



J I G S A W

WEST LONDON

Ealing welcomes a vibrant new neighbourhood designed by the award-winning Conran and Partners. Lush greenery sets the inspirational scene for over 770 design-led new homes, where tree-lined boulevards connect landscaped gardens with inviting plazas.

Every architectural detail has been carefully considered. Designed using high quality materials that are simple in form, Jigsaw promises a cosmopolitan lifestyle in a setting that will age and grow gracefully.

In 2019, Crossrail's Elizabeth Line will complete the picture, transforming high speed travel across London and beyond, with a brand new station at West Ealing.

Jigsaw, connect with excellence.



JIGSAW
WEST LONDON

CONNECT WITH EXCELLENCE

For this exciting new development by FABRICA and Rydon, design excellence is delivered through the multi-faceted skills of Conran and Partners – one of the giants of British design with their broad portfolio of projects covering urban regeneration, residential, hospitality and retail developments.

FABRICA
by A2Dominion

Rydon

CONRAN+
PARTNERS



Computer generated image is indicative only

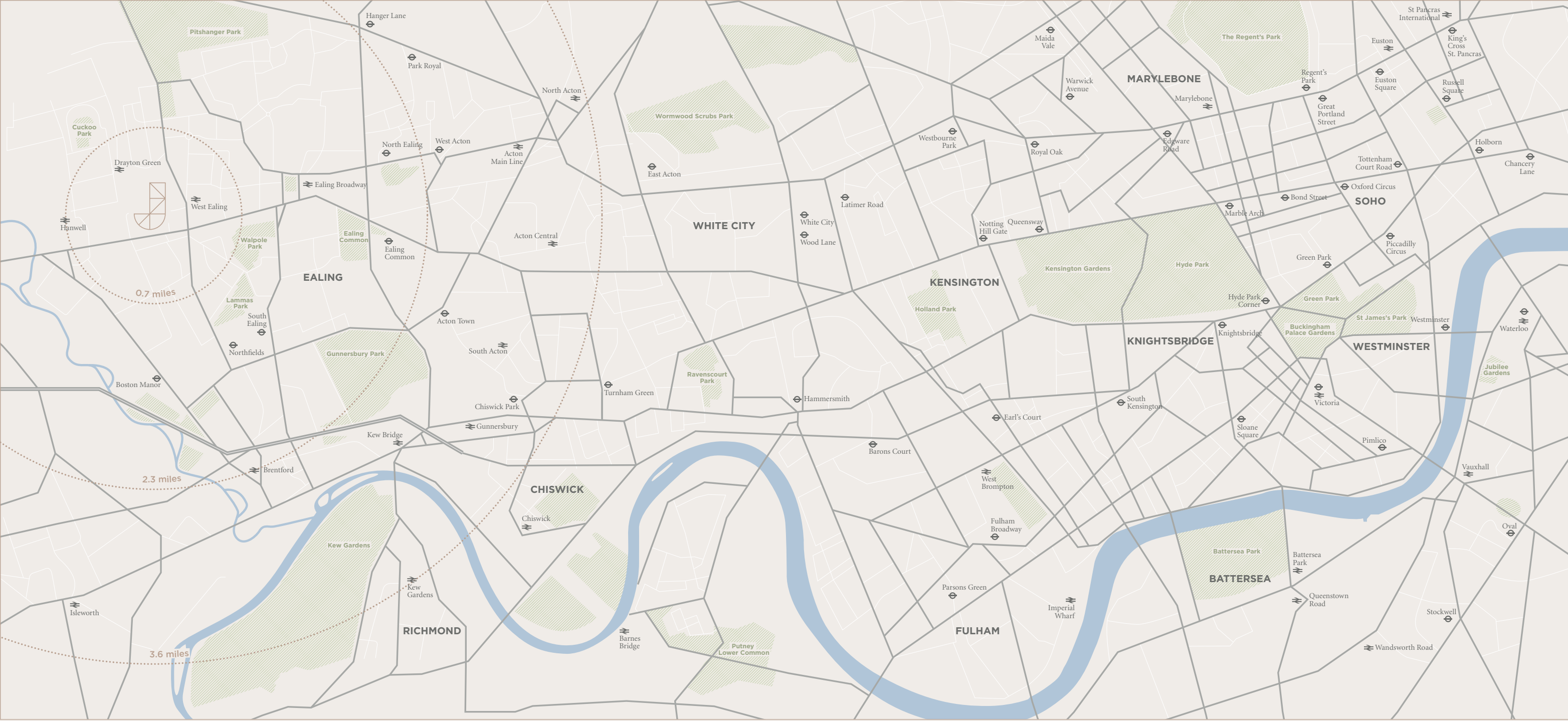
“We truly
believe
that good
design
makes
people
happier”

Jigsaw Phase 3 is the latest phase of the long awaited new development by FABRICA and Rydon and is one of a long line of ambitious projects to benefit from the design excellence of Conran and Partners – one of Britain’s most pioneering architecture, interiors and visionary design studios. Their acclaimed, forward thinking team believe that good design improves the quality of people’s lives – a philosophy that runs through every element of this inspiring new neighbourhood.



Timeless architecture. A commitment to using durable, sustainable materials ensures this sympathetically designed neighbourhood will age gracefully.

A variety of coloured and textured brick and glass finishes bring out the strong, sleek lines of the architecture, while perfectly complementing the surrounding environment.



Jigsaw’s unique connections to the heart of the capital mean residents can enjoy the full benefit of London living. Often recognised as one of the greatest cities in the world, London offers countless museums, theatres, galleries and cultural attractions as well as a myriad of gastronomical delights.

Map not to scale and shows approximate locations only



Just 13 minutes into London's West End

2019 sees the exciting arrival of a brand new connection; Crossrail's Elizabeth Line station opening at West Ealing, only 500m from Jigsaw. A new, bright and spacious ticket hall will be built as part of the station as well as a range of other improvements including a new footbridge and longer platforms. A fast, easy commute is assured, with high speed trains reaching Bond Street in 13 minutes, Liverpool Street in 21 minutes and Canary Wharf in less than half an hour. With Heathrow Airport just 11 minutes away, Crossrail's Elizabeth Line opens up a world of travel opportunities.

Stay connected. Jigsaw is brilliantly connected for all forms of transport. It's just a five minute stroll to West Ealing station and a short walk to Ealing Broadway, with its rail and tube connections. Take Crossrail's Elizabeth Line* to Heathrow airport in 11 minutes, or to Canary Wharf in just 27 minutes.

By car

Heathrow Airport	23 mins
Bond Street	28 mins
Westfield Shopping Centre	17 mins
Notting Hill	20 mins
Sloane Square	27 mins

- Key
- London Underground
 - National Rail
 - Crossrail's Elizabeth Line (arriving 2019)
 - DLR



*Crossrail's Elizabeth Line services from 2019. Map not to scale. Journey times calculated from West Ealing using TFL.gov.uk, crossrail.co.uk and Google maps and are dependent on time of travel.



JIGSAW
WEST LONDON

EALING DISCOVERED

A short stroll through the heavenly suburbia of Ealing becomes a voyage of discovery, with tree-lined streets, period architecture, prospering shops, tranquil parks and excellent transport links.

Travel further afield with Crossrail's Elizabeth Line – set to revolutionise travel throughout London and beyond.

An urban patchwork. This corner of West London is where independent boutiques sit comfortably alongside high street favourites. Delicatessens stock treats from around the world and independent florists exhibit eye-catching bouquets.

For fresh produce, the weekly Ealing Farmers Market is piled high with baskets of delicious artisan breads, fresh fish from the Dorset coast, award-winning cheeses, free-range meats and organic fruit and vegetables. Ealing Broadway offers a range of large retailers to choose from or head over to nearby Westfield Shopping Centre – a treasure trove of global brands.





Breathing space. Escape the hustle and bustle of city life in some of London's finest green spaces. Nearby Walpole Park retains much of its Regency glory with its Pitzhanger Manor House, lawns, two picturesque lakes, a friendly café and fitness area, while Ealing Common offers plenty of long, winding paths, overhung with magnificent trees. The ideal place for running and cycling or a leisurely picnic on a summer's day.

