



JUNCTION
WEST
SOUTHALL



CLARION
HOUSING

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ABOUT CLARION

TIME TO
MOVE
ON
up

Welcome to Junction West, a beautiful collection of 1, 2 and 3 bed apartments just moments from Southall station. With journey times to London Paddington from only 18 minutes*, it's the perfect place to move up in your world. All homes are available through Shared Ownership.

*Journey time taken from tfl.co.uk



R I G H T U P
Y O U R
street



**DISCOVER THE LUXURY CONTEMPORARY
HOME OF YOUR DREAMS AT JUNCTION WEST**

With high specification throughout, including sleek modern kitchens, spacious living areas and a balcony or terrace to every apartment, these homes have been designed to live up to your home-owning dreams.



JUNCTION
WEST
SOUTHALL

REACHING
new
HEIGHTS

ENJOY A CONVENIENT,
COMFORTABLE LIFESTYLE WITH
EVERYTHING YOU NEED CLOSE BY

Superbly located in vibrant Southall, Junction West offers fast connections, a buzzing neighbourhood and plenty of local green space.

This is living at the height of convenience.



THE CITY

SOUTHALL PARK

OSTERLEY PARK

WEMBLEY (6.5 MILES)



SOUTHALL STATION

SOUTHALL HIGH STREET

HEATHROW (5 MILES)

GET INTO

CENTRAL LONDON

fast

COMMUTING? NIGHT OUT? GET UP AND GO
WITH SPEEDY CROSS-CITY CONNECTIONS

With Southall station only 2 minutes' walk away,
central London and beyond is in quick, easy reach.
Even better, Crossrail is arriving in 2021*, cutting
journey times across the capital in half.

➡️ ⚡️
PADDINGTON
STATION
18
MINUTES

➡️ ⚡️
SHEPHERDS
BUSH
22
MINUTES

➡️ ⚡️
HEATHROW
AIRPORT
27
MINUTES

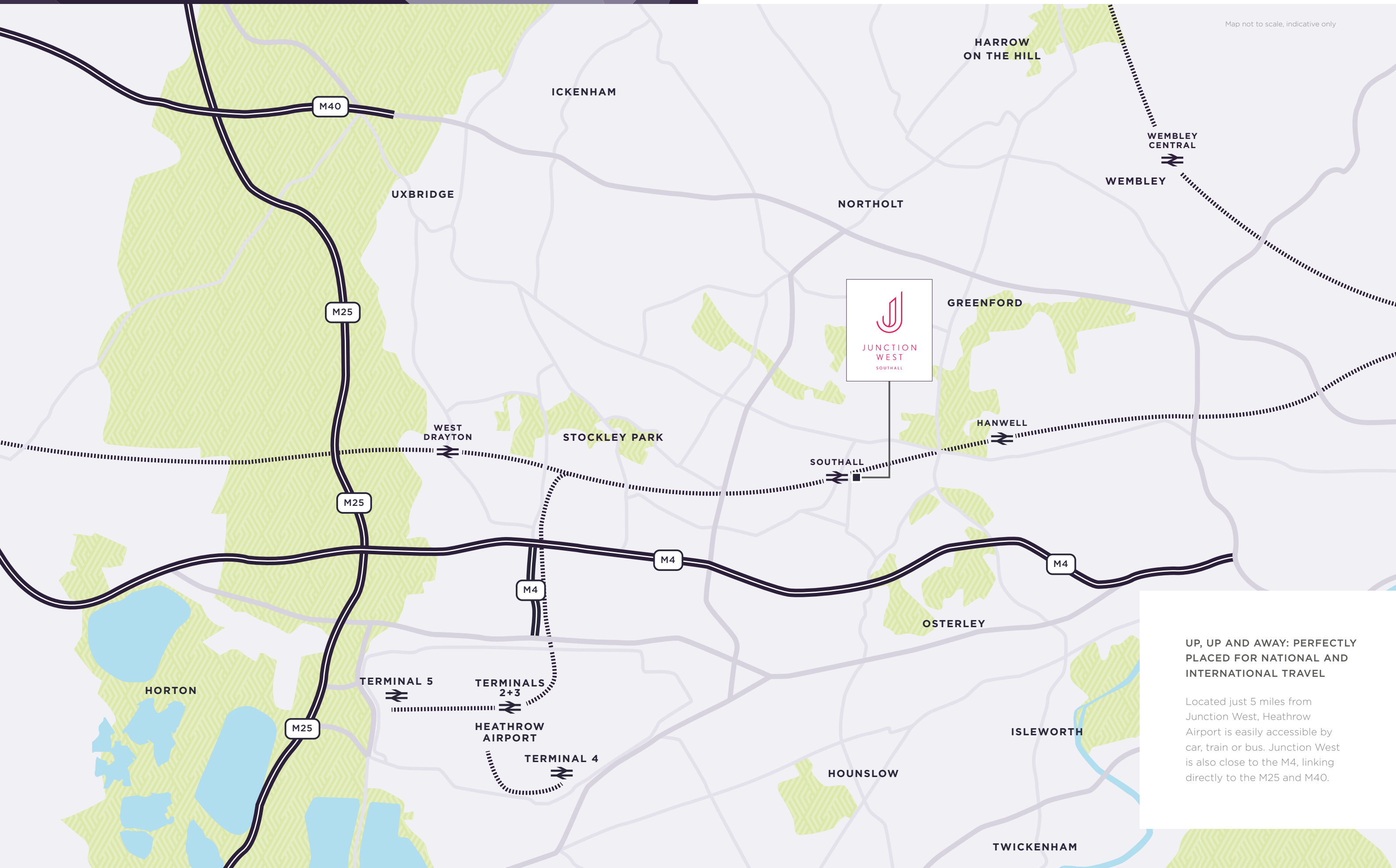
⚡️
OXFORD
CIRCUS
29
MINUTES

➡️ ⚡️
WATERLOO
STATION
37
MINUTES

➡️ ⚡️
ST. PANCRAS
INTERNATIONAL
39
MINUTES

*Source: crossrail.co.uk
Journey times taken from tfl.co.uk and google.co.uk/maps

Map not to scale, indicative only



UP, UP AND AWAY: PERFECTLY PLACED FOR NATIONAL AND INTERNATIONAL TRAVEL

Located just 5 miles from Junction West, Heathrow Airport is easily accessible by car, train or bus. Junction West is also close to the M4, linking directly to the M25 and M40.

A *higher* STANDARD OF LIVING



JUNCTION WEST OFFERS ALL OF THE BENEFITS OF A NEW DEVELOPMENT

Read a book in the landscaped central courtyard, make new friends among like-minded residents and enjoy the reassurance of living in a brand new, beautifully finished home.



SOUTHALL PARK, SOUTHALL



LOCAL MARKET, SOUTHALL



TEXTILE MARKET, SOUTHALL



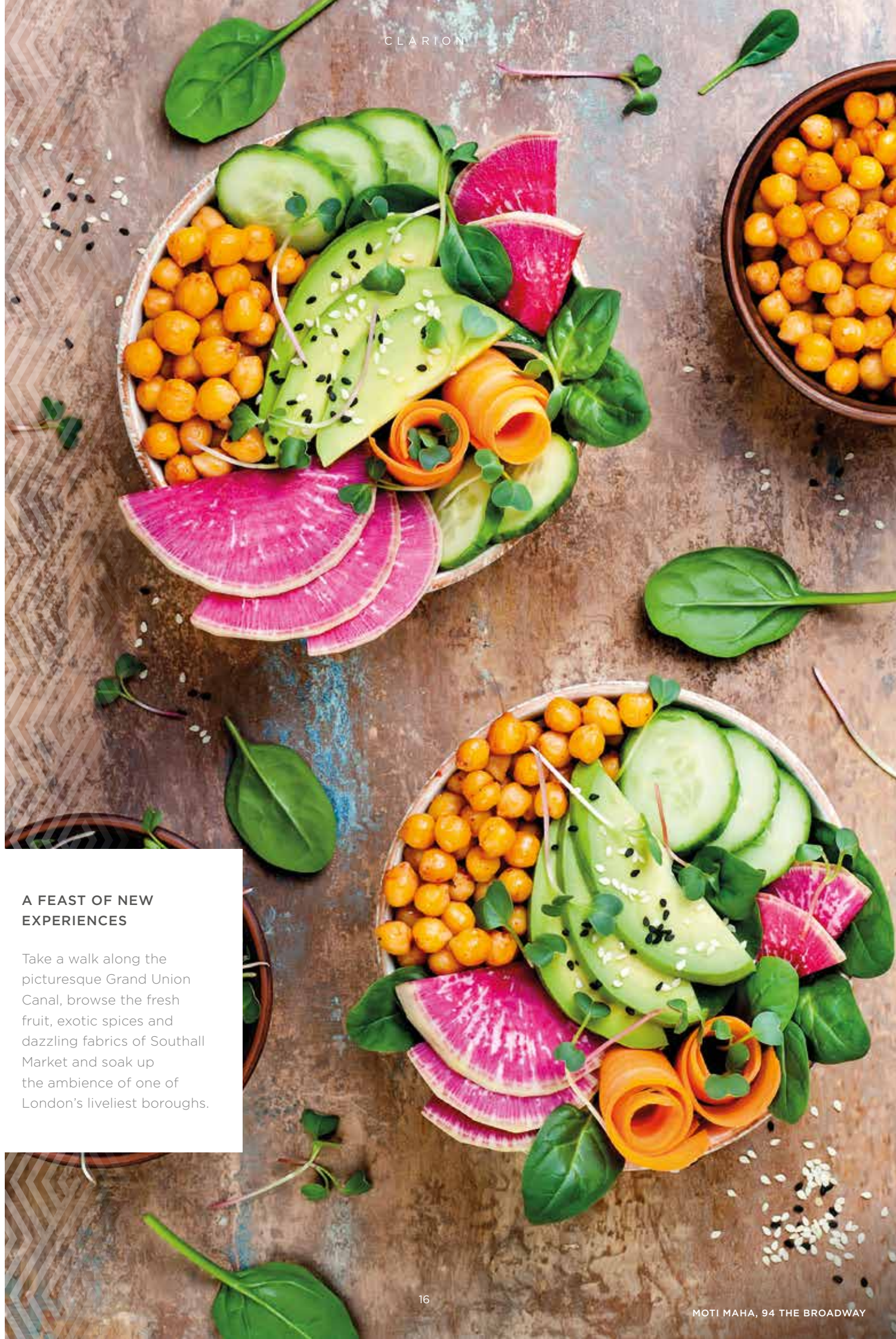
LOCAL MARKET, SOUTHALL



WELCOME TO THE *neighbourhood*

FRIENDLY, COLOURFUL SOUTHALL
IS UNDERGOING A MULTIMILLION-
POUND REGENERATION

Combining world-famous shopping,
mouthwatering cuisine and peaceful
green spaces with an exciting renewal
programme, Southall is a place on the up.
It's also renowned as one of the friendliest
communities in the capital – so where
better to put down roots?



