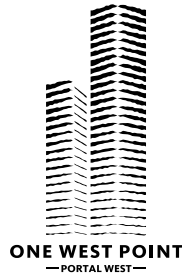


W54 AT ONE WEST POINT, LONDON



Building

Taking inspiration from classical proportions of architecture, One West Point has an elegant vertical form which is articulated with a textured 'weave' created by alternating balconies on each floor; this produces a captivating jewelled effect and provides a unique visual interest to the building. The elegant glass-fronted tower will stand majestically in this new modern landscape created in West London. The structure will be the tallest in West London, spanning 54 storeys and standing 183.75m above ground level.



The One West Point development will offer 701 new homes across four buildings, situated in a prime position at the centre of the North Acton/Old Oak Regeneration area. The tallest building in the collection, W54, will be a 54 storey tower offering 362 homes that when complete, will be the tallest residential landmark in West London and the 16th tallest building in the capital.

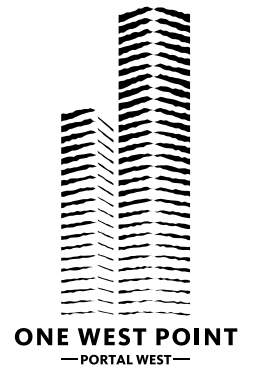
All residents will have access to extensive communal landscaped gardens and courtyards, providing a dedicated space to relax in an urban oasis, alongside numerous shared residential and commercial facilities.

City & Docklands is a leading name for high profile residential developments in London. With a track record of completing 17 highly successful schemes delivering over 5,000 luxury apartments to date, One West Point is set to become the latest and most prolific new landmark on London's skyline.

Neighbourhood

The **regeneration of Old Oak Common and Park Royal** will provide a seminal new place for Londoners to live, work and play. **Part of a 1,600 acre masterplan, the regeneration is the largest of its kind in the UK** and a district on a scale equalled only by east London's Royal Docks. The **£26 billion redevelopment** will further enhance West London's appeal, which has seen the recent expansion and growth of White City and Europe's largest shopping centre, Westfield. The area will also be home to a vast 25 acre, **£3 billion new campus** for Imperial College London, one of the world's leading universities. The regeneration will create up to 40,000 new homes and 65,000 new jobs, fuelling the UK economy by £7.6 billion a year.

Park Royal is already the UK's prime manufacturing and logistics district and the new residential, retail, education and transport focus will cement Old Oak Common as the go-to destination in West London.



The Residences

W54 will offer 362 highly specified 1, 2 & 3 bedroom apartments and executive suites on the upper floors, each with private balcony or terrace, all offering a luxury lifestyle second to none. The apartments will allow an abundance of light via the floor-to-ceiling windows to complement the modern, industrial feel created by the inclusion of engineered wide panelled oak flooring. The apartments will have access to a range of state of the art wellness and lifestyle amenities within the development.

Amenities

Residents' proposed lifestyle facilities will include:

- ▷ 24-hour concierge with a full suite of services.
- ▷ Valet parking.
- ▷ Private dining suite.
- ▷ Residents' private bar and lounge in ambient setting.
- ▷ Tian Tian restaurant and supermarket.
- ▷ Branded coffee shop.
- ▷ Yoga, meditation and holistic suite.
- ▷ Fully equipped gymnasium.
- ▷ Private multifunctional screening room.
- ▷ Childrens' soft play area.
- ▷ Dog day-care facilities.
- ▷ Co-working office space with state of the art communications and private boardroom.

The workspace

One West Point will be equipped with a workspace that delivers a platform suitable for businesses of all sizes, workshops and commercial collaboration at every level -space to energise productivity and relax at the same time in a cutting-edge community. Mixed-use independent facilities within One West Point are planned to include:



International cuisine restaurant.



Premium brand coffee and fresh juice bar.



Commercial business start-up space.



LiFE Residential in-house letting company headquarters.