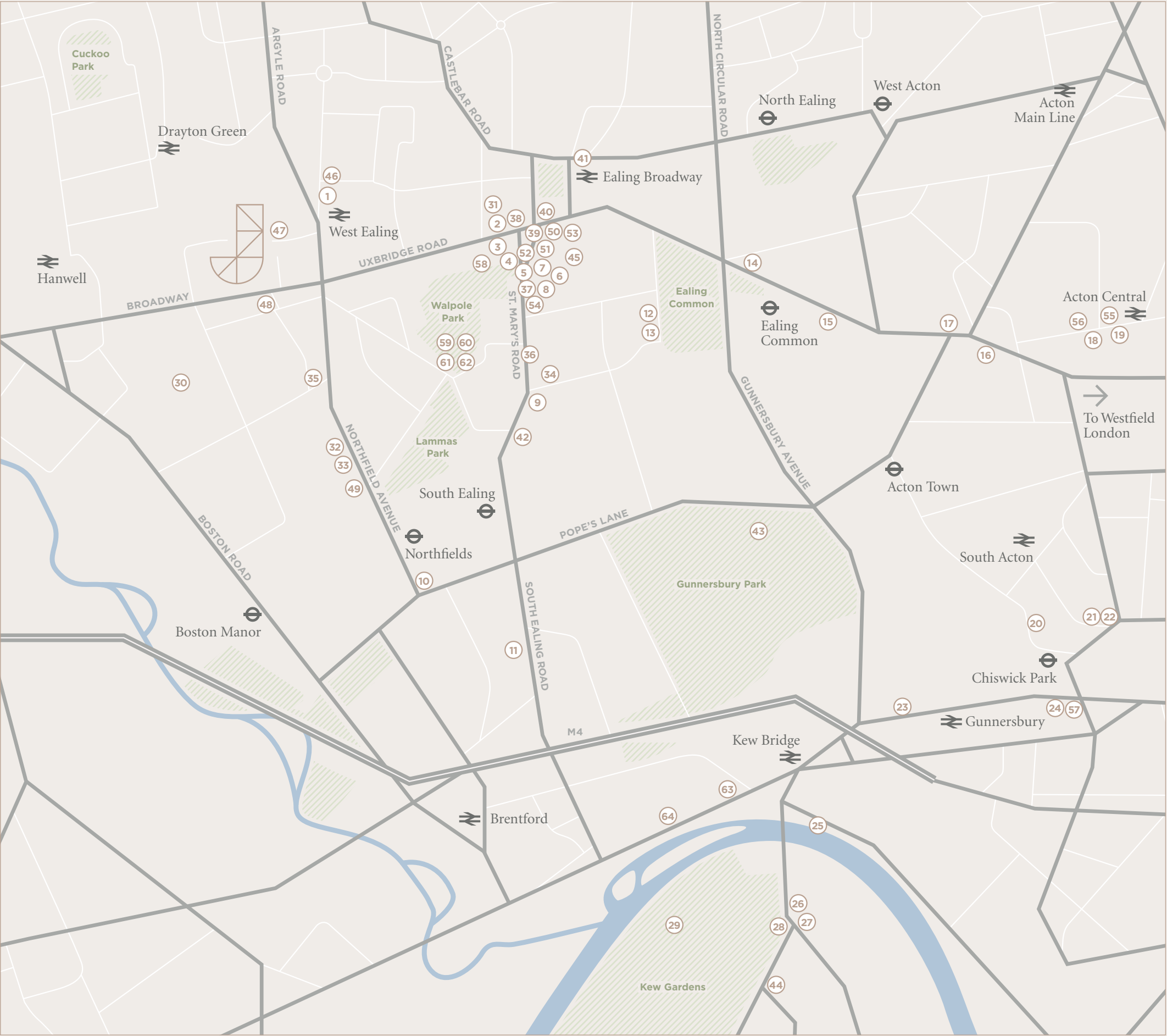
Summer days filled with music and laughter

When the sun comes out, Ealing's famous summer festival season sets the surrounding streets and Walpole Park alight. Carnivals, dance, stand-up comedy – there's plenty of home-grown and international talent to entertain arts fans. The hugely popular Jazz and Blues Festival, the biggest of its kind in Britain, brings together an exciting mix of upcoming and established music acts. While the famous comedy festival showcases some of our funniest talent and the real ale aficionados are well served at the famous Beer Festival.





Food for thought. Ealing has plenty of buzzing bars and cosy gastro pubs. Indulge in seasonal modern British cuisine or experience authentic Nepalese and classic Indian dishes. Whether looking for freshly ground coffee from an independent café, or the colourful beach shack ambiance of the locally renowned Caribbean restaurant, there is a plentiful supply of characterful establishments.



Moments from the action. A wealth of discoveries can be found just minutes away. From down-to-earth markets and independent boutiques to high street favourites. Nearby cafés, bars and restaurants promise an evening to savour. While neighbourhood green spaces, such as Ealing Common and Walpole Park, transform from places to relax to lively festivals. All a short stroll from Jigsaw.

Restaurants/Bars

- 1 The Drayton Court
- 2 Bill's
- 3 Kerbisher & Malt
- 4 Shikumen
- 5 Limeyard
- 6 Côte Brasserie
- 7 Leonidas Chocolates
- 8 Wagamama
- 9 The Walpole
- 10 The Plough Inn
- 11 Ealing Park Tavern
- 12 Charlotte's Place
- 13 The Grange
- 14 DoubleTree by Hilton
- 15 The Common Room
- 16 Dragonfly Brewery
- 17 The Chatsworth
- 18 The Rocket
- 19 The Station House
- 20 The Bollo House
- 21 Le Vacherin
- 22 The Duke of Sussex
- 23 Globe Bar
- 24 Hedone
- 25 The Bell & Crown
- 26 Kew Grill
- 27 Coach & Horses Kew
- 28 The Botanist
- 29 The Orangery
- 30 The Grosvenor
- 31 Charlotte's W5
- 32 Tapelia
- 33 The Owl & The Pussycat
- 34 Pillars Restaurant
- 35 The Forester
- 36 Abbotshill Wine Bar
- 37 Carluccio's

Cafés

- 38 Artisan Coffee School
- 39 Café Zee
- 40 Harris & Hoole
- 41 Electric Coffee Company
- 42 Munson's
- 43 Gunnersbury Park Café
- 44 Newens The Original Maids of Honour

Shopping

- 45 Ealing Broadway Shopping Centre
- 46 Blake's Florist
- 47 Waitrose
- 48 Ealing Farmers Market
- 49 Cheddar Deli
- 50 Marks and Spencer
- 51 The Drapers Arms
- 52 Bang and Olufsen
- 53 Organic For The People
- 54 Farm W5
- 55 The Village Trading Store
- 56 Park + Bridge
- 57 Neptune Chiswick

Culture

- 58 Questors Theatre
- 59 Ealing Blues Festival*
- 60 Ealing Beer Festival*
- 61 Ealing Comedy Festival*
- 62 Ealing Jazz Festival*
- 63 London Museum of Water & Steam
- 64 The Musical Museum

*Summer only
Map not to scale and shows approximate locations only



JIGSAW
WEST LONDON

A THOUGHTFUL LIVING SPACE

Jigsaw is a welcoming and visionary new addition to West Ealing, where the sleek lines sympathetically blend with the verdant tree-lined avenues and garden squares – making this one of London's most inspired living destinations. A space to share and enjoy.

A forward thinking environment.
At the heart of Jigsaw is a vision inspired by community. Spread over five hectares, beautifully landscaped green spaces and tree-lined avenues weave together a new primary school, sports facilities and the Orchard Café – a bustling café offering a delicious menu of tasty treats, theatre performances and community events.



Computer generated image is indicative only



Computer generated image is indicative only

Welcome home. Over 770 new homes where environmentally conscious design meets bold, distinctive architecture – creating a positive space to live and grow.

Relax and unwind in the central park

Homes are shaped around a series of landscaped gardens and courtyards, with a central park at their heart. The 'Poetry Path' ribbons through this welcoming space, connecting its neighbourhood hub with the rest of Jigsaw. Open to the public during the day, it becomes a relaxing spot to meet with friends and wind down after work.



JIGSAW
WEST LONDON

DESIGN EXCELLENCE

The design-led interiors offer a calm and inviting space, where every detail enhances the relaxed, stylish design. Balconies and terraces offer a private outdoor escape, overlooking leafy trees and landscaped parks.

Modern design meets bespoke interiors with warm, neutral palettes of contrasting textures and tones. Integrated handleless kitchens and beautifully engineered European oak timber flooring set a homely, inviting tone.





Phase 2 show apartment photography is indicative only



The soft sheen of engineered timber flooring in the hallway, kitchen and living areas enhances the sense of seamless cohesion throughout. While the well-proportioned living room and its outside balcony provides a wonderful environment to entertain or simply relax.





Phase 2 show apartment photography is indicative only



Floor to ceiling windows create a refreshing, light-filled space in which to relax and unwind. Luxurious carpet and built-in wardrobes in the master bedroom continue the theme of understated refinement and comfort.



