



Citypark
Gardens

SOUTHALL
WEST LONDON

luxury apartments



Galliard
Homes

Citypark Gardens

Merrick Road, Southall
LONDON BOROUGH OF EALING



133 luxurious new apartments

3 fabulous multi-level roof gardens

2 stunning interior specifications

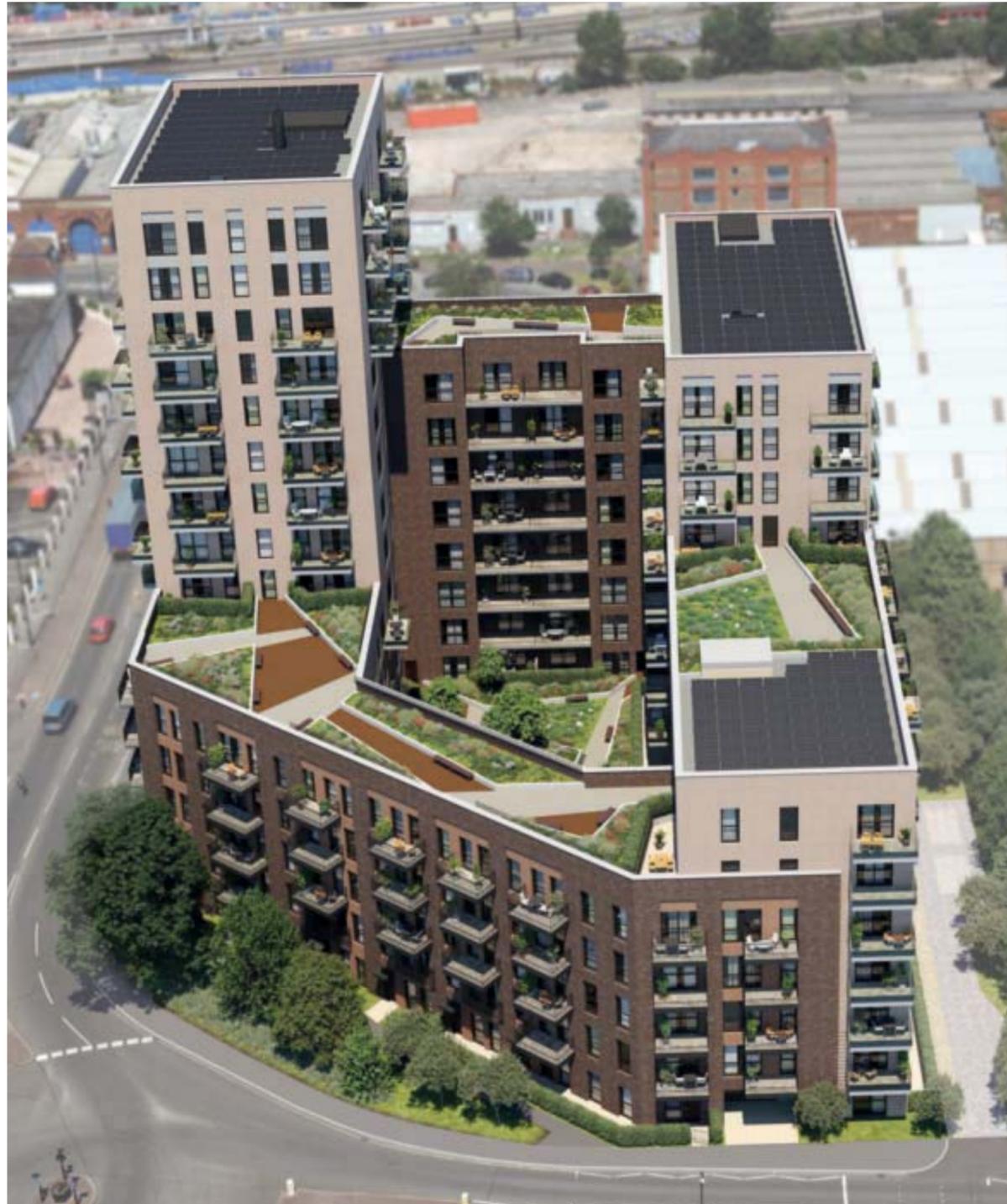
ONE OPPORTUNITY.

 Citypark
Gardens



The development lies within 7 minutes walk of forthcoming Crossrail services – with a 13 minute journey time into Zone 1 London Paddington.





The development forms part of a £7.7 million transformation of the area to include new retail, community and educational facilities.

Citypark Gardens is located within a potential Crossrail growth zone – offering long term benefits.

The scheme combines private podium level courtyard gardens with three upper level rooftop terrace gardens.

Improved and enhanced public realm and landscaping also dominate the innovative architecture.

Landmark regeneration

Citypark Gardens

The development will incorporate 133 private luxury apartments of which 22 will be specified with premium finishes.

The two specifications, Citypark and Cityloft will provide an exceptional choice of living space – rarely attainable in a new London development.

Citypark Gardens has been designed to showcase the regeneration and massive inward investment in infrastructure emanating across Southall.



Southall mainline station is undergoing a major transformation in readiness for Elizabeth line services.

The new Crossrail hub will be 7 minutes walk from Citypark Gardens.

When fully operational up to 10 trains an hour in each direction will serve Southall.

London Heathrow Airport (T2 & 3) will be 8 minutes direct.

A complimentary 6 minute shuttle will operate from terminals 2 & 3 to terminal 5.



Fast track connectivity

THE ELIZABETH LINE

London Paddington will be 13 minutes travel time.

Bond Street and the heart of London's West End will be 17 minutes from Southall.

Residents at Citypark Gardens will have a commute time of less than 25 minutes into Liverpool Street and the Capital's financial district.

Great Western Railway will continue to serve Southall operating between Paddington, Heathrow, Reading and Oxford.





M4 Motorway

Grand Union Canal

London Heathrow Airport



Southall's growing status as a dynamic commercial district, its close proximity to London Heathrow together with the impact of Crossrail, combine to generate a strong long term rental market – further endorsing the demand for high quality apartments in this strategic pocket of London.

Southall Crossrail Station

A magnet for the corporate rental sector seeking fast city commutes to and from high end homes.





Today, Southall is a buzzing colourful town with strong roots in South Asian culture; the principal street 'The Broadway' boasts a unique shopping experience with a plethora of jewellery, fashion, fabric and spice outlets and independent boutiques.

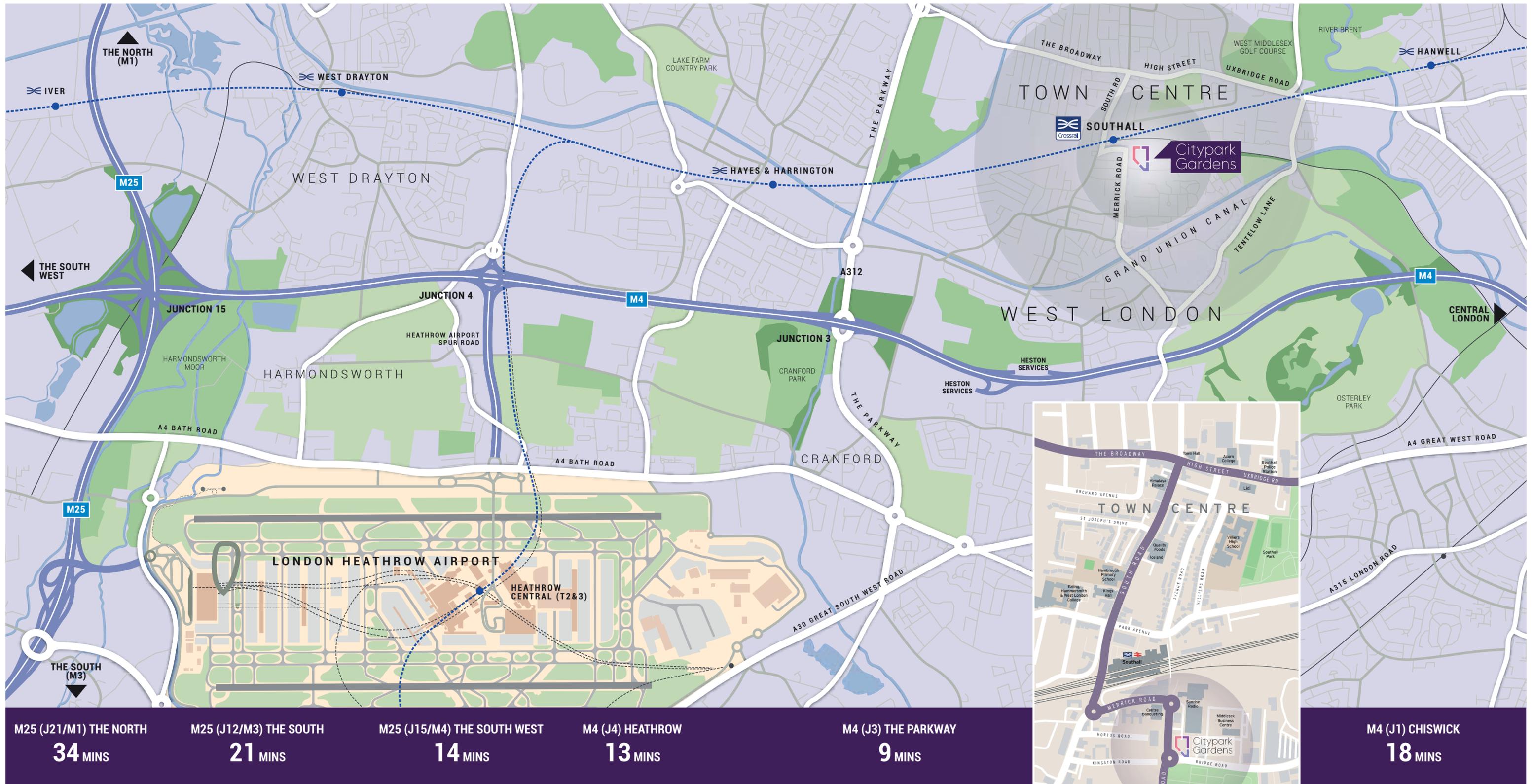
The district is also home to the largest Sikh Gurdwara outside India. Clubs, bars and restaurants abound, as do market stalls and larger retail brands. Southall has numerous highly rated schools including Greenford High School and Featherstone High School - rated 'outstanding' by Ofsted.



The locality – from a vibrant market town to canalside tranquility

Southall is located on the Grand Union Canal which meanders for 137 miles from London to the Midlands. Residents at Citypark Gardens will never be far from the towpath walks, parkland and green space that dominates the town's fringes. West Middlesex Golf Club is also within close proximity and is widely recognised as one of the finest golfing venues in West London.





