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KING'S COURT

ACTON W3

ACTON

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## KING'S COURT, ACTON W3

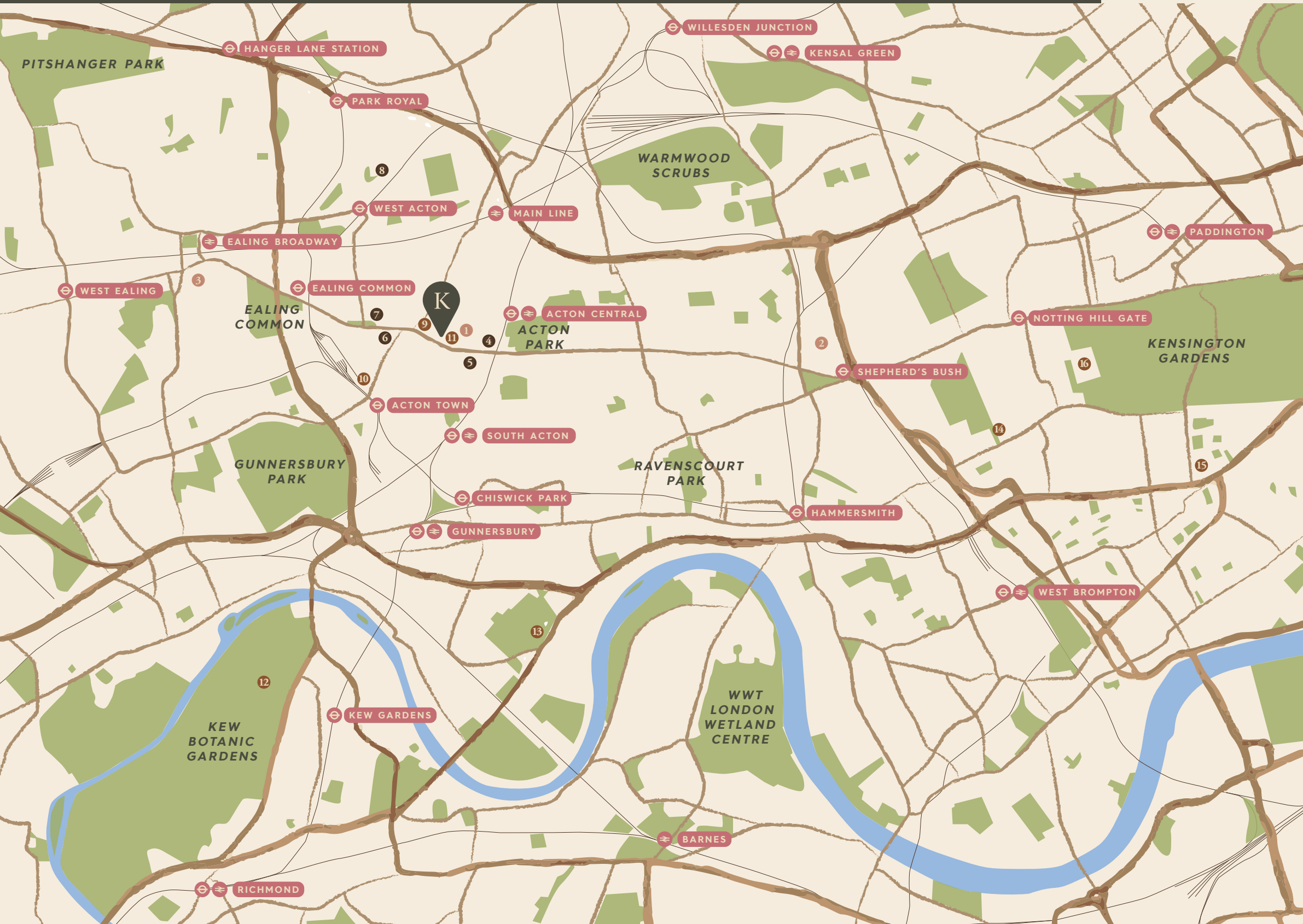
A superbly finished collection of 1, 2 and 3 bedroom apartments and duplexes, King's Court enjoys a prime location at the heart of Acton's regeneration.

Boasting the same abundance of greenery that made neighbouring Ealing and Chiswick so desirable, Acton is being reborn and stepping out of their shadows. Crossrail is making the area's already superb transport links even better. There's an array of redevelopment projects underway, cementing its transformation. Add to this, the value for money Acton offers and its strong community spirit, and it's no wonder so many people are heading west.










### KEY

 Shopping

1. The Oaks Shopping Centre
2. Westfield - White City (3.3 miles)
3. Ealing Broadway Shopping Centre (2.2 miles)

 Leisure

4. Arch Climbing Wall: Arch Acton
5. Everyone Active: Acton Centre
6. PureGym London Acton
7. Everyone Active: Twyford Centre
8. Oxygen Freejumping Trampoline Park (1.6 miles)

 Points of Interest

9. Acton Market
10. London Transport Museum Depot
11. St Mary's Church
12. Kew Botanic Gardens
13. Chiswick House and Gardens
14. Design Museum
15. The Victoria & Albert Museum
16. Kensington Palace



### GREEN SPACES

Derived from the Anglo-Saxon word for oak settlement, Acton's verdant name is only fitting. In the 1700s the area was a favoured country retreat of London's rich, who were drawn to its open spaces and the mineral water of Acton Wells. The spread of the capital's suburbs have reduced some of the area's forests, but it's still very much a leafy escape from central London's bustle.



From cutting edge plays to world-class comedians and musicians, there's plenty of culture within easy reach. Kew Gardens hosts a season of concerts on its grounds, whilst The Hammersmith Apollo, Chiswick Playhouse and Lyric Theatre are only a short trip away.

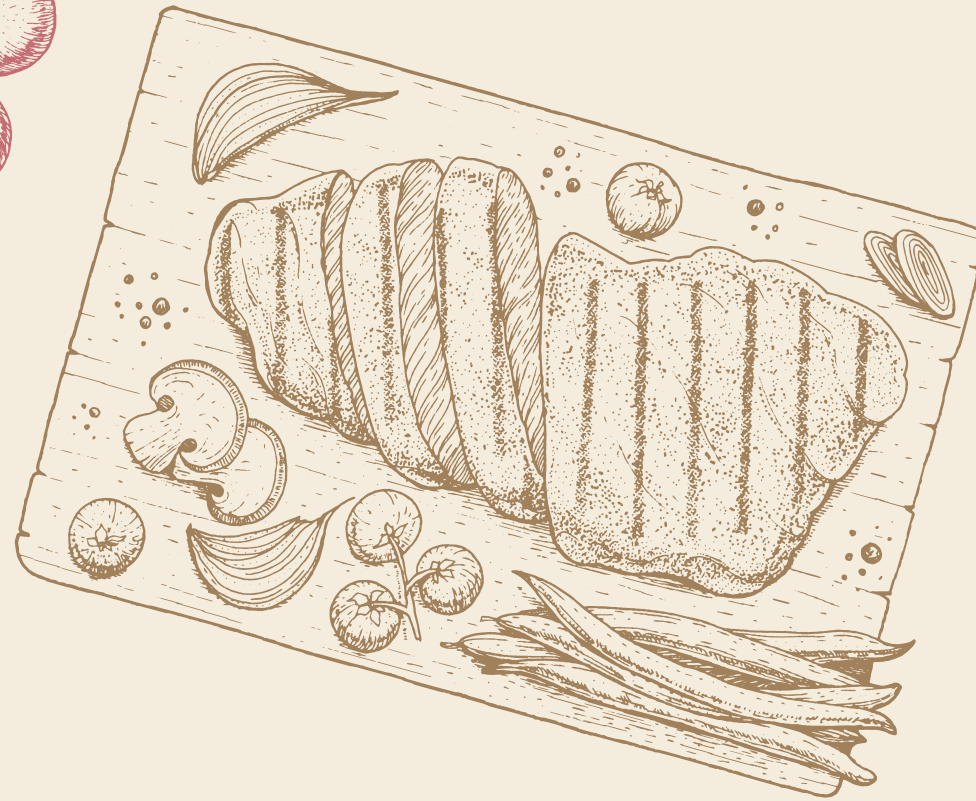




### FOOD & DRINK

Acton's restaurants are a perfect reflection of the diverse community that call this corner of London home. From Greek and Polish to Lebanese and Antipodean – a world tour of gastronomic delights await your enjoyment. Even better - these restaurants are right on your doorstep, clustered around the Acton High Street and Churchfield Road areas.

The bars are equally as varied. The Aeronaut has a circus themed garden, its own brewery and aerial acrobatics shows. The Rocket is a more traditional gastro-pub. Or there's the 17th Century, The George and Dragon, which began its life as a staging post for travellers on their way to Oxford and now flies the flag for the finest microbreweries. In short, whatever your tastes, rest assured you'll be well catered for.





