

Shared Ownership



**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.

Crossrail's upcoming Elizabeth Line will complete the picture, transforming high speed travel across London and beyond, with a brand new station at West Ealing.

Jigsaw, connect with excellence.



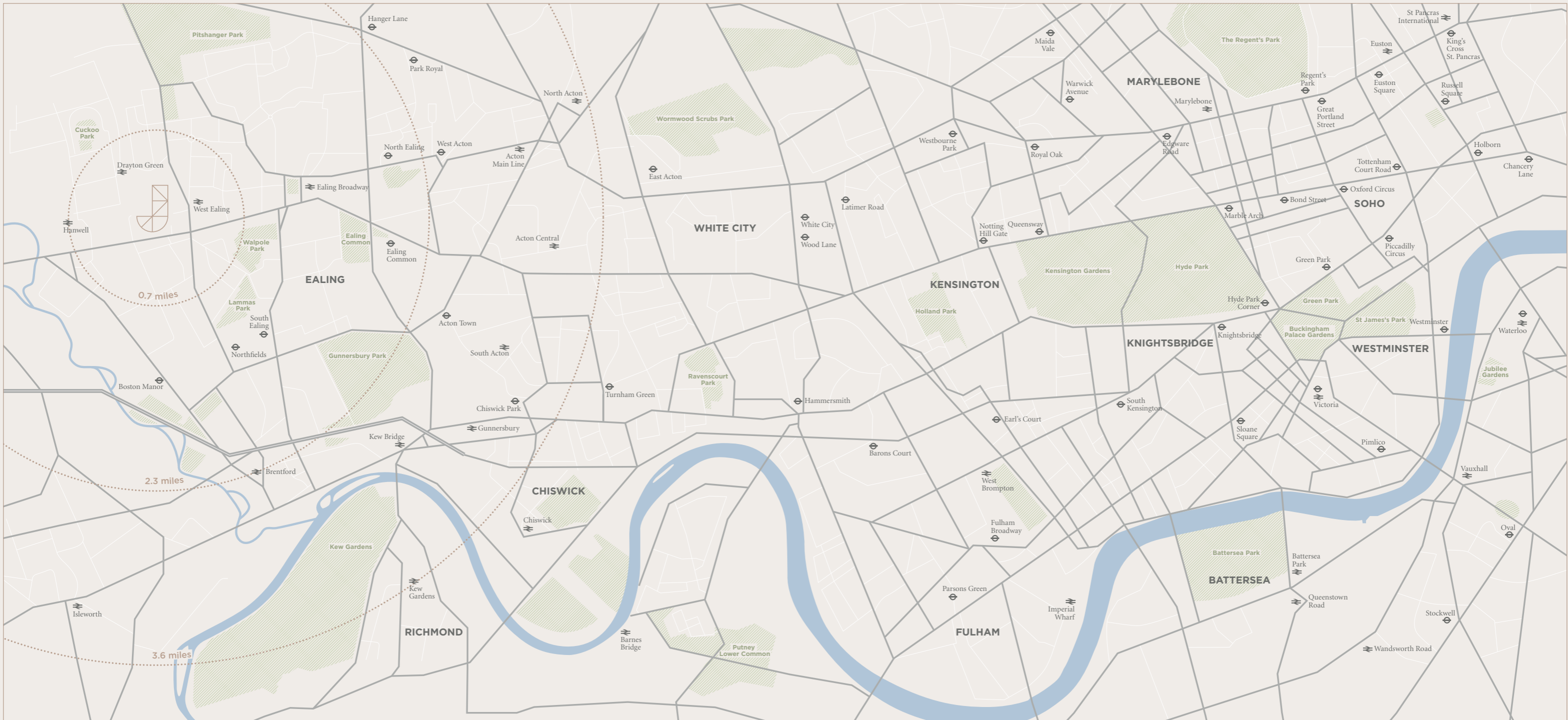


Computer generated image is indicative only

“We truly believe that good design makes people happier”

**Jigsaw Phase 3** is the latest phase of the long awaited new development by FABRICA and Rydon and is one of 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.





Jigsaw's unique connections to the heart of the capital mean residents can enjoy the full benefit of London living. Often recognised as one of the greatest cities in the world, London offers countless museums, theatres, galleries and cultural attractions as well as a myriad of gastronomical delights.





# Just 15 minutes into London's West End

Crossrail will provide a brand new connection to Jigsaw, with the Elizabeth Line running through West Ealing station, only 500m away. A new, bright and spacious ticket hall, a new footbridge and longer platforms are all being built as part of a range of improvements to the station. A fast, easy commute is assured, with high speed trains reaching Bond Street in 15 minutes, Liverpool Street in 22 minutes and Canary Wharf in less than half an hour. With Heathrow Airport just 13 minutes away, Crossrail's Elizabeth Line 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 station and a short walk to Ealing Broadway, with its rail and tube connections. Take Crossrail's Elizabeth Line\* to Heathrow airport in 13 minutes, or to Canary Wharf in just 29 minutes.