A FEAST OF NEW EXPERIENCES

Take a walk along the picturesque Grand Union Canal, browse the fresh fruit, exotic spices and dazzling fabrics of Southall Market and soak up the ambience of one of London's liveliest boroughs.



GRAND UNION CANAL, SOUTHALL



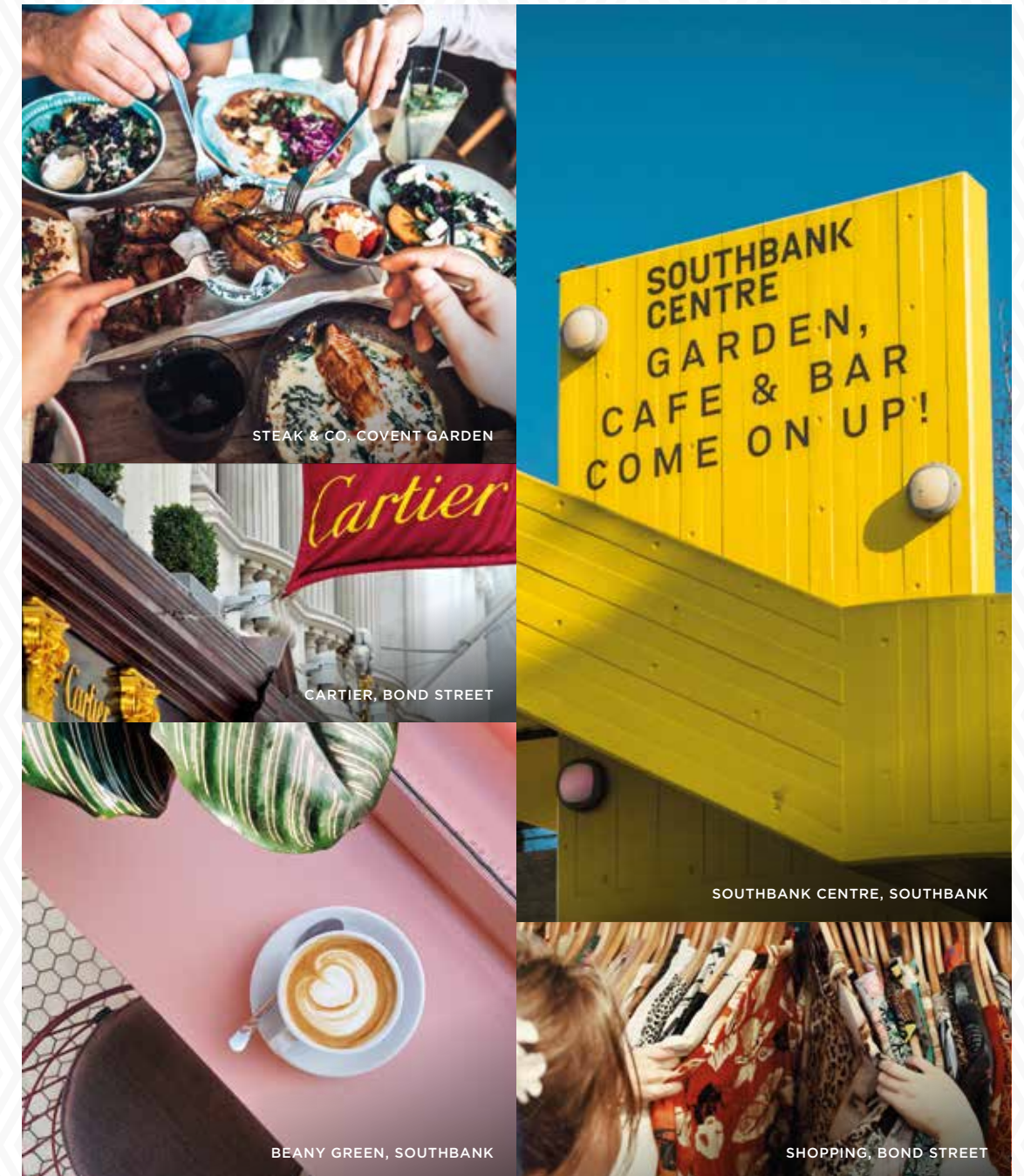
SPICE VILLAGE, SOUTHALL



LOCK AND QUAY, SOUTHALL

LONDON'S *delights* ON YOUR DOORSTOP

From luxury designer shopping and spectacular Royal Parks, to world-class art exhibitions and cutting-edge restaurants, London has it all.



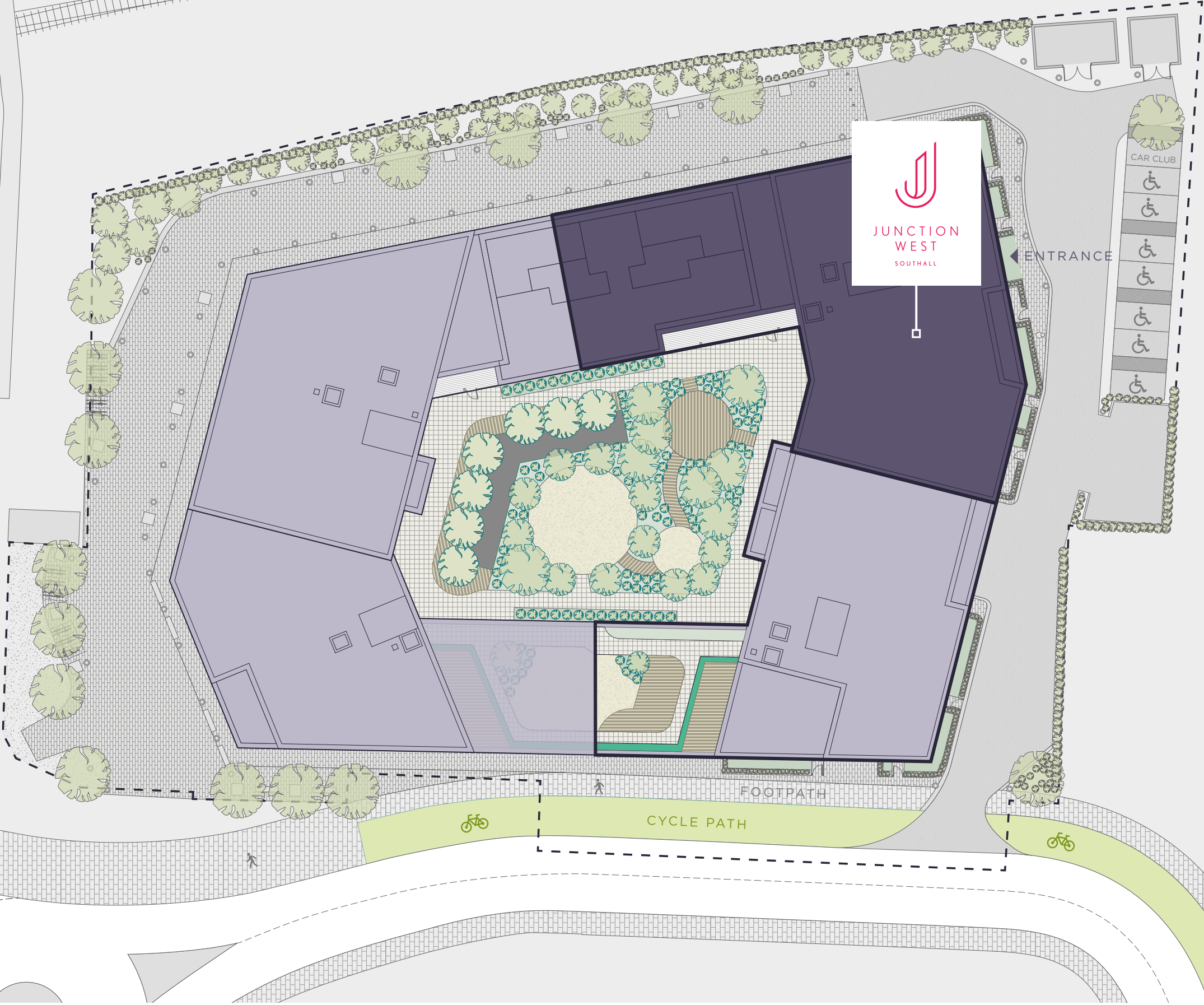
LIVING AT JUNCTION WEST BRINGS THE CAPITAL SO CLOSE

Spend the morning exploring fascinating South Bank, popping into Tate Modern for a riverside coffee. While away the afternoon on Bond Street at your favourite boutiques, before dinner and a show in the West End. At Junction West, it's easy to make the most of the capital.