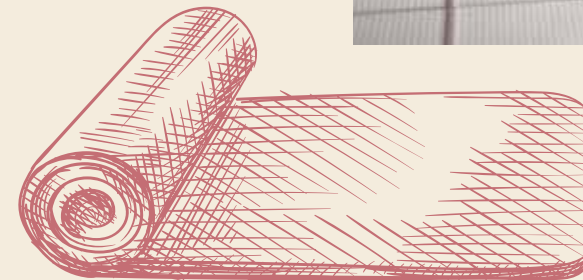
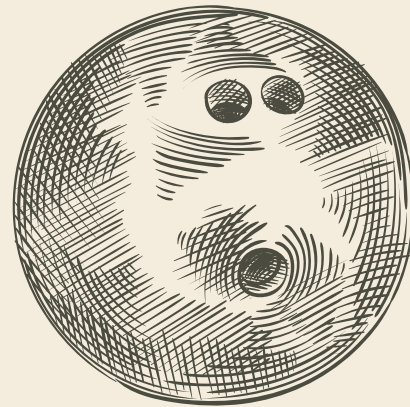
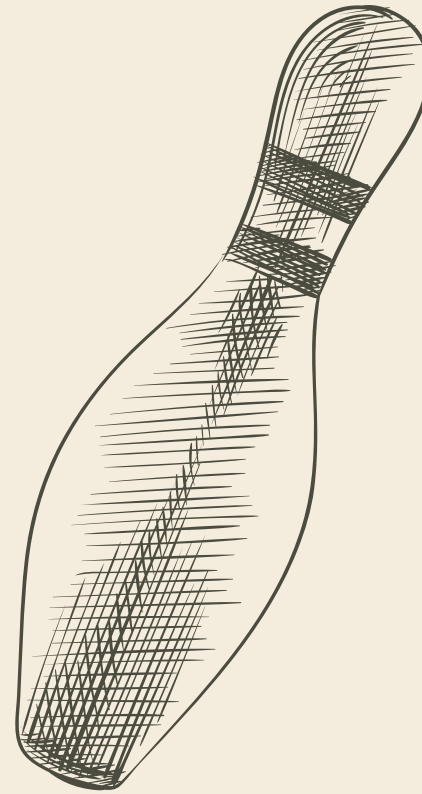
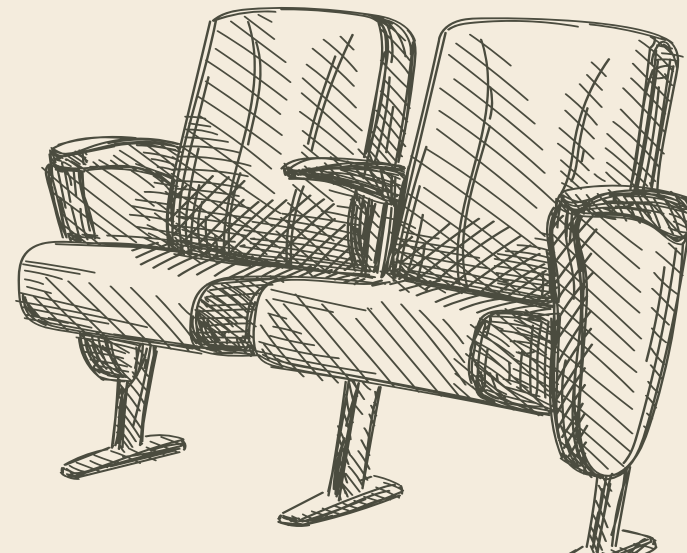


### LOCAL AMENITIES

For all your essentials, there are several supermarkets moments away and plenty of local independent food stores. The Oaks Shopping Centre is also close to hand and ideal for practical purchases. However if you're looking to enjoy some more wardrobe focused retail therapy, Westfield White City and the West End are readily accessible.

For fitness fans, there are a number of gyms in the area, including the Acton Centre which as well as the usual fitness equipment, runs a variety of classes and has an eight lane 25m pool. Or you could try The Arch climbing wall, if you're feeling more adventurous.

Entertainment is also on offer thanks to the easy to reach Hammersmith Apollo, Chiswick Playhouse and Lyric Theatre. From cutting edge plays to world-class comedians and musicians, there's plenty to enjoy. Kew Gardens hosts a season of concerts in its grounds.







**ACTON OLD TOWN HALL**  
4 mins. walk  
Bus

- Ealing Broadway 7 mins.
- Shepherd's Bush 11 mins.
- Chiswick 20 mins.
- Portobello Road 26 mins.

**ACTON CENTRAL**  
8 mins. walk  
Overground

- Kew Gardens 9 mins.
- Richmond 16 mins.
- Camden Road 26 mins.
- Highbury & Islington 31 mins.
- Hackney Central 38 mins.

**ACTON TOWN**  
10 mins. walk  
District Line Piccadilly Line

- |                        |                                  |
|------------------------|----------------------------------|
| Sloane Square 21 mins. | Green Park 22 mins.              |
| Victoria 28 mins.      | Holborn 28 mins.                 |
| Embankment 29 mins.    | Heathrow T5 28 mins.             |
| Monument 37 mins.      | King's Cross St Pancras 32 mins. |

**ACTON MAIN LINE**  
14 mins. walk  
Crossrail - Elizabeth Line

- Paddington 6 mins.
- Tottenham Court Road 11 mins.
- Farringdon 14 mins.
- Liverpool Street 16 mins.
- Canary Wharf 23 mins.

**WEST ACTON**  
23 mins. walk  
Central Line

- Bond Street 21 mins.
- Oxford Street 22 mins.
- Bank 30 mins.
- Stratford 41 mins.



**TRAVEL**

With no less than four stations within walking distance, King's Court enjoys one of the best connected locations in London. As well as extensive overground services, you'll enjoy easy access to the Central, District and Piccadilly lines, putting all the capital at your fingertips. For trips further afield, you're less than half an hour from Heathrow.

The arrival of Crossrail will make life even easier for Acton's residents, with Bond Street, Liverpool Street and Canary Wharf being just 9, 16 and 23 minutes away respectively. So whether you're wanting to shop, enjoy a night out or get to work, London is very much at your beck and call.







## EDUCATION

Popular with families, it's no surprise that Acton offers a diverse array of superb state and independent schools. From highly respected stage schools and community focused primaries to high performing secondaries, W3 is most definitely the smart choice.

### PRIMARY & SECONDARY

**Twyford Church of England High School**  
Twyford Crescent, London, W3 9PP (0.4 miles)  
(Ofsted rating: 1-Outstanding)

A co-educational academy for 11-18 year olds, Twyford High School specialises in music, science and languages.

**Ark Priory Primary Academy**  
Acton Lane, London, W3 8NR (0.4 miles)  
(Ofsted rating: 1-Outstanding)

A well regarded two form entry co-educational primary school that's part of the Ark academy chain.

**St Vincent's Catholic Primary School**  
1 Pierrepont Road, London, W3 9JR (0.4 miles)  
(Ofsted rating: 2-Good)

A co-educational primary school for 3-11 year olds that embraces a topic-based curriculum.

**Berrymede Junior School**  
Osborne Road, London, W3 8SJ (0.6 miles)  
(Ofsted rating: 2-Good)

A four-form entry co-educational junior school for 7-11 years with a strong community focus.

**East Acton Primary School**  
East Acton Lane, London, W3 7HA (0.8 miles)  
(Ofsted rating: 2-Good)

A co-educational primary school for 4-11 year olds that prides itself on being a village school in an urban setting.

**The Barbara Speak School**  
East Acton Lane, London, W3 7EG (1.0 miles)  
(Ofsted rating: N/A)

London's leading independent, co-educational stage school for performing arts students aged 4-16 years.

**The Ellen Wilkinson School for Girls**  
Queen's Drive, London, W3 0HW (1.3 miles)  
(Ofsted rating: 1-Outstanding)

A comprehensive secondary school for girls aged 11-18, named after the UK's first female Minister for Education.

**St Benedict's School**  
54 Eaton Rise, London, W5 2ES (2.0 miles)  
(Ofsted rating: N/A)

London's leading independent, Catholic, co-educational school offering settings for 3-18 year olds.

## UNIVERSITY

London's universities are renowned the world over. From medicine and business to fine art and law, and everything in between, the diversity of subjects available is second to none. As is the quality of the tuition on offer. There really is nowhere finer to study.

University of West London (South Ealing station)	1 min.^
Arden University (bus)	9 mins.*
Imperial College London (South Kensington station)	15 mins.^
King's College (Holborn station)	24 mins.^
LSE (Holborn station)	24 mins.^
UCL (Russel Square station)	26 mins.^



\* Bus from Acton Old Town Hall, source [tfl.gov.uk](http://tfl.gov.uk)

^ From Acton Town Station underground from station to station mentioned, source [tfl.gov.uk](http://tfl.gov.uk)







# Specification

## Kitchen

- Designer fitted kitchen featuring handleless soft-close wall and base units
- Composite stone worktops with drainer grooves and breakfast bars\*
- Toughened glass splashback
- Undermounted stainless steel sink
- Integrated refuse containers
- Freestanding washer dryer (in storage cupboard)
- A-rated integrated appliances including:
  - Full height fridge/freezer
  - Ceramic hob with extractor
  - Oven
  - Microwave
  - Dishwasher

## Bathroom/Ensuite

- Contemporary style bath with tiled bath panel and toughened glass screen
- Wash hand basin and WC with soft close seat by Vado
- Contemporary sanitaryware and chrome mixer taps by Vado
- Thermostatically controlled shower
- Rain showers with separate handheld showers\*
- Porcelain wall tiling
- Bespoke integrated underlit mirrored vanity cabinet
- Composite stone vanity shelf

## Flooring and Finishing Touches

- Engineered oak flooring to hall, living dining and kitchen areas
- Engineered oak flooring to bedrooms in one-bed flats
- Carpet to bedrooms in two and three-bed flats
- Porcelain floor tiling to bathroom and ensuite
- Matt emulsion painted walls and ceilings
- Contemporary black coloured stainless steel ironmongery
- Bespoke painted internal doors
- Bespoke handrail with integrated LED feature lighting\*
- Recessed curtain track and feature lighting\*
- Triple glazing throughout
- Custom built wardrobe units to master bedrooms

## \* Selected Units

These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of any contract or be a representation inducing any such contract. All properties are offered subject to availability and applicants are advised to contact the developer or agent to ascertain availability of any property so as to avoid an unnecessary journey. These details are believed to be correct but neither the agent nor the developers accept any liability whatsoever for any misrepresentation made either in these details or orally. Applicants are therefore advised to make their own enquiries to check these details to satisfy themselves that the property is suitable. August 2020.

