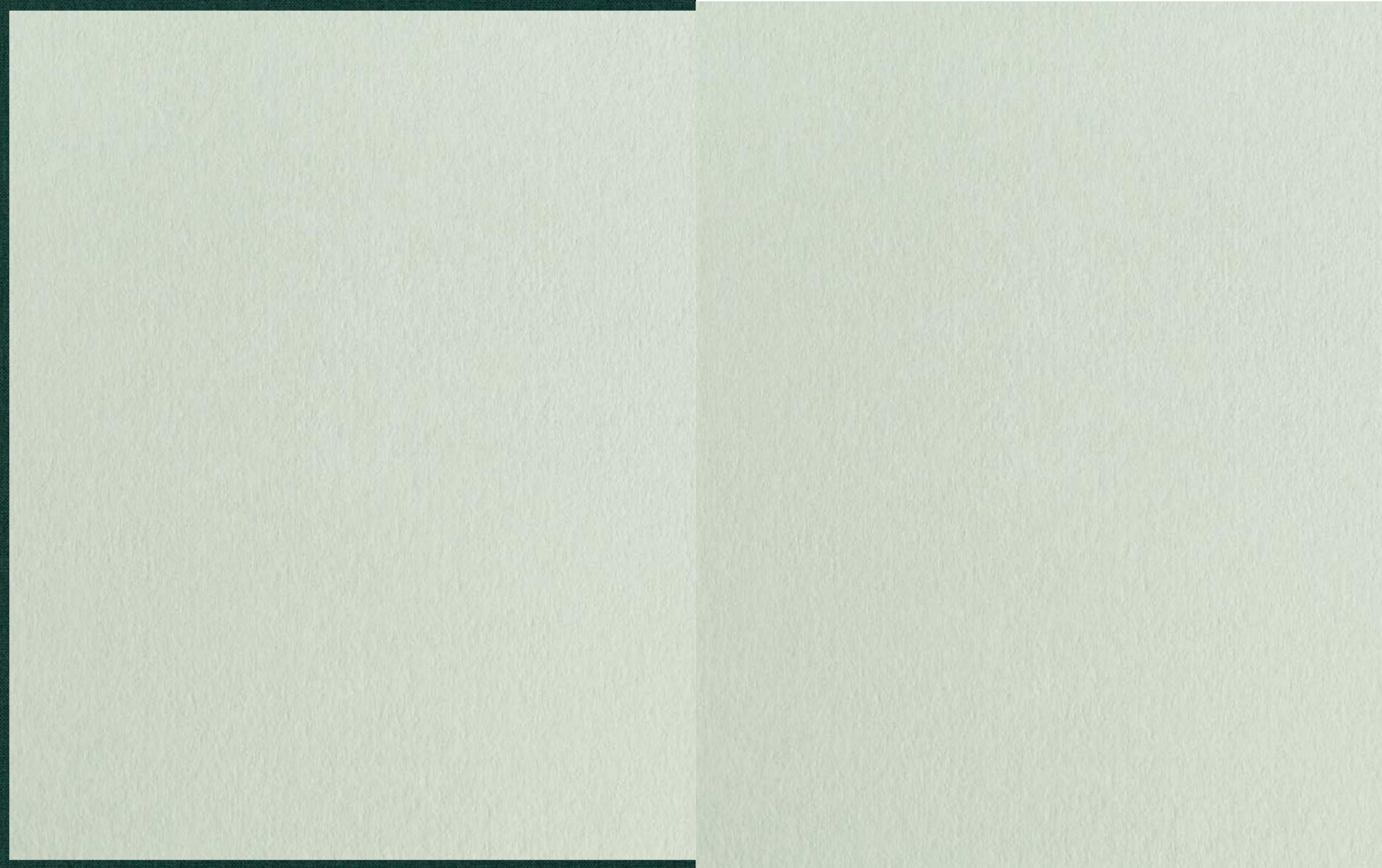




TwentyThreeWest





TwentyThreeWest



DESIGNED FOR MODERN LIVING

*Discover TwentyThreeWest,
contemporary townhouses for
modern family life.*

Created by award-winning architects, Conran and Partners, TwentyThreeWest is a boutique collection of just twenty three townhouses on a tree-lined street in the leafy west London suburb of Ealing. Finished to a high specification, these contemporary three to four bedroom homes are designed for modern sophisticated living.

Choose from a range of sizes and layouts ideal for growing families or those looking for more space. Extra large windows let in plenty of natural light, while landscaped gardens to the front and rear provide private outdoor space to relax and play.

The arrival of the Elizabeth line at West Ealing station, just a 5 minute walk away, brings the best of both suburban and city living to TwentyThreeWest. Enjoy life in a connected and characterful neighbourhood with Waitrose on your doorstep and Ealing Broadway's bustling high street close by, as well as central London's world-famous shops, museums and universities accessible in 15 minutes by train.

TwentyThreeWest is the perfect choice for families looking for a home with space and style, in a vibrant neighbourhood with plenty of playgrounds and green space, a reputation for good nurseries and schools, and great connections to the rest of the city.

Enjoy relaxed contemporary living in one of twenty three high-quality, design-led townhouses in a vibrant west London neighbourhood.



Designed by award-winning architects Conran and Partners, these sophisticated homes are a place to put down roots and watch your family grow.



A CITY OF WORLD CLASS STANDING

London is consistently ranked as one of the best cities on earth, and rightly so. A fashion capital, food-lovers' paradise and financial powerhouse, London also has a far-reaching reputation for its prestigious schools and universities, along with cultural attractions that draw visitors from around the globe.

PERFECTLY POSITIONED

Ealing enjoys a suburban location that combines all the benefits of London living with a more relaxed pace. The recent arrival of the Elizabeth line brings even better connectivity to the rest of the city and beyond.



Map is not to scale and is for illustrated purposes only



With central London just 15 minutes away, you can take in a West End show, see the latest exhibition at Tate Modern or dine out on any number of international cuisines.



1 Tate Modern
Marvel at the nation's collection of modern art, dating from 1900 to today

2 Big Ben and Houses of Parliament
These Neo-Gothic masterpieces are the seat of the UK government

3 St James's Park
Surrounded by landmarks such as The Mall, Horse Guards Parade and Buckingham Palace

4 Royal Opera House
Spectacular performing arts venue in Covent Garden where the Royal Opera and Royal Ballet perform

5 Notting Hill
Watch the annual parade of Notting Hill Carnival or pick up a vintage piece at Portobello Market

6 London Eye
Enjoy 360-degree views of London from the world's tallest cantilevered observation wheel

7 Afternoon tea
Nothing is more British than the traditional afternoon teas served in London's leading hotels

London is home to some of the world's most esteemed educational institutions, including Imperial College London, University College London, King's College London, and more locally the University of West London in Ealing.



