

# Whitelocke House

Hounslow, London, TW3



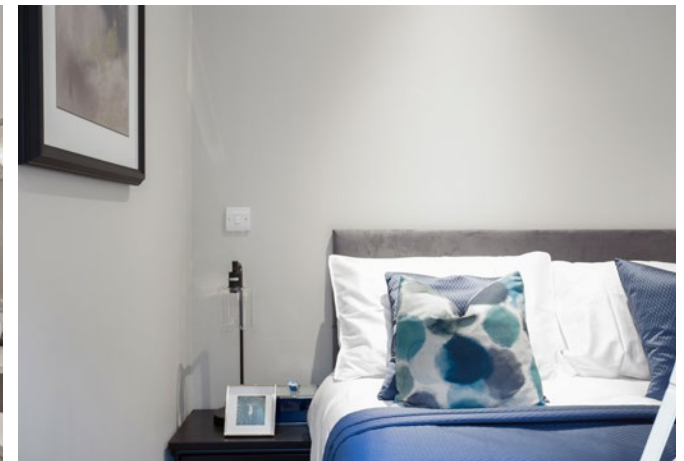
Available with  
London Help to Buy



# Whitelocke House, Lampton Road, Hounslow TW3 1HU.

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Whitelocke House is a boutique development of 3 two bedroom, 25 one bedroom and 6 studio apartments at the heart of Central Hounslow. Neighbouring the borough's new Civic Centre on Lampton Road, the main thoroughfare between Hounslow Central station and the retail centre that's in the midst of a multi-million pound transformation, you couldn't ask for a better home or location.













## Hounslow: A Destination Rather Than A Staging Post

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Originally Hounslow centred around the Holy Trinity Priory, developing from a village to a bustling town fulfilling the needs of travellers going to and from London. When the prior dissolved in 1539, the town's status as a key staging post on the Bath Road kept it growing, and transport has continued to play an important role in the town's history.

It was the arrival of what is now the Piccadilly line at Hounslow that established it as the suburban enclave it is today. The area's aviation heritage has also had a significant impact. Heathrow is a major employer in the area, as are the diverse array of businesses that support it.

History isn't all the area has to offer though. With Hounslow's abundance of greenery, great local amenities and superb transport links to Central London, it's also become a popular destination for commuters. Now more than ever, with the ambitious regeneration of the town centre that's underway.



#### Food & Drink

1. Vegology
2. Coffee Republic
3. The Milford Arms
4. Shanty Town
5. Folvark
6. Mr Singh's
7. Mimi's
8. Il Bebo's
9. Sahara Grill

#### Shopping

1. Treaty Centre
2. Blenheim Centre
3. H&M
4. Wilko
5. Debenhams
6. JD Sports
7. Primark

#### Groceries

1. Asda
2. Iceland Foods
3. Tesco Express
4. Aldi Hounslow
5. Holland & Barrett

#### Leisure

1. Xercise4Less
2. Anytime Fitness
3. Gold's Gym
4. The Gym Hounslow



# Food & Drink

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Whatever your tastes and whatever your budget, rest assured you're well catered to in Hounslow.

From Il Bebo's authentic taste of the old country and fine selection of wines to Sahara Grill's fusion of time honoured grill techniques and contemporary twists, and Vegology's mouth-wateringly meat-free menu, you could happily eat out every night of the week.

Or if you prefer a pint and some sports, or even jazz, with your meal, you could head to one of the area's many pubs. While for the sweet-toothed, there's a fine selection of gelato, waffles and other delights at Mimi's Coffee & Dessert Lounge. You really are spoilt for choice.

1. Coffee Republic

2. Vegology

3. Sahara Grill







## Shopping & Entertainment

Already a thriving destination full of high street favourites and all the amenities you would expect, Hounslow town centre is undergoing a complete transformation. Set to be complete in 2021, this new vision will offer 10,000m<sup>2</sup> of additional shops and restaurants, along with a Cineworld multiplex cinema. This will be in addition to the Treaty Centre, which as well as a host of stores – focused on keeping Hounslow's wardrobes well stocked – is home to the Hounslow Arts Centre & Paul Robeson Theatre. There are also a number of gyms nearby. While for all your everyday needs, there's an Aldi and Asda, all within walking distance. In short, everything you need is moments away.





# The Outdoors

As beautifully designed as the apartments are at Whitelocke House, it's nice to escape into the great outdoors. Whether you're a keen runner or just fancy a stroll or picnic, Hounslow has plenty of greenery to enjoy. Lampton Park is only 8 minutes away and offers 40 acres of parkland, consisting of playing fields, more formal gardens and six tennis courts.

At 200 acres, Hounslow Heath is somewhat bigger and as a designated local nature reserve provides a more wild and rugged country setting to explore via a large network of paths.

