



SHARED OWNERSHIP AT

CHISWICK GREEN

CONTACT

To find out more about shared ownership at Chiswick
Green please contact our sales agents at Garrison
Estates, 020 4511 4820

info@zenhousinguk.com // zenhousinguk.com

Disclaimer: Shared Ownership at Chiswick Green 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. 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. Internal images are of the show apartment at the development, some items are optional extras and are not included.

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SHARED OWNERSHIP AT

CHISWICK GREEN

L O N D O N W 4

WELCOME TO

SHARED OWNERSHIP AT

Chiswick Green LONDON W4

Zen Housing UK is proud to deliver 16 shared ownership properties for sale in Chiswick, a quaint corner of Hounslow Borough situated close to the famous River Thames.

Shared Ownership at Chiswick Green is aptly named as a testament to its leafy surroundings and brings a breath of fresh air into London's affordable housing market. This inner-city suburb is the perfect blend of modern city living and village life. We've carefully designed our homes so that you can enjoy all of London's best amenities without compromising on comfort or location.

Chiswick Green has access to private outdoor spaces, with many parks and riverside walkways to explore. You can choose from a wide range of one and two bedroom executive apartments.



*A collection of visionary
new shared ownership homes*



SHARED OWNERSHIP AT CHISWICK GREEN, LONDON W4

Discover Chiswick

Chiswick, a borough in the royal county of Middlesex, lies to the west of London and is part of the London Borough of Hounslow. The area was first recorded c. 1000 as the Old English Ceswican meaning "Cheese Farm"; the riverside area of Duke's Meadows is thought to have supported an annual cheese fair up until the 18th century, when livestock markets were moved from Chiswick to Brentford.

Chiswick is a leafy, affluent district with a village feel. Media and creative professionals mingle in indie shops, wine bars, and high-end restaurants along Chiswick High Road. A footpath runs past the historic pubs and 18th-century homes of Strand-on-the-Green, a picturesque Thameside street. The Roman-style Chiswick House contains Old Master paintings and has vast manicured gardens with picnic and play areas.





Chiswick is a leafy, affluent district with a village feel.



The area is well known for its stunning parks—Chiswick House Gardens and De Vere Gardens are two of London's largest public parks—but there are plenty of smaller green spaces too. These include the grounds of Kew Gardens which borders Chiswick on one side. On another side is Gunnersbury Park which is another great place for picnics or bike rides.



SHARED OWNERSHIP AT CHISWICK GREEN , LONDON W4

What's Nearby

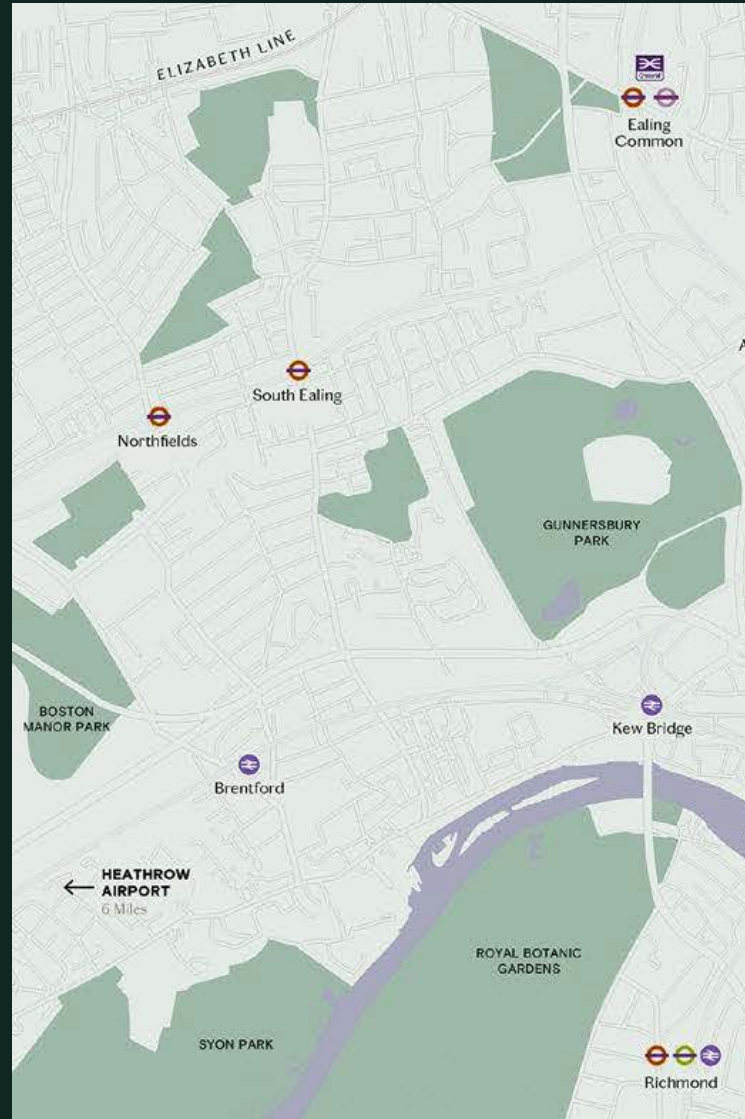
There's more of the great outdoors to explore in your local neighbourhood.

The world-famous Kew Gardens is close by for beautiful botanic gardens, as is Richmond Park – the largest of London's Royal Parks, spanning 2,500 acres.

For fashionable dining, take your pick of celebrated establishments, including the Ivy cafe, Michelin starred La Trompette, and Petersham Nurseries in Richmond.

A short tube trip transports you to Kensington's iconic cultural institutions, including the V&A Museum and vibrant White City offering further retail and lifestyle choices. For international links, Crossrail's Elizabeth Line will whisk you to Heathrow airport in 14 minutes.*

*Time based on Crossrail services from Ealing Broadway



By Bike



9 MINS

CHISWICK HOUSE
& GARDENS



15 MINS

KEW
GARDENS



16 MINS

RICHMOND

By Under ground



24 MINS

HIGH STREET
KENSINGTON



15 MINS

NOTTING
HILL



35 MINS

KNIGHTSBRIDGE

SOURCES: GOOGLE, TFL AND NATIONAL RAIL.
JOURNEY TIMES WILL VARY DEPENDING ON THE
TIME OF TRAVEL



Kew Gardens



Chiswick Bridge



Petersham Nurseries



SHARED OWNERSHIP AT CHISWICK GREEN, LONDON W4

The neighbourhood

Chiswick Life

Life at Chiswick Green is about enjoying the best of what London has to offer. With a vibrant, cosmopolitan neighbourhood and close proximity to key transport links. An idyllic riverside neighbourhood with delightful villages and pubs along its border, Chiswick is one of London's most desirable areas.

Shopping

Chiswick is a boutique shopping destination with a difference. There is a good mix of independent food shops, fashion, health stores, furniture shops selling top quality goods. Chiswick High Road and surrounding areas is a treasure trove and an unrivaled shopping experience.

Food & Drink

Consistently excellent coffee, locally roasted alongside delicious artisan bread baked in the wood fire oven, cheese and charcuterie boards, craft beer or glass of vino - experience the best of what Chiswick has to offer. There are also some incredible independent gems you'll want to visit. Whether that is a romantic meal on date night or you're looking for the perfect restaurant to enjoy a meal with family and friends.



*Life in
Chiswick is
about enjoying
the best of
what London
has to offer.*





SHARED OWNERSHIP AT CHISWICK GREEN , LONDON W4

Transport

Breeze into the city center or 'square mile'

Chiswick is on the Hounslow Loop within Travelcard Zone 3. Waterloo is just a 25 minute journey by train. Local tube stations include Stamford Brook, Turnham Green, and Gunnersbury and there are many local bus routes working around the clock. Chiswick is just 13 minutes from Heathrow Airport

*Times sourced from Google maps.



Chiswick Park Underground Station

14 mins to Hammersmith
18 mins to South Kensington
24 mins to Victoria
29 mins to Oxford Circus
38 mins to Bond Street
38 mins to King's Cross

Gunnersbury Overground Station

16 mins to Richmond
26 mins to Hampstead Heath

Chiswick Station, National Rail

25 mins from London

Sources: Google, TfL and National Rail. Journey times will vary depending on the time of travel



Chic and comfortable. Vibrant and tranquil.
Local and cosmopolitan.

Here, living and working from home simply flows.
You have the best of London living combined
with the unique village feel of Chiswick.

This is a neighbourhood that's rich in vibrant
amenities, picturesque scenery and colourful
history. Where else can you walk down a High
Road? Meander along a Strand? Stroll along
some cobbled streets? Or take a wooded path?





