

THE BRENTFORD PROJECT

FACTSHEET 2025



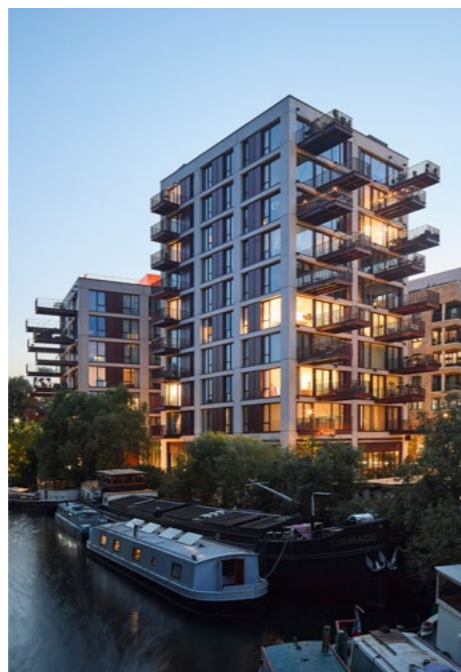


The Development

On the doorstep of West London's new powerhouse of creative, commercial and academic development is a remarkable riverside location at the meeting point of the River Thames and River Brent. Brentford is away from the rush, yet directly connected to the city and the wider world. Within view of the River Thames and on London's doorstep, this is a place to make a home, with a mix of urban life and rural escape that is all but impossible to find in a position that offers so much connectivity to the city. Locally are many of the world's most successful music, entertainment and leisure brands, as well as a thriving new generation of emerging enterprises. To the south and west are wide open, wild spaces rich in natural life.

The Apartments

Alder	
Total Units	18
Brunel	
Total Units	66
Oak	
Total Units	107
Willow	
Total Units	144



KEY TO ICONS

-  bakery
-  bar
-  bus stop
-  café
-  car park
-  cinema
-  events
-  garden
-  gym
-  market
-  pool
-  restaurant
-  retail
-  walking route



