Twickenham Gateway is the transformational re-development of Twickenham Station. A brand new station building in the centre of a public plaza hosting shops and a café at ground level with 1, 2 & 3 bedroom apartments above. A fitting new entrance into this world famous south-west London town.

A new destination by:

LIVE AT

TWICKENHAM’S NEW LANDMARK DESTINATION
Life in Twickenham is all about the outdoors. Of course, the River Thames is one of the main attractions. From rowing and kayaking on the river to cycling and running alongside it, there are plenty of ways to get active by the water.

There are fantastic parks, recreation grounds, sports facilities and gyms, such as Virgin & Nuffield very close by. As part of Twickenham Gateway, a new riverside footpath is being created as a link to nearby Moormead Park, where you can play football and tennis. It’s just a two minute walk. And if all that sounds far too energetic, you can watch others achieve sporting greatness at the world-famous Twickenham Stadium, the home of English rugby and host to other major events.
When you’re living in the heart of town, you’re ‘out’ as soon as you step through the front door. Twickenham Gateway is only a few minutes’ walk from Twickenham’s bars and restaurants and a short train ride to Richmond’s nearby night spots.

Shopping is a treat too, with small boutiques, delis and interiors stores lining pedestrianised Church Street. And if you enjoy eating out, you are catered for from dawn till dusk, with cafés serving breakfast, riverside pubs for a long lunch, tea rooms, restaurants and bars to carry on into the night. It’s the perfect setting for catching up with friends.

WHERE
THERE’S MORE TIME TO ENJOY LIFE
With Twickenham Station one minute from your front door, the daily commute to central London is a breeze. And there are lots of opportunities for days out at the weekend via Twickenham’s well-connected rail service. For a gentler pace, the charms of south-west London are easily explored on foot or by bike from Twickenham Gateway.

Each apartment is sold with the benefit of a Zipcar car club membership. Vehicles will be available to hire from the station car park, giving you maximum flexibility whether it’s for a trip to the supermarket or a last minute weekend away.

*When new riverside path is completed

Fastest travel times shown from Twickenham Gateway, TW1 1BD. Source: tfl.gov.uk and maps.google.co.uk
From first days at school to university degrees, Twickenham has excellent educational opportunities. Students can study close to home at St Mary’s University, just over a mile from Twickenham Gateway, or easily travel to the world-leading universities in central London. For younger minds, there are well-regarded schools and nurseries in the area, both private and state.
Future development phase: Bradshaw Gardens and the riverside walk to Moormead Park
Computer enhanced image. All rights reserved
Twickenham Gateway is a new way of living, combining spacious, well-designed apartments with the ultimate in convenience to give you more time to enjoy life.

Landscaping, green roofs and a new public plaza complement the contemporary buildings. There are cycle spaces for every apartment, and the development has its own shops, café and a Sainsbury’s Local; while the new riverside walkway features a children’s play space. Life at Twickenham Gateway brings everything together.
SPECIFICATION
Balancing all the essential ingredients for a modern way of life.

Kitchen
Contemporary designed Leicht German kitchens
Silestone worktops and 100mm upstand with glass splashback to hob
Integrated dishwasher and fridge freezer
Integrated electric oven, extractor hood and touch slider control induction hob
Integrated combination microwave oven
Integrated wine cooler
Brushed steel switch plates at worktop level
One and a half bowl stainless steel undermounted sink and chrome mixer tap
Under unit LED lighting
Freestanding washer dryer in services cupboard or within kitchen*

Bathroom & En Suite
Contemporary designed Porcelanosa bathrooms and en suites**
Large format ceramic tiling to walls and floors
Designer taps, fixed shower head and hand-held shower head with thermostatic mixer
Concealed dual-flush WC and cistern with soft close seat and cover
Worktop mounted basin
Glass shower screens to baths
Chrome heated towel rail
Illuminated demister mirror cabinet to bathrooms and en suites** with shaver socket
Extractor ventilation fitted to all bathrooms and en suites**

