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MONTPELIER HOUSE

26J MONTPELIER ROAD • LONDON W5



MONTPELIER HOUSE

An extraordinary and unique piece of residential architecture on one of West
London's premier residential tree-lined roads.

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Montpelier House is a unique light-filled house set over 3,000 sq ft in a quiet, hidden away spot on one of Ealing's premier roads. Newly built, with four bedrooms and four bathrooms and an extensive living area on the ground floor, it is a rare find that will suit those valuing a true sense of space and light.





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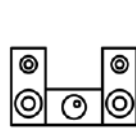

FOUR BEDROOMS


FOUR BATHROOMS


OPEN PLAN KITCHEN


GARDEN


UP TO 2.7M CEILINGS


BOSE SOUND SYSTEM


SEPARATE UTILITY ROOM


SMART LIGHTING


GROUND FLOOR STUDY



WELCOME
HOME

Situated in a discreet and private location, this is spectacular open plan living at its finest. Made with quality materials, a sunny South-facing garden and a peaceful, shaded terrace to the rear.



A PLACE TO
UNWIND

Bring the outdoors in by opening up the living room to your garden with the large slim profile aluminium sliding doors which also offer exceptional insulation and energy efficiency.





Enjoy exceptional craftsmanship and unique detailing. Bespoke storage solutions have been carefully thought through and provided throughout,

A PLACE TO
ENTERTAIN

A light-filled dining room sits at the centre of the house adjoining the kitchen, an additional TV room as well as a seperate bar area and utility room.



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A light-filled dining room sits at the centre of the house and features an additional adjoining TV lounge as well as a seperate bar area and utility room.



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The kitchen features top of the range Miele Appliances, a Quooker instant hot water and clean filtered water tap, as well as two dishwashers, a double door larder storage cupboard and statement pendant lamp from Aromas del Campo.

A PLACE TO
RECHARGE

Restful sleep will be a plenty thanks to the sleek design of the bedrooms. All of the bedrooms have fitted wardrobes, feature bedside lighting and an integrated sound system.





Each bedroom has USB power sockets, engineered wood flooring and access to its own bathroom.

A PLACE TO
RELAX

Each bathroom has its own unique look and feel. Featured here is the principal en-suite with double vanity unit, separate walk-in rain shower and a bath which looks out over the luscious greenery of the rear garden.





Montpelier House has four double bedrooms, three of which have their own ensembles, while the fourth has access to a family bathroom across the hall.

