

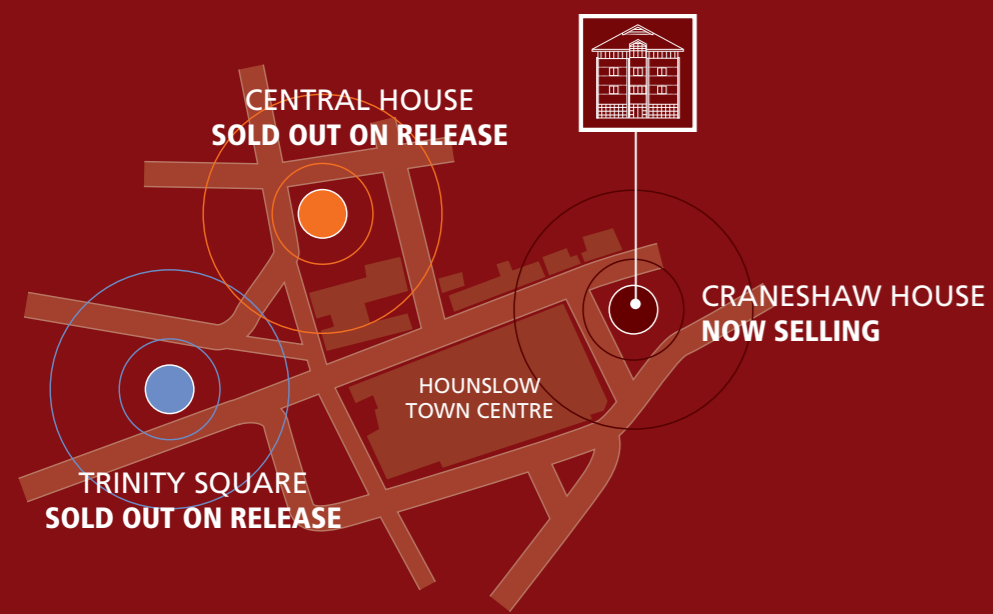


CRANESHAW HOUSE

HOUNSLOW TW3

Fully furnished luxury apartments

An exceptional new first time buyer or investor opportunity offering superb value studio and 1 & 2 bed apartments each fully furnished with immediate occupation.



Craneshaw House is Galliard Homes' third apartment release in central Hounslow - where over 360 apartments have already been snapped up by queuing buyers.








Computer generated image of Craneshaw House



HOUNSLOW CENTRE

An important economic hub for the Capital with excellent connections

-  **HOUNSLOW CENTRAL**
Piccadilly Line services within 8 minutes walk.
-  **HOUNSLOW**
South West services direct to Waterloo within 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.
-  **CROSSRAIL**
10 minutes by tube to London Heathrow Crossrail interchange.

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.*

CRANESHAW HOUSE

An outstanding opportunity with proven capital growth potential

- Prime location apartments with rental yields up to 4.5%.*
- Similar Galliard scheme nearby now seeing re-sale values of up to 14% growth in 10 months.*
- Available with 'ready to rent' furniture packages.*

CRANESHAW HOUSE - AN INVESTMENT WITH A PROVEN TRACK RECORD

CONSIDER THE FACTS...





WEST DRAYTON

Harmondsworth

HARLINGTON

NORTH HYDE

WEST LONDON

HESTON

A3063

GREAT WEST ROAD

LONDON HEATHROW AIRPORT

Terminals 1, 2 & 3

Terminal 5

Terminal 4

Hatton Cross

HOUNSLOW WEST

A312
CRANFORD

Waggoners Roundabout

Henlys Roundabout

Hounslow Central

Hounslow East

Isleworth

A315

Middlesex University Hospital

HOUNSLOW

Hounslow

1000 metres

2000 metres

ISLEWORTH

A310

River Thames

A3044

A30

River Crane

A315

A314

Twickenham Rugby Ground

TWICKENHAM

Twickenham

St Margarets

Whitton

KING GEORGE VI RESERVOIR

STAINES RESERVOIRS

Duke of Northumberland's River

HOUNSLOW HEATH GOLF COURSE

HOUNSLOW HEATH

A312

A315

Feltham

Boston Manor

WYKE GREEN GOLF COURSE

OSTERLEY PARK

Central London

Syon Lane

SYON PARK



Tube connections

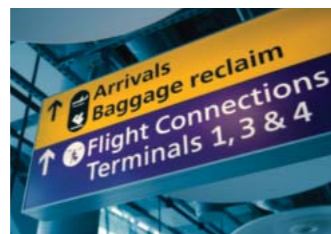
Residents at Craneshaw House will be around 6 minutes walk from Piccadilly line services connecting two major international travel hubs - London Heathrow Airport, and then crossing the heart of the West End to Eurostar services at King's Cross/St Pancras.

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 Craneshaw House 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.



