



CHISWICK
GATE

London
W4

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As beautiful inside as it is outside. Fittings and finishings that are second to none

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Thames Valley Housing is dedicated to helping you buy your new home

YOUR NEW HOME

FUTURE CLASSIC
RESIDENCES



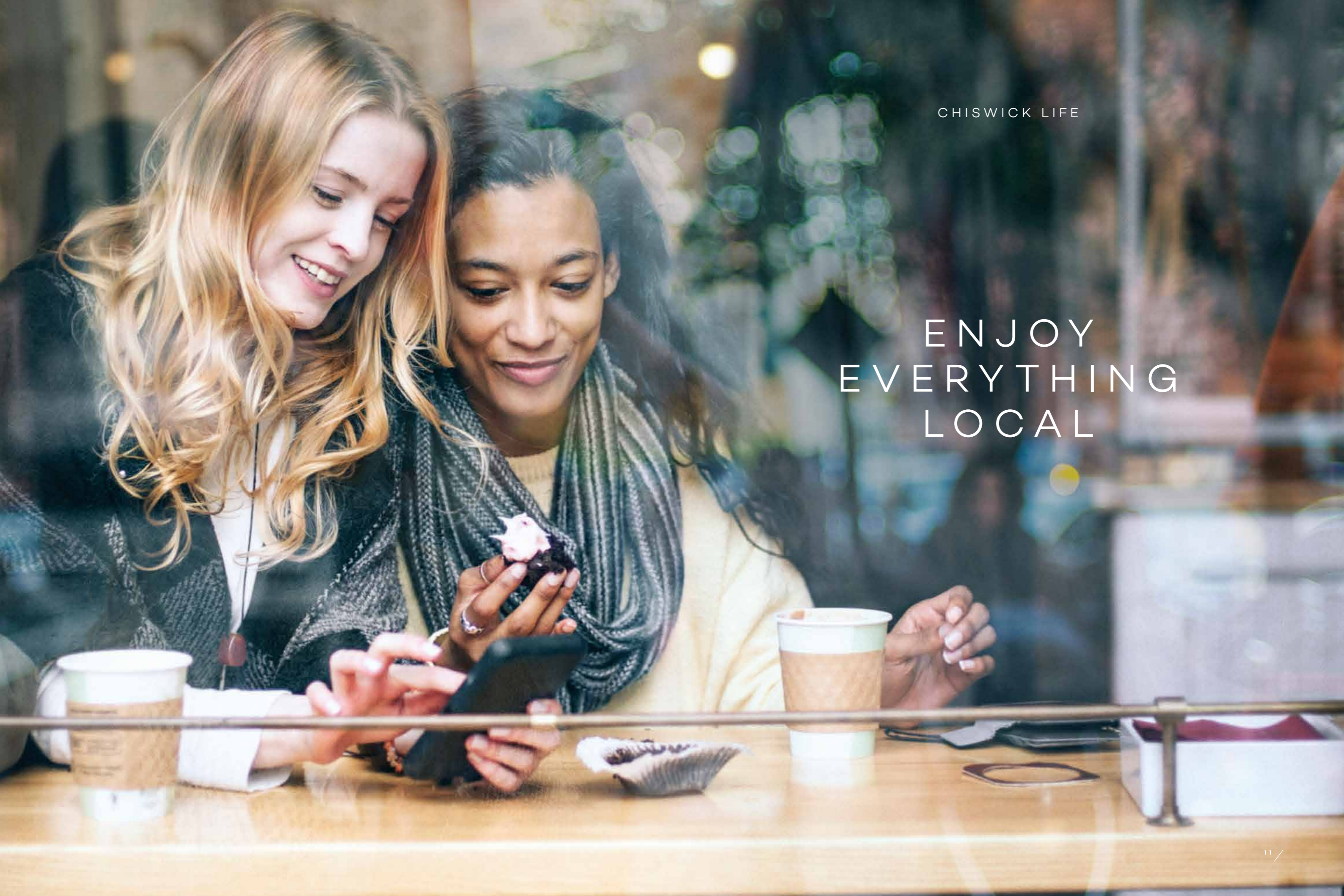
— Chiswick Gate
The fountains and courtyards in and around Chiswick Gate offer a calm and serene ambience.



