

F

PACKHAM MEWS
HOUNSLOW TW3



A MODERN APPEAL

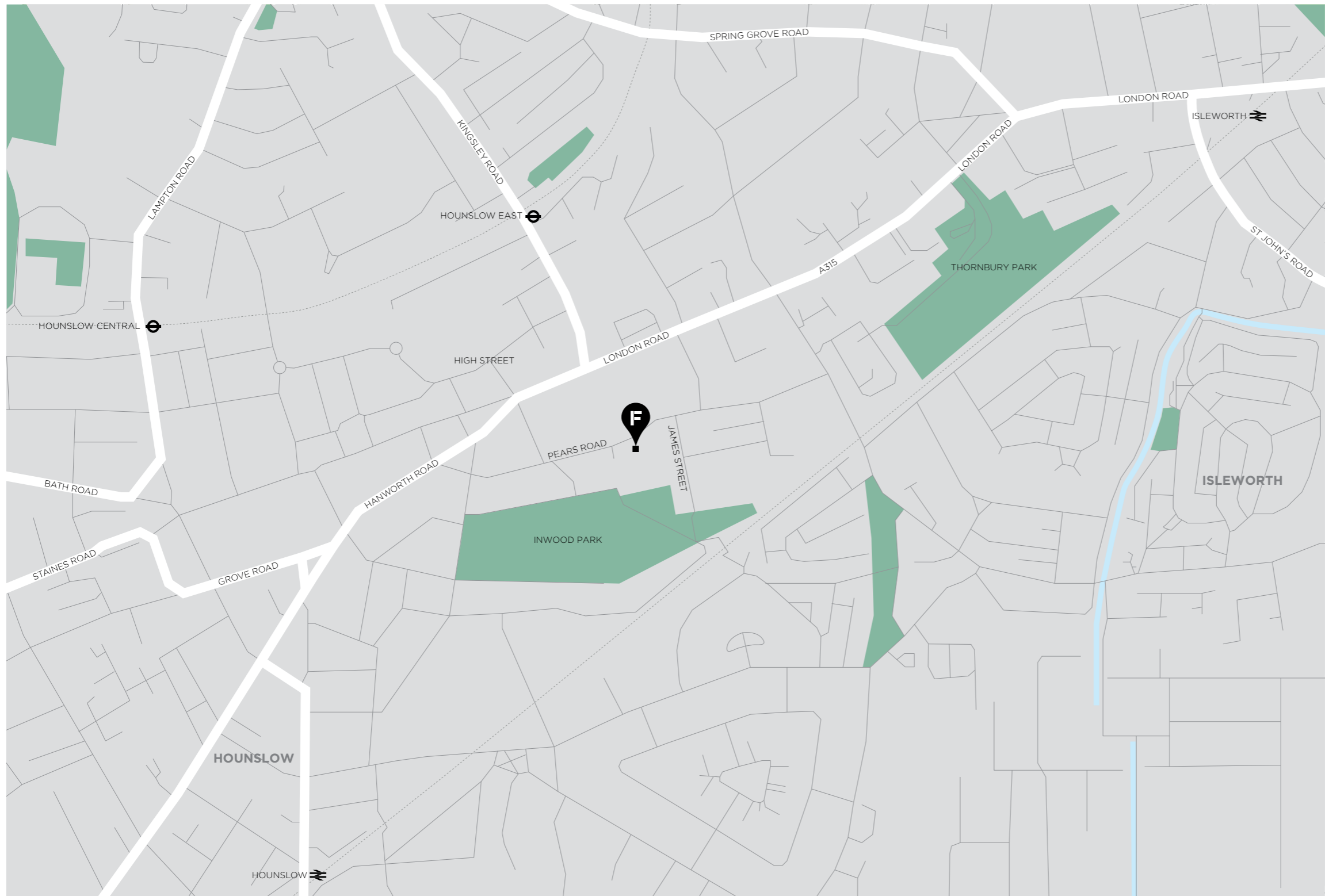
Located on a quiet residential street backing tree-lined Inwood Park, Packham Mews is a collection of five adjoining townhouses and a 1-storey bungalow amongst an intimate collection of new homes. Formerly an army barracks, then an industrial warehouse, the space has now been developed into sustainably designed residences.

The proximity to Heathrow, central London and picturesque Isleworth are obvious draws to life in Packham Mews, but Hounslow is an exciting destination in its own right, with a regenerated town centre adding to its allure. The development is minutes from verdant spaces, such as Syon Park and Hounslow Heath, yet residents have the luxury of private manicured gardens, as well as designated car parking spaces.



Computer generated image, indicative only

LOCATION



KEY

- Packham Mews
- Parks
- National Rail
- London Overground



High Street	8 mins
Hounslow East	9 mins
Thornbury Park	10 mins
Isleworth	20 mins
Osterley	22 mins
Syon Lane	36 mins
Syon Park	38 mins

Map not to scale, indicative only

Packham Mews is ideally located for those who want to zip in and out of the capital's core. When it comes to public transport, residents have the luxury of choice: there are two Piccadilly Line Tube stops (Hounslow East and Hounslow Central) within a 10-minute walk of Packham Mews. Fast trains to Waterloo leave from Isleworth station a mere mile away, meaning residents are transported to London's beating heart in less than 40 minutes.

Thanks to Packham Mews's prime location just off the A315 and A4 motorways, the rest of the UK is accessible too. As for international travel, it couldn't be easier with Heathrow down the road - it's 20 minutes by car or four Tube stops away. Plenty of buses pass Hounslow's boundaries, such as number 110 to Twickenham or 237 to Chiswick.

