

An architectural rendering of a modern apartment complex courtyard. The scene features a wide, paved walkway made of light-colored rectangular stones, flanked by raised garden beds with various plants and trees. In the background, a multi-story building with a light-colored brick facade and numerous windows is visible. The sky is clear and blue. The overall atmosphere is bright and modern.

L&Q

at Acton Gardens

DEVLIN HOUSE

A brand new collection
of 40 contemporary apartments
for rent from L&Q



Welcome to Acton Gardens

L&Q are proud to announce the release of a stunning collection of one, two and three bedroom apartments within Devlin House located in the heart of Acton. With easy connections to central London, Acton Gardens will transform, revitalize and uplift the local area.

Acton Gardens offers you the opportunity to rent a contemporary home equipped with everything you need for modern urban living.

This major redevelopment has evolved and continues to do so with this latest phase. In simple terms, the vision for Acton Gardens is to affect an urban transformation and create an idyllic and highly desirable place to live.

The development sets out to become a model for 21st century urban living, to successfully encompass the key issues of

social cohesiveness, transport, environment, technology, and to become an exemplar for the finest architecture.

Acton Gardens is much more than a showcase for beautiful architecture and social responsibility. It is the creation of a vibrant new urban quarter, a complete community, reconnected to its surroundings. For far too long this area has been cut-off from its neighbours, unable to enjoy the benefit of its West London location.

DEVLIN HOUSE

40



Contemporary apartments
to choose from

ENJOY LONDON LIVING



Shopping, restaurants
and parks all within a few minutes
from Acton Gardens.

WELL CONNECTED



Only 4 minutes walk to
South Acton Overground station
and 10 minutes to Acton Town
Underground station.
Crossrail is expected to be in
operation by 2022.



Images are for illustrative purposes only.



L&Q
at Acton Gardens



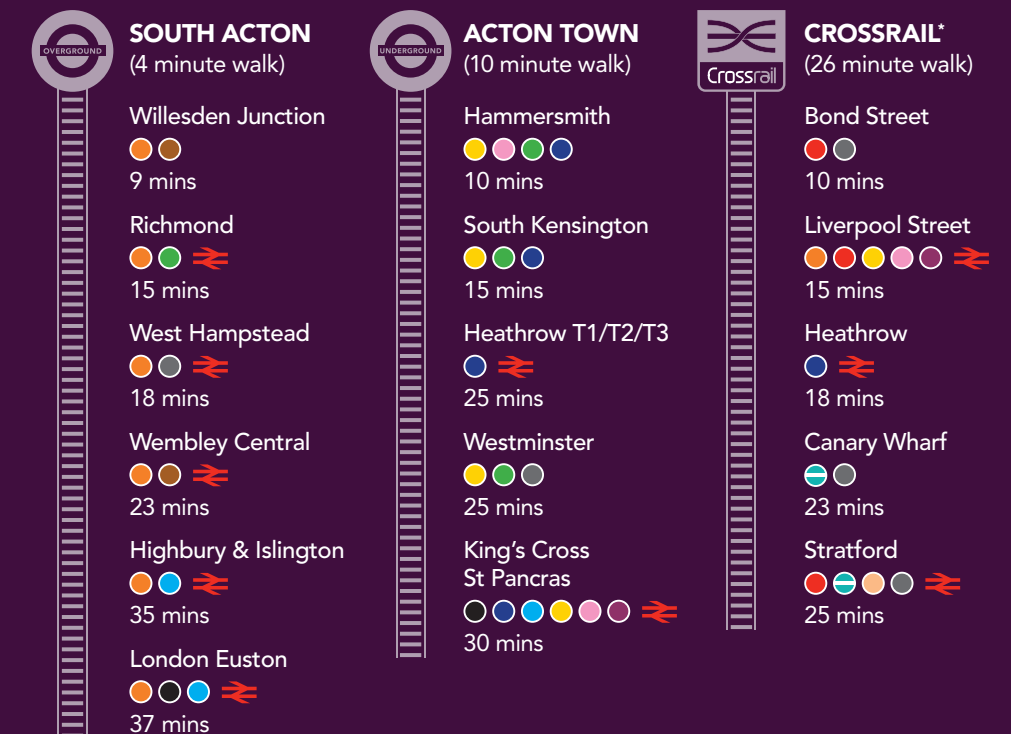


WELL CONNECTED LOCATION

With a lifestyle you will love, in a well connected location. Acton Gardens is perfectly situated in the heart of Acton.