City & Docklands

Completion

Q4 2022

Tenure and building insurance

999-year lease 10-year building warranty

Architecture

BUJ Architects

Interior design

Jo Cowen Architects

Developer

City & Docklands Construction Ltd

Local authority

London Borough of Ealing

Council tax*

Band H, £3142.44 pa

*Council dependent

Education

Imperial college which is **ranked 8th in the 2019 World University rankings** is **delivering a world-class new campus in White City which is in close proximity to One West Point**. This new site will complement the university's flagship White City and Hammersmith Hospital campuses to provide dynamic co-location facilities that support collaboration, innovation, and the sharing of ideas between Imperial's student and academic community, businesses, and partners from government and the local community. Imperial College London has over 16,000 students and 8,000 staff and regularly ranks as one of the top universities in the world. The Times Higher Education ranks it as one of the top 3 in Europe. One West Point is also only a 20 minute tube ride away on the Central Line from the London School of Economics (LSE).

Transport

One West Point will be served by the most technologically advanced rail network and transport hub in the UK. Old Oak Common will be the only high-speed rail interchange in the UK and will be located approximately 850 metres from One West Point – just a little over 10 minutes' walk. It will be the only hub where HS2, Crossrail, Great Western Mainline and Overground services connect, with the new interchange accommodating around 250,000 passengers daily - comparable only to London Waterloo. A total of 7 rail and tube lines will interconnect across the regeneration zone, including the conveniently situated Central Line services via North Acton, a mere 2 minute walk away.



Zone 1: 6 minutes

Bond Street: 9 minutes

London Heathrow: 10 minutes

HS2 will run up to 18 trains per hour between Old Oak Common and the North, with Birmingham Airport 31 minutes away.

