



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.

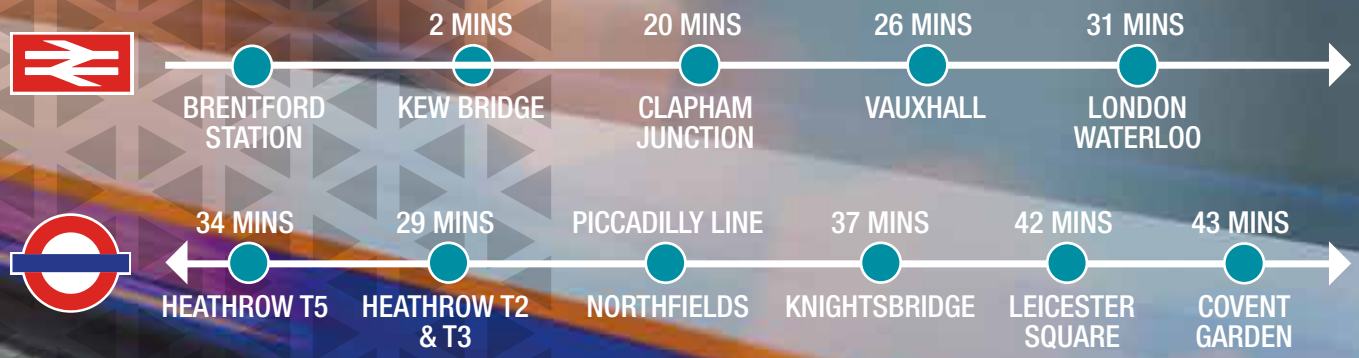




EXCELLENT CONNECTIVITY

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

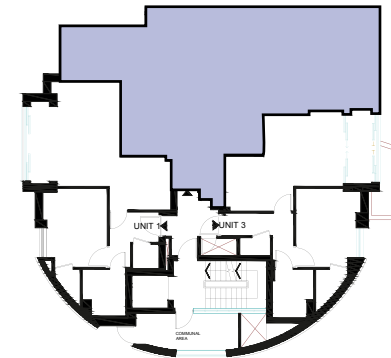
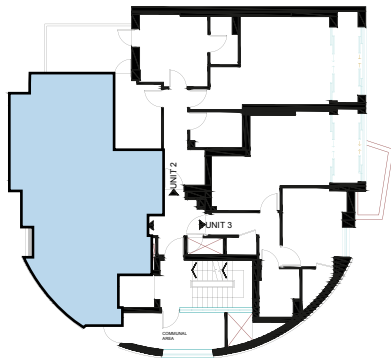
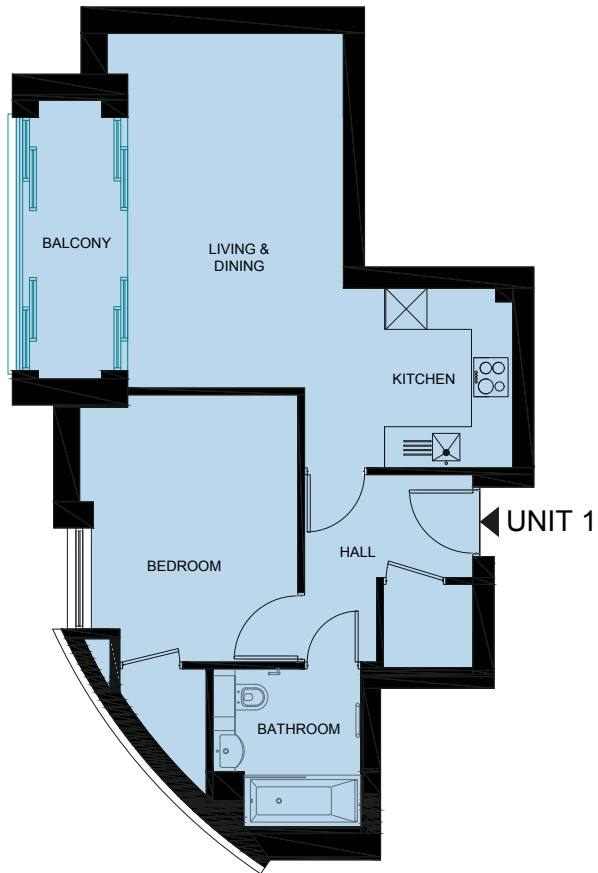
- High specification white sanitaryware with wall hung WC.
- Hansgrohe brassware in a white/black finish.
- Fully fitted bathroom furniture with storage in ensuite.
- Composite work surface with basin in ensuite.
- Contemporary wall hung furniture in bathroom.
- Thermostatic shower/bath valves.
- Fully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

