



P E R F O R M A N C E

P O I N T

T W 8

A selection of 1 & 2 bedroom apartments and a 3 bedroom penthouse in TW8



PERFORMANCE POINT-
SO MUCH MORE THAN A NEW HOME



PERFORMANCE POINT- A NEW LANDMARK FOR THIS THRIVING COMMUNITY

Set over four floors, Performance Point is a striking development consisting of 9 beautifully designed apartments with roof top views of this vibrant urban community

There's a choice of four 1 bedroom apartments, four 2 bedroom, 2 bathroom apartments, the majority with balconies and a stunning 3 bedroom, 3 bathroom penthouse with large, twinned balconies.



Computer generated image for illustrative purposes only



A LOCAL
NEIGHBOURHOOD
OFFERING SO MUCH









PERFORMANCE POINT-
NOT WHAT YOU'D EXPECT



SUPERBLY POSITIONED

Situated within easy reach of four bustling West London neighbourhoods, Chiswick, Kew, Richmond, Ealing and Gunnersbury, Performance Point is set close to everything needed for day to day modern living with a vibrant dining, entertainment and retail scene just moments away.







SET ON THE EDGE OF WEST LONDON'S NEW CREATIVE QUARTER

The subject of a massive regeneration, Brentford is now a hub for Londoners to live, eat, drink, play and work with busy, eclectic markets and street traders, coffee shops, independent boutiques and a flourishing local art and music scene all close by.

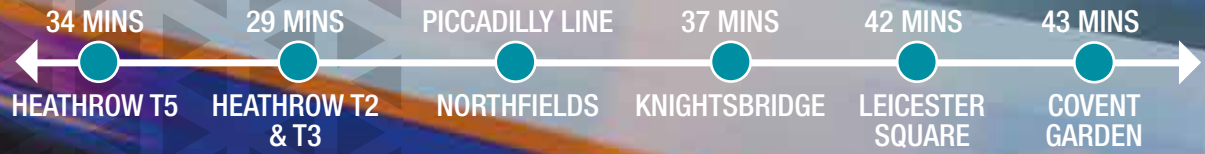




EXCELLENT CONNECTIVITY

Brentford Station is just a brief stroll away and provides excellent connectivity to The City and the West End. The M/A4 Great West Road is easily accessed and this provides a direct route to the capital as well as the M25, Heathrow Airport and M3.







LOTS TO SEE AND DO LOCALLY

Local places on interest include Syon Park, home to the beautiful Syon House, Gunnersby Park and Museum, Osterley Park and House and Boston Manor Park. There's Brentford Dock and Riverside and just across the river, Royal Botanic Gardens, Kew, home to the world famous Palm House and The Princess of Wales Conservatory and Kew Palace with Richmond Park a further short car journey away.



SOMETHING FOR EVERYONE





EVERY DETAIL COVERED

The quality of finish and specification at Performance Point is exceptional with each and every detail carefully considered with the single aim of creating stunning, stylish homes that are a joy today and a joy in years to come.



UNITS 1-8

KITCHEN

- Custom designed and fully integrated kitchen units with quartz work surfaces and splashback
- Undermounted stainless steel sink with drainer grooves
- High specification kitchen mixer with pull out spout
- Fully integrated Siemens appliances including dishwasher, fridge freezer, induction hob and electric oven
- All visible appliances finished in stainless steel
- Integrated recycling bins

BATHROOM/ENSUITE

- High specification white sanitaryware with wall hung WC.
- Hansgrohe brassware in a chrome finish.
- Fully fitted bathroom furniture with storage.
- Composite work surface with basin.
- Thermostatic shower/bath valves.
- Fully fitted wall and floor tiles.
- Electric heated chrome towel rail radiators.

GENERAL

- Multi zoned underfloor heating to all rooms.
- Air conditioning throughout all units.
- Individually designed lighting layout to all apartments.
- Modern doors with contemporary door furniture.
- LVT flooring to living area, kitchen, hallway and bedrooms.
- Porcelain tiles to bathroom floors.
- Built-in wardrobes to all bedrooms.
- Contemporary light switches and sockets throughout.
- Private balcony to all apartments.





