





Windows on the River in Chiswick offers a unique opportunity to live in an unrivalled riverside location beloved by artists and literary giants for centuries.

On the banks of the glittering Thames, with the charm of West London's most desirable village on the doorstep and acres of open green space just a short stroll away, there is a choice of seven beautifully designed two- and three-bedroom apartments. *Windows on the River* is not just a new home, it's a new lifestyle.

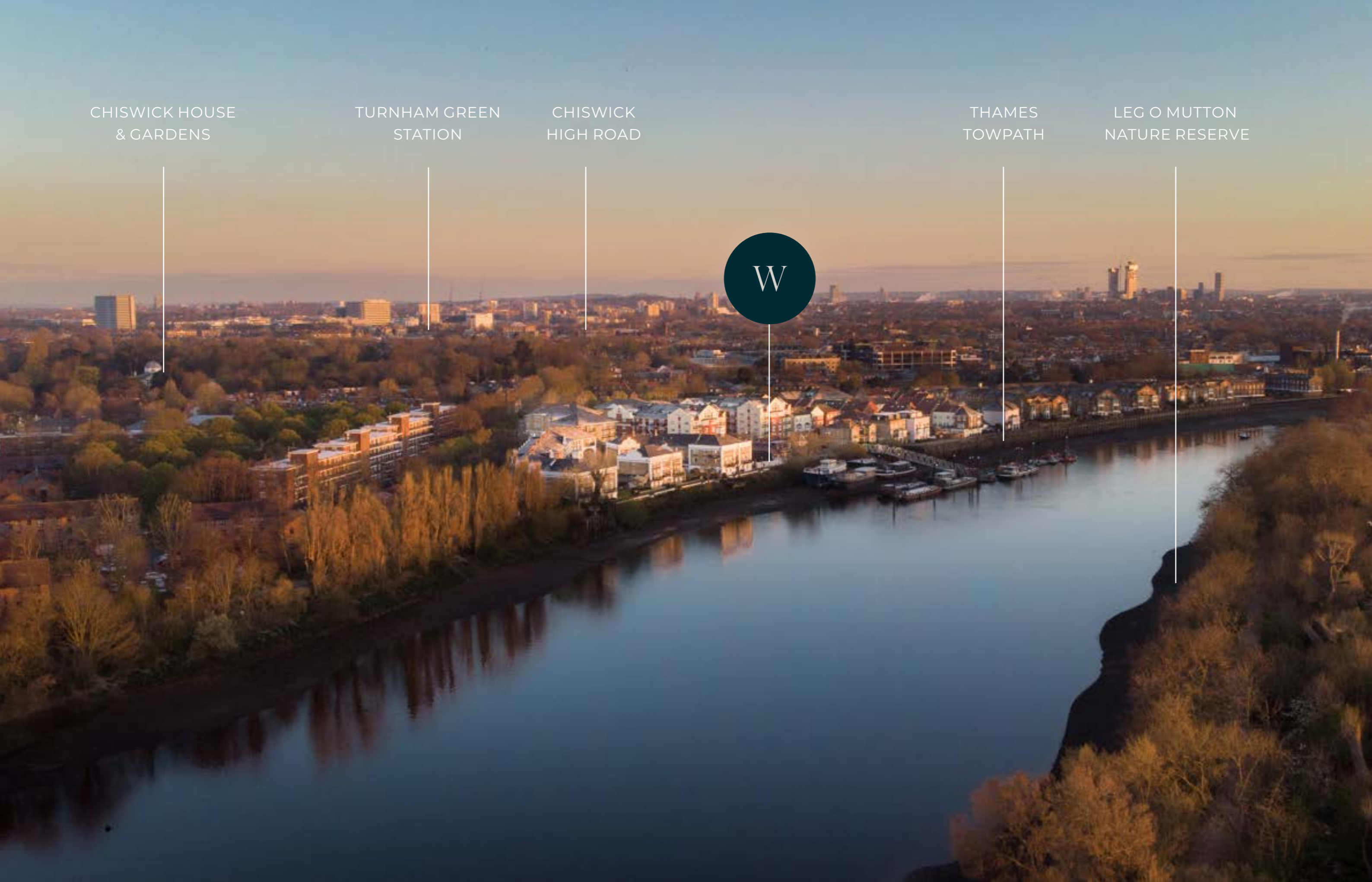
CHISWICK HOUSE
& GARDENS

TURNHAM GREEN
STATION

CHISWICK
HIGH ROAD

THAMES
TOWPATH

LEG O MUTTON
NATURE RESERVE



WEST

LONDON

LIVING



Chiswick House and Gardens



Kew Gardens



LONDON W4

Welcome to West London's Riverside Neighbourhood

With its Georgian architecture and quaint cobbled walkways, people from all over London come to enjoy the sights and sounds of the River Thames as it meanders through Chiswick. Set on the opposite bank to the picturesque Leg O Mutton Nature Reserve, residents will have views towards Richmond,

Kew and Barnes to the south. Nearby Chiswick High Road is home to a range of independent shops, cafes and restaurants, whilst Chiswick House and Gardens holds a plethora of local events and initiatives.

Nature's Choice

Countless studies have shown that living near a body of water such as a river has a number of therapeutic benefits. At Windows on the River, it goes a step further.

Aside from the calming sight and sounds of the river flowing past, the apartments look across to the trees and wilderness of the Leg O Mutton Nature Reserve – it's a protected area, and therefore a view that will never change.

In addition, the 300-acres of beautifully planted Royal Botanic Gardens at Kew is only a short drive away.



Richmond Park



Richmond Park



Richmond Park

A Taste of the Countryside

The 2,500-acre Richmond Park is the largest of London's Royal Parks and a National Nature Reserve. Aside from walking among the hundreds of Red and Fallow deer that roam the wide-open spaces and enjoying the glorious rhododendron displays each spring

in the park's famous Isabella Plantation, Richmond offers a challenging 7-mile route for cyclists as well as horse-riding through a number of local stables.



