

**London  
Living Rent**

Helping you save to buy



# St John's Road

## Isleworth, TW7

A stunning collection of  
1, 2 and 3 bedroom apartments







## London Living Rent at **St John's Road, Isleworth**

Network Homes is excited to be offering a brand new development of London Living Rent apartments in Isleworth, Hounslow. The homes will be a mix of one, two and three bedroom homes, designed with the modern renter in mind.



St John's Road is perfectly located for your journey from renting to purchasing your home. These light and contemporary apartments are situated in zone 4's wonderful West London, making them perfect for commuting. The homes are close to Isleworth's array of handy shops and main transport links.

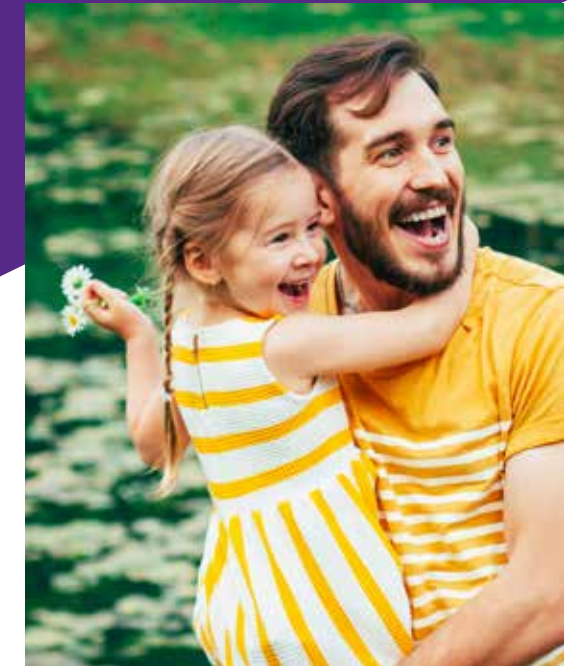
Down time opportunities are endless. Take your pick of some of London's best green spaces, from Syon Park to Osterley Park; and with easy access to the charming, historic Isleworth Village by the riverside, and nearby fashionable, leafy hotspots of Richmond, Kew and Chiswick, life is conveniently connected to city, culture, leisure and nature.

# Make your mark





## Your guide to Isleworth, Hounslow



### A connected community

**Having easy access to the Tube and rail network, as well as major roads, makes St John's Road ideal if you work in central London; or want to enjoy the proximity to London's exceptional choice of events and nightlife. Locally there are so many options to keep you entertained. Waterman's Arts Centre on the riverfront, is a cultural hub, showing both live and recorded performance and exhibitions, just a 16-minute bus ride away.**

You are spoilt for choice with beautiful green spaces in walking and cycling reach. Make sure to use your local residents' discount when you visit Syon Park. With 40 acres of gardens to roam, you may need to stop off for refreshments at popular pub, the Coach and Horses. Osterley Park also has acres of parkland to explore and is run by the National Trust. Stables café provides tempting snacks, and you can also take to the river in a hired canoe.

Living in St John's Road, you have no excuse not to keep fit with options including Thistleworth Tennis & Social Club, St John's Centre, Osterley Sports & Athletics centre, Zen Elephant yoga, Isleworth Recreation Centre, and EDGE Dance Fitness.

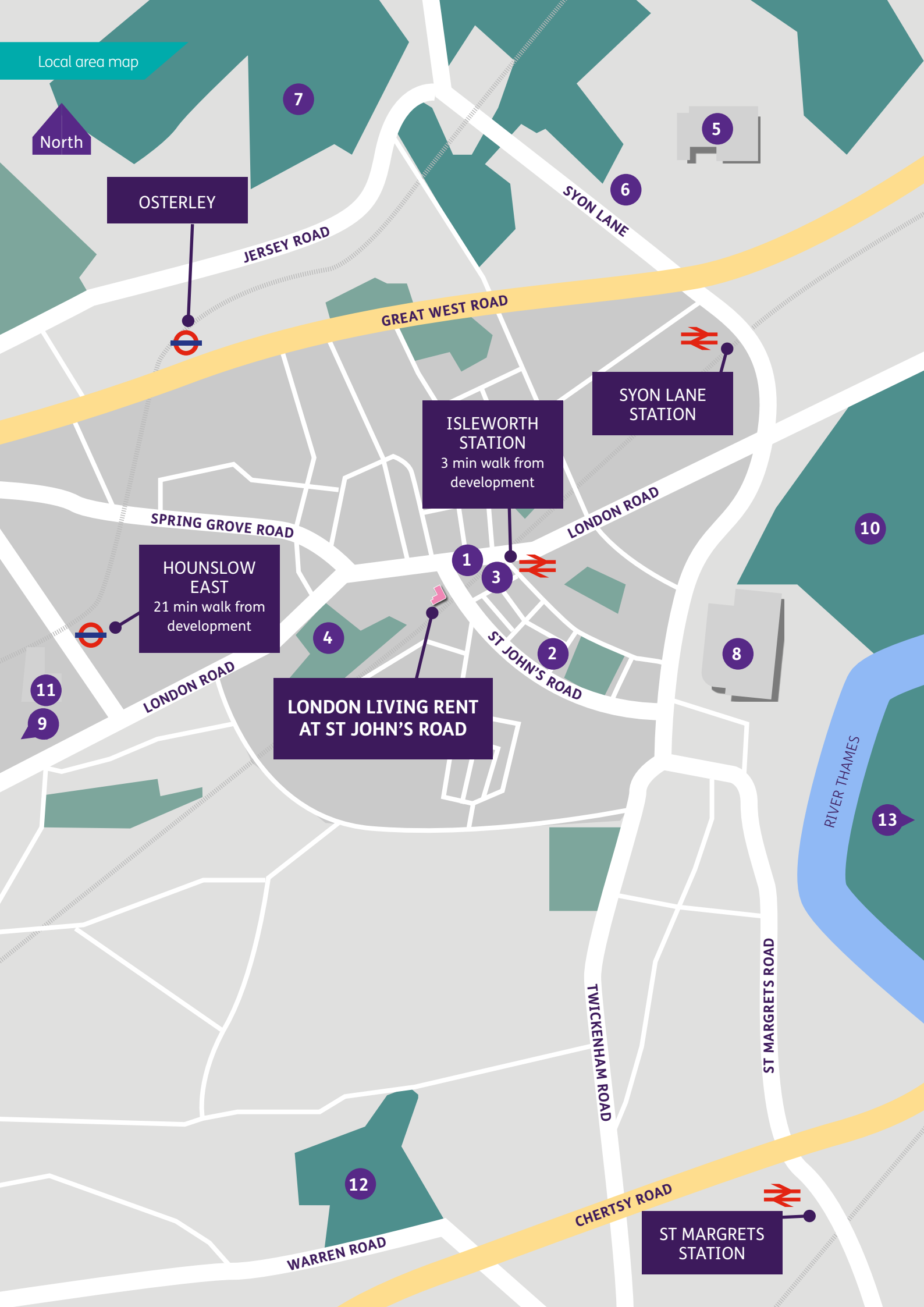
All your daily shopping needs are catered for, with supermarkets, post office and pharmacy round the corner, along London Road. There are many independent outlets to be found nearby too – Balluci's is a fabulous spot to meet up with friends for really great coffee. Hei Hing Café & Noodle Bar is highly recommended for a great laksa or pad thai, and offers take-aways and lunchtime specials. For the more swanky bars and restaurants just jump on a Tube to fashionable Richmond, Kew or Chiswick.



**Images:**  
Make the most of St John's Road's excellent location and enjoy the best of open green spaces and Hounslow's bustling town centre.







# Isleworth and beyond

Isleworth is located in Zone 4, West London between Hounslow and Brentford. It is 13 miles by car to central London and 35-minutes by train into Waterloo station.