PACKHAM MEWS

🚇 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 6 mins	Osterley 9 mins	Richmond 15 mins	Kew Gardens 18 mins	Ealing Broadway 22 mins	Shepherd's Bush 28 mins
🚲	Hounslow East 4 mins	Osterley 8 mins	Richmond 18 mins	Kew Gardens 24 mins	Ealing Broadway 26 mins	Shepherd's Bush 37 mins
🚶	Hounslow East 9 mins	Thornbury Park 10 mins	Isleworth 20 mins	Osterley 22 mins	River Thames 28 mins	Syon Park 38 mins

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



01. Hounslow Market
02. Great Conservatory, Syon Park
03. Hounslow Market

With Heathrow next door and central London within easy reach, the vibrant West London borough of Hounslow has fast become an up and coming place to live. Featuring grand parks, stately homes and bustling town centres, the borough offers both a relaxed and bustling feel.

Hounslow's town centre is undergoing a major regeneration, with an exciting collection of boutiques and eateries set to open over the next few years; its recently renovated High Street sets the scene for a new town square and performance space, as well as the popular Hounslow market.

Bordering the district to the east is Old Isleworth, a stunning riverside town steeped in Tudor and Jacobean history. To the south is charming Twickenham and its world-famous rugby stadium, with the majestic expanse of royal Richmond Park just below it.

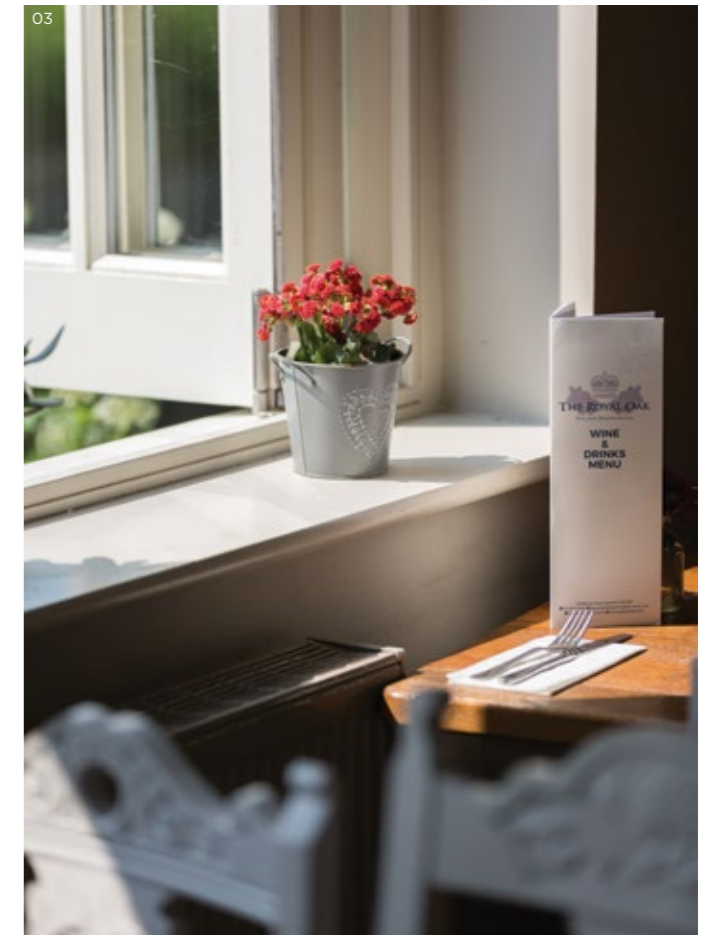
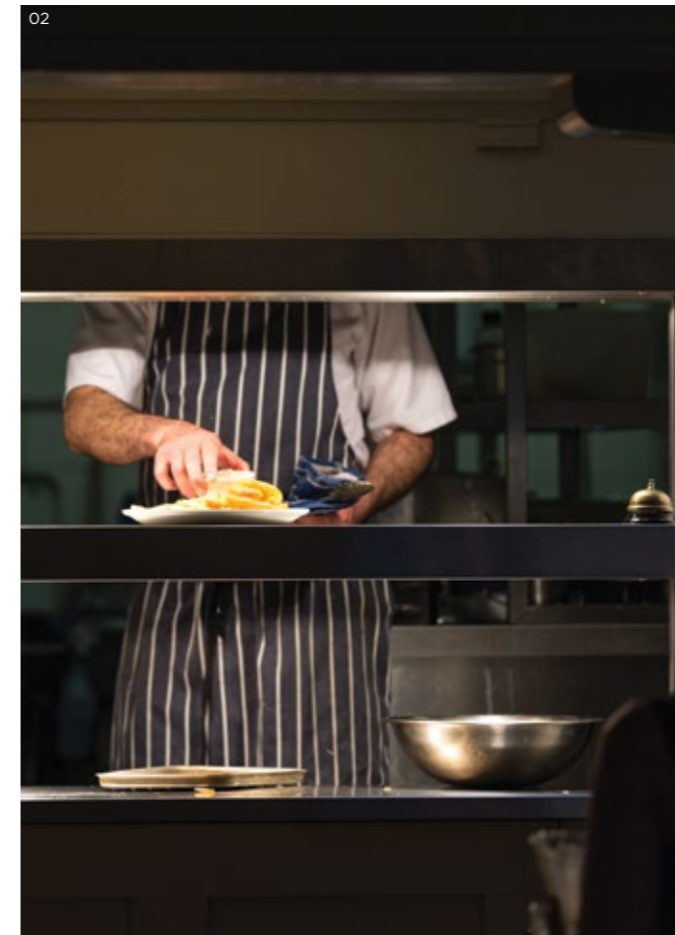
FAVOURITE EATS

A picturesque riverside setting and gastro pub food make the London Apprentice a top lunchtime choice for hungry Hounslow residents. Another Thameside favourite brimming with traditional English charm is The Royal Oak, where punters dine al fresco on the likes of beer battered fish and chips, or chargrilled chicken breast with spicy chimichurri sauce.

