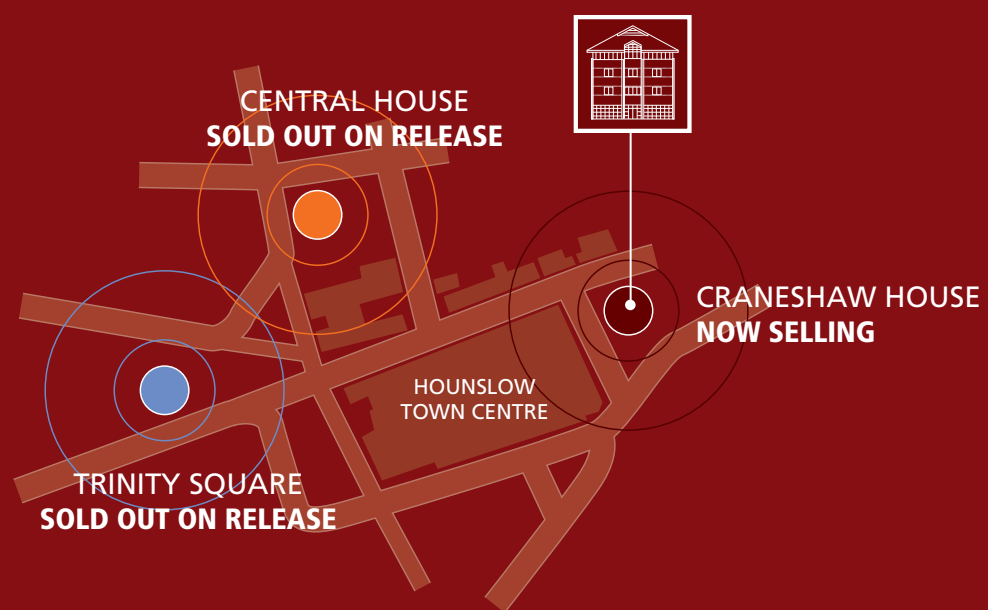




CRANESHAW HOUSE

HOUNSLOW TW3

An exceptional new
starter or buy to let opportunity
offering superb value studio, 1 & 2 bed apartments
within a proven Galliard growth zone



Craneshaw House is
Galliard Homes' third
apartment release in
central Hounslow - where
over 360 apartments have
already been snapped up
by queuing buyers.





CRANESHAU HOUSE - AN INVESTMENT WITH A PROVEN TRACK RECORD

CONSIDER THE FACTS...



HOUNSLOW CENTRE

An important economic hub for the Capital with excellent connections



HOUNSLOW CENTRAL
Piccadilly Line services within 8 minutes walk.



HOUNSLOW
South West services direct to Waterloo within 10 minutes walk.



M4/M25 MOTORWAY
Within 3 miles of M4 (J3). 5 miles from M25 (J15).



LONDON HEATHROW
10 minutes by tube direct to Terminals 1, 2, 3 and 4.



CROSSRAIL
10 minutes by tube to London Heathrow Crossrail interchange.



HEATHROW AIRPORT

A small city supporting the local and national economy

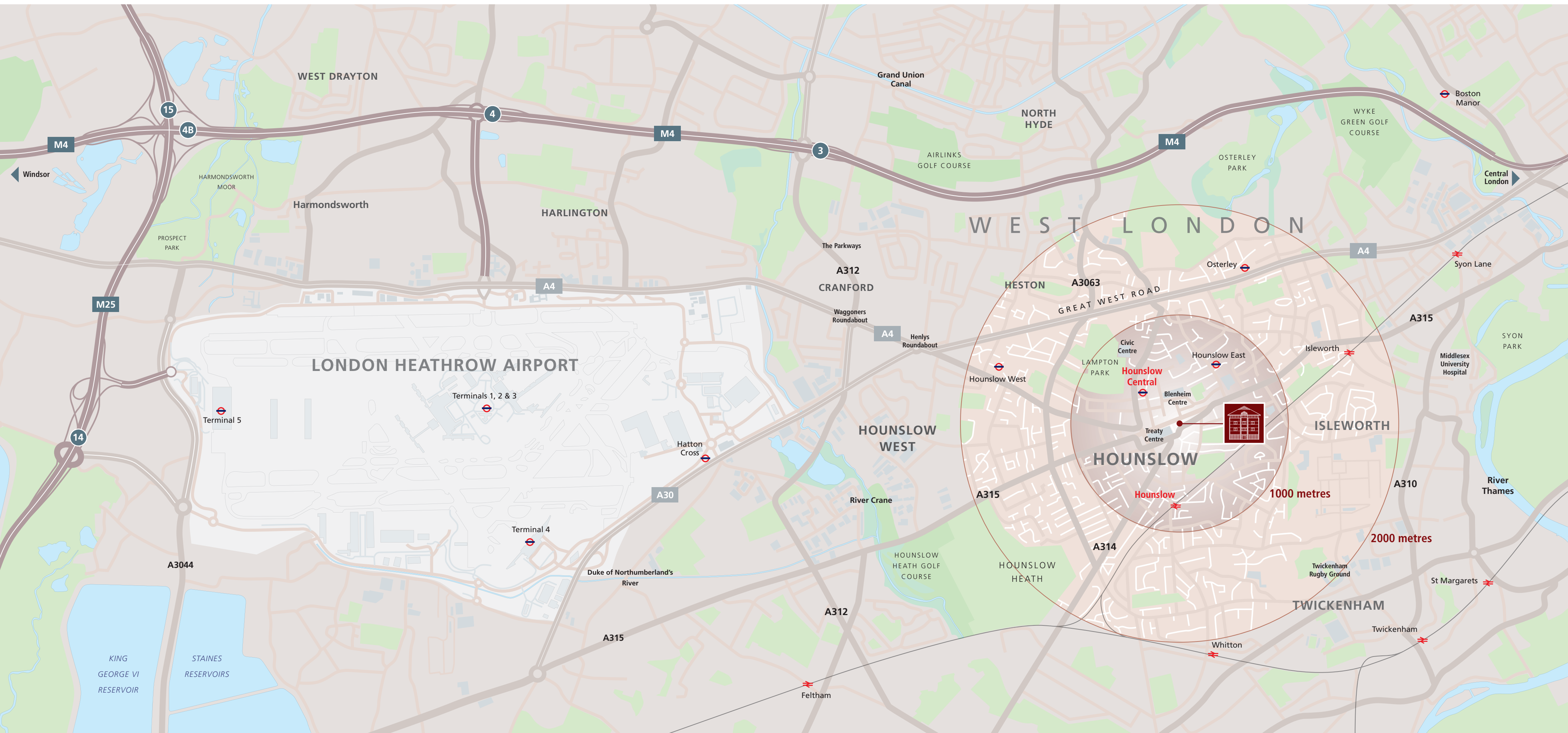
*The airport is the UK's largest single site employer.
Heathrow and its on-site businesses employ some 76,500 people.
Around 50% of the workforce live nearby.
The airport's operation supports 114,000 jobs in the local area.*



CRANESHAU HOUSE

An outstanding opportunity with proven capital growth potential

*Prime location apartments with rental yields up to 4.5%.
Similar Galliard scheme nearby now seeing re-sale values of up to 14% growth in 10 months.
Available with 0% letting and management fee for 1 year.
Available with 'ready to rent' furniture packages.*





Tube connections

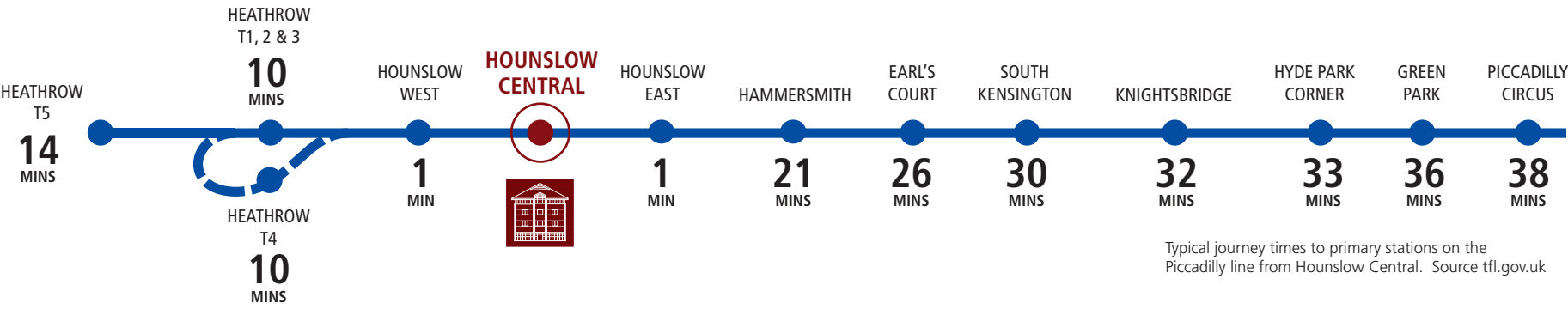
Residents at Craneshaw House will be around 6 minutes walk from Piccadilly line services connecting two major international travel hubs - London Heathrow Airport, and then crossing the heart of the West End to Eurostar services at King's Cross/St Pancras.

