

500

CHISWICK
HIGH ROAD

— LONDON W4 —

 REDROW
LONDON



500 Chiswick High Road, a prestigious new addition to one of west London's most sought after residential areas. This exclusive collection of townhouses, apartments and penthouses has the perfect location for enjoying the Chiswick lifestyle, within a few minutes' walk of the boutiques, restaurants and cafés of its broad, leafy cosmopolitan high street.

WHERE LOCATION REALLY COUNTS

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EXCEPTIONAL
ADDRESS



500 CHISWICK HIGH ROAD

Computer generated image, indicative only



WHERE LOCATION REALLY COUNTS



EXCLUSIVE CONTEMPORARY APARTMENTS WITH AN IMPECCABLE SPECIFICATION

*An outstanding collection of studios,
1, 2 and 3 bedroom apartments,
many with private outdoor space,
in a green courtyard setting.
The sumptuous specification includes
engineered oak veneer flooring,
underfloor heating, stylish bathrooms
and quartz kitchen work surfaces.*

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SPACIOUS 1, 2 AND 3 BEDROOM PENTHOUSES WITH PRIVATE TERRACES

The penthouse apartments feature generously proportioned terraces with breathtaking skyline views, ideal for outdoor entertaining. A superior specification sets the penthouses apart and includes comfort cooling, oversized internal oak veneered doors and Miele kitchen appliances.



Computer generated image, indicative only

500 CHISWICK HIGH ROAD



Chiswick not only offers an enviable and affluent local lifestyle, but is also close to many other desirable parts of west and central London, including Kew, Chelsea, Kensington and Knightsbridge. By road, it is just under 7½ miles from the heart of the West End.

WHERE LOCATION REALLY COUNTS

LONDON CONNECTIONS

Wherever you want to travel, and however you want to get there, you will find the location of 500 Chiswick High Road extremely convenient for your needs.

With access to tube, bus, London Overground and National Rail services, you have a wealth of travel options to choose from. Chiswick Park tube station is just four minutes' walk away, giving you easy access to central London and the City. Head to the West End with its many designer stores, restaurants, theatres and cultural venues, or superb shopping at Westfield, High Street Kensington, Knightsbridge and the King's Road.

As well as Chiswick itself, you are also within easy reach of other desirable London neighbourhoods for a day or evening out. Enjoy the riverside pubs of Putney and Hammersmith, the botanic gardens at Kew,

Richmond's magnificent park, and the fashionable restaurants and Portobello market in Notting Hill.

If you are looking to escape London completely, you are a short drive from the M4, taking you straight out to the Berkshire countryside and the Cotswolds, or to Heathrow Airport for international flights.

Chiswick's excellent transport links are set to get even better. From 2019, the Crossrail network will be accessible at Ealing Broadway*, just three stations from Chiswick Park, offering much faster journey times to central London, Canary Wharf and Heathrow Airport.

*Current timetable as of January 2016



King's Cross St Pancras International

4

MINUTES' WALK TO CHISWICK PARK TUBE STATION



- Chiswick High Road
2 MINUTES
- Turnham Green
3 MINUTES
- Chiswick Park station
4 MINUTES
- Gunnersbury station
6 MINUTES
- Gunnersbury Triangle Nature Reserve
6 MINUTES
- Turnham Green Terrace
13 MINUTES
- Strand-on-the-Green
17 MINUTES
- Chiswick House and Gardens
17 MINUTES

26

MINUTES TO THE WEST END BY TUBE



- Turnham Green (for Piccadilly Line)
2 MINUTES
- Hammersmith (for Piccadilly, Circle and Metropolitan Lines)
7 MINUTES
- South Kensington
18 MINUTES
- Wood Lane (for London Westfield)
19 MINUTES
- Piccadilly Circus
26 MINUTES
- Heathrow Airport
30 MINUTES
- King's Cross St Pancras International
34 MINUTES
- Bank
42 MINUTES

6

BUS SERVICES SERVE CHISWICK HIGH ROAD



- 267 to Hammersmith
24 MINUTES
- 237 to Westfield Shopping Centre
31 MINUTES
- 391 to Kew Gardens
33 MINUTES
- 27 to Kensington High Street
33 MINUTES
- N9 to Heathrow
39 MINUTES
- H91 to Royal Albert Hall
55 MINUTES

