

366

Ealing Common

A bespoke collection of luxury apartments
in the heart of Ealing Common



A home that defines your lifestyle.

366
Ealing Common

Make a statement. Be at the defining edge of contemporary living. Create your home within classic Victorian architecture. Be moments from parks, shops and access to central London. Wander through Station Parade to the eastern tip of Ealing Common. Appreciate your surroundings of independent traders and well established retailers. Convenient off street parking. Tranquil rear gardens: an oasis of calm in the midst of a well-connected neighbourhood. Take comfort from the latest in modern fixtures and fittings that help accentuate and harmonise your perfect environment. Create your home at 366 Ealing Common.



In the heart of Ealing Common. Ready to transport you to the World.

Located in the heart of Ealing Common. Take a walk through the neighbourhood: housing stock of similar Victorian architecture set back from wide-tree lined roads.

The local shopping parade is characterised by its local flavour and variety of choice: a butchers, bakers, patisserie, café, Japanese convenience store, post office, two neighbourhood bars, a renowned sushi restaurant, a fishmongers, Starbucks, Costa, Nando's and a Sainsbury's.

Ealing Common, with its swathes of open spaces, is practically on your door step. At its south-west tip you will find the renowned local offerings of Charlotte's Place and The Grange Pub and Dining Room. Charlotte's Place have also recently opened Charlotte's W5 a modern eatery and bar located in Ealing Broadway as part of the Dickens Yard development.

The close proximity to Ealing Broadway complements the range and depth of amenities on offer at Ealing Common. From a transport perspective Ealing Broadway station is an appointed 'Crossrail' station and for the moment it ensures you have close access to the following rail services: Central, District, Piccadilly, London Overground and Heathrow Connect.



