First class apartments with world class connections
To own an exclusive new apartment located within a vibrant, thriving West London town centre with excellent connectivity by all forms of public transport in all directions is surely a rare opportunity in itself.

Then factor in the 10 minute hop direct to London Heathrow and a journey time of under 35 minutes to Knightsbridge shopping - and that’s Harrods to either hemisphere on the doorstep of Central House.
Hounslow Centre

An important economic hub for the Capital with excellent connections

- **HOUNSLOW CENTRAL**: Piccadilly Line services within 2 minutes walk.
- **HOUNSLOW**: South West services direct to Waterloo within 12 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.

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.
Residents at Central House will be less than 2 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.

Central 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.

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.
Pop to the shops in 30 seconds

High Street brands, independent stores, bars, boutiques, coffee shops and more... they’re all there within a stone’s throw of Central House.

The town’s principal indoor mall, The Treaty Centre, has over 40 stores and outlets with major names including Debenhams, New Look, River Island and Top Shop.

In addition to its vibrant, bustling high street, Hounslow has a weekend market with around 100 colourful stalls.

CENTRAL HOUSE
HOUNSLOW

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

Central House fronting Lampton Road
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 500 metres, providing 40 acres of tranquil parkland - a rural retreat for residents at Central House.

Immediately adjacent to the apartments is the Continental 4 star spa hotel, complete with its ‘Twenty Nine’ contemporary restaurant and bar. The hotel is also home to a Golds gym - the largest chain of health and fitness clubs in the world.

On the town
On the cutting edge

Commerce on a global scale

Hounslow forms an important part of the west London commuter belt, with direct rail and tube access into the heart of the Capital - bringing city commerce to within a one hour catchment zone for Central House.
Central by design

THE DEVELOPMENT

Central House comprises 108 studio apartments and 54 one bedroom apartments arranged from ground to fourth floor. The development has two apartment blocks A and B, each with individual private double height entrance foyers and lift cores.

Both blocks are designed around communal landscaped inner courtyards providing 50 apartments with a pleasant courtyard aspect. The ground and first floor levels also accommodate extensive and secure car parking facilities.
Each studio apartment will have a separate bedroom area created by sliding glass partitioning and a swivel LED flat screen TV unit, enabling viewing from either the living or bedroom area. All apartments will be finished and equipped to Galliard Homes’ premier luxury specifications, including real oak one strip engineered timber flooring and large format porcelain floor and wall tiling to bathrooms.

- Choice of luxurious studio apartments - averaging 348 sqft with selected types up to 491 sqft.
- Choice of executive 1 bedroom apartments ranging from 470 to over 660 sqft.
- Daytime concierge.
- Individual block double height opulent entrance foyers and lift lobbies.
- Secure car parking (available by separate negotiation).
- Two landscaped communal courtyards.
- Many apartments will benefit from a courtyard aspect.
Example studio apartment

Computer generated images of a typical studio apartment, showing 40” approx flat screen TV (included) within the bespoke swivelling shelving unit. Studio apartments feature real oak one strip engineered timber flooring throughout living/bedroom areas and hallway.
Each apartment will feature an integrated kitchen with tobacco wood coloured lower units and off white lacquer wall units, creating a highly contemporary and stylish focal point to each studio and 1 bedroom living area.
Luxurious apartments finished and equipped for an exclusive lifestyle
Block A  Studio apartment styles

All studio apartments denoted with an a & b are subject to planning. Apartment plans are intended to be correct, precise details may vary. Room dimensions are approximate and indicate maximum achievable. Total areas are accurate to within 5%.
Block A  1 bedroom apartment styles

07  Total area  470 SQ.FT.    43.7 SQ.M.
19  Total area  487 SQ.FT.    45.2 SQ.M.
17  Total area  470 SQ.FT.    43.7 SQ.M.
09  Total area  501 SQ.FT.    46.5 SQ.M.
20  Total area  504 SQ.FT.    46.8 SQ.M.

03 04 06 13 14 15 16  Total area  533 SQ.FT.    49.5 SQ.M.
02 12  Total area  513 SQ.FT.    47.7 SQ.M.
03 04 05 06 13 14 15 16  Total area  533 SQ.FT.    49.5 SQ.M.
02 12  Total area  513 SQ.FT.    47.7 SQ.M.

