

# PRINT MAKERS YARD

BRENTFORD WATERSIDE TW8

**Fairview**<sup>®</sup>  
NEW HOMES Ltd.



**LATIMER**  
by Clarion Housing Group

**CREATING HOMES AND MAKING  
A DIFFERENCE TOGETHER.**

Fairview New Homes have been building quality, stylish homes in and around London since 1961. In that time, they've helped countless first time buyers achieve their goal of stepping onto the property ladder.

Latimer is part of the country's largest housing association, Clarion Housing Group, who use their scale and reach to drive positive change.

Our partnership isn't just about using our experience to build spacious, affordable, brand new homes. We're contributing to the regeneration of Brentford. Making it an aspirational place for you to live and enjoy a vibrant, new waterside lifestyle.

**Fairview**  
NEW HOMES Ltd.



**LATIMER**  
by Clarion Housing Group

**YOUR  
FUTURE**  
*is in the  
making.*

# AN EXCITING *NEW LIFESTYLE* *starts right here.*

ENJOY HAVING ALL YOU WANT  
IMMEDIATELY AVAILABLE TO YOU.

Socialise in a vibrant bar, café or restaurant. Unwind by the water. Reach the city in only 30 minutes. Choose your modern studio, 1, 2 or 3 bedroom apartment or 4 bedroom triplex and join a community that appreciates what you want from life. Welcome to Printmakers Yard.



Brentford Gauging Lock,  
Brentford

# CRAFT *a new lifestyle.*

## DIAL THE PACE UP OR DOWN TO SUIT HOW YOU FEEL.

Relax in your stylish new home and enjoy all the benefits of Brentford Waterside's regeneration whenever you want. Expect new independent shops, alongside well-known brands. Vibrant cafés and restaurants. Bustling bars and music venues.

There's plenty of places to enjoy cocktails, lattes and open-mic nights. Plus, you'll have the natural calmness of Syon Park just 15 minutes' walk away, with its rare trees and plants, meadows and lake.

This is your new home. A place where it's as easy to eat, drink and play, as it is to escape the everyday.



1



2



3



4

1. Brentford Gauging Lock, Brentford
2. Mother Rugger, Brentford
3. Brentford High Street, Brentford
4. The Weir Bar, Brentford

5. Syon Park, Brentford
6. Brentford Dock Marina, Brentford
7. Syon House Great Conservatory, Brentford

8. Brentford Gauging Lock, Brentford
9. River Brent, Brentford



5



6



7



8



9



1. GAIL's Bakery, Brentford



2



3



4

2. The Beehive, High Street, Brentford

3. River Brent, Brentford

4. River Brent, Brentford

5. The Butts, Brentford



5



# Move without COMPROMISE.

SOAK UP YOUR NEW, VIBRANT WATERSIDE LIFESTYLE, WITH THE REST OF THE CITY ON TAP.

Whatever you're in the mood for, you'll find it near your new home. Grab a pastry from GAIL's Bakery, then enjoy a canal-side stroll. Enjoy the perfect combination of modern British dining and warm hospitality at Sam's Waterside. Or, immerse yourself in the thriving creative scene Brentford is known for; there is a range of unique galleries and studios, including Johnsons Island Artists which hosts exhibitions throughout the year.

There's plenty more slightly further afield too. You can be at Chiswick high street in 10 minutes by bike, or 16 minutes on the bus. This beautiful town with a village feel has plenty of chic boutiques and high-end restaurants. Then escape to the grounds of Chiswick House and Gardens for a relaxing walk.

If central London's calling, there are plenty of ways to get there quickly and choose from all the things to do.

# Love where YOU LIVE.

## ENJOY THE BIG AND LITTLE THINGS THAT MAKE YOU SMILE.

Take a moment to relax in the open green space of St Paul's Recreation Ground. Shop for some of the world's largest fashion brands at Westfield. Stand in amazement at the enormity of the plants

and trees at the Royal Botanic Gardens in Kew. Or simply watch the world go by with a coffee in Watermans Park. It's all easy when you live at Printmakers Yard.



Journey times and distances approximate. Sources: Google Maps, TfL and National Rail.

# An opportunity IN THE MAKING.

WITH SO MUCH CURRENT AND FUTURE LOCAL INVESTMENT, NOW'S THE TIME TO INVEST IN PRINTMAKERS YARD.

Brentford is receiving lots of investment and undergoing a huge transformation. Even more so following the council's approval of The Brentford Town Centre Masterplan 2024 in March of that year.

There will be improvements to landscaping, lighting, public spaces, cycle routes and cultural events. Thousands of new homes are being built, alongside new retail and commercial spaces. Attracting more visitors, homebuyers and tenants to the area.

More importantly, it's creating a new, lively and welcoming community - and plenty of opportunities.

Brentford was ranked one of 'the best places to invest in the UK' in 2024 by The Sunday Times.

**£73bn**

contributed to the UK economy by Sky, Sega, Warner Bros and Walt Disney, that are based on Great West Road just north of Brentford.

**11.5%**

house price increase in the last 5 years.\*

**+£100m**

invested in Brentford in recent years.

