

BOREAL

ACTON
GARDENS

LONDON W3

VIBRANT VILLAGE

Acton Gardens is an award-winning, exciting new urban village with a vibrant spirit. Inspired by West London's community feel, its leafy streets with new shops, parks and facilities define a unique character like no other. Creating the perfect balance for those living in the capital, green spaces are woven throughout from communal gardens and pocket parks to kids' play areas and elegant squares. The landscaping has been designed to offer a green outlook year round, as well as offering spaces for friends, family and the wider community to come together.

Surrounded by chic Chiswick, leafy Gunnersbury and vibrant Acton, residents are truly immersed in the local community. Boreal is uniquely situated to benefit from the best of Acton's many transport connections, making travel a breeze, whether you're heading to Westfield or East London. Proposed to open in December 2019 the new Elizabeth line will cut commuting time, while a choice of tube lines can get you anywhere in the city. Combining urban amenities with village comforts, Acton Gardens is London's most exciting new neighbourhood.



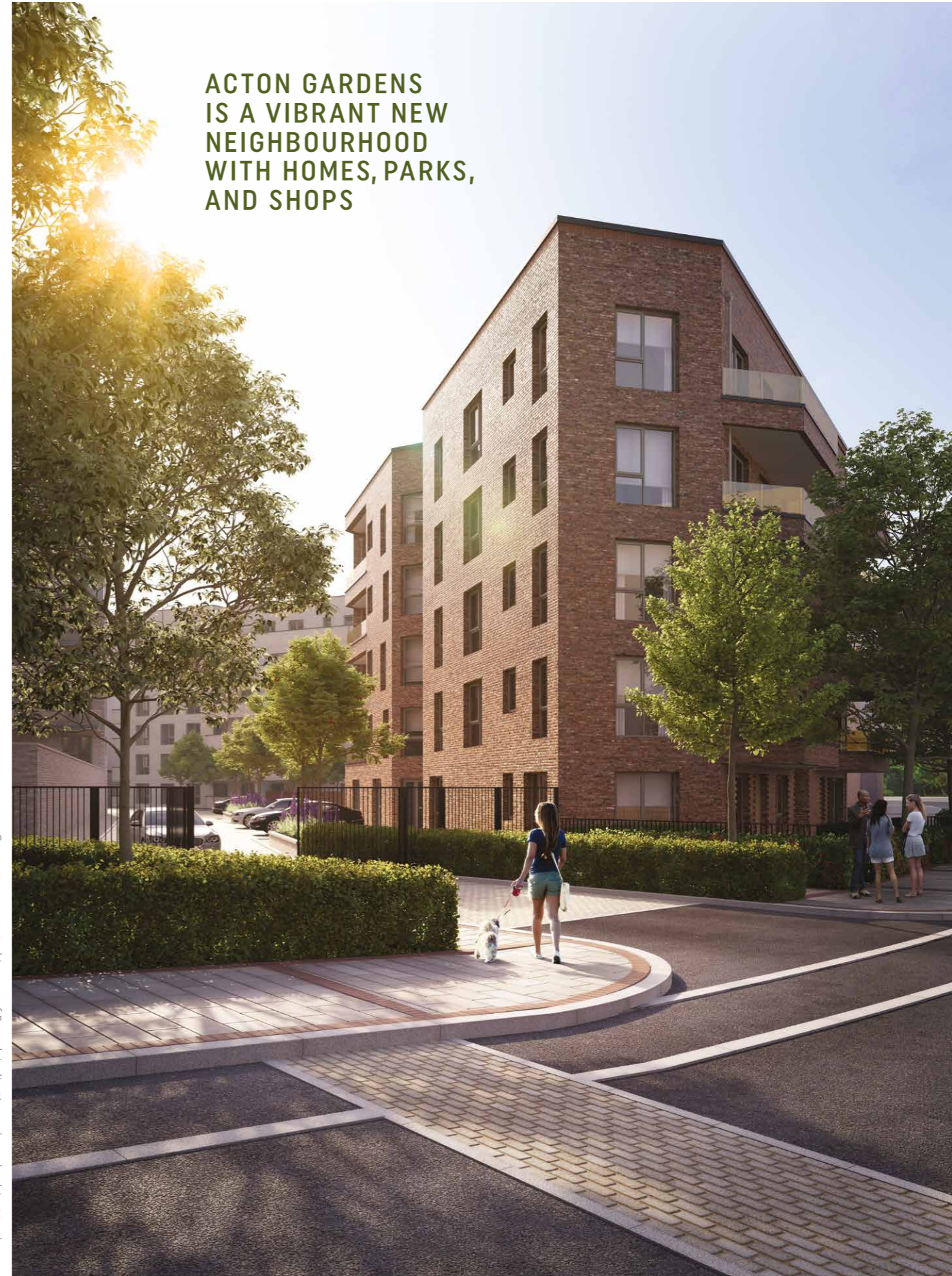


- ACTON HIGH STREET**
4 minutes walk
- SOUTH ACTON (OVERGROUND)**
9 minutes walk
- ACTON CENTRAL STATION**
11 minutes walk
- ACTON TOWN STATION**
12 minutes walk
- ACTON MAIN LINE**
19 minutes walk

LIVE MODERN

Boreal is an urban neighbourhood with an open, spacious feel. The architecture has stylish brick facades featuring clean lines, large windows and generous private balconies.

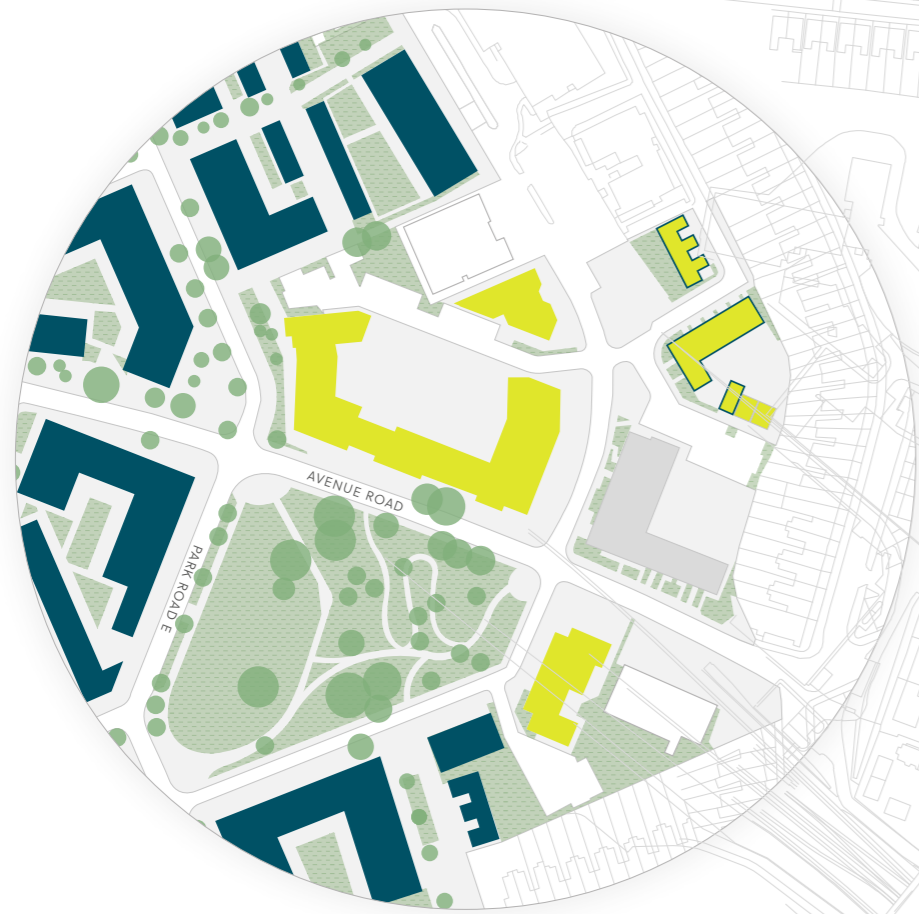
The collection of apartments are surrounded by landscaped gardens, well-planned facilities and excellent transport links, making it easy to get to work or school, meet up with friends or explore the rest of the city.









ACTON GARDENS IS A VIBRANT NEW NEIGHBOURHOOD WITH HOMES, PARKS, AND SHOPS






Computer generated image of Boreal, indicative only and subject to change.





COMMUNITY AND SPIRIT

-  SHOPPING
-  NURSERY & PLAY GROUPS
-  SPORTS PITCH & PLAY AREA
-  MEDICAL CARE
-  LOCAL GARDEN SQUARE
-  SCHOOL

-  BOREAL
-  HOLM VILLAS
-  COMPLETED
-  FORTHCOMING
-  UNDERWAY

Please note the site plan is not to scale and intended for illustrative purposes only.

