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LUXGROVE HOMES

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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The Rosemont is a stunning development of 7, two-bedroom apartments and 3, five-bedroom houses situated in the leafy suburb of Acton, located in the West London borough of Ealing. Built by Luxgrove Homes with signature interiors designed by Ademchic, the properties boast a premium elegant aesthetic both inside and out.

Acton is an attractive and vibrant neighbourhood to relocate to with plenty of green open spaces, excellent shopping and leisure facilities as well as fantastic transport links with easy access to both National Rail and London Underground stations.

ROSEMONT ROAD,
LONDON, W3

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A place to call **HOME**

Often referred to as the 'queen of suburbs' due to its rich history, numerous parks and elegant tree-lined streets with rows of Victorian houses, Ealing is a highly desirable area of West London and has also enjoyed a facelift in recent years.





Transport Links

The Rosemont is located within a 10 minute walk of Acton Main Line, the Crossrail station, giving direct access to central London on the Elizabeth Line, along with National Rail connections. It's also a short walk from Acton Town station for the Piccadilly Line and Ealing Common for the District and Piccadilly Lines, meaning potential buyers will be spoilt for choice for speedy links into central London and beyond.



ACTON MAIN LINE
Elizabeth Line, National Rail
12 minutes walk



ACTON TOWN
Picadilly Line
15 minutes walk



WEST ACTON
Central Line
16 minutes walk



EALING COMMON
District and Picadilly Lines
17 minutes walk

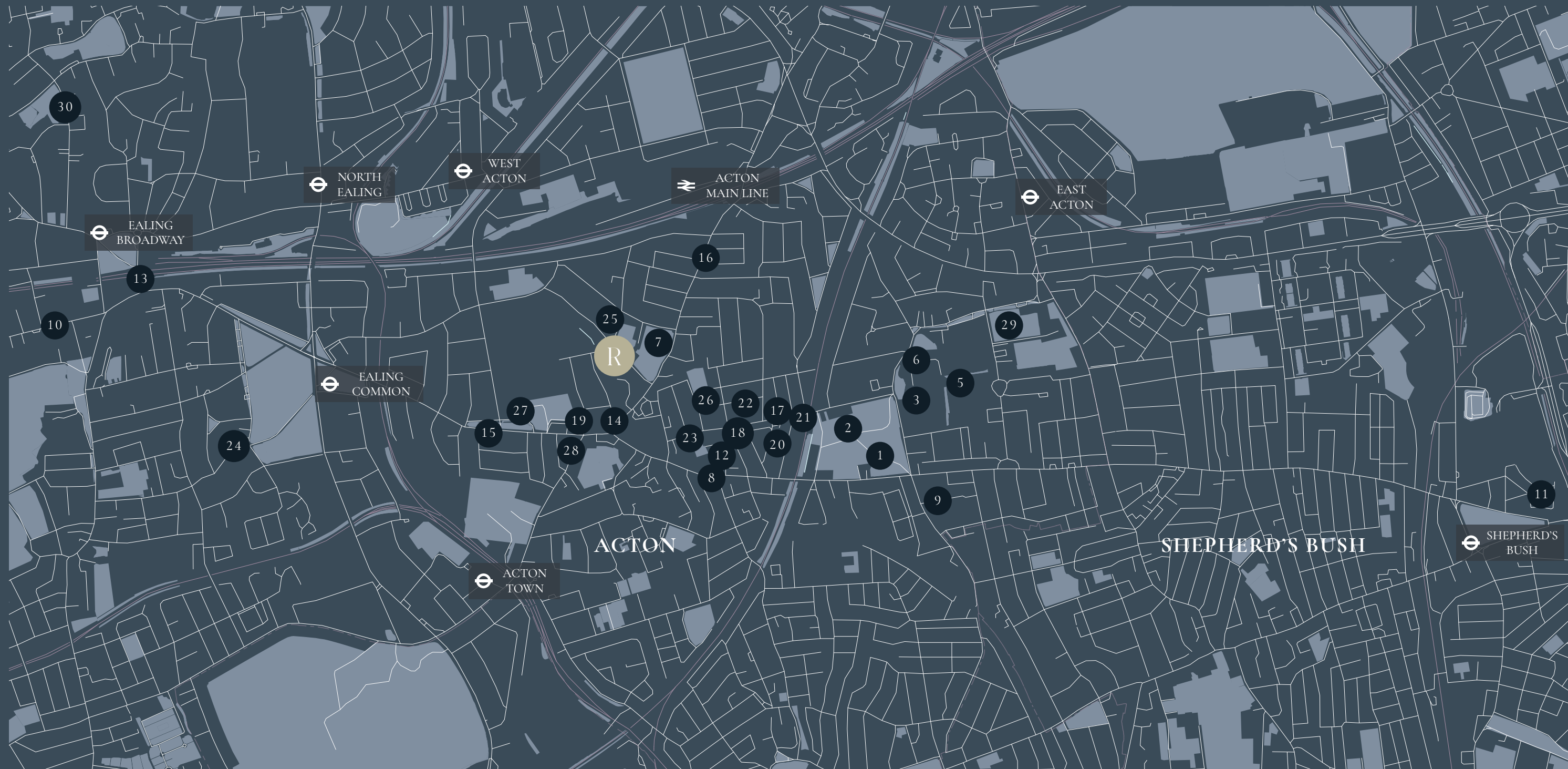
The Local Area

Aside from its aesthetic appeal, there are plenty of things to see and do in the local vicinity. Springfield Park has over 5 acres of grounds including a beautiful rose garden, newly renovated gardens and playground facilities. Perfect for a dog walk or to entertain the children.