THE DEVELOPMENT

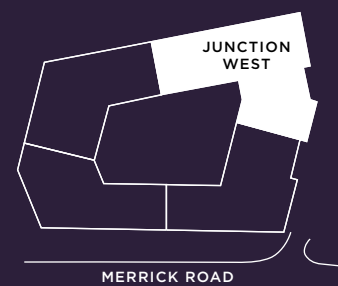
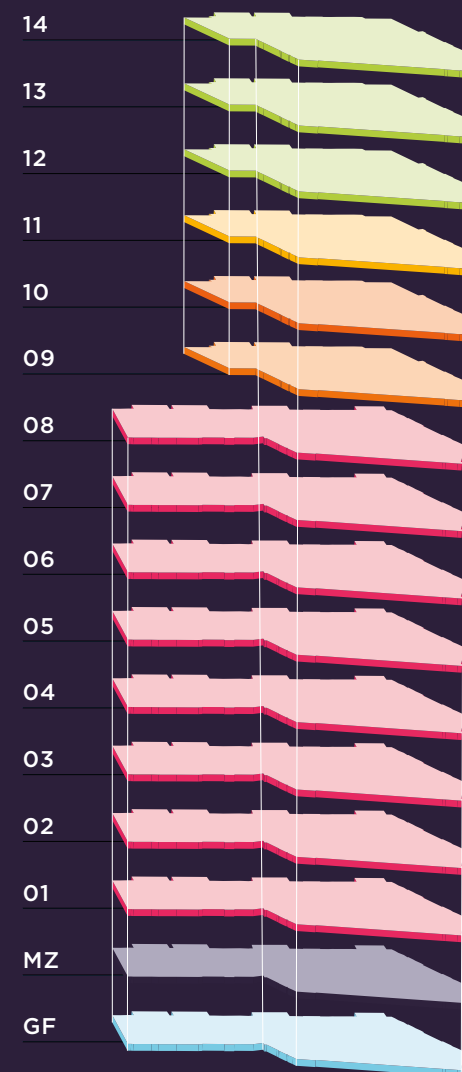
Located in the heart of Southall, Junction West is a stylish collection of 1, 2 and 3 bedroom apartments. With access to a central landscaped courtyard and only moments from Southall station, it's perfectly positioned to take full advantage of everything the local area and central London has to offer.

Plan not to scale, indicative only



introducing

A STUNNING COLLECTION OF
HIGH SPECIFICATION 1, 2 AND 3 BEDROOM
CONTEMPORARY APARTMENTS



GROUND FLOOR

2 Bedroom Apartments 3 Bedroom Apartments

DUPLEX 1 2 BEDROOMS

PLOT
00.01

DUPLEX 2 3 BEDROOMS

PLOT
00.02



TYPE 13 2 BEDROOMS

PLOT
00.03



MEZZANINE FLOOR

2 Bedroom Apartments 3 Bedroom Apartments

DUPLEX 1
2 BEDROOMS

PLOT
00.01

DUPLEX 2
3 BEDROOMS

PLOT
00.02



TYPE 14
2 BEDROOMS

PLOT
00.04



FLOOR 1-8

1 Bedroom Apartments 2 Bedroom Apartments 3 Bedroom Apartments

TYPE 12
2 BEDROOMS

PLOTS
01.11 | 02.11 | 03.11
04.11 | 05.11 | 06.10
07.10 | 08.06

TYPE 07
2 BEDROOMS

PLOTS
01.12 | 02.12 | 03.12
04.12 | 05.12 | 06.11
07.11 | 08.07

TYPE 06
2 BEDROOMS

PLOTS
01.13 | 02.13 | 03.13
04.13 | 05.13 | 06.12
07.12 | 08.08

TYPE 05
3 BEDROOMS

PLOTS
01.14 | 02.14 | 03.14
04.14 | 05.14 | 06.13
07.13 | 08.09



TYPE 01
1 BEDROOM

PLOTS
01.17 | 02.17 | 03.17
04.17 | 05.17 | 06.16
07.16 | 08.12

TYPE 02
2 BEDROOMS

PLOTS
01.18 | 02.18 | 03.18
04.18 | 05.18 | 06.17
07.17 | 08.13

TYPE 03
2 BEDROOMS

PLOTS
01.16 | 02.16 | 03.16
04.16 | 05.16 | 06.15
07.15 | 08.11

TYPE 04
2 BEDROOMS

PLOTS
01.15 | 02.15 | 03.15
04.15 | 05.15 | 06.14
07.14 | 08.10



FLOOR 9-10

1 Bedroom Apartments 2 Bedroom Apartments 3 Bedroom Apartments



FLOOR 11

1 Bedroom Apartments 2 Bedroom Apartments 3 Bedroom Apartments



FLOOR 12-14

1 Bedroom Apartments 2 Bedroom Apartments 3 Bedroom Apartments

TYPE 10
1 BEDROOMS

PLOTS
12.06 | 13.06 | 14.06

TYPE 09
1 BEDROOMS

PLOTS
12.07 | 13.07 | 14.07

TYPE 04
2 BEDROOMS

PLOTS
12.08 | 13.08 | 14.08



TYPE 01
1 BEDROOMS

PLOTS
12.10 | 13.10 | 14.10

TYPE 11A
3 BEDROOMS

PLOTS
12.11 | 13.11 | 14.11

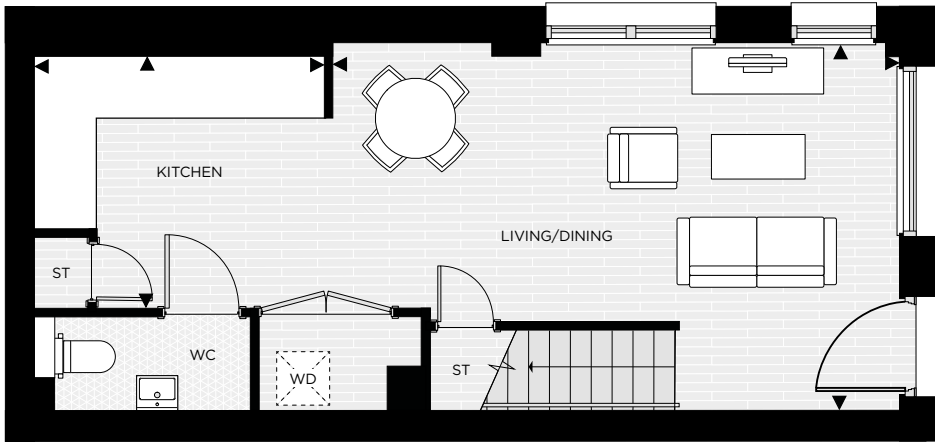
TYPE 03
2 BEDROOMS

PLOTS
12.09 | 13.09 | 14.09



APARTMENT DUPLEX TYPE 01

TWO BEDROOM | GROUND FLOOR



Wardrobes fitted to bedroom 1 only, the rest are examples of furniture

TYPE 01



Dining/Living/Kitchen	6.46 m x 4.29 m	21'2" x 14'0"
Bedroom 1	4.29 m x 3.45 m	14'0" x 11'3"
Bedroom 2	4.42 m x 2.02 m	14'6" x 6'7"
Total	79.6 sq m	856.8 sq ft

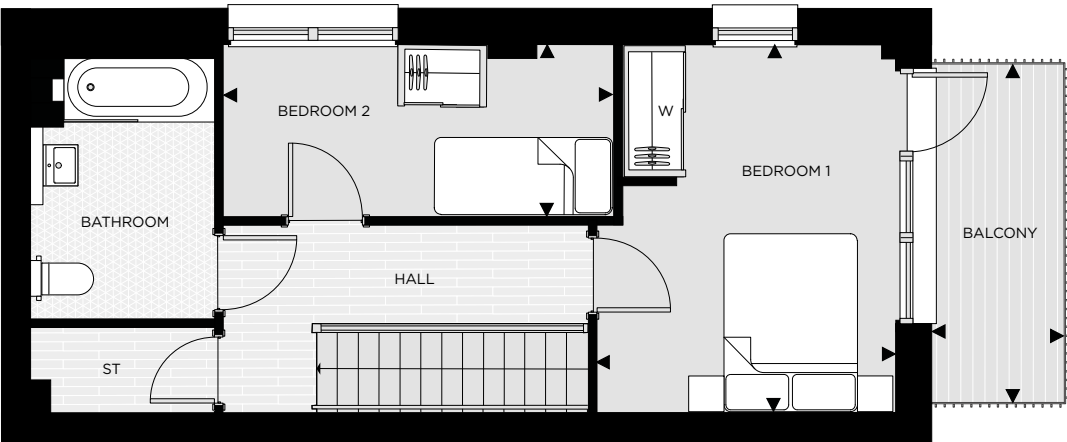
Floor	Plots	Floor	Plots
06		14	
05		13	
04		12	
03		11	
02		10	
01		09	
M		08	
G	00.01	07	

◀ ▶	Measurement Points	W	Fitted Wardrobe
ST	Store	W/D	Washer/Dryer

All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.

