



**DRAYTON
PLACE**

LONDON W13

A STYLISH COLLECTION OF
1, 2 & 3 BEDROOM APARTMENTS
ON DRAYTON GREEN PARK



Parklife on your doorstep

Walk out onto beautiful
Drayton Green Park

An aerial photograph of London at sunset. The River Thames flows through the center, reflecting the golden light of the sun. The city skyline is visible in the background, with the Shard and other skyscrapers. The foreground shows a mix of residential and commercial buildings.

Citylife around the corner

In just 15 minutes you could be in
Paddington Station, gateway to the city centre

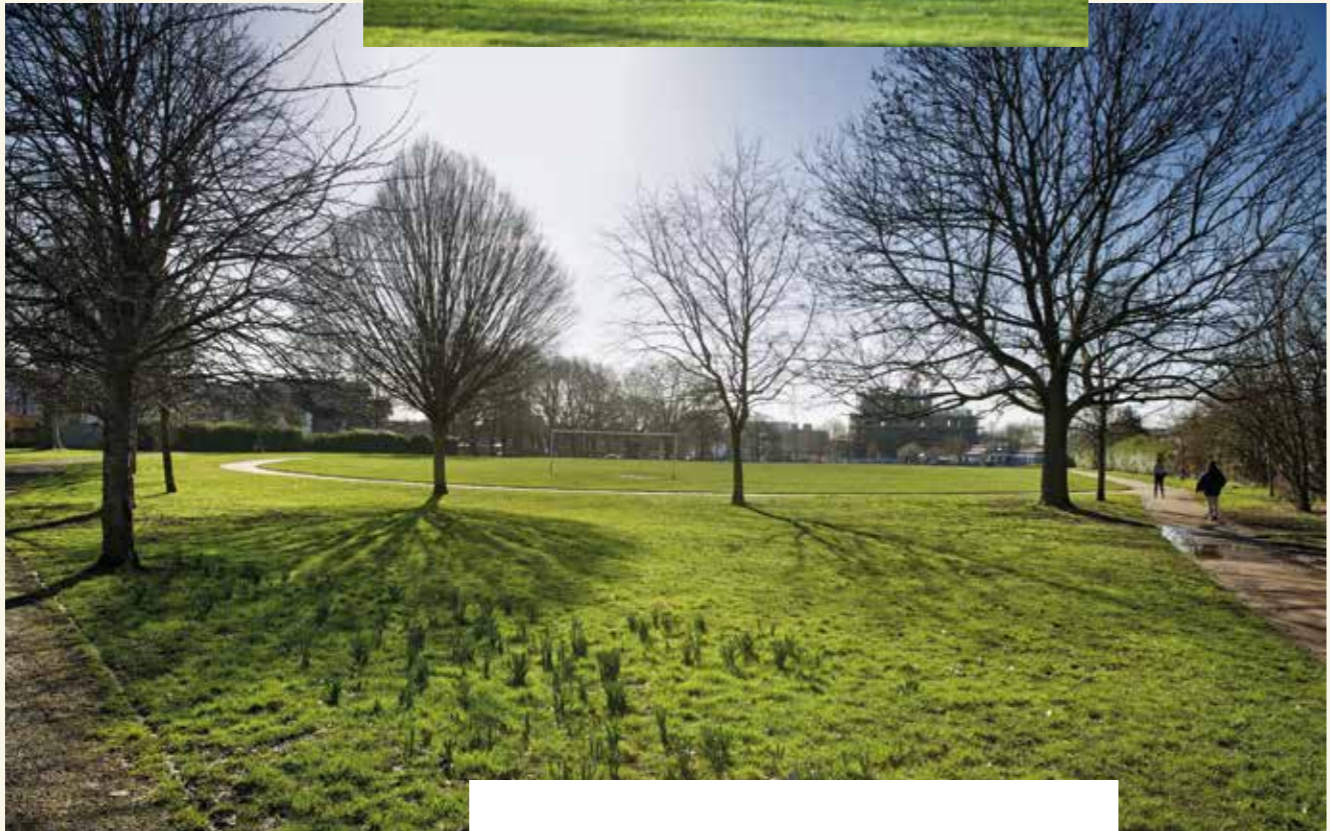
23 spacious, new-build apartments on beautiful Drayton Green Park

With peaceful Drayton Green Park as your backyard and Paddington Station just a short journey away, Drayton Place is ideally located in thriving West Ealing. In and amongst a host of leafy parks, local pubs and cosy cafés, this brand new development offers spacious 1, 2 and 3 bedroom apartments built with intelligent, sustainable design and to a high specification. All 23 apartments benefit from a balcony, terrace or garden – a rare luxury in London. All apartments overlook the park or landscaped courtyard.

Computer generated image of Drayton Place is indicative only and subject to change.



Embrace the parklife



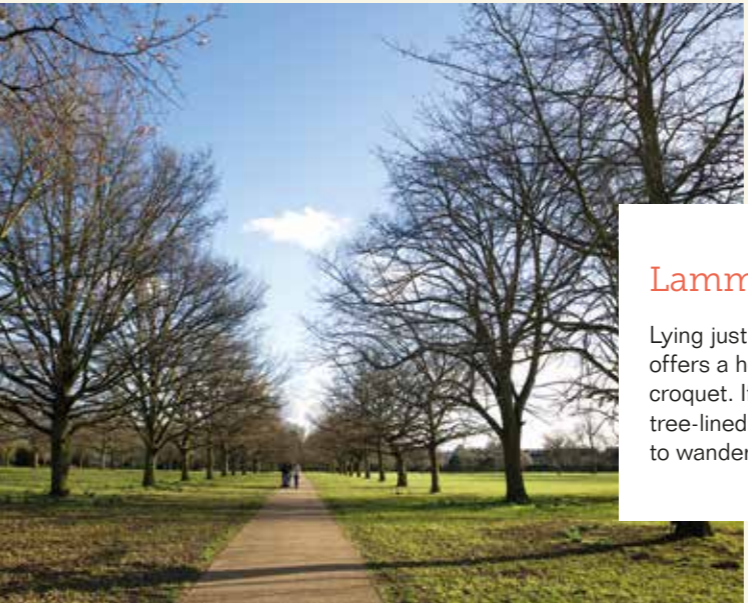
Walpole Park

Formerly the estate grounds of Pitzhanger Manor. The water features and landscaped gardens spring to life in Summer and provide a picturesque backdrop to a lazy afternoon in the sun.



