



WESTGATE
HOUSE 

WEST GATE EALING LONDON W5



West London's new landmark for luxury living, offering a fabulous choice of suites and apartments - located little over 5 minutes walk from Central line connections and a journey time of just 20 minutes into the heart of the West End.



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HOUSE 

In joint venture:





NEW ERA

LONDON LIVING

WESTGATE
HOUSE 



- Little over 5 minutes walk from Hanger Lane tube station and central line services.
- 11 minutes (4 stops) by tube from Shepherd's Bush interchange with London overground, mainline rail and alighting for Westfield.
- 9 minutes by public transport from Ealing Broadway station and forthcoming Crossrail services.
- Elizabeth line journey times from Ealing Broadway include Bond Street in 11 minutes and Heathrow (2 & 3) in 15 minutes.
- 10 minutes drive time from Wembley Stadium and the SSE Arena.
- Excellent road connections via A406 and A40 linking to the M25 and M40 in 16 minutes drive time.



GLANCE

THE DEVELOPMENT

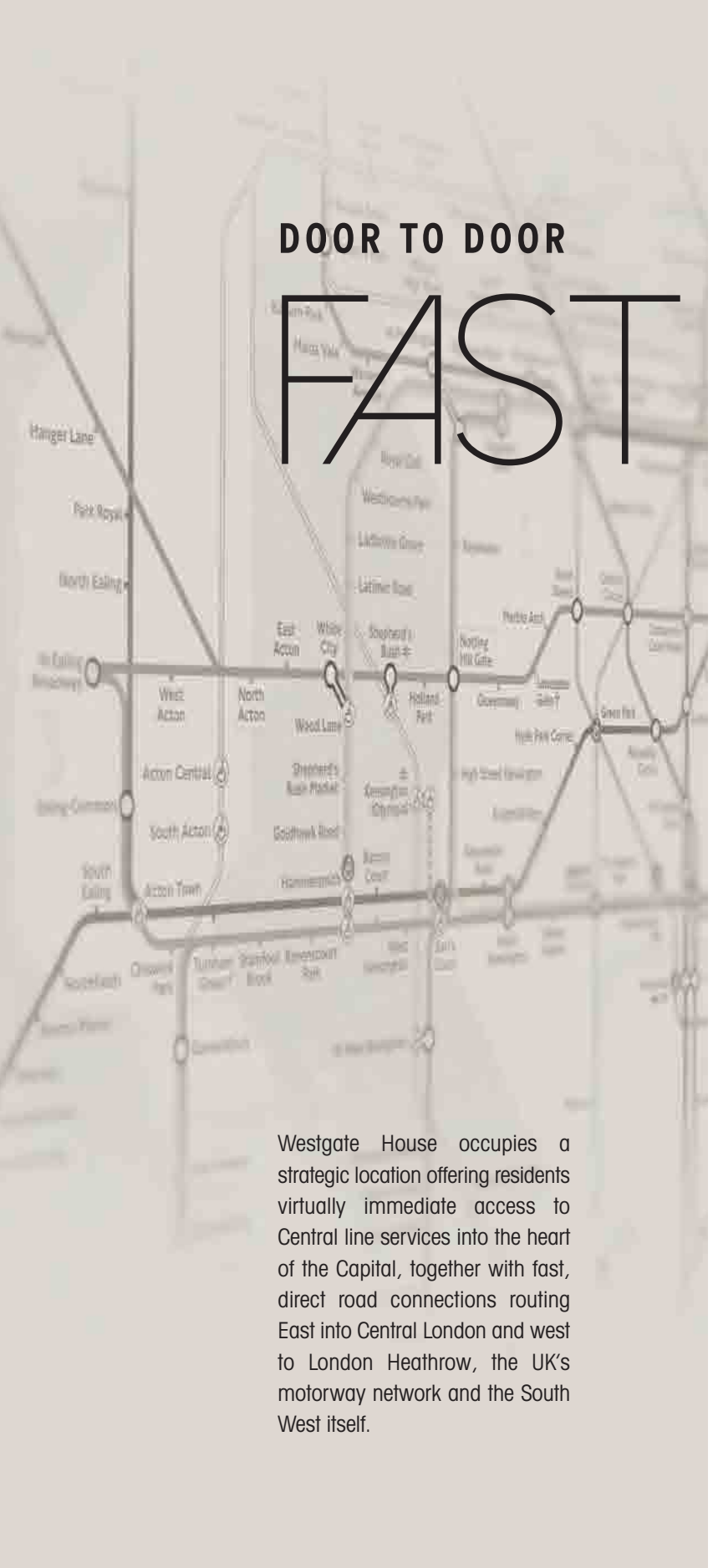
- Superb choice of apartment styles - from 1 bed Sapphire suites to 1 bed Emerald apartments and Tiffany 2 bedroom types.
- Opulent interior designed reception foyer and residents lounge with 24 hour concierge and services.
- Fully equipped gymnasium with sauna and steam room.
- Level 6 communal terrace lounge with adjoining screening room.
- Secure car parking and cycle store.
- Highly refined specifications including comfort cooling and oak plank styled click flooring throughout.
- Landscaped communal amenity space to building frontage.



DOOR TO DOOR

FAST TRACK

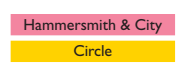
WHEN MINUTES MATTER



Westgate House occupies a strategic location offering residents virtually immediate access to Central line services into the heart of the Capital, together with fast, direct road connections routing East into Central London and west to London Heathrow, the UK's motorway network and the South West itself.



WESTGATE HOUSE



8 MINS



9 MINS (BY BUS)



11 MINS



21 MINS



22 MINS



24 MINS

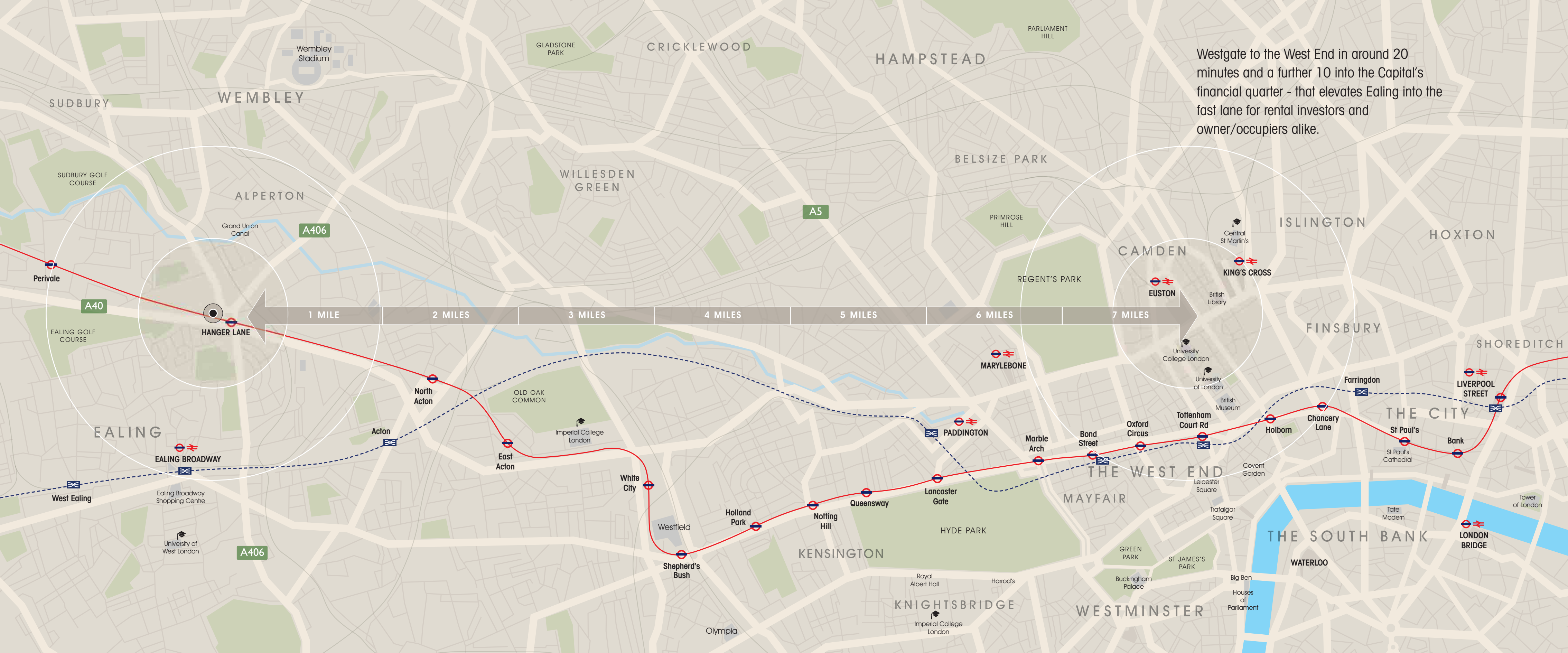


31 MINS



Approximate journey times are from Hanger Lane tube station (5 mins walk) to principal stations, and are taken from TfL.gov.uk

WESTGATE HOUSE



FORGET THE COMMUTE

WEST

GATE

SIMPLY CONNECTS



Travel by Road

Primary road connections could hardly be more direct from Westgate House with Hanger Lane offering a gyratory system on to the A406 North Circular, the A40 east-west artery and Hanger Lane itself southbound connecting to the M4 (J2) in 9 minutes.

Such an array of major routes from Westgate House enables many local and regional key destinations to become easily accessible including Reading (65 minutes), London Stansted (53 minutes), Birmingham (1 hr 56 mins) and Bristol in 2 hours.



HANGER LANE TO OXFORD • DRIVE TIME 60 MINS

HEATHROW TO HONG KONG • FLIGHT TIME 11 HRS 55 MINS



LOCAL, REGIONAL &

INTERNATIONAL

TRAVEL - DIVERSITY ON YOUR DOORSTEP

Crossing the globe

London's Heathrow lies within 26 minutes drive and is today the busiest airport in Europe, while also remaining the second busiest airport in the world.

Heathrow is used by over 80 airlines flying to 185 destinations across 84 countries. Such statistics will enable residents at Westgate House to globe trot on business or vacation with the utmost convenience.

City hopping

Tube and rail connections need little embellishment but suffice to say, residents are offered direct links to London's entire transport network and both intercity and cross country rail services to all parts of the UK. Paddington lies within 23 minutes by tube and will be served by the 8 tube and rail lines when Crossrail enters service in 2018.