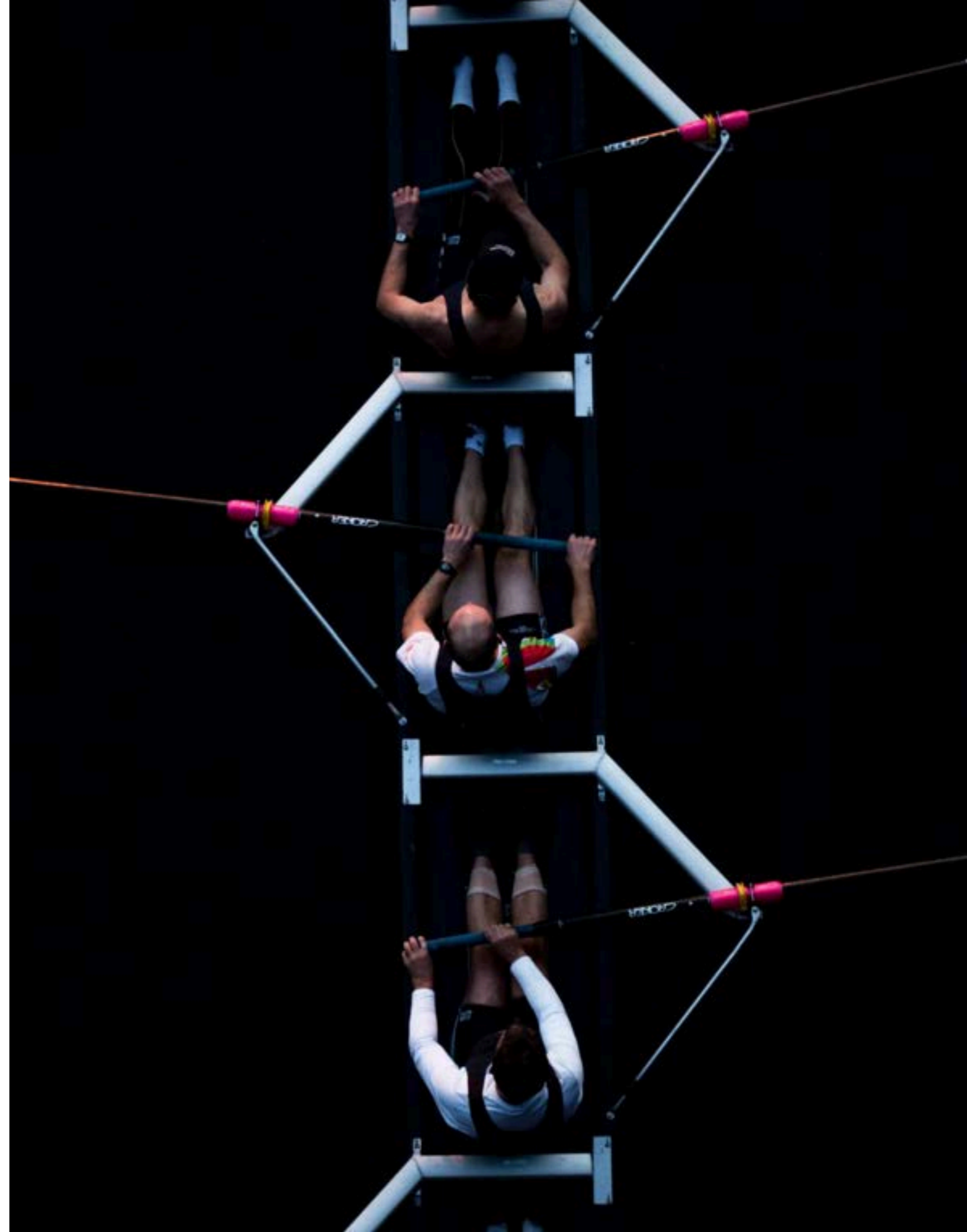
Wimbledon

Spot on for Sport

Enjoy your own private view of the annual Boat Race or learn to row at one of many nearby clubs.

Dukes Meadows, with its golf course and tennis centre, lies a 4-minute walk from Windows on the River while team sports

fanatics will enjoy being within easy reach of King's House sports ground, home to Chiswick Cricket Club and the neighbouring rugby club. New Chiswick Pool, a 25m indoor public swimming pool and gym is a 3-minute walk away.





Natural History Museum

Out and About

West London is home to some much-loved cultural institutions including Chiswick House, the Lyric Hammersmith Theatre and the newly re-opened Riverside Studios which screens international and art house films. Each year, there are a plethora of local events including the Bedford Park Festival, open studios during Artists at Home, the Chiswick Book Festival, Pub in the Park and the popular Chiswick House Dog show.

For those looking to explore London's cultural institutions, such as the V&A, Royal Albert Hall and Natural History Museum, these are easily accessible and within a 15 minute drive away.



Victoria & Albert Museum



A Wealth of Education

Families have long flocked to Chiswick thanks to its reputation for fantastic schools which include among the most highly regarded schools in West London.

There are several primary schools judged “Outstanding” by Ofsted including St Peter’s, Belmont and West London Free School.

Local secondary options include Sacred Heart High School rated “Outstanding”.

The strong network of Independent schools close to Windows on the River include St Paul’s Girls’ School and St Paul’s, Godolphin & Latymer and Latymer Upper.

LOCAL AREA



Restaurants

- 1 Roebuck
- 2 High Road Brasserie
- 3 La Trompette
- 4 Michael Nadra Brasserie Chiswick
- 5 Little Bird
- 6 Le Vacherin

Cafés & Delicatessens

- 7 Hack & Veldt
- 8 Bayley & Sage
- 9 Grove Park Deli

10 GAIL's Bakery

11 Chief Coffee

12 Rhythm & Brews

Schools

13 St Peters C of E Primary School

14 Belmont Primary School

15 St Paul's School

16 Latymer Prep School

17 Latymer Upper School



Hammersmith Bridge

Getting Around

Superb transport connections make Windows on the River an ideal base for travelling around the capital be it for work or pleasure. The nearest Tube station is Turnham Green which is on the District Line.

Alongside the local bus network, trains from

nearby Chiswick Station serve Vauxhall in only 33 mins.

For international travel, London Heathrow is 20 minutes away, and London Gatwick is less than an hour's drive away.

Chiswick House
& Gardens

8

mins (walk)

Hammersmith

10

mins (cycle)

Westfield London

14

mins (drive)

South Kensington

15

mins (drive)

WINDOWS

ON THE

RIVER

Welcome to Windows on the River, a design-led scheme set within the Corney Reach Estate overlooking the River Thames in Chiswick.



Enjoying a prime riverside position, Windows on the River is a **collection** of seven thoughtfully designed two and three-bedroom apartments set within an established community

The apartments combine classic contemporary finishes with high quality materials and generous living spaces boast expansive windows to take advantage of the spectacular views.

Conveniently there is secure cycle storage available.

Windows on the River has been carefully designed to sit comfortably within the existing riverscape

Set on a site which was once a favourite of the French Impressionist painter Camille Pissarro, Windows on the River takes its design inspiration from the historic and largely Georgian architecture of Old Chiswick.

External walls of refined clay brick detailing and roofs of slate tiles cleverly stitch the new buildings into the existing vernacular of Corney Reach Way, with balconies integrated into the façades.





Stylish open-plan apartments are flooded with natural light through generous windows

Full height glass doors to the living rooms lengthen the internal views of each apartment. There is underfloor heating throughout and the main living spaces have floors of pale engineered oak while outdoor areas are decked in a complementary finish.

Kitchens feature smooth matt blue cabinetry paired with white Caesarstone worktops and German-tiled splashbacks from Hacker. They come fully equipped with integrated appliances and some apartments enjoy an island.

Spacious double bedrooms provide a sanctuary for quiet and rest at the end of a busy day

Comfortable and well-planned bedrooms offer generous storage provision with built-in wardrobes to the master bedrooms. Using a soft neutral palette of whites and pale grey, the design draws together elegant simplicity with classical style allowing new owners the freedom to express their own character.





Bathrooms are luxuriously designed and feature bespoke joinery alongside high quality Villeroy and Boch fittings

Each master bedroom has a meticulously designed ensuite bathroom with features such as walk-in showers and integrated mirrored cabinets.

Using a calming but striking design, the bathrooms at Windows on the River include Italian porcelain tiles in light grey and are complemented by bespoke cabinetry in gloss slate grey.

SPECIFICATION

Kitchens

- Contemporary, German kitchens by Hacker with feature islands in selected apartments
- Full height splashbacks
- Soft closing doors and drawers
- Caesarstone worktops throughout
- Integrated Siemens kitchen appliances including induction hob, oven, combi microwave oven, dishwasher & fridge/freezer
- Integrated wine cooler
- Integrated Elica extractor fans
- Square undermounted basins
- Tap for instant boiling water
- Under-cabinet LED feature lighting
- Separate tiled utility spaces with washer dryer
- Penthouse with separate utility room with washing machine and dryer

Interior Finishes

- Generous ceiling heights and spacious hallways
- Engineered oak timber flooring to living rooms, kitchens and hallways
- High quality double glazed windows
- Built-in wardrobes to all master bedrooms and bedroom 2 in duplex apartments



Bathrooms

- Individually designed bathrooms with beautiful tiling and integrated bespoke mirrored cabinets to master ensuites
- Master ensuites feature wet room style walk-in showers with frameless glass screen
- High quality white sanitaryware by Villeroy & Boch
- Wall mounted WCs with soft closing seat/cover and concealed cisterns
- Stylish brassware
- Thermostatic shower valves
- Feature LED recessed lighting to all bathrooms and shower rooms; within the bespoke mirrored cabinets to the master ensuites and incorporated as a lighting detail to the bath panels in all bathrooms with bathtubs
- Heated towel rails



Heating and Hot Water

- Wet underfloor heating system throughout
- Gas central heating system
- Individual room digital thermostatic temperature control
- Provision for water softener

Electrical & Technologies

- Low-profile black nickel finish switches and sockets throughout
- Recessed downlighters throughout all living rooms, dining rooms, kitchens, bathrooms and hallways
- Feature pendant lights over kitchen islands in selected units
- Pendant points to all bedrooms
- Dimmable lighting to bedrooms, living and dining rooms
- Telephone and Cat 5 data points for broadband to living rooms and all bedrooms
- USB points in bedrooms and kitchens
- Satellite TV points to living rooms, master bedrooms and second bedroom in the duplex apartments
- Mains operated smoke and heat detectors with battery back-up
- Provision for security alarm system



Balconies & Terraces

- External lighting, power and water to all terraces and balconies
- Glazed door onto balconies and terraces with metal balustrades

Resident Facilities

- Landscaped gardens
- Lift to all apartments
- Car charging points
- Secure cycle storage
- Photovoltaic panels providing renewable energy for communal areas

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal or better quality.