Average journey times by car from Citypark Gardens

Travel by air

LONDON HEATHROW AIRPORT
8 MINUTES DIRECT VIA CROSSRAIL

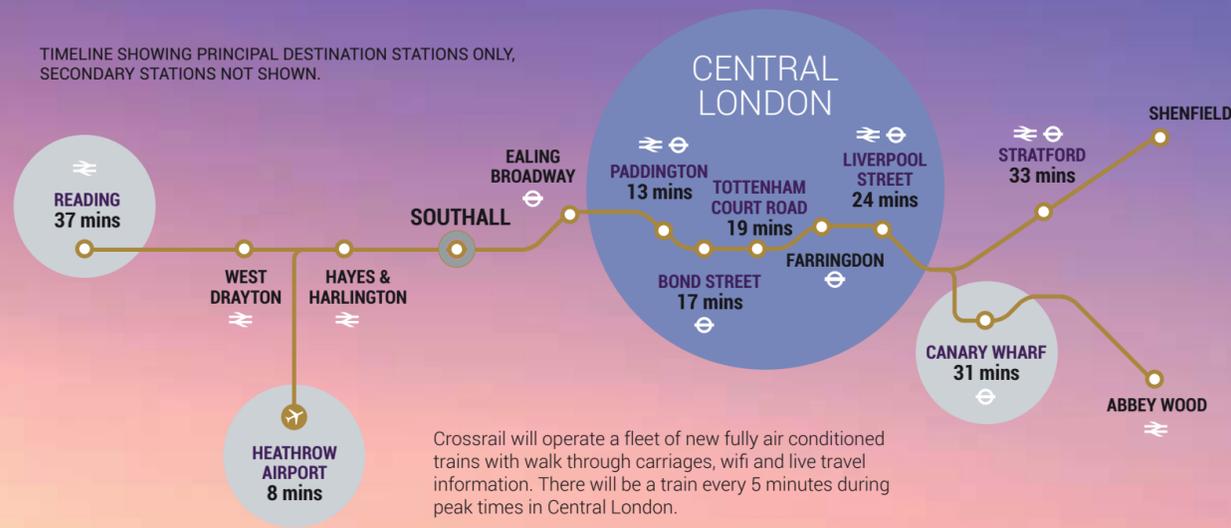


Being the world's busiest handler of international passengers, London Heathrow is used by over 90 airlines flying to some 170 destinations worldwide. Heathrow is also the largest single site employer both in London and the UK, with over 76,500 workers

creating a GVA of around £3.3 billion. Citypark Gardens is well placed to maximise on the vast rental catchment being just 8 minutes by forthcoming Crossrail from Heathrow terminals 2 & 3.

Heathrow Airport is one of six airports serving the London area – along with London Gatwick, Stansted, Luton, Southend and London City – a vital hub and international gateway for business travel with a phased expansion plan forecast to enable the handling of 6.5 million passengers a year by 2025.

TIMELINE SHOWING PRINCIPAL DESTINATION STATIONS ONLY, SECONDARY STATIONS NOT SHOWN.



Citypark. Going places

Travel by rail

LONDON PADDINGTON STATION
13 MINUTES DIRECT VIA CROSSRAIL

Southall station will need little introduction as a major transport link for residents at Citypark Gardens. The station is currently served by Great Western Railway operating between Paddington, Heathrow, Reading and Oxford. Forthcoming Crossrail will introduce four trains an hour linking Paddington and Heathrow - leading up to its full service of up to ten trains an hour when fully operational.



With a 13 minute hop to Paddington, residents will have immediate access to four tube lines which together link to the Capital's entire transport network including London City Airport. The Capital's financial districts, The City and Canary Wharf will both be direct routes from Southall in around 30 minutes via Crossrail.

Local, regional and international travel

MINUTES FROM YOUR APARTMENT





Down to business



Citypark to the heart of the City itself

YOU DON'T COMMUTE. YOU SIMPLY CONNECT

Liverpool Street is a major transport hub for the 300,000 people who commute to, and work in the city. This central interchange will be within 25 minutes direct on the Elizabeth Line – putting Citypark Gardens clearly into focus as an exclusive base for 'City to City' connectivity.

The Square Mile, the heart of London's financial quarter remains a premier district, alongside New York and Tokyo – with London being the world's greatest foreign exchange market fuelling 75% of the world's top 500 companies to have offices in the Capital.





The Capital of culture

Given such direct and rapid rail access into the heart of the Capital, residents at Citypark Gardens will have London's greatest experiences and dynamic cultural landmarks seemingly on their doorstep.

Knightsbridge, Soho, Mayfair, Westminster, Covent Garden, Theatreland ... so many names of such iconic status and all so easily accessible from Southall.

Royal parkland

London is one of the world's greenest cities with some 5,000 acres of green space, woodland and heath across its eight Royal Parks.

Hyde Park, one of the most accessible from Southall occupies 350 acres of parkland and provides a superb venue for many world-class events and concerts, while being a tranquil oasis for relaxation and recreation.



Academic excellence

The Capital is home to one of the highest concentrations of world famous universities, the majority of which are conveniently accessible by tube from Paddington.

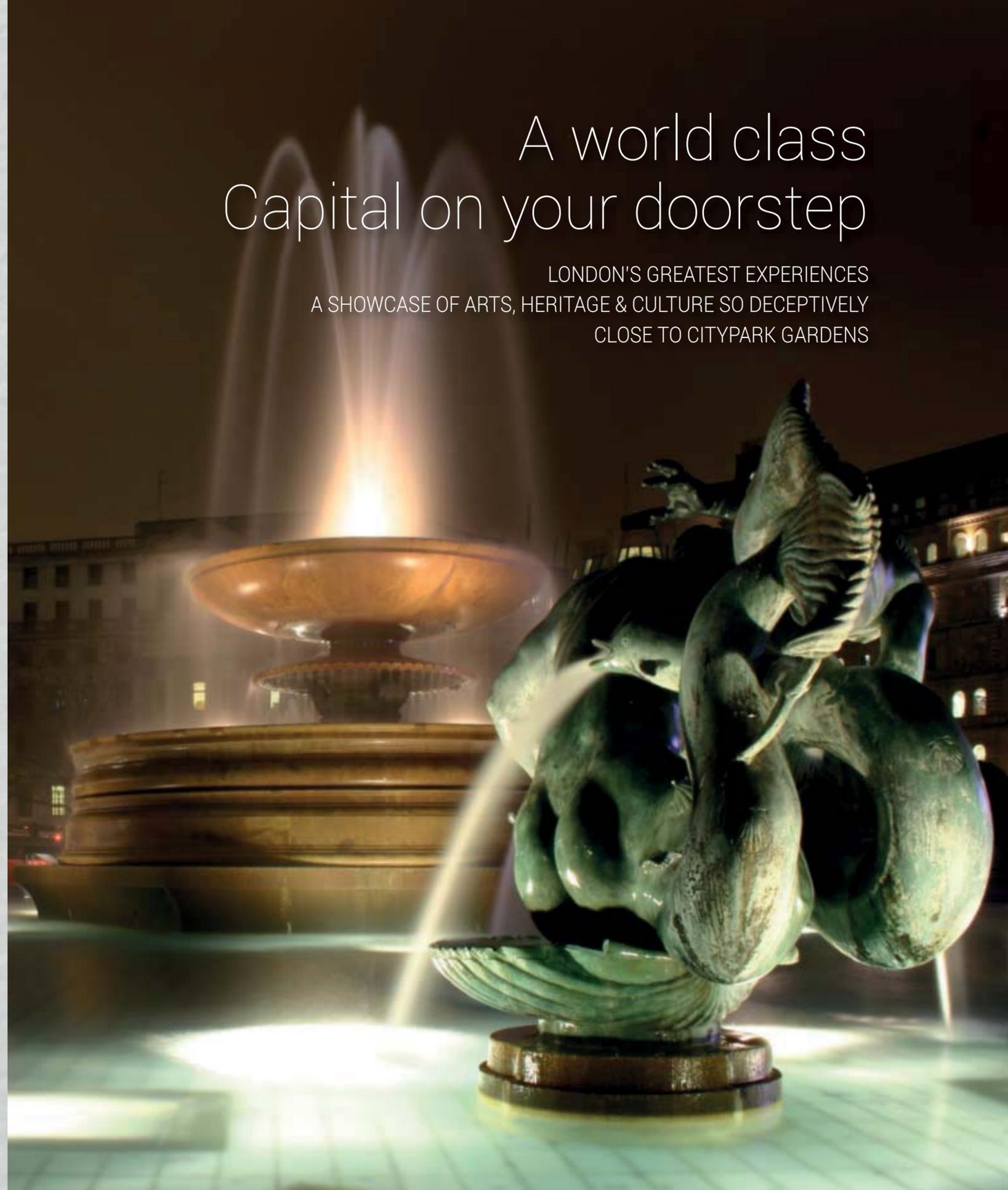
One of the nearest – The University of West London has campuses in Ealing and Reading – both with Crossrail connections from Southall. West London is ranked in the top 60 universities in the UK by the Times/Sunday Times & Guardian Good University Guide 2020.

West London Universities within a 10 mile radius include



A world class Capital on your doorstep

LONDON'S GREATEST EXPERIENCES
A SHOWCASE OF ARTS, HERITAGE & CULTURE SO DECEPTIVELY
CLOSE TO CITYPARK GARDENS





Citypark
Gardens

111 CITYPARK APARTMENTS

22 CITYLOFT APARTMENTS

Luxury London Living



Residents' private podium level courtyard garden and communal space.

Dramatic space

Each apartment building will have its own private landscaped roof garden.

The three dramatic rooftop spaces will also link the buildings at levels 5, 7 & 9.

Together, the four tiered level garden spaces will provide a quiet green oasis for residents amid urban setting.



A new landscape for luxury living

Citypark LIVING

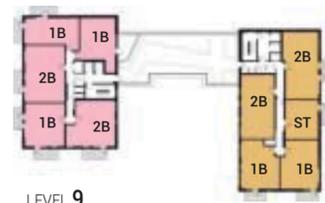
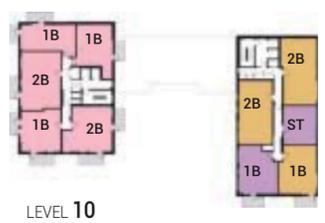
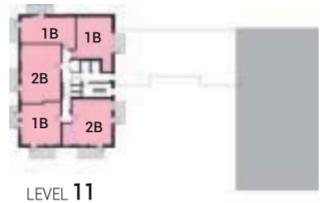
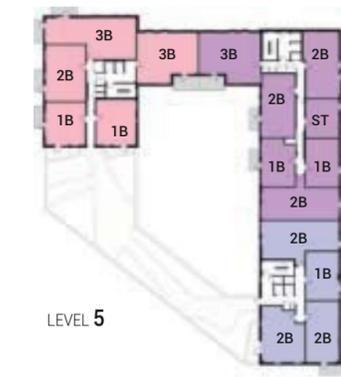
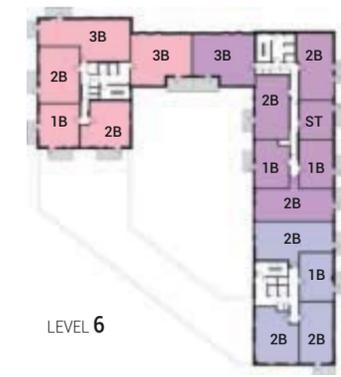
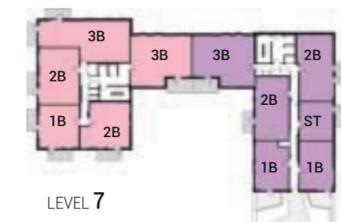
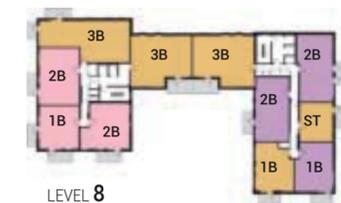
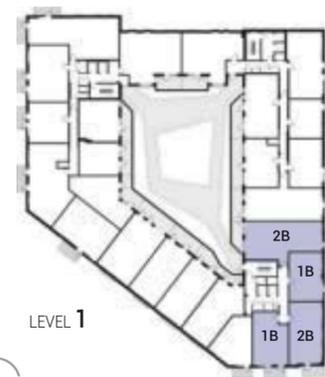
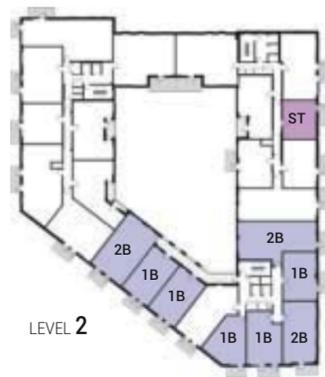
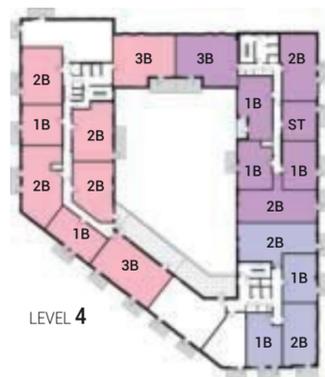
111 apartments across three buildings will be finished and equipped to this highly contemporary specification which will include Amtico walnut flooring, quality carpet to bedrooms and two tone designer kitchens with integrated Smeg appliances.

