



ROYAL   
GATEWAY  
LONDON W3

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MARQUISE RESIDENCES

BARRATT  
— LONDON —

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# THE ADVANTAGES OF BUYING AT ROYAL GATEWAY

W3 is one of the last pockets of West London that still has strong investment potential.

 **£26** BN

Regeneration on a 1,600 acre development site, creating 65,000 new jobs and a commitment to build 26,500 new homes by 2025. Along with a new high street, two major campuses for Imperial College and London's only high-speed interchange – this is the biggest regeneration project in the UK

**40%**

Growth in house prices over the last five years, outperforming Greater London by 13%

**30**

**MINUTES**

Or less to key employment hubs including Heathrow Airport

**150+**

**GOOD OR OUTSTANDING**

Ofsted rated schools within a three-mile radius



Walpole Park, Ealing

**7**

**STATIONS**

In and around Acton

**11**

**MINUTES**

To Bond Street



**24**

**GREEN FLAGS**

For parks and open spaces in Ealing Borough in 2022



1  
THE LOCATION

# GATEWAY TO LONDON

Royal Gateway is designed for today's lifestyles, with spacious apartments and generous amenities. It is situated within easy reach of everything that Acton and central London offer and is perfectly connected for travel further afield.

Be part of the local area's vibrant community and make the most of the nearby parks, schools and leisure facilities – perfect for growing families, commuters and students.

# APPROACH TO THE CAPITAL

Royal Gateway is minutes from central London and ideally located for exploring nearby characterful neighbourhoods such as White City, Notting Hill and Ealing.

Local highlight, Churchfield Road, is right on the doorstep, a cultural medley of eateries, independent shops and bustling café culture.

For travel further afield, Heathrow can be reached by car or tube in 30 minutes or less.



09

08

**EALING**  
Walpole Park  
Pitzhanger Manor & Gallery



London Heathrow Airport

Gunnersbury Park Museum

Kew Palace

Royal Botanical Gardens, Kew

**RICHMOND**  
Richmond Park

Acton Mainline

**ACTON**

Acton Central

North Acton

Churchfield Road

Acton Park

Chiswick House & Gardens

Hogarth's House

Old Oak Common (HS2 - coming 2029-2033)

BBC Television Centre

White City House

**SHEPHERD'S BUSH**

Shepherd's Bush Empire

Hammersmith Apollo

Hogarth's House

Ravenscourt Park

**FULHAM**  
Fulham Palace

London Wetland Centre

**PUTNEY**

Portobello Road Market

**NOTTING HILL**

Leighton House

Design Museum

**KENSINGTON**

Royal Albert Hall

Natural History Museum

**CHELSEA**

Saatchi Gallery

Battersea Park

Battersea Power Station

Battersea Power Station

Selfridges

Paddington

Bond Street  
**MAYFAIR**

Hyde Park

Buckingham Palace

Harrods

**WESTMINSTER**

London Victoria

Tate Britain

Westminster Abbey

St. James's Park

Tottenham Court Road

**SOHO**

**COVENT GARDEN**

London Eye

Waterloo

The British Museum

**HOLBORN**

St. Pancras International

King's Cross

Coal Drops Yard

**CAMDEN**

The Regent's Park

**CLAPHAM**

# EASILY ACCESSIBLE

## CENTRAL LINE



North Acton

5 MINS

White City

8 MINS

Shepherd's Bush

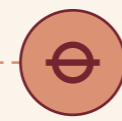
11 MINS

Notting Hill

19 MINS

Oxford Circus

## ELIZABETH LINE



Acton Main Line

26 MINS

Heathrow

7 MINS

Paddington

11 MINS

Bond Street

16 MINS

Farringdon

19 MINS

Liverpool Street

28 MINS

Canary Wharf

## OVERGROUND



Acton Central

9 MINS

Kew Gardens

16 MINS

Wembley

20 MINS

Hampstead Heath

## WALKING DISTANCES

	North Acton	7 MINS
	Acton Mainline	8 MINS
	Acton Central	23 MINS
	Old Oak Common*	25 MINS

**HS2: 38**  
 Minutes to Birmingham from Old Oak Common  
 \*Coming 2029 - 2033

**7**  
 Stations in and around Acton

**30**  
 Minutes or less to Heathrow

**11**  
 Minutes to Bond Street

# ON YOUR DOORSTEP

Independent local shops and cafés sit alongside essential stores on Acton's bustling high street and the local market, held on Thursdays, Fridays and Saturdays, brings a lively atmosphere to the area.



Basil & Tom's, Churchfield Road

"As Acton residents we love being a part of this fantastic community and providing a high-quality food shopping experience for everyone in the neighbourhood."

Basil & Tom's owners, Gabby and Max



The Terrace Bakery, Park Royal



WA Patisserie, Ealing



Nova, Park Royal



Walpole Park, Ealing

With lots of parks nearby, it is easy to find places to relax and unwind. The tranquil Acton Park with its beautiful ponds and wildflower meadow is perfect for an afternoon visit. For the active, there are tennis and basketball courts,

five-a-side football pitches and bowling greens. Walpole Park and the 185-acre Gunnersbury Park, home to stunning ornamental gardens, a boating lake and museum, are both nearby.



# VIBRANT WEST LONDON



Westfield White City



Luxury shopping



Lively Notting Hill

Explore the go-to destinations close by including Westfield, Europe's biggest covered shopping mall with over 400 shops, restaurants and a cinema.

Emblematic brands such as Burberry, Gucci and Louis Vuitton are here as well as high street favourites John Lewis, Whistles and Zara.

White City itself is home to the world famous BBC Studios, where some of its most popular shows are still filmed.

For eclectic boutiques, bustling markets and dining experiences, venture over to Portobello Road and roam the colourful streets of Notting Hill.



Soho House, White City



Kew Gardens

Soho House, White City is set in the impressive former BBC headquarters. The largest members' club in London has a buzzing atmosphere with rooftop pool and bar, cinema, spa and plenty of other creative spaces.

Alternatively head to Kew Gardens for a tropical experience wandering around the beautiful botanic gardens.

# AND BEYOND

Being so well connected to central London, it takes no time to reach iconic shopping destinations such as Kensington, Mayfair, Bond Street and Oxford Street. It's also easy to travel

to King's Cross and Coal Drops Yard as well as Battersea Power Station with its multiple retail experiences, dining destinations and entertainment opportunities.



Bond Street (above and below)



Burlington Arcade



Canalside Steps at Granary Square



Battersea Power Station



Al fresco dining in Mayfair



Little Venice



Imperial College London, White City Campus



Virtual reality room in Imperial College London, White City Campus  
© Thomas Angus



University College London

## THE PATH TO SUCCESS

Royal Gateway is ideally placed to benefit from some of London's most prestigious universities, primary and secondary schools.

Being part of the London Borough of Ealing, North Acton has access to over 150 schools rated either good or outstanding by Ofsted. Many of these sit within a three-mile radius.

London's best universities are also easily accessible, with Imperial College, the Royal College of Art and the University of West London nearby. Even those such as UCL and LSE are less than an hour away on public transport.





# EDUCATION

## PRIMARY SCHOOLS

1 Ark Byron Primary Academy *	25 Mins	15 Mins	18 Mins
2 Ark Priory Primary Academy **	28 Mins	16 Mins	16 Mins
3 East Acton Primary School *	18 Mins	12 Mins	15 Mins
4 John Perryn Primary School *	17 Mins	15 Mins	11 Mins
5 Kenmont Primary School *	42 Mins	22 Mins	27 Mins
6 Old Oak Primary School *	30 Mins	15 Mins	16 Mins

## SECONDARY SCHOOLS

1 Drayton Manor High School **	77 Mins	13 Mins	24 Mins
2 Ellen Wilkinson School for Girls **	30 Mins	10 Mins	20 Mins
3 Phoenix Academy *	34 Mins	15 Mins	22 Mins
4 St Augustine's Priory, Ealing	40 Mins	10 Mins	20 Mins
5 St Claudine's Catholic School for Girls *	42 Mins	15 Mins	20 Mins
6 Twyford CofE High School **	27 Mins	10 Mins	17 Mins

## INTERNATIONAL SCHOOLS

1 Greek School of London *	20 Mins	10 Mins	13 Mins
2 The Japanese School Ltd	23 Mins	10 Mins	16 Mins

## UNIVERSITIES

1 Imperial College London	120 Mins	32 Mins	40 Mins
2 Imperial College London White City Campus	45 Mins	14 Mins	20 Mins
3 King's College London	180 Mins	44 Mins	44 Mins
4 London School of Economics and Political Science	180 Mins	44 Mins	40 Mins
5 University of Arts London - London College of Fashion	180 Mins	44 Mins	37 Mins
6 UCL Main Campus	150 Mins	32 Mins	36 Mins
7 University of West London	50 Mins	17 Mins	27 Mins

Ofsted rating: \*Good \*\*Outstanding

**150+**  
Schools within a  
**THREE-MILE RADIUS**  
of North Acton

**95%**  
Are rated Ofsted  
**'OUTSTANDING'**  
OR **'GOOD'**

As close as 15 minutes to  
**LONDON'S TOP UNIVERSITIES**



2  
THE DEVELOPMENT

# THE KEY TO ELEVATED LIVING

Set among thoughtfully designed landscaped gardens, Royal Gateway is part of the evolving Acton skyline with its five towers seamlessly integrating into the area's traditional residential streets.

The 300 homes will boast exceptional on-site facilities including concierge, a co-working space, a residents' gym and lounge and outdoor exercise equipment in the communal gardens.

