

Mountbatten Court

HANWELL

A MOUNTBATTEN HOMES DEVELOPMENT





*Mountbatten Homes
like to do things
differently from the
usual developer*

WELCOME TO THE MOUNTBATTEN FAMILY

Mountbatten Homes develop homes and neighbourhood across London and the Home Counties. At the heart of it all - we love developing in areas that have a blend of strong history and ambitious regeneration.

We collaborate with councils to revive under-utilised land to provide sustainable homes where communities can flourish and thrive. Whether it is your first home purchase, the place you raise your children or even the home you grow old in, we take the responsibility of building your future home very seriously.

Our passion for design and construction ensures that we deliver excellence in our interior design, quality of build and timely execution.



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WE CARE

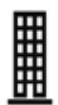


82

OUR
COMMITMENT

MOUNTBATTEN COURT

Situated moments away from the new Crossrail Station, Mountbatten Court spreads across 2 buildings. This includes 3 maisonettes and a glorious penthouse with north and south facing terraces. Only minutes away from the bustling Ealing Broadway, the development is right in the heart of West London's communal hub.



A COLLECTION OF 9 UNIQUE APARTMENTS



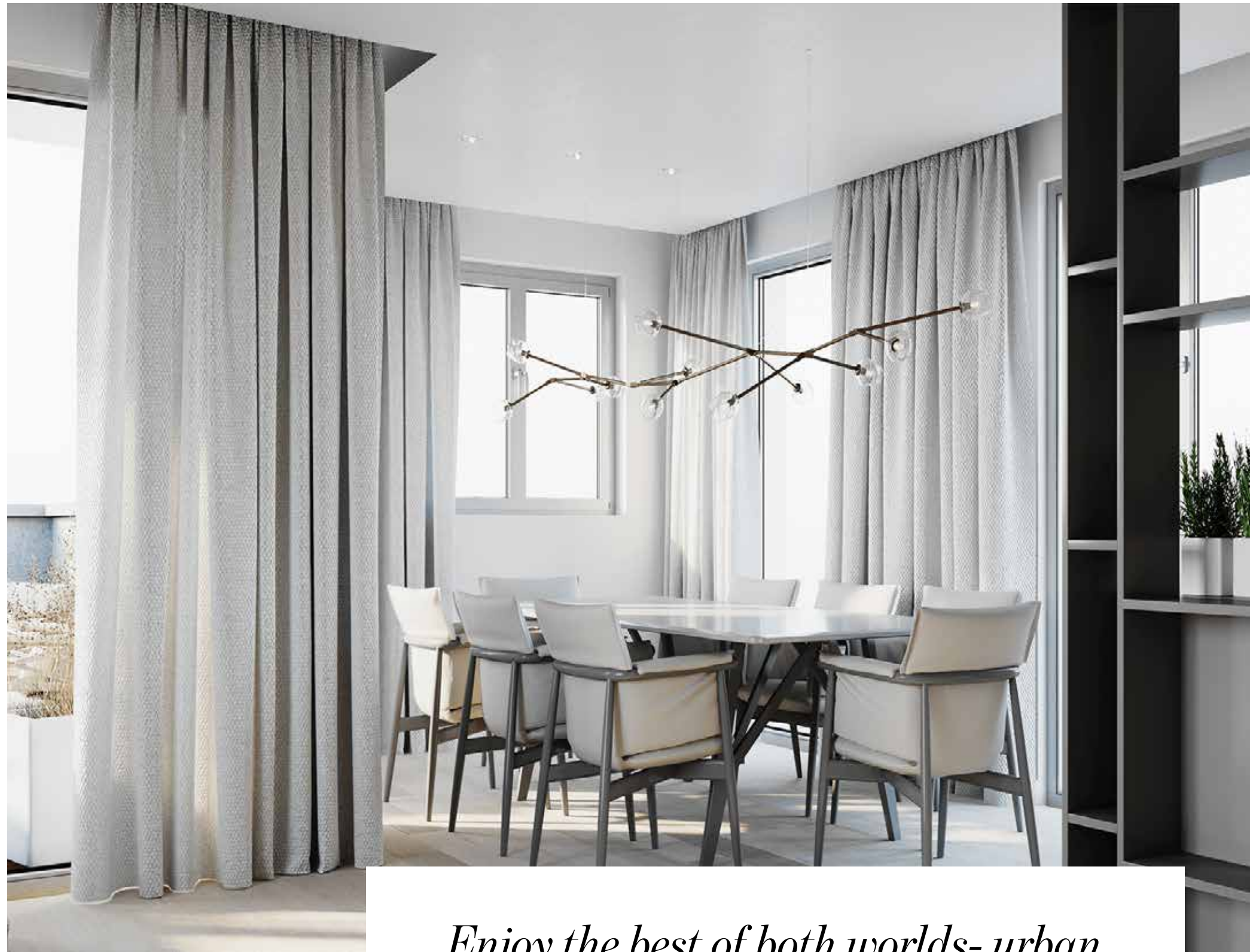
1 & 2 BEDROOM APARTMENTS



17 MINUTES TO BOND STREET WITH CROSSRAIL

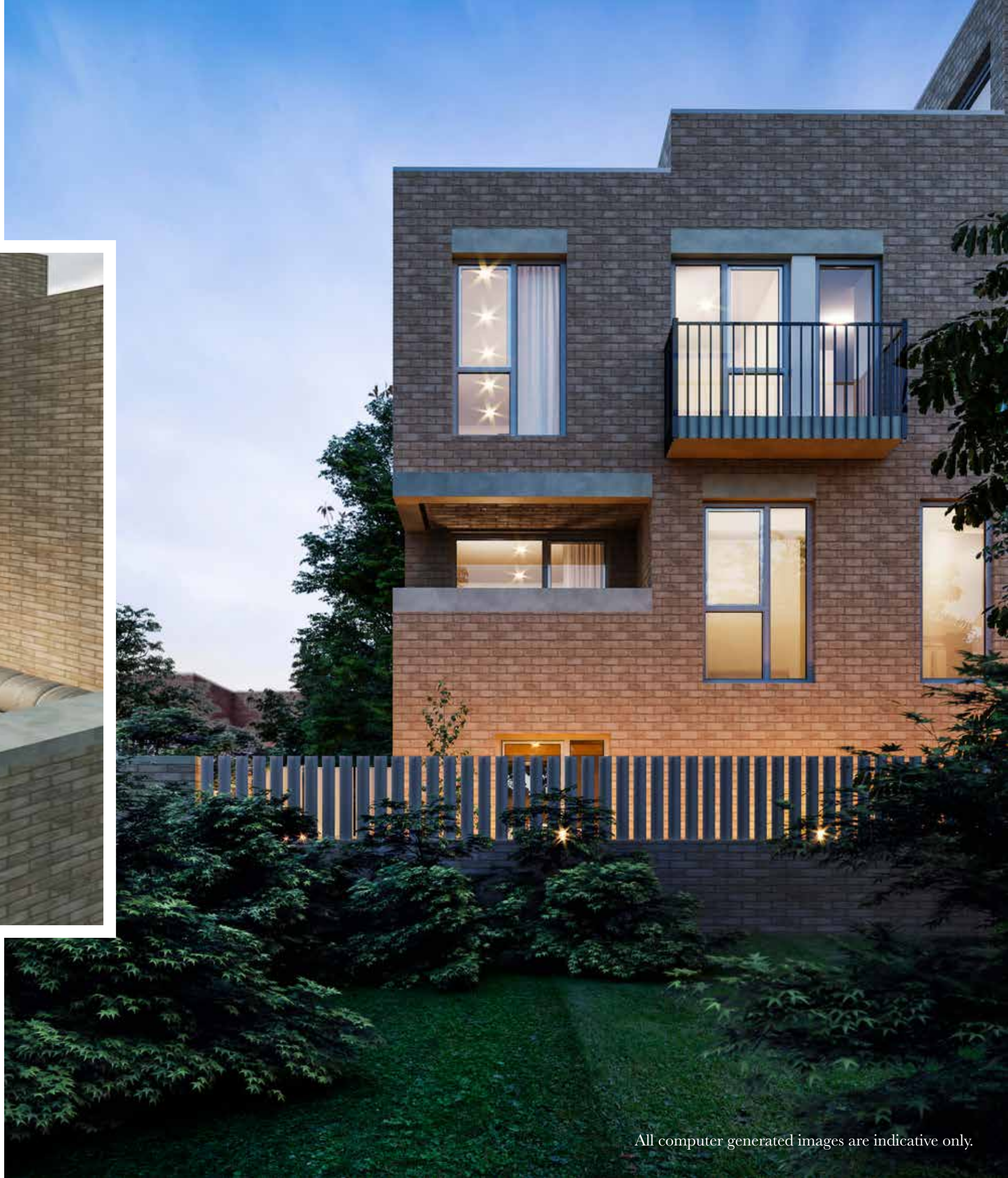


SECURE GATED DEVELOPMENT



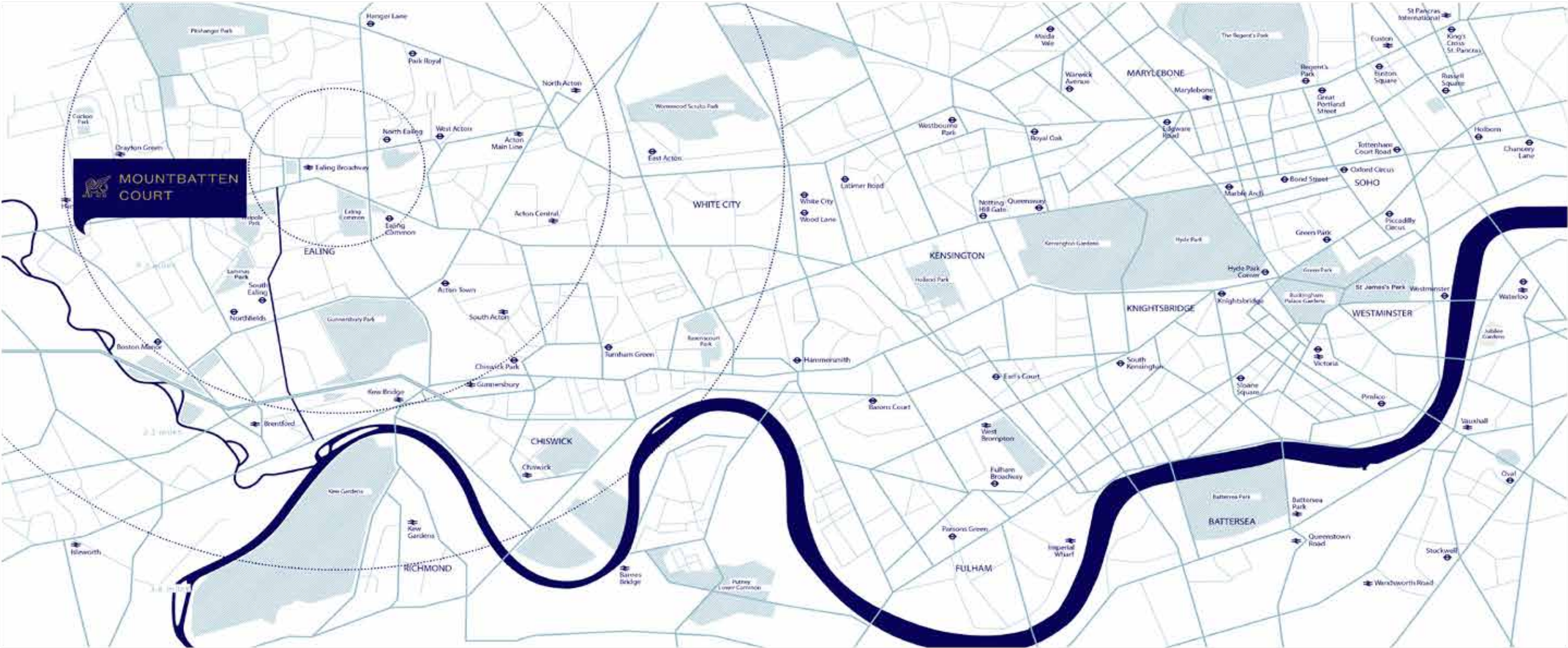
Enjoy the best of both worlds- urban living with excellent city links







