make the most of its extraordinary location.

Just over a mile from Verdo - Kew Bridge, the Golden Mile and Chiswick Business Park are home to the Global, European and National headquarters of some of the world's leading businesses.



**200+**

Companies have chosen to find their homes along the Golden Mile, making it a hub for substantial investment

**17,250**

Capacity stadium for Brentford FC and London Irish Rugby Club at the heart of the regeneration zone

**200,000**

Jobs in the local area

**£5.45M**

Improvements to the riverside

**Highest**

The borough has the highest concentration of blue chip companies, as well as media and broadcasting jobs in London

**15%**

House price growth predicted in West London from 2018 to 2022

**+40%**

25% of the borough is renters with an expected 40% increase over the next 10 years

**290,000**

The population of Hounslow is expected to grow by over 290,000 by 2021

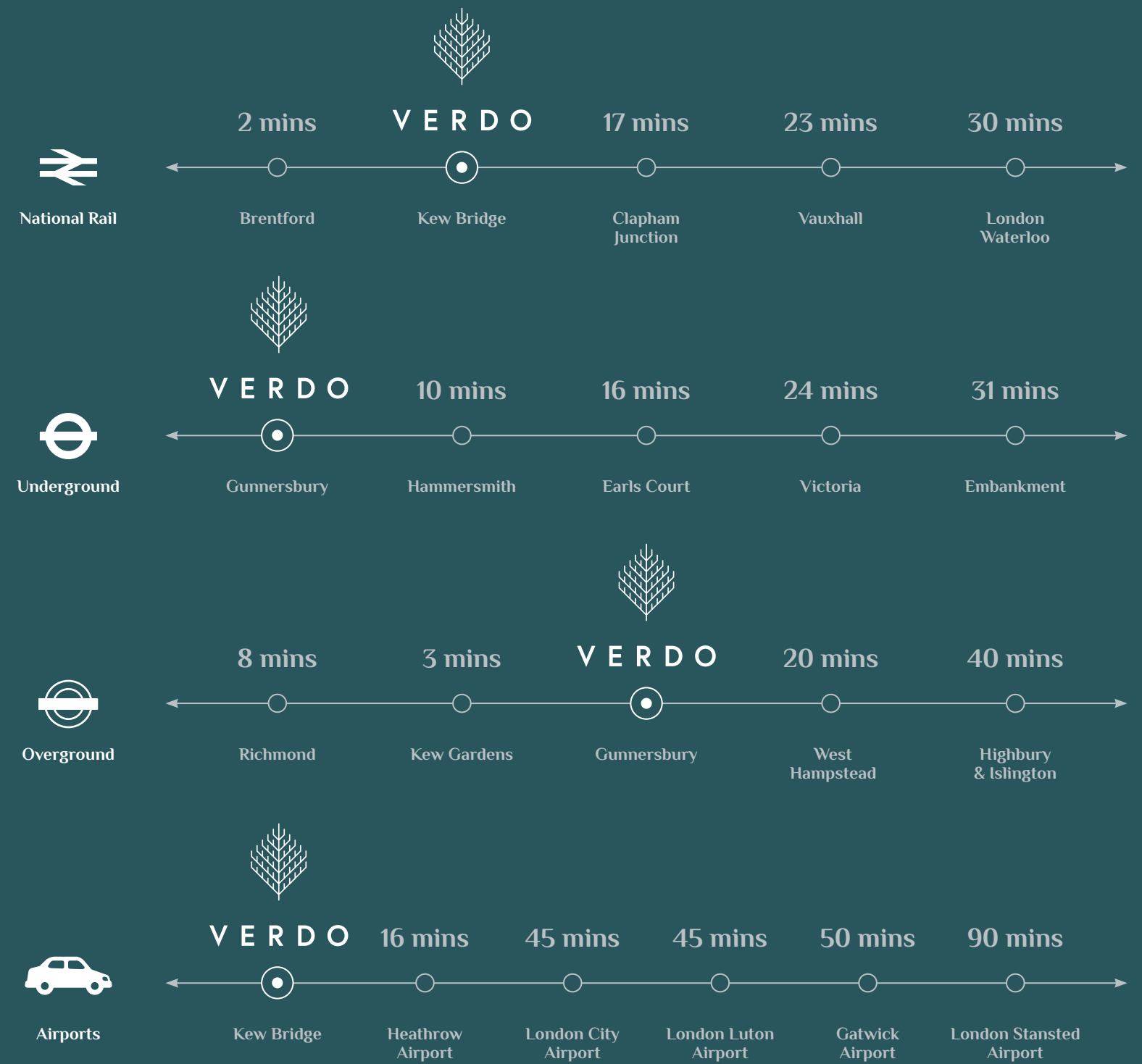


EXPERIENCE AN

# EASIER

LONDON COMMUTE

With connections as good as these, it's easy to be spontaneous at the weekend – while enjoying fast commuting into central London during the week.



### National Rail

Kew Bridge railway station, on the South Western network, is just 1 minute's walk away. Trains run every 15 minutes to Clapham Junction (17 mins), Vauxhall (23 mins) and Waterloo (30 mins). You can also travel to Reading, Guildford and Southampton without needing to go into central London.

### Underground

Gunnersbury station is around 10 minutes' walk away. From here, pick up the District line to Earls Court (16 mins), Victoria (24 mins) and Embankment (31 mins).

### Overground

Gunnersbury station also offers Overground services, with modern, air-conditioned trains. Travel to Richmond (8 mins), West Hampstead (20 mins) and Highbury & Islington (40 mins).

### Road

Verdo - Kew Bridge is less than half a mile to the M4, offering direct motorway journeys to Slough, Reading, Swindon and Bristol as well as easy routes to Bicester and Oxford via the M40. With Kew Bridge so close, the meeting point of London's key North and South Circular routes, it's easy to cross the river or head North.

