

WHITELOCKE
HOUSE TW3



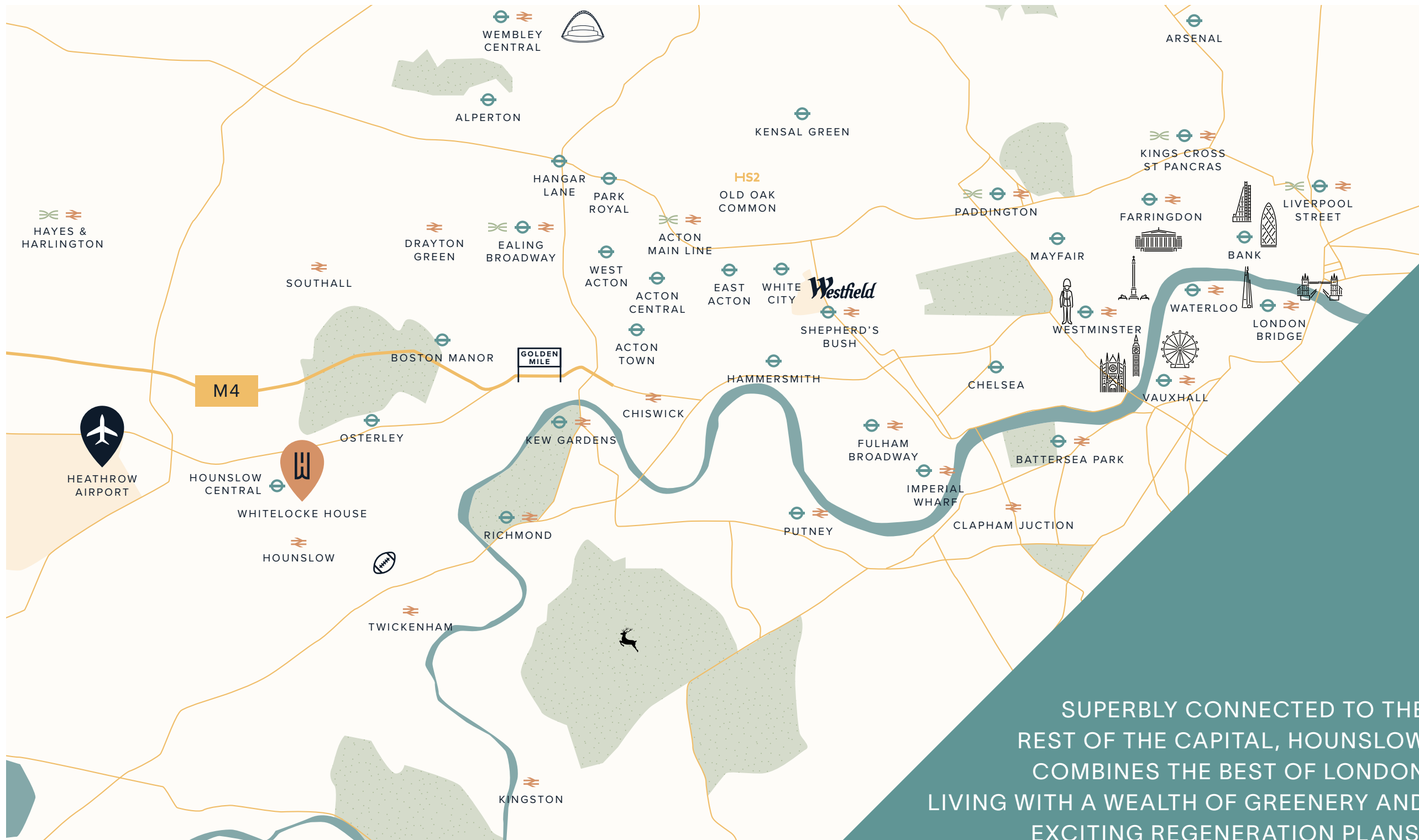
WHITELOCKE HOUSE TW3

Whitelocke House is a boutique development of 28 one bedroom and 6 studio apartments at the heart of Central Hounslow. Neighbouring the borough's new Civic Centre on Lampton Road, the main thoroughfare between Hounslow Central station and the retail centre that's in the midst of a multi-million pound transformation, you couldn't ask for a better home or location.

Whitelocke House, Lampton Road,
Hounslow TW3 1HU



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SUPERBLY CONNECTED TO THE
REST OF THE CAPITAL, HOUNSLOW
COMBINES THE BEST OF LONDON
LIVING WITH A WEALTH OF GREENERY AND
EXCITING REGENERATION PLANS.



