



KEW BRIDGE RISE

L&Q



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A hidden enclave above the City

Welcome to Kew Bridge Rise, a joint venture between L&Q & Hill. The brand new development will provide 441 homes in Brentford, 152 of which, are Shared Ownership, delivered directly by L&Q.

With impressive residents-only facilities and podium gardens, Kew Bridge Rise offers a lifestyle that's elevated in every sense of the word. Your new home is surrounded by beautiful parks, including Kew Gardens, and a short walk to the scenic Thames Path lined with bars and restaurants.

Kew Bridge train station is just a two-minute walk away, seamlessly connecting you to central London and beyond.

This is your London home, elevated.

**We provide
the home**

*and you make
it your own*

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Kew Bridge on the River Thames

The essentials you need *and all close at hand*



Residents' podium gardens



Beautiful parks, including Kew Gardens, on your doorstep



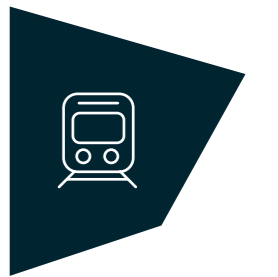
Easy access to the Thames Path for walking or cycling



Numerous riverside restaurants and bars close by



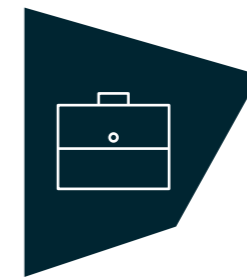
Two Ofsted Outstanding primary schools within 1.5 miles*



Two minutes' walk to Kew Bridge Station*



Close to Chiswick High Road and Kew Retail Park



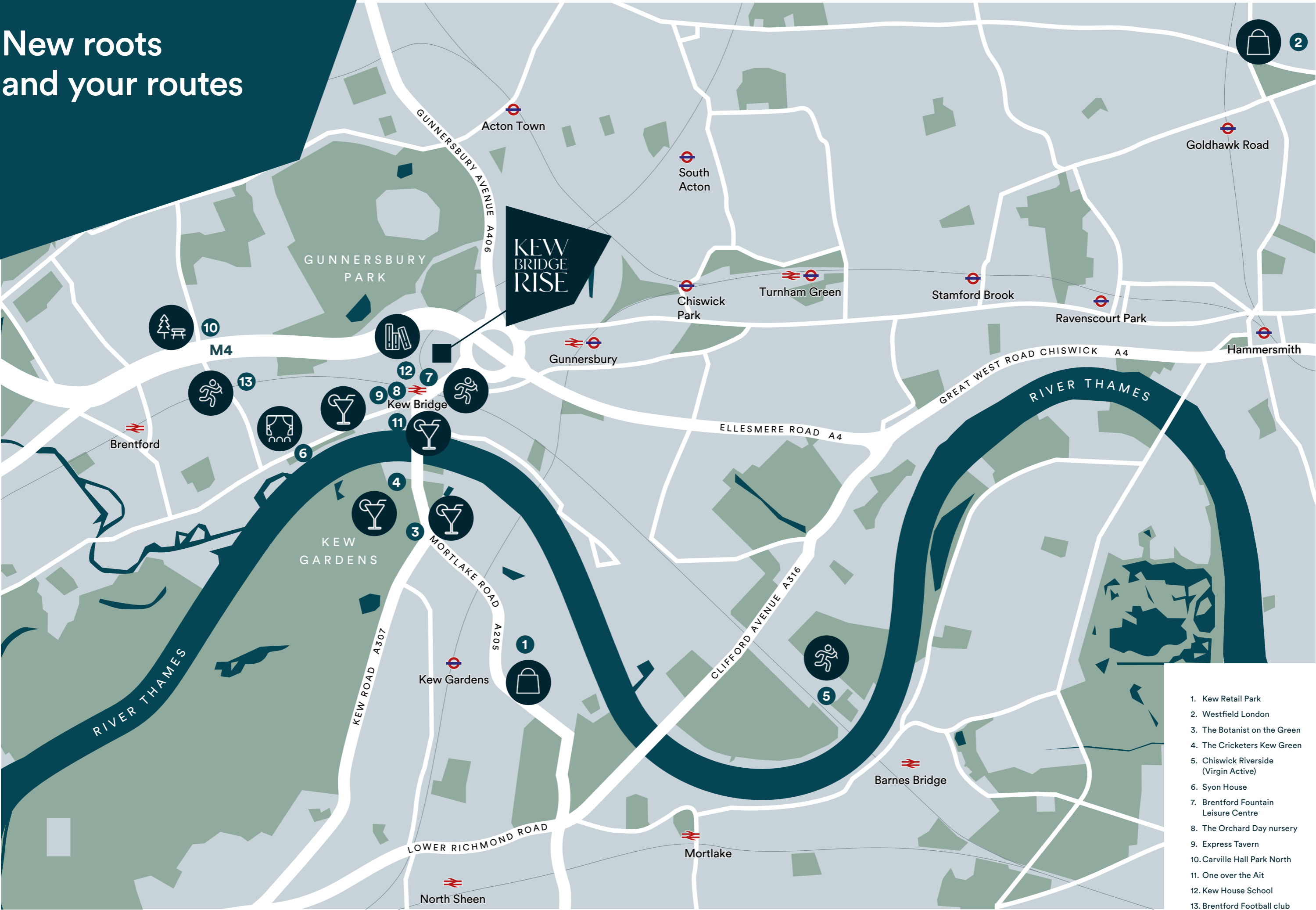
Chiswick Business Park is just an 11-minute walk away*