For interesting shops, restaurants, parks and pavement cafés, the riverside offers a lifestyle where you can stroll, browse, and meet up with friends, Chiswick has no equal. All the fun of this desirable London village is on your doorstep at Acton Gardens. The parks of West London offer a range of enjoyable outdoor activities. Close to home, in Acton Park you can enjoy a round of golf at Putt in the Park or maybe even a game of tennis.

In addition to benefiting from local amenities, Acton Gardens also benefits from excellent transport connections, providing easy access to the rest of London. Acton Gardens is situated between five key rail connections: South Acton, Acton Central, Acton Main Line, Acton Town and Chiswick Park. The nearest tube station is Acton Town (Piccadilly & District Lines). Public transport will soon become even better, as Crossrail will be operating from Acton Main Line station, bringing speedy new connections to key destinations when service. Acton Gardens will enjoy direct connections between all of London's main employment centres from Heathrow to Paddington, the West End to the City and Canary Wharf.

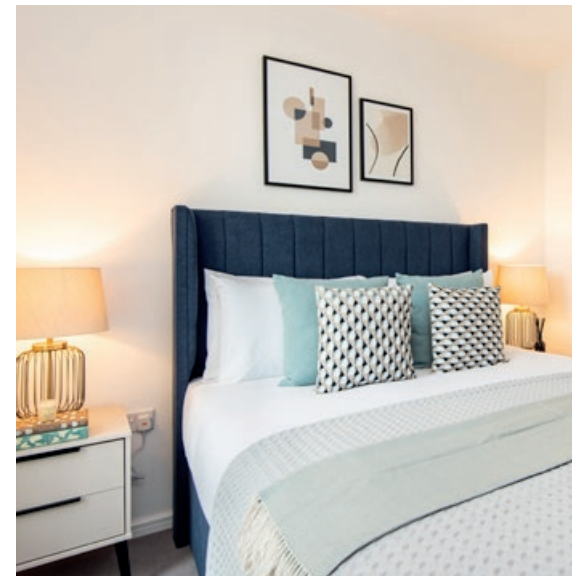


TAKE A STROLL FROM DEVLIN HOUSE TO:		
Sainsbury's Local 210 ft	The Bollo House Pub 0.7 miles	Gunnersbury Park 0.8 miles
South Acton Park 315 ft	The Duke of Sussex Pub 0.9 miles	Kew Riverside 1.9 miles
Morrisons Supermarket 1.0 miles	Chiswick High Road 1.0 miles	Westfield Shopping Centre 2.9 miles
Oaks Shopping Centre 0.8 miles	Sainsbury's Supermarket 1.0 miles	



L&Q
at Acton Gardens





A FRESH & MODERN SPECIFICATION

KITCHEN

- Modern fitted kitchen units with stainless steel handles
- Laminate concrete colour worktops and upstand
- Stainless steel splashback
- 1.5 bowl sink with brushed steel curved spout lever mixer tap
- Recessed LED downlighter ceiling fittings and flush downlights under wall units
- Fully integrated appliances including; fridge-freezer, integrated cooker canopy hood, dishwasher, compact microwave oven (1 bedroom apartments), single oven and separate microwave oven (2 & 3 bedroom apartments) and ceramic hob