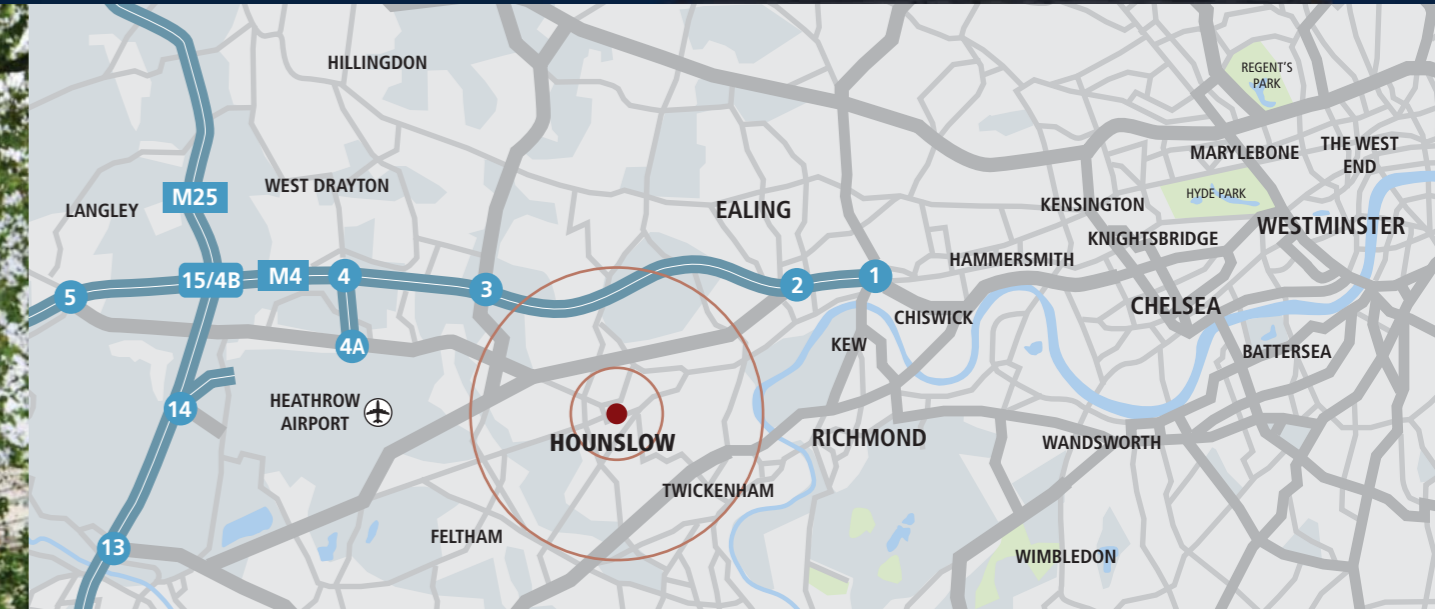
Motorway connections

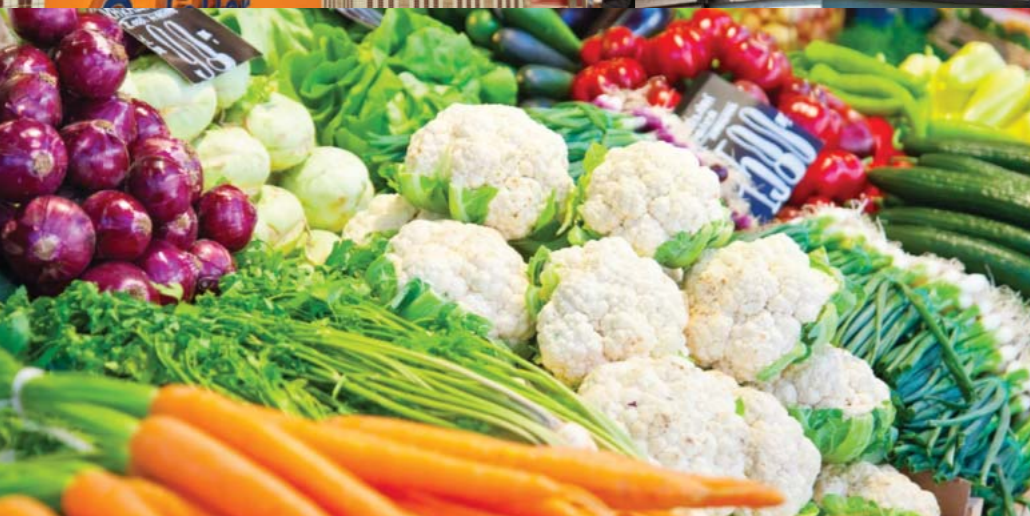
Craneshaw House lies within 10 minutes drive of the M4, with direct routing east into central London, or west to the M25 - in turn providing access to the UK's entire motorway network. The principal south west junction of Henlys Roundabout is within 1 1/2 miles.

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





Luxury living

Hounslow is a town of diversity, recreation and entertainment, with everything from the Paul Robeson performing arts theatre to the district's vast expanse of public heathland and local nature reserve.

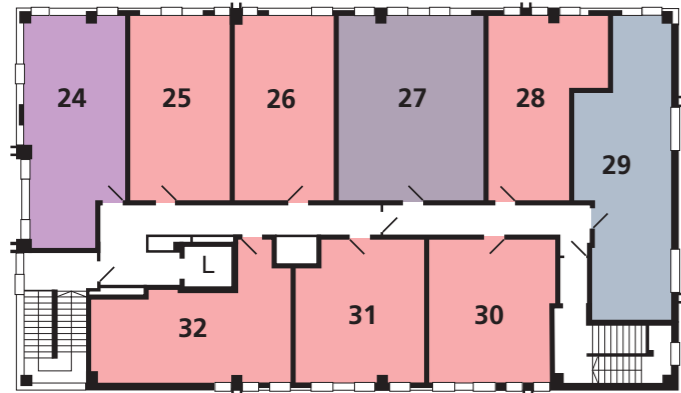
Lampton Park lies within close proximity, providing 40 acres of tranquil parkland - a rural retreat for residents at Craneshaw House.

The town's principal indoor mall, The Treaty Centre, lies virtually adjacent to Craneshaw House with over 40 stores and outlets with major brand names including Debenhams, New Look, River Island and Top Shop.

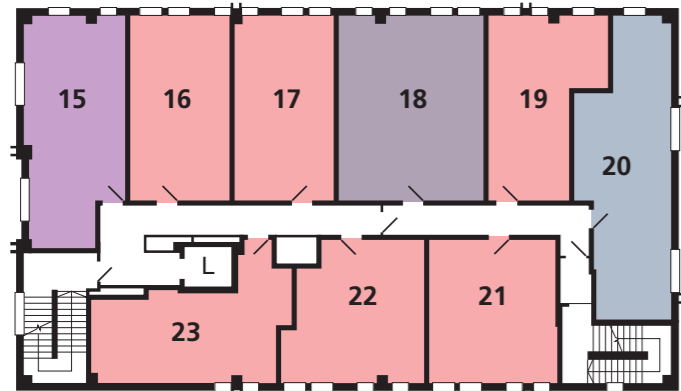
Also within close proximity is the Blenheim Centre, another distinct landmark offering a mix of retail, restaurants and 'the best' gym in Hounslow.

... with everything on your doorstep





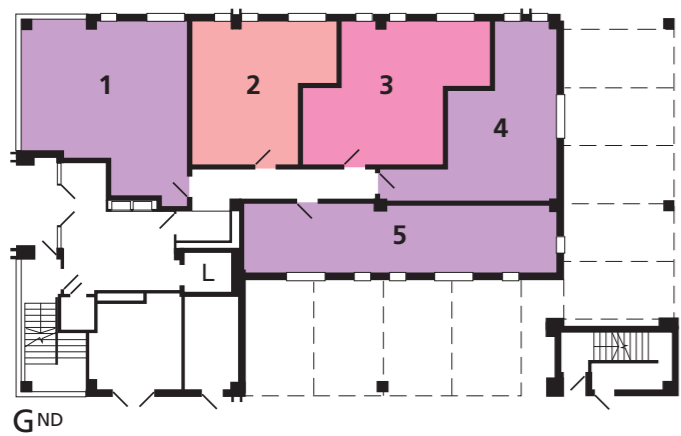
3RD



2ND



1ST



GND

No.	TYPE	SQ.M.	SQ.FT.
32	STUDIO	33.8	364
31	STUDIO	30.1	323
30	STUDIO	30.2	325
29	2 BED	41.3	445
28	STUDIO	30.0	323
27	1 BED + STUDY	45.4	489
26	STUDIO	31.0	334
25	STUDIO	31.4	338
24	1 BED	36.5	393

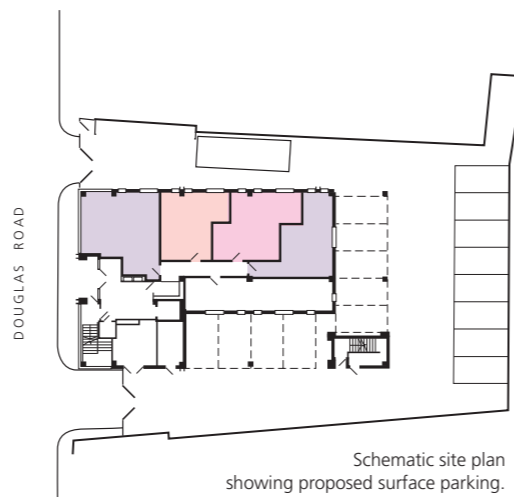
23	STUDIO	32.5	349
22	STUDIO	31.3	337
21	STUDIO	30.9	332
20	2 BED	40.9	440
19	STUDIO	30.0	323
18	1 BED + STUDY	45.4	489
17	STUDIO	31.0	334
16	STUDIO	31.4	338
15	1 BED	36.5	393

