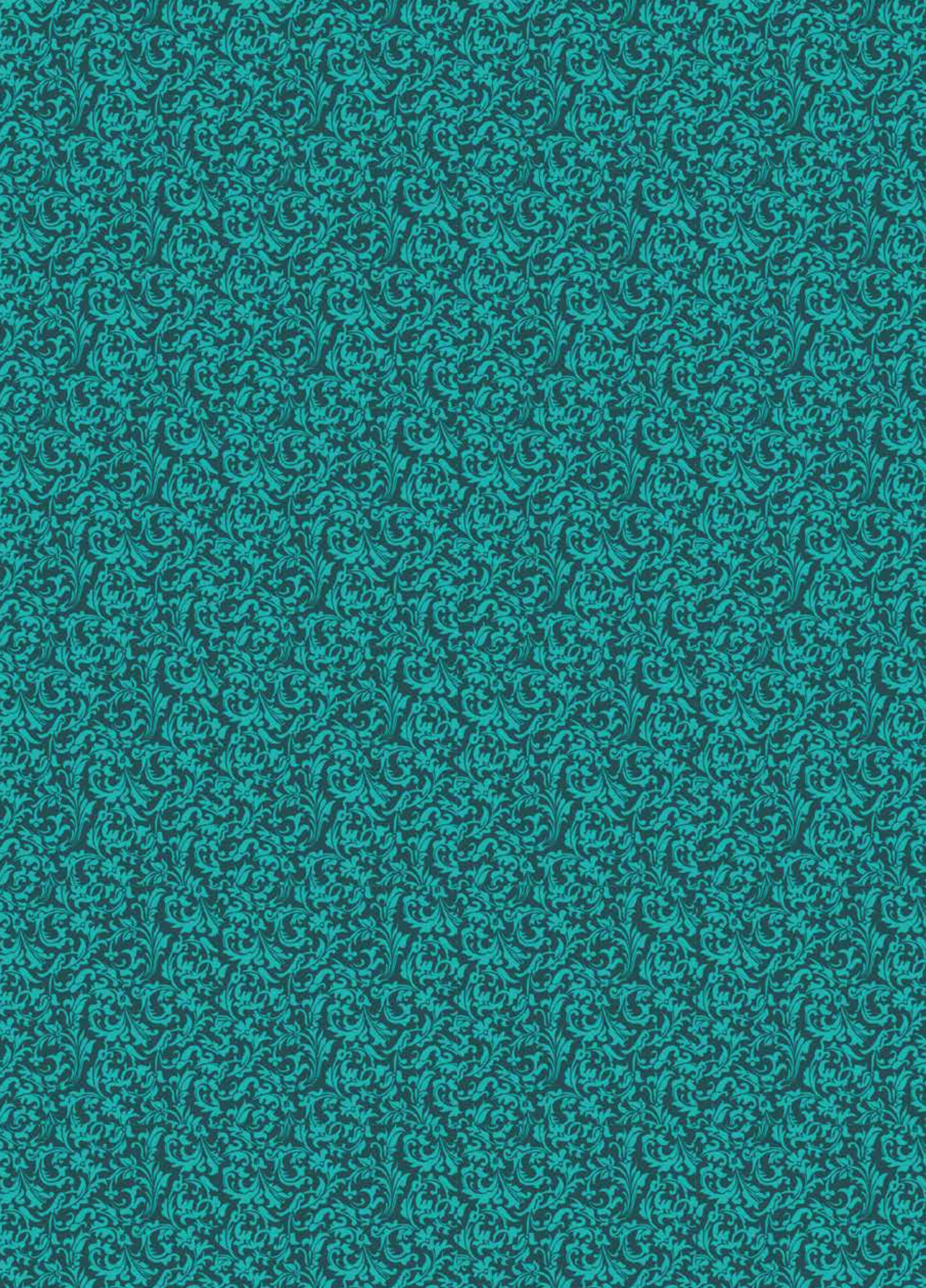




ST BERNARD'S GATE  
HANWELL

**CONNOLLY HOUSE**

**A COLLECTION OF 1 & 2 BEDROOM  
APARTMENTS**





ST BERNARD'S GATE  
HANWELL

# WEST LONDON'S HIDDEN GEM

**S**t Bernard's Gate is located in Hanwell, a little-known urban village in the leafy residential borough of Ealing in west London. Tucked away from the hustle and bustle of the city but with excellent links to central London and beyond, soon to be improved with the launch of Crossrail, Hanwell offers an idyllic place to experience London life.

Set within a site of historical interest, St Bernard's Gate comprises a collection of stylish one and two bedroom apartments for private sale, the distinctive contemporary architecture complementing the historic buildings that remain.

Connolly House is the first of five apartment buildings being built in this prestigious development.





*CGI view across the main square*

# YOUR NEW DISCOVERY



**S**t Bernard's Gate will create a new neighbourhood in an area already renowned for its lively local life and strong community ethos. A large central square will offer a hub where residents can come together. Existing historical buildings, including the chapel, will become key meeting and community spaces within the scheme.

# THE VISION REVEALED

**S**t Bernard's Gate is designed by Hester Architects, a leading practice that specialises in masterplanning mixed-use urban design. Their masterplan for St Bernard's Gate envisions contemporary apartment living within a new neighbourhood in this little known but well loved part of west London.

*The scheme has a clear and distinct vision: to produce a collection of modern and stylish homes whilst remaining sympathetic to the existing historical buildings, which will remain. This includes St Bernard's Chapel, the arch of the gatehouse and the refurbished Grade II listed North House. A key element of the project is to embrace the archway as the main focal point revealing the development within and to reinstate the historic axis with the chapel.*

*The creation of a main square will form the public outdoor space for the neighbourhood and will feature a tree-lined walkway leading up to the chapel.*



*CGI view of St Bernard's Gate*



# AN HISTORIC DEVELOPMENT







**M**any historical features remain of this former hospital including the magnificent Grade II listed entrance arch and chapel.



... but there is something at Hanwell more precious than any of these. As a traveller by the Great Western Railway dashes through it, his attention is arrested for a moment by a large building on the southern side of the railway, a plain but handsome structure, which stands cheerfully in an open country, and discloses even to the hasty glimpse of the traveller, as he hurries past, evident indications of careful and attentive management.

It is one of the most interesting buildings in the kingdom; a temple sacred to benevolence, a monument and memorial of the philanthropy of our times.