Acton Park is also close by and benefits from an outdoor gym, skate park and the well known Putt in the Park.

The main hub of Acton can be found around Churchfield Road with it's many independent shops and eateries, as well as many of the high street staples close by.





Explore the local AREA

LEISURE & RECREATION

1. Acton Park
2. Putt in the Park
3. David Lloyd Acton Park
4. Pure Gym
5. The Box London (Boxing Gym)
6. Acton Cricket Club
7. Springfield Gardens
8. ActOne - Community Cinema
9. Go-karting on The Vale
10. The Filmworks Ealing

RETAIL

11. Westfield in White City
12. The Oaks
13. Ealing Broadway
14. Morrisons
15. Tesco Express
16. Sainsburys Local
17. The Churchfield Food Store

PUBS, RESTAURANTS AND CAFES

18. The Mill Deli
19. The Aeronaut
20. The Rocket
21. The Station House Pub
22. Fed and Watered
23. Hasu Sushi
24. The Grange

EDUCATION

25. St Vincents RC Primary School
26. Derwentwater Primary School
27. Twyford Church of England High School
28. Ark Soane Academy
29. King Fahad Academy
30. St Benedict's School



Computer generated imagery of the Houses Entrance



Stunning INTERIORS

Open-plan living areas bring a sense of space with different zones for cooking, dining and relaxing that flow seamlessly together thanks to the thoughtful layouts and cohesive design. Beautifully crafted shaker style kitchens in matt blue feature integrated appliances and are finished with eye-catching marble-effect worktops and brass fittings to create a striking focal point.





Computer generated imagery of Primary Bedroom

Interior Design by **ADEMCHIC**

Elegant interiors by leading London design studio Ademchic combine quality materials with a meticulous attention to detail for a timeless aesthetic that makes each apartment distinctive and exclusive.

On-trend herringbone flooring is fitted in the open-plan living areas for style and practicality while soft, deep-pile carpets in the bedrooms add comfort underfoot. Space is maximized with storage in the living areas and fitted wardrobes in the bedrooms. Elegant panelling on the walls adds a smart and sophisticated design detail throughout.

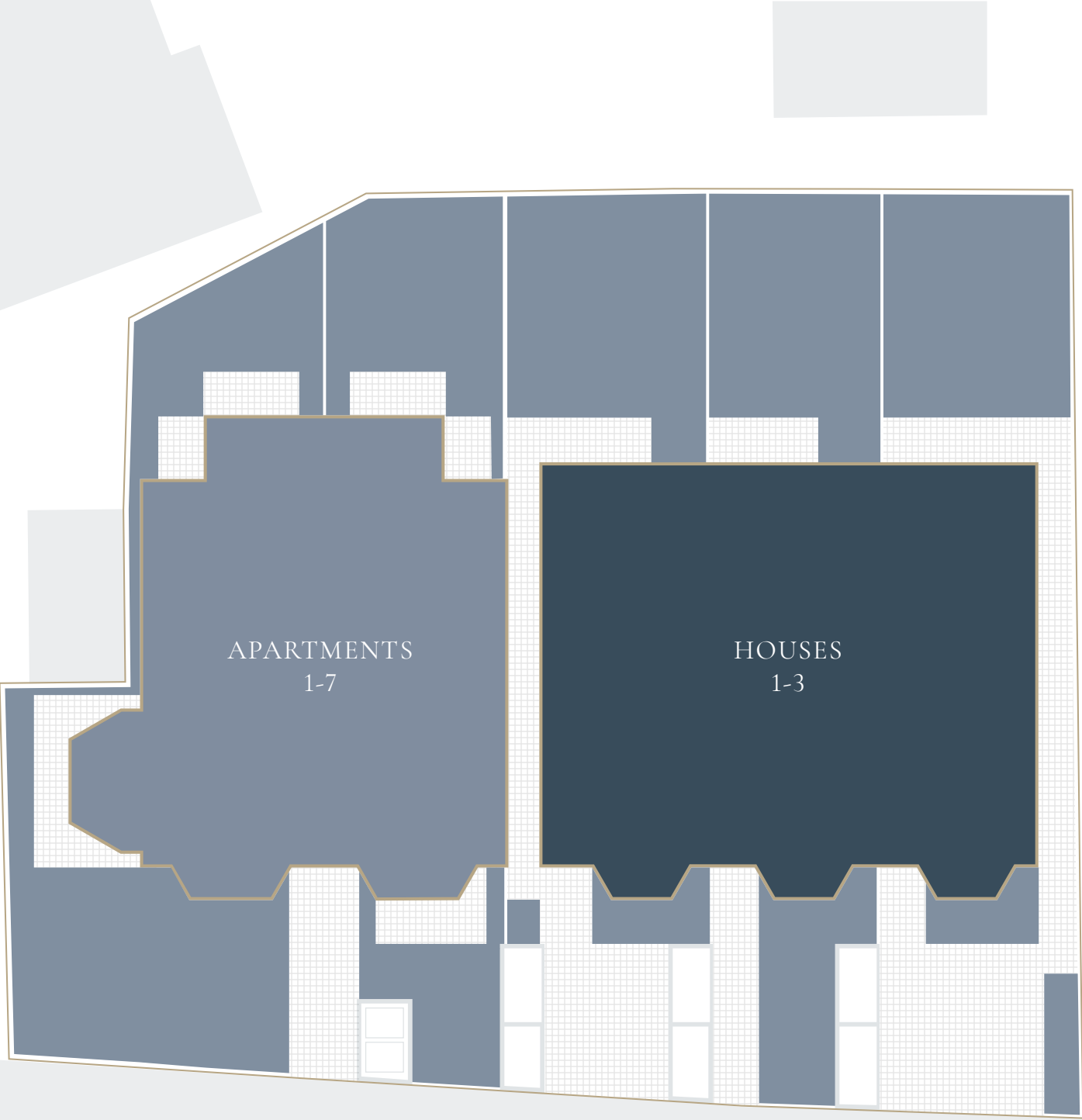
Bathrooms feature a luxurious design scheme of Calacatta marble-effect wall and floor tiles for a streamlined look. Wall-hung fitted furniture, walk in showers and wide-width mirrors create a spacious spa-like sanctuary. Brass fittings and black details from the shower panel to the cupboard handles bring a contemporary finishing touch.