14	STUDIO	32.0	345
13	STUDIO	31.3	337
12	STUDIO	30.9	332
11	2 BED	41.1	442
10	STUDIO	30.0	323
9	1 BED + STUDY	45.4	489
8	STUDIO	31.1	335
7	STUDIO	31.3	337
6	1 BED	36.3	391

5	1 BED	36.1	388
4	1 BED	31.2	336
3	STUDIO + STUDY	34.8	374
2	STUDIO	29.7	320
1	1 BED	42.7	459

Specifications and features include:

- High quality floor finishes, including oak one strip engineered timber and large format porcelain tiling.
- Designer kitchens with two tone unit door finishes, stone worktops and white glass splashbacks.
- Luxuriously appointed bath & shower rooms with mirrored insert oak line alcoves.
- Satin white finish built in wardrobes.
- Private residents lift.
- Video entryphone security.
- Limited secure courtyard parking (at additional cost).
- Help to Buy available.



Example Studio no's **8 17 26** (334 - 335 sq.ft.)



Example 1 Bed + Study no's **9 18 27** (489 sq.ft.)

Craneshaw House is situated around 50 metres from the town centre's pedestrianised high street and virtually adjacent to its principal shopping mall, the Treaty Centre. The development will offer luxurious living in a superb choice of studio and apartment styles designed to suit all levels of buyers - from first time on the ladder to investors and everywhere in between.

CRANESHAW HOUSE DEVELOPMENT OVERVIEW

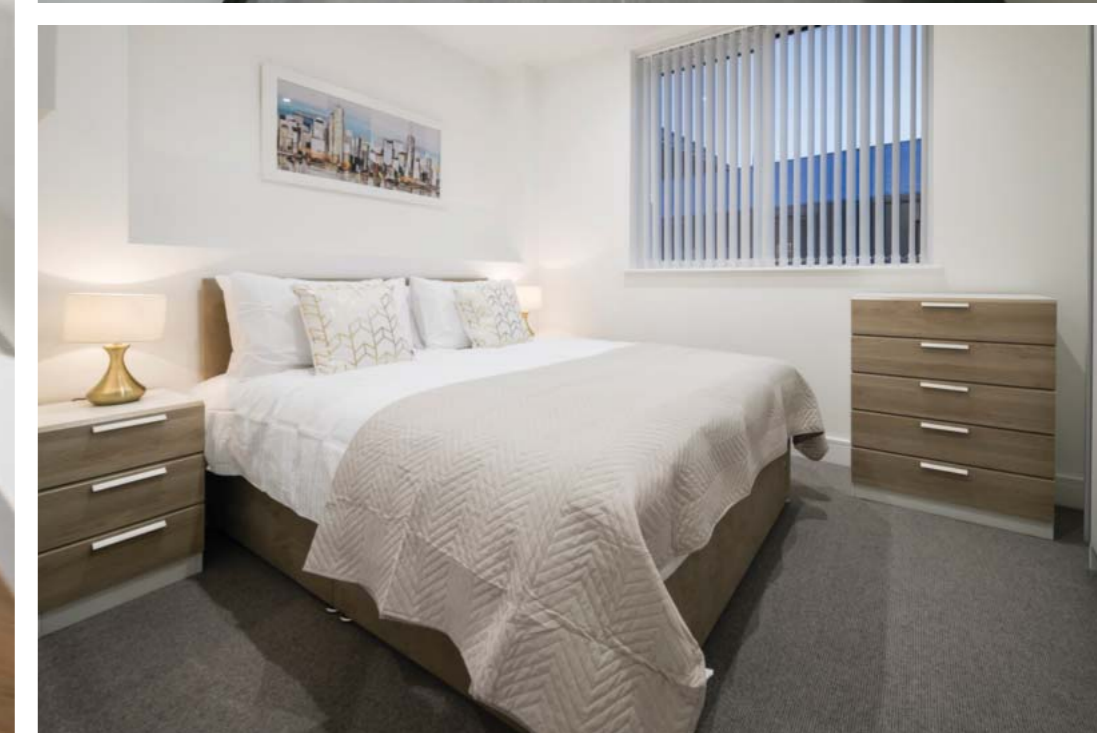


DOUGLAS ROAD

DOUGLAS ROAD



STUDIO STUDIO + STUDY 1 BED 1 BED + STUDY 2 BED



All interior images are furnished apartments at Craneshaw House



High quality, flexible living space, seamlessly blended with sophisticated, stylish finishes

Each studio and apartment at Craneshaw House will offer refined living in a contemporary and stylish environment where comfort, security, luxury and functionality are in perfect balance.

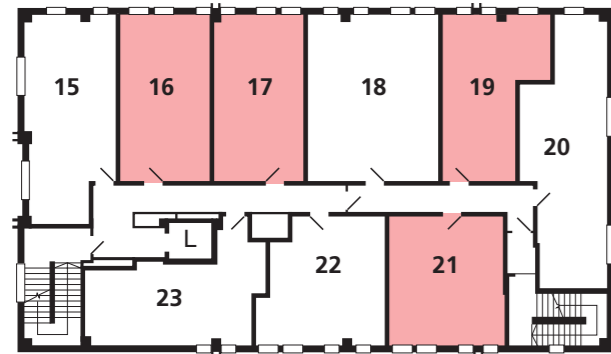
Outstanding long term growth potential also comes as standard with each property at Craneshaw House.

CRANESHAW HOUSE
ALIVE WITH STYLE

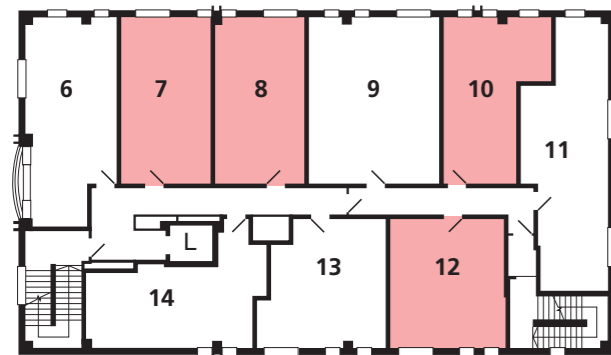




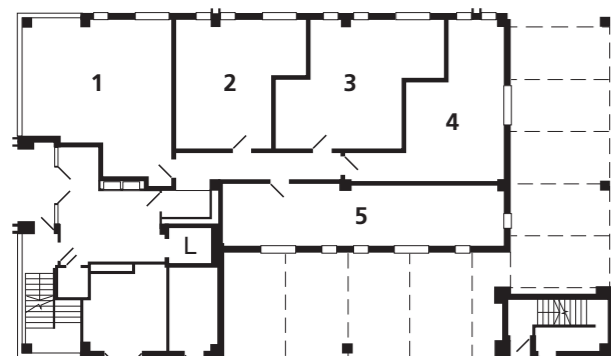
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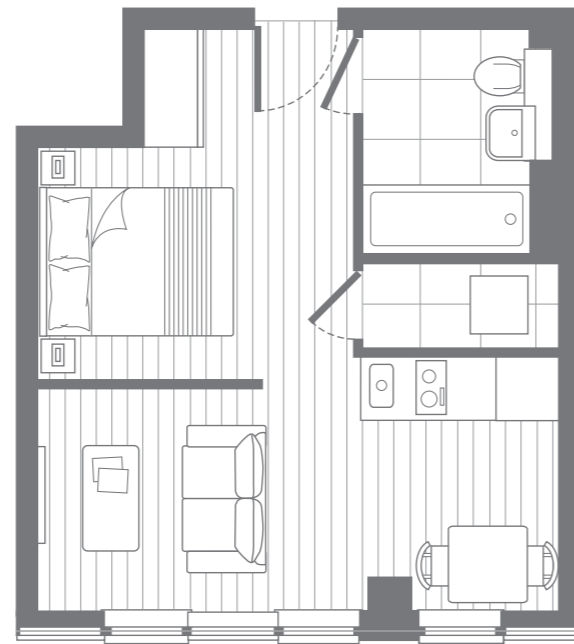
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1ST