See pages 26-51

Cityloft LIVING

22 apartments have been selected to offer an alternative interior design palette that features matt black fittings, a bespoke antique bronze entertainment unit and fabulous Smeg integrated kitchen with boiling water tap.

See pages 52-67



- CITYPARK BLOCK A
- CITYPARK BLOCK B
- CITYPARK BLOCK C
- CITYLOFT BLOCKS A&C



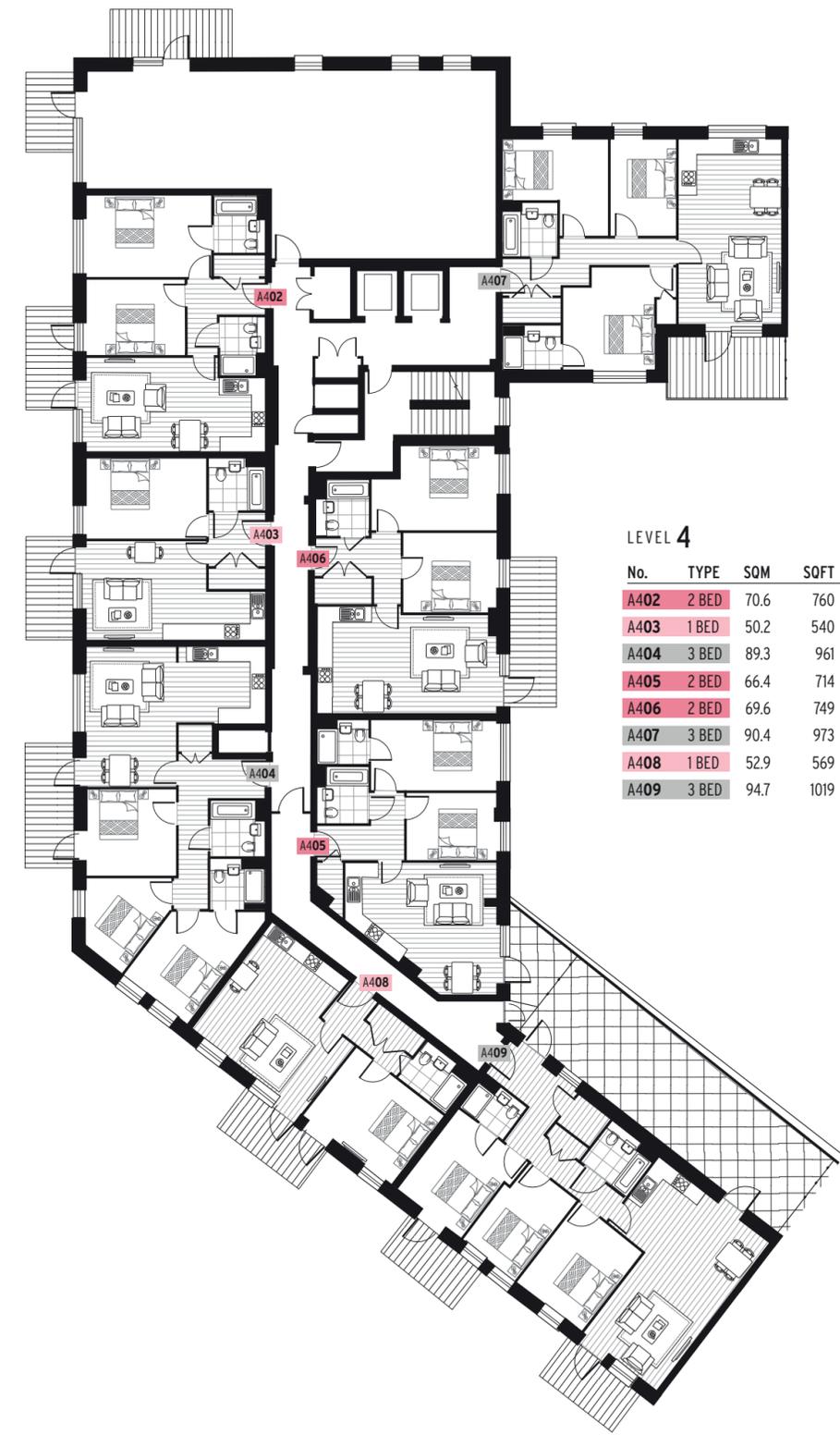
Citypark
LIVING

LEVEL 13 NOT SHOWN
SEE PAGE 59



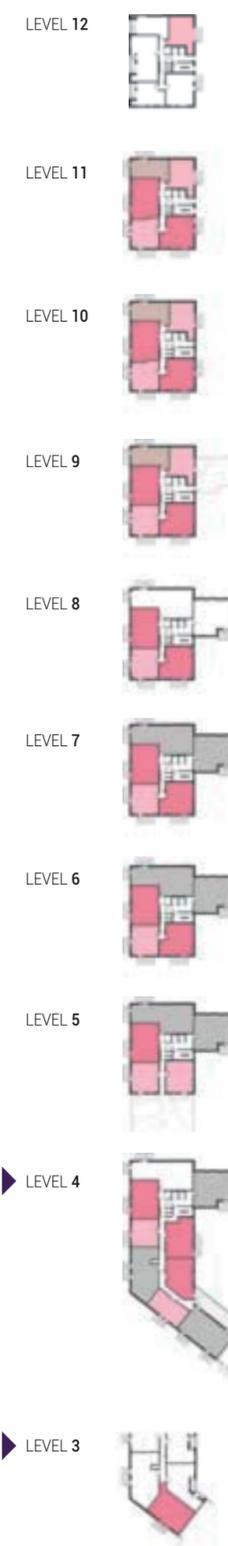
LEVEL 3

No.	TYPE	SQM	SOFT
A308	2 BED	74.1	797

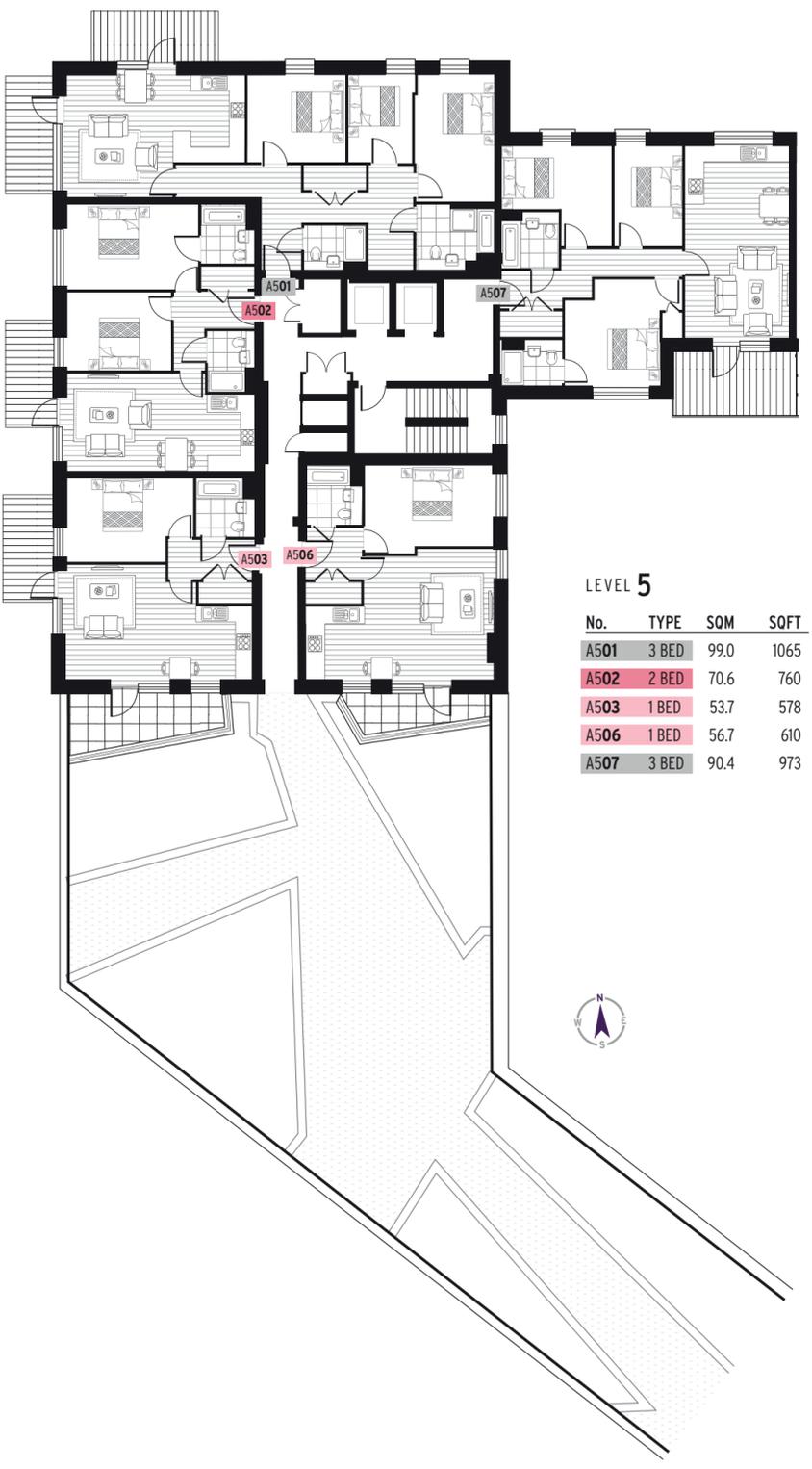
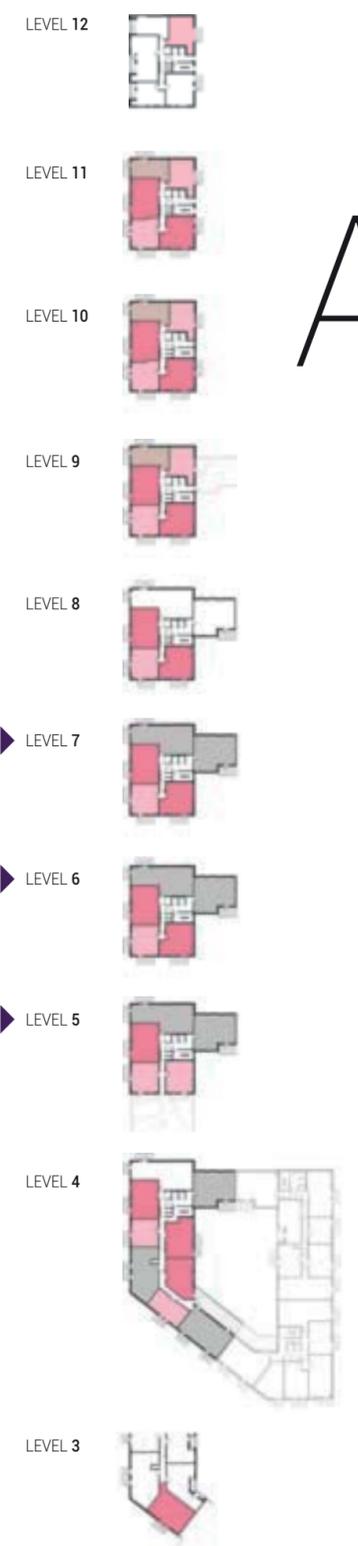