**By car**

Heathrow Airport	23 mins
Osterley Park	17 mins
Westfield Shopping Centre	17 mins
Notting Hill	22 mins
Kew Gardens	16 mins

**Key**

- London Underground
- National Rail
- Crossrail's Elizabeth Line (upcoming)
- - - - DLR

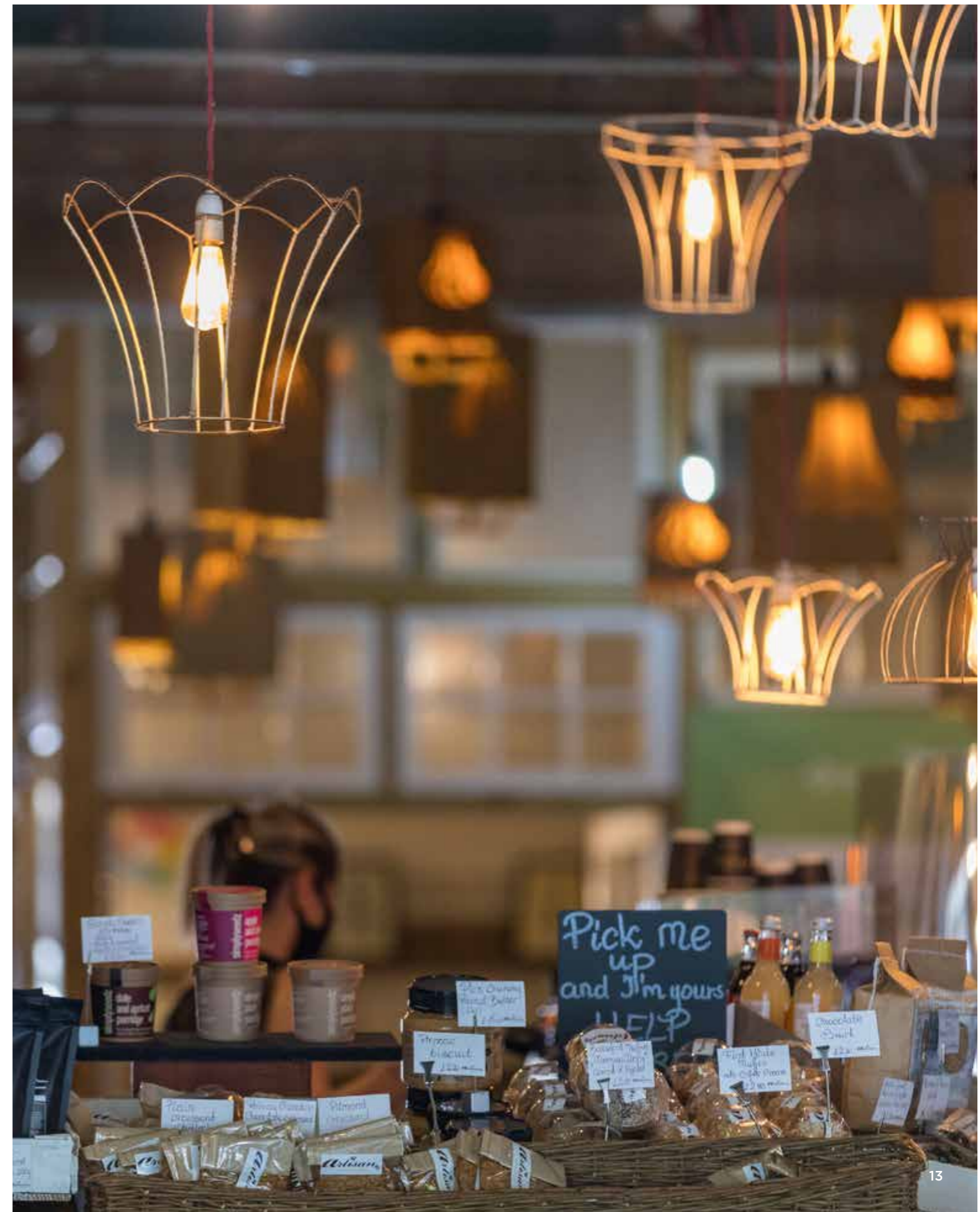


\*Crossrail's Elizabeth Line service is currently due to open in 2021, this could be subject to change. Map not to scale. Journey times are calculated from West Ealing station using tfl.gov.uk and crossrail.co.uk at peak time and are dependent on time of travel.



**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, the weekly Ealing Farmers Market is piled high with baskets of delicious artisan breads, fresh fish from the Dorset coast, award-winning cheeses, free-range meats and organic fruit and vegetables. Ealing Broadway offers a range of large retailers to choose from or head over to nearby Westfield Shopping Centre – a treasure trove of global brands.