Rail connections

Hounslow mainline station will be approx 12 minutes walk from the apartments providing a 40 minute journey time direct into Waterloo - the UK's busiest transport interchange with around 96 million passengers a year.

Crossrail Connections

Residents at Craneshaw House will be a 10 minute hop on the tube to London Heathrow's forthcoming Crossrail interchange, bringing a typical journey time of just 26 minutes to Bond Street or 40 minutes to Canary Wharf. Crossrail will also provide four trains an hour running in each direction - doubling the current Heathrow Connect timetable.



Motorway connections

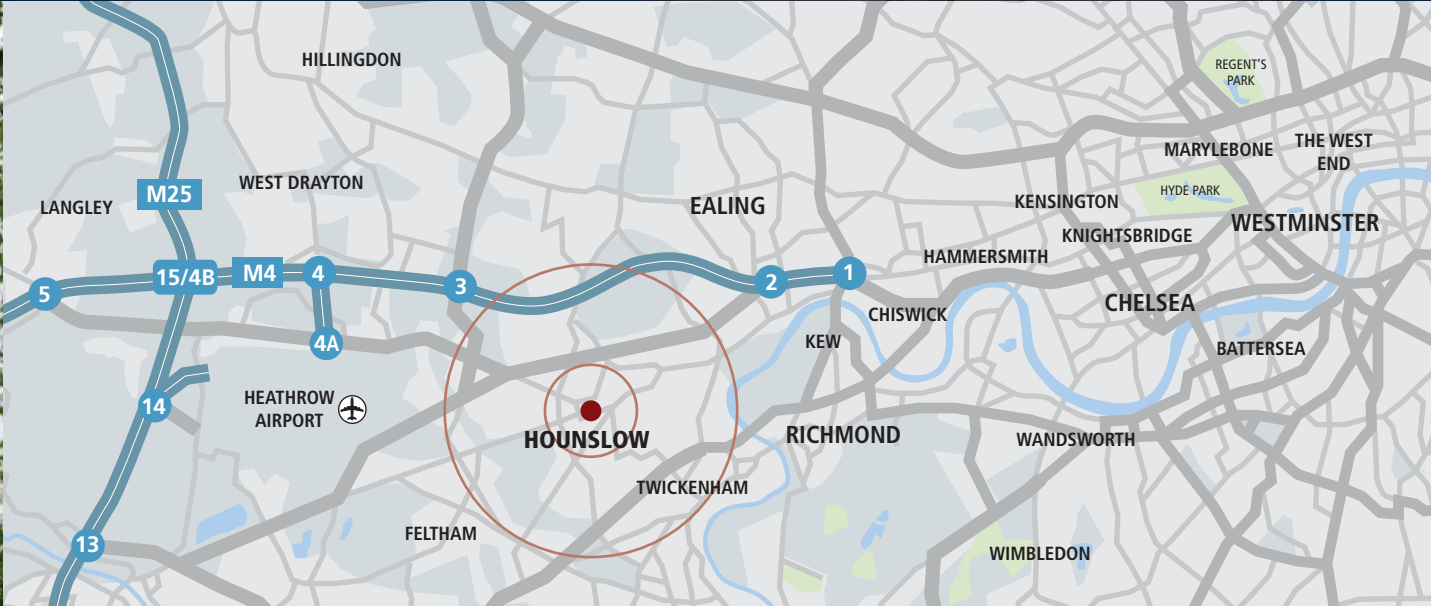
Craneshaw House lies within 10 minutes drive of the M4, with direct routing east into central London, or west to the M25 - in turn providing access to the UK's entire motorway network. The principal south west junction of Henlys Roundabout is within 1½ miles.

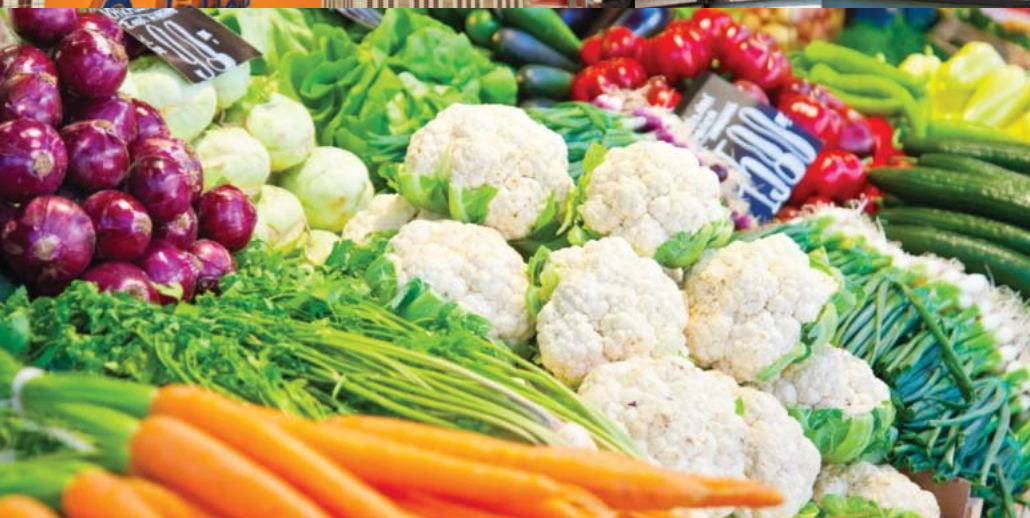
Air connections

Being the world's busiest handler of international passengers, London Heathrow is used by over 90 airlines flying to some 170 destinations worldwide. Heathrow is also the largest single site employer both in London and the UK, with over 76,500 workers creating a GVA of around £3.3 billion.



Hounslow to Hyde Park Corner in little over 30 minutes





Luxury living

Hounslow is a town of diversity, recreation and entertainment, with everything from the Paul Robeson performing arts theatre to the district's vast expanse of public heathland and local nature reserve.

Lampton Park lies within close proximity, providing 40 acres of tranquil parkland - a rural retreat for residents at Craneshaw House.

The town's principal indoor mall, The Treaty Centre, lies virtually adjacent to Craneshaw House with over 40 stores and outlets with major brand names including Debenhams, New Look, River Island and Top Shop.

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

... with everything on your doorstep





No.	TYPE	SQ.M.	SQ.FT.
34	STUDIO	33	360
33	STUDIO	30	323
32	STUDIO	30	324
31	2 BED	41	444
30	STUDIO	30	322
29	1 BED + STUDY	45	489
28	STUDIO	31	334
27	STUDIO	31	338
26	1 BED	36	393

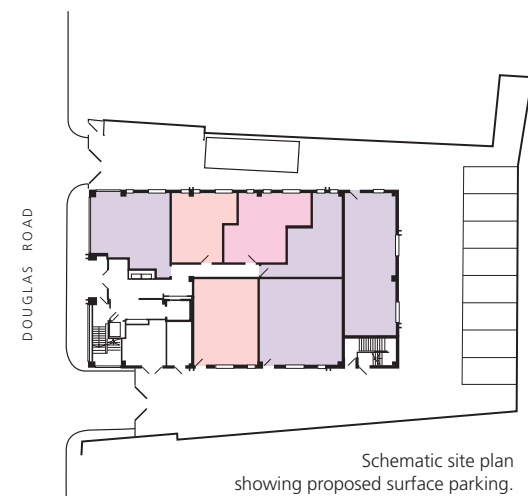
25	STUDIO	32	347
24	STUDIO	31	336
23	STUDIO	31	332
22	2 BED	41	437
21	STUDIO	30	320
20	1 BED + STUDY	45	489
19	STUDIO	31	334
18	STUDIO	31	338
17	1 BED	36	393

16	STUDIO	32	344
15	STUDIO	31	335
14	STUDIO	31	331
13	2 BED	41	439
12	STUDIO	30	320
11	1 BED + STUDY	45	489
10	STUDIO	31	335
9	STUDIO	31	337
8	1 BED	36	391

7	STUDIO	41	441
6	1 BED	53	570
5	1 BED	55	592
4	1 BED	29	320
3	STUDIO + STUDY	34	373
2	STUDIO	29	319
1	1 BED	42	456

Specifications and features include:

- High quality floor finishes, including oak one strip engineered timber and large format porcelain tiling.
- Designer kitchens with two tone unit door finishes, stone worktops and white glass splashbacks.
- Luxuriously appointed bath & shower rooms with mirrored insert oak line alcoves.
- Satin white finish built in wardrobes.
- Private residents lift.
- Video entryphone security.
- Limited secure courtyard parking (at additional cost).



Example Studio no's **10 19 28** (334 - 335 sq.ft.)

Example 1 Bed + Study no's **11 20 29** (489 sq.ft.)

