



CENTRAL HOUSE
HOUNSLOW

WEST LONDON LUXURY APARTMENTS



First class
apartments
with
world class
connections

 **Central House**
A NEW REGENERATION LANDMARK
BY GALLIARD HOMES




Galliard
Homes



Central living

To own an exclusive new apartment located within a vibrant, thriving West London town centre with excellent connectivity by all forms of public transport in all directions is surely a rare opportunity in itself.

Then factor in the 10 minute hop direct to London Heathrow and a journey time of under 35 minutes to Knightsbridge shopping - and that's Harrods to either hemisphere on the doorstep of Central House.



Hounslow Centre

An important economic hub for the Capital with excellent connections

HOUNSLOW CENTRAL
Piccadilly Line services within 2 minutes walk.



HOUNSLOW
South West services direct to Waterloo within 12 minutes walk.



M4/M25 MOTORWAY
Within 3 miles of M4 (J3). 5 miles from M25 (J15).



LONDON HEATHROW
10 minutes by tube direct to Terminals 1, 2, 3 and 4.



Heathrow Airport

A small city supporting the local and national economy

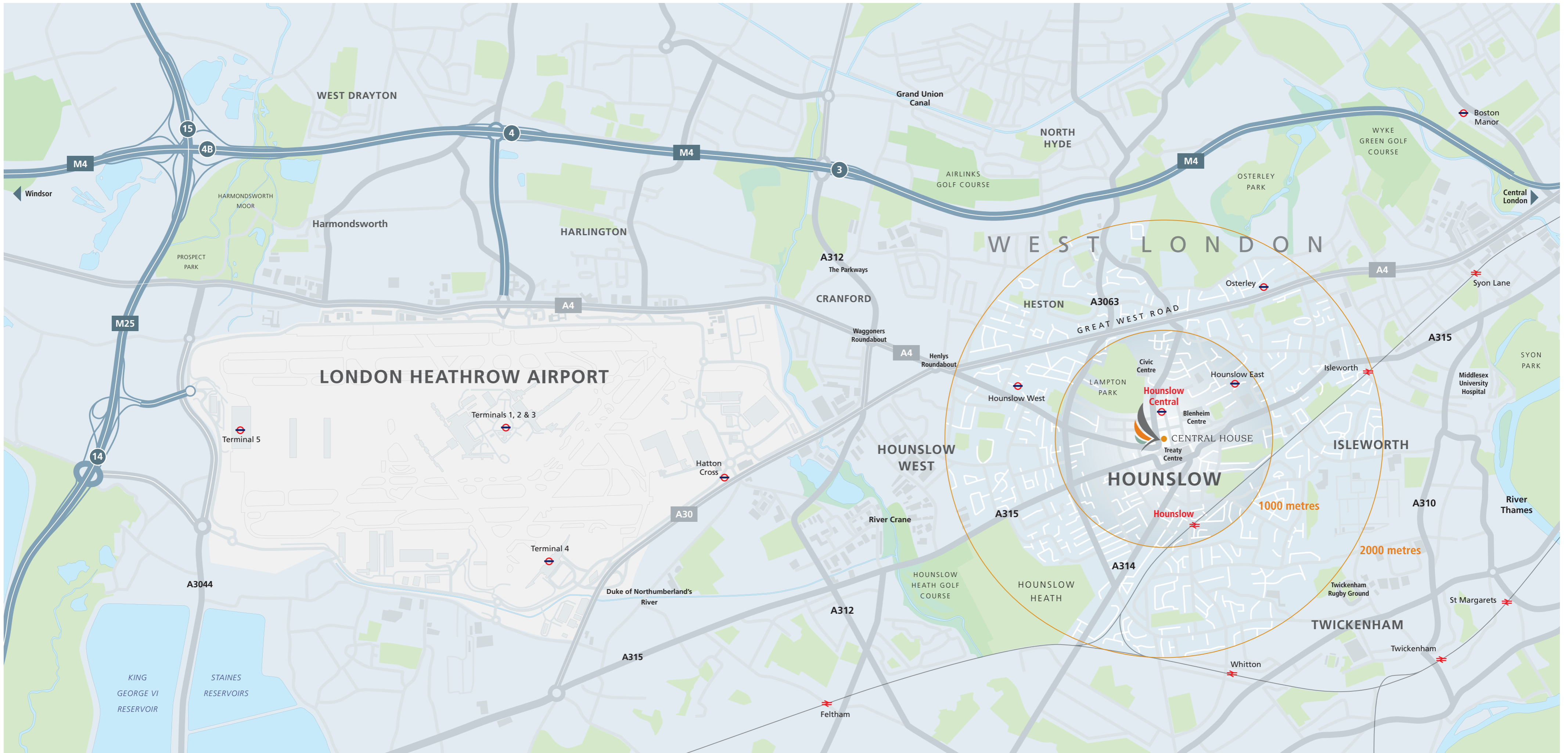
The airport is the UK's largest single site employer.

Heathrow and its on-site businesses employ some 76,500 people.

Around 50% of the workforce live nearby.

The airport's operation supports 114,000 jobs in the local area.





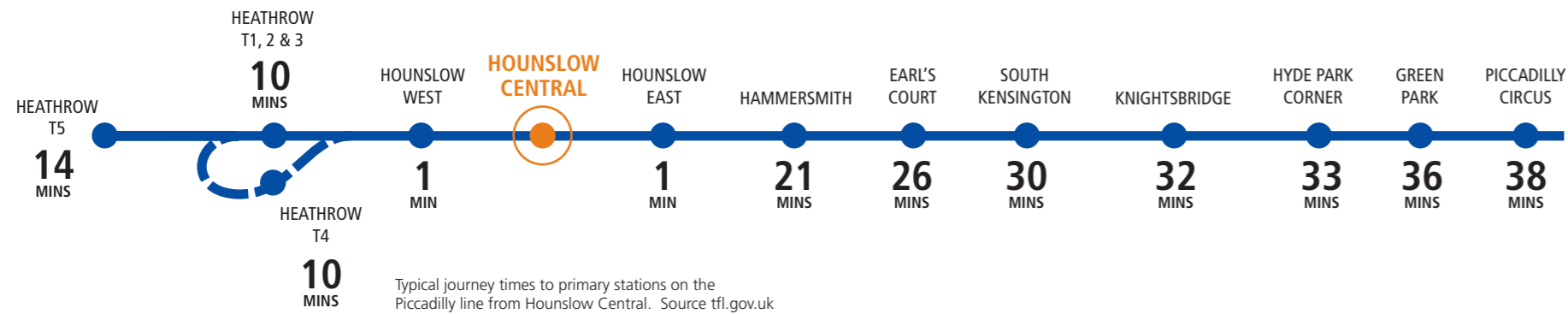
Tube connections

Residents at Central House will be less than 2 minutes walk from Piccadilly line services connecting two major international travel hubs - London Heathrow Airport, and then crossing the heart of the West End to Eurostar services at King's Cross/St Pancras.

Rail connections

Hounslow mainline station will be approx 12 minutes walk from the apartments providing a 40 minute journey time direct into Waterloo - the UK's busiest transport interchange with around 96 million passengers a year.

Hounslow to Hyde Park Corner in little over 30 minutes



Motorway connections

Central House lies within 10 minutes drive of the M4, with direct routing east into central London, or west to the M25 - in turn providing access to the UK's entire motorway network. The principal south west junction of Henlys Roundabout is within 1½ miles.

Air connections

Being the world's busiest handler of international passengers, London Heathrow is used by over 90 airlines flying to some 170 destinations worldwide. Heathrow is also the largest single site employer both in London and the UK, with over 76,500 workers creating a GVA of around £3.3 billion.



High Street brands, independent stores, bars, boutiques, coffee shops and more... they're all there within a stone's throw of Central House.

The town's principal indoor mall, The Treaty Centre, has over 40 stores and outlets with major names including Debenhams, New Look, River Island and Top Shop.



Pop to the shops in 30 seconds

Also within close proximity is the Blenheim Centre, another distinct landmark offering a mix of retail, restaurants and 'the best' gym in Hounslow.

In addition to its vibrant, bustling high street, Hounslow has a weekend market with around 100 colourful stalls.



CENTRAL HOUSE
HOUNSLOW



Central House fronting
Lampton Road



On the town

Hounslow is a town of diversity, recreation and entertainment, with everything from the Paul Robeson performing arts theatre to the district's vast expanse of public heathland and local nature reserve.

Lampton Park lies within 500 metres, providing 40 acres of tranquil parkland - a rural retreat for residents at Central House.

Immediately adjacent to the apartments is the Continental 4 star spa hotel, complete with its 'Twenty Nine' contemporary restaurant and bar. The hotel is also home to a Golds gym - the largest chain of health and fitness clubs in the world.



On the cutting edge

Commerce on a global scale



Hounslow forms an important part of the west London commuter belt, with direct rail and tube access into the heart of the Capital - bringing city commerce to within a one hour catchment zone for Central House.



CENTRAL HOUSE
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All images show Central House prior to having new contemporary external window arrangement and facade design.



Central by design

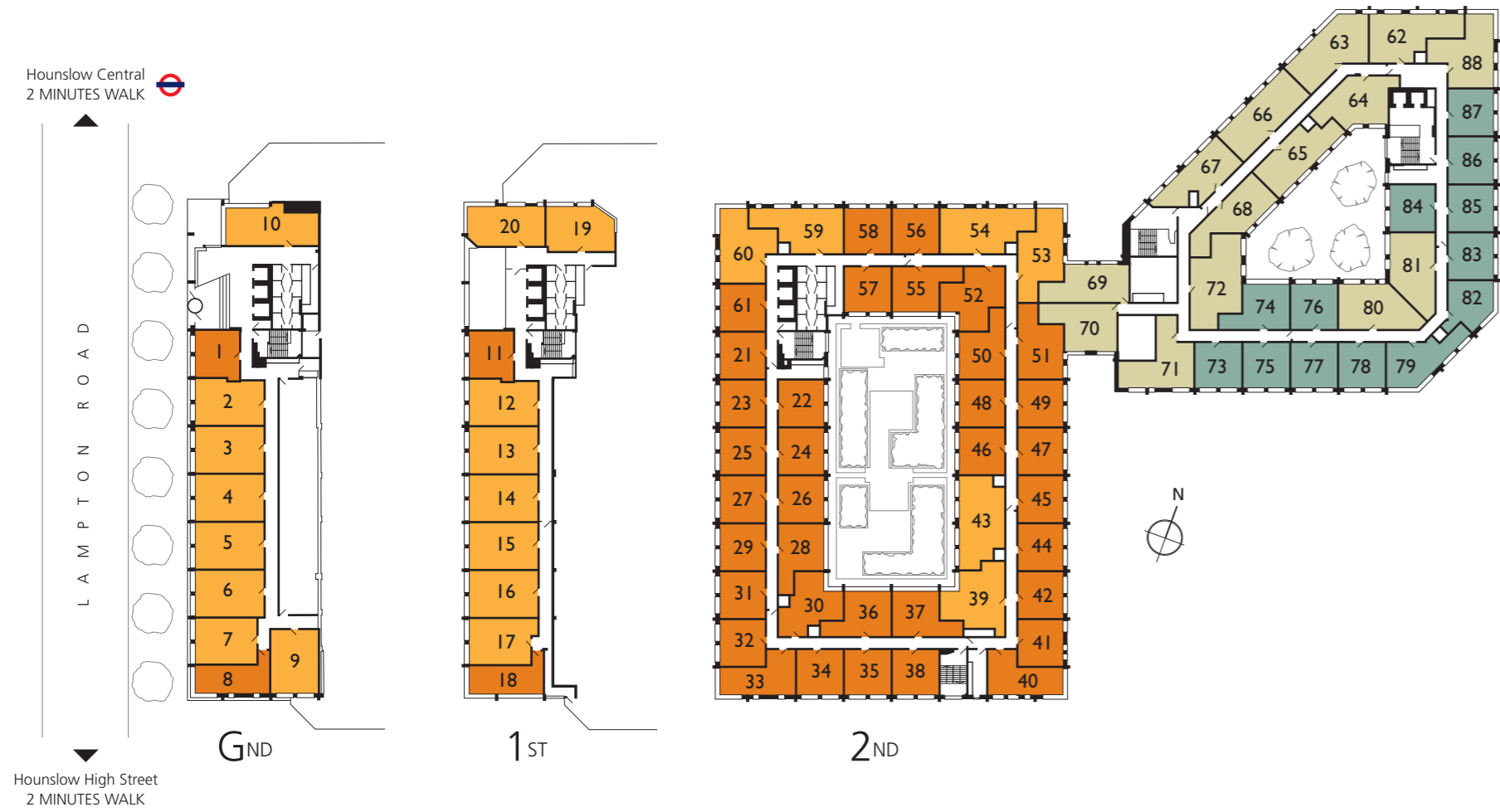
THE DEVELOPMENT


Central House comprises 60 studio apartments and 100 one bedroom apartments arranged from ground to fourth floor. The development has two apartment blocks A and B, each with individual private double height entrance foyers and lift cores.