Ironmongery
Satin finish lever handles

Electrics, Lighting & Heating
White LED downlighters throughout
TV aerial points to living and bedrooms
Fibre optic broadband to the apartment
Wiring for Sky in living and master bedroom†
Energy efficient communal heating system
Hot water tank and radiators within apartments
Main powered smoke detectors
Mechanical ventilation with heat recovery system
Brushed steel light fitting to balcony

Joinery
White finished internal doors
Wenge timber front doors with multipoint lock and spyhole
White painted skirtings and architraves
Mirrored wardrobes to all bedrooms***

Security
Key fob accessed entrance lobby
CCTV to entrance lobby
Secure bicycle storage
Smart video entry system
External lighting to entrance

Floor & Wall Finishes
Engineered timber flooring to living/dining/kitchen and hallway
Fitted carpet to bedrooms
Matt emulsion paint finish to walls and ceilings

External Features
Double glazed windows with aluminium frames
Brushed steel and glass balcony balustrades
Decking to balconies and paving to terraces
Privacy screens to selected apartments

Communal Areas
Lifts and stairs to all floors
Fitted carpet to communal hallways and lift lobbies
Apartment post boxes in entrance lobby
White emulsion to walls and ceilings
White painted skirtings and architraves

Building Standards
NHBC 10 Year Buildmark Warranty

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* Location dependent on apartment design
** En suites to selected apartments.
*** No wardrobe to bedroom 2 in plot 35
† Buyer subscription required
§ Specification liable to variation and forms no part of any contract
PUTTING YOU AND YOUR NEW HOME FIRST

It’s no secret that while buying a new home is incredibly exciting, it is also the biggest financial commitment you are likely to make. That is why we will go the extra mile to make the experience as positive for you as we possibly can.

No detail is too small to run by our friendly team of experts, who will use creativity, know-how, years of experience, and great teamwork to deliver the right solution for you.

STEP 1 BUYING YOUR HOME

As your initial point of contact, your sales consultant will guide you through the purchase of your new home and provide information to make the process straightforward. Following exchange of contracts the sales team will introduce you to your customer care manager, whose job it is to support you through the final steps to legal completion and moving into your home.

STEP 2 MOVING IN TO YOUR HOME

Prior to your moving in day, your customer care manager will be in touch to arrange a home demonstration and to set up your digital home user guide. This is important as it will give you all the information you need to get the most out of your new home.

STEP 3 SETTLING IN

Upon legal completion you’ll be able to settle into your new home safe in the knowledge that it is covered by a 10 year NHBC Buildmark Warranty and our customer service team will be in touch 7 days and 9 months after you complete to confirm that you’re happy with your home. You can find out more about the 10 year Buildmark Warranty at nhbc.co.uk

OVERBRIDGE HOUSE

Located adjacent to London Road and close to the new riverside walkway, Overbridge House contains 39 private apartments, with a mix of 1, 2 & 3 bedrooms. Many of the apartments overlook the new station plaza which hosts a Sainsbury’s Local for maximum convenience. All of the apartments benefit from private balconies or terraces.
### Apartment 1
1 bedroom apartment

**Total Internal Area** 646.7 sq ft  60.1 sq m

- Living/Dining: 17’ 1” x 16’ 2”  5195mm x 4926mm
- Kitchen: 10’ 3” x 7’ 3”  3126mm x 2200mm
- Bedroom: 18’ 5” x 11’ 8”  5623mm x 3560mm
- Terrace: 117.2 sq ft  10.9 sq m

**Key**
- WD Washer Dryer
- W Fitted Wardrobe
- HEC Heating and Electrical Components
- C Cupboard

---

### Apartment 2
1 bedroom apartment

**Total Internal Area** 527.2 sq ft  49 sq m

- Living/Dining: 15’ 8” x 12’ 6”  4784mm x 3812mm
- Kitchen: 7’ 2” x 6’ 5”  2186mm x 1950mm
- Bedroom: 11’ 3” x 10’ 11”  3418mm x 3325mm
- Terrace: 203.3 sq ft  18.9 sq m