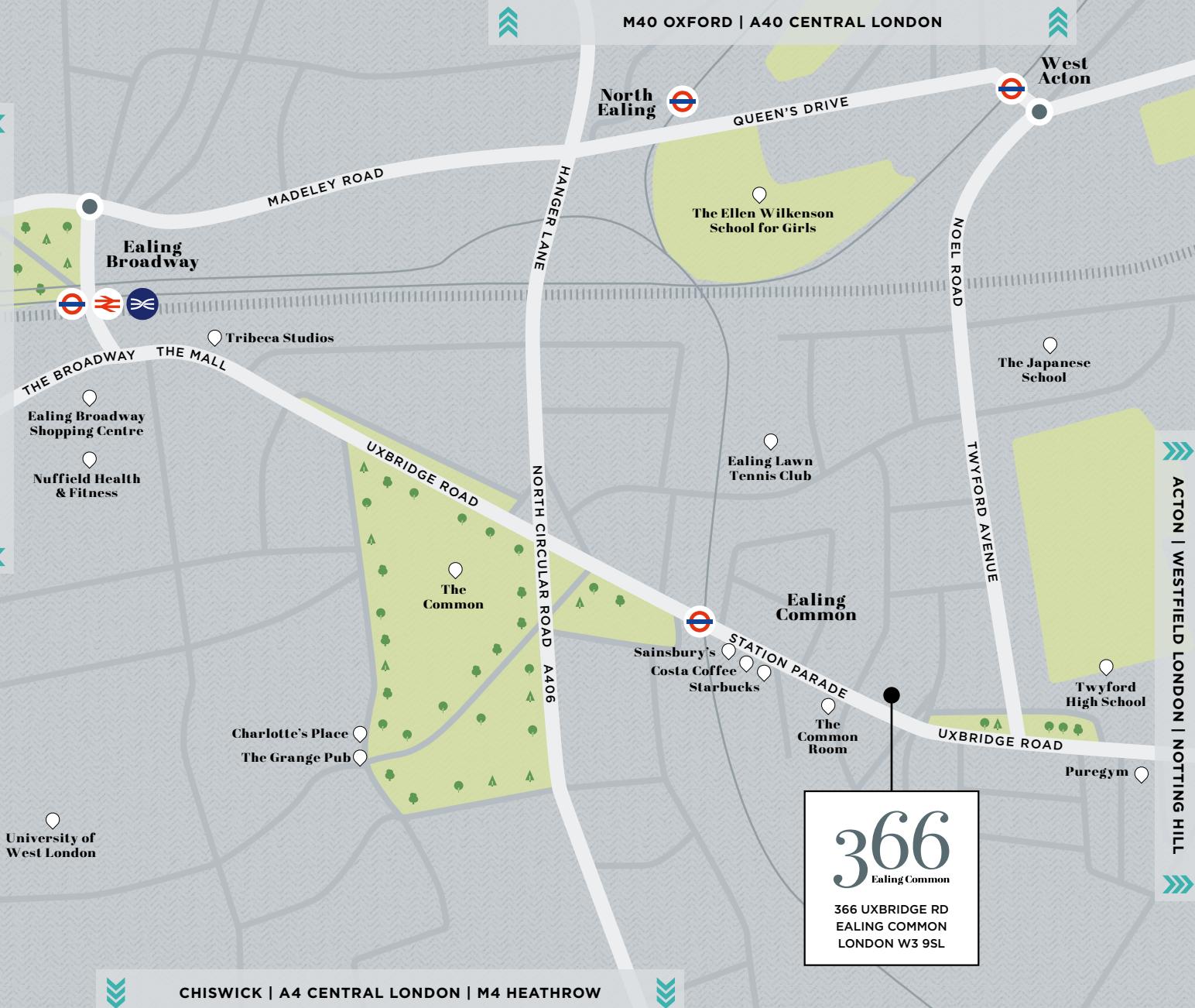
ELIZABETH LINE

JOURNEY TIMES FROM EALING BROADWAY



	CURRENT	CROSSRAIL
Bond Street	22 mins	11 mins
Liverpool Street	34 mins	18 mins
Canary Wharf	43 mins	25 mins
Heathrow	24 mins	15 mins







**As with all great
creations, attention
to the smallest of details
is at the forefront of
366 Ealing Common.**



GENERAL

MAIN ENTRANCE AND COMMON AREAS

- Secure Pedestrian access
- Interior Designed entrance with contemporary wall lights
- Secure powder coated and galvanised steel mail boxes located on ground floor
- Porcelain tiles to ground floor communal lobby
- Stairwell access to all floors
- Contemporary led lights to all communal areas
- Quality stainless steel ironmongery to apartment doors
- Video intercom to all flats
- Securely gated property
- Secure parking spaces
- Private out door space for flat 1 and 2
- Shared outside space for flats 3-4-5

KITCHENS

- Bespoke handle less kitchens for all flats.
- 20mm stone worktops with integrated drainers and under mounted stainless steel sinks bowl and a half
- Stone or back painted glass splashbacks in relevant flats
- Stainless steel mixer tap
- Siemens induction hobs
- Siemens telescopic extractors hoods
- Siemens downdraft extractor for unit 1 & 2
- Fully integrated Fridge Freezers
- Integrated dishwashers
- Free standing washer dryers located in the utility room where possible or integrated within kitchen.
- Pearl nickel sockets
- Under cupboard led task lighting

BATHROOMS AND EN-SUITES

- Cielo washbasins
- Hansgrohe taps, bath fillers and shower valves
- Contemporary bathroom suites in various finishes, by Codis and Duravit
- Wall hung WC by Saneux
- Chrome heated towel rails
- Majestic shower enclosures
- Concealed thermostatic shower valves
- Large format Porcelanosa marble inspired tiles to all en-suites
- Large format Porcelanosa tiles with feature wall to all bathrooms
- Shaver socket to all bathrooms and en-suites
- Recessed mirror to relevant bathrooms and en-suites
- Underfloor heating to all bathrooms and en-suites

INTERNAL SPECIFICATION

- Matt-emulsion to all internal walls
- Victorian style white internal doors
- Wooden sash windows
- Polished chrome lever handles
- Engineered oak wood flooring in hallways, living, kitchen and dining areas
- Luxury carpet in all bedrooms
- Wet underfloor heating to all areas
- Heat recovery system
- Victorian style painted skirting and architraves

ELECTRICS

- Pearl nickel switch and sockets throughout
- Wired with Cat 6 cabling in relevant flats
- Telephone and TV points to living room
- TV point to all bedrooms
- Lighting control panel in relevant flats
- Video entry phone systems
- Hard wired and integrated smoke and heat detection systems

GREEN CREDENTIALS

Low energy lighting throughout

WINDOWS AND BALCONIES

- Juliette balconies in relevant flats
- Wooden double glazed windows

SECURITY

All elements of the development will comply with current building and fire regulations and relevant British Standards.

