

KEW  
BRIDGE  
RISE



## Stepping inside Kew Bridge Rise feels like being transported to a hidden enclave above the city.

Scene-stealing rooftop views, impressive residents-only facilities, and private outdoor spaces to all homes – a lifestyle that’s elevated in every sense of the word.

Surrounded by stunning green spaces, your new home is just a two minutes’ walk to Kew Bridge station, with easy access to the city. But you don’t need to venture far to find everything you need and more. There are shops, restaurants, and pocketfuls of riverside charm right on your doorstep.

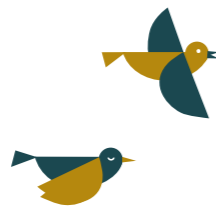
Kew Bridge Rise is a place for every season, literally and figuratively. And like any good place, it only gets better over time – as neighbours become friends, a pub becomes a local, and strangers become a community.

Kew Bridge Rise is your London home, elevated.









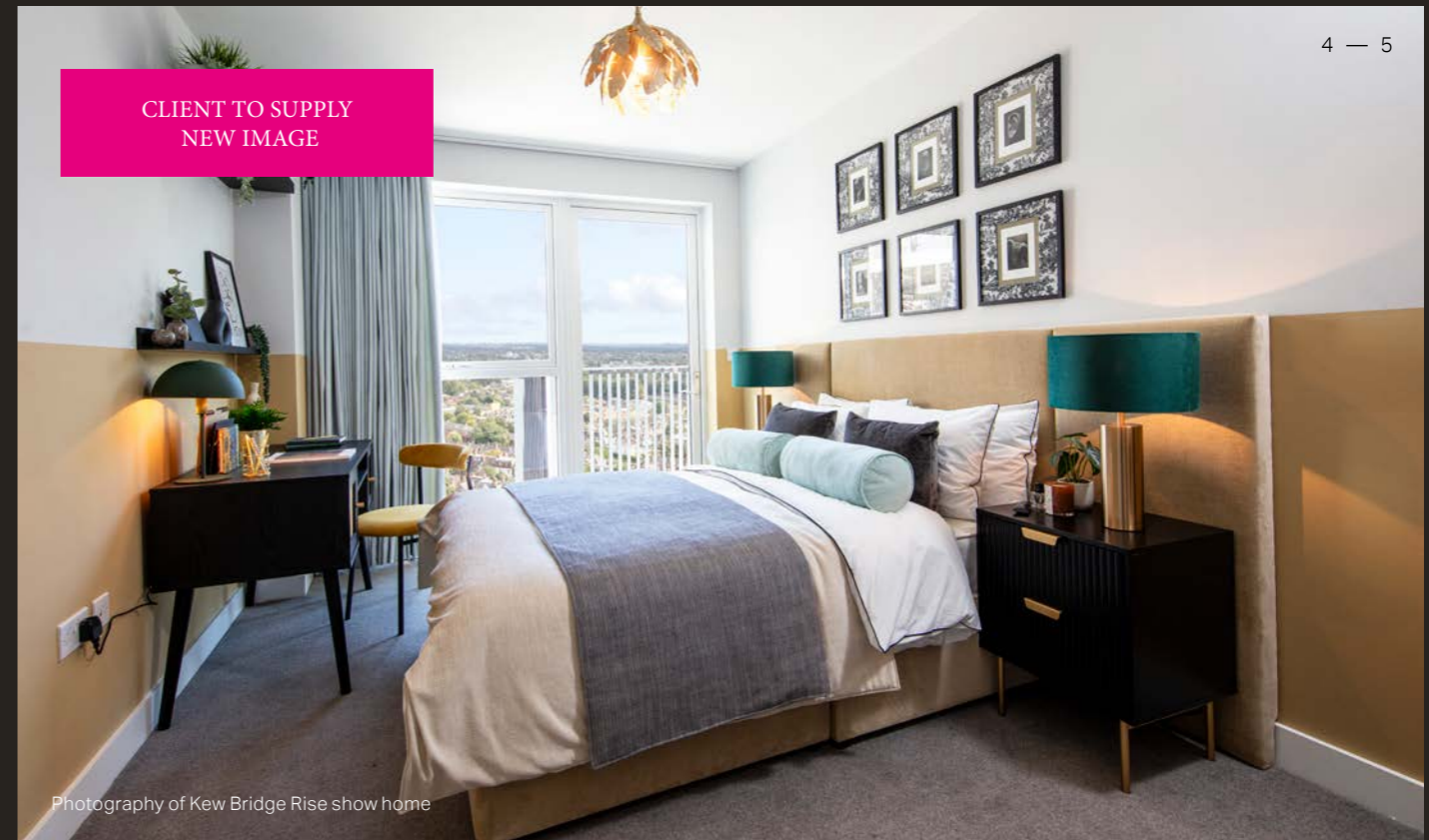
# A new level of living.

