

**127
WEST
EALING**



An architectural rendering of a modern residential development. The image shows a multi-story brick building with large windows and balconies. In the foreground, there is a landscaped upper terrace garden with a brick wall, wooden planters, and various plants. In the background, a sunlit residential area with trees and houses is visible under a clear blue sky. A white text box is overlaid on the right side of the image.

EALING'S NEWEST RESIDENTIAL QUARTER

Set your new life in motion at 127 West Ealing. Well-connected new apartments amidst landscaped gardens, 3 minutes' walk from West Ealing Station.



Exterior at 127 West Ealing.
Computer generated image. Indicative only.

London on your doorstep

Central London is now closer than ever, making a trip to the West End as easy as a walk to the shops.

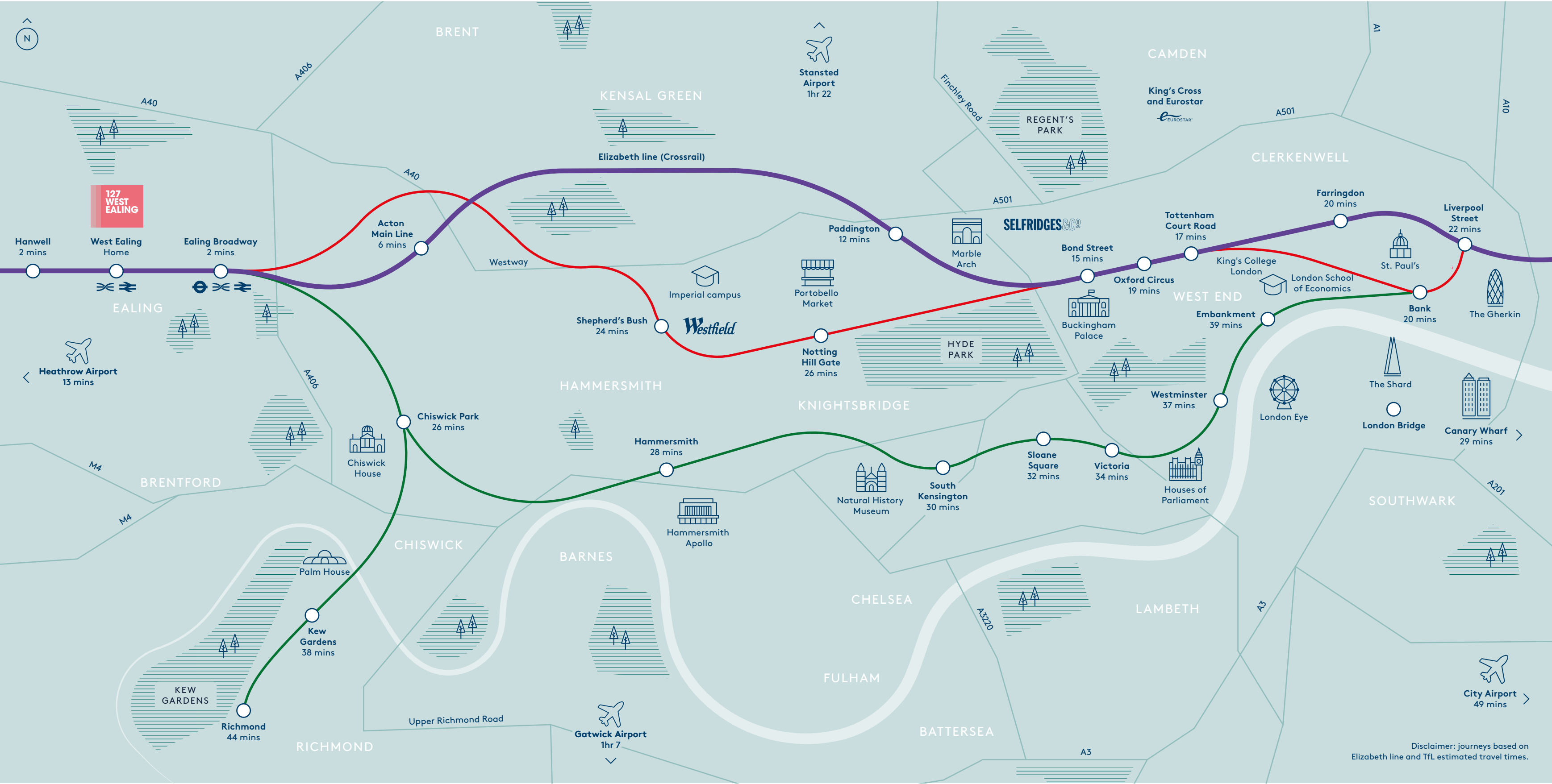
Key connections

- Heathrow Airport – 13 minutes
- Bond Street – 15 minutes
- London Bridge Station – 26 minutes
- Canary Wharf – 29 minutes
- Regent’s Park – 30 minutes
- Hyde Park – 30 minutes

- South Kensington Museums – 35 minutes
- Kew Gardens – 38 minutes
- King's Cross St. Pancras – 40 minutes
- City Airport – 49 minutes
- Gatwick Airport – 1hr 7
- Stansted Airport – 1hr 22

Key

- Train station
- Central line
- District line
- Elizabeth line (Crossrail)



Connect with where you live



Elizabeth line from West Ealing



Mainline from West Ealing



District line



Central line from Ealing Broadway



Everything the capital has to offer on your doorstep; all that central London affords just a step closer. Comprising an incredible 41 stations and slashing journey times by up to half, the new Elizabeth line will revolutionise the way London gets around. West Ealing's new station puts central London well within 15 minutes, bringing it closer than ever before. Feel part of where you live (and where you don't).





Local walking times

● Restaurants	● Education	● Amenities
1. The Drayton Court Hotel 1 minute	11. Avenue House 4 minutes	20. Waitrose 5 minutes
2. Café Leemoo 2 minutes	12. Harvington Prep School 10 minutes	21. Eden Fitness 8 minutes
3. Charlotte's W5 9 minutes	13. St John's Primary School 12 minutes	22. The Gym Ealing 9 minutes
4. Haru Sushi & Ramen House 12 minutes	14. St Benedict's 17 minutes	23. F45 Training 9 minutes
5. GAIL's Bakery 13 minutes	15. Notting Hill & Ealing High School 13 minutes	24. Elev8 Fitness 10 minutes
6. Café Zee 13 minutes	16. Christ The Saviour School 17 minutes	25. Walpole Park 12 minutes
7. No17 Dickens Yard 14 minutes	17. University of West London 21 minutes	26. Ealing Rugby Club 24 minutes
8. Soane's Kitchen 15 minutes	18. St Gregory's Catholic Primary 22 minutes	27. Pitshanger Park 25 minutes
9. The Grove 16 minutes	19. Montpelier Primary 22 minutes	28. Ealing Common 28 minutes
10. Santa Maria 18 minutes		29. Ealing Tennis Club 31 minutes

WELCOME TO THE NEIGHBOURHOOD

Connected, characterful and constantly
changing, Ealing has never stood still.

Now, thanks to the Elizabeth line,
it's home to a growing community
enriched by a new wave of residents.

High Street to Bond Street



Waitrose, West Ealing (5 minutes' walk).



Jigsaw, Ealing.

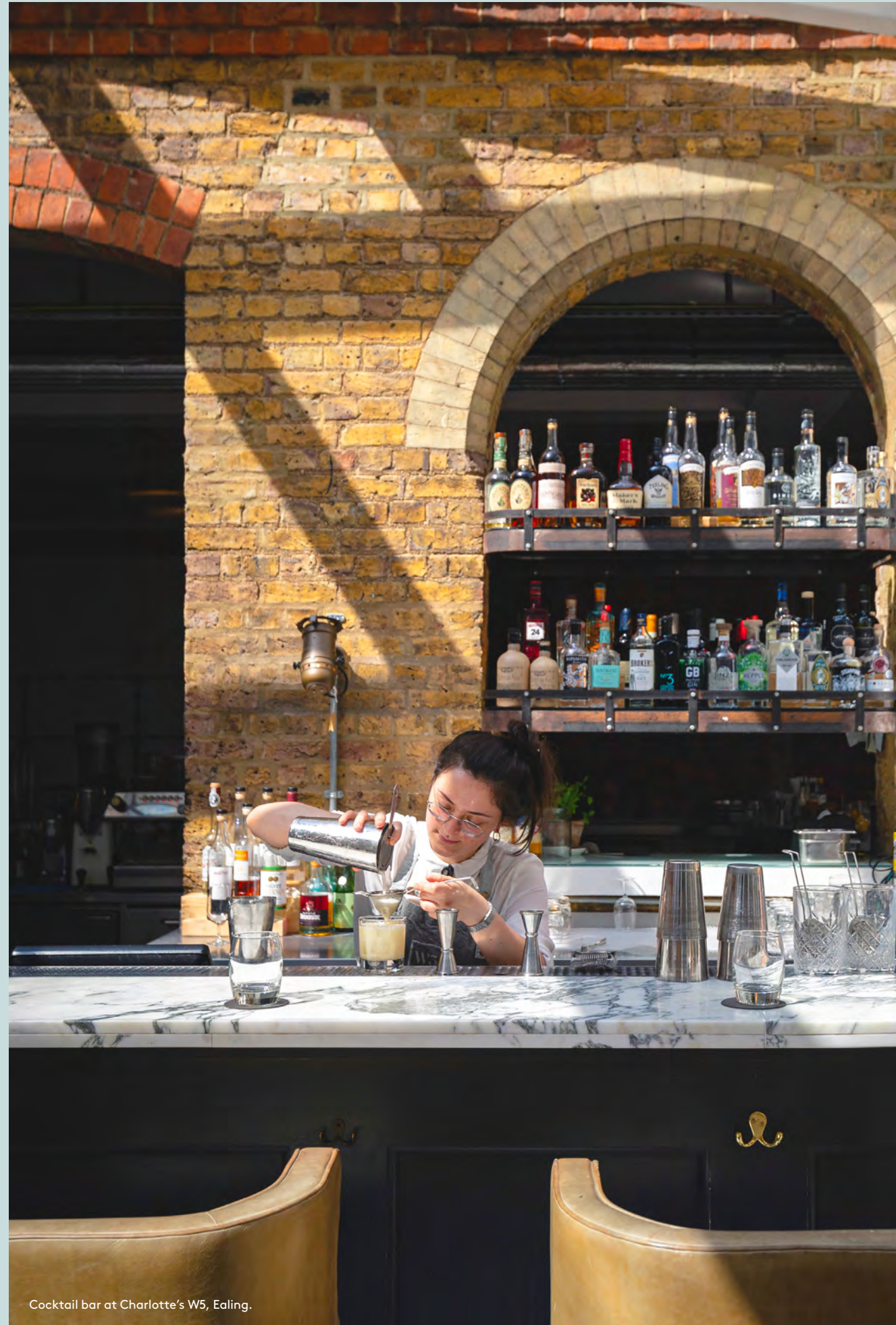


Designer boutiques, Bond Street.

Grab your groceries from Waitrose – a 5 minute walk. Stroll down to Ealing Broadway Shopping Centre – under 15 minutes on foot. Hop further afield to Bond Street's designer boutiques (15 minutes via the Elizabeth line). Whatever your taste, you're spoilt for choice.



Selfridges, Oxford Street.



Cocktail bar at Charlotte's W5, Ealing.

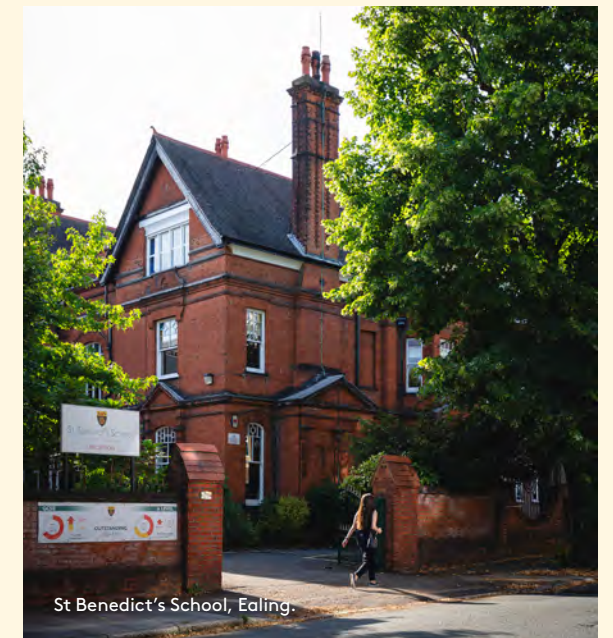
Eat, drink and meet

From coffee and croissants to cocktails by candlelight, Ealing's bars, eateries and quaint cafés mean whatever the occasion, and whoever the company, the perfect spot is a short stroll from your front door.

