



IVY

G A R D E N S

luxgrovehomes

Luxgrove Homes markets a selection of residential properties in attractive locations on behalf of Luxgrove Capital Partners. Whether we market new builds or conversions, common denominators are exacting demands on quality, architecture, design and innovative thinking.

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Luxgrove
CAPITAL PARTNERS

Luxgrove Capital Partners is a fully integrated institutional grade real estate investment manager. We provide the full range of real estate investment management services, covering fund management, portfolio management, financial management, asset management, property management and development management.

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IVY
GARDENS

A stunning development comprising nine 2 and 3-bedroom apartments. Ivy Gardens is located in the heart of Ealing, on a tree-lined street surrounded by imposing semi-detached Victorian houses. The distinctive contemporary architecture of the apartments is reflected in the elegant signature interiors designed by Ademchic.

This district of London has plenty of pleasant green spaces for you to enjoy, along with a fantastic choice of shopping and leisure facilities. There's also plenty of opportunity for socialising, whether you're spending time with your family or meeting up with friends.





DEVELOPMENT

INTRODUCTION TO IVY GARDENS
2-3

LOCATION

LOCAL AREA & ACCESSIBILITY
10-13

INTERIORS

INTERIOR DESIGN BY ADEMCHIC
14-27

FLOORPLANS

SITE MAP & DIMENSIONS
28-39

SPECIFICATION

FEATURES & FINISHES
42-43

DEVELOPER

LUXGROVE HOMES
46-47





EALING, W5

Once a rural village, Ealing is steeped in history and is best known for having the oldest film studios in the world, which made the highly-popular Ealing comedies such as Kind Hearts and Coronets, The Ladykillers and many others.

Today, Ealing is a highly desirable suburb located in West London, which has speedy tube and rail links to the heart of the capital thanks to the Elizabeth Line. With its leafy streets, spacious Victorian homes and some of the best bars, cafés and restaurants outside the West End, Ealing is a very popular place to relocate to. It also offers all kinds of opportunities for the sports enthusiast, with excellent gyms and leisure centres, as well as golf, tennis, rugby and football clubs – and even a horse riding school.





THE LOCAL AREA

LEISURE AND RECREATION

- | | | |
|---------------------------------|---------------------|------------------------|
| 1. Twyford Avenue Sports Ground | 4. Gunnersbury Park | 7. Lammas Park |
| 2. Ealing Lawn Tennis Club | 5. Ealing Filmworks | 8. Walpole Park |
| 3. Ealing Common | 6. Acton Park | 9. Ealing Cricket Club |

RETAIL

- | | | |
|----------------------|------------------------|----------------------|
| 10. Mo's Fishmongers | 12. The Ealing Butcher | 14. Natural Natural |
| 11. Morrisons | 13. Waitrose | 15. Sainsburys Local |

PUBS AND RESTAURANTS

- | | | |
|---------------------|------------------------|-----------------|
| 16. Hasu Sushi | 19. The Grove Pub | 22. Brew Dog |
| 17. Boom Battle Bar | 20. Steak on the Green | 23. Las Iguanas |
| 18. The Grange | 21. The Station House | 24. Teatro Hall |

CAFES

- | | | |
|-------------------------|------------------|-------------------------------------|
| 25. Electric Coffee Co. | 28. Dickens Yard | 31. Gordon Ramsay Bread Street Cafe |
| 26. Starbucks | 29. Artisan | |
| 27. Gail's | 30. Costa | |

EDUCATION

- | | | |
|--------------------------------------|------------------------------|--------------------------------|
| 32. Twyford CoE High School | 34. The Japanese School | 37. St Benedicts |
| 33. Ellen Wilkinson School for Girls | 35. Maria Montessori Nursery | 38. Notting Hill & Ealing High |
| | 36. Ada Lovelace CoE | 39. St Augustines Priory |



6 minute walk to **Ealing Common Underground**
For District and Piccadilly Line

Piccadilly Circus 30 minutes
Blackfriars 36 minutes
Victoria 26 minutes



13 minute walk to **Ealing Broadway Station**
For Central & Elizabeth Line and National Rail

Paddington 8 minutes
Bond Street 13 minutes
Tottenham Court Road 15 minutes
Heathrow 14 minutes



INTERIORS

By Ademchic

At Luxgrove we believe that new-build developments don't all have to look the same, which is why we have collaborated on this project with leading London interior design studio ADEMCHIC to bring you new homes that are truly unique. Quality materials, sophisticated design and stunning contemporary detailing make each apartment distinctive and exclusive.

