





**J I G S A W**

WEST LONDON

Ealing welcomes a vibrant new neighbourhood designed by the award-winning Conran and Partners. Lush greenery sets the inspirational scene for over 770 design-led new homes, where tree-lined boulevards connect landscaped gardens with inviting plazas.

Every architectural detail has been carefully considered. Designed using high quality materials that are simple in form, Jigsaw promises a cosmopolitan lifestyle in a setting that will age and grow gracefully. Crossrail's upcoming Elizabeth Line will complete the picture, transforming high speed travel across London and beyond, with a brand new station at West Ealing.

Jigsaw, connect with excellence.

**FABRICA**  
by A2Dominion

*Rydon*

**CONRAN+  
PARTNERS**



Computer generated image is indicative only

“We truly  
believe  
that good  
design  
makes  
people  
happier”

Jigsaw Phase 3 is the latest phase of the long awaited new development by FABRICA and Rydon and is one of a long line of ambitious projects to benefit from the design excellence of Conran and Partners – one of Britain's most pioneering architecture, interiors and visionary design studios. Their acclaimed, forward thinking team believe that good design improves the quality of people's lives – a philosophy that runs through every element of this inspiring new neighbourhood.

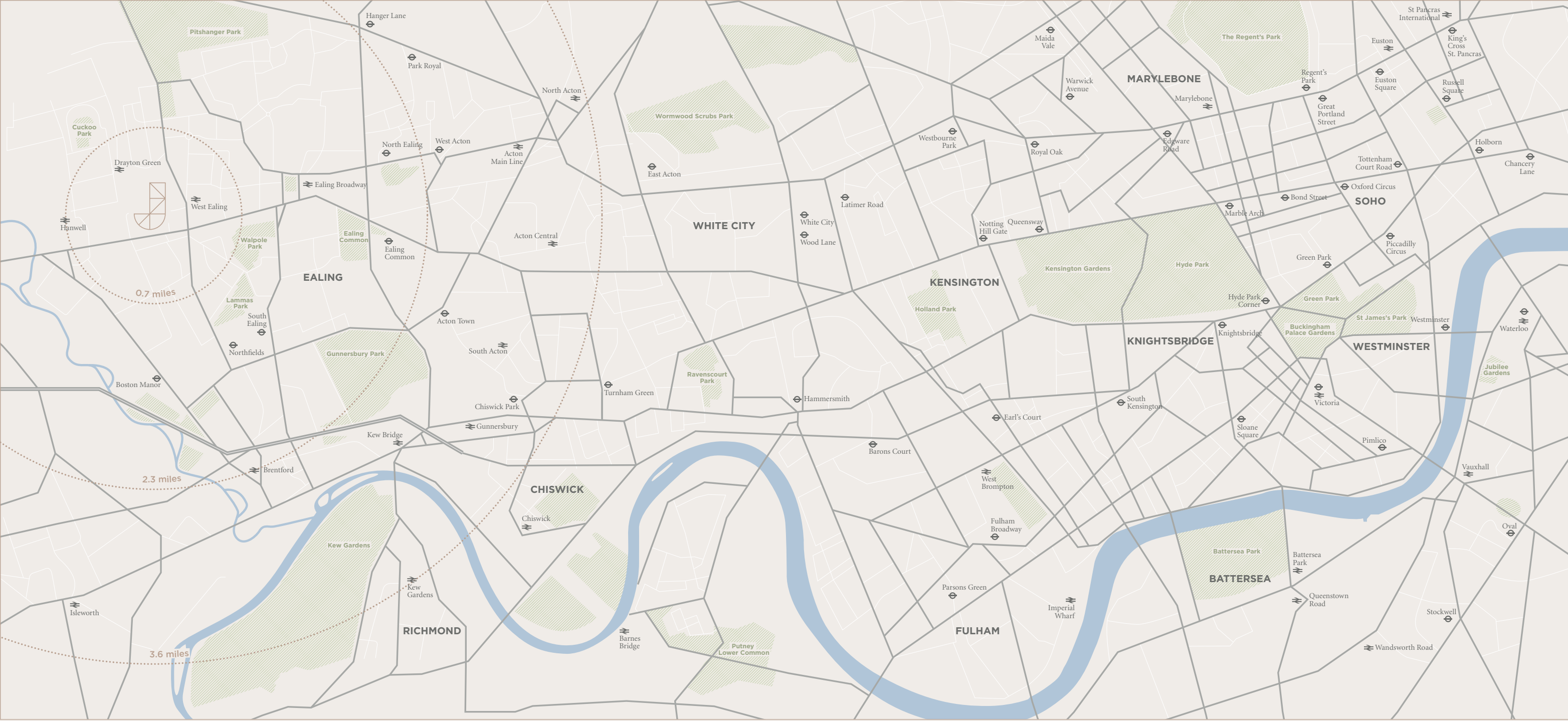




**Timeless architecture.** A commitment to using durable, sustainable materials ensures this sympathetically designed neighbourhood will age gracefully.

A variety of coloured and textured brick and glass finishes bring out the strong, sleek lines of the architecture, while perfectly complementing the surrounding environment.





Jigsaw's unique connections to the heart of the capital mean residents can enjoy the full benefit of London living. Often recognised as one of the greatest cities in the world, London offers countless museums, theatres, galleries and cultural attractions as well as a myriad of gastronomical delights.

Map not to scale and shows approximate locations only





# Just 15 minutes into London's West End

Crossrail will provide a brand new connection to Jigsaw, with the Elizabeth Line running through West Ealing station, only 500 metres away. A new, bright and spacious ticket hall, a new footbridge and longer platforms are all being built as part of a range of improvements to the station.

A fast, easy commute is assured, with high speed trains reaching Bond Street in 15 minutes, Liverpool Street in 22 minutes and Canary Wharf in less than half an hour. With Heathrow Airport just 13 minutes away, Crossrail's Elizabeth Line opens up a world of travel opportunities.



**Stay connected.** Jigsaw is brilliantly connected for all forms of transport. It's just a five minute stroll to West Ealing station and a short walk to Ealing Broadway, with its rail and tube connections. Take Crossrail's Elizabeth Line\* to Heathrow airport in 13 minutes, or to Canary Wharf in just 29 minutes.

By car

Kew Gardens	16 mins
Osterley Park	17 mins
Westfield Shopping Centre	17 mins
Notting Hill	22 mins
Heathrow Airport	23 mins

Key

- London Underground
- National Rail
- Crossrail's Elizabeth Line (upcoming)
- DLR



\*Crossrail's Elizabeth Line service is currently due to open in 2022, this could be subject to change.  
Journey times are calculated from West Ealing station using tfl.gov.uk and crossrail.co.uk at peak time and are dependent on time of travel.  
Map not to scale.



**JIGSAW**  
WEST LONDON

# EALING DISCOVERED

A short stroll through the heavenly suburbia of Ealing becomes a voyage of discovery, with tree-lined streets, period architecture, prospering shops, tranquil parks and excellent transport links. Travel further afield with Crossrail's upcoming Elizabeth Line – set to revolutionise travel throughout London and beyond.



