

THE  
**LOCK**  
AT GREENFORD QUAY

LONDON · UB6 0GQ

HOST  
BROCHURE

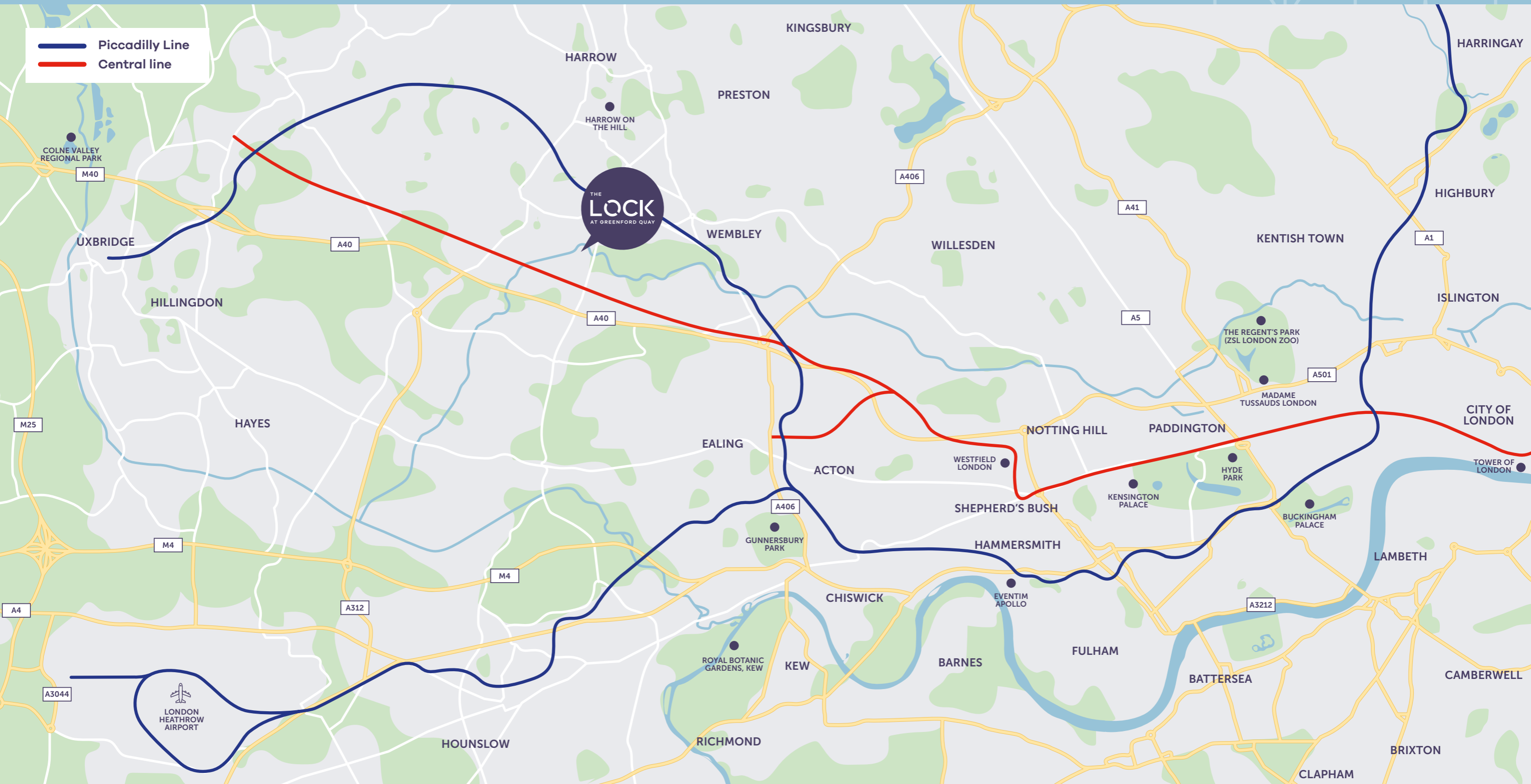
# Open up to The Lock at Greenford Quay

The Lock at Greenford Quay is located within a thriving new waterfront neighbourhood in West London. The development offers spacious 1, 2 and 3 bedroom apartments, with balconies overlooking landscaped gardens and the beautiful Grand Union Canal. The stunning residents' roof top terrace further enhances these spectacular views. Perfectly located, transport links are available from Greenford station on the Central line or Sudbury Hill on the Piccadilly line.

The Lock is designed with you in mind and offers the perfect balance between a busy London lifestyle and the relaxing outdoors. Within the development you can opt to live in the eighteen-storey landmark tower with expansive views over the Grand Union Canal, Horsenden Hill and towards the city, or opt for the six-storey building overlooking the beautifully landscaped gardens.

Reflecting the work-life balance choices for many of us, every apartment is spacious and perfect for working from home. When you need a break, just step out onto your balcony or terrace and take a deep breath of fresh air. Or take a stroll through your neighbourhood and enjoy all that vibrant Greenford Quay has to offer.