UNIT 9

KITCHEN

- Custom designed and fully integrated kitchen units with quartz work surfaces and splashback.
- Undermounted composite sink with drainer grooves.
- Quooker kitchen mixer with boiling hot water.
- Fully integrated Miele appliances including dishwasher, fridge freezer, induction hob, electric oven, combination microwave and warming drawer.
- All visible appliances finished in black.
- Integrated recycling bins

BATHROOM/ENSUITE

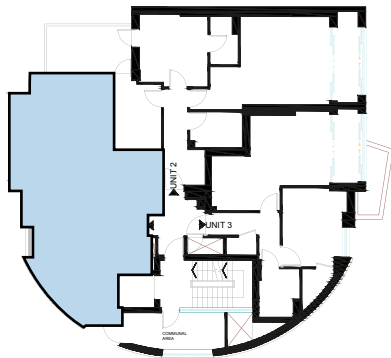
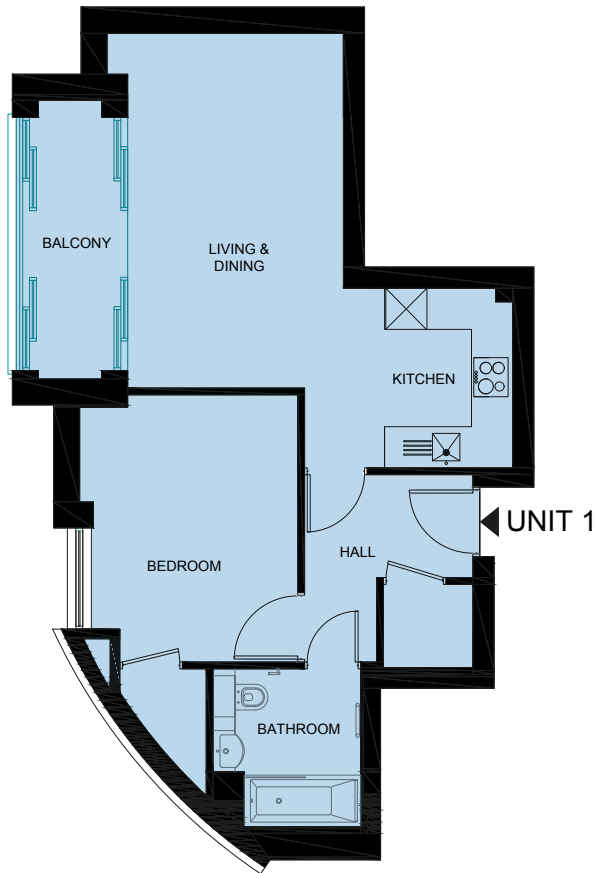
- High specification white sanitaryware with wall hung WC.
- Hansgrohe brassware in a white/black finish.
- Fully fitted bathroom furniture with storage in ensuite.
- Composite work surface with basin in ensuite.
- Contemporary wall hung furniture in bathroom.
- Thermostatic shower/bath valves.
- Fully fitted wall and floor tiles.
- Electric heated towel rail radiators.