**An urban patchwork.** This corner of West London is where independent boutiques sit comfortably alongside high street favourites. Delicatessens stock treats from around the world and independent florists exhibit eye-catching bouquets.

For fresh produce, the weekly Ealing Farmers Market is piled high with baskets of delicious artisan breads, fresh fish from the Dorset coast, award-winning cheeses, free-range meats and organic fruit and vegetables. Ealing Broadway offers a range of large retailers to choose from or head over to nearby Westfield Shopping Centre – a treasure trove of global brands.

Just a mere 15-minute stroll away you'll find Amazon Fresh – Amazon's first store outside of North America – boasting its new 'Just Walk Out' technology. It offers everything from meat, fish, fruit, vegetables and baked goods to your everyday essentials.







**Breathing space.** Escape the hustle and bustle of city life in some of London's finest green spaces. Nearby Walpole Park retains much of its Regency glory with its Pitzhanger Manor House, lawns, two picturesque lakes, a friendly café and fitness area, while Ealing Common offers plenty of long, winding paths, overhung with magnificent trees. The ideal place for running and cycling or a leisurely picnic on a summer's day.



# Summer days filled with music and laughter

When the sun comes out, Ealing's famous summer festival season sets the surrounding streets and Walpole Park alight. Carnivals, dance, stand-up comedy – there's plenty of home-grown and international talent to entertain arts fans. The hugely popular Jazz and Blues Festival, the biggest of its kind in Britain, brings together an exciting mix of upcoming and established music acts. While the famous comedy festival showcases some of our funniest talent and the real ale aficionados are well served at the famous Beer Festival.

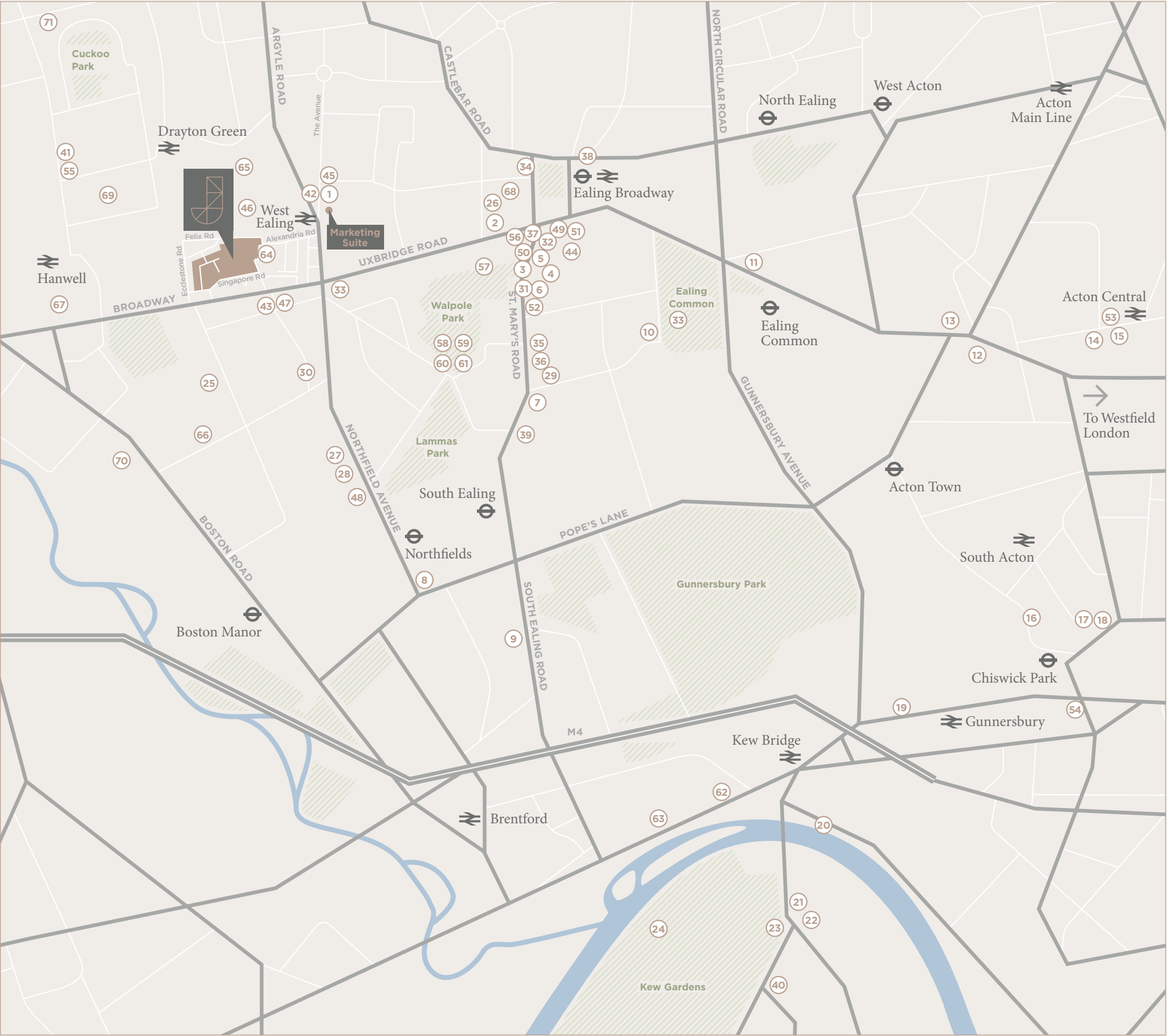






**Food for thought.** Ealing has plenty of buzzing bars and cosy gastro pubs. Indulge in seasonal modern British cuisine or experience authentic Nepalese and classic Indian dishes. Whether looking for freshly ground coffee from an independent café, or the colourful beach shack ambiance of the locally renowned Caribbean restaurant, there is a plentiful supply of characterful establishments.





**Moments from the action.** A wealth of discoveries can be found just minutes away. From down-to-earth markets and independent boutiques to high street favourites. Nearby cafés, bars and restaurants promise an evening to savour. While neighbourhood green spaces, such as Ealing Common and Walpole Park, transform from places to relax to lively festivals. All a short stroll from Jigsaw.

Restaurants/Bars

- 1 The Drayton Court Hotel
- 2 Bill's
- 3 Limeyard
- 4 Côte Brasserie
- 5 Leonidas Chocolates
- 6 Wagamama
- 7 The Walpole
- 8 The Plough Inn
- 9 Ealing Park Tavern
- 10 The Grange
- 11 DoubleTree by Hilton
- 12 The George and Dragon
- 13 The Chatsworth Bar
- 14 The Rocket
- 15 The Station House
- 16 The Bollo House
- 17 Le Vacherin
- 18 The Duke of Sussex
- 19 Globe Bar
- 20 The Bell & Crown
- 21 Grill Off The Green
- 22 Coach & Horses Kew
- 23 The Botanist
- 24 The Orangery
- 25 The Grosvenor
- 26 Charlotte's W5
- 27 Tapelia
- 28 The Owl & The Pussycat
- 29 Pillars Restaurant
- 30 The Forester
- 31 Carluccio's
- 32 The Drapers Arms
- 33 The Star and Anchor
- 34 Franco Manca
- 35 The Red Lion
- 36 Santa Maria