A three-minute drive to the M4 and South Circular Road*

*Travel times are approximate. Source: Google Maps

New roots and your routes



1. Kew Retail Park
2. Westfield London
3. The Botanist on the Green
4. The Cricketers Kew Green
5. Chiswick Riverside (Virgin Active)
6. Syon House
7. Brentford Fountain Leisure Centre
8. The Orchard Day nursery
9. Express Tavern
10. Carville Hall Park North
11. One over the Ait
12. Kew House School
13. Brentford Football club



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Workout

Work out whenever you wish at the residents-only gym. Or try something different at the nearby Cygnet Rowing Club, the London Welsh Rugby Club or Chiswick Riverside club.

Virgin Active
0.8 miles by bike*

London Welsh Rugby Club
2.3 miles by bike*

Cygnet Rowing Club
2.9 miles by bike*



The River Thames

Riverside

Cross Kew Bridge and take a stroll down the Thames Path: the perfect vantage point for watching the boats go by. Wander along the river to some of London's prettiest pubs, or get a bite to eat at a Thames-side restaurant.

One Over the Ait
0.4 miles walk/bike*

Thames Path
1.6 miles by foot/bike*



Kew Palace

Culture

Home to Kew Palace, as well as over 4,000 types of plants, historic Kew Gardens (a UNESCO World Heritage site) is a stone's throw away. Or travel back in time at Chiswick House Gardens and Hogarth's House, both just around the corner.

Kew Palace
1.0 miles by bike*

Chiswick House Gardens
2.0 miles by bike*

Hogarth's House
1.7 miles by bike*



Express Tavern

Eat & Drink

Kew Bridge Rise is surrounded by a strong village atmosphere and community buzz, with independent delicatessens, cafés, and restaurants at every turn. Enjoy some craft beer at Express Tavern, or savour a romantic meal at the cosy bistro Ma Cuisine.

Express Tavern
0.4 miles walk/bike*

Ma Cuisine
1.2 miles walk/bike*

Kew
1.5 miles walk/bike*



Royal Botanic Gardens at Kew

Parks

There are plenty of places around to get some fresh air. Visit the Royal Botanic Gardens at Kew, roam the 72 acres of Grade II listed Gunnersbury Park, or explore the gardens and conservatory at 400-year-old Syon Park.

