



JIGSAW

WEST LONDON

Ealing welcomes a vibrant new neighbourhood designed by the award-winning Conran and Partners. Lush greenery sets the inspirational scene for over 770 design-led new homes, where tree-lined boulevards connect landscaped gardens with inviting plazas.

Every architectural detail has been carefully considered. Designed using high quality materials that are simple in form, Jigsaw promises a cosmopolitan lifestyle in a setting that will age and grow gracefully. In 2019, Crossrail will complete the picture, transforming high-speed travel.

Jigsaw, connect with excellence.

CONRAN



JIGSAW
WEST LONDON

CONNECT WITH EXCELLENCE

For this exciting new development by FABRICA and Rydon, design excellence has been achieved through the multi-faceted skills of Conran and Partners, with their broad portfolio of projects covering urban regeneration, residential, hospitality and retail developments.

FABRICA
by A2Dominion

Rydon

CONRAN+
PARTNERS



Computer generated image is indicative only

“We truly believe that good design makes people happier”

Jigsaw is the long awaited new development by FABRICA and Rydon and is the latest in a long line of ambitious projects to benefit from the design excellence of Conran and Partners - one of Britain's most pioneering architecture, interiors and visionary design studios. Their acclaimed, forward-thinking team believe that good design improves the quality of people's lives - a philosophy that runs through every element of this inspiring new neighbourhood.



Timeless architecture. A commitment to using durable, sustainable materials ensures this sympathetically designed neighbourhood will age gracefully.

A variety of coloured and textured brick and glass finishes bring out the strong, sleek lines of the homes, while perfectly complementing the surrounding environment.



JIGSAW
WEST LONDON

PICTURE THIS

A short stroll through the heavenly suburbia of Ealing becomes a voyage of discovery, with tree-lined streets, period architecture, prospering shops, tranquil parks and excellent transport links.

Travel further afield with Crossrail – set to revolutionise travel throughout London and beyond.



Just 13 minutes into London's West End

2019 sees the exciting arrival of Crossrail, with a brand new station opening just moments from Jigsaw at West Ealing. A fast, easy commute is assured, with high-speed trains reaching Bond Street in 13 minutes* and London's other business and leisure destinations in just minutes. With Heathrow Airport just 11 minutes away*, Crossrail opens up a world of travel opportunities.

Stay connected. Jigsaw is brilliantly connected for all forms of transport. It's just a five-minute stroll to West Ealing Overground station and a short walk to Ealing Broadway, with its rail and tube connections. Take Crossrail* to Heathrow airport in 11 minutes, or to Canary Wharf in just 27 minutes.

By car

Heathrow Airport	23 mins
Bond Street	28 mins
Westfield Shopping Centre	17 mins
Notting Hill	20 mins
Sloane Square	27 mins

Key

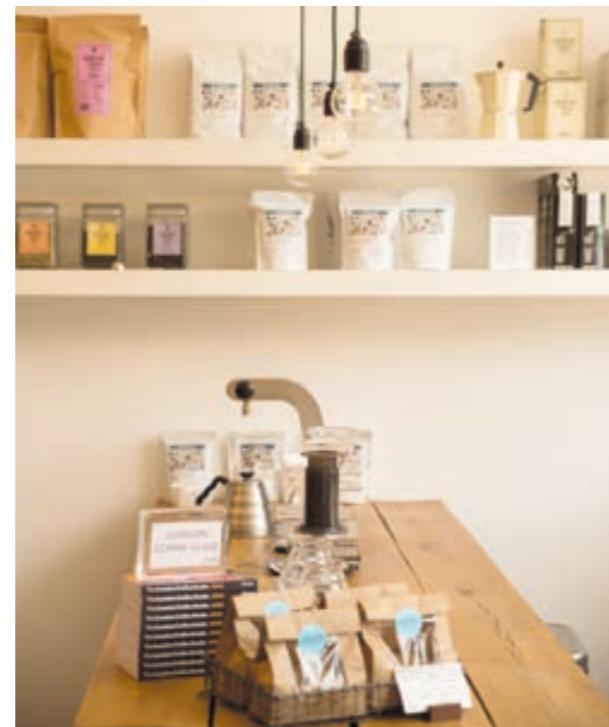
- London Underground
- National Rail
- Crossrail (arriving 2019)



*Crossrail services from 2019. 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 day.

An urban patchwork. This corner of West London is where independent boutiques sit comfortably alongside high street favourites. Delicatessens stock treats from around the world and independent florists exhibit eye-catching bouquets.

For fresh produce and hand-made specialities, Ealing Farmers Market is piled high with baskets of delicious artisan breads, cheeses, fruit and vegetables. Or head over to nearby Westfield Shopping Centre - a treasure trove of global brands.





Breathing space. Escape the hustle and bustle of city life in some of London's finest green spaces. Nearby Walpole Park retains much of its Regency glory with its Pitzhanger Manor House, lawns, two picturesque lakes, friendly café and fitness area. While Ealing Common offers plenty of long, winding paths, overhung with magnificent trees. The ideal place for running and cycling, a leisurely lunch or picnic on a summer's day.

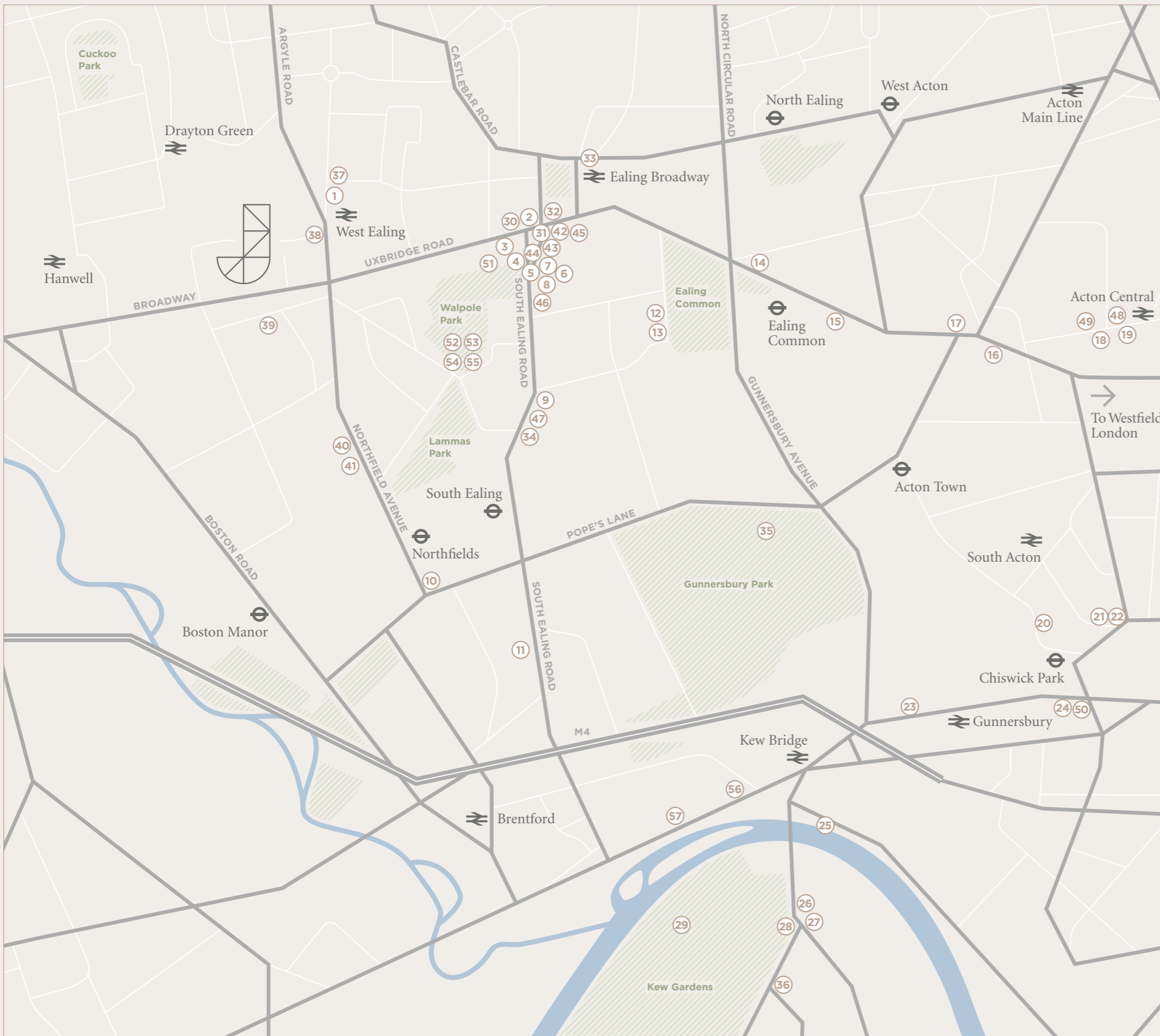
Summer days filled with music and laughter

When the sun comes out, Ealing's famous summer festival season sets the surrounding streets and Walpole Park alight. Carnivals, dance, stand-up comedy – there's plenty of home-grown and international talent to entertain arts fans. The hugely popular Jazz and Blues Festival, the biggest of its kind in Britain, brings together an exciting mix of upcoming and established music acts. While the famous comedy festival showcases some of our funniest talent and the real ale aficionados are well served at the famous Beer Festival.





Food for thought. Ealing has plenty of buzzing bars and cosy gastro pubs. Choose to indulge in seasonal modern British cuisine or experience authentic Nepalese and classic Indian dishes. Whether looking for freshly-ground coffee from an independently-owned café, or the colourful beach shack ambiance of the locally renowned Caribbean restaurant, there is a plentiful supply of characterful establishments.



