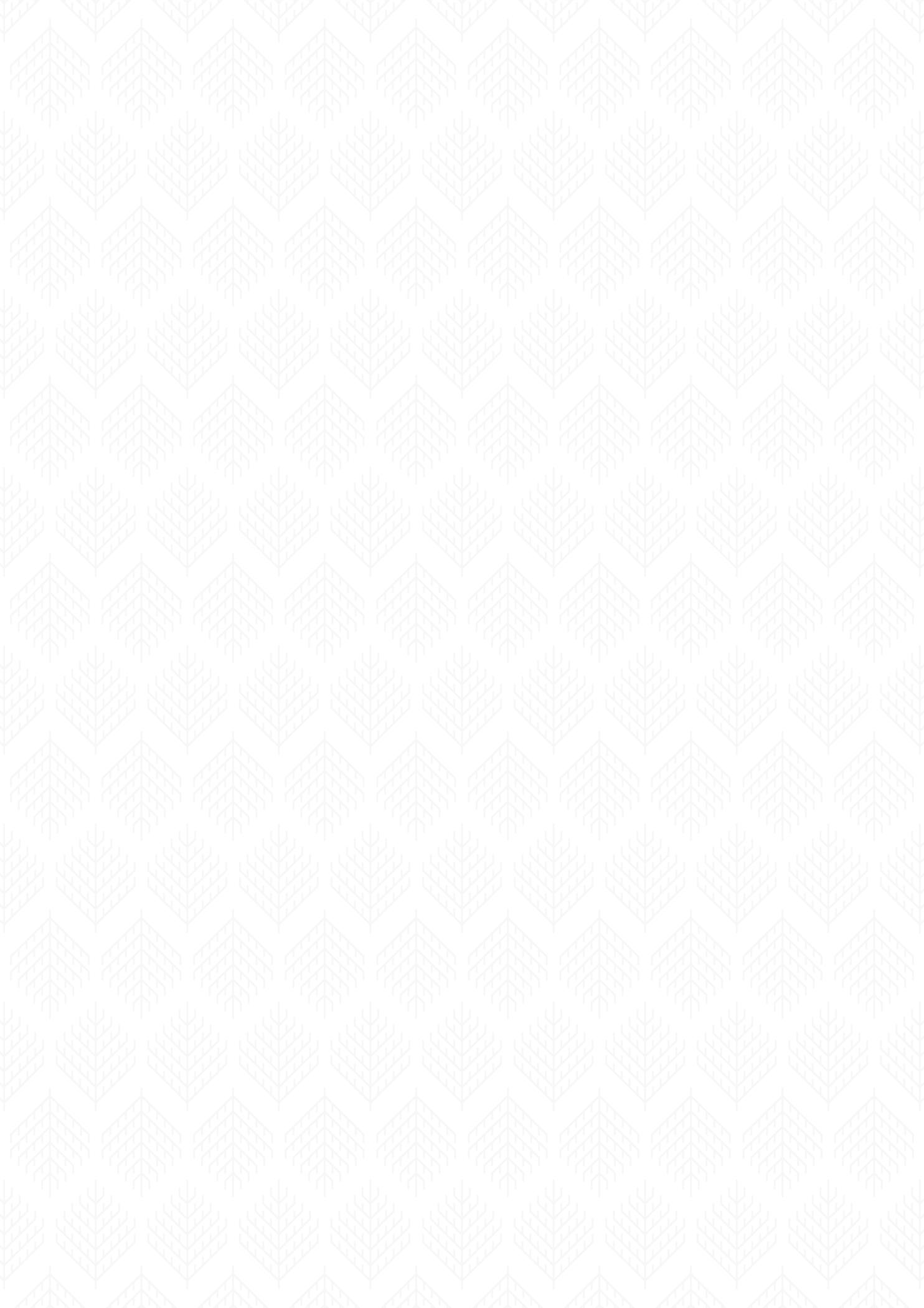


VERDO

KEW BRIDGE



FEEL THE

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G Y

Some places simply have a dynamism,
a real sense of energy and life.