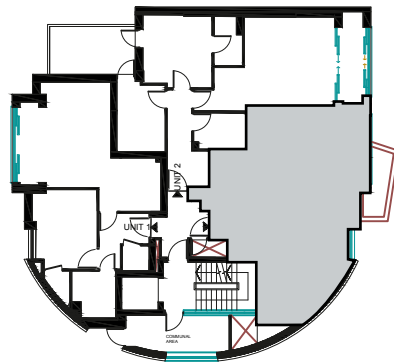
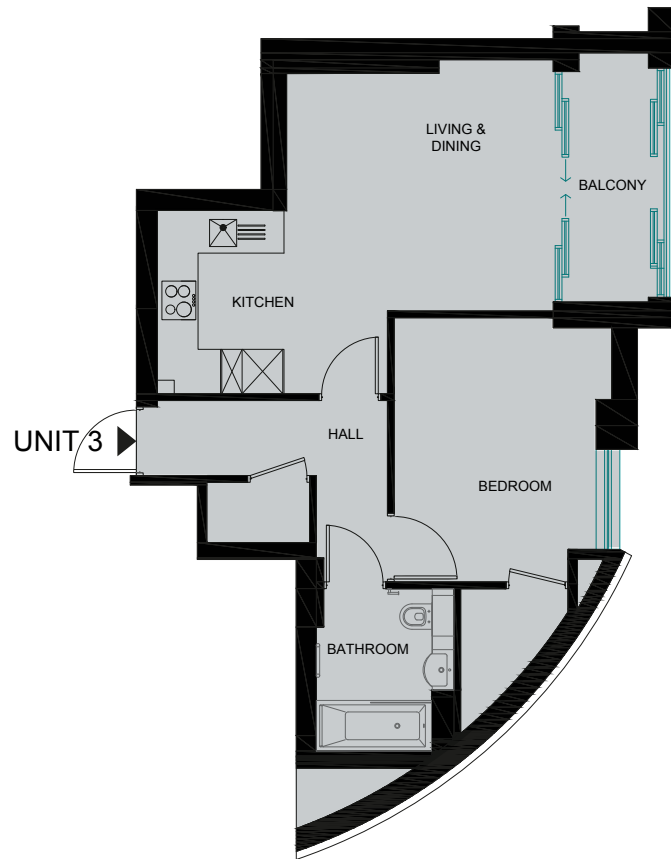
GENERAL

- Multi zoned underfloor heating to all rooms.
- Air conditioning throughout.
- 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.