A 7-minute drive from Packham Mews, Syon Coffee House & Deli offers up lovingly-made open ciabatta sandwiches (try the mushroom, crispy pancetta and crème fraiche medley) and lighter bites such as their sweet chilli prawn, avocado and mango salad. Or for a bit of Paris in Isleworth, Patisserie Valerie is all about freshly-baked pastries.

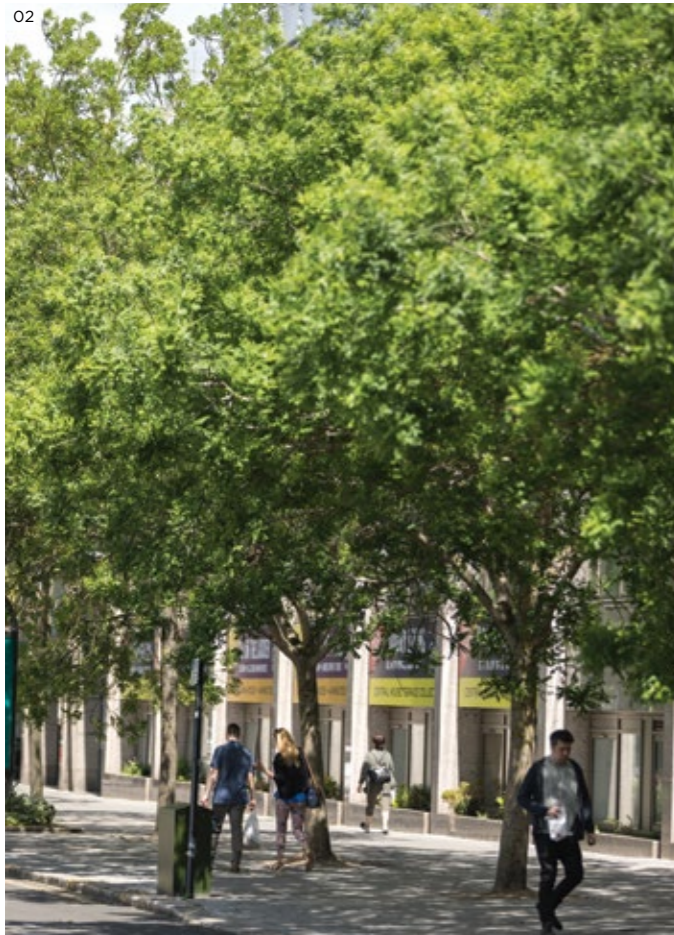
Restaurant line-ups among Hounslow's exciting redevelopment of its town centre is the popular TGI Fridays and colourful Las Iguanas, packed with South American soul.

- 01. Royal Oak, Isleworth
- 02. Royal Oak, Isleworth
- 03. Royal Oak, Isleworth





Hounslow Market



- 01. The Treaty Centre
- 02. Hounslow High Street
- 03. South Street Coffee & Ice Cream Shop, Isleworth

Shopping in Hounslow is a stress-free affair, thanks to the close cluster of stores on its compact High Street. Among them are firm favourites like The Body Shop, Debenhams and H&M, the latter's window display always show-stoppingly good.

The Treaty Centre – just 8 minutes' walk from Packham Mews – has a range of popular fashion labels under its domed glass roof. Another one-stop shop is The Blenheim Centre – its supersized Asda store is the place to go for stocking up the kitchen cupboard.

Nearby, Twickenham charms with its family-owned boutiques. Pretty Church Street is a 17th century treasure trove of antique stores and quaint gift shops filled with unique finds.



