



TRINITY SQUARE

STAINES ROAD | HOUNSLOW | WEST LONDON TW3 3HF

# Executive living within West London's dynamic new steel & glass village





BRAND NEW STUDIO & 1 BED APARTMENTS 10 MINUTES BY TUBE FROM THE LARGEST SINGLE SITE RENTAL CATCHMENT IN THE UK

## LONDON HEATHROW



## HOUNSLOW CENTRE

An important economic hub for the Capital with excellent connections

-  **HOUNSLOW CENTRAL**  
Piccadilly Line services within 6 minutes walk.
-  **HOUNSLOW**  
South West services direct to Waterloo little over 10 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.

## An investment with a proven track record

### 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.

### TRINITY SQUARE



An outstanding opportunity with exceptional capital growth potential

Over 200 luxury studios and 1 beds priced under £300,000.  
Similar Galliard scheme nearby now seeing re-sale values of up to 14% growth in 10 months.  
Available with 0% letting and management fee for 1 year.  
Available with 'ready to rent' furniture packages.





### Tube connections

Residents at Trinity Square will be around 6 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.

### Crossrail Connections

Residents at Trinity Square will be a 10 minute hop on the tube to London Heathrow's forthcoming Crossrail interchange, bringing a typical journey time of just 26 minutes to Bond Street or 40 minutes to Canary Wharf. Crossrail will also provide four trains an hour running in each direction - doubling the current Heathrow Connect timetable.



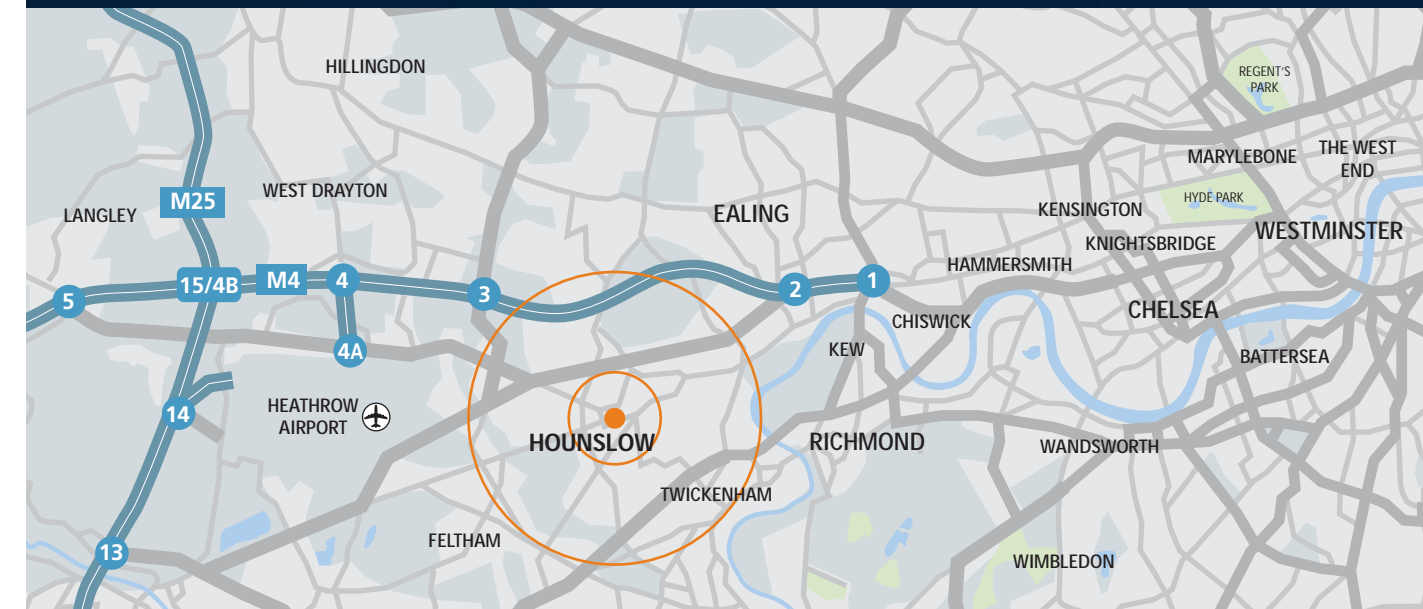
### Motorway connections

Trinity Square 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 1 1/2 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.

# Hounslow to Hyde Park Corner in little over 30 minutes



HOUNSLOW REGENERATION ZONE



High street brands, independent stores, bars, boutiques, coffee shops and more... they're all there just a few minutes walk from Trinity Square. Whether you're fashion shopping in the town's vast indoor mall, the Treaty Centre, or perusing the colourful weekly market, everything is in place, and to suit all tastes.

Swathes of open space, recreation and entertainment abound with activities for all ages and not least, the 40 acres of tranquil parkland hidden in Lampton Park within 10 minutes walk of the apartments.

## The lifestyle on your doorstep



Fine food from a plethora of restaurants is also waiting to be discovered, and perhaps in particular The Continental, a 4-star spa hotel with a 'Golds' gym and contemporary 'Twenty Nine' eatery 5 minutes stroll from Trinity Square.