1 London School of Economics
Founded in 1895, LSE is one of the foremost social science universities in the world
27 minutes tube

2 London College of Fashion
Nurturing creative talent for over a century with courses from design to fashion curation
23 minutes tube

3 University College London
One of the world's leading multi-disciplinary universities dedicated to world-class research
31 minutes tube

4 Royal Academy of Arts
An independent, privately funded institution led by eminent artists and architects
24 minutes tube

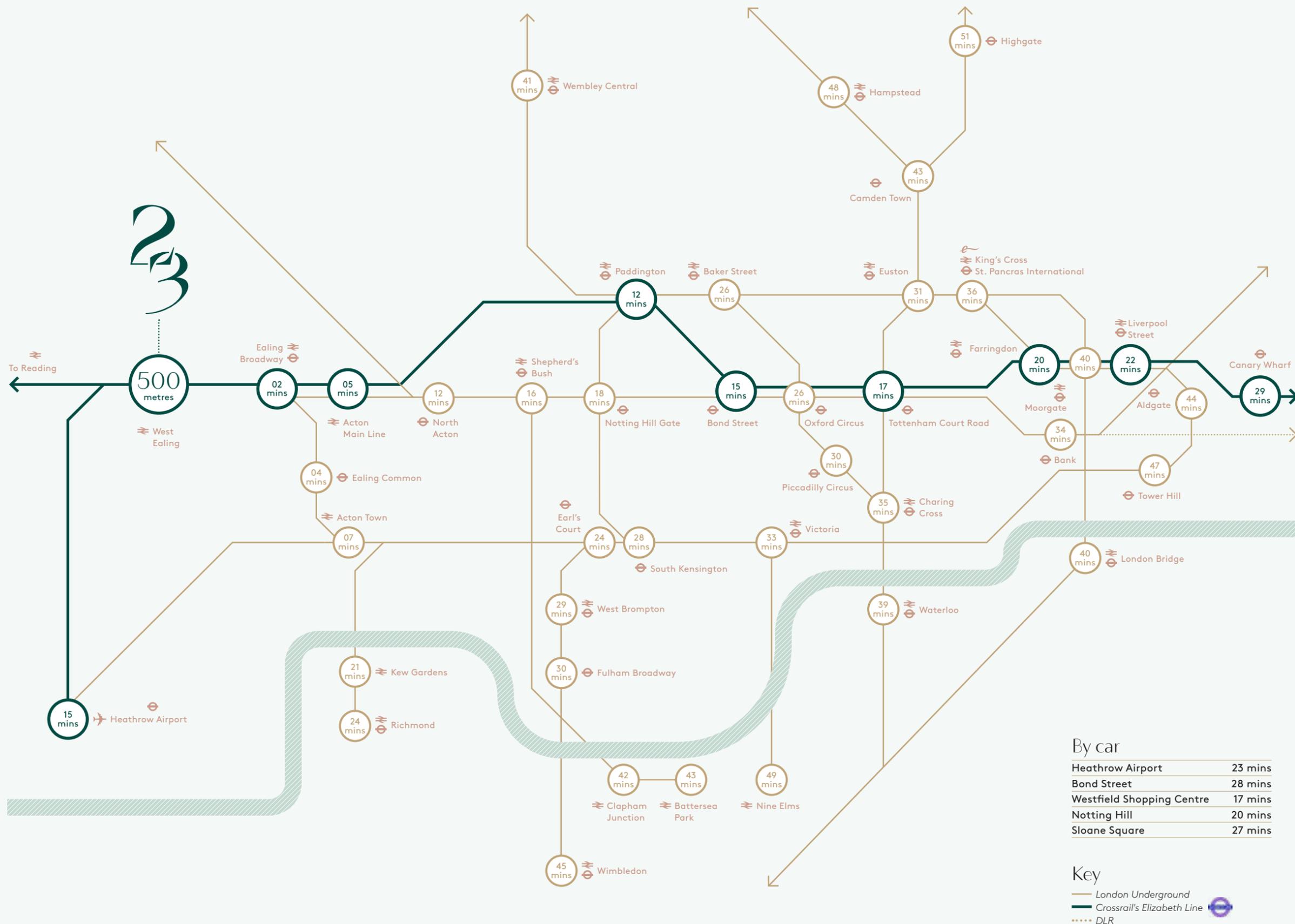
5 Imperial College London
A global university with a world-class reputation in science, engineering, business and medicine
38 minutes tube



Journey times calculated from West Ealing using TFL.gov.uk, crossrail.co.uk and Google maps and are based on the opening of the full Elizabeth line.

GETTING AROUND

Travelling from *TwentyThreeWest* couldn't be easier. A five minute walk takes you to *West Ealing Tube* station, from where *Crossrail's Elizabeth line* will whisk you to *Bond Street* in just 15 minutes, *Heathrow Airport* in 15 minutes, or *Canary Wharf* in 29 minutes.



*Map not to scale. Journey times calculated from West Ealing using TFL.gov.uk, crossrail.co.uk and Google maps and are dependent on time of travel.

CHARACTERFUL AND CONNECTED

With its tree-lined streets, period architecture and bustling shops and bars, Ealing is a neighbourhood with distinctive character. Excellent schools and ample green space make it the ideal place to raise a family, while superb transport links provide an easy commute into central London.

ON YOUR DOORSTEP

From shopping and dining to cafés and culture, this is a neighbourhood that has it all. TwentyThreeWest puts you within easy reach of the shops and bars of Ealing Broadway, the neighbourhood's many playgrounds and parks, and transport connections that take you further afield.

Restaurants/Bars

- 1 The Drayton Court
- 2 Turtle Bay
- 3 No.17 Dickens Yard
- 4 Teatro Hall
- 5 Côte Brasserie
- 6 Leonidas Chocolates
- 7 Wagamama
- 8 Tonkotsu
- 9 The Plough Inn
- 10 Franco Manca
- 11 Pulp Café
- 12 The Grange
- 13 DoubleTree by Hilton
- 14 The Common Room
- 15 Honest Burger
- 16 The Chatsworth
- 17 The Rocket
- 18 The Station House
- 19 The Bollo House
- 20 Le Vacherin
- 21 The Duke of Sussex
- 22 Bread Street Café

Cafés

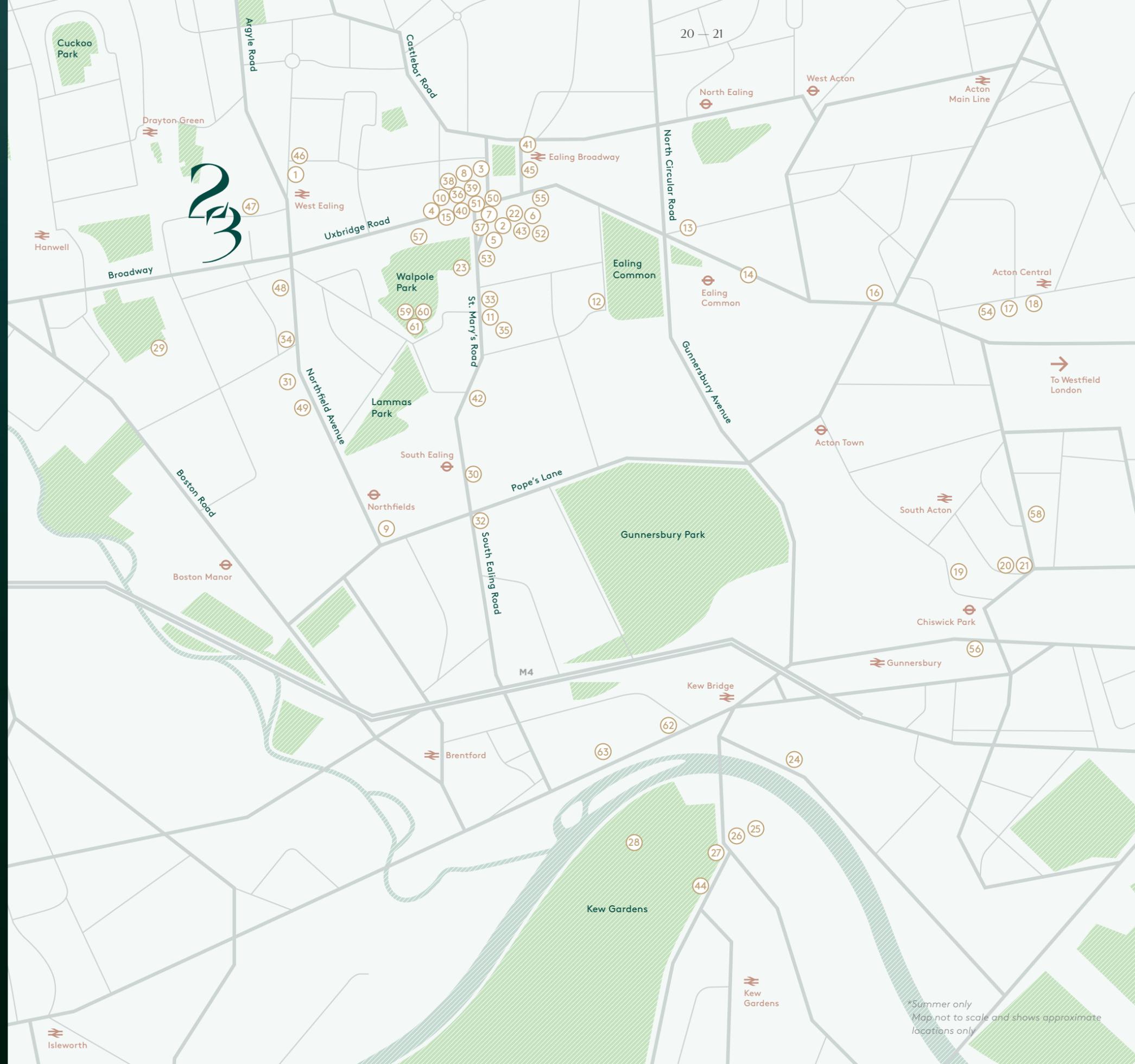
- 38 Artisan Coffee School
- 39 Café Zee
- 40 Gail's
- 41 Electric Coffee Company
- 42 Munson's
- 43 Benji's Buns
- 44 Newens The Original Maids of Honour

