



King Edward's Gardens

LONDON

A COLLECTION OF FOUR UNIQUE BOUTIQUE APARTMENTS
IN THE HEART OF EALING COMMON

AREA

FLAT 4

FLAT 3

FLAT 2

FLAT 1

DESIGN

LOCATION

ABOUT

Stylish collection

Stylish collection of Unique Boutique apartments. A range of one and two bedroom apartments each with addition of studio room. Interior designed with superb attention to detail and precision craftsmanship.

Situated at the King Edward's Gardens, moments from Ealing Common and less than a mile from Ealing Broadway and its range of quality shops, cafés, restaurants, theatre, open spaces, as well as main bus, rail and underground transport hub. One of the fabulous things about living in the Ealing Common area is the richness of what you can do culturally. There is quite literally something on offer, for every age and taste.

UNIQUE BOUTIQUE
DEVELOPMENTS

DISCLAIMER

All photographs are for illustration only. It is representation of previous Unique Boutique development projects and demonstration of quality.










King Edward's Gardens

King Edwards Gardens is an established and highly sought after residential location located approximately 900 yards from Ealing Common Station which offers the Piccadilly and District Line Underground lines.

Ealing Broadway is just one stop away and includes First Great Western trains to Paddington and the west. This station will also be serviced by the much anticipated Crossrail, which will dramatically reduce commuting times into central London.

Ealing boasts an abundance of boutique shops, fashionable bars and restaurants as well as a number of regular bus routes. The Borough is also renowned for its numerous parks and open spaces.



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Timeless Design

Kitchens

Bespoke, fully integrated kitchens with feature islands to selected units. Kitchens equipped with integrated Bosch appliances, Smeg sinks and taps, and finished with Nero Statuario Quartz worktops and matching splashbacks.

Bathrooms

Luxurious (marble) bathrooms fitted with Crosswater sanitary ware, frameless glass shower screens, built in vanity units with Nero Statuario quartz.

Home Entertainment and Security

Each apartment comes installed with high speed connection for major providers including Freeview, Virgin, Sky and BT.

Heating, Electrical and Lighting

LED lightning throughout, ambient LED lighting in bedrooms and living rooms, electric underfloor heating in bathrooms and underfloor heating with smart controls on Flats 1 & 2.

Flats 3 & 4 feature revolutionary Discreet Heat Therma Skirt heating throughout. The heating elements are hidden behind skirting board leaving you with much more freedom for furniture layout.

Features

-  Innovative Design
-  Bespoke built-in joinery including wardrobes, vanity units and floating TV units
-  Nest/Heatmiser remote control thermostats
-  New double-glazed windows throughout
-  Underfloor heating throughout and ThermaSkirt in the upper floors
-  Wiring for Sky +
-  Isolated acoustic structures for improved sound insulation between apartments
-  10-year structural defects warranty and minimum one-year guarantee on all appliances

