CAVENDISH GARDENS

LONDON TW4

Welcome to Cavendish Gardens

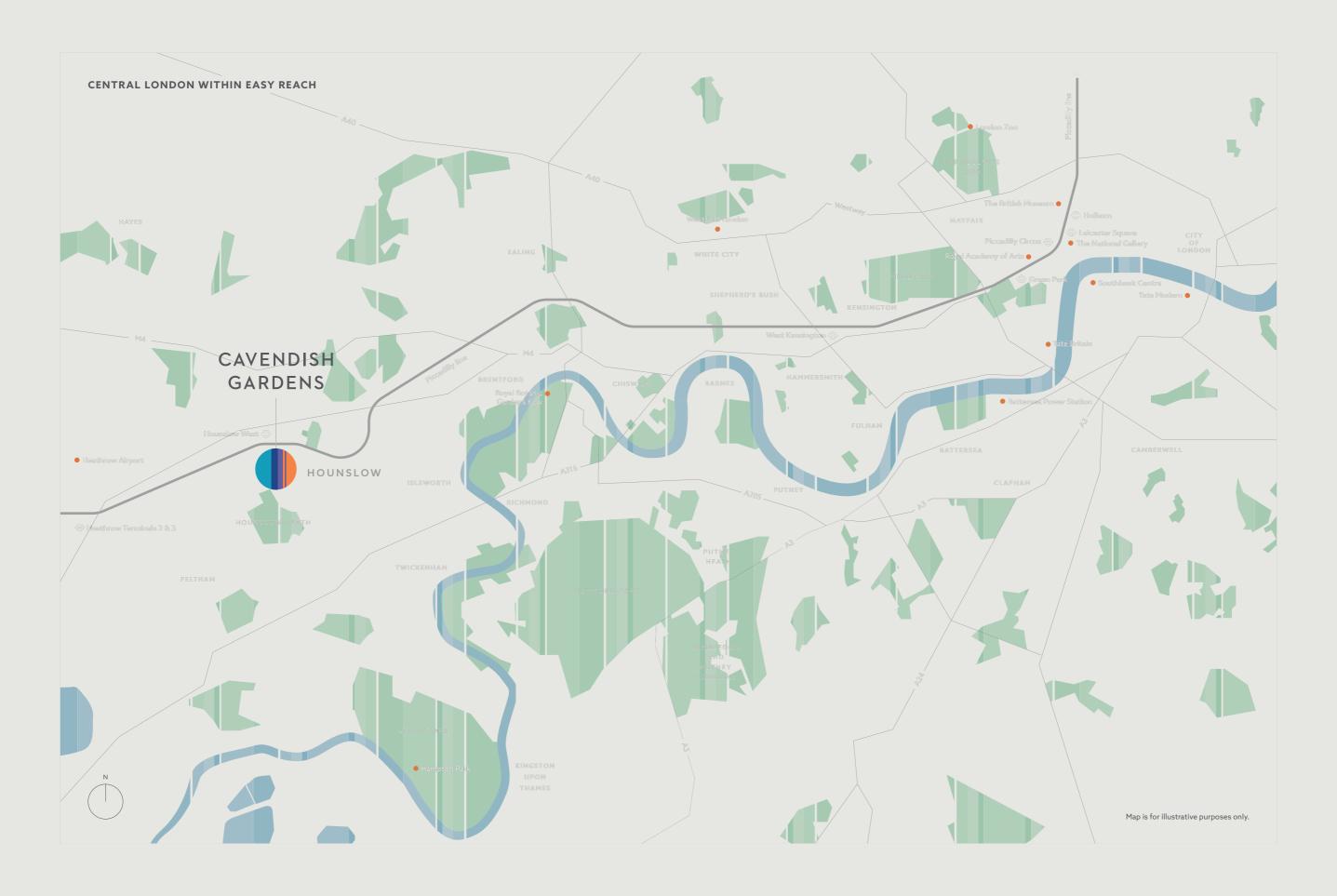
Nestled between Beaversfield Park and Hounslow West Station is Cavendish Gardens, a collection of 93 Shared Ownership apartments ranging from 1 to 3 bedrooms.

Forming part of Hounslow's regeneration, this exciting new addition to the neighbourhood features modern homes that are surrounded by clusters of meticulously landscaped gardens and have access to residents' roof terraces.

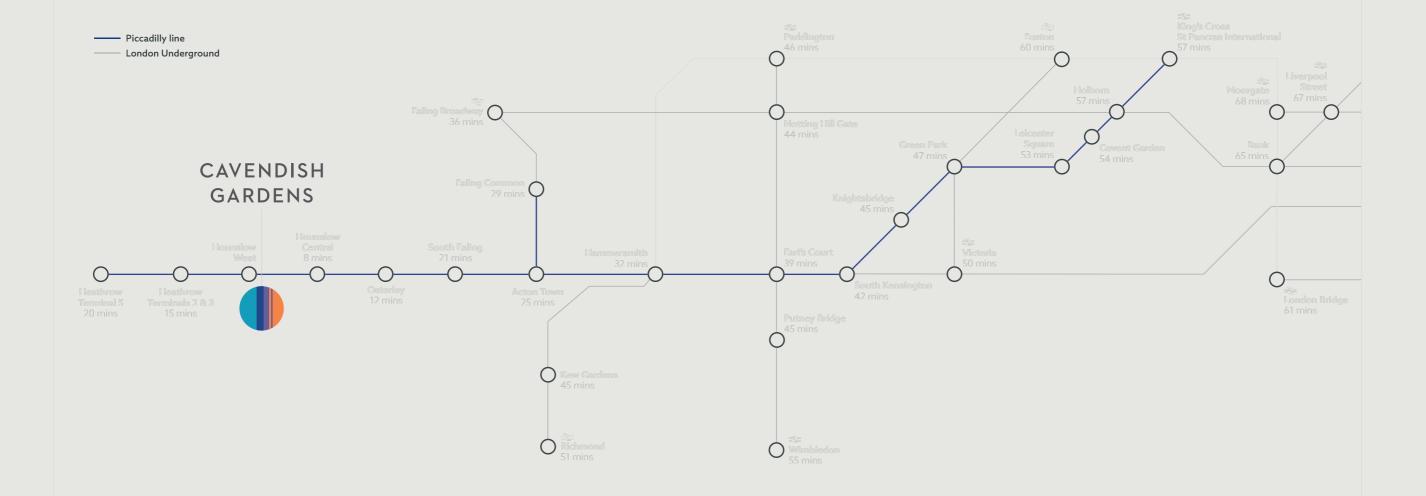








GET CONNECTED TO CENTRAL LONDON



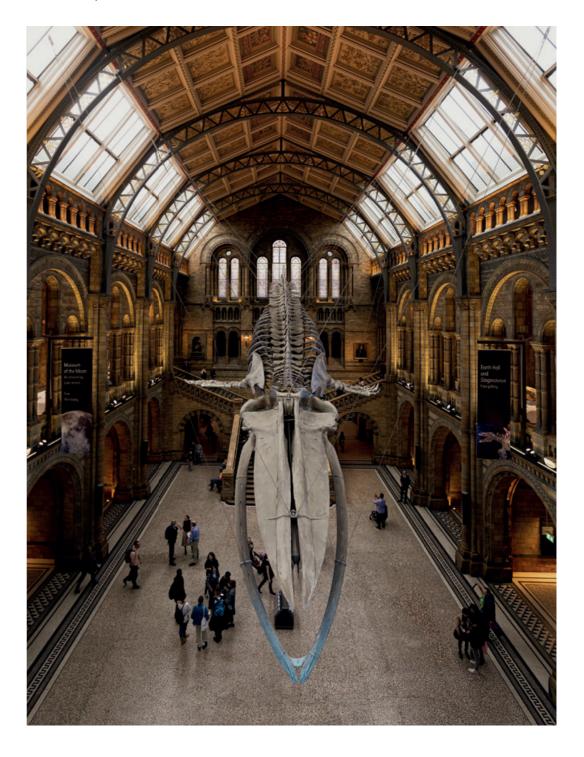


Cavendish Gardens' location directly opposite Hounslow West Station means residents can access the Piccadilly line service and be in the heart of the West End in less than 50 minutes. Soho's bars, Oxford Street's stores, and Covent Garden's theatres are all within easy reach.