Shopping

- 45 Ealing Broadway Shopping Centre
- 46 Blake's Florist
- 47 Waitrose & Partners
- 48 Ealing Farmers market
- 49 Cheddar Deli
- 50 Marks & Spencer
- 51 Bang and Olufsen
- 52 Greenka
- 53 Farm W5
- 54 The Village Trading Store
- 55 Pandora
- 56 Neptune Chiswick

Culture

- 57 The Questors Theatre
- 58 Ealing Blues Festival*
- 59 Ealing Beer Festival*
- 60 Ealing Comedy Festival*
- 61 Ealing Jazz Festival*
- 62 London Museum of Water & Steam
- 63 The Musical Museum



*Summer only
Map not to scale and shows approximate locations only

1 Ealing Golf Club
Home to 18 holes of delightful but challenging parkland golf
8 minutes drive

2 Walpole Park
Beautifully restored and landscaped gardens with fountains
15 minutes walk

3 Pitzhanger Manor
Neoclassical country house designed and lived in by architect Sir John Soane
18 minutes walk

4 Brentham Tennis Club
Club for players of all levels and ages who want to play social or competitive tennis
8 minutes drive

5 Cycle Routes
There are plenty of parks and cycle routes in Ealing to enjoy

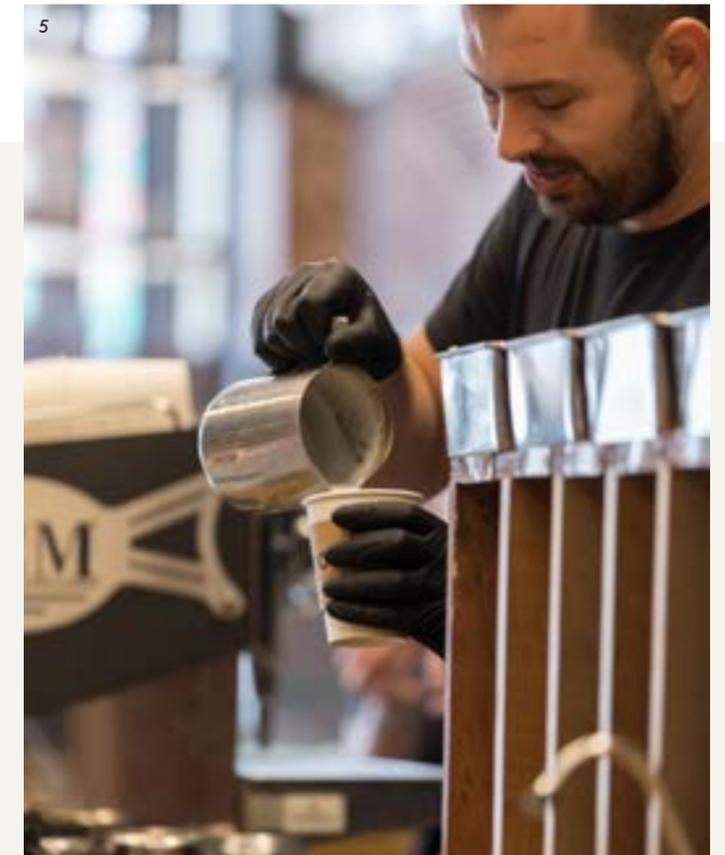


Journey times calculated using Google maps and are dependent on time of travel.



Enjoy a healthier lifestyle in London's greenest borough. With more than 3,300 acres of green space to explore, Ealing offers endless opportunities for outdoor sports, family bike rides or picnics in the park.

With so much on your doorstep, it's tempting to stay close to home. Discover a wealth of places to shop, drink and dine, from independent boutiques to family-friendly restaurants and characterful pubs.



1 Ealing Farmers Market

Stalls every Saturday selling a delicious selection of fresh and artisan produce
7 minutes walk

2 The Red Lion Chiswick

A traditional British pub serving real ales, wood fire pizza and welcoming local acts of jazz, funk, boogie and soul
6 minutes drive

3 Waitrose

Everything you need for the weekly shop or tonight's supper, just 300m from home
3 minutes walk

4 No.17 Dickens Yard

Lively bar and restaurant with a garden and terrace perfect for all-day brunch at weekends
6 minutes drive

5 Doppio coffee house

Grab yourself a great cup of coffee or stock up on beans roasted on site
8 minutes walk

6 The Drayton Court Hotel

Light snacks, hearty mains and Sunday roasts served in the biggest beer garden in London
6 minutes walk

7 Prince Arthur

Popular neighbourhood pub with a beer garden and live music at weekends
11 minutes walk

Journey times calculated using Google maps and are dependent on time of travel.