BLenheim CENTRE

PEDESTRIANISED HIGH STREET

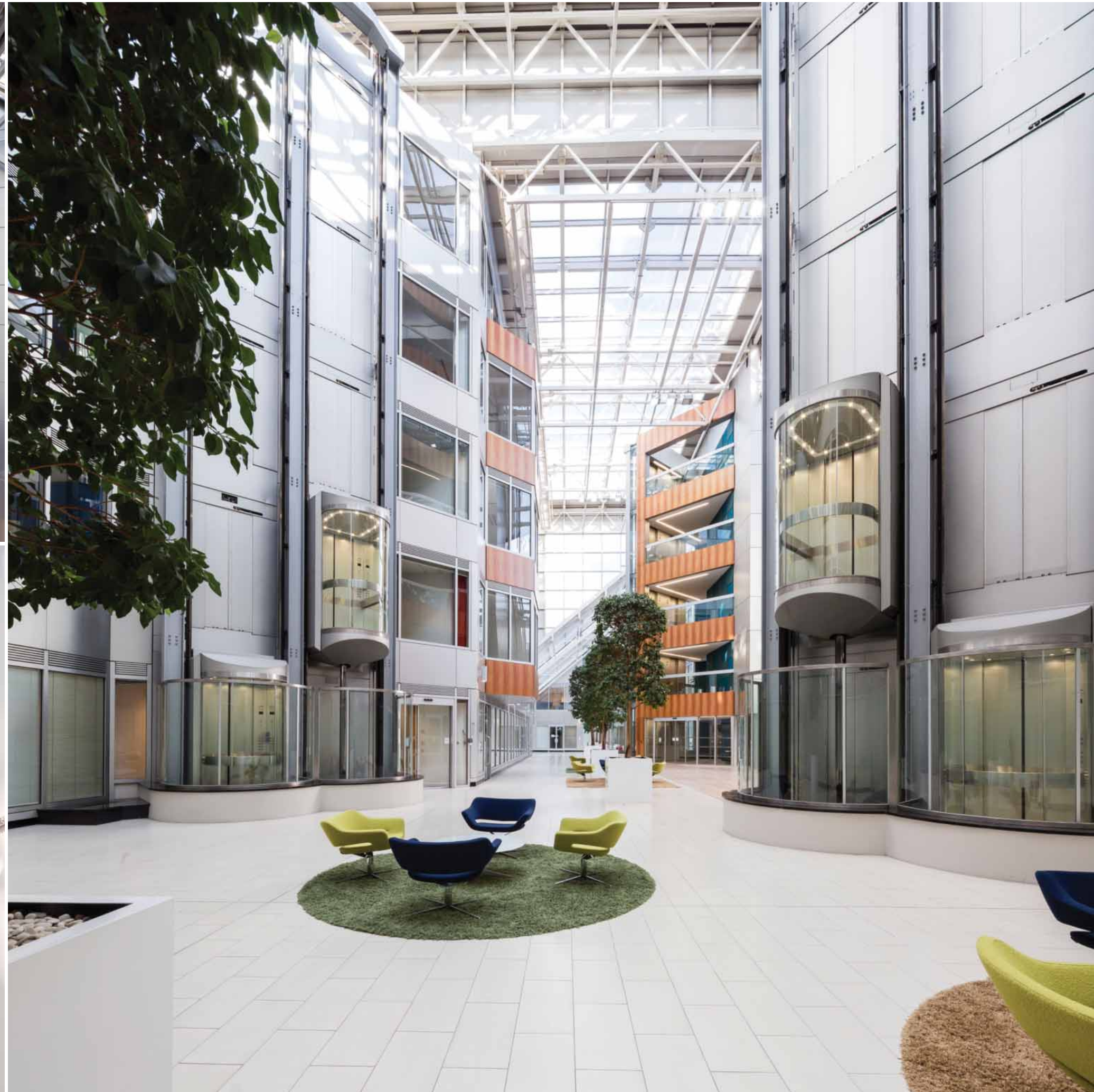
TRINITY CENTRE

CONTINENTAL HOTEL

TRINITY SQUARE

STAINES ROAD





## Conceptual living space

The conversion of this imposing former headquarters building will deliver over 200 stunning designer studios and 1 bed apartments arranged around a dramatic 5 storey steel and glass atrium, with external wall climber lift pods creating a strong visual presence amid the cascades of natural light and angular dynamics of the atrium roof.

A private road to the rear will provide access to residents' underground parking.



