

KEE

WEB

KEW BRIDGE 1, 2 & 3-BEDROOM APARTMENTS

 Peabody

KEWB FROM ABOVE

GREEN - A VISION OF GREEN - A VISION OF GREEN - A VISION OF GREEN

KEWB sits in a truly enviable location at the crossroads of so many beautiful outdoor spaces from the scenic River Thames to world-renowned parks.

Its prime west London location offers a vibrant city lifestyle complemented by a laid-back neighbourhood charm.



Computer generated image is indicative only. Map not to scale.



Kew is an area steeped in history with a large part of its heritage connected to river life.

Kew Bridge is the wide-span bridge over the River Thames connecting Brentford and Kew, but the bridge you see today is in fact the third bridge to hold this name with the original opening in 1759 and inaugurated by George III and his mother Augusta.

When it first opened to the public, it created so much excitement that over 3,000 people crossed it on the first day.

The third and current bridge was officially opened on 20 May 1903 and stands at an impressive 1,182 feet (360 m) long, and the largest of its three arches has a span of 133 feet (41 m).

- 1 | Kew Bridge on the River Thames
- 2 | The Bell & Crown at Strand on the Green
- 3 | Kew Bridge in 1835
- 4 | Royal Crest on Kew Bridge
- 5 | Swans enjoying the river at Kew
- 6 | Kew Palace at Kew Gardens



FUN FACT

When the tide is high pubs along Strand on the Green often have their outside seating areas turned into a pond, with chairs and tables left floating and visitors searching for higher ground to enjoy their drinks.



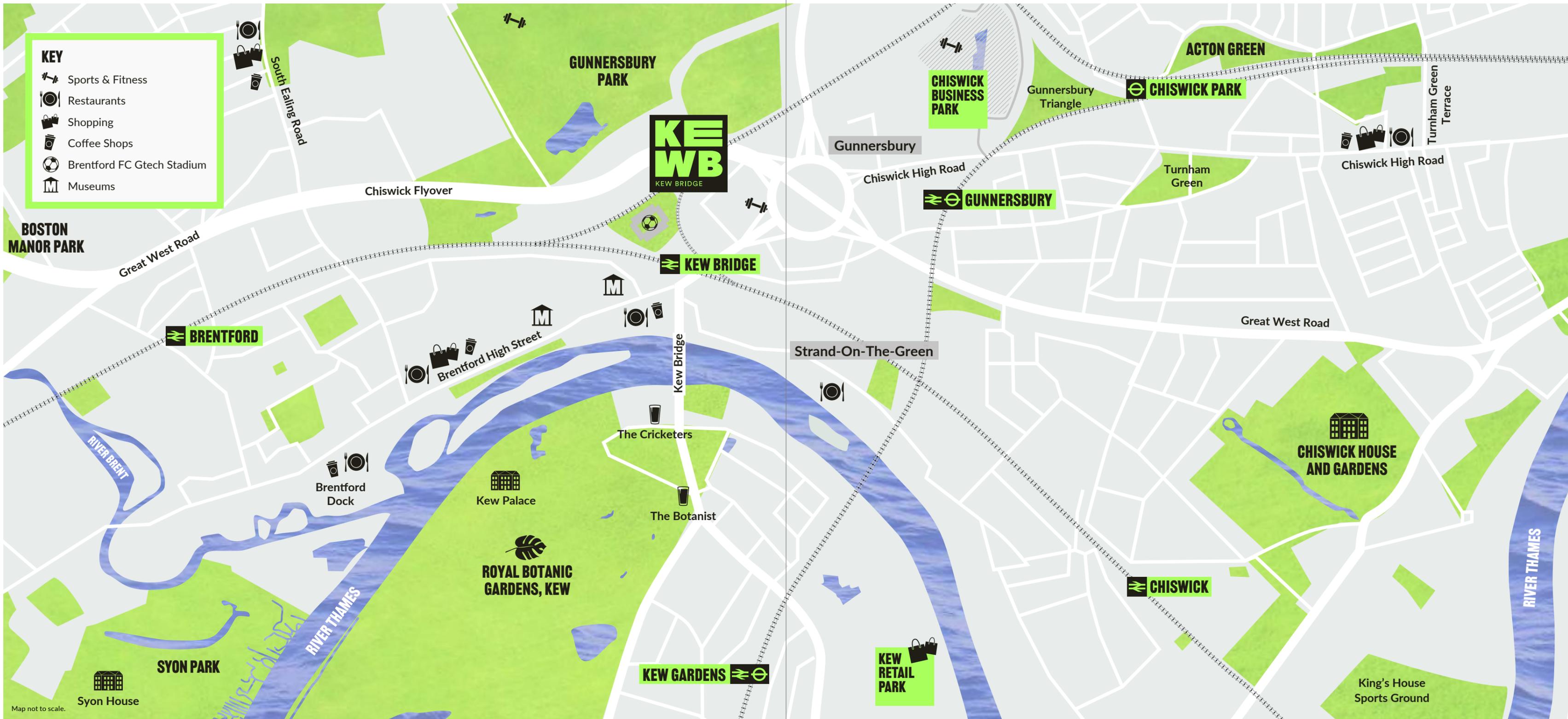
From Kew Bridge you can look down upon Strand on the Green, this picturesque riverside location which is set within a conservation area began life as a fishing settlement in 1353 and likely called 'Stronde' (meaning shore). By the 18th century it flourished as a place of river trade but with the opening of Kew Bridge and the proximity of the Royal Family at Kew Palace it started becoming more fashionable and trade began to decline.



