



LAMPTON PARKSIDE

WEST LONDON TW3

LIFE WITH MORE VITALITY



LAMPTON PARKSIDE

WEST LONDON TW3

WELCOME TO LAMPTON PARKSIDE, A PLACE WHERE
YOU CAN BALANCE WELLBEING AND OPPORTUNITY;
GREEN SURROUNDINGS AND URBAN LIVING;
COMMUNITY AND YOUR OWN SPACE.

This inspiring new collection of studio, 1, 2 and 3 bedroom apartments, duplexes and 3 bedroom houses is set around beautiful gardens and landscaping, with leafy vistas leading you to the 40 acres of parkland at Lampton Park. A short walk from the thriving West London neighbourhood of Hounslow, it is a place where you can savour the city, delight in nature and live life with more vitality.



PARKSIDE LIVING

BE PART OF LAMPTON PARKSIDE AND EMBRACE A HAPPY, HEALTHY AND REFRESHING LIFESTYLE. IT COMBINES THE VIBRANT CULTURE AND OPPORTUNITIES OF LONDON WITH ALL THE BENEFITS OF OPEN SPACE AND NATURE.

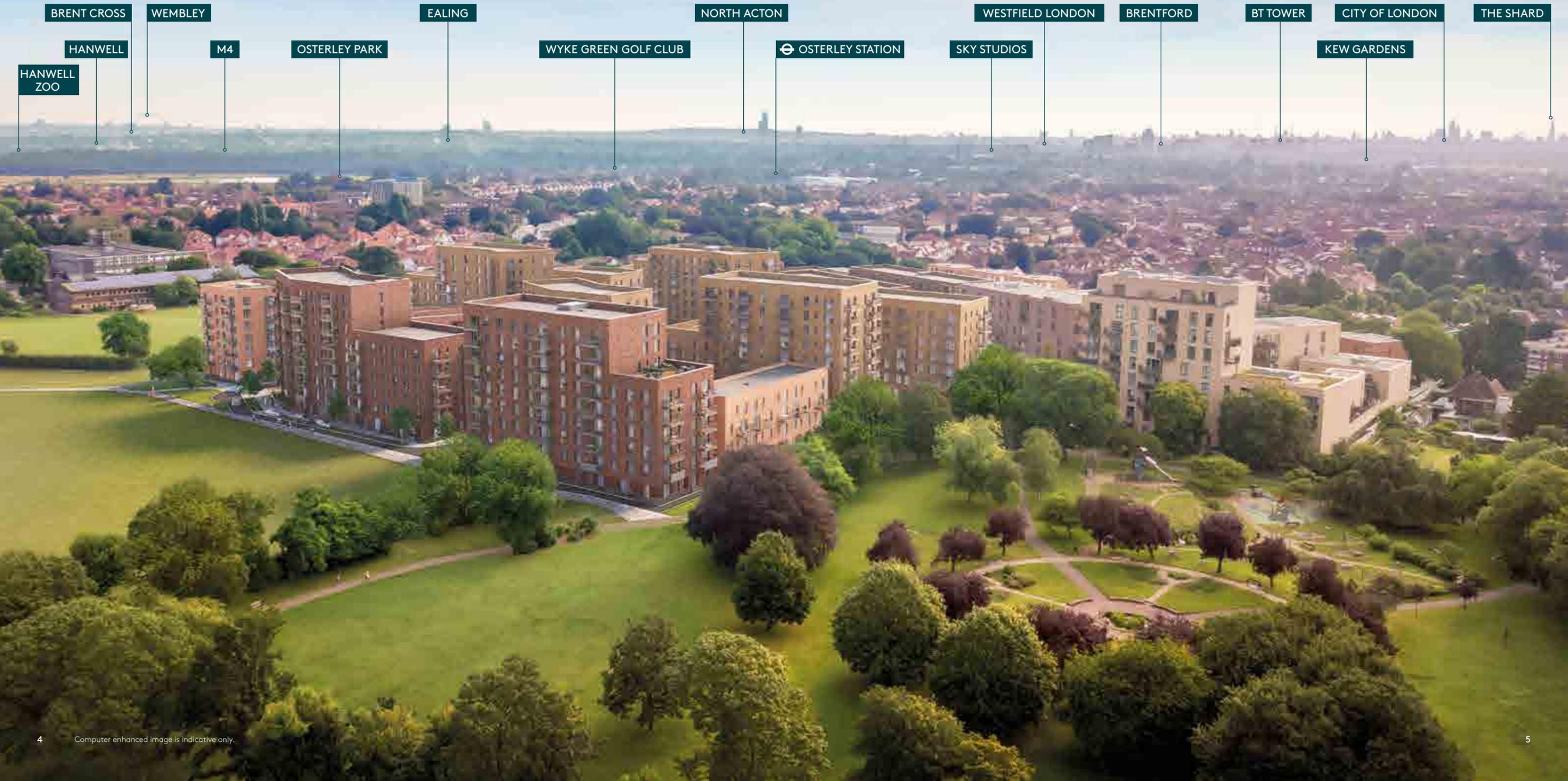


With Lampton Park just a few minutes from your front door, and fast transport links a short walk away, you'll be able to unwind or get active outside, and enjoy the capital's rich array of attractions, whenever you want.

While green space surrounds this development, community lies at its heart. Lampton Parkside has been designed to create a welcoming and sociable environment, where residents can pause, meet and form friendships. It will have its own sense of community, united through its outside spaces and parkside setting.



LAMPTON PARKSIDE OFFERS A REAL SENSE OF SPACE AND OPENNESS,
WHILE STILL BEING PART OF LONDON WITH ITS MANY ATTRACTIONS,
OPPORTUNITIES AND ICONIC DESTINATIONS SUCH AS
KENSINGTON, KNIGHTSBRIDGE AND THE WEST END.



WEST LONDON LIFE

WITH ITS HUGE EXPANSES OF GREEN SPACE, DISTINCTIVE 'VILLAGES' AND THE RIVER THAMES FLOWING THROUGH IT, WEST LONDON HOLDS MANY CHARMS.