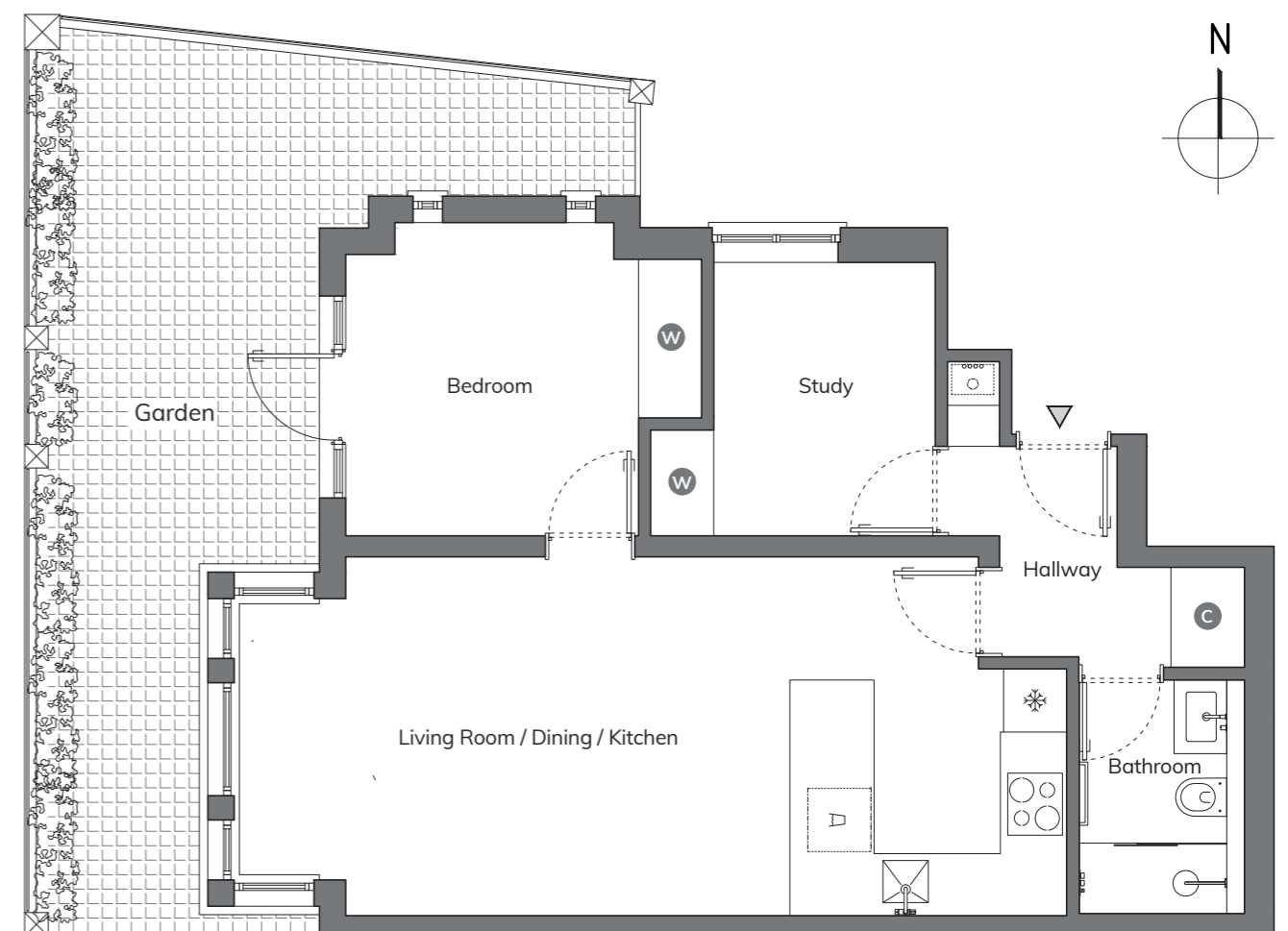


Flat One

Living room with dining and kitchen, double bedroom, study, bathroom, hallway and garden.

-  **LIVING ROOM / DINING / KITCHEN**
7.91 × 3.41m / 25'11" × 11'2"
-  **BEDROOM**
2.70 × 2.60m / 8'10" × 8'6"
-  **STUDY**
3.38 × 2.97m / 11'1" × 9'9"
-  **BATHROOM**
2.22 × 1.57m / 7'3" × 5'2"
-  **HALLWAY**
2.0 × 2.33m / 6'7" × 7'7"
-  **GARDEN**
8.64 × 2.58m / 28'4" × 8'6"