FIRST FLOOR





DIMENSIONS

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

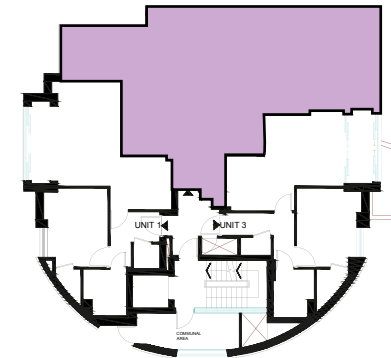
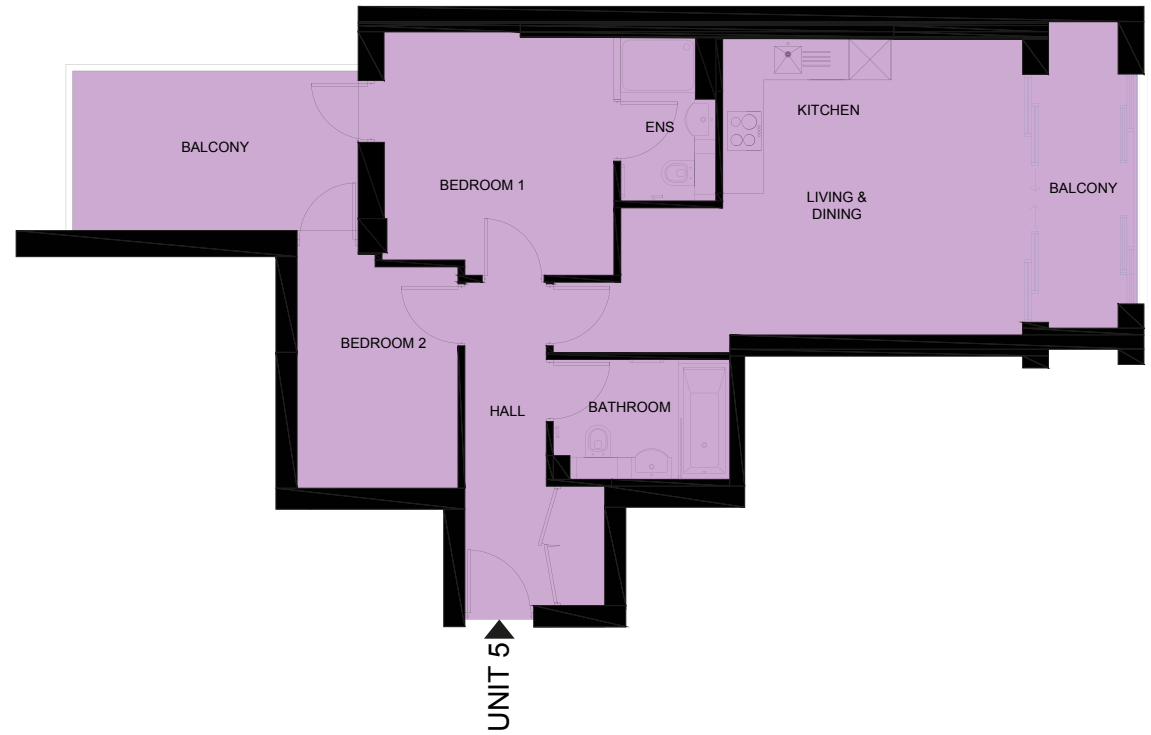
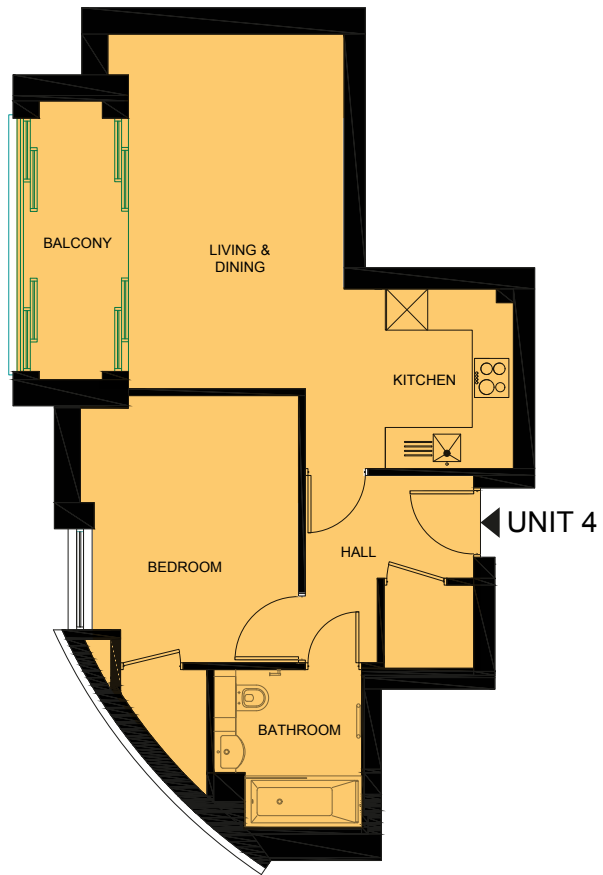
UNIT 2