1. Inwood Park

2 & 3. Hounslow Heath

4. Lampton Park







## Places To Explore

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While there's so much literally on your doorstep, you're also surrounded by an array of great attractions - many of which are just a short walk away. Twickenham, the hallowed home of English rugby, is close to hand. As is Brentford Football Club's brand new stadium and their training ground. For lovers of history and gardens, there's the picturesque Syon House, Kew Gardens, Osterley Park and House to explore. All of which also play host to an array of festivals, events and concerts over the course of the year. The Thames itself is another great draw and perfect for whiling away a day strolling along it. You could even pop over the bridge at Richmond and embrace the upmarket selection of stores and eateries you'll find there.



Kew Botanical Gardens



Osterley House



Twickenham Stadium



Syon House & Garden



Richmond





## Transport

Just two minutes' walk from Hounslow Central underground station and 11 minutes from Hounslow train station, Whitelocke House is perfectly located to get you to your destination in perfect time. The best of Central London is at your beck and call. As is the whole world thanks to your proximity to Heathrow. Weekend getaways have never been easier.



## Education

Whitelocke House is perfectly placed for you to enjoy the highest educational standards on offer in the public and private sector. Children of all school ages are within catchment of schools rated 'Outstanding' by OFSTED. London's world-class universities are also easy to avail, making Hounslow as first class choice for education.











# SPECIFICATIONS

## COMMUNAL AREAS

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- Extensively landscaped front courtyard garden
- by Meeuwssen Muldoon
- Interior designed reception lobby
- Amtico flooring to reception lobby
- Carpeted hallways and stairwells
- Six-person passenger lift
- CCTV to internal and external ground floor areas
- Timed PIR lighting
- Lockable letterboxes in main reception hall
- Secure cycle store with gas assisted storage racks and Sheffield hoops for large format cycles
- Refuse store and recycling facilities

## GENERAL

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- 2.5m ceiling heights throughout
- Barrel Oak Grey Amtico flooring throughout
- Aluminium double-glazed windows
- Modern flat panel internal doors in Farrow & Ball colour Strong White
- Walls in Farrow & Ball colour Cornforth White
- Woodwork in Farrow & Ball colour Strong White
- Ceilings in Pure Brilliant White
- Brushed satin steel ironmongery
- Draks built-in or fitted wardrobes to bedrooms

## KITCHENS

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- Bespoke matt finish handleless kitchens by Kitchen Ergonomics
- Undercounter LED lighting
- White quartz worktop, upstand and splash back to hob
- Neff appliances including:
  - Combination fan oven and microwave
  - Four ring induction hob
  - Slimline integrated dishwasher
  - Telescopic extractor hood
- Liebherr Integrated fridge / freezer
- Undermounted stainless steel sink with chrome Blanco mixer tap
- White MK Logic sockets with USB ports

## SHOWER ROOMS

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- 1200mm shower
- Large format Minoli tiling to shower enclosure in Matt Realm Gray
- Feature hexagonal wall tiles to vanity area in Minoli Realm Gray
- Custom designed vanity unit in light grey with white sink and chrome mixer tap
- Wall hung WC with concealed cistern
- Full width custom mirror with demisting technology
- White MK Logic 240v/110v shaver socket

## TECHNOLOGY

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- Full fibre to the premises (FTTP)
- Star-wired CAT 6 data cabling for efficient distribution of broadband and AV signals
  - High level TV/FM DAB/Satellite TV plates in living rooms and bedrooms

## HEATING AND PLUMBING

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- Electric zoned underfloor heating throughout
- Individual room thermostats
- 120l Gledhill ES Direct Cylinders

## LIGHTING & ELECTRICAL

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- White MK Logic light switches
- White MK Logic dimmer switches for zoned lighting in kitchen / reception area
- White MK Logic sockets and AV plates
- Warm light LED downlighters

## SECURITY & PEACE OF MIND

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- Audio-video entrance system linked to communal front door
- Apartment front doors with 5 lever mortice deadlocks & spy hole
- Mains powered smoke alarms with battery backup
- Individual apartment doorbells
- 10 Year Structural Warranty

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better. Imagery is indicative only and for illustrative purposes only.