### Air

Join the M4 for a fast journey to London Heathrow (10 miles; from 20 mins) or take the train to Feltham and catch the bus link. If you're flying from Gatwick, take the train to Clapham Junction and hop on one of the regular southbound services (25 mins).

Journey times taken from [tfl.co.uk](http://tfl.co.uk) and [google.co.uk/maps](http://google.co.uk/maps)

# A Prime Location

With Kew Bridge station on your doorstep and Gunnersbury Tube station just 10 minutes' walk away, the delights of the capital are effortlessly close.



### Drive Times



M4	4 mins
Chiswick High Road	4 mins
M25	12 mins
Richmond Park	14 mins
London Heathrow Airport	16 mins

London City Airport	45 mins
London Luton Airport	45 mins
London Gatwick Airport	50 mins
London Stansted Airport	90 mins

Source: Google Maps

### Underground



Hammersmith	10 mins
Earl's Court	16 mins
Victoria	24 mins
Waterloo	28 mins
Embankment	31 mins

Journey time from Gunnersbury Station

### Overground



Kew Gardens	3 mins
Richmond	8 mins
West Hampstead	20 mins

Journey time from Gunnersbury Station



WHERE

# BRICKS MINDS

MINDS SPARK

For older children, there's the Brentford School for Girls, rated one of the top 100 non-selective state schools by the Department of Education, and 'Good with Outstanding features' by Ofsted. Boys are served by Gunnersbury Catholic School, Ofsted-rated 'Outstanding'.

**West London is renowned for the quality of its education, and Kew Bridge and its environs are no exception.**

At Primary level, The Queen's Church of England School, Grove Park School and Lionel School are all within a mile of Verdo - Kew Bridge and are Ofsted-rated 'outstanding'. All three schools are highly regarded for their thriving environment and enthusiastic pupils.

Local Secondary schools include Kew House; a modern co-educational senior school, as well as Gunnersbury Catholic School for boys and Twyford Church of England High School, both of which offer a mixed sixth form and pride themselves on their 'outstanding' Ofsted rating.