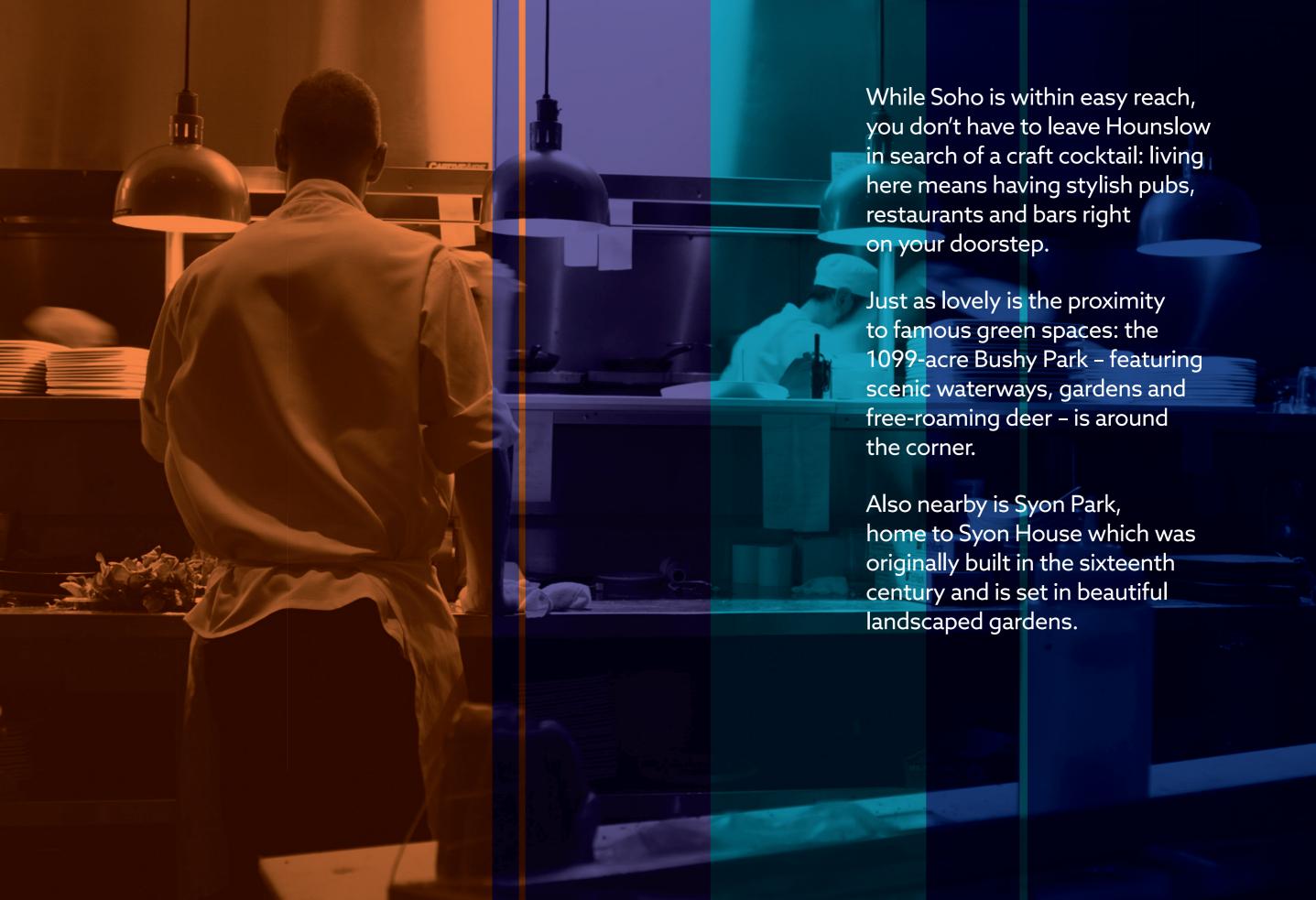


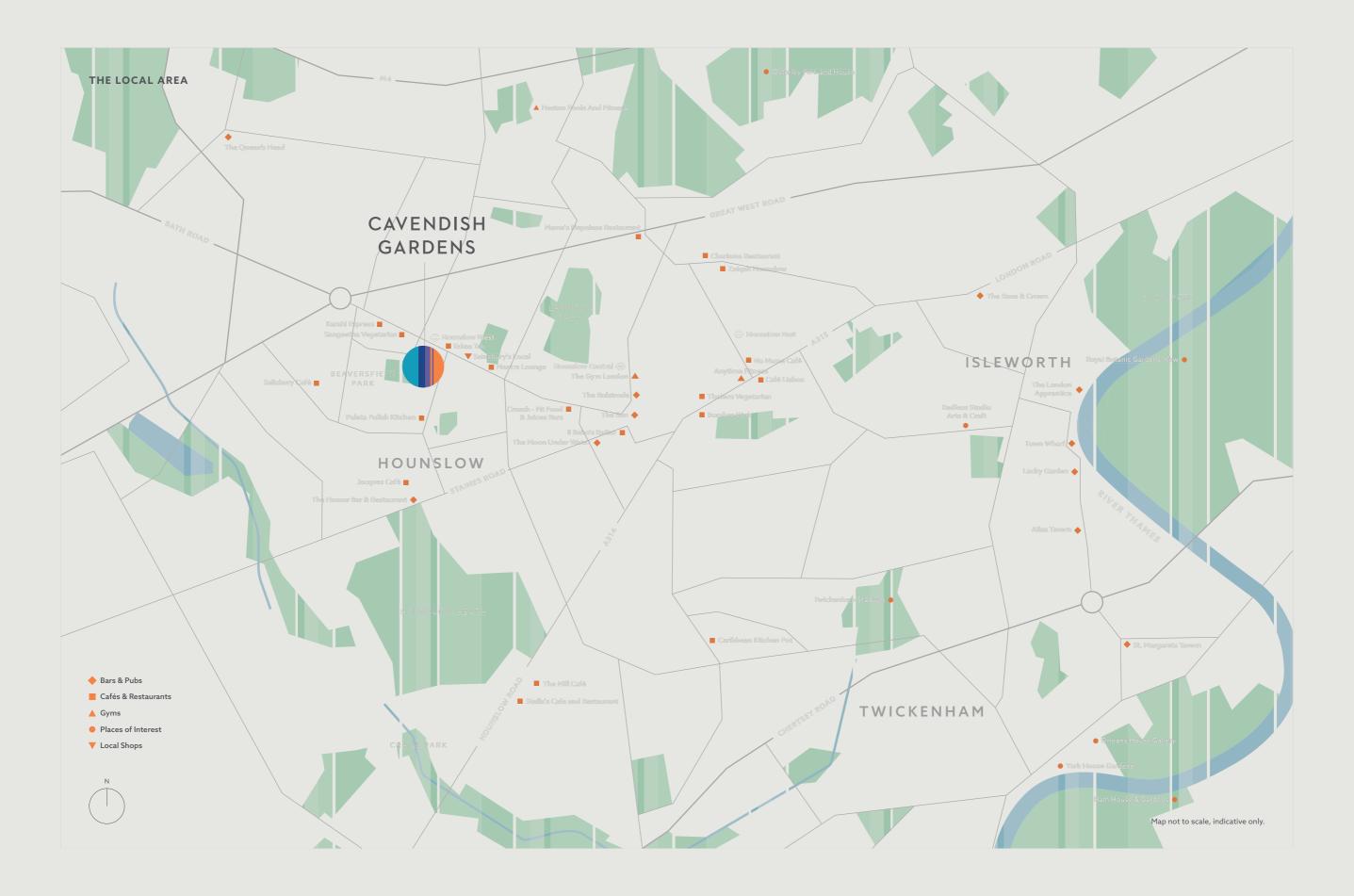
Cultural London life

With South Kensington and it's world-class museums easily accessible by tube, Cavendish Gardens residents can get their culture fix at the V&A Museum, the Science Museum and the Natural History Museum whenever they desire.