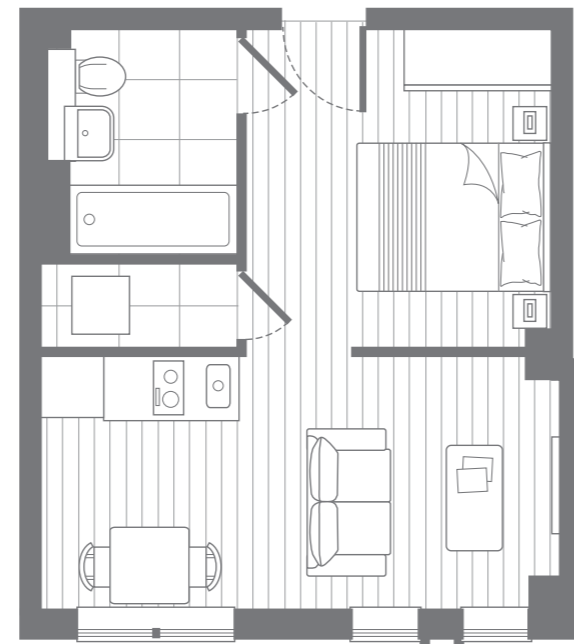


GND



31 TOTAL AREA: 30.1 sq.M. 323 sq.FT.

LIVING AREA
inc. KITCHEN 5.3 x 2.6m 17'4" x 8'6"
BEDROOM AREA 3.2 x 3.5m 10'6" x 11'5"

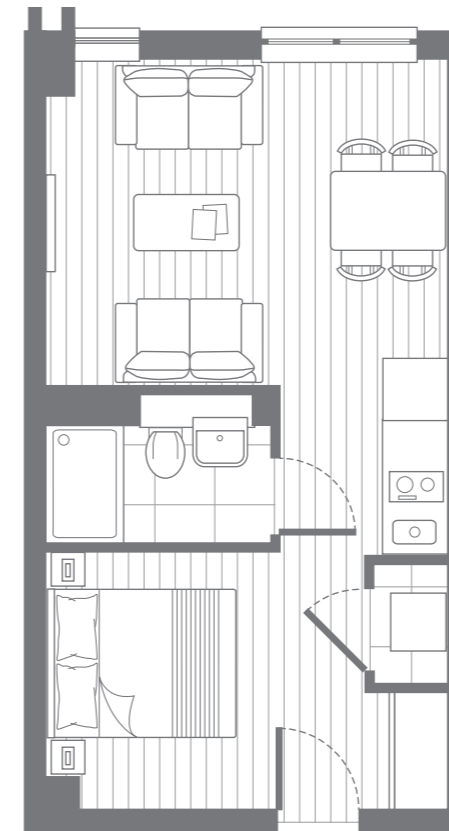


12 TOTAL AREA: 30.8 sq.M. 332 sq.FT.

21 TOTAL AREA: 30.9 sq.M. 332 sq.FT.

30 TOTAL AREA: 30.1 sq.M. 323 sq.FT.

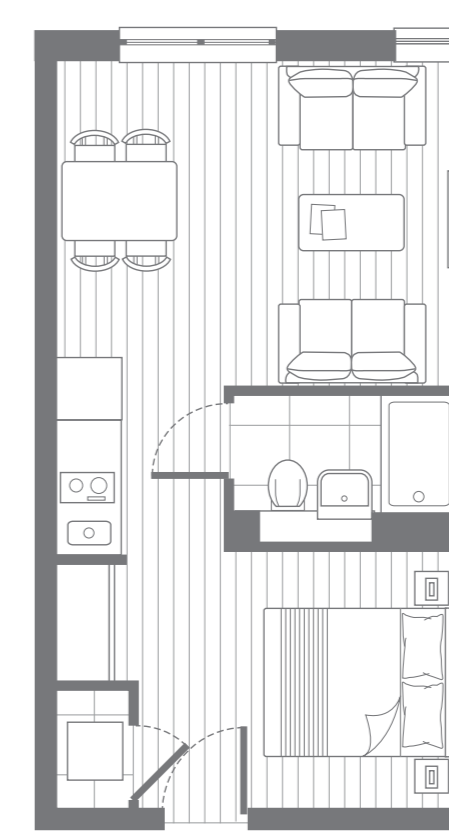
LIVING AREA
inc. KITCHEN 5.3 x 2.5m 17'4" x 8'2"
BEDROOM AREA 3.1 x 3.2m 10'2" x 10'6"



8 TOTAL AREA: 31.1 sq.M. 335 sq.FT.

17 **26** TOTAL AREA: 31.0 sq.M. 334 sq.FT.

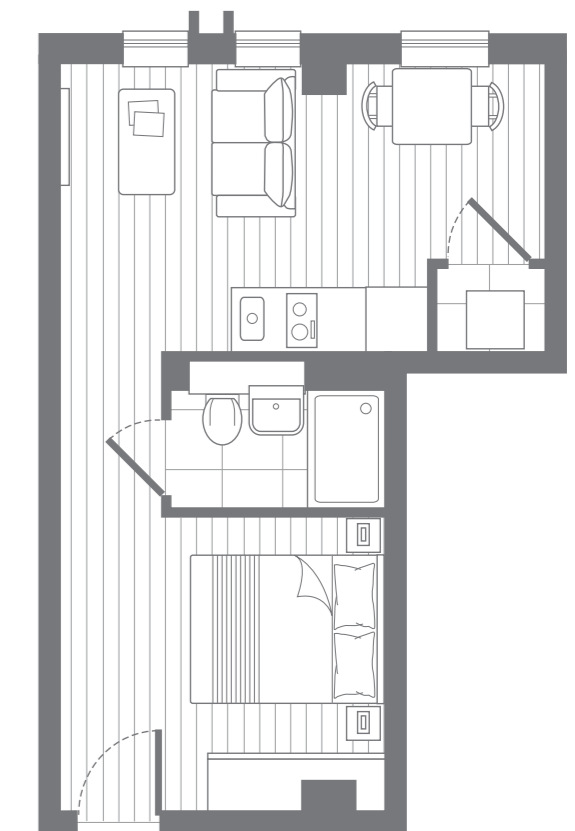
LIVING AREA
inc. KITCHEN 4.1 x 5.0m 13'4" x 16'4"
BEDROOM AREA 2.6 x 3.5m 8'6" x 11'5"



7 TOTAL AREA: 31.3 sq.M. 337 sq.FT.

16 **25** TOTAL AREA: 31.4 sq.M. 338 sq.FT.

