

CARLYLE ROAD
W5

FIFTY
ONE

luxgrovehomes

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 Capital Partners 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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FIFTY ONE



Luxgrove Homes presents Fifty One, a collection of 9 contemporary apartments with stunning interiors. Located on a quiet residential street just a short walk away from Gunnersbury Park, Fifty One benefits from a large variety of local shops and restaurants, always offering something new to explore.

Fifty One is a true West London gem - the area offers a great balance between busy city life and peaceful green spaces with a number of exceptional schools including Gunnersbury School and Ealing Fields High School.

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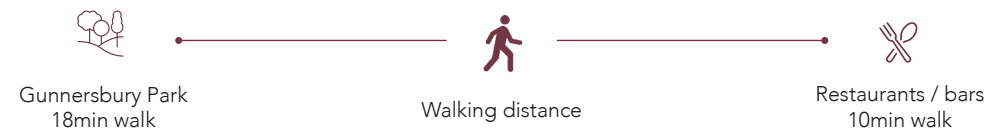
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LOCATION

South Ealing offers the perfect blend of open green spaces, tranquil suburbia, excellent transport links, popular cultural spots, restaurants and shopping. The residents who occupy Fifty One will find living here to be a wonderful fusion of the busy urban life that London offers, with the calm and peaceful pockets of greenery surrounding them.

Accessibility is one of the greatest features of Fifty One, with a number of underground and overground stations, bus stops and well-connected roads. Surrounded by restaurants, bars, supermarkets and parks, urban explorers will never get bored here.



KEY LOCATIONS

- | | |
|--|--------------------------------|
| 1. Brentford Gauging Lock | 15. L'oro di Napoli Ealing |
| 2. Morrisons store | 16. Patri Northfields |
| 3. Watermans Art Centre | 17. Nuki's Kitchen |
| 4. Green Dragon Primary School | 18. The New Inn |
| 5. Sainsbury's Local | 19. Will to Win (Tennis Club) |
| 6. Gym | 20. Pitzhanger Manor & Gallery |
| 7. The Lord Nelson (Beer Garden) | 21. The Questors Theatre |
| 8. The Globe | 22. Hanwell |
| 9. Our Lady and Saint John's Roman Catholic Primary School | 23. Wyke Green Golf Club |
| 10. Co-op Food | 24. Tesco Extra |
| 11. Gunnersbury School | 25. Royal Botanic Gardens |
| 12. Ealing Fields High School | 26. Kew Gardens School |
| 13. Blondin Park | 27. Gunnersbury Park |
| 14. Mount Carmel Catholic Primary School | 28. M&S Simply Food |





Fifty One is an absolute dream for those commuting into Central London, and equally for those who enjoy getting out of the city at the end of the working day. Situated in the prestigious W5 postcode, this address offers brilliant transport links to get you to any part of London. Only a 10-minute walk away from Fifty One, Northfields Underground Station sits on the Piccadilly line offering a convenient direct connection between Central London and Heathrow airport.

A 13-minute walk to Brentford station opens up yet another travel direction where The South Western Railway line offers a 35-minute commute to London Waterloo and all the London Underground connections from there. The M4, one of the principal motorways connecting London to South West England is also nearby, significantly shortening the travel time to other cities such as Reading and Bristol. Cyclists will be delighted to find the new Cycleway 9 scheme due to launch from Kew Bridge towards Central London, which will offer a safe, speedy and green way to travel.

Nearest Underground / Overground Stations:



Northfield



South Ealing



Boston Manor



Brentford

13 minutes from Brentford



13-minute walk to the main overground station.

10 minutes from Northfield



Many local supermarkets, shops and restaurants are all within walking distance.

16 minutes from Boston Manor



Central London is just a short train ride away from 51 Carlyle Road.

CARLYLE RD EALING

Fifty One is the perfect investment for people looking to immerse themselves in the delights of London life. The metropolitan energy of this vibrant suburb is felt across its entirety with South Ealing beaming with culture, history and activities. Ealing offers a range of pubs, restaurants and boutiques as well as recreation grounds and leisure centres, all just a short walk away from Fifty One.

Venture south towards the river to indulge in the history of Kew Gardens - the largest botanical garden in the world with an unending collection of living plants that attracts tourism from all over the world, a truly breathtaking oasis.



INTERIORS

Each flat has been designed by boutique designer collective Ademchic to bring the space to life with unique and striking interiors. Inside each apartment lightwood flooring flows throughout and is combined with soft carpets in the bedrooms.

A modern and minimalistic aesthetic is tied in with moments of colour in every home. The interiors at Fifty One reflect the chic yet vibrant energy of London life.





You will find yourself immersed in the stylish contemporary design of Fifty One from the moment you step through the front door and enter the hallway. It reflects the seamless design of the buildings exterior at Fifty One, Carlyle Road. Every apartment has been created to provide a private oasis to relax and entertain in, whilst still being an integral part of the exclusive community Fifty One represents.

UPGRADE YOUR HOME TODAY

Your new home is beautiful.
Now you can make it smart too.



SOUND

App compatible, multi-room home audio system.



SECURITY

Leading edge, app controlled 24-7 security system.



CINEMA

Relax in style with a complete home cinema system.