All apartments are covered by 10-year building guarantee insurance against defects in construction by Build Zone.

Specification correct at time of printing.

Specification

Apartment One

3 bedrooms

111.5 sq m | 1200 sq ft

duplex apartment

ground & lower ground

walled garden

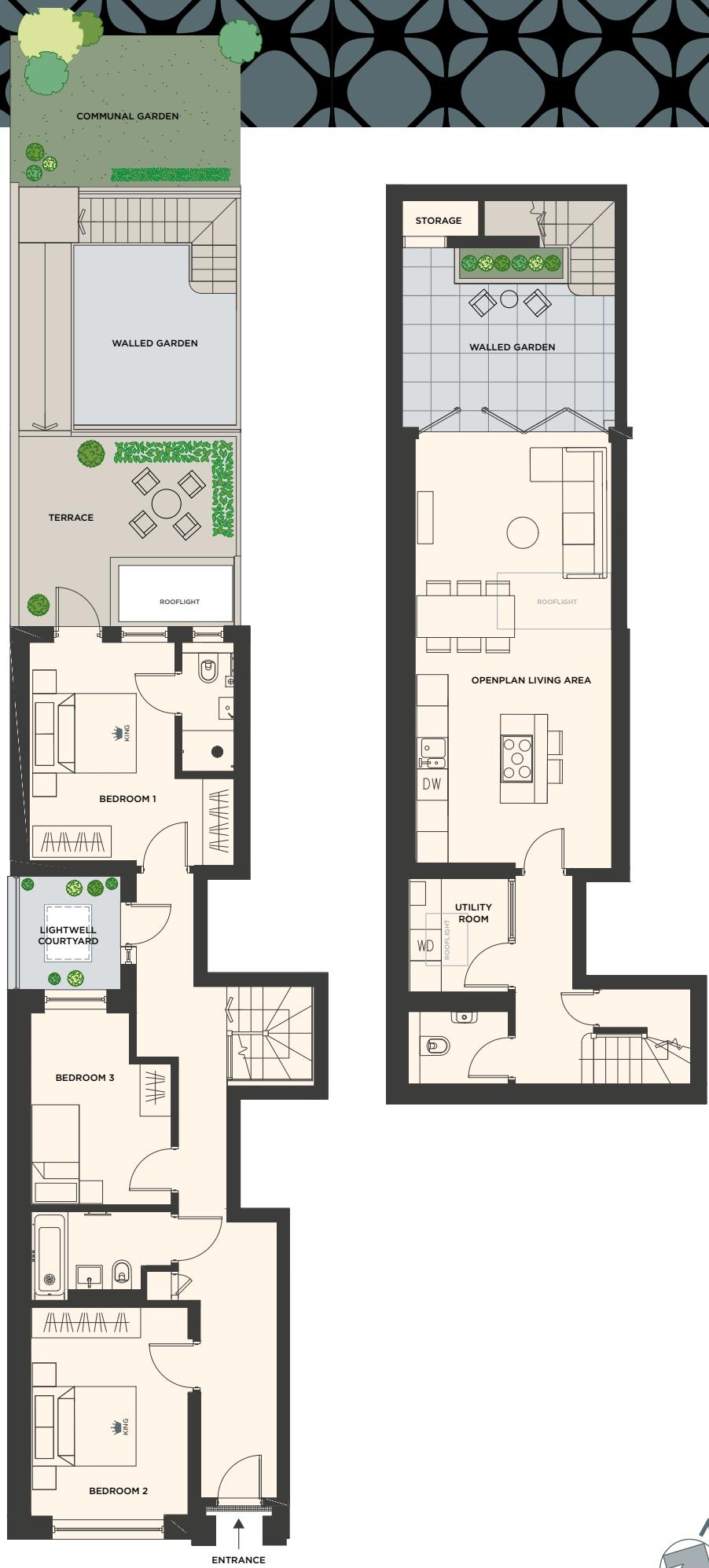
private terrace

Apartments 1 and 2 fulfil the idealistic brief for many professionals looking for spacious, contemporary living set within a grand Victorian exterior.