Craneshaw House is situated around 50 metres from the town centre's pedestrianised high street and virtually adjacent to its principal shopping mall, the Treaty Centre. The development will offer luxurious living in a superb choice of studio and apartment styles designed to suit all levels of buyers - from first time on the ladder to investors and everywhere in between.

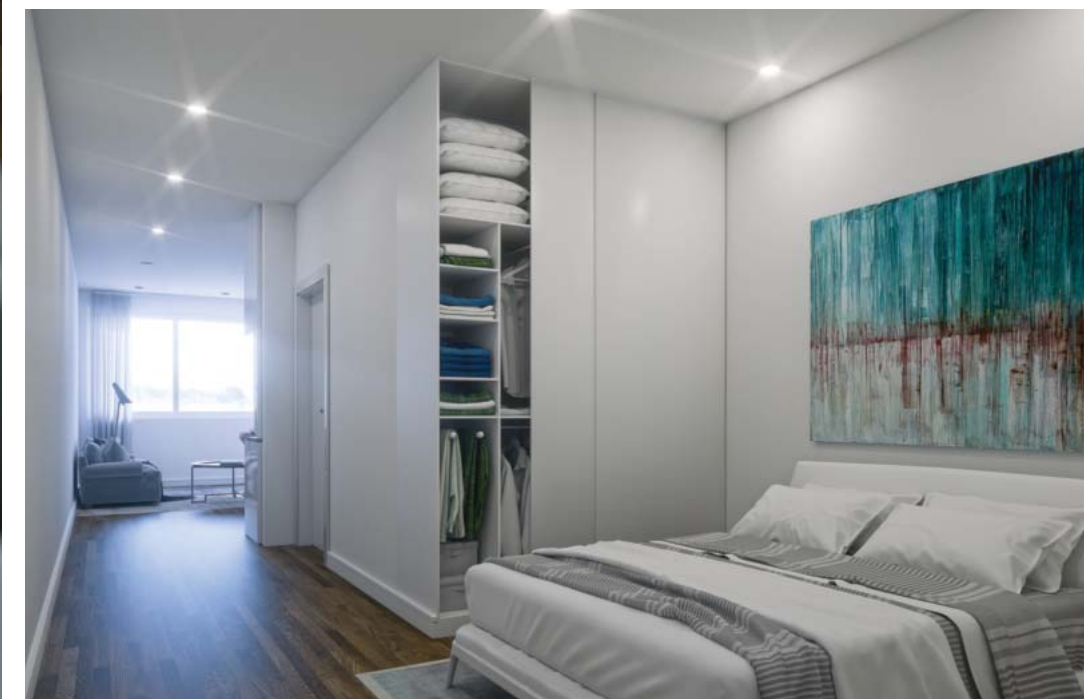
CRANESHAW HOUSE

DEVELOPMENT OVERVIEW

CRANESHAW HOUSE
THE LIFESTYLE



Computer generated images
showing similar specifications to
Craneshaw House.





High quality, flexible living
space, seamlessly blended with
sophisticated, stylish finishes

Each studio and apartment at Craneshaw House will offer refined living in a contemporary and stylish environment where comfort, security, luxury and functionality are in perfect balance.

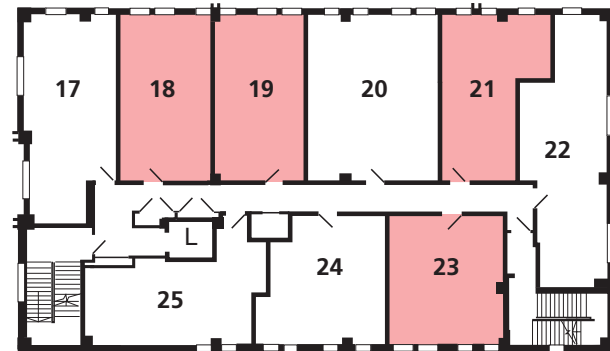
Outstanding long term growth potential also comes as standard with each property at Craneshaw House.

CRANESHAW HOUSE
ALIVE WITH STYLE

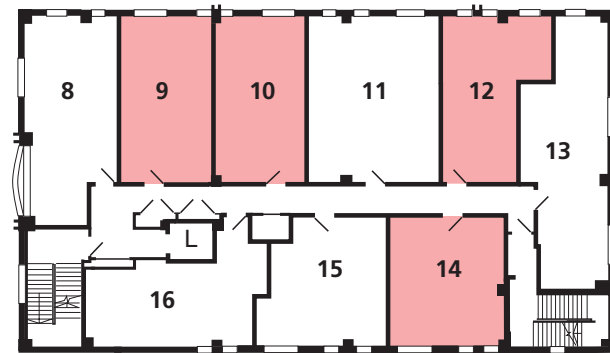




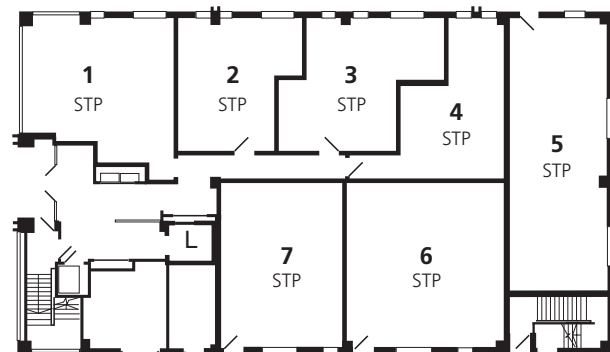
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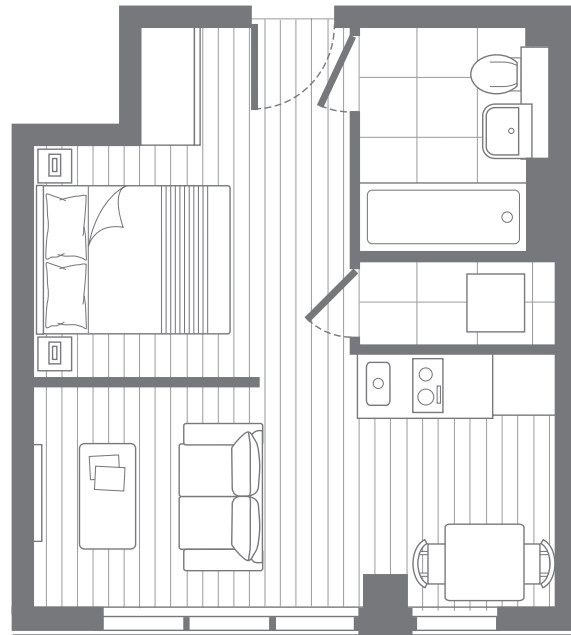
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1ST

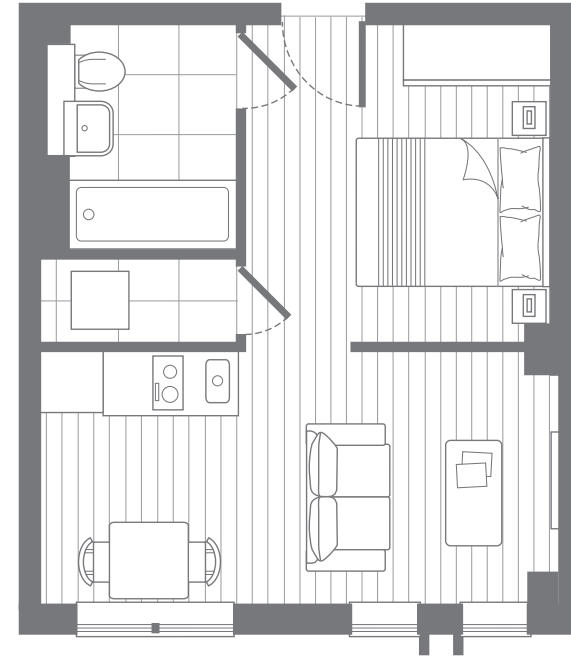


GND



33 TOTAL AREA: 30 sq.m. 323 sq.ft.

LIVING AREA
inc. KITCHEN 5.3 x 2.6 m 17'4" x 8'6"
BEDROOM AREA 3.2 x 3.5 m 10'6" x 11'5"