**Key**
- WD Washer Dryer
- W Fitted Wardrobe
- HEC Heating and Electrical Components
- C Cupboard
### Apartment 3
2 bedroom apartment

<table>
<thead>
<tr>
<th>Floor</th>
<th>Apt No</th>
</tr>
</thead>
<tbody>
<tr>
<td>G</td>
<td>3</td>
</tr>
</tbody>
</table>

- **Total Internal Area**: 725.2 sq ft (67.4 sq m)
- **Living/Dining**: 15’ 3” x 11’ 4” (4645mm x 3465mm)
- **Kitchen**: 10’ 8” x 7’ 3” (3254mm x 2200mm)
- **Master Bedroom**: 11’ 6” x 10’ 0” (3512mm x 3045mm)
- **Bedroom 2**: 11’ 6” x 9’ 6” (3495mm x 2897mm)
- **Terrace**: 356.9 sq ft (33.2 sq m)

#### Floorplans

**Key**
- WD: Washer Dryer
- F: Fitted Wardrobe
- C: Cupboard
- HEC: Heating and Electrical Components

**Note:** Floorplans not to scale. The room sizes shown are taken from the dimension arrows on the floorplans which represent the maximum dimensions, a tolerance of +/- 5% is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the sales consultant. These floor plans are a guide only and may be subject to change, and measurements are given as Gross Internal Area (GIA).

### Apartment 4
2 bedroom apartment

<table>
<thead>
<tr>
<th>Floor</th>
<th>Apt No</th>
</tr>
</thead>
<tbody>
<tr>
<td>G</td>
<td>4</td>
</tr>
</tbody>
</table>

- **Total Internal Area**: 767.2 sq ft (71.3 sq m)
- **Living/Dining**: 15’ 9” x 11’ 1” (4810mm x 3386mm)
- **Kitchen**: 14’ 10” x 7’ 3” (4516mm x 2200mm)
- **Master Bedroom**: 13’ 3” x 9’ 2” (4045mm x 2787mm)
- **Bedroom 2**: 11’ 4” x 9’ 0” (3445mm x 2752mm)
- **Terrace**: 190.7 sq ft (17.7 sq m)

#### Floorplans

**Key**
- WD: Washer Dryer
- F: Fitted Wardrobe
- C: Cupboard
- HEC: Heating and Electrical Components

**Note:** Floorplans not to scale. The room sizes shown are taken from the dimension arrows on the floorplans which represent the maximum dimensions, a tolerance of +/- 5% is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the sales consultant. These floor plans are a guide only and may be subject to change, and measurements are given as Gross Internal Area (GIA).
Apartment 5
2 bedroom apartment

Floor | Apt No
--- | ---
1 | 5

Total Internal Area | 767.6 sq ft | 71.3 sq m
Living/Dining | 16' 3" x 13' 10" | 4992mm x 4220mm
Kitchen | 8' 2" x 7' 11" | 2489mm x 2425mm
Master Bedroom | 11' 11" x 10' 1" | 3632mm x 3085mm
Bedroom 2 | 11' 0" x 9' 11" | 3342mm x 3025mm
Balcony | 46.4 sq ft | 4.3 sq m

Key
WD  Washer Dryer
W  Fitted Wardrobe
HEC  Heating and Electrical Components
C  Cupboard

Floorplans not to scale. The room sizes shown are taken from the dimension arrows on the floorplans which represent the maximum dimensions, a tolerance of +/- 5% is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the sales consultant. These floor plans are a guide only and may be subject to change. Area measurements are given as Gross Internal Area (GIA).

