

THE AURIA

NOTTING HILL

Shared Ownership



A

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NOTTING HILL

Where city living meets village life

Introducing The Auria, the next exciting phase in the journey at Portobello Square, the prestigious multi-award-winning development in Notting Hill.

Notting Hill is one of London's most famous and desirable residential neighbourhoods. An area with a strong sense of community, a vibrant cosmopolitan charm, and a truly village-like feel that sets it apart from any other place in London.

The Auria presents a stylish collection of 1-bedroom Shared Ownership apartments. Designed by award-winning architects, Conran & Partners, these contemporary designed homes reveal living spaces filled with natural light and all homes feature either a private terrace or balcony.

Start your Shared Ownership journey with Peabody today.

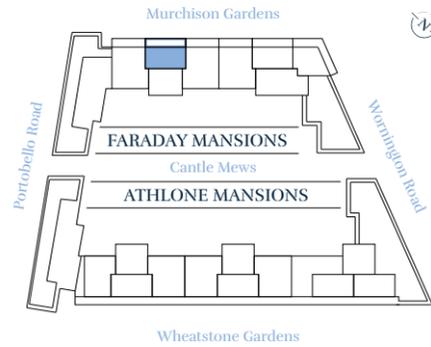
Portobello
Square

The Treverton

1 BEDROOM APARTMENT

297

FLOORPLATE



DIMENSIONS

Room	Dimensions (m)	Dimensions (ft)
Kitchen/Lounge/Diner	5.97 x 5.18m	19'7" x 17'0"
Bedroom	4.17 x 2.91m	13'8" x 9'7"
Bathroom	2.23 x 2.03m	7'4" x 6'8"
Total area	53.3 sq m	573.7 sq ft
Terrace	9.41 x 1.63m	30'10" x 5'4"

FLOOR LOCATOR

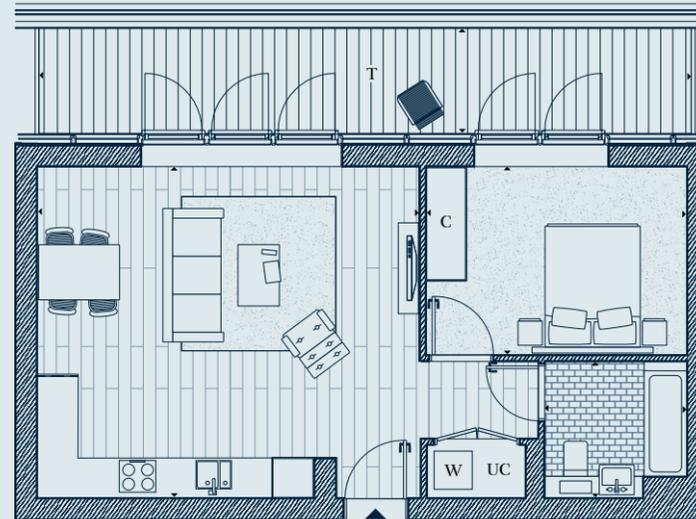
- 6th Floor
- 5th Floor
- 4th Floor
- 3rd Floor
- 2nd Floor
- 1st Floor
- Ground Floor
- Lower Ground Floor

KEY

- C** Cupboard
- T** Terrace
- UC** Utility cupboard
- W** Washing machine



Murchison Gardens



Disclaimer
Areas, measurements and distances given are approximate only. Bathroom and kitchen layouts are indicative only and are subject to change. Apartment layout sizes may vary slightly from one another depending on the floor level. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

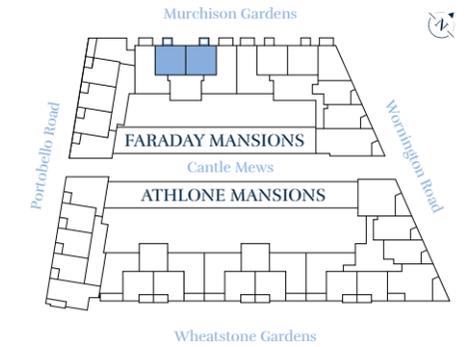
The Barlby

1 BEDROOM APARTMENT

277*, 278, 281*, 282, 285*, 286, 289*, 290, 293*, 294

* Handed plots

FLOORPLATE



DIMENSIONS

Room	Dimensions (m)	Dimensions (ft)
Kitchen/Lounge/Diner	4.77 x 7.30m	15'8" x 23'11"
Bedroom	3.00 x 2.80m	9'10" x 9'2"
Bathroom	2.01 x 2.23m	6'7" x 7'4"
Total area	57.3 sq m	616.8 sq ft
Balcony	2.58 x 2.19m	8'5" x 7'2"

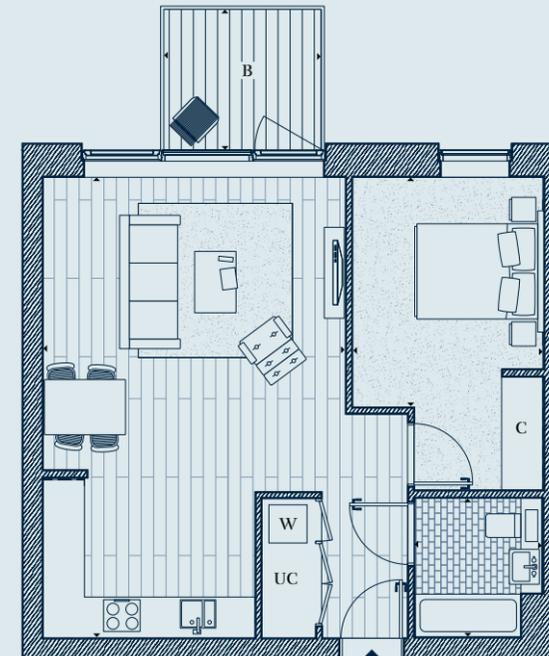
FLOOR LOCATOR

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Where style meets design

Homes are expertly designed for modern living. The flexible interior spaces and neutral décor provide the blank canvas to apply your own style to create your perfect home.