Moments from the action. A wealth of discoveries can be found just minutes away. From down-to-earth markets and independent boutiques to high street favourites. Nearby cafés, bars and restaurants promise an evening to savour. While neighbourhood green spaces, such as Ealing Common and Walpole Park, transform from places to relax to lively festivals. All a short stroll from Jigsaw.

Restaurants/Bars

- 1 The Drayton Court
- 2 Bill's
- 3 Kerbisher & Malt
- 4 Shikumen
- 5 Limeyard
- 6 Côte Brasserie
- 7 Leondias Chocolates
- 8 Wagamama
- 9 The Walpole
- 10 The Plough Inn
- 11 Ealing Park Tavern
- 12 Charlotte's Place
- 13 The Grange
- 14 DoubleTree by Hilton
- 15 The Common Room
- 16 Dragonfly Brewery
- 17 The Chatsworth
- 18 The Rocket
- 19 The Station House
- 20 The Bollo House
- 21 Le Vacherin
- 22 The Duke of Sussex
- 23 Globe Bar
- 24 Hedone
- 25 The Bell & Crown
- 26 Kew Grill
- 27 Coach & Horses Kew
- 28 The Botanist
- 29 The Orangery

Cafés

- 30 Artisan
- 31 Café Zee
- 32 Harris & Hoole
- 33 Electric Coffee Company
- 34 Munson's
- 35 Gunnersbury Park Café
- 36 Newens The Original Maids of Honour

Shopping

- 37 Blakes Florist
- 38 Waitrose
- 39 Ealing Farmers Market
- 40 Darch & Duff
- 41 Cheddar Deli
- 42 Marks and Spencer
- 43 The Drapers Arms
- 44 Bang and Olufsen
- 45 Organic for the People
- 46 Farm W5
- 47 Kaboodles
- 48 The Village Trading Store
- 49 Park + Bridge
- 50 Neptune Home

Culture

- 51 Questors Theatre
- 52 Ealing Blues Festival*
- 53 Ealing Beer Festival*
- 54 Ealing Comedy Festival*
- 55 Ealing Jazz Festival*
- 56 London Museum of Water & Steam
- 57 The Musical Museum

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



JIGSAW
WEST LONDON

A THOUGHTFUL LIVING SPACE

Jigsaw is a welcoming and visionary new addition to West Ealing, where the sleek lines of the homes sympathetically blend with the verdant tree-lined avenues and garden squares – making this one of London's most inspired living destinations.
A space to share and enjoy.

A forward thinking environment. At the heart of Jigsaw is a vision inspired by community. Spread over five hectares, beautifully landscaped green spaces and tree-lined avenues weave together a bustling café, a new primary school, sports facilities and much more.





Welcome home. Over 770 new homes where environmentally conscious design meets bold, distinctive architecture – creating a positive space to live and grow.



Relax and unwind in the central park

Homes are shaped around a series of landscaped gardens and courtyards, with a central park at their heart. The 'Poetry Path' walkway ribbons through this welcoming space, connecting its neighbourhood hub with the rest of Jigsaw. Open to the public during the day, it becomes a relaxing spot to meet with friends and wind down after work.



JIGSAW
WEST LONDON

DESIGN EXCELLENCE

The Conran and Partners inspired interiors offer a calm and inviting space, where every detail enhances the relaxed, stylish design. Balconies and terraces offer a private outdoor escape, overlooking leafy tree lines and beautifully designed parks.



Bespoke interiors beautifully complement the modern design of the interior and its warm and neutral palette of contrasting textures and tones. Integrated handleless kitchens and beautifully engineered timber flooring in a warm and elegant European oak help set the stylish, inviting tone.





The soft sheen of engineered timber flooring in the hallway, kitchen and living areas enhances the sense of seamless cohesion throughout. While the well-proportioned living room and its outside balcony, provides a wonderful environment to entertain or simply relax.



Seamless lines are formed from handleless kitchens with integrated Siemens appliances, providing an elegant space to relax or entertain friends.





Computer generated images are indicative only



Floor to ceiling windows create a refreshing, light-filled space in which to relax and unwind. And luxurious silk-effect carpet, built-in wardrobes in the master bedroom, complete with shelving unit, continue the theme of understated refinement and comfort.



The bathrooms, with large format porcelain floor and wall tiles, semi-recessed wash hand basins and wall hung vanity units with mirrored doors and LED strip lighting create a calm, relaxing haven, away from the pressures of city life.





Computer generated images are indicative only



The private balconies and terraces, overlooking the leafy trees and parks, allow residents to enjoy warm summer days or entertain alfresco.

Interiors
designed
by
Conran
and
Partners



Specification

Interior finishes

Engineered timber flooring to hallway, living room and kitchen
Luxury silk effect carpet to bedrooms
Polished chrome electrical sockets with white inserts

Kitchen/Living areas

Bespoke handleless kitchens
Composite stone worktop
Backpainted glass splashback
Siemens integrated appliances including:
Single oven
Electric ceramic four ring hob with touch controls
Microwave
Extractor hood
Bosch integrated fridge freezer and dishwasher
Hotpoint washing machine*
Under mounted bowl stainless steel sink
Single lever kitchen mixer tap

Bedrooms

Built-in wardrobes with hinged door and shelving unit to master bedroom (subject to apartment type)

Ensuites

Porcelain large format floor and wall tile
Semi-recessed wash hand basin with chrome mixer tap
Wall mounted vanity unit with mirrored doors and LED strip lighting
Overhead shower
Wall mounted shower mixer controller
Wall mounted WC with soft close seat and dual flush plate
Heated towel rail, robe hook and toilet roll holder

Bathrooms

Porcelain large format floor and wall tile
Semi-recessed wash hand basin with chrome mixer tap
Wall mounted vanity unit with mirrored doors and LED strip lighting
Built-in rectangular single ended bath with glass shower screen
Overhead shower and hand shower
Wall mounted shower and bath mixer controller
Wall mounted WC with soft close seat and dual flush plate
Chrome heated towel rail, robe hook and toilet roll holder

Electrical

Energy efficient down lights
Video entry system to all apartments
Wiring for Sky+HD and IRS to all apartments (subscription required)
Wiring for security alarm included in each apartment

Heating & hot water

Combined heat and power from centralised system
Hot water supplied by centralised boiler system

Security and peace of mind

10 year NHBC warranty
On-site CCTV
Secure by Design
24 month defects warranty cover

Communal areas

Landscaped communal gardens and courtyards
Café
Community centre
Gated undercroft parking (available by separate negotiation)
Cycle storage with secure access
Residential cores served by passenger lifts

Sustainability features

Code for Sustainable Homes Level 4
Green Sedum & Wild Flower roofs
Combined Heat and Power system
Low energy LED lighting



*integrated in apartments with small utility cupboard or freestanding in apartments with larger utility cupboard. Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. FABRICA and Rydon reserve the right to amend the specification as necessary and without notification. Computer generated images are indicative only



JIGSAW
WEST LONDON

FLOOR PLANS

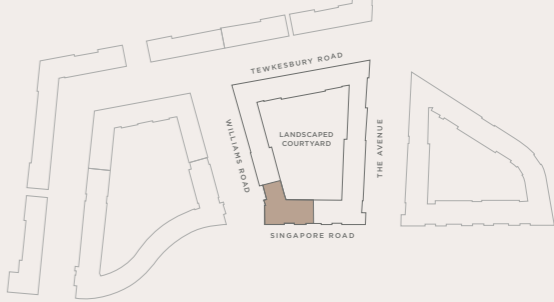
The selection of one, two and three bedroom homes at Jigsaw have been carefully considered for a contemporary lifestyle. Each home boasts its own private outdoor space, with balconies or terraces with some apartments looking out over the impressive landscaping and tree-lined boulevards.

West Ealing's vibrant new hub

Where design excellence meets refreshing green spaces. A central park and walkway curves through this dynamic living environment, connecting secluded spaces with vibrant squares.