22

MINUTES BY ROAD TO HEATHROW AIRPORT



- Chiswick Roundabout (for M4/A406)
3 MINUTES
- Chiswick House
7 MINUTES
- Duke's Meadows
9 MINUTES
- Hammersmith
10 MINUTES
- Kew Gardens
14 MINUTES
- Heathrow Airport
22 MINUTES
- Richmond town centre
26 MINUTES
- West End (Charing Cross)
44 MINUTES

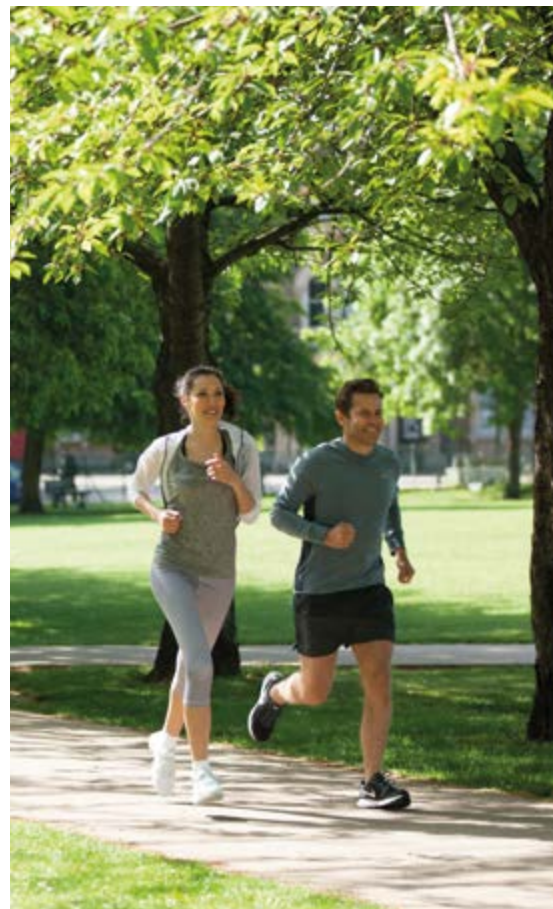
All timings are approximate. Sources: Google Maps & www.tfl.gov.uk



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MINUTES' WALK FROM EVERYTHING CHISWICK

The High Road is the vibrant heart of W4. Relax over lunch in the sunshine, browse the boutiques, and enjoy a more personal service from the independent shops.



CHISWICK IS A GENUINE LONDON VILLAGE, WITH A STRONG SENSE OF COMMUNITY AND INDEPENDENT SPIRIT. IT'S SOCIABLE, FUN AND RELAXED. NO WONDER PEOPLE MOVE TO CHISWICK, AND STAY.



GOURMET DESTINATION

Indulge at the artisan bakeries, traditional fishmongers, butchers and continental delis.



CAFÉ SOCIETY

Coffee shops and cafés with outdoor seating create the atmosphere of a European boulevard.



FASHION FAVOURITE

Fine-tune your look with W4's many independent boutiques and upmarket labels.



RIVER LIFE

Stroll the Thames path, relax in a riverside pub or launch into watersports at one of Chiswick's rowing clubs.



EXCITING DINING

Two Michelin starred restaurants and almost every cuisine and dining style you could want.



VILLAGE GREENS

Parks range from the large and famous to the little known and charming. There's even a nature reserve, right behind 500 Chiswick High Road.

2

MICHELIN STAR RESTAURANTS WITHIN WALKING DISTANCE

Hedone, serving innovative modern cooking from an inspired Swedish chef, is just across the road, while La Trompette's sublime French menu is 15 minutes on foot.