HOUNSLOW: A DESTINATION RATHER THAN A STAGING POST

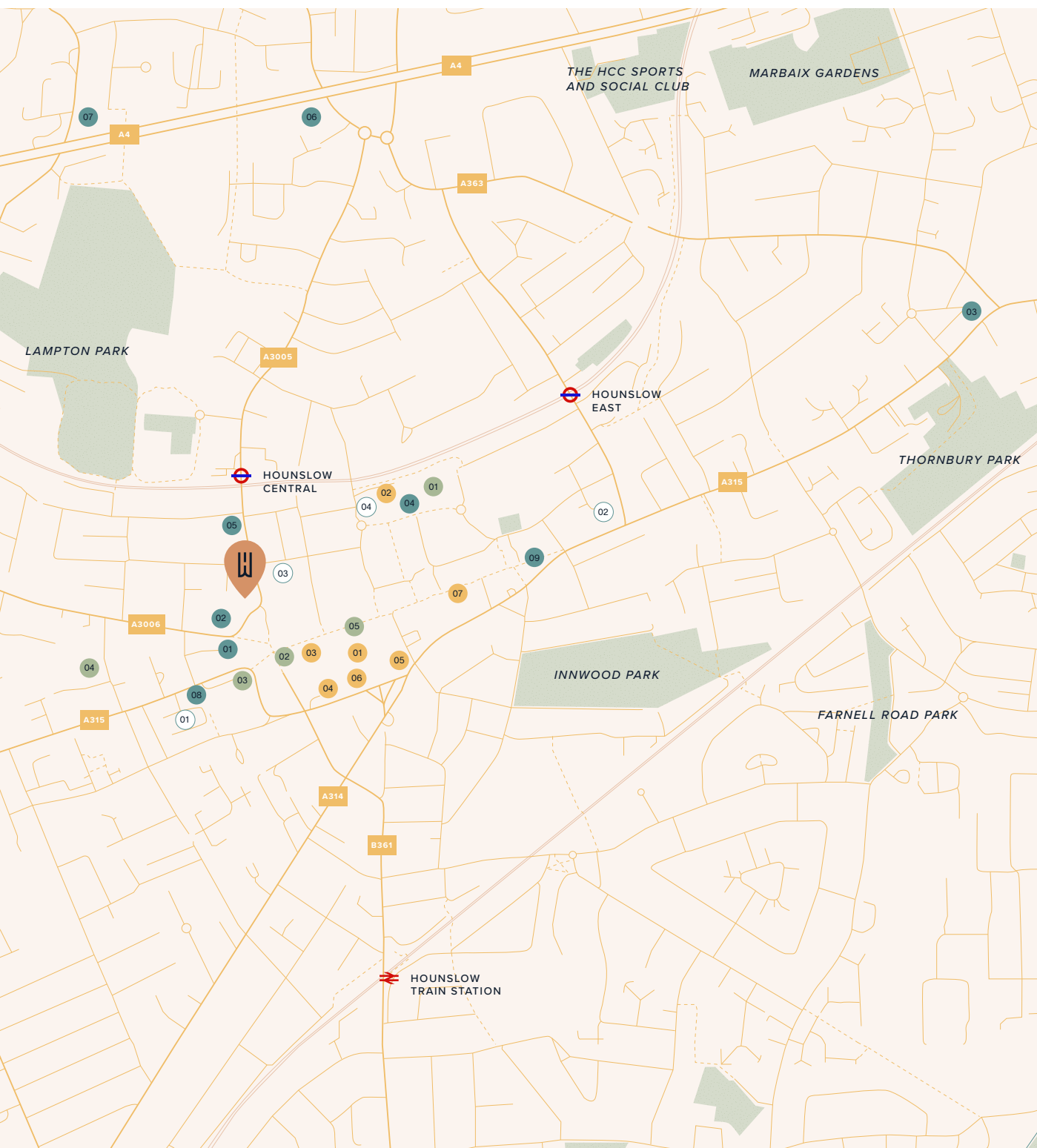
Originally Hounslow centred around the Holy Trinity Priory, developing from a village to a bustling town fulfilling the needs of travellers going to and from London. When the priory dissolved in 1539, the town's status as a key staging post on the Bath Road kept it growing, and transport has continued to play an important role in the town's history.

It was the arrival of what is now the Piccadilly line at Hounslow that established it as the suburban enclave it is today. The area's aviation heritage has also had a significant

impact. Heathrow is a major employer in the area, as are the diverse array of businesses that support it.

History isn't all the area has to offer though. With Hounslow's abundance of greenery, great local amenities and superb transport links to Central London, it's also become a popular destination for commuters. Now more than ever, with the ambitious regeneration of the town centre that's underway.

MAP



Food & Drink

1. Vegology
2. Coffee Republic
3. The Milford Arms
4. Shanty Town
5. Folvark
6. Mr Singh's
7. Mimi's
8. Il Bebo's
9. Sahara Grill

Shopping

1. Treaty Centre
2. Blenheim Centre
3. H&M
4. Wilko
5. Debenhams
6. JD Sports
7. Primark

Groceries

1. Asda
2. Iceland Foods
3. Tesco Express
4. Aldi Hounslow
5. Holland & Barrett

Leisure

1. Xercise4Less
2. Anytime Fitness
3. Gold's Gym
4. The Gym Hounslow

FOOD & DRINK



1. Coffee Republic
2. Vegology
3. Sahara Grill

Whatever your tastes and whatever your budget, rest assured you're well catered to in Hounslow.

From Il Bebo's authentic taste of the old country and fine selection of wines to Sahara Grill's fusion of time honoured grill techniques and contemporary twists, and Vegology's mouth-wateringly meat-free menu, you could happily eat out every night of the week.