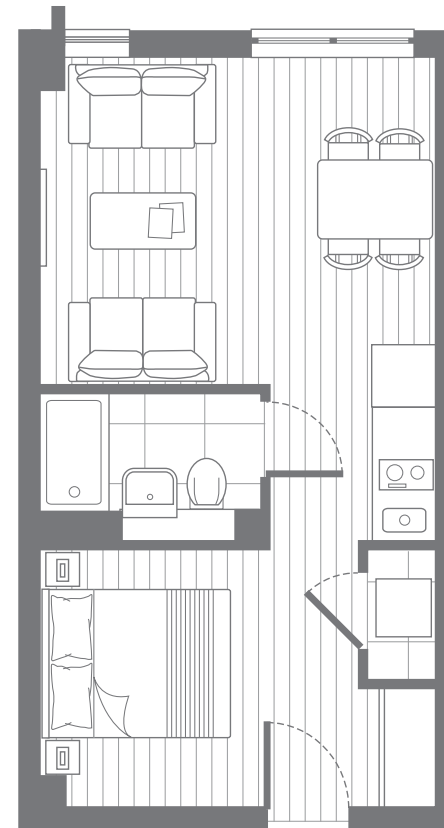


14 TOTAL AREA: 31 sq.m. 331 sq.ft.

23 TOTAL AREA: 31 sq.m. 332 sq.ft.

32 TOTAL AREA: 30 sq.m. 324 sq.ft.

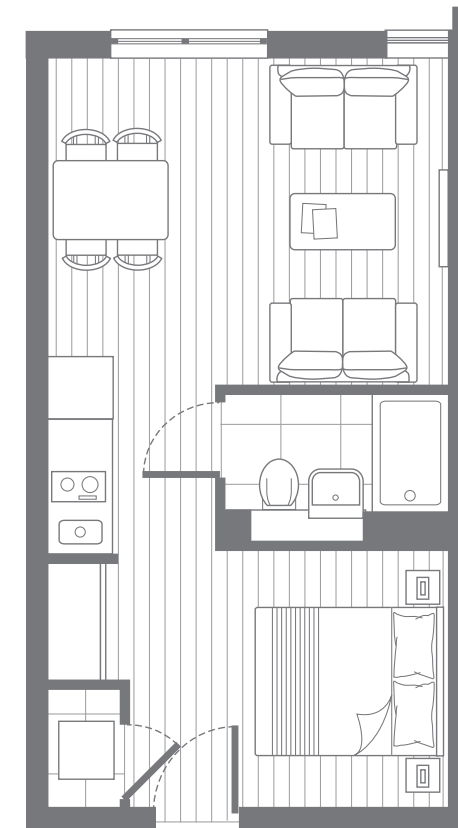
LIVING AREA
inc. KITCHEN 5.3 x 2.5 m 17'4" x 8'2"
BEDROOM AREA 3.1 x 3.2 m 10'2" x 10'6"



10 TOTAL AREA: 31 sq.m. 335 sq.ft.

19 **28** TOTAL AREA: 31 sq.m. 334 sq.ft.

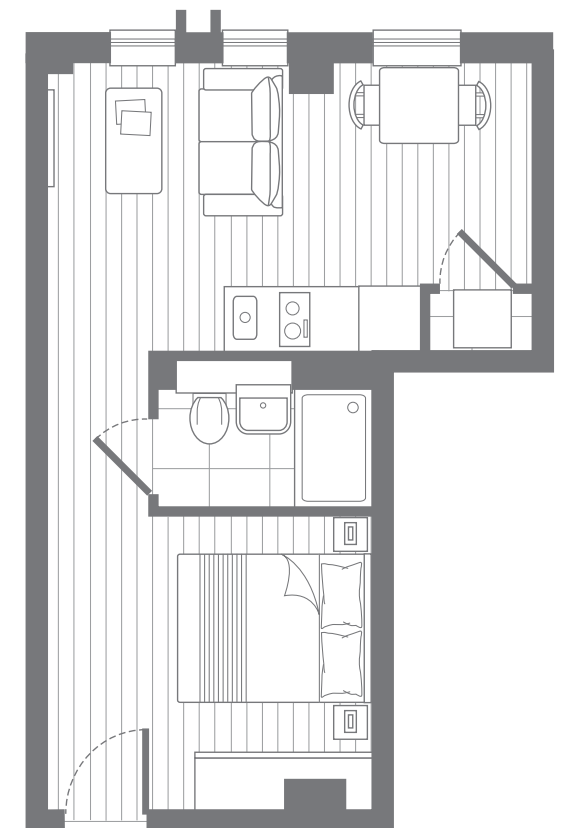
LIVING AREA
inc. KITCHEN 4.0 x 4.9 m 13'0" x 16'0"
BEDROOM AREA 3.5 x 2.6 m 11'5" x 8'6"



9 TOTAL AREA: 31 sq.m. 337 sq.ft.

18 **27** TOTAL AREA: 31 sq.m. 338 sq.ft.

LIVING AREA
inc. KITCHEN 4.1 x 5.0 m 13'4" x 16'4"
BEDROOM AREA 2.6 x 3.5 m 8'6" x 11'5"



12 **21** TOTAL AREA: 30 sq.m. 320 sq.ft.

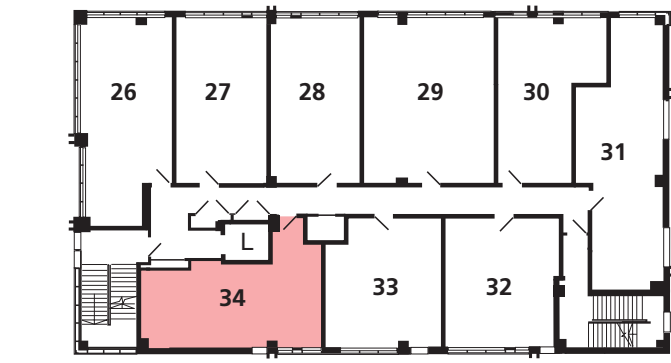
30 TOTAL AREA: 30 sq.m. 322 sq.ft.

LIVING AREA
inc. KITCHEN 4.9 x 2.9 m 16'0" x 9'6"
BEDROOM AREA 3.3 x 3.0 m 10'10" x 9'9"

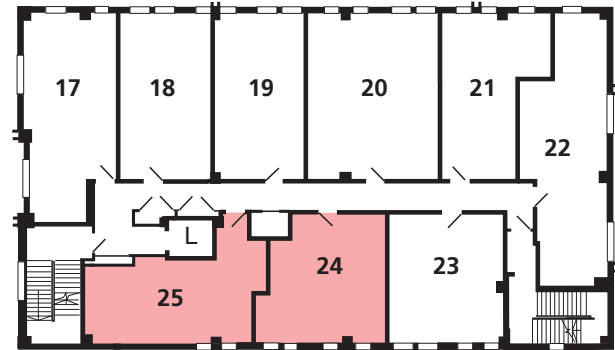
CRANESHAW HOUSE

STUDIO APARTMENTS

Apartment plans are intended to be correct, precise details may vary. Room dimensions should be used as a guide only, total areas are accurate to within 5%.



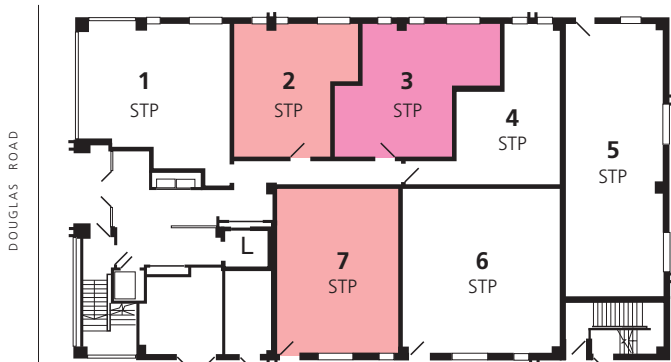
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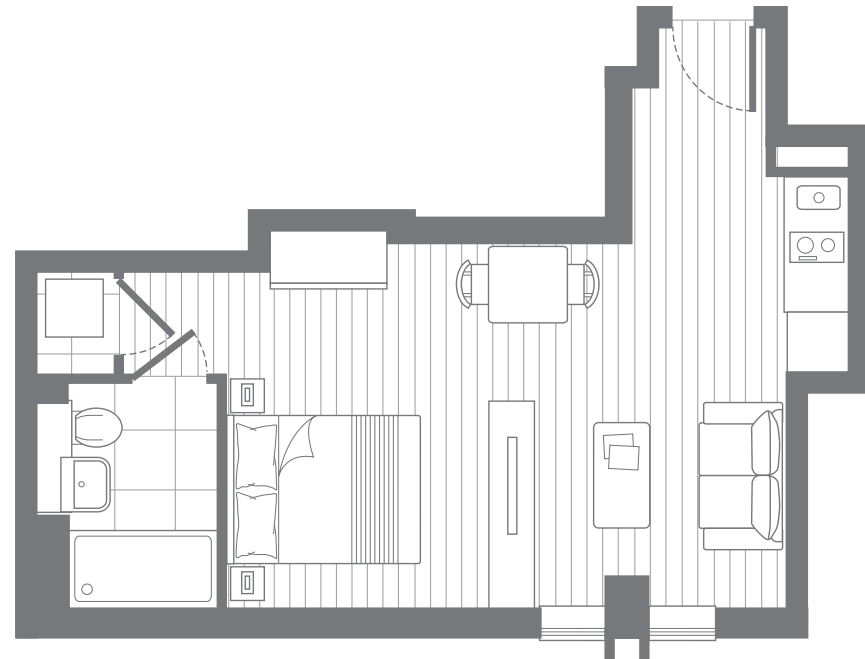