GENERAL

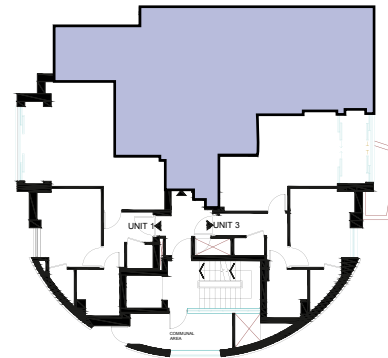
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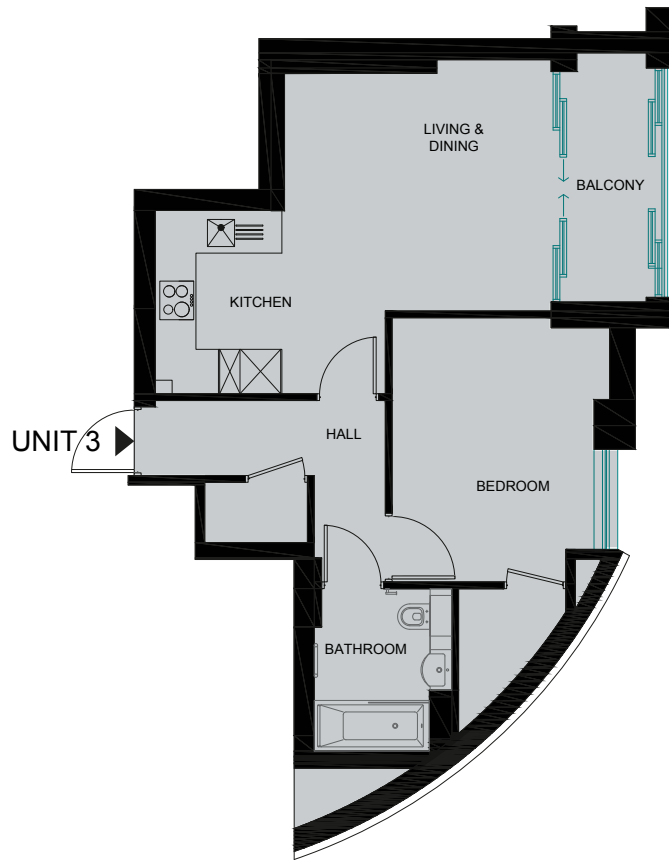
FIRST FLOOR



| | |
|---------------|-------------|
| UNIT 1 | |
| Kitchen | 2.6m x 3.0m |
| Living/Dining | 5.1m x 3.4m |
| Bedroom | 3.7m x 3.1m |
| Bathroom | 2.4m x 2.1m |

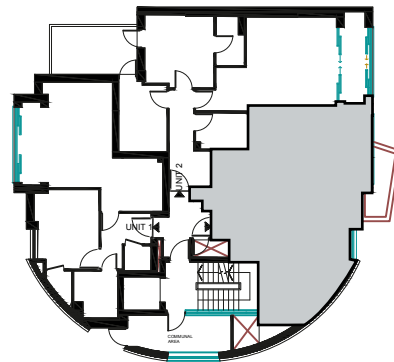


| | |
|-----------------------|-------------|
| UNIT 2 | |
| Kitchen/Living/Dining | 3.7m x 5.9m |
| Bedroom 1 | 3.3m x 3.3m |
| En suite | 1.4m x 2.4m |
| Bedroom 2 | 2.4m x 3.3m |
| Bathroom | 1.8m x 2.6m |