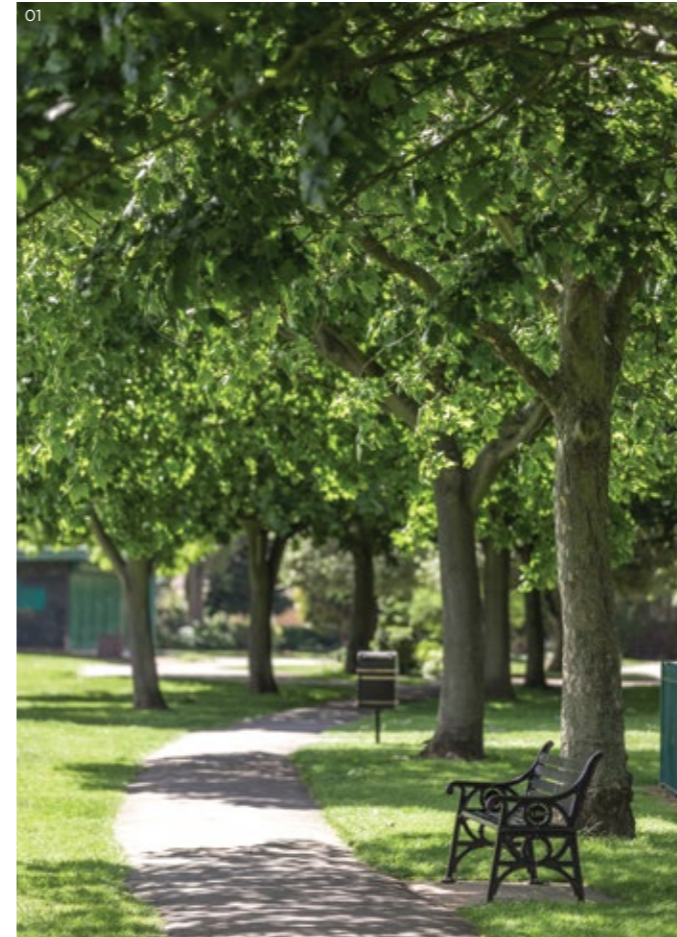
Inwood Park

SCENIC GREEN SPACES

Bordering Packham Mews is tranquil Inwood Park, an ideal spot for a brisk walk or a gentle morning jog before setting off to work. Steps away, the manicured Thornbury Park features a free outdoor gym. Both local parks have kids play areas, making them ideal for local parent meet-ups or family days out. Nearby Hounslow Heath is an important conservation area, home to a vast array of wildlife, flora and fauna, as well as a public golf course.

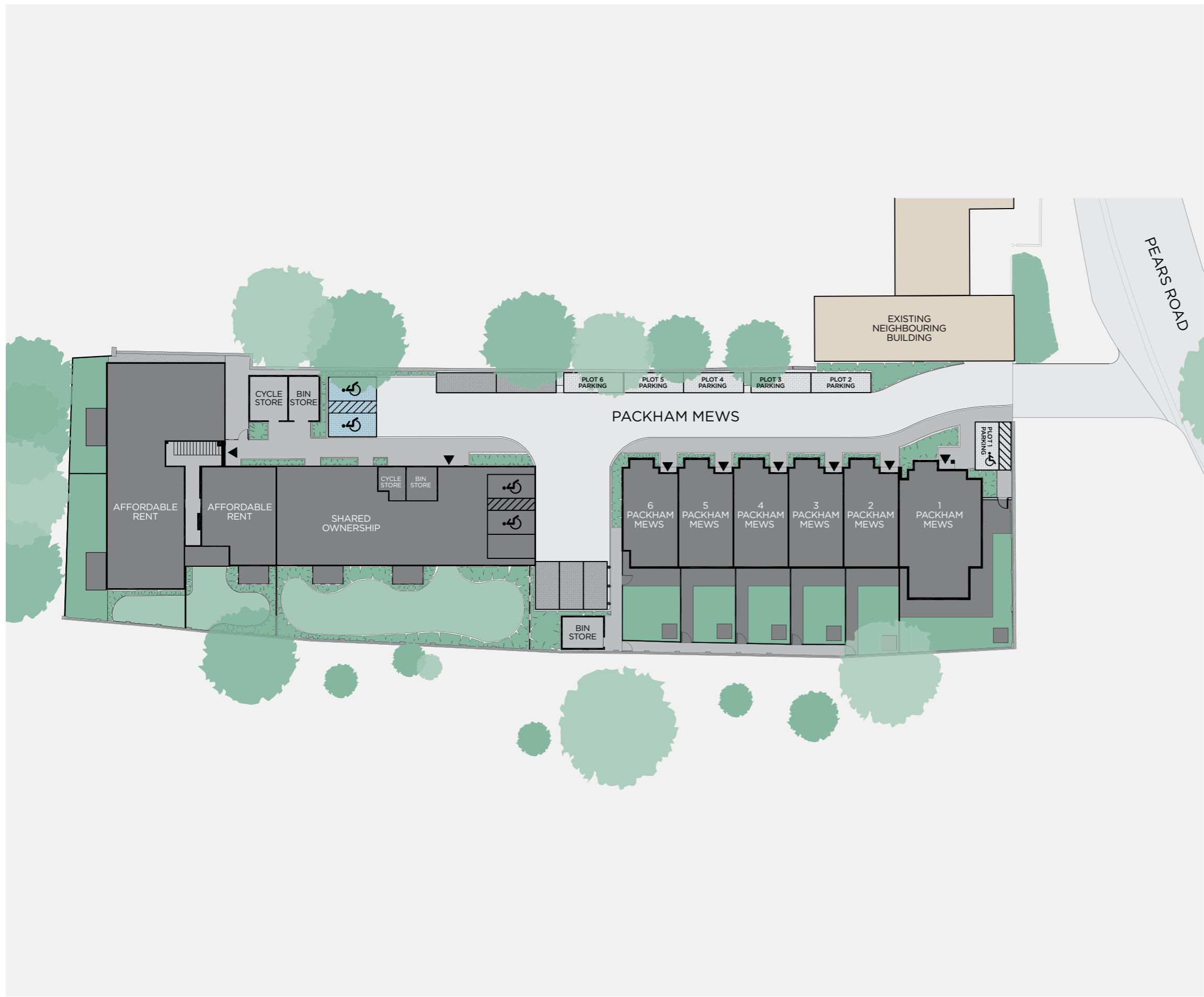
Stunning Syon Park covers 200-acres of verdant countryside, only 12-minute drive from the new residences. Home to UK's largest collection of beautiful English roses, its garden centre is a fragrant treat. The park's highlight is the castle-like Syon Park House. Dating back to the 16th century, its interior is filled with van Dyck masterpieces and antique treasures. Adjoining the historic building are the Grade II listed gardens designed by Capability Brown.

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



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.