HANGER LANE TO PADDINGTON • TUBE TIME 23 MINS
8 RAIL LINES IN ZONE 1



THE CAPITAL'S COMMERCE, HERITAGE AND

WORLD CLASS CULTURE

ALL AROUND 30 MINUTES BY TUBE

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With over 300 languages spoken in the Capital, diversity and culture are showcased in every niche pocket of the metropolis. You can experience every taste and whim from afternoon tea at The Ritz to signature Peking duck with Royal Beluga caviar at Hakkasan Mayfair, you can savour a sunset cocktail or vintage champagne while taking in the 360° views high aloft the Shard - it's all there, a fusion of cosmopolitan style around 30 minutes from Westgate House. Haute couture fashion stores, international brands and the quintessentially British bespoke tailoring of Savile Row all blend with the endless array of nightlife, theatre, arts and entertainment that together define London as a world class destination for all walks of life.



Italian Gardens, Hyde Park



Universities within an 8 mile radius include:





LIVING IN ONE OF THE

MOST PRIZED

& PREMIER LOCALITIES



Wembley Stadium 'the home of football' can be seen from numerous north and east facing upper level apartments at Westgate House - providing a constant reminder that this iconic venue lies just one and a half miles away, or 10 minutes drive 'gate to gate'.



Today, Ealing is well and truly a designer label destination, packed with gastro bars, themed restaurants, pocket-sized pizzeria's, coffee shops, galleries and quirky haunts that together create a buzzing atmosphere and line a Broadway that boasts fine independent and high street shopping.

While famous for its film studios and expansive common, Ealing has undergone a massive transformation into a major metropolitan centre now firmly underpinned by Crossrail entering service at Ealing Broadway in May 2018.



TIME OUT ON WEST LONDON'S
BROADWAY
LIVE IT. LOVE IT.





LITTLE OVER 10 MINUTES STROLL

SPACE TO CHILL

PARK THE STRESS



Recreation abounds and surrounds Westgate House with a wealth of parkland and open green space within convenient walking distance.

Hanger Hill Park lies just to the south with nearly 5 acres of tranquil parkland, woodland and pitch and putt facilities. The vast expanse of Ealing Common is around 10 minutes drive with its fine avenues of horse chestnut trees standing testimony to its Victorian origin.

Numerous golf courses are also nearby, with the largest, Sudbury Golf Club (8 minutes drive) offering a notable course and clubhouse bordered by the Grand Union Canal.





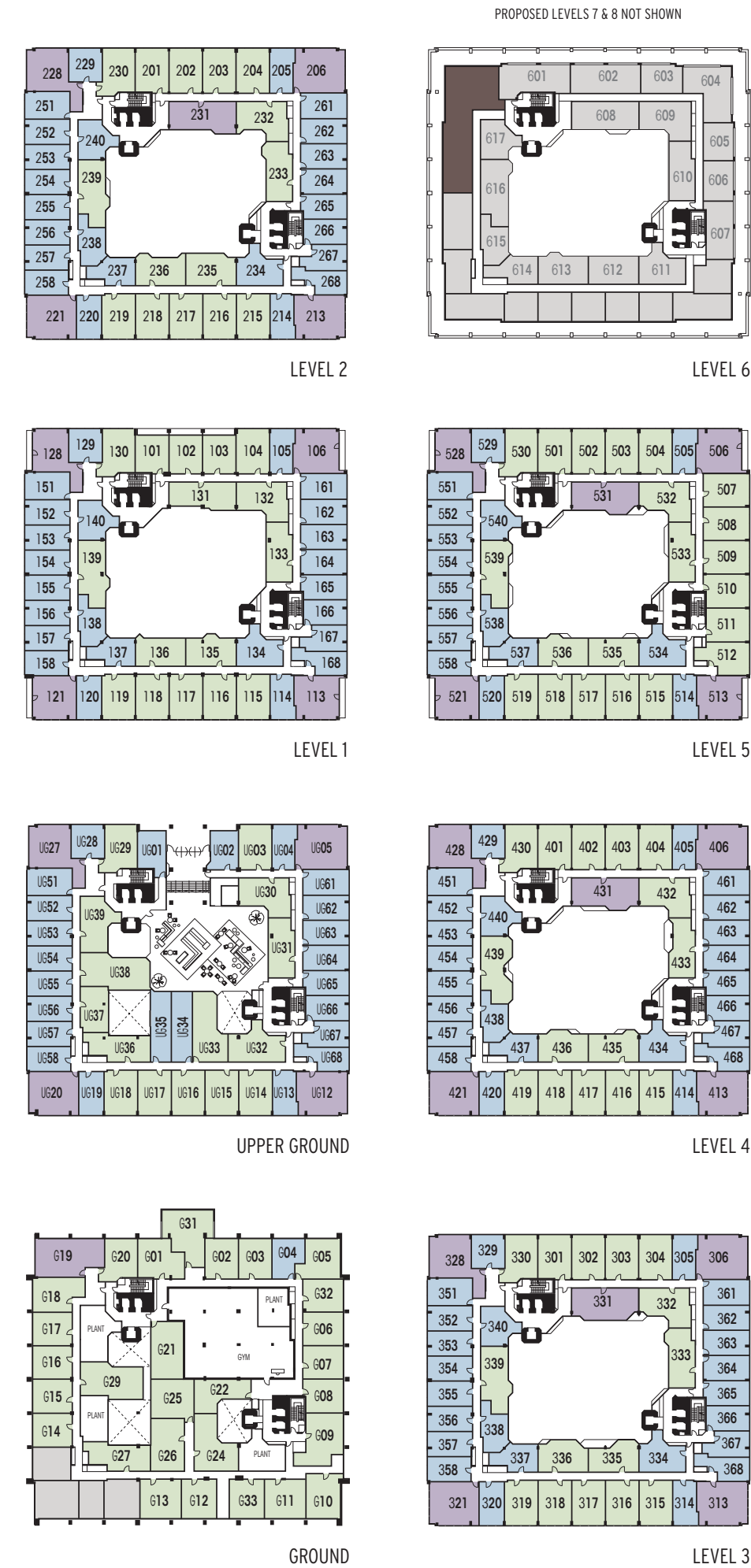
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DRAMATIC BY DESIGN

THE DEVELOPMENT



Site plan showing proposed hard and soft landscaping with upper ground floor plate incorporating proposed reception foyer and concierge desk layout.



- 1 Bed Sapphire Suite
- 1 Bed Emerald Apartment
- 2 Bed Tiffany Apartment
- Subject to planning



- Choice of three principal apartment types, 1 bed Sapphire suites, 1 bed Emerald apartments and Tiffany 2 bed apartments.
- Apartments arranged over 7 levels with a planning application for a further 3 new build levels.
- Spectacular atrium void with interior designed internal façades.
- Two lift cores serving all apartment levels.
- Imposing reception foyer with residents' lounge and open plan workspace desks.
- Central concierge desk with 24 hour concierge services.
- Residents' private level 6 terrace lounge with extensive facilities and outdoor space.

WESTGATE HOUSE

- Screening room adjoining the terrace lounge.
- Residents' private gymnasium with a full suite of cardiovascular workout equipment, sauna and steam room.
- Highly refined apartment specifications throughout, including comfort cooling and designer fully integrated kitchens.
- Oak plank style high performance click flooring throughout.
- White marbled porcelain full height wall tiling and floor tiles to bathrooms.
- Selected apartments with external space.

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The vast glazed roof atrium void will provide a breathtaking spectacle with each level changing colourway through a palette of blue hues interspersed by soaring vertical façades adorned with specially commissioned graffiti style wall art.

BREATHTAKING

VOIDS OF SPACE

AMID CASCADES OF LIGHT





WELLBEING AT WESTGATE HOUSE



Level 6 terrace lounge and cinema.

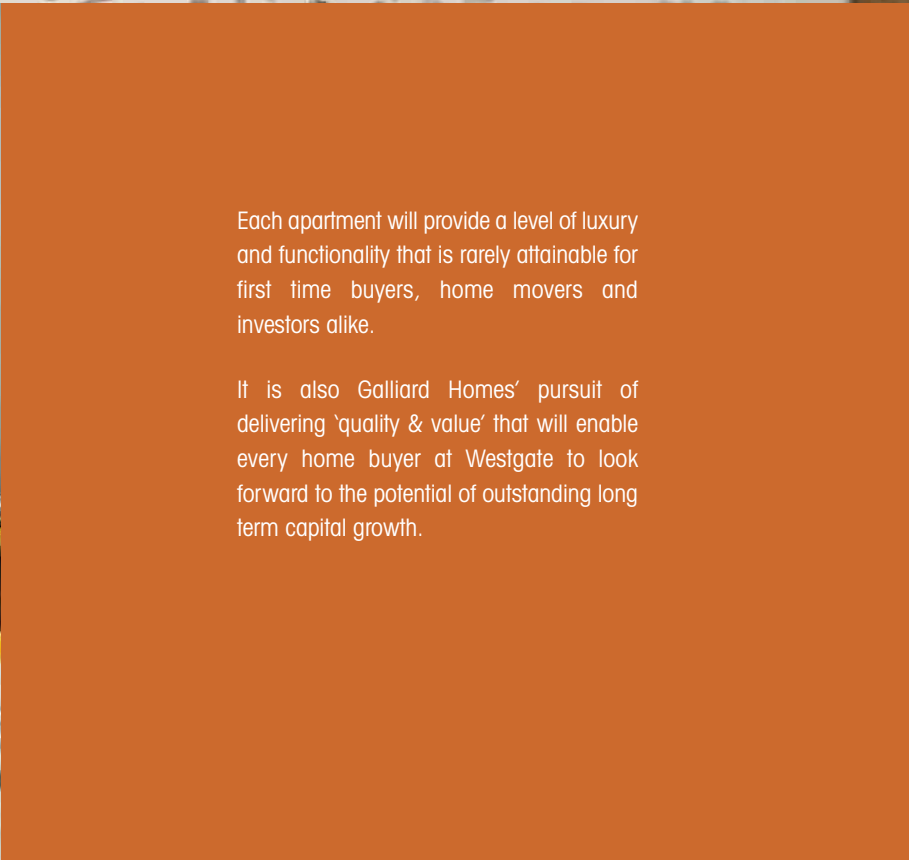


TIME OUT

At Westgate you'll own much more than just a fabulous apartment, you'll own the key to a lifestyle that will initiate relaxation, rejuvenation and well being - all at a pace that suits you.

Quality time is a rare commodity amid the rigours of everyday life but at Westgate House you can unwind which ever way you choose... time out whenever you want.





Each apartment will provide a level of luxury and functionality that is rarely attainable for first time buyers, home movers and investors alike.

It is also Galliard Homes' pursuit of delivering 'quality & value' that will enable every home buyer at Westgate to look forward to the potential of outstanding long term capital growth.