Across the River, are the world-famous Royal Botanic Gardens, Kew, which started life in 1759 when Princess Augusta founded a 9-acre botanical garden in the pleasure gardens at Kew. Since their creation, these botanical gardens have become a place of such scientific significance and renown that they were granted UNESCO World Heritage status in 2023.

Kew's place in London's rich history is well established with many opportunities to step back in time in this historical but constantly evolving and flourishing West London location.





KEY

- Sports & Fitness
- Restaurants
- Shopping
- Coffee Shops
- Brentford FC Gtech Stadium
- Museums

MEET THE NEIGHBOURS - MEET THE NEIGHBOURS - MEET THE NEIGHBOURS

YOUR NEW LOCALS



The Express Tavern
 This award-winning historic pub is moments from home and sure to become one of your favourite locals. Sitting in proud position on the northern bank of Kew Bridge this former coaching inn is known for its delicious food and warm welcome.

5-minute walk



Discover an enticing mix of places to eat, drink and hangout just moments from home.

The Roastery
 Located in the same building as Kew Bridge station this is the place to pick up your morning coffee – made from locally roasted beans – on your way into work. The Roastery also serves up delicious breakfasts so head here for leisurely weekend brunches too.

5-minute walk



Strand on the Green
 Just across the river is Strand on the Green, a picturesque riverside destination and one of Chiswick's four medieval villages. Head to one of the pubs along here for a relaxed waterside setting to enjoy a drink or a meal with friends and watch the world and paddleboarders go by.

11-minute walk

Kew Retail Park

Tucked away in leafy streets near Kew Riverside is Kew Retail Park – a small collection of large name retail brands including Marks and Spencer, Boots, TK Maxx and Next. Only 20 minutes on the bus from home, this shopping destination is invaluable for grocery shopping, gift buying or to pick up an outfit for your last minute night out.

 9-minute cycle



1



2



1 | Shopping at Kew Retail Park

2 | Cafés and shops at Station Parade, Kew

3 | 'Goat on a precipice' by Banksy near Kew Bridge



3

Station Parade, Kew

Visit 'Goat on a precipice' at Kew Bridge – an original Banksy that appeared overnight in August 2024 much to the delight of locals. From the bridge head to Station Parade leading up to Kew Gardens station where you'll discover a mix of independent shops from Kew Bookshop to Mia Woods interiors store.

 8-minute cycle



4

4 | Sweet treats at Gail's Bakery, Brentford

5 | Sam's Waterside Brasserie & Bar, Brentford

6 | Canal boats on the Grand Union Canal, Brentford



5



6

Brentford life

Neighbouring Brentford is a short walk from home and undergoing major regeneration. This long-running project has opened up the waterfront and connected the riverside to a revitalised high street. Head here for a selection of pop-up shops and great places to eat and drink from Gail's Bakery and Sam's Waterside Brasserie & Bar – both offering tranquil waterside dining experiences.