Computer generated imagery of Bathroom



Computer generated imagery of Living Room of Flat 1



Rosemont Road

HOUSES

HOUSE	BEDS	TOTAL AREA SQM	TOTAL AREA SQFT	PAGE
One	5	179	1926	26
Two	5	181	1948	28
Three	5	179	1926	30

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.

House ONE

Approx Internal Floor Area
179 sqm / 1926 sqft

Kitchen / Dining / Living
5.1 m x 14 m

WC
1.4 m x 0.9 m

Hallway
8.5 m x 1.6 m

Bedroom One
5.1 m x 5.5 m

Ensuite
2.8 m x 2.3 m

Bedroom Two
3.9 m x 3.4 m

Ensuite
2.8 m x 1.3 m

Bedroom Three
3.8 m x 2.9 m

Bedroom Four
3.0 m x 2.4 m

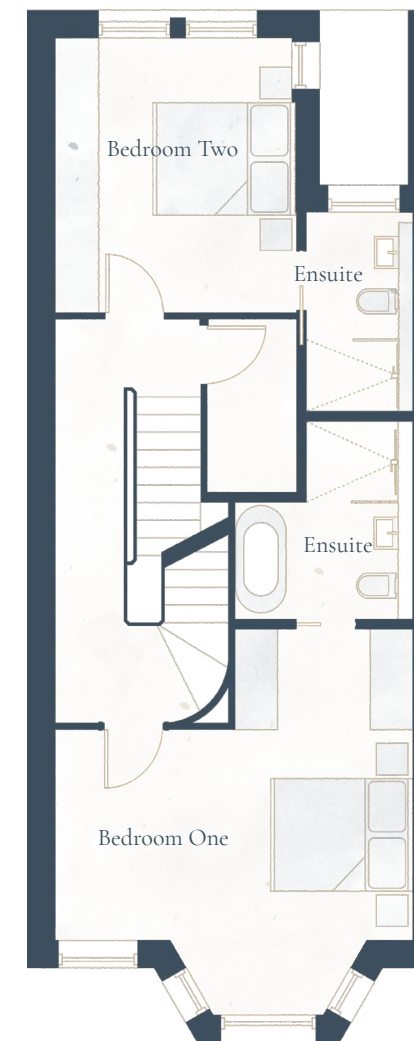
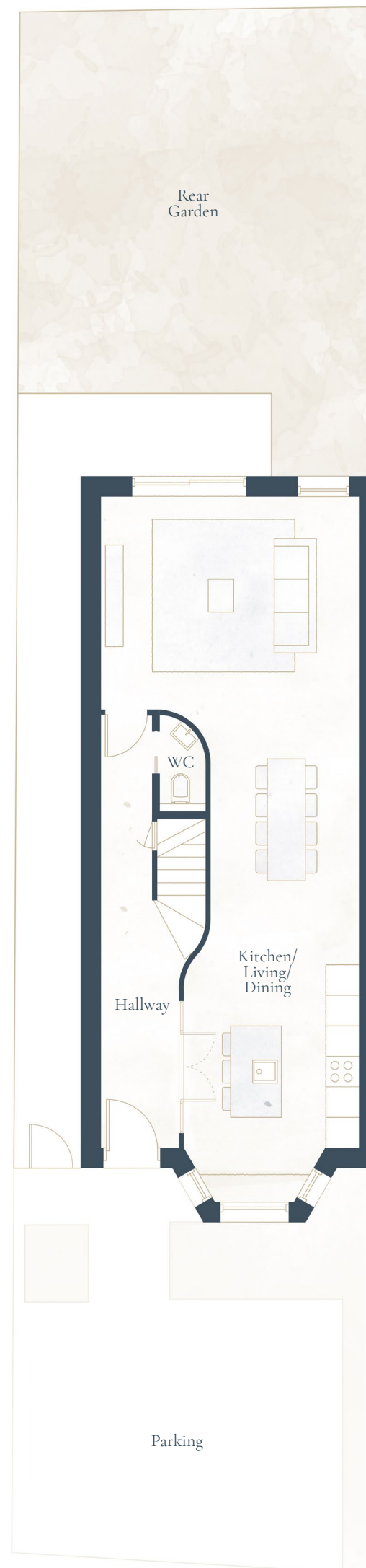
Bedroom Five / Study
3 m x 2.2 m