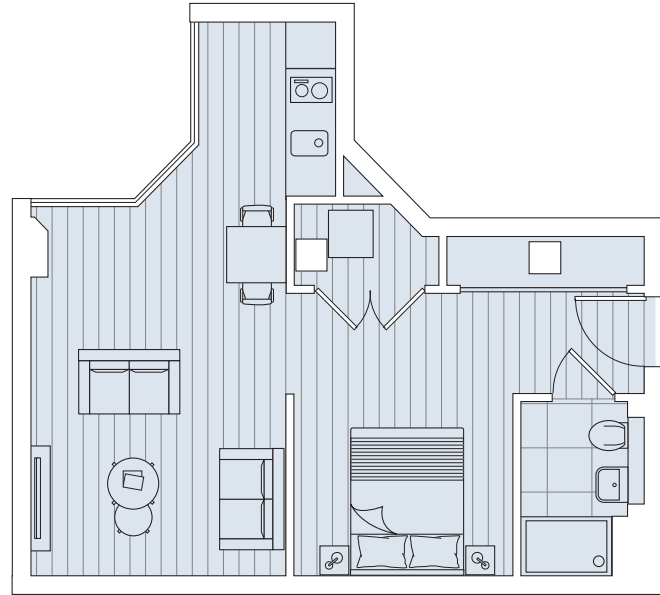


SPACE AND STYLE
BEYOND IMAGINATION

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≡ 1 Bed Sapphire Suites

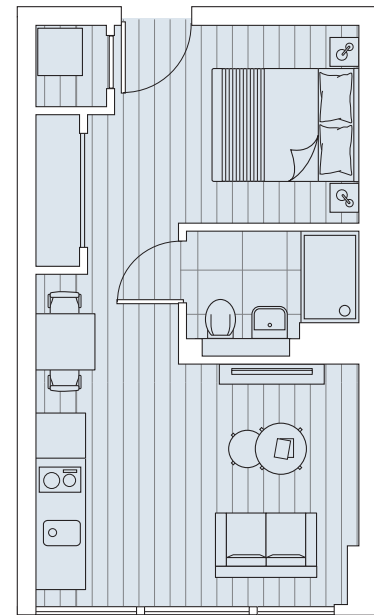
Example floor plans showing some of the most common suite types



Sapphire Suite 234 334 434 534

Total area: 42.9 sq.m. 462 sq.ft

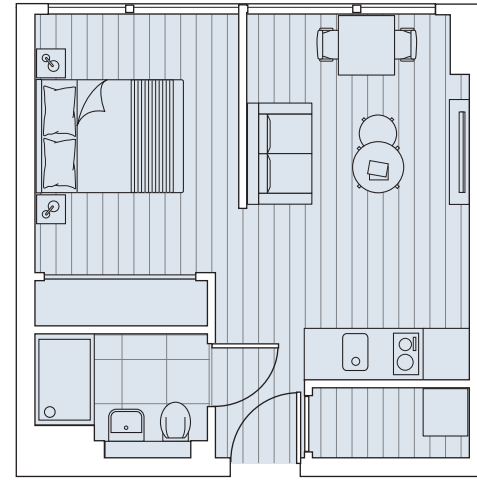
Living area	3.3 x 4.8m	10'9" x 15'9"
Kitchen	1.7 x 2.3m	5'6" x 7'6"
Bedroom area	2.9 x 2.4m	9'6" x 7'10"



Sapphire Suite 120 220 320 420 520

Total area: 32.3 sq.m. 348 sq.ft

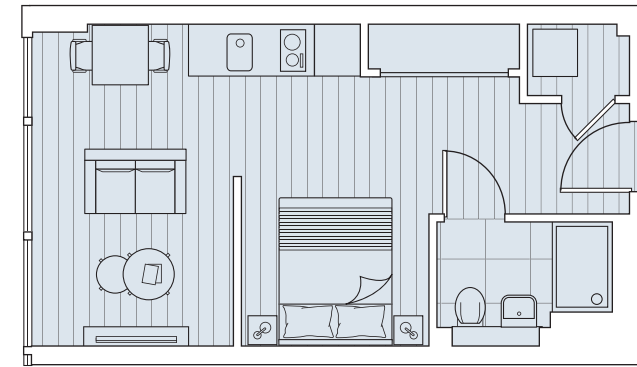
Living area (inc kitchen)	4.3 x 4.3m	14'0" x 14'0"
Bedroom area	2.4 x 2.6m	7'10" x 8'6"



Sapphire Suite 229 329 429 529

Total area: 33.0 sq.m. 355 sq.ft

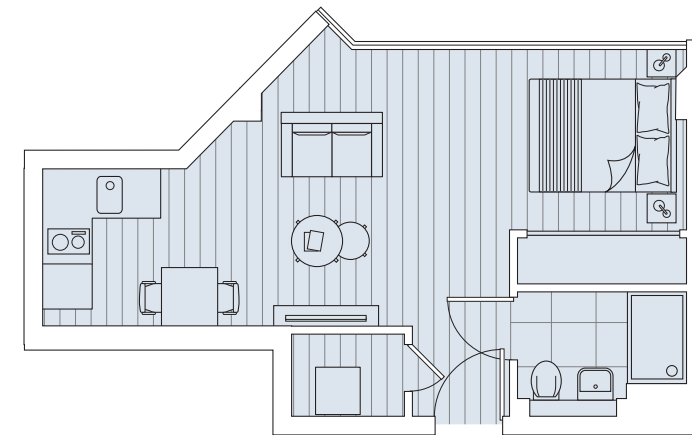
Living area (inc kitchen)	2.9 x 4.8m	9'6" x 15'9"
Bedroom area	2.7 x 3.4m	8'10" x 11'1"



Sapphire Suite 155 255 355 455 555

Total area: 32.9 sq.m. 354 sq.ft

Living area (inc kitchen)	4.2 x 2.6m	13'9" x 8'6"
Bedroom area	2.5 x 2.2m	8'2" x 7'2"



Sapphire Suite 237 337 437 537

Total area: 33.2 sq.m. 357 sq.ft

Living area	4.3 x 3.6m	14'0" x 11'9"
Kitchen	1.9 x 2.1m	6'2" x 6'10"
Bedroom area	2.3 x 2.3m	7'6" x 7'6"

Actual upper level view looking north east



Actual upper level view looking north west

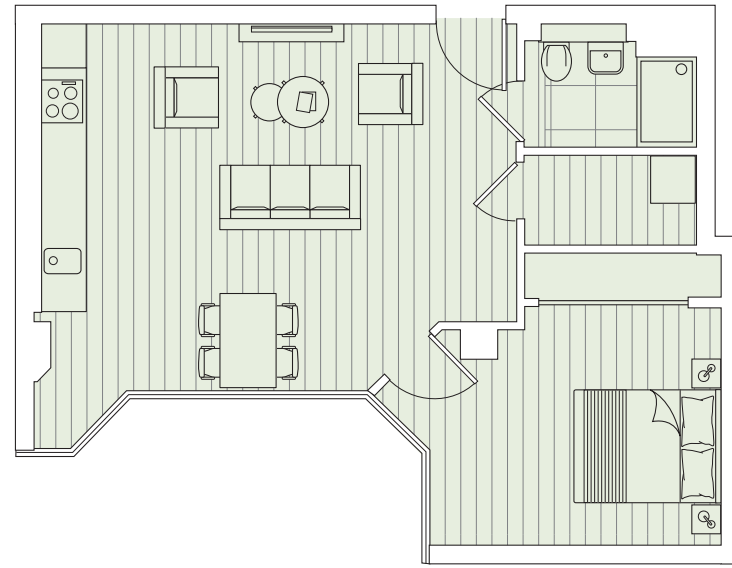


Actual upper level view looking south west



1 Bed Emerald Apartments

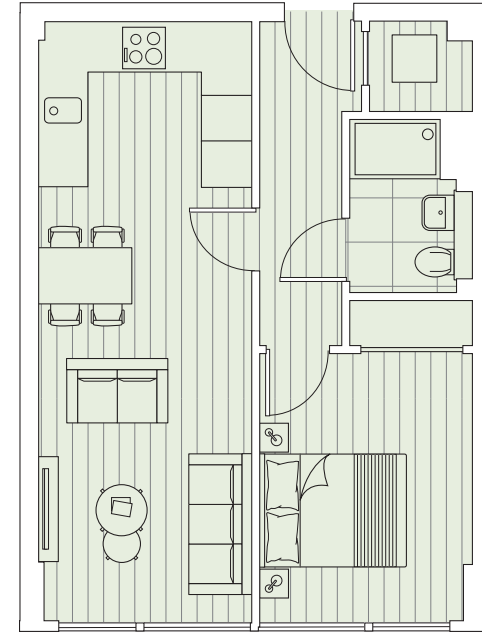
Example floor plans showing some of the most common apartment types



Emerald Apartment 232 (Layout varies)

Total area: 51.5 sq.m. 554 sq.ft

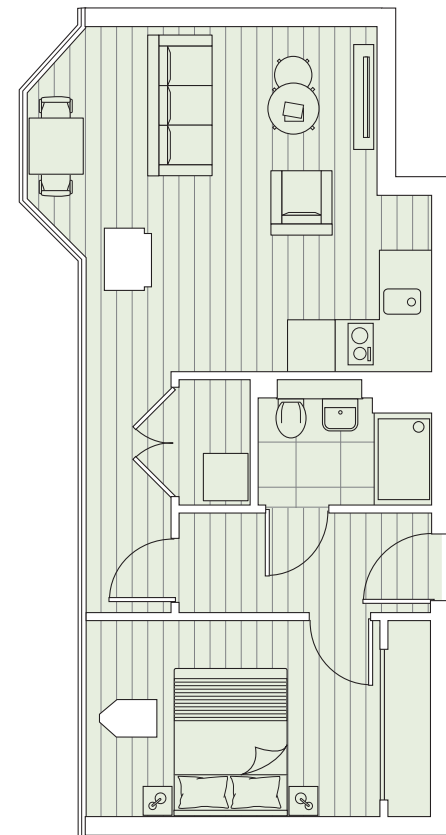
Living dining (inc kitchen) 6.3 x 4.8m 20'7" x 15'9"
Bedroom 4.5 x 3.1m 14'8" x 10'2"