Both blocks are designed around communal landscaped inner courtyards providing 38 apartments with a pleasant courtyard aspect. The ground and first floor levels also accommodate extensive and secure car parking facilities.



CENTRAL HOUSE
HOUNSLOW



- | | | | |
|---|-------------------|---|-------------------|
|  | STUDIO APARTMENTS |  | STUDIO APARTMENTS |
|  | 1 BED APARTMENTS |  | 1 BED APARTMENTS |

Each studio apartment will have a separate bedroom area created by sliding glass partitioning and a swivel LED flat screen TV unit, enabling viewing from either the living or bedroom area. All apartments will be finished and equipped to Galliard Homes' premier luxury specifications, including real oak one strip engineered timber flooring and large format porcelain floor and wall tiling to bathrooms.

- Choice of luxurious studio apartments - averaging 348 sqft with selected types up to 491 sqft.
- Choice of executive 1 bedroom apartments ranging from 470 to over 660 sqft.
- Individual block double height opulent entrance foyers and lift lobbies.
- Secure car parking (available by separate negotiation).
- Two landscaped communal courtyards.
- Many apartments will benefit from a courtyard aspect.





Example studio apartment

Computer generated images of a typical studio apartment, showing 40" approx flat screen TV (included) within the bespoke swivelling shelving unit. Studio apartments feature real oak one strip engineered timber flooring throughout living/bedroom areas and hallway.





Example kitchen design

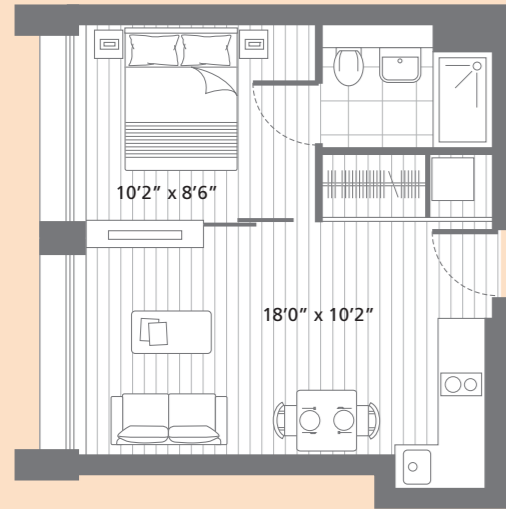
Each apartment will feature an integrated kitchen with tobacco wood coloured lower units and off white lacquer wall units, creating a highly contemporary and stylish focal point to each studio and 1 bedroom living area.



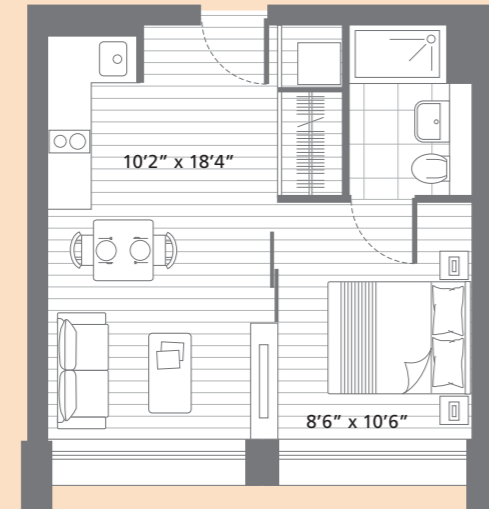
CENTRAL HOUSE
HOUNSLOW



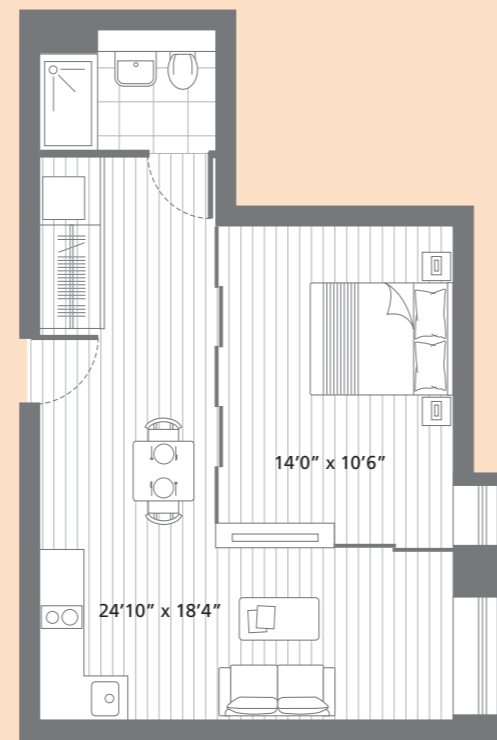
Luxurious apartments finished and equipped for
an exclusive lifestyle



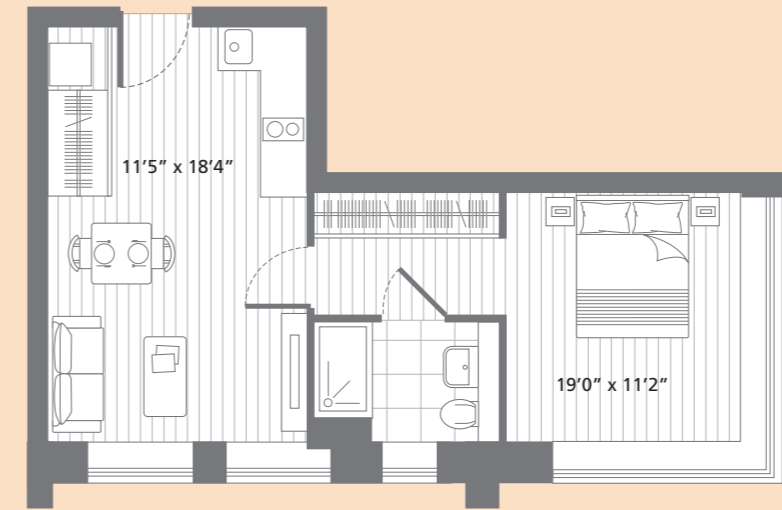
01 11
Total area 352 SQ.FT. 32.7 SQ.M.



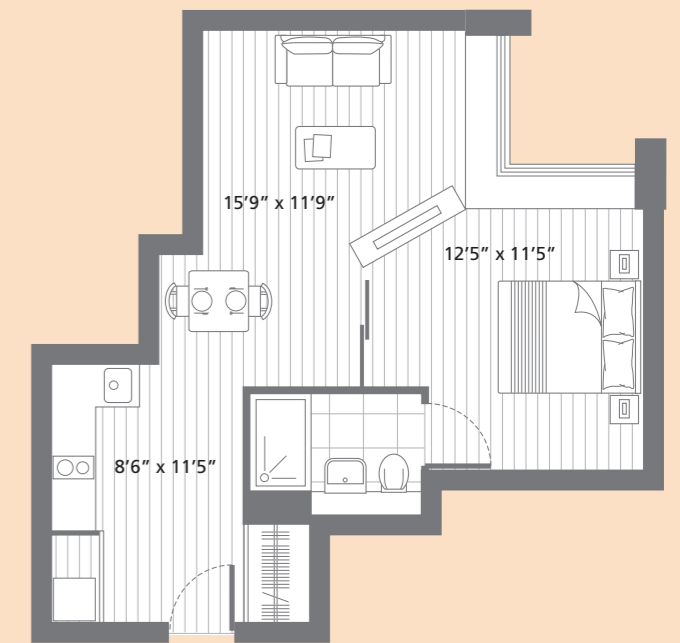
21 22 23 24 25 26 27 29 31
32 34 35 38 41 42 44 45 46
47 48 49 56 57 58 61
89 90 91 92 93 94 95 97 98
100 102 104 106 109 110 112 113
114 115 116 117 123 125 126 129
Total area 348 SQ.FT. 32.3 SQ.M.



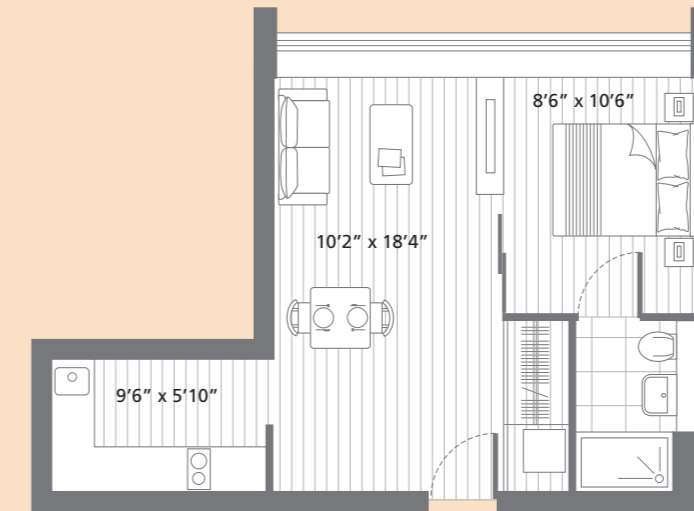
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Total area 473 SQ.FT. 43.9 SQ.M.



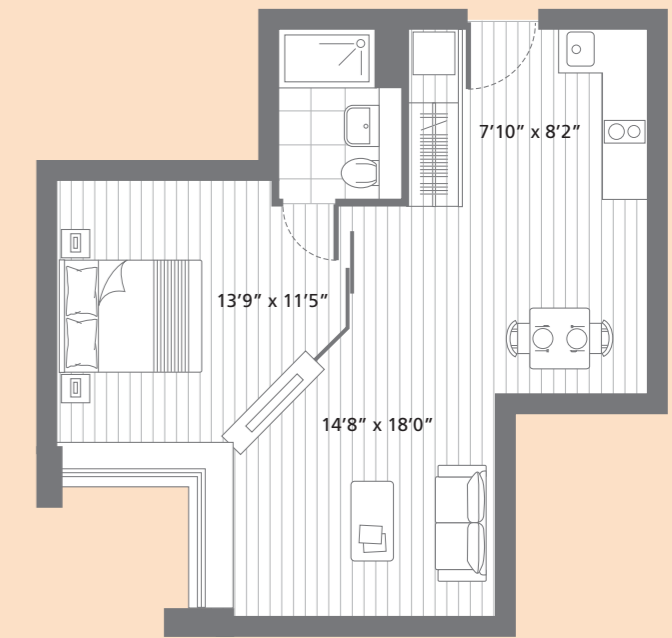
33 40 101 108
Total area 426 SQ.FT. 39.6 SQ.M.



