

Brunel



**THE
BRENTFORD
PROJECT**



The
Arcadian
dream
of
peace
and
pleasure



TALLOW ROAD

HALF ACRE ROAD

MARKET SQUARE

BRENTFORD HIGH STREET

CLITHEROW LANE

BRADSHAW LANE

WEST BRADBURY MEWS

EAST BRADBURY MEWS

CATHERINE WHEEL LANE

STILL LANE

DOCK ROAD

CAE LANE

ST LAWRENCE GARDENS

OAK

WILLOW

MONTGOMERY

GLOVER

TURNER

BOARS

TOWN WHARF

TINTERN

HERITAGE BOAT YARD

JOHNSONS ISLAND

THE RIVER BRENT

CATHERINE WHEEL YARD

HARDWICK

BRADBURY YARD

WORKHOUSE DOCK

BRUNEL

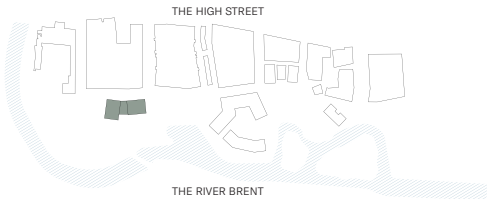
AUGUSTUS CLOSE

ALASTOR RD

THE HAM

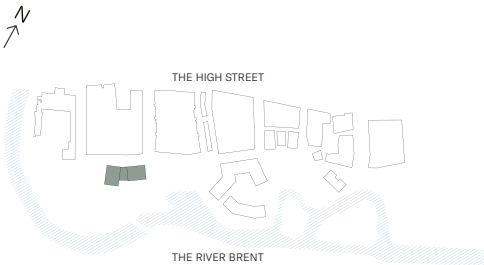
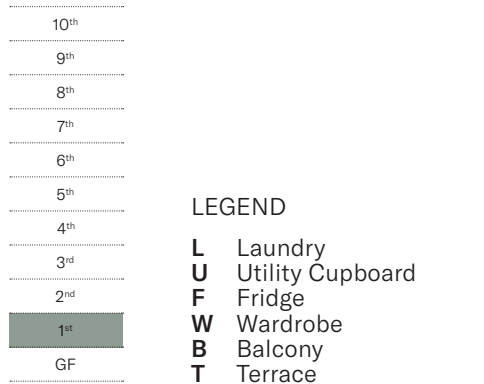
Brunel

Ground Floor

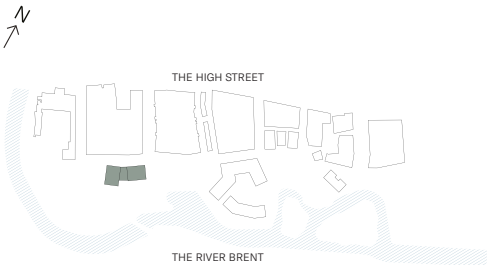
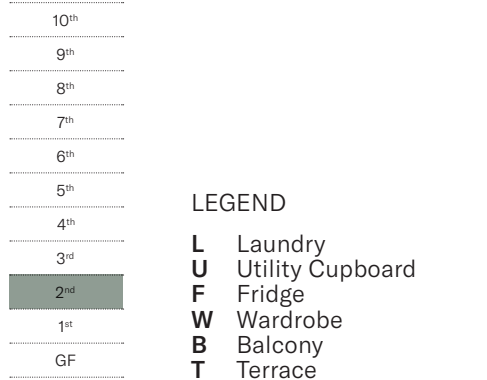


