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HANWELL SQUARE
LONDON W7

Join a
community as
unique as its
neighbourhood.

Set in a leafy west London neighbourhood, **Hanwell Square** is a thoughtfully designed development wrapped around an inviting village square with beautifully landscaped courtyards and distinctive pitched roofs. It's home to a fledgling but already vibrant community of apartments, shops and businesses. What's more, it's just **18 short minutes away from London's West End** on the speedy new Elizabeth line.

Hanwell itself is one of west London's best-kept secrets. Warm and welcoming, with **a strong sense of place and community**, it's a wonderful neighbourhood to put down roots. Nestled in Ealing, **the capital's greenest borough with 3,300 acres of green space**, Hanwell is super-handly for **White City, Chiswick, Richmond and Kew Gardens**. Blessed with all the charm and character of its west London neighbours, it comes without the hefty price tag.



Carnival Square

COMPUTER GENERATED IMAGE IS INDICATIVE ONLY.



WEST
EALING
⇌ Ⓧ

THE CITY
OF
LONDON

EALING
BROADWAY
⇌ Ⓧ

WHITE
CITY

EALING
COMMON

SHEPHERD'S
BUSH

BRENT
LODGE
PARK

LAMMAS
PARK

BRENT
MEADOW

CHISWICK

KEW

BRENTFORD

RICHMOND

BOSTON
MANOR
Ⓧ

ELTHORNE
PARK



HANWELL
STATION



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H

HANWELL SQUARE
LONDON W7



AERIAL PHOTOGRAPH NOT TO SCALE AND SHOWS APPROXIMATE LOCATIONS ONLY.

West London has always set the pace. Diverse, desirable and just a bit different, this corner of the capital sizzles with style and character. Hanwell's charming neighbours have lots to offer; from exploring Ealing's bustling high street and the markets of Brentford to relaxing on the riverside at Richmond or in Kew's famous botanic garden. Illustrious company, but Hanwell joins them as a destination in its own right.

HANWELL

Ealing Common

13 minute
cycle



JOURNEY TIMES ARE CALCULATED FROM HANWELL SQUARE USING GOOGLE MAPS AND ARE DEPENDENT ON TIME OF TRAVEL.

CURIOUS ROO 
• COFFEE ROASTERS •

Curious Roo, Ealing Broadway
9 minute
cycle





High Road House, Chiswick
23 minute
cycle

is

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Annie's Restaurant, Chiswick
16 minute
drive

Westfield Shopping Centre,
Shepherd's Bush
29 minute
cycle



Bluebird Café, White City
31 minute
cycle



the

Richmond Park
25 minute
drive



Kew Bridge, Richmond
18 minute
cycle



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SPECIALITY COFFEES FRESH SMOOTHIES

RESERVA

Aqua Vista Bistro Bar, Brentford

12 minute
cycle

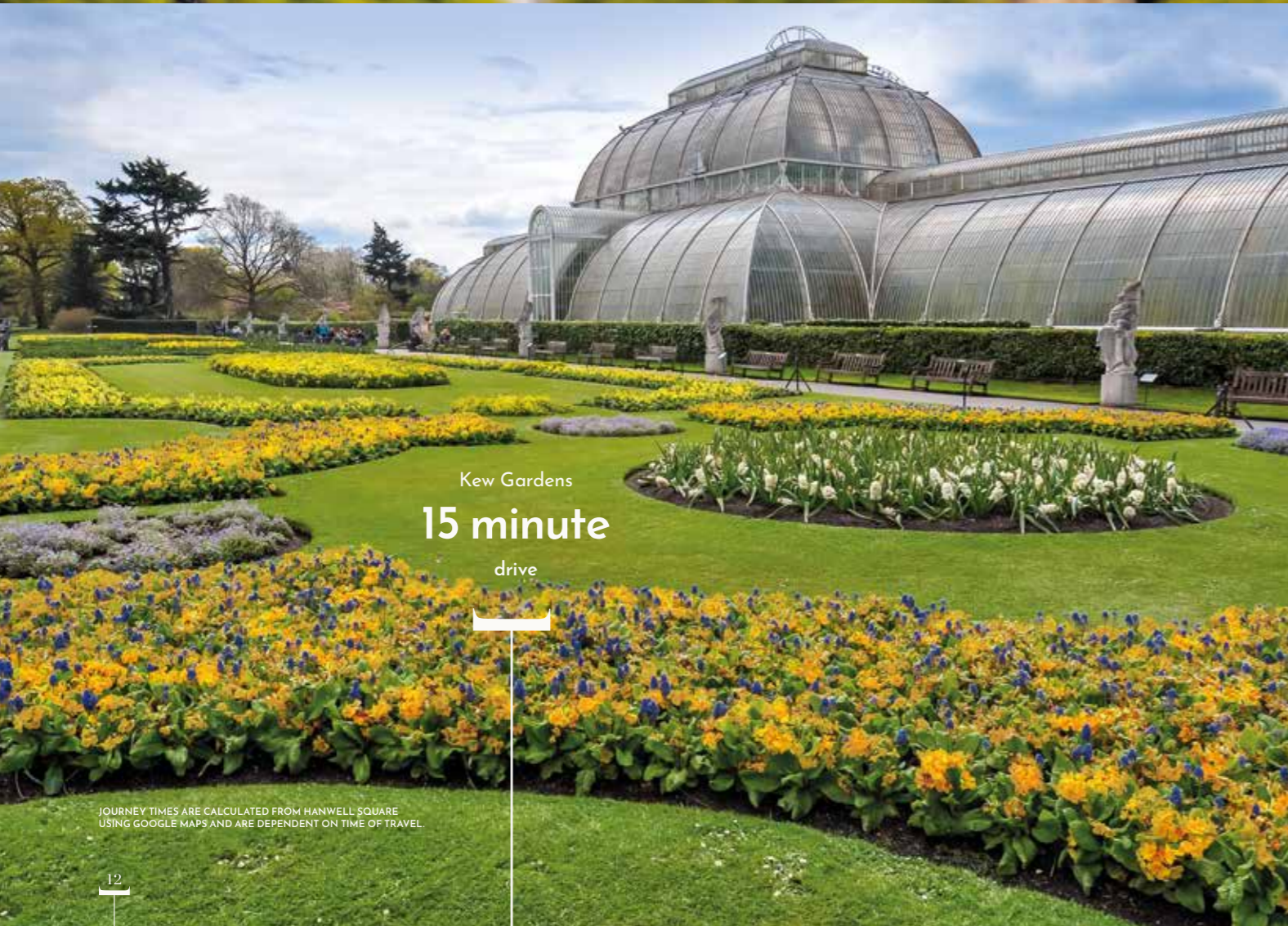


Rye by the Water

Rye by the Water, Brentford

12 minute
cycle

best



Kew Gardens

15 minute
drive

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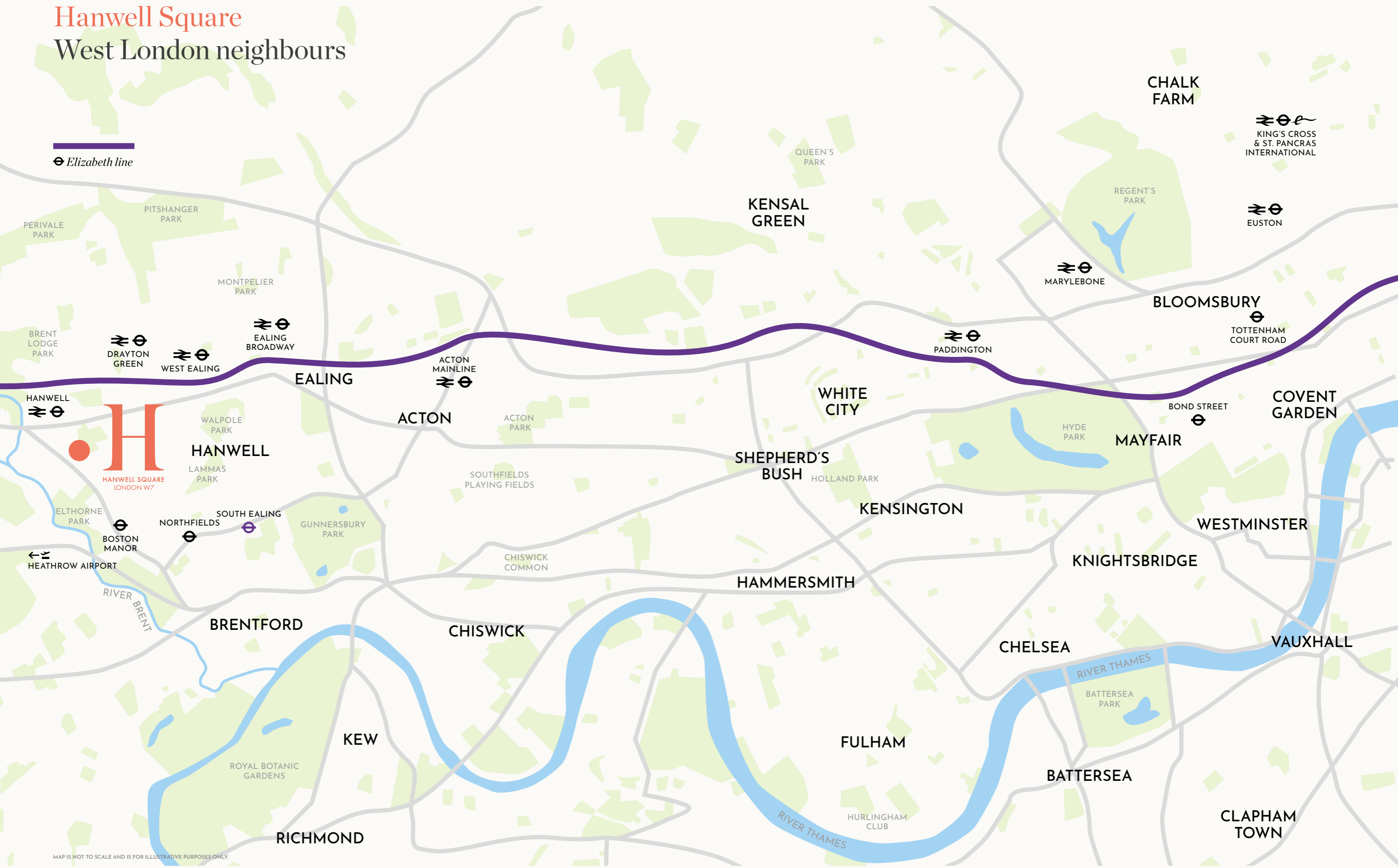


Kew Pier

16 minute
cycle

Hanwell Square

West London neighbours



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[ZONE 4]

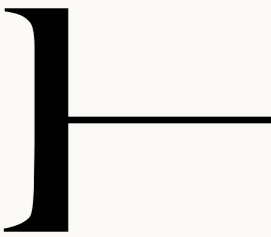
[ZONE 3]

[ZONE 2]

[ZONE 1]

Hanwell is ideally placed – away from the city hustle, yet only a 10-minute stroll to Hanwell Station. Connections are excellent; the Elizabeth line will take you to Paddington in 15 minutes and Bond Street in 18 minutes. International travel is also within easy reach with Heathrow Airport only 15 minutes away.

