



H
HANWELL SQUARE
LONDON W7

ELIZABETH L

Hanwell High Street
Jim Marshall OBE
1923 - 2012
founder of
Marshall
AMPLIFIERS
sold his first guitar
amp here in
1962
15 WINDMILL ROAD

Shared Ownership



CGI INDICATIVE ONLY AND SUBJECT TO CHANGE.

West London's undiscovered Elizabeth line hotspot

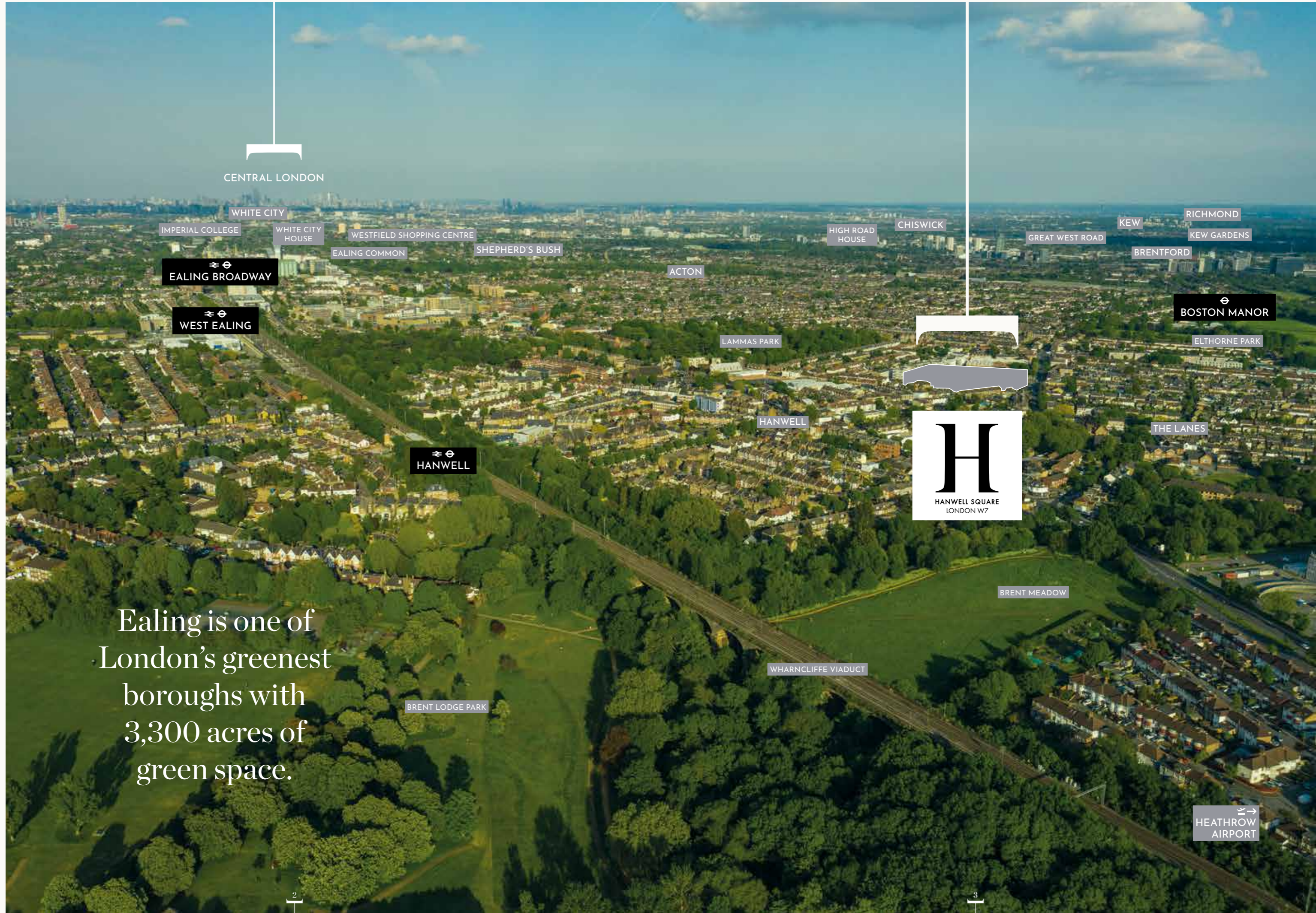
Hanwell Square brings you a new West London community where apartments, shops and businesses come together, centered around a vibrant village square and landscaped courtyards.

It's located in Hanwell W7, in the borough of Ealing and is one of London's last truly undiscovered gems.

*Named the second best place to live in London by *The Sunday Times*' Best Places to Live in 2022, Hanwell has received praise from its residents for its sense of community and village vibe. Enjoy its clusters of friendly independent cafés, bars, shops, and over 3,300 acres of green space within the Ealing borough.*

As one of West London's undiscovered Elizabeth line hotspots, you almost forget you're just 17 minutes from Central London from Hanwell station.

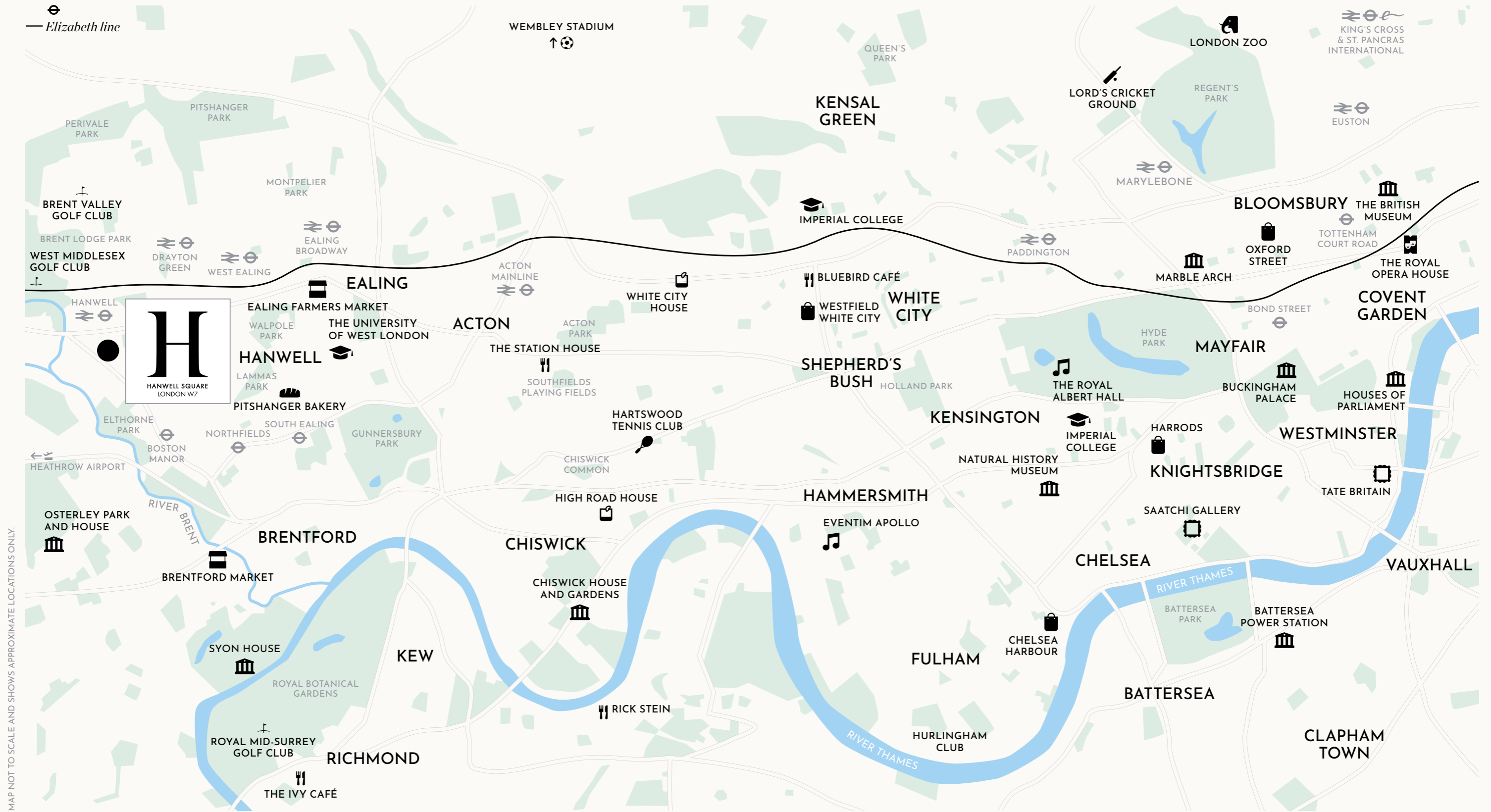
Hanwell Square is an address where you can live well and belong; a most characterful corner of London to call home.



Ealing is one of London's greenest boroughs with 3,300 acres of green space.

Hanwell Square

West London neighbours



MAP NOT TO SCALE AND SHOWS APPROXIMATE LOCATIONS ONLY.

[ZONE 4]

[ZONE 3]

[ZONE 2]

[ZONE 1]

Minutes away
from the whole of London



MAP NOT TO SCALE. JOURNEY TIMES CALCULATED FROM HANWELL STATION AND BOSTON MANOR USING TFL.GOV.UK AND GOOGLE MAPS AND ARE DEPENDENT ON TIME OF TRAVEL.



A compelling story
Hanwell Square



Well connected

10 minute walk to the Elizabeth line offering services to Central London within 17 minutes.

