



SHARED OWNERSHIP AT

# CHISWICK GREEN

L O N D O N W 4



WELCOME TO

SHARED OWNERSHIP AT

# Chiswick Green LONDON W4

Your perfect home in  
Chiswick is within reach

Looking to buy in Chiswick but can't afford what you want? A shared ownership property at Chiswick Green could be the answer.

Our perfectly proportioned development of 16 apartments gives you access to everything you already love about leafy Chiswick. Café culture. Parks and riverside walks. Great connections to the city.

We've created high-quality homes with style you can be proud of. Clean lines and sophisticated spaces. Designed with modern living in mind. Choose from one- or two-bedroom executive apartments in this smart, contemporary development.



*Well-designed, affordable  
new homes in Chiswick Green*





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## Discover Chiswick

A former fishing village, the highly desirable riverside district of Chiswick sits in the Borough of Hounslow. Its neighbours include Hammersmith to the east, South Acton in the north and Brentford to the west.

It's convenient travel into the city and laid-back café culture, make it a favourite with professionals and families. We're talking wine bars on Chiswick High Road and picnics in the manicured gardens of Chiswick House. Sound good?







*It's village life  
on your doorstep,  
with city life  
within easy reach.*



If you're after green space, Chiswick is the place to be. Its home to two of London's largest public parks - Chiswick House Gardens and De Vere Gardens.

Roam the grounds of Kew Gardens or soak up the peace and quiet at Gunnersbury Triangle. You'll find the perfect escape just yards from Chiswick Park Tube station. Take a relaxing stroll along with Thames to Chiswick Eyot Island or take a canoe out on the river.



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# What's Nearby

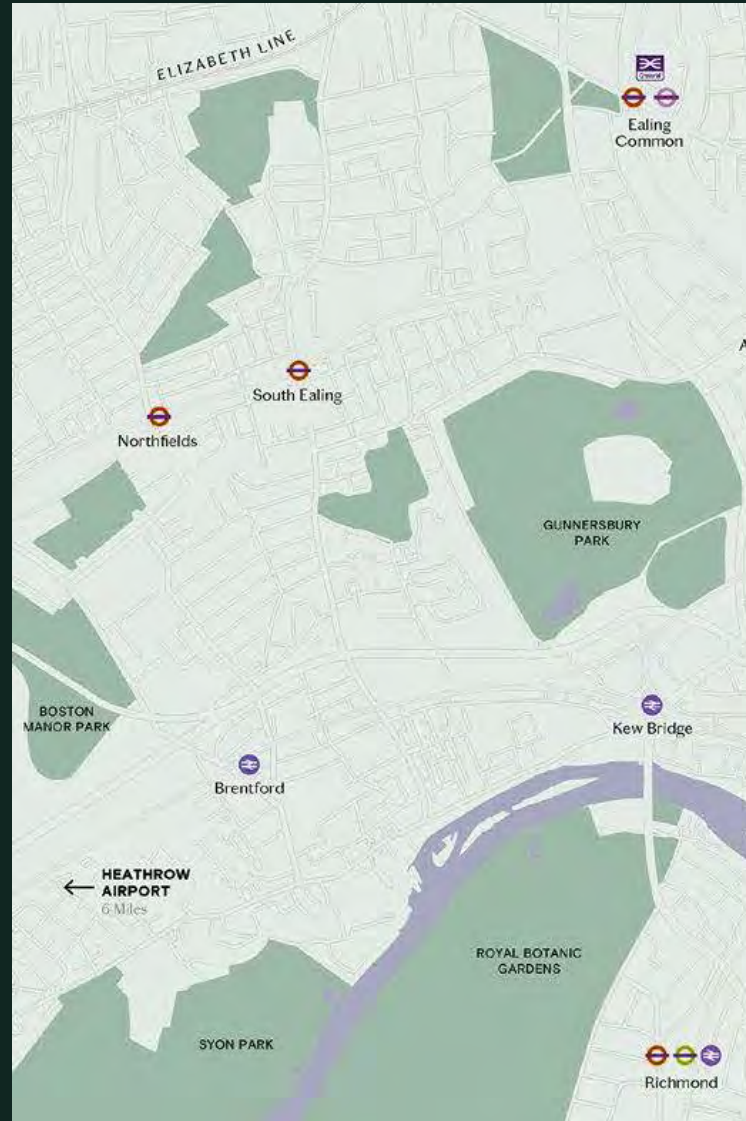
There's lots to explore, whether that's using the overground or underground.

On your doorstep you'll find the world-famous Kew Gardens and Richmond Park.

Feeling hungry? Foodies can take their pick from local favourites such as the Ivy Cafe, the Michelin starred La Trompette, and Petersham Nurseries Cafe in Richmond.


Hop on a short tube trip to discover Kensington's cultural heritage, including the V&A Museum and White City. Enjoy something a little more exclusive Notting Hill or Knightsbridge. Thinking of jetting off? Crossrail's Elizabeth Line will get you to Heathrow airport in just 14 minutes.\*

\*Time based on Crossrail services from Ealing Broadway.




## By Bike


  
9 MINS  
CHISWICK HOUSE & GARDENS


  
15 MINS  
KEW GARDENS

  
16 MINS  
RICHMOND

## By Underground

  
24 MINS  
HIGH STREET KENSINGTON

  
15 MINS  
NOTTING HILL

  
35 MINS  
KNIGHTSBRIDGE

SOURCES: GOOGLE, TFL AND NATIONAL RAIL. JOURNEY TIMES WILL VARY DEPENDING ON THE TIME OF TRAVEL





Chiswick Park Station



Chiswick High Rd



Izgara Finchley





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## The neighbourhood

### Chiswick life

Chiswick Green offers all the benefits of the busy city centre without the hustle and bustle. If you're looking for a place to set down roots, Chiswick, with its beautiful views, and friendly vibe, is the place to be. You'll never want to leave.

### Shopping

Supporting independents and buying local is easy. Chiswick has a mixture of independent food, fashion, health stores, and furniture shops. Around Chiswick High Road you'll find shopping experiences like no other. The Westfield shopping centre in Shepherd's Bush is also just a short ride away.

### Food & drink

When it comes to dining in Chiswick, there's something for everyone. Tuck in at a familiar chain restaurant or try something different at one of the independent gems. Coffee fans have endless choice, with Starbucks and independents like Chief Coffee on the doorstep. If you like a beer, head to Fuller's Brewery or The Bell & Crown, which is popular with dog owners.



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*Chiswick –  
best of both  
worlds*







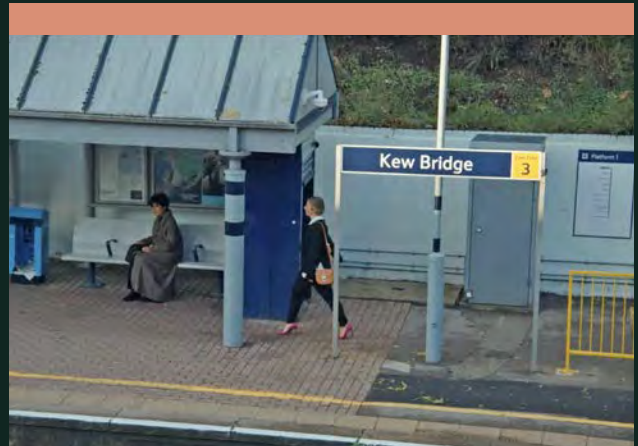
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## Transport

# The world at your feet

Whether you travel by car, tube or train, you're well connected at Chiswick Green.

Chiswick sits on the Hounslow Loop Line within Travelcard Zone 3. Waterloo is just a 25 minute journey by train. Local tube stations include Stamford Brook, Turnham Green, and Gunnersbury. Many local bus routes operate 24/7. Heathrow Airport is just 14 minutes away.



\*Times sourced from Google maps.

### Chiswick Park Underground Station

- 14 mins** to Hammersmith
- 18 mins** to South Kensington
- 24 mins** to Victoria
- 29 mins** to Oxford Circus
- 38 mins** to Bond Street
- 38 mins** to King's Cross

### Gunnersbury Overground Station

- 16 mins** to Richmond
- 26 mins** to Hampstead Heath

### Chiswick Station, National Rail

- 25 mins** from London

Sources: Google, TfL and National Rail. Journey times will vary depending on the time of travel





Stylish yet comfortable. Vibrant yet peaceful. Local yet cosmopolitan.

At Chiswick Green, living and working from home go hand in hand. You'll get the best of both worlds.

Chiswick proves that living on the edge of London doesn't mean you can't be in the centre of it all. It has all the amenities you could want. Outstanding schools, plenty of shops and welcoming pubs and restaurants. And excellent travel links mean the excitement of central London is just a short train ride away.





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## The Development

We design homes so you can work hard and play hard. We're talking low-carbon living and easy working from home. Good for you, good for the environment. The perfect balance. Your happy place.

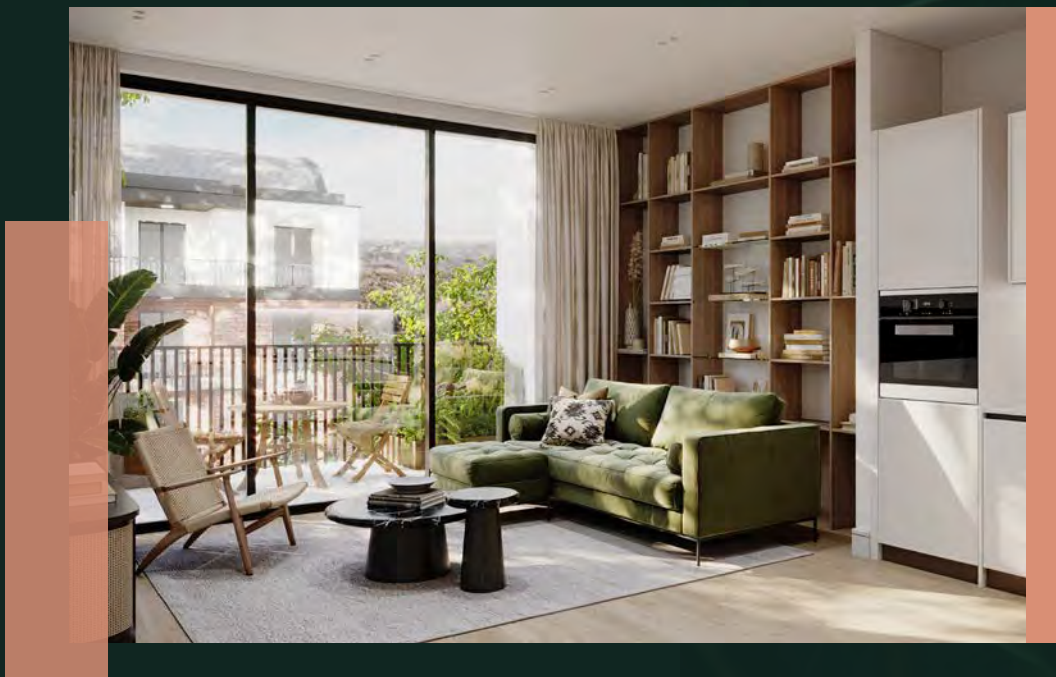
Think minimalism mixed with clean lines. Functional space with sophisticated style. That's our 'Japandi' inspired design. Japan meets Scandinavia. Simple.

