IKENSE BRIDGE RISE





Stepping inside Kew Bridge Rise feels like being transported to a hidden enclave above the city.

Scene-stealing rooftop views, impressive residents-only facilities, and private outdoor spaces to all homes – a lifestyle that's elevated in every sense of the word.

Surrounded by stunning green spaces, your new home is just a two minutes' walk to Kew Bridge station, with easy access to the city. But you don't need to venture far to find everything you need and more. There are shops, restaurants, and pocketfuls of riverside charm right on your doorstep.

Kew Bridge Rise is a place for every season, literally and figuratively. And like any good place, it only gets better over time – as neighbours become friends, a pub becomes a local, and strangers become a community.

Kew Bridge Rise is your London home, elevated.



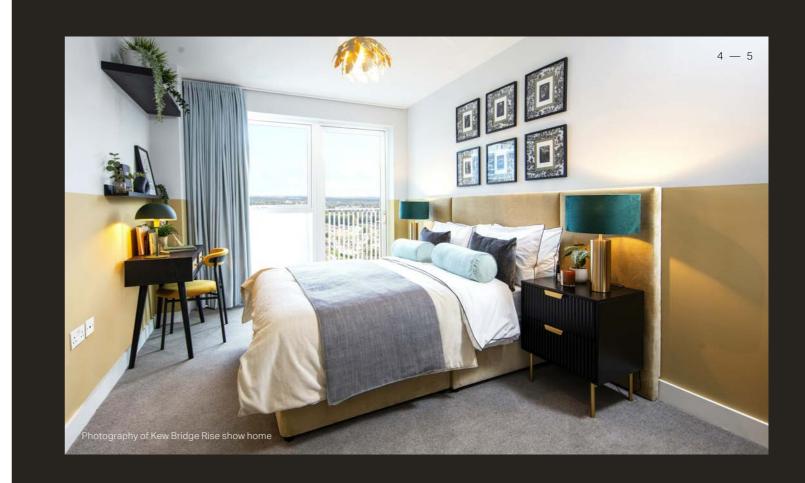




Kew Bridge Rise isn't just great on paper. Its entire design, from the big things to the small, has been carefully considered to work together as one.

The five main blocks have their own distinct personalities, all within easy access to the amenities. The outside spaces are visually seamless, with a third of the development dedicated to a public plaza and the two main podium-level courtyard gardens reserved only for residents and providing access to the gym and co-working space. Each home has been planned to maximise views and the amount of daylight – just another little detail that makes all the difference. Real craftsmanship has gone into the design of the space, and yet being here just feels effortless.

And your on-site concierge is always there to make sure everything is running smoothly. Whether it's building maintenance, signing for your parcel, or simply a friendly smile to greet you at the door, you can count on their attentive and discreet service.















Everything you need (and more).

Kew Bridge Rise is jam-packed with amenities of every kind. Lifted up and away from the hustle and bustle of the city, your residents' facilities are a secluded pocket of peace and quiet, and then there are the two beautiful podium gardens, reserved only for residents. Take a business call in the proposed collaborative working area, clear your head in the residents-only gym, or catch the golden hour from the rooftop terrace (sweeping city views included). For the little ones, there will be a new on-site nursery.

And the public square at the heart of Kew Bridge Rise isn't just a public square, it's a destination in its own right. Eating, drinking, shopping – in other words, the loveliest parts of life – are all part of the everyday. This is your secret London enclave to relax, enjoy the sunshine, and play.