Apartment plans are intended to be correct, precise details may vary. Room dimensions are approximate and indicate maximum achievable, total areas are accurate to within 5%.
Block A  1 bedroom apartment styles

- **60 128**
  - Total area: 550 SQ.FT. 51.1 SQ.M.

- **39 107**
  - Total area: 560 SQ.FT. 52.0 SQ.M.

- **10**
  - Total area: 551 SQ.FT. 51.2 SQ.M.

- **59 127**
  - Total area: 556 SQ.FT. 51.7 SQ.M.

- **53 120**
  - Total area: 540 SQ.FT. 50.2 SQ.M.

Apartment plans are intended to be correct, precise details may vary. Room dimensions are approximate and indicate maximum achievable, total areas are accurate to within 5%.
159
Total area 584 SQ.FT. 54.3 SQ.M.

158
Total area 598 SQ.FT. 55.6 SQ.M.

160
Total area 563 SQ.FT. 52.3 SQ.M.

Block A 1 bedroom apartment styles

161
Total area 663 SQ.FT. 61.6 SQ.M.

Apartment plans are intended to be correct; precise details may vary. Room dimensions are approximate and indicate maximum achievable. Total areas are accurate to within 5%.
Block B

Studio & 1 bedroom apartment styles

Access to Block B is via its own ground floor entrance lobby and 2 lifts serving the apartment levels. The first floor is a parking level (not planed out).
Block B  1 bedroom apartment styles

Access to Block B is via its own ground floor entrance and lifts serving the apartment levels. The first floor is a parking level (floor plan not shown).
Block B 1 bedroom apartment styles

Access to Block B is via its own ground floor entrance lobby and 2 lifts serving the apartment levels. The first floor is a parking level (not planed shown).

Block B

1 bedroom apartment styles

Total area 565 SQ FT. 52.5 SQ M.

8'10" x 14'8"

Total area 657 SQ FT. 61.0 SQ M.

14'4" x 20'0"

Total area 536 SQ FT. 49.8 SQ M.

72 139

19'7" x 12'8"

Total area 583 SQ FT. 54.2 SQ M.

62 130

13'8" x 15'0"

Total area 587 SQ FT. 54.5 SQ M.

66 134

1213 x 135

Apartment plans are intended to be correct, precise details may vary. Room dimensions are approximate and indicate maximum achievable, total areas are accurate to within 5%.
Galliard Homes official letting and management agents

Galliard Homes furniture solution specialists

www.liferesidential.co.uk
+44(0) 208 896 9990

www.newconceptinteriors.com
+44(0) 208 502 3308

---

**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”) approach flat screen TV.
- Communal heating system with flat panelled radiators.
- Video interphone security.

**LIVING AREA**

- TV socket set to enable Sky + (subject to subscription), terrestrial digital TV and FM radio.
- Bespoke shelf unit with swivel TV feature.
- Floor to ceiling 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)
- 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**

- Telephone socket.

**LIVING AREA**

- Beige tone fully fitted carpet.
- TV socket set to enable connection to Sky+ in living area (subject to subscription), terrestrial digital TV and FM radio.
- Floor to ceiling wardrobe with white finish sliding door.
- Telephone extension socket.

**BEDROOM**

- Standard size wardrobe with white finish sliding doors.
- TV socket set to enable connection to Sky+ in bedroom (subject to subscription), terrestrial digital TV and FM radio.
- Telephone extension socket.

**1 bedroom apartment specification variations:-**

**LIVING AREA**

- Telephone socket.

**BEDROOM**

- Standard size wardrobe with white finish sliding doors.
- TV socket set to enable connection to Sky+ in bedroom (subject to subscription), terrestrial digital TV and FM radio.
- Telephone extension socket.
These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. Galliard Homes reserve the right to alter any specifications and floor plan layouts without prior notice.

All journey times stated are approximate, source TFL or Google. Walking times taken from Google Maps. Interior images are computer generated and are for illustrative purposes only.