Getting around



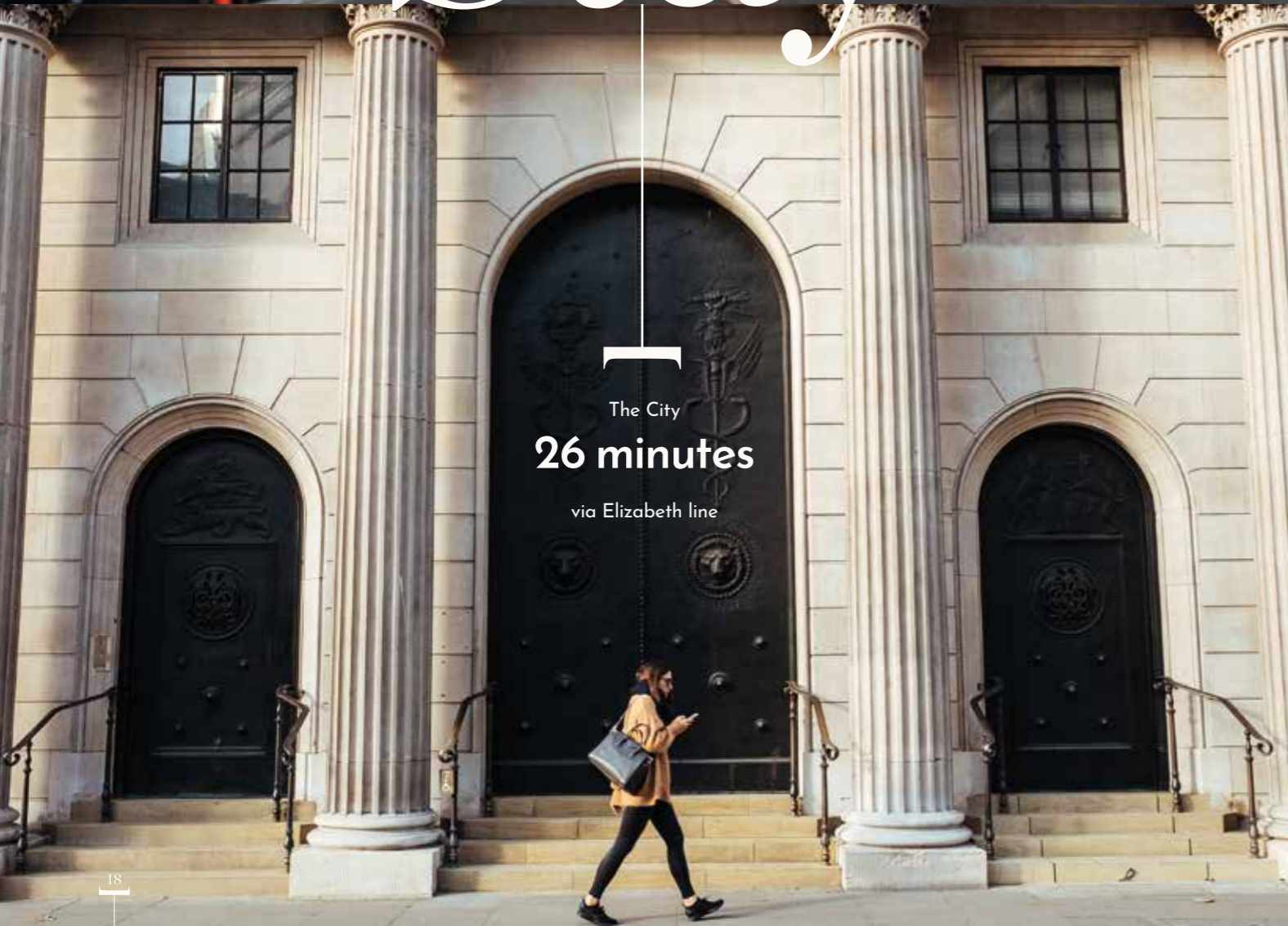


Bond Street

18 minutes

via Elizabeth line

Stay



The City

26 minutes

via Elizabeth line



Heathrow Airport

15 minutes

via Elizabeth line

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connected



Canary Wharf

33 minutes

via Elizabeth line

Hanwell Square

Minutes away from the whole of London



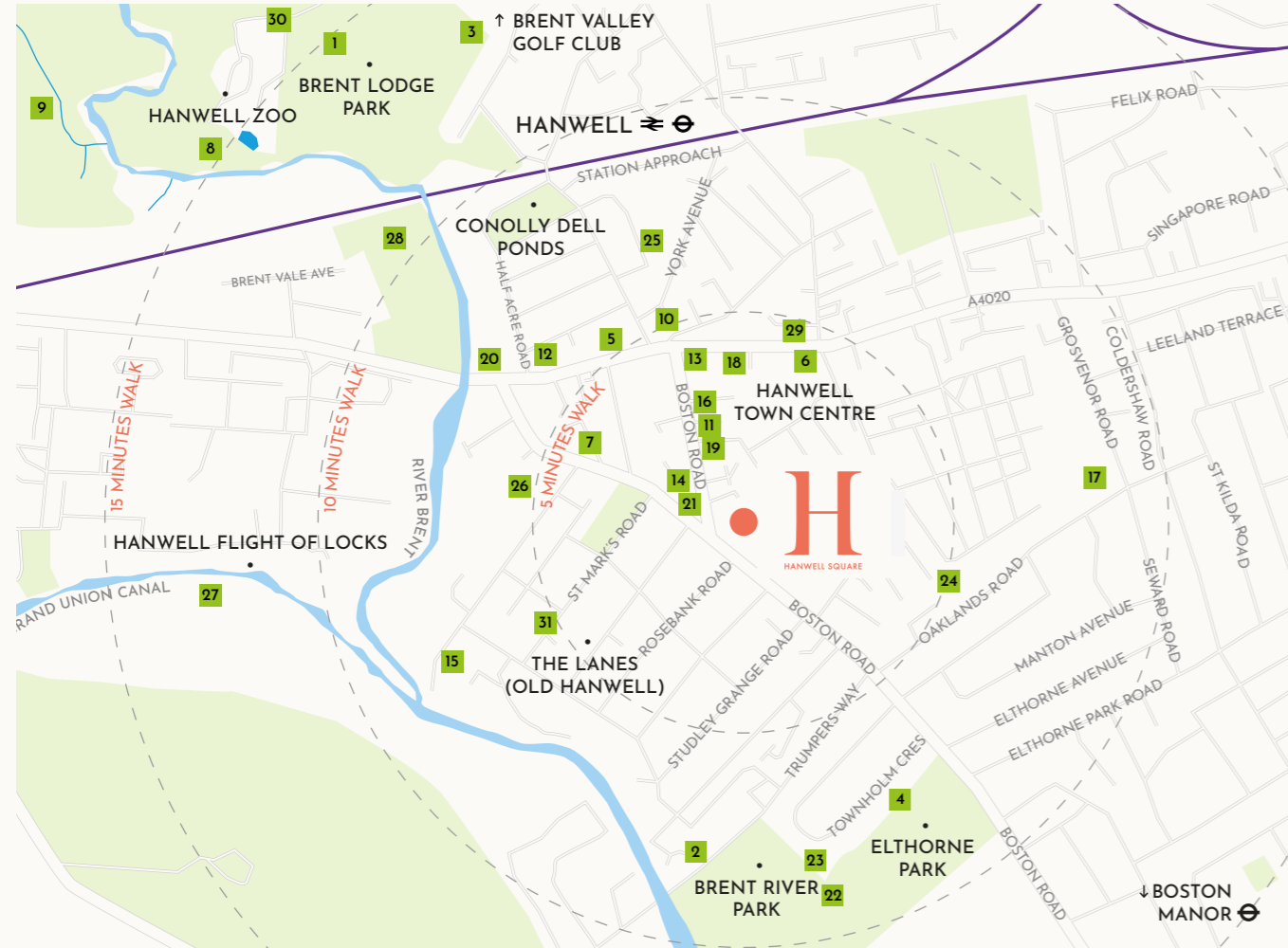
MAP NOT TO SCALE. JOURNEY TIMES CALCULATED FROM HANWELL STATION AND BOSTON MANOR USING TFL.GOV.UK AND GOOGLE MAPS AND ARE DEPENDENT ON TIME OF TRAVEL.



There at the Square

There's something in the air at Hanwell Square. The warm, friendly vibe is palpable, with a growing number of shops, cafés and businesses in Carnival Square – Hanwell Square's buzzing public space. A boutique clothes store and a supermarket add to the relaxed local feel.





MAP IS FOR ILLUSTRATIVE PURPOSES ONLY.

Hanwell's hotspots



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. Clocktower Café
11. Heart and Soul Caribbean
12. Loro di Napoli Restaurant
13. Momentum Coffee
14. The Dodo Micropub
15. The Fox Inn
16. The Golden Chip
17. The Grosvenor
18. The Kings Arms
19. The Little Wonder Bakery
20. The Viaduct
21. W7 Emporium

SCHOOLS

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

HERITAGE

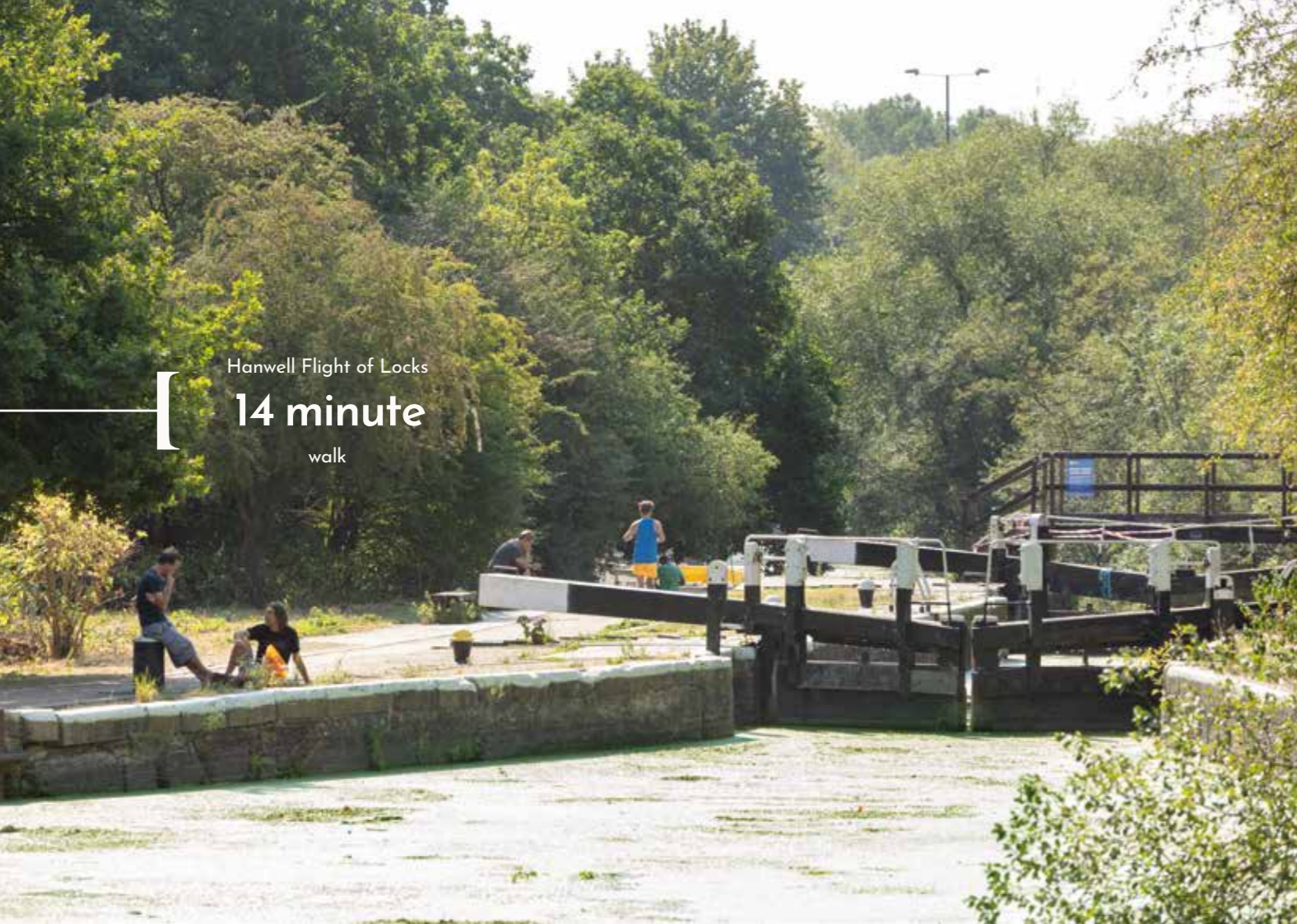
27. Grand Union Canal and Hanwell Flight of Locks
28. Hanwell Meadow and Viaduct
29. St. Mellitus' Church
30. The Hermitage
31. The Lanes (Old Hanwell)



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Momentum Coffee
4 minute
walk



Hanwell Flight of Locks

14 minute

walk



The Fox Inn

8 minute

walk



The Clocktower Café

4 minute

walk

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On the menu

Hanwell is blessed with plenty of quirky, independent pubs, cafés and restaurants. The Fox Inn (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 Momentum for a steaming flat white, or pick up a fresh sourdough loaf from The Little Wonder artisan bakery.



[[I specifically chose Hanwell because it already had an existing strong community. Patrons of The Dodo are collectively and affectionately known as the Hanwell Massive. They're a group of really super, lovely, kind human beings who are incredibly supportive.]]

Lucy Do
Owner of The Dodo Micropub



[[I've lived in Hanwell for 17 years and you're now seeing a lot more younger professionals coming in. There's a lot of creatives around here... my advice for anyone thinking of moving to Hanwell is definitely do it, it's great!]]

Claire
Owner of the W7 Emporium



[[The chip shop itself is over 140 years old now. I've only been there for 33 years but, you know... There's a lot of hidden gems. Everything's very local.]]

Aggy
The Little Wonder Bakery,
The Golden Chip



[[There's good public transport. The new Elizabeth line is very close to here to get into central London. Hanwell is very well connected to Ealing itself.]]

Mario
Momentum Coffee Shop



Seats of learning

When it comes to education you'll find quality as well as quantity in and around Hanwell. Oaklands 'Outstanding' Ofsted rated primary school is a 3 minute walk away, 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 just a short ride away.



73

73 primary and secondary schools in the borough of Ealing rated Good or Outstanding by Ofsted.

Source: Ofsted

1st

Imperial College ranked 8th worldwide by the 2021 QS World University Ranking, 4th in Europe, and 1st in London.



Elthorne Park High School

12 minute

walk



Imperial College, White City

28 minute

drive

outstanding schools

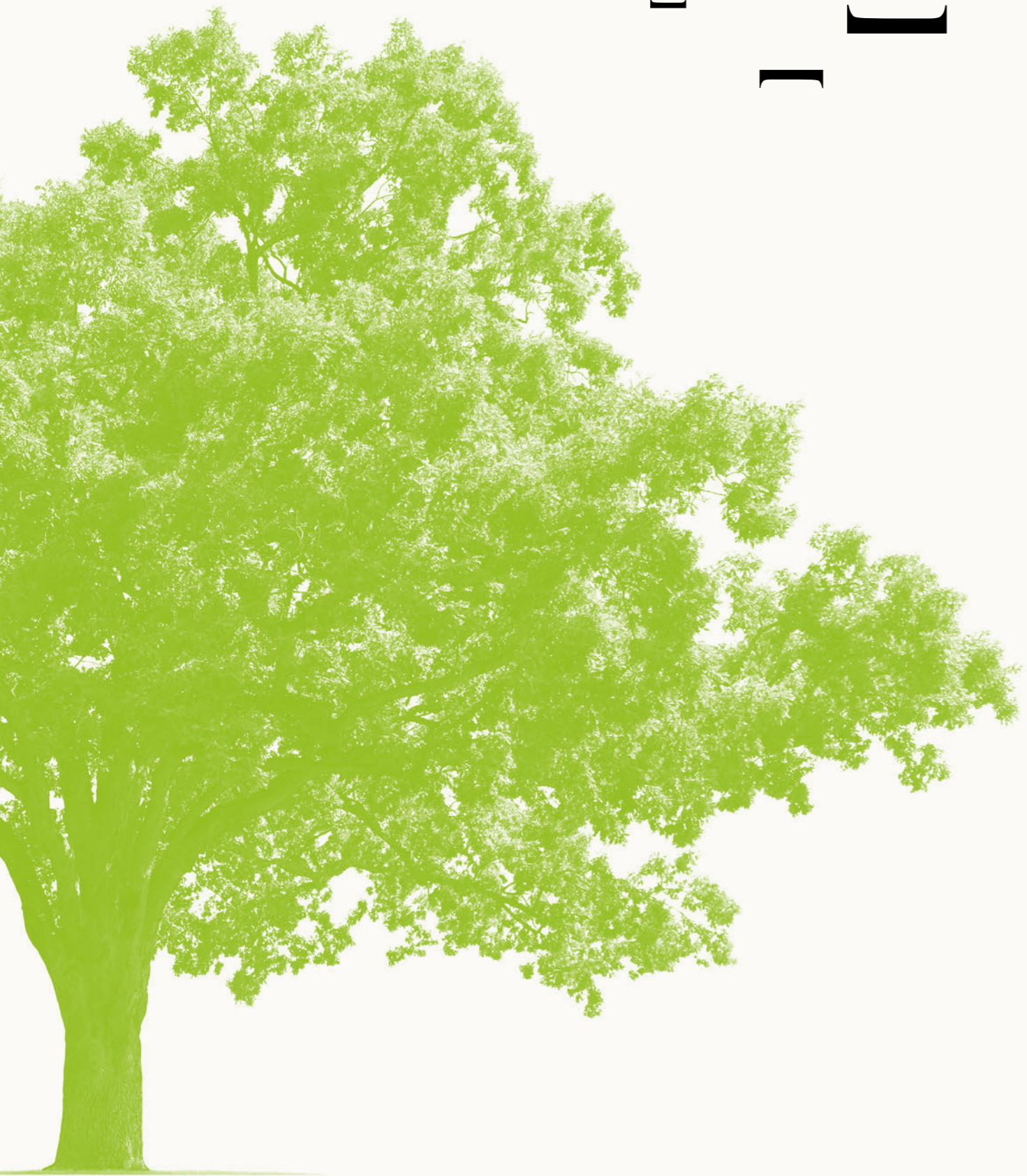


Oaklands Primary School

3 minute

walk

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38

The great outdoors

Step into lush green space and a beautifully landscaped public square right on your doorstep. Or take a short wander 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, while the ancient Elthorne Park, and the Victorian-built Grand Union Canal, lie just to the south. Playing fields, allotments and two golf courses skirt the banks of the nearby River Brent.