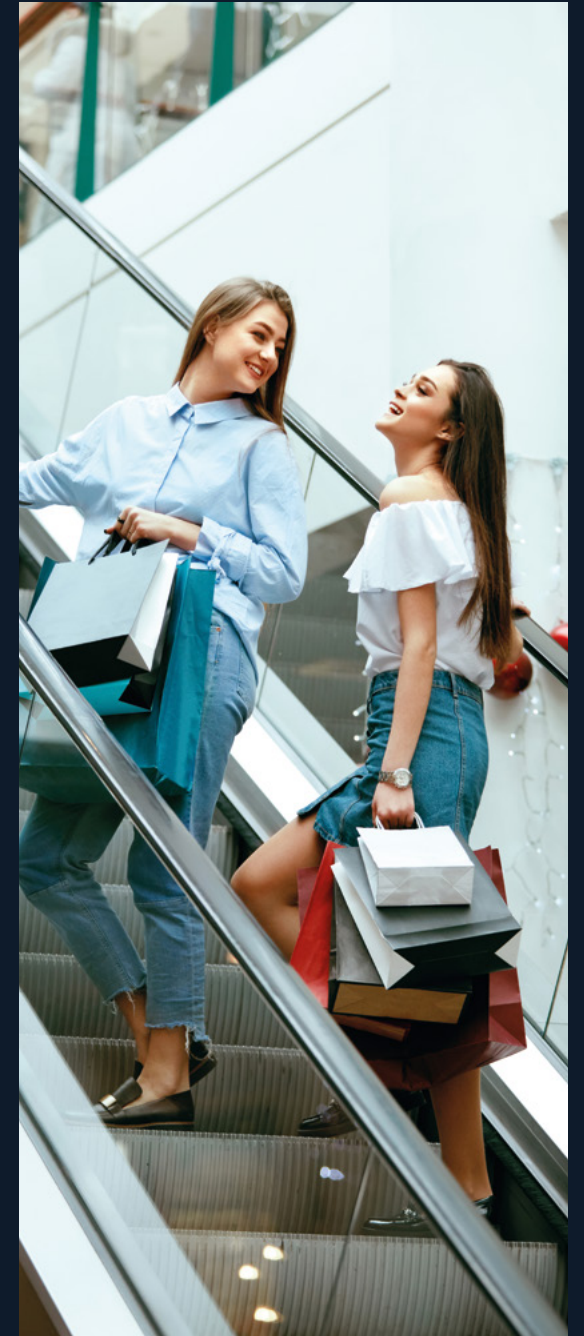
Or if you prefer a pint and some sports, or even jazz, with your meal, you could head to one of the area's many pubs. While for the sweet-toothed, there's a fine selection of gelato, waffles and other delights at Mimi's Coffee & Dessert Lounge. You really are spoilt for choice.

SHOPPING & ENTERTAINMENT



1. Hounslow Market
2 & 3. Treaty Centre

Already a thriving destination full of high street favourites and all the amenities you would expect, Hounslow town centre is undergoing a complete transformation. Set to be complete in 2021, this new vision will offer 10,000m² of additional shops and restaurants, along with a Cineworld multiplex cinema. This will be in addition to the Treaty Centre, which as well as a host of stores – focused on keeping Hounslow's wardrobes well stocked – is home to the Hounslow Arts Centre & Paul Robeson Theatre. There are also a number of gyms nearby. While for all your everyday needs, there's an Aldi and Asda, all within walking distance. In short, everything you need is moments away.



THE OUTDOORS

As beautifully designed as the apartments are at Whitelocke House, it's nice to escape into the great outdoors. Whether you're a keen runner or just fancy a stroll or picnic, Hounslow has plenty of greenery to enjoy. Lampton Park is only 8 minutes away and offers 40 acres of parkland, consisting of playing fields, more formal gardens and six tennis courts.

At 200 acres, Hounslow Heath is somewhat bigger and as a designated local nature reserve provides a more wild and rugged country setting to explore via a large network of paths.



1. Inwood Park
2 & 3. Hounslow Heath
4. Lampton Park

1. Kew Botanical Gardens
2. Osterley House
3. Twickenham Stadium
4. Syon House & Garden
5. Richmond



PLACES TO EXPLORE

While there's so much literally on your doorstep, you're also surrounded by an array of great attractions - many of which are just a short walk away. Twickenham, the hallowed home of English rugby, is close to hand. As is Brentford Football Club's brand new stadium and their training ground. For lovers of history and gardens, there's the picturesque Syon House,

Kew Gardens, Osterley Park and House to explore. All of which also play host to an array of festivals, events and concerts over the course of the year. The Thames itself is another great draw and perfect for whiling away a day strolling along it. You could even pop over the bridge at Richmond and embrace the upmarket selection of stores and eateries you'll find there.





EDUCATION

Whitelocke House is perfectly placed for you to enjoy the highest educational standards on offer in the public and private sector. Children of all school ages are within catchment of schools rated 'Outstanding' by OFSTED. London's world-class universities are also easy to avail, making Hounslow as first class choice for education.

Nursery & Primary Schools[†]

Hounslow Heath Junior School (OFSTED Rated Outstanding)	1,500m
Hounslow Heath Nursery School (OFSTED Rated Outstanding)	1,700m
Suffah Primary School (Independent)	1,700m
Ashton House (Independent)	2,100m

Secondary Schools[†]

Oak Heights (Independent)	400m
St Marks (OFSTED Rated Outstanding)	700m
Lampton Academy (OFSTED Rated Outstanding)	1,100m
The Heathland School (OFSTED Rated Outstanding)	1,800m

Universities*

University of West London	29 minutes
Imperial College London	47 minutes
King's College London	59 minutes
London School of Economics	59 minutes

[†] Distances show are are approximate, calculated from Whitelocke House using google.co.uk/maps. *Travel times are approximate calculated at optimal times using tfl.gov.uk.



TRANSPORT

Just two minutes' walk from Hounslow Central underground station and 11 minutes from Hounslow train station, Whitelocke House is perfectly located to get you to your destination in perfect time. The best of Central London is at your beck and call. As is the whole world thanks to your proximity to Heathrow. Weekend getaways have never been easier.



2 mins. walk to Hounslow Central' (160m)
11 mins. walk to Hounslow Train Station' (965m)

*Travel and walking times are approximate calculated at optimal times using tfl.gov.uk and google.co.uk/maps.
^Time for Heathrow Airport is to Terminals 2 & 3.



