



SUTHERLAND ROAD

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## SUTHERLAND ROAD

### 8 LUXURY APARTMENTS WITH PARKING



Sutherland Road is an exceptional new gated development of one and two bedroom luxury apartments in a classic detached Victorian property. Each apartment has been elegantly designed to create the perfect home in which to relax, unwind and entertain.

The property has outstanding outdoor areas and wonderful views across West London.

All the apartments benefit from parking.



## WEST LONDON LIVING

The area is renowned for its green spaces, and local favourites include nearby Drayton Green, Cleveland Park and Pitshanger Park. It also offers no end of opportunities for sports enthusiasts and has a number of excellent gyms and leisure centres, as well as golf and tennis clubs.

West Ealing is well served by local shops, including a large Waitrose close to the station. Nearby Ealing Broadway offers the perfect mix of independent and high street shops as well as a vast choice of pubs, cafés and restaurants. The opening of a new cultural quarter, Ealing Filmworks, including an eight-screen Picturehouse, will add to an already thriving cultural hub.



## TRANSPORT



The apartments are a five-minute walk from West Ealing station (0.3 miles), which is on National Rail and will be on the Elizabeth line (Crossrail) once it opens in 2020.

### ELIZABETH LINE JOURNEY TIMES WILL BE\*:

Heathrow T2/3 – 13 minutes  
Bond Street – 15 minutes  
Tottenham Court Road – 17 minutes  
Liverpool Street – 22 minutes  
Canary Wharf – 29 minutes

### CURRENT NATIONAL RAIL TIMES FROM WEST EALING STATION ARE:

Paddington – 12 minutes  
Ealing Broadway – 2 minutes  
Heathrow T2/3 – 15 minutes

### BUSES

There are three bus routes within a one-minute walk of the apartments, with regular buses to West Ealing station (approximately 3 minutes) and Ealing Broadway (approximately 12 minutes).

There are a number of local bus routes to destinations both locally and across London, including night buses.

\* Journey times are approximate. Source: TFL, National Rail and Google maps



## SPECIFICATION

- Curated and designed by top interior designers Studio Iro
- Built in joinery including bespoke wardrobes, vanity units and furniture
- Bespoke, fully integrated kitchens with feature islands to selected units. Kitchens equipped with integrated Bosch appliances, Smeg sinks and taps, and finished with Statuario Quartz worktops
- Luxurious marble bathrooms fitted with designer matt black sanitary ware, Crittall glass shower screens, built in vanity units
- Nest remote control thermostats
- New double-glazed sash windows throughout
- Underfloor heating throughout
- Wiring for Sky +
- Virgin fibre broadband
- Isolated acoustic structures for improved sound insulation between apartments
- 10-year structural defects warranty and minimum one-year guarantee on all appliances



The photos in this brochure are from another recent development by the developer and are not actual shots of this property. These photos are for illustrative purposes only.

**MISREPRESENTATION ACT:** These particulars are not to be considered as a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or its agent. In view of our continuing aim to improve our developments the detailed specification and/or layouts may change.







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## ABOUT THE DEVELOPER

Luxgrove Homes has an outstanding reputation for building luxurious high-quality homes. Committed to offering a personable and efficient service to customers, Luxgrove is forever seeking to outdo itself on design, quality and value.

Its steadfast passion for doing so has helped it achieve its status as one of London's most reliable and trusted home builders.

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