Brent River Park

15 minute

walk



The Grand Union Canal

9 minute

walk

space



Millennium Maze
and Hanwell Zoo

16 minute

walk

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Elthorne Park

9 minute

walk

green

Music

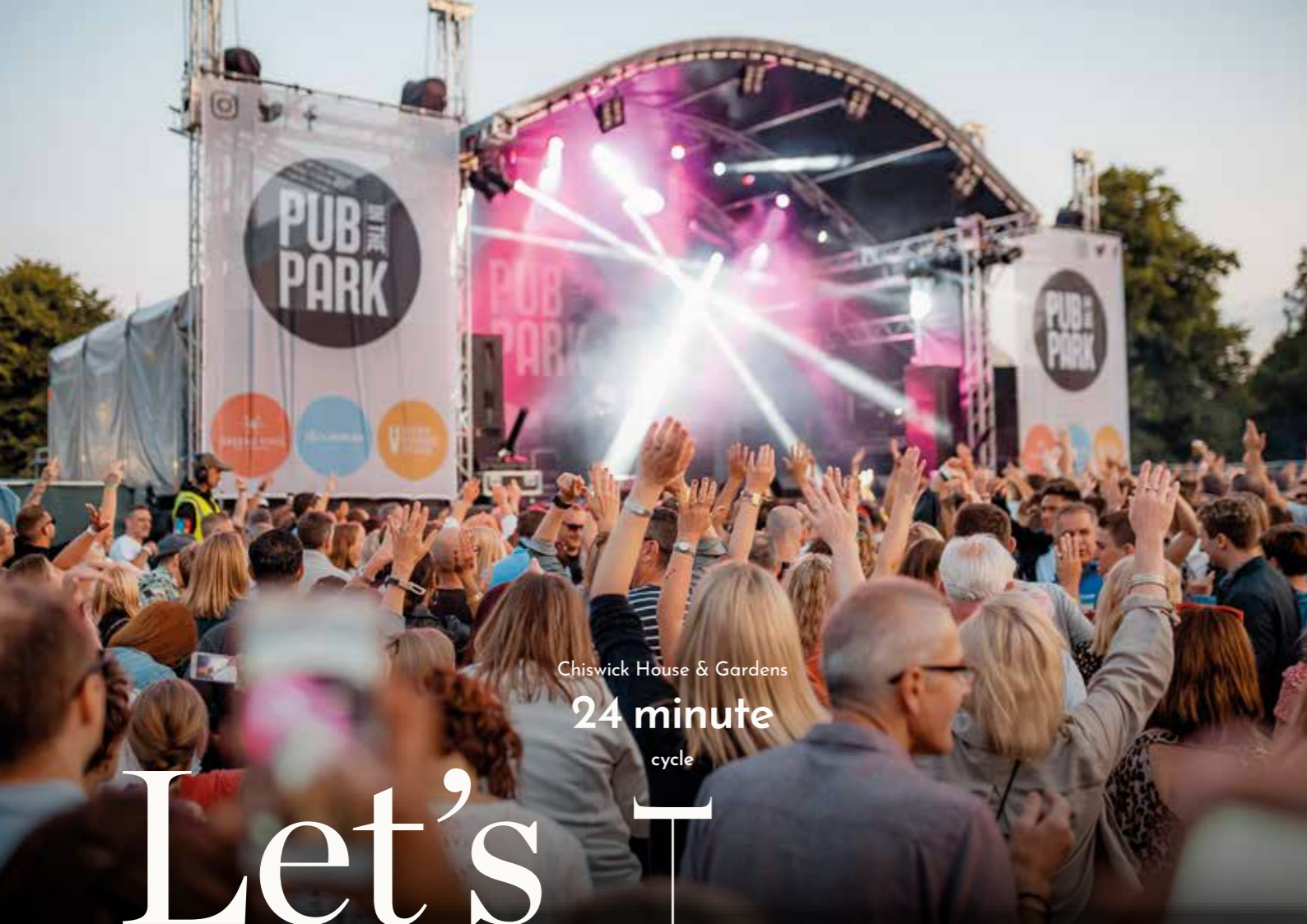
to

Every year, Hanwell reverberates to the sound of the Hanwell Hootie, a loud, proud tribute to local hero Jim Marshall. Jim opened his first amplifier shop here in 1962, serving famous customers like 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.

your

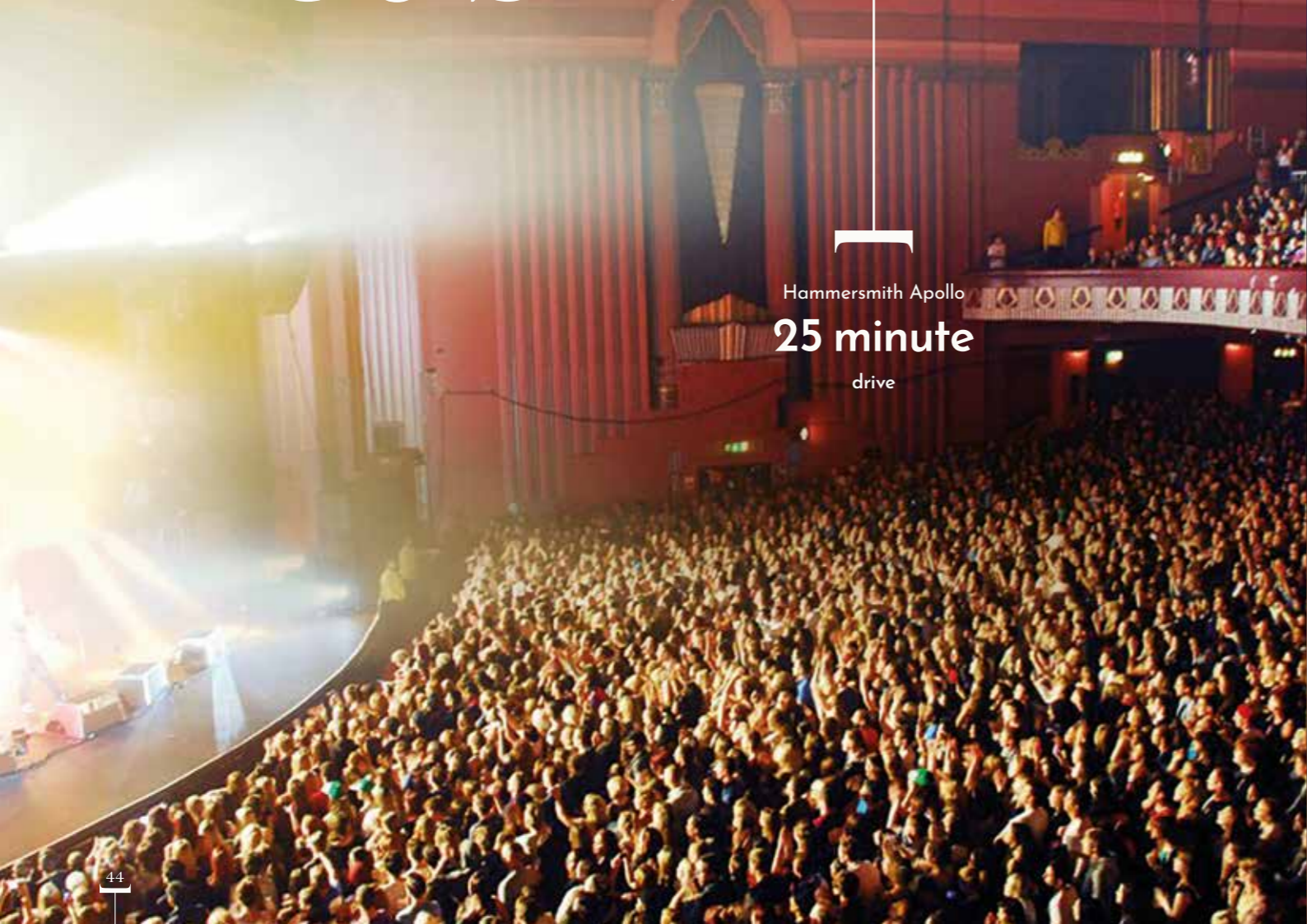
ears





Chiswick House & Gardens
24 minute
cycle

Let's



Hammersmith Apollo
25 minute
drive



rock

Hanwell Hootie
5 minute
walk

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Modern Living

These elegant homes are the epitome of modern living, with all the amenities you need on your doorstep. Choose from studio, 1 or 2 bedroom apartments, some with views over green parks and the city beyond.

Each high-spec home features private outdoor space and thoughtful finishing touches. Enjoy a life of comfort and convenience with access to a gym, concierge, communal gardens and landscaped roof gardens, all built around a new public square.

Site map



- Communal entrances
- 🚲 Bicycle storage
- 1. Supermarket
- 2. Commercial space
- 3. Boutique dress shop
- 4. Commercial space
- 5. Commercial space
- 6. Commercial space
- 7. Residents' terrace
- 8. Residents' terrace
- 9. Communal gardens
- 10. Communal gardens

SITE MAP IS FOR ILLUSTRATIVE PURPOSES AND IS INDICATIVE ONLY.

As a resident you'll receive full membership of The Boston Club, giving you a host of benefits that include a helpful concierge service, state-of-the-art gym, beautifully landscaped gardens, and roof terraces where you can relax and enjoy the far-reaching views.

The Boston Club

H





service

at
your





The
Boston
Club
|—|



]]

The apartment specification is really premium with underfloor heating and large floor to ceiling windows, the concierge and gym is really convenient and the roof terrace is a big perk in the summer.]]

Leoni

Resident at Hanwell Square



Communal courtyard gardens



Residents' 4th floor terrace





Open plan living and dining room







Specification

FLOOR FINISHES

Wide plank engineered wood flooring to hallway, lounge, kitchen and dining areas

Carpet to all bedrooms
Note: Studio apartments have engineered wood flooring throughout and no carpets

Large format ceramic floor tiling to bathrooms and en-suites

Granite paving to balconies

WALL AND DOOR FINISHES

Large format ceramic tiling to bathrooms and en-suites to datum level with feature wall tile above. Emulsion paint on one wall in bathroom/en-suite

Emulsion paint on plaster boarded walls to all remaining rooms

Black painted doors with square edge profile architraves

White painted doors to utility and cloak cupboards with co-ordinating square edge profile architrave

White painted square edge profile skirting throughout excluding bathrooms

BEDROOM

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

KITCHEN

Black handleless kitchen units including wall and base units with built-in appliances

Silestone worktops

Porcelain mosaic tile splashback
Bosch built-in appliances, including: fridge/freezer, microwave oven, dishwasher (sizes may vary), single oven, and stand alone washer/dryer (in hallway store cupboard)

Integrated canopy extractor

Under-cabinet LED lighting with diffuser integrated to underside of wall units

Stainless steel under-mounted kitchen sink

Brushed stainless steel deck-mounted mixer tap

BATHROOM/EN-SUITES

Semi-recessed basin set on vanity top with brushed stainless steel mixer tap

Bespoke wall-mounted vanity storage cupboard with frameless mirror located above WC and basin, with integrated shaver socket and lighting

Built-in single ended bath with handheld shower and wall-mounted overhead shower

White shower trays with wall-fixed shower head and handheld shower

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 plastic throughout

Double sockets with USB to kitchen counters and either side of beds

Dimmer switches in white finish to living area and master bedroom

MVHR system runs throughout all apartments

HEATING AND HOT WATER

Combined heat and power from centralised system

Hot water supplied by centralised boiler system

Underfloor heating

SECURITY AND PEACE OF MIND

10-year warranty cover under LABC Scheme

Concierge service and night security

Access to apartments via colour audio/visual entry system

Multi point locking to entrance doors

Mains supply operated smoke/heat detectors with battery back up

Two-year developer warranty

RESIDENTS' FACILITIES AND COMMUNAL AREAS

Concierge located in Sarsen House

Residents' only gym featuring a range of gym equipment

Residents' roof terraces located in Sarsen House

Landscaped communal gardens and courtyards

Cycle storage with secure access

Parking available at additional cost subject to availability

Electric charging points

No.12 Studio-designed residential lobbies with residential cores served by passenger lifts

SUSTAINABLE FEATURES

Green roofs for biodiversity

Array of PV cells that serve the communal areas

Standard bin stores with regular and recycling waste provided

Combined heat and power system

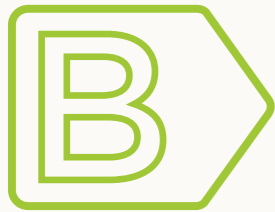


Saving money and the environment

Better for you, better for the planet

A new-build home at Hanwell Square by FABRICA and Higgins uses much less energy than a period home and is also much friendlier to the environment.

