

59 FERN GROVE FELTHAM

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Welcome to Fern Grove, your very own retreat from the bustle of the city. Nestled next to Glebelands park and a short stroll from Feltham station (just 29 mins from London Waterloo), this stylish collection of studio, 1 and 2 bedroom apartments is the ideal place for young families and commuters, looking to settle down in the green and leafy outskirts of the city.

A CITY LIFESTYLE WITH A BREATH OF FRESH AIR

STUDIO, 1 & 2 BEDROOM SHARED OWNERSHIP

Apartments

Buying at Fern Grove means you'll be part of one of the capital's most exciting regeneration projects, and at the centre of a neighbourhood that's really going places! Located in the heart of Feltham, 59 Fern Grove is the second phase in this exciting new development by award winning Network Homes. With a variety of layout styles to choose from, the apartments have been thoughtfully considered to maximise light and space, with floor to ceiling windows, open plan living and balconies or terraces to most.

Available through Shared Ownership, each home offers the best of modern living – a haven to enjoy some peace and quiet but with the convenience of London just moments from your doorstep.



FERN GROVE



CGI of Phase 2.

**REST.
RELAX.
RECHARGE.**



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IT'S TIME TO RECONNECT

Visit the rooftop terrace at Fern Grove and all the noise of the buzzing London life will start to fade away. Enjoy some tranquillity and breathe in the views as the perfect place to watch the sunset and socialise. Or if you prefer park life, why not take a short stroll to Glebelands Playing Fields, bordering the development and accessed by a direct walkway. Whatever you choose this is the place to unwind, relax and escape.

TAKE IT EASY
OR TUNE-IN
TO THE
CITY VIBE.
OR BOTH.

You decide

PET
FRIENDLY



Shop

CITY
LIGHTS



Travel

GREEN
SPACE



Style

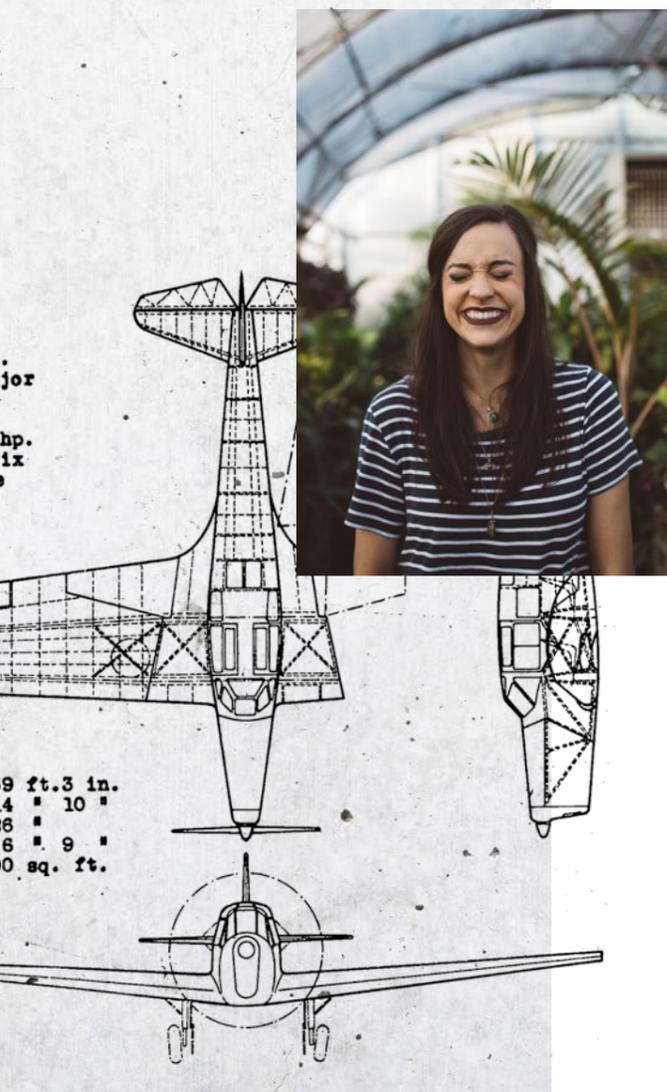


26
MINUTES
Waterloo
STATION





ONE OF THE MOST VIBRANT COMMUNITIES IN LONDON



IT'S TIME TO WRITE YOUR OWN STORY...