## General

- Access to main entrance via electronic video system CCTV coverage
- Multi-point locking apartment entrance door
- Communal lobby with secure residents' post boxes
- External secure residents' cycle storage

## Kitchens

- Contemporary kitchen with matt lacquer finish
- Polished chrome monobloc kitchen mixer with flow regulator
- Stainless steel with single drainer
- 600mm Integrated wall mounted single oven/grill
- 600mm Glass 4-zone induction hob
- Recirculating cooker hood extractor concealed in wall cabinet over hob
- 600mm Integrated dishwasher
- 600mm Integrated 70/30 fridge/freezer
- Integral waste recycling bins
- Soft close doors and drawers
- Concealed LED lighting to underside of wall units
- Hotpoint appliances
- All minimum 'A' rated by EU Energy Efficiency Labelling Scheme

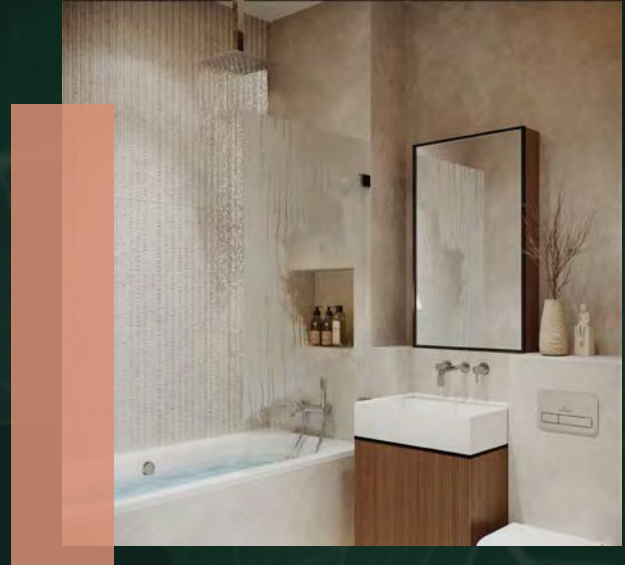




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## Bathrooms & en-suites

- White finish steel inset bath
- Ceiling mounted shower (walk-in shower where applicable refer to floorplans)
- Wall hung WC with soft close cover in white
- Wall recessed mirror cabinet to each bathroom / shower room
- Integrated shelving, shaver socket and mirror demister pads
- Polished chrome taps
- Heated chrome towel rail
- Thermostatically controlled shower
- All brassware by Crosswater
- Recessed low voltage LED lights



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## Interiors & finishes

- Internal solid white doors with nickel ironmongery
- Matt emulsion to all rooms in white shade
- Skirting and architraves in white eggshell finish
- Straight, wide plank timber grain vinyl flooring to lobby, kitchen, service cupboard and living room
- 50:50 wool mix carpet to bedrooms

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## Electrical & heating

- Mains operated smoke and heat detectors
- Recessed low energy LED downlights throughout
- Radiators to living/dining rooms
- TV outlets to living room and bedroom one
- Combined washer dryer in services cupboard
- Whole house integrated ventilation/heat recovery system

All materials and specifications subject to change based on final design coordination with contractor.

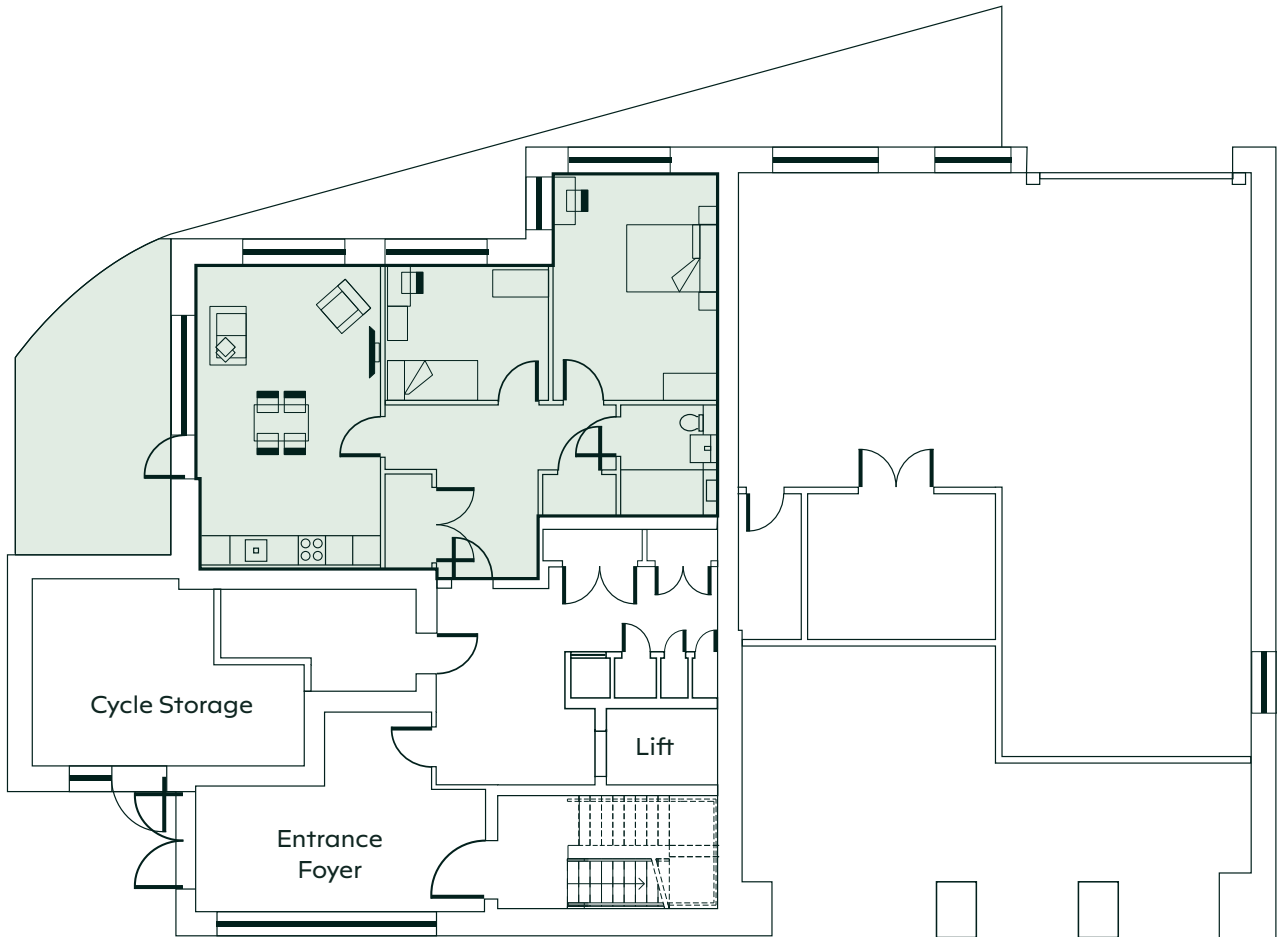






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## Master Floorplan



# Adelaide House

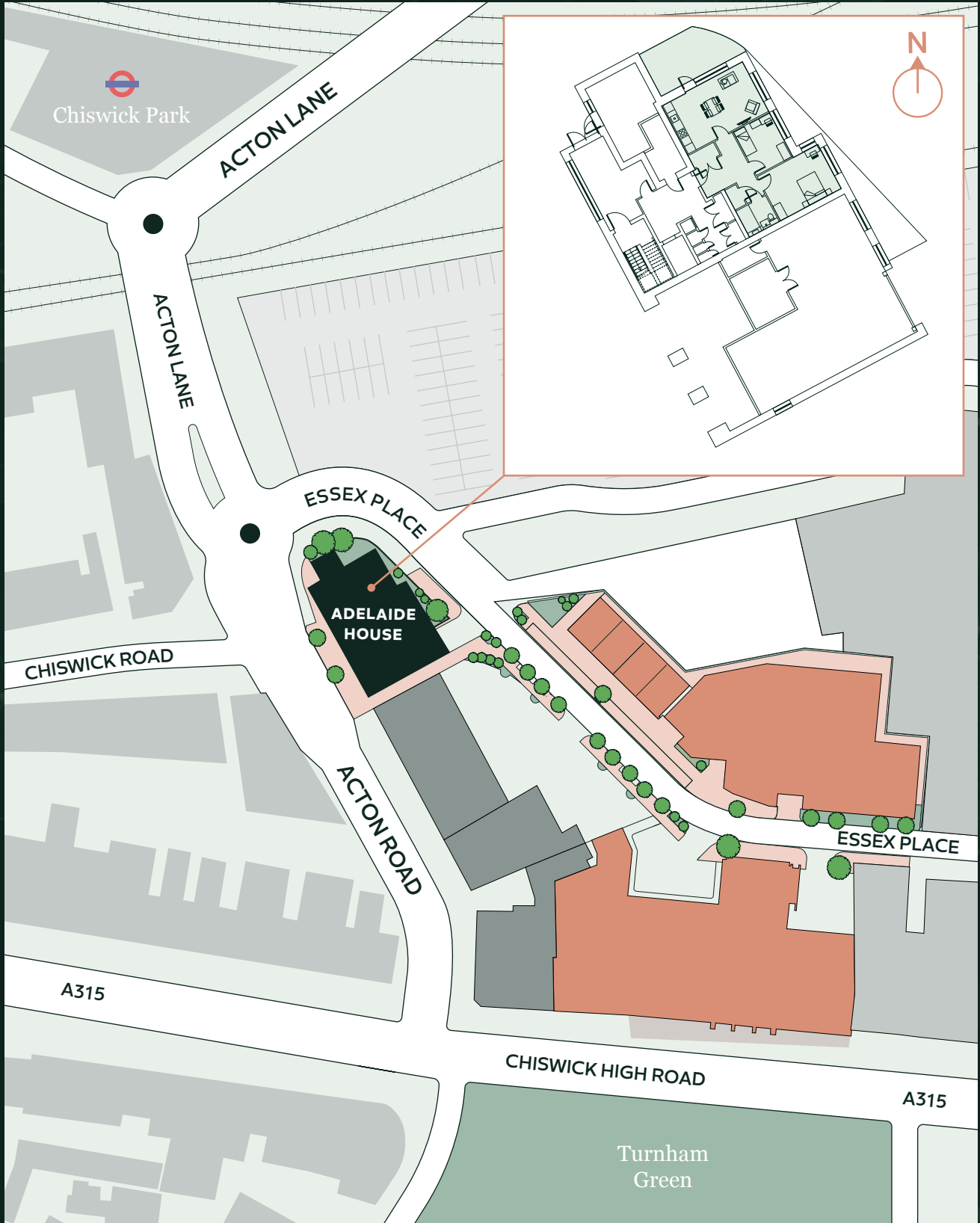
Our five-storey apartment block is an exclusive collection of 5 luxurious apartments per floor, we are offering shared ownership on floors one to four.

We are ideally located at the corner of Acton Lane and Essex Place, just a couple of minutes walk from Chiswick Park Underground station and Chiswick High Street. Our property on the ground floor is perfect for those with limited mobility. Adelaide House was purpose built to offer spacious living accommodation in a desirable setting with easy access to Chiswick, Hammersmith and the City.



