



Market Place

BY LUXGROVE HOMES

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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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MARKET PLACE

A brand new development of seven apartments with signature interiors by boutique designers Ademchic. Located on a quiet one-way street just a few yards from Acton High Street with its many restaurants, bars and shops.

Market Place is a sophisticated development of one and two bedroom luxury apartments in a contemporary and elegantly designed building. Each apartment has been architecturally designed to create the perfect home in which to relax, unwind and entertain. Each apartment has the benefit of its own juliet balcony or terrace, with some units having views of St Mary's Church.

The area enjoys many open green spaces and local favourites include nearby Acton Park and Springfield Gardens. Ealing Common is within close proximity offering additional green spaces as well as an array of many shops and eateries such as the well-known Ealing Butcher and Starbucks.

Nearby Acton Central offers the perfect mix of independent and high street shops as well as delectable array of pubs, cafes and restaurants including local favourites Fed and Watered for a lazy brunch or The Station House pub for a beer and a pizza! In addition to this you also have the Churchfield Store which is a well-known deli.

The area boasts a number of exceptional schools including Derwent Water Primary School, Ark Academy and Twyford Church of England High School.



MARKET PLACE

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LOCATION

Located in W3, one of Acton's prime locations, Market Place offers excellent transport links to make it an ideal choice if you want to be within easy reach of Central London and The City. Acton mainline station is the nearest station which will benefit from the new Crossrail in 2021. With Heathrow only a 20-minute drive away. Market Place is an ideal location for commuters and frequent fliers alike.



Sports and Outdoors

1. Acton Park
2. Springfield Gardens
3. Virgin Active
4. The Gym
5. Acton Cricket Club
6. David Lloyd
7. Pure Gym

Pubs and Restaurants

8. The Rocket
9. The Station House Pub
10. Fed & Watered
11. The Churchfield Food Store
12. The Mill Bakery
13. The Aeronaut
14. Churchfield Road

Shopping

15. Morrisons
16. Sainsbury's Local
17. Arthur Razor
18. The Oaks

School

19. Ark Academy
20. Twyford C of E High School
21. Derwent Water Primary School

Entertainment

22. Putt in the Park
23. Ealing Filmworks



Nearest Underground and Crossrail stations:

 Acton Central London Overground 8' walk	 Ealing Broadway Central and District Line 15' away (walk + bus)	 Ealing Common District and Piccadilly Line 17' walk	 West Acton Central Line 10' bus	 Acton Town District and Piccadilly Line 11' walk
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11 minute walk to Acton Town underground station for **District and Piccadilly Line** services

Piccadilly Circus 30 minutes
Blackfriars 36 minutes
Victoria 26 minutes

15 minutes to **Ealing Broadway**

*times shown for Elizabeth Line coming 2021

Bond Street 11 minutes*
Liverpool St 18 minutes*
Farringdon 16 minutes*
Heathrow 14 minutes*

8 minute walk to Acton Central station, operating **London Overground** services

Willesden Junction 6 minutes
Richmond 14 minutes
Euston 29 minutes



LOCAL AREA

The area is well connected for both the West End and The City. It also offers endless opportunities for sports enthusiasts and has a number of excellent gyms nearby including David Lloyd and Virgin Active. Other leisure facilities include Golf, Tennis, Rugby and Football clubs.

PUBS & RESTAURANTS | The area benefits from many restaurants, pubs and bars including local favourites such as The Aeronaut and The Rocket as well as Churchfield Road with its varied independent cafés and shops including The Churchfield Food Store and the Mill Bakery.

SPORTS | If exercise is your thing then Market Place is the place for you with several gyms close by with a number of other gyms located in nearby Ealing Broadway. For outdoor activities both Acton Park, home to "Putt in the Park" and Springfield Gardens are close by. Ealing Common is also a short distance away offering beautiful wide green spaces ideal for sunny days.

SHOPPING | When it comes to shopping there are multiple supermarkets and The Oaks shopping centre is a few minutes' walk which houses the likes of Boots, Lidl and other high street names. A few minutes further and you can venture into Acton Central and Ealing Broadway offering a breadth of luxury boutiques and other high street favourites as well as the new cultural quarter, Ealing Filmworks, including an eight screen picturehouse.