ACTUAL SECOND FLOOR VIEWS LOOKING SOUTH



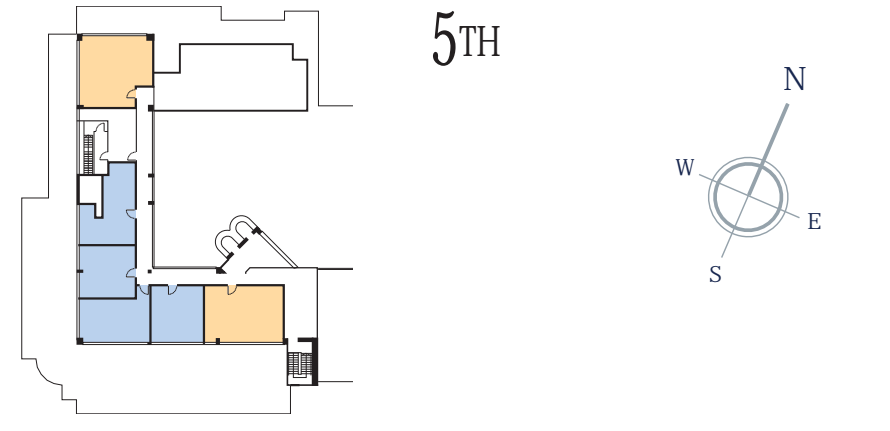
WEST



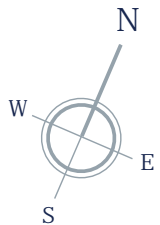
SOUTH WEST



2<sup>ND</sup>



5<sup>TH</sup>



ACTUAL FIFTH FLOOR VIEWS LOOKING WEST



NORTH



NORTH EAST



ACTUAL FIRST FLOOR VIEWS LOOKING EAST



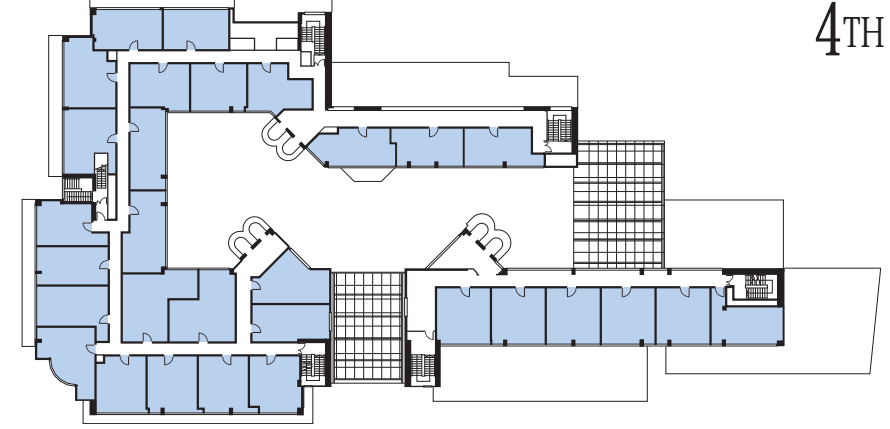
NORTH WEST



NORTH



1<sup>ST</sup>



4<sup>TH</sup>

ACTUAL FOURTH FLOOR VIEWS LOOKING SOUTH



WEST



NORTH EAST



ACTUAL GROUND FLOOR VIEWS LOOKING NORTH

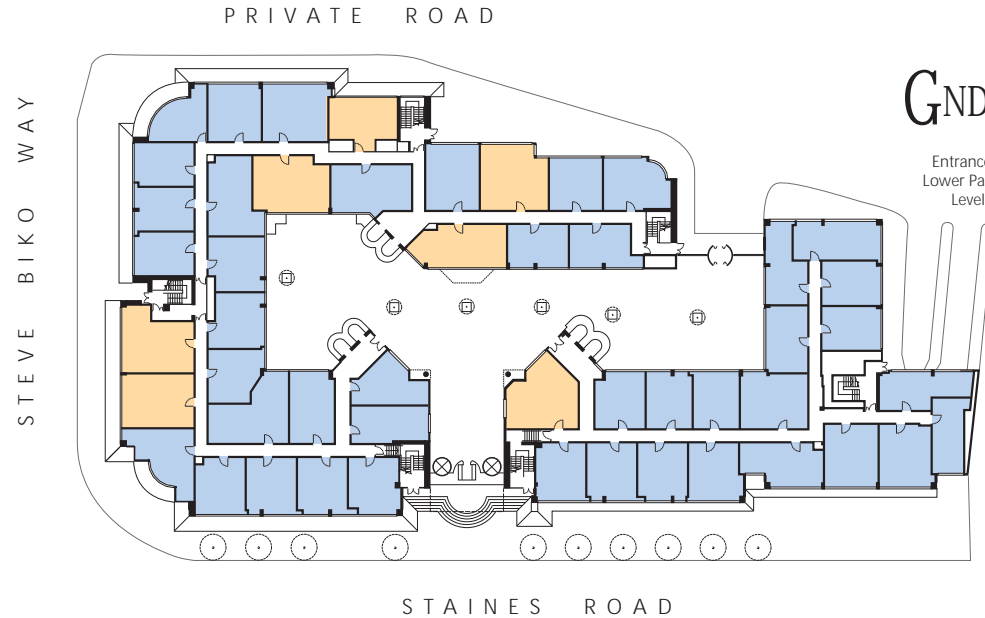


SOUTH WEST



The building features a curtain wall system with high performance thermal and acoustic double glazing providing both insulation and open 'gallery' type views into the atrium.

The apartments arranged along the outer walls will enjoy an ever changing mix of street scene views with the upper level apartments rising to pleasant semi-rural aspects across the west London skyline.



G<sup>ND</sup>

Entrance to Lower Parking Levels



3<sup>RD</sup>

ACTUAL THIRD FLOOR VIEWS LOOKING SOUTH EAST



NORTH WEST



NORTH





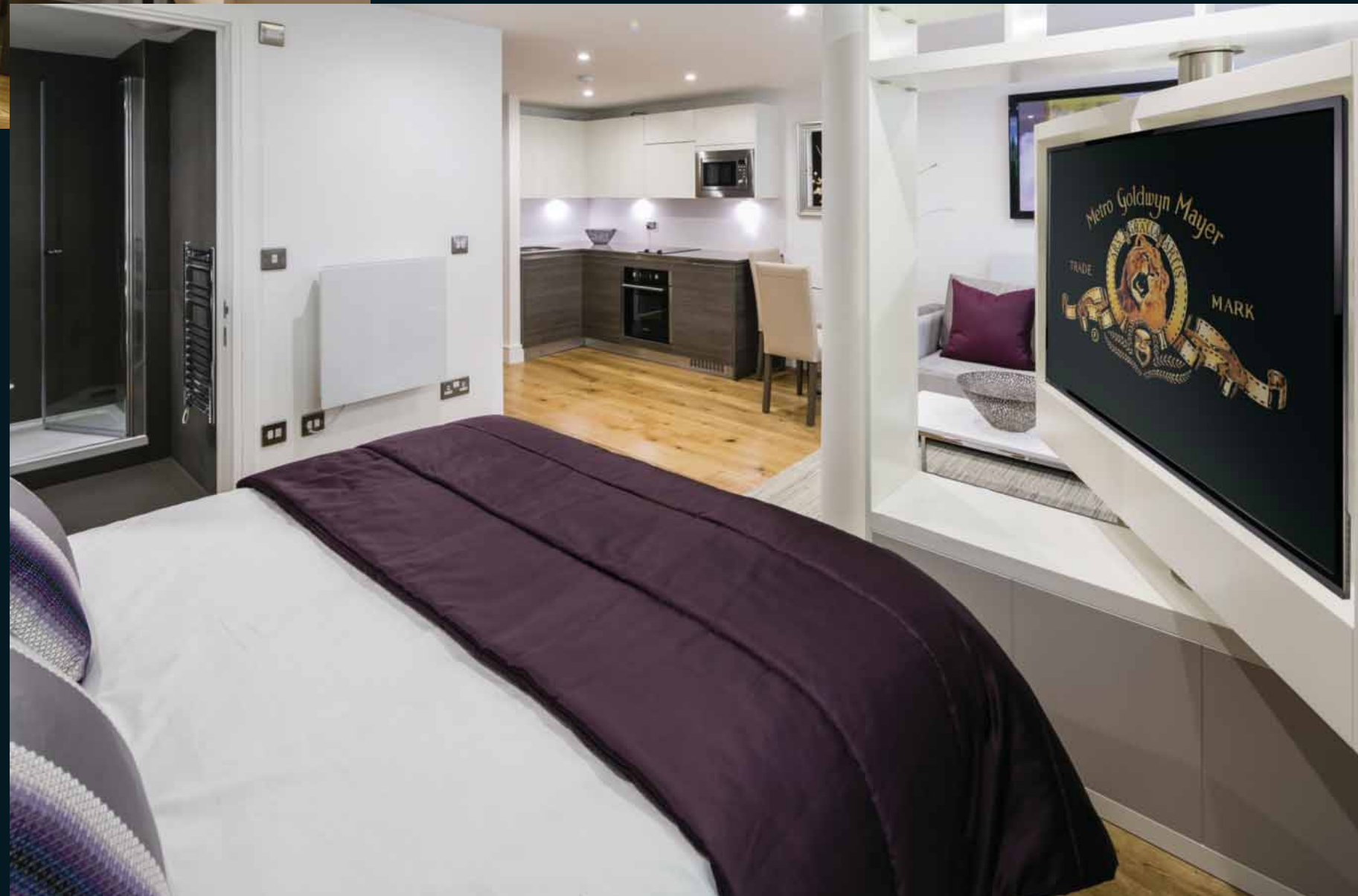
Computer generated image of typical studio with swivel TV feature

