



# The Carlton

BY 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.  
**luxgrovehomes.com**

Luxgrove  
CAPITAL PARTNERS

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.  
**luxgrove.com**

# THE CARLTON

A unique development of six exceptional apartments and two houses with signature interiors by design studio, Ademchic. The Carlton is on one of Ealing's premier roads, characterised by grand Victorian detached houses.

The Carlton is a stunning development of one and two-bedroom luxury apartments together with two four-bedroom houses. Set in a contemporary and elegantly designed building, all apartments have a garden or a terrace, and both houses have their own garden.

Located on one of the most desirable tree-lined roads in Ealing, London's greenest borough, The Carlton has a multitude of parks and open spaces within close proximity. Just a few minutes walk away are the stylish shops, lively bars and restaurants on Ealing Broadway.



16





# CONTENTS

ABOUT DEVELOPER  
2

THE CARLTON  
3

LOCATION  
8 - 11

INTERIORS  
12 - 21

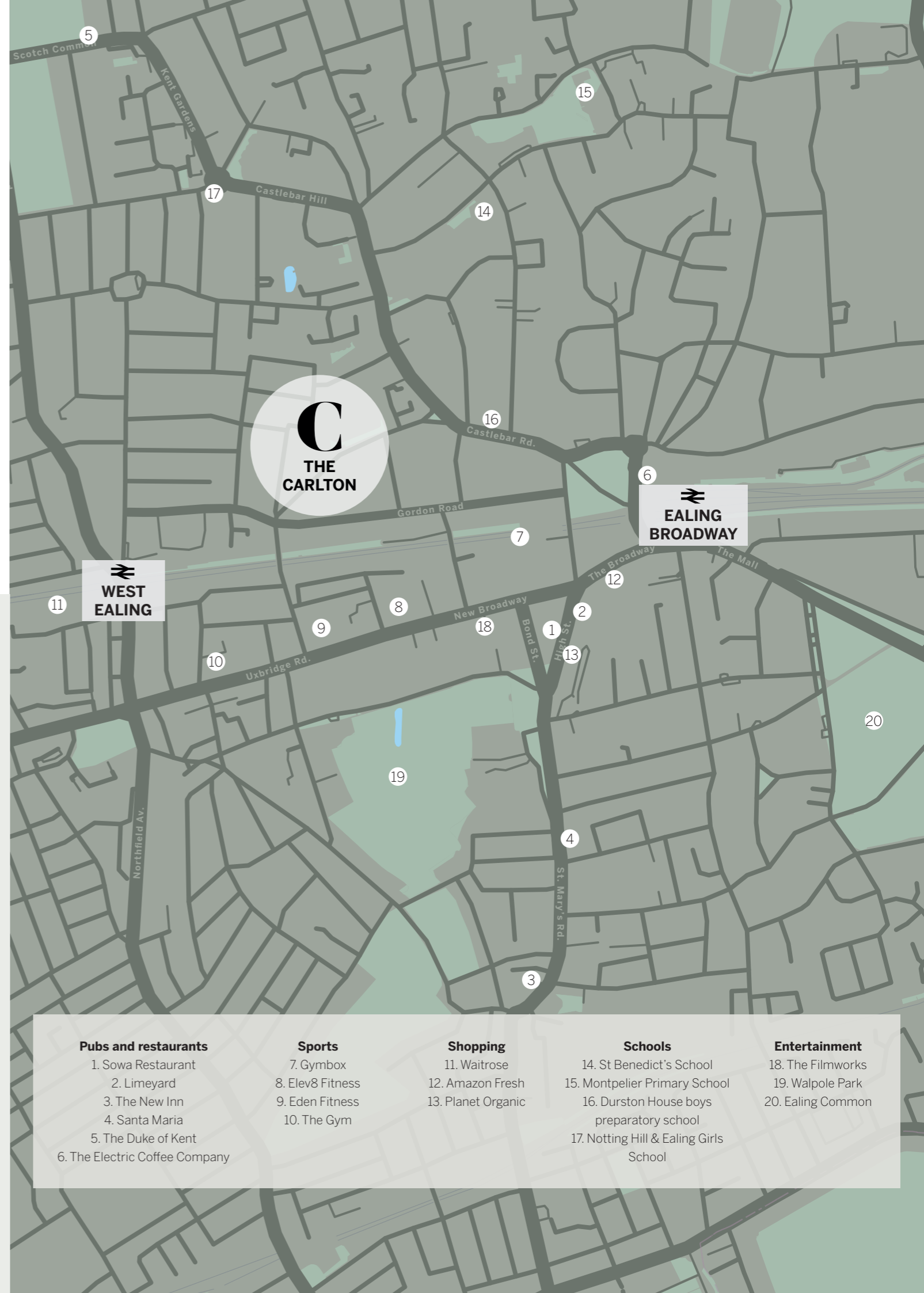
FLOOR PLANS  
22 - 33

SPECIFICATION  
34 - 37


# LOCATION


With leafy streets and huge Victorian homes, coupled with good transport connections to central London and some of the best bars and restaurants outside the West End, West Ealing is a welcome buffer between life in the urban jungle and rural bliss.

It also offers endless opportunities for sports enthusiasts and has a number of excellent gyms and leisure centres, as well as Golf, Tennis, Rugby and Football clubs.



Nearest Underground:

 **Ealing Broadway**  
Central & District Line  
10' walk

 **West Ealing**  
Central Line  
10' walk

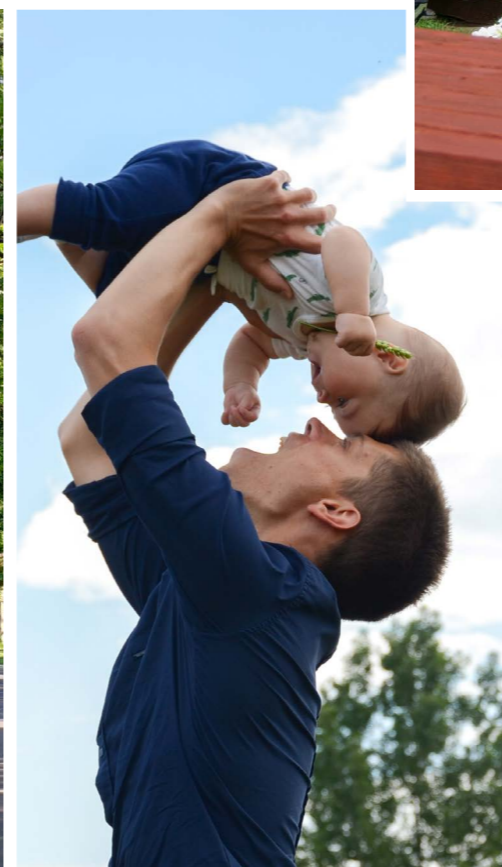
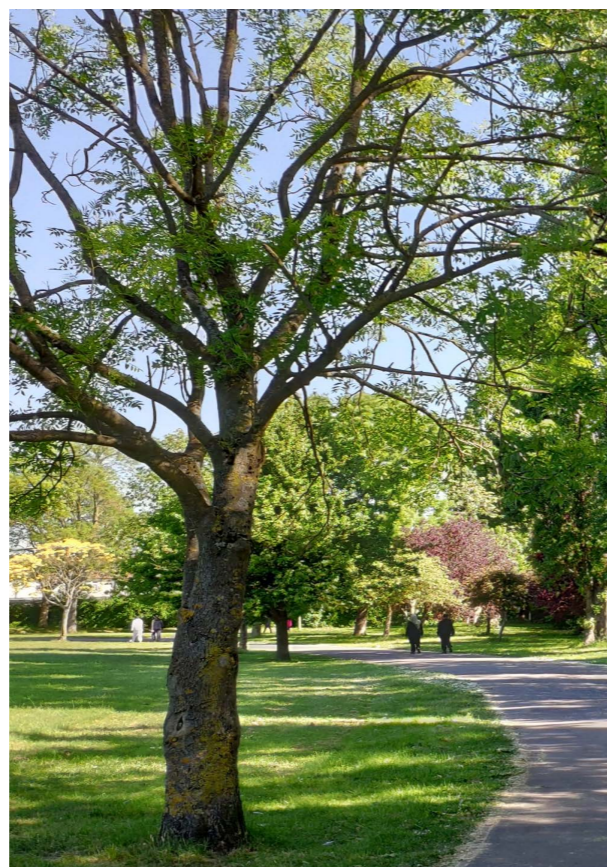
The Carlton is a 10 minute walk to Ealing Broadway station (Central and District lines and National Rail). Ealing Broadway is on the new Elizabeth line (Crossrail), which once opened will give super-fast access across London and to Heathrow.