SCHOOLS | The area boasts a number of exceptional schools including Derwent Water Primary School, Ark Academy and Twyford Church of England High School.



MARKET PLACE

UNIQUE INTERIORS

designed by

ADEMCHIC

At Luxgrove, we believe that every new home we build should have its own unique personality, which is why we have collaborated on this project with leading London interior design studio, Ademchic. Each design and detail is carefully thought through, incorporating on-trend features and finishes and the best quality materials to achieve not only a sophisticated but a timeless home for future home owners.

Great things are done by a series of small things brought together

- VINCENT VAN GOGH

Our kitchens stand out from the crowd with a refreshing and original bold pastel design. They are fully equipped with integrated Bosch appliances, stunning statement Calacatta porcelain worktops and integrated cabinet lighting. Brass accents like handles and a beautiful brass mixer tap add character and warmth. We've also designed

concealed utility cupboards to provide a comfortable space for washing machines and household equipment, in most cases in close proximity to your balcony so you can easily get your laundry in and out of the sunshine. Some kitchens also come with custom built breakfast benches for your convenience.





Our homes are designed to allow in as much natural light as possible, which paired with the natural colour palette and engineered oak flooring makes the living areas feel comfortable and cosy. The combination of integrated curtain and TV unit lighting adds an elegant softness to the interiors and makes each home feel contemporary and comfortable, as intended by our interior designers ADEMCHIC.

Luxury is when it seems flawless, when you reach the right balance between all elements

- JEAN-LOUIS DENIOT

Adding to the overall sophistication of Market Place is the beautiful bathroom design. From premium on-trend hexagon carrara tiles to the feature handpainted wall joinery and elegant matt black fixtures, the bathrooms are opulent while maintaining a timeless simplicity.

Storage has been generously thought through - from under basin drawers to exposed shelves with mood lighting you'll have space to display your favourite products while being able to easily tuck away the non-essentials.





The little details are really what make these homes feel unique. From the soft lighting in the concealed curtain rails, to cool wall lamps and downlights, and the smooth weighty quality of the switches and sockets, you'll find moving into on of these an absolute delight. Each bedroom

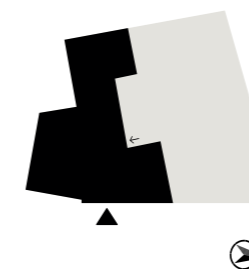
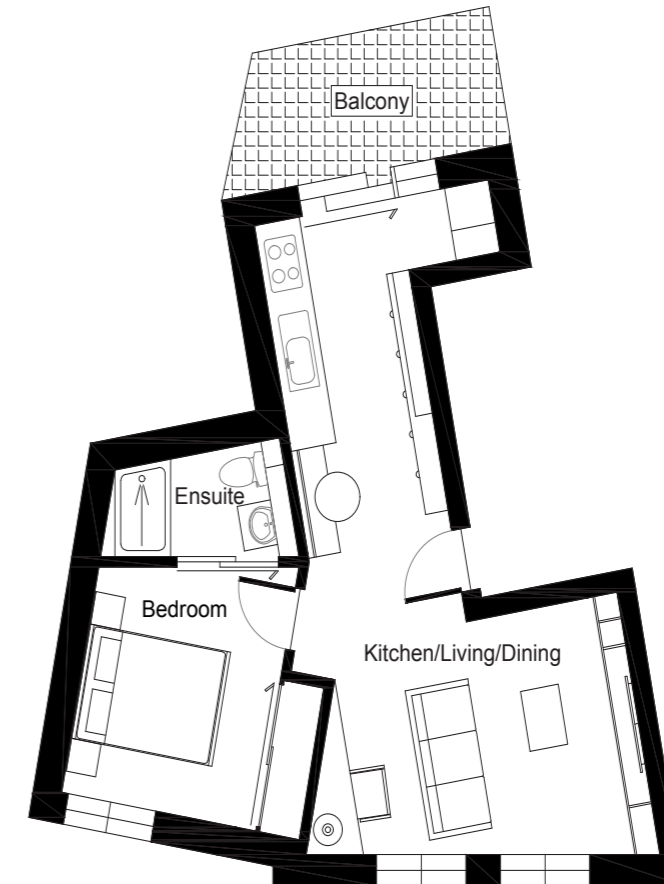
features natural engineered oak flooring, bespoke joinery and luxurious hand-painted wall panelling in master bedrooms and built-in wardrobes. These homes will only need one thing - furniture you love and your personal touch to make this a place to truly call home.