A class of its own



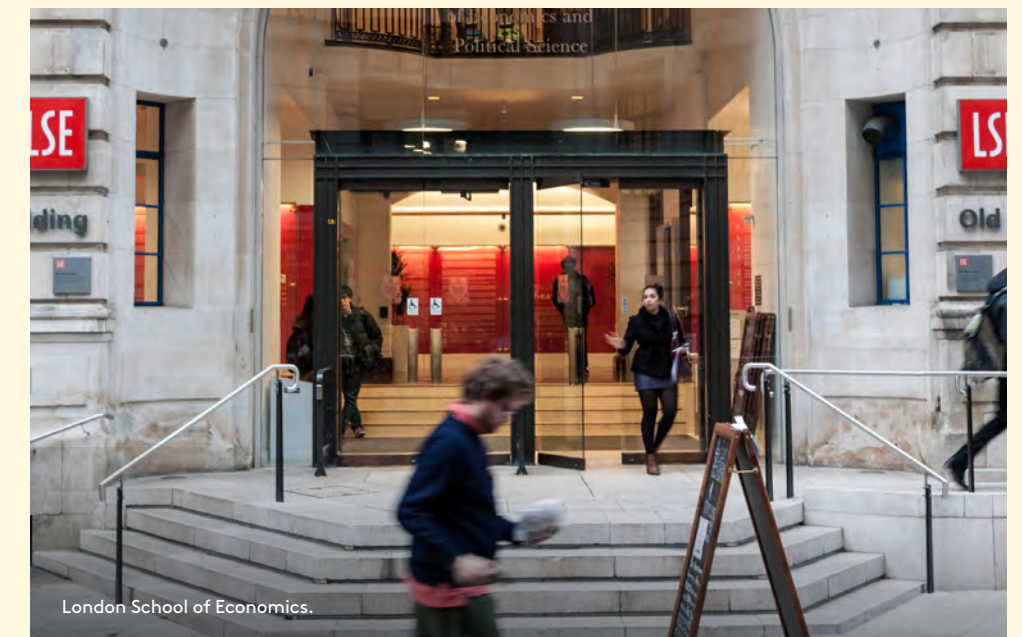
Boasting Imperial College, University College London, King's College London and the London School of Economics, London has an unrivalled global reputation when it comes to education. Hopping on the Elizabeth line means you can be at any one of these prestigious institutions of learning in minutes. Even closer to your door, Ealing is home to the MetFilm School (testament to the area's rich film-making heritage), University of West London and many highly regarded primary and secondary schools including St Benedict's.



Education travel time

University College London – 28 minutes
 London School of Economics – 34 minutes
 Imperial College London – 23 minutes
 St Benedict's School – 13 minutes walk

Disclaimer: journeys based on TfL estimated travel times for the Elizabeth line.





Your local area



Ealing Broadway Shopping Centre.

Boutiques brim with treasure hunters searching for a showpiece; parks bristle with joggers, walkers and sunseekers; summer festivals clamour with the sound of people coming together in celebration. This is West Ealing.



The Avenue, West Ealing.



Blake's Florist, West Ealing.



Lammas Park, Ealing.

Places to press pause



Stretch your legs in the sun, or hunt for a spot in the shade to get away from it all.
Living in Ealing means getting back to nature whenever, and however, you choose.



THE RESIDENCES

Characterful, modern living spaces balancing a respect for design and materiality with an appreciation for clean lines and exceptional quality.



Coming into view

The building's central tower is connected to the two adjacent blocks by landscaped podium gardens designed by the award-winning Macfarlanes Landscape Architecture. The higher floor apartments offer far-reaching, uninterrupted views over Ealing and beyond.





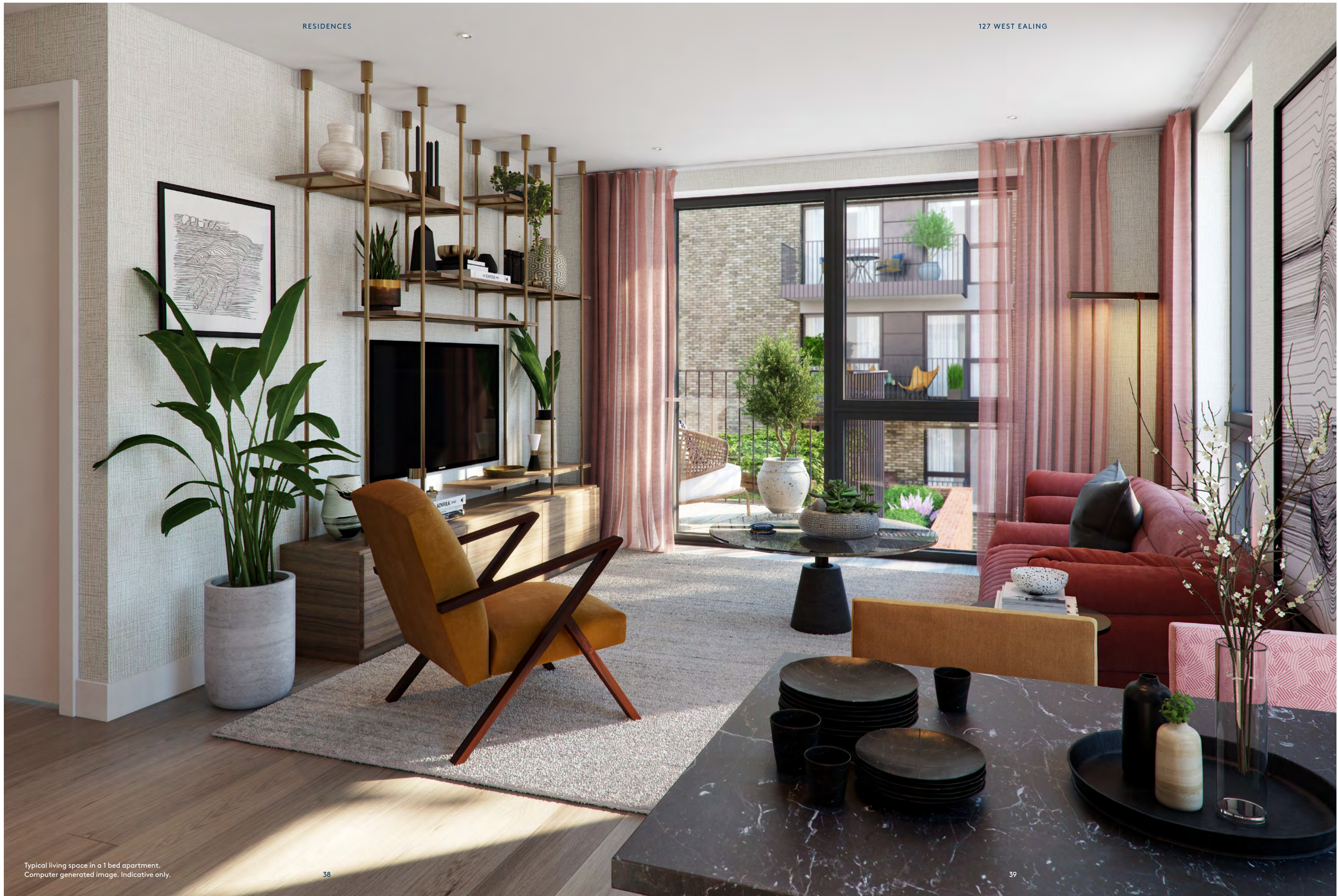
Balcony overlooking the terrace at 127 West Ealing.
Computer generated image. Indicative only.

Your new life taking shape

Take a moment amidst the green, landscaped gardens. Feel at home within your own, private sanctuary. Whether entertaining, relaxing or looking for somewhere to escape, it's the perfect living space whatever your mood – a welcome counterweight to the brisk pace of local life.













FLOORPLANS

Find your perfect home at the heart of a brand new residential quarter.

Masterplan

“In an architect’s ideal world, inside and out should be separated as little as possible”. This is the mantra that has helped shape 127 West Ealing, with landscaped terrace gardens designed to make you feel intimately connected with the outdoors.





RESIDENCES

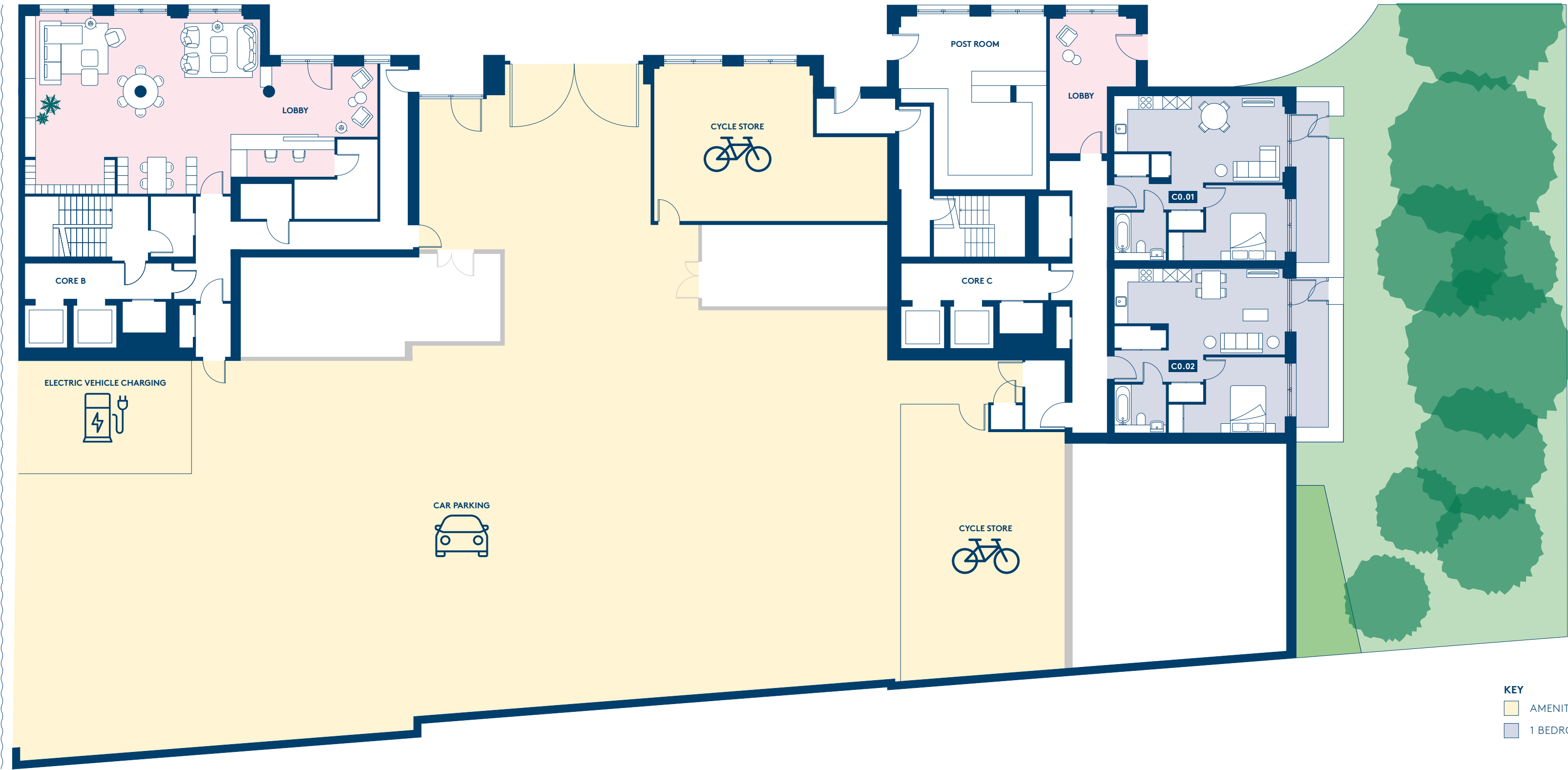
127 WEST EALING

Upper and lower terraces at 127 West Ealing.
Computer generated image. Indicative only.