LIGHTING

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SHADES

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Your home comes with a unique portal called SELECT. Within the portal are the latest smart technology solutions designed specifically for your home. When you chose your home you'll receive a unique code to access the portal for that property and discover a world of smart features that will bring your home to life.

Your unique SELECT portal includes today's leading smart technology manufacturers, such as:

SONOS **LITHEAUDIO**

heatmiser **LUTRON**

AJAX

Upgrade today with

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The bathrooms are bright and sophisticated with basin cabinets, illuminated shelves with concealed LED lights and a large mirror. Matte black shower fixtures combined with the timeless elegance of terrazzo ceramic tiles throughout, create a luxurious space. With practical solutions such as concealed storage that prevents the shower shelf clutter, the interiors were designed to be consistent throughout.

Fifty One embraces bold design that is both distinguished and original. The colour scheme and style elements are prevalent from the communal hallway to the bedrooms, creating the unique character and identity of Fifty One, Carlyle Road.





FLOOR PLANS

Unit	Beds	Floor	Total Area SQM	Total Area SQFT	Page
1	1	Ground	55	589	26
2	1	Ground	40	428	27
3	1	Ground	39	420	28
4	1	Ground	62	665	29
5	2	First	60	650	30
6	2	First	74	800	31
7	2	First	74	800	32
8	2	Second	60	650	33
9	2	Second	64	684	34

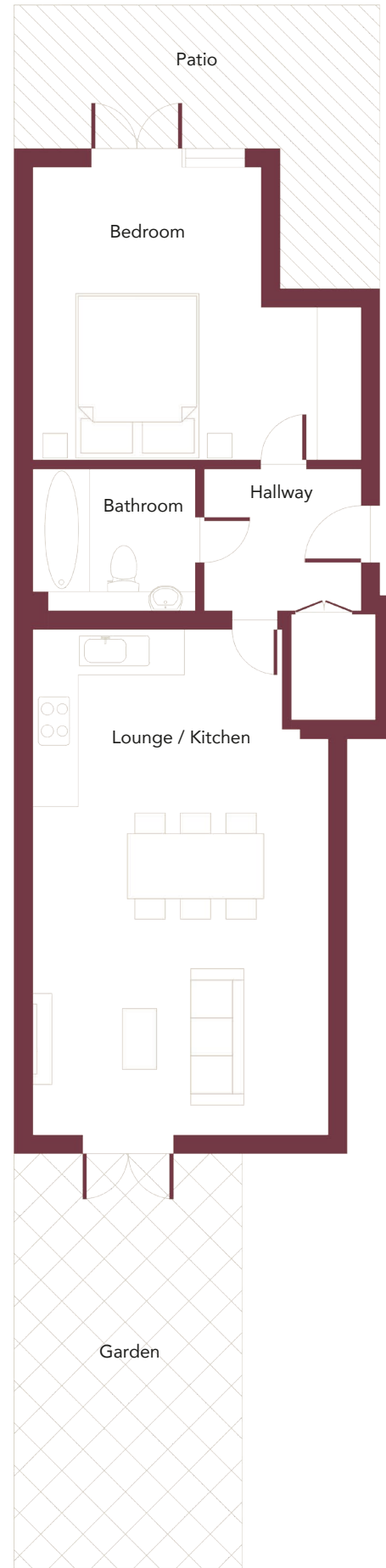
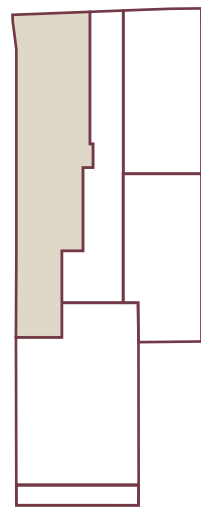
All images and the dimensions given are illustrations for this unit type and individual plots may differ. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture.

Please check with your sales adviser in respect of individual properties.

FLAT ONE

- Lounge / Kitchen**
6.8m x 4.0m / 22'4" x 13'0"
- Bedroom**
4.4m x 3.9m / 14'6" x 12'11"
- Bathroom**
2.2m x 1.9m / 7'2" x 6'3"
- Hallway**
4.8m x 2.3m / 6'11" x 6'3"
- Garden**
5.6m x 3.1m / 18'4" x 10'1"*
- Patio**
3.2m x 1.9m / 10'6" x 6'4"*
- Approx Internal Floor Area**
Excluding Garden & Patio
*55 m² / 589 ft²