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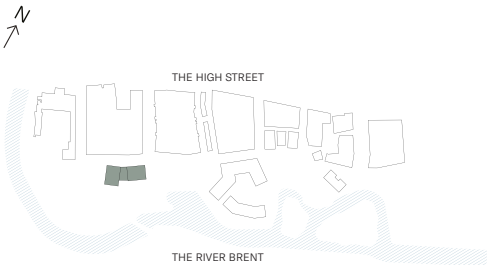
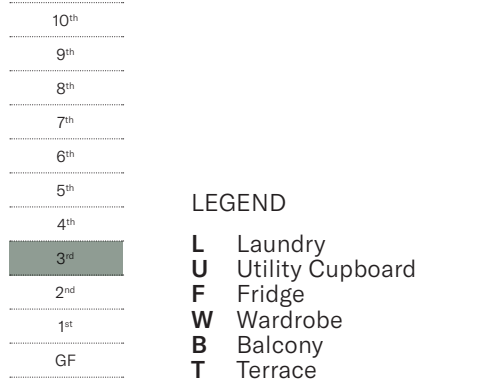
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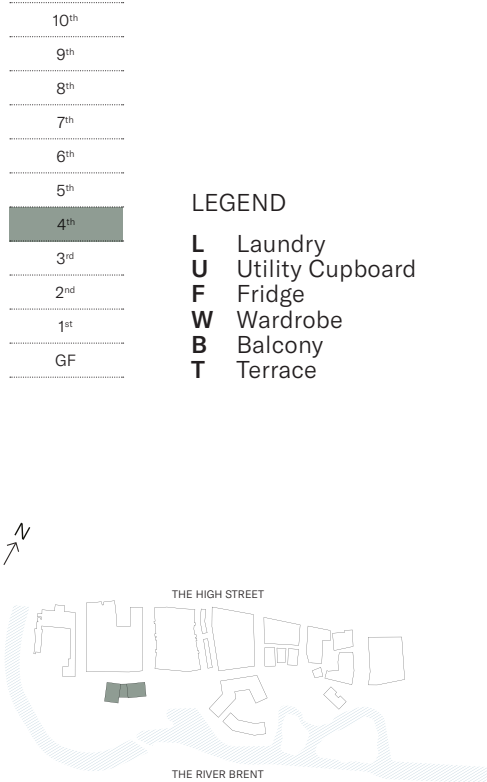
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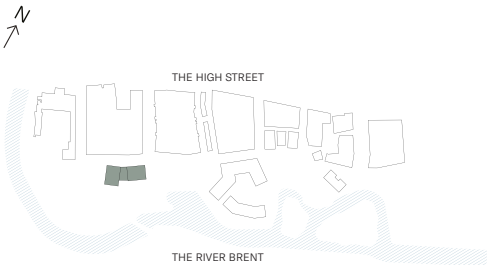
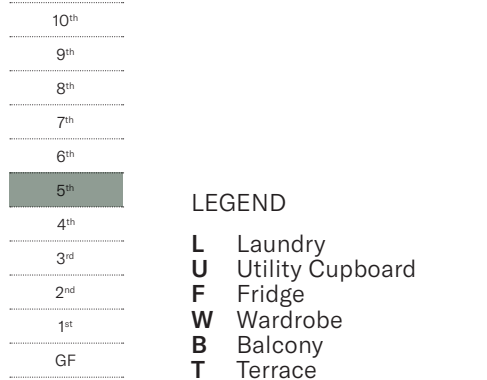
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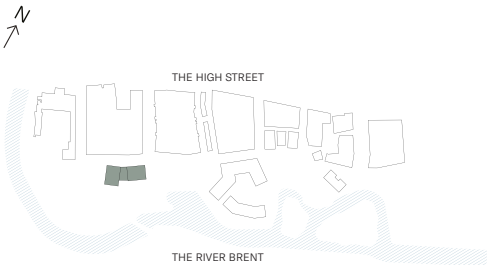
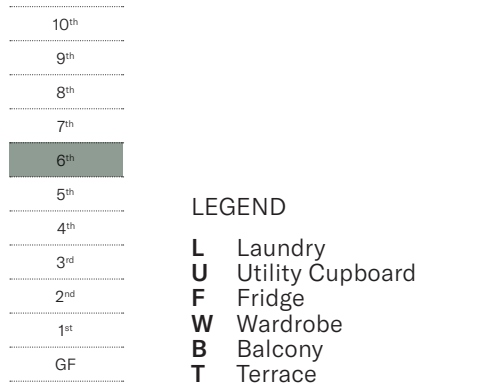
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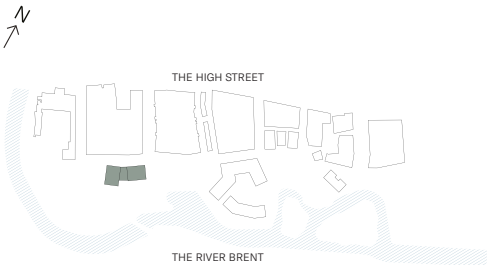