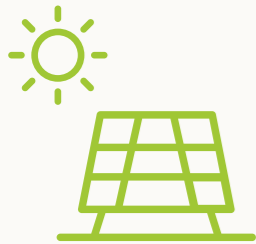
The key features at Hanwell Square include:



EPC rating of B



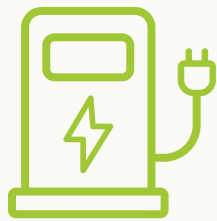
High level of insulation and air tightness



Photovoltaic panels on the roofs provide electricity to the common areas



Mechanical ventilation with heat recovery



25 electric charging points



432 secure bicycle spaces

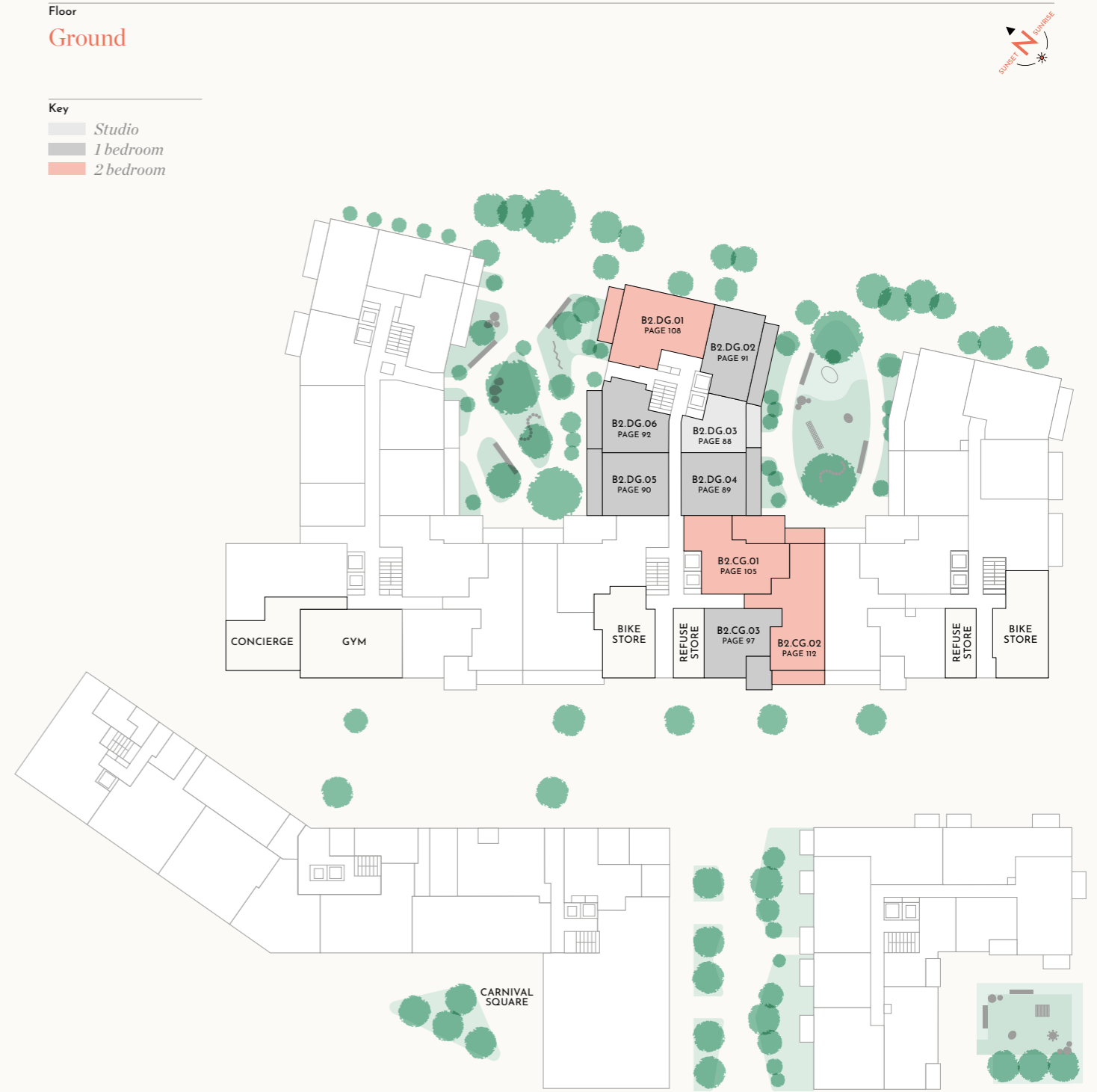


Floorplan Directory

Sarsen House Floorplan directory

Floor
Ground

Key
Studio
1 bedroom
2 bedroom



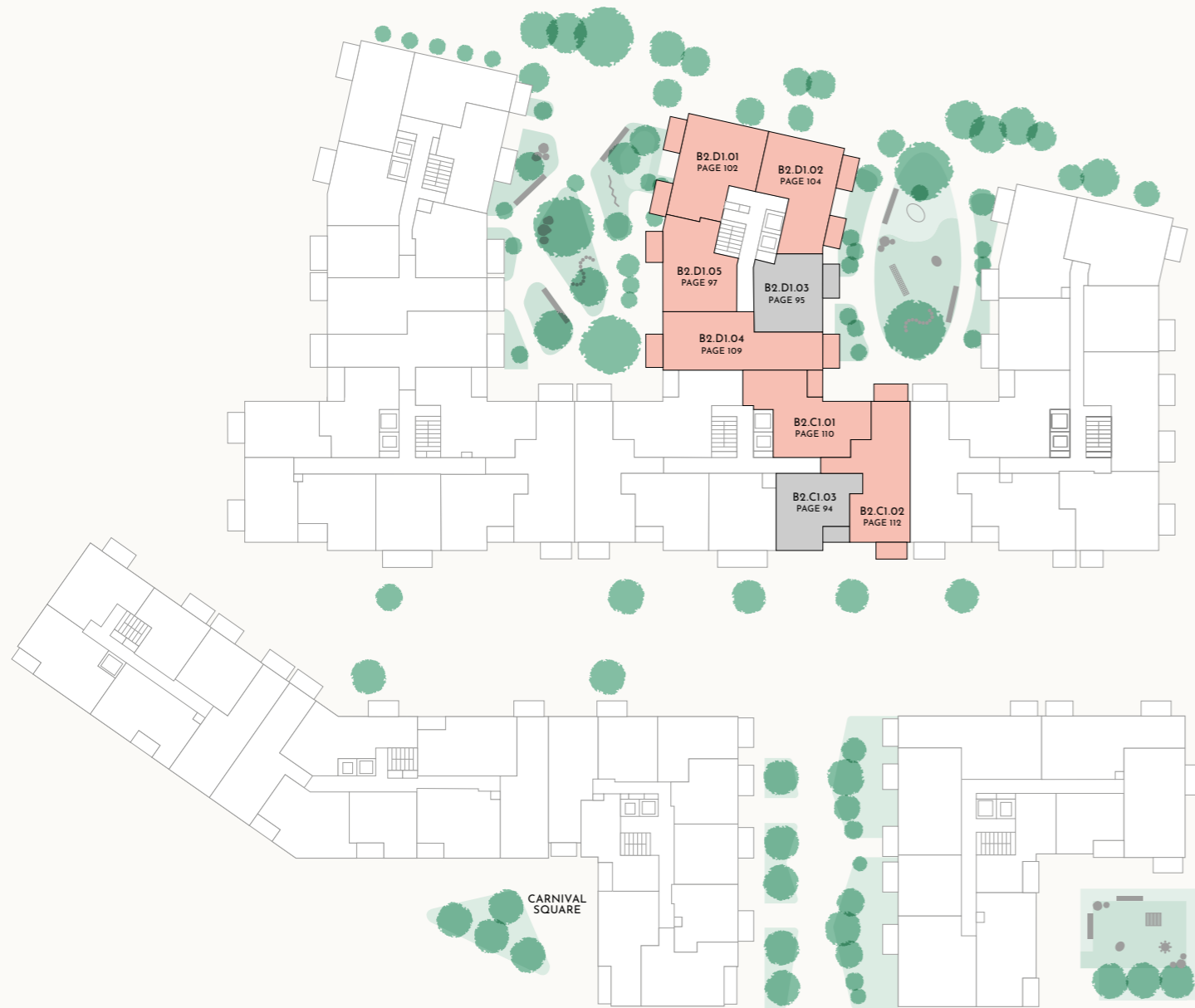
Sarsen House
Floorplan directory

Floor

1

Key

- Studio
- 1 bedroom
- 2 bedroom



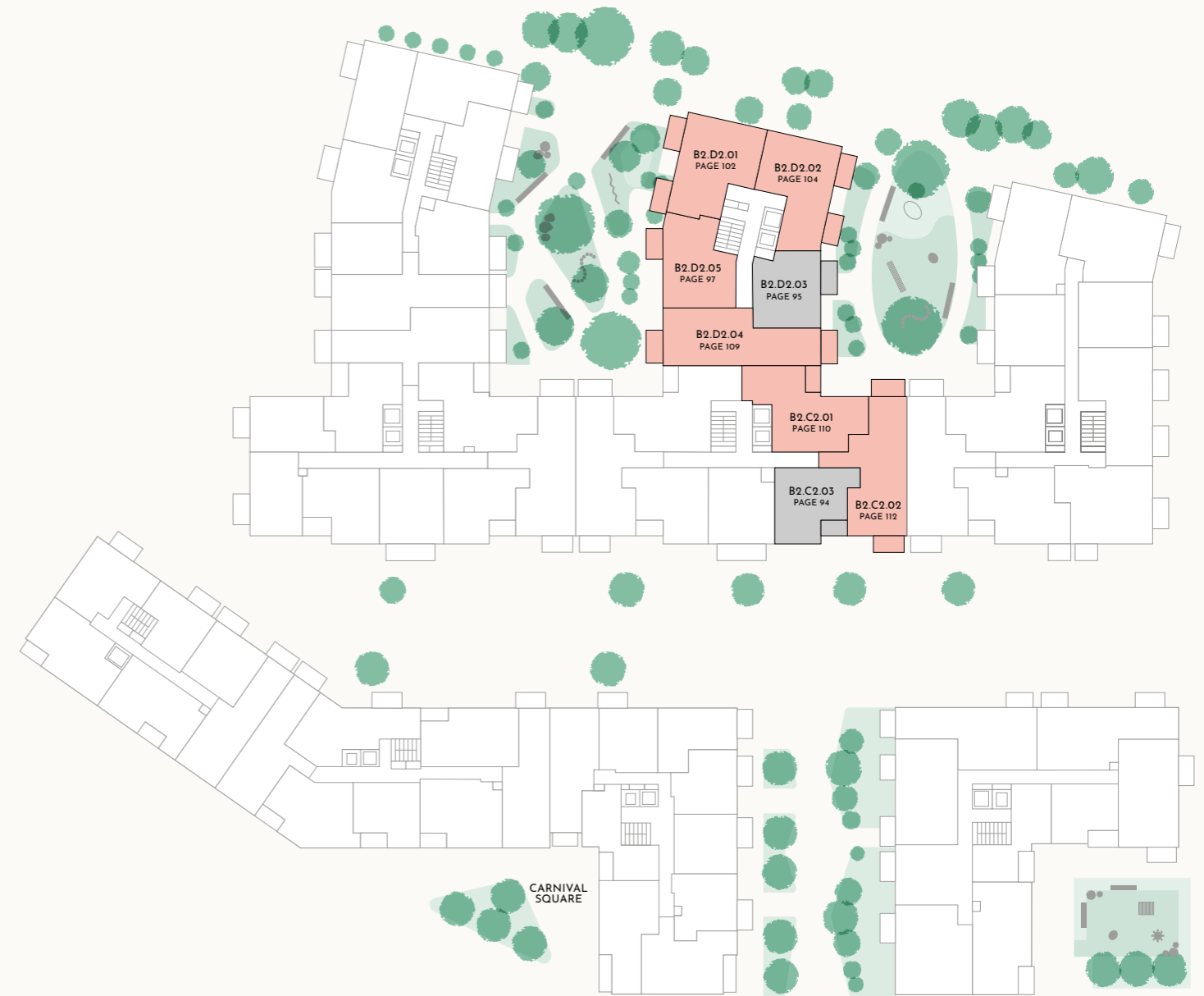
Sarsen House
Floorplan directory

Floor

2

Key

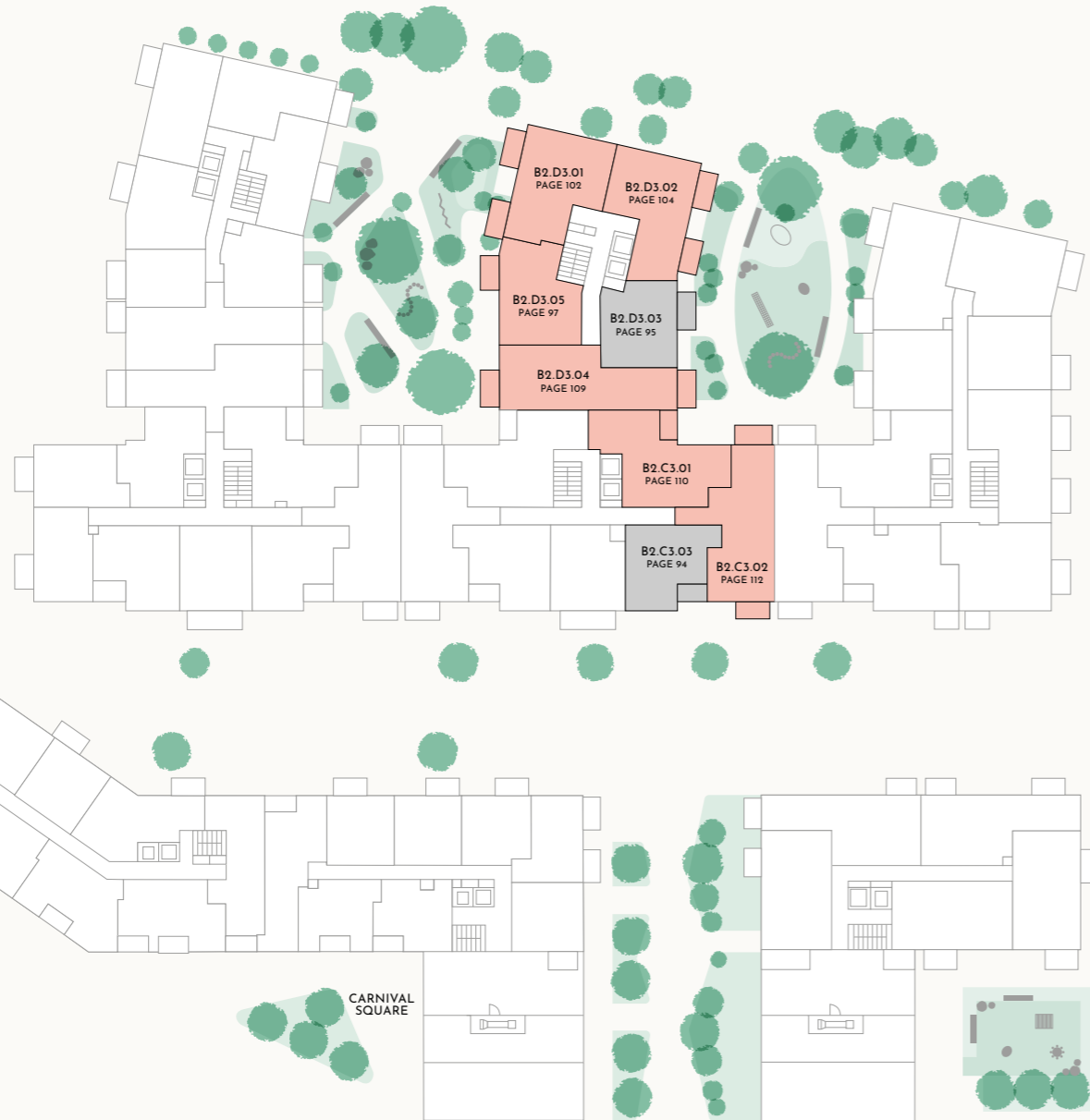
- Studio
- 1 bedroom
- 2 bedroom



Sarsen House
Floorplan directory

Floor
3

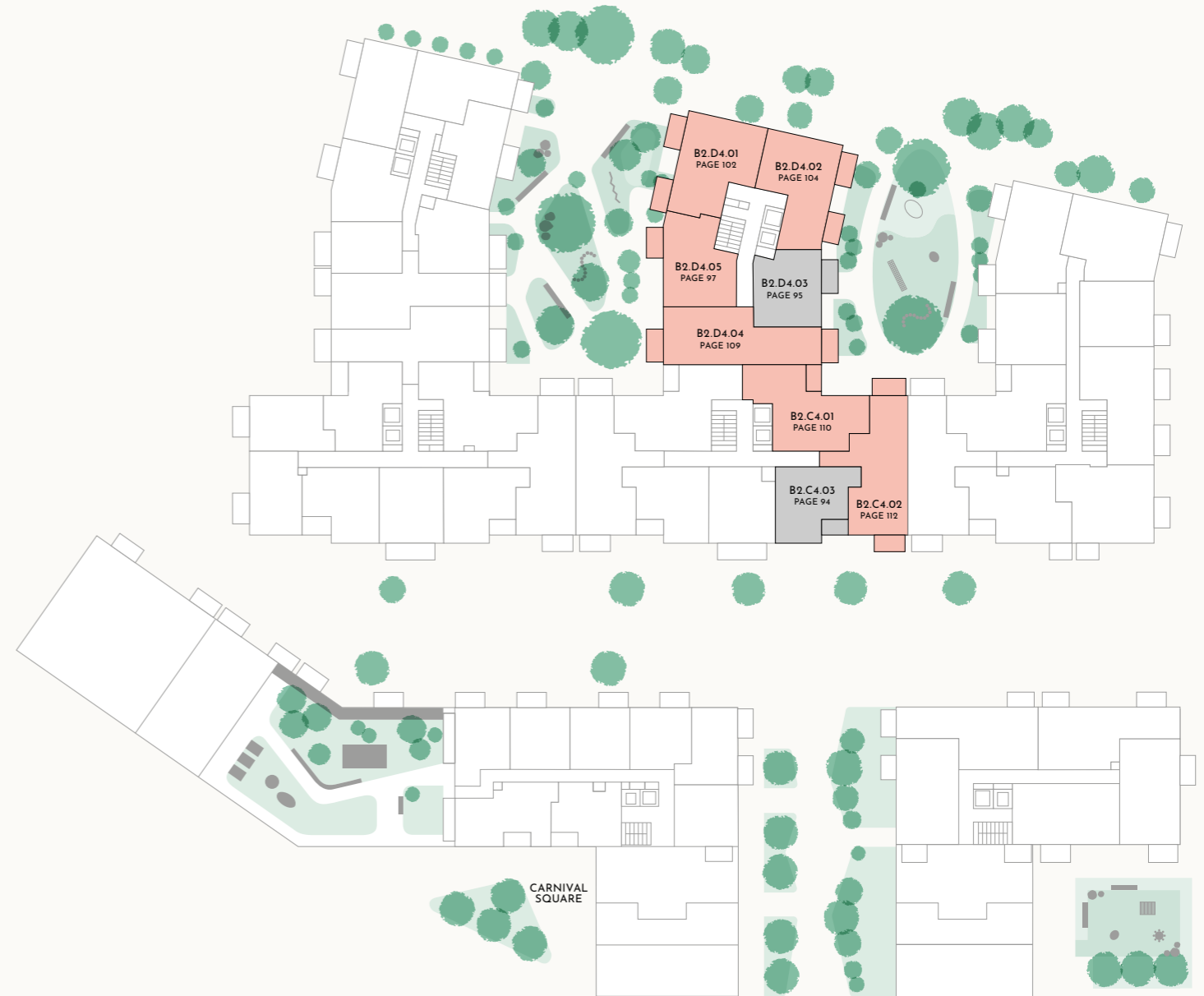
Key
Studio
1 bedroom
2 bedroom



Sarsen House
Floorplan directory

Floor
4

Key
Studio
1 bedroom
2 bedroom



Sarsen House
Floorplan directory

Floor

5

Key

- Studio
- 1 bedroom
- 2 bedroom



Sarsen House
Floorplan directory

Floor

6

Key

- Studio
- 1 bedroom
- 2 bedroom



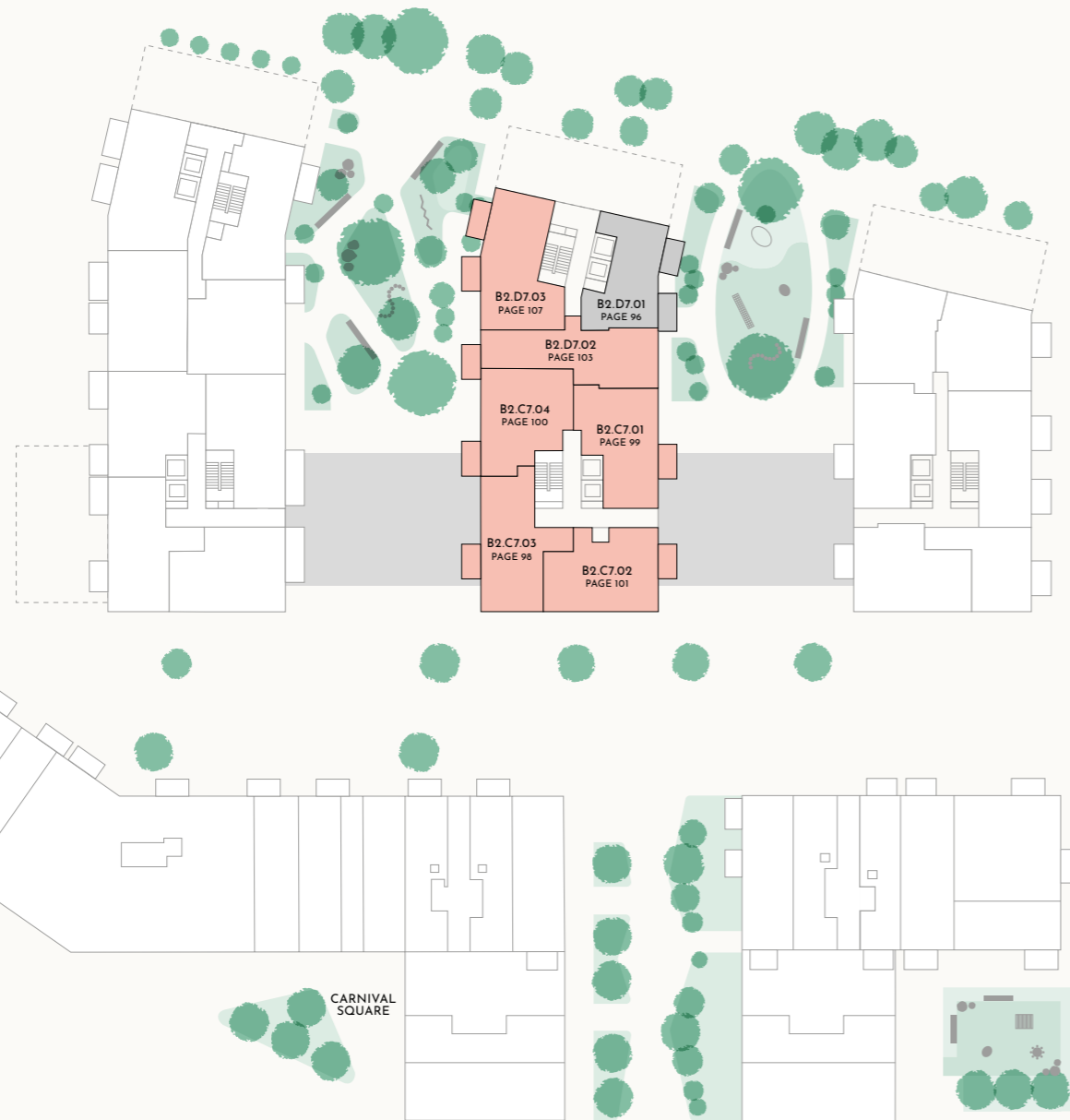
Sarsen House
Floorplan directory

Floor

7

Key

- Studio
- 1 bedroom
- 2 bedroom



Sarsen House
Floorplan directory

Floor

8

Key

- Studio
- 1 bedroom
- 2 bedroom

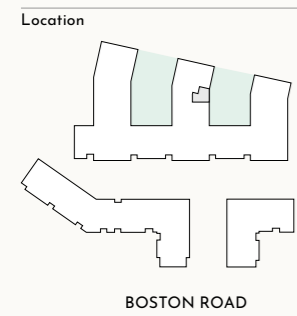




The | Apartments

Sarsen House
Studio apartment – B12

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living, Sleep	5.95m x 4.13m	19' 6" x 13' 5"	DW Dishwasher FF Fridge freezer WM Washing machine W Wardrobe ---- Overhead cupboards
Apartment area	37.0 sq m	398 sq ft	
Terrace	8.8 sq m	94 sq ft	



Floor
G
B2.DG.03

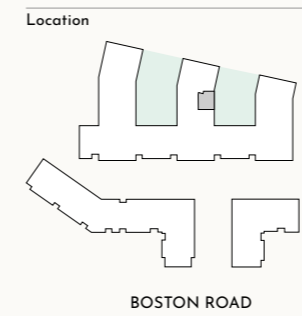