\*Source: [www.propertyolvers.co.uk/homeowners-hub/london-house-prices/brentford/](http://www.propertyolvers.co.uk/homeowners-hub/london-house-prices/brentford/) - accessed 26.09.2024.



## AN INVESTMENT THAT TICKS ALL THE RIGHT BOXES.

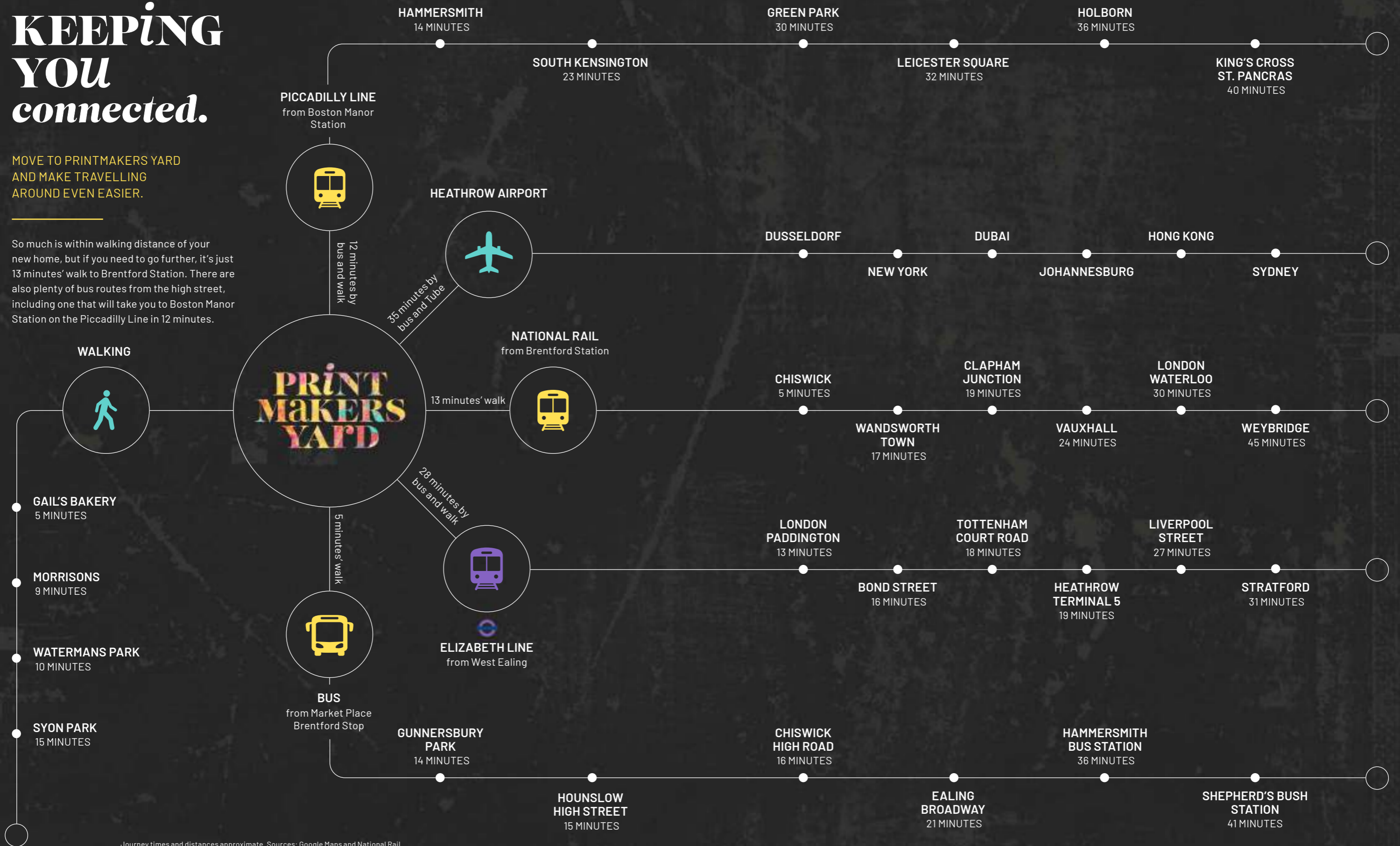
Your stylish, spacious, new home will be clean, modern, easy to maintain and energy efficient. It has great local connections and quick access to green, open spaces and a waterside lifestyle. Plus, it will be surrounded by plenty of shops, bars, restaurants and cafés. Don't miss out at Printmakers Yard.