Emerald Apartment 116 216 316 416 516

Total area: 44.7 sq.m. 481 sq.ft

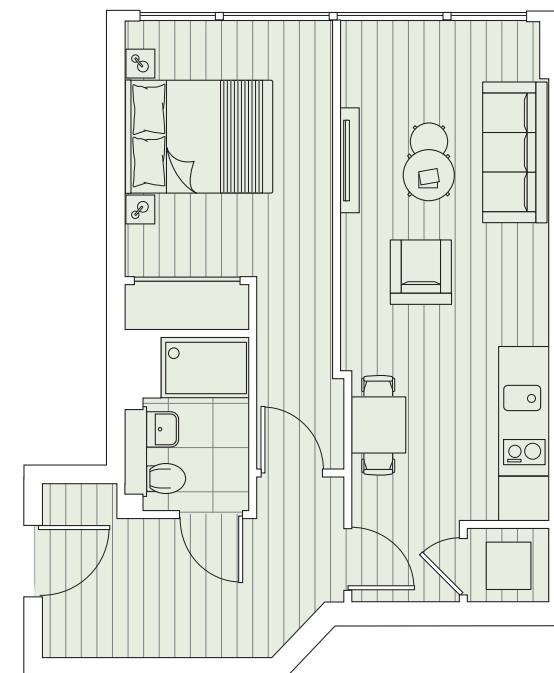
Living dining area 2.8 x 6.0m 9'2" x 19'7"
Kitchen 2.8 x 1.7m 9'2" x 5'6"
Bedroom 2.8 x 3.5m 9'2" x 11'5"



Emerald Apartment 233 (Layout varies)

Total area: 47.6 sq.m. 512 sq.ft

Living dining (inc kitchen) 4.6 x 4.5m 15'0" x 14'8"
Bedroom 3.9 x 2.6m 12'8" x 8'6"



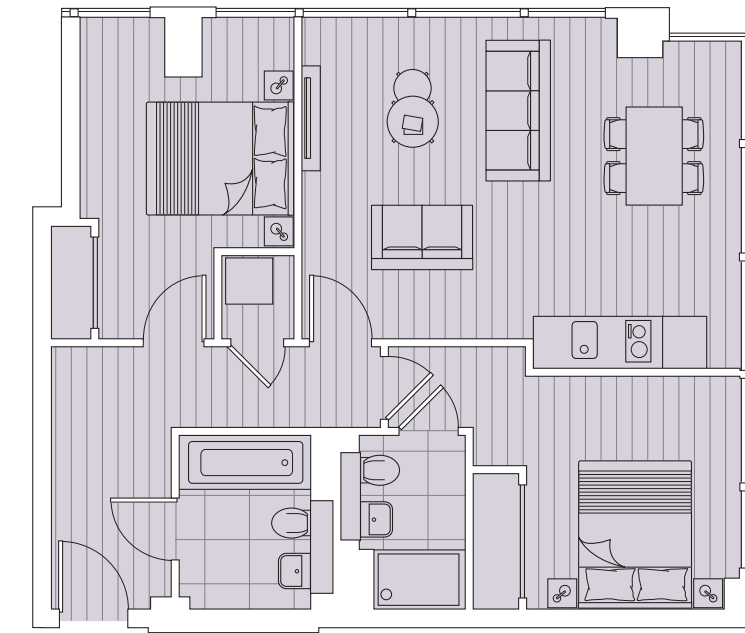
Emerald Apartment 130 230 330 430 530

Total area: 46.5 sq.m. 501 sq.ft

Living dining (inc kitchen) 2.8 x 6.5m 9'2" x 21'3"
Bedroom 2.7 x 5.8m 8'10" x 19'0"

2 Bed Tiffany Apartments

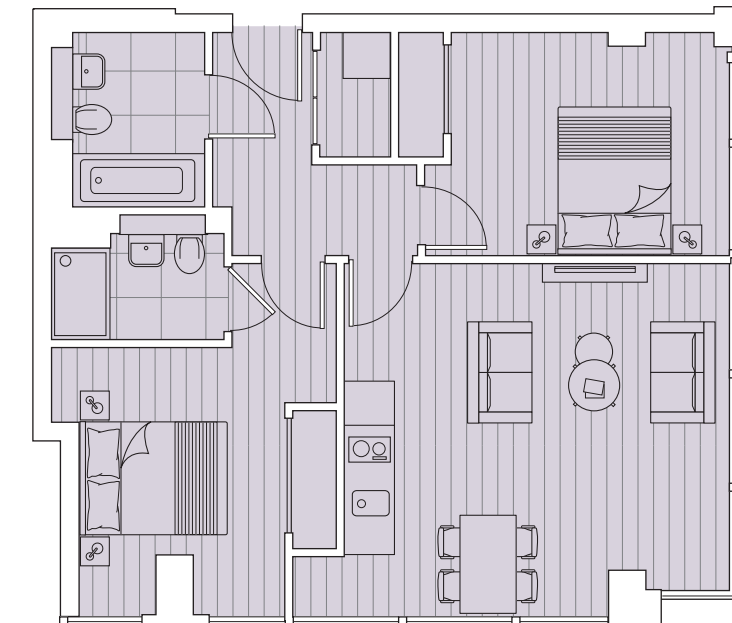
Two of the most common apartment types



Tiffany Apartment 206 (Layout varies)

Total area: 67.3 sq.m. 724 sq.ft

Living dining (inc kitchen) 5.8 x 4.5m 19'0" x 14'8"
Master bedroom 4.6 x 3.0m 15'0" x 9'9"
Bedroom 2 2.8 x 4.2m 9'2" x 13'8"

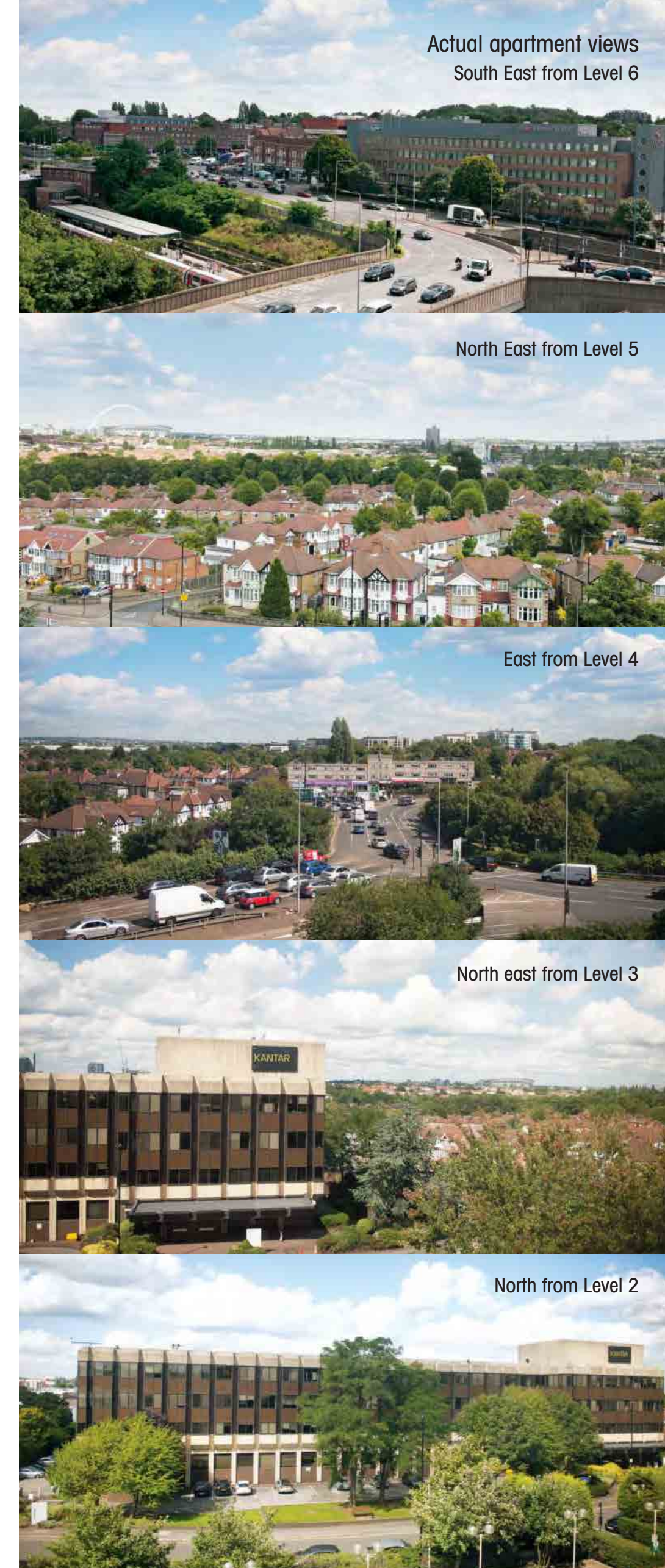


Tiffany Apartment 213 (Layout varies)

Total area: 65.5 sq.m. 705 sq.ft

Living dining (inc kitchen) 5.0 x 4.6m 16'4" x 15'0"
Master bedroom 3.5 x 3.7m 11'5" x 12'2"
Bedroom 2 3.9 x 2.9m 12'8" x 9'6"

Note: The Tiffany 2 bed apartment will have a fitted wardrobe to master bedroom only.



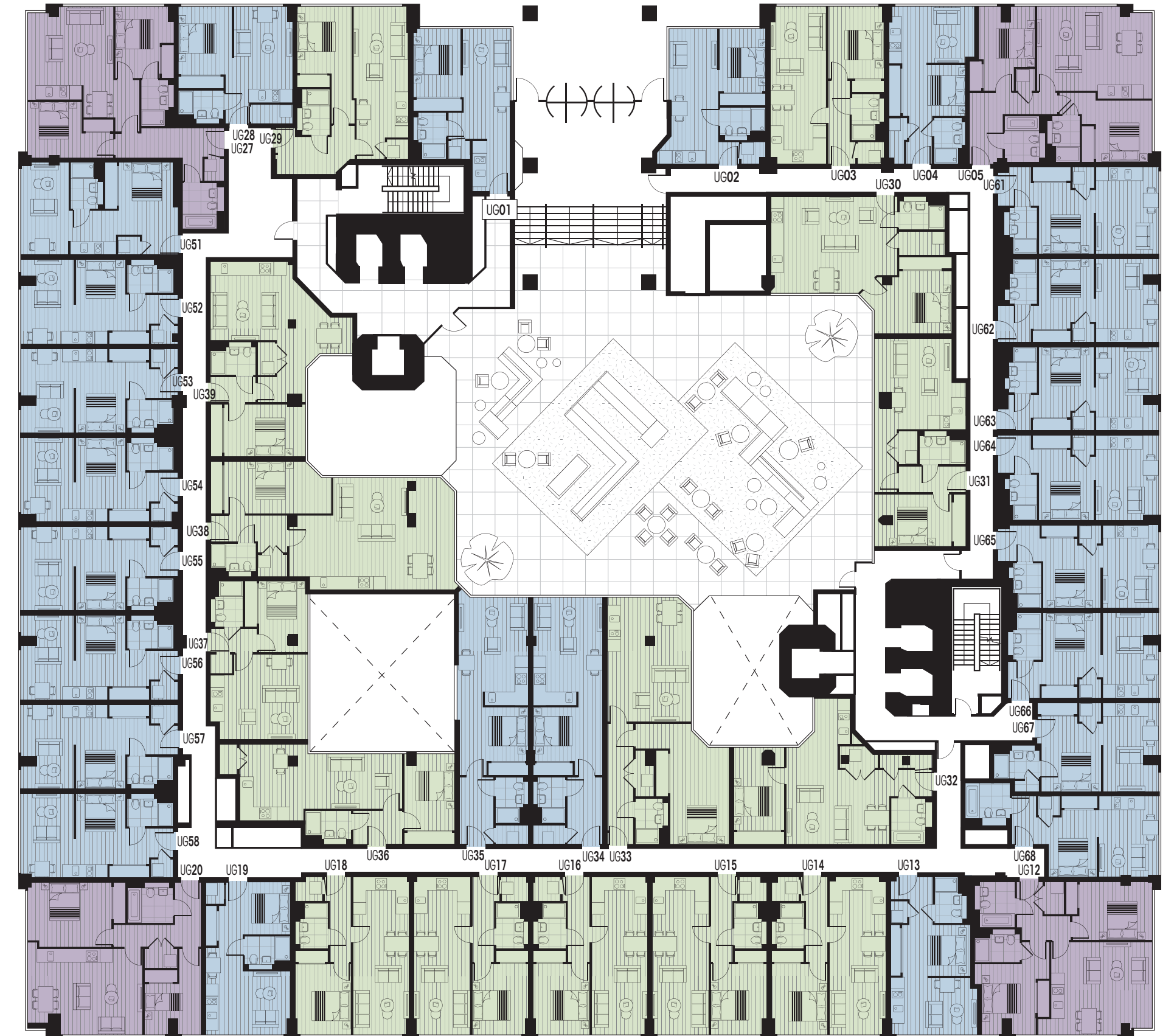
Actual apartment views
South East from Level 6