Bond Street - 11 minutes  
Liverpool Street - 18 minutes  
Canary Wharf - 25 minutes  
Heathrow 2 & 3 - 15 minutes

\*Journey times refer to future Crossrail Service

Pubs and restaurants	Sports	Shopping	Schools	Entertainment
1. Sowa Restaurant	7. Gymbox	11. Waitrose	14. St Benedict's School	18. The Filmworks
2. Limeyard	8. Elev8 Fitness	12. Amazon Fresh	15. Montpelier Primary School	19. Walpole Park
3. The New Inn	9. Eden Fitness	13. Planet Organic	16. Durston House boys preparatory school	20. Ealing Common
4. Santa Maria	10. The Gym		17. Notting Hill & Ealing Girls School	
5. The Duke of Kent				
6. The Electric Coffee Company				



# LOCAL AREA

**PUBS & RESTAURANTS** | The area benefits from an abundance of fantastic restaurants, pubs and bars including local favourites Sowa Restaurant, Limeyard, The New Inn and Santa Maria which has been voted London's best pizza restaurant by Time Out. If you're looking for a caffeine fix, try The Electric Coffee Company.

**SPORTS** | If exercise is your thing then The Carlton is the place for you with Ealing Golf Club and Ealing Rugby Club close by as well as a number of gyms located in nearby Ealing Broadway. For outdoor activities Pitshanger Park is a short distance away offering beautiful wide green spaces as well as lawn bowls, table tennis and hockey amongst other sporting pursuits.

**SHOPPING** | When it comes to shopping there are multiple supermarkets including Tesco Hoover Building and local favourites the Hook and Cleaver Butchers and Blue Ocean Fishmongers. Ealing Broadway offers a breadth of luxury boutiques and other high street favourites, along with the first ever Amazon Fresh store in Ealing Broadway.

**SCHOOLS** | You'll find a great selection of state and independent schools nearby, including the world-famous Harrow School, the co-educational St Benedict's School, Montpelier Primary School, Durston House boys' preparatory school and Notting Hill & Ealing Girls School. The University of West London is also close by and has twice been named Britain's top modern university.

**ENTERTAINMENT** | A short walk from The Carlton is The Filmworks, an eight-screen cinema and central piazza surrounded by a high-quality mix of shops, restaurants and bars, including Vapiano and Planet Organic.



# UNIQUE INTERIORS

designed by

**ADEMCHIC**

At Luxgrove we believe that new build developments don't all have to look the same, which is why we have collaborated on this project with leading London interior design studio ADEMCHIC to bring you new homes that are truly unique. Quality materials, sophisticated design and stunning contemporary detailing make these completely one of a kind.

# Kitchens should be designed around what's really important: fun, food and life.

-DAVID BOULUD

We've embraced the latest kitchen design trends and timeless quality materials to make a bold and long-lasting interior that is both distinguished and original - you won't see the same glossy beige kitchen here that you've seen many times before. The Carlton kitchens embrace a classic shaker profile with a contemporary two-tone edge of dark green and chalk white colours, giving them a

modern yet timeless quintessentially British feel. All kitchens have been designed with elements that create a sense of ultimate luxury. With impressive details like Neff integrated appliances, stunning Calacatta stone worktops and integrated cabinet lighting, they are the perfect space for entertaining and cooking up a storm.









**Be faithful to your own taste, because nothing you really like is ever out of style.**

- BILLY BALDWIN

Unlike anything on the market, The Carlton bathrooms are bright and sophisticated combining the elegance of beautiful tile combinations mixed with black tapware. You'll love that there is plenty of storage - large cabinets for all of your beauty and

cleaning products. You'll also have room for your shampoos and shower gels in the shower and bath enclosures so there won't be any need for makeshift shower shelves or rails - you'll feel like you are bathing in a five star hotel.



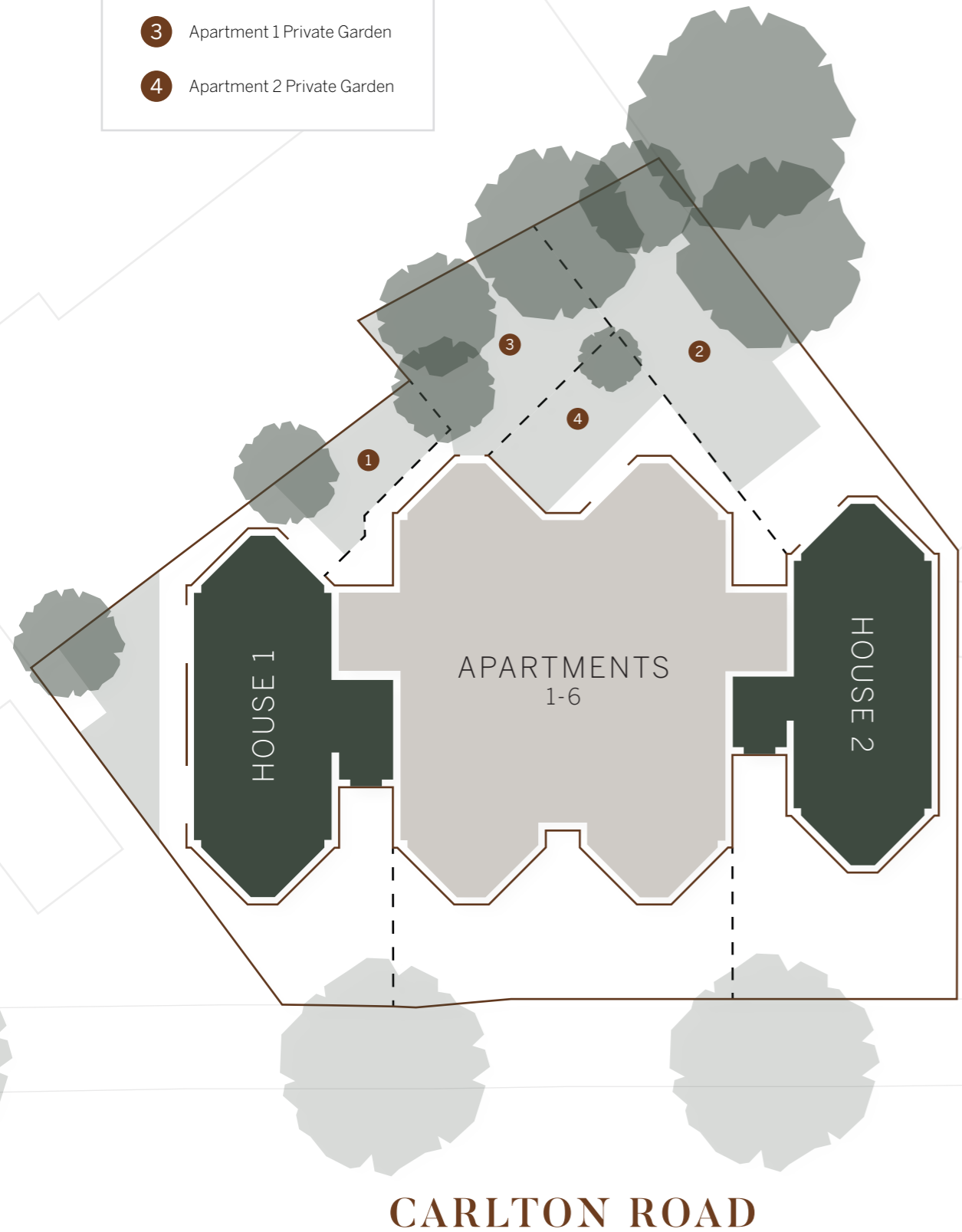
Rigorous attention has been paid to every detail in these homes, from half moon handles on the bespoke wardrobes to the sleek design of the hanging bedside pendant lights. Thought has gone into the placement of each and every (USB) plug socket.