Gunnersbury Park
0.6 miles walk/bike*

Kew Gardens
1.2 miles walk/bike*

Syon Park
2 miles walk/bike*



Shopping in Kew

Shopping

No local shopping trip could ever be complete without a saunter down Chiswick High Road, while Kew Retail Park has you covered for the big brand stores. You'll find a range of boutiques just down the road in Kew, and everything you could possibly need at Westfield, just an 18-minute* drive away.

Chiswick High Road
0.5 miles walk/bike*

Kew Retail Park
1.0 mile walk/bike*

New routes and fast commutes



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

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.

Brentford itself is also undeniably on the rise,
with the likes of Sky and SEGA choosing to make
the area their home and headquarters. And just
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,
employing around 9,000 people. CBS, Discovery,
IMG, Disney and Pokemon are just a handful of
the major companies on site.

*Travel times are approximate. Source: Google Maps

Get around effortlessly from Kew Bridge Rise, with easy access to the M4, Kew Bridge and Gunnersbury Stations just minutes away.



By rail from Kew Bridge station

Chiswick	2 mins
Clapham Junction	14 mins
Vauxhall	22 mins
Waterloo	29 mins
Bank	44 mins

Kew Bridge station is a 4 minute walk from Kew Bridge Rise



By tube from Gunnersbury station

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

Gunnersbury station is a 13 minute walk from Kew Bridge Rise



By road from Kew Bridge Rise

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
Bristol	2 hrs



By cycle from Kew Bridge Rise

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



Mid morning bites
and afternoon
delights

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.

With an abundance of green spaces to explore, world-famous cultural institutions peppered about, and an iconic heritage all of its own, it's impossible not to fall in love with South West London.

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.

1. Tap on the Line, Kew
2. Rowers on the Thames
3. The Kew Bookshop, Kew
4. Gails, Kew
5. The Potting Shed, Kew Gardens
6. Kew Gardens