■ Lower ceiling height where indicated

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, BATHROOMS AND STORES 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.

Sarsen House
1 bedroom apartment – B13c

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living Bedroom	7.06m x 3.48m 3.71m x 3.45m	23' 2" x 11' 5" 12' 2" x 11' 3"	DW Dishwasher FF Fridge freezer WM Washing machine W Wardrobe ---- Overhead cupboards
Apartment area	50.0 sq m	538 sq ft	
Terrace	13.4 sq m	144 sq ft	



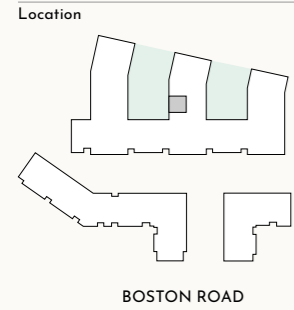
Floor
G
B2.DG.04



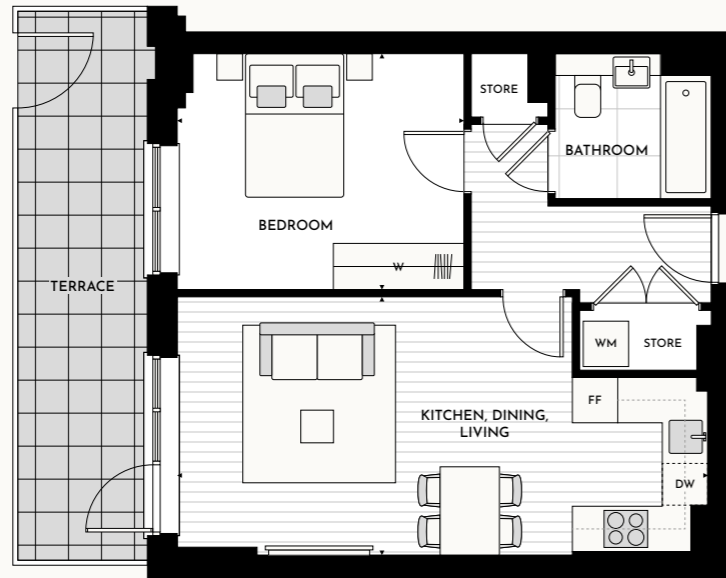
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Sarsen House
1 bedroom apartment – B13d

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living Bedroom	7.30m x 3.54m 3.95m x 3.25m	23' 11" x 11' 7" 12' 11" x 10' 8"	DW Dishwasher FF Fridge freezer WM Washing machine W Wardrobe --- Overhead cupboards
Apartment area	50.0 sq m	538 sq ft	
Terrace	13.2 sq m	142 sq ft	

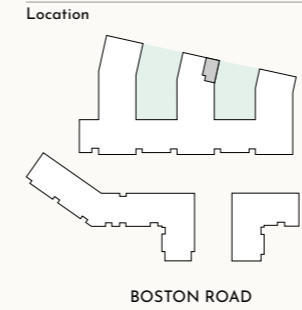


Floor
G
B2.DG.05



Sarsen House
1 bedroom apartment – B11

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living Bedroom	5.57m x 4.51m 4.08m x 3.25m	18' 3" x 14' 9" 13' 4" x 10' 8"	DW Dishwasher FF Fridge freezer WM Washing machine W Wardrobe --- Overhead cupboards
Apartment area	51.5 sq m	554 sq ft	
Terrace	17.1 sq m	184 sq ft	



Floor
G
B2.DG.02

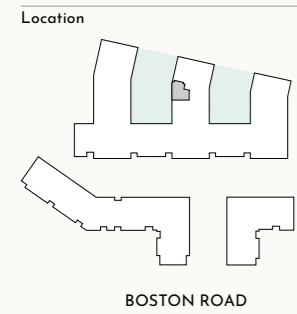


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Sarsen House
1 bedroom apartment – B14

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living Bedroom	4.96m x 4.55m 3.95m x 3.42m	16' 3" x 14' 11" 12' 11" x 11' 2"	DW Dishwasher FF Fridge freezer WM Washing machine W Wardrobe ---- Overhead cupboards
Apartment area	51.5 sq m	554 sq ft	
Terrace	11.9 sq m	128 sq ft	