UNIT 1

FIRST FLOOR
ONE BEDROOM FLAT



TOTAL AREA <i>Excludes balcony</i>	37 sqm	401 sqft
KITCHEN + LIVING	8.3m x 4.4m	27'1" x 14'4"
BEDROOM	3.5m x 3.3m	11'7" x 10'11"
ENSUITE	2.4m x 1.5m	7'9" x 4'10"
BALCONY	3.2m x 1.7m	10'7" x 5'8"

Floor plans

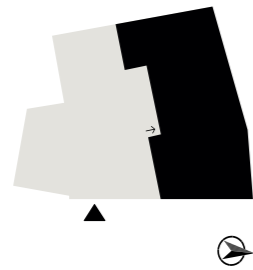
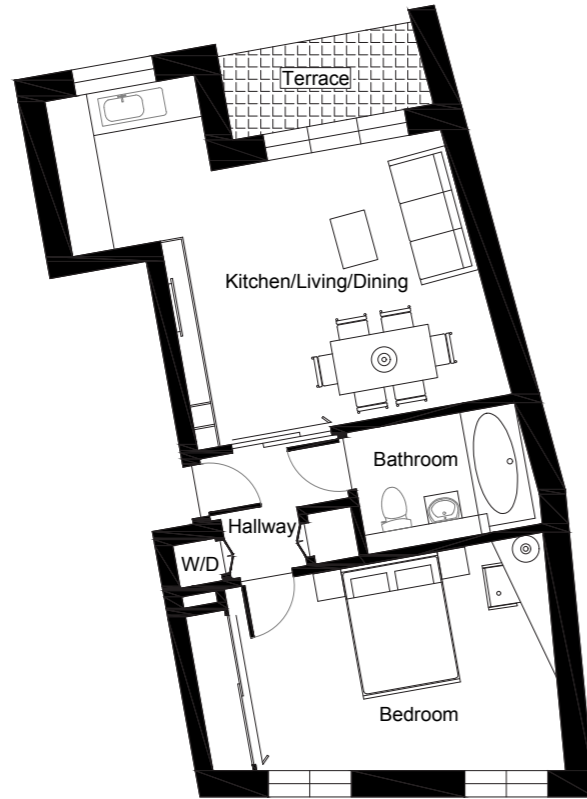
APARTMENT	BEDS	FLOOR	TOTAL AREA SQM	TOTAL AREA SQFT	PAGE
1	1	1F	37	401	23
2	1	1F	50	535	24
3	1	2F	37	401	25
4	1	2F	50	535	26
5	1	3F	37	401	27
6	1	3F	50	535	28
7	2	4F	72	775	29