Drayton Green Park

Take one step from your front door and it's easy to forget you're in London. This beautiful green sanctuary in the heart of West Ealing provides that peace and quiet so often sought in the city.



Lammas Park

Lying just south of Walpole Park, Lammas offers a host of activities including tennis and croquet. If you're not feeling quite so active, tree-lined paths beckon those simply looking to wander.





Planes, trains and automobiles

Wherever you're going and however you choose to get there, setting off from Drayton Place means the journey will fly by.

Residents at Drayton Place will instantly feel well connected. With direct trains to Paddington every 15 minutes and the Central and District tube lines just one stop away at Ealing Broadway, travel to Central London is seamless. Countless buses pass up and down the Uxbridge road every day, whisking you to Shepherd's Bush in just 45 minutes.

- Train Station
- Tube Station
- Closest Bus Stops

Train/Tube		MINUTES
	Ealing Broadway	3
	Paddington Station	13
	Shepherd's Bush	20
	Heathrow Airport	22
	Earl's Court	26
	Oxford Circus	31
	King's Cross St Pancras	34
	Victoria	35
	Waterloo	37
Drive		
	A40	3
	North Circular Road	5
	M4	5
	M1	18
	Heathrow Airport	15

All times are from West Ealing Station and are sourced from tfl.gov.uk & citymapper.com

London gets closer with Crossrail

Getting there faster

Time is of the essence and the arrival of Crossrail brings central London even closer to your front door.

The overall impact of Crossrail on travel times will be huge – in many instances travel times will be halved. The journey to Liverpool Street from West Ealing, for example, will be cut from 42 to 21 minutes, while you could be at Heathrow Airport in as little as 11 minutes. Crossrail will be operational from 2019.

New Opportunities

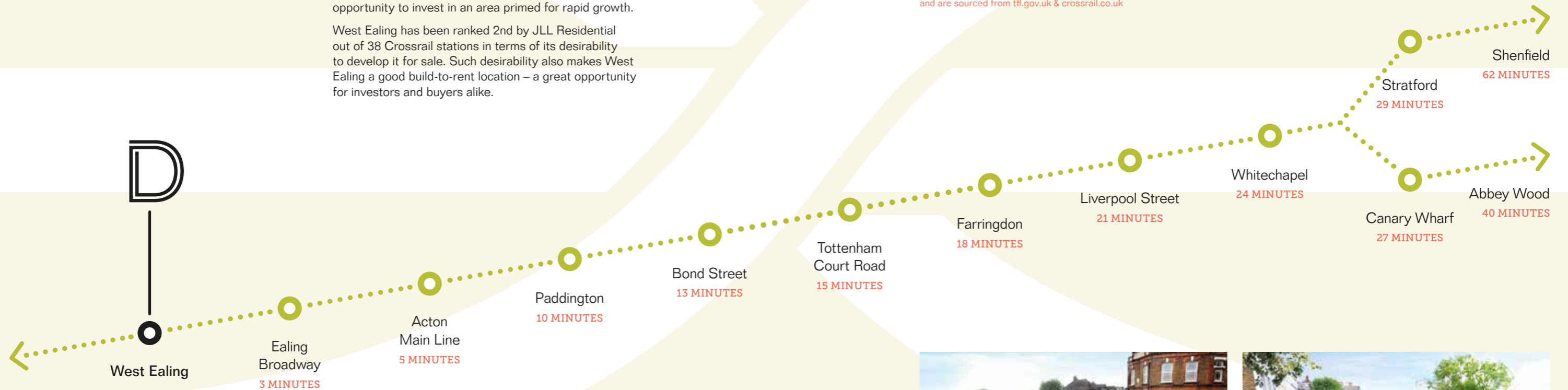
Crossrail in West Ealing also brings with it an opportunity to invest in an area primed for rapid growth.

West Ealing has been ranked 2nd by JLL Residential out of 38 Crossrail stations in terms of its desirability to develop it for sale. Such desirability also makes West Ealing a good build-to-rent location – a great opportunity for investors and buyers alike.

Time saving with Crossrail

MINUTES	2015	2019
Heathrow Airport	22	11
Bond Street	30	13
Tottenham Court Road	44	15
Farringdon	38	18
Liverpool Street	42	21
Whitechapel	54	24
Canary Wharf	48	27
Stratford	51	29

All times are in minutes from West Ealing Station and are sourced from tfl.gov.uk & crossrail.co.uk



Artist's impression of the new Crossrail station intersection sourced from crossrail.co.uk

Ealing Town Hall



Maggie's



Bill's



Cafe Zee



The Drayton Court Hotel

Waitrose, West Ealing



Walpole Park



Ealing Half Marathon

The bustling borough

Ealing is blessed with parks that rival any other, fine drinking and dining to make anyone's evening complete and shopping opportunities that cater to all.

Explore West Ealing's renowned Saturday Farmers' market in the morning, followed by a pit stop and a spot of lunch at the Drayton Court Hotel, boasting one of the largest pub gardens in London. For the afternoon, why not while away the day exploring the stunning local parks – Pitzhanger to the north, home to an array of wildlife, or Walpole to the south east, offering landscaped ornamental lakes as well as several summer festivals including the highly regarded Ealing Beer Festival.