Green space galore

Located in one of London's greenest boroughs with 3,300 acres of green space.

Good neighbours

Become part of this renowned West London community where you'll rub shoulders with your neighbours from near by Chiswick, Ealing, Richmond and Kew.

A new village square

New retail shops at ground level centred around a new public square and landscaped courtyards.

Contemporary-classic design

Beautiful design-led interiors with versatile layouts and generous proportions.

Excellent developers

Award-winning developers, FABRICA, have a unique approach to delivering large-scale mixed tenure and regeneration projects, with extensive history and experience.

Huge regeneration

Benefit from the recent transformation of neighbouring regeneration areas around Ealing, as well as the Elizabeth line at Hanwell Station.

Heritage village

Enjoy a strong sense of community with a neighbourhood full of history and unique charm.

Outstanding education

87 Ofsted-rated 'outstanding' or 'good' primary and secondary schools in the borough. Imperial College at White City is only 5 miles away. Top London universities are a short ride away on the Elizabeth line.





Clocktower Café



The Dodo Micropub



Conolly del Ponds



The Little Wonder



West Middlesex Golf Club



The Grosvenor



Fade to Black



River Brent



The Viaduct



The Golden Chip

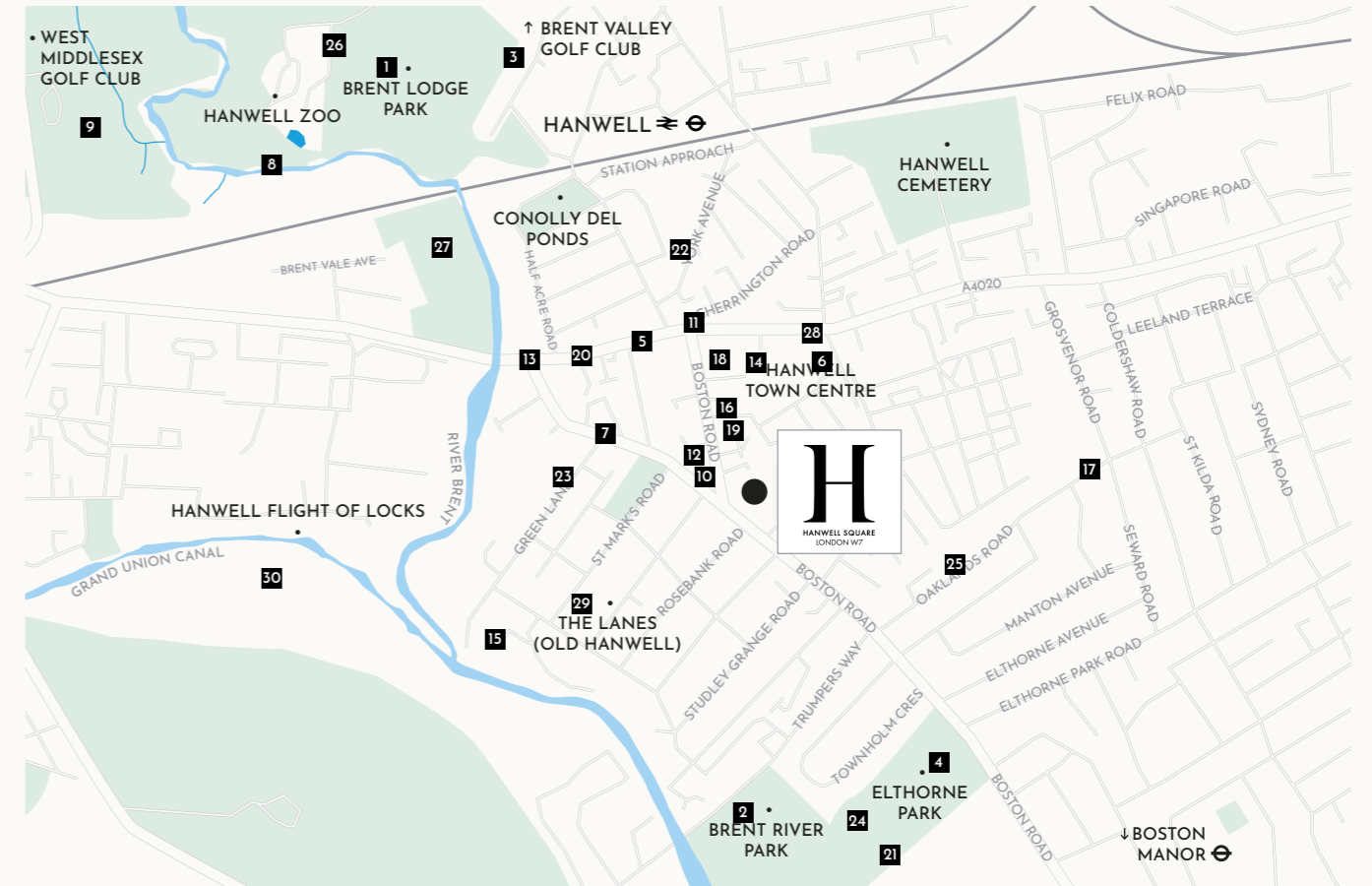


Hanwell Flight of Locks



The Grand Union Canal

The hotspots of Hanwell



MAP NOT TO SCALE.

Shops and Leisure

1. Brent Lodge Park
2. Brent River Park
3. Brent Valley Golf Course
4. Elthorne Park
5. Floral Creations, Florist
6. Gold's Gym
7. Hanwell Green
8. Hanwell Zoo
9. Middlesex Golf Club

Food and Drink

10. W7 Emporium
11. Clocktower Café
12. The Dodo Micropub
13. The Viaduct Pub
14. Fade to Black Coffee Shop
15. The Fox Public House
16. The Golden Chip
17. The Grosvenor
18. The Kings Arms Public House
19. The Little Wonder Bakery
20. Loro di Napoli Restaurant

Schools

21. Elthorne Park High School
22. St. Joseph's Primary School
23. St. Mark's Primary School
24. Mission Polish School
25. Oaklands Primary School

Heritage

26. The Hermitage
27. Hanwell Meadow and Viaduct
28. St. Mellitus' Church
29. The Lanes (Old Hanwell)
30. Grand Union Canal and Hanwell Flight of Locks





Getting around

Hanwell is ideally placed – away from the city hustle, yet only a short ride from the heart of London. Connections are excellent; the Elizabeth line will take you to Paddington in 17 minutes and Bond Street in 20 minutes. International travel is also within easy reach with Heathrow Airport only 16 minutes away.



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Crossrail **ELIZABETH LINE** is Europe's

largest infrastructure project.

You are 32 minutes away from

Liverpool Street,  you can be at



Heathrow Airport in only

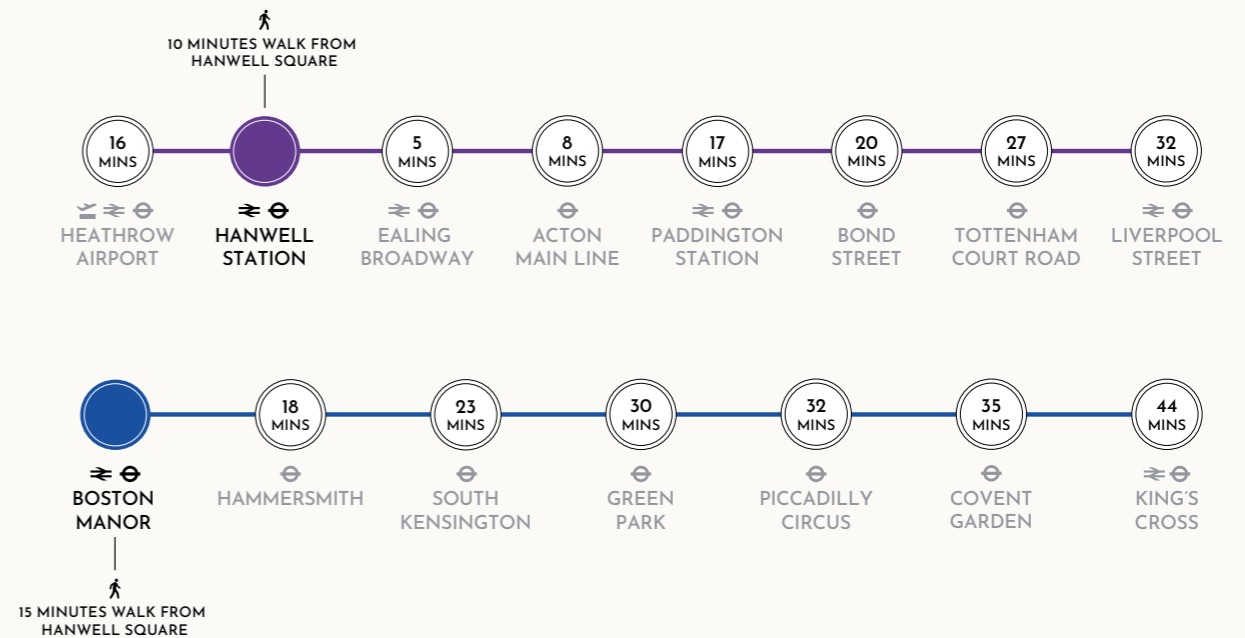
16 minutes and

shopping  on *Bond Street*

in only 20 minutes.