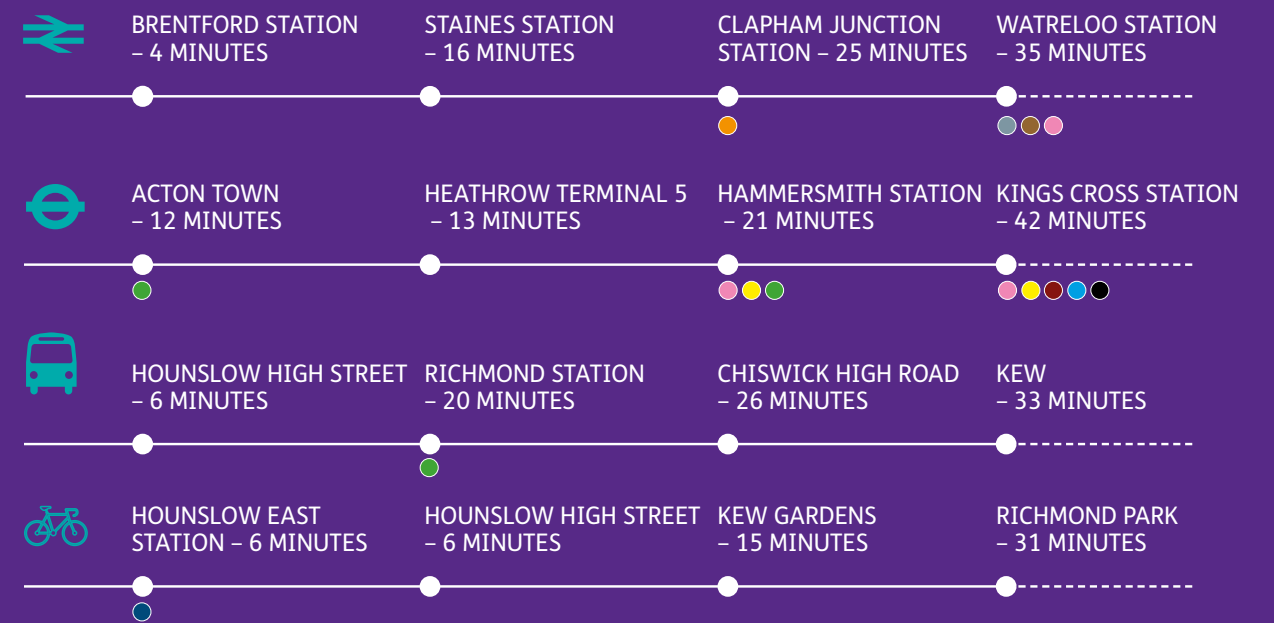
**Train:** Isleworth has two train stations: Isleworth and Syon Lane. There are six trains to London Waterloo every hour with a journey time of 35-minutes.

**Tube:** Take a Tube train from Osterley station or Hounslow East to jump on to the main Piccadilly line. Tubes to King's Cross St Pancras take 40-minutes and Leicester Square can be reached in 35-minutes.

**Car:** St Johns Road is located just south of the London Road (A315), which serves as a main connecting route through Isleworth and into London. Access to the M4 is also convenient and the nearby A316 leads to the M3, which in turn heads towards the M25.

## MAP KEY

- 1 Sainsbury's Local
- 2 ST. JOHN'S CENTRE
- 3 DERIVE COFFEE HOUSE
- 4 THORNBURY PARK
- 5 SKY STUDIOS
- 6 TESCO EXTRA
- 7 OSTERLEY HOUSE
- 8 WEST MIDDLESEX UNIVERSITY HOSPITAL
- 9 HOUNSLOW TOWN CENTRE
- 10 SYON HOUSE
- 11 ASDA SUPERSTORE
- 12 TWICKENHAM STADIUM
- 13 KEW GARDENS



- Piccadilly Line
- London Overground
- Jubilee Line
- Bakerloo Line
- Hammersmith and City Line
- Circle Line
- Metropolitan Line
- Northern Line
- Victoria Line

**Please note:** Area map not to scale and is for illustration purposes only. Travel times taken from TFL, National Rail and Google Maps.



# Rent happy!

## London Living Rent Helping you save to buy

Do you want to buy a home of your own but are unable to save a deposit because you are renting elsewhere? A London Living Rent home with Network Homes could be the answer.





# London Living Rent

## A simple guide

London Living Rent offers affordable homes for private rent for middle income earners. Unlike standard year-long rental agreements, we offer longer assured shorthold tenancies of up to three years, to give you peace of mind and security while you save.



**One**  
Find a LLR home that suits you and your needs



**Two**  
Rent your home at a discount



**Three**  
Save the discount for your deposit



**Four**  
Buy shares in your home through Shared Ownership

Discounted rental contracts can be renewed, if needed, for up to 10 years after the launch of each scheme; during which time, you will be able to gradually build up your deposit. When you are ready, you have the option to buy the home you have been renting (or another eligible Network Homes property) on a Shared Ownership basis. 'When' you buy is flexible. Network Homes will support you to save during your rental stay, so you can buy at your own pace.

### Is London Living Rent for me?

To be eligible for a London Living Rent home you must:

- ▶ Be renting in London
- ▶ Have a maximum household income of £60,000
- ▶ You must demonstrate the ability to save toward a purchase deposit
- ▶ You must meet lenders general criteria to obtain mortgage finance
- ▶ Be unable to currently buy a home (including through Shared Ownership) in your local area

Priority will be given to applicants who live or work in the London Borough of Hounslow.

**For full details of the eligibility criteria for St Johns Road visit our website at [www.networkhomes.org.uk/londonlivingrent](http://www.networkhomes.org.uk/londonlivingrent)**



### A trusted landlord

Network Homes has been dedicated to providing quality homes since 1974. So when you move in, you can rest assured that we know what we are doing.



### Long or shorthold tenancies

You are in control: With assured tenancies of up to three years, you have time to plan for life's changing circumstances, while saving for your next step to homeownership.



### Quality new build homes

Our homes are built to current building regulations, so you can be assured quality standards are met and adhered to.



### High quality specs

Designed for contemporary lifestyles meeting all your home comfort needs.



### Make it your own

You can afford to put your own stamp on your rental home, safe in the knowledge that this could be your forever home.



### Help to save a deposit

Pay a discounted monthly rent (usually giving a significant discount compared to local market rents) for up to 10 years, to help you save to buy your rented home.



### Buy the home you love!

You have the option to buy your home on a shared ownership basis up to 10 years after the launch of each scheme.



A man with a beard and short dark hair, wearing an orange sweater, is shown in profile from the chest up. He has a joyful expression, with his mouth open as if laughing or shouting, and his fists are clenched in a celebratory gesture. The background is a plain, light grey wall. Overlaid on the image are several graphic elements: a large, bold, white sans-serif text 'Rent your way!' is centered across the middle. To the right of the text, there are overlapping geometric shapes: a purple triangle at the top right, a yellow triangle below it, and a red triangle at the bottom left. The red triangle contains a pattern of small white dashes, resembling confetti or sprinkles. The overall composition is vibrant and celebratory.

**Rent your way!**





## Designed for modern living

### GENERAL SPECIFICATIONS

- Amtico vinyl flooring
- Wool twist carpet to all bedrooms
- Brushed steel finish ironmongery throughout

### KITCHEN

- Fitted white kitchen with complementary worktops
- Finished with matt doors and cupboard handles
- Stainless steel bowl with chrome mixer tap
- LED lighting
- Fridge / Freezer
- Washer dryer
- Dishwasher

### BATHROOM AND EN-SUITE

- White bathroom suite featuring shower tray or steel bath as appropriate, WC and semi-recessed basin
- Amtico vinyl flooring
- Gloss porcelain wall tiles
- Painted softwood skirting



## Rent in style!

### Specification

The apartments are open-plan, spacious and light, with high ceilings in all living spaces.

Larger two and three-bedroom apartments include an en-suite shower room, in addition to a main bathroom, which makes these homes ideal for hosting family or guests.

