



A

# THE AURIA

NOTTING HILL

Portobello Edition

Portobello  
Square



**A**  
THE AURIA  
NOTTING HILL

PORTOBELLO  
EDITION

*Introducing the exclusive Portobello Edition at  
The Auria in fashionable 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.*

*Enjoy the buzz of Portobello living. These luxury  
one and two-bedroom apartments are set within an  
architecturally distinctive mansion building designed  
by award-winning architects, Conran and Partners.*

*All homes feature private outdoor space  
with enticing views over the world-renowned  
Portobello Road.*

Portobello  
Square



*“The Auria features a significant frontage onto Portobello Road and includes an element of distinctive and vibrant retail activity, which really contributes to what Portobello Road is known and loved for.”*

**Victoria Whenray,**  
Partner at Conran and Partners



← The Portobello Edition features space on Portobello Road for new shops, cafés and restaurants. The concierge is also located here.





Notting Hill Gate

Kensington Gardens

Portobello Road Market

Knightsbridge

Hyde Park

Buckingham Palace

Westminster

Mayfair

London Eye

Portobello Road

Covent Garden

The Shard

Paddington (closest Elizabeth Line station)

Westbourne Park

Bond Street & West End

Little Venice

The City

A  
THE AURIA  
NOTTING HILL







where  
lifestyle

meets  
homestyle

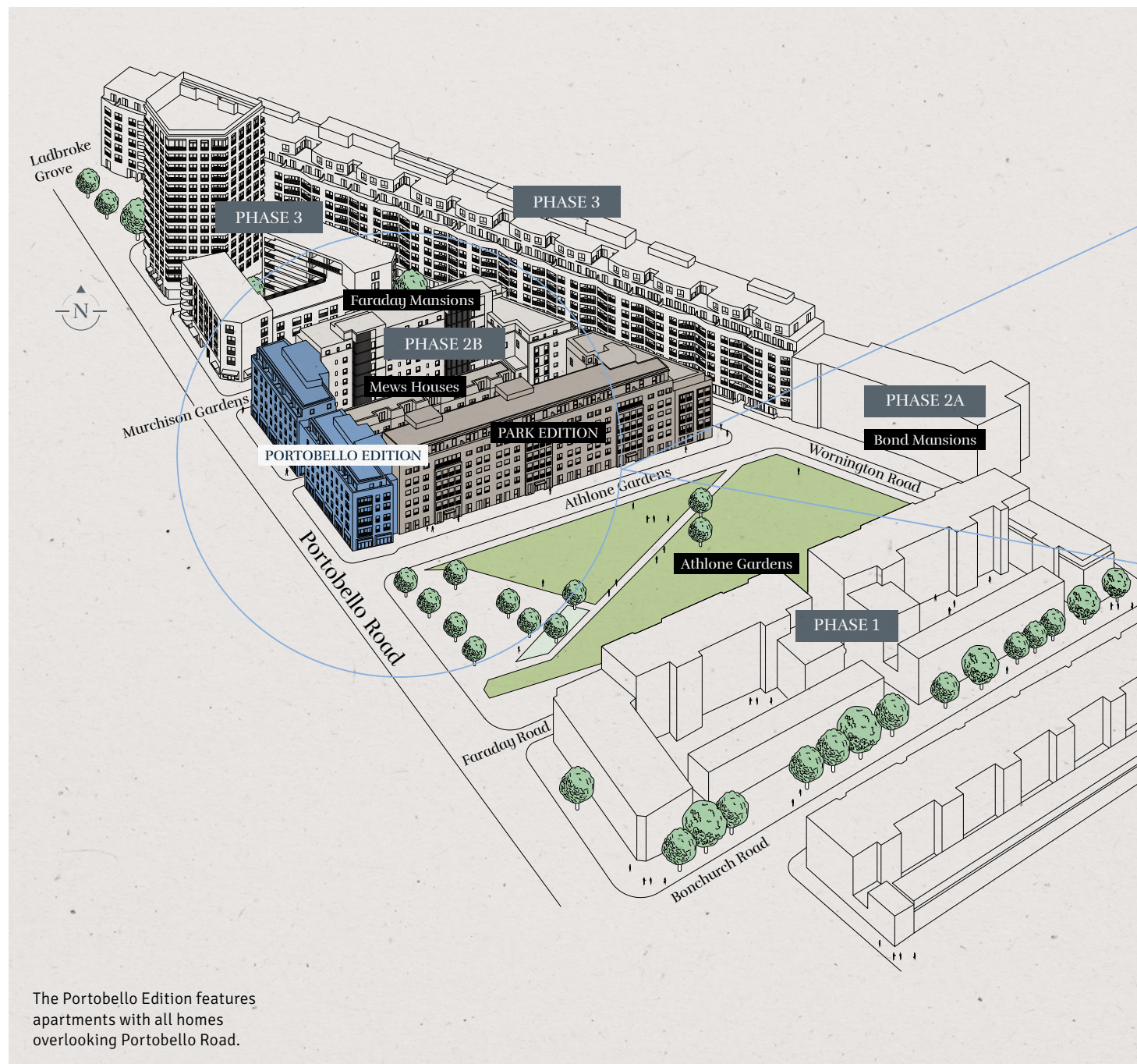


Computer Generated Image (CGI) is indicative only.

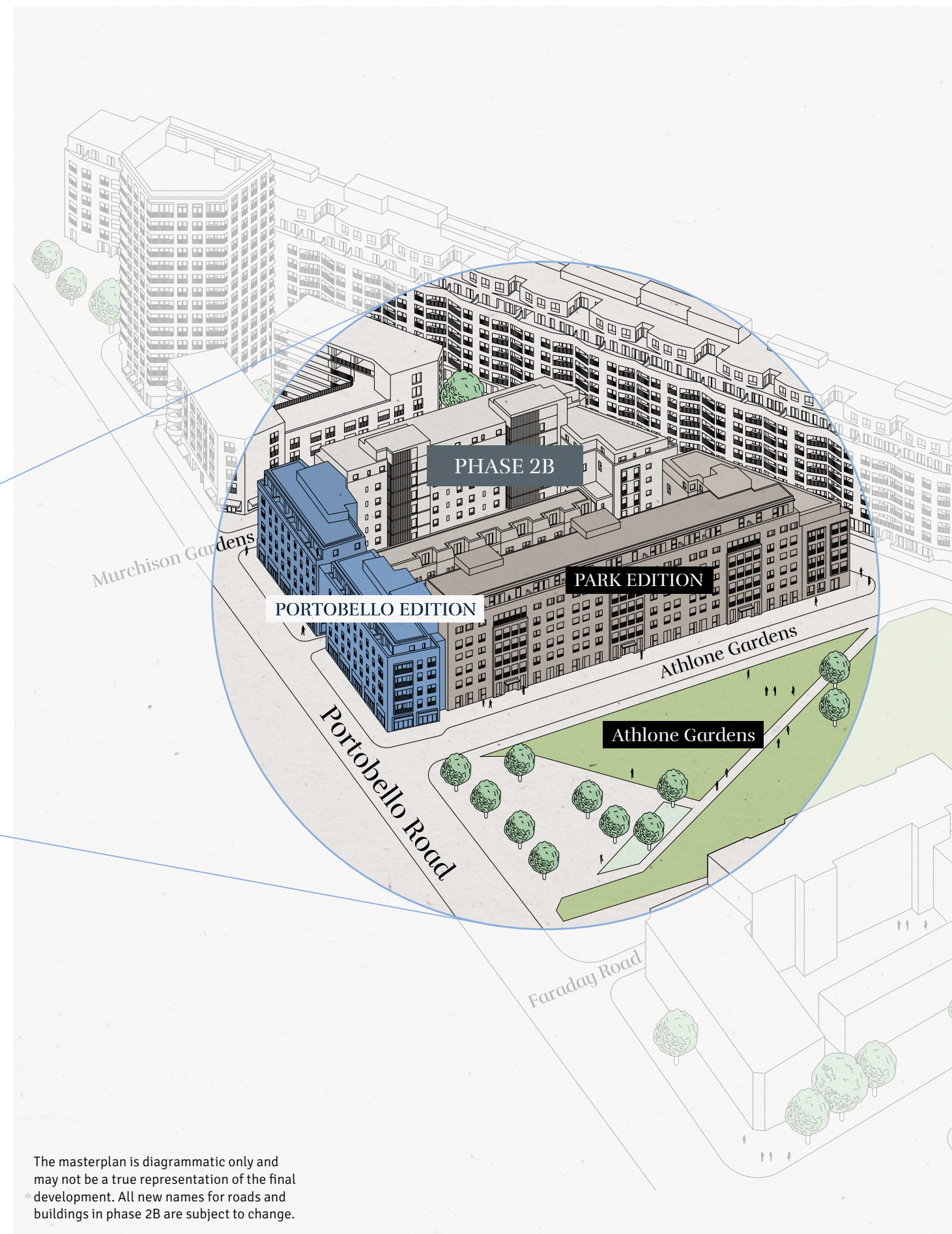


# Masterplan

This prestigious development is divided into three distinct phases with The Auria forming the second part of phase 2. Phases 1 and 2A are already complete.



The Portobello Edition features apartments with all homes overlooking Portobello Road.



The masterplan is diagrammatic only and may not be a true representation of the final development. All new names for roads and buildings in phase 2B are subject to change.





← Masterplan view of the entire Phase 2B with the Portobello Edition in the foreground.





## A chat with Gus Haughton

### Operational Partner for Pizza East

*Pizza East is a restaurant which is part of Soho House, the members' club with Houses across London and the globe, including Electric House in Portobello. Gus manages Pizza East on Portobello Road, Soho House's Italian pizza restaurant with a Californian influence, just around the corner from The Auria.*

#### Where did Pizza East start from?

Pizza East was born out of a desire to bring the LA pizza scene to London. Our first restaurant was in Shoreditch, and soon became a busy site. We then came across this former pub on Portobello Road in 2013 – it was a great fit, and we've been here ever since.

#### What makes Pizza East so unique?

Pizza East is really a restaurant for all – it serves its local community as a place to eat, meet and have fun. Our focus is on seasonal dishes with brilliant produce – we aim to feature just three or four ingredients and the menu largely stays the same, so customers can always order their favourites such as the Spicy Salami pizza or Butter Lettuce & Avocado salad.

