

32-34 GUNNERSBURY
EALING, W5 3QL

Welcome to 32-34 Gunnersbury

32-34 Gunnersbury is an incredible brand new collection of 18 apartments set across two individual buildings in the beautiful borough of Ealing which is known for its leafy roads, old English charm and bustling atmosphere.

It's a great location for first time buyers, families and retirees. Great access into town coupled with a plethora of open green spaces makes it one of the most popular boroughs in London.



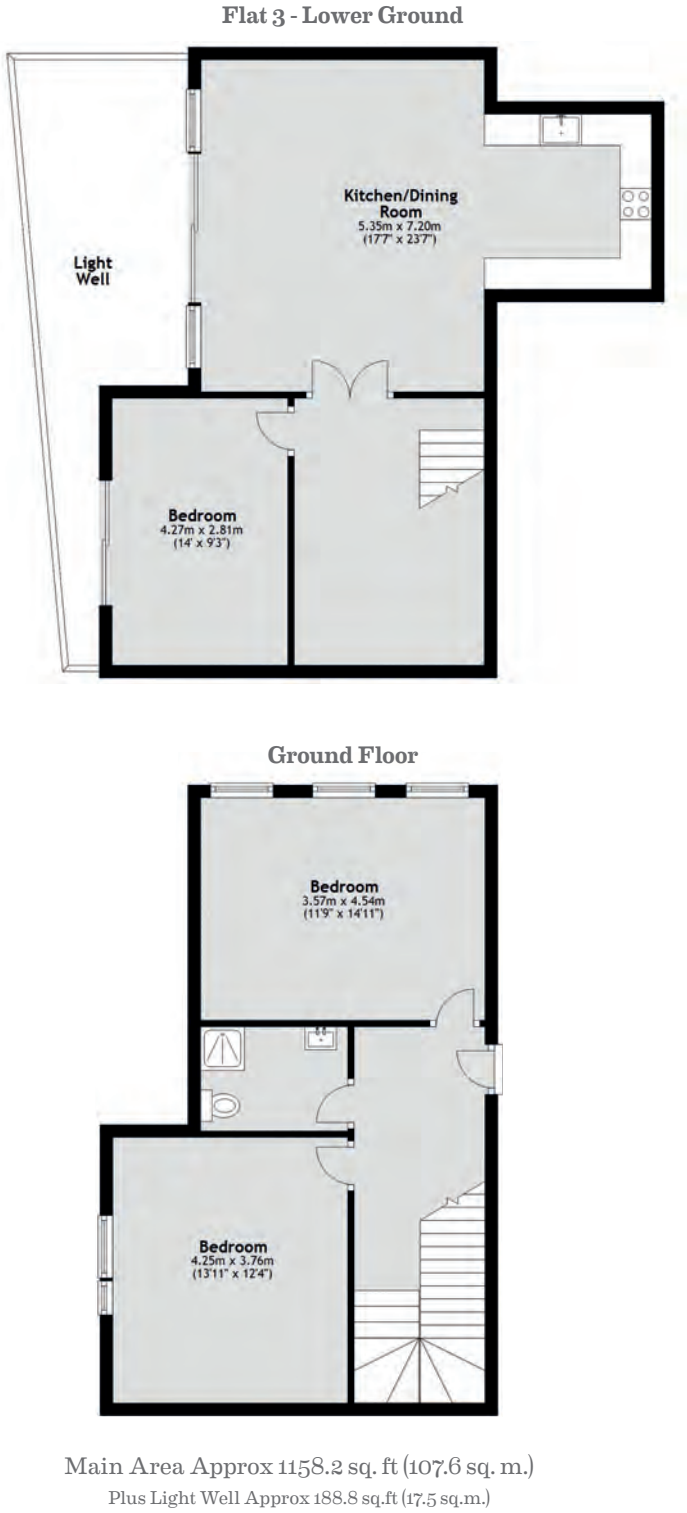
Please note images used are of the developers previous developments and are not of 32-34 Gunnersbury.

Specification

32-34 Gunnersbury apartments have all been designed to maximise space and light and are finished to a very high specification. Access to a resident only Studio set within the communal gardens featuring a cinema room and gym add to the exclusive feel of the development.