BRENTFORD STATION
 8 minute walk

St Paul's
 Recreation
 Ground

The Butts

The Weir

Time Cocktail Bar

Market Place

The Beehive

BRENTFORD HIGH STREET

Morrisons

SALES GALLERY

Specsavers

Rottura

St Lawrence's Church

Gym

THE WICK

St Lawrence Gardens

Outdoor Heated Pool

ALDER

OAK

Mother Rucker

Hewson Books

Specsavers

Rottura

Gall's

MONTGOMERY

QUINCY HOUSE

TURNER

BOARS

WILLOW

Cinema

Pub

Percy Way

Bradbury Yard

THE WHEEL

Town Wharf, Square

TINTERN

Duke of London

BRUNEL

Sam's Waterside

Workhouse Dock

Brewery Tap

Catherine Wheel Yard

Johnson's Island

Montgomery Wharf

Heritage Boat Yard

Thames Lock

RIVER BRENT

SYON PARK

The Ham

Augustus Close

Mastor Road

Ronalds Rd

Bradshaw Lane

West Bradbury Lane

East Bradbury Lane

Catherine Wheel Lane

Stull Yard

Cave Lane

Dock Road

Lion Way

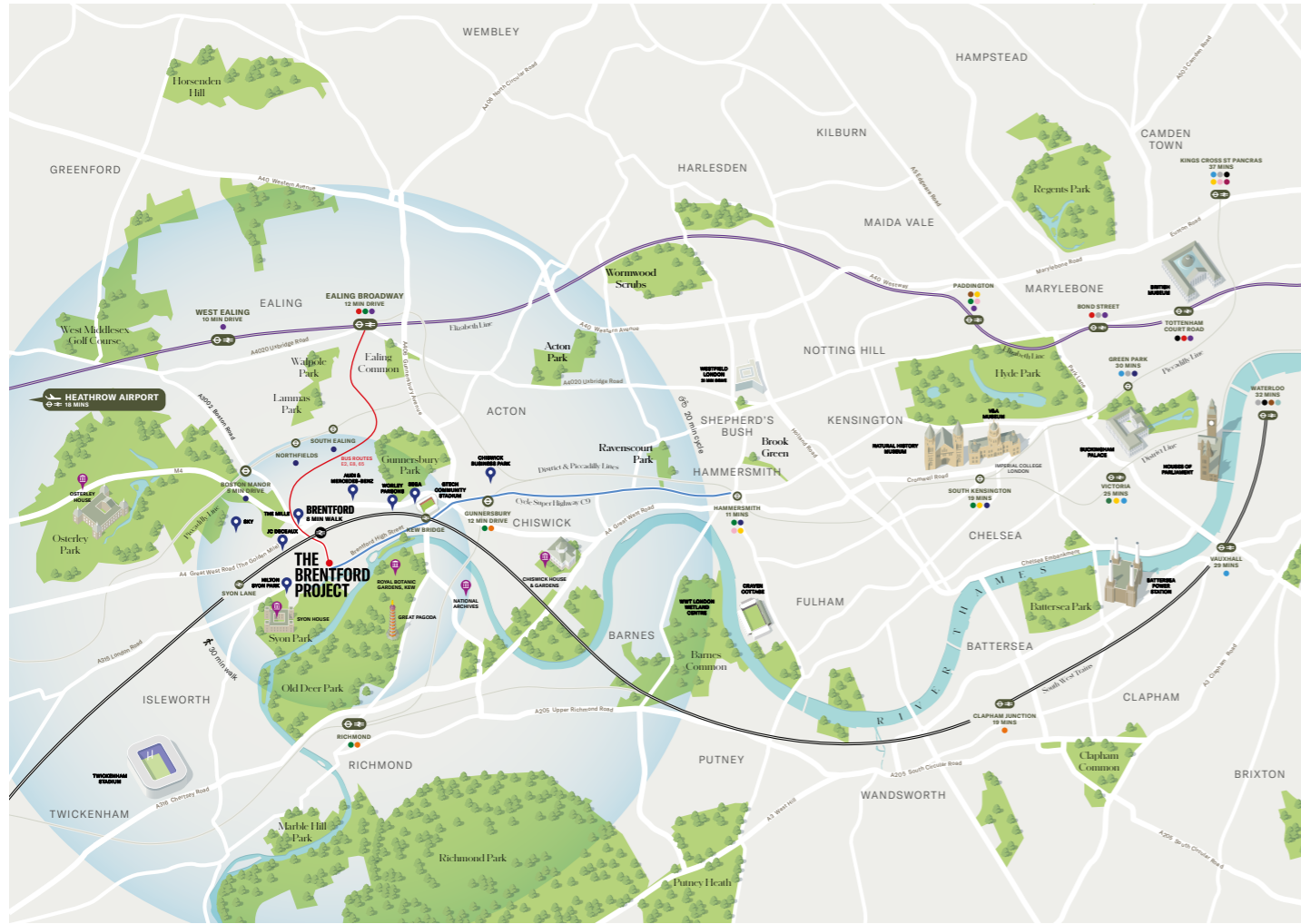
Tallow Road

Market Place

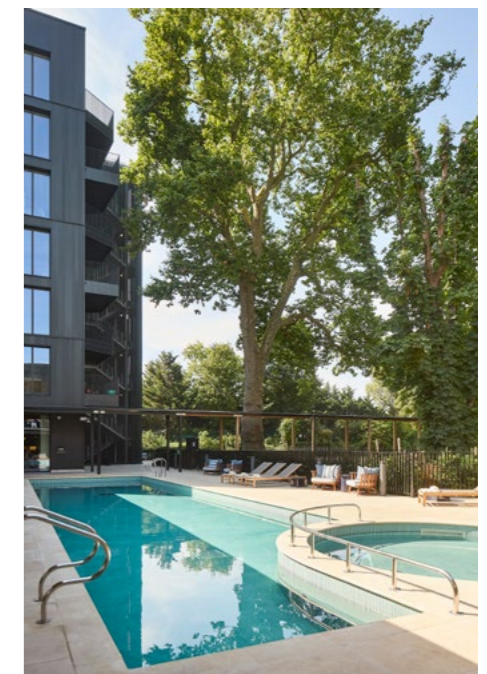
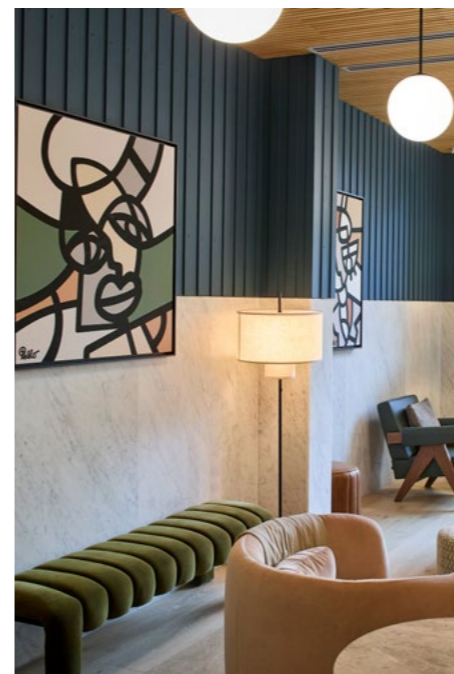
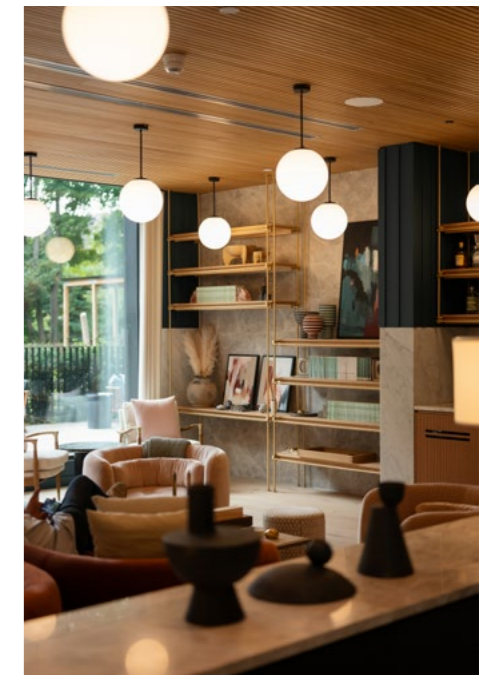
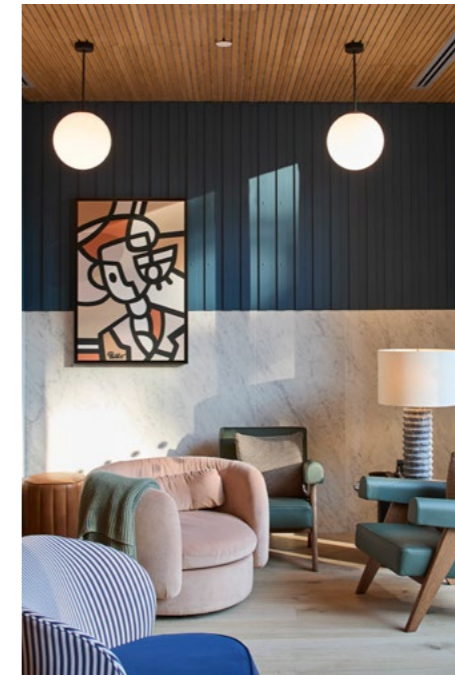
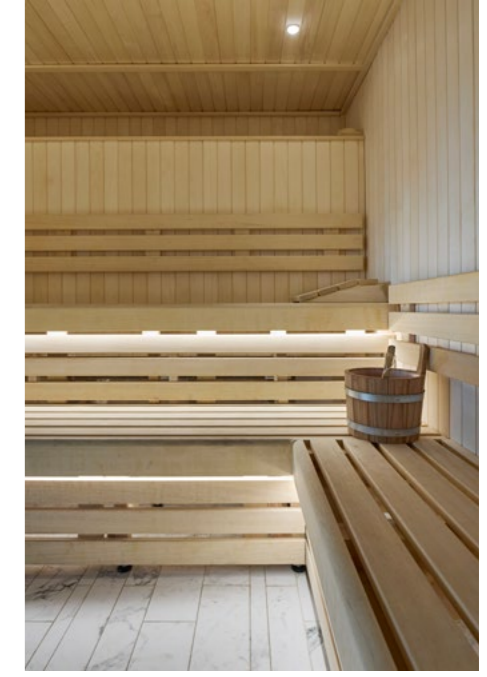
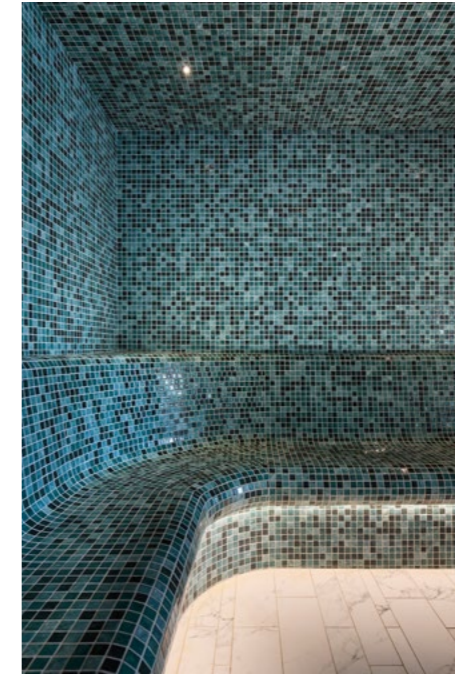
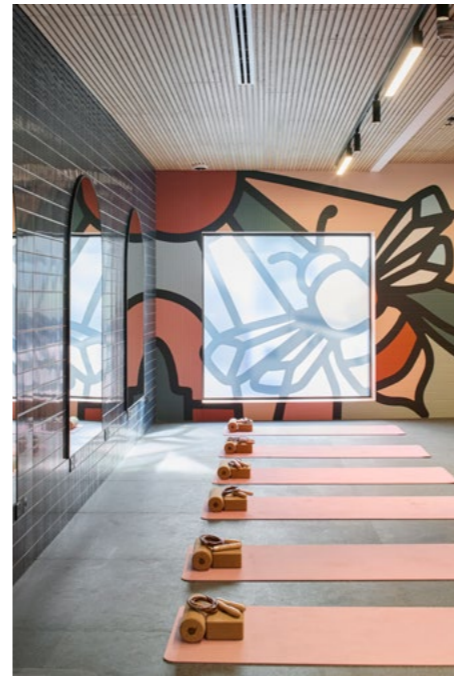
Half Acre

