

Cleveland Apartments
W13



Cleveland Apts

BY LUXGROVE HOMES

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CLEVELAND
APARTMENTS

A brand new development of nine architecturally designed apartments with signature interiors by boutique design studio Ademchic. Located on a quiet residential street just a few minutes from Cleveland Park as well as the shops and restaurants of nearby Ealing Broadway and Pitshanger Lane - recently voted London's best High Street.

Cleveland Road is a stunning 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 space in which to relax, unwind and entertain. The property has outstanding outdoor areas and each apartment has made full use of all its space.

The area benefits from many green spaces and local favourites include nearby Pitshanger Park and Brent Valley Park.

Nearby Pitshanger Lane offers the perfect mix of independent shops such as the Hook & Cleaver Butchers, Blue Ocean Fishmongers as well as an array of pubs, cafes 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 Notting Hill Primary School and Drayton Manor.





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LOCATION

Located in W13, West Ealing offers excellent transport links making it an ideal choice if you want to be within easy reach of Central London and The City. Crossrail is due to open in the summer of 2021 and the nearest station, Castlebar Park, is just 7 minutes away. With Heathrow only a 20-minute drive away Cleveland Apartments is an ideal location for commuters and frequent fliers alike.



Sports and Outdoors

1. Cleveland Park
2. Ealing Trailfinders Rugby Club
3. West London Fitness
4. Pitshanger Park
5. Ealing Golf Club

Pubs and Restaurants

6. The Village Inn
7. Atariya Sushi Bar
8. Jono's of Ealing
9. Duke of Kent
10. Drayton Court Hotel
11. Cinnamon
12. The North Star

Shopping

13. Ealing Broadway
14. The Ealing Butcher
15. Tesco Superstore
16. Blue Ocean Fishmongers
17. Hook & Cleaver

Schools


19. Drayton Manor
20. Castlebar School
21. Hungry Caterpillar Nursery
22. Montpelier Primary


Entertainment


23. Ealing Filmworks




Nearest Underground and Crossrail stations:


Castlebar Park
Great Western Railway
7' walk


West Ealing
Crossrail and GWR
13' walk


Ealing Broadway
Central, District Line + Crossrail
15' away (walk + bus)


Drayton Green
Great Western Railway
11' walk

7 minute walk to **Castlebar Park**
Great Western Railway



West Ealing 4 minutes
White City (Westfield) 21 minutes
Notting Hill Gate 34 minutes (1 change)
Heathrow Airport 46 minutes (1 change)

13 minute walk to **West Ealing Station**
for GWR and TfL Rail services, Crossrail coming soon



**Journey times refer to future Crossrail Service*

12-15 minute bus ride to **Ealing Broadway**
Central and District Line services, GWR and TfL Rail
Crossrail also coming soon



**Journey times refer to future Crossrail Service*



LOCAL AREA

The area is well connected for both the West End and The City with West Ealing station nearby which will benefit from Crossrail. 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 The Duke of Kent, The Village Inn and The Drayton Court Hotel which boasts the biggest beer garden in London. If you're looking for a caffeine fix then try Cinnamon on the Lane!

SPORTS | If exercise is your thing then Cleveland Apartments is the place for you with Ealing Golf Club and Ealing Rugby Club close by as well as a number of gyms located in nearby Ealing Broadway. For outdoor activities Pitshanger Park is a short distance away offering beautiful wide green spaces as well as Lawn Bowls, table tennis and Hockey amongst other sporting pursuits.

SHOPPING | When it comes to shopping there are multiple supermarkets including Tesco Hoover Building and local favourites the Hook and Cleaver Butchers and Blue Ocean Fishmongers. A few minutes further is Ealing Broadway, offering a breadth of luxury boutiques and other high street favourite.

SCHOOLS | You'll find a great selection of state and independent schools nearby, Notting Hill Primary School, Drayton Manor, Castlebar School, Montpelier Primary School and Hungry Caterpillar 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.



The details are not the details, they make the design

- CHARLES EAMES

At Luxgrove, we believe in the importance of small unique touches which ultimately make a home feel special and amazing to live in. Each of our apartments at Cleveland has been designed with consideration and care and offers the perfect balance of on-trend features and timeless sophistication.

The kitchen design is sleek and characterful with elegant matt blue and dove grey handleless cabinetry with integrated lighting and beautifully patterned worktops. It comes fully equipped with integrated Bosch appliances, a statement brass tap as well as a concealed waste bin.