Bathroom
2.8 m x 1.8 m

Terrace One
2.3 m x 1.0

Terrace Two
3.4 m x 0.6 m

Garden (Rear)
8.9 m x 6.6 m



House TWO

Approx Internal Floor Area
181 sqm / 1948 sqft

Kitchen / Dining / Living
5.1 m x 14 m

WC
1.5 m x 0.9 m

Hallway
8.5 m x 1.6 m

Bedroom One
5.1 m x 5.5 m

Ensuite
2.8 m x 2.3 m

Bedroom Two
3.9 m x 3.5 m

Ensuite
2.8 m x 1.3 m

Bedroom Three
3.8 m x 2.9 m

Bedroom Four
3.0 m x 2.4 m

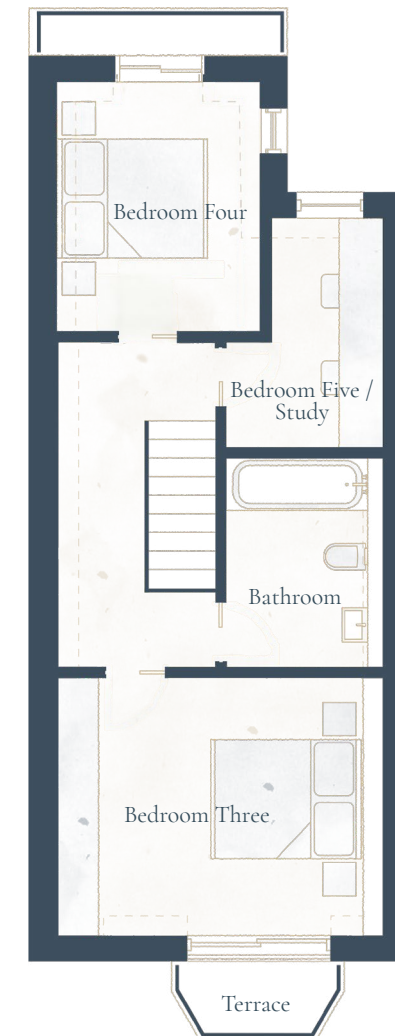
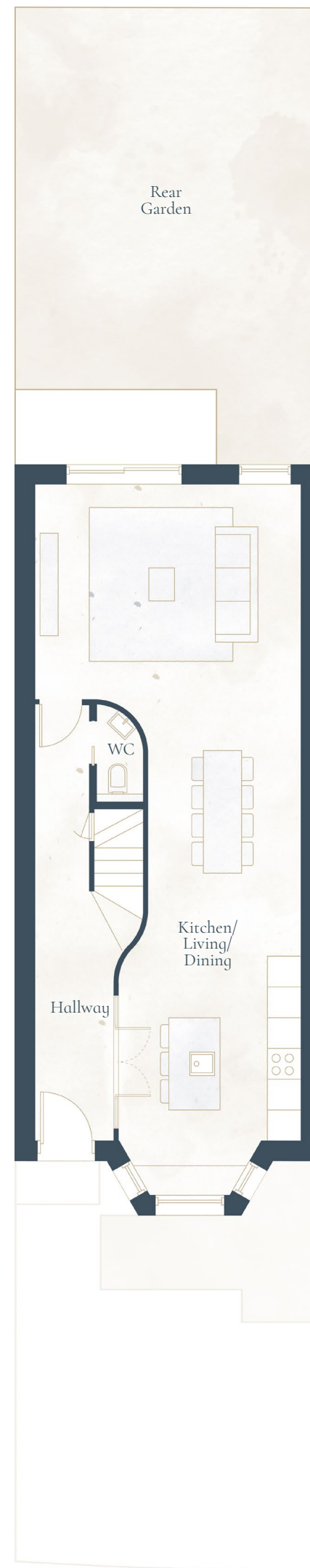
Bedroom Five / Study
3.0 m x 2.2 m