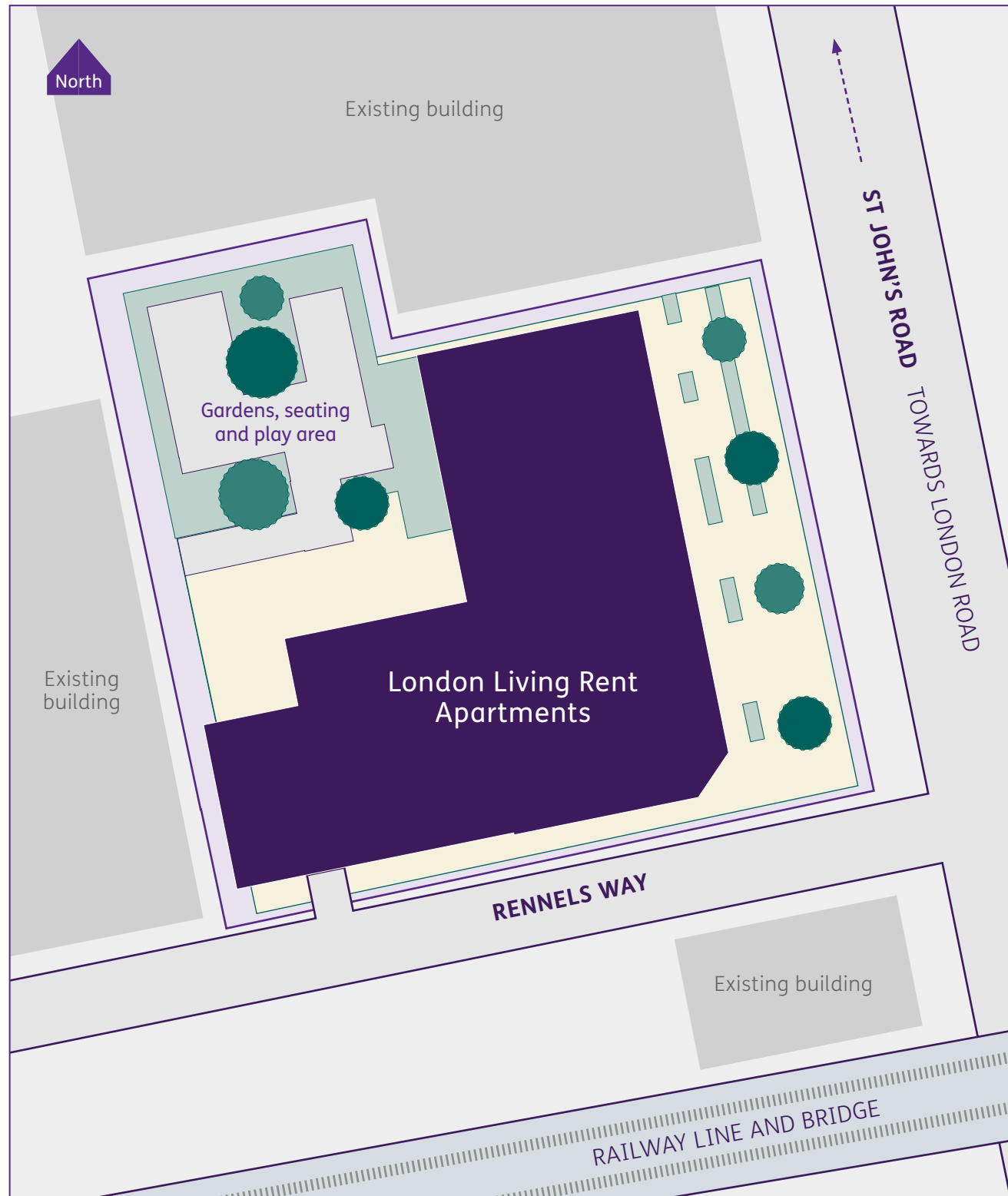


**Please note:**  
Design elements and specification details may change without notice. Images shown are of a previous Network Homes show home.



# St John's Road Site Map

The apartments take advantage of floor to ceiling windows which maximise daylight and accentuate the light open quality of the spaces within. Communal, landscaped gardens, balconies and terraces extend living space, perfect for alfresco drinks and dining, or just relaxing in the summer months.

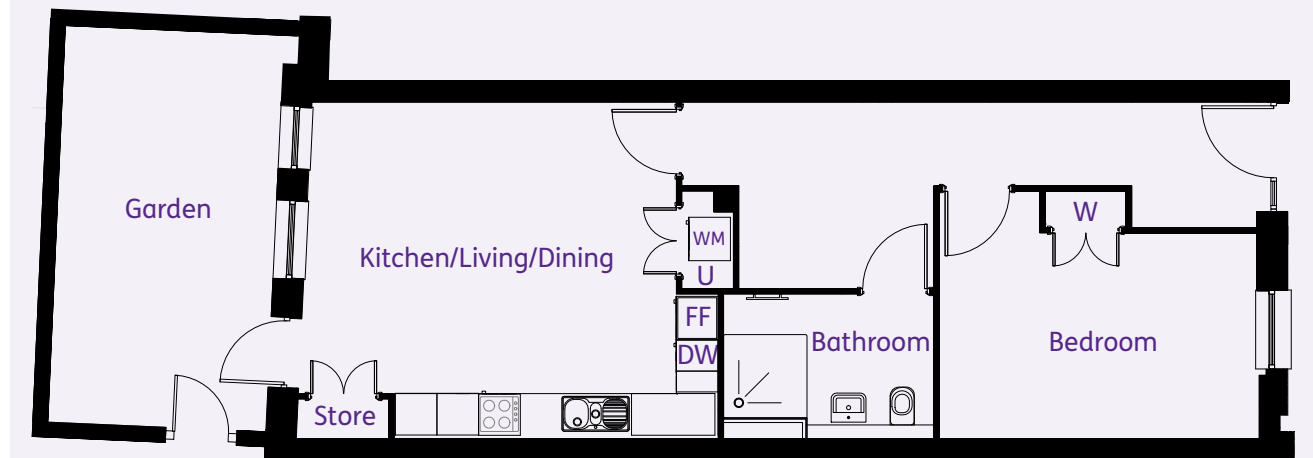


# One Bedroom Apartment

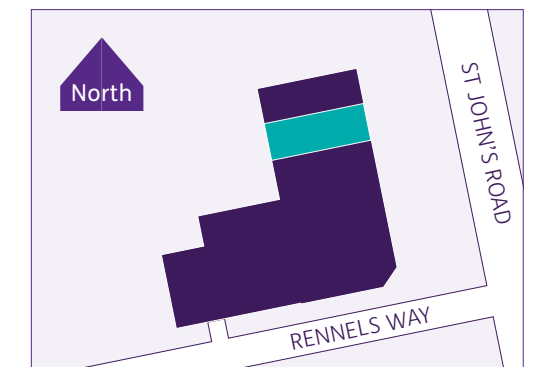
Plot 1  
Total Gross Area 67 sq m



Wheelchair accessible



Room	Metric
Kitchen/Living/Dining	4.80m X 5.95m
Bedroom	3.55m X 4.55m
Bathroom	2.05m X 3.00m
Balcony	5.95m X 3.30m