#### How does Pizza East sit within the rest of Soho House?

Pizza East Portobello is under the same operations at Soho House – Soho House have recently launched Soho Friends membership – Soho Friends gives access to Soho House bedrooms, studio spaces and events. Plus, benefits at our spas, restaurants and cinemas. The Electric is an institution now, comprising the members-only house alongside the Electric Diner and Electric Cinema – one of the oldest working cinemas in the UK. We know the neighbourhood and its community really well.

#### What do you love most about Portobello?

Portobello has an energy and a vibrancy that's unrivalled across London – its streets have such a history and legacy, creating a character that cannot be easily replicated. There's of course the weekly market, but as a local, the real treats are the restaurants, delis and bars, which are at the heart of Portobello living.



- ↗ Electric Diner, Portobello Road
- ↗ Pizza East, Portobello Road
- ↖ Gus Haughton at Electric Cinema, Portobello Road



# Take a stroll down Portobello Road

*Immerse yourself in the intoxicating variety and eclectic selection of shops, stalls, restaurants and cafés along the iconic Portobello Road.*

Portobello Road is home to the exclusive members-only club Electric House, owned by prestigious Soho House. Directly next door, and also part of Soho House, is the Electric Cinema, London's oldest active cinema and an enduring part of the cultural heritage of Notting Hill.

To get a real feel for this shopping and foodie paradise, explore the smaller streets beyond the buzz of Portobello Road. Discover luxury designer brands along Westbourne Grove and Ledbury Road, antique furniture shops on Golborne Road and a Michelin star restaurant on Kensington Park Road.

Each street offers a distinct and fascinating personality all of its own which heightens the overall magic of the area.

## Top Picks

- 1. Absolute**  
363 Portobello Road
- 2. Bluebelles**  
320 Portobello Road  
bluebellesofportobello.com
- 3. The Distillery**  
186 Portobello Road  
the-distillery.london
- 4. Eggslut**  
185 Portobello Road  
eggslut.uk
- 5. Electric House, Diner & Cinema**  
191 Portobello Road  
sohohouse.com
- 6. Fabrique**  
212 Portobello Road  
fabrique.co.uk
- 7. Farm Girl**  
59a Portobello Road  
thefarmgirl.co.uk
- 8. Garcias Food & Wine**  
248-250 Portobello Road  
rgarciaandsons.com
- 9. Gold**  
95-97 Portobello Road  
goldnottinghill.com
- 10. Lowry & Baker**  
339 Portobello Road  
lowryandbaker.co.uk
- 11. SoulCycle**  
115a Portobello Road  
soul-cycle.com
- 12. Ukai**  
240 Portobello Road  
ukai.co.uk
- 13. Bertie Blossoms**  
323 Portobello Road  
bertieblossoms.co.uk
- 14. Graffik Gallery**  
284 Portobello Road  
graffikgallery.com
- 15. Pizza East**  
310 Portobello Road  
pizzaeast.com
- 16. Taylor Taylor**  
309 Portobello Road  
taylorlondon.com
- 17. The Ledbury**  
127 Ledbury Road  
theledbury.com
- 18. Ottolenghi**  
63 Ledbury Road  
ottolenghi.co.uk
- 19. Laylow**  
10 Golborne Road  
laylow.co.uk
- 20. Diptyque**  
195 Westbourne Grove  
diptyqueparis.com
- 21. Sunday in Brooklyn**  
98 Westbourne Grove  
sundayinbk.co.uk
- 22. Soho Home**  
230 Westbourne Grove  
sohohome.com
- 23. Daylesford Farm Shop and Café**  
208-212 Westbourne Grove  
daylesford.com
- 24. Core by Clare Smyth**  
92 Kensington Park Road  
corebyclaresmyth.com





## Neighbourhood Life

*Renowned for its independent, free spirited and creative approach to life, Notting Hill is a constantly evolving neighbourhood; one where the culture and cuisine has been shaped by the broad mix of people who live here.*

The Portobello Road Market has been instrumental in defining the character of Notting Hill and has long been a place for trendsetters to see and be seen. It has transformed over the decades from a humble London fruit and veg market into a world-famous shopping destination. On a Saturday when the market is in full swing, stalls selling an eclectic mix of vintage fashion, antiques, food and homeware line the full stretch of Portobello Road and spill into surrounding streets.



The Royal Borough of Kensington  
and Chelsea  
**PORTOBELLO  
ROAD, W.11**



Notting Hill is home to Europe's largest carnival attracting more than 2 million partygoers every August bank holiday weekend. Carnival began life in the 1960s bringing together Afro-Caribbean communities in a celebration of Caribbean culture. This spectacular event sees the streets come alive with live music, colourful costumes, dazzling parades and traditional Caribbean food.





# West End World

*Notting Hill occupies a prime location to enjoy the best of west London living including unbeatable shopping opportunities, beautiful Royal Parks and a thriving restaurant and bar scene.*

The Auria is just a 9-minute cycle ride to White City, an area currently undergoing a multi-million-pound regeneration. The premium shopping and leisure destination Westfield London is here with over 200 shops featuring designer fashion, luxury brands and high street retailers as well as a cinema and an excellent choice of restaurants and eateries. The prestigious White City House is based at Television Centre featuring a rooftop pool and bar alongside its other exclusive member benefits.

Other west London highlights nearby include shopping at Harrods, Selfridges and Bond Street; London's world-renowned museum quarter in South Kensington featuring The V&A and the Natural History and Science Museums.

For green spaces you can't beat the magnificent Royal Parks of Kensington Gardens and Hyde Park, and a little further north, Regent's Park, home of London Zoo.





# Connections

The Auria's prime Zone 2 location offers excellent connections to the rest of London and beyond.

There are two tube stations within walking distance: Ladbroke Grove and Westbourne Park (both on the Circle and Hammersmith & City lines) and a good choice of buses swiftly link The Auria to wider London. Heathrow Airport is easily accessible by road or from Paddington using the Elizabeth Line or the Heathrow Express. The Elizabeth Line also offers a high-speed 3-minute journey to the designer boutiques at Bond Street and beyond.



## CLOSE CONNECTIONS

 <b>Ladbroke Grove</b> 7 mins walk	 <b>Westbourne Park</b> 13 mins walk	 <b>Notting Hill Gate</b> 23 mins walk	 <b>Holland Park</b> 24 mins walk	 <b>Royal Oak</b> 25 mins walk	 <b>Kensal Green</b> 27 mins walk	 <b>Paddington</b> 39 mins walk
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**Key**

 <b>Hammersmith &amp; City</b>	 <b>Bakerloo District Overground</b>	 <b>Elizabeth Line Great Western Railway</b>
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### WALKING

Notting Hill's central location means many of west London's highlights are accessible on foot.

### CYCLE

There are numerous cycle hire docking stations nearby, locations include: Bevington Road, St Mark's Road, Ladbroke Grove Central, All Saints Road, Blenheim Crescent, Westbourne Park Road and Turquoise Island.

### LONDON UNDERGROUND

Ladbroke Grove and Westbourne Park are on the Circle and Hammersmith & City lines. Notting Hill Gate is on the Central, Circle and District lines.

### BUSES

The following buses stop in or near Portobello Road Market 7, 12, 23, 27, 28, 31, 52, 70, 94, 328 and 452.

### RAIL

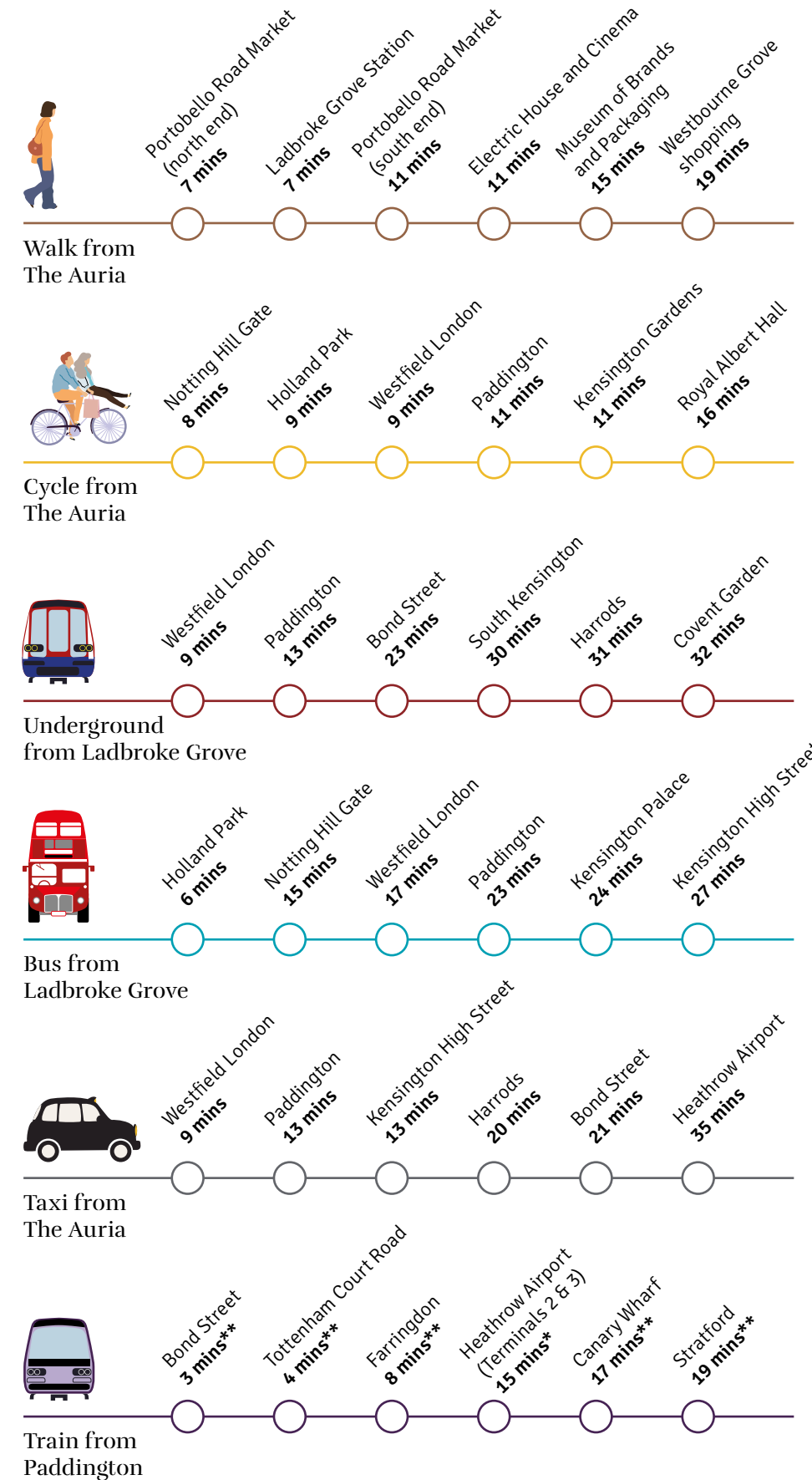
Paddington Station is only a couple of miles up the road offering National Rail connections, the Elizabeth Line and the Heathrow Express with fast 15-minute journeys to Terminals 2 and 3.