Bathroom
2.8 m x 1.8 m

Terrace One
2.3 m x 1.0 m

Terrace Two
3.4 m x 0.6 m

Garden (Rear)
8.9 m x 5.7 m



House
THREE

Approx Internal Floor Area
179 sqm / 1926 sqft

Kitchen / Dining / Living
5.1 m x 14 m

WC
1.4 m x 0.9 m

Hallway
8.5 m x 1.6 m

Bedroom One
5.1 m x 5.5 m

Ensuite
2.8 m x 2.3 m

Bedroom Two
3.9 m x 3.4 m

Ensuite
2.8 m x 1.3 m

Bedroom Three
3.8 m x 2.9 m

Bedroom Four
3.0 m x 2.4 m

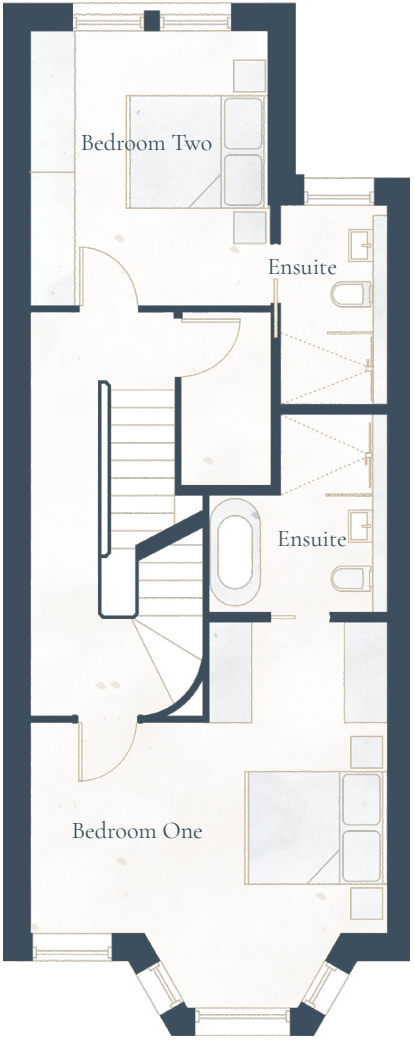
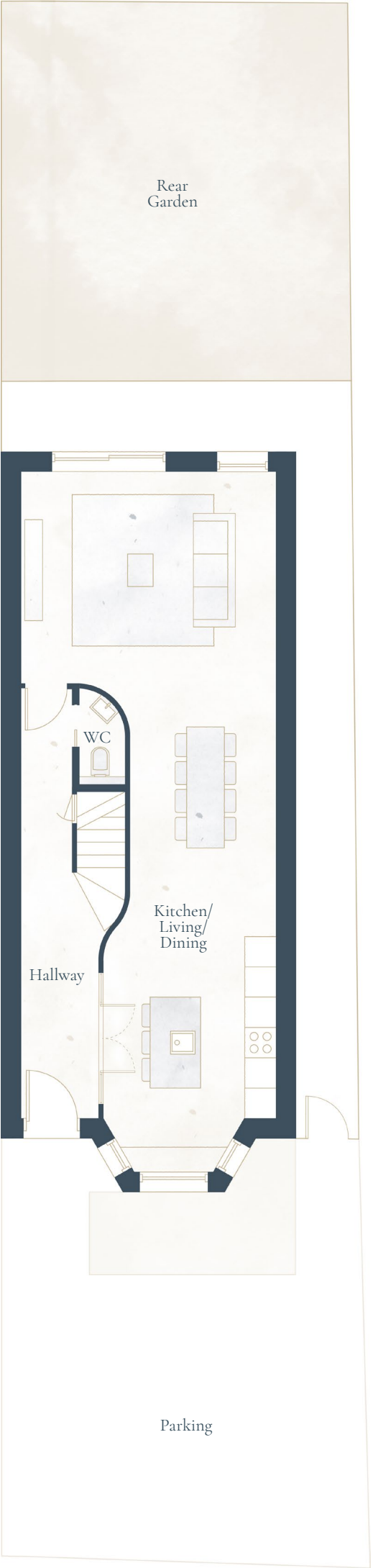
Bedroom Five / Study
3.0 m x 2.2 m