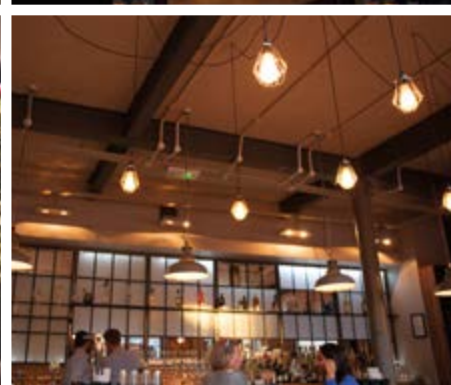
IN PERFECT TASTE

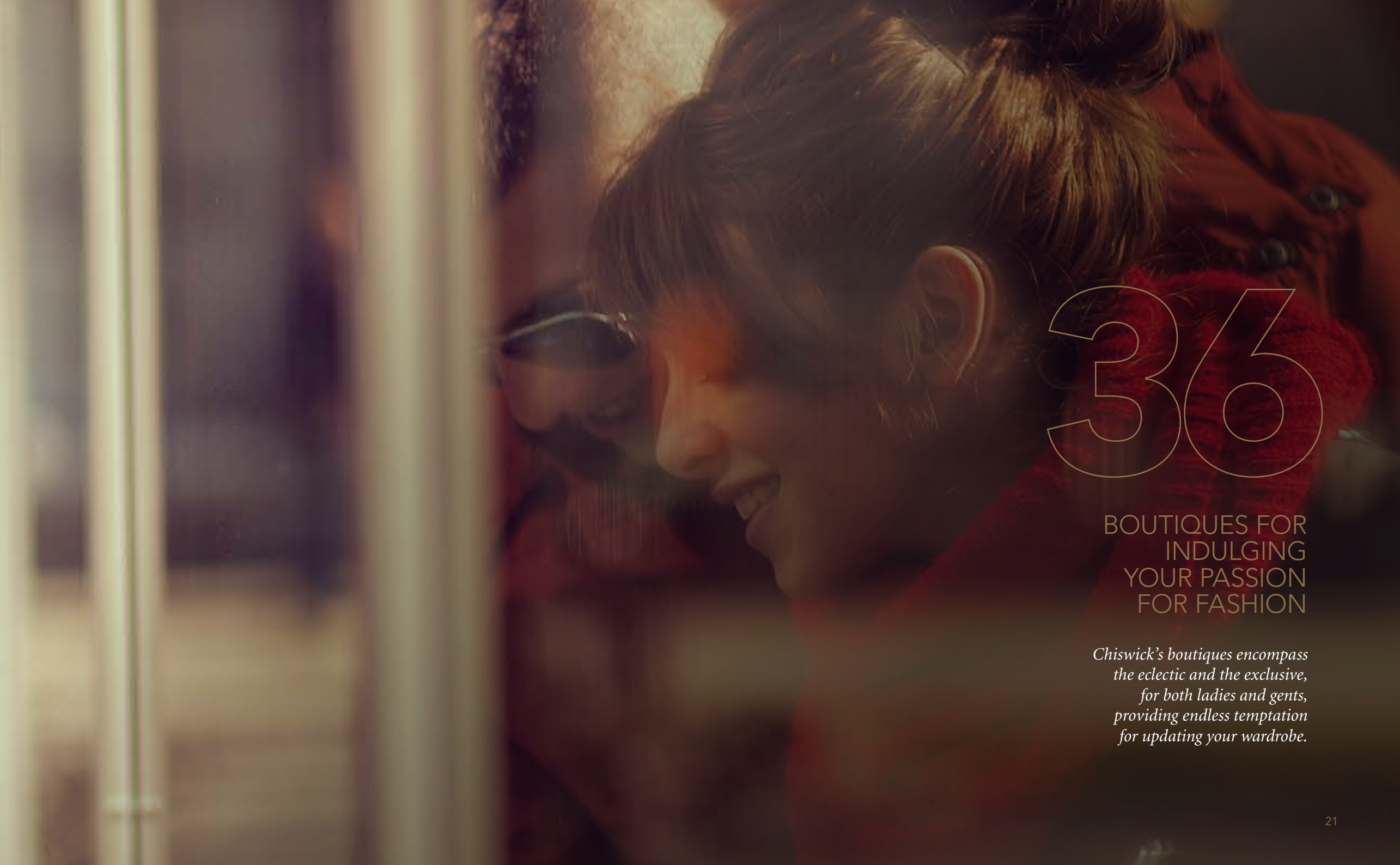
Chiswick offers every gastronomic experience you could want, from a sociable brunch to a grand special occasion dinner.

This area is a microcosm of London's restaurant scene, where you can choose from a wide variety of international cuisines such as Persian, Malaysian, Italian, Vietnamese or classic French.