GROSS INTERNAL FLOOR AREA
50.6 m² / 544 ft²





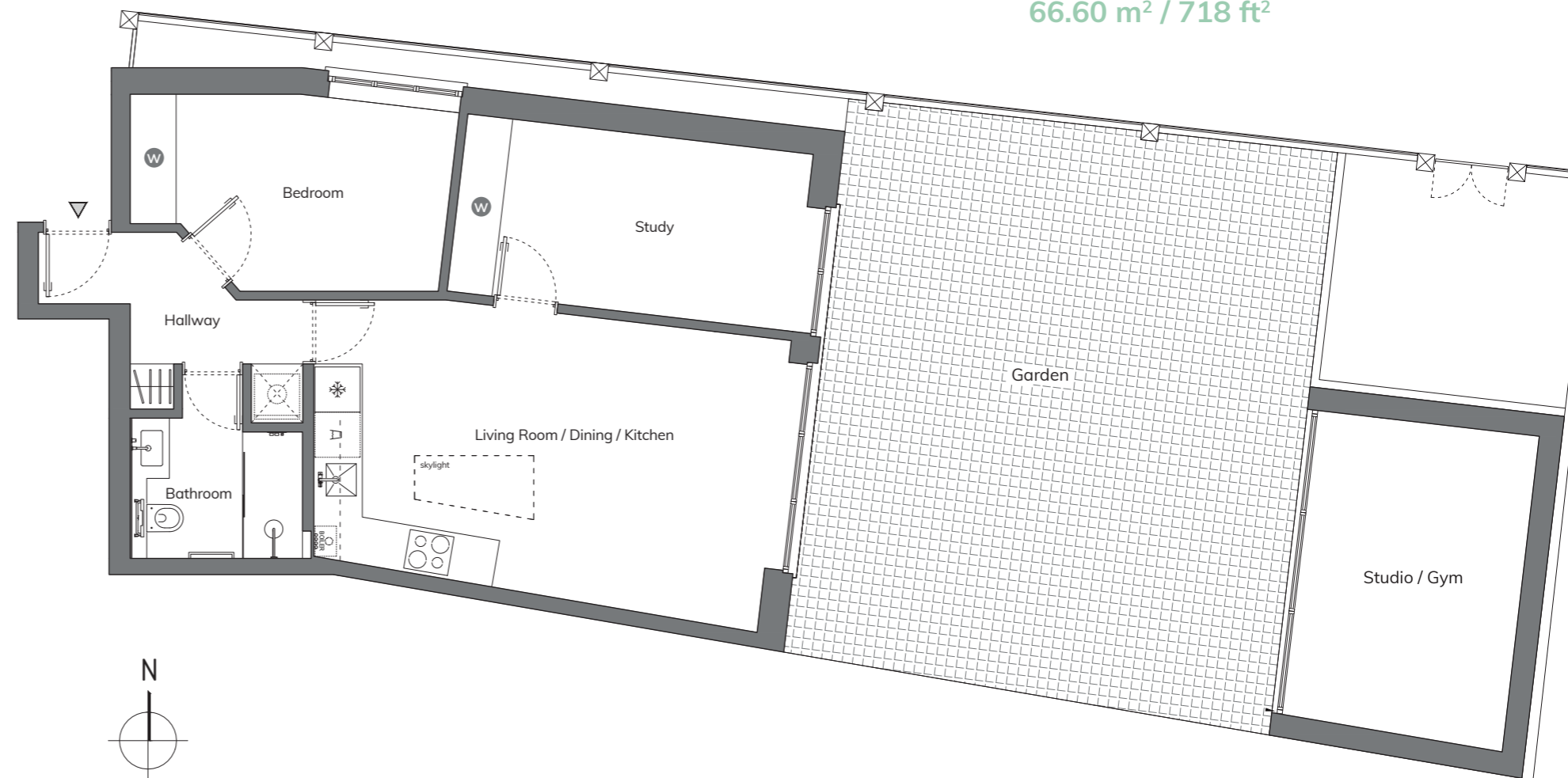
Flat Two

Living room with dining and kitchen, double bedroom, study, bathroom, hallway and a garden with studio/gym outbuilding.

-  **LIVING ROOM / DINING / KITCHEN**
6.50 × 3.90m / 21'4" × 12'9"
-  **BEDROOM**
4.28 × 2.62m / 14' × 8'7"
-  **STUDY**
4.86 × 2.36m / 15'11" × 7'9"
-  **BATHROOM**
2.28 × 2.44m / 7'6" × 8'
-  **HALLWAY**
3.51 × 1.75m / 11'6" × 5'8"
-  **GARDEN**
2.95 × 4.18m / 9'8" × 13'8"
-  **STUDIO / GYM**
7.58 × 6.54m / 24'10" × 21'5"