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SPECIFICATIONS

COMMUNAL AREAS

- Extensively landscaped front courtyard garden by Meeuwsen Muldoon
- Interior designed reception lobby
- Amtico flooring to reception lobby
- Carpeted hallways and stairwells
- Six-person passenger lift
- CCTV to internal and external ground floor areas
- Timed PIR lighting
- Lockable letterboxes in main reception hall
- Secure cycle store with gas assisted storage racks and Sheffield hoops for large format cycles
- Refuse store and recycling facilities

GENERAL

- 2.5m ceiling heights throughout
- Barrel Oak Grey Amtico flooring throughout
- Aluminium double-glazed windows
- Modern flat panel internal doors in Farrow & Ball colour Strong White
- Walls in Farrow & Ball colour Cornforth White
- Woodwork in Farrow & Ball colour Strong White
- Ceilings in Pure Brilliant White
- Brushed satin steel ironmongery
- Draks built-in or fitted wardrobes to bedrooms

KITCHENS

- Bespoke matt finish handleless kitchens by Kitchen Ergonomics
- Undercounter LED lighting

- White quartz worktop, upstand and splash back to hob
- Neff appliances including:
 - Combination fan oven and microwave
 - Four ring induction hob
 - Slimline integrated dishwasher
 - Telescopic extractor hood
- Liebherr Integrated fridge / freezer
- Undermounted stainless steel sink with chrome Blanco mixer tap
- White MK Logic sockets with USB ports

SHOWER ROOMS

- 1200mm shower
- Large format Minoli tiling to shower enclosure in Matt Realm Gray
- Feature hexagonal wall tiles to vanity area in Minoli Realm Gray
- Custom designed vanity unit in light grey with white sink and chrome mixer tap
- Wall hung WC with concealed cistern
- Full width custom mirror with demisting technology
- White MK Logic 240v/110v shaver socket

TECHNOLOGY

- Full fibre to the premises (FTTP)
- Star-wired CAT 6 data cabling for efficient distribution of broadband and AV signals
- High level TV/FM DAB/Satellite TV plates in living rooms and bedrooms

HEATING AND PLUMBING

- Electric zoned underfloor heating throughout
- Individual room thermostats
- 120l Gledhill ES Direct Cylinders

LIGHTING & ELECTRICAL

- White MK Logic light switches
- White MK Logic dimmer switches for zoned lighting in kitchen / reception area
- White MK Logic sockets and AV plates
- Warm light LED downlighters

SECURITY & PEACE OF MIND

- Audio-video entrance system linked to communal front door
- Apartment front doors with 5 lever mortice deadlocks & spy hole
- Mains powered smoke alarms with battery backup
- Individual apartment doorbells
- 10 Year Structural Warranty

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better. Imagery is indicative only and for illustrative purposes only.



GROUND FLOOR

APARTMENT 1

Kitchen/Living/Dining	3.9 m x 6.0 m	12'10" x 19'10"
Master Bedroom	2.9 m x 3.3 m	9'7" x 10'9"
Total Internal Area	37.2 m²	400.0 ft²

APARTMENT 2

Kitchen/Living/Dining	5.6 m x 3.0 m	18'3" x 9'10"
Master Bedroom	3.3 m x 2.9 m	10'10" x 9'6"
Total Internal Area	42.4 m²	456.8 ft²

APARTMENT 3

Kitchen/Living/Dining	4.2 m x 4.9 m	13'8" x 15'11"
Master Bedroom	4.2 m x 2.8 m	13'8" x 9'2"
Total Internal Area	43.4 m²	466.9 ft²

APARTMENT 4

Kitchen/Living/Dining	3.4 m x 6.4 m	11'2" x 21'2"
Master Bedroom	2.7 m x 3.7 m	8'10" x 12'3"
Total Internal Area	40.5 m²	438.5 ft²

APARTMENT 5

Kitchen/Living/Dining	6.9 m x 4.0 m	22'8" x 13'2"
Master Bedroom	2.6 m x 3.8 m	8'8" x 12'5"
Total Internal Area	45.3 m²	487.2 ft²