Ealing Summer Festival



All in walking distance

- | | | |
|------------------------------------|----------------------|------------------------------------|
| 01 West Middlesex Lawn Tennis Club | 11 The Gym | 21 Bill's |
| 02 Drayton Green Train Station | 12 The Star & Anchor | 22 Pret A Manger |
| 03 Drayton Green Primary School | 13 The Castlebar | 23 Wagamama |
| 04 Waitrose | 14 Retsina & Mousaka | 24 Carluccio's |
| 05 West Ealing Train Station | 15 Eden Fitness | 25 The Grove |
| 06 The Drayton Court Hotel | 16 Forester | 26 Marks & Spencer |
| 07 Ealing Farmers' Market | 17 Ealing Town Hall | 27 Ealing Broadway Shopping Centre |
| 08 Sainsbury's | 18 Franco Manca | 28 Harris & Hoole |
| 09 Drayton Manor High School | 19 Kerbisher & Malt | 29 Ealing Broadway Train Station |
| 10 Hobbayne Primary School | 20 Pitzhanger Manor | 30 The North Star |



1
West Middlesex Lawn Tennis Club
3 MINUTES
 This friendly tennis club boasts nine hard courts and highly qualified coaches for all levels.



9
Drayton Manor High School
7 MINUTES
 Drayton Manor has been consistently awarded the highest grade by Ofsted, and boasts a particularly good reputation for music, dance, drama and sport.



19
Pitzhanger Manor
15 MINUTES
 Now a cultural hub of West London, this Grade I listed house and gallery offers everything from oil painting to bird watching walks.



6
The Drayton Court Hotel
6 MINUTES
 A grand hotel and pub with a rich history, boasting a large pub garden and three function rooms ideal for that big event.



12
The Star & Anchor
8 MINUTES
 A great local where the staff really know their stuff, and are on hand to assist you with your choice of tittle, whether you're after a spicy cocktail or a well earned pint.



27
Ealing Broadway Shopping Centre
17 MINUTES
 The only place in Ealing where you can shop, eat, drink and work out all under one roof, Ealing Broadway Shopping Centre has everything you need to indulge including H&M, Oliver Bonas, Patisserie Valerie, Wagamama and Argos.



7
Ealing Farmers' Market
7 MINUTES
 Between 9am and 1pm every Saturday, Leeland Road is taken over by farmers, fishmongers, grocers and bakers selling quality, home grown produce.

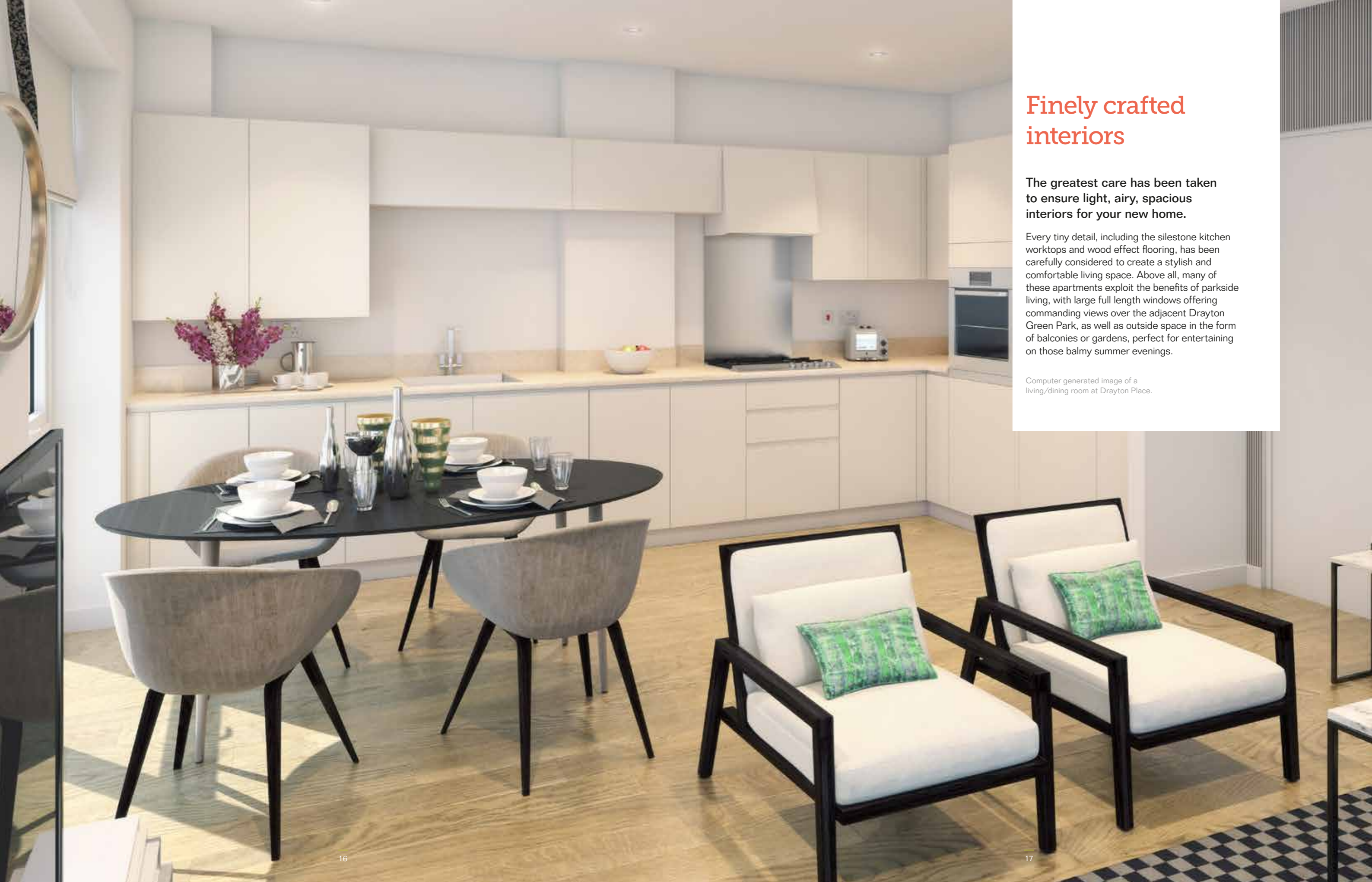


15
Eden Fitness
11 MINUTES
 Keep fit, stay active and feel good with the gym, pool, spa and fitness studios at this exclusive health club. Look out for the popular aquafit classes in the expansive pool.