North East from Level 5

East from Level 4

North east from Level 3

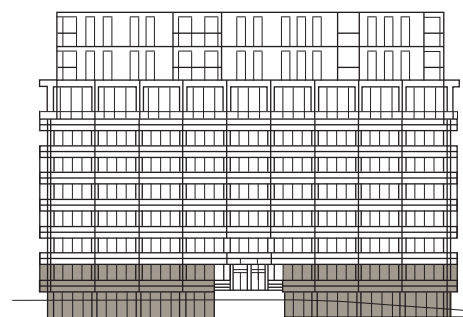
North from Level 2



■ 1 Bed Sapphire Suite
 ■ 1 Bed Emerald Apartment
 ■ 2 Bed Tiffany Apartment

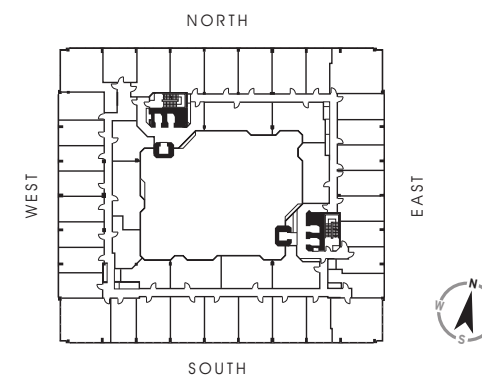
■ 1 Bed Sapphire Suite
 ■ 1 Bed Emerald Apartment
 ■ 2 Bed Tiffany Apartment

G



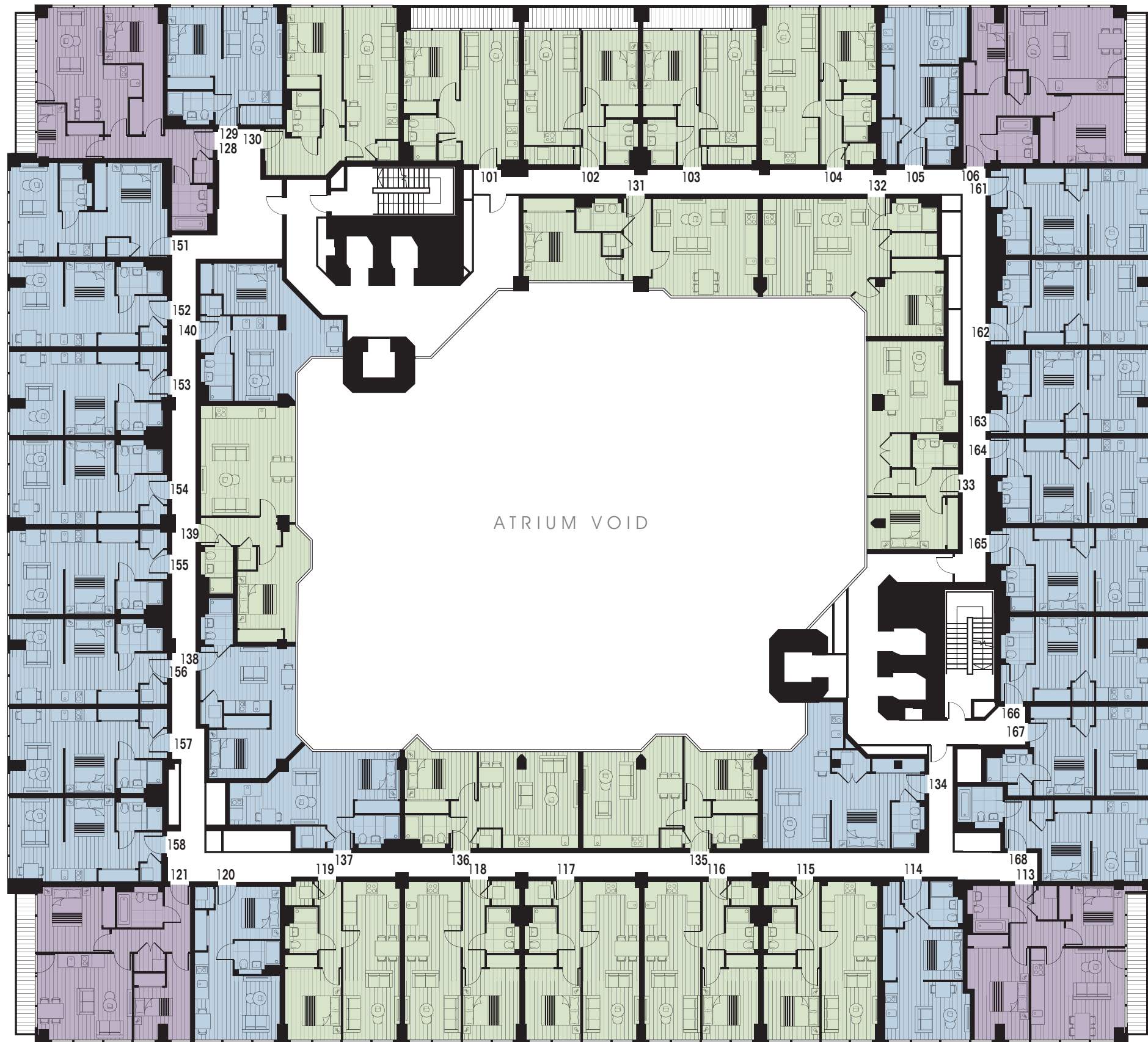
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G01	EMERALD	49.9	537	G11	EMERALD	47.2	508	G21	EMERALD	56.3	606
G02	EMERALD	39.6	426	G12	EMERALD	40.5	436	G22	EMERALD	43.0	463
G03	EMERALD	39.6	426	G13	EMERALD	47.9	516	G24	EMERALD	57.5	619
G04	SAPPHIRE	34.3	369	G14	EMERALD	39.4	424	G25	EMERALD	51.5	554
G05	EMERALD	45.4	489	G15	EMERALD	39.3	423	G26	EMERALD	52.8	568
G06	EMERALD	39.8	428	G16	EMERALD	38.7	417	G27	EMERALD	47.6	512
G07	EMERALD	39.8	428	G17	EMERALD	38.6	415	G29	EMERALD	61.6	663
G08	EMERALD	38.9	419	G18	EMERALD	47.5	511	G31	EMERALD	69.3	746
G09	EMERALD	59.7	643	G19	TIFFANY	73.7	793	G32	EMERALD	39.0	420
G10	EMERALD	45.2	487	G20	EMERALD	41.9	451	G33	EMERALD	40.3	434

Block floor plans and apartment layouts shown above and on the following pages are intended to be correct, precise details may vary. Note: The Tiffany 2 bed apartment will have a fitted wardrobe to master bedroom only. Total areas are accurate to within 5%. Communal facilities shown are for illustrative purposes.