Apartment 6, 16 & 24
1 bedroom apartment

Floor | Apt No
--- | ---
1 | 6
2 | 16
3 | 24

Total Internal Area | 545.5 sq ft | 50.7 sq m
Living/Dining | 17' 0" x 11' 9" | 5181mm x 3585mm
Kitchen | 11' 1" x 6' 8" | 3380mm x 2027mm
Bedroom 1 | 16' 5" x 9' 1" | 5005mm x 2769mm
Balcony | 65.6 sq ft | 6.1 sq m

Key
WD  Washer Dryer
W  Fitted Wardrobe
HEC  Heating and Electrical Components
C  Cupboard

Floorplans not to scale. The room sizes shown are taken from the dimension arrows on the floorplans which represent the maximum dimensions, a tolerance of +/- 5% is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the sales consultant. These floor plans are a guide only and may be subject to change. Area measurements are given as Gross Internal Area (GIA).
### Apartment 7
2 bedroom apartment

<table>
<thead>
<tr>
<th>Total Internal Area</th>
<th>770.4 sq ft</th>
<th>71.6 sq m</th>
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</thead>
<tbody>
<tr>
<td>Living/Dining</td>
<td>15’ 8” x 11’ 2”</td>
<td>4768mm x 3415mm</td>
</tr>
<tr>
<td>Kitchen</td>
<td>9’ 5” x 7’ 4”</td>
<td>2865mm x 2242mm</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>12’ 6” x 10’ 2”</td>
<td>3800mm x 3090mm</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>15’ 9” x 9’ 0”</td>
<td>4810mm x 2750mm</td>
</tr>
<tr>
<td>Balcony 1</td>
<td>80.8 sq ft</td>
<td>7.5 sq m</td>
</tr>
<tr>
<td>Balcony 2</td>
<td>41.7 sq ft</td>
<td>3.9 sq m</td>
</tr>
</tbody>
</table>

#### Floorplans

Room sizes shown are taken from the dimension arrows on the floorplans which represent the maximum dimensions, a tolerance of +/- 5% is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the sales consultant. These floor plans are a guide only and may be subject to change. Area measurements are given as Gross Internal Area (GIA).

### Apartments 8, 18, 26 & 33
2 bedroom apartment

<table>
<thead>
<tr>
<th>Total Internal Area</th>
<th>754.5 sq ft</th>
<th>70.1 sq m</th>
</tr>
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<tbody>
<tr>
<td>Living/Dining</td>
<td>23’ 3” x 15’ 5”</td>
<td>7094mm x 4690mm</td>
</tr>
<tr>
<td>Kitchen</td>
<td>12’ 5” x 6’ 5”</td>
<td>3782mm x 1965mm</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>15’ 3” x 11’ 3”</td>
<td>4655mm x 3431mm</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>11’ 1” x 9’ 2”</td>
<td>3385mm x 2786mm</td>
</tr>
<tr>
<td>Balcony 1</td>
<td>29.1 sq ft</td>
<td>2.7 sq m</td>
</tr>
<tr>
<td>Balcony 2</td>
<td>73.5 sq ft</td>
<td>6.8 sq m</td>
</tr>
</tbody>
</table>

#### Floorplans

Room sizes shown are taken from the dimension arrows on the floorplans which represent the maximum dimensions, a tolerance of +/- 5% is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the sales consultant. These floor plans are a guide only and may be subject to change. Area measurements are given as Gross Internal Area (GIA).
Apartment 10  
2 bedroom apartment

Total Internal Area  702.6 sq ft  65.3 sq m
Living/Dining  13’ 3” x 11’ 11”  4050mm x 3635mm
Kitchen  8’ 5” x 7’ 9”  2575mm x 2207mm
Master Bedroom  11’ 10” x 10’ 2”  3600mm x 3090mm
Bedroom 2  16’ 5” x 9’ 0”  5005mm x 2750mm
Balcony 1  64.2 sq ft  6.0 sq m
Balcony 2  41.7 sq ft  3.9 sq m