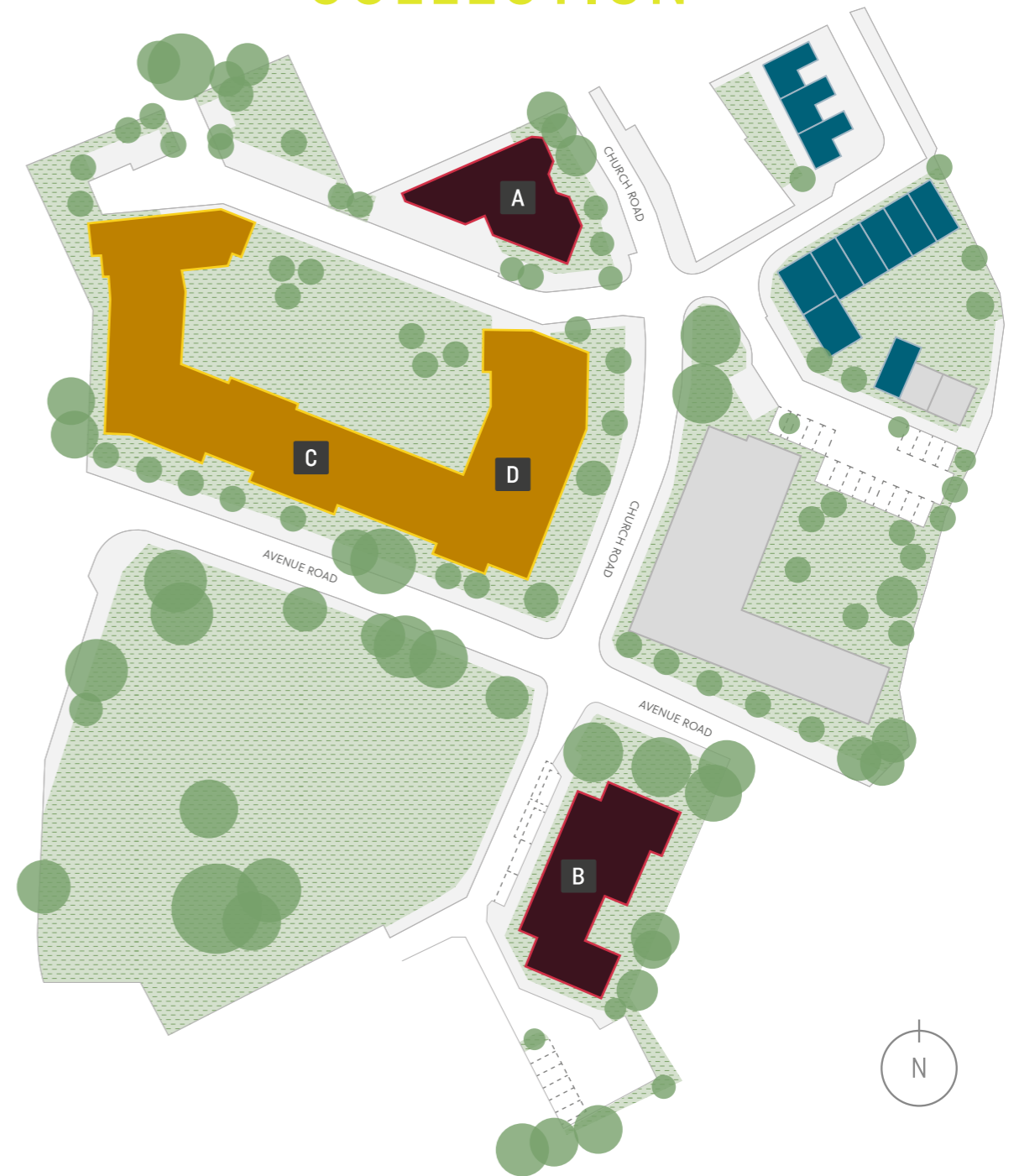


Photography of one of the completed phases at Acton Gardens.

A FRESH APPROACH TO LIVING

Boreal's architecture blends modern design with traditional materials to create stylish but understated homes. Brick facades feature metal-framed, timber-decked balconies for a little open air brunch or evening wind down, while large windows offer leafy views and wide vistas. Across the neighbourhood, apartments are framed by laidback landscaping that offers year-round greenery and spots for socialising or solitude.

