NORTH COMMON

An exclusive development of four, two bedroom luxury apartments available over 1st & 2nd floors

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EALING ~ Queen of the suburbs, with excellent transport links

Ealing is well connected with Heathrow Airport, central London and beyond. Ealing Broadway station (7 min walk) is served by the Great Western Main Line and the London Underground (fare zone 3) And will have the further advantage of the **Crossrail** link in 2016. There are also 4 other tube stations.

- Westend 25 mins
- Heathrow 24 mins
- King's Cross 35 mins
- Oxford Circus 25 mins
- Embankment 37 mins
- Covent Garden 34 mins

Ealing is a major suburban district of west London. It is located 7.9 miles (12.7 km) west of Charing Cross and around 12 miles (19.3 km) from the City of London. Historically a rural village in the county of Middlesex, it became a London suburb in the 1830's and greatly expanded, it still retains much of its original character and is still dominated by grand victorian family homes surrounding the common, such as North Common.

Todays town is a vibrant and diverse centre for modern life and is a thriving base for film-makers and musicians. One of London's greenest boroughs Ealing is abound by parks & open spaces such as Ealing Common (a 2 min walk across the road), Walpole Park (15 mins), Pitshanger Parks (30 mins) and Haven Green (8 mins). A wide array of high street favourites and numerous independent shops thrive, and residents are spoilt for choice with top quality restaurants and pubs.

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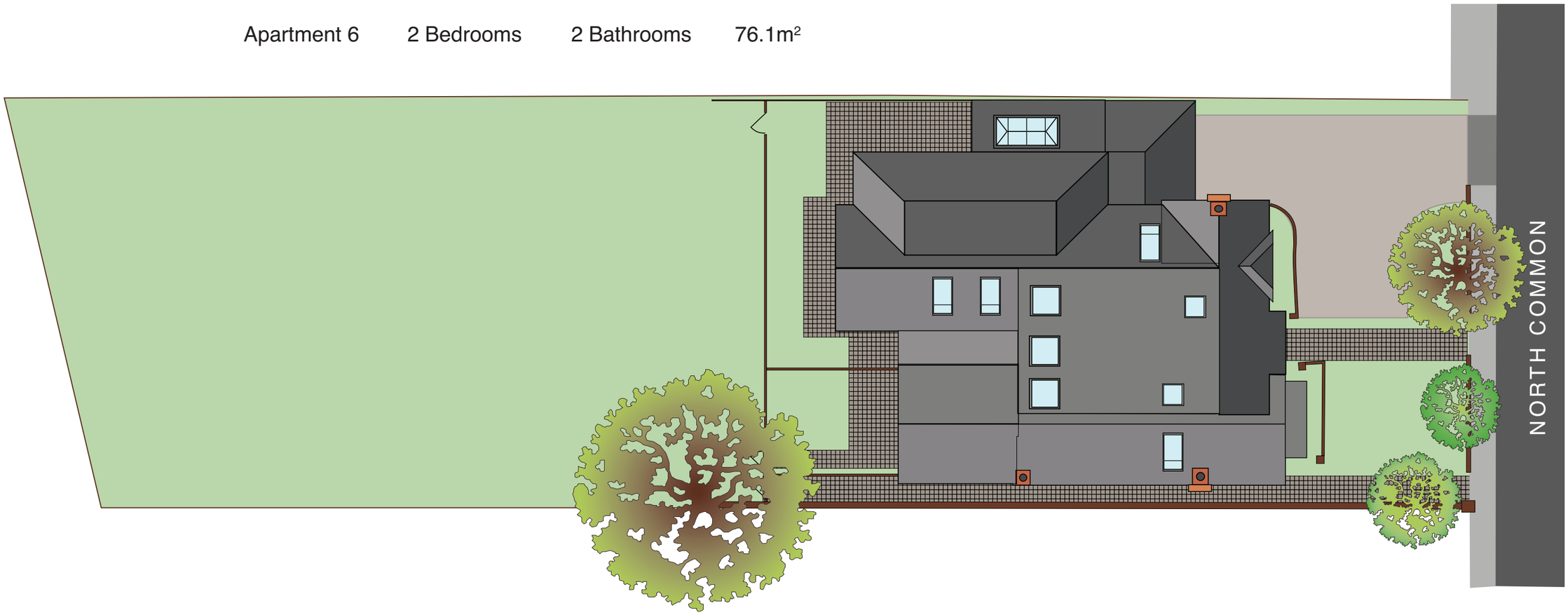
Site Layout