Primary Schools

**0.8 miles**

Queens Church of England Primary School

Mixed | Ages 4 - 11  
Ofsted Outstanding

**0.4 miles**

Lionel Road Primary School

Mixed | Ages 3 - 11  
Ofsted Outstanding

**1.0 mile**

Grove Park Primary School

Mixed | Ages 3 - 11  
Ofsted Outstanding

Secondary Schools

**1.8 miles**

Twyford Church of England High School

Mixed | Ages 11 - 18  
Ofsted Outstanding

**1.3 miles**

Gunnersbury Catholic School

Boys | Ages 11 - 18  
Ofsted Outstanding

**1.9 mile**

Brentford School for Girls

Girls | Ages 11 - 18  
Ofsted Good

Private Schools

**0.1 miles**

Kew House School

Mixed | Ages 11 - 18  
Ofsted Good, ISI Pass

**2.6 miles**

St Benedicts School

Mixed | Ages 3 - 18  
ISI Pass

**1.0 mile**

The Harrodian School

Mixed | Ages 3 - 11  
Ofsted Good

\*Source: gov.uk/government/organisations/ofsted

West London is renowned as an international centre of learning excellence, with many world-class institutions across finance, law, medicine, media, fashion and the arts.

With superb cross-London connections, Verdo - Kew Bridge offers effortless access to everything today's student needs for success and enjoyment. These new homes are an ideal choice for anyone looking to study at the capital's prestigious colleges and universities.

Voted top by London students in 2016, the University of West London's Brentford campus is just 1.5 miles away, while the internationally-acclaimed University of Roehampton is just twenty minutes by car. For those with a keen interest in art and design, the University of the Arts London is easily accessible via multiple public transport routes.



### Local Schools

No.	School	Ofsted Rating	Status
1	International School of London	Independent School	Private School
2	Strand-on-the-Green Junior School	Good	Community School
3	Kew Green Preparatory School	Independent School	Private School
4	Falcons Pre Preparatory School for Boys	Independent School	Private School
5	Lionel Primary School	Outstanding	Community School
6	Green Dragon Primary School	Good	Community School
7	Heathfield House School	Independent School	Private School
8	Grove Park Primary School	Outstanding	Community School
9	The Queen's Church of England Primary School	Outstanding	Community School
10	Kew House	Independent School	Private School
11	Ark Acton Academy	N/A	Community School
12	Brentford School for Girls	Outstanding	Community School
13	Twyford Church of England High School	Outstanding	Community School
14	Gunnersbury Catholic School	Outstanding	Community School

Ofsted ratings are correct at time of print.



### University of West London

20 minutes from Kew Bridge Station  
 Ranked as the top modern university in London.  
 98% of graduates are in employment or further study within six months of graduation.



### Imperial College London

35 minutes from Gunnersbury Station  
 Global top ten university (ranked 9th) with a world-class reputation in science, engineering, business and medicine.



### London School of Economics and Political Science

46 minutes from Gunnersbury Station  
 One of the foremost social science universities in the world.



### King's College London

45 minutes from Gunnersbury Station  
 A world-class reputation in the humanities, law, the sciences (including a wide range of health areas such as psychiatry, medicine, nursing and dentistry) and social sciences including international affairs.



### University College London

45 min from Kew Bridge Station  
 Global top ten university (ranked 8th) with a world-class reputation.



### University of Roehampton

22 minutes from Kew Bridge Station  
 First class reputation in sports and science.

Travel times and distances are taken from Google Maps, rankings are taken from timeshighereducation.com



A REAL

Z E

S T

FOR LIFE

Highstreet Shopping / Kew



Open Spaces / Kew Gardens

Temperate House / Kew Gardens



Welcome to what is set to become London's most attractive spot.

With the vibrant Royal Botanic Gardens setting the tone, this is an area that feels special, boasting gorgeous parks, picturesque heritage, outstanding shopping and plenty of options for lively days and nights out.

Peaceful yet stimulating, close to Kew Village, Chiswick and Richmond, a home at Verdo - Kew Bridge brings the very best elements of West London living to your doorstep.



Riverside Views / Kew Bridge

## Naturally Charming



Syon House / Syon Park

Take a picnic to enjoy on the lawns of Syon Park before heading inside to marvel at the eclectic interiors of Syon House. And don't forget the recently restored Gunnersbury Park, now with a fascinating local museum – plus a brand new sports hub coming soon.