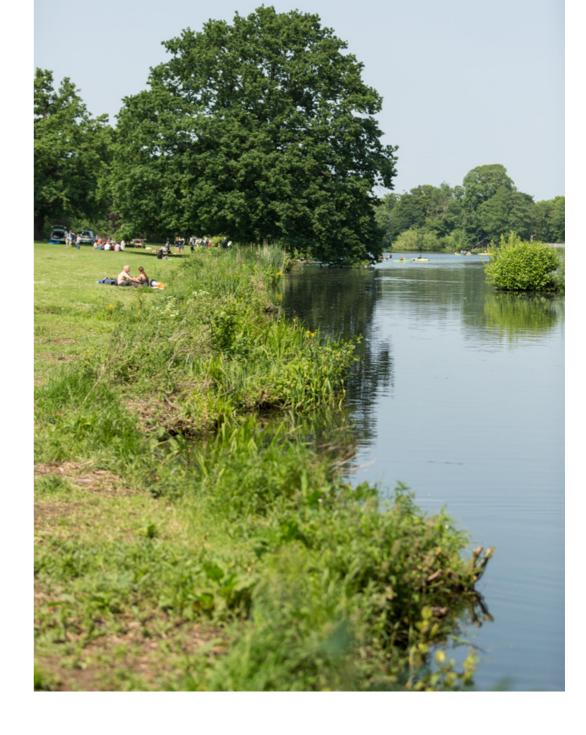
13





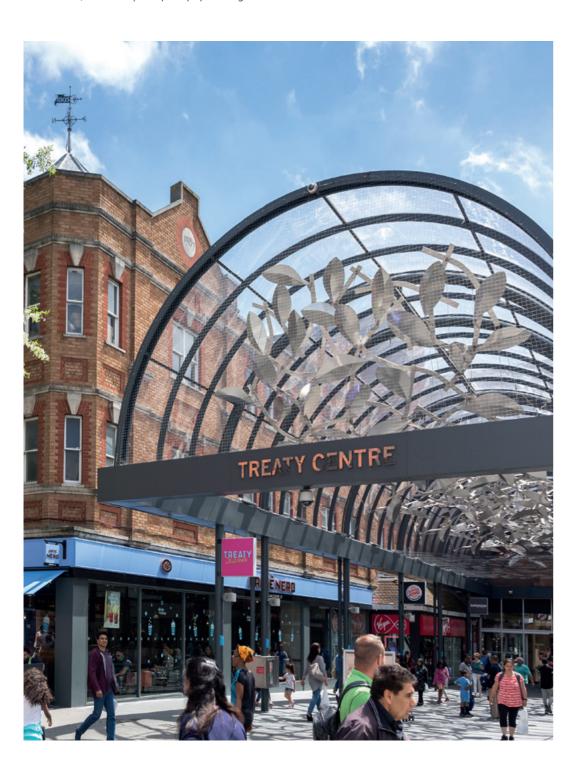
LOCAL TRAVEL TIMES 18





Journey times are calculated from Cavendish Gardens using Google Maps at peak time and are dependent on time of travel. Cycling and walking is at moderate pace.

Hounslow charms with a buzzing community of independently-owned stores, family-friendly cafes, and trendy restaurants. It's also home to the Treaty Centre mall, a one-stop-shop for popular High Street brands.

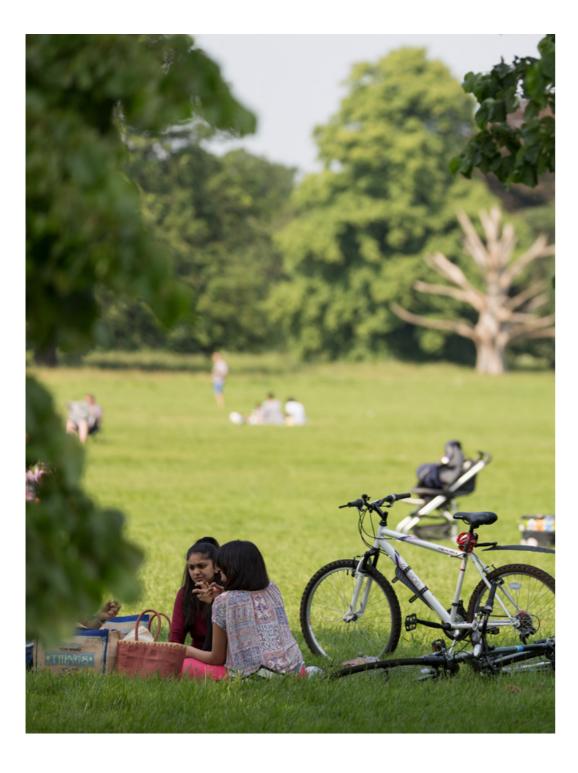


Hounslow locals needn't venture far for world-class cuisine or leafy beer gardens: the borough has plenty of award-winning restaurants and pubs, among the most popular is The London Apprentice.



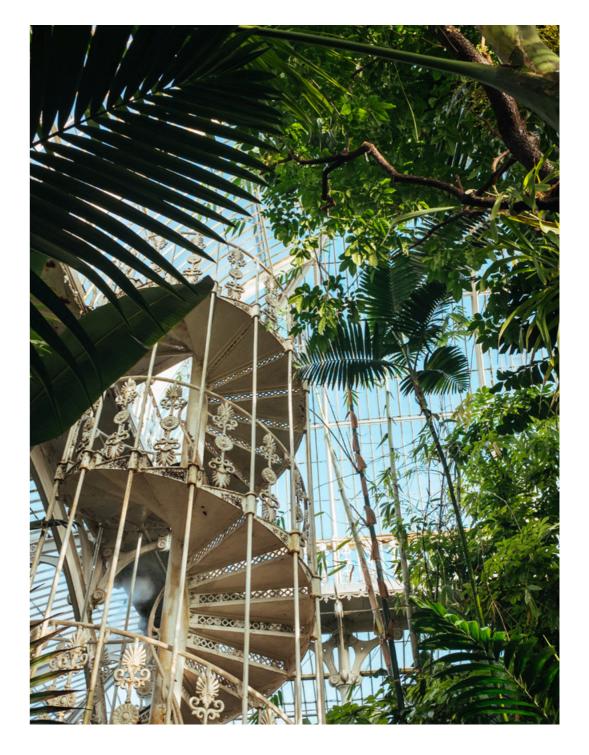
21

The Borough of Hounslow is home to 10 local nature reserves, including historic Hounslow Heath. From the picturesque River Crane that flows through the Borough, residents can enjoy scenic views of British wildlife.



Kew Gardens 23

A world of botanical wonder awaits at Kew Gardens. This much-loved UNESCO World Heritage Site features over 50,000 living plants from across the globe, as well as cafes, art galleries, walkways and even a pagoda with spectacular views across South West London.



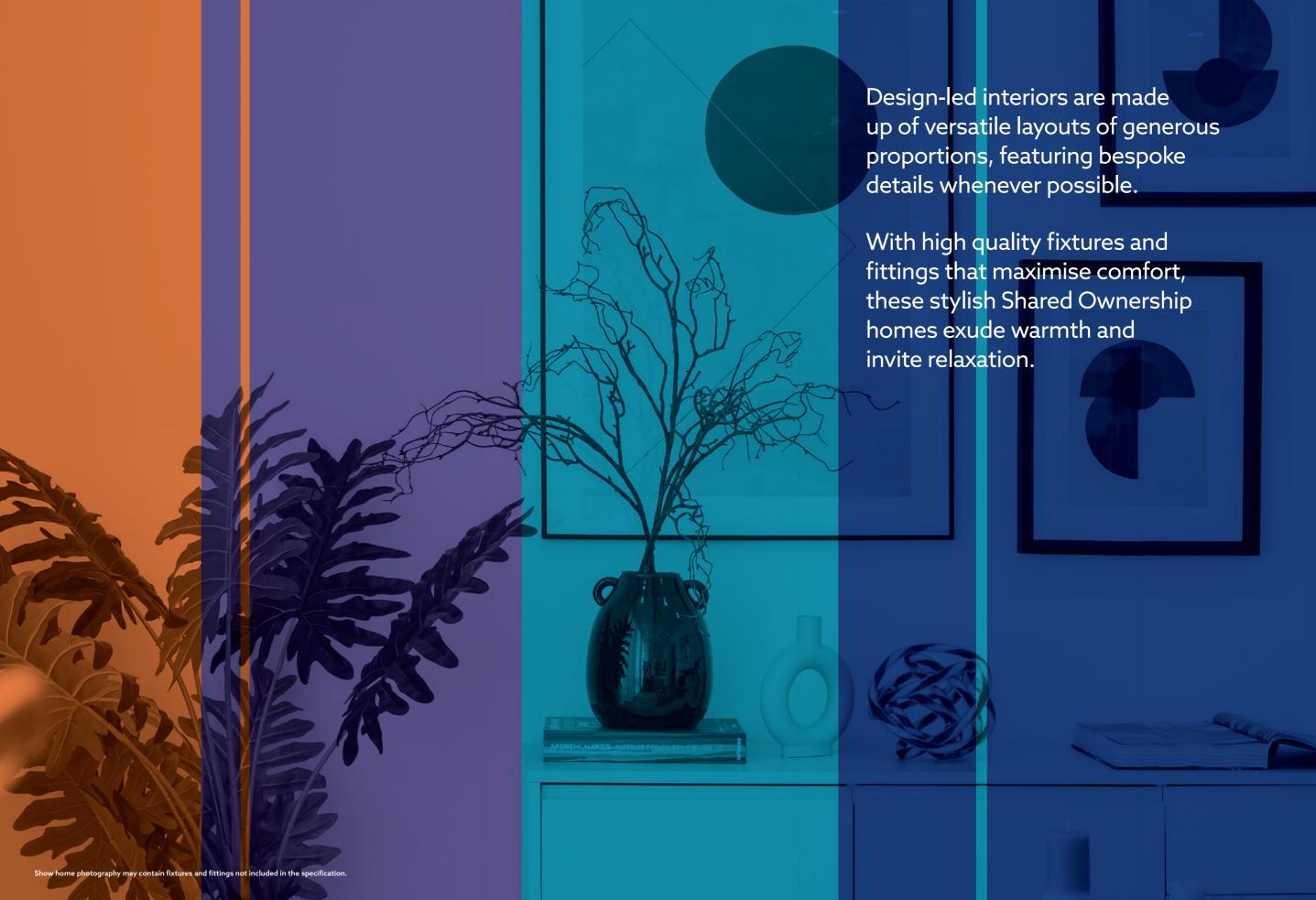
A 12-minute drive from Cavendish Gardens, Twickenham Stadium is the home of English Rugby and the world's largest dedicated rugby union venue. Doubling up as a first-class entertainment venue, this is a popular place with sports and music fans alike.