# Open up to West London



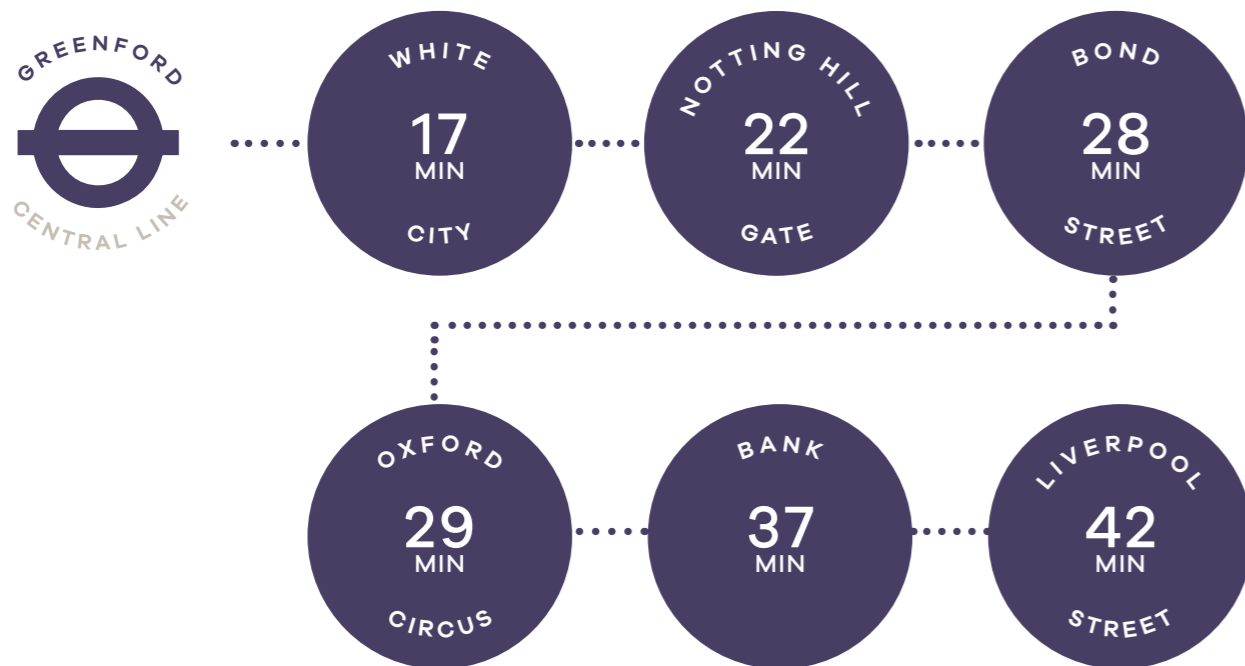
# Open up to connectivity

Greenford Quay is perfectly connected for commuting and exploring London and beyond.

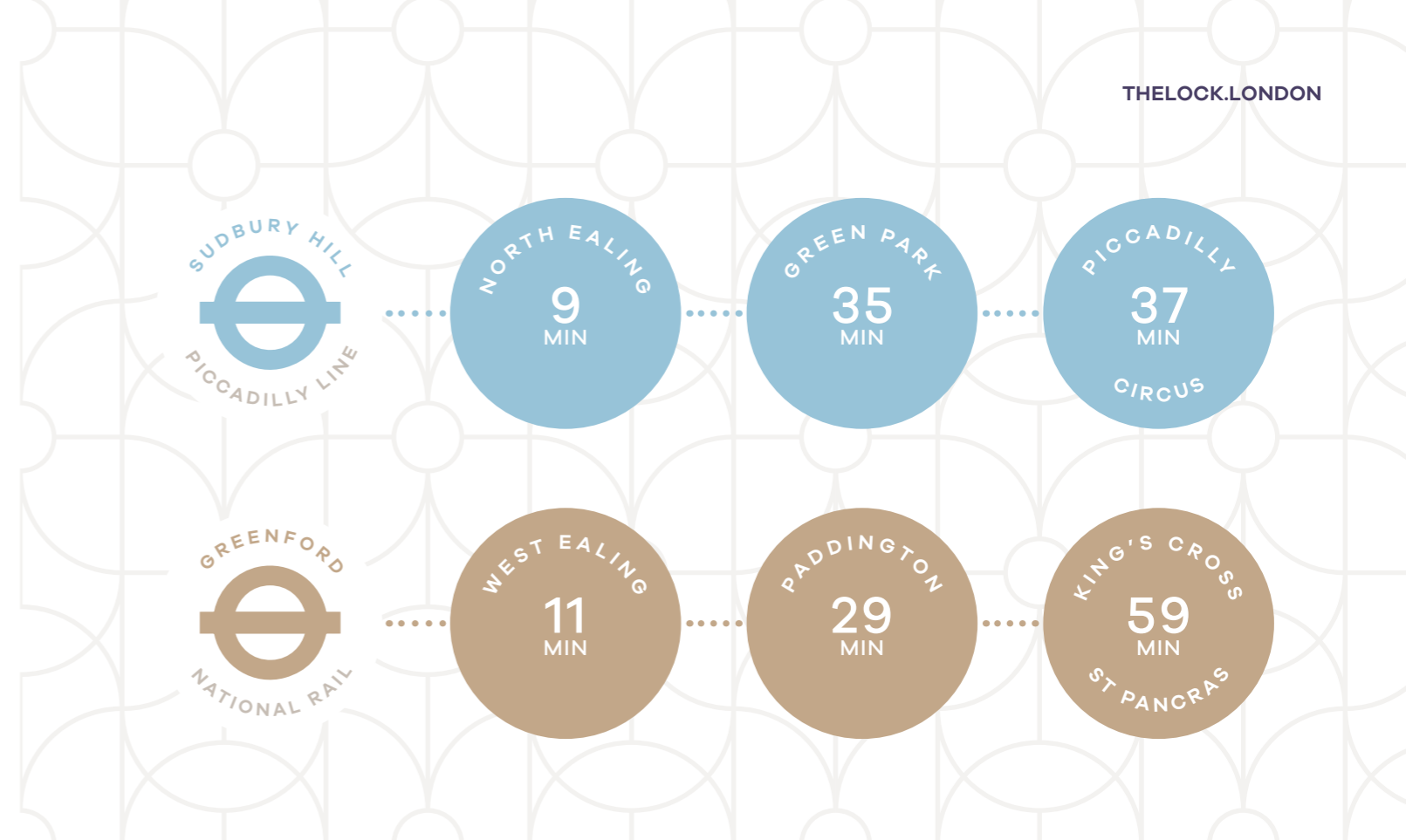
## Fantastic train connections

Greenford station is an eight-minute walk from The Lock and offers Central line access to central London, the City and Canary Wharf. You're also minutes by tube from West Ealing, a future Crossrail station with impressive connections. Sudbury Hill is just a 15-minute walk away for Piccadilly line and overground access.