Key
WD  Washer Dryer
W  Fitted Wardrobe
HEC  Heating and Electrical Components
C  Cupboard

Floorplans not to scale. The room sizes shown are taken from the dimension arrows on the floorplans which represent the maximum dimensions, a tolerance of +/- 5% is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the sales consultant. These floor plans are a guide only and may be subject to change. Area measurements are given as Gross Internal Area (GIA).
**Apartment 11**
1 bedroom apartment

<table>
<thead>
<tr>
<th>Floor</th>
<th>Apartment 11</th>
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<tbody>
<tr>
<td>Apt No</td>
<td>11</td>
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</table>

<table>
<thead>
<tr>
<th>Total Internal Area</th>
<th>529.4 sq ft</th>
<th>49.2 sq m</th>
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</thead>
<tbody>
<tr>
<td>Living/Dining</td>
<td>12' 11&quot; x 12' 10&quot;</td>
<td>3943mm x 3905mm</td>
</tr>
<tr>
<td>Kitchen</td>
<td>9' 9&quot; x 6' 8&quot;</td>
<td>2982mm x 2035mm</td>
</tr>
<tr>
<td>Bedroom</td>
<td>13' 0&quot; x 7' 8&quot;</td>
<td>3975mm x 2325mm</td>
</tr>
<tr>
<td>Balcony</td>
<td>68.8 sq ft</td>
<td>6.4 sq m</td>
</tr>
</tbody>
</table>

**Key**
- WD: Washer Dryer
- W: Fitted Wardrobe
- HEC: Heating and Electrical Components
- C: Cupboard

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**Apartment 12**
2 bedroom apartment

<table>
<thead>
<tr>
<th>Floor</th>
<th>Apartment 12</th>
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<tbody>
<tr>
<td>Apt No</td>
<td>12</td>
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</table>

<table>
<thead>
<tr>
<th>Total Internal Area</th>
<th>868.3 sq ft</th>
<th>80.7 sq m</th>
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<tbody>
<tr>
<td>Living/Dining</td>
<td>17' 3&quot; x 15' 4&quot;</td>
<td>5251mm x 4668mm</td>
</tr>
<tr>
<td>Kitchen</td>
<td>13' 10&quot; x 7' 3&quot;</td>
<td>4025mm x 2207mm</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>15' 1&quot; x 10' 7&quot;</td>
<td>4605mm x 3235mm</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>11' 5&quot; x 10' 3&quot;</td>
<td>3485mm x 3114mm</td>
</tr>
<tr>
<td>Balcony</td>
<td>117.1 sq ft</td>
<td>10.9 sq m</td>
</tr>
</tbody>
</table>

**Key**
- WD: Washer Dryer
- W: Fitted Wardrobe
- HEC: Heating and Electrical Components
- C: Cupboard

---

Floorplans not to scale. The room sizes shown are taken from the dimension arrows on the floorplans which represent the maximum dimensions, a tolerance of +/- 5% is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the sales consultant. These floor plans are a guide only and may be subject to change. Area measurements are given as Gross Internal Area (GIA).
### Apartment 13
1 bedroom apartment

<table>
<thead>
<tr>
<th>Total Internal Area</th>
<th>653.1 sq ft</th>
<th>60.7 sq m</th>
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</thead>
<tbody>
<tr>
<td>Living/Dining</td>
<td>17’ 1” x 16’ 2”</td>
<td>5195mm x 4926mm</td>
</tr>
<tr>
<td>Kitchen</td>
<td>10’ 3” x 7’ 5”</td>
<td>3126mm x 2270mm</td>
</tr>
<tr>
<td>Bedroom</td>
<td>18’ 0” x 11’ 2”</td>
<td>5482mm x 3415mm</td>
</tr>
<tr>
<td>Balcony</td>
<td>56.6 sq ft</td>
<td>5.3 sq m</td>
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</table>