32 MINS BY TUBE TO THE FAMOUS DEPARTMENT STORES AND DESIGNER BOUTIQUES OF KNIGHTSBRIDGE

10 MINS BY TRAIN TO RIVERSIDE DRINKS IN KEW



- 1 Harrods, Knightsbridge
- 2 Westfield, White City
- 3 Coach and Horses, Kew
- 4 The Bell and Crown, Chiswick
- 5 Syon Park, Brentford
- 6 The Natural History Museum, South Kensington
- 7 Lyric Square, Hammersmith

Neighbourhoods such as Kew, Barnes and Chiswick are perfect for relaxed weekends with their riverside walks, cafés and pubs, while Hammersmith and Putney offer more extensive shopping, dining and entertaining, combined with the appeal of a Thameside location.

West London's Zone 1 destinations are home to many of London's leading cultural attractions, such as

the Natural History Museum, V&A Museum, Science Museum, Royal Albert Hall and Serpentine Gallery in Kensington, while Knightsbridge offers some of London's most famous shopping and dining opportunities. Harrods and Harvey Nichols rub shoulders with designer boutiques and Michelin-starred restaurants on the streets of SW1 – all a quick journey by Underground from Lampton Parkside.

INSPIRED DESIGN

LAMPTON PARKSIDE IS LEADING THE VISION FOR THE REGENERATION OF THE SURROUNDING AREA, SETTING AN EXCEPTIONAL STANDARD FOR ARCHITECTURAL DESIGN AND QUALITY.

Award-winning architects Allies and Morrison have crafted a scheme that is both inspired by and enhances the development's location, creating an open and inclusive neighbourhood. Varied heights and groupings of buildings offer views of streets and courtyard gardens, with pathways that pedestrians and cyclists can travel along freely. Mature trees rise up majestically throughout the site, an uplifting reflection of its parkside setting.

While the buildings follow similar design principles to create a cohesive and harmonious look, they also provide subtle variation with different shades of brick. This gives the development more interest and character. Combined with the rich landscaping, the result is an inviting and inspiring place to live.



STUDIOS 1,2 & 3

BEDROOM HOMES



40 ACRES OF PARKLAND



72 **29**

PRIMARY SCHOOLS SECONDARY SCHOOLS

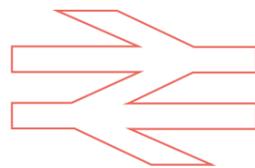
IN HOUNSLOW

23 OFSTED RATED OUTSTANDING*

LAMPTON PARK

ON YOUR DOORSTEP

- 4** MINUTES' WALK TO HOUNSLOW CENTRAL STATION
- 15** MINUTES BY TRAIN TO RICHMOND
- 17** MINUTES' CYCLE TO TWICKENHAM
- 27** MINUTES BY TUBE TO ZONE 1



PARK VIEWS, LEAFY STREETS, COURTYARDS AND GARDENS



ENERGY EFFICIENT HOMES

10 MINUTES' WALK TO
HOUNSLOW HIGH STREET

523
NEW HOMES



CONCIERGE



1,374
SECURE CYCLE STORAGE SPACES

263
PARKING SPACES**

22%
PRICE GROWTH 5-YEAR FORECAST***

305 RESTAURANTS AND CAFÉS
850 SHOPS IN HOUNSLOW***



A VIBRANT NEIGHBOURHOOD

MORE THAN
84,000
JOBS
AT HEATHROW
ALONE

117,362
SQFT

NEW RETAIL AND
LEISURE PLANNED



3



2



1



4

MAJOR COMPANIES
IN HOUNSLOW
INCLUDE GSK,
JCDECAUX AND SKY



5

£2.3M

FROM TRANSPORT FOR LONDON
TO IMPROVE THE HIGH STREET
AND PROVIDE BETTER LINKS
BETWEEN THE STATIONS AND THE
TOWN CENTRE



HIGHEST
CONCENTRATION
OF MEDIA AND
BROADCASTING
JOBS IN LONDON

LAMPTON PARKSIDE IS IDEALLY LOCATED IN HOUNSLOW, A FLOURISHING AREA WITH EXCELLENT CONNECTIONS INTO CENTRAL LONDON.

With its own town centre, numerous parks and green spaces, and wide choice of schools, you can see why Hounslow is such a popular place to live. The wider borough has one of the largest and fastest growing economies in London, with the highest concentration of media and broadcasting jobs, and second highest concentration of ICT and digital jobs. Significant recent investment and development reflect this popularity, and are helping to build a dynamic future for the area.

Lampton Parkside is part of the local council's redevelopment plans, which include a new eco-friendly civic centre, and improvements to public spaces and the town centre. Hounslow was also awarded Creative Enterprise Zone funding from The Mayor of London for its proposals to boost the creative industries in the area. Nearby Brentford is undergoing a transformation too, revitalising its high street and reconnecting it with the Thames so residents can enjoy the riverside more easily.



6

13,000
BUSINESSES IN
HOUNSLOW

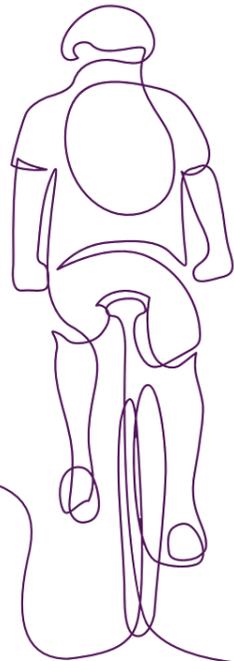


7

- 1 Lampton Park
- 2 Hounslow High Street
- 3 Heathrow Airport
- 4 The Civic Centre
- 5 Watermans Arts Centre, Brentford
- 6 Hounslow East Station
- 7 The Arts Centre, Hounslow