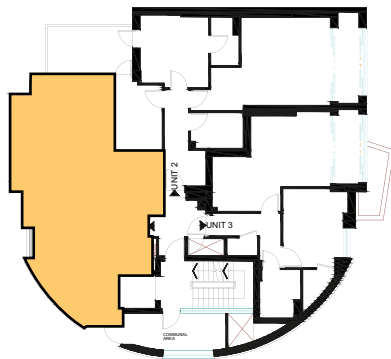
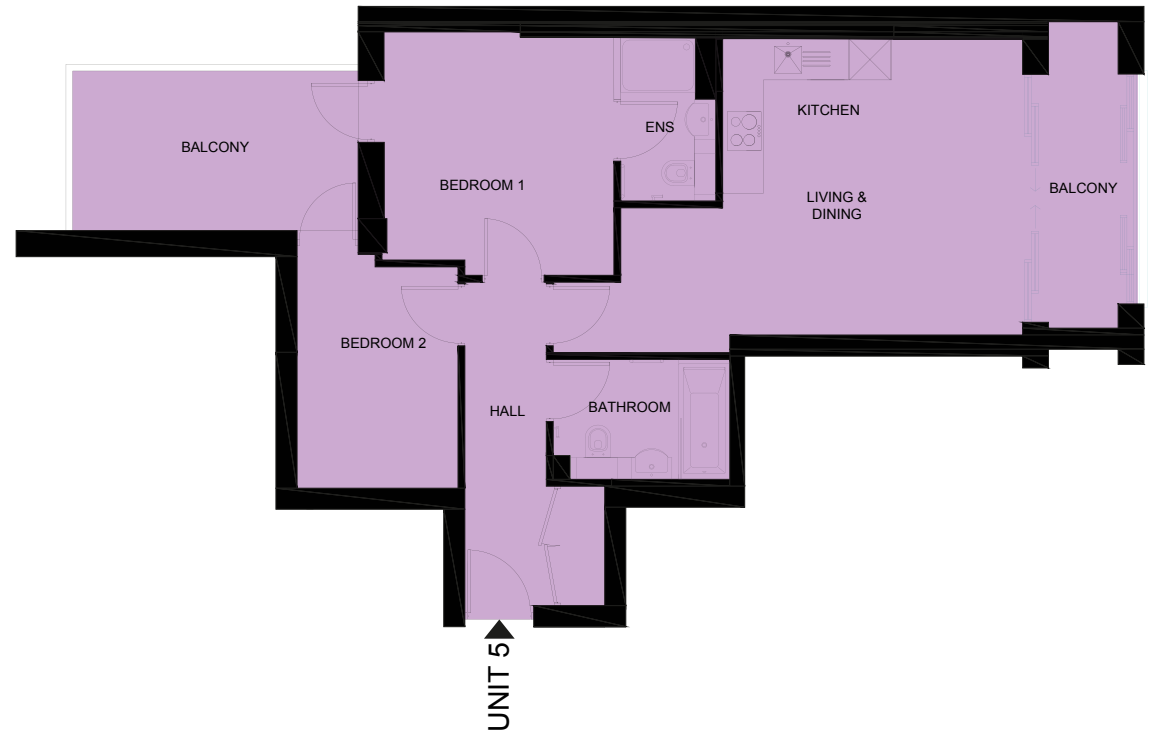
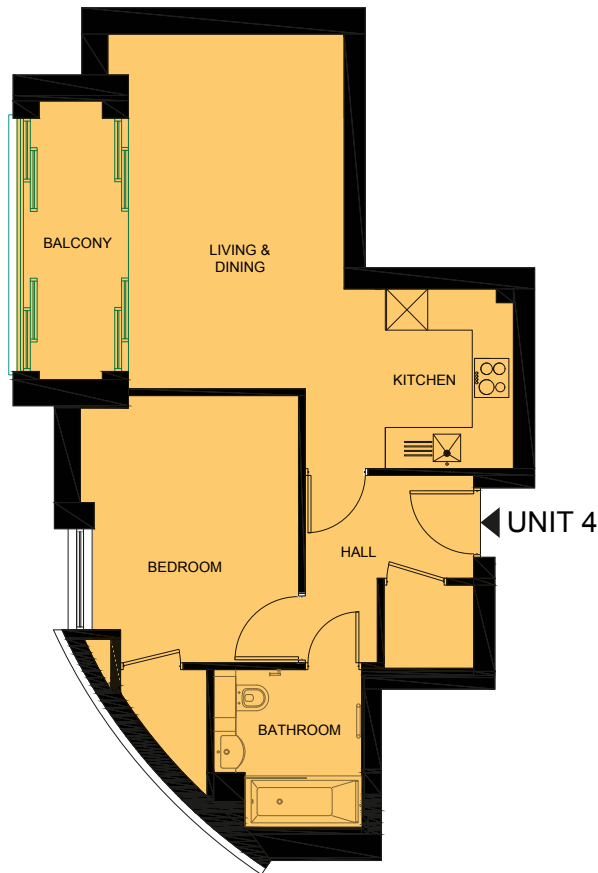


UNIT 3

| | |
|---------------|-------------|
| Kitchen | 2.7m x 3.4m |
| Living/Dining | 4.0m x 3.7m |
| Bedroom | 3.9m x 3.2m |
| Bathroom | 2.0m x 2.4m |

