

A photograph of a brick building facade with a grid of windows and balconies. The text "THE BRICK" is overlaid in the center. The building features a repeating pattern of brick columns and horizontal bands. The windows are dark-framed, and the balconies have dark metal railings. The overall aesthetic is modern and industrial.

# THE BRICK



When you get home to The Brick,  
you'll have a real sense of calm that  
provides the perfect foil to the  
hustle and bustle of London life.

## Introduction

The Brick is a new landmark building in Westbourne Park, comprising 1, 2 and 3 bedroom loft-style apartments, mews houses and penthouses, with one of London's biggest rooftop terraces exclusively for residents' use.

An extensive design and planning process has created a desirable address that feels fresh, innovative and alive – brimming with opportunities while providing a sanctuary from city life.

Residents will benefit from panoramic London views and a position overlooking the Grand Union Canal, which they can enjoy from the comfort of this stunning contemporary building. When they venture out, The Brick is only a four-minute walk from Westbourne Park Underground Station.

A custom-commissioned artwork by celebrated London artist, Tom Cox, will hang in the foyer, reflecting the area's artistic heritage.

Exceptional attention to detail defines the entire development – evident both inside and out – from the elevated specification that exudes urban elegance to the meticulous choice of handmade bricks, giving rise to a sophisticated new silhouette on the London skyline.

Our desire to create a tranquil oasis led us to work with Fabrik – an award winning landscape architect whose designs support a healthy lifestyle, evoke a feeling of well-being and create a sense of belonging.

Fabrik's vision has yielded the Lutyens Yard, an enclosed ground-floor garden inspired by architect Edwin Lutyens, and a verdant, multi-level rooftop space, The Gertrude garden, a nod to the work of historic British horticulturalist Gertrude Jekyll.

These impressive gardens belie The Brick's urban location. Beautifully planned aspects include a secret walled courtyard, enclosed private gardens, a biodiverse brown roof and a lush podium terrace with sweeping views, forming one of the biggest residential roof gardens in the capital.



Computer generated image

## Local area

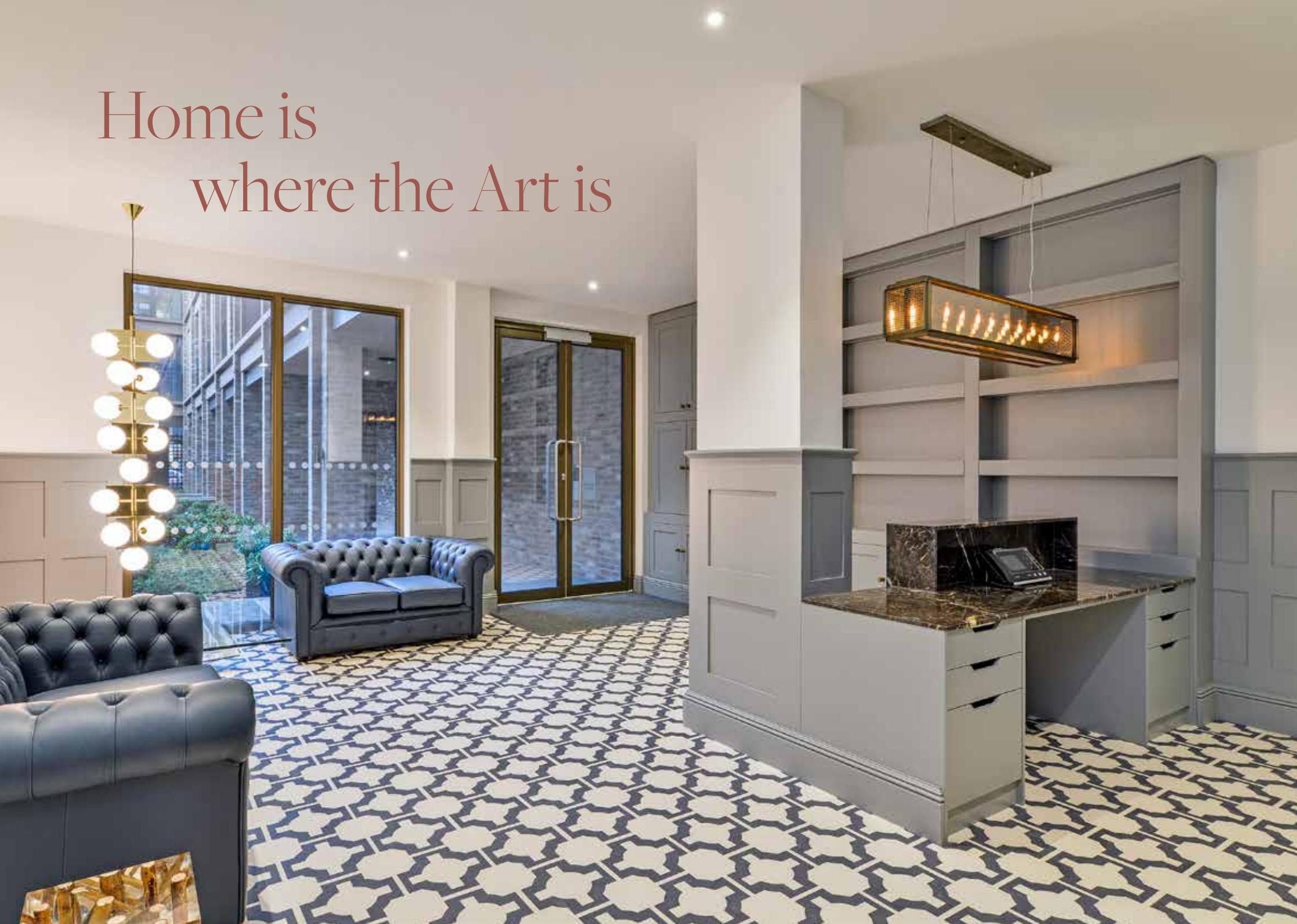
The Brick is located in one of the most eclectic and desirable neighbourhoods in London. Residents can enjoy the bustle of Notting Hill, Portobello Road and Westbourne Grove, while the Grand Union Canal provides a serene balance to a busy life.

The Brick is also part of a wider, ambitious initiative to create a new mixed-use quarter in Westbourne Park. Close by will be new social spaces, flexible working options, upgraded public areas and improved waterside access.

As well as an ever-evolving social scene, The Brick is within walking distance of some of West London's most established classics, including neighbourhood restaurant Seven Saints, Michelin-starred The Ledbury, Portobello Road Market and the Electric Cinema.



Home is  
where the Art is







Inspired by Edwin Lutyens and Gertrude Jekyll



# THE BRICK

Loft Apartment 20  
(floor 1)  
2 bedrooms



Dimensions	95 M <sup>2</sup>	1023 SQ <sup>FT</sup>
LIVING/DINING/KITCHEN	7.70m x 6.76m	25'3 x 22'2
BEDROOM 1	4.23m x 3.45m	13'10 x 11'4
BEDROOM 2	3.94m x 3.04m	12'11 x 9'11