# GROUND FLOOR

## APARTMENT 1

Kitchen/Living/Dining	3.9 m x 6.0 m	12'10" x 19'10"
Master Bedroom	2.9 m x 3.3 m	9'7" x 10'9"
<b>Total Internal Area</b>	<b>37.2 m<sup>2</sup></b>	<b>400.0 ft<sup>2</sup></b>

## APARTMENT 2

Kitchen/Living/Dining	5.6 m x 3.0 m	18'3" x 9'10"
Master Bedroom	3.3 m x 2.9 m	10'10" x 9'6"
<b>Total Internal Area</b>	<b>42.4 m<sup>2</sup></b>	<b>456.8 ft<sup>2</sup></b>

## APARTMENT 3

Kitchen/Living/Dining	4.2 m x 4.9 m	13'8" x 15'11"
Master Bedroom	4.2 m x 2.8 m	13'8" x 9'2"
<b>Total Internal Area</b>	<b>43.4 m<sup>2</sup></b>	<b>466.9 ft<sup>2</sup></b>

## APARTMENT 4

Kitchen/Living/Dining	3.4 m x 6.4 m	11'2" x 21'2"
Master Bedroom	2.7 m x 3.7 m	8'10" x 12'3"
<b>Total Internal Area</b>	<b>40.5 m<sup>2</sup></b>	<b>438.5 ft<sup>2</sup></b>

## APARTMENT 5

Kitchen/Living/Dining	6.9 m x 4.0 m	22'8" x 13'2"
Master Bedroom	2.6 m x 3.8 m	8'8" x 12'5"
<b>Total Internal Area</b>	<b>45.3 m<sup>2</sup></b>	<b>487.2 ft<sup>2</sup></b>

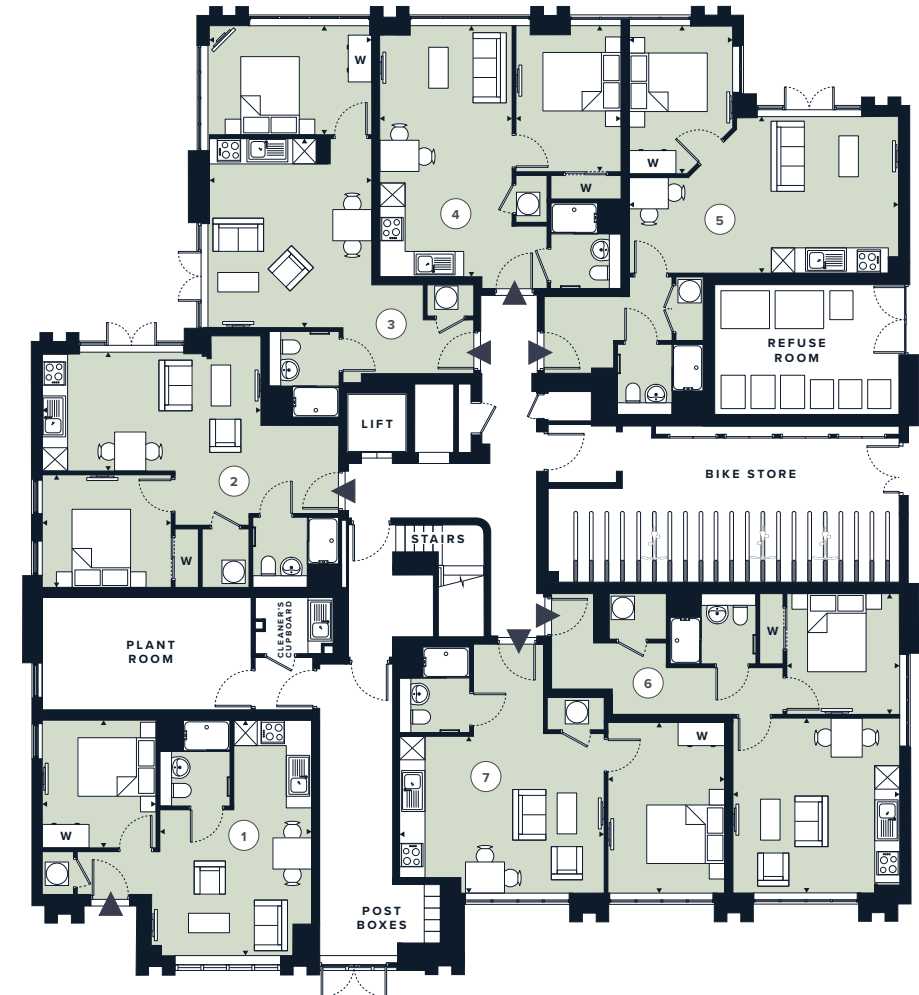
## APARTMENT 6

Kitchen/Living/Dining	4.3 m x 4.5 m	14'0" x 14'9"
Master Bedroom	2.9 m x 3.1 m	9'6" x 10'2"
<b>Total Internal Area</b>	<b>45.8 m<sup>2</sup></b>	<b>492.8 ft<sup>2</sup></b>

## APARTMENT 7

Kitchen/Living/Dining	5.2 m x 4.0 m	17'3" x 13'2"
Master Bedroom	3.0 m x 4.4 m	9'10" x 14'4"
<b>Total Internal Area</b>	<b>44.3 m<sup>2</sup></b>	<b>476.6 ft<sup>2</sup></b>

ONE BED



Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Overall dimensions are usually stated and there may be projections into these.