<p>Kitchens</p> <ul style="list-style-type: none">• “Hacker” German manufactured units• Bosch Integrated Appliances including tall fridge freezer, microwave oven, dishwasher, overhead extractors, combined washer/dryer, induction hob, and a high-pressure fan assisted oven• Hardwood engineered flooring• Remotely operated extractor fans• Honeycomb black granite worktops with 100m granite upstand, grey mirrored splashback with single mono block mixer tap <p>Bathrooms</p> <ul style="list-style-type: none">• Hans Grohe shower fixtures• Hans Grohe mono block basin taps• Hans Grohe taps and waste• Villeroy and Boch glass fronted vanity units• Sunken floor level access shower enclosures• Sensor activated steam resistant mirror• Ceiling mounted shower head• Fully tiled bathrooms with imported coverings <p>Bedrooms</p> <ul style="list-style-type: none">• Bespoke made wardrobes with internal strip LED lighting, sliding doors, hanging rails, shoe racks and soft close drawers• Feature wall and ceiling• Luxury wall to wall carpeting• Television and USB points	<p>Electrical</p> <ul style="list-style-type: none">• All flats linked to main server for wifi and telecommunications• Hive activated remote heating system• High Definition video entry and alarm system• Flush mounted chrome switches and sockets• USB compatible switched sockets• Wall mounted television points to all bedrooms and living areas• Sensor activated internal and external communal lighting• Remotely operated extractor fans <p>General</p> <ul style="list-style-type: none">• A purpose built structure which includes within, fully equipped gymnasium, steam room, hot tub and sauna at the rear of the property• 3 designated parking spaces• Windows – UVPC double glazed traditional style sash windows throughout, with pivot openings for easy cleaning• Front entrance doors – “Solidoors” with 20 year secure by design warranty• Entrance doors via side access door• Landscaped communal rear garden area, including water irrigation system, seating area, barbeque and pegolia• Heating to all units by remote electric radiators• External lighting to front side and rear of property	<ul style="list-style-type: none">• Solid Harwood staircases• “Delta” membrane pumped basement system with 30 year warranty• Electrical charging point for car in front drive• Electrically remote-controlled operated roller blinds• Secure storage units (1 per flat) to side elevation• Front driveway on first come basis for off-street parking• Local Car Club registration• JCW Warranty building Insurance (10 years) <p>The Studio Home Cinema</p> <ul style="list-style-type: none">• Fully fitted “Dolby” 6.0 cinema surround sound system• 150” High definition screen• Total sound proof environment for maximum cinema experience• Outlook email on-line booking system for all residents• IMAX fully extendable seating• Remotely operated lighting• Comfort air conditioning for both warm and cool environment• Netflix App so as to download movies of choice• Fitted out to high end cinema spec on walls, floors and ceiling for total cinema experience	<p>The Studio Gym</p> <ul style="list-style-type: none">• In built surround sound system enabling users to play from devices (phone, tablet)• Treadmills• Rowing machine• Hiker – Cross fit• Cycle machine• Gym accessories - boxing bags and gloves, yoga matts, skipping ropes, medicine balls, kettle bells, dumb-bells, bar-bells, drinking water fountain• Meeting/conference room with facilities for home working with large LED conference screen, internet access and wifi
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Floorplans



Flat 5 - Ground Floor



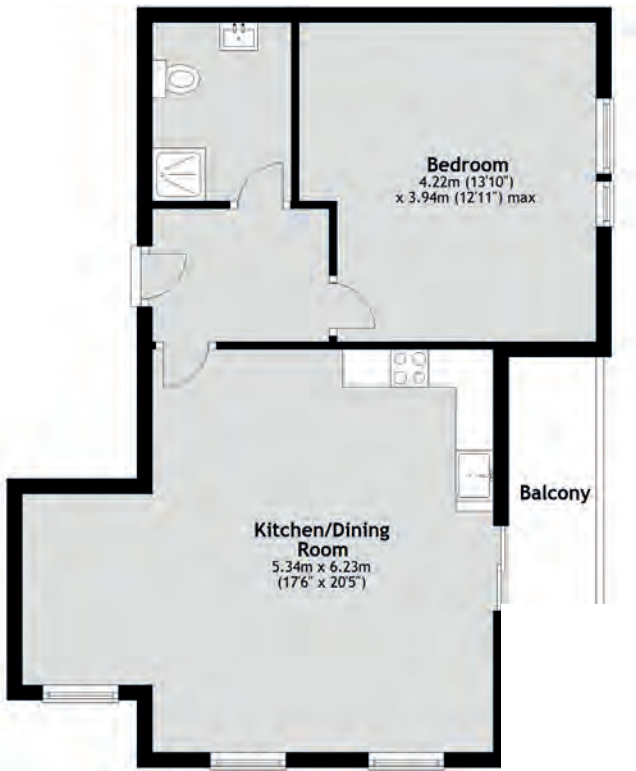
Main Area Approx 783.5 sq. ft (72.8 sq. m.)
Plus Balconies Approx 131.8 sq.ft (12.2 sq.m.)