LEVEL 4

No.	TYPE	SQM	SOFT
A402	2 BED	70.6	760
A403	1 BED	50.2	540
A404	3 BED	89.3	961
A405	2 BED	66.4	714
A406	2 BED	69.6	749
A407	3 BED	90.4	973
A408	1 BED	52.9	569
A409	3 BED	94.7	1019



LEVEL 13 NOT SHOWN
SEE PAGE 59



LEVEL 5

No.	TYPE	SQM	SQFT
A501	3 BED	99.0	1065
A502	2 BED	70.6	760
A503	1 BED	53.7	578
A506	1 BED	56.7	610
A507	3 BED	90.4	973



LEVEL 7

No.	TYPE	SQM	SQFT
A701	3 BED	99.0	1065
A702	2 BED	70.6	760
A703	1 BED	53.7	578
A706	2 BED	63.5	683
A707	3 BED	90.4	973



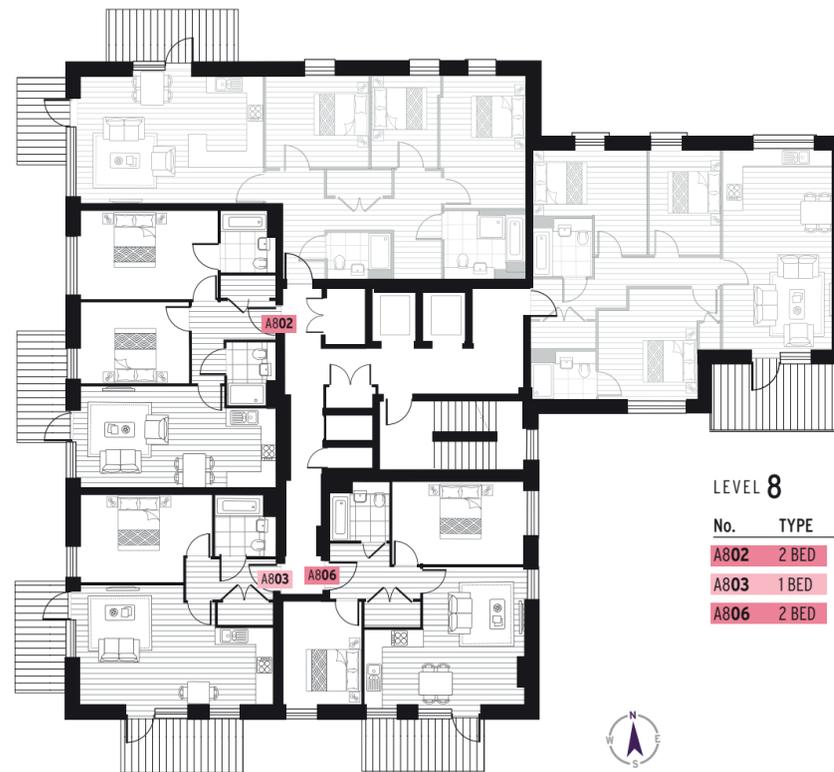
LEVEL 6

No.	TYPE	SQM	SQFT
A601	3 BED	99.0	1065
A602	2 BED	70.6	760
A603	1 BED	53.7	578
A606	2 BED	63.5	683
A607	3 BED	90.4	973



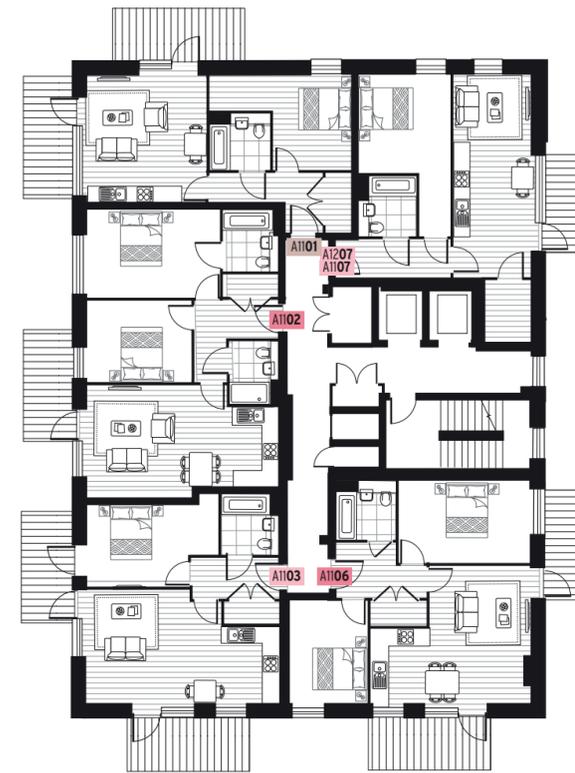
LEVEL 9

No.	TYPE	SQM	SQFT
A901	STUDIO	47.3	509
A902	2 BED	70.6	760
A903	1 BED	53.7	578
A906	2 BED	63.5	683
A907	1 BED	51.1	550



LEVEL 8

No.	TYPE	SQM	SQFT
A802	2 BED	70.6	760
A803	1 BED	53.7	578
A806	2 BED	63.5	683



LEVEL 12

No.	TYPE	SQM	SQFT
A1207	1 BED	51.1	550

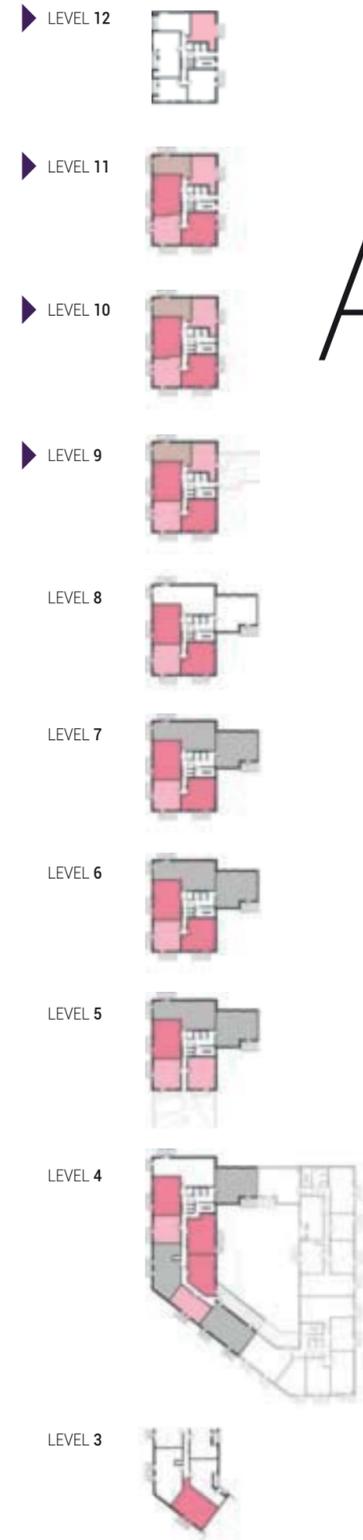
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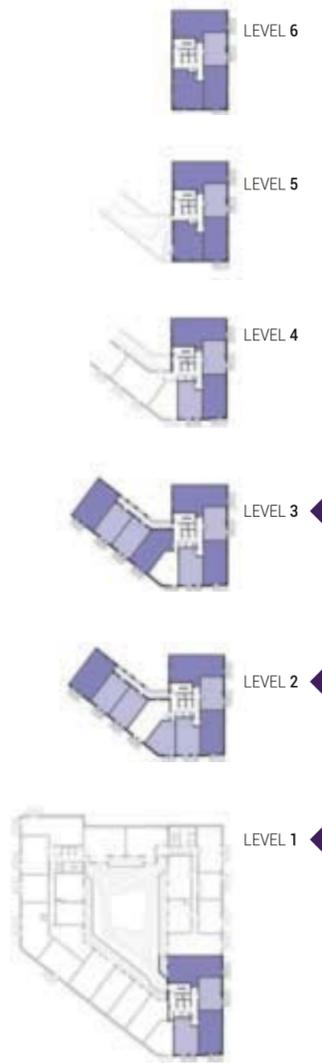
No.	TYPE	SQM	SQFT
A1101	STUDIO	47.3	509
A1102	2 BED	72.0	775
A1103	1 BED	52.1	561
A1106	2 BED	63.5	683
A1107	1 BED	51.1	550



LEVEL 10

No.	TYPE	SQM	SQFT
A1001	STUDIO	47.3	509
A1002	2 BED	72.0	775
A1003	1 BED	52.1	561
A1006	2 BED	63.5	683
A1007	1 BED	51.1	550

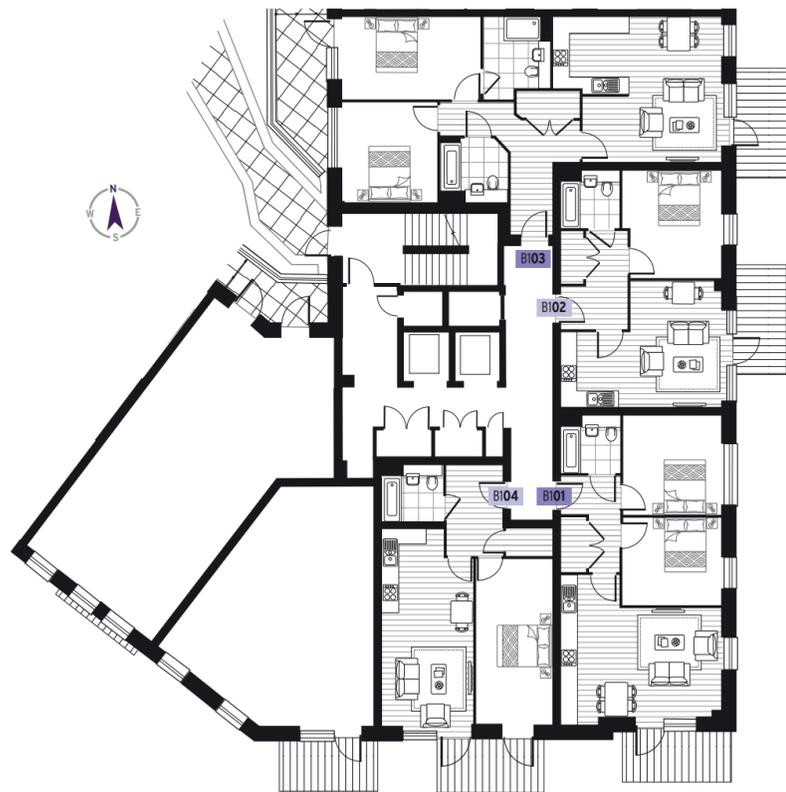




Citypark
LIVING

LEVEL 1

No.	TYPE	SQM	SOFT
B101	2 BED	64.7	696
B102	1 BED	50.8	547
B103	2 BED	86.1	927
B104	1 BED	55.2	594



LEVEL 3

No.	TYPE	SQM	SOFT
B301	2 BED	64.7	696
B302	1 BED	50.8	547
B303	2 BED	86.1	927
B304	1 BED	55.2	594
B306	2 BED	68.0	732
B307	1 BED	53.7	578
B308	1 BED	53.7	578
B309	2 BED	77.9	838