'Minutes away from the new Crossrail station coming to West Ealing'



Tube times taken from www.tfl.gov.uk. Train times taken from www.nationalrail.co.uk.



## Cycle to work

For those who have the energy to cycle to work, Greenford Quay is moments away from great London Cycle Network routes. You could join the picturesque Q16 route in just 5 minutes by bike.

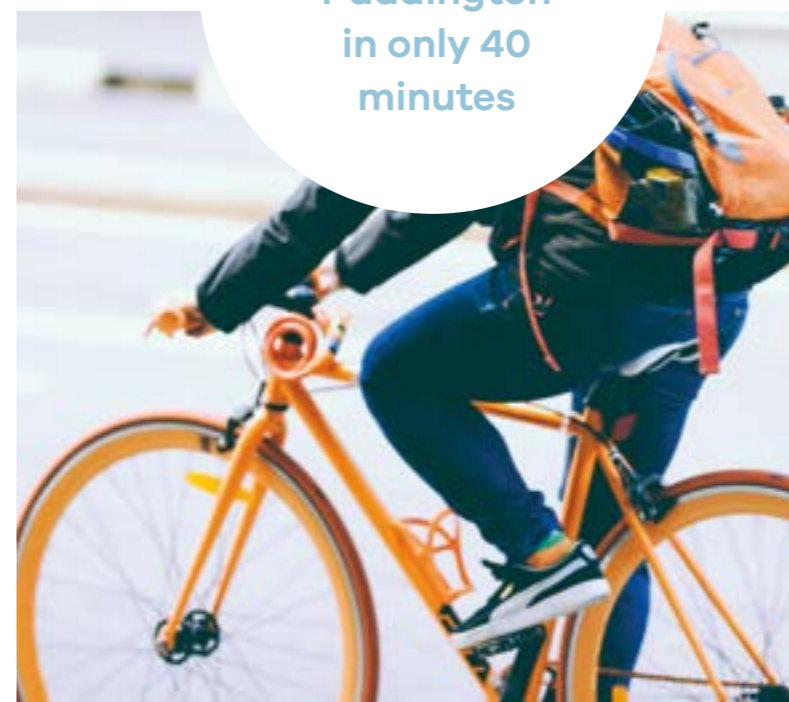
The cycle ride to **Paddington is around 40 minutes.**

## Travel by road

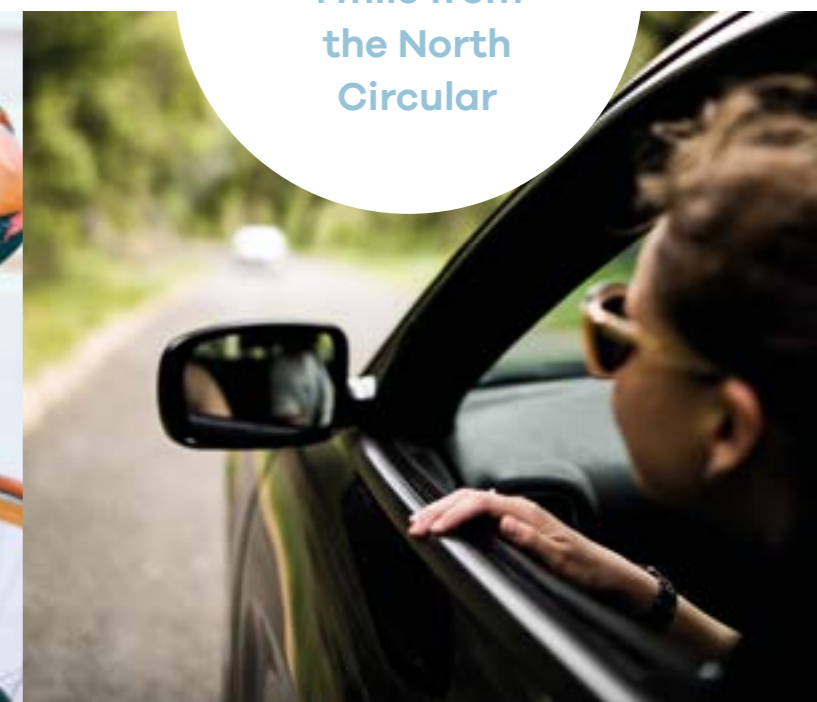
There are 17 bus routes to choose from with the nearest **only 100 yards from Greenford Quay.**

When you want to head out into the countryside and explore, you have road links to the North Circular and M25 via the A40, just a mile away.

Cycle to  
Paddington  
in only 40  
minutes



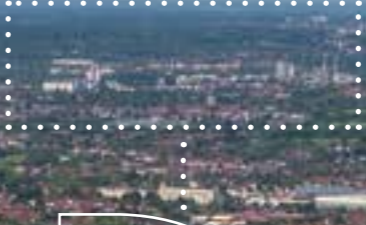
Only  
1 mile from  
the North  
Circular