Security & Peace of Mind

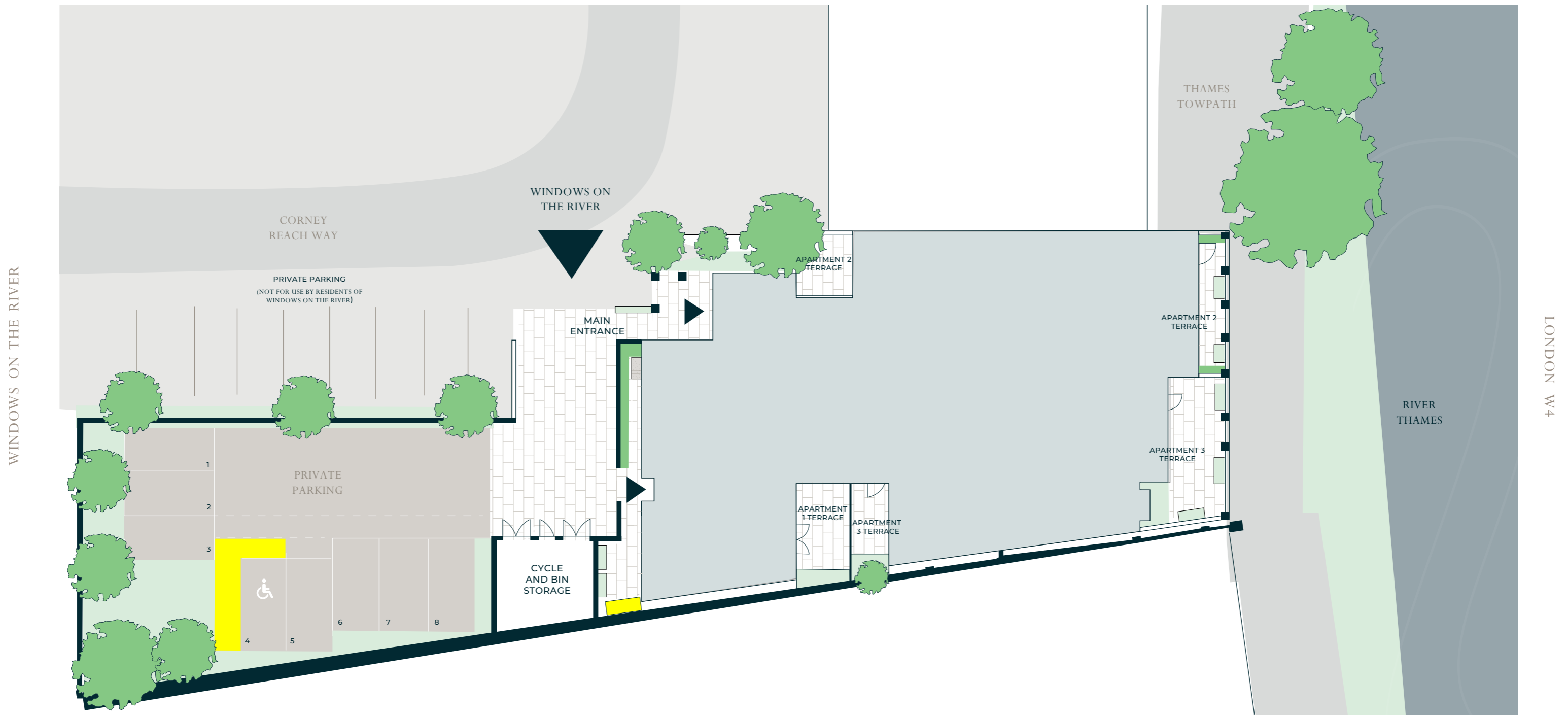
- Fob access to residential entrance
- Colour video door entry system provided for visitor access
- CCTV to external communal spaces
- The security and peace of mind of the 10 year new home warranty upon legal completion

FIND YOUR HOME

Each apartment boasts a contemporary and individually designed kitchen with careful attention paid to include a selection of integrated appliances including wine coolers and boiling taps.

All rooms have generous ceiling heights and spacious entrance hallways. The apartments have useful separate utility cupboards or rooms.

