

THE BRENTFORD PROJECT



A ringing
song of
its
toes
lapped by
the
Thames

a town,



A place
of
wordsmiths,
music
makers,
boat
builders
and
bakers



The
Arcadian
dream
of
peace



and
pleasure



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Part 1

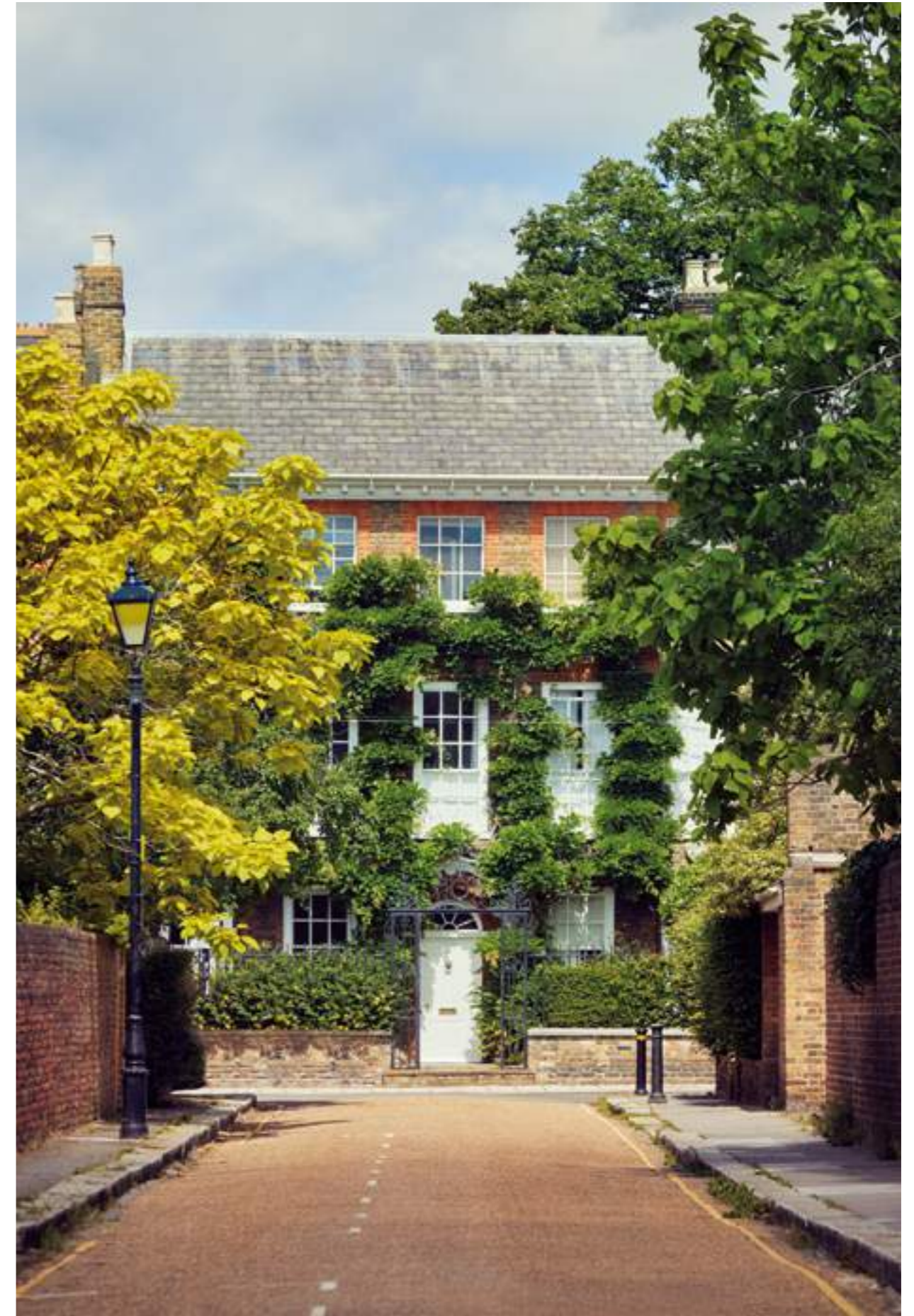


Brentford

The undiscovered waterside in the West



On the doorstep of West London's new powerhouse of creative, commercial and academic development is a remarkable riverside location at the meeting point of the River Thames and River Brent. Brentford is away from the rush, yet directly connected to the city and the wider world. Within view of the River Thames and on London's doorstep, this is a place to make a home, with a mix of urban life and rural escape that is all but impossible to find in a position that offers so much connectivity to the city. Locally are many of the world's most successful music, entertainment and leisure brands, as well as a thriving new generation of emerging enterprises. To the south and west are wide open, wild spaces rich in natural life. The re-discovery of this hidden gem sees The Yards and The Lanes of this proud West London town re-established, and the water's edge brought back to life.



ABOVE — Swathed in green, one of a row of 18th century residences in The Butts.
OPPOSITE — A houseboat community in Brentford.

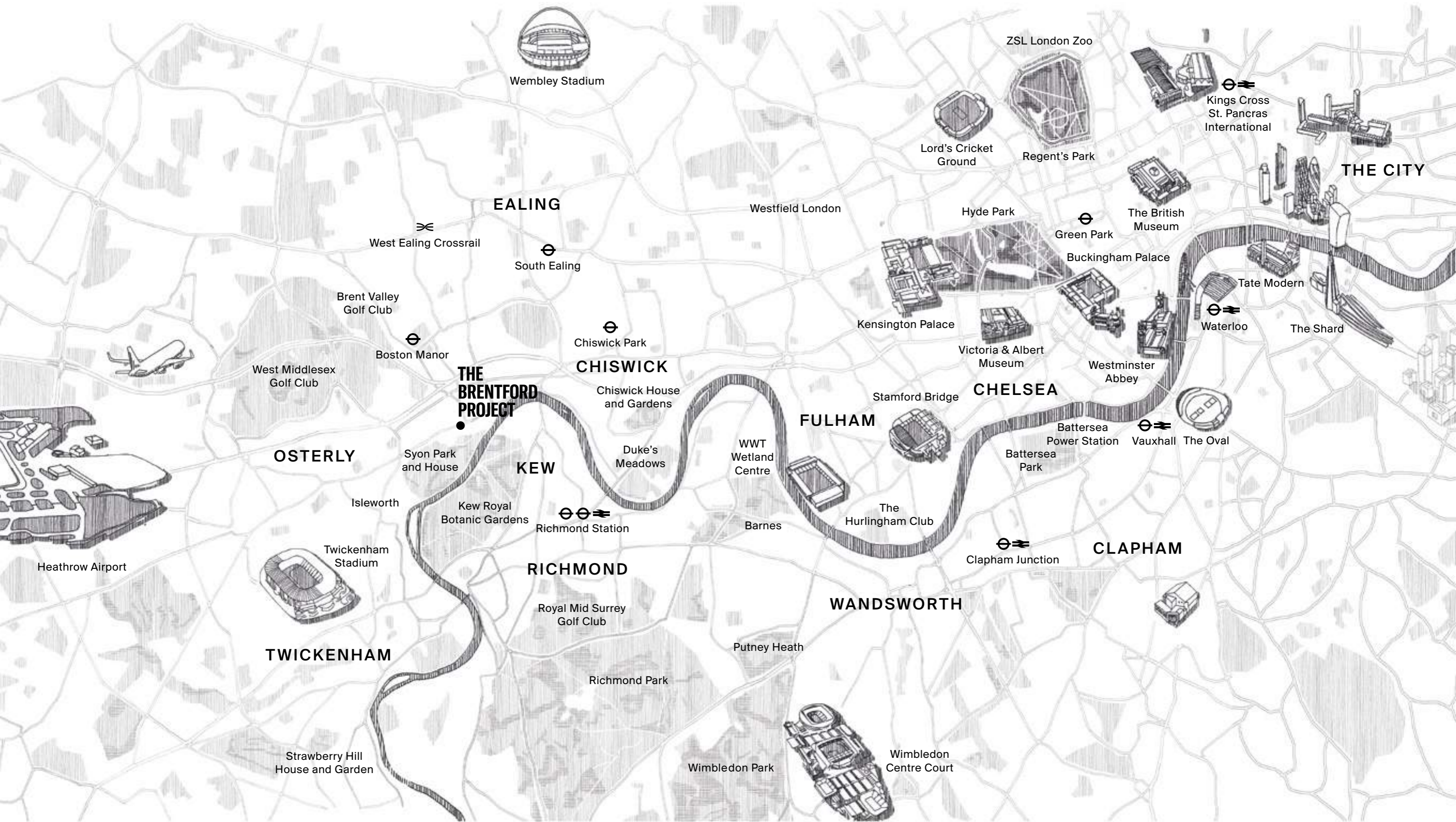
Along the towpath
the Sunday
walkers
overtaken
cycle bells
chime with
church clocks

amble,
by lycra
joggers



Perfectly placed

in London's West





ABOVE — Dining by the water's edge is the best way to appreciate the charm of the river.
OPPOSITE — Competitors prepare for a single-file 'bumps' boat race between Syon and Chiswick.





Within easy reach of Brentford, the River Thames is lined with a blossoming selection of places to eat and drink.

Where commerce and community are bound together

Lock gates on the river bear the hallmarks of its industrial history.

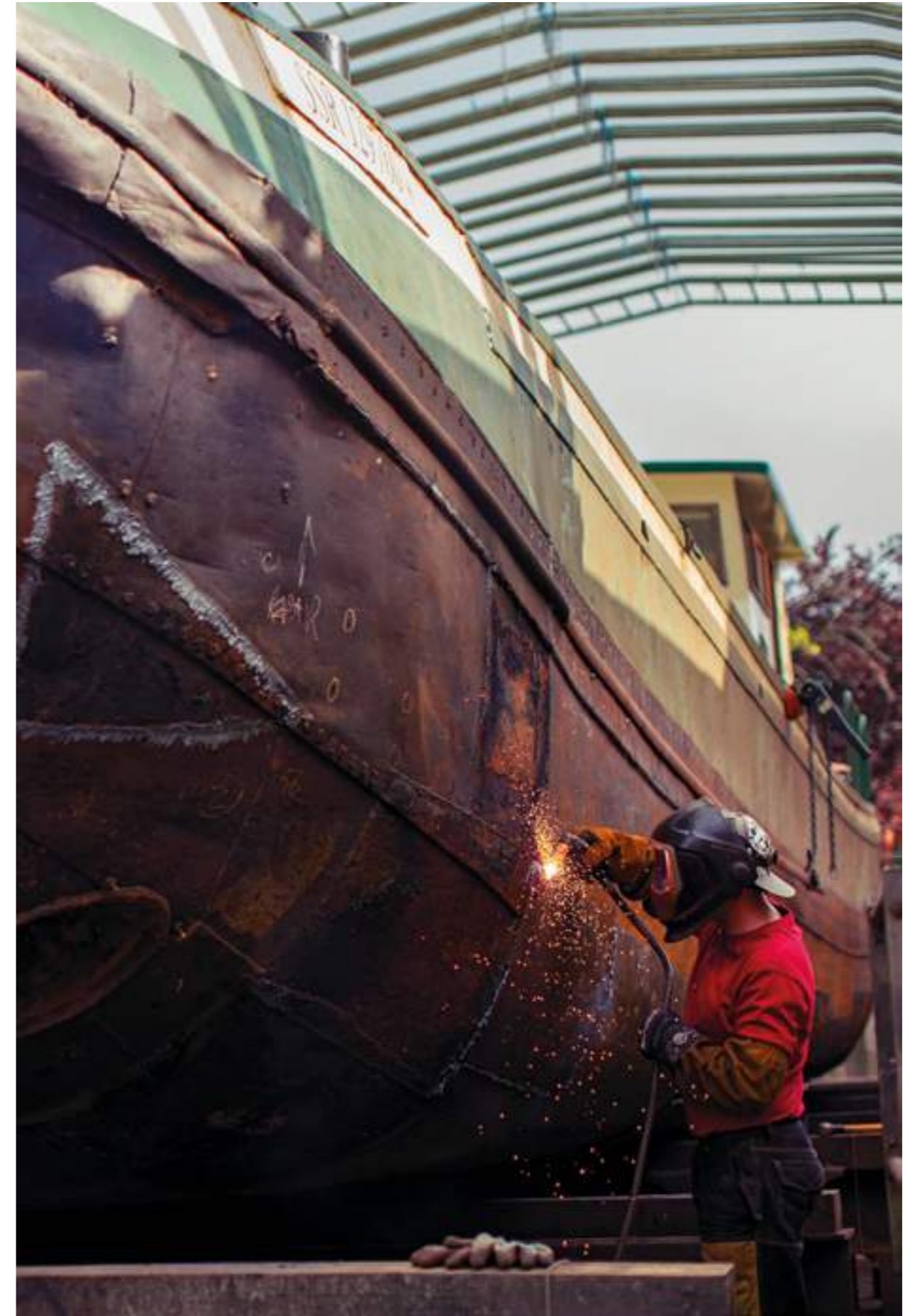


A place of history, with a view of the future



Few places on the Thames would have rung to the sounds of industry in the same way as Brentford and its riverside. The confluence of the River Thames and the River Brent was the source of a blossoming of trade, establishing a place that performed a critical role in the movement of goods and raw materials. At Brentford Dock, built to a design of Isambard Kingdom Brunel, shipments

would transfer from river to rail, and vice versa. Barges, that paused in their steady progress along the Thames would release their cargo to the freight carriages of Great Western Railway. From here to the four corners of the world, coal, steel, timber wood and pulp all passed through Brentford's acres. Makers could be found down The Lanes and in The Yards, from the timber mill at Montgomery's Wharf to potteries, brickworks and breweries, Brentford's industrial past leaves an irreducible outline that The Brentford Project is proud to retrace.



ABOVE — Still part of the industry of the area, boat building in Brentford dates back to the 17th century.
OPPOSITE — The 137 miles of The Grand Union Canal starts in Brentford.