Sudbury Hill

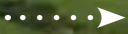


GREENFORD QUAY  
BY GREYSTAR



Wembley Park

The City



THE LOCK  
AT GREENFORD QUAY



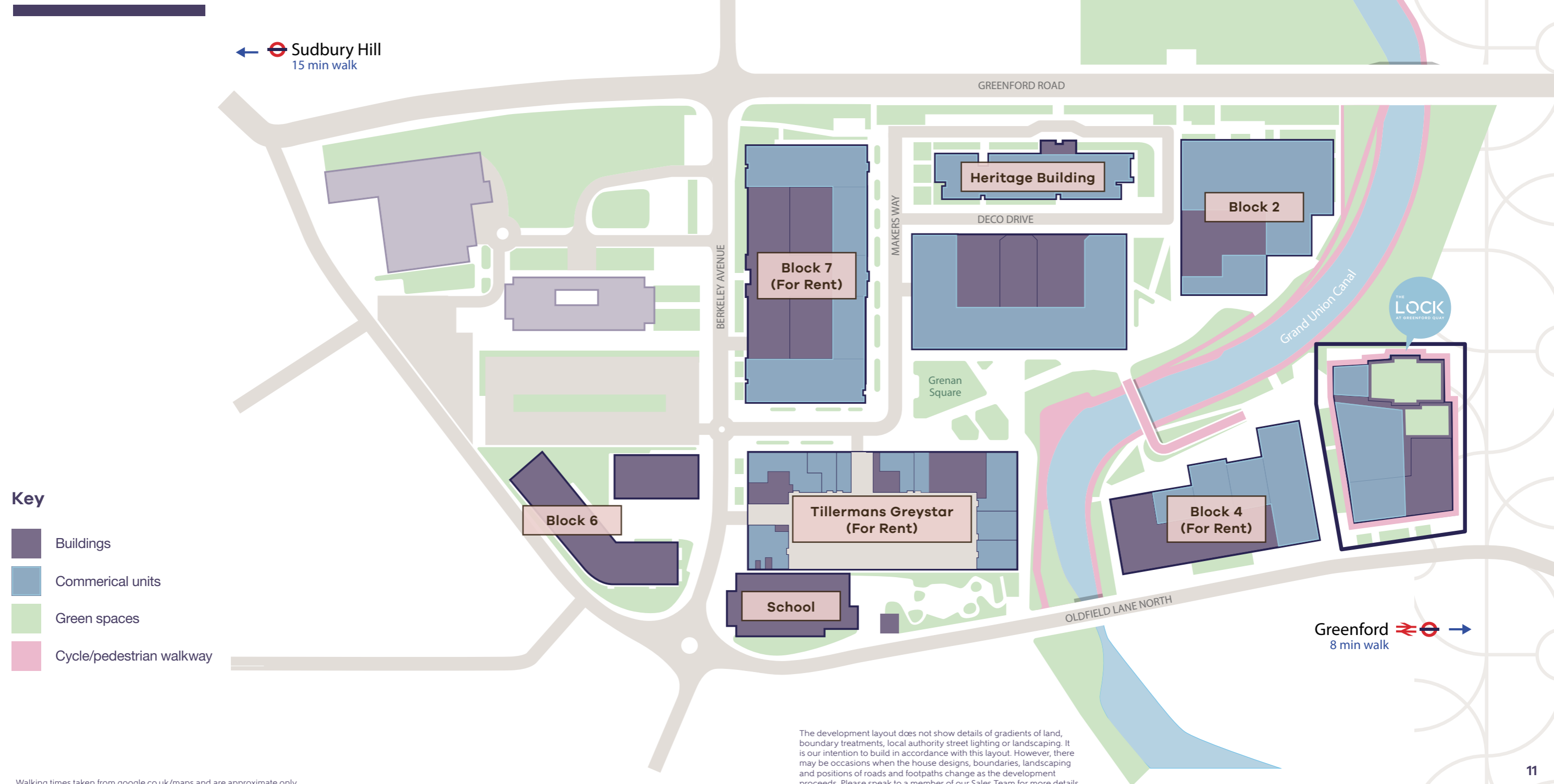
Greenford Station

# Open up to a new perspective

## West is best!

Where else can you find an abundance of renowned green parks, tranquil riverside views, culinary delights and easy access to the bright lights of central London? The nearby M4 corridor, coined as a major technology hub, gives direct links to Reading, Oxford and the countryside beyond.

# Open up to a new neighbourhood



**Key**

- Buildings
- Commerical units
- Green spaces
- Cycle/pedestrian walkway

Walking times taken from google.co.uk/maps and are approximate only.

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a member of our Sales Team for more details.



**Greenford Quay is a vibrant new waterfront neighbourhood, delivering 2,118 high quality homes, over eight hectares of renovated waterfront land and over 20,500sqm of commercial space.**

The Greenford Quay masterplan includes a new canal footbridge, an incredible listed heritage building, beautifully sculptured public spaces, a new school and health centre, contemporary offices and a vast array of shops, restaurants and leisure facilities all on your doorstep. Open up to possibility and be part of an exciting new neighbourhood!

Greenford Quay has been designed to be accessible, inclusive, safe and fun. The distinct character areas – the High Street, Central Square, the Grand Union Canal and Creative Quarter – offer residents and visitors alternative and innovative

experiences. Central Square focuses on a balance of essential shopping, restaurants, bars and independent shops, as well as a leisure event space. The Canal Side is lined with restaurants, cafés and bars. The high street provides the ultimate shopping and dining experience, with outside seating, and the Creative Quarter offers creative and co-working spaces. The options are endless!



# Open up to a new community

**Greenford Quay is a welcoming community of first-time buyers, young families and professionals, all open-minded and excited about their future.**

It is a space created for maximum access for you and your neighbours, designed to nurture a spirit of healthy openness and freedom of movement that builds communities.

The canalside is lined with cafés including a Starbucks, restaurants and a microbrewery on landscaped banks. Central Square offers bars, restaurants and shops where you can meet your friends and catch up, along with quirky features such as a canalside floating cinema in the summer.

In the warmer months, you can enjoy a drink and a meal outside in the fresh air before strolling home.

Over time, moorings along the canal will offer more opportunities for floating restaurants, bars and shops.

As part of the masterplan a Creative Quarter is being delivered, which will provide co-working studios and creative workspaces so you may find yourself taking a leisurely stroll to work. What a luxury!

There's even a yoga studio at Greenford Quay, where you can practise with friends and neighbours and enhance your feelings of wellbeing and calm.

Most of all, when you open your front door and step out into Greenford Quay, you dive into a constantly vibrant, colourful environment where there's always something new to discover and someone new to meet.