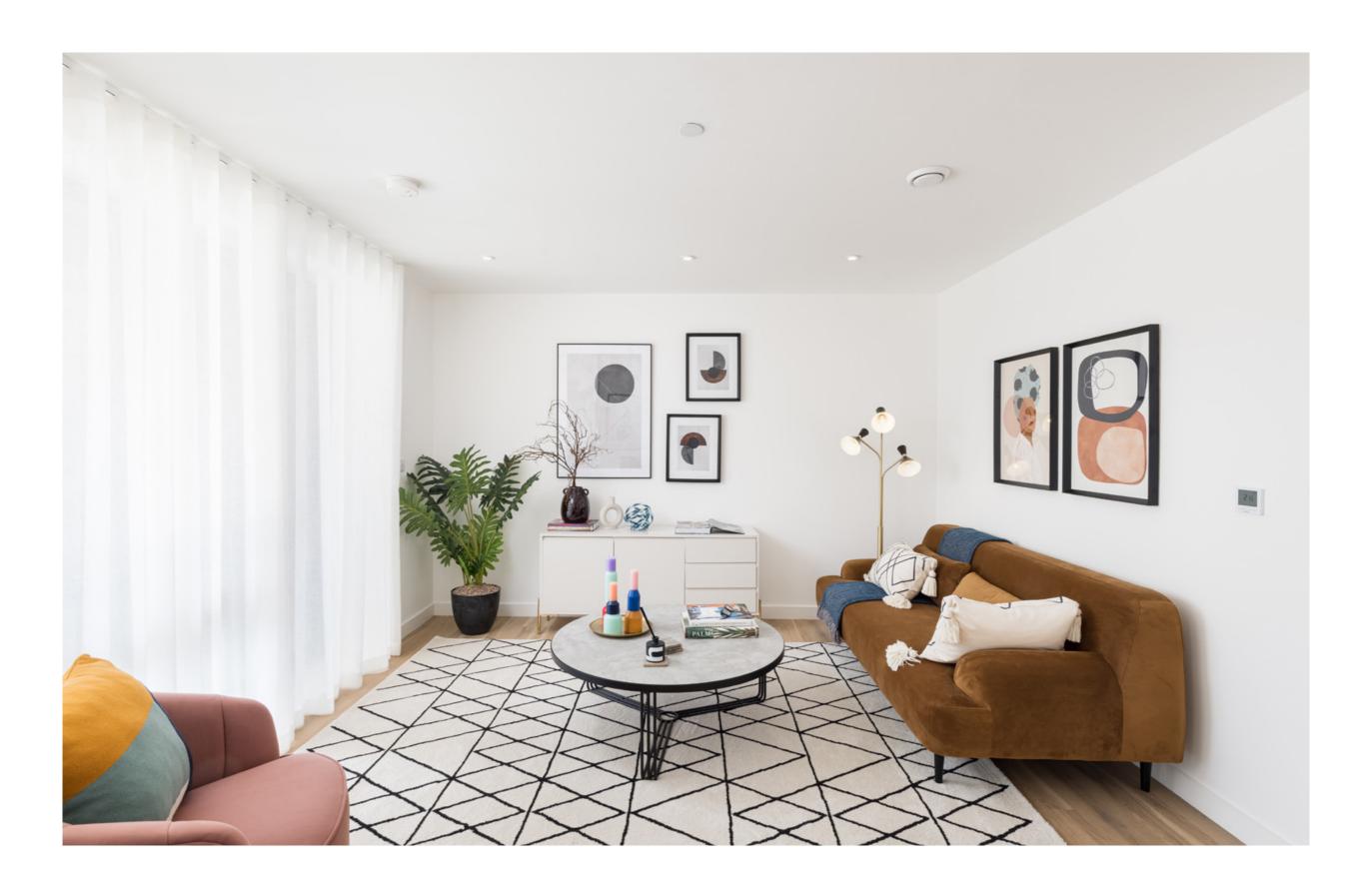


A major advantage of living in West Hounslow is its excellent reputation for education. In and around this area are 23 schools and colleges with an 'Outstanding' Ofsted rating, so it's no wonder families are continuously being drawn to this pocket of London.



25

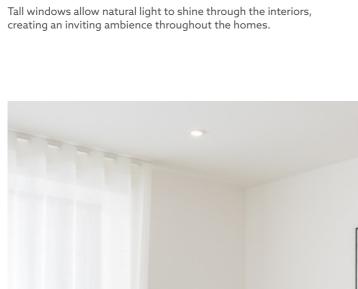
















37



36





Kitchen

Laminate worktop

Handleless cabinets

Integrated appliances including:

- Bosch oven & ceramic hob
- Bosch extractor
- Hotpoint dishwasher
- Hotpoint fridge / freezer

Stainless steel sink

Bathroom & en-suite

Large format floor and wall tiles

Saniform white bath

Curved glass bath screen

Vitra WC

Vitra basin to family bathroom and Ideal Standard basin to en-suite

Hansgrohe mixer tap

Hansgrohe bath / shower valves

Mirrored wall

Heated towel rail

Interior finishes

Built-in storage cupboard in hall

Hotpoint washer dryer in hall cupboard

Fitted wardrobe to master bedroom

Carpet to bedrooms

Amtico laminate wood flooring to kitchen, living room, dining room and hallway

Electrical & lighting

Underfloor heating throughout

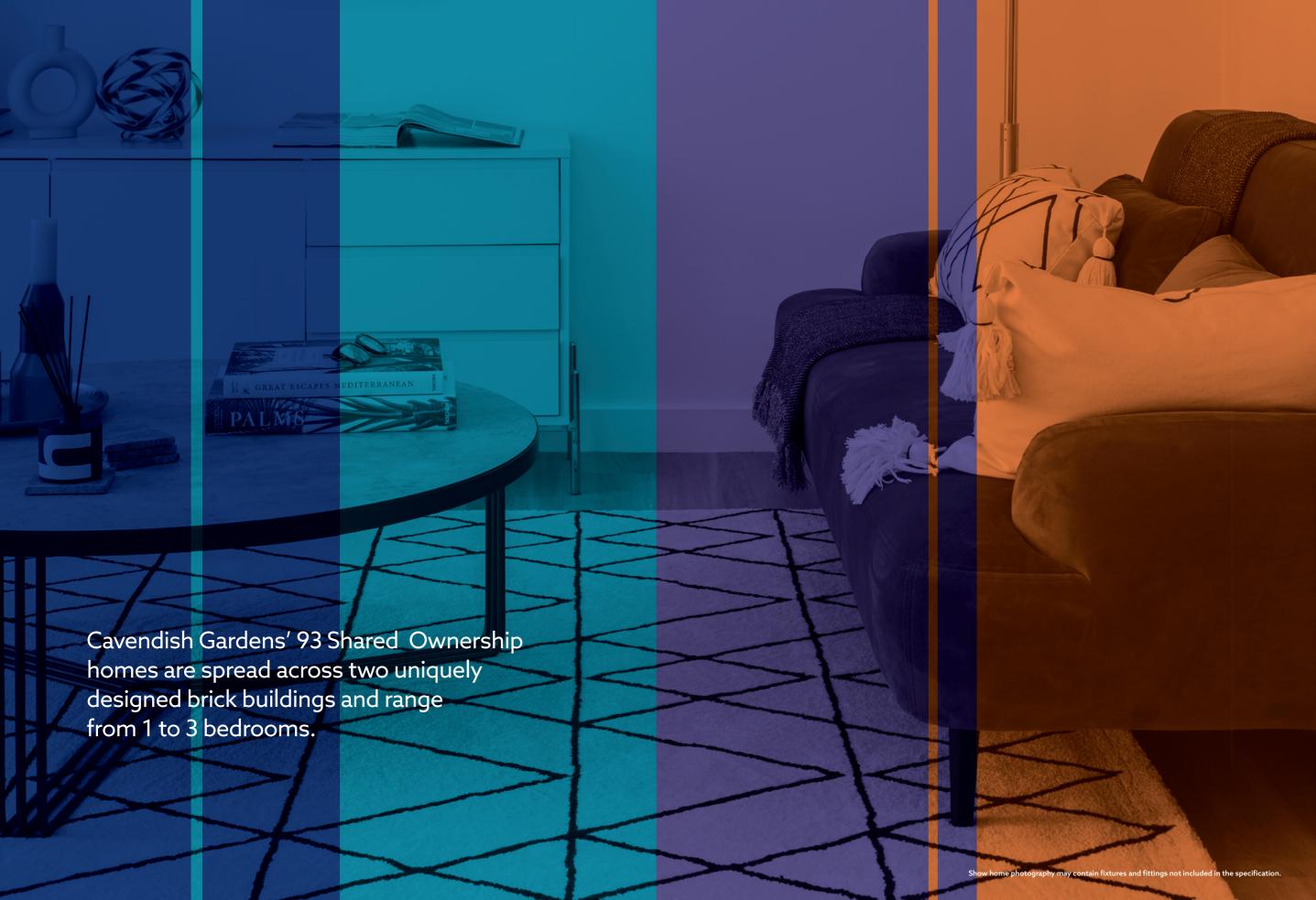
LED ceiling recessed downlights throughout