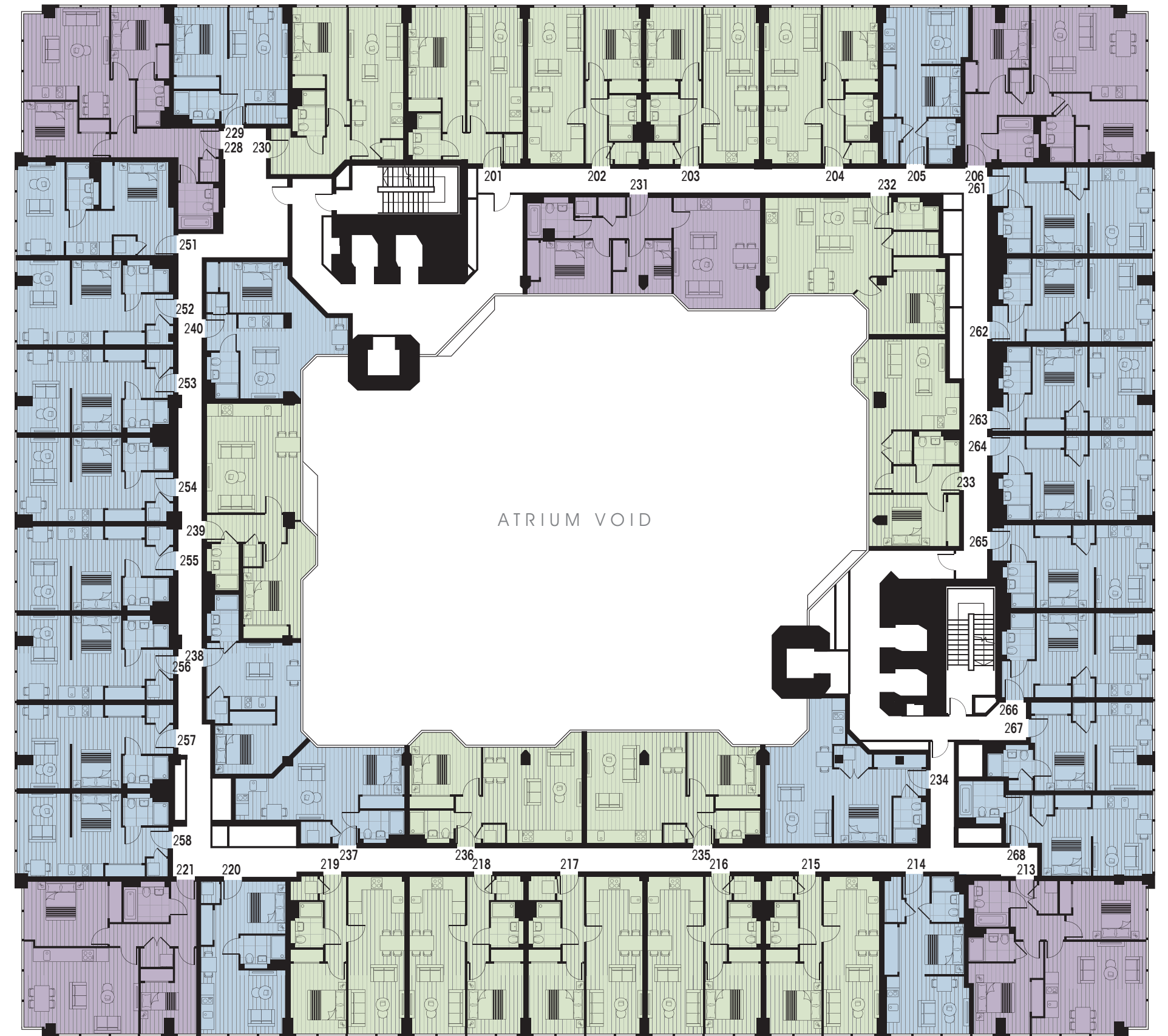
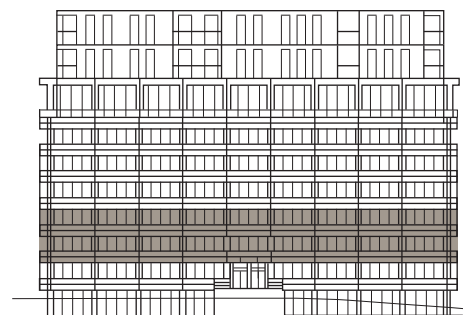
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UG01	SAPPHIRE	34.7	374	UG13	SAPPHIRE	31.7	341	UG52	SAPPHIRE	32.3	348
UG02	SAPPHIRE	32.6	351	UG14	EMERALD	44.6	480	UG51	SAPPHIRE	35.5	382
UG03	EMERALD	45.4	489	UG15	EMERALD	44.7	481	UG27	TIFFANY	64.6	695
UG04	SAPPHIRE	31.9	343	UG16	EMERALD	44.8	482	UG28	SAPPHIRE	33.0	355
UG05	TIFFANY	68.7	739	UG17	EMERALD	44.8	482	UG29	EMERALD	46.8	504
UG61	SAPPHIRE	33.8	364	UG18	EMERALD	44.7	481	UG30	EMERALD	51.8	558
UG62	SAPPHIRE	33.2	357	UG19	SAPPHIRE	32.3	348	UG31	EMERALD	45.5	490
UG63	SAPPHIRE	33.2	357	UG20	TIFFANY	64.1	690	UG32	EMERALD	51.5	554
UG64	SAPPHIRE	33.5	361	UG35	SAPPHIRE	31.9	343	UG33	EMERALD	61.4	661
UG65	SAPPHIRE	33.0	355	UG36	SAPPHIRE	31.7	341	UG34	SAPPHIRE	43.3	466
UG66	SAPPHIRE	31.4	338	UG37	SAPPHIRE	32.5	350	UG35	SAPPHIRE	43.7	470
UG67	SAPPHIRE	31.1	335	UG38	SAPPHIRE	33.0	355	UG36	EMERALD	47.8	515
UG68	SAPPHIRE	34.1	367	UG39	EMERALD	50.8	547	UG37	EMERALD	38.4	413
UG12	TIFFANY	65.3	703					UG38	EMERALD	68.9	742
								UG39	EMERALD	50.8	547

UG



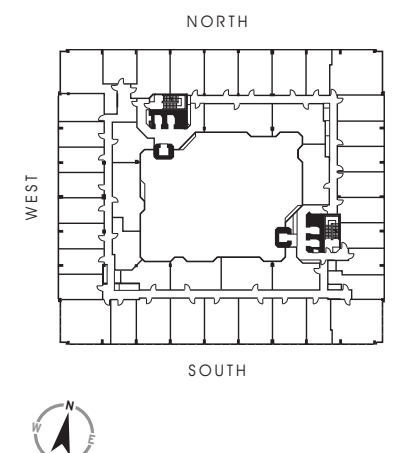
■ 1 Bed Sapphire Suite
 ■ 1 Bed Emerald Apartment
 ■ 2 Bed Tiffany Apartment

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101	EMERALD	38.4	413	113	TIFFANY	58.4	629	152	SAPPHIRE	32.3	348
102	EMERALD	38.9	419	114	SAPPHIRE	31.7	341	151	SAPPHIRE	35.8	385
103	EMERALD	38.8	418	115	EMERALD	44.6	480	128	TIFFANY	57.1	615
104	EMERALD	44.6	480	116	EMERALD	44.7	481	129	SAPPHIRE	33.0	355
105	SAPPHIRE	31.1	335	117	EMERALD	44.8	482	130	EMERALD	46.5	501
106	TIFFANY	61.0	657	118	EMERALD	44.8	482	131	EMERALD	51.3	552
161	SAPPHIRE	34.5	371	119	EMERALD	44.7	481	132	EMERALD	50.9	548
162	SAPPHIRE	33.2	357	120	SAPPHIRE	32.3	348	133	EMERALD	45.6	491
163	SAPPHIRE	33.2	357	121	TIFFANY	56.6	609	134	SAPPHIRE	42.9	462
164	SAPPHIRE	33.6	362	158	SAPPHIRE	31.7	341	135	EMERALD	43.8	471
165	SAPPHIRE	33.0	355	157	SAPPHIRE	32.3	348	136	EMERALD	42.5	457
166	SAPPHIRE	31.5	339	156	SAPPHIRE	32.5	350	137	SAPPHIRE	33.2	357
167	SAPPHIRE	31.1	335	155	SAPPHIRE	32.9	354	138	SAPPHIRE	32.8	353
168	SAPPHIRE	34.1	367	154	SAPPHIRE	32.6	351	139	EMERALD	54.0	581
				153	SAPPHIRE	32.5	350	140	SAPPHIRE	37.1	399



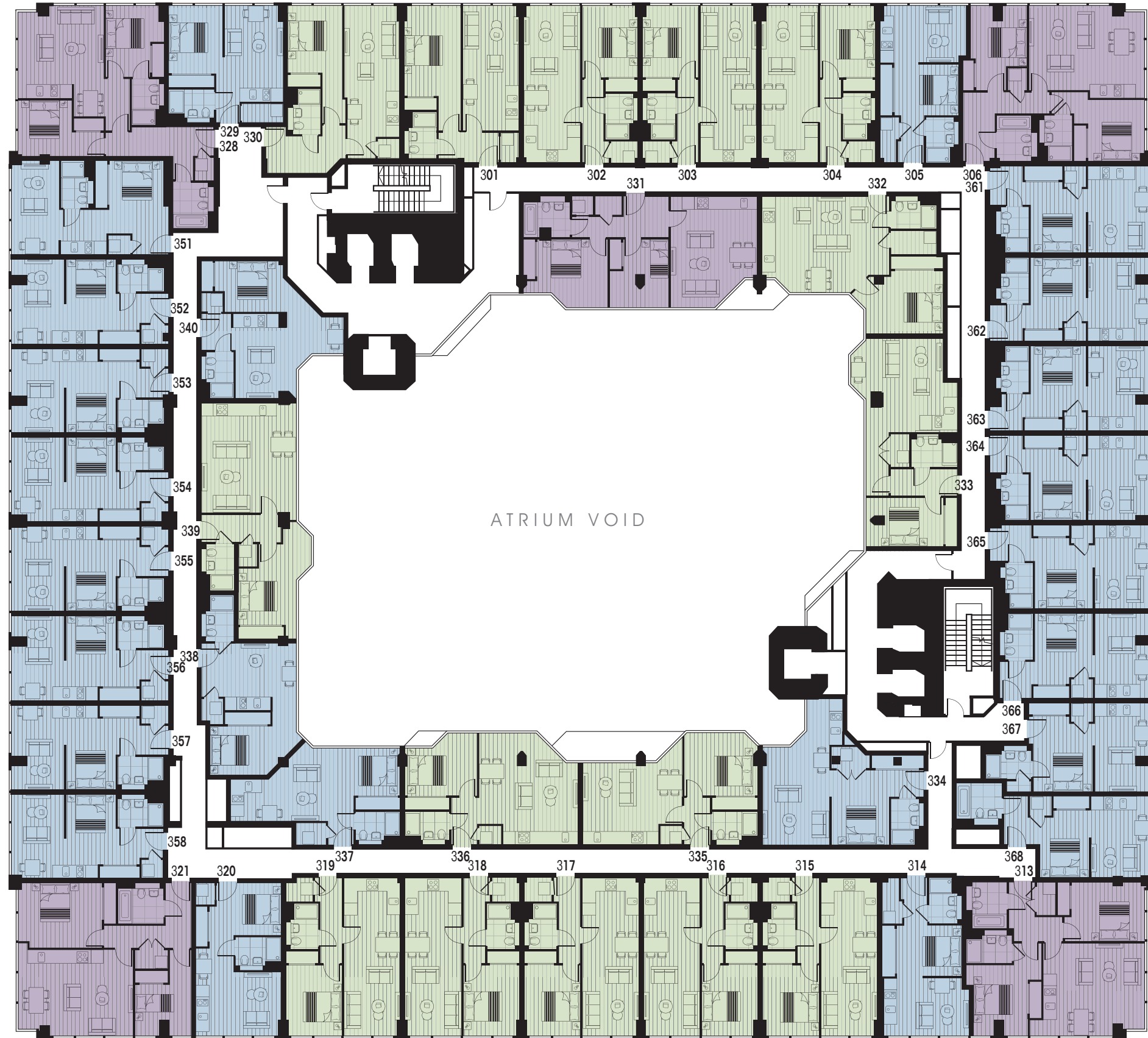
■ 1 Bed Sapphire Suite
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202	EMERALD	44.7	481	214	SAPPHIRE	31.6	340	251	SAPPHIRE	35.8	385
203	EMERALD	44.6	480	215	EMERALD	44.6	480	228	TIFFANY	64.2	691
204	EMERALD	44.6	480	216	EMERALD	44.7	481	229	SAPPHIRE	33.0	355
205	SAPPHIRE	31.8	342	217	EMERALD	44.8	482	230	EMERALD	46.5	501
206	TIFFANY	67.3	724	218	EMERALD	44.8	482	231	TIFFANY	59.2	637
261	SAPPHIRE	34.6	372	219	EMERALD	44.7	481	232	EMERALD	51.5	554
262	SAPPHIRE	33.3	358	220	SAPPHIRE	32.3	348	233	EMERALD	47.6	512
263	SAPPHIRE	33.3	358	221	TIFFANY	64.1	690	234	SAPPHIRE	42.9	462
264	SAPPHIRE	33.6	362	258	SAPPHIRE	31.9	343	235	EMERALD	47.5	511
265	SAPPHIRE	33.1	356	257	SAPPHIRE	32.3	348	236	EMERALD	44.3	477
266	SAPPHIRE	31.4	338	256	SAPPHIRE	32.6	351	237	SAPPHIRE	33.2	357
267	SAPPHIRE	31.1	335	255	SAPPHIRE	32.9	354	238	SAPPHIRE	33.1	356
268	SAPPHIRE	34.2	368	254	SAPPHIRE	32.7	352	239	EMERALD	53.4	575
				253	SAPPHIRE	32.6	351	240	SAPPHIRE	37.1	399