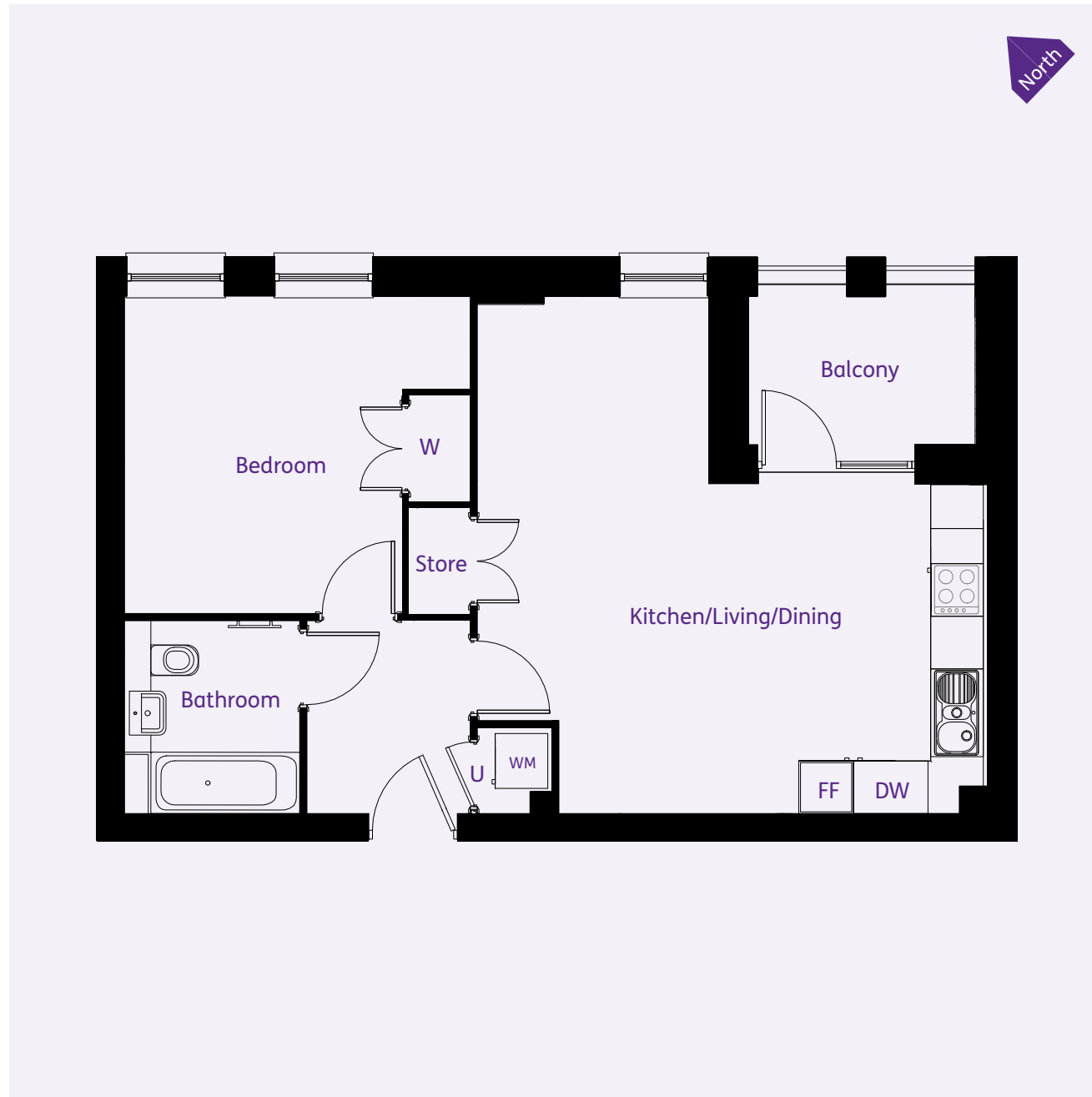
To note: Development plan is a guide for illustrative purposes only and may be subject to change. Landscaping is indicative only. Map not to scale.

U Utility Room | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dish Washer

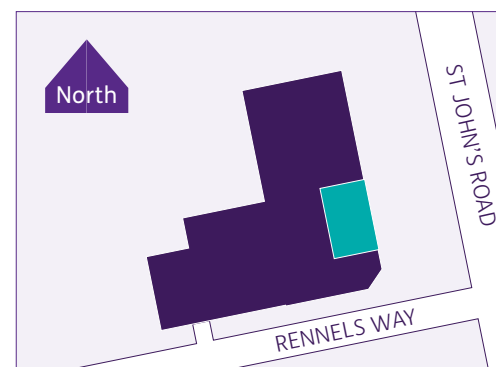


# One Bedroom Apartment

Plots 7 & 15  
Total Gross Area 51 sq m



Room	Metric
Kitchen/Living/Dining	5.90m X 5.80m
Bedroom	3.60m X 3.90m
Bathroom	2.20m X 2.00m
Balcony	1.65m X 2.55m



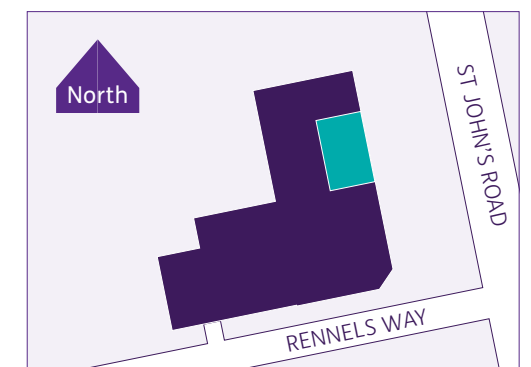
U Utility Room | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dish Washer

# One Bedroom Apartment

Plots 8 & 16  
Total Gross Area 52 sq m



Room	Metric
Kitchen/Living/Dining	5.45m X 6.05m
Bedroom	3.60m X 4.30m
Bathroom	2.20m X 2.00m
Balcony	1.25m X 3.00m



U Utility Room | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dish Washer



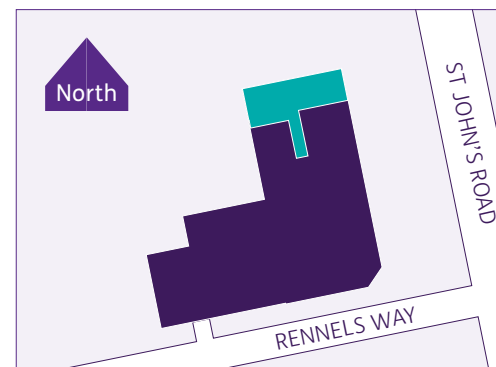
# One Bedroom Apartment

Plots 9 & 17

Total Gross Area 54 sq m



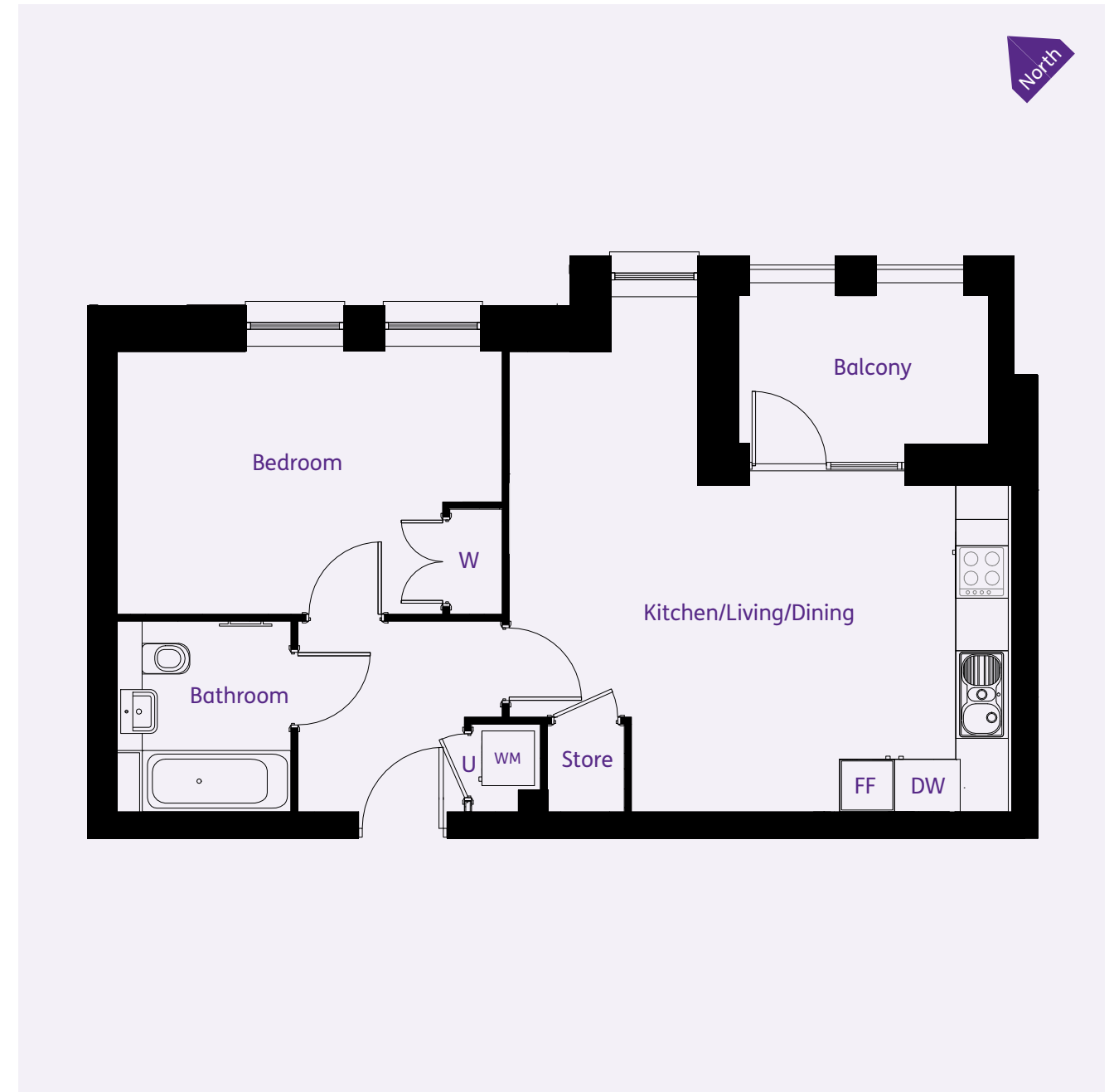
Room	Metric
Kitchen/Living/Dining	4.40m X 5.40m
Bedroom	3.15m X 3.70m
Bathroom	2.20m X 2.00m
Balcony	4.15m X 1.30m