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UNIT 2

FIRST FLOOR
ONE BEDROOM FLAT



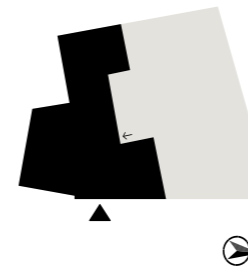
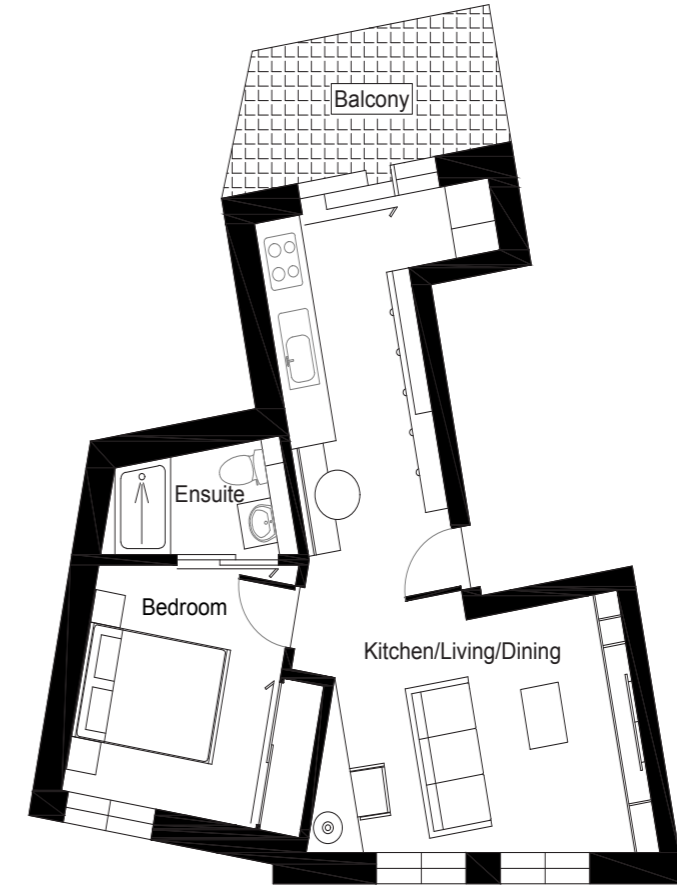
TOTAL AREA <i>Excludes terrace</i>	50 sqm	535 sqft
KITCHEN + LIVING	5.7m x 5.3m	18'9" x 17'4"
BEDROOM	5.2m x 2.9m	11'10" x 8'11"
BATHROOM	2.5m x 1.8m	7'7" x 5'5"
HALLWAY	2.0m x 1.8m	4'0" x 2'10"
TERRACE	3.5m x 1.7m	26'11" x 4'7"



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UNIT 3

SECOND FLOOR
ONE BEDROOM FLAT



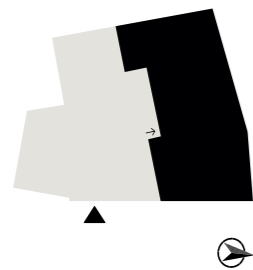
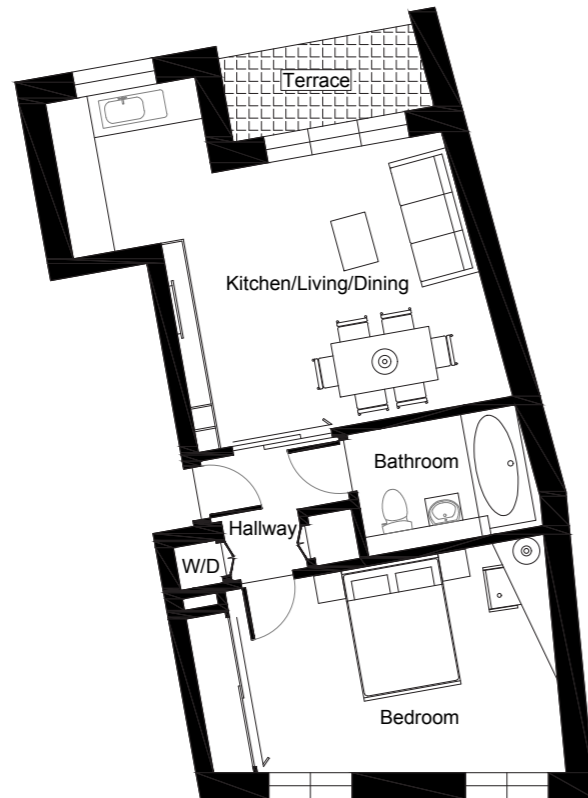
TOTAL AREA <i>Excludes balcony</i>	37 sqm	401 sqft
KITCHEN + LIVING	8.3m x 4.4m	27'1" x 14'4"
BEDROOM	3.5m x 3.3m	11'7" x 10'11"
ENSUITE	2.4m x 1.5m	7'9" x 4'10"
BALCONY	3.2m x 1.7m	10'7" x 5'8"