Cafés

- 37 Café Zee
- 38 Electric Coffee Company
- 39 Munson's
- 40 Newens The Original Maids of Honour
- 41 The Cuckoo
- 42 Café Leemoo
- 43 Costa Coffee

Shopping

- 44 Ealing Broadway Shopping Centre
- 45 Blake's Florist
- 46 Waitrose
- 47 Ealing Farmers Market
- 48 Cheddar Deli
- 49 Marks and Spencer
- 50 Bang and Olufsen
- 51 Organic For The People
- 52 Farm W5
- 53 The Village Trading Store
- 54 Neptune Chiswick
- 55 Pitshanger Bakery
- 56 Gail's Bakery

Culture

- 57 Questors Theatre
- 58 Ealing Blues Festival\*
- 59 Ealing Beer Festival\*
- 60 Ealing Comedy Festival\*
- 61 Ealing Jazz Festival\*
- 62 London Museum of Water & Steam
- 63 The Musical Museum

Schools (and Ofsted Rating)

- |   |
|---|
| Primary                                     |
| 64 St John's Primary (Good)                 |
| 65 Drayton Green Primary (Good)             |
| 66 Oaklands Primary (Good)                  |
| 67 St Joseph's Catholic Primary (Good)      |
| 68 Christ The Saviour Primary (Outstanding) |
| Secondary                                   |
| 69 Drayton Manor High School (Outstanding)  |
| 70 Elthorne Park High School (Outstanding)  |
| 71 Brentside High School (Good)             |

\*Summer only  
Map not to scale and shows approximate locations only



# West Ealing's vibrant new hub



Ealing Broadway Station  
10 minute bus

Ealing Broadway Centre  
9 minute bus



Marketing  
suite

Phase 6  
Upcoming\*

Walpole Park  
15 minute walk

Waitrose  
6 minute walk

Phase 3  
Available now

West Ealing Broadway  
3 minute walk

West Ealing Station  
8 minute walk

Phase 1  
Completed

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# A THOUGHTFUL LIVING SPACE

Jigsaw is a welcoming and visionary new addition to West Ealing, where the sleek lines sympathetically blend with the verdant tree-lined avenues and garden squares – making this one of London's most inspired living destinations. A space to share and enjoy.



A forward thinking environment.  
At the heart of Jigsaw is a vision inspired  
by community. Spread over five hectares,  
beautifully landscaped green spaces  
and tree-lined avenues weave together  
a new primary school, sports facilities  
and a bustling café.



Computer generated image is indicative only





Computer generated image is indicative only

**Welcome home.** Over 770 new homes where environmentally conscious design meets bold, distinctive architecture – creating a positive space to live and grow.



# Relax and unwind in the central park

Homes are shaped around a series of landscaped gardens and courtyards, with a central park at their heart. The 'Poetry Path' ribbons through this welcoming space, connecting its neighbourhood hub with the rest of Jigsaw. Open to the public during the day, it becomes a relaxing spot to meet with friends and wind down after work.





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## DESIGN EXCELLENCE

The design-led interiors offer a calm and inviting space, where every detail enhances the relaxed, stylish design. Balconies and terraces offer a private outdoor escape, overlooking leafy trees and landscaped parks.



Modern design meets bespoke interiors with warm, neutral palettes of contrasting textures and tones. Integrated handleless kitchens and beautifully engineered European oak timber flooring set a homely, inviting tone.







Photography depicts show home and may include fixtures and fittings not included in the specification. Indicative only.



The soft sheen of engineered timber flooring in the hallway, kitchen and living areas enhances the sense of seamless cohesion throughout. While the well-proportioned living room and its balcony provides a wonderful environment to entertain or simply relax.



Seamless lines are formed from handleless kitchens with integrated Siemens appliances, providing an elegant space to relax or entertain friends.







Photography depicts show home and may include fixtures and fittings not included in the specification. Indicative only.



Floor to ceiling windows create a refreshing, light-filled space in which to relax and unwind. Luxurious carpet and built-in wardrobes in the master bedroom continue the theme of understated refinement and comfort.





The bathrooms, with large format porcelain floor and wall tiles, semi-recessed wash hand basins and wall hung vanity units with mirrored doors and LED strip lighting create a calm, relaxing haven, away from the pressures of city life.





Computer generated image is indicative only



The private balconies and terraces, overlooking the leafy trees and parks, allow residents to enjoy warm summer days or entertain alfresco.



# Inspiring Interiors





# Specification

## Interior finishes

Engineered timber flooring to hallway, living room and kitchen  
Luxury carpet to bedrooms

## Kitchen/Living areas

Bespoke handleless kitchen  
Composite quartz worktop  
Backpainted glass splashback  
Siemens integrated appliances including:  
    Single oven  
    Induction hob with touch controls  
    Microwave  
    Extractor hood  
    Fridge freezer  
    Dishwasher  
    Washing machine\*  
Under mounted bowl stainless steel sink  
Single lever kitchen mixer tap  
Pop-up sockets to kitchen

## Bedrooms

Built-in wardrobe with shelving to master bedroom

## Ensuites

Porcelain large format floor and wall tiles  
Semi-recessed wash hand basin with chrome mixer tap  
Wall mounted unit with mirrored doors and LED strip lighting  
Overhead rain shower  
Wall mounted shower mixer controller  
Wall mounted WC with soft close seat and dual flush plate  
Chrome heated towel rail  
Glass shower screen  
Composite quartz vanity top

## Bathrooms

Porcelain large format floor and wall tiles  
Semi-recessed wash hand basin with chrome mixer tap  
Wall mounted unit with mirrored doors and LED strip lighting  
Built-in rectangular single ended bath with glass shower screen  
Overhead rain shower and hand shower  
Wall mounted shower and bath mixer controller  
Wall mounted WC with soft close seat and dual flush plate  
Chrome heated towel rail  
Composite quartz vanity top

## Electrical

Energy efficient down lights  
Video entry system to all apartments  
Wiring for security alarm included in each apartment  
Wiring for Sky Q to Living Rooms and Sky + to Bedrooms (subscription required)  
Wiring for fibre optic broadband (subscription required)  
Provision for digital TV to living room and all bedrooms  
USB sockets to kitchen and master bedroom  
Dimmer switch to living area lights and master bedroom over bed head

## Heating & hot water

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

## Security and peace of mind

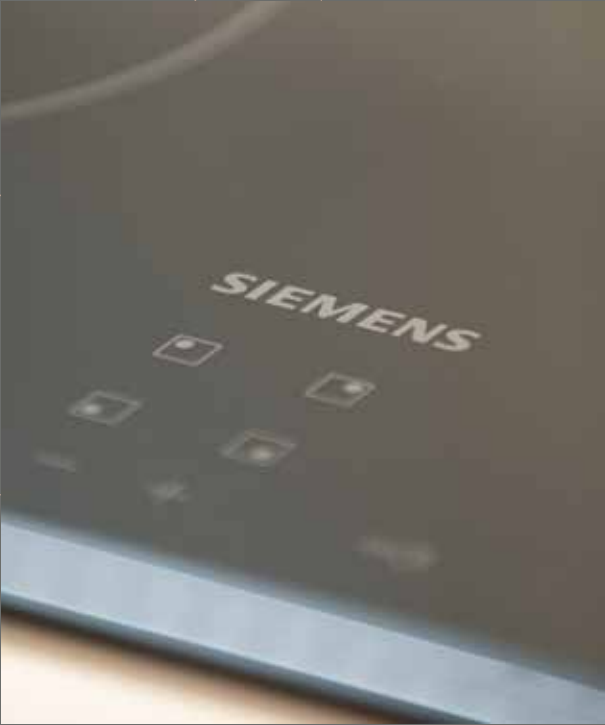
10-year NHBC warranty  
CCTV in lift cars  
24-month defects warranty cover

