

QUINCY HOUSE FACTSHEET



**THE
BRENTFORD
PROJECT**

QUINCY HOUSE APARTMENTS

One Bedroom Suite	13
1 Bed	32
2 Bed	33
3 Bed	7
Total	85

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.



BRENTFORD IN LONDON

PERFECTLY LOCATED ALONG THE THAMES AND LONDON'S GREEN CORRIDOR

	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 CAMPUS
	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
	17 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

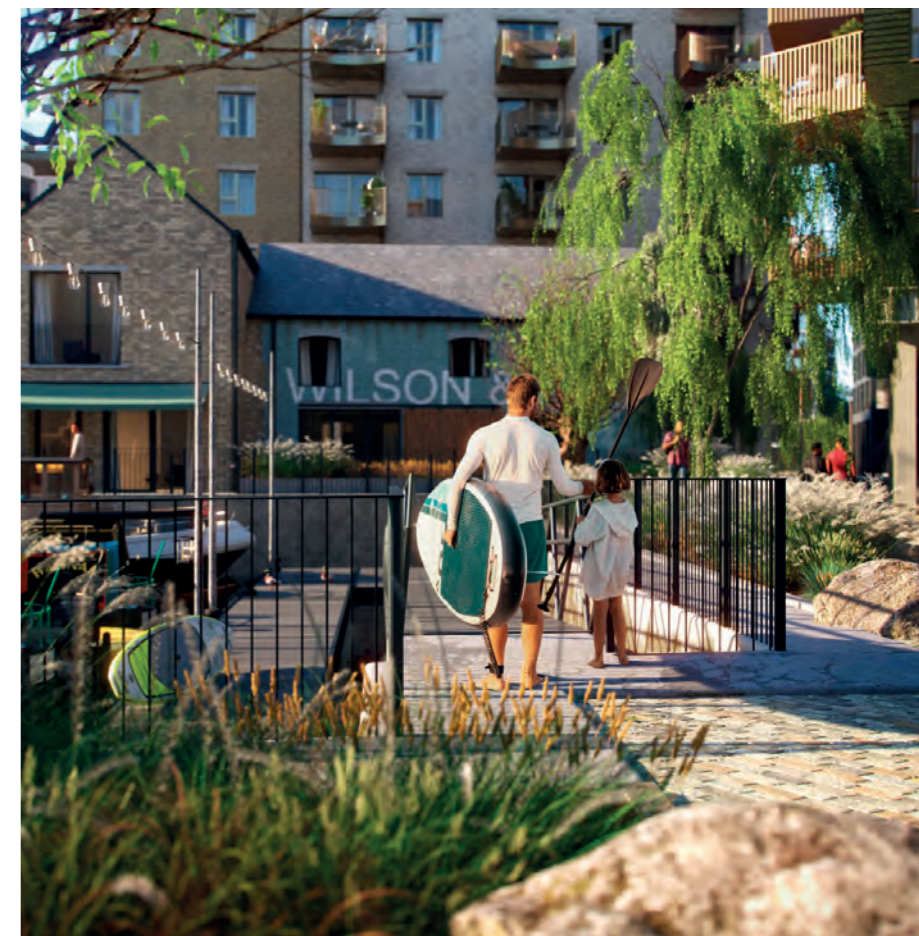


RAIL & UNDERGROUND KEY

	BAKERLOO		DISTRICT		METROPOLITAN		VICTORIA
	CENTRAL		ELIZABETH		NORTHERN		WATERLOO AND CITY
	CIRCLE		HAMMERSMITH AND CITY		OVERGROUND		
	DLR		JUBILEE		PICCADILLY		



LIFE BY THE WATER AT THE HEART OF TOWN.