## Mechanical and Electrical Fittings

- Underfloor heating throughout
- Electronically programmed heating and hot water system
- Ladder-style chrome heated towel rail to all bathrooms and ensuites
- Audio/visual entry phone system
- TV/fm/am outlets and Sky Q (by subscription)
- 1Gb Hyperfast wireless internet on move in, first 3 months free
- Telephone point to living area
- Under cupboard LED lighting in kitchen
- Recessed LED downlights to hall, kitchens, living areas and bedrooms
- Shaver sockets in bathrooms and ensuites
- Brushed stainless steel sockets to kitchens
- White sockets to hall, living areas and bedrooms
- Integral USB charging port to living area and all bedrooms
- Custom built entertainment and storage unit with swivel TV\*

## External

- Aluminium decking to terraces and balconies
- Lighting to terraces and balconies
- Secure undercover bike and bin storage
- RICS Form EWS1 compliant
- 3 year free membership to car club\*





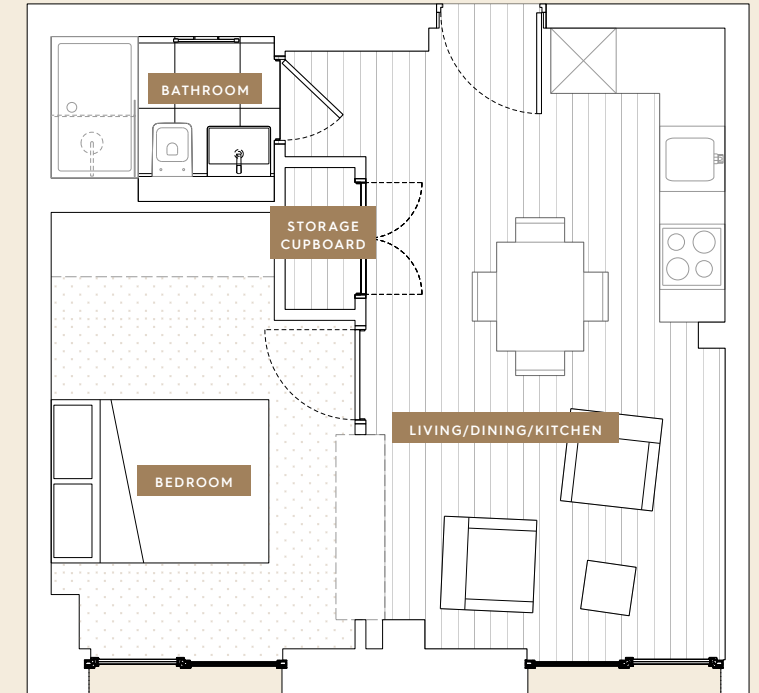
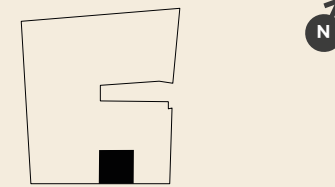
## Floorplans

Finished to the highest standards and designed to offer comfort and convenience in equal measure, every aspect of these homes have been carefully considered.

## Apartments 1 & 9

Apartment 1, First floor  
Apartment 9, Second floor

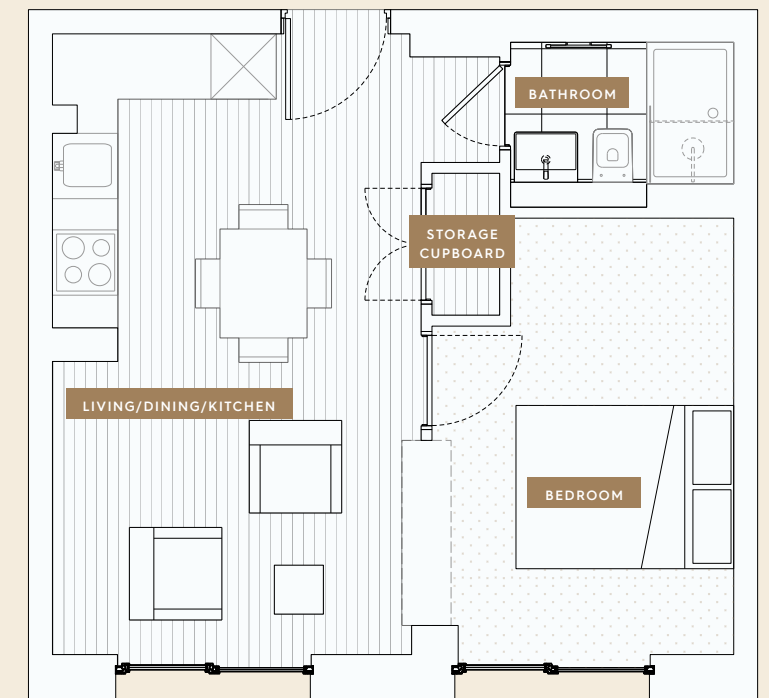
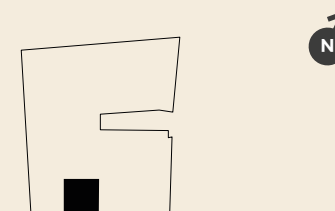
Living/Dining/Kitchen	3.3m x 5.7m
Bedroom	2.8m x 3.8m
<b>Total Area</b>	<b>35sq.M      377sq.FT</b>



## Apartments 2 & 10

Apartment 2, First floor  
Apartment 10, Second floor

Living/Dining/Kitchen	3.4m x 5.7m
Bedroom	2.5m x 4.0m
<b>Total Area</b>	<b>36sq.M      388sq.FT</b>



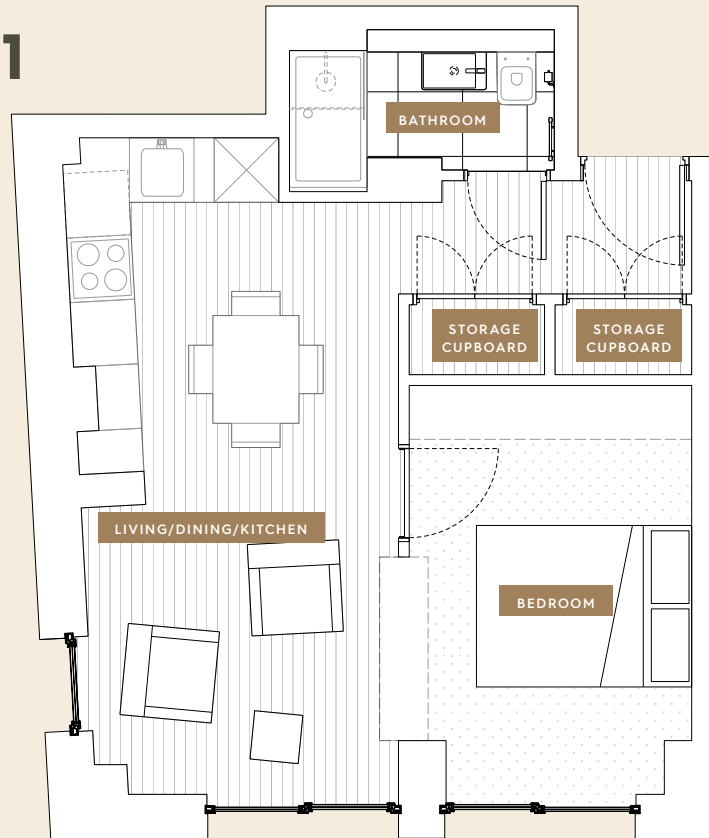
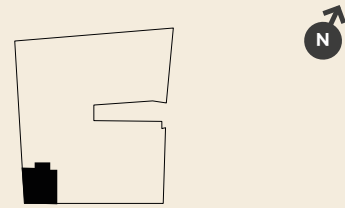
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# Apartments 3 & 11

Apartment 3, First floor  
Apartment 11, Second floor

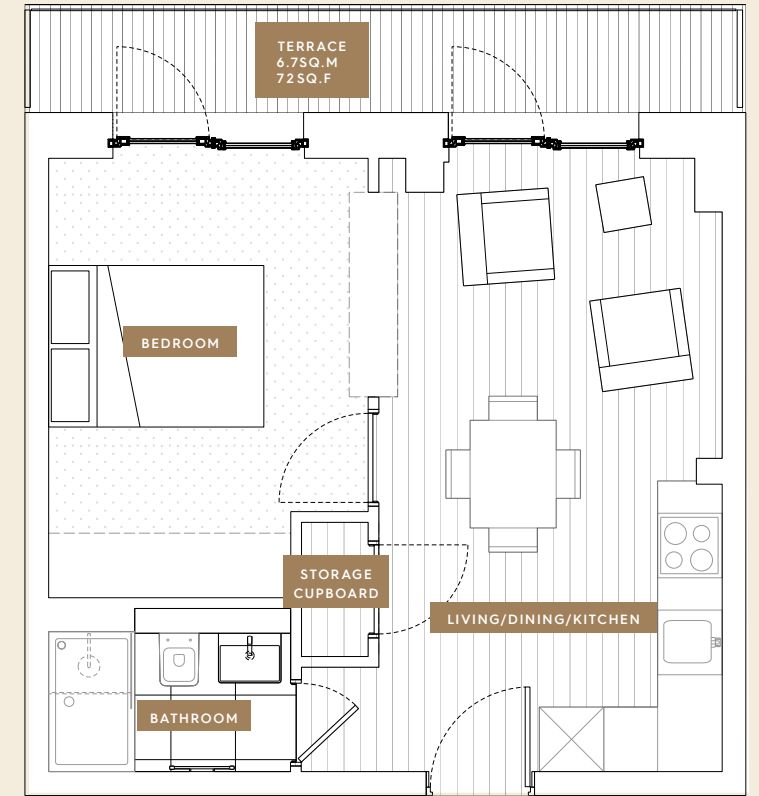
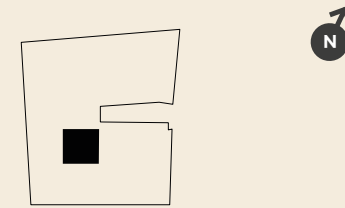
Living/Dining/Kitchen	2.9m x 6.1m
Bedroom	2.6m x 3.8m
<b>Total Area</b>	<b>36sq.M 388sq.FT</b>



