

94/WPV

NOTTING HILL | W2

*Distinctive Living,
Unique Location.*



94 Westbourne Park Villas is a distinct and elegant period building, consisting of two unique duplex apartments. Commanding an eye-catching corner position on Westbourne Park Road and Westbourne Park Villas, this one-time Buddhist Centre was built in 1836. The Victorian façade is now complemented by living spaces designed to an exceptionally high standard, embracing luxurious contemporary living.

Large reception rooms, high ceilings and parquet flooring provide a framework for modern interiors combined with traditional style stone fireplaces.

Bespoke Roundhouse kitchens fitted with high-specification appliances, RAKO mood lighting and recessed flush ceiling speakers are some of the leading-edge features characteristic to the property.

Refined details, such as frameless glass shower enclosures and herringbone tiled panels to bathrooms, further establish the building's aesthetic appeal.

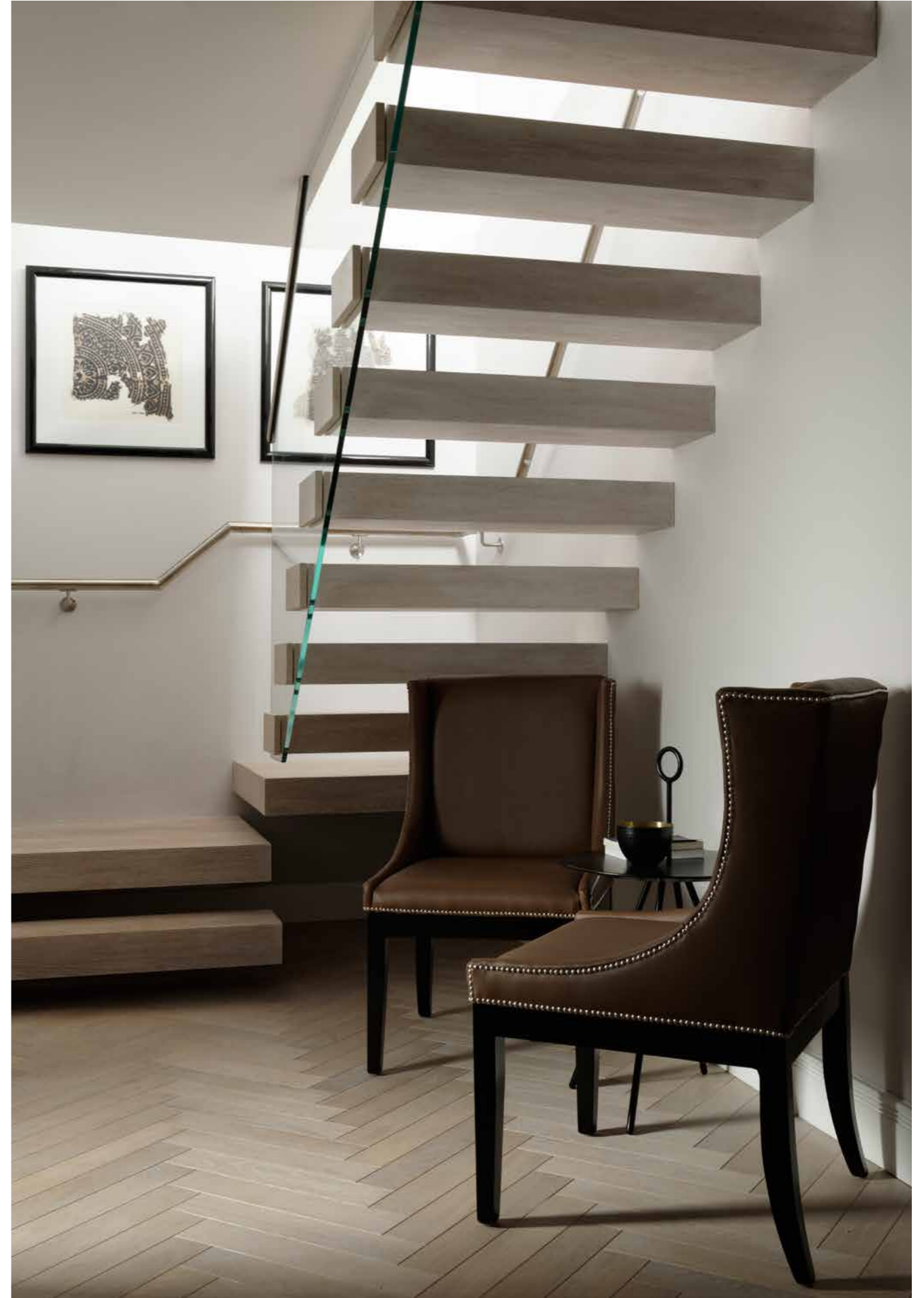




THE APARTMENTS



The care and dedication taken to maximise the potential of each space is evident throughout, with bespoke finishes that marry harmoniously with elegant period features. The floating timber and glass staircase in Apartment 1 and an equally impressive 'zig-zag' staircase in Apartment 2 illustrate the intrinsic high-level design of the property.