**Sylvanus Urban**  
The Gentleman's Magazine  
(July- December 1858)



Wembley Stadium

WESTERN AVENUE

EDGWARE ROAD

A41

WESTERN AVENUE



Park Royal



Marylebone



Hanwell



Ealing Broadway



West Acton



Paddington

UXBRIDGE ROAD

GUNNERSBURY AVENUE

EDGWARE ROAD



ST BERNARD'S GATE  
HANWELL



Westfield London



Ealing Common

A320



South Ealing



Harrods

M4



Boston Manor



Acton Town

M4



Gunnersbury



Hammersmith

A4

GREAT WEST ROAD



Kew Gardens

KEN ROAD





# DISCOVER YOUR LONDON

An aerial night view of London, showing a dense urban landscape with numerous buildings illuminated by warm yellow and white lights. The River Thames is visible in the lower-left corner, and a highway with light trails from traffic is in the lower-right corner. The sky is a deep blue, suggesting dusk or dawn.

**L**ook beyond the famous landmarks, iconic buildings, majestic green spaces and layers of history for which London is famous to reveal another side of the city that only a resident can truly appreciate. From little-known street festivals, hidden garden squares and secret pop-up events, there is something exciting to discover around every corner.

# A GATEWAY TO EXPLORING LONDON

## Hyde Park



One of the eight Royal Parks in London, Hyde Park is home to the Serpentine Lake, Speaker's Corner and the Diana, Princess of Wales Memorial Fountain.

## Oxford Circus



Oxford Circus is London's west end shopping hub, providing a gateway to the major department stores along Oxford Street and Regent Street including Selfridges, John Lewis and Liberty.

## Westfield



Hanwell is perfectly located to access nearby Westfield London and, from 2019, with the launch of Crossrail, Westfield Stratford City. Both Westfield shopping centres provide luxury designer and lifestyle shopping and great places to eat and drink.

## Bond Street



Once Crossrail launches Bond Street will be accessible in only 15 minutes, bringing its designer boutiques and luxury shopping almost to Hanwell's doorstep.

## Paddington Station



Paddington is Hanwell's closest major railway station and is easily accessible by tube. The Heathrow Express operates from here and Crossrail will offer only an 11-minute journey from Hanwell to Paddington.

Further west of Hanwell is London's busiest international airport providing flights to hundreds of destinations worldwide. Easily reached via the nearby Piccadilly line tube, the airport is only six stops away.

## Heathrow Airport



## Selfridges



Occupying a prime spot on Oxford Street, London's famous department store continues to draw in the crowds, providing a showcase for the latest cutting-edge fashion, contemporary lifestyle and designer brands.

## Covent Garden

### Harrods



Knightsbridge's world-famous department store epitomises luxury and extravagance. As well as the expected designer fashion and homeware, Harrods' elaborate food hall, with its beautiful displays of food, wine and hampers, is a must-see.



Covent Garden is unlike anywhere else in London, offering an intoxicating blend of street performers, great shopping, live music and street food all focused around its central cobblestone square. Covent Garden is also home to London's thriving theatreland.

### The British Museum



Dedicated to human history, art and culture, the British Museum showcases many permanent exhibits as well as one-off exhibitions.

### Trafalgar Square



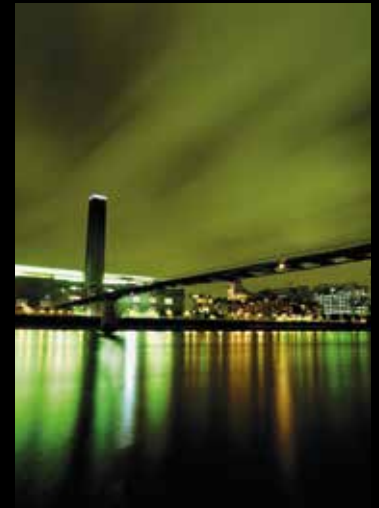
Nelson's Column stands at the centre of this well-known public square. The National Gallery and National Portrait Gallery are here and the Fourth Plinth in the square regularly showcases a contemporary art piece. Recent installations have included a vivid blue rooster, 'Hahn/Cock' and a horse skeleton 'Gift Horse'.

### King's Cross St Pancras



King's Cross is the biggest interchange station on the London Underground serving six lines. Eurostar operates from St Pancras with trains to France, Amsterdam and Brussels.

### Tate Modern



Located on London's lively Southbank, the Tate Modern is a renowned art gallery featuring the city's collection of modern and contemporary art. An awe-inspiring building in its own right, the five-storey high Turbine Hall is used to display large contemporary art installations.

### St Paul's Cathedral

Positioned on Ludgate Hill, the highest point of the city of London, this beautiful Baroque cathedral was designed by Sir Christopher Wren in 1673 and is the seat of the Bishop of London.



### Canary Wharf



Canary Wharf is one of London's two major financial districts and will be accessible via Crossrail in only 29 minutes. It is home to many of the city's tallest buildings including One Canada Square.



# THE BEST OF LONDON LIFE

**W**ith excellent existing travel links and the prospect of Crossrail just around the corner, St Bernard's Gate is perfectly located to discover everything central London has to offer with its world-renowned shopping, thriving theatreland and exciting nightlife.

Closer to home is the world-famous Kew Gardens and Richmond Park, boutique shopping and pretty pavement cafés in stylish Chiswick, great shopping and places to eat around wider Ealing and vibrant Southall with its diverse collection of restaurants and street food.







LONDON'S  
HIGHEST  
VIEW IS AT  
THE TOP  
OF THE SHARD  
OFFERING  
UNPARALLELED  
360° VIEWS  
FOR UP TO  
40 MILES

# Finding your way



## WALKING

There are some great places to visit just a short walk away: three main recreational parks, including a National Trust park are nearby as is the Grand Union Canal with its prized Hanwell Flight of Six Locks and the Brunel designed Three Bridges. Hanwell Village with its cluster of shops and cafés is just up the road.



## BICYCLES

Hanwell is a great place to get about on two wheels. Quiet residential streets, parks, and canal towpaths all offer a safe way to get to a multitude of destinations.

HIDDEN HANWELL  
FACTS

**S**t Bernard's Gate boasts a great location in Hanwell, offering the best of both worlds: a quiet village-like hideaway but with excellent transport links to central London and beyond.

Close to Heathrow Airport, three tube lines, an overline trainline and, in 2019, Crossrail Hanwell offers a gateway to a multitude of destinations, quickly and efficiently.

# HANWELL RAILWAY STATION FIRST OPENED IN 1838



## LONDON UNDERGROUND

Hanwell is close by to three tube lines: the Central and District lines from Ealing Broadway and the Piccadilly line from Boston Manor. A variety of buses serve both stations.



## RAIL

Heathrow Connect trains operate between Hanwell station and Paddington station eastbound and Hanwell and Heathrow Airport westbound. Journey times to Paddington are only 15 minutes.