### Apartment 14
3 bedroom apartment

<table>
<thead>
<tr>
<th>Total Internal Area</th>
<th>967.3 sq ft</th>
<th>89.9 sq m</th>
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<tr>
<td>Living/Dining</td>
<td>15’ 9” x 15’ 1”</td>
<td>4810mm x 4594mm</td>
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<tr>
<td>Kitchen</td>
<td>12’ 3” x 10’ 4”</td>
<td>3735mm x 3155mm</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>9’ 2” x 9’ 2”</td>
<td>2785mm x 2785mm</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>11’ 7” x 10’ 3”</td>
<td>3535mm x 3123mm</td>
</tr>
<tr>
<td>Bedroom 3</td>
<td>11’ 7” x 10’ 0”</td>
<td>3535mm x 3057mm</td>
</tr>
<tr>
<td>Balcony</td>
<td>52.0 sq ft</td>
<td>4.8 sq m</td>
</tr>
</tbody>
</table>

**Key**
- WD Washer Dryer
- W Fitted Wardrobe
- C Cupboard
- HEC Heating and Electrical Components

Floorplans not to scale. The room sizes shown are taken from the dimension arrows on the floorplans which represent the maximum dimensions, a tolerance of +/- 5% is allowed. External finishes on certain designs, finishes, window products and finishes may vary, subject to change. Please check with the sales consultant. These floor plans are a guide only and may be subject to change. Area measurements are given as Gross Internal Area (GIA).
Apartments 15, 23, 31 & 36
2 bedroom apartment

Apartments 17 & 25
2 bedroom apartment
Apartments 19 & 27
2 bedroom apartment

Floorplans not to scale. The room sizes shown are taken from the dimension arrows on the floorplans which represent the maximum dimensions, a tolerance of +/- 5% is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the sales consultant. These floor plans are a guide only and may be subject to change. Area measurements are given as Gross Internal Area (GIA).

Key
WD Washer Dryer
W Fitted Wardrobe
HEC Heating and Electrical Components
C Cupboard

<table>
<thead>
<tr>
<th>Total Internal Area</th>
<th>831.7 sq ft</th>
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<tbody>
<tr>
<td>Living/Dining</td>
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<td>4703mm x 4593mm</td>
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<tr>
<td>Kitchen</td>
<td>13’ 10” x 7’ 3”</td>
<td>4225mm x 2207mm</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>15’ 2” x 10’ 7”</td>
<td>4630mm x 3234mm</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>10’ 4” x 8’ 4”</td>
<td>3152mm x 2545mm</td>
</tr>
<tr>
<td>Balcony</td>
<td>110.9 sq ft</td>
<td>10.3 sq m</td>
</tr>
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</table>

Apartment 20
2 bedroom apartment

Floorplans not to scale. The room sizes shown are taken from the dimension arrows on the floorplans which represent the maximum dimensions, a tolerance of +/- 5% is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the sales consultant. These floor plans are a guide only and may be subject to change. Area measurements are given as Gross Internal Area (GIA).

Key
WD Washer Dryer
W Fitted Wardrobe
HEC Heating and Electrical Components
C Cupboard

<table>
<thead>
<tr>
<th>Total Internal Area</th>
<th>702.6 sq ft</th>
<th>65.3 sq m</th>
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<tbody>
<tr>
<td>Living/Dining</td>
<td>12’ 9” x 11’ 1”</td>
<td>3885mm x 3635mm</td>
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<tr>
<td>Kitchen</td>
<td>8’ 5” x 7’ 9”</td>
<td>2575mm x 2370mm</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>11’ 10” x 10’ 2”</td>
<td>3600mm x 3090mm</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>16’ 5” x 9’ 0”</td>
<td>5005mm x 2750mm</td>
</tr>
<tr>
<td>Balcony 1</td>
<td>64.2 sq ft</td>
<td>6.0 sq m</td>
</tr>
<tr>
<td>Balcony 2</td>
<td>41.7 sq ft</td>
<td>3.9 sq m</td>
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</table>
Apartment 21
1 bedroom apartment