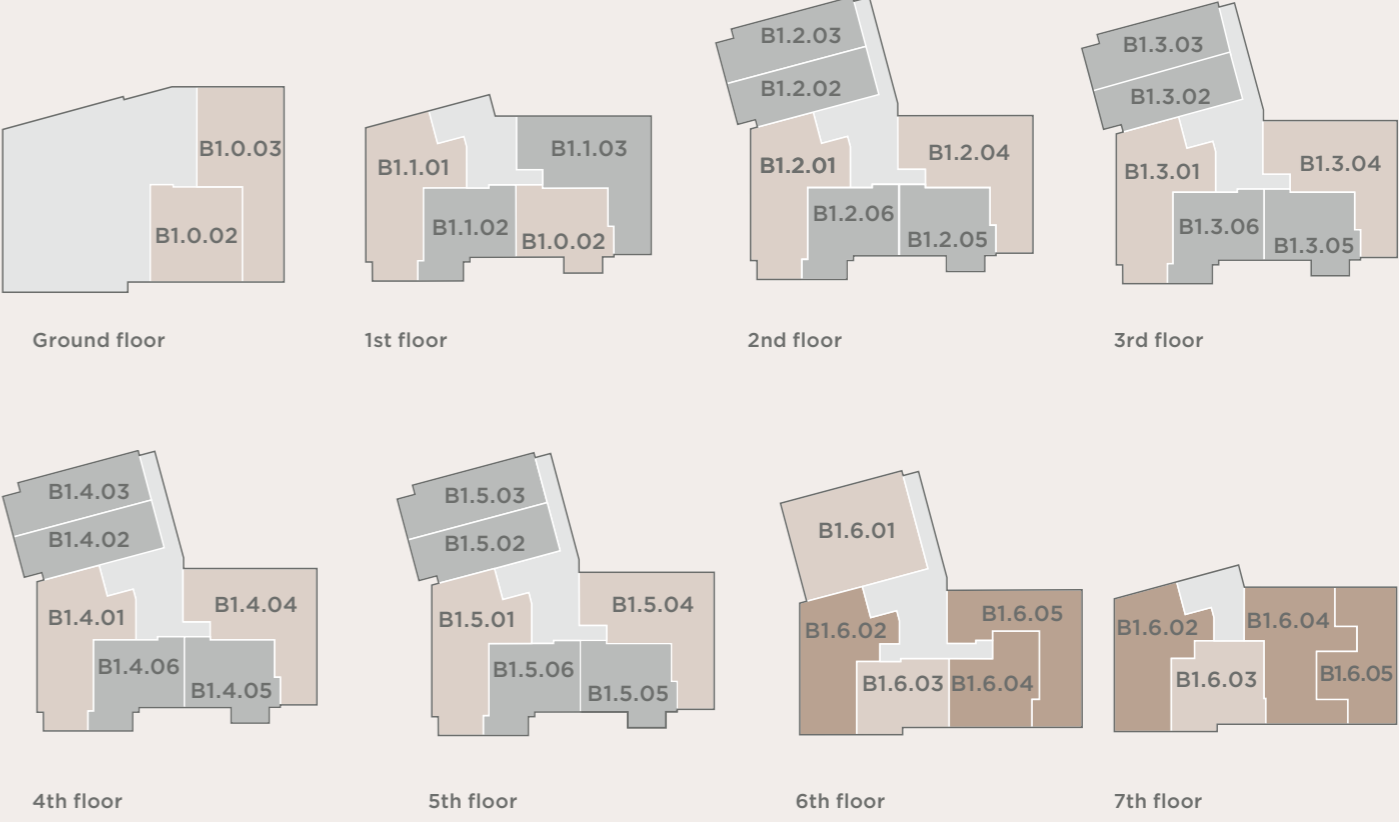


Margil House



APARTMENT LOCATOR

Plot	Beds	Floor	Type	Total area sq m	Total area sq ft	Page
B1.0.02	2	Ground, 1st	Duplex	99.7	1073	66
B1.1.01, B1.2.01, B1.3.01, B1.4.01, B1.5.01	2	1st, 2nd, 3rd, 4th, 5th	Apartment	78.6	846	62
B1.1.02, B1.2.06, B1.3.06, B1.4.06, B1.5.06	1	1st, 2nd, 3rd, 4th, 5th	Apartment	51.3	552	60
B1.2.02, B1.2.03, B1.3.02, B1.3.03, B1.4.02, B1.4.03, B1.5.02, B1.5.03	1	2nd, 3rd, 4th, 5th	Apartment	50.4	543	58
B1.0.03	2	Ground	Apartment	69.4	747	61
B1.1.03	2	1st	Apartment	82.2	885	65
B1.2.04, B1.3.04, B1.4.04, B1.5.04	2	2nd, 3rd, 4th, 5th	Apartment	78.8	848	63
B1.2.05, B1.3.05, B1.4.05, B1.5.05	1	2nd, 3rd, 4th, 5th	Apartment	49.4	532	59
B1.6.01	2	6th	Apartment	82.4	887	64
B1.6.02	3	6th, 7th	Duplex	108.2	1165	69
B1.6.03	2	6th, 7th	Duplex	91.3	983	67
B1.6.04	3	6th, 7th	Duplex	109.2	1175	68
B1.6.05	3	6th, 7th	Duplex	121.4	1307	70



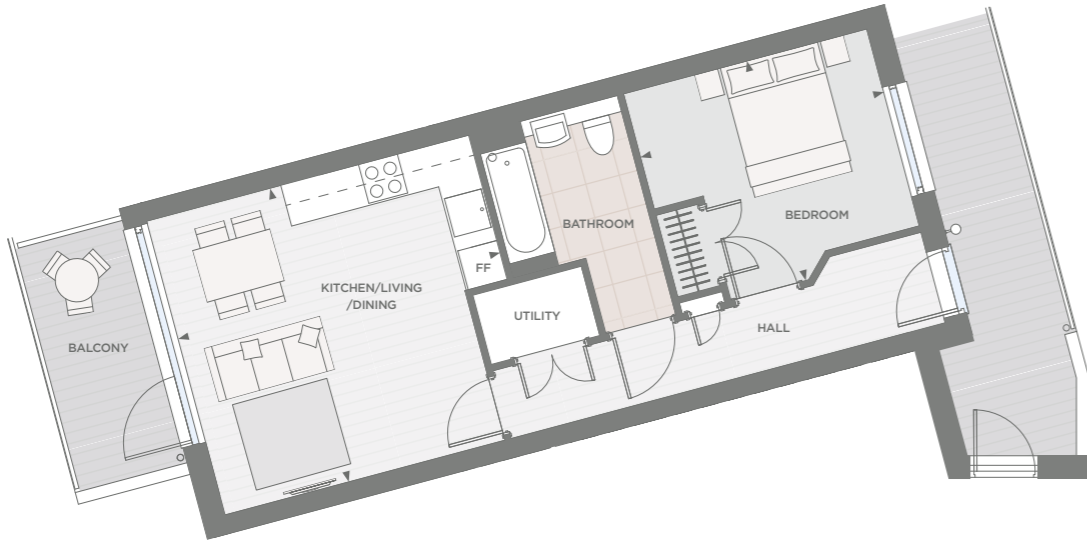
The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code of measuring practice (6th edition). Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details.

- One Bed
- Two Bed
- Three Bed
- Communal

MARGIL HOUSE

1 bedroom apartment

Total area	50.4 sq m	543 sq ft
Kitchen/Living/Dining	4.9 m x 4.5 m	16' 0" x 14' 7"
Bedroom	3.7 m x 3.3 m	12' 1" x 10' 8"
Balcony	6.1m ²	65.6 sqft

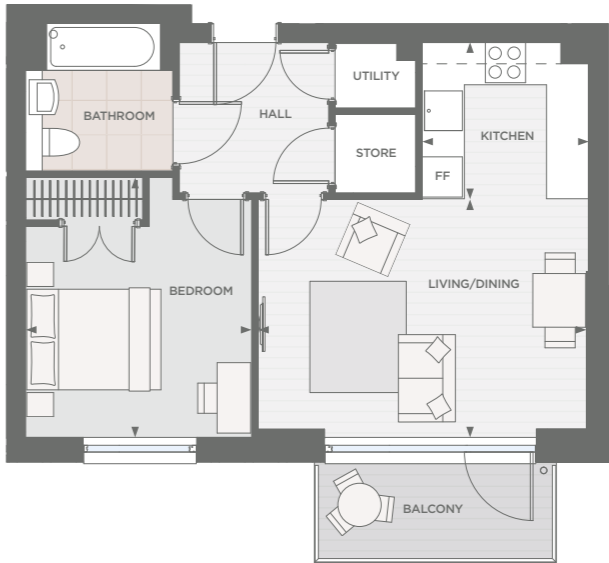


*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).
 **These plots have a mirrored floorplan of the floorplan shown.

MARGIL HOUSE

1 bedroom apartment

Total area	49.4 sq m	532 sq ft
Kitchen	2.4 m x 2.3 m	7' 8" x 7' 5"
Living/Dining	4.9 m x 3.4 m	16' 0" x 11' 1"
Bedroom	3.3 m x 3.8 m	10' 8" x 12' 4"
Balcony	5.0m ²	53.8 sqft



*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).

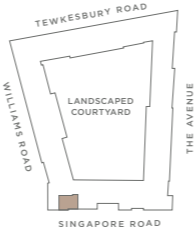
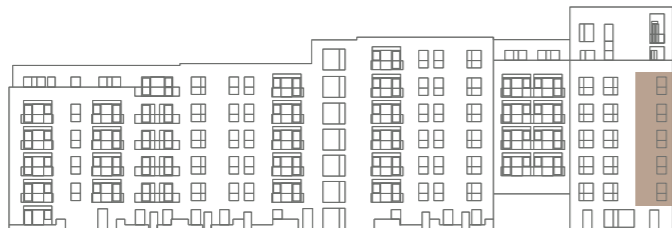
MARGIL HOUSE

1 bedroom apartment

Total area	51.3 sq m	552 sq ft
Kitchen	2.4 m x 2.2 m	7' 8" x 7' 2"
Living/Dining	4.8 m x 4.0 m	15' 7" x 13' 1"
Bedroom	3.3 m x 3.8 m	10' 8" x 12' 4"
Balcony	6.8m ²	73.1 sqft



Level 6	
Level 5	B1.5.06
Level 4	B1.4.06
Level 3	B1.3.06
Level 2	B1.2.06
Level 1	B1.1.02
Ground	