LIVING AREA
inc. KITCHEN 4.1 x 5.0m 13'4" x 16'4"
BEDROOM AREA 2.6 x 3.5m 8'6" x 11'5"



10 **19** **28**

TOTAL AREA: 30.0 sq.M. 323 sq.FT.

LIVING AREA
inc. KITCHEN 4.9 x 2.9m 16'0" x 9'6"
BEDROOM AREA 3.3 x 3.0m 10'10" x 9'9"

CRANESHAW HOUSE STUDIO APARTMENTS

Apartment plans are intended to be correct, precise details may vary. Room dimensions should be used as a guide only, total areas are accurate to within 5%.

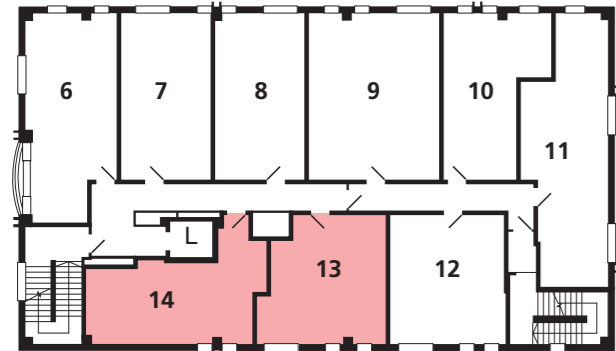




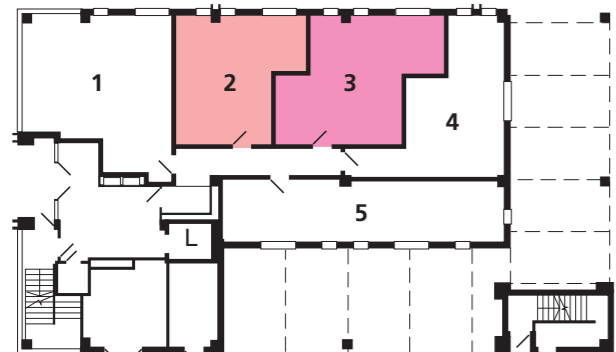
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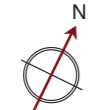


1ST



GND

STUDIO STUDIO + STUDY



CRANESHAW HOUSE

STUDIO AND STUDIO + STUDY



STUDIO APARTMENT

14 TOTAL AREA: 32.0 sq.m. 334 sq.ft.

23 TOTAL AREA: 32.5 sq.m. 349 sq.ft.

LIVING AREA 3.2 x 5.3m 10'6" x 17'4"
 inc. KITCHEN
 BEDROOM AREA 2.7 x 3.7m 8'10" x 12'2"



STUDIO APARTMENT

32 TOTAL AREA: 33.8 sq.m. 364 sq.ft.

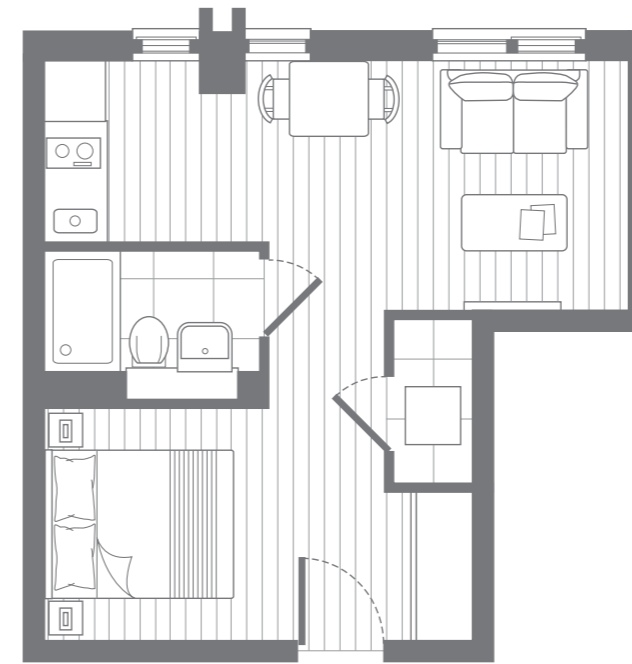
LIVING AREA 3.1 x 4.5m 10'2" x 14'8"
 inc. KITCHEN
 BEDROOM AREA 2.7 x 3.7m 8'10" x 12'2"



STUDIO APARTMENT

22 **13** TOTAL AREA: 31.3 sq.m. 337 sq.ft.

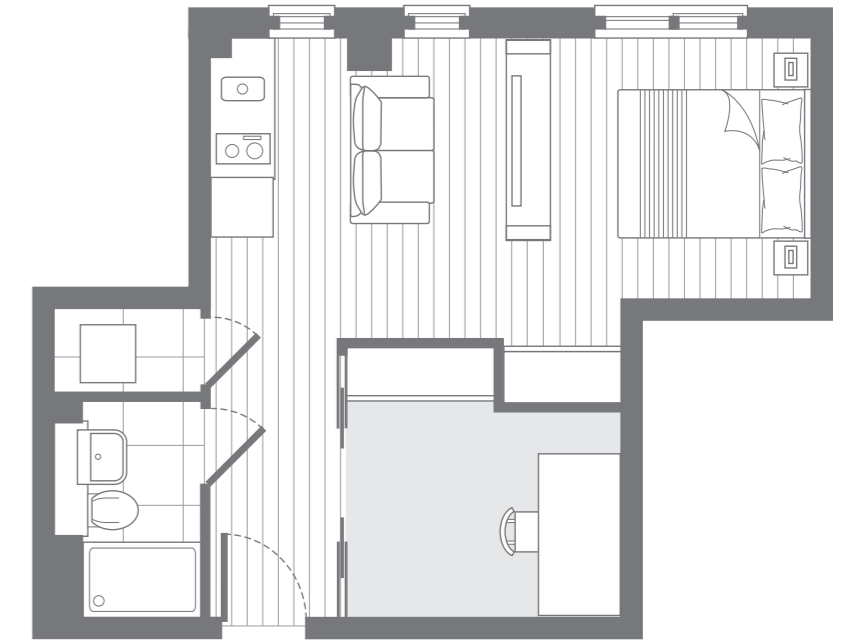
LIVING AREA 5.9 x 2.5m 19'3" x 8'2"
 inc. KITCHEN
 BEDROOM AREA 3.1 x 3.6m 10'2" x 11'10"



STUDIO APARTMENT

2 TOTAL AREA: 29.7 sq.m. 320 sq.ft.

LIVING AREA 5.9 x 2.5m 19'3" x 8'2"
 inc. KITCHEN
 BEDROOM AREA 3.8 x 2.3m 12'6" x 7'6"