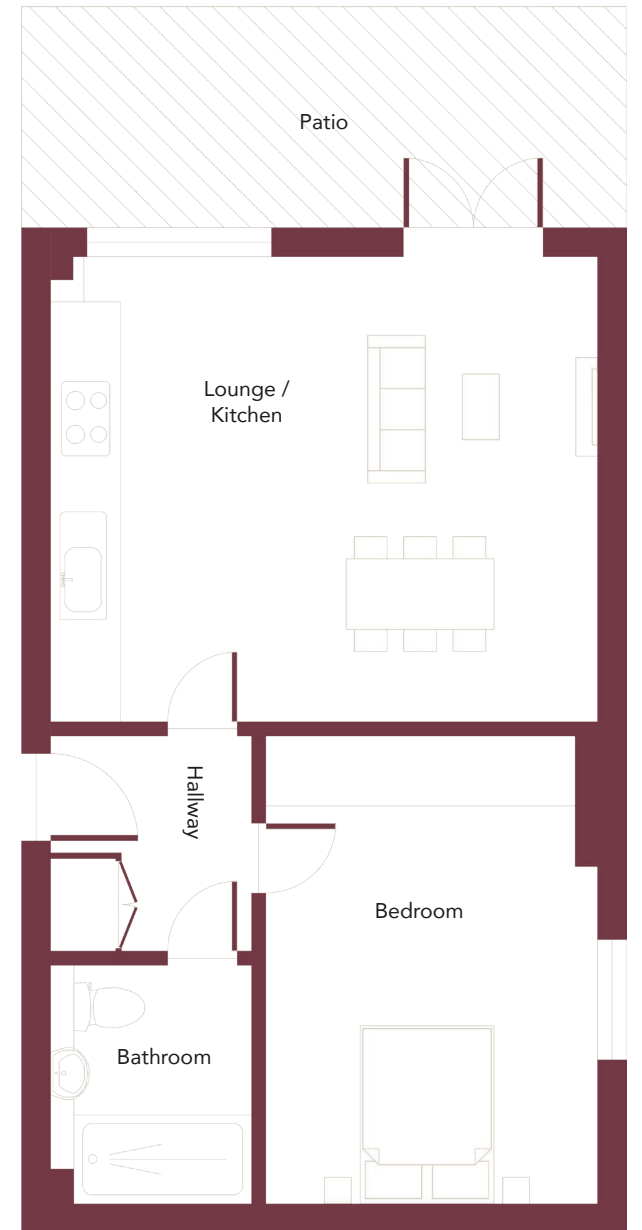
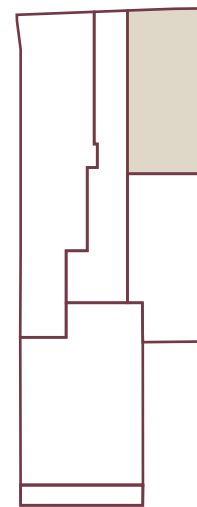
GROUND FLOOR



FLAT TWO

- Lounge / Kitchen**
4.8m x 4.1m / 15'8" x 13'4"
- Bedroom**
4.1m x 2.9m / 13'5" x 9'6"
- Bathroom**
2.1m x 1.8m / 6'10" x 5'9"
- Hallway**
1.9m x 1.8m / 6'2" x 5'9"
- Patio**
4.2m x 1.9m / 13'11" x 6'4"
- Approx Internal Floor Area**
*Excluding Patio
40 m² / 428 ft²

GROUND FLOOR



FLAT THREE

Lounge / Kitchen
4.8m x 4.1m / 15'8" x 13'4"

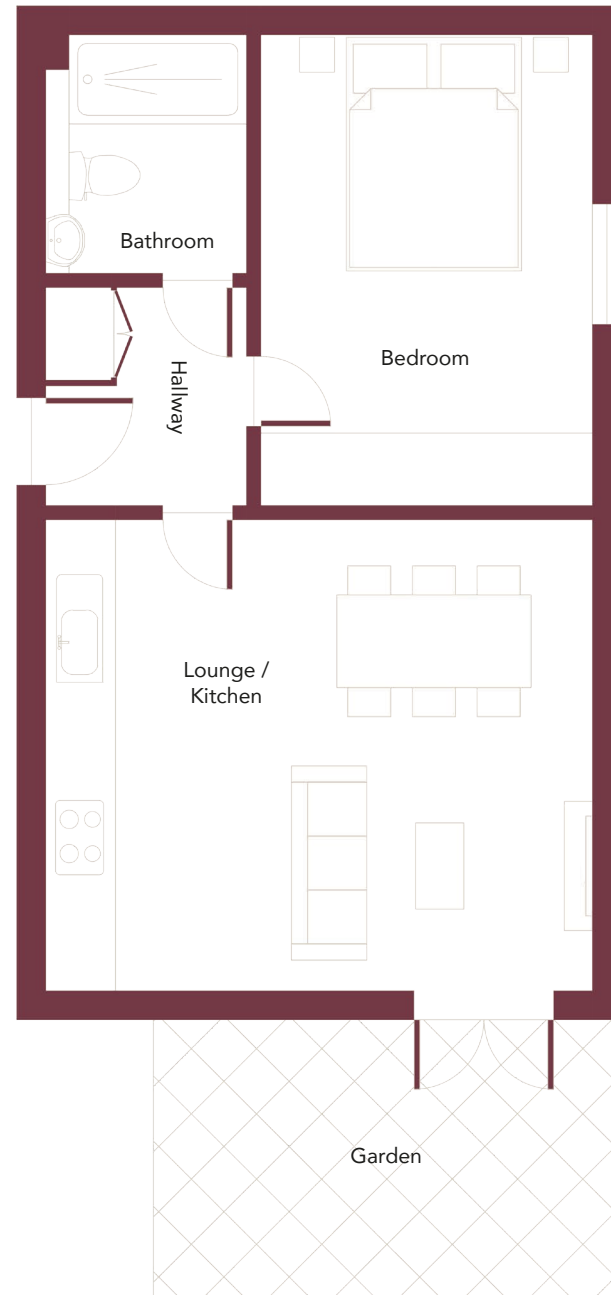
Bedroom
4.4m x 3.7m / 14'6" x 12'2"