LEVEL 2

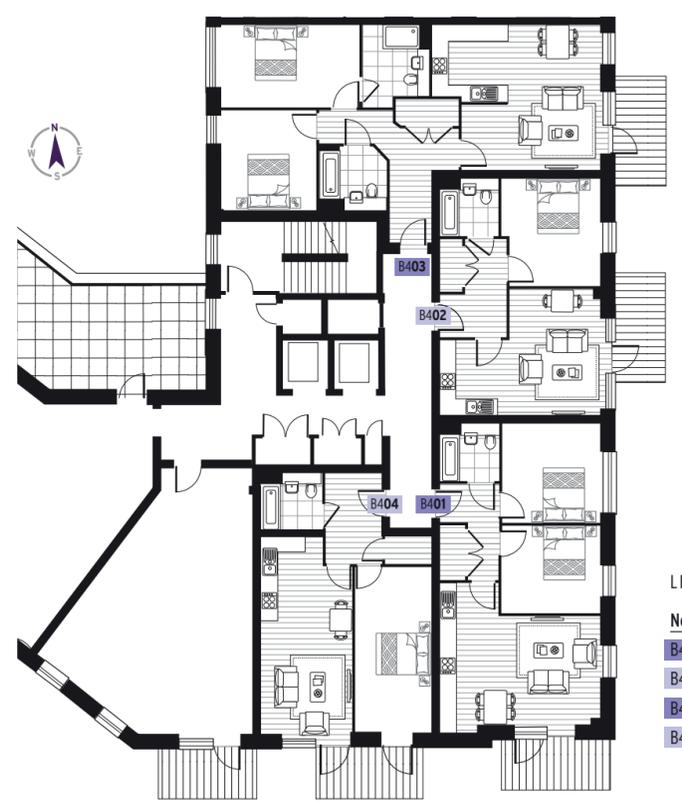
No.	TYPE	SQM	SOFT
B201	2 BED	64.7	696
B202	1 BED	50.8	547
B203	2 BED	86.1	927
B204	1 BED	55.2	594
B205	1 BED	50.3	541
B207	1 BED	53.7	578
B208	1 BED	53.7	578
B209	2 BED	77.9	838

B



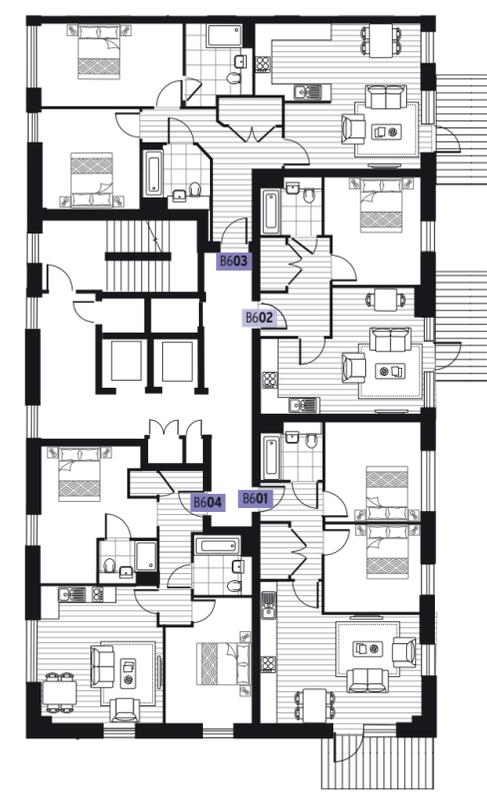
LEVEL 5

No.	TYPE	SQM	SQFT
B501	2 BED	64.7	696
B502	1 BED	50.8	547
B503	2 BED	86.1	927
B504	2 BED	69.1	744



LEVEL 4

No.	TYPE	SQM	SQFT
B401	2 BED	64.7	696
B402	1 BED	50.8	547
B403	2 BED	86.1	927
B404	1 BED	55.2	594

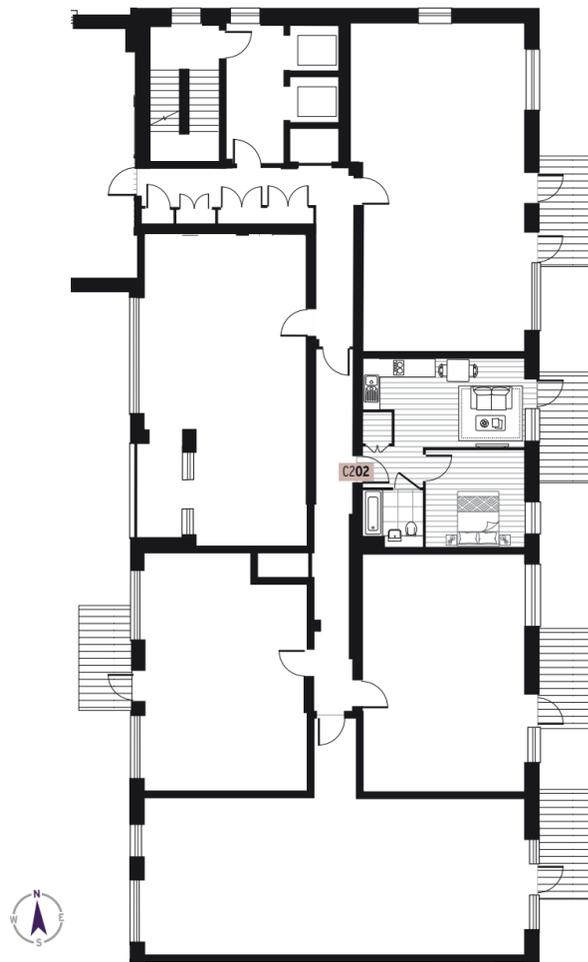


LEVEL 6

No.	TYPE	SQM	SQFT
B601	2 BED	64.7	696
B602	1 BED	50.8	547
B603	2 BED	86.1	927
B604	2 BED	69.1	744

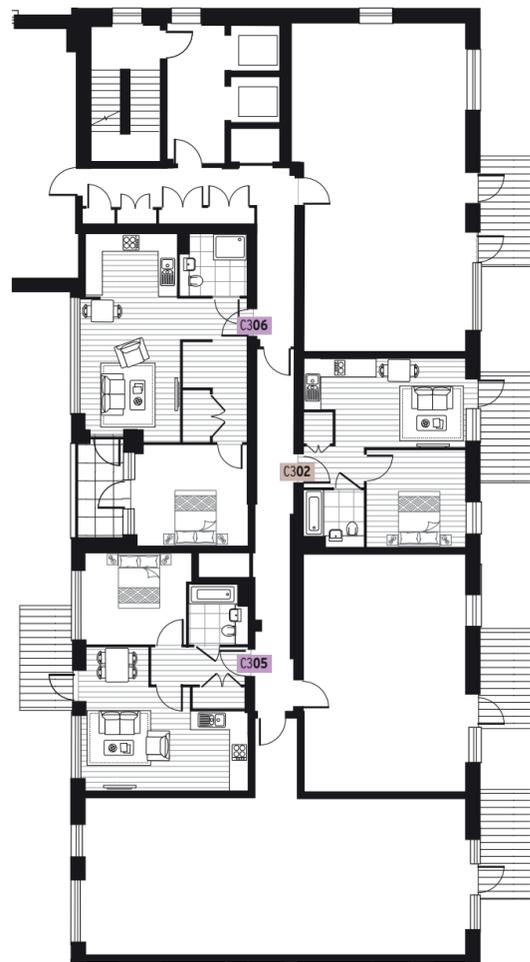
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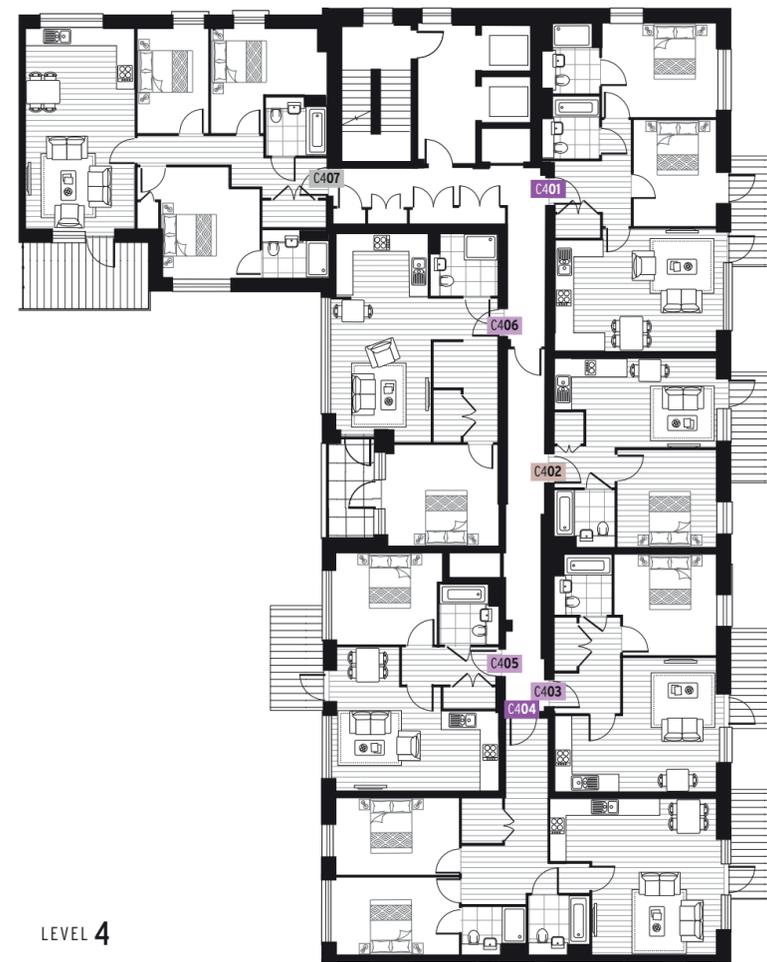
LEVEL 2

No.	TYPE	SQM	SQFT
C202	STUDIO	40.1	431



LEVEL 3

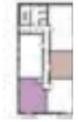
No.	TYPE	SQM	SQFT
C302	STUDIO	40.1	431
C305	1 BED	48.4	521
C306	1 BED	59.2	637



LEVEL 4

No.	TYPE	SQM	SQFT
C401	2 BED	72.4	779
C402	STUDIO	40.1	431
C403	1 BED	50.7	546
C404	2 BED	82.1	884
C405	1 BED	48.4	521
C406	1 BED	59.2	637
C407	3 BED	90.4	973