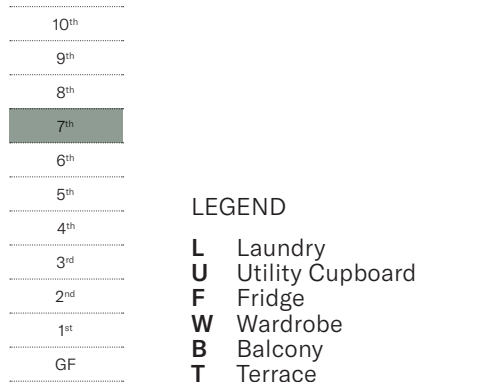
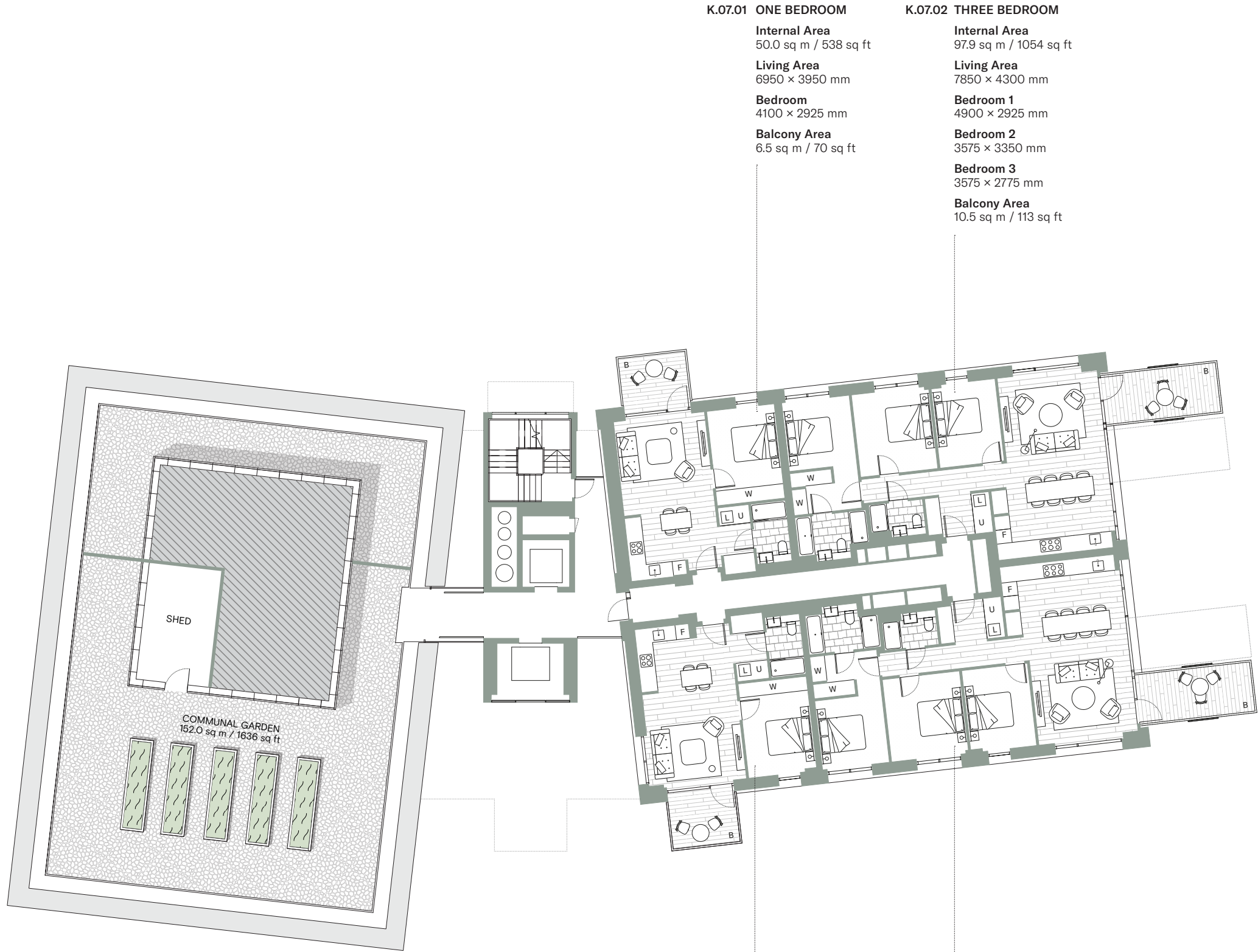
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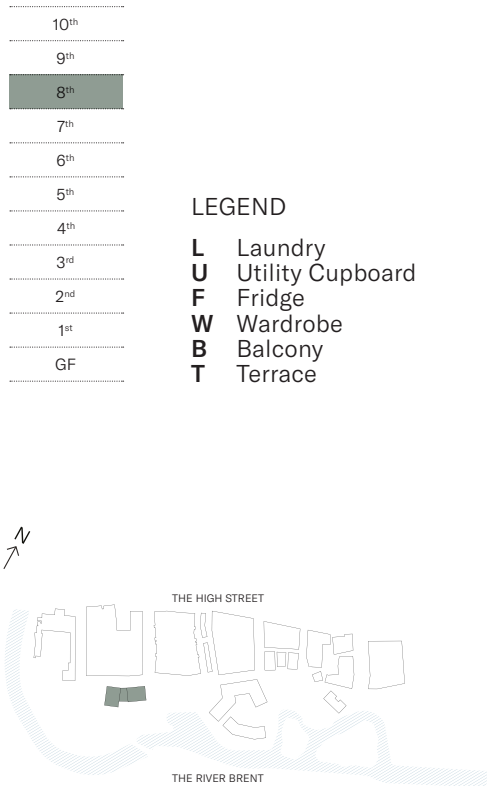
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K.08.01 ONE BEDROOM	K.08.02 THREE BEDROOM
Internal Area 50.0 sq m / 538 sq ft	Internal Area 97.9 sq m / 1054 sq ft
Living Area 6950 × 3950 mm	Living Area 7850 × 4300 mm
Bedroom 4100 × 2925 mm	Bedroom 1 4900 × 2925 mm
Balcony Area 6.5 sq m / 70 sq ft	Bedroom 2 3575 × 3350 mm
	Bedroom 3 3575 × 2775 mm
	Balcony Area 10.5 sq m / 113 sq ft