# ROYAL GATEWAY

LONDON W3

24

25

-   
**RESIDENTS' GYM**
-   
**RESIDENTS' LOUNGE**
-   
**ROOF TERRACE**
-   
**CONCIERGE**
-   
**CAR CLUB SCHEME**
-   
**COMMUNAL GARDENS**
-   
**CYCLE STORAGE**
-   
**ACCESSIBLE**

- Available now
- Coming soon



 **8 MINUTE WALK**  
to Acton Main  
Line station

 **8 MINUTES TO**  
Westfield White City

**CENTRAL LONDON**

Gypsy Corner

 **7 MINUTE WALK**  
to Tesco

 **7 MINUTE WALK**  
to North Acton station



CGI is indicative only

Residents' lounge

## A DESTINATION TO UNWIND

Home to refined amenities throughout, Royal Gateway has the optimum spaces for any occasion. Whether it's a change of scenery or a place to focus on work, the residents' lounge and co-working spaces are available 24/7, while the concierge team guarantees peace of mind. The on-site gym, communal rooftop gardens and play spaces facilitate social activities, whilst contributing to a holistic living experience.

Rooftop Gardens



CGI is indicative only





# ENHANCE YOUR WELLNESS

Discover a wealth of wellbeing opportunities at Royal Gateway. Surrounded by leisure facilities, green spaces and wellness studios, the possibilities are endless. Enjoy a brisk walk, run or cycle around one of the many nearby parks,

take part in team sports at organised fitness clubs for football, tennis, golf and cricket or make the most of nearby studios offering martial arts, dance, yoga and pilates to truly embrace the diverse range of activities on offer.



Image is indicative only

Residents' gym



Gunnersbury Park (left and right)



Kyoto Garden, Holland Park





34

35

3  
THE APARTMENTS

# CROSSING THE THRESHOLD

The one, two and three bedroom apartments at Royal Gateway are designed to be bright and inviting, instinctively feeling like home.

Natural light from the large windows fills the living spaces and the high specification, open-plan interiors are crafted to enhance your living experience.



# SPECIFICATIONS

## GENERAL



- ◇ Video door entry
- ◇ Freestanding Zanussi washer dryer installed in hallway service cupboard
- ◇ Fibre broadband connectivity
- ◇ Laminate flooring to hallway, kitchen and living/dining areas
- ◇ Fully carpeted bedrooms
- ◇ Fully tiled floors to bathrooms, en-suites and cloakrooms
- ◇ Downlighters in kitchen, bathroom(s), en-suites and cloakrooms
- ◇ Pendant lighting to all other rooms



## COMMUNAL



- ◇ CCTV security system coverage across all residential buildings and entrances
- ◇ Concierge
- ◇ Residents' lounge
- ◇ Residents' gym
- ◇ Landscaped gardens
- ◇ Communal roof terraces
- ◇ Children's play area

Images are indicative only

## KITCHEN



- ◇ Fully integrated AEG and Electrolux appliances including single oven, ceramic hob, extractor, dishwasher and fridge freezer
- ◇ Matching worktops and full-height upstands
- ◇ Stainless steel single bowl sink with mixer chrome tap inset into worktop
- ◇ Under-cabinet lighting
- ◇ Soft-close doors and drawers
- ◇ Sockets with USB-C ports

## BEDROOMS

- ◇ TV and data point in main bedroom
- ◇ Fitted wardrobe to principal bedroom
- ◇ Fully carpeted



## BATHROOMS & EN-SUITES

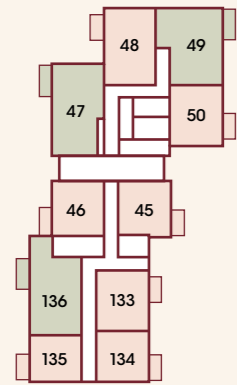


- ◇ Vanity cabinet and shower over bath in main bathroom
- ◇ Ceramic wall and floor tiles
- ◇ White hand-wash basin with chrome mixer
- ◇ Floor mounted toilet with soft-close seat
- ◇ Concealed cistern and dual-plated cistern
- ◇ Fully tiled shower enclosure\*
- ◇ White shower tray\*

