

Factsheet

THE BRENTFORD PROJECT



The Development

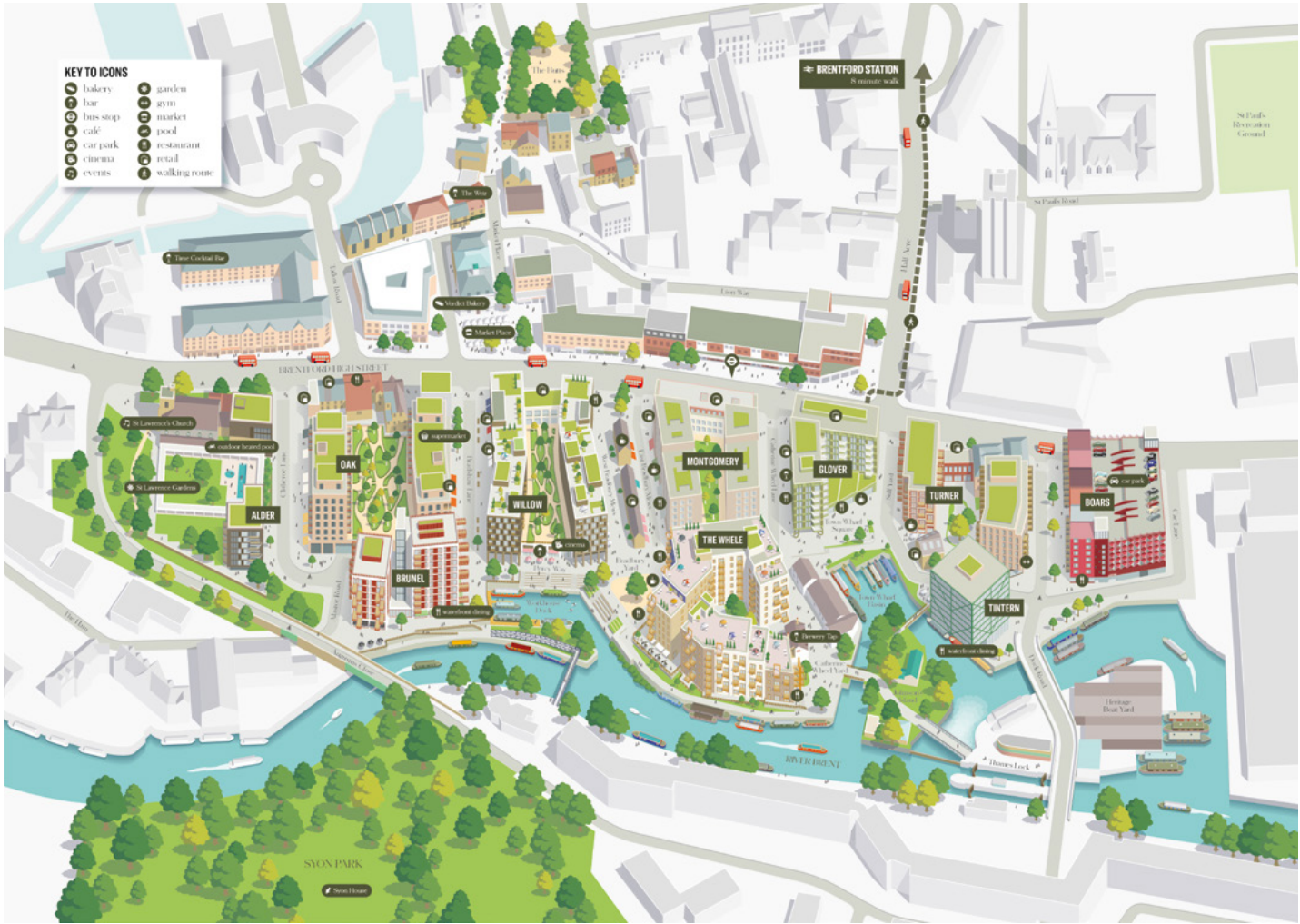
On the doorstep of West London’s new powerhouse of creative, commercial and academic development is a remarkable riverside location at the meeting point of the River Thames and River Brent. Brentford is away from the rush, yet directly connected to the city and the wider world. Within view of the River Thames and on London’s doorstep, this is a place to make a home, with a mix of urban life and rural escape that is all but impossible to find in a position that offers so much connectivity to the city. Locally are many of the world’s most successful music, entertainment and leisure brands, as well as a thriving new generation of emerging enterprises. To the south and west are wide open, wild spaces rich in natural life.