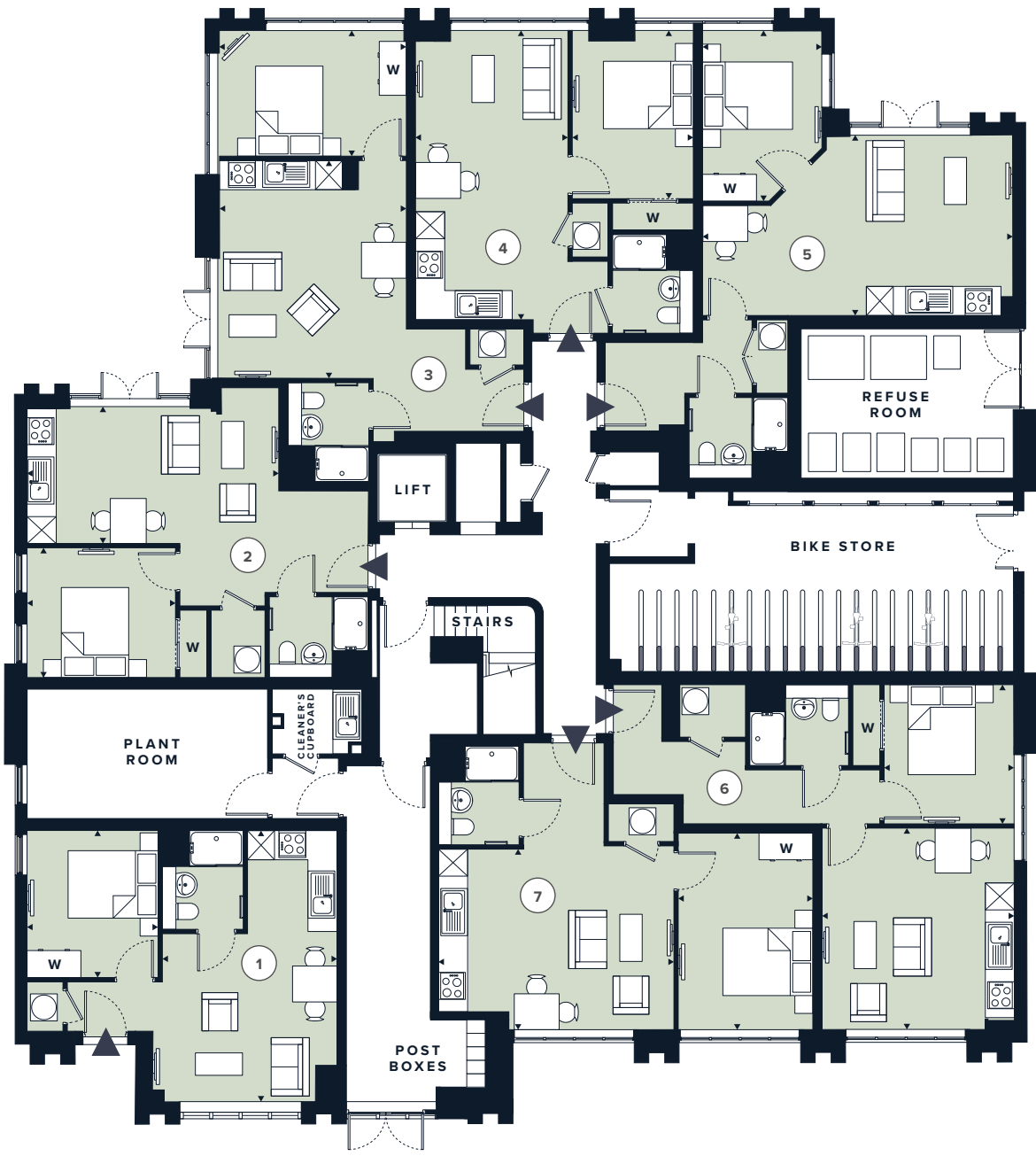
APARTMENT 6

Kitchen/Living/Dining	4.3 m x 4.5 m	14'0" x 14'9"
Master Bedroom	2.9 m x 3.1 m	9'6" x 10'2"
Total Internal Area	45.8 m²	492.8 ft²

APARTMENT 7

Kitchen/Living/Dining	5.2 m x 4.0 m	17'3" x 13'2"
Master Bedroom	3.0 m x 4.4 m	9'10" x 14'4"
Total Internal Area	44.3 m²	476.6 ft²

ONE BED



Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Overall dimensions are usually stated and there may be projections into these.

FIRST FLOOR

STUDIO ONE BED ONE BED+

APARTMENT 8

Kitchen/Living/Dining	3.8 m x 4.7 m	12'7" x 15'4"
Master Bedroom	3.1 m x 3.1 m	10'3" x 10'2"
Study	2.7 m x 3.1 m	8'11" x 10'3"
Total Internal Area	49.0 m²	527.1 ft²

APARTMENT 9

Kitchen/Living/Dining	5.2 m x 4.3 m	17'1" x 14'1"
Master Bedroom	3.7 m x 3.0 m	12'4" x 9'10"
Total Internal Area	45.8 m²	492.9 ft²

APARTMENT 10

Kitchen/Living/Dining	4.2 m x 4.8 m	13'9" x 15'11"
Master Bedroom	4.2 m x 2.8 m	13'10" x 9'1"
Total Internal Area	43.8 m²	471.6 ft²

APARTMENT 11

Kitchen/Living/Dining	3.4 m x 6.4 m	11'2" x 21'1"
Master Bedroom	2.7 m x 3.7 m	8'10" x 12'3"
Total Internal Area	40.4 m²	435.3 ft²

APARTMENT 12

Kitchen/Living/Dining	6.9 m x 3.5 m	22'8" x 11'5"
Master Bedroom	2.6 m x 3.8 m	8'8" x 12'5"
Total Internal Area	43.9 m²	473.0 ft²

APARTMENT 13

Kitchen/Living/Dining	3.6 m x 3.1 m	11'10" x 10'1"
Bedroom Area	3.6 m x 3.1 m	11'10" x 10'1"
Total Internal Area	37.0 m²	398.3 ft²