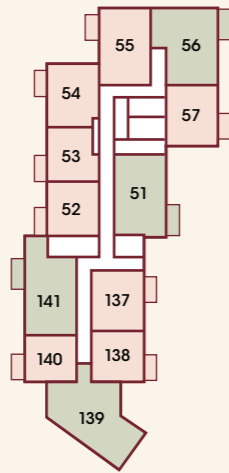
\* En-suites only

# FLOOR PLATES

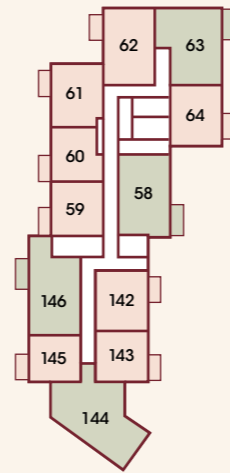
FLOOR 1



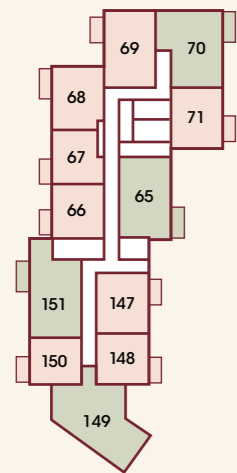
FLOOR 2



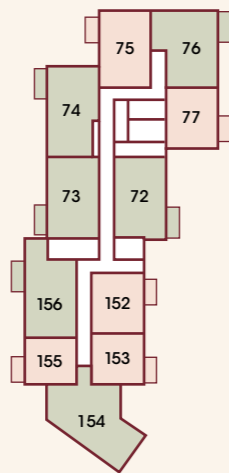
FLOOR 3



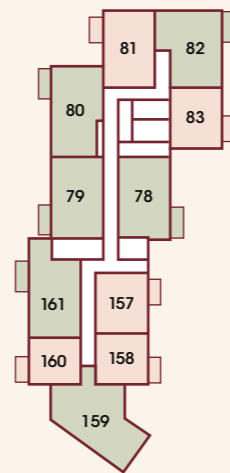
FLOOR 4



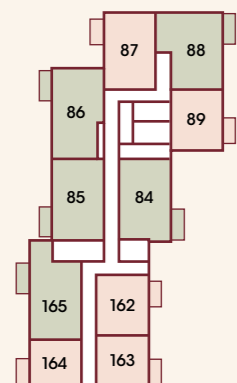
FLOOR 5



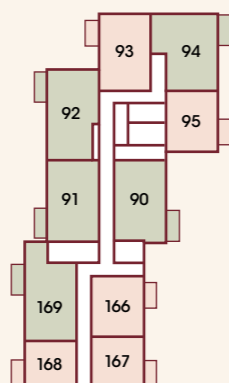
FLOOR 6



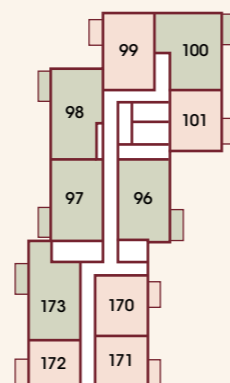
FLOOR 7



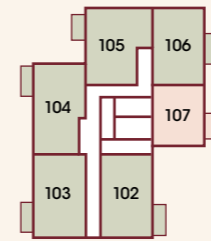
FLOOR 8



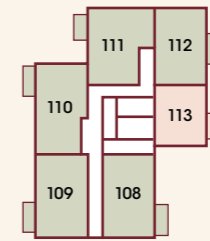
FLOOR 9



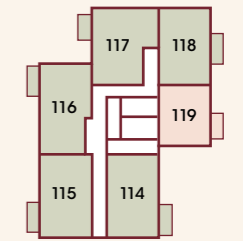
FLOOR 10



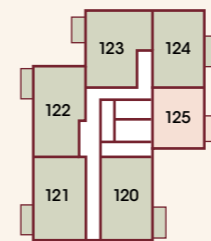
FLOOR 11



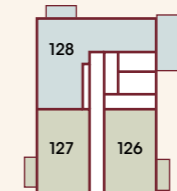
FLOOR 12



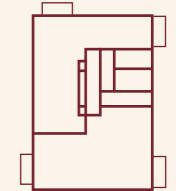
FLOOR 13



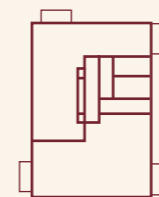
FLOOR 14



FLOOR 15\*



FLOOR 16\*



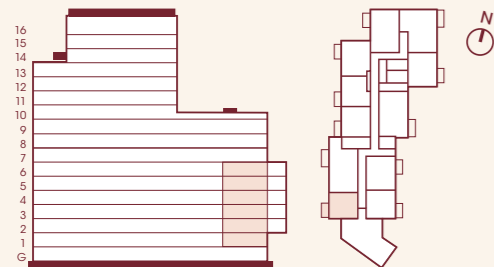
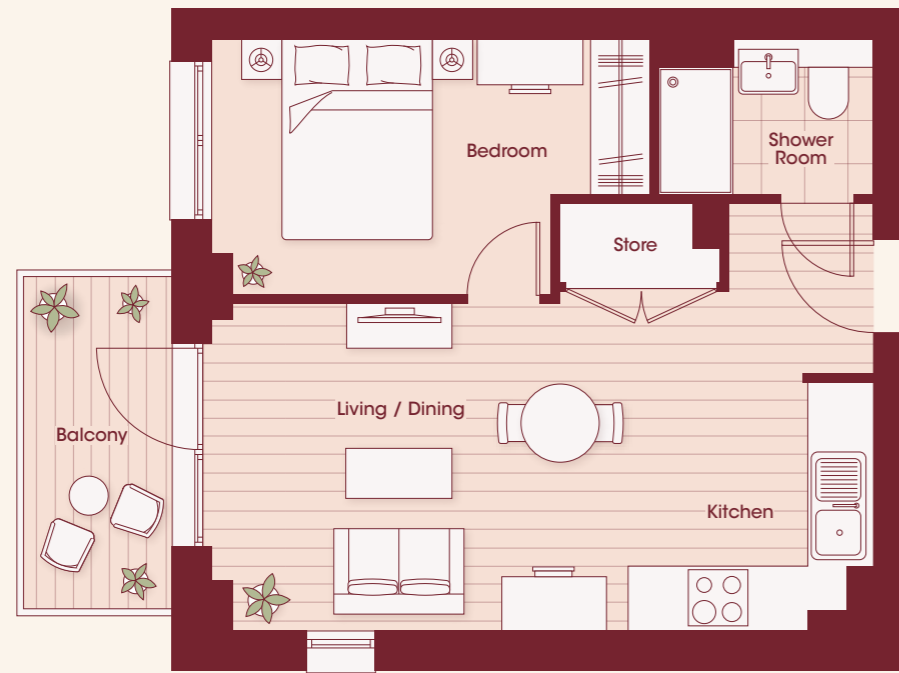
- 1 bedroom apartment
- 2 bedroom apartment
- 3 bedroom apartment

\*Penthouses coming soon



# 1 BEDROOM APARTMENT

PLOT 135(1) 140(2) 145(3) 150(4) 155(5) 160(6)



**Floors**  
1, 2, 3, 4, 5, 6

**Floor area**  
38 SQ M 417 SQ FT

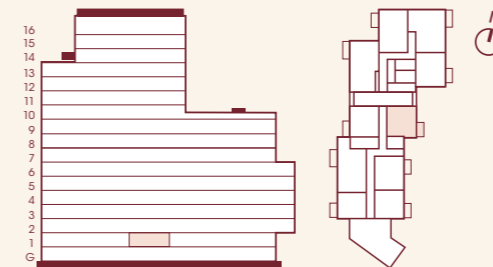
**Balcony**  
3.3M x 1.5M 11' x 4'11"

**Living / Dining / Kitchen**  
3.3M x 6.6M 11'1" x 21'11"

**Bedroom**  
2.5M x 3.1M 8'4" x 10'6"

# 1 BEDROOM APARTMENT

PLOT 45(1)



**Floors**  
1

**Floor area**  
45 SQ M 486 SQ FT

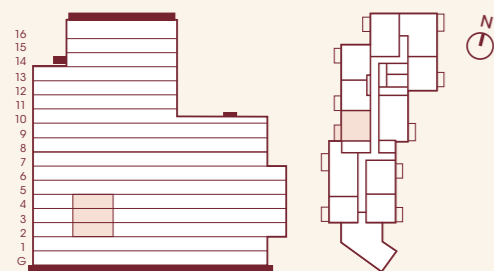
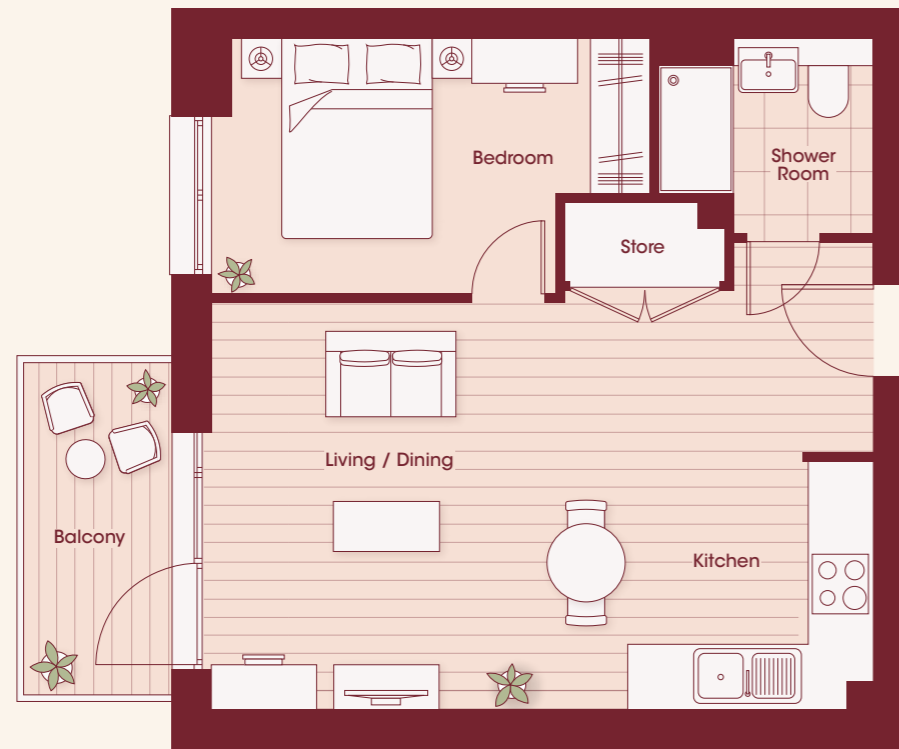
**Balcony**  
3.3M x 1.5M 11' x 4'11"

**Living / Dining / Kitchen**  
4.2M x 5.7M 13'10" x 18'9"

**Bedroom**  
4.3M x 2.7M 14'4" x 9'

# 1 BEDROOM APARTMENT

PLOT 52(2) 59(3) 66(4)



Floors  
2, 3, 4

Floor area  
44 SQ M 476 SQ FT

Balcony  
3.3M x 1.5M 11' x 4'11"

Living / Dining / Kitchen  
4.0M x 6.6M 13'4" x 22'

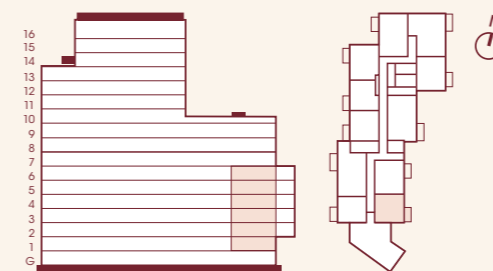
Bedroom  
4.3M x 2.5M 14'4" x 8'4"

# 1 BEDROOM APARTMENT

PLOT 134(1) 138(2) 143(3) 148(4) 153(5) 158(6)



Central London



Floors  
1, 2, 3, 4, 5, 6

Floor area  
41 SQ M 450 SQ FT

Balcony  
3.3M x 1.5M 11' x 4'11"

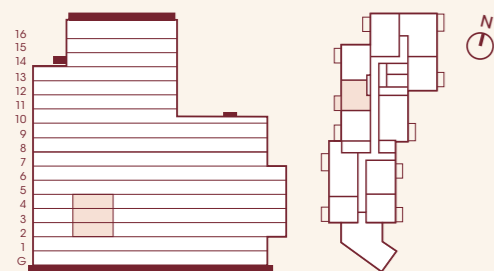
Living / Dining / Kitchen  
3.6M x 6.6M 12'1" x 21'11"

Bedroom  
2.5M x 3.4M 8'4" x 11'3"



# 1 BEDROOM APARTMENT

PLOT 53(2) 60(3) 67(4)



Floors  
2, 3, 4

Floor area  
42 SQ M 452 SQ FT

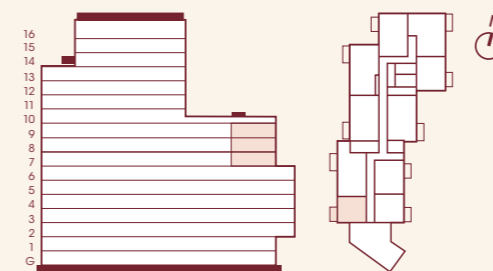
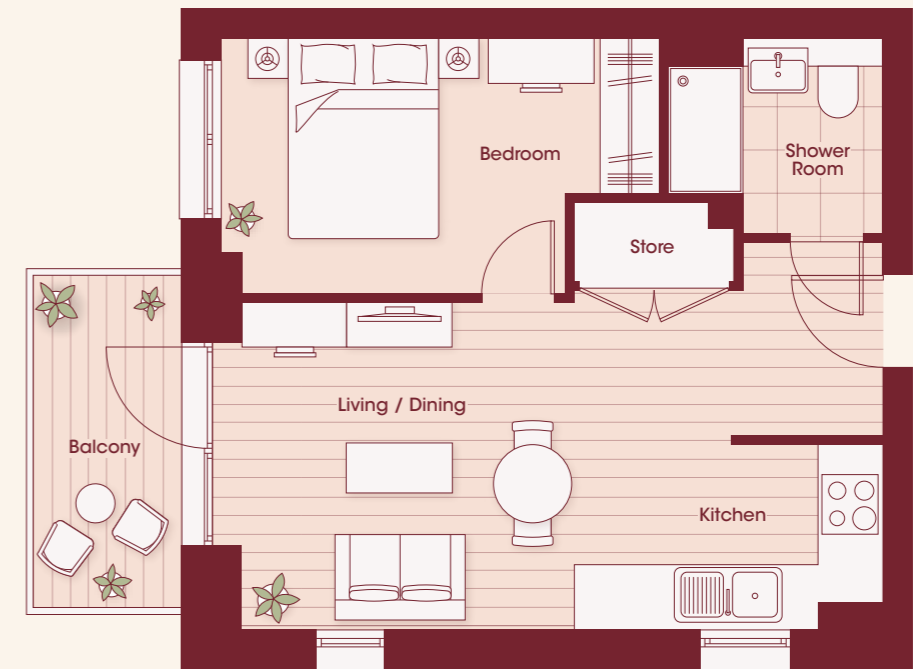
Balcony  
3.3M x 1.5M 11' x 4'11"