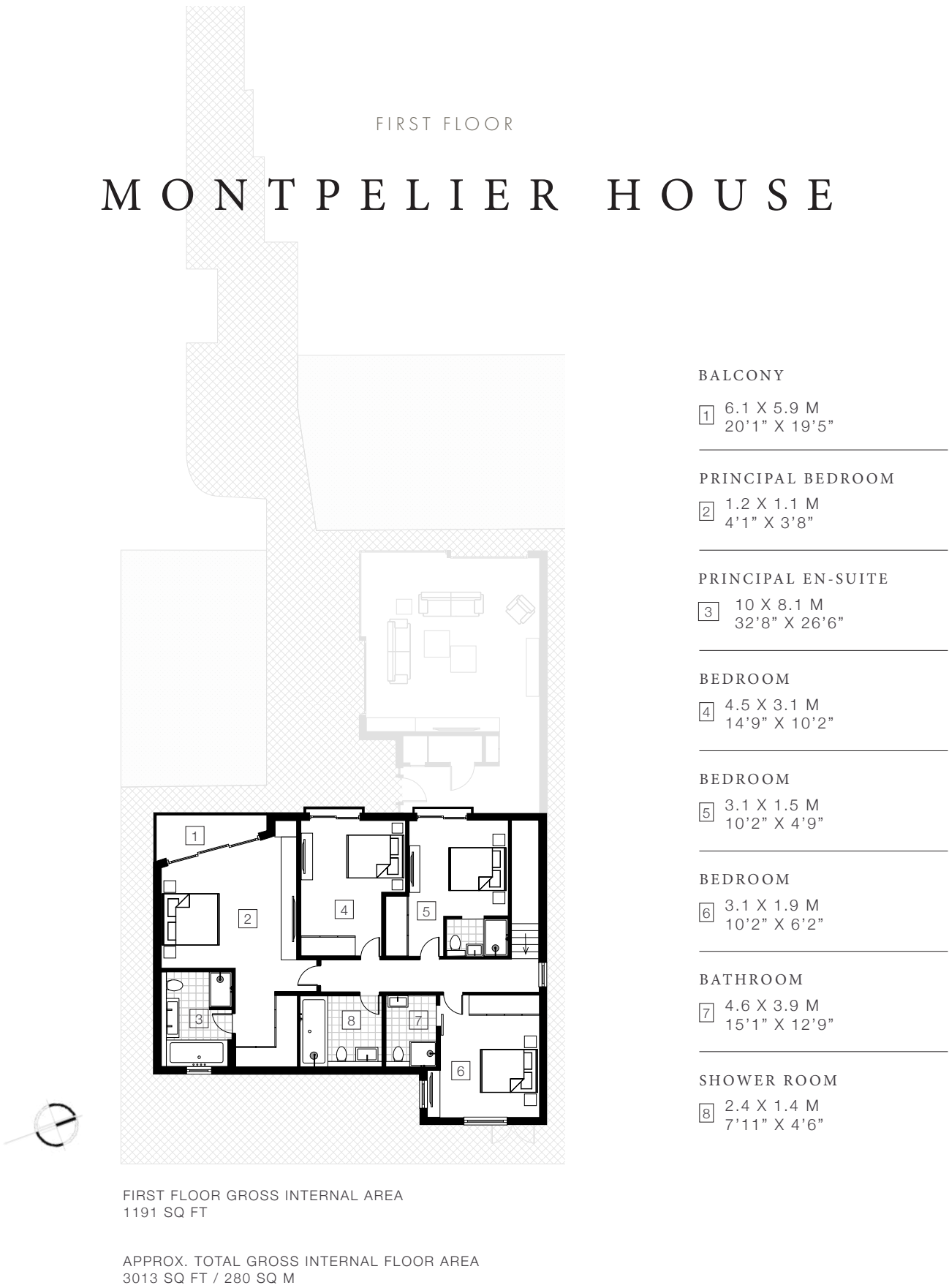
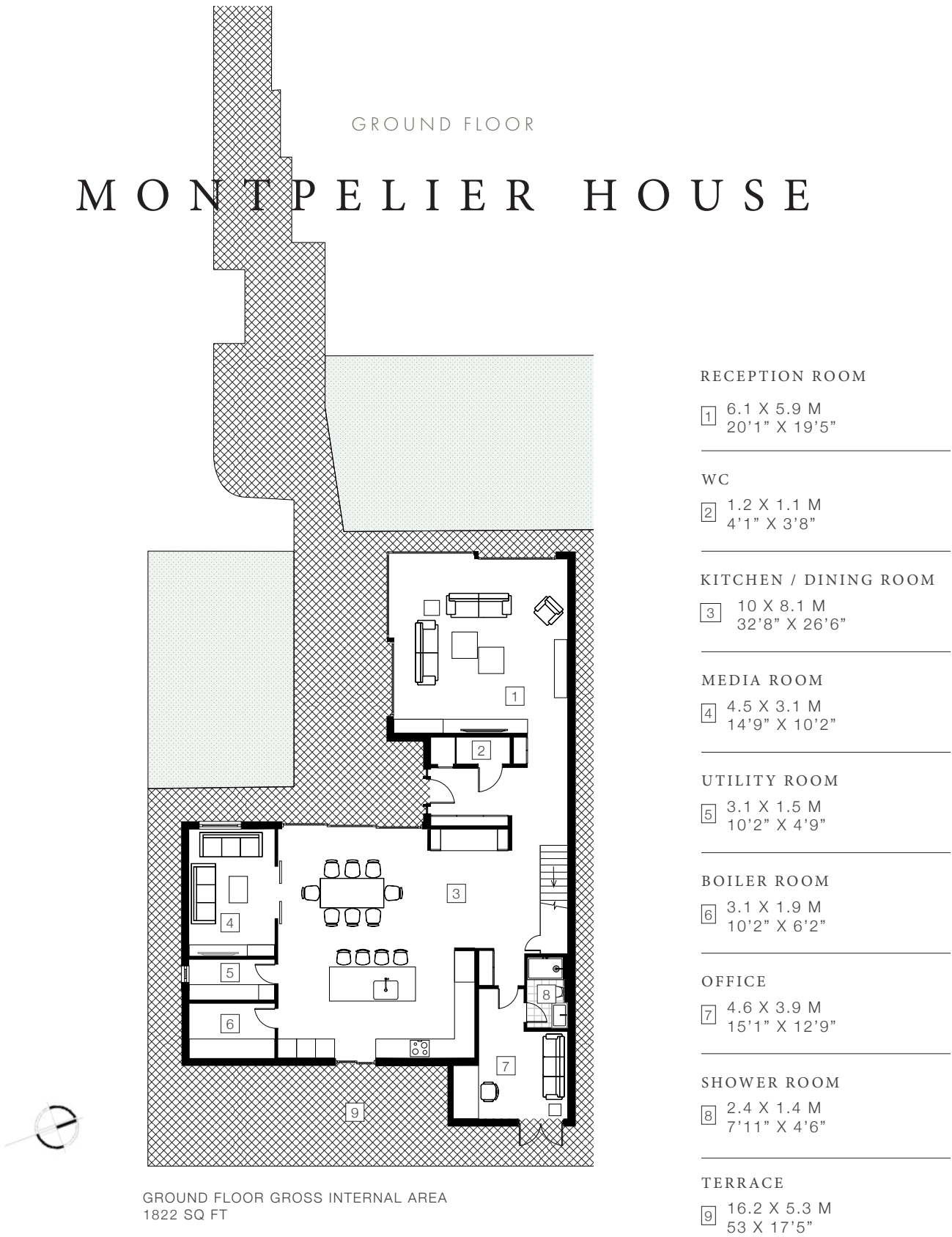


