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NEIGHBOURHOOD

AS REGENERATION continues its relentless march across west London, it was only a matter of time before it reached Hounslow – and that time is now.

A number of major developments are finished, underway or going through the planning process and the opening of the Crossrail complex just over a year ago was a major milestone in the construction of High Street Quarter, a mixed-use scheme that has transformed the town centre – delivering shops and restaurants alongside more than 500 homes.

There are plenty of green open spaces, transport links are excellent – three Piccadilly line stations plus trains to Waterloo, Heathrow and the Elizabeth line and the M3 and M4 in easy reach.

Crucially for buyers, house prices in Hounslow are satisfyingly lower than in nearby Isleworth and Twickenham, which aren't as well connected.

# In Focus HOUNSLOW

by ANDREA DEAN

All change: Well-connected Hounslow has been subject to regeneration over the past year

## 'Living by the park gives us the biggest garden we could ever ask for'

CASE STUDY

ON MOVING to London from Brazil in 2011, software engineer Mikayk Wisnudizo (in blue T-shirt, 39, and his wife, chef Aline Paula Soares Wisnudizo, 34, owned a three-bed terrace house in Isleworth but made a pact that they would own their own home within four years.

They recently achieved their goal and together with their eight-year-old daughter, Alice, moved into a three-bedroom duplex at The Gill Group's Lampton Parkside development in Hounslow, on the edge of Queen Elizabeth Olympic Park.

**Why Hounslow?**

I love green areas – I am originally from the Amazon, therefore living by Lampton Park brings me such nice memories of Brazil. There are lots of good schools and we don't need a car so everything is on the doorstep. It's so easy to get around. We can be in central London in around 40 minutes.

**What made you choose this home?**

We honestly thought we would have to move out of the capital to be able to find the home we wanted and could afford – then we found Lampton Parkside advertised on Instagram. When we walked into the show home it surpassed all expectations, not only in terms of the quality and size but having Lampton Park a couple of minutes' walk from our front door. We instantly knew it was perfect.

**What are your favourite things here?**

Being a duplex, the layout is similar to a house, so Alaan and I have space to be demonstrative once Alice is in bed in the evenings. We also have a small garden and one of a residents' communal gardens. We both work full-time and don't have the time to dedicate to the upkeep of a large garden so issue the best of both worlds – Lampton Park gives us the biggest garden we could ever ask for and we don't have to do anything to it!

**Are you better off now you've bought?**

We were paying £2,100 in rent and £400 in energy bills each month. The rented property was older and had a damp and mould issue, so we were having to pay the heating on quite a lot. We now pay £92 in energy costs, £1,400 mortgage repayment – that's a saving of over £800. We couldn't be happier – we own a beautiful new home and are paying out less money.

**Happy family:** Alaan, Mikayk and daughter Alice love their new duplex

All homes at Lampton Parkside are now reserved, but M3 will soon be launching New Bridge Rise, a mix of one, two and three-bedroom flats in Brentford, close to the London Borough of Hounslow. Prices haven't yet been announced. Fall-in-love

VITAL STATISTICS

Average property price: £461,808
Average rent: £2,140pcm
Council tax (band D): £1,861.52
Commuting time: 27 mins to Earl's Court
Travelcard: £2,340pa
Local celeb: Sophie Ellis-Bextor; Gregory Rhacker: Mo Farah

WHAT'S NEW

Lampton Rise
Some 59 shared ownership flats (£6k for affordable rent), a five-minute walk from Hounslow Central station. They have open-plan kitchen/living areas opening on to private balconies or gardens, and are on 999-year leases, making them marketable long-term. From £70,000 for a 10 per cent share of £260,000. gillmanhomes.com

Cavendish Gardens
Only ten one and two-bed shared ownership flats are left. Generously sized, they include stream-lined kitchens, open-plan living areas and a balcony or terrace. There are two roof terraces, and Hounslow West station is one minute away. From £91,000 for a 40 per cent share of £227,500. [illegible]

Cavalry Green
Formerly married quarters for military personnel, these good-size two and three-bedroom houses are freshly refurbished and offered at very competitive prices. Hounslow West station is in walking distance and several highly regarded primary schools are on the doorstep. From £437,000. annington.co.uk

39 Park Grove
You'll find this collection of studio, one and one-bed shared ownership flats in Feltham, just west of Heathrow. Each has a high-gloss kitchen, most include a balcony, SW1 [illegible] 10 a 999 tenure. One-beds from £70,000 for 4% per cent of £[illegible]. [illegible]

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