## Space to live and lounge in the height of luxury

- Choice of studio & 1 bedroom apartment styles.
- Dramatic 5 storey steel and glass atrium.
- Atrium void landscaping with interior trees.
- Fabulous hotel style revolving door main entrance with contemporary reception area.
- Daytime concierge.
- Three sets of external wall climber glazed lifts.
- Extensive private secure lower ground parking.
- Bespoke engineered wall art to entrance foyer.
- Luxurious apartment specifications and finishes.
- Real oak one strip engineered timber flooring.
- Fully fitted carpet to enclosed bedrooms.
- Designer kitchen units with dual finish doors.
- Bespoke shelf unit with swivelling (40" approx) flat screen TV, enabling viewing from living area or bedroom area - available in majority of studio apartments.
- Highly refined bath and shower rooms with large format porcelain floor and wall tiling.







Actual images of previous 'sell out' studios with identical specification to the studio and 1 bedroom apartments at Trinity Square

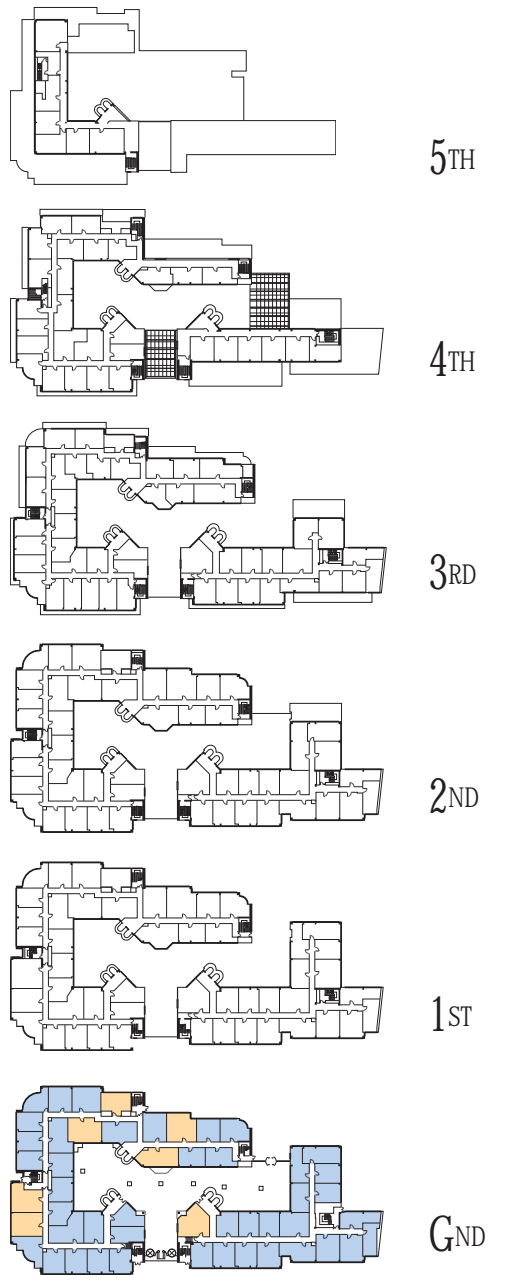




No.	TYPE	SQ.M.	SQ.FT.
G32	Studio	32.4	349
G33	Studio	30.3	326
G34	Studio	30.9	333
G35	Studio	43.8	471
G36	Studio	32.8	353
G37	Studio	33.6	362
G38	Studio	39.9	429
G39	Studio	30.1	324
G40	Studio	30.1	324
G41	Studio	34.9	376
G42	Studio	28.0	301
G43	Studio	38.3	412
G44	Studio	39.3	423
G45	Studio	37.9	408
G46	Studio	35.4	381
G47	Studio	33.0	355
G48	Studio	33.6	362
G49	Studio	33.5	361
G50	1 Bed	50.3	541

■ Studio apartment
 ■ 1 Bedroom apartment

Block floor plans and internal apartment layouts are deemed to be correct at time of going to print, but may be subject to change and further enhancement by the developer without prior notice. Furniture is shown for illustrative purposes as is position of swivel TV unit in selected apartments. Total areas stated should be used as a guide only.