BOREAL COLLECTION



A

The most northern collection of 14 one, two and three bedroom apartments.

B

16 two bedroom apartments in a six storey building overlooking a central green.

C

45 one, two and three bedroom apartments with views towards communal green spaces.

D

56 one and two bedroom apartments and duplexes with a communal garden.

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EASY LIVING



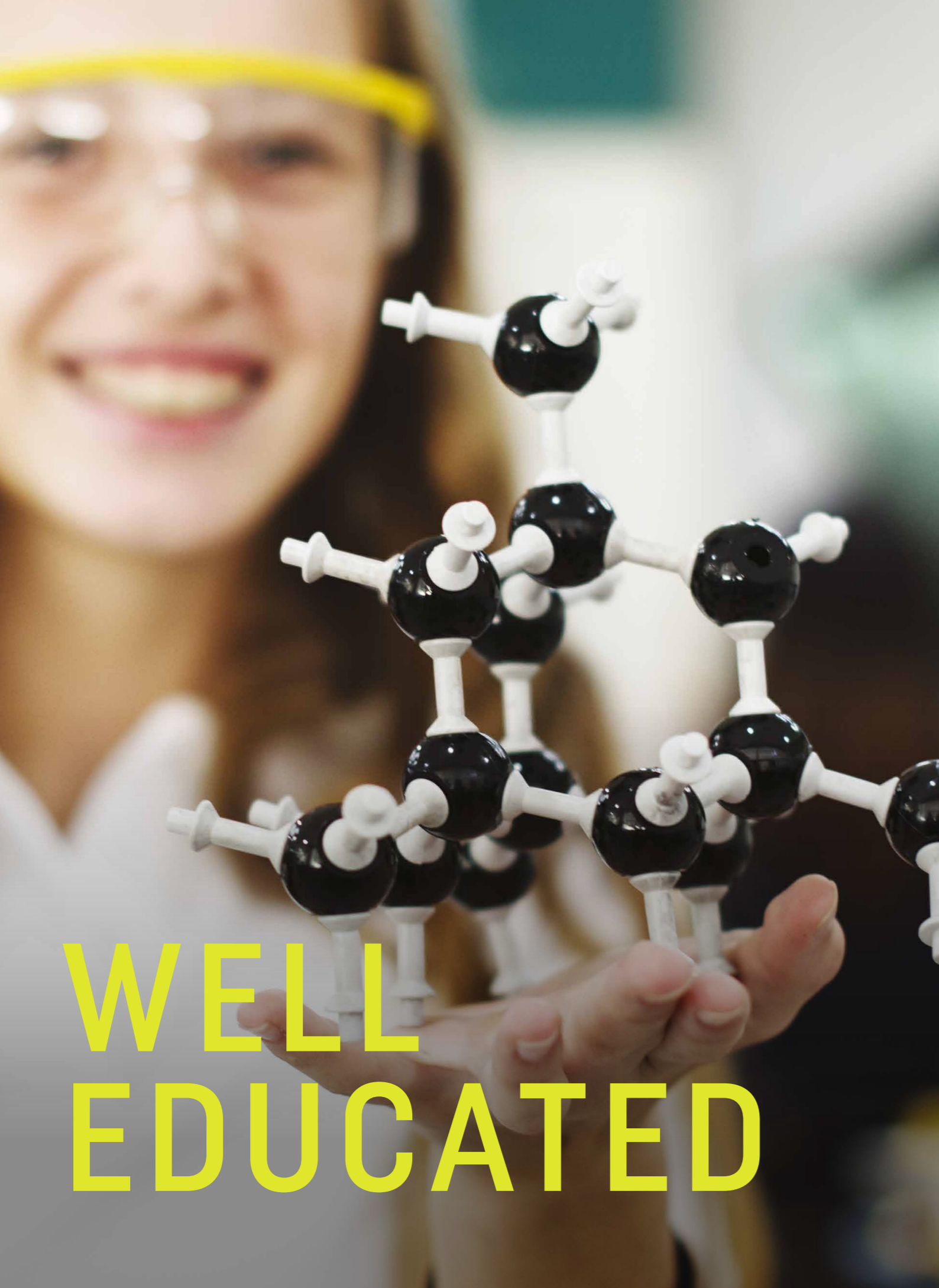
A vibrant neighbourhood for modern living, Boreal has been thoughtfully designed to provide private sanctuaries within a friendly village-style environment. Communal spaces are framed by clever landscaping that provides layers of year-round greenery from hedges, trees and shrubs. The natural feel continues in the lively play area and the more leisurely residents' garden.