APARTMENT DUPLEX TYPE 01

TWO BEDROOM | FIRST FLOOR



Wardrobes fitted to bedroom 1 only, the rest are examples of furniture

TYPE 01



Dining/Living/Kitchen	6.46 m x 4.29 m	21'2" x 14'0"
Bedroom 1	4.29 m x 3.45 m	14'0" x 11'3"
Bedroom 2	4.42 m x 2.02 m	14'6" x 6'7"
Total	79.6 sq m	856.8 sq ft

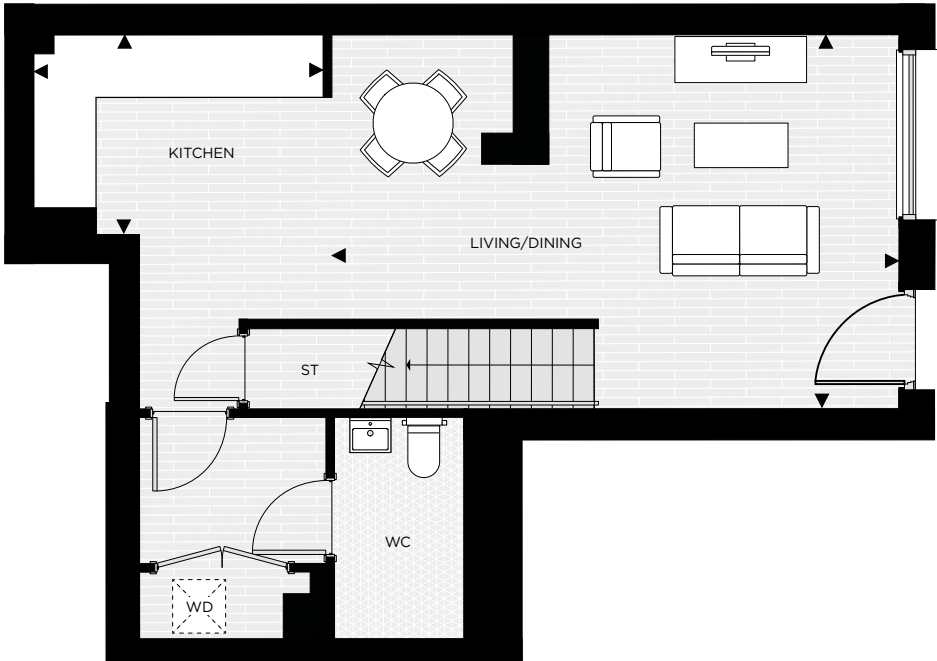
Floor	Plots	Floor	Plots
06		14	
05		13	
04		12	
03		11	
02		10	
01		09	
M	00.01	08	
G		07	

◀ ▶	Measurement Points	W	Fitted Wardrobe
ST	Store	W/D	Washer/Dryer

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APARTMENT DUPLEX TYPE 02

THREE BEDROOM | GROUND FLOOR



Wardrobes fitted to bedroom 1 only, the rest are examples of furniture

TYPE 02



Dining/Living/Kitchen	9.76 m x 4.35 m	32'0" x 14'3"
Bedroom 1	6.39 m x 3.31 m	20'11" x 10'10"
Bedroom 2	6.82 m x 2.74 m	22'4" x 8'11"
Bedroom 3	6.39 m x 2.67 m	20'11" x 8'9"
Total	123.1 sq m	1325.1 sq ft

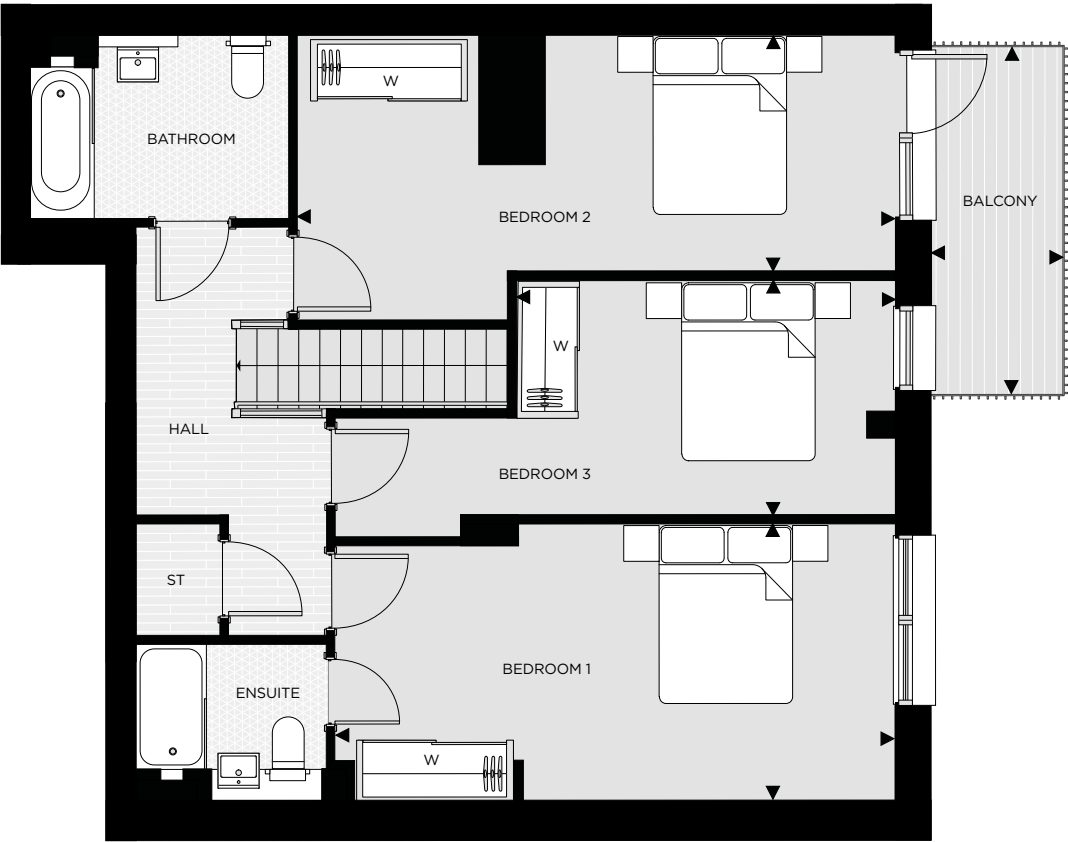
Floor	Plots	Floor	Plots
06		14	
05		13	
04		12	
03		11	
02		10	
01		09	
M		08	
G	00.02	07	

◀ ▶	Measurement Points	W	Fitted Wardrobe
ST	Store	W/D	Washer/Dryer

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APARTMENT DUPLEX TYPE 02

THREE BEDROOM | FIRST FLOOR



Wardrobes fitted to bedroom 1 only, the rest are examples of furniture

TYPE 02



Dining/Living/Kitchen	9.76 m x 4.35 m	32'0" x 14'3"
Bedroom 1	6.39 m x 3.31 m	20'11" x 10'10"
Bedroom 2	6.82 m x 2.74 m	22'4" x 8'11"
Bedroom 3	6.39 m x 2.67 m	20'11" x 8'9"
Total	123.1 sq m	1325.1 sq ft
Balcony	6.6 sq m	71.0 sq ft

Floor	Plots	Floor	Plots
06		14	
05		13	
04		12	
03		11	
02		10	
01		09	
M	00.02	08	
G		07	

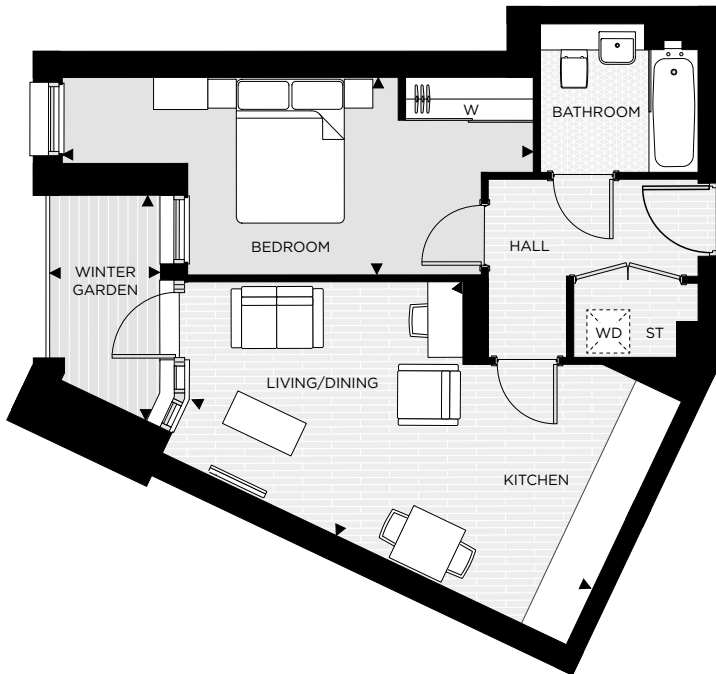
◀ ▶	Measurement Points	W	Fitted Wardrobe
ST	Store	W/D	Washer/Dryer

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APARTMENT TYPE 01

ONE BEDROOM



Wardrobes fitted to bedroom 1 only, the rest are examples of furniture

TYPE 01



Dining/Living/Kitchen	3.95 m x 6.23 m	12'11" x 20'5"
Bedroom	2.75 m x 6.55 m	9'0" x 21'6"
Total	50.0 sq m	538.2 sq ft
Winter Garden	4.5 sq m	48.4 sq ft