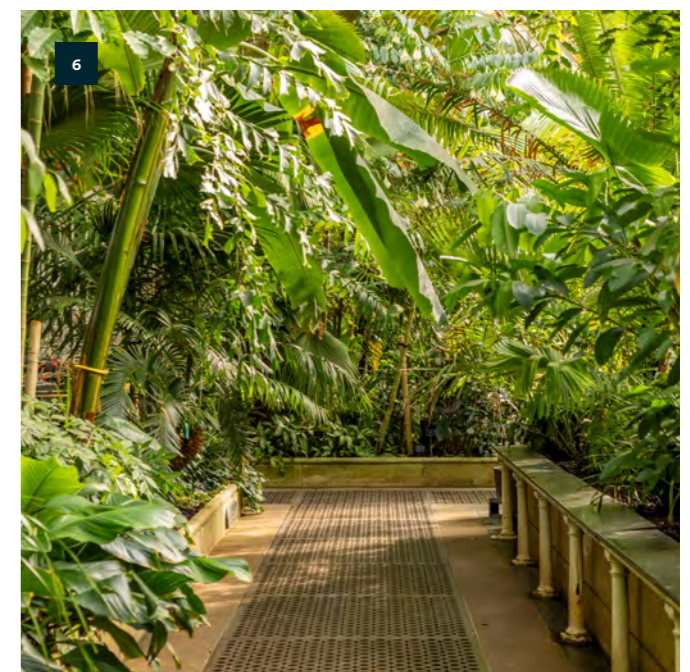
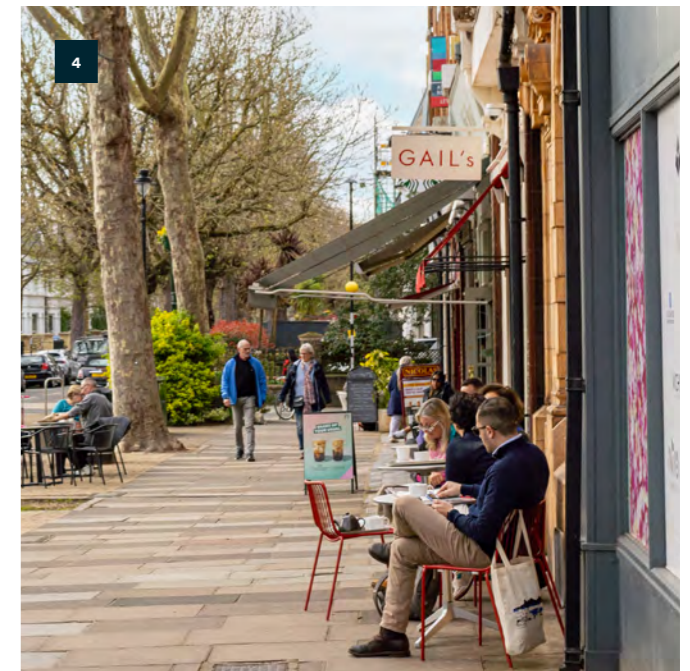
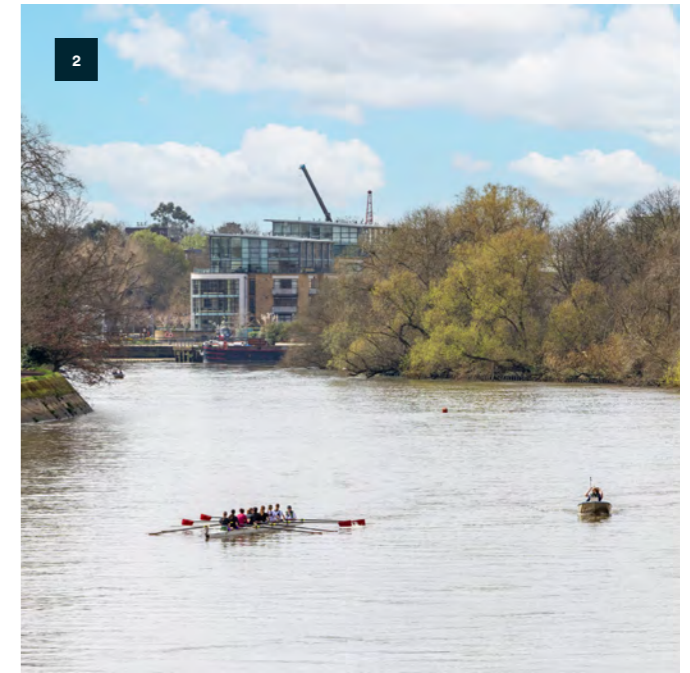




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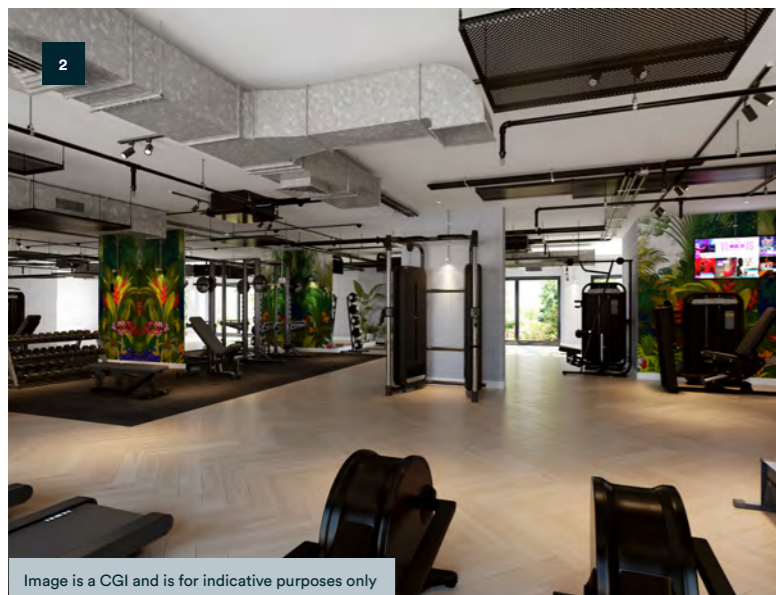


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Explore a range of amenities and enjoy more than just your home

Residents are well catered for at Kew Bridge Rise, offering an impressive array of on-site amenities that are rare to find with Shared Ownership homes.*

A state-of-the-art gym is kitted out with a full selection of exercise equipment.