Escape
to Syon Park,
a botanical
beauty
right
on
Brentford's
doorstep



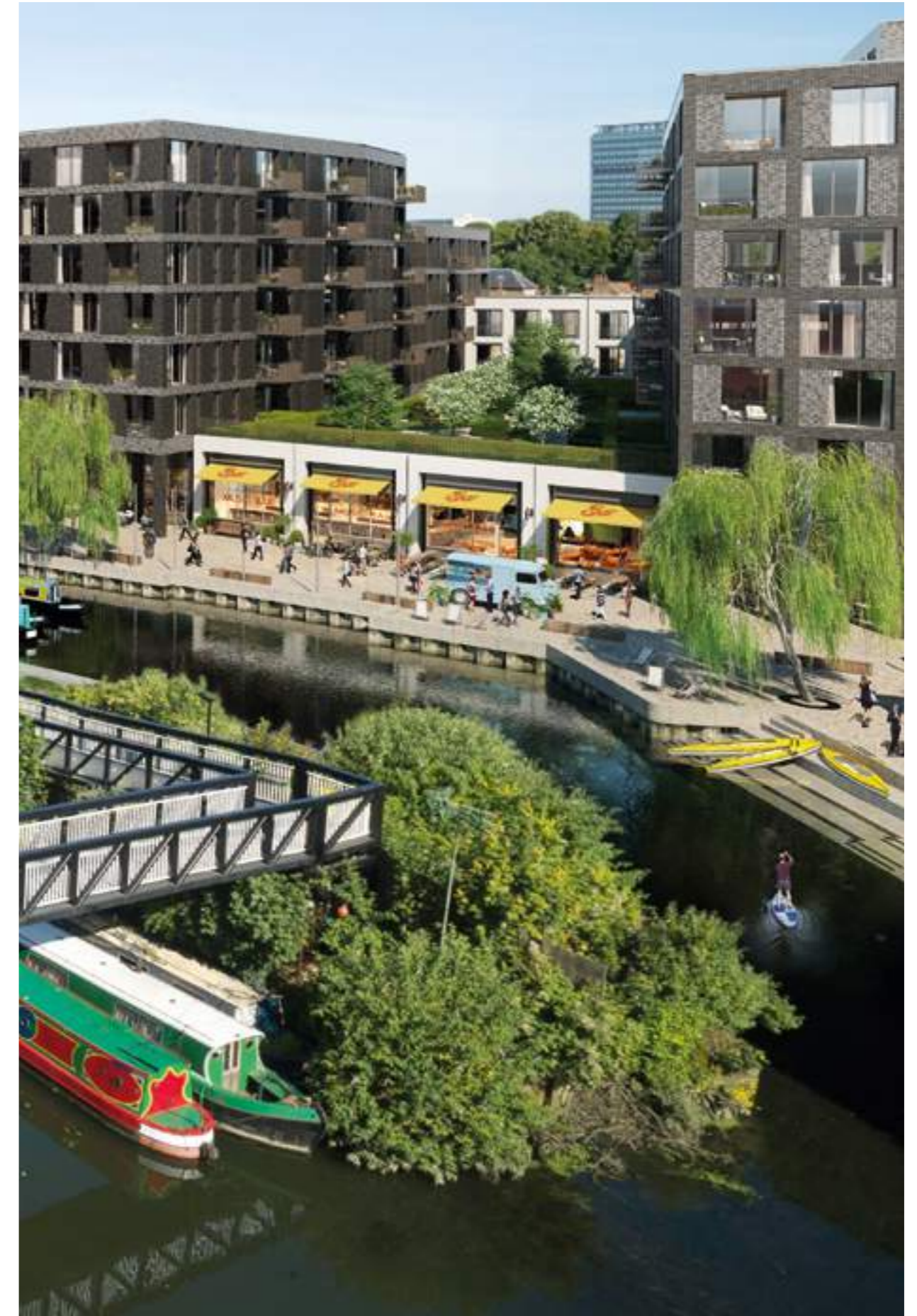
Newly discovered plants from the four corners of the world would have reached high into the Great Conservatory.

A vital
new
connection
between
the high street
and water



Re-connecting the waterside with Brentford's bustling high street is an important outcome of The Brentford Project. A wide ranging initiative, it has been conceived to celebrate the creative

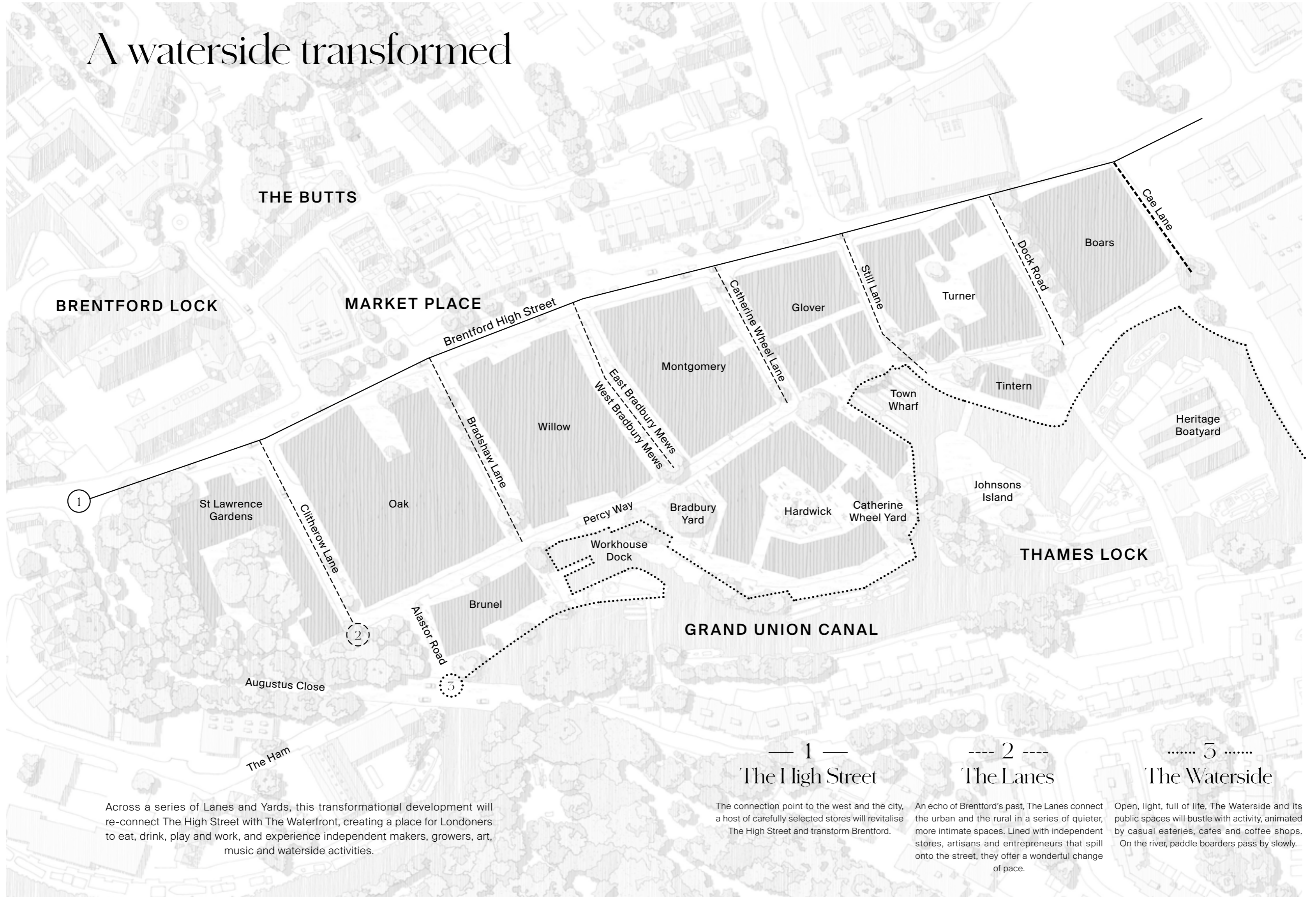
diversity of the town with new venues and spaces that will establish a bold platform for the arts, live music and food. It's a development that will improve and enhance the lives of residents and visitors alike by establishing a new residential quarter, a vibrant dining, entertainment and retail scene and an exciting new facet of this proud West London community.



ABOVE — Workhouse Dock.

OPPOSITE — Regular markets are a showcase for outstanding fresh produce.

A waterside transformed



Across a series of Lanes and Yards, this transformational development will re-connect The High Street with The Waterfront, creating a place for Londoners to eat, drink, play and work, and experience independent makers, growers, art, music and waterside activities.

— 1 —
The High Street

The connection point to the west and the city, a host of carefully selected stores will revitalise The High Street and transform Brentford.

--- 2 ---
The Lanes

An echo of Brentford's past, The Lanes connect the urban and the rural in a series of quieter, more intimate spaces. Lined with independent stores, artisans and entrepreneurs that spill onto the street, they offer a wonderful change of pace.

..... 3
The Waterside

Open, light, full of life, The Waterside and its public spaces will bustle with activity, animated by casual eateries, cafes and coffee shops. On the river, paddle boarders pass by slowly.

Part 2

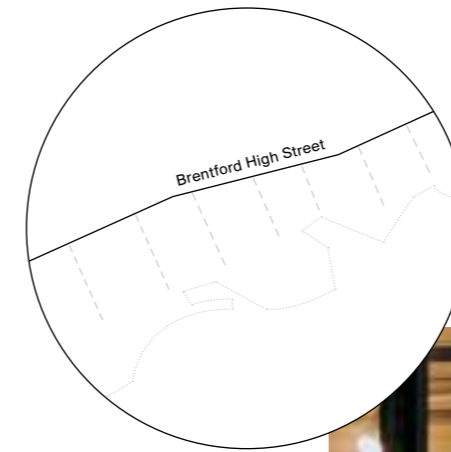


The High Street

The meeting point



of
everyday
life



The heart of a town
is its high street



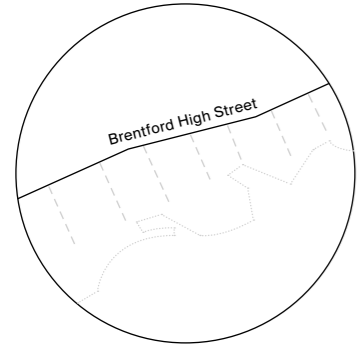
The backbone of the community; a well-connected hub lined with shops, stores and cafes - Brentford will see the high street transformed, bringing new retailers and new life to both sides of this long-established street. Joining the pharmacy, dry cleaners, bank - and the other names already familiar to existing residents - will be one of Britain's best known supermarkets. Already well connected by road and rail, bringing the new high street will make Brentford a destination again; a place with choice and variety for those who want to shop for the essentials, grab a coffee on the way to work, or browse the new season's offerings from outposts of major high street retailers. It will be a place that people take time to walk around - not just pass through. And for those who need a break from their shopping, this is all within moments of the riverside, and the quieter open spaces and water's edge cafés down at the dock.





New
faces on the high street
in bustling, busy Brentford





A high street of variety



From taste and flavour to style and wellness, the revitalised high street will be lined with stores carefully chosen to meet the needs of locals and residents throughout Brentford.



Thriving stores of grocers, bakers and butchers



Market Square



Welcome

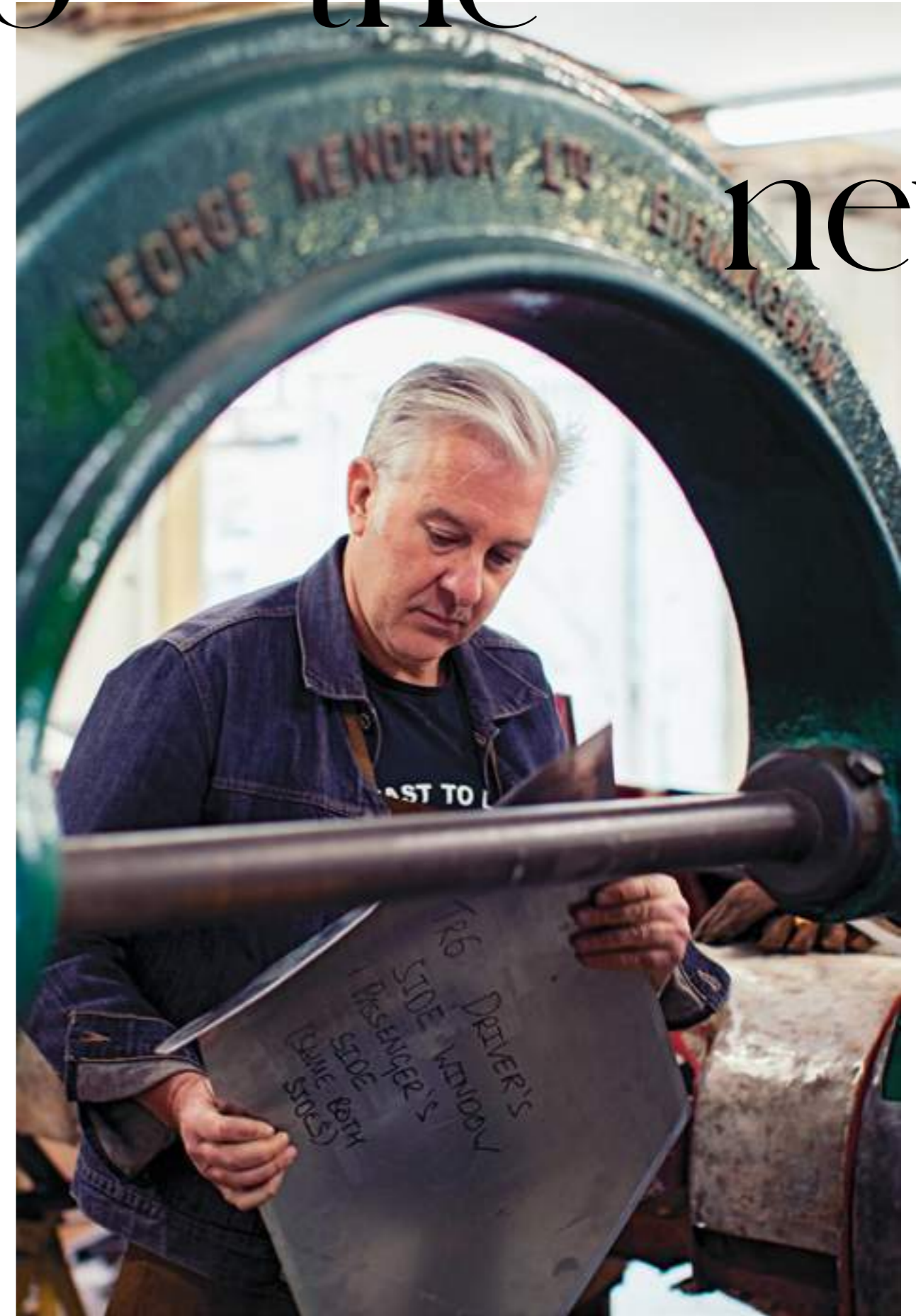
A family business spearheaded
by Merlin McCormack