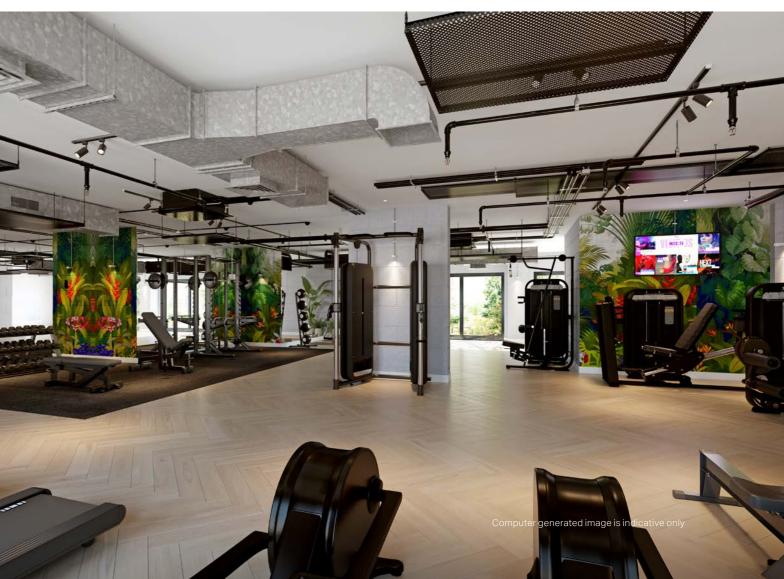
















IMPOSSIBLY GREN NOW MADE POSSIBLE.





That's what happens when you live right in the middle of Kew Gardens and Gunnersbury Park, and with lush residents-only gardens on your doorstep.





Riverside serenity in the city.

At Kew Bridge Rise, practically everything you need is on-site or around the corner. But there is much more to discover in the area if you're so inclined. Cross Kew Bridge and take a stroll down the Thames Path: the perfect vantage point for watching the boats go by.

Or enjoy a different pace of life in the enchanting Kew, with its flower shops, independent bookshops, and cosy restaurants. It's the kind of place where you can expect to bump into friends on your Sunday walk and where the barista greets you by your name when you come in for your favourite coffee – which is to say, the best kind.



















A couple of minutes' walk over Kew Bridge (and the inimitable River Thames), you'll find yourself in Kew Gardens. A place with a long and intriguing history of royal connections, with many members of the British monarchy having lived or spent time here over the centuries. Housing Kew Palace, Queen Charlotte's Cottage, and plant collections galore, it's a wonderful weekend outing.







Royally charming at every turn.



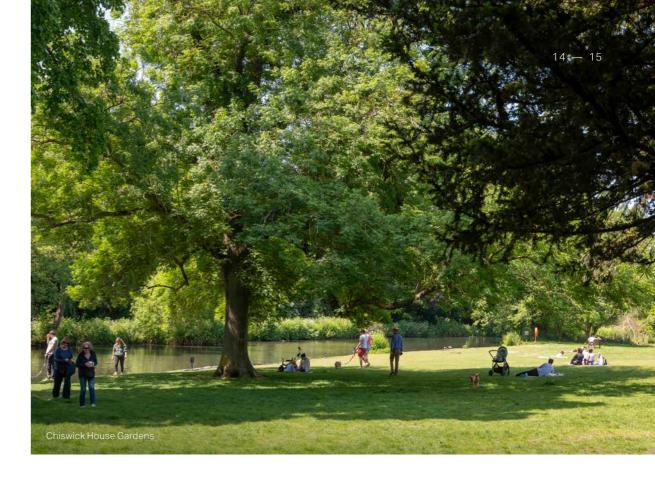














The easy romance of the South West.

We challenge you not to fall in love with South West London. From the iconic affluence of West London, to the abundance of green spaces, to the world-famous cultural institutions peppered just about everywhere. And the romance doesn't stop there.

For a splash of culture, there's Chiswick House Gardens and Hogarth's House right around the corner (that's if you've had your fix of the UNESCO World Heritage site that is Kew Gardens). No local shopping trip could ever be complete without a beautiful saunter down Chiswick High Road while Kew Retail Park has you covered for the big brand stores.



Why settle for anything less? Leisure, culture, shopping, food, drink, sport, schools... whatever's at the top of your list, there's no settling necessary.