Stroll across Grade II listed Kew Bridge and through picturesque Kew Green to the world-famous Royal Botanic Gardens, a UNESCO World Heritage Site.

Explore the iconic greenhouses and Japanese landscapes, before relaxing with coffee and cake in one of the delightful cafés.

Whether you're taking a morning run or weekend amble, you'll find a wide selection of inviting green spaces in and around Kew Bridge.

The Palm House / Kew Gardens



ENJOY THE

TASTE

OF

ADVENTURE

OF ADVENTURE



Dining With Friends / Kew, Chiswick & Richmond



The City Barge / Strand-on-the-Green

If you fancy a refreshing pint visit the riverside pubs on Strand-on-the-Green. You'll also find The Express Tavern, a wonderful old coaching inn just a short walk from your front door. This cosy CAMRA award-winning spot offers great roasts and a superb array of craft beers.

For an authentic Indian, wind your way to Albany Spice, where the food is unforgettable and the service impeccable. When Thai is on the menu, those in the know make a beeline for the deceptively-named Strand Café, with the Red Beef Curry and Coconut Rice a particular crowd-pleaser. But when only the very finest will do, book a table at The Glasshouse in Kew. This Michelin-starred eatery offers a three-course dining meal of exquisite flavours.



Light Lunches / Kew



## Bags of Variety & Hidden Treasures

A home at Verdo - Kew Bridge puts you in touching distance of some of London's best loved high streets, including Kew Village and Chiswick, both full of quirky boutiques and enticing independent shops.



Quirky Boutiques / Chiswick

Vintage Markets / London



Locally made delicacies / Heron Square

Head to Richmond for upmarket stores including Anthropologie, Zadig & Voltaire, Whistles and the world-famous Petersham Nurseries. When you need retail therapy of a more mainstream nature, pop over to the West End or Ealing Broadway for stores such as Marks & Spencer, H&M, Oliver Bonas and Flying Tiger.

For the ultimate under-one-roof shopping experience, with luxury brands such as Mulberry, Tiffany, Prada and Louis Vitton alongside Superdry, Cos, Office, Reiss, Apple and John Lewis, it has to be Westfield London in Shepherd's Bush, just 30 mins away by bus.

Brentford Market, originally established in 1306 and now thriving in the town's redeveloped marketplace, sells a bijou but burgeoning range of delectable goodies every Sunday. A little further afield in Richmond lies Duck Pond Market, dedicated to interesting, local, ethical and sustainable shopping. Situated in Heron Square, you'll find arts and crafts, gifts, vintage items, homewares and clothing. There's also locally made food to eat on the spot or take home, plus live music – and even the odd famous face.



Local Bakeries / Chiswick

**When downtime calls, life at Verdo - Kew Bridge doesn't disappoint. There's a plethora of options for rest and play to suit every taste and mood.**



## At Verdo - Kew Bridge you'll enjoy a luxurious new home that's breathtakingly beautiful inside and out.

### Kitchen

- Contemporary bespoke fitted kitchens
- Composite work surfaces and splash back
- Integrated appliances by Siemens and Bosch
  - Oven
  - Microwave
  - Dishwasher
  - Induction hob
  - Fridge/freezer
- Under-mounted sink with fluted drainer and black mixer tap
- Feature lighting under wall cabinetry

### Bathrooms and En-suite Shower Rooms

- Bathroom: Bath with frameless glass bath screen
- En-suite shower room: Shower tray with frameless glass shower screen
- Black thermostatic wall mounted shower/bath mixer control panel, fixed large overhead shower (and handheld shower fitting within bathrooms)
- Ceramic hand basin with black mixer tap
- Wall hung WC with soft close seat and concealed cistern with dual flush
- Black heated towel rail
- Mirrored cabinet with demister function, internal shelving and shaver socket
- Feature lighting under mirrored cabinet
- Large format floor tiles
- Timber effect feature wall above sink and feature wall tiles to wet areas
- Composite vanity top

