



LAMPTON PARKSIDE

WEST LONDON TW3

THE DUPLEXES AT THE EVERGREENS

A collection of four contemporary
3 bedroom duplexes

INTRODUCING THE DUPLEXES AT THE EVERGREENS

AN EXCLUSIVE COLLECTION OF JUST FOUR
3 BEDROOM DUPLEXES, ALL WITH A BATHROOM
AND EN-SUITE; A GARDEN AND PARKING.*

The Evergreens offer plenty of opportunity to connect with nature and the outside. As you enter the beautiful podium garden, you are greeted by a variety of trees, planted borders and the central lawn – an area of calm and tranquility. Each duplex benefits from its own private garden, through which you pass to enter your home, allowing you the space to relax in this peaceful environment. Concealed beneath is the undercroft car parking and available cycle storage, located to ensure your journeys to and from home are as convenient as possible.

A concierge service, located on the ground floor of the nearby Bellevue Building, is available to all duplexes. From receiving deliveries while you are out to being a central hub for information, this personal service is here to make life at Lampton Parkside even easier.

Attractive gardens, landscaping and leafy streets create a welcoming environment, where residents can pause, meet and form friendships. Neighbouring Lampton Park features 40 acres of green space, with sports fields, tennis courts, a bowling green, playground, wooded areas and historic rose garden. And with Hounslow Central Tube station just a four minute walk and town centre less than half a mile away, you have everything you need on your doorstep.



SPECIFICATION

THE EVERGREENS ARE LIGHT, COMFORTABLE AND BEAUTIFULLY FINISHED DUPLEXES, WITH FLEXIBLE SPACES WHERE YOU CAN WORK, RELAX, SOCIALISE AND ENTERTAIN.



Image is of the sales office show home apartment.

KITCHEN

- Matt finish handleless kitchen units with soft close to doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated compact combi oven/microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel under mounted sink with contemporary mixer tap
- LED feature lighting to wall units
- Washer/dryer (freestanding in hallway cupboard)

Kitchen designs and layouts vary; please speak to our Sales Executives for further information

EN-SUITE

- Low profile shower tray with glass shower door
- Large format wall and floor tiles
- Heated chrome towel rail

BATHROOM

- Bath with shower over and glass screen
- Bath panel to match vanity top
- Large format wall and floor tiles
- Heated chrome towel rail

DECORATIVE FINISHES

- Timber staircase with carpeted treads and risers
- White painted internal doors with contemporary dual finish ironmongery
- Built-in mirrored wardrobe with sliding doors to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring throughout ground floor
- Carpet to stairs, landing and bedrooms
- Large format tiles to bathroom and en-suite

DOORS AND WINDOWS

- Composite front door with multi-point locking system
- High efficiency double glazed aluminium timber composite windows

HEATING AND WATER

- Underfloor heating throughout
- Heating via communal heating plant

ELECTRICAL

- Downlights to entrance hall, kitchen/dining room, bathroom, en-suite and WC
- Pendant fittings to living room, landing and all bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations

- Wiring for customer's own broadband connection
- Pre-wired for customer's own Sky Q connection
- External lighting to front of property
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel

EXTERNAL FINISHES

- Porcelain tiles to front garden

PARKING

- Right to Park car parking spaces available for purchase – please speak to our Sales Executives
- Electric car charging points to selected parking spaces

GENERAL

- 10 year NHBC warranty
- 999 year lease
- A service charge will be payable for the maintenance of the shared facilities and communal areas



All external communal area and shared facilities on the development, will be managed and maintained by Notting Hill Genesis and a service charge will be payable for the provision of these services. We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note 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. Hill reserve the right to make these changes as required.