* Journey times are approximate times and represent off peak hours.



1

MINUTE TO
HANWELL STATION

5

MINUTES TO
EALING BROADWAY
BRENT VALLEY GOLF CLUB
HANWELL ZOO

15

MINUTES TO
ROYAL BOTANIC GARDENS

20

MINUTES TO
WEMBLEY STADIUM
WESTFIELDS SHOPPING CENTRE
HEATHROW AIRPORT

*Just 15 minutes away from
Chiswick, Richmond and Notting Hill*



London underground and overground map

South Ealing and Ealing Broadway are a short walk away offering direct links to Central London



perfectly located



WALK

1 min
GOLDS GYM

3 mins
LIDL SUPERMARKET

7 mins
HANWELL STATION

10 mins
EALING HOSPITAL

12 mins
BRENT VALLEY GOLF CLUB

15 mins
HANWELL ZOO



BIKE

6 mins
WALPOLE PARK

7 mins
EALING SHOPPING CENTRE

9 mins
UNIVERSITY OF WEST LONDON

10 mins
TRAILFINDERS SPORTS CLUB

15 mins
SYON PARK AND HOTEL

24 mins
CHISWICK

25 mins
SHEPHERD'S BUSH



ROAD

1 mins
HANWELL STATION

5 mins
EALING BROADWAY

5 mins
BRENT VALLEY GOLF CLUB

5 mins
HANWELL ZOO

15 mins
ROYAL BOTANIC GARDENS

20 mins
WEMBLEY STADIUM

20 mins
WESTFIELDS SHOPPING CENTRE



TUBE

9 mins
WHITE CITY

22 mins
BOND STREET

28 mins
ST. PAUL'S

28 mins
GREEN PARK

30 mins
WESTMINSTER

32 mins
COVENT GARDEN



RAIL

14 mins
HEATHROW AIRPORT

14 mins
TO KINGS CROSS

44 mins
LONDON EUSTON

36 mins
LONDON MARYLEBONE

1 hour 30 mins
GATWICK AIRPORT



CROSSRAIL

11 mins
HEATHROW

17 mins
BOND STREET

24 mins
LIVERPOOL STREET

31 mins
CANARY WHARF

No 17
Dickens Yard,
Ealing

DISCOVER EALING

Hanwell is a town
in the London
Borough of Ealing, a
place renowned for
its superb location
and fast, convenient
transport links and is
easily accessible by car,
bus, tube and train.