# FIRST FLOOR

STUDIO ONE BED ONE BED+

## APARTMENT 8

Kitchen/Living/Dining	3.8 m x 4.7 m	12'7" x 15'4"
Master Bedroom	3.1 m x 3.1 m	10'3" x 10'2"
Study	2.7 m x 3.1 m	8'11" x 10'3"
<b>Total Internal Area</b>	<b>49.0 m<sup>2</sup></b>	<b>527.1 ft<sup>2</sup></b>

## APARTMENT 9

Kitchen/Living/Dining	5.2 m x 4.3 m	17'1" x 14'1"
Master Bedroom	3.7 m x 3.0 m	12'4" x 9'10"
<b>Total Internal Area</b>	<b>45.8 m<sup>2</sup></b>	<b>492.9 ft<sup>2</sup></b>

## APARTMENT 10

Kitchen/Living/Dining	4.2 m x 4.8 m	13'9" x 15'11"
Master Bedroom	4.2 m x 2.8 m	13'10" x 9'1"
<b>Total Internal Area</b>	<b>43.8 m<sup>2</sup></b>	<b>471.6 ft<sup>2</sup></b>

## APARTMENT 11

Kitchen/Living/Dining	3.4 m x 6.4 m	11'2" x 21'1"
Master Bedroom	2.7 m x 3.7 m	8'10" x 12'3"
<b>Total Internal Area</b>	<b>40.4 m<sup>2</sup></b>	<b>435.3 ft<sup>2</sup></b>

## APARTMENT 12

Kitchen/Living/Dining	6.9 m x 3.5 m	22'8" x 11'5"
Master Bedroom	2.6 m x 3.8 m	8'8" x 12'5"
<b>Total Internal Area</b>	<b>43.9 m<sup>2</sup></b>	<b>473.0 ft<sup>2</sup></b>

## APARTMENT 13

Kitchen/Living/Dining	3.6 m x 3.1 m	11'10" x 10'1"
Bedroom Area	3.6 m x 3.1 m	11'10" x 10'1"
<b>Total Internal Area</b>	<b>37.0 m<sup>2</sup></b>	<b>398.3 ft<sup>2</sup></b>

## APARTMENT 14

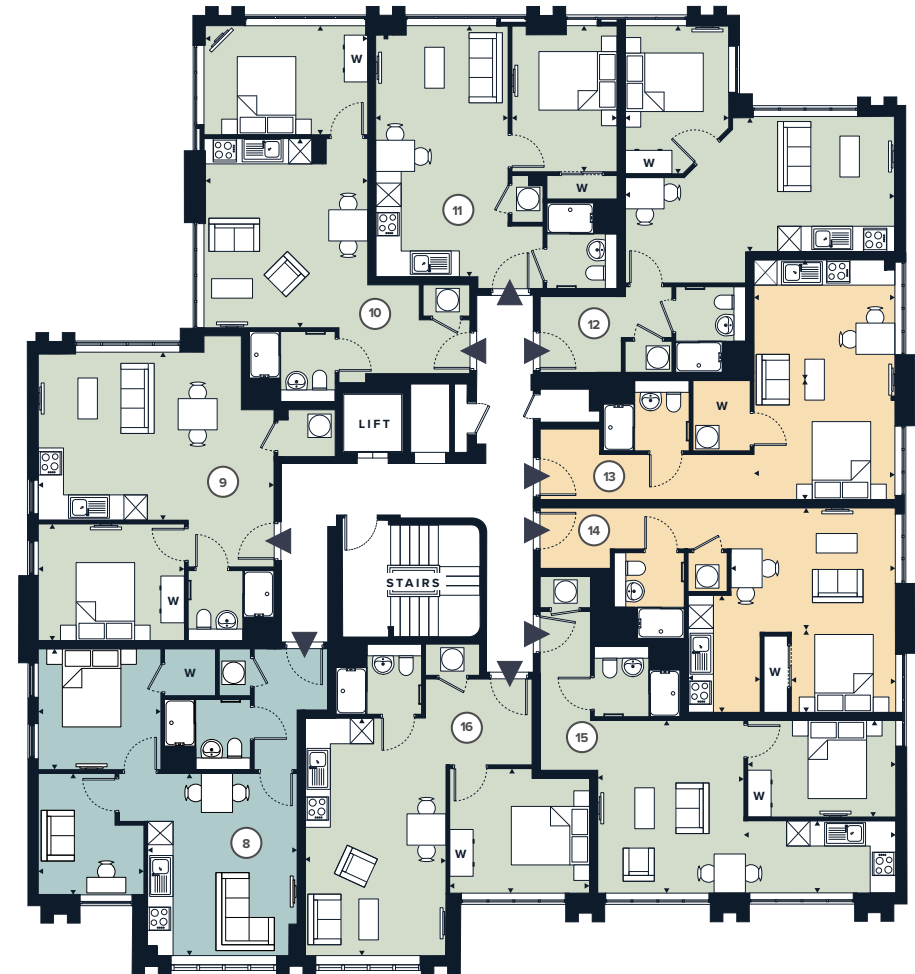
Kitchen	1.8 m x 3.0 m	6'0" x 9'10"
Living/Dining	4.2 m x 3.2 m	13'10" x 10'6"
Bedroom Area	2.7 m x 2.0 m	8'9" x 6'9"
<b>Total Internal Area</b>	<b>37.2 m<sup>2</sup></b>	<b>400.1 ft<sup>2</sup></b>