30
The North Star
19 MINUTES
 In the heart of bustling Ealing Broadway lies this gem of a pub. Vibrant and full of character, it's a shining beacon to thirsty punters.



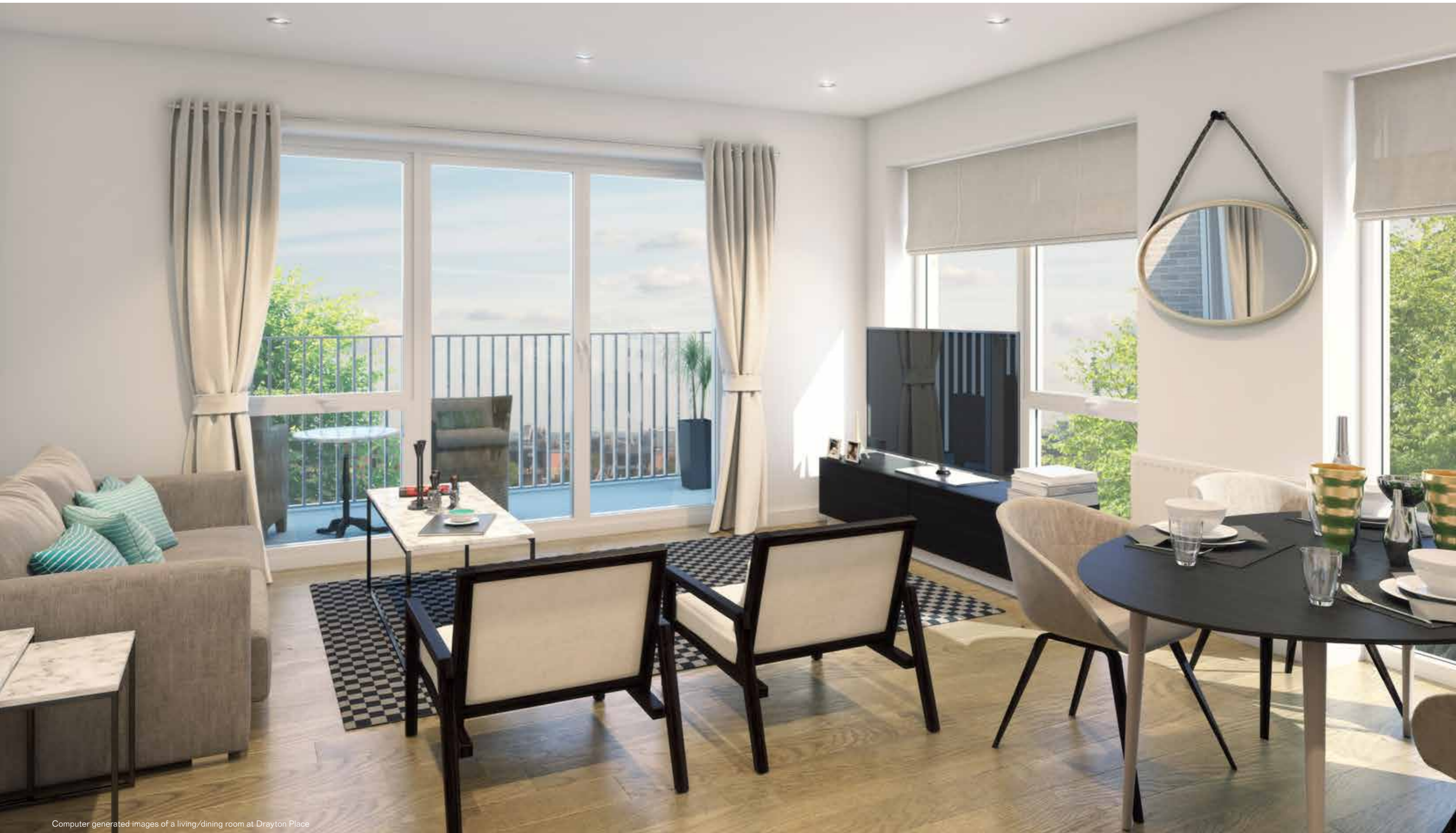


Finely crafted interiors

The greatest care has been taken to ensure light, airy, spacious interiors for your new home.

Every tiny detail, including the silestone kitchen worktops and wood effect flooring, has been carefully considered to create a stylish and comfortable living space. Above all, many of these apartments exploit the benefits of parkside living, with large full length windows offering commanding views over the adjacent Drayton Green Park, as well as outside space in the form of balconies or gardens, perfect for entertaining on those balmy summer evenings.

Computer generated image of a living/dining room at Drayton Place.



Computer generated images of a living/dining room at Drayton Place



Interior specification

Finishes

White walls and ceilings

Oak engineered wood effect flooring through living/dining room, kitchens and hallways

80/20 wool mix buttermilk colour carpet to bedrooms

Solid white doors throughout with brushed stainless steel handles

Built-in glass fronted wardrobes to master bedrooms

Kitchen

Handleless cream coloured kitchen units

Light coloured silistone worktop with matching up stand

Stainless steel sink with chrome mixer tap

Bosch integrated appliances include: oven and grill, gas hob, extractor hood, fridge/freezer, dishwasher and washer/dryer (freestanding in some apartments)

Energy efficient down lighters



Bathroom & En Suite

Matching light coloured porcelain tiles to wall and bath panels

Tiles to walls and flooring

Roca white bathroom suite including: back to wall WC with concealed cistern, hand basin and bath incorporating Thermostatic Hansgrohe wall-mounted shower

Hansgrohe shower to en suites with wall mounted overhead shower head

Glass bath and shower screens

Hansgrohe chrome single mixer tap

Chrome plated heated towel radiator

Mirrored bathroom cabinet with integrated LED lighting to bathroom

General

All apartments have a private balcony or terrace (apartment 21 has both)

12-year NHBC warranty

Individual boiler

Video handset entry system

Sustainability aspects of the scheme are further enhanced by the inclusion of cycle stores

Sustainable living

Environmental sustainability and performance is central to the approach taken by Family Mosaic in creating Drayton Place. We strive to deliver homes that are environmentally responsible, energy efficient and built to last.