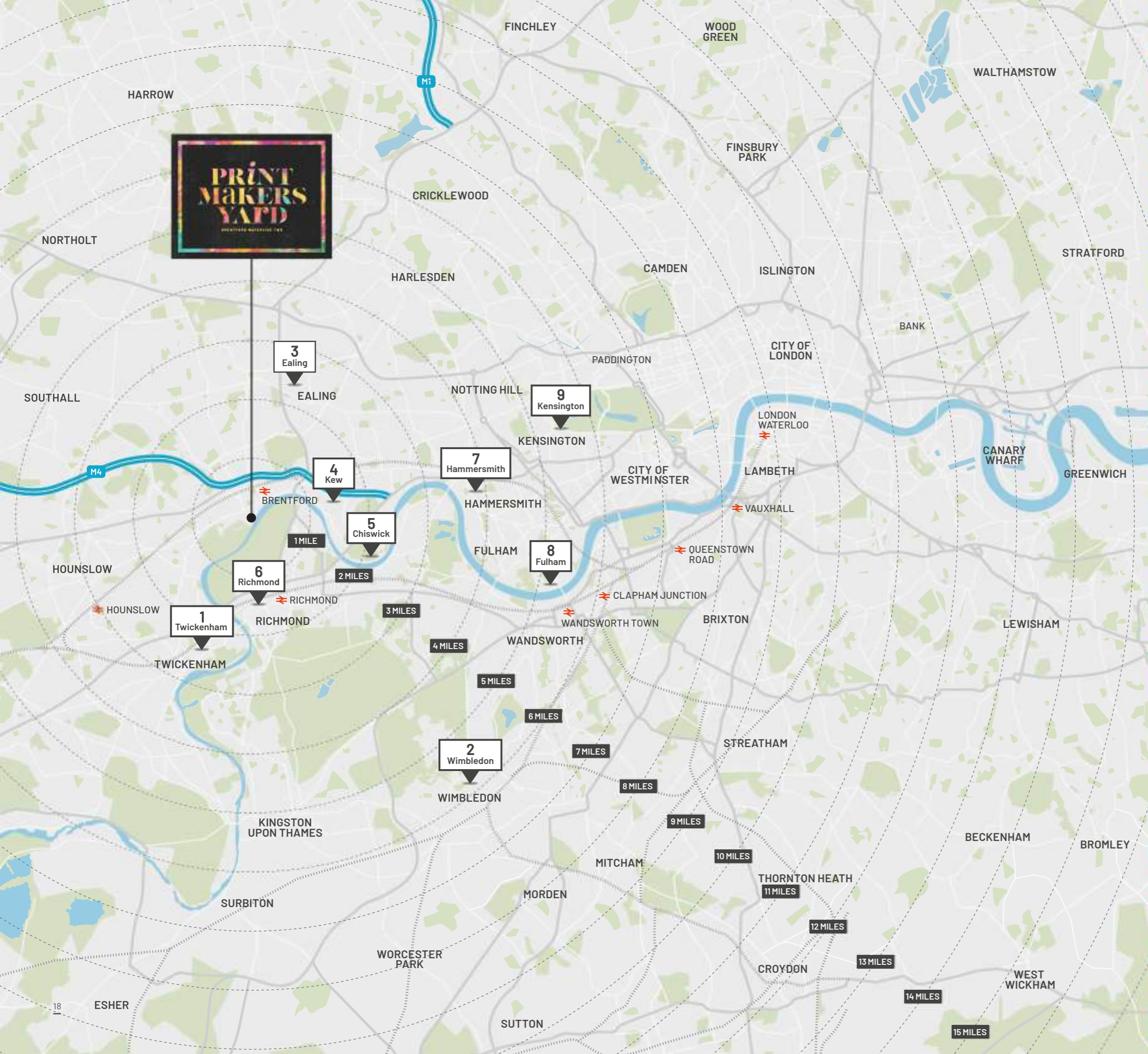
# KEEPING YOU connected.

MOVE TO PRINTMAKERS YARD AND MAKE TRAVELLING AROUND EVEN EASIER.

So much is within walking distance of your new home, but if you need to go further, it's just 13 minutes' walk to Brentford Station. There are also plenty of bus routes from the high street, including one that will take you to Boston Manor Station on the Piccadilly Line in 12 minutes.



Journey times and distances approximate. Sources: Google Maps and National Rail.



# The PLACE that gives you more.

AN UNMATCHED LOCATION AT A REMARKABLE PRICE.

When location is key, Printmakers Yard has it covered. Because it's not only close to the river, it's just minutes from Chiswick, Richmond and Kew – offering you exceptional convenience, luxury, and comfort, at a remarkably more affordable price.

AVERAGE 2 BEDROOM HOME PRICES IN SURROUNDING AREAS:

- 1 Twickenham – £526,000\*
- 2 Wimbledon – £529,000\*
- 3 Ealing – £556,033\*
- 4 Kew – £653,000\*
- 5 Chiswick – £747,857\*
- 6 Richmond – £690,000\*
- 7 Hammersmith – £744,487\*
- 8 Fulham – £961,757\*
- 9 Kensington – £1,110,562\*

\*Prices subject to change and based on Foxtons average sold prices. Source: [www.foxtons.co.uk/living-in](http://www.foxtons.co.uk/living-in). Correct as of June 2024.

# DINE, DRINK, RELAX, by the waterside.

WHEN YOU LIVE BY THE RIVER, LIFE FLOWS.