SHARED OWNERSHIP AT CHISWICK GREEN, LONDON W4

The Development

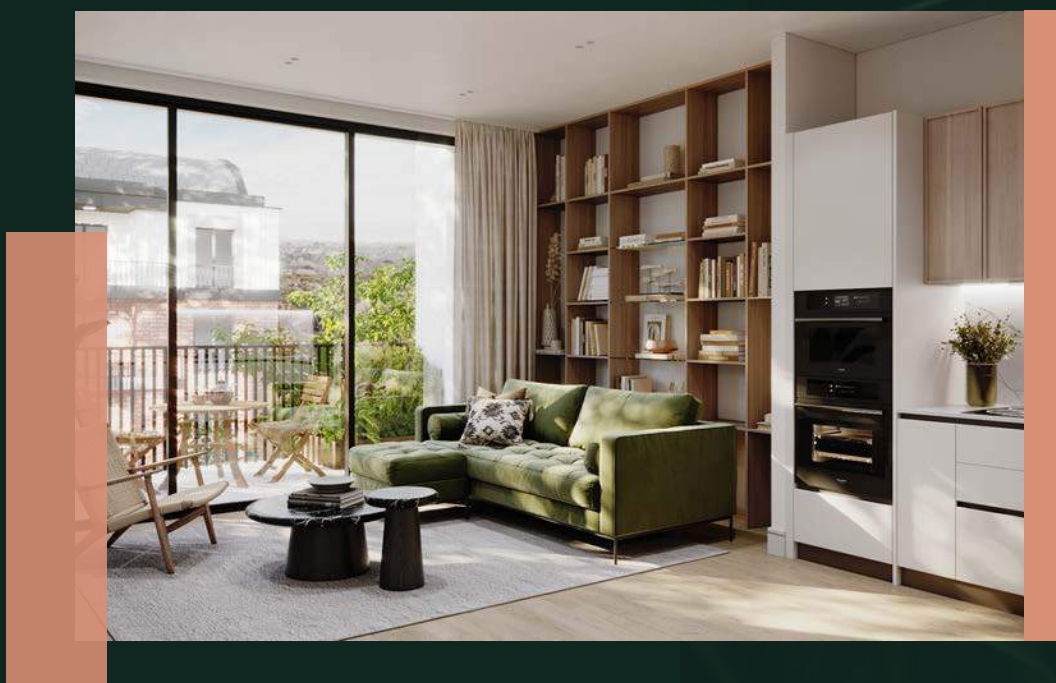
From the moment you walk through the door, you'll fall in love with the spaciousness and light of these elegant apartments. The open-plan living space makes entertaining friends and family easy, while a generous kitchen has everything you need to cook for them.

General

- Access to main entrance via electronic video system
- CCTV coverage
- Multi-point locking apartment entrance door
- Communal lobby with secure residents' post boxes
- External Secure residents' cycle storage

Kitchens

- Contemporary kitchen matt lacquer finish
- Polished chrome monobloc kitchen mixer with flow regulator
- Stainless steel with single drainer
- 600mm Integrated wall mounted single oven/grill
- 600mm Glass 4-zone induction hob
- Recirculating cooker hood extractor concealed in wall cabinet over hob
- 600mm Integrated dishwasher
- 600mm Integrated 70/30 fridge/freezer
- Integral waste recycling bins
- Soft close doors and drawers
- Concealed LED lighting to underside of wall units
- All appliances by Hotpoint
- All minimum 'A' rated by EU Energy Efficiency Labelling Scheme



Bathrooms & En-suites

- White finish steel inset bath
- Ceiling mounted shower (walk-in shower where applicable refer to floorplans)
- Wall hung WC with soft close cover in white
- Wall recessed mirror cabinet to each bathroom / shower room
- Integrated shelving, shaver socket and mirror demister pads
- Polished chrome taps
- Heated chrome towel rail
- Thermostatically controlled shower
- All brassware by Crosswater
- Recessed low voltage LED lights



Interiors & Finishes

- Internal solid white doors with nickel ironmongery
- Matt emulsion to all rooms in white shade
- Skirting and architraves in white eggshell finish
- Straight, wide plank timber grain vinyl flooring to lobby, kitchen, service cupboard and living room
- 50:50 wool mix carpet to bedrooms



Electrical & Heating

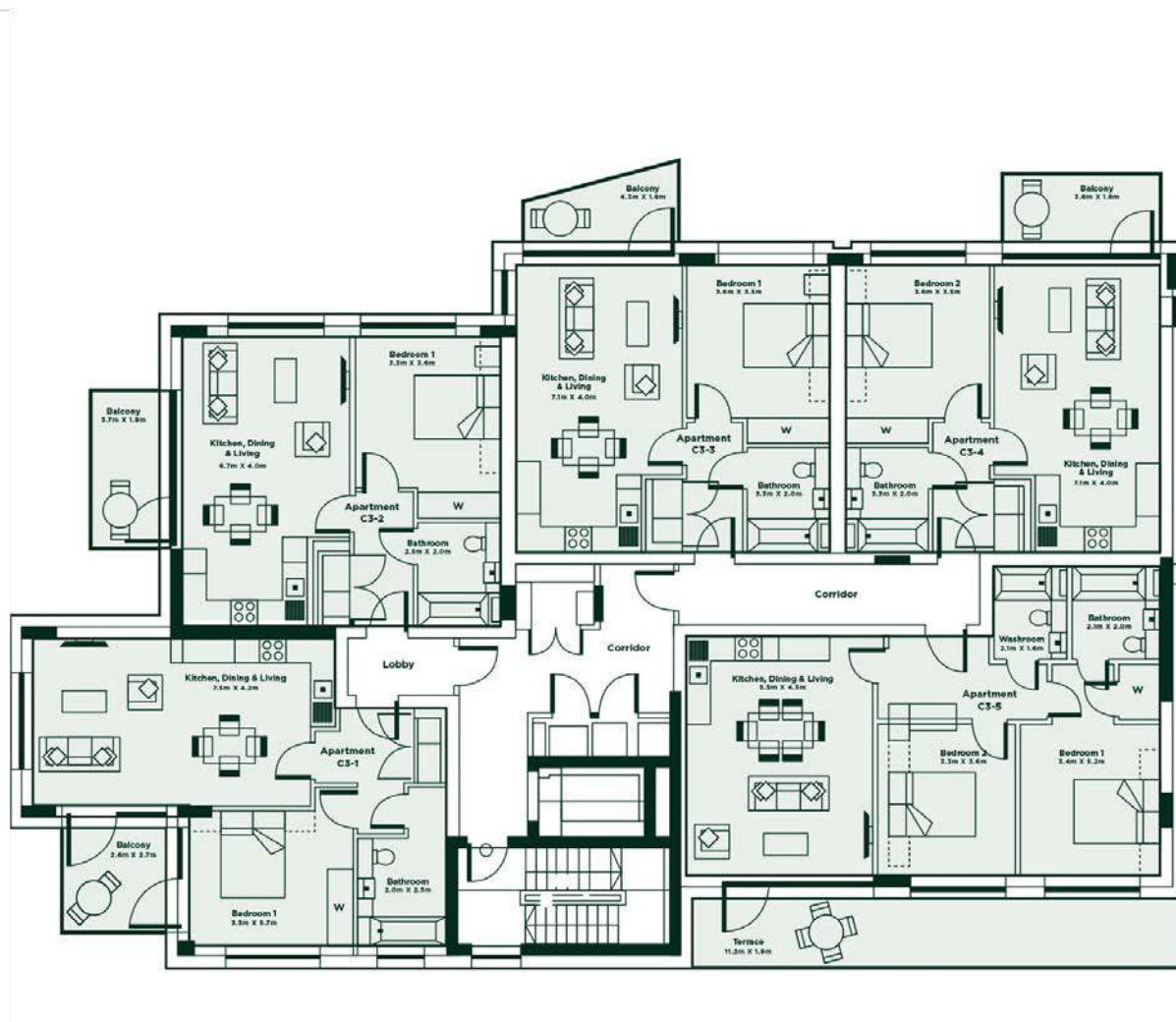
- Mains operated smoke and heat detectors
- Recessed low energy LED downlights throughout
- Radiators to living/dining rooms
- TV outlets to living room and bedroom one
- Combined washer dryer in services cupboard
- Whole house integrated ventilation/heat recovery system

All materials and specifications subject to change based on final design coordination with Contractor



SHARED OWNERSHIP AT CHISWICK GREEN , LONDON W4

Master Floorplan



Adelaide House

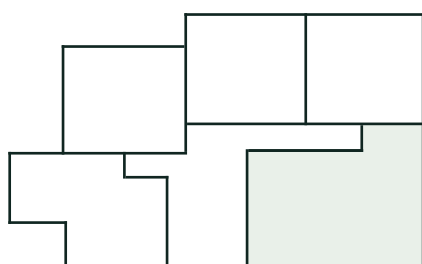
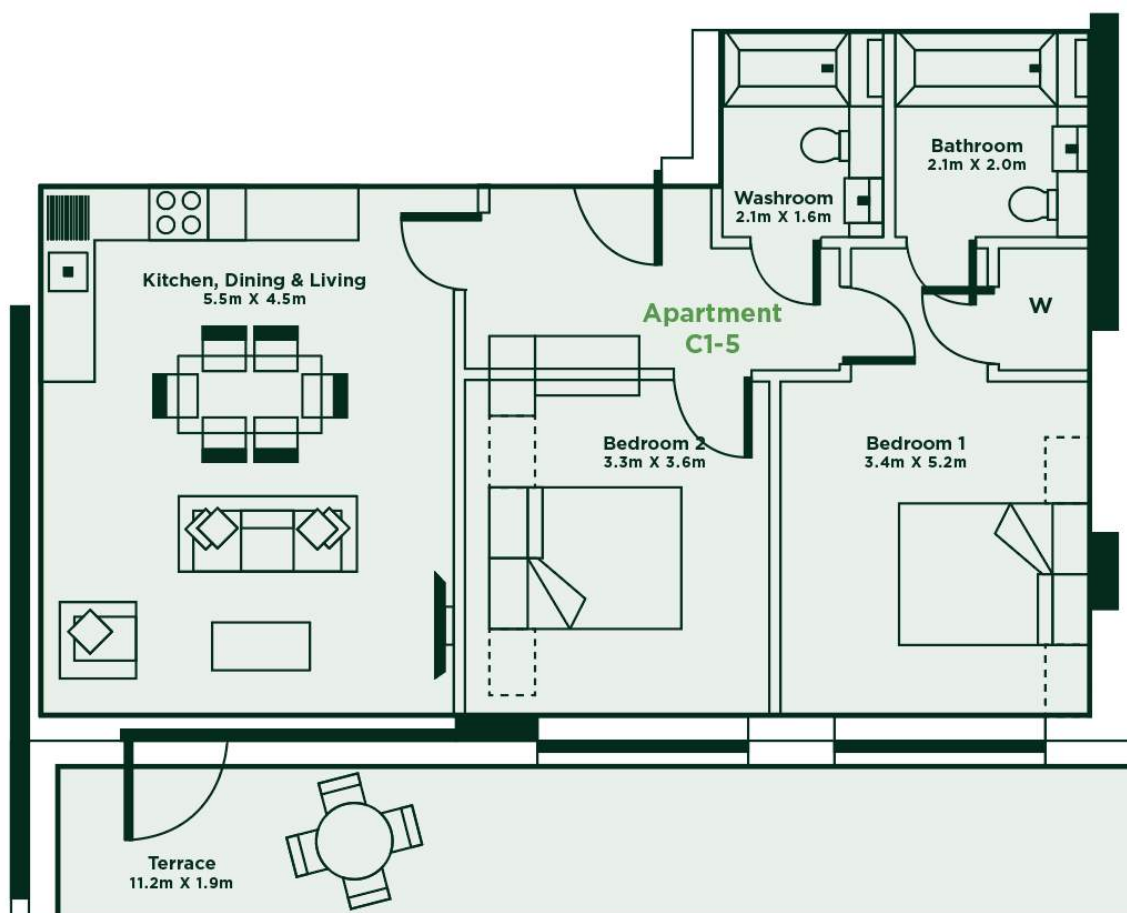
Our five-storey apartment block is an exclusive collection of 5 luxurious apartments per floor, we are offering shared ownership on floors one to four.