St Paul's Road

Transport



	1 MINUTE	5 MINUTES	8 MINUTES	10 MINUTES	15 MINUTES
THE BRENTFORD PROJECT	JOHNSON'S ISLAND	SYON PARK	BRENTFORD STATION	UNIVERSITY OF WEST LONDON	SKY
	9 MINUTES	10 MINUTES	11 MINUTES	15 MINUTES	22 MINUTES
THE BRENTFORD PROJECT	KEW PIER	ROYAL BOTANIC GARDENS, KEW	CHISWICK HIGH ROAD	EALING BROADWAY	RICHMOND PARK
	7 MINUTES	17 MINUTES	20 MINUTES	23 MINUTES	24 MINUTES
THE BRENTFORD PROJECT	EALING BROADWAY	WEST MIDDLESEX UNIVERSITY HOSPITAL	CHISWICK BUSINESS PARK	UNIVERSITY OF WEST LONDON	TWICKENHAM STADIUM
	5 MINUTES	7 MINUTES	15 MINUTES	32 MINUTES	38 MINUTES
THE BRENTFORD PROJECT	BOSTON MANOR	M4 ENTRANCE	HEATHROW AIRPORT	ROYAL MID SURREY GOLF COURSE	IMPERIAL COLLEGE
	5 MINUTES	19 MINUTES	24 MINUTES	32 MINUTES	38 MINUTES
BRENTFORD STATION NATIONAL RAIL	CHISWICK	CLAPHAM JUNCTION	VAUXHALL	WATERLOO	BANK
	23 MINUTES	27 MINUTES	31 MINUTES	33 MINUTES	50 MINUTES
BOSTON MANOR UNDERGROUND	SOUTH KENSINGTON	HYDE PARK CORNER	PICCADILLY CIRCUS	LEICESTER SQUARE	BANK
	12 MINUTES	14 MINUTES	15 MINUTES	19 MINUTES	26 MINUTES
EALING BROADWAY ELIZABETH LINE	BOND STREET	TOTTENHAM COURT ROAD	HEATHROW AIRPORT	LIVERPOOL STREET	CANARY WHARF





