



JIGSAW

WEST LONDON



Blenheim Building



An overview

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.

Development address

Singapore Road, West Ealing,
London W13 0UJ

Marketing suite address

Jigsaw Marketing Suite, The Avenue,
West Ealing, London W13 8AG

Local authority

London Borough of Ealing

Masterplanner

Conran and Partners

Detailed design

Gibberds Ltd

Developers

FABRICA and Rydon
on behalf of Green Man Lane LLP

Completion date

• Blenheim Building: Q3/4 2020

Service charge

£3.25 psf per annum

Tenure

Leasehold

Length of lease

250 years

Building insurance

NHBC

Ground rents

- One bedroom: £250
- Two bedroom: £300
- Three bedroom: £350

Specification

- Bespoke handleless kitchens with composite quartz worktops, glass splashbacks and integrated appliances
- Engineered timber flooring to hallway, living room and kitchen
- Luxury carpet to bedrooms
- Contemporary bathrooms with large format porcelain floor and wall tiles

Number of units in this phase

75 apartments and duplex apartments
in total

- 36 one bedroom
- 35 two bedroom
- 4 three bedroom

Residents' facilities

- Landscaped communal courtyard gardens
- Community centre
- Cycle storage with secure access
- Residential cores served by passenger lifts
- Gated undercroft parking (available by separate negotiation)
- CCTV to lift cars

Payment terms

- £1,000 reservation fee. £500 reservation fee for Help to Buy
- 10% of purchase price deposit due on exchange (21 days), and balance due on completion

Vendor solicitors

Winckworth Sherwood
c/o A2Dominion Developments Ltd
The Point, 37 North Wharf Road
London W2 1BD
T: +44 (0)20 7593 0362

Recommended solicitors

Cavendish Legal Group – Ganesh Menon
35 Millharbour, South Quay
London E14 9TX
T: +44 (0)20 7907 9300



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.

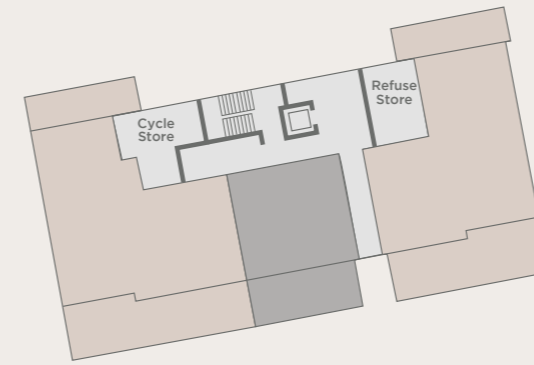


Blenheim Building

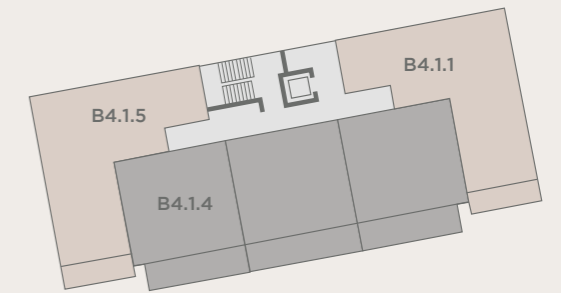


APARTMENT LOCATOR

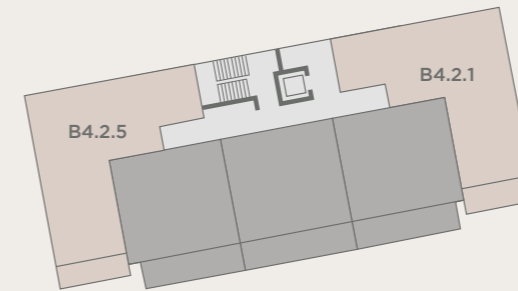
Plot	Beds	Floor	Type	Apartment/ Duplex	Total Area sq m	Total Area sq ft	Page
B4.1.1, B4.2.1, B4.3.1	2	1st, 2nd, 3rd	Type 18	Apartment	78.30	842.81	8
B4.1.4	1	1st	Type 2	Apartment	51	538.84	9
B4.1.5, B4.2.5	2	1st, 2nd	Type 18	Apartment	77.85	837.97	8