The bedrooms feature super soft carpets and bespoke joinery, selected luxurious hand-painted wall panelling in master bedrooms and built-in wardrobes. You won't need anything apart from your favourite furniture to make you feel like you are living on cloud nine.



# FLOOR PLANS

- 1 House 1 Private Garden
- 2 House 2 Private Garden
- 3 Apartment 1 Private Garden
- 4 Apartment 2 Private Garden



PLOT	BEDS	FLOOR	TOTAL AREA SQM	TOTAL AREA SQFT	OUTDOOR SPACE	PARKING	PAGE
HOUSE 1	4	GF, FF & SF	156	1680	GARDEN	YES	24-25
APARTMENT 1	2	GF	69	738	GARDEN	NO	26
APARTMENT 2	2	GF	69	738	GARDEN	NO	27
APARTMENT 3	2	FF	65	698	TERRACE	NO	28
APARTMENT 4	2	FF	65	698	TERRACE	NO	29
APARTMENT 5	1	SF	54	582	TERRACE	NO	30
APARTMENT 6	1	SF	54	582	TERRACE	NO	31
HOUSE 2	4	GF, FF & SF	156	1680	GARDEN	YES	32-33

# HOUSE 1

FOUR BEDROOMS HOUSE  
GF, FF & SF

LOUNGE  
4.8M X 4.7M / 15'8" X 15'5"

KITCHEN  
5.4M X 4.8M / 17'10" X 15'7"

BEDROOM 1  
5.4M X 4.9M / 17'10" X 15'11"

WALK-IN WARDROBE  
1.6M X 1.5M / 5'3" X 4'10"

BEDROOM 2  
4.9M X 4.7M / 15'11" X 15'5"

BEDROOM 3  
4.9M X 3.2M / 15'11" X 10'4"

BEDROOM 4  
4.9M X 3.7M / 15'11" X 12'3"

UTILITY ROOM  
1.4M X 0.8M / 4'6" X 2'8"

BATHROOM 1  
2.0M X 1.7M / 6'5" X 5'7"

BATHROOM 2  
2.7M X 1.4M / 8'10" X 4'5"

ENSUITE  
2.0M X 1.5M / 6'6" X 4'10"

WC  
2.1M X 1.0M / 6'9" X 3'2"

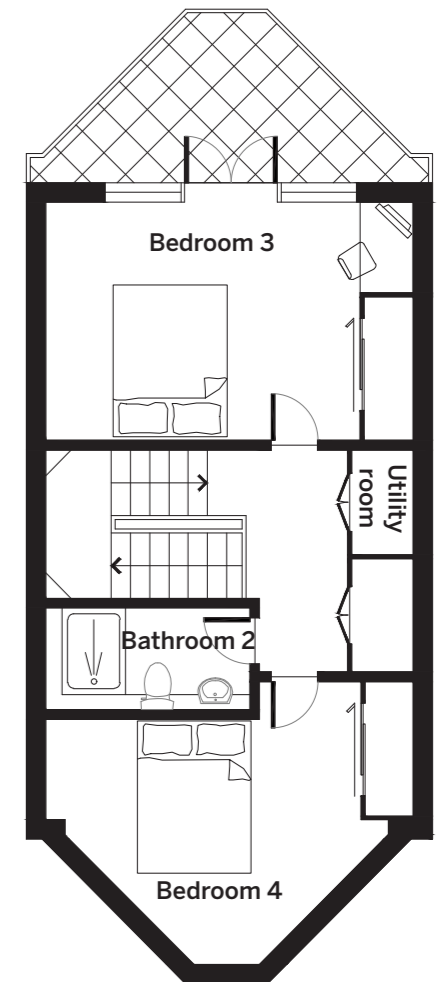
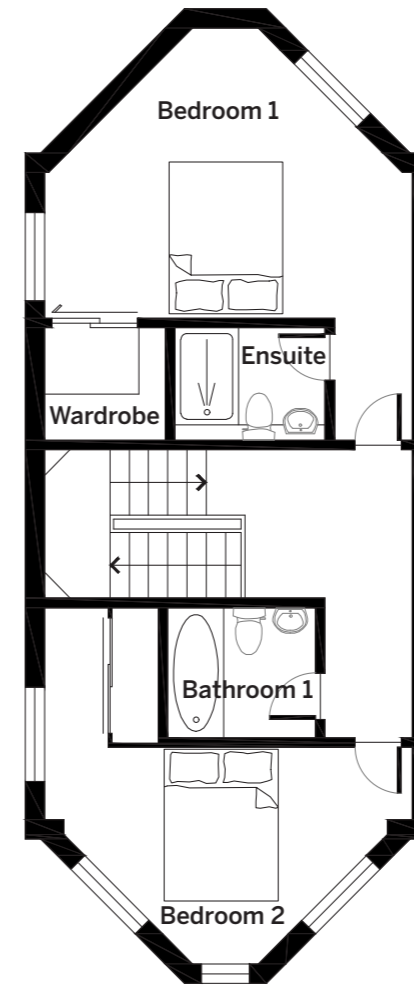
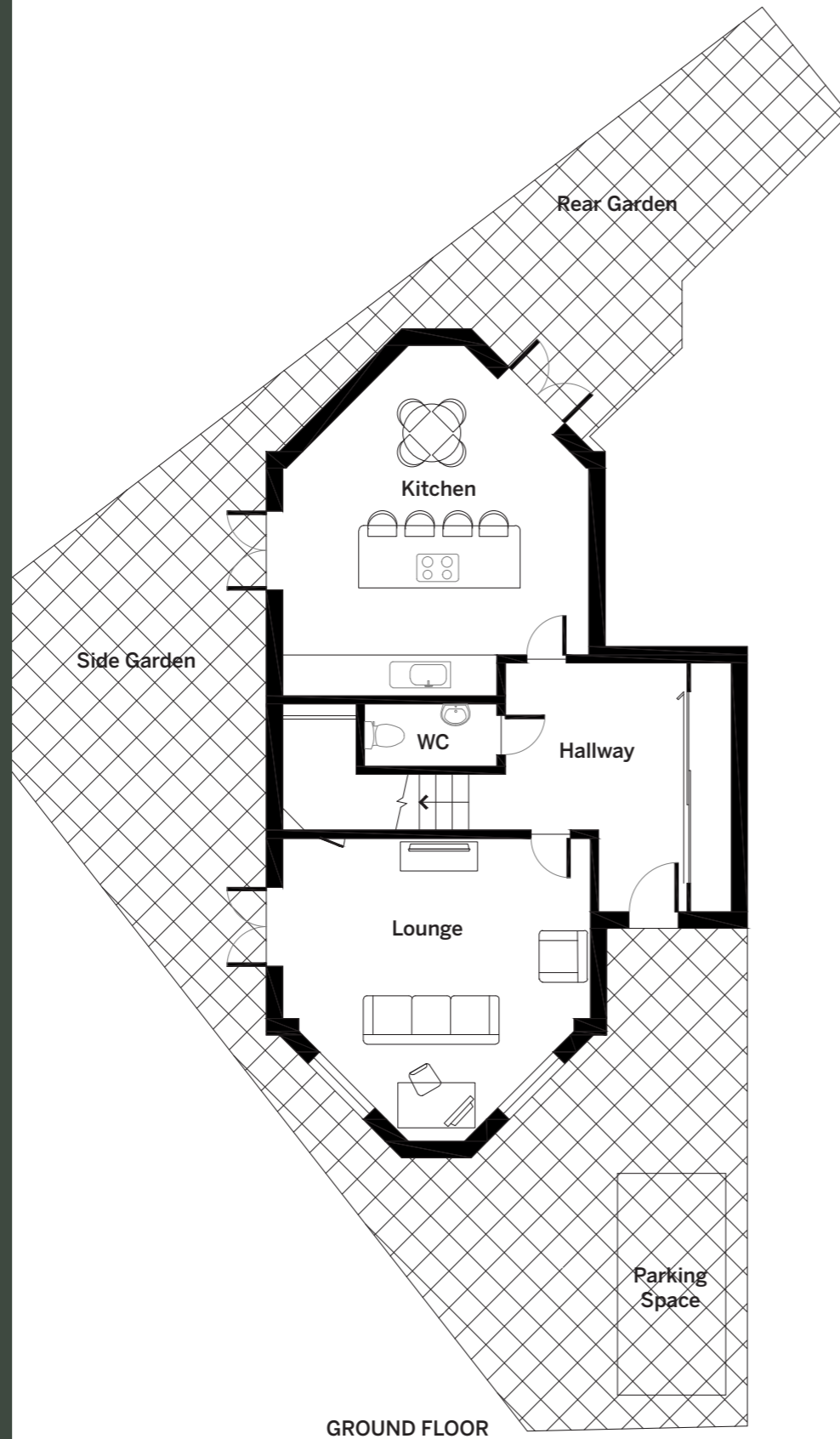
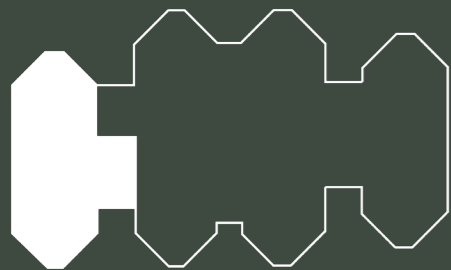
HALLWAY  
3.9M X 2.8M / 12'8" X 9'3"