We are ideally located at the corner of Acton Lane and Essex Place, just a couple of minutes walk from Chiswick Park Underground station and Chiswick High Street. Our property on the ground floor is perfect for those with limited mobility. Adelaide House was purpose built to offer spacious living accommodation in a desirable setting with easy access to Chiswick, Hammersmith and the City.

Floor-First

Apartment 1

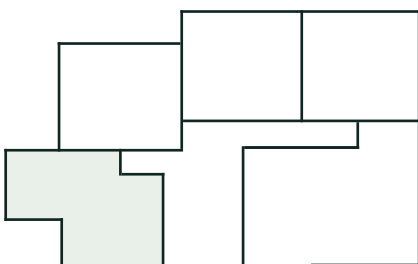
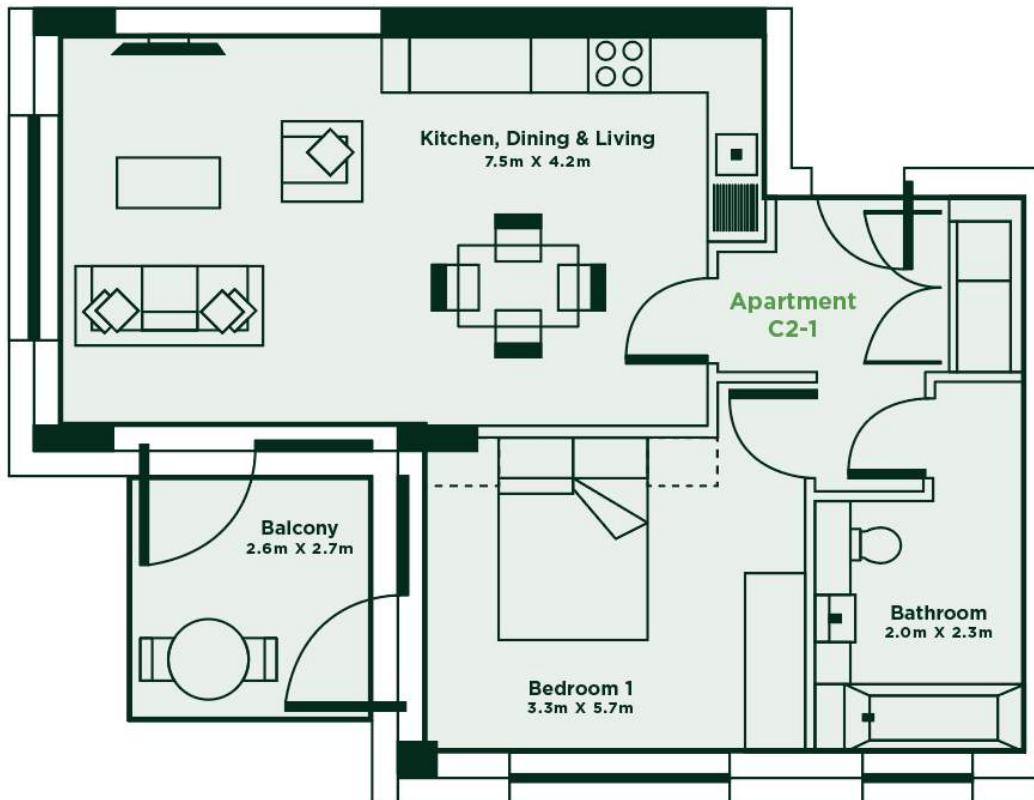
UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C1-5	FIRST	LARGE BALCONY	2 BED	70	753



Floor-Second

Apartment 2

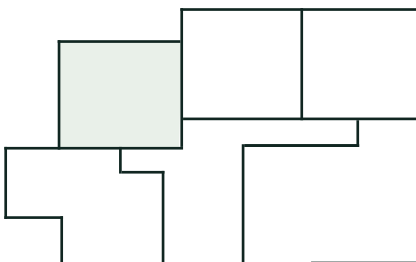
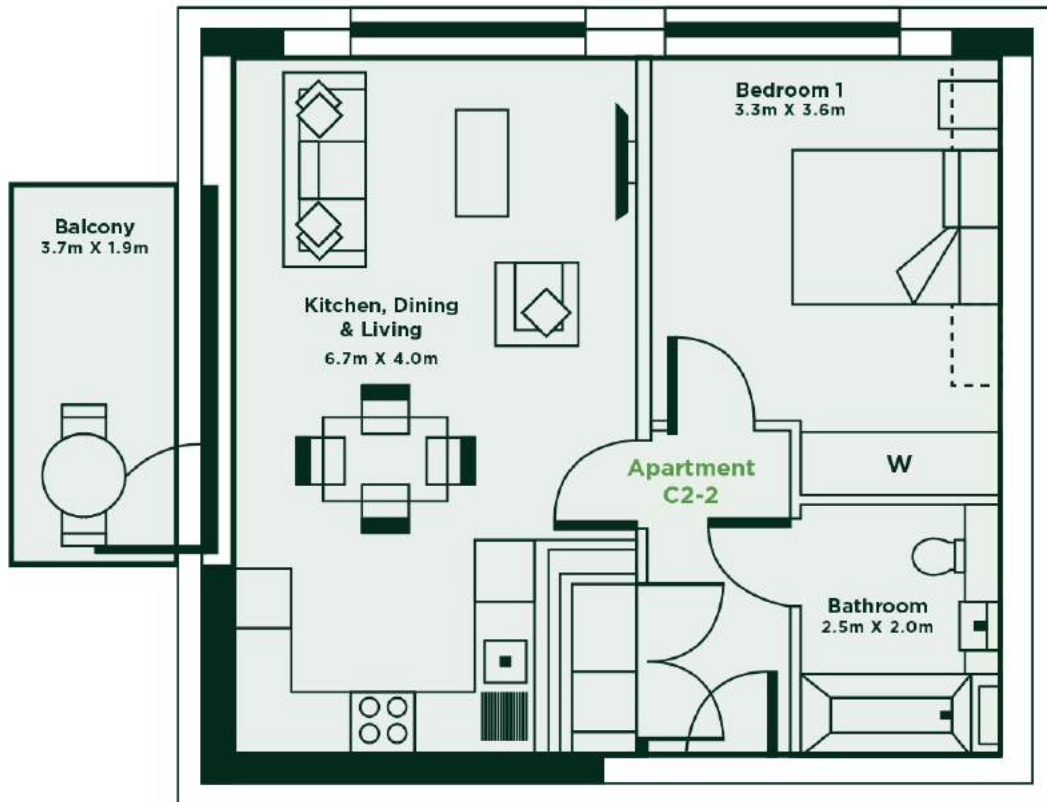
UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C2-1	SECOND	BALCONY	1 BED	54	581



Floor-Second

Apartment 3

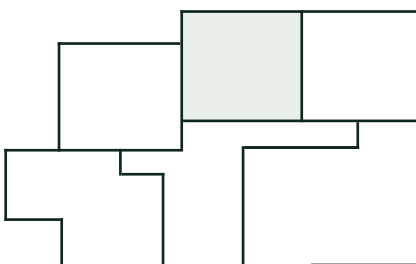
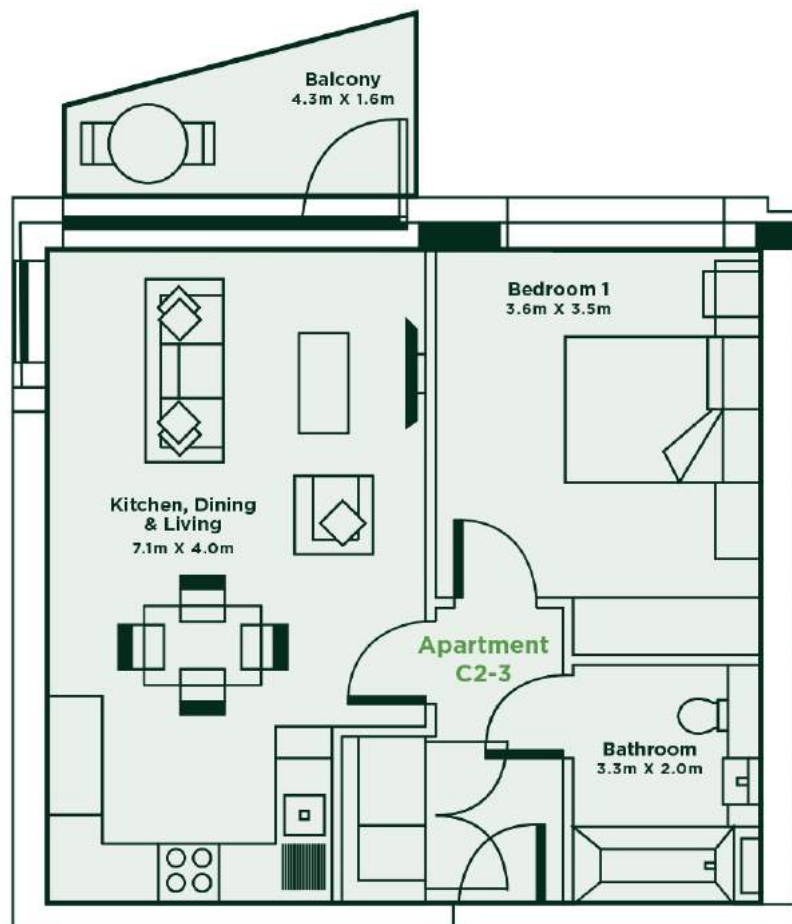
UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C2-2	SECOND	BALCON	1 BED	51	549