AN EXCELLENT EDUCATION

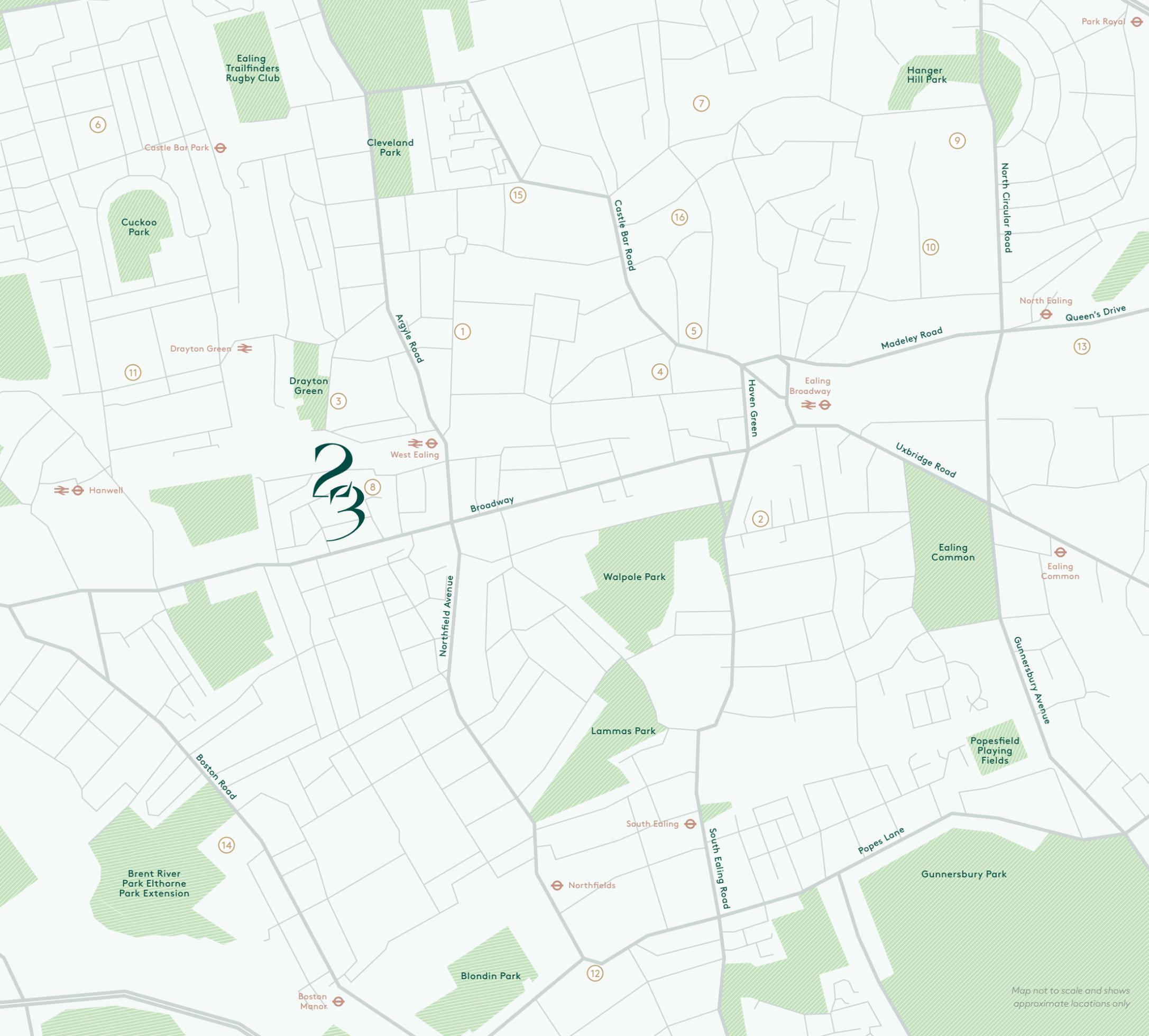
Ealing has more than 87 schools with an Ofsted rating of 'Good' or 'Outstanding'.

Primary

- 1 **Avenue House**
*Friendly private prep school with small classes
Independent*
- 2 **Christ the Saviour Church of England**
*Large and thriving primary school
Ofsted – Outstanding*
- 3 **Drayton Green**
*Described by the head as 'successful, friendly and caring'
Ofsted – Good*
- 4 **Durston House**
*Prep school with a long history of academic achievement
Independent*
- 5 **Harvington**
*A leading co-educational prep school and nursery
Independent*
- 6 **Lycée français Malraux School**
*French curriculum with additional English lessons
Independent*
- 7 **St Gregory's Catholic School**
*Broad curriculum, extensive grounds and great sporting facilities
Ofsted – Good*
- 8 **St John's Primary School**
*Two-form entry school with a nursery, next to TwentyThreeWest
Ofsted – Good*
- 9 **St Augustine's Priory**
*Ealing's top-performing Catholic school for girls
Independent*

Secondary

- 10 **Ada Lovelace**
*A value centred school in the Twyford Church of England Academies Trust
Newly opened*
- 11 **Drayton Manor**
*High-performing comprehensive academy school
Ofsted – Outstanding*
- 12 **Ealing Fields**
*Church of England school, part of the Twyford Trust
Ofsted – Good*
- 13 **Ellen Wilkinson School for Girls**
*Comprehensive secondary school for girls aged 11–19 years
Ofsted – Outstanding*
- 14 **Elthorne Park**
*Highly popular and successful comprehensive school
Ofsted – Outstanding*
- 15 **Notting Hill & Ealing High**
*Part of the Girls' Day Schools trust, for girls aged 4–18
Independent*
- 16 **St Benedict's**
*London's leading independent Catholic co-educational school
Independent*



Thoughtfully designed to maximise space and light, and with private gardens to the front and rear, each of the townhouses at TwentyThreeWest combines thoughtful design with functionality to create the perfect family home.

HOMES OF
STYLE AND
SUBSTANCE

Beautifully landscaped rear gardens give you space to dine alfresco, grow your own plants or soak up the sunshine in summer.





Floor-to-ceiling windows fill your living room with natural light, with patio doors opening onto the delightful landscaped garden.

Contemporary fitted kitchens with Siemens appliances are designed as relaxed spaces for entertaining and family-living.

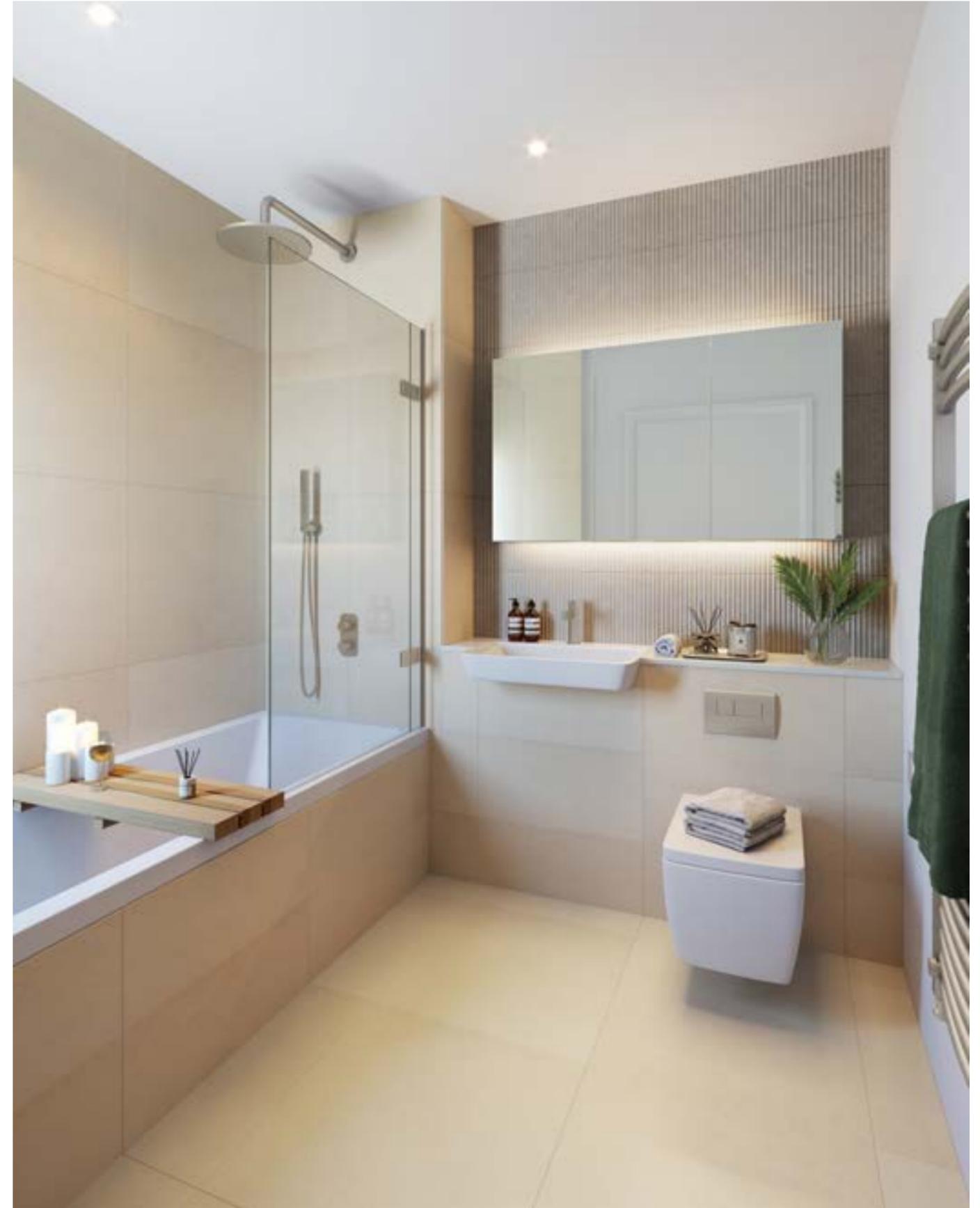




The principal bedroom in each home comes with fitted wardrobes providing ample storage space, and a stylish en suite bathroom.