## BUSES

The area is well served by buses in all directions. The E8 and 195 head towards the Piccadilly line tube whilst the 207, N207, 607, 427 and 83 operate along the Uxbridge Road, linking Hanwell with Ealing Broadway and Shepherds Bush (home to Westfield London). The 65 bus serves Kew Gardens and Richmond and the E3 heads to nearby Chiswick.



## CROSSRAIL

Crossrail is the new high frequency, high capacity railway for London and the South East, which will begin full service in 2019. It will serve Hanwell station, which is located just across the road from St Bernard's Gate.



## CAR

Hanwell is close to several arterial routes including the M4, A40 and the North Circular, providing quick access to central London and also a swift exit from the city altogether. Heathrow is only a 15 minute drive from Hanwell.



## AIRPORT

Heathrow Airport, London's busiest airport, is close by offering flights to hundreds of national and international destinations from its five terminals. It is the primary hub for British Airways and Virgin Atlantic's main operating base.

# GETTING THERE FASTER



**C**rossrail is a new 118-kilometre railway line and is one of Europe's largest railway and infrastructure construction projects, which will create a new east-west route across Greater London. Work began in 2009 and when fully operational in 2019, it is set to transform the Hanwell area with increased investment and wider economic benefits. Crossrail will provide significantly faster journey times to key destinations across London such as Bond Street in only 15 minutes and Stratford in just half an hour.

**HEATHROW 11 MINUTES**

**WALK TO HANWELL STATION IN 5 MINUTES**

**PADDINGTON STATION 11 MINUTES**

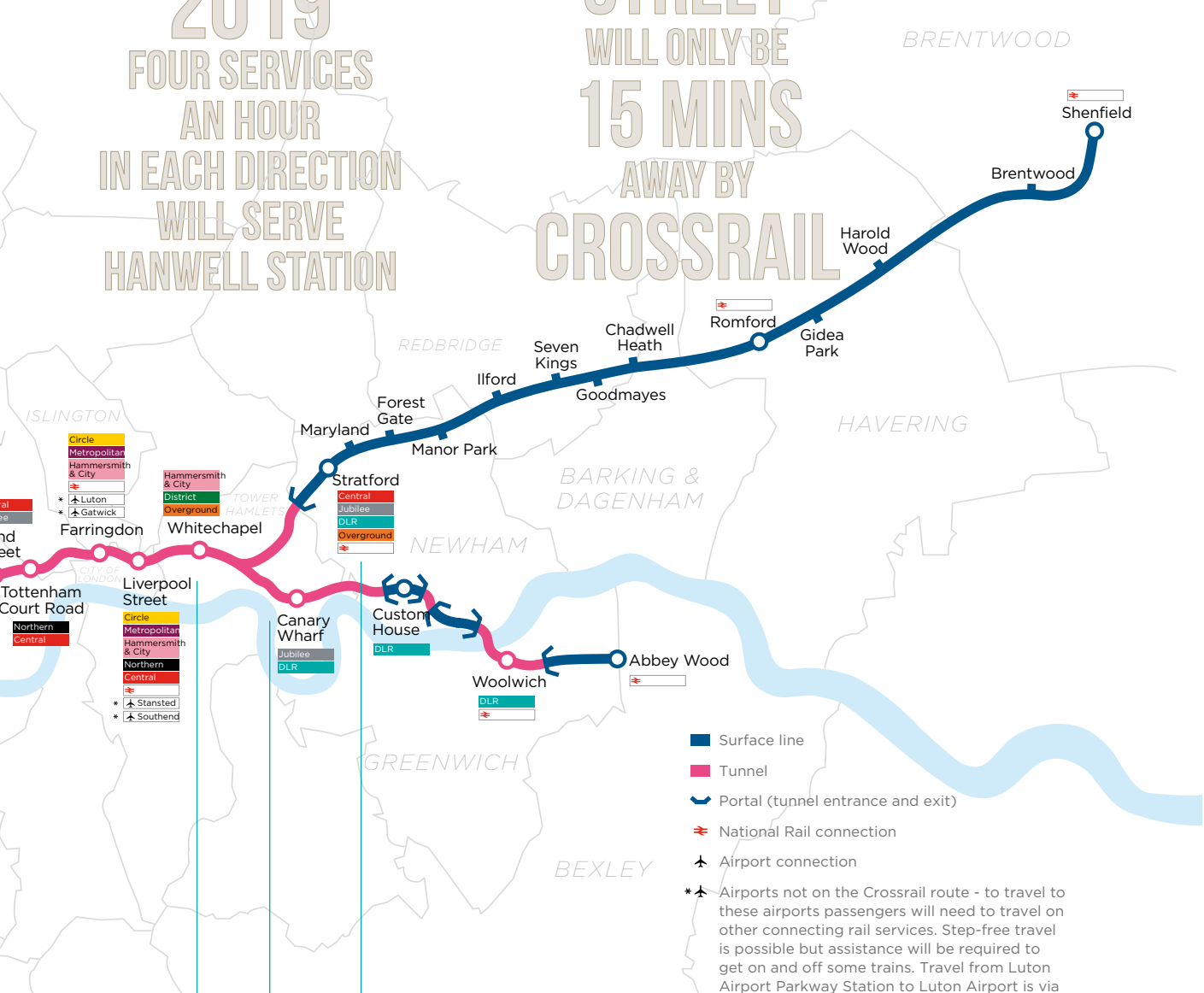
**BOND STREET 15 MINUTES**

**HIDDEN HANWELL FACTS**

WHEN CROSSRAIL FULLY OPENS IN **2019** FOUR SERVICES AN HOUR IN EACH DIRECTION WILL SERVE HANWELL STATION

**HIDDEN HANWELL FACTS**

BOND STREET WILL ONLY BE **15 MINS** AWAY BY **CROSSRAIL**



**LIVERPOOL STREET 22 MINUTES**

**CANARY WHARF 29 MINUTES**

**STRATFORD 30 MINUTES**



# DETERMINE YOUR FUTURE

St Bernard's Gate is within easy distance of many of London's best and most prestigious universities from old world-famous institutions to highly specialised colleges.

## 1 Imperial College London



**38 mins**

This science based institution is consistently rated one of the world's best universities.

## 2 University of Westminster



**50 mins**

The university's 22,000 students are spread across four central London campuses.

## 3 UCL



**49 mins**

A leading multi-discipline university with 25,000 students.

## 4 SOAS University of London



**49 mins**

The world's leading institution for the study of Asia, Africa and the Middle East.