— Chiswick Gate aerial view
Classically styled homes within
easy walking distance of parks,
playgrounds and the riverside.

CHISWICK LIFE

ENJOY
EVERYTHING
LOCAL





Enjoy quality time in quality venues

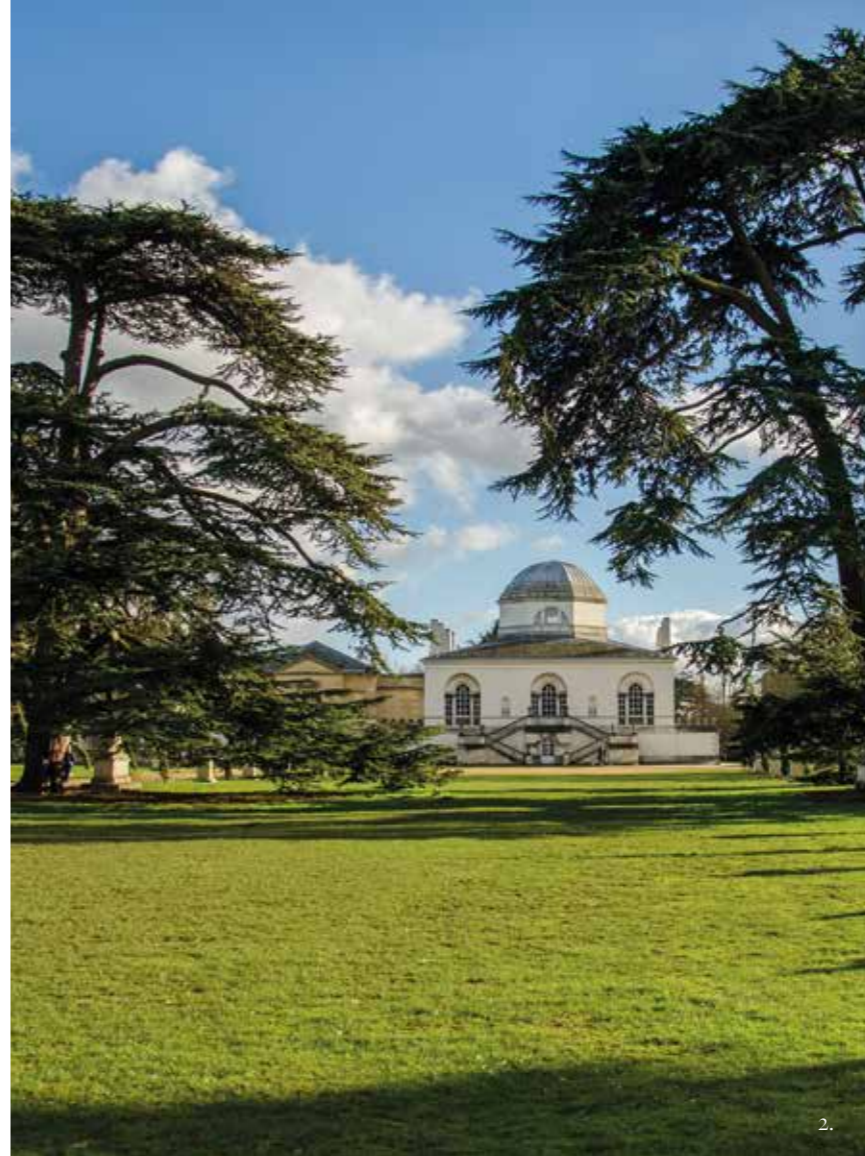
At Chiswick Gate you'll find some of London's finest restaurants, bars, cosmopolitan cafes, cosy pubs and vibrant meeting hubs – just a short stroll away.

Whatever your mood, nearby Chiswick High Road will be able to cater for it. Wind down your week with a glass of wine at highly acclaimed Vinoteca or perhaps have a small bite to eat at Charlotte's Bistro,

awarded Chiswick's most-loved local by *Time Out*. Chiswick is not just popular for its gastronomic treats, it's a favourite spot for fun meet-ups with friends. Enjoy the incredible cocktails at Carvosso's at 210 or perhaps try out an exotic pilsner in the Victorian gastro pub The Roebuck. For a change of scene, pop down the road to nearby Richmond or Kew. At Chiswick Gate you really are at the heart of the new 'semi-suburban Soho'.