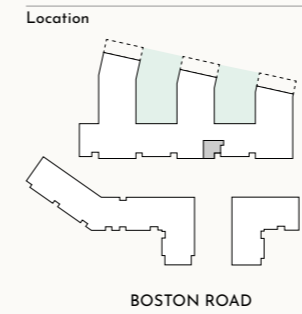


Floor
G
B2.DG.06



Sarsen House
1 bedroom apartment – B3c

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living Bedroom	4.95m x 4.64m 4.30m x 4.19m	16' 2" x 15' 2" 14' 1" x 13' 9"	DW Dishwasher FF Fridge freezer WM Washing machine W Wardrobe ---- Overhead cupboards
Apartment area	50.0 sq m	538 sq ft	
Balcony	4.1 sq m	44 sq ft	



Floor
5
B2.C5.03



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Sarsen House
1 bedroom apartment – B3

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living Bedroom	4.95m x 4.64m 4.30m x 4.19m	16' 2" x 15' 2" 14' 1" x 13' 9"	DW Dishwasher FF Fridge freezer WM Washing machine W Wardrobe ---- Overhead cupboards
Apartment area	52.0 sq m	559 sq ft	
Balcony	4.1 sq m	44 sq ft	
Terrace	12.5 sq m	134 sq ft	



Location	Floor	1	2	3	4
 BOSTON ROAD	G B2.CG.03 with terrace	B2.C1.03	B2.C2.03	B2.C3.03	B2.C4.03

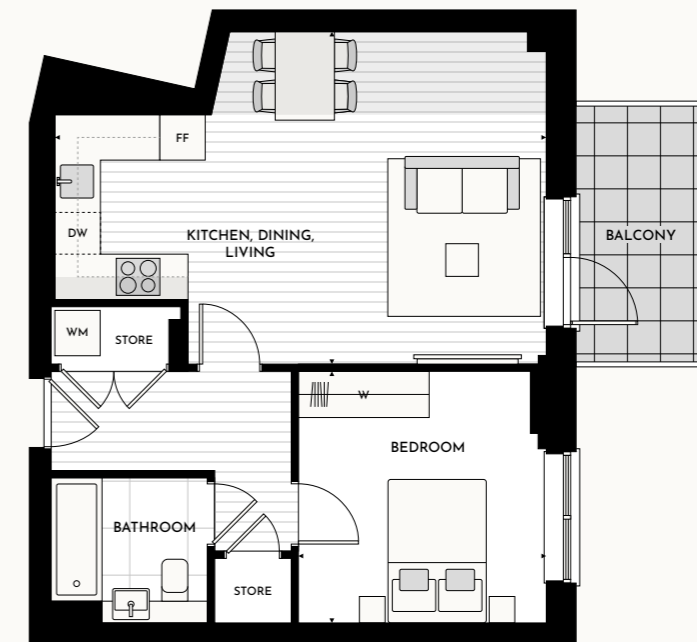


Sarsen House
1 bedroom apartment – B29

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living Bedroom	6.76m x 4.55m 3.45m x 3.41m	22' 2" x 14' 11" 11' 3" x 11' 2"	DW Dishwasher FF Fridge freezer WM Washing machine W Wardrobe ---- Overhead cupboards
Apartment area	52.5 sq m	565 sq ft	
Balcony	6.1 sq m	65 sq ft	



Location	Floor	1	2	3	4
 BOSTON ROAD	1 B2.D1.03	B2.D2.03	B2.D3.03	B2.D4.03	



■ Lower ceiling height in apartment B2.D4.03 where indicated

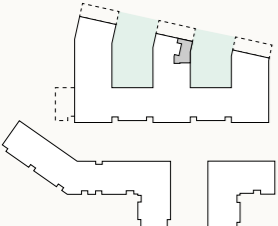
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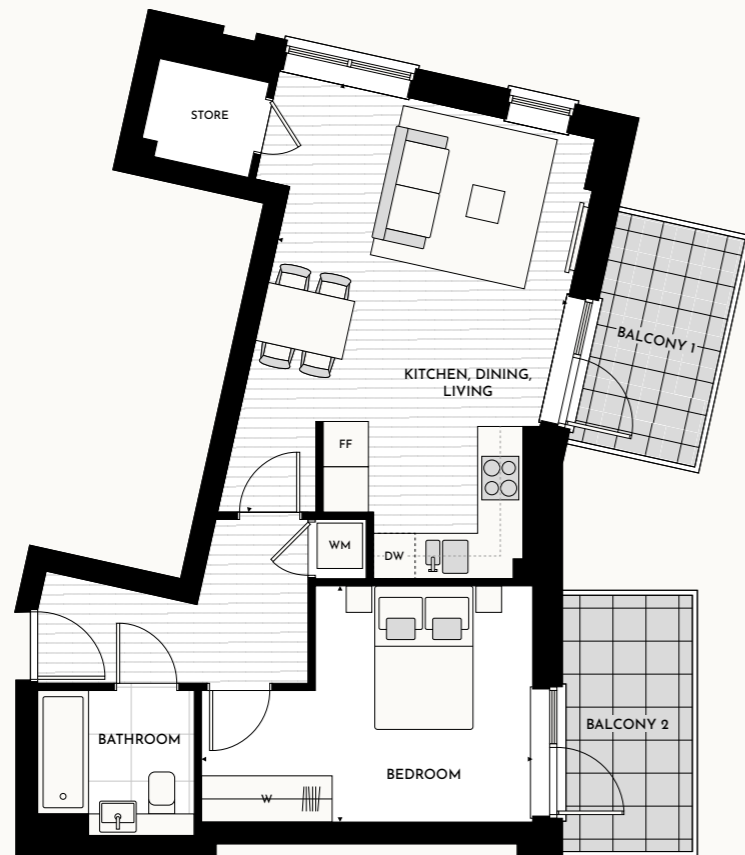
Sarsen House
1 bedroom apartment – B52

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living Bedroom	6.14m x 4.08m 4.56m x 3.25m	20' 1" x 13' 4" 14' 12" x 10' 8"	DW Dishwasher FF Fridge freezer WM Washing machine W Wardrobe ---- Overhead cupboards
Apartment area	53.0 sq m	570 sq ft	
Balcony 1	5.2 sq m	56 sq ft	
Balcony 2	6.1 sq m	65 sq ft	



Location	Floor
	6 B2.D6.01
	7 B2.D7.01

BOSTON ROAD

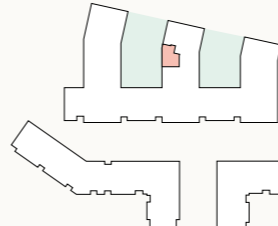


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Sarsen House
2 bedroom apartment – B31

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living Bedroom 1 Bedroom 2	5.22m x 4.42m 4.18m x 2.75m 4.40m x 2.59m	17' 1" x 14' 6" 13' 8" x 9' 0" 14' 5" x 8' 6"	DW Dishwasher FF Fridge freezer WM Washing machine W Wardrobe ---- Overhead cupboards
Apartment area	61.5 sq m	661 sq ft	
Balcony	5.2 sq m	56 sq ft	



Location	Floor
	1 B2.D1.05
	2 B2.D2.05
	3 B2.D3.05
	4 B2.D4.05

BOSTON ROAD

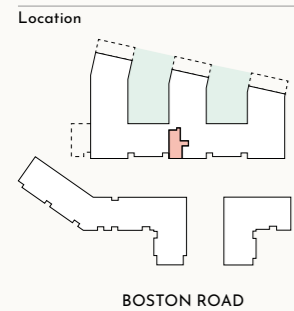


■ Lower ceiling height in apartment B2.D4.05 where indicated

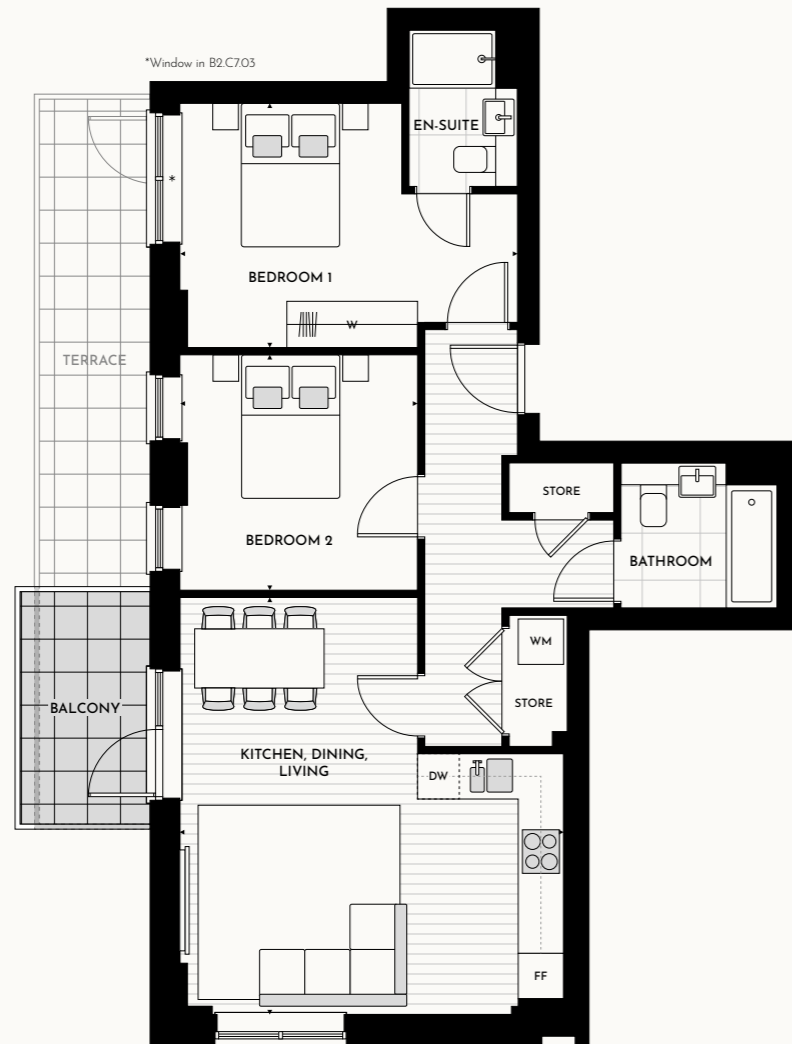
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Sarsen House
2 bedroom apartment – B46b

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	5.73m x 5.28m	18' 9" x 17' 3"	DW Dishwasher
Bedroom 1	4.65m x 3.35m	15' 3" x 10' 11"	FF Fridge freezer
Bedroom 2	3.28m x 3.25m	10' 9" x 10' 8"	WM Washing machine
Apartment area	70.0 sq m	753 sq ft	W Wardrobe
Balcony	5.2 sq m	56 sq ft	--- Overhead cupboards
Terrace	16.6 sq m	178 sq ft	



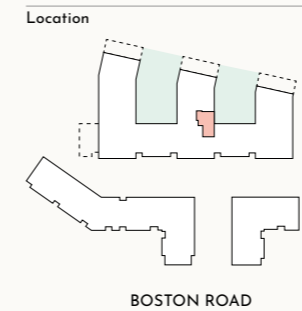
Floor
6 B2.C6.03
with terrace
7 B2.C7.03



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Sarsen House
2 bedroom apartment – B49

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	5.36m x 4.65m	17' 7" x 15' 3"	DW Dishwasher
Bedroom 1	5.46m x 2.75m	17' 11" x 9' 0"	FF Fridge freezer
Bedroom 2	3.52m x 3.01m	11' 6" x 9' 10"	WM Washing machine
Apartment area	70.0 sq m	753 sq ft	W Wardrobe
Balcony	5.2 sq m	56 sq ft	--- Overhead cupboards
Terrace	9.9 sq m	106 sq ft	



Floor
6 B2.C6.01
with terrace
7 B2.C7.01

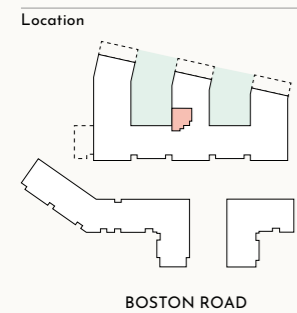


1. Window in apartment B2.C6.01.
2. Window in apartment B2.C7.01.

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Sarsen House
2 bedroom apartment – B51

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	6.02m x 4.64m	19' 9" x 15' 2"	DW Dishwasher
Bedroom 1	6.00m x 2.65m	19' 8" x 8' 8"	FF Fridge freezer
Bedroom 2	4.85m x 2.55m	15' 11" x 8' 4"	WM Washing machine
Apartment area	70.0 sq m	753 sq ft	W Wardrobe
Balcony	5.2 sq m	56 sq ft	--- Overhead cupboards
Terrace	9.2 sq m	99 sq ft	



BOSTON ROAD

Location

Floor

6 B2.C6.04
with terrace

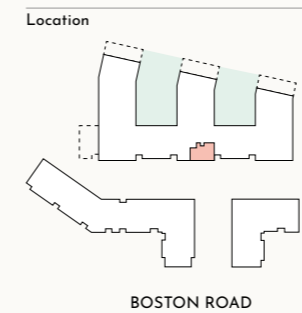
7 B2.C7.04



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Sarsen House
2 bedroom apartment – B50

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	5.49m x 5.13m	18' 0" x 16' 10"	DW Dishwasher
Bedroom 1	5.29m x 2.75m	17' 4" x 9' 0"	FF Fridge freezer
Bedroom 2	4.00m x 3.15m	13' 1" x 10' 4"	WM Washing machine
Apartment area	70.5 sq m	758 sq ft	W Wardrobe
Balcony	5.2 sq m	56 sq ft	--- Overhead cupboards
Terrace	10.1 sq m	108 sq ft	