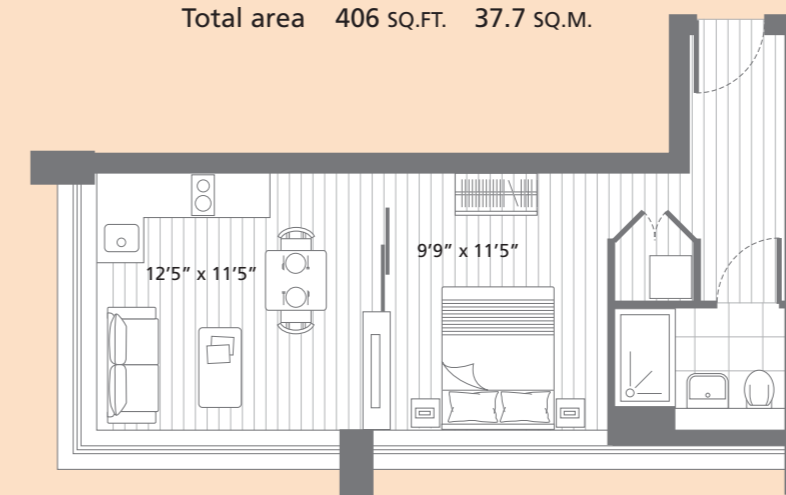
30 99
Total area 450 SQ.FT. 41.8 SQ.M.



28 36 37 50 55
96 103 105 118 124
Total area 406 SQ.FT. 37.7 SQ.M.

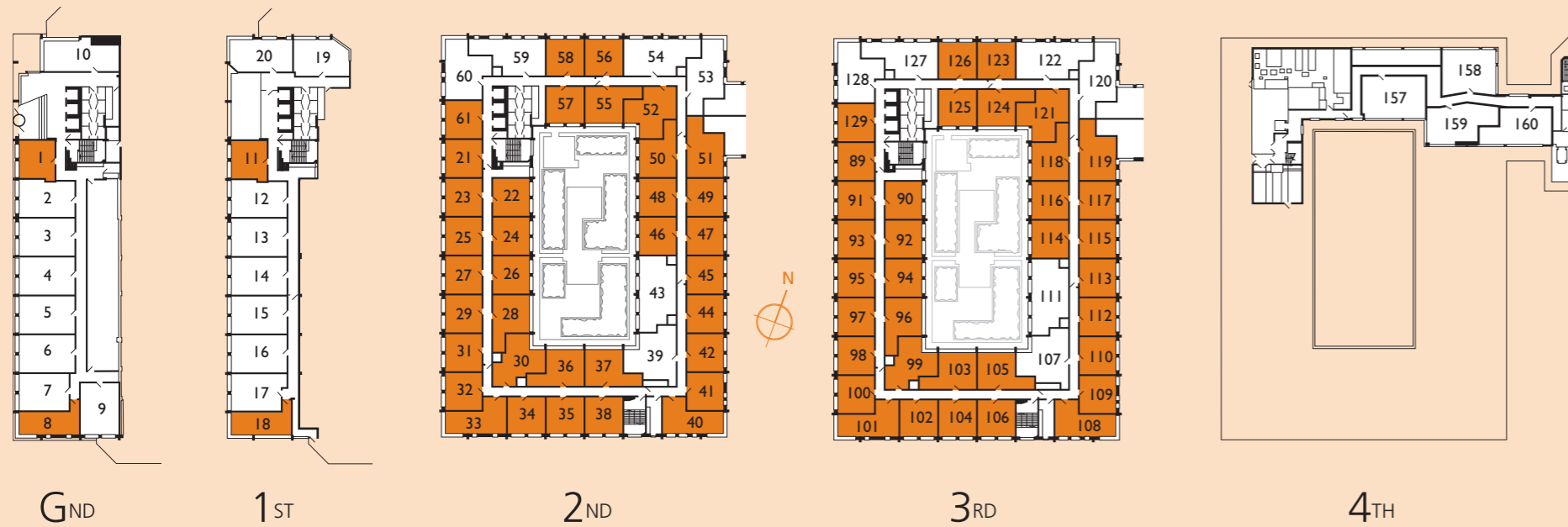


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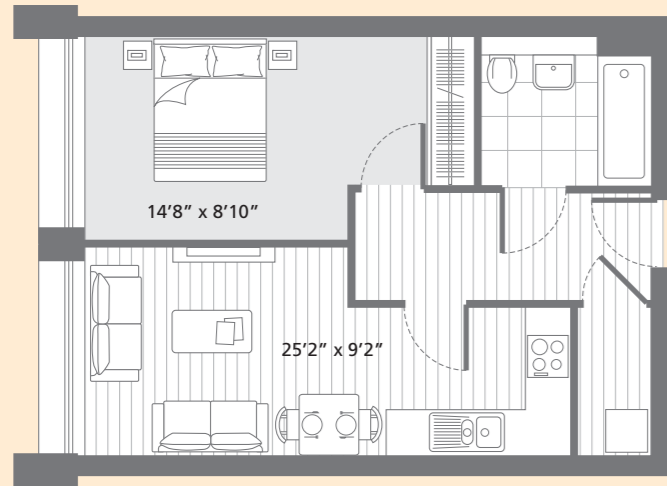


08 18
Total area 349 SQ.FT. 32.4 SQ.M.

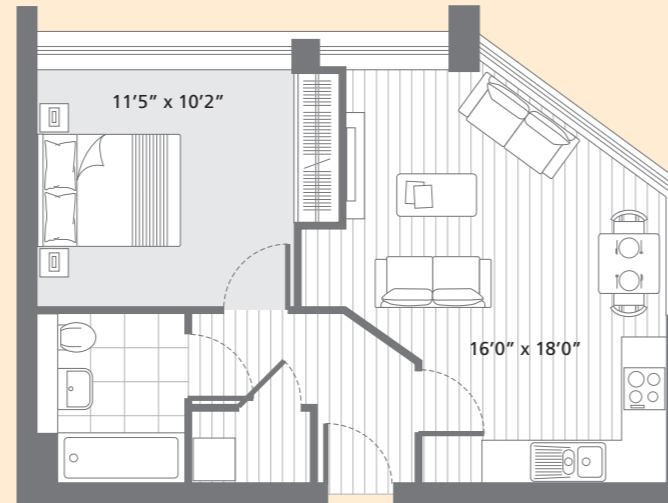
Block A Studio apartment styles



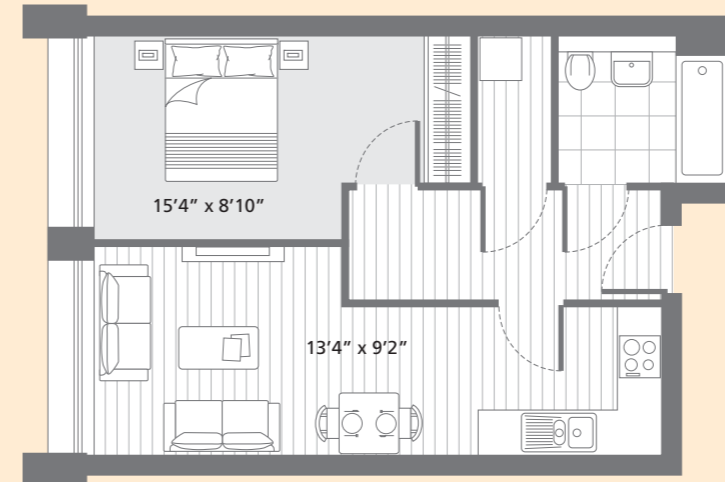
Apartment plans are intended to be correct, precise details may vary. Room dimensions are approximate and indicate maximum achievable, total areas are accurate to within 5%.



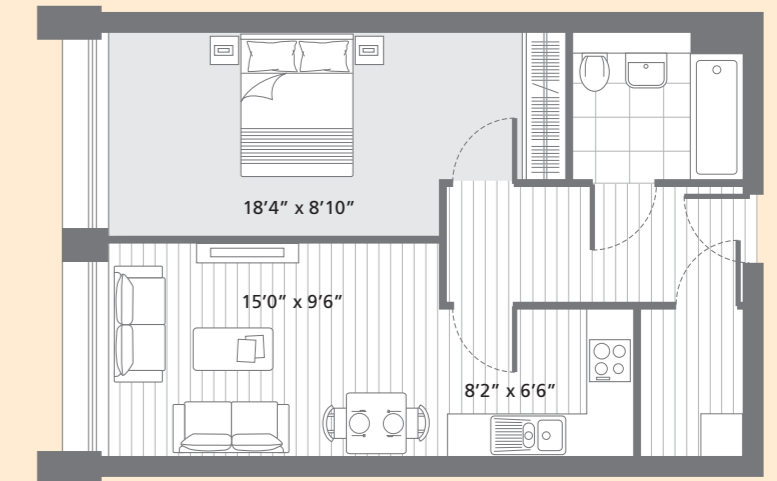
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Total area 470 SQ.FT. 43.7 SQ.M.



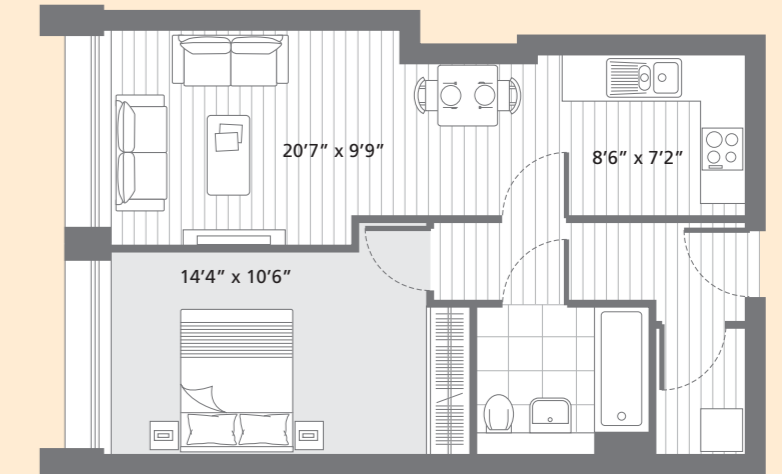
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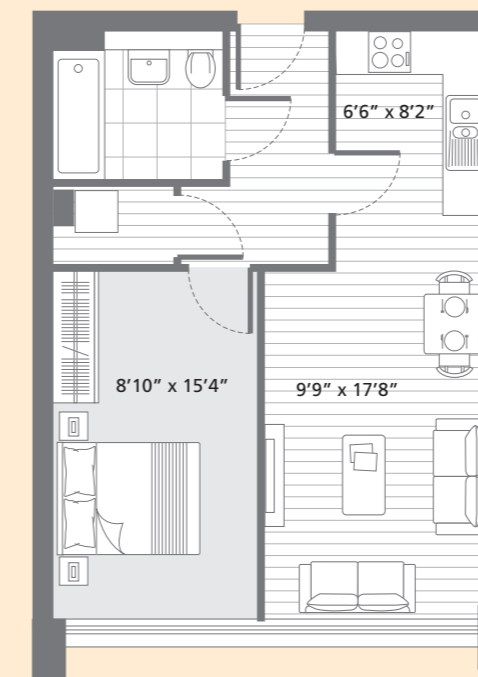
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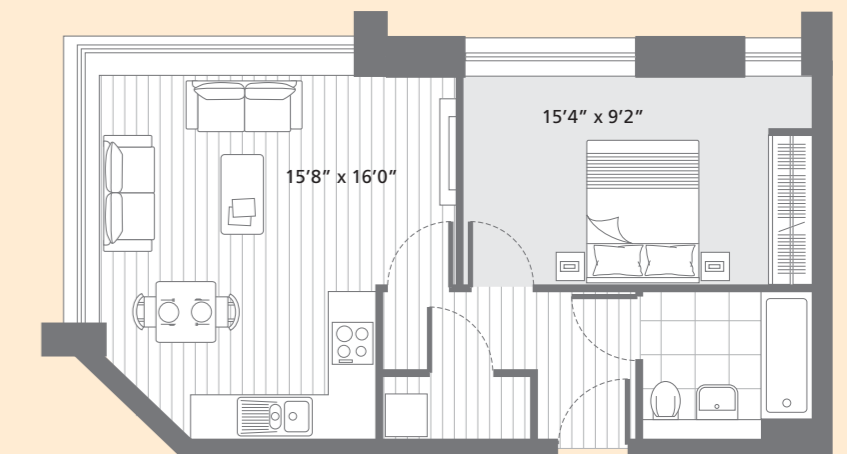
03 04 05 06 13 14 15 16
Total area 533 SQ.FT. 49.5 SQ.M.