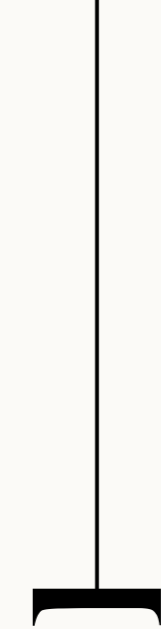
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Elizabeth line



Piccadilly line





Seats of learning

As far as education goes, there's quality as well as quantity in and around Hanwell. St. Mark's Primary School and Oaklands Primary School are of high calibre, while 'Outstanding' local secondary schools include Elthorne Park High School and grammar-turned-academy Drayton Manor High School. Thanks to the Elizabeth line, the best of London's universities – including UCL, Imperial College and London School of Economics – are a short ride away.



St. Mark's Primary School



Imperial College, White City

Just under 5 miles away is *Imperial College* which is ranked *7th worldwide* by the *2022 QS World University Ranking*, *3rd in Europe*, and *1st in London*.



Elthorne Park High School



Oaklands Primary School



London School of Economics



University College London

Top London universities a short ride away on the *Elizabeth line*.



87 outstanding or good primary and secondary schools in the borough of Ealing.

Source: Ofsted



The great outdoors

There's lush green space and a new vibrant public square right on your doorstep. And you don't have to wander far from Hanwell Square to find an abundance of nature, parks, trees, walks and cycle paths. Brent Lodge Park, with its tranquil riverside meadows, zoo and yew tree maze is just around the corner. The ancient Elthorne Park, and the Victorian-built Grand Union Canal, lie to the south. While a swathe of playing fields, allotments and two golf courses skirt the banks of the nearby River Brent.





Ealing



is one of

London's greenest



boroughs



with



3,300 acres of

green space



and is neighbour

to some of *West London's*

most beautiful

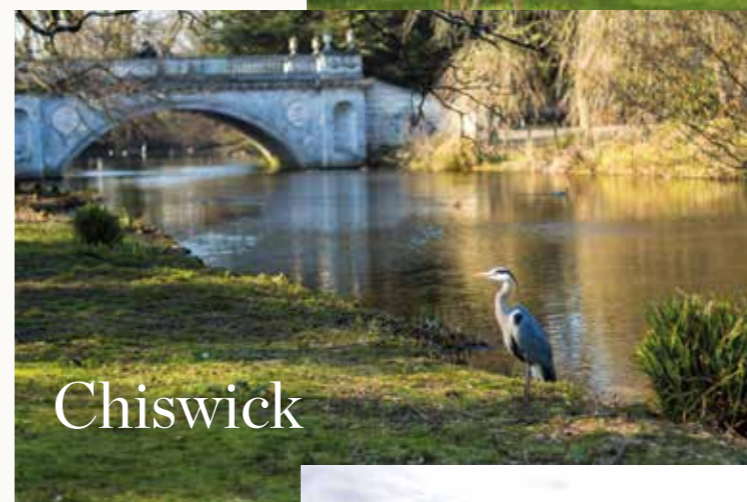


boroughs.

Source: Ordnance Survey



Richmond



Chiswick

Richmond Park, 6 miles
Chiswick Park, 3.5 miles
Kew Gardens, 3.5 miles



Kew

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On the menu

Hanwell is blessed with plenty of quirky, independent pubs, cafés and restaurants. The Fox (est. 1848) and The Dodo (with its own micro-brewery) are ever-popular local watering holes, while The Golden Chip has been serving superb fish suppers since 1896. Drop into Fade to Black for a steaming flat white, or pick up a fresh sourdough loaf from The Little Wonder artisan bakery.



High Road House

Chiswick, 4.5 miles



Brentford Market

Brentford, 2.4 miles



The Fox

Hanwell, 0.5 miles



The Ivy Café

Richmond, 5.5 miles



Westfield London

White City, 6.5 miles



Rick Stein

Barnes, 7 miles



White City House

White City, 7 miles



Fade to Black

Hanwell, 0.5 miles



The Grosvenor

Hanwell, 0.7 miles



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Music to your ears

Hanwell reverberates each year as it hosts the Hanwell Hootie. This is a loud, proud tribute to local hero Jim Marshall, who opened his first amplifier shop here in 1962. Famous early customers included Jimi Hendrix and Pete Townsend. The Hanwell Carnival, meanwhile, is the oldest and second largest annual carnival in London, with its lively parade attracting some 50,000 people.





Wembley Stadium

Wembley, 6 miles away



Hanwell Hootie



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Hanwell Hootie

Hammersmith Apollo

Hammersmith, 6 miles away





Carnival Square

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Welcome to Hanwell Square

Elegant new homes, available as studios, one and two bedroom apartments. Hanwell Square offers a concierge and private gym, along with a host of modern amenities. Built around a vibrant public square, residents can enjoy the roof gardens and gym in this new village-style community.

Concierge

Gym

Public square

Roof gardens



"We have worked in West London and the London Borough of Ealing for many years and are excited to have the opportunity to continue our portfolio in Hanwell. With a truly village feel, we believe Hanwell Square really is one of London's last hidden gems."

Rosie Nesbitt, Sales and Marketing Director, FABRICA



- Shared Ownership
- Private
- Affordable Rent by A2Dominion
- 🚲 Bike Store
- 🗑️ Refuse Store
- ➔ Communal Entrances





CGIs INDICATIVE ONLY AND SUBJECT TO CHANGE.

“The concierge space features bold interiors that feel like an extension of the private residences. The gym is a bright space with brass highlights, a continuation of the communal areas and concierge lobby.”

*Katie Earl, Co-Founder & Creative Director,
No.12 Studio*

- ← Concierge Reception
- ↓ Residents' Gym



Design-led interiors

Interiors are made up of versatile layouts of generous proportions, featuring bespoke details whenever possible.

With high quality fixtures and fittings that maximise comfort, these stylish Shared Ownership homes exude warmth and invite relaxation.





Kitchen

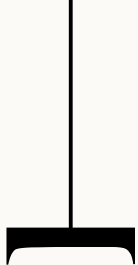
Open-plan kitchens lead onto light-filled living areas that are both comfortable and stylish – spaces you want to spend time in.

Bathroom



Modern tiled bathrooms are fitted with high quality fixtures.

PHOTOGRAPHY IS INDICATIVE OF PREVIOUS DEVELOPMENT AND MAY INCLUDE FIXTURES AND FITTINGS NOT INCLUDED IN THE SPECIFICATION.



Specification

FLOOR FINISHES

Oak laminate flooring to hallway, lounge, kitchen and dining areas
Carpet to all bedrooms
Ceramic tile flooring to bathrooms and en-suites
Stone tile to balconies

BEDROOM

Full height built-in wardrobes with hinged doors to master bedrooms

KITCHEN

Handleless kitchen units including wall and base units with built-in appliances
Bellato grey laminate worktop
Stainless steel splashback
Bosch built-in fridge/freezer
Bosch flush mounted electric hob
Bosch built-in multifunction single oven
Bosch built-in dishwasher
(sizes may vary please refer to your sales consultant)
Bosch washer/dryer located in utility cupboard
Integrated canopy extractor
Under cabinet LED lighting integrated to underside of wall units
Stainless steel kitchen sink
Chrome mixer tap

BATHROOM/EN-SUITES

Ceramic tiling to bathrooms and en-suites
Emulsion paint on two walls in bathroom/en-suite
Semi-recessed basin set on vanity top with chrome mixer tap
Frameless mirror located above WC and basin with shaver socket
Built-in single ended bath with detachable handheld shower head
White shower trays with detachable handheld shower head
Wall hung WC with concealed cistern and soft close seat and cover
Glazed bath and shower screen
Chrome wall mounted electric towel rail



UTILITIES

Energy efficient lighting system with integrated sprinklers, heat and smoke detectors
Audio/visual door entry system
Wiring for Sky Q to living rooms and bedrooms (subscription required)
Wiring for Hyperoptic broadband (subscription required)
Low level sockets in white throughout
Double sockets with USB to kitchen counters and either side of beds
Dimmer switches in white finish to living area and master bedroom

HEATING & HOT WATER

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

SECURITY & PEACE OF MIND

10-year warranty cover under LABC Scheme
Concierge service
Access to apartments via audio/visual entry system
Multi point locking to entrance doors
Mains supply operated smoke/heat detectors with battery back up
2-year developer warranty

RESIDENTS' FACILITIES & COMMUNAL AREAS

Concierge located in Sarsen House
Residents' only gym featuring a range of gym equipment
Residents' roof terraces
Cycle storage with secure access
No.12 Studio designed residential lobbies with residential cores served by passenger lifts