Service charges

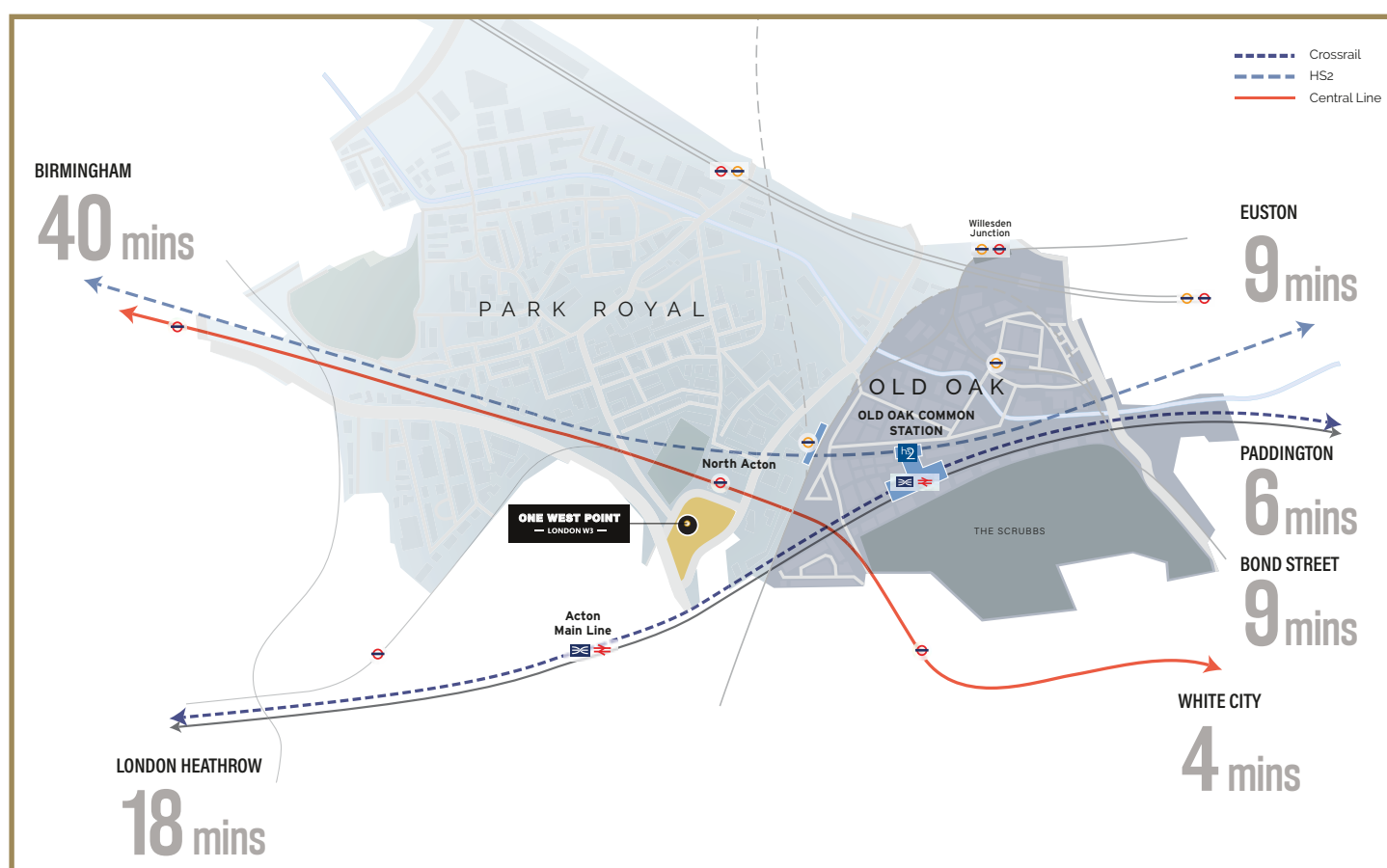
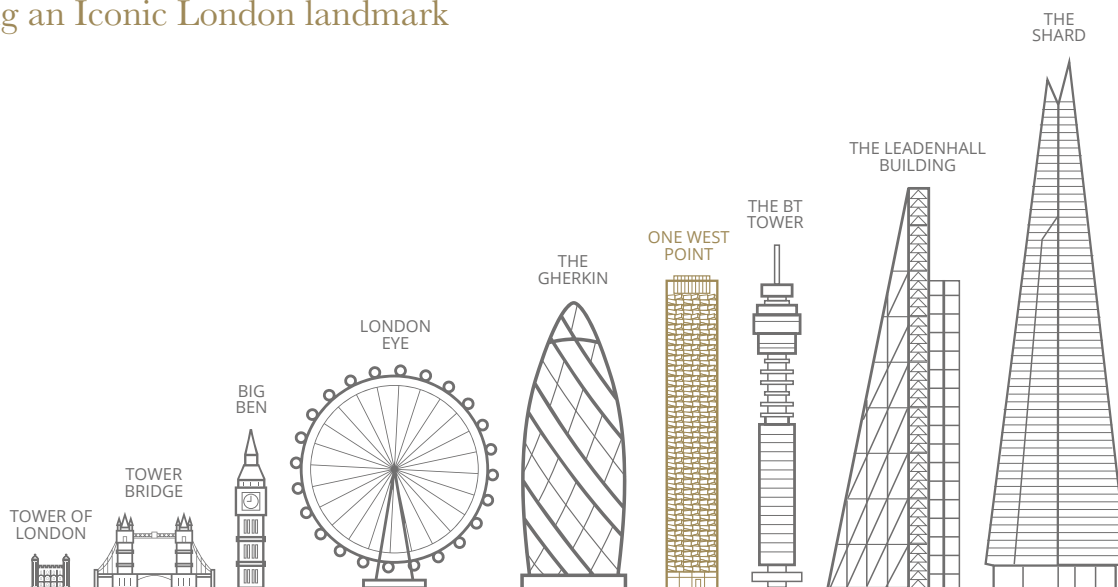
Service charges are approximately £4.50 per sq. ft. PA

Terms of payment

- Non-refundable booking deposit of £2,500 payable upon reservation/exchange of contracts
- First 5% of purchase price, less booking deposit paid, payable 14 days post exchange
- Second 5% payable 6 months after exchange
- Third 5% payable 12 months after exchange
- Fourth 5% payable 18 months after exchange
- Balance of 80% payable on completion



Building an Iconic London landmark



Recommended purchase solicitors for UK & far East

Hong Kong and UK:

Julia Caveller
Riseam Sharples Solicitors
2 Tower Street,
London WC2H 9NP
T +44 (0) 20 7632 8919
E juliac@rs-law.co.uk

Developer's solicitors:

Denise Condon
Howard Kennedy
No.1 London Bridge,
London SE1 9BG
T +44 (0) 20 3755 5414
E denise.condon@howardkennedy.com

Ground Rent:

The lesser of 0.1%
or £1,000 p.a.



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