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UNIT 4

SECOND FLOOR
ONE BEDROOM FLAT



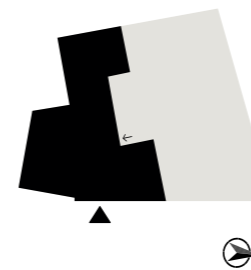
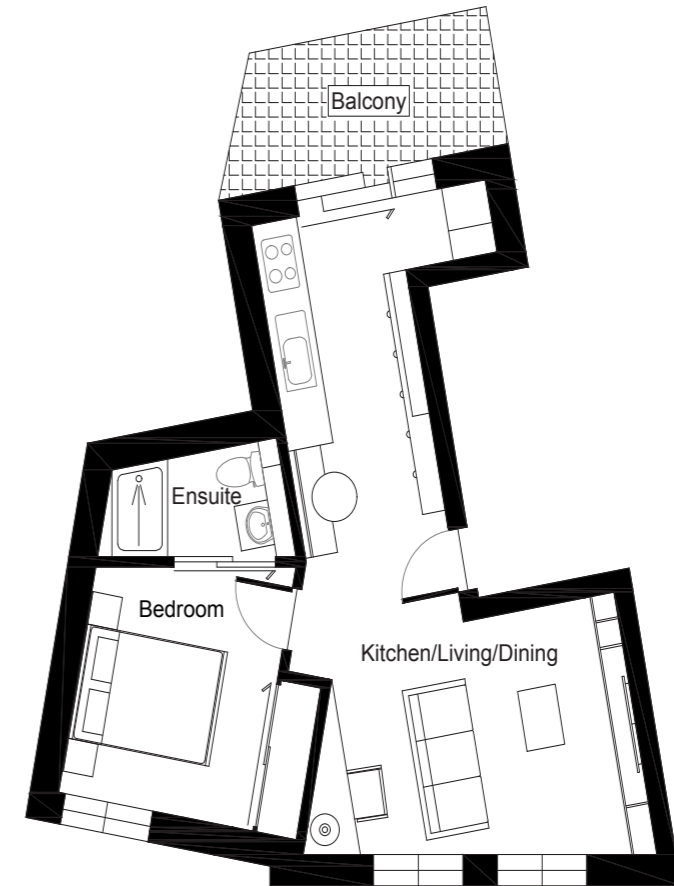
TOTAL AREA <i>Excludes terrace</i>	50 sqm	535 sqft
KITCHEN + LIVING	5.7m x 5.3m	18'9" x 17'4"
BEDROOM	5.2m x 2.9m	17'0" x 9'5"
BATHROOM	2.5m x 1.8m	8'1" x 5'11"
HALLWAY	2.0m x 1.8m	6'8" x 5'11"
TERRACE	3.5m x 1.7m	11'6" x 5'5"



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UNIT 5

THIRD FLOOR
ONE BEDROOM FLAT



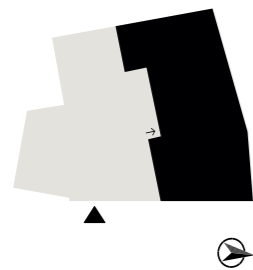
TOTAL AREA <i>Excludes balcony</i>	37 sqm	401 sqft
KITCHEN + LIVING	8.3m x 4.4m	27'1" x 14'4"
BEDROOM	3.5m x 3.3m	11'7" x 10'11"
ENSUITE	2.4m x 1.5m	7'9" x 4'10"
BALCONY	3.2m x 1.7m	10'7" x 5'8"