Bathroom
2.1m x 1.8m / 6'10" x 5'9"

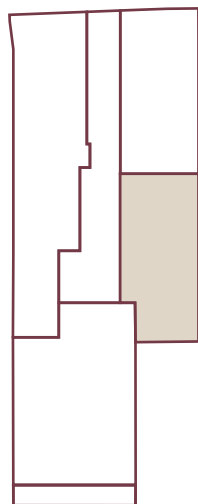
Hallway
1.9m x 1.8m / 6'2" x 5'9"

Garden
4.1m x 2.5m / 13'5" x 8'1"*

Approx Internal Floor Area
*Excluding Garden
39m² / 420ft²



GROUND FLOOR



FLAT FOUR

Lounge / Kitchen
6.0m x 4.7m / 19'9" x 15'4"

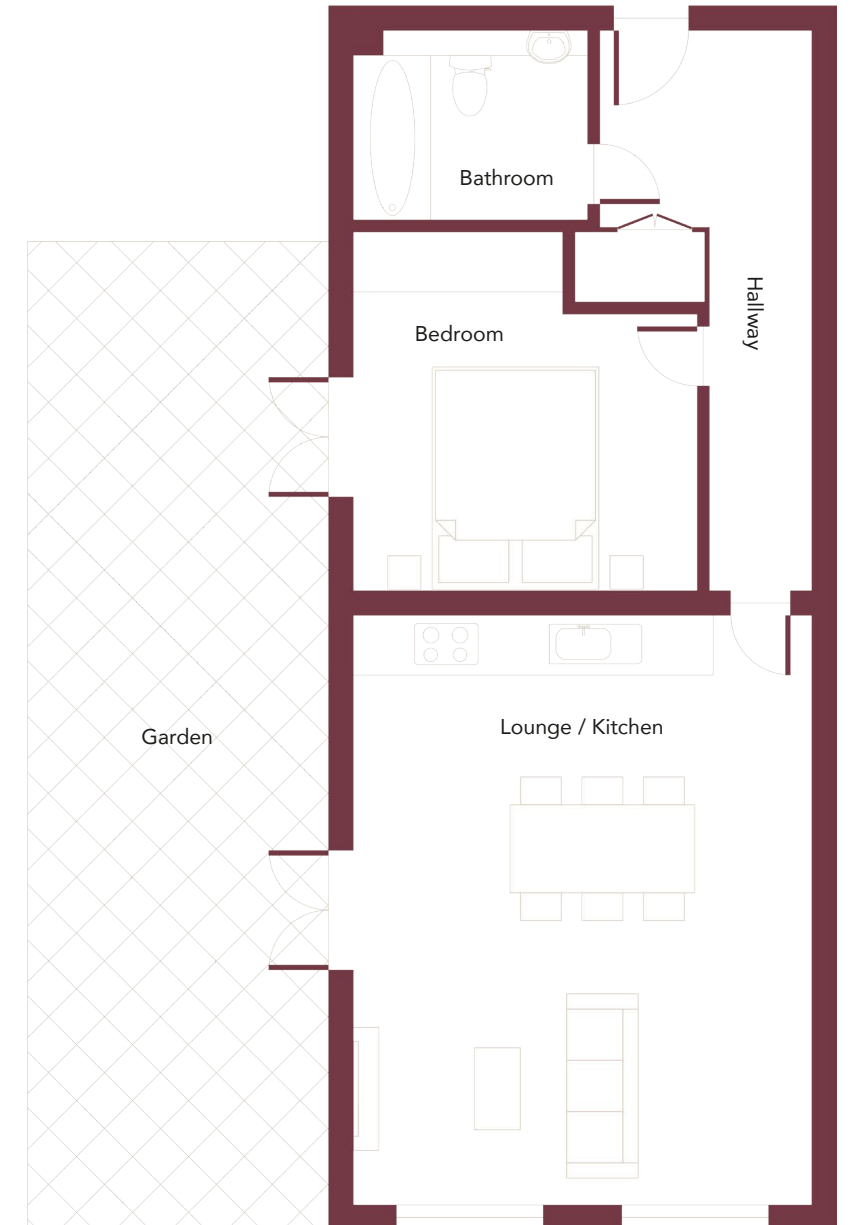
Bedroom
3.7m x 3.5m / 12'0" x 11'6"

Bathroom
2.4m x 1.9m / 7'10" x 6'4"

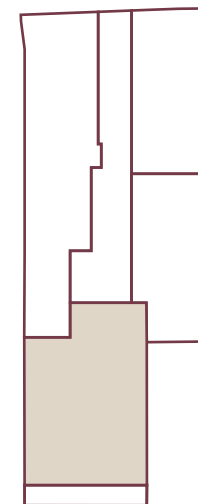
Hallway
5.7m x 2.2m / 18'9" x 7'1"

Garden
10.1m x 3.1m / 33'1" x 10'1"*

Approx Internal Floor Area
*Excluding Garden
62m² / 665ft²



GROUND FLOOR



FLAT
FIVE

Lounge / Kitchen
5.1m x 4.0m / 16'9" x 13'1"

Bedroom 1
3.8m x 3.3m / 12'6" x 10'11"