Take a walk through
UNIT 1 & 9
With our online VR Tour





SMART HOME TECHNOLOGY

Your new home is beautiful.
Now you can make it smart too.



AUDIO

App compatible, multi-room home audio system.



SECURITY

Leading edge, app controlled 24-7 security system.



CINEMA

Relax in style with a complete home cinema system.



LIGHTING

Intelligent lighting for scene setting and energy saving.



SHADES

Automatic blinds and curtains, controlled from your smart device.



COMFORT

Smart heating to reduce energy bills and improve your comfort.

Your home comes with a unique portal called SELECT. Within the portal are the latest smart technology solutions designed specifically for your home. When you choose your home you'll receive a unique code to access the portal for that property and discover a world of smart features that will bring your home to life.

All the products on the Avande Select portal have been designed to work for your home. Your portal already knows the amount of lights, the circuits in your home, the measurements of windows and the mechanical systems. Whatever you choose is guaranteed to be compatible with your home. Avande Select is designed for you to be one click away from a smart home!

Your unique SELECT portal includes today's leading smart technology manufacturers, such as:

SONOS LITHEAUDIO

heatmiser® LUTRON®

AJAX

Upgrade today with

AVANDE SELECT
THE FUTURE OF SMART LIVING







Thorough and careful attention has been paid to every detail in these sophisticated homes, which have been styled around your lifestyle, to ensure everything is exactly where you would want it. The quality materials we have used will guarantee interiors that are both long-lasting and timeless in style.





FLOORPLANS

UNIT	BEDS	FLOOR	TOTAL AREA SQM	TOTAL AREA SQFT	PAGE
A	3	GROUND	99	1066	30
B	2	GROUND	71	766	31
C	2	GROUND	79	849	32
1	3	FIRST	92	986	33
2	2	FIRST	71	767	34
3	2	FIRST	86	925	35
4	3	SECOND	92	986	36
5	2	SECOND	71	767	37
6	2	SECOND	86	925	38

All images and the dimensions given are illustrations for this unit type and individual plots may differ. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture.