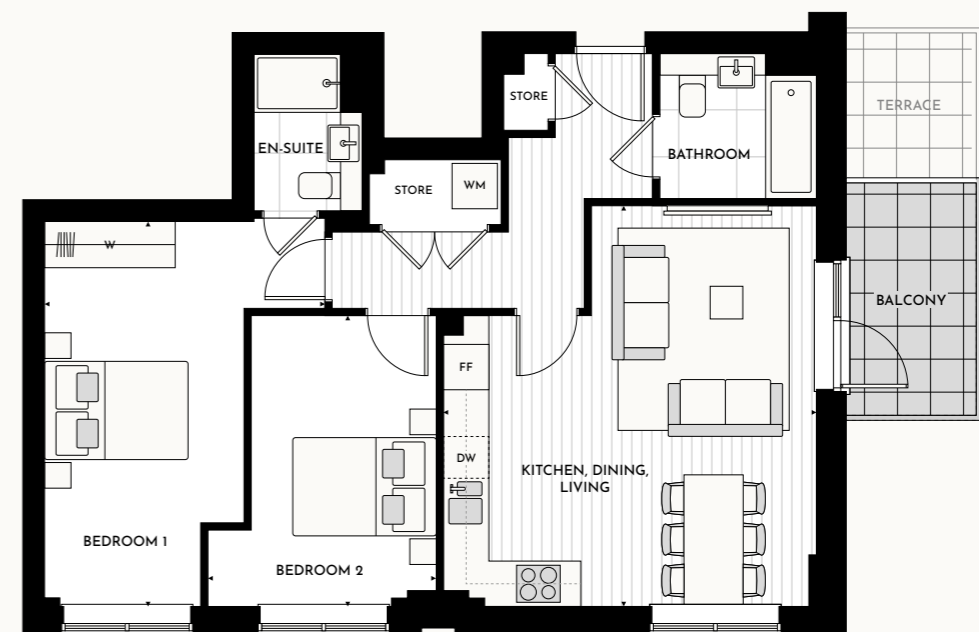
BOSTON ROAD

Location

Floor

6 B2.C6.02
with terrace

7 B2.C7.02

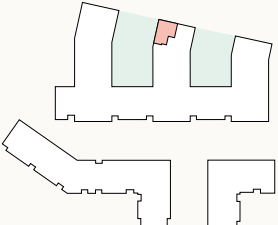


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Sarsen House
2 bedroom apartment – B10

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	6.60m x 4.57m	21' 7" x 15' 0"	DW Dishwasher
Bedroom 1	3.97m x 3.85m	13' 0" x 12' 7"	FF Fridge freezer
Bedroom 2	3.52m x 3.42m	11' 6" x 11' 2"	WM Washing machine
Apartment area	71.0 sq m	764 sq ft	W Wardrobe
Balcony 1	6.1 sq m	65 sq ft	--- Overhead cupboards
Balcony 2	6.1 sq m	65 sq ft	



Location	Floor			
	1 B2.D1.01	2 B2.D2.01	3 B2.D3.01	4 B2.D4.01

BOSTON ROAD



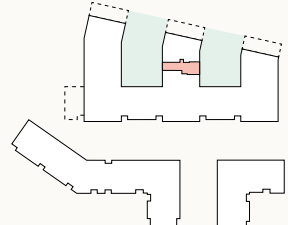
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Sarsen House
2 bedroom apartment – B53

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	7.65m x 3.45m	25' 1" x 11' 3"	DW Dishwasher
Bedroom 1	5.46m x 2.69m	17' 11" x 8' 10"	FF Fridge freezer
Bedroom 2	4.36m x 2.68m	14' 3" x 8' 9"	WM Washing machine
Apartment area	71.5 sq m	769 sq ft	W Wardrobe
Balcony	5.2 sq m	56 sq ft	--- Overhead cupboards



Location	Floor	
	6 B2.D6.02	7 B2.D7.02

BOSTON ROAD

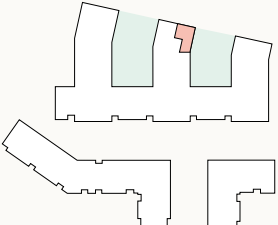


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Sarsen House
2 bedroom apartment – B28

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	6.50m x 4.57m	21' 4" x 15' 0"	DW Dishwasher
Bedroom 1	5.46m x 4.05m	17' 11" x 13' 3"	FF Fridge freezer
Bedroom 2	3.76m x 3.10m	12' 4" x 10' 2"	WM Washing machine
Apartment area	72.0 sq m	775 sq ft	W Wardrobe
Balcony 1	6.1 sq m	65 sq ft	--- Overhead cupboards
Balcony 2	5.2 sq m	56 sq ft	



Location	Floor			
	1 B2.D1.02	2 B2.D2.02	3 B2.D3.02	4 B2.D4.02

BOSTON ROAD



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Sarsen House
2 bedroom apartment – B1b

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	7.10m x 5.12m	23' 4" x 16' 9"	DW Dishwasher
Bedroom 1	2.80m x 3.55m	9' 2" x 11' 7"	FF Fridge freezer
Bedroom 2	4.08m x 2.60m	13' 4" x 8' 6"	WM Washing machine
Apartment area	72.5 sq m	780 sq ft	W Wardrobe
Terrace	21.4 sq m	230 sq ft	--- Overhead cupboards



Location	Floor
	G B2.CG.01

BOSTON ROAD



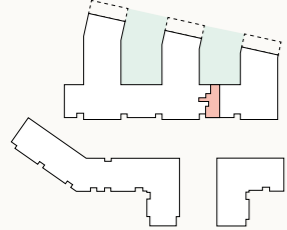
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Sarsen House
2 bedroom apartment – B35

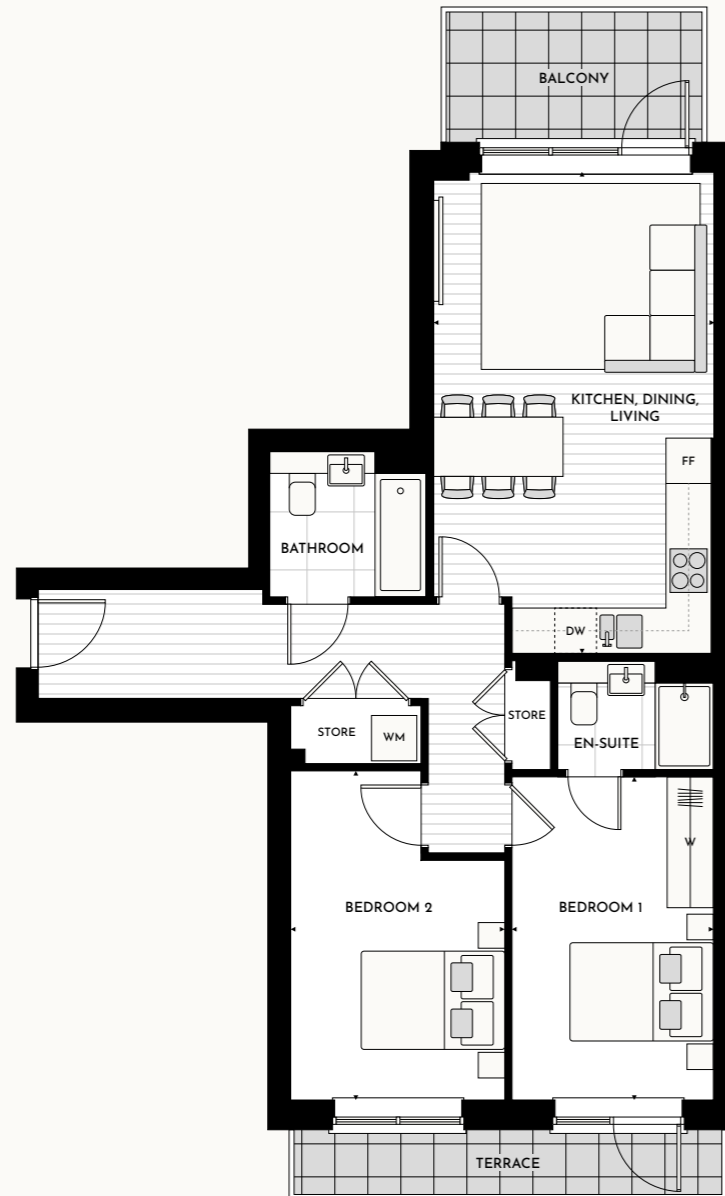
Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	6.63m x 3.86m	21' 9" x 12' 8"	DW Dishwasher
Bedroom 1	4.45m x 2.78m	14' 7" x 9' 1"	FF Fridge freezer
Bedroom 2	4.53m x 2.95m	14' 10" x 9' 8"	WM Washing machine
Apartment area	73.5 sq m	791 sq ft	W Wardrobe
Balcony	6.1 sq m	65 sq ft	--- Overhead cupboards
Terrace	5.0 sq m	53 sq ft	



Location
Floor
5
B2.C5.02



BOSTON ROAD

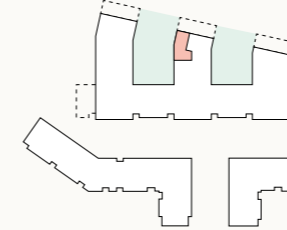


Sarsen House
2 bedroom apartment – B54

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	5.39m x 5.27m	17' 8" x 17' 3"	DW Dishwasher
Bedroom 1	3.65m x 3.62m	11' 11" x 11' 10"	FF Fridge freezer
Bedroom 2	3.96m x 2.93m	13' 0" x 9' 7"	WM Washing machine
Apartment area	74.5 sq m	802 sq ft	W Wardrobe
Balcony 1	6.1 sq m	65 sq ft	--- Overhead cupboards
Balcony 2	5.2 sq m	56 sq ft	



Location
Floor
6
7
B2.D6.03 B2.D7.03



BOSTON ROAD

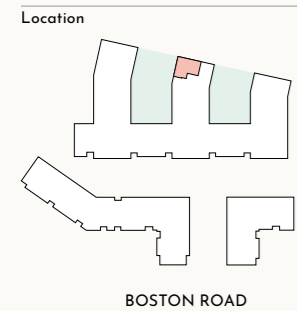


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Sarsen House
2 bedroom apartment – B10b

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	5.63m x 5.54m	18' 5" x 18' 2"	DW Dishwasher
Bedroom 1	4.71m x 3.42m	15' 5" x 11' 2"	FF Fridge freezer
Bedroom 2	3.97m x 2.96m	13' 0" x 9' 8"	WM Washing machine
Apartment area	75.0 sq m	807 sq ft	W Wardrobe
Terrace	11.0 sq m	118 sq ft	--- Overhead cupboards



BOSTON ROAD

Floor
G
B2.DG.01

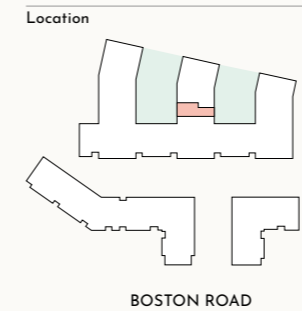


■ Lower ceiling height where indicated

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Sarsen House
2 bedroom apartment – B30

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	9.57m x 3.48m	31' 4" x 11' 5"	DW Dishwasher
Bedroom 1	4.99m x 2.82m	16' 4" x 9' 3"	FF Fridge freezer
Bedroom 2	4.70m x 2.75m	15' 5" x 9' 0"	WM Washing machine
Apartment area	76.0 sq m	818 sq ft	W Wardrobe
Balcony 1	6.1 sq m	65 sq ft	--- Overhead cupboards
Balcony 2	6.1 sq m	65 sq ft	



BOSTON ROAD

Floor
1 B2.D1.04 2 B2.D2.04 3 B2.D3.04 4 B2.D4.04 5 B2.D5.02



■ Lower ceiling height in apartments B2.D5.02 where indicated

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Sarsen House
2 bedroom apartment – B26

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	7.10m x 6.29m	23' 3" x 20' 7"	DW Dishwasher
Bedroom 1	3.55m x 2.80m	11' 7" x 9' 2"	FF Fridge freezer
Bedroom 2	4.10m x 2.60m	13' 5" x 8' 6"	WM Washing machine
Apartment area	77.0 sq m	828 sq ft	W Wardrobe
Balcony	4.1 sq m	44 sq ft	--- Overhead cupboards



Location	Floor				
	1	2	3	4	5
	B2.C1.01	B2.C2.01	B2.C3.01	B2.C4.01	B2.C5.01

BOSTON ROAD



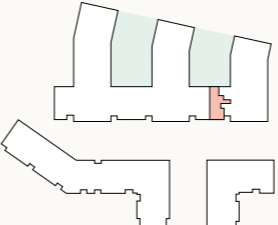
■ Lower ceiling height in apartment B2.C5.01 where indicated.

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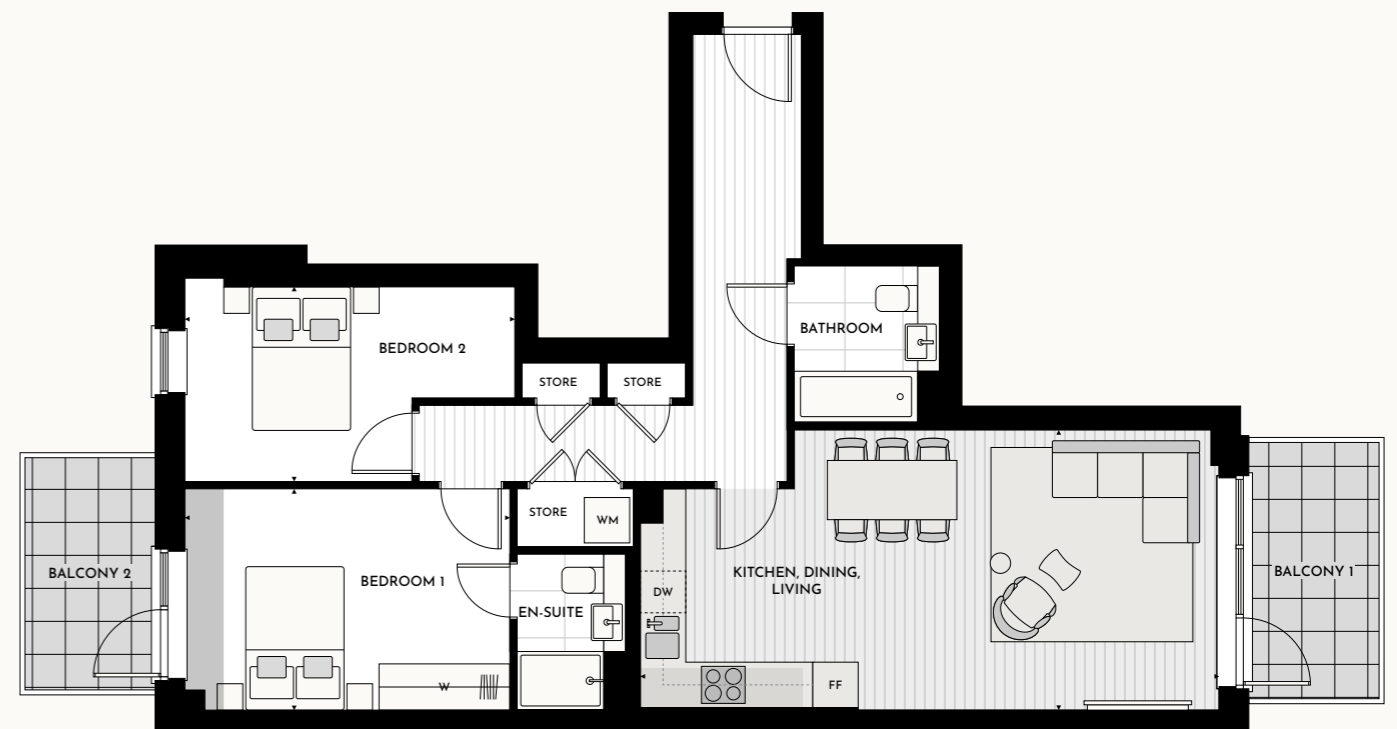
Sarsen House
2 bedroom apartment – B2

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	7.97m x 3.86 m	26' 1" x 12' 8"	DW Dishwasher
Bedroom 1	4.47m x 3.0m	14' 8" x 9' 10"	FF Fridge freezer
Bedroom 2	4.54m x 2.68m	14' 10" x 8' 9"	WM Washing machine
Apartment area	78.5 sq m	845 sq ft	W Wardrobe
Balcony 1	6.1 sq m	65 sq ft	--- Overhead cupboards
Balcony 2	5.2 sq m	56 sq ft	



Location	Floor
	4 B2.C4.02

BOSTON ROAD



■ Lower ceiling height in apartment B2.C4.02 where indicated.
 ■ Lower ceiling height in apartment B2.E4.09 where indicated.
 ■ Lower ceiling height where indicated.