Enjoy a morning run in the park and a stretch by the canal. Grab a coffee from Sam's Larder, a train into work, and a seat in the beer garden of The Weir Bar on the way home. Stock up on those can't-live-without essentials from a choice of local stores; and make a date with friends for a bite to eat in your

new favourite restaurant (there are so many to choose from in Brentford).

Embrace the café culture. The laid-back atmosphere. And the feeling of satisfaction that comes from having everything on your doorstep, because you live right here, at Printmakers Yard.

**SHOPPING**

1. Naked Grain Mirrors, Fashion & Accessories TW8 8AQ
2. Morrisons TW8 8EW
3. Sainsbury's Local TW8 0GB
4. Co-op Food TW8 9GB

**EDUCATION**

5. Little Garden The Brentford Day Nursery and Pre-School TW8 8BH
6. Evolution Montessori School TW8 8DW
7. St Paul's C of E Primary School TW8 0PN
8. Katey's Nursery and Pre-School TW8 8HF
9. Green Dragon Primary School TW8 0BJ

**LEISURE**

10. AOT Sports & Fitness TW8 8AL
11. St. Paul's Recreation Ground TW8
12. Watermans Arts Centre TW8 0DS
13. Watermans Park TW8 0BJ
14. Active360 Paddleboarding and Canoeing TW8 8FP
15. The Musical Museum TW8 0DU
16. énergie Fitness TW8 0GN
17. Boston Manor Park TW8 9JU
18. London Museum of Water & Steam TW8 0EN
19. Brentford Fountain Leisure Centre TW8 0HJ
20. Syon House and Park TW8 8JF
21. Royal Botanic Gardens, Kew TW9 3AF

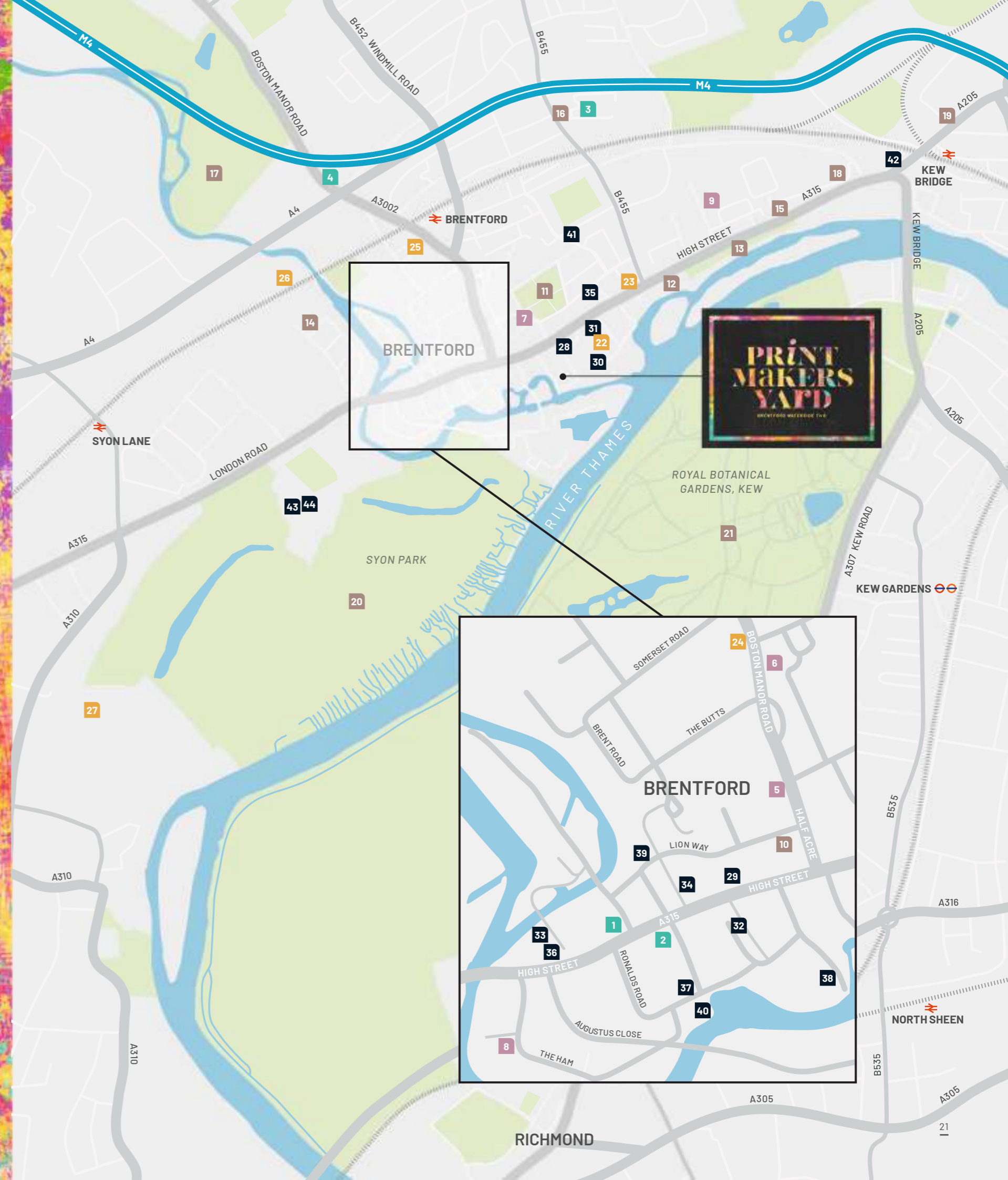
**HEALTHCARE**

22. Bright Smile Studio TW8 0BP
23. Albany Dental Practice TW8 0JW
24. The Butts Dental Practice TW8 8DL
25. Brentford Health Centre TW8 8DS
26. Healthshare Clinic West London TW8 9DR
27. West Middlesex University Hospital TW7 6AF