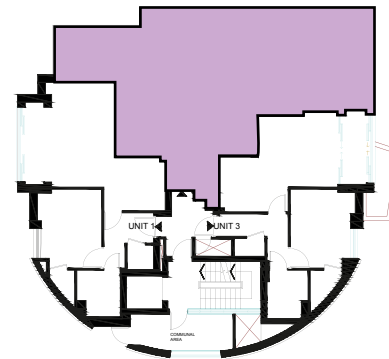


SECOND FLOOR



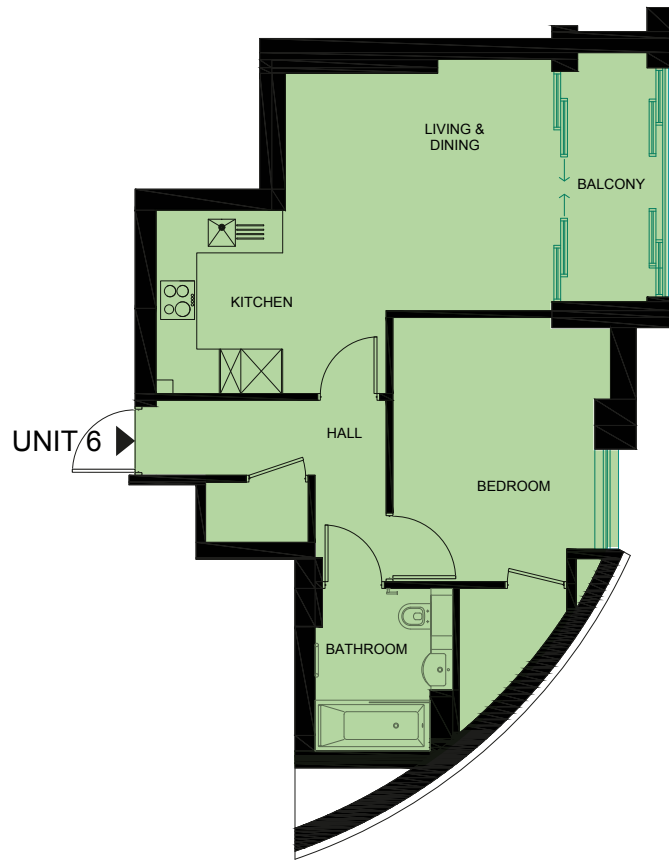
UNIT 4

| | |
|---------------|-------------|
| Kitchen | 2.6m x 3.0m |
| Living/Dining | 5.1m x 3.4m |
| Bedroom | 3.7m x 3.1m |
| Bathroom | 2.4m x 2.1m |



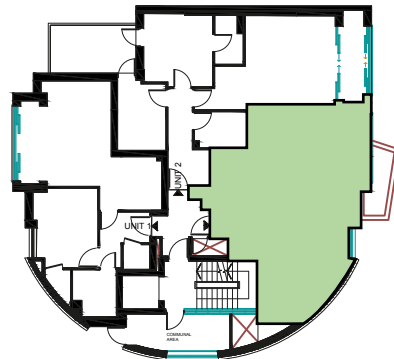
UNIT 5

| | |
|-----------------------|-------------|
| Kitchen/Living/Dining | 3.7m x 5.9m |
| Bedroom 1 | 3.3m x 3.3m |
| En suite | 1.4m x 2.4m |
| Bedroom 2 | 2.4m x 3.3m |
| Bathroom | 1.8m x 2.6m |