## Communal areas

Landscaped communal gardens and courtyards  
Community centre  
Gated undercroft parking (available by separate negotiation)  
Cycle storage with secure access  
Residential cores served by passenger lifts

## Sustainability features

Green Sedum & Wild Flower roofs  
Combined Heat and Power system  
Low energy LED lighting



\*Integrated in apartments with small utility cupboard or freestanding in apartments with larger utility cupboard.  
Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide.  
FABRICA and Rydon reserve the right to amend the specification as necessary and without notification.  
Photography is indicative only.





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## FLOOR PLANS

The selection of one, two and three bedroom homes have been carefully designed. Each home boasts its own private outdoor space, with balconies or terraces and some homes looking out over the impressive landscaping and tree-lined boulevards.



# West Ealing's vibrant new hub

Where design excellence meets refreshing green spaces. A central park and walkway curves through this dynamic living environment, connecting secluded spaces with vibrant squares.



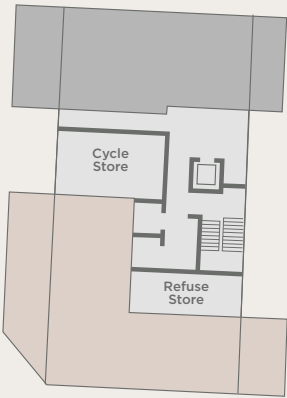


# Ellison House

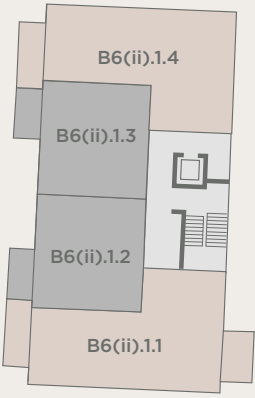


## APARTMENT LOCATOR

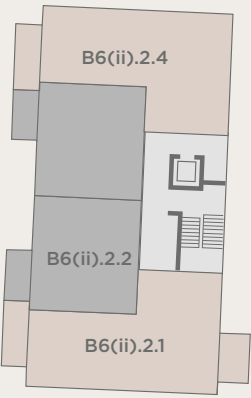
Plot	Beds	Floor	Type	Total Area sq m	Total Area sq ft	Page
B6(ii).1.1, B6(ii).2.1, B6(ii).3.1, B6(ii).4.1, B6(ii).5.1, B6(ii).6.1	2	1st, 2nd, 3rd, 4th, 5th, 6th	Apartment	77.1	830	63
B6(ii).1.2, B6(ii).2.2, B6(ii).3.2, B6(ii).4.2, B6(ii).5.2, B6(ii).6.2	1	1st, 2nd, 3rd, 4th, 5th, 6th	Apartment	52.4	564	62
B6(ii).1.3, B6(ii).5.3, B6(ii).6.3	1	1st, 5th, 6th	Apartment	52.7	567	62
B6(ii).1.4, B6(ii).2.4, B6(ii).4.4, B6(ii).5.4	2	1st, 2nd, 4th, 5th	Apartment	77.0	829	63



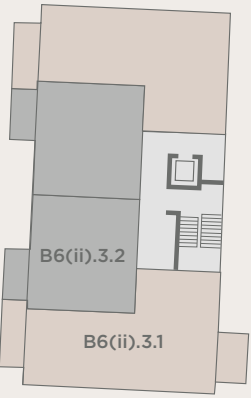
Ground floor



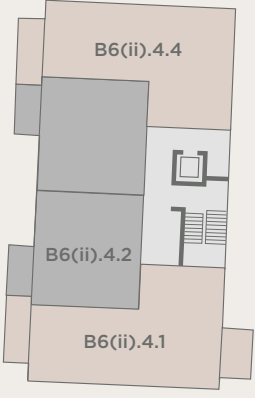
1st floor



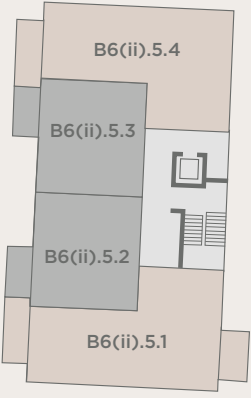
2nd floor



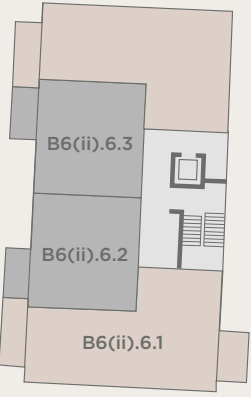
3rd floor



4th floor



5th floor



6th floor

- One Bed
- Two Bed
- Three Bed
- Communal

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The areas shown are measured as gross internal floor area within the exterior walls in accordance with RICS code for measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.



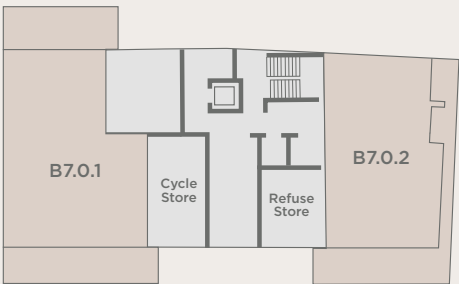


# Foster Building

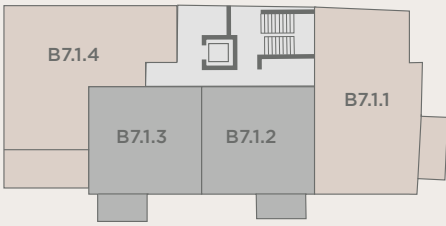


## APARTMENT LOCATOR

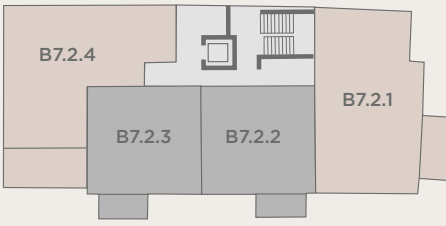
Plot	Beds	Floor	Type	Total Area sq m	Total Area sq ft	Page
B7.0.1	2	Ground	Apartment	94.3	1,015	65
B7.0.2	2	Ground	Apartment	73.7	793	66
B7.1.1, B7.2.1, B7.4.1, B7.5.1	2	1st, 2nd, 4th, 5th	Apartment	76.4	822	67
B7.1.2, B7.2.2, B7.3.2, B7.4.2, B7.5.2	1	1st, 2nd, 3rd, 4th, 5th	Apartment	52.0	560	64
B7.1.3, B7.2.3, B7.3.3, B7.4.3, B7.5.3	1	1st, 2nd, 3rd, 4th, 5th	Apartment	51.9	559	64
B7.1.4, B7.2.4, B7.3.4, B7.4.4, B7.5.4	2	1st, 2nd, 3rd, 4th, 5th	Apartment	78.0	836	68
B7.6.1, B7.7.1	3	6th & 7th	Apartment	101.1	1,088	69