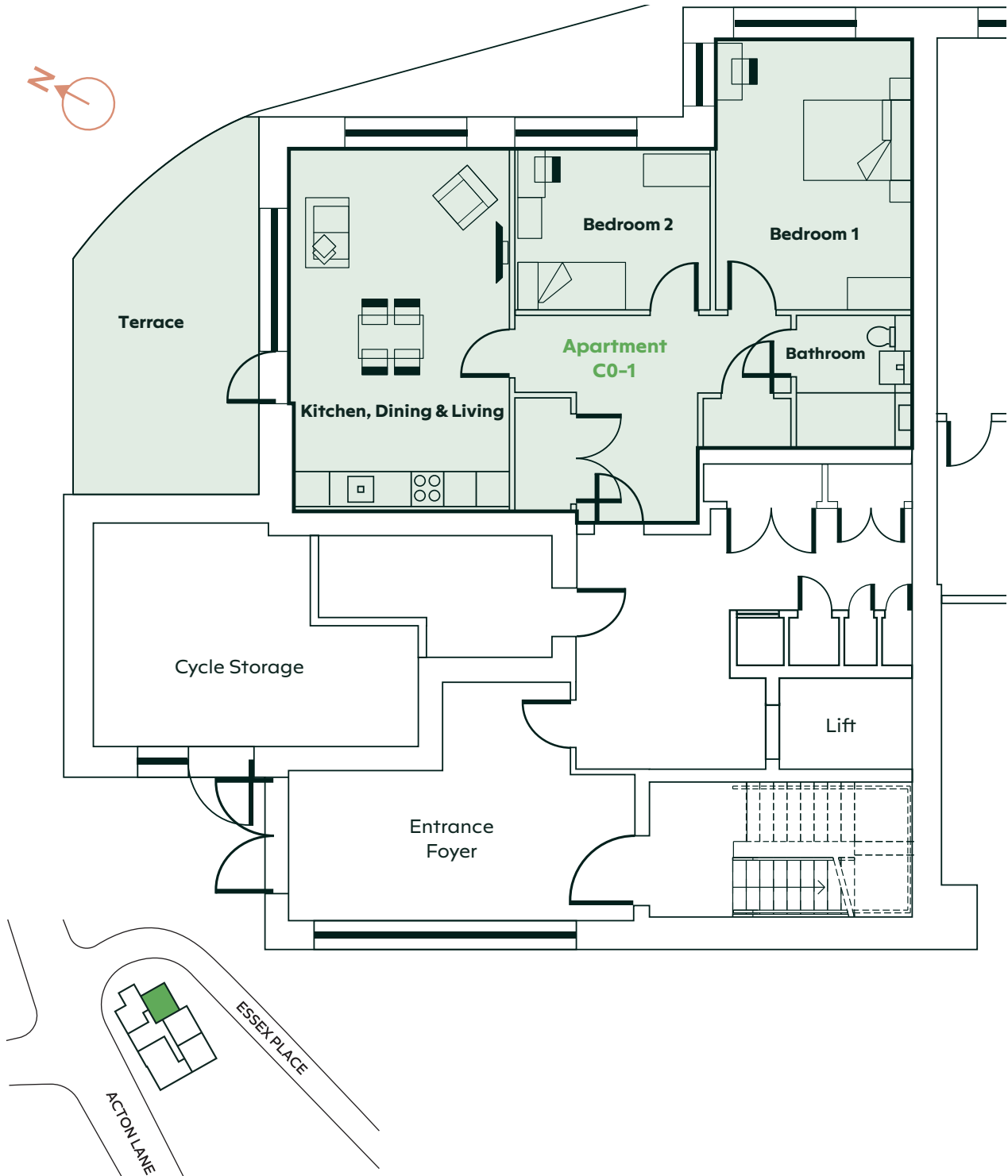
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# Development Location



## Floor-Ground

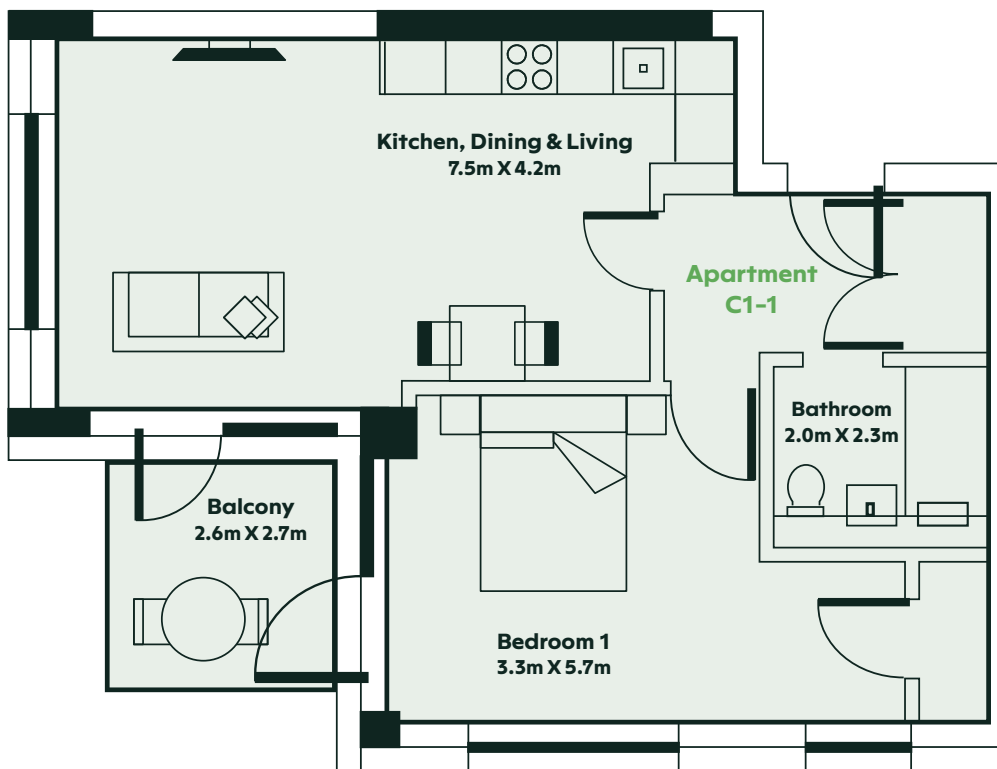
UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C0-1	GROUND	BALCONY	2 BED	79m2	850





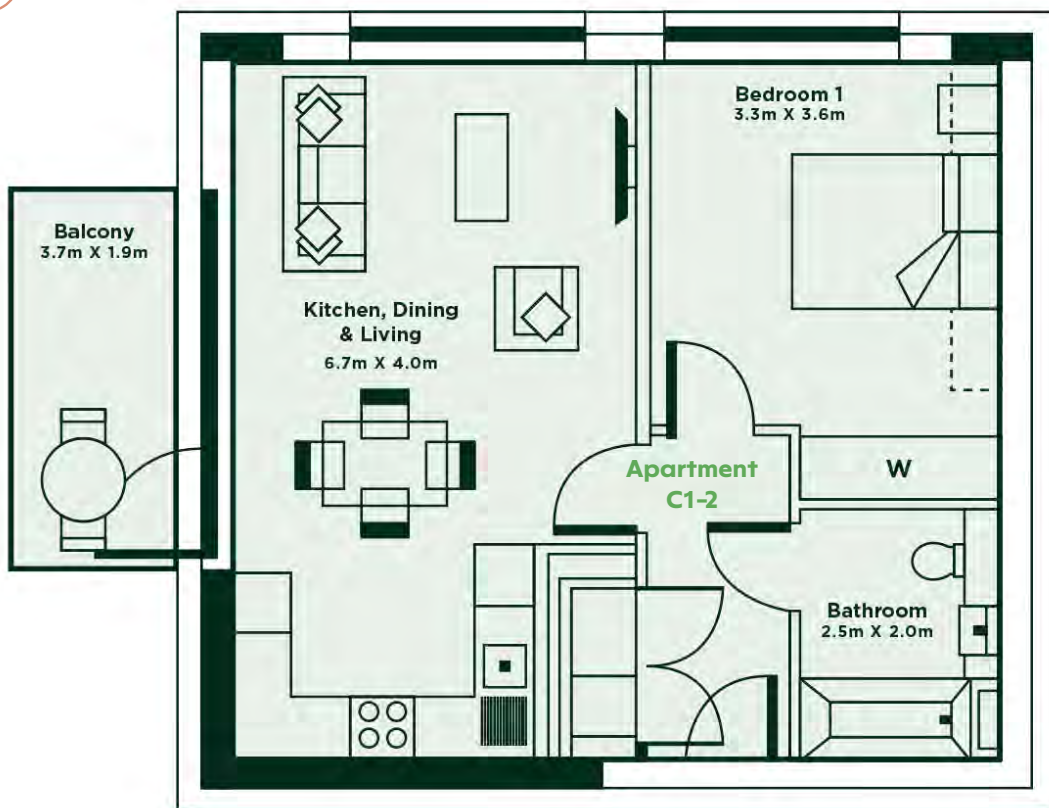
## Floor-First

UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C1-1	FIRST	BALCONY	1 BED	54	581



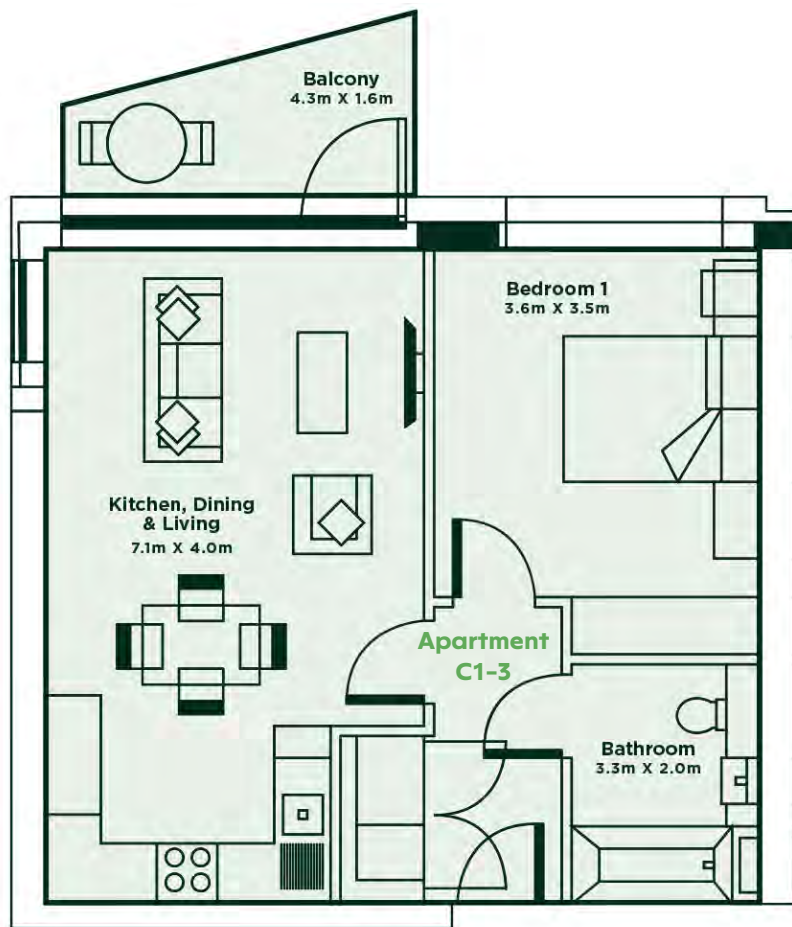
## Floor-First

UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C1-2	FIRST	BALCONY	1 BED	50	538