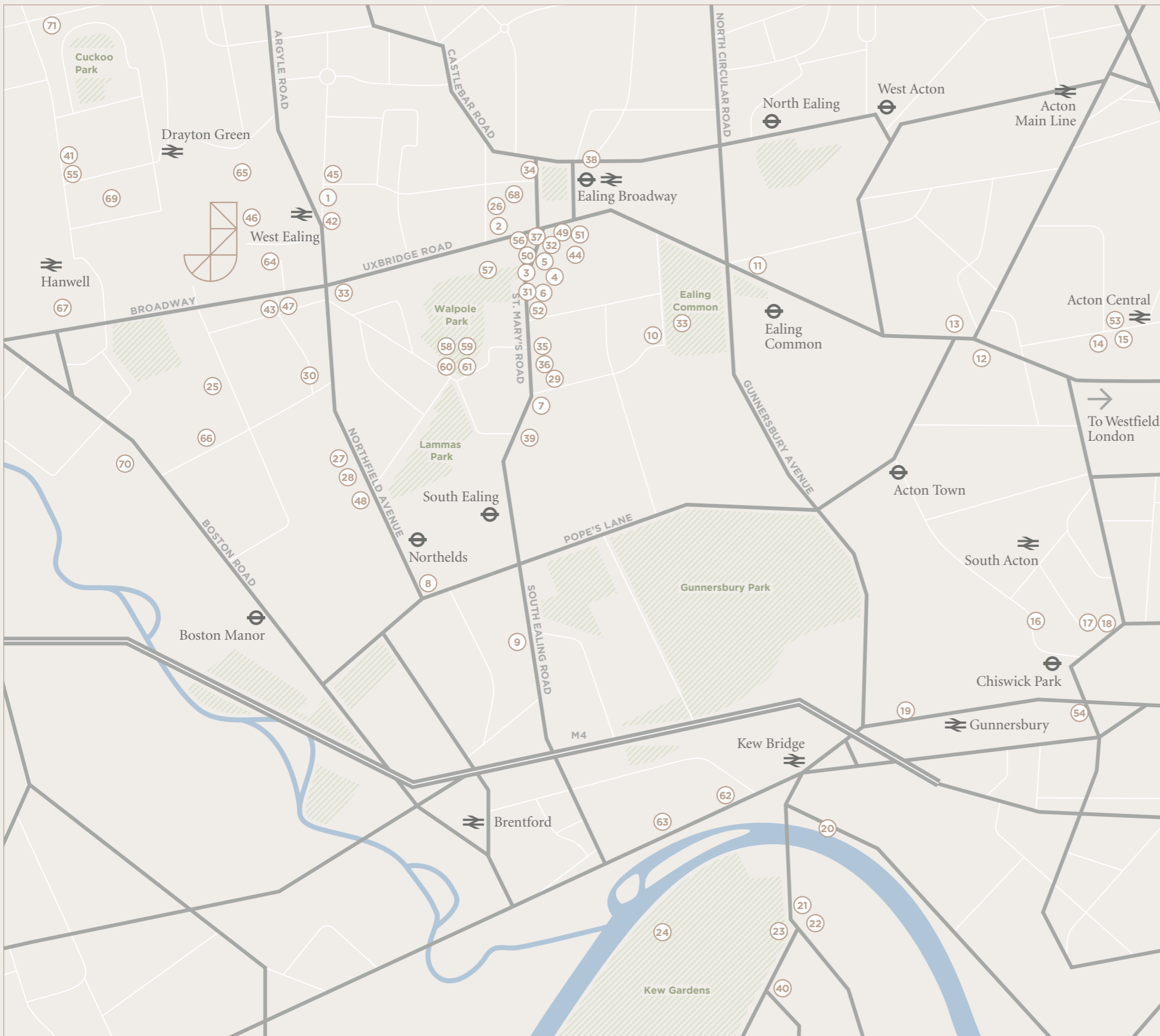






**Breathing space.** Escape the hustle and bustle of city life in some of London's finest green spaces. Nearby Walpole Park retains much of its Regency glory with its Pitzhanger Manor House, lawns, two picturesque lakes, a friendly café and fitness area, while Ealing Common offers plenty of long, winding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





**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 Hotel
- 2 Bill's
- 3 Limeyard
- 4 Côte Brasserie
- 5 Leonidas Chocolates
- 6 Wagamama
- 7 The Walpole
- 8 The Plough Inn
- 9 Ealing Park Tavern
- 10 The Grange
- 11 DoubleTree by Hilton
- 12 The George and Dragon
- 13 The Chatsworth Bar
- 14 The Rocket
- 15 The Station House
- 16 The Bollo House
- 17 Le Vacherin
- 18 The Duke of Sussex
- 19 Globe Bar
- 20 The Bell & Crown
- 21 Grill Off The Green
- 22 Coach & Horses Kew
- 23 The Botanist
- 24 The Orangery
- 25 The Grosvenor
- 26 Charlotte's W5
- 27 Tapelia
- 28 The Owl & The Pussycat
- 29 Pillars Restaurant
- 30 The Forester
- 31 Carluccio's
- 32 The Drapers Arms
- 33 The Star and Anchor
- 34 Franco Manca
- 35 The Red Lion
- 36 Santa Maria

**Cafés**

- 37 Café Zee
- 38 Electric Coffee Company
- 39 Munson's
- 40 Newens The Original Maids of Honour
- 41 The Cuckoo
- 42 Café Leemoo
- 43 Costa Coffee

**Shopping**

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

**Culture**

- 57 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

**Schools (and Ofsted Rating)**

- Primary
- 64 St John's Primary (Good)
- 65 Drayton Green Primary (Good)
- 66 Oaklands Primary (Good)
- 67 St Joseph's Catholic Primary (Good)
- 68 Christ The Saviour Primary (Outstanding)

**Secondary**

- 69 Drayton Manor High School (Outstanding)
- 70 Elthorne Park High School (Outstanding)
- 71 Brentside High School (Good)

\*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 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.