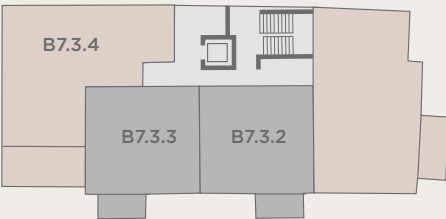
Ground floor



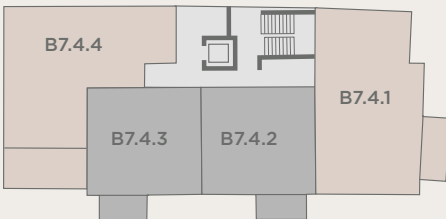
1st floor



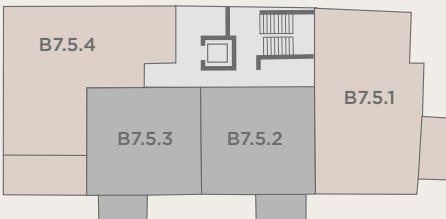
2nd floor



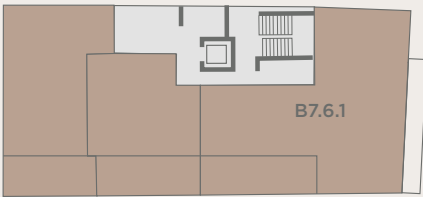
3rd floor



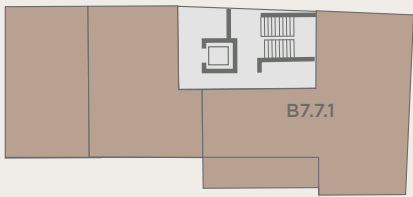
4th floor



5th floor



6th floor



7th floor

- One Bed
- Two Bed
- Three Bed
- Communal

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ELLISON HOUSE

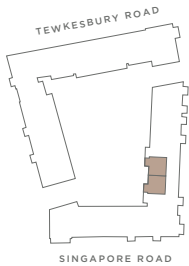
1 bedroom apartment – Type 8

B6(ii).1.2, B6(ii).2.2, B6(ii).3.2, B6(ii).4.2, B6(ii).5.2, B6(ii).6.2		
Total area	52.4 sq m	564 sq ft
Kitchen/Living/Dining	6.79 m x 4.09 m	22' 3" x 13' 5"
Bedroom	4.60 m x 3.36 m	15' 1" x 11' 0"
Balcony	5.6 sq m	60 sq ft

KEY	
WM	Washing Machine
FF	Fridge Freezer
MW	Microwave



Level 6	B6(ii).6.3*, B6(ii).6.2
Level 5	B6(ii).5.3*, B6(ii).5.2
Level 4	B6(ii).4.2
Level 3	B6(ii).3.2
Level 2	B6(ii).2.2
Level 1	B6(ii).1.3*, B6(ii).1.2
Ground	



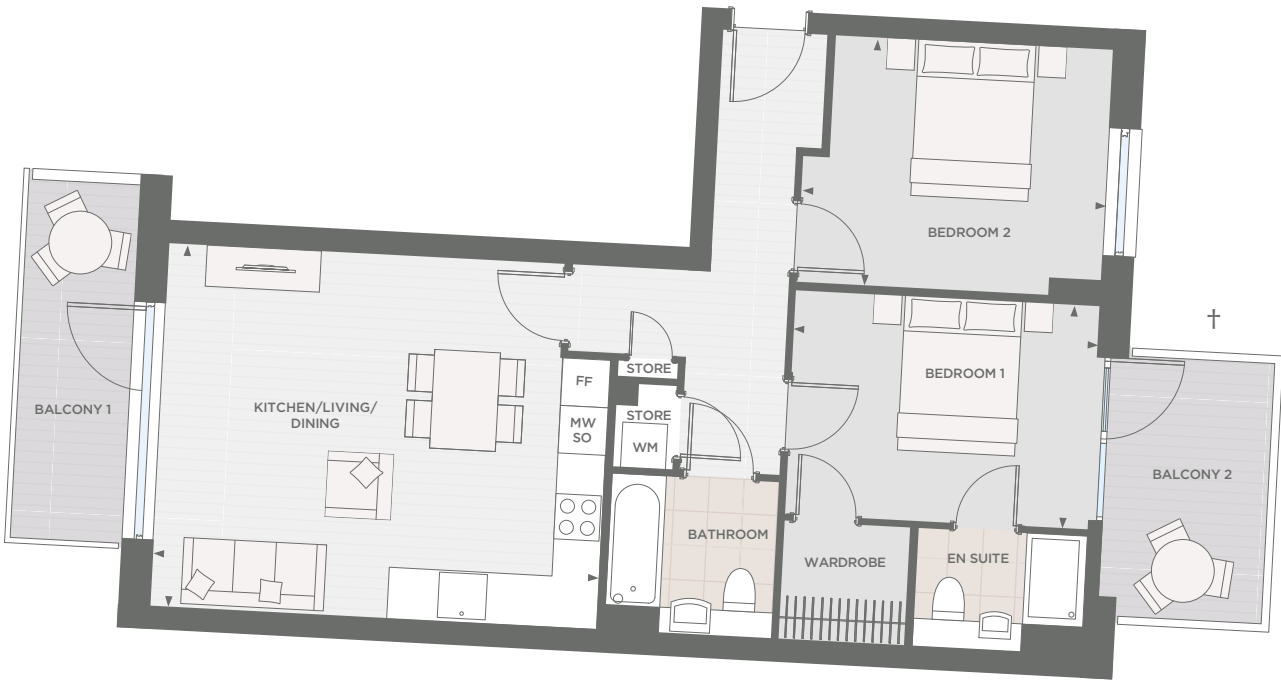
The areas shown are measured as gross internal floor area within the exterior walls in accordance with RICS code for measuring. All measurements and areas may vary within a tolerance of 5%. The above floorplan illustrates the overall layout of each plot however sizes vary on a plot by plot basis. \*These plots have a mirrored floorplan of the floorplan shown.