BATHROOM

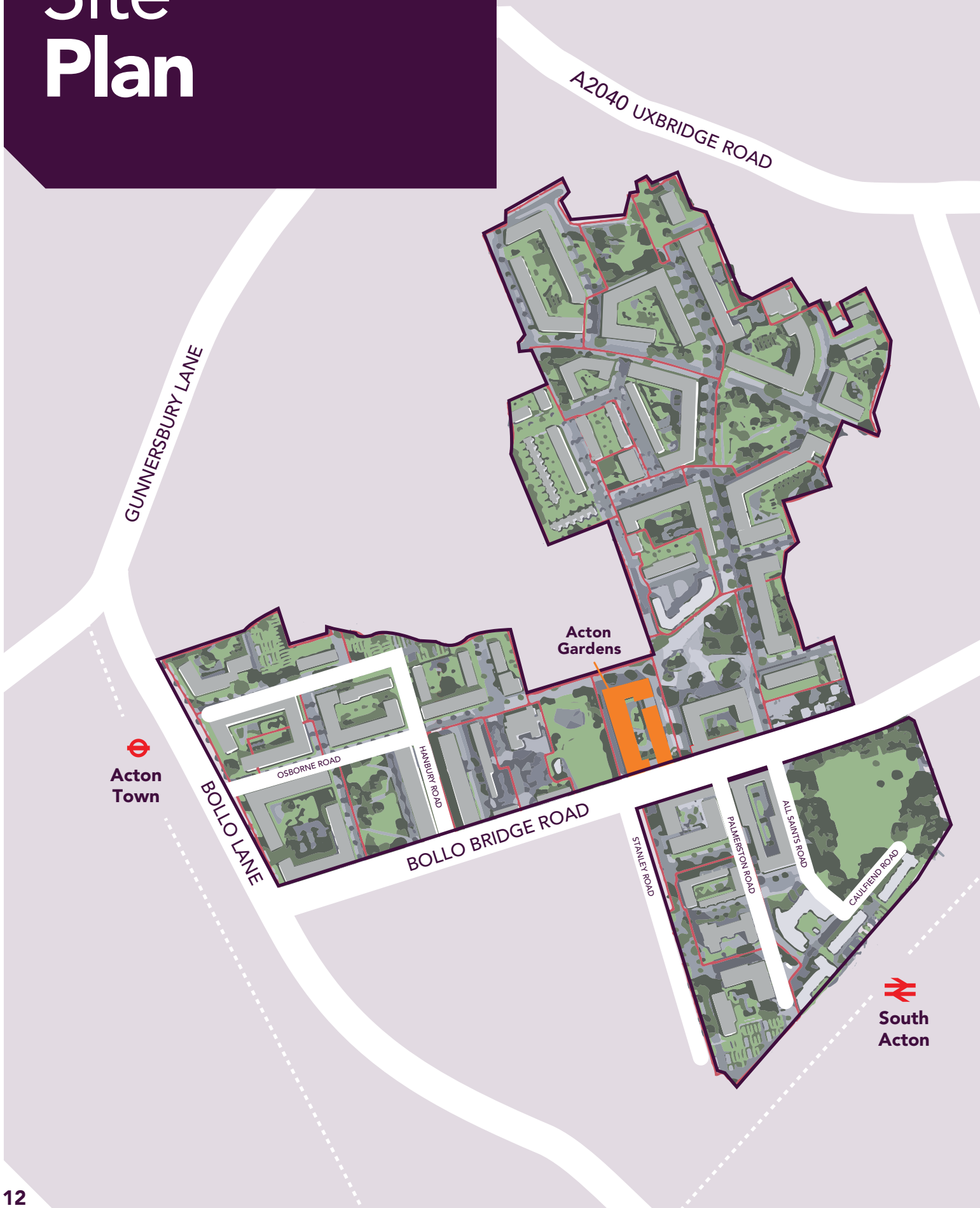
- Ceramic tiles to bathroom walls surrounding bath/shower
- Mirror above and for full width and height of wall above basin
- Smooth body monobloc mixer tap with flow restrictor tap to basin
- White sanitaryware including steel bathtub, semi-recessed basin, WC with dual flush, chrome finished shower system and slab panel PVC vinyl wrapped bath panel
- Chrome plated heated towel radiator

GENERAL

- Amtico Spacia Wood Range flooring to hall, living area and kitchen
- Quality carpets to bedrooms
- Fitted wardrobes with shelves, hanging rails and mirrored sliding doors
- Washer/Dryer in hallway cupboard
- LED downlights throughout properties with pendant lighting to bedrooms only
- Polished chrome door furniture
- Mains operated heat detector and smoke detector
- Fitted blinds to all rooms



Site Plan



FLOOR PLANS

Find a Property



KEY TO HOMES

- 3 bedroom apartments
- 2 bedroom apartments
- 1 bedroom apartments
- Other L&Q tenures



The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%.

Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Lettings Negotiators. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

FLOOR PLANS

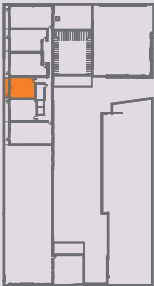
1 BEDROOM APARTMENT

APARTMENT 4, 10, 16, 22, 28, 34

First Floor	Apartment 4
Second Floor	Apartment 10
Third Floor	Apartment 16
Fourth Floor	Apartment 22
Fifth Floor	Apartment 28
Sixth Floor	Apartment 34



First - Sixth Floor



Living/Dining/Kitchen	7.86m x 3.45m	25'10" x 11'4"
Bedroom 1	3.81m x 3.44m	12'6" x 11'3"
Total Area	54 m ²	580 ft ²

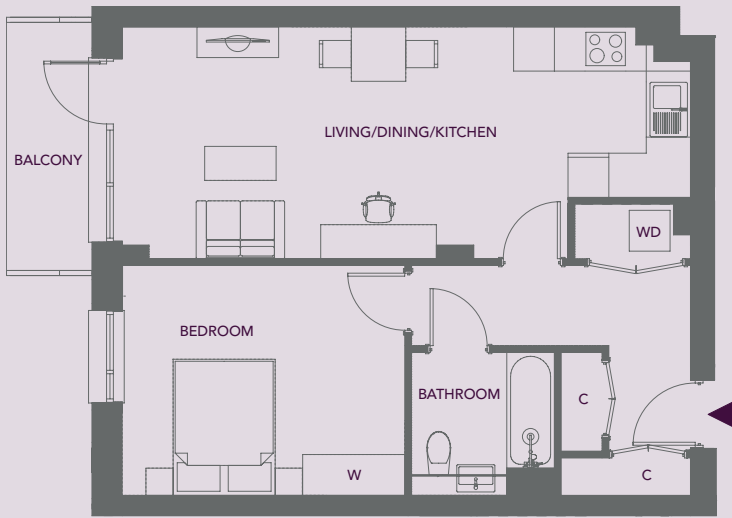
KEY	
C	Cupboard
W	Wardrobe
WD	Washer/Dryer

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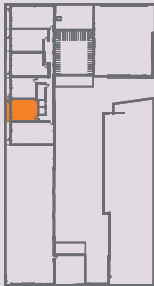
1 BEDROOM APARTMENT

APARTMENT 5, 11, 17, 23, 29, 35

First Floor	Apartment 5
Second Floor	Apartment 11
Third Floor	Apartment 17
Fourth Floor	Apartment 23
Fifth Floor	Apartment 29
Sixth Floor	Apartment 35



First - Sixth Floor



Living/Dining/Kitchen	8.50m x 3.45m	27'11" x 11'4"
Bedroom 1	4.20m x 3.42m	13'9" x 11'3"
Total Area	57 m ²	616 ft ²

KEY	
C	Cupboard
W	Wardrobe
WD	Washer/Dryer

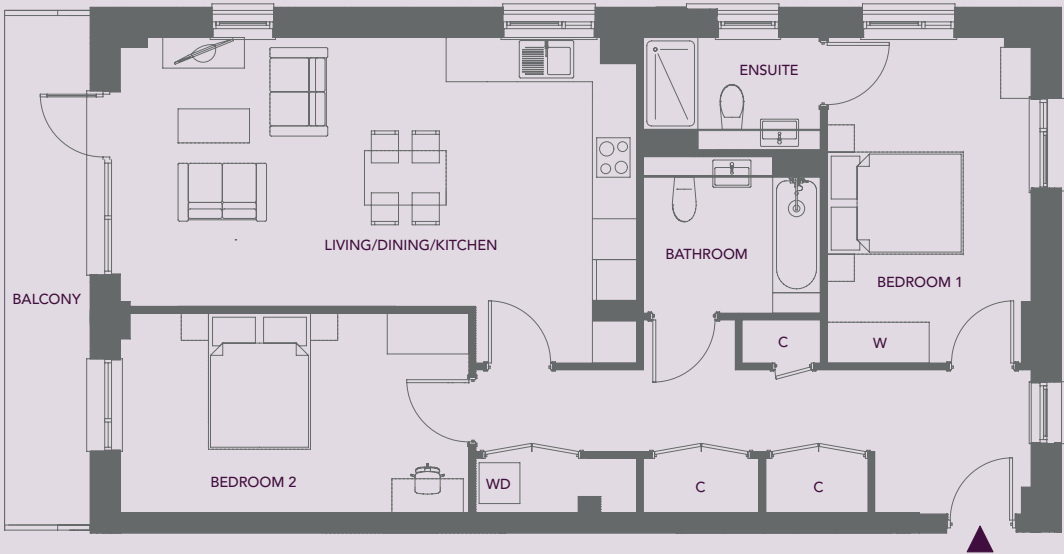
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FLOOR PLANS