Comfortably work from home in the flexible communal workspace, great for focus time away from your new home.

And for those with a busier lifestyle, the concierge service is exactly what you need to never miss a delivery. There's also a podium garden, reserved exclusively for residents, as well as a new on-site nursery**.

You're not just getting a home at Kew Bridge Rise, you're buying into a lifestyle.

*The gym, concierge, co-working space and podium gardens form part of the monthly service charge and may not be available from the outset. For more information speak to our Sales Associate. **The nursery is privately operated and does not form part of the monthly service charge.

1. Concierge
2. Gym
3. Co-working space

Dedicated to quality of design
and quality of life





Photography of Kew Bridge Rise show home



Photography of Kew Bridge Rise show home



Photography of Kew Bridge Rise show home

Specification

You can feel the meticulous attention to detail in every inch of your home. From the sleek stone worktops to the contemporary appliances, the space has been crafted with a passion for design.

Kitchen



- Matt finish handleless units with soft close to doors and drawers
- Worktop with matching upstand and splashback behind hob
- Induction hob
- Fully integrated appliances including single oven, microwave, dishwasher, fridge/freezer, induction hob and cooker hood
- Stainless steel undermounted sink with contemporary matt black mixer tap
- LED feature lighting to wall units
- Washer/dryer (freestanding in hallway cupboard)

Heating, Electrical and Lighting



- White LED downlights to entrance hall, kitchen/living/dining room, bathroom and en-suite
- Pendant fittings to all bedrooms
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- BT & Virgin fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky Q connection
- Video entry system to every apartment, linked to main entrance door
- External lighting to balcony/terrace
- Hard-wired smoke and heat detectors
- Sprinkler system to all apartments
- Spur for customer's own installation of security alarm panel
- Underfloor heating to all apartments
- Heating and hot water via communal air source heat pump and metered to individual properties

Bathroom and Ensuite



- White sanitaryware with contemporary matt black brassware
- Bath with shower over and black hinged glass square bath screen to main bathroom
- Feature mirror cabinet and shelf with LED lighting
- Bath panel (where relevant) to match vanity tops
- Large format wall tiles
- Laminate flooring to all bathrooms and ensuites
- Heated black towel rail
- Ensuites feature an overhead shower with white shower tray and a black hinge door with inline panel

Decorative Finishes



- Painted front entrance door with multi-point locking system
- High efficiency aluminium timber composite windows
- White painted flush internal doors with contemporary matt black 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
- Fitted carpet to all bedrooms
- Laminate flooring to hallways, kitchen/living/dining areas
- Floor tiles to winter gardens
- Aluminium decking to balconies

* Kitchen designs and layouts vary; please speak to our Sales Associates for further information.

The specification is subject to change without notice. Any images are indicative of the anticipated quality and style of the specification only and, unless specifically incorporated in writing into the sales contract, are not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.



Investing in homes *and neighbourhoods*

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

Social purpose is central to everything we do. As a not-for-profit organisation, all the money we make is reinvested into helping house those in greatest need.

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.

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

We are L&Q.

Invest for the future

and own your own home

L&Q offer an extensive range of Shared Ownership homes across the country. We can help you buy a home in a way that works for you.

Shared Ownership makes it possible to own your home – even if you feel priced out of the property market. It's an affordable home ownership scheme designed as a stepping-stone to outright ownership if you can't afford to buy a home on the open market.