ELLISON HOUSE

2 bedroom apartment – Type 23

B6(ii).1.1*, B6(ii).2.1*, B6(ii).3.1*, B6(ii).4.1*, B6(ii).5.1*, B6(ii).6.1*		
Total area	77.1 sq m	830 sq ft
Kitchen/Living/Dining	5.93 m x 4.78 m	19' 5" x 15' 8"
Bedroom 1	4.00 m x 2.97 m	13' 1" x 9' 9"
Bedroom 2	4.00 m x 3.28 m	13' 1" x 10' 9"
Balcony 1 & 2	14.1 sq m	152 sq ft

KEY	
WM	Washing Machine
FF	Fridge Freezer
MW	Microwave



Level 6	B6(ii).6.1*
Level 5	B6(ii).5.4, B6(ii).5.1*
Level 4	B6(ii).4.4, B6(ii).4.1*
Level 3	B6(ii).3.1*
Level 2	B6(ii).2.4, B6(ii).2.1*
Level 1	B6(ii).1.4, B6(ii).1.1*
Ground	



The areas shown are measured as gross internal floor area within the exterior walls in accordance with RICS code for measuring. All measurements and areas may vary within a tolerance of 5%. The above floorplan illustrates the overall layout of each plot however sizes vary on a plot by plot basis. \*These plots have a mirrored floorplan of the floorplan shown. †No Balcony 2 to plots B6(ii).1.4, B6(ii).2.4, B6(ii).3.4, B6(ii).4.4, B6(ii).5.4, B6(ii).6.4.



# FOSTER BUILDING

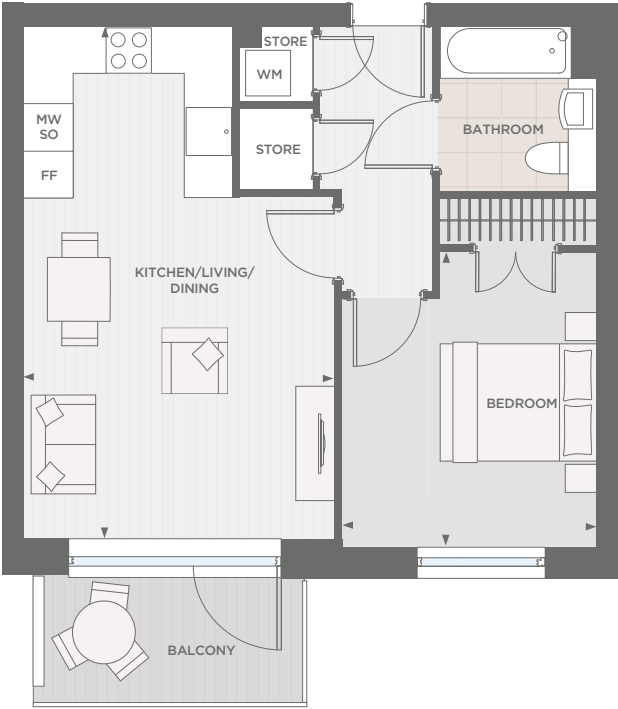
## 1 bedroom apartment – Type 8

B7.1.2, B7.2.2, B7.3.2, B7.4.2, B7.5.2

Total area	52.0 sq m	560 sq ft
Kitchen/Living/Dining	6.79 m x 4.09 m	22' 3" x 13' 5"
Bedroom	4.60 m x 3.36 m	15' 1" x 11' 0"
Balcony	5.6 sq m	60 sq ft

### KEY

WM	Washing Machine
FF	Fridge Freezer
MW	Microwave



### Level 6

Level 5 B7.5.3\*, B7.5.2

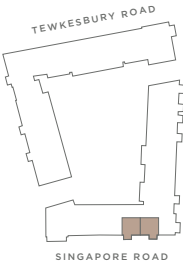
Level 4 B7.4.3\*, B7.4.2

Level 3 B7.3.3\*, B7.3.2

Level 2 B7.2.3\*, B7.2.2

Level 1 B7.1.3\*, B7.1.2

Ground



The areas shown are measured as gross internal floor area within the exterior walls in accordance with RICS code for measuring. All measurements and areas may vary within a tolerance of 5%. The above floorplan illustrates the overall layout of each plot however sizes vary on a plot by plot basis. \*These plots have a mirrored floorplan of the floorplan shown.

# FOSTER BUILDING

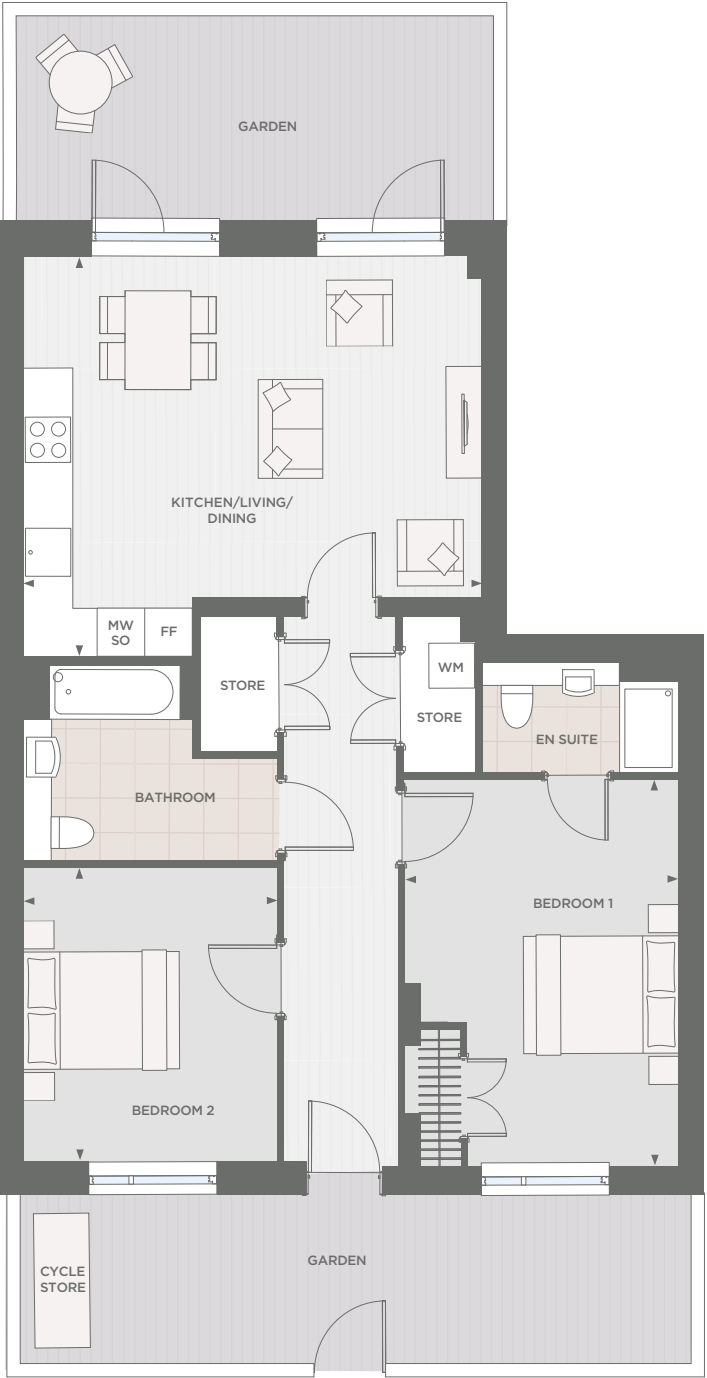
## 2 bedroom apartment – Type 24

B7.0.1

Total area	94.3 sq m	1,015 sq ft
Kitchen/Living/Dining	6.13 m x 5.30 m	20' 1" x 17' 5"
Bedroom 1	5.17 m x 3.71 m	16' 11" x 12' 2"
Bedroom 2	3.97 m x 3.40 m	13' 0" x 11' 2"
Garden	38.9 sq m	419 sq ft

### KEY

WM	Washing Machine
FF	Fridge Freezer
MW	Microwave



### Level 6

Level 5

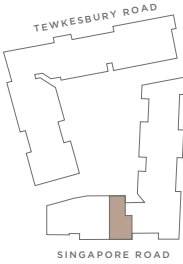
Level 4

Level 3

Level 2

Level 1

Ground B7.0.1



The areas shown are measured as gross internal floor area within the exterior walls in accordance with RICS code for measuring. All measurements and areas may vary within a tolerance of 5%. \*Note: This apartment does not have access to communal cycle and bin store, private bin/cycle store as shown on plan.