Floor-Second

Apartment 4

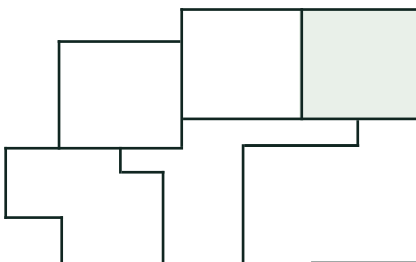
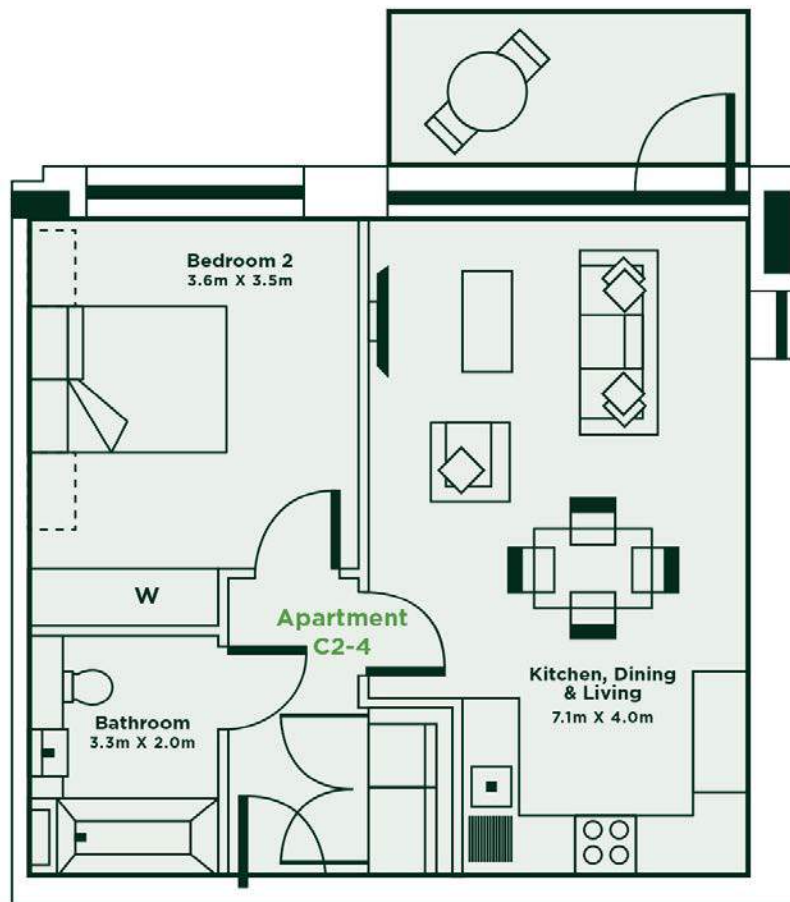
UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C2-3	SECOND	BALCONY	1 BED	50	538



Floor-Second

Apartment 5

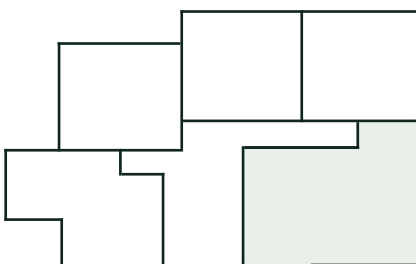
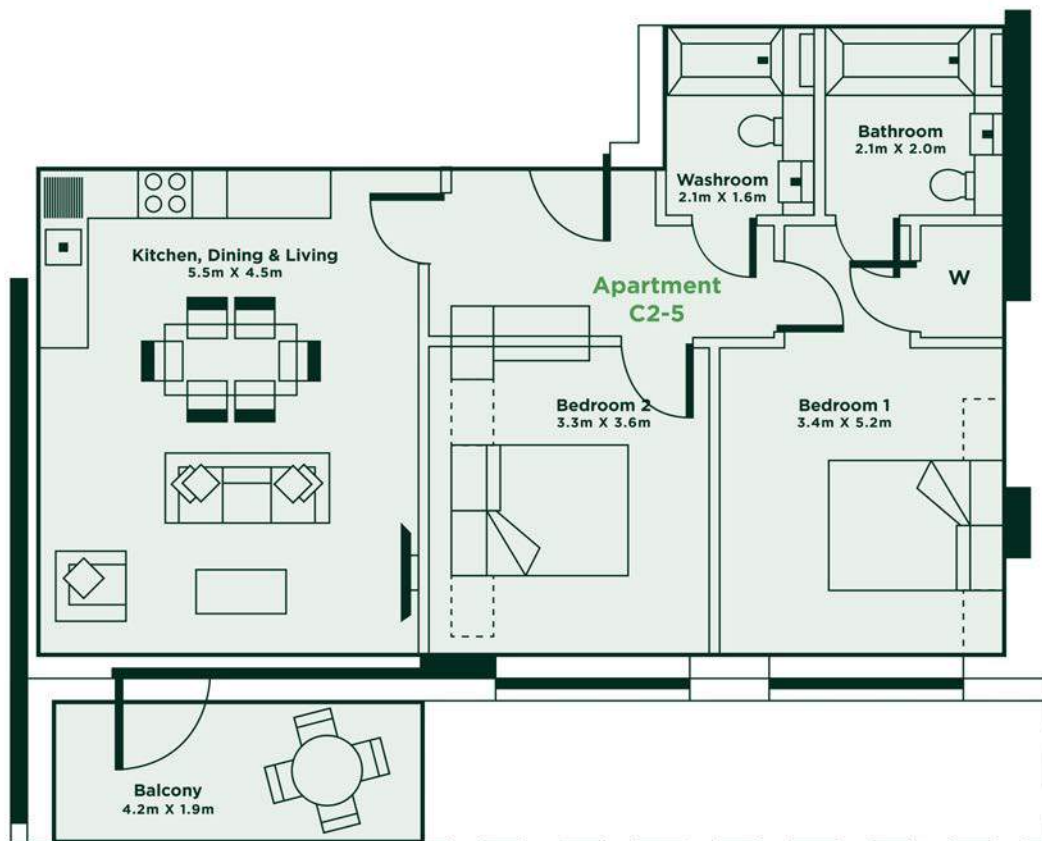
UNIT	FLOOR	AMENITY	TYPE 1	M2	FT.
C2-4	SECOND	BALCONY	BED	51	549



Floor-Second

Apartment 6

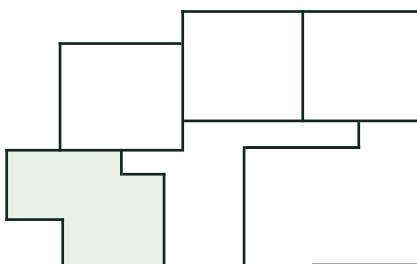
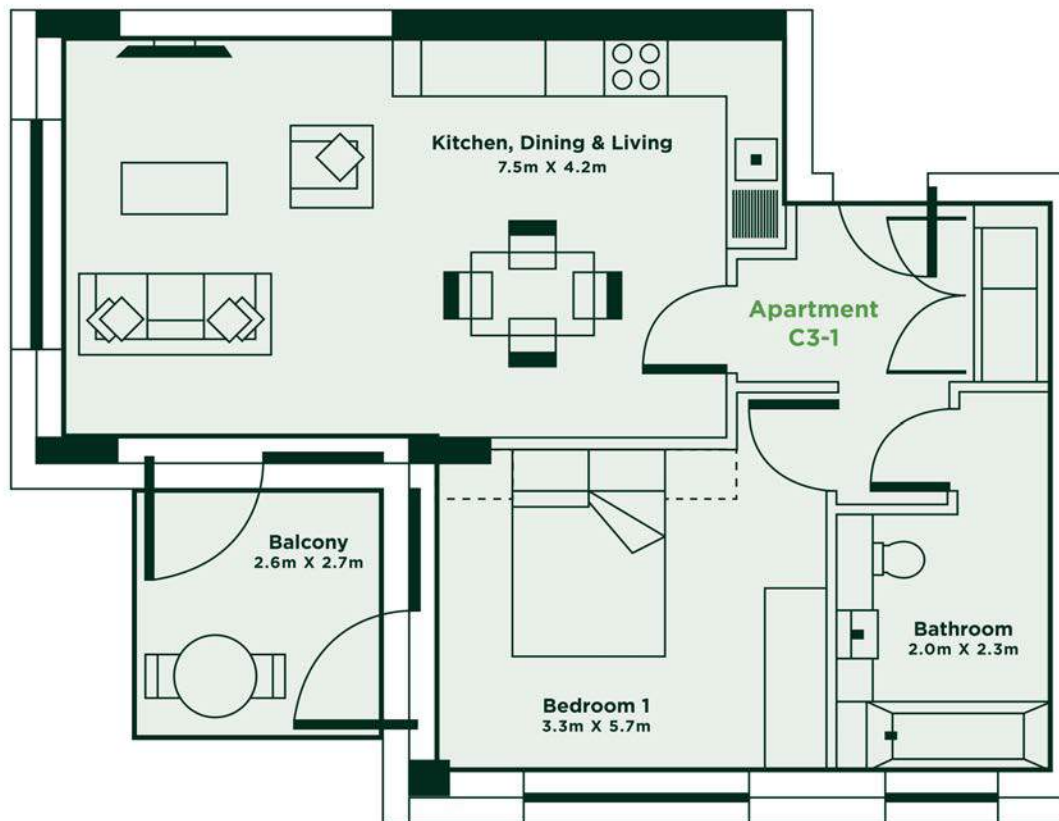
UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C2-5	SECOND	BALCONY	2 BED	70	753