VERDO

KEW BRIDGE

The New Place To Be

Surrounded by well-kept parks, the tropical gardens of Kew and the River Thames, Verdo - Kew Bridge is not just a selection of beautiful new homes.

This is the start of an exciting regeneration and a whole new neighbourhood, with new people to meet and new places to go. New shops, cafés and restaurants, with new paths and bridges to take you there.

With the Royal Botanic Gardens, Kew Village and Chiswick close by – plus outstanding rail and road connections – you can enjoy contemporary living in a place with a uniquely vibrant spirit. This is more than a fresh start. This is a passionate new beginning.



CGI is indicative only / Not representative of the final product



VERDO
KEW BRIDGE

A New Neighbourhood
for Kew Bridge

Welcome to Verdo - Kew Bridge, London's Most Exciting New Neighbourhood.

This breathtaking collection of studio, 1, 2 and 3 bedroom apartments, sits moments from Kew Bridge and in the heart of TW8's multi-million-pound regeneration zone, surrounded by stunning private gardens.



Verdo - Kew Bridge External View

CGI is indicative only / Not representative of the final product



Exclusively Yours

There's exquisite contemporary living, and there's living at Verdo - Kew Bridge. Make a home here, be part of a community and you'll experience a lifestyle that's truly like no other.

Discover impeccably stylish interiors throughout, with a welcoming lobby managed by courteous and friendly concierge.

All apartments have quick access to the spacious residents' lounge which includes social areas to meet friends, have dinner or relax, as well as work zones and a meeting room. The lounge links to a media room, where you can enjoy films or sporting events with friends, and a residents' gym.

The lounge spills directly out to the podium gardens. The sunlit terraces and inviting play areas are ready and waiting to be explored and enjoyed.

Residents' Lounge

CGI is indicative only / Not representative of the final product



Residents' Gardens

CGI is indicative only / Not representative of the final product



Living/Dining

CGI is indicative only / Not representative of the final product

An Exquisite Home

Designed with modern lifestyles in mind, each apartment offers a spacious, light-filled living area and sleek contemporary kitchen, perfect for entertaining or relaxing.

Tall windows lead on to elegant balconies and quality finishes are used throughout. You can choose between two colour palette options to suit your individual taste. This is luxury living on a whole new level.

The Excitement is Growing

With fantastic transport connections and close proximity to some of the capital's most beautiful green spaces, it's long been an area with huge potential. Now, it's finally time for Brentford to thrive, thanks to a visionary regeneration plan that will redefine the town and make the most of its extraordinary location.

Already, new landscaping, lighting and art installations have transformed the High Street, while the market square has been repaved and refurbished. There's also vastly improved cycling facilities and, just a short distance away, a new state-of-the-art sports pavilion at Gunnersbury Park opening soon. This is just the beginning, with a host of further schemes in the pipeline or underway, including a new shopping, entertainment and leisure area by the Thames, and of course the stunning 17,200 seat community stadium for Brentford FC, to be shared with London Irish Rugby Club. With so much going on, Brentford is no longer West London's overlooked corner but a vibrant, sought-after area – and the perfect place to make a home.

13%

House price growth predicted in West London from 2018 to 2022

£1.85M

Of funding has been allocated to the regeneration of Brentford by The Outer London Fund and Hounslow Council

17,200

Capacity Stadium for Brentford FC & London Irish Rugby Club at the heart of the regeneration zone

£5.45M

Improvements to the riverside with the development of a new marina at Watermans Park

200+

Companies have chosen to find their homes along the Golden Mile, making it a hub for substantial investment