2 BEDROOM APARTMENT

APARTMENT 1, 7, 13, 19, 25, 31, 37

First Floor	Apartment 1
Second Floor	Apartment 7
Third Floor	Apartment 13
Fourth Floor	Apartment 19
Fifth Floor	Apartment 25
Sixth Floor	Apartment 31
Seventh Floor	Apartment 37



First - Sixth Floor Seventh Floor



Living/Dining/Kitchen	7.63m x 4.00m	25'0" x 13'2"
Bedroom 1	4.83m x 3.05m	15'10" x 10'1"
Bedroom 2	5.17m x 2.98m	17'0" x 9'9"
Total Area	94 m ²	1006 ft ²

KEY

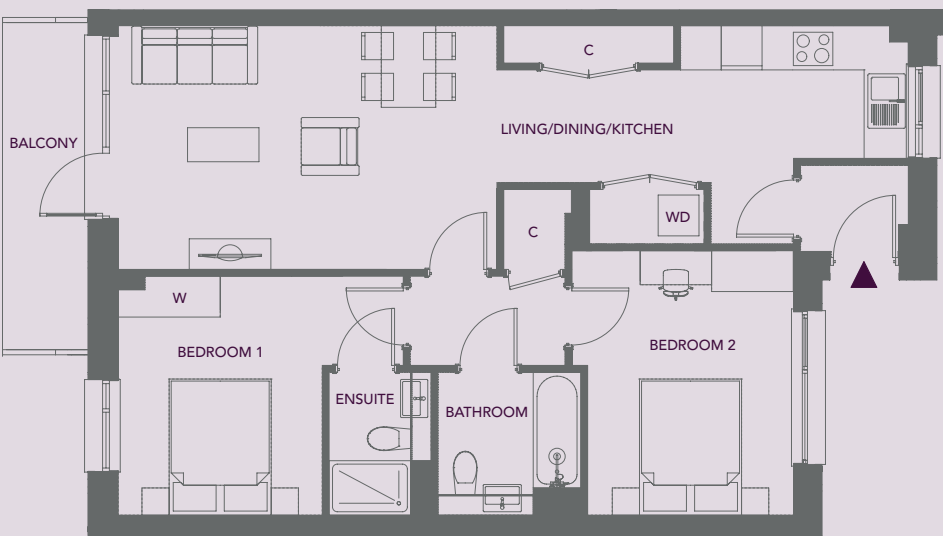
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2 BEDROOM APARTMENT

APARTMENT 2, 8, 14, 20, 26, 32, 38

First Floor	Apartment 2
Second Floor	Apartment 8
Third Floor	Apartment 14
Fourth Floor	Apartment 20
Fifth Floor	Apartment 26
Sixth Floor	Apartment 32
Seventh Floor	Apartment 38



First - Sixth Floor Seventh Floor



Living/Dining/Kitchen	11.67m x 3.63m	38'4" x 11'11"
Bedroom 1	4.24m x 3.56m	13'11" x 11'8"
Bedroom 2	3.93m x 3.07m	12'11" x 10'1"
Total Area	77 m ²	829 ft ²

KEY

- C - Cupboard
- W - Wardrobe
- WD - Washer/Dryer

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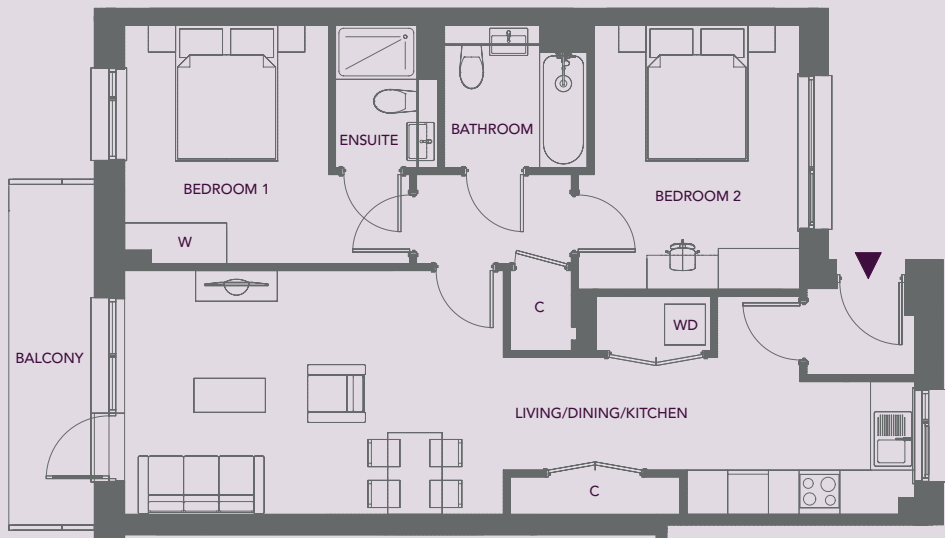
Show Apartment*