The Apartments

Alder	
Total Units	18
Brunel	
Total Units	66
Oak	
Total Units	107
Willow	
Total Units	144



Site Map







Transport



	1 MINUTE	5 MINUTES	7 MINUTES	10 MINUTES	15 MINUTES
THE BRENTFORD PROJECT	JOHNSONS ISLAND	SYON PARK	BRENTFORD STATION	UNIVERSITY OF WEST LONDON	GSK / SKY
	9 MINUTES	10 MINUTES	11 MINUTES	14 MINUTES	22 MINUTES
THE BRENTFORD PROJECT	KEW PIER	ROYAL BOTANIC GARDENS, KEW	CHISWICK HIGH ROAD	GUNNERSBURY SPORTS PARK	RICHMOND PARK
	7 MINUTES	17 MINUTES	20 MINUTES	23 MINUTES	24 MINUTES
THE BRENTFORD PROJECT	BOSTON MANOR PARK	WEST MIDDLESEX UNIVERSITY HOSPITAL	CHISWICK BUSINESS PARK	UNIVERSITY OF WEST LONDON	TWICKENHAM STADIUM
	5 MINUTES	7 MINUTES	13 MINUTES	15 MINUTES	20 MINUTES
THE BRENTFORD PROJECT	BOSTON MANOR PICCADILLY LINE	M4 ENTRANCE	EALING BROADWAY STATION ELIZABETH LINE	HEATHROW AIRPORT	IMPERIAL COLLEGE
	5 MINUTES	19 MINUTES	24 MINUTES	32 MINUTES	38 MINUTES
BRENTFORD STATION NATIONAL RAIL	CHISWICK	CLAPHAM JUNCTION	VAUXHALL VICTORIA LINE	WATERLOO JUBILEE, NORTHERN & BAKERLOO LINE	BANK CENTRAL, NORTHERN, DLR, WATERLOO AND CITY
	23 MINUTES	27 MINUTES	31 MINUTES	33 MINUTES	40 MINUTES
BOSTON MANOR UNDERGROUND	SOUTH KENSINGTON	HYDE PARK CORNER	PICCADILLY CIRCUS	LEICESTER SQUARE	THE CITY
	12 MINUTES	14 MINUTES	15 MINUTES	19 MINUTES	26 MINUTES
EALING BROADWAY ELIZABETH LINE	BOND STREET	TOTTENHAM COURT ROAD	HEATHROW AIRPORT	LIVERPOOL STREET	CANARY WHARF

Residents' Facilities

The Wick at St Lawrence Gardens is a serene oasis and beautifully set out private members club to which residents are given automatic and exclusive access. Outside, a beautiful open-air pool, sun deck and covered walkways are framed by a modern cloister with wildflower gardens. Inside, the fitness suite includes a state-of-the-art gym, spa, sauna-steam room with hot and ice plunge pools, and treatment rooms.

The Wick reception, concierge, club terrace and members lounge, with meeting spaces and quite private rooms, provides the perfect co-working space for home and hybrid working, impromptu conversations and social gatherings.

St Lawrence Gardens provides:

- Heated outdoor swimming pool
- Spa (treatment rooms)
- Sauna
- Extensive cardio and weights workout spaces
- Residents lounge

Residents will also be able to use onsite Concierge services and access the digital post box delivery room.

Leasehold Tenure

999 year lease

Completion Dates (Estimated)

Alder	Q3 – Q4 2023
Brunel	Completed
Oak	Q2 2023
Willow	Q3 – Q4 2023

Service Charge (Estimated)

Apartments	Estimated £5.92 psf pa* **
Parking	Estimated £406.41 pa

*A contribution of £1.50 per square foot is being made by the freeholder bringing this figure down from the actual cost of £7.42 per square foot. This contribution applies to Phase 1 during 2023.

**For apartments with cooling, there is an additional 17p per sqft per annum

Ground Rent Per Year

No ground rent payable

Building Insurance

Building insurance is arranged by the managing agent and paid for through service charge.

Apartment Warranty

10 year build warranty will be provided by NHBC. The first two years of this warranty is aftercare cover direct with the developer.

Parking

Parking purchase price: £30,000 per space



The Team

Estate Management Company

Ballymore Asset Management Limited

Developer / Vendor

Ballymore (Brentford General Partner Ltd.)

Contractor

Ballymore Construction Services Limited

The Local Authority

Hounslow

Purchase Procedure – Phase 1

Reservation Fee

£2,000 non-refundable fee payable on reservation

Deposit 1

10% of agreed purchase price (less reservation fee) to be paid on exchange of contracts 35 days from the date of reservation.

Balance

The remaining 90% of the purchase price is payable upon completion.

Reservation Documentation

Please ensure that you bring the following documents with you to the marketing suite to secure your apartment at The Brentford Project

- Passport or driving licence; and a current utility bill or bank statement showing your name and home address (dated within the last 3 months)
- Payment by credit card or debit card

Solicitor Panel

The recommended solicitors details are as follows:

Quastels

Watson House
54 Baker Street
London W1U 7BU

Riseam Sharples

2 Tower Street
London WC2H 9NP

Zhong Lun

10-11 Austian Friars
London EC2N 2HG

A legal fee contribution of £1,000 will be given where the purchaser instructs one of the recommended solicitors, payable as a deduction on completion.



ballymore.