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Luxgrove Homes, markets a selection of residential properties in attractive locations on behalf of Luxgrove Capital Partners. Whether we market new builds or conversions, common denominators are exacting demands on quality, architecture, design and innovative thinking.

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Luxgrove is a fully integrated institutional grade real estate investment manager. We provide the full range of real estate investment management services, covering fund management, portfolio management, financial management, asset management, property management and development management.

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WEST LODGE

A refreshingly distinct development of nine new apartments with signature interiors by boutique designers Ademchic. Located on a quiet yet popular residential street just a few minutes walk from the shops and restaurants of Uxbridge Road and Ealing Broadway.

West Lodge is an exceptional development of one, two and three bedroom luxury apartments in a contemporary and elegantly designed building.

Each apartment has been designed to create the perfect home in which to relax, unwind and entertain. The property has outstanding outdoor areas and a wonderful view across West London.

The area is renowned for its green spaces and local favourites include nearby Ealing Common and Gunnersbury Park.

Nearby Ealing Broadway offers the perfect mix of independent and high street shops as well as a delectable array of pubs, cafés and restaurants.

The opening of a new cultural quarter, Ealing Filmworks, including an eight-screen Picturehouse, will add to an already thriving cultural hub.

The area boasts a number of exceptional schools including Castlebar School, Ark Priory Primary School, Drayton Manor and Twyford Church of England High School, all of which have received an “Outstanding” result in the most recent Ofsted reports.





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LOCATION

Located in W3, one of Ealing's prime locations, West Lodge Avenue's excellent transport links make it an ideal choice if you want to be within easy reach of Central London and the City (under 30 minutes). Crossrail is due to open in the Summer of 2021, and the nearest station, Ealing Broadway is 10 minutes away. With Heathrow only a 20-minute drive away, West Lodge is in an ideal location for commuters and frequent fliers alike.



AREAS OF INTEREST

Sports and Outdoors

1. Ealing Lawn Tennis Club
2. Twyford Avenue Sports Ground
3. Digme Fitness Ealing
4. Ealing Common
5. Gunnersbury Park

Pubs and Restaurants

6. Atariya Sushi Bar
7. North China Restaurant
8. Jono's of Ealing
9. The North Star

Shopping

10. The Ealing Butcher
11. Ealing Broadway

School


12. Twyford Church of England High School
13. Ellen Wilkinson School for Girls
14. University of West London


Entertainment


15. Ealing Filmworks




Nearest Underground and Crossrail stations:


Ealing Common
Piccadilly & District Line
5' walk


Ealing Broadway
Central & District Line
10' by bus


West Acton
Central Line
16' walk


Acton Town
Piccadilly & District Line
14' walk

5 minute walk to Ealing Common underground station for **District and Piccadilly Line** services



Piccadilly Circus 30 minutes
Blackfriars 36 minutes
Victoria 26 minutes

10 minutes by bus to **Ealing Broadway** station for Central and District Line services, GWR and TfL Rail



**Journey times refer to future Crossrail Service*

16 minute walk to West Acton underground station, operating **Central Line**



Bond Street 20 minutes
Shepherds Bush 10 minutes
Notting Hill Gate 13 minutes



LOCAL AREA

Renowned for its green open spaces the area is well connected for both the West End and the City. It also offers endless opportunities for sports enthusiasts and has a number of excellent gyms and leisure centres, as well as Golf, Tennis, Rugby and Football clubs.

PUBS & RESTAURANTS | The area benefits from an abundance of fantastic restaurants, pubs and bars including local favourites Atariya Sushi Bar and North China. Great pubs include Jono's in Ealing Common and the North Star in Ealing Broadway. There's also the Grange Pub which has a delightful garden and superb food. Starbucks and Costa coffee are only a few minutes away for a quick caffeine fix!

SPORTS | If exercise is your thing then West Lodge is the place for you with the closest gym only a 7-minute walk away with a number of other gyms located in nearby Ealing Broadway. For outdoor activities both Gunnersbury Park and Ealing Common are a short distance away offering beautiful wide green spaces ideal for sunny days.

SHOPPING | When it comes to shopping, there are multiple supermarkets and also the renowned Ealing Butchers a wonderful local landmark, within walking distance. A few minutes further is Ealing Broadway, offering a breadth of luxury boutiques and other high street favourites. Shopping mecca Westfield is also just a short bus ride away.