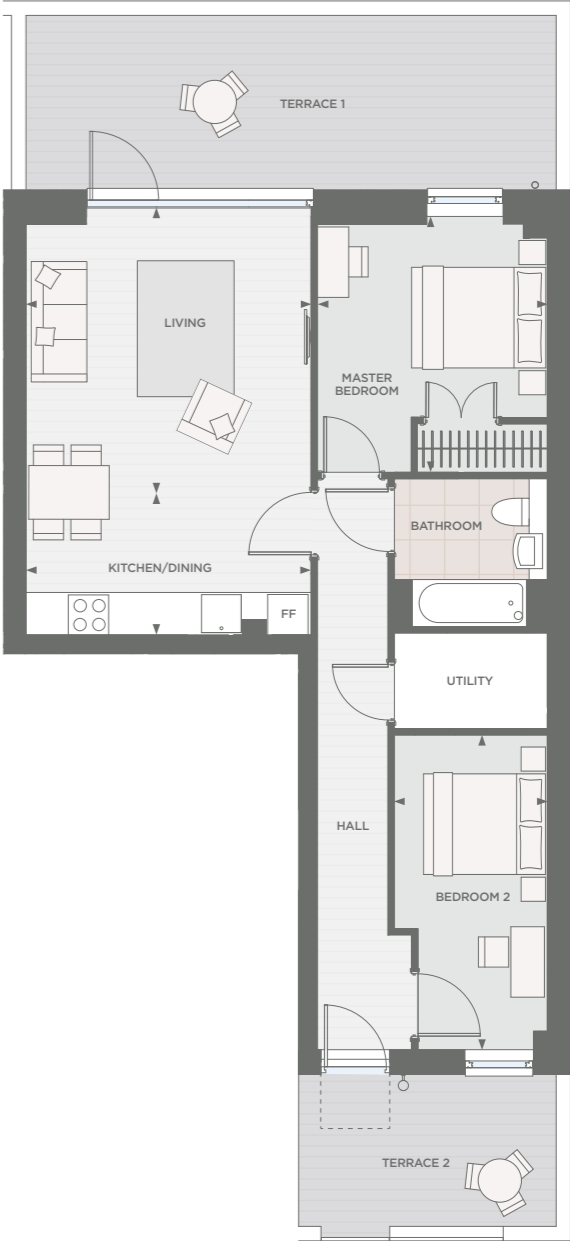


*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).

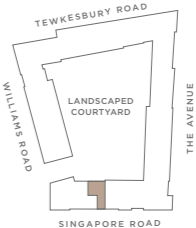
MARGIL HOUSE

2 bedroom apartment

Total area	69.4 sq m	747 sq ft
Kitchen	3.0 m x 2.1 m	9' 8" x 6' 8"
Living/Dining	4.2 m x 4.2 m	13' 7" x 13' 7"
Master Bedroom	3.4 m x 3.8 m	11' 1" x 12' 4"
Bedroom 2	2.2 m x 4.9 m	7' 2" x 16' 0"
Terrace 1	9.6m ²	103.2 sqft
Terrace 2	20.4m ²	219.5 sqft



Level 6	
Level 5	
Level 4	
Level 3	
Level 2	
Level 1	
Ground	B1.0.03



*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).

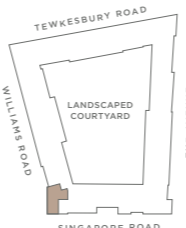
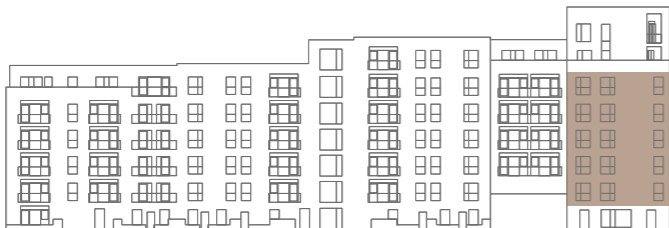
MARGIL HOUSE

2 bedroom apartment

Total area	78.6 sq m	846 sq ft
Kitchen/Living/Dining	4.7 m x 5.8 m	15' 4" x 19' 0"
Master Bedroom	4.6 m x 2.8 m	15' 0" x 9' 6"
Bedroom 2	3.4 m x 3.3 m	11' 1" x 10' 8"
Balcony	6.7m ²	72.1 sqft



Level 6	
Level 5	B1.5.01
Level 4	B1.4.01
Level 3	B1.3.01
Level 2	B1.2.01
Level 1	B1.1.01
Ground	



*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).

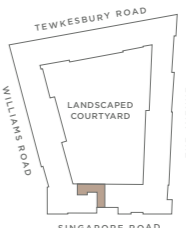
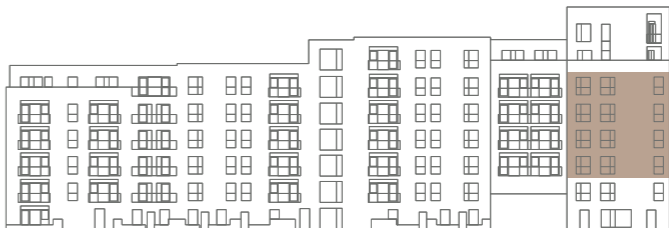
MARGIL HOUSE

2 bedroom apartment

Total area	78.8 sq m	848 sq ft
Kitchen	3.0 m x 3.5 m	9' 8" x 11' 4"
Living/Dining	3.4 m x 6.3 m	11' 1" x 20' 6"
Master Bedroom	4.2 m x 3.7 m	13' 7" x 12' 1"
Bedroom 2	4.5 m x 2.5 m	14' 9" x 8' 2"
Balcony	7.4m ²	79.6 sqft



Level 6	
Level 5	B1.5.04
Level 4	B1.4.04
Level 3	B1.3.04
Level 2	B1.2.04
Level 1	
Ground	



*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).

MARGIL HOUSE

2 bedroom apartment

Total area	82.4 sq m	887 sq ft
Kitchen	3.0 m x 3.1 m	9' 10" x 10' 2"
Living/Dining	3.9 m x 6.1 m	12' 9" x 20' 0"
Master Bedroom	3.2 m x 3.8 m	10' 5" x 12' 5"
Bedroom 2	3.3 m x 3.7 m	10' 8" x 12' 1"
Balcony	17.9m ²	192.6 sqft



*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).

MARGIL HOUSE

2 bedroom apartment

Total area	82.2 sq m	885 sq ft
Kitchen	3.0 m x 3.5 m	9' 8" x 11' 4"
Living/Dining	3.4 m x 6.3 m	11' 1" x 20' 6"
Master Bedroom	4.3 m x 3.7 m	14' 1" x 12' 1"
Bedroom 2	4.5 m x 2.5 m	14' 7" x 8' 2"
Balcony	7.4m ²	79.6 sqft



*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).

MARGIL HOUSE

2 bedroom duplex apartment

Total area	99.7 sq m	1073 sq ft
Kitchen/Dining	2.7 m x 5.8 m	8' 8" x 19' 0"
Living	3.9 m x 4.1 m	12' 7" x 13' 4"
Master Bedroom	4.0 m x 4.2 m	13' 1" x 13' 7"
Bedroom 2	4.2 m x 3.8 m	13' 7" x 12' 4"
Terrace	18.0m ²	194.2 sqft
Balcony	5.0m ²	53.8 sqft



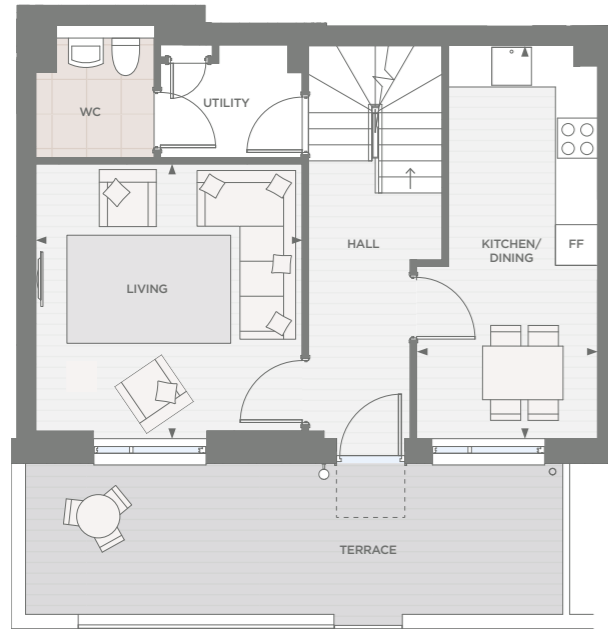
MARGIL HOUSE

2 bedroom duplex apartment

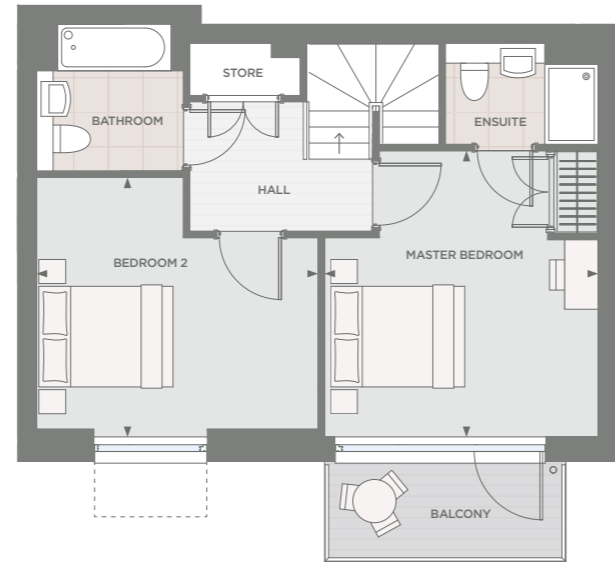
Total area	91.3 sq m	983 sq ft
Kitchen/Dining	3.8 m x 3.6 m	12' 4" x 11' 8"
Living	4.4 m x 3.5 m	14' 4" x 11' 4"
Master Bedroom	3.9 m x 3.5 m	12' 7" x 11' 4"
Bedroom 2	3.8 m x 4.2 m	12' 4" x 13' 7"
Terrace	9.6m ²	103.3 sqft