SIDE GARDEN  
10.0M X 5.4M / 32'9" X 17'9"

REAR GARDEN  
6.7M X 3.6M / 21'10" X 11'9"

FORECOURT  
7.7M X 6.7M / 25'4" X 22'1"

**TOTAL INTERNAL AREA**  
156 sqm / 1680 sqft



# APARTMENT 1

TWO BEDROOM APARTMENT  
GROUND FLOOR

KITCHEN/LOUNGE  
5.7M X 4.6M / 18'8" X 15'2"

BEDROOM 1  
4.6M X 4.2M / 15'0" X 13'11"

BEDROOM 2  
5.0M X 2.7M / 16'3" X 8'10"

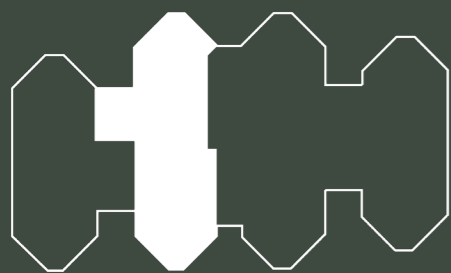
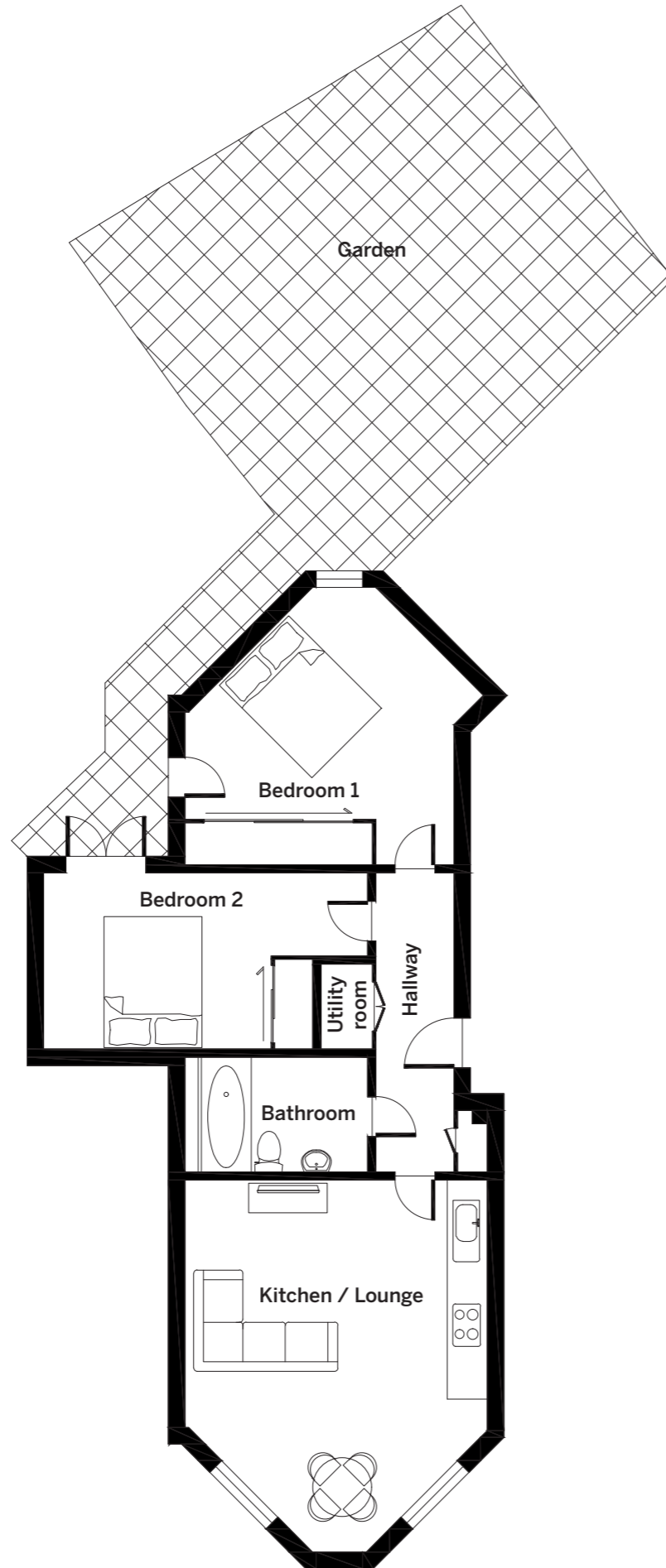
BATHROOM  
2.8M X 1.8M / 9'2" X 5'9"

UTILITY ROOM  
1.3M X 0.8M / 4'3" X 2'7"

HALLWAY  
4.6M X 1.2M / 15'0" X 3'11"

GARDEN  
14.6M X 6.9M / 47'11" X 22'9"