14,000

Expected new jobs as employment grows along the Great West Corridor

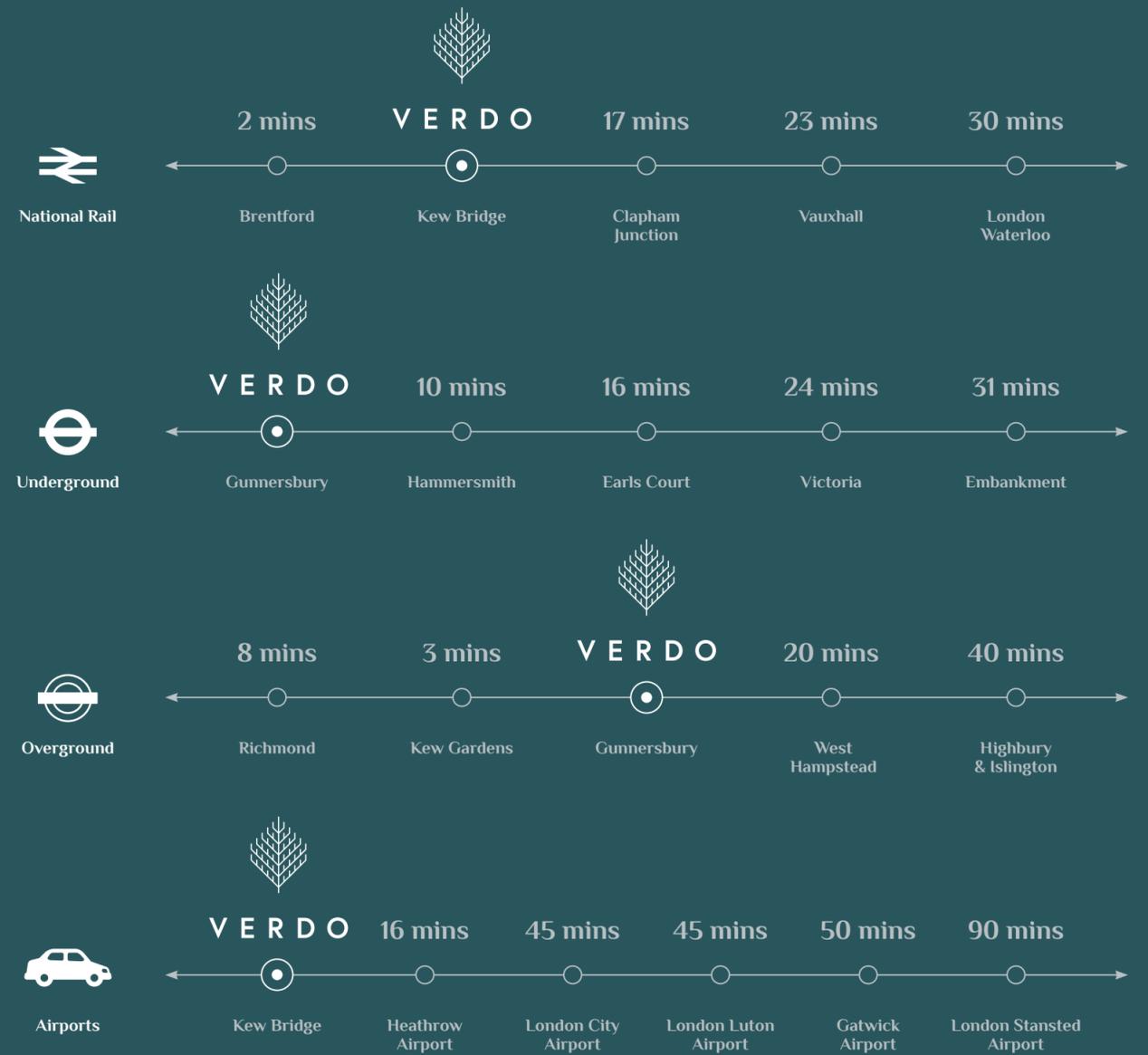


EXPERIENCE AN

EASIER

LONDON COMMUTE

With connections as good as these, it's easy to be spontaneous at the weekend – while enjoying fast commuting into central London during the week.