Computer generated image is indicative only

**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 new primary school and sports facilities.





**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





**JIGSAW**  
WEST LONDON

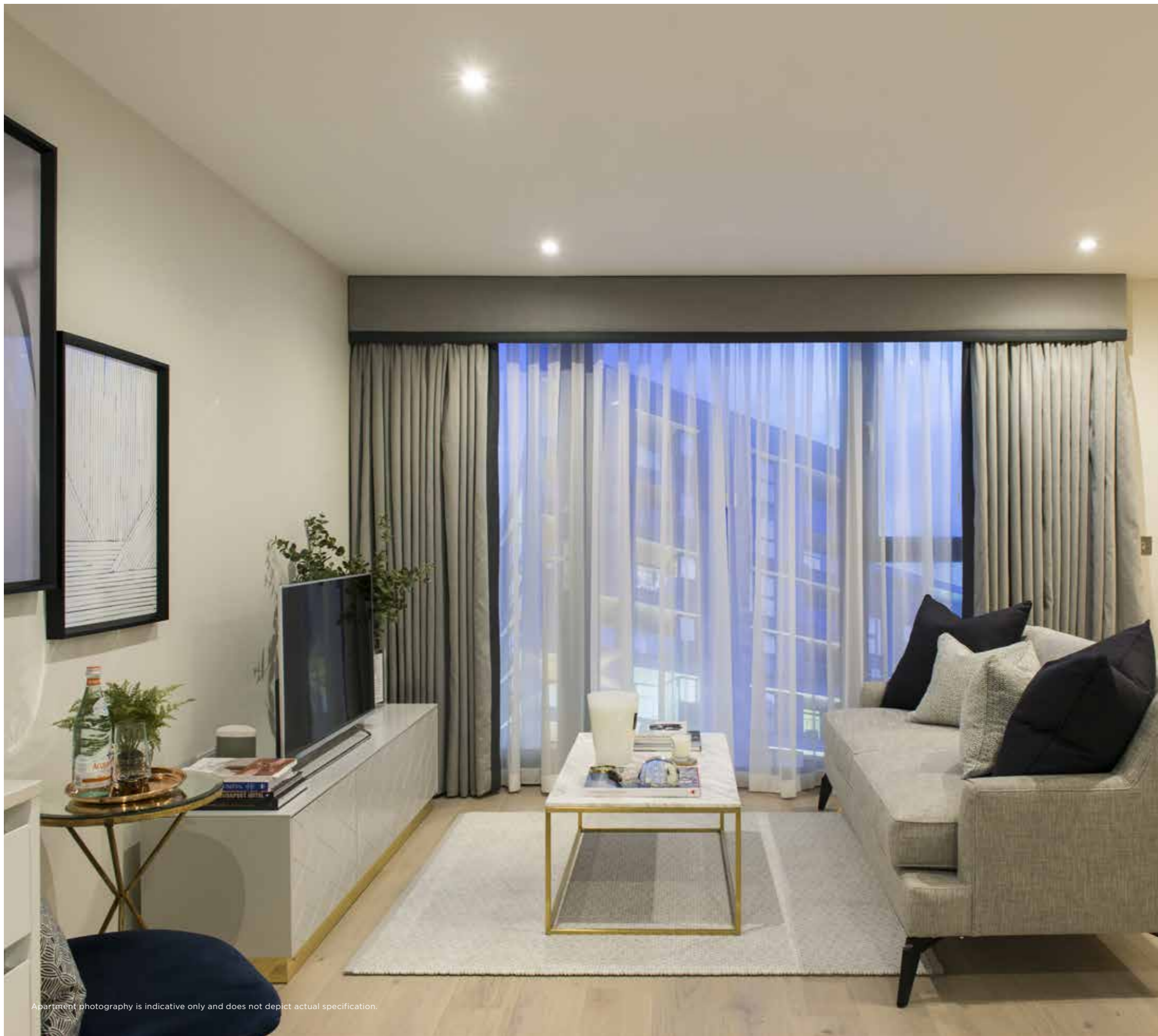
## DESIGN EXCELLENCE

The design-led 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 trees.



Apartment photography is indicative only and does not depict actual specification.