50

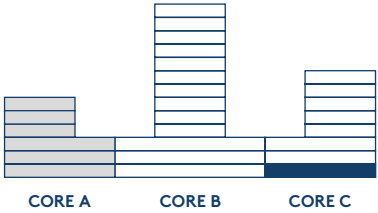
51

GROUND FLOOR

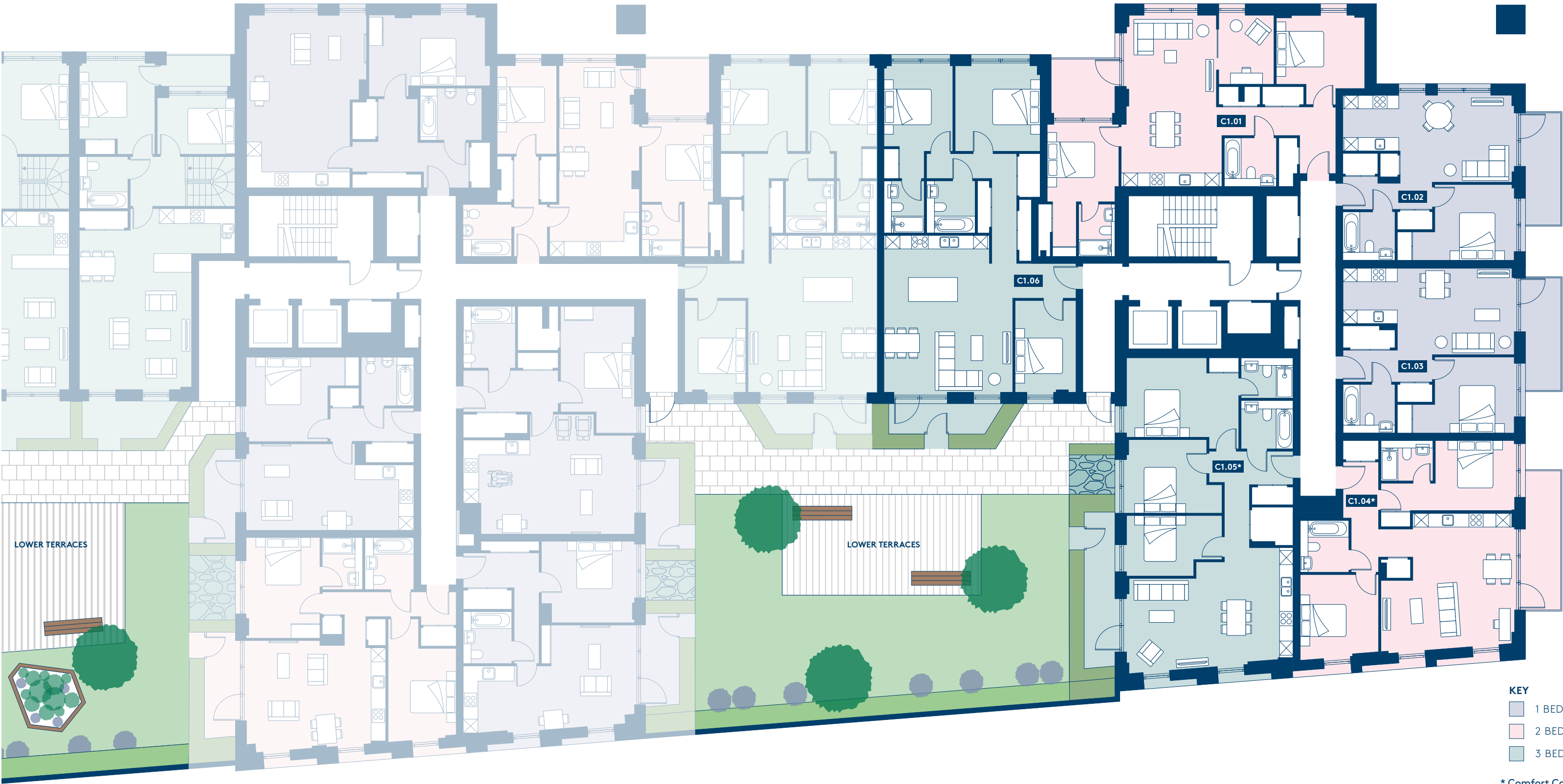


● C0.01 – 2 BEDROOM
51 sq m/549 sq ft

● C0.02 – 1 BEDROOM
51 sq m/549 sq ft



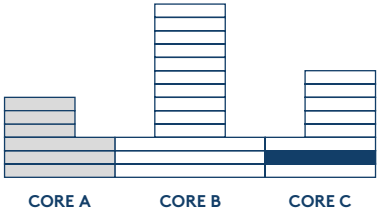
FLOOR 1



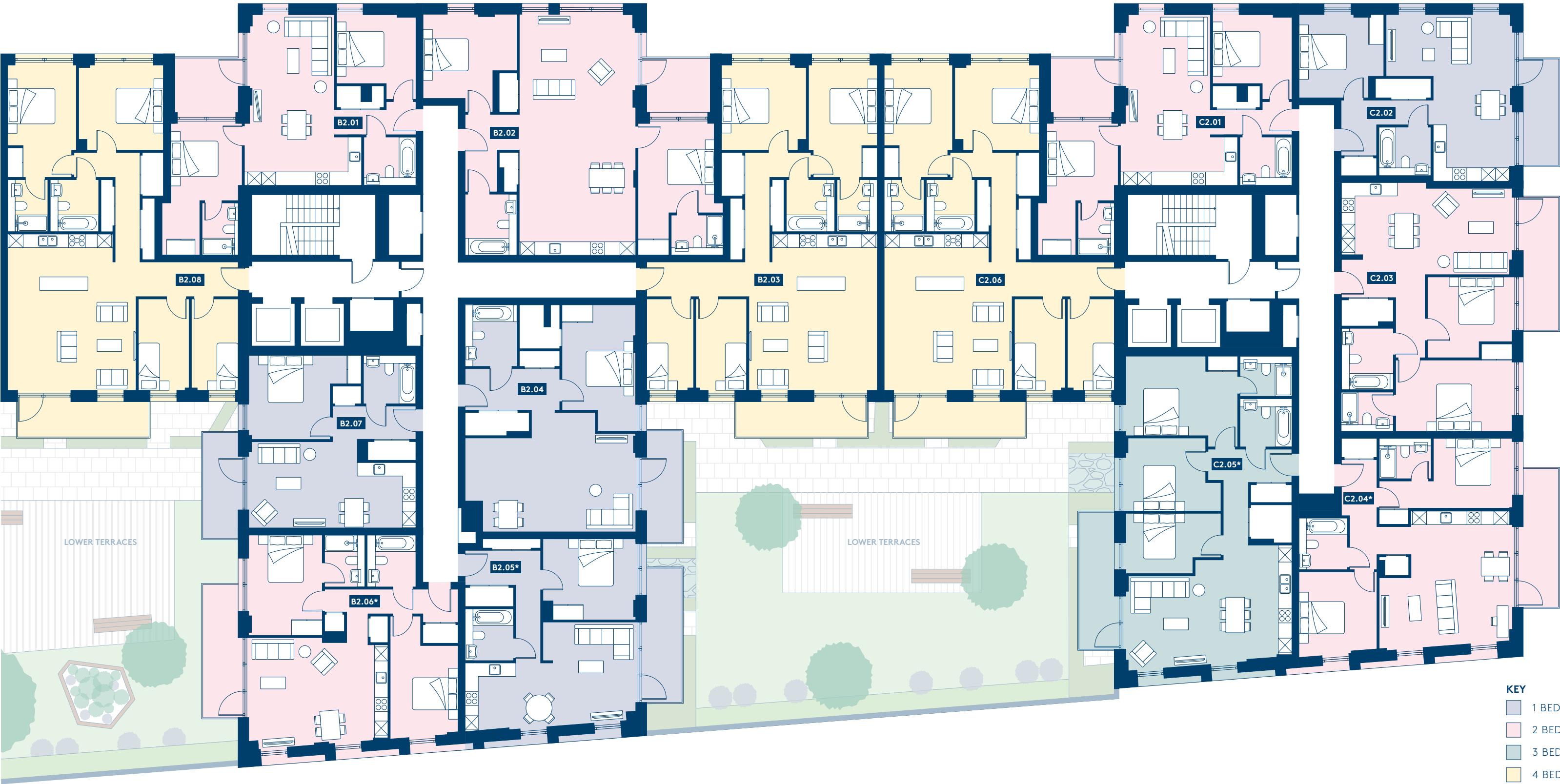
- KEY
- 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM

* Comfort Cooling apartments

<div></div> C1.01 – 2 BEDROOM 85 sq m/915 sq ft	<div></div> C1.03 – 1 BEDROOM 50 sq m/538 sq ft	<div></div> C1.05 – 3 BEDROOM* 92 sq m/990 sq ft
<div></div> C1.02 – 1 BEDROOM 51 sq m/549 sq ft	<div></div> C1.04 – 2 BEDROOM* 75 sq m/807 sq ft	<div></div> C1.06 – 3 BEDROOM 99 sq m/1,066 sq ft