Floor-Third

Apartment 7

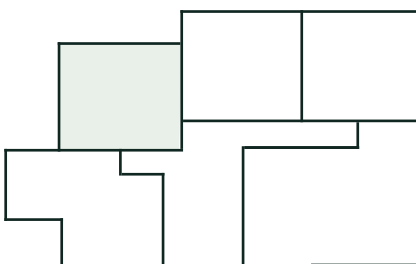
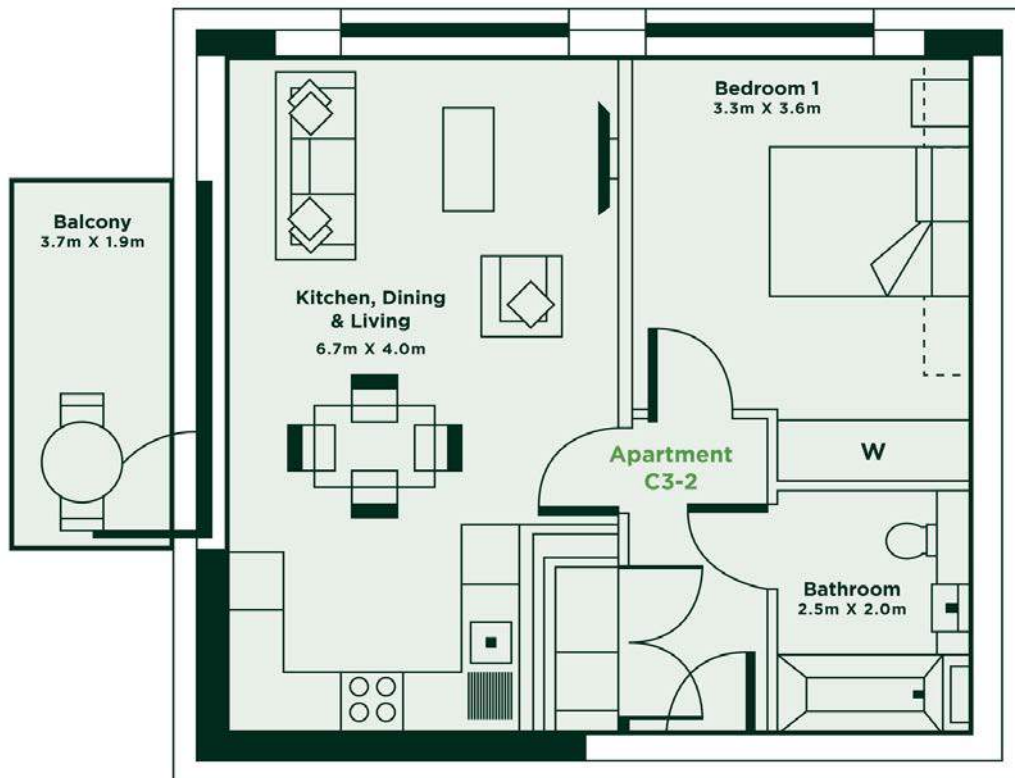
UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C3-1	THIRD	BALCONY	1 BED	54	581



Floor-Third

Apartment 8

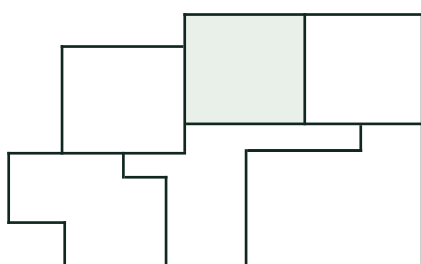
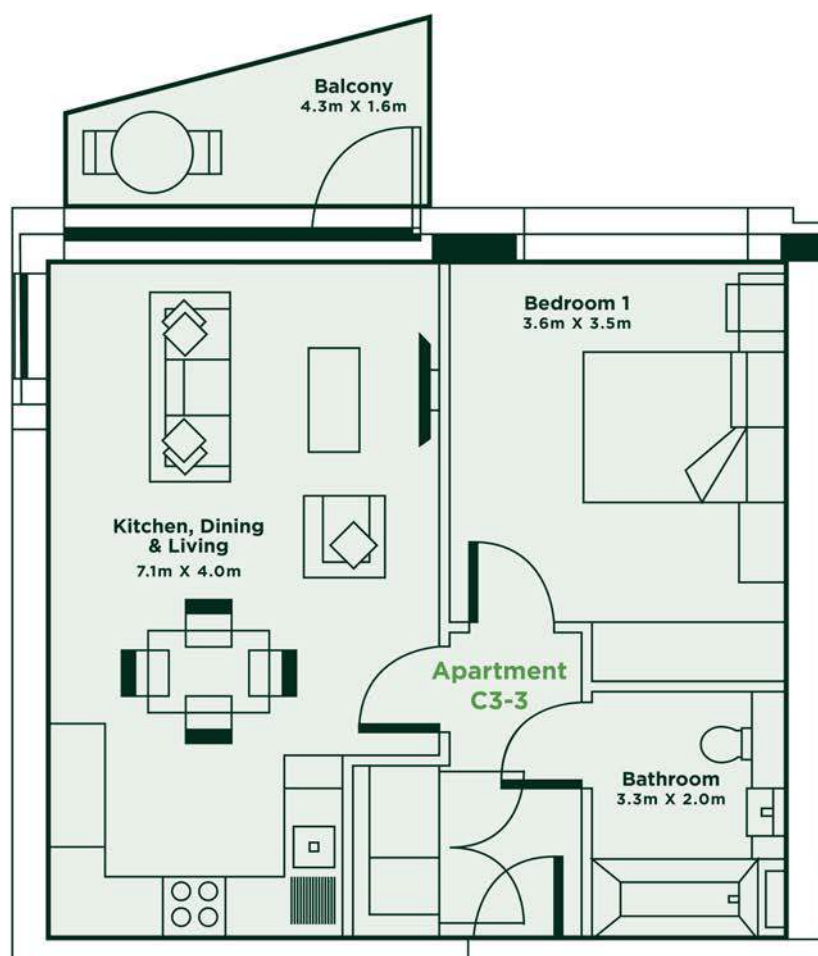
UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C3-2	THIRD	BALCONY	1 BED	51	549



Floor-Third

Apartment 9

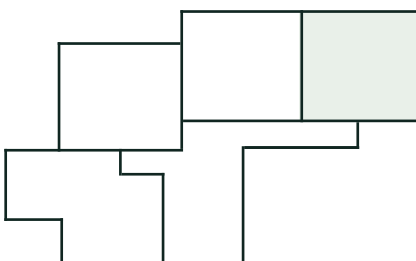
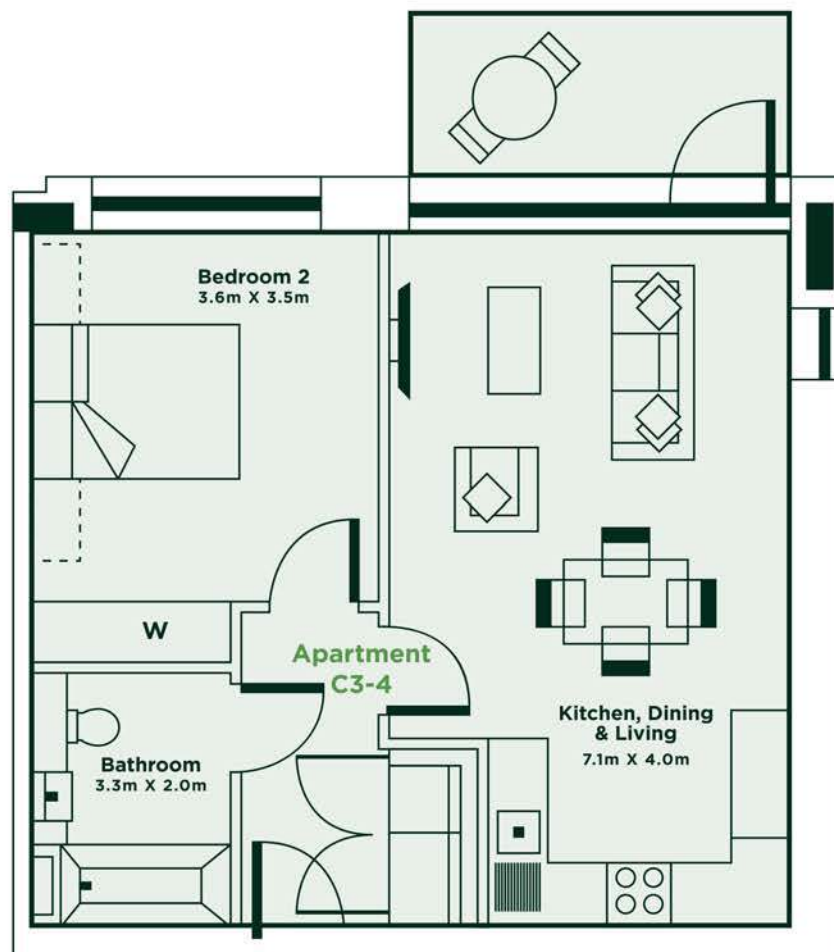
UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C3-3	THIRD	BALCONY	1 BED	50	538