The combination of the natural engineered herringbone oak flooring and beautiful Cararra-style porcelain worktops gives the kitchen a fresh and opulent look. Some kitchens feature statement kitchen islands perfect for families and entertaining friends alike.

The living areas also offer plenty of thoughtful touches from bespoke TV units to sophisticated pendant lamps and soft integrated lighting within the concealed curtain rails to set the mood.





Simplicity is the ultimate sophistication

- LEONARDO DA VINCI

Our bathrooms are bright and bold with matt black fixtures set against fully tiled statuario bianco and feature herringbone tile walls. Generous storage has been provided in each bathroom with bespoke mirror cabinets and underbasin drawers, while subtly lit

shelves offer the opportunity to put your favourite products on display and within easy reach. Each shower and bath also includes an integrated open shower shelf for your haircare and beauty kit so you won't have to clutter the space around your bath tub.



Each bedroom is designed to provide a comfortable and peaceful space to recharge. Featuring super soft and stylish stain-resistant carpets and bespoke joinery: luxurious statement wall panelling in master bedrooms and built-in wardrobes.

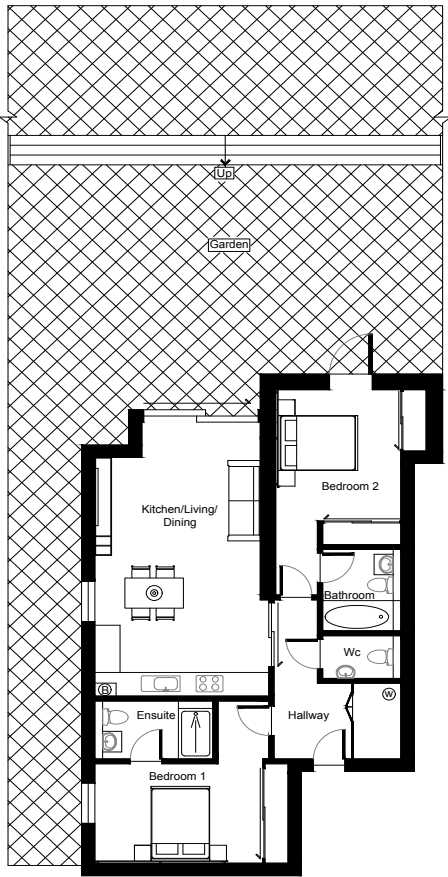
Quality materials are against a warm and neutral colour palette in the bedrooms where we have paid careful attention to details like pre-installed wall lamps, and making sure switches and sockets are positioned within easy reach so you don't have to get out of bed to turn the lights off.



Floor plans

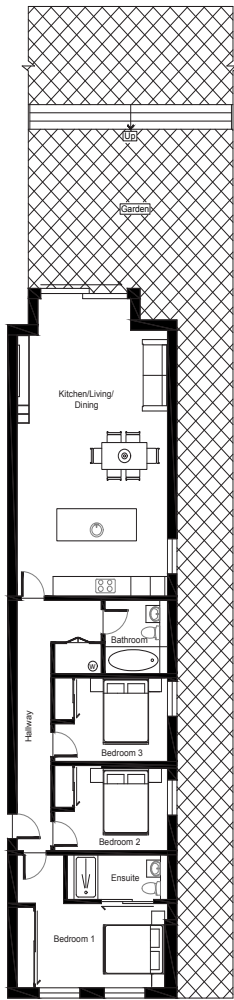
APARTMENT	BEDS	FLOOR	TOTAL AREA SQM	TOTAL AREA SQFT	PAGE
1	2	Ground Floor	80	858	23
2	3	Ground Floor	90	968	24
3	1	Ground Floor	43	467	25
4	2	First Floor	65	699	26
5	1	First Floor	45	484	27
6	1	First Floor	43	465	28
7	1	First Floor	42	454	29
8	2	Second Floor	67	720	30
9	2	Second Floor	63	678	31