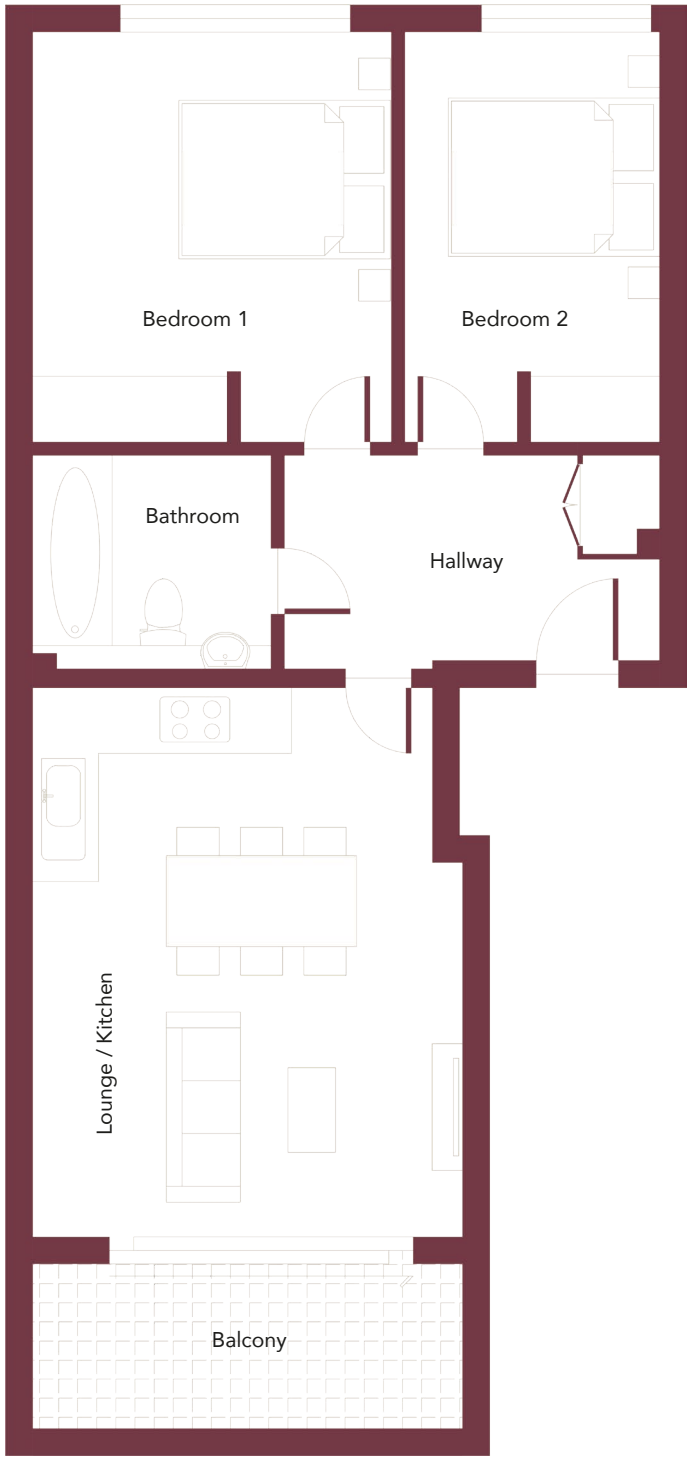
Bedroom 2
3.8m x 2.4m / 12'6" x 7'9"

Bathroom
2.2m x 2.0m / 7'3" x 6'6"

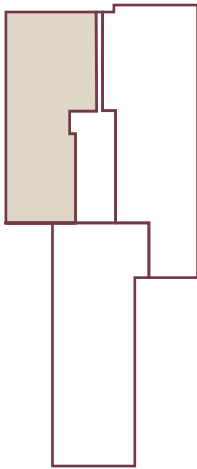
Hallway
3.5m x 2.0m / 11'5" x 6'6"

Balcony
4.0m x 1.5m / 13'1" x 5'0"*

Approx Internal Floor Area
**Excluding Balcony*
60m² / 650ft²



FIRST FLOOR



FLAT
SIX

Lounge / Kitchen
5.4m x 4.8m / 17'9" x 15'8"

Bedroom 1
4.3m x 3.0m / 14'0" x 9'10"

Bedroom 2
4.3m x 3.1m / 14'0" x 10'1"