### THE ELIZABETH LINE

The Elizabeth Line is the new high-frequency commuter line crossing the capital from east to west. It offers much shorter journey times between popular London destinations. From nearby Paddington Station trains call at Bond Street in 3 minutes and Canary Wharf in 17 minutes.

### AIRPORT

Heathrow Airport is easily accessible via road, London Underground, the Heathrow Express and the Elizabeth Line from Paddington.



Journey times are approximate and taken from tfl.gov.uk, Google Maps and Walkit. Journey times may vary depending on the time of travel. \* Heathrow Express \*\*Elizabeth Line



# Learning

*London is a destination of choice for learning and education.*

Notting Hill is close to many prestigious universities including: University of Westminster, UCL, Royal College of Art, and Imperial College London – the latter two having recently opened up campuses at nearby White City.

For younger families, Notting Hill has a high concentration of OFSTED rated 'outstanding' nursery, primary and secondary schools as well as top-performing independent private and prep schools, such as Wetherby School, which Princes William and Harry attended.

- Maggie & Rose Family Club & Nursery
- Holland Park School



## NURSERY SCHOOLS

**Colville Community Nursery**  
leyf.org.uk/colvi-le-nursery  
12 minute walk (0.6 miles)

**Maxilla Nursery School**  
maxillachildrenscentre.com  
13 minute walk (0.6 miles)

**Strawberry Fields Nursery School**  
strawberryfields.london  
13 minute walk (0.6 miles)

**Reception and Little Wetherby**  
wetherbyschool.co.uk  
22 minute walk (1.1 miles)

## PRIMARY SCHOOLS

**Ark Brunel Primary Academy**  
arkbrunelprimary.org  
10 minute walk (0.5 miles)

**Barlby Primary School**  
barlby.rbkc.sch.uk  
7 minute walk (0.3 miles)

**Bevington Primary School**  
bevington.rbkc.sch.uk  
4 minute walk (0.2 miles)

**Colville Primary School**  
colvi-le.rbkc.sch.uk  
14 minute walk (0.7 miles)

**Fox Primary School**  
fox.rbkc.sch.uk  
28 minute walk (1.4 miles)

**Thomas Jones Primary School**  
thomasjonesschool.org  
13 minute walk (0.6 miles)

## PREP SCHOOLS

**Bassett House School**  
bassetths.org.uk  
11 minute walk (0.5 miles)

**Chepstow House School**  
chepstowhouseschool.co.uk  
10 minute walk (0.5 miles)

**Norland Place School**  
norlandplace.com  
29 minute walk (1.4 miles)

**Notting Hill Prep School**  
nottinghillprep.com  
10 minute walk (0.5 miles)

**Wetherby School**  
Years 1, 2 and 3  
wetherbyschool.co.uk  
23 minute walk (1.2 miles)

*All featured schools and nurseries are rated 'outstanding'.*

## SECONDARY SCHOOLS

**Cardinal Vaughan Memorial School**  
cvms.co.uk  
33 minute walk (1.6 miles)

**Holland Park School**  
hollandparkschool.co.uk  
31 minute walk (1.5 miles)

**Kensington Aldridge Academy**  
kaa.org.uk  
15 minute walk (0.7 miles)



## UNIVERSITIES

**Imperial College London**  
White City Campus  
imperial.ac.uk  
(1.3 miles)

**Royal College of Art**  
RCA White City  
rca.ac.uk  
(1.6 miles)

**UCL**  
ucl.ac.uk  
(3.6 miles)

**University of the Arts London**  
arts.ac.uk  
Various colleges across London

**King's College London**  
kcl.ac.uk  
(4.8 miles)

**University of Westminster**  
westminster.ac.uk  
(3.5 miles)

**London South Bank University**  
lsbu.ac.uk  
(5.8 miles)

- RCA, White City (Photography: Richard Haughton)
- Imperial College London
- LSE

**London Metropolitan University**  
londonmet.ac.uk  
(5.5 miles)

**LSE**  
lse.ac.uk  
(4.8 miles)

**SOAS University of London**  
soas.ac.uk  
(4 miles)

**Queen Mary University of London**  
qmul.ac.uk  
(8.1 miles)

**University of Greenwich**  
gre.ac.uk  
(10.6 miles)

**City, University of London**  
city.ac.uk  
(5.4 miles)

**University of West London**  
uwl.ac.uk  
(5.4 miles)



Journey times and distances are approximate and taken from tfl.gov.uk, Google Maps and Walkit.



# Looking to the future

*This outstanding multi-award-winning new development will continue to grow and flourish in the years to come.*

Life at The Auria is made all the more tempting by the exciting range of premium amenities on the horizon.

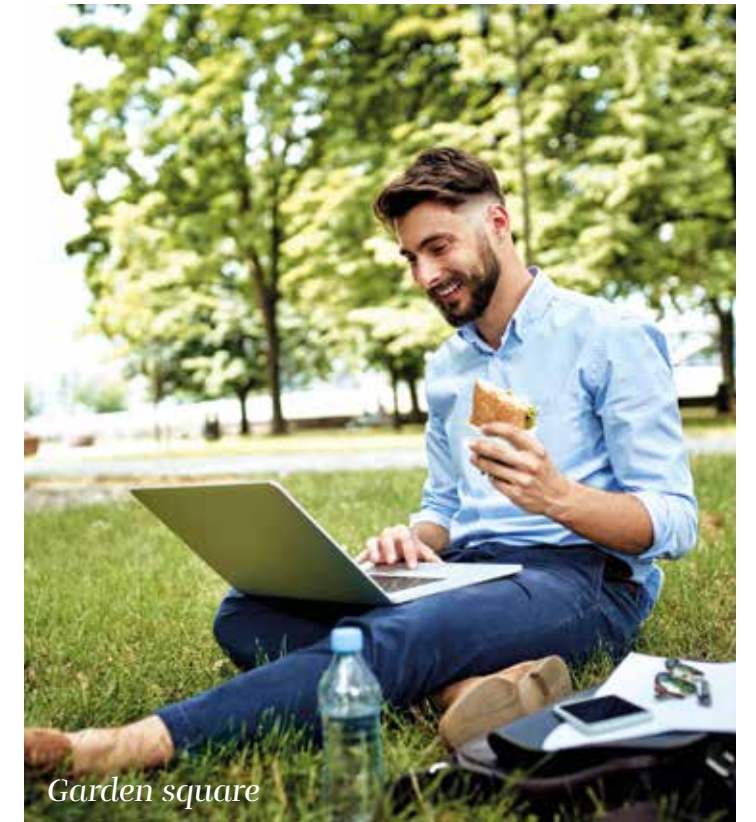
Some of the exciting benefits you can look forward to include a residents' gym, co-working spaces and residents' lounge.



*Retail space*



*Residents' lounge*



*Garden square*



*Residents' gym*



*Co-working spaces*

Amenities are subject to change.

All featured images are from picture libraries and included for illustrative purposes only.



where  
flavour



meets  
fashion







← The contemporary designed balcony features great cityscape views, perfect for al fresco dining.





← The spacious kitchen/dining/lounge area leads onto a balcony overlooking Portobello Road further extending your living space.





Computer Generated Image (CGI) is indicative only.



Computer Generated Image (CGI) is indicative only.

↗ Bathrooms offer indulgent spaces in calming neutral tones featuring premium bathroom ceramics and chrome fittings.

↖ The spacious master bedroom features an elegant built-in mirror-fronted wardrobe and carpeted floors.