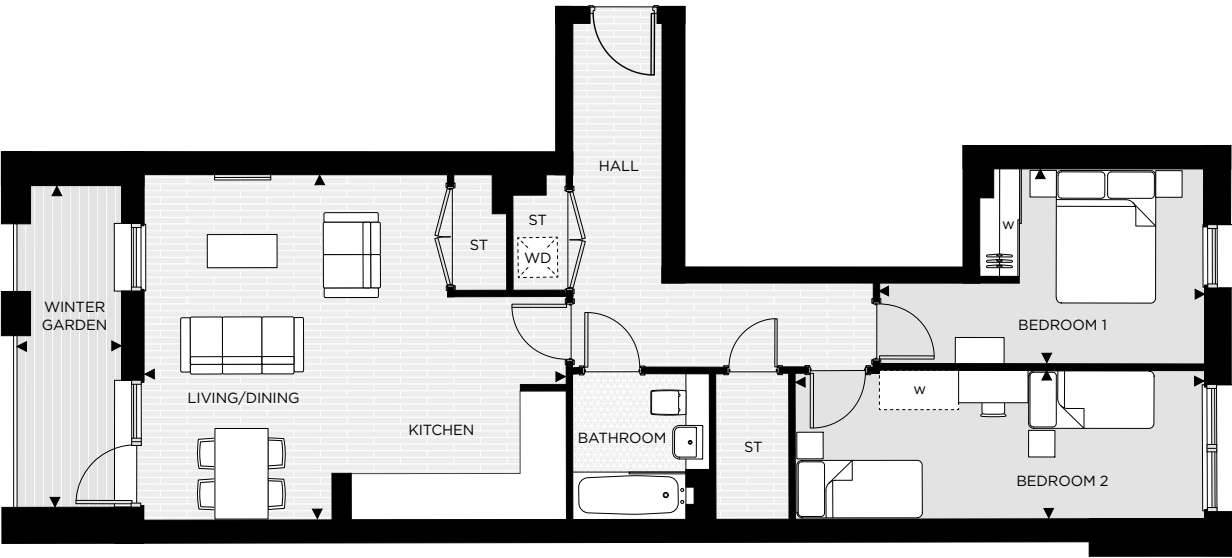
Floor	Plots	Floor	Plots
06	06.16	14	14.10
05	05.17	13	13.10
04	04.17	12	12.10
03	03.17	11	11.10
02	02.17	10	10.09
01	01.17	09	09.09
M		08	08.12
G		07	07.16

◀ ▶	Measurement Points	W	Fitted Wardrobe
ST	Store	W/D	Washer/Dryer

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APARTMENT TYPE 02

TWO BEDROOM



Wardrobes fitted to bedroom 1 only, the rest are examples of furniture

TYPE 02



Dining/Living/Kitchen	5.21 m x 6.38 m	17'2" x 20'11"
Bedroom 1	2.94 m x 4.90 m	9'8" x 16'1"
Bedroom 2	2.25 m x 6.17 m	7'4" x 20'3"
Total	78.8 sq m	848.2 sq ft
Winter Garden	7.4 sq m	79.7 sq ft

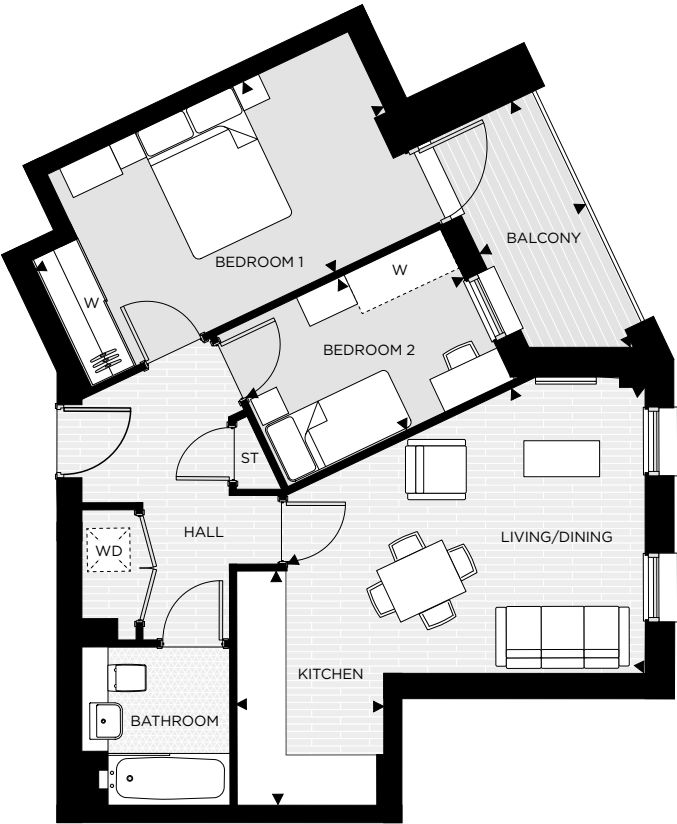
Floor	Plots	Floor	Plots
06	06.17	14	
05	05.18	13	
04	04.18	12	
03	03.18	11	
02	02.18	10	10.10
01	01.18	09	09.10
M		08	08.13
G		07	07.17

◀ ▶	Measurement Points	W	Fitted Wardrobe
ST	Store	W/D	Washer/Dryer

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APARTMENT TYPE 03

TWO BEDROOM



Wardrobes fitted to bedroom 1 only, the rest are examples of furniture

TYPE 03



Dining/Living/Kitchen	6.33 m x 4.39 m	20'9" x 14'4"
Bedroom 1	2.95 m x 5.33 m	9'8" x 5'8"
Bedroom 2	2.32 m x 3.45 m	7'7" x 11'4"
Total	61.0 sq m	656.6 sq ft
Balcony	5.8 sq m	62.4 sq ft

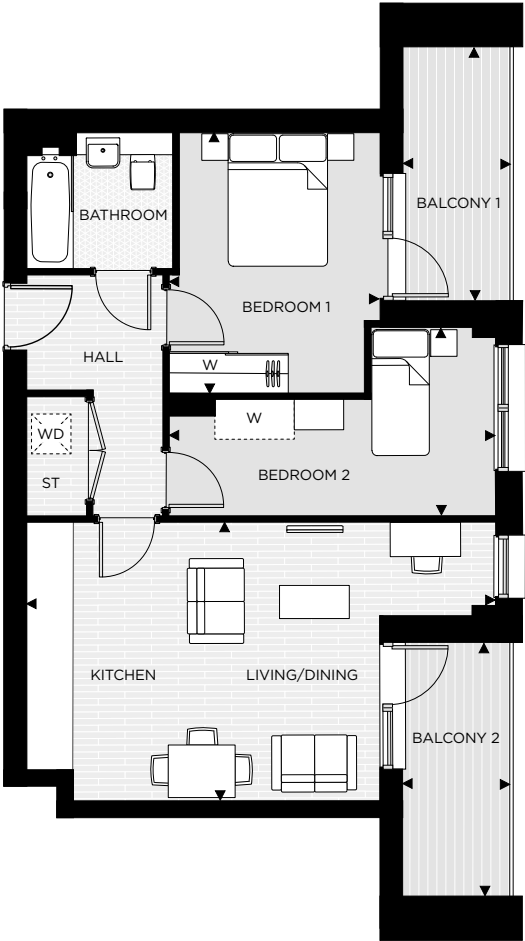
Floor	Plots	Floor	Plots
06	06.15	14	14.09
05	05.16	13	13.09
04	04.16	12	12.09
03	03.16	11	11.09
02	02.16	10	10.08
01	01.16	09	09.08
M		08	08.11
G		07	07.15

◀ ▶	Measurement Points	W	Fitted Wardrobe
ST	Store	W/D	Washer/Dryer

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APARTMENT TYPE 04

TWO BEDROOM



Wardrobes fitted to bedroom 1 only, the rest are examples of furniture

TYPE 04



Dining/Living/Kitchen	4.20 m x 7.08 m	13'9" x 23'3"
Bedroom 1	3.94 m x 3.03 m	12'11 x 9'11"
Bedroom 2	2.85 m x 4.93 m	9'4" x 16'3"
Total	61.1 sq m	657.7 sq ft
Balcony 1	6.2 sq m	66.7 sq ft
Balcony 2	6.2 sq m	66.7 sq ft

Floor	Plots	Floor	Plots
06	06.14	14	14.08
05	05.15	13	13.08
04	04.15	12	12.08
03	03.15	11	11.08
02	02.15	10	10.07
01	01.15	09	09.07
M		08	08.10
G		07	07.14

◀ ▶	Measurement Points	W	Fitted Wardrobe
ST	Store	W/D	Washer/Dryer

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APARTMENT TYPE 05

THREE BEDROOM



Wardrobes fitted to bedroom 1 only, the rest are examples of furniture

TYPE 05



Dining/Living/Kitchen	5.59 m x 5.58 m	18'4" x 18'4"
Bedroom 1	6.21 m x 3.01 m	20'4" x 9'10"
Bedroom 2	4.91 m x 2.85 m	16'1" x 9'4"
Bedroom 3	4.06 m x 2.14 m	13'4" x 7'0"
Total	93.5 sq m	1006.4 sq ft
Balcony	6.8 sq m	73.3 sq ft

Floor	Plots	Floor	Plots
06	06.13	14	
05	05.14	13	
04	04.14	12	
03	03.14	11	
02	02.14	10	
01	01.14	09	
M		08	08.09
G		07	07.13

◀ ▶	Measurement Points	W	Fitted Wardrobe
ST	Store	W/D	Washer/Dryer

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APARTMENT TYPE 06

TWO BEDROOM



Wardrobes fitted to bedroom 1 only, the rest are examples of furniture

TYPE 06



Dining/Living/Kitchen	6.64 m x 6.63 m	21'9" x 21'9"
Bedroom 1	4.58 m x 2.70 m	15'0" x 8'10"
Bedroom 2	3.83 m x 2.91 m	12'7" x 9'6"
Total	68.5 sq m	737.3 sq ft
Winter Garden	9.4 sq m	101.2 sq ft