Flat 6 - First Floor



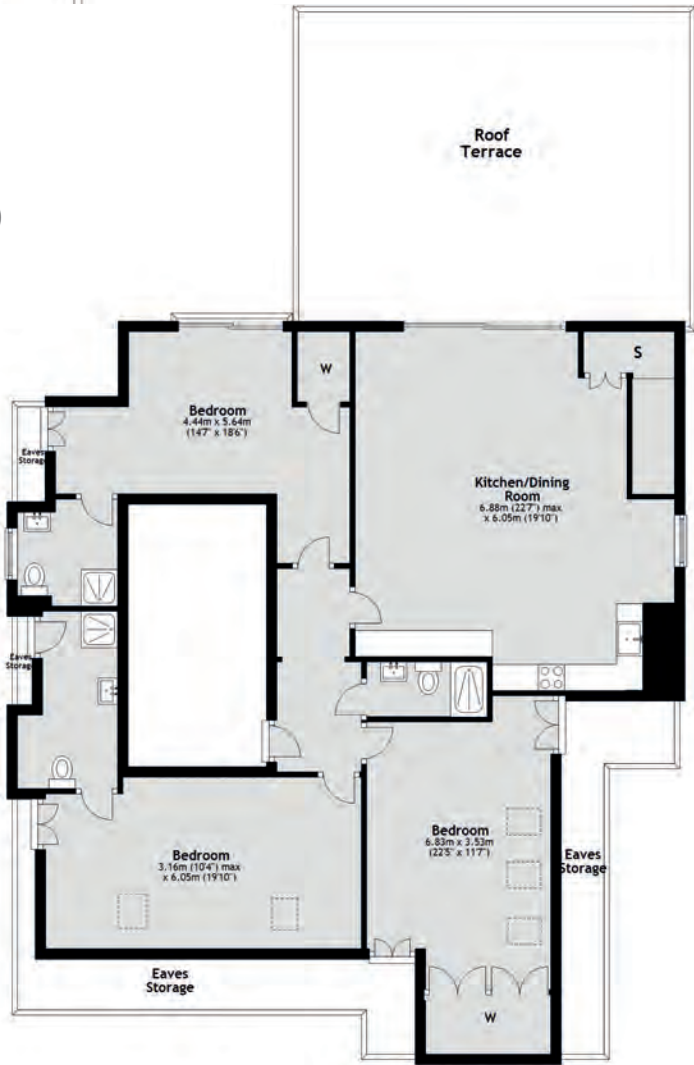
Main Area Approx 564.4 sq. ft (52.4 sq. m.)
Plus Balconies Approx 85.0 sq.ft (7.9 sq.m.)

Flat 8 - First Floor



Main Area Approx 578.1 sq. ft (53.7 sq. m.)
Plus Balconies Approx 51.5 sq.ft (4.8 sq.m.)

Flat 9 - Second Floor



Main Area Approx 1,347.3 sq. ft (125.2 sq. m.)
Plus Balconies Approx 486.8 sq.ft (45.2 sq.m.)

Flat 7 - First Floor



Main Area Approx 800.1 sq. ft (74.3 sq. m.)
Plus Balconies Approx 127.0 sq.ft (11.8 sq.m.)

Transport

Ealing has fantastic transport facilities with 24 minutes to Heathrow and just 12 minutes to Paddington. The West End to Ealing is 30 minutes door to door, making Ealing a great place to live and commute.

District, Central and Overground line connections and rail stations offer fast and reliable travel to central London. Crossrail will soon be available which will greatly reduce journey times further, cutting trips to City, Canary Wharf and elsewhere by up to 50%.

The M4, M25, A4 and North Circular offer easy access links to the rest of the surrounding areas and UK. Ealing has a comprehensive range of bus services too, with Ealing Broadway Station within walking distance.

Amenities

Ealing Broadway is the main shopping hub in the area which is very much a “shoppers paradise” with a wide variety of major high street brands plus specialist shops, antiques and craft markets with the capitals only remaining agricultural market in Southall Park. Lose yourself in the array of coffee shops amongst the bustling streets and cosmopolitan atmosphere that Ealing has to offer.

There is an abundance of convenience stores, such as Waitrose, Sainsburys and Tesco for your weekly shop, plus the added bonus of Ealing still retaining its character and charm with local corner shops.