To find out more scan the QR code and read: **Our Complete Guide to Shared Ownership**



Buying a Shared Ownership home with L&Q

With Shared Ownership you start by buying a share in your home and then progress to full ownership by buying more shares. Your deposit will usually be 5% to 10% of the share you are buying. You pay a mortgage on the share you own and a rent to L&Q on the share you don't own.

Are some applicants prioritised?

Some developments may initially be reserved for those who live or work locally, but in most cases the development is open to everyone so please register if you are interested. You can find out more about the development eligibility criteria on our website or by speaking to the Sales Team.

Is Shared Ownership really affordable?

The best way to find out if Shared Ownership is affordable for you is to speak to an independent mortgage advisor about your finances. They will help you determine what is affordable and help you make the right decision. You will need a deposit and will also need to cover the costs of buying a home. These costs include things like the reservation fee, mortgage valuation fee, removal costs and utility connection charges.

Can I buy more shares in my home?

Yes, this process is known as staircasing. You can also sell the share you own at any time, either via the L&Q Resales team or on the open market.

Am I Eligible?

To buy a home under the Shared Ownership scheme you must meet these basic requirements:

- have a combined annual household income under £80,000, or £90,000 in London
- not own a property, or part of a property, at the time of completing on your purchase
- be 18 years or older and be able to obtain a mortgage

Complete our Shared Ownership Application form to confirm your eligibility.

If you have any questions about the application form please contact the Homebuy Application Team at applications@lqgroup.org.uk or call **0300 456 9997** opt 1, Monday to Friday 9am-5pm
You can learn all about Shared Ownership at lqhomes.com/shared-ownership

Getting started with L&Q Shared Ownership



Step 1: Confirm your eligibility

Complete the online L&Q Shared Ownership application form at lqhomes.com/apply. If you're purchasing a home with a friend or partner, remember to complete the Joint application section of the form.



Step 2: Reserve your home

Browse our website and find a home that's right for you. Book a viewing and visit the show home, once you've chosen your home reserve it with a payment of £500.



Step 3: We make you an offer

Once you have paid your reservation fee, we will verify your identity. If the result of this check is satisfactory, we'll contact you to make an offer of a home.

Buying a Shared Ownership home After we have made you an offer



Step 1: Meet a mortgage advisor

When you accept the offer, it will be subject to a financial assessment with an independent mortgage advisor (IMA). They will assess what share you can afford to purchase and arrange your mortgage application for you.



Step 2: You appoint a solicitor

Everyone who buys a home needs to appoint a conveyancing solicitor to work on their behalf. We can provide details of solicitors who specialise in shared ownership.



Step 3: We exchange contracts

The Memorandum of Sale (MOS) will give a date by which to exchange contracts. This makes your intention to buy a home through L&Q a legally binding agreement.



Step 4: Completion day arrives!

Your mortgage lender will give your solicitor the money to buy your home and complete the sale. Congratulations on purchasing your new home!



Step 5: Time to collect your keys

We will make arrangements to meet you at your home and hand over your keys. We will also walk you through your new home and talk you through your Home User Guide.

We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

The L&Q new homes warranty

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 12 years from the date the building was finished.

Your sales associate can provide you with more details on the L&Q warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: lqgroup.org.uk



L&Q achievements



A selection of other L&Q developments



L&Q at The Chain
Walthamstow, London
lqhomes.com/thechain



L&Q at Kidbrooke Village
Greenwich, London
lqhomes.com/kidbrookevillage



Prime Point
Greenwich, London
lqhomes.com/primepoint

Disclaimer

All information in this document is correct at the time of publication and is subject to change. Computer (or other advanced technology) generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Individual features such as windows, bricks and other material colours may vary, as may heating and electrical layouts. Images provided of the proposed development do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping.

Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.

The logo consists of the letters 'L&Q' in a bold, white, sans-serif font, centered within a bright yellow rectangular background.

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🌐 lqhomes.com/kewbridgerise