— Live it up

1. Charlotte's Bistro, awarded Chiswick's most-loved local by *Time Out*
2. The Roebuck, more than just a pub
3. Sample international wines at Vinoteca
4. 'Hard to beat' summer cocktails at Carvosso's at 210



An abundance of open spaces

Life at Chiswick Gate will probably mean that most of your leisure time will be spent in the open air – most likely with friends and family who will want to visit you here.

As you are just minutes away from the bank of the Thames, your river walks can include a drink in the smallest bar room in the world (in The Dove pub), a visit to a brewery, a peep inside the house where William Morris lived, or a daring dash to

the uninhabited island Chiswick Eyot at low tide. And water means water sports – canoeing, paddle boarding, rowing – go on, push the boat out!

What's more, when it comes to public parks and open spaces, you're spoilt for choice: Chiswick Park Gardens; Kew Gardens; Richmond Park; Ravenscourt Park; London Wetlands Centre. Take your pick.

— Lush landscapes

1. Enjoy a summer day in one of the many parks
2. The neighbouring Chiswick House is a fabulous way to lazily while away a few hours
3. Stroll down the Thames to Strand-on-the-Green
4. WWT London Wetlands centre, adventure for adults and children



Everything you'll want in your life — right on your doorstep.

Keeping fit and active is the modern norm, and you'll find everything you need to keep you in shape at the Hogarth Health Club, where as well as hitting the gym you can have a game of squash or tennis and swim in the pool afterwards.

The area abounds in quality schools for all ages; nearby Grove Park Primary is an example of the local standard – 'outstanding', says Ofsted. For entertainment and culture the O2 Shepherd's

Bush Empire and Hammersmith Apollo are just down the road for live bands and comedy, and just a bit further is The Bush Theatre for plays and performing arts.

As for shopping, just spend a morning strolling the local streets to the north of Chiswick Gate up to Chiswick High Road and you will find all manner of independent boutiques and specialist shops. If you have not yet discovered Chiswick Food Market, then prepare to be amazed.



2.



1.

- Live it up
1. Hogarth Health Club – What could be better than a long dip in the pool?
 2. Food markets to delight the taste buds
 3. Big performances at one of London's best venues, the O2 Shepherd's Bush Empire
 4. Retail therapy in West London



3.



4.

NEARBY LUXURY

EVERYDAY
INDULGENCE

Go ahead and treat yourself

To experience the high life without the high prices take a stroll to La Trompette, OpenTable's diners' choice winner 2015, and sister to Chez Bruce and the Glasshouse at Kew, and where the chef patron of nearby Restaurant Michael Nadra learned his impeccable trade prior to opening his own establishment.

Not many districts can boast their own chocolatier, but Chiswick can – let Philip Neal Chocolates introduce you to the pure indulgence that is Theobroma Cacao. And for regular pampering book into the Cove Spa in the High Street, awarded 'Spa of the Year 2015' at the London Hair & Beauty Awards. Go on, spoil yourself!



— Why not?

1. Take some time out for yourself in one of Chiswick's luxury spas
2. Sample exquisitely crafted menus at Michael Nadra restaurant, just one of the local Michelin guide restaurants
3. Give in to temptation with Philip Neal, the chocolatier
4. Find romantic local hideaways



A photograph of a pink lotus flower in full bloom, floating on a pond. The flower has many layers of pink petals and a yellow center. It is surrounded by large, green lily pads. The water is a deep blue-grey color. The background is slightly blurred, focusing attention on the flower.

THE DEVELOPMENT

CLASSIC STYLE,
MODERN DESIGN

Siteplan



Hogarth Lane

Hogarth Roundabout
to east of site



Burlington Lane

Key

- Shared ownership
- Private ownership
- Trees
- Lawn
- Block paving
- Aggregate paving

Disclaimer: This sitemap is for general guidance only.