**TOTAL INTERNAL AREA**  
69 sqm / 738 sqft



# APARTMENT 2

TWO BEDROOM APARTMENT  
GROUND FLOOR

KITCHEN/LOUNGE  
5.7M X 4.6M / 18'8" X 15'2"

BEDROOM 1  
4.6M X 4.2M / 15'0" X 13'11"

BEDROOM 2  
5.0M X 2.7M / 16'3" X 8'10"

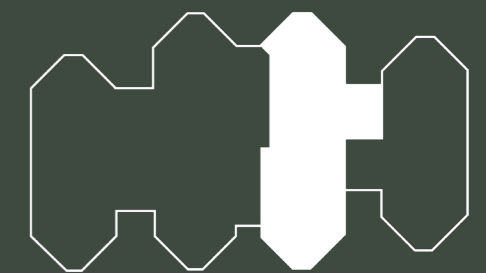
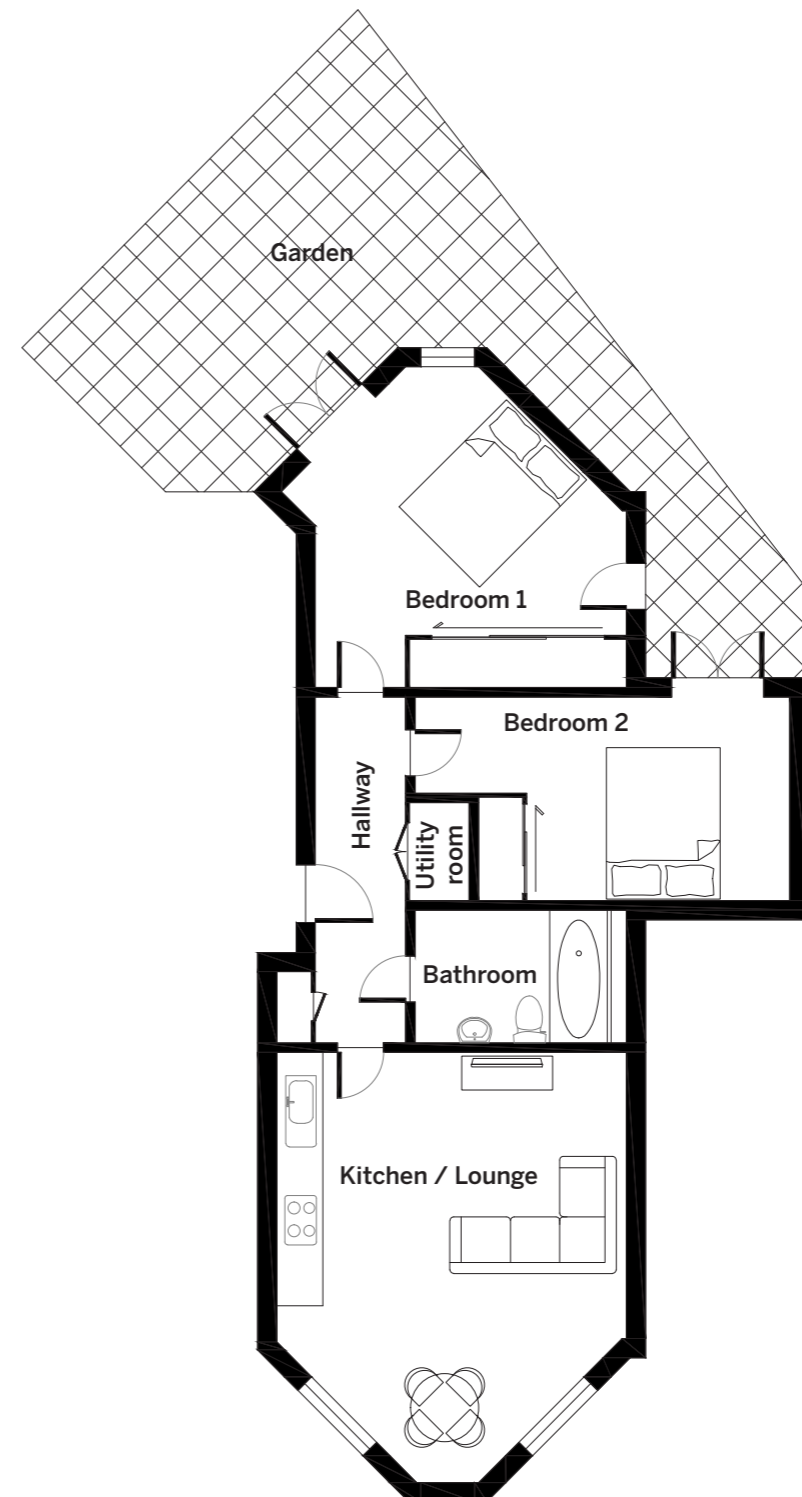
BATHROOM  
2.8M X 1.8M / 9'2" X 5'9"

UTILITY ROOM  
1.3M X 0.8M / 4'3" X 2'7"

HALLWAY  
4.6M X 1.2M / 15'0" X 3'11"

GARDEN  
10.7M X 6.3M / 35'0" X 20'8"

**TOTAL INTERNAL AREA**  
69 sqm / 738 sqft



# APARTMENT 3

TWO BEDROOM APARTMENT  
FIRST FLOOR

KITCHEN/LOUNGE  
5.7M X 5.4M / 18'8" X 17'7"

BEDROOM 1  
3.0M X 2.8M / 9'10" X 9'2"

BEDROOM 2  
3.9M X 4.6M / 12'11" X 15'0"

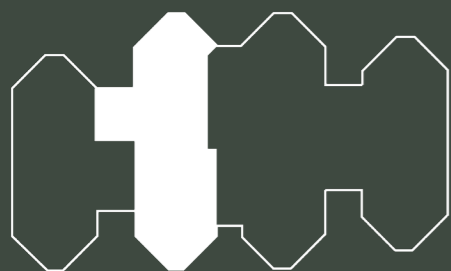
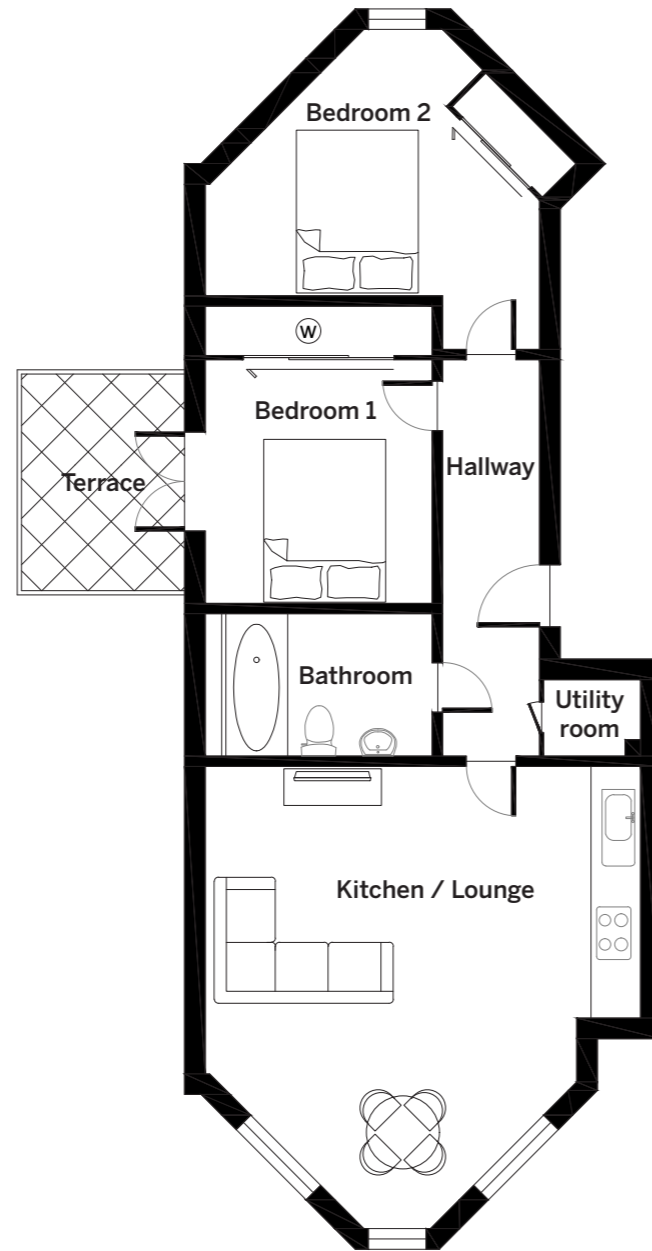
BATHROOM  
2.8M X 1.8M / 9'2" X 5'9"