UNIT 1 GROUND FLOOR TWO BEDROOM FLAT



TOTAL AREA <i>Excludes garden</i>	80 sqm	858 sqft
KITCHEN + LIVING	7.1m x 4.2m	23'3" x 13'10"
BEDROOM 1	4.7m x 4.2m	15'4" x 13'9"
BEDROOM 2	5.3m x 3.7m	17'5" x 12'0"
BATHROOM	2.1m x 1.9m	6'11" x 6'3"
ENSUITE 2	2.9m x 1.5m	9'5" x 4'11"
WC	1.9m x 1.1m	6'3" x 3'7"
HALLWAY	4.1m x 1.9m	13'6" x 6'2"
GARDEN	10.5m x 9.5m	34'7" x 31'3"

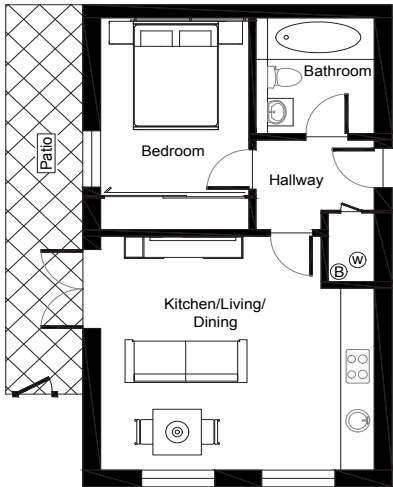
UNIT 2
GROUND FLOOR
THREE BEDROOM FLAT



TOTAL AREA <i>Excludes garden</i>	90 sqm	968 sqft
KITCHEN + LIVING	9.2m x 5.0m	30'3" x 16'6"
BEDROOM 1	5.0m x 4.1m	16'6" x 13'6"
BEDROOM 2	3.8m x 2.6m	12'5" x 8'5"
BEDROOM 3	3.8m x 2.6m	12'5" x 8'6"
BATHROOM	2.3m x 2.1m	7'6" x 6'10"
ENSUITE	3.4m x 1.4m	11'0" x 4'7"
HALLWAY	7.8m x 2.8m	25'6" x 9'3"
GARDEN	10.5m x 6.6m	34'4" x 21'6"



UNIT 3
GROUND FLOOR
ONE BEDROOM FLAT

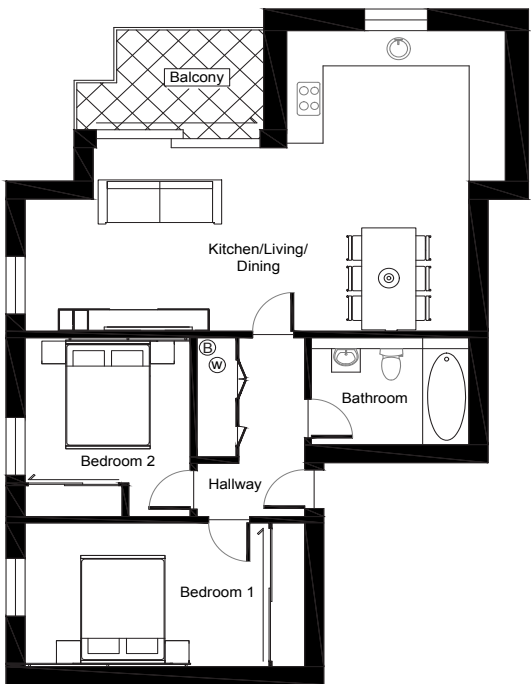


TOTAL AREA <i>Excludes patio</i>	43 sqm	467 sqft
KITCHEN + LIVING	5.0m x 4.5m	16'4" x 14'10"
BEDROOM	4.1m x 2.7m	13'5" x 8'10"
BATHROOM	2.2m x 2.2m	7'4" x 7'1"
HALLWAY	2.2m x 1.70m	7'1" x 5'8"
PATIO	7.5m x 1.4m	24'8" x 4'7"



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UNIT 4
FIRST FLOOR
TWO BEDROOM FLAT