Floor-Third

Apartment 10

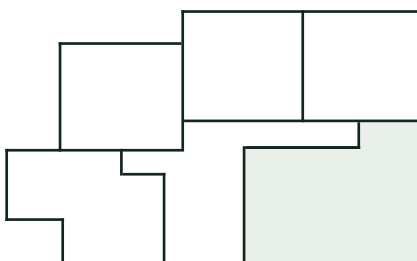
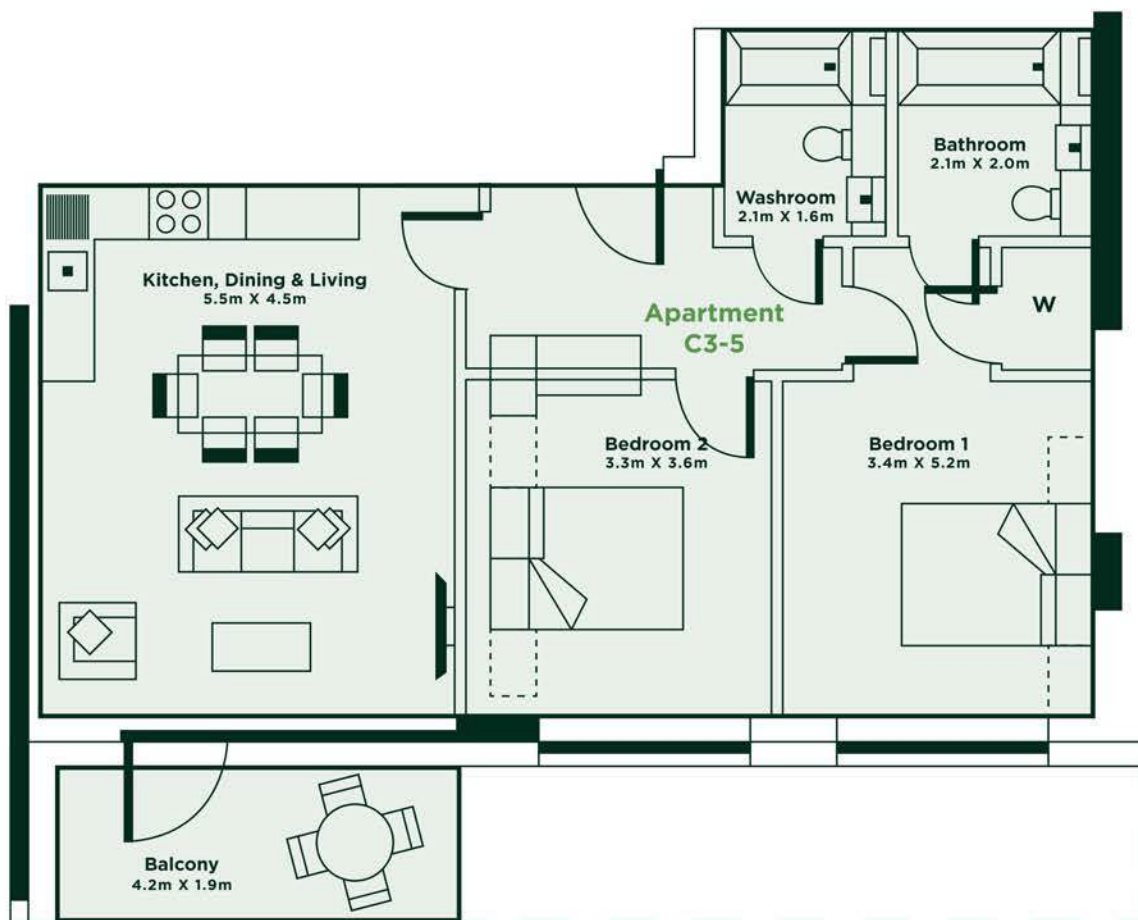
UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C3-4	THIRD	BALCONY	1 BED	51	549



Floor-Third

Apartment 11

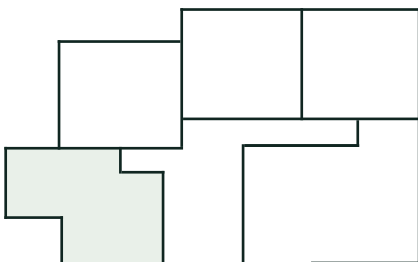
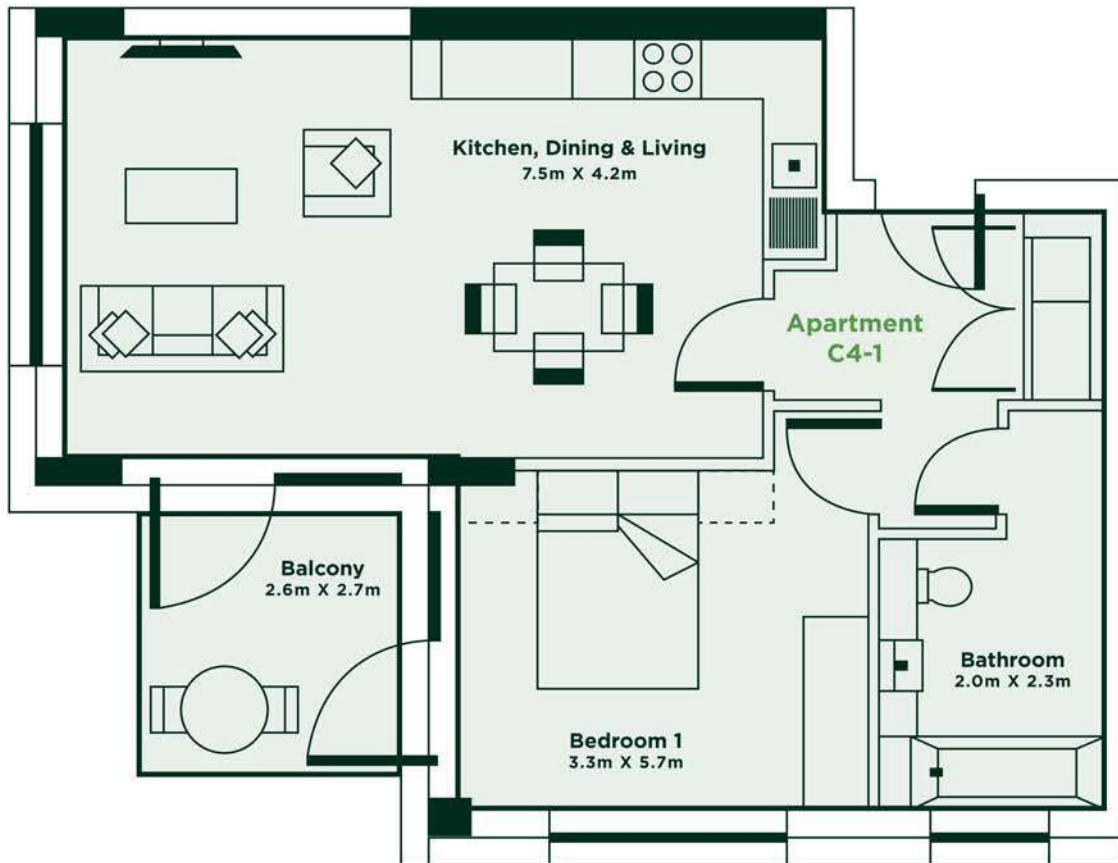
UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C3-5	THIRD	BALCONY	2 BED	70	753



Floor-Fourth

Apartment 12

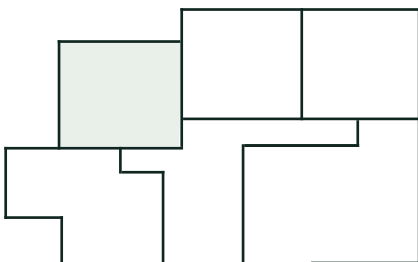
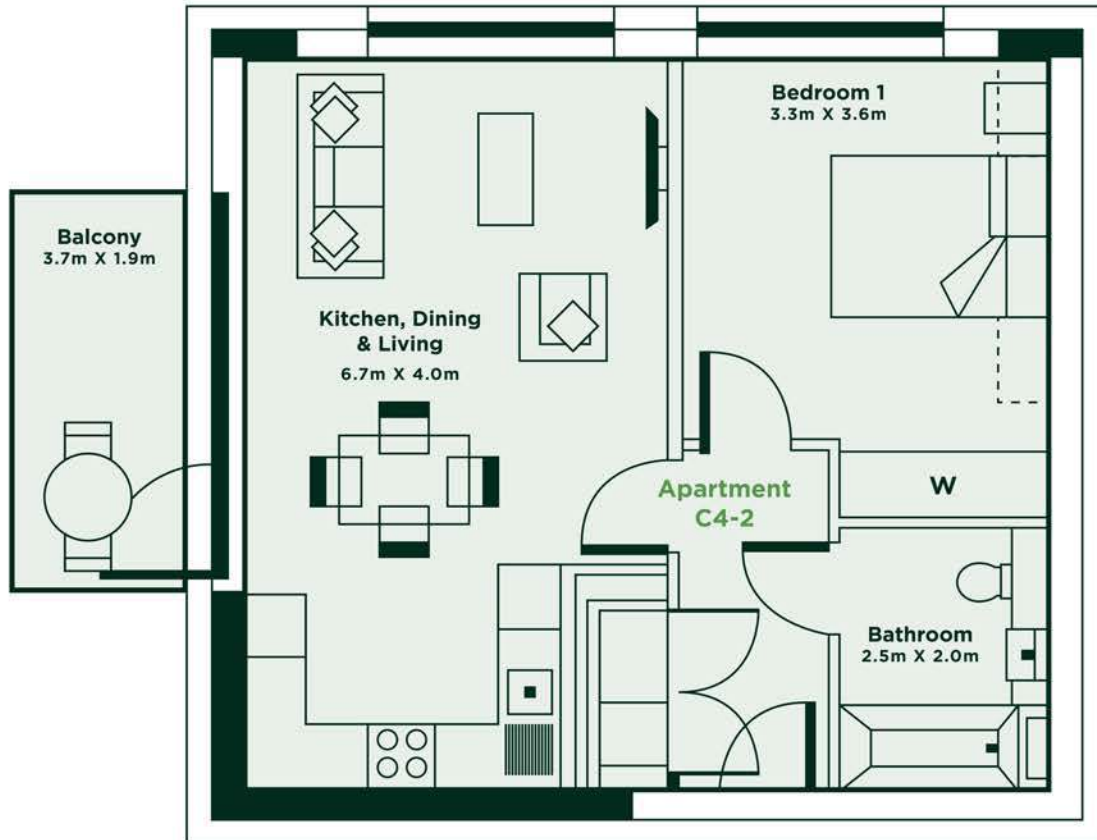
UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C4-1	FOURTH	BALCONY	1 BED	54	581



