

**F**

THE LAMPTONS  
ISLEWORTH TW7

**F**

## A PRIVILEGED POSITION

Nestled between Hounslow's bustling town centre and the leafy streets of picturesque Isleworth, The Lamptons comprises 1- and 2-bedroom homes within a striking brickwork development.

The 27 apartments available for shared ownership feature stylish interiors with private balconies, some of which overlook the central landscaped podium garden.

With fast transport links to central London and easy access to the M4 and M25, this is the ideal neighbourhood for those who want to combine serene suburban living with central London convenience.



Computer generated image, indicative only



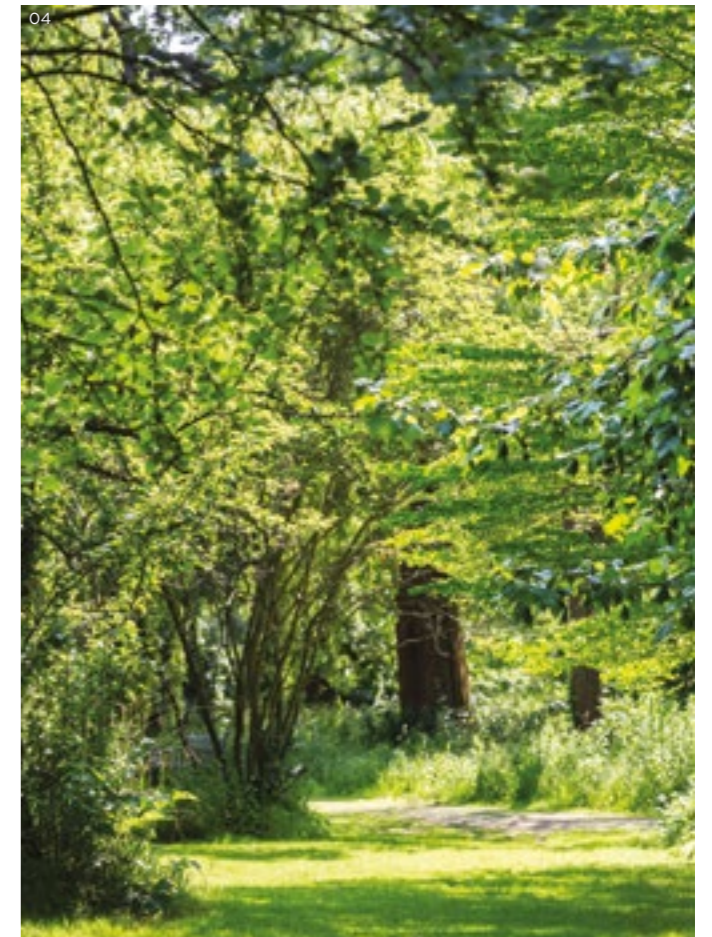
Syon Park

# PICTURE PERFECT

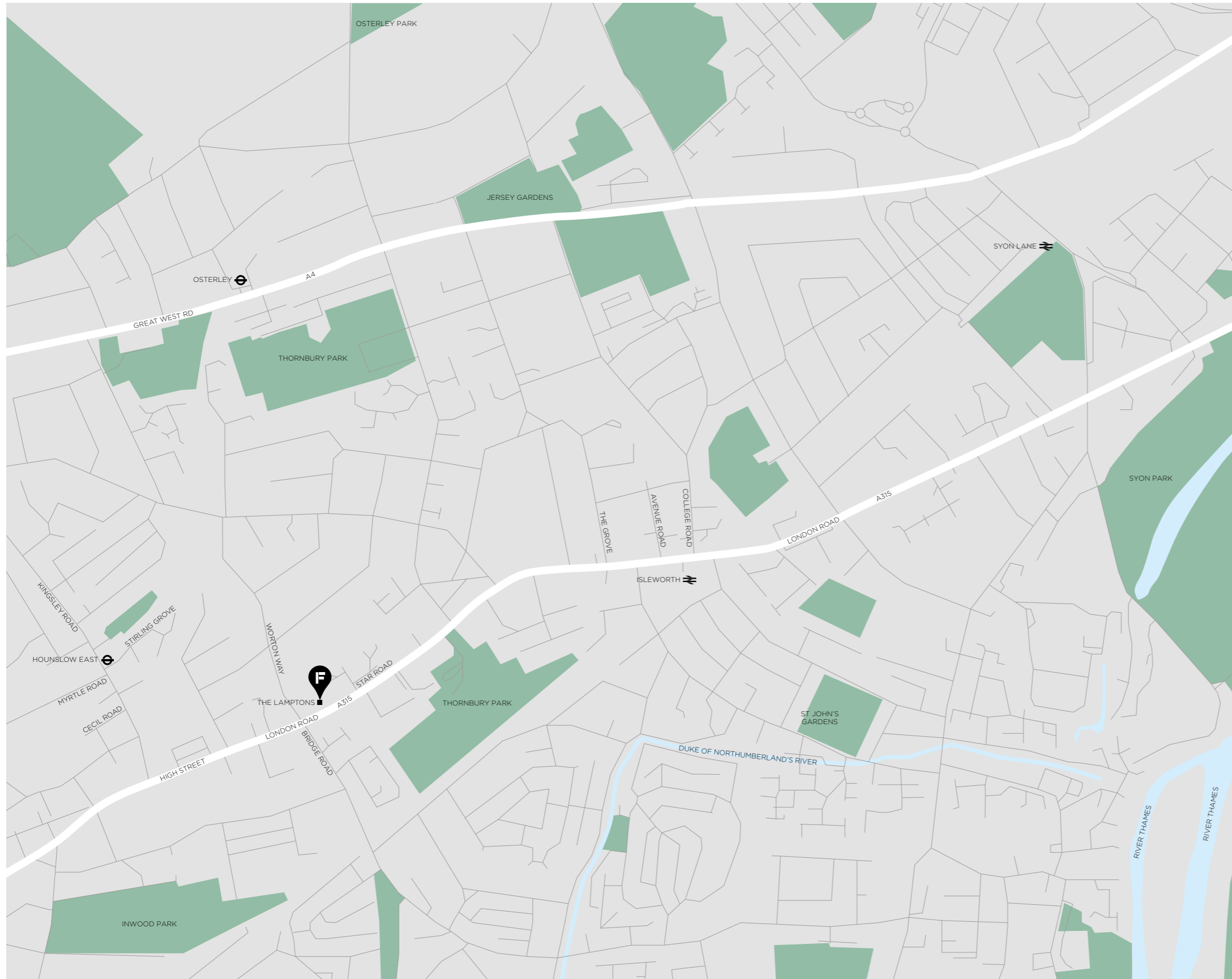
Bordering The Lamptons, Old Isleworth mixes art deco architecture with beautiful buildings from the Victorian and Edwardian eras. Facing the River Thames, historic Church Street is lined with period homes, quaint boutiques and cosy pubs.

A 10-minute walk away is dynamic Hounslow. Already a vibrant town centre, its recent multi-million pound make-over has attracted an influx of exciting enterprises, as well as young professionals looking to make the up-and-coming area their home.





- 01. Church Street, Isleworth
- 02. London Apprentice, Isleworth
- 03. South Street Coffee & Ice Cream Shop, Isleworth
- 04. Syon Park



# LOCATION



## KEY

-  The Lamptons
-  Green space
-  National Rail
-  London Underground

Map not to scale, indicative only

# FAST CONNECTIONS

With quick access to London's main motorways, car owners can zoom down the M4 and M25 in a matter of minutes. Hounslow East tube station is a mere 9-minute walk from The Lamptons. The UK's main airport, Heathrow, is 4 tube stops away on the Piccadilly Line, or 16 minutes by car.

The easy 36-minute commute into central London is a major pull for many Isleworth residents. Isleworth railway station, 0.6 mile away, serves several Waterloo-bound trains an hour. Plenty of bus services pass through the neighbourhood too, including number 110 to Twickenham and number 237 to Chiswick.

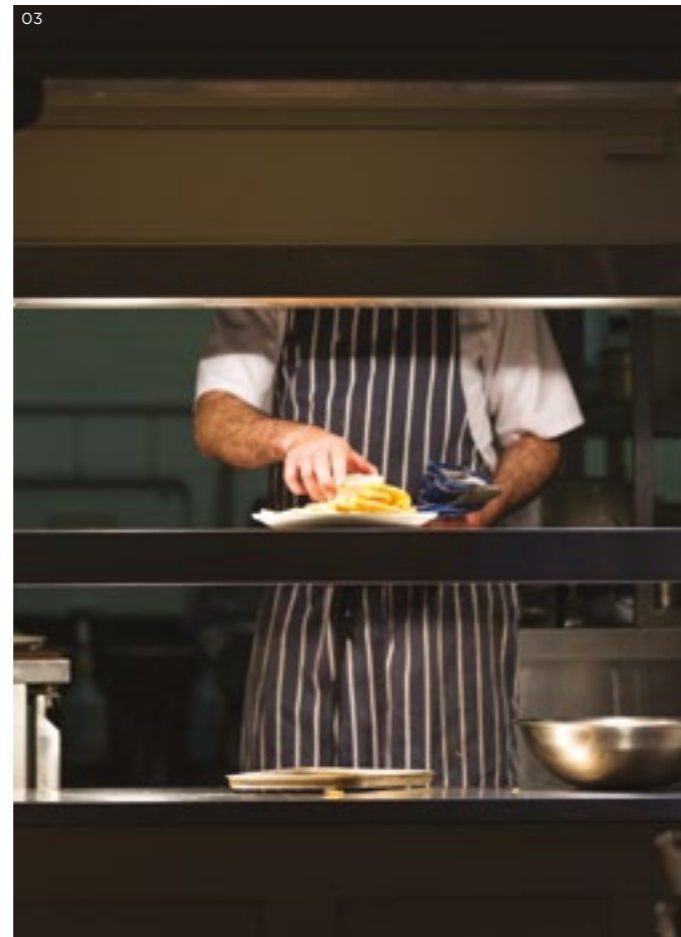
Late night revellers can get home any time of the night from central London, thanks to the Aldwych night bus that passes near the residences.



## THE LAMPTONS

FROM HOUNSLOW EAST	Osterley 2 mins	Heathrow Airport Terminals 1-3 12 mins	Hammersmith 20 mins	Ealing Broadway 25 mins	Kew Gardens 30 mins	Piccadilly Circus 36 mins
FROM ISLEWORTH	Kew Bridge 7 mins	Chiswick 10 mins	Richmond 21 mins	Clapham Junction 24 mins	Waterloo 37 mins	Wimbledon 39 mins
	Hounslow East 4 mins	Osterley 5 mins	Richmond 12 mins	Kew Gardens 12 mins	Ealing Broadway 17 mins	Shepherd's Bush 20 mins
	Hounslow East 3 mins	Osterley 6 mins	Richmond 17 mins	Kew Gardens 21 mins	Ealing Broadway 29 mins	Shepherd's Bush 35 mins
	Thornbury Park 6 mins	Hounslow East 9 mins	Osterley 18 mins	River Thames 27 mins	Syon Lane 28 mins	Syon Park 34 mins

Journey times source: TFL.gov.uk and Google Maps, dependent on time of day and traffic



## DELECTABLE DINNERS

Housed in an attractive Georgian building, London Apprentice is a popular pub on the banks of the River Thames serving up traditional British cuisine to loyal locals. Their signature lamb shank shepherd's pie is the ultimate in comfort food, best savoured with a pint of premium pale ale.

Colourful plants mark the entrance of the The Hare & Hounds. This cosy country-style pub pulls in foodies from all over, thanks to a gourmet menu, carefully selected wine list and pretty terrace garden. A stone's throw away is another local favourite, Syon Coffee House. Frothy Italian cappuccinos, scrumptious salads and freshly-made ciabatta sandwiches are on the menu here. Or splash out at Marco Pierre White's restaurant in Syon Park's Hilton hotel, where sizzling sirloin steaks are served in opulent surroundings.

- 01. The Royal Oak, Isleworth
- 02. The Hare & Hounds, Osterley
- 03. The Royal Oak, Isleworth





# SHOP TILL YOU DROP

The area offers a mix of varied local favourites, as well as popular high street brands. For a one-stop shop, head to the popular Treaty Shopping Centre, where you can combine a Saturday shopping spree with coffee and cake at Patisserie Valerie.

Along Old Isleworth's South Street, you'll find a strong community feel among pretty boutiques, dainty delis and family-friendly cafés. An old-time Isleworth favourite is the quirky Osterley Bookshop. Housed in the shell of the first Osterley railway station, its shelves are stacked with hard-to-come-by titles. The Lamptons is also within easy reach of Richmond and Chiswick, where a plethora of shops cater for every fashion.