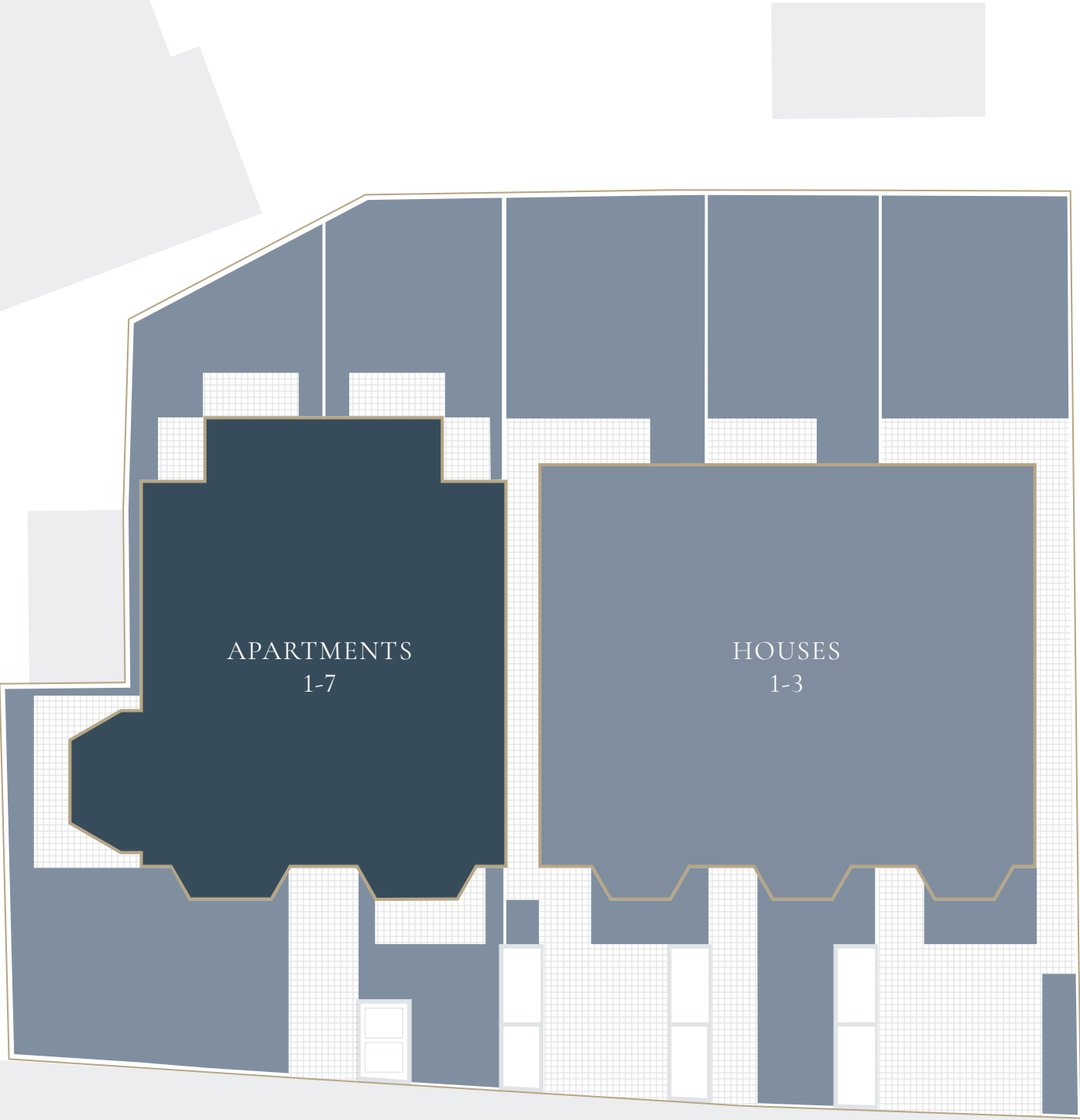
Bathroom
2.8 m x 1.8 m

Terrace One
2.3 m x 1.0 m

Terrace Two
3.4 m x 0.6 m

Garden (Rear)
8.9 m x 6.6 m





Rosemont Road

APARTMENTS

APARTMENT	BEDS	FLOOR	TOTAL AREA SQM	TOTAL AREA SQFT	PAGE
One	2	Ground	81	872	34
Two	2	Ground	67	721	35
Three	2	First	66	710	36
Four	2	First	65	694	37
Five	2	Second	66	710	38
Six	2	Second	65	694	39
Seven	2	Third	121	1301	40