Kew Bridge Rise isn't just great on paper. Its entire design, from the big things to the small, has been carefully considered to work together as one.

The five main blocks have their own distinct personalities, all within easy access to the amenities. The outside spaces are visually seamless, with a third of the development dedicated to a public plaza and the two main podium-level courtyard gardens reserved only for residents and providing access to the gym and co-working space. Each home has been planned to maximise views and the amount of daylight – just another little detail that makes all the difference. Real craftsmanship has gone into the design of the space, and yet being here just feels effortless.

And your on-site concierge is always there to make sure everything is running smoothly. Whether it's building maintenance, signing for your parcel, or simply a friendly smile to greet you at the door, you can count on their attentive and discreet service.

CLIENT TO SUPPLY  
NEW IMAGE



Photography of Kew Bridge Rise show home



Computer generated images are indicative only

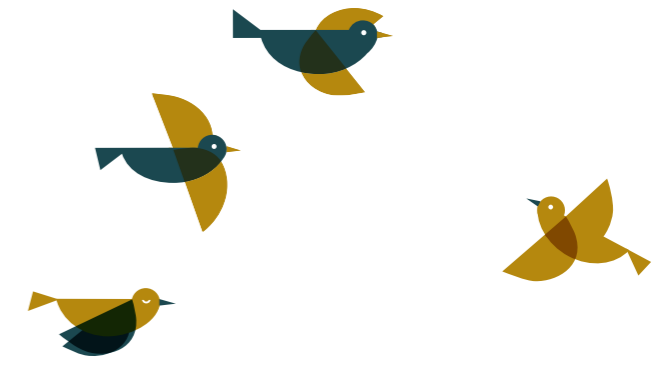


Computer generated images are indicative only





Co-working space  
Computer generated image is indicative only



# Everything you need (and more).

Kew Bridge Rise is jam-packed with amenities of every kind. Lifted up and away from the hustle and bustle of the city, your residents' facilities are a secluded pocket of peace and quiet, and then there are the two beautiful podium gardens, reserved only for residents. Take a business call in the proposed collaborative working area, clear your head in the residents-only gym, or catch the golden hour from the rooftop terrace (sweeping city views included). For the little ones, there will be a new on-site nursery.

And the public square at the heart of Kew Bridge Rise isn't just a public square, it's a destination in its own right. Eating, drinking, shopping – in other words, the loveliest parts of life – are all part of the everyday. This is your secret London enclave to relax, enjoy the sunshine, and play.