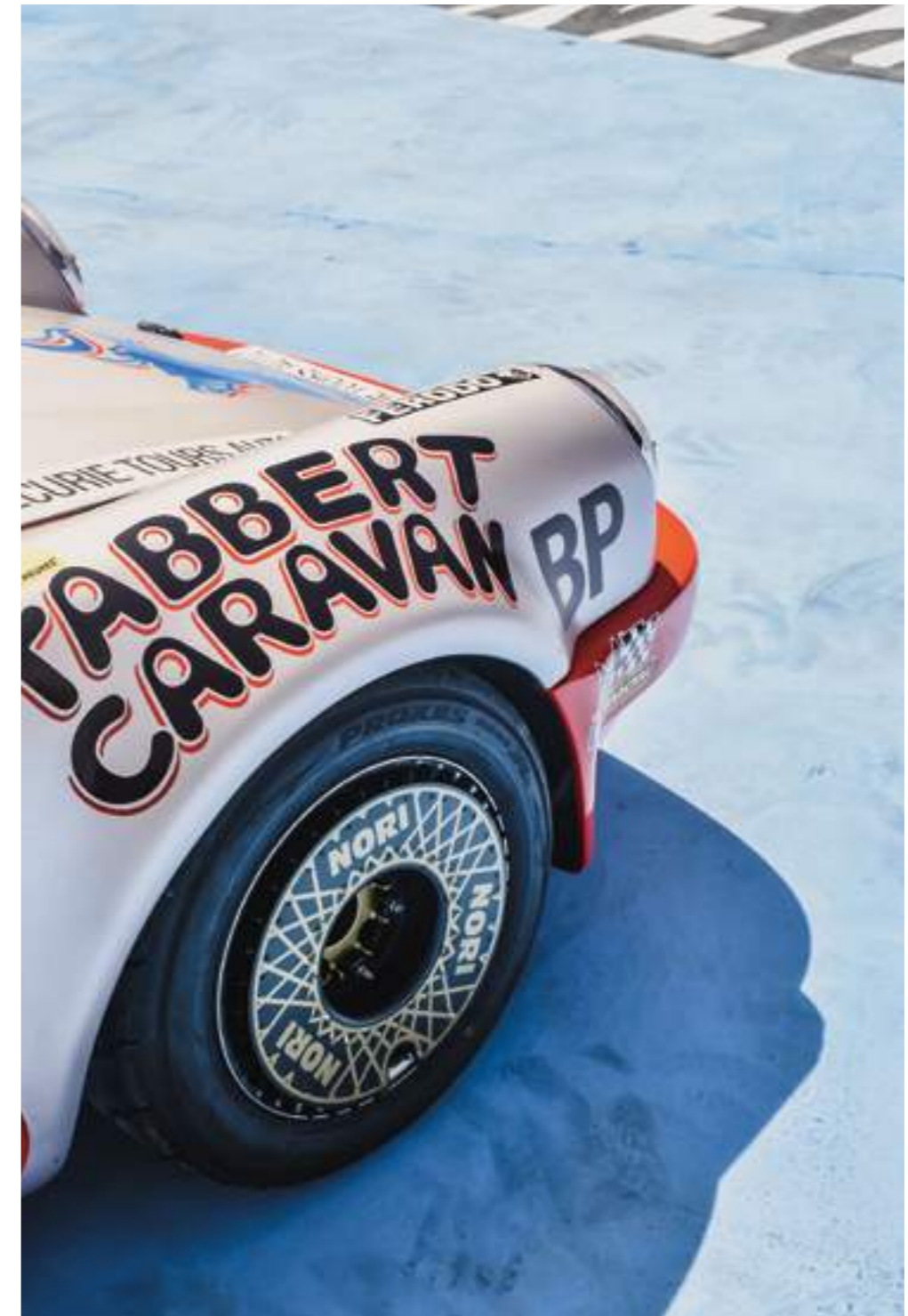
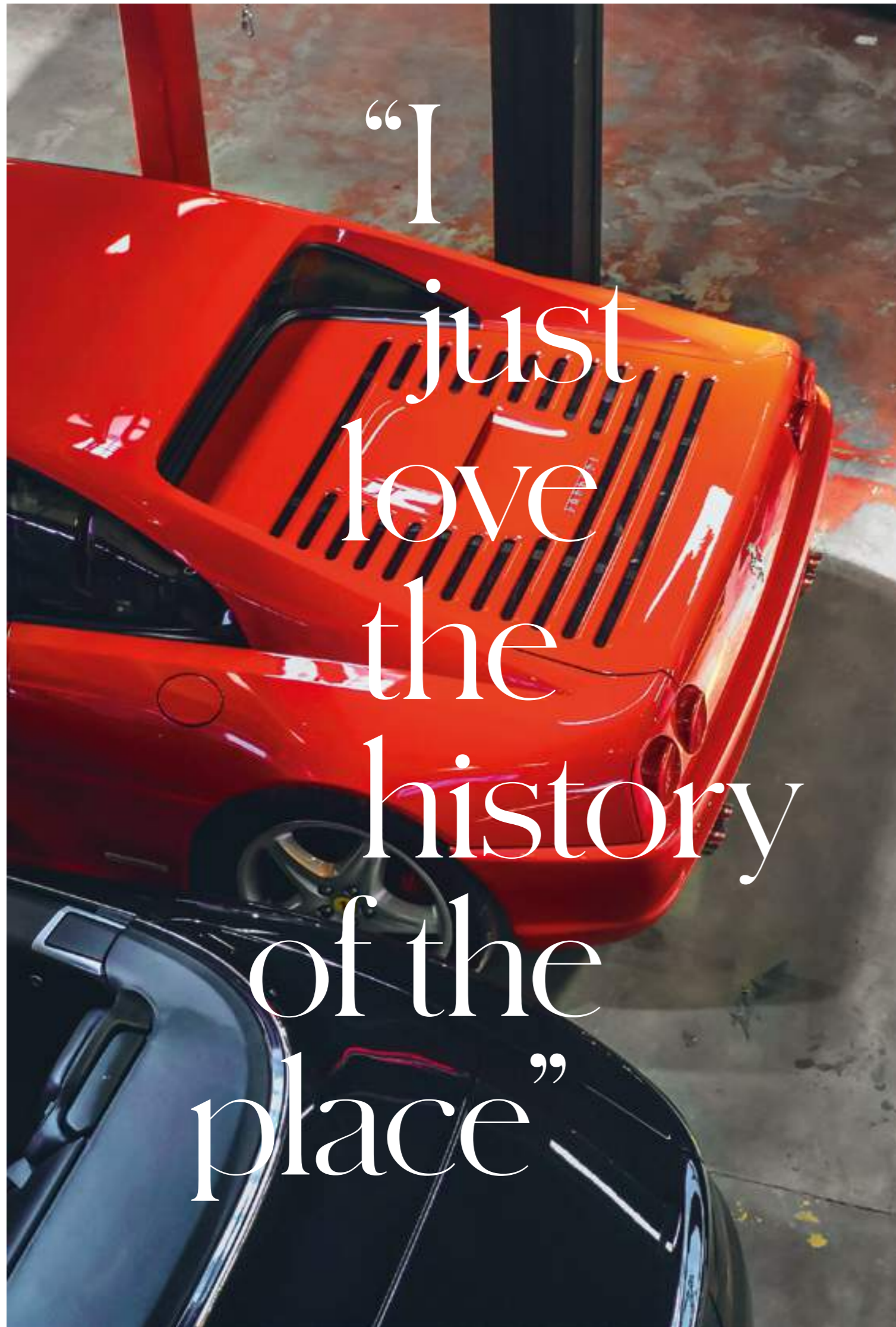
Merlin McCormack is one of the more remarkable people that call The Brentford Project home. An entrepreneur from a very early age (he sold his first car aged 11), his business 'Duke of London', has

become a destination for classic car enthusiasts from all over the world. After a brief spell in the city, Merlin joined his father's restoration business, and slowly began helping him find his clients their own classic cars. He opened his first showroom in 2014, and made the move to Brentford in 2017. From restoration and servicing to the 20 - 30 remarkable machines he usually has on display and for sale, fans of the finest automobiles seek out Duke's Brentford 3,000 sq ft showroom to sometimes just stand and stare. Growth has been steady to the point now where Merlin and his Duke family are expanding, and along with informal gathering like 'Classics and Cake', the showroom space will become a place for art shows, pop-up eateries and more.

to the new



entrepreneur



Duke's showspace is far from just a treasure trove of the most beautiful automotive engineering. It's a family affair with a growing reputation in culinary events, and unexpected cultural gatherings.

Part 3

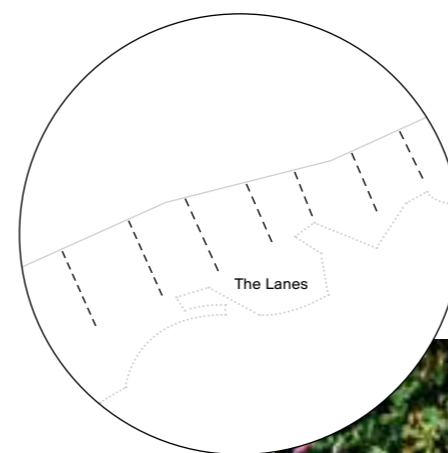


The Lanes

Turn a corner



to discovery



A change of pace
just moments

away

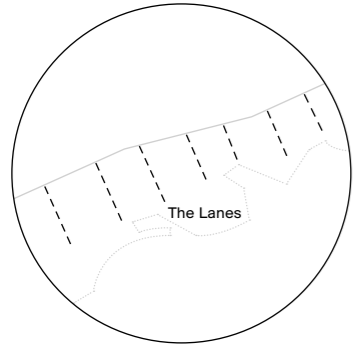


Stepping off the High Street into one of The Lanes will be a transformational experience. Borrowing an architectural signature from streets and stores of decades past, The Lanes have an altogether gentler pace, lined with the kind of small stores and emerging entrepreneurs, and independent retailers that Ballymore has a long and proud history of supporting in business - both here in the UK and abroad. From the bustle and movement on the pavements of the high street, you step - in a single moment - into a more peaceful, familiar, series of paved, carefully laid out passageways. The water's edge and open space is within reach, the sound of conversation lifted on the air, but the distractions and discoveries of The Lanes will reward your time and your curiosity.

Bradshaw Lane



Bradshaw Lane looking towards Market Square

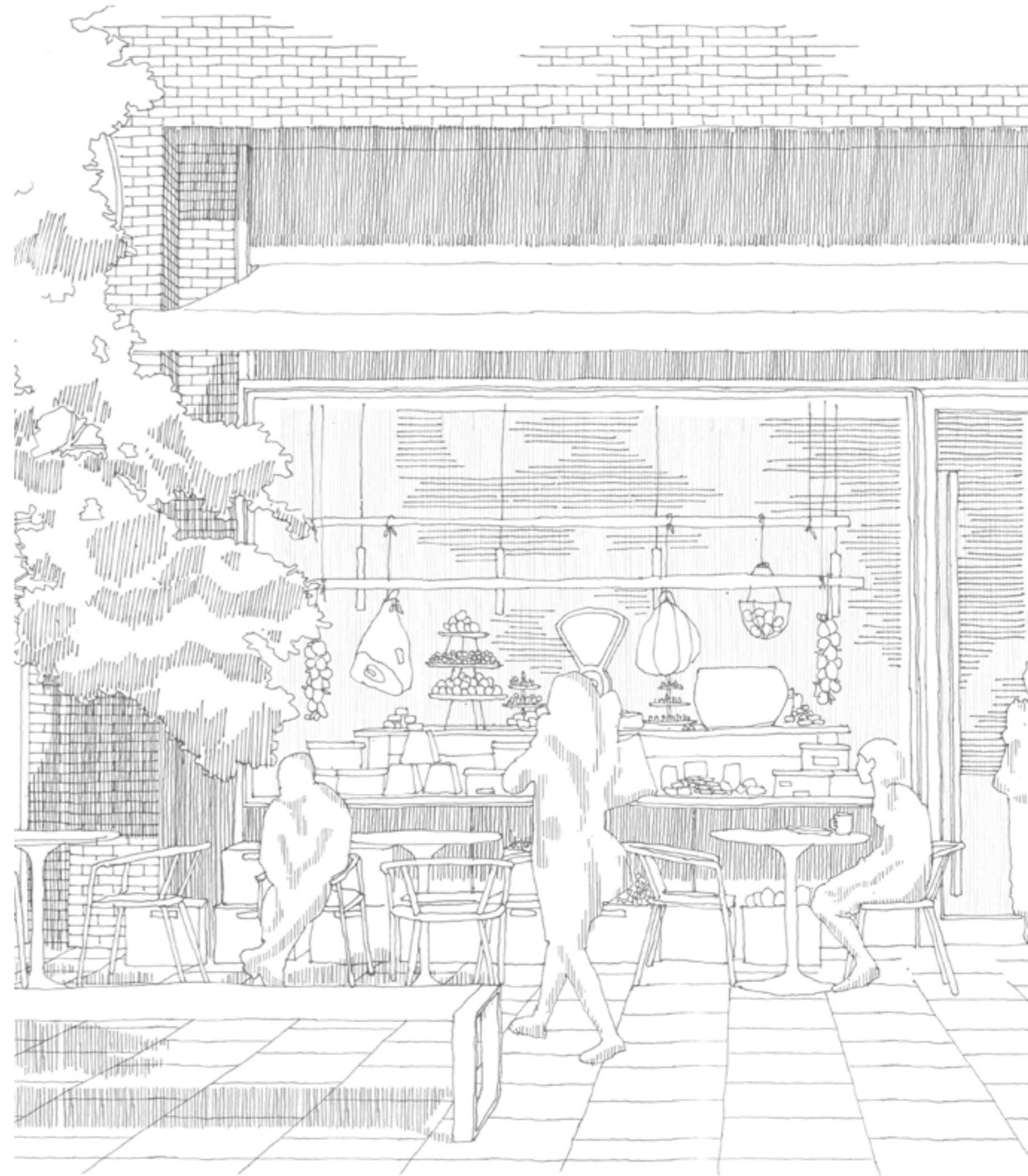


Store fronts inspired



by a
heritage of trade

The scale of The Lanes is altogether more personal, where the pace is slowed, and faces of traders and neighbours become familiar over time. On a quiet weekday morning sat with a coffee, catching up with a friend, waiting to be served, The Lanes are designed to blur the boundary between street and store.





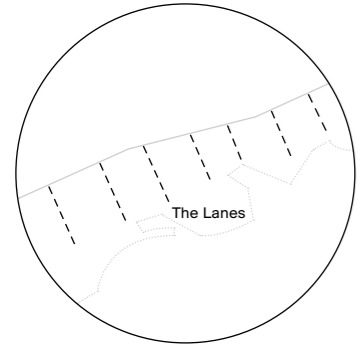
BRADBURY

SUMNERWAYS

Bradbury

Mews





A place that
rewards a spirit



of
curiosity

Nothing quite beats the feeling of discovering a hidden gem. Whether it's an old piece of vinyl, a fine first edition, or a new piece by an emerging artist, the emphasis is on modest stores filled with magical things run by passionate people.



Listen

The Woods Studios;
hub of musical activity



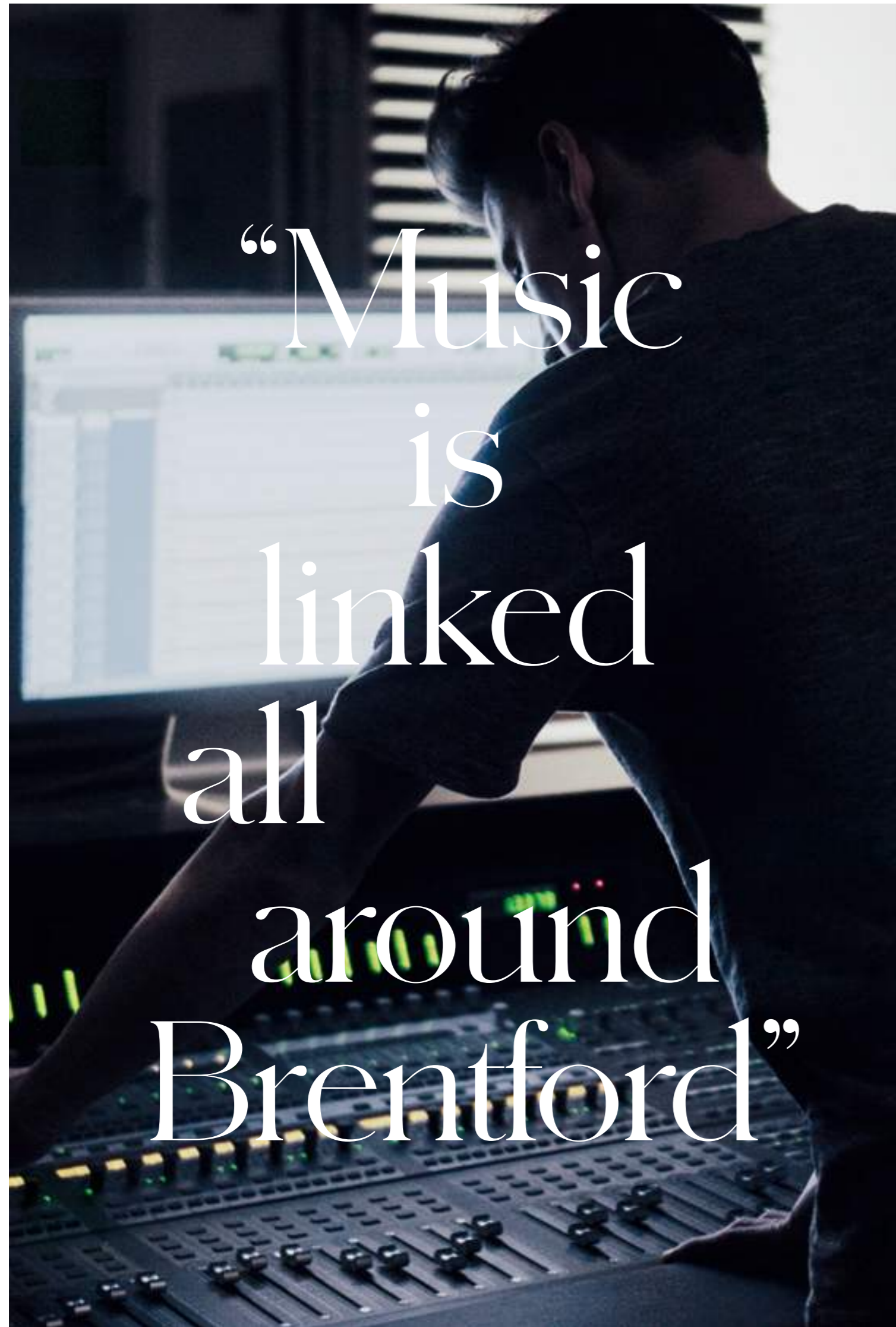
Creativity, collaboration and a home for exceptional talent, The Woods Studios is a new creative and recording studio boosting the already vibrant West London music scene. The Woods Studios have a roster of the most talented, established and emerging producers, publishers, engineers and artists. For those with a creative vision, this is the place to see it thrive.

as the musical



heritage

continues



“Music
is
linked
all
around
Brentford”



West London's place in musical history is long-established. In W5, the Ealing Club played host to new talents like the Rolling Stones and The Who. Eel Pie Studios in Twickenham was the workplace of Pete Townsend. Record labels have made their home here too, from Rough Trade to Warner Brothers. In September each year, Brentford Festival offers a stage for local acts and emerging musical talent. And for venues, from The Half Moon in nearby Putney to The Old Hat in Ealing, music fans have plenty of choice. In fact, the musical spirit out here in the west means any pub can become a performance space at a moments notice.