National Rail

Kew Bridge railway station, on the South Western network, is just 1 minute's walk away. Trains run every 15 minutes to Clapham Junction (17 mins), Vauxhall (23 mins) and Waterloo (30 mins). You can also travel to Reading, Guildford and Southampton without needing to go into central London.

Underground

Gunnersbury station is around 10 minutes' walk away. From here, pick up the District line to Earls Court (16 mins), Victoria (24 mins) and Embankment (31 mins).

Overground

Gunnersbury station also offers Overground services, with modern, air-conditioned trains. Travel to Richmond (8 mins), West Hampstead (20 mins) and Highbury & Islington (40 mins).

Road

Verdo - Kew Bridge is less than half a mile to the M4, offering direct motorway journeys to Slough, Reading, Swindon and Bristol as well as easy routes to Bicester and Oxford via the M40. With Kew Bridge so close, the meeting point of London's key North and South Circular routes, it's easy to cross the river or head North.

Air

Join the M4 for a fast journey to London Heathrow (10 miles; from 20 mins) or take the train to Feltham and catch the bus link. If you're flying from Gatwick, take the train to Clapham Junction and hop on one of the regular southbound services (25 mins).

Journey times taken from tfl.co.uk and google.co.uk/maps

A Prime Location

With Kew Bridge station on your doorstep and Gunnersbury Tube station just 10 minutes' walk away, the delights of the capital are effortlessly close.



Drive Times



M4	4 mins
Chiswick High Road	4 mins
M25	12 mins
Richmond Park	14 mins
London Heathrow Airport	16 mins

London City Airport	45 mins
London Luton Airport	45 mins
Gatwick Airport	50 mins
London Stansted Airport	90 mins

Source: Google Maps

Universities



1	University of West London
2	King's College London
3	Imperial College London
4	University College London

5	University of the Arts London
6	University of Roehampton
7	London School of Economics and Political Science



WHERE

BRICKS LIGHT HITS

MINDS SPARK

For older children, there's the Brentford School for Girls, rated one of the top 100 non-selective state schools by the Department of Education, and 'Good with Outstanding features' by Ofsted. Boys are served by Gunnersbury Catholic School, Ofsted-rated 'Outstanding'.

West London is renowned for the quality of its education, and Kew Bridge and its environs are no exception.

At Primary level, The Queen's Church of England School, Grove Park School and Lionel School are all within a mile of Verdo - Kew Bridge and are Ofsted-rated 'outstanding'. All three schools are highly regarded for their thriving environment and enthusiastic pupils.

Local Secondary schools include Kew House; a modern co-educational senior school, as well as Gunnersbury Catholic School for boys and Twyford Church of England High School, both of which offer a mixed sixth form and pride themselves on their 'outstanding' Ofsted rating.