At Drayton Place, we're proud to achieve a Code for Sustainable Homes Level 4 certification through the use of Vaillant A+ rated combination boilers, along with photovoltaic roof panels. The homes are designed to be energy efficient, assisted by the selection of white goods and low energy light fittings, which could possibly reduce energy costs for buyers. Flow restrictors are fitted to the taps and the WCs feature dual flush plates to help conserve water usage. The timber used for the window frames is obtained from sustainable sources, and recycling bins are also provided for each unit. In addition, two green roofs have been installed to support local wildlife.

Sustainability aspects of the scheme are further enhanced by the inclusion of secure cycle storage for residents of Drayton Place.

What's more, by purchasing a new home at Drayton Place you are sharing in our endeavours to promote a more eco-friendly way of building and living. Our commitment to sustainability means you can have complete confidence that what you are buying and the way of life at Drayton Place supports a more economical and conscious future.

Site plan

Nestled in the south west corner of Drayton Green Park, Drayton Place has all the benefits of parkside living, while the trees which surround it create a sense of seclusion and privacy from the outside world.

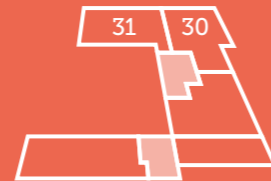


Floorplans

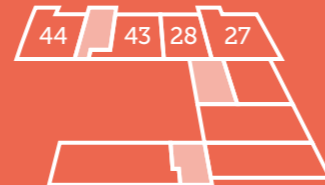
SIXTH FLOOR



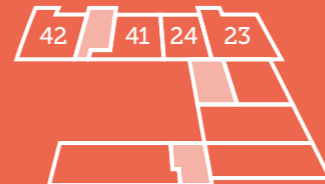
FIFTH FLOOR



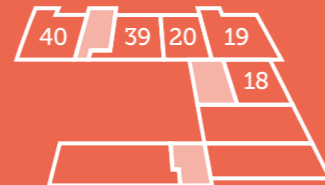
FOURTH FLOOR



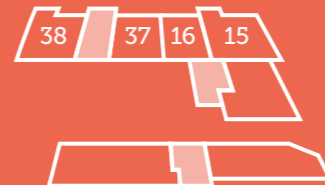
THIRD FLOOR



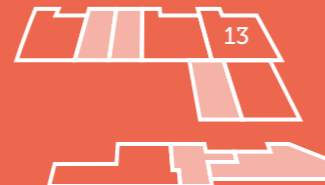
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



TYPE A

2 BEDROOM APARTMENT
74 SQ M (796 SQ FT)

Kitchen/living/dining
7.90m x 3.49m (25'11" x 11'5")

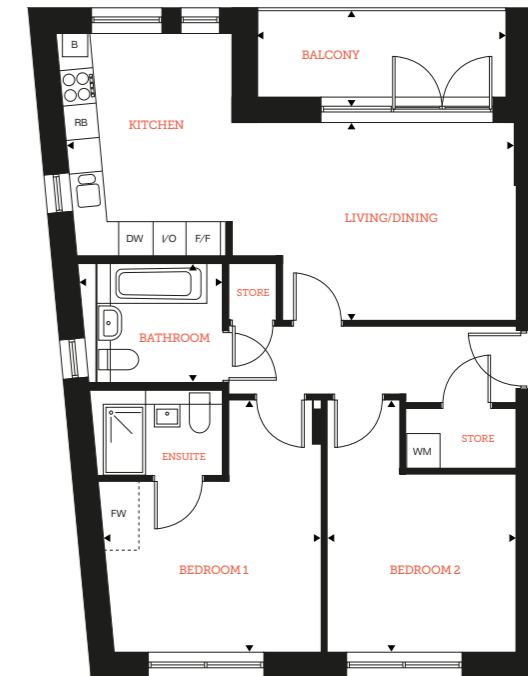
Bedroom 1
3.83m x 4.44m (12'6" x 14'7")

Bedroom 2
3.34m x 4.44m (10'11" x 14'7")

Balcony
4.39m x 1.62m (14'5" x 5'6")

PARK HOUSE WEST

FLOOR	APARTMENT
6	
5	
4	44
3	42
2	40
1	38
G	



TYPE B

2 BEDROOM APARTMENT
62 SQ M (667 SQ FT)

Kitchen/living/dining
6.70m x 4.15m (21'11" x 13'7")

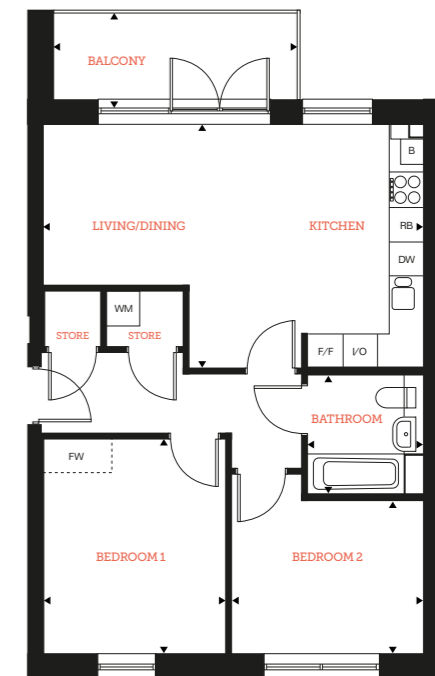
Bedroom 1
3.21m x 3.78m (10'6" x 12'5")