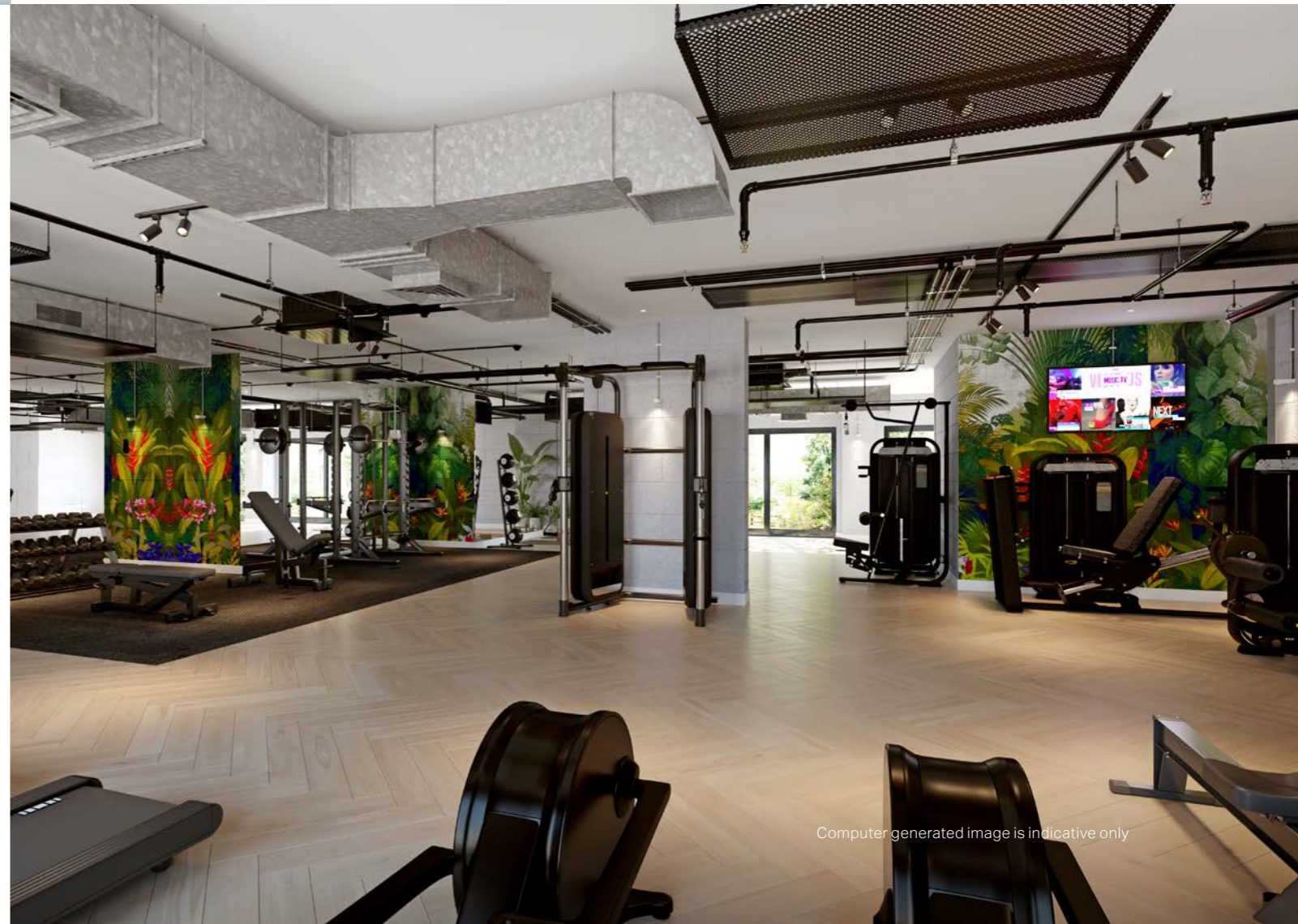
Lifestyle images  
are indicative only



Canopy, Kew



Computer generated image is indicative only



Computer generated image is indicative only





# IMPOSSIBLY GREEN

NOW MADE POSSIBLE.



That's what happens when you live right in the middle of Kew Gardens and Gunnersbury Park, and with lush residents-only gardens on your doorstep.







The Thames Path



Shopping in Kew



Wheeler's of Turnham Green



Canopy Kew

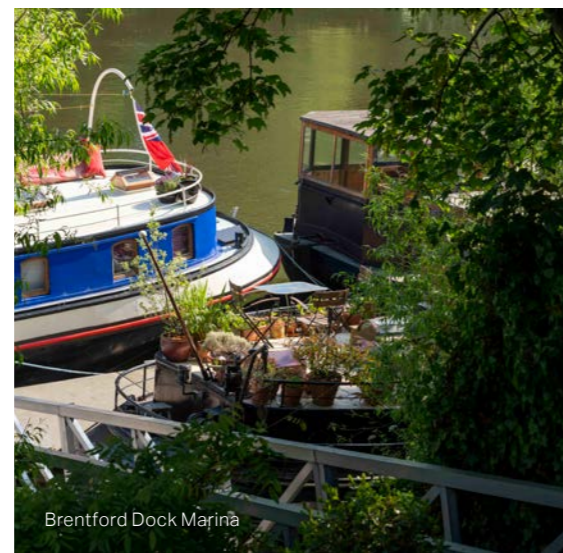
# Riverside serenity in the city.

At Kew Bridge Rise, practically everything you need is on-site or around the corner. But there is much more to discover in the area if you're so inclined. Cross Kew Bridge and take a stroll down the Thames Path: the perfect vantage point for watching the boats go by.

Or enjoy a different pace of life in the enchanting Kew, with its flower shops, independent bookshops, and cosy restaurants. It's the kind of place where you can expect to bump into friends on your Sunday walk and where the barista greets you by your name when you come in for your favourite coffee – which is to say, the best kind.



Thames riverside



Brentford Dock Marina



Bell & Crown on the River Thames





Kew Gardens



Kew Palace

A couple of minutes' walk over Kew Bridge (and the inimitable River Thames), you'll find yourself in Kew Gardens. A place with a long and intriguing history of royal connections, with many members of the British monarchy having lived or spent time here over the centuries. Housing Kew Palace, Queen Charlotte's Cottage, and plant collections galore, it's a wonderful weekend outing.