FIRST FLOOR

Apartment 4	2 Bedrooms	1 Bathroom	73.6m²
Apartment 5	2 Bedrooms	2 Bathrooms	76.7m²
Apartment 6	2 Bedrooms	2 Bathrooms	76.1m²

SECOND FLOOR

Apartment 7	2 Bedrooms	1 Bathroom	130.6m²



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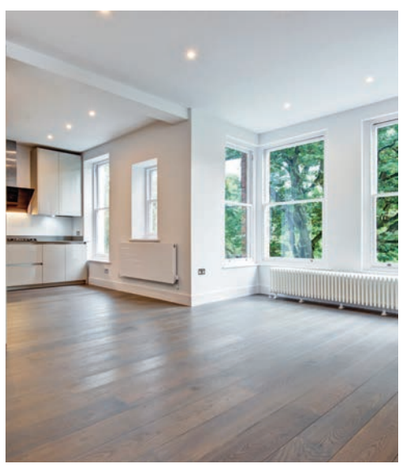
Specification



General Specification

- Gas fired central heating
- LED down-lighters to all rooms
- Stainless steel door furniture and lighting switches throughout
- Double glazed timber framed windows
- Solid doors throughout with bespoke detailing to match period skirting and architraves

Kitchen

- Fully fitted kitchen offering comprehensive storage solutions with high gloss finish
- Coordinated marble worktop and upstands with underslung stainless steel sink and fluted drainer
- Fully integrated appliances including Seimens Fridge/ Freezer, Seimens Electric Fan Oven, with Black Glass Induction Hob, Extract Hood & Dishwasher
- Washing Machine and Tumble Dryer built in to units

Bathrooms & Ensuites

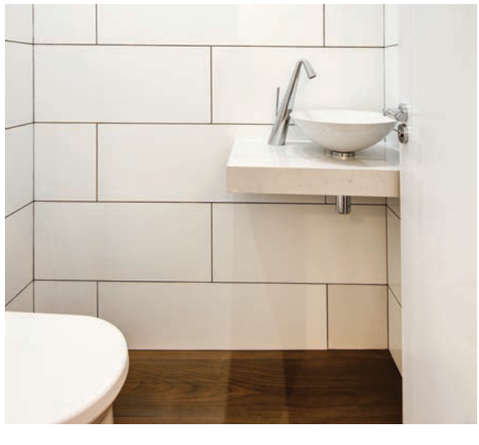
- Modern style white sanitary ware
- Bath with shower mixer and chrome shower screen
- Vanity units with wc & hand basin
- Large chrome towel rail
- Coordinated ceramic tiling

Security & Home Entertainment

- Fitted intruder alarm
- Digital cabled outlets throughout
- TV points with broadband and Sky facilities
- Smoke detectors

Warranty

- Each apartment comes with a 10 year CRL Warranty



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First Floor

Apartment 4

Kitchen	3.32m x 2.43m	10'9" x 7'10"
Living/Dining	5.18m x 4.26m	16'10" x 13'10"
Bedroom 1	3.73m x 3.50m	12'2" x 11'5"
Bedroom 2	3.86m x 2.73m max	12'7" x 8'10"

Apartment 5

Kitchen/Living/Dining	5.50m x 4.57m	18'0" x 14'10"
Bedroom 1	4.57m x 3.92mmax	14'10" x 12'9"
Bedroom 2	4.10mmax x 3.38m	13'5" x 11'1"

Apartment 6

Kitchen/Living/Dining	7.07m x 4.60mmax	23'2" x 15'1"
Bedroom 1	4.08m x 3.70m	13'4" x 12'1"
Bedroom 2	3.52m x 3.37mmax	11'5" x 11'1"