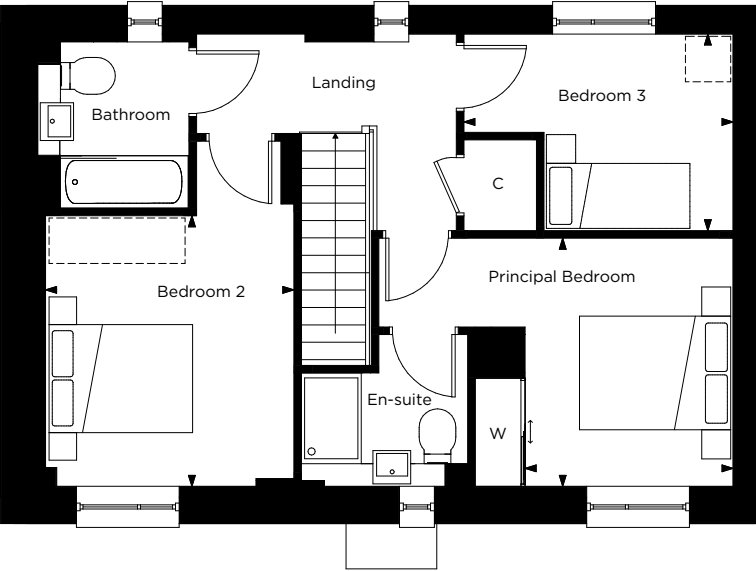
SITE PLAN



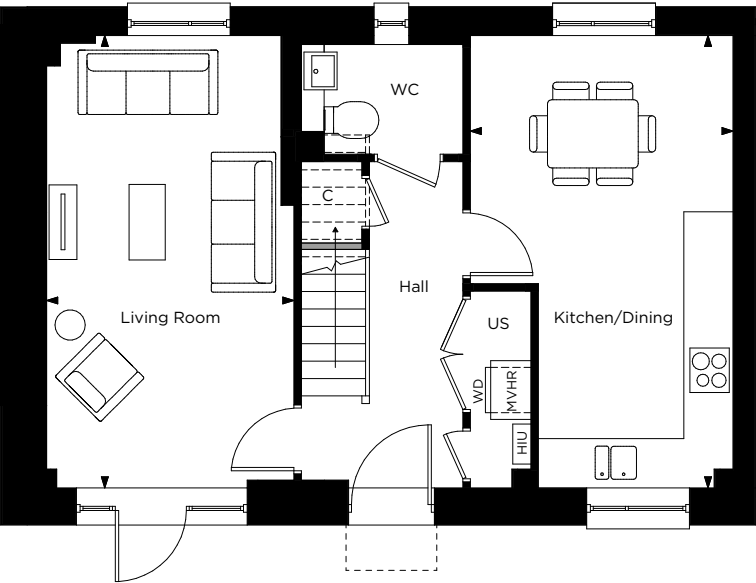
The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Areas such as roads, drives, paths and patios plus trees and landscaping are indicative only and may vary. Affordable housing is indicative and can be moved.

DUPLEX E2.1

Upper level – Floor 2



Lower level – Floor 1



Lower level – Floor 1

Kitchen/Dining	3.45m x 5.95m	11'3" x 19'6"
Living Room	3.25m x 5.95m	10'7" x 19'6"
Garden	9.70m x 2.15m	31'9" x 7'0"

Upper level – Floor 2

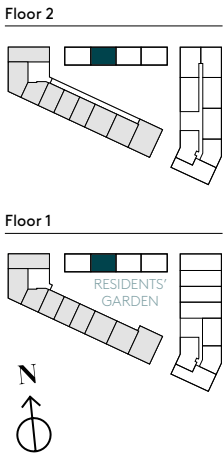
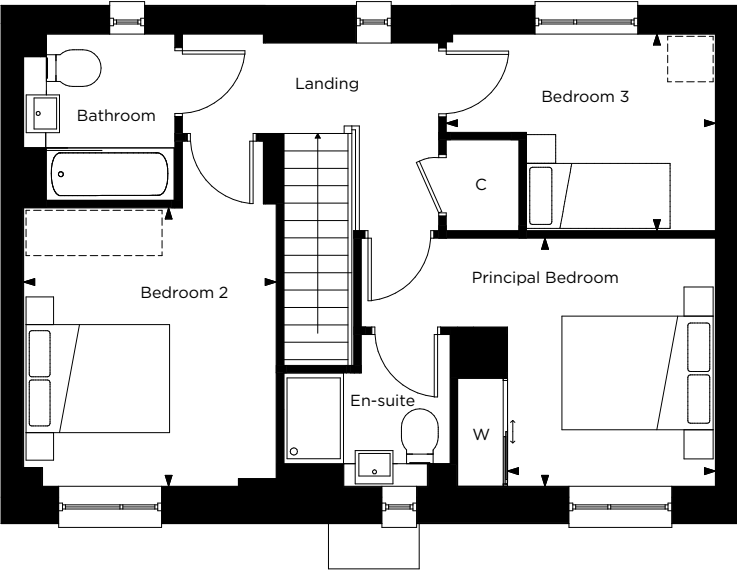
Principal Bedroom	2.75m x 3.25m	9'0" x 10'7"
Bedroom 2	3.25m x 3.55m	10'7" x 11'7"
Bedroom 3	3.55m x 2.60m	11'7" x 8'6"

C = Cupboard W = Wardrobe US = Utility Store WD = Washer/Dryer MVHR = MVHR HIU = Heat Interface Unit [] = Indicative Wardrobe Position