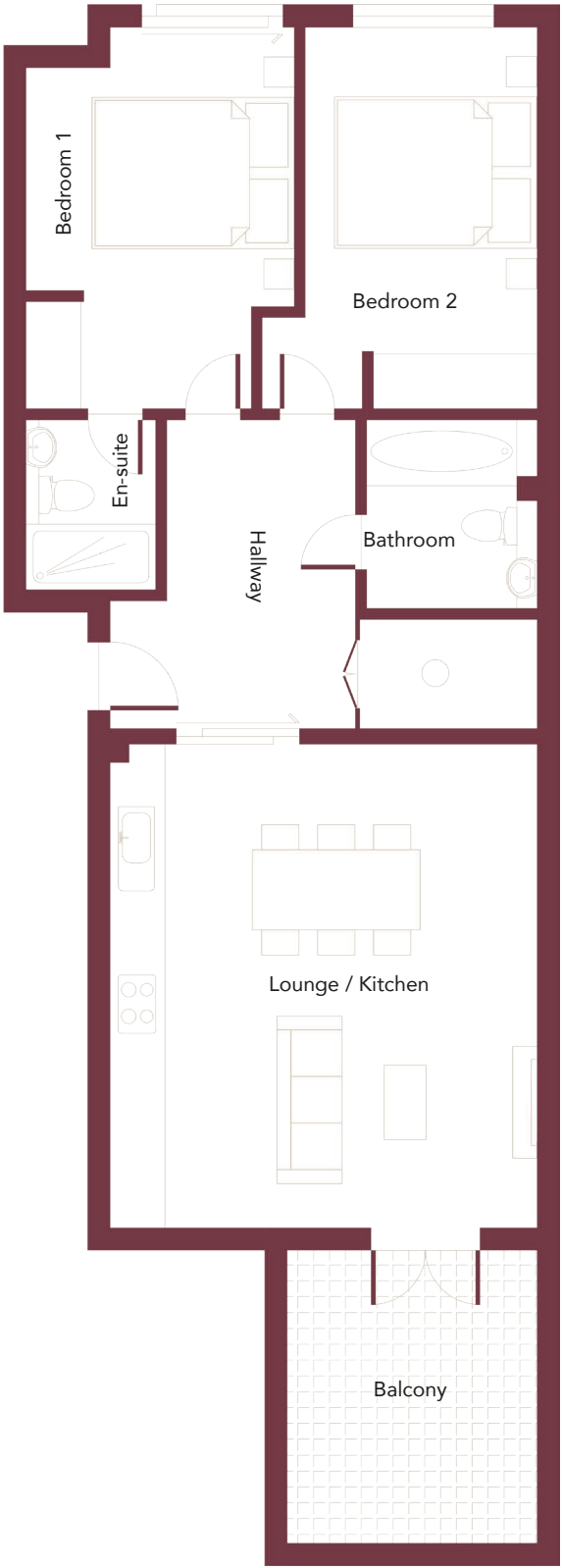
Bathroom
2.1m x 1.9m / 6'11" x 6'3"

En-suite
1.8m x 1.5m / 6'0" x 4'9"

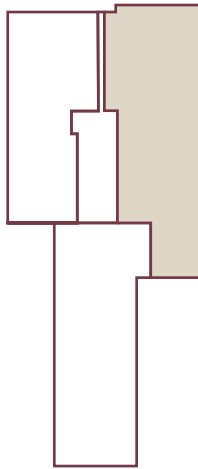
Hallway
3.5m x 2.7m / 11'4" x 9'0"

Balcony
3.3m x 2.8m / 10'9" x 9'2"*

Approx Internal Floor Area
**Excluding Balcony*
74m² / 800ft²



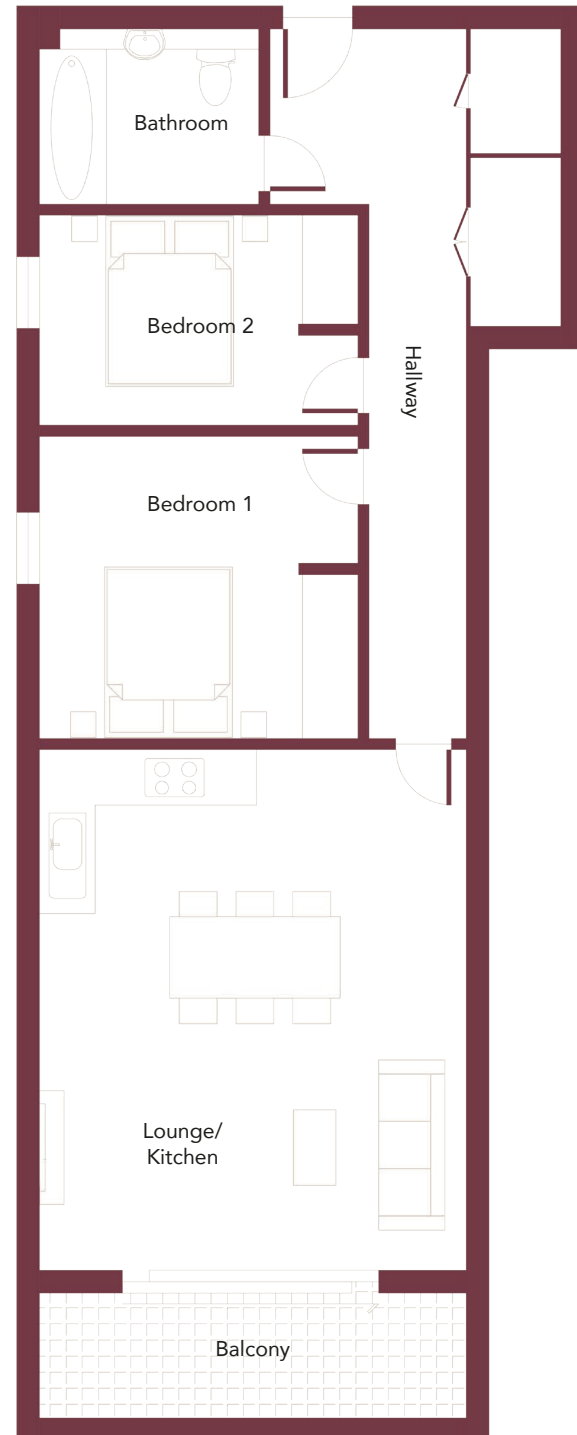
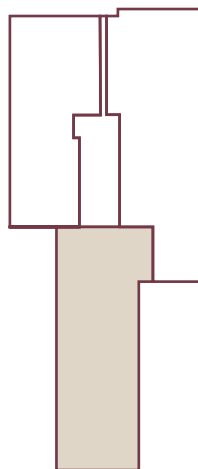
FIRST FLOOR