SCHOOLS | You'll find a great selection of state and independent schools nearby, including Twyford Church of England High School, Twyford Avenue School, Castlebar School, Ark Primary School and Busy Bee Nursery.



UNIQUE INTERIORS

designed by

ADEMCHIC

At Luxgrove we believe that new build developments don't all have to look the same, which is why we have collaborated on this project with leading London interior design studio, Ademchic. Full of passion and creativity, the young team of designers have meticulously thought through every detail and finish and put together a completely unique, fresh and inspired interior that oozes sophistication and comfort.



Bringing together the best of traditional British residential design with elegant contemporary twists.

We've embraced the latest kitchen design trends and timeless quality materials to make a bold and long-lasting interior that is both distinguished and original - you won't see the same glossy beige kitchen here that you've seen many times before. This is an Italian-inspired oak and grey two tone design.

With Bosch integrated appliances, a stunningly patterned stone worktop and integrated cabinet lighting, concealed utility cupboards and neutral (but not boring!) wall colours. Some kitchens come with very impressive central islands perfect for entertaining and cooking up a storm.





Luxury nowadays is experiential: the ease and comfort with which you can occupy a space

The bathrooms are bright and sophisticated combining the timeless elegance of white calacatta marble tiles with black accents and contemporary critall-style shower screens. You'll love that there is plenty of storage - large mirrored cabinets for all of your beauty and cleaning products as well as open

shelves with integrated lighting to display your favourite items. You'll also have room for your shampoos and shower gels in the shower and bath enclosures so there won't be any need for makeshift shower shelves or rails - you'll feel like you are bathing in a five star hotel.



Rigorous attention has been paid to every detail in these apartments from the soft integrated lighting above the concealed curtain rails to the sleek design of the downlights and light switches. Thought has gone into the placement of each and every (USB) plug socket.

The bedrooms feature supersoft carpets and bespoke joinery, selected luxurious hand-painted wall panelling in master bedrooms and built in wardrobes. You won't need anything apart from your favourite furniture to make you feel like you are living on cloud nine.

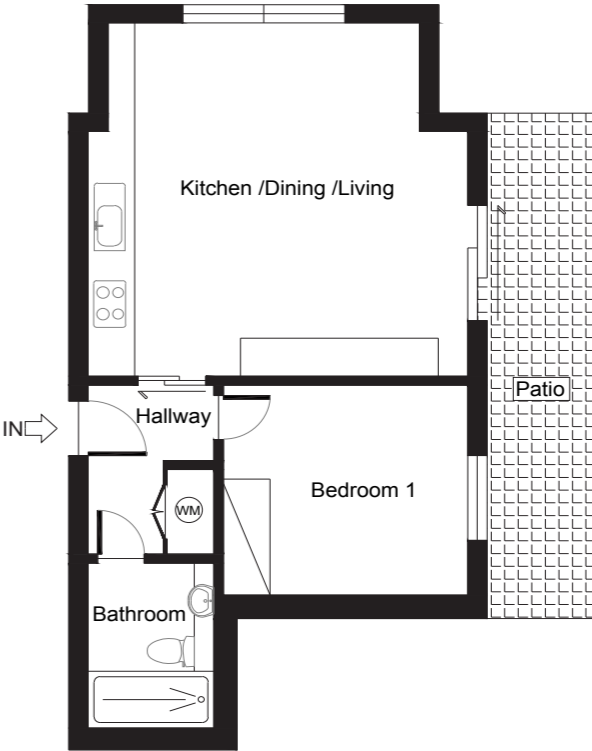


Floor plans

APARTMENT	BEDS	FLOOR	TOTAL AREA SQM	TOTAL AREA SQFT	PAGE
1	1	Ground Floor	41	446	23
2	1	Ground Floor	42	451	24
3	3	Ground Floor	98	1060	25
4	2	Ground Floor	70	758	26
5	2	First Floor	66	715	27
6	2	First Floor	58	629	28
7	2	First Floor	67.5	727	29
8	2	Second Floor	83	890	30
9	1	Second Floor	45	480	31