Part 4

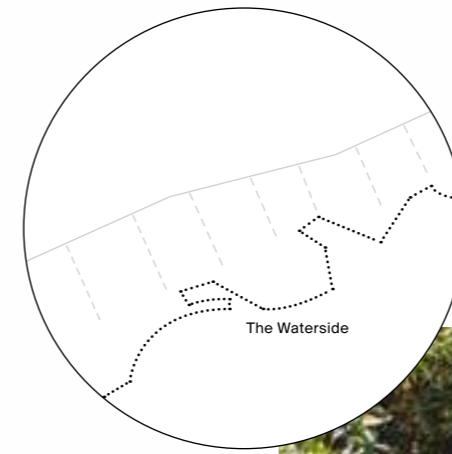


The Waterside

The water's



edge, alive again



Home is by the winding water



The journey from The High Street, through the bustle of The Lanes is completed at The Waterside, where cooler air and open spaces create a wonderful combination of the urban and the rural. It will be a hive of activity. Canal boats moor at the dock, friends and neighbours meet for coffee and conversation in the square, weekend markets set out their stalls of fresh produce and street food. For so many years, the water has been all but impossible to reach, and it is one of the defining elements of The Brentford Project that the water, the dock and pathways leading east and west have been liberated once again to be enjoyed and appreciated by a new generation of Brentford residents.

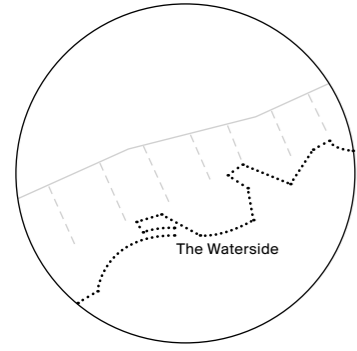
Workhouse Dock





Surrounding The Waterside, cafés and restaurants will offer casual dining and a place to get together with friends, all just moments from home.





Seasonal
flavours



in a
riverside

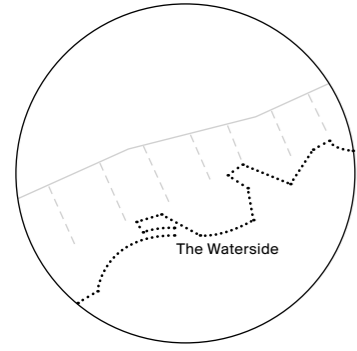
setting





Workhouse Dock

Seamlessly connected to The High Street, The Waterside and dock are lined with cafés, bars and restaurants with plenty of places to sit, relax, and get together with friends. Tables spill out onto the cobbles, and willow trees cast refreshing shade.



The River Brent and the waterways it connects to are a hive of activity. You can pick up a paddle board or kayak for two at the dock or spend a day idling on a canal boat without ever setting sail. And on foot, pathways at the river's edge can take you east, west and as far as Birmingham.



From silver screen classics and new releases to film festivals and special events, a boutique cinema will also play host to kids on a Saturday morning, and music lovers on a Saturday night.



Workhouse Dock

At the water's edge the River Brent leaves the Thames and winds west to join the Grand Union Canal. Brightly painted boats pause on their journey for coffee or lunch, whilst kayaks and paddle boards meander with the ducks.

A

Brentford welcomes Rye by the Water



For a lazy brunch by the water's edge, a restorative coffee on the walk to work, or a supper with friends over plates of antipasti and pizza from the wood fire oven, the waterside environs of Rye by the Water brings a new gastronomic signature to Brentford. Supported by legendary chef and restaurateur Robin Gill, this is the new bakery and grill from the widely celebrated duo of Ben Rand, former chef of The Dairy, and Janine Edwards, previously the Head Pastry Chef at Little Bread Pedlar. Signature bakes and ever-changing specials are all prepared with fresh ingredients from local and international producers. Expertly sourced produce is a key focus of the kitchen, with stone ground flour made with heritage grains used throughout the bakery. Being a new enterprise that feels established is part of the joy for the founders: *"We are looking forward to connecting with the local community through our love of baking, amazing produce and simple, yet considered cooking."* A dedication to craft and quality means a simple yet refined offering where less is more.

bakery



with

a view



“A new and exciting restaurant



in Brentford”

Rye by the Water features a bakery and restaurant with an idyllic decking area to enjoy coffee, pastries, brunch, lunch and dinner.

Part
5

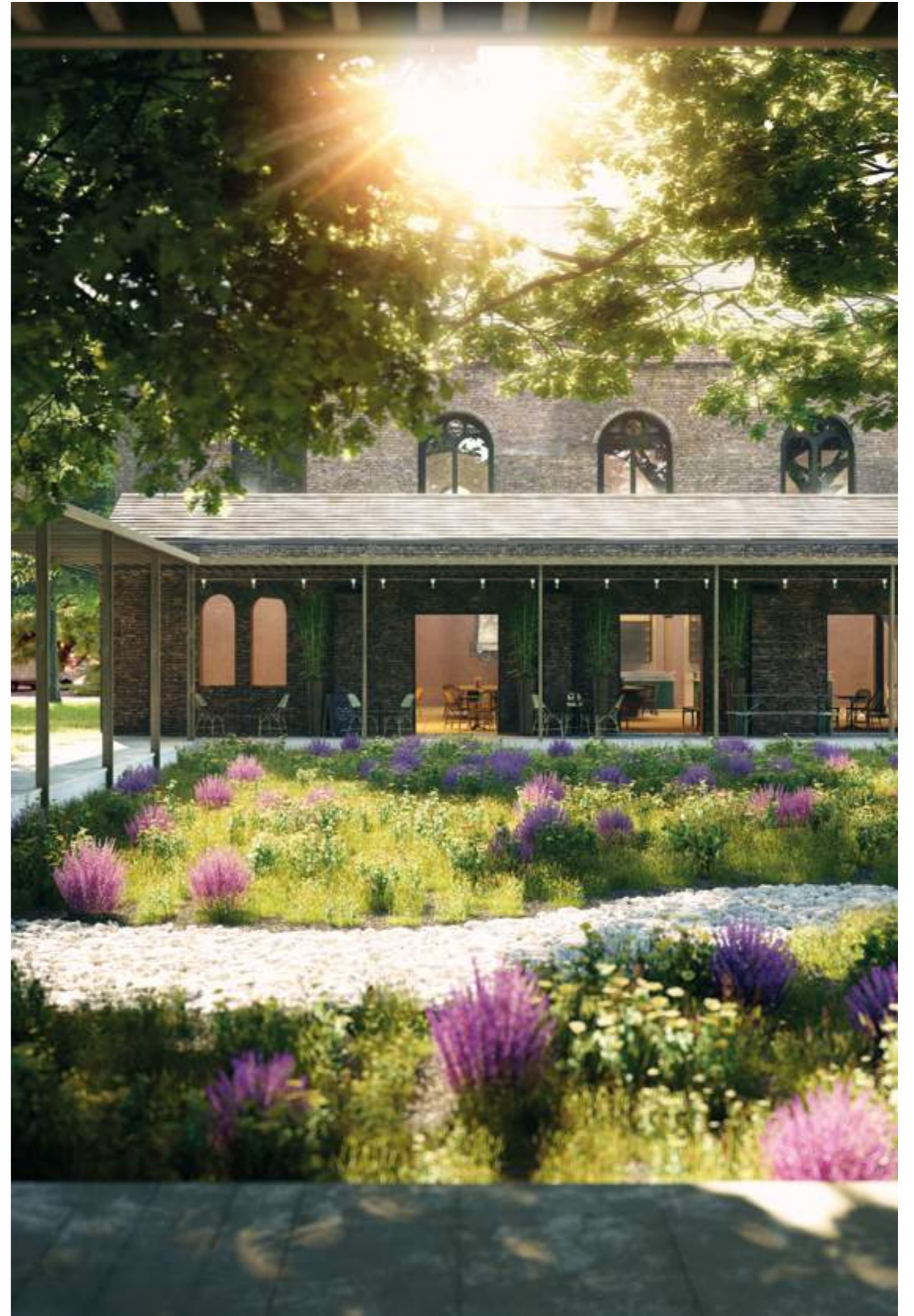


St Lawrence
Gardens

A
 tranquil
 oasis in
 which to
 unwind
 and
 refresh



St Lawrence Gardens is a sanctuary where existing mature trees and open spaces have been sensitively incorporated into an entirely new space for residents and the local community. A beautiful open air pool and a series of covered walkways create what is in effect a modern cloister, in and around which residents are able to take time away from the hustle and bustle. Alongside, a state of the art members-only gym, spa and treatment rooms complement the outdoor space to bring a comprehensive wellness offering.





The churchyard at St Lawrence has established gardens and stands of mature trees that reach high above the 15th century tower. A place where wild beauty thrives amid the bustle.