# THE BRICK

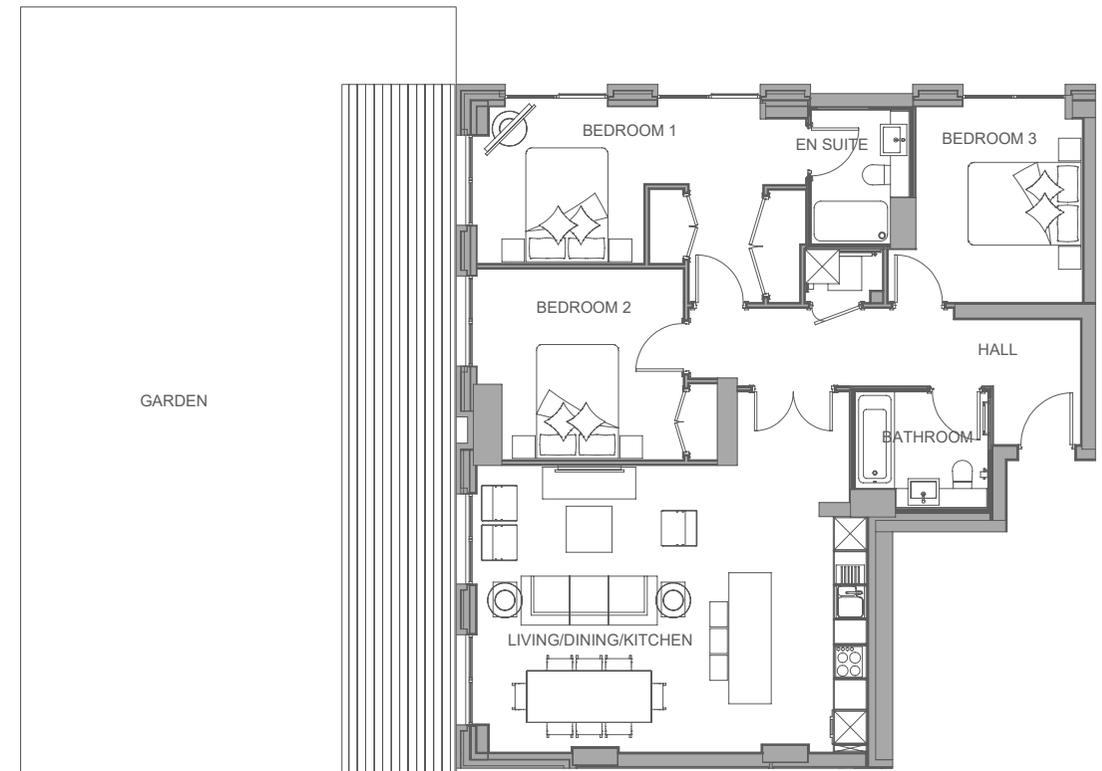
Garden Apartment 21

(floor 1)

3 bedrooms



Dimensions	103 m <sup>2</sup>	1112 SQ <sup>FT</sup>
LIVING/DINING/KITCHEN	6.90m x 5.03m	22'8 x 16'6
BEDROOM 1	2.95m x 2.75m	9'8 x 9'0
BEDROOM 2	3.65m x 3.35m	12'0 x 11'0
BEDROOM 3	3.41m x 2.95m	11'3 x 9'8



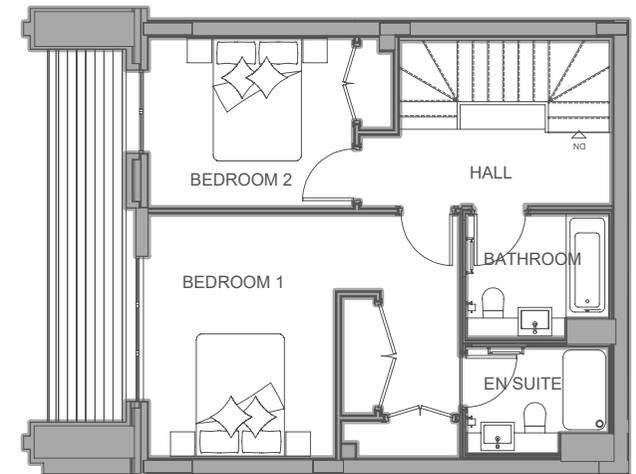
# THE BRICK

Lutyens Mews 22 & Trevillion Mews 23  
(floors 1 & 2)

3 bedrooms



Dimensions	104 M <sup>2</sup>	1120 SQ <sup>FT</sup>
LIVING/DINING/KITCHEN	7.61m x 3.76m	24'11" x 12'4"
BEDROOM 1	3.98m x 3.08m	13'0" x 10'1"
BEDROOM 2	3.38m x 2.78m	11'1" x 9'1"
BEDROOM 3	3.38m x 2.99m	11'1" x 9'10"



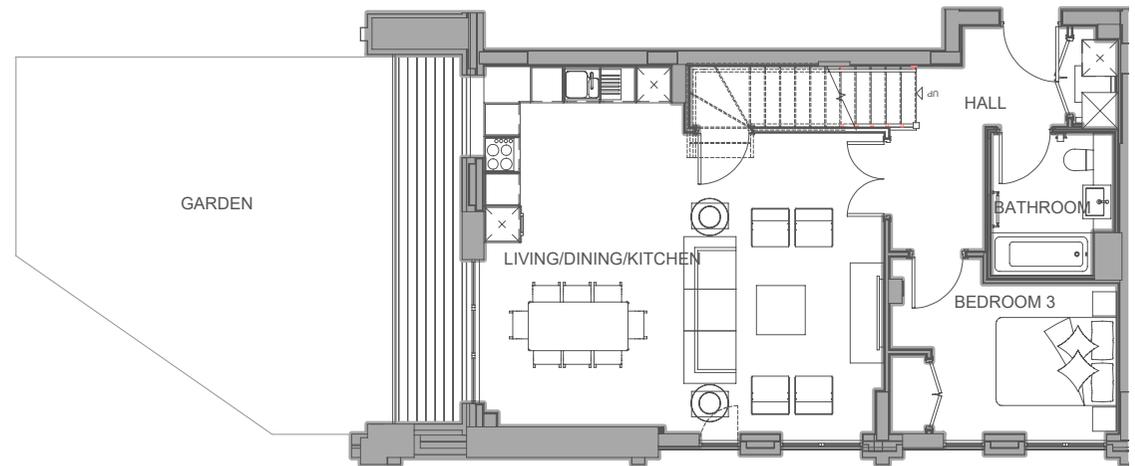
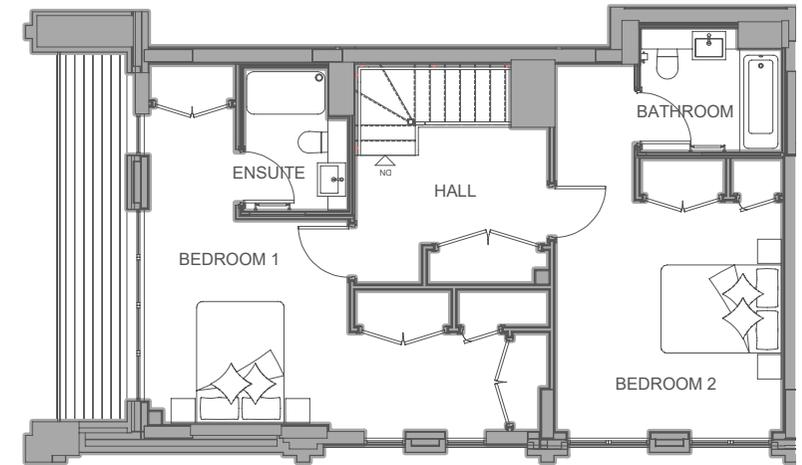
# THE BRICK

Jekyll Mews 24  
(floors 1 & 2)

3 bedrooms



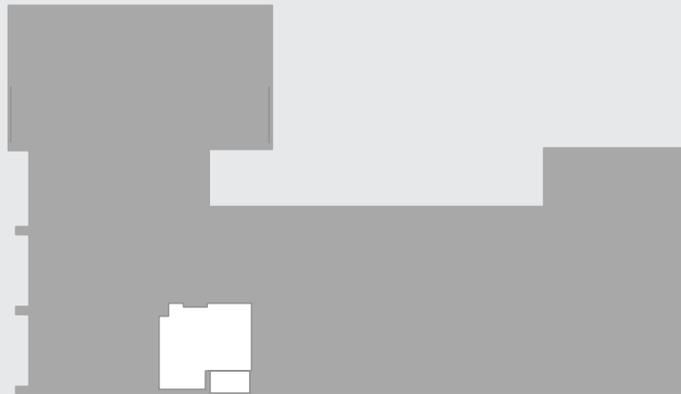
Dimensions	130 M <sup>2</sup>	1407 SQ <sup>FT</sup>
LIVING/DINING/KITCHEN	6.63m x 5.93m	21'9 x 19'5
BEDROOM 1	5.93m x 3.37m	19'5 x 11'1
BEDROOM 2	3.82m x 3.78m	12'6 x 12'5
BEDROOM 3	3.08m x 2.47m	10'1 x 8'1