## APARTMENT 15

Kitchen	3.9 m x 1.8 m	12'9" x 6'1"
Living/Dining	3.7 m x 4.4 m	12'4" x 14'6"
Master Bedroom	3.8 m x 2.5 m	12'6" x 8'2"
<b>Total Internal Area</b>	<b>44.8 m<sup>2</sup></b>	<b>482.6 ft<sup>2</sup></b>

## APARTMENT 16

Kitchen/Living/Dining	3.6 m x 6.1 m	11'10" x 20'0"
Master Bedroom	3.6 m x 3.2 m	11'10" x 10'6"
<b>Total Internal Area</b>	<b>44.6 m<sup>2</sup></b>	<b>480.5 ft<sup>2</sup></b>



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# SECOND FLOOR

STUDIO ONE BED ONE BED+

## APARTMENT 17

Kitchen/Living/Dining	3.8 m x 4.6 m	12'7" x 15'4"
Master Bedroom	3.1 m x 3.1 m	10'4" x 10'2"
Study	2.6 m x 3.1 m	8'7" x 10'3"
<b>Total Internal Area</b>	<b>48.8 m<sup>2</sup></b>	<b>525.1 ft<sup>2</sup></b>

## APARTMENT 18

Kitchen/Living/Dining	5.2 m x 4.3 m	17'1" x 14'3"
Master Bedroom	3.7 m x 3.0 m	12'4" x 9'10"
<b>Total Internal Area</b>	<b>45.8 m<sup>2</sup></b>	<b>493.1 ft<sup>2</sup></b>

## APARTMENT 19

Kitchen/Living/Dining	4.2 m x 4.8 m	13'10" x 15'11"
Master Bedroom	4.2 m x 2.8 m	13'10" x 9'1"
<b>Total Internal Area</b>	<b>43.8 m<sup>2</sup></b>	<b>471.8 ft<sup>2</sup></b>

## APARTMENT 20

Kitchen/Living/Dining	3.4 m x 6.4 m	11'2" x 21'1"
Master Bedroom	2.7 m x 3.7 m	8'10" x 12'4"
<b>Total Internal Area</b>	<b>40.5 m<sup>2</sup></b>	<b>435.7 ft<sup>2</sup></b>

## APARTMENT 21

Kitchen/Living/Dining	6.9 m x 3.5 m	22'8" x 11'5"
Master Bedroom	2.6 m x 3.8 m	8'9" x 12'6"
<b>Total Internal Area</b>	<b>44.1 m<sup>2</sup></b>	<b>474.4 ft<sup>2</sup></b>

## APARTMENT 22

Kitchen/Living/Dining	3.6 m x 2.9 m	11'11" x 9'6"
Bedroom Area	3.6 m x 3.3 m	11'11" x 10'8"
<b>Total Internal Area</b>	<b>37.1 m<sup>2</sup></b>	<b>399.3 ft<sup>2</sup></b>