These two luxury apartments, created like the rest of the development in conjunction with Jigsaw interior architects, transport you into an awe-inspiring environment of modernity, ease and contemporary surroundings.

Relax in your own private garden accessed through your spacious entertaining and reception space filled with natural light; appreciate the clever and functional design of the three double bedrooms; and, above all else, enjoy your home.

MEASUREMENTS	ft	m
Living Area	12'2" x 27'7"	3.7 x 8.4
Bedroom 1	12'6" x 13'5"	3.8 x 4.1
Bedroom 2	9'6" x 12'10"	2.9 x 3.9
Bedroom 3	8'6" x 11'10"	2.6 x 3.6



Floor plans not to scale and are indicative only.

GROUND FLOOR

LOWER GROUND FLOOR



Apartment Two

3 bedrooms

108.8 sq m | 1171 sq ft

duplex apartment

ground & lower ground

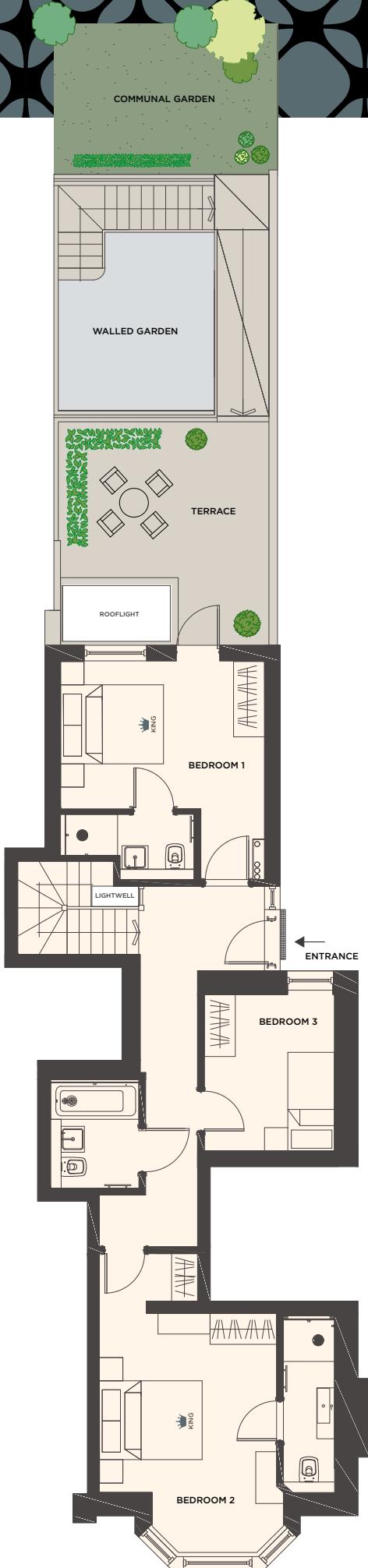
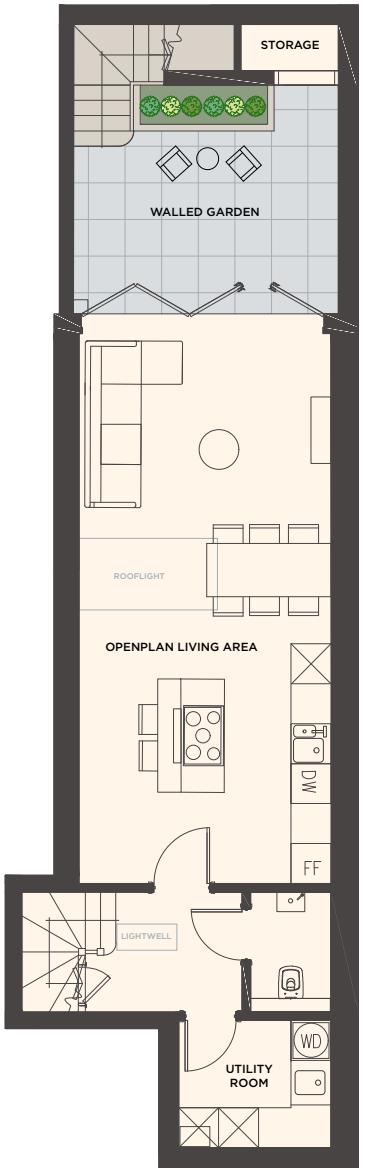
walled garden