Fashion Boutique, Ealing



With beautiful parks, homely pubs, restaurants and trendy
shops, everything is on your doorstep.



Walpole Park, Ealing



Ealing Broadway
Shopping Centre



Balans Soho Society, Ealing



Walpole Park, Ealing

Lammas Park and Walpole Park

Home to many parks such as Lammas Park and Walpole Park, Ealing is blessed with beautiful outdoor areas designed to take your mind off and relax.

*Distance from
Property*



7 mins to LAMMAS PARK

9 mins to WALPOLE PARK



Lammas Park, Ealing



7 MINS

GINGER
& MORE



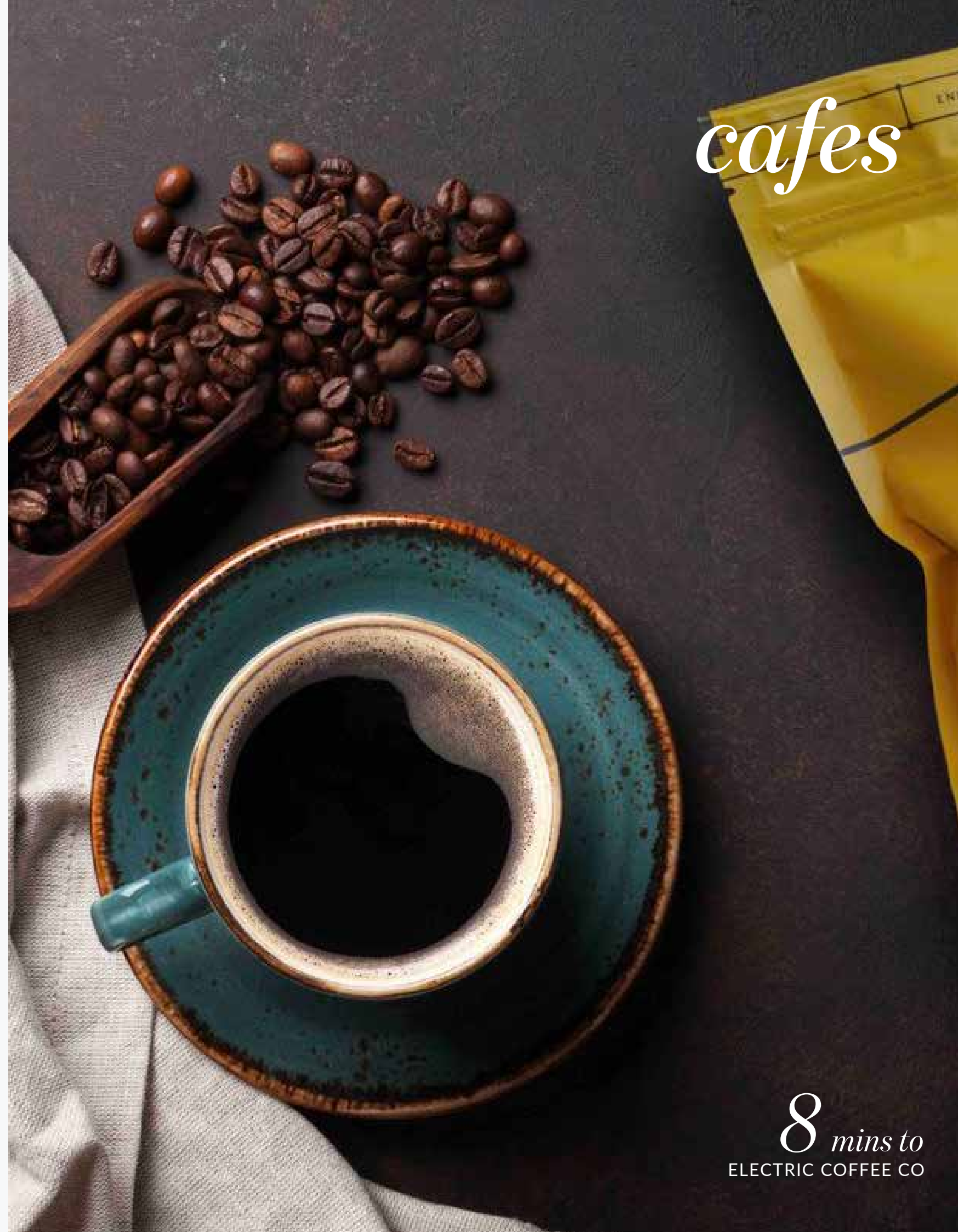
7 MINS

PRET A
MANGER



7 MINS

GAIL'S



cafes

8 mins to
ELECTRIC COFFEE CO

pubs



7 mins to
THE NORTH STAR



7 MINS TO THE DUKE OF KENT



8 MINS TO THE ROSE AND CROWN



8 MINS TO SANTA MARIA



6 MINS TO PASTA REMOLI



restaurants

7 mins to
TURTLE BAY

leisure



Ealing Filmworks

Filmworks is the transformation of a historic area of Ealing into a new leisure quarter at the heart of the town centre. Between its restaurants, bars and Picturehouse cinema, Filmworks is set to showcase a vibrant social scene. In tune with Ealing's history, the star of Filmworks will be the eight-screen picturehouse cinema.

Distance from
property



6 mins to EALING FILMWORKS



Ealing Filmworks





shopping

Street Stores to Designer Brands

Discover a variety of top brands and high street stores ranging from fashion, footwear, accessories, health & beauty, electronics and more.