01. South Street Coffee & Ice Cream Shop, Isleworth
02. Honey Crumbs Bakery & Coffee Bar, Isleworth
03. Stargazer Flowers, Isleworth



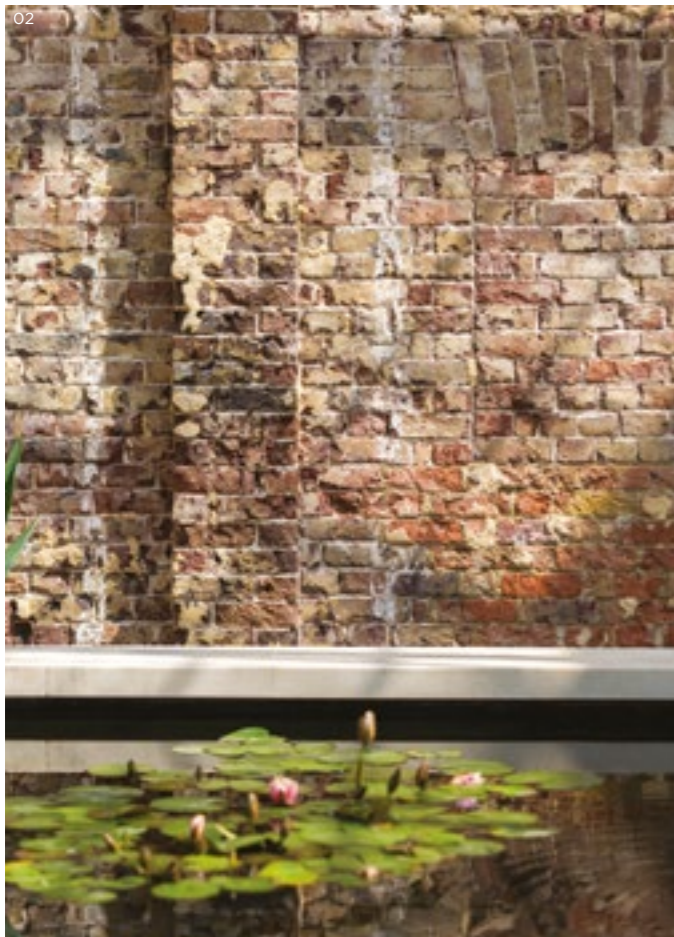
## RELAX AND UNWIND



- 01. Syon Park
- 02. Great Conservatory, Syon Park
- 03. Great Conservatory, Syon Park

Keeping fit is easy at The Lamptons: the residences are wedged between two pretty public parks, perfect for early morning runs or balmy evening strolls. Inwood Park and Thornbury Park also feature enclosed kid's play areas - both safe havens for the little ones.

For something really special, head to the majestic Osterley Park where a neo-classical mansion is surrounded by acres of lush parkland and lakes. The 18th century formal garden features a sea of roses, perfumed shrubs and a summer house filled with lovely lemon trees. Closer still is Syon Park House. Owned by the Duke of Northumberland, the palatial residence was built in the 1500s and has Grade II listed gardens landscaped by Capability Brown. Don't miss the stunning lakeside walk.



FABRICA IS PART OF AN AWARD-WINNING PROPERTY BUSINESS, COMMITTED TO CREATING METICULOUSLY DESIGNED, SKILFULLY PRODUCED HOMES. FROM APARTMENTS OF STRIKING URBAN ARCHITECTURE TO HOUSES WITH A MORE RURAL INTIMATE CHARM, OUR AIM IS ALWAYS THE SAME: TO CREATE BEAUTIFULLY DESIGNED HOMES WHICH ARE A REAL PLEASURE TO LIVE IN.

# INTERIORS

The building itself is a unique work of modern architecture, while the interior seeks to soothe with a muted colour palette and well-thought-through design details. Spacious living areas offer views of the central landscaped podium garden below from a selection of the private balconies. Warm bedrooms are cosily carpeted for extra comfort.

Meticulously designed for everyday use, the kitchens come fully equipped with high quality appliances including ovens, washer dryers and fridge freezers.



Photography of The Lamptons show apartment  
Ceiling heights in the show apartment are not reflective of all units - please speak to your Sales Executive for further information



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# SITE PLAN

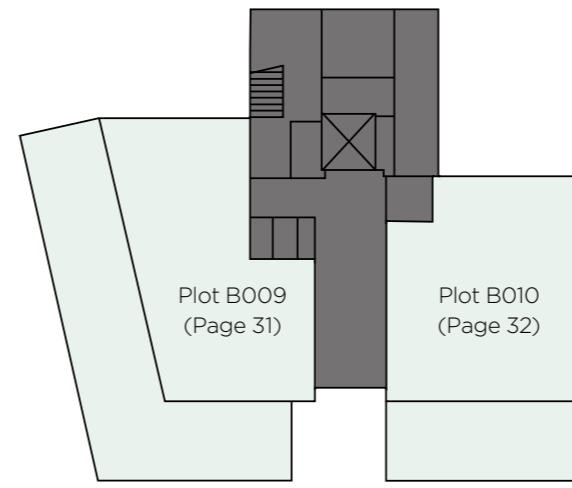


**KEY**

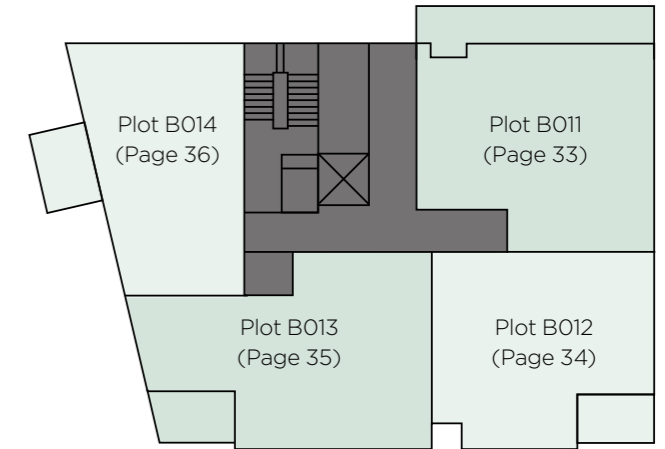
■	The Lamptons
■	Development by A2Dominion
➔	The Lamptons entrance
➔	Development entrance
➔	Entrance to car park undercroft
■	Roads



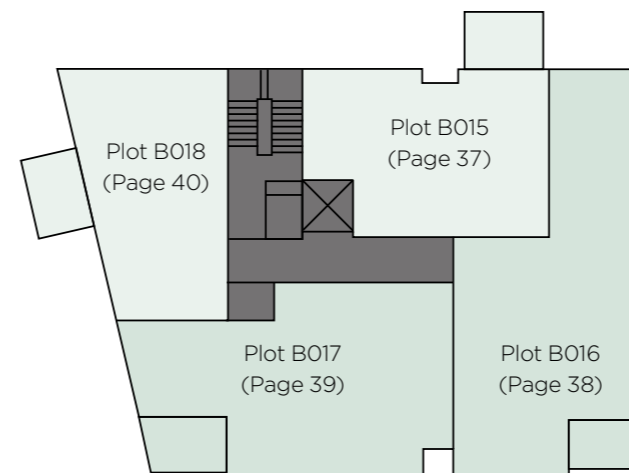
Plot Number	Number of Bedrooms	Internal areas Total sq m/sq ft	Page number
B009	01	60.7/653.3	31
B010	01	61.5/661.9	32
B011	02	64.1/689.9	33
B012	01	53.6/576.9	34
B013	02	63.2/680.2	35
B014	01	52.2/561.8	36
B015	01	53.2/572.6	37
B016	02	77.3/832.0	38
B017	02	71.2/766.3	39
B018	01	52.2/561.8	40
B019	01	53.2/572.6	41
B020	02	77.3/832.0	42
B021	02	71.2/766.3	43
B022	01	52.2/561.8	44
B023	01	53.2/572.6	45
B024	02	77.3/832.0	46
B025	02	71.5/769.6	47
B026	01	52.2/561.8	48
B027	01	53.2/572.6	49
B028	02	70.0/753.4	50
B029	02	63.3/681.3	51
B030	01	53.2/572.6	52
B031	01	50.2/540.3	53
B032	02	61.0/656.6	54
B033	01	53.2/572.6	55
B034	01	50.2/540.3	56
B035	02	61.0/656.6	57



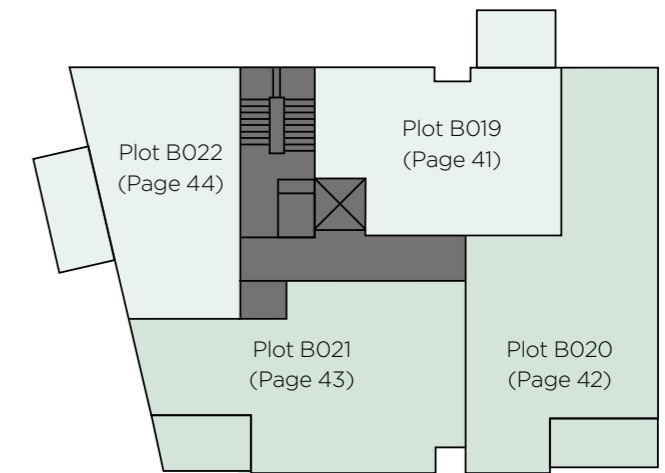
Ground Floor



First Floor



Second Floor



Third Floor

**Key**

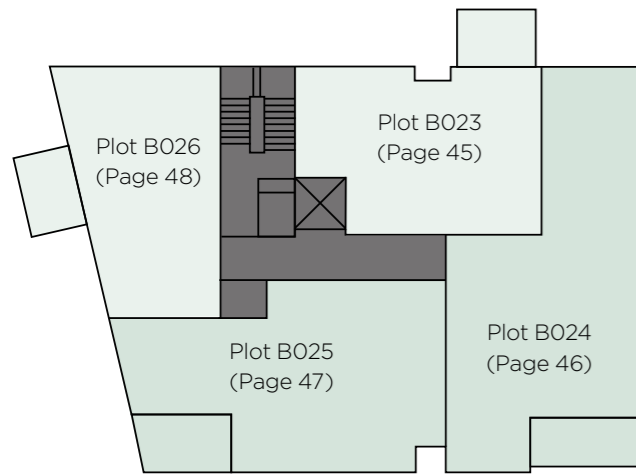
<span style="display:inline-block; width:15px; height:10px; background-color:#d9ead3;"></span>	01 Bedroom
<span style="display:inline-block; width:15px; height:10px; background-color:#cfe2f3;"></span>	02 Bedrooms
<span style="display:inline-block; width:15px; height:10px; background-color:#333333;"></span>	Communal area
<span style="display:inline-block; width:15px; height:10px; border:1px solid black; text-align:center; vertical-align:middle;">X</span>	Lift
<span style="display:inline-block; width:15px; height:10px; border-bottom:1px solid black; border-left:1px solid black; border-right:1px solid black;"></span>	Staircase

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

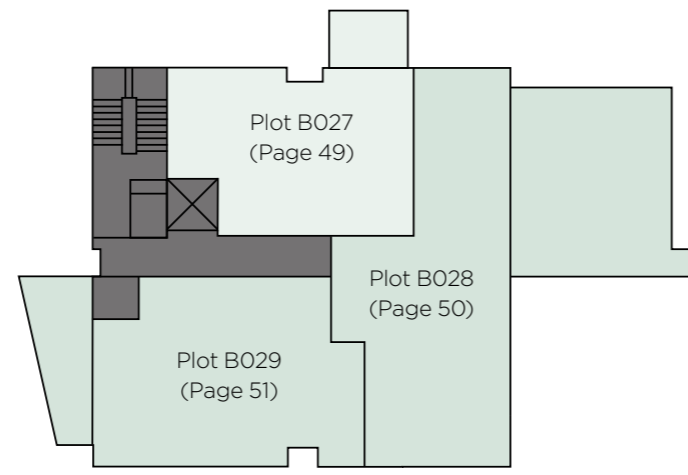




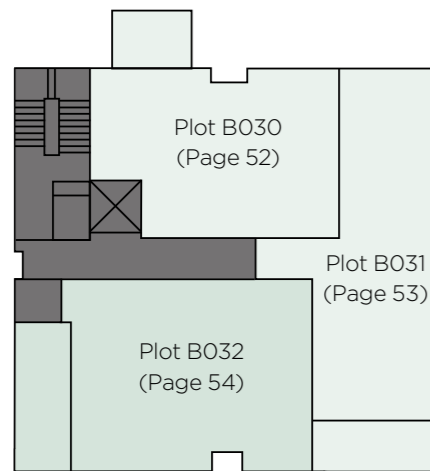
1 Bedroom Apartment  
Plot B009  
Floor 00