Floating cinema



Restaurants and microbrewery



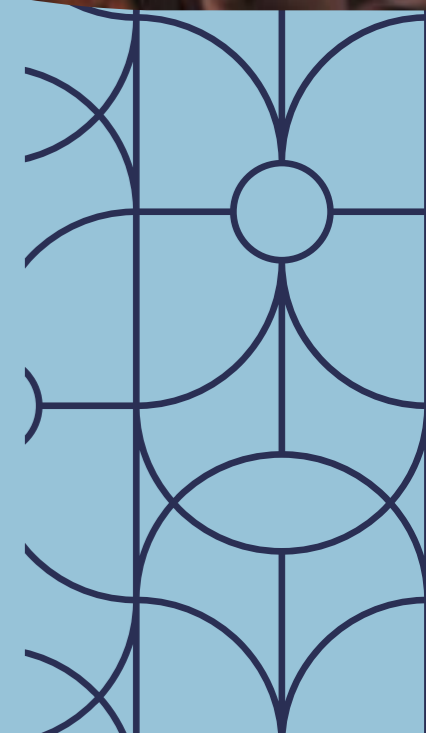
Cafés



Monkey Puzzle Nursery



Yoga Operator and leisure facilities





# Open up to green space



At Greenford Quay you have pocket parks, an amphitheatre formed from lawn terraces, and a striking water feature. The green energy of Central Square, harnessed to create a healthy ecosystem and encourage wildlife, flows out into further sculptured play areas.

Other public green spaces include The Green Finger, clusters of trees that open out to form dappled glades and woodlands where you can play with your children, or just wander. The Green Finger points towards Horsenden Park to the east, just five minutes' walk away.

Here, you can walk through ancient woodland, grassland, ponds and hedgerows to the top of the hill, from which there are amazing views. Together with nearby Perivale Park Golf Club, you have access to an area of open space larger than Hyde Park.

From Greenford Quay you can walk or cycle all the way to Paddington Basin and Regent's Park while the Royal Botanic Gardens at Kew are only 30 minutes' drive away.

Real quality of life means being able to spend plenty of time relaxing outdoors. Greenford Quay is a green oasis dedicated to enabling a healthy, relaxed lifestyle.

The abundance of green space at Greenford Quay has been carefully designed to offer an inviting, clean and safe environment for you and your family to walk, run and play at any time of day.



## Theatres

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- Eventim Apollo**  
44 minutes on the underground
- Lyric Hammersmith**  
45 minutes on the underground
- Theatre Royal Dury Lane**  
51 minutes on the underground



# Open up to a new lifestyle

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Greenford Quay offers everything you need to make the most of London, combining peace and quiet with fun and accessibility. Central London, with its incredible choice of live venues, clubs, cinemas and theatres is just 30 minutes away.

## Sports

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- North Greenford United FC**  
0.5 miles away
- Perivale Park**  
1.6 miles away
- Longfield Meadows**  
1.7 miles away



## Entertainment

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- Vue Cinema Acton**  
3.2 miles away
- Cineworld South Ruislip**  
3.4 miles away
- Waterman's Art Centre**  
7.3 miles away



## Leisure

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- Paradise Fields, Horsenden Hill**  
12 minutes' walk
- David Lloyd Sudbury Hill**  
15 minutes' walk
- PureGym Northolt**  
25 minutes' walk

Distances taken from [www.google.co.uk/maps](http://www.google.co.uk/maps). Tube times taken from [www.tfl.gov.uk](http://www.tfl.gov.uk).

# Open up to good times



**Greenford Quay is a destination in its own right with an abundance of cafés, restaurants and bars to choose from.**

If you would like to venture further afield, Ealing and Hammersmith are on your doorstep with plenty of choices, as well as the incredible range of drinking and dining options that central London has to offer. You are also surrounded by ancient market towns and villages with great pubs.



**Greenford Quay** has a fantastic selection of cafés, restaurants and bars including a Starbucks launching soon. Grab your morning latte on the way to work, or catch up with friends later in the day over a coffee and slice of cake.



**Microbrewery**, within Greenford Quay there is your own local brewery, where you can sample a wide range of craft and specialty ales until you find your favourite.



**In Greenford** you have the Black Horse Pub, a roomy, traditional gastropub on two levels with a beer garden on the canal and the friendly, welcoming Railway Hotel, popular for its flaming grill.



**Not far away in Ealing**, the Ealing Park Tavern, Rose & Crown and Duke of Kent all serve Fuller's excellent ale and wines. For good, simple dining, there's the Santa Maria pizzeria and Atariya for sushi.



**Hammersmith** has some great pubs including The Dove on the river – the ideal spot to watch the annual Oxford and Cambridge boat race. There are amazing restaurants on King Street. Kerbisher & Malt is a smart chippy, while Jazz Café Posk is a cool jazz spot that loosens up your spirit with a free vodka shot.



**Moving a little upmarket**, A fresh face to the area, W5 Bistro serves superb breakfast, lunch, brunch and dinner with exquisite panache in the vibrantly new area of Dickens Yard in the heart of Ealing. Alternatively, Limeyard is an American food restaurant backed by Richard Caring, owner of the très chic The Ivy and Le Caprice.

# Open up to everyday essentials

**From everyday essentials to the full-on retail experience, you'll be more than satisfied at Greenford Quay.**

Your neighbourhood supermarket is perfectly located for convenience underneath Block A of The Lock at Greenford Quay. There is a newly opened Co-Op within Greenford Quay, as well as a number of local necessity shops and supermarkets just a short walk away.

Westway Cross Shopping Park, just around the corner from Greenford Quay, offers high street names such as New Look, Next, M&S, Boots and Costa Coffee. Ealing Broadway shopping has a similar mix of familiar names, including Amazon Fresh, the first convenience grocery store to offer Just Walk Out Technology in the UK. It is also home

to a variety of food and drink outlets such as itsu, Wagamama and Starbucks.