CONNECT WITH ALL OF LONDON

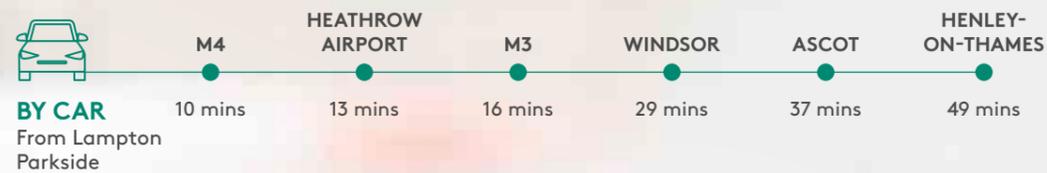
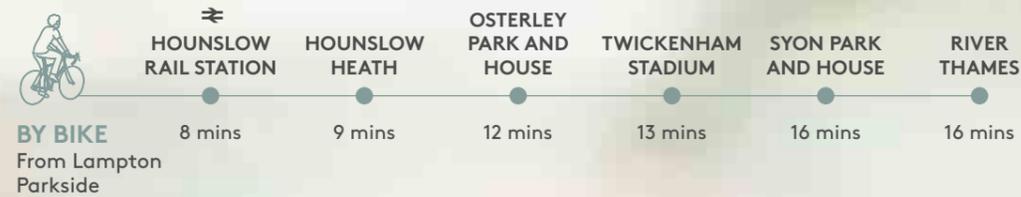
HOP ON YOUR BIKE TO EXPLORE LOCAL LEAFY AREAS SUCH AS RICHMOND, CHISWICK AND KEW OR TAKE A TRAIN FOR A SPEEDY COMMUTE INTO CENTRAL LONDON.



You have the choice of train or tube for the quickest routes across West London and into Zone 1. This gives you easy access to destinations such as South Kensington and Knightsbridge in central London, and other popular West London villages such as Kew, Richmond and Barnes.

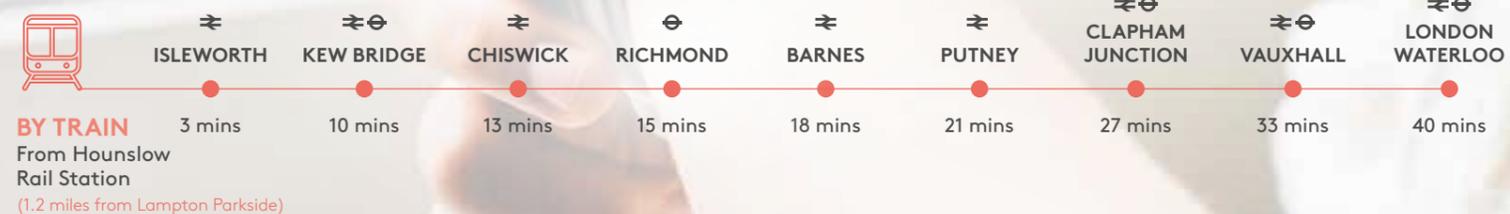
There are also several bus services which run either from the stop just outside the development on Lampton Road or from the town centre, taking you to Osterley, Twickenham, Southall, Heathrow Airport, Kingston and Richmond.

If you're driving, the M3 and M4 are a short distance away, as is Heathrow Airport for international travel.



**UP TO
7 TRAINS
AN HOUR**
AN HOUR FROM HOUNSLOW RAIL STATION TO LONDON WATERLOO

**SERVICES
EVERY
5 MINS**
ON THE PICCADILLY LINE FROM HOUNSLOW CENTRAL





ENJOY A THRIVING LIFESTYLE

There's so much to do on your doorstep at Lampton Parkside you'll be spoilt for choice. Enjoy picnics with friends in nearby Syon Park or spend your weekends browsing Richmond's beautiful shops and cafés. Walks along the Thames in Kew or Chiswick are a real treat, and then there's a wealth of restaurants and shops on offer in Hounslow itself. The opportunities are endless.

SHOPPING

- 1 Treaty Centre
- 2 Supermarket
- 3 Health Food Shop
- 4 Home Furnishing Store
- 5 Homewares Store

EATING OUT

- 6 Bulstrode Pub
- 7 Thakers
- 8 Twenty Nine Bar and Restaurant
- 9 Il Bebo's
- 10 Carpatica Restaurant
- 11 Ballucci

EDUCATION

Primary Schools

- 12 Alexandra Primary School
- 13 Wellington Primary School
- 14 Spring Grove Primary School
- 15 Grove Road Primary School
- 16 Nishkam School West London
- 17 Berkeley Academy
- 18 Beavers Community Primary School
- 19 The Blue School Church of England Primary School

Secondary Schools

- 20 St Mark's School
- 21 Kingsley Academy
- 22 Lampton School
- 23 Isleworth & Syon School
- 24 Nishkam School West London
- 25 The Heathland School

Independent Schools

- 26 Oak Heights School
- 27 Ashton House School
- 28 Hampton School
- 29 Lady Eleanor Holles School

SPORT & FITNESS

- 30 The Gym London Hounslow
- 31 Anytime Fitness
- 32 Isleworth Leisure Centre
- 33 Osterley Sports & Athletics Centre
- 34 Heston Pools and Fitness
- 35 St Mary's Tennis Club
- 36 Public tennis courts

LEISURE & CULTURE

- 37 The Arts Centre Hounslow
- 38 Hounslow Urban Farm
- 39 National Trust Osterley Park and House
- 40 Syon Park and House

SOMETHING TO SUIT EVERY TASTE

DISCOVER THE VARIETY OF WEST LONDON LIFE, FROM FAVOURITE LOCAL COFFEE SPOTS TO BRAND-LINED SHOPPING STREETS.



42 SHOPS, SERVICES AND EATERIES AT THE TREATY CENTRE



RICHMOND UPON THAMES
2 MILES AWAY,
15 MINS BY TRAIN

Lampton Road itself has a number of cafés and shops for those everyday essentials – just a few minutes' walk from your front door. Stroll a little further into Hounslow town centre, and you have the Treaty Centre, with its many high street brands and tempting food court, plus a real mix of international cuisines.

Nearby Isleworth is also home to cafés and eateries, such as Ballucci and Syon Coffee House. And for leisurely afternoons or evenings with friends, there are the riverside pubs The Town Wharf and London Apprentice.