A haven of tranquillity in a uniquely convenient location

At the heart of Chiswick Gate, and the development's focal point, are the sumptuous communal gardens. Inspired by the heritage of formal English gardens, these beautifully planted outdoor spaces connect together to create a welcoming entrance.

Balancing the blend of period-style townhouses and a modern twist on warehouse-inspired architecture, the central orchard-like communal space is a sanctuary for residents to relax and enjoy – many from their own balcony or terrace – reflecting the area's abundance of parks and open spaces.

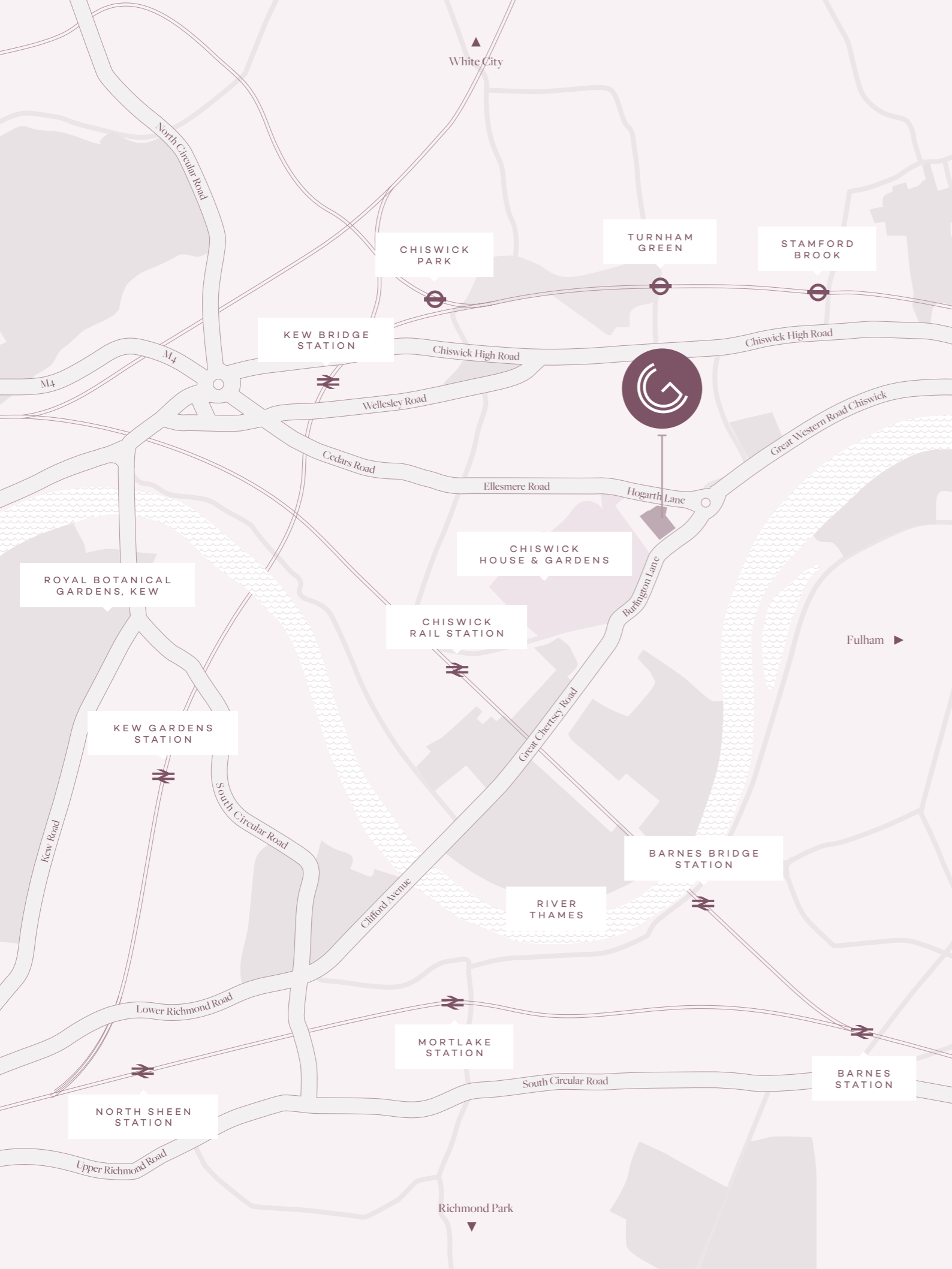
As well as stylish homes and exceptional leafy surroundings, residents will benefit from dedicated car parking spaces and a cycle store, which are discreetly housed underground.