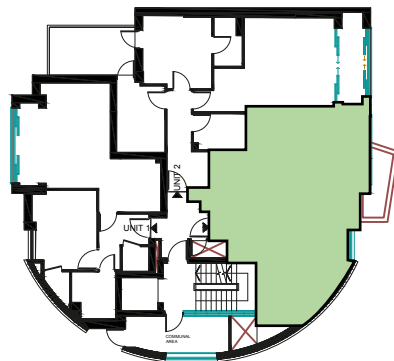
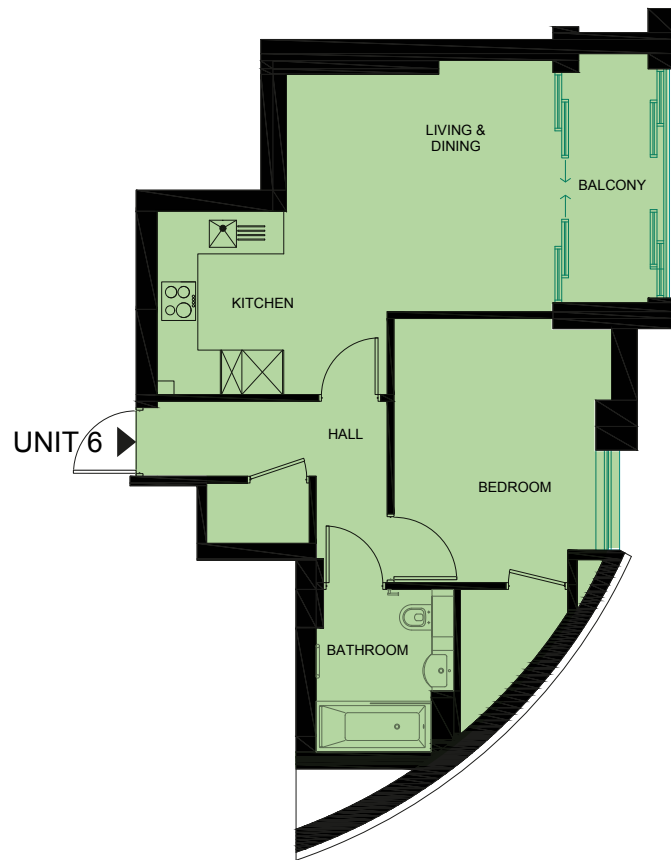
Kitchen/Living/Dining	3.7m x 5.9m
Bedroom 1	3.3m x 3.3m
En suite	1.4m x 2.4m
Bedroom 2	2.4m x 3.3m
Bathroom	1.8m x 2.6m