 7-minute cycle

WALK AND GET ACTIVE - HAVE FUN, WORK HARD
ENJOY AT YOUR LEISURE
 WALK AND GET ACTIVE - HAVE FUN, WORK HARD

Wide-ranging fitness and leisure activities are within easy reach from your home in KEWB, whether you're an active participant or a happy spectator.

Brentford Football Club
 Cheer your local teams on at the recently built Gtech Community Stadium. Home to the men's Premier League club Brentford FC and an increasingly successful women's team on the brink of promotion, this is a hugely exciting destination to be part of with a palpable buzz and energy in the air during match days.

 2-minute walk



2



1



3

Virgin Active, Chiswick Park

You can enjoy the latest in fitness classes at Virgin Active. Everything from grid training to Pilates, boxing to cycling. Plus, a 25 metre pool and spa facilities, perfect for winding down after your work out.

 5-minute cycle

Active 360

With the river so close by, getting active outdoors is an opportunity not to be missed. Active 360 is only moments away at Strand on the Green offering paddleboarding, canoeing and kayaking in either group or one-on-one sessions. Whether you're a beginner or honing your skills there's nothing better than picking up a paddle and exercising in beautiful surroundings.

 7-minute walk

- 1 | Virgin Active
- 2 | Gtech Community Stadium
- 3 | Brentford Fountain Leisure Centre
- 4 | Active 360, Strand on the Green

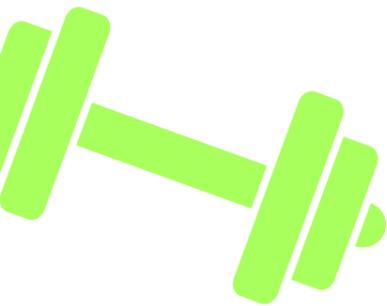
Brentford Fountain Leisure Centre

Just across the road from KEWB is this popular fitness and leisure centre. With two pools, a fully equipped gym and lots of sports courts and fitness classes to help you reach your health and fitness goals.

 3-minute walk



4



Gunnersbury Park Sports Hub

This new gym and sports centre is only a 20-minute walk from home, giving you access to state-of-the-art Life Fitness equipment in the gym overlooking this historic park. Add to the mix floodlit tennis courts, all-weather football pitches and spaces to play a range of sports from futsal to volleyball, this complex has all the facilities you need to keep fit – and have fun.

8-minute cycle



1 | Gunnersbury Park Sports Hub

2 | Running by the river



Running clubs

If you're new to running, then why not join Kew's Couch to 5K group. They make full use of the beautiful surrounding green space in addition to making running fun and social. West 4 Harriers running club is based in Chiswick and they also meet the needs of a range of abilities, with members participating in everything from park runs to marathons.



Work space

To energise your working from home routine, a co-working space allows you to separate work from home and provides lots of opportunity to socialise, network and collaborate. There are plenty of places to choose from and many close to home such as Venture X at Chiswick Park (6-minute cycle) and Workspace Barley Mow Centre, Chiswick (8-minute cycle).

6 to 8-minute cycle

3, 4 & 5 | Local co-working spaces



VILLAGE-LIKE CHARM - VILLAGE-LIKE CHARM - VILLAGE-LIKE CHARM

WEST LONDON LIVING



1



3

- 1 | Delicious brunch at Cote, Turnham Green Terrace
- 2 | The Old Cinema, Chiswick High Road
- 3 | High Road Brasserie/High Road House
- 4 | Shopping along Chiswick High Road
- 5 | The Barley Mow pub, Chiswick High Road
- 6 | The Source Bulk Foods, Turnham Green Terrace

Explore the hidden side streets and reveal neighbourhood gems boasting award-winning restaurants and independent boutiques. Turnham Green Terrace is of particular note with shops and cafés lining both sides of the street from the tube station all the way up to the high road.

Just over a mile away on Chiswick High Road you'll discover a vibrant mix of vintage, independent and branded shops, as well as a spoilt-for-choice selection of cafés, restaurants and bars with tables and chairs spilling out onto this impressive leafy high street.

On the third Sunday of every month there is also the popular Chiswick Cheese Market. Not only can you sample over 200 cheeses, you can browse antipasti, bread, pasta and more.

High street highlights include: The Old Cinema, loved by interior designers, stylists and shoppers alike this one-of-a-kind shop houses a treasure trove of antique delights.