Superb transport connections make Chiswick Gate the ideal base for travelling into central London or accessing the UK motorway network, and for international travel Heathrow Airport is under 25 minutes' drive away.

— Oasis of calm

1. Expansive balconies and terraces look out over sumptuous communal gardens
2. Fountains and water features soothe the senses
3. Blending styles of period-style townhouses and warehouse-inspired architecture
4. An orchard-like communal space, inspired by formal English gardens





It couldn't be easier getting from A to B

Whatever your preferred mode of transport, and wherever you want to get to, Chiswick Gate is the ideal starting point.

Enjoy easy access to overground and underground rail stations, fast connection to the UK motorway network, or a leisurely stroll to nearby riverside walks and public green spaces. For the daily commute, if you don't have the time to walk,

bus service 190 from adjacent Burlington Lane has stops convenient for Ravenscourt Park and Hammersmith underground stations.

If you work in the West End or The City, at the end of the day you will know that you'll be enjoying the peace and tranquillity of Chiswick Gate while your colleagues are still in transit. Welcome home.



Source: Taken from Transport for London and Google Maps. Distances and times are approximate only.

SPECIFICATION

COMFORT
& ELEGANCE



Elegant and highly refined homes

Outside & security

- Private balcony (to selected units only)
- Landscaped orchard gardens
- Gated underground car parking
- Children's play area
- Secure bicycle storage
- Secure by Design entrance doors
- Audio door entry system
- Video door entry system (to block B units only)

Bathroom

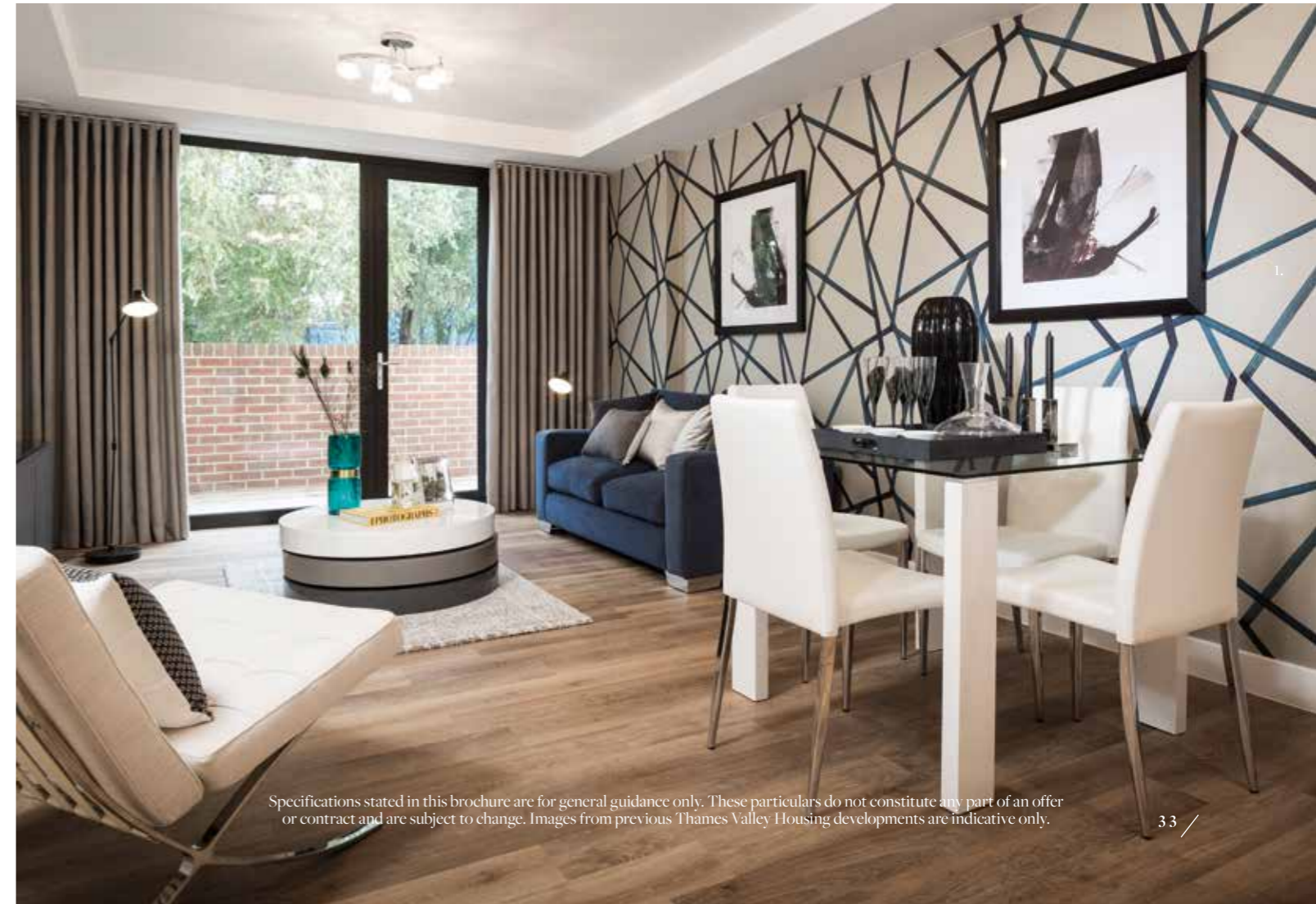
- Twyfords Celtic steel bath with thermostatic shower mixer
- Grohe shower over bath with glass shower screen
- Large format ceramic floor & wall tiles
- Chrome electric heated towel rail
- Recessed downlighters