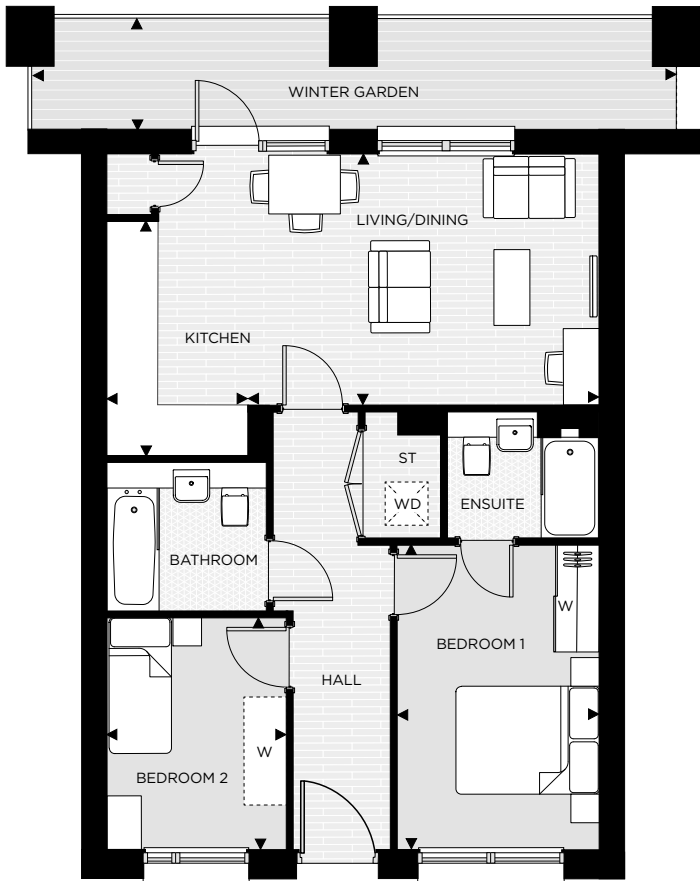
Floor	Plots	Floor	Plots
06	06.12	14	
05	05.13	13	
04	04.13	12	
03	03.13	11	
02	02.13	10	
01	01.13	09	
M		08	08.08
G		07	07.12

◀ ▶	Measurement Points	W	Fitted Wardrobe
ST	Store	W/D	Washer/Dryer

All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.

APARTMENT TYPE 07

TWO BEDROOM



Wardrobes fitted to bedroom 1 only, the rest are examples of furniture

TYPE 07



Dining/Living/Kitchen	4.19 m x 6.86 m	13'9" x 22'6"
Bedroom 1	4.23 m x 2.81 m	13'10" x 9'3"
Bedroom 2	3.22 m x 2.49 m	10'7" x 8'2"
Total	66.3 sq m	713.7 sq ft
Winter Garden	9.7 sq m	104.4 sq ft

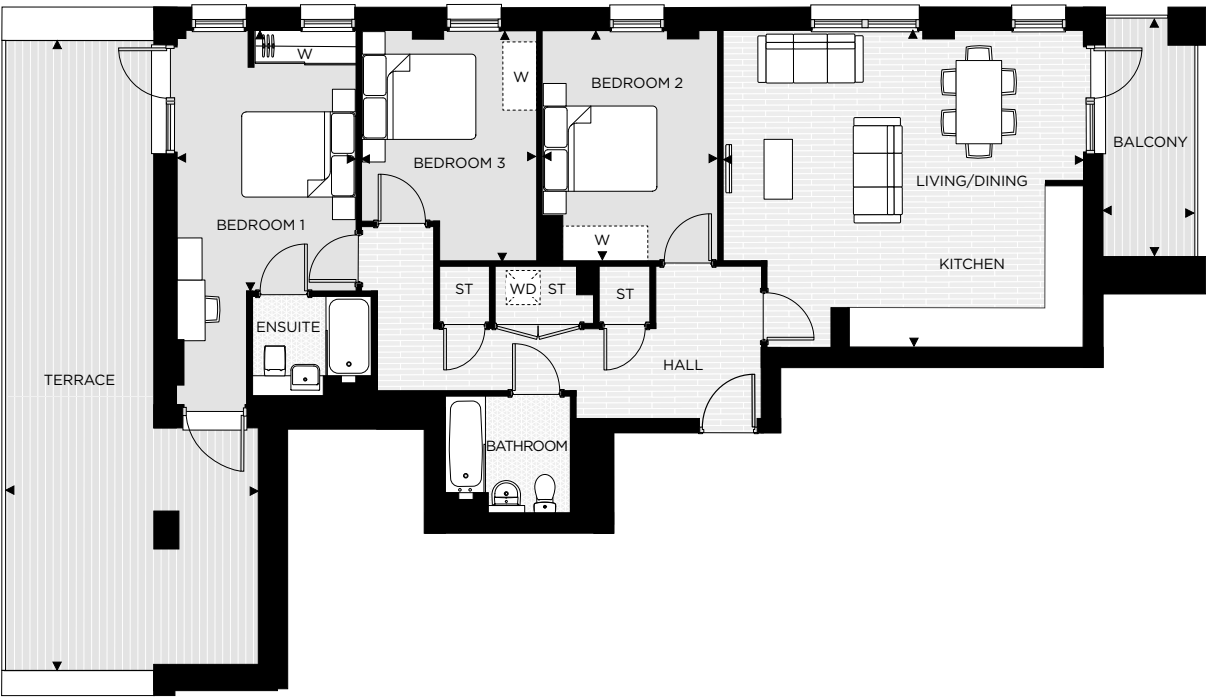
Floor	Plots	Floor	Plots
06	06.11	14	
05	05.12	13	
04	04.12	12	
03	03.12	11	
02	02.12	10	
01	01.12	09	
M		08	08.07
G		07	07.11

◀ ▶	Measurement Points	W	Fitted Wardrobe
ST	Store	W/D	Washer/Dryer

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APARTMENT TYPE 08

THREE BEDROOM



Wardrobes fitted to bedroom 1 only, the rest are examples of furniture

TYPE 08

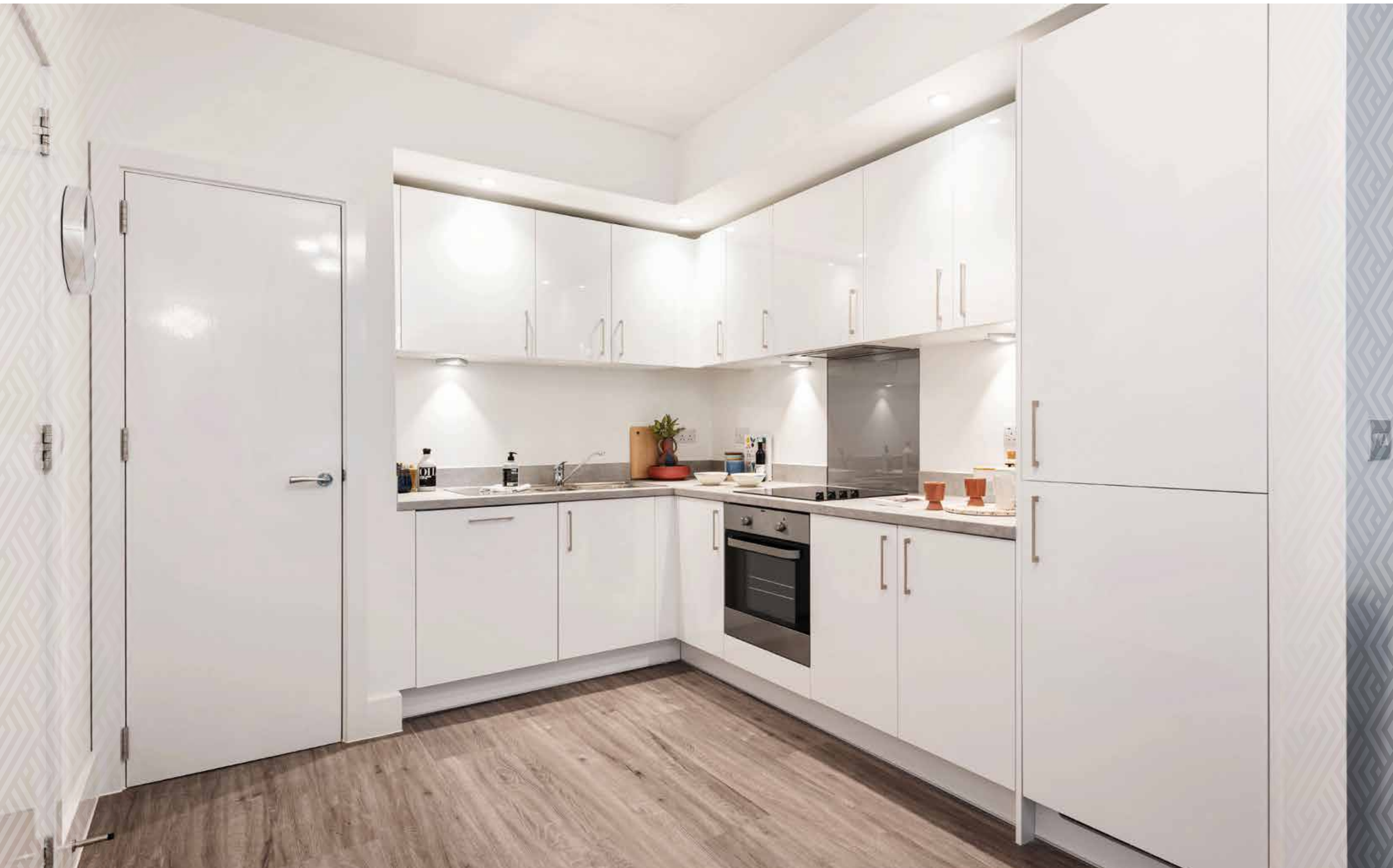


Dining/Living/Kitchen	5.59 m x 6.35 m	18'4" x 20'10"
Bedroom 1	6.60 m x 3.33 m	21'8" x 10'11"
Bedroom 2	4.06 m x 3.09 m	13'4" x 10'2"
Bedroom 3	4.06 m x 3.09 m	13'4" x 10'2"
Total	104.7 sq m	1127.0 sq ft
Balcony	6.6 sq m	71.0 sq ft
Terrace	32.4 sq m	349 sq ft

Floor	Plots	Floor	Plots
06		14	
05		13	
04		12	
03		11	
02		10	10.06
01		09	09.06
M		08	
G		07	