SHOPPING

- 1 Chiswick High Road
- 2 Kew Retail Park
- 3 Westfield London
- 4 Turnham Green Terrace
- 5 Waitrose & Partners Chiswick

EATING OUT

- 6 The Glasshouse
- 7 Ma Cuisine
- 8 The Botanist on the Green
- 9 One Over the Ait
- 10 The Cricketers Kew Green

SPORT & FITNESS

- 11 Cygnet Rowing Club
- Gunnersbury Park Sports Hub
- 13 London Welsh rugby club
- 14 The Riverside Club (Virgin Active)
- 15 F45 Chiswick Park

LEISURE & CULTURE

- 6 Syon House
- 17 Royal Mid-Surrey Golf Club
- 18 Fulham Palace
- 19 Kew Gardens
- O Gunnersbury Mansion

Palaces, stadiums, just your everyday landmarks.



Your weekend plans, sorted.

Kew Bridge Rise is surrounded by a strong village atmosphere and community buzz, with independent delicatessens, cafés, and restaurants tucked around every well-heeled corner.

For the foodies out there, there's the Michelin-starred The Glasshouse, for more bistro vibes there's Ma Cuisine, and for a royally lovely cocktail or two there's The Botanist on the Green. And after a leisurely lunch, Kew Bridge Rise has arguably the best riverside strolling opportunities in the country.



















An area on the rise.

Brentford itself is undeniably on the rise. But the local pride and passion on display at the new Community Stadium aren't solely reserved for sport. This optimism and energy are tangible wherever you look. It's in the buzz of the local shops and restaurants; the regeneration of Gunnersbury Park; and the likes of Sky and SEGA choosing to make the area their home and headquarters.



NAME OF TAXABLE PARTY.

Land of opportunity.

A short walk from Kew Bridge Rise will take you to Chiswick Business Park, a fast-growing communications and media powerhouse with a purpose-designed campus featuring 75 companies who employ around 9,000 people. CBS, Discovery, IMG, Disney, and Pokémon are just a handful of the major companies on site. While Heathrow Airport, just 12 minutes by car, is one of the UK's largest single site workplaces, with 76,000 people working across 400 businesses.

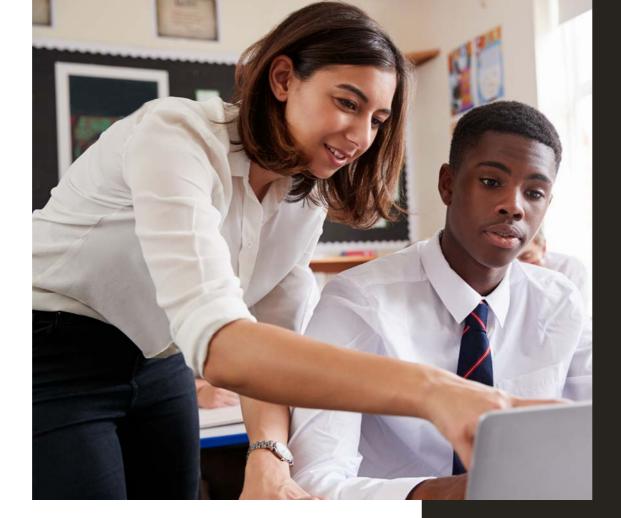


KEW BRIDGE RISE



Learn from the best (of the best).

There are three primary and nursery schools rated as Outstanding within a 20-minute walk of Kew Bridge Rise. Don't forget there will be an on-site nursery just metres from your door.



0.1 mile

0.4 miles

1.8 miles

2.4 miles

2.8 miles

2.8 miles

FURTHER EDUCATION

James Hopkins College 1.9 miles

UNIVERSITIES

College of Nursing, Midwifery and Healthcare 1.7 miles University of West London 1.9 miles Imperial College London 3.1 miles King's College London 8.1 miles London School of Economics 8.1 miles University College London 8.6 miles



World-class education is around the corner.

Imperial College London, King's College London, The University of London. With Kew Bridge and Gunnersbury stations minutes' away, the world's best universities are comfortably within reach on public transport.