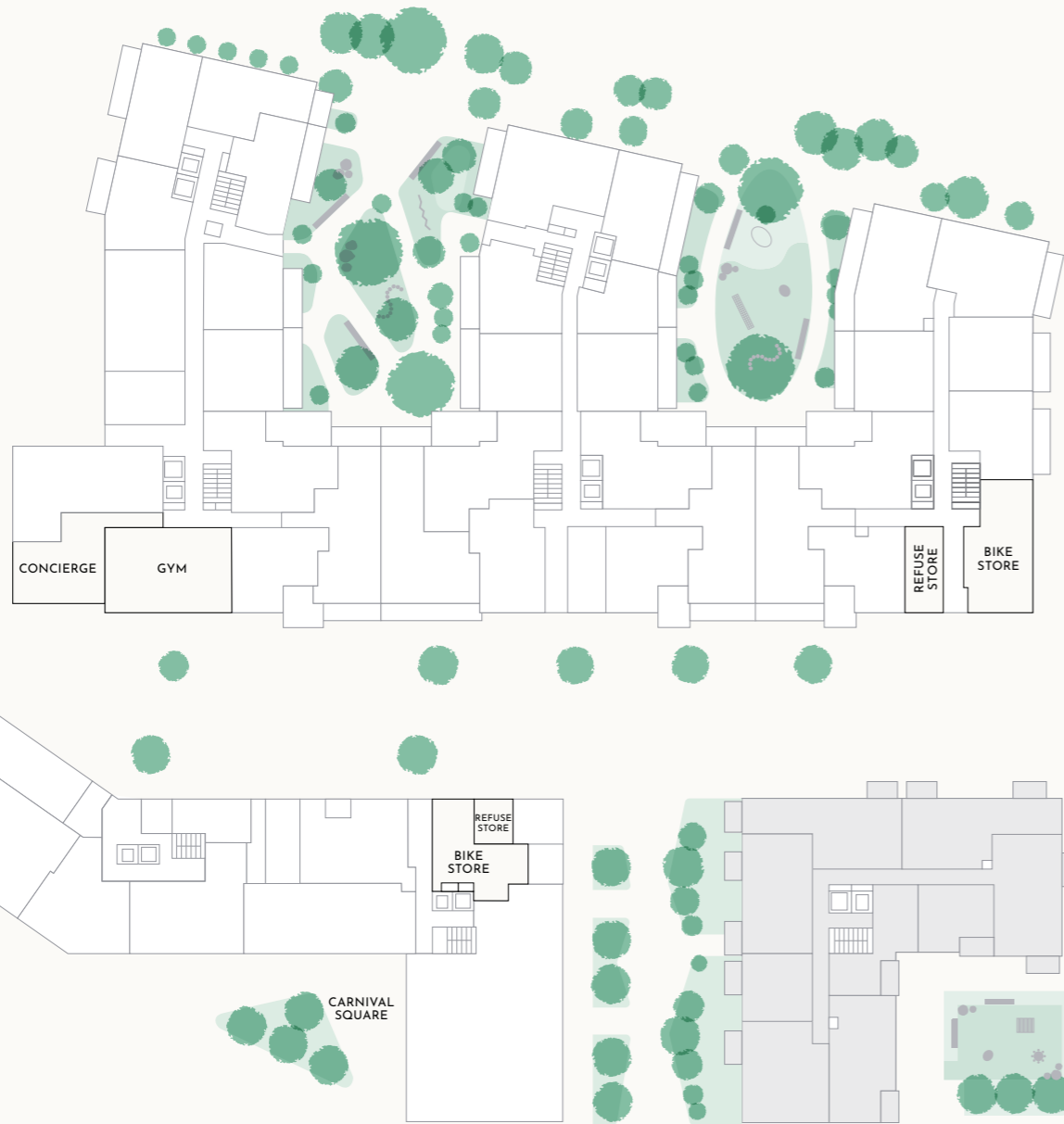
SUSTAINABLE FEATURES

Green roofs for biodiversity
Array of PV cells to the roofs
Bin stores with regular and recycling waste provided



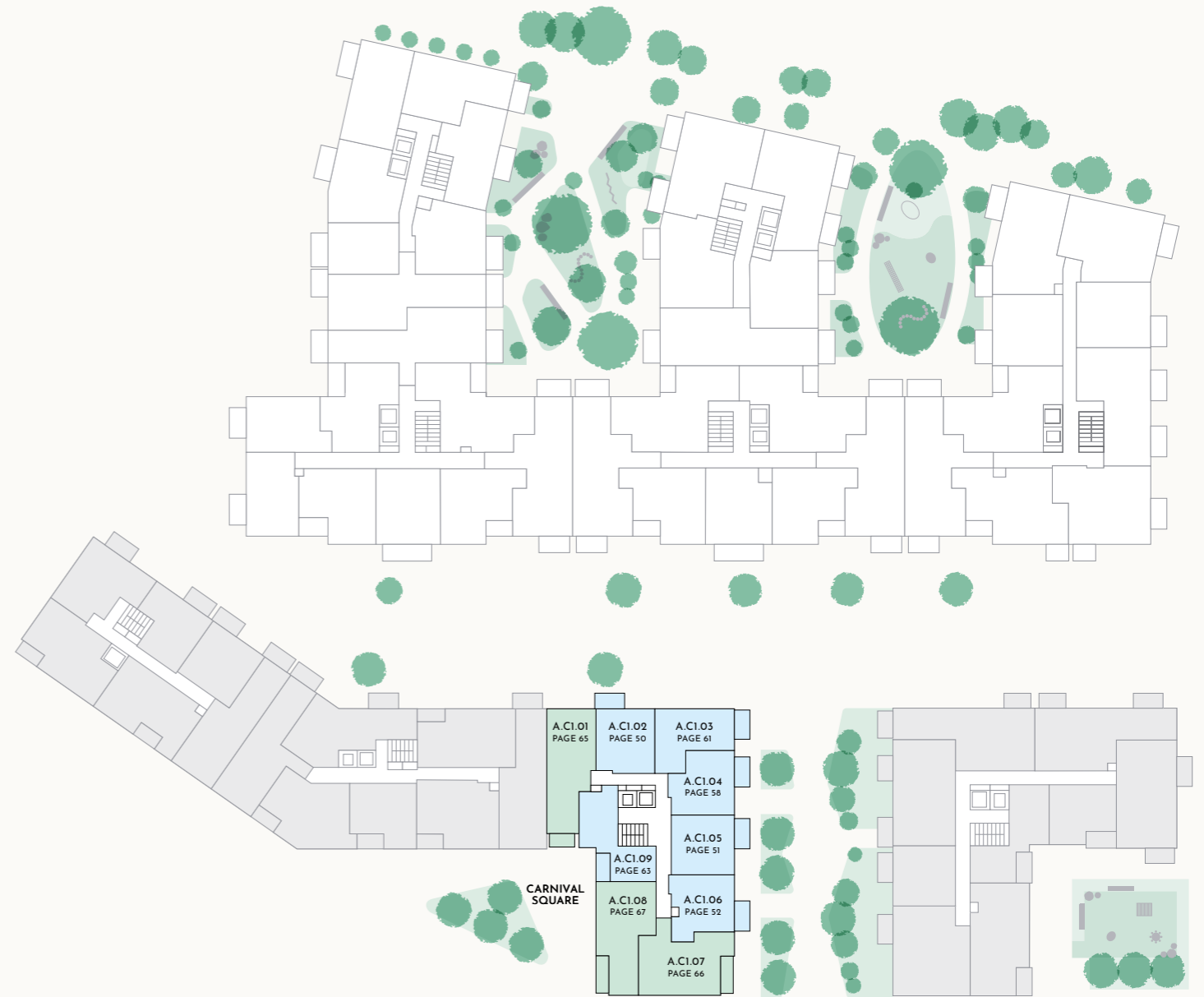
Floor
Ground

Key
Affordable Rent



Floor
1

Key
1 bedroom
2 bedroom
Affordable Rent



Floor
2

Key
■ 1 bedroom
■ 2 bedroom
■ Affordable Rent



Floor
3

Key
■ 1 bedroom
■ 2 bedroom
■ Affordable Rent



Floor
4



Key
1 bedroom
2 bedroom
Affordable Rent

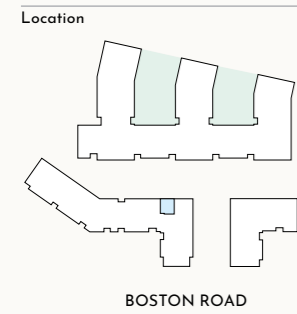


The apartments
1 bedroom



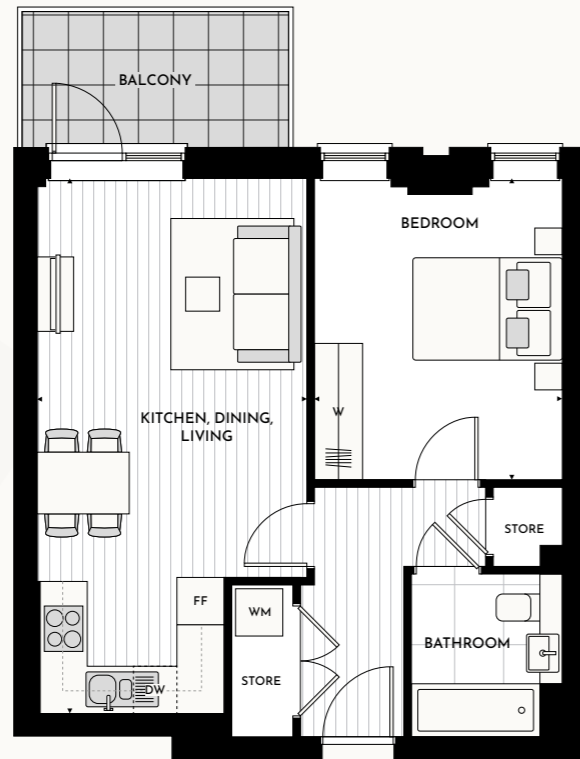
Daisy House
1 bedroom apartment
A8

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	7.0m x 3.5m	23' 2" x 11' 9"	DW Dishwasher
Bedroom	3.9m x 3.2m	13' 0" x 10' 8"	FF Fridge freezer
Apartment area	50.0 sq m	538 sq ft	WM Washing machine
Balcony	6.1 sq m	66 sq ft	W Wardrobe
			---- Overhead cupboards



Floor

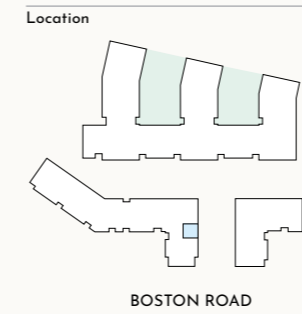
1	2
A.C1.02	A.C2.02



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Daisy House
1 bedroom apartment
A8b