FLOOR 2



- KEY**
- 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - 4 BEDROOM

* Comfort Cooling apartments

B2.01 – 2 BEDROOM
69 sq m/743 sq ft

B2.03 – 4 BEDROOM
109 sq m/1,173 sq ft

B2.05 – 1 BEDROOM*
58 sq m/624 sq ft

B2.07 – 1 BEDROOM
51 sq m/549 sq ft

C2.01 – 2 BEDROOM
69 sq m/743 sq ft

C2.03 – 2 BEDROOM
75 sq m/807 sq ft

C2.05 – 3 BEDROOM*
93 sq m/998 sq ft

B2.02 – 2 BEDROOM
98 sq m/1,055 sq ft

B2.04 – 1 BEDROOM
68 sq m/736 sq ft

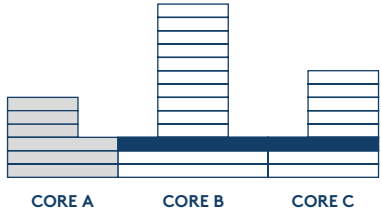
B2.06 – 2 BEDROOM*
74 sq m/797 sq ft

B2.08 – 4 BEDROOM
109 sq m/1,173 sq ft

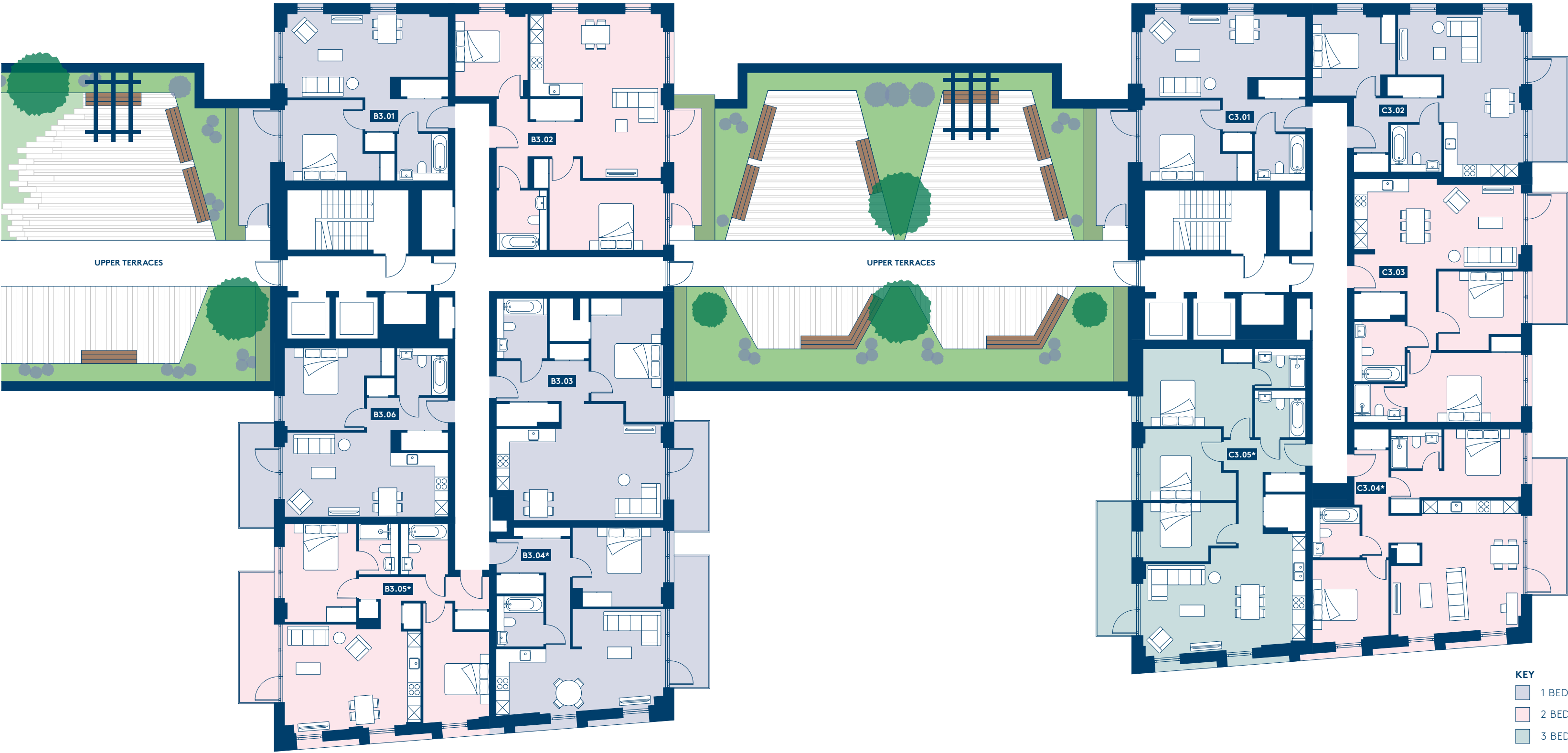
C2.02 – 1 BEDROOM
57 sq m/614 sq ft

C2.04 – 2 BEDROOM*
75 sq m/807 sq ft

C2.06 – 4 BEDROOM
109 sq m/1,173 sq ft



FLOOR 3



- KEY
- 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM

* Comfort Cooling apartments

● **B3.01 – 1 BEDROOM**
51 sq m/553 sq ft

● **B3.02 – 2 BEDROOM**
80 sq m/861 sq ft

● **B3.03 – 1 BEDROOM**
68 sq m/732 sq ft

● **B3.04 – 1 BEDROOM***
58 sq m/624 sq ft

● **B3.05 – 2 BEDROOM***
74 sq m/797 sq ft

● **B3.06 – 1 BEDROOM**
51 sq m/549 sq ft

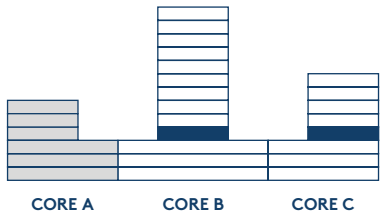
● **C3.01 – 1 BEDROOM**
51 sq m/550 sq ft

● **C3.02 – 1 BEDROOM**
57 sq m/611 sq ft

● **C3.03 – 2 BEDROOM**
75 sq m/807 sq ft

● **C3.04 – 2 BEDROOM***
75 sq m/807 sq ft

● **C3.05 – 3 BEDROOM***
92 sq m/990 sq ft



FLOOR 4



● **B4.01 – 1 BEDROOM**
52 sq m/560 sq ft

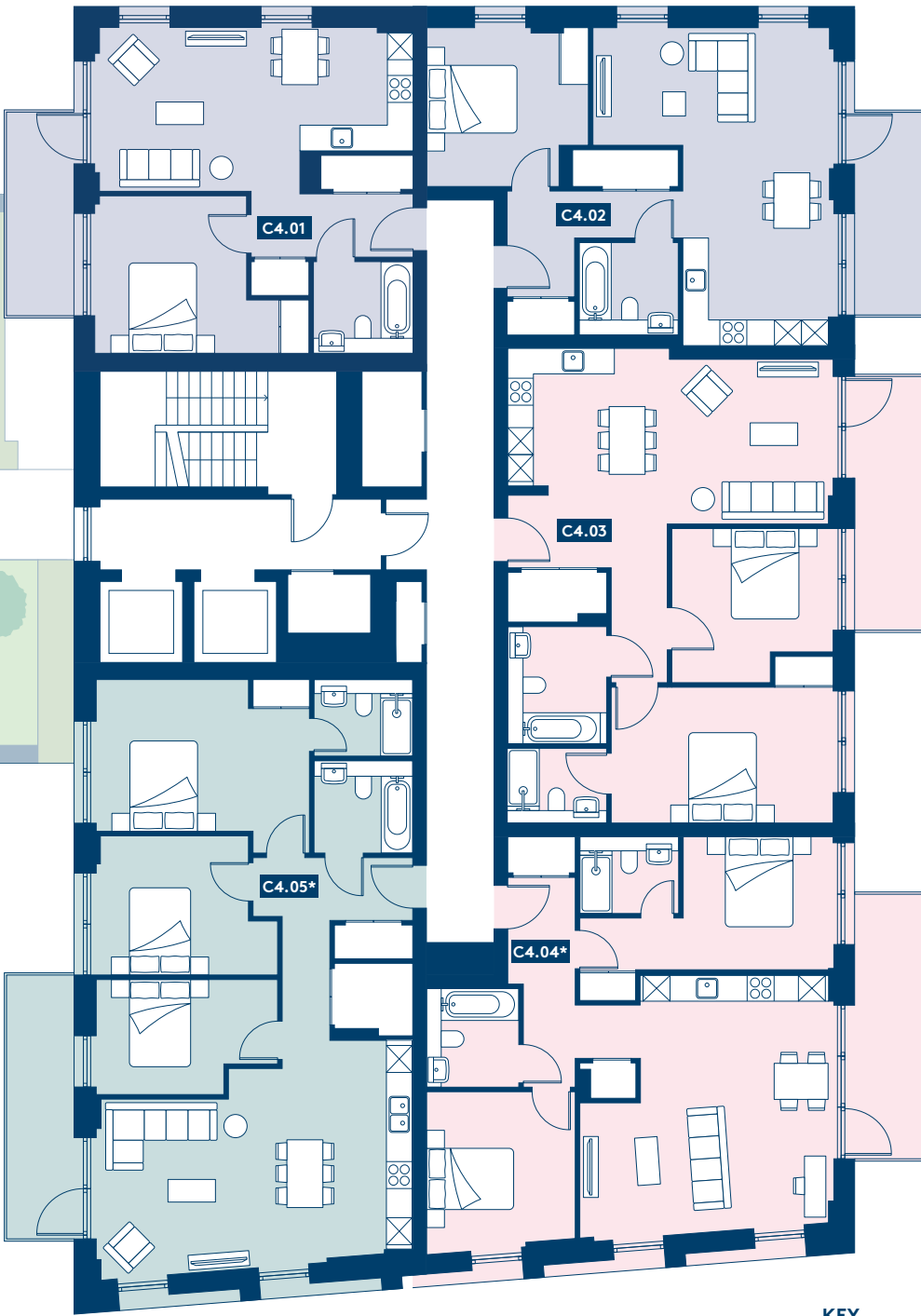
● **B4.03 – 2 BEDROOM**
75 sq m/807 sq ft

● **B4.05 – 2 BEDROOM***
74 sq m/797 sq ft

● **B4.02 – 1 BEDROOM**
56 sq m/605 sq ft

● **B4.04 – 2 BEDROOM***
86 sq m/926 sq ft

● **B4.06 – 1 BEDROOM**
51 sq m/549 sq ft



KEY

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

* Comfort Cooling
apartments

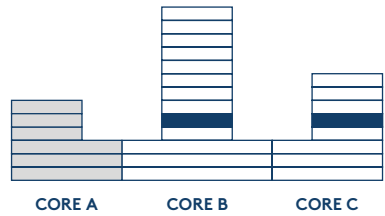
● **C4.01 – 1 BEDROOM**
51 sq m/550 sq ft

● **C4.03 – 2 BEDROOM**
75 sq m/807 sq ft

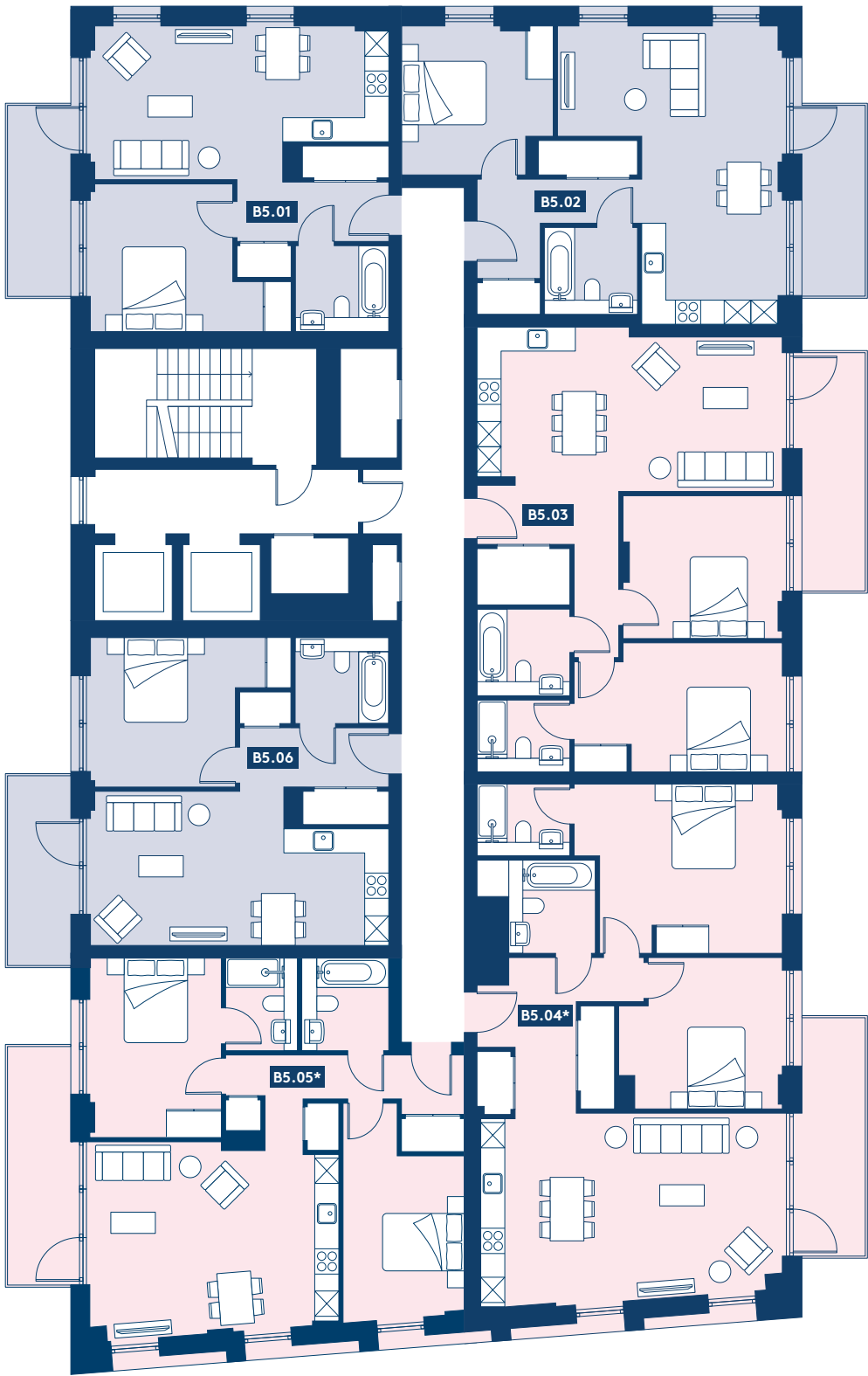
● **C4.05 – 3 BEDROOM***
92 sq m/990 sq ft