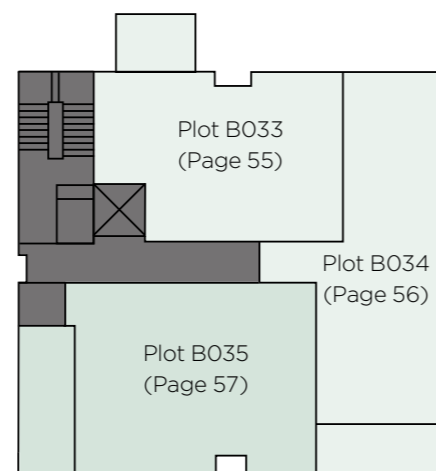
Fourth Floor



Fifth Floor



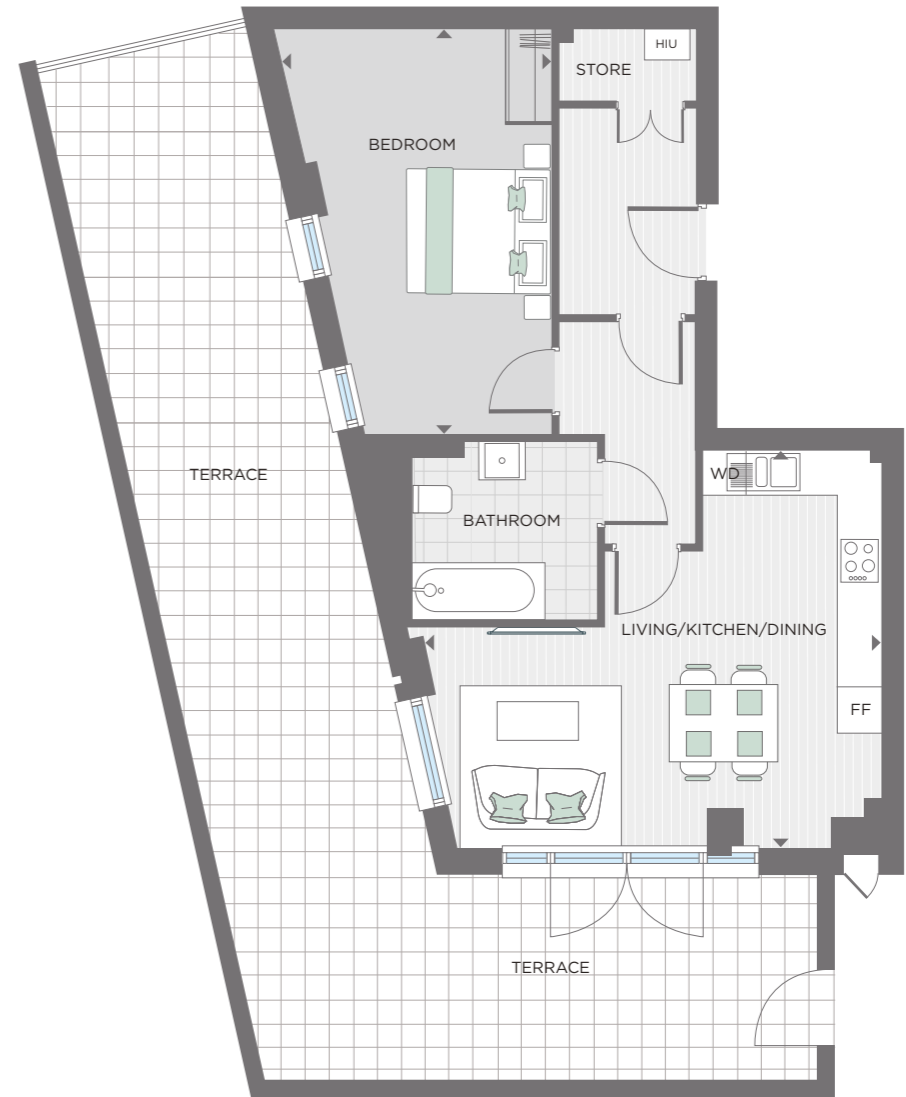
Sixth Floor



Seventh Floor

**Key**

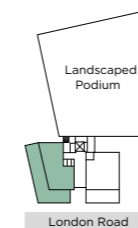
<span style="background-color: #d9ead3; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	O1 Bedroom
<span style="background-color: #d9ead3; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	O2 Bedrooms
<span style="background-color: black; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Communal area
<span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; text-align: center; vertical-align: middle;">X</span>	Lift
<span style="border-bottom: 1px solid black; width: 15px; display: inline-block;"></span>	Staircase



The Lamptons



Floor 00



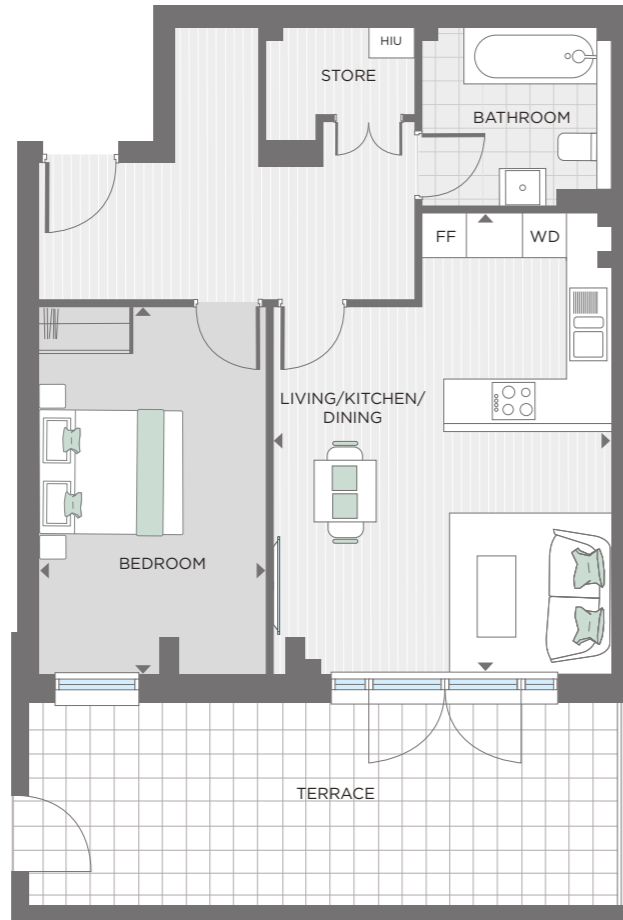
Living/Kitchen/Dining	6.1 m x 5.3 m	20'0" x 17' 5"
Bedroom	5.4 m x 3.6 m	17' 9" x 11' 10"
<b>Total Internal Area</b>	<b>60.7 sq m</b>	<b>653.3 sq ft</b>
Terrace	52.3 sq m	562.9 sq ft

**Key**

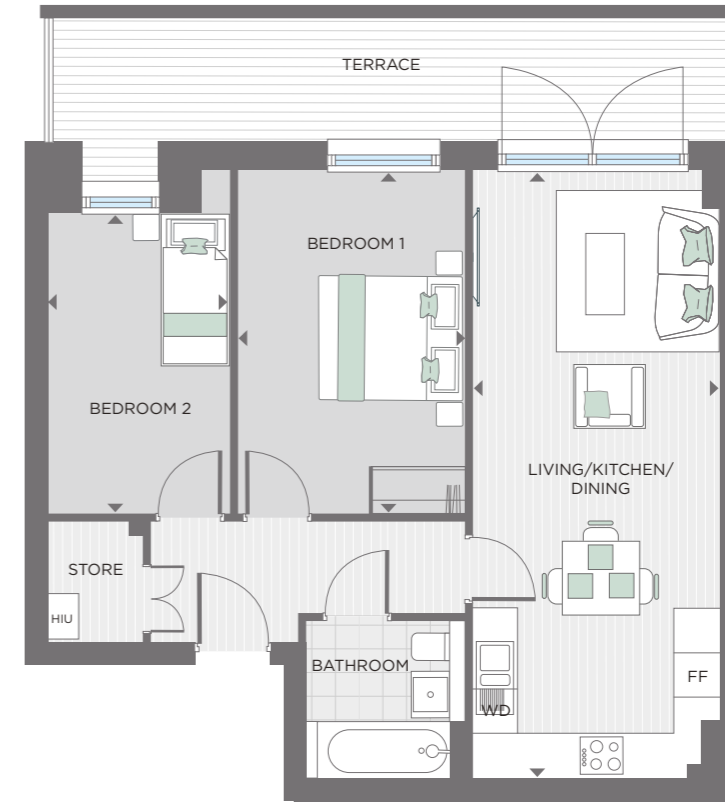
<b>FF</b>	Fridge Freezer
<b>WD</b>	Washer Dryer
<b>HIU</b>	Heat Interface Unit

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1 Bedroom Apartment  
Plot B010  
Floor 00



2 Bedroom Apartment  
Plot B011  
Floor 01

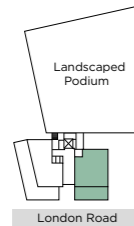


THE LAMPTONS TW7

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The Lamptons

Floor 00



Living/Kitchen/Dining	6.1 m x 4.5 m	20' 0" x 14' 9"
Bedroom	4.9 m x 3.0 m	16' 1" x 9' 10"
<b>Total Internal Area</b>	<b>61.5 sq m</b>	<b>661.9 sq ft</b>
Terrace	21.2 sq m	228.2 sq ft

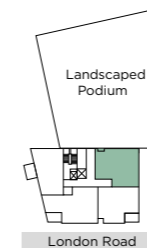
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Key

- FF** Fridge Freezer
- WD** Washer Dryer
- HIU** Heat Interface Unit

The Lamptons

Floor 01



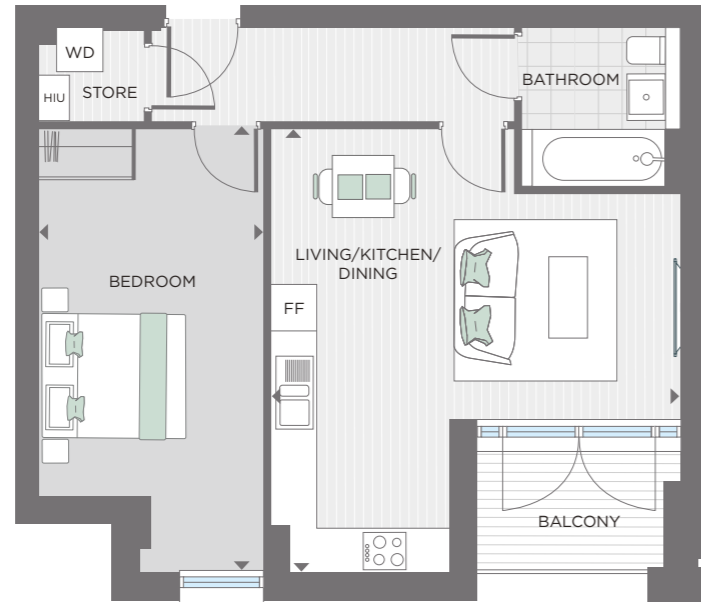
Living/Kitchen/Dining	8.1 m x 3.3 m	26' 7" x 10' 10"
Bedroom 1	4.6 m x 3.0 m	15' 1" x 9' 10"
Bedroom 2	4.0 m x 2.4 m	13' 1" x 7' 10"
<b>Total Internal Area</b>	<b>64.1 sq m</b>	<b>689.9 sq ft</b>
Terrace	15.6 sq m	167.9 sq ft

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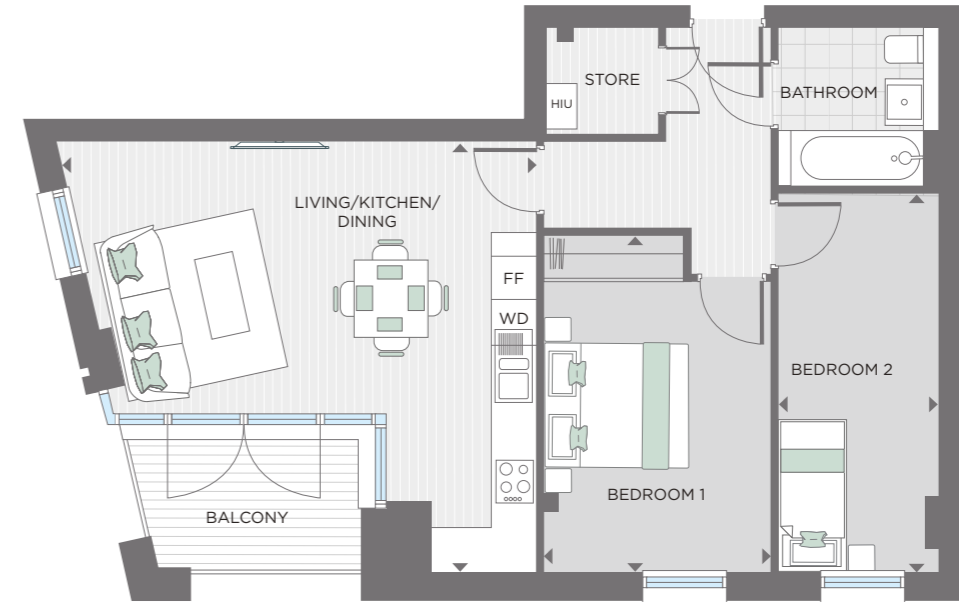
Key

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1 Bedroom Apartment  
Plot B012  
Floor 01

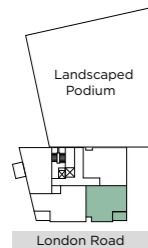
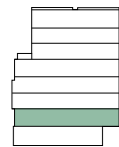


2 Bedroom Apartment  
Plot B013  
Floor 01



The Lamptons

Floor 01



Living/Kitchen/Dining	5.9 m x 5.4 m	19' 4" x 17' 9"
Bedroom	5.9 m x 3.0 m	19' 4" x 9' 10"
<b>Total Internal Area</b>	<b>53.6 sq m</b>	<b>576.9 sq ft</b>
Balcony	5.0 sq m	53.8 sq ft

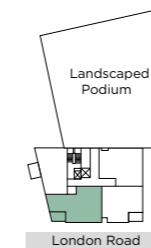
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Key