Floor-Fourth

Apartment 13

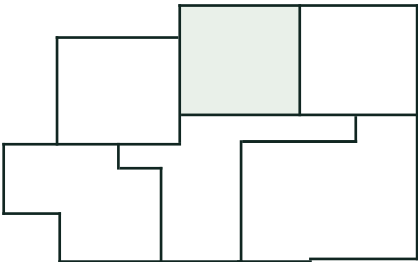
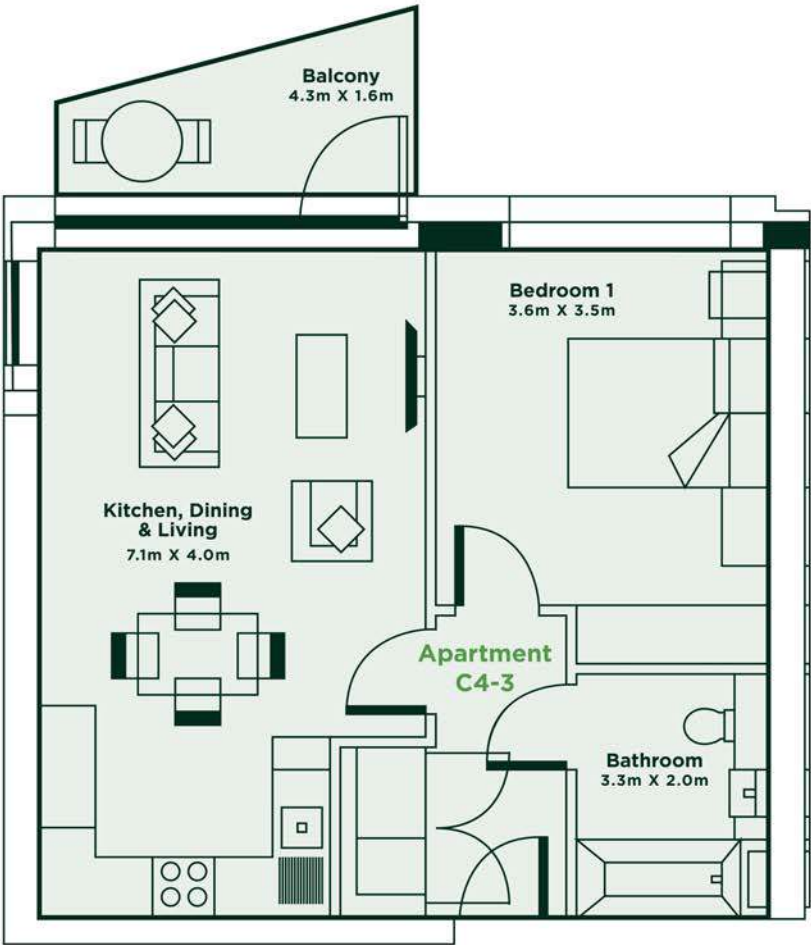
UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C4-2	FOURT	BALCONY	1 BED	51	549



Floor-Fourth

Apartment 14

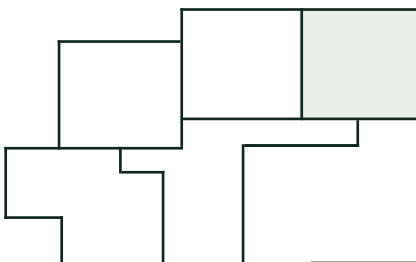
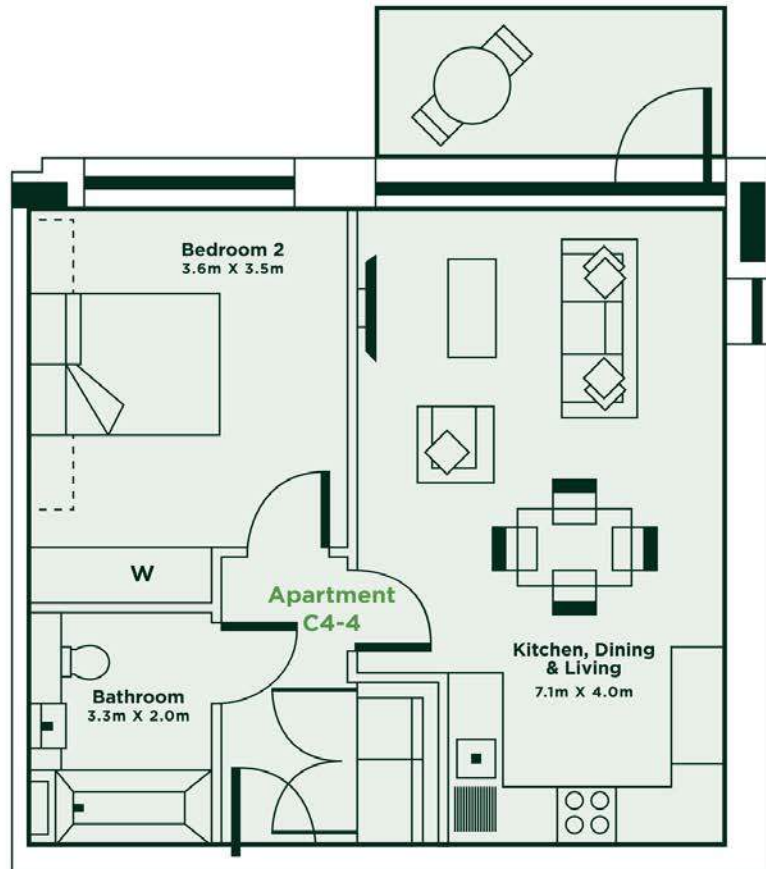
UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C4-3	FOURTH	BALCONY	1 BED	50	538



Floor-Fourth

Apartment 15

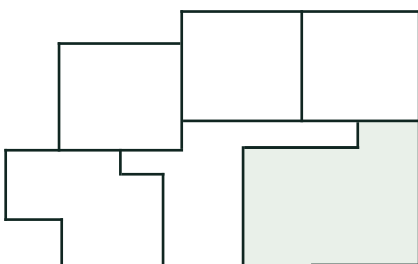
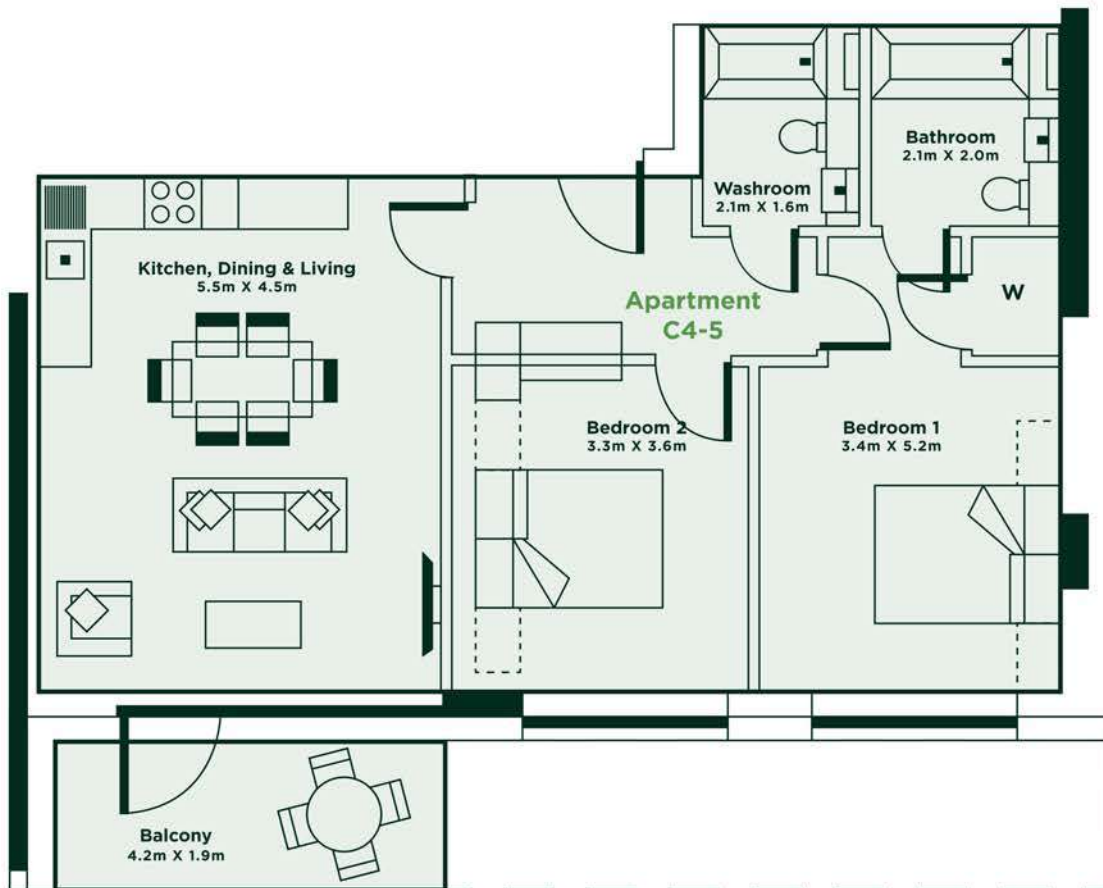
UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C4-4	FORTH	BALCONY	1 BED	51	549