FLAT SEVEN

- Lounge / Kitchen**
5.7m x 4.7m / 18'10" x 15'5"
- Bedroom 1**
3.5m x 3.3m / 11'6" x 10'11"
- Bedroom 2**
3.5m x 2.3m / 11'6" x 7'7"
- Bathroom**
2.4m x 1.9m / 7'11" x 6'4"
- Hallway**
7.8m x 2.2m / 25'8" x 7'1"
- Balcony**
4.7m x 1.4m / 15'5" x 4'6"*
- Approx Internal Floor Area**
*Excluding Balcony
74m² / 800ft²

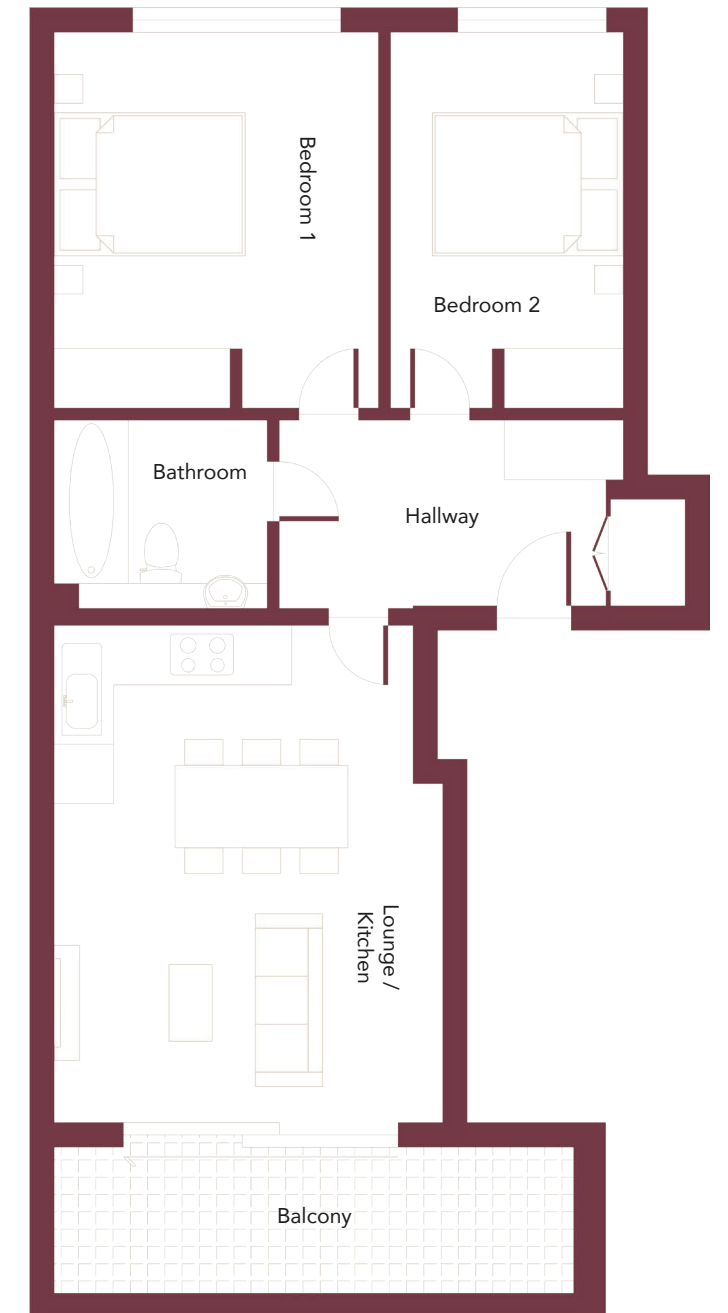
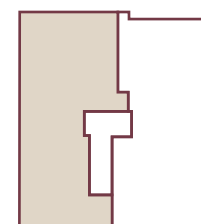
FIRST FLOOR



FLAT EIGHT

- Lounge / Kitchen**
5.1m x 4m / 16'9" x 13'1"
- Bedroom 1**
3.9m x 3.3m / 12'8" x 10'11"
- Bedroom 2**
3.9m x 2.4m / 12'8" x 7'10"
- Bathroom**
2.2m x 1.9m / 7'2" x 6'4"
- Hallway**
3.5m x 1.9m / 11'7" x 6'4"
- Balcony**
5.3m x 1.5m / 17'6" x 4'11"*
- Approx Internal Floor Area**
*Excluding Balcony
60m² / 650ft²

SECOND FLOOR



FLAT NINE

Lounge / Kitchen
6.2m x 4.8m / 20'3" x 11'10"

Bedroom 1
4.1m x 3m / 13'5" x 9'11"