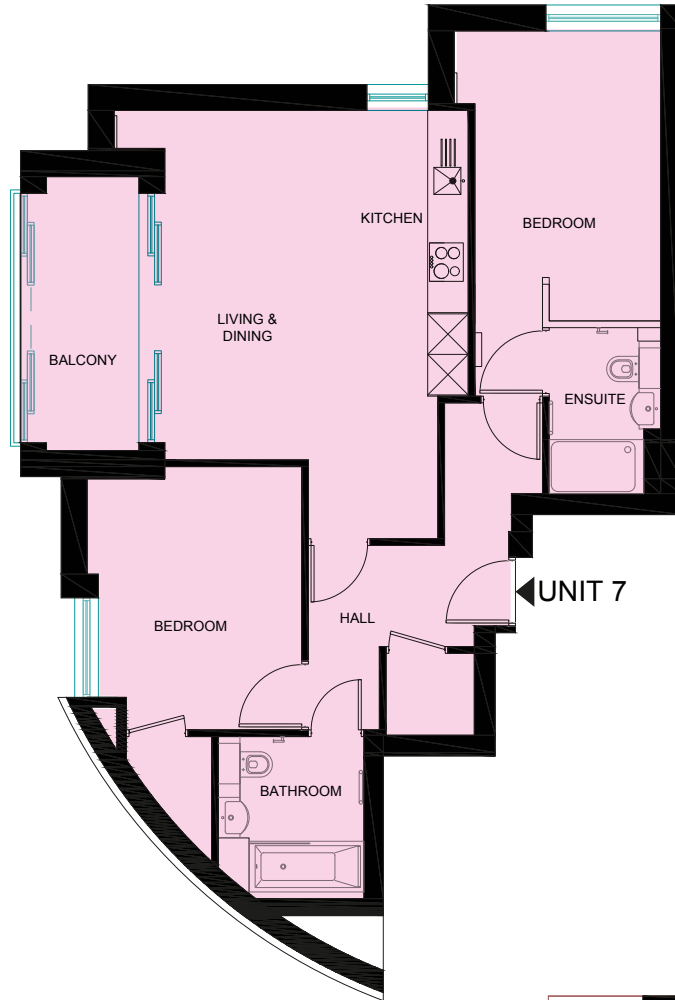


UNIT 6

| | |
|---------------|-------------|
| Kitchen | 2.7m x 3.4m |
| Living/Dining | 4.0m x 3.7m |
| Bedroom | 3.9m x 3.2m |
| Bathroom | 2.0m x 2.4m |

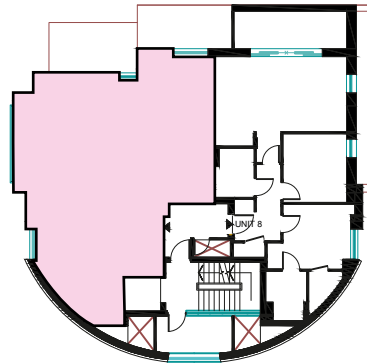


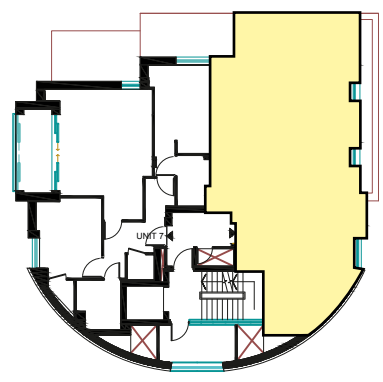
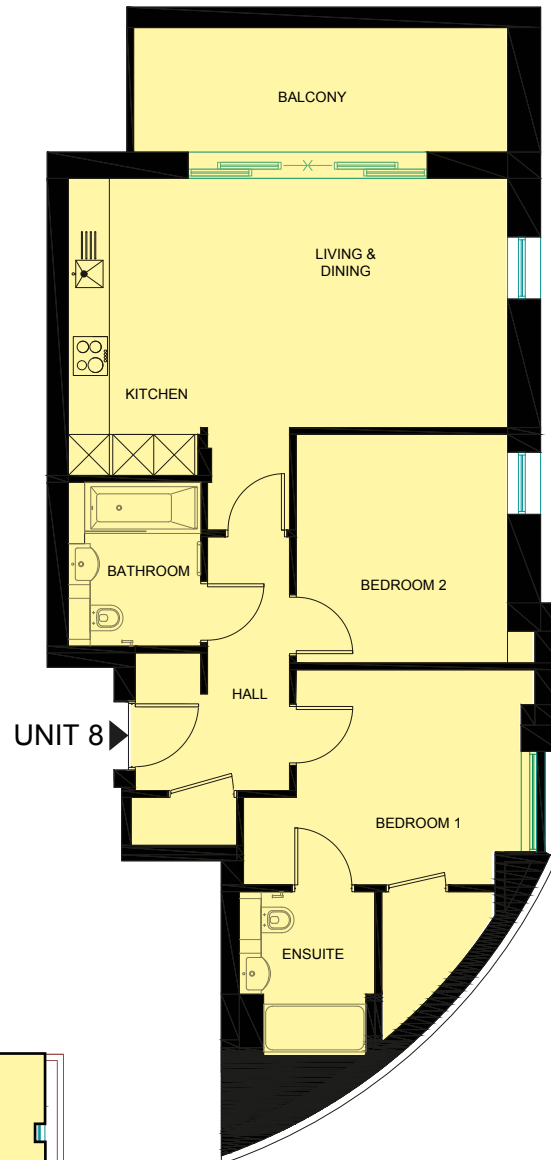
THIRD FLOOR