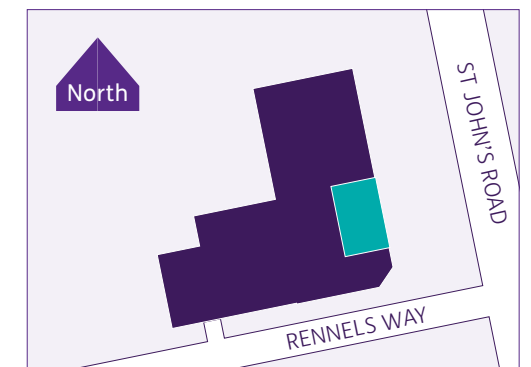
# One Bedroom Apartment

Plot 23

Total Gross Area 51 sq m



Room	Metric
Kitchen/Living/Dining	5.90m X 5.75m
Bedroom	3.05m X 4.40m
Bathroom	2.15m X 2.00m
Balcony	1.70m X 2.95m



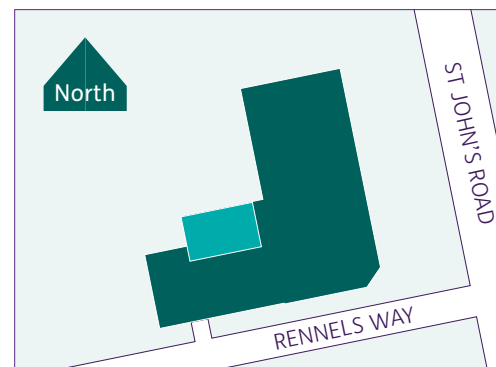


## Two Bedroom Apartment

Plots 3, 11, 19 & 26  
Total Gross Area 74 sq m



Room	Metric
Kitchen/Living/Dining	5.70m X 4.55m
Bedroom 1	4.80m X 4.20m
Bedroom 2	4.65m X 3.10m
Bathroom	2.20m X 2.20m
Balcony	1.50m X 4.25m



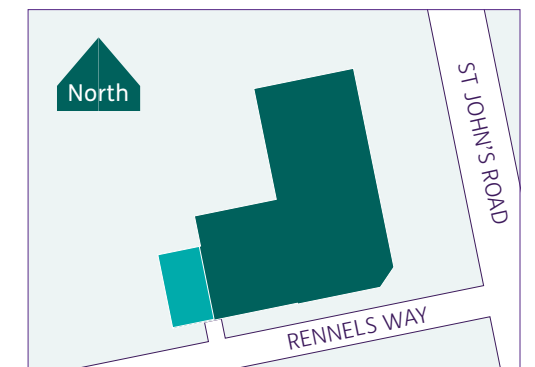
U Utility Room | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dish Washer

## Two Bedroom Apartment

Plots 4\*, 12, 20 & 27  
Total Gross Area 67 sq m



Room	Metric
Kitchen/Living/Dining	6.20m X 4.75m
Bedroom 1	3.65m X 3.90m
Bedroom 2	2.80m X 3.30m
Bathroom	2.00m X 2.20m
Balcony	2.55m X 1.70m



U Utility Room | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dish Washer



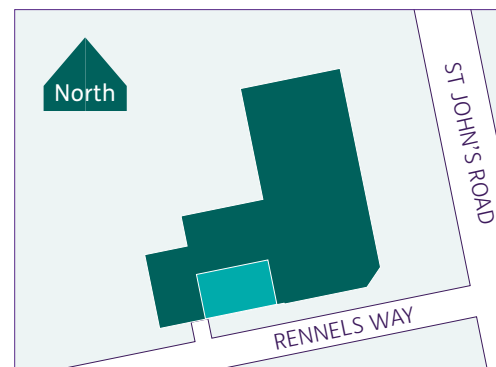
## Two Bedroom Apartment

Plot 5

Total Gross Area 77sq m



Room	Metric
Kitchen/Living/Dining	7.35m X 3.95m
Bedroom 1	4.25m X 4.15m
Bedroom 2	3.50m X 3.75m
Bathroom	2.65m X 2.20m
Balcony	2.15m X 3.05m



U Utility Room | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dish Washer

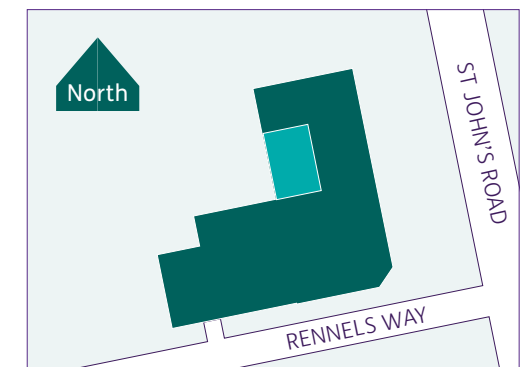
## Two Bedroom Apartment

Plot 10 & 18

Total Gross Area 74 sq m



Room	Metric
Kitchen/Living/Dining	6.50m X 5.70m
Bedroom 1	3.90m X 3.15m
Bedroom 2	4.35m X 2.70m
Bathroom	2.10m X 2.00m
Balcony	1.40m X 4.15m



U Utility Room | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dish Washer



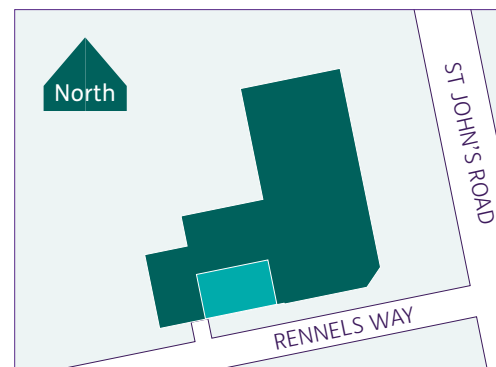
## Two Bedroom Apartment

Plot 13

Total Gross Area 77sq m



Room	Metric
Kitchen/Living/Dining	7.35m X 4.05m
Bedroom 1	4.95m X 4.15m
Bedroom 2	3.45m X 3.70m
Bathroom	2.20m X 2.15m
Balcony	2.15m X 3.05m