Feltham has always had a strong identity, based upon its manufacturing history and the creativity of its vibrant community. In 1915 Whitehead Aircraft built a large factory to produce fighter aircraft at the east of the High Street. Later, the London Air Park (now Hanworth Air Park) was established, and operated as a functional aerodrome from 1928 until 1955. These days, the aeronautical theme continues with its proximity to Heathrow. And with the ambitious Feltham Masterplan approved in 2017, there are clearly many more opportunities in its future.

This long-term commitment will reinvigorate the town with social community areas, modern retail space and modern sports facilities. In an area already brimming with a unique mix of open spaces, great schools, and fast connections into central London, the prosperity of Feltham will continue to transform over the next few years.



ENJOYING THE LOCAL Amenities

Steeped in history, Feltham is far from old fashioned, it embraces the capital's culture and creates a unique local style. It offers a great mix of shops, restaurants, parks and leisure activities which is only a short walk or driving distance from the development.

LEISURE

The lively town of Feltham means there are always activities to keep you busy. Weekends at 59 Fern Grove can be spent outdoors on Sunbury Golf Course, cheering on your chosen horse at Kempton Race Course or wandering round the beautiful gardens of Hampton Court Palace; alternatively, stay indoors and catch a movie at the local Feltham cinema. For the thrill seekers amongst you, Thorpe Park is just 25 minutes away, serving up an excellent adrenaline boost or a fun day out with the kids.

With London on your doorstep, 59 Fern Grove is perfectly positioned for you to explore some of the world's best restaurants and bars. However, for local bites, Feltham high street is home to both popular chains and independent restaurants, with a mix of lively bars and quiet coffee shops.

RETAIL

Home to all your key amenities, Feltham town centre has everything you need. Whether shopping at the larger supermarkets of Lidl and Tesco or looking for a unique find at the Saturday Twickenham farmers market; Feltham is ideally located so you can reach the famous shopping streets of central London, or shop local on the town's high street.

SCHOOLS

Feltham is home to first-rate schools, with many just a short walk away from Fern Grove, making it the perfect place to raise your growing family. Wishmore Cross Academy, Reach Academy, Space Studios and Rivers Academy West London are within easy access of the development.

PARKS

Located on the outskirts of London, Feltham benefits from being on the fringes of city and country. The closest, Glebelands Playing Fields, is next to the development, but many others close by include the Historic Hanworth Park, Hounslow Heath, Bushy Park, Crane Park, Kempton Nature Reserve and Bedfont Lakes Country Park. Alternatively, head further afield and picnic next to the picturesque lake at Virginia Water.