private terrace

Space is at a premium in today's world. When you choose to make 366 Ealing Common your home, the largest units are the two set across the ground and lower ground level leading directly to your private garden.

These apartments will appeal to a wide variety of buyers: from professionals looking for secure living in the most convenient of locations for accessing central London, to couples looking to downsize from larger family homes but who still are looking for more space than your typical London home.

Space coupled with modernity and style: these apartments will resonate and tick every box for your ideal move.



LOWER GROUND FLOOR

GROUND FLOOR

MEASUREMENTS	ft	m
Living Area	12'2" x 27'11"	3.7 x 8.5
Bedroom 1	12'10" x 13'9"	3.9 x 4.2
Bedroom 2	11'2" x 15'1"	3.4 x 4.6
Bedroom 3	8'2" x 9'10"	2.5 x 3.0

Floor plans not to scale and are indicative only.

Apartment Three

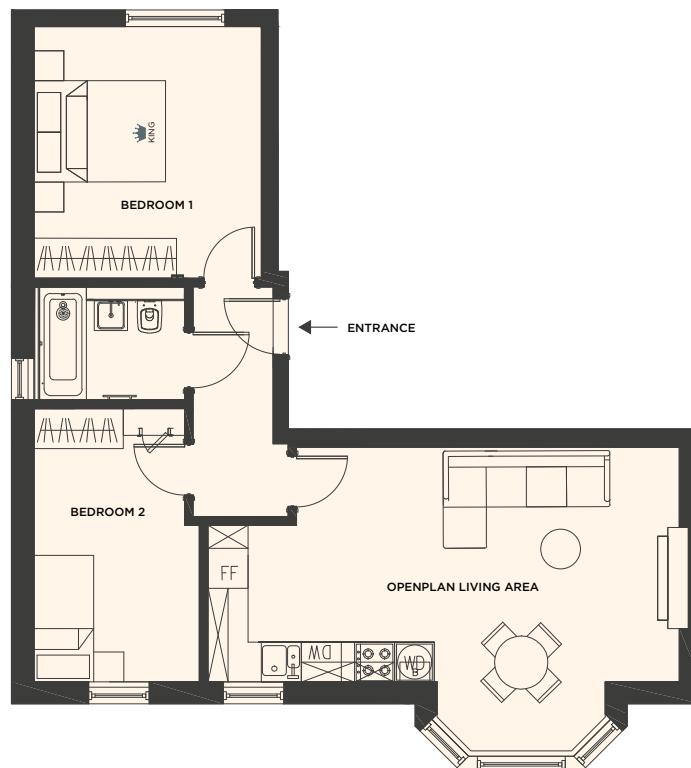
2 bedrooms

59.3 sq m | 638 sq ft

first floor

The L-shape reception with its handle less kitchen set off the main living area, designer bathroom and soft lighting throughout creates an environment that sets the scene for a contemporary lifestyle.