Across Acton Gardens, an array of essential services and amenities add to the neighbourhood feel, from the on-site medical centre and shops, to the nearby schools and nurseries. The local area offers great shops, restaurants and services for every need, as well as excellent transport links – a choice of tube lines and the forthcoming Crossrail service providing straightforward journeys around London.

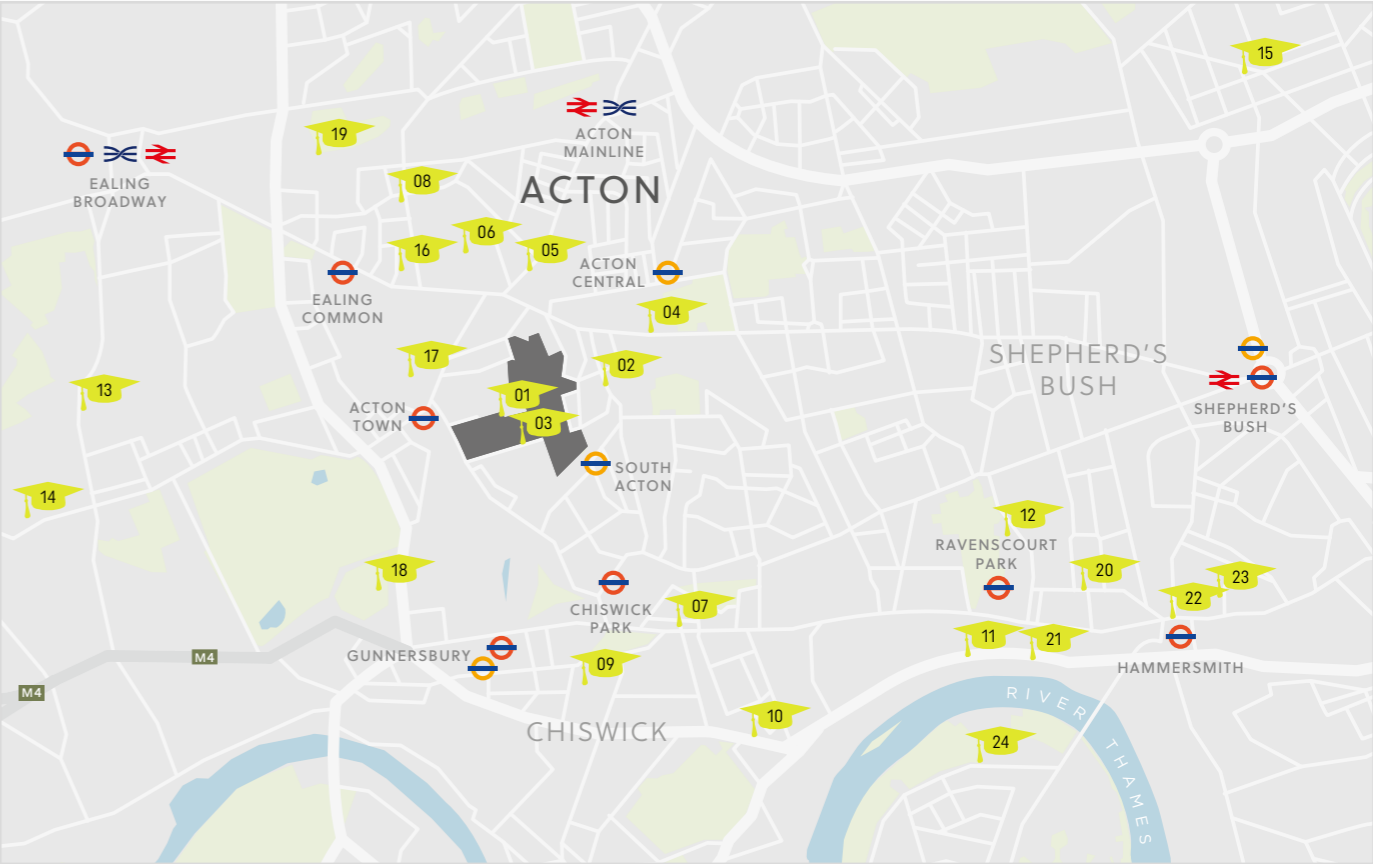


FRIENDLY VILLAGE-STYLE ENVIRONMENT, GREAT SHOPS AND EXCELLENT TRANSPORT LINKS





**WELL
EDUCATED**



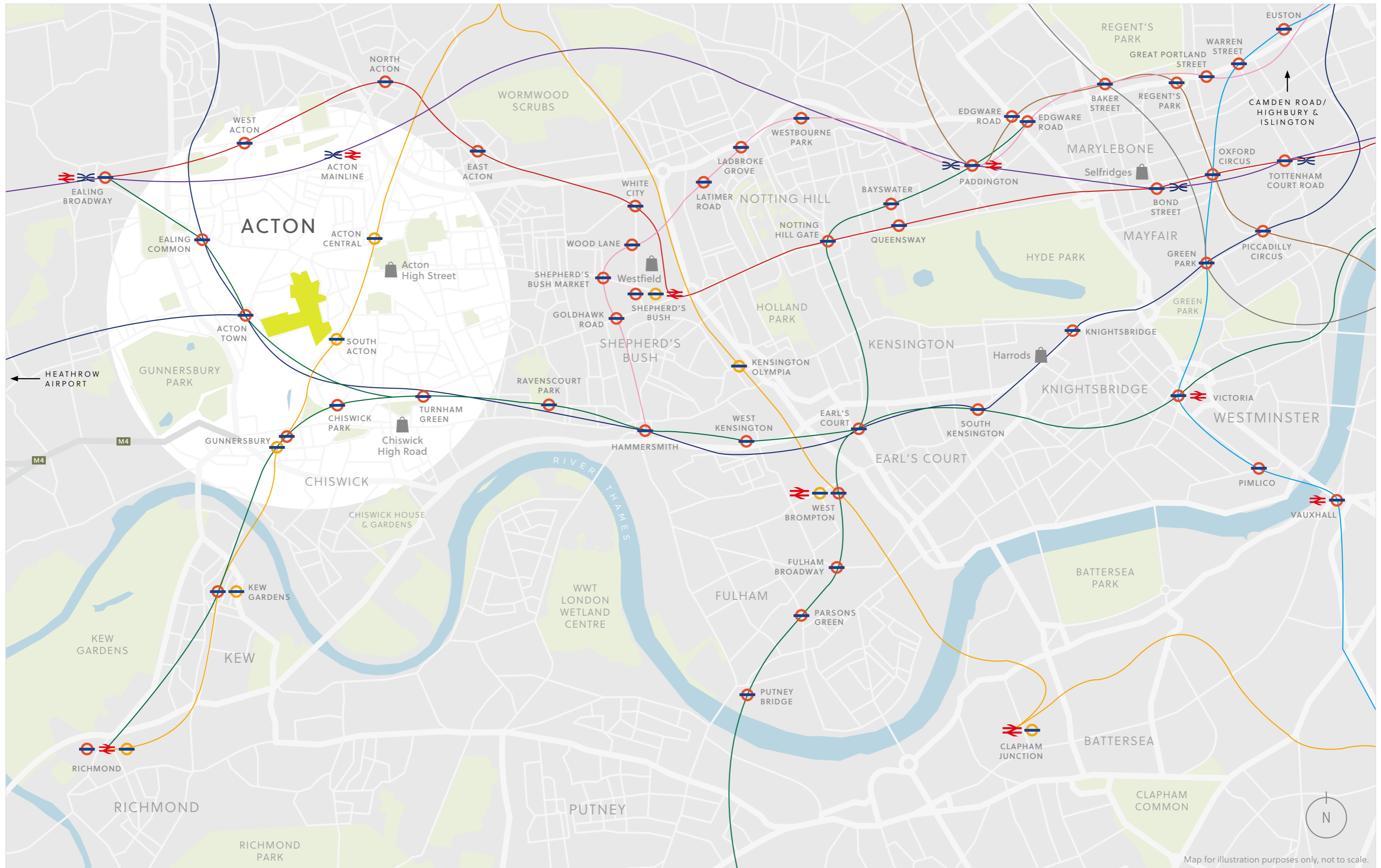
Map for illustration purposes only, not to scale. Travel times are approximate and taken from google.co.uk/maps.