G<sup>ND</sup>



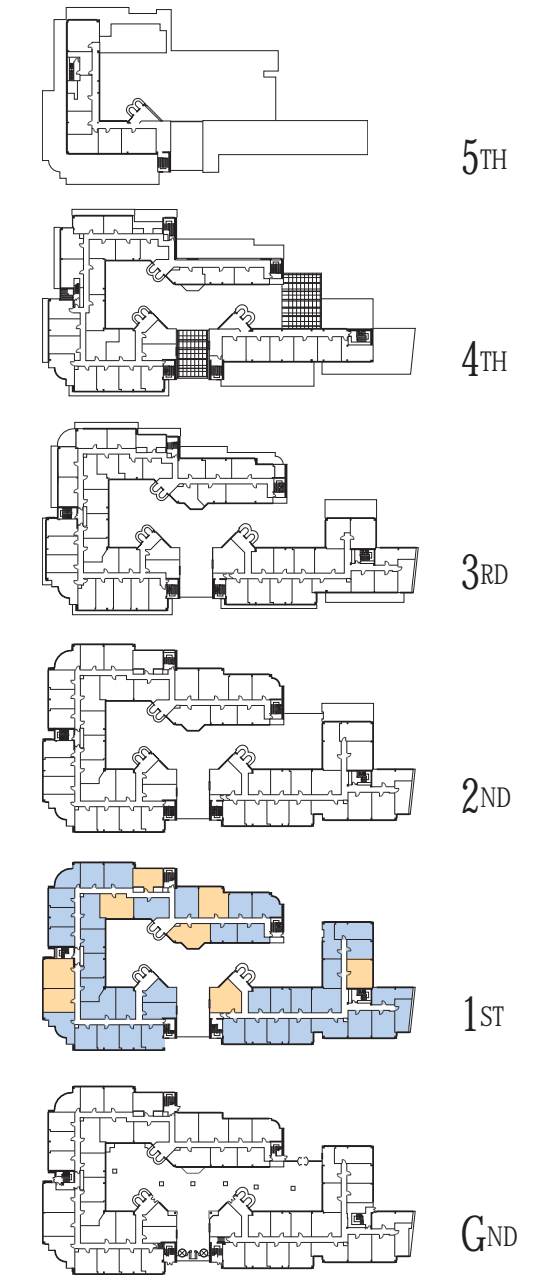
No.	TYPE	SQ.M.	SQ.FT.
101	Studio	34.5	371
102	Studio	32.5	350
103	Studio	33.1	356
104	Studio	33.4	359
105	Studio	33.1	356
106	Studio	33.0	355
107	Studio	38.9	419
108	1 Bed	45.5	490
109	1 Bed	57.2	616
110	Studio	30.2	325
111	Studio	30.4	327
112	Studio	30.1	324
113	Studio	28.3	305
114	Studio	36.0	387
115	Studio	44.6	480
116	1 Bed	35.3	380

No.	TYPE	SQ.M.	SQ.FT.
117	Studio	44.8	482
118	1 Bed	54.7	589
119	Studio	35.4	381
120	Studio	40.5	436
121	Studio	32.4	349
122	Studio	30.5	328
123	1 Bed	51.2	551
124	Studio	44.3	477
125	1 Bed	49.1	529
126	Studio	43.9	473
127	Studio	34.5	371
128	Studio	34.1	367
129	Studio	31.2	336
130	Studio	49.5	533
131	Studio	37.0	398

■ Studio apartment    
 ■ 1 Bedroom apartment

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No.	TYPE	SQ.M.	SQ.FT.
132	Studio	32.4	349
133	Studio	30.3	326
134	Studio	30.9	333
135	Studio	43.9	473
136	Studio	32.8	353
137	Studio	33.8	364
138	Studio	39.9	429
139	Studio	30.1	324
140	1 Bed	45.5	490
141	Studio	35.3	380
142	Studio	30.1	324
143	Studio	38.3	412
144	Studio	39.3	423
145	Studio	37.9	408
146	Studio	35.4	381
147	Studio	33.0	355
148	Studio	33.6	362
149	Studio	33.8	364
150	1 Bed	53.0	571



1<sup>ST</sup>

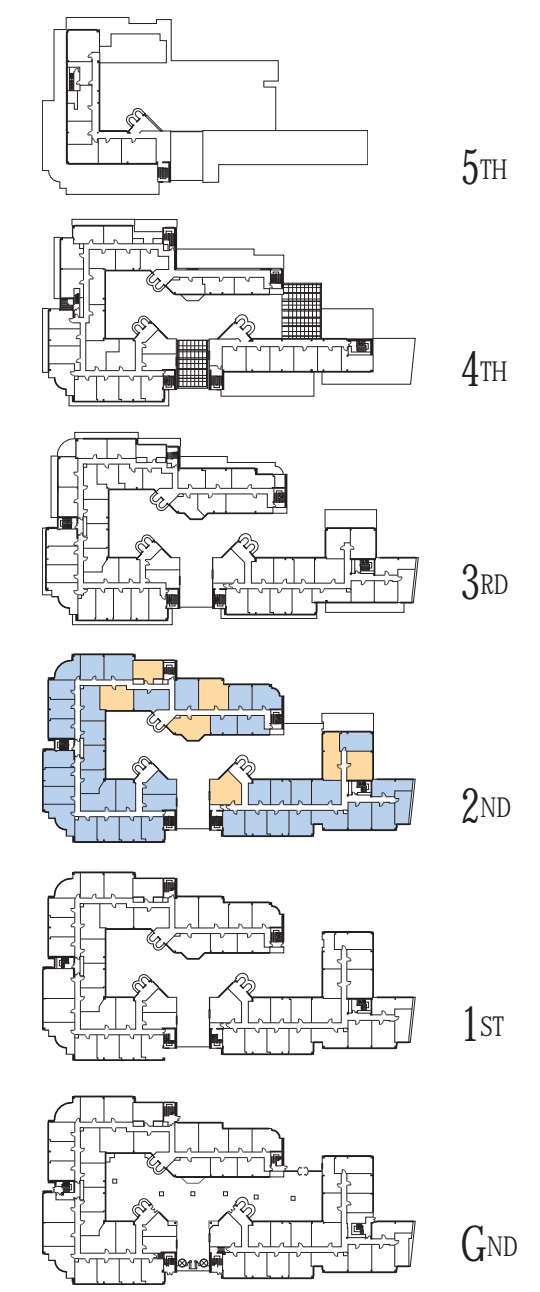


No.	TYPE	SQ.M.	SQ.FT.
201	Studio	34.5	371
202	Studio	32.5	350
203	Studio	33.1	356
204	Studio	33.4	359
205	Studio	33.1	356
206	Studio	33.0	355
207	Studio	38.9	419
208	Studio	33.8	364
209	Studio	35.1	378
210	Studio	32.0	344
211	Studio	30.2	325
212	Studio	30.4	327
213	Studio	30.1	324
214	Studio	28.3	305
215	Studio	36.0	387
216	Studio	44.6	480
217	1 Bed	35.3	380