K.08.04 ONE BEDROOM	K.08.03 THREE BEDROOM
Internal Area 50.1 sq m / 539 sq ft	Internal Area 97.8 sq m / 1053 sq ft
Living Area 6950 × 4075 mm	Living Area 7850 × 4300 mm
Bedroom 4100 × 2950 mm	Bedroom 1 4900 × 2900 mm
Balcony Area 6.5 sq m / 70 sq ft	Bedroom 2 3575 × 3350 mm
	Bedroom 3 3575 × 2850 mm
	Balcony Area 10.5 sq m / 113 sq ft



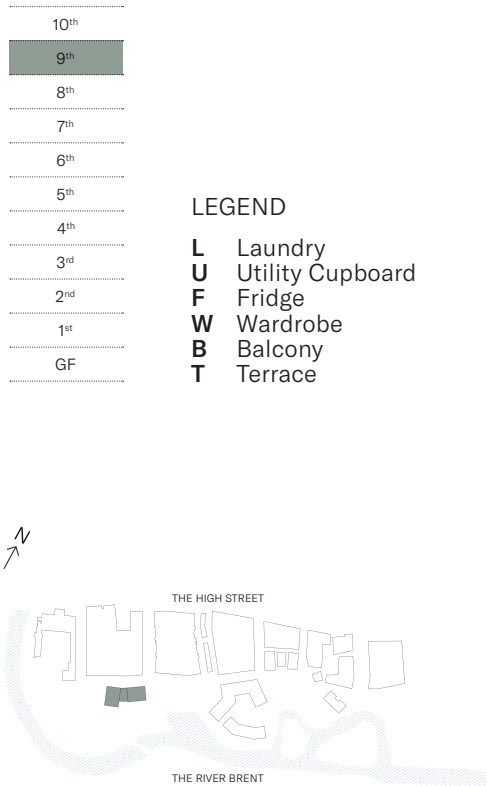
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K.09.01 ONE BEDROOM	K.09.02 THREE BEDROOM
Internal Area 50.0 sq m / 538 sq ft	Internal Area 97.9 sq m / 1054 sq ft
Living Area 6950 × 3950 mm	Living Area 7850 × 4300 mm
Bedroom 4100 × 2925 mm	Bedroom 1 4900 × 2925 mm
Balcony & Terrace Area 41.3 sq m / 445 sq ft	Bedroom 2 3575 × 3350 mm
	Bedroom 3 3575 × 2775 mm
	Balcony & Terrace Area 78.4 sq m / 844 sq ft