APARTMENT 14

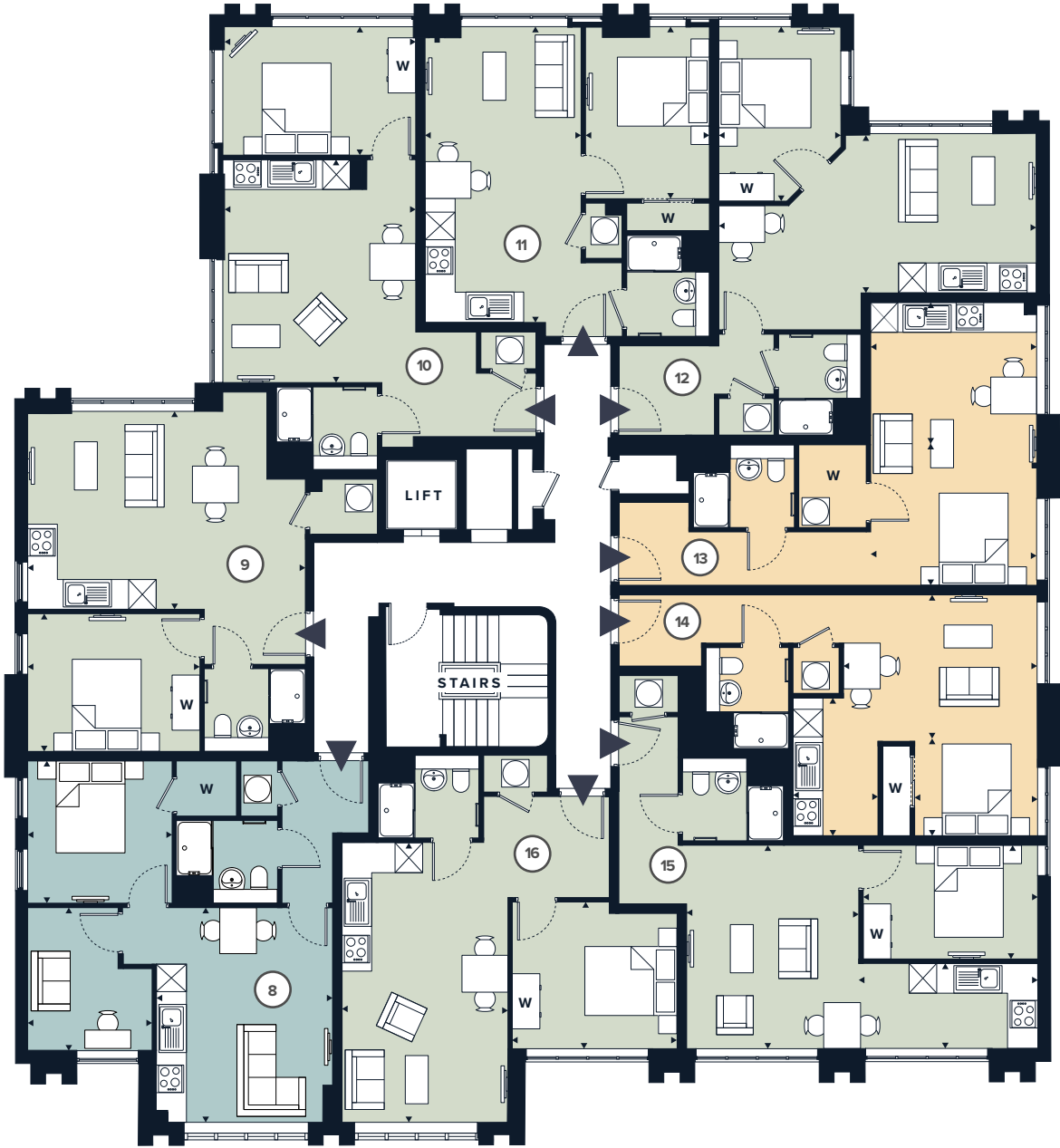
Kitchen	1.8 m x 3.0 m	6'0" x 9'10"
Living/Dining	4.2 m x 3.2 m	13'10" x 10'6"
Bedroom Area	2.7 m x 2.0 m	8'9" x 6'9"
Total Internal Area	37.2 m²	400.1 ft²

APARTMENT 15

Kitchen	3.9 m x 1.8 m	12'9" x 6'1"
Living/Dining	3.7 m x 4.4 m	12'4" x 14'6"
Master Bedroom	3.8 m x 2.5 m	12'6" x 8'2"
Total Internal Area	44.8 m²	482.6 ft²

APARTMENT 16

Kitchen/Living/Dining	3.6 m x 6.1 m	11'10" x 20'0"
Master Bedroom	3.6 m x 3.2 m	11'10" x 10'6"
Total Internal Area	44.6 m²	480.5 ft²



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SECOND FLOOR

APARTMENT 17

Kitchen/Living/Dining	3.8 m x 4.6 m	12'7" x 15'4"
Master Bedroom	3.1 m x 3.1 m	10'4" x 10'2"
Study	2.6 m x 3.1 m	8'7" x 10'3"
Total Internal Area	48.8 m²	525.1 ft²

APARTMENT 18

Kitchen/Living/Dining	5.2 m x 4.3 m	17'1" x 14'3"
Master Bedroom	3.7 m x 3.0 m	12'4" x 9'10"
Total Internal Area	45.8 m²	493.1 ft²

APARTMENT 19

Kitchen/Living/Dining	4.2 m x 4.8 m	13'10" x 15'11"
Master Bedroom	4.2 m x 2.8 m	13'10" x 9'1"
Total Internal Area	43.8 m²	471.8 ft²

APARTMENT 20

Kitchen/Living/Dining	3.4 m x 6.4 m	11'2" x 21'1"
Master Bedroom	2.7 m x 3.7 m	8'10" x 12'4"
Total Internal Area	40.5 m²	435.7 ft²

APARTMENT 21

Kitchen/Living/Dining	6.9 m x 3.5 m	22'8" x 11'5"
Master Bedroom	2.6 m x 3.8 m	8'9" x 12'6"
Total Internal Area	44.1 m²	474.4 ft²

APARTMENT 22

Kitchen/Living/Dining	3.6 m x 2.9 m	11'11" x 9'6"
Bedroom Area	3.6 m x 3.3 m	11'11" x 10'8"
Total Internal Area	37.1 m²	399.3 ft²

APARTMENT 23

Kitchen	1.8 m x 3.0 m	6'0" x 9'10"
Living/Dining	4.2 m x 3.2 m	13'11" x 10'6"
Bedroom Area	2.7 m x 2.0 m	8'10" x 6'9"
Total Internal Area	37.3 m²	401.4 ft²