For the best in gastro-pub dining, try The Duke of

Sussex, The George IV or The Swan, all of which provide a welcoming atmosphere and interesting menus. Then there are the independent chef-patron establishments and neighbourhood favourites: Michael Nadra, Charlotte's and Annie's all have well-earned reputations.





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BOUTIQUES FOR
INDULGING
YOUR PASSION
FOR FASHION

*Chiswick's boutiques encompass
the eclectic and the exclusive,
for both ladies and gents,
providing endless temptation
for updating your wardrobe.*



SHOP AND STROLL

Shopping in Chiswick is a unique pleasure. Independent retailers still hold sway over the high street chains, so there's always something different to discover.

Upmarket labels such as Jigsaw, Cath Kidston and Whistles are joined by boutiques specialising in more exclusive designs. Iris, Wild Swans, Laundry Boutique and Sugar Hill are all favourites.

Interior design and homeware shops also have a strong presence. Zecca, Samsara, Lemongrove Gallery and Change That Room are all great places to buy your home a present, while The Old Cinema

is an amazing source of antique and vintage furniture.

Even food shopping is a special experience, with artisan bakeries, patisseries, wine merchants and delis. Mortimer and Bennett, Gail's, The Good Wine Shop, Hack & Veldt Delicatessen and Macken Brothers the butcher are all sources of high quality provisions, while a branch of Waitrose provides the basics.



500 CHISWICK HIGH ROAD



ROWING CLUBS
BETWEEN CHISWICK
BRIDGE AND
HAMMERSMITH
BRIDGE

*The Thames is an easy walk
from 500 Chiswick High
Road; living this close to
the river adds a new
dimension to life.*



WHERE LOCATION REALLY COUNTS



EVERY KIND OF RIVERSIDE

At 500 Chiswick High Road you will have the privilege of living within strolling distance of the river Thames.

London's river offers many possibilities for recreation. Walk or cycle the Thames Path to Kew and Richmond in one direction; to Barnes and beyond in the other. For less energetic days, settle into one of the charming riverside pubs at Strand-on-the-Green.

Rowing clubs and watersports proliferate between Chiswick Bridge and Hammersmith Bridge, with solo rowers, races and regattas plying the waters. Whether you join them or watch them, it's a wonderful way to pass the time.



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ACRES OF FREEDOM ON TURNHAM GREEN

*This triangular park is really
Chiswick's village green, and is
just one of the many green
spaces in the neighbourhood.*





OPEN AIR CHISWICK

Open space is one of the greatest assets of this area, and it ranges from local pocket parks to some of London's most famous gardens.

Chiswick is only two miles from the Royal Botanic Gardens at Kew, a UNESCO World Heritage Site of incredible beauty. Gunnersbury Park is another major park in the neighbourhood, with two lakes and a museum.

Even closer to 500 Chiswick High Road, Turnham Green and Chiswick Common are perfect for your morning run, while the Gunnersbury Triangle

Nature Reserve sits just behind the development.

In contrast, Chiswick House Gardens offers a classical 18th century landscape to explore. Riverside park Duke's Meadows is another local treasure, which hosts regular farmers' markets. Next door is Dukes Meadows Golf and Tennis Centre, for more ways to enjoy the outdoors in Chiswick.





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ARTS AND
PERFORMANCE
VENUES WITHIN
FIVE MILES

*London is a city full of culture,
whose theatres, concert halls,
galleries and museums attract
visitors from all over the world.*



ALL PART OF THE CULTURE

London gives the culturally inquisitive an endlessly varied choice of theatre, art and music. Much of it can be experienced within a few miles of 500 Chiswick High Road.

The Royal Albert Hall encompasses musical genres from The Proms to leading rock stars, while the South Kensington Museums offer fascinating permanent collections and rich programmes of exhibitions.

Hammersmith's two theatres are even closer: the world-famous Riverside Studios; and

The Lyric, which specialises in mainstream drama and more eclectic productions.

Summertime brings a wealth of outdoor cultural events to Chiswick and the immediate area, with Kew The Music, opera and theatre at Chiswick House, and opera in Holland Park – delightful ways to spend a warm evening.