### Utility Cupboard

- Bosch washer/dryer

### Interior Finishes

- Engineered timber floor finishes to hallways, kitchen/living areas and bedrooms
- Contemporary fitted wardrobes to all principal bedrooms and second bedrooms, including internal shelf and rail with LED strip lighting
- Black internal door furniture

### Electrical Fittings

- Energy efficient downlights throughout
- Connection to Sky Q services
- Media outlets to living area and all bedrooms
- USB charging points to kitchen and all bedrooms
- Telephone outlet to living area

### Heating and Water Services

- Heating and hot water provided by communal system with metered water supply
- Zoneable, controllable, concealed heating

### Balconies and Terraces

- Well-proportioned balconies and terraces with metal balustrade
- Decking to balconies and paving to terraces

### Security and Peace of Mind

- Audio video entry system
- Power and telephone point provided in utility cupboard for wireless intruder alarm to be fitted by the owner
- Mains powered smoke detectors to hallways
- Mains powered heat detectors to kitchens
- Lockable windows
- Monitored CCTV to entrance lobbies, residents' amenities, gardens and gated car parking areas
- 10 year NHBC build warranty
- Sprinkler system

### Communal Areas and Residents' Amenities

- Interior designed entrance lobbies
- 24-hour concierge service
- Residents' Lounge, including social and work areas, private dining space and meeting room
- Residents' Media Room
- Residents' Gym
- Landscape architect designed residents' podium gardens
- Secure bicycle storage

Your attention is drawn to the fact that it may not be possible to obtain the products as referred to in the specification. In such cases a similar alternative will be provided. EcoWorld reserve the right to make these changes as required. CGIs are indicative only and not representative of the final product.



## Life-Changing Living

Enjoy the comfort, luxury and convenience of a stylish, modern home offering many of the services usually found in premium hotels.

From the concierge who greets you by name and signs for your packages to the exclusive residents' areas, Verdo - Kew Bridge is full of clever flourishes designed to make life better. You'll also enjoy complete peace of mind, with gated access to the underground car park, audio-visual entry systems and CCTV throughout the development.

Master Bedroom

CGI is indicative only / Not representative of the final product



Kitchen

CGI is indicative only / Not representative of the final product



### Residents' Gym

CGI is indicative only / Not representative of the final product



Media Room

CGI is indicative only / Not representative of the final product

# EcoWorld, Delivering Great New Places for Londoners to Live

From the attention we pay to every last detail of the homes and places we create, to the way we support our developments' communities – at EcoWorld London, we always strive to achieve the highest possible standards. It underlines our belief in offering not just great homes, but a better quality of life.

To us, eco isn't just about being green. While we're mindful of our environmental impact, our goal is to create great places that are truly sustainable – creating communities for buyers and renters that grow and develop. We don't leave when the building work finishes either. We stay involved, ensuring our communities grow and thrive. Our focus on design is just as long term, as important as materials are, we believe design is about far more than the finishes we use. It's about the way a home works.

We continually talk to our customers, seeing how they live to find ways to improve and adapt our approach. Only by really understanding what makes a home can we make our developments all they can be.

EcoWorld London is part of EcoWorld International Berhad (EcoWorld International), a real estate developer listed on the Main Market of Bursa Malaysia Securities Berhad. EcoWorld London is also partly owned by The Willmott Dixon Group. The EcoWorld International Group is managed by its board and management team comprising qualified and experienced individuals, including personnel who were involved in developing some of the most iconic and award-winning developments in Malaysia and the UK.

Awards include Best New Place to Live (London Planning Awards), Development of the Year (RESI awards), Grand Prix Award and Best Regeneration Project (Evening Standard) and The Placemaking Award (2018 Property Awards).

[ecoworldlondon.com](http://ecoworldlondon.com)

**ECOWORLD**  
LONDON  
CREATING TOMORROW & BEYOND



Community Amenity Space / Aberfeldy Street / Oxbow / CGI is indicative only



VERDO

KEW BRIDGE

Verdo - Kew Bridge  
Lionel Road South  
London TW8 0JA

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ECOWORLD  
LONDON  
CREATING TOMORROW & BEYOND

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