Royally charming  
at every turn.



Kew Bridge on the River Thames



Victoria Gate, Kew



Chiswick House



Kew Gardens





Shopping in Chiswick



Chiswick House



Gallery in Chiswick



Boutique shopping in Kew



Chiswick House Gardens



Chiswick High Road

# The easy romance of the South West.

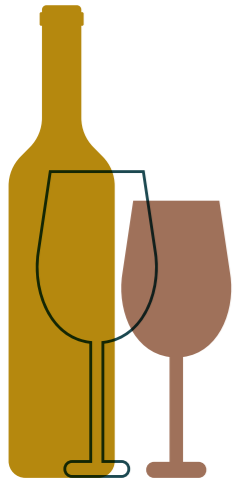
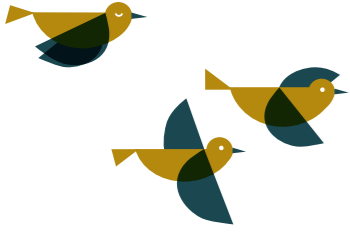
We challenge you not to fall in love with South West London. From the iconic affluence of West London, to the abundance of green spaces, to the world-famous cultural institutions peppered just about everywhere. And the romance doesn't stop there.

For a splash of culture, there's Chiswick House Gardens and Hogarth's House right around the corner (that's if you've had your fix of the UNESCO World Heritage site that is Kew Gardens). No local shopping trip could ever be complete without a beautiful saunter down Chiswick High Road while Kew Retail Park has you covered for the big brand stores.





# THE HIGH LIFE



Why settle for anything less?  
Leisure, culture, shopping, food, drink,  
sport, schools... whatever's at the top of  
your list, there's no settling necessary.





SHOPPING

- 1 Chiswick High Road
- 2 Kew Retail Park
- 3 Westfield London
- 4 Turnham Green Terrace
- 5 Waitrose & Partners Chiswick

EATING OUT

- 6 The Glasshouse
- 7 Ma Cuisine
- 8 The Botanist on the Green
- 9 One Over the Ait
- 10 The Cricketers Kew Green

SPORT & FITNESS

- 11 Cygnet Rowing Club
- 12 Gunnersbury Park Sports Hub
- 13 London Welsh rugby club
- 14 The Riverside Club (Virgin Active)
- 15 F45 Chiswick Park

LEISURE & CULTURE

- 16 Syon House
- 17 Royal Mid-Surrey Golf Club
- 18 Fulham Palace
- 19 Kew Gardens
- 20 Gunnersbury Mansion

Palaces, stadiums,  
just your everyday  
landmarks.



Map is indicative only. Travel times are approximate. Sources: Google Maps



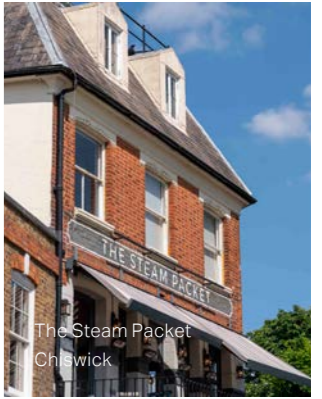
# Your weekend plans, sorted.

Kew Bridge Rise is surrounded by a strong village atmosphere and community buzz, with independent delicatessens, cafés, and restaurants tucked around every well-heeled corner.

For the foodies out there, there's the Michelin-starred The Glasshouse, for more bistro vibes there's Ma Cuisine, and for a royally lovely cocktail or two there's The Botanist on the Green. And after a leisurely lunch, Kew Bridge Rise has arguably the best riverside strolling opportunities in the country.



Rye by the water



The Steam Packet  
Chiswick



The Cricketers  
Kew



Ma Cuisine, Kew



Botanist on the Green,  
Kew



Mitsuryu,  
Chiswick



Rhythm and Brews



Over the Ait, Brentford





Brentford FC Gtech Community Stadium

# An area on the rise.

Brentford itself is undeniably on the rise. But the local pride and passion on display at the new Community Stadium aren't solely reserved for sport. This optimism and energy are tangible wherever you look. It's in the buzz of the local shops and restaurants; the regeneration of Gunnersbury Park; and the likes of Sky and SEGA choosing to make the area their home and headquarters.