SITE MAP



APARTMENT 1

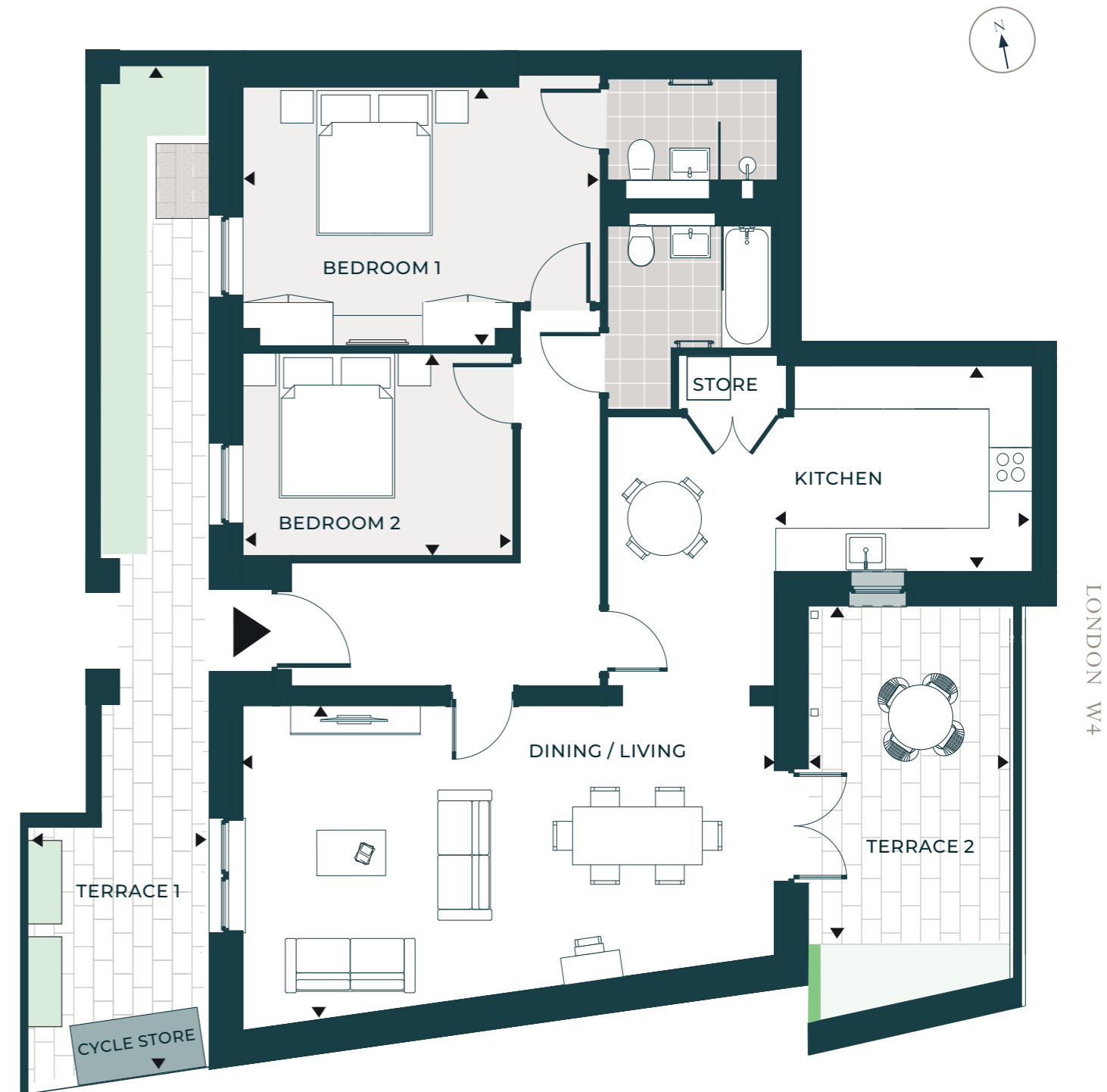
GROUND FLOOR
TWO BEDROOM

TOTAL AREA	131.68 sq m	1417 sq ft
TOTAL INTERNAL AREA	103.4 sq m	1113 sq ft
Dining / Living	4485mm x 7374mm	14' 9" x 24' 2"
Kitchen	2852mm x 3311mm	9' 4" x 10' 10"
Bedroom 1	3580mm x 4959mm	11' 9" x 16' 3"
Bedroom 2	2794mm x 3744mm	9' 2" x 12' 3"
TOTAL EXTERNAL AREA	28.28 sq m	304.4 sq ft
Terrace 1	11863mm x 1473mm	38' 11" x 4' 10"
Terrace 2	4536mm x 2797mm	13' 3" x 9' 2"

FLOORPLATE



Layouts and dimensions are for guidance only and are not to scale. All measurements given may vary within tolerance of 5%.



APARTMENT 2

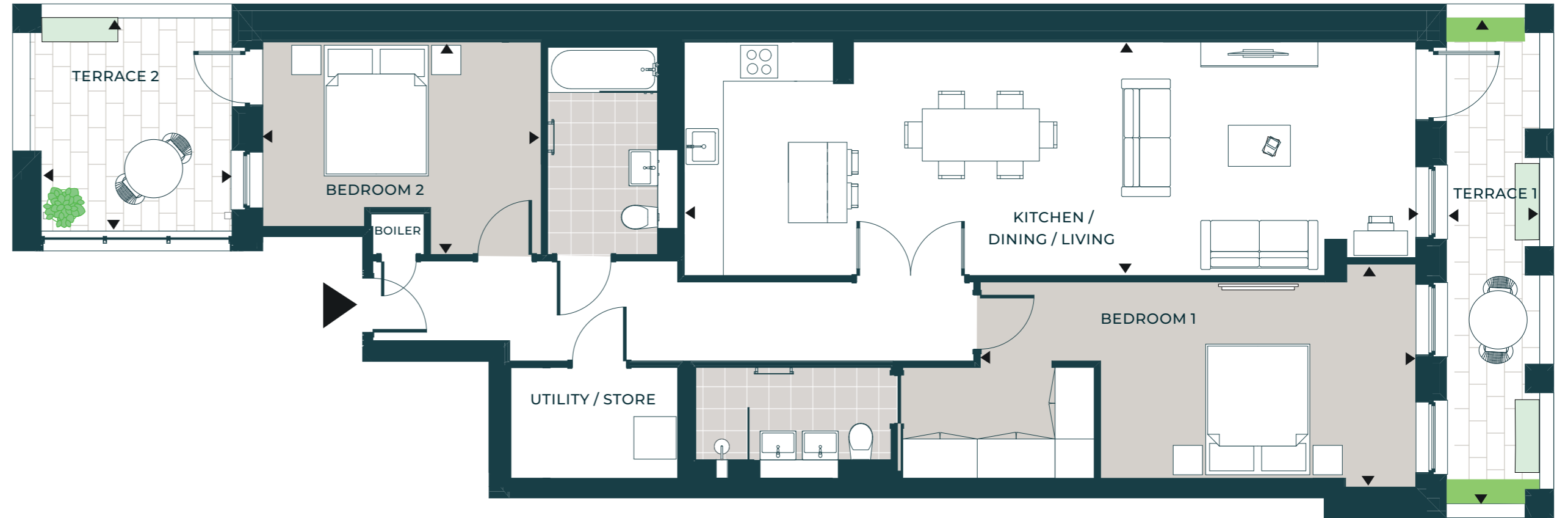
GROUND FLOOR
TWO BEDROOM

TOTAL AREA	127.7 sq m	1377.8 sq ft
TOTAL INTERNAL AREA	109 sq m	1177 sq ft
Kitchen / Dining Living	3573mm x 11244mm	11' 9" x 36' 11"
Bedroom 1	3411mm x 6694mm	11' 2" x 22' 0"
Bedroom 2	3252mm x 4279mm	10' 8" x 14' 0"
TOTAL EXTERNAL AREA	18.7 sq m	200.8 sq ft
Terrace 1	7435mm x 1435mm	24' 5" x 4' 8"
Terrace 2	3263mm x 2935mm	10' 8" x 9' 8"