1ST



GND

STUDIO STUDIO + STUDY

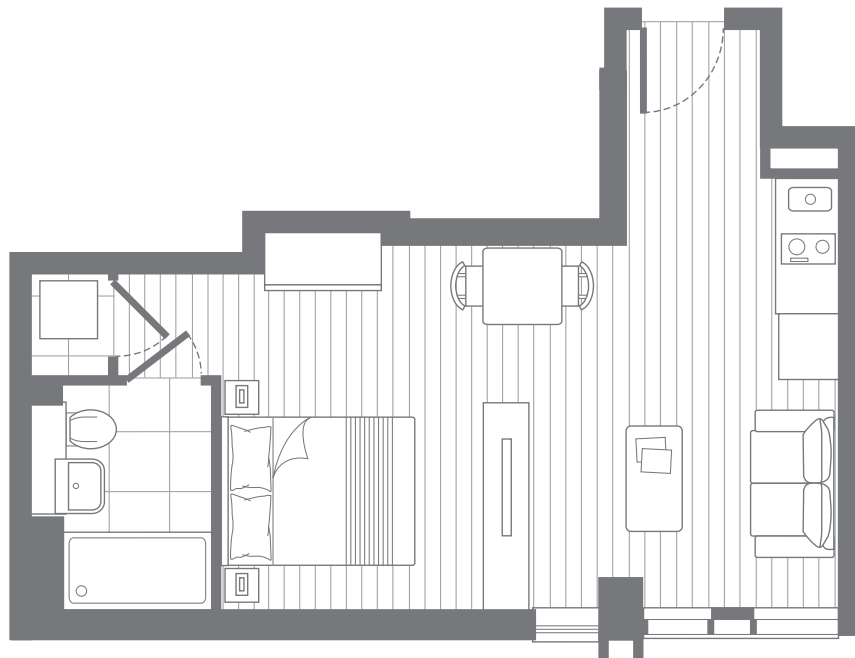


STUDIO APARTMENT

16 TOTAL AREA: 32 sq.m. 344 sq.ft.

25 TOTAL AREA: 32 sq.m. 347 sq.ft.

LIVING AREA
inc. KITCHEN 3.2 x 5.3 m 10'6" x 17'4"
BEDROOM AREA 2.7 x 3.7 m 8'10" x 12'2"



STUDIO APARTMENT

34 TOTAL AREA: 33 sq.m. 360 sq.ft.

LIVING AREA
inc. KITCHEN 3.1 x 4.5 m 10'2" x 14'8"
BEDROOM AREA 2.7 x 3.7 m 8'10" x 12'2"

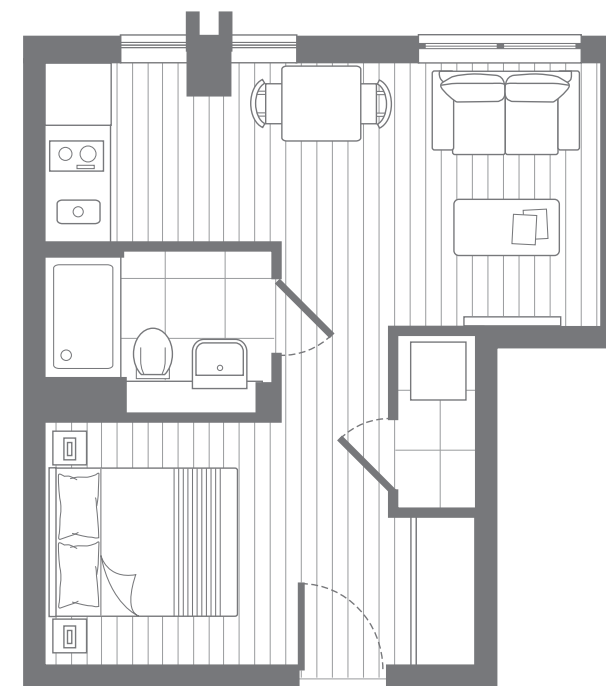


STUDIO APARTMENT

15 TOTAL AREA: 31 sq.m. 335 sq.ft.

24 TOTAL AREA: 31 sq.m. 336 sq.ft.

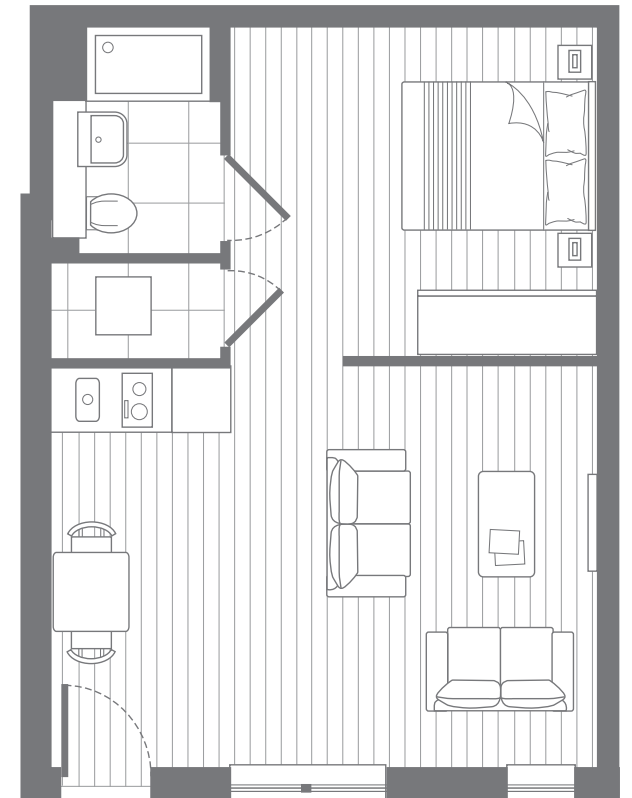
LIVING AREA
inc. KITCHEN 5.9 x 2.5 m 19'3" x 8'2"
BEDROOM AREA 3.1 x 3.6 m 10'2" x 11'10"



STUDIO APARTMENT

2 TOTAL AREA: 29 sq.m. 319 sq.ft.

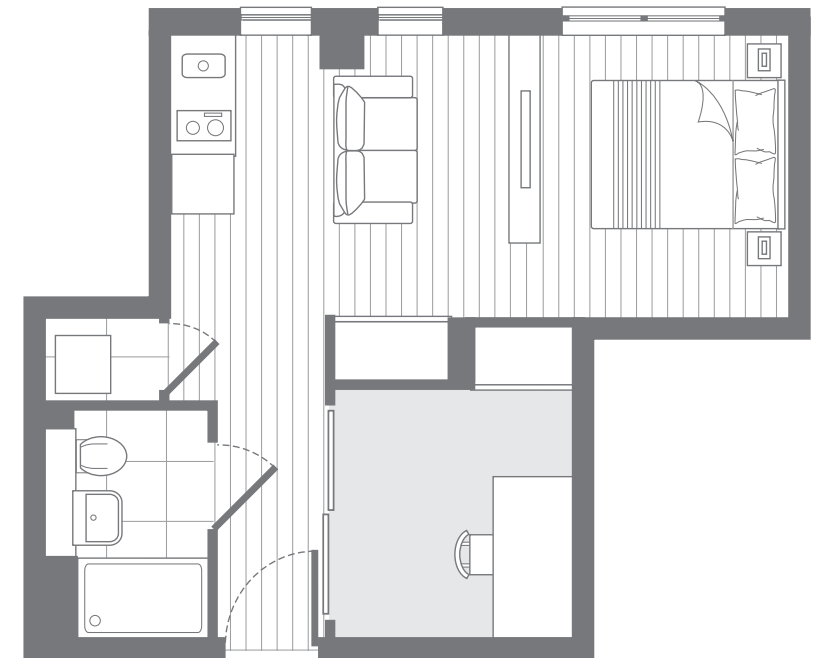
LIVING AREA
inc. KITCHEN 5.6 x 2.6 m 18'4" x 8'6"
BEDROOM AREA 3.7 x 2.4 m 12'2" x 7'10"



STUDIO APARTMENT

7 TOTAL AREA: 41 sq.m. 441 sq.ft.

LIVING AREA
inc. KITCHEN 5.4 x 4.0 m 17'8" x 13'0"
BEDROOM AREA 3.6 x 3.3 m 11'10" x 10'9"