UTILITY ROOM  
1.2M X 0.9M / 3'11" X 3'1"

HALLWAY  
4.9M X 1.2M / 16'0" X 3'11"

TERRACE  
2.7M X 2.0M / 8'9" X 6'7"

**TOTAL INTERNAL AREA**  
65 sqm / 698 sqft



# APARTMENT 4

TWO BEDROOM APARTMENT  
FIRST FLOOR

KITCHEN/LOUNGE  
5.7M X 5.4M / 18'8" X 17'7"

BEDROOM 1  
3.9M X 4.6M / 12'11" X 15'0"

BEDROOM 2  
3.0M X 2.8M / 9'10" X 9'2"

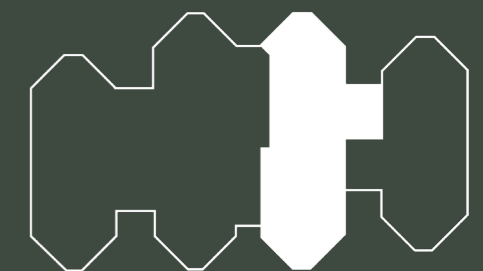
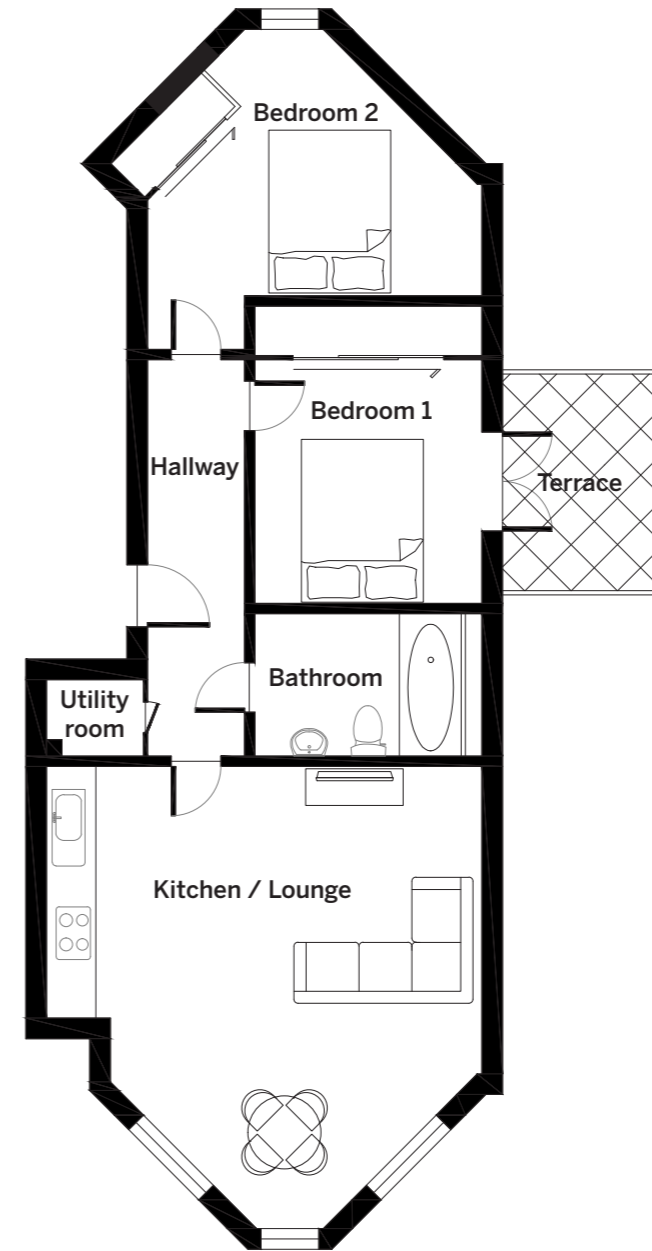
BATHROOM  
2.8M X 1.8M / 9'2" X 5'9"

UTILITY ROOM  
1.2M X 0.9M / 3'11" X 3'1"

HALLWAY  
4.9M X 1.2M / 16'0" X 3'11"

TERRACE  
2.7M X 2.0M / 8'9" X 6'7"

**TOTAL INTERNAL AREA**  
65 sqm / 698 sqft



# APARTMENT 5

ONE BEDROOM APARTMENT  
SECOND FLOOR

KITCHEN/LOUNGE  
6.4M X 4.1M / 20'11" X 13'5"

BEDROOM  
4.6M X 4.0M / 15'0" X 13'3"

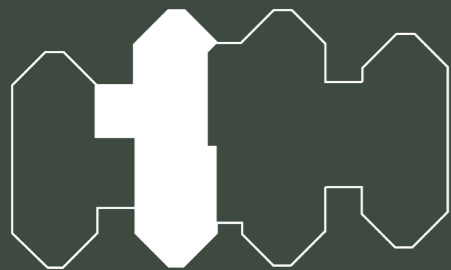
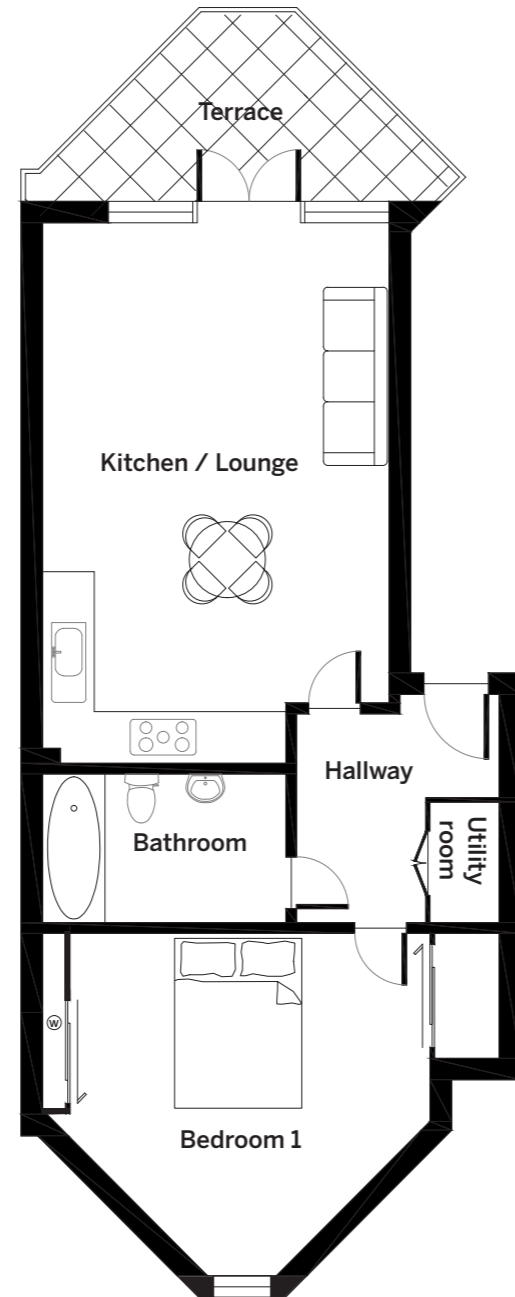
BATHROOM  
2.9M X 1.8M / 9'5" X 5'9"