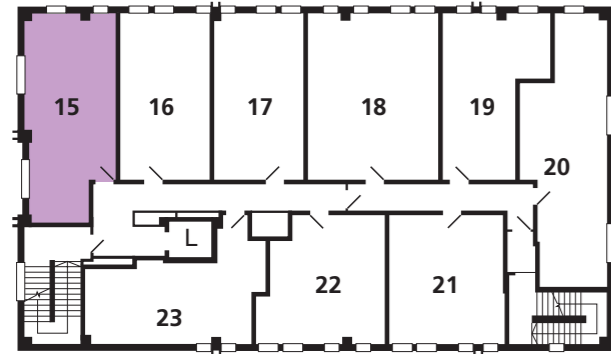
STUDIO + STUDY APARTMENT

3 TOTAL AREA: 34.8 sq.m. 374 sq.ft.

LIVING AREA 3.4 x 2.8m 11'2" x 9'2"
 inc. KITCHEN
 BEDROOM AREA 2.5 x 2.8m 8'2" x 9'2"
 STUDY 2.4 x 2.5m 7'10" x 8'2"



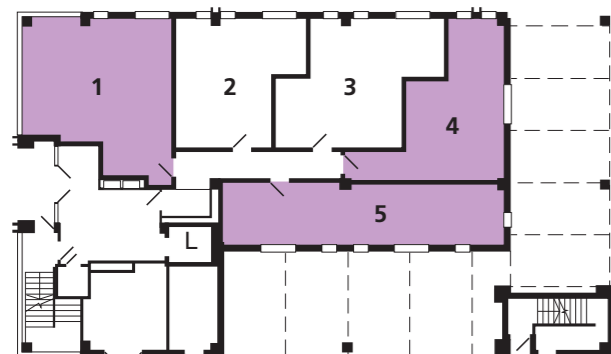
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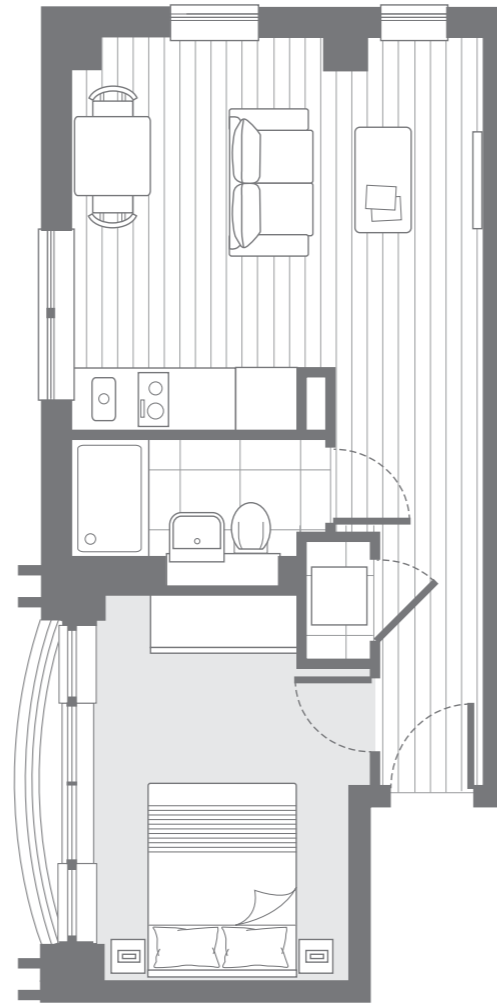
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1ST

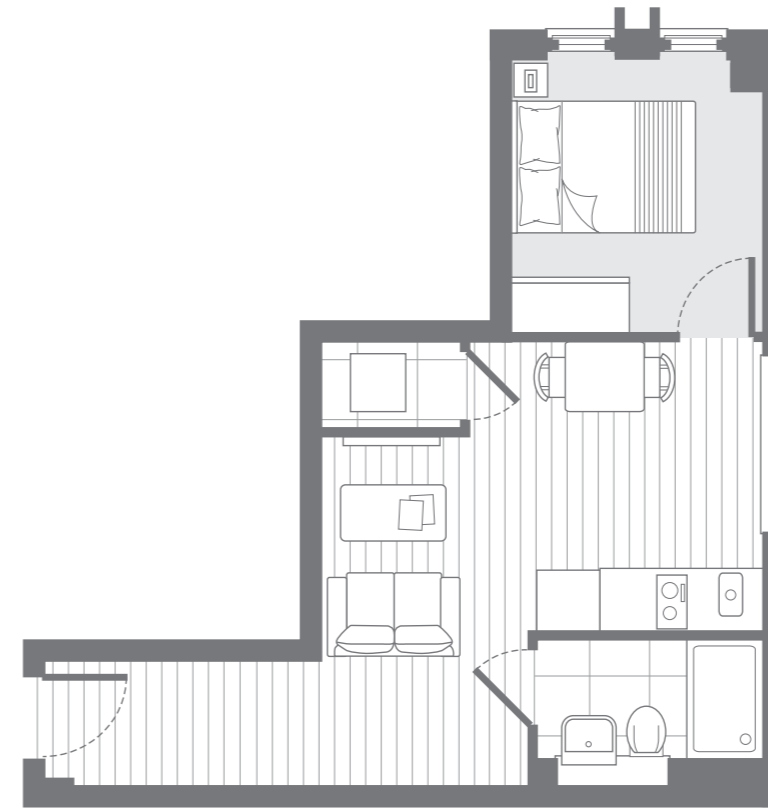


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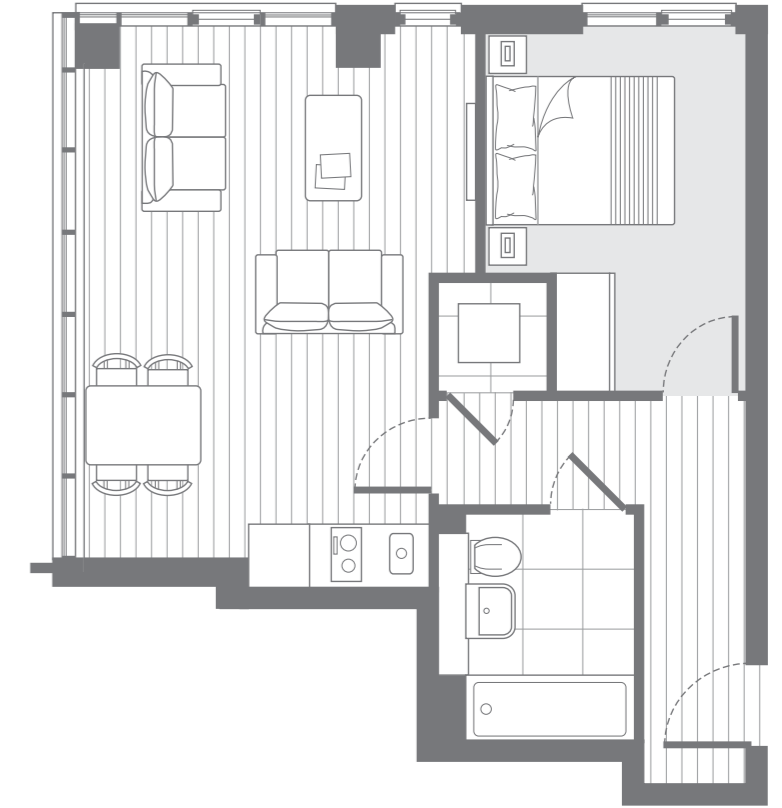
6 TOTAL AREA: 36.3 sq.m. 391 sq.ft.
15 24 TOTAL AREA: 36.5 sq.m. 393 sq.ft.