NURSERY

Kew Montessori **Nursery School** Ofsted: Outstanding

Kew Riverside Primary School Nursery Ofsted: Good

Brentford Day Nursery Ofsted: Good

St Mary's RC Primary School Nursery Ofsted: Good



PRIMARY

1.6 miles

1.8 miles

1.9 miles

1.8 miles

Strand on the Green 0.8 miles **Kew House** Ofsted: Good Ofsted: Good, ISI Pass The King's C of E International School Primary School 1.3 miles of London Ofsted: Outstanding Ofsted: Good **Brentford School for Girls**

1.4 miles

1.6 miles

1.7 miles

1.7 miles

1.7 miles

Broomfield House School

Ofsted: Outstanding Our Lady & St Johns

Catholic Primary School Ofsted: Good

Green Dragon Primary Ofsted: Good

Lionel Primary School Ofsted: Outstanding

St Paul's C of E Primary Ofsted: Good

Falcons Prep 2.4 miles Ofsted: ISI Excellent

Fielding Primary School 2.5 miles Ofsted: Outstanding

West London 2.8 miles Ofsted: Outstanding Spring Grove Primary School 3.8 miles Ofsted: Outstanding

Alexandra Primary School 4.2 miles

Ofsted: Good

Nishkam School

Ofsted rating correct at the time of going to print



SECONDARY

Ofsted: Good

Gunnersbury

Ofsted: Good

Catholic School

Ofsted: Outstanding

Ofsted: Outstanding

The Green School for Girls

The Green School for Boys





Travel times are approximate. Sources: Google Maps



Two minutes' walk to Kew Bridge Station.
10 minutes' walk to Gunnersbury
Overground and District Line stations.
12 minutes to Heathrow airport by car.

We're happy to let the numbers speak for themselves.





KEW BRIDGE RISE 28-29

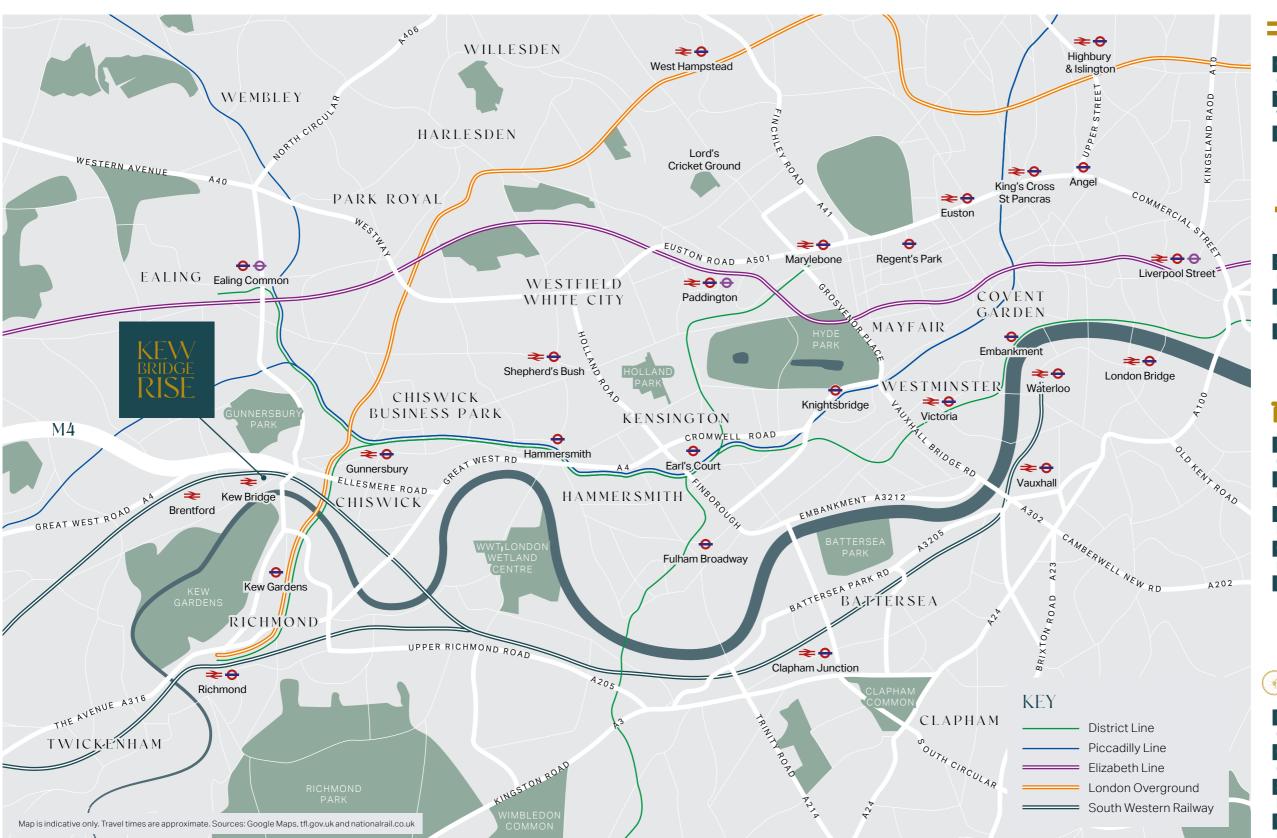
A green perspective on London living.