LEVEL 10

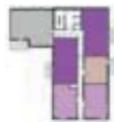


LEVEL 9 NOT SHOWN
SEE PAGE 56

LEVEL 8



LEVEL 7



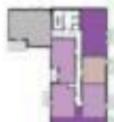
LEVEL 6



LEVEL 5



▶ LEVEL 4



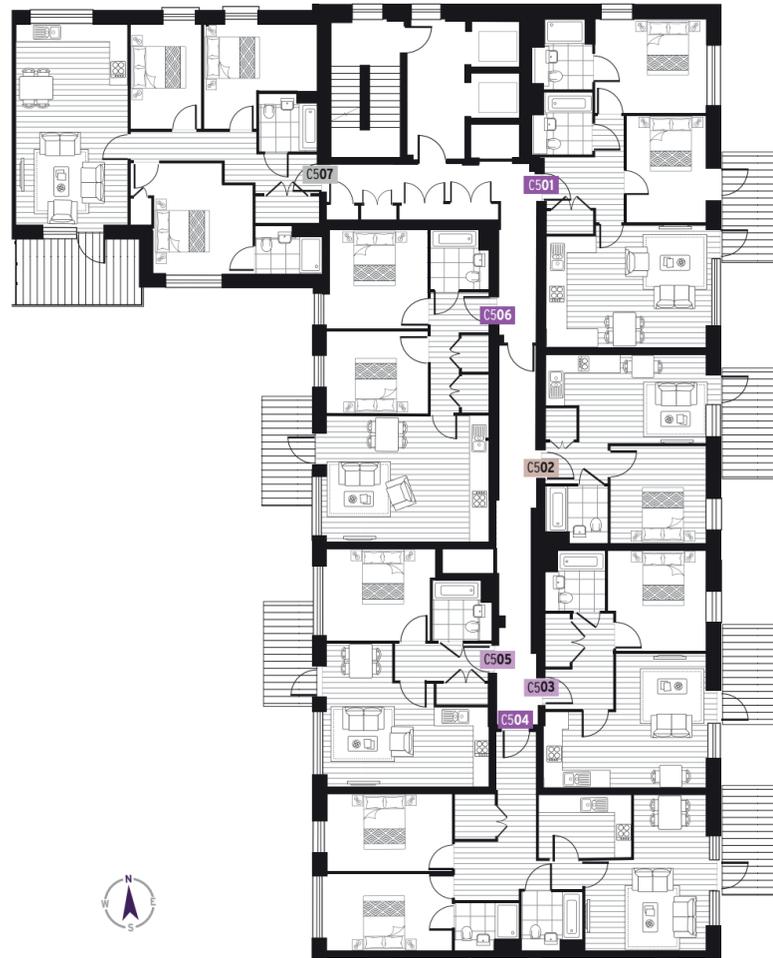
▶ LEVEL 3



▶ LEVEL 2

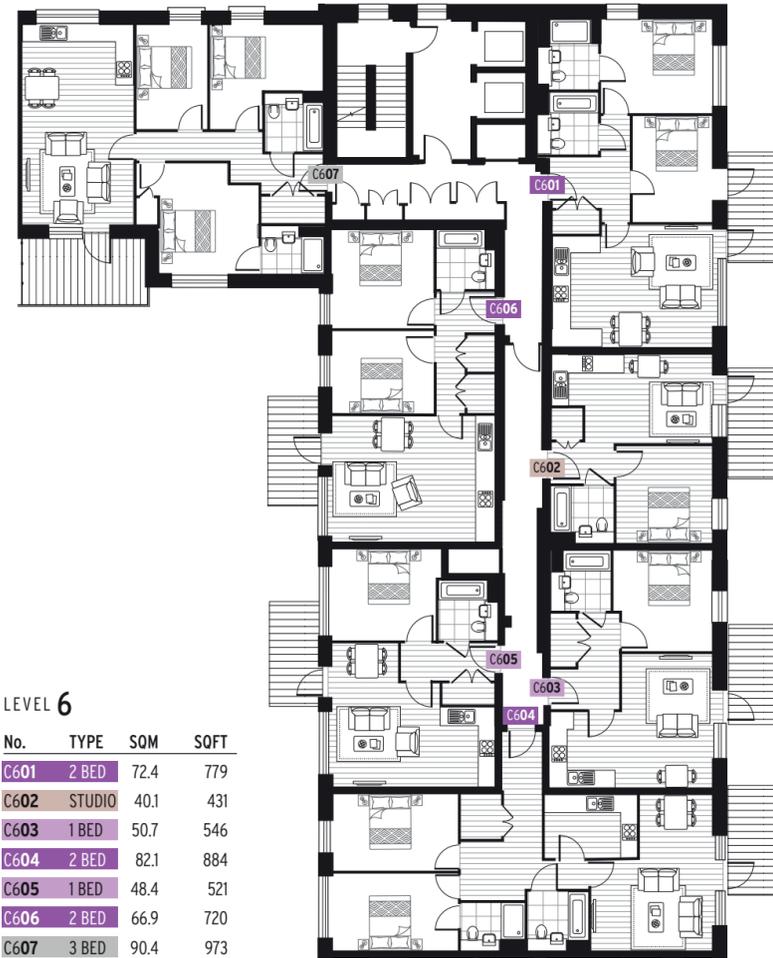


C



LEVEL 5

No.	TYPE	SQM	SOFT
C501	2 BED	72.4	779
C502	STUDIO	40.1	431
C503	1 BED	50.7	546
C504	2 BED	82.1	884
C505	1 BED	48.4	521
C506	2 BED	66.9	720
C507	3 BED	90.4	973

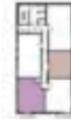


LEVEL 6

No.	TYPE	SQM	SOFT
C601	2 BED	72.4	779
C602	STUDIO	40.1	431
C603	1 BED	50.7	546
C604	2 BED	82.1	884
C605	1 BED	48.4	521
C606	2 BED	66.9	720
C607	3 BED	90.4	973



▶ LEVEL 10



LEVEL 9 NOT SHOWN
SEE PAGE 56

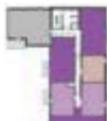
▶ LEVEL 8



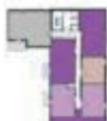
▶ LEVEL 7



LEVEL 6



LEVEL 5



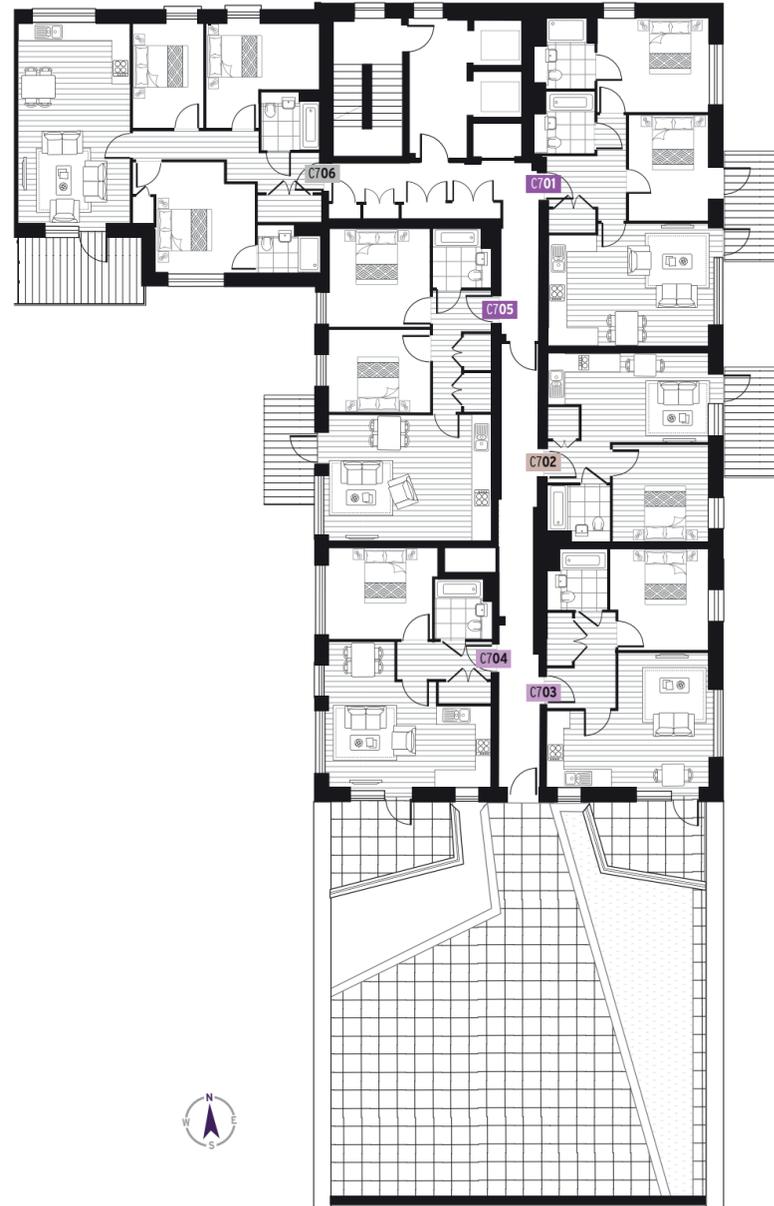
LEVEL 4



LEVEL 3

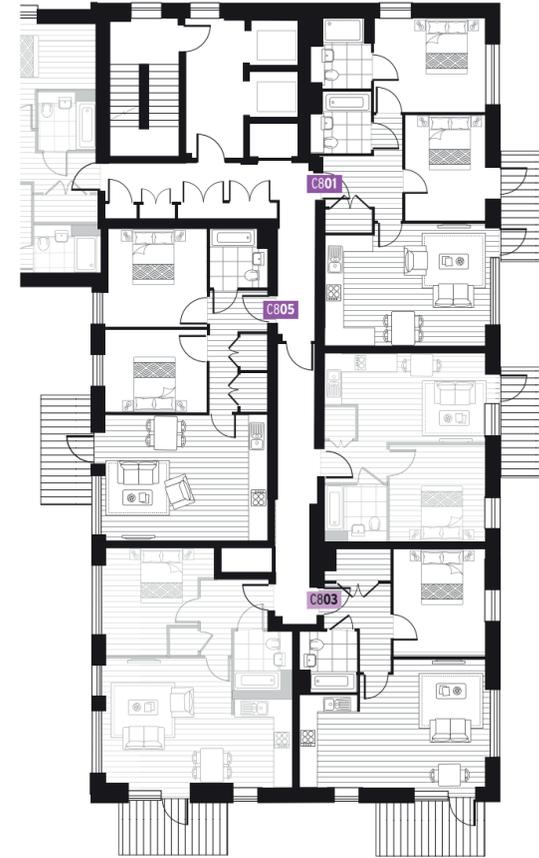


LEVEL 2



LEVEL 7

No.	TYPE	SQM	SQFT
C701	2 BED	72.4	779
C702	STUDIO	40.1	431
C703	1 BED	50.7	546
C704	1 BED	48.2	519
C705	2 BED	66.9	720
C706	3 BED	90.4	973



LEVEL 8

No.	TYPE	SQM	SQFT
C801	2 BED	72.4	779
C803	1 BED	55.8	600
C805	2 BED	66.9	720



LEVEL 10

No.	TYPE	SQM	SQFT
C1002	STUDIO	40.1	431
C1004	1 BED	53.5	576

C



Apartment C1004: Actual view looking south



Show apartment with Citypark specifications and finishes



Citypark
LIVING

The Citypark kitchen specification exudes quality with its sleek two tone matt finish base and wall units, smoke grey recon stone worktops and Smeg electric appliances.





Citypark
LIVING

Refined style & space



Citypark bedrooms will be specified with light grey carpet on underlay, walnut veneered floor to ceiling wardrobe and soft tone grey wall finish.

Ensuite and family bathrooms will be luxuriously appointed with large format floor and wall tiling, feature walnut framed mirrored recess and stone vanity top.