LIVING AREA
inc. KITCHEN 4.1 x 4.0m 13'4" x 13'0"
 BEDROOM 2.8 x 3.9m 9'2" x 12'8"



4 TOTAL AREA: 31.2 sq.m. 336 sq.ft.

LIVING AREA
inc. KITCHEN 4.5 x 2.9m 14'8" x 9'6"
 BEDROOM 2.5 x 2.8m 8'2" x 9'2"



1 TOTAL AREA: 42.7 sq.m. 459 sq.ft.

LIVING AREA
inc. KITCHEN 4.0 x 5.4m 13'0" x 17'7"
 BEDROOM 2.6 x 3.7m 8'6" x 12'2"



5 TOTAL AREA: 36.1 sq.m. 388 sq.ft.

LIVING AREA
inc. KITCHEN 5.4 x 2.8m 17'7" x 9'2"
 BEDROOM 2.8 x 3.1m 9'2" x 10'2"

CRANESHAW HOUSE

1 BED APARTMENTS



Apartment plans are intended to be correct, precise details may vary. Room dimensions should be used as a guide only, total areas are accurate to within 5%.



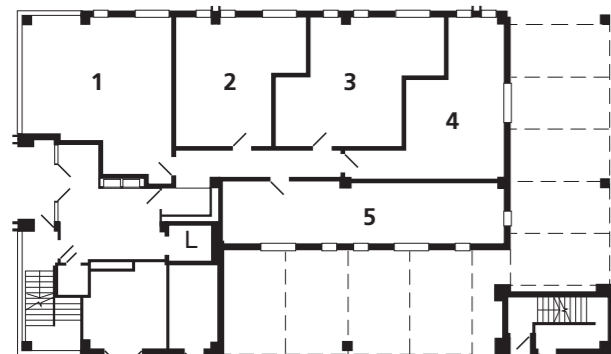
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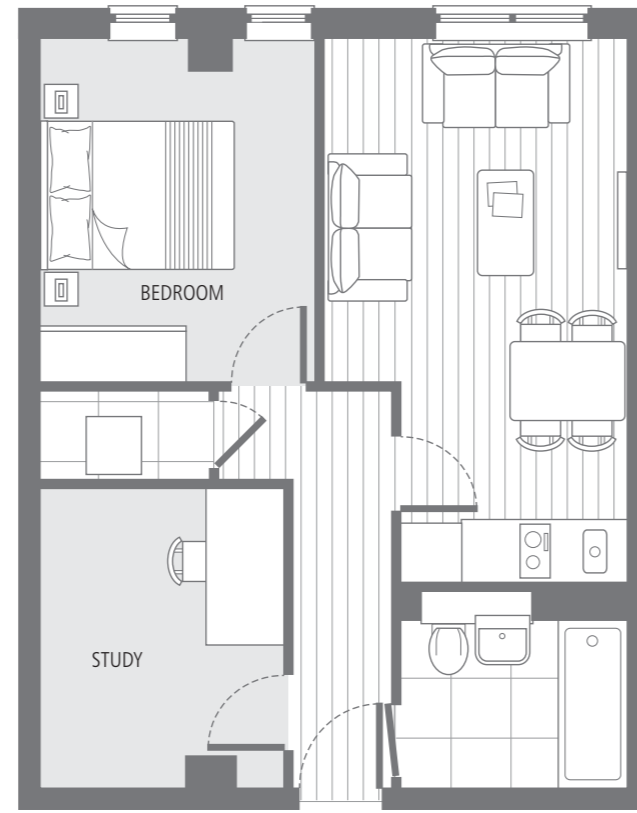
1ST



GND



■ 1 BED ■ 1 BED + STUDY ■ 2 BED

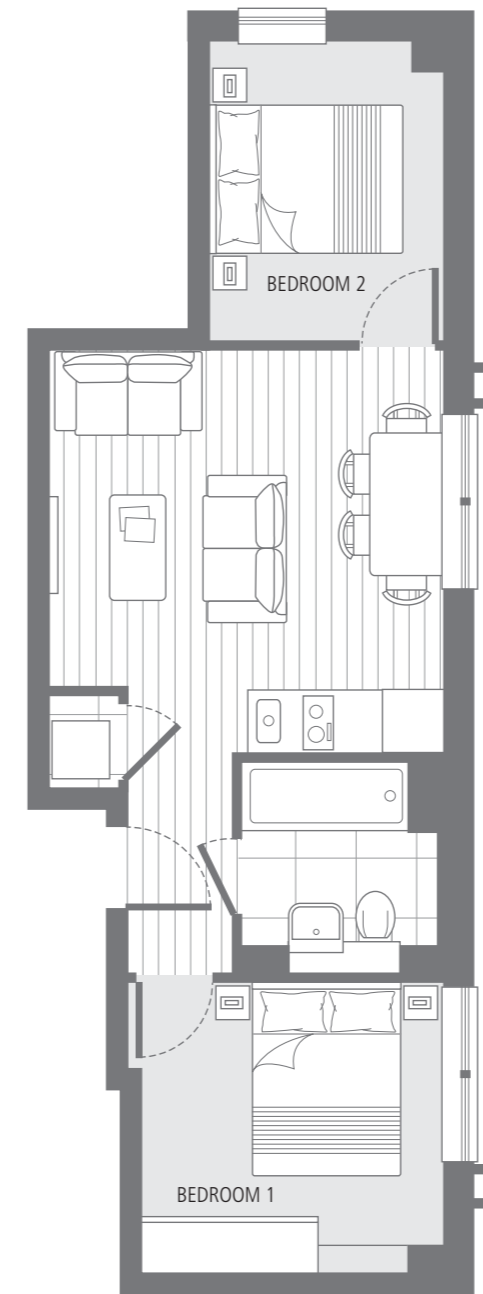


1 BED + STUDY APARTMENT

9 18 27

TOTAL AREA: 45.4 SQ.M. 489 SQ.FT.

LIVING AREA inc. KITCHEN	3.1 x 5.5 m	10'2" x 18'0"
BEDROOM	2.8 x 3.5 m	9'2" x 11'6"
STUDY	2.5 x 3.0 m	8'2" x 9'9"



2 BEDROOM APARTMENT

- 11 TOTAL AREA: 41.1 SQ.M. 442 SQ.FT.
- 20 TOTAL AREA: 40.9 SQ.M. 440 SQ.FT.
- 29 TOTAL AREA: 41.5 SQ.M. 447 SQ.FT.

LIVING AREA inc. KITCHEN	4.0 x 4.1 m	13'0" x 13'4"
BEDROOM 1	3.0 x 3.0 m	9'9" x 9'9"
BEDROOM 2	2.4 x 3.0 m	7'10" x 9'9"



CRANESHAW HOUSE

1BEDROOM, 1 BED + STUDY AND 2 BEDROOM APARTMENTS



Apartment plans are intended to be correct, precise details may vary. Room dimensions should be used as a guide only, total areas are accurate to within 5%.