Distance from
property



7 mins to EALING BROADWAY SHOPPING CENTRE



Ealing Broadway Shopping Centre

Ealing Broadway Shopping Centre



4 mins to
BRENT VALLEY GOLF CLUB



activities

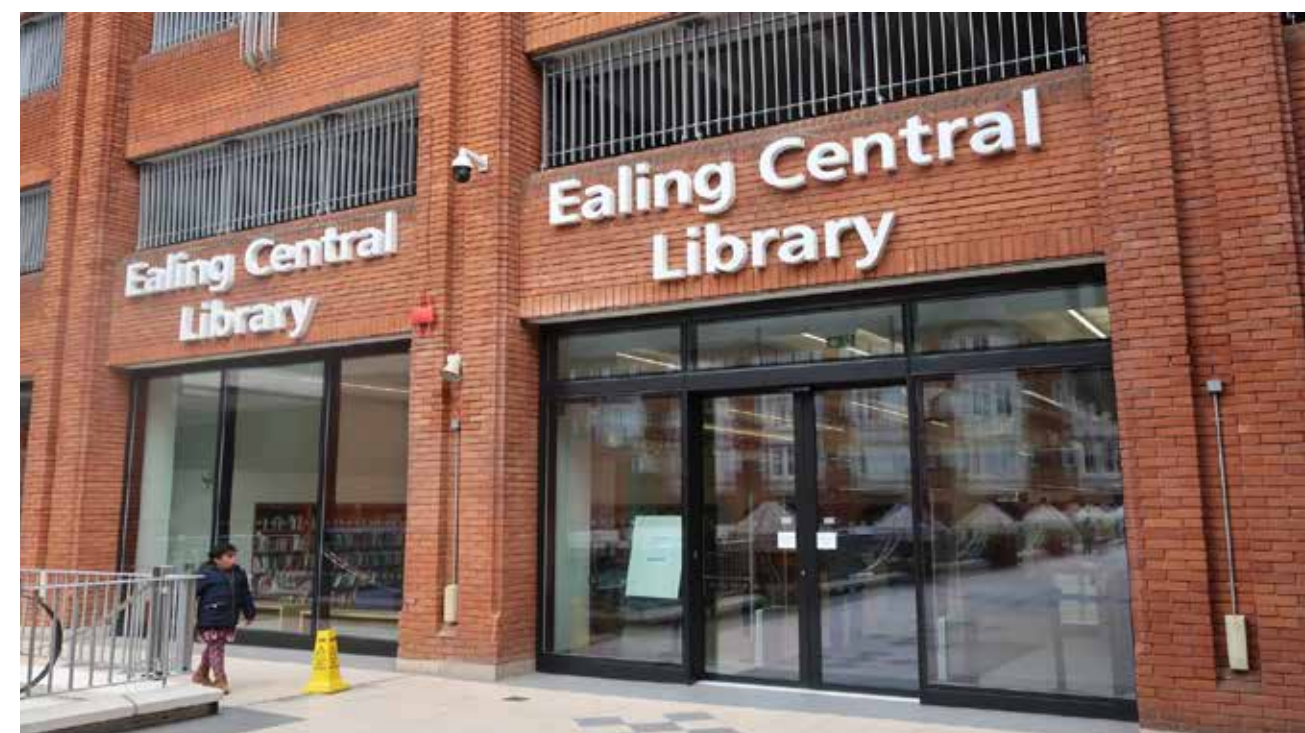
6 mins to
HANWELL ZOO

education

With an abundance of high quality schools in the area such as St Benedict's School, Ealing is the residence of choice for many families.