Data, telephone, Sky Q, Hyperoptic and security wiring provided

White electrical sockets throughout, except chrome above kitchen counter

White finish shaver sockets in bathroom & en-suite

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





THE CAVENDISH GARDENS SITE 42

Cavendish Gardens is located between Bath Road and Beaversfield Park and is a 1-minute walk to Hounslow West Underground Station.

Communal spaces include two rooftop terraces and landscaped gardens, complete with a children's play area and benches.

Clusters of community planters allow residents to grow their own produce in order to help promote sustainable living.





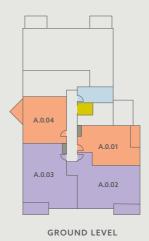
POPPY HOUSE SCHEDULE OF AREAS

	Plot	Beds	Floor	Total Area	Total Area	Page
•	A.0.04 / A.1.04 / A.2.04 / A.3.04	1	G/1/2/3	51.0 sq m	549 sq ft	46
•	A.0.01 / A.1.01 / A.2.01 / A.3.01 / A.4.01 / A.5.01	1	G/1/2/3/4/5	53.5 sq m	576 sq ft	47
•	A.1.06 / A.2.06 / A.3.06 (&)	1	1/2/3	72.0 sq m	775 sq ft	48
•	A.4.03	2	4/5	72.0 sq m	775 sq ft	49
•	A.5.03	2	4/5	72.0 sq m	775 sq ft	50
•	A.1.05 / A.2.05 / A.3.05	2	1/2/3	73.5 sq m	791 sq ft	51
•	A.0.02 / A.1.02 / A.2.02 / A.3.02 / A.4.02 / A.5.02	2	G/1/2/3/4/5	76.0 sq m	818 sq ft	52
•	A.0.03 / A.1.03 / A.2.03 / A.3.03	2	G/1/2/3	76.5 sq m	823 sq ft	53

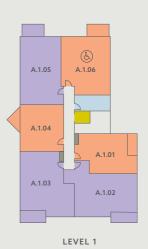
[&]amp; Wheelchair adaptable

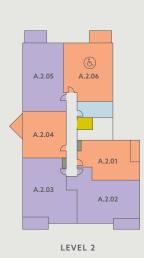
POPPY HOUSE 45
APARTMENT LOCATOR



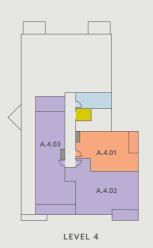


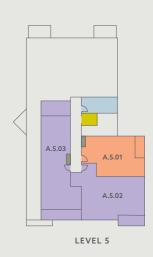
44











1 Bedroom Apartments
 2 Bedroom Apartments

Lifts
Stairs

Riser Cupboards

These homes have been designed to be adaptable for wheelchair users if required

The kitchen, furniture layouts and dimensions on the floorplan 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.

Please note that room dimensions may vary between plots, please speak to your sales executive.

46

47

1 BEDROOM APARTMENT / TYPE A4

TOTAL AREA 51.0 sq m / 549 sq ft

Apartment

A.0.04	Level G
A.1.04	Level 1
A.2.04	Level 2
A.3.04	Level 3





Living/Kitchen/Dining Room	4.17 m x 6.67 m	13'8" x 21'10"
Bedroom	3.35 m x 3.65 m	10'11" × 11'11"
Balcony*	5.9 sq m	63 sq ft

DW	Dishwasher
FF	Fridge Freezer
0	Oven
W	Wardrobe
WD	Washer Dryer



*Ground Level apartment features a Terrace instead of a Balcony

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POPPY HOUSE
 1 BEDROOM APARTMENT / TYPE A1

TOTAL AREA 53.5 sq m / 576 sq ft

L	n	~	rt	m	\sim	n	+	

A.0.01	Level G
A.1.01	Level 1
A.2.01	Level 2
A.3.01	Level 3
A.4.01	Level 4
A.5.01	Level 5



DW LIVING / KITCHEN / DINING ROOM	BALCONY*
STORE WO STORE	
BATHROOM BEDROOM W	

Living/Kitchen/Dining Room	8.20 m x 3.61 m	26'10" x 11'10"	
Bedroom	2.75 m x 5.48 m	9′0″ x 17′11″	
Balcony*	5.5 sq m	59 sq ft	

DW	Dishwasher
FF	Fridge Freezer
0	Oven
W	Wardrobe
WD	Washer Dryer



^{*}Ground Level apartment features a Terrace instead of a Balcony

1 BEDROOM APARTMENT / TYPE / A6 WHEELCHAIR ADAPTABLE TOTAL AREA 72.0 sq m / 775 sq ft

Apartment

A.1.06 Level 1 A.2.06 Level 2 A.3.06 Level 3



Apartments are wheelchair adaptable





Living/Kitchen/Dining Room	7.98 m x 5.91 m	26'2" x 19'4"
Bedroom	3.48 m x 4.73 m	11'5" x 15'6"
Balcony	7.5 sq m	80 sq ft

DW	Dishwasher
FF	Fridge Freezer
0	Oven
W	Wardrobe
WD	Washer Dryer



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2 BEDROOM APARTMENT / TYPE A7 TOTAL AREA 72.0 sq m / 775 sq ft

Apartment

A.4.03 Level 4

POPPY HOUSE



Living/Kitchen/Dining Room	6.06 m x 4.54 m	19'10" x 14'10"
Master Bedroom	5.75 m x 2.89 m	18'10" x 9'5"
Bedroom 2	3.97 m x 3.36 m	13'0" x 11'0"
Terrace 1	9.6 sq m	103 sq ft
Terrace 2	8.1 sq m	87 sq ft

DW	Dishwasher
FF	Fridge Freezer
0	Oven
W	Wardrobe
WD	Washer Dryer



POPPY HOUSE

Apartment

A.2.05 Level 2 A.3.05 Level 3

Level 1

A.1.05

Apartment

A.5.03 Level 5



DW	Dishwasher
FF	Fridge Freezer
0	Oven
W	Wardrobe
WD	Washer Dryer



Terrace 2 12.7 sq m 136 sq ft The kitchen, furniture layouts and dimensions on the floorplan 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.