## 5 LSE



**47 mins**

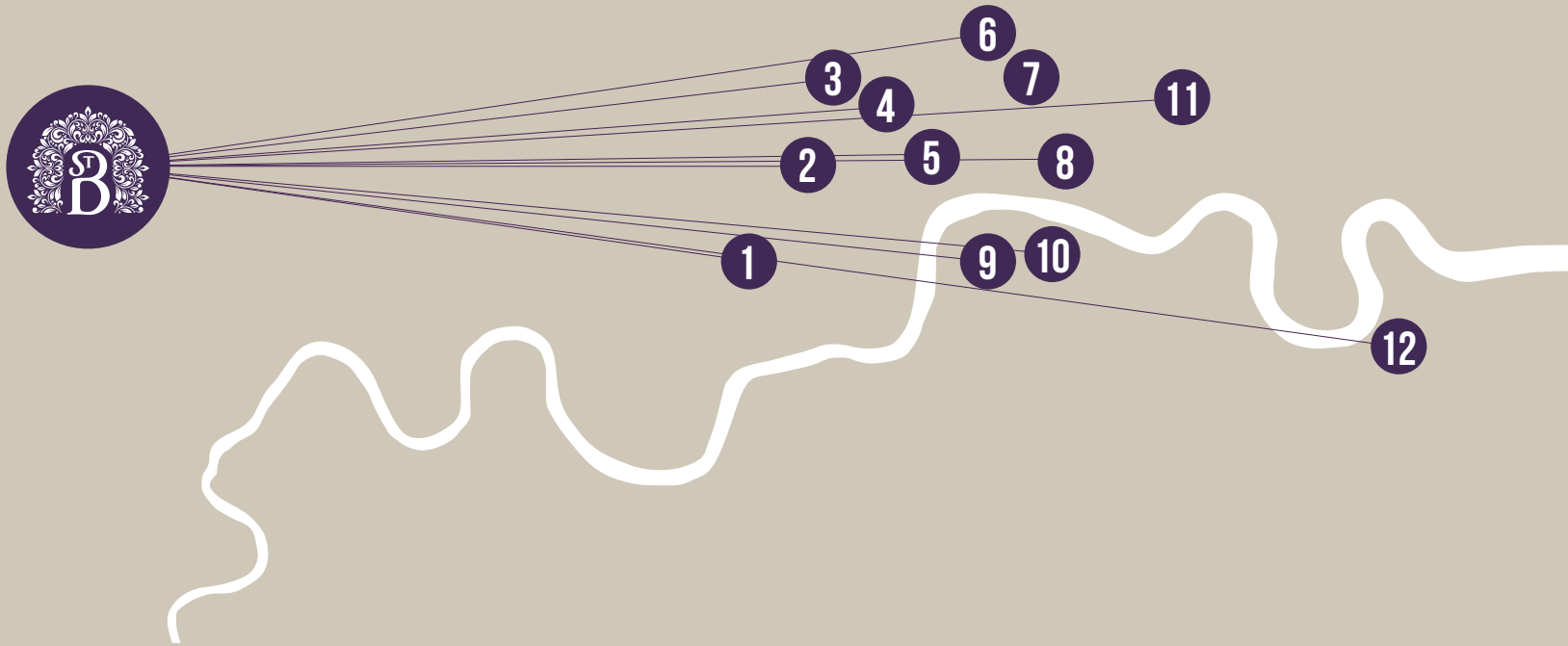
One of the foremost social science universities in the world.

## 6 City University London



**22 mins**

Consistently ranked in the top 5% of world universities it is dedicated to business and professions.



**7 University of the Arts  
London, London College  
of Fashion**



**33 mins**

Europe's largest specialist arts and design university comprising six colleges.

**8 London Metropolitan  
University**



**60 mins**

Students from 155 countries study at this university.

**9 London South Bank  
University**



**53 mins**

One of London's largest and oldest universities with over 25,000 students.

**10 King's College London**



**44 mins**

One of the world's leading research and teaching universities.

**11 Queen Mary,  
University of London**



**60 mins**

One of the world's leading universities, with first-class academics, inspirational teaching and a stunning campus in the heart of east London.

**12 University of Greenwich**



**75 mins**

The university's 28,000 students are spread across two campuses.

*All times from Boston Manor tube station,  
sourced from [www.tfl.gov.uk](http://www.tfl.gov.uk)*



# LOUD & PROUD

## Discovering Hanwell's History



**J**im Marshall 'The Father of Loud' began manufacturing and selling his world-famous amplifiers from his shop in Hanwell in 1962. Pete Townshend of The Who coined the phrase "the Marshall sound" to describe the new amplifiers which revolutionised music. Marshall was awarded an OBE in 2003 and a blue plaque commemorates his work in Hanwell High Street.



**L**ondon's oldest Carnival started life in 1898 to generate funds for the local Cottage Hospital, now Ealing Hospital.





**B**uilt in the late 1780s by architect and designer, Robert Adam for the Child family, Osterley is a stately Georgian house surrounded by formal gardens, parks and farmland and is one of the last surviving country estates in London.



## The Mirror

LITERATURE, AMUSEMENT, AND INSTRUCTION.

No. 923.]

SATURDAY, DECEMBER 1, 1838.

[Price 2d]



THE WHARNCLIFFE VIADUCT

OF THE GREAT WESTERN RAILROAD, HANWELL, MIDDLESEX.

It is our intention to give an accurate architectural description of the Great Western Railway; to be illustrated by engravings. The engravings will appear occasionally before we publish the description, in order that they may be the more readily referred to, as they would be too numerous to be inserted with the description.

The Wharncliffe Viaduct connects two vast embankments, and runs parallel with the Uxbridge road, near the village of Hanwell, Middlesex; it consists of eight noble elliptical arches, springing from massive piers of brick, upon a stone base. The capitals of the piers, and the divisions and coping of the wall on each side of the road, are of stone. The armorial bearings of Lord Wharncliffe, boldly carved in stone, are placed over the centre pier of the viaduct; the Directors having paid this compliment to his Lordship, in acknowledgment of his exertions during the passing of the Act of Parliament for the erection of the

railroad. The best view of the viaduct is from the Uxbridge road; the ground seen through the arches is a gentle eminence, upon which several villas are placed; the whole is thickly studded with trees, forming a parklike scene, of which the viaduct is the architectural ornament. The view from the top of the viaduct is extensive and beautiful; and it is from this spot that a birds eye view may be attained of that immense pile of building, the Hanwell Lunatic Asylum.

The pleasant little village of Hanwell is situated eight miles (W.) from London. The river Brent runs through the parish, and the Grand Junction Canal bounds it on the west. The celebrated classical scholar, Dr. H. Glasse, who distinguished himself by his Greek translation of Milton's *Sampson Agonistes*, was rector of Hanwell. James Hanway, a noted traveller and philanthropist, who died in 1786, was buried at Hanwell.

VOL. XXXII.