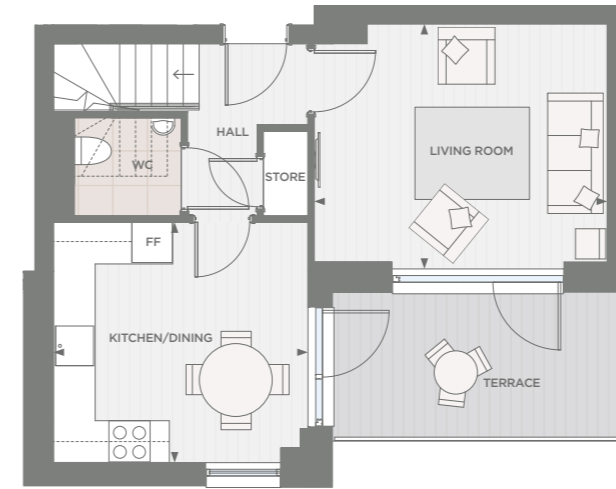
Lower level



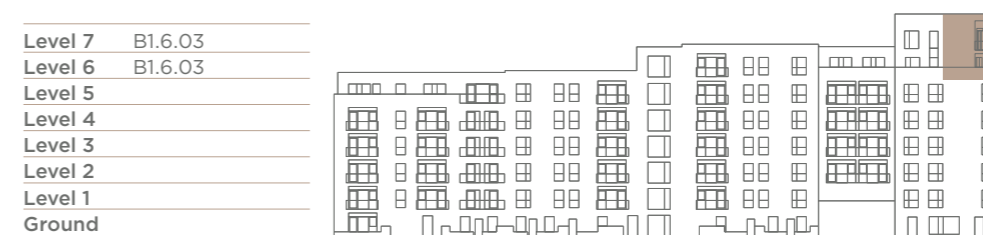
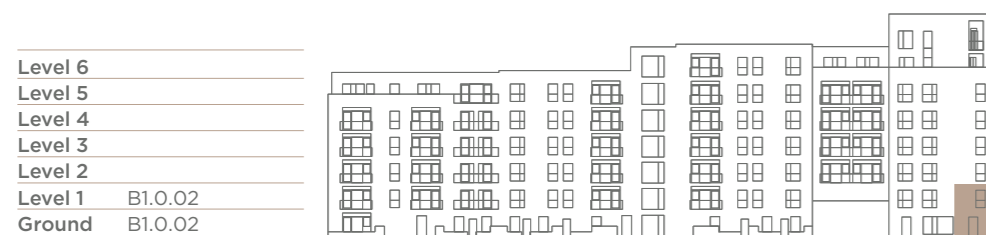
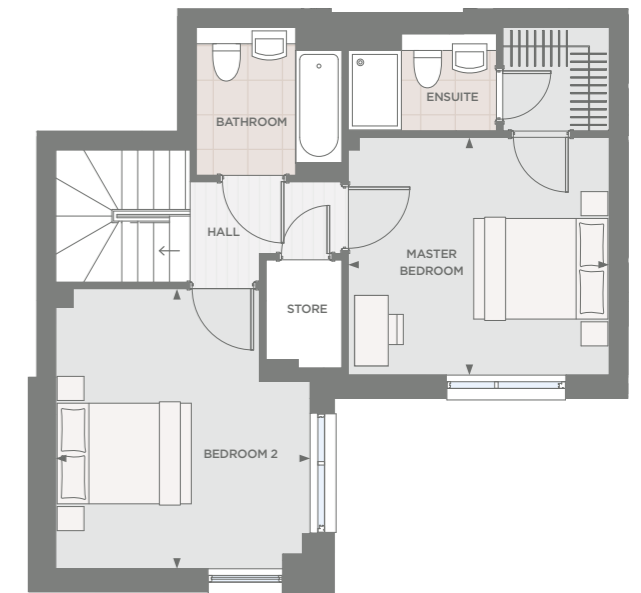
Upper level



Lower level



Upper level



*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).

*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).

MARGIL HOUSE

3 bedroom duplex apartment

Total area	109.2 sq m	1175 sq ft
Kitchen	2.7 m x 3.7 m	8' 8" x 12' 1"
Living/Dining	5.6 m x 3.7 m	18' 3" x 12' 1"
Master Bedroom	2.8 m x 4.3 m	9' 1" x 14' 1"
Bedroom 2	3.1 m x 4.1 m	10' 1" x 13' 4"
Bedroom 3	2.6 m x 4.3 m	8' 5" x 14' 1"
Balcony	16.8m ²	180.8 sqft



Level 7	B1.6.04
Level 6	B1.6.04
Level 5	
Level 4	
Level 3	
Level 2	
Level 1	
Ground	

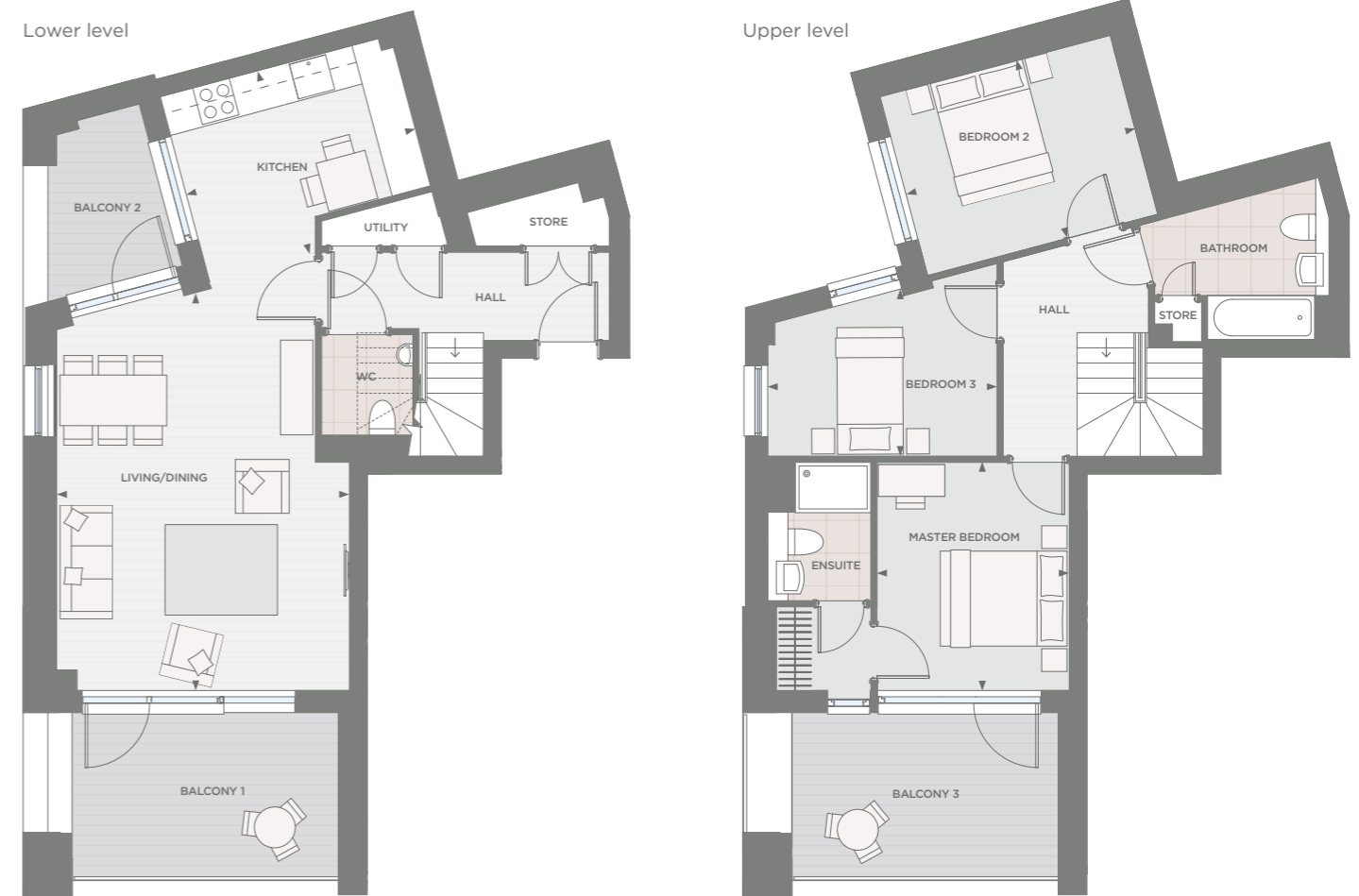


*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).