Primary Schools

0.8 miles

Queens Church of England Primary School

Mixed | Ages 4 - 11
Ofsted Outstanding

0.4 miles

Lionel Road Primary School

Mixed | Ages 3 - 11
Ofsted Outstanding

1.0 mile

Grove Park Primary School

Mixed | Ages 3 - 11
Ofsted Outstanding

Secondary Schools

1.8 miles

Twyford Church of England High School

Mixed | Ages 11 - 18
Ofsted Outstanding

1.3 miles

Gunnersbury Catholic School

Boys | Ages 11 - 18
Ofsted Outstanding

1.9 mile

Brentford School for Girls

Girls | Ages 11 - 18
Ofsted Good

Private Schools

0.1 miles

Kew House School

Mixed | Ages 11 - 18
Ofsted Good, ISI Pass

2.6 miles

St Benedicts School

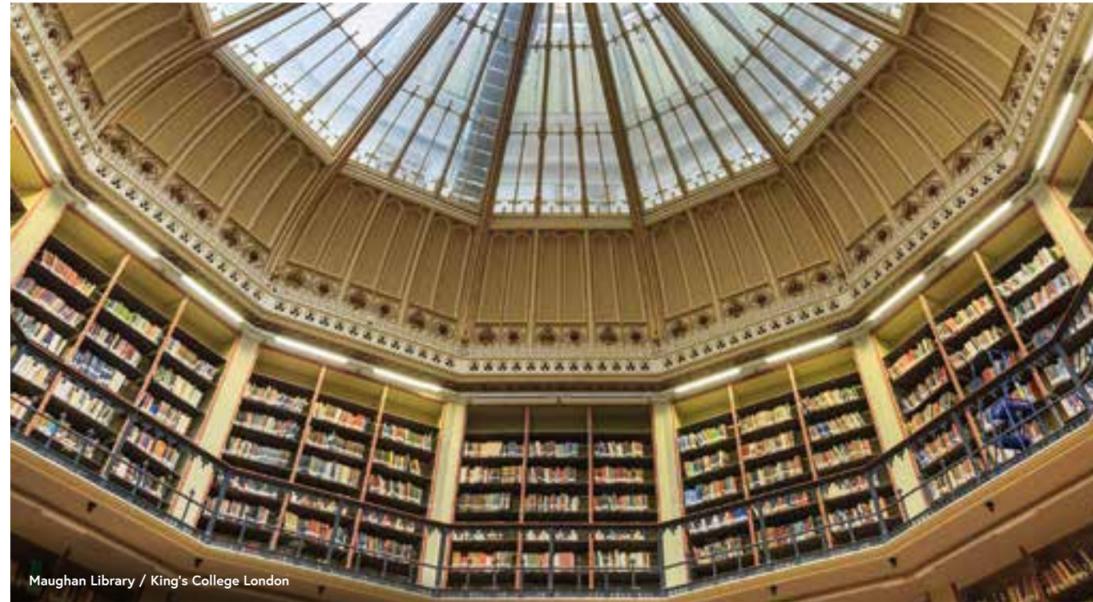
Mixed | Ages 3 - 18
ISI Pass

1.0 mile

The Harrodian School

Mixed | Ages 3 - 11
Ofsted Good

*Source: gov.uk/government/organisations/ofsted



 <p>University of West London</p> <p>20 minutes from Kew Bridge Station Ranked as the top modern university in London. 98% of graduates are in employment or further study within six months of graduation.</p>	 <p>King's College London</p> <p>45 minutes from Gunnersbury Station A world class reputation in the humanities, law, the sciences (including a wide range of health areas such as psychiatry, medicine, nursing and dentistry) and social sciences including international affairs.</p>
 <p>Imperial College London</p> <p>35 minutes from Gunnersbury Station Global top ten university (ranked 8th) with a world-class reputation in science, engineering, business and medicine.</p>	 <p>University College London</p> <p>45 min from Kew Bridge Station Global top ten university (ranked 7th) with a world-class reputation.</p>
 <p>London School of Economics and Political Science</p> <p>46 minutes from Gunnersbury Station One of the foremost social science universities in the world.</p>	 <p>University of Roehampton</p> <p>22 minutes from Kew Bridge Station First class reputation in sports and science.</p>

Travel times and distances are taken from Google Maps



London is renowned as an international centre of learning excellence, with many world-class institutions across finance, law, medicine, media, fashion and the arts.

With superb cross-London connections, Verdo - Kew Bridge offers effortless access to everything today's student needs for success and enjoyment. These new homes are an ideal choice for anyone looking to study at the capital's prestigious colleges and universities.

Voted top by London students in 2016, the University of West London's Brentford campus is just 1.5 miles away, while the internationally-acclaimed University of Roehampton is just twenty minutes by car. For those with a keen interest in art and design, the University of the Arts London is easily accessible via multiple public transport routes.



A REAL

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FOR LIFE

Highstreet Shopping / Kew



Open Spaces / Kew Gardens

Temperate House / Kew Gardens



Welcome to what is set to become London's most attractive spot.