**CAFÉS & RESTAURANTS**

28. Ing Thai Restaurant TW8 0AH
29. Cafe Capri TW8 8AH
30. Galata Pera TW8 0BQ
31. Makai TW8 0AH
32. GAIL's Bakery TW8 8JG
33. Siracusa TW8 8LF

34. La Rosetta Restaurant TW8 8AH
35. Black Dog Beer House TW8 0NF
36. Feather & Heart TW8 8AQ
37. Sam's Larder TW8 8GB
38. The Brewery Tap TW8 8BD
39. The Weir Bar TW8 8EQ
40. Sam's Waterside TW8 8GB
41. The Griffin TW8 0NP
42. The Express Tavern TW8 0EW
43. Syon Lounge TW8 8JF
44. MOOD In The Park TW8 8JF



**STYLISH HOMES.**  
*Waterside lifestyle.*





1. River Brent, Brentford

# HOMES AS IMPRESSIVE as the location.

GET READY TO ENJOY SOME REAL 'ME TIME' IN YOUR NEW SANCTUARY.

Take in as much of the excitement and buzz of the local area as you want. Knowing you can return to your relaxing new studio, 1, 2 or 3 bedroom apartment or 4 bedroom triplex whenever you're ready.

They are all spacious, light-filled and thoughtfully designed. With flexible, open-plan living areas, a private balcony

or terrace and energy-efficient initiatives to help reduce your bills. Some even offer views of Kew Gardens and the River Thames.



# YOUR NEW HOME? Your call.



## CHOOSING YOUR HOME IS JUST THE BEGINNING OF THE EXCITEMENT.

Each home has been well-designed to make living here a constant pleasure. And so has the outside, with plenty of relaxing gardens and green spaces to take time out in whenever you want. All you need to do is decide where at Printmakers Yard you want to call home.

- CYAN**  
1, 2 & 3 bedroom apartments

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- DEBOSS**  
1, 2 & 3 bedroom apartments

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- ETCH**  
1 & 2 bedroom apartments

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- FONT**  
1 & 2 bedroom apartments

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- GRAVURE**  
1, 2 & 3 bedroom apartments

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- HUE\***  
3 bedroom apartments

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- JET\***  
1, 2 & 3 bedroom apartments

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- THE THAMES & THE TIDE**  
4 bedroom triplexes

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- AFFORDABLE HOUSING**

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- Disabled parking space
- Cycle spaces

\*Some plots throughout this block are affordable housing.  
Development plan is a guide for illustrative purposes only and may be subject to change. Landscaping is indicative only.

**THIS  
IS THE  
PERFECT  
HOME –  
because  
it's yours.**

STYLE YOUR HOME TO REFLECT  
YOUR PERSONALITY.

Your brand new, contemporary home has been thoughtfully finished with stylish design touches and a quality specification. At the same time, it's a blank canvas. A space to make your own. Somewhere that's an extension of you.





## Contemporary SPACES.

OH SO SIMPLE, WITH A SPECIFICATION AS SUPERB AS THIS.

- Amtico Spacia 'Sun Bleached Oak' flooring to kitchen/living/dining area and hall
- Standard hanging pendant to living/dining area, hallway and bedrooms
- Walls painted in Timeless white and ceilings in white
- Premium white painted doors with polished chrome/satin finish handles
- USB charging points in kitchen/living area and all bedrooms
- Audio video phone handset
- TV/FM/SAT/Telephone socket to living area with playback connection to master bedroom
- External balcony/terrace wall mounted stainless steel light fitting (where applicable)
- Smoke and heat detectors fitted
- Extensive character landscaped areas throughout the site
- Secure under croft parking, subject to availability
- Secure cycle storage

## MODERN kitchens.

NATURALLY, WE'VE MADE THIS THE STYLISH HUB OF YOUR NEW HOME.

- Gloss grey handleless wall and base units
- Soft close doors and drawers
- Quartz 'Salt & Pepper' worktops
- Underside of wall units fitted with surface mounted lights
- Integrated stainless steel electric oven, black frameless induction hob and combi microwave, where installed in tall housing
- Integrated canopy cooker hood
- Integrated fridge/freezer
- Integrated 450 or 600 dishwasher
- Free-standing washer/dryer, in store room
- White downlights with white light LED bulbs



## Luxurious BATHROOMS.

REFRESHING SHOWER,  
OR A FULL SELF-CARE SESSION?  
ENJOY AT YOUR LEISURE.