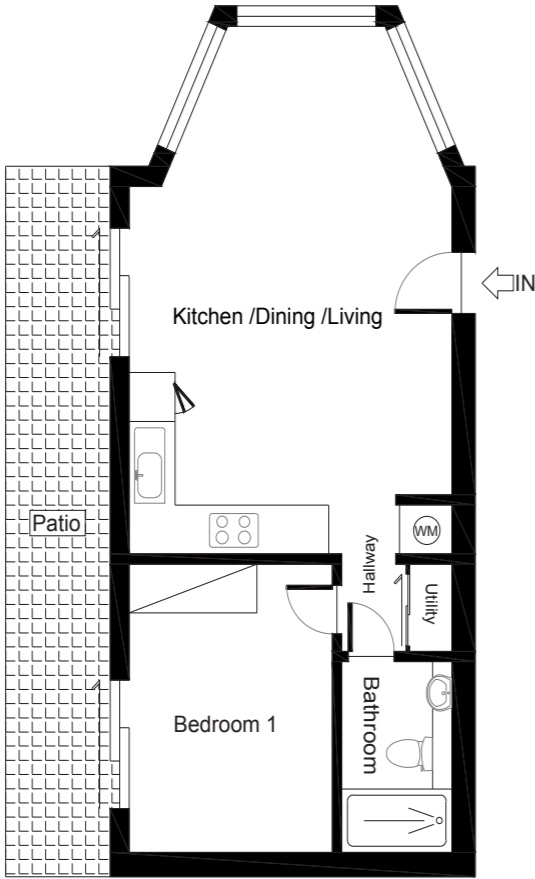
UNIT 1 GROUND FLOOR ONE BEDROOM FLAT



TOTAL AREA <i>Excludes patio</i>	41 sqm	446 sqft
KITCHEN + LIVING	4.98m x 4.93m	16'4" x 16'2"
BEDROOM 1	3.20m x 2.92m	10'6" x 9'7"
BATHROOM	2.31m x 1.65m	7'7" x 5'5"
HALLWAY	2.36m x 1.65m	7'9" x 5'5"
PATIO	8.20m x 1.40m	26'11" x 4'7"

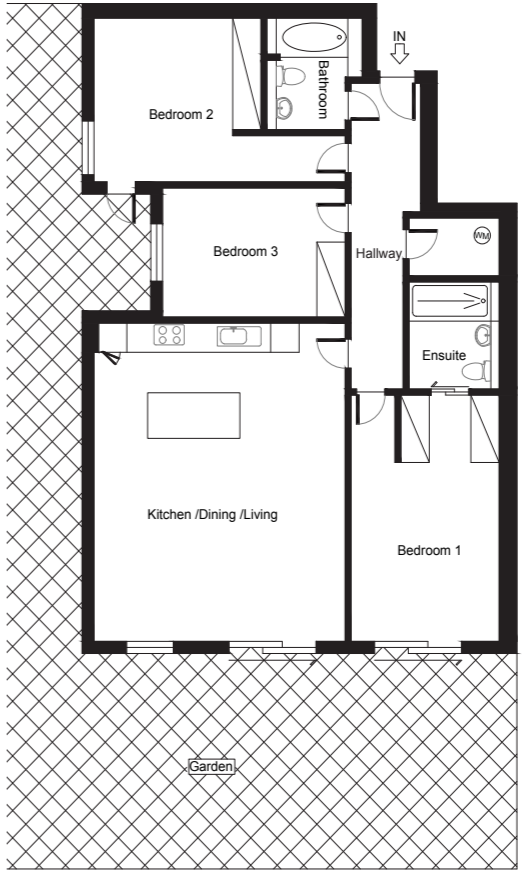


UNIT 2
GROUND FLOOR
ONE BEDROOM FLAT



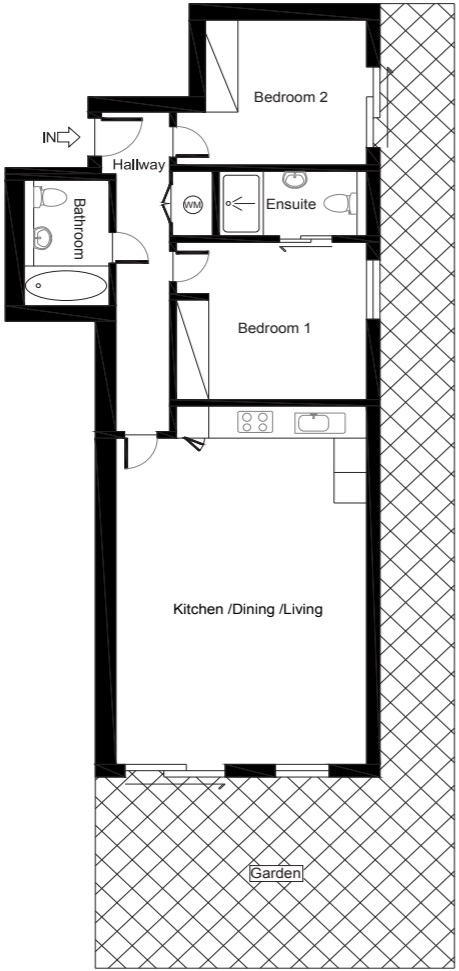
TOTAL AREA <i>Excludes patio</i>	42 sqm	451 sqft
KITCHEN + LIVING	6.60m x 4.29m	21'8" x 14'1"
BEDROOM 1	3.61m x 2.72m	11'10" x 8'11"
BATHROOM	2.39m x 1.47m	7'7" x 5'5"
HALLWAY	1.22m x 0.86m	4'0" x 2'10"
PATIO	8.20m x 1.40m	26'11" x 4'7"