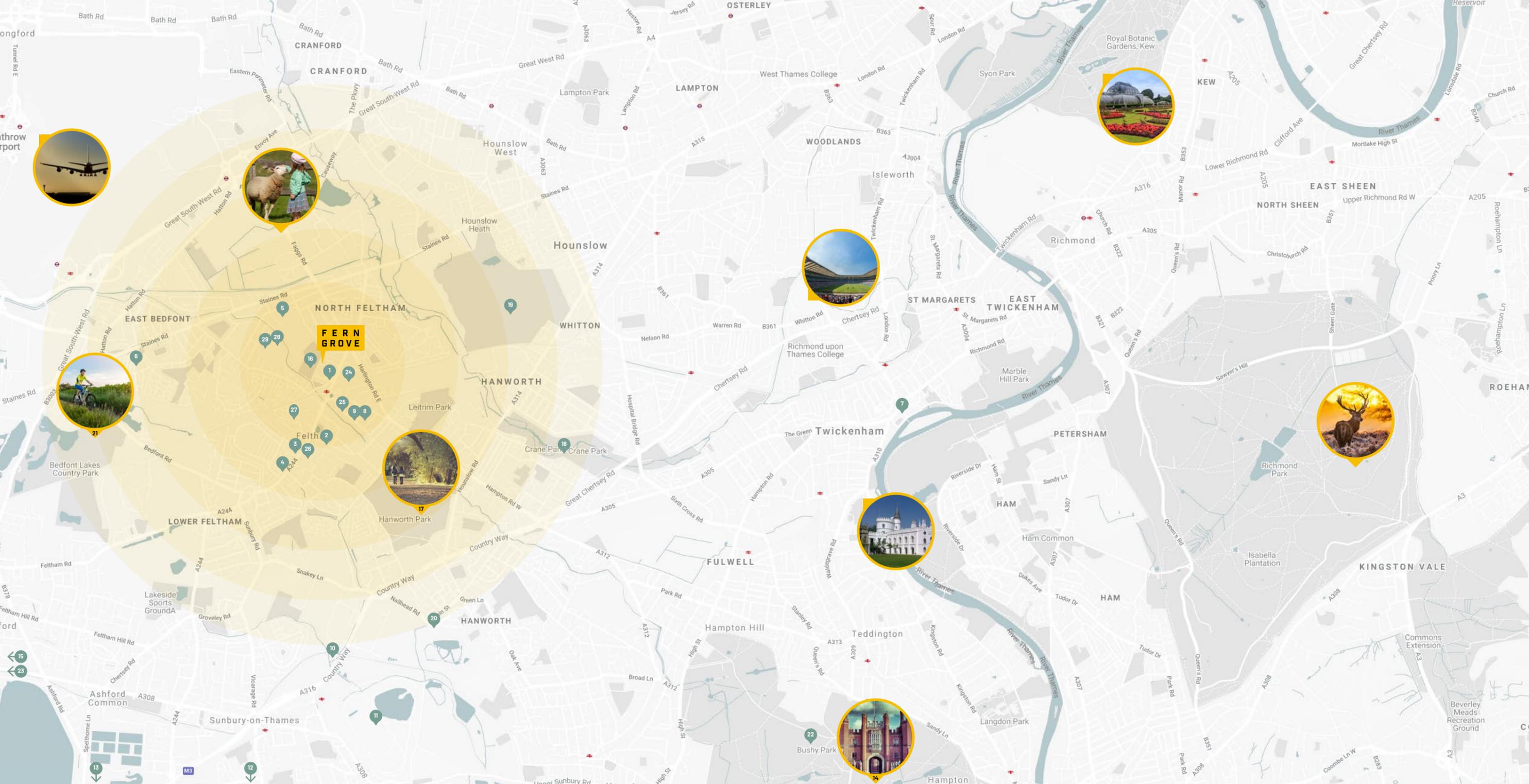
Hampton Court Palace



Bushy Park



Feltham Market



FELTHAM AND BEYOND

YOUR LOCAL AMENITIES

- 1. Lidl 0.2 miles
- 2. KTM ROX 0.5 miles
- 3. Tesco Superstore 0.7 miles
- 4. Humble Thali 0.8 miles
- 5. The Beehive 1.1 miles
- 6. The Bell on the Green 1.7 miles
- 7. Twickenham Farmers Market 4.2 miles

LEISURE

- 8. Cineworld 0.8 miles
- 9. Tenpin Feltham 0.8 miles
- 10. Hampton & Kempton waterworks railway 2.2 miles
- 11. Kempton Racecourse 3 miles
- 12. London Irish Rugby Club 3.4 miles
- 13. Sunbury Golfcourse 4.3 miles
- 14. Hampton Court Palace 5 miles
- 15. Thorpe Park 7.8 miles

PARKS AND OUTDOORS

- 16. Glebelands Playing Fields 0.1 miles
- 17. Hanworth Park 1.5 miles
- 18. Crane Park 1.8 miles
- 19. Hounslow Heath 2 miles
- 20. Kempton Nature Reserve 2.3 miles
- 21. Bedfont Lakes Country Park 2.7 miles
- 22. Bushy Park 4.3 miles
- 23. Virginia Water Lake 10.1 miles