- FF Fridge Freezer
- WD Washer Dryer
- HIU Heat Interface Unit

The Lamptons

Floor 01



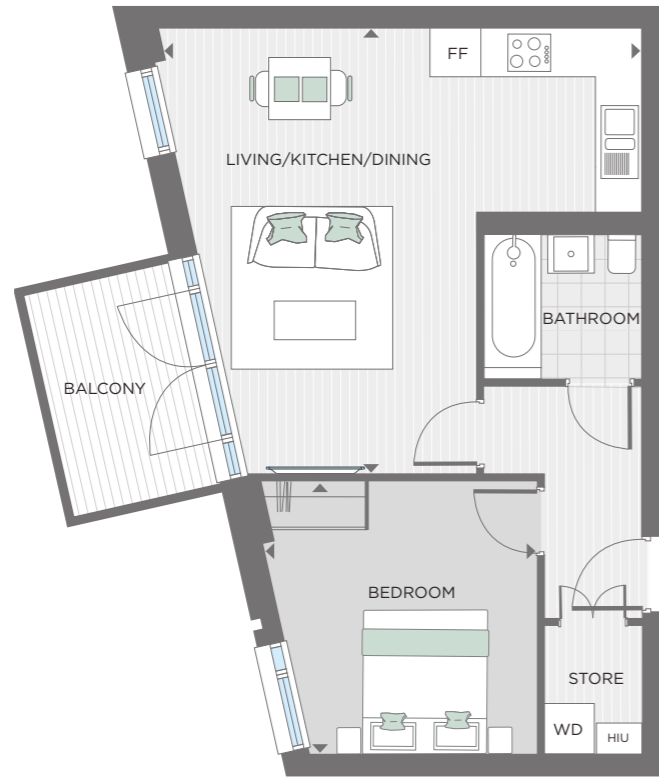
Living/Kitchen/Dining	6.3 m x 5.7 m	20' 8" x 18' 8"
Bedroom 1	4.4 m x 3.0 m	14' 5" x 9' 10"
Bedroom 2	5.0 m x 2.1 m	16' 5" x 6' 11"
<b>Total Internal Area</b>	<b>63.2 sq m</b>	<b>680.2 sq ft</b>
Balcony	6.0 sq m	64.5 sq ft

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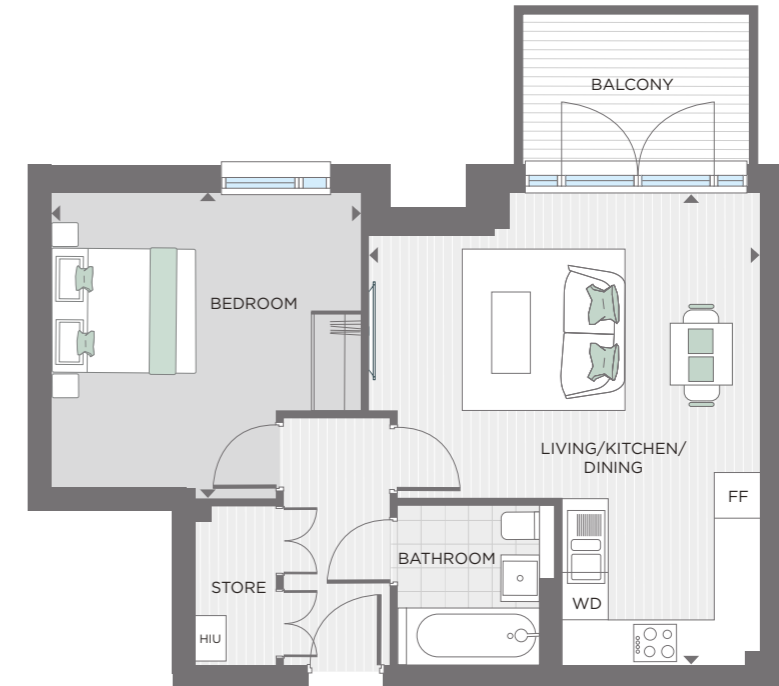
Key

- FF Fridge Freezer
- WD Washer Dryer
- HIU Heat Interface Unit

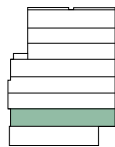
1 Bedroom Apartment  
Plot B014  
Floor 01



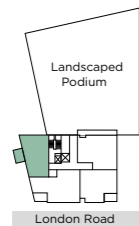
1 Bedroom Apartment  
Plot B015  
Floor 02



The Lamptons



Floor 01



Living/Kitchen/Dining	6.4 m x 5.9 m	21' 0" x 19' 4"
Bedroom	3.6 m x 3.6 m	11' 10" x 11' 10"
<b>Total Internal Area</b>	<b>52.2 sq m</b>	<b>561.8 sq ft</b>
Balcony	6.3 sq m	67.8 sq ft

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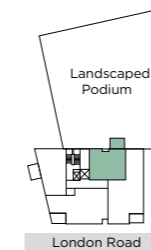
Key

- FF** Fridge Freezer
- WD** Washer Dryer
- HIU** Heat Interface Unit

The Lamptons



Floor 02



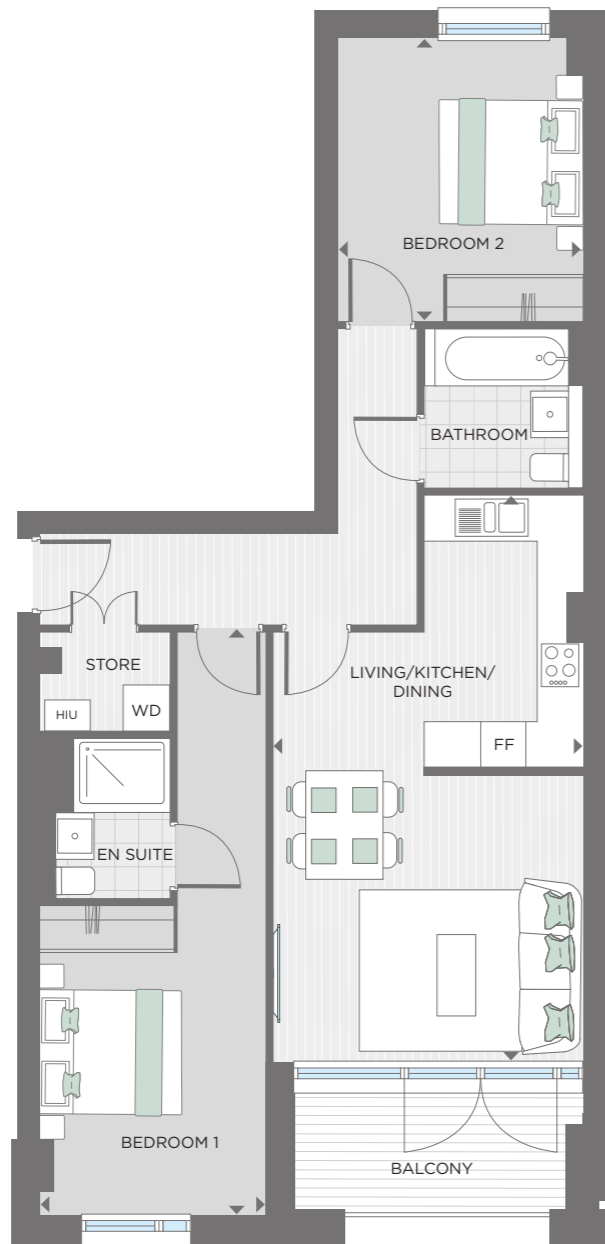
Living/Kitchen/Dining	6.3 m x 5.2 m	20' 8" x 17' 1"
Bedroom	4.1 m x 4.1 m	13' 5" x 13' 5"
<b>Total Internal Area</b>	<b>53.2 sq m</b>	<b>572.6 sq ft</b>
Balcony	6.2 sq m	66.7 sq ft

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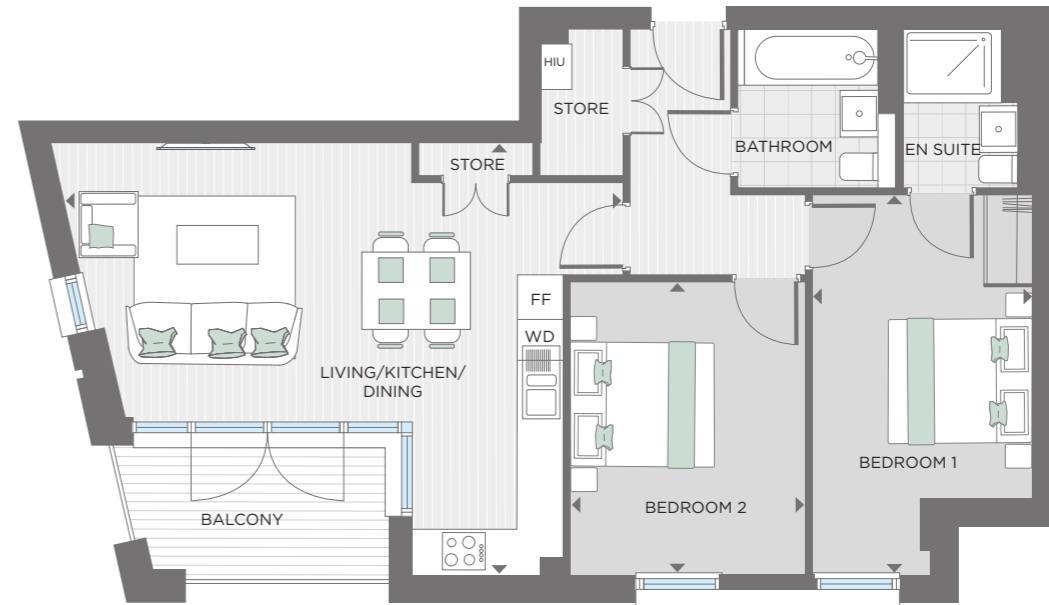
Key

- FF** Fridge Freezer
- WD** Washer Dryer
- HIU** Heat Interface Unit

2 Bedroom Apartment  
Plot B016  
Floor 02

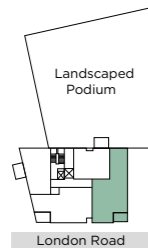


2 Bedroom Apartment  
Plot B017  
Floor 02



The Lamptons

Floor 02



Living/Kitchen/Dining	7.5 m x 4.1 m	24' 7" x 13' 5"
Bedroom 1	7.7 m x 3.0 m	25' 3" x 9' 10"
Bedroom 2	3.7 m x 3.2 m	12' 2" x 10' 6"
<b>Total Internal Area</b>	<b>77.3 sq m</b>	<b>832.0 sq ft</b>
Balcony	7.2 sq m	77.5 sq ft

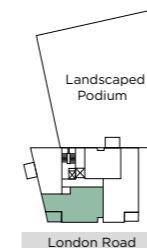
Key

- FF Fridge Freezer
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The Lamptons

Floor 02



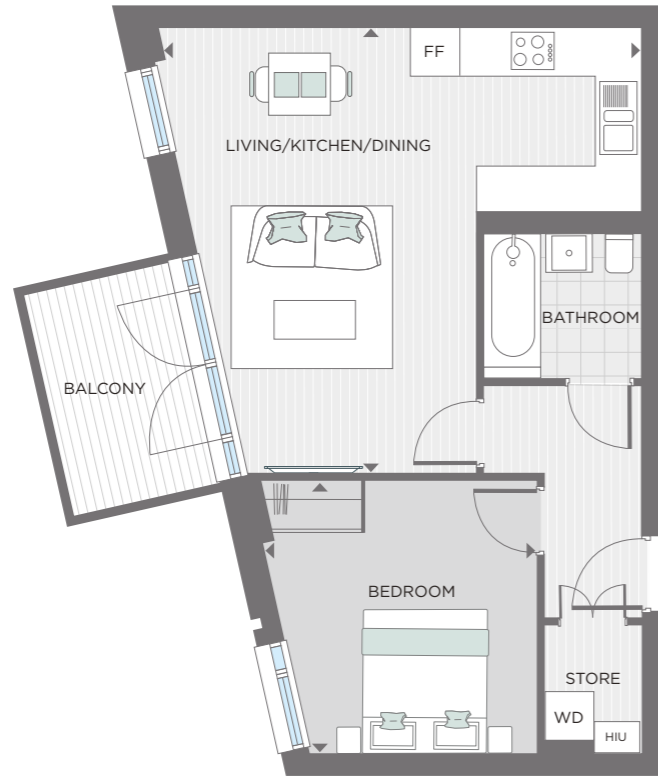
Living/Kitchen/Dining	7.4 m x 5.7 m	24' 3" x 18' 8"
Bedroom 1	5.0 m x 2.9 m	16' 5" x 9' 6"
Bedroom 2	3.9 m x 3.1 m	12' 10" x 10' 2"
<b>Total Internal Area</b>	<b>71.2 sq m</b>	<b>766.3 sq ft</b>
Balcony	7.1 sq m	76.4 sq ft

Key

- FF Fridge Freezer
- WD Washer Dryer
- HIU Heat Interface Unit

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

1 Bedroom Apartment  
Plot B018  
Floor 02



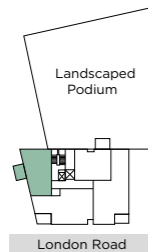
1 Bedroom Apartment  
Plot B019  
Floor 03