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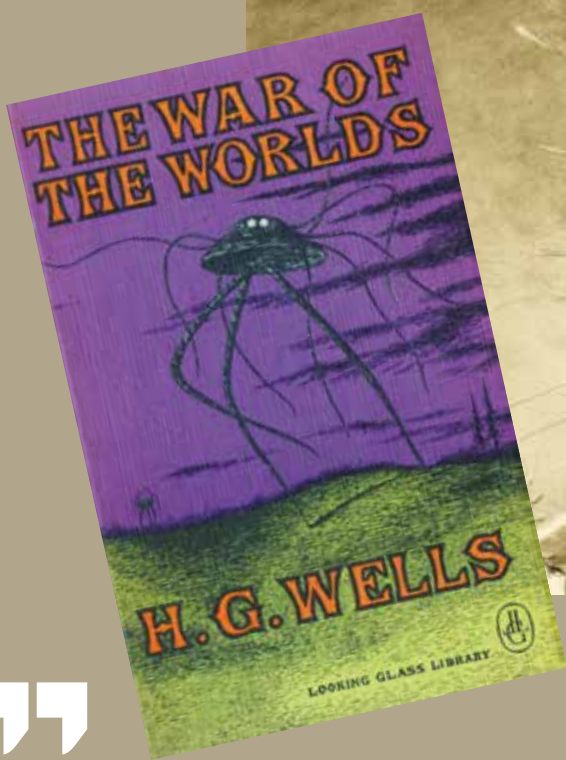


**W**harncliffe Viaduct was Brunel's first major structural design and is still used today for trains running from Paddington to Bristol

**T**he Grand Union Canal's Hanwell Flight of Six Locks, designated a Scheduled Ancient Monument, were created in 1794 and designed to significantly raise the water level. Many of the lock pounds feature short flights of steps to aid the rescue of towing horses that had fallen into the canal.

**S**t Bernard's hospital opened in 1831 and was designed by architect William Alderson in the neo-classical style. Within its extensive 74 acres, this self-sufficient hospital had its own bakery, brewery, farm and laundry.





So, setting about it as methodically as men might smoke out a wasps' nest, the Martians spread this strange stifling vapour over the Londonward country. The horns of the crescent slowly moved apart, until at last they formed a line from Hanwell to Coombe and Malden.

— from *The War of the Worlds*  
by H. G. Wells (1898)

# MUSIC MARTIANS MOVIES & MAYHEM

## Discovering Hanwell's History



**K**ey landmarks in Hanwell feature in many films and television shows including *Bridget Jones's Diary* and *Billy Elliot*. Scenes from the 1989 *Batman* film starring Jack Nicholson as the Joker, were filmed in empty wards at St Bernards.



**S**ome of Britain's most famous 60s rock bands have rehearsed at the Hanwell Community Centre including Deep Purple, The Who and Led Zeppelin.



**I**n 1896 Charlie Chaplin boarded and attended the Central London District School in Hanwell, which is now the site of the Hanwell Community Centre.



**B**rent Lodge Park - known locally as 'The Bunny Park' - was originally owned by Sir Montagu Sharpe before the council acquired it in 1931. The original Grade II listed stable block remains and now sits alongside more recent additions such as the much-loved animal centre complete with meerkats, a porcupine, prairie dogs and a collection of exotic birds, and a children's Millennium maze made up of 2,000 yew trees.

# HAPPENING IN HANWELL

**F**or a small corner of London, Hanwell is a vibrant and lively neighbourhood, with a strong sense of community at its core. This is reflected in the number of regular local events and attractions that take place throughout the year.



## Hanwell Carnival

This long established local carnival is the capital's second largest street carnival, a little known fact in London. Taking place every June, this community run event regularly attracts over 30,000 people. Starting at Hanwell Community Centre the carnival procession meanders through the streets of Hanwell ending at Elthorne Park where there is a funfair, food stalls, live music and events.

[www.hanwellcarnival.co.uk](http://www.hanwellcarnival.co.uk)



## Hanwell Hootie

A more recent addition to the Hanwell events calendar, the Hanwell Hootie celebrates live music every April, with a number of local, up-and-coming and established bands and music acts performing at popular small venues in the area. The 2015 Hootie saw 45 bands playing in 11 venues.

[www.hanwellhootie.co.uk](http://www.hanwellhootie.co.uk)

**HIDDEN HANWELL  
FACTS**

HANWELL CARNIVAL  
BEGAN IN  
**1898**  
IT IS NOW  
LONDON'S  
**2ND LARGEST  
STREET  
CARNIVAL**



**Hanwell  
Beer Festival**

Local pub The Grosvenor, winner of the 2015 West Middlesex CAMRA Pub of the Year award, holds a beer festival every September showcasing a select range of beers from local breweries including Hanwell's own Weir Beard brewery.  
[www.foodandfuel.co.uk/our-pubs/the-grosvenor-hanwell/](http://www.foodandfuel.co.uk/our-pubs/the-grosvenor-hanwell/)

[www.weirbeardbrewco.com](http://www.weirbeardbrewco.com)



**Ealing Half  
Marathon**

Voted the UK's best half marathon for two years running, the Ealing Half Marathon is now in its sixth year and takes place every September. The route covers a large part of Hanwell, including streets around the Hanwell Community Centre and Brent Lodge Park.

[www.ealinghalfmarathon.com](http://www.ealinghalfmarathon.com)



**Ealing Summer  
Festival**

This well-loved local festival runs from July to September every year and includes a broad programme of events at Walpole Park including blues, jazz and comedy.  
[www.ealingsummerfestivals.com](http://www.ealingsummerfestivals.com)



**The Fox  
Craft Market**

Held on the first Saturday of every other month, The Fox Craft Market at The Fox pub features a rotating roster of sellers offering a chance to buy handcrafted items from jewellery and pottery to greeting cards and clothing.



*Walpole Park*

# FIND YOUR SPACE

**F**rom large historical parks to lush green hideaways that only locals know about, St Bernard's Gate is surrounded by an abundance of green space offering an escape from busy urban life.





# EXPLORING THE OPEN AIR & GREEN SPACE

**T**he Borough of Ealing is perhaps one of the greenest areas of London boasting numerous parks and green spaces. There are no fewer than seven parks within a thirty-minute walk of the development each with its own unique character.

From Elthorne Park with its acres of meadow leading down to the canal to the formal grounds of Walpole Park with its rich heritage, there is an open space to suit all occasions and moods.



**HIDDEN HANWELL  
FACTS**

**THE  
BOROUGH  
OF EALING  
HAS OVER  
100  
PARKS & OPEN  
SPACES**





# DISCOVER



# YOUR





# INDEPENDENCE



HIDDEN HANWELL  
FACTS  
HANWELL  
HAS A  
DISTINCT  
VILLAGE FEEL  
WITH MANY  
INDEPENDENT  
SHOPS, BARS  
& CAFÉS



# TOP 5 HANWELL

## 1 Night out at W7 Emporium

*W7 Emporium is a much-loved independent café by day serving a selection of freshly prepared light meals, homemade cakes and pastries. It successfully combines this with a lively evening events calendar including regular film nights and live music events.*



**H**anwell offers an eclectic collection of independent shops, teahouses and places to eat, which have quickly become neighbourhood favourites. Here are the some of the best.