FLOORPLATE



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APARTMENT 3

GROUND FLOOR

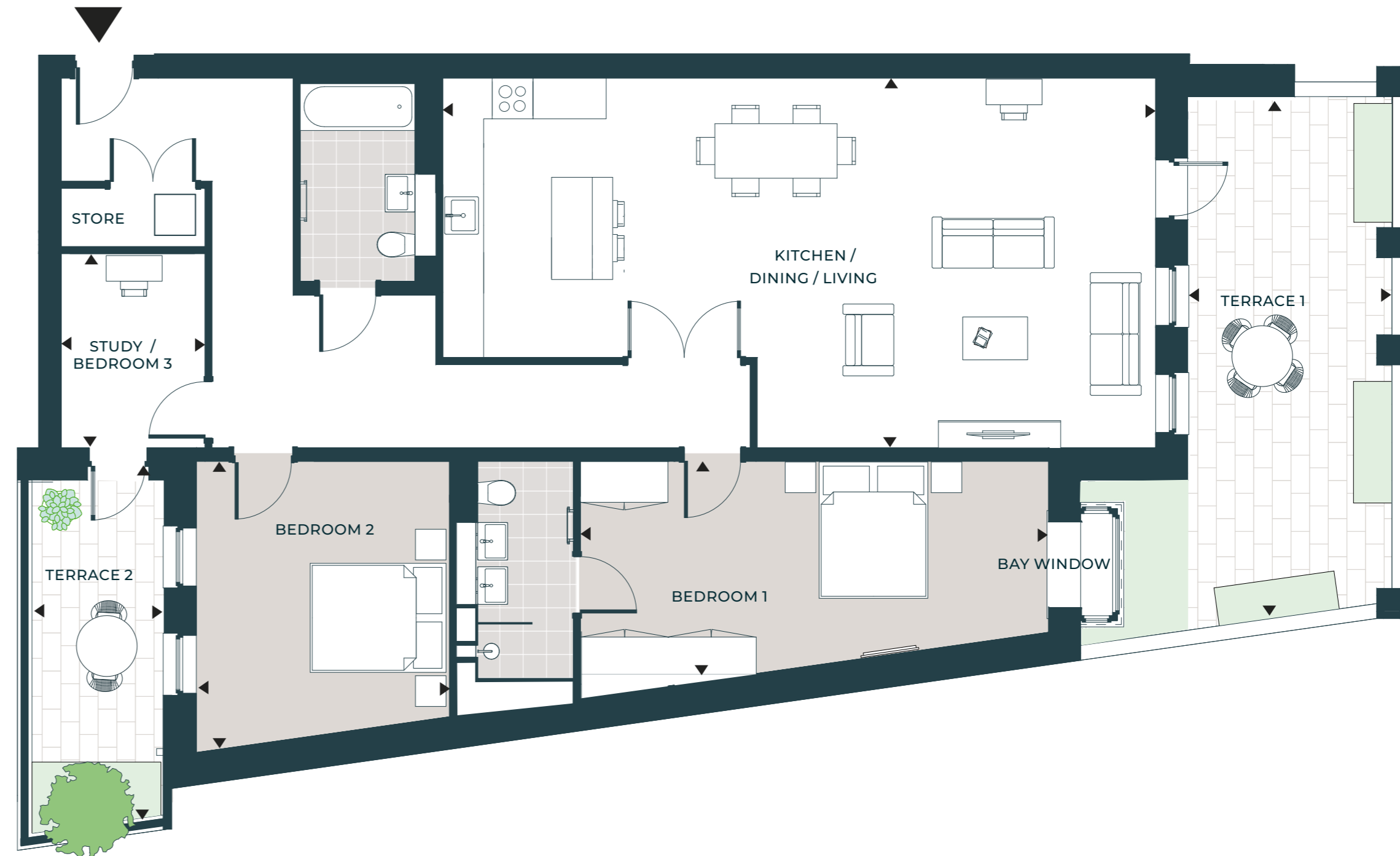
TWO BEDROOM WITH STUDY

TOTAL AREA	164.8 sq m	1774.6 sq ft
TOTAL INTERNAL AREA	134.2 sq m	1445 sq ft
Kitchen / Dining / Living	5429mm x 10494mm	17' 10" x 34' 5"
Bedroom 1	3480mm x 6894mm	11' 5" x 22' 7"
Bedroom 2	4275mm x 3729mm	14' 0" x 12' 3"
Study/Bedroom 3	2867mm x 2119mm	9' 5" x 6' 11"
TOTAL EXTERNAL AREA	30.6 sq m	329.6 sq ft
Terrace 1	5625mm x 2084mm	18' 5" x 6' 10"
Terrace 2	5310mm x 1948mm	17' 5" x 6' 5"

FLOORPLATE



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LONDON W4

APARTMENT 4

1ST AND 2ND FLOOR
THREE BEDROOM DUPLEX

TOTAL AREA	168.8 sq m	1817 sq ft
TOTAL INTERNAL AREA	153.9 sq m	1657 sq ft
Kitchen	3125mm x 2984mm	10' 3" x 9' 9"
Dining / Living	4314mm x 7414mm	14' 2" x 24' 4"
Bedroom 1	4719mm x 6437mm	15' 6" x 21' 1"
Bedroom 2	3845mm x 6437mm	12' 7" x 21' 1"
Bedroom 3	4009mm x 5344mm	13' 2" x 17' 6"
TOTAL EXTERNAL AREA	14.9 sq m	160 sq ft
Terrace	3010mm x 4110mm	9' 11" x 13' 6"
Balcony	960mm x 2593mm	3' 2" x 8' 6"