STUDIO + STUDY APARTMENT

3 TOTAL AREA: 34 sq.m. 373 sq.ft.

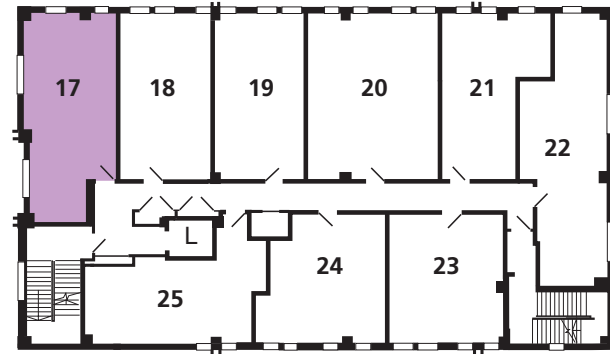
LIVING AREA
inc. KITCHEN 3.4 x 2.8 m 11'2" x 9'2"
BEDROOM AREA 2.5 x 2.8 m 8'2" x 9'2"
STUDY 2.4 x 2.5 m 7'10" x 8'2"

CRANESHAW HOUSE

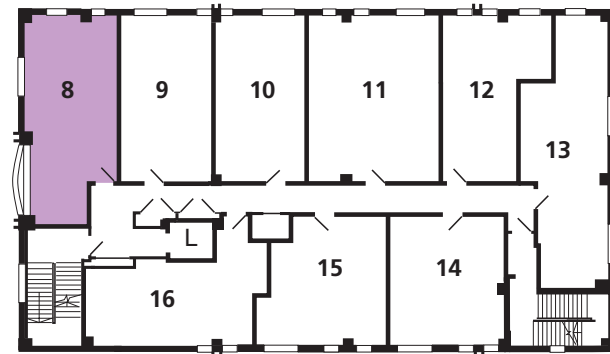
STUDIO AND STUDIO + STUDY



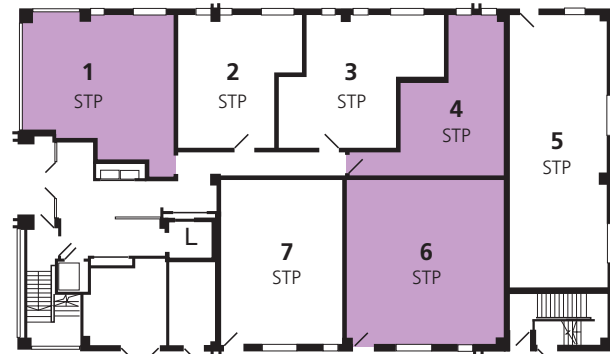
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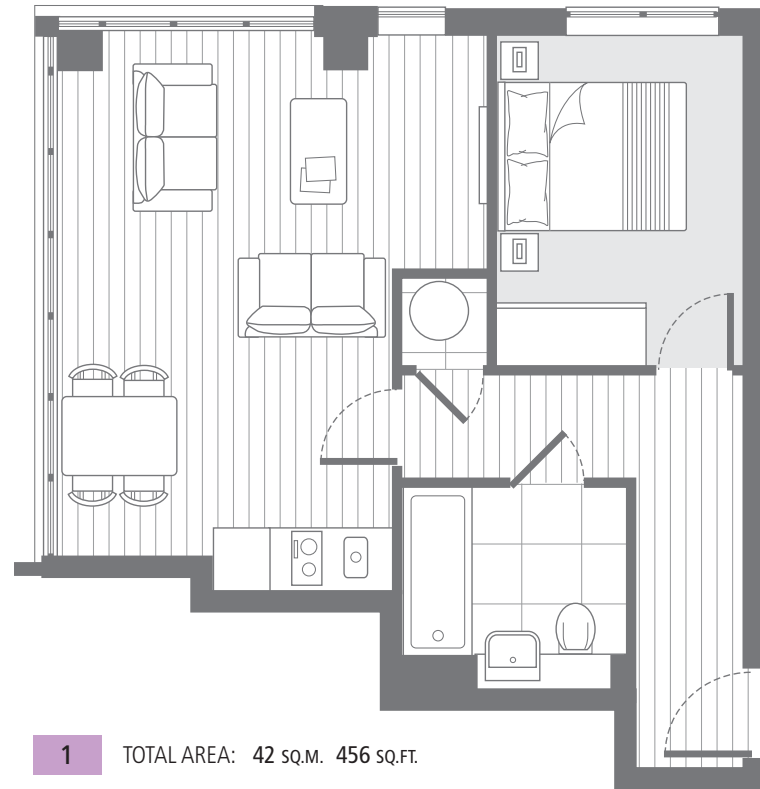
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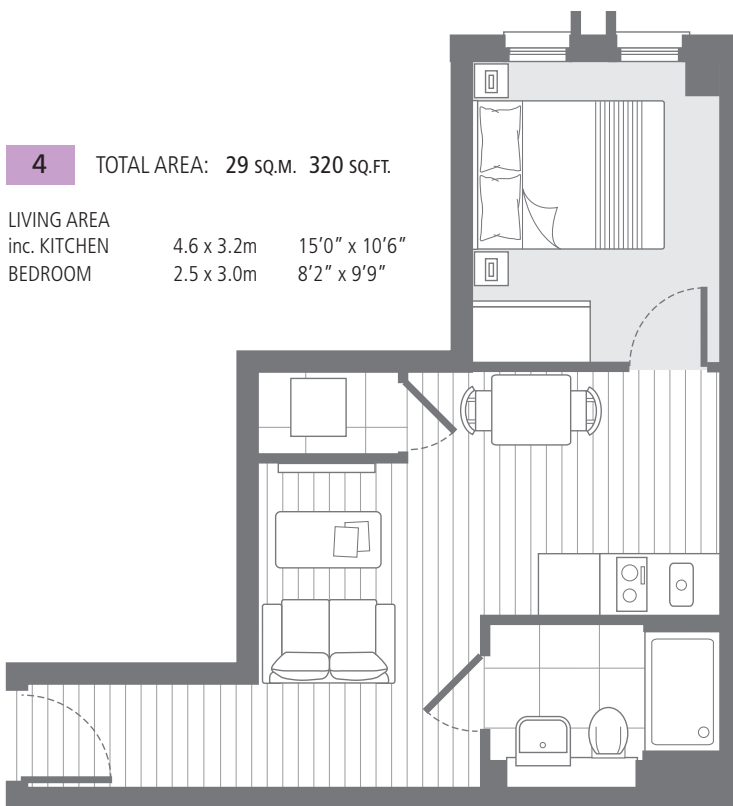


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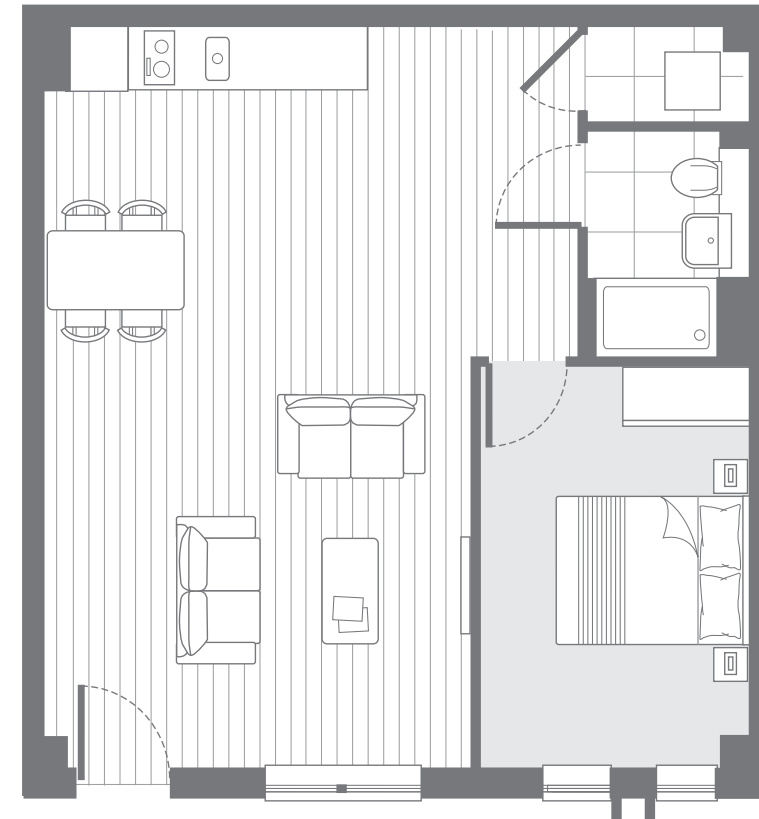
1 TOTAL AREA: 42 sq.m. 456 sq.ft.