MARGIL HOUSE

3 bedroom duplex apartment

Total area	108.2 sq m	1165 sq ft
Kitchen	3.7 m x 3.0 m	12' 1" x 9' 8"
Living/Dining	4.6 m x 6.3 m	15' 0" x 20' 6"
Master Bedroom	3.0 m x 3.6 m	9' 8" x 11' 8"
Bedroom 2	3.7 m x 2.9 m	12' 1" x 9' 5"
Bedroom 3	3.6 m x 2.6 m	11' 8" x 8' 5"
Balcony 1	11.5m ²	123.7sqft
Balcony 2	4.5m ²	48.4sqft
Balcony 3	11.5m ²	123.7sqft



Level 7	B1.6.02
Level 6	B1.6.02
Level 5	
Level 4	
Level 3	
Level 2	
Level 1	
Ground	

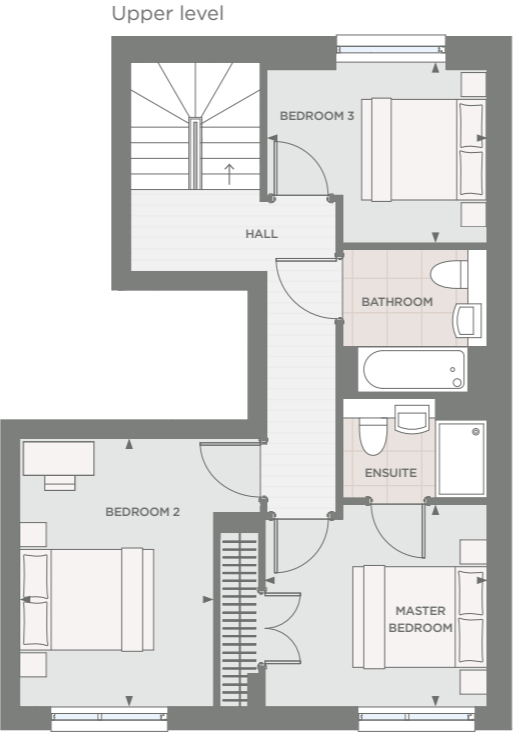


*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).

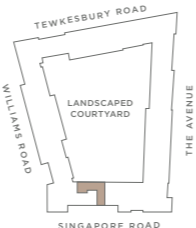
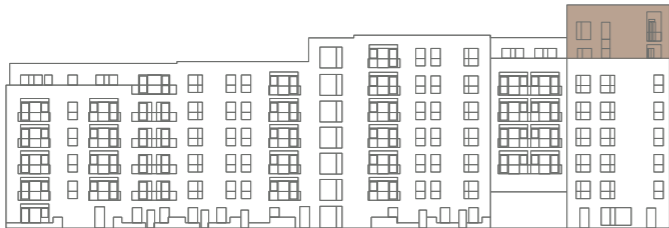
MARGIL HOUSE

3 bedroom duplex apartment

Total area	121.4 sq m	1307 sq ft
Kitchen	4.5 m x 2.8 m	14' 7" x 9' 1"
Living/Dining	3.4 m x 9.9 m	11' 1" x 32' 4"
Master Bedroom	3.4 m x 3.1 m	11' 1" x 10' 1"
Bedroom 2	2.9 m x 4.1 m	9' 5" x 13' 4"
Bedroom 3	3.4 m x 2.7 m	11' 1" x 8' 8"
Balcony	9.8m ²	105.4 sqft

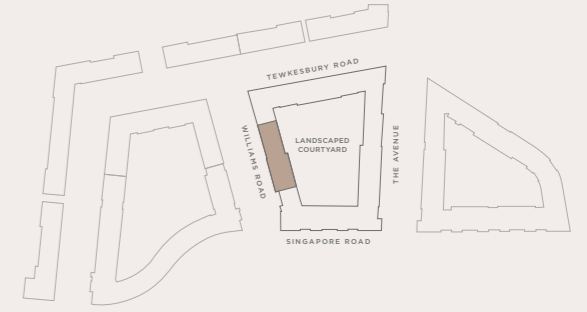


- Level 7 B1.6.05
- Level 6 B1.6.05
- Level 5
- Level 4
- Level 3
- Level 2
- Level 1
- Ground



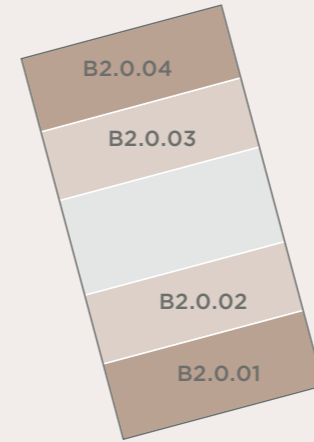
*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).

Redwell House

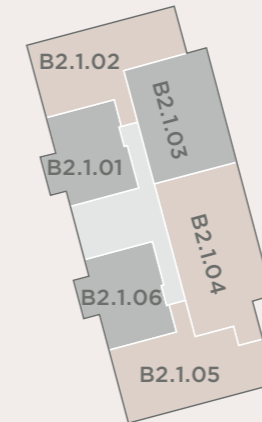


APARTMENT LOCATOR

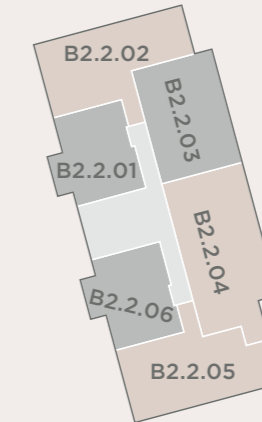
Plot	Beds	Floor	Type	Total area sq m	Total area sq ft	Page
B2.0.01, B2.0.04	3	Ground	Apartment	92.7	996	80
B2.0.02, B2.0.03	2	Ground	Apartment	86.3	929	79
B2.1.01, B2.1.06, B2.2.01, B2.2.06, B2.3.01, B2.3.06, B2.4.01, B2.4.06, B2.5.01, B2.5.06, B2.6.03	1	1st, 2nd, 3rd, 4th, 5th, 6th	Apartment	49.7	535	74
B2.1.02, B2.2.02, B2.3.02, B2.4.02, B2.5.02	2	1st, 2nd, 3rd, 4th, 5th	Apartment	72.2	777	76
B2.1.03, B2.2.03, B2.3.03, B2.4.03, B2.5.03	1	1st, 2nd, 3rd, 4th, 5th	Apartment	51.3	552	75
B2.1.04, B2.2.04, B2.3.04, B2.4.04, B2.5.04, B2.6.01	2	1st, 2nd, 3rd, 4th, 5th, 6th	Apartment	74.7	804	77
B2.1.05, B2.2.05, B2.3.05, B2.4.05, B2.5.05, B2.6.02	2	1st, 2nd, 3rd, 4th, 5th, 6th	Apartment	77.3	832	78



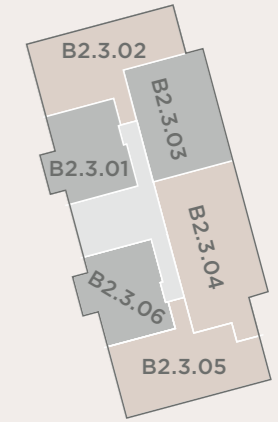
Ground floor



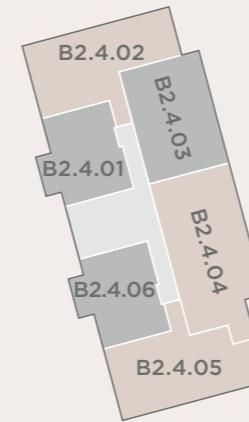
1st floor



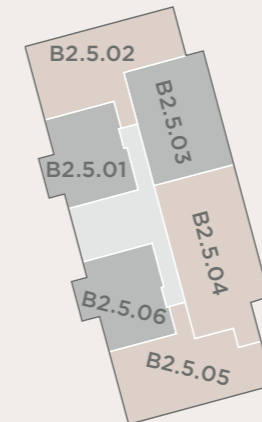
2nd floor



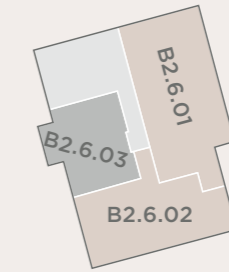
3rd floor



4th floor



5th floor



6th floor

One Bed
 Three Bed
 Two Bed
 Communal

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code of measuring practice (6th edition). Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details.



REDWELL HOUSE

1 bedroom apartment

Total area	49.7 sq m	535 sq ft
Kitchen	2.3 m x 2.4 m	7' 6" x 7' 8"
Living/Dining	3.7 m x 4.8 m	12' 1" x 15' 7"
Bedroom	3.6 m x 3.3 m	11' 8" x 10' 8"
Balcony	5.3m ²	57 sqft



Level 6	B2.6.03**
Level 5	B2.5.01, B2.5.06**
Level 4	B2.4.01, B2.4.06**
Level 3	B2.3.01, B2.3.06**
Level 2	B2.2.01, B2.2.06**
Level 1	B2.1.01, B2.1.06**
Ground	



*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).
 **These plots have a mirrored floorplan of the floorplan shown.

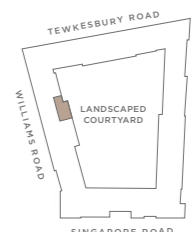
REDWELL HOUSE

1 bedroom apartment

Total area	51.3 sq m	552 sq ft
Kitchen/Living/Dining	5.3 m x 6.4 m	17' 3" x 20' 9"
Bedroom	3.0 m x 4.1 m	9' 8" x 13' 4"
Balcony	5.2m ²	55.9 sqft



Level 6	B2.5.03
Level 5	B2.4.03
Level 4	B2.3.03
Level 3	B2.3.03
Level 2	B2.2.03
Level 1	B2.1.03
Ground	

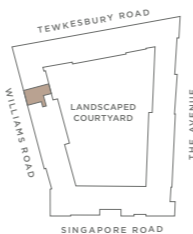
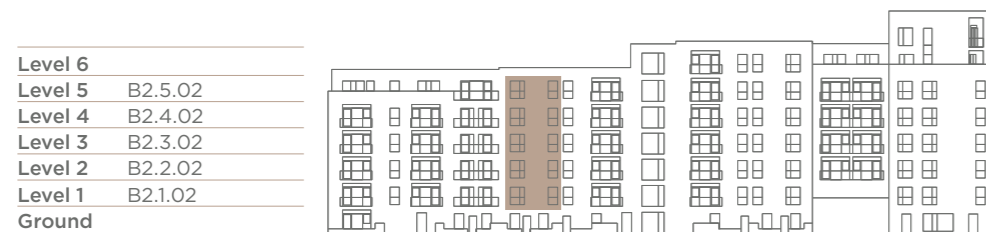


*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).