U Utility Room | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dish Washer

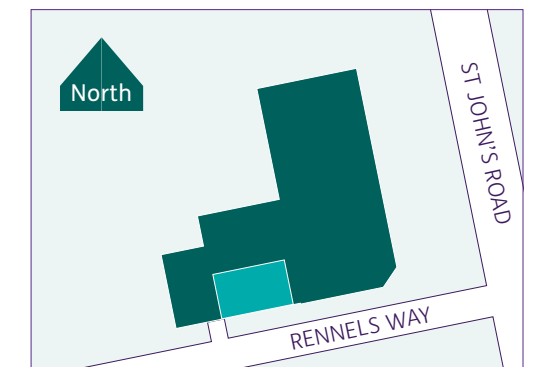
## Two Bedroom Apartment

Plot 21

Total Gross Area 64 sq m



Room	Metric
Kitchen/Living/Dining	5.55m X 4.65m
Bedroom 1	3.25m X 4.15m
Bedroom 2	3.25m X 3.10m
Bathroom	2.20m X 2.00m
Balcony	1.40m X 11.75m



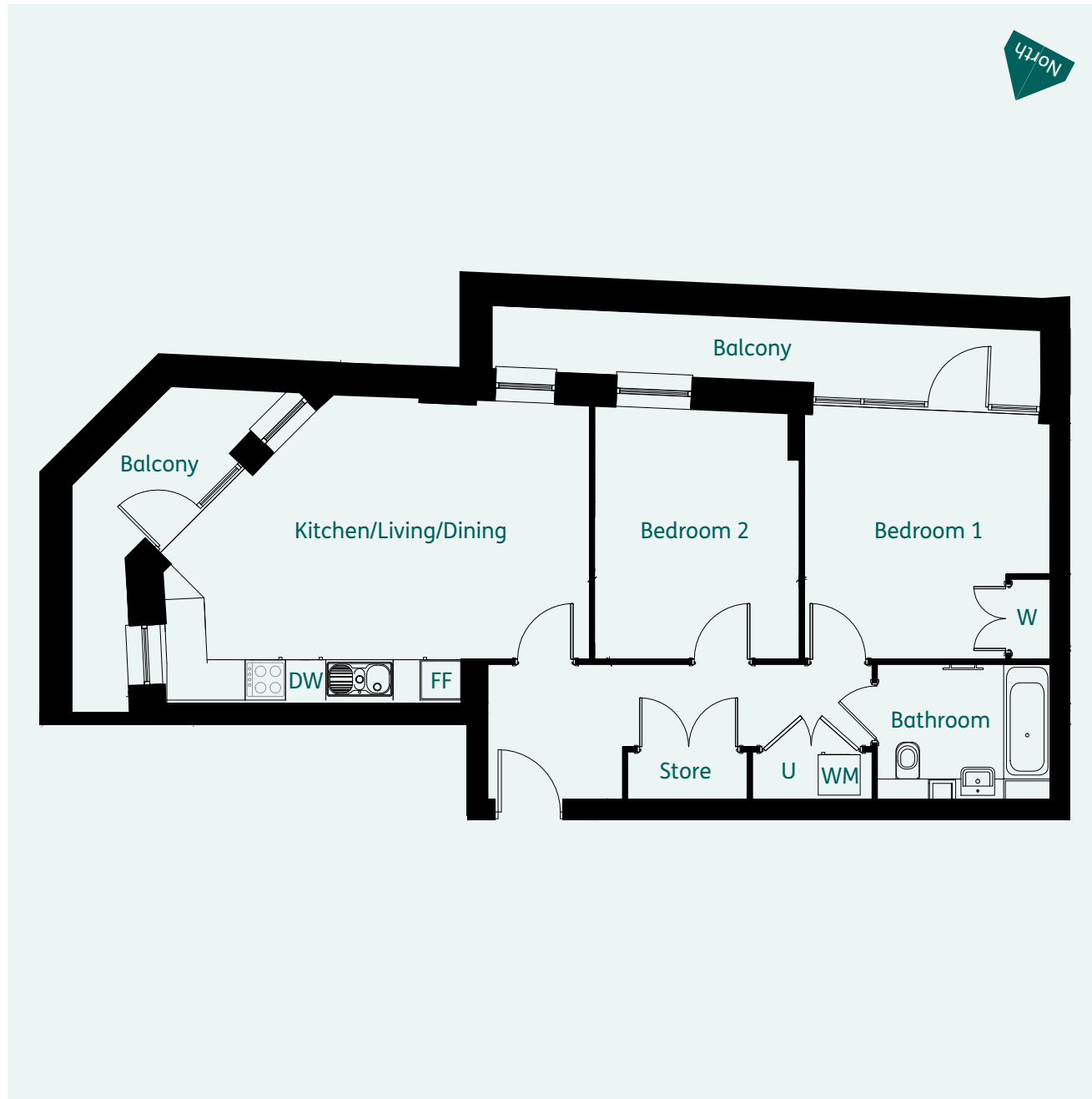
U Utility Room | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dish Washer



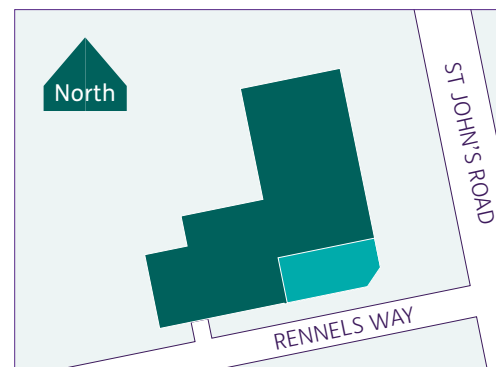
## Two Bedroom Apartment

Plot 22

Total Gross Area 68 sq m



Room	Metric
Kitchen/Living/Dining	4.55m X 6.30m
Bedroom 1	3.70m X 3.65m
Bedroom 2	3.70m X 3.00m
Bathroom	2.00m X 2.55m
Balcony	1.35m X 3.60m
Balcony	0.95m X 8.45m



U Utility Room | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dish Washer

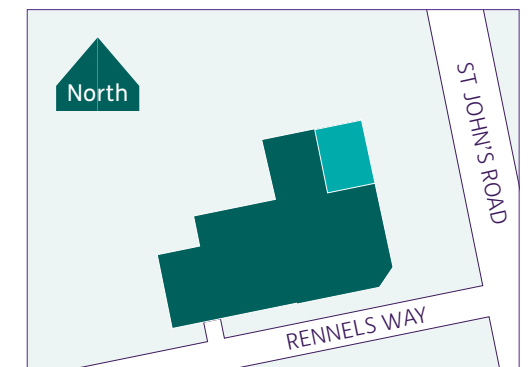
## Two Bedroom Apartment

Plot 24

Total Gross Area 60 sq m



Room	Metric
Kitchen/Living/Dining	5.45m X 4.35m
Bedroom 1	3.75m X 3.20m
Bedroom 2	3.75m X 2.35m
Bathroom	2.00m X 2.20m
Balcony	1.20m X 4.35m



U Utility Room | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dish Washer



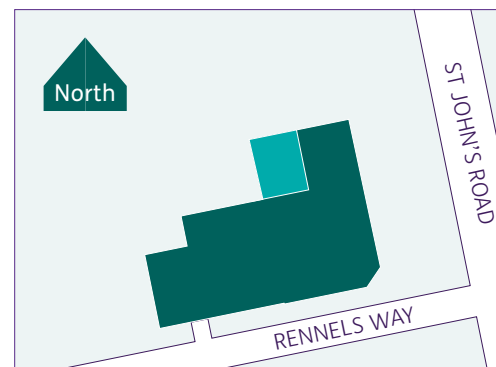
## Two Bedroom Apartment

Plot 25

Total Gross Area 75 sq m



Room	Metric
Kitchen/Living/Dining	6.50m X 5.70m
Bedroom 1	4.05m X 3.35m
Bedroom 2	4.35m X 3.15m
Bathroom	1.95m X 2.50m
Balcony	1.45m X 4.15m