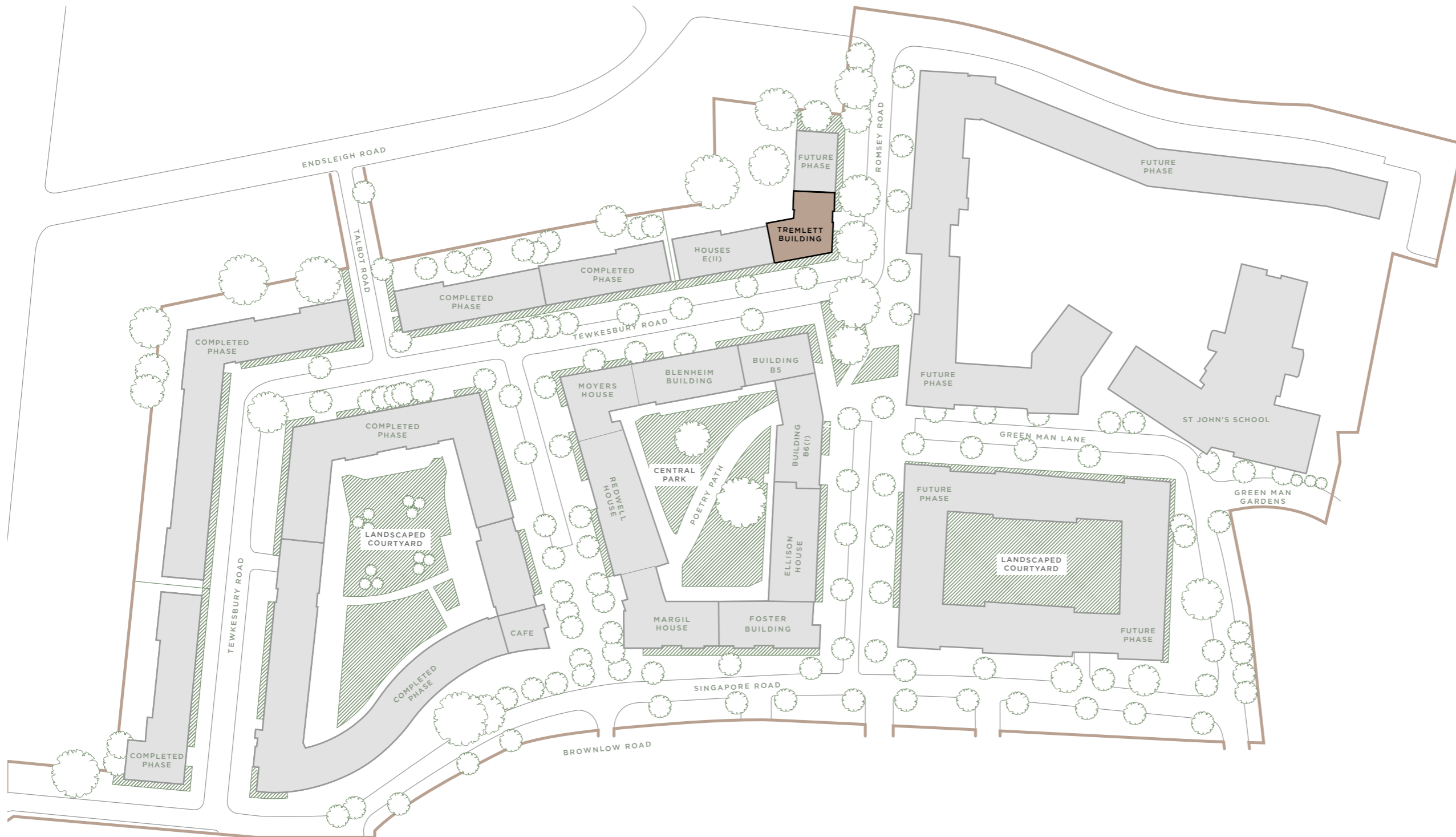






# West Ealing's vibrant new hub

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



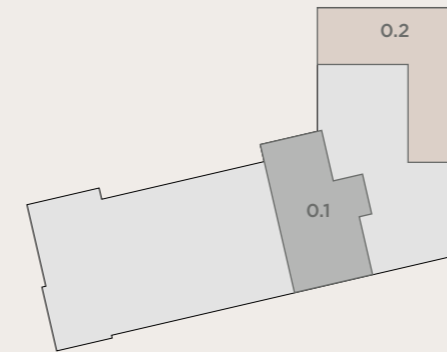


# Tremlett Building

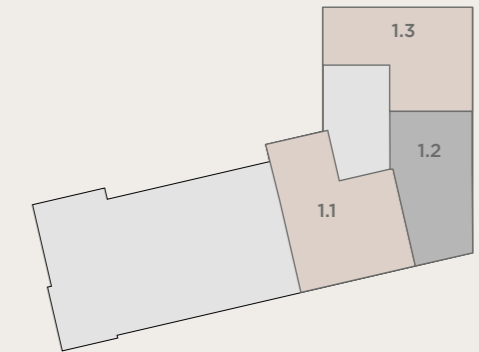


## APARTMENT LOCATOR

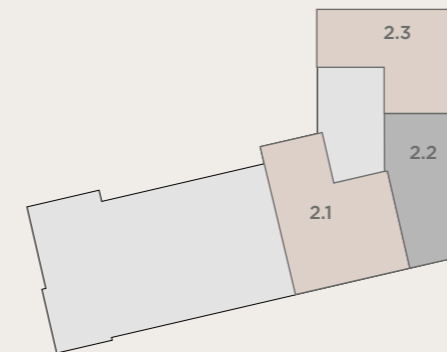
Plot	Beds	Floor	Type	Apartment	Total Area sq m	Total Area sq ft
0.1	1	Ground	Type 9	Apartment	63.21	680.38
0.2	2	Ground	Type 14	Apartment	74.18	798.46
1.1, 2.1, 3.1, 4.1	2	1st, 2nd, 3rd, 4th	Type 27	Apartment	76.39	822.25
1.2, 2.2, 3.2, 4.2, 5.2	1	1st, 2nd, 3rd, 4th, 5th	Type 10	Apartment	52.15	561.33
1.3, 2.3, 3.3, 4.3, 5.3	2	1st, 2nd, 3rd, 4th, 5th	Type 15	Apartment	65.15	701.26



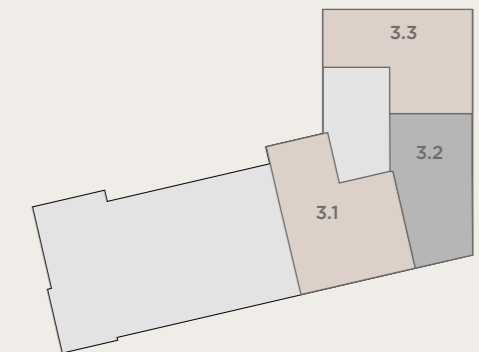
Ground floor



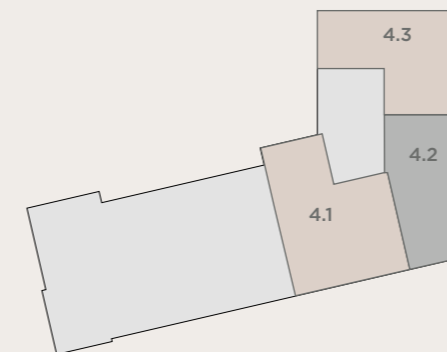
1st floor



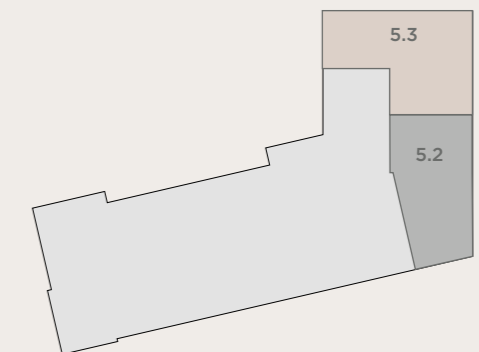
Second floor



Third floor



Fourth floor



Fifth floor

One Bed  
 Two Bed