● **C4.02 – 1 BEDROOM**
57 sq m/611 sq ft

● **C4.04 – 2 BEDROOM***
75 sq m/807 sq ft



FLOOR 5



● **B5.01 – 1 BEDROOM**
52 sq m/560 sq ft

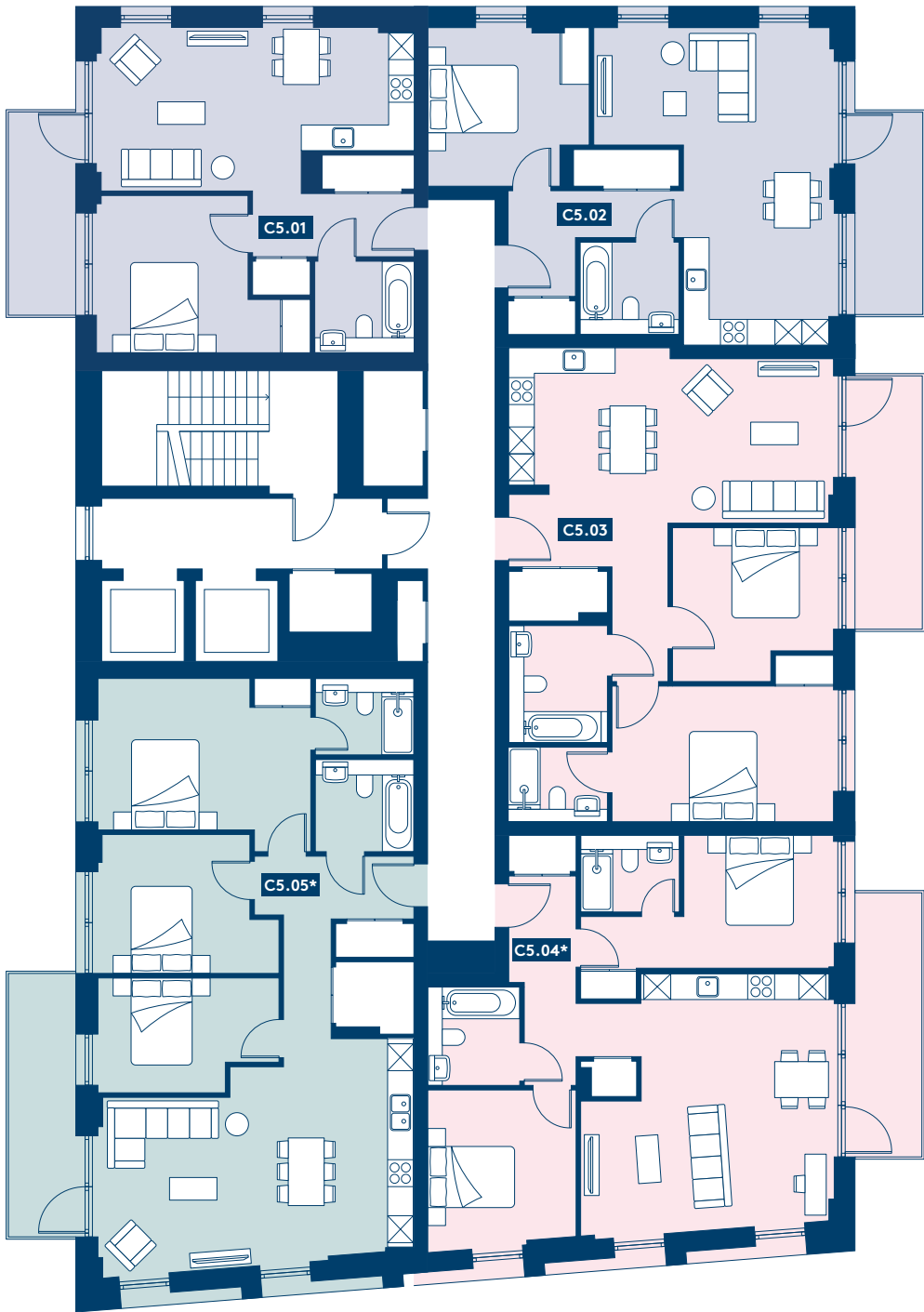
● **B5.03 – 2 BEDROOM**
75 sq m/807 sq ft

● **B5.05 – 2 BEDROOM***
74 sq m/797 sq ft

● **B5.02 – 1 BEDROOM**
56 sq m/605 sq ft

● **B5.04 – 2 BEDROOM***
86 sq m/926 sq ft

● **B5.06 – 1 BEDROOM**
51 sq m/549 sq ft



KEY
● 1 BEDROOM
● 2 BEDROOM
● 3 BEDROOM

* Comfort Cooling
apartments

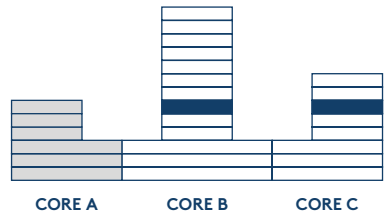
● **C5.01 – 1 BEDROOM**
51 sq m/550 sq ft

● **C5.03 – 2 BEDROOM**
75 sq m/807 sq ft

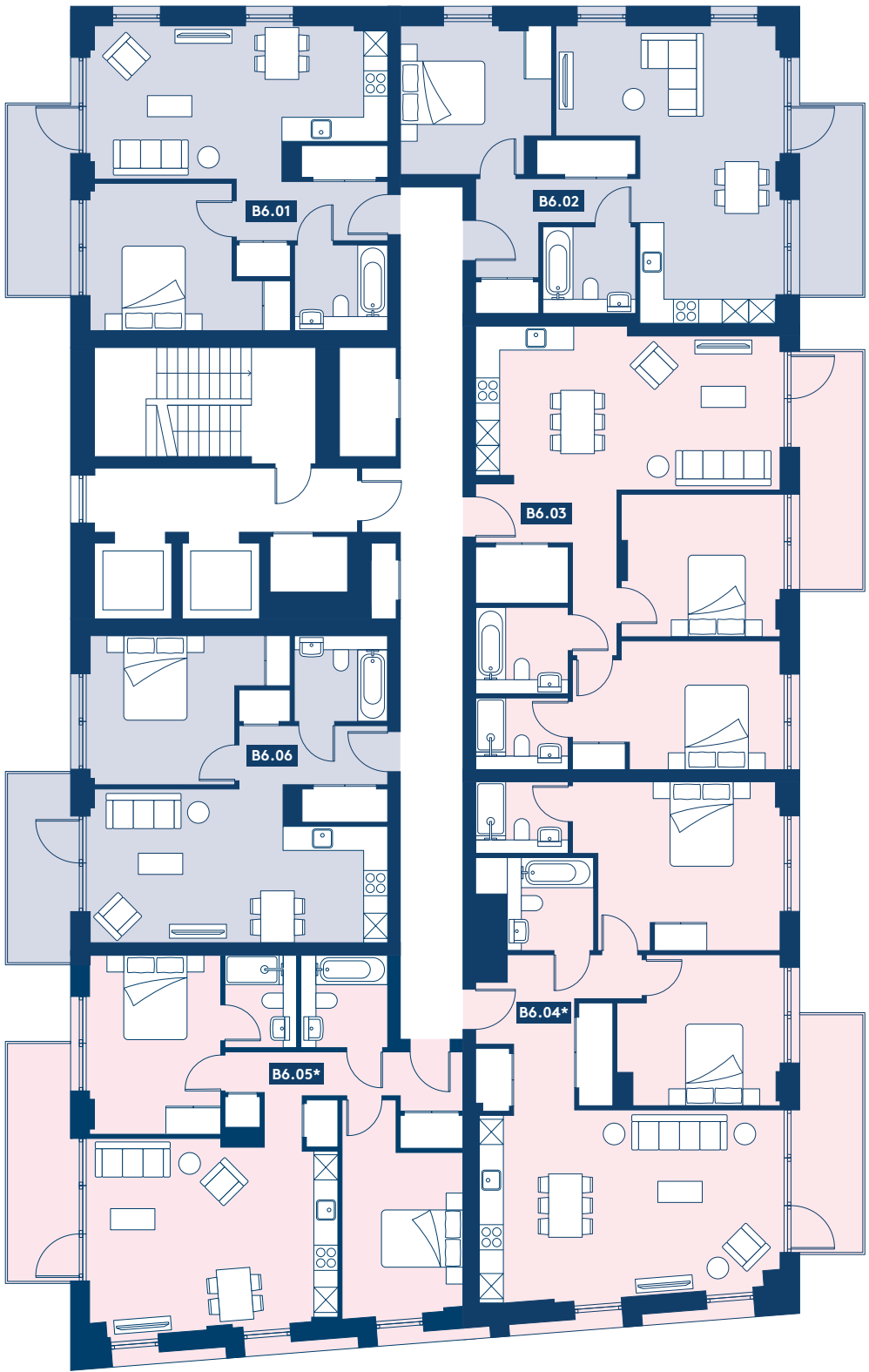
● **C5.05 – 3 BEDROOM***
92 sq m/990 sq ft

● **C5.02 – 1 BEDROOM**
57 sq m/611 sq ft

● **C5.04 – 2 BEDROOM***
75 sq m/807 sq ft



FLOOR 6



● **B6.01 – 1 BEDROOM**
52 sq m/560 sq ft

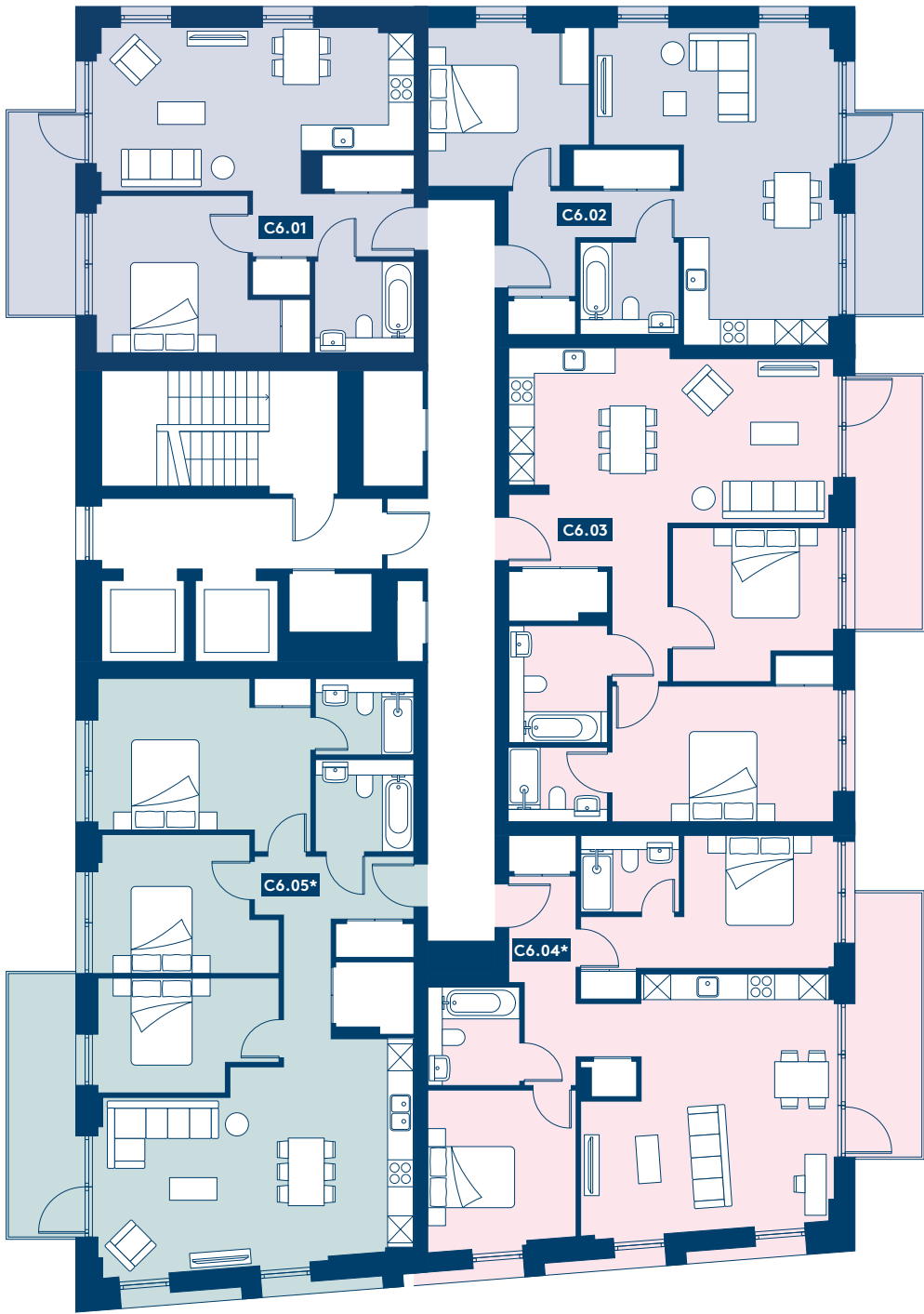
● **B6.03 – 2 BEDROOM**
75 sq m/807 sq ft