# Where style meets design

*The homes in the Portobello Edition 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 doors in painted white finish with 4 horizontal grooves. Polished and satin chrome ironmongery
- Camaro Luxury Vinyl Tile flooring (LVT) throughout principal areas in a choice of 4 colours

## KITCHEN

- Camaro Luxury Vinyl Tile flooring (LVT) in a choice of 4 colours
- Symphony kitchen cabinets in a choice of 3 colours
- Undermounted 1.5 sink with Blanco Galaxy tap
- Silestone or equivalent worktops with drainage grooves adjacent to the sink in a choice of 2 colours
- Glass splashback in a choice of 2 colours around entire worktop to underside of wall units

## KITCHEN APPLIANCES

- Neff single oven for 1 and 2 beds, double oven for 3 beds
- Neff built-in microwave
- 4 ring Neff induction hob
- Neff extractor hood
- Neff integrated 70/30 fridge freezer
- Neff integrated dishwasher
- Freestanding washer/dryer housed in utility cupboard

## BEDROOMS

- Cormar Sensations Twist carpet in a choice of 2 colours
- Built-in wardrobes to bedrooms one and two with silver mirror to one panel and soft white glass to the other panel

## BATHROOMS & ENSUITES

- Camaro Luxury Vinyl Tile flooring (LVT) in a choice of 4 colours
- Minoli ceramic wall tiles in a choice of 2 colours
- 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 nickel
- Shaver socket
- Drawer vanity unit fitting
- Wall mounted WC with concealed cistern and dual flush plate
- White Renaissance Mirage bath in main bathroom
- Roman Innov8 double bath screen in main bathroom
- Hansgrohe fixed shower head and hand shower in brushed chrome finish in bathrooms and ensuites
- Hansgrohe shower set in brushed chrome finish (3 outlets in main bathrooms, 2 outlets in ensuites)
- Simpsons stone resin shower tray and sliding door with chrome finish in ensuites
- 3 bar heated towel rails in chrome finish in bathrooms and ensuites

## TERRACES / BALCONIES

- External wall light to all balconies

## LIGHTING, HEATING & TECHNICAL FEATURES

- LED downlights throughout
- Concealed LED flexi strip to underside of kitchen wall units
- Control will be through a combination of wireless PICO Keypads and iPhone/iPad
- The system will include a combination of six channel dimmers and single channel switch modules, depending on the apartment size and number of circuits
- Smart home interaction and remote access application
- Telephone / TV points

## SECURITY FEATURES

- Video entry system
- Aico smoke and heat detectors

## AMENITY

- Concierge

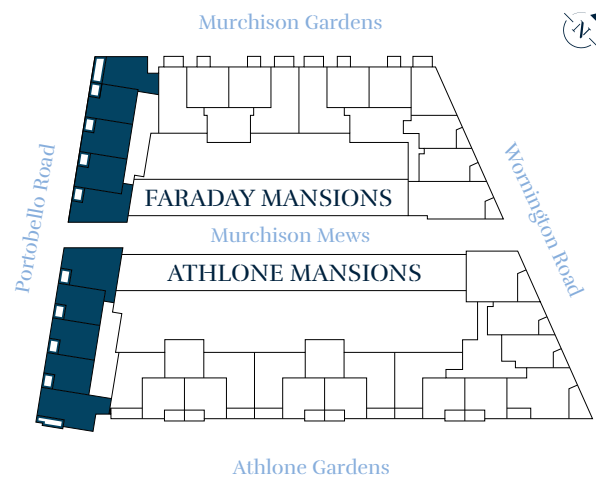


Details of the internal specification and finish are subject to change and this is provided as a guide only. Options are subject to availability and construction timings. Computer Generated Images (CGIs) are indicative only.



# Portobello Edition Floor Level Directory

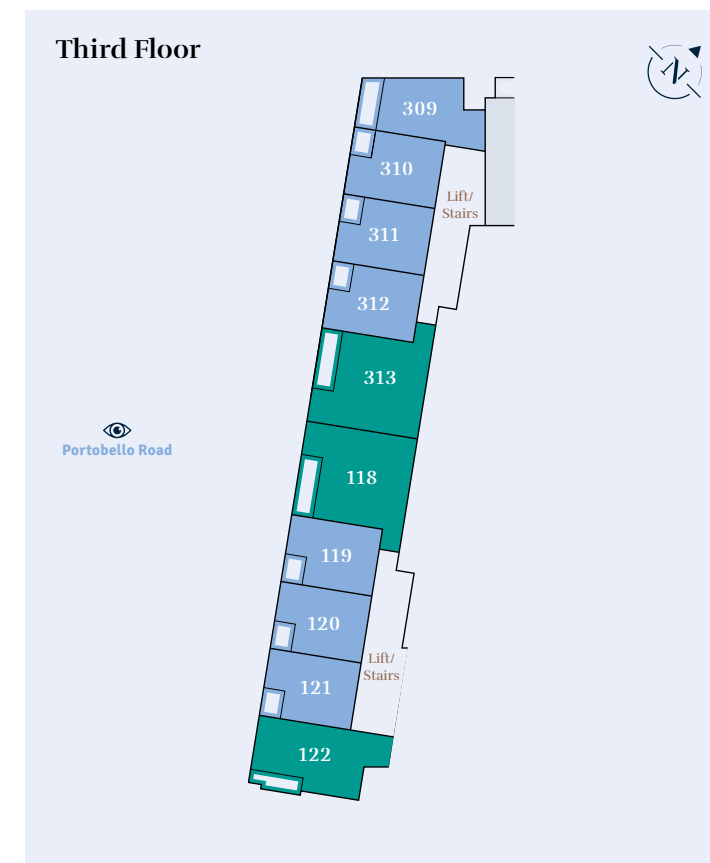
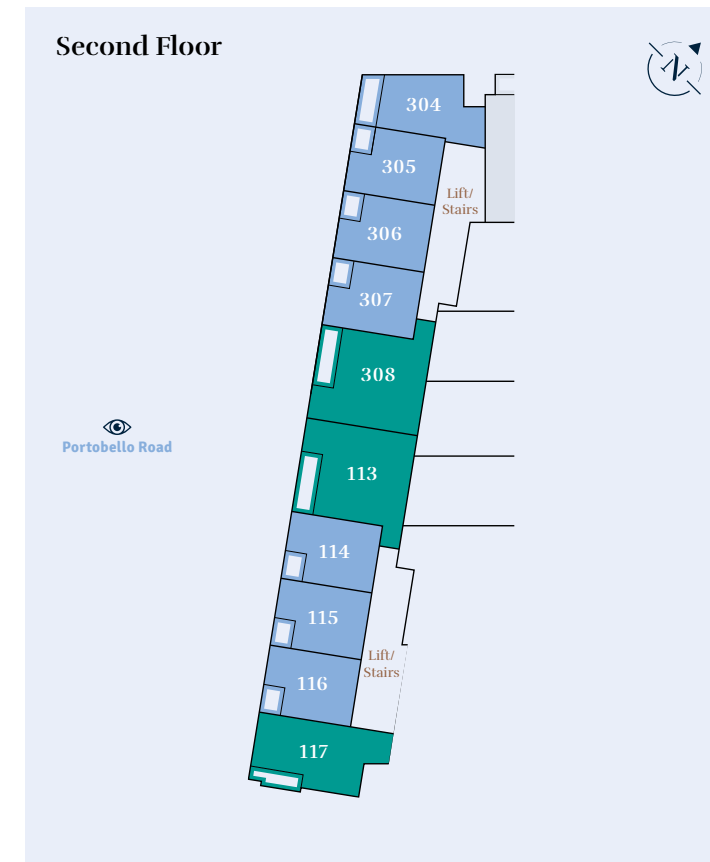
All homes feature either a private terrace or balcony overlooking the world-famous Portobello Road.



### KEY

- 2 Bedroom Apartments
- 1 Bedroom Apartments

**Disclaimer**  
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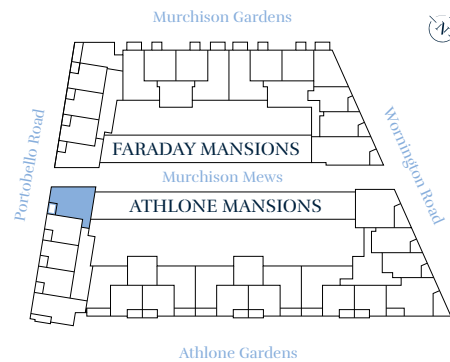


# The Lonsdale

## 1 BEDROOM APARTMENT

108

### FLOORPLATE



### DIMENSIONS

#### Room

Kitchen/Lounge/Diner	10.29 x 4.23m	33'9" x 13'11"
Bedroom	4.86 x 2.80m	15'11" x 9'2"
Bathroom	2.20 x 2.00m	7'3" x 6'7"
<b>Total area</b>	<b>71.7 sq m</b>	<b>772.0 sq ft</b>
Balcony	2.49 x 1.71m	8'2" x 5'7"

### FLOOR LOCATOR

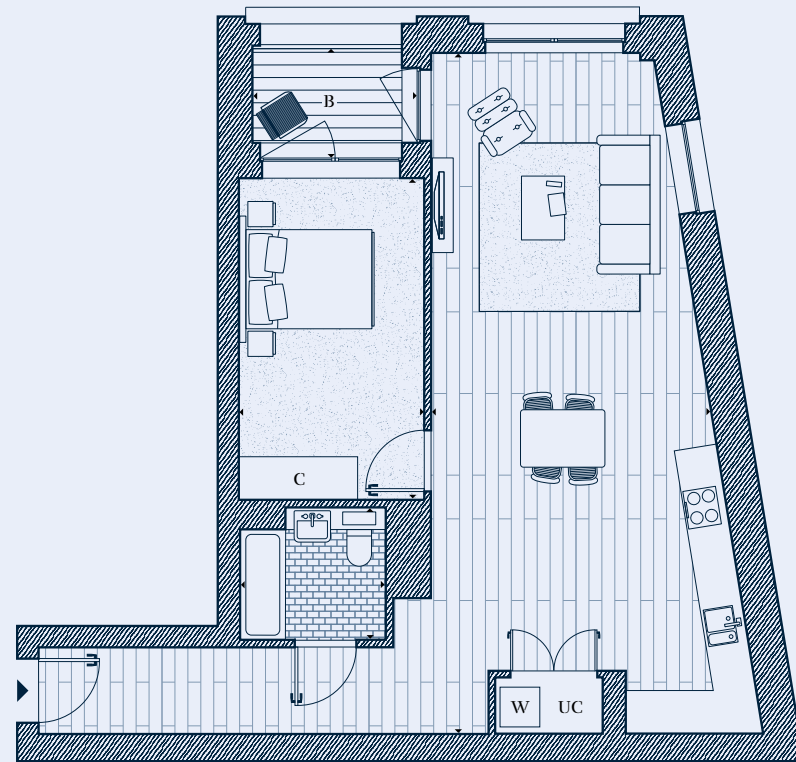
- 6<sup>th</sup> Floor
- 5<sup>th</sup> Floor
- 4<sup>th</sup> Floor
- 3<sup>rd</sup> Floor
- 2<sup>nd</sup> Floor
- 1<sup>st</sup> Floor
- Ground Floor
- Lower Ground Floor

### KEY

- C** Cupboard
- B** Balcony
- UC** Utility cupboard
- W** Washing machine



Portobello Road



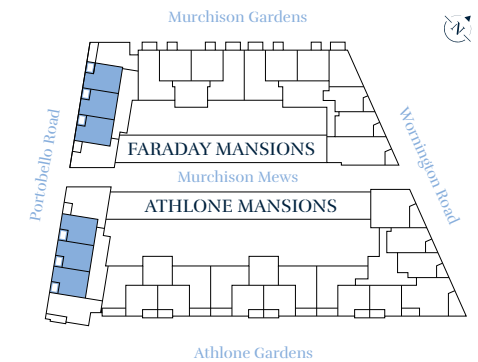
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# The Ledbury