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





DIMENSIONS

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

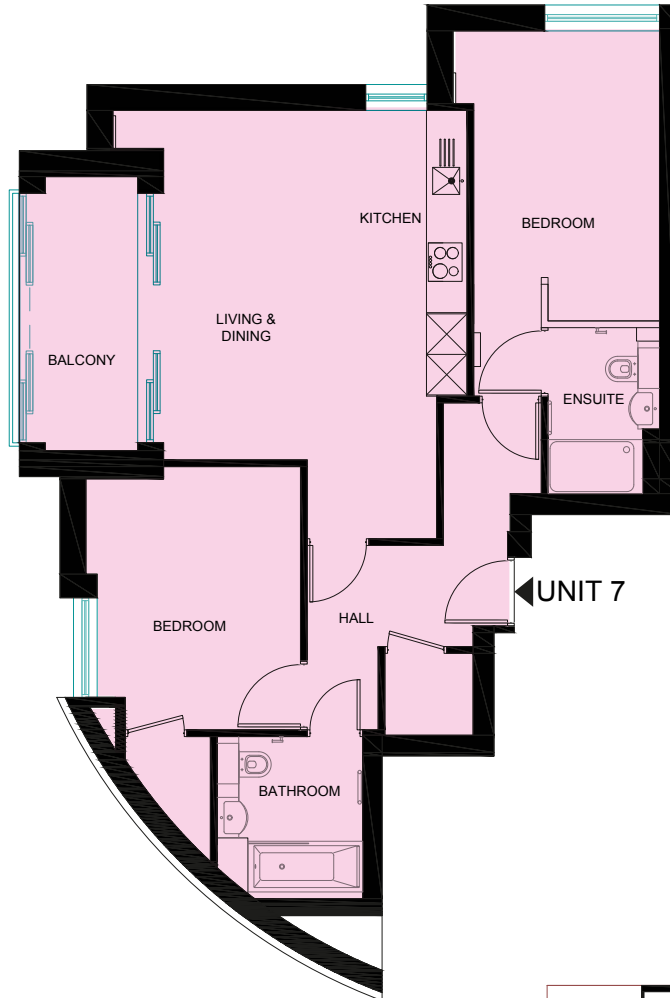
UNIT 5

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

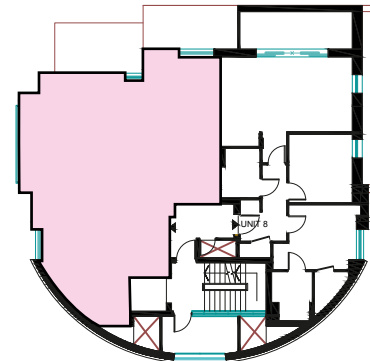
THIRD FLOOR

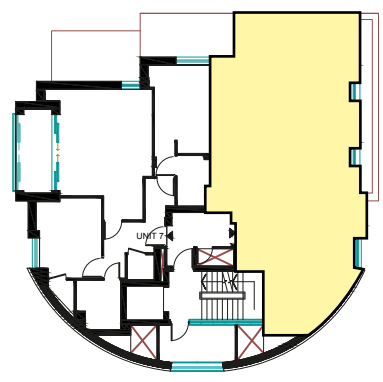
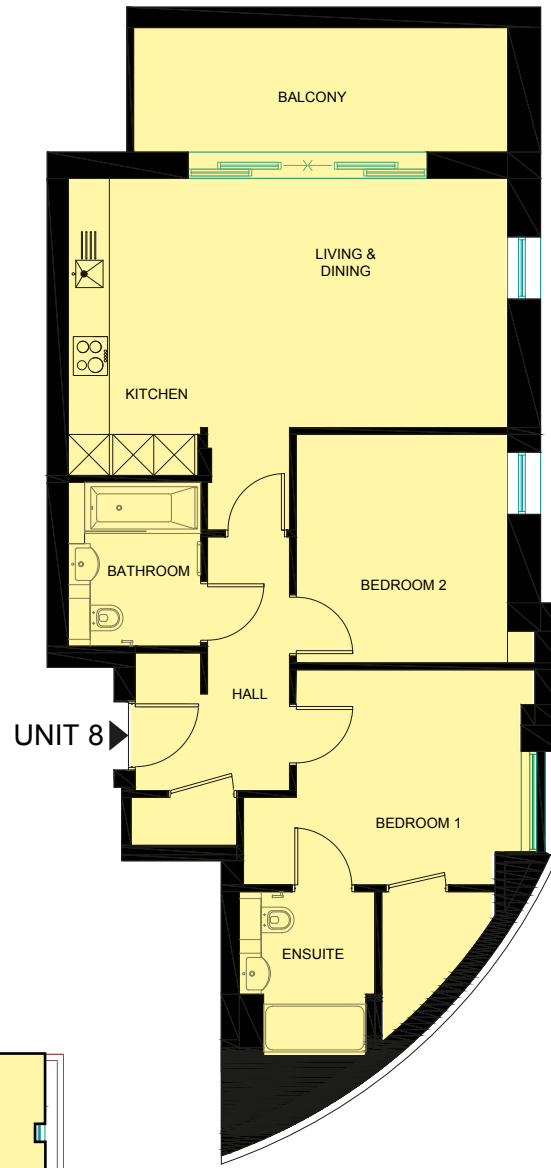