## 2

### Sunday lunch at The Fox

*The Fox pub's prime position by the canal means it is a favourite spot for Sunday lunch where it serves up its legendary roasts in epic portions.*  
[www.thefoxpub.co.uk](http://www.thefoxpub.co.uk)



#### HIDDEN HANWELL FACTS

THE FOX PUB WAS THE MEETING PLACE FOR THE LOCAL FOX HUNT UP UNTIL THE 1920s

# 3



## Blooms at Flower Factory

*The local's favourite destination for fabulous flowers and elaborate bouquets.*



# 4



## Afternoon tea at The Clocktower Café

*Borrowing its name from the Art-Deco influenced Hanwell Clock Tower opposite, this popular café serves up delicious brunches and light lunches and regularly hosts afternoon tea events and supper clubs.*

[www.theclocktowercafe.co.uk](http://www.theclocktowercafe.co.uk)



# 5 Shopping at Studio 151

*Tucked away in an unassuming part of Hanwell, Studio 151 is an Aladdin's Cave of a shop, selling vintage, retro and upcycled pieces for the home including furniture, mirrors and ornaments.*

[www.studio-151.co.uk](http://www.studio-151.co.uk)



# YOUR HIDDEN OASIS



*CGI view across the main square*





*CGI of interior at St Bernard's Gate*







**S**t Bernard's Gate offers light-filled living spaces of the highest quality, combining premium fittings and tactile finishes. Apartments carefully designed to accommodate the needs of modern living.



HIDDEN HANWELL  
FACTS

# 118 APARTMENTS AVAILABLE IN THE FIRST PHASE



# FLOORPLANS & DIAGRAMS



*CGI view of St Bernard's Gate*



# 1 Bed Apartment

## Type I

Units 309, 312\*, 319, 322\*, 329, 332\*, 339, 342\*, 349, 352\*








### DIMENSIONS

<b>KITCHEN</b>	3.05m x 2.22m	10'0" x 7'3"
<b>LIVING/DINING ROOM</b>	4.44m x 3.64m	14'6" x 14'8"
<b>MASTER BEDROOM</b>	4.09m x 2.99m	13'5" x 9'9"
<b>BALCONY</b>	6.10 sqm	65.66 sqft
<b>TOTAL</b>	50.20 sqm	540.35 sqft



### LEVEL LOCATION

### FLOOR LOCATOR

-  6th floor
-  5th floor
-  4th floor
-  3rd floor
-  2nd floor
-  1st floor
-  Ground floor



1st-5th floor



\*Handed

# 1 Bed Apartment

## Type 2

Units 316, 326, 336, 346, 356, 364

### DIMENSIONS

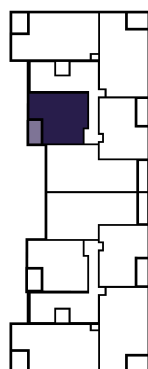
<b>KITCHEN</b>	4.03m x 2.79m	13'2" x 9'2"
<b>LIVING/DINING ROOM</b>	4.06m x 3.75m	13'4" x 12'4"
<b>MASTER BEDROOM</b>	3.19m x 3.39m	10'6" x 11'1"
<b>BALCONY</b>	7.03 sqm	75.67 sqft
<b>TOTAL</b>	50.20 sqm	540.35 sqft



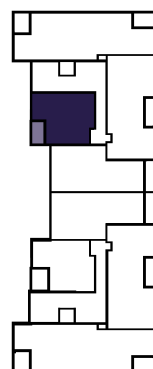
### LEVEL LOCATION

### FLOOR LOCATOR

- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 1st floor
- Ground floor



1st-5th floor



6th floor



# 1 Bed Apartment

## Type 3

Units 315, 325, 335, 345, 355, 363

### DIMENSIONS

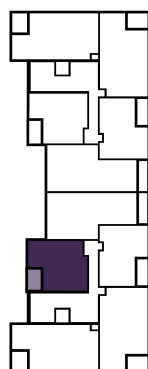
<b>KITCHEN</b>	2.18m x 3.35m	7'2" x 10'11"
<b>LIVING/DINING ROOM</b>	3.76m x 4.26m	12'4" x 13'12"
<b>MASTER BEDROOM</b>	3.38m x 3.84m	11'1" x 12'7"
<b>BALCONY</b>	6.01 sqm	64.69 sqft
<b>TOTAL</b>	50.90 sqm	547.88 sqft



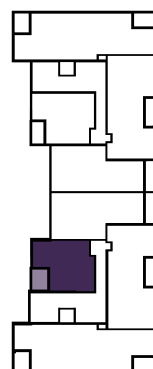
### LEVEL LOCATION

### FLOOR LOCATOR

- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 1st floor
- Ground floor



1st-5th floor



6th floor





# 1 Bed Apartment

## Type 4

Unit 301

### DIMENSIONS

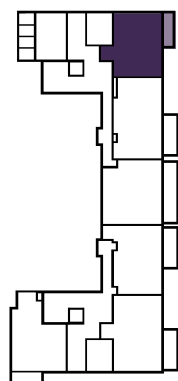
<b>KITCHEN</b>	3.30m x 2.05m	10'10" x 6'9"
<b>LIVING/DINING ROOM</b>	5.10m x 4.63m	16'9" x 15'x2"
<b>MASTER BEDROOM</b>	4.38m x 3.95m	14'4" x 13'11"
<b>TERRACE</b>	5.00 sqm	53.81 sqft
<b>TOTAL</b>	63.50 sqm	683.40 sqft