GROSS INTERNAL FLOOR AREA
66.60 m² / 718 ft²





Featuring big landscaped garden and spacious studio/gym outbuilding



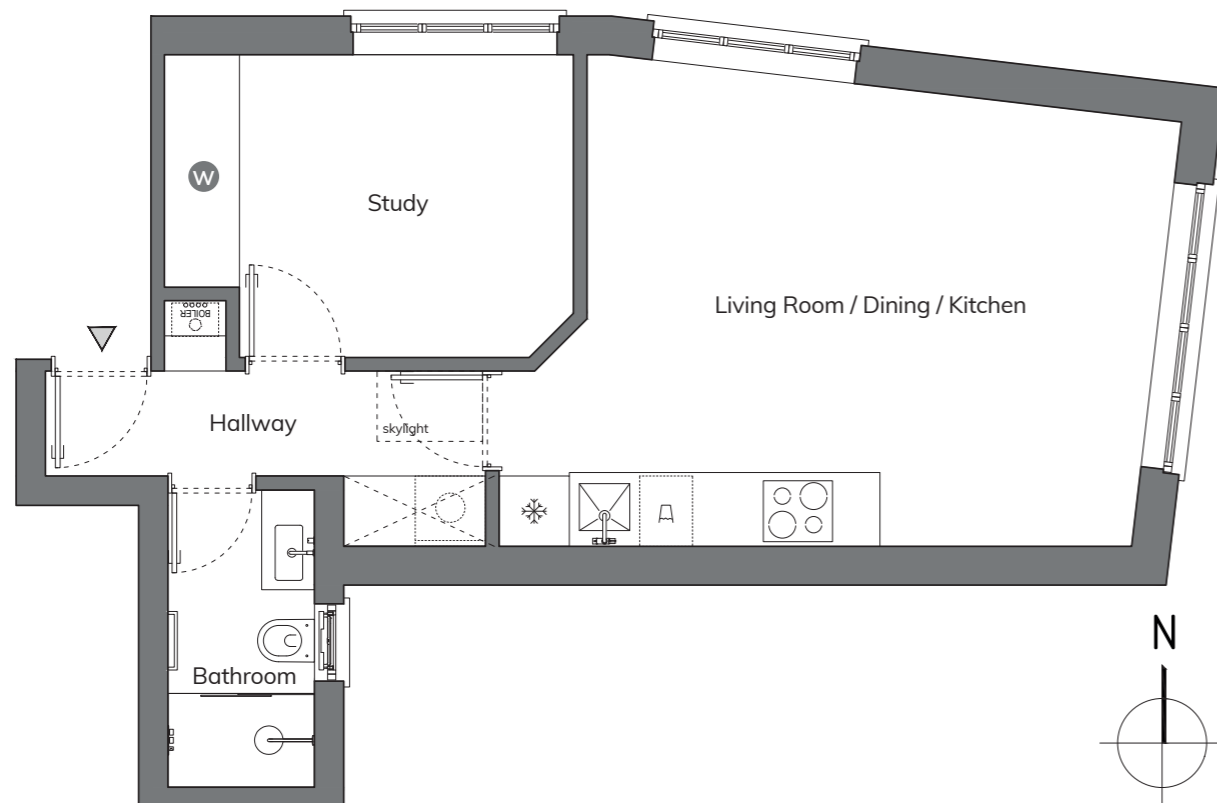


Flat Three

Living room with dining and kitchen, double bedroom, bathroom and a hallway.










-  **LIVING ROOM / DINING / KITCHEN**
2.58 x 3.49m / 8'6" x 11'6"
-  **STUDY**
5.82 x 4.19m / 19'1" x 13'9"
-  **BATHROOM**
2.53 x 1.25m / 8'3" x 4'1"
-  **HALLWAY**
3.75 x 0.90m / 12'3" x 2'11"