With the vibrant Royal Botanic Gardens setting the tone, this is an area that feels special, boasting gorgeous parks, picturesque heritage, outstanding shopping and plenty of options for lively days and nights out.

Peaceful yet stimulating, close to Kew Village, Chiswick and Richmond, a home at Verdo - Kew Bridge brings the very best elements of West London living to your doorstep.



Riverside Views / Kew Bridge

Naturally Charming



Syon House / Syon Park

Take a picnic to enjoy on the lawns of Syon Park before heading inside to marvel at the eclectic interiors of Syon House. And don't forget the recently restored Gunnersbury Park, now with a fascinating local museum – plus a brand new sports hub coming soon.



Stroll across Grade II listed Kew Bridge and through picturesque Kew Green to the world-famous Royal Botanic Gardens, a UNESCO World Heritage Site.

Explore the iconic greenhouses and Japanese landscapes, before relaxing with coffee and cake in one of the delightful cafés.

Whether you're taking a morning run or weekend amble, you'll find a wide selection of inviting green spaces in and around Kew Bridge.

The Palm House / Kew Gardens



ENJOY THE

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OF ADVENTURE



Dining With Friends / Kew, Chiswick & Richmond



The City Barge / Strand-on-the-Green

If you fancy a refreshing pint visit the riverside pubs on Strand-on-the-Green. You'll also find The Express Tavern, a wonderful old coaching inn just a short walk from your front door. This cosy CAMRA award-winning spot offers great roasts and a superb array of craft beers.

For an authentic Indian, wind your way to Albany Spice, where the food is unforgettable and the service impeccable. When Thai is on the menu, those in the know make a beeline for the deceptively-named Strand Café, with the Red Beef Curry and Coconut Rice a particular crowd-pleaser. But when only the very finest will do, book a table at The Glasshouse in Kew. This Michelin-starred eatery offers a three-course dining meal of exquisite flavours.



Light Lunches / Kew

Bags of Variety & Hidden Treasures

A home at Verdo - Kew Bridge puts you in touching distance of some of London's best loved high streets, including Kew Village and Chiswick, both full of quirky boutiques and enticing independent shops.



Quirky Boutiques / Chiswick

Vintage Markets / London



Locally made delicacies / Heron Square

Head to Richmond for upmarket stores including Anthropologie, Zadig & Voltaire, Whistles and the world-famous Petersham Nurseries. When you need retail therapy of a more mainstream nature, pop over to the West End or Ealing Broadway for stores such as Marks & Spencer, H&M, Oliver Bonas and Flying Tiger.

For the ultimate under-one-roof shopping experience, with luxury brands such as Mulberry, Tiffany, Prada and Louis Vitton alongside Superdry, Cos, Office, Reiss, Apple and John Lewis, it has to be Westfield London in Shepherd's Bush, just 30 mins away by bus.

Brentford Market, originally established in 1306 and now thriving in the town's redeveloped marketplace, sells a bijou but burgeoning range of delectable goodies every Sunday. A little further afield in Richmond lies Duck Pond Market, dedicated to interesting, local, ethical and sustainable shopping. Situated in Heron Square, you'll find arts and crafts, gifts, vintage items, homewares and clothing. There's also locally made food to eat on the spot or take home, plus live music – and even the odd famous face.



Local Bakeries / Chiswick

When downtime calls, life at Verdo - Kew Bridge doesn't disappoint. There's a plethora of options for rest and play to suit every taste and mood.



At Verdo - Kew Bridge you'll enjoy a luxurious new home that's breathtakingly beautiful inside and out.