● **B6.05 – 2 BEDROOM***
74 sq m/797 sq ft

● **B6.02 – 1 BEDROOM**
56 sq m/605 sq ft

● **B6.04 – 2 BEDROOM***
86 sq m/926 sq ft

● **B6.06 – 1 BEDROOM**
51 sq m/549 sq ft



KEY
1 BEDROOM
2 BEDROOM
3 BEDROOM

* Comfort Cooling
apartments

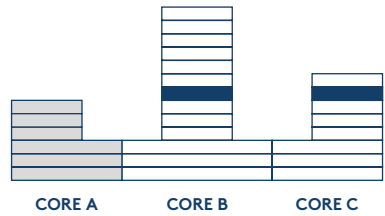
● **C6.01 – 1 BEDROOM**
51 sq m/550 sq ft

● **C6.03 – 2 BEDROOM**
75 sq m/807 sq ft

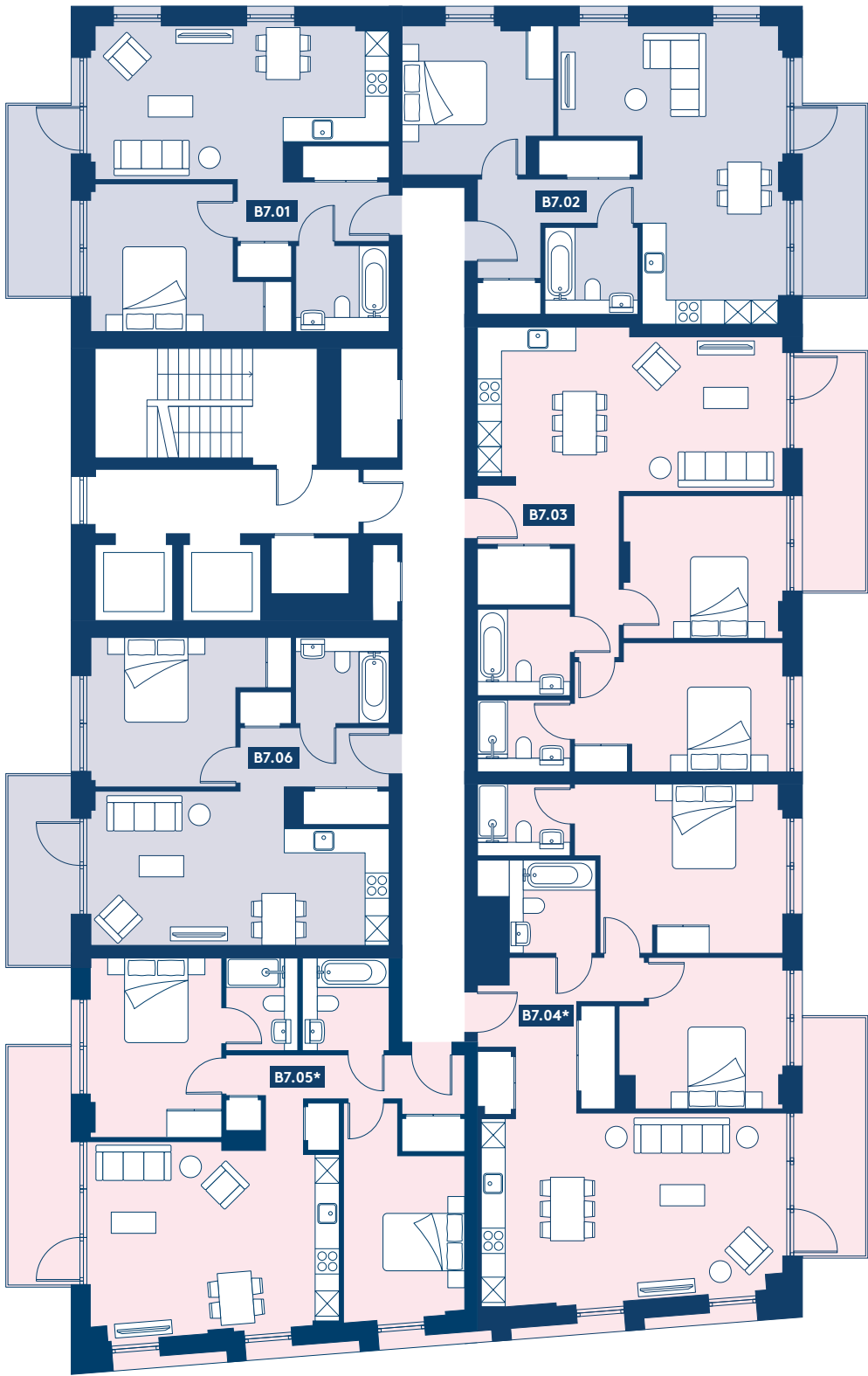
● **C6.05 – 3 BEDROOM***
92 sq m/990 sq ft

● **C6.02 – 1 BEDROOM**
57 sq m/611 sq ft

● **C6.04 – 2 BEDROOM***
75 sq m/807 sq ft



FLOOR 7



● **B7.01 – 1 BEDROOM**
52 sq m/560 sq ft

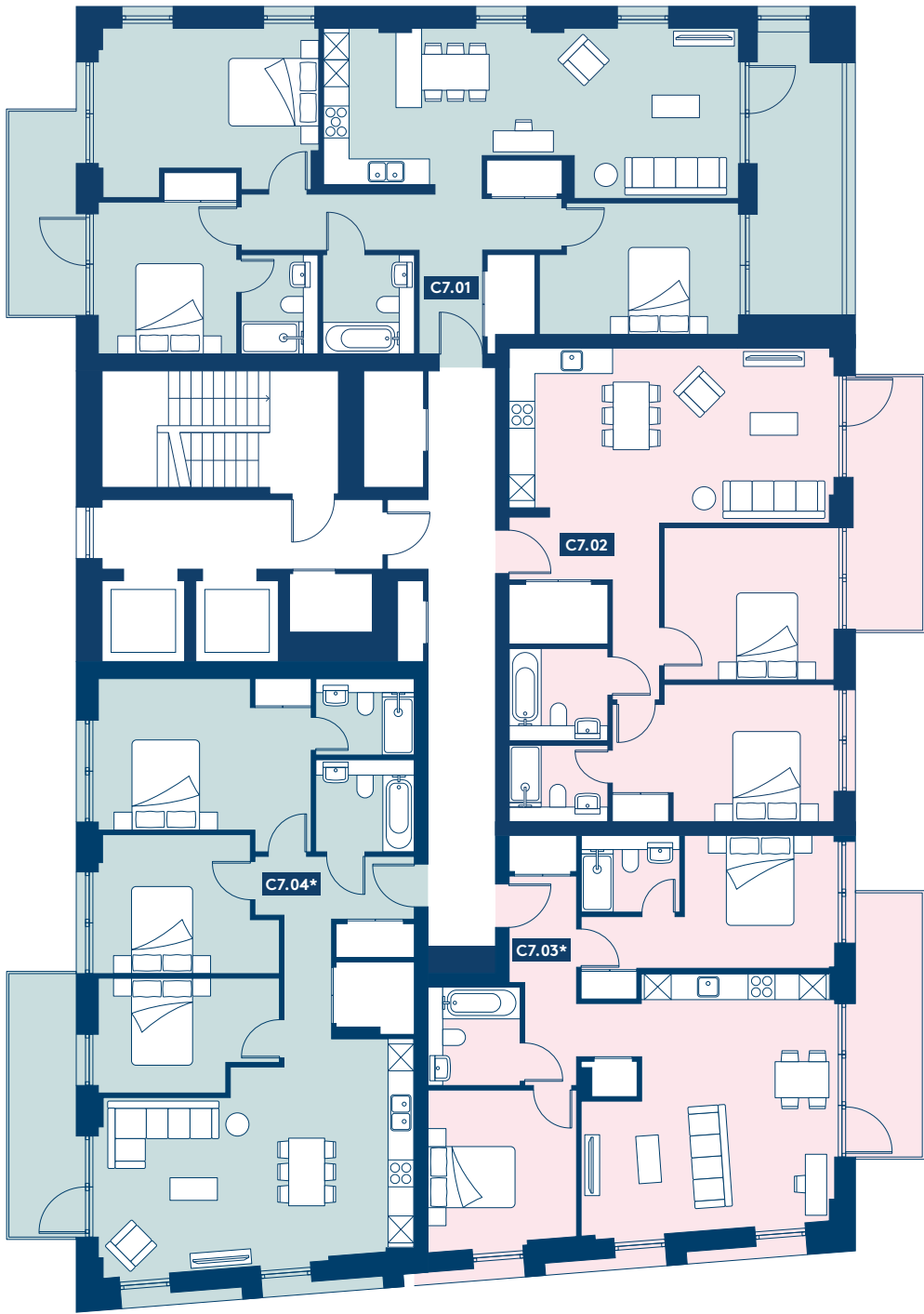
● **B7.03 – 2 BEDROOM**
75 sq m/807 sq ft

● **B7.05 – 2 BEDROOM***
74 sq m/797 sq ft

● **B7.02 – 1 BEDROOM**
56 sq m/605 sq ft

● **B7.04 – 2 BEDROOM***
86 sq m/926 sq ft

● **B7.06 – 1 BEDROOM**
51 sq m/549 sq ft



KEY
1 BEDROOM
2 BEDROOM
3 BEDROOM

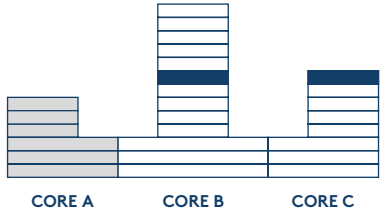
* Comfort Cooling
apartments

● **C7.01 – 3 BEDROOM**
100 sq m/1,076 sq ft

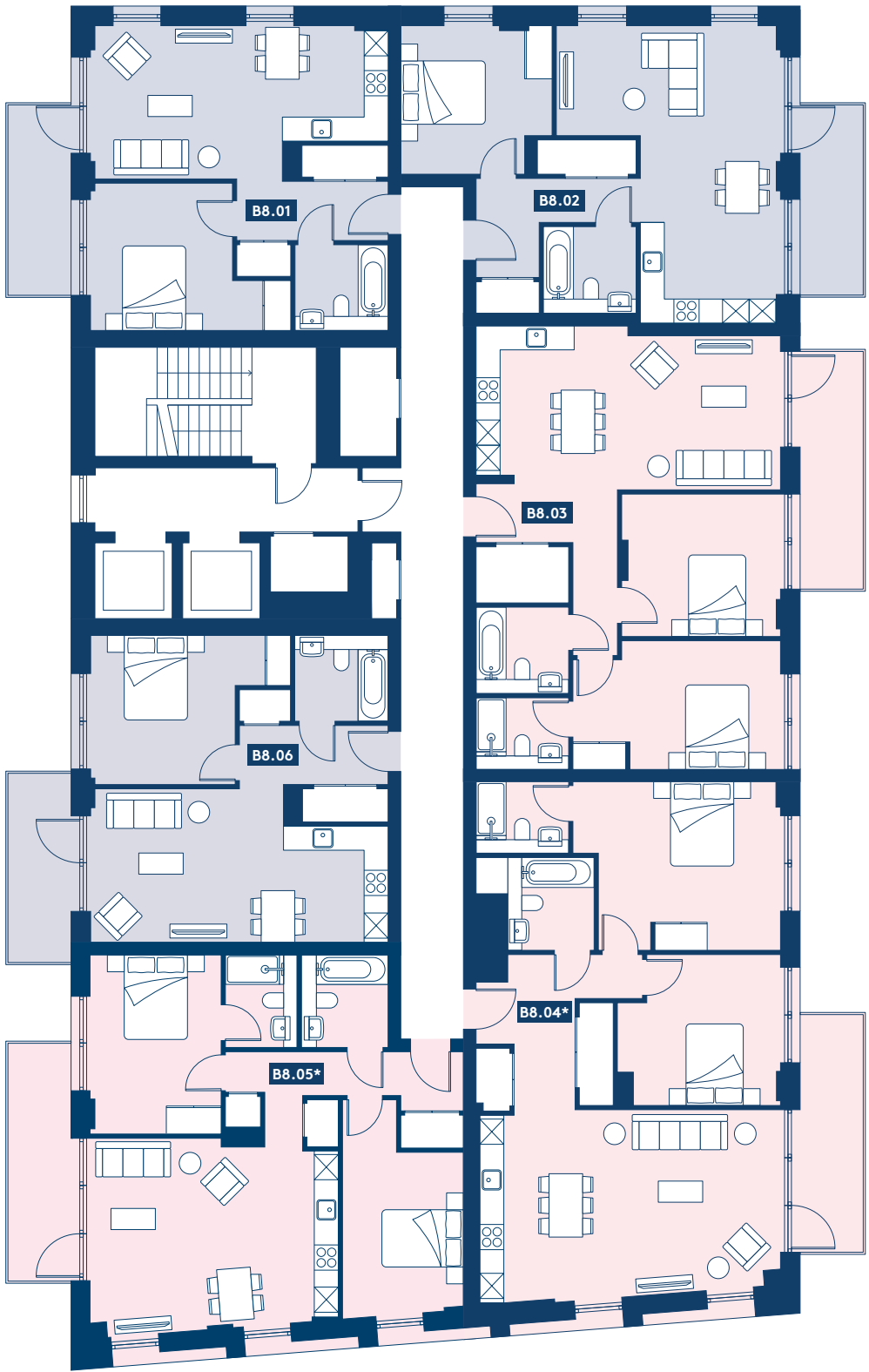
● **C7.03 – 2 BEDROOM***
75 sq m/807 sq ft