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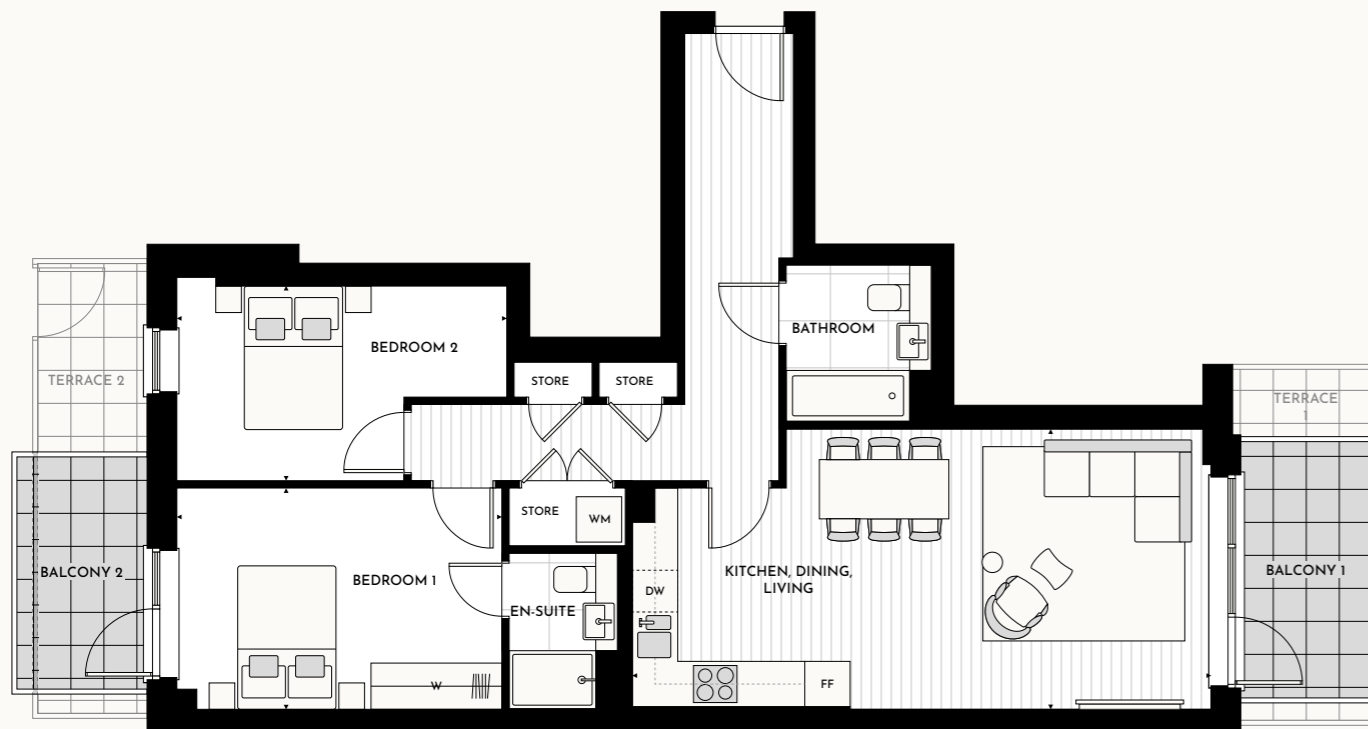
Sarsen House
2 bedroom apartment – B2a

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	7.97m x 3.86m	26' 1" x 12' 8"	DW Dishwasher
Bedroom 1	4.47m x 3.05m	14' 8" x 10' 0"	FF Fridge freezer
Bedroom 2	4.54m x 2.68m	14' 10" x 8' 9"	WM Washing machine
Apartment area	78.5 sq m	845 sq ft	W Wardrobe
Balcony 1	6.1 sq m	65 sq ft	--- Overhead cupboards
Balcony 2	5.2 sq m	56 sq ft	
Terrace 1	8.3 sq m	89 sq ft	
Terrace 2	9.5 sq m	102 sq ft	



Location	Floor	1	2	3
	G B2.CG.02 with terrace	B2.C1.02	B2.C2.02	B2.C3.02

BOSTON ROAD



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Sarsen House
2 bedroom apartment – B40

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	6.63m x 4.46m	21' 9" x 14' 7"	DW Dishwasher
Bedroom 1	4.56m x 3.35m	14' 11" x 10' 11"	FF Fridge freezer
Bedroom 2	3.56m x 3.25m	11' 8" x 10' 8"	WM Washing machine
Apartment area	79.0 sq m	850 sq ft	W Wardrobe
Terrace	7.5 sq m	80 sq ft	--- Overhead cupboards
Balcony	6.1 sq m	65 sq ft	

Location	Floor
	5 B2.D5.01

BOSTON ROAD

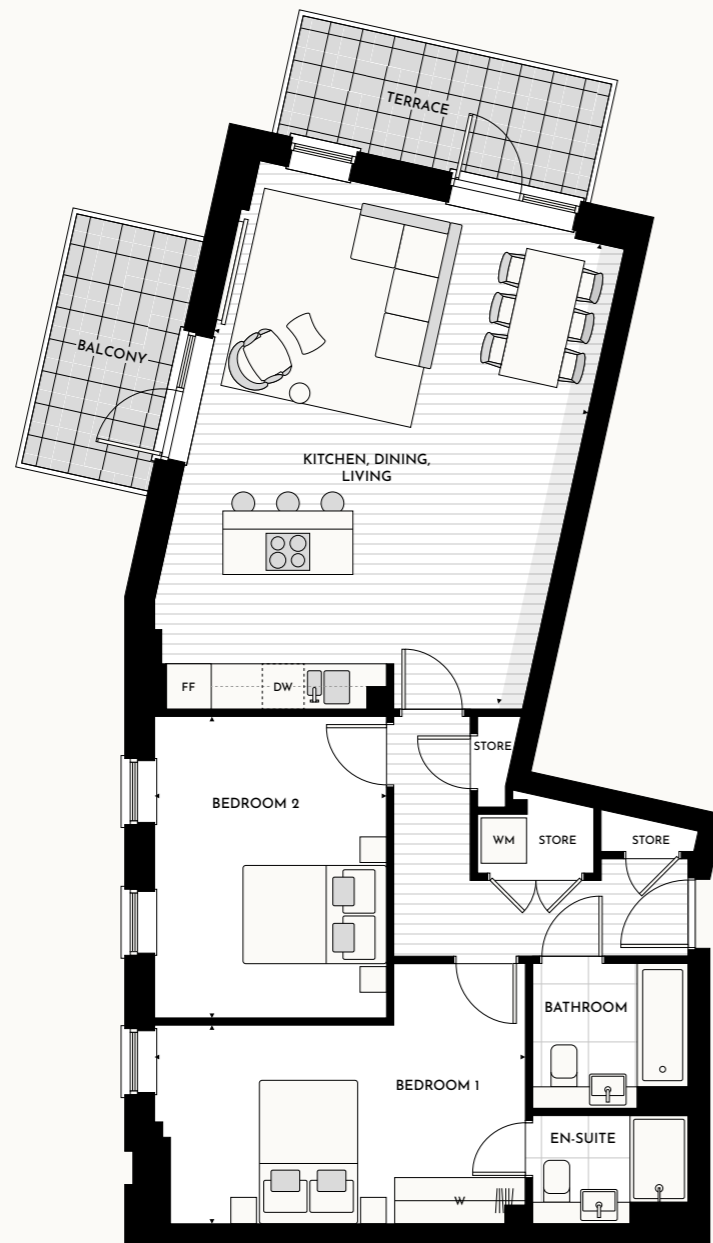
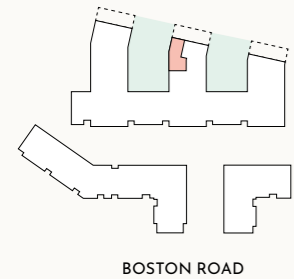


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Sarsen House
2 bedroom apartment – B41

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	6.47m x 5.27m	21' 2" x 17' 3"	DW Dishwasher
Bedroom 1	5.10m x 2.75m	16' 8" x 9' 0"	FF Fridge freezer
Bedroom 2	4.15m x 3.20m	13' 7" x 10' 6"	WM Washing machine
Apartment area	86.0 sq m	925 sq ft	W Wardrobe
Terrace	7.5 sq m	80 sq ft	--- Overhead cupboards
Balcony	6.1 sq m	65 sq ft	

Location
Floor
5
B2.D5.03



■ Lower ceiling height where indicated



Buyer's guide
10 key steps

- # 1.

DETERMINE YOUR BUDGET
Explore your financial position with a broker specialising in the New Homes sector.


- # 2.

GET PRE-APPROVED FOR YOUR MORTGAGE
Meet our trusted mortgage brokers, who will help you navigate the different mortgage products and cash back options.


- # 3.

SELECT YOUR HOME
Our sales executives will guide you to find a home that meets your needs.


- # 4.

RESERVE
Sign on the dotted line and pay the £1,000 reservation fee (which is deductible from the sale price).


- # 5.

EXCHANGE
Your solicitors will prepare the legal paperwork for you to sign and they will coordinate your mortgage offer on behalf of you and your lender. You'll then pay your deposit on your home which is 10% of the purchase price (less the £1,000 reservation fee already paid).


- # 6.

REGULAR UPDATES
We'll keep you informed on how your home and the development are progressing.


- # 7.

HOME DEMONSTRATION
Once your home has been checked and inspected by our New Homes team to ensure our skilfully produced standards have been met, you will be invited to attend a Home Demonstration where we'll show you around your new home and how to use and care for it.


- # 8.

NOTICE OF LEGAL COMPLETION
Notice to complete will be served from our solicitor to your solicitor approximately 10 business days before completion. At this time, we recommend that you confirm with your bank that funds can be released to your solicitors. If you are buying with a mortgage, your solicitors will request funds from your lender in readiness for completion. Once notice has been served you will also have the opportunity to carry out a pre-completion inspection of your new home to pick up any snagging of defect issues.
- # 9.

HANDOVER
On the day of handover you will meet our team to collect your keys and they will welcome you to your new home.


- MOVE IN DAY**

10.



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 2,900mm TO 2,650mm, AND ALL HALLWAYS, BATHROOMS AND STORES 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.

The Developers FABRICA

FABRICA
by A2Dominion

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.



JIGSAW, LONDON W13



CARLTON HOUSE, LONDON SW15



QUEEN'S WHARF, LONDON W6



WYNDHAM STUDIOS, LONDON SE5



ARTISI, LONDON W6

Higgins Group PLC

Higgins



Higgins Group PLC has been operating within London and the Home Counties for over 50 years as an established Developer and Contractor. Established in 1961, we have developed a recognised brand and a reputation synonymous with quality delivery, which is a key element to the success of our business and our continued reliance on working in partnership with clients.

We remain one of the largest privately owned regional developer constructor organisations operating in the London residential market. We are therefore a business of sufficient scale and capacity to enable delivery of large-scale residential schemes, whilst being sufficiently lean and flexible to respond dynamically to current changes within market conditions or the ever-changing needs of our key clients.

We have an extensive track record of delivering all tenures of housing within mixed tenure and estate regeneration projects in partnership with Private Sector blue chip clients, Special Purpose Vehicles, Local Authorities, Registered Providers and other Public Sector Clients.

The dual functions of Developer and Constructor allows us to have a unique approach to delivering large-scale mixed tenure and regeneration projects, utilising the proven new build and refurbishment expertise of Higgins Partnerships and the commercial development expertise of private sales funding and marketing from Higgins Homes.

Higgins Homes is the private development arm of the Higgins Group. Since we began designing and building homes over 50 years ago, Higgins Homes has become a well-respected name across London and the South East, winning numerous industry awards and establishing a hard-won reputation for excellence along the way.



ST. BERNARDS, SOUTHALL UB2



OVAL QUARTER, LONDON SW9



CLISSOLD QUARTER, LONDON N4



AUGUSTUS LODGE, ESSEX IG7

Contact details



To find out more about this unique opportunity, please contact the team on: hanwellsquare@fabrica.co.uk or visit us at: hanwellsquare.com

Sales and Marketing Suite:
77 Boston Road, London W7 3SA



hanwellsquare.com

A JOINT DEVELOPMENT BY

FABRICA
by A2Dominion

Higgins



FABRICA is delighted to be a registered developer with the New Homes Quality Board (NHQB), an independent, not-for-profit organisation designed to oversee reform in the new homes sector. This means FABRICA buyers benefit from enhanced protection when buying a new home as registered developers must adhere to the additional regulations set by NHQB. To find out more, visit fabrica.co.uk/new-homes-quality-board.

A residential joint venture development between FABRICA and Higgins on behalf of A2DD-HP Boston Road LLP.

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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