Chiswick Business Park

# Land of opportunity.

A short walk from Kew Bridge Rise will take you to Chiswick Business Park, a fast-growing communications and media powerhouse with a purpose-designed campus featuring 75 companies who employ around 9,000 people. CBS, Discovery, IMG, Disney, and Pokémon are just a handful of the major companies on site. While Heathrow Airport, just 12 minutes by car, is one of the UK's largest single site workplaces, with 76,000 people working across 400 businesses.



Gunnersbury Park



Office imagery is indicative only





# Learn from the best (of the best).

There are three primary and nursery schools rated as Outstanding within a 20-minute walk of Kew Bridge Rise. Don't forget there will be an on-site nursery just metres from your door.



## FURTHER EDUCATION

James Hopkins College 1.9 miles

## UNIVERSITIES

College of Nursing, Midwifery and Healthcare 1.7 miles

University of West London 1.9 miles

Imperial College London 3.1 miles

King's College London 8.1 miles

London School of Economics 8.1 miles

University College London 8.6 miles



# World-class education is around the corner.

Imperial College London, King's College London, The University of London. With Kew Bridge and Gunnersbury stations minutes' away, the world's best universities are comfortably within reach on public transport.

### NURSERY

- Kew Montessori Nursery School** 1.6 miles  
Ofsted: Outstanding
- Kew Riverside Primary School Nursery** 1.8 miles  
Ofsted: Good
- Brentford Day Nursery** 1.9 miles  
Ofsted: Good
- St Mary's RC Primary School Nursery** 1.8 miles  
Ofsted: Good

### PRIMARY

- Strand on the Green** 0.8 miles  
Ofsted: Good
- The Queen's C of E Primary School** 1.3 miles  
Ofsted: Outstanding
- Broomfield House School** 1.4 miles  
Ofsted: Outstanding
- Our Lady & St Johns Catholic Primary School** 1.6 miles  
Ofsted: Good
- Green Dragon Primary** 1.7 miles  
Ofsted: Good
- Lionel Primary School** 1.7 miles  
Ofsted: Outstanding
- St Paul's C of E Primary** 1.7 miles  
Ofsted: Good
- Falcons Prep** 2.4 miles  
Ofsted: ISI Excellent
- Fielding Primary School** 2.5 miles  
Ofsted: Outstanding
- Nishkam School West London** 2.8 miles  
Ofsted: Outstanding
- Spring Grove Primary School** 3.8 miles  
Ofsted: Outstanding
- Alexandra Primary School** 4.2 miles  
Ofsted: Good

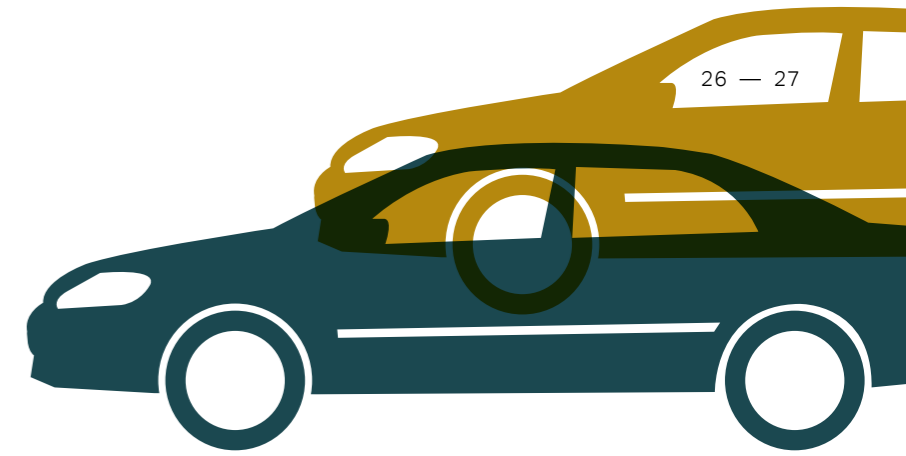
### SECONDARY

- Kew House** 0.1 mile  
Ofsted: Good, ISI Pass
- International School of London** 0.4 miles  
Ofsted: Good
- Brentford School for Girls** 1.8 miles  
Ofsted: Good
- Gunnersbury Catholic School** 2.4 miles  
Ofsted: Outstanding
- The Green School for Girls** 2.8 miles  
Ofsted: Outstanding
- The Green School for Boys** 2.8 miles  
Ofsted: Good



Education images are indicative only





Two minutes' walk to Kew Bridge Station.  
10 minutes' walk to Gunnersbury  
Overground and District Line stations.  
12 minutes to Heathrow airport by car.

We're happy to let the numbers  
speak for themselves.