Bathrooms are beautifully finished in an elegant neutral palette, with high-quality fittings and a feature tile to the vanity wall.



A PLACE TO CALL HOME

Set on a single street in a leafy residential neighbourhood, TwentyThreeWest has everything a connected community needs, with a primary school and local amenities on your doorstep, and a footbridge taking you to West Ealing Station just 500m away.



Map is not to scale and is for illustrated purposes only

DESIGNED AROUND YOU

Choose from three or four bedrooms in a range of different sizes and layouts to suit your family's needs. Each home features en suite bathrooms, stylish interiors finished in an elegant neutral palette, and private landscaped gardens.

3 BEDROOM HOUSE – TYPE A

Plot 1

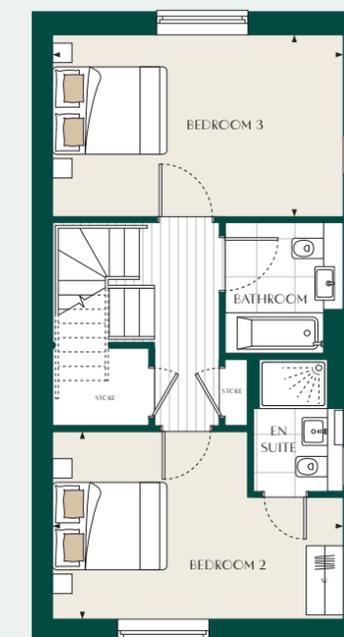
Kitchen/Dining	5.04m x 3.14m	16' 6" x 10' 4"
Living	5.04m x 3.14m	16' 6" x 10' 4"
Bedroom 1	5.04m x 3.14m	12' 8" x 19' 3"
Bedroom 2	5.04m x 3.14m	16' 6" x 10' 8"
Bedroom 3	5.04m x 3.14m	16' 6" x 10' 4"
Total area	131.48 sq m	1,415.23 sq ft
Garden	113.08 sq m	1,217.18 sq ft



Ground Floor



First Floor



Second Floor



Key

B	Boiler
WD	Washer/Dryer
HW	Hot water cylinder
W	Wardrobe

Location of fridge / freezer, hobs and basin could change subject to kitchen design. Garden areas show front and rear garden areas.

Total area refers to gross internal floor areas using the RICS Property Measurements (1st edition). Garden layouts vary subject to existing tree and boundary wall position. Plans are indicative only and subject to change as may be required or approved by relevant authorities as part of the design and development. All measurements and areas may vary within a tolerance of 5%.

3 BEDROOM HOUSE – TYPE B



Plot 2

Kitchen/Dining	2.59m x 5.09m	8' 6" x 16' 8"
Living	4.59m x 3.37m	15' 1" x 11' 1"
Bedroom 1	3.46m x 5.71m	11' 4" x 18' 9"
Bedroom 2	4.59m x 3.78m	15' 1" x 12' 5"
Bedroom 3	4.59m x 2.59m	15' 1" x 8' 6"
Total area	120.03 sq m	1,291.99 sq ft
Garden	36.41 sq m	391.91 sq ft



4 BEDROOM HOUSE – TYPE C

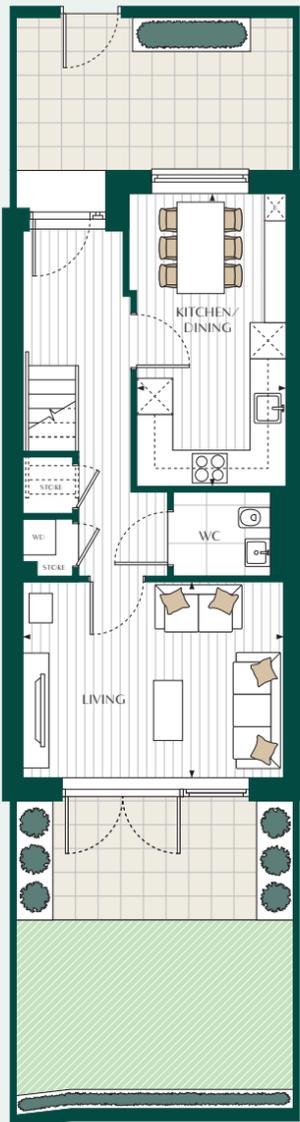


Plot 3

Kitchen/Dining	3.37m x 4.79m	11' 0" x 15' 7"
Living	4.74m x 3.67m	15' 5" x 12' 0"
Bedroom 1	3.81m x 5.36m	12' 5" x 17' 5"
Bedroom 2	4.52m x 3.67m	14' 4" x 12' 0"
Bedroom 3	2.62m x 3.99m	8' 5" x 13' 0"
Bedroom 4	2.77m x 2.70m	9' 0" x 8' 8"
Total area	134.28 sq m	1,445.37sq ft
Garden	39.31 sq m	423.12 sq ft



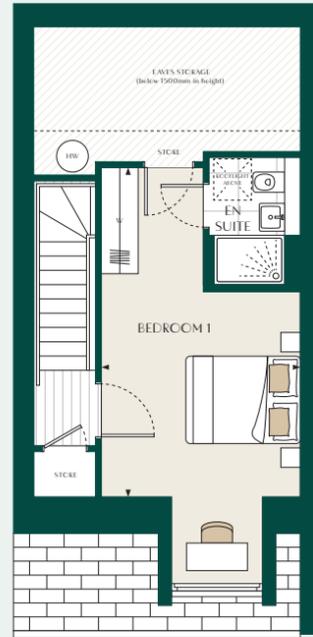
Ground Floor



First Floor



Second Floor



Key

- B Boiler
- WD Washer/Dryer
- HW Hot water cylinder
- W Wardrobe

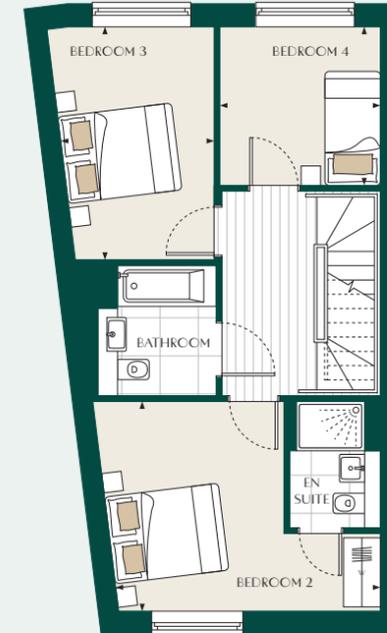
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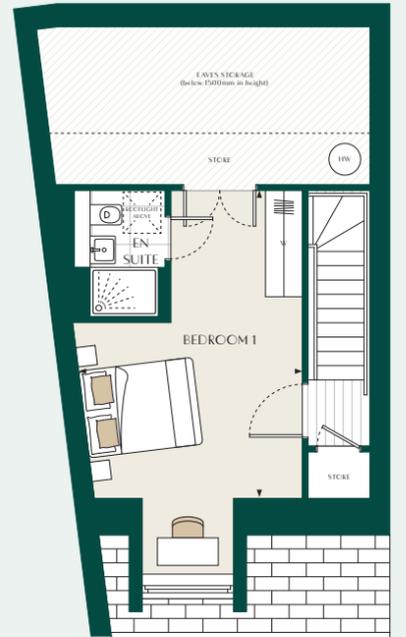
Ground Floor