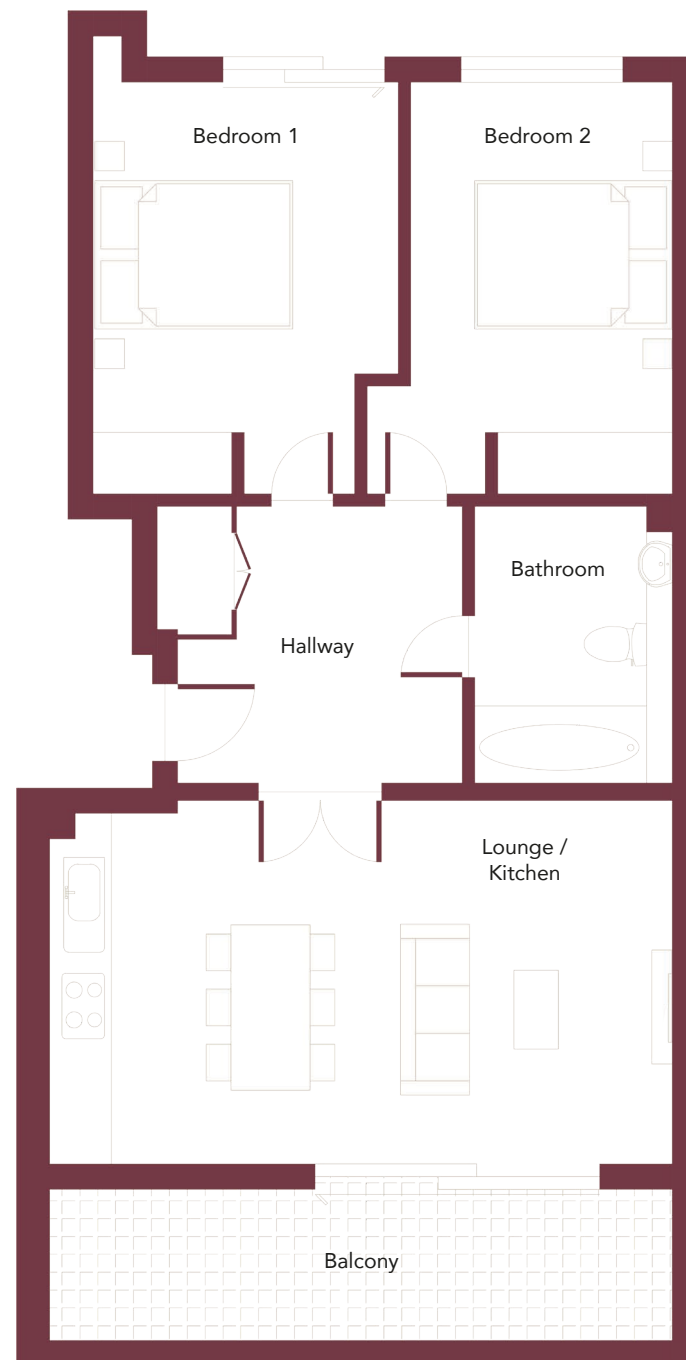
Bedroom 2
4.1m x 3m / 13'5" x 9'11"

Bathroom
2.7m x 2m / 9'0" x 6'5"

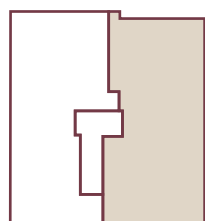
Hallway
2.8m x 2.7m / 9'3" x 9'0"

Balcony
6.2m x 1.5m / 20'3" x 4'11"*

Approx Internal Floor Area
*Excluding Balcony
64m² / 684ft²



SECOND FLOOR





INTERIOR FINISHES

Prime engineered double white oak flooring
Independent multi zone underfloor heating

KITCHEN

Modern style kitchen with a classic painted finish
Terrazzo white stone worktops and full height splashbacks
Neff built-in oven
Neff built-in microwave*
Neff Induction hob
Branded Integrated dishwasher
Branded built-in fridge freezer
Integrated LED cabinet lighting

BEDROOM

Supersoft stain-resistant carpets
Fitted wardrobes
Feature wall panelling
Stylish bedside wall lights

* To selected units

** To bedroom and kitchen areas

*** Security via the Avande Upgrade Portal

LIGHTING

Smart Lighting Control System
Hand picked feature wall lights to bathroom, bedrooms and living areas
USB Sockets**

BATHROOM

Terrazzo ceramic tiled bathrooms
Built-in storage and drawer unit
Matte black brassware
Heated towel rail
Recessed LED lighting

ELECTRICAL & MECHANICAL

Virgin Fibre Connected
Mechanical Ventilation with Heat Recovery

SECURITY & PEACE OF MIND

Smart Home security and intercom system***
Low Carbon Energy Efficient Homes
10 year ICW structural defects 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.

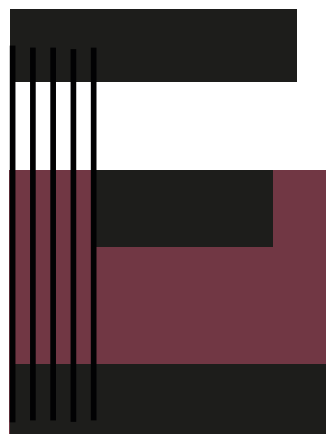
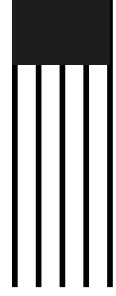
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