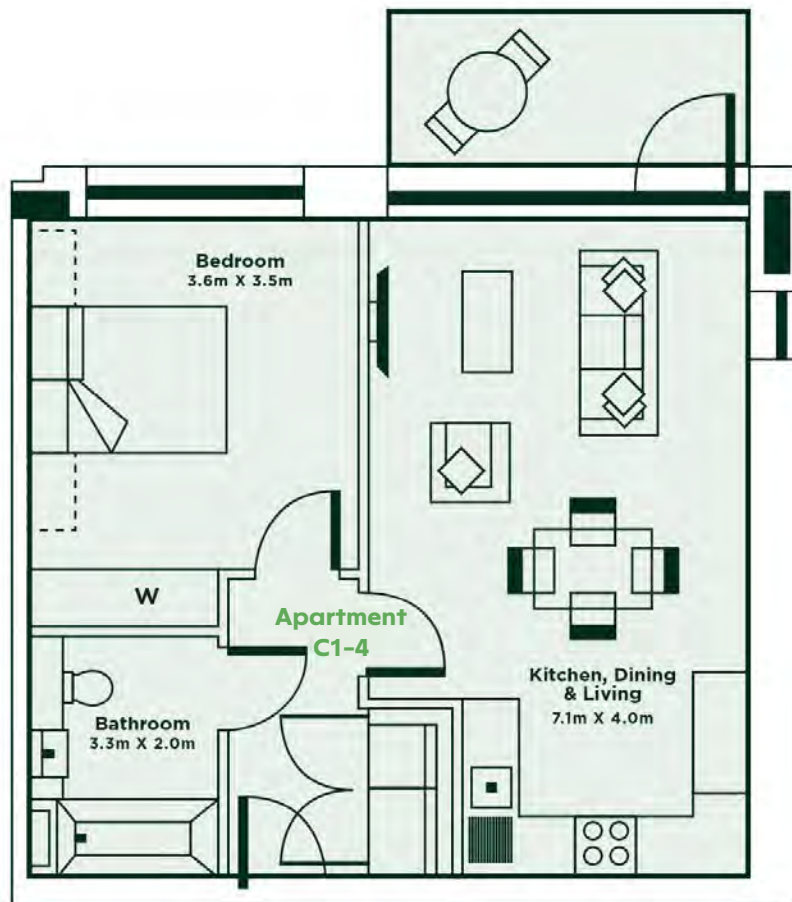
## Floor-First

UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C1-3	FIRST	BALCONY	1 BED	50	538



## Floor-First

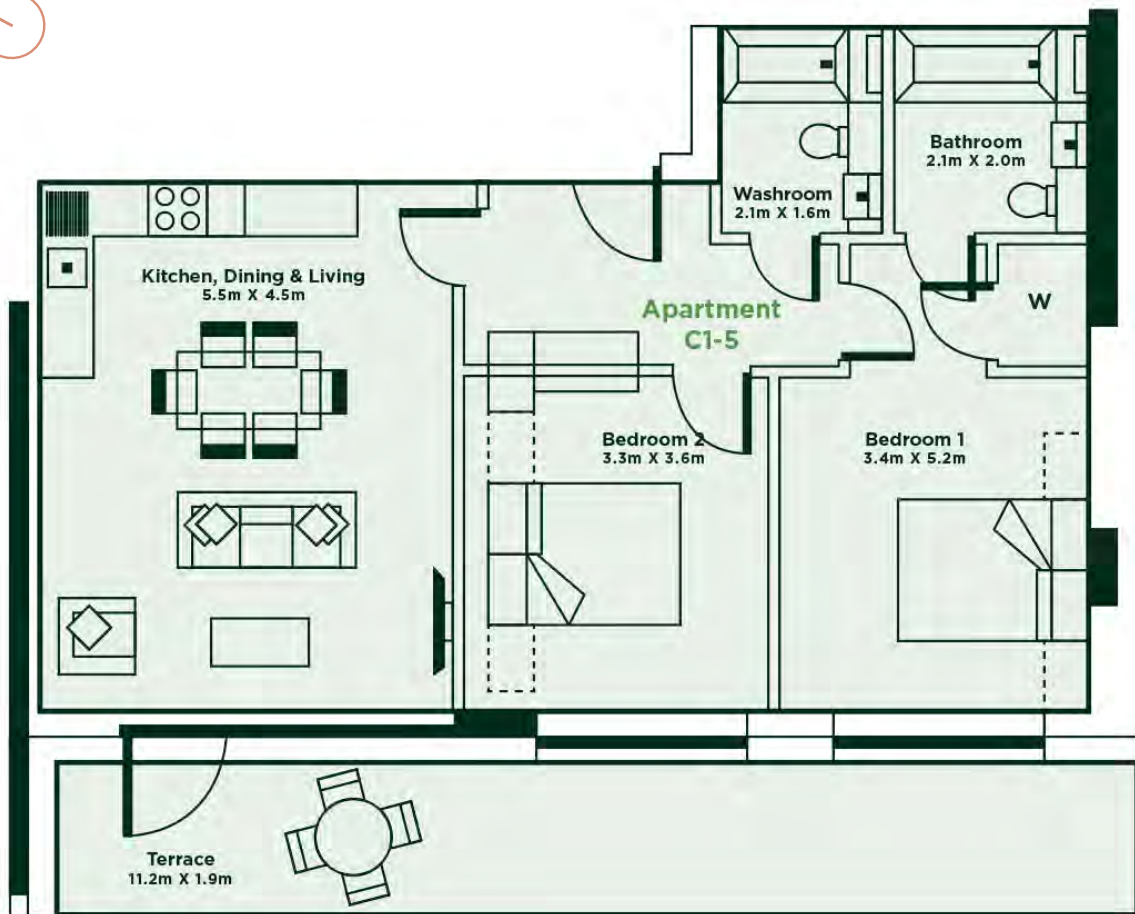
UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C1-4	FIRST	BALCONY	1 BED	50	538





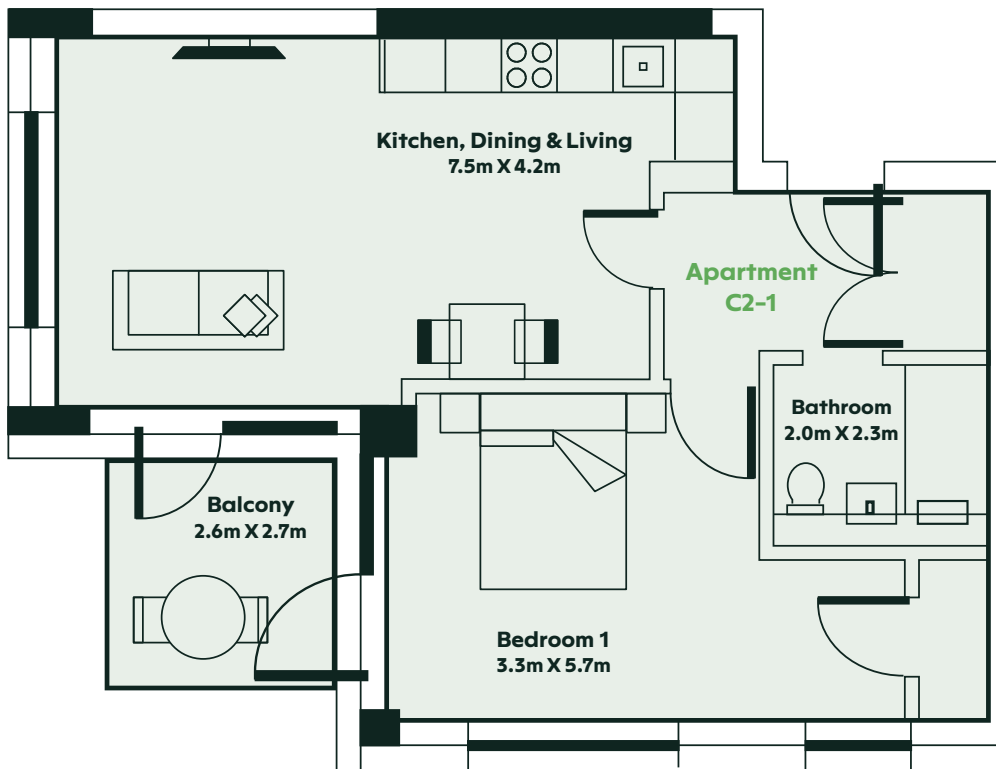
## Floor-First

UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C1-5	FIRST	LARGE BALCONY	2 BED	70	753



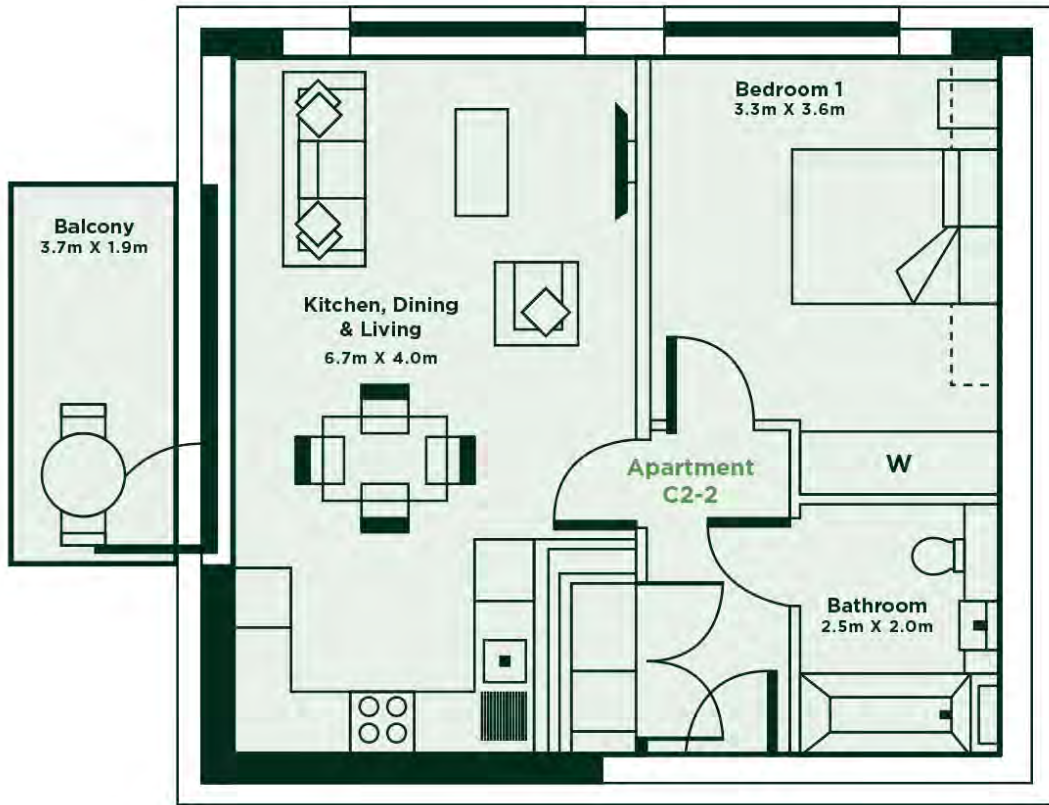
## Floor-Second

UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C2-1	SECOND	BALCONY	1 BED	54	581