80 sq ft

5.75 m x 2.89 m 18′10″ x 9′5″

3.97 m x 3.36 m 13'0" x 11'0"

Living/Kitchen/Dining Room 6.06 m x 4.54 m 19'10" x 14'10"

7.5 sq m

Master Bedroom

Bedroom 2

Terrace 1

50

BALCONY
LIVING / KITCHEN / DINING ROOM DW
BEDROOM 2 PE D BATHROOM STORE WD
MASTER BEDROOM EN-SUITE STORE

2 BEDROOM APARTMENT / TYPE A5
TOTAL AREA 73.5 sq m / 791 sq ft

51

Living/Kitchen/Dining Room	6.50 m x 4.98 m	21'3" x 16'4"
Master Bedroom	3.61 m x 3.25 m	11′10″ x 10′7″
Bedroom 2	3.55m x 3.25 m	11'7" x 10'7"
Balcony	7.5 sq m	80 sq ft

DW	Dishwasher
FF	Fridge Freezer
0	Oven
W	Wardrobe
WD	Washer Dryer



POPPY HOUSE 2 BEDROOM APARTMENT / TYPE A3

TOTAL AREA 76.5 sq m / 823 sq ft

Apartment

A.0.02	Level G
A.1.02	Level 1
A.2.02	Level 2
A.3.02	Level 3
A.4.02	Level 4
A.5.02	Level 5



52



Living/Kitchen/Dining Room	6.06 m x 4.50 m	19'10" x 14'9"
Master Bedroom	5.05 m x 2.81 m	16'6" x 9'2"
Bedroom 2	5.04 m x 2.75 m	16'6" x 9'0"
Balcony*	7.2 sa m	77 sa ft

DW	Dishwasher
FF	Fridge Freezer
0	Oven
W	Wardrobe
WD	Washer Dryer



*Ground Level apartment features a Terrace instead of a Balcony

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Apartment

A.0.03	Level G	
A.1.03	Level 1	
A.2.03	Level 2	
A.3.03	Level 3	



53

BALCONY*

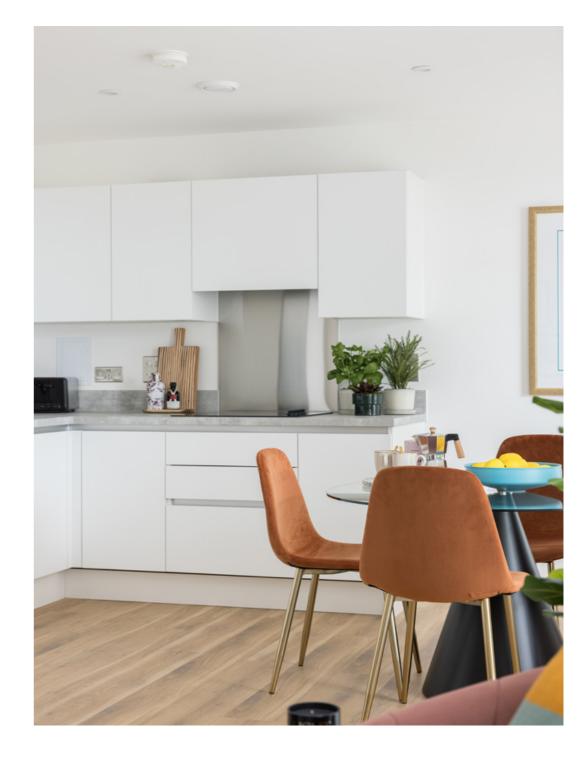
Living/Kitchen/Dining Room	6.09 m x 4.50 m	19'11" x 14'9"
Master Bedroom	4.50 m x 3.35 m	14'9" x 10'11"
Bedroom 2	4.20 m x 3.76 m	13'9" x 12'4"
Balcony*	8.4 sq m	90 sq ft

DW	Dishwasher
FF	Fridge Freezer
0	Oven
W	Wardrobe
WD	Washer Dryer



^{*}Ground Level apartment features a Terrace instead of a Balcony





NEW BELL HOUSE 56 **SCHEDULE OF AREAS**

	Plot	Beds	Level	Total Area	Total Area	Page
•	B.0.01 / B.1.01 / B.2.01 / B.3.01	1	G/1/2/3	51.0 sq m	549 sq ft	58
•	B.0.05 / B.1.08 / B.2.11 / B.3.11	1	G/1/2/3	51.5 sq m	554 sq ft	59
•	B.0.06 / B.1.09 / B.2.12 / B.3.12	1	G/1/2/3	51.5 sq m	554 sq ft	60
•	B1.05 / B.2.05 / B.3.05	1	1/2/3	51.5 sq m	554 sq ft	61
•	B.0.03 / B.1.03 / B.2.03 / B.3.03	1	G/1/2/3	52.0 sq m	559 sq ft	62
•	B.0.08 / B.1.11 / B.2.14 / B.3.14	1	G/1/2/3	52.0 sq m	559 sq ft	63
•	B.1.07	1	1	53.0 sq m	570 sq ft	64
•	B.5.03	1	5	53.0 sq m	570 sq ft	65
•	B.4.01 / B.4.02	1	4	54.0 sq m	581 sq ft	66
•	B.4.03	1	4	55.0 sq m	592 sq ft	67
•	B.1.06 / B.2.06 🛞	1	1/2	70.0 sq m	753 sq ft	68
•	B.3.06 / B.4.05 (&)	2	3 / 4	70.0 sq m	753 sq ft	69
•	B.4.04	2	4	72.0 sq m	775 sq ft	70
•	B.0.02 / B.1.02 / B.2.02 / B.3.02	2	G/1/2/3	74.0 sq m	796 sq ft	71
•	B.0.09 / B.1.12 / B.2.15 / B.3.15	2	G/1/2/3	74.0 sq m	796 sq ft	72
•	B.5.01	2	5	74.0 sq m	796 sq ft	73
	B.0.07 / B.1.10 / B.2.13 / B.3.13	2	G/1/2/3	76.0 sq m	818 sq ft	74
•	B.1.04 / B.2.04 / B.3.04	2	1/2/3	76.0 sq m	818 sq ft	75
•	B.2.08 / B.3.08 / B.4.07	2	2/3/4	76.5 sq m	823 sq ft	76
•	B.2.07 / B.3.07 / B.4.06 / B.5.04	2	2/3/4/5	80.0 sq m	861 sq ft	77
	B.2.10 / B.3.10 / B.4.09 / B.5.05	2	2/3/4/5	80.0 sq m	861 sq ft	78
•	B.2.09 / B.3.09 🛞	2	2/3/4	86.0 sq m	925 sq ft	79
•	B.4.08 🛞	2	2/3/4	89.0 sq m	958 sq ft	80
•	B.5.02	3	5	90.0 sq m	968 sq ft	81

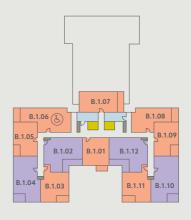
⁽E) Wheelchair adaptable

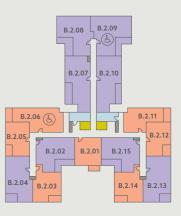
NEW BELL HOUSE APARTMENT LOCATOR



57

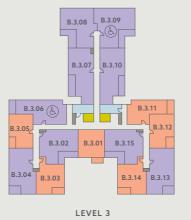


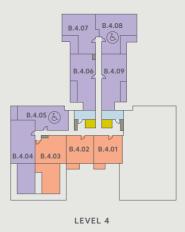


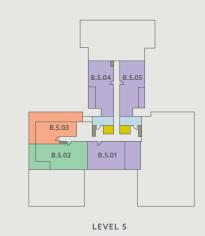


LEVEL 2

GROUND LEVEL LEVEL 1







1 Bedroom Apartments

Lifts

(E) These homes have been designed to be adaptable for wheelchair users if required

2 Bedroom Apartments

Stairs 3 Bedroom Apartments

Riser Cupboards

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Please note that room dimensions may vary between plots, please speak to your sales executive.

TOTAL AREA 51.0 sq m / 549 sq ft TOTAL AREA 51.5 sq m / 554 sq ft

Apartment

B.0.01	Level G
B.1.01	Level 1
B.2.01	Level 2
B.3.01	Level 3



58



iving/Kitchen/Dining Room	7.26 m x 3.57 m	23'9" x 11'8"
Bedroom	3.35 m x 3.91 m	10'11" x 12'9"
Balcony*	5.1 sq m	54 sq ft

DW	Dishwasher
FF	Fridge Freezer
0	Oven
W	Wardrobe
WD	Washer Dryer



*Ground Level apartment features a Terrace instead of a Balcony

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NEW BELL HOUSE
 1 BEDROOM APARTMENT / TYPE B5

nartment

Apaitilleli	
B.0.05	Level G
B.1.08	Level 1
B.2.11	Level 2
B.3.11	Level 3



59



Living/Kitchen/Dining Room	6.63 m x 3.52 m	21'9" x 11'6"
Bedroom	3.90 m x 3.87 m	12'9" x 12'8"
Balcony*	7.0 sq m	75 sq ft

DW	Dishwasher
FF	Fridge Freezer
0	Oven
W	Wardrobe
WD	Washer Dryer



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NEW BELL HOUSE
 1 BEDROOM APARTMENT / TYPE B6H

TOTAL AREA 51.5 sq m / 554 sq ft

Apartment

B.0.06	Level G	
B.1.09	Level 1	
B.2.12	Level 2	
B.3.12	Level 3	



60



Living Room	3.05 m x 4.26 m	10'0" x 14'0"
Kitchen/Dining Room	2.89 m x 4.29 m	9'6" x 14'1"
Bedroom	4.26 m x 3.38 m	13′11″ x 11′1″
Balcony*	5.5 sq m	59 sq ft