# Apartment 5

First floor

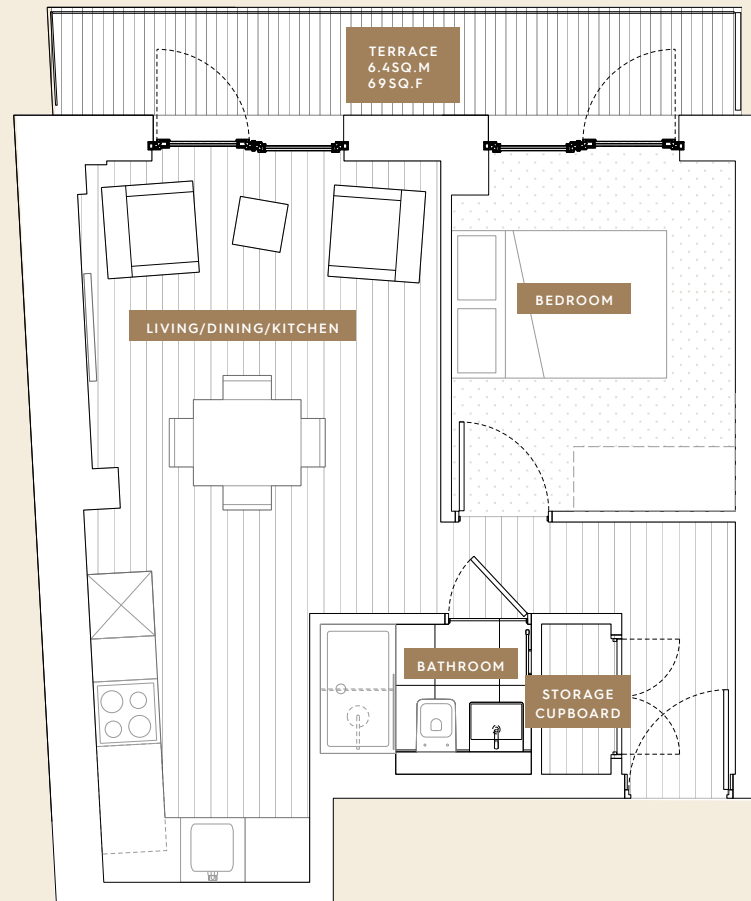
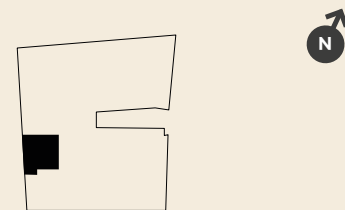
Living/Dining/Kitchen	3.2m x 5.7m
Bedroom	3.0m x 4.1m
<b>Total Area</b>	<b>36sq.M 388sq.FT</b>



# Apartment 4

First floor

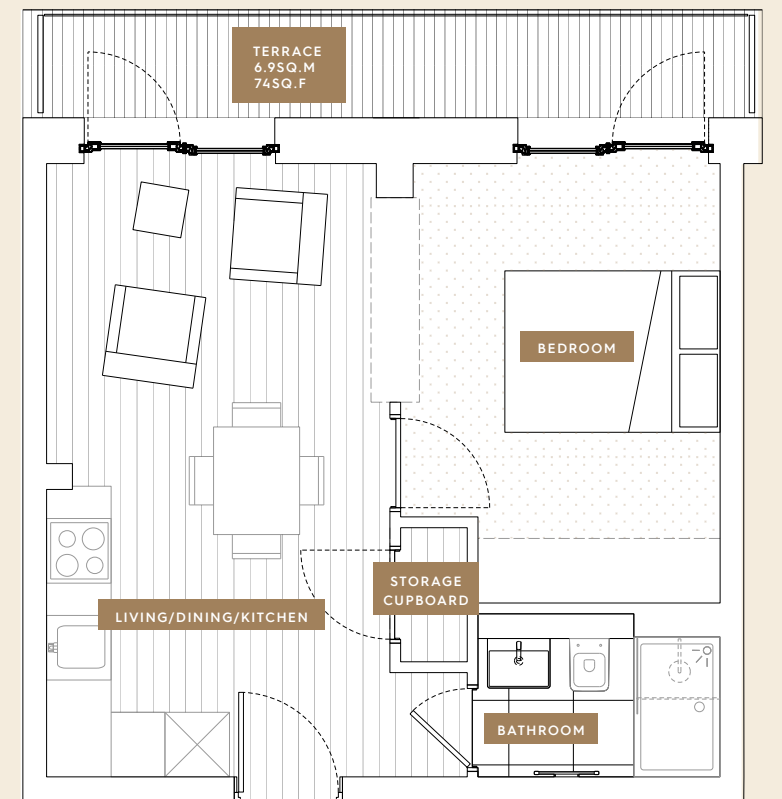
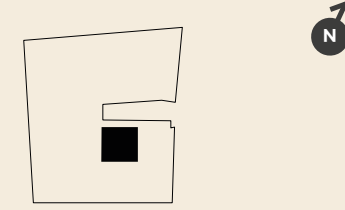
Living/Dining/Kitchen	3.1m x 6.7m
Bedroom	2.6m x 3.2m
<b>Total Area</b>	<b>36sq.M 388sq.FT</b>



# Apartment 6

First floor

Living/Dining/Kitchen	3.1m x 5.7m
Bedroom	2.8m x 4.1m
<b>Total Area</b>	<b>36sq.M 388sq.FT</b>



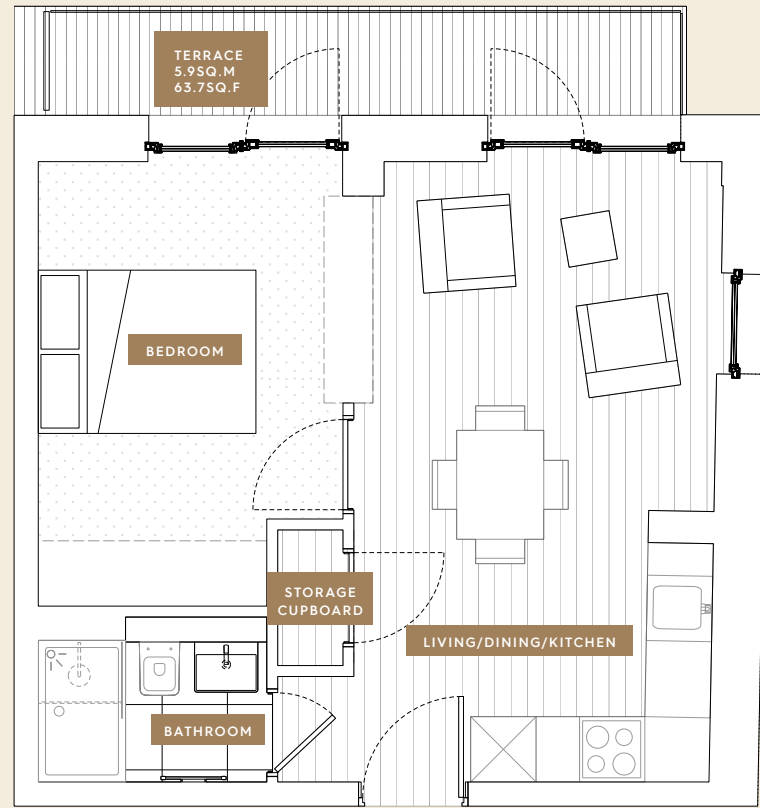
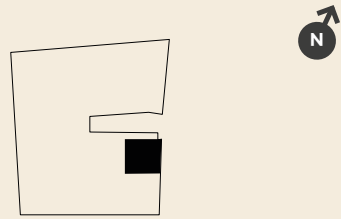
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# Apartment 7

## First floor

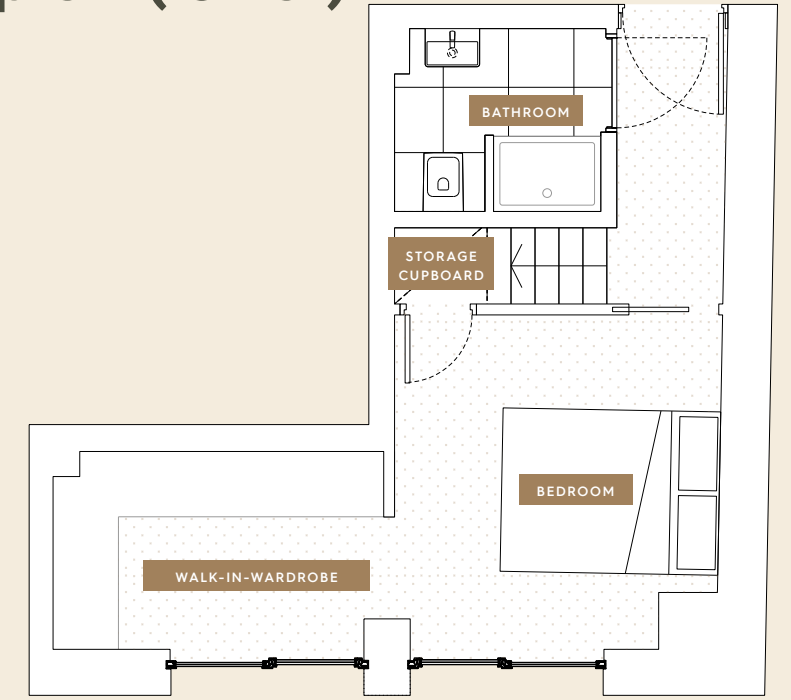
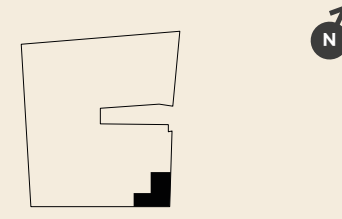
Living/Dining/Kitchen	3.1m x 5.7m
Bedroom	2.8m x 4.1m
<b>Total Area</b>	<b>36sq.M 388sq.FT</b>



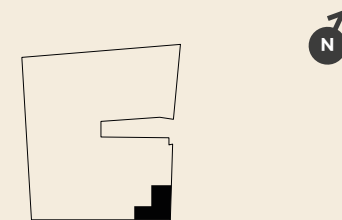
# Apartment 8 Duplex (lower)

## First & Second floor

Living/Dining/Kitchen	6.1m x 5.7m
Bedroom	3.0m x 3.1m
Wardrobe	3.0m x 1.8m
<b>Total Area</b>	<b>46sq.M 494sq.FT</b>



# Apartment 8 Duplex (upper)



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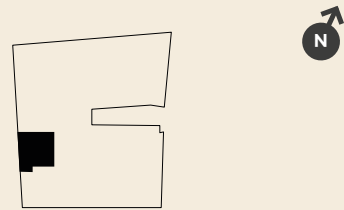
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# Apartment 12