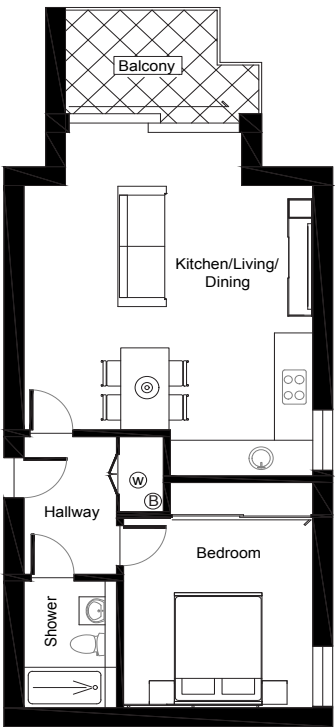


TOTAL AREA <i>Excludes balcony</i>	65 sqm	699 sqft
KITCHEN + LIVING	8.9m x 5.9m	29'3" x 19'6"
BEDROOM 1	5.2m x 2.8m	17'1" x 9'4"
BEDROOM 2	3.5m x 3.1m	11'7" x 10'1"
BATHROOM	2.9m x 2.1m	9'7" x 6'11"
HALLWAY	3.5m x 2.0m	11'7" x 6'7"
BALCONY	3.5m x 2.2m	11'7" x 7'3"



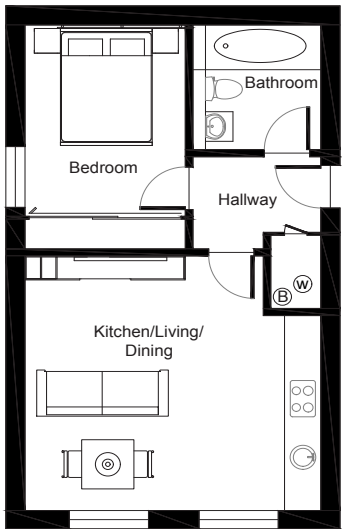
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UNIT 5
FIRST FLOOR
ONE BEDROOM FLAT



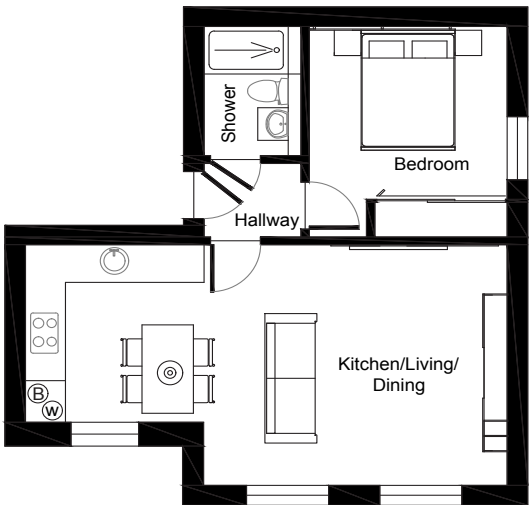
TOTAL AREA <i>Excludes balcony</i>	45 sqm	484 sqft
KITCHEN + LIVING	6.5m x 5.2m	21'5" x 16'11"
BEDROOM	4.2m x 3.4m	13'11" x 11'1"
SHOWER	2.4m x 1.7m	7'11" x 5'5"
HALLWAY	2.6m x 1.7m	8'7" x 5'5"
BALCONY	3.1m x 2.2m	10'3" x 7'3"

UNIT 6
FIRST FLOOR
ONE BEDROOM FLAT



TOTAL AREA	43 sqm	465 sqft
KITCHEN + LIVING	5.0m x 4.6m	16'4" x 15'0"
BEDROOM	4.0m x 2.7m	13'2" x 8'10"
BATHROOM	2.2m x 2.2m	7'4" x 7'1"
HALLWAY	2.2m x 1.7m	7'1" x 5'5"