Living / Dining / Kitchen  
3.2M x 6.6M 10'10" x 22'

Bedroom  
3.4M x 3.5M 11'2" x 11'8"

# 1 BEDROOM APARTMENT

PLOT 164(7) 168(8) 172(9)



Floors  
7, 8, 9

Floor area  
38 SQ M 416 SQ FT

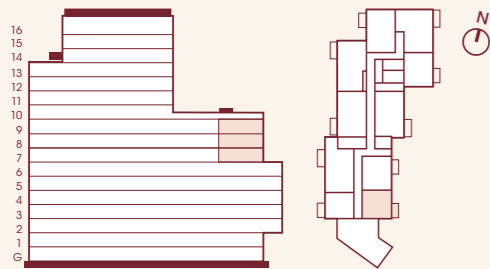
Balcony  
3.3M x 1.5M 11' x 4'11"

Living / Dining / Kitchen  
6.6M x 3.0M 21'11" x 10'2"

Bedroom  
4.3M x 2.7M 14'4" x 8'11"

# 1 BEDROOM APARTMENT

PLOT 163(7) 167(8) 171(9)



Floors  
7, 8, 9

Floor area  
42 SQ M 456 SQ FT

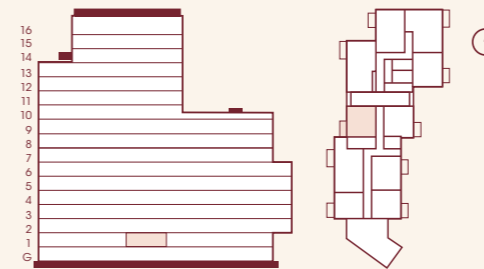
Balcony  
3.3M x 1.5M 11' x 4'11"

Living / Dining / Kitchen  
6.6M x 3.8M 21'8" x 12'7"

Bedroom  
2.5M x 4.3M 8'4" x 14'4"

# 1 BEDROOM APARTMENT

PLOT 46(1)



Floors  
1

Floor area  
45 SQ M 488 SQ FT

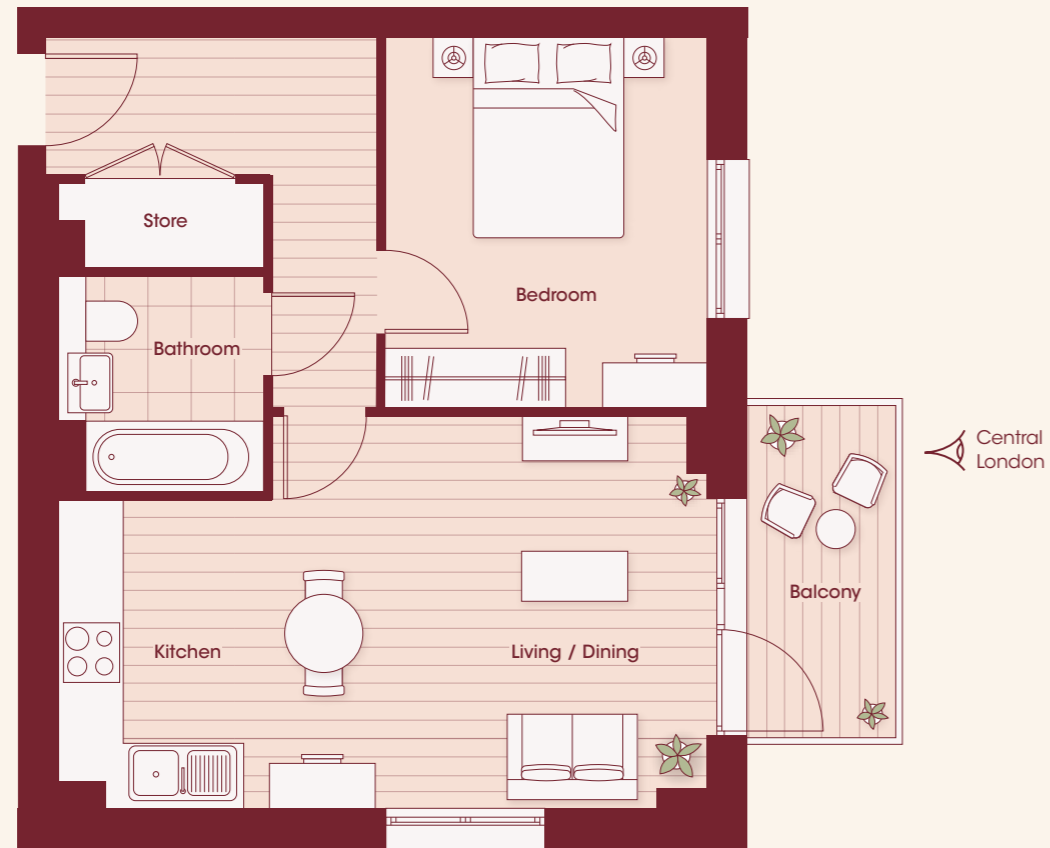
Balcony  
3.3M x 1.5M 11' x 4'11"

Living / Dining / Kitchen  
6.6M x 3.8M 21'8" x 12'7"

Bedroom  
4.9M x 2.9M 16'4" x 9'8"

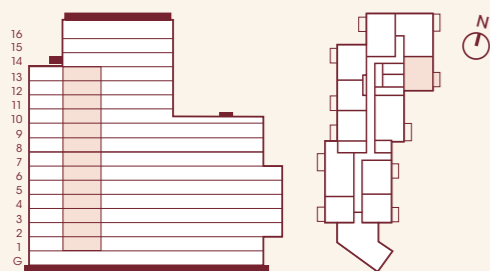
# 1 BEDROOM APARTMENT

PLOT 50(1) 57(2) 64(3) 71(4) 77(5) 83(6) 89(7) 95(8) 101(9) 107(10) 113(11) 119(12) 125(13)



# 1 BEDROOM APARTMENT

PLOT 48(1) 55(2) 62(3) 69(4) 75(5) 81(6) 87(7) 93(8) 99(9)



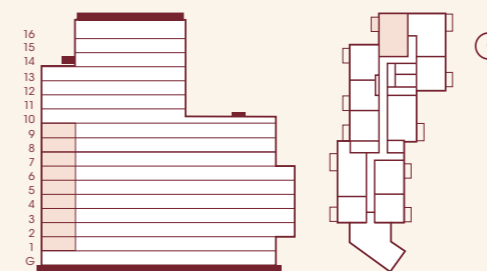
**Floors**  
1, 2, 3, 4, 5, 6, 7, 8, 9, 10,  
11, 12, 13

**Floor area**  
49 SQ M 537 SQ FT

**Balcony**  
3.3M x 1.5M 11' x 4'11"

**Living / Dining / Kitchen**  
6.5M x 3.7M 21'7" x 12'5"

**Bedroom**  
3.2M x 3.2M 10'7" x 10'9"



**Floors**  
1, 2, 3, 4, 5, 6, 7, 8, 9

**Floor area**  
62 SQ M 676 SQ FT

**Balcony**  
3.3M x 1.5M 11' x 4'11"

**Living / Dining / Kitchen**  
6.6M x 4.2M 22' x 14'

**Bedroom**  
5.2M x 3.4M 17'2" x 11'5"

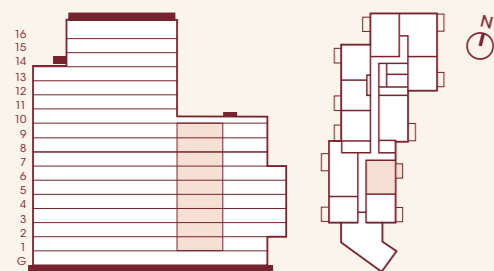
# 1 BEDROOM APARTMENT

PLOT 133(1) 137(2) 142(3) 147(4) 152(5) 157(6) 162(7) 166(8) 170(9)



# 1 BEDROOM APARTMENT

PLOT 54(2) 61(3) 68(4)



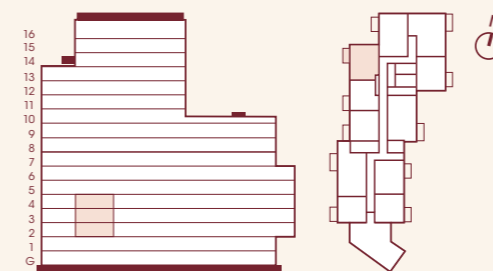
**Floors**  
1, 2, 3, 4, 5, 6, 7, 8, 9

**Floor area**  
50 SQ M 545 SQ FT

**Balcony**  
3.3M x 1.5M 11' x 4'11"

**Living / Dining / Kitchen**  
6.6M x 4.1M 21'11" x 13'7"

**Bedroom**  
4.3M x 3.4M 14'4" x 11'5"



**Floors**  
2, 3, 4

**Floor area**  
51 SQ M 557 SQ FT

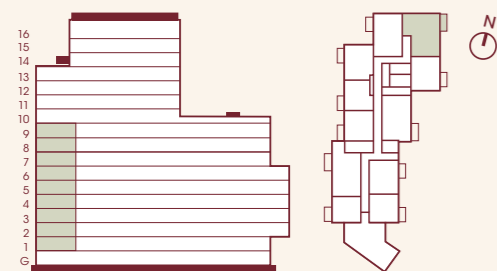
**Balcony**  
3.3M x 1.5M 11' x 4'11"