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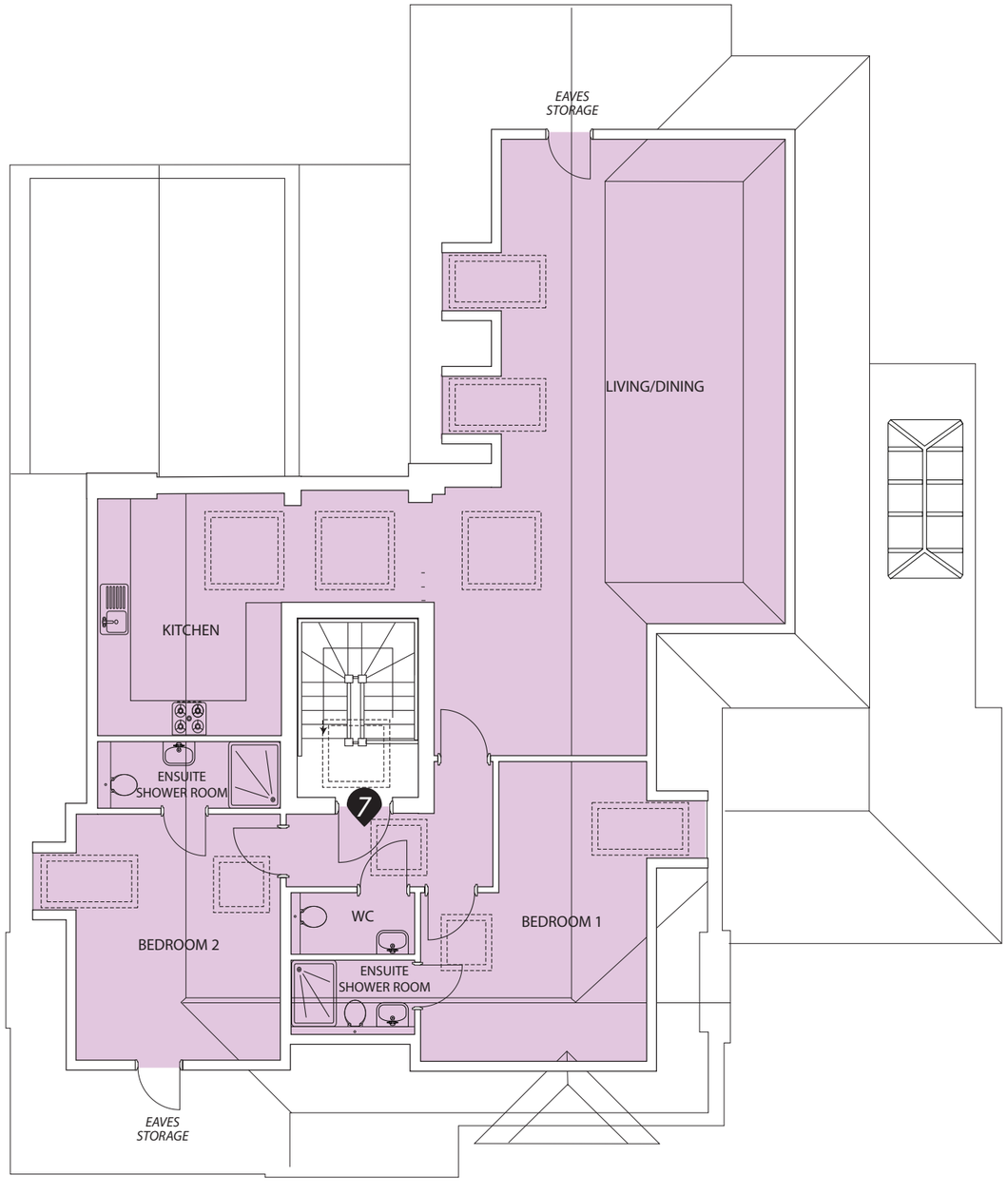
Second Floor



Apartment 7

Kitchen	4.35m x 3.37m$_{max}$	14'3" x 11'1"
Living/Dining	11.04m$_{max}$ x 5.12m	36'2" x 16'8"
Bedroom 1	5.37m$_{max}$ x 4.17m$_{max}$	17'6" x 13'7"
Bedroom 2	4.44m x 3.69m$_{max}$	14'6" x 12'1"