When you want to immerse yourself in a shopping experience, Westfield Shepherd's Bush is just 15 minutes away. The wealth of retail choice at Westfield is legendary but you also have a Vue Cinema, All Star Lanes bowling and mini golf at the Puttshack. There are exciting options for kids that include indoor city KidZania – more than 60 real life activities spanning 75,000 feet designed for 4 to 14 year olds. And then there's the West End of London, just a train ride away.



Vue Cinema



All Star Lanes  
bowling



Mini golf at the  
Puttshack



Facilities for kids and  
all kinds of events

# Open up to an excellent education

If education plays a key part in deciding where you want to live, you'll be delighted to know that there are plenty of options in and very near to Greenford Quay.

Within Greenford Quay itself, the Monkey Puzzle nursery provides the highest level of childcare and has space for up to 150 children.

The plan for the neighbourhood also includes a primary school at Greenford Quay. At present, there is a day nursery 10-minutes' away, two infant schools and two primary schools all within a 20-minute drive.

You're also a short cycle ride away from educational facilities including William Perkins High School, ranked outstanding by Ofsted. The world-famous full boarding Harrow School, founded in 1572, is minutes away from Greenford Quay at Harrow-on-the-Hill.

For higher education, you have the University of West London at Ealing, ranked as the top modern university in London and eighth in the UK. Within six months of graduation 98% of students are employed or pursuing further studies.

Stagecoach Ealing is part of the Stagecoach Performing Arts network of schools, which has been nurturing the performing arts talents of children for 30 years. It is registered with Ofsted and has been credited with being in the top 5% of the network, with 100% in dance, singing, drama and principal leadership.

Wood End Library is 10-minutes' walk from Greenford Quay. Within the library, you'll find Wood End Children's Centre for babies and children up to five years of age. Here you can enjoy activities that include Stay and Play, baby and early toddler groups, and Talking Toddler, focusing on early communication.





# Open up to The Lock at Greenford Quay

**The Lock at Greenford Quay is all about balance.**

The location perfectly blends London living with the tranquil outdoors. The development pays homage to the land's rich history by its choice of building materials, whilst addressing the aspirational desires of the modern-day homeowner. The thoughtfully designed on-site amenities, which include a concierge, resident's roof terrace, landscaped courtyard, gymnasium and flexible working zone, all contribute to creating a perfect work-life-family balance.

Interestingly, the brick colours chosen for the façade perfectly complement the site's history. The cream brick colour acknowledges the previous land usage by Hovis in making flour and bread, and the renovated GlaxoSmithKlein building was where William Perkin produced the first chemical dye Mauvine, a purple colour that has inspired the plum brick.

# Open up to better amenities



## Landscaped gardens and residents' roof terrace

Whenever you'd like to spend time outside enjoying good weather, getting to know your neighbours better or just relaxing, you have plenty of green space in which to sit and recharge.



## Residents' Gymnasium

An ultra-modern gym with floor to ceiling windows overlooking the canal and, for when it's time to take your workout into the open air, a terrace and enclosed area.



## Flexible Working Zone

There is a lot to be said for working from home, but when you feel like being around other people, it's nice to know there's always space for you here. A designated working area based in the concierge.



## On-site restaurant and cafés

A larger supermarket is available on the Lower Ground floor of Block A, and space for a cafe/restaurant in Block B. Watch this space for big brand names coming soon.



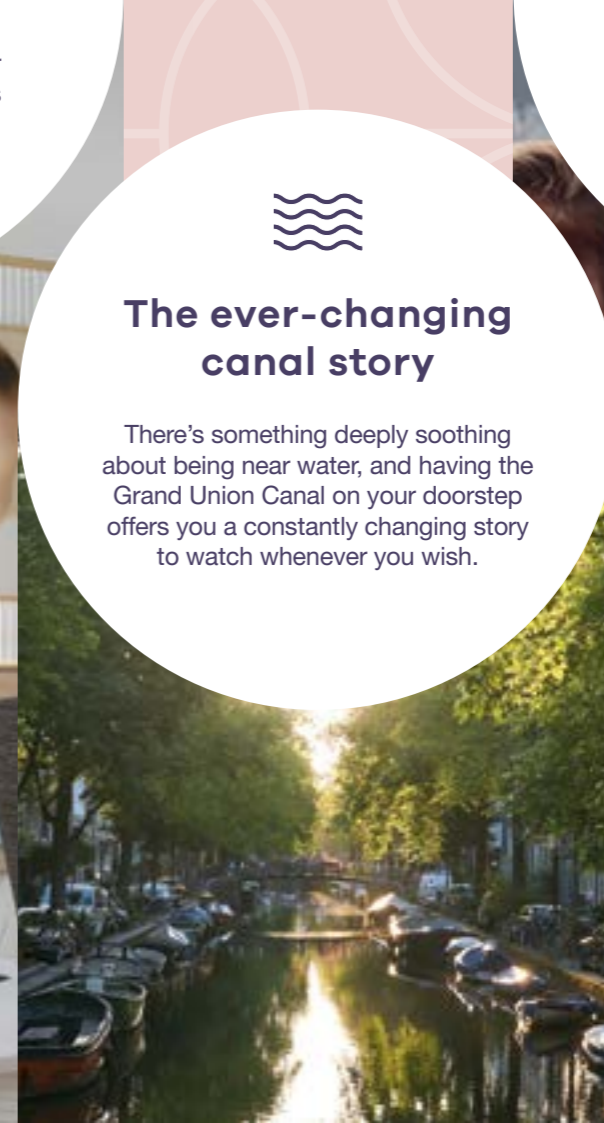
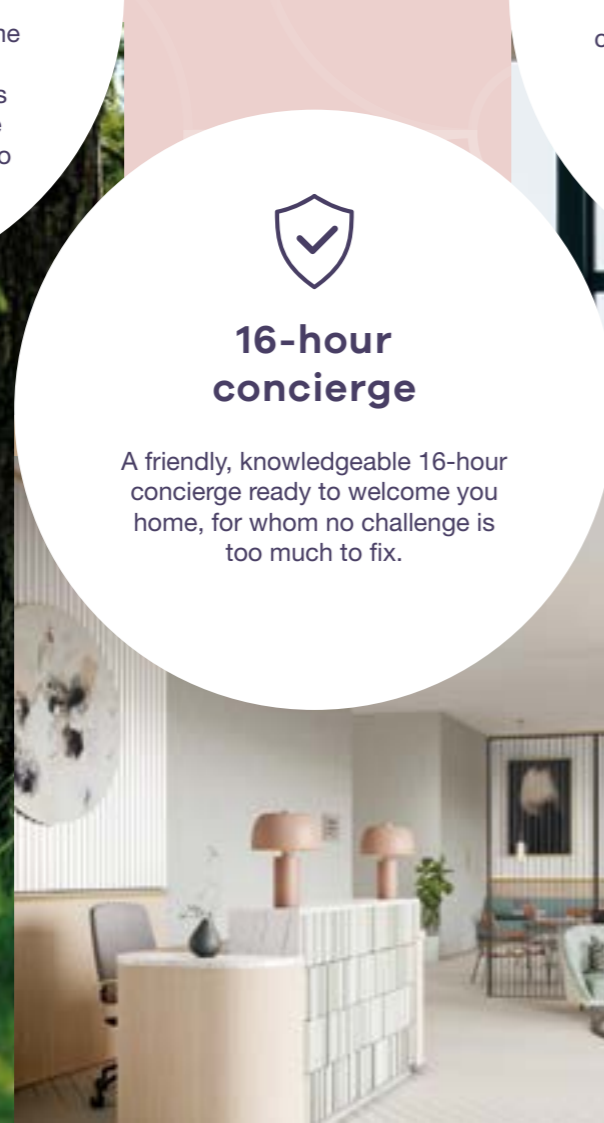
## 16-hour concierge