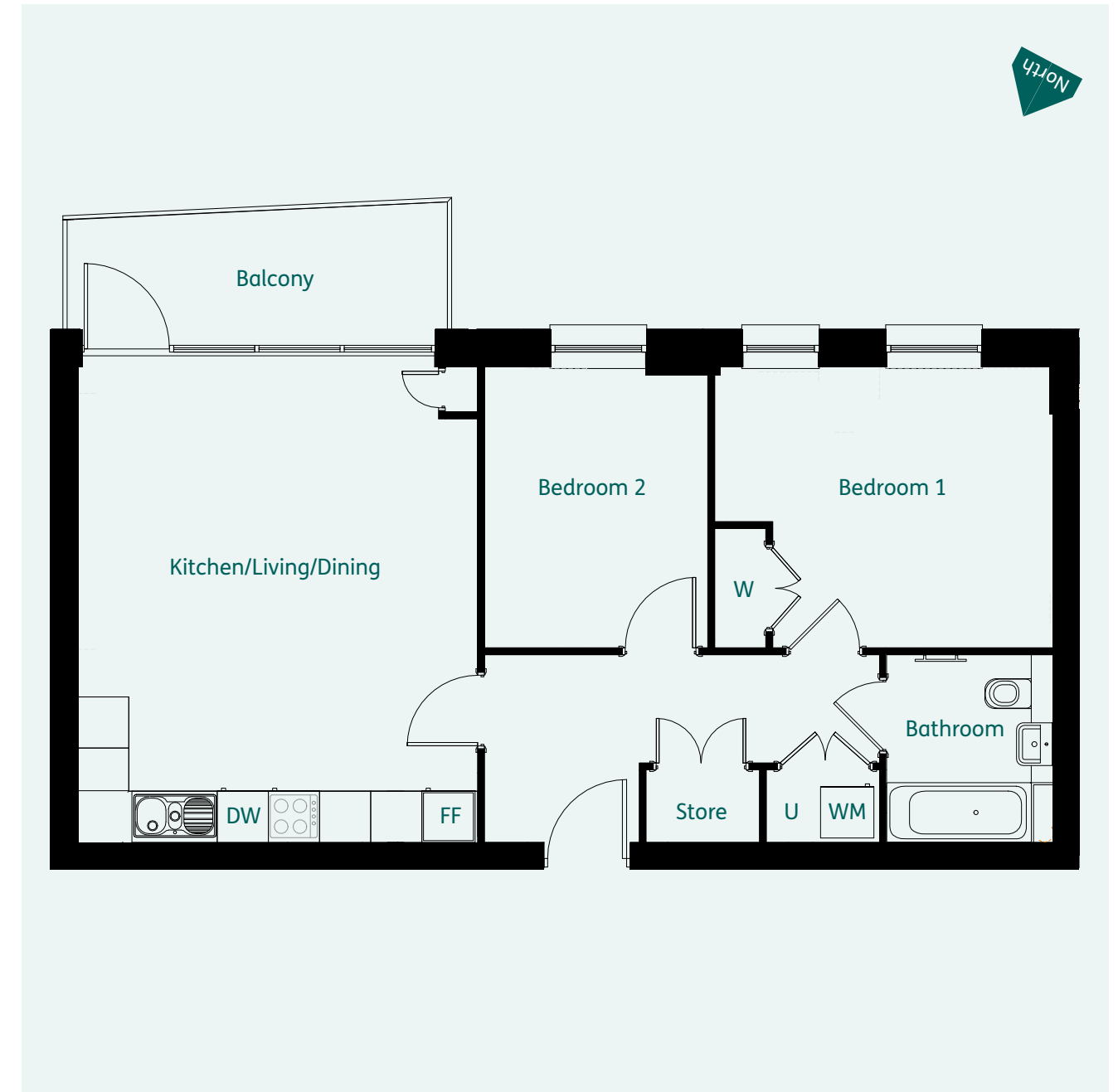


U Utility Room | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dish Washer

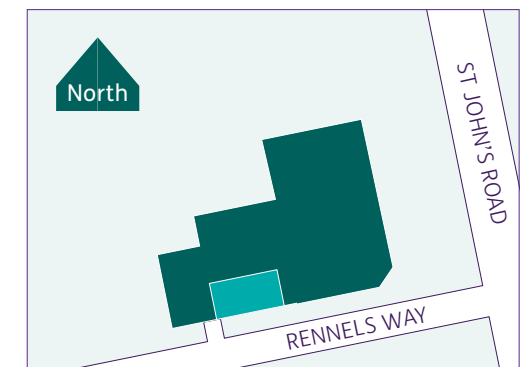
## Two Bedroom Apartment

Plot 28

Total Gross Area 64 sq m



Room	Metric
Kitchen/Living/Dining	5.55m X 4.65m
Bedroom 1	3.25m X 3.95m
Bedroom 2	3.25m X 2.60m
Bathroom	2.20m X 1.95m
Balcony	1.35m X 4.45m



U Utility Room | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dish Washer



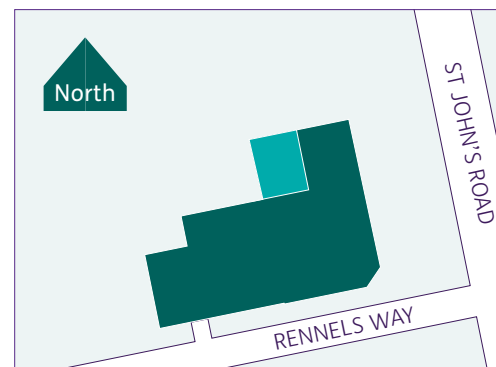
## Two Bedroom Apartment

Plot 31

Total Gross Area 75 sq m



Room	Metric
Kitchen/Living/Dining	6.50m X 5.70m
Bedroom 1	4.05m X 3.40m
Bedroom 2	4.35m X 3.10m
Bathroom	2.00m X 2.45m
Balcony	1.40m X 4.15m