Second floor

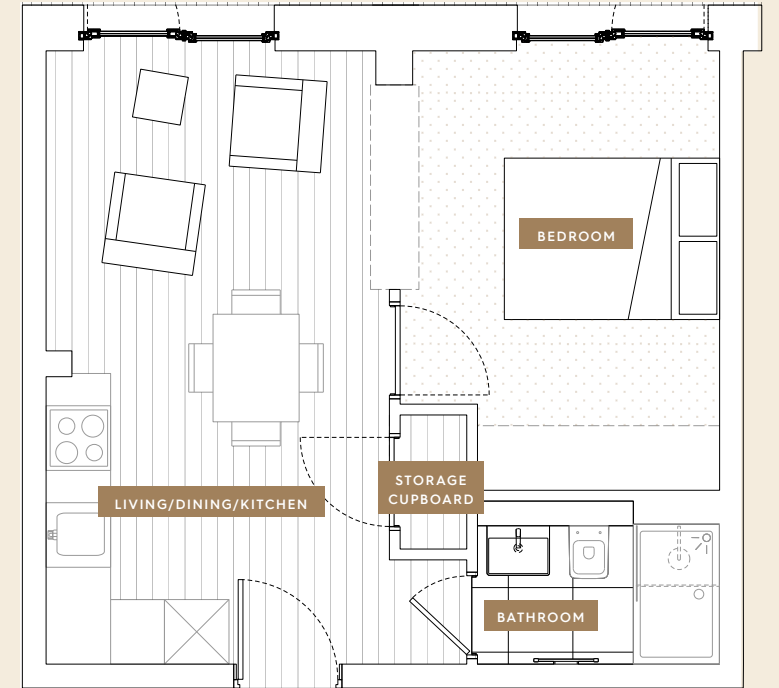
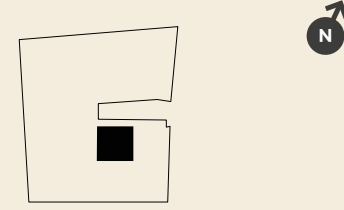
Living/Dining/Kitchen	3.1m x 6.7m
Bedroom	2.6m x 3.2m
<b>Total Area</b>	<b>36sq.M 388sq.FT</b>



# Apartment 14

Second floor

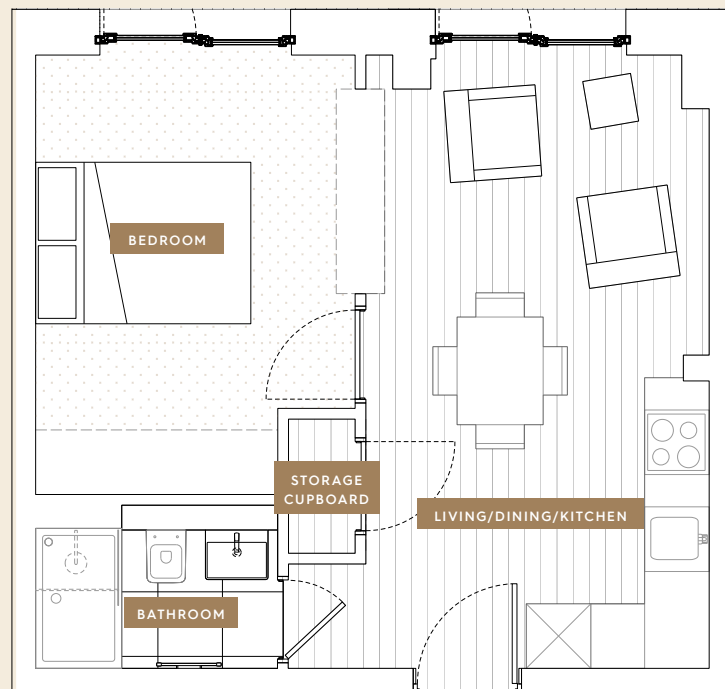
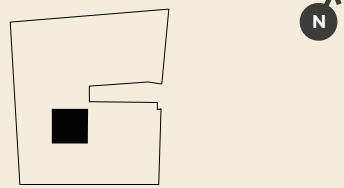
Living/Dining/Kitchen	3.2m x 5.7m
Bedroom	2.8m x 4.1m
<b>Total Area</b>	<b>36sq.M 388sq.FT</b>



# Apartment 13

Second floor

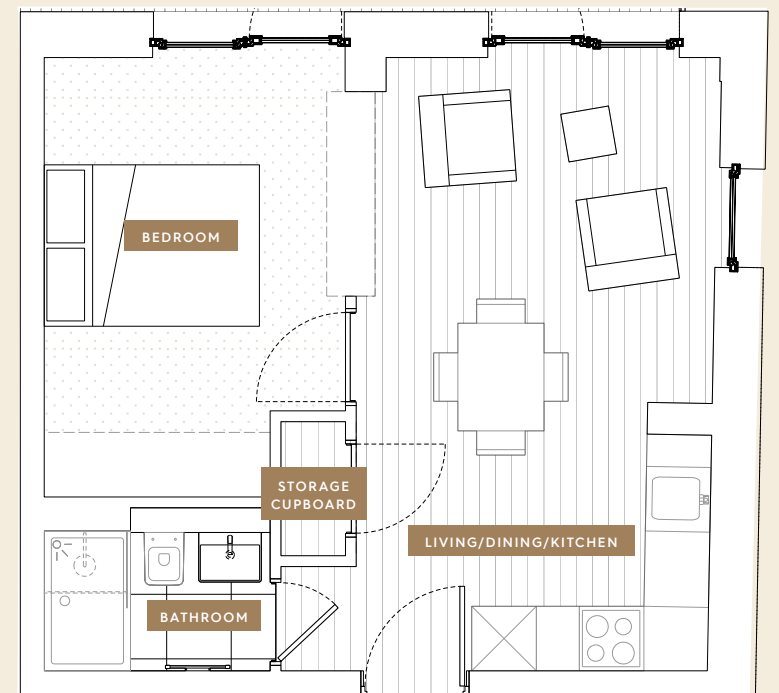
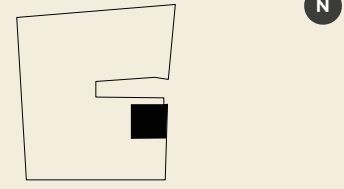
Living/Dining/Kitchen	3.2m x 5.7m
Bedroom	3.0m x 4.1m
<b>Total Area</b>	<b>36sq.M 388sq.FT</b>



# Apartment 15

Second floor

Living/Dining/Kitchen	3.1m x 5.7m
Bedroom	2.8m x 4.1m
<b>Total Area</b>	<b>36sq.M 388sq.FT</b>



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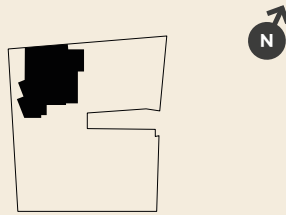
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# Apartment 16

## First floor

Living/Dining/Kitchen	10.3m x 3.3m
Master Bedroom	4.3m x 3.0m
Bedroom 2	4.2m x 3.4m
Bedroom 3	4.2m x 3.2m
<b>Total Area</b>	<b>106sq.M 1076sq.FT</b>

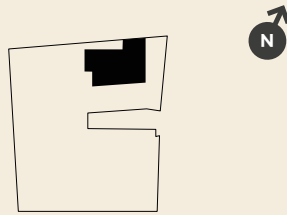


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# Apartment 17

## First floor

Living/Dining/Kitchen	3.9m x 7.3m
Master Bedroom	3.6m x 4.0m
Bedroom 2	3.1m x 3.8m
<b>Total Area</b>	<b>65sq.M 700sq.FT</b>



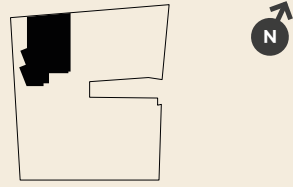
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# Apartment 18

## Second floor

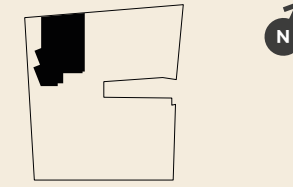
Living/Dining/Kitchen	7.3m x 5.4m
Master Bedroom	4.2m x 3.0m
Bedroom 2	4.2m x 3.4m
<b>Total Area</b>	<b>84sq.M 904sq.FT</b>



# Apartment 19

## Third floor

Living/Dining/Kitchen	7.3m x 5.4m
Master Bedroom	4.2m x 3.0m
Bedroom 2	4.2m x 3.4m
<b>Total Area</b>	<b>84sq.M 904sq.FT</b>