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Apartment ONE

Approx Internal Floor Area
81 sqm / 872 sqft

Kitchen / Dining / Living Room
6.3 m x 6.6 m

Bedroom One
4.8 m x 3.5 m

Ensuite
2.0 m x 1.7 m

Bedroom Two
4.9 m x 2.9 m

Bathroom
2.2 x 1.7 m

Garden (Rear)
6.3 m x 6.3 m

Garden (Front)
8.7 m x 11.3 m



Apartment TWO

Approx Internal Floor Area
67 sqm / 721 sqft

Kitchen / Dining / Living Room
6.6 x 4.2 m

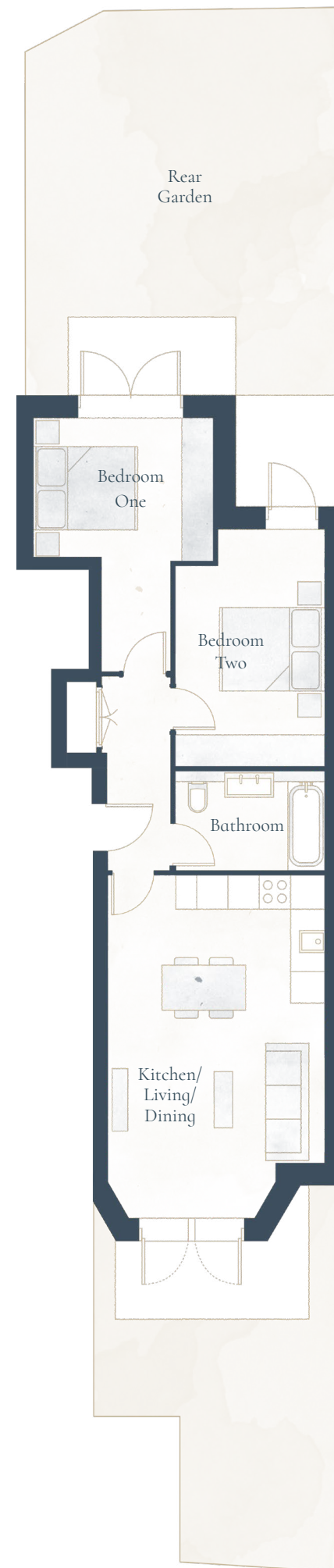
Bedroom One
4.9 m x 3.5 m

Bedroom Two
4.6 m x 2.9 m

Bathroom
2.9 m x 1.9 m

Garden (Rear)
7.3 m x 5.9 m

Garden (Front)
4.5 m x 6.1 m



Apartment THREE

Approx Internal Floor Area
66 sqm / 710 sqft

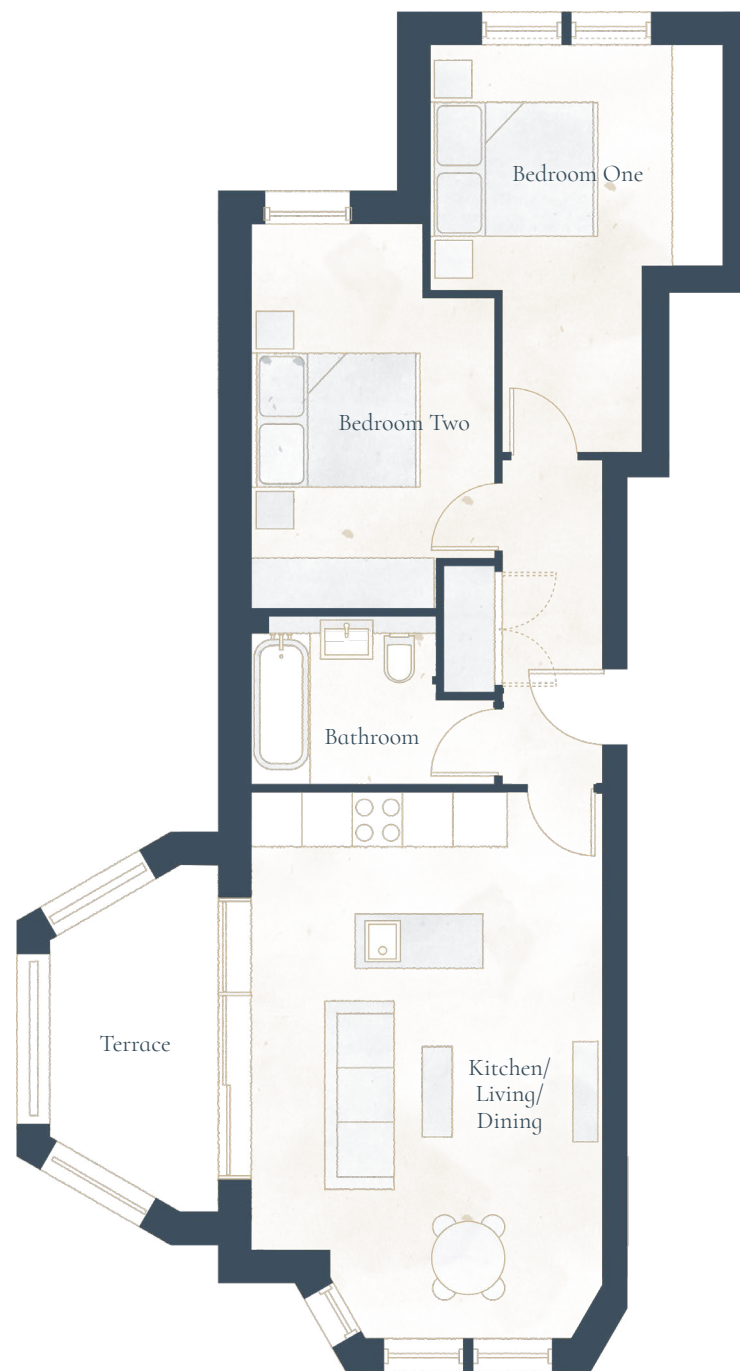
Kitchen / Dining / Living Room
6.5 m x 4.3 m

