

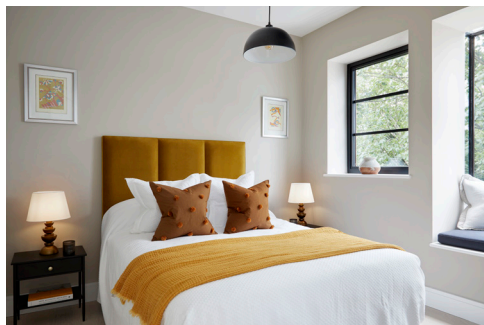


HEATHFIELD HOUSE

[luxgrove.homes](http://luxgrove.homes)







HEATHFIELD HOUSE

## A SOPHISTICATED, LIGHT-FILLED NEW HOUSE



Boasting modern architecture and landscaped gardens, this detached gated property is a truly special house. The house was designed with a sophisticated lifestyle in mind. Using a muted colour palette, textured materials and contemporary art, the space feels like a haven of tranquility. This mindful interior design allows for relaxation and appreciation of the unique architecture and light throughout the space.

Modern artists influenced the combination of smart technology and creative luxury interiors to produce a truly beautiful and totally functional space.



## URBAN LIVING AT ITS FINEST

Heathfield House's quiet suburban location has outstanding transport links and is close to wonderful green spaces with Mill Hill Gardens on your doorstep and picturesque Gunnersbury Park less than a 10-minute walk away. It is also within easy reach of Ealing Broadway and Chiswick High Road with their vibrant mix of shopping and entertainment as well as endless choices of places to eat and drink.



## TRANSPORT



\* Journey times are approximate. Source: TFL, National Rail and Google maps

Heathfield House is a five-minute walk (0.3 miles) to Acton Town underground station on the Piccadilly and District lines, a 14-minute walk (0.7 miles) to South Acton station on the London Overground, and a 24-minute walk (1.2 miles) to Acton Main Line (also accessible by bus). Acton Main Line is a Nation Rail station on the Great Western Main Line and will be on the new Elizabeth line (Crossrail) when it opens.

### RAIL JOURNEY TIMES\* ARE:

Green Park – 21 minutes (Piccadilly line)  
Oxford Circus – 26 minutes (Piccadilly and Victoria lines)  
Waterloo – 30 minutes (District and Jubilee lines)  
King's Cross – 30 minutes (Piccadilly line)  
Paddington – 10 minutes (National Rail, 5 minutes once the Elizabeth line opens)  
Bond Street – 9 minutes (once the Elizabeth line opens)  
Liverpool Street – 16 minutes (once the Elizabeth line opens)  
Heathrow – 17 minutes  
Canary Wharf – 23 minutes (once the Elizabeth line opens)  
Richmond – 12 minutes (London Overground)  
Highbury & Islington – 30 minutes (London Overground)

### BUSES

There are a number of local bus routes to destinations both locally and across west and central London, including night buses.





## SPECIFICATION

### Interior finishes

- Bespoke wide plank white washed engineered flooring throughout
- Smart controlled underfloor heating
- Crittal doors
- Bespoke designed staircase
- Extensive built-in joinery throughout
- Luxurious bathrooms featuring book matched feature walls, freestanding bathtubs and built in joinery
- Master bedroom with dressing room and master ensuite
- Handmade kitchen featuring Scandi-style veneered doors, stone worktops and integrated Bosch appliances

### Electrical

- Lightwave Smart Home System compatible with Apple Home Kit, Google Assistant, Siri and Alexa
- Smart controlled lighting throughout
- Google Nest heating
- Energy efficient home with PV panels

### Security

- Google Nest security camera system
- Yale Conexis L1 Smart Door Lock
- Remote controlled security entrance gates
- Remote controlled car turntable
- ICW 10-year structural defect warranty



MISREPRESENTATION ACT: These particulars are not to be considered as a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or its agent. In view of our continuing aim to improve our developments the detailed specification and/or layouts may change.