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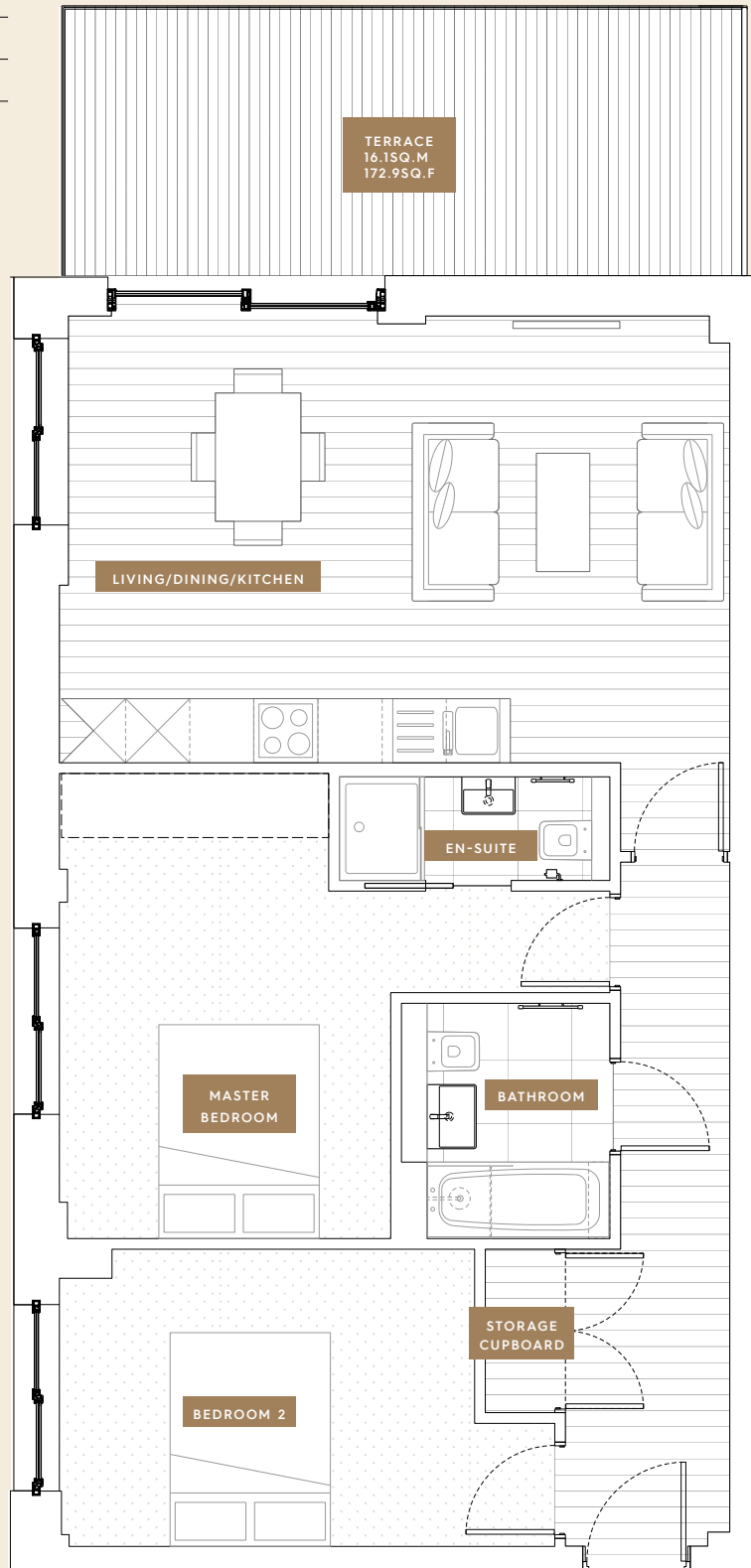
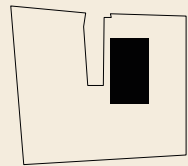
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The floor area dimensions quoted are given in good faith before detailed design and construction has commenced. All dimensions are to studwork and blockwork. They are not intended to be used for carpet sizes, appliance spaces or furniture layouts. Purchasers are strongly recommended to confirm all measurements for themselves. Furniture is for illustrative purposes only and fitted wardrobes are not included.



# Apartment 20

Third floor

Living/Dining/Kitchen	6.0m x 5.0m	
Master Bedroom	5.1m x 3.7m	
Bedroom 2	4.5m x 4.4m	
<b>Total Area</b>	<b>73sq.M</b>	<b>785.8sq.FT</b>

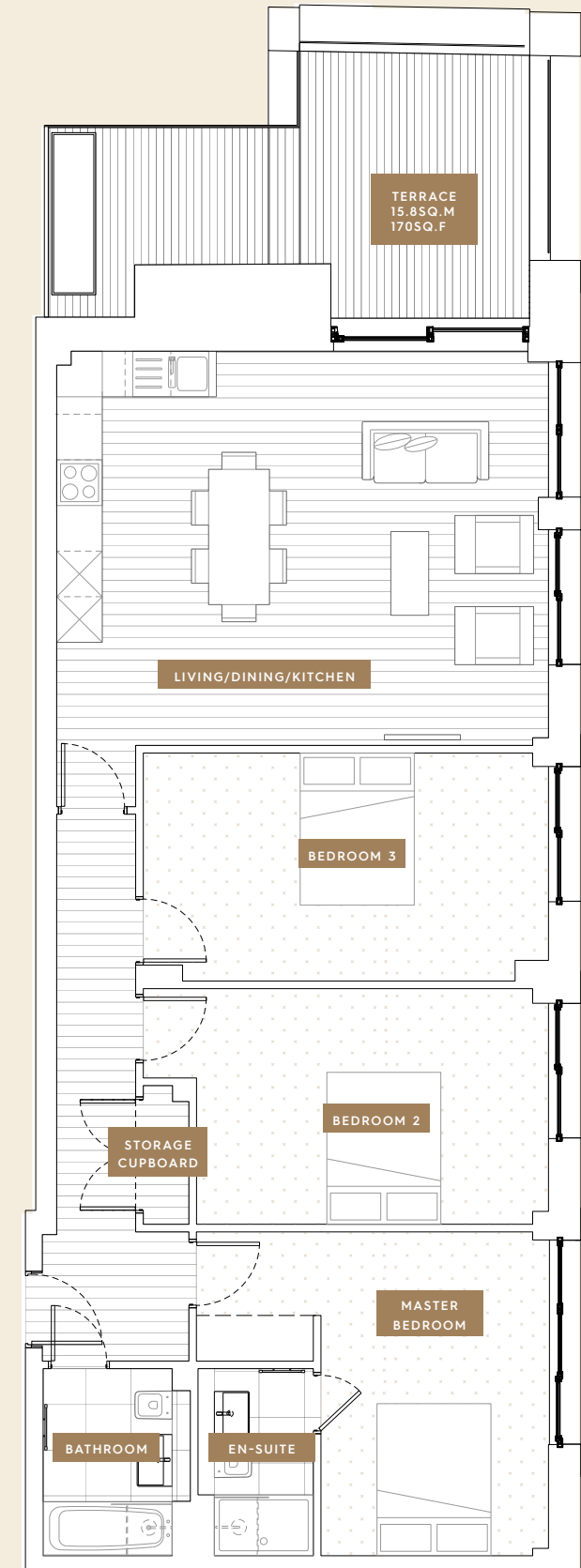
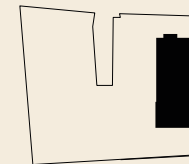


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# Apartment 21

Third floor

Living/Dining/Kitchen	6.5m x 5.2m	
Master Bedroom	3.0m x 4.3m	
Bedroom 2	4.6m x 3.1m	
Bedroom 3	5.3m x 3.0m	
<b>Total Area</b>	<b>104sq.M</b>	<b>1119.5sq.FT</b>



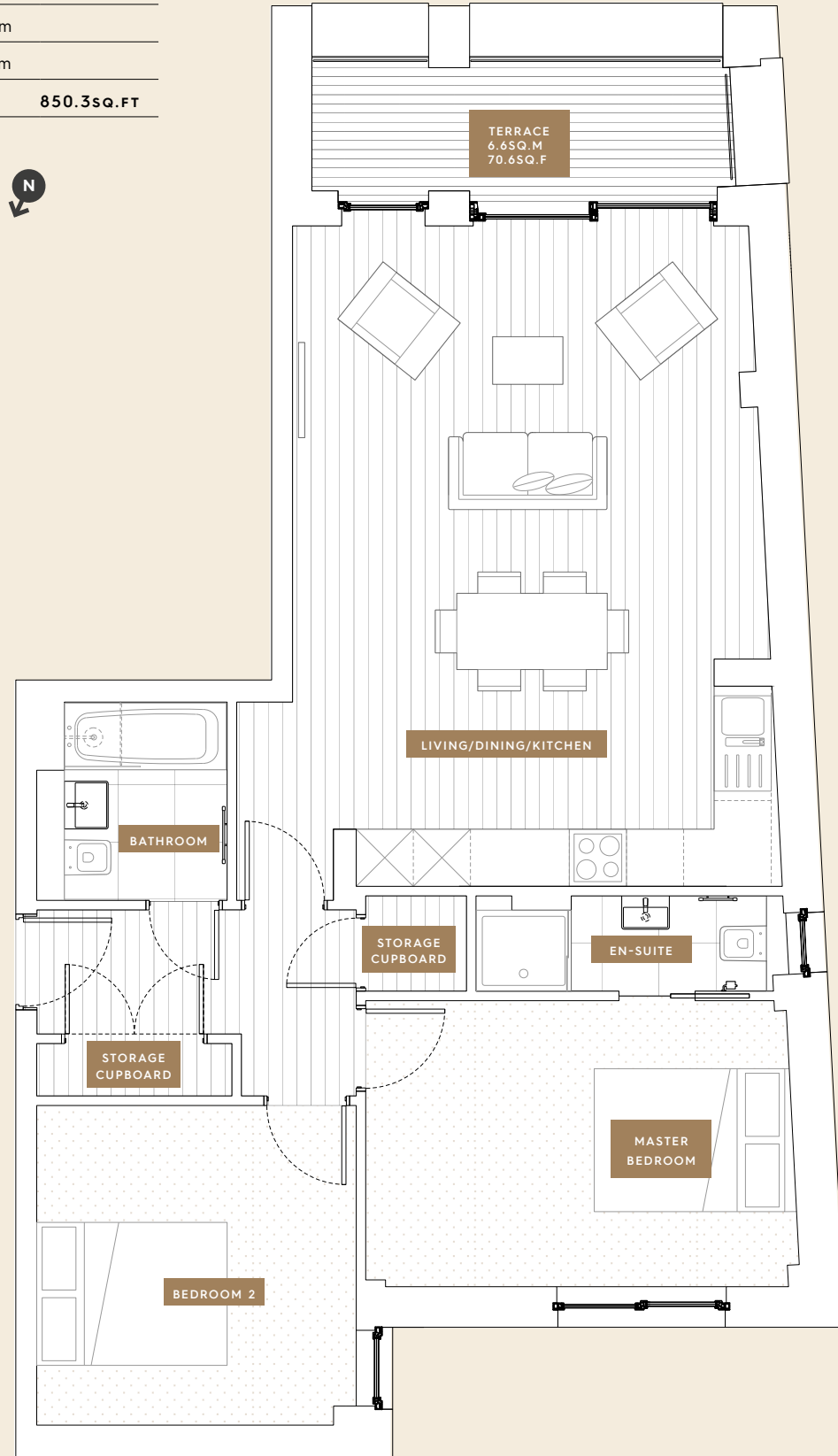
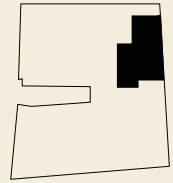
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# Apartment 22

## Third floor

Living/Dining/Kitchen	4.8m x 6.9m	
Master Bedroom	4.6m x 3.0m	
Bedroom 2	3.4m x 3.4m	
<b>Total Area</b>	<b>79sq.M</b>	<b>850.3sq.FT</b>