## 1 BEDROOM APARTMENT

109\*, 110\*, 111\*, 114\*, 115\*, 116\*, 119\*, 120\*, 121\*, 124\*, 125\*, 126\*, 300, 301, 302, 305, 306, 307, 310, 311, 312, 315, 316, 317 \* Handed plots

### FLOORPLATE



### DIMENSIONS

#### Room

Kitchen/Lounge/Diner	8.51 x 3.69m	27'11" x 12'1"
Bedroom	4.44 x 2.86m	14'7" x 9'5"
Bathroom	2.20 x 2.00m	7'3" x 6'7"
<b>Total area</b>	<b>51.6 sq m</b>	<b>555.0 sq ft</b>
Balcony	2.40 x 1.68m	7'10" x 5'6"

### FLOOR LOCATOR

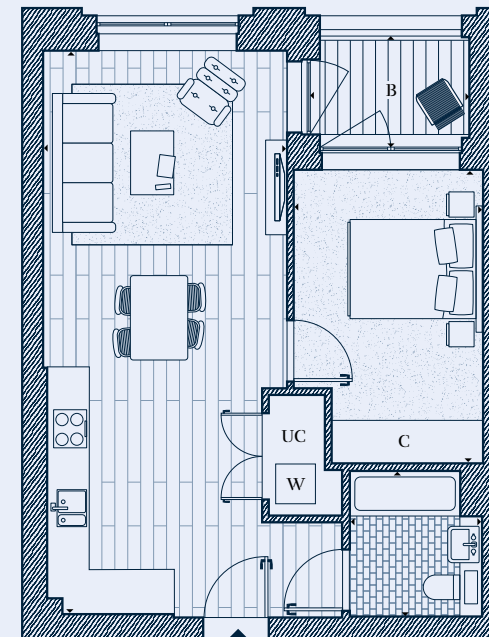
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Portobello Road



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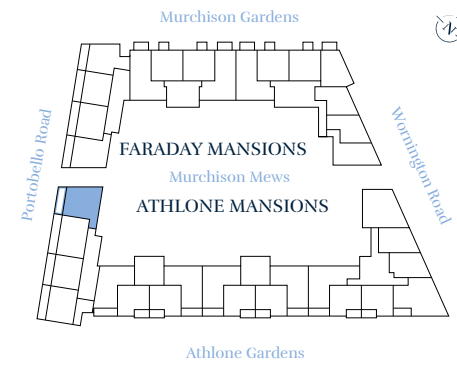


# The Colville

## 1 BEDROOM APARTMENT

128

### FLOORPLATE



### DIMENSIONS

Room	Dimensions (m)	Dimensions (ft)
Kitchen/Lounge/Diner	8.30 x 4.67m	27'8" x 15'4"
Bedroom	3.00 x 4.70m	9'10" x 15'5"
Bathroom	2.20 x 2.00m	7'3" x 6'7"
<b>Total area</b>	<b>65.1 sq m</b>	<b>701.0 sq ft</b>
Balcony	6.76 x 1.84m	22'2" x 6'0"

### FLOOR LOCATOR

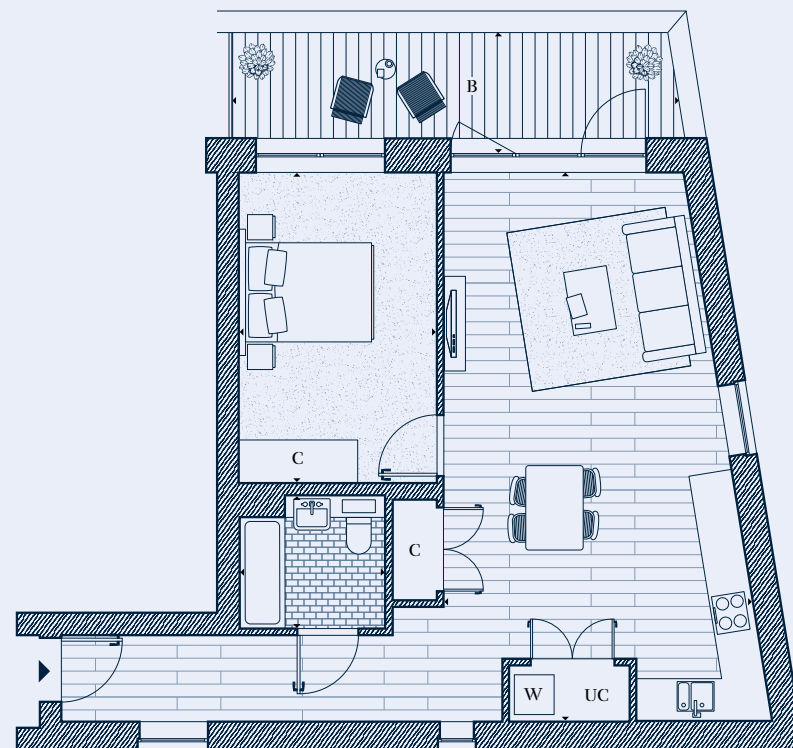
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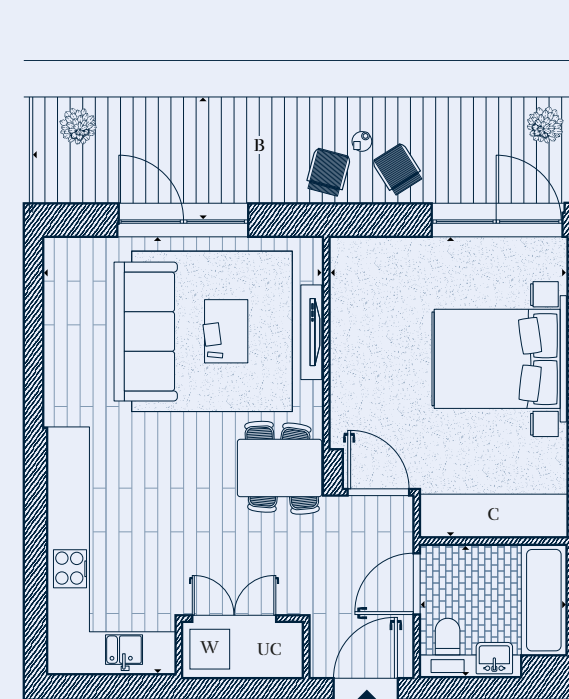
Portobello Road



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Portobello Road



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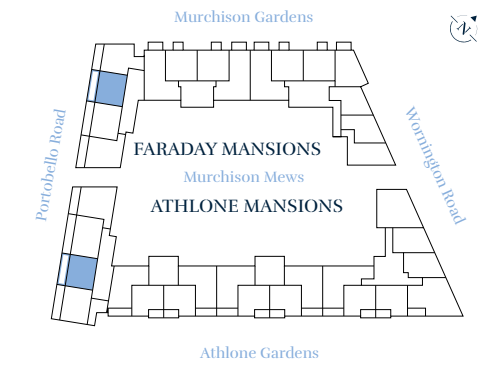
# The Aldridge

## 1 BEDROOM APARTMENT

130\*, 320

\* Handed plot

### FLOORPLATE



### DIMENSIONS

Room	Dimensions (m)	Dimensions (ft)
Kitchen/Lounge/Diner	4.20 x 6.60m	13'9" x 21'8"
Bedroom	4.14 x 3.60m	13'7" x 11'10"
Bathroom	2.20 x 2.00m	7'3" x 6'7"
<b>Total area</b>	<b>52.7 sq m</b>	<b>567.3 sq ft</b>
Balcony	1.87 x 8.10m	6'2" x 26'7"

### FLOOR LOCATOR

- 6<sup>th</sup> Floor
- 5<sup>th</sup> Floor
- 4<sup>th</sup> Floor
- 3<sup>rd</sup> Floor
- 2<sup>nd</sup> Floor
- 1<sup>st</sup> Floor
- Ground Floor
- Lower Ground Floor

### KEY

- C** Cupboard
- B** Balcony
- UC** Utility cupboard
- W** Washing machine

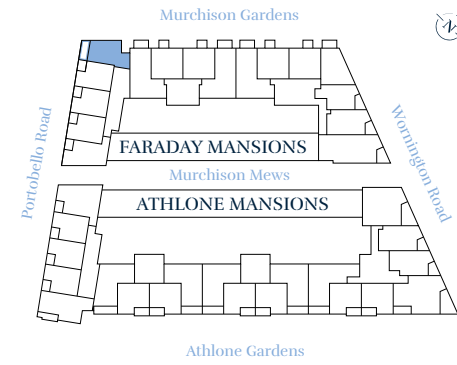


# The Thorpe

## 1 BEDROOM APARTMENT

299, 304, 309, 314

### FLOORPLATE



### DIMENSIONS

Room	Dimensions (m)	Dimensions (ft)
Kitchen/Lounge/Diner	4.94 x 4.42m	16'2" x 14'6"
Bedroom	3.48 x 3.45m	11'5" x 11'4"
Bathroom	2.20 x 2.00m	7'3" x 6'7"
<b>Total area</b>	<b>50.0 sq m</b>	<b>538.0 sq ft</b>
Balcony	4.65 x 1.72m	15'3" x 5'8"