Specification for Citypark apartments

GENERAL SPECIFICATIONS

- Matte light grey painted walls and brilliant white finish smooth ceilings.
- Satin white finish door linings, architraves and skirtings.
- Walnut veneered internal doors.
- Brushed stainless steel door furniture including lever door handles with square shaft and rose.
- Brushed metal switch and socket plates, selected with USB sockets.
- Audio/visual security entry phone system.
- Recessed LED downlighting with white bezels.
- Thermostatically controlled central heating via flat panelled radiators.
- Pressurised hot and cold water supplies.
- Double glazing throughout.
- Majority with balcony, terrace or winter garden.

KITCHEN AREA

- Amtico Walnut flooring.
- Two tone designer kitchen units with dark grey base level finish, white matt finish to wall units, all with soft close doors and concealed handles.
- Smoke grey recon stone worktop with splashback.
- Smeg stainless steel fully integrated electric appliances to include:-
 - Single low level oven
 - 4 ring or 2 ring ceramic hob
 - Cooker hood
 - Washer/dryer (freestanding if within utility cupboard)
 - Dishwasher
 - Fridge/freezer
 - Microwave
- Stainless steel under-mounted sink with monobloc mixer tap and grooved worktop drainer.
- Low energy wall unit under lighting.
- Centralised appliance isolator switch panel.
- Some apartments have compact kitchens fitted with in-column compact fridge and combination oven/microwave.

LIVING/DINING ROOM

- Amtico Walnut flooring.
- TV socket set to living room (Sky+) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.
- Brushed metal telephone and data sockets to living/dining area.

BATH & SHOWER ROOMS

- Large format mid brown porcelain tiled floor and large format beige porcelain fully tiled walls.
- Walnut framed recess with mirrored cabinet, mirror and feature downlight.
- Shaver socket.
- White bathroom suite featuring shower tray or steel bath as appropriate, floor mounted WC, concealed dual flush cistern and semi-recessed basin.
- Chrome monobloc mixer tap, bottle trap, cistern push plate, thermostatic bath filler/shower mixer diverter.
- White coloured glass bath panel.
- Concealed plumbing fixed chrome shower head over bath and in shower enclosure with low level hose and handset.
- Chrome plated thermostatic electric heated towel rail.
- Clear glass frameless bath screen/shower enclosure.

BEDROOM

- Light grey carpet with underlay.
- Walnut veneered floor to ceiling fitted wardrobe with interior shelf, hanging rail & drawers.
- TV socket set to all bedrooms (Sky) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.
- Brushed metal telephone and data extension sockets to all bedrooms.

APARTMENT HALLWAY AND LANDING

- Amtico Walnut flooring.
- Audio/visual entryphone system connected to communal entrance door.

COMMUNAL AREAS

- Daytime concierge & services.
- Three private landscaped rooftop gardens.
- Private podium level courtyard garden and communal space.
- Low energy wall light fittings.
- Lifts to all apartment levels.
- Secure undercroft parking (limited and at additional cost).
- Three independent entrance foyers serving each core with stair and lift access.