◀ ▶	Measurement Points	W	Fitted Wardrobe
ST	Store	W/D	Washer/Dryer

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APARTMENT TYPE 09

ONE BEDROOM



Wardrobes fitted to bedroom 1 only, the rest are examples of furniture

TYPE 09



Dining/Living/Kitchen	5.59 m x 4.78 m	18'4" x 15'8"
Bedroom	3.29 m x 4.12 m	10'9" x 13'6"
Total	50.3 sq m	541.4 sq ft
Balcony	6.6 sq m	71.0 sq ft

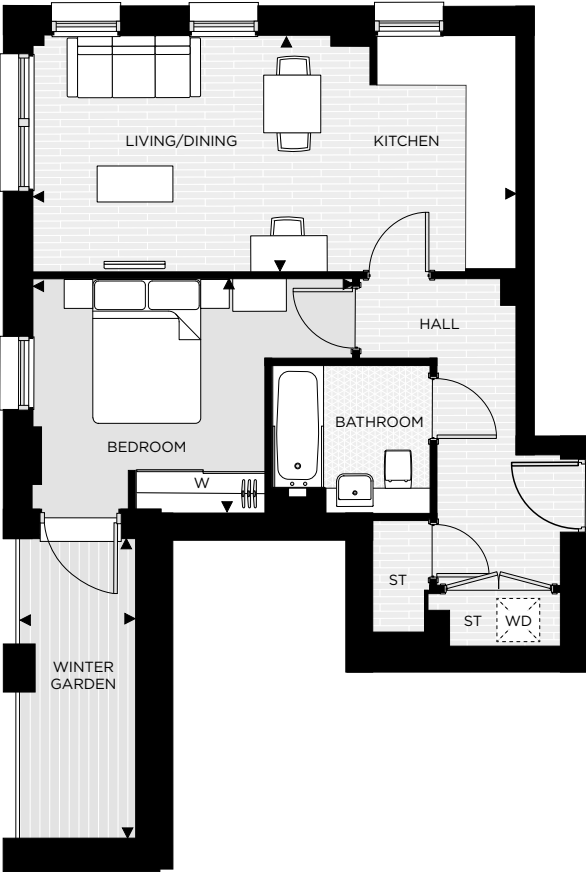
Floor	Plots	Floor	Plots
06		14	14.07
05		13	13.07
04		12	12.07
03		11	11.07
02		10	
01		09	
M		08	
G		07	

◀ ▶	Measurement Points	W	Fitted Wardrobe
ST	Store	W/D	Washer/Dryer

All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.

APARTMENT TYPE 10

ONE BEDROOM



Wardrobes fitted to bedroom 1 only, the rest are examples of furniture

TYPE 10



Dining/Living/Kitchen	3.30 m x 6.73 m	10'10" x 22'1"
Bedroom	3.16 m x 4.45 m	10'4" x 14'7"
Total	50.0 sq m	538.2 sq ft
Winter Garden	6.9 sq m	74.3 sq ft

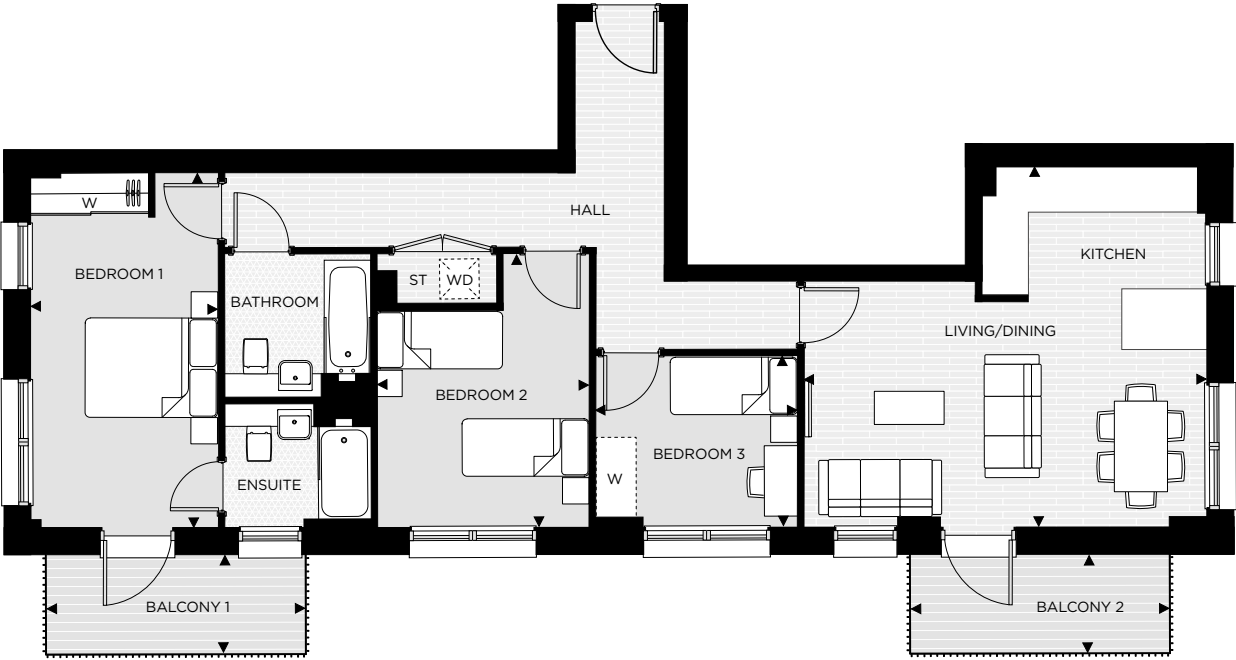
Floor	Plots	Floor	Plots
06		14	14.06
05		13	13.06
04		12	12.06
03		11	11.06
02		10	
01		09	
M		08	
G		07	

◀ ▶	Measurement Points	W	Fitted Wardrobe
ST	Store	W/D	Washer/Dryer

All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.

APARTMENT TYPE 11

THREE BEDROOM



Wardrobes fitted to bedroom 1 only, the rest are examples of furniture

TYPE 11



Dining/Living/Kitchen	5.44 m x 6.07 m	17'10" x 19'11"
Bedroom 1	5.33 m x 2.85 m	17'6" x 9'4"
Bedroom 2	4.14 m x 3.21 m	13'7" x 10'6"
Bedroom 3	2.59 m x 3.05 m	8'6" x 10'0"
Total	90.6 sq m	975.2 sq ft
Terrace (Plot 11.11)	47.0 sq m	505.9 sq ft

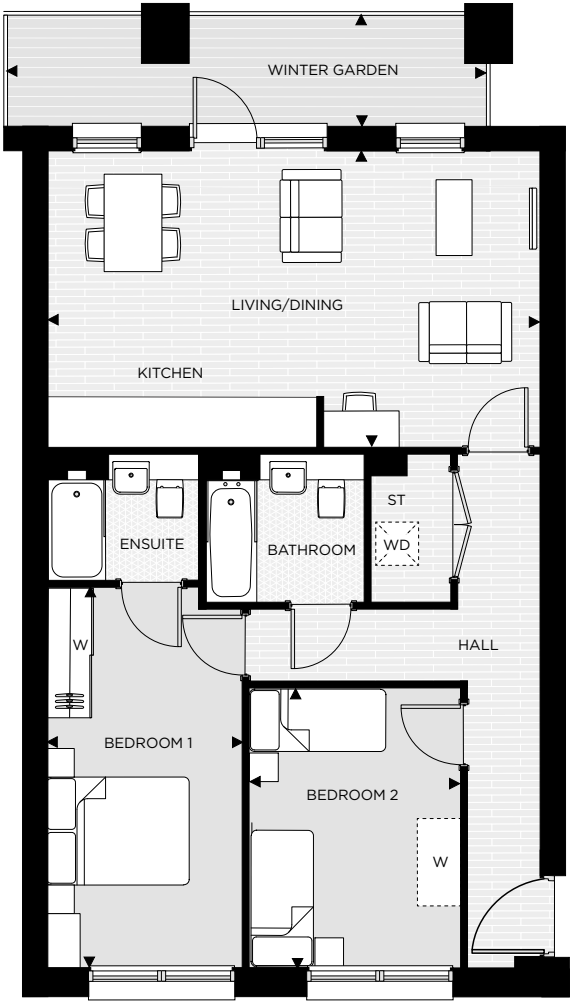
Floor	Plots	Floor	Plots
06		14	14.11
05		13	13.11
04		12	12.11
03		11	11.11
02		10	
01		09	
M		08	
G		07	

◀ ▶	Measurement Points	W	Fitted Wardrobe
ST	Store	W/D	Washer/Dryer

All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.