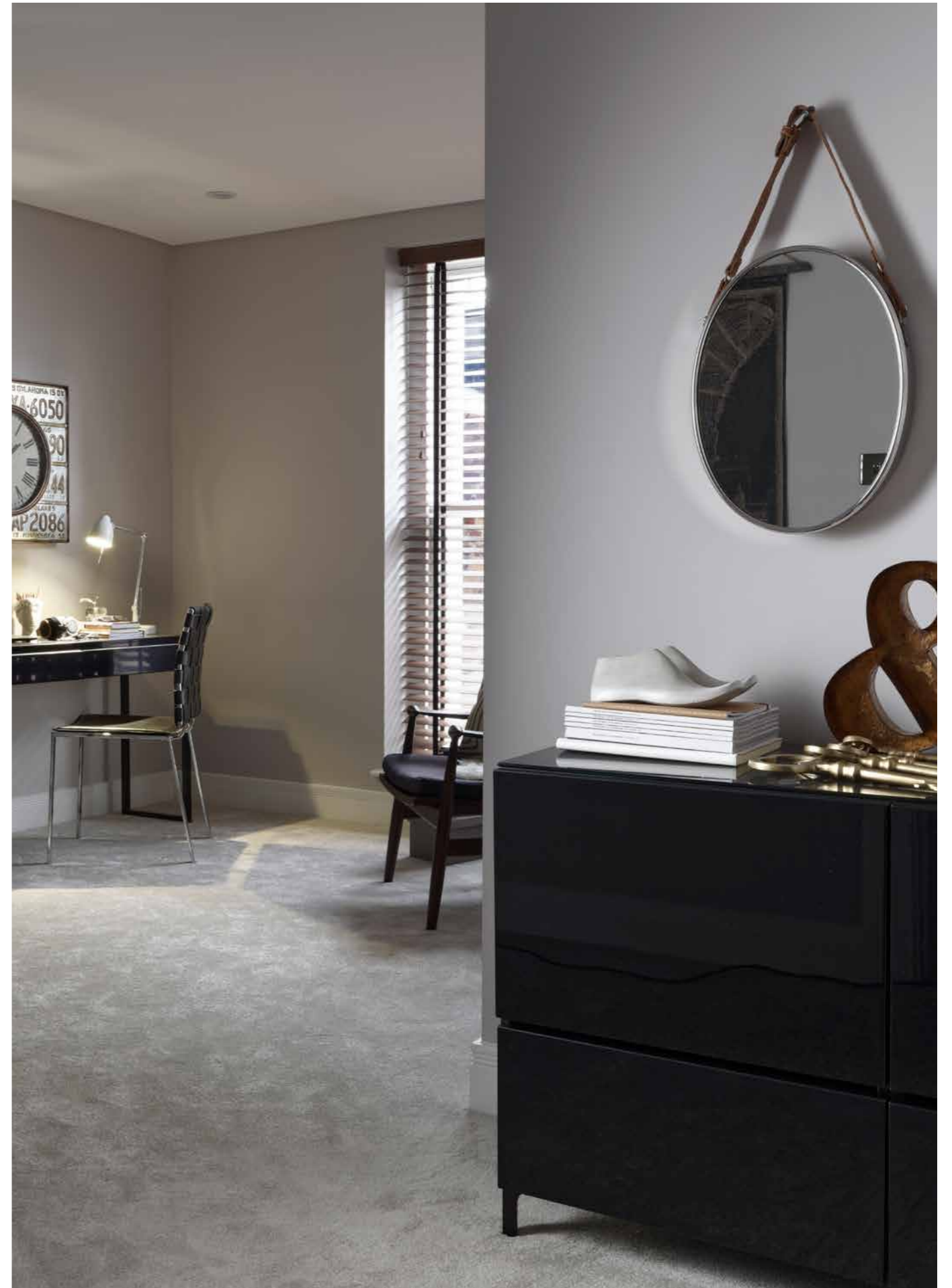


Bespoke and fully integrated kitchens by the award-winning Roundhouse and luxuriously appointed bathrooms ensure a feeling of modernity throughout.





Spacious double bedrooms, each with en-suite bathrooms and impeccably selected carpets, provide ample comfort for residents and guests alike. Each master bedroom has the benefit of a walk-in-wardrobe with custom joinery units and features side-hanging pendant lights.





PROPERTY SPECIFICATION



Kitchens

Fully bespoke kitchens designed and supplied by Roundhouse

www.roundhousedesign.com

Honed Black Anticato Granite worktops

Matt black glass splashbacks

Integrated appliances including Miele hobs and ovens and Liebherr wine coolers

Siemens integrated fridge and freezer

Westin integrated flush ceiling extractor

Quooker hot water tap for boiling water on demand

Franke undermounted sink and tap

Feature LED under-cabinet and plinth lighting

Bathrooms

Luxuriously designed bathrooms all beautifully tiled and with feature lighting

Wall hung Starck WCs with soft closing toilet seat

Duravit contemporary porcelain basins

Hansgrohe brassware

Master ensuite bathrooms include freestanding bath tubs and separate walk in showers with frameless glass enclosures. They also include marble style porcelain tiles in a herringbone effect as feature panels

The ensembles to all the other bedrooms are fully tiled, and include walk-in showers with frameless glass enclosures

Many bathrooms include bespoke mirrored cabinets with LED lighting details

Heated towel rails





Heating & Electrical

Underfloor heating throughout

Recessed downlighters throughout

Feature side hanging pendant lights to the master bedrooms

Programmable RAKO mood lighting

Telephone points to all living rooms and master bedrooms

TV / Satellite points to all living rooms and master bedrooms

Mains operated smoke alarm with battery back-up

Finishing touches

Cantilevered floating staircase in timber and glass to Apartment 1

'Zig- Zag' feature staircase in timber and glass to Apartment 2

Bespoke oak timber flooring laid in a herringbone parquet style to all living rooms and kitchens

Luxurious carpets to the bedrooms

Timber double glazed sash windows and doors to external spaces

Period style stone fireplaces, with functioning bio-fuel fires

Bespoke TV units in a Black Oak veneer with feature lighting and black matt glass worktops

Dropped ceiling detail with flush extractor and lighting details to kitchens

Feature veneered oak internal doors with stainless steel ironmongery

Built-in contemporary wardrobes to master bedrooms and bedroom 2

Nickel black light switches and power sockets

Rubbish and recycling storage facilities provided for each apartment

Landscaped external terraces to both apartments

Technologies

Programmable RAKO mood lighting

Flush ceiling-mounted Q Acoustics speakers throughout all living rooms, master bedrooms and second bedrooms

Pre-wire for multi-room audio entertainment system, e.g. Sonos or equivalent

Terrestrial and Sky satellite feeds

Security and Parking

Colour video door entry system provided for visitor access

Secure cycle storage

Guarantees

Two year Fruition Properties post completion warranty

The peace of mind of the 10 year CRL new homes warranty upon legal completion



NOTTING HILL | W2



Notting Hill's streets weave through Dickensian alleyways and past richly furnished Victorian townhouses. On Portobello Road stylish shops sit next to a bustling, bohemian market and the candy coloured backdrop framing this part of West London comes alive.

Idyllic streetscapes and the buzz of Westbourne Grove set the scene for a unique café lifestyle. With an abundance of international cuisine at your fingertips, it's extremely difficult not to fall in love with this cinematic district.

As one of the most vibrant and intriguing corners of London there's plenty to do, see and enjoy. 94 Westbourne Park Villas is in the perfect place to take advantage of everything on offer.

ARTISANAL STYLE

Eat, drink and watch the world go by over a cup of coffee or a spot of brunch.

As one of London's most desirable locations, Westbourne Park and wider Notting Hill is an inner-city paradise full of vibrant colours and bohemian influence. It's a place where individuality is celebrated and on days when the sun's shining nothing beats a spot of people watching outside one of the areas many cafés.