UNIT 7

| | |
|-----------------------|-------------|
| Kitchen/Living/Dining | 6.3m x 4.5m |
| Bedroom 1 | 4.3m x 2.7m |
| En suite | 2.4m x 1.7m |
| Bedroom 2 | 2.4m x 2.1m |
| Bathroom | 2.0m x 2.4m |

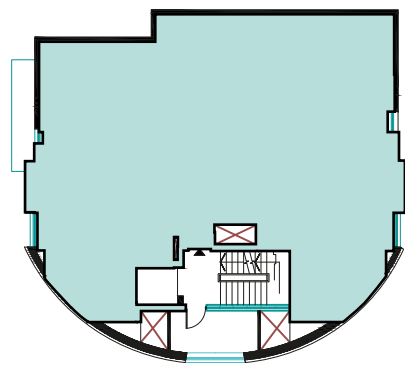
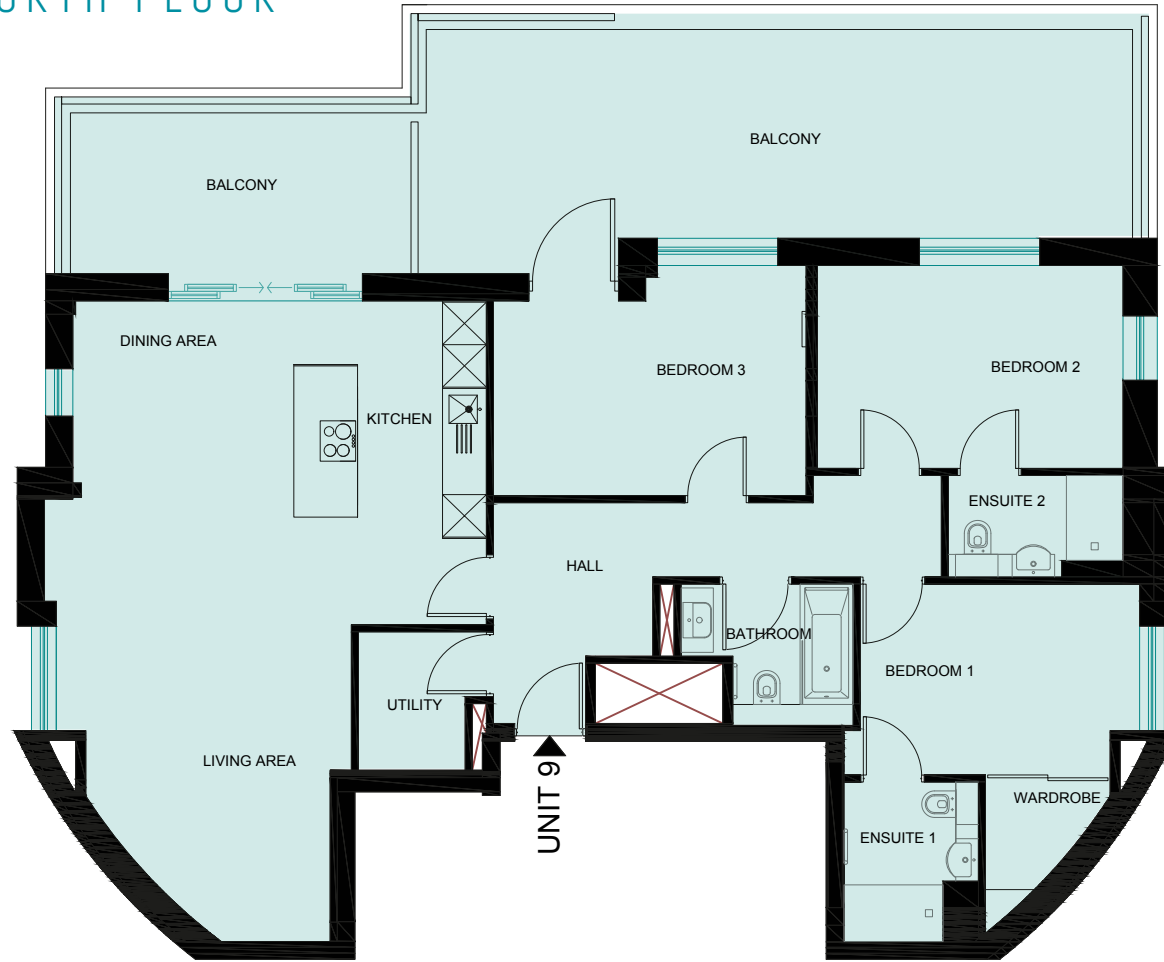