Kitchen

- Contemporary bespoke fitted kitchens
- Composite work surfaces and splash back
- Integrated appliances by Siemens and Bosch
 - Oven
 - Microwave
 - Dishwasher
 - Induction hob
 - Fridge/freezer
- Under-mounted sink with fluted drainer and black mixer tap
- Feature lighting under wall cabinetry

Bathrooms and En-suite Shower Rooms

- Bathroom: Bath with frameless glass bath screen
- En-suite shower room: Shower tray with frameless glass shower screen
- Black thermostatic wall mounted shower/bath mixer control panel, fixed large overhead shower (and handheld shower fitting within bathrooms)
- Ceramic hand basin with black mixer tap
- Wall hung WC with soft close seat and concealed cistern with dual flush
- Black heated towel rail
- Mirrored cabinet with demister function, internal shelving and shaver socket
- Feature lighting under mirrored cabinet
- Large format floor tiles
- Timber effect feature wall above sink and feature wall tiles to wet areas
- Composite vanity top

Utility Cupboard

- Bosch washer/dryer

Interior Finishes

- Engineered timber floor finishes to hallways, kitchen/living areas and bedrooms
- Contemporary fitted wardrobes to all master bedrooms and second bedrooms, including internal shelf and rail with LED strip lighting
- Black internal door furniture

Electrical Fittings

- Energy efficient downlights throughout
- Connection to Sky Q services
- Media outlets to living area and all bedrooms
- USB charging points to kitchen and all bedrooms
- Telephone outlet to living area

Heating and Water Services

- Heating and hot water provided by communal system with metered water supply
- Zoneable, controllable, concealed heating

Balconies and Terraces

- Well-proportioned balconies and terraces with metal balustrade
- Decking to balconies and paving to terraces