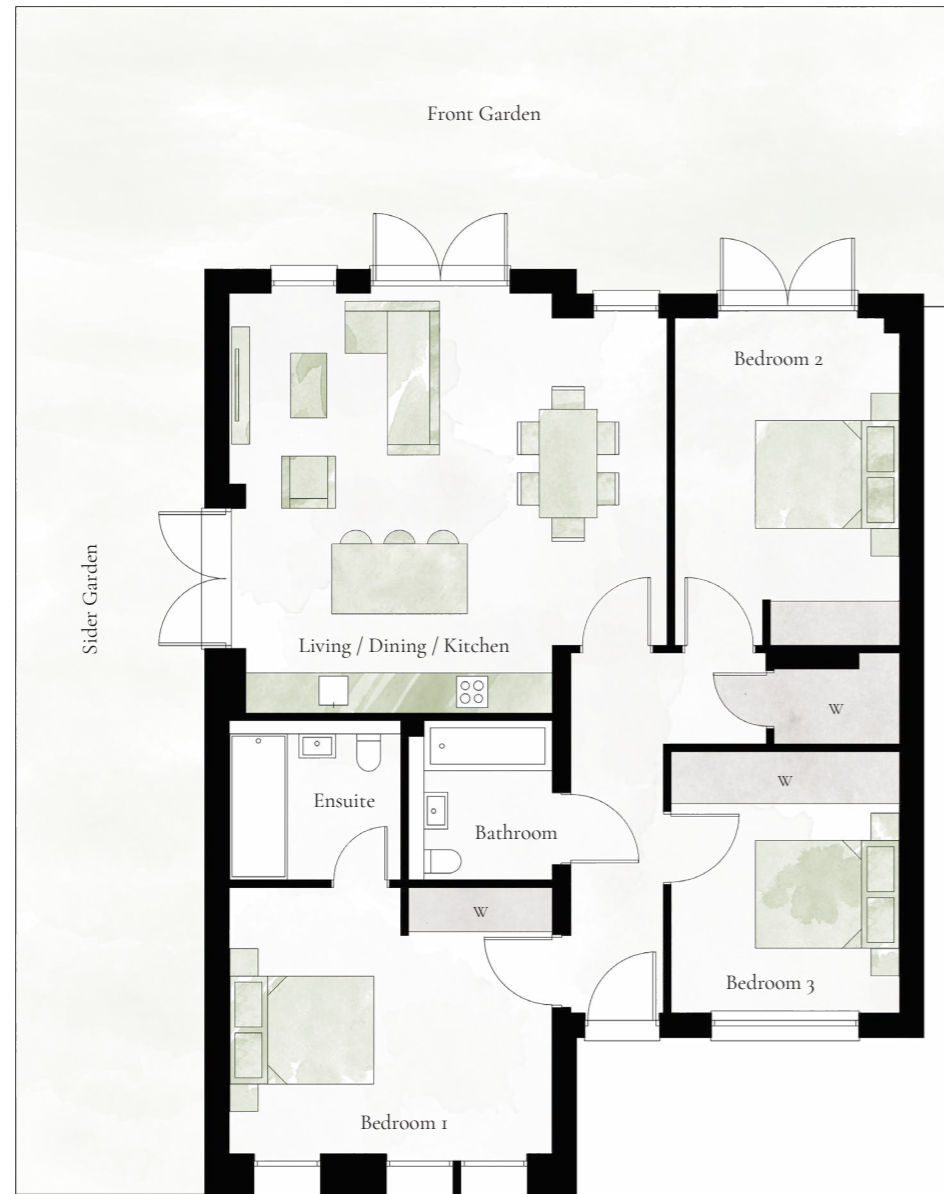
Please check with your sales adviser in respect of individual properties.

UNIT A

3 BEDROOM FLAT | GROUND FLOOR

TOTAL AREA
99 sqm / 1066 sqft
*Excluding garden

KITCHEN / LIVING / DINING 5.7m x 6.0m	BEDROOM 3 3.6m x 3.1m
BEDROOM ONE 4.4m x 3.4m	BATHROOM 2.2m x 2.0m
ENSUITE 2.3m x 2.2m	REAR GARDEN* 12.2m x 5.5m
BEDROOM 2 4.5m x 3.1m	SIDE GARDEN* 12.6m x 2.1m



UNIT B

2 BEDROOM FLAT | GROUND FLOOR

TOTAL AREA
71 sqm / 766 sqft
*Excluding garden

KITCHEN / LIVING / DINING 7.9m x 3.4m	GARDEN* 10.0m x 4.4m
BEDROOM ONE 4.0m x 3.2m	
BEDROOM TWO 3.6m x 3.0m	
BATHROOM 2.3m x 2.0m	



UNIT C

2 BEDROOM FLAT | GROUND FLOOR

TOTAL AREA
79 sqm / 849 sqft
*Excluding garden

KITCHEN / LIVING / DINING 6.8m x 4.4m	BATHROOM 2.0m x 1.7m
BEDROOM ONE 4.8m x 3.3m	REAR GARDEN*
BEDROOM TWO 4.4m x 3.6m	9.9m x 4.2m
ENSUITE 2.2m x 1.8m	SIDE GARDEN*
	7.4m x 11.3m

UNIT ONE

3 BEDROOM FLAT | FIRST FLOOR

TOTAL AREA
92 sqm / 986 sqft
*Excluding balconies

KITCHEN / LIVING / DINING 6.4m x 4.4m	BEDROOM 3 3.4m x 2.1m
BEDROOM 1 4.4m x 2.8m	BATHROOM 2.3m x 2.0m
ENSUITE 2.3m x 1.6m	BALCONY 1.3m x 4.4m
BEDROOM 2 3.5m x 3.4m	