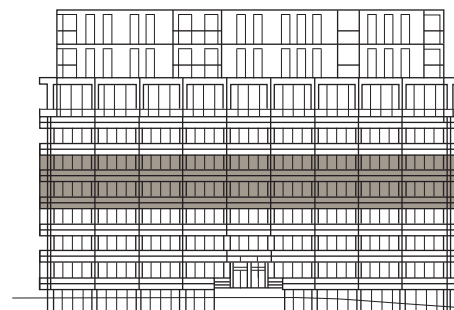
1

2

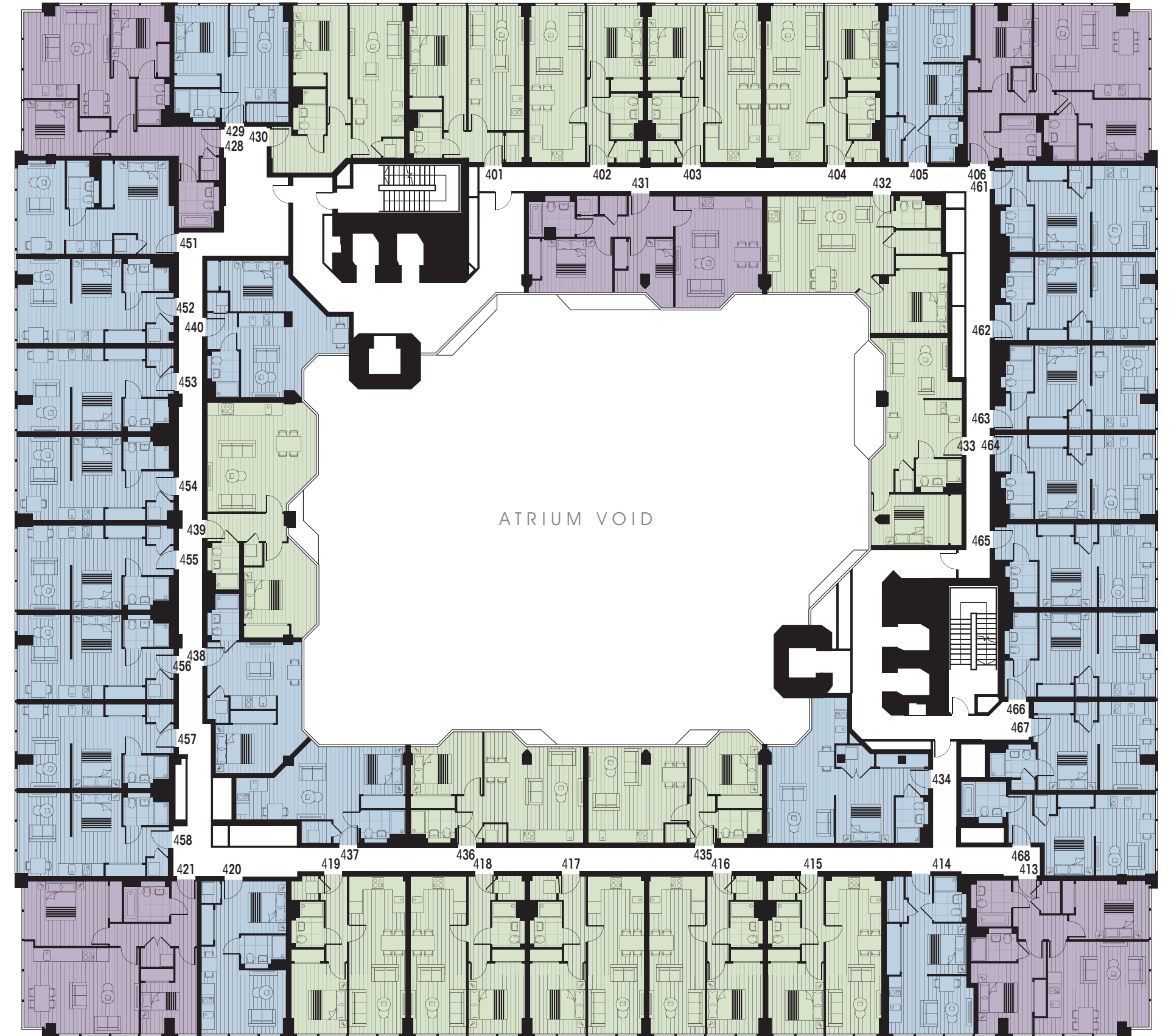


1 Bed Sapphire Suite 1 Bed Emerald Apartment 2 Bed Tiffany Apartment

NO.	TYPE	SQ.M.	SQ.FT.	NO.	TYPE	SQ.M.	SQ.FT.	NO.	TYPE	SQ.M.	SQ.FT.
301	EMERALD	44.2	476	313	TIFFANY	65.2	702	352	SAPPHIRE	32.3	348
302	EMERALD	44.7	481	314	SAPPHIRE	31.8	342	351	SAPPHIRE	35.8	385
303	EMERALD	44.6	480	315	EMERALD	44.6	480	328	TIFFANY	64.2	691
304	EMERALD	44.6	480	316	EMERALD	44.7	481	329	SAPPHIRE	33.0	355
305	SAPPHIRE	31.1	335	317	EMERALD	44.8	482	330	EMERALD	46.5	501
306	TIFFANY	67.7	729	318	EMERALD	44.8	482	331	TIFFANY	61.6	663
361	SAPPHIRE	34.6	372	319	EMERALD	44.7	481	332	EMERALD	50.2	540
362	SAPPHIRE	33.3	358	320	SAPPHIRE	32.3	348	333	EMERALD	47.6	512
363	SAPPHIRE	33.3	358	321	TIFFANY	65.1	701	334	SAPPHIRE	42.9	462
364	SAPPHIRE	33.6	362	358	SAPPHIRE	31.9	343	335	EMERALD	42.1	453
365	SAPPHIRE	33.1	356	357	SAPPHIRE	32.3	348	336	EMERALD	45.1	485
366	SAPPHIRE	31.6	340	356	SAPPHIRE	32.6	351	337	SAPPHIRE	33.2	357
367	SAPPHIRE	31.1	335	355	SAPPHIRE	32.9	354	338	SAPPHIRE	33.2	357
368	SAPPHIRE	34.1	367	354	SAPPHIRE	32.7	352	339	EMERALD	53.4	575
				353	SAPPHIRE	32.6	351	340	SAPPHIRE	37.1	399

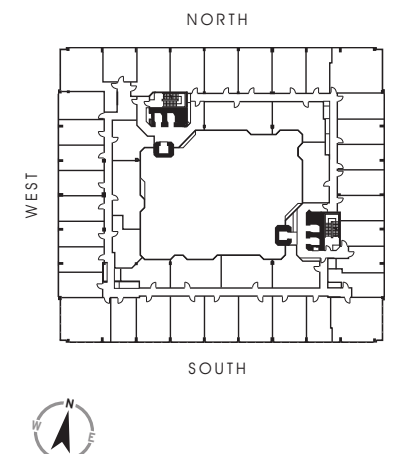


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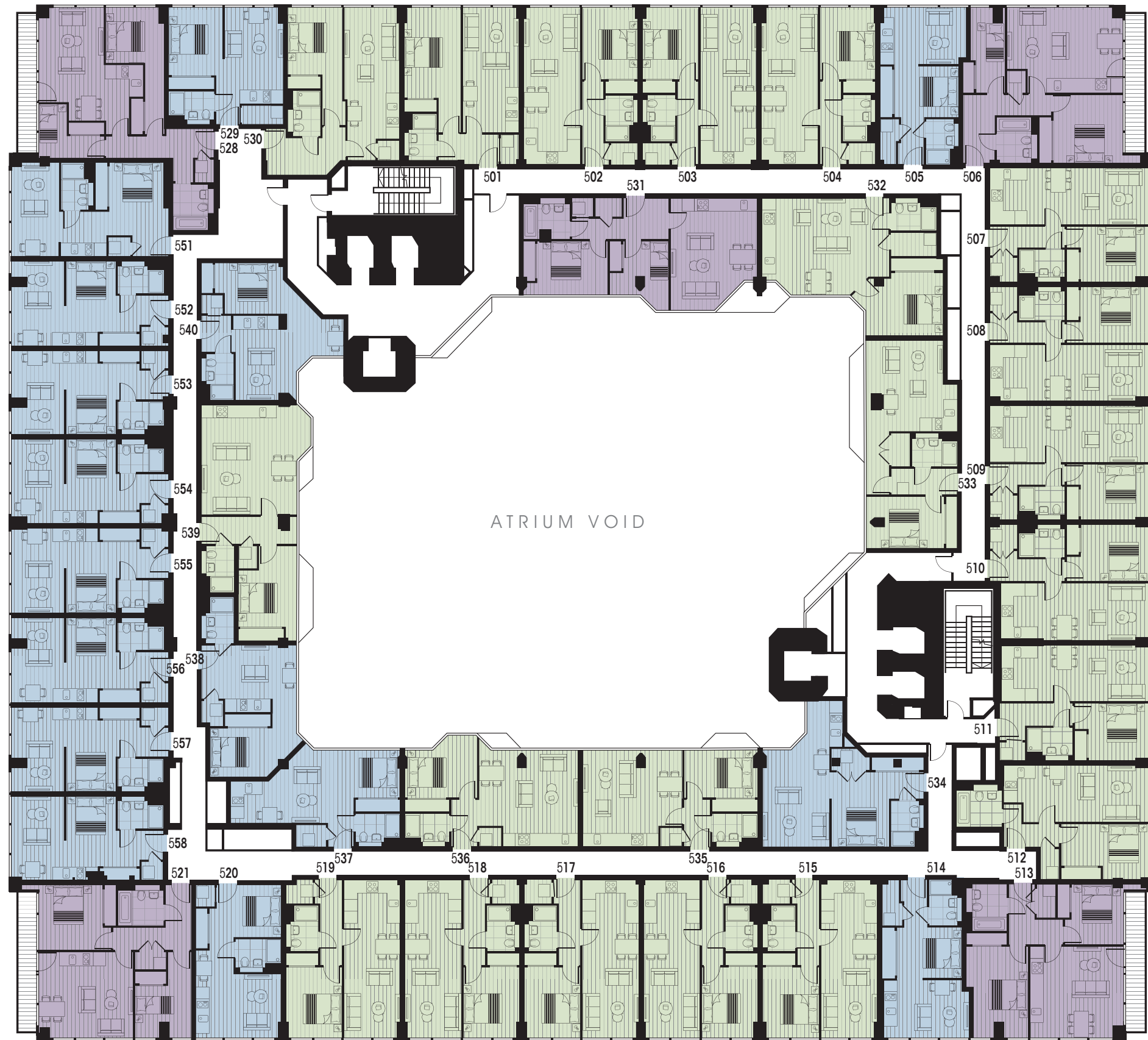