UNIT 8

| | | | |
|-----------------------|------|---|------|
| Kitchen/Living/Dining | 4.4m | x | 6.4m |
| Bedroom 1 | 3.1m | x | 3.5m |
| En suite | 2.0m | x | 2.4m |
| Bedroom 2 | 3.3m | x | 3.1m |
| Bathroom | 2.4m | x | 1.9m |

FOURTH FLOOR



UNIT 9

| | |
|-----------------------|-------------|
| Kitchen/Living/Dining | 5.8m x 6.9m |
| Bedroom 1 | 3.5m x 2.7m |
| En suite 1 | 2.2m x 2.0m |
| Bedroom 2 | 2.9m x 4.3m |
| En suite 2 | 1.4m x 2.9m |
| Bedroom 3 | 4.5m x 2.8m |
| Bathroom | 2.0m x 2.8m |





DELIVERING GREAT NEW HOMES FOR GENERATIONS TO COME

B Inspire D Homes designs and creates bespoke developments, individually reflecting each and every unique location, first considering local complex housing needs and demand.

We not only want to create a home for now, but a home for the future and source materials that are not just a pleasure to look at, but sustainable too.



**PERFORMANCE
POINT**

EAT WELL
CHINESE TAKEAWAY

SOUTH EALING

CODFATHER
FISH & CHIPS

WICKES

NORTHFIELDS

BOSTON MANOR

GUNNERSBURY
CATHOLIC SCHOOL

BISCUIT BARREL
THEATRE

BRENTFORD
MARKET

TOOLSTATION

PREMIER INN
BRENTFORD

SCREWFIX

M4

A4

A4

BOSTON MANOR
PARK

B3002

UNIVERSITY
OF WEST
LONDON-
BRENTFORD

THE GLOBE
BRENTFORD

PAPA'S
PIZZA

ENERGIE FITNESS
BRENTFORD

NOVOTEL LONDON
BRENTFORD

GOLDEN MILE
HOUSE APARTMENTS

SAINSBURY'S
LOCAL

M4

BOSTON MANOR
PARK

CO-OP FOOD

CASUALTY
PLUS

THE LITTLE SCHOOL
DAYCARE

THE CORNER
CAFE

GOODFILLAS SANDWICH
& COFFEE HOUSE

HANDSOME
HOUNDS

PIZZALOLO

LONDON MUSEUM OF
WATER & STEAM

ROYAL
APARTMENTS

A315

BRENTFORD
STATION

THE BROOK

GRIFFIN
PARK

THE PRINCESS
ROYAL

THE MUSICAL
MUSEUM

O'RIORDANS

BRENTFORD
LIBRARY

BRENTFORD FC

GREEN DRAGON
PRIMARY SCHOOL

A4

B3002

THE GRIFFIN

HAPPY
VALLEY

THE HORSE
GUARDSMAN

McDONALD'S

A315

BRENTFORD

ALBANY
FISH BAR

DOMINO'S
PIZZA

RIVER CAFE

PREMIER INN LONDON
KEW BRIDGE

THAMES

KEW GREEN
PREPARATORY SCHOOL

BRENTFORD
SCHOOL FOR GIRLS

BRENTFORD
COUNTY COURT

A315

WAITROSE SKY
OSTERLEY

OREGANO

SUBWAY

CURRY'S

A4



PERFORMANCE POINT
94 Windmill Rd Brentford TW8