## Floor-Second

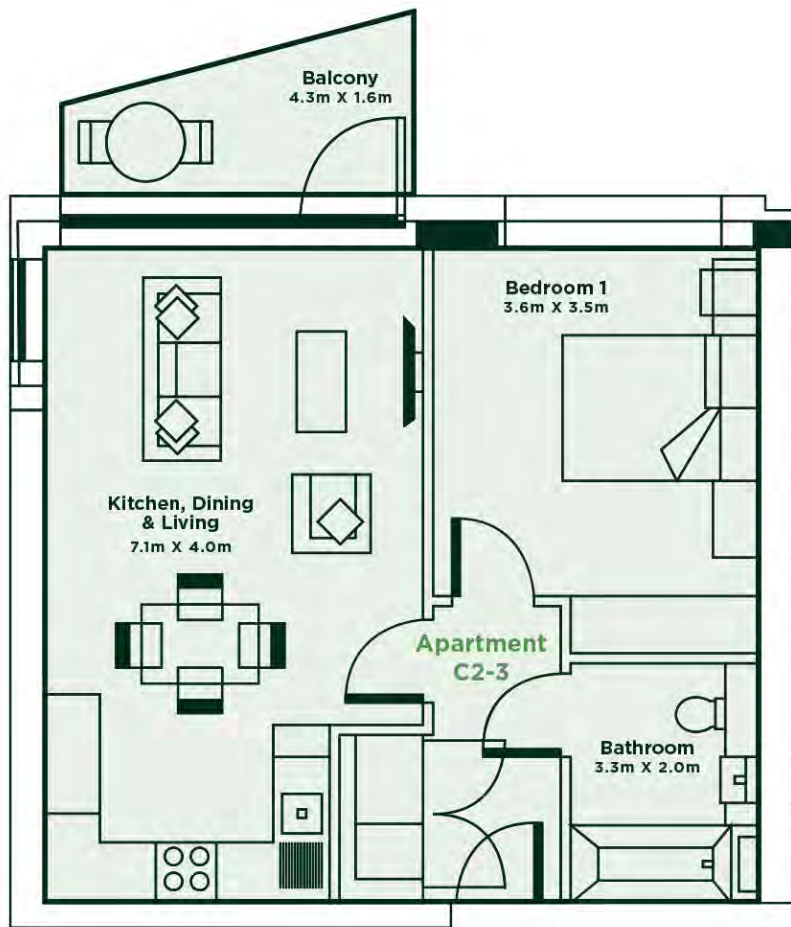
UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C2-2	SECOND	BALCONY	1 BED	51	549





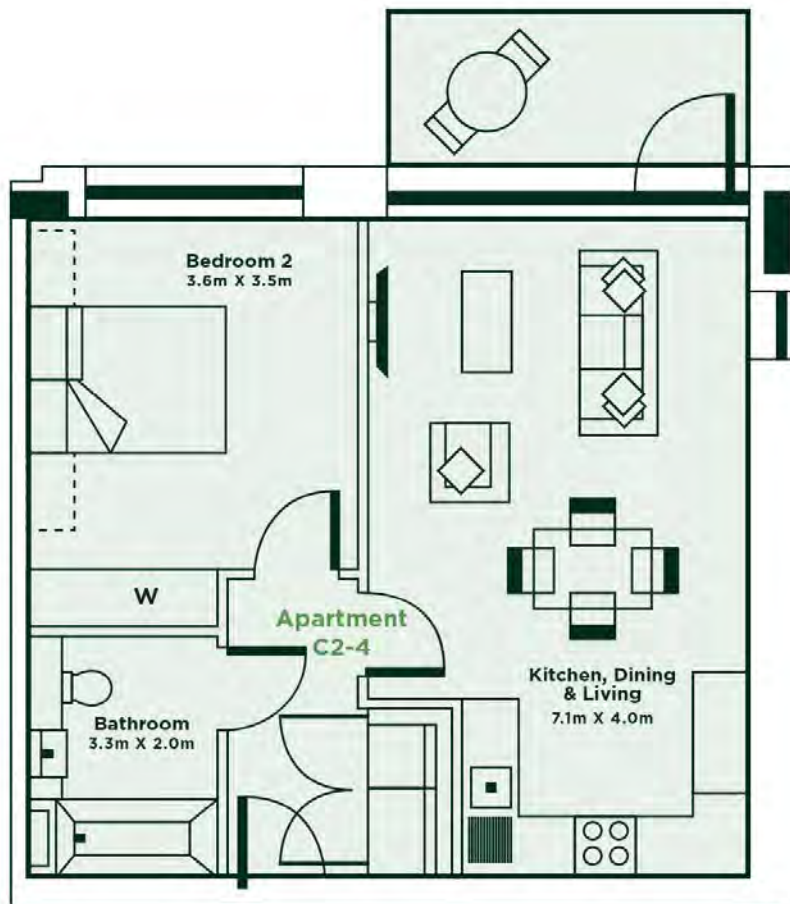
## Floor-Second

UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C2-3	SECOND	BALCONY	1 BED	50	538



## Floor-Second

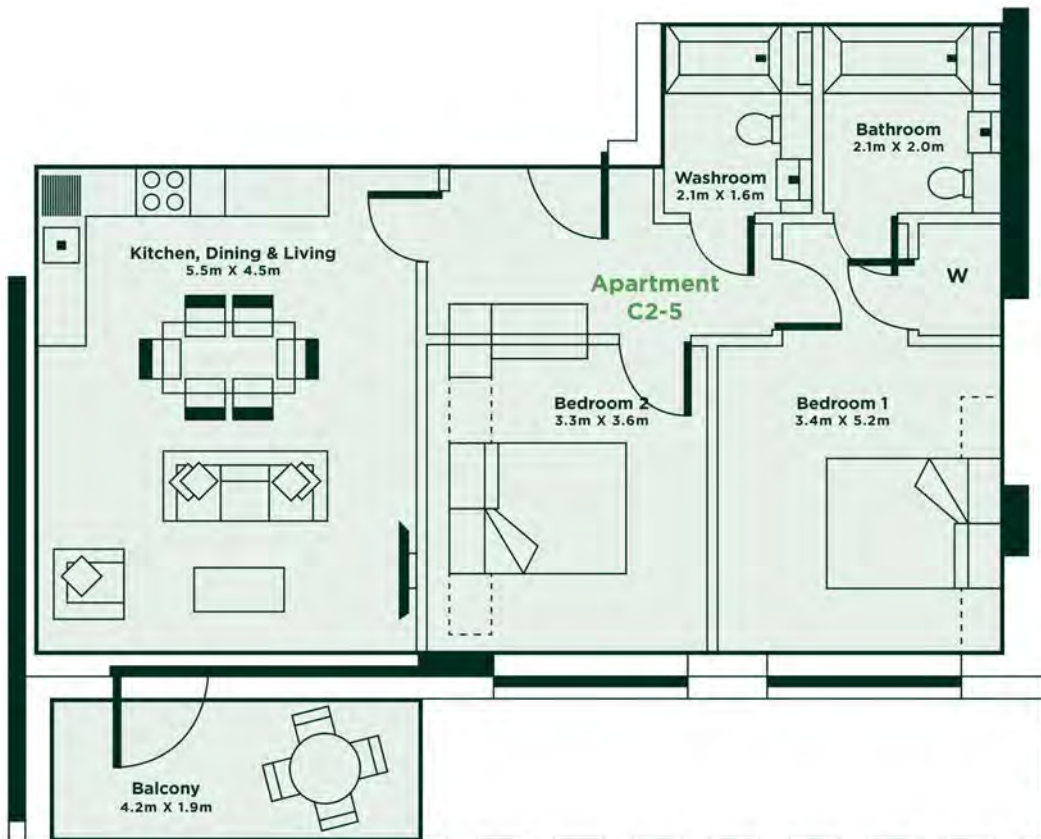
UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C2-4	SECOND	BALCONY	1 BED	51	549





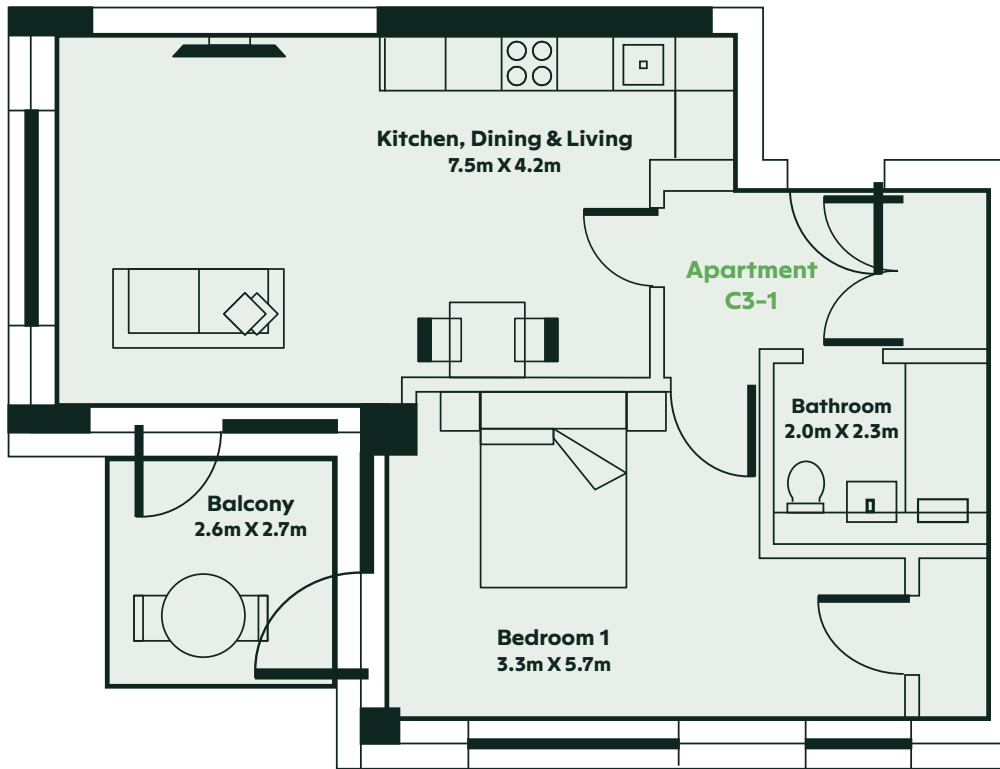
## Floor-Second

UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C2-5	SECOND	BALCONY	2 BED	70	753