500 CHISWICK HIGH ROAD



HIGHLY REGARDED FOR LEARNING

Another reason for Chiswick's popularity is the area's excellent schools. As for higher education, London has 40 universities, three of which are in the top 20 in world rankings: University College, Imperial College and King's College.



Primary

Belmont Primary School
7 MINUTE WALK

Heathfield House School
8 MINUTE WALK

The Falcons School for Boys
12 MINUTE WALK

International School of London
15 MINUTE WALK

The William Hogarth Primary School
15 MINUTE WALK

Grove Park Primary School
16 MINUTE WALK

Orchard House School
17 MINUTE WALK

Chiswick and Bedford Park Preparatory School
5 MINUTES BY CAR

Kew Green Preparatory School
7 MINUTES BY CAR

Latymer Prep School
8 MINUTES BY CAR

Broomfield House School
10 MINUTES BY CAR

Ravenscourt Park Prep
11 MINUTES BY CAR

The Swedish School
14 MINUTES BY CAR

Secondary

International School of London
15 MINUTE WALK

Chiswick School
7 MINUTES BY CAR

Brentford School for Girls
7 MINUTES BY CAR

Gunnersbury Catholic School for Boys
8 MINUTES BY CAR

Latymer Upper School
10 MINUTES BY CAR

Godolphin & Latymer School
11 MINUTES BY CAR

The Swedish School
14 MINUTES BY CAR

Higher education

University of West London
5 MINUTES TO SOUTH EALING STATION

Imperial College London
18 MINUTES TO SOUTH KENSINGTON

University Of Westminster
29 MINUTES TO OXFORD CIRCUS

King's College London
30 MINUTES TO TEMPLE

London School of Economics and Political Science
30 MINUTES TO TEMPLE

University College London
37 MINUTES TO EUSTON SQUARE

School of Oriental and African Studies
37 MINUTES TO EUSTON SQUARE



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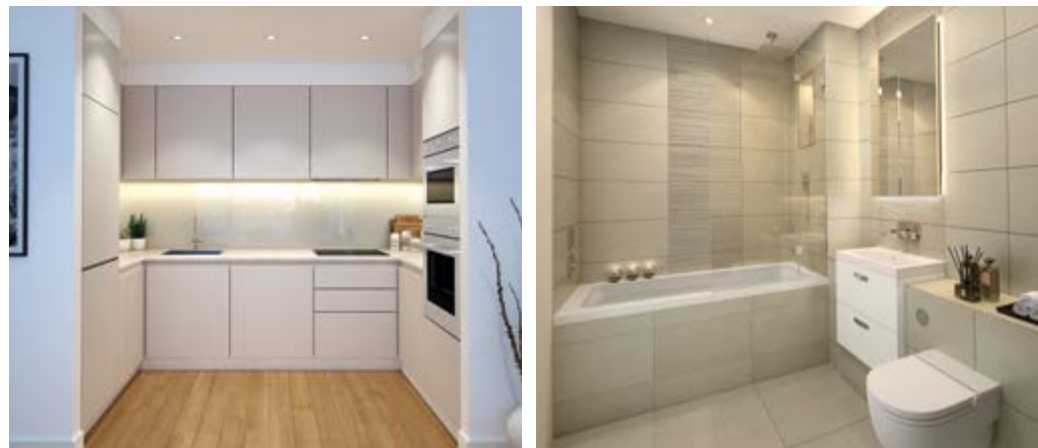
Chiswick is a perennially popular London location, and 500 Chiswick High Road is a highlight for the area.

The development comprises an outstanding choice of apartments and penthouses, all of which have private outdoor space and luxurious interiors.