First Floor



Second Floor



Key

- B Boiler
- WD Washer/Dryer
- HW Hot water cylinder
- W Wardrobe

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3 BEDROOM HOUSE – TYPE D1

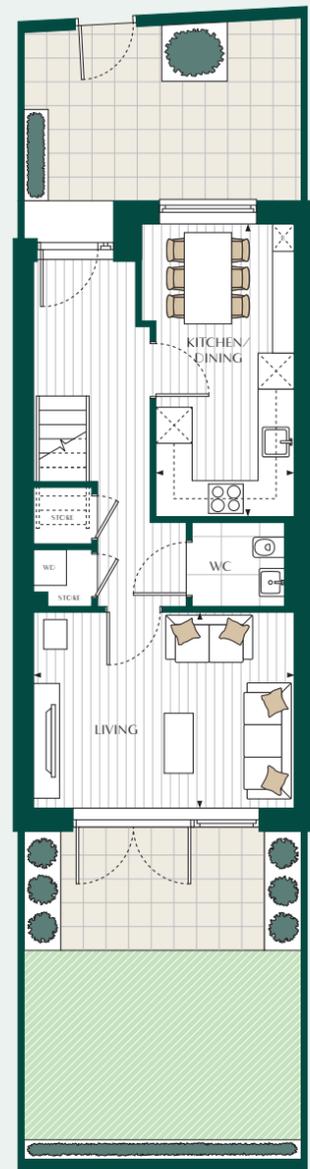


Plots 6, 7*, 10, 11*, 15*, 18, 19*, 22 and 23*

Kitchen/Dining	2.47m x 5.09m	8' 1" x 16' 6"
Living	4.62m x 3.39m	15' 1" x 11' 1"
Bedroom 1	3.37m x 5.42m	11' 0" x 17' 7"
Bedroom 2	4.61m x 3.79m	15' 1" x 12' 4"
Bedroom 3	4.62m x 2.59m	15' 1" x 8' 4"
Total area	120.95 sq m/ 121.11 sq m	1,301.89 sq ft/ 1,303.61 sq ft
Garden (Smallest shown)	37.73 sq m	406.12 sq ft



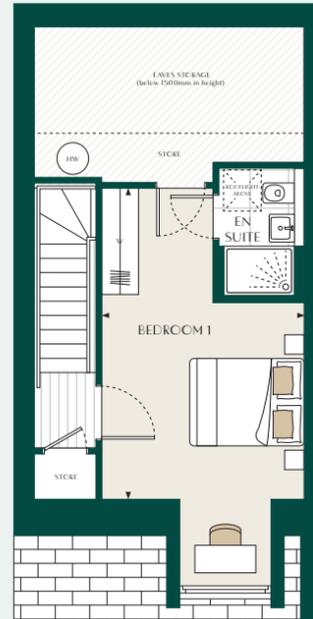
Ground Floor



First Floor



Second Floor



- Key**
- B Boiler
 - WD Washer/Dryer
 - HW Hot water cylinder
 - W Wardrobe

* Floor plan handed
Location of fridge / freezer, hobs and basin could change subject to kitchen design. Garden areas show front and rear garden areas.

Total area refers to gross internal floor areas using the RICS Property Measurements (1st edition). Garden layouts vary subject to existing tree and boundary wall position. Plans are indicative only and subject to change as may be required or approved by relevant authorities as part of the design and development. All measurements and areas may vary within a tolerance of 5%.

3 BEDROOM HOUSE – TYPE D2



Plots 4, 5*, 8, 9*, 12, 16, 17*, 20 and 21*

Kitchen/Dining/Living	4.62m x 8.14m	15' 2" x 26' 8"
Bedroom 1	3.49m x 5.42m	11' 5" x 17' 9"
Bedroom 2	4.62m x 3.79m	15' 2" x 12' 5"
Bedroom 3	4.62m x 2.59m	15' 2" x 8' 6"
Total area	120.95 sq m/ 121.11 sq m	1301.89 sq ft/ 1303.61 sq ft
Garden (Smallest shown)	39.99 sq m	430.44 sq ft



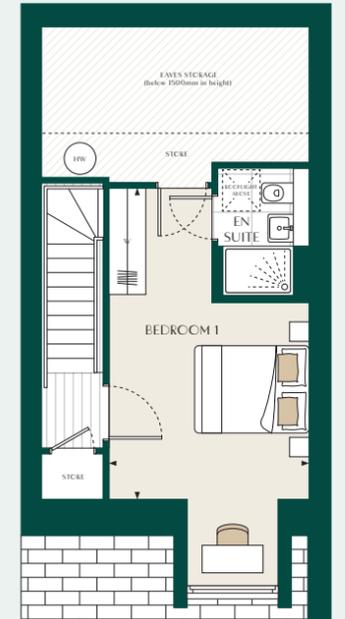
Ground Floor



First Floor



Second Floor



- Key**
- B Boiler
 - WD Washer/Dryer
 - HW Hot water cylinder
 - W Wardrobe

* Floor plan handed
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4 BEDROOM HOUSE – TYPE E1



Plot 14

Kitchen/Dining	2.87m x 5.06m	9' 5" x 16' 7"
Living	5.65m x 3.34m	18' 6" x 10' 11"
Bedroom 1	4.27m x 5.42m	14' 0" x 17' 9"
Bedroom 2	4.56m x 3.06m	14' 11" x 10' 0"
Bedroom 3	2.60m x 3.81m	8' 6" x 12' 6"
Bedroom 4	2.91m x 3.34m	9' 6" x 10' 11"
Total area	136.66 sq m	1,470.99 sq ft
Garden	52.54 sq m	565.53 sq ft



4 BEDROOM HOUSE – TYPE E2

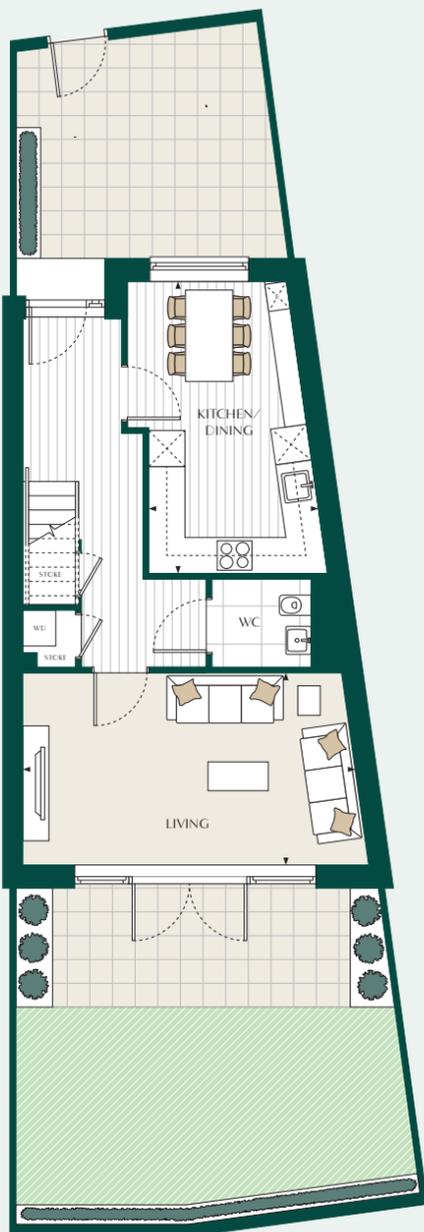


Plot 13

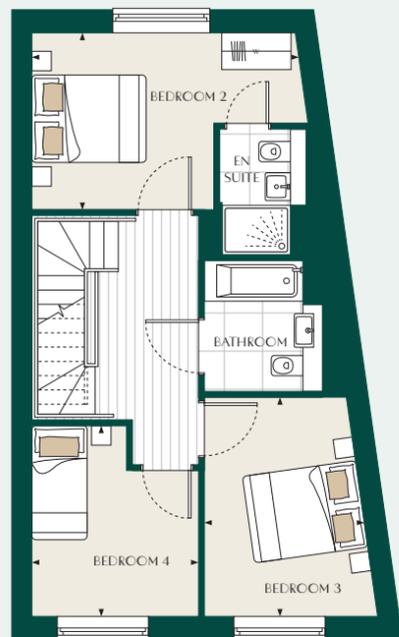
Kitchen/Dining/Living	5.75m x 8.21m	18' 10" x 26' 11"
Bedroom 1	4.34m x 5.43m	14' 3" x 17' 10"
Bedroom 2	4.56m x 3.08m	14' 11" x 10' 1"
Bedroom 3	2.73m x 3.86m	8' 11" x 12' 8"
Bedroom 4	2.88m x 3.31m	9' 5" x 10' 10"
Total area	138.19 sq m	1,487.46 sq ft
Garden	52.74 sq m	567.68 sq ft