### LEVEL LOCATION

### FLOOR LOCATOR

- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 1st floor
- Ground floor



Ground floor

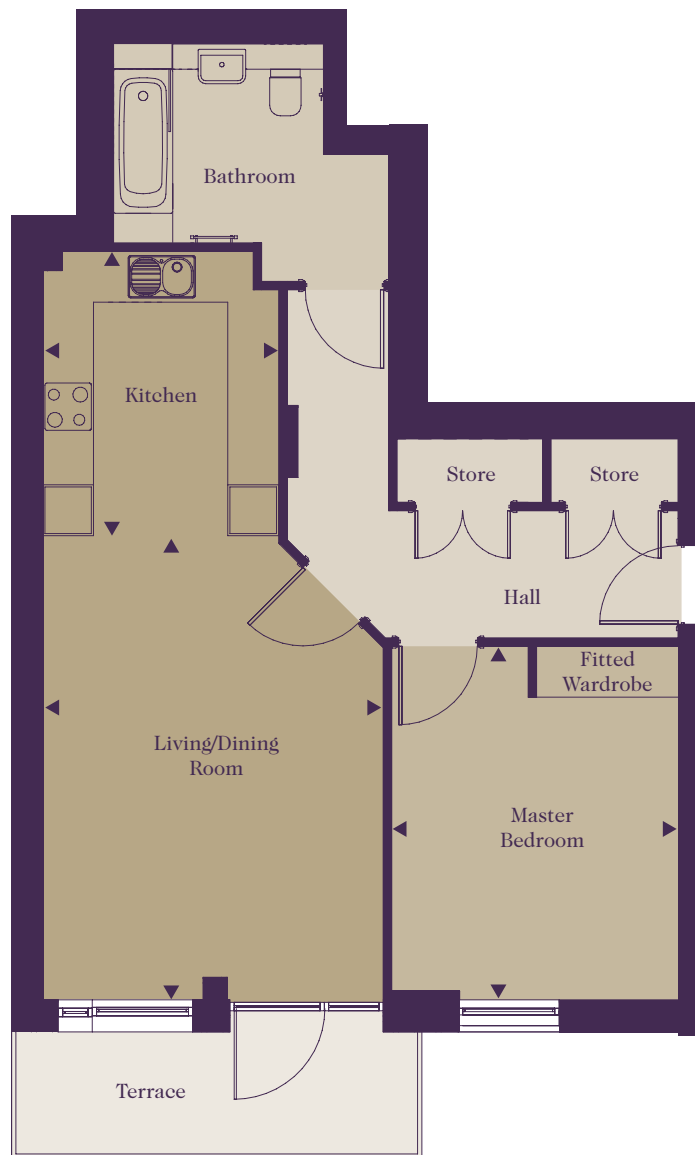
# 1 Bed Apartment

## Type 5

Unit 306

### DIMENSIONS

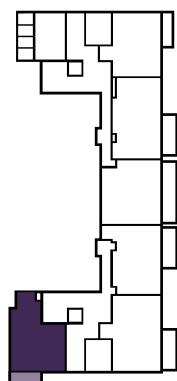
<b>KITCHEN</b>	3.52m x 2.82m	11'7" x 9'3"
<b>LIVING/DINING ROOM</b>	4.90m x 4.06m	16'0" x 13'4"
<b>MASTER BEDROOM</b>	4.20m x 3.49m	13'9" x 11'5"
<b>TERRACE</b>	5.00 sqm	53.81 sqft
<b>TOTAL</b>	65.70 sqm	707.30 sqft



### LEVEL LOCATION

### FLOOR LOCATOR

- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 1st floor
- Ground floor



↑  
n

Ground floor

# 2 Bed Apartment

## Type 6

Units 358, 361\*





### DIMENSIONS

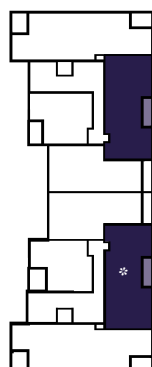
<b>KITCHEN</b>	4.04m x 2.45m	13'3" x 8'0"
<b>LIVING/DINING ROOM</b>	7.58m x 3.45m	24'10" x 11'4"
<b>MASTER BEDROOM</b>	3.38m x 4.25m	11'1" x 13'11"
<b>BEDROOM 2</b>	3.61m x 2.92m	11'10" x 9'7"
<b>BALCONY</b>	7.50 sqm	80.73 sqft
<b>TOTAL</b>	80.70 sqm	868.65 sqft



### LEVEL LOCATION

### FLOOR LOCATOR

-  6th floor
-  5th floor
-  4th floor
-  3rd floor
-  2nd floor
-  1st floor
-  Ground floor



6th floor



\*Handed

# 2 Bed Apartment

## Type 7

Units 357, 362\*




### DIMENSIONS

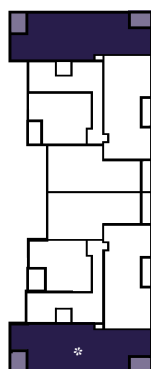
<b>KITCHEN</b>	2.89m x 2.67m	9'6" x 8'9"
<b>LIVING/DINING ROOM</b>	5.56m x 3.17m	18'3" x 10'5"
<b>MASTER BEDROOM</b>	5.58m x 5.05m	18'4" x 16'7"
<b>BEDROOM 2</b>	4.43m x 2.67m	14'6" x 8'9"
<b>BALCONY</b>	12.40 sqm	133.47 sqft
<b>TOTAL</b>	86.80 sqm	934.31 sqft



### LEVEL LOCATION

### FLOOR LOCATOR

-  6th floor
-  5th floor
-  4th floor
-  3rd floor
-  2nd floor
-  1st floor
-  Ground floor



6th floor

\*Handed

# 2 Bed Apartment

## Type 8

Unit 302

### DIMENSIONS

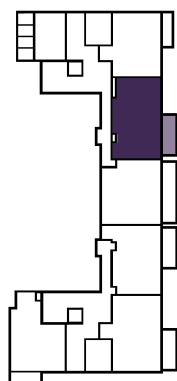
<b>KITCHEN</b>	4.29m x 2.91m	14'0" x 9'7"
<b>LIVING/DINING ROOM</b>	4.29m x 3.82m	14'0" x 12'6"
<b>MASTER BEDROOM</b>	4.26m x 3.82m	13'12" x 12'6"
<b>BEDROOM 2</b>	3.82m x 3.63m	12'6" x 11'11"
<b>TERRACE</b>	6.00 sqm	65.58 sqft
<b>TOTAL</b>	74.80 sqm	804.70 sqft



### LEVEL LOCATION

### FLOOR LOCATOR

- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 1st floor
- Ground floor



Ground floor



# 2 Bed Apartment

## Type 9

Unit 303

### DIMENSIONS

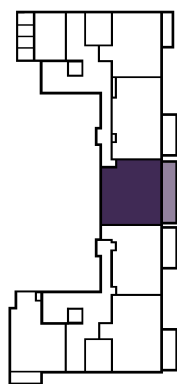
<b>KITCHEN</b>	2.47m x 3.19m	8'1" x 10'6"
<b>LIVING/DINING ROOM</b>	5.73m x 3.19m	18'10" x 10'6"
<b>MASTER BEDROOM</b>	5.09m x 3.11m	16'8" x 10'2"
<b>BEDROOM 2</b>	4.49m x 2.78m	14'9" x 9'1"
<b>TERRACE</b>	6.00 sqm	65.58 sqft
<b>TOTAL</b>	72.40 sqm	779.20 sqft