Head towards the charming villages of Kew, Barnes and Chiswick, and you have even more choice, with smart Michelin-starred dining at La Trompette and The Glasshouse, and a range of independent boutiques and stores. Richmond offers a whole day out for shopping and dining, with many leading retail brands, quirky one-offs, riverside venues and family-friendly restaurants. Closer into central London but still easily reached from Lampton Parkside are the designer brands on offer at Westfield shopping centre in White City, and the department stores and fine dining experiences of Kensington and Knightsbridge.

- 1 The Treaty Centre, Hounslow
- 2 London Apprentice
- 3 Thakery's Vegetarian Restaurant
- 4 Richmond Riverside





40% OF HOUNSLOW IS MADE UP OF PARKS AND OPEN SPACES, MAKING IT ONE OF LONDON'S GREENEST BOROUGHS



16 PARKS AND GREEN SPACES IN HOUNSLOW WITH GREEN FLAG AWARDS

EXPLORE THE COUNTRYSIDE IN THE CITY

LOOK BEYOND LAMPTON PARK AND YOU'LL DISCOVER WILD SWATHES OF GREEN AND BEAUTIFUL PARKS AND GARDENS – PERFECT FOR DAYS OUT WITH FRIENDS AND FAMILY.

Hounslow Heath is only 1.5 miles away, now a nature reserve but once where Oliver Cromwell stationed his army at the end of the English Civil War. A network of paths and trails run through this rugged landscape. Hounslow Urban Farm offers another taste of the countryside in the city, with a host of animals you can get up close to.

The National Trust's Osterley Park and House is a Georgian country estate with a Grade I listed mansion. There are bike and walking trails throughout

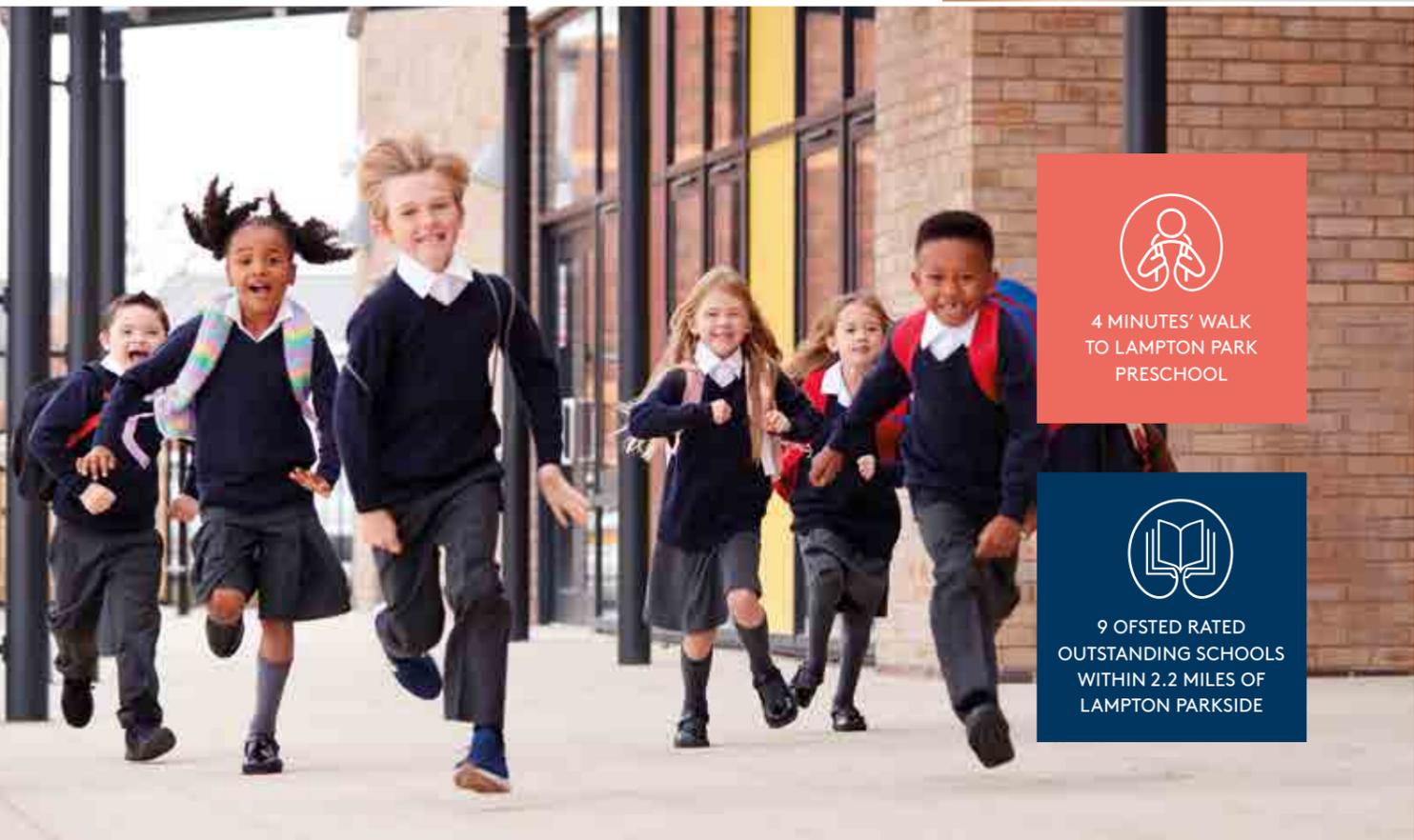
the estate, with wonderful views of the house and grounds, plus canoeing on the main lake. On the banks of the River Thames, Syon Park and House is another remarkable place to visit, with historic gardens, arboretum, 100 acres of parkland and Great Conservatory. Across the river is the famous Kew Gardens, with its stunning floral displays and magnificent collections of trees and plants. These beautiful landscapes are all within four miles of Lampton Parkside, giving you even more opportunities to relax in green surroundings.