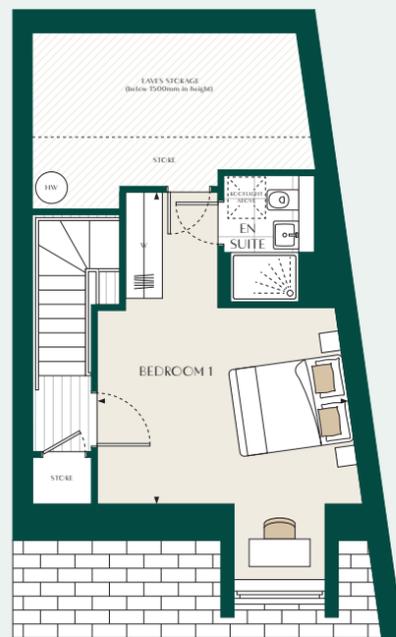
Ground Floor



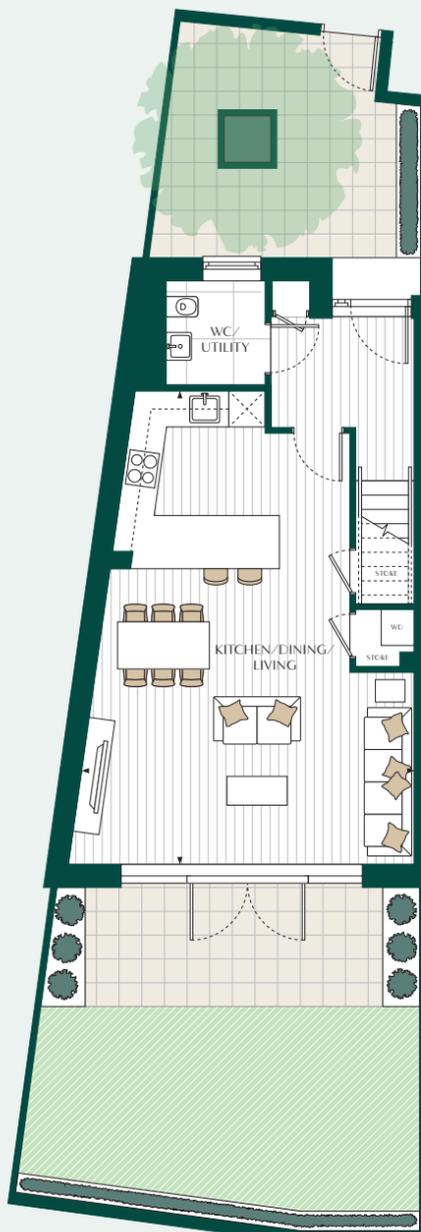
First Floor



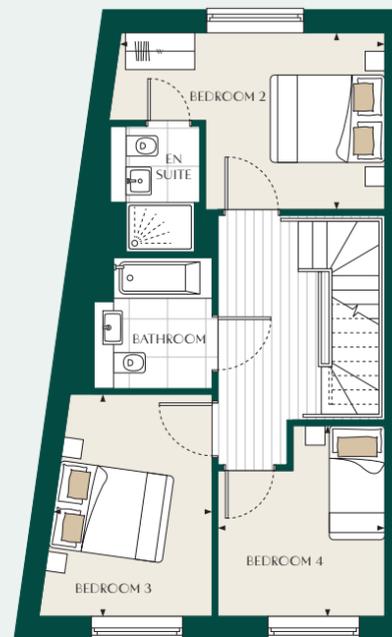
Second Floor



Ground Floor



First Floor



Second Floor



- Key**
- B Boiler
 - WD Washer/Dryer
 - HW Hot water cylinder
 - W Wardrobe

Location of fridge / freezer, hobs and basin could change subject to kitchen design. Garden areas show front and rear garden areas.

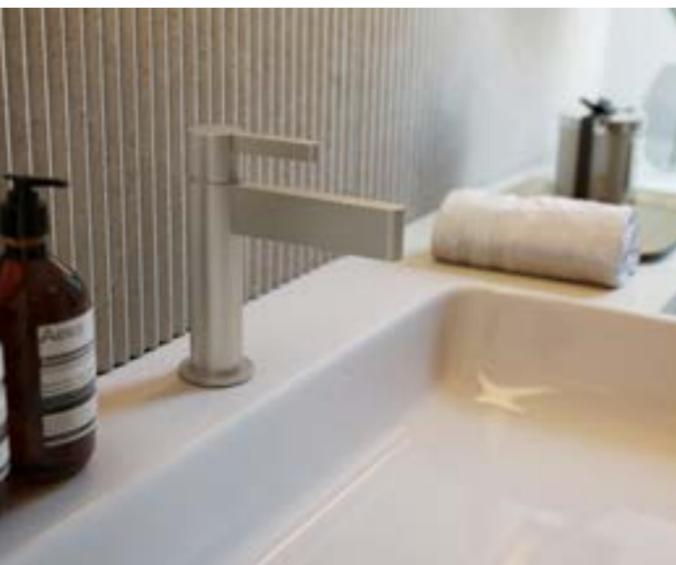
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FINISHED TO THE HIGHEST STANDARDS



Interior finishes

- Pergo engineered laminate flooring to hallway, living room and kitchen
- Luxury carpet to bedrooms
- White electrical sockets

Kitchen/Living areas

- Bespoke painted kitchens with contemporary steel handles
- Solid oak cutlery drawer pack
- Soft close drawers and cabinets
- Composite quartz worktop
- Tiled or composite quartz kitchen splash back*
- Brushed stainless steel mixer tap with spray function
- Siemens integrated appliances including:
 - Single oven
 - Induction hob with touch controls
 - Microwave
 - Extractor hood
 - Integrated fridge freezer and dishwasher
 - Washer/dryer
- Undermounted bowl stainless steel sink

Bedrooms

- Built-in wardrobes with shelving and hanging rail to master and second bedroom

WC

- Feature tiled vanity wall
- Porcelain large format floor and wall tiles
- Ceramic wash hand basin with brushed nickel mixer tap
- Wall mounted WC with soft close seat and dual flush plate
- Thermostat heated towel rails

En suites

- Feature tiled vanity wall
- Porcelain large format floor and wall tiles
- Ceramic wash hand basin with brushed nickel mixer tap
- Wall mounted unit with mirrored doors and LED strip lighting
- Overhead rain shower
- Wall mounted brushed nickel shower mixer controller
- Wall mounted WC with soft close seat and dual flush plate
- Thermostat heated towel rail
- Glass shower screen
- Composite quartz vanity top
- Shaver socket point

Bathrooms

- Feature tiled vanity wall
- Porcelain large format floor and wall tiles
- Ceramic wash hand basin with brushed nickel mixer tap
- Wall mounted unit with mirrored doors and LED strip lighting
- Tiled single ended bath with glass shower screen
- Overhead rain shower and hand shower
- Wall mounted shower and bath mixer controller
- Wall mounted WC with soft close seat and dual flush plate
- Thermostat heated towel rail
- Composite quartz vanity top
- Shaver socket point