SITE PLAN



KEY

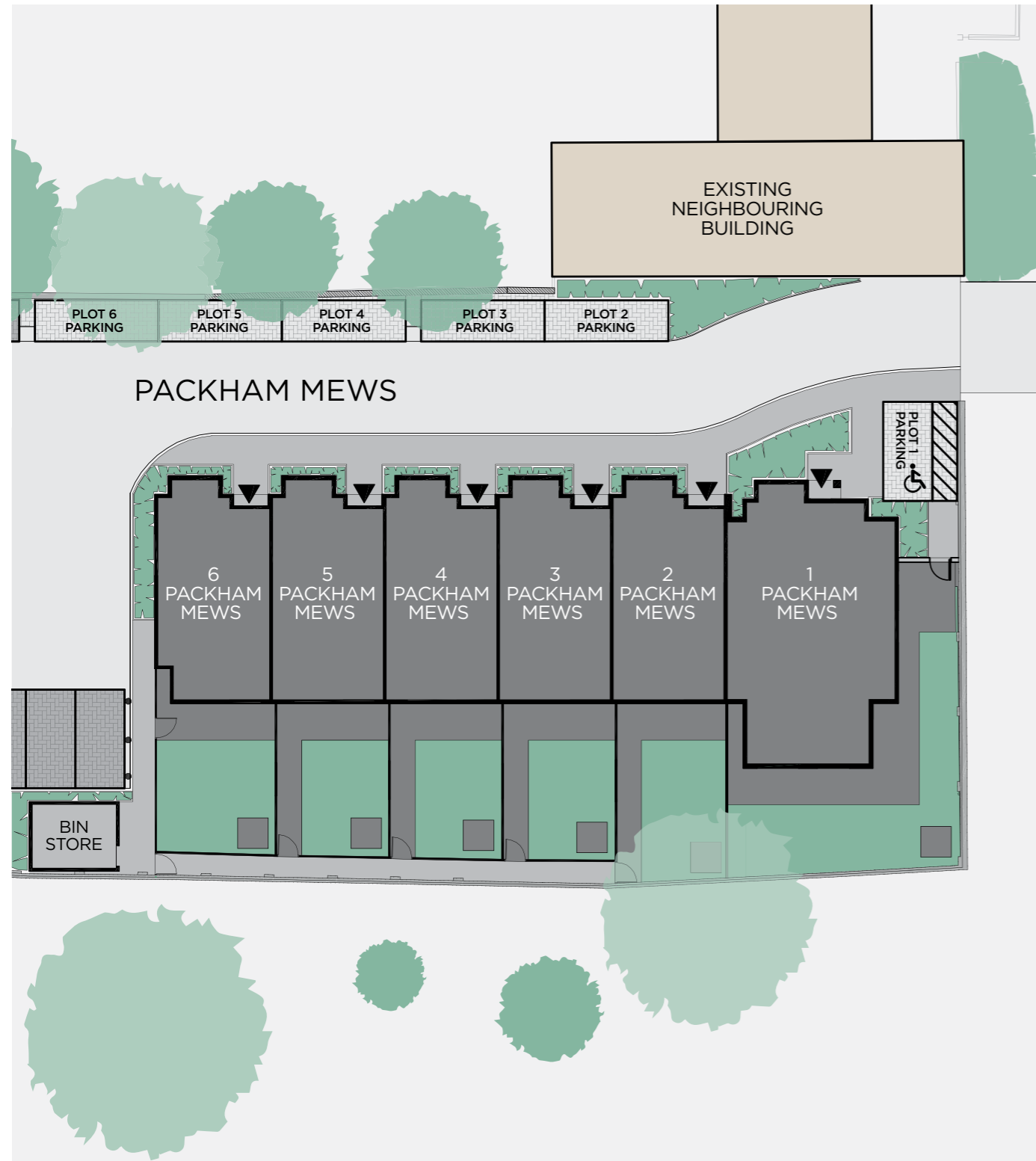
	Packham Mews
	Entrances
	Communal Area
	Roads
	Green space / trees
	Car parking space
	Shared ownership car parking
	Affordable rent car parking

PACKHAM MEWS TW3

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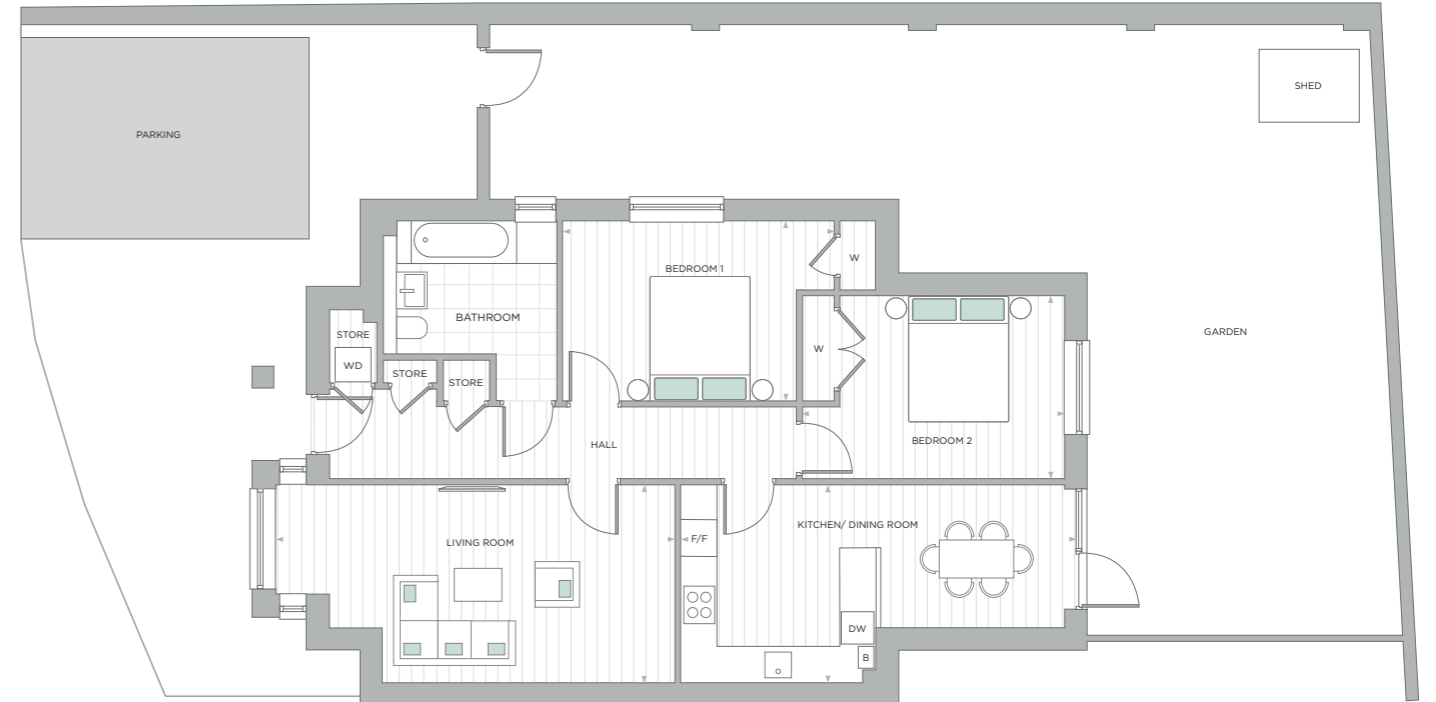
Map not to scale, indicative only