02 12
Total area 513 SQ.FT. 47.7 SQ.M.

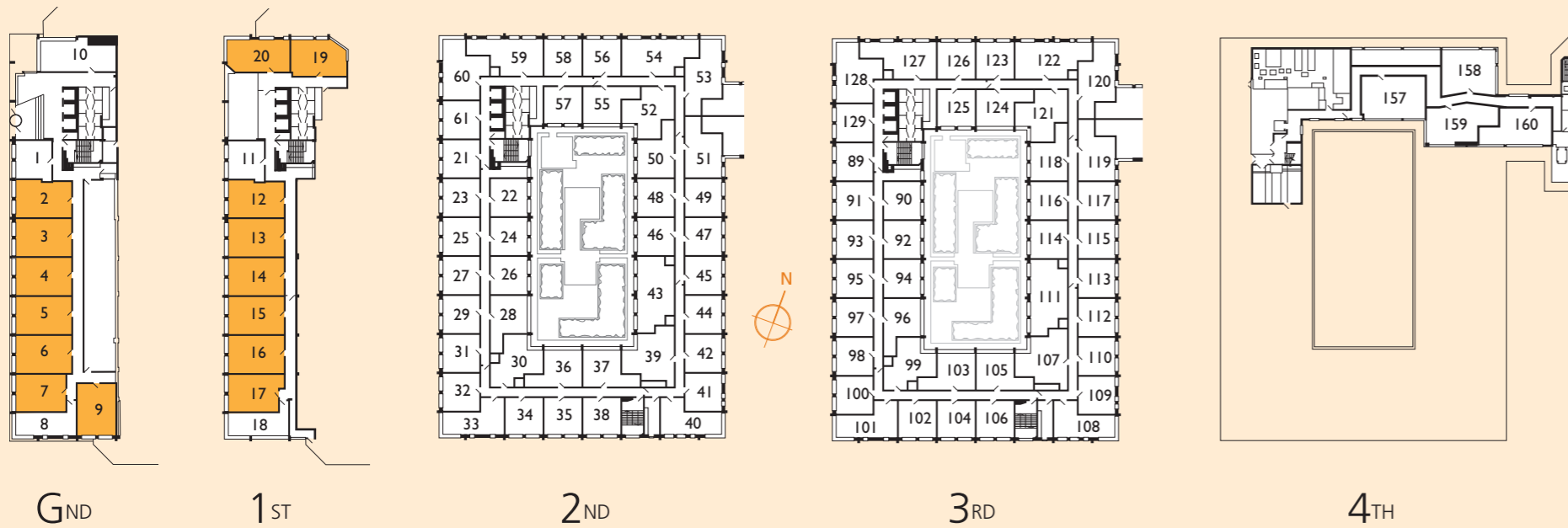


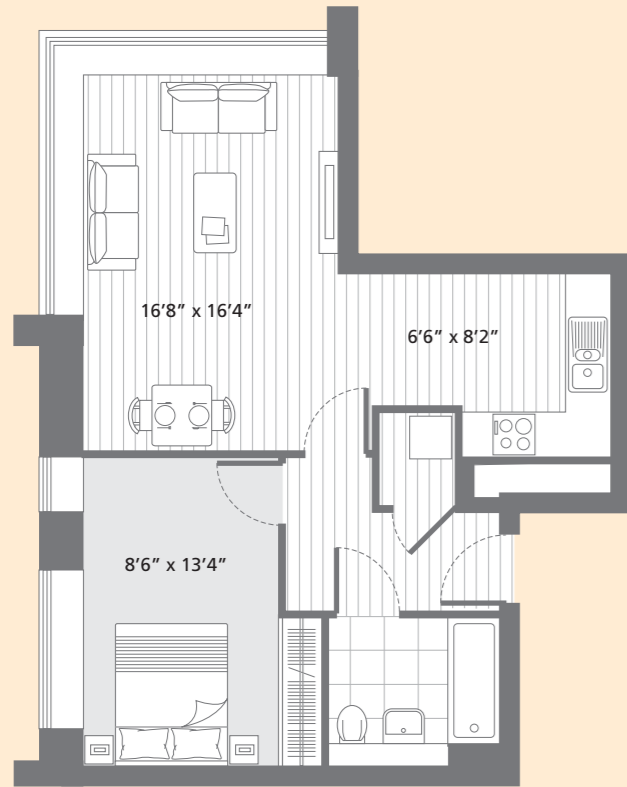
09
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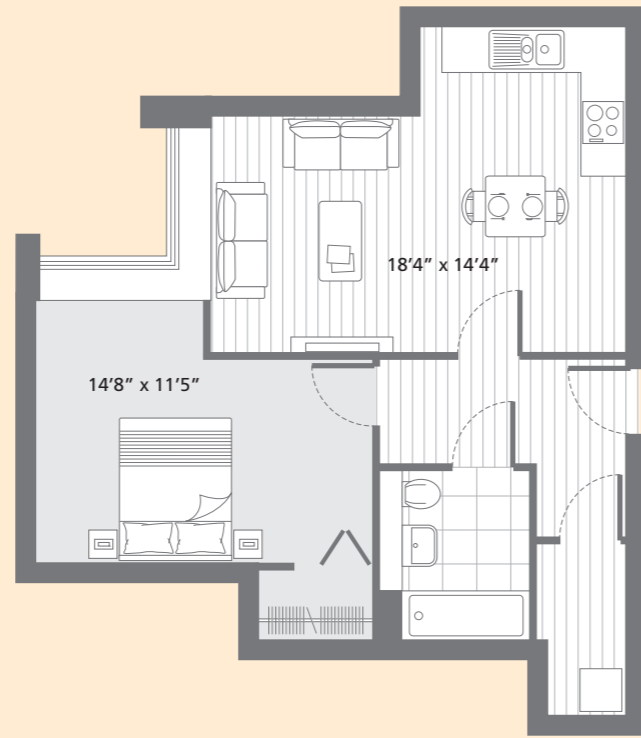
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Total area 504 SQ.FT. 46.8 SQ.M.

Block A 1 bedroom apartment styles

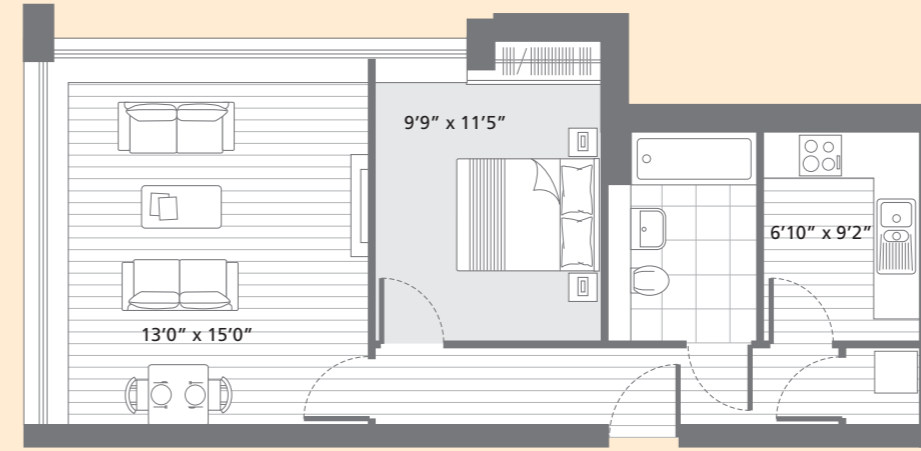




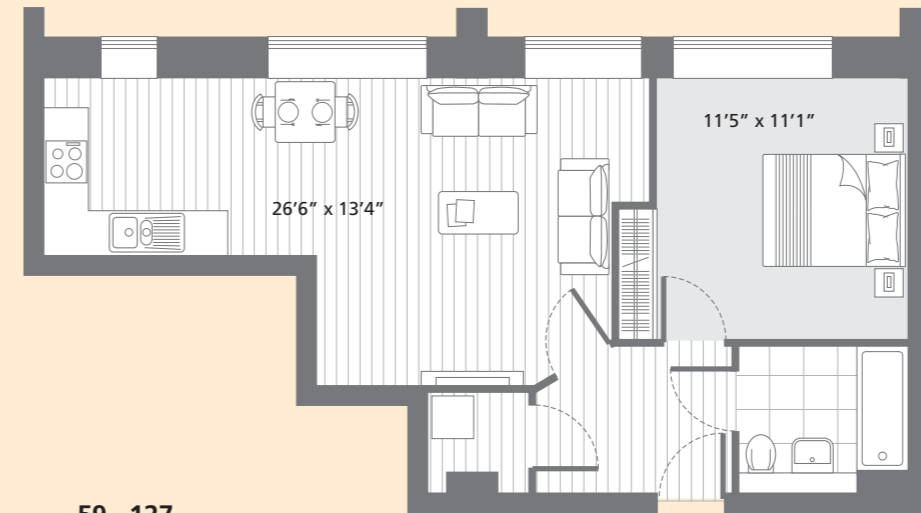
60 128
Total area 550 sq.ft. 51.1 sq.m.



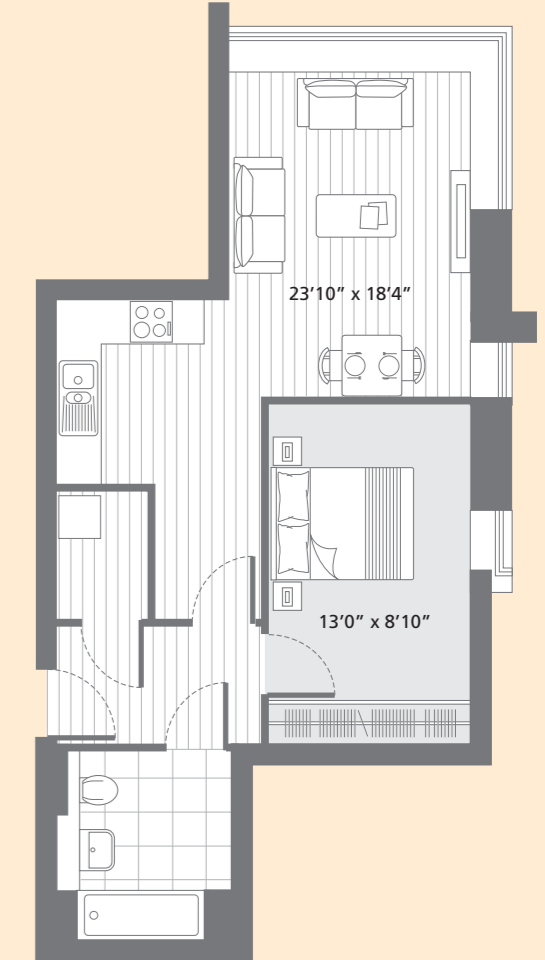
39 107
Total area 560 sq.ft. 52.0 sq.m.



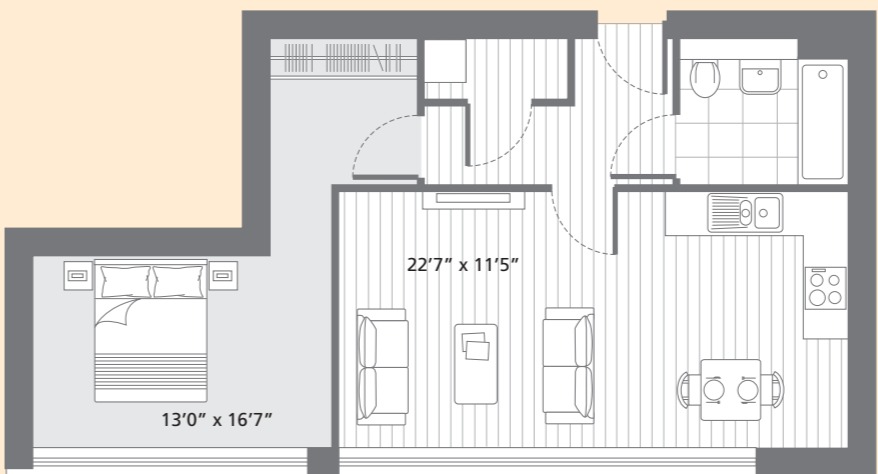
10
Total area 551 sq.ft. 51.2 sq.m.