Thanks to London's explosion of café culture over the last ten years there are plenty of places to do so, be it overlooking the canal at Little Venice or sat along Westbourne Grove and Portobello Road.

Granger and Co, loved for its legendary brunches and vibrant atmosphere, and Café 202's prime people-watching alfresco dining, provide a truly eclectic array of culinary delights to enjoy.



Above: Granger & Co

Clockwise from right:
Daylesford, Café 202,
Ottolenghi, Gail's
Artisan Bakery



Ottolenghi / 11
63 Ledbury Road
London W11 2AD
ottolenghi.co.uk

Café 202 / 12
202 Westbourne Grove
London W11 2RH
202london.com

Granger & Co / 13
175 Westbourne Grove
London W11 2SB
grangerandco.com

Daylesford / 14
208-212 Westbourne
Grove, London W11 2RH
daylesford.com

Gail's Artisan Bakery / 15
138 Portobello Road
London W11 2DZ
gailsbread.co.uk

See map on page 42 for locations



DINING TIMES

Bursting with an array of international cafés and restaurants, you'll always find the perfect meal.

With a vast and multicultural population, the area around 94 Westbourne Park Villas has an exceptional array of Michelin star restaurants, pop ups and old time favourite locals.

Accredited with 3 AA Rosettes and a Michelin Star for its exceptional fine dining, The Ledbury is an award-winning French restaurant, offering an intimate ambience and outstanding cuisine. The original Beach Blanket Babylon, or BBB as it is affectionately known, was established in 1990, becoming an institution of the London restaurant, bar and club scene. Local favourite gastropub The Westbourne, conveniently located just across the road, provides the perfect setting to kick back and unwind.



Clockwise from right:
The Ledbury, Marianne,
Beach Blanket Babylon,
The Dock Kitchen.



The Westbourne / ❶
101 Westbourne Park Villas
London W2 5ED
thewestbourne.com

The Ledbury / ❷
127 Ledbury Rd
London W11 2AQ
theledbury.com

The Dock Kitchen / ❸
342 – 344 Ladbroke Grove
London W10 5BU
dockkitchen.co.uk

Beach Blanket Babylon / ❹
45 Ledbury Road
London W11 2AA
beachblanket.co.uk

Marianne / ❺
104 Chepstow Road
London W2 5QS
mariannerestaurant.com

See map on page 42 for locations

THE BEAUTIFUL PLACES



Above: Hyde Park

Inviting parks and hidden green squares make the area a delight to explore.

For a sprawling metropolis London hosts an unusually high amount of green space. Beyond the charming regency streets of Maida Vale and Notting Hill, Westbourne Park Villas is surrounded with plenty. Little Venice, a tranquil pocket of picturesque canals, also lies just minutes from the property.

Probably the most impressive green space is Kensington Gardens. Lying to the west of Hyde Park the 242-acre grounds are now home to avenues of magnificent trees and ornamental flowerbeds. Take a stroll around the Italian Gardens, Serpentine Galleries and top it off with the alluring history of Kensington Palace. All this is just 20 minutes walk from the property.



Hyde Park & Kensington Gardens / 29 / 27
London W2 2UH
royalparks.org.uk

Holland Park / 26
London W8

Little Venice / 28
London W2 1TH

Regent's Park
Chester Road
London NW1 4NR
royalparks.org.uk

Westbourne Green / 30
London W2 5EJ

See map on page 42 for locations



Top: Kensington Gardens
Above: Kensington Palace



Zadig and Voltaire / 6
182 Westbourne Grove
London W11 2RH
zadig-et-voltaire.com

Mr Hare / 7
22 Powis Terrace
London W11 1JH
mrhare.com

Paul Smith / 8
122 Kensington Park Road
London W11 2EP
paulsmith.co.uk

Wolf & Badger / 9
46 Ledbury Rd
London W11 2AB
wolfandbadger.com/uk

Whiteleys / 10
Queensway
London W2 4YN
whiteleys.com

See map on page 42 for locations

TAILORED STYLES



For fashion, London is spoilt with the amount of places to shop. Notting Hill, Westbourne Grove and the world famous Portobello Road are three of the best.

Visitors flock from all over the world to sample the many boutiques by internationally renowned designers. Mr Hare is a contemporary luxury men's shoe designer, with an emphasis on beautifully-crafted shoes for the modern thinking man.

Further validating Notting Hill's fashion link is iconic English brand Paul Smith. Located on the corner of Westbourne Grove and Kensington Park Road, the 'shop in a house' lets customers step through the doors and into a world of eccentricity.

The planned revitalisation of Whiteleys will only cement the areas appeal and rival Central London for the latest fashion.

Top: Fashion boutiques on Westbourne Grove
Above: Paul Smith
Right: Mr Hare

UNIQUE DESIGNS

*Iconic surroundings
consistently buzz with
ambition and creativity.*

When it comes to the finer details of your new home, it's important to surround yourself with the things you love. It won't take you long to discover the many local boutiques and showrooms offering bespoke interior design items.

Tom Dixon Shop, in the ever vibrant Portobello Dock, is a British product design brand, inspired by the nation's unique heritage and produces extraordinary objects for everyday use. Further collected from around the globe there's something to please every taste from Danish brand BoConcept, to independent furniture designers SCP.

Oliver Goldsmith, a pioneer in iconic eyewear, has always been synonymous with stars and style. Think cult films of the fifties & sixties, think Vogue and Queen, endorsements by celebrities and royals. They've all got one thing in common. Oliver Goldsmith.



Tom Dixon Shop / 16

Wharf Building,
Portobello Dock
344 Ladbroke Grove
London W10 5BU
tomdixon.net

BoConcept / 17

18-24 Westbourne Grove
London W2 5RH
boconcept.com

See map on page 42 for locations

Oliver Goldsmith / 18

15 All Saints Road
London W11 1HA
olivergoldsmith.com

Notting Hill Bookshop / 19

13 Blenheim Cresent
London W11 2EE
thenottinghillbookshop.co.uk

SCP / 20

87-93 Westbourne Grove
London W2 4UL
scp.co.uk



Top: SCP
Left: Tom Dixon Shop
Above: Oliver Goldsmith

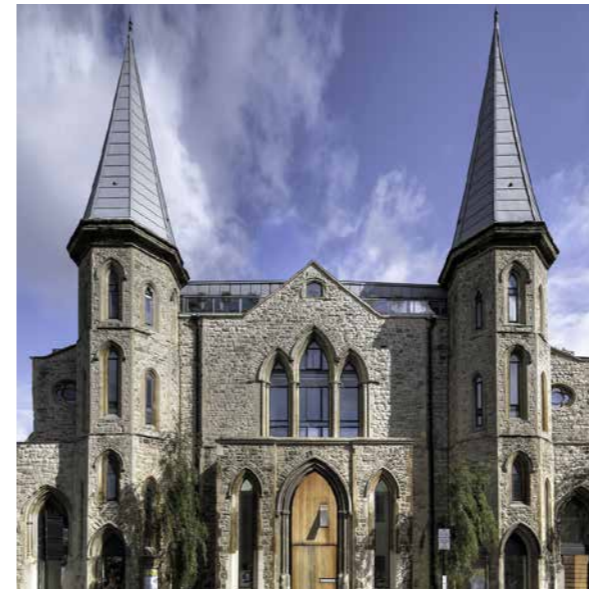
CULTURE CALLING

The artistically inspired streets boast an extremely rich history of culture.