The bathrooms, with large format porcelain floor and wall tiles, semi-recessed wash hand basins and wall hung vanity units with mirrored doors and LED strip lighting create a calm, relaxing haven, away from the pressures of city life.



Computer generated images are indicative only



The private balconies and terraces, overlooking the leafy trees and parks, allow residents to enjoy warm summer days or entertain alfresco.

Inspiring Interiors



Specification

Interior finishes

Engineered timber flooring to hallway, living room and kitchen
Luxury carpet to bedrooms
White metal electrical sockets with white inserts

Kitchen/Living areas

Bespoke handleless kitchens
Composite quartz worktop
Backpainted glass splashback
Siemens integrated appliances including:
Single oven
Induction hob with touch controls
Microwave
Extractor hood
Integrated fridge freezer and dishwasher
Washing machine*
Under mounted bowl stainless steel sink
Single lever kitchen mixer tap
Pop-up sockets to kitchens

Bedrooms

Built-in wardrobes with shelving to master bedroom

Ensuites

Porcelain large format floor and wall tiles
Semi-recessed wash hand basin with chrome mixer tap
Wall mounted unit with mirrored doors and LED strip lighting
Overhead rain shower
Wall mounted shower mixer controller
Wall mounted WC with soft close seat and dual flush plate
Chrome heated towel rail
Glass shower screens
Composite quartz vanity top

Bathrooms

Porcelain large format floor and wall tile
Semi-recessed wash hand basin with chrome mixer tap
Wall mounted unit with mirrored doors and LED strip lighting
Built-in rectangular single ended bath with glass shower screen
Overhead rain shower and hand shower
Wall mounted shower and bath mixer controller
Wall mounted WC with soft close seat and dual flush plate
Chrome heated towel rail
Composite quartz vanity top

Electrical

Energy efficient down lights
Video entry system to all apartments
Wiring for security alarm included in each apartment
Wiring for Sky Q functionality to living room (subscription required)
Wiring for Sky+ functionality to living room and main bedroom. Loop connections to other bedrooms from living room (subscription required)
Wiring for fibre optic broadband (subscription required)
Digital TV to living room and all bedrooms
USB sockets to kitchens and master bedroom
Dimmer switch to living area lights and master bedroom over bed head

Heating & hot water

Combined heat and power from centralised system
Hot water supplied by centralised boiler system
Underfloor heating

Security and peace of mind

10-year NHBC warranty
On-site CCTV
Secured by Design
24-month defects warranty cover

Communal areas

Landscaped communal gardens and courtyards
Café
Community centre
Gated undercroft parking (available by separate negotiation)
Cycle storage with secure access
Residential cores served by passenger lifts

Sustainability features

Code for Sustainable Homes Level 4
Green Sedum & Wild Flower roofs
Combined Heat and Power system
Low energy LED lighting



*Integrated in apartments with small utility cupboard or freestanding in apartments with larger utility cupboard.
Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide.
FABRICA and Rydon reserve the right to amend the specification as necessary and without notification.
Computer generated images are indicative only



JIGSAW
WEST LONDON

FLOOR PLANS

The selection of one, two and three bedroom homes have been carefully designed. Each home boasts its own private outdoor space, with balconies or terraces with some homes looking out over the impressive landscaping and tree-lined boulevards.

West Ealing's vibrant new hub

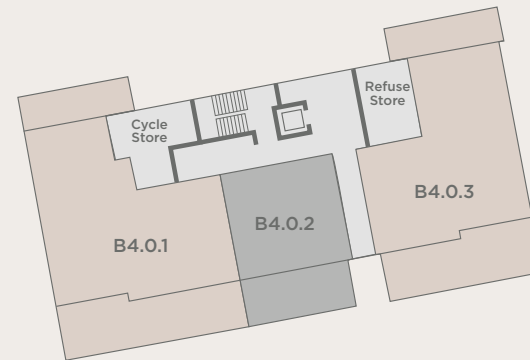
Where design excellence meets refreshing green spaces. A central park and walkway curves through this dynamic living environment, connecting secluded spaces with vibrant squares.



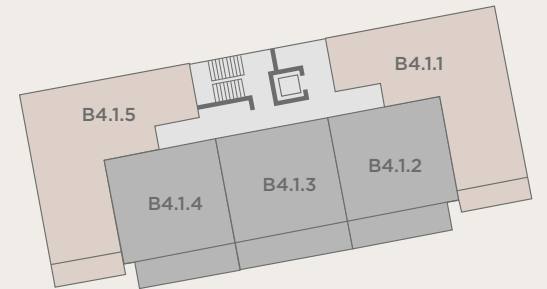
Blenheim Building

APARTMENT LOCATOR

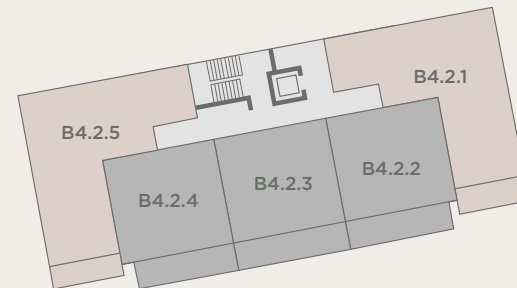
Plot	Beds	Floor	Type	Apartment/ Duplex	Total Area sq m	Total Area sq ft	Page
B4.0.1	2	Ground	Type 16	Apartment	107.23	1,154.21	64
B4.0.2	1	Ground	Type 1	Apartment	50.16	539.92	62
B4.0.3	2	Ground	Type 17	Apartment	98.85	1,064.01	65
B4.1.1, B4.2.1, B4.3.1, B4.4.1	2	1st, 2nd, 3rd, 4th	Type 18	Apartment	78.30	842.81	66
B4.1.2, B4.2.2, B4.3.2, B4.4.2	1	1st, 2nd, 3rd, 4th	Type 2	Apartment	50.03	538.52	63
B4.1.3, B4.2.3, B4.3.3, B4.4.3	1	1st, 2nd, 3rd, 4th	Type 2	Apartment	50.08	539.06	63
B4.1.4, B4.2.4, B4.3.4, B4.4.4	1	1st, 2nd, 3rd, 4th	Type 2	Apartment	50.06	538.84	63
B4.1.5, B4.2.5, B4.3.5, B4.4.5	2	1st, 2nd, 3rd, 4th	Type 18	Apartment	77.85	837.97	66



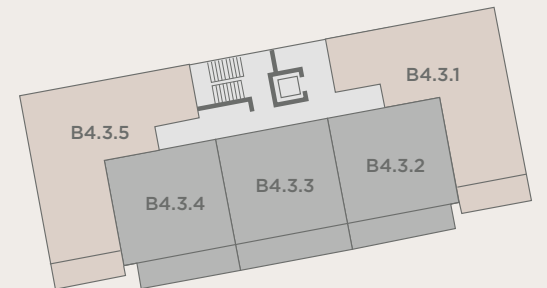
Ground floor



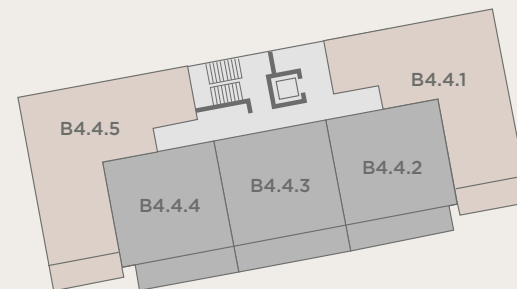
1st floor



2nd floor



3rd floor



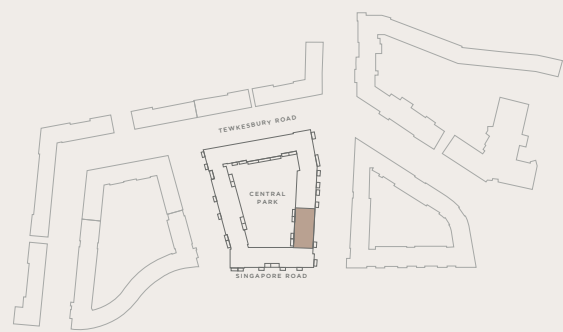
4th floor

One Bed
 Three Bed

Two Bed
 Communal

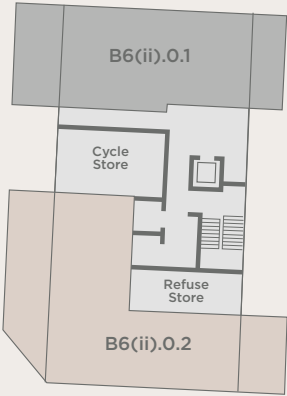
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Ellison House