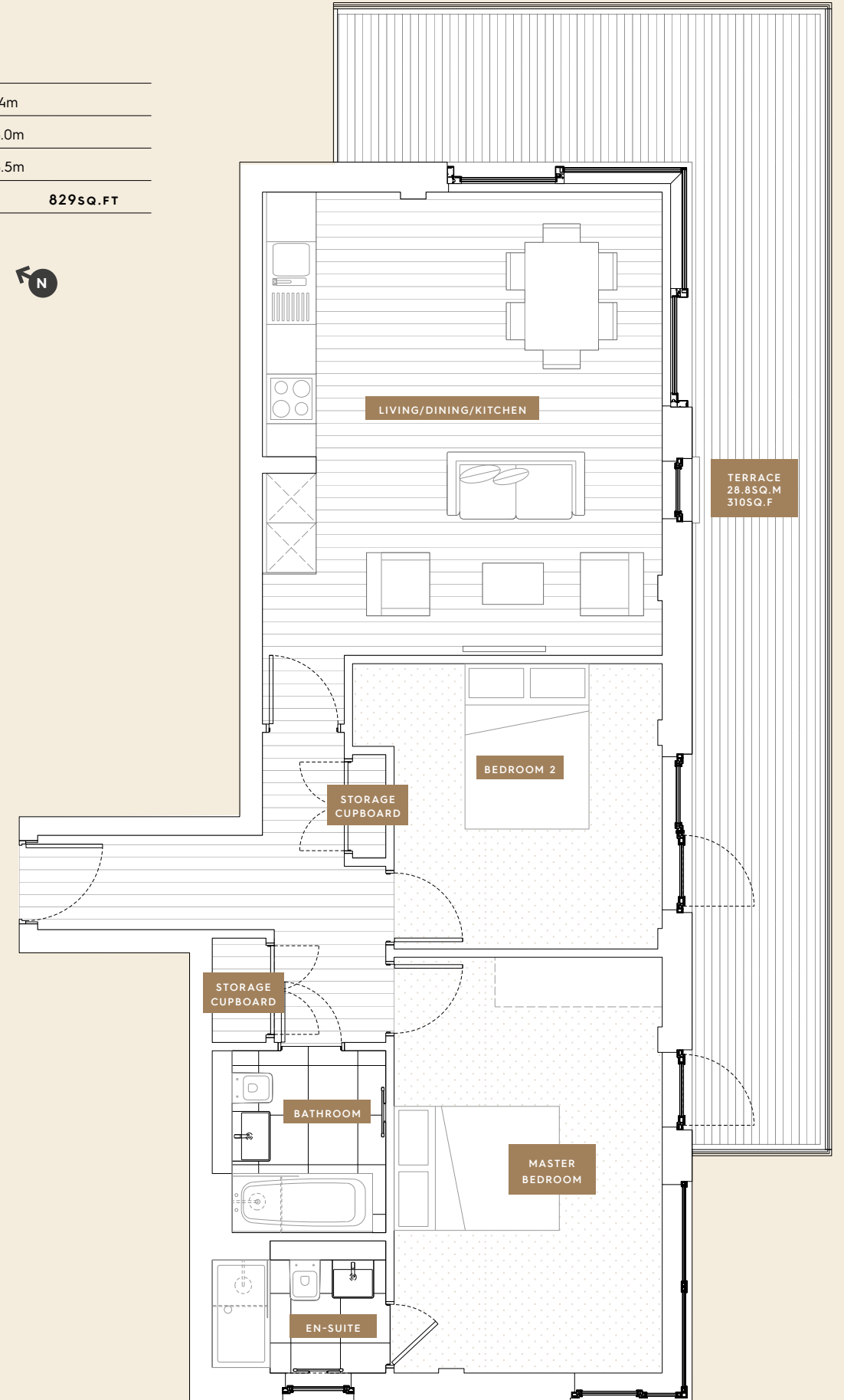
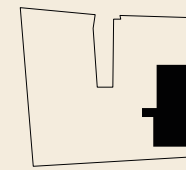


All dimensions taken from the widest point  
The floor area dimensions quoted are given in good faith before detailed design and construction has commenced. All dimensions are to studwork and blockwork. They are not intended to be used for carpet sizes, appliance spaces or furniture layouts. Purchasers are strongly recommended to confirm all measurements for themselves. Furniture is for illustrative purposes only and fitted wardrobes are not included.

# Apartment 24

## Fourth floor

Living/Dining/Kitchen	4.8m x 6.4m	
Master Bedroom	3.3m x 5.0m	
Bedroom 2	3.3m x 3.5m	
<b>Total Area</b>	<b>77sq.M</b>	<b>829sq.FT</b>

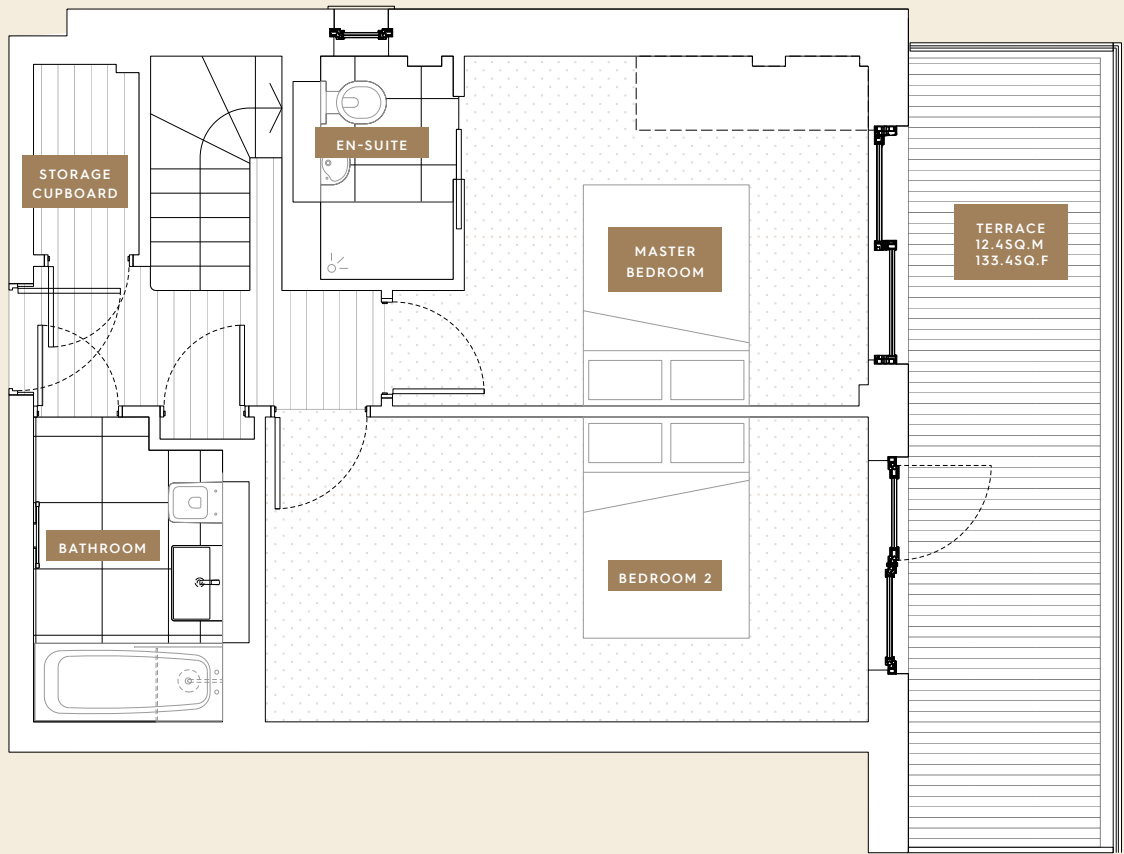
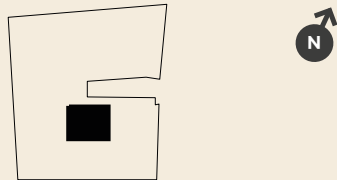


All dimensions taken from the widest point  
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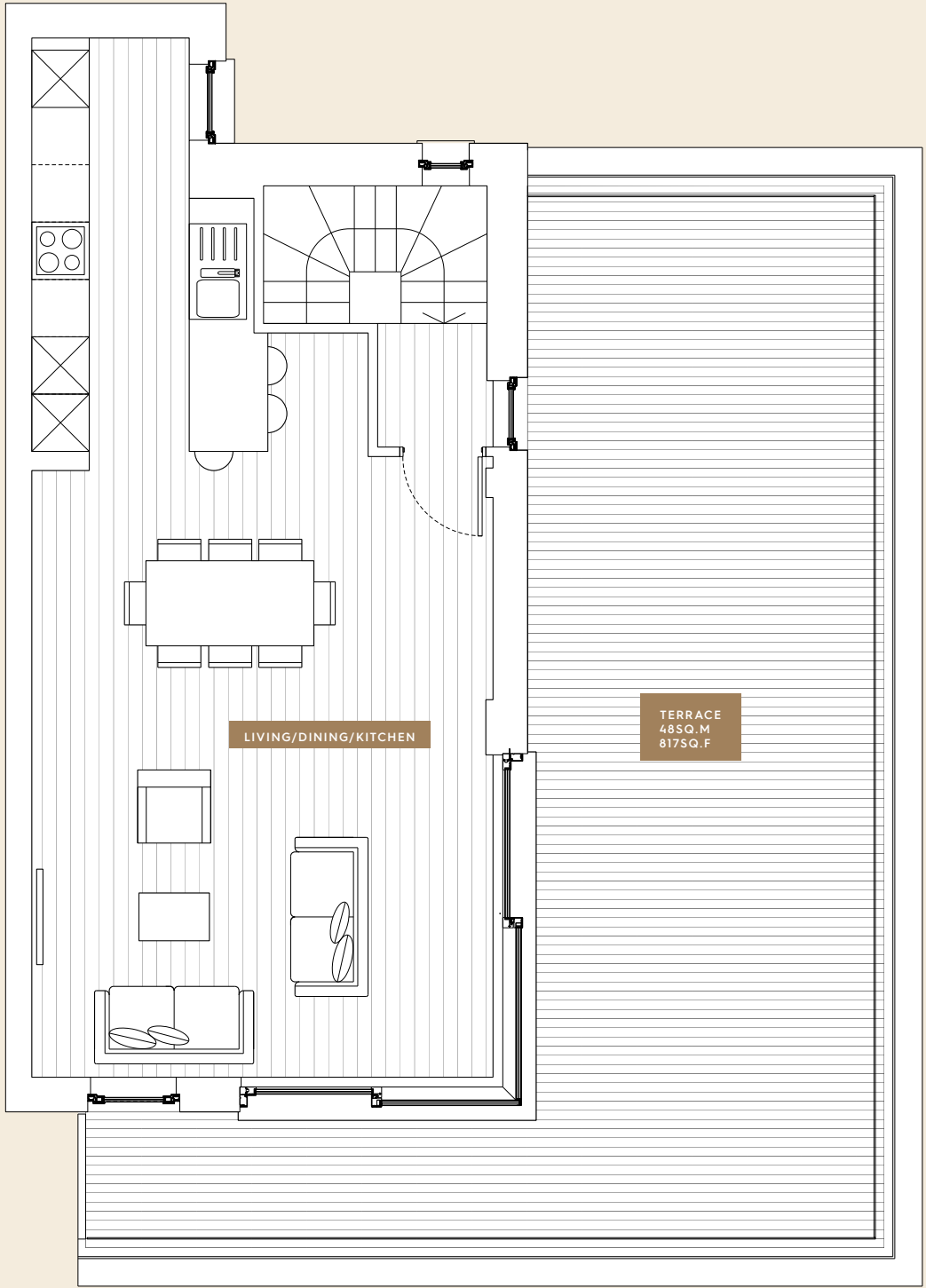
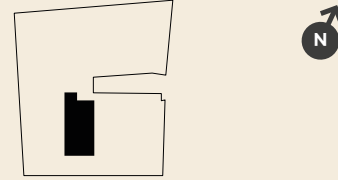
# Apartment 23 Duplex (lower)