# THE BRICK

Loft Apartments 25, 31 & 40  
(floors 1, 2 & 3)

1 bedroom



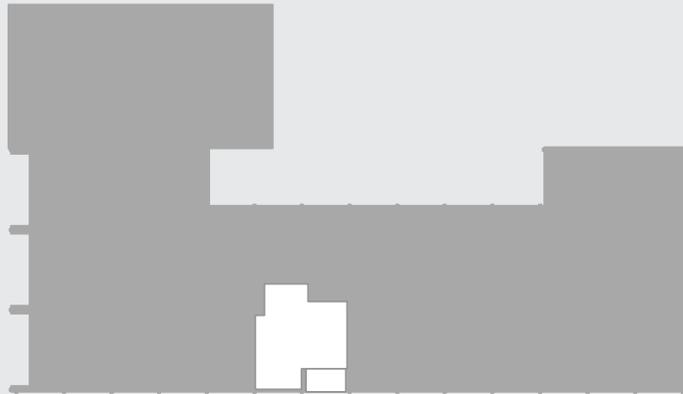
Dimensions	49 M <sup>2</sup>	531 SQ <sup>FT</sup>
LIVING/DINING/KITCHEN	5.69m x 4.40m	18'8 x 14'7
BEDROOM 1	3.49m x 3.24m	11'5 x 10'7



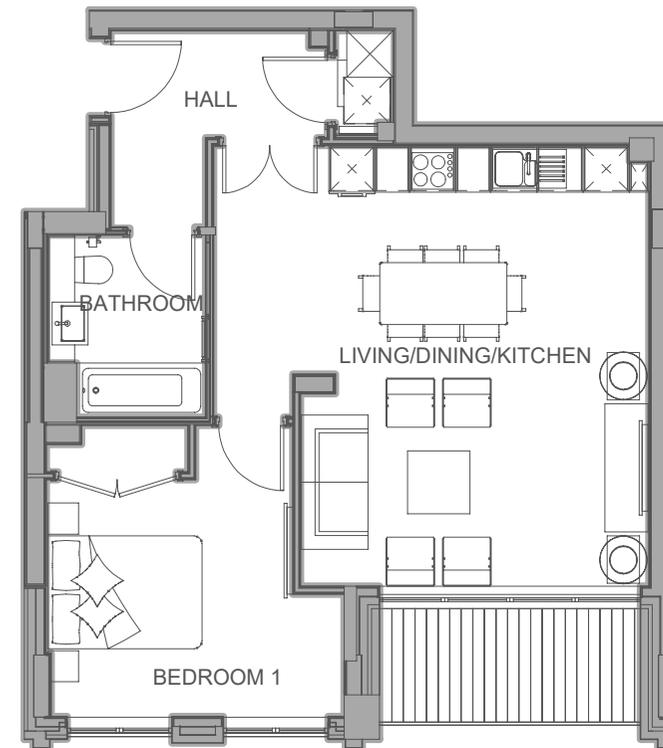
# THE BRICK

Loft Apartments 26 & 32  
(floors 1 & 2)

1 bedroom



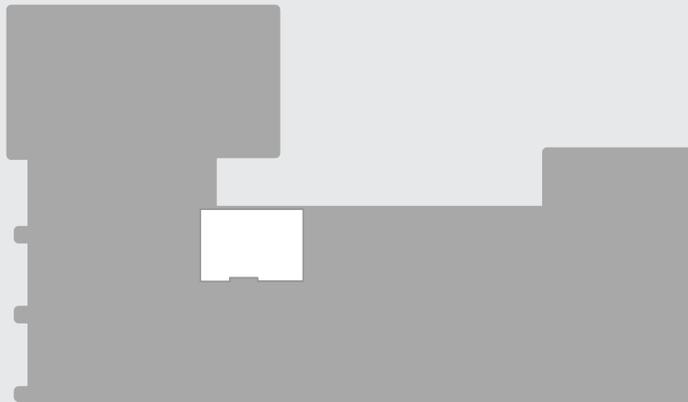
Dimensions	55 M <sup>2</sup>	592 SQ <sup>FT</sup>
LIVING/DINING/KITCHEN	5.67m x 4.52m	18'7 x 14'10
BEDROOM 1	3.20m x 3.05m	10'6 x 10'0



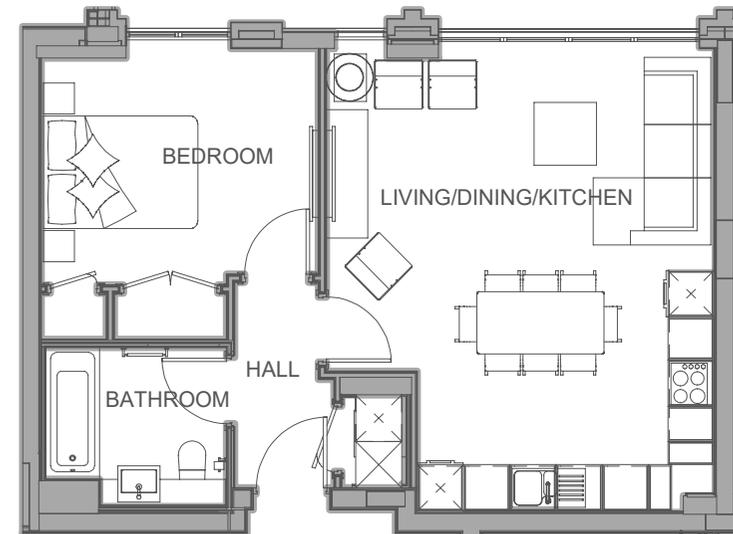
# THE BRICK

Loft Apartments 27, 33 & 44  
(floors 1, 2 & 3)

1 bedroom



Dimensions	51 M <sup>2</sup>	552 SQ <sup>FT</sup>
LIVING/DINING/KITCHEN	5.95m x 5.03m	19'6 x 16'6
BEDROOM 1	3.60m x 23.06m	11'9 x 10'0



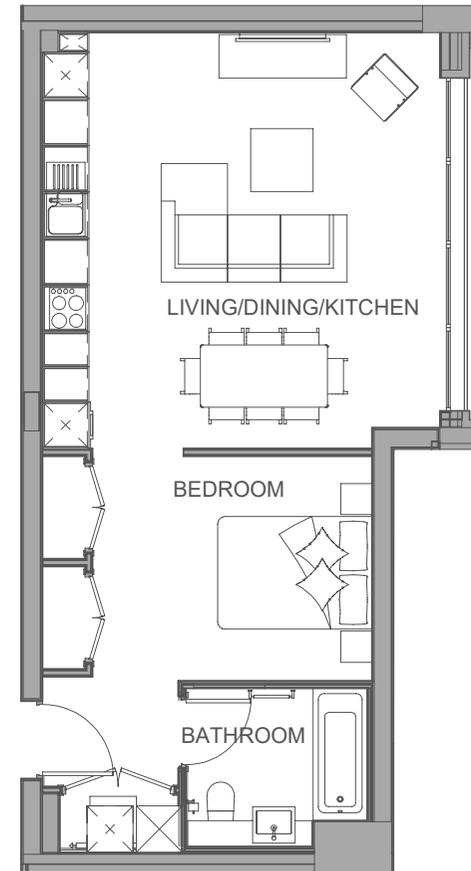
# THE BRICK

Loft Apartments 28, 34, 45 & 53  
(floors 1, 2, 3 & 4)

Studio

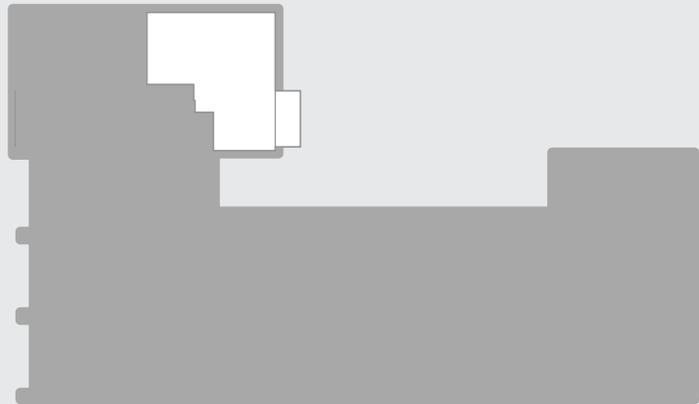


Dimensions	49 M <sup>2</sup>	533 SQ <sup>FT</sup>
LIVING/DINING/KITCHEN	5.35m x 5.15m	17'6 x 16'11
BEDROOM	3.62m x 2.91m	11'10 x 9'6