# FOSTER BUILDING

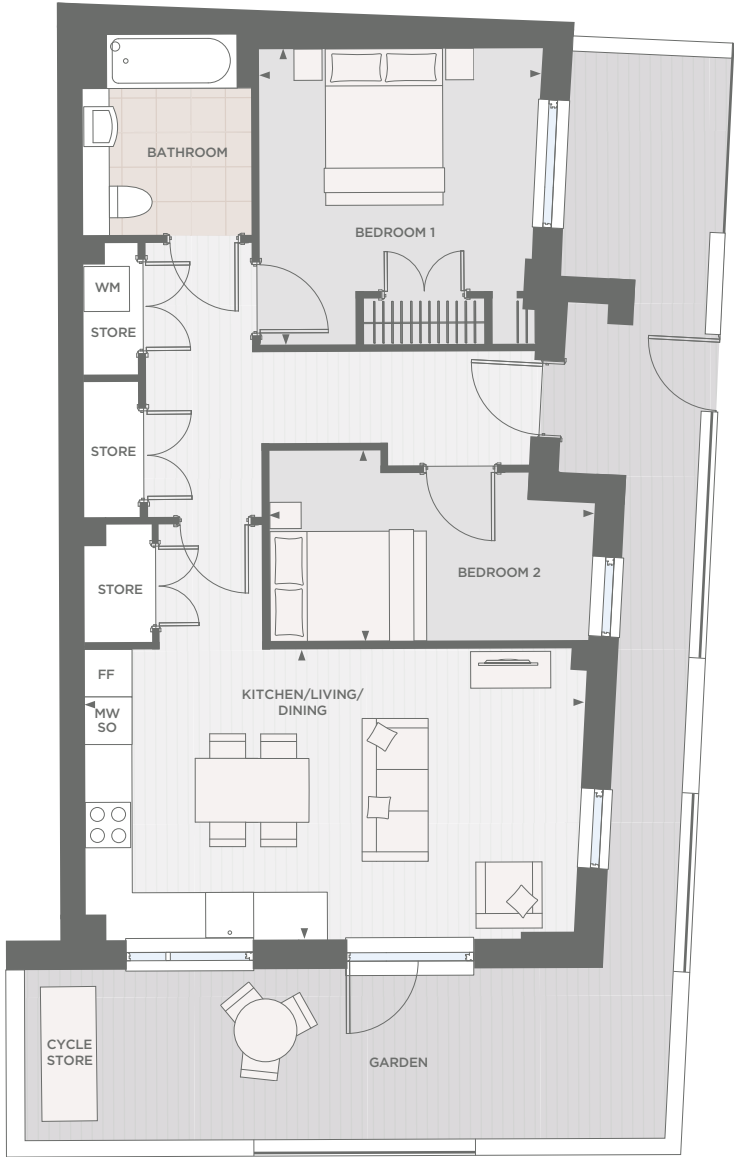
## 2 bedroom apartment – Type 13

B7.0.2

Total area	73.7 sq m	793 sq ft
Kitchen/Living/Dining	6.52 m x 3.79 m	21' 5" x 12' 5"
Bedroom 1	3.89 m x 3.68 m	12' 9" x 12' 1"
Bedroom 2	4.25 m x 2.23 m	13' 11" x 7' 4"
Garden	29.6 sq m	319 sq ft

KEY

WM	Washing Machine
FF	Fridge Freezer
MW	Microwave



Level 6	
Level 5	
Level 4	
Level 3	
Level 2	
Level 1	
Ground	B7.0.2



The areas shown are measured as gross internal floor area within the exterior walls in accordance with RICS code for measuring. All measurements and areas may vary within a tolerance of 5%.  
\*Note: This apartment does not have access to communal cycle and bin store, private bin/cycle store as shown on plan.

# FOSTER BUILDING

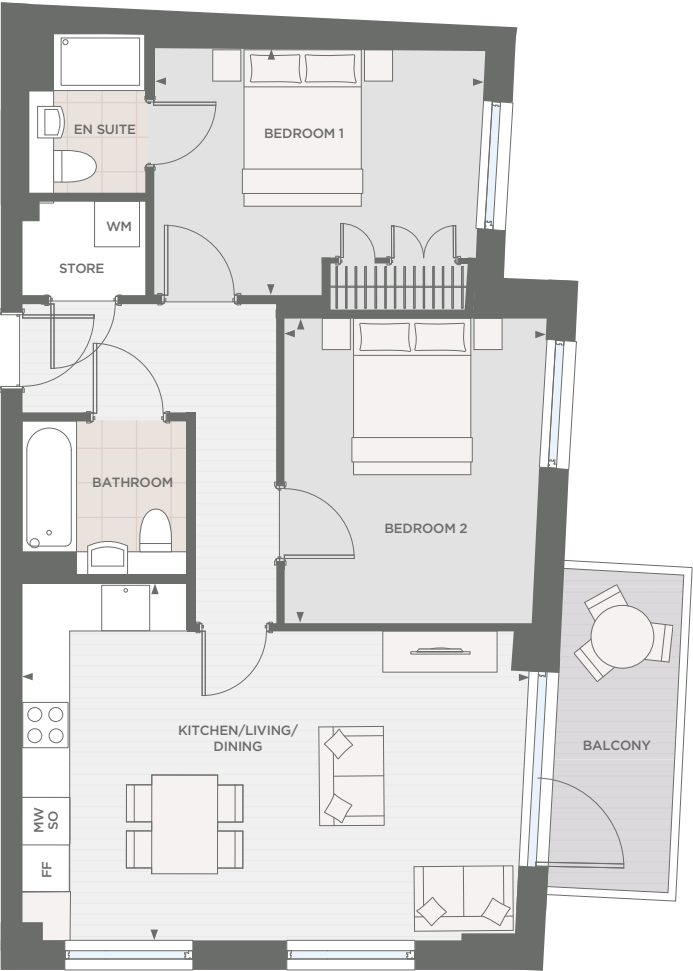
## 2 bedroom apartment – Type 25

B7.1.1, B7.2.1, B7.4.1, B7.5.1

Total Area	76.4 sq m	822 sq ft
Kitchen/Living/Dining	6.71 m x 4.67 m	22' 0" x 15' 4"
Bedroom 1	4.34 m x 3.45 m	14' 3" x 11' 4"
Bedroom 2	4.06 m x 3.43 m	13' 4" x 11' 3"
Balcony	7.1 sq m	76 sq ft