Then next door, and occupying an extended shop front along the High Road, is High Road Brasserie. This Soho House-owned restaurant is a must-visit serving up Parisian-style dishes from breakfast to dinner.



2



4



5



6



1

Boston Manor Park

This large park offers a combination of woodland and open space and links to the Grand Union Canal so you can enjoy a scenic canal-side walk. Make sure you get your early bird tickets for London's renowned three-day electronic music festival that takes place every June under the flyover in the park.

 9-minute cycle

Thames Path

After the short walk across Kew Bridge, you can pick up the Thames Pathway stretching from Kew to Teddington. It's a fantastically green experience, with the bows of great trees leaning into the river and cyclists, walkers, rowers and paddleboarders all enjoying river life.

 9-minute cycle

- 1 | Thames Path
- 2 | Syon House at Syon Park
- 3 | Chiswick House & Gardens
- 4 | Gunnersbury Park

Chiswick House and Gardens

Chiswick House and Gardens has 65 acres of historic parkland. Its popular park café serves delicious cakes and coffee alongside seasonal salads using freshly grown produce from the Chiswick House Kitchen Garden, and there are lots of community events happening all year round. Look out for the Christmas Markets for a spot of festive shopping.

 11-minute cycle



3



2



4

Syon Park

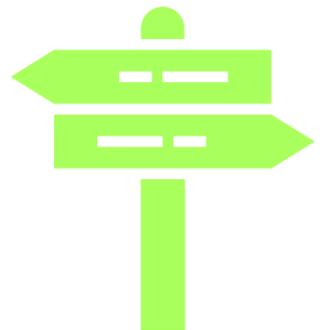
Syon Park, the garden of Syon House, takes you into the depths of the countryside despite being so close to central London. This is a great place for a leisurely walk on a Sunday – explore the meadows, nature walks and arboretum and then stop by the French Cheese and Brown Bread stalls to pick up some tempting treats for lunch.

 12-minute cycle

Osterley Park and House

Enjoy the peace and tranquillity of this National Trust-run Georgian country estate with acres of parkland for you to explore. For a more active outdoor experience the Osterley 5k Park Run takes place every weekend with a scenic route around the estate, and over the summer months, The Sharks Canoe Club offer kayaking sessions on the main lake so you can get up close to the resident wildlife.

 17-minute cycle



TRAVELLING TO AND FROM KEWB - TRAVELLING FROM KEWB - TRAVELLING TO AND FROM KEWB

KEWB WELL CONNECTED

Kew Bridge Station is perfectly positioned, offering seamless connections that make it easy to reach central London and beyond while keeping you close to the charm of Kew's riverside and greenery.

WALK



BRENTFORD FOUNTAIN LEISURE CENTRE
3-minutes

BRENTFORD HIGH STREET
11-minutes

KEW BRIDGE STATION
4-minutes

GUNNERSBURY STATION
16-minutes

CYCLE



BOSTON MANOR PARK
9-minutes

EALING BROADWAY
13-minutes

KEW GARDENS
10-minutes

BUS



KEW GARDENS
10-minutes

RICHMOND STATION
23-minutes

BRENTFORD HIGH STREET
11-minutes

TUBE



EARL'S COURT
16-minutes

WESTMINSTER
27-minutes

LONDON VICTORIA STATION
21-minutes

TRAIN



CHISWICK STATION
2-minutes

LONDON WATERLOO STATION
28-minutes

CLAPHAM JUNCTION
14-minutes

Journey times are from KEWB to destination and are sourced from Google Maps and tfl.gov.uk. Train times are from Kew Bridge Station. These are approximate and intended as a guide only.

LEARNING CURVE

NURSERIES

The Orchard Day Nursery
57-59 Kew Bridge Road, Brentford TW8 0EW
🚶 5-minute walk

Sticky Faces Day Nursery
Mission Hall, Mission Square,
Brentford TW8 0SD
🚶 18-minute walk

PRIMARY SCHOOLS

Strand on the Green Junior School
(Good Ofsted rated)
School House, Thames Road, Chiswick,
London W4 3NX

🚶 10-minute walk

Green Dragon Primary School
(Good Ofsted rated)
North Road, Brentford TW8 0BJ

🚶 16-minute walk

Unicorn School – Independent
(Excellent rated ISI inspection report)
238 Kew Road, Richmond TW9 3JX