- White sanitaryware with chrome finish fittings
- Full height tiling around bath and shower enclosures
- Future Stone white porcelain wall tiling and flooring in bathrooms and ensuites (where applicable)

- White downlights with white light LED bulbs
- Chrome heated towel rail
- Shaver socket

For wheelchair adaptable units, please speak to a Sales Advisor for more information.

## BEAUTIFUL bedrooms.

THE LAST TASK OF THE DAY?  
UNWIND IN COMFORT.

- Fitted 'New Dublin Twist' grey carpets
- TV socket to master bedroom only
- USB ports

# BUILDING WELL-DESIGNED HOMES across the capital and home counties since 1961.

THAT'S SOMETHING HOMEOWNERS ACROSS OUR DEVELOPMENTS WOULD AGREE WITH.

## RESERVE YOUR NEW HOME

With us, it's simple and straightforward. Once you pay your £2,000 reservation fee, the price of your new home will be fixed and the deposit will be credited once the sale has completed.

To secure your reservation, you will need to provide:

- AML (Anti Money Laundering) documents (passport/driving licence/utility bill)
- Proof of income
- Available deposit funds

If you already have a solicitor who will act on your behalf following the reservation, please provide us with their details. However, if you need help finding one, we can provide you with a list of recommended solicitors and conveyancers.

## FINDING A MORTGAGE

Mortgages are available, subject to status and valuation, through any leading financial institution. Once pre-sale valuations have been completed and your personal circumstances evaluated, we can assist you with arrangements for a mortgage with an approved, leading independent financial institution.

## OUR MANAGEMENT COMPANY

A dedicated Management Company will be formed for the benefit of all homeowners. Homeowners will become members upon legal completion.

The Management Company will be responsible for buildings insurance and for the maintenance and cleaning of common areas, e.g. staircases, gardens, access ways, refuse and cycle stores, etc.

When you buy with Fairview New Homes you get peace of mind that all of the communal areas are kept clean and well looked after. Service charges will be payable to the Management Company.

Our Sales Advisor will be able to provide you with information specifically relating to estimated service charges.



STACEY, BRENTWOOD ACRES.

"The whole apartment is spacious, it's great for hosting and allows me a nice space to work from whenever I am working from home. The design and high quality finish is much better in comparison to others I have viewed."



JUNAKIE, EPPING GATE.

"I purchased my first home at Epping Gate with the help of the Deposit Unlock scheme. Despite earning well, my expenses were high and I wasn't actively saving for the deposit and was relying on some investment money to come through in 2023. Thanks to the scheme however, I was able to purchase a home an entire year sooner than I had planned using the savings I'd already accumulated."



JACK & GEMMA, DOCK28.

"We were really surprised by how easy it was for us to buy a home together. Fairview were very transparent and guided us through the process. The only challenges came from solicitors, but these were more to do with the general challenges of buying a house - such as understanding terminology and figuring out the questions you need to be asking during viewings - rather than the process of doing it with a friend."



DAVINA AND HAMZA, EPPING GATE.

"The staff at Fairview were incredible. The whole process was a lot quicker and simpler than we initially anticipated. All of our questions and concerns were dealt with promptly, and there was a real human touch to everything they did."



JAN, KINGSTON EAST.

"We are so happy that we went in to speak with the sales team and view the show apartment. We're now able to stay in the area we love and are familiar with, but what's even better is that we now have a place to call our own and put our stamp on."



LESLEY, REGENCY HEIGHTS.

"The actual apartment itself is just what I was looking for. The apartment is so spacious, the build quality is excellent and the view from the balcony is also amazing. I wanted to buy a new build home as I love the look and feel of new builds!"

\*Reservation fee subject to change, please speak to your Sales Advisor for more information.



1. Brunswick House, Neasden
2. Alta at Consort Place, Canary Wharf
3. High Path, Merton



# ABOUT LATIMER.

LATIMER IS THE DEVELOPMENT ARM OF CLARION HOUSING GROUP, DEVELOPING PRIVATE HOMES IN THRIVING, MIXED-USE COMMUNITIES.

Latimer is part of Clarion Housing Group, and is a new kind of housing developer and that means exceeding expectations to 'deliver more'. Latimer is working with communities and councils across the country. Providing tailored solutions to their needs.

Latimer is a placemaker, committed to creating spaces and homes that are amazing to live in and visit, places that appeal to a broad range of people and preferences but always with a strong focus on community and quality.

Bricks and mortar are at the foundation of everything we do. But it's a foundation on which to build more than just homes. The Latimer impact on the land we develop is positive and enhances environments. Our surplus is poured back into communities helping the Group deliver more.

Latimer is pushing the boundaries of expectation. Because affordable shouldn't mean poor-quality. Because aspirational shouldn't mean out of reach. Because accessible shouldn't mean generic. Latimer is delivering more for residents, for communities, for the future.

Latimer doesn't just deliver homes, Latimer delivers social impact.

Latimer delivers more.