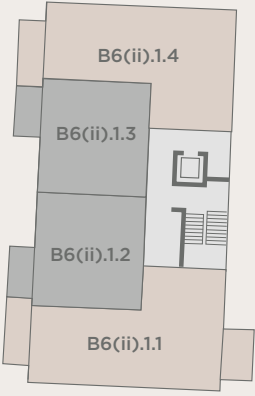


APARTMENT LOCATOR

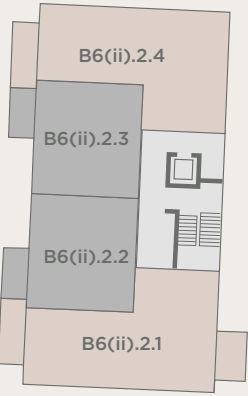
Plot	Beds	Floor	Type	Apartment/ Duplex	Total Area sq m	Total Area sq ft	Page
B6(ii).0.1	1	Ground	Type 7	Apartment	77.88	838.29	68
B6(ii).0.2	2	Ground	Type 22	Apartment	94.26	1,014.61	69
B6(ii).1.1, B6(ii).2.1, B6(ii).3.1, B6(ii).4.1, B6(ii).5.1, B6(ii).6.1	2	1st, 2nd, 3rd, 4th, 5th, 6th	Type 23	Apartment	75.43	811.92	70
B6(ii).1.2, B6(ii).2.2, B6(ii).3.2, B6(ii).4.2, B6(ii).5.2, B6(ii).6.2	1	1st, 2nd, 3rd, 4th, 5th, 6th	Type 8	Apartment	51.27	551.87	71
B6(ii).1.3, B6(ii).2.3, B6(ii).3.3, B6(ii).4.3, B6(ii).5.3, B6(ii).6.3	1	1st, 2nd, 3rd, 4th, 5th, 6th	Type 8	Apartment	51.60	555.42	67
B6(ii).1.4, B6(ii).2.4, B6(ii).3.4, B6(ii).4.4, B6(ii).5.4, B6(ii).6.4	2	1st, 2nd, 3rd, 4th, 5th, 6th	Type 23	Apartment	75.75	815.36	70



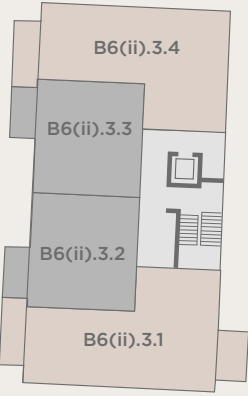
Ground floor



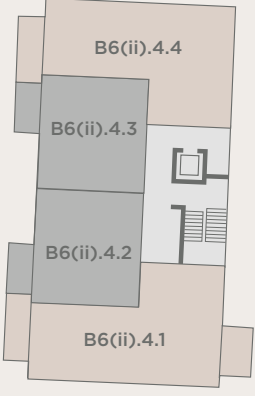
1st floor



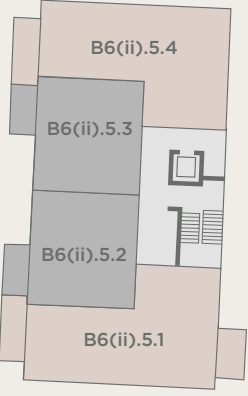
2nd floor



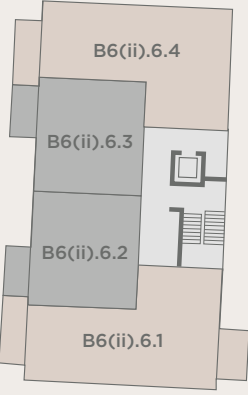
3rd floor



4th floor



5th floor



6th floor

- One Bed
- Two Bed
- Three Bed
- Communal

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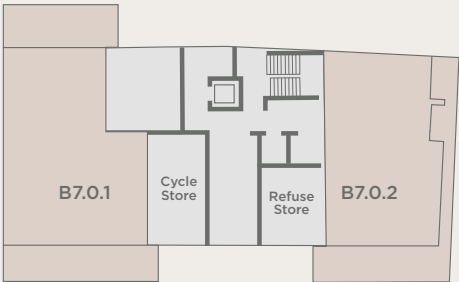


Foster Building

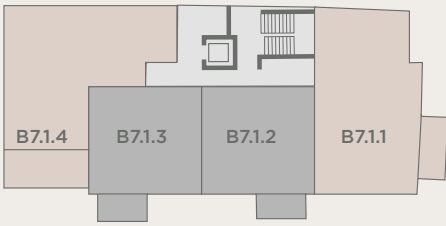


APARTMENT LOCATOR

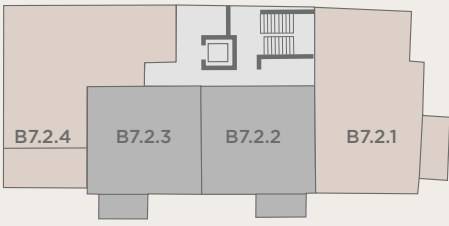
Plot	Beds	Floor	Type	Apartment/ Duplex	Total Area sq m	Total Area sq ft	Page
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B7.0.2	2	Ground	Type 13	Apartment	74.49	801.80	73
B7.1.1, B7.2.1, B7.3.1, B7.4.1, B7.5.1	2	1st, 2nd, 3rd, 4th, 5th	Type 25	Apartment	76.87	827.42	74
B7.1.2, B7.2.2, B7.3.2, B7.4.2, B7.5.2	1	1st, 2nd, 3rd, 4th, 5th	Type 8	Apartment	51.27	551.87	71
B7.1.3, B7.2.3, B7.3.3, B7.4.3, B7.5.3	1	1st, 2nd, 3rd, 4th, 5th	Type 8	Apartment	51.07	549.71	71
B7.1.4, B7.2.4, B7.3.4, B7.4.4, B7.5.4	2	1st, 2nd, 3rd, 4th, 5th	Type 26	Apartment	77.81	837.54	75
B7.6.1, B7.7.1	3	6th & 7th	Type 31	Apartment	100.94	1,086.51	76
B7.6.2	3	6th & 7th	Type 32	Duplex	109.13	1,174.67	78
B7.6.3	3	6th & 7th	Type 33	Duplex	108.02	1,162.72	77