59 127
Total area 556 sq.ft. 51.7 sq.m.



53 120
Total area 540 sq.ft. 50.2 sq.m.

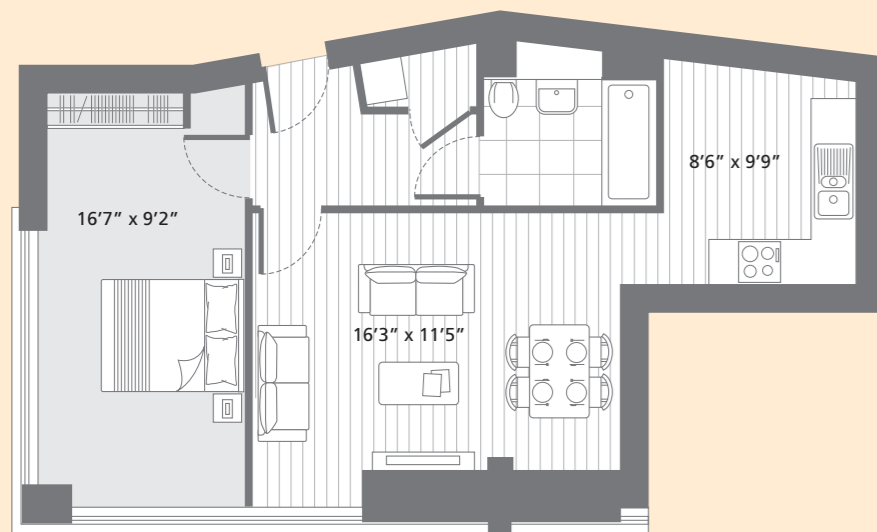


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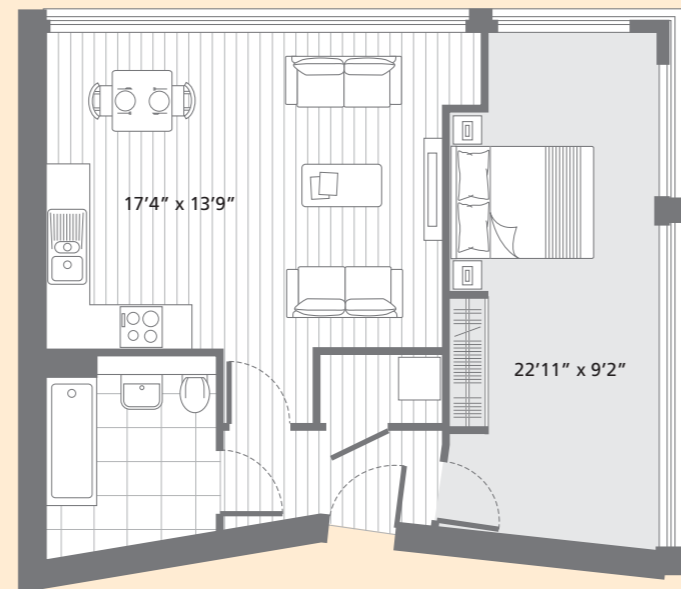
Block A 1 bedroom apartment styles



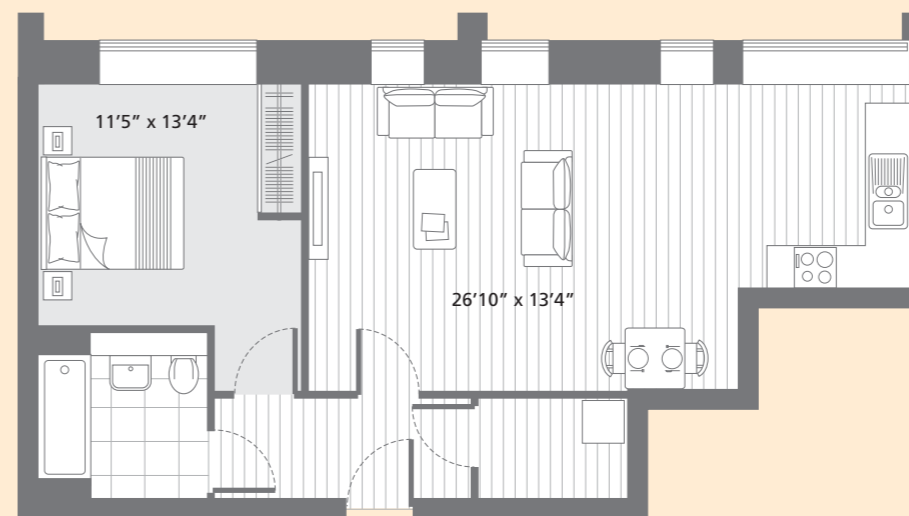
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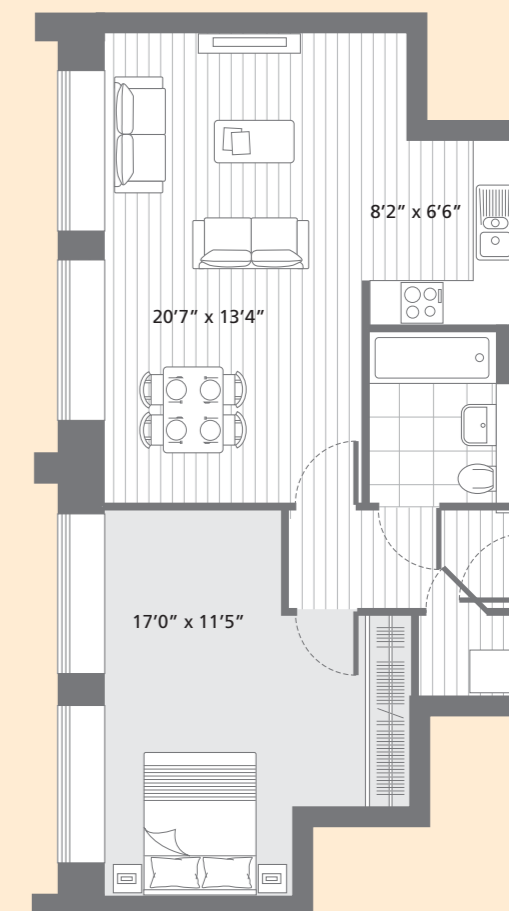
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158
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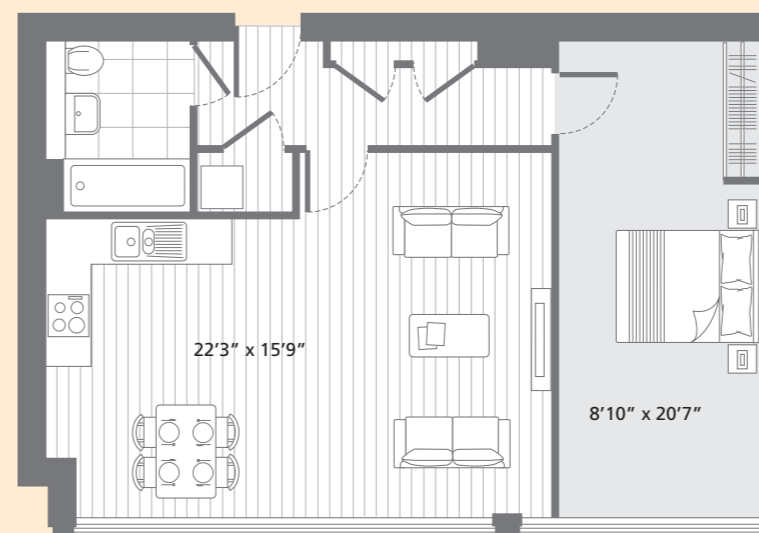
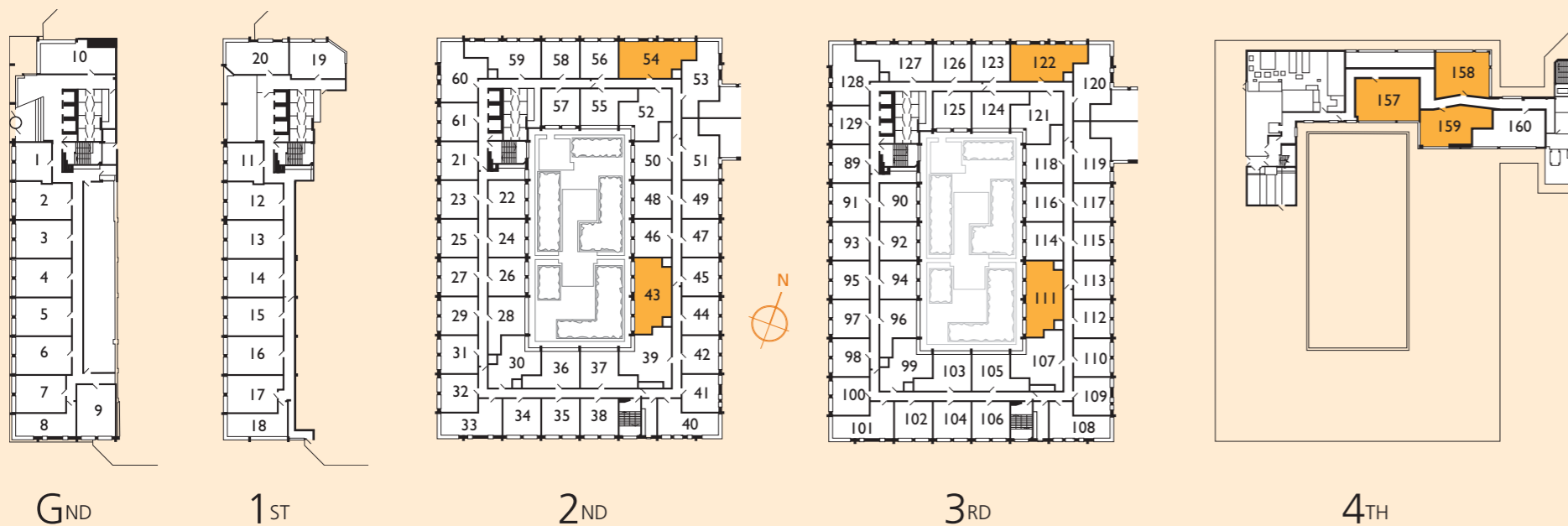


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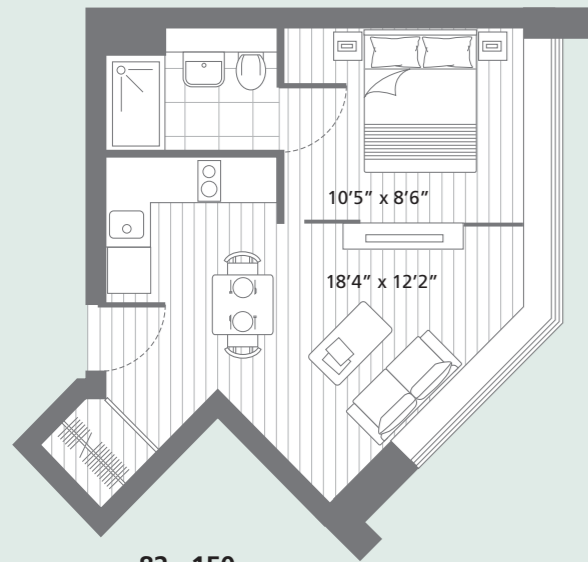


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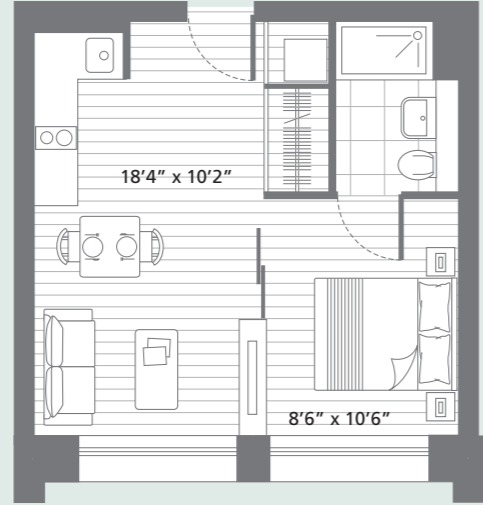
Block A 1 bedroom apartment styles



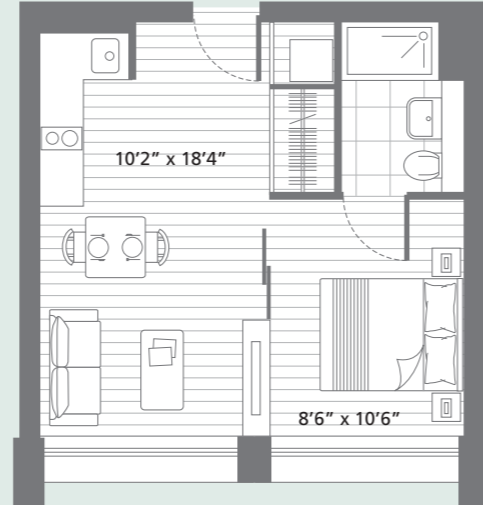
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Total area 663 SQ.FT. 61.6 SQ.M.