KEW BRIDGE RISE 30-31

Connected to everything.

However you like to get around, you're connected to everything here. There are not one, not two, but 33 bus stops within 1,000 metres of Kew Bridge Rise. When it comes to trains, the closest station, Kew Bridge, is a two minute walk away, while Gunnersbury is just 10. Plus, there's easy access by road to both central London and the Middlesex and Surrey countryside, with the M4 corridor to the north and east and the South Circular Road to the south.





From Kew Bridge station

01: : 1	0 :
Chiswick	2 mins
Clapham Junction	14 mins
Vauxhall	22 mins
Waterloo	29 mins
Bank	44 mins



From Gunnersbury station

South Kensington	20 mins
Hyde Park Corner	29 mins
Piccadilly Circus	33 mins
Leicester Square	35 mins
Monument	38 mins



M4 J2	5 mins
Chiswick Business Park	7 mins
Boston Manor	8 mins
University of West London	10 mins
Heathrow Airport	12 mins
Royal Mid Surrey Golf Course	13 mins
Oxford 1	hr 10 mins
Bath	2 hrs
Bristol	2 hrs



Kew Pier	2 mins
Chiswick High Road	6 mins
Gunnersbury Sports Park	8 mins
GSK/Sky	9 mins
Syon Park	10 mins
Royal Botanic Gardens, Kew	10 mins
University of West London	12 mins
Richmond Park	12 mins

KEW BRIDGE RISE 32-33

High quality, high specification, high up. Your beautiful new home exceeds expectations in every way.