DIMENSIONS

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



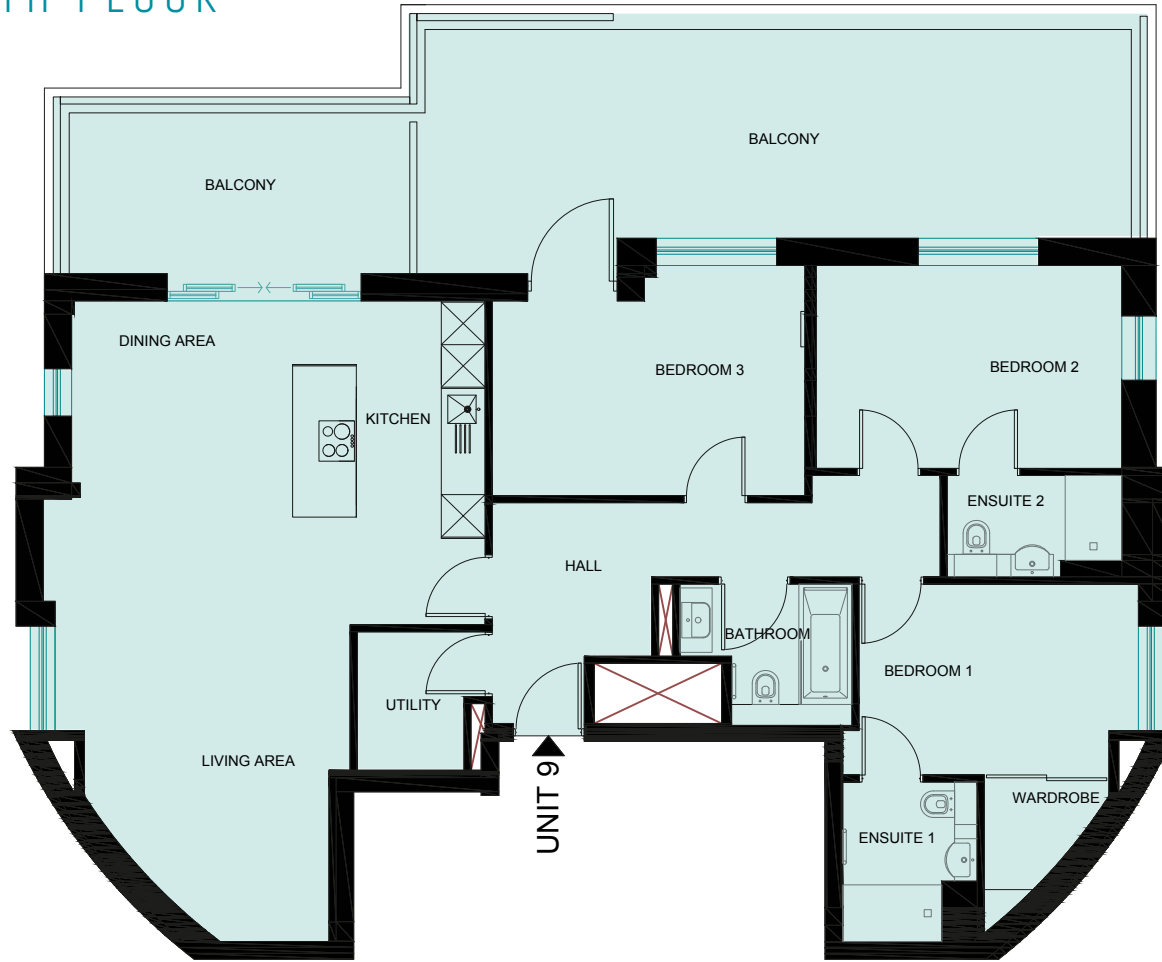


DIMENSIONS

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

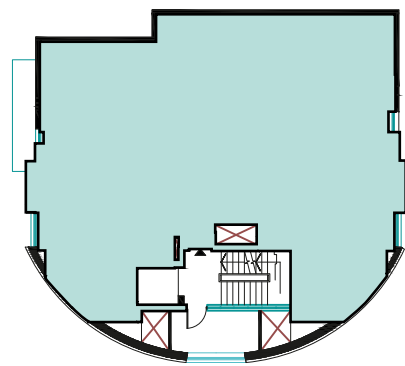
FOURTH FLOOR



DIMENSIONS

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

BOSTON MANOR PARK

B3002

PAPA'S PIZZA

M4

NOVOTEL LONDON BRENTFORD

GOLDEN MILE HOUSE APARTMENTS

UNIVERSITY OF WEST LONDON-BRENTFORD

THE GLOBE BRENTFORD

ENERGIE FITNESS BRENTFORD

SAINSBURY'S LOCAL

M4

THE LITTLE SCHOOL DAYCARE

GOODFILLAS SANDWICH & COFFEE HOUSE

BOSTON MANOR PARK

CO-OP FOOD

CASUALTY PLUS

THE CORNER CAFE

HANDSOME HOUNDS

A4

PIZZALOLO

LONDON MUSEUM OF WATER & STEAM



BRENTFORD STATION

THE BROOK

GRIFFIN PARK

B455

THE PRINCESS ROYAL

ROYAL APARTMENTS

A315

THE MUSICAL MUSEUM

O'RIORDANS

A4

BRENTFORD LIBRARY

B3002

THE GRIFFIN

HAPPY VALLEY

BRENTFORD FC

GREEN DRAGON PRIMARY SCHOOL

A315

WAITROSE SKY OSTERLEY

OREGANO

SUBWAY

CURRYS

BRENTFORD

ALBANY FISH BAR

THE HORSE GUARDSMAN

MCDONALD'S

THAMES

A4

BRENTFORD SCHOOL FOR GIRLS

BRENTFORD COUNTY COURT

RIVER CAFE

DOMINO'S PIZZA

PREMIER INN LONDON KEW BRIDGE

KEW GREEN PREPARATORY SCHOOL

A315



PERFORMANCE POINT
94 Windmill Rd Brentford TW8