K.09.04 ONE BEDROOM	K.09.03 THREE BEDROOM
Internal Area 50.1 sq m / 539 sq ft	Internal Area 97.8 sq m / 1053 sq ft
Living Area 6950 × 4075 mm	Living Area 7850 × 4300 mm
Bedroom 4100 × 2950 mm	Bedroom 1 4900 × 2900 mm
Balcony & Terrace Area 40.3 sq m / 434 sq ft	Bedroom 2 3575 × 3350 mm
	Bedroom 3 3575 × 2850 mm
	Balcony & Terrace Area 78.4 sq m / 844 sq ft



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10th

9th

8th

7th

6th

5th

4th

3rd

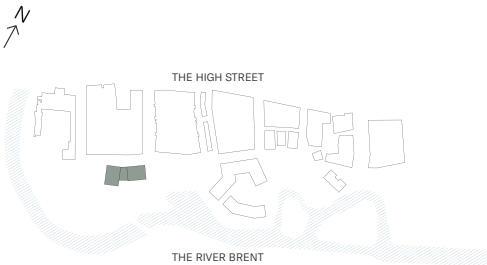
2nd

1st

GF

LEGEND

L Laundry
U Utility Cupboard
F Fridge
W Wardrobe
B Balcony
T Terrace



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Specifications

MAIN STRUCTURE

Reinforced concrete or structural frame and/or load bearing masonry on reinforced concrete piled foundations.

BUILDING ENVELOPE

External wall consisting of metal panelling or pre-cast concrete cladding and aluminium glazing system, dependent on location.

FLOOR

Reinforced concrete slab with appropriate floor finishes (see flooring).

ROOF

High-performance water-proof membrane roofing overlaid with pre-cast paving and/or soft landscaping where applicable.

WINDOW

Double-glazed aluminium windows including opening lights. Double-glazed aluminium doors to balconies and terraces where appropriate.

STAIRS

Pre-cast concrete or metal stairs with steel balustrades in common areas.

WALL

Party walls constructed from metal studwork finished on both sides with sound resistant plasterboard and acoustic insulation between, or structural concrete faced with plasterboard on both sides or load bearing masonry faced with plasterboard on both sides. Internal walls constructed from metal studwork or modern solid timber panels with plasterboard on each side and acoustic insulation where detailed.

BALCONIES

Painted metal balconies constructed with painted steel vertical rails, handrails and metal decking, where applicable.