1 Bed Sapphire Suite 1 Bed Emerald Apartment 2 Bed Tiffany Apartment

NO.	TYPE	SQ.M.	SQ.FT.	NO.	TYPE	SQ.M.	SQ.FT.	NO.	TYPE	SQ.M.	SQ.FT.
401	EMERALD	44.2	476	413	TIFFANY	65.2	702	452	SAPPHIRE	32.3	348
402	EMERALD	44.7	481	414	SAPPHIRE	31.8	342	451	SAPPHIRE	35.8	385
403	EMERALD	44.6	480	415	EMERALD	44.6	480	428	TIFFANY	64.1	690
404	EMERALD	44.6	480	416	EMERALD	44.7	481	429	SAPPHIRE	33.0	355
405	SAPPHIRE	31.1	335	417	EMERALD	44.8	482	430	EMERALD	46.5	501
406	TIFFANY	67.7	729	418	EMERALD	44.8	482	431	TIFFANY	58.9	634
461	SAPPHIRE	34.6	372	419	EMERALD	44.7	481	432	EMERALD	50.9	548
462	SAPPHIRE	33.3	358	420	SAPPHIRE	32.3	348	433	EMERALD	41.7	449
463	SAPPHIRE	33.3	358	421	TIFFANY	64.1	690	434	SAPPHIRE	42.9	462
464	SAPPHIRE	33.6	362	458	SAPPHIRE	31.9	343	435	EMERALD	43.8	471
465	SAPPHIRE	33.1	356	457	SAPPHIRE	32.3	348	436	EMERALD	44.7	481
466	SAPPHIRE	31.6	340	456	SAPPHIRE	32.6	351	437	SAPPHIRE	33.1	356
467	SAPPHIRE	31.1	335	455	SAPPHIRE	32.9	354	438	SAPPHIRE	33.1	356
468	SAPPHIRE	34.1	367	454	SAPPHIRE	32.7	352	439	EMERALD	55.5	597
				453	SAPPHIRE	32.6	351	440	SAPPHIRE	37.1	399



4



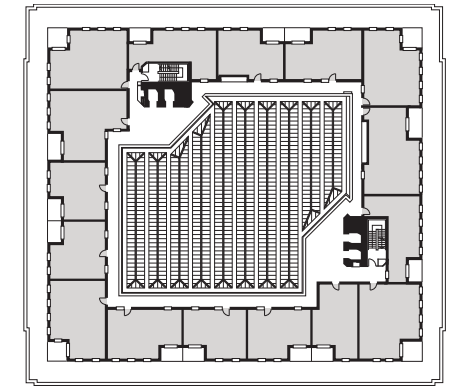
■ 1 Bed Sapphire Suite
 ■ 1 Bed Emerald Apartment
 ■ 2 Bed Tiffany Apartment

NO.	TYPE	SQ.M.	SQ.FT.	NO.	TYPE	SQ.M.	SQ.FT.	NO.	TYPE	SQ.M.	SQ.FT.
501	EMERALD	44.2	476	515	EMERALD	44.5	479	531	SAPPHIRE	35.8	385
502	EMERALD	44.7	481	516	EMERALD	44.6	480	528	TIFFANY	56.9	612
503	EMERALD	44.6	480	517	EMERALD	44.7	481	529	SAPPHIRE	33.0	355
504	EMERALD	44.6	480	518	EMERALD	44.7	481	530	EMERALD	46.5	501
505	SAPPHIRE	31.1	335	519	EMERALD	44.6	480	531	TIFFANY	58.2	626
506	TIFFANY	60.0	646	520	SAPPHIRE	32.3	348	532	EMERALD	50.2	540
507	EMERALD	41.1	475	521	TIFFANY	57.1	615	533	EMERALD	45.9	494
508	EMERALD	44.2	476	522	SAPPHIRE	31.9	343	534	SAPPHIRE	42.8	461
509	EMERALD	44.3	477	523	SAPPHIRE	32.3	348	535	EMERALD	42.2	454
510	EMERALD	44.0	474	524	SAPPHIRE	32.6	351	536	EMERALD	43.6	469
511	EMERALD	43.4	467	525	SAPPHIRE	32.9	354	537	SAPPHIRE	33.2	357
512	EMERALD	44.0	474	526	SAPPHIRE	32.7	352	538	SAPPHIRE	33.1	356
513	TIFFANY	57.5	619	527	SAPPHIRE	32.6	351	539	EMERALD	53.5	576
514	SAPPHIRE	31.8	342	528	SAPPHIRE	32.3	348	540	SAPPHIRE	37.0	398

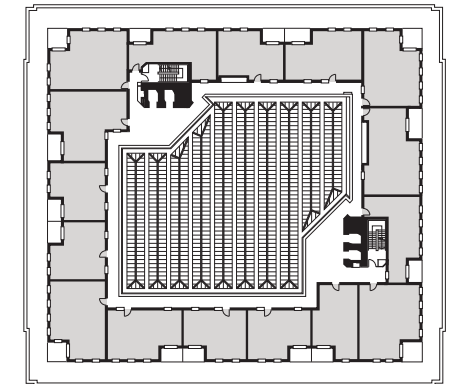
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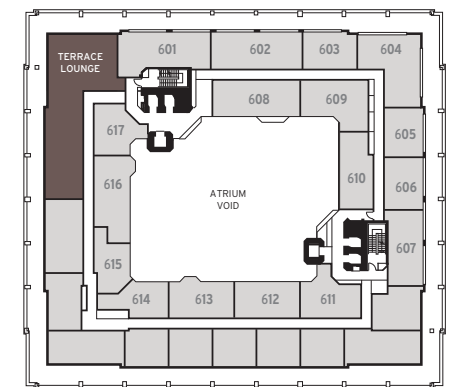
Illustrative plan of proposed Level 6 terrace lounge and screening room. (Subject to planning consent).



LEVEL 8



LEVEL 7

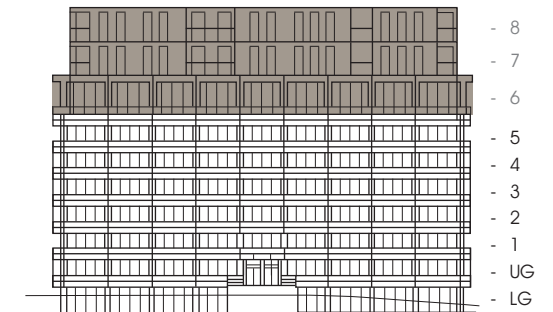


LEVEL 6



Proposed upper levels subject to design enhancement and future new build planning consents.

8
7
6



Specification

General

- Walls & ceilings in white matt finish.
- Satin white door linings, skirtings & architraves.
- Oak plank style flooring from brand name click collection throughout all apartment types.
- Internal doors in satin white finish.
- Brushed stainless steel door furniture.
- Brushed metal switch & socket plates.
- Recessed LED low energy downlighting with white bezels.
- Terrestrial & satellite TV, FM radio and telephone sockets to living room and bedrooms.
- Living room socket Sky+ (or Sky Q) enabled.
- Comfort cooling.
- Thermostatically controlled electric space heating via flat panel heaters.
- Double glazing to outer facade, single glazing to inner atrium facade.
- Fire protection sprinkler system.

Kitchens

- Designer kitchen in high gloss finish with concealed handles.
- Reconstituted stone worktops (with grooved drainer to selected apartments).
- White glass splashback to underside of wall units.
- LED strip underlighting to wall units.
- Stainless steel single bowl undermount sink with chrome lever tap.
- Washer/dryer (free standing within services cupboard).
- Integrated electric appliances to include:
Combination microwave oven
Two ring ceramic hob
Re-circulating cooker hood
Fridge with ice box
Slimline dishwasher
(Appliances stated may be enhanced in larger kitchen configurations).

Bedrooms

- Oak plank style flooring from brand name click collection throughout all bedroom areas.
- Built-in wardrobe to bedroom 1 with satin white sliding doors.

Bathroom/Shower Room

- White bathroom suite featuring shower tray or steel bath as applicable, concealed cistern dual flush back to wall W.C.
- Chrome plated electric heated towel rail.
- Mirrored inset oak lined alcoves with integrated storage cupboards, reconstituted stone vanity top and LED feature downlighting.
- Large format 1200 x 600mm white marbled porcelain fully tiled walls.
- Large format 600 x 600mm white marbled porcelain floor tiling.
- Chrome plated single lever basin tap, thermostatic bath filler/shower mixer diverter with wall mounted fixed shower head and low level hand shower with hose.
- Clear glass bath screen or shower enclosure as applicable with silver frame.
- Thermostatically controlled and pressurised hot and cold water.

Services Cupboard

- Free standing washer/dryer.
- Bulkhead light if applicable.

Security

- Video entryphone system to each apartment.

Communal Areas

- Fully tiled communal entrance foyer leading into interior designed atrium.
- Residents' communal level 6 terrace lounge with adjoining cinema.
- Fully equipped gymnasium with sauna and steam room.
- 24 hour concierge and services.
- Carpeted lift lobbies, stairs and common corridors.
- Two private residents' lifts serving all apartment levels.
- Low energy wall lighting.
- Landscaped communal amenity space to building frontage.
- Secure cycle store.
- Secure surface car parking.

WESTGATE
HOUSE



Disclaimer:

These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. The developer reserves the right to alter any specifications and floor plan layouts without prior notice. All journey and walking times stated are approximate, source TfL.gov.uk, crossrail.co.uk and google.co.uk. Interior and exterior images of Westgate House are computer generated and are for illustrative purposes only. All development CGIs and artwork contained in this brochure are subject to copyright of the developer and cannot be reproduced in any way without prior written consent.

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In joint venture:





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