Over the last 100 years this creative reputation has been cultivated thanks to the numerous artists who have lived and worked in the area. Upholding this tradition, there are a variety of ways to absorb much of the culture the area has to offer - past and present.

From pop stars to poets, the vivid and inspirational landscape has always drawn those inclined to pursue innovative careers and stimulating past times. Being surrounded by so many idyllic art spaces, a simple stroll down the street is all the inspiration you need.

The Tabernacle is one of London's most intimate performance spaces, while the Electric Cinema, part of the Electric House members' club, gives the silver screen a platinum makeover.



Wilson Stephens & Jones / 21
71 Westbourne Park Road
London W2 5QH
wilsonstephensandjones.com

Electric Cinema / 22
191 Portobello Road
London W11 2ED
electriccinema.co.uk

The Tabernacle / 23
34-35 Powis Square
London W11 2AY
tabernaclew11.com

Westbourne Grove Church / 24
34 Westbourne Grove
London W11 2RW

The Gate Theatre / 25
Pembridge Road
Greater London W11 3HQ
gatetheatre.co.uk

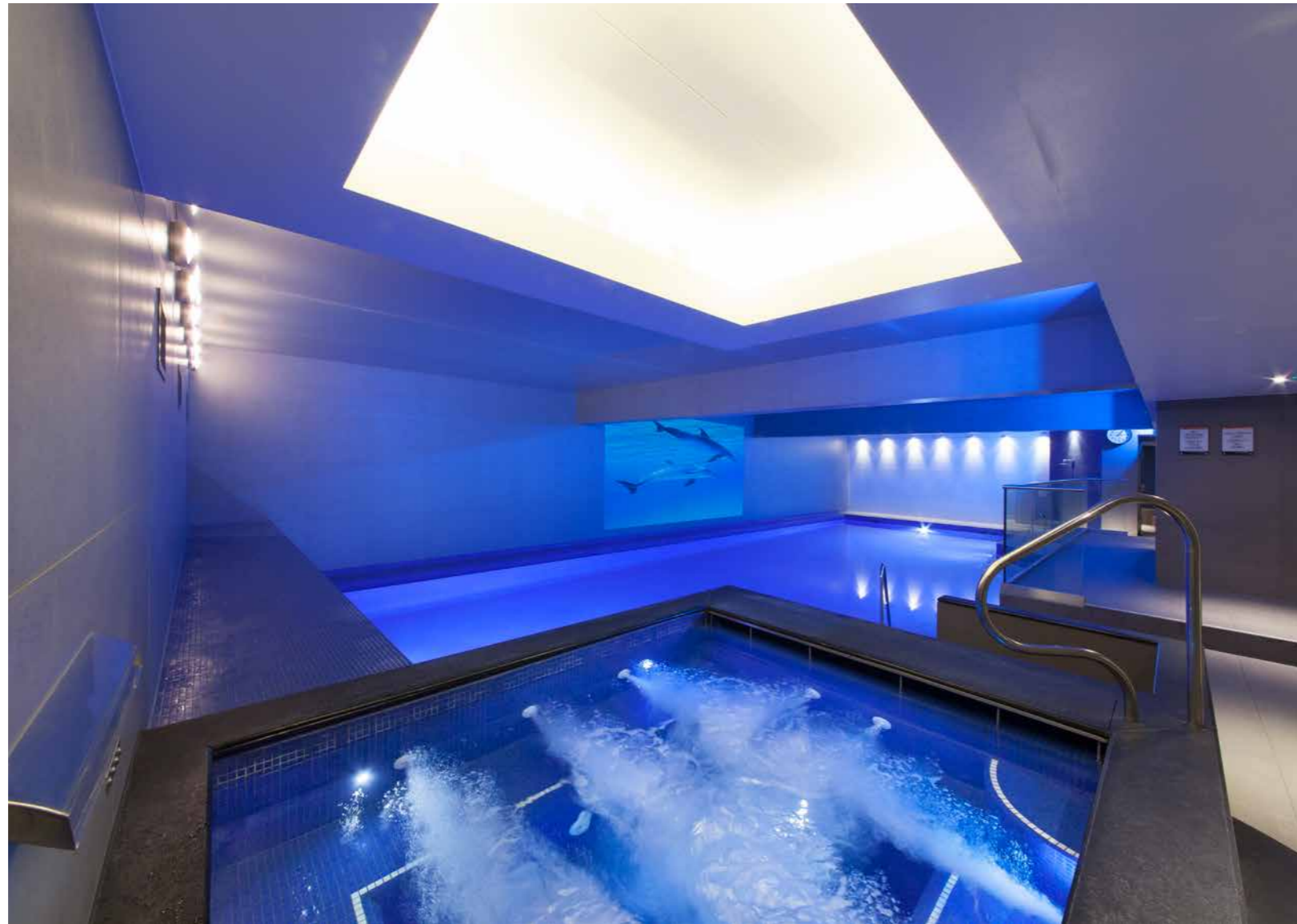
See map on page 42 for locations



Clockwise from top:
Westbourne Grove Church,
Wilson Stephens & Jones,
Electric Cinema



Above: Heartcore
Above right: The Library Gym
Right: BodyWorks



INNER PEACE

Surrounded by everything you need to stay in shape, makes it easy to maintain a good work, life balance.

It's important to indulge yourself sometimes. With so many spas and gyms surrounding Westbourne Park, you can exercise at your own pace, in a style that suits you best. Bodyworks in Notting Hill offers an inviting gym, bespoke personal training services and numerous classes that promise to bring you stimulation and, most importantly, results you can see and feel.