WITH  
YOU IN  
TWO



# A green perspective on London living.

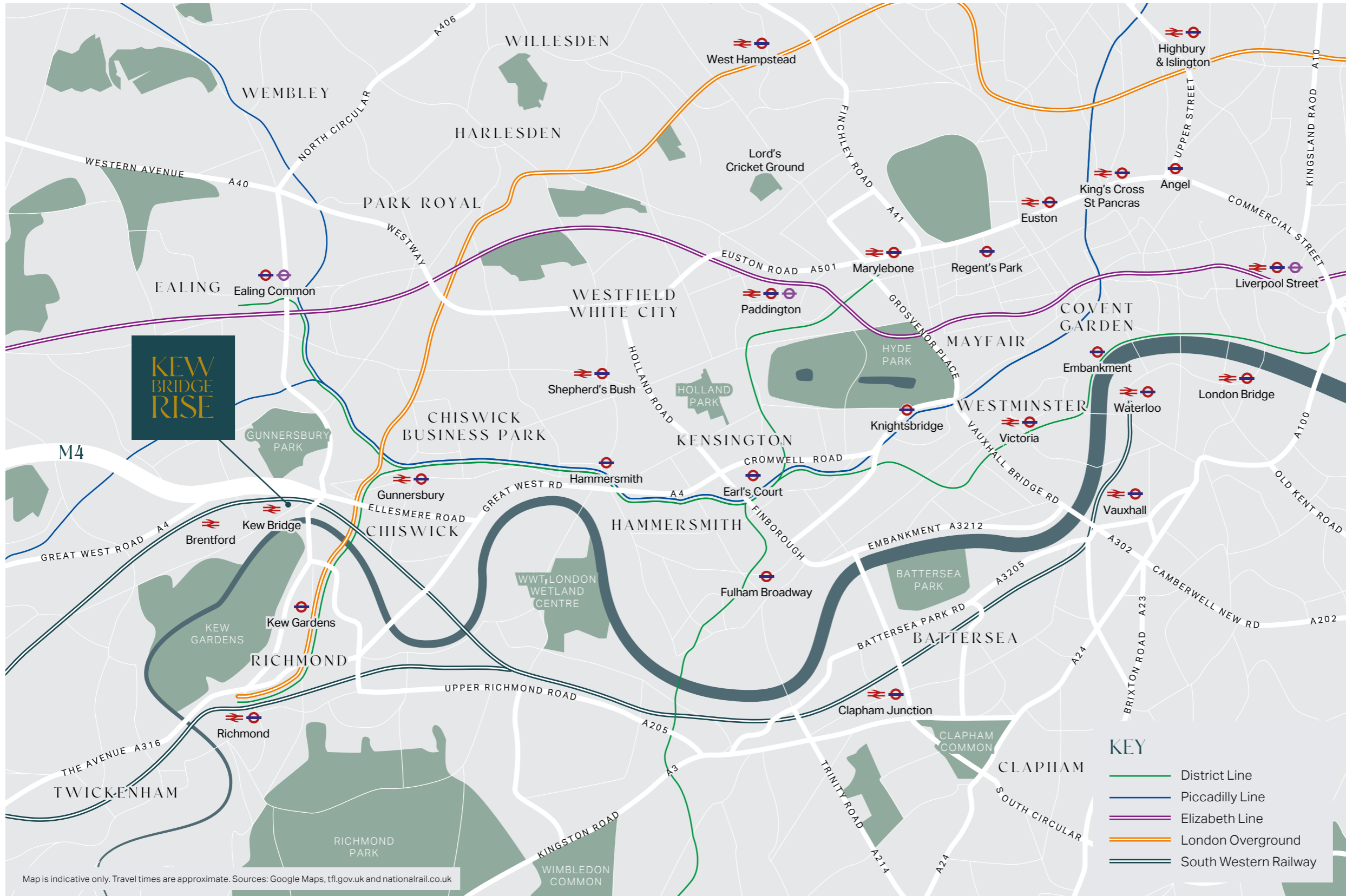



KEW  
BRIDGE  
RISE




# Connected to everything.

However you like to get around, you're connected to everything here. There are not one, not two, but 33 bus stops within 1,000 metres of Kew Bridge Rise. When it comes to trains, the closest station, Kew Bridge, is a two minute walk away, while Gunnersbury is just 10. Plus, there's easy access by road to both central London and the Middlesex and Surrey countryside, with the M4 corridor to the north and east and the South Circular Road to the south.



