



# APT LIVING

## FACT SHEET OVERVIEW

Prepared by:  
Fraser & Co Research  
& Marketing Team

---

DEVELOPMENT  
Kew Bridge, Great West Road, Brentford, Middlesex,  
TW8 9AZ

# APT LIVING

## FACT SHEET OVERVIEW

### THE VENDOR

APT LIVING

### LOCATION

KEW BRIDGE, GREAT WEST ROAD,  
BRENTFORD, TW8 9AZ

### LOCAL AUTHORITY

LONDON BOROUGH OF  
HOUSLOW

### TENURE

250 YEAR LEASEHOLD

### WARRANTY

10 YEAR CHECK MATE

### EST COMPLETION

Q2 2020

### PRICING

FROM £285,000 - £635,000

### EST SERVICE CHARGES

£5.05 PSF

### EST GROUND RENT

0.1% OF ASKING PRICE

### UNITS

213 UNITS

### EST NET INTERNAL

320-663 SQ.FT

### ON FOOT

5 MINS - KEW BRIDGE STATION  
11 MINS - KEW BRIDGE/GUNNERSBURY STATION  
15 MINS - WATERMANS PARK

### PUBLIC TRANSPORT

18 MINS - CLAPHAM JUNCTION  
31 MINS - LONDON WATERLOO  
38 MINS - OXFORD CIRCUS

### BY BIKE

8 MINS - KEW PALACE  
5 MINS - BOTANTIC GARDENS  
10 MINS - GUNNERSBURY NATURE RESERVE

### PARKING

£15,000 FOR PARKING

### ADDITIONAL FEATURES

GYM, LOUNGE & CINEMA, COMMUNAL  
ROOF TERRACE, SECURE STORAGE WITH  
EACH FLAT

Sources: tfl journey planner & googlemaps/walkit

### COUNCIL TAX BANDS 18/19



### DOCUMENTATION REQUIRED FOR EXCHANGE OF CONTRACTS

- PASSPORT / ID CARD
  - CURRENT UTILITY BILL (NOT MOBILE PHONE) OR BANK STATEMENT SHOWING NAME AND HOME ADDRESS. IF NEITHER DOCUMENT CAN BE PROVIDED THEN:-
    - AN INLAND REVENUE DEMAND /
    - A LETTER FROM AN EMPLOYER STATING HOME ADDRESS
- PLEASE BE ADVISED THAT THE SOLICITORS MUST SEE THE ORIGINAL COPIES OF THE ABOVE.

### OTHER ASSOCIATED BUYING FEES

- NON-REFUNDABLE\* BOOKING DEPOSIT OF £2,000 PAYABLE UPON RESERVATION / EXCHANGE OF CONTRACTS
- 5% OF PURCHASE PRICE, LESS BOOKING DEPOSIT PAID, PAYABLE WITHIN 21 DAYS POST EXCHANGE
- 5% OF PURCHASE PRICE PAYABLE WITHIN 6 MONTHS POST EXCHANGE
- 5% OF PURCHASE PRICE PAYABLE WITHIN 12 MONTHS POST EXCHANGE
- 85% BALANCE ON COMPLETION.

### SPECIFICATION

#### GENERAL

- WALLS AND CEILINGS IN WHITE FINISH
- GLOSS WHITE DOOR LININGS, SKIRTINGS AND ARCHITRAVES.
- NATURAL ENGINEERED OAK WOOD FLOORS THROUGHOUT
- DESIGNER DOOR FURNITURE
- RECESSED LED LOW ENERGY DOWNLIGHTING IN KITCHEN AND BATHROOM
- TELEPHONE AND TV SOCKETS IN LIVING ROOM AND MASTER BEDROOM.
- C.3M CEILINGS IN LIVING ROOM AND BEDROOM
- HIGH PERFORMANCE ACOUSTIC GLASS WINDOWS
- BESPOKE JOINERY RUNNING THE LENGTH OF THE APT WHICH INCLUDES HIGH LEVEL STORAGE, COAT RACK, SHOE SHELF, UTILITIES COPBOARD, STUDY/VANITY UNIT WITH SHELVEING, BANQUET SEATING WITH STORAGE\*.