**Living / Dining / Kitchen**  
6.6M x 4.3M 21'11" x 14'3"

**Bedroom**  
3.6M x 3.4M 12' x 11'2"

# 2 BEDROOM APARTMENT

PLOT 49(1) 56(2) 63(3) 70(4) 76(5) 82(6) 88(7) 94(8) 100(9)



**Floors**  
1, 2, 3, 4, 5, 6, 7, 8, 9

**Floor area**  
72 SQ M 778 SQ FT

**Balcony**  
4M x 1.5M 13'1" x 4'11"

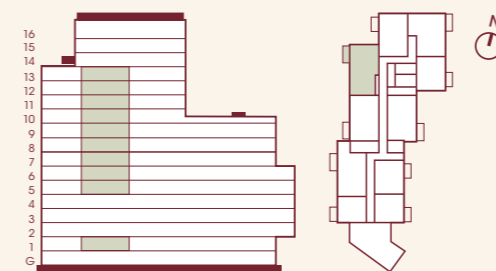
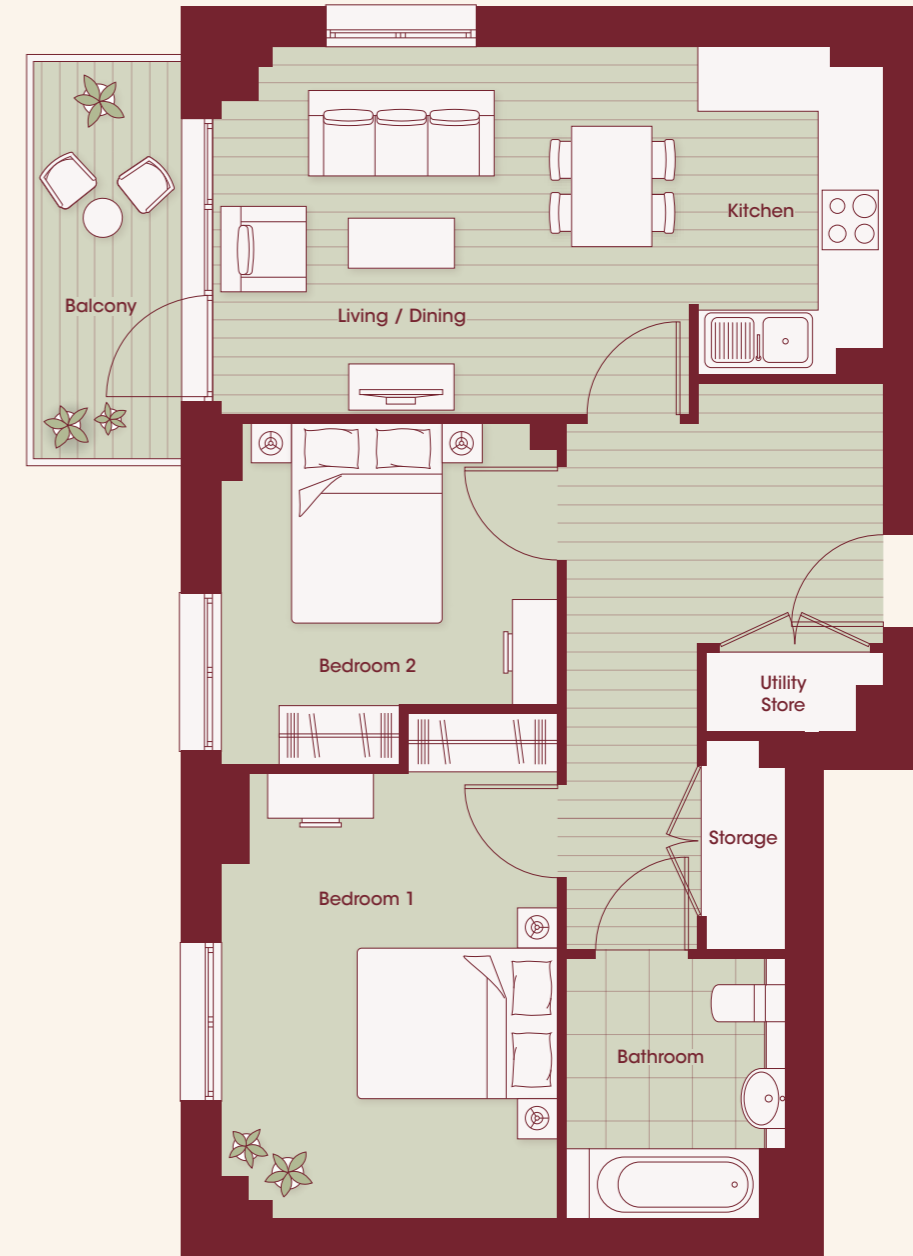
**Living / Dining / Kitchen**  
8.5M x 3.5M 28'3" x 11'9"

**Bedroom 1**  
4.3M x 2.8M 14'4" x 9'6"

**Bedroom 2**  
3.8M x 3.1M 12'9" x 10'3"

# 2 BEDROOM APARTMENT

PLOT 47(1) 74(5) 80(6) 86(7) 92(8) 98(9) 104(10) 110(11) 116(12) 122(13)



**Floors**  
1, 5, 6, 7, 8, 9, 10, 11, 12, 13

**Floor area**  
72 SQ M 776 SQ FT

**Balcony**  
4M x 1.5M 13'1" x 4'11"

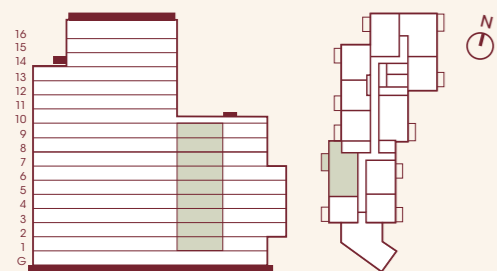
**Living / Dining / Kitchen**  
6.6M x 3.6M 21'8" x 12'1"

**Bedroom 1**  
4.4M x 3.3M 14'8" x 11'

**Bedroom 2**  
3.3M x 3.4M 11' x 11'2"

# 2 BEDROOM APARTMENT

PLOT 136(1) 141(2) 146(3) 151(4) 156(5) 161(6) 165(7) 169(8) 173(9)



**Floors**  
1, 2, 3, 4, 5, 6, 7, 8, 9

**Floor area**  
71 SQ M 773 SQ FT

**Balcony**  
4M x 1.5M 13'1" x 4'11"

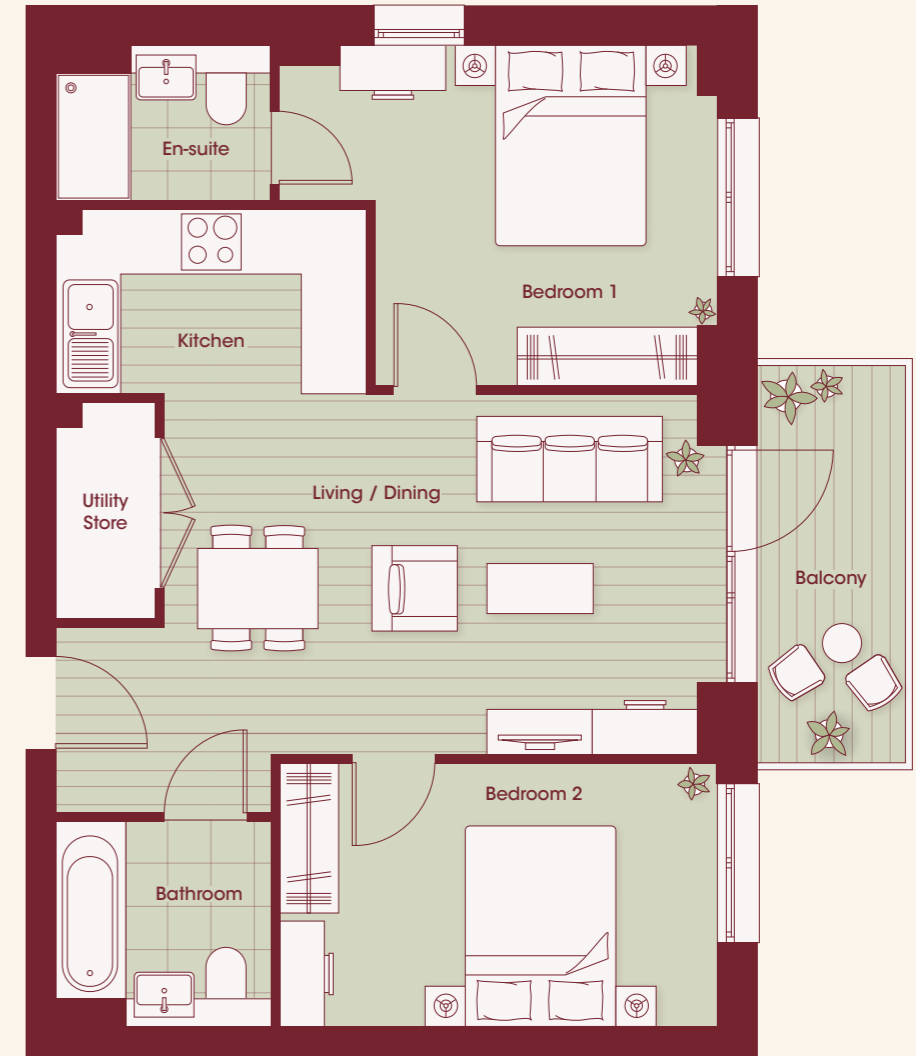
**Living / Dining / Kitchen**  
6.6M x 3.4M 21'8" x 11'4"