### FLOOR LOCATOR

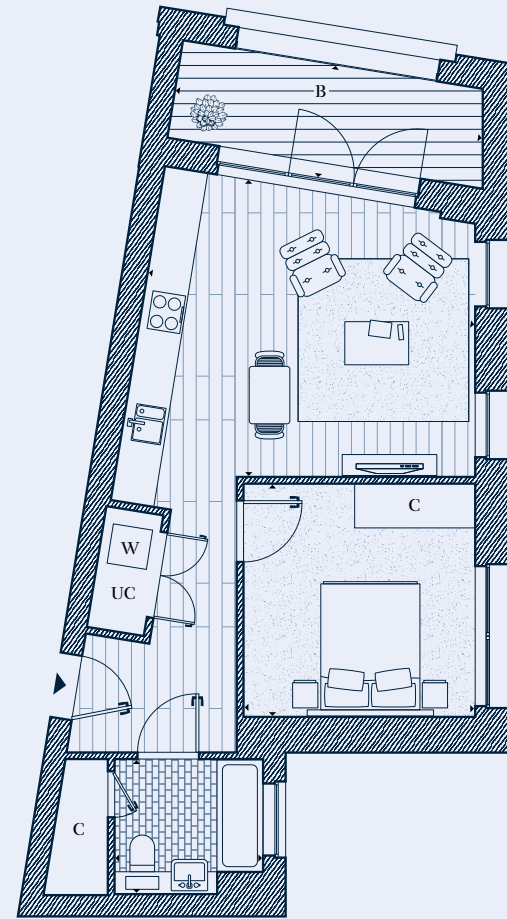
6 <sup>th</sup> Floor
5 <sup>th</sup> Floor
4 <sup>th</sup> Floor
3 <sup>rd</sup> Floor
2 <sup>nd</sup> Floor
1 <sup>st</sup> Floor
Ground Floor
Lower Ground Floor

### KEY

<b>C</b>	Cupboard
<b>B</b>	Balcony
<b>UC</b>	Utility cupboard
<b>W</b>	Washing machine



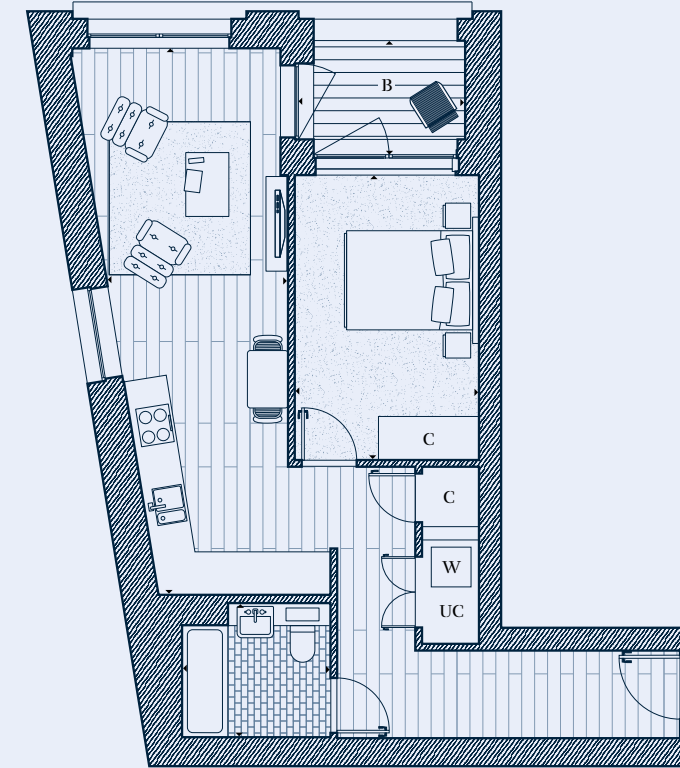
Portobello Road



**Disclaimer**  
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Portobello Road



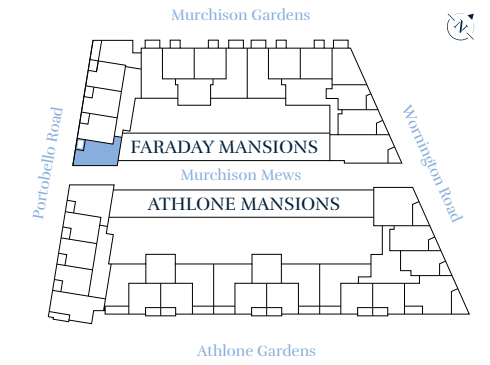
**Disclaimer**  
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# The Faraday

## 1 BEDROOM APARTMENT

303

### FLOORPLATE



### DIMENSIONS

Room	Dimensions (m)	Dimensions (ft)
Kitchen/Lounge/Diner	8.15 x 2.70m	26'9" x 8'10"
Bedroom	4.25 x 2.75m	13'11" x 9'0"
Bathroom	2.22 x 2.00m	7'3" x 6'7"
<b>Total area</b>	<b>52.6 sq m</b>	<b>566.0 sq ft</b>
Balcony	2.49 x 1.65m	8'2" x 5'5"

### FLOOR LOCATOR

6 <sup>th</sup> Floor
5 <sup>th</sup> Floor
4 <sup>th</sup> Floor
3 <sup>rd</sup> Floor
2 <sup>nd</sup> Floor
1 <sup>st</sup> Floor
Ground Floor
Lower Ground Floor

### KEY

<b>C</b>	Cupboard
<b>B</b>	Balcony
<b>UC</b>	Utility cupboard
<b>W</b>	Washing machine

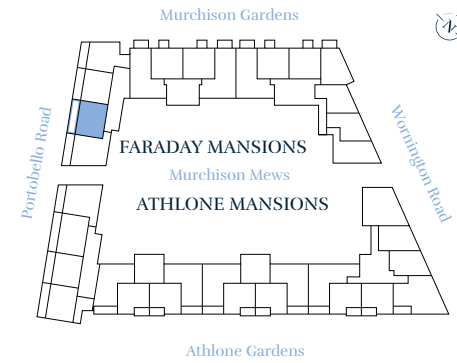


# The Leamington

## 1 BEDROOM APARTMENT

321

### FLOORPLATE



### DIMENSIONS

Room	Dimensions (m)	Dimensions (ft)
Kitchen/Lounge/Diner	6.61 x 5.20m	21'8" x 17'1"
Bedroom	4.34 x 3.30m	14'3" x 10'10"
Bathroom	2.20 x 2.00m	7'3" x 6'7"
<b>Total area</b>	<b>57.2 sq m</b>	<b>616.0 sq ft</b>
Balcony	8.96 x 1.77m	29'5" x 5'10"

### FLOOR LOCATOR

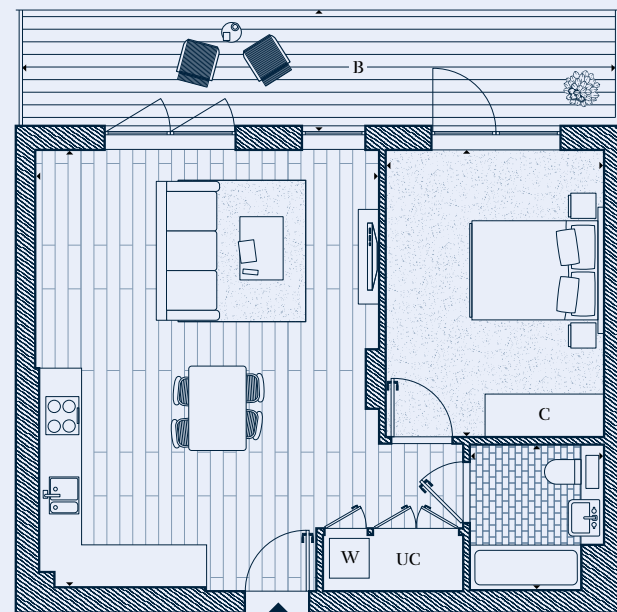
- 6<sup>th</sup> Floor
- 5<sup>th</sup> Floor
- 4<sup>th</sup> Floor
- 3<sup>rd</sup> Floor
- 2<sup>nd</sup> Floor
- 1<sup>st</sup> Floor
- Ground Floor
- Lower Ground Floor

### KEY

- C** Cupboard
- B** Balcony
- UC** Utility cupboard
- W** Washing machine



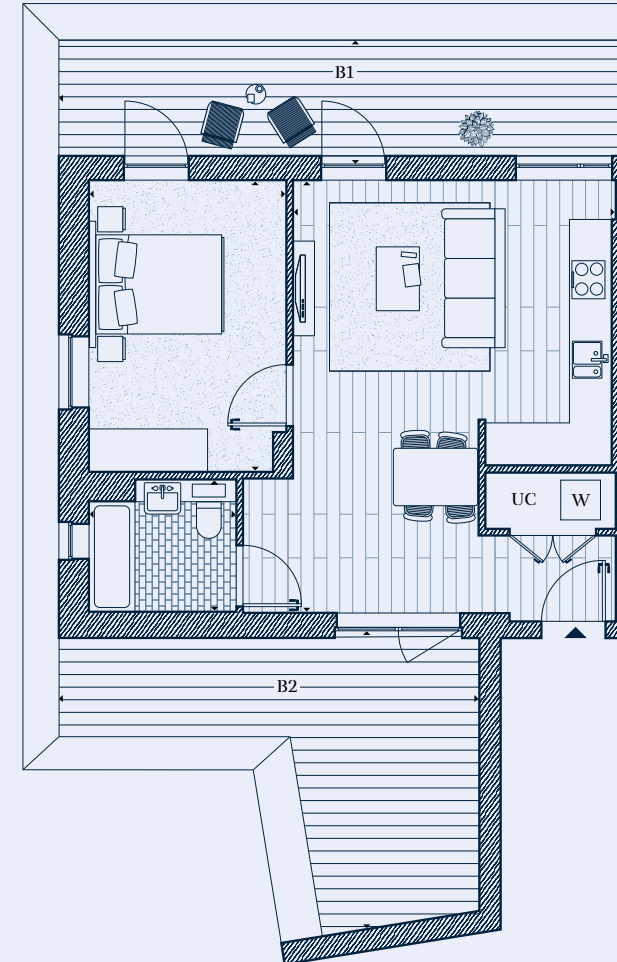
Portobello Road



Disclaimer  
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Portobello Road



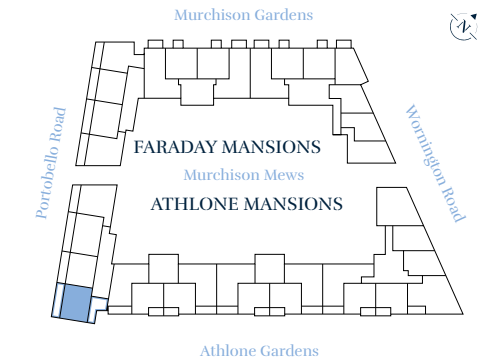
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# The Bevington