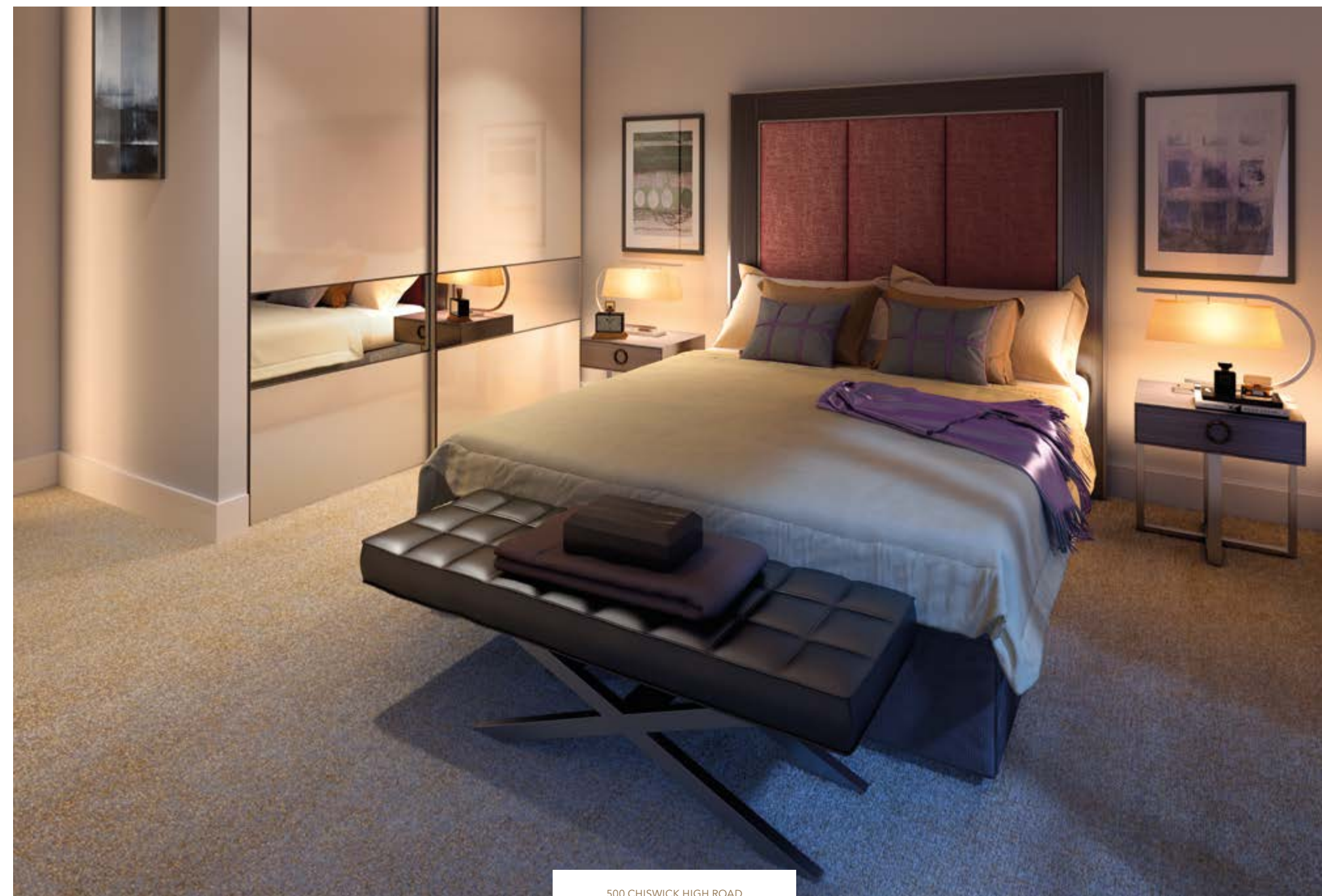
The concierge service, landscaped courtyard and secure underground parking are further reasons why 500 Chiswick High Road is now the most desirable address in London W4.

THE PERFECT FINISH

Interior style that meets the most exacting requirements, meticulous attention to detail, quality fixtures, fittings and materials: 500 Chiswick High Road is outstanding every way you look at it.



Computer generated images, indicative only



Computer generated image, indicative only



A DYNAMIC NEW PRESENCE IN LONDON



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WC2A 1QS

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INNOVATIVE LIVING

Redrow London is a premium residential developer focused on bespoke residential opportunities in the world's most dynamic city.

Redrow London is committed to creating new communities where people aspire to live. Our award winning portfolio offers a wealth of choice for our discerning customers, combining innovative design and sought after London locations. As a business, we are focused on contributing to economic development and creating vibrant, healthy communities where we work.

We are fortunate to have a fantastic blend of fresh-thinking and well-honed experience in every department of our team; from land acquisition to design, through to sales and aftercare.