Cityloft
LIVING



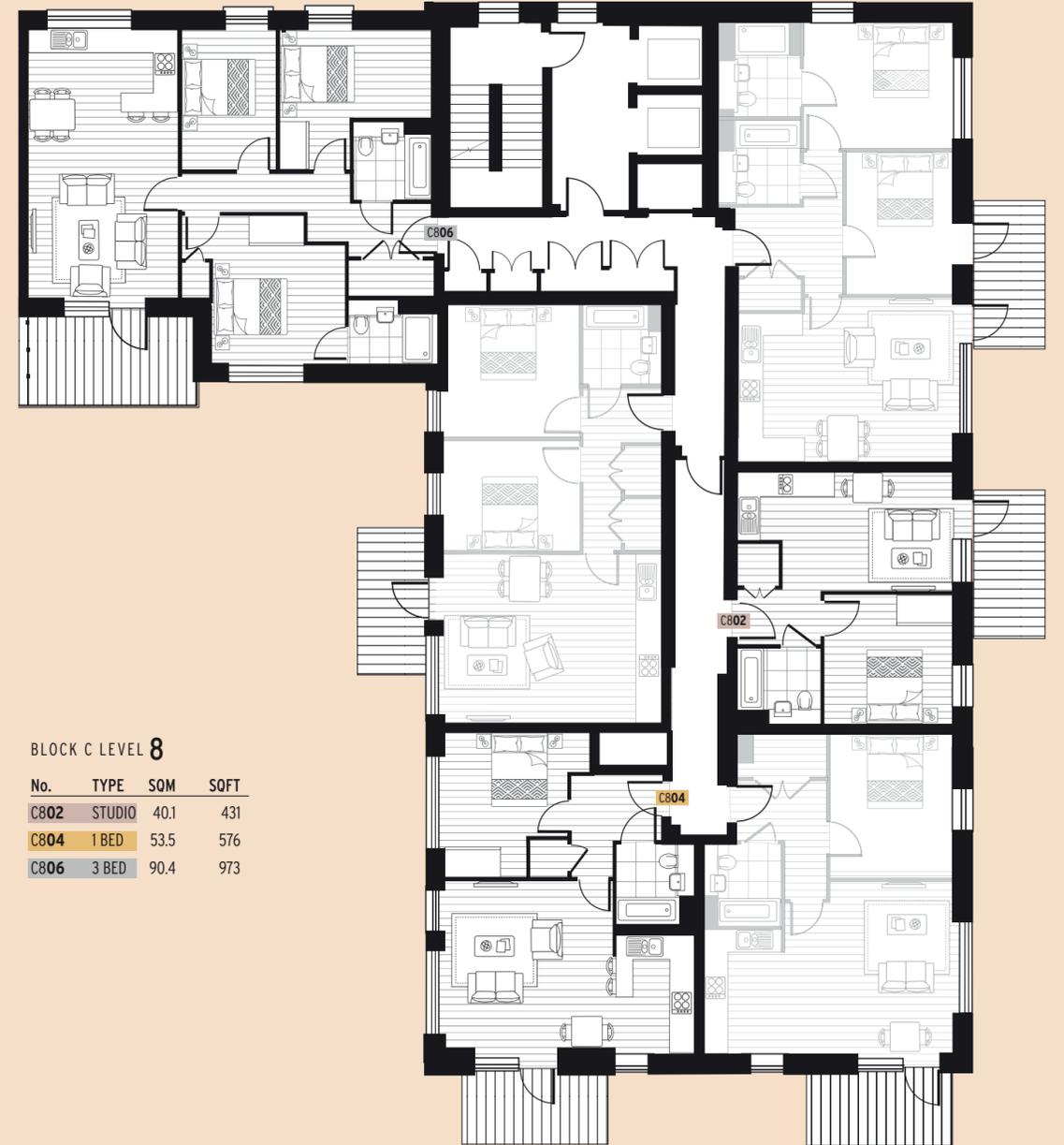
BLOCK A LEVEL 8

No.	TYPE	SQM	SQFT
A801	3 BED	99.0	1065
A807	3 BED	90.4	973



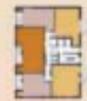
LEVEL 8

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BLOCK C LEVEL 8

No.	TYPE	SQM	SQFT
C802	STUDIO	40.1	431
C804	1 BED	53.5	576
C806	3 BED	90.4	973

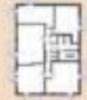


LEVEL 13



LEVEL 12

LEVEL 11 NOT SHOWN



LEVEL 10

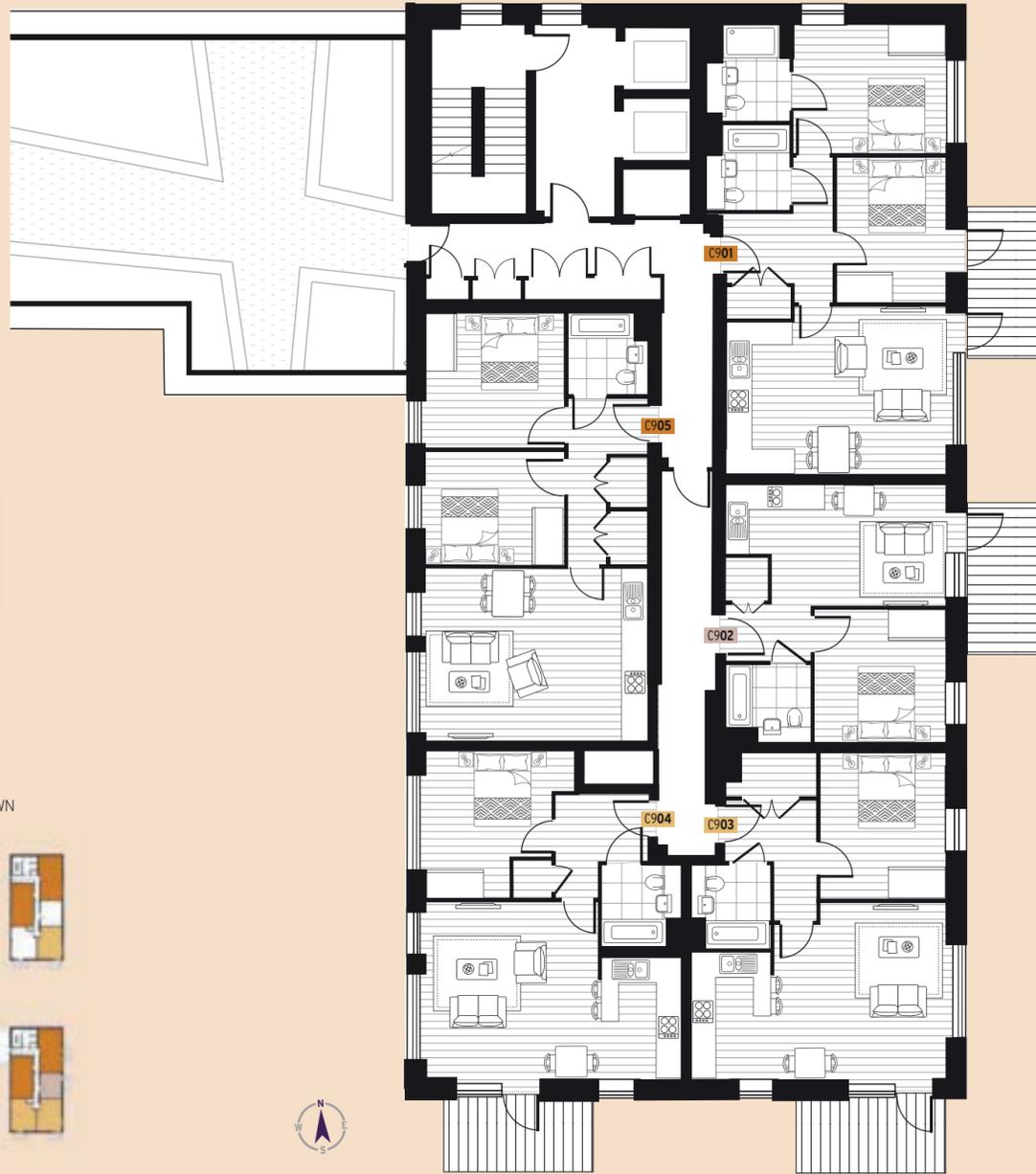


LEVEL 9



LEVEL 8

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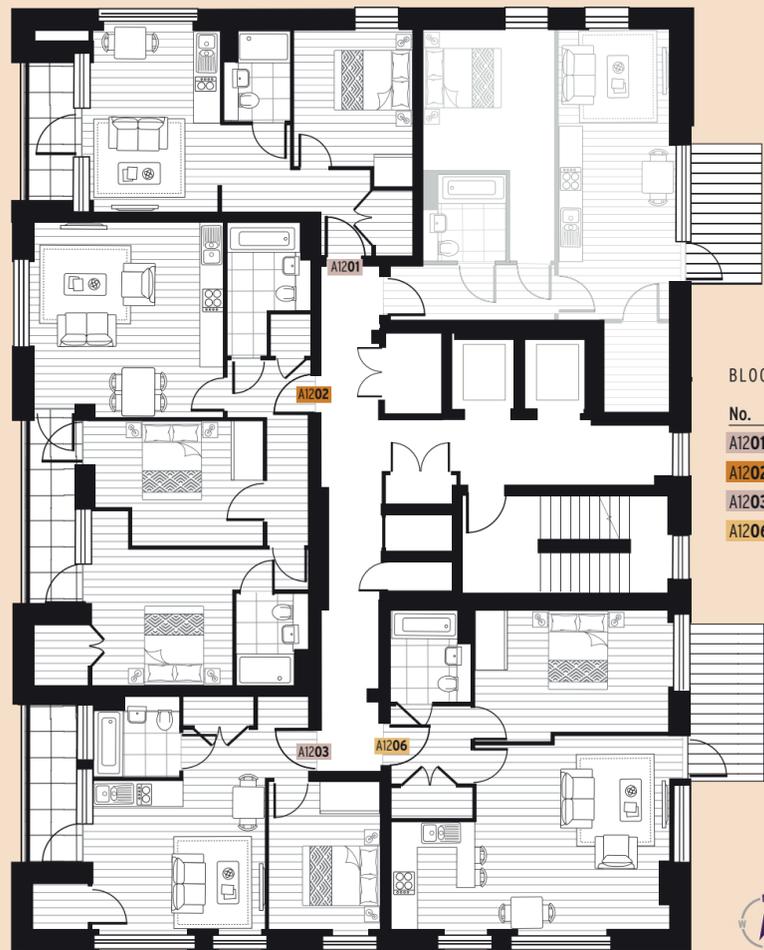
BLOCK C LEVEL 9

No.	TYPE	SQM	SQFT
C901	2 BED	72.4	779
C902	STUDIO	40.1	431
C903	1 BED	55.8	600
C904	1 BED	53.5	576
C905	2 BED	66.9	720



BLOCK C LEVEL 10

No.	TYPE	SQM	SQFT
C1001	2 BED	72.4	779
C1003	1 BED	55.8	600
C1005	2 BED	66.9	720

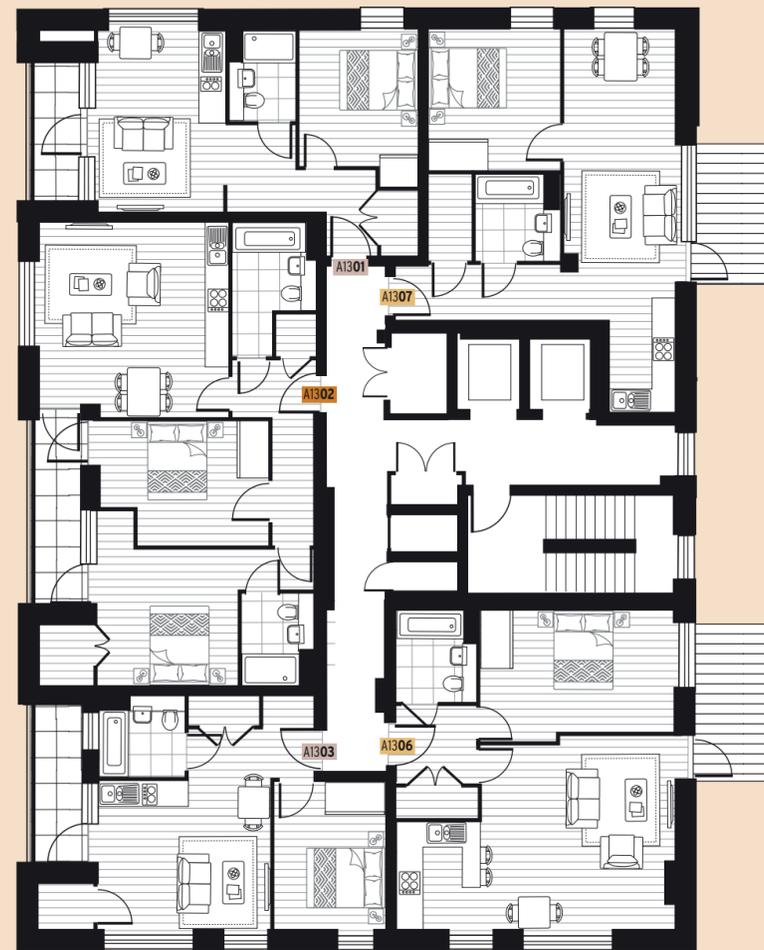


BLOCK A LEVEL 12

No.	TYPE	SQM	SQFT
A1201	STUDIO	39.8	428
A1202	2 BED	74.1	797
A1203	STUDIO	41.4	446
A1206	1 BED	56.7	610

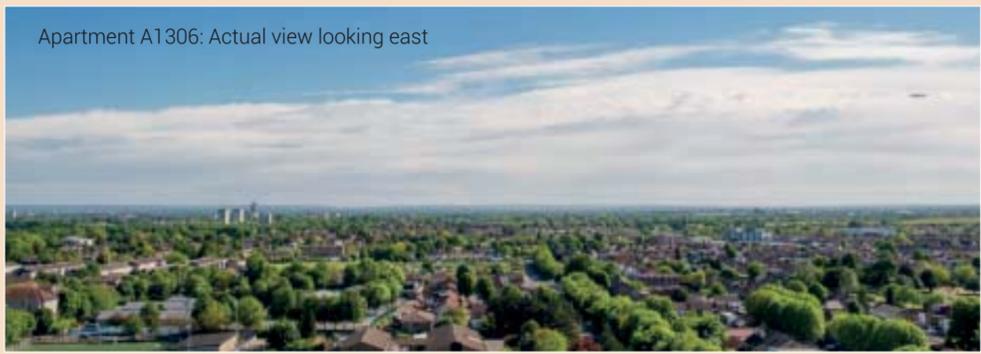


Apartment A1201: Actual view looking south west



BLOCK A LEVEL 13

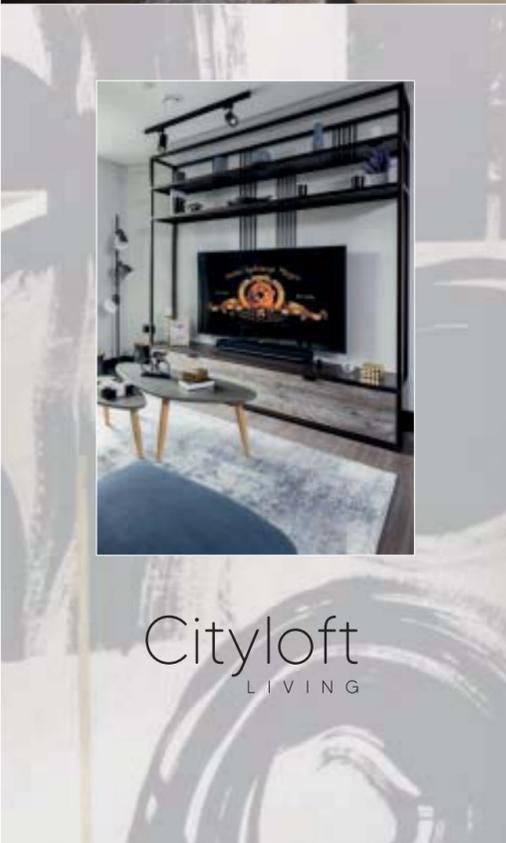
No.	TYPE	SQM	SQFT
A1301	STUDIO	39.8	428
A1302	2 BED	74.1	797
A1303	STUDIO	41.4	446
A1306	1 BED	56.7	610
A1307	1 BED	51.1	550



Apartment A1306: Actual view looking east



Show apartment with Cityloft specifications and finishes
Image shows computer generated furniture



The Cityloft collection has been specified to reflect up-scale urban style utilising matt black fittings amid a fusion of dusky walnut tones, white feature brick tiling and antique bronze detailing.

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Cityloft bedrooms follow the interior design palette with matt black ceiling lighting, door furniture, skirting and socket plates. Highly contrasting, highly sophisticated yet beautifully understated space.



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Specification for Cityloft apartments

GENERAL SPECIFICATIONS

- Pebble grey painted walls and brilliant white finish smooth ceilings.
- Pebble grey finish door linings and architraves, matt black skirtings.
- Moulded ladder 4 panel white satinwood finish internal doors.
- Walnut veneered entrance door.
- Matt black door furniture throughout.
- Matt black switch and socket plates, selected with USB sockets.
- Audio/visual security entry phone system.
- Thermostatically controlled central heating via flat panelled radiators.
- Pressurised hot and cold water supplies.
- Double glazing throughout.
- Majority with balcony, terrace or winter garden.

KITCHEN AREA

- Dusky walnut one strip Amtico flooring.
- Two tone designer kitchen units with slate grey base level finish, pine laminate finish to wall units, all with soft close doors and concealed gun metal grey handles.
- White recon stone worktop with grooved drainer.
- White brick tile splashback from worktop to underside of wall units.
- Smeg stainless steel fully integrated electric appliances to include:-
 - Single low level oven
 - 4 ring or 2 ring ceramic hob
 - Cooker hood
 - Washer/dryer (freestanding if within utility cupboard)
 - Dishwasher
 - Fridge/freezer
 - Microwave
- Stainless steel under-mounted sink with '3-in-1' hot, cold and boiling water tap.
- LED wall unit under lighting.
- Centralised appliance isolator switch panel.
- Ceiling mounted matt black track lighting.
- Some apartments have compact kitchens fitted with in-column compact fridge and combination oven/microwave.

LIVING/DINING ROOM

- Dusky walnut Amtico flooring.
- TV socket set to living room (Sky+) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.

- Matt black telephone and data sockets to living/dining area.
- Ceiling mounted matt black track lighting.
- Bespoke fitted TV entertainment unit with antique bronze frame.

BATH & SHOWER ROOMS

- Large format dark grey porcelain tiled floor and fully tiled walls.
- Bespoke recessed vanity unit in dark oak veneer with mirrored, glass shelved cabinet, integrated shaver socket and recessed downlight.
- White recon stone vanity top.
- White bathroom suite featuring shower tray or steel bath as appropriate, floor mounted WC, concealed dual flush cistern and semi-recessed basin.
- Matt black mixer tap, bottle trap, cistern push plate, thermostatic bath filler/shower mixer diverter.
- Dark grey porcelain tiled bath panel.
- Concealed plumbing fixed chrome shower head over bath and in shower enclosure with low level hose and handset, all in matt black finish.
- Chrome plated thermostatic electric heated towel rail.
- Clear glass frameless bath screen/shower enclosure.
- Low energy recessed downlights with white bezels.

BEDROOM

- Dusky walnut Amtico flooring.
- Pine door floor to ceiling fitted wardrobe with interior shelf, hanging rail, drawers.
- TV socket set to all bedrooms (Sky) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.
- Matt black telephone and data extension sockets to all bedrooms.
- Ceiling mounted matt black track lighting.

APARTMENT HALLWAY

- Dusky walnut Amtico flooring.
- Audio/visual entryphone system connected to communal entrance door.
- Smoke detector.

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