## 1 BEDROOM APARTMENT

131

### FLOORPLATE



### DIMENSIONS

Room	Dimensions (m)	Dimensions (ft)
Kitchen/Lounge/Diner	6.54 x 4.88m	21'6" x 16'0"
Bedroom	4.41 x 2.99m	14'6" x 9'10"
Bathroom	2.22 x 2.00m	7'3" x 6'7"
<b>Total area</b>	<b>52.0 sq m</b>	<b>560.0 sq ft</b>
Balcony 1	8.60 x 1.87m	28'3" x 6'2"
Balcony 2	6.35 x 4.51m	20'10" x 14'10"

### FLOOR LOCATOR

- 6<sup>th</sup> Floor
- 5<sup>th</sup> Floor
- 4<sup>th</sup> Floor
- 3<sup>rd</sup> Floor
- 2<sup>nd</sup> Floor
- 1<sup>st</sup> Floor
- Ground Floor
- Lower Ground Floor

### KEY

- C** Cupboard
- B** Balcony
- UC** Utility cupboard
- W** Washing machine

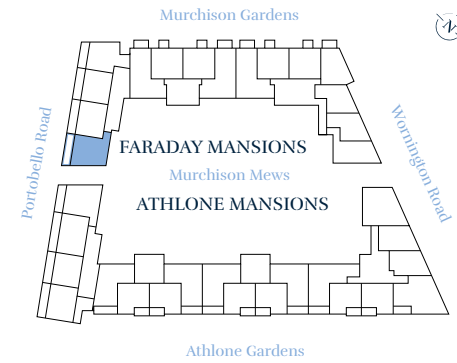


# The Linden

## 1 BEDROOM APARTMENT

322

### FLOORPLATE



### DIMENSIONS

Room	Dimensions (m)	Dimensions (ft)
Kitchen/Lounge/Diner	7.36 x 3.56m	24'2" x 11'8"
Bedroom	3.17 x 4.60m	10'5" x 15'1"
Bathroom	2.20 x 2.00m	7'3" x 6'7"
<b>Total area</b>	<b>59.0 sq m</b>	<b>635.0 sq ft</b>
Balcony	1.60 x 7.89m	5'3" x 25'11"

### FLOOR LOCATOR

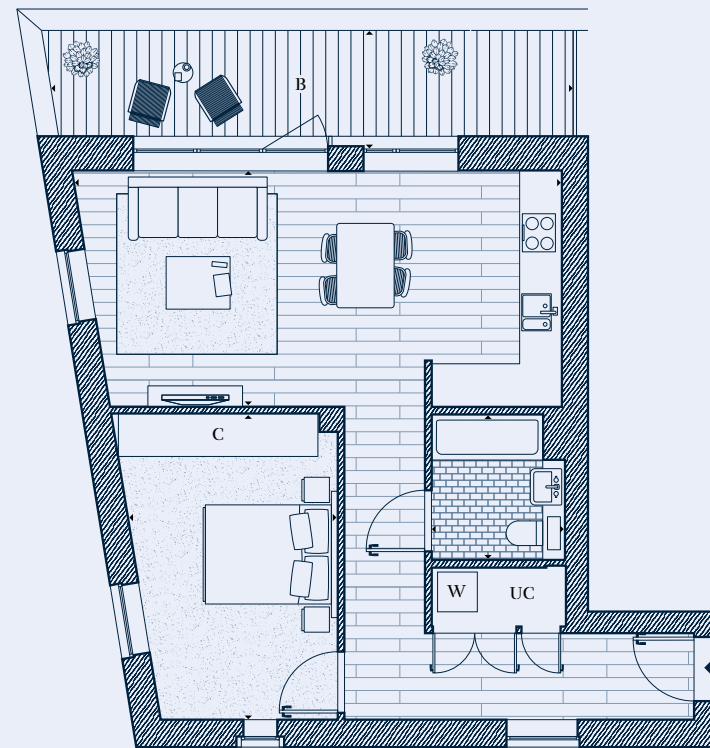
- 6<sup>th</sup> Floor
- 5<sup>th</sup> Floor
- 4<sup>th</sup> Floor
- 3<sup>rd</sup> Floor
- 2<sup>nd</sup> Floor
- 1<sup>st</sup> Floor
- Ground Floor
- Lower Ground Floor

### KEY

- C** Cupboard
- B** Balcony
- UC** Utility cupboard
- W** Washing machine



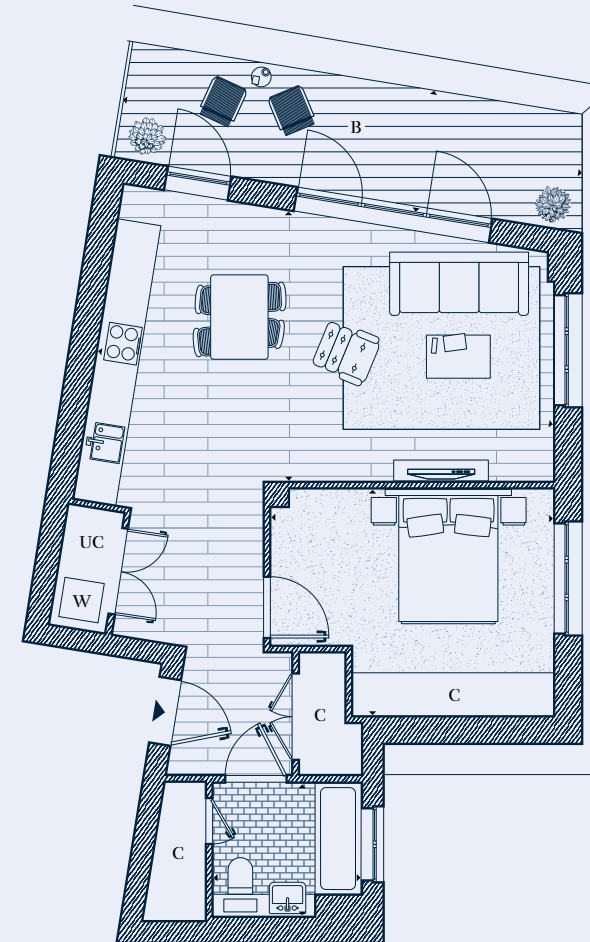
Portobello Road



Disclaimer  
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Portobello Road



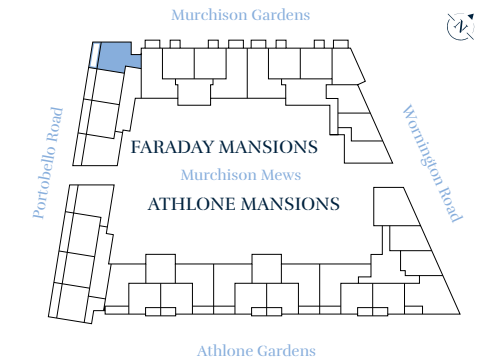
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# The Clarendon

## 1 BEDROOM APARTMENT

319

### FLOORPLATE



### DIMENSIONS

Room	Dimensions (m)	Dimensions (ft)
Kitchen/Lounge/Diner	6.97 x 4.05m	22'10" x 13'3"
Bedroom	4.23 x 3.40m	13'11" x 11'2"
Bathroom	2.22 x 2.00m	7'3" x 6'7"
<b>Total area</b>	<b>59.9 sq m</b>	<b>645.0 sq ft</b>
Balcony	6.93 x 1.84m	22'9" x 6'0"

### FLOOR LOCATOR

- 6<sup>th</sup> Floor
- 5<sup>th</sup> Floor
- 4<sup>th</sup> Floor
- 3<sup>rd</sup> Floor
- 2<sup>nd</sup> Floor
- 1<sup>st</sup> Floor
- Ground Floor
- Lower Ground Floor

### KEY

- C** Cupboard
- B** Balcony
- UC** Utility cupboard
- W** Washing machine

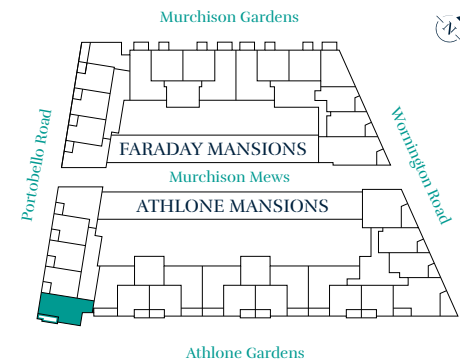


# The Portland

## 2 BEDROOM APARTMENT

112, 117, 122, 127

### FLOORPLATE



### DIMENSIONS

Room	Dimensions (m)	Dimensions (ft)
Kitchen/Lounge/Diner	5.00 x 5.00m	16'5" x 16'5"
Master Bedroom	4.05 x 3.04m	13'3" x 9'12"
Bedroom 2	4.05 x 2.00m	13'3" x 6'7"
Bathroom	2.51 x 2.00m	8'3" x 6'7"
<b>Total area</b>	<b>64.5 sq m</b>	<b>694.0 sq ft</b>
Balcony	4.85 x 1.03m	15'11" x 3'5"

### FLOOR LOCATOR

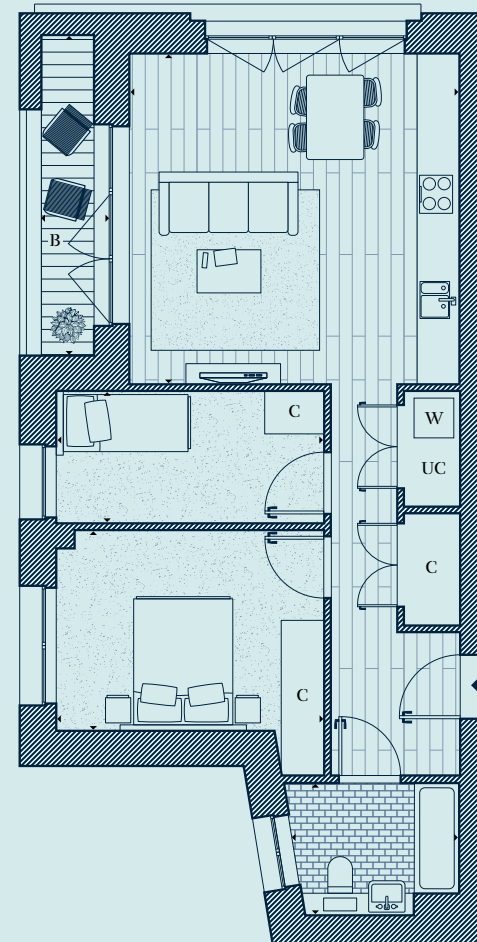
- 6<sup>th</sup> Floor
- 5<sup>th</sup> Floor
- 4<sup>th</sup> Floor
- 3<sup>rd</sup> Floor
- 2<sup>nd</sup> Floor
- 1<sup>st</sup> Floor
- Ground Floor
- Lower Ground Floor