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Each bathroom has its own distinctive design, with unique stone wash basins and elegant brassware as well as bespoke fitted storage cabinets.





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LONDON
L I F E S T Y L E

Situated just North of Ealing Broadway, Montpelier House has excellent transport links into Central London. Ealing Broadway station is just a 14 minute walk away, giving easy access to the Central and District lines as well as the recently opened Elizabeth Line and Great Western Railway. Paddington station is now reachable in around 10 minutes. On your route to and from the tube station you'll find a number of delightful local cafés, restaurants and shops as well as several supermarkets and yoga studios.

Ealing Common and Gunnersbury Park are both nearby too, with lovely walks and bike routes for daily exercise. You'll also find great state and independent schools nearby, several of which are within walking distance, and there are numerous restaurants, bars and stylish boutiques just down the road in Ealing. Best of all, your excellent West London location means a taxi to Heathrow takes just 20 minutes from home!

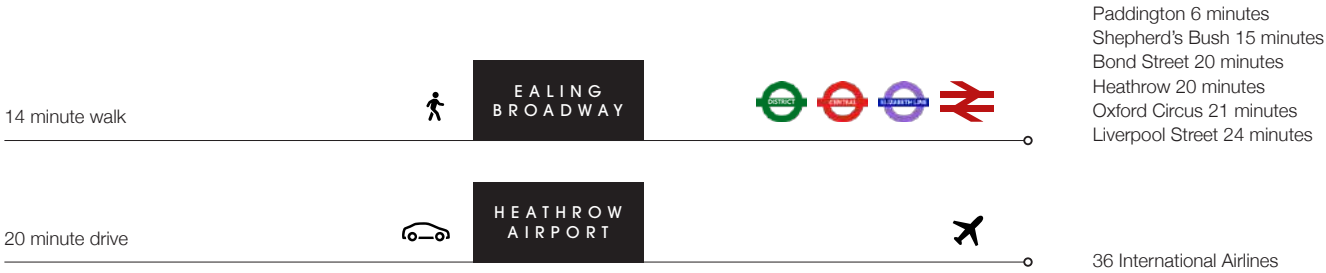
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TRAVEL