9 MINS TO UNIVERSITY OF WEST LONDON



11 MINS TO EALING CENTRAL LIBRARY

9 mins to
ST BENEDICT'S SCHOOL



8 MINS TO SA DANCE, EALING

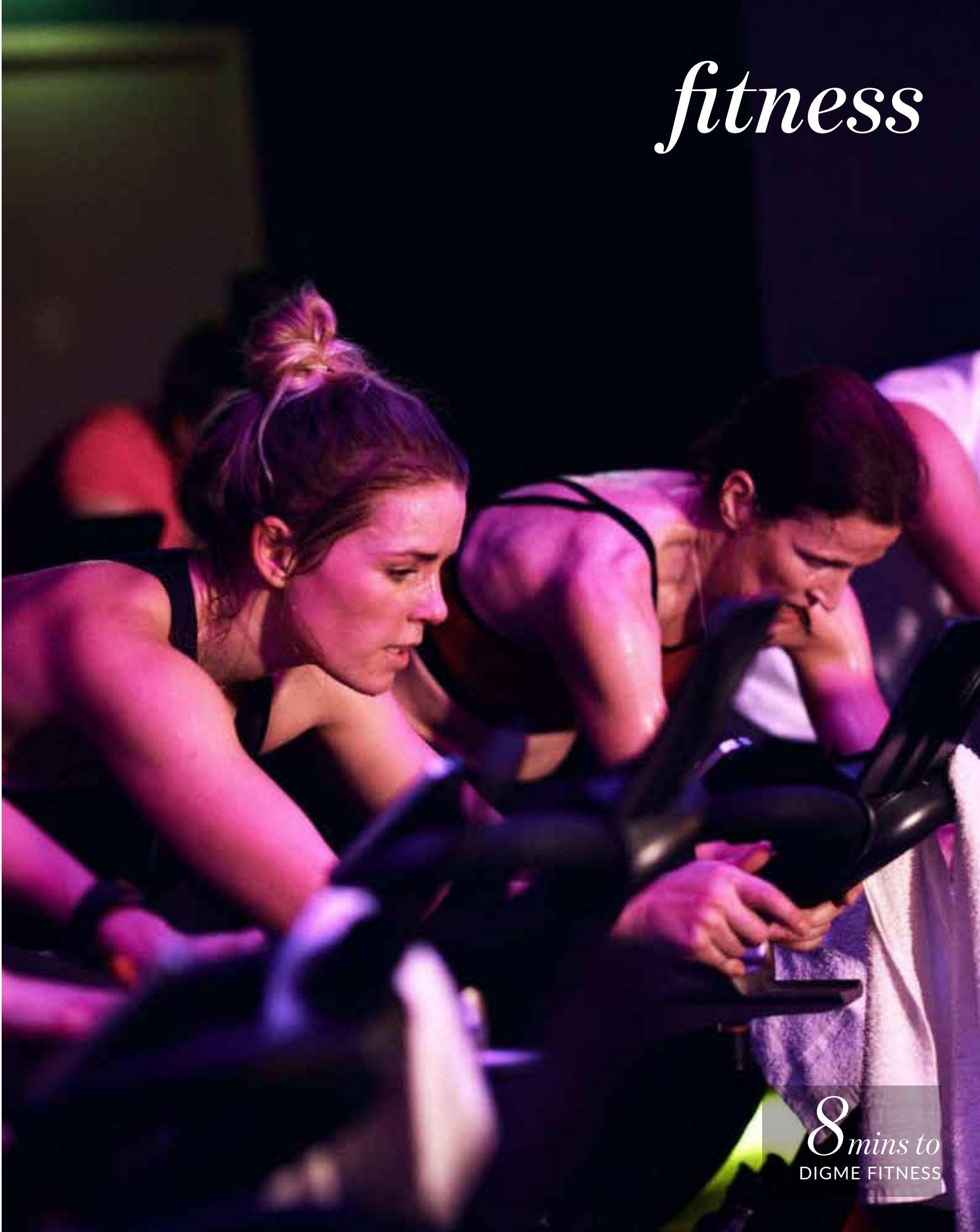


10 MINS TO TRAILFINDERS SPORTS CLUB



10 MINS TO EALING CRICKET CLUB

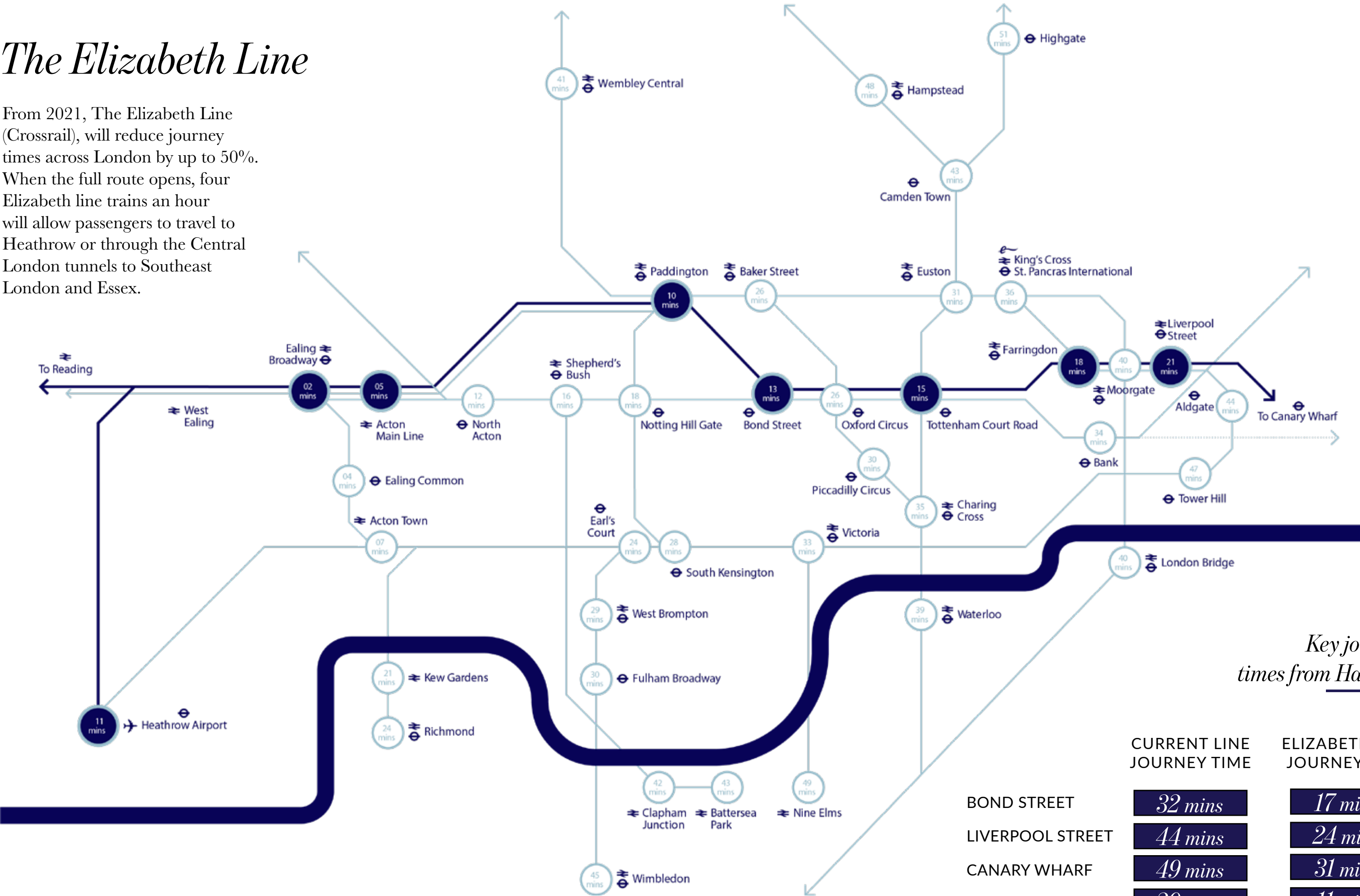
fitness



8mins to
DIGME FITNESS

The Elizabeth Line

From 2021, The Elizabeth Line (Crossrail), will reduce journey times across London by up to 50%. When the full route opens, four Elizabeth line trains an hour will allow passengers to travel to Heathrow or through the Central London tunnels to Southeast London and Essex.



Key journey
times from Hanwell

	CURRENT LINE JOURNEY TIME	ELIZABETH LINE JOURNEY TIME
BOND STREET	32 mins	17 mins
LIVERPOOL STREET	44 mins	24 mins
CANARY WHARF	49 mins	31 mins
HEATHROW 2 & 3	20 mins	11 mins

Shopping

17 minutes to

**BOND
STREET**





Business

31 minutes to

**CANARY
WHARF**

Airport

11 minutes to
**HEATHROW
AIRPORT**





timeless design

Each of the development finishes, materials and building choices are hand-picked, not just for their sustainability, but for their ability to maintain timeless design, with a focus on creating homes for now and the future.



overview

Through careful space design, we have optimised the living floor space to give buyers flexibility in their homes, be it entertaining guests or having relaxing nights in. The layout is configured to promote opulence through natural light and contemporary accessories. Branded appliances, clean lines and high quality specification curate modern and affluent living spaces.

bedroom



Our bedrooms create an atmosphere of modern comfort, actualising a space of peace and tranquility- a perfect retreat to unwind to after a long day. Floor to ceiling windows create naturally lit spaces.





bathroom

Bathroom Palette

In order to achieve the perfect balance of modern and timeless aesthetic, we have chosen a soft minimalistic theme for the bathroom design. In doing so, we were able to emulate simplicity and clarity; two qualities that have proven to guarantee long lasting design.



BLACK MODERN FIXTURES



NEUTRAL STONE TILES AND CLEAN LINES



RAIN SHOWERS



SLICK BLACK MATT-FINISH DESIGNER TAPS



FLOOR TO CEILING TILED



SPOTLIGHTS



HEATED TOWEL RAILS



GLASS BATH SCREENS



WALL MOUNTED SHOWER MIXER



CONTROLLER TOILETS WITH SOFT CLOSE SEATS AND DUAL PUSH PLATES

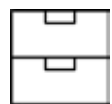


UNDERFLOOR HEATING

These features, along with impeccable finishes and quality products result in achieving a contemporary industrial look with a touch of understated opulence.

kitchen & living

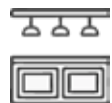
Open-plan kitchen and living areas maximise space and light. All specifications have been crafted with a neutral colour scheme and modern accents.