UTILITY ROOM  
1.4M X 0.8M / 4'8" X 2'8"

HALLWAY  
2.7M X 2.4M / 8'10" X 7'10"

TERRACE  
4.6M X 2.3M / 15'2" X 7'8"

**TOTAL INTERNAL AREA**  
54 sqm / 582 sqft



# APARTMENT 6

ONE BEDROOM APARTMENT  
SECOND FLOOR

KITCHEN/LOUNGE  
6.4M X 4.1M / 20'11" X 13'5"

BEDROOM  
4.6M X 4.0M / 15'0" X 13'3"

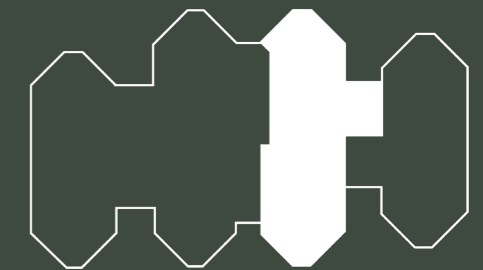
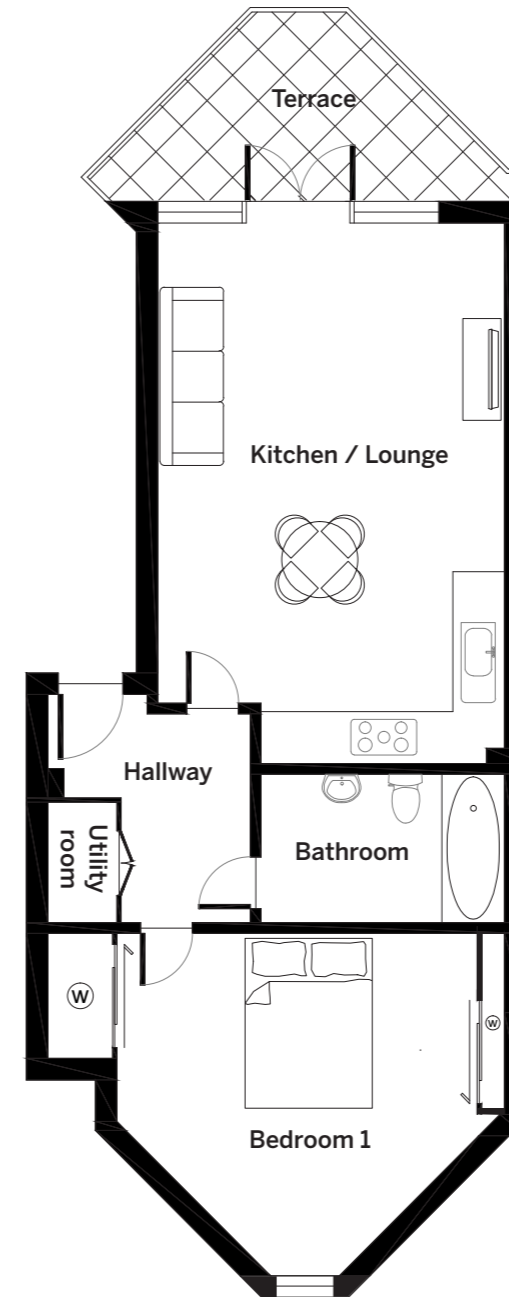
BATHROOM  
2.9M X 1.8M / 9'5" X 5'9"

UTILITY ROOM  
1.4M X 0.8M / 4'8" X 2'8"

HALLWAY  
2.7M X 2.4M / 8'10" X 7'10"

TERRACE  
4.6M X 2.3M / 15'2" X 7'8"

**TOTAL INTERNAL AREA**  
54 sqm / 582 sqft





# HOUSE 2

FOUR BEDROOMS HOUSE  
GF, FF & SF

LOUNGE  
4.8M X 4.7M / 15'8" X 15'5"

KITCHEN  
5.4M X 4.8M / 17'10" X 15'7"

BEDROOM 1  
5.4M X 4.9M / 17'10" X 15'11"

WALK-IN WARDROBE  
1.6M X 1.5M / 5'3" X 4'10"

BEDROOM 2  
4.9M X 4.7M / 15'11" X 15'5"

BEDROOM 3  
4.9M X 3.2M / 15'11" X 10'4"

BEDROOM 4  
4.9M X 3.7M / 15'11" X 12'3"

UTILITY ROOM  
1.4M X 0.8M / 4'6" X 2'8"

BATHROOM 1  
2.0M X 1.7M / 6'5" X 5'7"

BATHROOM 2  
2.7M X 1.4M / 8'10" X 4'5"

ENSUITE  
2.0M X 1.5M / 6'6" X 4'10"

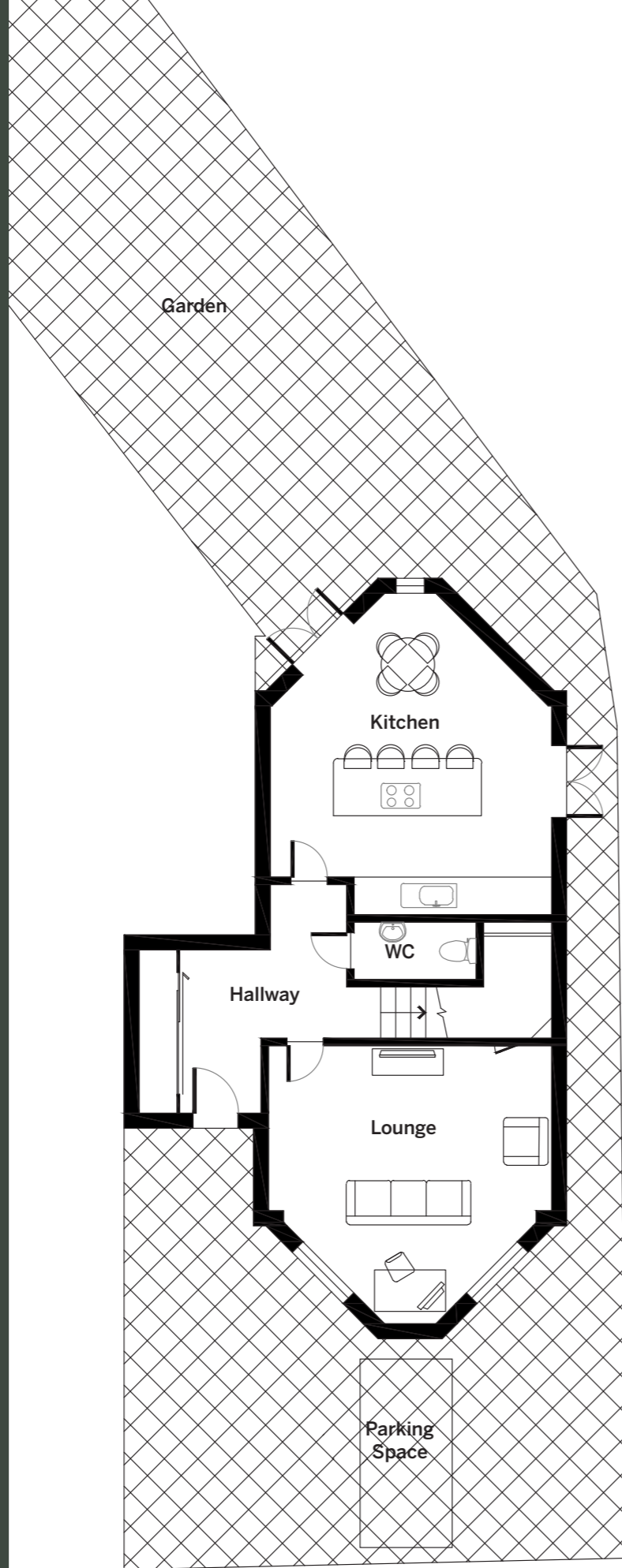
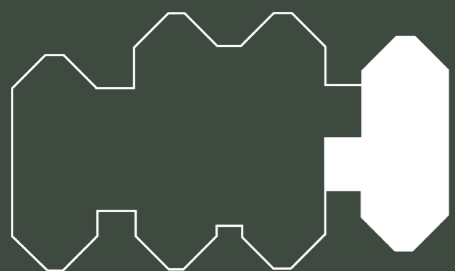
WC  
2.1M X 1.0M / 6'9" X 3'2"