The Lamptons



Floor 02



Living/Kitchen/Dining	6.4 m x 5.9 m	21' 0" x 19' 4"
Bedroom	3.6 m x 3.6 m	11' 10" x 11' 10"
<b>Total Internal Area</b>	<b>52.2 sq m</b>	<b>561.8 sq ft</b>
Balcony	6.3 sq m	67.8 sq ft

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

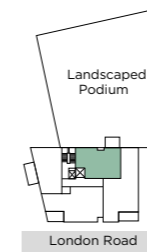
Key

- FF Fridge Freezer
- WD Washer Dryer
- HIU Heat Interface Unit

The Lamptons



Floor 03

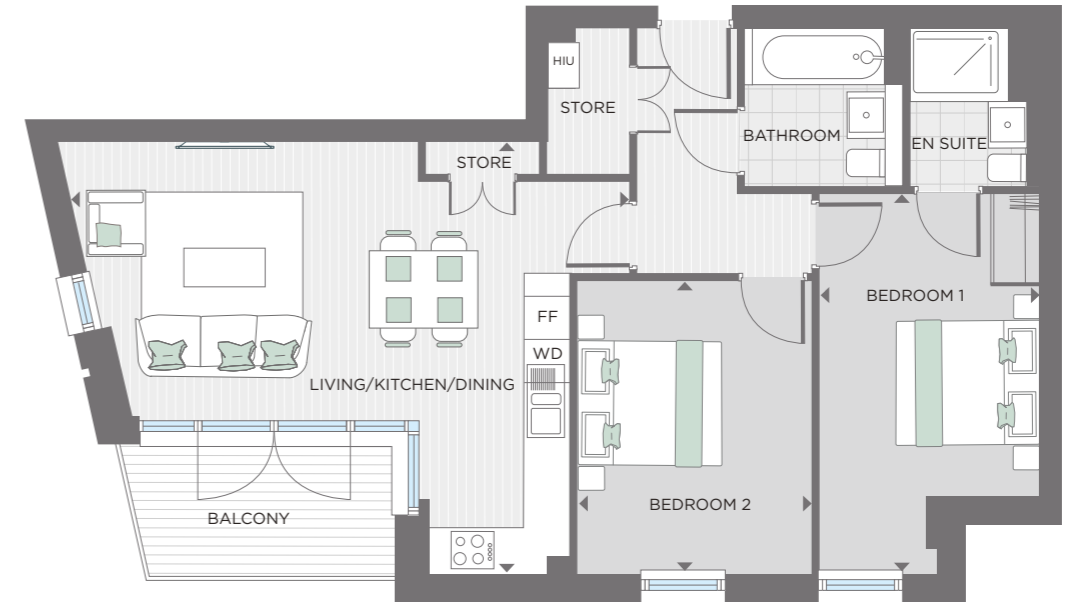
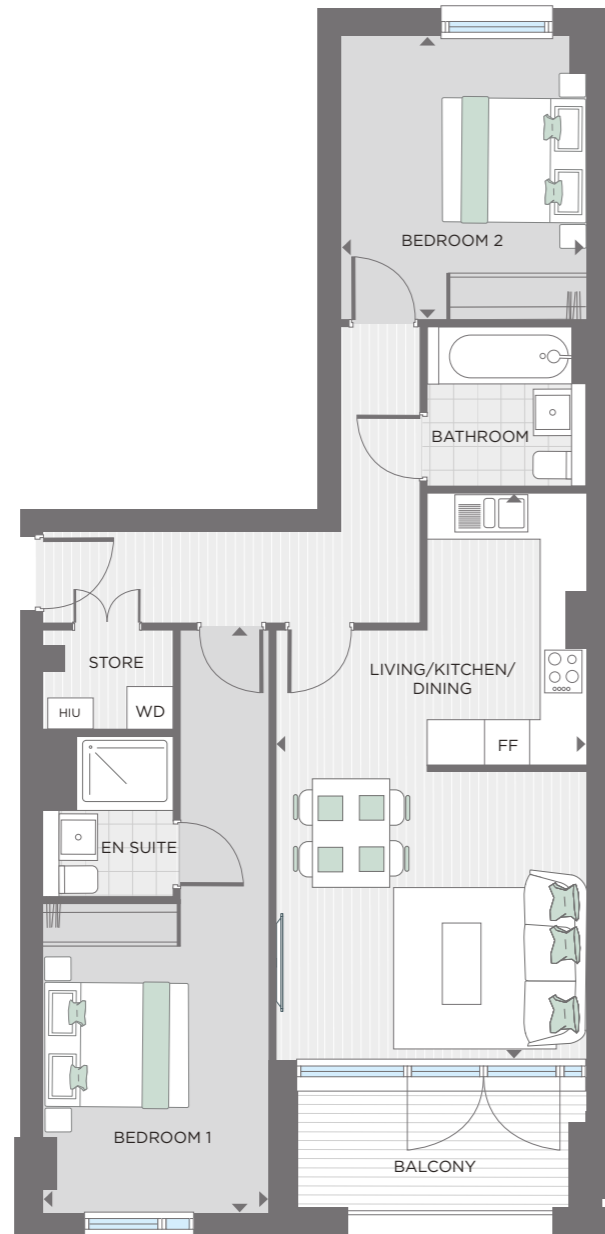


Living/Kitchen/Dining	6.3 m x 5.2 m	20' 8" x 17' 1"
Bedroom	4.1 m x 4.1 m	13' 5" x 13' 5"
<b>Total Internal Area</b>	<b>53.2 sq m</b>	<b>572.6 sq ft</b>
Balcony	6.2 sq m	66.7 sq ft

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

Key

- FF Fridge Freezer
- WD Washer Dryer
- HIU Heat Interface Unit

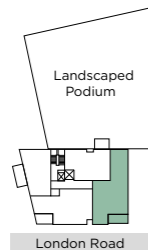


THE LAMPTONS TW7

THE LAMPTONS TW7

The Lamptons

Floor 03



Living/Kitchen/Dining	7.5 m x 4.1 m	24' 7" x 13' 5"
Bedroom 1	7.7 m x 3.0 m	25' 3" x 9' 10"
Bedroom 2	3.7 m x 3.2 m	12' 2" x 10' 6"
<b>Total Internal Area</b>	<b>77.3 sq m</b>	<b>832.0 sq ft</b>
Balcony	7.2 sq m	77.5 sq ft

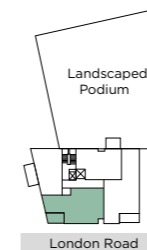
The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

Key

- FF Fridge Freezer
- WD Washer Dryer
- HIU Heat Interface Unit

The Lamptons

Floor 03



Living/Kitchen/Dining	7.4 m x 5.7 m	24' 3" x 18' 8"
Bedroom 1	5.0 m x 2.9 m	16' 5" x 9' 6"
Bedroom 2	3.9 m x 3.1 m	12' 10" x 10' 2"
<b>Total Internal Area</b>	<b>71.2 sq m</b>	<b>766.3 sq ft</b>
Balcony	7.1 sq m	76.4 sq ft

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

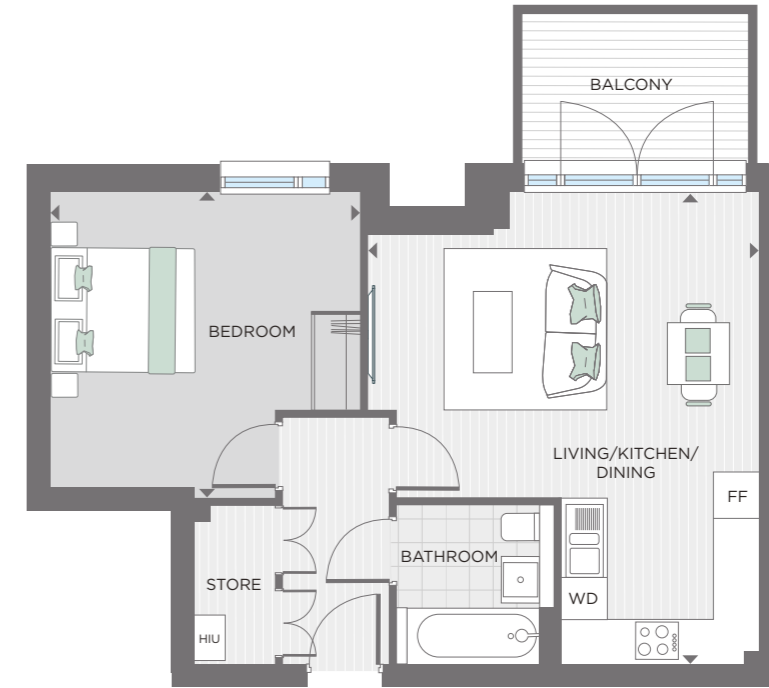
Key

- FF Fridge Freezer
- WD Washer Dryer
- HIU Heat Interface Unit

1 Bedroom Apartment  
Plot B022  
Floor 03



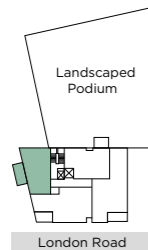
1 Bedroom Apartment  
Plot B023  
Floor 04



The Lamptons



Floor 03



Living/Kitchen/Dining	6.4 m x 5.9 m	21' 0" x 19' 4"
Bedroom	3.6 m x 3.6 m	11' 10" x 11' 10"
<b>Total Internal Area</b>	<b>52.5 sq m</b>	<b>561.8 sq ft</b>
Balcony	6.3 sq m	66.7 sq ft

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

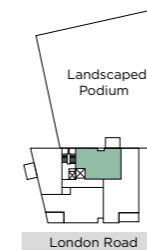
Key

- FF Fridge Freezer
- WD Washer Dryer
- HIU Heat Interface Unit

The Lamptons



Floor 04



Living/Kitchen/Dining	6.3 m x 5.2 m	20' 8" x 17' 1"
Bedroom	4.1 m x 4.1 m	13' 5" x 13' 5"
<b>Total Internal Area</b>	<b>53.2 sq m</b>	<b>572.6 sq ft</b>
Balcony	6.2 sq m	66.7 sq ft

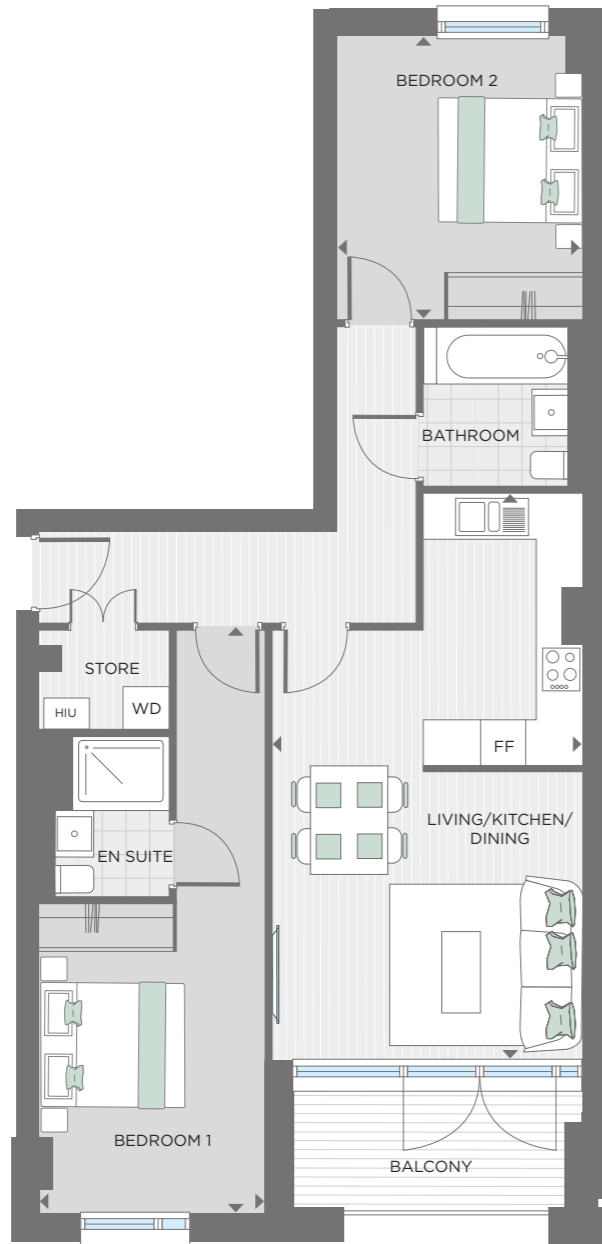
The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