REDWELL HOUSE

2 bedroom apartment

Total area	72.2 sq m	777 sq ft
Kitchen/Living/Dining	5.7 m x 4.4 m	18' 7" x 14' 4"
Master Bedroom	3.2 m x 3.8 m	10' 4" x 12' 4"
Bedroom 2	4.3 m x 2.7 m	14' 1" x 8' 8"
Balcony	8.2m ²	88.2 sqft

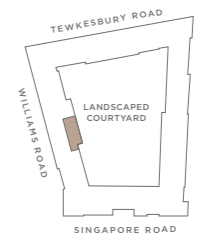
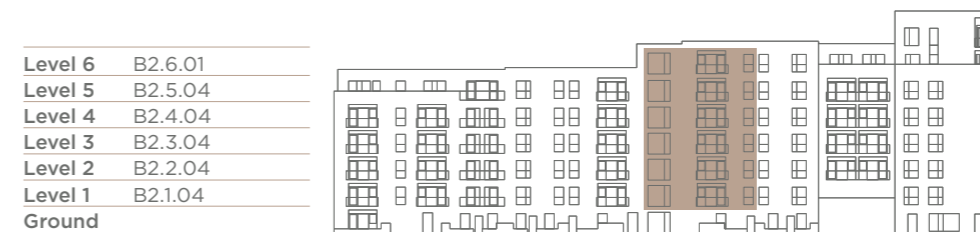


*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).

REDWELL HOUSE

2 bedroom apartment

Total area	74.7 sq m	804 sq ft
Kitchen	3.2 m x 2.6 m	10' 4" x 8' 5"
Living/Dining	5.3 m x 3.6 m	17' 3" x 11' 8"
Master Bedroom	3.1 m x 3.5 m	10' 1" x 11' 4"
Bedroom 2	3.0 m x 3.8 m	9' 8" x 12' 4"
Balcony	6.8m ²	73.1 sqft

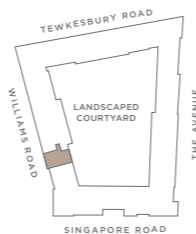
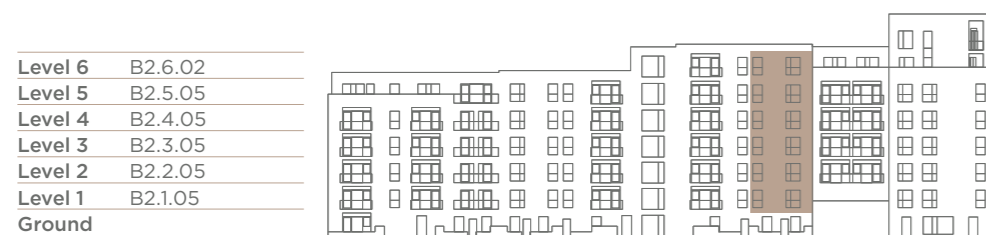


*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).

REDWELL HOUSE

2 bedroom apartment

Total area	77.3 sq m	832 sq ft
Kitchen	2.5 m x 2.5 m	8' 2" x 8' 2"
Living/Dining	3.4 m x 5.8 m	11' 1" x 19' 0"
Master Bedroom	4.6 m x 3.2 m	15' 0" x 10' 4"
Bedroom 2	3.2 m x 3.4 m	10' 4" x 11' 1"
Balcony	7.4m ²	79.6 sqft

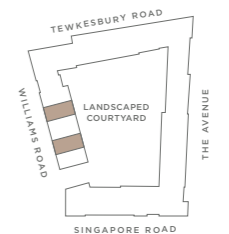
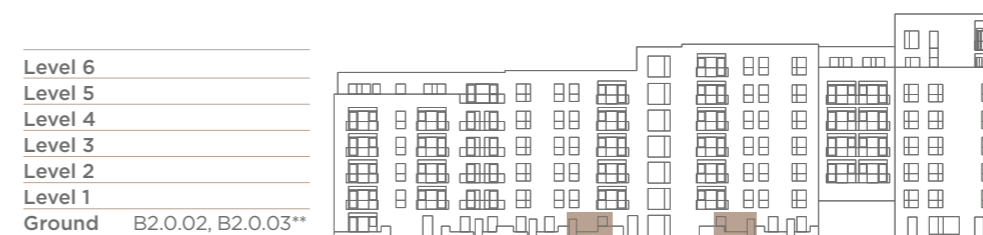


*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).

REDWELL HOUSE

2 bedroom apartment

Total area	86.3 sq m	929 sq ft
Kitchen	3.5 m x 2.2 m	11' 5" x 7' 2"
Dining	7.1 m x 3.3 m	23' 3" x 10' 9"
Master Bedroom	7.1 m x 2.9 m	23' 3" x 9' 6"
Bedroom 2	2.8 m x 4.2 m	9' 2" x 13' 9"
Terrace 1	17.2m ²	185.1 sqft
B2.0.02 Terrace 2	17.2m ²	185.1 sqft
B2.0.03 Terrace 2	16.9m ²	181.9 sqft



*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).
 **This plot has a mirrored floorplan of the floorplan shown.

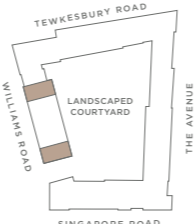
REDWELL HOUSE

3 bedroom apartment

Total area	92.7 sq m	996 sq ft
Kitchen	3.5 m x 2.2 m	11' 4" x 7' 2"
Living/Dining	5.2 m x 3.8 m	17' 0" x 12' 7"
Master Bedroom	3.9 m x 2.6 m	12' 7" x 8' 5"
Bedroom 2	4.2 m x 3.3 m	13' 7" x 10' 8"
Bedroom 3	3.6 m x 2.2 m	11' 8" x 7' 2"
Terrace 1	13.1m ²	141.0 sqft
Terrace 2	18.1m ²	194.8 sqft



- Level 6
- Level 5
- Level 4
- Level 3
- Level 2
- Level 1
- Ground B2.0.01, B2.0.04**



*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).
 **This plot has a mirrored floorplan of the floorplan shown.

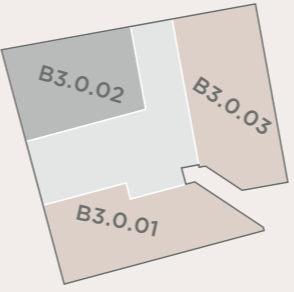


Moyers House

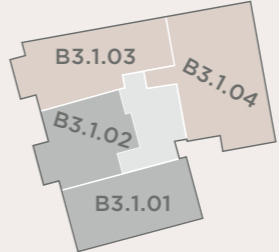


APARTMENT LOCATOR

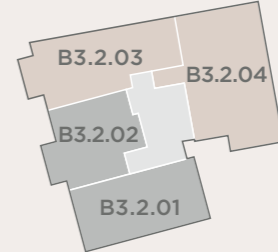
Plot	Beds	Floor	Type	Total area sq m	Total area sq ft	Page
B3.0.01	2	Ground	Apartment	69.5	748	89
B3.0.02	1	Ground	Apartment	49.6	534	86
B3.0.03	2	Ground	Apartment	82.4	887	90
B3.1.01, B3.2.01, B3.3.01	1	1st, 2nd, 3rd	Apartment	50.7	546	84
B3.1.02, B3.2.02, B3.3.02	1	1st, 2nd, 3rd	Apartment	50.8	547	85
B3.1.03, B3.2.03, B3.3.03	2	1st, 2nd, 3rd	Apartment	64.6	695	87
B3.1.04, B3.2.04, B3.3.04	2	1st, 2nd, 3rd	Apartment	86.8	934	91
B3.4.01	3	4th, 5th	Duplex	107.7	1159	93
B3.4.02	3	4th, 5th	Duplex	98.4	1059	92
B3.4.03	3	4th, 5th	Duplex	106.1	1142	94
B3.4.04	2	4th	Apartment	65	700	88



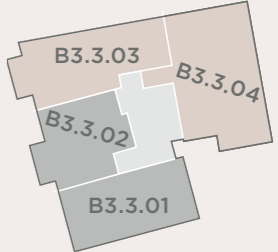
Ground floor



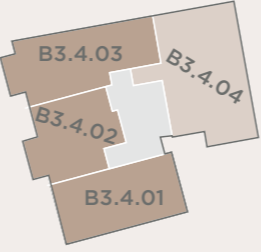
1st floor



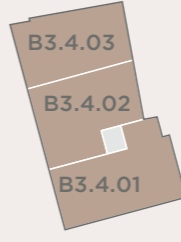
2nd floor



3rd floor



4th floor



5th floor

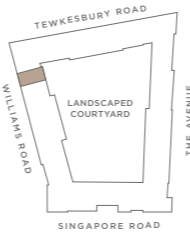
- One Bed
- Two Bed
- Three Bed
- Communal

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code of measuring practice (6th edition). Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details.

MOYERS HOUSE

1 bedroom apartment

Total area	50.7 sq m	546 sq ft
Kitchen/Living/Dining	5.1 m x 5.5 m	16' 7" x 18' 0"
Bedroom	3.9 m x 3.2 m	12' 7" x 10' 4"
Balcony	9.4m ²	101.1 sqft

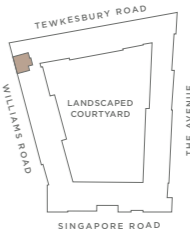


*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).