UNIT 7
FIRST FLOOR
ONE BEDROOM FLAT



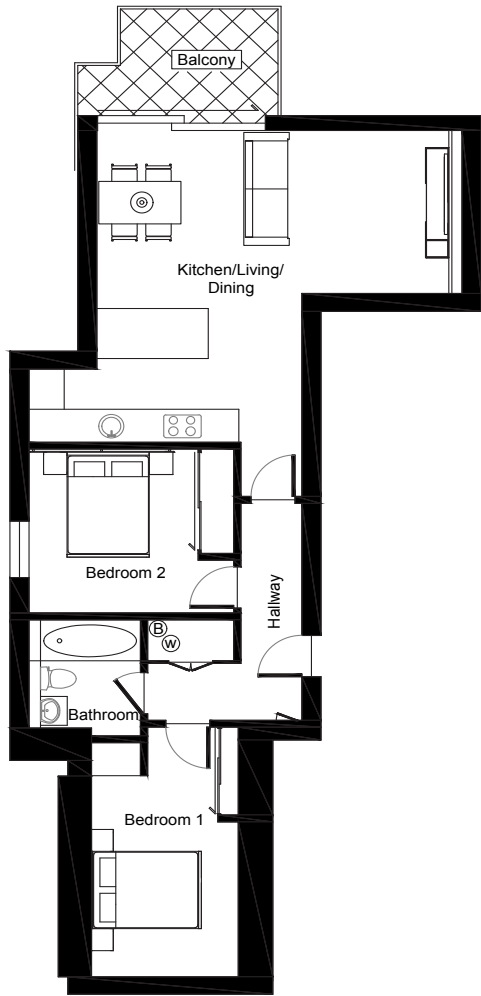
TOTAL AREA	42 sqm	454 sqft
KITCHEN + LIVING	7.3m x 3.9m	24'1" x 12'9"
BEDROOM	3.4m x 3.0m	11'2" x 9'11"
SHOWER	2.1m x 1.5m	6'10" x 4'10"
HALLWAY	1.5 m x 1.2m	4'10" x 3'11"



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UNIT 8

SECOND FLOOR
TWO BEDROOM FLAT



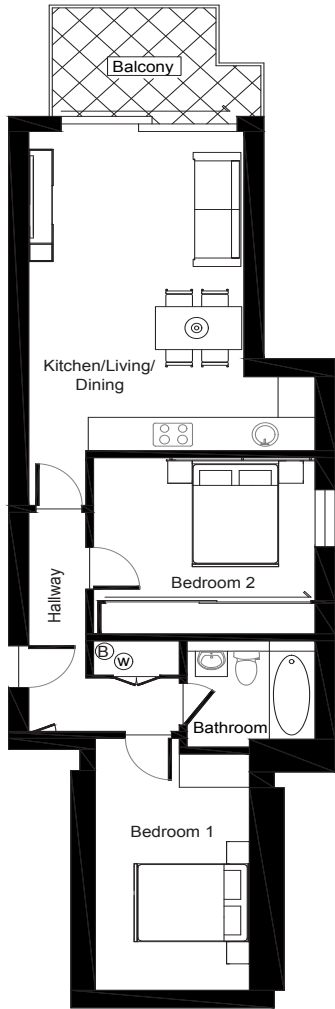
TOTAL AREA	67 sqm	720 sqft
<i>Excludes garden</i>		
KITCHEN + LIVING	6.8m x 6.3m	22'2" x 20'9"
BEDROOM 1	4.6m x 2.5m	15'2" x 8'4"
BEDROOM 2	3.6m x 3.0m	11'8" x 9'11"
BATHROOM	2.1m x 1.9m	7'0" x 6'4"
HALLWAY	4.0m x 2.7m	13'2" x 8'9"
BALCONY	3.5m x 2.2m	11'7" x 7'3"



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UNIT 9

SECOND FLOOR
TWO BEDROOM FLAT



TOTAL AREA	63 sqm	678 sqft
<i>Excludes garden</i>		
KITCHEN + LIVING	6.8m x 3.6m	22'5" x 11'8"
BEDROOM 1	4.6m x 2.5m	15'2" x 8'4"
BEDROOM 2	3.7m x 3.2m	12'0" x 10'7"
BATHROOM	2.1m x 2.0m	6'11" x 6'5"
HALLWAY	4.0m x 2.5m	13'2" x 8'2"
BALCONY	3.1m x 2.2m	10'3" x 7'3"





SPECIFICATION

INTERIOR FINISHES

- Herringbone 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 control

SECURITY

- Urmet digital
- Mobile-connected intercom system

BEDROOMS

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

WARRANTY

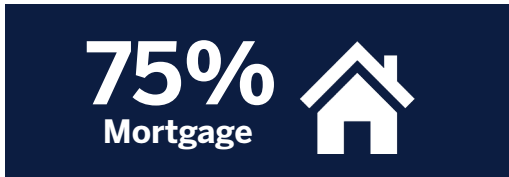
- ICW 10 year structural defect warranty

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.



Help to Buy is a government led equity loan scheme available on new build homes up to the value of £600,000 (in London).



You now need just a 5% deposit in order to qualify, and the government will lend you up to 20% of the property value, interest free for the first 5 years. Buyers will be required to take out a 75% mortgage to make up the outstanding balance, which is subject to affordability - please speak to a sales advisor for more information and for full terms and conditions.

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