 From Kew Bridge station


Chiswick	2 mins
Clapham Junction	14 mins
Vauxhall	22 mins
Waterloo	29 mins
Bank	44 mins

 From Gunnersbury station

South Kensington	20 mins
Hyde Park Corner	29 mins
Piccadilly Circus	33 mins
Leicester Square	35 mins
Monument	38 mins






 Road travel times

M4 J2	5 mins
Chiswick Business Park	7 mins
Boston Manor	8 mins
University of West London	10 mins
Heathrow Airport	12 mins
Royal Mid Surrey Golf Course	13 mins
Oxford	1 hr 10 mins
Bath	2 hrs
Bristol	2 hrs

 Cycle routes

Kew Pier	2 mins
Chiswick High Road	6 mins
Gunnersbury Sports Park	8 mins
GSK/ Sky	9 mins
Syon Park	10 mins
Royal Botanic Gardens, Kew	10 mins
University of West London	12 mins
Richmond Park	12 mins

**KEY**

-  District Line
-  Piccadilly Line
-  Elizabeth Line
-  London Overground
-  South Western Railway

Map is indicative only. Travel times are approximate. Sources: Google Maps, tf.gov.uk and nationalrail.co.uk



High quality, high specification, high up.  
Your beautiful new home exceeds  
expectations in every way.

# YOU'RE HOME







## Kew Bridge Rise from the sky.

Green in every direction. Kew Bridge Rise has been designed to offer brilliant views across the Eastern and Western courtyards. From the concierge and on-site nursery to the multiple open spaces; every home has easy access to facilities and its own private balcony, terrace or winter garden.





*All your lounge  
and luxuriation  
needs covered.*

White ash Amtico floors, stylish furnishings, ample space. Your living room is a space built for living. Inside you've got the ideal, comfortable lounging area, then outside, without even needing to put on shoes, you've got lovely views of the courtyards and beyond, right from your balcony or winter garden. The perfect spot for a coffee (or something stronger) when you fancy some well-earned fresh air.



Quality design  
is your reality,  
not a dream.



Photography of Kew Bridge Rise show home



Photography of Kew Bridge Rise show home

Every inch of your kitchen and dining space has been designed with quality as the standard. And not just in the bigger or more evident elements. It's in the soft close hinges on the kitchen drawers and the subtle underside feature lighting, little touches and features that both look great and make living here feel seamless. Cancel that dinner reservation and invite everyone over. With large windows providing light-drenched spaces, your hosting ambitions can finally be realised.



Revel, rest,  
relax: your space,  
your rules.

Spacious, timeless, beautifully laid out and as sleek as it is practical; your new bedroom is a delightful retreat from the world and a luxury haven to come home to.



# Undeniably calm.

Warm underside lighting, a glorious blend of muted colours, immaculate fittings and features. It's a place to unwind and luxuriate – all the things you'd expect of a spa – that miraculously exists in your own home. And with the generous storage and thoughtful placement of fixtures, it's a space that's both practical and calming.



Photography of Kew Bridge Rise show home



Photography of Kew Bridge Rise show home





Cycling on Chiswick High Road



Japanese Cherry "Kanzan" at Kew Bridge Rise



Computer generated images are indicative only



Computer generated images are indicative only

## Sustainable through and through.

Here, sustainability is an inherent part of the culture.

Kew Bridge Rise has been designed from the ground up with a greener future in mind. We implemented Modern Methods of Construction, such as constructing the bathroom pods off-site. From the strict sustainability standards that the homes themselves have met, to solar panels powering communal spaces, air source heat pumps, and insect hotels buzzing with activity: Kew Bridge Rise both respects and positively contributes to its environment.

It's joyfully easy to get around by bike or foot here, thanks to the prioritised cycling and pedestrian access through the development. Created, on the one hand, to improve accessibility and open up the neighbourhood, but on the other, to simply support active lifestyles. Similarly, there's more to the gardens than just good looks. Native plants enhance biodiversity, attracting bees and providing building materials for bird nests. With many species' natural habitats disappearing, we wanted to make sure that Kew Bridge Rise was a safe refuge.





Lampton Parkside, West London by Hill



Elephant Park by L&Q

# Delivered in partnership.

## L&Q

At L&Q, we believe passionately that people's health, security, and happiness depend on where they live.

With nearly 60 years' experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency, and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods, and housing services that people can afford.

We are L&Q.

## HILL

Hill is an award-winning housebuilder and one of the leading developers in London and the southeast of England, delivering both private for sale and affordable homes.