Bedroom One
4.6 m x 2.9 m

Bedroom Two
3.5 m x 4.9 m

Bathroom
2.2 m x 1.8 m

Terrace
4.1 m x 2.0 m



Apartment FOUR

Approx Internal Floor Area
65 sqm / 694 sqft

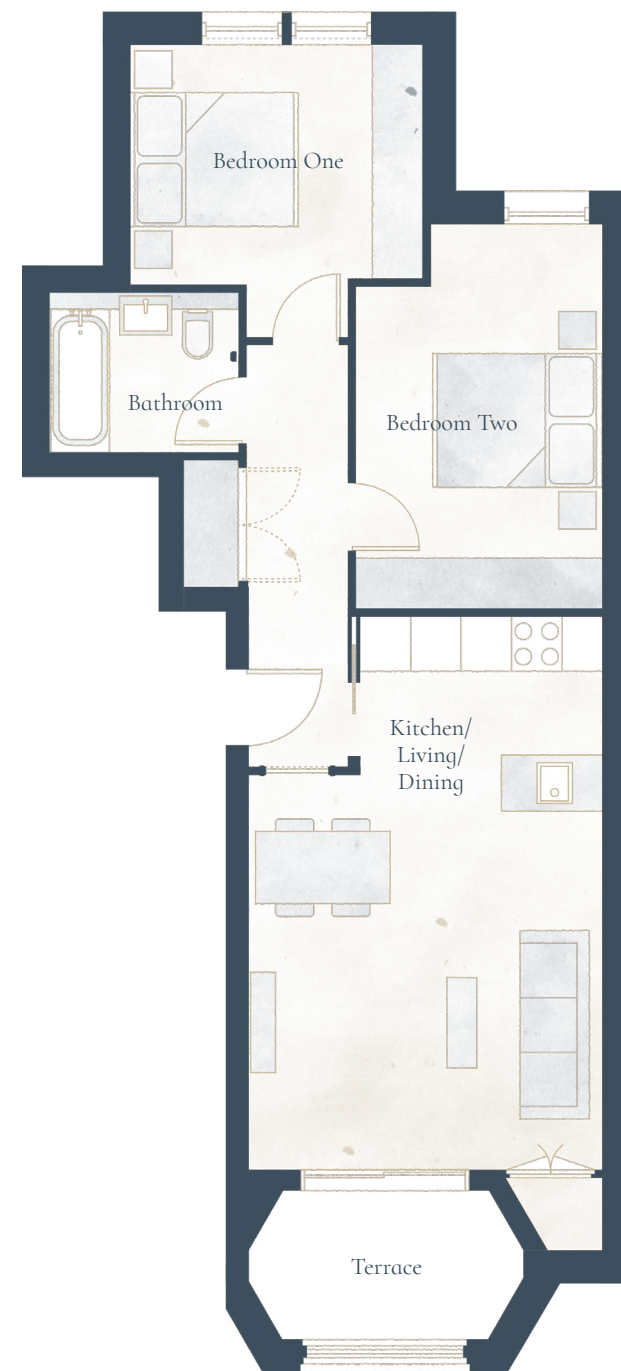
Kitchen / Dining / Living Room
6.5 m x 4.3 m

Bedroom One
4.6 m x 3.0 m

Bedroom Two
3.5 m x 3.5 m

Bathroom
2.2 m x 1.7 m

Terrace
3.3 m x 1.8 m



Apartment FIVE

Approx Internal Floor Area
66 sqm / 710 sqft

Kitchen / Dining / Living Room
6.5 m x 4.3 m

Bedroom One
4.6 m x 2.9 m

Bedroom Two
3.5 m x 4.9 m

Bathroom
2.2 m x 1.8 m

Terrace
4.1 m x 2.0 m



Apartment SIX

Approx Internal Floor Area
65 sqm / 694 sqft

Kitchen / Dining / Living Room
6.5 m x 4.3 m

Bedroom One
4.6 m x 3.0 m

Bedroom Two
3.5 m x 3.5 m

Bathroom
2.2 m x 1.7 m

Terrace
3.3 m x 1.8 m



Apartment SEVEN

Approx Internal Floor Area
121 sqm / 1301 sqft

Kitchen / Dining / Living
10.1 m x 5.1 m

Bedroom One
3.7 m x 3.7 m

Ensuite
1.5 m x 2.2 m

Bedroom Two
3.6 m x 4.4 m

Bedroom Three / Study
2.3 m x 1.85 m

Bathroom
2.0 m x 1.7 m

Terrace One
3.2 m x 10.75 m

Terrace Two
3.2 m x 1.2 m

Terrace Three
3.2 m x 1.2 m





Computer generated imagery of the garden in House 2

SPECIFICATION

KITCHEN

British made shaker style kitchens
Calacatta Gold worktops with full height splashbacks
Kitchen islands with bar seating *
Neff Induction hob
Neff oven
Neff integrated microwave*
Neff Integrated dishwasher
Neff Integrated fridge freezer
Integrated extractor hood
Integrated LED cabinet lighting

BATHROOM

Large format marble tiled bathrooms
Built-in mirrored vanity unit
Brushed brass brassware
Heated towel rail

ELECTRICAL

SKY+ Connected*
Fibre broadband connected
Digilux Smart Lighting Control System
Wall lights to primary bedrooms
Pendant feature lighting to kitchen island and dining areas*
USB Sockets **

INTERIOR FINISHES

Herringbone flooring
Concealed curtain recesses *
Cornice *

BEDROOMS

Supersoft stain-resistant carpets
Flats: Built-in wardrobes to all bedrooms
Houses: Built-in wardrobes to 3 bedrooms
Feature wall design to primary bedrooms

AMENITIES

Private garden to ground floor apartments
Balconies to all apartments
Luxurious communal areas
Lift access to all floors

SECURITY

Houses: Smart door entry system
Flats: Video door entry system
Low carbon energy efficient homes
10-year ICW structural defects warranty
Energy Efficient Air Source Heat Pump heating and cooling in Houses
Independent multi zone underfloor heating
Pre Wired for CCTV (Ground floor flats and Houses)***

**To selected units
**To bedroom and kitchen areas
*** Available via Avande Upgrade*

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

SMART HOME TECHNOLOGY

Your home comes with a unique portal called SELECT. Within the portal are the latest smart technology solutions designed specifically for your home.



All the products on the Avande Select portal have been designed to work for your home. Your portal already knows the amount of lights, the circuits in your home, the measurements of windows and the mechanical systems. Whatever you choose is guaranteed to be compatible with your home. Avande Select is designed for you to be one click away from a smart home!



AUDIO



SECURITY



CINEMA



LIGHTING



SHADES



COMFORT





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