HALLWAY  
3.9M X 2.8M / 12'8" X 9'3"

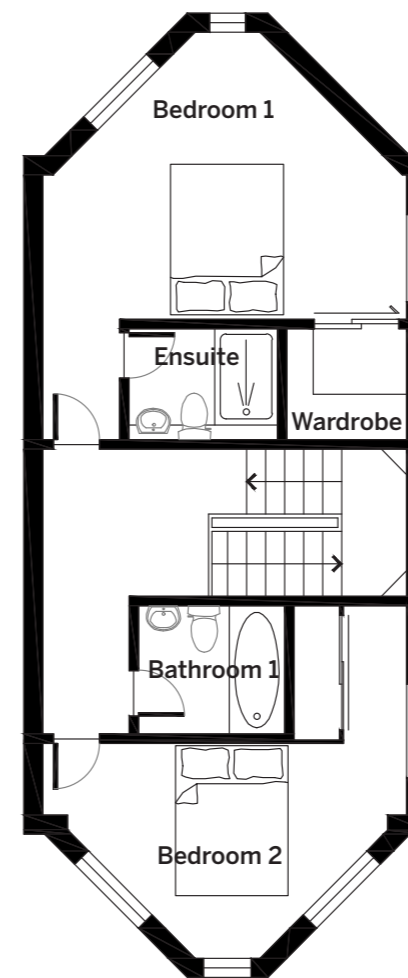
GARDEN  
16.7M X 5.0M / 61'4" X 16'3"

FORECOURT  
8.5M X 7.4M / 27'9" X 24'5"

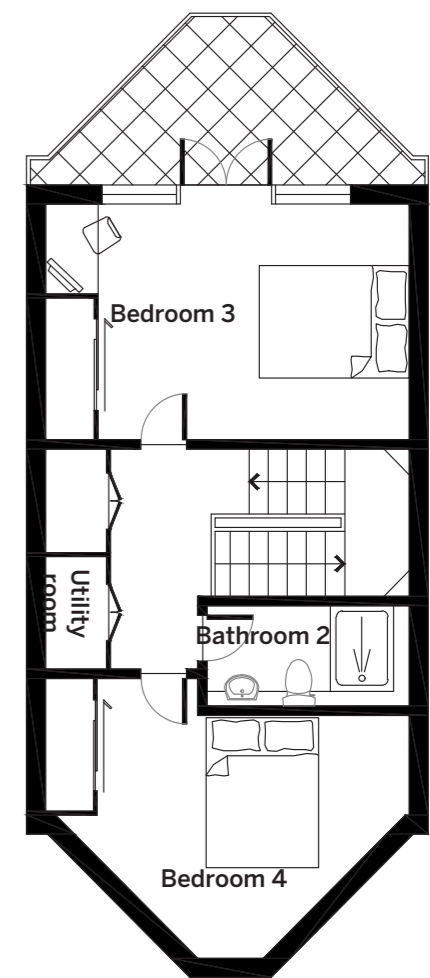
**TOTAL INTERNAL AREA**  
156 sqm / 1680 sqft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

# SPECIFICATION

## HOUSES

### INTERIOR FINISHES

Silver stone Oak herringbone engineered flooring  
Independent multi zone underfloor heating to all rooms

### KITCHEN

British made modern shaker style kitchens  
Strata Calacatta gold worktops & full height splash backs  
Elica recirculation induction hob  
Neff oven  
Neff compact oven & microwave  
Integrated Neff dishwasher  
Integrated Neff fridge freezer  
Ceramic Belfast style sink  
Pot filler  
Wine fridge

### BATHROOM

Marble effect porcelain tiles  
Built-in mirrored vanity unit  
Drawer units  
Matt black brassware  
Heated towel rail

### ELECTRICAL

SKY + Connected  
Virgin fibre Connected

### JOINERY

Built-in wardrobes to bedrooms  
Bespoke built-in media units to living areas  
Built-in storage to cloakrooms  
Built-in desk/office area

### BEDROOMS

Super soft stain-resistant carpets  
Built-in wardrobes  
Feature wall design

### LIGHTING & ELECTRICAL

Smart lighting control system  
Pendant feature lighting to bedrooms and dining areas  
Integrated LED cabinet lighting to kitchens  
USB sockets \*\*

### SECURITY & PEACE OF MIND

Smart Home security and intercom system  
Low carbon energy efficient homes  
Off street parking  
10-year ICW new homes warranty

\*\*to bathroom and kitchen areas

The specification of the houses 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 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. House designs and layouts are indicative only and may change.

# SPECIFICATION

## APARTMENTS

### INTERIOR FINISHES

Silver stone Oak herringbone engineered flooring  
Independent Multi zone underfloor heating to all rooms

### KITCHEN

British made modern shaker style kitchens  
Strata Calacatta gold worktops & full height splash backs  
Neff Induction hob  
Neff built-in oven  
Neff compact oven  
Integrated Neff dishwasher  
Integrated Neff fridge freezer  
Ceramic Belfast Style sink  
Pot filler

### BATHROOM

Marble effect porcelain tiled bathroom  
Built-in mirrored vanity unit  
Drawer unit with stone basin  
Matt black brassware  
Heated towel rail

### ELECTRICAL

SKY + Connected  
Virgin fibre Connected

### JOINERY

Built-in wardrobes to all bedrooms  
Built-in media units to living areas  
Built-in storage to cloakrooms  
Built-in desk/office area\*

### BEDROOMS

Super soft stain- resistant carpets  
Built-in wardrobes  
Feature paneled wall design

### LIGHTING

Smart lighting control system  
Pendant feature lighting to dining areas\*  
Wall lights to bedrooms\*  
Integrated LED cabinet lighting to kitchens  
USB sockets\*\*

### SECURITY & PEACE OF MIND

Smart Home security and intercom system  
Low carbon energy efficient homes  
10-year ICW new homes warranty

\*to selected units  
\*\*to bathroom and kitchen areas

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.



FOR SALES ENQUIRIES  
PLEASE CONTACT

luxgrovehomes

**0203 500 4625**

[sales@luxgrove.com](mailto:sales@luxgrove.com)

**DISCLAIMER**

The information in this brochure is indicative and is intended to act as a guide only as to the finished product. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Travel directions are courtesy of Google Maps and TFL and represent fastest journey times. Computer generated images are conceptual only and subject to change. Final materials and finished may differ from those shown. Luxgrove operates a policy of continuous product development and reserves the right to alter any part of development specification at any time. For the latest information please consult one of our sales representatives.

# The Carlton