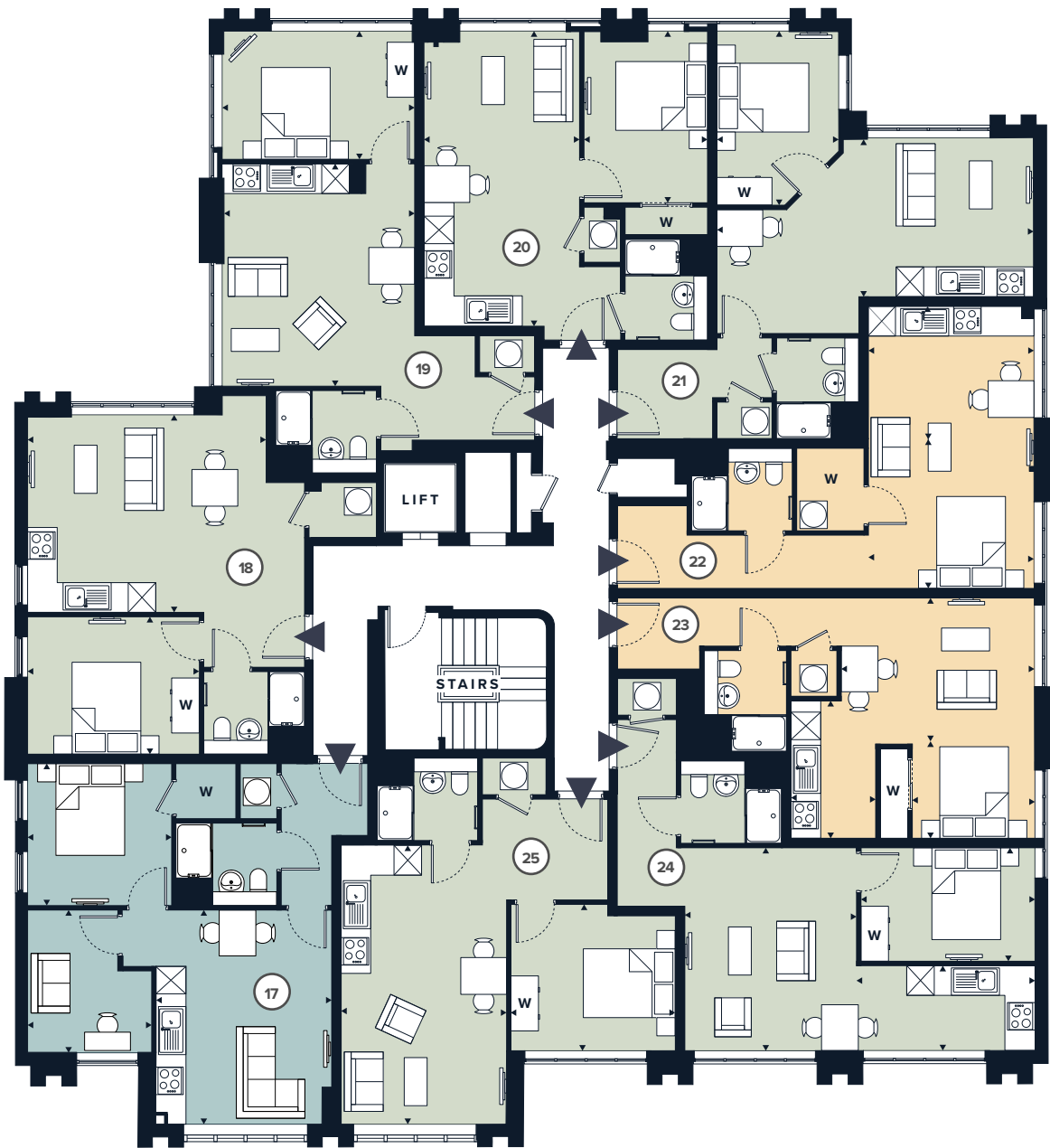
APARTMENT 24

Kitchen	3.8 m x 1.9 m	12'8" x 6'1"
Living/Dining	3.7 m x 4.4 m	12'3" x 14'6"
Master Bedroom	3.8 m x 2.5 m	12'6" x 8'2"
Total Internal Area	44.9 m²	483.8 ft²

APARTMENT 25

Kitchen/Living/Dining	3.6 m x 6.1 m	11'10" x 20'0"
Master Bedroom	3.6 m x 3.2 m	11'9" x 10'6"
Total Internal Area	44.7 m²	480.9 ft²

STUDIO ONE BED ONE BED+



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THIRD FLOOR

STUDIO ONE BED ONE BED+

APARTMENT 26

Kitchen/Living/Dining	3.6 m x 5.3 m	11'11" x 17'6"
Master Bedroom	3.3 m x 3.1 m	10'10" x 10'2"
Study	2.8 m x 3.6 m	9'4" x 11'12"
Total Internal Area	54.0 m²	581.2 ft²

APARTMENT 27

Kitchen/Living/Dining	5.4 m x 4.0 m	17'7" x 13'3"
Master Bedroom	3.9 m x 3.0 m	12'9" x 9'10"
Total Internal Area	45.1 m²	485.0 ft²

APARTMENT 28

Kitchen/Living/Dining	4.4 m x 4.8 m	14'4" x 15'11"
Master Bedroom	4.4 m x 2.9 m	14'3" x 9'8"
Total Internal Area	45.8 m²	493.3 ft²

APARTMENT 29

Kitchen/Living/Dining	3.4 m x 6.6 m	11'2" x 21'7"
Master Bedroom	2.7 m x 3.9 m	8'10" x 12'10"
Total Internal Area	41.8 m²	450.7 ft²

APARTMENT 30

Kitchen/Living/Dining	7.0 m x 3.6 m	23'2" x 11'10"
Master Bedroom	2.8 m x 3.9 m	9'3" x 13'0"
Total Internal Area	44.8 m²	492.7 ft²

APARTMENT 31

Kitchen/Living/Dining	3.8 m x 2.9 m	12'5" x 9'6"
Bedroom Area	3.8 m x 3.3 m	12'5" x 10'8"
Total Internal Area	38.0 m²	409.2 ft²