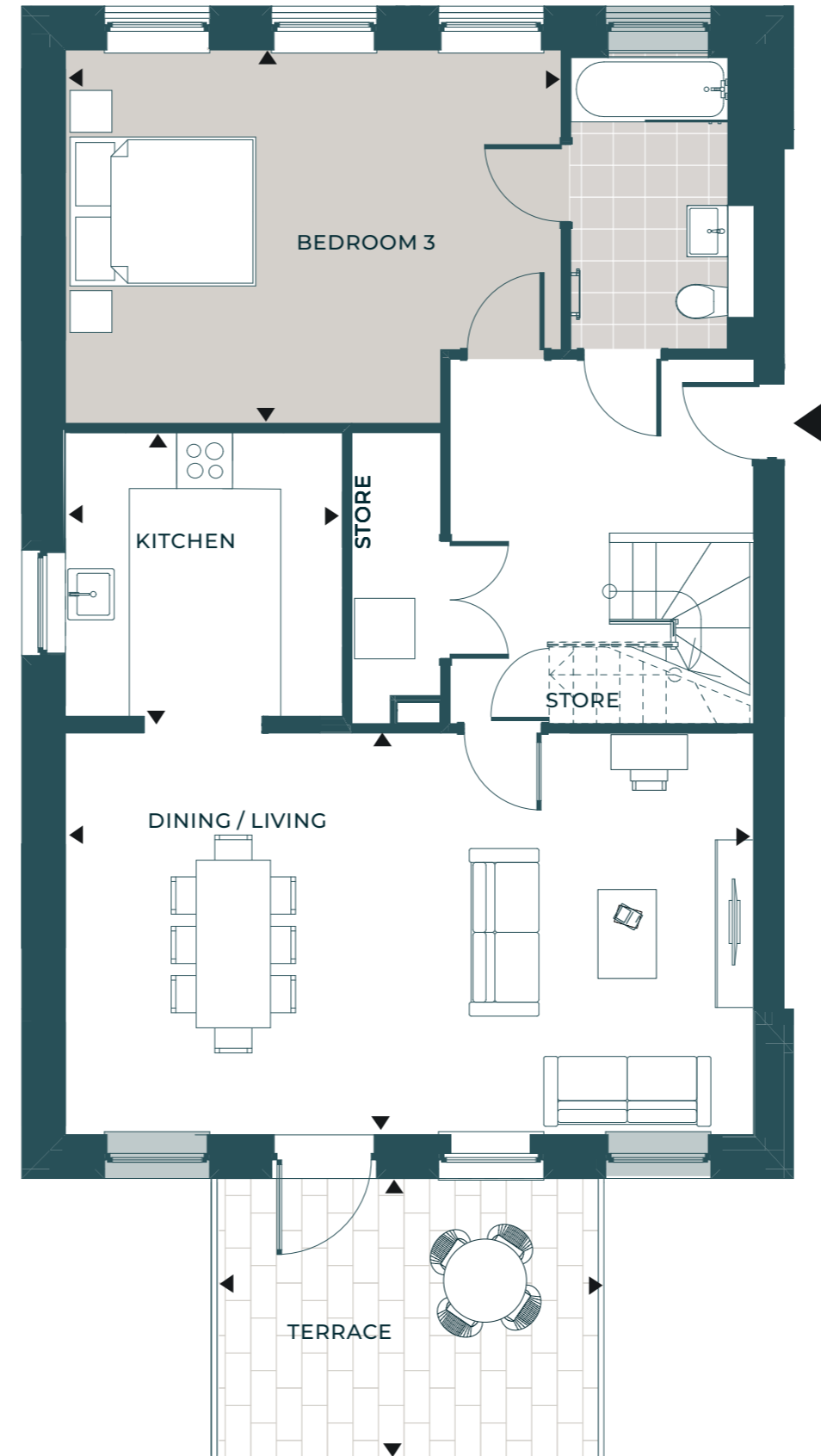
FLOORPLATE



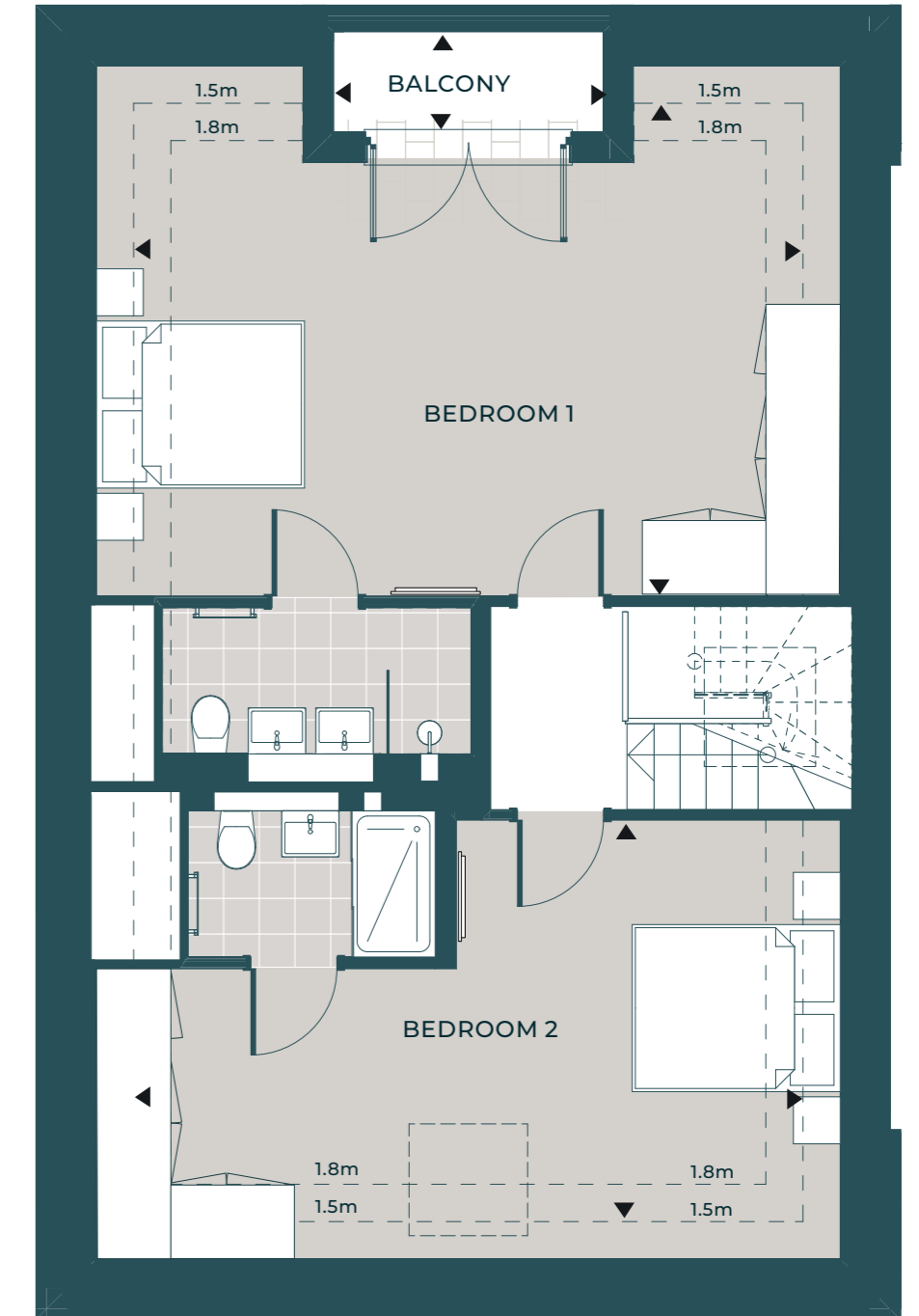
Obscured glazed window for privacy

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1ST FLOOR



2ND FLOOR



APARTMENT 5

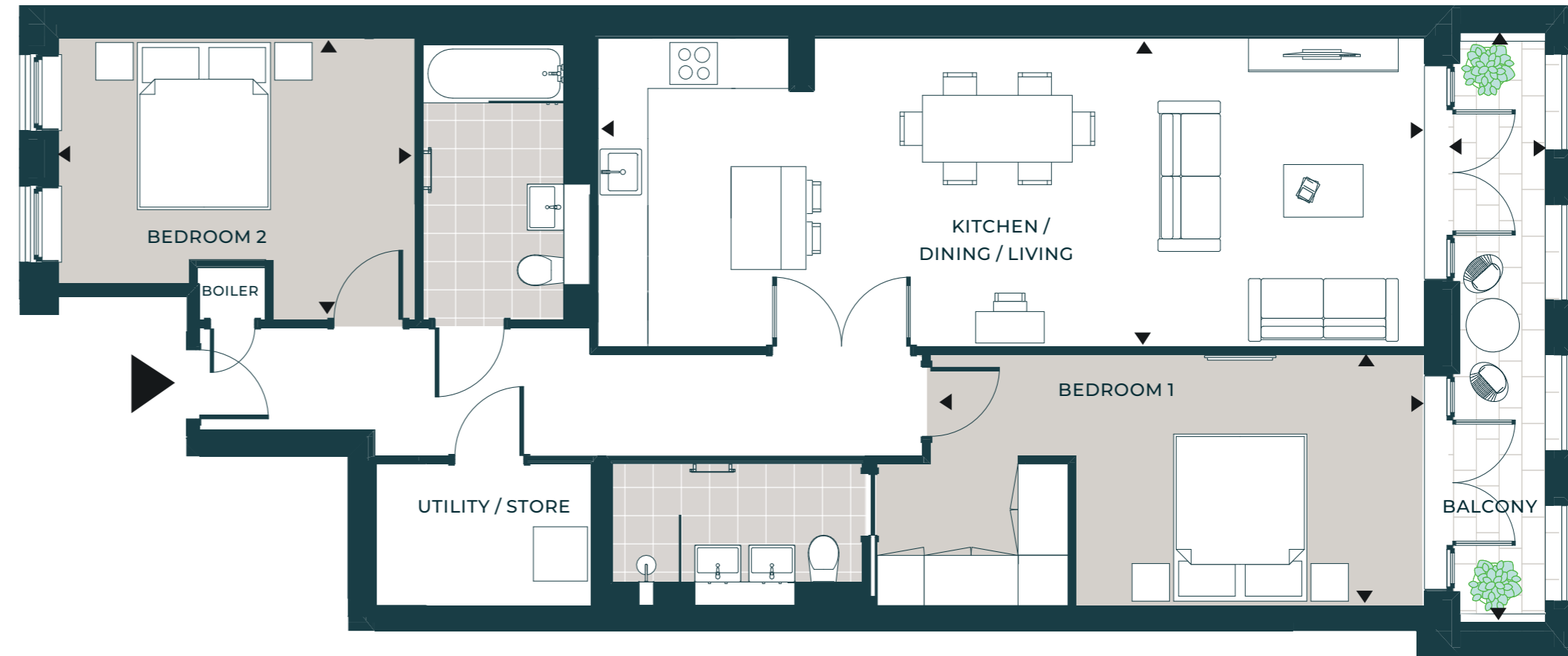
1ST FLOOR
TWO BEDROOM

TOTAL AREA	107.7 sq m	1159 sq ft
TOTAL INTERNAL AREA	100.5 sq m	1081 sq ft
Kitchen / Dining / Living	3686mm x 9934mm	12' 1" x 32' 7"
Bedroom 1	3003mm x 5934mm	9' 10" x 19' 6"
Bedroom 2	3364mm x 4279mm	11' 0" x 14' 0"
TOTAL EXTERNAL AREA	7.2 sq m	78 sq ft
Balcony	7055mm x 1023mm	23' 2" x 3' 4"

FLOORPLATE



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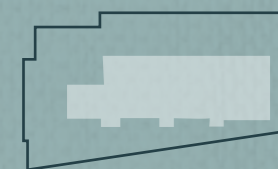
APARTMENT 6