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	7.1m x 3.6m	23' 5" x 12' 0"	DW Dishwasher
Bedroom	3.7m x 3.2m	12' 5" x 10' 8"	FF Fridge freezer
Apartment area	50.0 sq m	538 sq ft	WM Washing machine
Balcony	6.1 sq m	66 sq ft	W Wardrobe
			---- Overhead cupboards



Floor

1	2
A.C1.05	A.C2.05



■ Lower ceiling height where indicated – A.C2.05 only

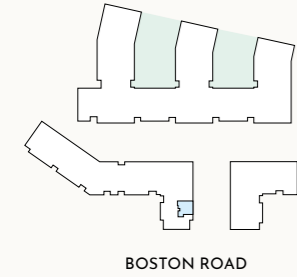
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Daisy House
1 bedroom apartment
A8c

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living Bedroom	7.1m x 3.3m 4.0m x 3.2m	23' 5" x 10' 10" 13' 5" x 10' 8"	DW Dishwasher FF Fridge freezer WM Washing machine W Wardrobe ---- Overhead cupboards
Apartment area	50.0 sq m	538 sq ft	
Balcony	6.1 sq m	66 sq ft	



Location	Floor
	1 A.C1.06
	2 A.C2.06

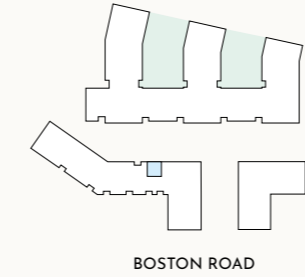


Daisy House
1 bedroom apartment
A8d

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living Bedroom	7.0m x 3.8m 4.8m x 3.0m	23' 0" x 12' 8" 15' 10" x 10' 1"	DW Dishwasher FF Fridge freezer WM Washing machine W Wardrobe ---- Overhead cupboards
Apartment area	50.0 sq m	538 sq ft	
Balcony	6.1 sq m	66 sq ft	



Location	Floor
	3 A.C3.01
	4 A.C4.02

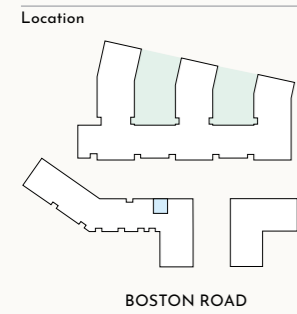


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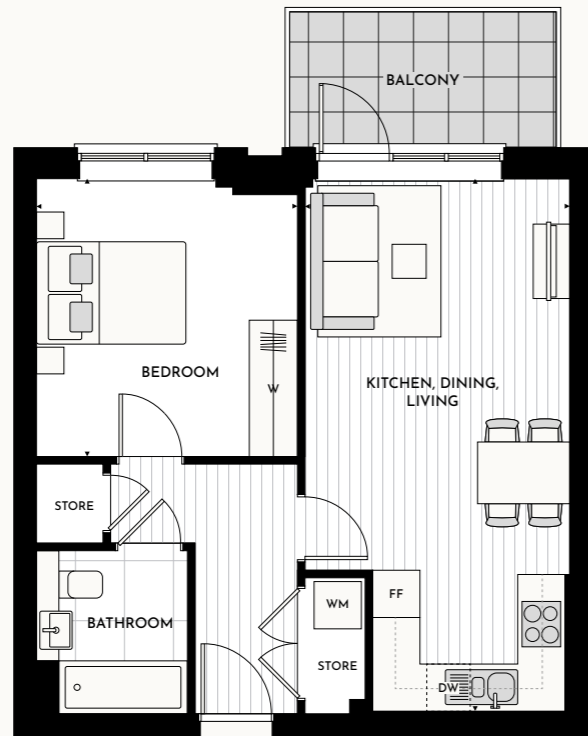
Daisy House
1 bedroom apartment
A8e

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	7.0m x 3.4m	23' 0" x 11' 5"	DW Dishwasher
Bedroom	3.6m x 3.4m	12' 0" x 11' 4"	FF Fridge freezer
Apartment area	50.0 sq m	538 sq ft	WM Washing machine
Balcony	6.1 sq m	66 sq ft	W Wardrobe
			---- Overhead cupboards



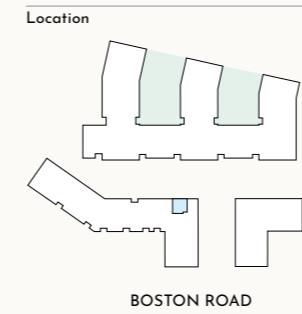
Floor

3	4
A.C.3.02	A.C.4.03



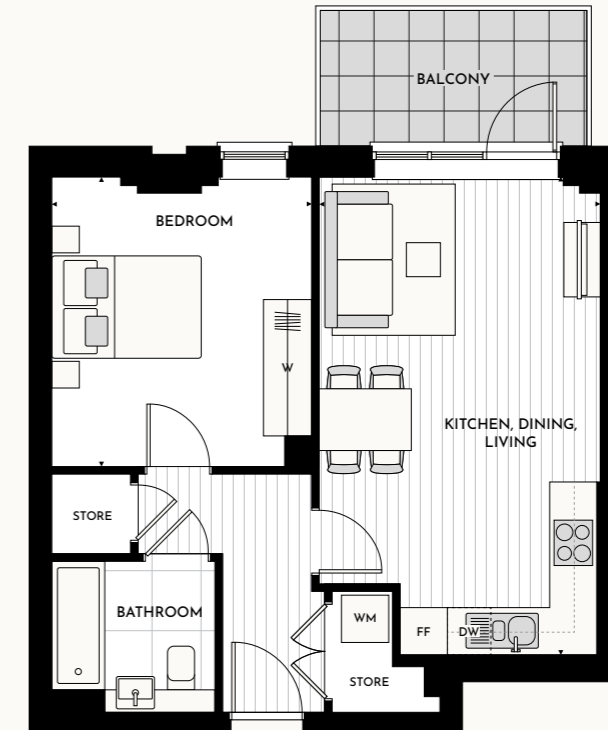
Daisy House
1 bedroom apartment
A8f

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	6.3m x 3.7m	20' 9" x 12' 3"	DW Dishwasher
Bedroom	3.8m x 3.4m	12' 6" x 11' 3"	FF Fridge freezer
Apartment area	50.0 sq m	538 sq ft	WM Washing machine
Balcony	6.1 sq m	66 sq ft	W Wardrobe
			---- Overhead cupboards



Floor

3	4
A.C.3.03	A.C.4.04

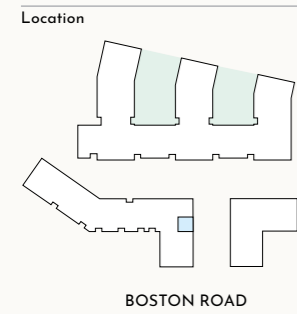


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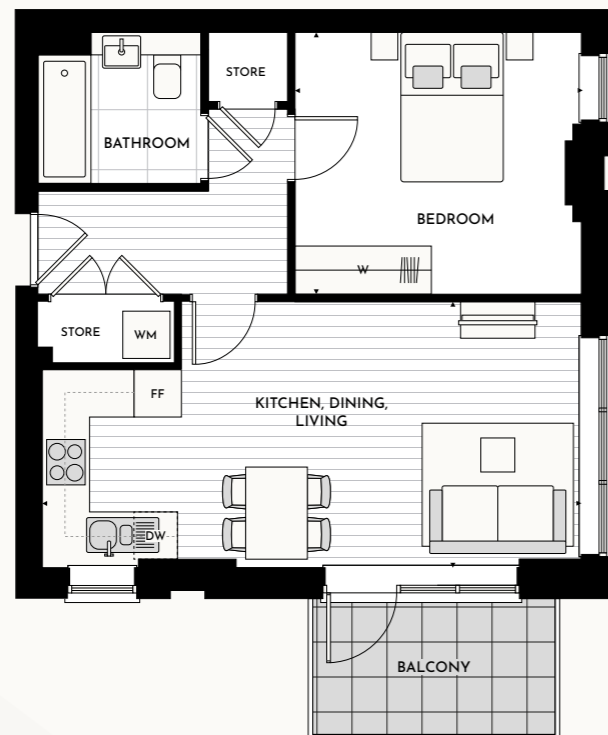
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Daisy House
1 bedroom apartment
A8g

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living Bedroom	7.1m x 3.5m 3.7m x 3.4m	23' 5" x 11' 6" 12' 5" x 11' 4"	DW Dishwasher FF Fridge freezer WM Washing machine W Wardrobe ---- Overhead cupboards
Apartment area	50.0 sq m	538 sq ft	
Balcony (A.C3.05)	6.0 sq m	65 sq ft	
Balcony	5.2 sq m	56 sq ft	