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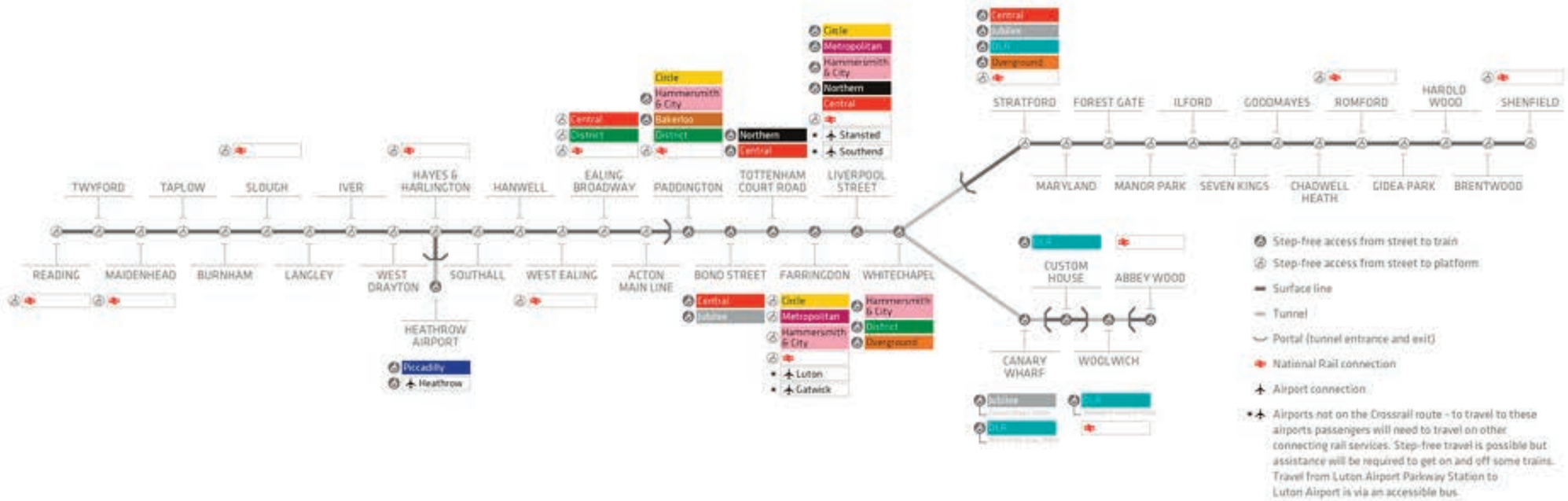
Crossrail is Europe's largest infrastructure project

Stretching from Reading, Maidenhead, Slough and Heathrow in the west, across to Shenfield and Abbey Wood in the east. From improving journey times across London, to easing congestion and offering better connections, Crossrail will change the way people travel around the capital. Crossrail will, for the first time, deliver a direct connection between all of London's main employment centres; linking Heathrow with Paddington, the West End, the City and Canary Wharf.

The new railway will reduce journey times, ease congestion and improve connections.Up to 24 trains per hour will operate in the central section between Paddington and Whitechapel during peak periods, with each train able to carry 1,500 passengers. An estimated 200 million people will travel on Crossrail each year. Many of these people will be making the switch from road transport to an environmentally sustainable railway. When Crossrail opens in 2018, it will increase London's rail-based transport network capacity by 10 per cent and dramatically cut journey times across the city.



- For Residents and Investors, the capital values are projected to increase around Crossrail stations in central London by 25 per cent, and by 20 per cent in the suburbs.
- According to research for Crossrail by GVA. Crossrail could help create £ 5.5 billion in increased values to residential and commercial real estate along its route by 2021.
- Crossrail will support the delivery of nearly 60,000 new homes and 3.25 million square metres of commercial space.
- Commercial office values, near to Crossrail stations, will continue to increase over the next decade with an uplift of 10 per cent in capital value, above an already rising baseline projection.