- 1 Syon House and Park, Brentford
- 2 Syon Park, Brentford
- 3 Osterley House and Park
- 4 The Treetop Walkway at Kew Gardens
- 5 The Great Pagoda at Kew
- 6 Hounslow Heath

THE PERFECT START

WHEN IT COMES TO EDUCATION, LAMPTON PARKSIDE IS TOP OF THE CLASS.

There is an excellent choice of primary and secondary schools in the local area, many with an OFSTED rating of Good or Outstanding. The independent sector is well represented, too, with a good range of options for children aged 3-18.




4 MINUTES' WALK
TO LAMPTON PARK
PRESCHOOL


9 OFSTED RATED
OUTSTANDING SCHOOLS
WITHIN 2.2 MILES OF
LAMPTON PARKSIDE

PRIMARY SCHOOLS

Alexandra Primary School

OFSTED: Good
0.2 miles

Wellington Primary School

OFSTED: Good
0.6 miles

Grove Road Primary School

OFSTED: Good
0.9 miles

Spring Grove Primary School

OFSTED: Outstanding
1.1 miles

Berkeley Academy

OFSTED: Outstanding
1.7 miles

Nishkam School West London

OFSTED: Outstanding
2 miles

Beavers Community Primary School

OFSTED: Outstanding
2.1 miles

The Blue School Church of England Primary School

OFSTED: Outstanding
2.2 miles

SECONDARY SCHOOLS

Lampton School

OFSTED: Outstanding
0.3 miles

Kingsley Academy

OFSTED: Good
0.7 miles

St Mark's Catholic School

OFSTED: Outstanding
0.7 miles

The Heathland School

OFSTED: Outstanding
1.3 miles

Isleworth & Syon School

OFSTED: Good
1.5 miles

Nishkam School West London

OFSTED: Outstanding
2 miles

INDEPENDENT SCHOOLS

Oak Heights School

Co-educational, ages 11-16
0.5 miles

Ashton House School

Co-educational, ages 3-11
1.1 miles

The Mall School

Boys, ages 4-11
3.1 miles

Radnor House School

Co-educational, ages 9-11
3.3 miles

St Catherine's School

Girls, ages 4-18
3.4 miles

Lady Eleanor Holles Junior School

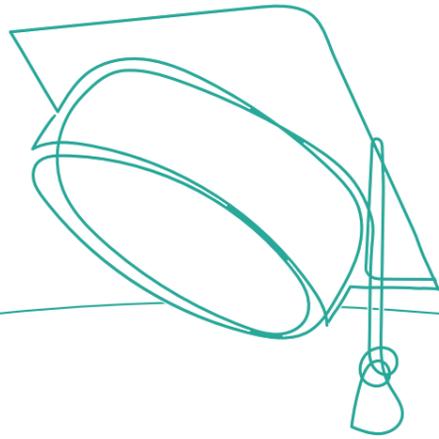
Girls, ages 7-11
3.9 miles

Lady Eleanor Holles School

Girls, ages 11-18
4.3 miles

Hampton School

Boys, ages 11-18
4.1 miles



A BRIGHTER FUTURE

WITH MANY TOP CLASS UNIVERSITIES
WITHIN EASY REACH OF LAMPTON PARKSIDE,
THE OPPORTUNITIES FOR CONTINUED
LEARNING ARE THERE FOR THE TAKING.

World-renowned universities such as UCL and Imperial College London are just a short train ride away, and there are some great further education colleges close at hand.