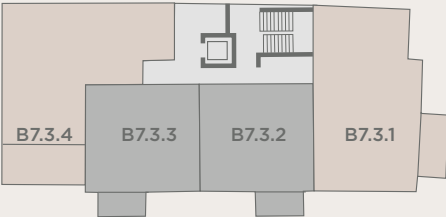
Ground floor



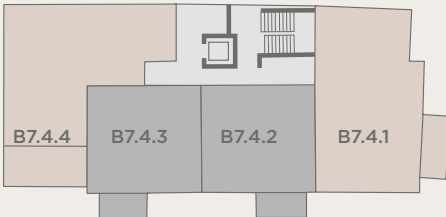
1st floor



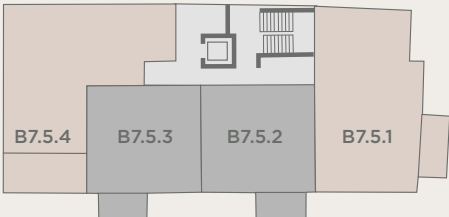
2nd floor



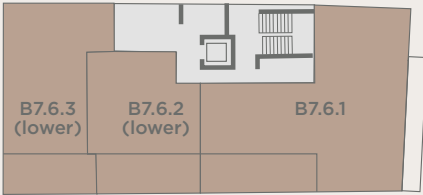
3rd floor



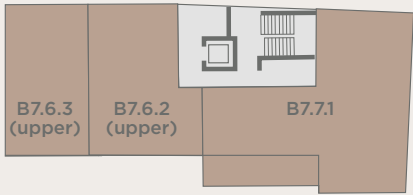
4th floor



5th floor



6th floor



7th floor

- One Bed
- Two Bed
- Three Bed
- Communal

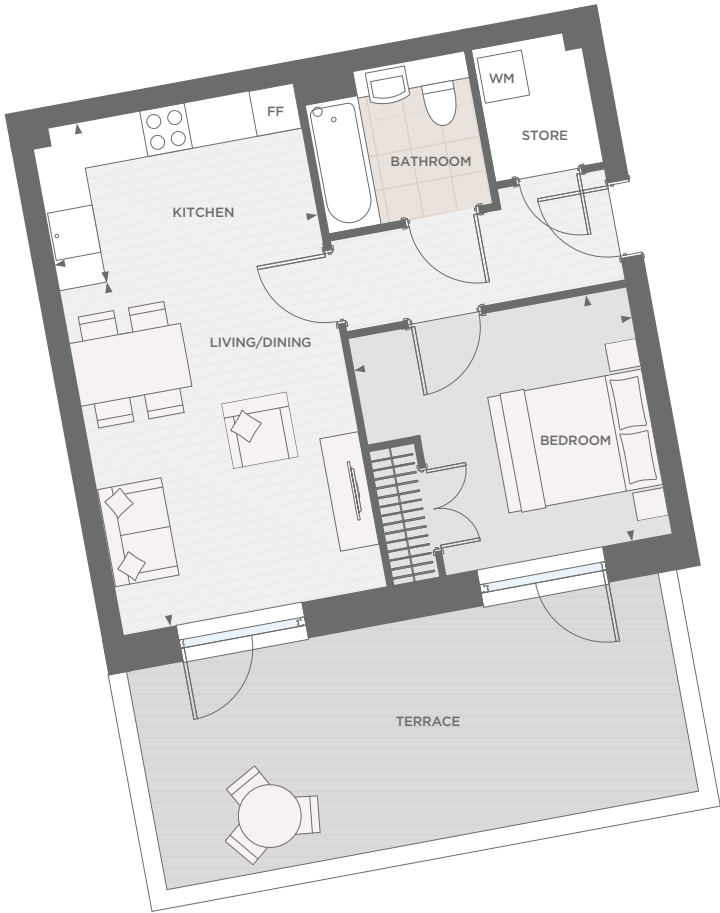
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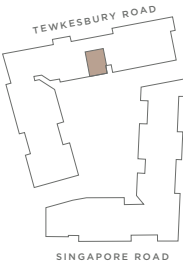
BLENHEIM BUILDING

1 bedroom apartment - Type 1

Total area	50.16 sq m	539.92 sq ft
Kitchen	3.54 m x 2.13 m	11' 7" x 7' 0"
Living/Dining	3.54 m x 4.65 m	11' 7" x 15' 3"
Bedroom	3.74 m x 3.33 m	12' 3" x 10' 11"
Terrace	20.03 sq m	215.60 sq ft



Level 4	
Level 3	
Level 2	
Level 1	
Ground	B4.0.2



Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS Property Measurement (1st edition).

BLENHEIM BUILDING

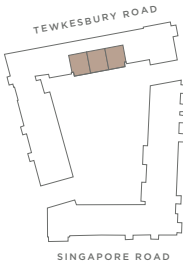
1 bedroom apartment - Type 2

B4.1.4, B4.2.4, B4.3.4, B4.4.4		
Total area	50.06 sq m	538.84 sq ft
Kitchen	2.59 m x 2.27 m	8' 6" x 7' 5"
Living/Dining	3.93 m x 4.50 m	12' 11" x 14' 9"
Bedroom	3.35 m x 3.78 m	11' 0" x 12' 4"
Balcony	10.21 sq m	109.90 sq ft

B4.1.2, B4.2.2, B4.3.2, B4.4.2		
Total area	50.03 sq m	538.52 sq ft
Kitchen	2.59 m x 2.27 m	8' 6" x 7' 5"
Living/Dining	3.93 m x 4.50 m	12' 11" x 14' 9"
Bedroom	3.35 m x 3.78 m	11' 0" x 12' 4"
Balcony	10.66 sq m	114.74 sq ft



Level 4	B4.4.4*, B4.4.3, B4.4.2
Level 3	B4.3.4*, B4.3.3, B4.3.2
Level 2	B4.2.4*, B4.2.3, B4.2.2
Level 1	B4.1.4*, B4.1.3, B4.1.2
Ground	



Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS Property Measurement (1st edition). *These plots have a mirrored floorplan of the floorplan shown. †Balcony shown will be minimum width and may slightly move position depending on position of plot within the block.



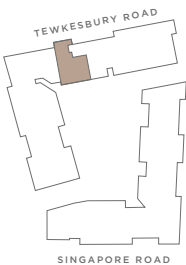
BLenheim BUILDING

2 bedroom apartment - Type 16

Total area	107.23 sq m	1,154.21 sq ft
Living/Dining/Kitchen	6.87 m x 6.76 m	22' 6" x 22' 2"
Bedroom 1	5.20 m x 3.10 m	17' 0" x 10' 2"
Bedroom 2	3.41 m x 3.74 m	11' 2" x 12' 3"
Terrace 1	13.01 sq m	140.04 sq ft
Terrace 2	39.47 sq m	434.84 sq ft



- Level 4
- Level 3
- Level 2
- Level 1
- Ground B4.0.1



Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS Property Measurement (1st edition).
*Note: This apartment does not have access to communal cycle and bin store, private bin/cycle store as shown on plan.

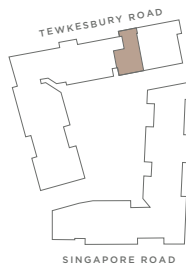
BLenheim BUILDING

2 bedroom apartment - Type 17

Total area	98.85 sq m	1,064.01 sq ft
Kitchen/Dining	2.38 m x 5.59 m	7' 9" x 18' 4"
Living	4.49 m x 5.18 m	14' 8" x 17' 0"
Bedroom 1	5.22 m x 3.26 m	17' 1" x 10' 8"
Bedroom 2	3.41 m x 3.76 m	11' 2" x 12' 4"
Terrace 1	12.82 sq m	137.99 sq ft
Terrace 2	34.32 sq m	369.42 sq ft



- Level 4
- Level 3
- Level 2
- Level 1
- Ground B4.0.3



Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS Property Measurement (1st edition).
*Note: This apartment does not have access to communal cycle and bin store, private bin/cycle store as shown on plan.

BLLENHEIM BUILDING

2 bedroom apartment - Type 18

B4.1.1, B4.2.1, B4.3.1 B4.4.1

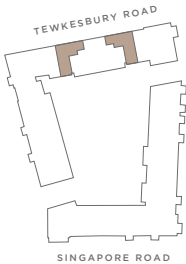
Total area	78.30 sq m	842.81 sq ft
Kitchen	3.18 m x 3.00 m	10' 5" x 9' 10"
Living/Dining	4.39 m x 4.17 m	14' 4" x 13' 8"
Bedroom 1	4.01 m x 3.45 m	13' 2" x 11' 3"
Bedroom 2	3.18 m x 3.76 m	10' 5" x 12' 4"
Balcony	7.01 sq m	75.46 sq ft

B4.1.5, B4.2.5, B4.3.5, B4.4.5

Total Area	77.85 sq m	837.97 sq ft
Kitchen	3.18 m x 3.00 m	10' 5" x 9' 10"
Living/Dining	4.39 m x 4.07 m	14' 4" x 13' 4"
Bedroom 1	4.01 m x 3.45 m	13' 2" x 11' 3"
Bedroom 2	3.18 m x 3.76 m	10' 5" x 12' 4"
Balcony	6.93 sq m	74.59 sq ft



Level 4	B4.4.1*, B4.4.5
Level 3	B4.3.1*, B4.3.5
Level 2	B4.2.1*, B4.2.5
Level 1	B4.1.1*, B4.1.5
Ground	



Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS Property Measurement (1st edition).
*These plots have a mirrored floorplan of the floorplan shown.

ELLISON HOUSE

1 bedroom apartment - Type 8

B6(ii).1.3, B6(ii).2.3, B6(ii).3.3

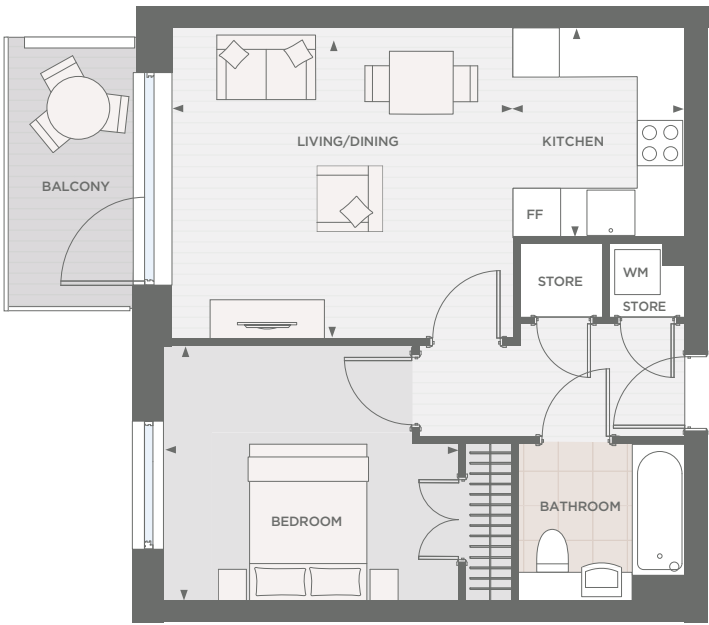
B6(ii).4.3, B6(ii).5.3, B6(ii).6.3

Total area	51.60 sq m	555.42 sq ft
Kitchen	2.70 m x 2.27 m	8' 10" x 7' 5"
Living/Dining	4.09 m x 4.52 m	13' 5" x 14' 9"
Bedroom	3.35 m x 3.89 m	11' 0" x 12' 9"
Balcony	5.64 sq m	60.71 sq ft