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 areas shown are measured as gross internal floor area within the exterior walls in accordance with RICS code for measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.







# FLOOR PLANS

The selection of one and two bedroom homes have been carefully designed. Each home boasts its own private outdoor space, with balconies or terraces with some homes looking out over the impressive landscaping and tree-lined boulevards.

## TREMLETT BUILDING

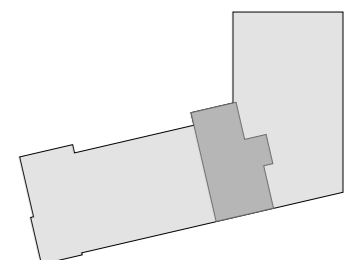
### 1 bedroom apartment - Type 9

0.1

<b>Total area</b>	<b>63 sq m</b>	<b>680 sq ft</b>
Kitchen/ Living/Dining	6.33 m x 4.41 m	20'9" x 14'4"
Bedroom	3.81 m x 3.85 m	12'6" x 12'7"
Terrace	10 sq m	117 sq ft
Back Garden	33 sq m	361 sq ft



F/F Fridge Freezer  
 DW Dishwasher  
 WD Washer Dryer



Ground E.01

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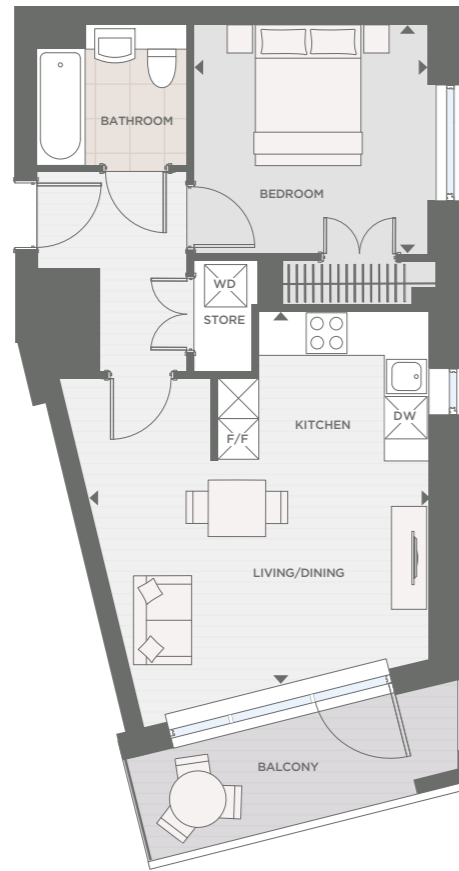