🚌 12-minutes by bus



SECONDARY SCHOOLS

Kew House School (Independent)
6 Capital Interchange Way, London TW8 0EX
🚶 1-minute walk

International School of London (Independent)
139 Gunnersbury Avenue, London W3 8LG
🚶 12-minute walk

Gunnersbury School
The Ride, Brentford TW8 9LA
🚌 19-minutes by bus

Brentford School for Girls
5 Boston Manor Road, Brentford TW8 0PF
🚆 16-minutes by train

Lampton School Academy
Lampton Avenue, Hounslow TW3 4EP
🚌 19-minutes by bus





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Step into a home at KEWB where community spirit, modern comfort, and everyday convenience blend seamlessly. These stylish new homes feature flexible open-plan layouts, cutting-edge smart technology, energy-efficient lighting, and sleek contemporary finishes.

Enjoy the perfect balance – your own private balcony or terrace for peaceful downtime, plus beautifully landscaped podium gardens designed to bring neighbours together and encourage a sense of belonging.

Feel part of neighbourhood life. A home at KEWB provides the perfect blend of private and communal living.



Computer generated image is indicative only.

SITE PLAN

GTech Community Stadium - 2 mins

Kew Bridge Station - 4 mins

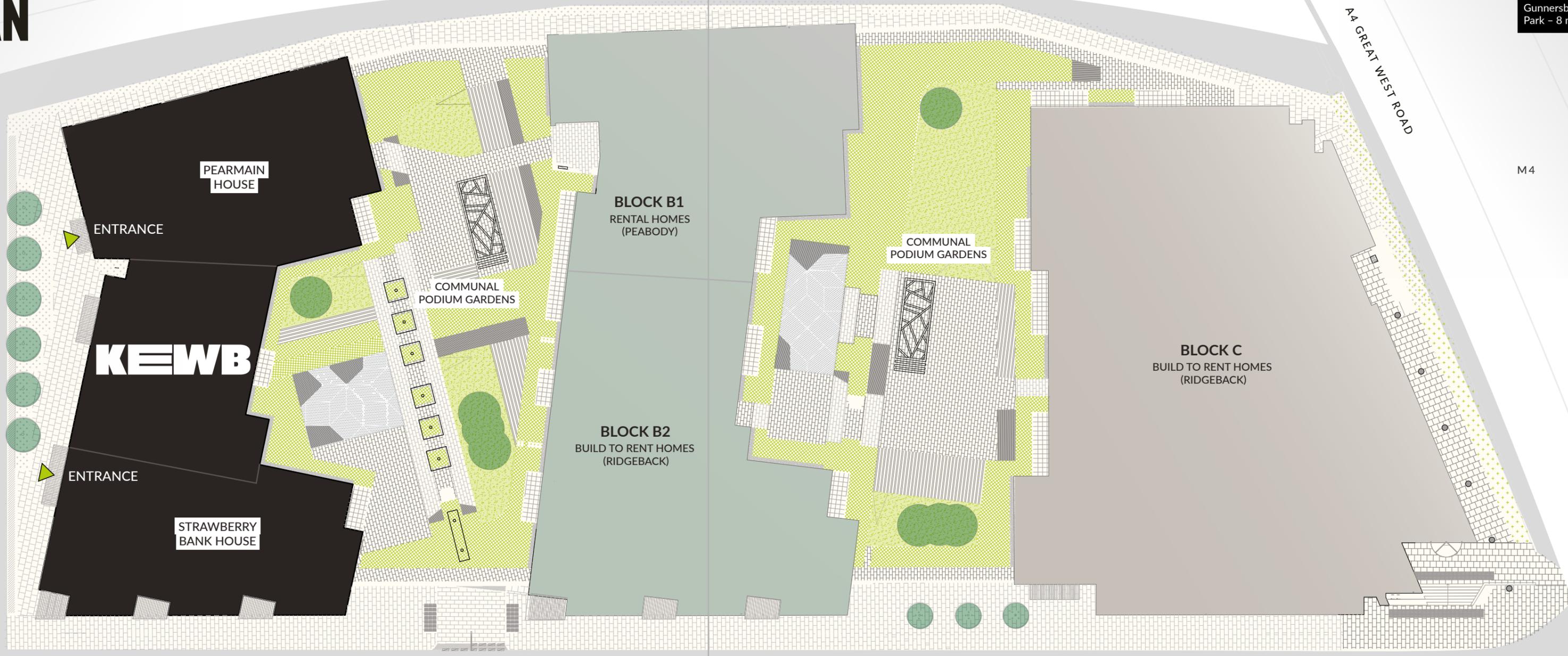
Strand on the Green - 10 mins

Kew Gardens - 10 mins

Brentford High Street - 11 mins

Gunnersbury Park - 8 mins

Chiswick High Road - 5 mins



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Computer generated image is indicative only.