30 MINUTES' WALK
TO WEST THAMES
COLLEGE



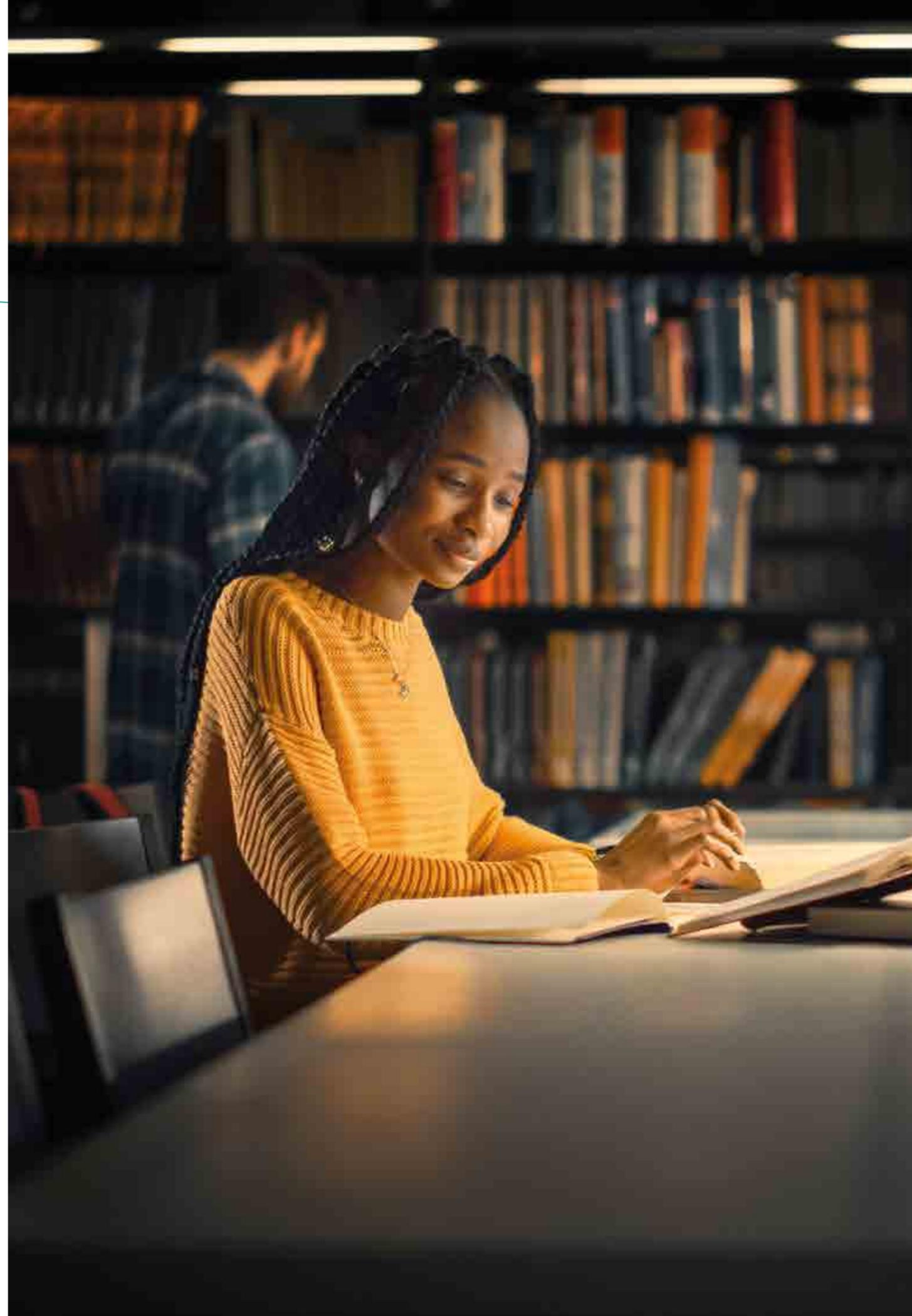
LONDON'S OLDEST
UNIVERSITY, UCL, WAS
FOUNDED IN 1826



THERE ARE
5 UNIVERSITIES
WITHIN 5 MILES OF
LAMPTON PARKSIDE



LONDON HAS THE
LARGEST CONCENTRATION
OF HIGHER EDUCATION
INSTITUTIONS IN
THE WORLD



FURTHER EDUCATION COLLEGES

West Thames College
1.4 miles

Richmond-Upon-Thames College
2.6 miles

Kingston College
6.5 miles

West London College
7.4 miles

South Thames College
8.9 miles

UNIVERSITIES

St Mary's University
3.9 miles

University of West London
4.7 miles

University of Roehampton
7.4 miles

Kingston University
7.5 miles

Imperial College London
(White City Campus)
7.6 miles

Royal Holloway University
11.8 miles

King's College London
12.3 miles

London School of Economics
12.4 miles

University College London
12.8 miles



LONDON HAS 40
HIGHER EDUCATION
INSTITUTIONS*



UNIVERSITY COLLEGE
LONDON IS RANKED THE
EIGHTH BEST UNIVERSITY
IN THE WORLD**

Distances and travel times are approximate.
Source: Google Maps. *www.timeshighereducation.com
**QS World University Rankings 2022



A MORE SUSTAINABLE WAY OF LIFE

LAMPTON PARKSIDE HAS BEEN DESIGNED TO HELP YOU LIVE MORE SUSTAINABLY, WITH ENERGY EFFICIENT HOMES AND A WELL-CONNECTED LOCATION.

Homes are designed to meet strict sustainability standards, with eco-friendly features such as high levels of insulation and glazing to keep them warm, and energy efficient appliances. Solar PV panels on the roofs generate electricity for communal areas, while ample bike storage is provided within the apartment buildings. Outside, landscaping, planting and the preservation of trees will help to support wildlife and biodiversity.

There are electric car charging points at Lampton Parkside, while the convenient location reduces the need for car usage. There are excellent public transport connections close by, and many of the amenities in the local area are within walking distance. Cycling and pedestrian access through the development and into the park takes priority, making it easier for people to get around by bike or on foot.



MORE THAN 165 NEW TREES TO BE PLANTED AT LAMPTON PARKSIDE



BIRD AND BAT BOXES, PLUS WILDFLOWER GRASSLAND PLANTING TO BOOST BIODIVERSITY

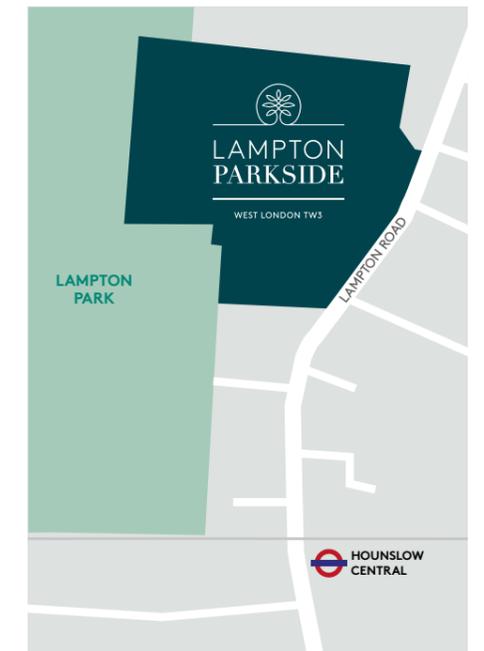




SITE PLAN

There will be apartments, duplexes and houses available for private sale at Lampton Parkside, with leafy streets and attractive gardens set around and within the buildings.

The site has been carefully planned to create walkways and cycle paths through it and into the park, with plenty of open space and planting for a welcoming atmosphere.



4
MINUTES'
 WALK TO HOUNSLOW
 CENTRAL STATION

HOMES DESIGNED TO SUIT YOUR LIFE

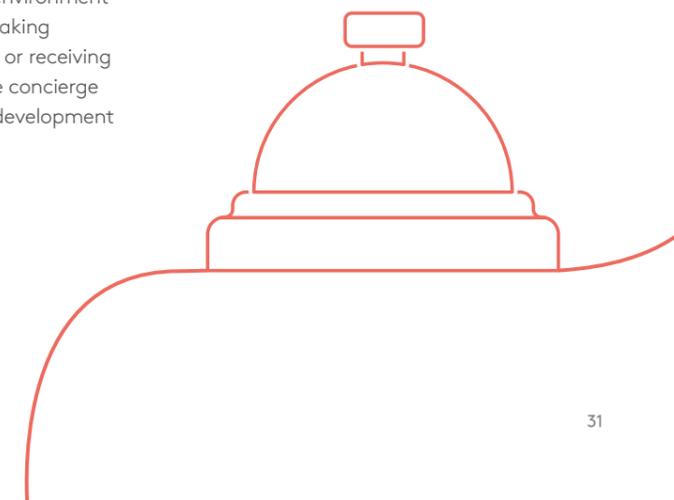
WELL-CRAFTED AND FINISHED TO EXCEPTIONAL STANDARDS, HOMES AT LAMPTON PARKSIDE ARE YOUR SANCTUARY IN THE CITY.