### KEY

- C** Cupboard
- B** Balcony
- UC** Utility cupboard
- W** Washing machine



### Portobello Road



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### Portobello Road



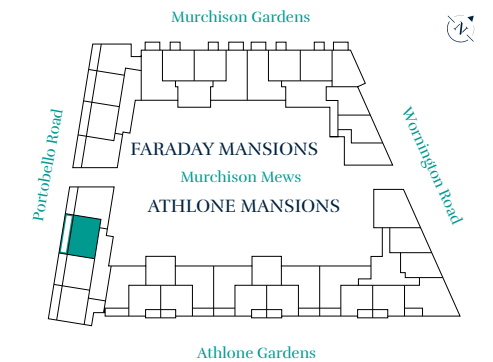
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# The Pembridge

## 2 BEDROOM APARTMENT

129

### FLOORPLATE



### DIMENSIONS

Room	Dimensions (m)	Dimensions (ft)
Kitchen/Lounge/Diner	6.67 x 4.39m	21'6" x 14'5"
Master Bedroom	4.77 x 2.78m	15'8" x 9'1"
En suite	2.17 x 1.77m	7'1" x 5'10"
Bedroom 2	3.37 x 2.97m	11'1" x 9'10"
Bathroom	2.20 x 2.00m	7'3" x 6'7"
<b>Total area</b>	<b>66.9 sq m</b>	<b>720.0 sq ft</b>
Balcony	10.33 x 1.77m	33'6" x 5'10"

### FLOOR LOCATOR

- 6<sup>th</sup> Floor
- 5<sup>th</sup> Floor
- 4<sup>th</sup> Floor
- 3<sup>rd</sup> Floor
- 2<sup>nd</sup> Floor
- 1<sup>st</sup> Floor
- Ground Floor
- Lower Ground Floor

### KEY

- C** Cupboard
- B** Balcony
- UC** Utility cupboard
- W** Washing machine



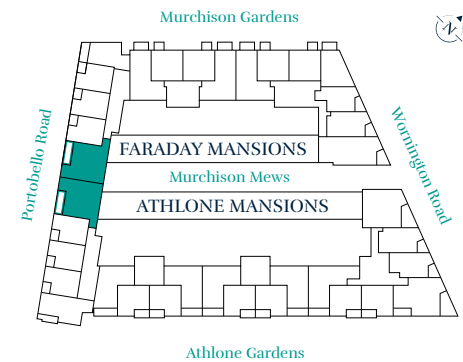
# The Chesterton

## 2 BEDROOM APARTMENT

113\*, 118\*, 123\*, 308, 313, 318

\* Handed plots

### FLOORPLATE



### DIMENSIONS

#### Room

Kitchen/Lounge/Diner	8.40 x 5.74m	27'7" x 18'10"
Master Bedroom	6.03 x 3.22m	19'9" x 10'7"
En suite	2.17 x 1.77m	7'1" x 5'10"
Bedroom 2	3.85 x 3.22m	12'8" x 10'7"
Bathroom	2.20 x 2.00m	7'3" x 6'7"
<b>Total area</b>	<b>84.7 sq m</b>	<b>912.0 sq ft</b>
Balcony	5.68 x 1.66m	18'8" x 5'5"

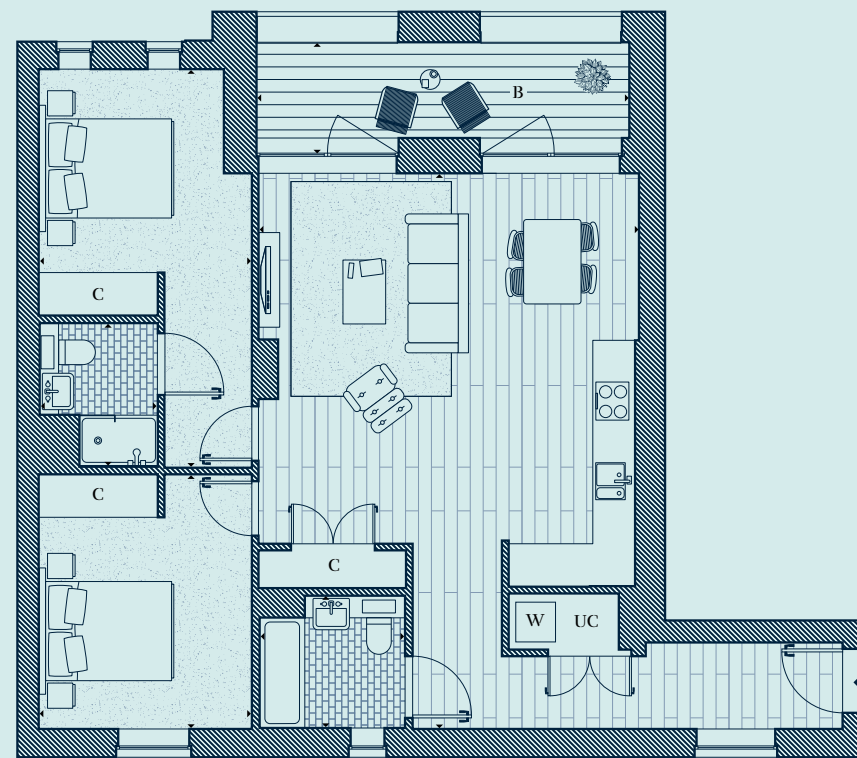
### FLOOR LOCATOR

- 6<sup>th</sup> Floor
- 5<sup>th</sup> Floor
- 4<sup>th</sup> Floor
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- 2<sup>nd</sup> Floor
- 1<sup>st</sup> Floor
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- Lower Ground Floor

### KEY

- C** Cupboard
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 Portobello Road



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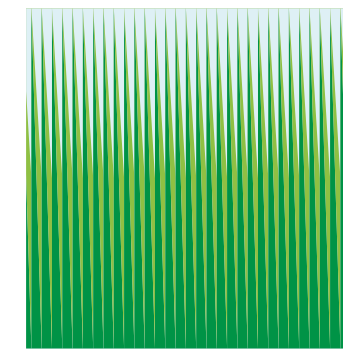
# A story told through patterns

Discover the inspiration behind each Auria pattern and explore the history of this fascinating London location.



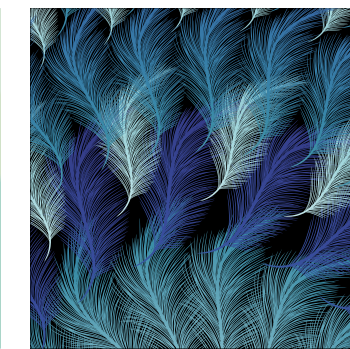
#### ↑ PORTOBELLO LIFE

Inspired by the eclectic personality and captivating charm of the iconic Portobello Road.



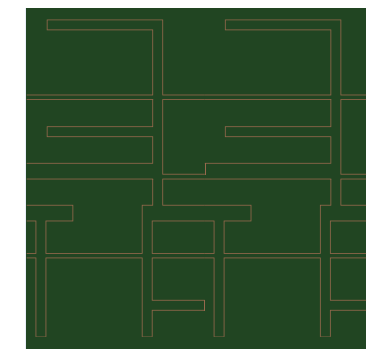
#### ↑ PARK LIFE

Inspired by the stunning views over Athlone Gardens, the brand new park at the heart of The Auria.



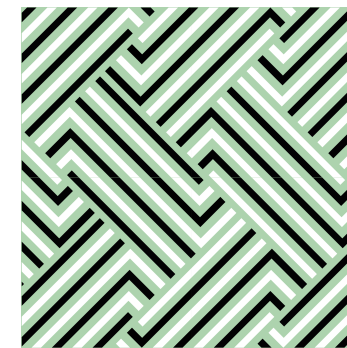
#### ↑ CELEBRATION FEATHERS

Inspired by the dazzling costumes at the Notting Hill Carnival.



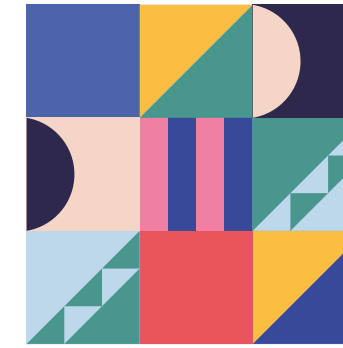
#### ↑ STREETSCAPE

Inspired by the restoration of neighbourhood street patterns.



#### ↑ MASH UP

Inspired by the intricate green and white tiling at Cockney's Pie & Mash shop.



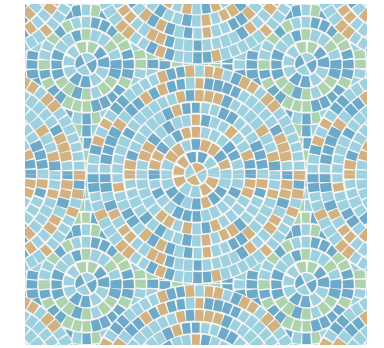
#### ↑ URBAN ART

Inspired by the vibrant colours and bold street art found in the local area.



#### ↑ TRACK RECORD

Inspired by the neighbourhood's love and celebration of music.



#### ↑ SHOWTIME

Inspired by the mosaic tile pattern at the Electric Cinema, one of Britain's oldest working film theatres.





*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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Pattern inspired by the eclectic personality and captivating charm of the iconic Portobello Road