Key

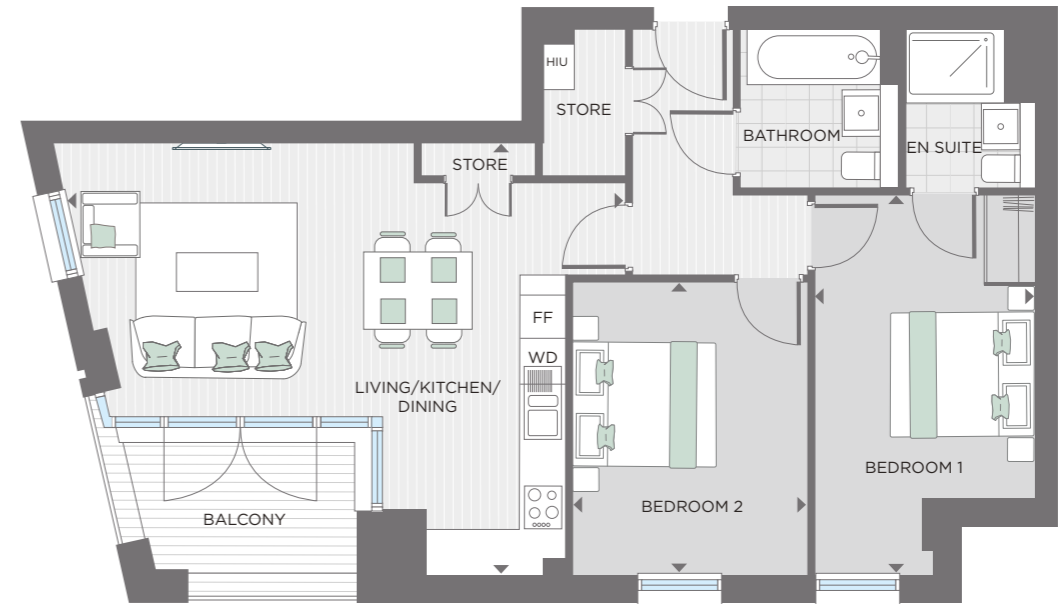
- FF Fridge Freezer
- WD Washer Dryer
- HIU Heat Interface Unit



2 Bedroom Apartment  
Plot B024  
Floor 04

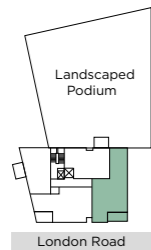
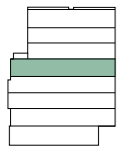


2 Bedroom Apartment  
Plot B025  
Floor 04



The Lamptons

Floor 04



Living/Kitchen/Dining	7.5 m x 4.1 m	24' 7" x 13' 5"
Bedroom 1	7.7 m x 3.0 m	25' 3" x 9' 10"
Bedroom 2	3.7 m x 3.2 m	12' 2" x 10' 6"
<b>Total Internal Area</b>	<b>77.3 sq m</b>	<b>832.0 sq ft</b>
Balcony	6.2 sq m	66.7 sq ft

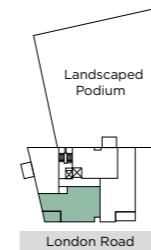
Key

- FF Fridge Freezer
- WD Washer Dryer
- HIU Heat Interface Unit

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

The Lamptons

Floor 04



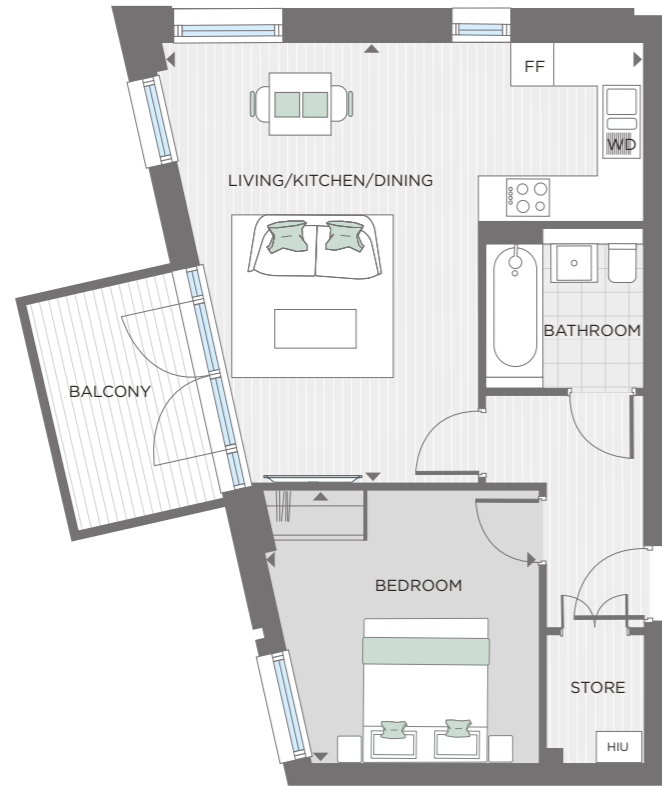
Living/Kitchen/Dining	7.4 m x 5.7 m	24' 3" x 18' 8"
Bedroom 1	5.0 m x 2.9 m	16' 5" x 9' 6"
Bedroom 2	3.9 m x 3.1 m	12' 10" x 10' 2"
<b>Total Internal Area</b>	<b>71.5 sq m</b>	<b>769.6 sq ft</b>
Balcony	7.1 sq m	76.4 sq ft

Key

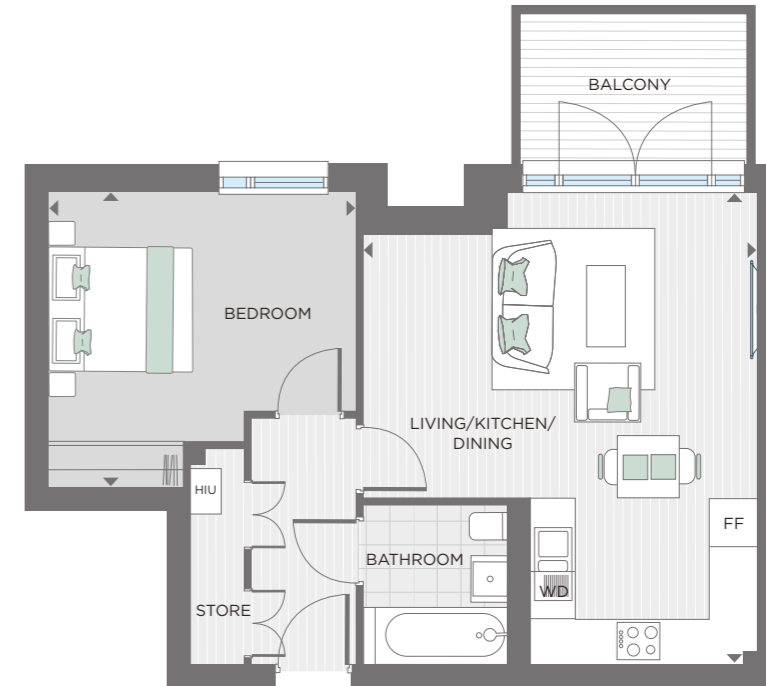
- FF Fridge Freezer
- WD Washer Dryer
- HIU Heat Interface Unit

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

1 Bedroom Apartment  
Plot B026  
Floor 04

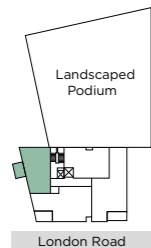


1 Bedroom Apartment  
Plot B027  
Floor 05



The Lamptons

Floor 04



Living/Kitchen/Dining	6.4 m x 5.9 m	21' 0" x 19' 4"
Bedroom	3.6 m x 3.6 m	11' 10" x 11' 10"
<b>Total Internal Area</b>	<b>52.2 sq m</b>	<b>561.8 sq ft</b>
Balcony	6.3 sq m	67.8 sq ft

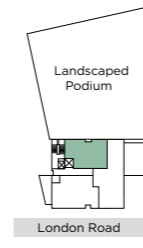
The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

Key

- FF Fridge Freezer
- WD Washer Dryer
- HIU Heat Interface Unit

The Lamptons

Floor 05



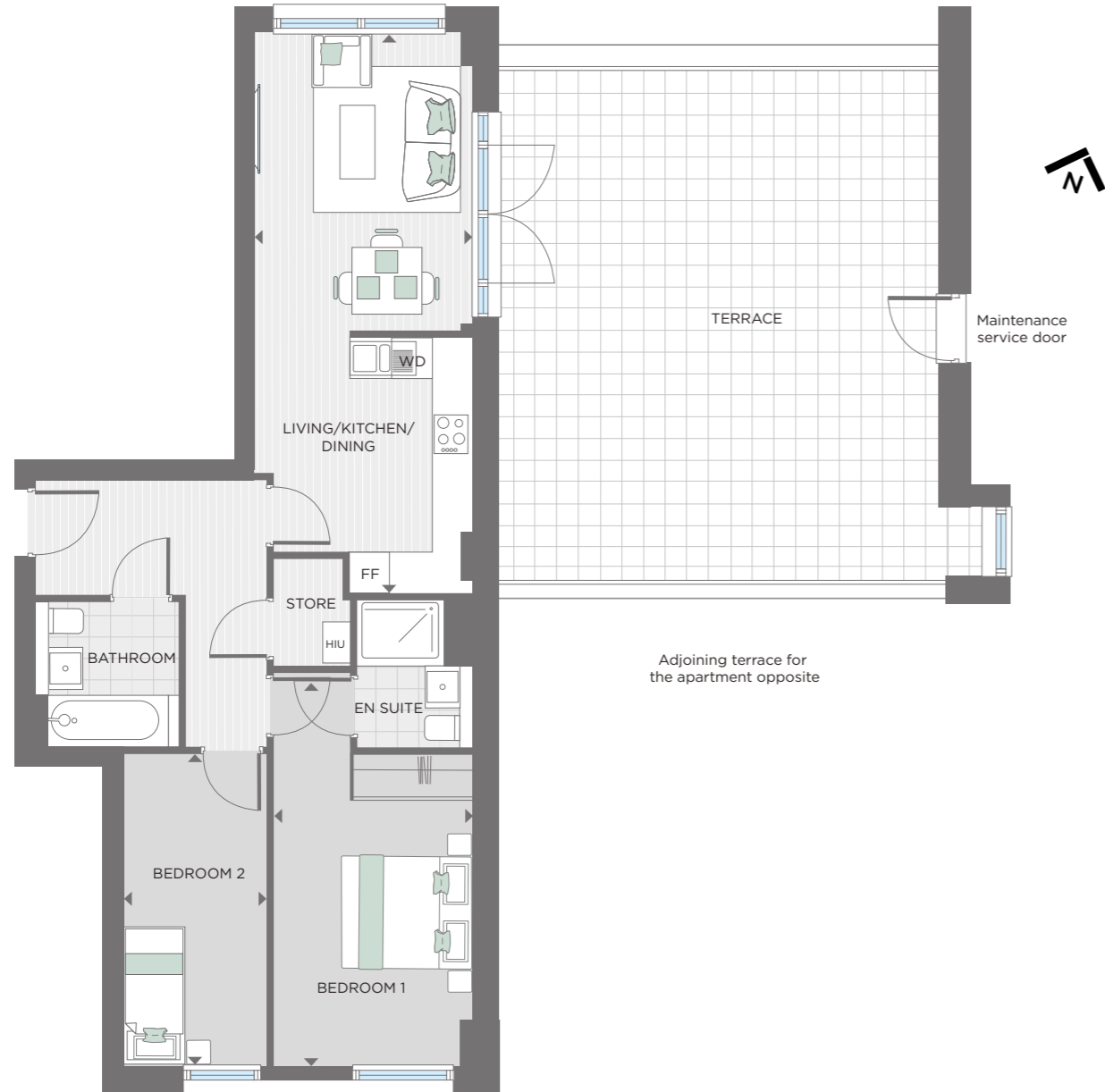
Living/Kitchen/Dining	6.3 m x 5.2 m	20' 8" x 17' 1"
Bedroom	4.1 m x 3.9 m	13' 5" x 12' 10"
<b>Total Internal Area</b>	<b>53.2 sq m</b>	<b>572.6 sq ft</b>
Balcony	6.2 sq m	66.7 sq ft

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

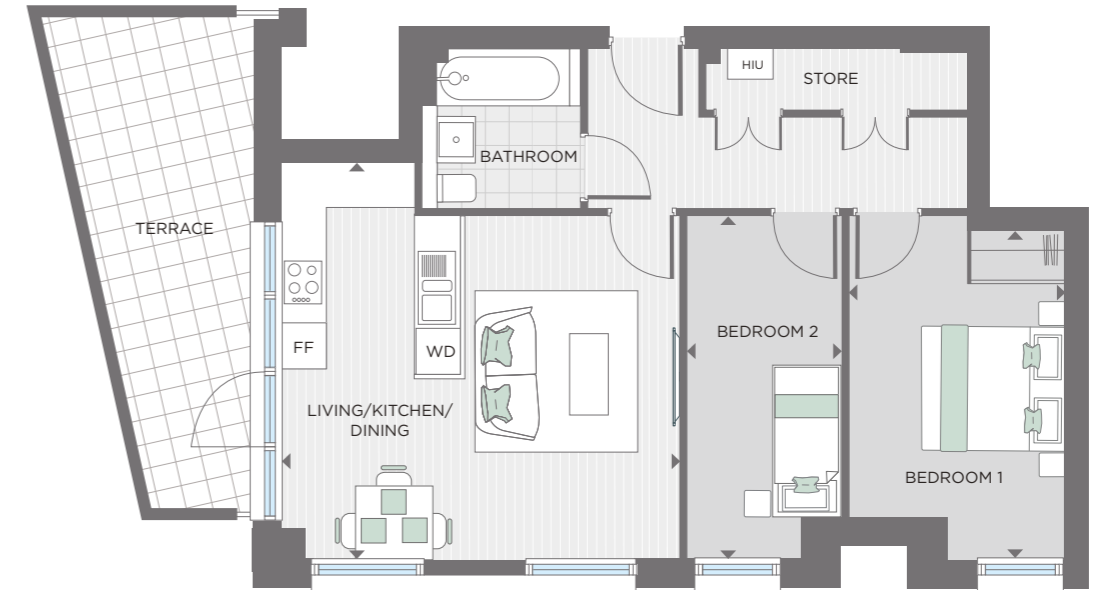
Key

- FF Fridge Freezer
- WD Washer Dryer
- HIU Heat Interface Unit

2 Bedroom Apartment  
Plot B028  
Floor 05

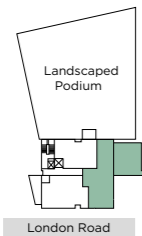


2 Bedroom Apartment  
Plot B029  
Floor 05



The Lamptons

Floor 05



Living/Kitchen/Dining	8.2 m x 3.2 m	26' 11" x 10' 6"
Bedroom 1	5.8 m x 2.9 m	19' 0" x 9' 6"
Bedroom 2	4.6 m x 2.1 m	15' 1" x 6' 11"
<b>Total Internal Area</b>	<b>70.0 sq m</b>	<b>753.4 sq ft</b>
Terrace	49.0 sq m	527.4 sq ft