EXPERTLY DESIGNED AND METICULOUSLY FINISHED -

TAKE A LOOK INSIDE

EXPERTLY DESIGNED AND METICULOUSLY FINISHED

Expertly designed and meticulously finished the apartments at KEWB are move-in ready. Contemporary kitchens include integrated appliances and stylish fitted units and every apartment features private outdoor space.



Computer generated image is indicative only.



Computer generated image is indicative only.

Sleek and stylish bathrooms finished with wall and floor tiles in a choice of two palettes.

LOOK INSIDE - TAKE A LOOK INSIDE - TAKE A LOOK

FINISHING TOUCHES

APARTMENTS DESIGNED FOR MODERN LIVING - APARTMENTS DESIGNED FOR MODERN LIVING



Computer generated image is indicative only.

All apartments feature light-filled flexible interior spaces and private outdoor space. Expertly designed and meticulously finished, with quality fittings throughout and a choice of two colour palettes for kitchens and bathrooms available – it's all in the detail at KEWB.

Discover your perfect style with our two distinct specifications:

- Moonflower Specification: Imagine the timeless elegance of porcelain white units beautifully paired with a Lancaster Oak interior
- Silver Thistle Specification: Envision a contemporary and sophisticated space with stylish pebble grey units

These carefully considered palettes, including the accompanying flooring and tiling, have been developed in collaboration with our interior design partners to offer a choice that truly reflects your personal taste.

Two colour palette choices are available for kitchen units and flooring and bathroom wall and floor tiles and these alternate from floor to floor. Moonflower Specification is on the 1st floor, 3rd floor, 5th floor and 7th floor. Silver Thistle Specification is on the Upper ground floor, 2nd floor, 4th floor, 6th floor and 8th floor.



Computer generated image is indicative only.

GENERAL

Bosch freestanding washer/dryer housed in utility cupboard

Wired for SkyQ and TV (terrestrial and Freeview)

Fibre optic service to all homes

Cordless phone system in living room

White paint finish to walls and ceilings throughout

Underfloor heating in all rooms except the bathrooms

Heating and water supplied by central plant and charged separately

Mechanical Ventilation with Heat Recovery (MVHR) system providing whole home ventilation

Laminate flooring to hallways & kitchen/living/dining room – available in the following two colour options, which vary by apartment location within the building:

- Moonflower Specification: Light brown English Oak Classical
- Silver Thistle Specification: Contemporary Oak Grey

KITCHEN

Urban Myth kitchen cabinets with handleless soft close doors – available in the following two colour options, which vary by apartment location within the building:

- Moonflower Specification: Porcelain white units with a Lancaster Oak interior
- Silver Thistle Specification: Pebble Grey units

Ceaserstone worktops in white with matching upstand & splashback

Stainless steel undermounted sink and single lever chrome mixer tap

Bosch integrated single under counter oven with Bosch ceramic hob or Bosch double oven (where applicable)

Bosch wall mounted chrome extractor fan

Bosch integrated dishwasher

Bosch 70/30 integrated fridge freezer

BATHROOMS

Large Saloni Cavallina wall and floor tiles – available in the following two colour options, which vary by apartment location within the building:

- Moonflower Specification: Textured white Cavellino Blanco
- Silver Thistle Specification: Textured light Grey Cavallina Gris

Roca semi-recessed washbasin

Roca wall-hung WC with concealed cistern and soft-close rimless seat

Roca white bath with built-in bath/shower mixer, bath screen, and wall-mounted chrome shower head (main bathroom only)

Low-profile shower tray with semi-framed sliding chrome and glass door (en-suite only)

Mobiform vanity unit (main bathroom only)

Mirror fronted wall unit (en-suite only)