River mist twines

round studios

Downsteps

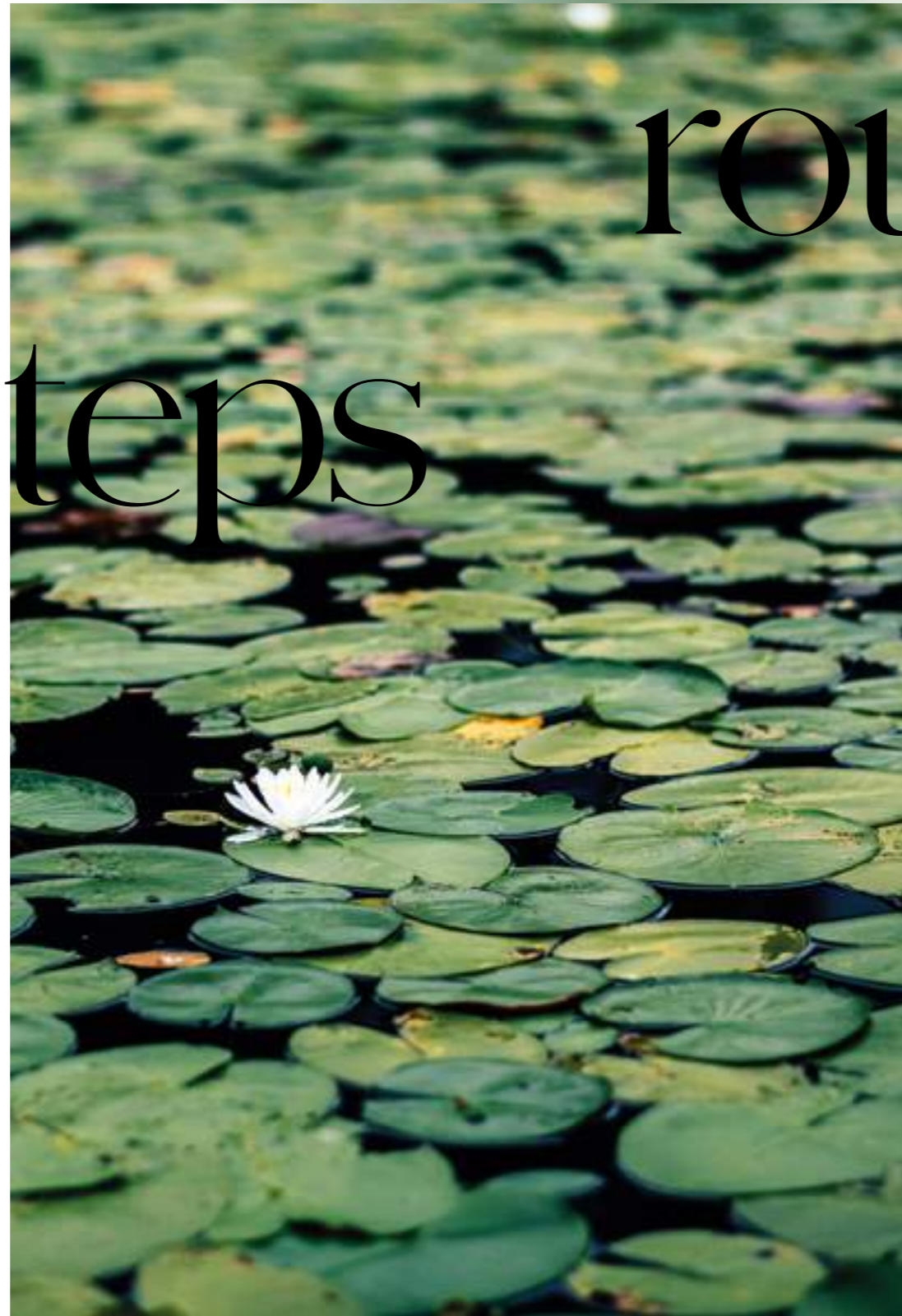
to the

water's

endless

changing

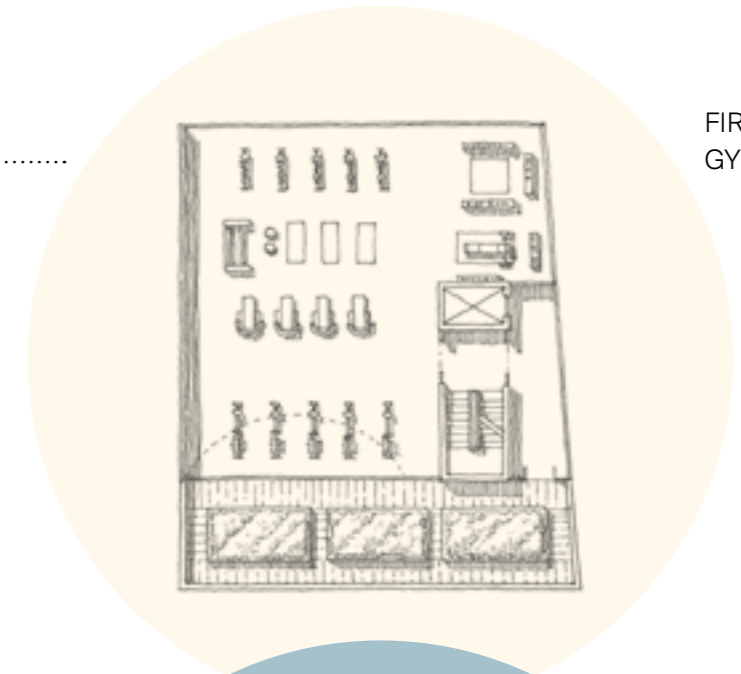
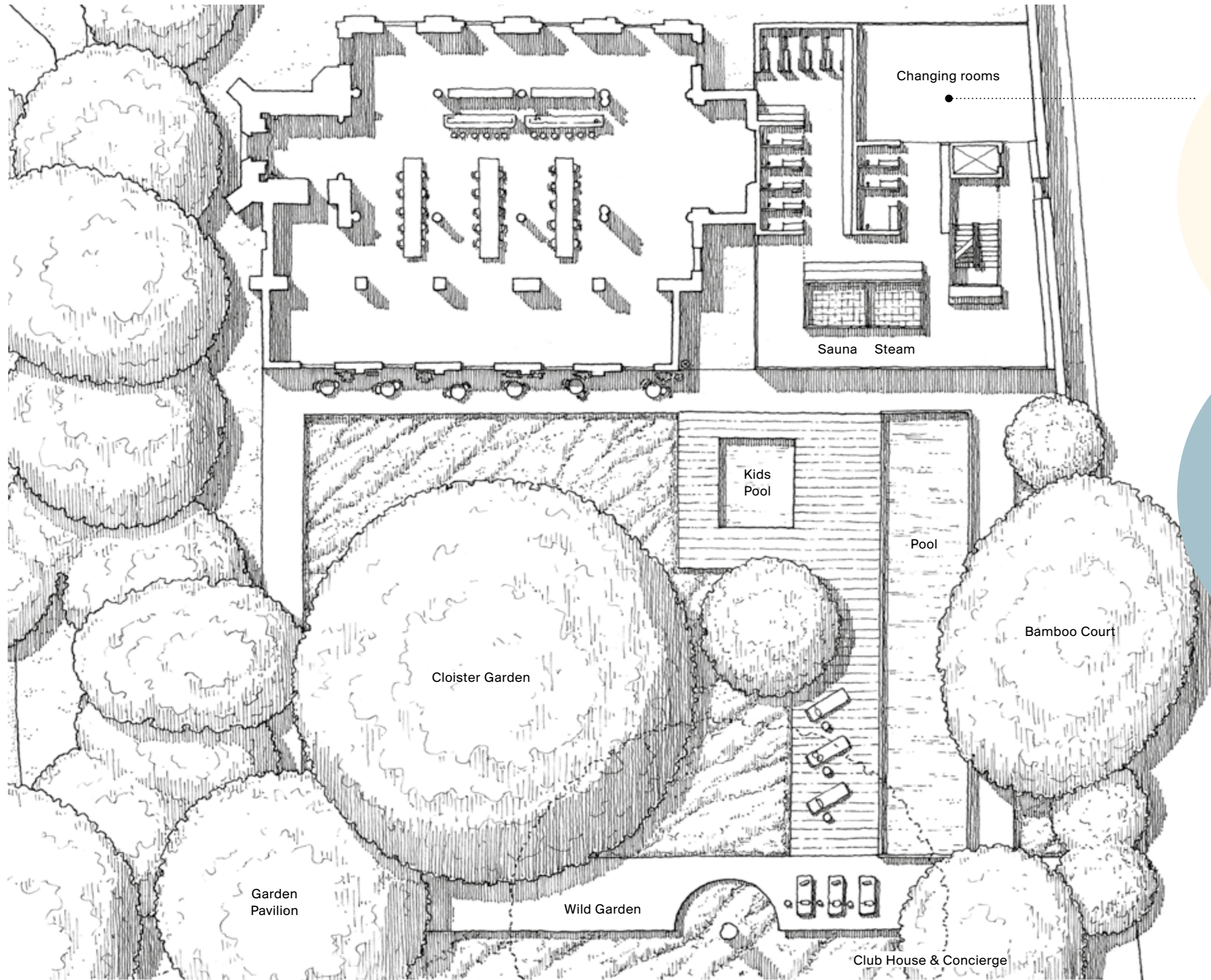
colour, The tide calling



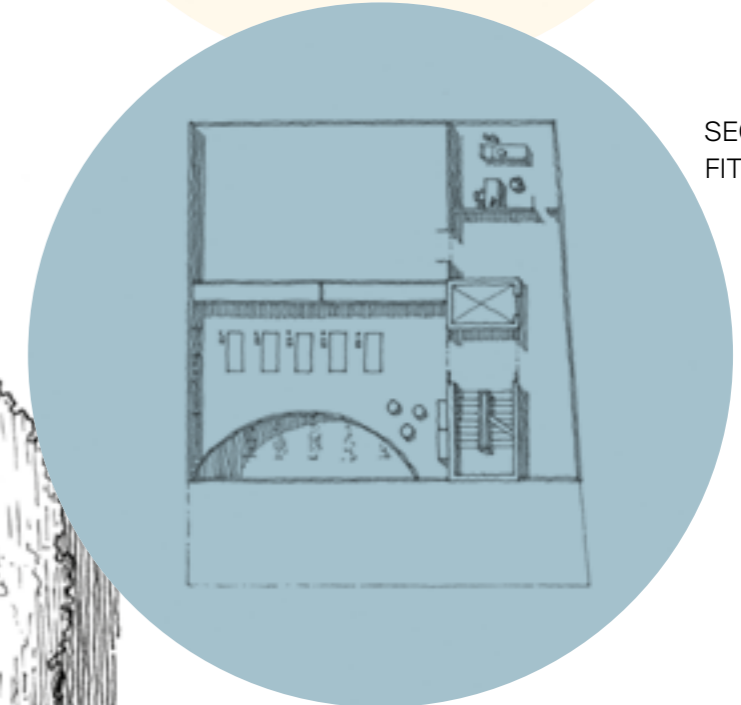


Residents' pool

St Lawrence Gardens



FIRST FLOOR GYM



SECOND FLOOR FITNESS STUDIO



Retreat from the outside world, where residents and guests can enjoy first-class facilities, purpose-built and beautifully designed to provide the finest in wellness, co-working and entertainment.

Away from
busy
streets,
a place
for wellness
overlooks
the calm
and green



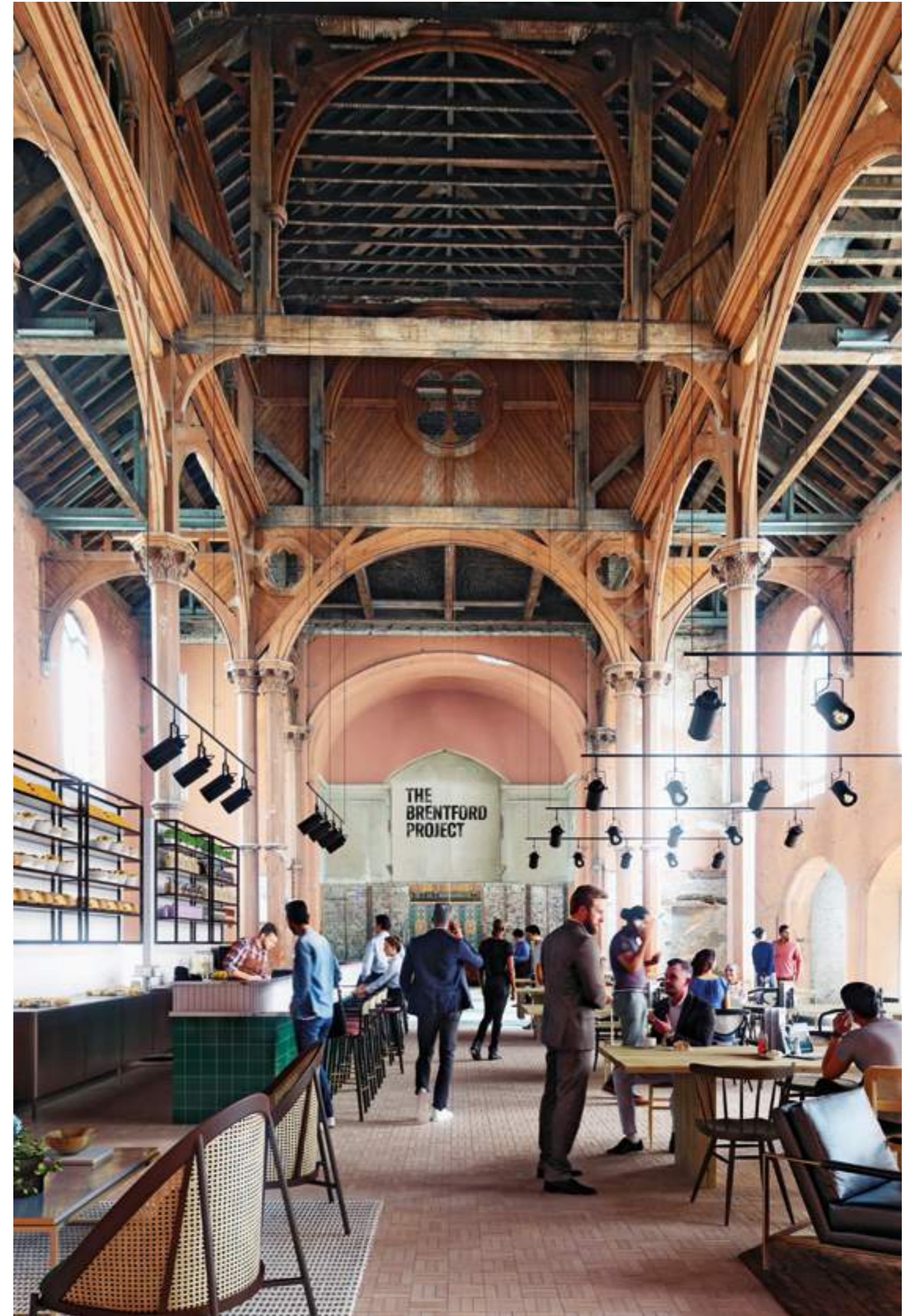
Gymnasium overlooking gardens

Bringing new life to heritage



One of the most dramatic and important transformations in The Brentford Project has been the redevelopment of St

Lawrence's Church. With its dramatic vaulted ceiling, wooden arcading and rows of arches, this forgotten masterpiece designed by Thomas Hardwick has been brought back to life, to become a focal point of the local community. A space designed to accommodate constantly changing use, St Lawrence's will host live music, pop-up food and drink events, art shows and more. Adjoining one of Brentford's oldest structures, this new role for St Lawrence's marks the arrival of a new cultural destination in the west.



High beams
and arches,
restored and
reinvented,
create
a unique
dining
experience



Make the space personal with private hire and hosted parties.



Part
6



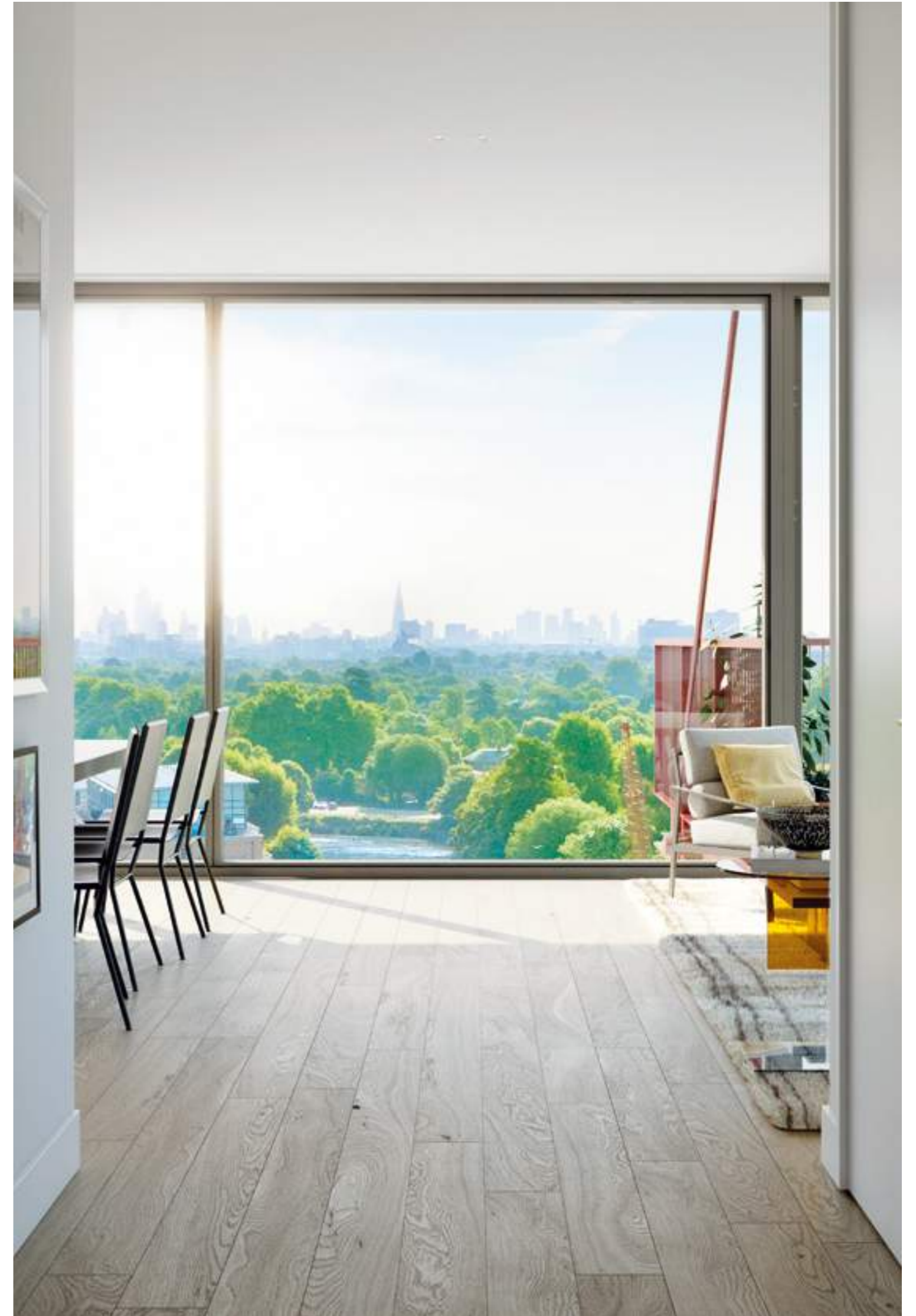
The
Apartments

A home overlooking London's green corridor



As The Lanes connect you to the river, stepping through the door of these magnificent apartments connects you to the open panorama of London. Simple, contemporary framing maximises the light and space, as a canopy of green stretches out before you to the city skyline. Inside and throughout, these are spaces made for living, with accessories

of beauty and function, natural materials and a contemporary modern aesthetic that creates a canvas for personal touches. Exterior signatures, of wood and iron, are found in the floor and fabric of the build, where subtle textures echo Brentford's history of industry. Inspired by the place, designed to be a home.