EDUCATION

- 24. Wishmore Cross Academy 0.2 miles
- 25. St Laurence Catholic PS (Rating Good) 0.5 miles
- 26. Reach Academy (Rating Outstanding) 0.6 miles
- 27. Tiny Toez Pre-School 0.7 miles
- 28. Rivers Academy West London (Rating Good) 1 mile
- 29. Space Studio (Rating Good) 1.1 miles

LOCAL LINKS



- RAIL** (from Feltham Station 6 mins walk)
- Twickenham 5 mins
 - Richmond 10 mins
 - Clapham Junction 18 mins
 - London Waterloo 29 mins



- CAR**
- Heathrow Airport 10 mins
 - Twickenham 13 mins
 - M25 20 mins



- BUS**
- Hatton Cross 13 mins
 - Heathrow Airport 15 mins
 - Twickenham 28 mins
 - Brentford 45 mins
 - Kingston 50 mins

*travel times and distances according to Google Maps and taken from 51 Fern Grove unless stated



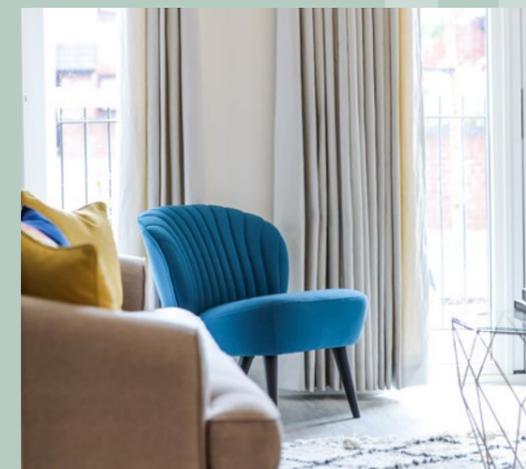
MAKING IT YOUR OWN

Every interior is designed to help you make the most of your home. Finished to a high specification, with integrated appliances and flooring included throughout, all you need to do is add the finishing touches to truly make it yours.

Whether with friends, family or alone, time at home is time to be enjoyed. For the moments that matter – 59 Fern Grove is the perfect place to make memories.



Homes
**DON'T JUST HAPPEN,
THEY ARE MADE**



Images for illustration purposes only. Finished interior may differ from the example used.

S P E C

INTERNAL SPECIFICATIONS

KITCHEN

- Symphony gloss anthracite (Bottom Unit) & gloss platinum (Top Unit) with complimentary marble sirocco laminate work surface and upstand
- Integrated appliances from Zanussi including oven, ceramic hob, cooker hood, fridge freezer, dishwasher
- Blanco 1.5 bowl chrome sink with monobloc mixer tap
- Silver splashback above oven
- Zanussi washer/dryer located in the utility cupboard

BATHROOM

- Contemporary white bathroom suite with chrome fittings by Hansgrohe
- Madagascar Blanco white matt finish ceramic floor and wall tiles
- Hansgrohe Focus single lever mixer tap
- Full width wall mirror
- Roca Debba wall hung pan WC
- Heated towel rail