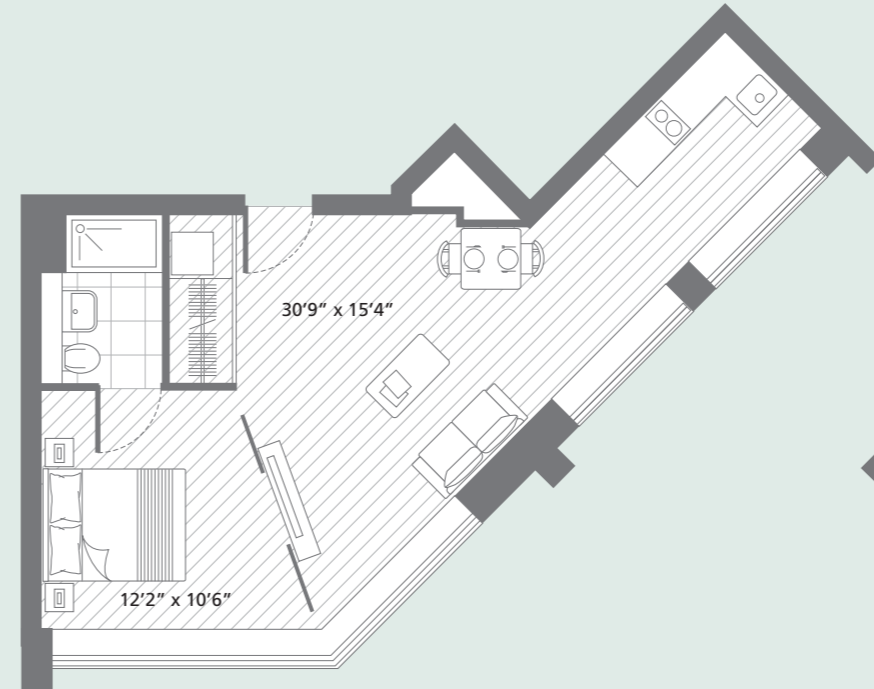
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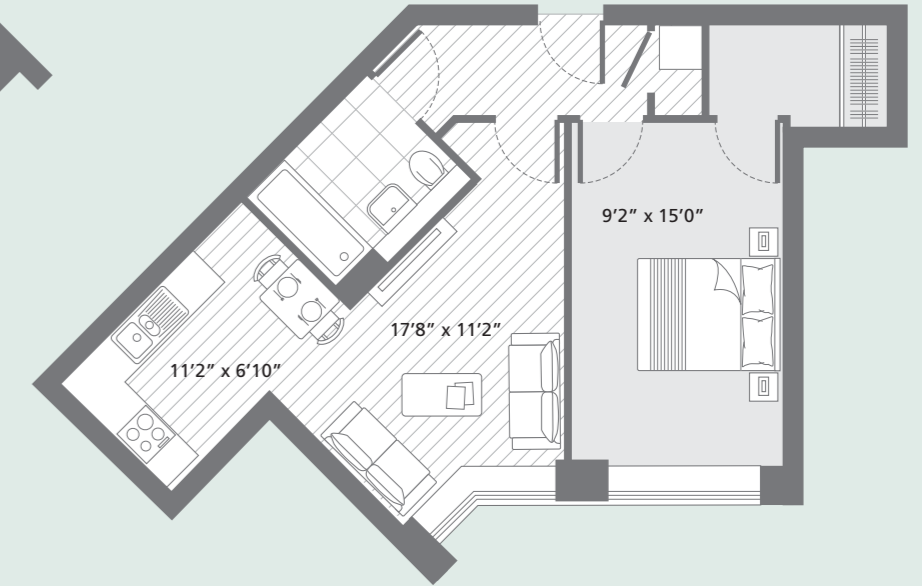
78 146
Total area 348 SQ.FT. 32.3 SQ.M.



**73 75 76 77 83
84 85 86 87**
**141 143 144 145 151
152 153 154 155**
Total area 348 SQ.FT. 32.3 SQ.M.



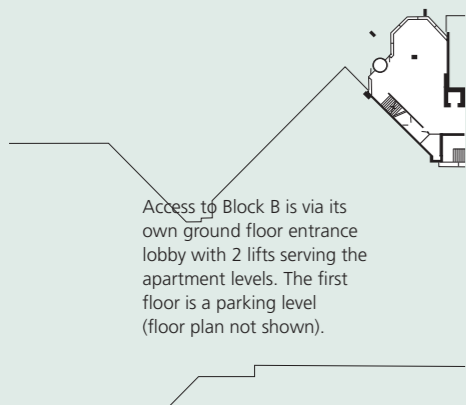
79 147
Total area 450 SQ.FT. 41.8 SQ.M.



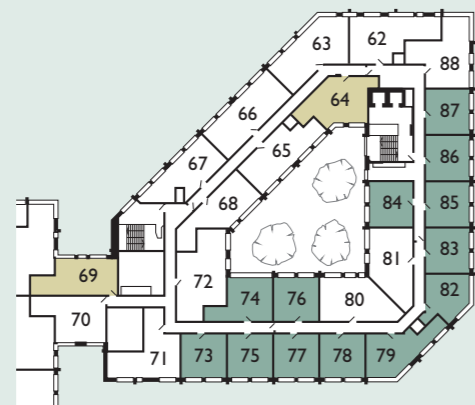
64 132 1 bedroom
Total area 515 SQ.FT. 47.8 SQ.M.

Two 1 bedroom apartment styles are shown on this page, types continue overleaf.

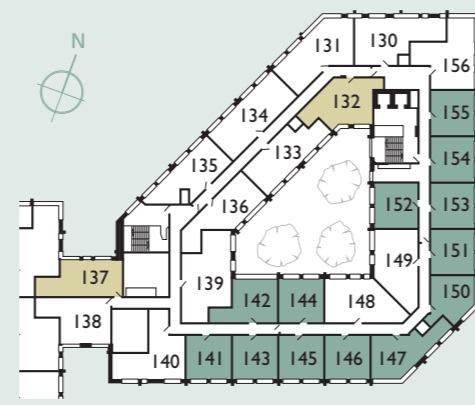
Block B Studio & 1 bedroom apartment styles



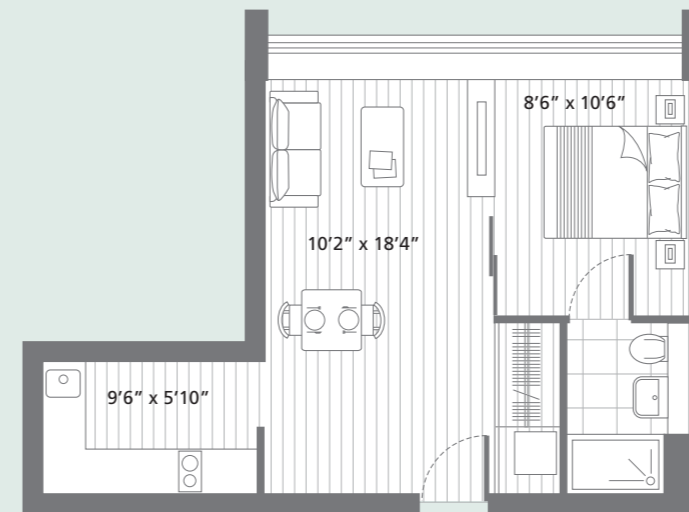
GND



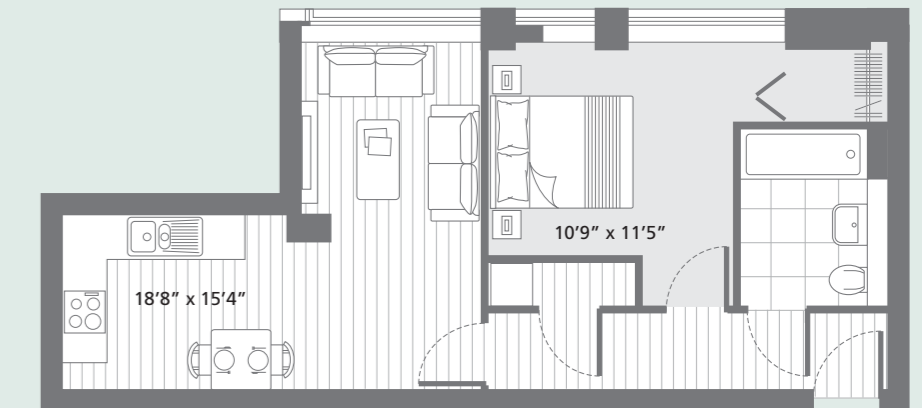
2ND



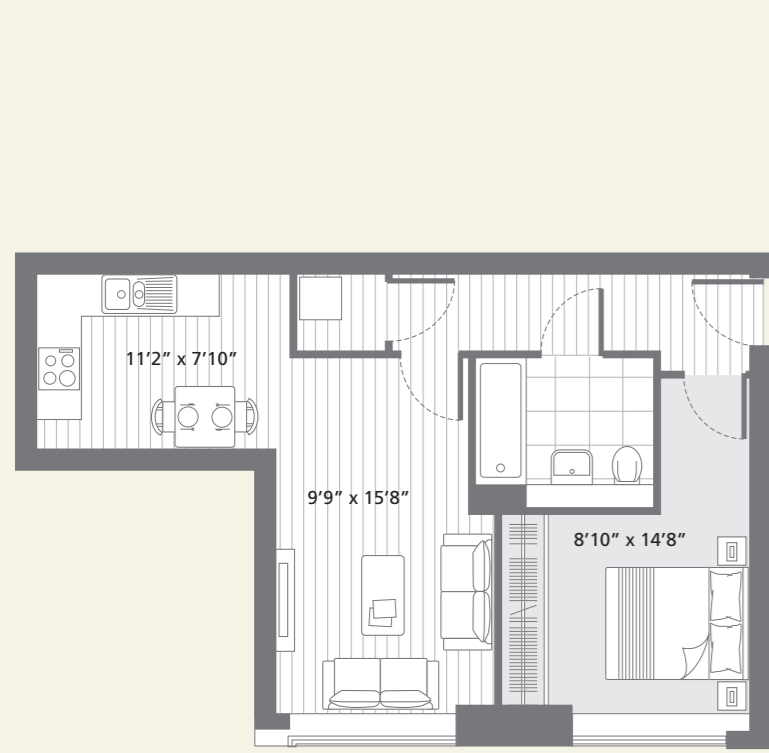
3RD



74 142
Total area 406 SQ.FT. 37.7 SQ.M.