MOYERS HOUSE

1 bedroom apartment

Total area	50.8 sq m	547 sq ft
Kitchen/Living/Dining	5.2 m x 4.7 m	17' 0" x 15' 4"
Bedroom	4.5 m x 2.7 m	14' 7" x 8' 8"
Balcony	5.3m ²	57 sqft



*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).

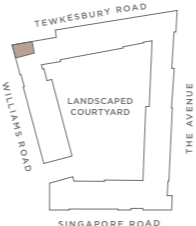
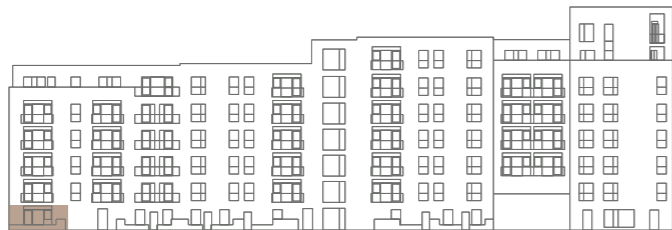
MOYERS HOUSE

1 bedroom apartment

Total area	49.6 sq m	534 sq ft
Kitchen/Living/Dining	3.7 m x 5.6 m	12' 1" x 18' 3"
Bedroom	2.9 m x 4.4 m	9' 5" x 14' 4"
Terrace	33.0m ²	355.2 sqft



- Level 6
- Level 5
- Level 4
- Level 3
- Level 2
- Level 1
- Ground B3.0.02



*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).

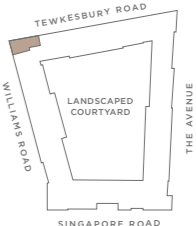
MOYERS HOUSE

2 bedroom apartment

Total area	64.6 sq m	695 sq ft
Kitchen/Living/Dining	4.4 m x 5.7 m	14' 4" x 18' 7"
Master Bedroom	2.9 m x 4.0 m	9' 5" x 13' 1"
Bedroom 2	3.1 m x 2.7 m	10' 1" x 8' 8"
Balcony	5.3m ²	57 sqft



- Level 6
- Level 5
- Level 4
- Level 3 B3.3.03
- Level 2 B3.2.03
- Level 1 B3.1.03
- Ground



*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).

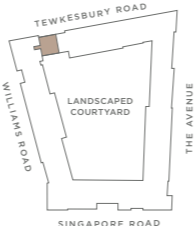
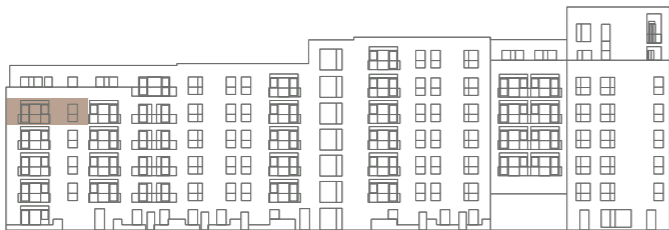
MOYERS HOUSE

2 bedroom apartment

Total area	65 sq m	700 sq ft
Kitchen	2.9 m x 2.1 m	9' 5" x 6' 8"
Living/Dining	4.4 m x 3.6 m	14' 4" x 11' 8"
Master Bedroom	3.6 m x 3.2 m	11' 8" x 10' 4"
Bedroom 2	3.6 m x 2.1 m	11' 8" x 6' 8"
Balcony	15.7m ²	168.9 sqft



- Level 6
- Level 5
- Level 4 B3.4.04
- Level 3
- Level 2
- Level 1
- Ground



*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).

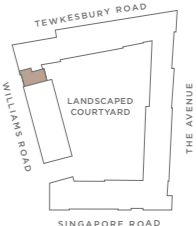
MOYERS HOUSE

2 bedroom apartment

Total area	69.5 sq m	748 sq ft
Kitchen/Living/Dining	4.6 m x 5.4 m	15' 0" x 17' 7"
Master Bedroom	3.7 m x 3.0 m	12' 1" x 9' 8"
Bedroom 2	3.6 m x 2.8 m	11' 8" x 9' 1"
Terrace 1	15.9m ²	171.1 sqft
Terrace 2	13.1m ²	141.0 sqft



- Level 6
- Level 5
- Level 4
- Level 3
- Level 2
- Level 1
- Ground B3.0.01



*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).

MOYERS HOUSE

2 bedroom apartment

Total area	82.4 sq m	887 sq ft
Kitchen/Living/Dining	7.4 m x 4.3 m	24' 2" x 14' 1"
Master Bedroom	3.0 m x 4.3 m	9' 8" x 14' 1"
Bedroom 2	3.0 m x 4.3 m	9' 8" x 14' 1"
Terrace 1	14.0m ²	150.9 sqft
Terrace 2	13.0m ²	140.6 sqft



*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).

MOYERS HOUSE

2 bedroom apartment

Total area	86.8 sq m	934 sq ft
Kitchen	2.4 m x 3.0 m	7' 10" x 9' 10"
Living/Dining	5.0 m x 5.3 m	16' 4" x 17' 4"
Master Bedroom	3.6 m x 3.9 m	11' 9" x 12' 9"
Bedroom 2	3.6 m x 4.2 m	12' 9" x 13' 9"
Balcony	7.0m ²	75.3 sqft



*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).



MOYERS HOUSE

3 bedroom duplex apartment

Total area	98.4 sq m	1059 sq ft
Kitchen	4.1 m x 2.2 m	13' 4" x 7' 2"
Living/Dining	3.2 m x 7.6 m	10' 4" x 24' 3"
Master Bedroom	4.1 m x 3.8 m	13' 4" x 12' 4"
Bedroom 2	4.2 m x 3.6 m	13' 9" x 11' 8"
Bedroom 3	2.7 m x 3.1 m	8' 8" x 10' 1"
Balcony 1	5.3m ²	57 sqft
Balcony 2	13.7m ²	147.4 sqft



*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).

MOYERS HOUSE

3 bedroom duplex apartment

Total area	107.7 sq m	1159 sq ft
Kitchen	3.4 m x 4.2 m	11' 1" x 13' 7"
Living/Dining	3.5 m x 5.5 m	11' 4" x 18' 0"
Master Bedroom	3.6 m x 4.7 m	11' 8" x 15' 4"
Bedroom 2	2.8 m x 4.1 m	9' 1" x 13' 4"
Bedroom 3	3.3 m x 3.2 m	10' 8" x 10' 4"
Balcony 1	9.4m ²	101.1 sqft
Balcony 2	9.4m ²	101.1 sqft



*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).

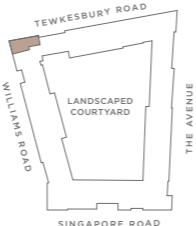
MOYERS HOUSE

3 bedroom duplex apartment

Total area	106.1 sq m	1142 sq ft
Kitchen/Living/Dining	7.9 m x 4.2 m	25' 9" x 13' 7"
Master Bedroom	4.0 m x 3.2 m	13' 1" x 10' 4"
Bedroom 2	2.9 m x 4.0 m	9' 5" x 13' 1"
Bedroom 3	3.4 m x 3.2 m	11' 1" x 10' 4"
Balcony 1	5.3m ²	57 sqft
Balcony 2	10.7m ²	115.1 sqft



Level 6	
Level 5	B3.4.03
Level 4	B3.4.03
Level 3	
Level 2	
Level 1	
Ground	



*Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS code of measuring practice (6th edition).

FABRICA

by A2Dominion

FABRICA is part of an award-winning property business, building thoughtfully designed homes in carefully considered locations. From high density urban developments to smaller rural schemes, every project reflects our dedication to high-quality, sustainable living and exceptional customer service.

We're committed to reducing the environmental impact of building, and to creating homes which are meticulously designed and skilfully produced.

People are at the heart of everything we do and because we continue to own and manage the properties we develop, our commitment continues long after the final brick is laid. Our award-winning estate management team constantly strive to provide excellent customer service to our residents.

FABRICA is part of the A2Dominion Group. With over 70 years of experience we are one of the largest developers in the UK and have a unique approach to house building. We don't just build houses, we invest all profits into projects which benefit communities and create better ways to live.

- 1 The Chroma Buildings: Southwark SE1
- 2 City Wharf: Islington N1
- 3 Keybridge: Vauxhall SW8
- 4 Queen's Wharf: Hammersmith W6



Rydon

Rydon is a developer specialising in urban regeneration, with a particular focus on development schemes within London.

Our strength lies in our ability to design and create contemporary new homes for modern living as part of stunning new neighbourhoods. We work hard to ensure our developments integrate with established local communities, ensuring each new apartment or house quickly becomes a home and more than just simply somewhere to live.

We ensure a positive impact on the built environment where we work, partnering with award-winning designers and incorporating sustainable features that promote energy efficiency and minimise environmental impact.

Rydon is part of the Rydon Group, an established group of companies set up in 1978 specialising in property and construction who bring a wealth of experience across a broad range of projects in housing, healthcare, education and the commercial sector. Rydon Group companies cover the fields of development, construction, refurbishment, maintenance, asset management and investment within our operations.

- 1 Packington: Islington N1
- 2 Mettle and Poise: Hackney E2
- 3 Lavender Point: Carshalton SM5





JIGSAW
WEST LONDON

Sales and Marketing Suite
The Avenue
London W13 8AG

londonjigsaw.co.uk
020 8825 2321

A DEVELOPMENT BY:

FABRICA
by A2Dominion

Rydon