FLOORPLANS

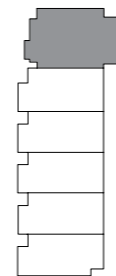


Map not to scale, indicative only

2 Bedroom Bungalow 1 Packham Mews



1 Packham Mews



Living	6.6 m x 3.3 m	21' 11" x 10' 11"
Kitchen / Dining	6.4 m x 3.3 m	21' 0" x 10' 11"
Bedroom 1	4.5 m x 2.9 m	14' 11" x 9' 10"
Bedroom 2	4.3 m x 3.0 m	14' 4" x 10' 0"
Total internal area	87 sq m	936.4 sq ft

Key

W	Wardrobe
FF	Fridge Freezer
DW	Dishwasher
WD	Washer Dryer
B	Boiler

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.



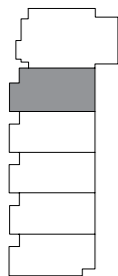
3 Bedroom House
2 Packham Mews



3 Bedroom House
3 Packham Mews



2 Packham Mews



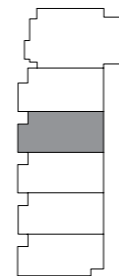
Living	4.9 m x 3.0 m	16' 2" x 10' 1"
Kitchen / Dining	3.6 m x 5.1 m	11' 11" x 17' 0"
Bedroom 1	7.6 m x 3.5 m	25' 2" x 11' 9"
Bedroom 2	3.4 m x 3.1 m	11' 4" x 10' 5"
Bedroom 3	4.1 m x 2.6 m	13' 8" x 8' 9"
Total internal area	119.5sq m	1,286.2 sq ft

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.

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3 Packham Mews



Living	4.9 m x 3.0 m	16' 2" x 10' 1"
Kitchen / Dining	3.6 m x 5.1 m	11' 11" x 17' 0"
Bedroom 1	7.6 m x 3.5 m	25' 2" x 11' 9"
Bedroom 2	3.4 m x 3.1 m	11' 4" x 10' 5"
Bedroom 3	4.1 m x 2.6 m	13' 8" x 8' 9"
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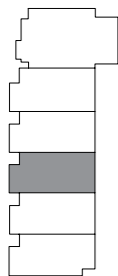


Ground Floor

First Floor

Second Floor

4 Packham Mews



Living	4.9 m x 3.0 m	16' 2" x 10' 1"
Kitchen / Dining	3.6 m x 5.1 m	11' 11" x 17' 0"
Bedroom 1	7.6 m x 3.5 m	25' 2" x 11' 9"
Bedroom 2	3.4 m x 3.1 m	11' 4" x 10' 5"
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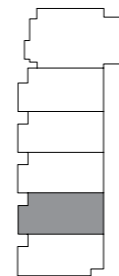


Ground Floor

First Floor

Second Floor

5 Packham Mews



Living	4.9 m x 3.0 m	16' 2" x 10' 1"
Kitchen / Dining	3.6 m x 5.1 m	11' 11" x 17' 0"
Bedroom 1	7.6 m x 3.5 m	25' 2" x 11' 9"
Bedroom 2	3.4 m x 3.1 m	11' 4" x 10' 5"
Bedroom 3	4.1 m x 2.6 m	13' 8" x 8' 9"
Total internal area	119.5sq m	1,286.2 sq ft

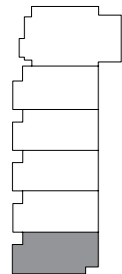
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6 Packham Mews



Living	4.9 m x 3.0 m	16' 2" x 10' 1"
Kitchen / Dining	3.6 m x 4.4 m	11' 11" x 14' 5"
Bedroom 1	7.6 m x 3.5 m	25' 2" x 11' 9"
Bedroom 2	3.4 m x 3.1 m	11' 4" x 10' 5"
Bedroom 3	4.1 m x 2.6 m	13' 8" x 8' 9"
Total internal area	118 sq m	1,270.1 sq ft