HANDLELESS AND SOFT CLOSING KITCHEN DRAWERS



HIGH QUALITY MATT FINISH



SMART AND RESILIENT QUARTZ WORKTOPS



CONTEMPORARY GLASS SPLASHBACKS



BOSCH APPLIANCES



UNDERFLOOR HEATING







balconies and external areas

Enjoy late summer evenings entertaining your guests at one of Mountbatten Court's generous balconies. The unique architectural design of the building allows us to include external amenity spaces, ideal to enjoy alone or with the company of family and friends.

garden area

Although each apartment benefits from ample private amenity space, you can enjoy the peaceful communal garden area, providing a perfect getaway from the hectic city life.

communal areas

For us, communal areas are equally as important as private ones, which is why we spend time and effort in carefully selecting all finishes, ensuring a feeling of home ensues the moment you set foot on the development. Whilst on the bustling Uxbridge Road, our development has been internally and externally designed to give a strong sense of privacy, serenity and escapism. Quite simply, a perfect place to call home.

safety & security

Being a gated development with secure entry systems, we place a high priority on your safety and security. Well lit pathways and corridors ensure residents are comfortable at all times.

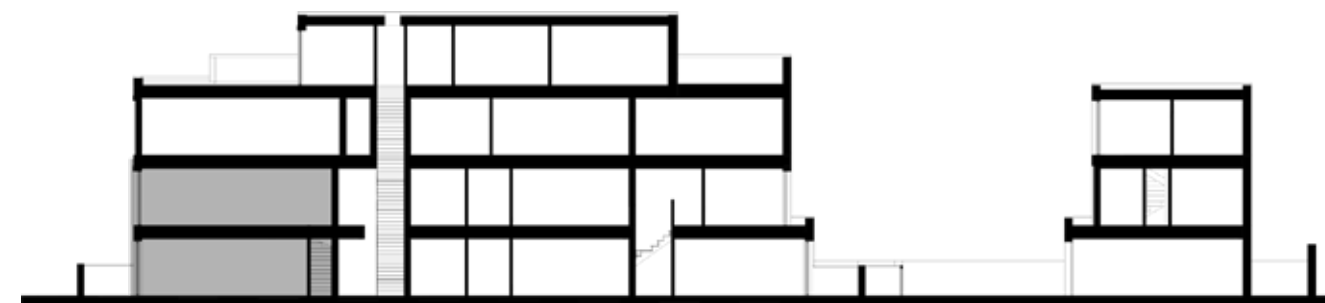


1

APARTMENT

4 PERSON
2 Bedroom Duplex

TOTAL AREA
95 sqm 1030 sft



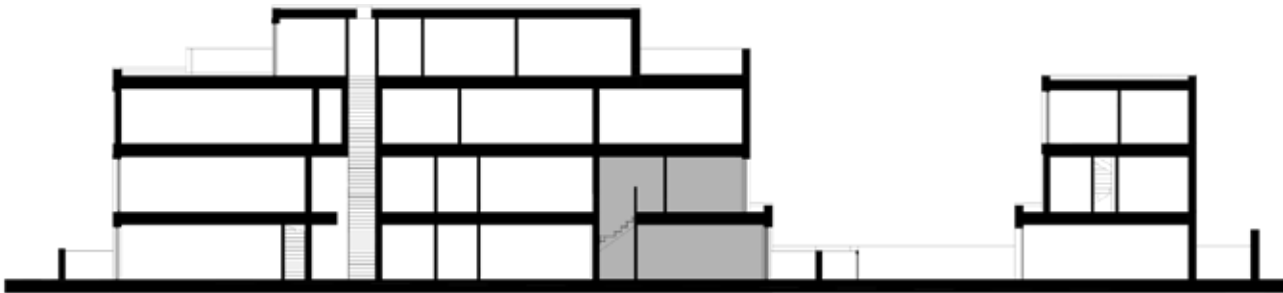
AREA	DIMENSION	ENSUITE
Kitchen + Living	5.9 x 5.58m	—
Bedroom 1	4.23 x 3.66m	Y
Bedroom 2	3.95 x 2.85m	Y



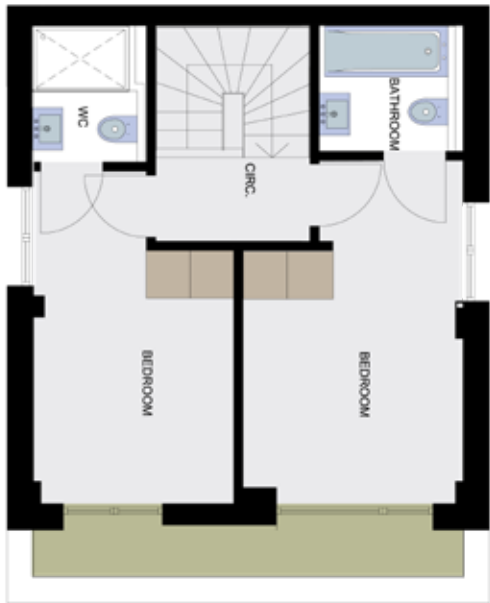
2
APARTMENT

4 PERSON
2 Bedroom Duplex

TOTAL AREA
83 sqm 896 sft



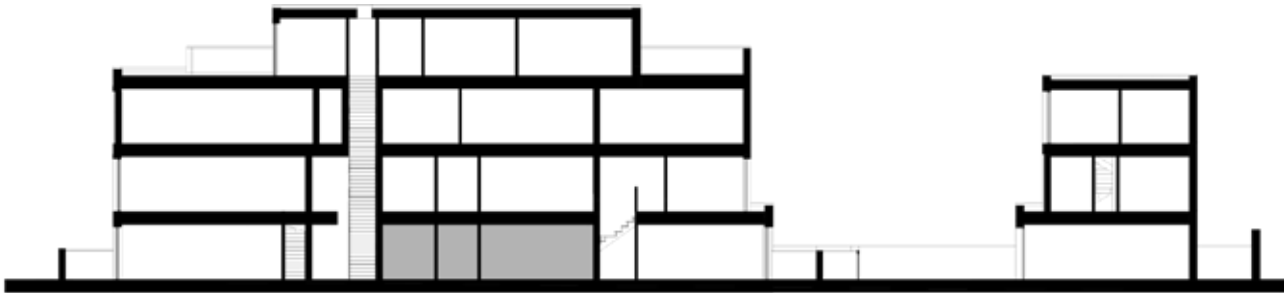
AREA	DIMENSION	ENSUITE
Kitchen + Living	5.9 x 6.48m	—
Bedroom 1	4.71 x 3.02m	Y
Bedroom 2	3.47 x 2.75m	Y