Floor-Fourth

Apartment 16

UNIT	FLOOR	AMENITY	TYPE	M2	FT.
C3-5	FOURTH	BALCONY	2 BED	70	753





SHARED OWNERSHIP AT CHISWICK GREEN , LONDON W4

Key Development Facts

REGISTERED PROVIDER

Zen Housing LTD

THE DEVELOPER

Great Marlborough Estates

ADDRESS

Block C, 408-430 Chiswick High Road,
London, W4

LOCATION

Chiswick, London, W4

LOCAL AUTHORITY

London Borough of Hounslow

TENURE

Shared ownership lease

WARRANTY

10 year Buildzone Full Structural Warranty

GROUND RENT PER ANNUM

0.1% of capital value p.a. with RPI increases
every 15 years Help to Buy - Peppercorn

ANTICIPATED COMPLETION

Q1 2023

"TOTAL UNITS 16 –

12 one beds

Ranging from 538sq/ft – 581sq/ft

Balconies to all apartments

Average Full Market Value: £524,375

4 two beds

Ranging 753sq/ft

Balconies to all apartments

Average Full Market Value: £717,500

ACCESS

All flats are accessed through a secure communal front door which is operated inside the flat by video entry system. 8 person lift to all floors. The front of the building and car park is fully lit with lighting coming on automatically at dusk.

MINIMUM SHARE VALUE

25%

RENT

2.75%



SHARED OWNERSHIP AT CHISWICK GREEN , LONDON W4

Key Development Facts

PARKING STATUS

No parking

COUNCIL TAX LEVELS

2022/23

Band A £1,182.79 Band B £1,379.92 Band C
£1,577.05

(Single occupant households can apply to
receive a 25% council tax discount).

TERMS OF PAYMENT

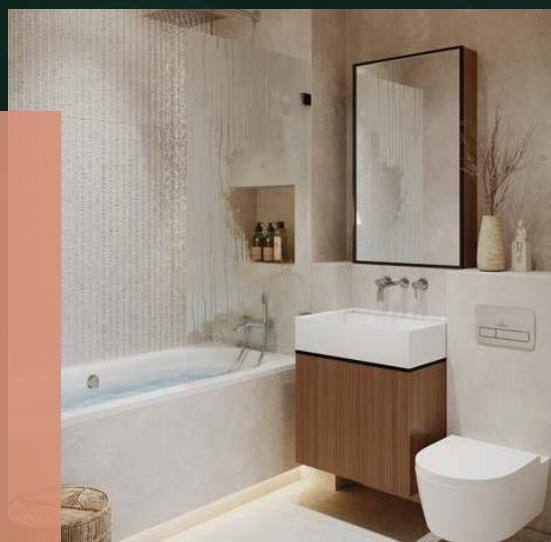
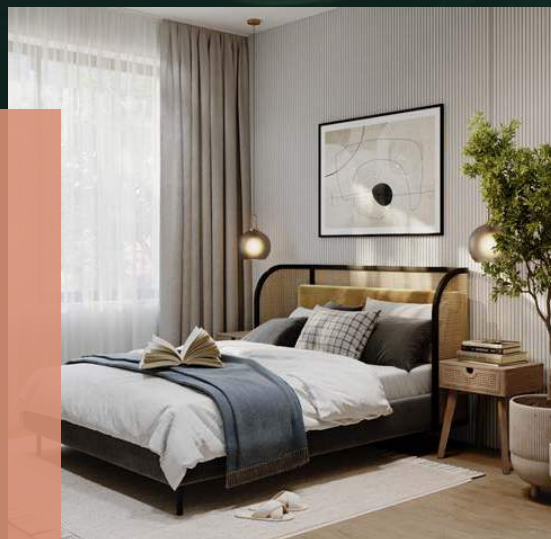
A reservation fee of £500 is payable on upon
reservation. Exchange of contracts is
expected 28 days later where 10% of the
Share Value you are purchasing (less
reservation fee) is required. The balance is
due on legal completion.

TO FIND OUT MORE, CONTACT US TODAY

T: 020 4511 4820

E: contact@garrisonestates.co.uk

W: garrisonestates.co.uk







SHARED OWNERSHIP AT CHISWICK GREEN , LONDON W4

About Shared ownership

How it works

Shared Ownership is a government-backed scheme which allows those eligible to purchase a share in a property from an approved provider.

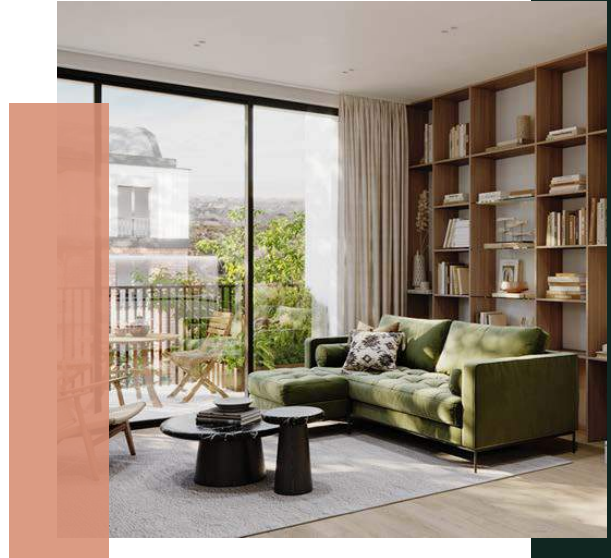
For growing numbers of the population shared ownership is first step onto the property ladder.

Shared ownership allows for the purchase of shares at between 10% and 75% of the value of a property. Rent is paid on the remainder. This is designed to help those otherwise priced out of the property market.

Monthly costs will consist of a mortgage, rent on the share you don't own and a service charge.

The amount you will pay towards your mortgage will be dependent on the value of the share value purchased and the level of deposit paid. Deposits are usually around 5-10%.

Shared ownership usually offers the ability to own up to 100% of the property through a process known as staircasing by incremental purchase of additional shares.



What are the eligibility rules for Shared Ownership?

There are some general eligibility requirements that anyone wishing to buy a Shared Ownership home must meet.

- In London, your annual household income must be less than £90,000.
 - Shared Ownership purchasers are often first time buyers but if you do already own another home, you must be in the process of selling it.
 - You should not be able to afford to buy a home suitable for your housing needs on the open market.
 - You must show you are not in mortgage or rent arrears.
 - You must be able to demonstrate that you have a good credit history (no bad debts or County Court Judgements) and can afford the regular payments and costs involved in buying a home.
-
- Household salary must be less than £90,000
 - First-time buyers or in the process of selling
 - No mortgage or rent arrears
 - Good credit history
 - 5-10% deposit of the share you intend to buy

How it works

1.

Choose one of the 16 apartments available that suits your requirements and budget.

2.

Have your eligibility assessed by reference to your household income and potentially other locally set criteria.

3.

Arrange your deposit, mortgage and conveyancing service and then move into your new shared ownership home!





SHARED OWNERSHIP AT CHISWICK GREEN, LONDON W4

About Zen Housing

We're a shared ownership property company, focussed on quality, service, sustainability and design.

Our organisation was founded to address the clear shortfall in affordable accommodation across the UK.

As a for-profit registered provider of social housing, Zen's mission is to deliver much-needed new homes that transform neighbourhoods and set a new benchmark within the sector. Our plan is to deliver 500 homes in five years.

Our collaborative and accountable approach ensures our customers always come first and we will never lose sight of the needs of the diverse communities we serve.



Alleviating housing needs is vital but cutting corners is not an option. Together with our partner organisations we are committed to quality – both in services to customers receive and form our design-led properties where affordability and desirability go hand in hand.

We're on a mission to make our communities more than just a place to live and to set new standards in the sector.

We have achieved registration with the Regulator of Social Housing as a for-profit provider.



SHARED OWNERSHIP AT CHISWICK GREEN , LONDON W4

About Great Marlborough Estates

Great Marlborough Estates is an award-winning boutique residential development company, focussed on delivering high quality projects in central London.

The company was founded and is run by Dean Clifford and Grant Lipton, along with Sir Stuart Lipton who is a Non Executive Director. We are a highly driven team with a focus on delivering design-led high quality residential developments throughout London.

We work on a wide range of opportunities with a particular emphasis on adding value through design and forensic attention to detail on complex projects. We specialise in the life-cycle process of a development from site identification, through to planning, construction and sales. We always employ class leading consultants to receive the highest quality of professional advice and market analysis.

All of Great Marlborough Estates' schemes are developed with an appreciation of the surrounding area. Engaging with the local communities, they are able to realise buildings that enhance the immediate urban environment, whilst creating a lasting appeal. Their end-user-minded approach to each individual project ensures an unwavering and methodical attention to detail. Working closely with the architects and designers, they accept only the highest standard of finishes, both inside and out.



*The perfect
way to enjoy
Chiswick*