# The FINER details.

ALL THE IMPORTANT INFORMATION ABOUT PRINTMAKERS YARD. READ AT YOUR LEISURE.

## DEVELOPMENT OVERVIEW

### THE VENDOR & BUILDING CONTRACTOR

Fairview New Homes

### LOCATION

High Street, Brentford TW8 0AA

### LOCAL AUTHORITY

Hounslow Council

### TENURE

999 Year leasehold

### WARRANTY

10 Year NHBC Buildmark Warranty

### ARCHITECT

BM3

### EST. COMPLETION

September 2027

### SERVICE CHARGE

Please speak to the Sales Advisor

### GROUND RENT

Peppercorn

### TOTAL NUMBER OF UNITS

233

### CEILING HEIGHT

2.5m

### ADDITIONAL FEATURES

Private balconies/terraces  
Excellent transport links

### MECHANICAL VENTILATION

The building features mechanical ventilation to mitigate noise from sources from external factors such as Brentford High St., MSO Boat Builders Yard and Heathrow's flightpath as an alternative to opening windows.†

\*Reservation fee is subject to change. 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.

†Please speak to our Sales Advisor for further information.

## DOCUMENTATION REQUIRED FOR RESERVATIONS

PROOF OF ID  
(one of the following documents):

- Passport
- Photo Driving Licence
- Passport and Visa for non-UK residents

PROOF OF ADDRESS  
(one of the following documents):

- Photo Driving Licence
- Utility Bill dated within the last 3 months

PROOF OF DEPOSIT AND FUNDS

- Bank statement, ISA, Bonds, Shares certificate (dated within the last 3 months)

OTHER ASSOCIATED BUYING FEES

- £2,000 reservation fee\*
- 10% deposit is required at point of exchange of contracts (minus any reservation fees already paid). The outstanding balance is required on legal completion

## QUALITY CONSTRUCTION

### MATERIALS

- Triplex units: Brown brickwork
  - Blocks Cyan - Jet: different brickwork used. Light grey, white/pale, dark blush, brown
  - Mortar to match brickwork
- Metal railings
  - Triplex units: RAL 1035 Pearl Beige
  - Blocks Cyan - Jet: RAL 3009 Oxide Red
- Composite main entrance doors
  - Triplex units: RAL 1035 Pearl Beige internally and white externally
  - Blocks Cyan - Jet Block entrance: RAL 3009 oxide red externally and white internally
- PVC windows
  - Triplex units: RAL 1035 Pearl Beige internally and white externally
  - Apartments Blocks Cyan - Jet: RAL 3009 oxide red externally and white internally

### TYPE OF MAIN STRUCTURE

Triplex Units: Traditional build with blockwork framing on the inner skin and brickwork on the outer with full fill insulation. Timber floor joists with timber structure roof.

Blocks Cyan - Jet: Metal framing on the inner skin and brickwork on the outer skin with cavity and insulation. Concrete floors with flooring finish.

### COUNCIL TAX BANDS

2024/2025

|        |           |
|--------|-----------|
| Band A | £1,327.34 |
| Band B | £1,548.56 |
| Band C | £1,769.78 |
| Band D | £1,991.01 |
| Band E | £2,433.46 |
| Band F | £2,875.90 |
| Band G | £3,318.35 |
| Band H | £3,982.02 |

Figures taken from hounslow.gov.uk. Correct as of 14th May 2024 and subject to change.

# REASONS TO BUY with Fairview.

A VIBRANT WATERSIDE LIFESTYLE WITH THE CALMNESS OF THE THAMES PATH ADJACENT TO PRINTMAKERS YARD.

13 MINUTES' WALK TO BRENTFORD STATION, THEN JUST 30 MINUTES TO LONDON WATERLOO.

MORE THAN £100 MILLION SPENT ON REGENERATION IN THE AREA SINCE 2012.

JUST A 15 MINUTE WALK TO SYON PARK.

PLENTY OF BARS, RESTAURANTS, SHOPS AND ENTERTAINMENT NEARBY.

A BLANK CANVAS FOR YOU TO ADD YOUR OWN TOUCH.