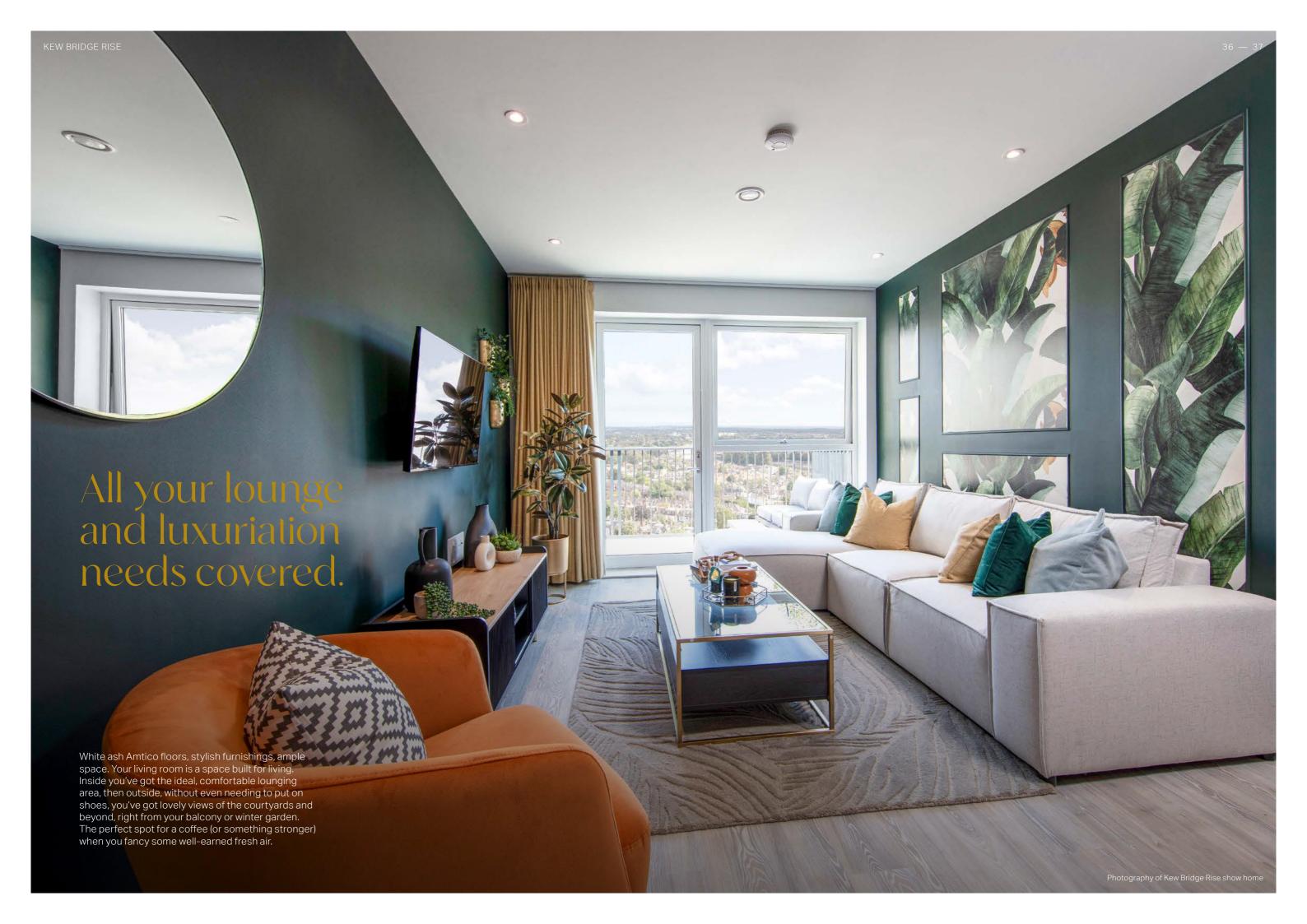
KEW BRIDGE RISE 34-35





Kew Bridge Rise from the sky.

Green in every direction. Kew Bridge Rise has been designed to offer brilliant views across the Eastern and Western courtyards. From the concierge and on-site nursery to the multiple open spaces; every home has easy access to facilities and its own private balcony, terrace or winter garden.





Quality design is your reality, not a dream.



Every inch of your kitchen and dining space has been designed with quality as the standard. And not just in the bigger or more evident elements. It's in the soft close hinges on the kitchen drawers and the subtle underside feature lighting, little touches and features that both look great and make living here feel seamless. Cancel that dinner reservation and invite everyone over. With large windows providing light-drenched spaces, your hosting ambitions can finally be realised.



Undeniably calm.



KEW BRIDGE RISE









Sustainable through and through.

Here, sustainability is an inherent part of the culture.

Kew Bridge Rise has been designed from the ground up with a greener future in mind. We implemented Modern Methods of Construction, such as constructing the bathroom pods off-site. From the strict sustainability standards that the homes themselves have met, to solar panels powering communal spaces, air source heat pumps, and insect hotels buzzing with activity: Kew Bridge Rise both respects and positively contributes to its environment.

It's joyfully easy to get around by bike or foot here, thanks to the prioritised cycling and pedestrian access through the development. Created, on the one hand, to improve accessibility and open up the neighbourhood, but on the other, to simply support active lifestyles. Similarly, there's more to the gardens than just good looks. Native plants enhance biodiversity, attracting bees and providing building materials for bird nests. With many species' natural habitats disappearing, we wanted to make sure that Kew Bridge Rise was a safe refuge.





Delivered in partnership.

L&O

At L&Q, we believe passionately that people's health, security, and happiness depend on where they live.