Now in its 24th year, this family-owned and operated company has grown to establish itself as the UK's second-largest, privately-owned housebuilder, with an impressive and diverse portfolio of schemes. This ranges from landmark, mixed-use regeneration schemes to inner-city apartments to homes in rural communities.

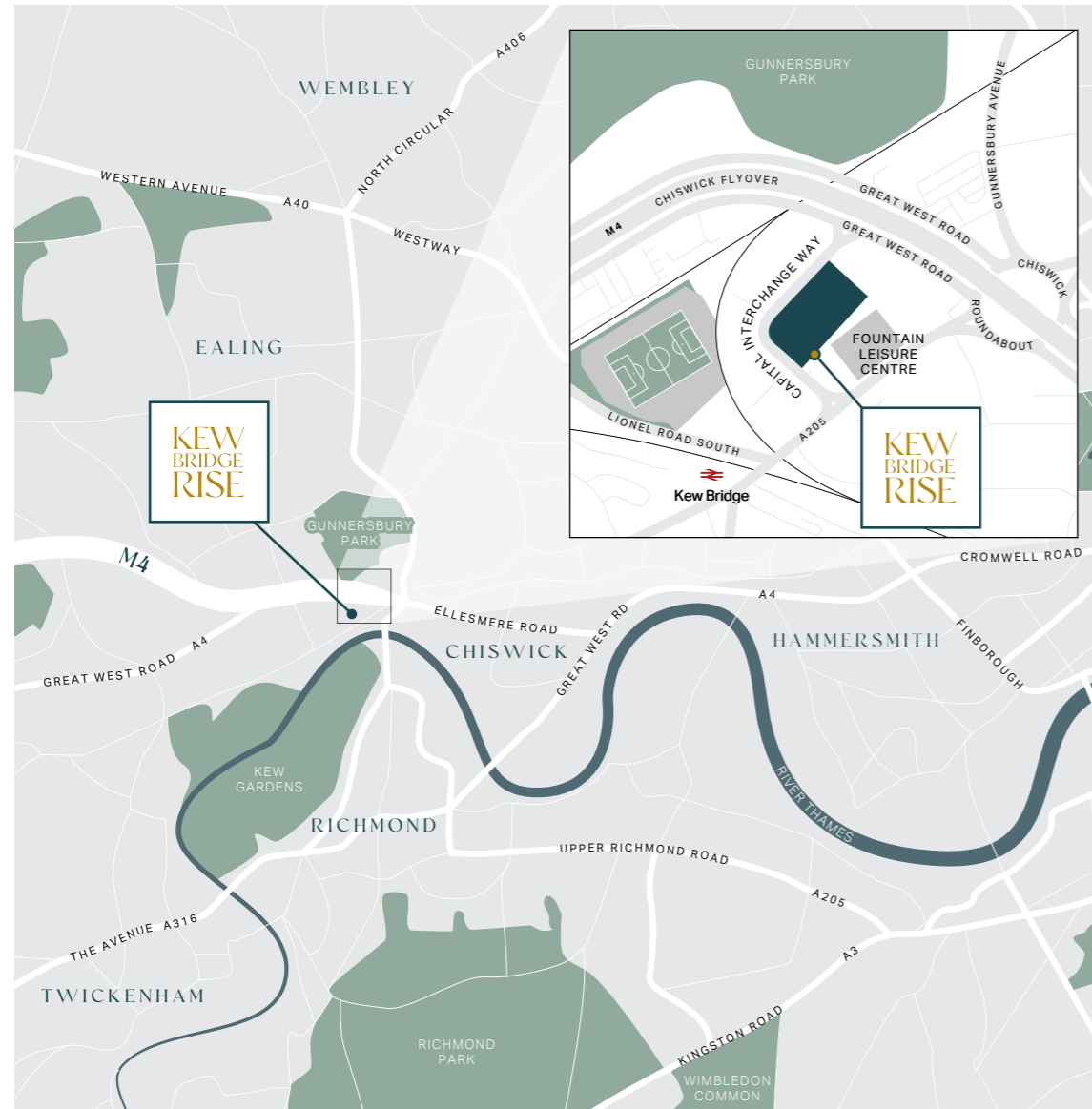
Employing over 800 staff, the company operates from five strategically located regional offices, with its head office based in Waltham Abbey, Essex.

Hill has won over 480 industry awards across the past 24 years. This includes Best Medium Housebuilder at the Housebuilder Awards for the last three years, where in 2022, Hill's commitment to creating exceptional homes and sustainable communities was recognised with the Best Community Initiative and Best Sustainability Initiative.





# Contact us.



## SALES SUITE

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Delivered in partnership