APARTMENT TYPE 12

TWO BEDROOM



Wardrobes fitted to bedroom 1 only, the rest are examples of furniture

TYPE 12



Dining/Living/Kitchen	4.12 m x 6.86 m	13'6" x 22'6"
Bedroom 1	5.55 m x 2.70 m	18'2" x 8'10"
Bedroom 2	3.88 m x 2.94 m	12'9" x 9'8"
Total	77.8 sq m	837.4 sq ft
Winter Garden	9.7 sq m	104.4 sq ft

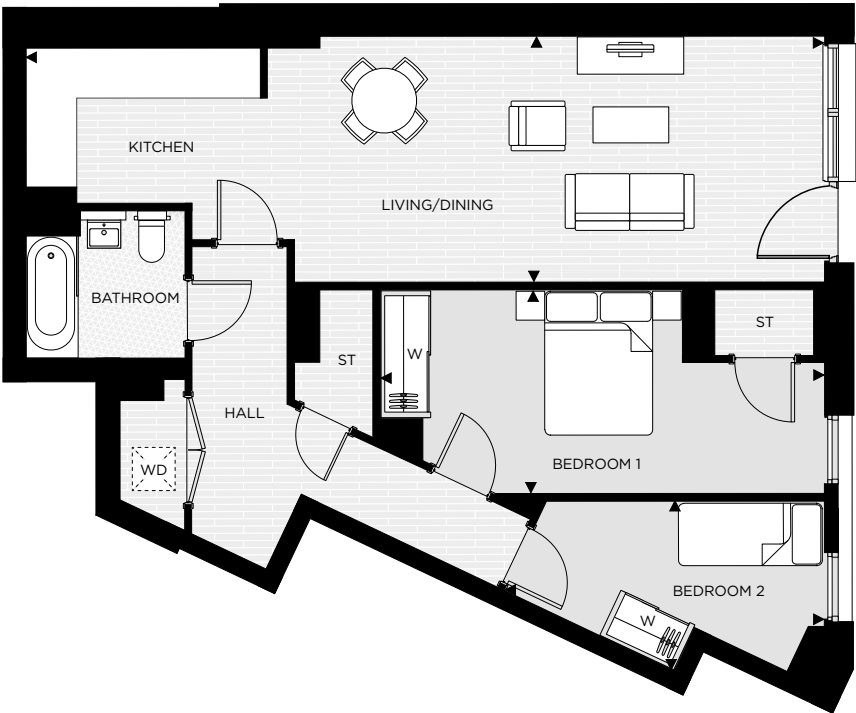
Floor	Plots	Floor	Plots
06	06.10	14	
05	05.11	13	
04	04.11	12	
03	03.11	11	
02	02.11	10	
01	01.11	09	
M		08	08.06
G		07	07.10

◀ ▶	Measurement Points	W	Fitted Wardrobe
ST	Store	W/D	Washer/Dryer

All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.

APARTMENT TYPE 13

TWO BEDROOM



Wardrobes fitted to bedroom 1 only, the rest are examples of furniture

TYPE 13



Dining/Living/Kitchen	3.47 m x 11.14 m	11'4" x 36'6"
Bedroom 1	2.81 m x 7.47 m	9'3" x 24'6"
Bedroom 2	2.20 m x 3.96 m	7'3" x 13'0"
Total	79.9 sq m	860.0 sq ft

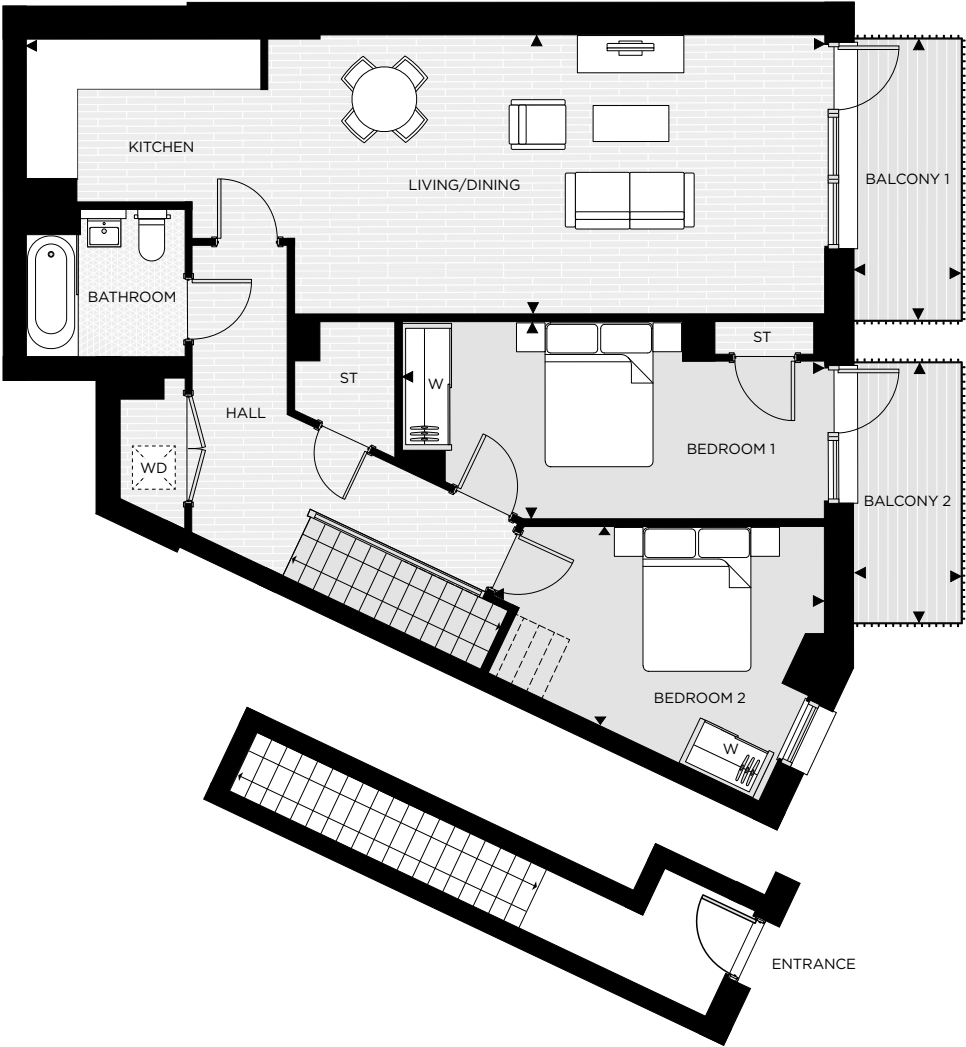
Floor	Plots	Floor	Plots
06		14	
05		13	
04		12	
03		11	
02		10	
01		09	
M		08	
G	00.03	07	

◀ ▶	Measurement Points	W	Fitted Wardrobe
ST	Store	W/D	Washer/Dryer

All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.

APARTMENT TYPE 14

TWO BEDROOM



Wardrobes fitted to bedroom 1 only, the rest are examples of furniture

TYPE 14



Dining/Living/Kitchen	3.99 m x 11.14 m	13'1" x 36'7"
Bedroom 1	2.71 m x 4.25 m	8'11" x 13'11"
Bedroom 2	1.92 m x 4.27 m	6'4" x 14'0"
Total	90.9 sq m	978.5 sq ft
Balcony 1	5.9 sq m	63.5 sq ft
Balcony 2	5.5 sq m	59.2 sq ft

Floor	Plots	Floor	Plots
06		14	
05		13	
04		12	
03		11	
02		10	
01		09	
M		08	
G	00.04	07	

◀ ▶	Measurement Points	W	Fitted Wardrobe
ST	Store	W/D	Washer/Dryer

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Specification

GENERAL

- Predicted Energy Efficiency Rating B
- Aluminium windows and external French doors
- Floor tiles in kitchen and bathroom
- Carpet throughout bedrooms
- Engineered oak flooring to kitchens, lounges and entrance hallways

KITCHEN

- Modern worktops
- Stainless steel splashback
- Electric oven with gas hob
- Integrated washing machine
- Integrated fridge freezer
- Air management system

BEDROOM

- Bedroom 1 has silver mirrored wardrobe with maple frame, hanging rail and maple shelf

BATHROOM

- Roca bathroom suite
- Glass shower screen
- Heated towel rail
- Air management system

ELECTRICAL

- Delta slim line electrical accessories and gang switches
- Door bell
- Smoke and carbon monoxide detectors throughout
- External lighting

HEATING AND HOT WATER

- Hot water and heating via condensing Heat Interface Units with programmable room thermostats and compact radiators

Your attention is drawn to the fact that it may not be possible to obtain the products as referred to in the specification. In such cases a similar alternative will be provided. Clarion reserve the right to make these changes as required. CGIs are indicative only and not representative of the final product.



SHARED *Ownership*

WITH CLARION
HOUSING

WHAT IS SHARED OWNERSHIP?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. You buy a share of between 25% and 75% of the property's value and pay a subsidised rent on the remaining share. A key advantage is that, as part-owner, you have a security of tenure that renting cannot offer. Over time, you can buy more of the property until you own 100%.

You will need a small deposit at the outset – generally a minimum of 5% of your share, subject to conditions – and you will need to raise a mortgage on the rest of the sum required.

In line with government priorities, priority for Shared Ownership homes is awarded to serving military personnel and former members of the British Armed Forces honourably discharged in the last two years. People who live or work in the local area also receive priority. We welcome applications from everyone and will try and help if we can.

AM I ELIGIBLE?

There are certain conditions to be eligible for a Shared Ownership property:

- You must be at least 18 years old.
- You cannot afford to buy a home suitable for your needs on the open market. You will need sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £90,000.
- You must be a first time buyer or existing shared owner. If you already own a home, you need to move but you cannot afford to, then please discuss your situation with us. There are some circumstances under which you could be eligible.



**CLARION
HOUSING**

SHARED.OWNERSHIP@MYCLARIONHOUSING.COM
0300 100 0309

ABOUT CLARION HOUSING GROUP
BUILDING HOMES. DEVELOPING FUTURES.

With over 100 years' experience of developing and selling new homes, we combine award-winning, well-designed properties with excellent pre-sale and aftercare services. Developing new Shared Ownership homes, we provide options for a range of customers at varying price points.

Clarion Housing Group comprises the largest housing association in the country, with 125,000 homes across more than 170 local authorities. It also includes a charitable foundation, Clarion Futures, and is one of the country's leading housebuilders.

All floor plans in this brochure are for general guidance only. Measures are from plans and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Clarion has taken all reasonable care in the preparation of the information given in this brochure. However, this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Clarion does not warrant the accuracy or completeness of this information. Show home photography is indicative only. Particulars are given for illustrative purposes only. Clarion undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Clarion or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular, all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Clarion. Clarion supports the development of mixed tenure developments and is proud to provide homes for affordable rent and Shared Ownership at Junction West. We may change the tenure of some homes subject to demand.



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