## APARTMENT 23

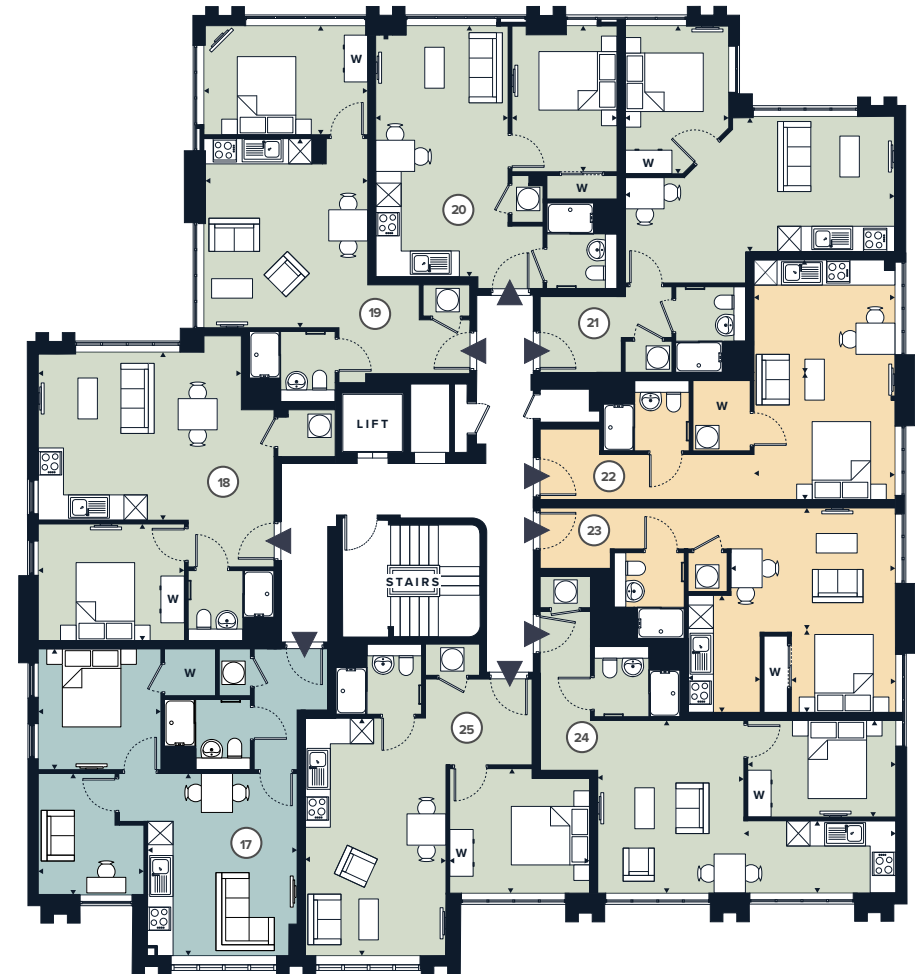
Kitchen	1.8 m x 3.0 m	6'0" x 9'10"
Living/Dining	4.2 m x 3.2 m	13'11" x 10'6"
Bedroom Area	2.7 m x 2.0 m	8'10" x 6'9"
<b>Total Internal Area</b>	<b>37.3 m<sup>2</sup></b>	<b>401.4 ft<sup>2</sup></b>

## APARTMENT 24

Kitchen	3.8 m x 1.9 m	12'8" x 6'1"
Living/Dining	3.7 m x 4.4 m	12'3" x 14'6"
Master Bedroom	3.8 m x 2.5 m	12'6" x 8'2"
<b>Total Internal Area</b>	<b>44.9 m<sup>2</sup></b>	<b>483.8 ft<sup>2</sup></b>

## APARTMENT 25

Kitchen/Living/Dining	3.6 m x 6.1 m	11'10" x 20'0"
Master Bedroom	3.6 m x 3.2 m	11'9" x 10'6"
<b>Total Internal Area</b>	<b>44.7 m<sup>2</sup></b>	<b>480.9 ft<sup>2</sup></b>



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# THIRD FLOOR

## APARTMENT 26

Kitchen/Living/Dining	3.6 m x 5.3 m	11'11" x 17'6"
Master Bedroom	3.3 m x 3.1 m	10'10" x 10'2"
Study	2.8 m x 3.6 m	9'4" x 11'12"
<b>Total Internal Area</b>	<b>54.0 m<sup>2</sup></b>	<b>581.2 ft<sup>2</sup></b>

## APARTMENT 27

Kitchen/Living/Dining	5.4 m x 4.0 m	17'7" x 13'3"
Master Bedroom	3.9 m x 3.0 m	12'9" x 9'10"
<b>Total Internal Area</b>	<b>45.1 m<sup>2</sup></b>	<b>485.0 ft<sup>2</sup></b>

## APARTMENT 28

Kitchen/Living/Dining	4.4 m x 4.8 m	14'4" x 15'11"
Master Bedroom	4.4 m x 2.9 m	14'3" x 9'8"
<b>Total Internal Area</b>	<b>45.8 m<sup>2</sup></b>	<b>493.3 ft<sup>2</sup></b>

## APARTMENT 29

Kitchen/Living/Dining	3.4 m x 6.6 m	11'2" x 21'7"
Master Bedroom	2.7 m x 3.9 m	8'10" x 12'10"
<b>Total Internal Area</b>	<b>41.8 m<sup>2</sup></b>	<b>450.7 ft<sup>2</sup></b>

## APARTMENT 30

Kitchen/Living/Dining	7.0 m x 3.6 m	23'2" x 11'10"
Master Bedroom	2.8 m x 3.9 m	9'3" x 13'0"
<b>Total Internal Area</b>	<b>44.8 m<sup>2</sup></b>	<b>492.7 ft<sup>2</sup></b>

## APARTMENT 31

Kitchen/Living/Dining	3.8 m x 2.9 m	12'5" x 9'6"
Bedroom Area	3.8 m x 3.3 m	12'5" x 10'8"
<b>Total Internal Area</b>	<b>38.0 m<sup>2</sup></b>	<b>409.2 ft<sup>2</sup></b>