### LEVEL LOCATION

### FLOOR LOCATOR

- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 1st floor
- Ground floor



Ground floor

# 2 Bed Apartment

## Type 10

Units 307, 308, 313\*, 314\*, 317, 318, 323\*, 324\*, 327, 328, 333\*, 334\*, 337, 338, 343\*, 344\*, 347, 348, 353\*, 354\*

### DIMENSIONS

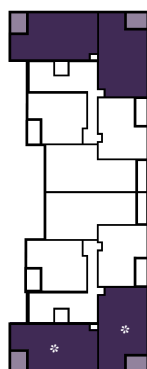
<b>KITCHEN</b>	3.08m x 2.80m	10'1" x 9'2"
<b>LIVING/DINING ROOM</b>	4.73m x 3.48m	15'6" x 11'5"
<b>MASTER BEDROOM</b>	3.11m x 3.23m	10'2" x 10'7"
<b>BEDROOM 2</b>	3.17m x 2.80m	10'5" x 9'2"
<b>BALCONY</b>	6.43 sqm	69.21 sqft
<b>TOTAL</b>	70.80 sqm	762.08 sqft



### LEVEL LOCATION

### FLOOR LOCATOR

- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 1st floor
- Ground floor



1st-5th floor



\*Handed

# 2 Bed Apartment

## Type II

Units 310, 311\*, 320, 321, 330, 331\*, 340, 341\*, 350, 351\*, 359, 360\*

### DIMENSIONS

<b>KITCHEN</b>	3.10m x 2.04m	10'2" x 6'8"
<b>LIVING/DINING ROOM</b>	3.39m x 4.45m	11'1" x 14'7"
<b>MASTER BEDROOM</b>	3.20m x 3.30m	10'6" x 10'10"
<b>BEDROOM 2</b>	3.57m x 3.21m	11'9" x 10'6"
<b>BALCONY</b>	7.00 sqm	75.35 sqft
<b>TOTAL</b>	70.60 sqm	759.93 sqft



### LEVEL LOCATION

### FLOOR LOCATOR

- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 1st floor
- Ground floor



\*Handed



# 2 Bed Apartment

## Type 12

Unit 304

### DIMENSIONS

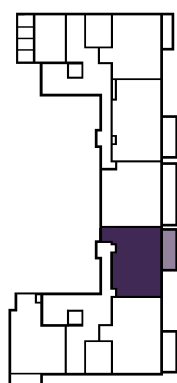
<b>KITCHEN</b>	4.39m x 3.60m	14'5" x 11'10"
<b>LIVING/DINING ROOM</b>	3.77m x 3.60m	12'4" x 11'10"
<b>MASTER BEDROOM</b>	3.77m x 3.64m	12'4" x 11'11"
<b>BEDROOM 2</b>	3.77m x 2.47m	12'4" x 8'1"
<b>TERRACE</b>	6.80 sqm	73.19 sqft
<b>TOTAL</b>	66.60 sqm	717.20 sqft



### LEVEL LOCATION

### FLOOR LOCATOR

- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 1st floor
- Ground floor



Ground floor

# 2 Bed Apartment

## Type 13

Unit 305

### DIMENSIONS

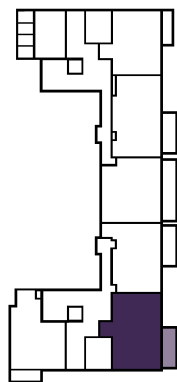
<b>KITCHEN</b>	4.63m x 2.84	15'2" x 9'9"
<b>LIVING/DINING ROOM</b>	3.84m x 3.28m	12'7" x 10'9"
<b>MASTER BEDROOM</b>	4.58m x 4.37m	15'0" x 14'4"
<b>BEDROOM 2</b>	3.77m x 2.85m	12'4" x 9'4"
<b>TERRACE</b>	6.00 sqm	65.58 sqft
<b>TOTAL</b>	75.30 sqm	810.30 sqft



### LEVEL LOCATION

### FLOOR LOCATOR

- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 1st floor
- Ground floor



Ground floor



*CGI view of St Bernard's Gate*

# DISCOVER WHAT'S INSIDE

**T**he stylishly designed apartments are finished to an exceptionally high standard with quality fixtures and fittings used throughout. All properties are wired for intelligent homes and a video entrance phone system provides added security.



## **Kitchen**

- A choice of German made kitchens from a selected range\*
- A choice of solid resin worktops from a selected range\*
- Undermounted sink
- Hansgrohe taps
- Bosch stainless steel oven, hob and hood
- Integrated appliances including Bosch dishwasher, fridge freezer and washer dryer
- Engineered wood flooring to kitchen and living areas (optional extra)



## **Bathroom**

- White bathroom suite from the Roca range
- Thermostatically controlled chrome Hansgrohe shower in en-suite
- Hansgrohe wall mounted taps
- Heated chrome towel rail
- Large inset mirror
- Generous choice of wall and floor tiling from a selected range\*



## Internal finishes

Recessed downlighters to living room, kitchen, bathrooms and hall

Built in wardrobes to master bedroom (optional extra)

Walls and ceilings painted in matt emulsion

White flush doors throughout

Brushed chrome door handles



## Outdoor space

All properties benefit from a garden, terrace or balcony

Bicycle and motorbike storage

Bin stores

## Electrical & IT

Wet radiator heating system with central communal boiler

TV and Sky point to lounge

TV point to all bedrooms

Telephone point to living room and master bedroom

Video entry in entrance hall

## Communal area

Central communal heating system

Underground parking available to purchase, including facilities for electric cars

Lifts to all floors

Interior designed entrance lobby

Communal satellite dish with Sky+ provision

Tree lined street scene

\* Subject to build stage



# DEVELOPER & ETHOS

## CATALYST

### A bit about us

We are a different form of property developer, focussed on changing places through the highest quality urban and suburban regeneration. With a history of developing new homes stretching back over 50 years we know what makes London and the places within it tick. Portobello is one of our most prestigious developments where we marry the best of private sector design and development with this historic feel to create a great new place, at home in one of the most interesting parts of old London.

### Ethos

It is not the homes we build but the spaces we create. Space is where we live, where we meet, socialise, do business, where neighbourhoods are born. Space can have shape, feel and beauty, becoming tangible and real. We create that space.

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1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hamptons International in the particulars or by word of mouth or in writing ("information") as being factually accurate about the properties, their condition or value. Neither Hamptons International nor any joint agent has any authority to make any representations about the properties, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Images etc: Some images of the properties within this brochure are artist's impressions and do not represent the exact look and feel of the development. The actual results may therefore vary from the images shown in this publication. Areas, measurements and distances given are approximate only. Kitchen and bathroom layouts are indicative only.
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