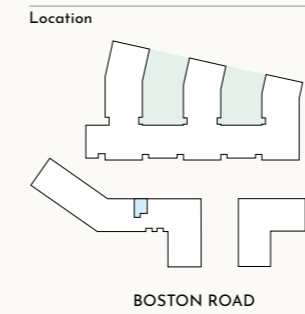
Floor
3
A.C3.05 4
A.C4.06



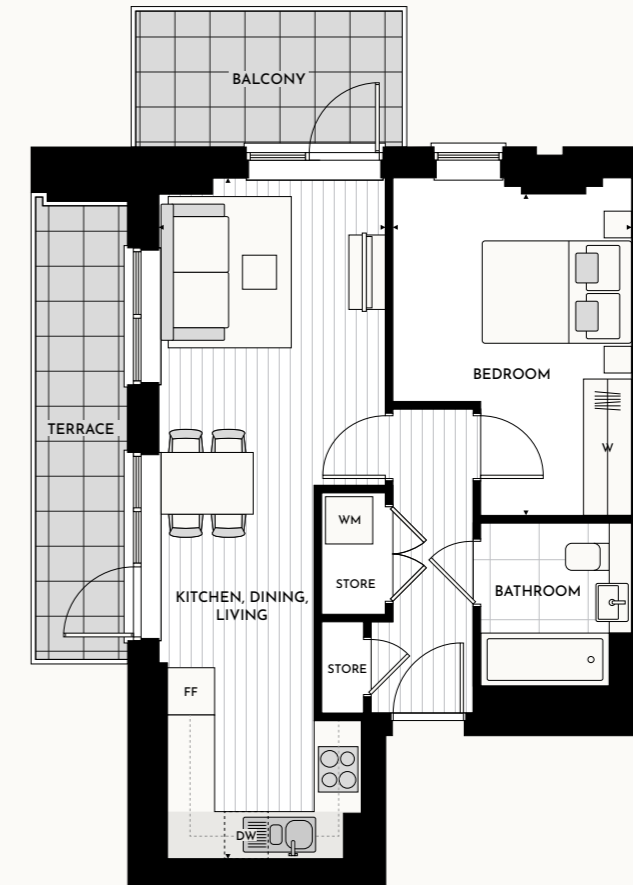
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Daisy House
1 bedroom apartment
A8j

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living Bedroom	9.0m x 3.0m 4.4m x 3.1m	29' 7" x 9' 10" 14' 8" x 10' 4"	DW Dishwasher FF Fridge freezer WM Washing machine W Wardrobe ---- Overhead cupboards
Apartment area	50.0 sq m	538 sq ft	
Terrace	7.9 sq m	85 sq ft	
Balcony	6.1 sq m	66 sq ft	



Floor
4
A.C4.01



■ Lower ceiling height where indicated

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Daisy House
1 bedroom apartment
A10

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	5.3m x 4.2m	17' 8" x 13' 10"	DW Dishwasher
Bedroom	3.6m x 3.2m	12' 1" x 10' 8"	FF Fridge freezer
Apartment area	50.0 sq m	538 sq ft	WM Washing machine
Balcony	6.1 sq m	66 sq ft	W Wardrobe
			---- Overhead cupboards

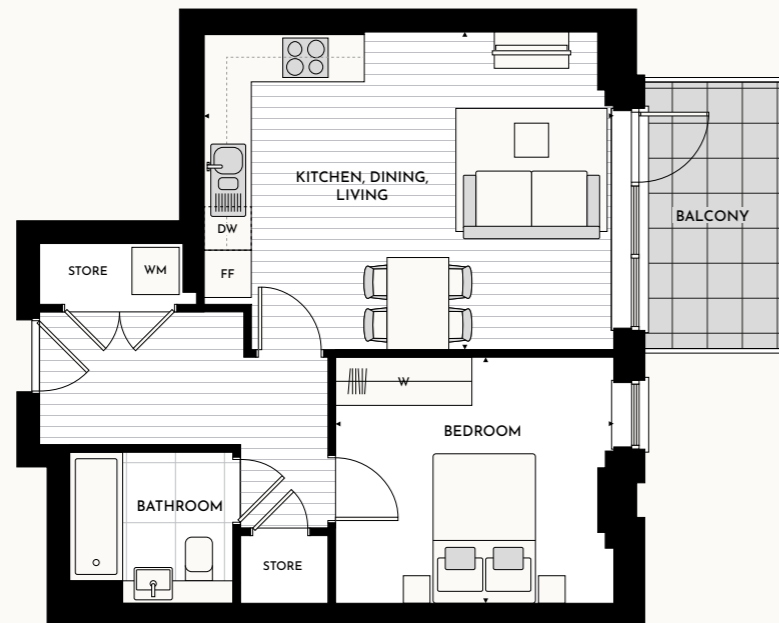


Location

BOSTON ROAD

Floor

1	2
A.C1.04	A.C2.04



Daisy House
1 bedroom apartment
A14

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	5.4m x 5.0m	17' 11" x 16' 7"	DW Dishwasher
Bedroom	3.9m x 3.3m	12' 10" x 11' 0"	FF Fridge freezer
Apartment area	50.0 sq m	538 sq ft	WM Washing machine
Balcony 1	6.1 sq m	66 sq ft	W Wardrobe
Balcony 2	6.1 sq m	66 sq ft	---- Overhead cupboards



Location

BOSTON ROAD

Floor

3	4
A.C3.04	A.C4.05

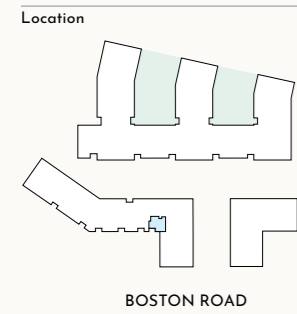


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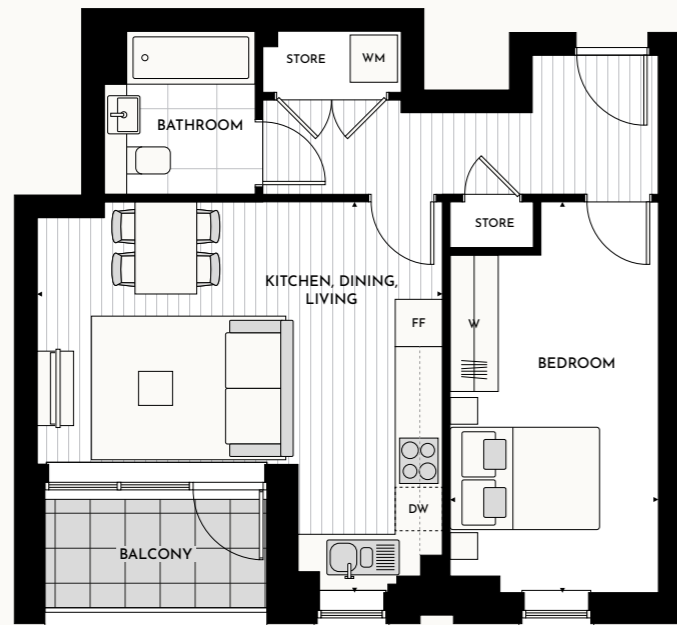
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Daisy House
1 bedroom apartment
A15

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	5.3m x 5.1m	17' 7" x 16' 11"	DW Dishwasher
Bedroom	5.1m x 2.7m	16' 11" x 9' 0"	FF Fridge freezer
Apartment area	50.5 sq m	544 sq ft	WM Washing machine
Balcony	4.1 sq m	44 sq ft	W Wardrobe
			---- Overhead cupboards



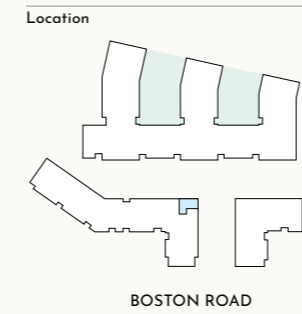
Floor
3
A.C.3.06 4
A.C.4.07



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Daisy House
1 bedroom apartment
A9

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	4.7m x 4.5m	15' 8" x 14' 10"	DW Dishwasher
Bedroom	4.2m x 2.7m	14' 0" x 9' 0"	FF Fridge freezer
Apartment area	51.0 sq m	549 sq ft	WM Washing machine
Balcony	6.1 sq m	66 sq ft	W Wardrobe
			---- Overhead cupboards



Floor
1
A.C.1.03 2
A.C.2.03



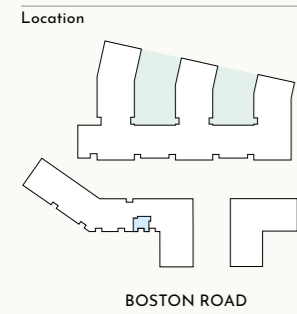
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Daisy House

1 bedroom apartment

A16

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	6.5m x 4.9m	21' 5" x 16' 3"	DW Dishwasher
Bedroom	5.0m x 2.7m	16' 8" x 9' 0"	FF Fridge freezer
Apartment area	51.5 sq m	554 sq ft	WM Washing machine
Terrace	4.1 sq m	44 sq ft	W Wardrobe
			--- Overhead cupboards



Floor
3
A.C3.07



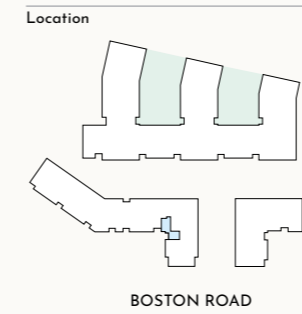
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Daisy House

1 bedroom apartment

A13

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	5.2m x 4.0m	17' 3" x 13' 2"	DW Dishwasher
Bedroom	4.2m x 3.1m	13' 11" x 10' 4"	FF Fridge freezer
Apartment area	53.0 sq m	560 sq ft	WM Washing machine
Balcony	4.1 sq m	52 sq ft	W Wardrobe
			--- Overhead cupboards