## APARTMENT 32

Kitchen	1.8 m x 3.0 m	6'1" x 9'10"
Living/Dining	4.4 m x 3.2 m	14'5" x 10'6"
Bedroom Area	2.8 m x 2.0 m	9'4" x 6'9"
<b>Total Internal Area</b>	<b>38.0 m<sup>2</sup></b>	<b>409.6 ft<sup>2</sup></b>

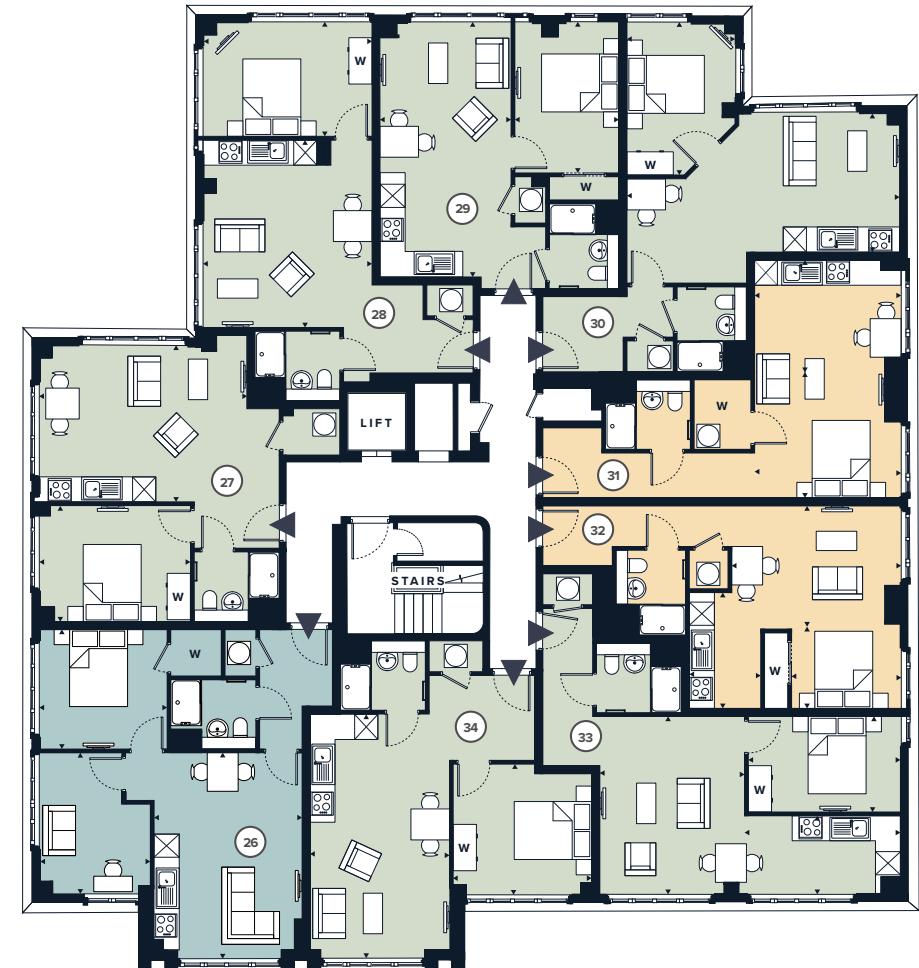
## APARTMENT 33

Kitchen	4.0 m x 2.0 m	13'3" x 6'8"
Living/Dining	3.7 m x 4.6 m	12'5" x 15'2"
Master Bedroom	3.9 m x 2.5 m	12'11" x 8'2"
<b>Total Internal Area</b>	<b>46.8 m<sup>2</sup></b>	<b>503.6 ft<sup>2</sup></b>

## APARTMENT 34

Kitchen/Living/Dining	3.6 m x 6.4 m	11'10" x 20'11"
Master Bedroom	3.6 m x 3.4 m	11'9" x 11'1"
<b>Total Internal Area</b>	<b>45.8 m<sup>2</sup></b>	<b>493.4 ft<sup>2</sup></b>

STUDIO ONE BED ONE BED+



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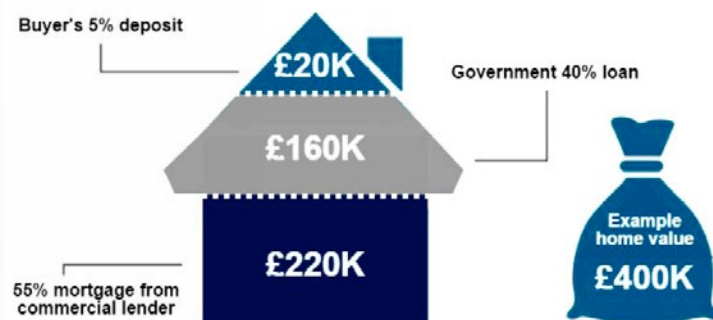




## WHAT IS LONDON HELP TO BUY?

Under the government's London Help to Buy scheme, people buying a new-build home in Greater London can apply for an equity loan of up to 40% of the property's value. London Help to Buy equity loans are available to first-time buyers looking to buy a new-build property. With London Help to Buy, the government will lend you up to 40% of the property's value (compared with 20% if you were buying outside London). You then need to put down a deposit of at least 5% and get a mortgage to cover the remaining 55% of the property price.