MEASUREMENTS	ft	m
Living Area	23' x 14'9"	7.0 x 4.5
Bedroom 1	12'2" x 11'2"	3.7 x 3.4
Bedroom 2	7'10" x 13'5"	2.4 x 4.1



Apartment Four

2 bedrooms

73.2 sq m | 788 sq ft

duplex apartment

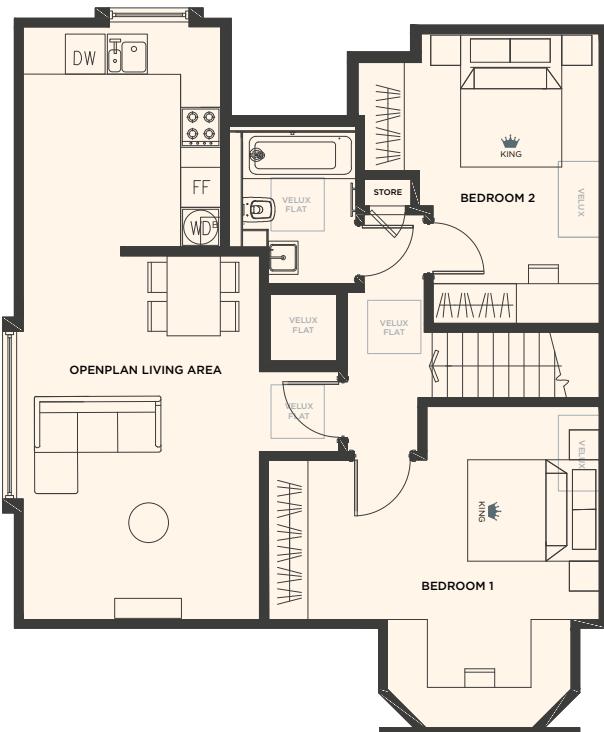
first & second floor

This split level, two bedroom, two bathroom property benefits from a clever design that accentuates a large open plan kitchen-reception coupled with the development's designer specification of engineered wood flooring, luxury carpet and underfloor heating.

MEASUREMENTS	ft	m
Living Area	23' x 12'10"	7.0 x 3.9
Bedroom 1	12'10" x 19'4"	3.9 x 5.9
Bedroom 2	11'10" x 8'2"	3.6 x 2.5



Apartment Five



2 bedrooms

79.8 sq m | 859 sq ft

third floor

This property within the awe-inspiring development spans the entire second floor, creating a penthouse style apartment with far reaching views.

Clever design of the L-shape kitchen again shows the paramount importance placed on functional design and natural light.

MEASUREMENTS	ft	m
Living Area	15'9" x 29'2"	4.8 x 8.9
Bedroom 1	16'1" x 15'9"	4.9 x 4.8
Bedroom 2	11'10" x 14'1"	3.6 x 4.3

THE DEVELOPER

Ealing Developers has been in operation for 18 years and has become an established and highly considered entity. We are renowned for our hard work, long hours, dedication and the need to be "different" from other developers.

We provide innovative design, with quality construction and luxurious finishes to create beautiful homes. We create our homes with great consideration to lifestyle and wellbeing, using natural light as much as possible to ensure a sense of serenity.

THE INTERIOR ARCHITECTS

At Jigsaw, we provide unparalleled service and quality to our wide and varied client base, ranging from multi-national to smaller niche developers.

Founded in 2005 by Melissa Horne, Jigsaw is a close knit team with a wealth of experience with offices in Poole & London covering the South East, the M3 corridor, all of London and the home counties.

Our intrinsic technical skills compliment the design process; we are 2 and 3D CAD based and we communicate our designs in an industry standard that can be easily read and understood by contractors and suppliers.

The Team

EALING
— DEVELOPERS —


JIGSAW
INTERIOR ARCHITECTURE

IMPORTANT NOTICE

The specification outlined in this brochure is indicative only. The developer reserves the right to implement changes to the specification without notice or warning. Whilst these particulars are prepared with all due care, the information is intended as a guide only and should not be relied upon. The photographs, plans, computer generated images and illustrations are provided purely as a guide and do not necessarily represent the actual finished appearance of the exterior or interior of the homes in this development. Room measurements are approximate only. The floor plans and dimensions have been scaled from plans and are believed to be correct but are provided as a guide and may be greater or smaller when the units are structurally complete. The contents of this brochure shall not constitute or form part of any contract. Information in this brochure is believed accurate at the time of going to press. The illustrated maps are a general guide only and travel times and distances may vary. Brands and trademarks are the property of their respective owners. The copyright of this brochure and its contents are the property of the Developer and no part of it may be reproduced without permission.

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