Heartcore, a unique approach on fitness, offers highly-effective classes in Dynamic Pilates, High-Intensity TRX and Barre, resulting in health and fitness benefits that traditional exercise simply can't match.

The Harbour Club is a place where you can combine socialising, fitness, downtime and leisure activities such as tennis and swimming, to truly experience a different kind of city escape.

The Harbour Club / 31
1 Alfred Road
London W2 5EU
harbourclub.com/notting-hill-club

The Porchester Spa / 32
Queensway
London W2 5HS
better.org.uk

The Library Gym / 33
206-208 Kensington Park Road
London W11 1NR
thelibrarygym.com

BodyWorks / 34
11 Lambton Place
London W11 2SH
bodyworkswest.co.uk

Heartcore / 35
36 Uxbridge Street
London W8 7TN
heartcore.co.uk

See map on page 42 for locations.

LOCAL AREA

Restaurants & Bars

- 1 / The Westbourne
- 2 / The Ledbury
- 3 / The Dock Kitchen
- 4 / Beach Blanket Babylon
- 5 / Marianne

Fashion boutiques

- 6 / Zadig&Voltaire
- 7 / Mr Hare
- 8 / Paul Smith
- 9 / Wolf & Badger
- 10 / Whiteleys

Cafés

- 11 / Ottolenghi
- 12 / Café 202
- 13 / Granger & Co
- 14 / Daylesford
- 15 / Gail's Artisan Bakery

Lifestyle boutiques

- 16 / Tom Dixon Shop
- 17 / BoConcept
- 18 / Oliver Goldsmith
- 19 / Notting Hill Bookshop
- 20 / SCP

Culture

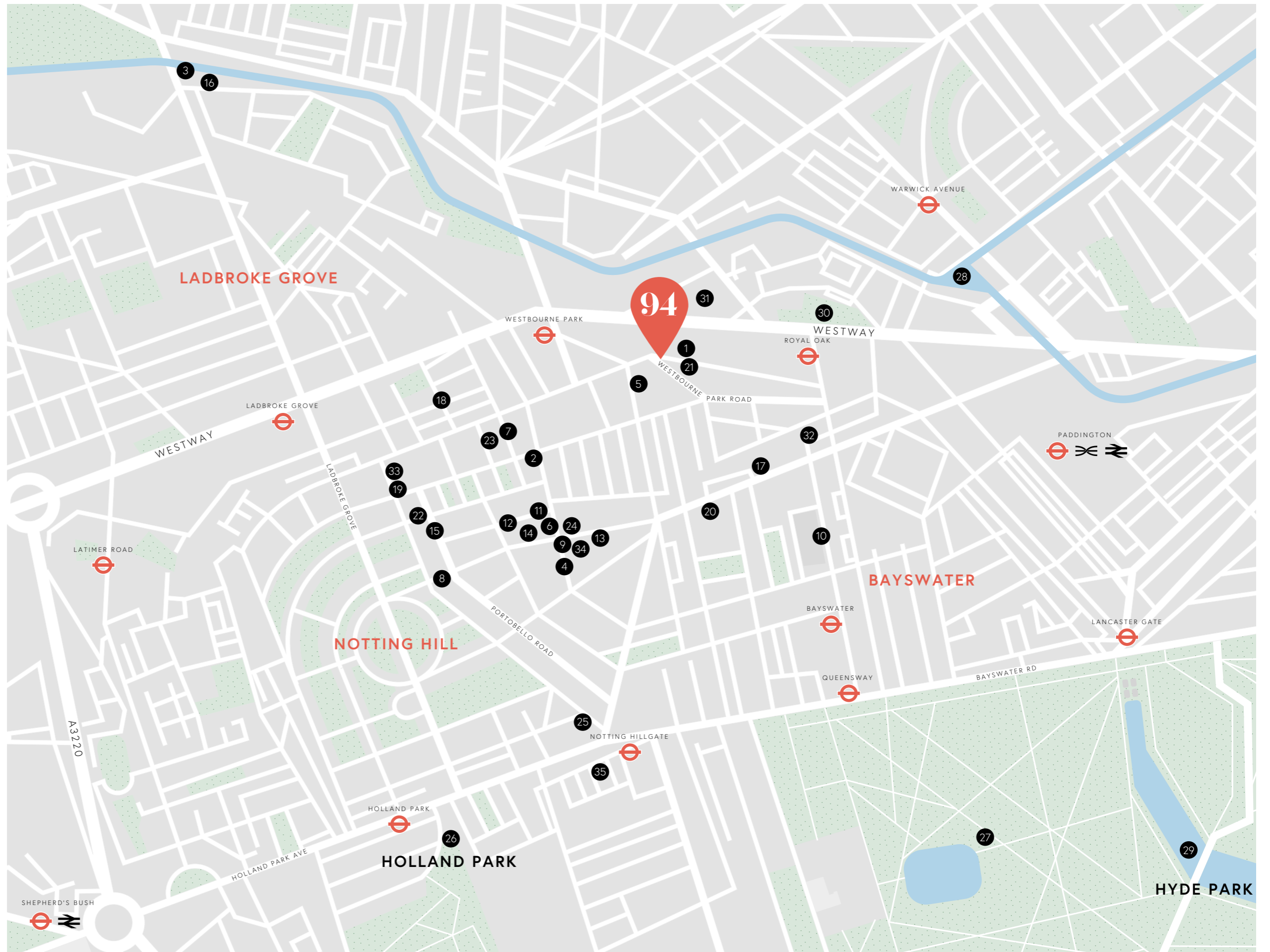
- 21 / Wilson Stephens & Jones
- 22 / Electric Cinema
- 23 / The Tabernacle
- 24 / Westbourne Grove Church
- 25 / The Gate Theatre

Green spaces

- 26 / Holland Park
- 27 / Kensington Gardens
- 28 / Little Venice
- 29 / Hyde Park
- 30 / Westbourne Green

Sports & spas

- 31 / The Harbour Club
- 32 / The Porchester Spa
- 33 / The Library Gym
- 34 / BodyWorks
- 35 / Heartcore



FASTER ACCESS

94 Westbourne Park Villas is located in a highly convenient position. On the border of zone 1-2, Notting Hill has stations on the District, Central and Circle lines, while being a short journey away from the West End by car. Royal Oak is the closest tube station to the property, located on the Hammersmith and City line, just minutes away from Baker Street and King's Cross. With such efficient routes across the city, and convenient access by car to the variety of London airports, residents of 94 Westbourne Park Villas will never struggle to get around.