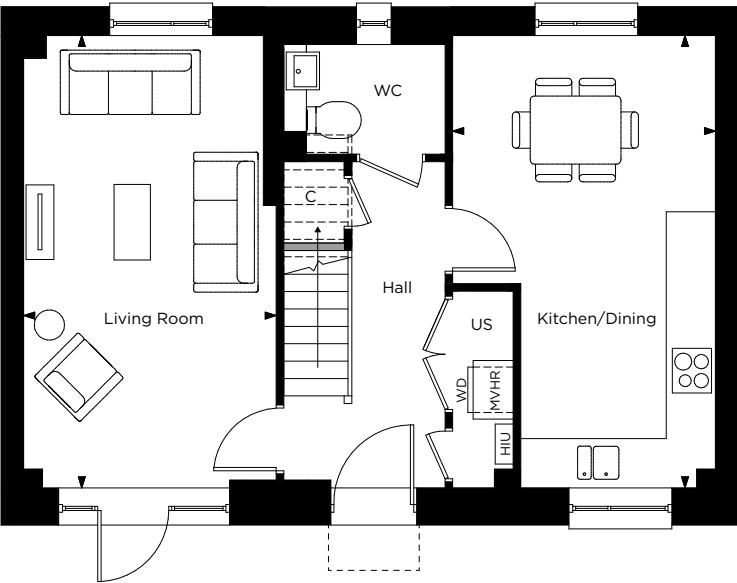
All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. The information contained within this document does not constitute part of any offer, contract, or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

DUPLEX E2.2

Upper level – Floor 2



Lower level – Floor 1



Lower level – Floor 1

Kitchen/Dining	3.45m x 5.95m	11'3" x 19'6"
Living Room	3.25m x 5.95m	10'9" x 19'6"
Garden	9.35m x 2.15m	30'8" x 7'0"

Upper level – Floor 2

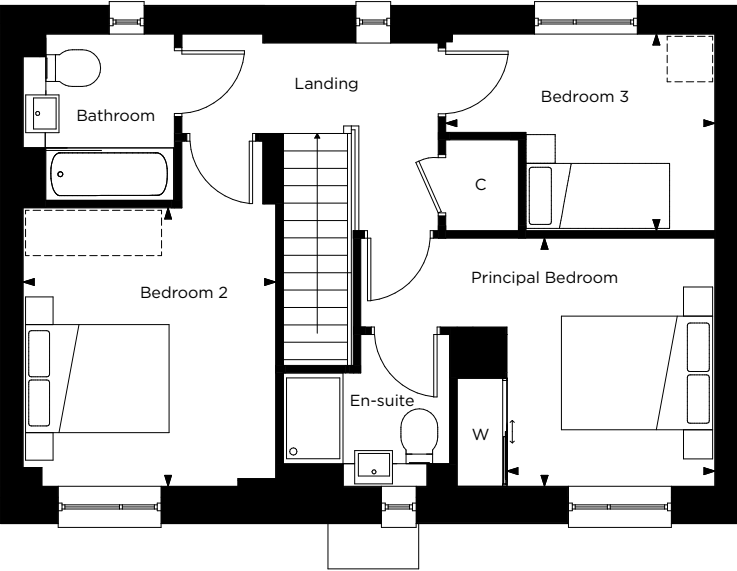
Principal Bedroom	2.75m x 3.25m	9'0" x 10'7"
Bedroom 2	3.30m x 3.65m	10'9" x 11'11"
Bedroom 3	3.55m x 2.55m	11'7" x 8'4"

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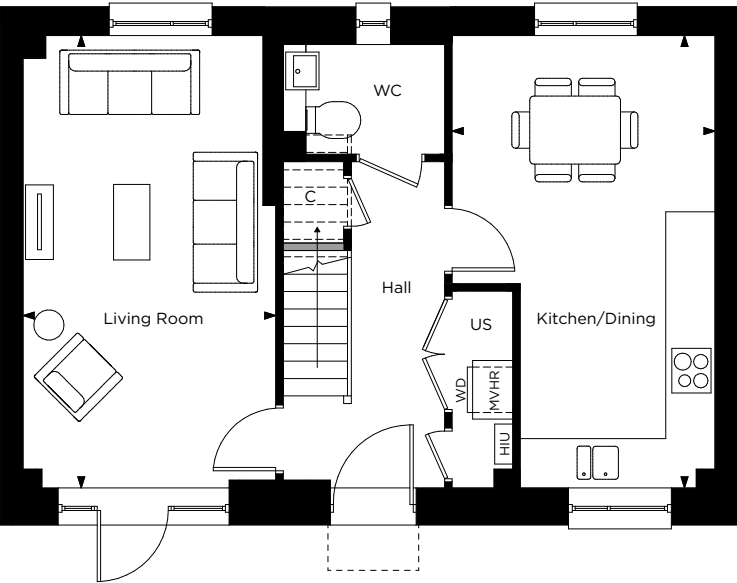
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DUPLEX E2.3