GROSS INTERNAL FLOOR AREA
37.53 m² / 404 ft²

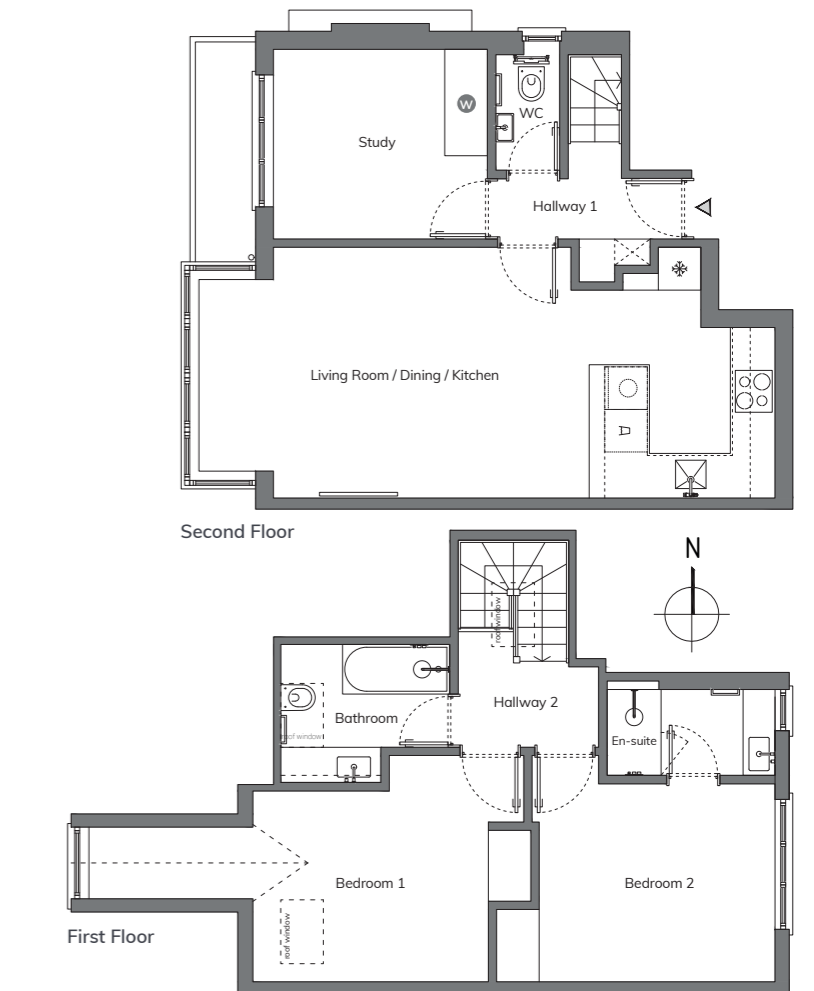


Flat Four

Spreading over two levels this spacious modern apartment features living room with dining area and a kitchen, two double bedrooms - one with en-suite bathroom, a study, bathroom, separate WC on lower level, and hallways connecting two levels via staircase.

-  **LIVING ROOM / DINING / KITCHEN**
8.12 x 3.54m / 26'8" x 11'7"
-  **BEDROOM 1**
3.92 x 3.19m / 12'10" x 10'6"
-  **BEDROOM 2**
3.92 x 2.79m / 12'10" x 9'2"
-  **STUDY**
3.01 x 2.67m / 9'10" x 8'9"
-  **BATHROOM**
2.38 x 1.95m / 7'10" x 6'5"
-  **EN-SUITE**
2.36 x 1.21m / 7'9" x 3'12"
-  **WC**
1.63 x 0.90m / 5'4" x 2'11"
-  **HALLWAY 1**
2.6 x 1.37m / 8'6" x 4'6"
-  **HALLWAY 2**
2.92 x 1.98m / 9'7" x 6'6"

GROSS INTERNAL FLOOR AREA
78.13 m² / 840 ft²





Ealing Broadway Shopping Centre (right) has vast selection of shops, large retailers including Marks & Spencer, H&M, Next, and Boots, but also many niche stores, such as Pandora, Smiggle, and places to pick up coffee or snack including Wasabi, Itsu and Costa.

Ealing Broadway station, due to be fully refurbished will, beside existing Central and District Lines, also service new Crossrail Elizabeth line.



Piece, quiet and urban vibe

Transport

Ealing Common underground station that serves District and Piccadilly lines is minutes away while bus lines regularly service the area. The Ealing Broadway station is also nearby (20-minute walk) and serves both the Central and District underground lines and overground train to Paddington with journey time of 12 minutes.

Ealing Broadway station also serves as a gateway to Reading, Bristol, Wales and the south west via the Great Western Railway.

Crossrail

The new railway, which will be known as the Elizabeth Line when services begin, will speed up journey times across London and Berkshire. Elizabeth Line services will reduce current journey time to Central London to half.

Shopping

Apart from range of local shops on Ealing Common, the area has outstanding local bars, pubs, cafés and restaurants. Ealing's already impressive range on shops, both on high-street and within Ealing Broadway Shopping centre, is set to get even better with new developments such as Dickens Yard and Filmworks site with a new local cinema.



In the heart of Ealing Common and minutes from a vibrant town centre of Ealing Broadway with all its parks, shops and cafés.



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