Chrome heated towel rail with full thermostat control

BEDROOMS

Clarendon Elite Twist carpet in Pewter

Built in wardrobes with silver mirror doors in all bedrooms

INTERNAL DOORS & IRONMONGERY

Polished chrome fittings

Painted white wooden doors

White satinwood finish to woodwork and skirting boards

SECURITY & PEACE OF MIND

Video entry system

Multi-lock door with security chain and spy hole

Sprinkler system fitted throughout apartments

Wire smoke and heat detectors

10 Years – LABC Social Housing Warranty

2 year defect warranty

999 year building lease

ELECTRICAL & LIGHTING

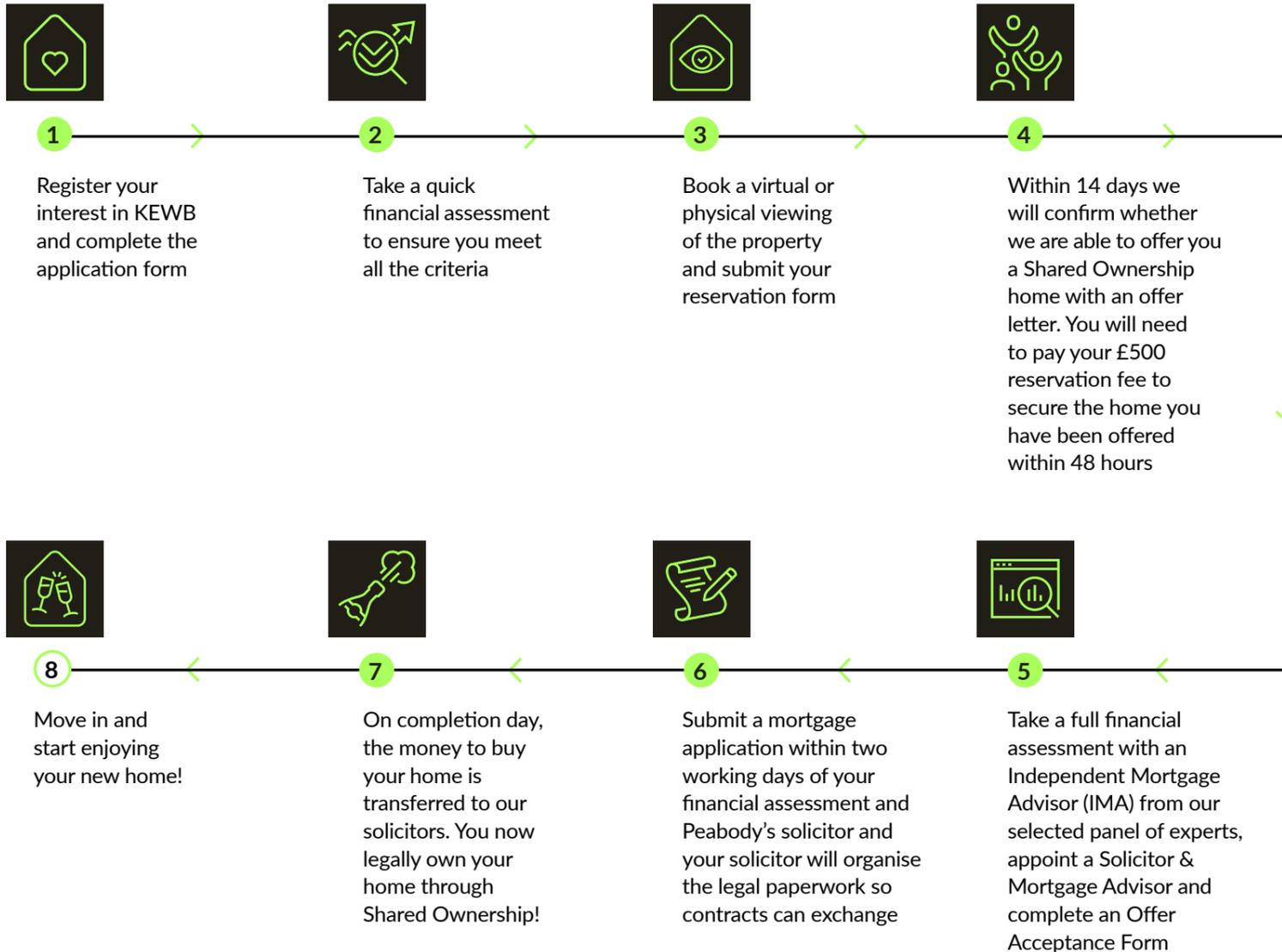
LED downlights in the kitchen, bathroom, living room and hallways

Pendant light fitting in bedrooms

ONSITE AMENITIES

Landscaped communal podium gardens

YOUR SHARED OWNERSHIP JOURNEY STARTS HERE



Computer generated image is indicative only.