GENERAL

- Walls & ceilings in white matt finish.
- Satin white door linings, skirtings & architraves.
- Oak one strip engineered timber flooring to living/dining, kitchen and hall areas (throughout in studio apartments).
- Internal doors in satin white finish.
- Polished stainless steel door furniture.
- Brushed metal switch & socket plates.
- Recessed LED low energy downlighting with white bezels.
- Terrestrial & satellite TV, FM radio and telephone sockets to living room and bedrooms.
- Living room socket Sky+ enabled.
- Thermostatically controlled electric space heating via flat panel heaters to all rooms.
- Double glazing throughout.

KITCHENS

- Grey base unit doors, white wall unit doors all with concealed handle design.
- Grey re-constituted stone worktops with grooved drainer.
- White glass splashback to underside of wall units.
- LED strip underlighting to wall units.
- Stainless steel single bowl undermount sink with chrome lever tap.
- Washer/dryer (free standing within services cupboard).
- Integrated electric appliances to include:
 - Combination microwave oven
 - Two ring ceramic hob
 - Re-circulating cooker hood
 - Fridge with ice box
 - Slimline dishwasher

BATHROOM/SHOWER ROOM

- White bathroom suite featuring shower tray or steel bath as applicable, concealed cistern dual flush back to wall W.C.
- Chrome plated electric heated towel rail.
- Mirrored inset oak lined alcoves with integrated storage cupboards, reconstituted stone vanity top and LED feature downlighting.
- Large format 1200 x 600mm beige porcelain fully tiled walls.
- Large format 600 x 600mm mid grey porcelain floor tiling.
- Chrome plated single lever basin tap, thermostatic bath filler/shower mixer diverter with wall mounted chrome rail, hose and handset†.
- Clear glass bath screen or shower enclosure as applicable with silver frame.
- Thermostatically controlled and pressurised hot and cold water.

BEDROOMS

- Fully fitted carpets to enclosed bedrooms and bed/studies.
- Oak one strip engineered timber flooring to open plan bedroom areas.
- Built in wardrobe to master bedrooms and bedroom areas with satin white sliding doors and oak timber veneer interiors.
- Terrestrial & satellite TV, FM radio and telephone sockets.

† To selected apartments with bath.

SECURITY

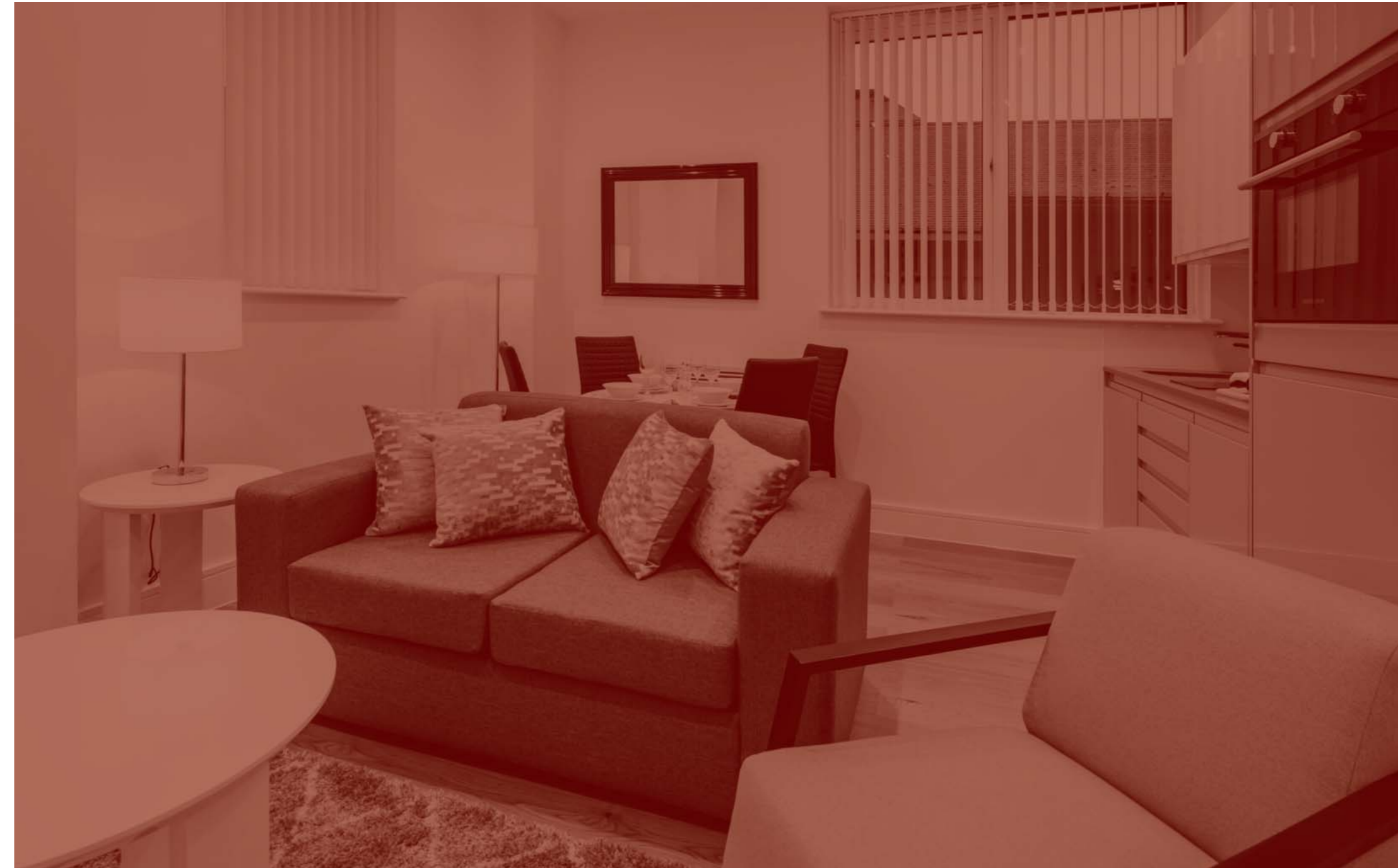
- Video entryphone system to each apartment.

SERVICES CUPBOARD

- Large format 600 x 600mm grey porcelain floor tiling.
- Free standing washer/dryer.
- Bulkhead light if applicable.

COMMUNAL AREAS

- Fully tiled communal entrance foyer.
- Carpeted lift lobbies, stairs and common corridors.
- Private residents' lift.
- Low energy wall lighting.
- Secure cycle store.



Galliard Homes' affiliated mortgage specialists

Visionary Finance specialise in mortgages for first time buyers, home movers, re-mortgages and buy to let investors. Being fully independent of any lender, Visionary Finance have a vast amount of knowledge and experience in the mortgage industry ensuring they provide the best deal tailored to suit every buyer's individual needs.

www.visionaryfinance.co.uk

+44(0) 207 100 4754



Galliard Homes' furniture solution specialists

New Concept Interiors can provide furniture packs for all apartment styles with free delivery and installation included in each package. The company specialise in cost - efficient hassle free furnishing for UK and overseas owner / occupiers and buy to let investors.

www.newconceptinteriors.com

+44(0) 208 502 3308



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.

www.liferesidential.co.uk

+44(0) 208 896 9990

CRANESHAW HOUSE
SPECIFICATION





London Central Sales & Marketing Suite, 10 Indecon Square, London E14 9EZ

020 7620 1500

sales@galliardhomes.com galliardhomes.com

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March 2018