PRIMARY SCHOOLS

On foot:		
01	Berrymede Infant School	5 mins
02	Ark Priory Primary School	5 mins
03	Berrymede Junior School	7 mins
04	Ark Byron Primary School	9 mins
By road:		
05	Derwentwater Primary School	4 mins
06	St Vincent's RC Primary School	5 mins
07	Belmont Primary School	6 mins
08	The Japanese School in London	7 mins
09	Heathfield House School	7 mins
10	St Mary's Catholic Primary School	8 mins
11	St Peter's Primary School	11 mins
12	John Betts Primary School	11 mins
13	Grange Primary School	11 mins
14	Little Ealing Primary School	13 mins
15	La Petite École Française	14 mins

**ACTON GARDENS IS WITHIN
EASY REACH OF SOME OF
LONDON'S FINEST SCHOOLS**

SECONDARY SCHOOLS		
By road:		
16	Twyford C of E High School	5 mins
17	Ark Acton Academy	6 mins
18	International School of London	7 mins
19	Ellen Wilkinson School for Girls	9 mins
20	Godolphin and Latymer	11 mins
21	Latymer Upper School	12 mins
22	Sacred Heart High School	15 mins
23	St Paul's Girls' School	17 mins
24	St Paul's School for Boys	20 mins



Map for illustration purposes only, not to scale.

GET CONNECTED

Excellent Connected

A great choice of rapid transport connections for fuss-free commuting or West London wandering. Take a short walk to lovely Chiswick, a quick bus ride to buzzy Westfield, the tube to Heathrow or with the proposed opening in December 2019, the new Elizabeth Line will allow you to reach central and East London with ease.

All travel times are approximate and taken from [google.co.uk/maps](https://www.google.co.uk/maps). Train and bus times represent peak journey times. Car travel times vary depending on traffic.

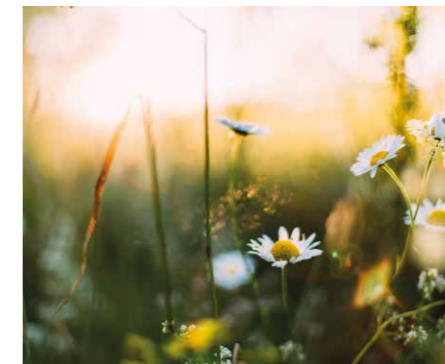
WALKING	CYCLING	CAR
Churchfield Road 10 mins	Chiswick High Road 6 mins	Westfield 12 mins
Chiswick Business Park 15 mins	River Thames 11 mins	Kew Gardens 15 mins
Gunnersbury Park 16 mins	Hyde Park 25 mins	Knightsbridge 20 mins
Chiswick House & Gardens 33 mins	Richmond Park 26 mins	Wembley Stadium 22 mins
		Twickenham Stadium 22 mins





GOING GREEN

ACTON GARDENS BUILDS ON THE GREEN AND LEAFY CHARACTER OF THE AREA, HOME TO SOME OF LONDON'S BEST PARKS



In addition to the new parks at Acton Gardens, residents at Boreal have easy access to a superb range of green spaces in the surrounding area. Recently given a £50m makeover, Gunnersbury Park stretches across 200 acres, its expansive lawns are interspersed with beautiful views, nature trails, a wildflower meadow, woodlands, lakes and fountains.

Chiswick House & Gardens balances elegant 18th century architecture with 65 acres of gardens ranging from carefully cultivated wilderness to Roman-inspired landscaping.

Acton Park is the ideal local park, full of activities and recreational facilities, as well as spacious lawns and shady trees. The park offers something for everyone, with play areas, sports facilities and a cafe, as well as plenty of space for dog-walking, picnicking or lazing in the sun.

LOCAL PARKS & RECREATIONAL FACILITIES

CHISWICK HOUSE & GARDENS

10 minutes cycle

ACTON PARK

10 minutes walk

KEW GARDENS

15 minutes cycle

GUNNERSBURY PARK

16 minutes walk



WORK REST & PLAY



ACTON GARDENS IS A VIBRANT NEW NEIGHBOURHOOD WITH HOMES, PARKS AND SHOPS

Acton is a lively area, full of community spirit and great local amenities, along with excellent transport connections. As well as offering a homely feel, the neighbourhood is a great option for commuters – key West London areas such as Chiswick, Hammersmith, Ealing and Paddington are a short bus or tube ride away, while the highly anticipated rapid Crossrail connections (opening proposed for December 2019) mean that even East London feels close.