Its community
our day to

day

Our lives
its song



We who
come here, stay here







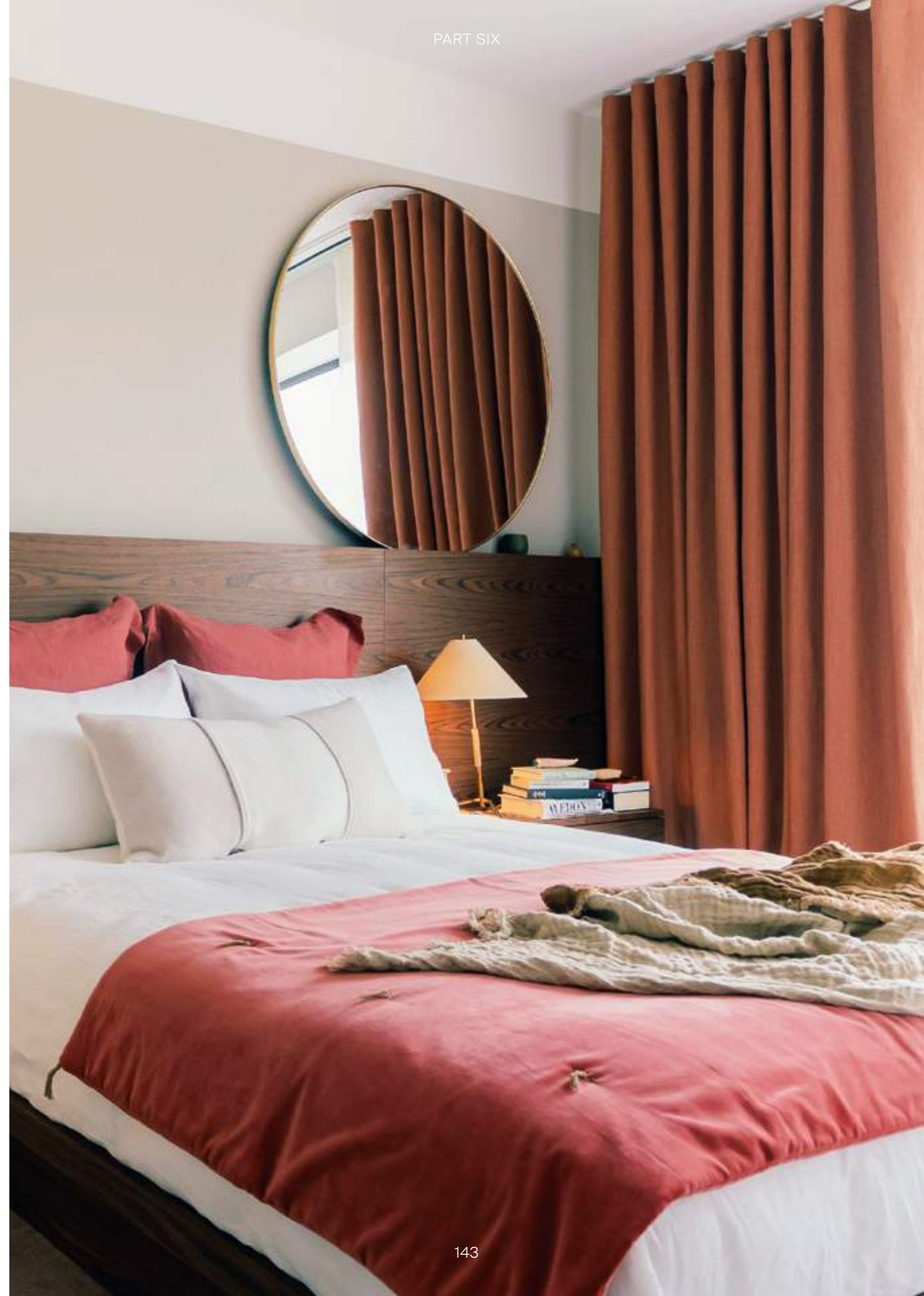
Winding
river
houses
of stone
and
iron
stand
tall



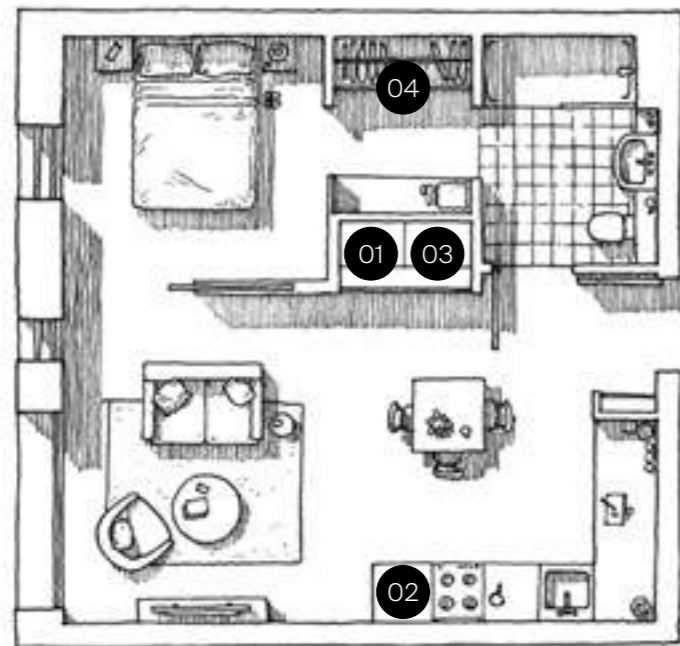




Spaces
of simplicity
and utility
are the perfect
canvas for
a resident's
own interior
vision



Typical Studio Apartment



INTERNAL AREA
41.5 sqm
447 sqft

LIVING AREA
6485 x 3580 mm

BEDROOM AREA
2850 x 2720 mm

LEGEND
01 Washing Machine
/ Tumble Dryer
02 Fridge
03 Utility Cupboard
04 Wardrobe

LAYOUT AND AREAS SHOWN ARE TYPICAL

Typical 1 Bed Apartment



INTERNAL AREA
50.4 sqm
542.5 sqft

LIVING AREA
6300 x 4535 mm

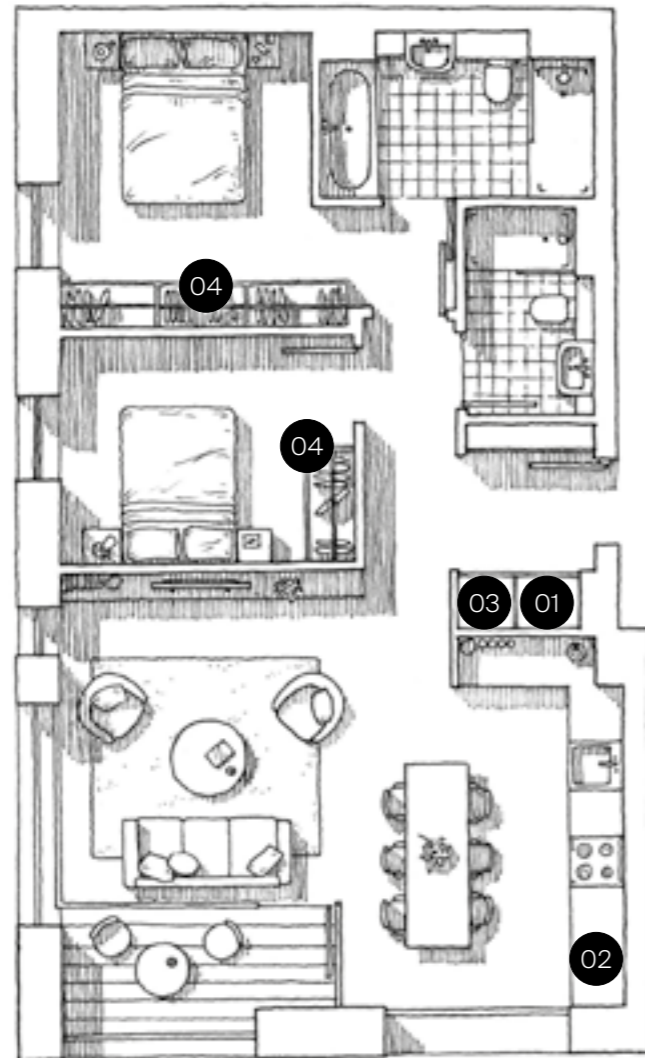
BEDROOM AREA
3680 x 3360 mm

BALCONY AREA
7.4 sqm
79.7 sqft

LEGEND
01 Washing Machine
/ Tumble Dryer
02 Fridge
03 Utility Cupboard
04 Wardrobe

LAYOUT AND AREAS SHOWN ARE TYPICAL

Typical 2 Bed Apartment



INTERNAL AREA
73.3 sqm
789 sqft

LIVING AREA
6905 x 3905 mm

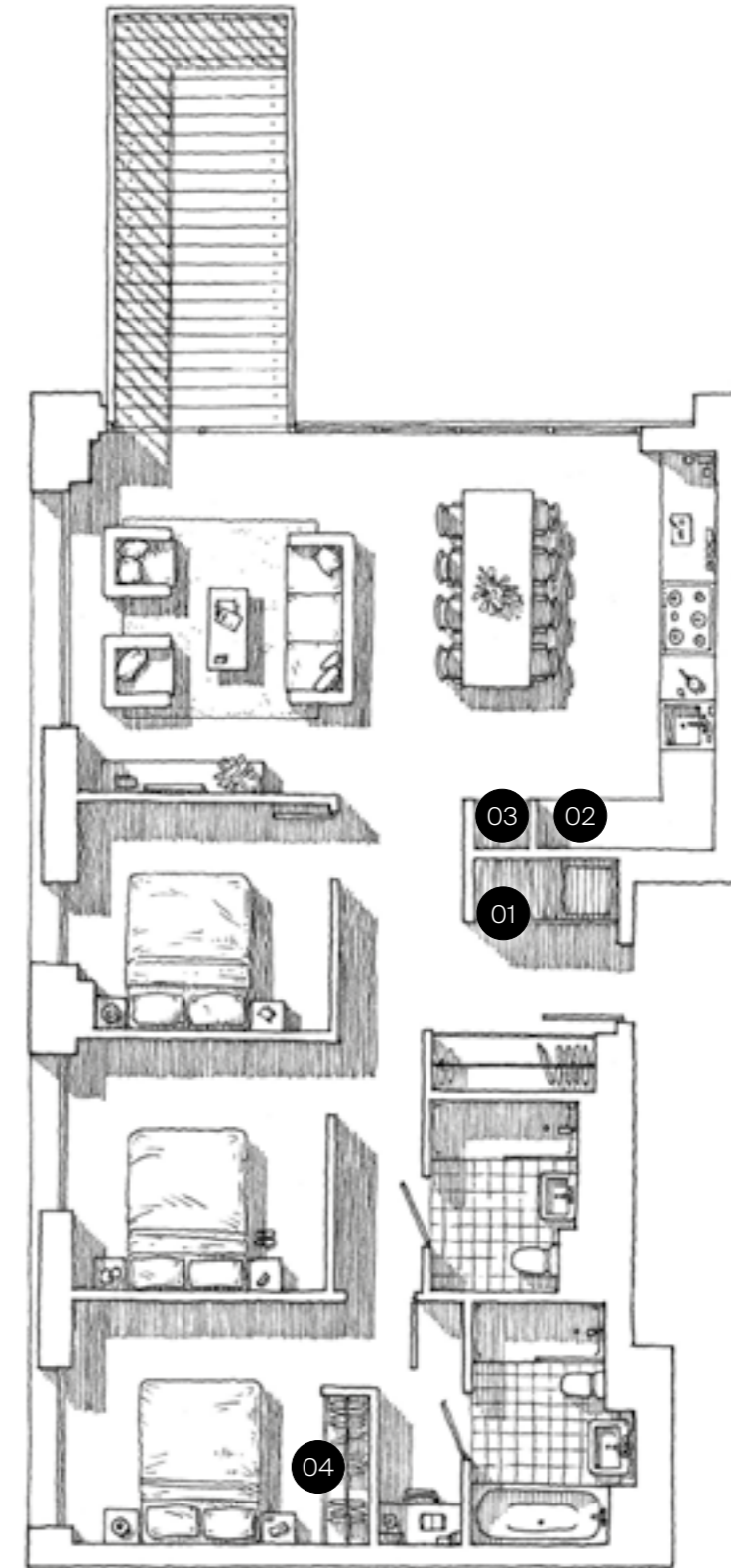
BEDROOM 1 AREA
3645 x 3025 mm

BEDROOM 2 AREA
2655 x 3580 mm

LEGEND
01 Washing Machine / Tumble Dryer
02 Fridge
03 Utility Cupboard
04 Wardrobe

LAYOUT AND AREAS SHOWN ARE TYPICAL

Typical 3 Bed Apartment



INTERNAL AREA
97.9 sqm
1054 sqft

LIVING AREA
8000 x 4350 mm

BEDROOM 3 AREA
3600 x 2800 mm

BEDROOM 1 AREA
4930 x 2950 mm

BEDROOM 2 AREA
3600 x 3370 mm

LEGEND
01 Washing Machine / Tumble Dryer
02 Fridge
03 Utility Cupboard
04 Wardrobe

LAYOUT AND AREAS SHOWN ARE TYPICAL

Part 7



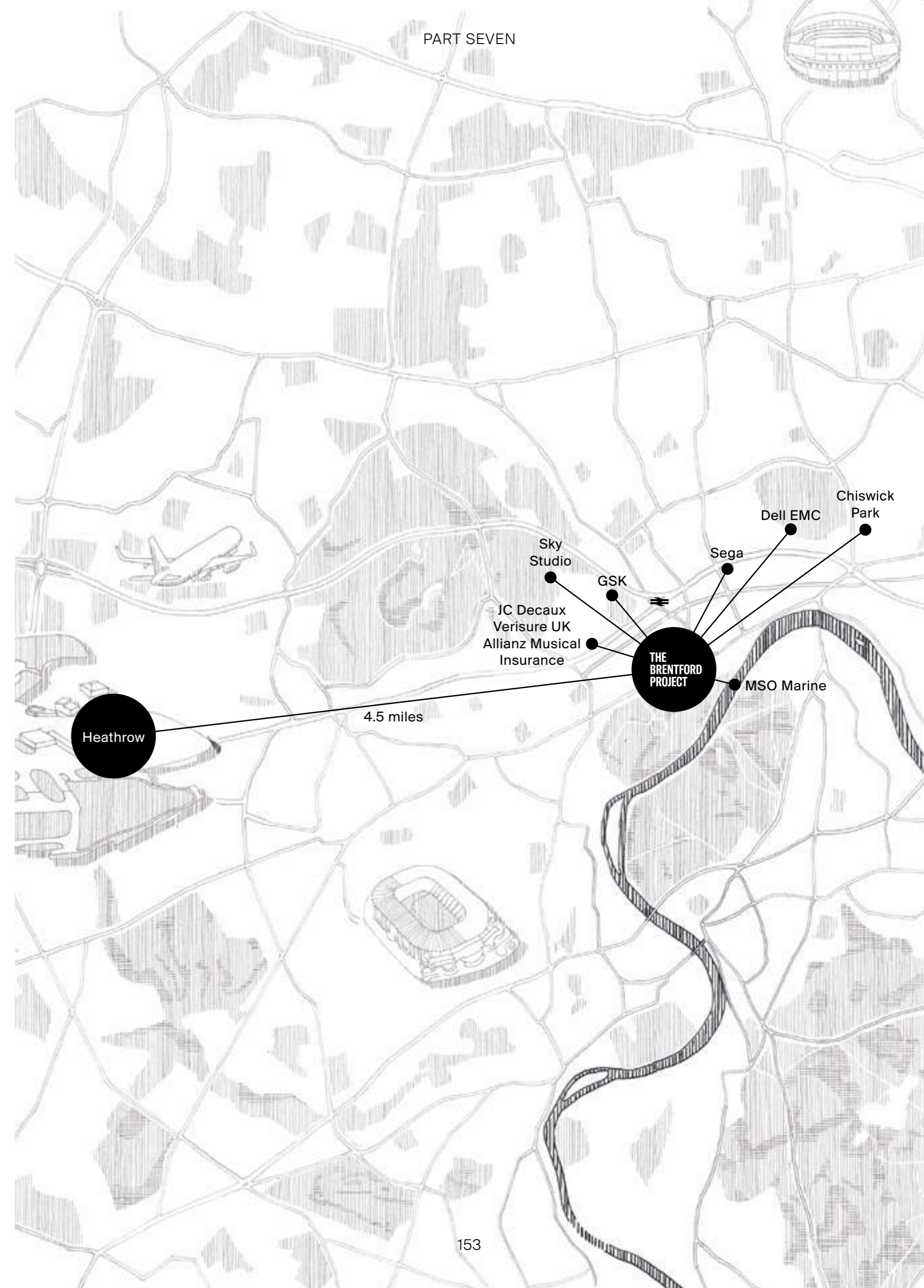
Employers, Transport & Education

The new landscape of West London



When you examine all the factors that make a location the ideal place to settle, it's no surprise that West London is so popular with families and businesses alike. If you're based in Brentford you're just 15 minutes from Heathrow airport. The proximity of the airport and other transport hubs has also sparked a growth in the employer base and fuelled a diverse economy led by some of the world's most successful businesses and brands - Sony, Sky, Sega, Avon, GSK and Mitsubishi among them. It's a powerhouse of education, with schools and universities delivering learning and development at the very highest standards. And all this is prompting investment in local communities and infrastructure, with Chiswick Park being one of the most noteworthy and defining schemes of recent times.