<table>
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<tr>
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<tbody>
<tr>
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</tbody>
</table>

Total Internal Area 652.1 sq ft  60.6 sq m
Living/Dining 17' 11" x 17' 1"  5470mm x 5198mm
Kitchen 15’ 1” x 6’ 1”  4605mm x 1832mm
Bedroom 15’ 1” x 10’ 10”  4605mm x 3295mm
Balcony 117.1 sq ft  10.9 sq m

Key
WD Washer Dryer
W Fitted Wardrobe
C Cupboard

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Apartment 22
2 bedroom apartment

<table>
<thead>
<tr>
<th>Floor</th>
<th>Apt No</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>22</td>
</tr>
</tbody>
</table>

Total Internal Area 871.6 sq ft  81.0 sq m
Living/Dining 23’ 5” x 18’ 0”  7145mm x 5490mm
Kitchen 11’ 10” x 6’ 0”  3616mm x 1838mm
Master Bedroom 13’ 1” x 10’ 4”  3988mm x 3153mm
Bedroom 2 15’ 3” x 11’ 3”  4651mm x 3428mm
Terrace 687.2 sq ft  63.9 sq m

Key
WD Washer Dryer
W Fitted Wardrobe
C Cupboard

Floorplans not to scale. The room sizes shown are taken from the dimension arrows on the floorplans which represent the maximum dimensions, a tolerance of +/- 5% is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the sales consultant. These floor plans are a guide only and may be subject to change. Area measurements are given as Gross Internal Area (GIA).
Apartment 28
2 bedroom apartment

Total Internal Area 702.6 sq ft  65.3 sq m
Living/Dining 12’ 9” x 11’ 11”  3885mm x 3635mm
Kitchen 8’ 5” x 7’ 9”  2575mm x 2370mm
Master Bedroom 11’ 10” x 10’ 2”  3600mm x 3090mm
Bedroom 2 9’ 9” x 9’ 0”  2980mm x 2750mm
Balcony 1 64.2 sq ft  6.0 sq m
Balcony 2 41.7 sq ft  3.9 sq m

Key
WD  Washer Dryer
W  Fitted Wardrobe
HEC  Heating and Electrical Components
C  Cupboard

Apartment 29
1 bedroom apartment

Total Internal Area 652.1 sq ft  60.6 sq m
Living/Dining 17’ 11” x 17’ 3”  5470mm x 5250mm
Kitchen 15’ 3” x 5’ 11”  4650mm x 1799mm
Bedroom 15’ 1” x 10’ 10”  4605mm x 3295mm
Balcony 117.1 sq ft  10.9 sq m

Key
WD  Washer Dryer
W  Fitted Wardrobe
HEC  Heating and Electrical Components
C  Cupboard

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Apartment 30
2 bedroom apartment

Floor: 3
Apt No: 30

Total Internal Area: 871.6 sq ft, 81.0 sq m
Living/Dining: 23’ 5” x 18’ 2” = 7145mm x 5530mm
Kitchen: 11’ 10” x 5’ 11” = 3616mm x 1800mm
Master Bedroom: 14’ 4” x 11’ 3” = 4372mm x 3428mm
Bedroom 2: 13’ 1” x 10’ 4” = 3983mm x 3153mm
Balcony: 47.5 sq ft, 4.4 sq m

Key
WD Washer Dryer
W Fitted Wardrobe
HEC Heating and Electrical Components
C Cupboard

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Apartment 32
3 bedroom apartment