GENERAL FEATURES

- Apartment entrance door in walnut veneer finish
- Internal white doors with satin chrome ironmongery
- Entrance door in walnut finish
- Luxury Vinyl Tile flooring (LVT)

KITCHEN

- Luxury Vinyl Tile flooring (LVT)
- Symphony kitchen cabinets
- Undermounted 1.5 sink
- Silestone worktops with drainage grooves
- Glass splash back to underside of wall units

KITCHEN APPLIANCES

- Single oven
- Built-in microwave
- 4 ring induction hob
- Extractor hood
- Integrated 70/30 fridge freezer
- Integrated dishwasher
- Freestanding washer/dryer housed in utility cupboard

BEDROOMS

- Cormar range carpet
- Built-in wardrobes

BATHROOMS

- Luxury Vinyl Tile flooring (LVT)
- Ceramic wall tiles
- Bespoke mirrored cabinet with shelving and integrated lighting
- Ideal Standard Sottini Isarca semi countertop wash basin with Slimline Mono mixer single lever tap in brushed chrome
- Shaver socket
- Wall mounted WC with concealed cistern and dual flush plate
- White Renaissance Mirage bath in bathroom
- Roman hinged bath screen in bathroom
- Hansgrohe fixed shower head and hand shower in brushed chrome finish in bathroom
- Hansgrohe shower set in brushed chrome finish (3 outlets in bathroom)
- Open bar heated towel rail in chrome finish in bathroom

TERRACES & BALCONIES

- External wall light

LIGHTING, HEATING & TECHNICAL FEATURES

- LED downlights throughout
- Concealed LED lights to underside of kitchen units
- Smart control lighting
- Smart home interaction and remote access application
- Telephone / TV points

SECURITY FEATURES

- Video entry system
- Aico smoke and heat detectors

AMENITY

- Concierge



Details of the internal specification and finish are subject to change and this is provided as a guide only. Interior images of show home.

Your Shared Ownership journey starts here



1

Register your interest in The Auria and complete the application form



2

Take a quick financial assessment to ensure you meet all the criteria



3

Book a virtual or physical viewing of the property and submit your reservation form



4

Within 14 days we will confirm whether we are able to offer you a Shared Ownership home with an offer letter. You will need to pay your £500 reservation fee to secure the home you have been offered within 48 hours



8

Move in and start enjoying your new home!



7

On completion day, the money to buy your home is transferred to our solicitors. You now legally own your home through Shared Ownership!



6

Submit a mortgage application within two working days of your financial assessment and your solicitor will organise the legal paperwork so contracts can exchange



5

Take a full financial assessment with an Independent Mortgage Advisor (IMA) from our selected panel of experts, appoint a Solicitor & Mortgage Advisor and complete an Offer Acceptance Form



Interior image of show home.

← The spacious light-filled kitchen/dining/lounge area leads onto a balcony further extending your living space.



*A Peabody building is more than just a place to live.
It's a sanctuary, a haven. It's a home.*



BUILDING HISTORY

Formed 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations. Together with Catalyst Housing who joined the Group in 2022, we are responsible for more than 104,000 homes across London and the Home Counties.



STRONG GROWTH

With a growing pipeline, Peabody continues to invest in building quality new homes with high design standards. We create homes in great locations which are safe, easy to maintain and long-lasting. Peabody delivers long-term returns on investment. With an asset base of £8.3bn, Peabody is well placed to build thousands more top quality, well-maintained homes each year.



CUSTOMER FOCUS

Over 90% of customers said they would recommend Peabody. Our customers' feedback helps shape the design of our homes and community services based on the needs of each neighbourhood. We value our customers and listen to what they have to tell us. Peabody are proud to have achieved 'Gold' in the independent customer satisfaction awards three times in a row and strive for excellence in all that we do.



QUALITY DESIGN & SUSTAINABILITY

Peabody's reputation is one of the most respected in the housing industry, renowned for high quality, innovative design. We work with industry experts and continually monitor quality throughout the design, procurement and development process. We aim to make a positive impact on climate change for our residents, communities and the environment, with an ambition to achieve net zero carbon in our new and existing homes by 2050.



SOCIAL IMPACT

In line with our social purpose, Peabody re-invests its surplus to provide more homes and services. We deliver services to 220,000 residents, supporting customers and the wider communities in which we work. We focus on those who need our help the most, working with people and communities to build resilience and promote wellbeing. We invest around £11m each year through our Community Foundation, to support people to be healthier, wealthier and happier.



AWARD WINNING

In recent years, Peabody has been recognised and awarded more than 60 prestigious awards, including the Sunday Times 'Homebuilder of the Year' and the Grand Prix award at the Evening Standard New Homes Awards. We also work with award winning partners who share our values, high design standards and focus on great customer experience.



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Disclaimer

This brochure is not an offer or contract, nor part of one. You should not rely on statements in any particulars or by word of mouth or in writing ("information") as being factually accurate about the properties, their condition or value. The developer operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. Featured image is of the Show Home and is indicative only. All new names for roads and buildings in phase 2B are subject to change. Areas, measurements and distances given are approximate only. Bathroom and kitchen layouts are indicative only and are subject to change. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. The VAT position relating to the property may change without notice. May 2024.



Portobello
Square