Parks, Green Spaces and Recreation

The borough of Ealing has an abundance of green spaces, parks and recreational areas. Ealing Common is the gem in the area which is great for young families and gives lots of outdoor space to go walking or meet up with friends. Walpole Park an urban public open space run by London Borough of Ealing Council. Its main entrance is situated in the Mattock Lane, and is registered as Special Historic Interest in England. It is set in 28 acres.

Leisure & Fitness

Complementing the wealth of open space, Ealing has some fantastic sporting facilities nearby such as Gurnell Leisure Centre with its Olympic size pool,

Twyford Sports Centre and Ealing Golf Club and Range for keen golfers. Plus Ealing Cricket Club to name but a few!

Dining Out

With so many renowned places to eat and drink, it may be easier to list what isn’t available. Wagamama, Nandos, Cote and Carluccio’s are just some of the array of popular chains available for you in Ealing.

There is a wealth of fantastic pubs in particular The Grange pub situated on the common is a lively place with great food and entertainment throughout the year. Charlotte’s Place is a fantastic restaurant and worth trying out, with great reviews. At Thai Canteen is an authentic Thai or if you fancy a pizza L’oro di Napoli which has wood fired pizzas and comes highly recommended.

Depending on your taste and preference Ealing Broadway has a variety of places to eat, such as the Vietnamese restaurant Pho Saigon, the Polish Sowa Restaurant, or the Spanish restaurant La Rueda de Tapas if you would like something lighter. So as you can see a wide cuisine from all around the globe.

Local Attractions

Local attractions include Ealing Studios (the world’s oldest film studios), the Questors Theatre and Ealing Jazz Club, now The Red Room, where The Rolling Stones first met in 1962. The V&A Museum, British Museum, the West End, Theatre Land are also within easy reach from Ealing Broadway. Ealing also has Britain’s largest jazz festival which is free and held every year in August in Walpole Park.