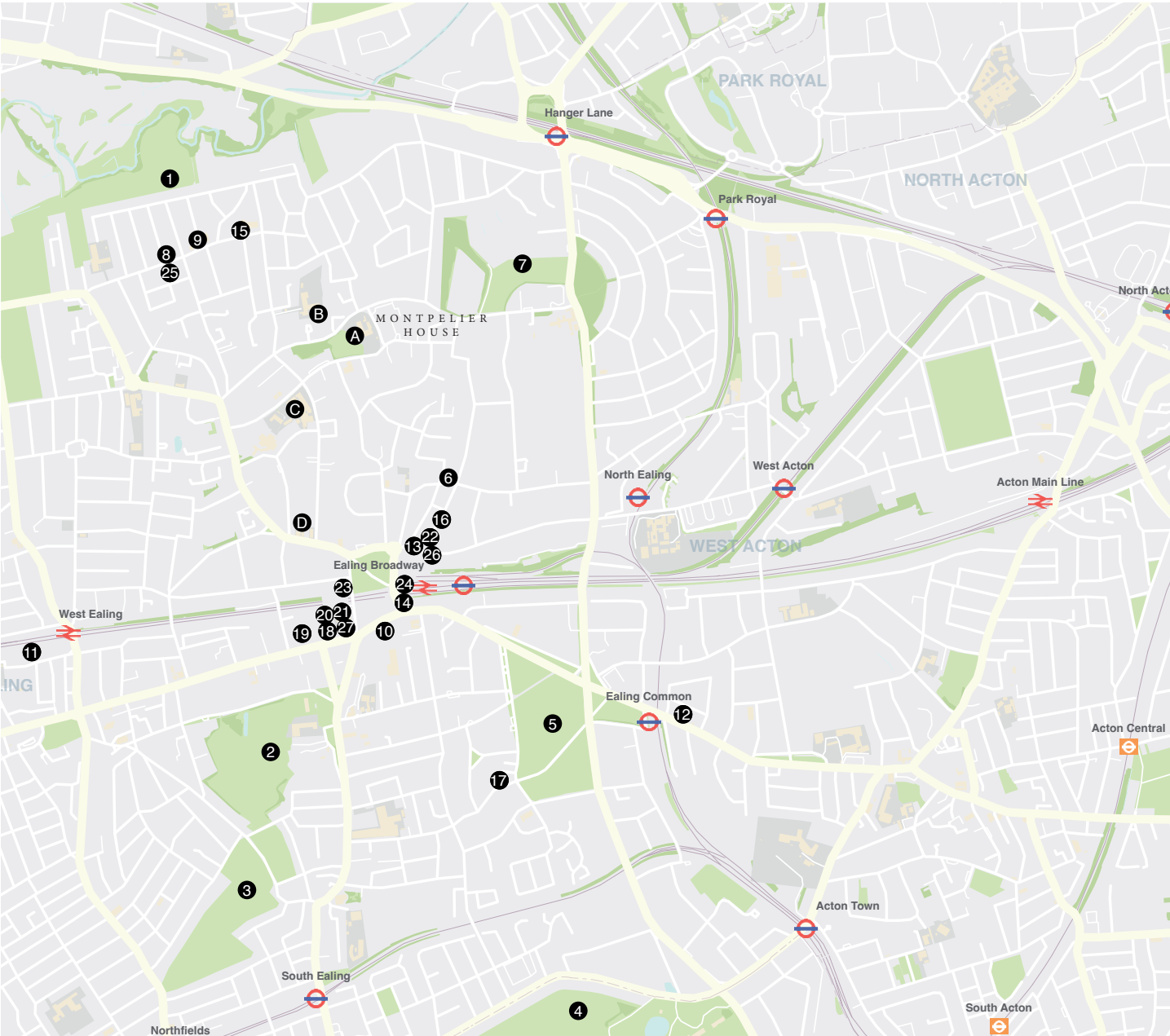
Ealing Broadway is one of the best connected stations in London giving quick and easy access to all key parts of the city.