Upper level – Floor 2



Lower level – Floor 1



Lower level – Floor 1

Kitchen/Dining	3.45m x 5.95m	11'3" x 19'6"
Living Room	3.30m x 5.95m	10'9" x 19'6"
Garden	9.35m x 2.15m	30'8" x 7'0"

Upper level – Floor 2

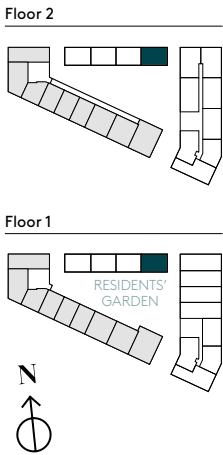
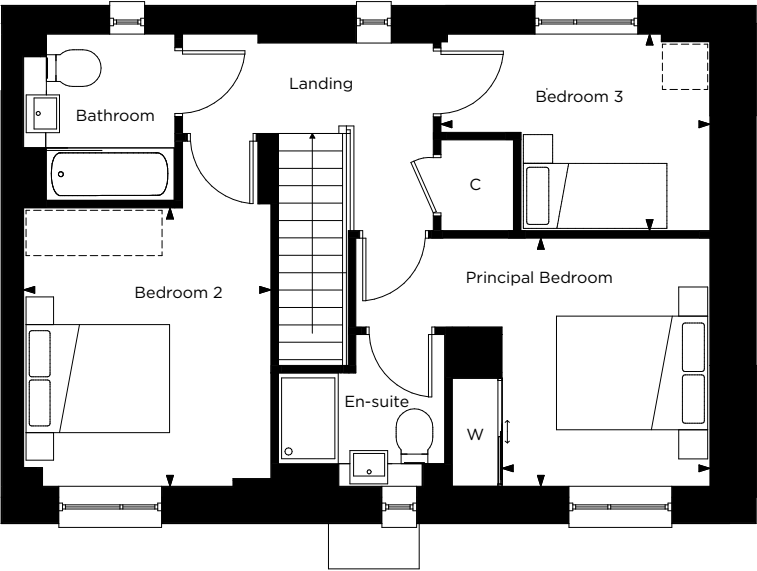
Principal Bedroom	2.75m x 3.25m	9'0" x 10'7"
Bedroom 2	3.30m x 3.65m	10'9" x 11'11"
Bedroom 3	3.55m x 2.55m	11'7" x 8'4"

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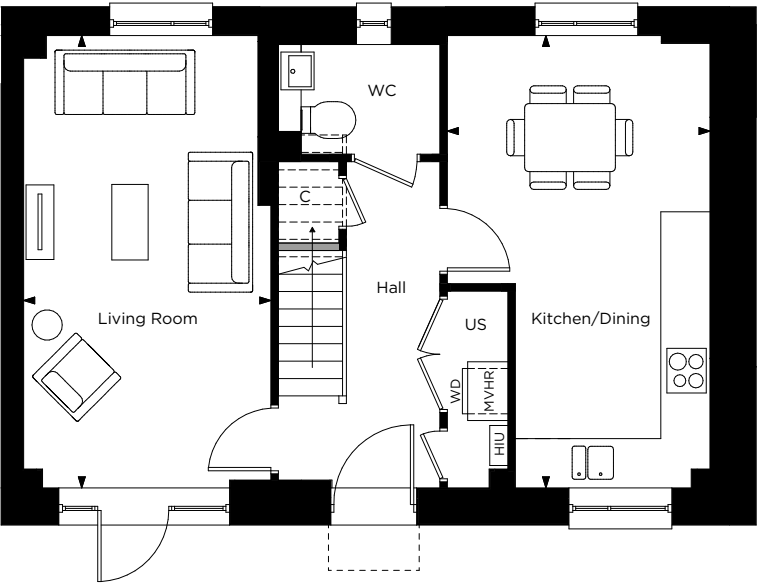
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DUPLEX E2.4

Upper level – Floor 2



Lower level – Floor 1



Lower level – Floor 1

Kitchen/Dining	3.45m x 5.95m	11'3" x 11'6"
Living Room	3.25m x 5.95m	10'7" x 19'6"
Garden	9.70m x 2.15m	31'9" x 7'0"

Upper level – Floor 2

Principal Bedroom	2.75m x 3.25m	9'0" x 10'7"
Bedroom 2	3.25m x 3.65m	10'7" x 11'11"
Bedroom 3	3.55m x 2.60m	11'7" x 8'6"

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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