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A home to innovators and household names



Chiswick Park, a short way to the north east of The Brentford Project,

continues to be one of the most exciting business developments in West London. In an area already acknowledged as an ideal destination for both local and global enterprises, it has established itself as a serious creative hub with CBS, Vue International, Paramount, Discovery, Pokémon, The Walt Disney Company and IMG among the list of residents. Set in 33 acres of landscaped gardens including a lake and a waterfall, its twelve buildings are the workplace of some 9,000 people and its 1.8 million sqft of award winning accommodation are complemented by an on-site gym, convenience stores and plenty of places to eat, drink and unwind.



TECHNOLOGY

- Blue Fin (Global HQ)
- Patsnap (UK HQ)
- Intelsat (European HQ)
- On Cam (UK HQ)
- Amdocs (UK HQ)
- Qualcomm (UK HQ)
- Microstrategy (UK HQ)
- SG Digital
- Primetals Technologies (Global HQ)
- Ericsson (UK HQ)

MEDIA

- QVC
- CGTN (European HQ)
- HH Saudi Research & Marketing
- Live 24
- JC Decaux
- IMG (UK HQ)



ENTERTAINMENT

- Paramount (European HQ)
- United Pictures (UK HQ)
- Vue (European HQ)
- CBS (UK HQ)
- Sony (UK HQ)
- Discovery (European HQ)
- Pokemon (European HQ)

FOOD & BEVERAGE

- Pernod Ricard (UK HQ)
- Danone (UK HQ)
- Mizhan (European HQ)
- Starbucks (European HQ)
- Pepsico (UK HQ)

MEDICAL & BEAUTY

- Avon (Global HQ)
- Atlantis Health (UK HQ)
- Allmed
- Young Living



OIL & GAS

- Tullow Oil (UK HQ)
- Aker Solutions
- Seadrill (UK HQ)
- Halliburton (European HQ)

CORPORATE & SERVICES

- Regus (European HQ)
- International SOS
- Singapore Airlines (UK HQ)
- PRA Group
- Mitsubishi (Corporate HQ)
- Swarovski (UK HQ)
- Airplus International (Global HQ)
- JMJ Associates
- Axa
- Frost Sullivan
- Otis (UK HQ)

The Creative Economy

UK creative industries
grow by **7.1%** P.A.

£11.5 million per hour generated.

UK creative industries are
worth **£101.5** billion per year
to the economy.

Heathrow Airport

80.1 million annual passengers.

One of the UK's largest single-site workplaces with **76,000**

people working in

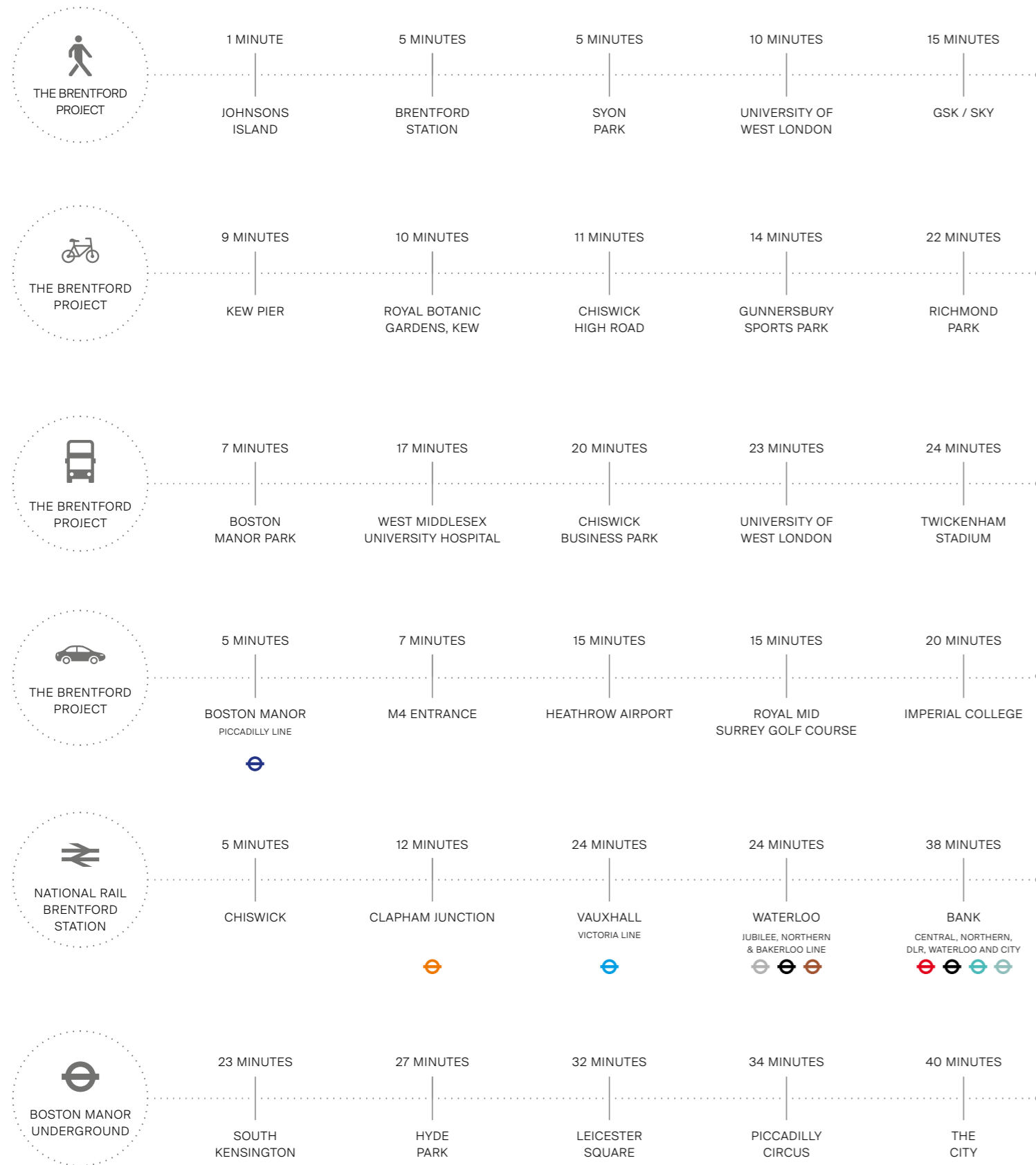
400 businesses just

15 minutes by road

from Brentford.

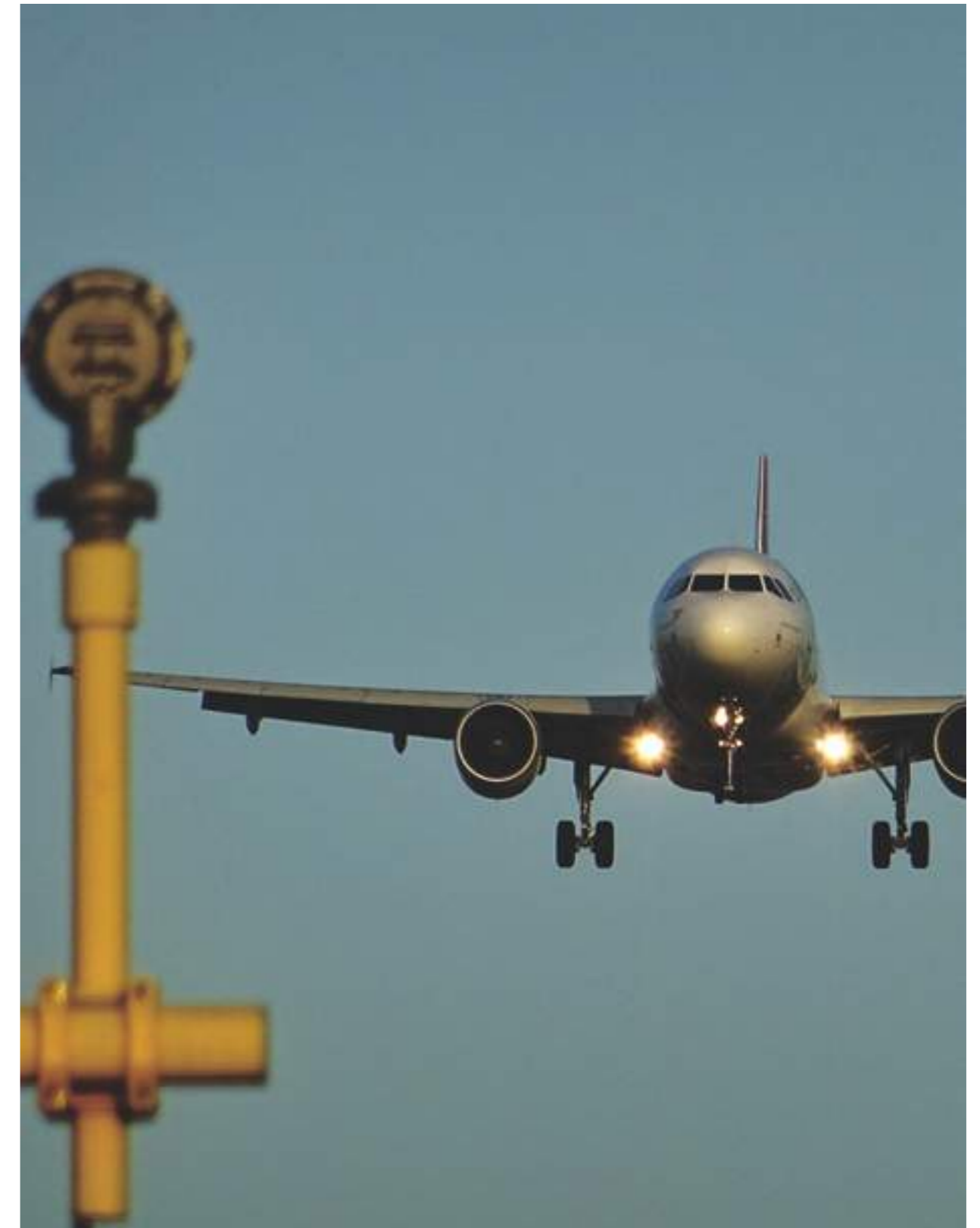
Connected to over **200**
destinations in **84** countries.

A hub connected to East and West



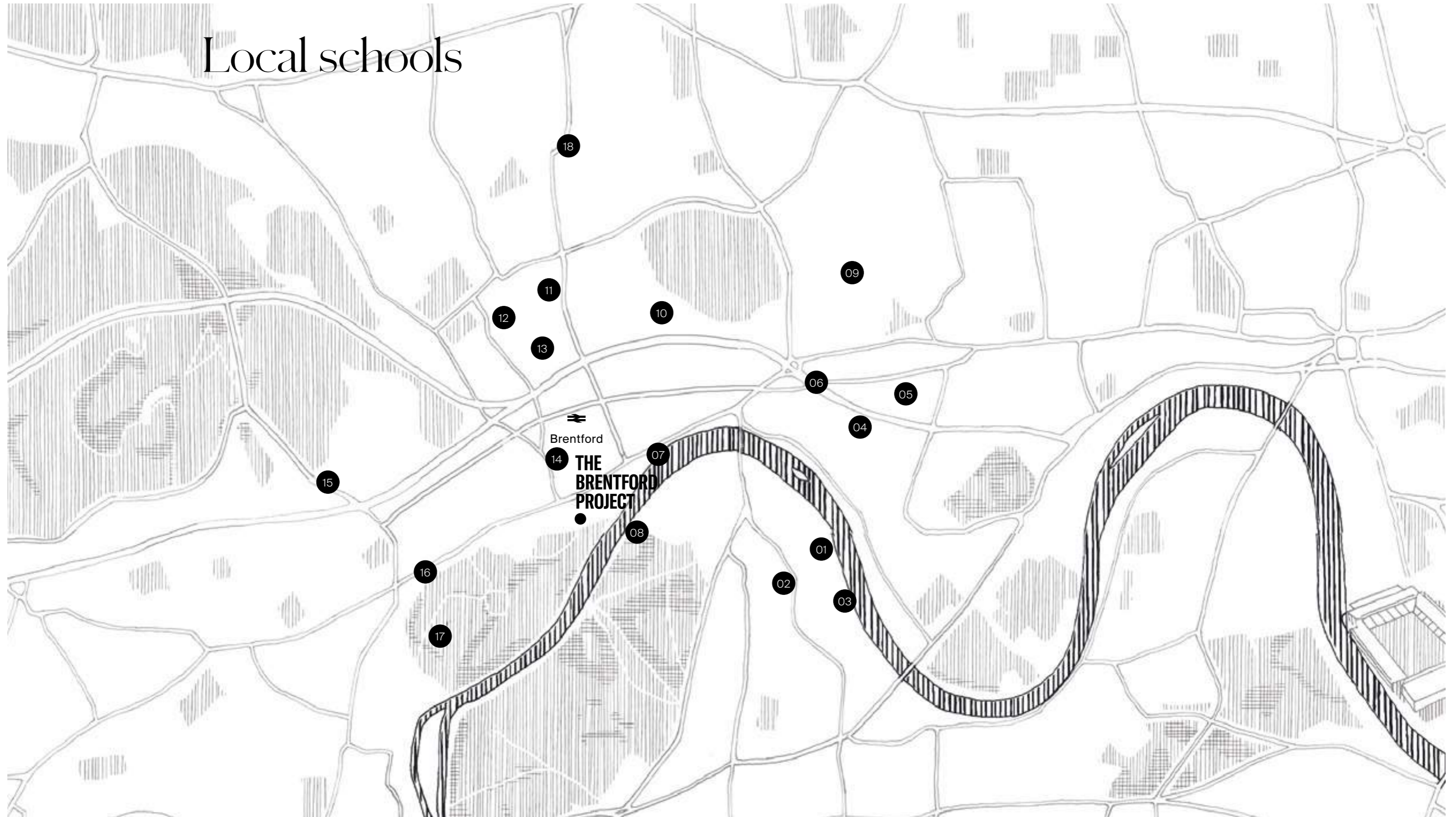
Within reach of The Brentford Project, you can escape the town and the country. Five motorways, the western arterial route out of London, overground and underground rail links and buses can be accessed easily from home. Heathrow Airport is 15 minutes drive away, and networks of riverside pathways offer open air journeys on two feet or two wheels.

Connected to the rest of the World



Heathrow Airport, just 15 minutes by road from Brentford, remains one of the world's great transport hubs. Each year more than 75 million passengers able to connect to over 200 destinations in 84 countries. Whatever prompts your journey, Heathrow remains unrivalled as a starting point for discovery and adventure.

Local schools



Legend

The quality and variety of education in West London - from primary right through to some of the most respected institutions in higher education - make it a much sought after destination for families looking to set up home and settle down. In fact there are eleven Ofsted outstanding rated schools within 1.5 miles of Brentford including the University of West London, Gunnersbury Catholic School and Lionel Primary School. The best Universities in London including UCL, Imperial College, Kings College London, LSE and University of the Arts are also all easily accessible.