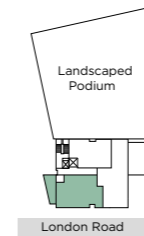
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Key

- FF Fridge Freezer
- WD Washer Dryer
- HIU Heat Interface Unit

The Lamptons

Floor 05



Living/Kitchen/Dining	5.3 m x 5.3 m	17' 5" x 17' 5"
Bedroom 1	4.4 m x 2.9 m	14' 5" x 9' 6"
Bedroom 2	4.6 m x 2.1 m	15' 1" x 6' 11"
<b>Total Internal Area</b>	<b>63.3 sq m</b>	<b>681.3 sq ft</b>
Terrace	13.2 sq m	142.0 sq ft

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

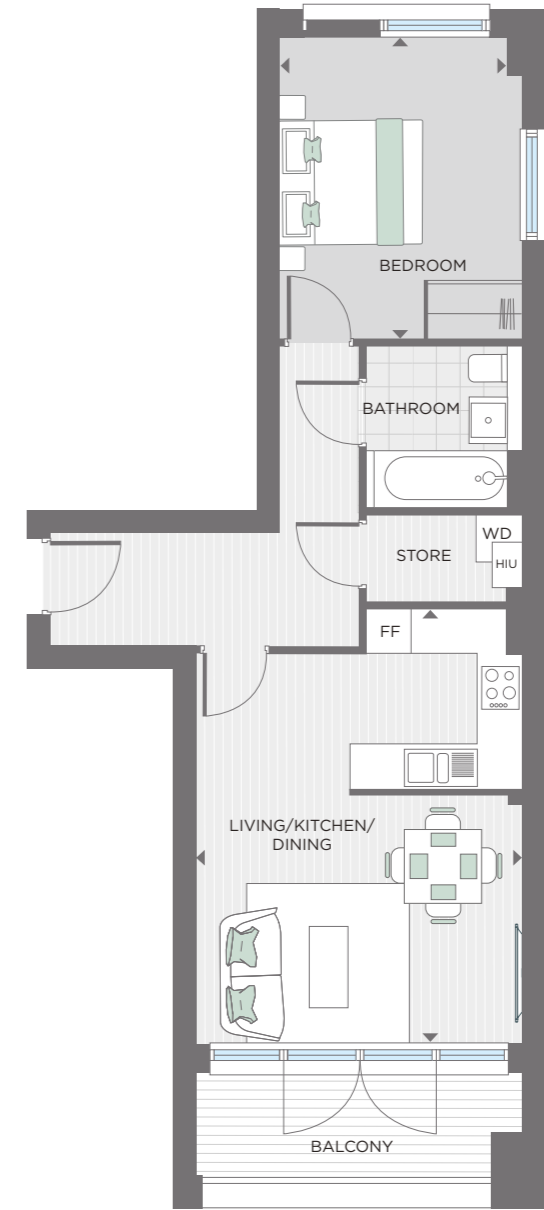
Key

- FF Fridge Freezer
- WD Washer Dryer
- HIU Heat Interface Unit

1 Bedroom Apartment  
Plot B030  
Floor 06

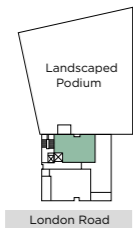


1 Bedroom Apartment  
Plot B031  
Floor 06



The Lamptons

Floor 06



Living/Kitchen/Dining	6.0 m x 6.3 m	19' 8" x 20' 8"
Bedroom	4.1 m x 3.3 m	13' 5" x 10' 10"
<b>Total Internal Area</b>	<b>53.2 sq m</b>	<b>572.6 sq ft</b>
Balcony	6.2 sq m	66.7 sq ft

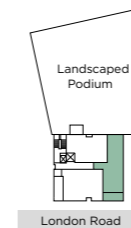
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Key

- FF Fridge Freezer
- WD Washer Dryer
- HIU Heat Interface Unit

The Lamptons

Floor 06

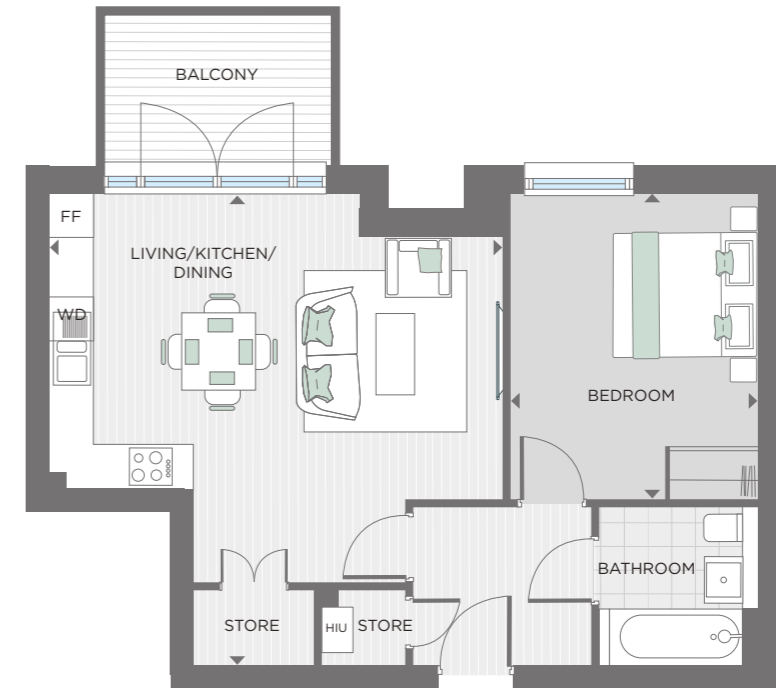
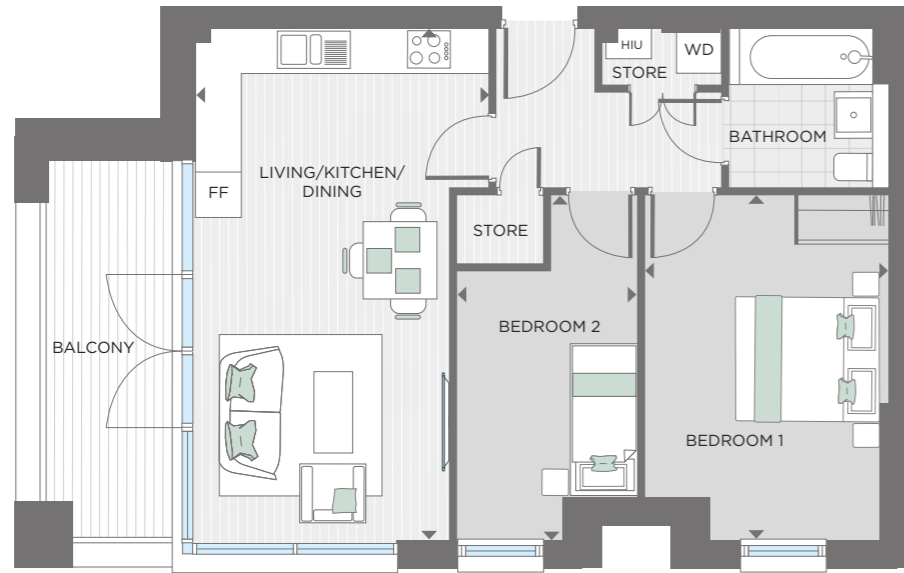


Living/Kitchen/Dining	5.8 m x 4.3 m	19' 0" x 14' 1"
Bedroom	4.0 m x 3.2 m	13' 1" x 10' 6"
<b>Total Internal Area</b>	<b>50.2 sq m</b>	<b>540.3 sq ft</b>
Balcony	6.7 sq m	72.1 sq ft

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

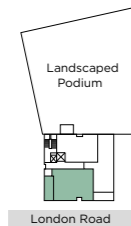
Key

- FF Fridge Freezer
- WD Washer Dryer
- HIU Heat Interface Unit



The Lamptons

Floor 06



Living/Kitchen/Dining	6.8 m x 3.9 m	22' 4" x 12' 10"
Bedroom 1	4.6 m x 3.2 m	5' 1" x 10' 6"
Bedroom 2	4.6 m x 2.4 m	15' 1" x 7' 10"
<b>Total Internal Area</b>	<b>61.0 sq m</b>	<b>656.6 sq ft</b>
Balcony	9.0 sq m	96.8 sq ft

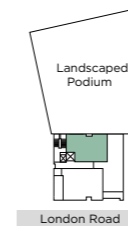
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Key

- FF Fridge Freezer
- WD Washer Dryer
- HIU Heat Interface Unit

The Lamptons

Floor 07



Living/Kitchen/Dining	6.0 m x 6.3 m	19' 8" x 20' 8"
Bedroom	4.1 m x 3.3 m	13' 5" x 10' 10"
<b>Total Internal Area</b>	<b>53.2 sq m</b>	<b>572.6 sq ft</b>
Balcony	6.2 sq m	66.7 sq ft

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

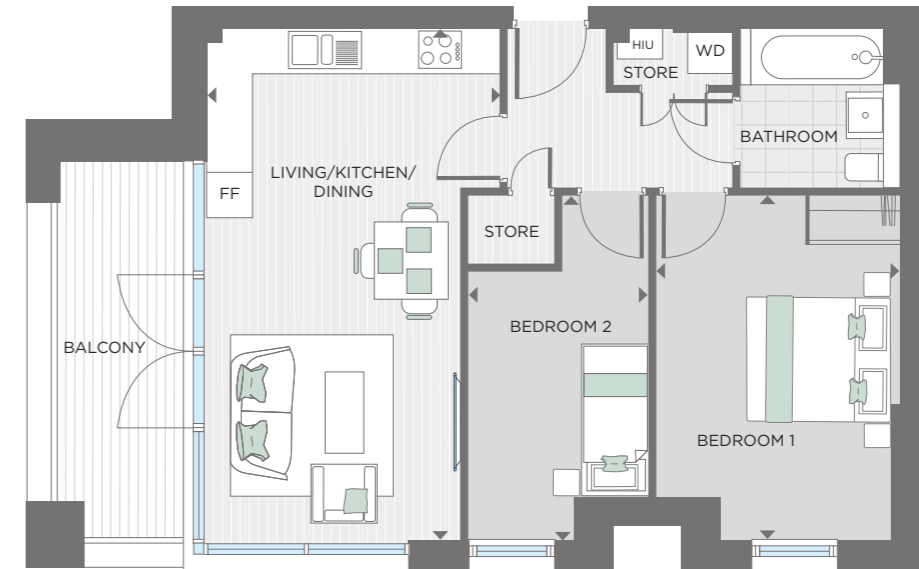
Key

- FF Fridge Freezer
- WD Washer Dryer
- HIU Heat Interface Unit

1 Bedroom Apartment  
Plot B034  
Floor 07

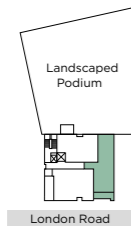
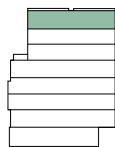


2 Bedroom Apartment  
Plot B035  
Floor 07



The Lamptons

Floor 07



Living/Kitchen/Dining	5.8 m x 4.3 m	19' 0" x 14' 1"
Bedroom	4.0 m x 3.2 m	13' 1" x 10' 6"
<b>Total Internal Area</b>	<b>50.2 sq m</b>	<b>540.3 sq ft</b>
Balcony	6.7 sq m	72.1 sq ft

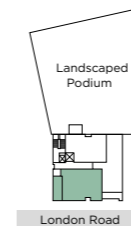
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Key

- FF Fridge Freezer
- WD Washer Dryer
- HIU Heat Interface Unit

The Lamptons

Floor 07



Living/Kitchen/Dining	6.8 m x 3.9 m	22' 4" x 12' 10"
Bedroom 1	4.6 m x 3.2 m	15' 1" x 10' 6"
Bedroom 2	4.6 m x 2.4 m	15' 1" x 7' 10"
<b>Total Internal Area</b>	<b>61.0 sq m</b>	<b>656.6 sq ft</b>
Balcony	9.0 sq m	96.8 sq ft

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

Key

- FF Fridge Freezer
- WD Washer Dryer
- HIU Heat Interface Unit

# SPECIFICATION

## Interior finishes

- Laminate flooring in oak to hallway, living room and kitchen
- Wool blended carpet to bedrooms

## Kitchen/Living areas

- Bespoke high gloss kitchens in stone grey with laminate splashback and worktop
- Neff appliances including:
  - Built-in single oven
  - Ceramic 4 burner hob
  - Integrated extractor hood\*
- Zanussi appliances including:
  - Integrated fridge freezer
  - Washer dryer\*\*
- Undermounted bowl and a half stainless steel sink
- Single level kitchen mixer tap

## Bedrooms

- Built-in wardrobe in oak veneer

## En Suites

- Ceramic flooring and wall tiling
- Wall mounted washbasin with mixer tap
- Large format wall hung mirror
- Wall mounted shower mixer
- Floor mounted white WC with dual flush plate
- Chrome heated towel rail

## Bathrooms

- Ceramic flooring and wall tiling
- Wall mounted washbasin with mixer tap
- Large format wall hung mirror
- Built-in bath
- Glass screen to shower bath
- Overhead shower head and arm
- Wall mounted bath and shower mixer
- Floor mounted white WC with dual flush plate
- Chrome heated towel rail

## Electrical

- White recessed downlights
- Video door entry

## Heating and hot water

- Combined heat and power system (CHP)
- Smart energy metres
- Panel radiators

## Communal areas

- Cycle storage with secure access
- Residential cores served by passenger
- On-site CCTV

## Sustainability

- Code for Sustainable Homes Level 4
- Combined heat and power system (CHP)
- Smart energy metres

\*Dependent on unit type, Elica in some units - please speak to your Sales Executive for further information.