3
APARTMENT

2 PERSON
1 Bedroom

TOTAL AREA
51 sqm 558 sft



AREA	DIMENSION	ENSUITE
Kitchen + Living	5.9 x 6.48m	—
Bedroom	4.34 x 2.68m	N



4

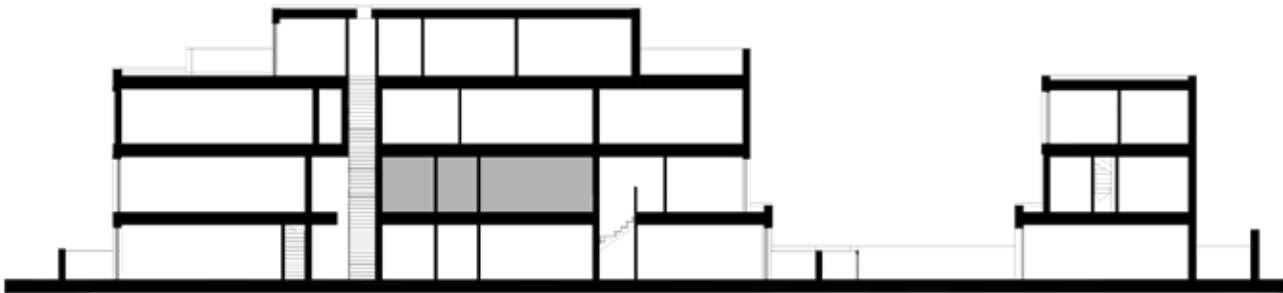
APARTMENT

2 PERSON

1 Bedroom

TOTAL AREA

53 sqm 579 sft



AREA	DIMENSION	ENSUITE
Kitchen + Living	5.9 x 5.16m	—
Bedroom	4.34 x 2.68m	N

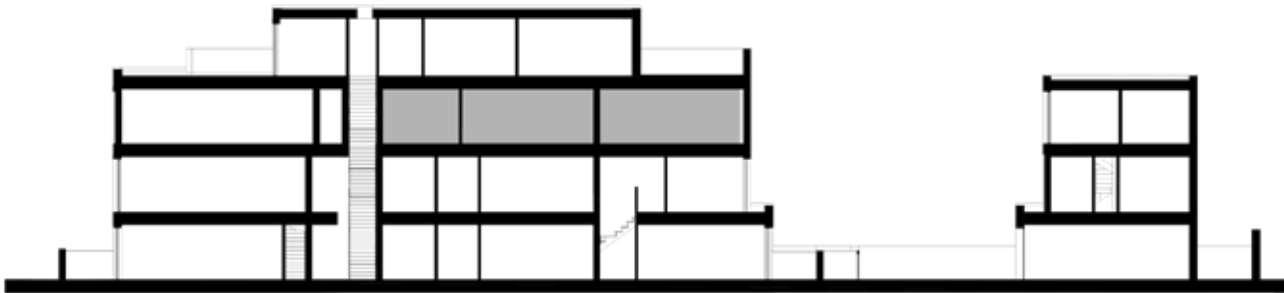


4 PERSON

2 Bedrooms

TOTAL AREA

86 sqm 927 sft



AREA	DIMENSION	ENSUITE
Kitchen + Living	6.56 x 5.9m	—
Bedroom 1	4.88 x 3.5m	N
Bedroom 2	3.94 x 3.77m	Y



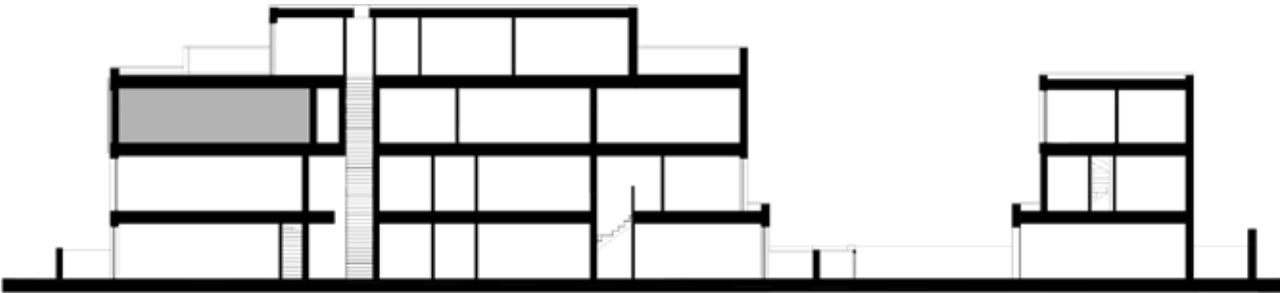
5

APARTMENT

6
APARTMENT

2 PERSON
1 Bedroom

TOTAL AREA
50 sqm 538 sft



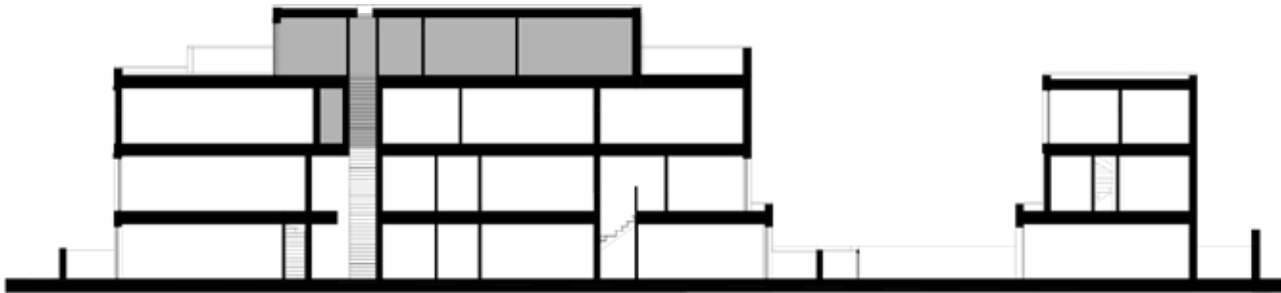
AREA	DIMENSION	ENSUITE
Kitchen + Living	5.9 x 4.17m	—
Bedroom	4.34 x 2.8m	N



7
APARTMENT

4 PERSON
2 Bedroom Penthouse

TOTAL AREA
100 sqm 1081 sft



AREA	DIMENSION	ENSUITE
Kitchen + Living	5.84 x 7.58m	—
Bedroom 1	4.76 x 3.22m	Y
Bedroom 2	4.73 x 4.17m	Y