Once Crossrail is complete in 2018, journey times across the city will be even quicker from nearby Paddington station.

06

minutes on foot

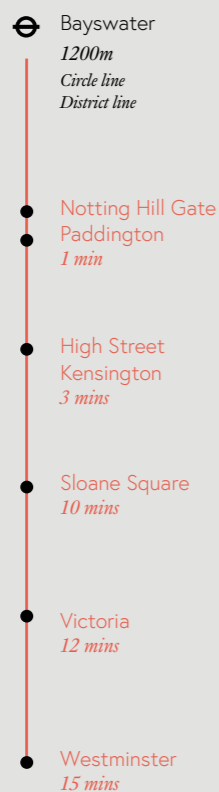
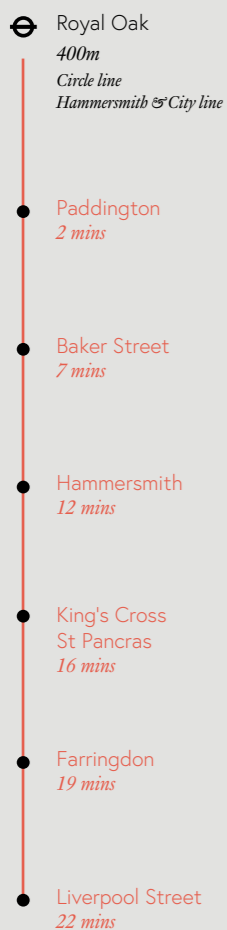
ROYAL OAK UNDERGROUND

09

minutes on foot

WESTBOURNE GROVE

TO LONDON UNDERGROUND STATIONS



TO LONDON AIRPORTS

Times by road



TRAVEL BY CROSSRAIL



12

minutes on foot

KENSINGTON GARDENS

13

minutes on foot

PORTOBELLO ROAD MARKET

14

minutes by car

MAYFAIR

15

minutes by car

COVENT GARDEN

16

minutes by underground

KING'S CROSS ST PANCRAS

26

minutes by car

LONDON HEATHROW



FLOORPLANS

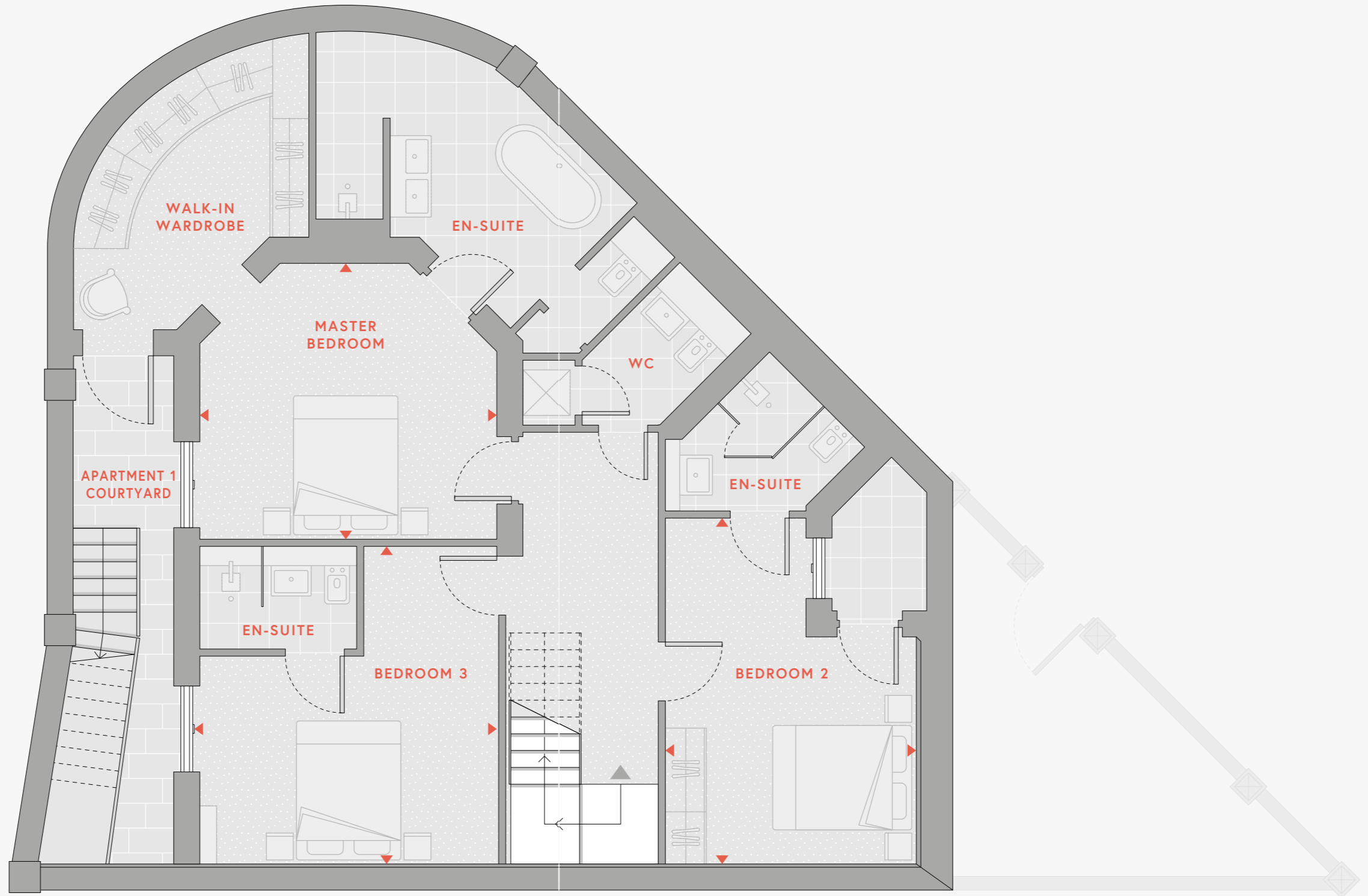
LOWER GROUND FLOOR



Apartment One

153 sq m / 1647 sq ft

Master Bedroom:	3.95 x 4.17 m	13'8" x 13'0"
Bedroom 2:	4.19 x 4.57 m	13'9" x 15"
Bedroom 3:	3.51 x 4.80 m	11'6" x 15'9"