With nearly 60 years' experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency, and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods, and housing services that people can afford.

We are L&Q.

HILL

Hill is an award-winning housebuilder and one of the leading developers in London and the southeast of England, delivering both private for sale and affordable homes.

Now in its 24th 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 schemes. This ranges from landmark, mixed-use regeneration schemes to inner-city apartments to homes in rural communities.

Employing over 800 staff, the company operates from five strategically located regional offices, with its head office based in Waltham Abbey, Essex.

Hill has won over 480 industry awards across the past 24 years. This includes Best Medium Housebuilder at the Housebuilder Awards for the last three years, where in 2022, Hill's commitment to creating exceptional homes and sustainable communities was recognised with the Best Community Initiative and Best Sustainability Initiative.

















Contact us.



SALES SUITE

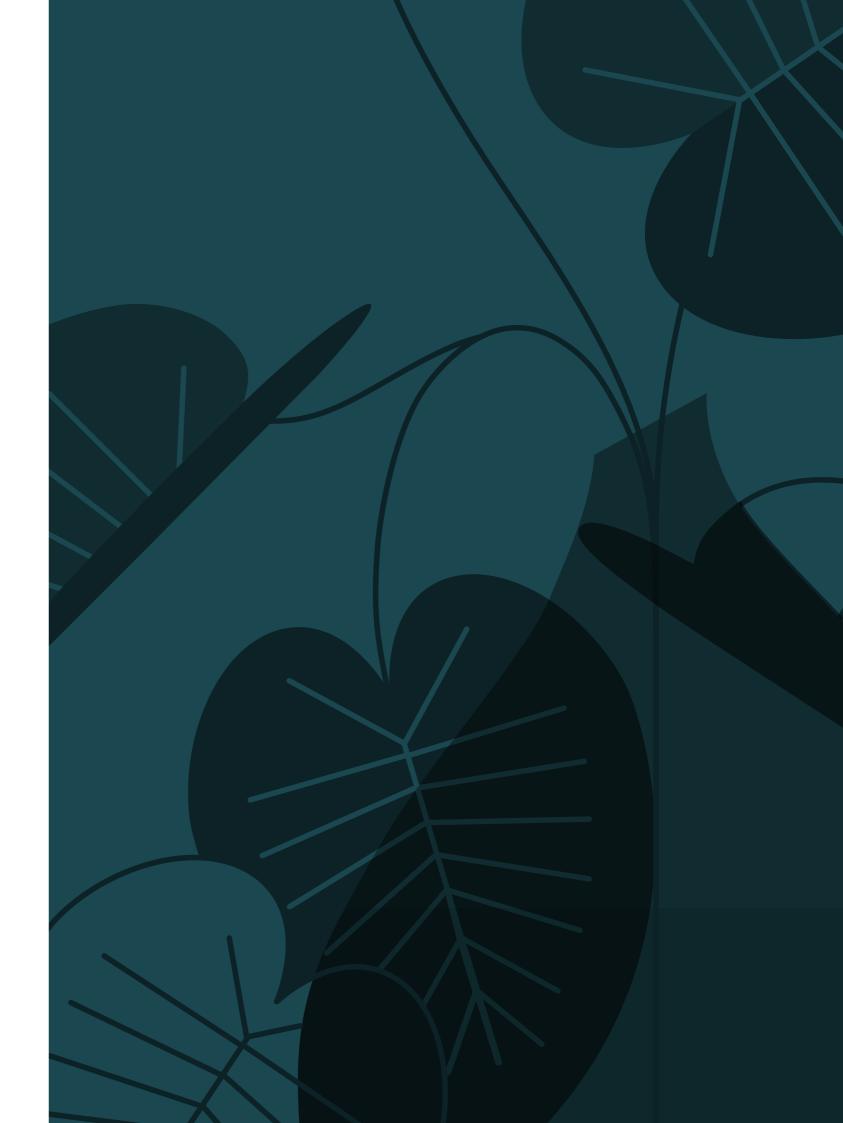
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Delivered in partnership