Bedroom 2
3.38m x 2.70m (11'1" x 8'10")

Balcony
4.30m x 1.62m (14'1" x 5'6")

PARK HOUSE WEST

FLOOR	APARTMENT
6	
5	
4	
3	
2	
1	37
G	



TYPE C

2 BEDROOM APARTMENT
66 SQ M (710 SQ FT)

Kitchen/living/dining
6.70m x 4.3m (21'11" x 14'1")

Bedroom 1
3.21m x 3.78m (10'6" x 12'5")

Bedroom 2
3.38m x 2.70m (11'1" x 8'10")

Balcony*
4.30m x 1.62m (14'1" x 5'6")

* Apartment 43 has a single door to balcony

PARK HOUSE WEST

FLOOR	APARTMENT
6	
5	
4	43
3	41
2	39
1	
G	



TYPE E

1 BEDROOM APARTMENT
52 SQ M (599 SQ FT)

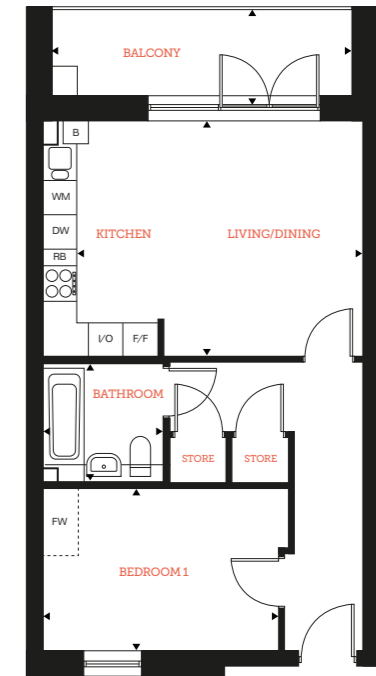
Kitchen/living/dining
5.64m x 4.15m (18'6" x 13'7")

Bedroom 1
4.16m x 2.86m (13'7" x 9'4")

Balcony
5.29m x 1.62m (17'4" x 5'6")

PARK HOUSE EAST

FLOOR	APARTMENT
6	
5	
4	28
3	24
2	20
1	16
G	



TYPE D

2 BEDROOM APARTMENT
84 SQ M (904 SQ FT)

Kitchen/living/dining
4.85m x 6.01m (15'1" x 19'8")

Bedroom 1
4.86m x 3.21m (15'1" x 10'6")

Bedroom 2
3.56m x 3.94m (11'8" x 12'11")

Garden (Apartment 13)

A: 11.08m (36'4")

B: 3.56m (11'8")

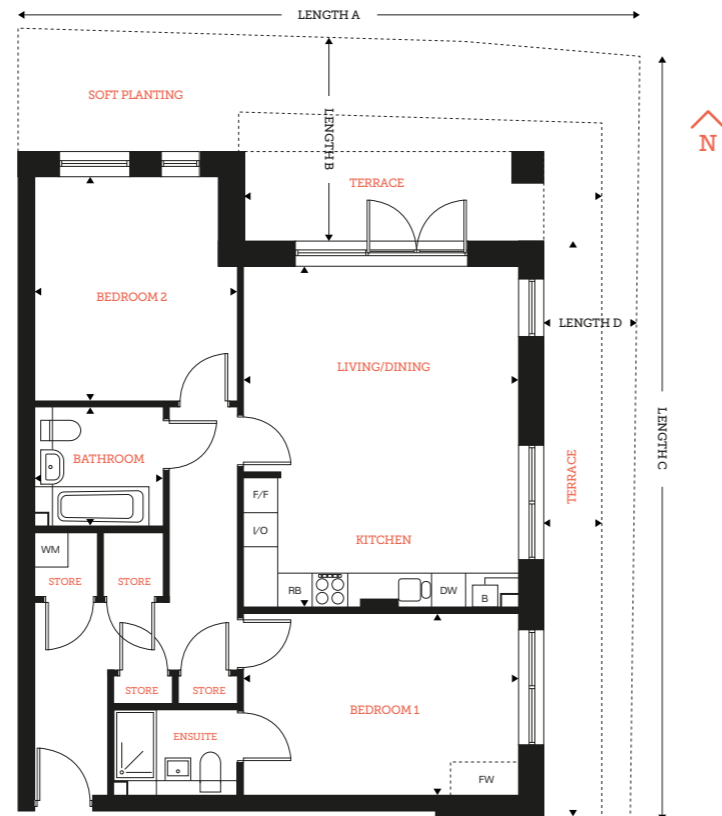
C: 13.4m (43'11")

D: 1.63m (5'4")

Balcony (Apartments 15, 19, 23 & 27)
5.2m x 1.62m (17'1" x 5'4")

PARK HOUSE EAST

FLOOR	APARTMENT
6	
5	
4	27
3	23
2	19
1	15
G	13



TYPE F

1 BEDROOM APARTMENT
53 SQ M (570 SQ FT)

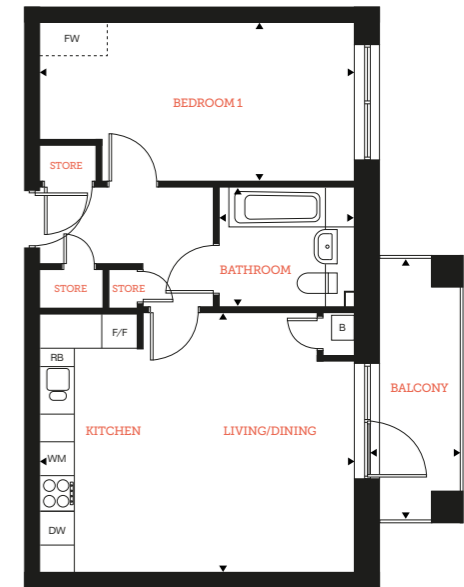
Kitchen/living/dining
5.54m x 4.58m (18'2" x 15'0")