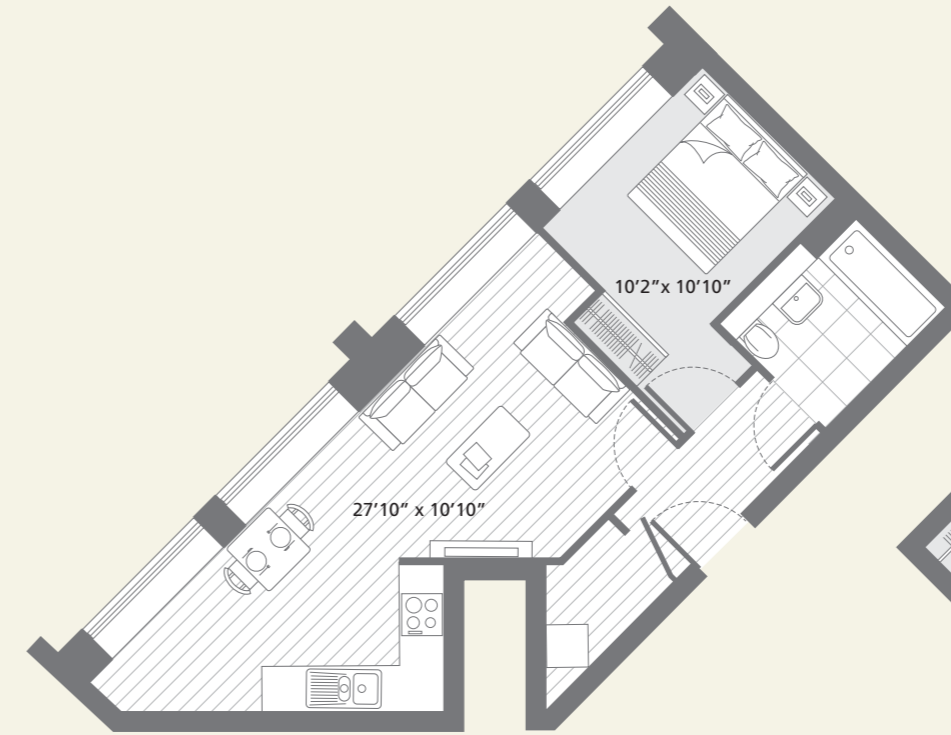
69 137 1 bedroom
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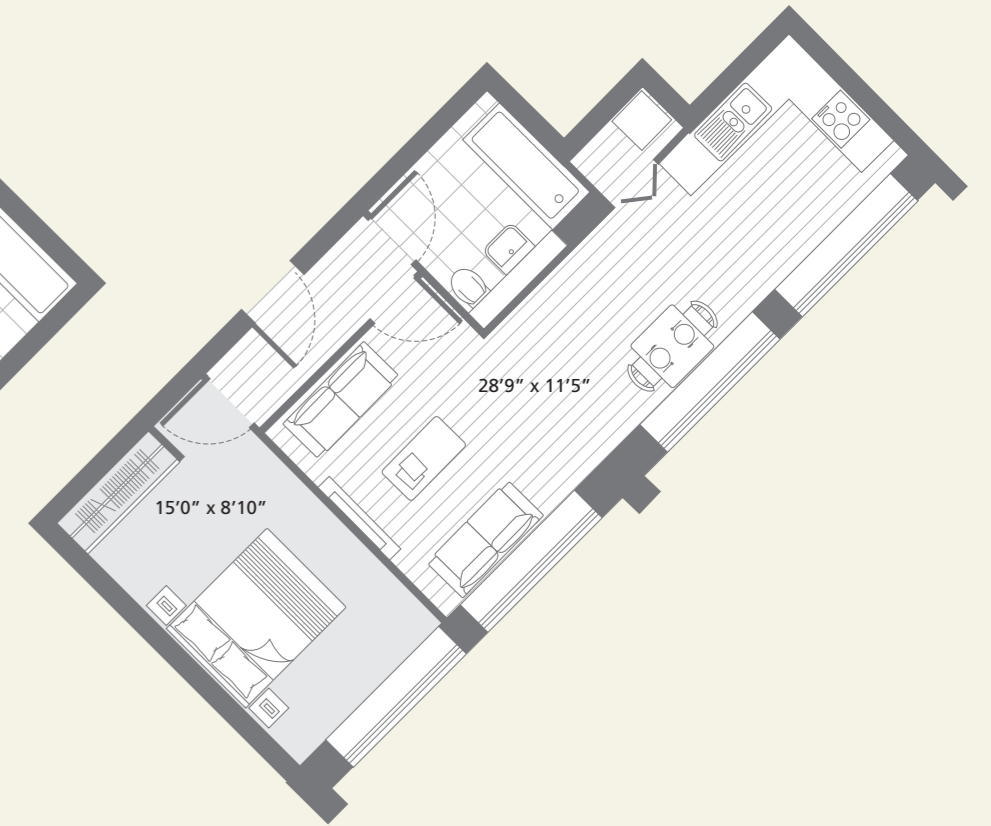
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71 140
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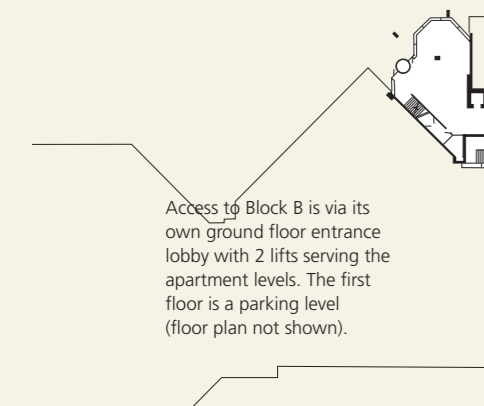


67 135
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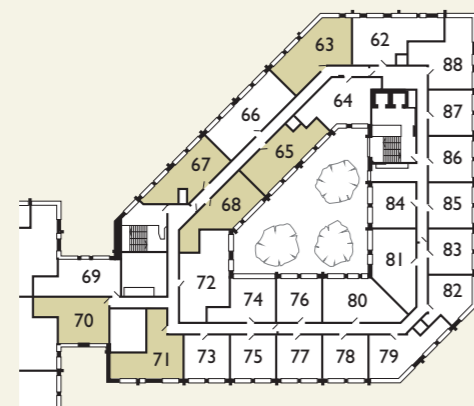


65 133
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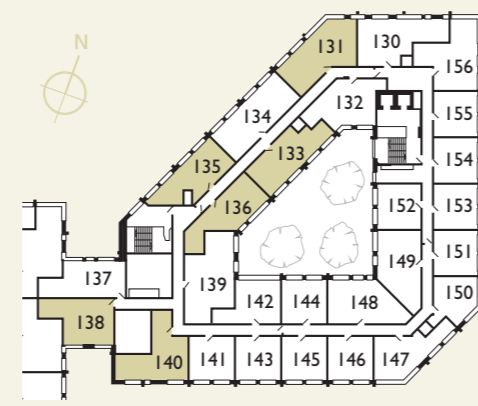
Block B 1 bedroom apartment styles



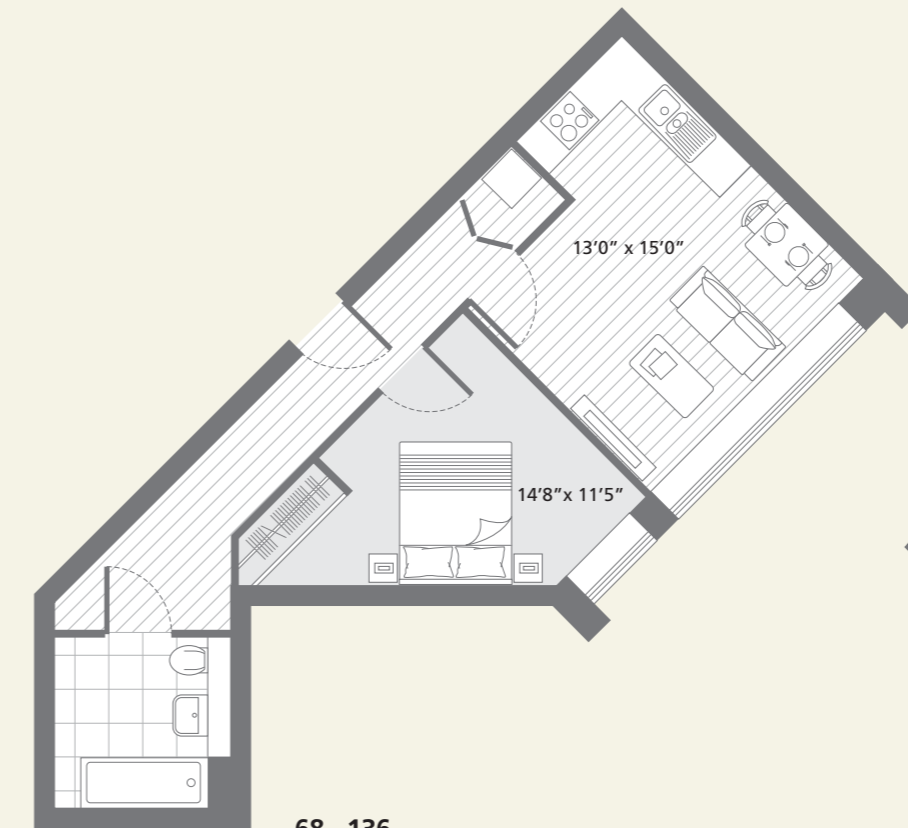
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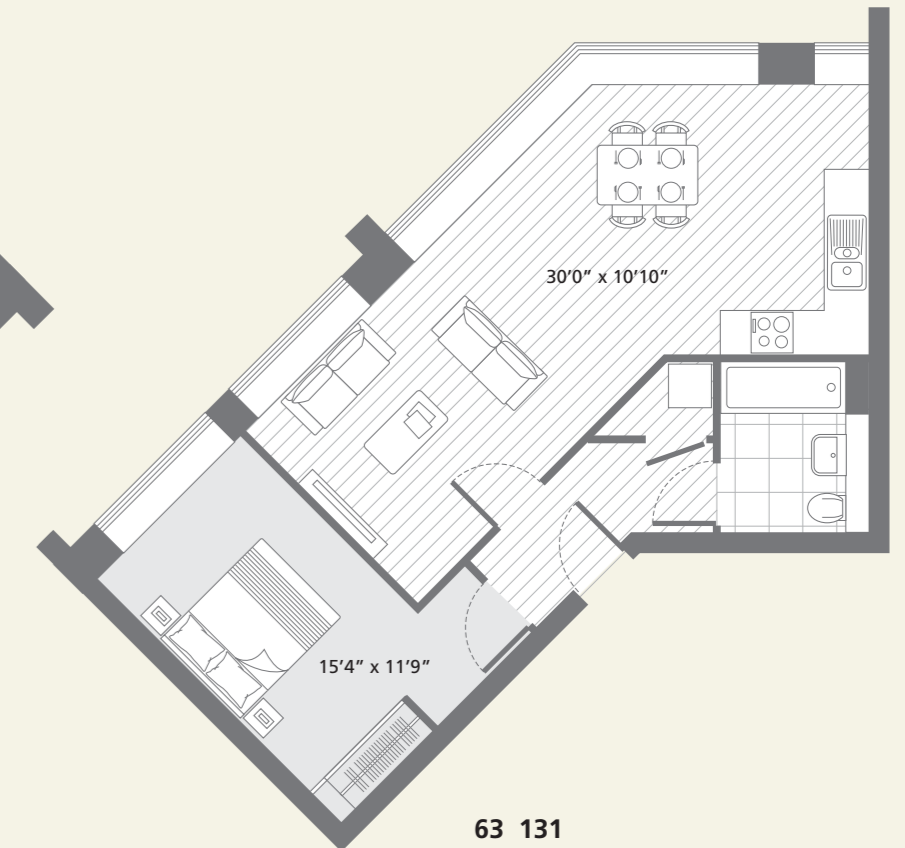
2ND