SECURITY

- Video entry phone
- Lockable mailbox located within the main entrance area

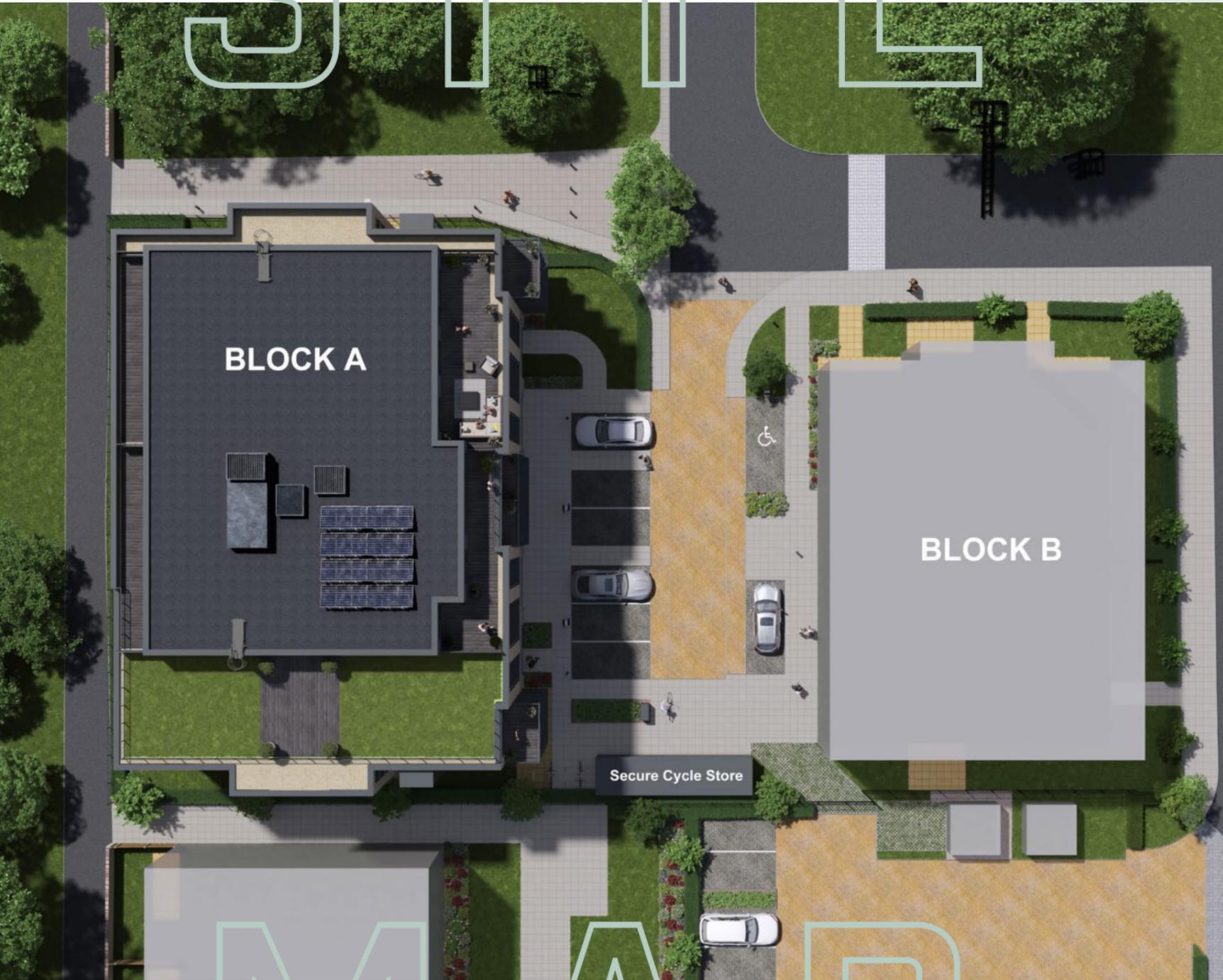
GENERAL

- Terrace/ balcony to most apartments
- Carpets to bedrooms
- Wood effect flooring to kitchen and living areas
- En-suite to bedroom one on selected apartments
- Heat Interface Unit (HIU)
- TV points to lounge and all bedrooms (apart from studios). Communal television aerial provision for Sky service subject to owner's choice of subscription and package
- Communal rooftop terrace



