

VERDO

KEW BRIDGE



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THE NEW PLACE TO BE

Close to the iconic River Thames, surrounded by well-kept parks and the tropical gardens of Kew, Verdo – Kew Bridge is not just a selection of beautiful new homes.

This is the start of a whole new neighbourhood, with new people to meet and new places to go. New shops, cafés and restaurants, with new paths and bridges to take you there.

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 an inspired new beginning.

It's the new destination in West London, including over 1,000 new homes, a new stadium, and new connections linking to HS2 and Crossrail at Old Oak Common.

1, 2 & 3 BEDROOM APARTMENTS AVAILABLE

Kew Bridge railway station is just a minutes' walk away*

Only 16 minutes drive from Heathrow Airport*

Ideally located for easy access to Kew, Chiswick & Richmond

Discover impeccably stylish interiors throughout, with a welcoming lobby managed by a courteous and friendly concierge

Residents' clubhouse, including social and work areas, private dining area and meeting room

Residents' cinema room

Onsite residents' gym

24 hour concierge

Landscape architect designed residents' podium gardens

Secure car parking and bicycle storage available

VERDO
KEW BRIDGE

ECOWORLD
LONDON
CREATING TOMORROW & BEYOND

A PROGRESSIVE NEW NEIGHBOURHOOD FOR PEOPLE WHO WANT MORE

DRIVE TIMES

(from Verdo)

M25	12 mins
Richmond Park	14 mins
Heathrow	16 mins
Gatwick	50 mins

NATIONAL RAIL

(from Kew Bridge)

Brentford	2 mins
Clapham Junction	17 mins
Vauxhall	23 mins
London Waterloo	30 mins

UNDERGROUND

(from Gunnersbury)

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

OVERGROUND

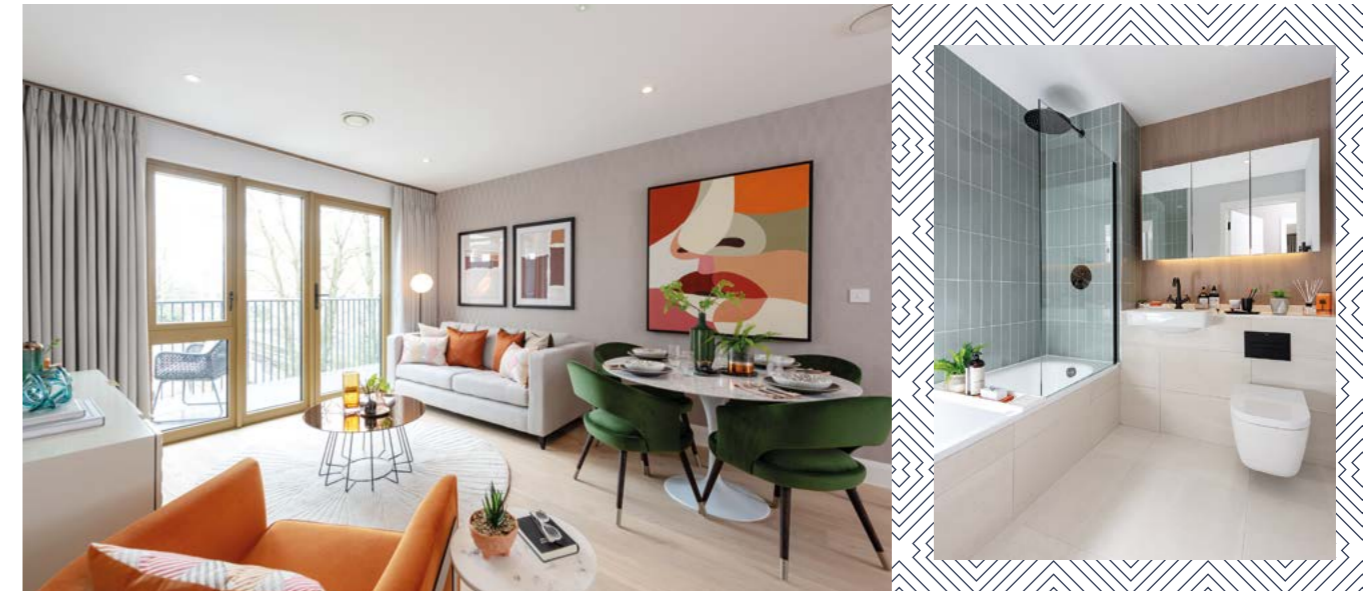
(from Gunnersbury)

Kew Gardens	3 mins
Richmond	8 mins
West Hampstead	20 mins
Highbury & Islington	40 mins

Travel times stated are approximate, calculated at optimum travel times using Google Maps, tf.gov.uk and crossrail.co.uk.