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SPECIFICATION

Interior finishes

- Vinyl timber effect flooring to hallway, living room and kitchen
- Wool carpet to bedrooms, staircase and upper floor hallways

Kitchen/Living areas

- Bespoke handleless kitchens
- Quartz stone worktop
- White backpainted glass splashback
- Siemens integrated single oven
- Siemens four ring induction hob with touch control
- Bosch integrated dishwasher
- Bosch integrated fridge freezer
- Bosch cooker hood
- Hotpoint washer dryer
- Under mounted bowl and a half stainless steel sink
- Single lever kitchen mixer tap

Bedrooms

- Built-in full height wardrobes with one shelf and white handleless doors to Bedrooms 1 and 2

Ensuites

- Porcelain large format floor and wall tile
- Semi-recessed wash hand basin with chrome mixer tap
- Vanity shelf and Quartz countertop
- Full height and width wall mirror
- White shower tray and glass shower screen
- Overhead shower and hand shower
- Wall mounted shower and bath mixer controller
- Wall mounted WC with soft close seat
- Chrome heated towel rail

Bathrooms

- Porcelain large format floor and wall tile
- Semi-recessed wash hand basin with chrome mixer tap
- Vanity shelf and Quartz countertop
- Full height and width wall mirror
- Built-in rectangular single ended bath with glass shower screen
- Overhead shower and hand shower
- Wall mounted shower and bath mixer controller
- Wall mounted WC with soft close seat
- Chrome heated towel rail

Electrical

- Energy efficient down lights and pendants
- Installation of a Mechanical Ventilation and Heat Recovery (MVHR) system
- Wiring for Virgin Media package (subscription required)
- Fused spur provided for security alarm in each apartment

Heating and hot water

- Heating and hot water provided by installation of individual gas boilers
- White wall radiators

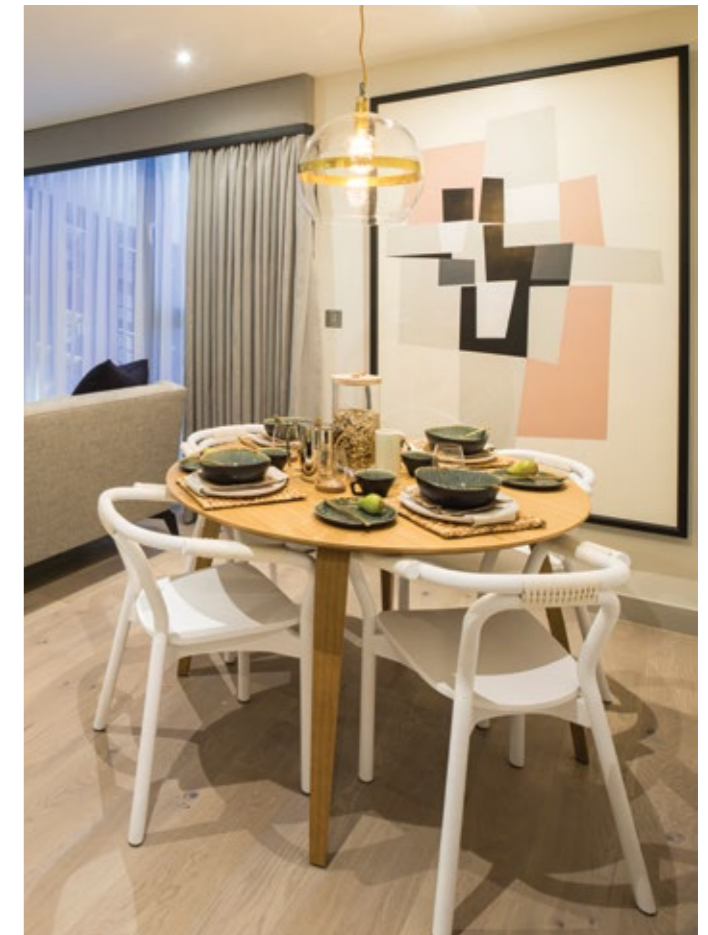
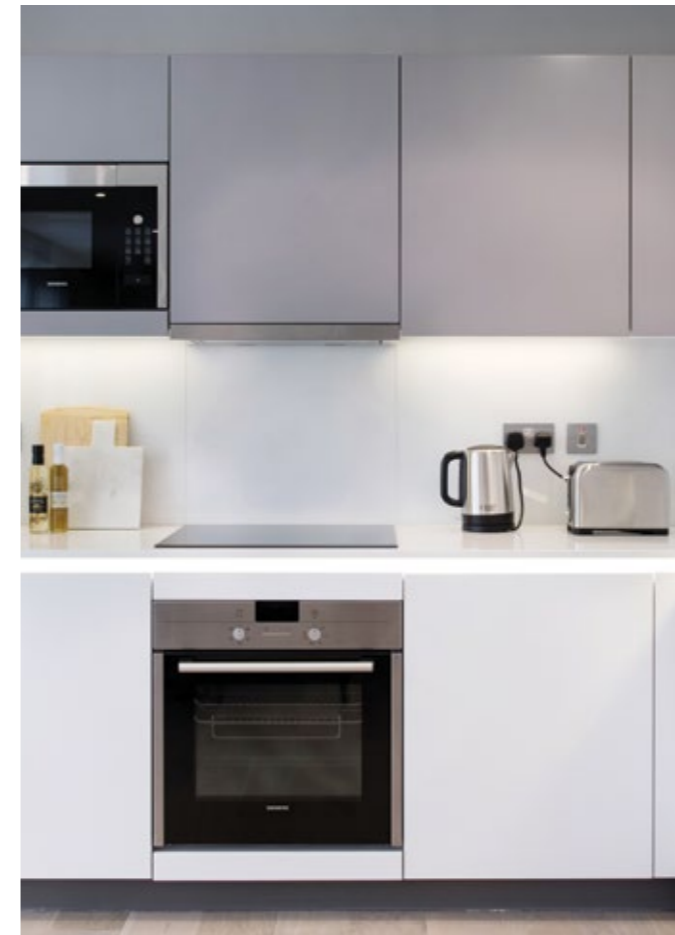
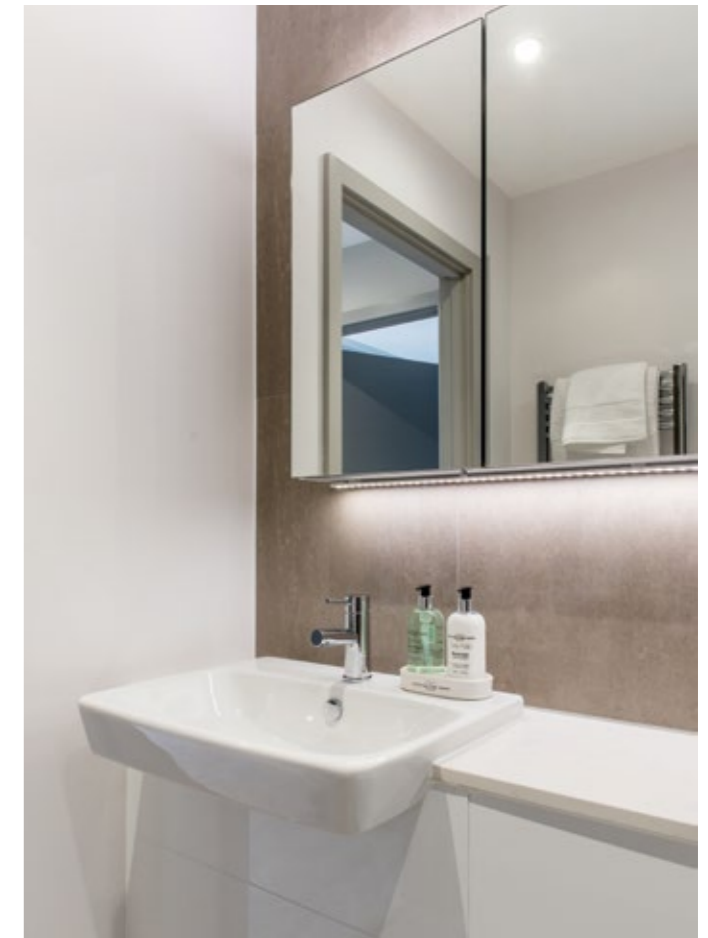
Security and peace of mind