UNIT 3
GROUND FLOOR
THREE BEDROOM FLAT



TOTAL AREA <i>Excludes garden</i>	98 sqm	1060 sqft
KITCHEN + LIVING	6.65m x 5.41m	21'10" x 17'9"
BEDROOM 1	5.13m x 3.20m	16'10" x 10'6"
BEDROOM 2	5.41m x 3.43m	17'9" x 11'3"
BEDROOM 3	3.94m x 2.69m	12'11" x 8'10"
BATHROOM	2.34m x 2.06m	7'8" x 6'9"
ENSUITE	2.24m x 1.93m	7'4" x 6'4"
HALLWAY	6.38m x 1.50m	20'11" x 4'11"
GARDEN	12.50m x 7.50m	41'0" x 24'7"

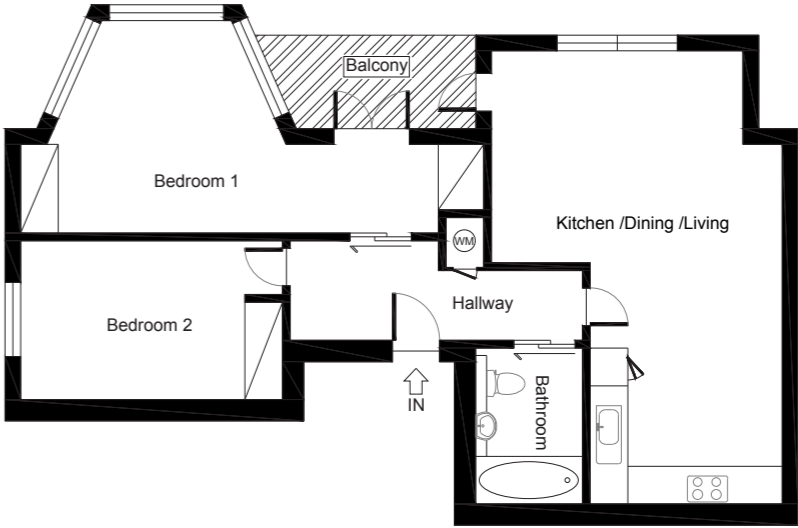
UNIT 4
GROUND FLOOR
TWO BEDROOM FLAT



TOTAL AREA <i>Excludes patio</i>	70 sqm	758 sqft
KITCHEN + LIVING	7.13m x 4.70m	23'5" x 15'5"
BEDROOM 1	3.58m x 3.15m	11'9" x 10'4"
BEDROOM 2	3.58m x 2.90m	11'9" x 9'6"
BATHROOM	2.51m x 1.60m	8'3" x 5'3"
ENSUITE	2.77m x 1.30m	9'1" x 4'3"
HALLWAY	6.38m x 1.27m	20'11" x 4'2"
GARDEN	7.50m x 6.0m	24'7" x 19'8"