## Floor-Third

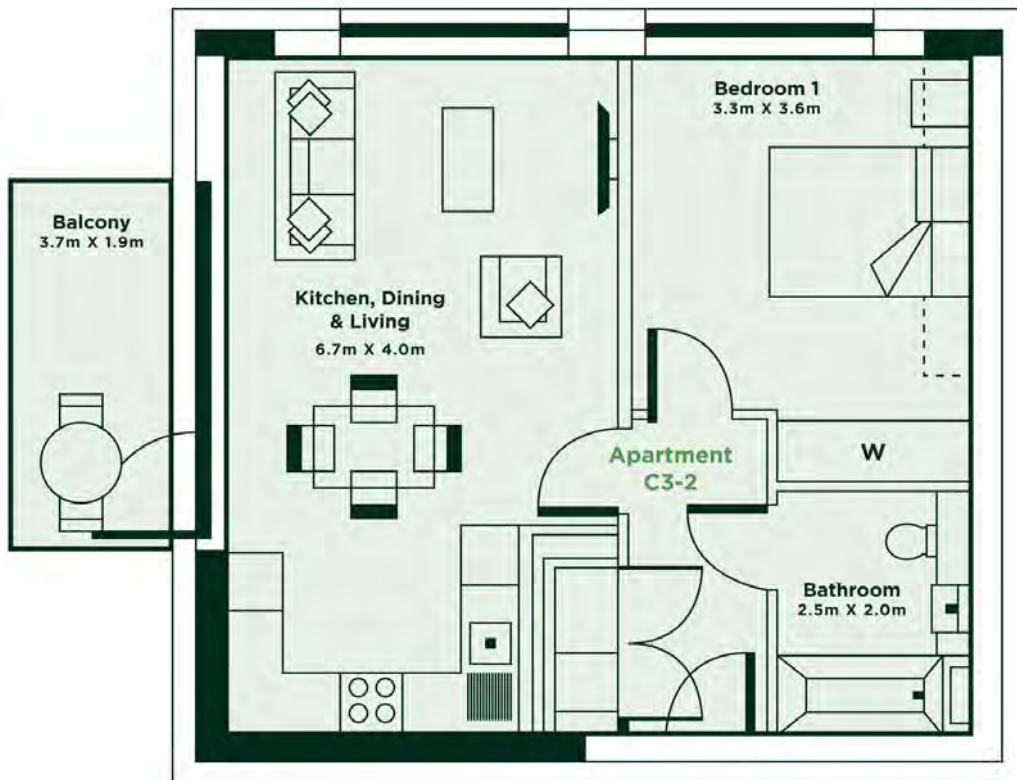
UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C3-1	Third	BALCONY	1 BED	55	581





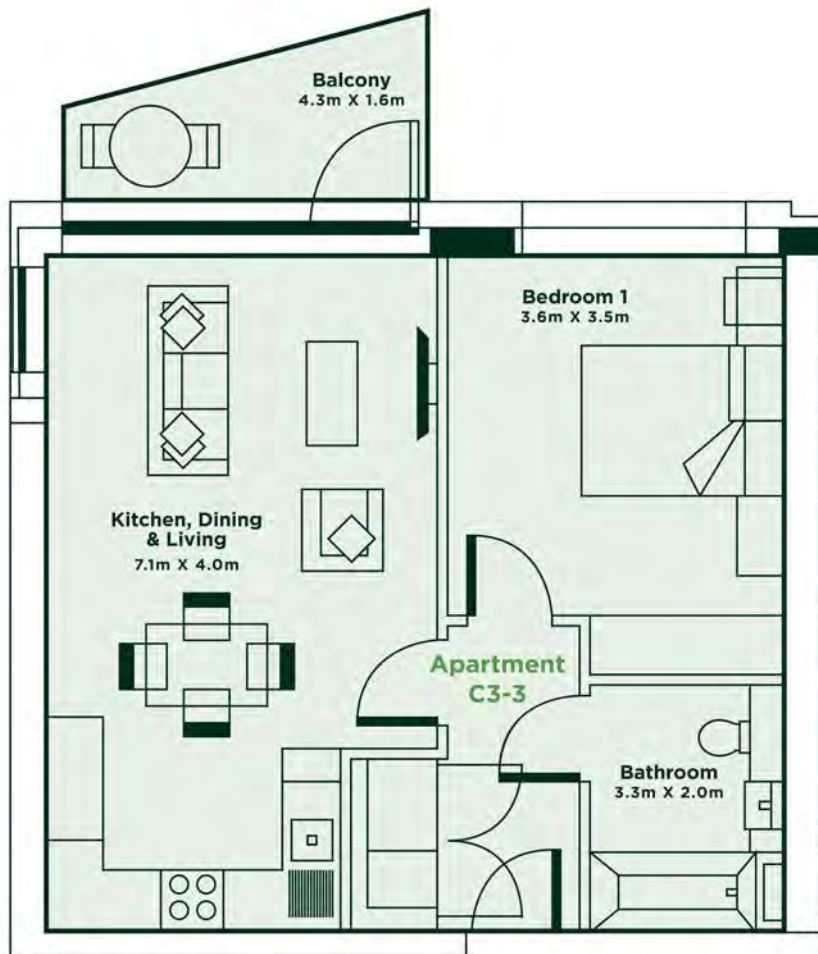
## Floor-Third

UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C3-2	THIRD	BALCONY	1 BED	51	549



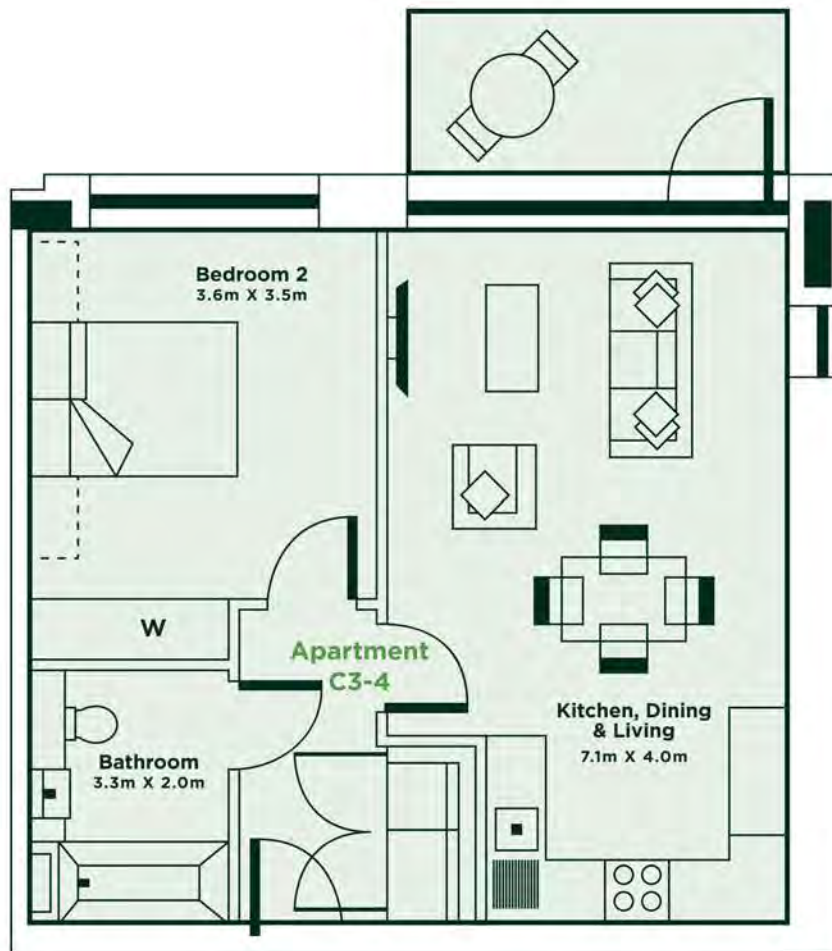
## Floor-Third

UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C3-1	THIRD	BALCONY	1 BED	50	538



## Floor-Third

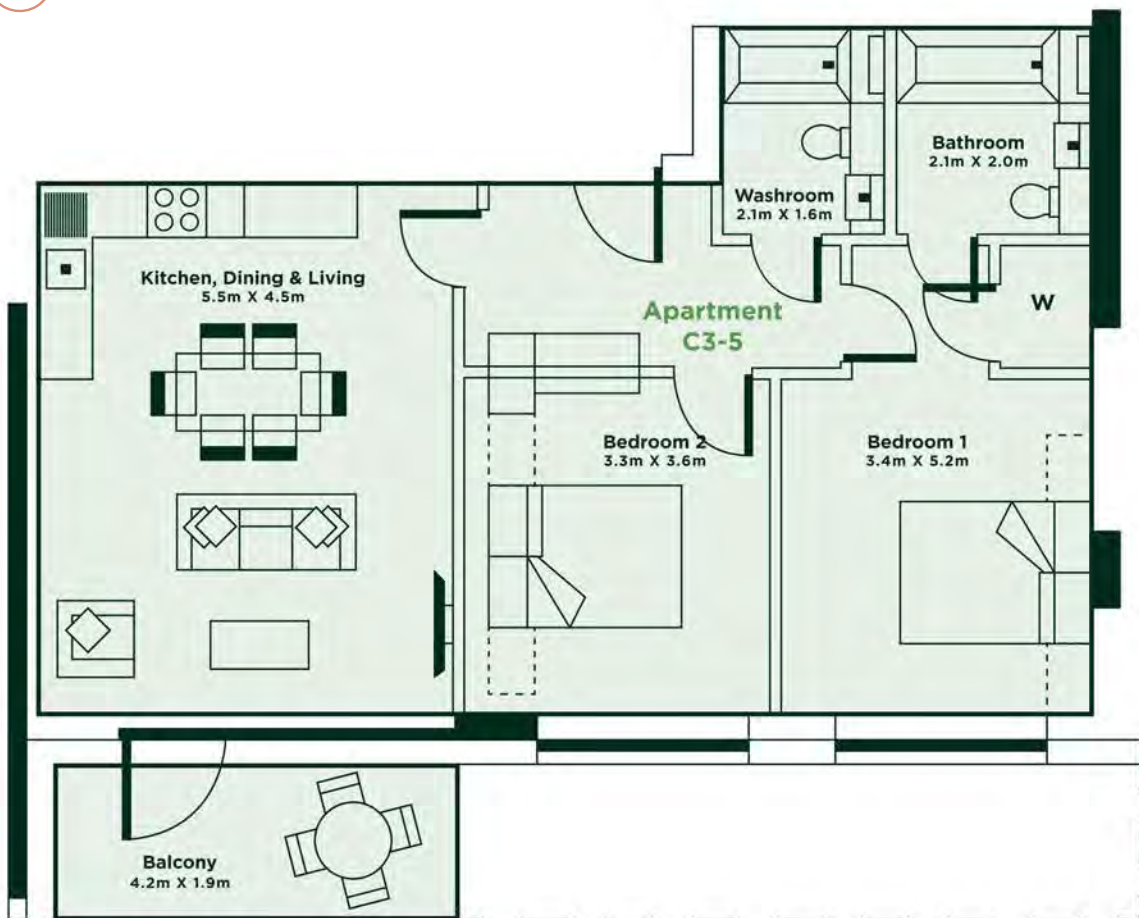
UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C3-4	THIRD	BALCONY	1 BED	51	549