**Bedroom 1**  
2.7M x 4.2M 9' x 14'

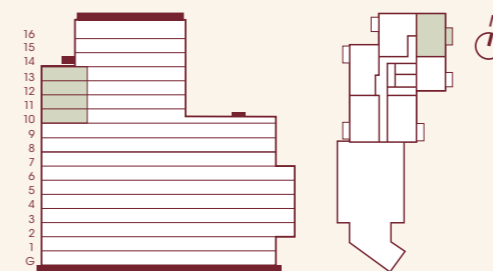
**Bedroom 2**  
2.9M x 3.1M 9'9" x 10'4"

# 2 BEDROOM APARTMENT

PLOT 106(10) 112(11) 118(12) 124(13)



Central London



**Floors**  
10, 11, 12, 13

**Floor area**  
64 SQ M 690 SQ FT

**Balcony**  
4M x 1.5M 13'1" x 4'11"

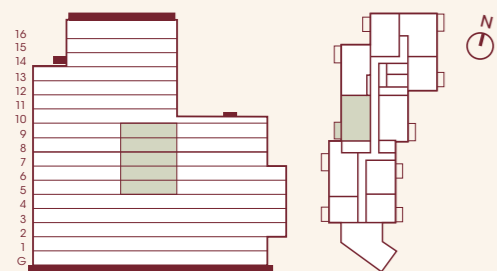
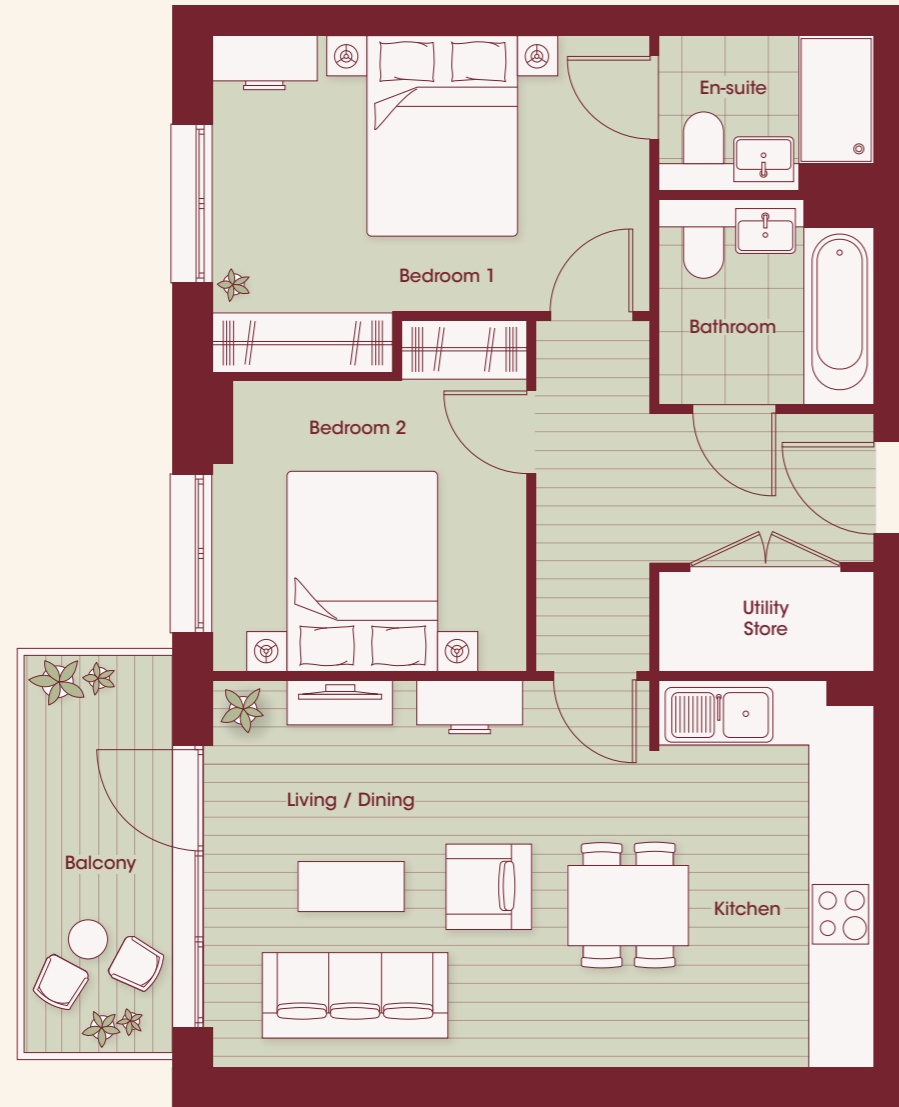
**Living / Dining / Kitchen**  
3.6M x 6.4M 11'10" x 21'

**Bedroom 1**  
4.3M x 3.4M 14'4" x 11'2"

**Bedroom 2**  
4.3M x 2.6M 14'4" x 8'8"

# 2 BEDROOM APARTMENT

PLOT 73(5) 79(6) 85(7) 91(8) 97(9)



**Floors**  
5, 6, 7, 8, 9

**Floor area**  
68 SQ M 731 SQ FT

**Balcony**  
4M x 1.5M 13'1" x 4'11"

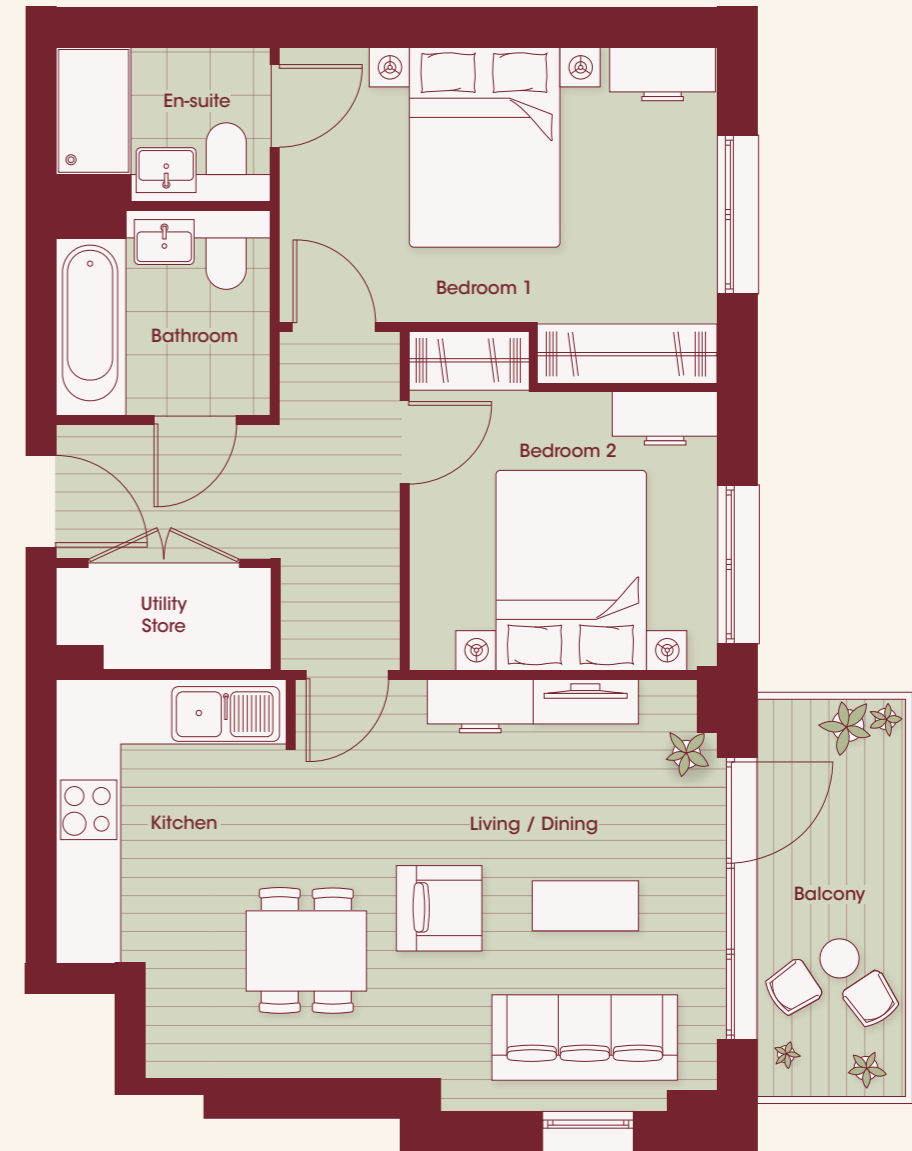
**Living / Dining / Kitchen**  
6.6M x 3.8M 21'11" x 12'8"