Bedroom 1
5.55m x 2.80m (18'2" x 9'2")

Balcony
1.51m x 4.61m (5'2" x 15'1")

PARK HOUSE EAST

FLOOR	APARTMENT
6	
5	
4	
3	
2	18
1	
G	



TYPE G

3 BEDROOM APARTMENT
90 SQ M (968 SQ FT)

Kitchen/living/dining
6.44m x 4.69m (21'1" x 15'4")

Bedroom 1
5.01m x 2.75m (16'5" x 9'0")

Bedroom 2
2.86m x 4.17m (9'4" x 13'8")

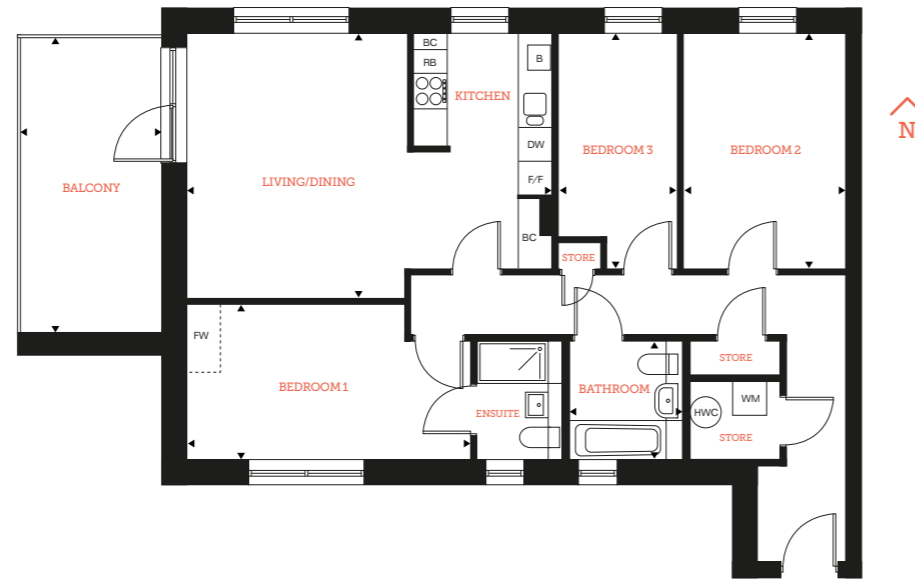
Bedroom 3
2.10m x 4.17m (6'10" x 13'8")

Balcony*
2.60m x 5.19m (8'8" x 17'0")

* Apartment 34's balcony is 2.0m x 5.19m

PARK HOUSE EAST

FLOOR	APARTMENT
6	34
5	31
4	
3	
2	
1	
G	



TYPE I

2 BEDROOM APARTMENT
69 SQ M (742 SQ FT)

Kitchen/living/dining
4.14m x 6.24m (13'7" x 20'5")

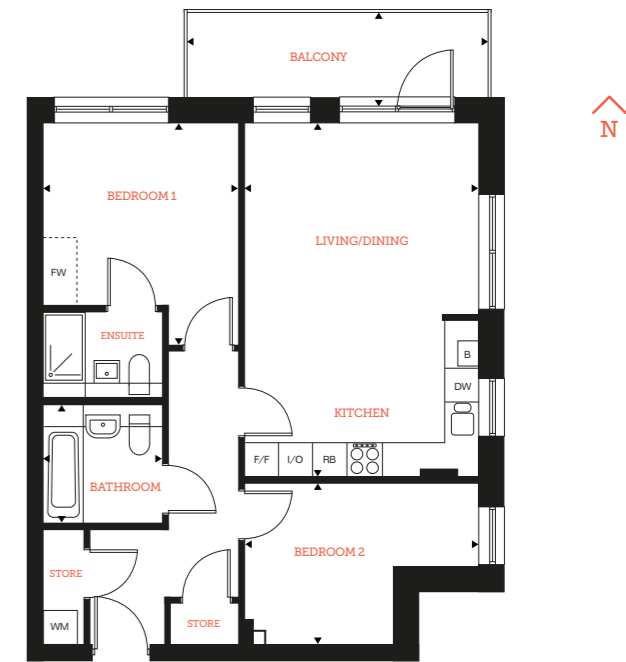
Bedroom 1
3.45m x 3.92m (11'3" x 13'7")

Bedroom 2
4.14m x 2.85m (13'7" x 9'4")

Balcony
5.30m x 1.60m (17'4" x 5'5")

PARK HOUSE EAST

FLOOR	APARTMENT
6	33
5	
4	
3	
2	
1	
G	



TYPE H

3 BEDROOM APARTMENT
86 SQ M (925 SQ FT)

Kitchen/living/dining
4.77m x 6.32m (15'8" x 20'9")

Bedroom 1
3.78m x 3.20m (12'4" x 10'5")

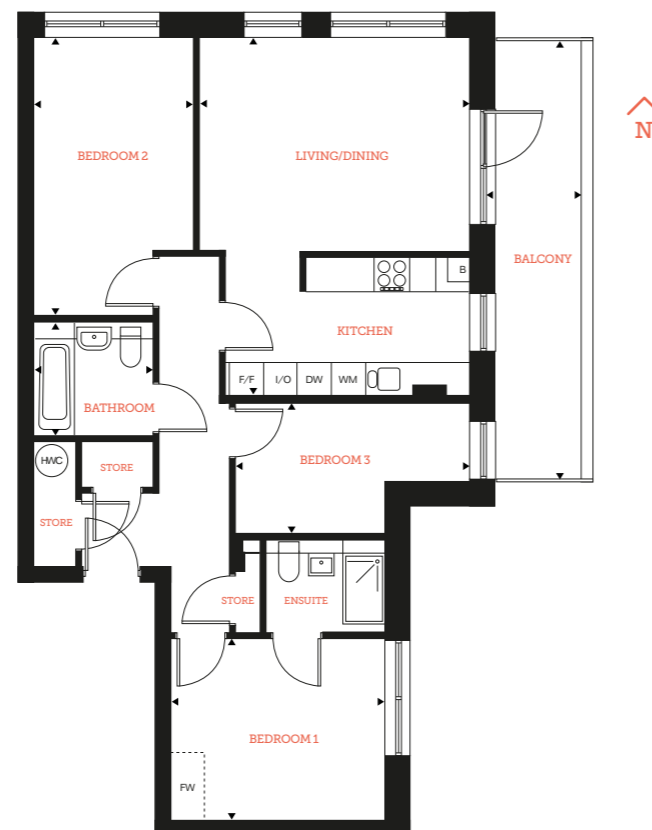
Bedroom 2
2.81m x 4.90m (9'2" x 16'1")