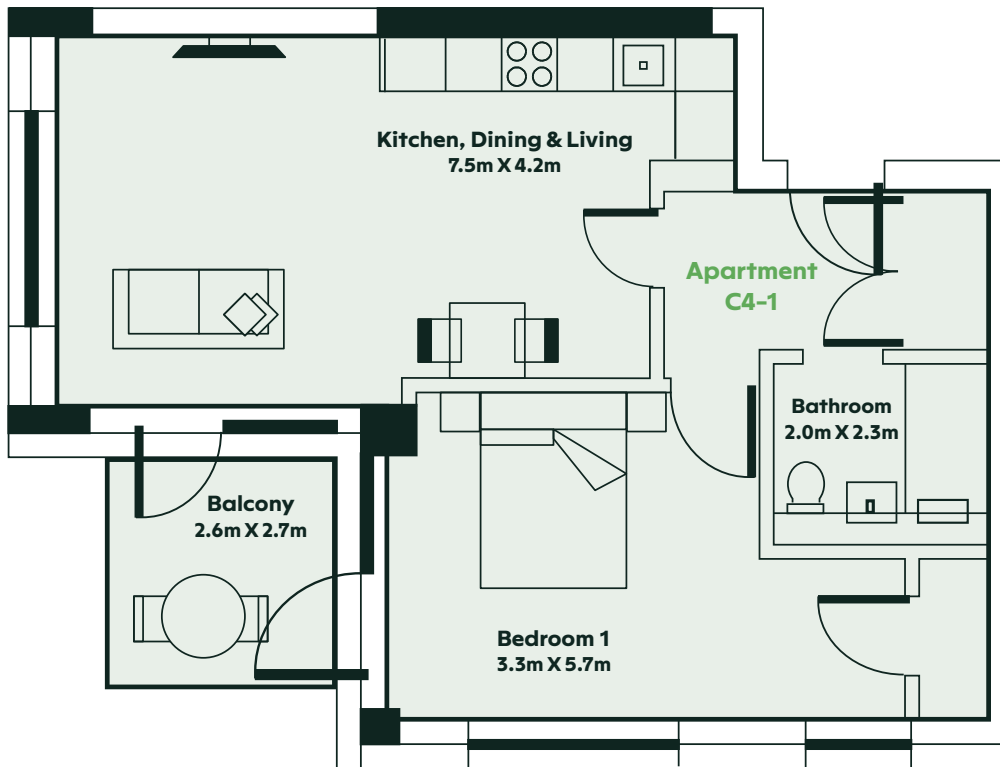
## Floor-Third

UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C3-6	THIRD	BALCONY	2 BED	70	753



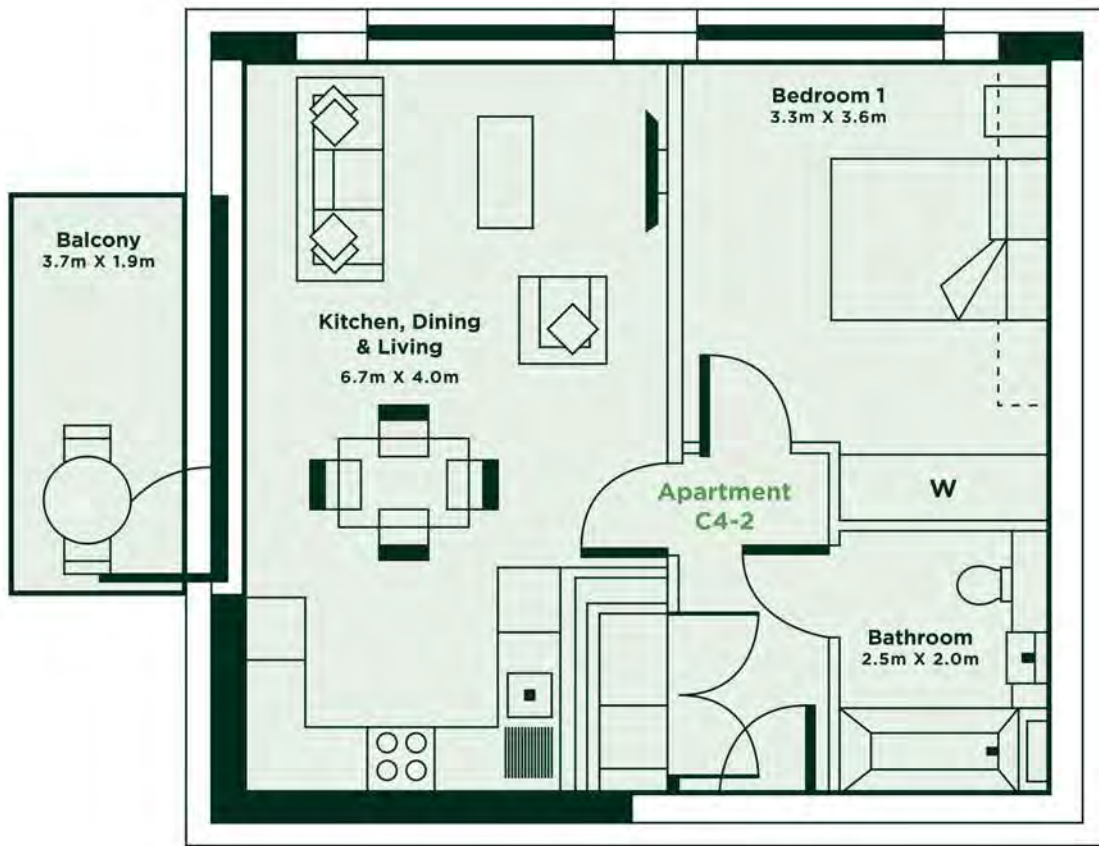
## Floor-Fourth

UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C4-1	FOURTH	BALCONY	1 BED	54	581



## Floor-Fourth

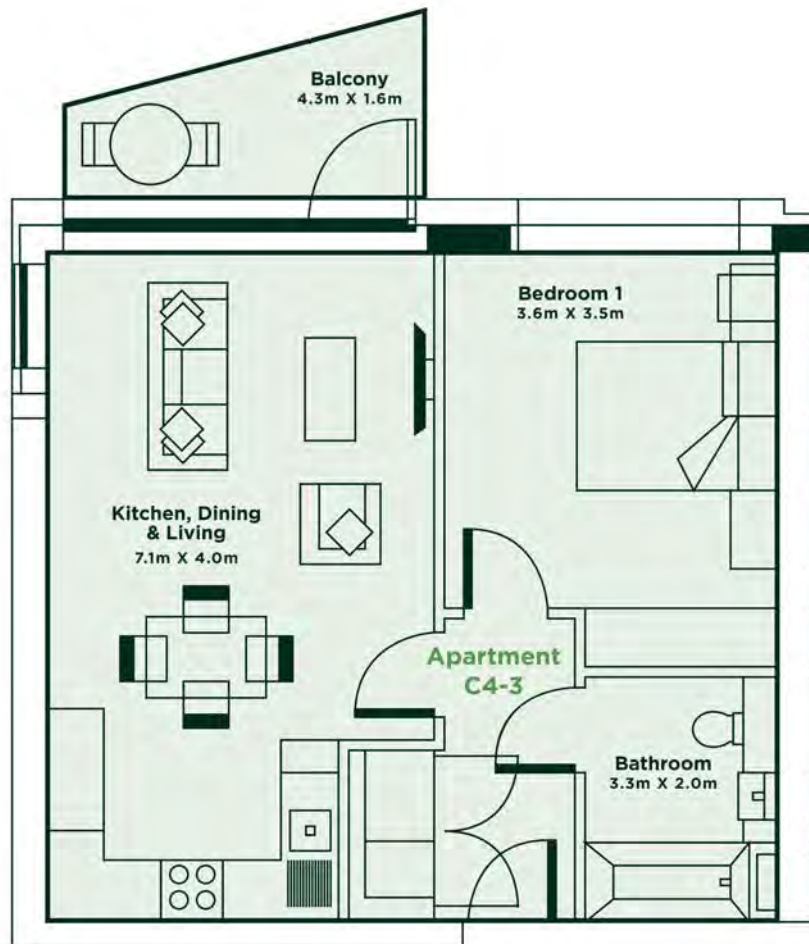
UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C4-2	FOURTH	BALCONY	1 BED	51	549





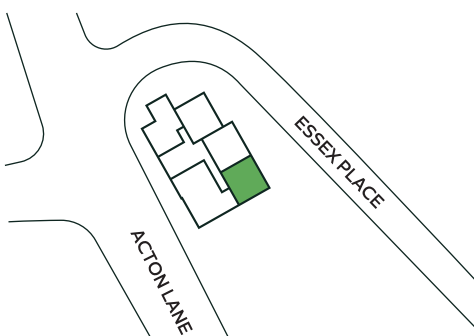
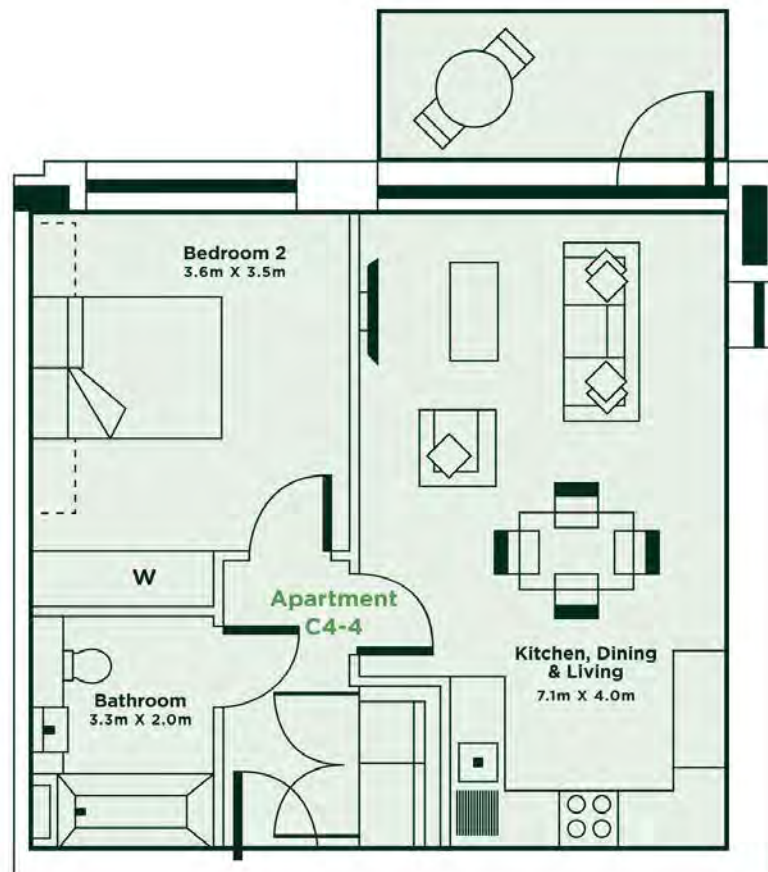
## Floor-Fourth

UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C4-3	FOURTH	BALCONY	1 BED	50	538