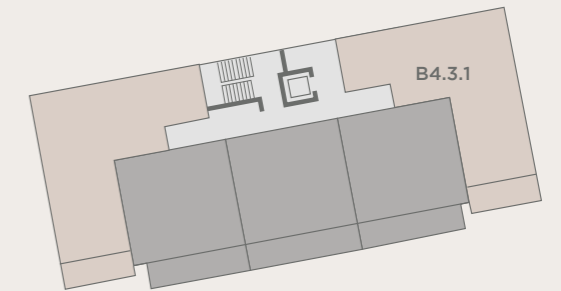
Ground floor



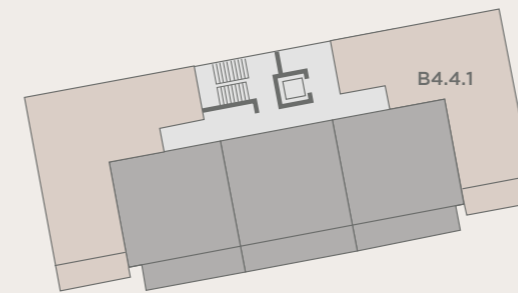
1st floor



2nd floor



3rd floor



4th floor

- One Bed
- Three Bed
- Two Bed
- Communal

The kitchen, furniture layouts and dimensions on the following floor plans 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 Property Measurement (1st 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.

Blenheim Building

2 bedroom apartment - Type 18

B4.1.1, B4.2.1, B4.3.1

Total area	78.30 sq m	842.81 sq ft
Kitchen	3.18 m x 3.00 m	10' 5" x 9' 10"
Living/Dining	4.39 m x 4.17 m	14' 4" x 13' 8"
Bedroom 1	4.01 m x 3.45 m	13' 2" x 11' 3"
Bedroom 2	3.18 m x 3.76 m	10' 5" x 12' 4"
Balcony	7.01 sq m ²	75.46 sq ft

B4.1.5, B4.2.5

Total Area	77.85 sq m	837.97 sq ft
Kitchen	3.18 m x 3.00 m	10' 5" x 9' 10"
Living/Dining	4.39 m x 4.07 m	14' 4" x 13' 4"
Bedroom 1	4.01 m x 3.45 m	13' 2" x 11' 3"
Bedroom 2	3.18 m x 3.76 m	10' 5" x 12' 4"
Balcony	6.93 sq m ²	74.59 sq ft



Level 4	
Level 3	B4.3.1*
Level 2	B4.2.1*, B4.2.5
Level 1	B4.1.1*, B4.1.5
Ground	



Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS Property Measurement (1st edition).
*These plots have a mirrored floorplan of the floorplan shown.

Blenheim Building

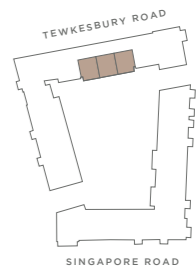
1 bedroom apartment - Type 2

B4.1.4

Total area	51 sq m	538.84 sq ft
Kitchen	2.59 m x 2.27 m	8' 6" x 7' 5"
Living/Dining	3.93 m x 4.50 m	12' 11" x 14' 9"
Bedroom	3.35 m x 3.78 m	11' 0" x 12' 4"
Balcony	10.21 sq m	109.90 sq ft



Level 4	
Level 3	
Level 2	
Level 1	B4.1.4*
Ground	



Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS Property Measurement (1st edition). *These plots have a mirrored floorplan of the floorplan shown. *Balcony shown will be minimum width and may slightly move position depending on position of plot within the block.