ROUTE TO HOME OWNERSHIP - ROUTE TO HOME OWNERSHIP - ROUTE TO HOME OWNERSHIP

SHARED OWNERSHIP LIVING

“Everyone at Peabody New Homes was so helpful and very efficient, guiding us through each stage of the processes.”



MEET RAPH & JAYE - FIRST TIME BUYERS AT THE SWITCH, WIMBLEDON

Buying a first home, getting married and preparing for the arrival of a baby are all big life events and Raph and Jaye La Touche experienced all these milestones simultaneously.

With a moving date of 10th August and their nuptials arranged for 12th August, it was a busy summer for the newly-weds who bought a home through Shared Ownership at The Switch in Wimbledon.

Raph explains: "We knew we were taking on a lot but couldn't wait to move in. It was actually brilliant timing as the process was smooth thanks to Peabody New Homes support. Getting married in Battersea and then coming back to our own home after made the day even more special." Jaye adds "It's a huge relief to own a home now and I'm not missing sharing my kitchen with three other people one bit." ■

MEET OLIVIA - FIRST TIME BUYER AT NEW MANSION SQUARE, BATTERSEA

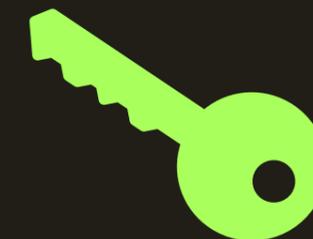
With the lease ending on her rental home in Balham, and after experiencing the challenges of renting and navigating increasing rental costs, Olivia decided to explore the opportunities to invest in her first home in the city.

Olivia purchased a one-bedroom south facing apartment with a large open plan kitchen dining area filled with natural light. "I can't wait to enjoy the sunshine in the summer and make the most of the generous balcony space. All the appliances here are brand-new and from reputable brands, which gives me that added reassurance. Everything feels very high quality."



"Buying a Shared Ownership apartment means I am investing in a space of my own, in a location I love. Buying my initial share at New Mansion Square is really just the start. I would like to staircase over the next few years so that I own 100% of my home." ■

“Shared Ownership gave me the step onto the ladder that I needed and the opportunity to invest in somewhere I could really call home.”





MORE THAN JUST A PLACE TO LIVE

We at Peabody have a proud legacy of helping generations of homebuyers and residents find their place in thriving neighbourhoods, communities and homes for over 160 years.

The team at Peabody New Homes is dedicated to finding you a home that is more than just a place to live. A place you can call your own. A place to belong. A place that you're proud to call home.

FIND @PEABODYNEWHOMES ON



BUILDING HISTORY

Formed over 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations responsible for more than 107,000 homes and around 220,000 residents across London and the Home Counties.



QUALITY, DESIGN & SUSTAINABILITY

Peabody's reputation is one of the most respected in the housing industry renowned for quality, multi-award-winning and innovative design. We work with industry experts and continually monitor quality throughout the building process to reduce our impact on climate change, lessen our carbon footprint and create properties people are proud to call home.

Our Greener Homes Programme is our commitment to the environment and will aim to minimise our impact on the planet and support thriving neighbourhoods.



CUSTOMER FOCUS

Whether it's your first or forever home, we know that buying a new place can be a demanding time. Our sales team is committed to guiding you through the process and helping you every step of the way. Rated "Excellent" on Trustpilot, we're proud to offer you a service that makes a difference.



SOCIAL IMPACT

Our social purpose is why we exist. We re-invest the surplus made from the sale of our homes to provide more homes and services to those who need it most. We deliver services that support customers and the wider communities that we work in, and invest in local projects through our Community Foundation.





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0204 587 2141
[PEABODYNEWHOMES.CO.UK/KEWB](https://www.peabodynewhomes.co.uk/KEWB)

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KEWB
KEW BRIDGE

 Peabody