



HEATHFIELD

RESIDENCES

luxgrove.homes





16 ELEGANT NEW APARTMENTS

Heathfield Residences is an exclusive collection of 16 apartments set in a pair of stunning period Victorian buildings. Located on a quiet tree-lined street, these architecturally designed homes deliver Luxgrove's signature qualities of character, elegance and excellence.



URBAN LIVING AT ITS FINEST

Heathfield Residences' 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 Residences 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

- Curated and designed by top interior designers Studio Iro
- Built in joinery including bespoke wardrobes, vanity units and TV units (to selected flats)
- Bespoke, fully integrated kitchens with feature islands to selected units. Kitchens equipped with integrated Bosch appliances (no washing machines, other than flat 5), Smeg sinks and taps, and finished with Statuario Quartz worktops and smoked grey mirror splashbacks
- Luxurious marble bathrooms fitted with designer matt black sanitary ware, frameless glass shower screens, built in vanity units
- Nest remote control thermostats
- New double-glazed sash windows throughout
- Underfloor heating throughout
- Wiring for Sky +
- Isolated acoustic structures for improved sound insulation between apartments
- Waterproofing membrane to all walls and floors to help protect against the risk of water damage between apartments
- 10-year structural defects warranty and minimum one-year guarantee on all appliances



The photos in this brochure are from another recent development by the developer and are not actual shots of this property. These photos are for illustrative purposes only.

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.





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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