LIVING AREA		
inc. KITCHEN	4.3 x 5.8m	14'0" x 19'0"
BEDROOM	2.4 x 3.3m	7'10" x 10'9"



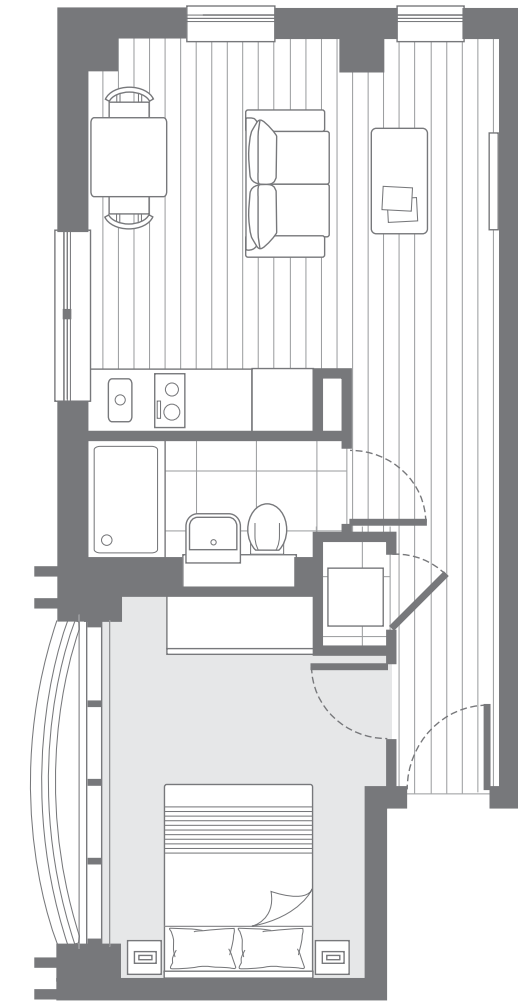
4 TOTAL AREA: 29 sq.m. 320 sq.ft.

LIVING AREA		
inc. KITCHEN	4.6 x 3.2m	15'0" x 10'6"
BEDROOM	2.5 x 3.0m	8'2" x 9'9"



6 TOTAL AREA: 53 sq.m. 570 sq.ft.

LIVING AREA		
inc. KITCHEN	5.3 x 7.5m	17'4" x 24'6"
BEDROOM	2.7 x 4.0m	8'10" x 13'0"



8 TOTAL AREA: 36 sq.m. 391 sq.ft.

17 **26** TOTAL AREA: 36 sq.m. 393 sq.ft.

LIVING AREA		
inc. KITCHEN	4.1 x 4.0m	13'4" x 13'0"
BEDROOM	2.8 x 3.9m	9'2" x 12'8"

CRANESHAW HOUSE

1 BED APARTMENTS

Apartment plans are intended to be correct, precise details may vary. Room dimensions should be used as a guide only, total areas are accurate to within 5%.



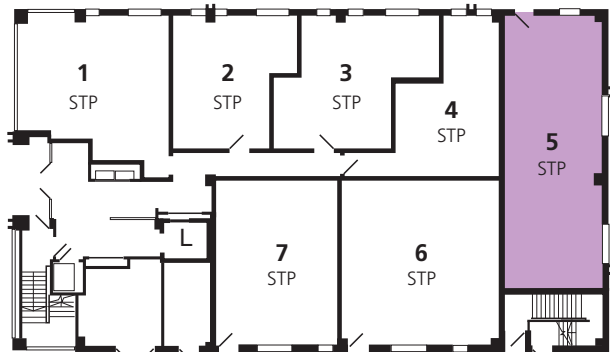
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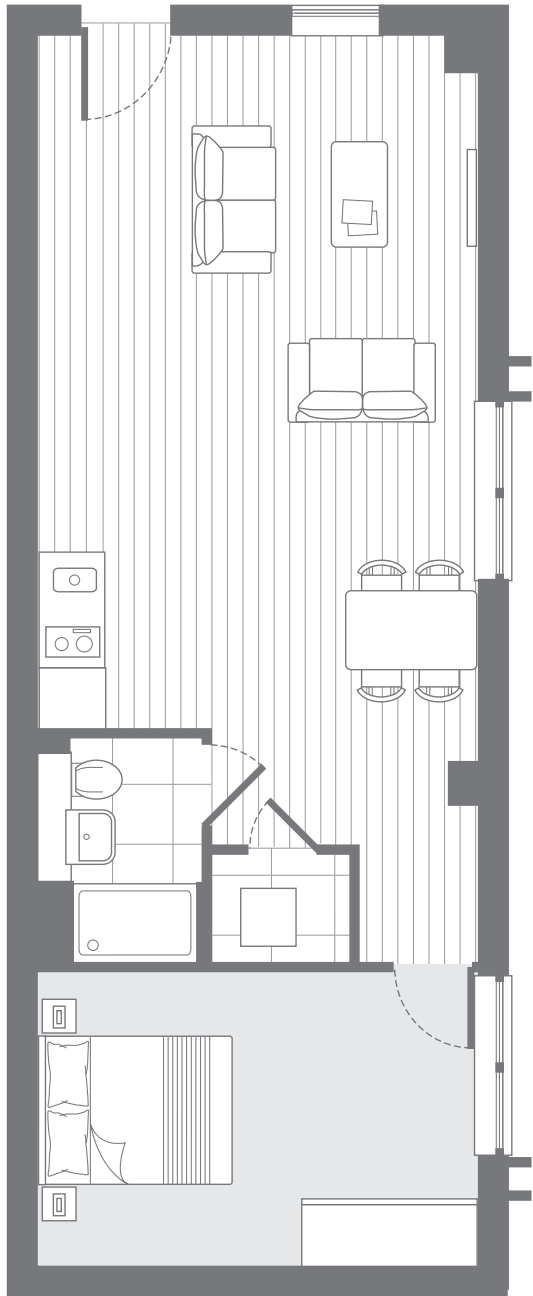
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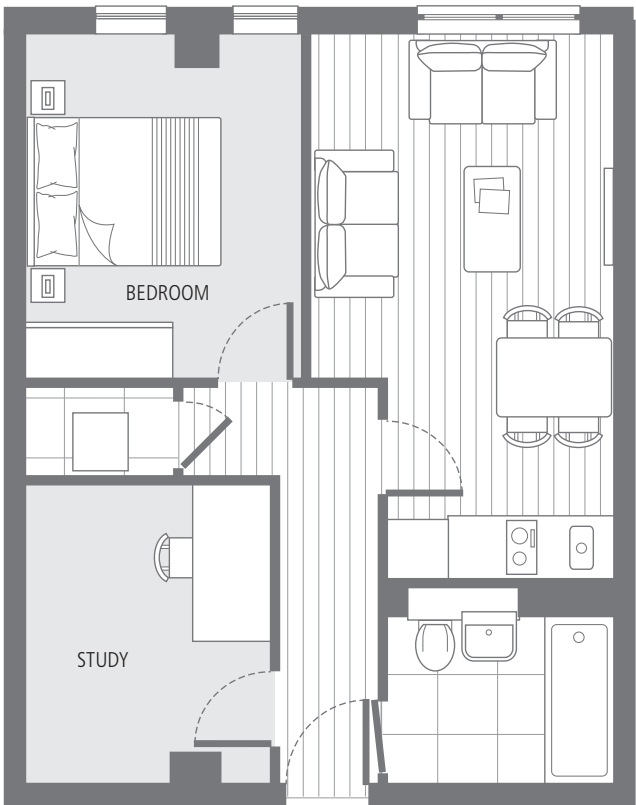
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1 BEDROOM APARTMENT

5 TOTAL AREA: 55 sq.m. 592 sq.ft.

LIVING AREA inc. KITCHEN	4.4 x 7.0 m	14'4" x 22'10"
BEDROOM	4.4 x 3.0 m	14'4" x 9'9"



1 BED + STUDY APARTMENT

11 20 29

TOTAL AREA: 45 sq.m. 489 sq.ft.

LIVING AREA inc. KITCHEN	3.1 x 5.5 m	10'2" x 18'0"
BEDROOM	2.8 x 3.5 m	9'2" x 11'6"
STUDY	2.5 x 3.0 m	8'2" x 9'9"

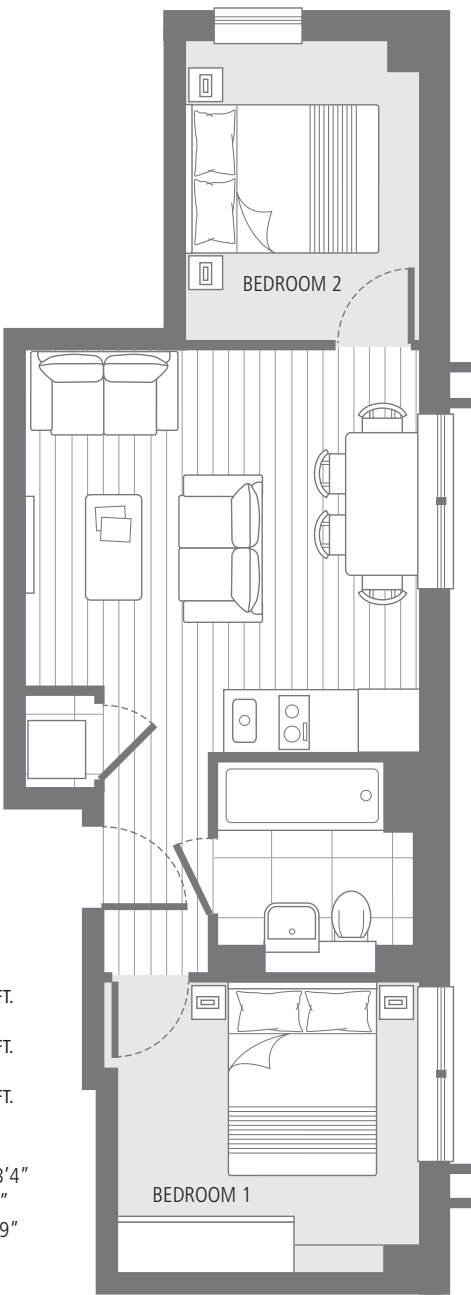
2 BEDROOM APARTMENT

13 TOTAL AREA: 41 sq.m. 439 sq.ft.

22 TOTAL AREA: 41 sq.m. 437 sq.ft.

31 TOTAL AREA: 41 sq.m. 444 sq.ft.

LIVING AREA inc. KITCHEN	4.0 x 4.1 m	13'0" x 13'4"
BEDROOM 1	3.0 x 3.0 m	9'9" x 9'9"
BEDROOM 2	2.4 x 3.0 m	7'10" x 9'9"