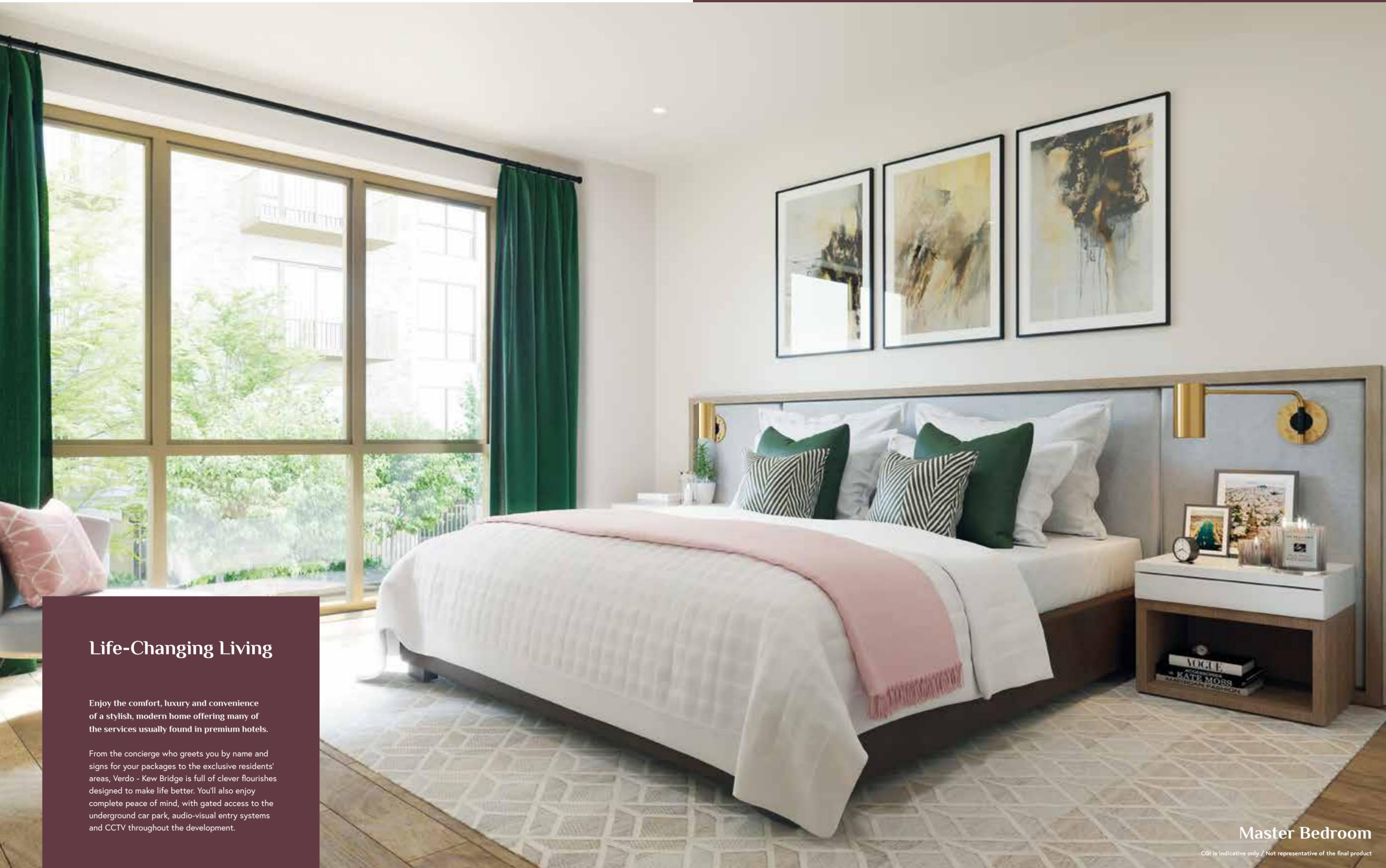
Security and Peace of Mind

- Audio video entry system
- Power and telephone point provided in utility cupboard for wireless intruder alarm to be fitted by the owner
- Mains powered smoke detectors to hallways
- Mains powered heat detectors to kitchens
- Lockable windows
- Monitored CCTV to entrance lobbies, residents' amenities, gardens and gated car parking areas
- 10 year NHBC build warranty
- Sprinkler system

Communal Areas and Residents' Amenities

- Interior designed entrance lobbies
- 24-hour concierge service
- Residents' Lounge, including social and work areas, private dining space and meeting room
- Residents' Media Room
- Residents' Gym
- Landscape architect designed residents' gardens
- Secure bicycle storage

Your attention is drawn to the fact that it may not be possible to obtain the products as referred to in the specification. In such cases a similar alternative will be provided. Ecoworld reserve the right to make these changes as required. CGIs are indicative only and not representative of the final product.



Life-Changing Living

Enjoy the comfort, luxury and convenience of a stylish, modern home offering many of the services usually found in premium hotels.

From the concierge who greets you by name and signs for your packages to the exclusive residents' areas, Verdo - Kew Bridge is full of clever flourishes designed to make life better. You'll also enjoy complete peace of mind, with gated access to the underground car park, audio-visual entry systems and CCTV throughout the development.

Master Bedroom

CGI is indicative only / Not representative of the final product



Kitchen

CGI is indicative only / Not representative of the final product



Residents' Gym

CGI is indicative only / Not representative of the final product



Media Room

CGI is indicative only / Not representative of the final product

EcoWorld, Delivering Great New Places for Londoners to Live

From the attention we pay to every last detail of the homes and places we create, to the way we support our developments' communities – at EcoWorld London, we always strive to achieve the highest possible standards. It underlines our belief in offering not just great homes, but a better quality of life.

To us, eco isn't just about being green. While we're mindful of our environmental impact, our goal is to create great places that are truly sustainable – creating communities for buyers and renters that grow and develop. We don't leave when the building work finishes either. We stay put keeping things just so and helping our communities evolve. Our focus on design is just as long term. As important as materials are, we believe design is about far more than the finishes we use. It's about the way a home works.

We continually talk to our customers, seeing how they live and finding ways to improve and adapt our approach. Only by really understanding what makes a home can we make our developments all they can be.

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Awards include Best New Place to Live (London Planning Awards), Development of the Year (RESI awards), Grand Prix Award and Best Regeneration Project (Evening Standard) and The Placemaking Award (2018 Property Awards).

ecoworldlondon.com

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CREATING TOMORROW & BEYOND





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KEW BRIDGE

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