The local area has shops, restaurants and entertainment for every taste, from the chic boutiques of neighbouring Chiswick to the pubs, restaurants and everyday essentials that line Acton High Street. Westfield in White City offers hundreds of shops and restaurants that span the range from value to luxury, as well as a cinema, bowling alley and kids' play areas. Ealing has all the high street shops you could want, along with the lovely common and laidback restaurants and bars.



ACTON

WITH A QUINTESSENTIAL HIGH STREET AND SERVED BY GREAT PUBS AND A WEEKLY MARKET

Acton's shops, restaurants and pubs answer the local community's every need. The central High Street hosts a large supermarket and specialist food stores, along with a range of banks, the local library, pharmacies, gyms and a public swimming pool.

Bars and restaurants range from beloved local pubs and eateries to cute coffee shops, independent restaurants and a microbrewery. Meanwhile, Acton's market brings independent makers, flower and food stalls to the High Street from Wednesday to Saturday.



CHISWICK

RENOWNED DESTINATION FOR STYLISH SHOPPING, INDEPENDENT BRANDS AND CAFÉ CULTURE

A watchword for relaxed West London chic, Chiswick is home to designer brands as well as up-and-coming creatives. The leafy High Road and surrounding streets mix gastropubs, upmarket brands and casual dining, as well as coffee shops, delis and bakeries.

A destination for interiors fans, Chiswick is famed for its auction house as well as its vintage stores. The street also has plenty to entertain, from a boutique cinema and cookery school to a comedy club.



Computer generated image of Boreal, indicative only and subject to change.

HOME COMFORTS

Each apartment has been designed to create a relaxed but efficient home. Underfloor heating ensures a cosy feel, enhanced by tactile surfaces such as walnut-effect flooring. Large windows fill apartments with natural light, accentuating the spacious and sleek design. German made kitchens have been thoughtfully designed for everyday living as well as entertaining, whilst contemporary ceramic tiled bathrooms provide a tranquil environment.





Show home photography is indicative only, specifications may differ.



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CUSTOMER SERVICES



THE CUSTOMER SERVICE TEAM AT COUNTRYSIDE IS COMMITTED TO PROVIDING YOU, OUR CUSTOMERS, WITH QUALITY HOMES

Countryside customer service begins with our trained Sales Consultants who offer guidance on the legal process involved in buying a new home and who can put you in touch with nominated solicitors and financial advisors. Every home at Acton Gardens carries our commitment to quality. You have the added assurance of every Countryside home coming with a National House Building Council Warranty. Each property is quality checked and commissioned by our dedicated Customer Service team before handover to you. That's why from the moment you reserve your plot, to the day you receive your keys and beyond a dedicated Sales and Customer Service team will ensure you receive the very best service from Countryside. Our entire team works to our own Customer Charter.

All of our homes carry the NHBC Builders Warranty plus a comprehensive two-year Customer Service Warranty as standard, giving you 24-hour emergency cover for your heating, plumbing and electrical items.

Countryside Properties Partnerships South has won a 2017 Gold Award for Customer Satisfaction.

The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home at Acton Gardens from the moment that you make your reservation, to the day you move in and beyond. No matter who you are dealing with or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the 'Consumer Code for Home Builders'. Copies of the 'Consumer Code for Home Builders' are available from our Marketing Suite and via our 'Countryside' website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

For more information, please visit:
consumercode.co.uk





L&Q is a regulated charitable housing association and one of the UK's most successful independent social businesses



COUNTRYSIDE

Places People Love

Countryside is a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places where people aspire to live



BECAUSE HOMES MATTER

The L&Q group houses around 250,000 people in more than 95,000 homes, primarily across London and the South East. While, in response to the housing and affordability crisis, we will build 100,000 new homes over the next ten years. Our vision is that everyone has a quality home they can afford, and we combine our social purpose with commercial drive to create homes and neighbourhoods everyone can be proud of. As a not-for-profit organisation we reinvest all the money we make into new and existing homes, creating successful communities and providing excellent services.



WE CREATE PLACES PEOPLE LOVE

All our developments carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that stand the test of time. As a result we hold more Housing Design Awards than any other developer. From the character of the homes we build to the planning and unique detailing of environments, our creative approach to place making provides a greater sense of belonging, spirit of neighbourhood and quality of life. Countryside Partnership South is an NHBC 5* developer.



Maps for illustration purposes only, not to scale.

VISIT THE ACTON GARDENS MARKETING SUITE:

171 High Street
Acton W3 6LP

020 3918 7617
actongardens.co.uk

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L&Q



COUNTRYSIDE
Places People Love