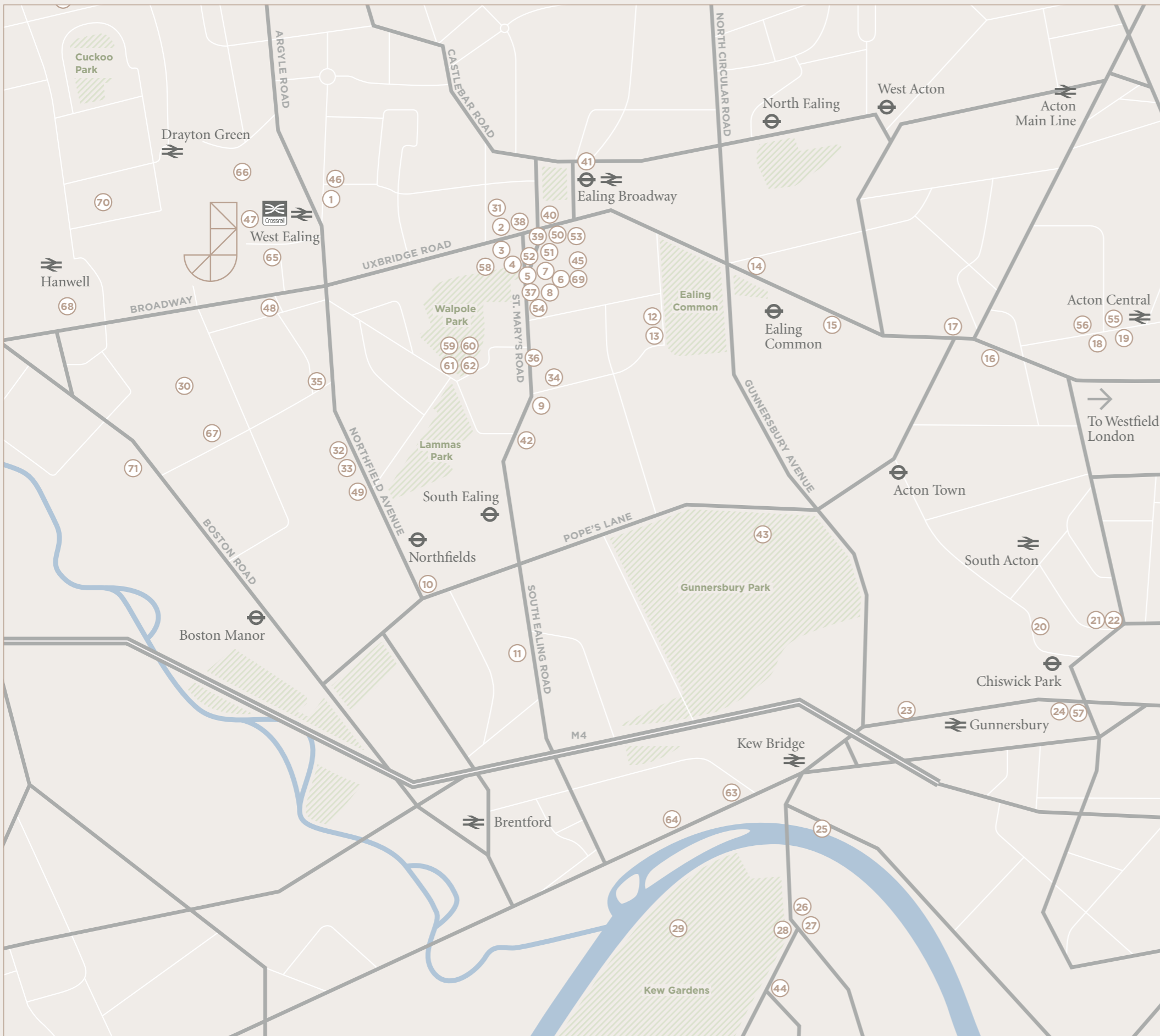
Timeless architecture. A commitment to using durable, sustainable materials ensures this sympathetically designed neighbourhood will age gracefully.