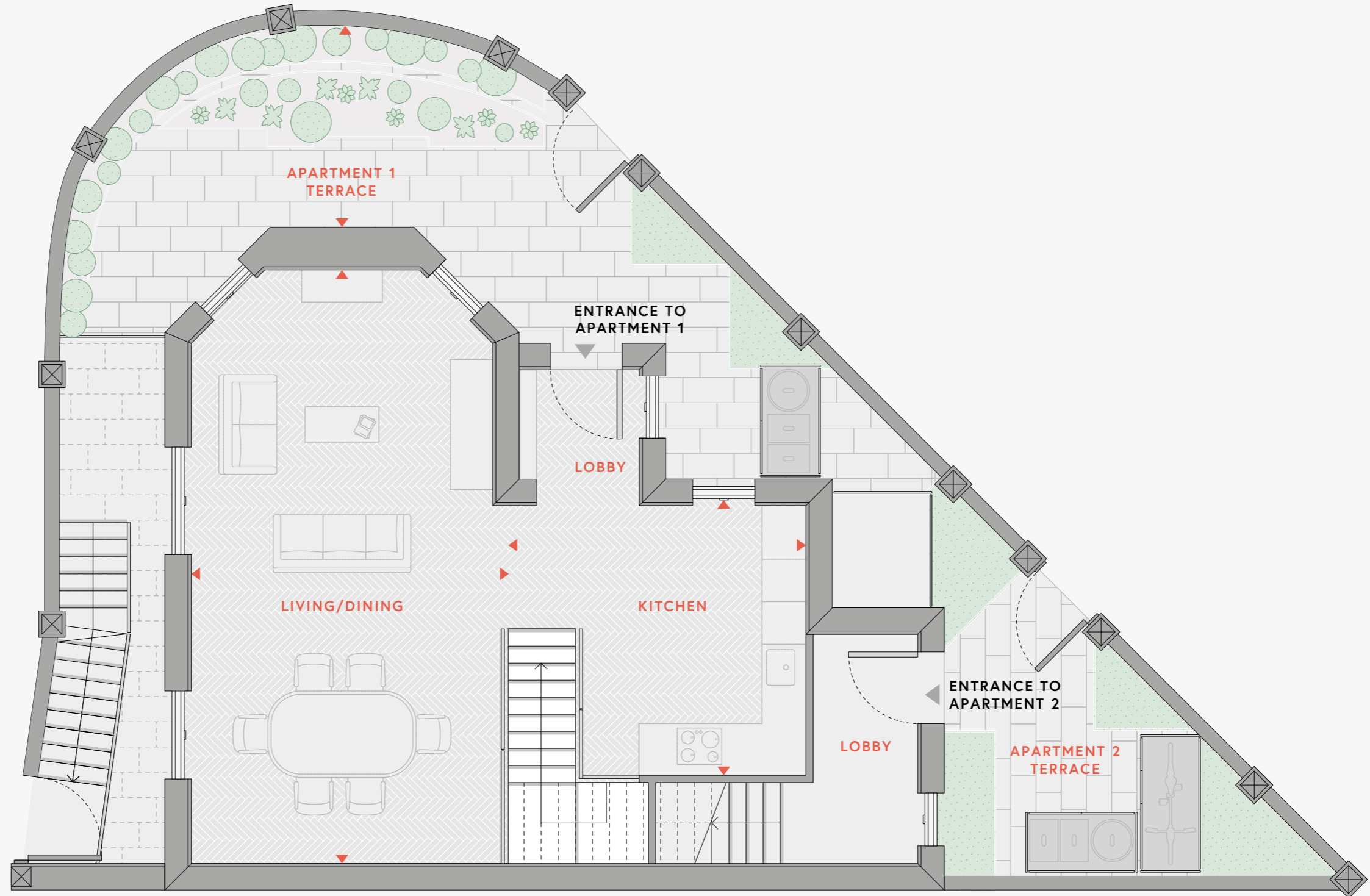
GROUND FLOOR



Apartment One

153 sq m / 1647 sq ft

Living/Dining:	8.38 x 4.17 m	27'6" x 13'8"
Kitchen:	3.63 x 4.09 m	11'11" x 13'5"
Terrace:	Extends to 2.72 m	8'11"