Heating & hot water

- Individual highly efficient gas boilers
- Underfloor heating on ground floor, radiators to upper floors

Electrical

- Video camera doorbell
- Energy efficient LED down lights
- Wiring for Sky Q functionality to living room (subscription required)
- Wiring for fibre optic broadband (subscription required)
- Provision for a digital TV to living room and all bedrooms
- USB sockets to kitchens and master bedroom
- Dimmer switch to living area lights, master bedroom and second bedroom over bed head

General

- Oak finish to the front door with brushed metal ironmongery
- 10-year NHBC warranty
- 24-month defect warranty cover
- Storage space in front gardens

Gardens

- Composite stone paving in natural
- Landscaped planting along wall boundaries
- Turfed areas
- Power socket to rear garden

Sustainability features

- Roof mounted photovoltaic solar panels
- Low energy LED lighting
- Low energy usage electrical appliances
- Recycling multi waste bin to kitchens
- High performance building fabric energy efficiency

*Subject to customer choice

FABRICA

by A2Dominion

FABRICA is part of an award-winning property business, committed to creating meticulously designed, skilfully produced homes.

From apartments of striking urban architecture to houses with a more rural intimate charm, our aim is always the same: to create beautifully designed homes that are a real pleasure to live in.

Our design ethos and commitment to sustainability mean that our homes are built in carefully considered locations and are sympathetic to the environment. Every project reflects our dedication to thoughtful design, sustainable living and to providing an outstanding experience for our customers.

People are at the heart of everything we do, and because we own and manage all our properties, our commitment to providing the best possible service for our customers never stops. Our estate management team is exceptional and has the awards to prove it.

FABRICA is part of the A2Dominion Group. With over 70 years of experience and an asset base of £8.7 billion across almost 38,000 homes, in London and southern England, we are one of the UK's largest developers. Our A+ credit rating and pipeline of 6,000 homes, combined with our partnerships with world-class architects and interior designers, ensures that we maintain our unique approach to house building.

We don't just build remarkable homes, we invest all profits into projects that benefit communities and create better ways to live.

Pride in every detail is what we live by.



1
Carlton House SW15
Affords you a city lifestyle with a breath of fresh air



2
Hanwell Square W7
A new community where apartments, shops and businesses come together



3
Amber Parkside GU6
A unique collection of architecturally-striking family homes



4
Queen's Wharf W6
A statement of elegance on the water's edge

Rydon

Rydon is a contractor and developer working with partners to create communities where people enjoy living.

Rydon is a developer, contractor and investor inspiring people to lead their best lives.

A business that creates opportunities and grows relationships in order to build resilient communities through the delivery of a variety of schemes.

We make sure that our work in partnership brings wider benefits to a community, including local employment, training and community initiatives, to ensure we deliver a sustainable legacy.

We take enormous pride in what we do and through our strong relationships with local authorities, housing associations and private partners we can support the country's increasing demand for high quality new homes and reimagined communities.

Our teams' extensive experience in delivering quality places builds trust with our customer's and residents that we will provide great places to live, along with wider contributions to social, environmental and economic value.

1
High Lane W7
A mixed use scheme
in the heart of
Hanwell

2
Jigsaw W17
Contemporary
apartments in West
Ealing by FABRICA
and Real

3
Maple Grove SM6
A modern collection
of sustainable
riverside townhouses
in Hackbridge





TwentyThreeWest

twentythreewest.co.uk



FABRICA is delighted to be a registered developer with the New Homes Quality Board, an independent, not-for-profit organisation designed to oversee reform in the new homes sector.

This means our buyers will benefit from enhanced protection when buying a new home as registered developers must adhere to the framework set out in the New Homes Quality Code.

To find out more, visit fabrica.co.uk/new-homes-quality-code

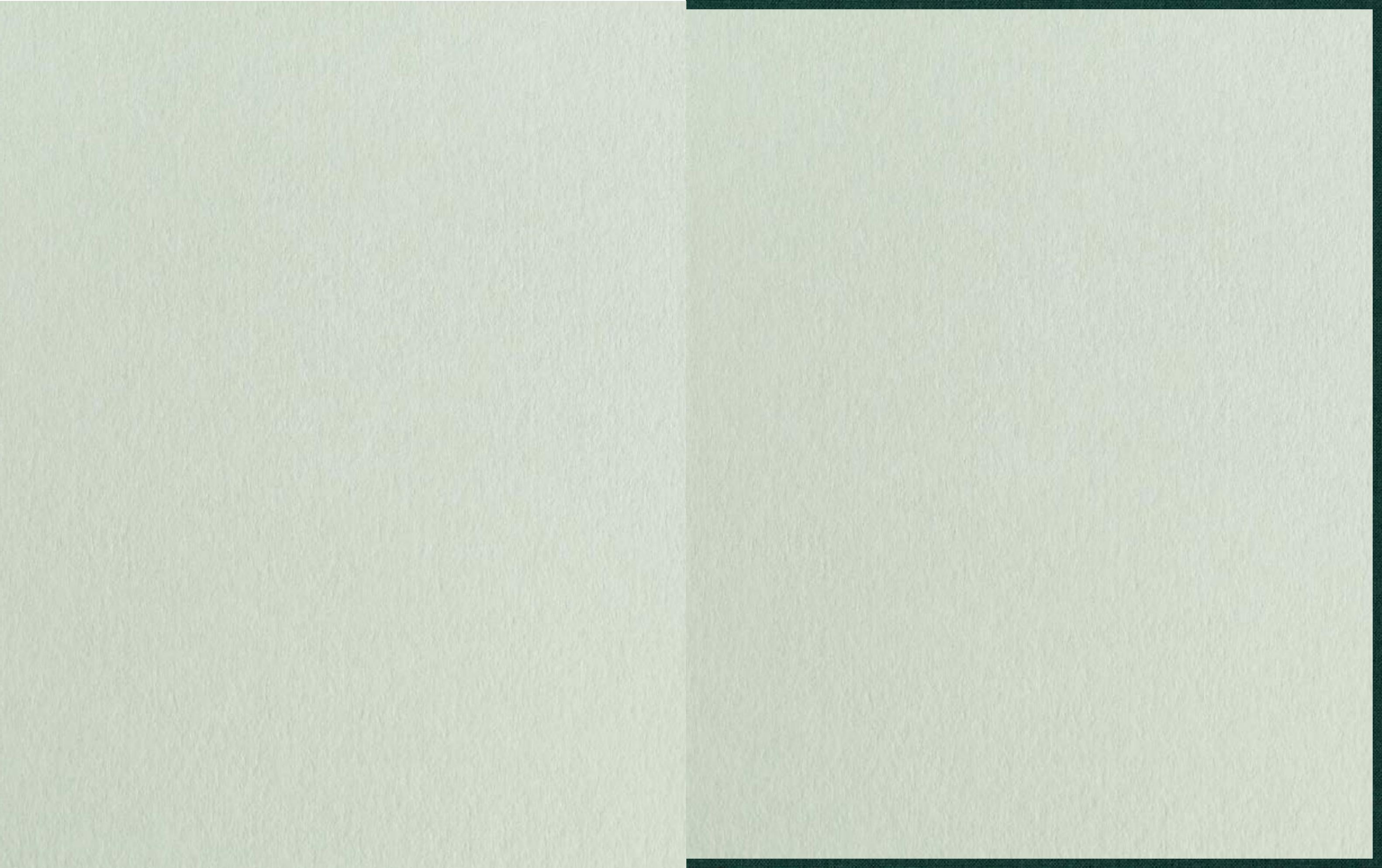
A JOINT DEVELOPMENT BY



SELLING AGENT



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FABRICA
by A2Dominion

Rydon