A friendly, knowledgeable 16-hour concierge ready to welcome you home, for whom no challenge is too much to fix.



## The ever-changing canal story

There's something deeply soothing about being near water, and having the Grand Union Canal on your doorstep offers you a constantly changing story to watch whenever you wish.



# Open up the door to your new home

**Today, more than ever before, your home is your sanctuary. We understand that you're searching for your own perfect space in which to live, work, breathe and be.**

The 1, 2 and 3 bedroom homes at The Lock offer an abundance of carefully designed space and natural light pouring in through floor to ceiling windows with views of the canal and beyond.

From the large, welcoming entrance hallway, to adaptable spaces to work from home, to the roomy balconies and terraces, you have more than enough room to call your own.

Should you choose a ground floor apartment, you'll also have your own terrace for when you'd like to move your life into the open air.

When it comes to your home comforts, the apartments at The Lock have been designed to the highest possible specifications. Underfloor heating keeps you warm and cosy and stone worktops and integrated appliances make it a pleasure to spend time in your kitchen.







# Open up to high specification

HIGH QUALITY APPLIANCES THROUGHOUT



## General Features

- 16-hour concierge service
- Residents' gymnasium
- Flexible working zone
- Sprinkler system installed
- No combustible materials have been used on the external façade
- Residents' roof terrace
- Landscaped courtyard

## Kitchens

- Onyx grey, handleless fitted units from London designer Urban Myth
- Stone worktops
- Fully integrated Bosch appliances: stainless steel oven, ceramic touch control hob, extractor hood, dishwasher, fridge/freezer, microwave
- Freestanding washer/dryer in storage cupboard
- Glass splashbacks
- Feature lighting under wall units

## Bath & En Suite Shower Rooms

- Pure white Vitra basin and WC and Vado Life mixers
- Bathroom suites with chrome taps and mixers
- Bath with overhead rain shower and glazed screen (where applicable)
- Large shower enclosure to en suite/shower rooms
- Bespoke cabinetry with built-in storage and shaver socket
- Grey Saloni Interior Ceniza Natural wall tiles

## Flooring

- Kitchen, living room and hallway in oak woodstrip laminate flooring
- Bedrooms carpeted in a warm, neutral colour tone
- Bathroom and en suite tiled in light grey Saloni Interior Ceniza Natural floor tiles
- Underfloor heating to living room, bedrooms, hallway and bathrooms

## Décor

- Smooth finish to all walls and ceilings, painted in white emulsion
- White satinwood finish to doors and woodwork

## Fixtures & Fittings

- Fitted wardrobe to main bedroom
- Satin chrome door handles
- TV and telephone outlets to living room, with TV outlets to all bedrooms