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

The Weir

Market Place

The Beehive

Morrisons

SALES GALLERY

Specsavers

Rottura

Gall's

Mother Rugger

Hewson Books

MONTGOMERY

QUINCY HOUSE

TURNER

BOARS

Duke of London

WILLOW

Cinema

THE WHELE

Brewery Tap

TINTERN

ALDER

OAK

BRUNEL

Sam's Waterside

Pub

Workhouse Dock

Town Wharf Basin

Heritage Boat Yard

Thames Lock

SYON PARK

St Paul's Recreation Ground

A PRIVATE RESIDENTS' CLUB

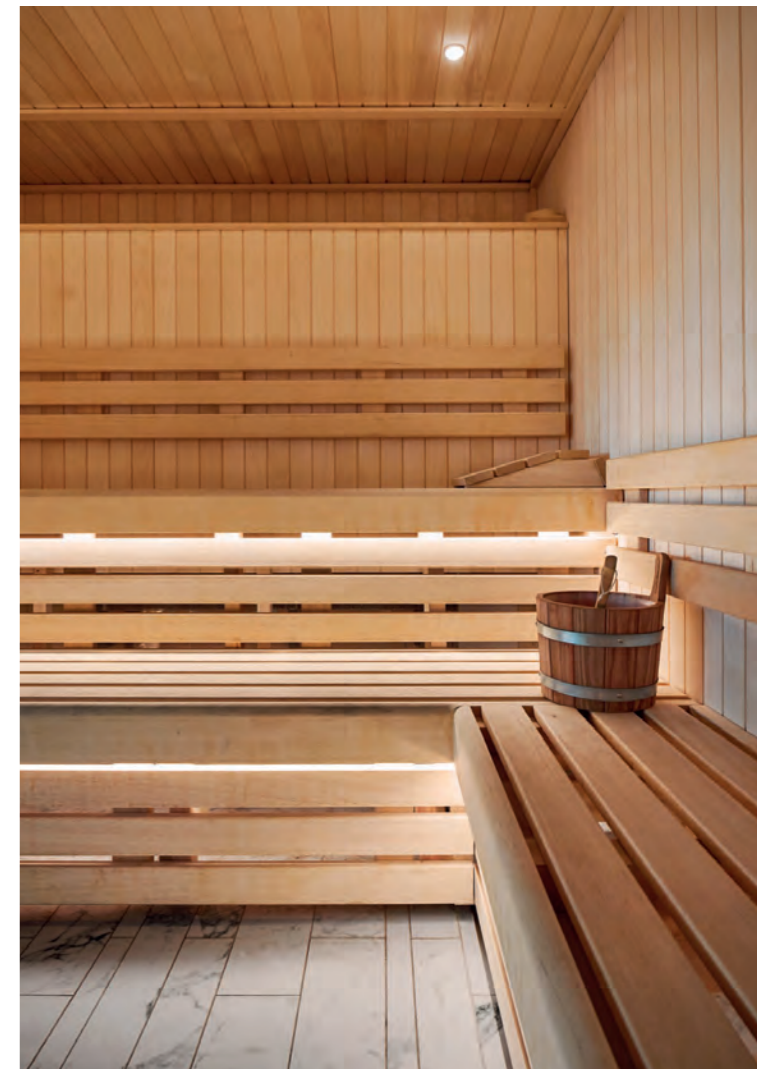
The Wick at St Lawrence Gardens is a serene oasis and beautifully set out private residents' club to which residents are given automatic and exclusive access. Outside, a beautiful open-air pool and sun deck are framed by a modern cloister with wildflower gardens. Inside, the fitness suite includes a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

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

The Wick provides:

- Heated outdoor swimming pool
- Cloister and garden
- Spa
- Steam room and Sauna
- Treatment room
- Extensive cardio and weights workout spaces
- Yoga terrace and fitness studio
- Changing rooms and shower rooms
- Residents' lounge and meeting rooms

Residents will also be able to use onsite Concierge services and access the digital post box delivery room.





THE FINE PRINT

The Team

ESTATE MANAGEMENT COMPANY

Ballymore Asset Management Limited

DEVELOPER/VENDOR

Ballymore (Brentford Waterside General Partner Ltd.)

CONTRACTOR

Ballymore Construction Services Limited

THE LOCAL AUTHORITY

London Borough of Hounslow

Solicitor Panel

The recommended solicitors details are as follows:

ACKROYD LEGAL LLP

16 Prescott Street
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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.

Purchase Procedure

RESERVATION FEE

£2,000 non-refundable fee payable on reservation (£5,000 for 3 bedroom apartments). Payment by credit card or debit card.

DEPOSIT 1

5% of agreed purchase price (less reservation fee) to be paid on exchange of contracts 35 days from the date of reservation.

DEPOSIT 2

5% of agreed purchase price due 31st October 2025.

DEPOSIT 3

5% of agreed purchase price due 31st October 2026.

BALANCE

The remaining 85% of the purchase price is payable upon completion.

DEVELOPMENT DETAILS

LEASEHOLD TENURE

999 year lease

COMPLETION DATES (ESTIMATED)

Quincy House Q3-Q4 2027

SERVICE CHARGE (ESTIMATED)

Quincy House £7.42 psf pa (2024)
Parking £234 pa (2024)

GROUND RENT

Quincy House 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
*Right to park



ballymore.