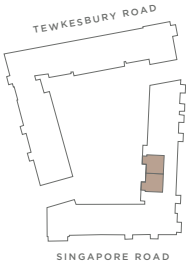
B6(ii).1.2, B6(ii).2.2, B6(ii).3.2

B6(ii).4.2, B6(ii).5.2, B6(ii).6.2

Total area	51.27 sq m	551.87 sq ft
Kitchen	2.70 m x 2.27 m	8' 10" x 7' 5"
Living/Dining	4.09 m x 4.52 m	13' 5" x 14' 9"
Bedroom	3.35 m x 3.79 m	11' 0" x 12' 5"
Balcony	5.18 sq m	55.76 sq ft



Level 6	B6(ii).6.3*, B6(ii).6.2
Level 5	B6(ii).5.3*, B6(ii).5.2
Level 4	B6(ii).4.3*, B6(ii).4.2
Level 3	B6(ii).3.3*, B6(ii).3.2
Level 2	B6(ii).2.3*, B6(ii).2.2
Level 1	B6(ii).1.3*, B6(ii).1.2
Ground	



Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS Property Measurement (1st edition).
*These plots have a mirrored floorplan of the floorplan shown.

ELLISON HOUSE

1 bedroom apartment - Type 7

Total area	77.88 sq m	838.29 sq ft
Living/Dining/Kitchen	4.95 m x 6.60 m	16' 3" x 21' 7"
Bedroom	4.84 m x 3.92 m	15' 10" x 12' 10"
Terrace 1	12.13 sq m	130.57 sq ft
Terrace 2	18.76 sq m	201.93 sq ft



Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS Property Measurement (1st edition).
*Note: This apartment does not have access to communal cycle and bin store, private bin/cycle store as shown on plan.

ELLISON HOUSE

2 bedroom apartment - Type 22

Total area	94.26 sq m	1,014.61 sq ft
Kitchen/Dining	4.57 m x 2.73 m	15' 0" x 8' 11"
Living	4.57 m x 4.70 m	15' 0" x 15' 5"
Bedroom 1	4.94 m x 3.33 m	16' 2" x 10' 11"
Bedroom 2	4.52 m x 3.01 m	14' 10" x 9' 10"
Terrace 1	9.65 sq m	103.87 sq ft
Terrace 2	31.01 sq m	333.79 sq ft



Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS Property Measurement (1st edition).
*Note: This apartment does not have access to communal cycle and bin store, private bin/cycle store as shown on plan.

ELLISON HOUSE

2 bedroom apartment - Type 23

B6(ii).1.1, B6(ii).2.1, B6(ii).3.1, B6(ii).4.1, B6(ii).5.1, B6(ii).6.1

Total area	75.43 sq m	811.92 sq ft
Kitchen/Dining	4.77 m x 2.56 m	15' 7" x 8' 4"
Living	4.77 m x 3.36 m	15' 7" x 11' 0"
Bedroom 1	4.02 m x 2.97 m	13' 2" x 9' 9"
Bedroom 2	4.02 m x 3.27 m	13' 2" x 10' 8"
Balcony 1	7.04 sq m	75.78 sq ft
Balcony 2	7.13 sq m	76.77 sq ft

B6(ii).1.4, B6(ii).2.4, B6(ii).3.4, B6(ii).4.4, B6(ii).5.4, B6(ii).6.4

Total area	75.75 sq m	815.36 sq ft
Kitchen/Dining	4.77 m x 2.56 m	15' 7" x 8' 4"
Living	4.77 m x 3.36 m	15' 7" x 11' 0"
Bedroom 1	4.02 m x 2.97 m	13' 2" x 9' 9"
Bedroom 2	4.02 m x 3.27 m	13' 2" x 10' 8"
Balcony 1	7.20 sq m	77.50 sq ft



Level 6	B6(ii).6.1, B6(ii).6.4*
Level 5	B6(ii).5.1, B6(ii).5.4*
Level 4	B6(ii).4.1, B6(ii).4.4*
Level 3	B6(ii).3.1, B6(ii).3.4*
Level 2	B6(ii).2.1, B6(ii).2.4*
Level 1	B6(ii).1.1, B6(ii).1.4*
Ground	



Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS Property Measurement (1st edition).
*These plots have a mirrored floorplan of the floorplan shown. *No Balcony 2 to plots B6(ii).1.4, B6(ii).2.4, B6(ii).3.4, B6(ii).4.4, B6(ii).5.4, B6(ii).6.4.

FOSTER BUILDING

1 bedroom apartment - Type 8

B7.1.2, B7.2.2, B7.3.2, B7.4.2, B7.5.2

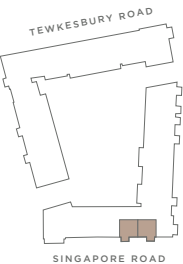
Total area	51.27 sq m	551.87 sq ft
Kitchen	2.70 m x 2.27 m	8' 10" x 7' 5"
Living/Dining	4.09 m x 4.52 m	13' 5" x 14' 9"
Bedroom	3.35 m x 3.80 m	11' 0" x 12' 5"
Balcony	5.03 sq m	54.14 sq ft

B7.1.3, B7.2.3, B7.3.3, B7.4.3, B7.5.3

Total area	51.07 sq m	549.71 sq ft
Kitchen	2.70 m x 2.27 m	8' 10" x 7' 5"
Living/Dining	4.09 m x 4.52 m	13' 5" x 14' 9"
Bedroom	3.35 m x 3.80 m	11' 0" x 12' 5"
Balcony	5.03 sq m	54.14 sq ft



Level 6	
Level 5	B7.5.3*, B7.5.2
Level 4	B7.4.3*, B7.4.2
Level 3	B7.3.3*, B7.3.2
Level 2	B7.2.3*, B7.2.2
Level 1	B7.1.3*, B7.1.2
Ground	



Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS Property Measurement (1st edition).
*These plots have a mirrored floorplan of the floorplan shown.

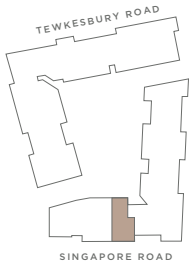
FOSTER BUILDING

2 bedroom apartment - Type 24

Total area	93.89 sq m	1,010.62 sq ft
Kitchen/Dining	5.40 m x 2.25 m	17' 8" x 7' 4"
Living	4.61 m x 3.90 m	15' 1" x 12' 9"
Bedroom 1	3.73 m x 5.22 m	12' 2" x 17' 1"
Bedroom 2	3.40 m x 4.02 m	11' 1" x 13' 2"
Terrace 1	20.98 sq m	225.83 sq ft
Terrace 2	17.85 sq m	192.14 sq ft