# THE BRICK

Loft Apartments 29, 35, 46 & 54  
(floors 2, 3, 4 & 5)  
2 bedrooms



Dimensions	95 M <sup>2</sup>	1023 SQ <sup>FT</sup>
LIVING/DINING/KITCHEN	7700mm x 6764mm	25'3 x 22'2
BEDROOM 1	4.05m x 3.40m	13'3 x 11'2
BEDROOM 2	3.94m x 3.03m	12'11 x 9'11



# THE BRICK

Loft Apartments 30, 36, 47 & 55

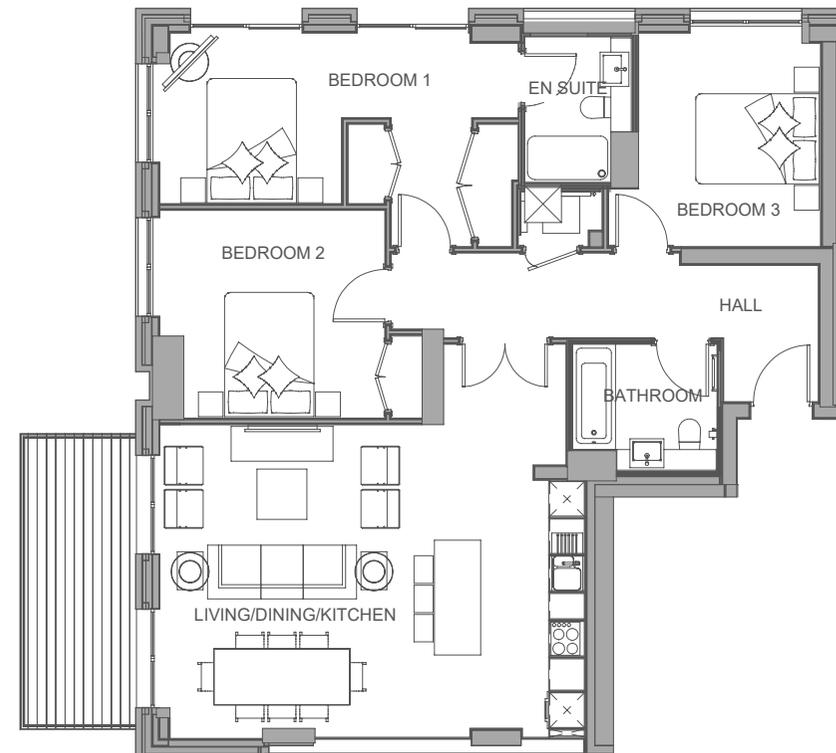
(floors 2, 3, 4 & 5)

Sky Lofts 57 & 59 (floors 6 & 7)

3 bedrooms



Dimensions	103 M <sup>2</sup>	1112 SQ <sup>FT</sup>
LIVING/DINING/KITCHEN	6.90m x 5.05m	22'8 x 16'7
BEDROOM 1	2.95m x 2.75m	9'8 x 9'0
BEDROOM 2	3.65m x 3.35m	11'11 x 11'0
BEDROOM 3	3.44m x 2.95m	11'3 x 9'8



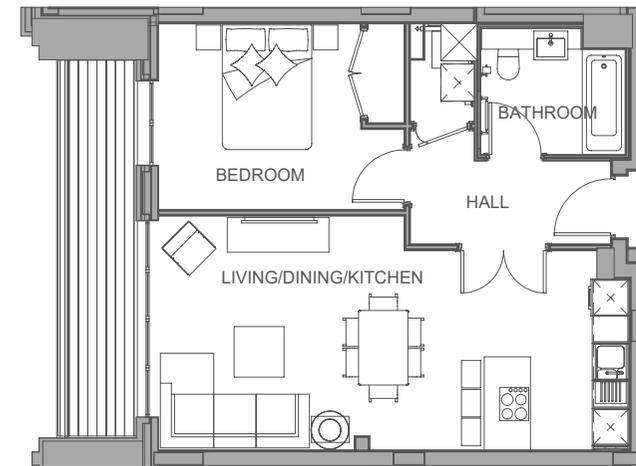
# THE BRICK

Loft Apartments 37, 38 & 48  
(floors 3 & 4)

1 bedroom



Dimensions	51 M <sup>2</sup>	557 SQ <sup>FT</sup>
LIVING/DINING/KITCHEN	7.63m x 3.76m	25'0 x 12'4
BEDROOM 1	3.28m x 2.99m	10'9 x 9'10

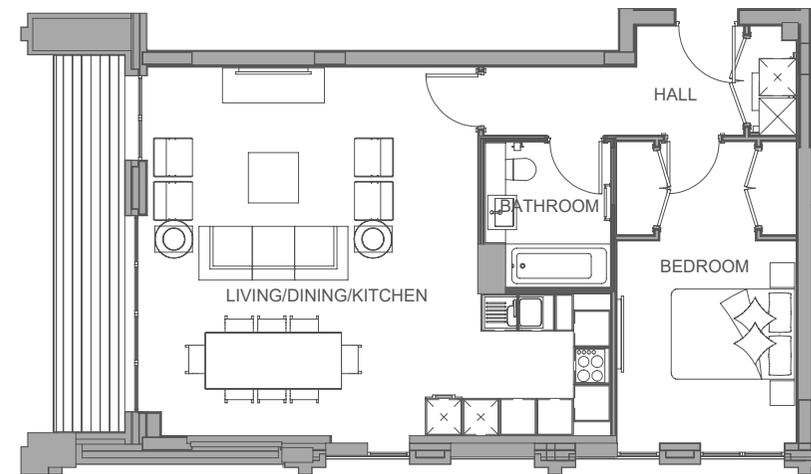


# THE BRICK

Loft Apartment 39  
(floor 3)  
1 bedroom

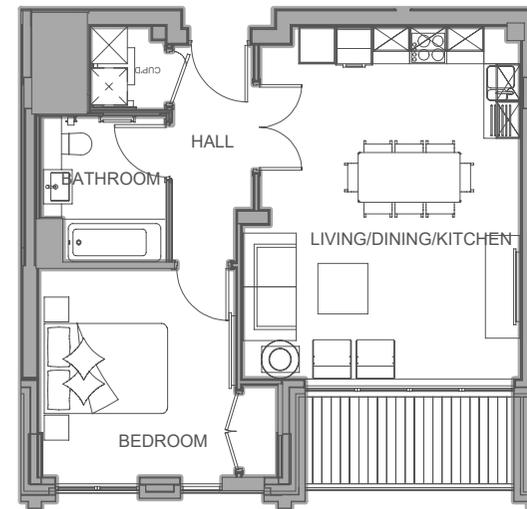
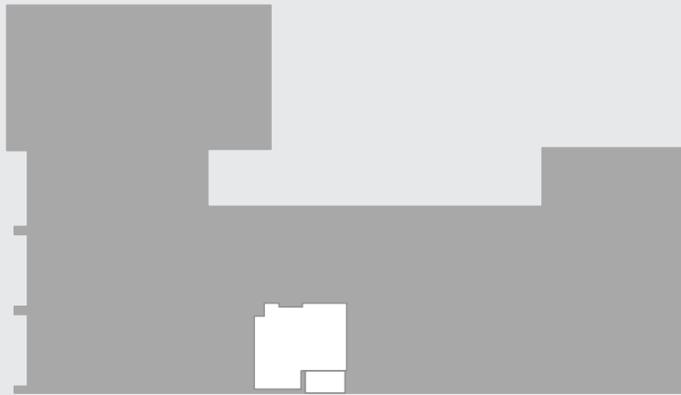