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UNIT 6

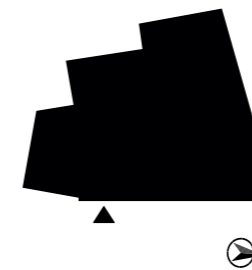
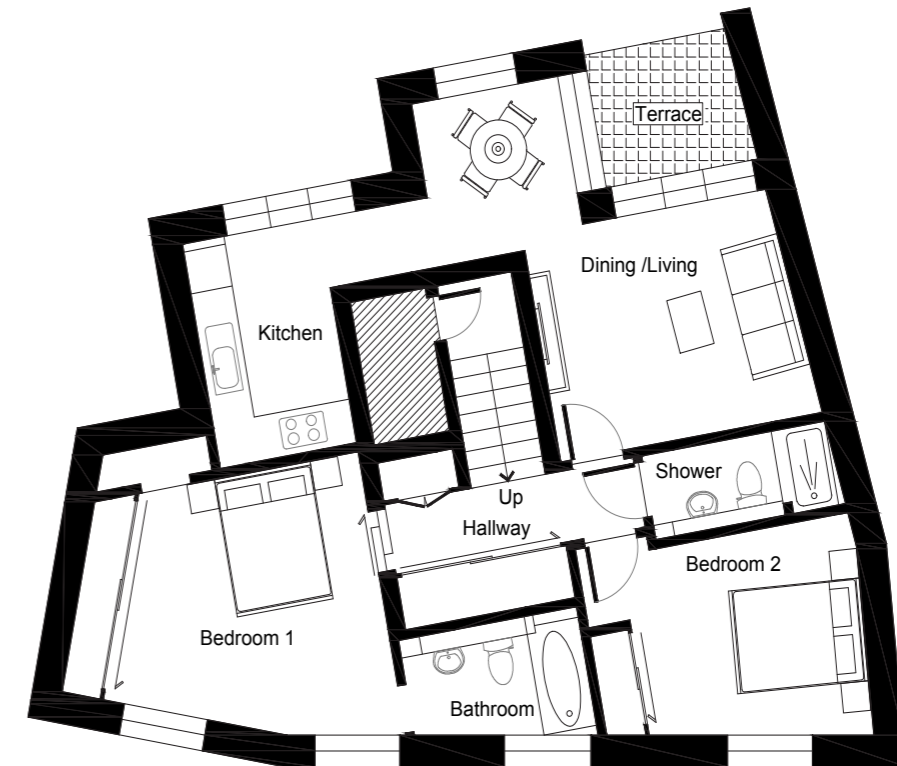
THIRD FLOOR
ONE BEDROOM FLAT



TOTAL AREA	50 sqm	535 sqft
<i>Excludes terrace</i>		
KITCHEN + LIVING	5.7m x 5.3m	18'9" x 17'4"
BEDROOM	5.2m x 2.9m	17'0" x 9'5"
BATHROOM	2.5m x 1.8m	8'1" x 5'11"
HALLWAY	2.0m x 1.8m	6'8" x 5'11"
TERRACE	3.5m x 1.7m	11'6" x 5'5"

UNIT 7

FOURTH FLOOR
TWO BEDROOM FLAT



TOTAL AREA	72 sqm	775 sqft
<i>Excludes roof terrace</i>		
KITCHEN	3.1m x 2m	10'3" x 6'7"
DINING + LIVING	5.2m x 5.0m	17'2" x 16'4"
BEDROOM 1	5.1m x 3.9m	16'7" x 12'9"
BEDROOM 2	4.1m x 2.8m	13'6" x 9'2"
BATHROOM	2.6m x 1.8m	8'8" x 5'11"
SHOWER	2.7m x 1.2m	8'11" x 3'10"
HALLWAY	3.7m x 1.0m	12'1" x 3'2"
TERRACE	3m x 1.7m	9'10" x 5'5"

SPECIFICATION

INTERIOR FINISHES

Herringbone engineered oak wood floors
Concealed curtain rails
Integrated lighting
Bespoke TV units

KITCHEN

Stone worktops
Bosch Induction hob
Bosch Integrated dishwasher
Bosch Built-in fridge freezer
Bosch Integrated extractor hood
Integrated cabinet lighting
Bosch Integrated microwave to selected units
Wine fridge to selected units

BATHROOM

Fully tiled shower area
Fitted mirrored vanity unit
Shaver socket
Matt black brassware
Heated towel rail

ELECTRICAL

SKY+ pre-wired Broadband
Dimmable lights
USB sockets in all rooms
Lutron smart controlled lighting

SECURITY

Urmet digital
Mobile-connected intercom system

BEDROOMS

Supersoft stain-resistant carpets
Fitted wardrobes
Bespoke wall panelling
Wall-mounted bedside lights

WARRANTY

ICW 10 Year Structural Defect Warranty

The specification of the apartments is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the apartment 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. Apartment designs and layouts are indicative only and may change.



Help to Buy is a government led equity loan scheme available on new build homes up to the value of £600,000 (in London).



You now need just a 5% deposit in order to qualify, and the government will lend you up to 20% of the property value, interest free for the first 5 years. Buyers will be required to take out a 75% mortgage to make up the outstanding balance, which is subject to affordability - please speak to a sales advisor for more information and for full terms and conditions.

FOR SALES ENQUIRIES
PLEASE CONTACT

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DISCLAIMER

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