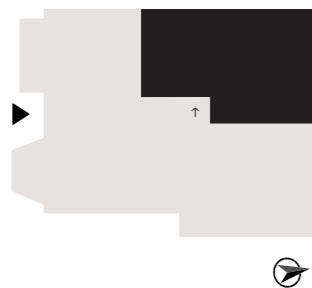
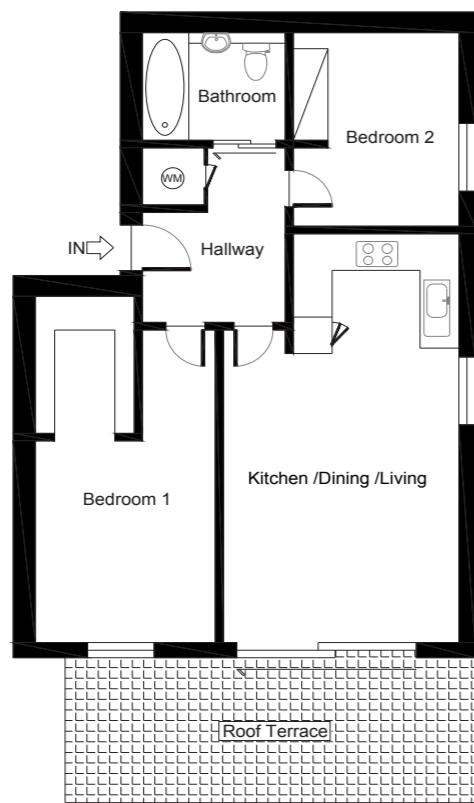
UNIT 5
FIRST FLOOR
TWO BEDROOM FLAT



TOTAL AREA <i>Excludes balcony</i>	66 sqm	715 sqft
KITCHEN + LIVING	7.34m x 4.70m	24'1" x 15'5"
BEDROOM 1	7.51m x 3.94m	24'8" x 12'11"
BEDROOM 2	4.24m x 2.57m	13'11" x 8'5"
BATHROOM	2.51m x 1.73m	8'3" x 5'8"
HALLWAY	4.72m x 1.63m	15'6" x 5'4"
BALCONY	3.30m x 1.40m	10'10" x 4'7"

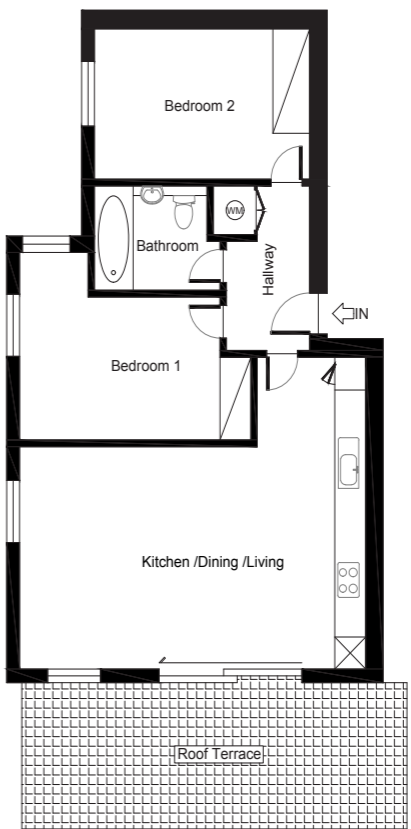


UNIT 6
FIRST FLOOR
TWO BEDROOM FLAT



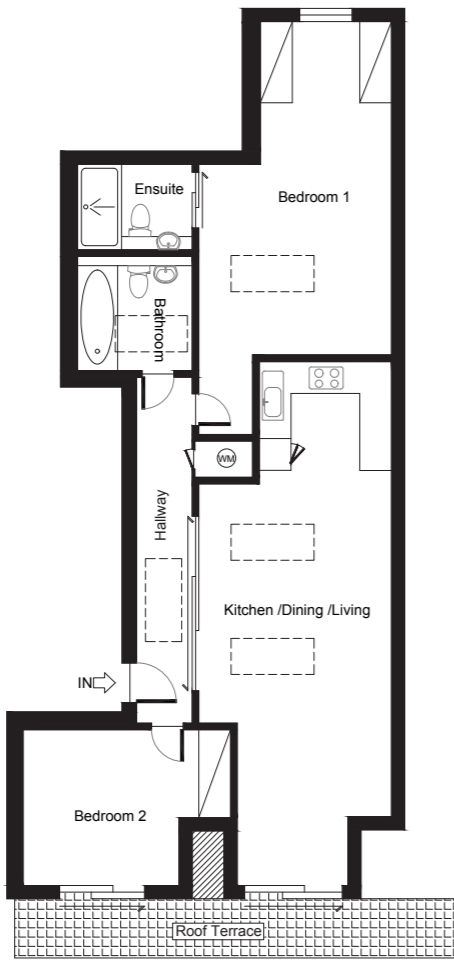
TOTAL AREA <i>Excludes roof terrace</i>	58 sqm	629 sqft
KITCHEN + LIVING	6.83m x 3.68m	22'5" x 12'1"
BEDROOM 1	5.79m x 2.82m	19'0" x 9'3"
BEDROOM 2	3.25m x 2.59m	10'8" x 8'6"
BATHROOM	2.24m x 1.80m	7'4" x 5'11"
HALLWAY	2.92m x 2.24m	9'7" x 7'4"
ROOF TERRACE	6.50m x 2.30m	21'4" x 7'7"