- 10 year NHBC New Home Warranty
- On-site CCTV
- Secure by Design
- 24 month defects warranty cover

Sustainability features

- Code for Sustainable Homes Level 4
- PV tiles installed on the roof of each house
- Low energy LED lighting

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.



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.

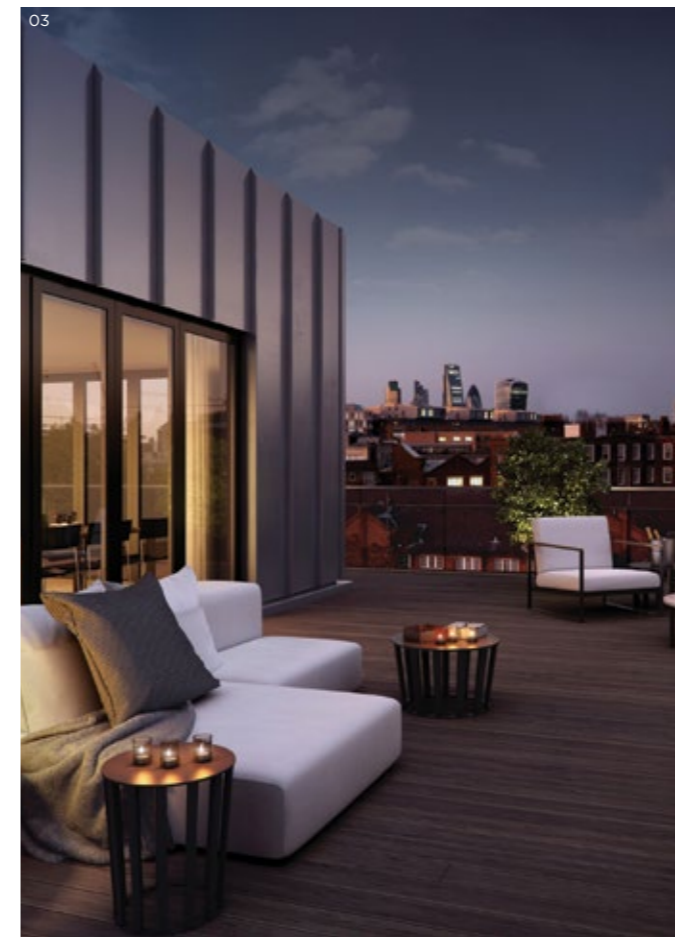
From apartments of striking urban architecture to houses with a more rural intimate charm, our aim is always the same: to create beautifully designed homes which are a real pleasure to live in. Our design ethos and commitment to sustainability means that our homes are built in carefully considered locations 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 £2.9billion across 36,000 homes, we are one of the largest developers in the UK. Our A+ credit rating and pipeline of 6,000 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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London W2 1BD

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