DOUGLAS ROAD

1 BED 1 BED + STUDY 2 BED

CRANESHAW HOUSE
1BEDROOM, 1 BED + STUDY AND 2 BEDROOM APARTMENTS



Apartment plans are intended to be correct, precise details may vary. Room dimensions should be used as a guide only, total areas are accurate to within 5%.

GENERAL

- Walls & ceilings in white matt finish.
- Satin white door linings, skirtings & architraves.
- Oak one strip engineered timber flooring to living/dining, kitchen and hall areas (throughout in studio apartments).
- Internal doors in satin white finish.
- Polished stainless steel door furniture.
- Brushed metal switch & socket plates.
- Recessed LED low energy downlighting with white bezels.
- Terrestrial & satellite TV, FM radio and telephone sockets to living room and bedrooms.
- Living room socket Sky+ enabled.
- Thermostatically controlled electric space heating via flat panel heaters to all rooms.
- Double glazing throughout.

KITCHENS

- Grey base unit doors, white wall unit doors all with concealed handle design.
- Grey re-constituted stone worktops with grooved drainer.
- White glass splashback to underside of wall units.
- LED strip underlighting to wall units.
- Stainless steel single bowl undermount sink with chrome lever tap.
- Washer/dryer (free standing within services cupboard).
- Integrated electric appliances to include:
Combination microwave oven
Two ring ceramic hob
Re-circulating cooker hood
Fridge with ice box
Slimline dishwasher

BATHROOM/SHOWER ROOM

- White bathroom suite featuring shower tray or steel bath as applicable, concealed cistern dual flush back to wall W.C.
- Chrome plated electric heated towel rail.
- Mirrored inset oak lined alcoves with integrated storage cupboards, reconstituted stone vanity top and LED feature downlighting.
- Large format 1200 x 600mm beige porcelain fully tiled walls.
- Large format 600 x 600mm mid grey porcelain floor tiling.
- Chrome plated single lever basin tap, thermostatic bath filler/shower mixer diverter with wall mounted chrome rail, hose and handset†.
- Clear glass bath screen or shower enclosure as applicable with silver frame.
- Thermostatically controlled and pressurised hot and cold water.

BEDROOMS

- Fully fitted carpets to enclosed bedrooms and bed/studies.
- Oak one strip engineered timber flooring to open plan bedroom areas.
- Built in wardrobe to master bedrooms and bedroom areas with satin white sliding doors and oak timber veneer interiors.
- Terrestrial & satellite TV, FM radio and telephone sockets.

SECURITY

- Video entryphone system to each apartment.

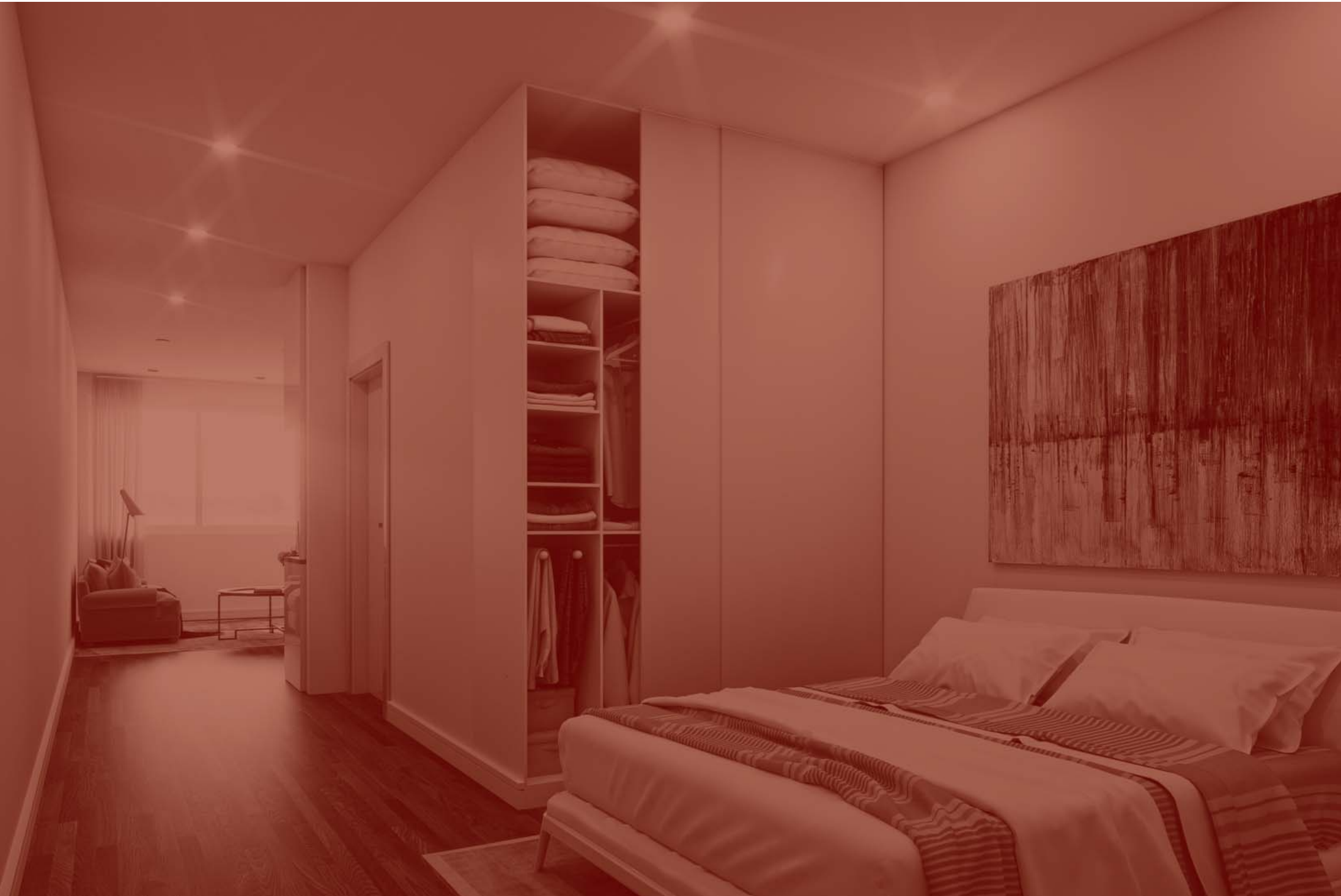
SERVICES CUPBOARD

- Large format 600 x 600mm grey porcelain floor tiling.
- Free standing washer/dryer.
- Bulkhead light if applicable.

COMMUNAL AREAS

- Fully tiled communal entrance foyer.
- Carpeted lift lobbies, stairs and common corridors.
- Private residents’ lift.
- Low energy wall lighting.
- Secure cycle store.

† To selected apartments with bath.



Galliard Homes’ furniture solution specialists

New Concept Interiors can provide furniture packs for all apartment styles with free delivery and installation included in each package. The company specialise in cost - efficient hassle free furnishing for UK and overseas owner / occupiers and buy to let investors.

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



Galliard Homes’ official letting and management agents

LIFE Residential are Galliard Homes' official letting and management agents offering a comprehensive range of services for both UK and overseas landlords with some 8000 tenancies to date. LIFE Residential have offices in London and Hong Kong.

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

CRANESHAW HOUSE
SPECIFICATION





CRANESHAW HOUSE

8 DOUGLAS ROAD, HOUNSLOW TW3 1DA



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020 7620 1500

sales@galliardhomes.com galliardhomes.com

These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. Galliard Homes reserve the right to alter any specifications and floor plan layouts without prior notice. All journey times and walking distances stated are approximate, source google.com, tfl.gov.uk and crossrail.co.uk. Interior and exterior images are computer generated and are for illustrative purposes only. All development CGIs and artwork contained in this brochure is subject to copyright owned by Galliard Homes and cannot be reproduced in any way without prior written consent.