UNIT TWO

2 BEDROOM FLAT | FIRST FLOOR

TOTAL AREA
71 sqm / 767 sqft
*Excluding balconies

KITCHEN / LIVING / DINING	BALCONY
6.8m x 4.0m	1.3m x 4.4m
BEDROOM ONE	
4.2m x 3.0m	
BEDROOM TWO	
3.9m x 3.1m	
BATHROOM	
2.3m x 2.0m	



UNIT THREE

2 BEDROOM FLAT | FIRST FLOOR

TOTAL AREA
86 sqm / 925 sqft
*Excluding balconies

KITCHEN / LIVING / DINING	BATHROOM
6.2m x 4.6m	2.6m x 1.7m
BEDROOM 1	
4.4m x 3.4m	
ENSUITE	
2.2m x 1.7m	
BEDROOM 2	
4.3m x 2.8m	



UNIT FOUR

3 BEDROOM FLAT | SECOND FLOOR

TOTAL AREA
92 sqm / 986 sqft
*Excluding balconies

KITCHEN / LIVING / DINING 6.4m x 4.4m	BEDROOM ONE 4.4m x 2.8m	BEDROOM THREE 3.3m x 2.1m
ENSUITE 2.3m x 1.6m	BEDROOM TWO 3.5m x 3.4m	BATHROOM 2.3m x 2.0m
		BALCONY 1.3m x 4.4m



UNIT FIVE

2 BEDROOM FLAT | SECOND FLOOR

TOTAL AREA
71 sqm / 767 sqft
*Excluding balconies

KITCHEN / LIVING / DINING 6.8m x 4.0m	BALCONY 1.3m x 4.4m
BEDROOM ONE 4.2m x 3.0m	
BEDROOM TWO 3.9m x 3.1m	
BATHROOM 2.3m x 2.0m	



UNIT SIX

2 BEDROOM FLAT | SECOND FLOOR

TOTAL AREA
86 sqm / 925 sqft
*Excluding balconies

KITCHEN / LIVING / DINING	BATHROOM
6.2m x 4.6m	2.6m x 1.7m
BEDROOM ONE	BALCONY
4.4m x 3.4m	1.3m x 4.6m
ENSUITE	
2.2m x 1.7m	
BEDROOM 2	
4.3m x 2.8m	

IVY GARDENS | 38







SPECIFICATION

KITCHEN

British made shaker style kitchens
 Kumari quartz worktops with full height splashbacks
 Stone waterfall kitchen islands with bar seating*
 Neff Induction hob
 Neff oven
 Neff integrated microwave
 Integrated dishwasher
 Integrated fridge freezer
 Integrated extractor hood
 Integrated LED cabinet lighting

BATHROOM

Large format marble tiled bathrooms
 Built-in mirrored vanity unit
 Matt black brassware
 Heated towel rail

BEDROOMS

Supersoft stain-resistant carpets
 Built-in wardrobes
 Individually designed headboards in Primary Bedrooms

INTERIOR FINISHES

Herringbone flooring
 Concealed curtain recesses
 Cornice in ground and first floor apartments

JOINERY

Built-in wardrobes to all double bedrooms
 Built-in media units*

LIGHTING & ELECTRICAL

Fibre broadband and satellite TV ready
 Smart lighting control system
 Pendant feature lighting to primary bedrooms over bedside tables
 Pendant feature lighting to kitchen island and dining areas*
 USB Sockets**

SECURITY & PEACE OF MIND

Smart home security intercom system***
 Low carbon energy efficient homes
 10-year ICW structural defects warranty
 Energy efficient heating and hot water system
 Independent multi zone underfloor heating to all rooms
 Pre Wired for CCTV (Ground floor flats)***

AMENITIES

Private garden to ground floor apartments
 Balconies to all apartments
 Luxurious communal areas

*To selected units
 **To bedroom and kitchen areas
 *** Security via the Avande Upgrade Portal

The specification of the apartments is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the apartment sale contracts. The information contained in it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Apartment designs and layouts are indicative only and may change.



DEVELOPER

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FOR SALE ENQUIRIES
PLEASE CONTACT

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CAPITAL PARTNERS

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