This means that you can be confident that a distinctive and exacting standard has been set and followed throughout all our developments. That standard is to be the best. To buy the best land, design and build the best buildings, and provide the best sales and after care experience.

REDROW BUSINESS

Redrow has one of the strongest covenants in the UK's housebuilding sector. We are part of an ambitious FTSE 250 company with a well-earned reputation for building outstanding homes around the country for over forty years.

Since we arrived in London, we have designed and delivered three exceptional developments in the capital; all of which have received prestigious awards and high praise from industry experts and residents alike.

Our financial strength means that Redrow does not require 3rd party funding from any financial institution and can finance schemes from internal resources. Since being established in 2010, Redrow London has secured a £1.6 billion development pipeline funded directly from the Company's balance sheet, meaning that vendors should have confidence that Redrow will progress any development without needing external financing.

We regard ourselves as entrepreneurial when seeking new opportunities and are flexible in our approach to acquisition, are keen to acquire mixed-use schemes, Listed buildings, with or without planning, and are able to purchase on both bases unconditionally.

Redrow is highly flexible and the strength of our financial covenant allows us to borrow money at very competitive rates. We are currently progressing joint ventures with different corporate entities whereby we are considering raising debt finance (e.g. Morello in Croydon), allowing the opportunity for each joint venture party to benefit from geared returns.

Total Net Assets of

£767.3M

Group revenues rose by

54%

Pre-tax profit grew by

92%

The London division has now grown to such an extent it possesses sufficient scale to commit to building all its own schemes, thereby avoiding expensive main contractors and thus offering land-owners excellent value. Our target is to continue this exciting growth pattern with an aim to construct 1,000 units a year.

The Division's strengths are augmented by Redrow Plc's strong balance sheet and short lines of communication with the main board, allowing for speedy decision-making, and the ability to move to from offer to exchange in short timeframe.

ENVIRONMENTAL VALUES

Our sustainability strategy guides and measures performance across the business, putting sustainability at the heart of all our operations, while ensuring continual review and improvement. In recognition of our high standards in this field, we have achieved an independently assessed standard, British Standard 8555 Level 2, which focuses on environmental management systems.

ENSURING ETHICAL SOURCING

Conservation: We are proud to report that 2014 saw further improvement in responsibly sourced timber, with 42.05% of timber used on our sites being classified as 'Source Verified'.

Carbon emissions: We have Green Teams in each office to monitor and record waste and energy consumption and to recommend ways to improve efficiency. Redrow London successfully campaigned for the introduction of car clubs across London, and we are delivering onsite car clubs or car club initiatives on 60% of our London developments.

Reducing waste: We design our developments to minimise waste, working closely with suppliers and subcontractors to provide training and awareness sessions to employees in all departments, from design to build.

Suppliers: We consider the ethical environmental performance of our suppliers and sub-contractors, and we adopt a partnering approach that clearly sets out expectations from all parties. This covers issues such as sourcing of materials, transportation and delivery, packaging, H&S, workforce competency, and training and welfare.

CARBON NEUTRAL DEVELOPMENTS

Barking Central is a hugely successful London mixed-use regeneration scheme that includes a new library and learning centre, over 500 apartments, 22,000 sq ft of office space, a 66 bed hotel, storage for 250 bicycles, nine retail units, a café, a new town square and an arboretum, reaching a development value of £80m.

Redrow installed biomass heating, solar powered hot water, green and brown roofs, wind turbines, wet heating systems, and water saving devices, ensuring that it was environmentally sustainable.

The development is not only ahead of the current 10% renewable targets, but it also includes a vast area of public realm.



A SUSTAINABLE REDROW

Redrow has setup Redrow Aspirations 2018 action plan to ensure that year on year our business continues to improve in environmental sustainability, aiming to be one of the most sustainable and socially responsible companies in our field. In 2013 Redrow ranked 8th out of 27 most sustainable house builders in the UK in the Next Generation benchmarking system.

SINCE THEN WE HAVE DELIVERED SOME OF THE FOLLOWING KEY HIGHLIGHTS:

decreased our CO2 emission per unit by:

19%

DOUBLED THE NUMBER OF HOMES BUILT TO CODE

for Sustainable Homes level 3 or above

increased our waste diverted from landfill to

93.6%

installed

82%

of our homes with SMART meters

RECENT AWARDS:



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