#### KITCHEN

- FULLY INTEGRATED BESPOKE DESIGNED KITCHEN WITH BOSCH AND ZANUSSI
- CORIAN WORKTOP WITH BUILT-IN SINK TILED SPLASHBACK
- BEDROOM
  - NATURAL ENGINEERED WOOD FLOORS
  - BUILT-IN WARDROBES (MASTER BEDROOM)\*

#### BATHROOM

- DESIGNER WHITE SANITARY-WARE THROUGHOUT
- DESIGNER BRASSWARE AND TOWEL RAIL
- GLASS SHOWER SCREENS AND CONTEMPORARY TILING IN BATHROOM
- RECESSED LIGHTING FEATURE
- INTEGRATED MIRROR CABINET

#### SECURITY AND ELECTRICS

- MAIN FEED SMOKE DETECTION
- MOBILE VIDEO DOOR ENTRY SYSTEM

#### HEATING AND HOT WATER

- COMFORT COOLING
- HOT WATER CYLINDERS IN EACH FLAT

#### COMMUNAL AREA'S

- CONTEMPORARY CARPET FLOORING THROUGHOUT
- COMMUNAL CORRIDORS AND STAIRS
- RESIDENTIAL PARKING
- LIFT ACCESS TO ALL LEVELS
- DIRECT PARK ACCESS WITH SECURE FOB ENTRY
- COMMUNAL RESIDENTIAL ROOF TERRACE WITH PARK VIEWS
- RESIDENTIAL GYM
- RESIDENTIAL LOUNGE
- RESIDENTIAL CINEMA

#### OTHER

- SECURE STORAGE CONTAINERS AVAILABLE
- WIRED FOR SKY AND VIRGIN
- WIRED FOR HYPEROPTIC 1GB BROADBAND
- USB PLUG SOCKETS THROUGHOUT
- BIKE STORAGE

EXTERNAL CGI



EXTERNAL CGI



### STAMP DUTY

[HTTPS://WWW.GOV.UK/STAMP-DUTY-LAND-TAX](https://www.gov.uk/stamp-duty-land-tax)

### PURCHASER LEGAL FEES

£1,750 PLUS VAT FOR UNITS WITH A PURCHASE PRICE OF LESS THAN £400,000  
£1,950 PLUS VAT FOR UNITS WITH A PRUCHASE PRICE OF £400,000 OR MORE

### VENDOR'S SOLICITORS

KELLY JOHNSON  
FIELDFISHER  
5TH FLOOR FREE TRADE EXCHANGE  
37 PETER STREET  
MANCHESTER  
M2 5GB  
+44 (0) 161 200 1771  
KELLY.JOHNSON@FIELDFISHER.COM



### RECOMMENDED PURCHASER'S

#### SOLICITORS

GEORGINA HADDON  
FORSTERS LLP  
31 HILL STREET  
LONDON  
W1J 5LS  
+44 (0)20 7399 4706

### RECOMMENDED LETTINGS

FRASER & CO  
571 CHISWICK HIGH ROAD  
LONDON W2 3AY  
+44 (0) 208 747 0661  
NAZIM.UDDIN@FRASER.UK.COM



\* Guidance - If a Reservation is cancelled, the Reservation fee can be repaid to the Home Buyer, less any administrative or other costs we have incurred in processing and holding the Reservation. Kindly see the new build housing code for more information. HTB deposits are fully refundable.

Disclaimer: These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. This Fact Sheet has been created in line with the original brochures and therefore the developer reserves the right to alter any specifications and floor plan layouts without prior notice. Apt Living is a preferred marketing name only.

Member of:



LOCAL PRESENCE, GLOBAL REPUTATION

Paddington | Baker Street | City | Kew Bridge & Brentford  
Hong Kong | Dubai

[fraser.uk.com](http://fraser.uk.com)