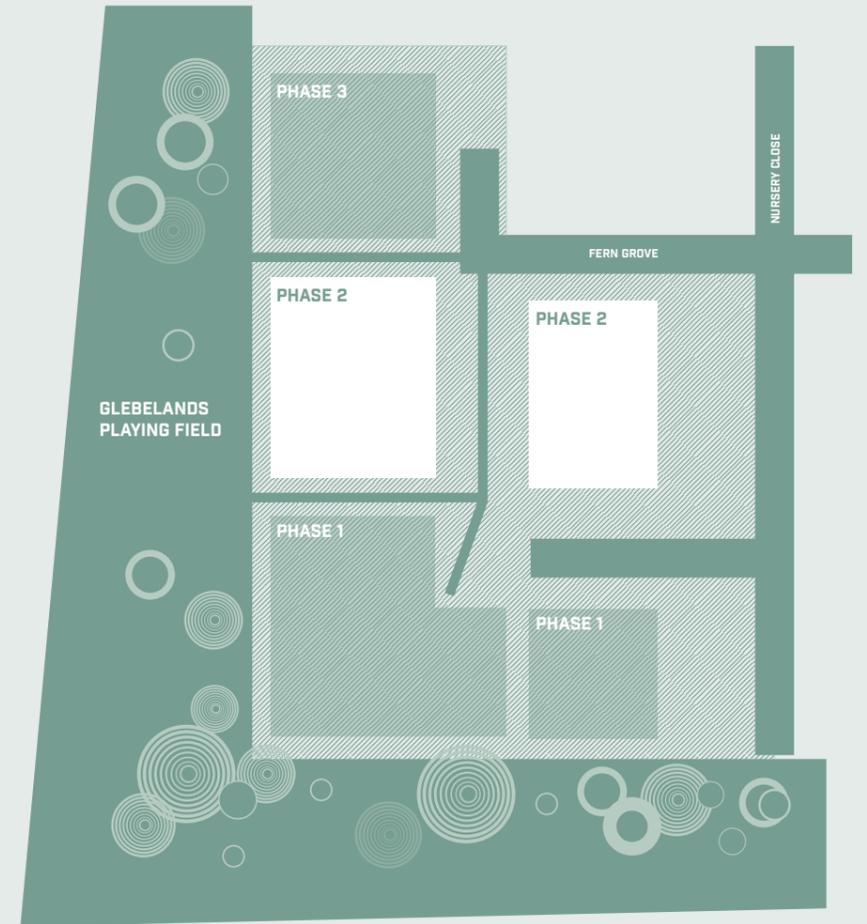
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S I T E



M A P

PHASED PLAN



- P1- AFFORDABLE RENT
- P2 - SHARED OWNERSHIP / AFFORDABLE RENT
- P3- LONDON AFFORDABLE RENT



HOME OWNERSHIP STARTS HERE

Homes at Fern Grove are available through Shared Ownership, making it even easier for you to buy your own home.

Shared Ownership is designed so that you can buy a new home with a smaller deposit and with monthly housing costs that are about 20% lower than if you were to buy the same home outright on the open market.

With Shared Ownership you buy a share in your new home, usually between 25% and 75% of the full market value of the home. You also pay rent, which is initially capped at a maximum of 2.75%, on the part owned by Network Homes. In addition, a service charge is payable per month.

You will need to have savings to cover any deposit required by your mortgage lender and the costs involved in moving.

When you can afford to, you can take your next steps and increase the share you own; this is known as 'staircasing'. The cost of the additional share that you buy will be based on the current market value of your home.

To buy through shared ownership you will need to do what is known as 'maximise your affordability'. What this means is that you will be required to take out a mortgage for the share that you are purchasing and any deposit you may have. Even if you can afford to buy the minimum share of the property in cash, you will still be required to take out a mortgage.

Every application is assessed on an individual basis and you will be required to purchase the maximum share you can afford.

*For more information visit www.networkhomessales.co.uk



ABOUT NETWORK HOMES

Network Homes is one of England's leading housing associations, owning and managing over 20,000 homes, housing over 38,000 people across London, Hertfordshire and the South East. We believe good homes make everything possible.

Housing associations were set up to support people in housing need and this remains at the heart of everything we do today. We're an independent, charitable organisation and all the money we make is reinvested in building more affordable homes and delivering services for our residents.

Network Homes is a member of the G15 group of London's largest housing associations. The G15 is the collective voice of some of the leading organisations in the housing sector. Its members house one in ten Londoners and are the largest providers of affordable homes in the capital, building a quarter of all London's new homes, and owning or managing more than 600,000 homes.

We believe that good homes make everything possible.

www.networkhomessales.co.uk

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Because good homes
make everything possible