Dimensions	65 M <sup>2</sup>	703 SQ <sup>FT</sup>
LIVING/DINING/KITCHEN	7.51m x 5.93m	24'7 x 19'5
BEDROOM 1	3.25m x 2.91m	10'8 x 9'6



# THE BRICK

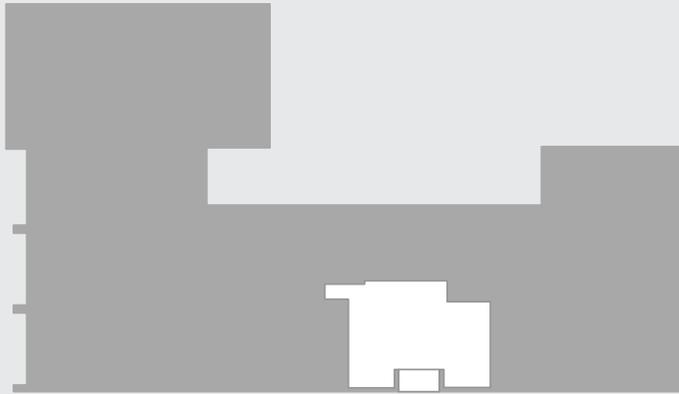
Loft Apartment 41  
(floor 3)  
1 bedroom



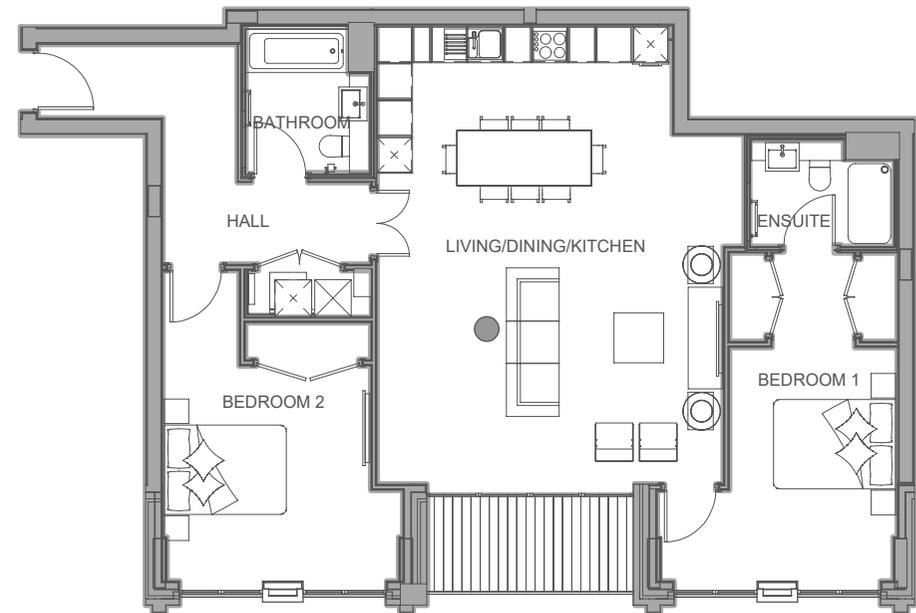
Dimensions	48 M <sup>2</sup>	524 SQ <sup>FT</sup>
LIVING/DINING/KITCHEN	5.67m x 4.51m	18'7 x 14'10
BEDROOM 1	3.36m x 3.20m	11'0 x 10'6

# THE BRICK

Loft Apartment 42  
(floor 3)  
2 bedrooms

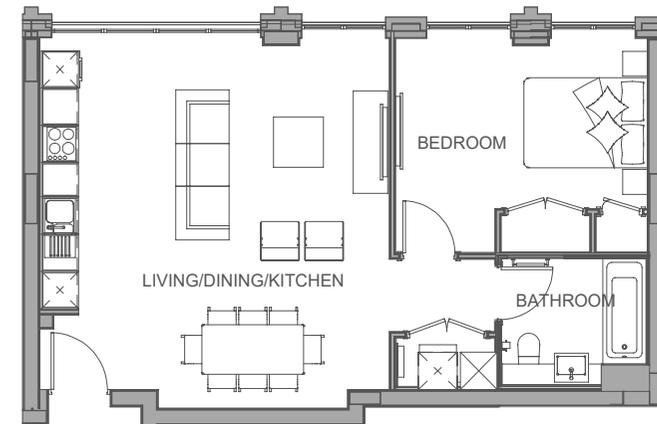
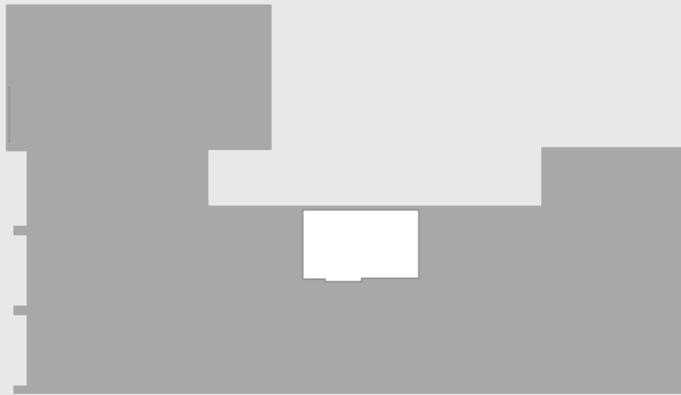


Dimensions	97 M <sup>2</sup>	1050 SQ <sup>FT</sup>
LIVING/DINING/KITCHEN	7.45m x 5.67m	24'5 x 18'7
BEDROOM 1	3.80m x 2.75m	12'5 x 9'0
BEDROOM 2	3.52m x 3.40m	11'7 x 11'2



# THE BRICK

Loft Apartment 43  
(floor 3)  
1 bedroom



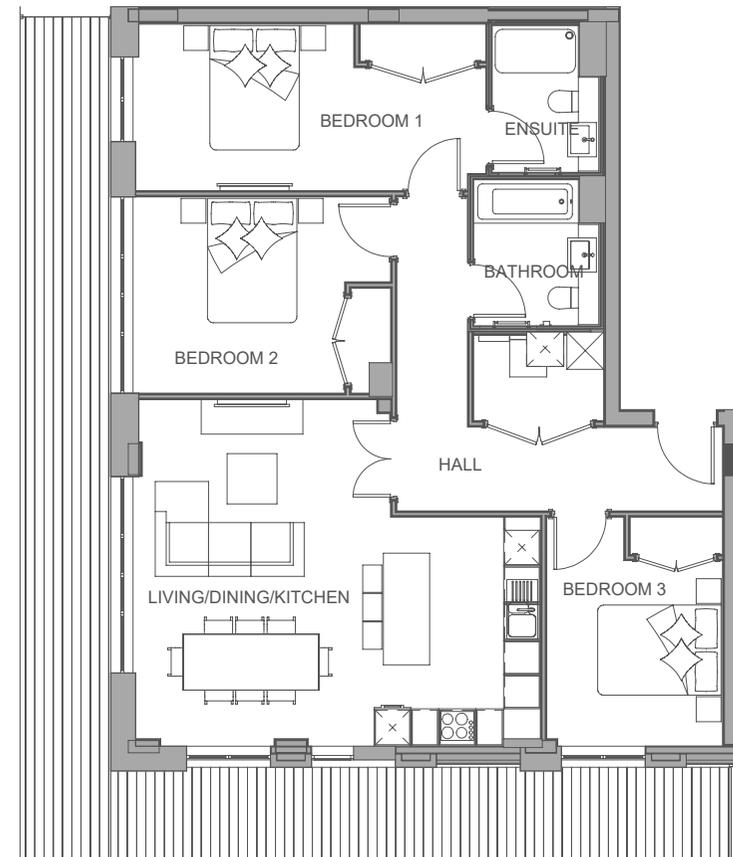
Dimensions	56 M <sup>2</sup>	608 SQ <sup>FT</sup>
LIVING/DINING/KITCHEN	5.66m x 5.65m	18'7 x 18'6
BEDROOM 1	4.08m x 2.75m	13'4 x 9'0