1ST FLOOR
TWO BEDROOM

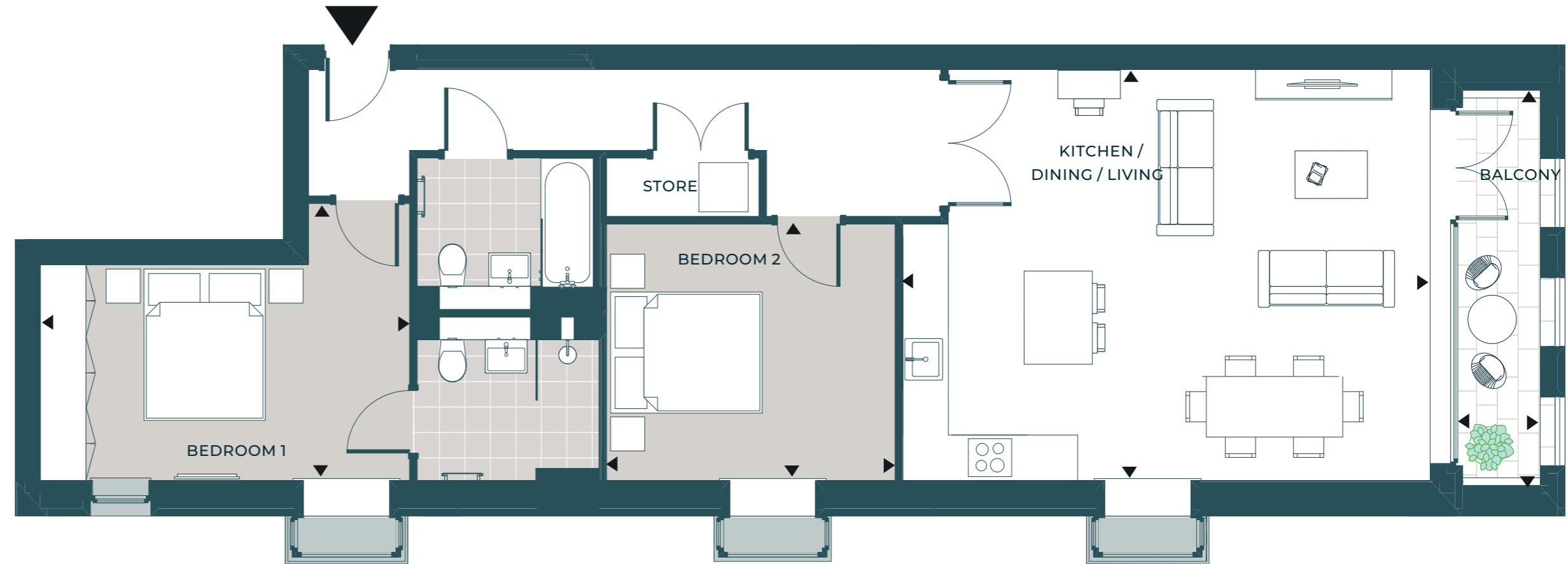
TOTAL AREA	96.4 sq m	1037 sq ft
TOTAL INTERNAL AREA	90.6 sq m	975 sq ft
Kitchen / Dining / Living	5429mm x 6959mm	17' 10" x 22' 10"
Bedroom 1	3659mm x 4874mm	12' 0" x 16' 0"
Bedroom 2	3389mm x 3809mm	11' 1" x 12' 6"
TOTAL EXTERNAL AREA	5.8 sq m	62 sq ft
Balcony	5192mm x 1023mm	17' 0" x 3' 4"

FLOORPLATE

 Obscured glazed window for privacy



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LONDON W4

APARTMENT 7

2ND AND 3RD FLOOR

PENTHOUSE WITH THREE BEDROOMS AND STUDY

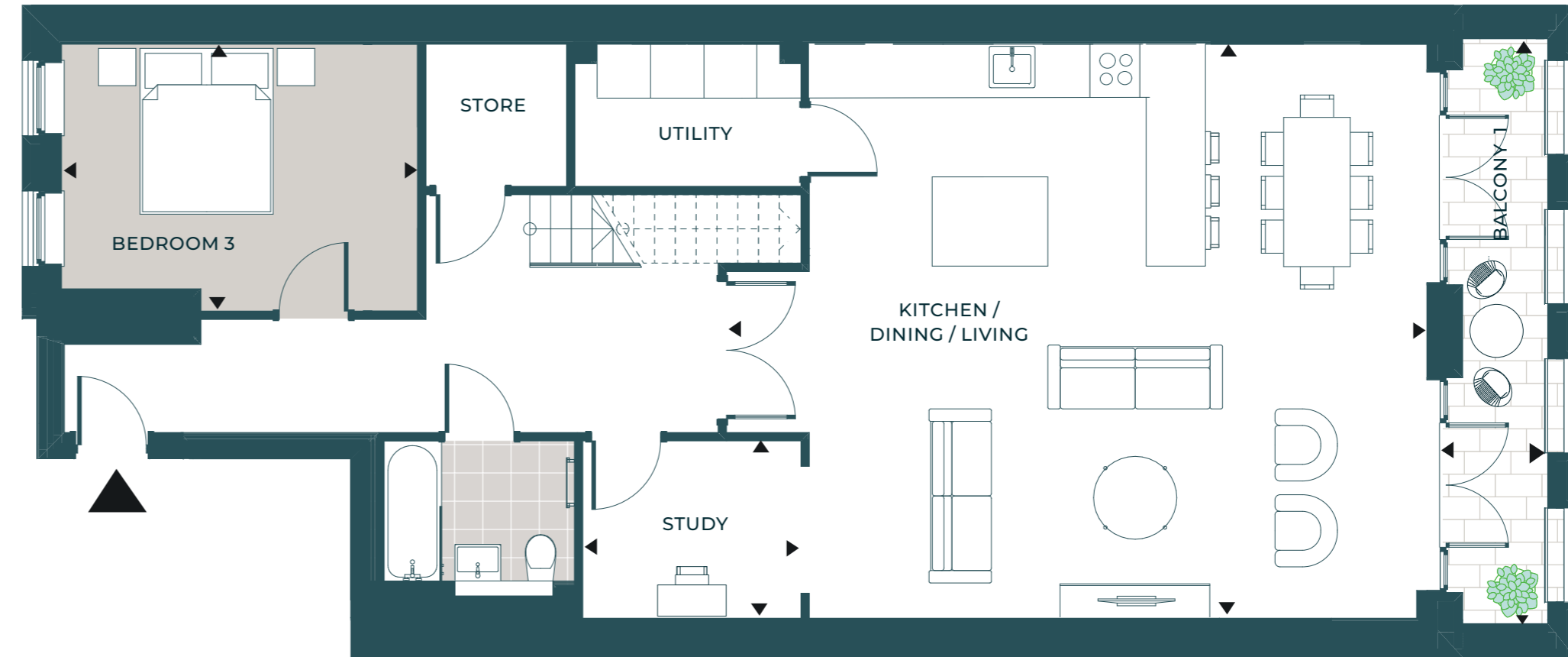
TOTAL AREA	184.2 sq m	1983 sq ft
TOTAL INTERNAL AREA	170.8 sq m	1839 sq ft
Kitchen / Dining / Living	6924mm x 8419mm	22' 9" x 27' 7"
Bedroom 1	4445mm x 4917mm	14' 7" x 16' 2"
Bedroom 2	4445mm x 4494mm	14' 7" x 14' 9"
Bedroom 3	4279mm x 3219mm	14' 0" x 10' 7"
Study	2622mm x 2139mm	8' 7" x 7' 0"
TOTAL EXTERNAL AREA	13.4 sq m	144 sq ft
Balcony 1	1023mm x 7055mm	3' 4" x 23' 2"
Balcony 2	1195mm x 2593mm	3' 11" x 8' 6"
Balcony 3	1195mm x 2593mm	3' 11" x 8' 6"