● **C7.02 – 2 BEDROOM**
76 sq m/818 sq ft

● **C7.04 – 3 BEDROOM***
92 sq m/990 sq ft



FLOOR 8



● **B8.01 – 1 BEDROOM**
52 sq m/560 sq ft

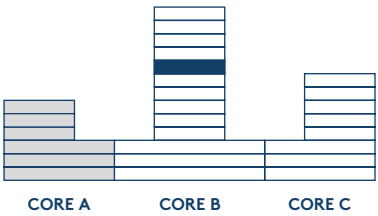
● **B8.03 – 2 BEDROOM**
75 sq m/807 sq ft

● **B8.05 – 2 BEDROOM***
74 sq m/797 sq ft

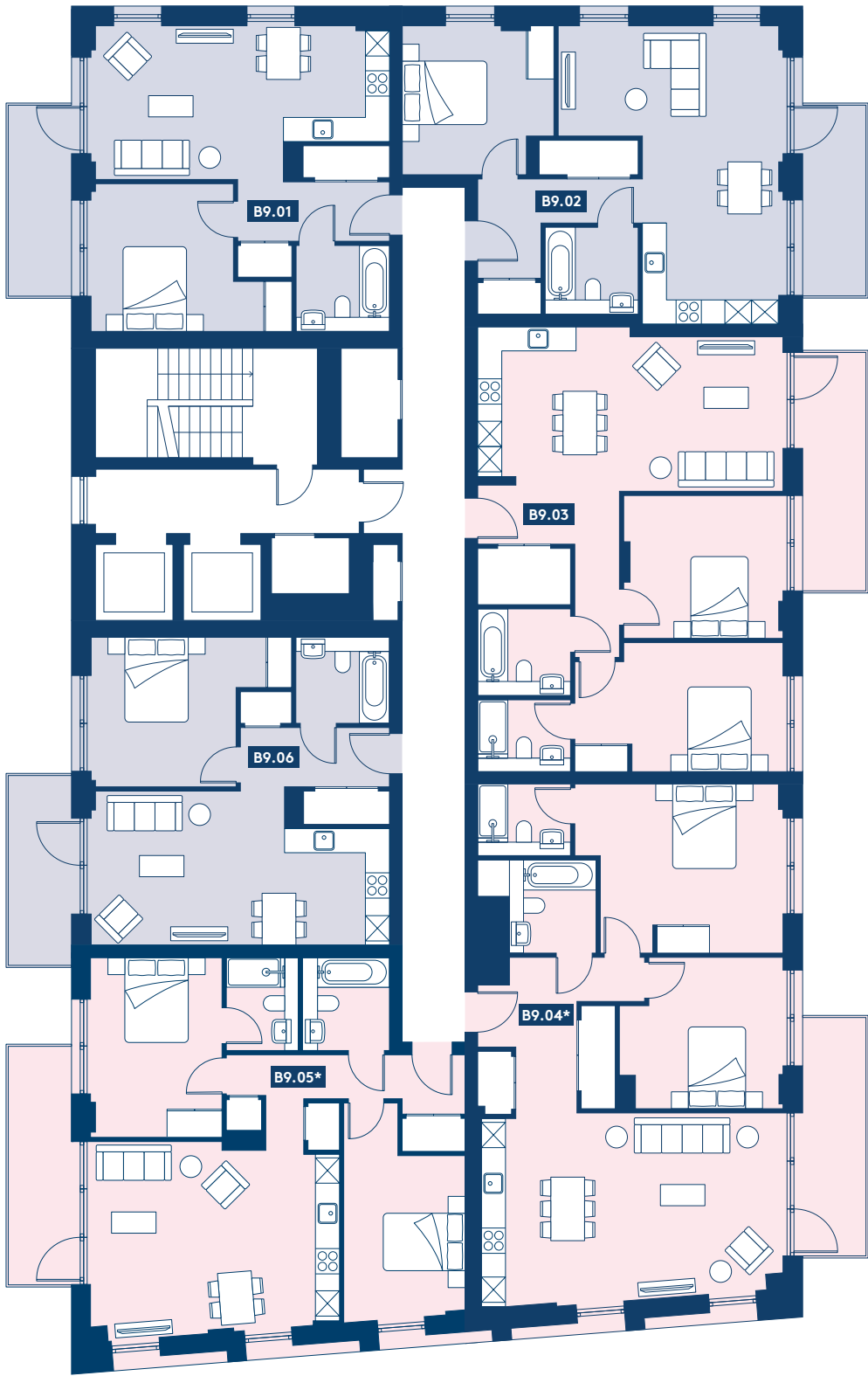
● **B8.02 – 1 BEDROOM**
56 sq m/605 sq ft

● **B8.04 – 2 BEDROOM***
86 sq m/926 sq ft

● **B8.06 – 1 BEDROOM**
51 sq m/549 sq ft



FLOOR 9



KEY
■ 1 BEDROOM
■ 2 BEDROOM

* Comfort Cooling
apartments

● **B9.01 – 1 BEDROOM**
52 sq m/560 sq ft

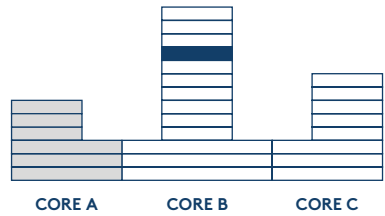
● **B9.03 – 2 BEDROOM**
75 sq m/807 sq ft

● **B9.05 – 2 BEDROOM***
74 sq m/797 sq ft

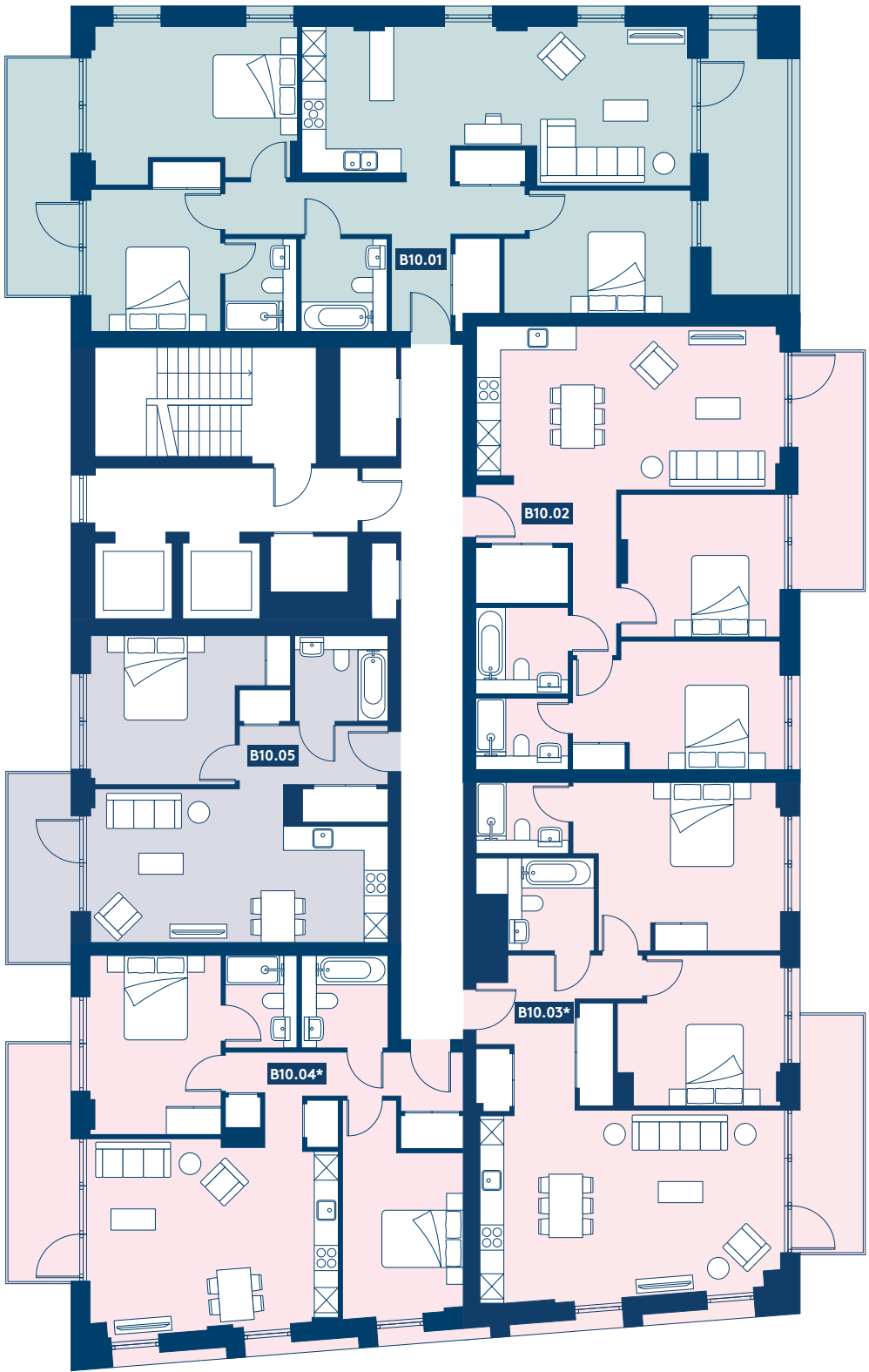
● **B9.02 – 1 BEDROOM**
56 sq m/605 sq ft

● **B9.04 – 2 BEDROOM***
86 sq m/926 sq ft

● **B9.06 – 1 BEDROOM**
51 sq m/549 sq ft



FLOOR 10



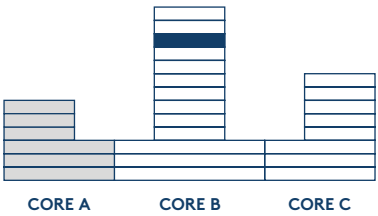
● **B10.01 – 3 BEDROOM**
100 sq m/1,071 sq ft

○ **B10.02 – 2 BEDROOM**
76 sq m/818 sq ft

○ **B10.03 – 2 BEDROOM***
86 sq m/926 sq ft

○ **B10.04 – 2 BEDROOM***
74 sq m/797 sq ft

● **B10.05 – 1 BEDROOM**
51 sq m/549 sq ft



FLOOR 11



KEY
● 1 BEDROOM
○ 2 BEDROOM
● 3 BEDROOM

* Comfort Cooling
apartments

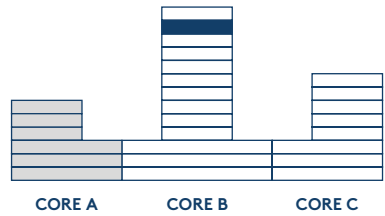
● **B11.01 – 3 BEDROOM**
100 sq m/1,071 sq ft