## FLOOR PLAN

### Kitchen/Dining

4.22m x 4.11m/13'10" x 13'6"

### Living Room

6.20m x 4.90m/20'4" x 16'1"

### Sitting Room

6.38m x 2.59m/20'11" x 8'6"

### Bedroom 1

5.69m x 4.19m/18'8" x 13'9"

### Bedroom 2

3.73m x 3.51m/12'3" x 11'6"

### Bedroom 3

2.97m x 2.69m/9'9" x 8'10"

### Dressing Room

4.19m x 1.80m/13'9" x 5'11"

### Utility Room

1.30m x 1.17m/4'3" x 3'10"

### Bathroom 1

5.18m x 2.13m/17'0" x 7'0"

### Bathroom 2

2.21m x 1.68m/7'3" x 5'6"

### Wc

1.73m x 1.57m/5'8" x 5'2"

### Hallway

2.69m x 2.62m/8'10" x 8'7"

### Garden

24.68m x 18.28m/81'0" x 60'0"\*

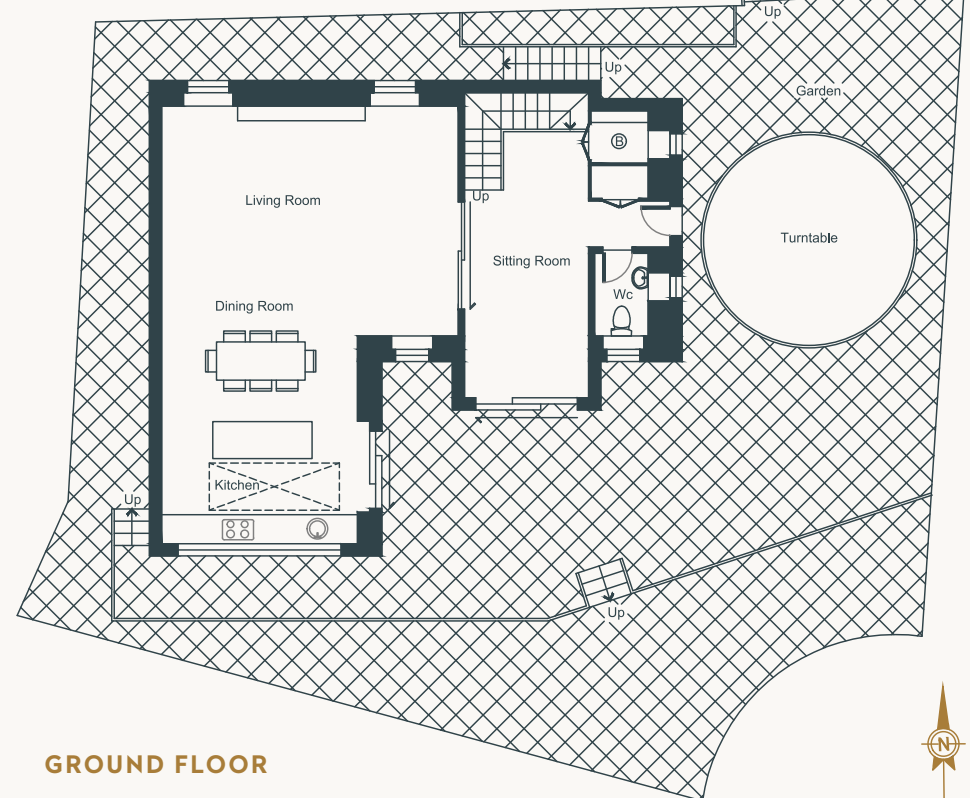
### Total GIFA

153m<sup>2</sup>/1644ft<sup>2</sup>

\*(Excluding Garden)



FIRST FLOOR



GROUND FLOOR









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## ABOUT THE DEVELOPER

Luxgrove Homes has an outstanding reputation for building luxurious high quality homes. Committed to offering a personable and efficient service to customers, Luxgrove is forever seeking to outdo itself on design, quality and value. Its steadfast passion for doing so has helped it achieve its status as one of London's most reliable and trusted home builders.

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