APARTMENT 32

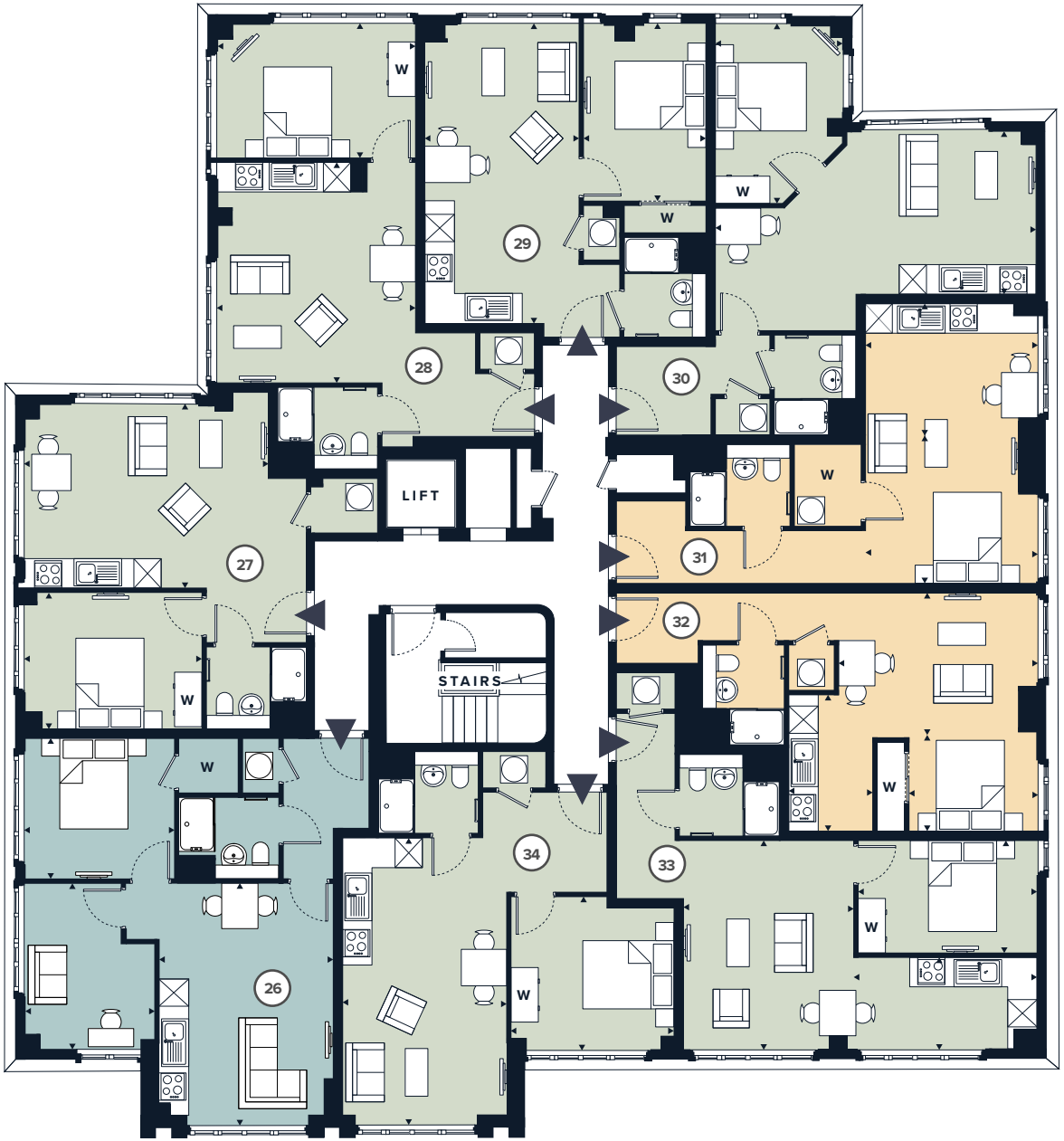
Kitchen	1.8 m x 3.0 m	6'1" x 9'10"
Living/Dining	4.4 m x 3.2 m	14'5" x 10'6"
Bedroom Area	2.8 m x 2.0 m	9'4" x 6'9"
Total Internal Area	38.0 m²	409.6 ft²

APARTMENT 33

Kitchen	4.0 m x 2.0 m	13'3" x 6'8"
Living/Dining	3.7 m x 4.6 m	12'5" x 15'2"
Master Bedroom	3.9 m x 2.5 m	12'11" x 8'2"
Total Internal Area	46.8 m²	503.6 ft²

APARTMENT 34

Kitchen/Living/Dining	3.6 m x 6.4 m	11'10" x 20'11"
Master Bedroom	3.6 m x 3.4 m	11'9" x 11'1"
Total Internal Area	45.8 m²	493.4 ft²



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DEVELOPER

Harbright has more than 25 years of multidisciplinary experience in property.

We are a boutique firm with an enviable track record of creating beautifully designed, well-constructed and welcoming homes.

We have predominantly focused our residential developments across Prime Central London, with notable projects in Kensington, Chelsea and Belgravia. It is here that we honed our craft

of combining a high-quality specification with the finest level of finish.

We assemble the very best team for our residential development projects to ensure that the highest standards are attained. From planning, to design and construction, through to marketing and sales, our purchasers can be assured that their new home will always meet the high standards of a Harbright property.

harbright.

[harbright.com](https://www.harbright.com)



whitelockehouse.co.uk

Whitelocke House is a marketing name and may not form part of the development's address. These particulars are not considered to be a formal offer, they are for information purposes only and to provide an overview of the property. They are not taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. All travel times and distances mentioned are approximate and for guidance only. Sources: tfl.gov.uk & google.co.uk/maps. All illustrative maps are not to scale and for guidance only rather than accurate representations of distance and exact locations. Intending purchasers must satisfy themselves as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or their agent. These particulars are believed to be correct at the time of issue and any areas, measurements or dimensions referred to are indicative only and have been taken from architect's current drawings which may be subject to change during the course of construction. In view of the developer's continuing improvements policy the detailed specification and/or layouts may change. CGIs are artist's impressions and indicative of finished product. Some items are optional extras and are not included.