- | | | |
|------------------------------------|-----------------------------------|--------------------------------|
| 01 Kew College | 07 Green Dragon Primary | 13 University of West London† |
| 02 Broomfield House School† | 08 St Pauls CoE Primary† | 14 Brentford School for Girls |
| 03 The Queen's CoE Primary School† | 09 International School of London | 15 Nishkam School West London† |
| 04 Strand on the Green† | 10 Lionel Primary† | 16 The Green School for Girls |
| 05 The Falcon Pre Prep | 11 Our Lady & St Johns Catholic† | 17 The Green School for Boys |
| 06 Kew House | 12 Gunnersbury Catholic School† | 18 Fielding Primary School |

Part 8

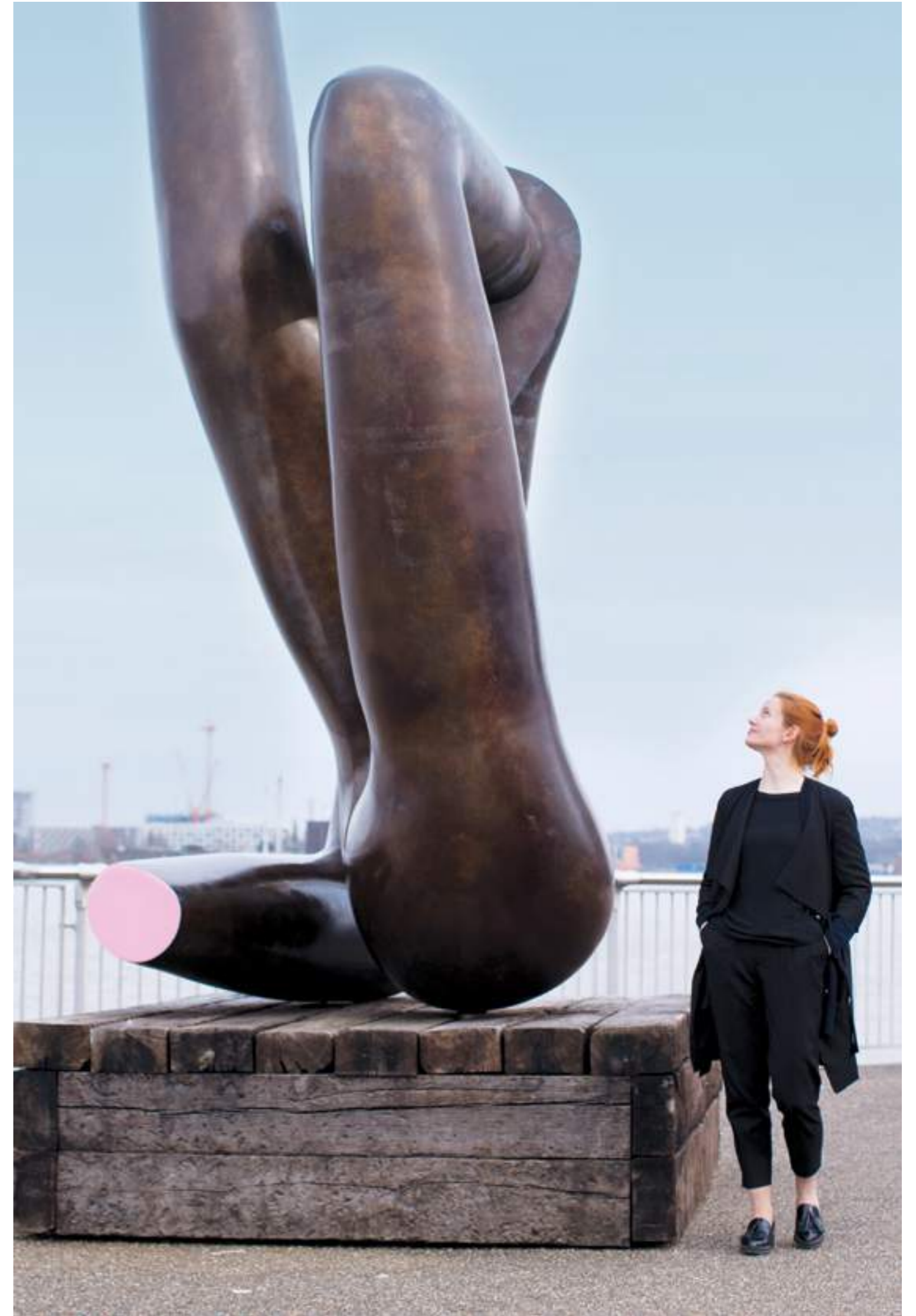


Ballymore

Ballymore,
 putting quality of life
 and a connection
 to arts and culture
 at the core
 of our
 work



Ballymore have been at the heart of some of Europe's boldest regeneration projects, with carefully executed developments in established and historic cityscapes that put quality of life and a connection to the arts and culture at their core. From Wardian in Canary Wharf to Goodluck Hope on the Leamouth Peninsula in East London and Dublin Landings, Ballymore's vision has seen the transformation of neighbourhoods across capital cities, and the development of homes for generations of residents. And yet even as the scale and ambition of our work grows, we never forget the importance of working to the highest standards on every individual element of every development, creating places in which people, business, culture and society can thrive.



A Legacy of

Placemaking



EMBASSY GARDENS



DUBLIN LANDINGS



WARDIAN



EUROVEA



PAN PENINSULA



ROYAL WHARF



NEW PROVIDENCE WHARF

GOODLUCK HOPE

LONDON CITY ISLAND



Creative & Cultural Anchors



LONDON FILM SCHOOL



THE WOODS STUDIOS



TRINITY ART GALLERY



ENGLISH NATIONAL BALLET



ARBYTE GALLERY



DARBY'S

From immersive theatre by critically lauded companies to themed marketplaces featuring the best in fashion and food, from spectacular circus events for children to unmissable outdoor cinema screenings, the integration of culture and creativity within Ballymore developments creates a true sense of place and belonging for residents and local communities alike, creating spaces with soul and spirit. The Brentford Project's own far reaching programme of arts and musical events is evidence of this commitment.

Social

Life



UNITY ARTS FESTIVAL
CITY ISLAND

A collaborative arts festival that brought together the neighbouring communities of London City Island, Goodluck Hope, and Trinity Buoy Wharf. Creative tenants put on a free and inclusive programme of workshops, exhibitions, tours and performances over two days at Leamouth Peninsula - including the likes of English National Ballet, London Film School, and the Royal Drawing School. In total 150 independent arts organisations opened their doors to the public over the weekend.



SUMMER FETE
ROYAL WHARF

A summer fete held at major new neighbourhood Royal Wharf, 3,000 people attended the inaugural event, with food, drink, lawn games, face painters, balloon modellers, photo booths and musical performances. Proceeds from the 2018 event were donated to Richard House Children's Hospice, a charity that supports children and their families in East London to lead as positive and happy a life as possible when dealing with a life-limiting health condition.



LA LOBA FASHION SHOW
GOODLUCK HOPE

Artists like Lucretia Sandu have based themselves within the creative triumvirate of Trinity Buoy Wharf, Goodluck Hope and London City Island. Her maiden collection - La Loba - was unveiled with a stunning show at Goodluck Hope - with a cast of models and beautiful real wolves, bringing each of her designs to life in a piece of wonderful theatre. Each of the pieces on the catwalk, which formed part of London Fashion Week, was created at London City Island, home to Lucretia's studio since last year.



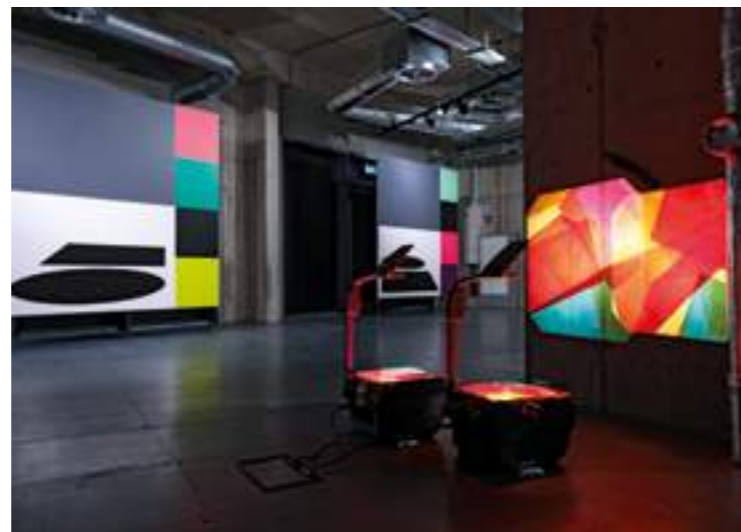
DUBLIN FRINGE

Celebrating its 25th year in 2019, Ballymore is absolutely delighted to be this year's Dublin Fringe Festival's Principal Patron. As Ireland's leading multi-disciplinary festival (also known as a 'love letter' to Dublin) with events spanning cabaret, comedy, spoken word, theatre, visual and live art and music, Ballymore's support will be instrumental in continuing the Festival's reputation for the development and support of new and emerging talent. Some 90% of performers are from Ireland, and so it's a crucial platform for future generations.



INTO THE WOODS
GOODLUCK HOPE

The Into the Woods festival held at Goodluck Hope had crowds, music, cocktails and an American style barbecue for its US Independence Day date. In the setting of an atmospheric historic warehouse, the show was created by music production company Three Bears Entertainment, which itself has set up a studio at nearby London City Island. Music producer Dantae Johnson, who set up Three Bears Entertainment with business partner Pete Boxsta Martin helped to make the Leamouth Peninsula's first music festival happen.



THE LINE. FRIEZE LONDON
LONDON CITY ISLAND

Hosted in Java House on London City Island and curated by Caroline Worthington, Director of the Royal Society of Sculptors, the 'Conversations in Colour' exhibition showcased specially commissioned, site-specific work from two of the UK's most exciting contemporary artists. The theme of the exhibition of work by Paul Huxley RA Holly Rowan Hesson was in complete parallel with the bold lines and vibrant colour palette that has become the hallmark of this signature Ballymore development.



ART NIGHT
EMBASSY GARDENS

The capital's largest free contemporary arts festival moved south of the river in 2018 with a dozen internationally renowned artists exhibiting in new and iconic locations from the Hayward Gallery through Nine Elms to Battersea Power Station with art works that questioned the emotional and political meanings of 'home'. Residents of Ballymore's Embassy Gardens were invited to take part in the 'London Procession', a large-scale participatory performance choreographed by Italian dancer Marinella Senatore.

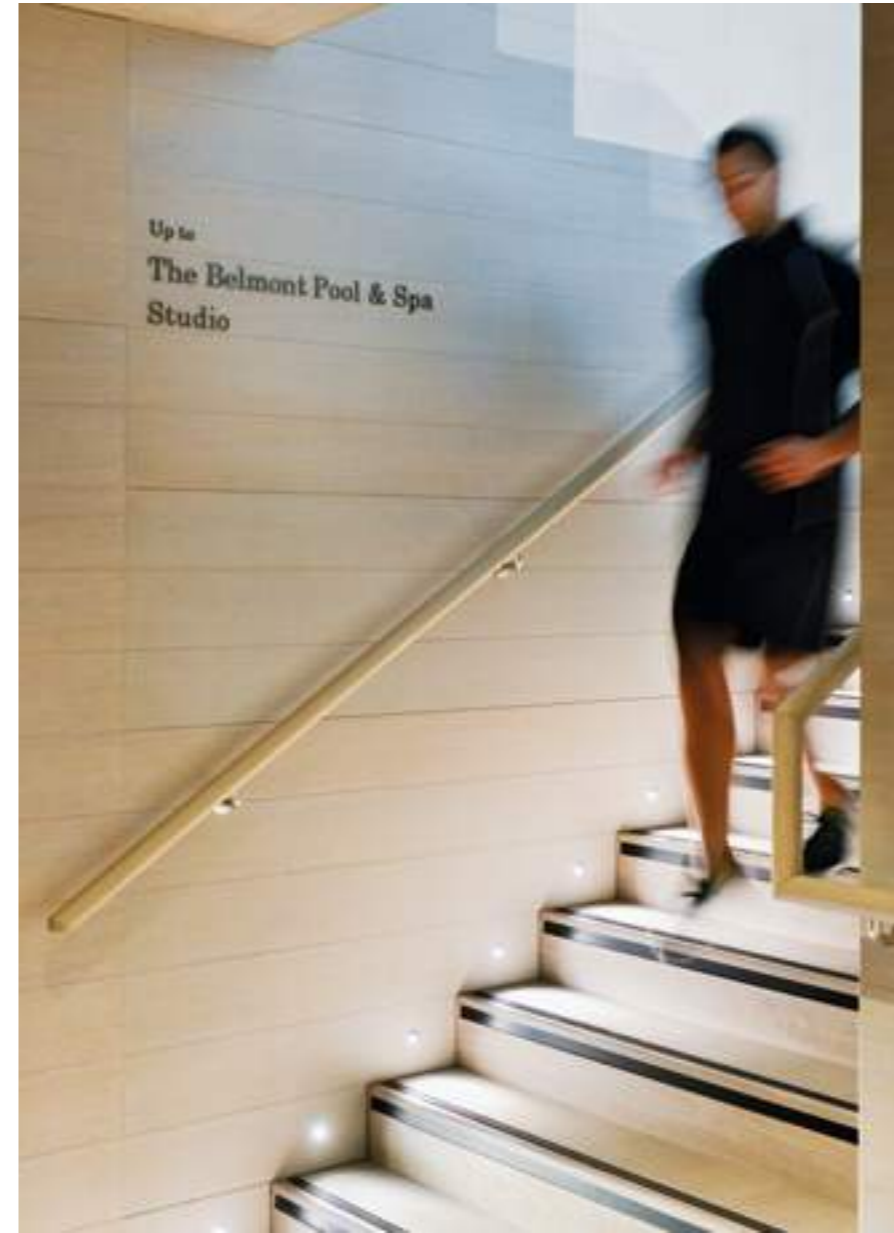


WALLPER MAGAZINE - BIOPHILIA
WARDIAN

An event to discuss sustainability and the means of integrating nature into everyday life, 'Biophilia' was hosted at the floating Design Cube, but was inspired by the work and thinking that went into Ballymore's Wardian London development just down the road. Panellists included Irish chef Robin Gill; Kate Hofman, founder and CEO of GrowUp Urban Farms; Matt Morley, founder of Biofit Health & Fitness, and William Poole, director of Glenn Howells Architects.

Health

& Well-being



Ballymore developments across London are set up with wellness as a key component of the overall experience and great care is taken to ensure a positive impact on each resident's quality of life. Design and accessibility of exterior public and green spaces matter, so that getting a breath of fresh air, taking a lunchtime stroll or indulging in something more strenuous is made uncomplicated. Within the developments are an array of health and fitness facilities that encompass everything from gentle workouts to HIIT. Most have sauna and steam rooms, exercise studios and gym equipment for circuits and yoga. There are pools in all but two of our London sites. We partner with people to provide the highest standards of fitness training and beauty services, regular swim schools - even table tennis lessons. In short, for Ballymore, wellbeing has always been a priority.

This brochure and the information contained in it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Apartment designs and layouts are indicative only and may change. The specification of the apartments is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the apartment sale contracts. Dimensions shown in any text or plan are approximate sizes only and actual sizes may be different once constructed (although it is not anticipated that any apartments will be reduced by more than 5% in size). Computer generated images and photos are indicative only. All sales remain subject to contract. All information regarding prospective commercial or retail tenants represents current intention only, and the final identity of the tenants may change. Furniture shown in computer generated images and photos is not included in sales. The Brentford Project is a marketing name only and will not necessarily form part of the approved postal address. Neither the agents nor any person in their employ has any authority to make or give any representation warranty or guarantee (whether written or oral) in respect of or in relation to the development (or any parts thereof). Any dates quoted (including but not limited to completion dates) are estimates only based on current projected development programme and therefore are subject to change. Details of facilities for the development referred to herein are those which are currently anticipated but the developer reserves the right to alter those facilities at its discretion and without notice. In addition where facilities are being provided, they may not be available for use at the time that any given flat sale is due to complete. In addition certain facilities will be located in phase 2 and as such will not be available until the development of phase 2 has been completed.

Developed by:

ballymore.



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Bingbing Liang has previously worked for our intermediaries. She is a highly motivated and proactive person who possesses excellent knowledge of the market place and prides herself on her integrity and high standards. Bingbing holds an MSc. Advanced Management Practice and a BSc Finance. Over the past 9 years Bingbing has provided business development solutions and residential investment across different countries. Her extensive experience in selling UK properties to international markets by advising clients on the purchase, sale and management allows her to exceed client expectations. She is passionate about developing and maintaining strong relationships centred on trust with clients. Besides her strong sales experience, Bingbing is a native Mandarin speaker, and fluent in English.

Languages I speak

Mandarin, UK English

I can advise you on:

- International Buyers
- Investment Property
- Luxury Homes
- New Developments