No.	TYPE	SQ.M.	SQ.FT.
218	Studio	44.8	482
219	1 Bed	54.7	589
220	Studio	35.4	381
221	Studio	40.5	436
222	Studio	32.4	349
223	Studio	30.5	328
224	1 Bed	51.2	551
225	Studio	44.3	477
226	1 Bed	49.1	529
227	Studio	43.9	473
228	Studio	34.5	371
229	Studio	34.1	367
230	Studio	31.2	336
231	Studio	49.5	533
232	Studio	37.0	398

■ Studio apartment    
 ■ 1 Bedroom apartment

No.	TYPE	SQ.M.	SQ.FT.
233	Studio	32.4	349
234	Studio	30.3	326
235	Studio	30.9	333
236	Studio	43.9	473
237	1 Bed	52.6	566
238	Studio	38.0	409
239	1 Bed	45.5	490
240	Studio	35.3	380
241	Studio	30.0	323
242	Studio	38.3	412
243	Studio	39.3	423
244	Studio	37.9	408
245	Studio	35.4	381
246	Studio	33.0	355
247	Studio	33.6	362
248	Studio	33.8	364
249	1 Bed	53.0	571



# 2<sup>ND</sup>

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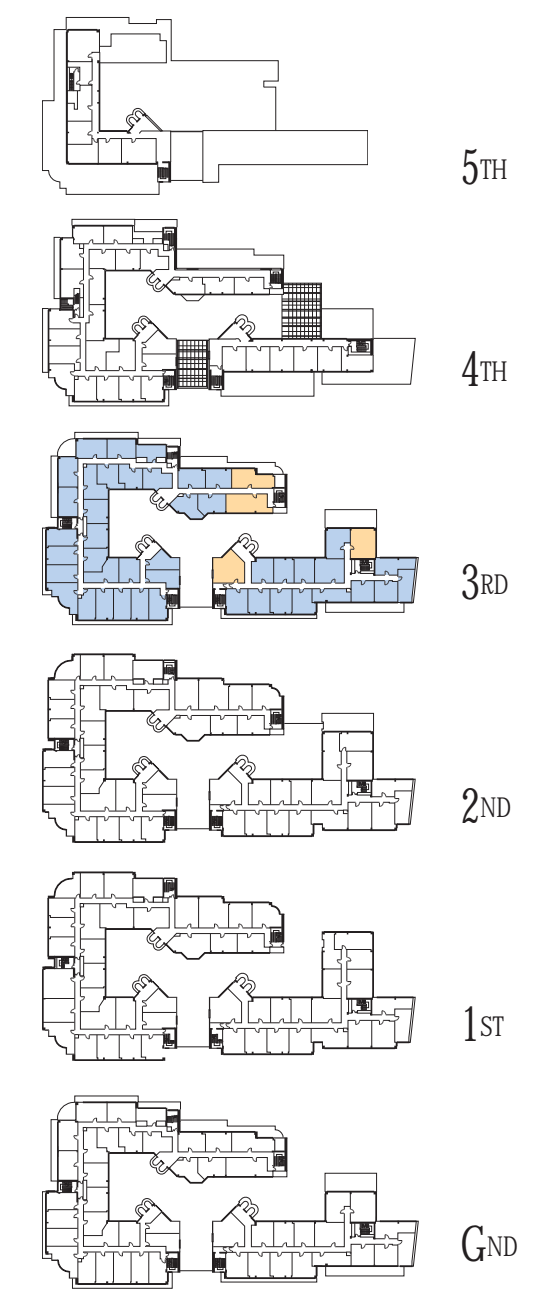
No.	TYPE	SQ.M.	SQ.FT.
301	Studio	28.6	308
302	Studio	30.3	326
303	Studio	31.3	337
304	Studio	33.2	357
305	Studio	33.4	359
306	Studio	33.1	356
307	Studio	31.0	334
308	Studio	38.9	419
309	Studio	33.8	364
310	Studio	35.1	378
311	Studio	32.0	344
312	Studio	35.1	378
313	Studio	35.7	384
314	Studio	36.0	387
315	Studio	34.1	367
316	Studio	24.3	261

No.	TYPE	SQ.M.	SQ.FT.
317	Studio	31.8	342
318	Studio	31.0	334
319	1 Bed	43.8	471
320	1 Bed	49.6	534
321	Studio	32.0	344
322	Studio	32.3	348
323	Studio	33.2	357
324	Studio	30.1	324
325	Studio	31.0	334
326	Studio	37.4	403
327	Studio	34.5	371
328	Studio	34.1	367
329	Studio	31.2	339
330	Studio	34.9	376
331	Studio	30.9	333

Studio apartment
  1 Bedroom apartment

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No.	TYPE	SQ.M.	SQ.FT.
332	Studio	32.4	349
333	Studio	30.3	326
334	Studio	30.9	333
335	Studio	43.9	473
336	Studio	39.9	429
337	1 Bed	47.6	512
338	Studio	35.1	378
339	Studio	30.0	323
340	Studio	30.0	323
341	Studio	30.0	323
342	Studio	30.0	323
343	Studio	33.4	359
344	Studio	33.0	355
345	Studio	33.3	358
346	Studio	33.7	363
347	1 Bed	53.0	571