Computer generated image of Green Square apartment G1.29, indicative only.

All homes have their own private outdoor space, as well as the shared courtyard gardens at the heart of each group of buildings. Some of the blocks feature sky gardens, the perfect place to take in the uplifting views over the park and towards London. These elements all help to connect you with the outside, enhancing your sense of wellbeing. Lampton Parkside also provides a real choice of homes for different households. Apartments vary in size and layout from studios to three bedrooms, with some designed as maisonettes and duplexes, while mews-style houses offer yet more choice.

There will also be a dedicated 12 hour, 7 days per week concierge service to all apartments, designed to make everyday life run more smoothly and provide a safe and secure environment for residents. Whether it's taking delivery of the dry cleaning or receiving your latest online order, the concierge will be at the heart of the development and a communal resource.





Computer generated image of Green Square apartment G1.29, indicative only.

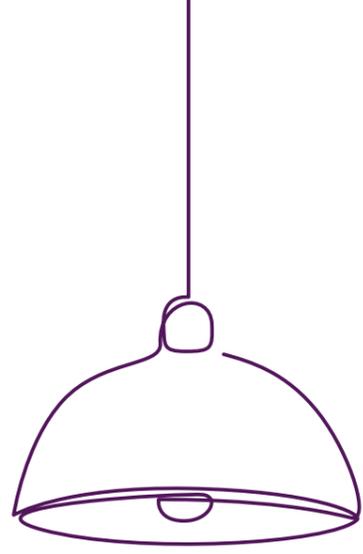
CONTEMPORARY STYLE QUALITY FINISH

STEP INSIDE A HOME AT LAMPTON PARKSIDE AND
YOU'LL IMMEDIATELY NOTICE THE DIFFERENCE.

Large windows let natural light flow right into the heart of these properties, while open-plan living, dining and kitchen areas mean you can adapt the space to how you want to live.

Bedrooms and bathrooms are comforting retreats after a busy day, with well-designed storage to keep everything in its place. Meticulous thought and planning has gone into every detail, from flooring and lighting to door handles and worktops, to create a home that feels special.





SUPERB FINISH AND SPECIFICATION

HIGH QUALITY FIXTURES, FITTINGS AND FINISHES HAVE BEEN CHOSEN THROUGHOUT TO CREATE ELEGANT, MODERN HOMES AT LAMPTON PARKSIDE.

The kitchens feature handleless units, integrated appliances and undermounted sinks for a sleek, contemporary look. Stylish and hardwearing Amtico flooring flows through the living spaces, with underfloor heating for a warm welcome.

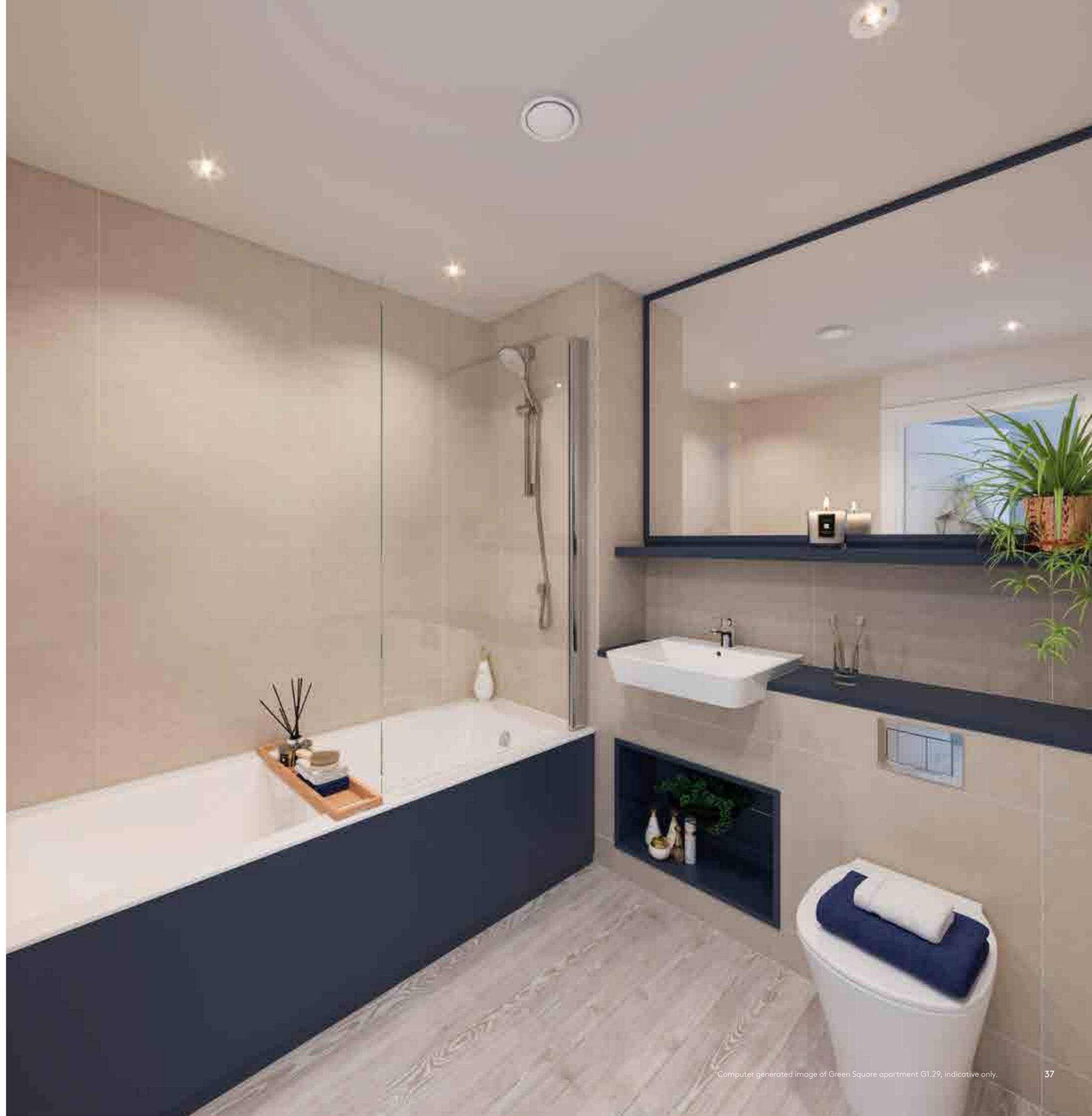
Bedrooms are comfortably finished with soft carpet. The principal bedrooms also have built-in mirrored wardrobes, so you'll have plenty of storage as soon as you move in. Bathrooms and en-suites have been designed as calming retreats, while the neutral palette throughout creates a fresh, bright environment just waiting for you to make your own.