# THE BRICK

Loft Apartment 49  
(floor 4)  
3 bedrooms

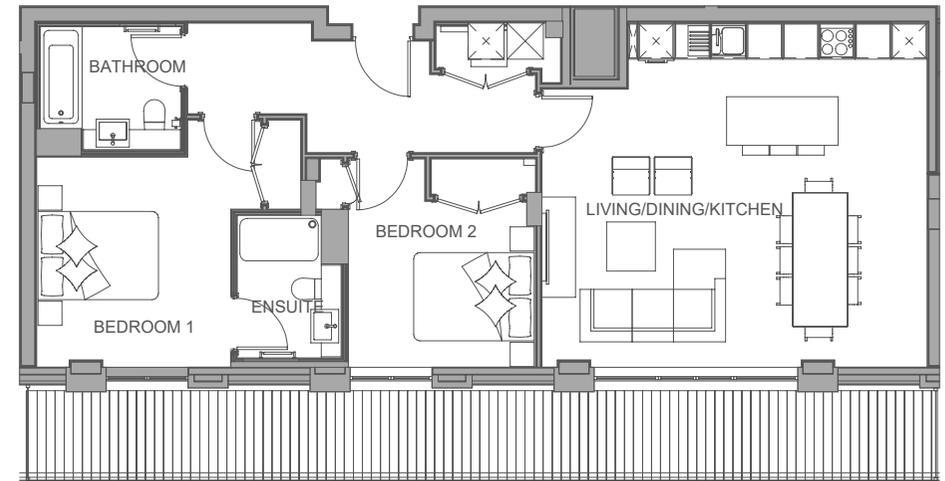
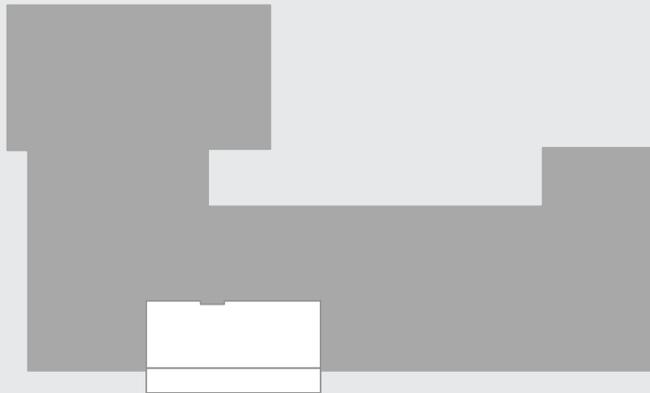


Dimensions	97 M <sup>2</sup>	1049 SQ <sup>FT</sup>
LIVING/DINING/KITCHEN	6.56m x 5.57m	21'6 x 18'3
BEDROOM 1	3.49m x 2.68m	11'5 x 8'9
BEDROOM 2	3.39m x 3.16m	11'1 x 10'4
BEDROOM 3	2.98m x 2.85m	9'9 x 9'4



# THE BRICK

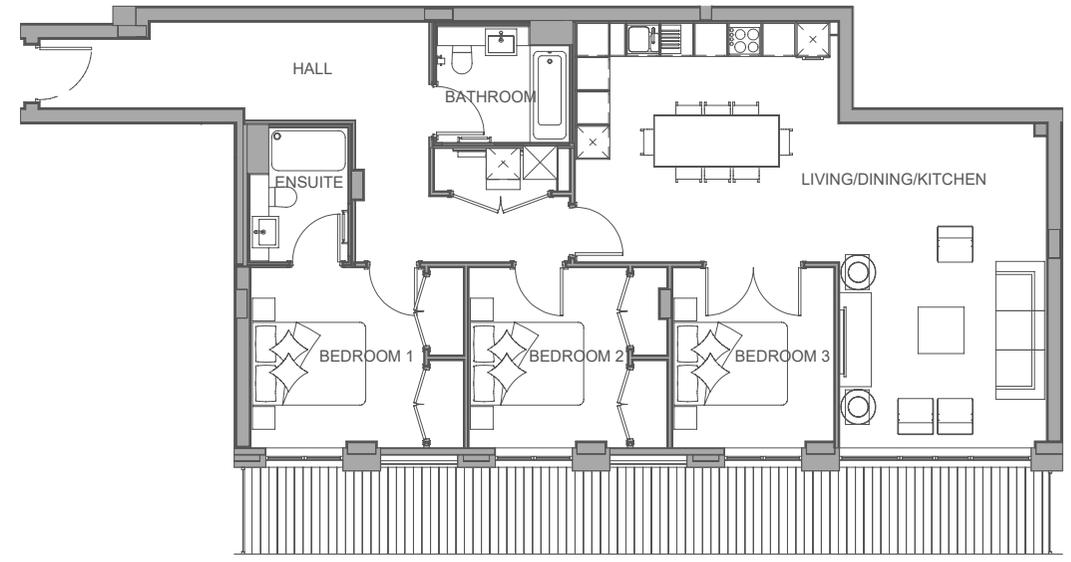
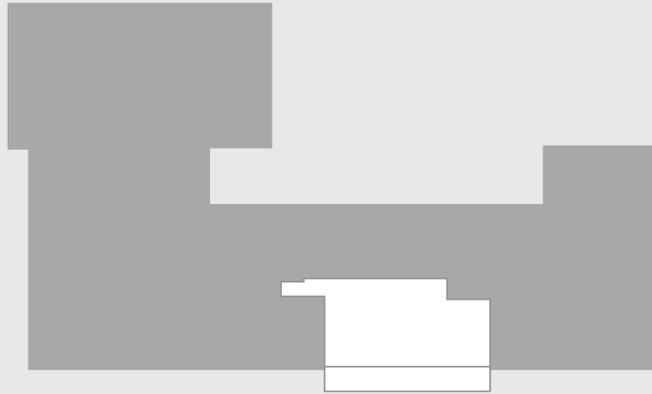
Loft Apartment 50  
(floor 4)  
2 bedrooms



Dimensions	82 M <sup>2</sup>	883 SQ <sup>FT</sup>
LIVING/DINING/KITCHEN	6.40m x 5.67m	21'0 x 18'7
BEDROOM 1	3.48m x 3.23m	11'5 x 10'7
BEDROOM 2	3.11m x 2.75m	10'2 x 9'0

# THE BRICK

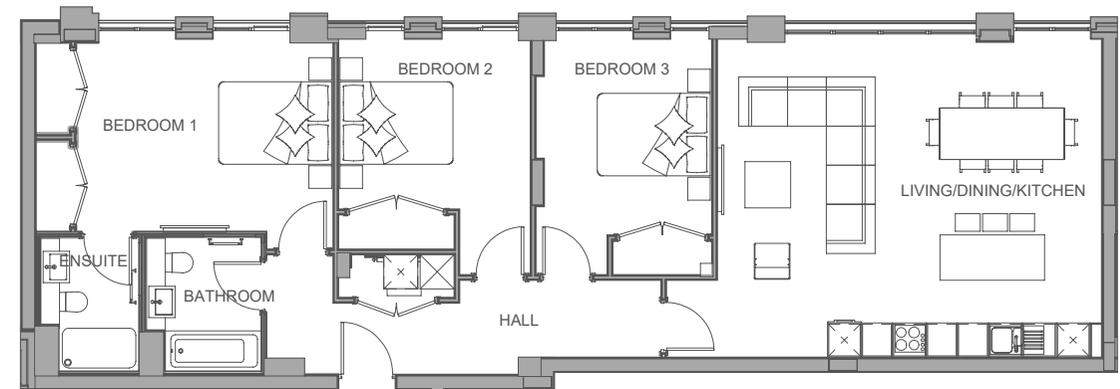
Loft Apartment 51  
(floor 4)  
3 bedrooms



Dimensions	103 M <sup>2</sup>	1112 SQ <sup>FT</sup>
LIVING/DINING/KITCHEN	8.31m x 5.67m	27'3 x 18'7
BEDROOM 1	3.75m x 3.15m	12'3 x 10'4
BEDROOM 2	3.49m x 3.15m	11'5 x 10'4
BEDROOM 3	3.15m x 2.84m	10'4 x 9'4