UNIT 7
FIRST FLOOR
TWO BEDROOM FLAT



TOTAL AREA <i>Excludes roof terrace</i>	67.5 sqm	727 sqft
KITCHEN + LIVING	6.83m x 5.79m	16'4" x 16'2"
BEDROOM 1	4.57m x 3.48m	10'6" x 9'7"
BEDROOM 2	4.24m x 2.79m	7'7" x 5'5"
BATHROOM	2.46m x 1.93m	7'9" x 5'5"
HALLWAY	3.05m x 1.65m	26'11" x 4'7"
ROOF TERRACE	6.80m x 2.30m	22'4" x 7'7"

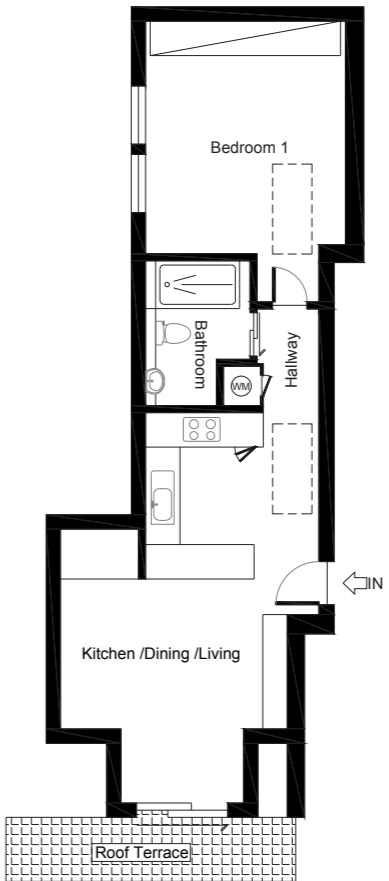
UNIT 8
SECOND FLOOR
TWO BEDROOM FLAT



TOTAL AREA <i>Excludes patio</i>	83 sqm	890 sqft
KITCHEN + LIVING	10.05m x 3.71m	33'0" x 12'2"
BEDROOM 1	7.92m x 3.71m	26'0" x 12'2"
BEDROOM 2	3.99m x 3.00m	13'1" x 9'10"
BATHROOM	2.21m x 2.18m	7'3" x 7'2"
ENSUITE	2.21m x 1.65m	7'3" x 5'5"
HALLWAY	6.62m x 1.07m	21'9" x 3'6"
ROOF TERRACE	8.45m x 1.14m	27'9" x 3'9"



UNIT 9
SECOND FLOOR
ONE BEDROOM FLAT



TOTAL AREA <i>Excludes patio</i>	45 sqm	480 sqft
KITCHEN + LIVING	6.90m x 4.57m	22'8" x 15'0"
BEDROOM 1	4.98m x 3.53m	16'4" x 11'7"
BATHROOM	2.57m x 1.85m	8'5" x 6'1"
HALLWAY	1.83m x 1.09m	6'0" x 3'7"
ROOF TERRACE	5.13m x 1.14m	16'10" x 3'9"





SPECIFICATION

INTERIOR FINISHES

- Real engineered oak wood floors
- Concealed curtain rails
- Integrated lighting
- Bespoke TV units*

KITCHEN

- Stone worktops
- Bosch Induction hob
- Bosch Integrated dishwasher
- Bosch Built-in fridge freezer
- Bosch Integrated extractor hood
- Integrated cabinet lighting
- Bosch Integrated microwave to selected units
- Wine fridge to selected units

BATHROOM

- Fully tiled shower area
- Fitted mirrored vanity unit
- Shaver socket
- Matt black brassware heated towel rail

ELECTRICAL

- SKY+ pre-wired Broadband
- Dimmable lights
- USB sockets in all rooms
- Smart controlled lighting

SECURITY

- Urmet digital
- Mobile-connected intercom system

BEDROOMS

- Supersoft stain-resistant carpets
- Fitted wardrobes
- Bespoke wall panelling
- Wall-mounted bedside lights

WARRANTY

- 10 year structural defects warranty

**Excluding Unit 2*

The specification of the apartments is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the apartment sale contracts.

The information contained in it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Apartment designs and layouts are indicative only and may change.

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DISCLAIMER

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