FLOORPLATE

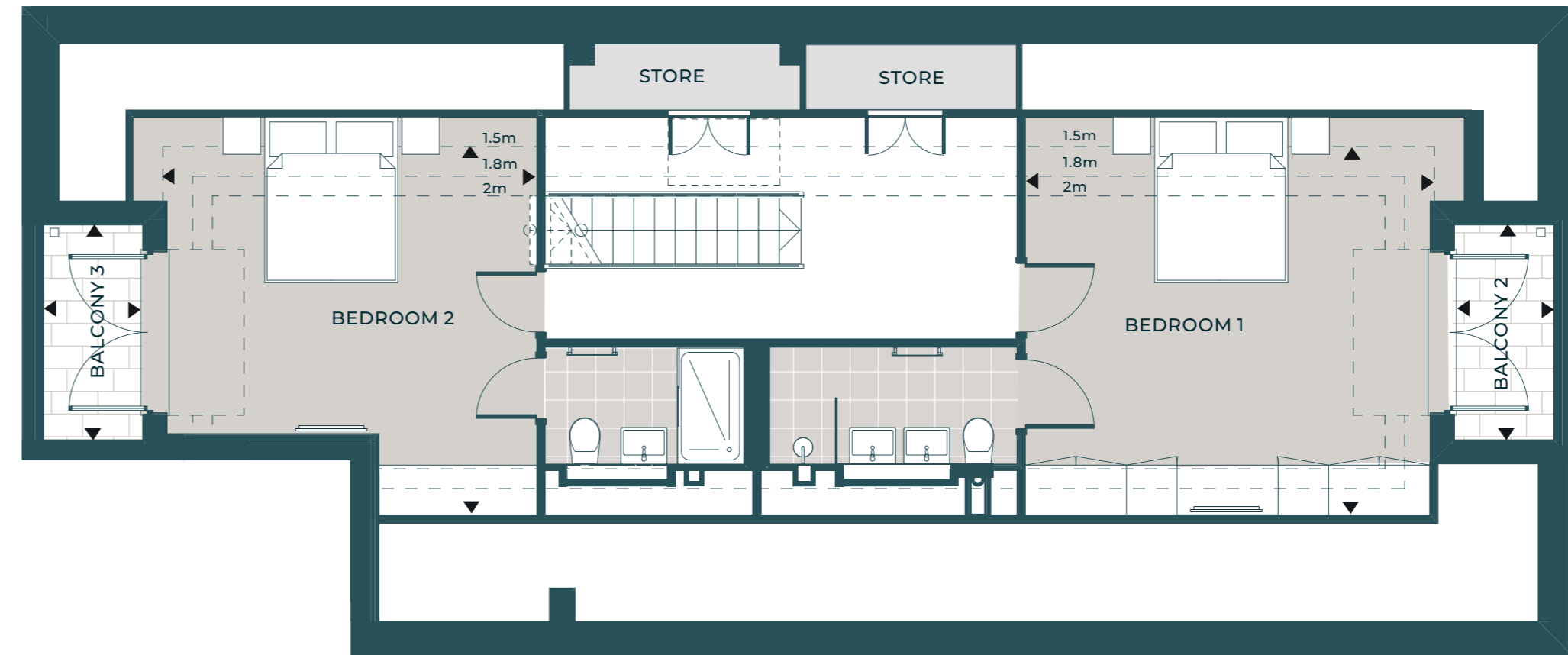


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2ND FLOOR



3RD FLOOR



Great design often appears effortless, but to deliver homes that are considered and innovative with an uncompromising attention to detail, requires dedication, drive and vision.

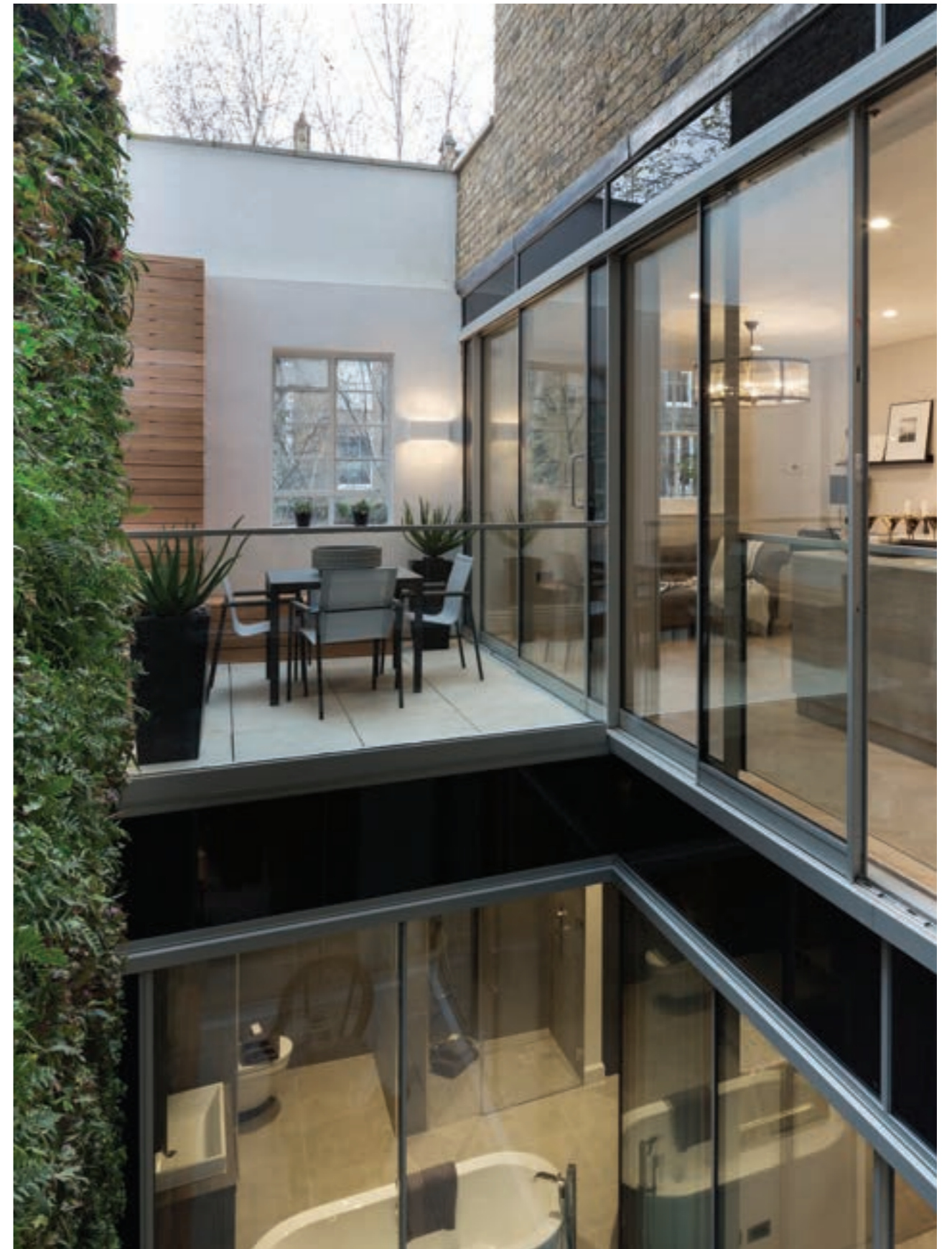
The areas in which Fruition Properties operates range from Notting Hill and Bayswater, Fulham and Hammersmith, to Finchley and Clapham. An intricate design approach is planned for every individual scheme, aiming to optimise space, light and usability throughout, while taking into account the history and character of both the site and the local area.

The company works alongside leading consultants, interior designers and product suppliers, meaning developments are meticulously thought out right from the very beginning. The properties it builds combine a creative, considered, intelligent design philosophy with exceptional attention to detail, and a commitment to both innovation and the environment.

The portfolio ranges from traditional-looking London townhouses with high specifications, to luxury new-build apartment blocks and sensitively restored heritage buildings that combine original period features with modern interior finishes.

In recent years, Fruition Properties has been recognised and commended for its achievements with several awards across the industry's most coveted ceremonies. Most recently winning Silver in the 2023 What House Awards in the Best Small Housebuilder category and previously the Evening Standard New Homes Awards 2017, the Whathouse? Awards 2016 and the SundayTimes British Homes Awards 2017, encompassing respective accolades for Best Family Home, Best House and Best Interior Design. In 2021, Fruition Properties was shortlisted in the Small Developer of the Year category in the RESI Awards.

Fruition Properties' partnered property management company manages all after-sales enquiries, this allows for a personal, seamless process and complete peace of mind.



A selection of our schemes across wider London.

- 1 / Bassett Road, W10
- 2 / Lancaster House, W11
- 3 / Colville Terrace, W11
- 4 / Elkstone Road, W10
- 5 / 94 Westbourne Park Villas, W2
- 6 / One Westbourne Gardens, W2
- 7 / The One, W2
- 8 / 22 Kensington Gardens Square, W2
- 9 / 27 Linden Gardens, W2
- 10 / The Hudson, HA6
- 11 / Lexington Apartments, HA3
- 12 / Clementine Court, HA3
- 13 / Elysium Court, EN5
- 14 / Vesta House, EN5
- 15 / Ledbury, NW4
- 16 / The Halley, N3
- 17 / Cornwall Works, N3
- 18 / Florian House, N11
- 19 / Lipton Court, N11
- 20 / The Observatory, N11
- 21 / Somerset Gardens, HA0
- 22 / Dorset Gardens, HA0
- 23 / Waterside Close, HA9
- 24 / Scrubs Lane, NW10
- 25 / Kilburn Lane, W10
- 26 / Merchant Terrace, W6
- 27 / Madison Apartments, SW6
- 28 / Upper Richmond Road, SW15
- 29 / Avery Walk, SW11
- 30 / 133 Vauxhall Street, SE11
- 31 / Crimscott Street, SE1
- 32 / Windows on the River, W4



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