- Level 6
- Level 5
- Level 4
- Level 3
- Level 2
- Level 1
- Ground B7.0.1

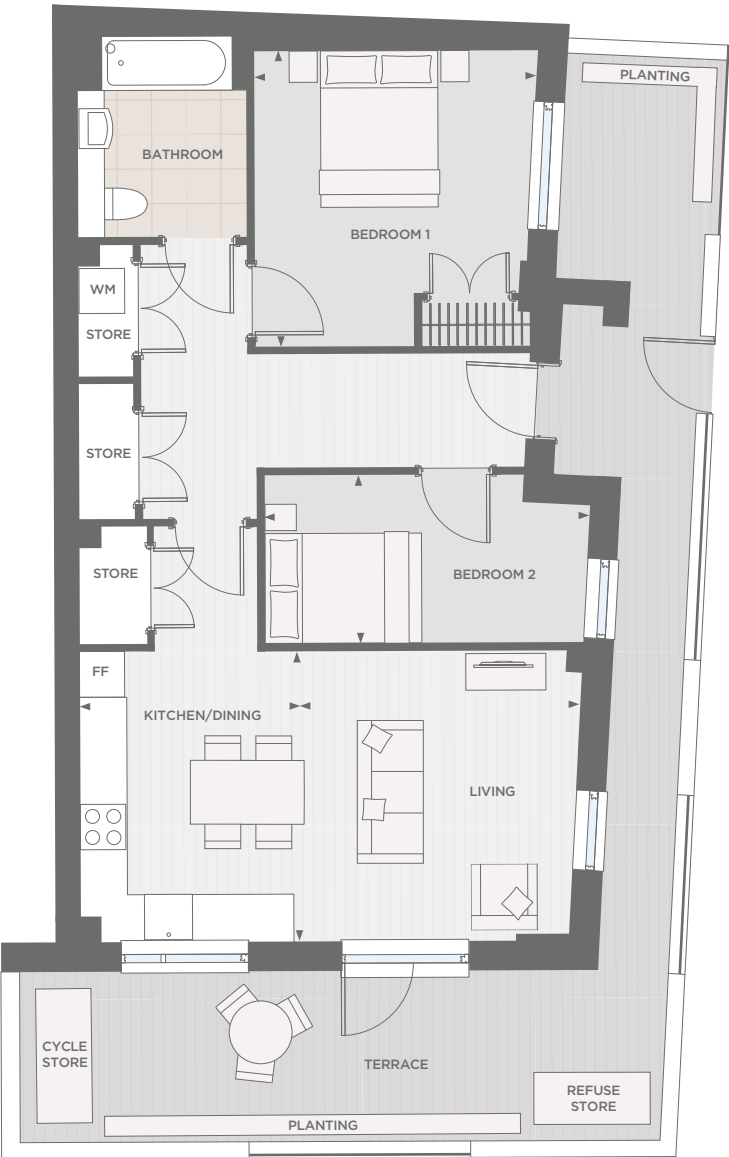


Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS Property Measurement (1st edition).
*Note: This apartment does not have access to communal cycle and bin store, private bin/cycle store as shown on plan.

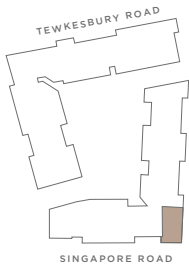
FOSTER BUILDING

2 bedroom apartment - Type 13

Total area	74.49 sq m	801.80 sq ft
Kitchen/Dining	2.83 m x 3.85 m	9' 3" x 12' 7"
Living	3.82 m x 3.85 m	12' 6" x 12' 7"
Bedroom 1	3.74 m x 3.89 m	12' 3" x 12' 9"
Bedroom 2	4.31 m x 2.23 m	14' 1" x 7' 3"
Terrace	35.74 sq m	384.70 sq ft



- Level 6
- Level 5
- Level 4
- Level 3
- Level 2
- Level 1
- Ground B7.0.2

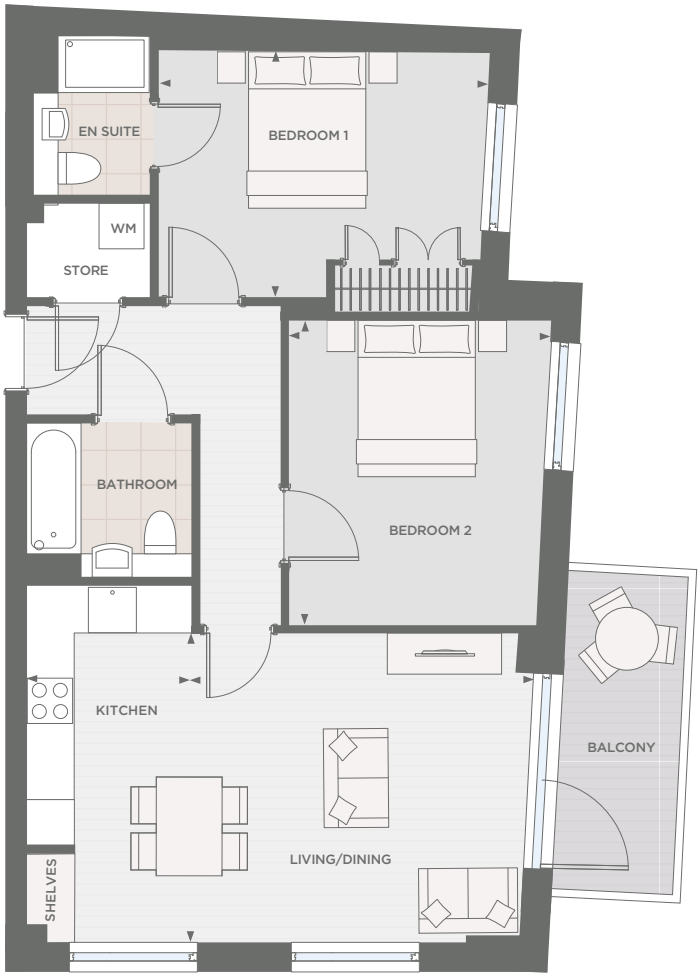


Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS Property Measurement (1st edition).
*Note: This apartment does not have access to communal cycle and bin store, private bin/cycle store as shown on plan.

FOSTER BUILDING

2 bedroom apartment - Type 25

Total Area	76.87 sq m	827.42 sq ft
Kitchen	4.72 m x 2.20 m	15' 6" x 7' 2"
Living/Dining	4.09 m x 4.50 m	13' 5" x 14' 9"
Bedroom 1	4.44 m x 3.26 m	14' 7" x 10' 8"
Bedroom 2	3.48 m x 4.06 m	11' 5" x 13' 3"
Balcony	7.10 sq m	76.38 sq ft



Level 6	
Level 5	B7.5.1
Level 4	B7.4.1
Level 3	B7.3.1
Level 2	B7.2.1
Level 1	B7.1.1
Ground	



Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS Property Measurement (1st edition).

FOSTER BUILDING

2 bedroom apartment - Type 26

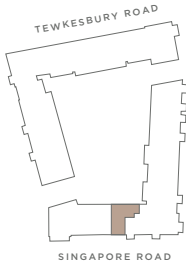
Total area	77.81 sq m	837.54 sq ft
Living/Dining/Kitchen	4.93 m x 5.96 m	16' 2" x 19' 6"
Bedroom 1	3.55 m x 3.67 m	11' 7" x 12' 0"
Bedroom 2	3.65 m x 3.57 m	11' 11" x 11' 8"
Balcony	10.67 sq m	114.85 sq ft



Level 7	
Level 6	
Level 5	B7.5.4
Level 4	B7.4.4
Level 3	B7.3.4
Level 2	B7.2.4
Level 1	B7.1.4
Ground	



Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS Property Measurement (1st edition).



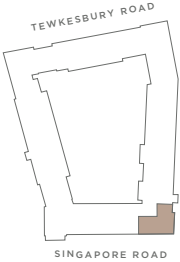
FOSTER BUILDING

3 bedroom apartment - Type 31

Total area	100.94 sq m	1,086.51 sq ft
Kitchen	4.40 m x 2.50 m	14' 5" x 8' 2"
Living/Dining	4.40 m x 5.05 m	14' 5" x 16' 7"
Bedroom 1	4.10 m x 3.74 m	13' 5" x 12' 3"
Bedroom 2	3.77 m x 3.41 m	12' 4" x 11' 2"
Bedroom 3	2.70 m x 3.58 m	8' 10" x 11' 9"
Balcony	15.61 sq m	168.02 sq ft



Level 7	B7.7.1
Level 6	B7.6.1
Level 5	
Level 4	
Level 3	
Level 2	
Level 1	
Ground	



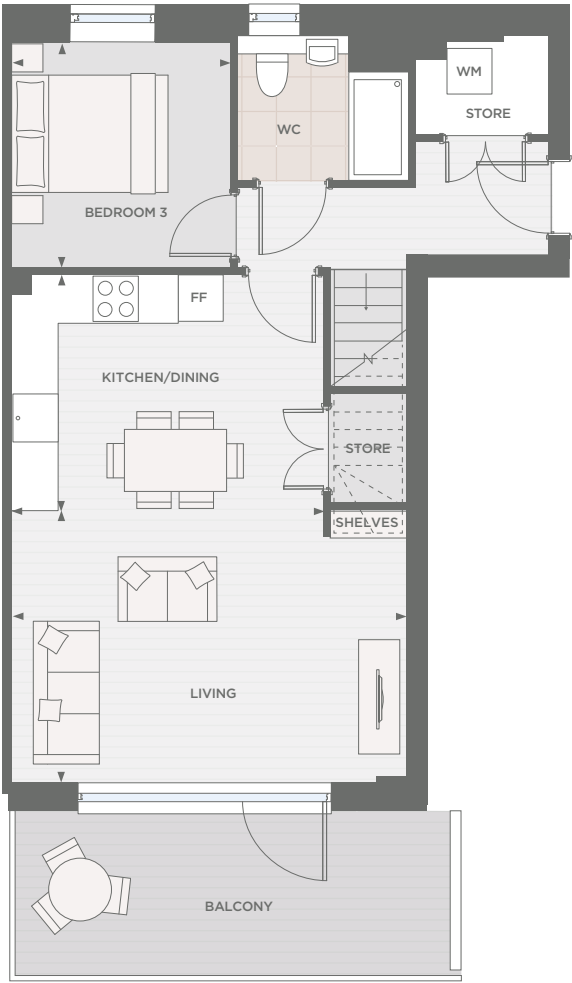
Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS Property Measurement (1st edition).
*Rooflight to plot B7.7.1 only.

