



VERDO

KEW BRIDGE



CGI is indicative only / Not representative of the final product

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.

Verdo – Kew Bridge

Studio, 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 and 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' media room
- Onsite residents' gym
- 24 hour concierge
- Landscape architect designed residents' podium gardens
- Secure car parking and bicycle storage available

Welcome to Verdo – Kew Bridge

London's Most Exciting New Neighbourhood

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 |

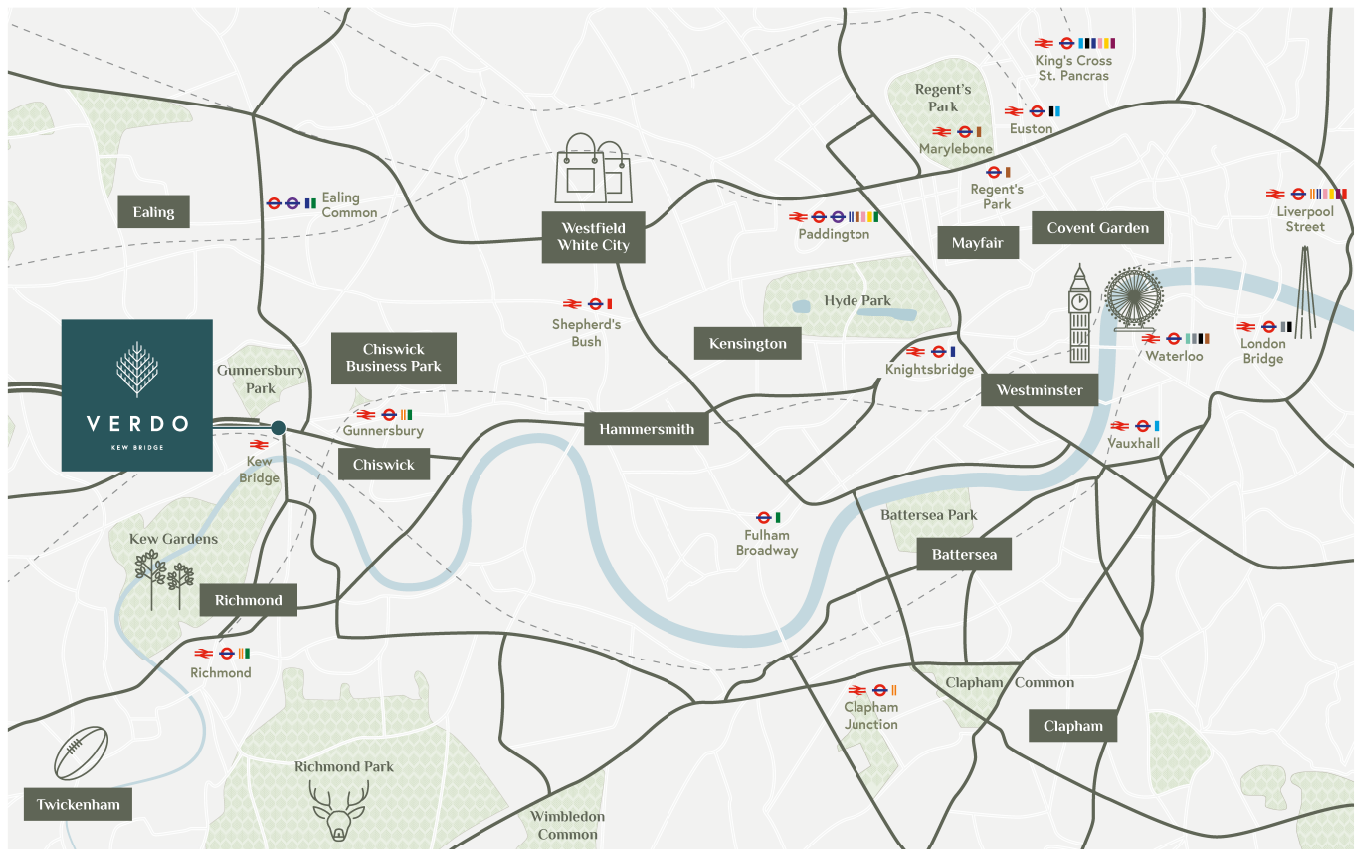
Underground (from Gunnersbury)

| | |
|--------------|---------|
| 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, tfl.gov.uk and crossrail.co.uk.



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The Excitement is Growing

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
- 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

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
- Choice between two interior design colour palette options



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 £3.96 psf

Terms of Payment

| Value | Reservation Fee | On Exchange | 12 Months Later |
|----------------|-----------------|-------------|-----------------|
| Under £800,000 | £2,000 | 5% | 5% |
| Over £800,000 | £5,000 | 5% | 5% |

Council Tax Band

TBC

Ground Rent Per Annum

Studio – £300 pa
 1 Bed – £350 pa
 2 Bed – £400 pa
 3 Bed – £450 pa

Estimated Rental Yields

3.7 – 4.5%

Parking

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

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

GCL Solicitors LLP
 3000 Cathedral Square,
 Cathedral Hill, Guildford,
 Surrey, GU2 7YL
 T: +44 (0)1483 230148

Zhonglun W&D LLP
 123 Cannon Street,
 London, EC4N 5AX

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 CREATING TOMORROW & BEYOND

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, tf.gov.uk or crossrail.co.uk. August 2020.