Bedroom 2
4.14m x 2.30m (13'7" x 7'6")

Balcony
1.53m x 7.72m (5'6" x 25'4")

PARK HOUSE EAST

FLOOR	APARTMENT
6	
5	30
4	
3	
2	
1	
G	



TYPE J

1 BEDROOM APARTMENT
50 SQ M (538 SQ FT)

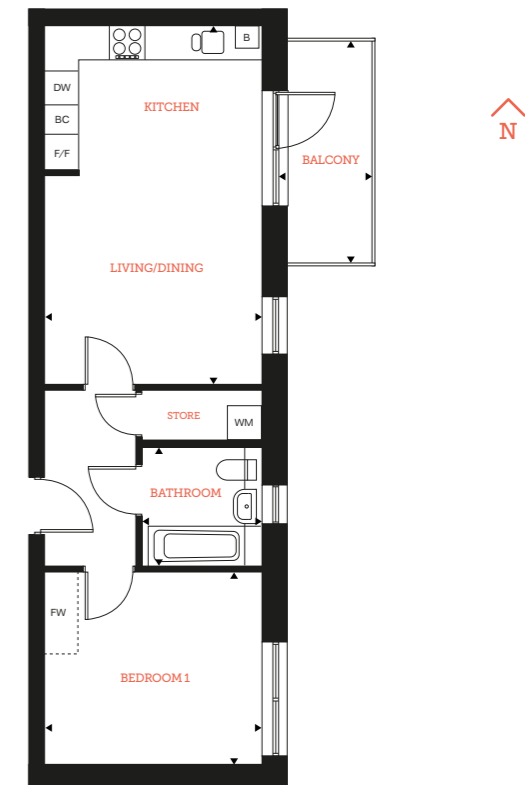
Kitchen/living/dining
3.83m x 6.33m (12'6" x 20'9")

Bedroom 1
3.83m x 3.38m (12'7" x 11'1")

Balcony
1.60m x 3.90m (5'5" x 12'9")

PARK HOUSE EAST

FLOOR	APARTMENT
6	32
5	
4	
3	
2	
1	
G	





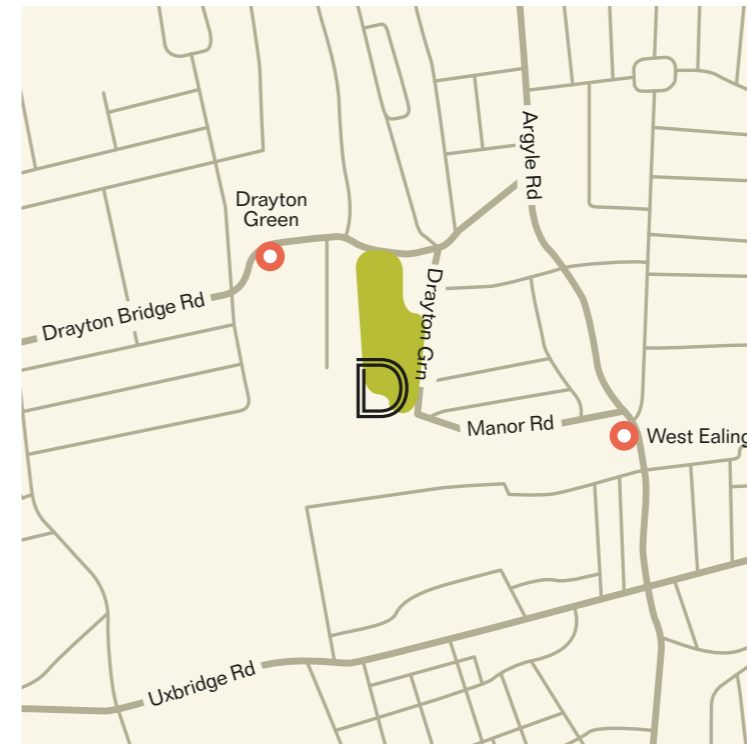
Family Mosaic

Family Mosaic have an exceptional track record in delivering high quality, large scale developments across London and the South East.

Our 50 years of experience in property development covering new homes, contemporary urban apartments, family homes and innovative shared ownership and social housing schemes sets us apart as a highly informed developer at the leading edge of our industry. Working in close partnership with architects, designers and builders, attention to detail and quality of materials, fit and finish are integral to our approach. We consider every aspect of a development to ensure that we create desirable and functional spaces for living. Our exceptional track record in sustainability is central to all of our projects. We are proud to have delivered one of the first 'Code for Sustainable Homes' Level 5 schemes in London.



Top: Crosby Row, Southwark, SE1
Bottom: The Joinery, Ruskin Court, N19



1-44 VALLEY HOUSE
MANOR ROAD
WEST EALING
W13 0EW

Exit West Ealing station, turn left and then left again onto Manor Road. Alternatively, come off the A40 at Perivale and take the B456 southbound, and then take a right onto Manor Road just before you reach West Ealing station.

made by me&dave

Floorplans are not to scale and are indicative only. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Family Mosaic has taken all reasonable care in the preparation of the information given in this document. However this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Family Mosaic does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Family Mosaic undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this document do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Family Mosaic or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this document is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Family Mosaic.



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