Floor: 4
Apt No: 32

Total Internal Area: 1039.4 sq ft, 96.6 sq m
Living/Dining: 22’ 5” x 21’ 2” = 6845mm x 6444mm
Kitchen: 11’ 5” x 6’ 6” = 3470mm x 1980mm
Master Bedroom: 13’ 4” x 10’ 7” = 4072mm x 3230mm
Bedroom 2: 11’ 8” x 9’ 0” = 3555mm x 2755mm
Bedroom 3: 9’ 7” x 7’ 9” = 2923mm x 2355mm
Terrace: 218.0 sq ft, 20.3 sq m

Key
WD Washer Dryer
W Fitted Wardrobe
HEC Heating and Electrical Components
C Cupboard

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Floorplans not to scale. The room sizes shown are taken from the dimension arrows on the floorplans which represent the maximum dimensions, a tolerance of +/- 5% is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the sales consultant. These floor plans are a guide only and may be subject to change. Area measurements are given as Gross Internal Area (GIA).

**Apartment 34**

- **2 bedroom apartment**
- **Floor**: 4
- **Apt No**: 34

- **Total Internal Area**: 732.8 sq ft (66.1 sq m)
- **Living/Dining**: 17’ 5” x 16’ 0” (5130mm x 4888mm)
- **Kitchen**: 10’ 3” x 7’ 2” (3126mm x 2196mm)
- **Master Bedroom**: 11’ 11” x 11’ 4” (3635mm x 3462mm)
- **Bedroom 2**: 13’ 10” x 9’ 0” (4210mm x 2750mm)
- **Terrace**: 21’ 6” x 3’ 5” (6600mm x 1075mm)
- **Balcony**: 191.9 sq ft (17.8 sq m)

**Key**

- WD: Washer Dryer
- W: Fitted Wardrobe
- HEC: Heating and Electrical Components
- C: Cupboard

**Apartment 35**

- **2 bedroom apartment**
- **Floor**: 4
- **Apt No**: 35

- **Total Internal Area**: 805.9 sq ft (74.9 sq m)
- **Living/Dining**: 16’ 1” x 13’ 9” (4897mm x 4200mm)
- **Kitchen**: 8’ 2” x 7’ 10” (2490mm x 2387mm)
- **Master Bedroom**: 20’ 0” x 9’ 4” (6089mm x 2845mm)
- **Bedroom 2**: 12’ 7” x 9’ 11” (3846mm x 3020mm)
- **Terrace**: 562.4 sq ft (52.3 sq m)

**Key**

- WD: Washer Dryer
- W: Fitted Wardrobe
- HEC: Heating and Electrical Components
- C: Cupboard

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Apartment 38
2 bedroom apartment

Floor 5
Apt No 38

Total Internal Area 893.1 sq ft 83.0 sq m
Living/Dining 20' 10" x 10' 4" 6353mm x 3155mm
Kitchen 17' 4" x 6' 9" 5293mm x 2065mm
Master Bedroom 12' 4" x 11' 11" 3770mm x 3635mm
Bedroom 2 11' 2" x 11' 2" 3405mm x 3400mm
Balcony 1 198.0 sq ft 18.4 sq m
Balcony 2 45.7 sq ft 4.2 sq m

Key
WD Washer Dryer
W Fitted Wardrobe
HEC Heating and Electrical Components
C Cupboard

Floorplans not to scale. The room sizes shown are taken from the dimension arrows on the floorplans which represent the maximum dimensions, a tolerance of +/- 5% is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the sales consultant. These floor plans are a guide only and may be subject to change. Area measurements are given as Gross Internal Area (GIA).
We are Solum, a team of people with unique experience designing and delivering new destinations around train stations. Through our creative approach, we reimagine the way that railway land is used so that it can better serve the local community and accommodate high quality new homes in the most connected locations.

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The quality and the differentiation of our homes is key to our success. From the apartment interiors to the station environments that we create, every detail is designed with the aspirations of our customers in mind.

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A new destination by:
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Twickenham Gateway is located at Twickenham Station, on the corner of London Road and the River Crane.

Visit our Marketing Suite from Spring 2019.