○ **B11.02 – 2 BEDROOM**
76 sq m/818 sq ft

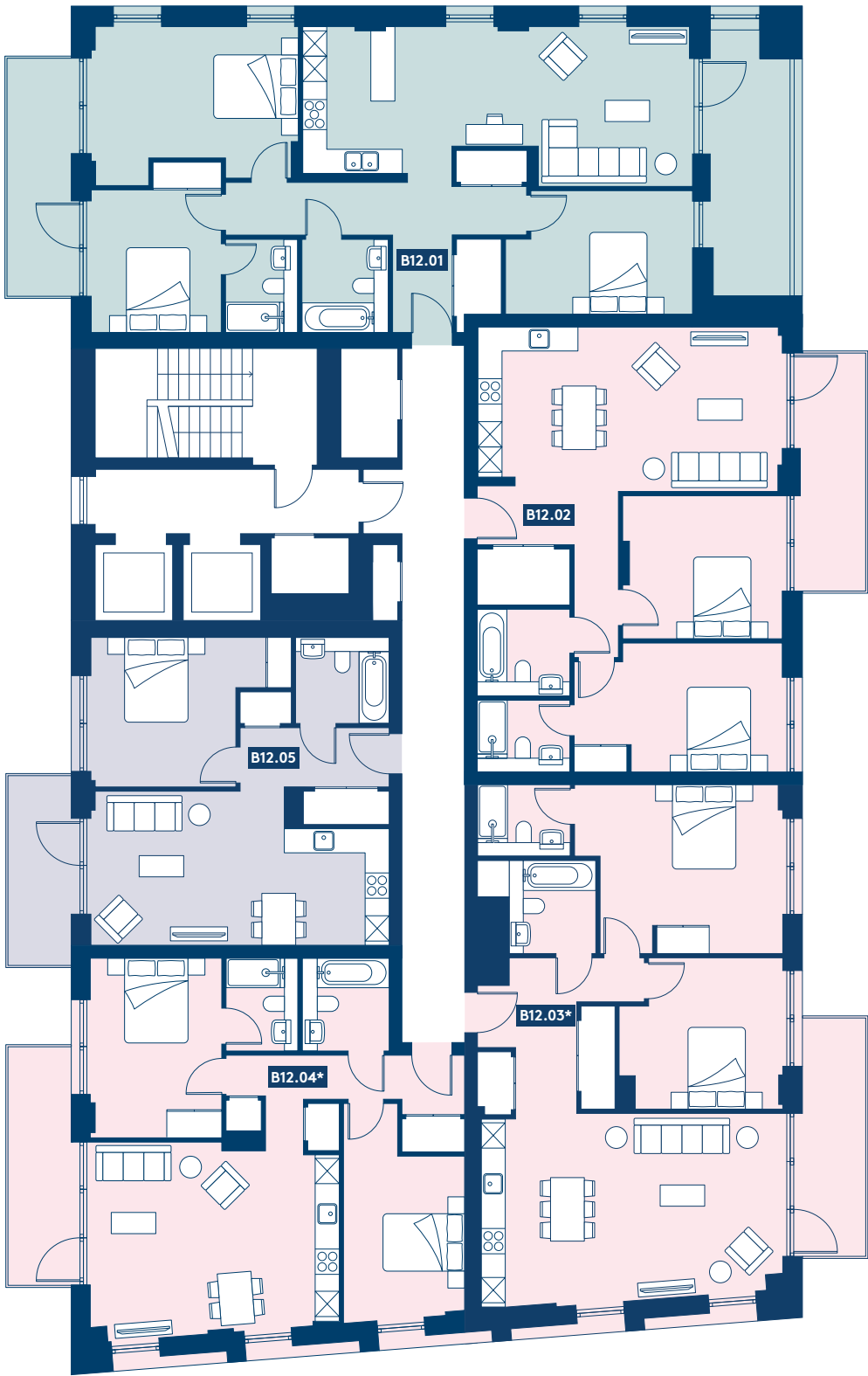
○ **B11.03 – 2 BEDROOM***
86 sq m/926 sq ft

○ **B11.04 – 2 BEDROOM***
74 sq m/797 sq ft

● **B11.05 – 1 BEDROOM**
51 sq m/549 sq ft



FLOOR 12



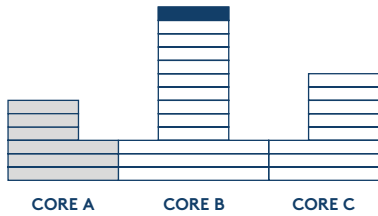
● **B12.01 – 3 BEDROOM**
100 sq m/1,071 sq ft

● **B12.02 – 2 BEDROOM**
76 sq m/818 sq ft

● **B12.03 – 2 BEDROOM***
86 sq m/926 sq ft

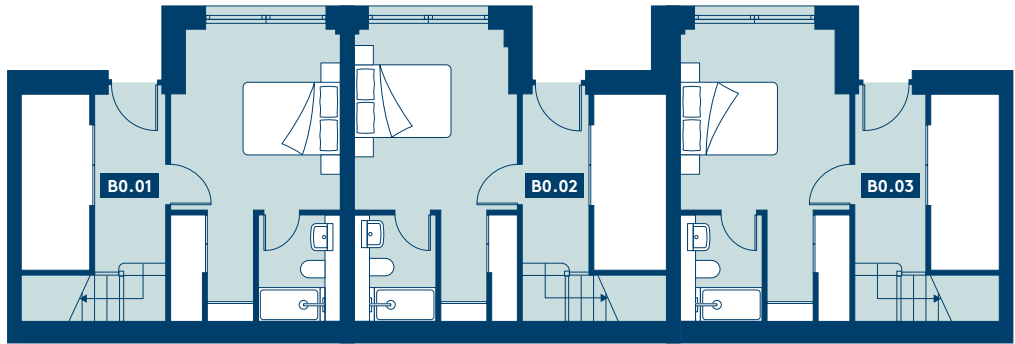
● **B12.04 – 2 BEDROOM***
74 sq m/797 sq ft

● **B12.05 – 1 BEDROOM**
51 sq m/549 sq ft

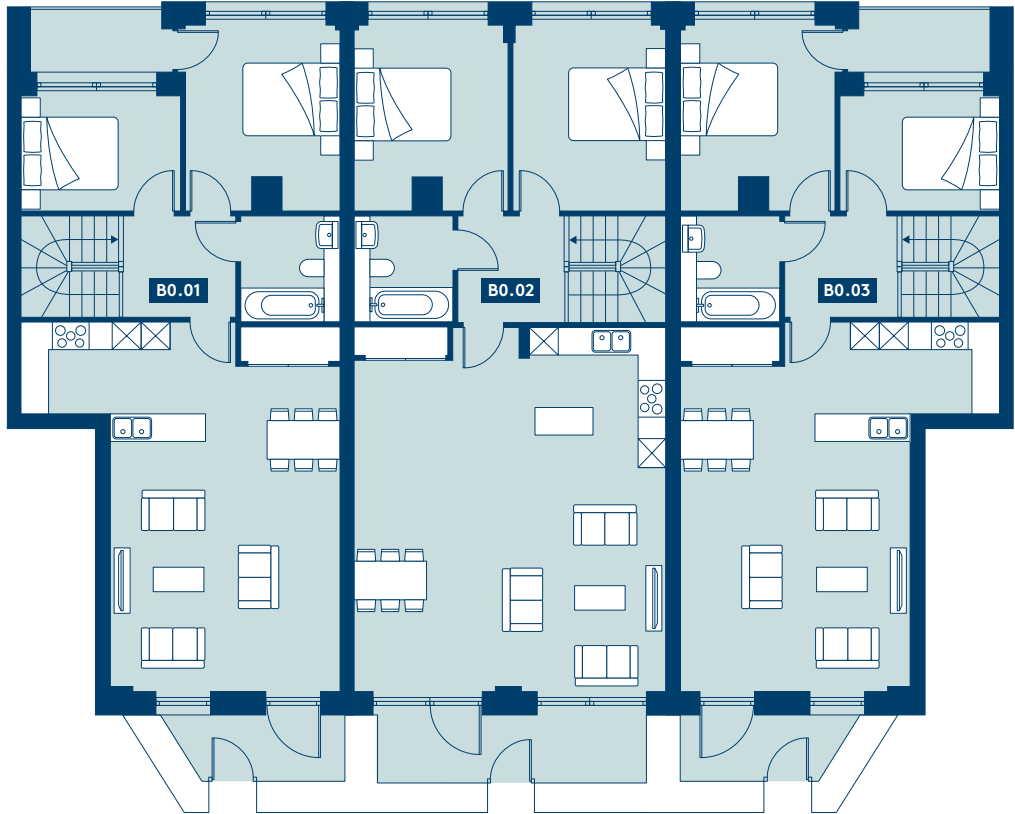


DUPLEXES

GROUND FLOOR



FIRST FLOOR



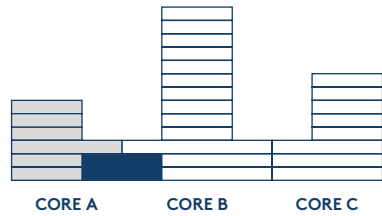
- KEY**
- 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM

* Comfort Cooling
apartments

● **B0.01 – 3 BEDROOM**
111 sq m/1,191 sq ft

● **B0.02 – 3 BEDROOM**
124 sq m/1,330 sq ft

● **B0.03 – 3 BEDROOM**
111 sq m/1,191 sq ft



SPECIFICATION

Communal areas

- Concierge desk
- Soft seating area and workstations to residents’ lounge
- Large format porcelain flooring to main entrance lobby, residents’ lounge and ground floor corridors
- Feature lighting to ceiling in main entrance lobby and residents’ lounge
- Brushed stainless steel ironmongery to internal communal doors
- Carpeted communal hallways
- Lifts to all floors in all blocks

General

- Engineered, single-plank oak timber floors to hallway, living and kitchen
- Soft grey carpet to all bedrooms
- Large format porcelain flooring to bathroom and ensuite
- Bespoke wardrobes to bedroom 1 with feature grooved doors in mid-grey lacquer finish with contrasting carcass
- Underfloor heating throughout
- Comfort cooling to living and bedroom 1 in selected apartments
- Recessed energy efficient LED downlights throughout
- Slimline white sockets and switches throughout (except kitchen)
- Solid core painted front door
- Solid core white painted internal doors
- Brushed steel ironmongery
- Matt white painted ceilings and walls throughout
- Matt white painted architraves and skirting boards throughout

Kitchens

- Handleless soft grey, matt kitchen units
- Off-black feature plinth, pelmet and cornice detailing
- Composite stone worktop in coordinating soft grey
- Bespoke size, plank-format, porcelain tiled splashback
- Undermounted stainless steel sink with single lever stainless steel mixer tap
- LED under-unit strip lighting
- Siemens single multi-function oven
- Siemens microwave oven
- Siemens induction hob
- Fully integrated extractor fan
- Fully integrated fridge/freezer
- Fully integrated dishwasher
- Free-standing washer/dryer (in hall cupboard)
- Brushed steel sockets above worktops

Bathrooms and ensuite

- White wall-mounted washbasin and wall-mounted WC with soft-close lid
- Brushed nickel brassware throughout
- White double-ended bath with thermostatically controlled hand-held shower and fixed overhead shower to bathroom
- Hinged glass bath screen to bathroom
- White slimline shower tray with thermostatically controlled hand-held shower and fixed overhead shower to ensuite
- Hinged door glass shower enclosure to ensuite
- Niche to bath and shower enclosure with built-in lighting
- Bespoke mirrored wall cabinet with integral lighting and shaver socket
- Bespoke floating shelf above basin and WC with integral lighting
- Composite stone worktop above basin and WC
- Thermostatic electric white towel rail
- Large format porcelain wall and floor tiles
- Bespoke size, plank-format feature porcelain wall tiles to selected walls

Balconies and terraces

- Powder coated vertical bar railings and handrail
- Finished with aluminium ‘wood effect’ flooring

AV, telephone and data

- Provision within the apartment for connection to BT/Virgin/Freeview and satellite systems

Safety and security

- CCTV to main communal areas
- Audio/video entry system to main entrance door
- Electronically controlled communal entrance doors and courtyard doors
- Lockable secure post boxes
- Lockable secure parcel storage

Residents’ amenities

- On-site concierge (not 24hr)
- Residents’ lobby
- Residents’ lounge with workstations
- Landscaped courtyard and podium gardens
- Secure cycle storage
- Secure car parking spaces (available by separate negotiation)



ABOUT TELEREAL TRILLIUM

Telereal Trillium is one of the UK's largest property companies, owning and managing over 12,000 properties, valued in excess of £8bn. Operating in property partnerships, investment, development, and strategic land, we have developed an exceptional track record in promoting land for development and securing residential planning permissions, with schemes ranging from small sites for single houses to major projects involving several thousand units. We offer a strong combination of proven expertise, capital resources and a commitment to delivering quality homes.

Telereal Trillium has a customer base of private companies, local authorities and central government departments, including Royal Mail, Aviva, BT, and DVLA. The company also owns Lands Improvement, the leading strategic land development company and The Arch Company, the largest provider of properties for small and medium sized business in England and Wales.

Telereal Trillium has frequently won awards for its innovation, service delivery, and sustainability. We are currently developing a number of exciting residential projects across the country.

For more information please visit: telerealtrillium.com

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