Floor
1
A.C1.09

2
A.C2.09

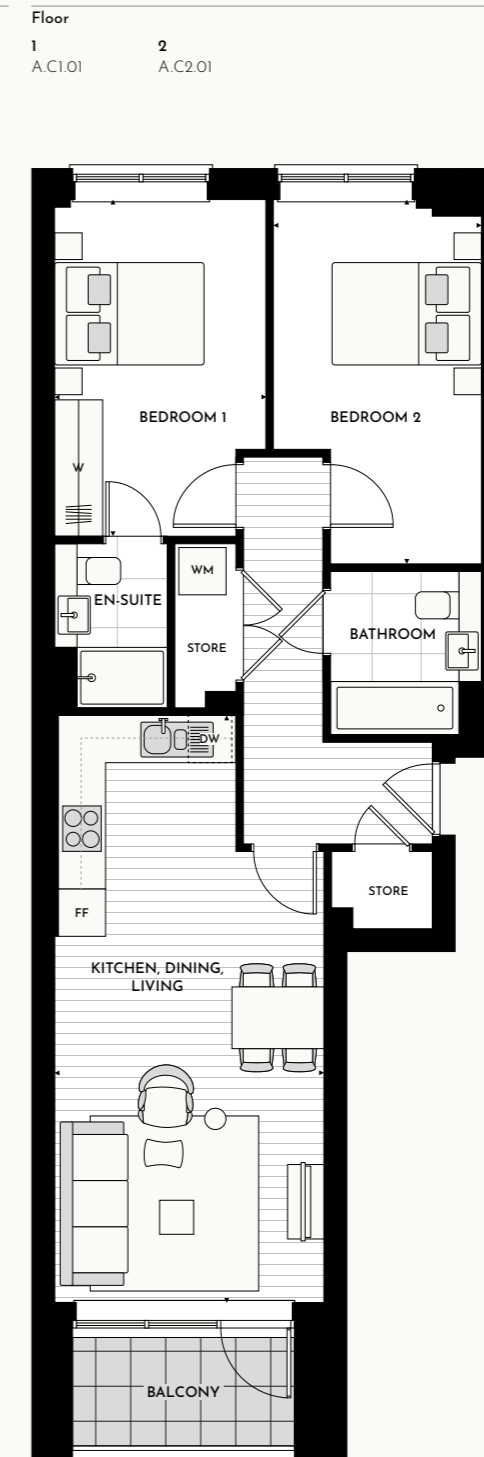
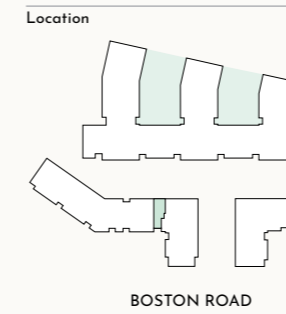
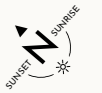


■ Lower ceiling height – A.C2.09 only

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Daisy House
2 bedroom apartment
A7

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	7.7m x 3.5m	25' 6" x 11' 9"	DW Dishwasher
Bedroom 1	4.4m x 2.8m	14' 7" x 9' 2"	FF Fridge freezer
Bedroom 2	4.8m x 2.7m	15' 10" x 9' 0"	WM Washing machine
Apartment area	70.0 sq m	753 sq ft	W Wardrobe
Balcony	4.1 sq m	44 sq ft	--- Overhead cupboards



*The apartments
2 bedroom*



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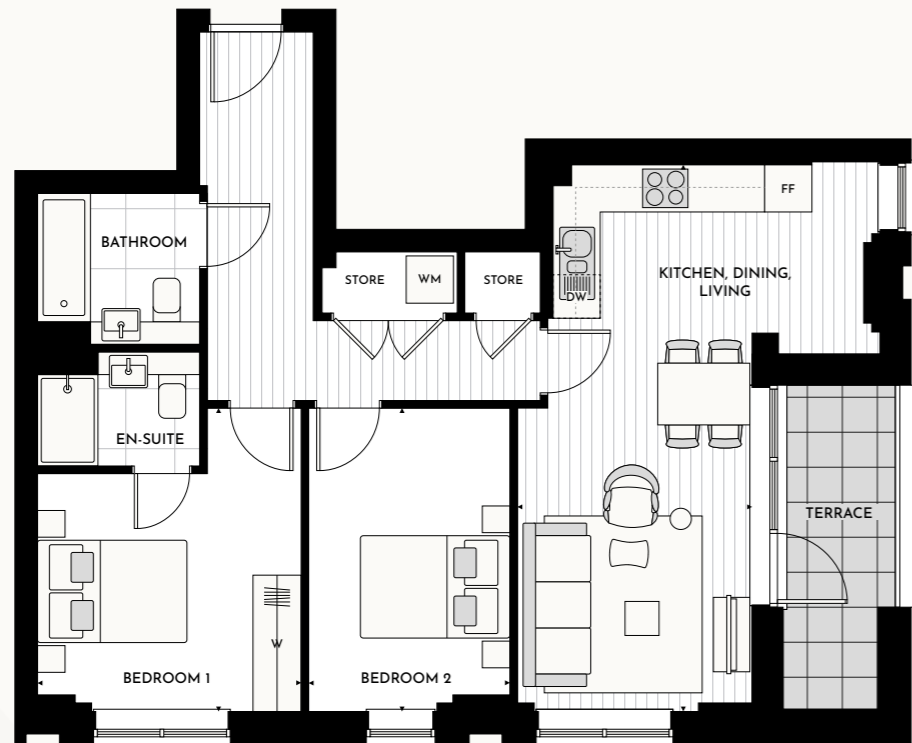
Daisy House
2 bedroom apartment
A11

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	7.2m x 4.3m	23' 8" x 14' 5"	DW Dishwasher
Bedroom 1	4.0m x 3.4m	13' 2" x 11' 5"	FF Fridge freezer
Bedroom 2	4.0m x 2.6m	13' 2" x 8' 9"	WM Washing machine
Apartment area	70.0 sq m	753 sq ft	W Wardrobe
Terrace	5.8 sq m	62 sq ft	--- Overhead cupboards



Location	Floor
	1 A.C1.07
	2 A.C2.07

BOSTON ROAD



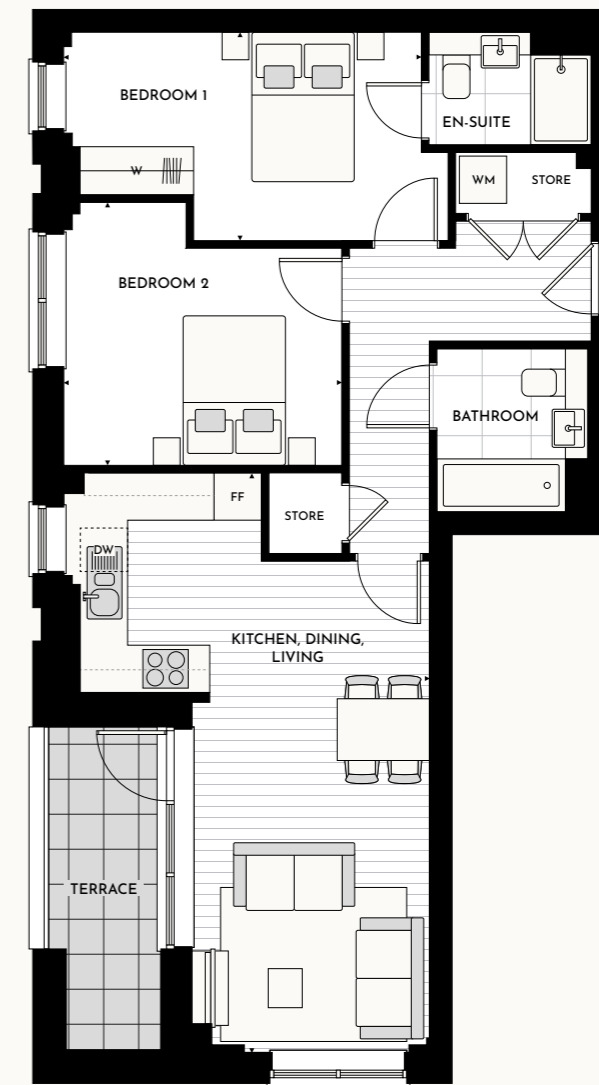
Daisy House
2 bedroom apartment
A12

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	7.6m x 4.8m	25' 2" x 15' 10"	DW Dishwasher
Bedroom 1	4.8m x 2.7m	16' 0" x 9' 0"	FF Fridge freezer
Bedroom 2	3.6m x 3.4m	12' 1" x 11' 5"	WM Washing machine
Apartment area	70.0 sq m	753 sq ft	W Wardrobe
Terrace	5.8 sq m	62 sq ft	--- Overhead cupboards