Kitchen

- Fitted Commodore kitchen
- Mitre-jointed laminate worktop with matching upstand
- Gas electronic stainless steel hob, with built in electrical oven & grill, stainless steel splash back & extractor hood
- Stainless steel 1 1/2 bowl and drainer with modern Grohe mixer taps
- Fully integrated fridge-freezer & dishwasher

Additional features

- Karndean flooring to kitchens, living room, hallways & carpet throughout bedrooms
- Washer-dryer (located in hallway cupboard)
- Energy-efficient lighting
- Rational windows with easy-clean hinges
- Fitted wardrobe comprising sliding doors, shelf & hanging rail
- Underfloor heating (to block B units only)



— **Highly refined**
Rest assured that every fixture and fitting in your new home will be considered and chosen for elegant aesthetic and quality.

Specifications stated in this brochure are for general guidance only. These particulars do not constitute any part of an offer or contract and are subject to change. Images from previous Thames Valley Housing developments are indicative only.

About Shared Ownership

Shared ownership is a fantastic option to get on the property ladder for a range of people.

Buying your home through Shared Ownership means that you don't need to buy the whole home straight away and so your deposit and mortgage will be less compared to buying a home on the open market. With shared ownership, you buy a share in a property and pay a subsidised rent on the share you don't own. You also pay a service charge and the usual costs of running a home. As part of the purchase process, we'll help you understand these costs and draw up a rough household budget of income and outgoings.

We'll help you work out what share of your new home you can afford and will be on hand to guide you through the whole purchasing process.

**Stepping up —
how to purchase more shares of your home**

Once you are on the property ladder you can take the next step and increase your share if your circumstances change. We call this 'staircasing' and it is the process of buying more shares which means paying less in rent. The scheme is flexible to suit your goals as well as your budget and our staircasing team is available to answer all of your questions.

If you ever want to move, you can sell your share of the property with the help of our dedicated resales team. They will take care of marketing and advertising your property, right the way through to finding a purchaser. If you have already purchased the full share of your property and own 100%, you can sell your property on the open market.

For further information

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Photo credits:

Page 13: Chiswick House Park by Mike T (Taken from Flickr) Page 15: Shepherd's Bush Empire by Drew de F Fawkes (Taken from Flickr)

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