Close proximity to Hanger Lane means getting in and out of London by car is just as easy.



PLEASE NOTE: Travel directions are courtesy of Google Maps and TFL and represent fastest journey times.

MONTPELIER HOUSE



- LEISURE & RECREATION

 - 1. Pitshanger Park
 - 2. Walpole Park
 - 3. Lammas Park
 - 4. Gunnersbury Park
 - 5. Ealing Common
 - 6. Ealing Cricket Club
 - 7. Hanger Hill Park
- RETAIL

 - 8. The Pitshanger Bookshop
 - 9. Co-op
 - 10. Amazon Fresh
 - 11. Waitrose
 - 12. Natural Natural
- PUBS & RESTAURANTS

 - 13. Rosa's Thai
 - 14. Five Guys Ealing
 - 15. Village Inn
 - 16. The Wheatsheaf
 - 17. The Grange
 - 18. Tonkotsu Ealing
 - 19. Franco Manca
 - 20. Brewdog Ealing
 - 21. No.17 Dickens Yard
- CAFÉS

 - 22. Electric Coffee Co.
 - 23. Ginger & Moore
 - 24. Starbucks
 - 25. Cinnamon
 - 26. WA Cafe
 - 27. Gails
- EDUCATION

 - A. Montpelier Primary School
 - B. St Gregory's RC Primary School
 - C. St. Benedict's School
 - D. Harvington Prep School and Nursery



E A L I N G W 5

ONE OF LONDON’S BEST PLACES TO LIVE

Ealing is a delightful and diverse neighbourhood which offers a balance between quiet residential streets and close proximity to the bustle of urban living. There are a number parks in the area, as well as gyms, leisure centres, golf, tennis, rugby and football clubs. There are also plenty of local and high

street coffee shops, grocers, not to mention excellent cuisine from around the world and an abundance of local shops. Ealing Broadway is a busy travel hub meaning you'll find your high street favourites nearby. Alternatively hop on the tube and make your way to the West End in just 20 minutes

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SPECIFICATION

GENERAL

- Triple-glazed slim profile windows
- Underfloor heating with high efficiency and smart remote control
- Engineered oak wood flooring throughout
- Separate utility and boiler room

ELECTRICAL & MECHANICAL

- iPad controlled smart home system
- Full RAKO lighting system
- SONOS throughout kitchen area and principal bedroom
- MVHR System
- Air Source Heater accessed via app
- Security Camera
- Digital control with energy data usage
- Multi socket (power/aerial/satellite/BT) to all rooms
- Touch screen video Entryphone system operational from main hallway and master bedroom

KITCHENS

- Contemporary and bespoke matt sprayed kitchen with soft closing doors and drawers
- Quartz worktops, upstands and splashback
- Large sink with Quooker tap
- Miele Integrated appliances
 - Full height separate fridge and freezer
 - Two dishwashers
 - Multi-function oven
 - Built in microwave
 - Induction hob

BATHROOMS

- Crosswater brass taps
- Stone and synthetic resin basins from Lusso Stone
- Bespoke joinery throughout
- Mandarin Stone tiles
- Slimline heated towel rods
- Mechanical extract ventilation

JOINERY

- Bespoke wardrobes in all bedrooms
- Built in media units to both reception areas

EXTERNAL

- External low-level lighting
- Off-street parking
- Electric vehicle charging point
- Landscaped gardens
- Covered balcony to principal bedroom

OTHER

- 10-year New Homes Warranty
- Secure gated entry
- Secure private letterbox

P R I V A T E
AND SECLUDED

Montpelier House is uniquely situated out of sight from the main road, making it a private and secluded oasis. Despite being located in a thriving and bustling residential West London neighbourhood, once you enter the grounds of the property it really feels

as if it is a world away from London. The garden and terrace both have a noticeably tranquil aura where you can immerse yourself in the sounds of nature and watch the sky change as the day goes by.



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www.olio-design.co.uk

DISCLAIMER

The information in this brochure is indicative and is intended to act as a guide only as to the finished product. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Travel directions are courtesy of Google Maps and TFL and represent fastest journey times. For certainty please always consult one of our sales negotiators.



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