3RD

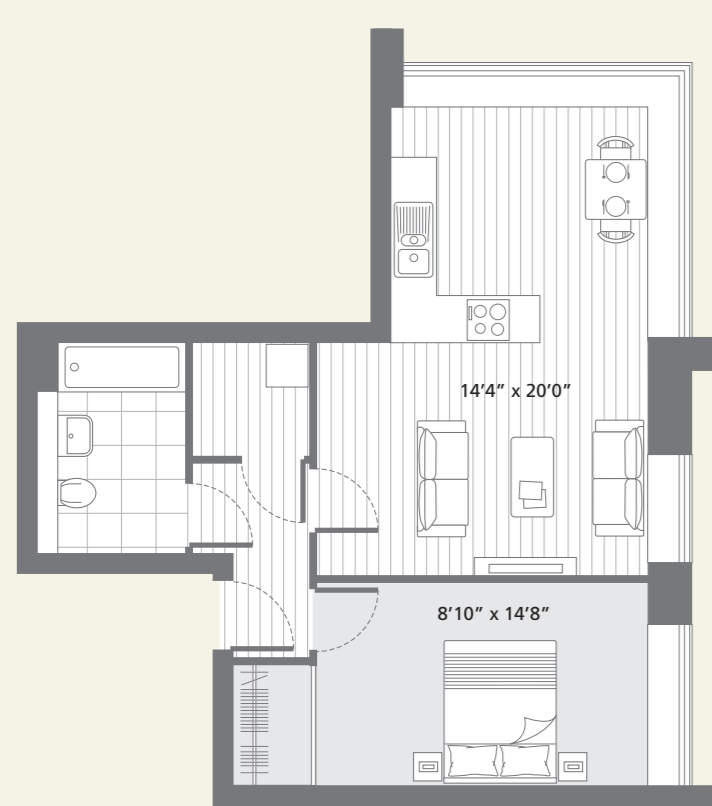


68 136
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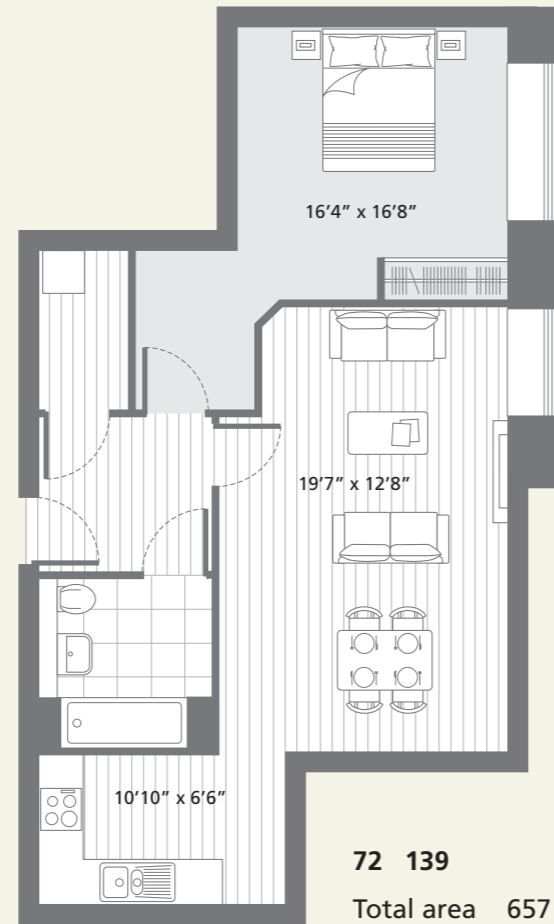


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Total area 605 SQ.FT. 56.2 SQ.M.

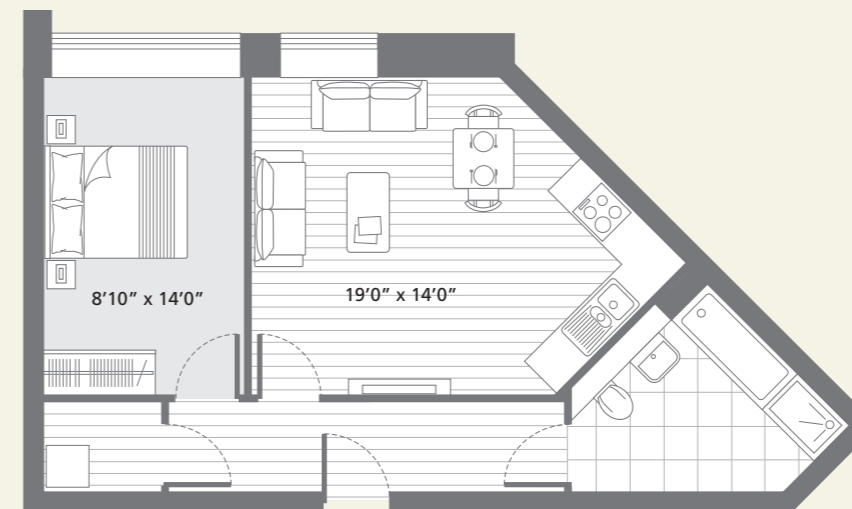
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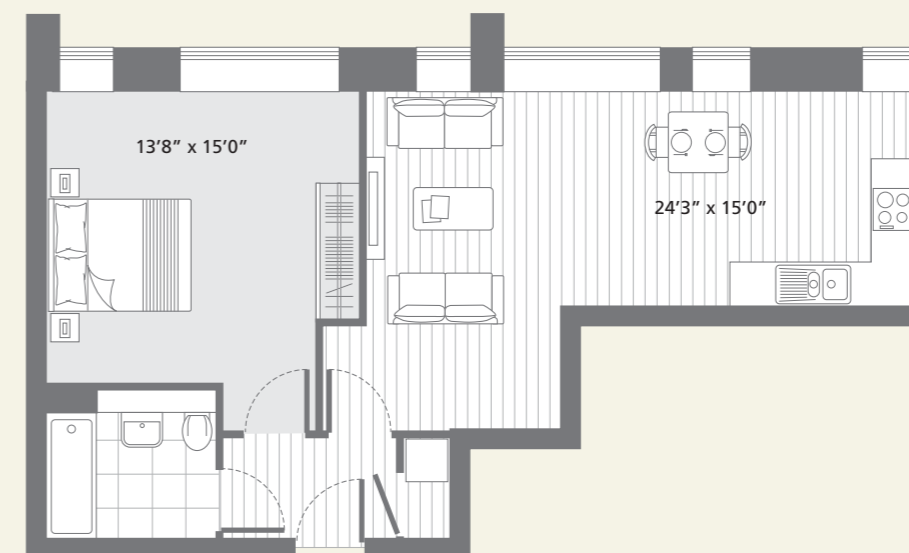
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Total area 565 SQ.FT. 52.5 SQ.M.



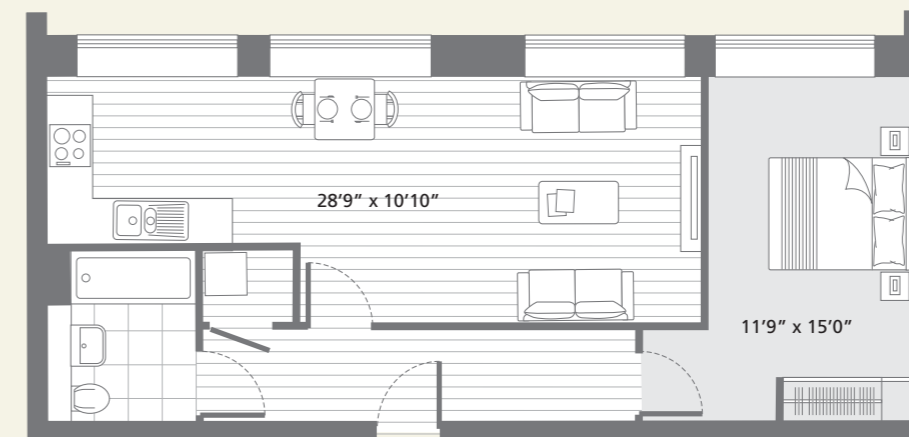
72 139
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80 81 148 149
Total area 536 SQ.FT. 49.8 SQ.M.

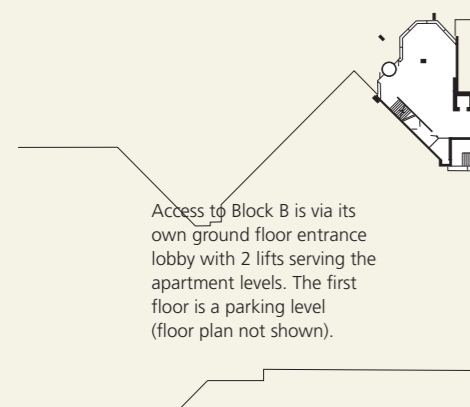


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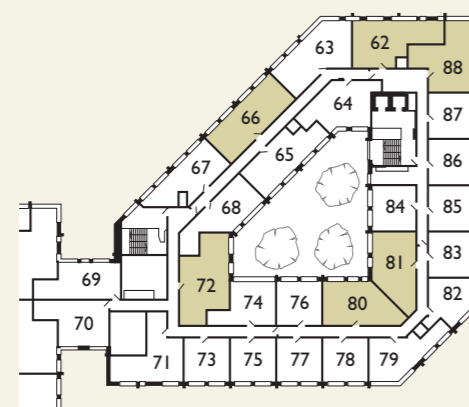


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Total area 587 SQ.FT. 54.5 SQ.M.

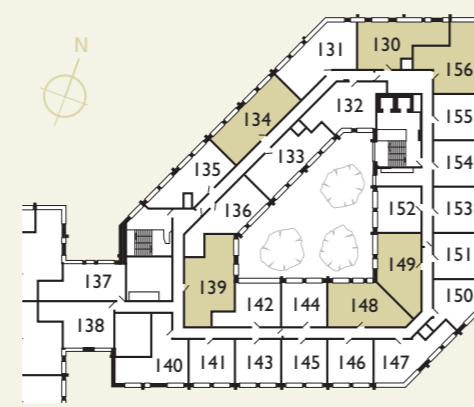
Block B 1 bedroom apartment styles



GND



2ND



3RD



Apartment plans are intended to be correct, precise details may vary. Room dimensions are approximate and indicate maximum achievable, total areas are accurate to within 5%.

Studio Apartment Specification

GENERAL

- Real oak one strip engineered timber flooring.
- White matt emulsion finish to walls & ceilings.
- White finish doors with brushed stainless steel door furniture.
- Brushed metal switch and socket plates.
- Low energy LED recessed downlights.
- Dual area swivelling (40" approx) flat screen TV.
- Communal heating system with flat panelled radiators.
- Video entryphone security.

LIVING AREA

- TV socket set cabled to enable Sky + (subject to subscription), terrestrial digital TV and FM radio.
- Bespoke shelf unit with swivel TV feature.
- Floor to ceiling wardrobe with sliding doors.

KITCHEN AREA

- Designer kitchen units with tobacco wood coloured base units and off white lacquered wall units.
- Mid brown coloured stone worktop.
- White glass splashback up to underside of wall units.
- Integrated appliances to include: *
 - Single or combination oven
 - Microwave to selected apartments
 - Ceramic hob
 - Cooker hood
 - Fridge/freezer (or fridge with ice box or separate undercounter fridge and freezer)
 - Dishwasher
- Stainless steel undermounted sink with square profiled tap and grooved worktop drainer.
- Underlighting to wall units.
- Centralised appliance switch panel.

* Note: Full set of appliances shown above may not apply to selected studios or smaller 1 bed apartments.

BEDROOM AREA

- Telephone extension socket.

SHOWER ROOM (AND BATHROOM)

- Large format porcelain floor and wall tiling.
- Stone vanity top with concealed plumbing (where possible).
- Bespoke timber veneered vanity unit with glass shelves, mirrored doors and feature lighting.
- Shaver socket.
- White sanitaryware.
- Chrome plated square profile taps, shower mixer, fixed and hand held shower attachments.
- Chrome plated square profile heated towel rail.
- Clear glass frameless shower enclosure and door.

SERVICE CUPBOARD

- Large format porcelain floor tiling, emulsion finish walls.
- Washer/dryer to selected studios.
- Heating and hot water heat exchanger.

1 bedroom apartment specification variations:-

LIVING AREA

- Telephone socket.

BEDROOM

- Beige tone fully fitted carpet.
- TV socket set cabled to enable connection to Sky+ in living area (subject to subscription), terrestrial digital TV and FM radio.
- Floor to ceiling wardrobe with white finish sliding doors.
- Telephone extension socket.



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