# 3<sup>RD</sup>

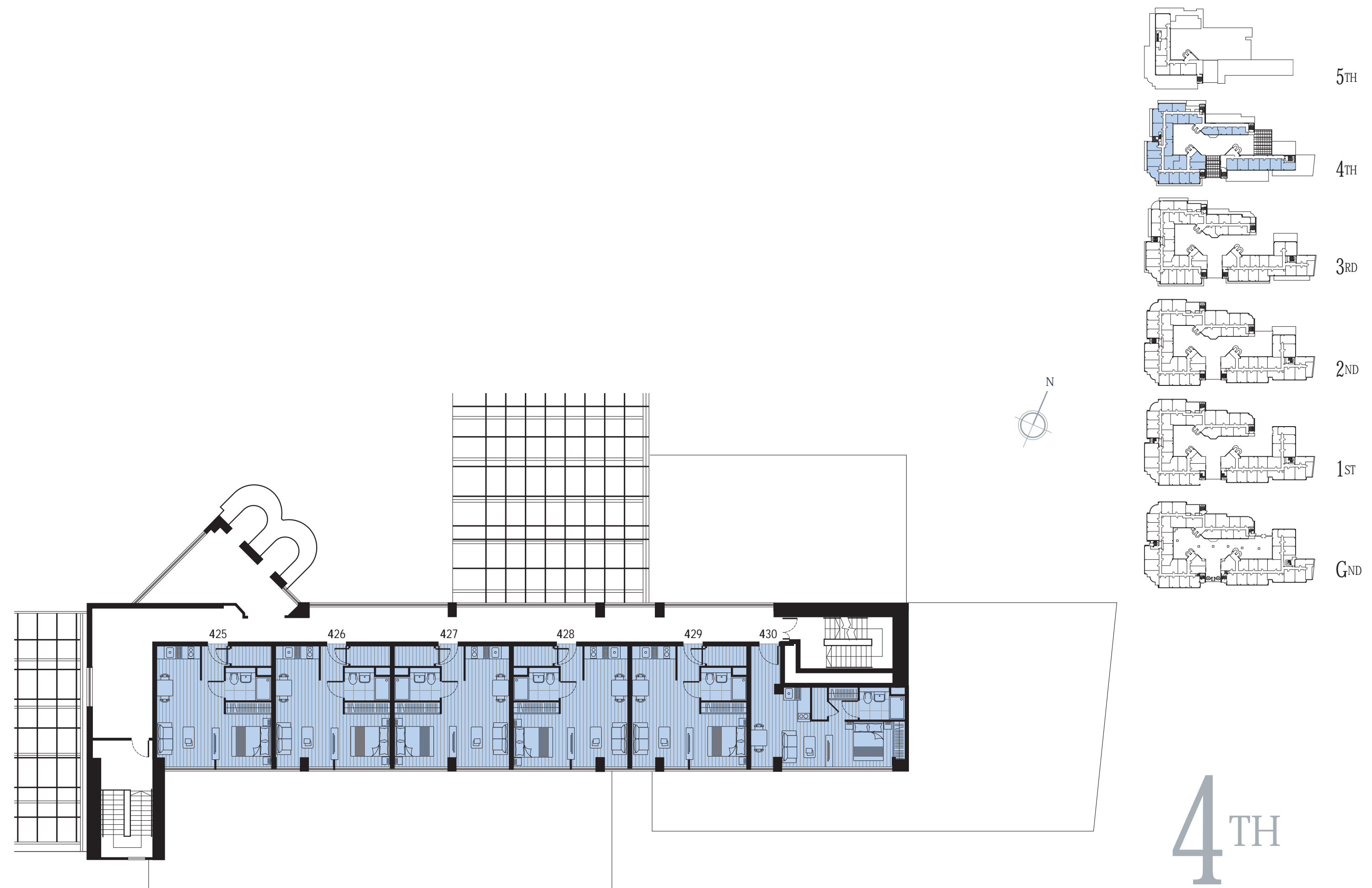


No.	TYPE	SQ.M.	SQ.FT.
401	Studio	34.7	373
402	Studio	32.6	351
403	Studio	33.1	356
404	Studio	33.4	359
405	Studio	33.1	356
406	Studio	33.0	355
407	Studio	35.9	386
408	Studio	35.5	382
409	Studio	31.8	342
410	Studio	30.1	324
411	Studio	36.3	391
412	Studio	38.0	409
413	Studio	32.4	349
414	Studio	32.0	344
415	Studio	31.5	339

No.	TYPE	SQ.M.	SQ.FT.
416	Studio	30.0	323
417	Studio	33.0	355
418	Studio	30.5	328
419	Studio	30.7	330
420	Studio	31.0	334
421	Studio	34.1	367
422	Studio	37.4	403
423	Studio	46.2	497
424	Studio	45.0	484
425	Studio	35.3	380
426	Studio	35.3	380
427	Studio	35.9	386
428	Studio	35.4	381
429	Studio	35.4	381
430	Studio	34.0	366