KEY

WM	Washing Machine
FF	Fridge Freezer
MW	Microwave



Level 6	
Level 5	B7.5.1
Level 4	B7.4.1
Level 3	
Level 2	B7.2.1
Level 1	B7.1.1
Ground	



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# FOSTER BUILDING

## 2 bedroom apartment – Type 26

B7.1.4, B7.2.4, B7.3.4, B7.4.4, B7.5.4

Total area	78.0 sq m	836 sq ft
Kitchen/Living/Dining	5.90 m x 4.94 m	19' 4" x 16' 2"
Bedroom 1	3.67 m x 3.49 m	12' 0" x 11' 5"
Bedroom 2	3.65 m x 3.51 m	12' 0" x 11' 6"
Balcony	10.4 sq m	112 sq ft

### KEY

WM	Washing Machine
FF	Fridge Freezer
MW	Microwave



Level 7

Level 6

Level 5 B7.5.4

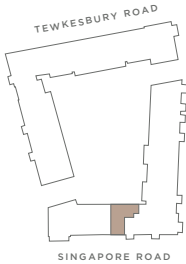
Level 4 B7.4.4

Level 3 B7.3.4

Level 2 B7.2.4

Level 1 B7.1.4

Ground



The areas shown are measured as gross internal floor area within the exterior walls in accordance with RICS code for measuring. All measurements and areas may vary within a tolerance of 5%.

# FOSTER BUILDING

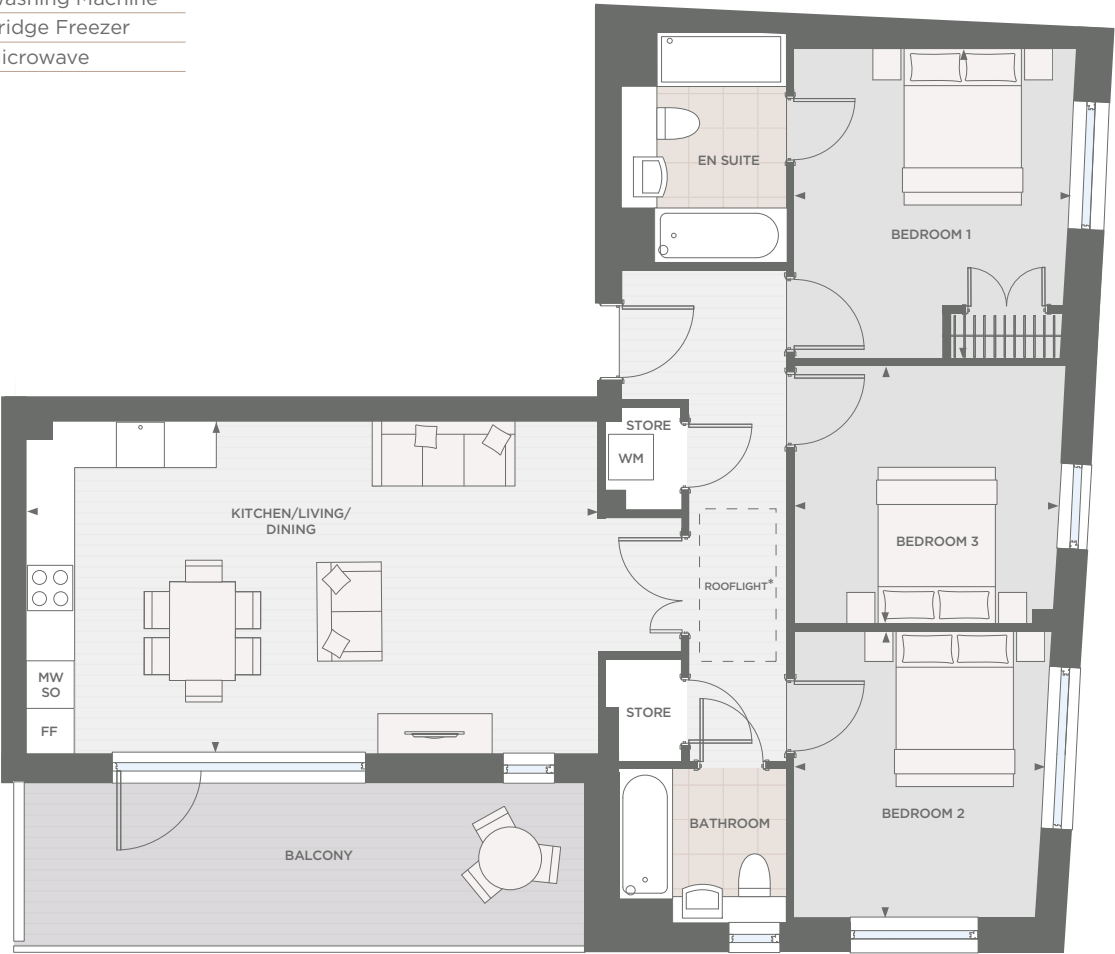
## 3 bedroom apartment – Type 31

B7.6.1, B7.7.1

Total area	101.1 sq m	1,088 sq ft
Kitchen/Living/Dining	7.56 m x 4.34 m	24' 10" x 14' 3"
Bedroom 1	4.10 m x 3.64 m	13' 5" x 11' 11"
Bedroom 2	3.70 m x 3.38 m	12' 2" x 11' 2"
Bedroom 3	3.56 m x 3.40 m	11' 8" x 11' 2"
Balcony	16.2 sq m	174 sq ft

### KEY

WM	Washing Machine
FF	Fridge Freezer
MW	Microwave



Level 7 B7.7.1

Level 6 B7.6.1

Level 5

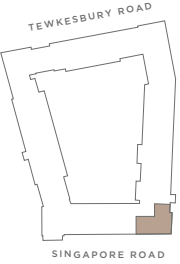
Level 4

Level 3

Level 2

Level 1

Ground



The areas shown are measured as gross internal floor area within the exterior walls in accordance with RICS code for measuring. All measurements and areas may vary within a tolerance of 5%.  
\*Rooflight to plot B7.7.1 only.



# 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 which are a real pleasure to live in. Our design ethos and commitment to sustainability means 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 £9billion across over 38,000 homes, we are one of the largest developers in the UK. Our A+ credit rating and pipeline of 6,000 homes across London and the South East 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.



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2	City Wharf: Islington N1
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Partnering with business & communities, driven by a commitment to consistent quality, Rydon delivers solutions for education, housing and healthcare.

Our strength lies in our ability to design and create contemporary new homes for modern living as part of stunning new neighbourhoods. We work hard to ensure our developments integrate with established local communities, ensuring each new apartment or house quickly becomes a home and more than just simply somewhere to live.

We ensure a positive impact on the built environment where we work, partnering with award-winning designers and incorporating sustainable features that promote energy efficiency and minimise environmental impact.

The Rydon Group is an established group of companies set up in 1978 specialising in property and construction, bringing a wealth of experience across a broad range of projects. Employing over 750 people, Rydon Group companies cover the fields of development, construction, refurbishment, maintenance, asset management and investment within its operations. Each division within Rydon has its own specialist skills and can operate independently or through integrated, cross-disciplined programmes involving various components of the Group.



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**FABRICA**  
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*Rydon*