**Bedroom 1**  
2.7M x 4.3M 9' x 14'4"

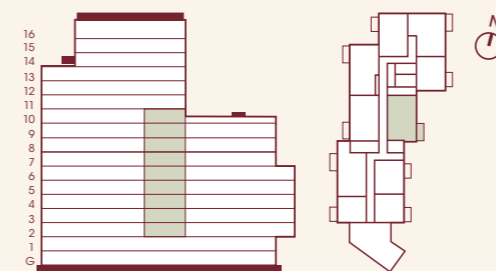
**Bedroom 2**  
3.1M x 2.9M 10'4" x 9'7"

# 2 BEDROOM APARTMENT

PLOT 51(2) 58(3) 65(4) 72(5) 78(6) 84(7) 90(8) 96(9) 102(10)



Central London



**Floors**  
2, 3, 4, 5, 6, 7, 8, 9, 10

**Floor area**  
67 SQ M 729 SQ FT

**Balcony**  
4M x 1.5M 13'1" x 4'11"

**Living / Dining / Kitchen**  
6.6M x 4.1M 21'11" x 13'6"

**Bedroom 1**  
4.3M x 2.7M 14'4" x 9'

**Bedroom 2**  
2.8M x 3.1M 9'2" x 10'1"

# 2 BEDROOM APARTMENT

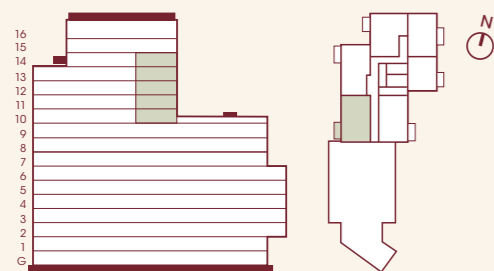
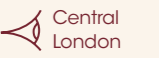
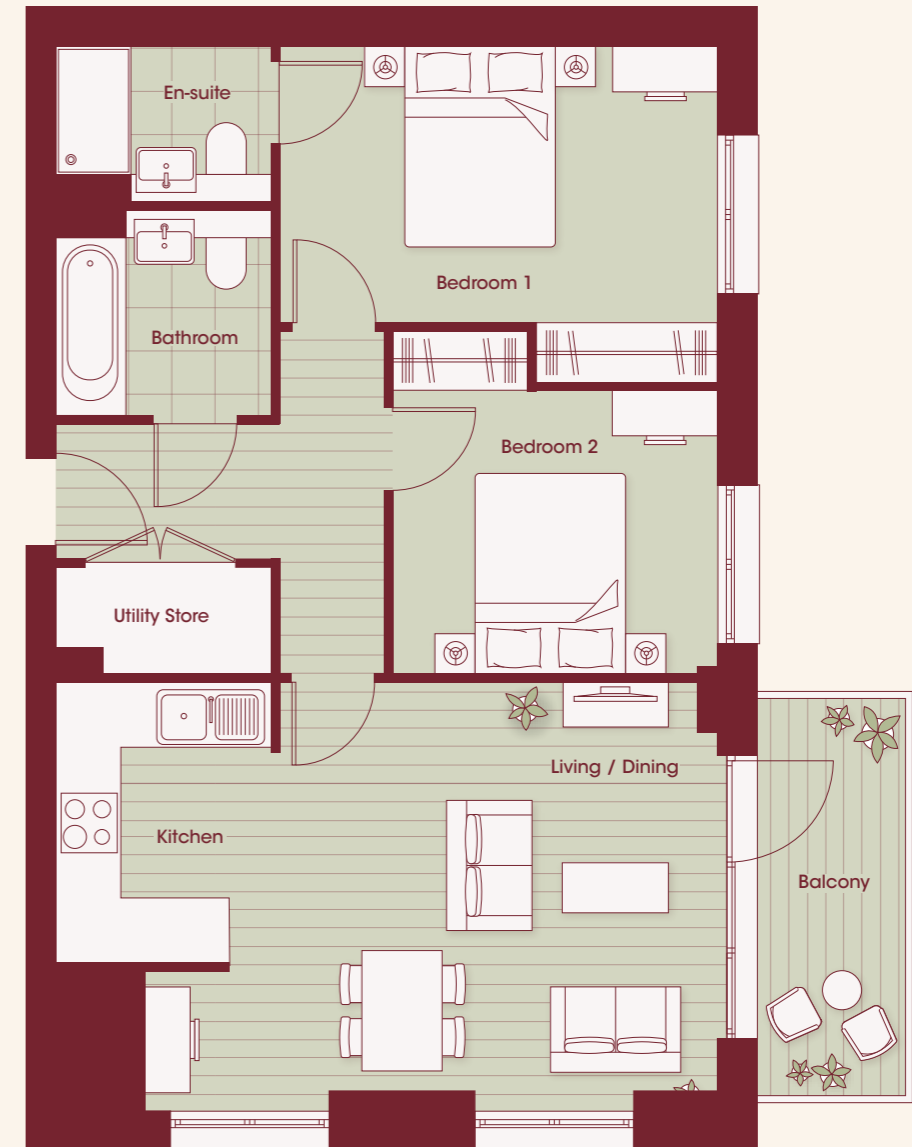
PLOT 103(10)\* 109(11) 115(12) 121(13) 127(14)

\*Plot 103 is a variation



# 2 BEDROOM APARTMENT

PLOT 108(11) 114(12) 120(13) 126(14)



**Floors**  
10, 11, 12, 13, 14

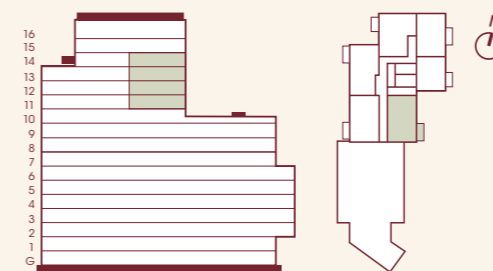
**Floor area**  
69 SQ M 751 SQ FT

**Balcony**  
4M x 1.5M 13'1" x 4'11"

**Living / Dining / Kitchen**  
6.6M x 3.9M 21'11" x 13'

**Bedroom 1**  
4.3M x 3.3M 14'4" x 11'

**Bedroom 2**  
3.2M x 3.1M 10'8" x 10'3"



**Floors**  
11, 12, 13, 14

**Floor area**  
68 SQ M 735 SQ FT

**Balcony**  
4M x 1.5M 13'1" x 4'11"

**Living / Dining / Kitchen**  
6.6M x 4.2M 21'11" x 14'

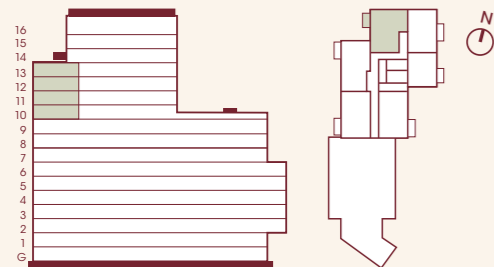
**Bedroom 1**  
2.7M x 4.3M 9' x 14'4"

**Bedroom 2**  
3.2M x 2.8M 10'8" x 9'3"



# 2 BEDROOM APARTMENT

PLOT 105(10) 111(11) 117(12) 123(13)



**Floors**  
10, 11, 12, 13

**Floor area**  
73 SQ M 787 SQ FT

**Balcony**  
3.3M x 1.5M 11' x 4'11"

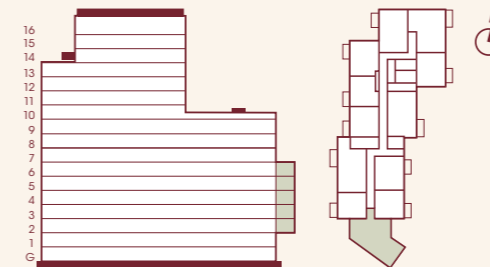
**Living / Dining / Kitchen**  
5.9M x 4.6M 19'7" x 15'2"

**Bedroom 1**  
5.0M x 3.7M 16'8" x 12'5"

**Bedroom 2**  
4.8M x 2.5M 15'10" x 8'4"

# 2 BEDROOM APARTMENT

PLOT 139(2) 144(3) 149(4) 154(5) 159 (6)



**Floors**  
2, 3, 4, 5, 6

**Floor area**  
80 SQ M 862 SQ FT

**Balcony**  
4.3M x 1.5M 14'5" x 4'11"

**Living / Dining / Kitchen**  
7.7M x 3.8M 25'4" x 12'9"

**Bedroom 1**  
5.8M x 3.0M 19'3" x 9'10"

**Bedroom 2**  
4.4M x 3.5M 14'7" x 11'8"



Image is indicative only

## 3 BEDROOM APARTMENT SPECIFICATION

### GENERAL

- ◇ Video door entry
- ◇ Freestanding AEG washer dryer installed in hallway service cupboard
- ◇ Fibre broadband connectivity
- ◇ Herringbone pattern engineered laminate flooring to hallway, kitchen and living/dining areas
- ◇ Fully tiled floors to bathrooms, en-suites and cloakrooms
- ◇ Downlighters in hallway, kitchen, bathroom(s), en-suites and cloakrooms
- ◇ Pendant lighting in living room and bedrooms

### KITCHEN

- ◇ Fully integrated AEG and Electrolux appliances including multi-functional oven, induction hob, microwave, extractor, dishwasher and fridge freezer
- ◇ Under-cabinet lighting
- ◇ Soft-close doors and drawers
- ◇ Solid surface worktops throughout, including island, where applicable
- ◇ Stainless steel single bowl sink with mixer chrome tap inset into worktop
- ◇ Sockets with USB-C ports