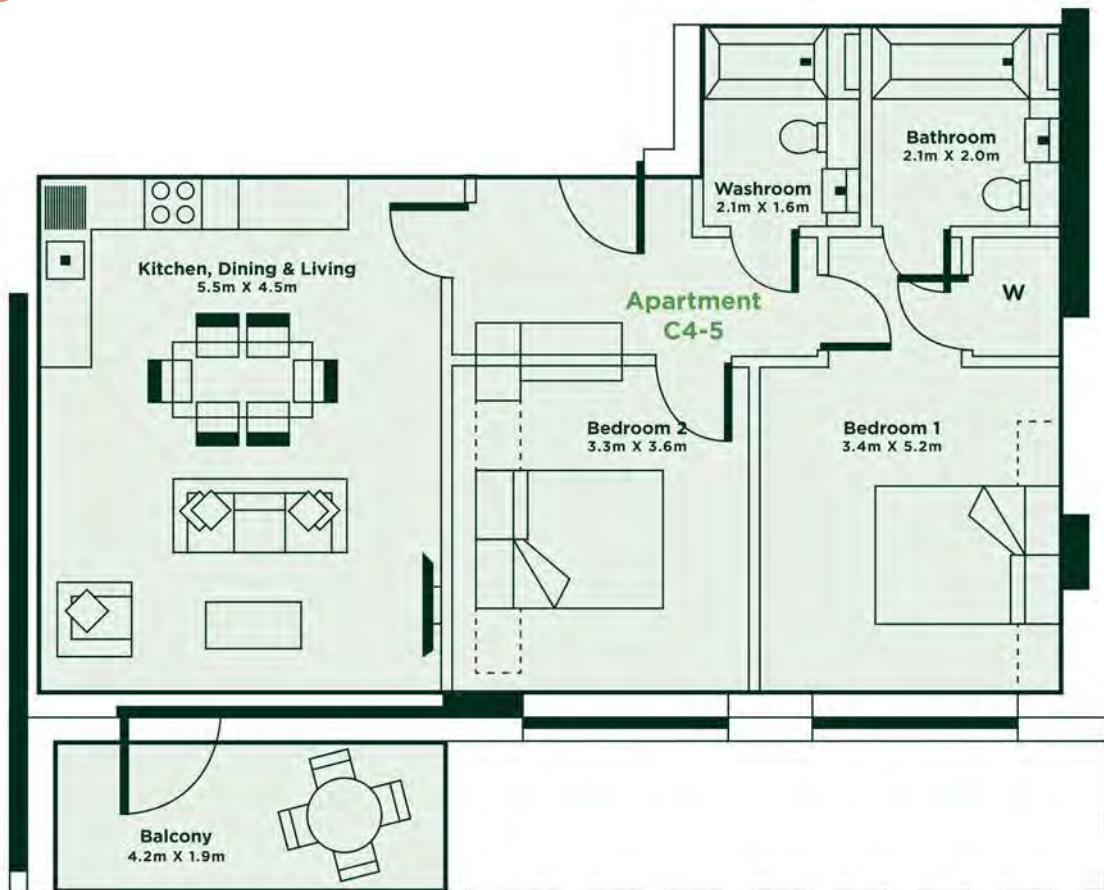
## Floor-Fourth

UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C4-4	FOURTH	BALCONY	1 BED	51	549



## Floor-Fourth

UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C4-5	FOURTH	BALCONY	2 BED	70	753







SHARED OWNERSHIP AT CHISWICK GREEN , LONDON W4

## Key Development Facts

### REGISTERED PROVIDER

Zen Housing LTD

### THE DEVELOPER

Great Marlborough Estates

### ADDRESS

8A Acton Lane, London, W4 5TH.

### LOCATION

Chiswick, London, W4

### LOCAL AUTHORITY

London Borough of Hounslow

### TENURE

Shared ownership lease

### WARRANTY

10 year Buildzone Full Structural Warranty

### GROUND RENT PER ANNUM

£0

### ANTICIPATED COMPLETION

Q1 2023

### "TOTAL UNITS 16 –

12 one beds

Ranging from 538sq/ft – 581sq/ft

Balconies to all apartments

Average Full Market Value: £524,375

4 two beds

Ranging 753sq/ft

Balconies to all apartments

Average Full Market Value: £717,500

### ACCESS

All flats are accessed through a secure communal front door which is operated inside the flat by video entry system. 8 person lift to all floors. The front of the building and car park is fully lit with lighting coming on automatically at dusk.

### MINIMUM SHARE VALUE

25%

### RENT

2.25% (1 beds) and 1.75% (2 beds)



SHARED OWNERSHIP AT CHISWICK GREEN , LONDON W4

## Key Development Facts

### PARKING STATUS

No parking

### COUNCIL TAX LEVELS

2022/23

Band A £1,182.79 Band B £1,379.92 Band C  
£1,577.05

(Single occupant households can apply to receive a 25% council tax discount).

### TERMS OF PAYMENT

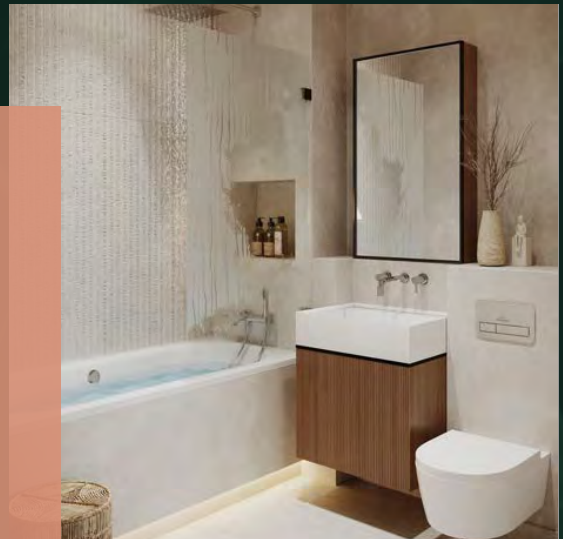
A reservation fee of £500 is payable on upon reservation. Exchange of contracts is expected 28 days later where 5% of the Share Value you are purchasing (less reservation fee) is required. The balance is due on legal completion.

### TO FIND OUT MORE, CONTACT US TODAY

T: 020 4511 4820

E: [contact@garrisonestates.co.uk](mailto:contact@garrisonestates.co.uk)

W: [garrisonestates.co.uk](http://garrisonestates.co.uk)











SHARED OWNERSHIP AT CHISWICK GREEN , LONDON W4

## About Shared ownership

### How it works

Shared Ownership is a government-backed scheme which allows those eligible to purchase a share in a property from an approved provider.

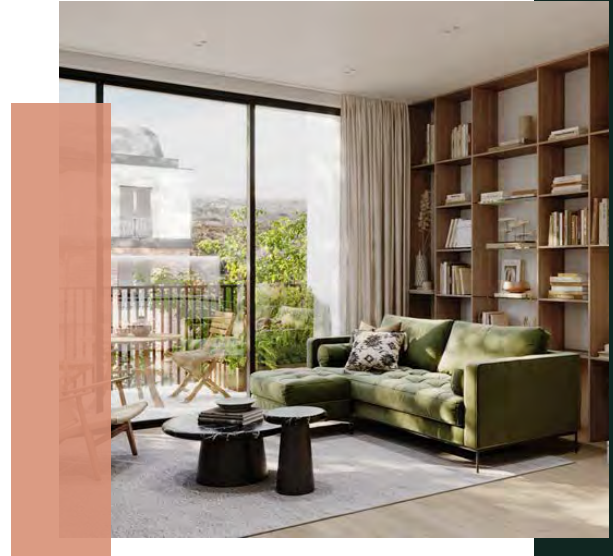
For growing numbers of the population shared ownership is first step onto the property ladder.

Shared ownership allows for the purchase of shares at between 10% and 75% of the value of a property. Rent is paid on the remainder. This is designed to help those otherwise priced out of the property market.

Monthly costs will consist of a mortgage, rent on the share you don't own and a service charge.

The amount you will pay towards your mortgage will be dependent on the value of the share value purchased and the level of deposit paid. Deposits are usually around 5-10%.

Shared ownership usually offers the ability to own up to 100% of the property through a process known as staircasing by incremental purchase of additional shares.



## What are the eligibility rules for Shared Ownership?

There are some general eligibility requirements that anyone wishing to buy a Shared Ownership home must meet.

- In London, your annual household income must be less than £90,000.
  - Shared Ownership purchasers are often first time buyers but if you do already own another home, you must be in the process of selling it.
  - You should not be able to afford to buy a home suitable for your housing needs on the open market.
  - You must show you are not in mortgage or rent arrears.
  - You must be able to demonstrate that you have a good credit history (no bad debts or County Court Judgements) and can afford the regular payments and costs involved in buying a home.
- 
- Household salary must be less than £90,000
  - First-time buyers or in the process of selling
  - No mortgage or rent arrears
  - Good credit history
  - 5-10% deposit of the share you intend to buy

## How it works

1.

Choose one of the 16 apartments available that suits your requirements and budget.

2.

Have your eligibility assessed by reference to your household income and potentially other locally set criteria.

3.

Arrange your deposit, mortgage and conveyancing service and then move into your new shared ownership home!





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## About Zen Housing

*We're a shared ownership property company, focussed on quality, service, sustainability and design.*

Our organisation was founded to address the clear shortfall in affordable accommodation across the UK.

As a for-profit registered provider of social housing, Zen's mission is to deliver much-needed new homes that transform neighbourhoods and set a new benchmark within the sector. Our plan is to deliver 500 homes in five years.

Our collaborative and accountable approach ensures our customers always come first and we will never lose sight of the needs of the diverse communities we serve.



Alleviating housing needs is vital but cutting corners is not an option. Together with our partner organisations we are committed to quality – both in services to customers receive and form our design-led properties where affordability and desirability go hand in hand.

We're on a mission to make our communities more than just a place to live and to set new standards in the sector.

We have achieved registration with the Regulator of Social Housing as a for-profit provider.





SHARED OWNERSHIP AT CHISWICK GREEN , LONDON W4

## About Great Marlborough Estates

Great Marlborough Estates is an award-winning boutique residential development company, focussed on delivering high quality projects in central London.

The company was founded and is run by Dean Clifford and Grant Lipton, along with Sir Stuart Lipton who is a Non Executive Director. We are a highly driven team with a focus on delivering design-led high quality residential developments throughout London.

We work on a wide range of opportunities with a particular emphasis on adding value through design and forensic attention to detail on complex projects. We specialise in the life-cycle process of a development from site identification, through to planning, construction and sales. We always employ class leading consultants to receive the highest quality of professional advice and market analysis.

All of Great Marlborough Estates' schemes are developed with an appreciation of the surrounding area. Engaging with the local communities, they are able to realise buildings that enhance the immediate urban environment, whilst creating a lasting appeal. Their end-user-minded approach to each individual project ensures an unwavering and methodical attention to detail. Working closely with the architects and designers, they accept only the highest standard of finishes, both inside and out.





# *The perfect way to enjoy Chiswick*









SHARED OWNERSHIP AT

# CHISWICK GREEN

## CONTACT

To find out more about shared ownership at Chiswick  
Green please contact our sales agents at

Garrison Estates

020 4511 4820

[contact@garrisonestates.co.uk](mailto:contact@garrisonestates.co.uk) // [zenhousinguk.com](http://zenhousinguk.com)

Disclaimer: Shared Ownership at Chiswick Green is a marketing name and may not form part of the development's address. These particulars are not considered to be a formal offer, they are for information purposes only and to provide an overview of the property. They are not taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. All travel times and distances mentioned are approximate and for guidance only. All illustrative maps are not to scale and for guidance only rather than accurate representations of distance and exact locations. Intending purchasers must satisfy themselves as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or their agent. These particulars are believed to be correct at the time of issue and any areas, measurements or dimensions referred to are indicative only and have been taken from architect's current drawings which may be subject to change during the course of construction. In view of the developer's continuing improvements policy the detailed specification and/or layouts may change. Internal images are of the show apartment at the development, some items are optional extras and are not included.

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