# THE BRICK

Loft Apartment 52  
(floor 4)  
3 bedrooms

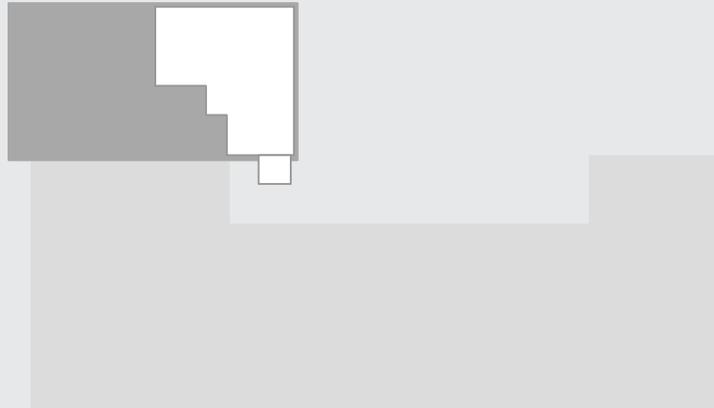


Dimensions	108 M <sup>2</sup>	1163 SQ <sup>FT</sup>
LIVING/DINING/KITCHEN	6.80m x 5.59m	22'3 x 18'4
BEDROOM 1	4.55m x 3.37m	14'11 x 11'1
BEDROOM 2	3.39m x 3.00m	11'1 x 9'10
BEDROOM 3	3.45m x 3.11m	11'4 x 10'2

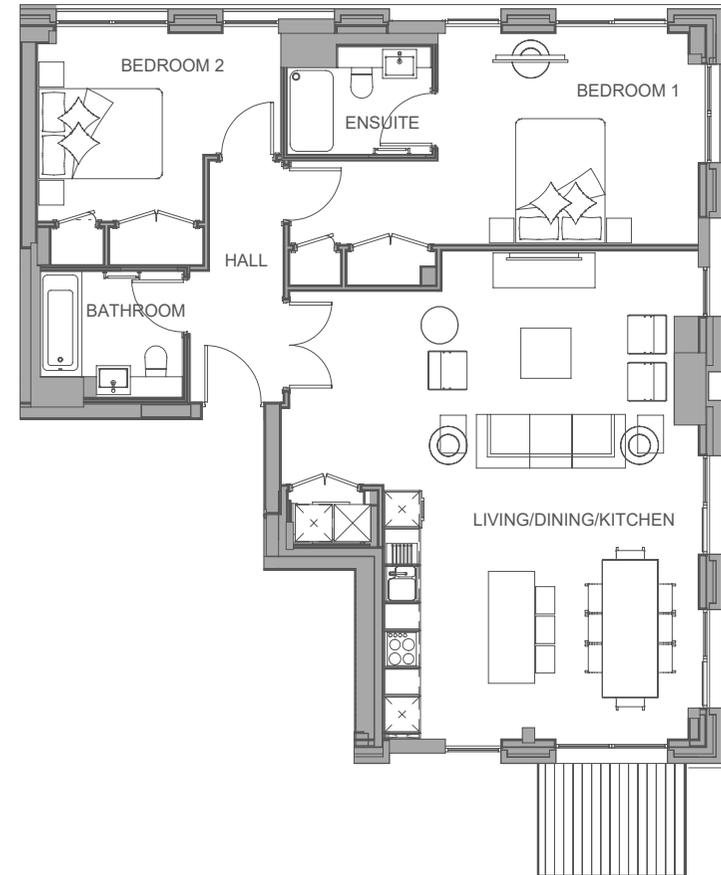
# THE BRICK

Sky Loft Apartments 56 & 58  
(floors 6 & 7)

2 bedrooms



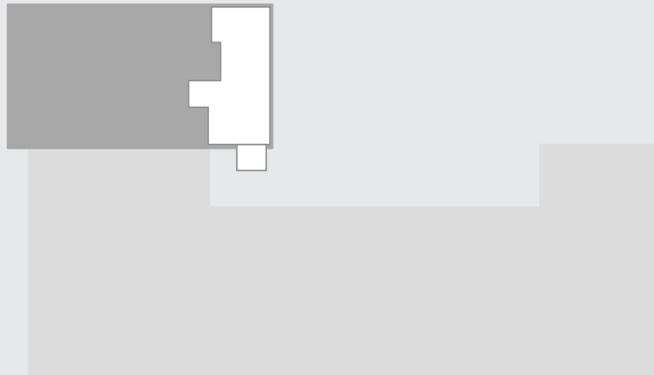
Dimensions	94 M <sup>2</sup>	1022 SQ <sup>FT</sup>
LIVING/DINING/KITCHEN	7.85m x 5.10m	25'9 x 16'9
BEDROOM 1	4.21m x 13'10m	8'10 x 11'2
BEDROOM 2	3.94m x 3.02m	12'11 x 9'11



# THE BRICK

Sky Loft Apartments 60, 63, 66 & 69  
(floors 8, 9, 10 & 11)

1 bedroom



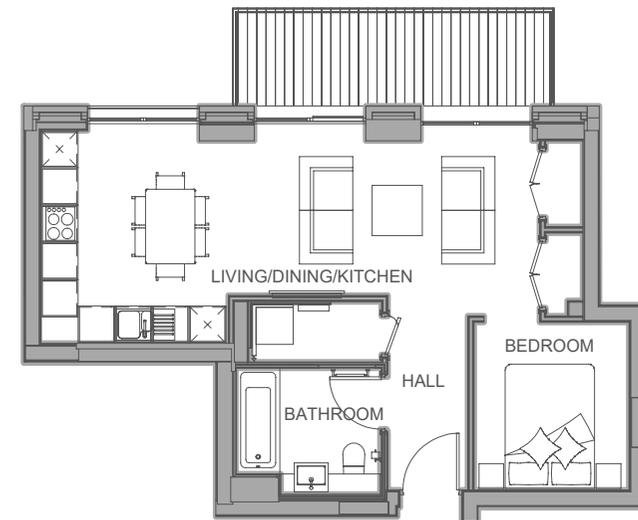
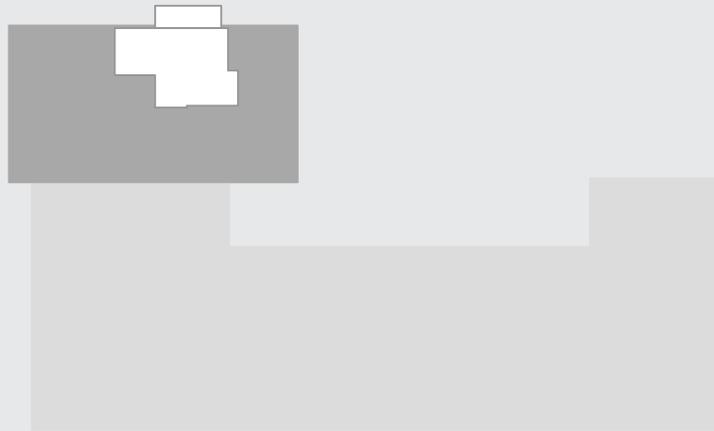
Dimensions	57 M <sup>2</sup>	615 SQ <sup>FT</sup>
LIVING/DINING/KITCHEN	5.94m x 5.10m	19'6 x 16'9
BEDROOM 1	4.10m x 2.86m	13'5 x 9'4



# THE BRICK

Sky Loft Apartments 61, 64, 67 & 70  
(floors 8, 9, 10 & 11)

Studio



Dimensions	45 M <sup>2</sup>	494 SQ <sup>FT</sup>
LIVING/DINING/KITCHEN	8.08m x 3.42m	26'6 x 11'2
BEDROOM	2.70m x 2.51m	8'10 x 8'2