### BEDROOMS

- ◇ TV and data point to all bedrooms
- ◇ Data slimline USB/USB-C sockets in all bedrooms
- ◇ Fitted wardrobes with soft close doors to all bedrooms
- ◇ Fully carpeted

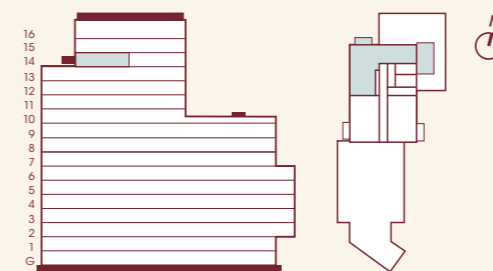
### BATHROOMS & EN-SUITES

- ◇ Vanity cabinet
- ◇ Ceramic wall and floor tiles
- ◇ White hand-wash basin with chrome mixer
- ◇ Wall-hung toilet with wrap-over soft-close seat
- ◇ Fully tiled shower enclosure with ceiling-mounted fitted head and hand shower\*
- ◇ White shower tray\*

\* En-suites only

# 3 BEDROOM APARTMENT

PLOT 128(14)



<b>Floor</b> 14
<b>Floor area</b> 106 SQ M 1141 SQ FT
<b>Balcony</b> 4M x 1.5M 13'1" x 4'11"
<b>Terrace</b> 3.6M x 7.2M 12' x 23'9"

<b>Living / Dining / Kitchen</b> 3.9M x 7.3M 13'1" x 24'3"
<b>Bedroom 1</b> 4.3M x 3.7M 14'2" x 12'3"
<b>Bedroom 2</b> 3.5M x 3.4M 11'6" x 11'4"
<b>Bedroom 3</b> 2.8M x 4.1M 9'3" x 13'7"



Image is indicative only

69

4  
THE DETAILS

# UNLOCKING POTENTIAL

Barratt London's goal is to provide high-quality homes for Londoners. We focus on excellence in design, construction and customer service.

By buying at Royal Gateway you can have peace of mind while unlocking potential from a home that could be a lifetime investment.

# WHY BUY FROM BARRATT LONDON?



CGI is indicative only



## OUR VISION

Since 1982, our goal has been to provide high-quality homes for all Londoners by focusing on excellence in design, construction and customer service.

Barratt London is proud to be contributing to the continued growth of London as a major global city with the delivery of 1,500 new homes each year.

We are part of Barratt Developments PLC, the UK's largest home builder and FTSE 100 Company.

The reassurance that comes from buying a Barratt London home is second to none.

50,000  
Homes in the capital over  
40 years

## Peace of mind

Not only does every Barratt London home come with a ten-year structural guarantee from the NHBC, it also comes with a two-year fixtures and fittings warranty\*, giving you added peace of mind from the moment you move in.



5 STAR  
Customer service

We are fully committed to delivering a superior service for our customers and have been awarded the maximum five star rating for customer satisfaction by the Home Builders Federation every year since 2010.\*\*

\* First two years covered by Builder Warranty and NHBC Guarantee or similar. Full exclusions and limitations can be found on the NHBC website.

\*\* "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.



CGI is indicative only

# NEW HOMES QUALITY CODE

Barratt London has registered with the New Homes Quality Board (NHQB). All housebuilders and developers who build new homes are expected to register with the NHQB. As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service. All homes built by registered developers must meet building safety and other regulations.

All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

### What the code covers:

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.

BARRATT  
— LONDON —



We are the only major national housebuilder to be awarded this key industry award 15 years in a row. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2024 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/latest-results/>) over 90% of Barratt Developments PLC group customer would recommend our brands to a friend.

## ADDITIONAL INFORMATION

### ADDRESS

Horn Lane, North Acton,  
London W3 0DF

### Local Authority

London Borough of Ealing

### SERVICE CHARGES

Speak to a sales adviser  
to find out more

### MISCELLANEOUS

#### Building Warranty

2 years fixtures and fittings  
10 year NHBC\*

#### Length of lease

999 years

### Reservation deposit

£2,000\*\*

### Terms of payment

10% of purchase price payable  
on exchange  
Balance of purchase price  
to be paid on completion

### VENDOR'S SOLICITOR

Winckworth Sherwood

### Telephone

020 7593 5054

### Email

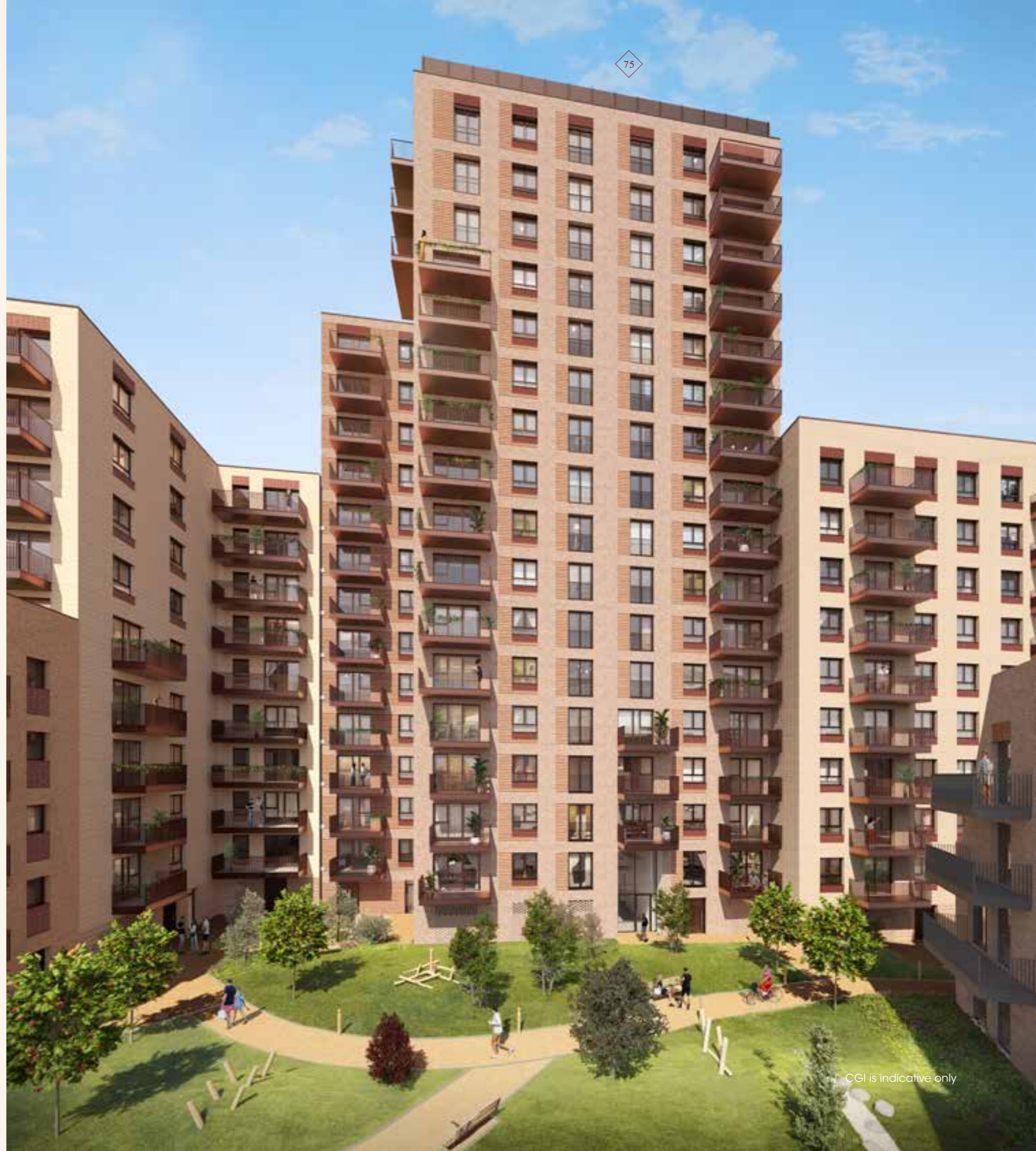
bdwteam@wslaw.co.uk

### Address

5 Montague Close  
London SE1 9BB

\*First two years covered by Builder Warranty and NHBC Guarantee or similar. Years three-ten covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website

\*\*The reservation deposit is refundable subject to administration costs incurred by Barratt London. Information correct as of March 2024.



# CONTACT

**Telephone**

03301 276 861

**Email**

royalgateway@barrattlondon.com

**Disclaimer:**

Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. Computer generated images, maps and development layouts are intended for illustrative purposes and should be treated as general guidance only. The features, designs, materials and visual depictions of and in our Show Apartments and in our Show Apartment photography must be treated as general illustration and guidance. Images may also include upgrades which are available at extra cost. Furniture and furnishings are not included. Fixtures, fittings and specification may be subject to change as necessary and without notice and their accuracy or completeness is not guaranteed. Nor are they intended to form part of any contract or a warranty unless specifically incorporated into the contract. Please ask your Sales Adviser for the current specification. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. Specification may be subject to change as necessary and without notice. Development layouts and landscaping, specification, dimensions and computer generated images are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. The development name, Royal Gateway and building names are for marketing purposes only and may not be the designated postal address, which may be determined by The Post Office. All information in this document is correct to the best of our knowledge at the time of issue March 2024. Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.



ROYAL   
GATEWAY

BARRATT  
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