Fourth & Fifth floor

Livind/Dining/Kitchen	4.8m x 10.9m
Master Bedroom	3.7m x 3.2m
Bedroom 2	5.5m x 2.8m
<b>Total Area</b>	<b>94sq.M 990sq.FT</b>



# Apartment 23 Duplex (upper)



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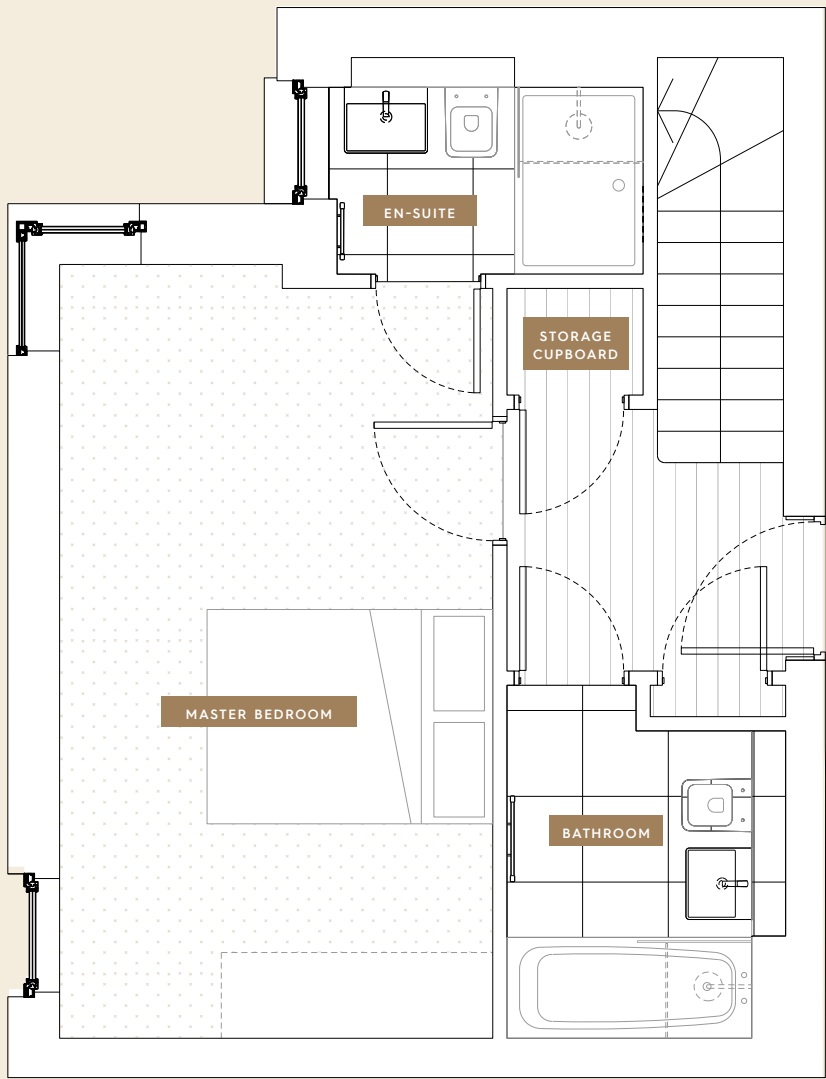
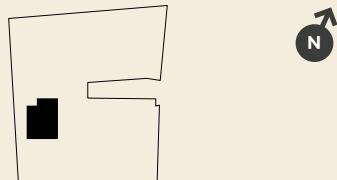
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# Apartment 25 Duplex (lower)

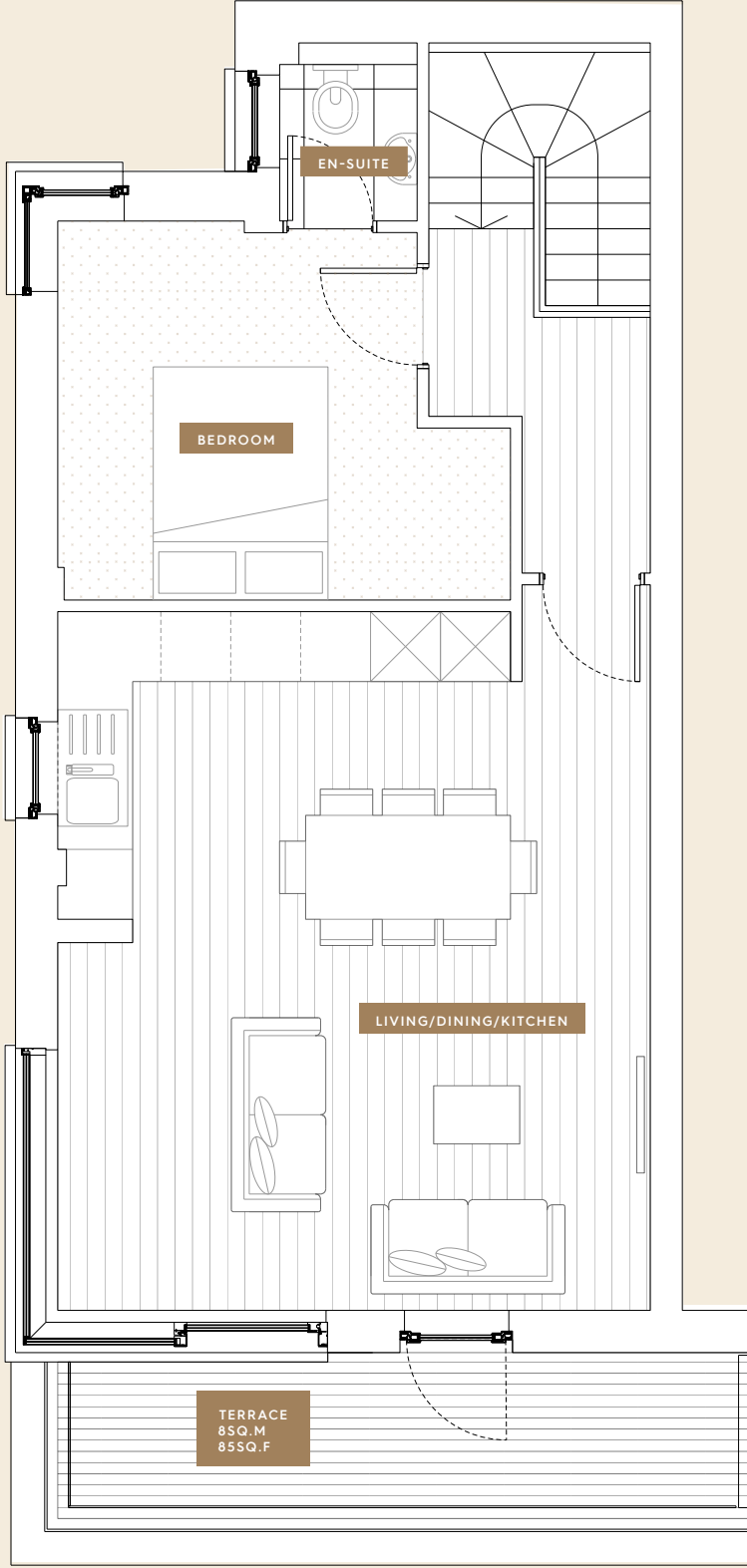
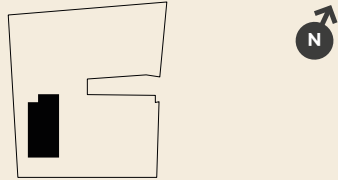
Fourth & Fifth floor

Living/Dining/Kitchen	5.1m x 6.0m
Master Bedroom	3.0m x 5.4m
Bedroom 2	3.9m x 3.3m
<b>Total Area</b>	<b>85sq.M 914sq.FT</b>



All dimensions taken from the widest point. The floor area dimensions quoted are given in good faith before detailed design and construction has commenced. All dimensions are to studwork and blockwork. They are not intended to be used for carpet sizes, appliance spaces or furniture layouts. Purchasers are strongly recommended to confirm all measurements for themselves. Furniture is for illustrative purposes only and fitted wardrobes are not included.

# Apartment 25 Duplex (upper)



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These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of any contract or be a representation inducing any such contract. All properties are offered subject to availability and applicants are advised to contact the developer or agent to ascertain availability of any property so as to avoid an unnecessary journey. These details are believed to be correct but neither the agent nor the developer accept any liability whatsoever for any misrepresentation made either in these details or orally. Applicants are therefore advised to make their own enquiries to check these details to satisfy themselves that the property is suitable. August 2020.



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