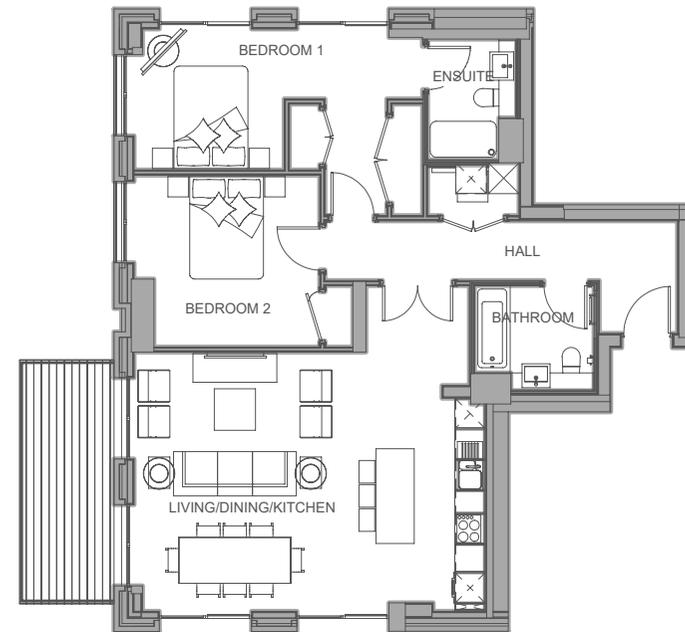
# THE BRICK

Sky Loft Apartments 62, 65, 68 & 71  
(floors 8, 9, 10 & 11)

2 bedrooms



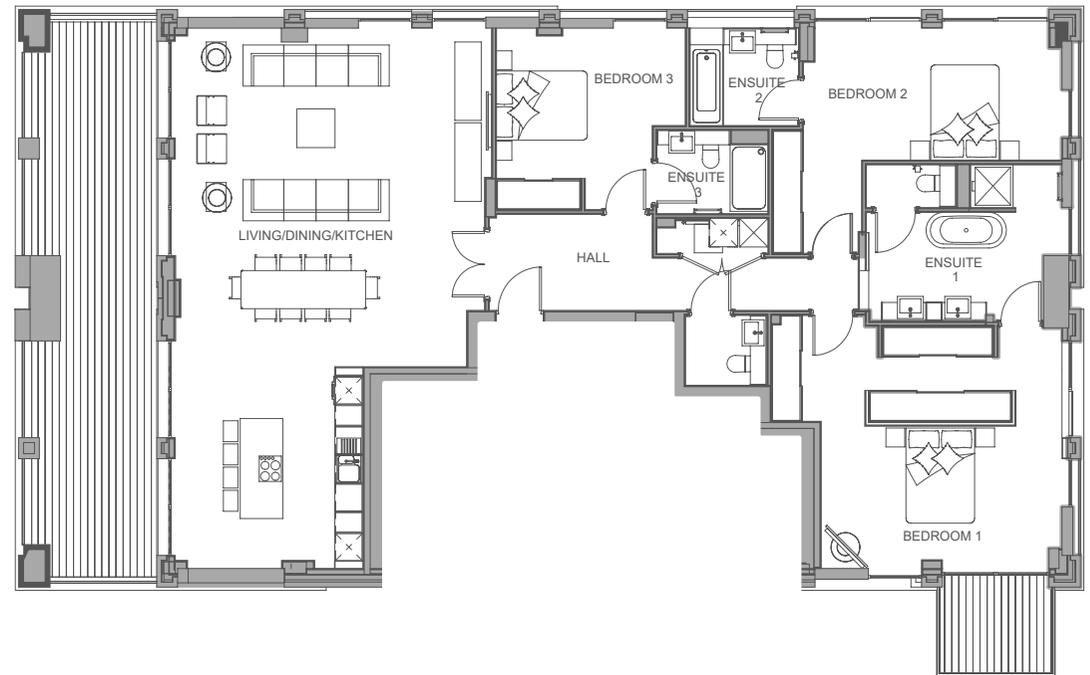
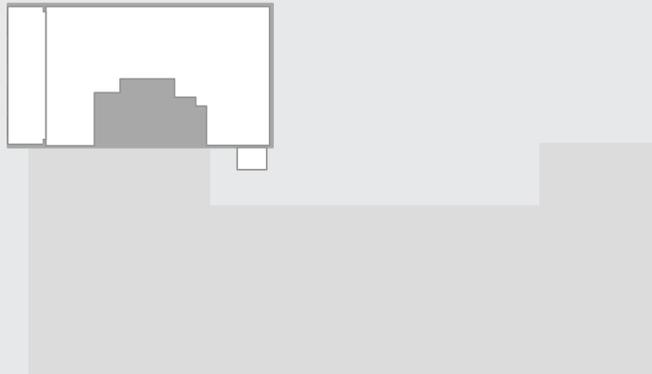
Dimensions	91 M <sup>2</sup>	987 SQ <sup>FT</sup>
LIVING/DINING/KITCHEN	6.90m x 5.05m	22'7 x 16'7
BEDROOM 1	2.95m x 2.75m	9'8 x 9'0
BEDROOM 2	3.65m x 3.35m	11'11 x 10'11



# THE BRICK

Penthouse & Upper Penthouse  
(floors 12 & 13)

3 bedrooms



Dimensions	168 M <sup>2</sup>	1815 SQ <sup>FT</sup>
LIVING/DINING/KITCHEN	11.34m x 6.86m	37'2 x 22'6
BEDROOM 1	5.10m x 2.79m	16'9 x 9'2
BEDROOM 2	5.47m x 2.77m	17'11 x 9'1
BEDROOM 3	4.00m x 3.16m	13'1 x 10'4

## Travel connections

### On foot

Westbourne Park Tube Station .....	4 minutes
Portobello Road .....	14 minutes
Royal Oak Tube Station .....	14 minutes
Westbourne Grove .....	15 minutes
The Electric Cinema .....	15 minutes
Ladbroke Grove Tube Station .....	16 minutes
Queen's Park Overground Station .....	18 minutes

### By public transport (from Westbourne Park)

Paddington .....	3 minutes
Baker Street .....	9 minutes
Farringdon .....	19 minutes
Bond Street .....	23 minutes
Bank .....	29 minutes
Canary Wharf .....	38 minutes

### By car

Camden .....	3 miles
Islington .....	5 miles
Brent Cross .....	5 miles
Richmond .....	9 miles
Uxbridge .....	15 miles
Heathrow Airport .....	16 miles





# Specification

## Kitchens

- Kitchen cabinetry, worktop and splashback supplied by Wilson Fink
- Miele oven and microwave combination oven
- Faber concealed extraction hood
- Bosch fridge freezer and dishwasher
- Copper bowl and mixer tap

## Bedrooms

- Fitted wardrobes to principal bedrooms

## Bathrooms & en suites

- Porcelain tiles to walls and floors
- Roca vanity units, baths, basins and WCs
- Composite stone shower trays
- Frameless shower enclosures
- Hansgrohe taps and shower fittings in a copper chrome finish
- Bespoke recessed glass shelving
- Mirror-fronted cabinet with concealed LED lighting and internal mounted shaver socket









### Heat & light

- Underfloor heating and air conditioning to the living room and bedrooms
- Recessed downlighters to bedrooms, hallway, bathrooms and the kitchen area
- Pendant lighting to the dining area

### Floor coverings

- Engineered timber flooring to the hallway, living room and dining room
- Luxury Dorset twist carpet to all bedrooms

### Outside space

- A mix of Juliette balconies, private balconies and terraces
- Communal garden

### Finish

- Brilliant white matt emulsion to all walls and ceilings
- White internal doors, architraves and skirting boards
- Bronze-effect ironmongery
- Storage cupboard to hallway

### Lobby

- Concierge
- Secure mailboxes
- Lift to all floors

# THE BRICK

**Dexters**

Westbourne Grove  
120 Westbourne Grove  
London  
W11 2RR

Sales  
020 7313 3600

## Disclaimer

Whilst every effort has been made to ensure that the information in this brochure is correct, it is designed as a broad indicative guide only and we reserve the right to amend the specification at its absolute discretion as necessary and without any formal notice of any changes made. Computer generated images in this brochure are intended to be a general guide to the appearance of the development, and occasionally it may be necessary for us to make architectural or design changes. Layouts may vary from those shown as we have a process of continuous development and therefore features may change. This information does not constitute a contract or warranty and prospective purchasers should check the latest plans and specifications with our sales team. Maps are not to scale and approximate distances and journey times are taken from Google Maps.