\*\*Dependent on unit type, Bosch in some units - please speak to your Sales Executive for further information.

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. FABRICA reserves the right to amend the specification as necessary and without notification.



# WHY SHARED OWNERSHIP?

Buying a home is a complicated process so it's little wonder that the idea of shared ownership can be a little daunting. We offer a variety of homes to buy under the shared ownership scheme and the following few pages will provide you with everything you need to know including how to apply, the cost of buying and eligibility.

## What is shared ownership?

Shared ownership is an affordable way to buy a home which involves part owning, part renting a property. It's designed to help people who can't afford to buy a home at full market value and allows you to buy a share of a property (usually 25%-75%) and pay rent on the part you don't own. You'll need to take out a mortgage to pay for your share. When you can afford to, you may wish to increase your shares until you own the entire property. This is known as 'staircasing'. You will also pay a service charge for your home, which is usually charged on a monthly basis.

There are lots of good reasons to buy a shared ownership home:

- Buy chain free
- Have a 10 year construction warranty from a leading warranty provider
- Buy in a sought after development in high demand area
- Own a skilfully produced, meticulously designed home in an area you want to live

## How does it work?

The price of the share you buy is determined by a property valuation, carried out by a Royal Institution of Chartered Surveyors (RICS) qualified surveyor. On the share of the home you don't own, you will pay us rent. For example, if you purchase 40% of your home, you will pay rent on the remaining 60%. You will need to have a financial assessment to establish the maximum share you can afford to buy.

## What will you own?

Shared ownership properties are always leasehold. This means that you own the property for a fixed period of time – usually 125 years, and will have the normal rights and responsibilities of a normal purchaser. We will act as the landlord and will own the share that you don't own.

## How much will it cost?

The level of deposit you need depends on the cost of the share you would like to buy, and the mortgage you choose. In addition to your monthly mortgage and rent payments, you'll need savings of around £4,000 to be able to cover the cost of the survey, legal fees and stamp duty (if applicable). The amount of deposit you will need depends on the mortgage provider you chose, the terms of the mortgage and your credit rating.

If you want to buy more shares, the cost of your new share will depend on how much your home is worth when you want to buy the share. If property prices in your area have gone up, you'll pay more than for your first share. If your home has dropped in value, your new share will be cheaper. Buying additional shares will reduce the amount of rent you pay. If you staircase to the point where you own outright, you will no longer have rent to pay.

## Eligibility

To qualify for shared ownership you will need to meet certain criteria set by the Local Authority, this criteria can vary for each scheme. You should be eligible for shared ownership if:

- You are unable to afford a home that meets your needs
- You currently don't own a property
- You have £4,000 to cover legal fees
- You live or work in the same borough as the property you want to buy
- You meet the household income criteria as set out in the table below:

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London – Income less than £90,000

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Outside London – Income less than £80,000

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Applicants for shared ownership are prioritised based on the Local Authority criteria. Priority is generally given to applicants living or working in the same borough as the property they wish to buy. When prioritising applicants, the Local Authority will also consider whether:

- You are a housing association tenant
- You work in the Ministry of Defence
- You are a first time buyer
- You are deemed to be in a high priority group by the Local Authority

In some cases, the Local Authority use their own criteria to prioritise applicants.\*

## How to apply

Before we can progress an enquiry, you will need to register with a HomeBuy agent to get your registration number. Once you have registered, please contact us with your registration number and we will be delighted to talk you through our portfolio of suitable homes and carefully guide you throughout the process.

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For new build developments in London you will need to register with Homematch

[homematch.org.uk](http://homematch.org.uk)  
0845 230 8099

\*Please note: Minimum incomes may vary for each scheme. Information correct at time of going to print. Eligibility criteria changes regularly and we make no representations or warranties with respect to the current accuracy of the information.



# THE SHARED OWNERSHIP PROCESS

## 1. The conveyancing process

This is the process of transferring ownership of a property from one person to another. It usually takes between 4 and 6 weeks from reservation to exchange of contracts. Once your application has been approved by us, you'll need to instruct your solicitor and pass their details onto us. We'll also need details of your lender. We will issue a Memorandum of Sale to all parties, which gets the legal process underway.

## 2. Searches

Your solicitor will carry out a number of searches including environmental searches as well as local area searches.

## 3. Survey

You will need to pay for a survey/valuation, which is carried out by your lender.

## 4. Mortgage offer

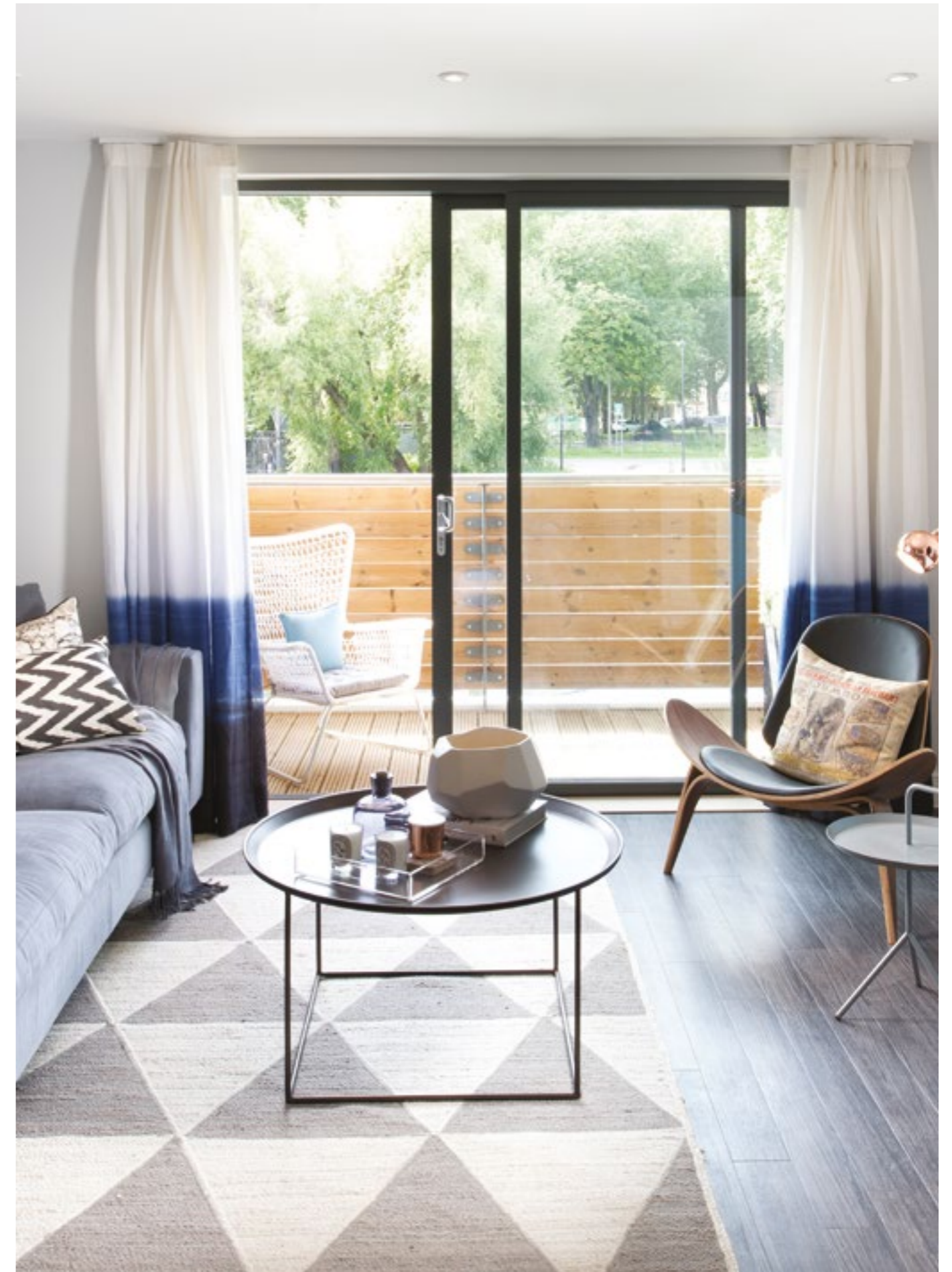
If you are buying a property with a mortgage, you'll need a mortgage offer on the property. Once you've received the offer you will need to send this to us so that we can approve it.

## 5. Exchange of contracts

When you exchange contracts you will need to pay a deposit which makes the sale legally binding at the price agreed. If you withdraw from the sale for any reason, the deposit is non-refundable. At this stage you are also now ready to agree a completion date.

## 6. Completion

The completion date is when your solicitor transfers the remainder of the money to our solicitor and the home officially becomes yours. Your solicitor will request the funds from your lender well in advance of the completion date and will also carry out a final search at the Land Registry. Other costs that will need to be paid are Stamp Duty (if applicable) as well as rent and service charge to us. A transfer document showing that the home is now leased to you will be sent to Land Registry.



## INCREASING YOUR SHARE & SELLING YOUR HOME

### Increasing your share

You can increase your share in your home at any time until you own the property outright if your lease permits. You will have to pay for the valuation of your home to do this. The share you wish to buy is calculated on the value of your home, which needs to be assessed by a qualified RICS surveyor. An estate agent's market appraisal cannot be used. You will need to pay Stamp Duty if the additional shares you buy increase your ownership to 80%-100%. Please speak to your solicitor for more information on how this is calculated. You will have 3 months from the date your property is inspected by the surveyor to complete the purchase of the additional shares.

If you have made any improvements to your property which have added to its value, that have been approved by our Leasehold department the surveyor would be asked to provide two valuation figures; one with improvements and one without.

### Selling your home

You will need to approach us in order to sell your home and your lease will state how long we have in order to find a suitable buyer, which is usually eight weeks. A RICS qualified surveyor will need to assess the value of your home as unfortunately an estate agent appraisal is not valid. If we find a buyer for your property a resale fee is payable.

If we're unable to find a buyer, then you may sell your home with an estate agent and you will be responsible for paying their fees. If you sell through an estate agent you would have the option of marketing both your share and the property outright for the value based on your valuation report.



# ABOUT FABRICA

- 01. City Wharf N1
- 02. Jigsaw W13
- 03. The Chroma Buildings SE1
- 04. Queen's Wharf W6

## SKILFULLY PRODUCED

FABRICA is part of an award-winning property business, committed to creating meticulously designed, skilfully produced homes.

From apartments of striking urban architecture to houses with a more rural intimate charm, our aim is always the same: to create beautifully designed homes which are a real pleasure to live in. Our design ethos and commitment to sustainability means that our homes are built in carefully considered locations and are sympathetic to the environment. Every project reflects our dedication to thoughtful design, sustainable living, and to providing an outstanding experience for our customers.

People are at the heart of everything we do, and because we own and manage all our properties, our commitment to providing the best possible service for our customers never stops. Our estate management team is exceptional, and has the awards to prove it.

FABRICA is part of the A2Dominion Group. With over 70 years of experience and an asset base of £2.8billion across 35,000 homes, we are one of the largest developers in the UK. Our A+ credit rating and pipeline of 4,400 homes across London and the South East combined with our partnerships with world-class architects and interior designers ensures that we maintain our unique approach to house building. We don't just build remarkable homes, we invest all profits into projects which benefit communities and create better ways to live.

Skilfully produced is the one thing we always live by.

**FABRICA**  
by A2Dominion



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