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MORE EXCITEMENT

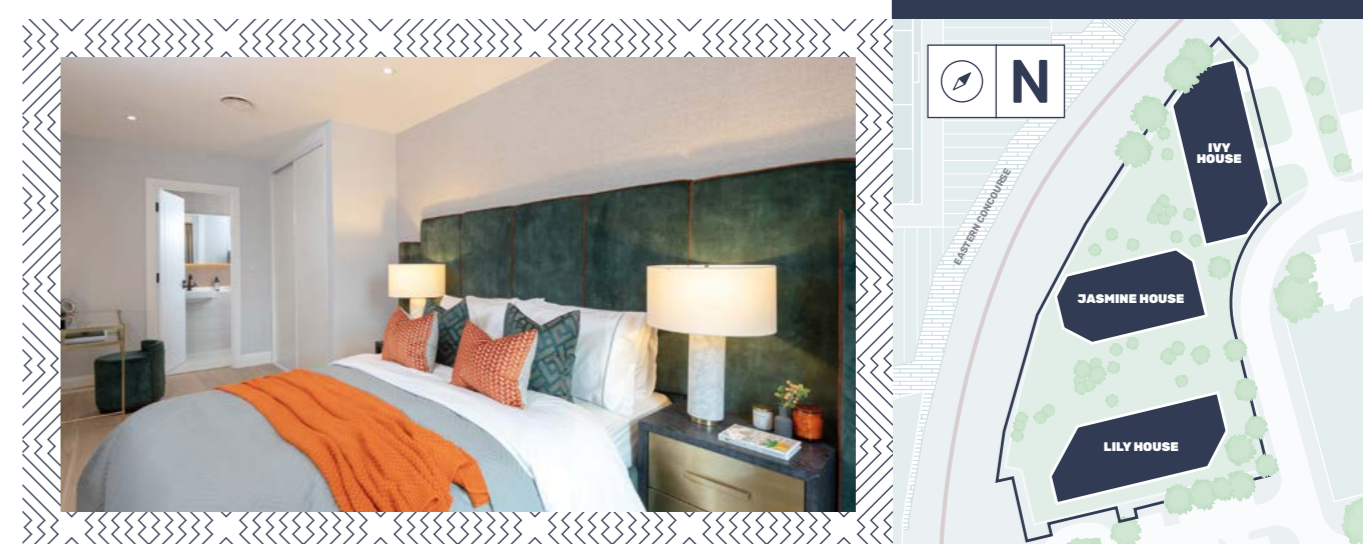
With fantastic transport connections and close proximity to some of the capital's most beautiful green spaces, it's long been an area with huge potential. Now, it's finally time for Kew to thrive, thanks to a visionary regeneration plan that will redefine the town and make the most of its extraordinary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

- **£1.85m of funding** has been allocated to the regeneration of Brentford by the Outer London Fund and Hounslow Council
- **Multi-million pound** improvements to the riverside with the development of a new marina at Watermans Park
- **15% house growth** predicted in West London from 2018 to 2022
- **200+ companies** have chosen to find their homes along the Golden Mile, making it a hub for substantial investment
- **15% house growth** predicted in West London from 2018 to 2022
- **17,250 capacity stadium** for Brentford Football Club and London Irish Rugby Club at the heart of the regeneration zone

Source: JLL report

AT VERDO - KEW BRIDGE YOU'LL ENJOY A LUXURIOUS NEW HOME THAT'S BREATHTAKINGLY BEAUTIFUL INSIDE AND OUT

- Contemporary bespoke fitted kitchens, with integrated appliances by Siemens and Bosch
- Luxurious bathrooms with timber effect feature wall above sink and feature wall tiles to wet areas
- Concierge with monitored CCTV to entrance lobbies, residents' amenities, gardens and gated car parking areas
- Well-proportioned balconies and terraces with metal balustrade
- Connection to Sky Q services, with media outlets to the living area and all bedrooms



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LOCATION

Lionel Road South, London TW8 0JA

LOCAL AUTHORITY

London Borough of Hounslow

TENURE

249 year leasehold

WARRANTY

- Two year EcoWorld warranty
- 10 year NHBC guarantee

SERVICE CHARGE

Estimated £4.50 - £4.96 psf**

COUNCIL TAX BAND

TBC

GROUND RENT PER ANNUM

Peppercorn

PARKING

Parking available for
2 and 3 bedroom apartments
£20,000 per space
Car Club available

ESTIMATED COMPLETION DATE

Ivy House - Q2 2022 / Q3 2022
Jasmine House - Q2 2022 / Q3 2022
Lily House - Q3 2022 / Q4 2022

RECOMMENDED SOLICITORS

Direction Law

South East Office,
31 Watling Street, Canterbury,
Kent, CT1 2UD

Gateley

2000 Cathedral Square,
Cathedral Hill, Guildford,
Surrey, GU2 7YL

Zhonglun W&D LLP

123 Cannon Street,
London, EC4N 5AX

Setfords Solicitors

Jenner House
1a Jenner Road, Guilford,
Surrey, GU1 3PH

TERMS OF PAYMENT

Value	Reservation Fee	Block	On Exchange	12 Months Later	Completion Total
Under £800,000	£2,000	Lily House	5%	5%	90%
		Ivy House and Jasmine House	10%	N/A	90%
Over £800,000	£5,000	Lily House	5%	5%	90%
		Ivy House and Jasmine House	10%	N/A	90%

VERDO - KEW BRIDGE, LIONEL ROAD SOUTH, LONDON, TW8 0JA

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Please note: Map shown is for illustrative purposes only and not to scale. Lifestyle and computer generated images are indicative and for illustrative purposes only. EcoWorld London operates a policy of continuous product development and reserves the right to alter the interior specification at any time. *Travel times stated are approximate, calculated at optimum travel times using Google Maps, tfi.gov.uk or crossrail.co.uk. **Subject to change. Jones Lang LaSalle for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars do not constitute, nor constitute any part of an offer or a contract. All statements, contained in these particulars as to this property are made without responsibility on the part of Jones Lang LaSalle, or vendors or lessors. All descriptions, dimensions, and other particulars are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of the each of them. No person in the employment of Jones Lang LaSalle Investments Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Our sales representatives for overseas property work exclusively in relation to properties outside Hong Kong and are not to deal with Hong Kong properties. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision. In the event

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