DW Dishwasher

FF Fridge Freezer

O Oven

W Wardrobe

WD Washer Dryer



*Ground Level apartment features a Terrace instead of Balcony

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B.1.05	Level 1	
B.2.05	Level 2	
B.3.05	Level 3	



61

BEDROOM	
LIVING ROOM	STORE
BALCONY KITCHEN / DI	STORE STORE
	DW HIRI

Living Room	3.05 m x 4.26 m	10'0" x 14'0"
Kitchen/Dining Room	2.89 m x 4.29 m	9'6" x 14'1"
Bedroom	4.26 m x 3.38 m	13′11″ x 11′1″
Balcony	5.0 sq m	53 sq ft

DW	Dishwasher
FF	Fridge Freezer
0	Oven
W	Wardrobe
WD	Washer Dryer



NEW BELL HOUSE 1 BEDROOM APARTMENT / TYPE B3H

TOTAL AREA 52.0 sq m / 559 sq ft

B.1.11

B.2.14

Level 2 B.3.14 Level 3

Apartment		
B.0.03	Level G	
B.1.03	Level 1	
B.2.03	Level 2	
B.3.03	Level 3	



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BATHROOM P
STORE LIVING / KITCHEN / DINING ROOM
BEDROOM
W BALCONY*

Living/Kitchen/Dining Room	6.13 m x 5.28 m	20'1" x 17'3"
Bedroom	3.79 m x 3.95 m	12'5" x 12'11"
Balcony*	5.0 sq m	53 sq ft

DW Dishwasher Fridge Freezer O Oven Wardrobe WD Washer Dryer



*Ground Level apartment features a Terrace instead of a Balcony

The kitchen, furniture layouts and dimensions on the floorplan 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.

Please note that room dimensions may vary between plots, please speak to your sales executive.

Living/Kitchen/Dining Room 6.13 m x 5.28 m 20'1" x 17'3"

5.0 sq m

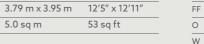
DW	Dishwasher
FF	Fridge Freezer
0	Oven
W	Wardrobe
WD	Washer Dryer

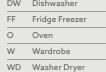


63

Apartment B.0.08 Level G Level 1

DE 0 80 PATHROOM DW DIVING/KITCHEN/
DINING ROOM STORE
STORE
BALCONY*







*Ground Level apartment features a Terrace instead of a Balcony

Bedroom

Balcony*

• NEW BELL HOUSE
1 BEDROOM APARTMENT / TYPE B9

TOTAL AREA 53.0 sq m / 570 sq ft

Apartment

B.1.07 Level 1



64



Living/Kitchen/Dining Room	5.34 m x 5.21 m	17'6" x 17'1"
Bedroom	3.00 m x 5.34 m	9′10″ x 17′6″
Terrace	7.3 sq m	78 sq ft

DW	Dishwasher
FF	Fridge Freezer
0	Oven
W	Wardrobe
WD	Washer Dryer



• NEW BELL HOUSE 65

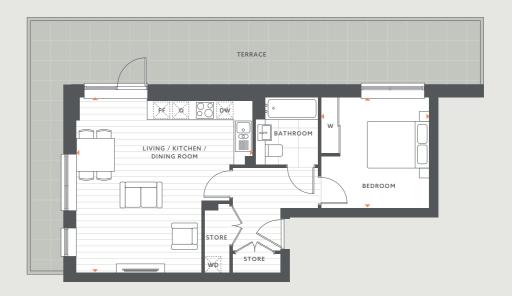
1 BEDROOM APARTMENT / TYPE B19

TOTAL AREA 53.0 sq m / 570 sq ft

Apartment

B.5.03 Level 5





Living/Kitchen/Dining Room	5.66 m x 5.60 m	18'6" x 18'4"
Bedroom	3.53 m x 3.45 m	11'6" x 11'3"
Terrace	27.6 sq m	297 sq ft

DW	Dishwasher
FF	Fridge Freezer
0	Oven
W	Wardrobe
WD	Washer Dryer



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• NEW BELL HOUSE

1 BEDROOM APARTMENT / TYPE B14

TOTAL AREA 54.0 sq m / 581 sq ft

Apartment

B.4.01	Level 4	
B.4.02	Level 4	

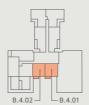


66



Living/Kitchen/Dining Room	7.26 m x 3.85 m	23'9" x 12'7"
Bedroom	3.53 m x 5.06 m	11'6" x 16'7"
Balcony	5.1 sq m	54 sq ft

DW	Dishwasher
FF	Fridge Freezer
0	Oven
W	Wardrobe
WD	Washer Dryer



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Please note that room dimensions may vary between plots, please speak to your sales executive.

NEW BELL HOUSE
 1 BEDROOM APARTMENT / TYPE B15

TOTAL AREA 55.0 sq m / 592 sq ft

Apartment

B.4.03 Level 4



67

wo store	BATHROOM OF DW
STORE	LIVING / KITCHEN / DINING ROOM
BEDROOM	DINING ROOM
	TERRACE

Living/Kitchen/Dining Room	7.26 m x 4.70 m	23'9" x 15'5"
Bedroom	3.58 m x 3.37 m	11'8" x 11'0"
Terrace	40.9 sq m	440 sq ft

DW	Dishwasher	
FF	Fridge Freezer	
0	Oven	
W	Wardrobe	
WD	Washer Dryer	



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Please note that room dimensions may vary between plots, please speak to your sales executive.

1 BEDROOM APARTMENT / TYPE B8 / WHEELCHAIR ADAPTABLE

TOTAL AREA 70.0 sq m / 753 sq ft

Apartment

B.1.06	Level 1	
B.2.06	Level 2	



Apartments are wheelchair adaptable



68



Living/Kitchen/Dining Room	10.75 m x 3.75 m	35′3″ x 12′3″
Bedroom	6.12 m x 2.80 m	20'0" x 9'2"
Terrace*	6.7 sq m	72 sq ft

DW	Dishwasher
FF	Fridge Freezer
0	Oven
W	Wardrobe
WD	Washer Dryer



*Level 1 apartment features a Terrace instead of a Balcony

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Please note that room dimensions may vary between plots, please speak to your sales executive.

NEW BELL HOUSE
 2 BEDROOM APARTMENT / TYPE B8B / WHEELCHAIR ADAPTABLE
 TOTAL AREA 70.0 sq m / 753 sq ft

Apartment

B.3.06 Level 3 B.4.05 Level 4



Apartments are wheelchair adaptable





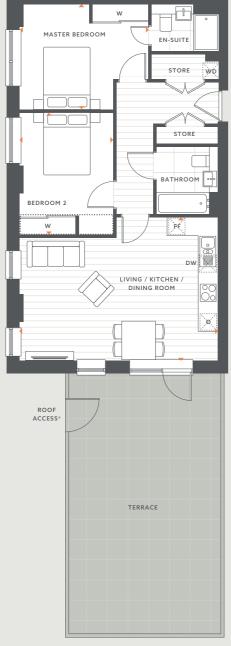
Living/Kitchen/Dining Room	7.80 m x 3.75 m	25′7″ x 12′3″	
Master Bedroom	6.12 m x 2.80 m	20'0" x 9'2"	
Bedroom 2	4.07 m x 2.85	13'4" x 9'4"	
Terrace	67 sa m	72 sa ft	

DW	Dishwasher
FF	Fridge Freezer
0	Oven
W	Wardrobe
WD	Washer Dryer



TOTAL AREA 72.0 sq m / 775 sq ft

Apartment
B.4.04 Level 4



Living/Kitchen/Dining Room	6.36 m x 4.59 m	20'10" x 15'0"
Master Bedroom	3.40 m x 4.11 m	11'1" x 13'5"
Bedroom 2	3.75 m x 3.00 m	12'3" x 9'10"
Terrace	55.9 sa m	601 sa ft

^{······} Ceiling height 2.4 m

The kitchen, furniture layouts and dimensions on the floorplan 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.

DW Dishwasher

O Oven

Fridge Freezer

W Wardrobe
WD Washer Dryer

NEW BELL HOUSE
 2 BEDROOM APARTMENT / TYPE B2

TOTAL AREA 74.0 sq m / 796 sq ft

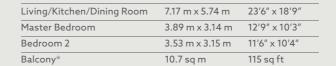
70

Apartme	nt	
B.0.02	Level G	
B.1.02	Level 1	
B.2.02	Level 2	
B.3.02	Level 3	



71





DW	Dishwasher
FF	Fridge Freezer
0	Oven
W	Wardrobe
WD	Washer Dryer



The kitchen, furniture layouts and dimensions on the floorplan 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.