Location	Floor
	1 A.C1.08
	2 A.C2.08

BOSTON ROAD

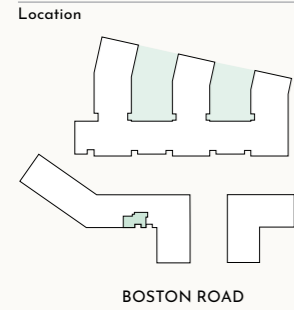


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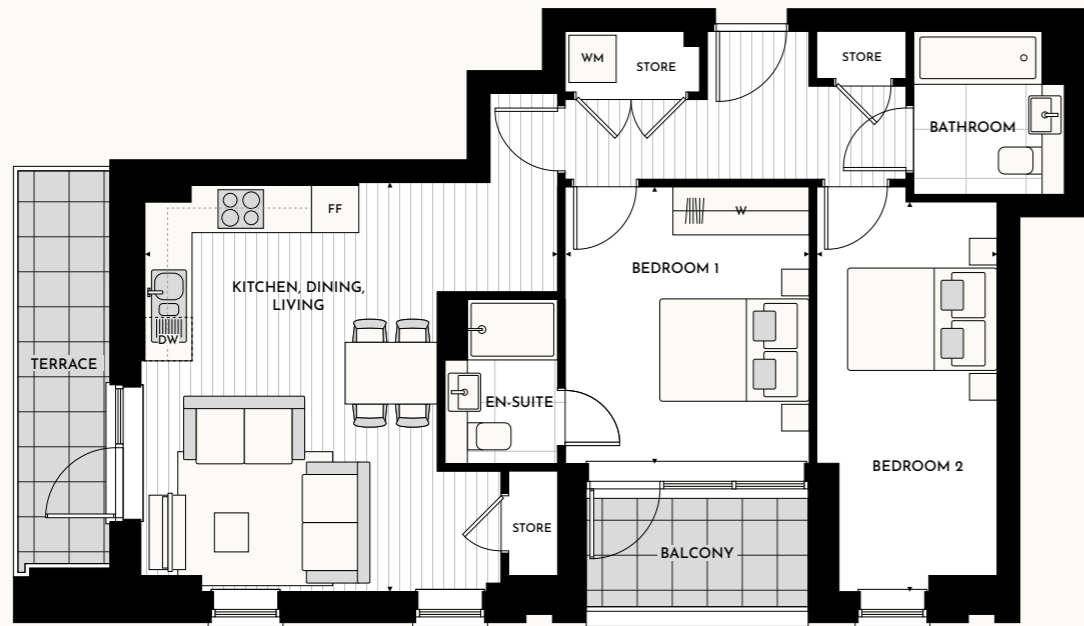
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Daisy House
2 bedroom apartment
A18

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	5.4m x 5.4m	17' 11" x 17' 9"	DW Dishwasher
Bedroom 1	3.6m x 3.2m	12' 0" x 10' 7"	FF Fridge freezer
Bedroom 2	5.1m x 2.3m	16' 11" x 7' 10"	WM Washing machine
Apartment area	70.0 sq m	753 sq ft	W Wardrobe
Terrace	6.8 sq m	73 sq ft	--- Overhead cupboards
Balcony	4.1 sq m	44 sq ft	



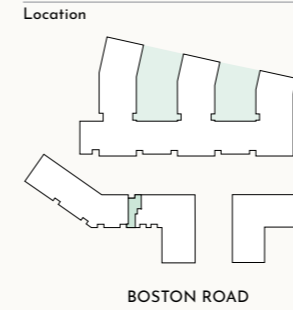
Floor
4
A.C4.08



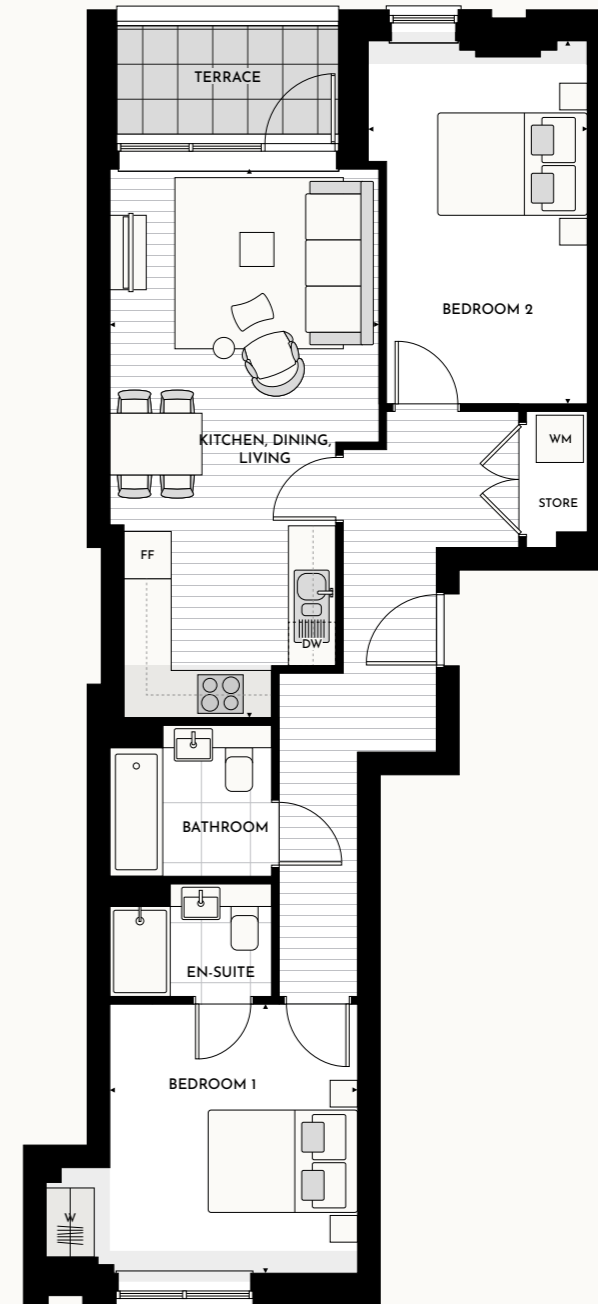
THE KITCHEN, FURNITURE LAYOUTS AND DIMENSIONS ON THE FOLLOWING FLOORPLANS ARE FOR GUIDANCE ONLY AND MAY VARY SLIGHTLY BETWEEN PLOTS. DIMENSIONS ARE TAKEN FROM THE POINTS INDICATED AND ARE NOT INTENDED TO BE USED FOR CARPET SIZES, APPLIANCE SPACE OR ITEMS OF FURNITURE. THE SQ M AND SQ FT ARE MEASURED 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 AND TERRACES MAY VARY IN SIZE. WINDOW ARRANGEMENTS MAY VARY FROM FLOOR TO FLOOR. CEILING HEIGHTS RANGE FROM 2,500mm TO 2,650mm AND ALL HALLWAYS TO BE 2,400mm (APPROXIMATELY). ALL CEILING HEIGHTS MAY VARY DUE TO BULKHEADS. FURNITURE LAYOUTS ARE INDICATIVE ONLY AND DO NOT NECESSARILY REFLECT THE ELECTRICAL LAYOUTS. PLEASE SPEAK TO YOUR SALES EXECUTIVE FOR DETAILS.

Daisy House
2 bedroom apartment
A17

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	7.2m x 3.5m	23' 9" x 11' 9"	DW Dishwasher
Bedroom 1	3.5m x 3.3m	11' 8" x 10' 10"	FF Fridge freezer
Bedroom 2	4.7m x 2.8m	15' 8" x 9' 5"	WM Washing machine
Apartment area	71.5 sq m	770 sq ft	W Wardrobe
Terrace	4.1 sq m	44 sq ft	--- Overhead cupboards



Floor
3
A.C3.08



■ Lower ceiling height where indicated

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The developers

About FABRICA

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 £8.7 billion across almost 38,000 homes, in London and southern England, we are one of the UK's largest developers. Our A+ credit rating and pipeline of 6,000 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.

FABRICA
by A2Dominion

Carlton House, London SW15



Jigsaw, London W13



Wyndham Studios, London SE5



Queen's Wharf, London W6

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% of your share 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.

Contact details

Hanwell Square Sales and Marketing Suite
77a Boston Road
London
W7 3SA

hanwellsquare.com



- Hanwell (cover)**
1. The Fox Public House
 2. Grand Union Canal
 3. Wharndcliffe Viaduct
 4. Elthorne Park
 5. Hanwell Clock Tower
 6. Jim Marshall Blue Plaque
 7. Hanwell Zoo, Lima
 8. The Kings Arms Public House
 9. The Little Wonder Bakery
 10. Clocktower Café
 11. The Golden Chip
 12. Millennium Maze
 13. The Hermitage
 14. River Brent, Swan
 15. The Lanes, Hanwell
 16. Big Ben, London



- Getting around**
1. Big Ben
 2. London Underground Train
 3. Hanwell Station
 4. The E3 bus to Chiswick
 5. St. Paul's Cathedral



- Seats of learning**
1. St. Mark's Primary School
 2. Oaklands Primary School
 3. Elthorne Park High School



- The great outdoors**
1. The Lanes, Cherry Blossom
 2. Wharndcliffe Viaduct
 3. Elthorne Park
 4. Hanwell Flight of Locks
 5. River Brent, Swan
 6. Millennium Maze
 7. Hanwell Zoo, Lima



- On the menu**
1. Loro di Napoli
 2. The Dodo Micropub
 3. The Fox Public House
 4. Clocktower Café
 5. The Golden Chip
 6. Fade to Black Coffee Shop
 7. The Little Wonder Bakery



- Music to your ears**
1. Hanwell Hootie
 2. Hanwell Carnival

DEVELOPMENTS BY

FABRICA
by A2Dominion



FABRICA is delighted to be a registered developer with the New Homes Quality Board, an independent, not-for-profit organisation designed to oversee reform in the new homes sector. This means our buyers will benefit from enhanced protection when buying a new home as registered developers must adhere to the framework set out in the New Homes Quality Code.

To find out more, visit fabrica.co.uk/new-homes-quality-code

The information in this document has been prepared solely for the purpose of providing general information about Hanwell Square. FABRICA by A2Dominion and its agents have taken care to ensure that the information is accurate at the time of its inclusion in this brochure, but does not guarantee the accuracy or completeness and shall not be liable for any loss or damage which may arise from reliance on the information. All illustrations and computer-generated images reflect the artists' interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. The developers reserve the right to make modifications to the overall plans of Hanwell Square, changes to architectural and interior features and finishes, brands, colours, materials, building design, specifications, ceiling heights, flooring patterns and floorplans without notification.

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