Studio apartment
  1 Bedroom apartment

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4<sup>TH</sup>

Aspect north west from apartments 503, 504, 505 & 506



Aspect north east from apartment 506



Aspect west from apartments 503, 504, & 505



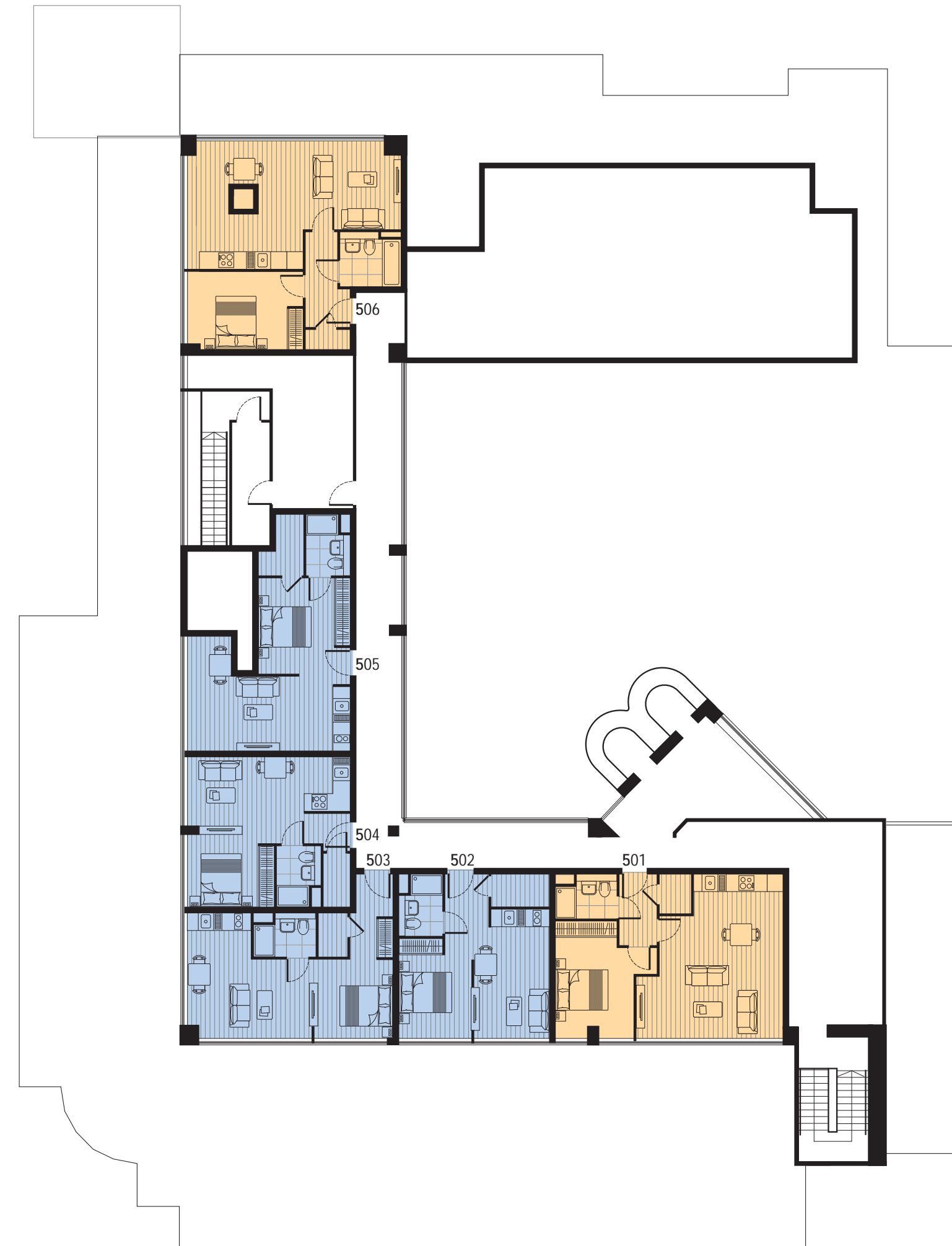
Aspect west from apartments 503, 504, 505 & 506



Aspect south east from apartments 501, 502 & 503

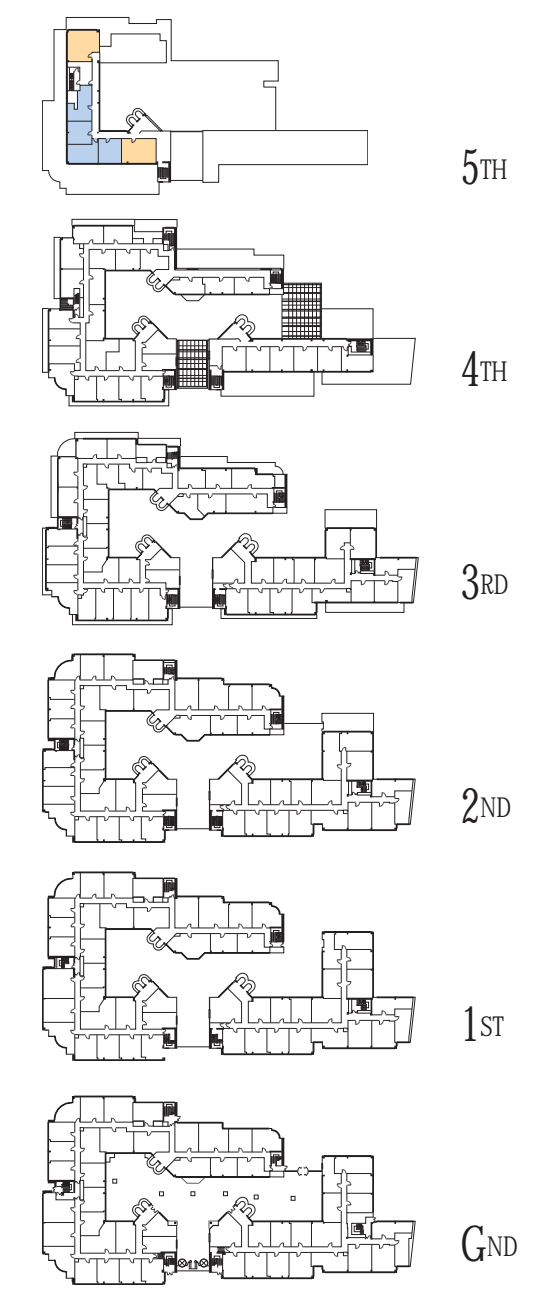


Aspect south west from apartments 501, 502 & 503



No.	TYPE	SQ.M.	SQ.FT.
501	1 Bed	52.2	562
502	Studio	34.6	372
503	Studio	37.9	408
504	Studio	34.2	368
505	Studio	39.4	424
506	1 Bed	56.6	609

- Studio apartment
- 1 Bedroom apartment



# 5<sup>TH</sup>

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## 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 to selected studio apartments.
- 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 to selected studio apartments.
- 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.
- Hot water cylinder.

## 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.
- Wardrobe with white finish sliding doors.
- Telephone extension socket.



Galliard Homes' official letting and management agents

LIFE Residential are Galliard Homes' official letting and management agents offering a comprehensive range of services for both UK and overseas landlords with some 8000 tenancies to date.

LIFE Residential have offices in London and Hong Kong.

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LONDON CENTRAL SALES & MARKETING SUITE  
10 INDESCON SQUARE, LONDON E14 9EZ

020 7620 1500

sales@galliardhomes.com galliardhomes.com