8

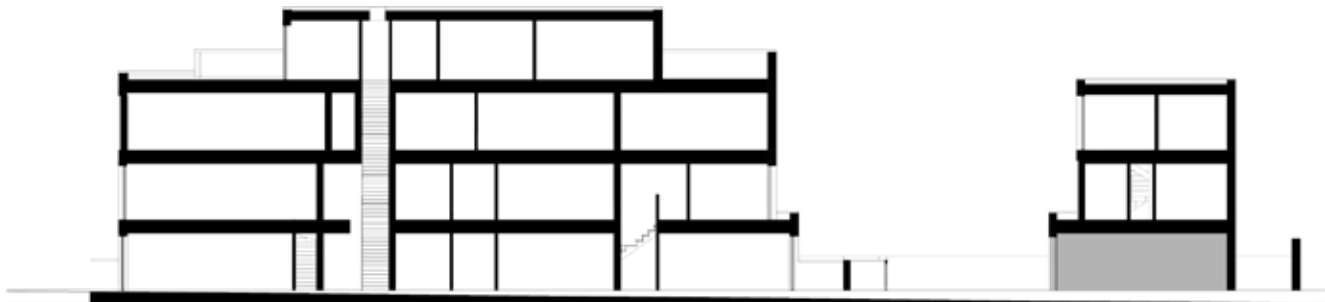
APARTMENT

2 PERSON

1 Bedroom

TOTAL AREA

50 sqm 546 sft



AREA	DIMENSION	ENSUITE
Kitchen + Living	7.58 x 3.63m	—
Bedroom 1	3.99 x 3.53m	N



9

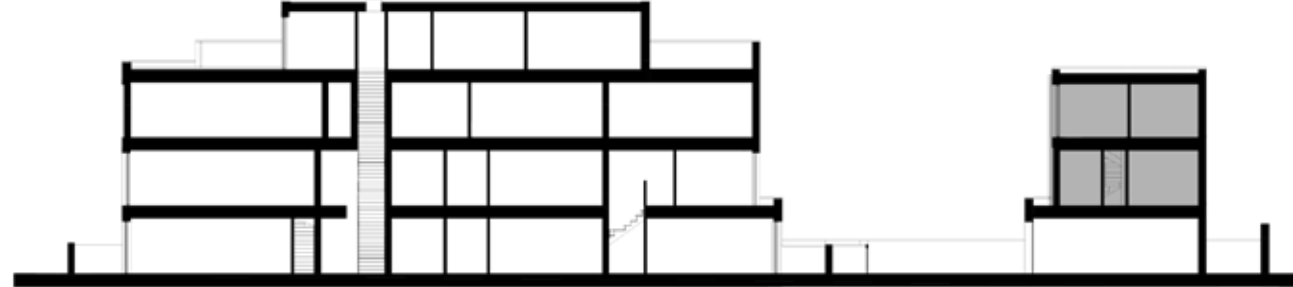
APARTMENT

4 PERSON

2 Bedroom Duplex

TOTAL AREA

88 sqm 951 sft



AREA	DIMENSION	ENSUITE
Kitchen	3.03 x 4.04m	—
Living + Dining	4.77 x 4.2m	—
Bedroom 1	4.05 x 3.2m	N
Bedroom 2	3.6 x 3.19m	Y



Help to Buy

Mountbatten Court has qualified for the Government's Help To Buy (HTB) scheme. If you are a first time buyer, you can benefit from this by purchasing an apartment with only 5% deposit. For more information, please refer to the government guidelines via their website **www.help2obuy.gov.uk**.

If you do not meet the criteria for the HTB scheme, our network of qualified brokers can assist you with your purchase.

Please email us at **sales@mountbattenhomes.com** for more information.



SUSTAINABILITY STANDARDS

Mountbatten Homes is a company that believes in investing in the future, which not only encapsulates our buildings but also the way we build and use them thereafter. We are committed to being efficient with our energy, water and waste, whilst constructing in a method that is environmentally friendly.

Here are some of the steps we are taking to create a positive impact on the environment.

REPLACEMENT AND ADDITION OF TREES

ENERGY EFFICIENT FIXTURES AND FITTINGS

CYCLE STORAGE IN PLACE OF CAR PARKING

UTILISING OPEN SPACES BY INCORPORATING
GARDENS AND LIVING ROOFS

INCREASED BIODIVERSITY

USING NATURAL SOURCES OF ENERGY
(AIR, SUN, WATER)

PROMOTING COMMUNITIES BY INTEGRATING
SOCIAL AND PRIVATE HOUSING

RECYCLING BINS AS PART OF OUR WASTE POLICY

EXPLORATION IN SUSTAINABLE BUILD METHODS,
E.G. CROSS LAMINATED TIMBER

PROVIDING A SAFE WORKPLACE AND A HEALTHY
ENVIRONMENT FOR OUR EMPLOYEES

Giving back to the community and those less unfortunate than us is a part of our DNA. Whilst Mountbatten Homes grows and achieves greater heights in its business, it also believes in the growth of the society by giving back and creating a positive impact.

Whilst working closely with local communities to safeguard their interests and take their opinions on board, we also work with charities whose values we deeply believe in.

As a gesture of giving back, Mountbatten Homes donates £1,500 per apartment or house sold directly to one of the three charities mentioned, at the preference of the buyer.

We are overjoyed and humbled to be partners with the following associations:

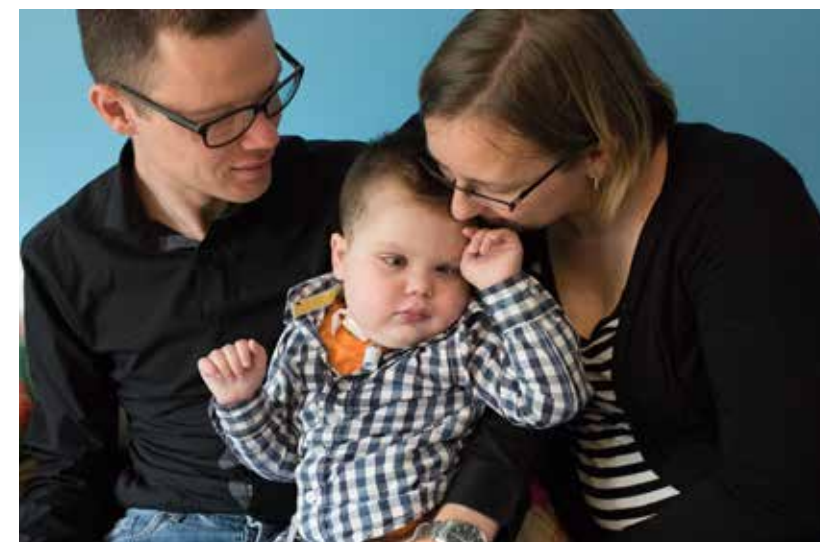


88 Bikes

Gives free bicycles to girls throughout the world, especially the heroic survivors of human trafficking.

Combat Stress

Treats and supports veterans with trauma-related mental health problems such as anxiety, depression and post-traumatic stress disorder (PTSD).



Ronald McDonald House Charities

Provides free 'home away from home' accommodation and support for families with children in hospitals across the UK.



Our commitment to our customers

- Providing good value for money by making luxury homes affordable.
- Delivering highest quality of materials by working with credible suppliers.
- Optimising space and design by efficient planning and interior design.
- Ensuring a smooth transition into your new home by providing exceptional customer service.

*Creating properties our buyers can
be proud to call home*

for more information

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<https://www.instagram.com/mountbattenhomes>

MISREPRESENTATION ACT

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