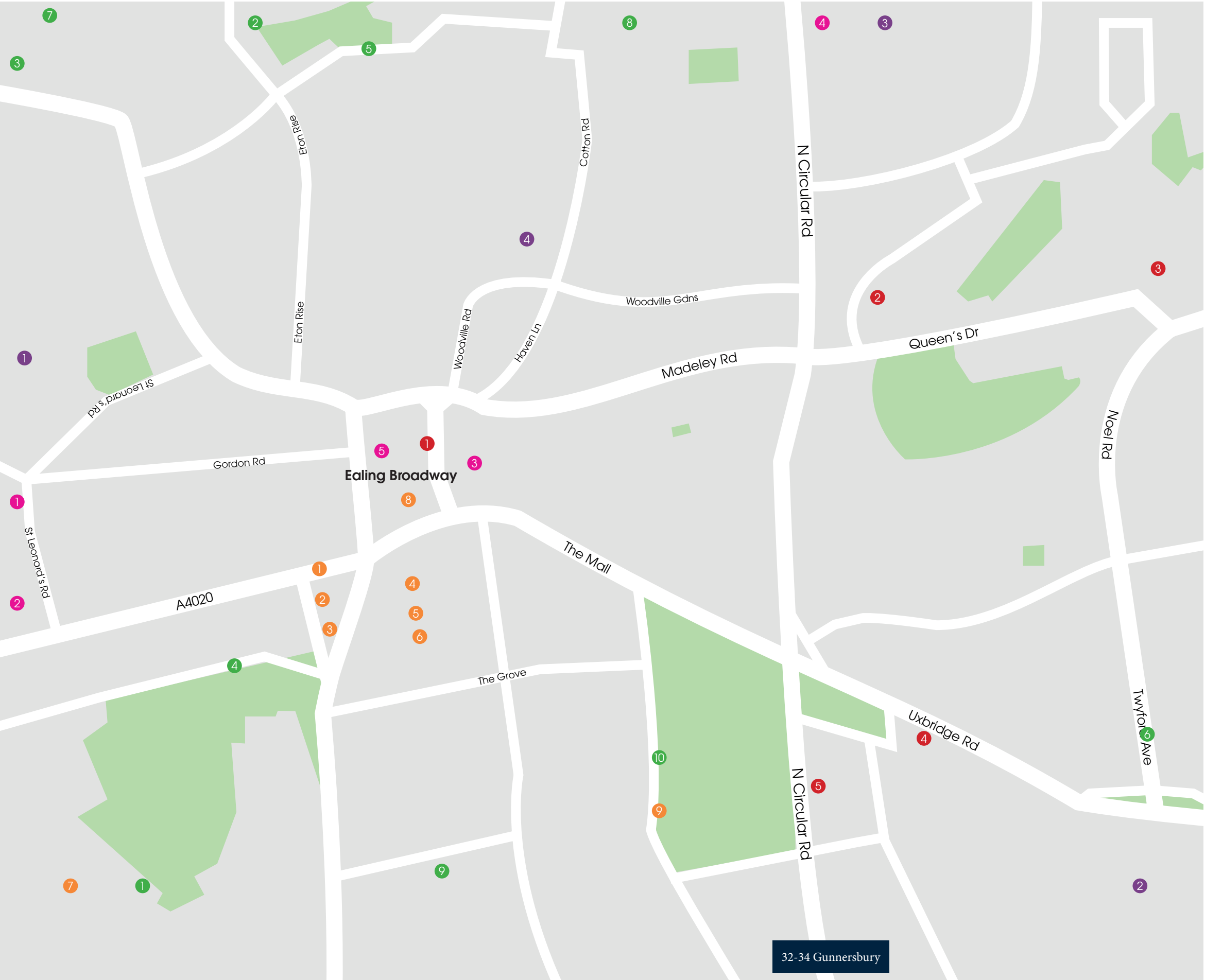
Schools

Ealing has an excellent variety of outstanding schools available with Primary Schools such as Montpelier, Little Ealing Primary and Drayton Green Primary. In the private sector for primary you have Clifton Lodge Preparatory School & Nursery and St Benedicts.

For High Schools you have Twyford Church of England High School, Brentside High School or Cardinal Wiseman Catholic School. In the private sector you have Notting Hill & Ealing High School and St Augustine’s Priory, Ealing. The colleges in Ealing are also exceptional and are Ealing Independent College, Ealing College and University of West London.







Location Key

Transport

- 1 Ealing Broadway
- 2 North Ealing Underground
- 3 West Acton Underground
- 4 Ealing Common
- 5 North Circular Road

Eating and Drinking

- 1 Pho Siagon Restaurant
- 2 Wagamama's
- 3 Cote
- 4 Carluccio's
- 5 Charlotte's Place
- 6 Sowa Restaurant
- 7 L' oro di Napoli Restaurant
- 8 La Rueda de Ta pas Restaurant
- 9 The Grange Pub

Recreation and Fitness

- 1 Gurnell Leisure Centre
- 2 Twyford Sports Centre
- 3 Ealing Golf Club
- 4 Ealing Cricket Club

Education

- 1 Little Ealing Primary School
- 2 Montpelier School
- 3 Drayton Green Primary School
- 4 Clifton Lodge Preparatory School
- 5 St Benedicts School
- 6 Twyford Church of England High School
- 7 Brentside High School
- 8 St Augustines Priory School
- 9 University of West London
- 10 Ealing College

Recreation and Fitness

- 1 Waitrose
- 2 Sainsbury
- 3 Tesco Metro
- 4 Tesco Superstore, Perivale
- 5 Ealing Broadway



Help to Buy Available

The Help to Buy scheme is an equity loan provided by the Government. They lend you up to 40% of the cost of your new build home, so you need a minimum of 5% deposit and a 55% mortgage to make up the rest.

For this scheme you must have a mortgage, which will be the first charge, as the equity loan can only be a second charge. The equity loan is for a maximum of 25 years or before if the property is sold or the mortgage redeemed, whichever term is the shorter of the two.

About The Developer

Wights is a well-established company with over 30 years experience within the property and construction industry. We have built up a first-class reputation by successfully delivering high-quality projects on time and on budget.

We specialise in offering a tailor made bespoke service to our end users that ranges from large new build projects to high end bespoke refurbishment. Offering the complete service from the architectural and design stage through to project completion, as well as Marketing and Sales. All of our projects are at the centre of our being and receive the highest quality of delivery and service from the outset.

You will not be charged interest on the 40% loan for the first 5 years of owning your home. However, a management fee of £1 a month will be applicable from the date of purchase. From year six, a fee of 1.75% is payable on the equity loan, which rises annually by RPI (Retail Price Index) inflation plus 1%. Please call us for more information.

We're proud to say that we've maintained a strong belief in excellent workmanship and a job well done. Whatever the size of the undertaking, our whole team are aware of the responsibility they have for excellence, safety and respect for the environment.

Our vast experience within the construction industry has seen us deliver projects ranging from major renovations and refurbishment to new build and high end fit out projects. Our clients past and present include English Heritage, Royal Borough of Kensington and Chelsea and The Princes' Trust to name but a few.

Dexters

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