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



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

Computer generated image is indicative only



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 Leonidas 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
- 30 The Grosvenor
- 31 Charlotte's W5
- 32 Tapelia
- 33 The Owl & The Pussycat
- 34 Pillars Restaurant
- 35 The Forester
- 36 Abbotshill Wine Bar
- 37 Carluccio's

Cafés

- 38 Artisan Coffee School
- 39 Café Zee
- 40 Harris & Hoole
- 41 Electric Coffee Company
- 42 Munson's
- 43 Gunnersbury Park Café
- 44 Newens The Original Maids of Honour

Shopping

- 45 Ealing Broadway Shopping Centre
- 46 Blake's Florist
- 47 Waitrose
- 48 Ealing Farmers Market
- 49 Cheddar Deli
- 50 Marks and Spencer
- 51 The Drapers Arms
- 52 Bang and Olufsen
- 53 Organic For The People
- 54 Farm W5
- 55 The Village Trading Store
- 56 Park + Bridge
- 57 Neptune Chiswick

Culture

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

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

Specification

Interior finishes

Engineered timber flooring to hallway, living room and kitchen
Luxury carpet to bedrooms
Pop up sockets in kitchen

Kitchen/Living areas

Bespoke handleless kitchens
Composite quartz worktop
Backpainted glass splashback
Siemens integrated appliances including:
Single oven
Induction hob with touch controls
Microwave
Extractor hood
Integrated fridge freezer and dishwasher
Washing machine*
Under mounted bowl stainless steel sink
Single lever kitchen mixer tap
Pop-up sockets to kitchens

Bedrooms

Built-in wardrobes with shelving to master bedroom

Ensuites

Porcelain large format floor and wall tiles
Semi-recessed wash hand basin with chrome mixer tap
Wall mounted unit with mirrored doors and LED strip lighting
Overhead rain shower
Wall mounted shower mixer controller
Wall mounted WC with soft close seat and dual flush plate
Chrome heated towel rail
Glass shower screens
Composite quartz vanity top

Bathrooms

Porcelain large format floor and wall tile
Semi-recessed wash hand basin with chrome mixer tap
Wall mounted unit with mirrored doors and LED strip lighting
Built-in rectangular 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
Chrome heated towel rail
Composite quartz vanity top

Electrical

Energy efficient down lights
Video entry system to all apartments
Wiring for security alarm included in each apartment
Wiring for Sky Q to Living Rooms and Sky + to Bedrooms (subscription required)
Wiring for fibre optic broadband (subscription required)
Digital TV to living room and all bedrooms
USB sockets to kitchens and master bedroom
Dimmer switch to living area lights and master bedroom over bed head

Heating & hot water

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

Security and peace of mind

10-year NHBC warranty
CCTV in lift cars
24-month defects warranty cover

Communal areas

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

Sustainability features

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

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 which are a real pleasure to live in. Our design ethos and commitment to sustainability means 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 £2.9billion across 38,000 homes, we are one of the largest developers in the UK. Our A+ credit rating and pipeline of 6,000 homes across London and the South East 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 which benefit communities and create better ways to live.

Skilfully produced is the one thing we always live by.

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



Computer generated images are indicative only

Rydon

Partnering with business & communities, driven by a commitment to consistent quality, Rydon delivers solutions for education, housing and healthcare.

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.

The Rydon Group is an established group of companies set up in 1978 specialising in property and construction, bringing a wealth of experience across a broad range of projects. Employing over 750 people, Rydon Group companies cover the fields of development, construction, refurbishment, maintenance, asset management and investment within its operations. Each division within Rydon has its own specialist skills and can operate independently or through integrated, cross-disciplined programmes involving various components of the Group.

- 1 Packington Square: Islington N1
- 2 Mettle & Poise: Hackney E2
- 3 Maple Grove: London SM6

Computer generated images are indicative only





JIGSAW

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A DEVELOPMENT BY:

FABRICA
by A2Dominion

Rydon