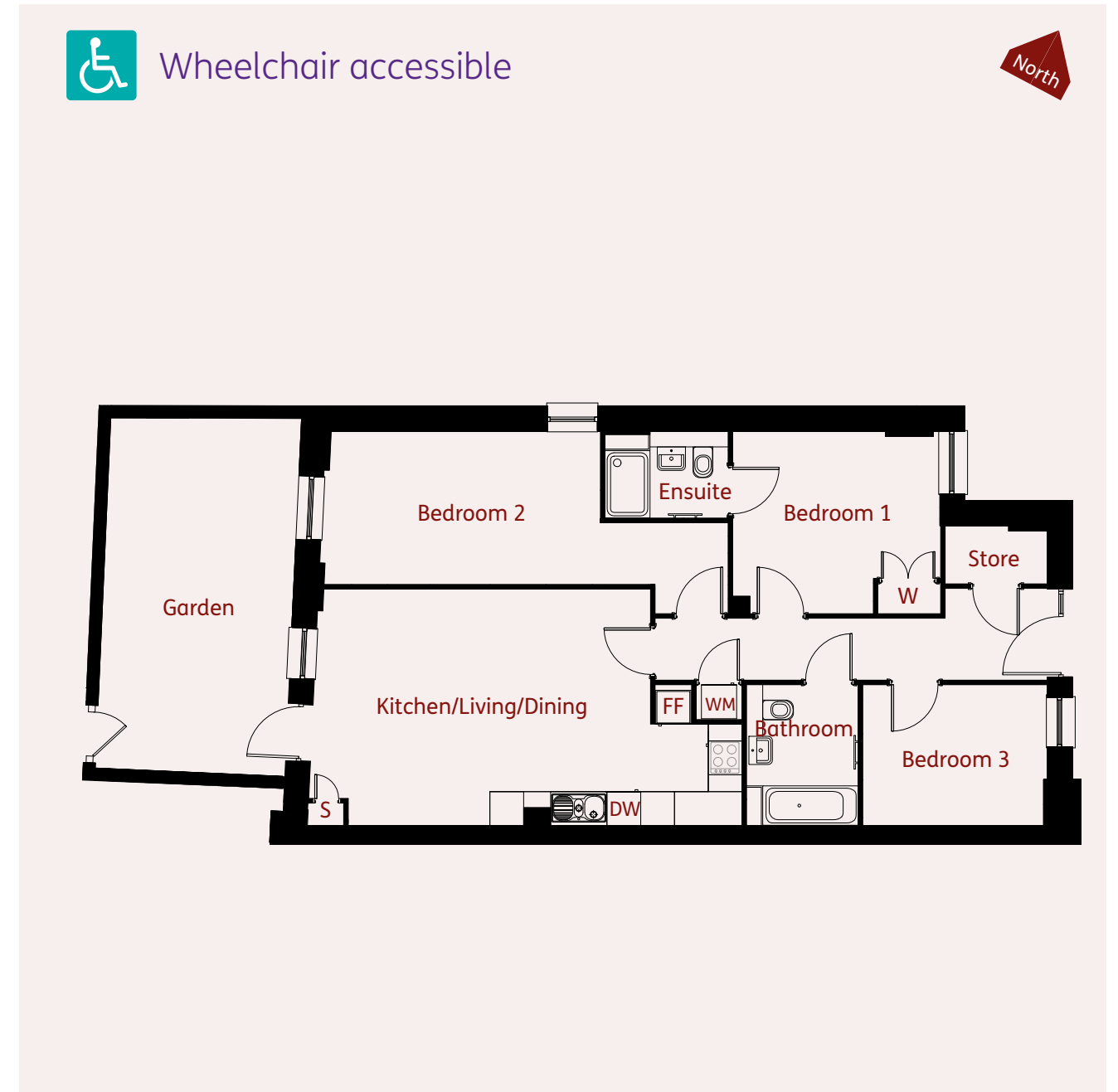


U Utility Room | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dish Washer

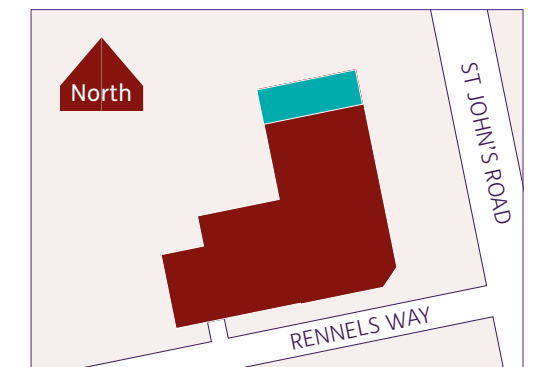
## Three Bedroom Apartment

Plot 2

Total Gross Area 88 sq m



Room	Metric
Kitchen/Living/Dining	4.20m X 7.65m
Bedroom 1	3.25m X 3.70m
Bedroom 2	2.70m X 7.20m
Bedroom 3	2.50m X 3.25m
Bathroom	2.50m X 1.95m
Garden	6.50m X 3.50m



U Utility Room | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dish Washer

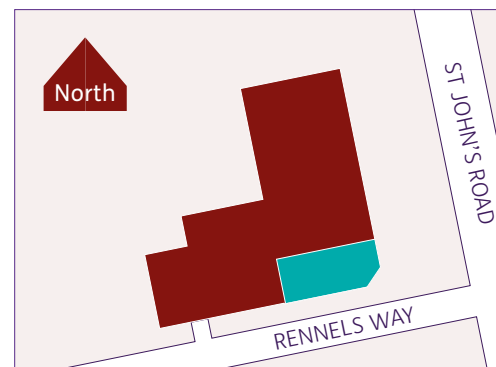
# Three Bedroom Apartment

Plots 6 & 14

Total Gross Area 87 sq m



Room	Metric
Kitchen/Living/Dining	5.05m X 6.10m
Bedroom 1	3.75m X 3.50m
Bedroom 2	3.60m X 2.10m
Bedroom 3	4.45m X 2.55m
Bathroom	2.20m X 2.00m
Balcony	1.80m X 3.00m



U Utility Room | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dish Washer

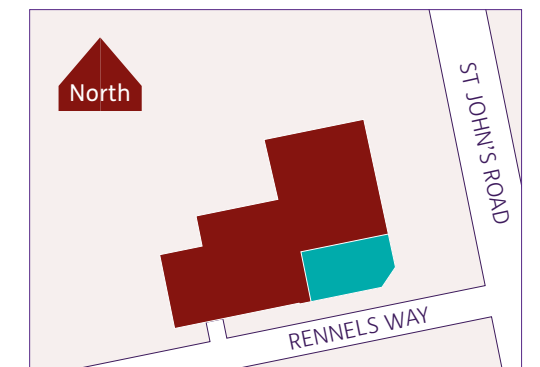
# Three Bedroom Apartment

Plot 29

Total Gross Area 84 sq m



Room	Metric
Kitchen/Living/Dining	7.95m X 4.50m
Bedroom 1	3.35m X 4.75m
Bedroom 2	3.90m X 3.05m
Bedroom 3	3.95m X 2.45m
Bathroom	2.25m X 2.00m
Balcony	2.85m X 0.90m
Balcony	1.25m X 4.25m



U Utility Room | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dish Washer



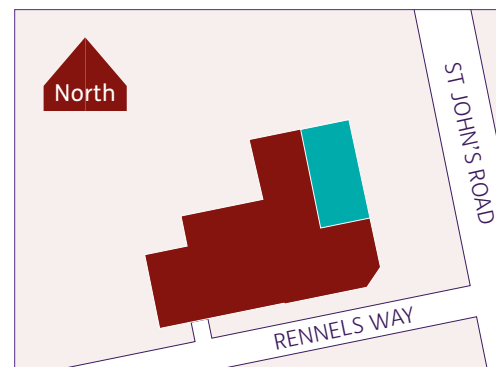
# Three Bedroom Apartment

Plot 30

Total Gross Area 81 sq m



Room	Metric
Kitchen/Living/Dining	4.25m X 8.15m
Bedroom 1	4.00m X 3.25m
Bedroom 2	3.05m X 3.25m
Bedroom 3	3.05m X 3.65m
Bathroom	2.00m X 2.20m
Balcony	1.15m X 3.80m
Balcony	1.15m X 4.20m



U Utility Room | W Wardrobe | FF Fridge Freezer | WM Washing Machine | DW Dish Washer



Image:  
Computer Generated Image  
of St John's Road



# Network Homes

**Network Homes is one of England's leading housing association, owning and managing over 20,000 homes for 38,000 people across London, Hertfordshire and the South East.**

We build homes for market sale, Shared Ownership (part rent, part buy) and London Living Rent. We operate commercially but our profits are reinvested back into building affordable homes and offering a first class service to our customers.

We take pride in providing an impressive specification which, coupled with sustainable design features, means our homes are ideal for modern living. We've been dedicated to doing this since we were formed in 1974. Without a good home it is difficult for anyone to feel comfortable, happy or secure in their life. **We believe good homes make everything possible.**



**To note:** All computer generated images (CGIs) used in these particulars are for illustrative purposes only, are not intended to provide an actual forecast or impression of the measurements, dimensions, layouts, placements, context and/or finishes of the buildings premises or landscaping within the development, and should not be relied upon as true or accurate. These brief particulars have been prepared and are intended as a guide to supplement an inspection or survey and do not form part of any offer or contract. Their accuracy is not guaranteed. They contain statement of opinion and in some instances we have relied upon information supplied by others. This brochure includes imagery for illustrative purposes only. The map is not to scale. Design elements and specification details may change without notice. You should verify the particulars on your visit to the site and with the sales agent. The particulars do not obviate the need for a survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any effort or omission in the particulars or information given. All information believed to be correct at time of print. Travel times are approximate only and are subject to change. September 2022.





## Contact Network Homes

Visit [networkhomes.org.uk/londonlivingrent](https://networkhomes.org.uk/londonlivingrent)

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**London  
Living Rent**  
Helping you save to buy



Because good homes make everything possible