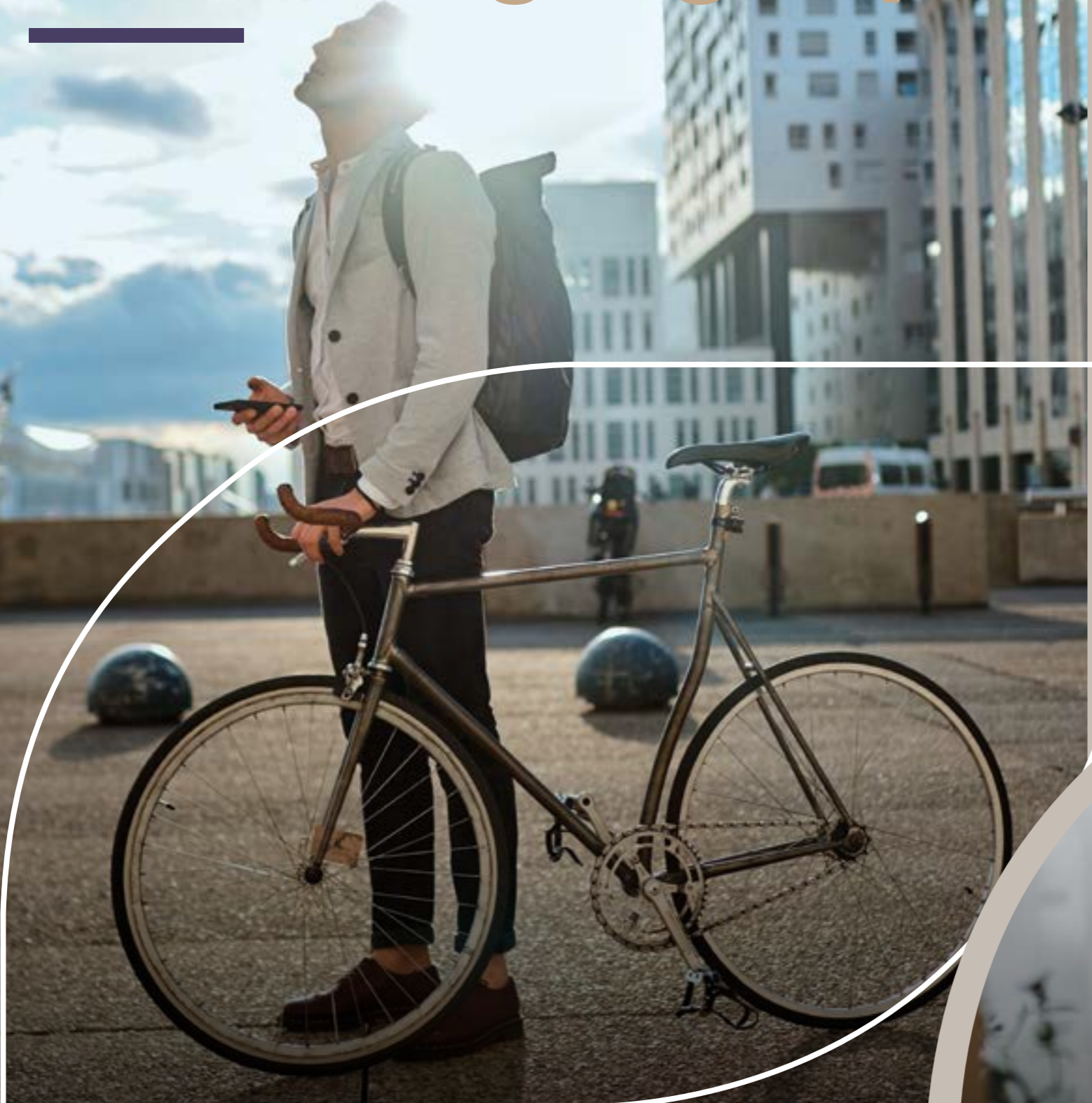
## Security & Warranties

- Video entryphone system to all apartments
- Monitored CCTV system
- 10-year 'NHBC' warranty
- Two-year 24/7 emergency cover
- Comprehensive induction with dedicated Customer Service Manager

Specification details are correct at time of going to print but are for guidance only and remain subject to change. Exact fittings and finishes are subject to availability at time of installation.



# Open up to a living legacy



At Telford Homes we are passionate about developing the homes and creating the places that London needs.

Homes that are bespoke to their vibrant locality and which enable you to lead a healthy, sustainable lifestyle in one of the world's greatest cities. *Building a Living Legacy* is our strategy to help to achieve this, the four pillars are:

**Living legacy**

We make sure that the homes and places we create are designed for modern living. We create memorable places that you will be proud to call home, and that are exciting, relaxing and secure. We enable strong communities by helping you to get to know your neighbours and the things you'll enjoy locally, and wherever possible to help provide facilities that promote healthy lifestyles that keep you fit and give you access to green open spaces.

**Creative building solutions**

Your home has been built to the highest quality and is designed to minimise your energy bill. We use a range of highly efficient technologies to keep you warm in winter and comfortable in the summer. Many of our developments have efficient on-site energy plants that help to reduce your costs and provide cleaner energy.

**Smart business**

To ensure that we deliver on our promises to you, we empower our employees by providing a working environment that enables them to achieve their undoubted potential. We live by our values and *Building a Living Legacy* is embedded into our culture which encourages good governance. By working in partnership, we maintain strong relationships with our customers and partners to enable us to create the best homes and places.

**Balanced resources**

In using resources efficiently our aim is to contribute to a healthy environment. We are helping to improve local air quality by using low-carbon technologies and generating renewable energy, as well as recycling the waste we create when we build your home and encourage you to use the recycling bins provided when you move in. We use water smartly when building your home and install water efficient devices in our kitchens and bathrooms which will also save you money.



We're incredibly proud to be ranked as the UK's most sustainable housebuilder in the Next Generation benchmarking report. This recognition is a real testament to our *Building a Living Legacy* strategy in creating a better quality of life for our customers, enhancing local communities, managing risk and delivering value.





**The Telford Homes brand delivers high-quality, highly desirable new homes that are supported by first-class customer service.**

Telford Homes is a leading London-focused residential property developer. The company specialises in creating, designing and building innovative landmark developments in some of the most desirable and sought-after locations in the capital. The emphasis of a Telford Homes project is always focused foremost upon quality, luxury and exclusivity.

A high specification, combined with some of the finest designer names, ensures that each individual property meets or exceeds the most demanding expectations.

Architectural innovation and excellence ensures a true landmark development, while a fresh and imaginative approach to communal areas further ensures a truly luxurious lifestyle experience.

[www.telfordhomes.london](http://www.telfordhomes.london)



**telfordhomes**  
A TRAMMELL CROW COMPANY DEVELOPER

Telford Homes, Telford House, Queensgate, Britannia Road, Waltham Cross, Herts, EN8 7TF.

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