UNDERFLOOR HEATING
THROUGHOUT EACH
APARTMENT



OUTSIDE SPACE
TO EVERY HOME





WORKING TOGETHER TO CREATE
**OUTSTANDING
HOMES**

LAMPTON PARKSIDE IS A VISIONARY COLLABORATION
BETWEEN HILL AND NOTTING HILL GENESIS, BRINGING TOGETHER
FIVE-STAR HOUSEBUILDING WITH A COMMITMENT TO MAINTAINING
A DIVERSE AND THRIVING COMMUNITY.



The Hill Group is a top 10 housebuilder* and one of the leading developers in London, the home counties, and the South. The company is renowned for its partnership ethos, specialising in the building of distinctive new places and communities where people want to live, work, and socialise.

In its 25th year, this family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder, with an impressive and diverse portfolio of projects ranging from landmark, mixed-use regenerations, and inner-city apartment developments to homes in rural communities.

Employing over 950 staff, the company operates from six strategically located regional offices including Bristol and Abingdon to help facilitate growth in the South West and the Midlands, with its head office based in Waltham Abbey, Essex.

Hill completed 2,886 homes in the last financial year and has a controlled development pipeline of over 8,800 homes. Around half of its portfolio is in joint ventures to deliver a range of mixed-tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations, and private clients.

Since the company was founded in 1999, Hill has won over 500 industry awards, including the esteemed title of WhatHouse? Housebuilder of the Year in 2015, 2020 and 2023. Most recently in 2024, Millside Grange in Croxley Green also won The Standard's Homes & Property Award for Best Commuter Home.

In addition, Hill's dedication to delivering the highest quality homes and exceptional customer service has earned the housebuilder its 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past eight years. With a score of 4.8 out of 5, Hill is also ranked as the number one housebuilder on Trustpilot.

Hill is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.

Follow us on Instagram @CreatedbyHill

At Notting Hill Genesis, we build and maintain quality affordable homes, creating diverse and thriving communities.

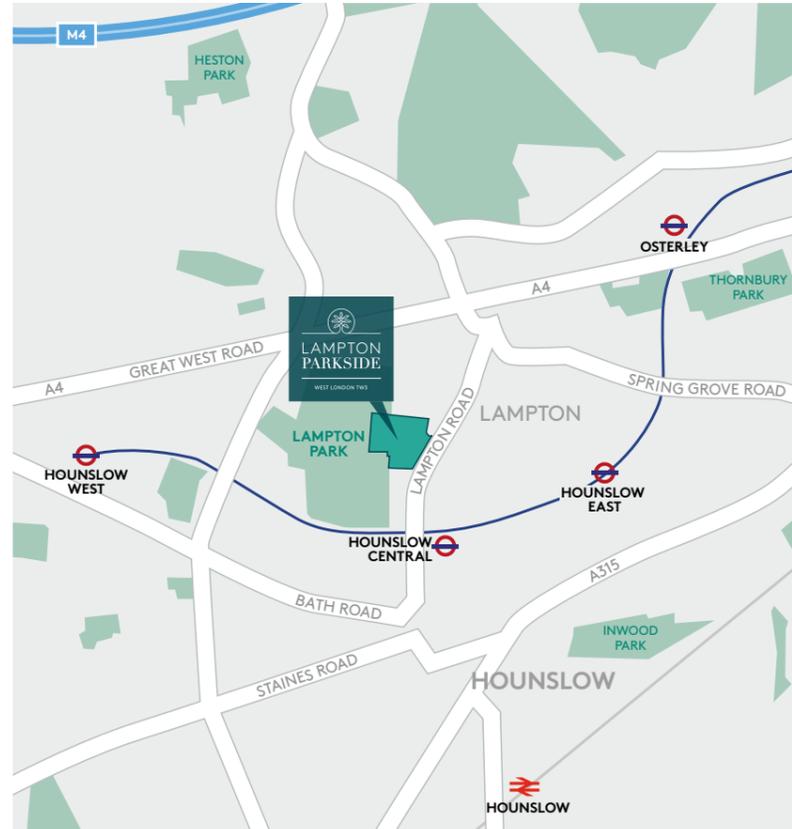
Notting Hill Genesis are one of the largest housing associations in London and the south-east, owning and managing more than 66,000 homes. We provide homes across a range of tenures, are a leading provider of Shared Ownership, and are committed to realising our vision, which is to provide homes that build a better place for all.

Our focus is our customers. We put their needs at the heart of our structures, processes and systems and they drive our decisions each and every day. We want them to be proud of the place they call home and from where they can begin to build lives, communities and futures.



*The Hill Group was listed within the top 10 of the Top 150 UK Contractors and Housebuilders published by Building.co.uk in December 2024

HOW TO FIND US



Lampton Parkside Sales Suite
Lampton Road
TW3 4FD

020 3959 0900
lamptonparkside.co.uk

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lamptonparkside.co.uk

A UNIQUE COLLABORATION BETWEEN