Please note that room dimensions may vary between plots, please speak to your sales executive

^{*}Roof access gate for management access to maintain roof areas

^{*}Ground Level apartment features a Terrace instead of a Balcony

TOTAL AREA 74.0 sq m / 796 sq ft

Apartment		
B.0.09	Level G	
B.1.12	Level 1	
B.2.15	Level 2	
B.3.15	Level 3	



72



Living/Kitchen/Dining Room	7.17 m x 5.74 m	23'6" x 18'9"
Master Bedroom	3.89 m x 3.14 m	12'9" x 10'3"
Bedroom 2	3.53 m x 3.15 m	11'6" x 10'4"
Balcony*	10.7 sq m	115 sq ft

DW Dishwasher FF Fridge Freezer O Oven Wardrobe WD Washer Dryer



*Ground Level apartment features a Terrace instead of a Balcony

The kitchen, furniture layouts and dimensions on the floorplan 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.

Please note that room dimensions may vary between plots, please speak to your sales executive.

NEW BELL HOUSE 2 BEDROOM APARTMENT / TYPE B17

TOTAL AREA 74 sq m / 796 sq ft

Apartment

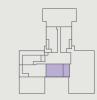
B.5.01 Level 5





Living/Kitchen/Dining Room	7.26m x 3.84 m	23'9" x 12'7"
Master Bedroom	5.06 m x 2.75 m	16′7″ x 9′0″
Bedroom 2	3.91 m x 3.35 m	12'9" x 10'11"
Terrace	25.4 sq m	273 sq ft

ridge Freezer
Oven
Vardrobe
Vasher Dryer



74

TOTAL AREA 76.0 sq m / 818 sq ft

Apartment

B.0.07	Level G
B.1.10	Level 1
B.2.13	Level 2
B.3.13	Level 3





Living/Kitchen/Dining Room	7.26 m x 4.75 m	23'9" x 15'7"
Master Bedroom	4.76 m x 3.05 m	15′7″ × 10′0″
Bedroom 2	4.01 m x 3.22 m	13'1" x 10'6"
Balcony*	6.7 sq m	72 sq ft

DW Dishwasher

FF Fridge Freezer

O Oven

W Wardrobe

WD Washer Dryer



*Ground Level apartment features a Terrace instead of a Balcony

The kitchen, furniture layouts and dimensions on the floorplan 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.

Please note that room dimensions may vary between plots, please speak to your sales executive.

NEW BELL HOUSE2 BEDROOM APARTMENT / TYPE B7H

TOTAL AREA 76.0 sq m / 818 sq ft

Apartment

B.1.04	Level 1
B.2.04	Level 2
B.3.04	Level 3





Living/Kitchen/Dining Room	7.26 m x 4.75 m	23'9" x 15'7"
Master Bedroom	4.76 m x 3.05 m	15′7″ × 10′0″
Bedroom 2	4.01 m x 3.22 m	13'1" x 10'6"
Balcony	6.8 sq m	73 sq ft

DW	Dishwasher
FF	Fridge Freezer
0	Oven
W	Wardrobe
WD	Washer Dryer



REDDOOM ADADTMENT / TVDE R11

TOTAL AREA 76.5 sq m / 823 sq ft

Apartme	ent
B.2.08	Level 2
B.3.08	Level 3
B 4 07	Level 4



76



Living/Kitchen/Dining Room	6.67 m x 5.73 m	21'10" x 18'9"
Master Bedroom	3.80 m x 3.56 m	12′5″ x 11′8″
Bedroom 2	4.71 m x 2.75 m	15′5″ x 9′0″
Balcony	11.4 sq m	122 sq ft

DW	Dishwasher
FF	Fridge Freezer
0	Oven
W	Wardrobe
WD	Washer Dryer



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Please note that room dimensions may vary between plots, please speak to your sales executive.

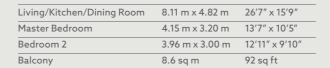
NEW BELL HOUSE 2 BEDROOM APARTMENT / TYPE B10

TOTAL AREA 80.0 sq m / 861 sq ft

Apartment

B.2.07	Level 2	
B.3.07	Level 3	
B.4.06	Level 4	
B.5.04	Level 5	





DW	Dishwasher
FF	Fridge Freezer
0	Oven
W	Wardrobe
WD	Washer Dryer



77

TOTAL AREA 80 sq m / 861 sq ft



MASTER BEDROOM
EN-SUITE
e BATHROOM
WD BEDROOM 2
STORE
LIVING / KITCHEN / DINING ROOM
BALCONY
pw FK X 100

Living/Kitchen/Dining Room	8.07 m x 4.82 m	26'5" x 15'9"
Master Bedroom	4.80 m x 3.18 m	15'8" x 10'5"
Bedroom 2	3.96 m x 3.10 m	12'11" x 10'2"
Balcony	8.6 sq m	92 sq ft

DW	Dishwasher
FF	Fridge Freezer
0	Oven
W	Wardrobe
WD	Washer Dryer



The kitchen, furniture layouts and dimensions on the floorplan 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.

Please note that room dimensions may vary between plots, please speak to your sales executive.

NEW BELL HOUSE 2 BEDROOM APARTMENT / TYPE B12 / WHEELCHAIR ADAPTABLE TOTAL AREA 86.0 sq m / 925 sq ft

Apartment

B.2.09 Level 2 B.3.09 Level 3



Apartments are wheelchair adaptable



Living/Kitchen/Dining Room	8.97 m x 5.73 m	29'5" x 18'9"
Master Bedroom	4.35 m x 3.56 m	14'3" x 11'8"
Bedroom 2	4.71 m x 2.75 m	15′5″ x 9′0″
Balcony	11 7 sa m	125 sa ft

DW	Dishwasher
FF	Fridge Freezer
0	Oven
W	Wardrobe
WD	Washer Dryer



79

Apartment

B.4.08 Level 4



Apartments are wheelchair adaptable



80



Living/Kitchen/Dining Room	8.97 m x 5.73 m	29'5" x 18'9"
Master Bedroom	4.35 m x 3.56 m	14'3" x 11'8"
Bedroom 2	4.71 m x 2.75 m	15′5″ x 9′0″
Balcony	11.7 sq m	125 sq ft

DW	Dishwasher
FF	Fridge Freezer
0	Oven
W	Wardrobe
WD	Washer Dryer



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NEW BELL HOUSE 3 BEDROOM APARTMENT / TYPE B18

TOTAL AREA 90.0 sq m / 968 sq ft

Apartment

B.5.02 Level 5



81



Living/Kitchen/Dining Room	5.78 m x 6.74 m	18'11" x 22'1"
Master Bedroom	5.06 m x 2.75 m	16′7″ x 9′0″
Bedroom 2	4.44 m x 2.77 m	14'6" x 9'1"
Bedroom 3	3.91 m x 2.15 m	12'9" x 7'0"
Terrace	13.4 sq m	144 sq ft

DW	Dishwasher
FF	Fridge Freezer
0	Oven
W	Wardrobe
WD	Washer Dryer



WHY SHARED OWNERSHIP? 82 SHARED OWNERSHIP PROCESS 83

Buying a home is a complicated process so it's little wonder that the idea of Shared Ownership can be 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 (at Cavendish Gardens this is from 40%-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 12-year construction warranty from a leading warranty provider
- 2-year developer's defects warranty

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 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?

As with all apartments, the Shared Ownership apartments will be Leasehold and typically for a period of 125 years. No ground rent is payable until such time you own the apartment outright by having staircased to 100% ownership of the property.

How Much Will It Cost?

The level of deposit (from 5% of the share you purchase) 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 choose, 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 a Shared Ownership property you will need to meet certain criteria set by the Local Authority. You will be eligible if:

- You are unable to afford a home that meets your needs
- You don't currently own a property
- Your household income does not exceed £90,000 p.a.
- You pass the financial assessment

Applicants 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 work in the Ministry of Defence
- 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

Please contact our Sales team for further information on how to register your interest.

1. The Conveyancing Process

This is the process of transferring ownership of a property from one person to another. It usually takes 4 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 valuation survey, 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 (from 5%) 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.

FABRICA

by A2Dominion

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 that are a real pleasure to live in.

Our design ethos and commitment to sustainability mean 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 £9 billion across over 38,000 homes, in London and southern England, we are one of the UK's largest developers.

Our A+ credit rating and pipeline of 7,601 homes, 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.

Pride in every detail is what we live by.

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FABRICA developments:

- 01 The Chroma Buildings: Southwark SE1
- 02 City Wharf: Islington N1
- 03 Carlton House SW15
- 04 Wyndham Studios SE5



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LONDON TW4

cavendishgardens.co.uk 020 3925 9086