REDUCE YOUR MORTGAGE INTEREST RATE TO AS LITTLE AS 0.45% WITH THE OWN NEW RATE REDUCER.\*

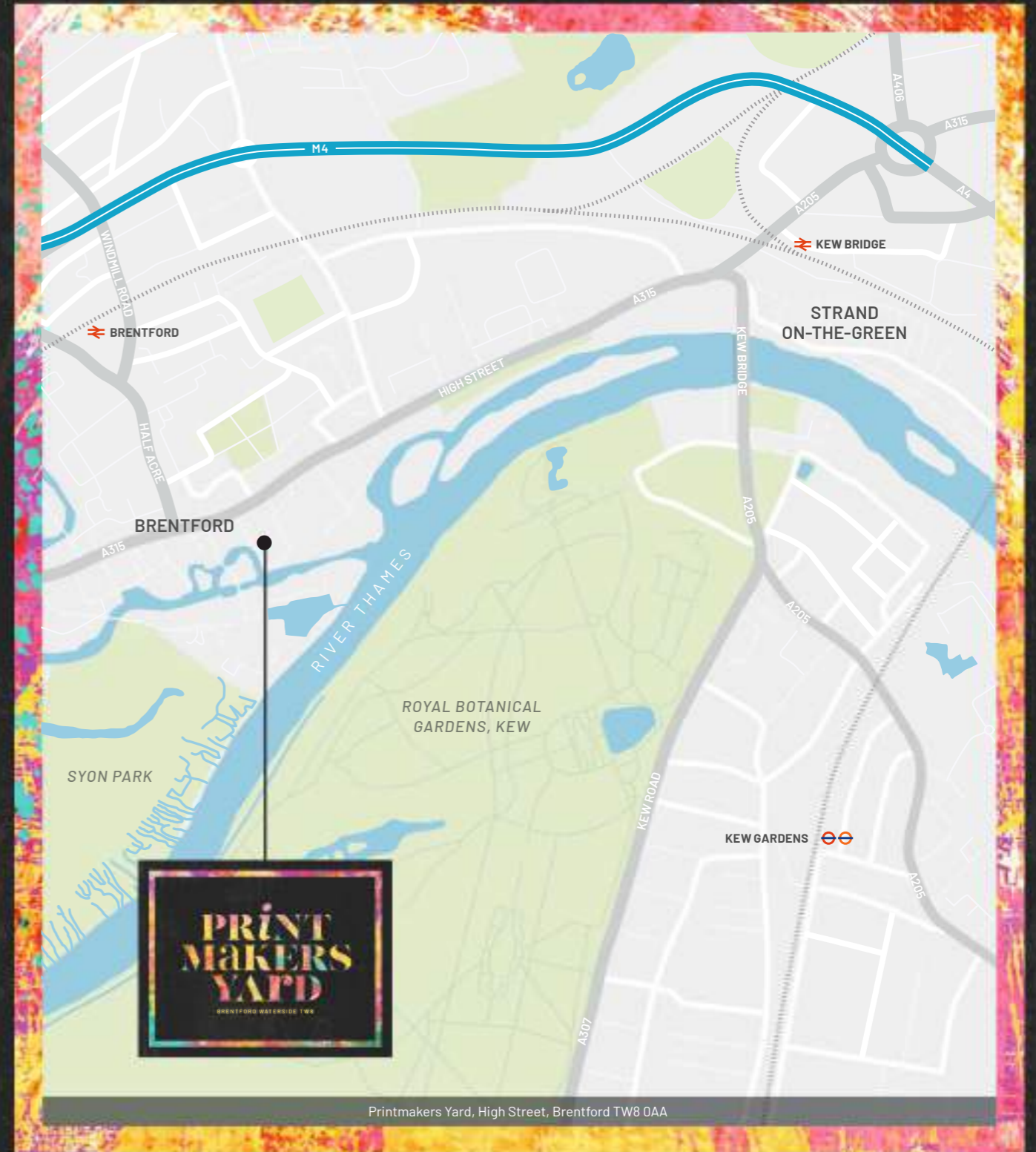
2 YEAR FAIRVIEW WARRANTY AND A 10 YEAR NHBC BUILDMARK WARRANTY.

EXCELLENT CUSTOMER CARE AT ALL STAGES.

TALK TO THE TEAM ABOUT EXCLUSIVE INCENTIVES AVAILABLE, INCLUDING OUR BUDDY UP SCHEME.

YOU COULD GET ACCESS TO LOW DEPOSIT MORTGAGES WITH THE DEPOSIT UNLOCK SCHEME.

JOIN A CREATIVE COMMUNITY IN AN EXCITING PART OF WEST LONDON.



Printmakers Yard, High Street, Brentford TW8 0AA



\*Fairview New Homes will make a cash payment after completion of 3% or 5% of the purchase price of the property to Own New, which will be passed onto the relevant participating lender so that they can offer a mortgage product at a rate that is subsidised from their usual product range. Mortgage offers will be made at the lender's discretion and in line with their criteria and therefore this offer does not constitute a guarantee of a mortgage offer. Fairview New Homes is not regulated by the FCA and offers no mortgage advice so customers must take advice from a regulated mortgage adviser or lender. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Own New is available on selected plots only. Terms and Conditions apply.

Journey times and distances approximate. Sources: Google Maps and National Rail.

Please note: These details are intended to give a general indication of the proposed development. The company reserves the right to alter any part of the development, including tenure or specification at any time. The contents herein shall not form any part of any contract or be a representation inducing such contract. These properties are offered subject to availability and final specification. Purchasers are advised to contact the Marketing Suite or Selling Agent to ascertain the availability of any particular property and to ensure that what may be on offer suits their particular requirements. Printmakers Yard is a marketing name and may not necessarily form part of the approved postal address. External finish may vary on certain plots, please check with the Sales Advisor. Computer generated images are for illustrative purposes only. 4610669/October 2024.



# Dexters

Dexters Chiswick

020 8995 4321

[chiswicksales@dexters.co.uk](mailto:chiswicksales@dexters.co.uk)



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