# TREMLETT BUILDING

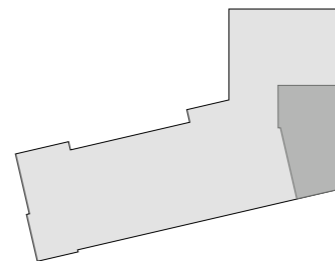
## 1 bedroom apartment - Type 10

1.2, 2.2, 3.2, 4.2, 5.2

<b>Total area</b>	<b>52 sq m</b>	<b>561 sq ft</b>
Kitchen/Living/Dining	6.0 m x 5.4 m	19'9" x 17'9"
Bedroom	3.4 m x 3.3 m	11'3" x 11'0"
Balcony	7 sq m	75 sq ft



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 WD Washer Dryer



5th	E.5.2
4th	E.4.2
3rd	E.3.2
2nd	E.2.2
1st	E.1.2

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# TREMLETT BUILDING

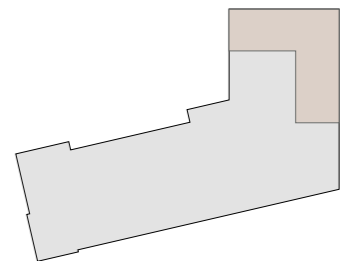
## 2 bedroom apartment - Type 14

0.2

<b>Total area</b>	<b>74 sq m</b>	<b>798 sq ft</b>
Kitchen/Living/Dining	7.05 m x 3.81 m	23'1" x 12'6"
Master Bedroom	3.97 m x 3.78 m	13'0" x 12'5"
Bedroom 2	3.97 m x 2.40 m	13'0" x 7'10"
Terrace	21 sq m	230 sq ft
Back Garden	28 sq m	311 sq ft



F/F Fridge Freezer  
 DW Dishwasher  
 W/D Washer Dryer



Ground E.0.2

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# TREMLETT BUILDING

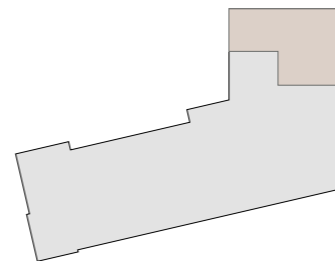
## 2 bedroom apartment - Type 15

1.3, 2.3, 3.3, 4.3, 5.3

<b>Total area</b>	<b>65 sq m</b>	<b>701 sq ft</b>
Kitchen/ Living/Dining	5.84 m x 4.25 m	19'2" x 13'11"
Master Bedroom	3.81 m x 3.20 m	12'6" x 10'6"
Bedroom 2	3.34 m x 3.28 m	10'11" x 10'9"
Balcony	6 sq m	64 sq ft



F/F Fridge Freezer  
 DW Dishwasher  
 WD Washer Dryer



<b>5th</b>	E.5.3
<b>4th</b>	E.4.3
<b>3rd</b>	E.3.3
<b>2nd</b>	E.2.3
<b>1st</b>	E.1.3

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# TREMLETT BUILDING

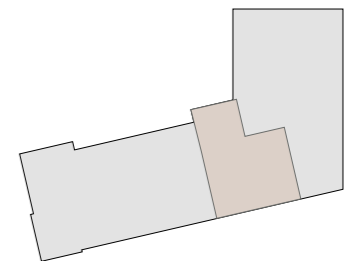
## 2 bedroom apartment - Type 27

1.1, 2.1, 3.1, 4.1

<b>Total area</b>	<b>76 sq m</b>	<b>822 sq ft</b>
Kitchen/Living/Dining	5.67 m x 5.11 m	18'7" x 16'9"
Master Bedroom	3.87 m x 3.70 m	12'8" x 12'1"
Bedroom 2	4.42 m x 3.60 m	14'6" x 11'10"
Balcony	6 sq m	73 sq ft



F/F Fridge Freezer  
 DW Dishwasher  
 WD Washer Dryer



<b>4th</b>	E.4.1
<b>3rd</b>	E.3.1
<b>2nd</b>	E.2.1
<b>1st</b>	E.1.1

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Apartment photography is indicative only and does not depict actual specification.

# Specification

## Interior finishes

Laminate timber effect flooring to hallway, living room and kitchen  
 Luxury carpet to bedrooms  
 White metal electrical sockets with white inserts

## Kitchen/Living areas

Bespoke handleless kitchens  
 Laminate worktop  
 Back painted glass splashback behind hob  
 Integrated appliances including:  
 - AEG Single oven  
 - AEG Ceramic hob with touch controls  
 - AEG Extractor hood  
 - Electrolux fridge freezer  
 - Electrolux dishwasher  
 Siemens washer dryer\*  
 Under mounted bowl stainless steel sink  
 Single lever kitchen mixer tap

## 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 underlighting  
 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 underlighting  
 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 functionality to living room (subscription required)  
 Wiring for Sky+ functionality to living room and main bedroom. Loop connections to other bedrooms from living room (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  
 Steel panelled radiators

## Security and peace of mind

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

## Communal areas

Landscaped communal gardens and courtyards  
 Café  
 Community centre  
 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.