FOSTER BUILDING

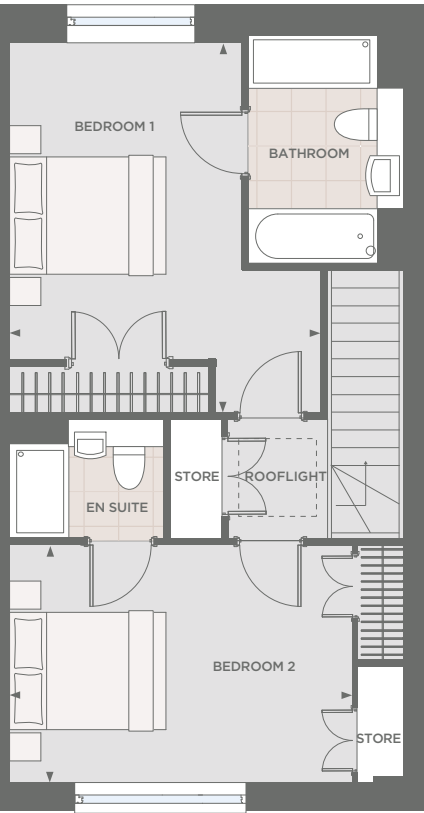
3 bedroom duplex - Type 33

Total area	108.02 sq m	1,162.72 sq ft
Kitchen/Dining	4.23 m x 3.09 m	13' 10" x 10' 2"
Living	5.23 m x 3.59 m	17' 1" x 11' 9"
Bedroom 1	4.13 m x 4.88 m	13' 6" x 16' 0"
Bedroom 2	4.53 m x 3.14 m	14' 10" x 10' 3"
Bedroom 3	2.91 m x 2.99 m	9' 6" x 9' 9"
Balcony	12.85 sq m	138.32 sq ft

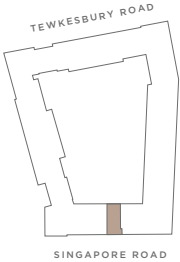
Lower Floor



Upper Floor



Level 7	B7.6.3-upper
Level 6	B7.6.3-lower
Level 5	
Level 4	
Level 3	
Level 2	
Level 1	
Ground	



Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS Property Measurement (1st edition).

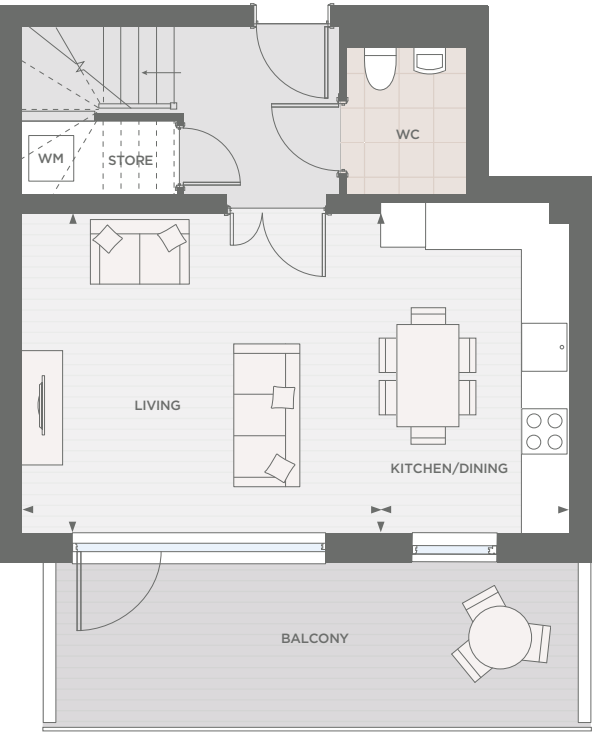
FOSTER BUILDING

3 bedroom duplex - Type 32

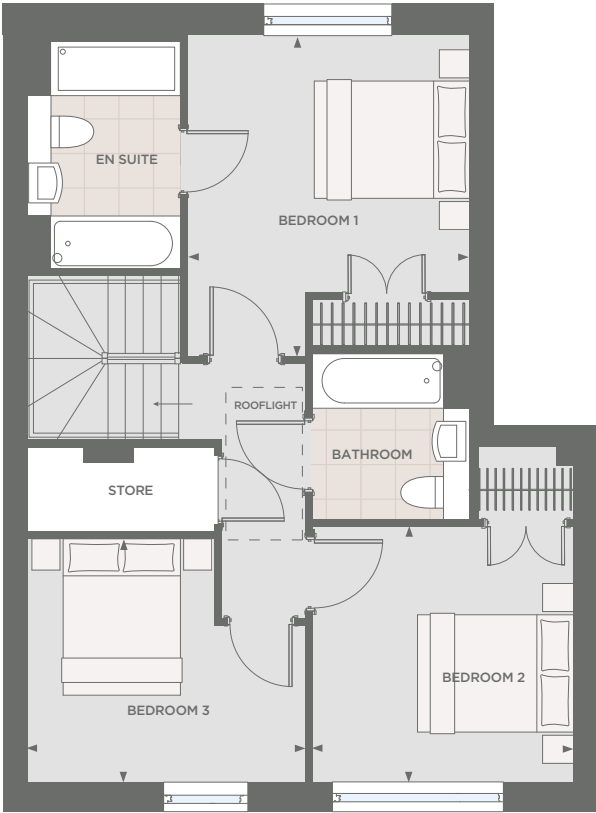
Total area	109.13 sq m	1,174.67 sq ft
Kitchen/Dining	2.50 m x 4.37 m	8' 2" x 14' 4"
Living	4.75 m x 4.21 m	15' 7" x 13' 9"
Bedroom 1	3.70 m x 4.25 m	12' 1" x 13' 11"
Bedroom 2	3.54 m x 3.37 m	11' 7" x 11' 1"
Bedroom 3	3.70 m x 2.82 m	12' 1" x 9' 3"
Balcony	15.26 sq m	164.26 sq ft



Lower Floor



Upper Floor



Level 7 B7.6.2-upper

Level 6 B7.6.2-lower

Level 5

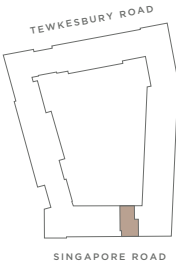
Level 4

Level 3

Level 2

Level 1

Ground



Gross internal floor area shall mean gross internal floor area within the exterior walls in accordance with the RICS Property Measurement (1st edition).

FABRICA

by A2Dominion

FABRICA is part of an award-winning property business, committed to creating meticulously designed, skilfully produced homes.

From apartments of striking urban architecture to houses with a more rural intimate charm, our aim is always the same: to create beautifully designed homes which are a real pleasure to live in. Our design ethos and commitment to sustainability means that our homes are built in carefully considered locations and are sympathetic to the environment. Every project reflects our dedication to thoughtful design, sustainable living, and to providing an outstanding experience for our customers.

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FABRICA is part of the A2Dominion Group. With over 70 years of experience and an asset base of £2.9billion across 36,000 homes, we are one of the largest developers in the UK. Our A+ credit rating and pipeline of 4,500 homes across London and the South East combined with our partnerships with world-class architects and interior designers ensures that we maintain our unique approach to house building. We don't just build remarkable homes, we invest all profits into projects which benefit communities and create better ways to live.

Skilfully produced is the one thing we always live by.



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2	City Wharf: Islington N1
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4	Queen's Wharf: Hammersmith W6



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Our strength lies in our ability to design and create contemporary new homes for modern living as part of stunning new neighbourhoods. We work hard to ensure our developments integrate with established local communities, ensuring each new apartment or house quickly becomes a home and more than just simply somewhere to live.

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The Rydon Group is an established group of companies set up in 1978 specialising in property and construction, bringing a wealth of experience across a broad range of projects. Employing over 750 people, Rydon Group companies cover the fields of development, construction, refurbishment, maintenance, asset management and investment within its operations. Each division within Rydon has its own specialist skills and can operate independently or through integrated, cross-disciplined programmes involving various components of the Group.



1

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