CEILING

Suspended plasterboard painted with white washable emulsion. Ceiling height approximately 2.55 m in main living areas and bedrooms in Oak (Building B). Ceiling height approx. 2.70 m in main living areas and bedrooms in Willow (Building C) and Brunel (Building K).

FLOORING

Textured European oak engineered floorboards to hall, living area and kitchen. Fitted steel grey carpets to bedrooms. Marble floor tiles to bathrooms, en-suites and shower room floors.

DECORATION

All internal walls painted with white washable emulsion. Skirting and doors and frames painted with a white eggshell paint finish.

KITCHEN

Integrated European appliances comprising of a black Bertazzoni 5 ring range cooker and black extractor range hood to 2 and 3-bedroom apartments. 4 ring range cooker and black extractor range hood to selected studios, 1-bedroom suites and 1-bedroom apartments. Integrated fridge freezer and dishwasher. Combined washing machine/tumble dryer located in separate utility cupboard where appropriate.

Studios, 1-bedroom suites, 1, 2 and 3-bedroom apartments fitted with custom designed kitchen with modular base and wall cabinets with lacquer paint finish and contrasting interior colour. Black metal pull handle with diamond cut pattern to tall cabinets and base cabinets. Concealed LED lighting to underside of overhead cupboards. Cloudburst concrete worktops fitted with undermounted stainless steel sink and contemporary deck mounted matt black tap. Feature timber wall panelling above worktop.

BATHROOMS

Fitted white bath with brushed brass finish mixer with a contemporary wall mounted hand shower in brushed brass finish and glass screen, or a separate white shower tray with thermostatic wall mounted shower in brushed brass finish with glass shower screen, as defined on plans. White ceramic WC with concealed cistern.

White ceramic hand basin, with brushed brass mixer tap. Bespoke wall mounted mirror finished cabinet, natural oak open shelving and recessed LED lighting. Brushed stainless steel wall mounted heated towel rail. Bathroom walls finished in winch artisan ceramic tiles and painted finish where applicable.

SHOWER ROOM & ENSUITE BATHROOMS

Fitted white shower tray with thermostatic wall mounted shower in brushed brass finish with glass shower screen. Where applicable, fitted white bath with brushed brass finished mixer with wall mounted hand shower in brushed brass finish. White ceramic WC with concealed cistern. White ceramic hand basin, with brushed brass mixer tap. Bespoke wall mounted mirror finished cabinet, open shelving and recessed LED lighting. Winch artisan ceramic tiles or painted finish, to walls in en-suite bathrooms and shower rooms, where applicable.

WARDROBE

Integrated wardrobes fitted in master bedroom with custom designed painted feature doors.

HEATING, COOLING & HOT WATER

Individually metered system provides heating via radiators and hot water from the development's central plant. In apartments where cooling is provided, the cooling system will be metered and will serve bedrooms and living rooms. Centralised wet heating system throughout.

ELECTRICS

Energy efficient lighting in kitchen, hall, bathroom, shower room and en-suite, where appropriate. Switch plates and sockets in accordance with IEE regulations. TV/FM and telephone points for broadband internet access in living room and bedroom; communal satellite dish with connection points in living room and master bedroom. (Purchasers are responsible for their own connections and related charges for cost of services). Smoke/ heat detectors fitted as standard.

MANAGEMENT & SECURITY

Management located in the central estate management office. Video entry phone system connected to main entrance door. CCTV system provided to cover the whole estate.

PARKING

Limited car parking at extra cost and subject to availability.

ELEVATORS

Elevators serve all floors.

EXTERNAL

Ground-level areas laid out and finished with a combination of architect-designed hard and soft landscaping with feature lighting.

NOTE

Main structure, building envelope, floors, roof, windows, stairs, walls and balconies to properties in retailed structures may vary due to the existing building fabric and construction methodology adopted.

Notes

As the
silver
ribbon of
water
unfurls
west into
the sunset



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L2 International

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Email: Info.HK@L2international.com



Whatsapp



ballymore.