## HOW DOES IT WORK?



The London Help to Buy scheme could help you realise the dream of owning your own home at Union Lofts! When you put down as little as a 5% deposit you can get a Government equity loan – for up to 40% of the purchase price. Example: for a home with a £400,000 price tag.

If the home in the example sold for £420,000, you would get £252,000 (60%, from your mortgage and the cash deposit) and you would pay back £168,000 on the loan (40%). You would need to pay off your mortgage with your share of the profit leaving you with a profit of £12,000.

You won't be charged loan fees on the 40% loan for the first five years of owning your new home.

Aldermore, Bank of Scotland, Barclays, Halifax, Leeds, Lloyds, Nationwide, NatWest, Newcastle, Royal Bank of Scotland, Santander, Teachers and TSB all work with London Help to Buy to offer lending solutions.

## THE BENEFITS OF USING HELP TO BUY

You will only need a 5% deposit (as opposed to the 10% usually required by mortgage lenders if you don't have an equity loan). As you're taking out a smaller mortgage, it will be easier for you to prove to lenders that you can afford the monthly mortgage repayments. Additionally, borrowing a smaller proportion of the property's value from a mortgage lender gives you access to better mortgage rates.

## WHO IS ELIGIBLE?

London Help to Buy equity loans are available to first time buyers. The home you want to buy must be newly built with a price tag of up to £600,000.

Please be aware you won't be able to sublet this home or enter a part exchange deal on your old home. You must not own any other property at the time you buy your new home with London Help to Buy.

## HOW TO APPLY

The London Help to Buy scheme is run by the Government-appointed Help to Buy London agent. They can guide you through your purchase, from providing general information about the scheme to dealing with your application.

To open the door to owning your home in London, we recommend you contact your Help to Buy agent for London:

- [helptobuylondon.co.uk](http://helptobuylondon.co.uk)
- 0300 5000996

In addition to speaking with a Help to Buy London agent we recommend you speak to an independent mortgage broker with Help to Buy experience. Recommendation available upon request.



## DEVELOPER

Harbright has more than 25 years of multidisciplinary experience in property.

harbright.

We are a boutique firm with an enviable track record of creating beautifully designed, well-constructed and welcoming homes. We have predominantly focused our residential developments across Prime Central London, with notable projects in Kensington, Chelsea and Belgravia. It is here that we honed our craft of combining a high-quality specification with the finest level of finish.

We assemble the very best team for our residential development projects to ensure that the highest standards are attained. From planning, to design and construction, through to marketing and sales, our purchasers can be assured that their new home will always meet the high standards of a Harbright property.



# Whitelocke

## Reservation procedure & information

### TERMS OF PAYMENT

- Reserve your apartment today with a £2000 deposit (£500 if Help to Buy).
- 10% of purchase price required upon exchange of contracts. (Exchange required within 21 working days of receipt of legal contracts).
- The balance of monies are due upon legal completion Q2 2021 (completion date to be agreed via solicitors).

### SUGGESTED SOLICITOR

Sam Molly

Mob: +44 (0) 7912 044 370 | DDI: +44 (0) 20 7299 9261 | Fax: +44 (0) 20 7486 3085

smolloy@pcblawyers.com

70 Baker Street, London W1U 7DL

£1,000 legal fee contribution if you use our recommended solicitors.

### SCHEME SUMMARY

TYPE	NO
Studios	6
1 Beds	25
2 Beds	3
<b>TOTAL</b>	<b>34</b>

### THE DEVELOPMENT

Whitelocke House

### THE DEVELOPER

Harbright.

### LOCATION

Lampton Road, Hounslow TW3 1HU.

### TENURE

Leasehold 250 years

### LOCAL AUTHORITY

LONDON BOROUGH OF HOUNSLOW

### BUILDING WARRANTY

10 year International Construction Warranty

### COMPLETION DATE

Q4 2021

### GROUND RENT PER ANNUM

0.1% of capital value

### GROUND RENT ESCALATION

Linked with RPI increasing every 15 years

### SERVICE CHARGE

£2.68 psf (estimate)

### CAR PARKING

No parking.



### Garrisons Estates

22 Notting Hill Gate, London, W11 3JE

07376 055 838

contact@garrisonestates.co.uk

www.garrisonestates.co.uk

Viewing: Strictly by appointment with Garrison Estates.

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