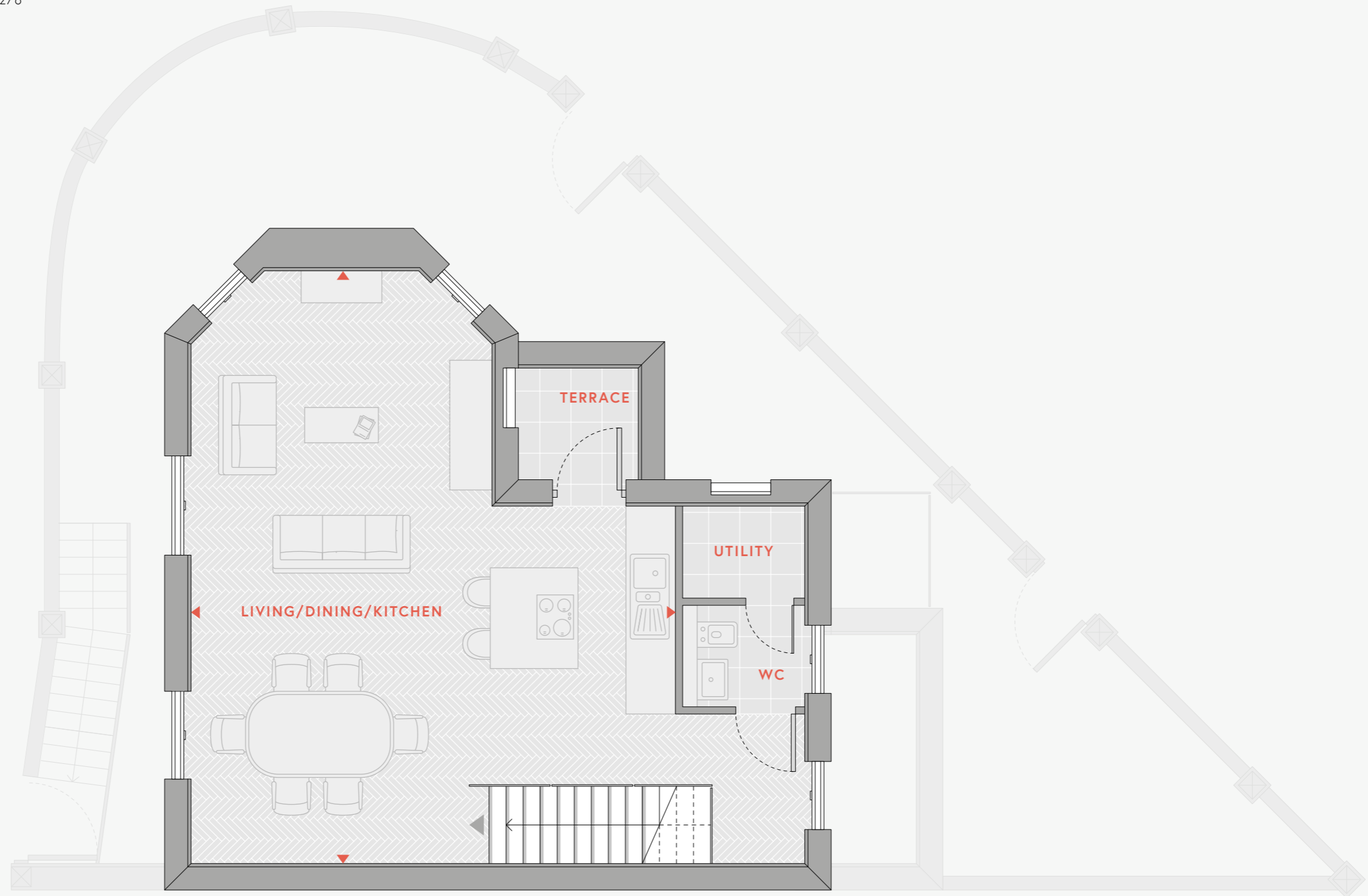
FIRST FLOOR



Apartment Two

125.3 sq m / 1349 sq ft

Living/Dining/Kitchen: 8.59 x 8.38 m 28'2" x 27'6"



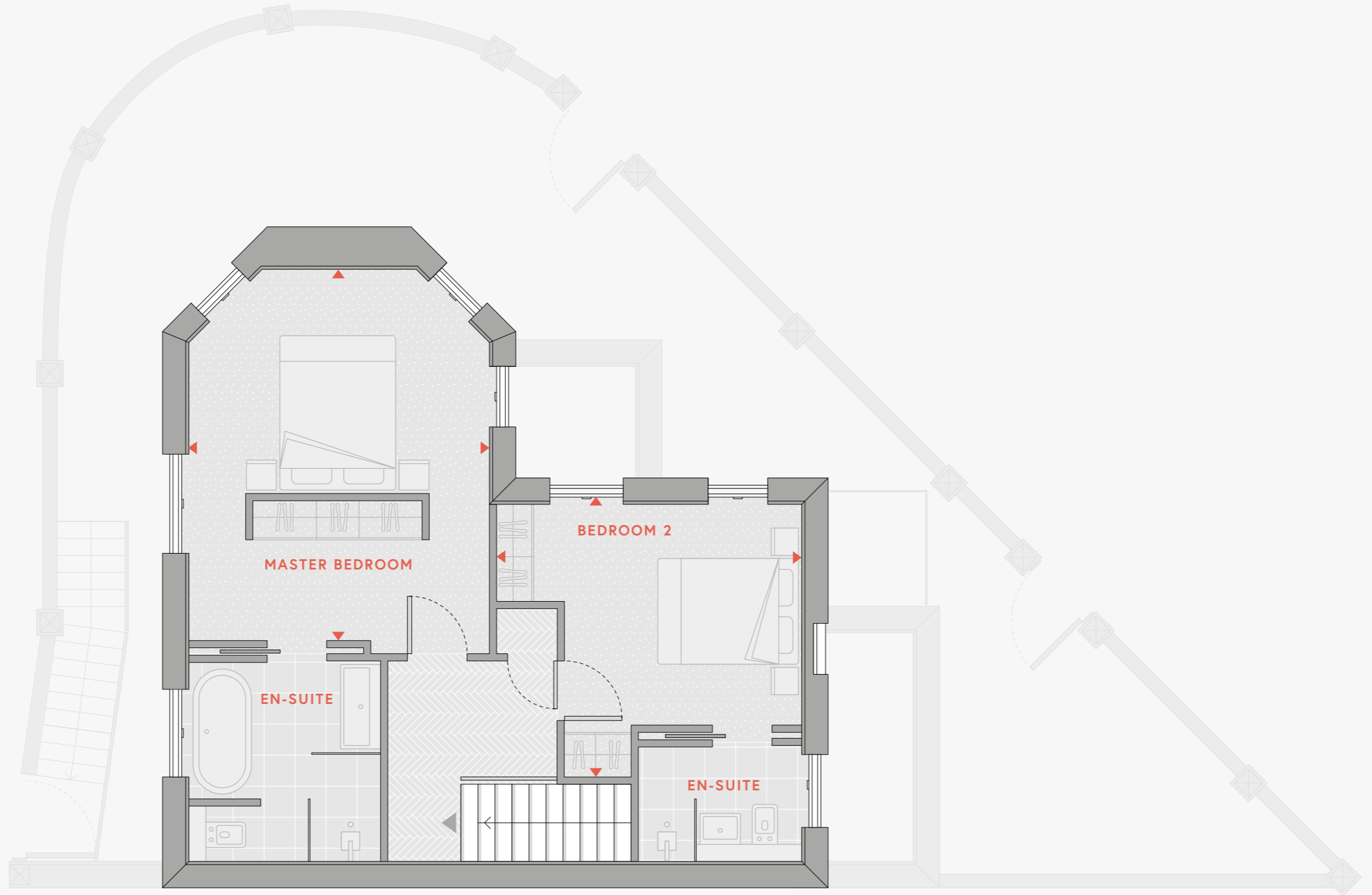
SECOND FLOOR



Apartment Two

125.3 sq m / 1349 sq ft

Master Bedroom: 5.26 x 4.29 m 17'3" x 14'1"
Bedroom 2: 4.32 x 3.81 m 14'2" x 12'6"



ABOUT THE DEVELOPER

Fruition Properties is a boutique London developer, with an extensive reputation for harmonious, innovative and design-led homes.

Our portfolio is diverse in both scale and character, taking a bespoke design approach to each individual scheme. We have developed luxury apartments, exceptional town-houses and sympathetic conversions of heritage buildings. All are developed with people at the centre, from first time buyers, to young professionals, families or investors looking for capital growth.

The properties we build combine a creative, considered, intelligent design philosophy with exceptional attention to detail and commitment to both innovation and the environment.

With specialist in-house construction, consulting, planning, development and finance teams we are able to deliver consistently exceptional homes and maximise the potential of every site. This, combined with an in-house property management team provide a personal, seamless process and complete peace of mind.



BECTIVE

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 Fruition
Properties