# Why Shared Ownership?

Buying a home is a complicated process so it's little wonder that the idea of shared ownership can be daunting. We offer a variety of homes to buy under the shared ownership scheme and the following few pages will provide you with everything you need to know including how to apply, the cost of buying and eligibility.

## What Is Shared Ownership?

Shared ownership is an affordable way to buy a home which involves part owning, part renting a property. It's designed to help people who can't afford to buy a home at full market value and allows you to buy a share of a property (usually 25%-75%) and pay rent on the part you don't own. You'll need to take out a mortgage to pay for your share. When you can afford to, you may wish to increase your shares until you own the entire property. This is known as 'staircasing'. You will also pay a service charge for your home, which is usually charged on a monthly basis. There are lots of good reasons to buy a shared ownership home:

- Buy chain free
- Have a 12-year construction warranty from a leading warranty provider
- 2-year developer's defects warranty

## How Does It Work?

The price of the share you buy is determined by a property valuation, carried out by a Royal Institution of Chartered Surveyors (RICS) qualified surveyor. On the share of the home you don't own, you will pay rent. For example, if you purchase 40% of your home, you will pay rent on the remaining 60%. You will need to have a financial assessment to establish the maximum share you can afford to buy.

## What Will You Own?

As with all apartments, the Shared Ownership apartments will be Leasehold and typically for a period of 125 years. No ground rent is payable until such time you own the apartment outright by having staircased to 100% ownership of the property.

## How Much Will It Cost?

The level of deposit (from 5% of the share you purchase) you need depends on the cost of the share you would like to buy, and the mortgage you choose. In addition to your monthly mortgage and rent payments, you'll need savings of around £4,000 to be able to cover the cost of the survey, legal fees and stamp duty (if applicable). The amount of deposit you will need depends on the mortgage provider you choose, the terms of the mortgage and your credit rating. If you want to buy more shares, the cost of your new share will depend on how much your home is worth when you want to buy the share. If property prices in your area have gone up, you'll pay more than for your first share. If your home has dropped in value, your new share will be cheaper. Buying additional shares will reduce the amount of rent you pay.

If you staircase to the point where you own outright, you will no longer have rent to pay.

## Eligibility

To qualify for a shared ownership property you will need to meet certain criteria set by the Local Authority. You will be eligible for shared ownership if:

- You are unable to afford a home that meets your needs
- You don't currently own a property
- Your household income does not exceed £90,000 p.a.
- You pass the financial assessment

Applicants for shared ownership are prioritised based on the Local Authority criteria. Priority is generally given to applicants living or working in the same borough as the property they wish to buy. When prioritising applicants, the Local Authority will also consider whether:

- You work in the Ministry of Defence
- You are deemed to be in a high priority group by the Local Authority. In some cases, the Local Authority use their own criteria to prioritise applicants.

## How To Apply

Please contact our Sales team for further information on how to register your interest.

# Shared Ownership Process

## 1. The Conveyancing Process

This is the process of transferring ownership of a property from one person to another. It usually takes 4 weeks from reservation to exchange of contracts. Once your application has been approved by us, you'll need to instruct your solicitor and pass their details onto us. We'll also need details of your lender. We will issue a Memorandum of Sale to all parties, which gets the legal process underway.

## 2. Searches

Your solicitor will carry out a number of searches including environmental searches as well as local area searches.

## 3. Survey

You will need to pay for a valuation survey, which is carried out by your lender.

## 4. Mortgage Offer

If you are buying a property with a mortgage, you'll need a mortgage offer on the property. Once you've received the offer you will need to send this to us so that we can approve it.

## 5. Exchange Of Contracts

When you exchange contracts you will need to pay a deposit (from 5%) which makes the sale legally binding at the price agreed. If you withdraw from the sale for any reason, the deposit is non-refundable. At this stage you are also now ready to agree a completion date.

## 6. Completion

The completion date is when your solicitor transfers the remainder of the money to our solicitor and the home officially becomes yours. Your solicitor will request the funds from your lender well in advance of the completion date and will also carry out a final search at the Land Registry. Other costs that will need to be paid are Stamp Duty (if applicable) as well as rent and service charge to us. A transfer document showing that the home is now leased to you will be sent to Land Registry.

# 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 £9 billion across over 38,000 homes, in London and southern England, we are one of the UK's largest developers.

Our A+ credit rating and pipeline of 7,601 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 which benefit communities and create better ways to live.

Pride in every detail is what we live by.



- 1 The Chroma Buildings: Southwark SE1
- 2 City Wharf: Islington N1
- 3 Carlton House SW15
- 4 Wyndham Studios SE5



# 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 Heckfield House: Fulham SW6
- 2 Mettle & Poise: Hackney E2
- 3 Packington Square: Islington N1

Computer generated images are indicative only



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WEST LONDON

Sales and Marketing Suite  
The Avenue  
London W13 8AG

[londonjigsaw.co.uk](http://londonjigsaw.co.uk)  
020 8825 2321