Residents' Facilities

The Wick at St Lawrence Gardens is a serene oasis and beautifully set out private members club to which residents are given automatic and exclusive access. Outside, a beautiful open-air pool, sun deck and covered walkways are framed by a modern cloister with wildflower gardens. Inside, the fitness suite includes a state-of-the-art gym, spa, sauna-steam room with hot and ice plunge pools, and treatment rooms.

The Wick reception, concierge, club terrace and members lounge, with meeting spaces and quiet private rooms, provides the perfect co-working space for home and hybrid working, impromptu conversations and social gatherings.

St Lawrence Gardens provides:

- Heated outdoor swimming pool
- Spa (treatment rooms)
- Sauna
- Extensive cardio and weights workout spaces
- Residents lounge

Residents can use the onsite Concierge services and access the digital post box delivery room.

Leasehold Tenure

999 year lease

Completion Dates

Alder	Completed
Brunel	Completed
Oak	Completed
Willow	Completed

Service Charge (Estimated)

Alder	£7.26 psf pa
Oak	£7.57 psf pa
Willow	£8.12 psf pa
Brunel	£8.04 psf pa
	(£8.46 psf pa for apartments with comfort cooling)

Parking £ 387.89 pa

Ground Rent Per Year

No ground rent payable

Building Insurance

Building insurance is arranged by the managing agent and paid for through service charge.

Apartment Warranty

10 year build warranty will be provided by NHBC. The first two years of this warranty is aftercare cover direct with the developer.

Parking

Parking purchase price: £30,000 per space

The Team

Estate Management Company

Ballymore Asset Management Limited

Developer / Vendor

Ballymore (Brentford General Partner Ltd.)

Contractor

Ballymore Construction Services Limited

The Local Authority

Hounslow

Purchase Procedure – Phase 1

Reservation Fee

£2,000 non-refundable fee payable on reservation

Deposit 1

10% of agreed purchase price (less reservation fee) to be paid on exchange of contracts 35 days from the date of reservation.

Balance

The remaining 90% of the purchase price is payable upon completion.

Payment

Payment by credit card or debit card

Solicitor Panel

The recommended solicitors details are as follows:

Ackroyd Legal LLP

16 Prescott Street
London E1 8AZ

Jay Wong
+44 (0) 20 3058 3365
Jay.Wong@ackroydlegal.com

Lawrence Stephens Limited

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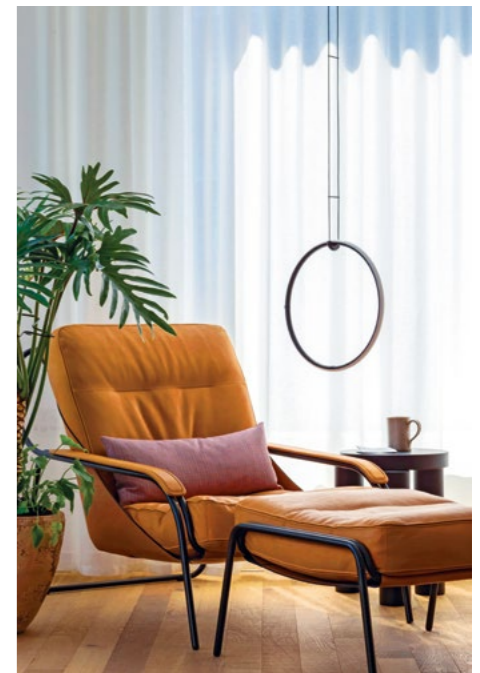
Julia Caveller
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10-11 Austian Friars
London EC2N 2HG

Paige Xia
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paigexia@zhonglun.com

A legal fee contribution of £1,000 will be given where the purchaser instructs one of the recommended solicitors, payable as a deduction on completion.





ballymore.