FLOOR PLANS

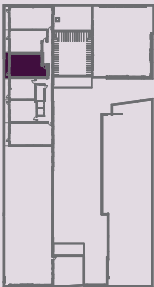
2 BEDROOM APARTMENT

APARTMENT 3, 9*, 15, 21, 27, 33

First Floor	Apartment 3
Second Floor	Apartment 9*
Third Floor	Apartment 15
Fourth Floor	Apartment 21
Fifth Floor	Apartment 27
Sixth Floor	Apartment 33



First - Sixth Floor



Living/Dining/Kitchen	11.67m x 3.63m	38'4" x 11'11"
Bedroom 1	4.24m x 3.56m	13'11" x 11'8"
Bedroom 2	3.93m x 3.07m	12'11" x 10'1"
Total Area	77 m ²	829 ft ²

KEY

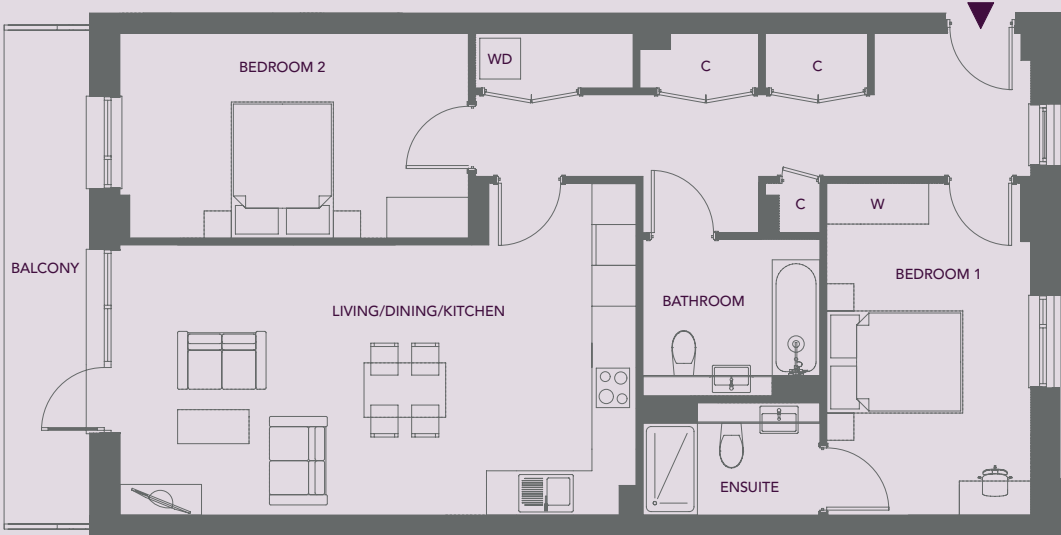
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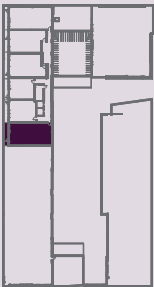
2 BEDROOM APARTMENT

APARTMENT 6, 12, 18, 24, 30, 36

First Floor	Apartment 6
Second Floor	Apartment 12
Third Floor	Apartment 18
Fourth Floor	Apartment 24
Fifth Floor	Apartment 30
Sixth Floor	Apartment 36



First - Sixth Floor



Living/Dining/Kitchen	7.63m x 4.01m	25'0" x 13'2"
Bedroom 1	4.92m x 3.05m	16'2" x 10'0"
Bedroom 2	5.17m x 3.05m	17'0" x 10'0"
Total Area	95 m ²	1020 ft ²

KEY

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- W - Wardrobe
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FLOOR PLANS

3 BEDROOM APARTMENT

APARTMENT 39

Seventh Floor Apartment 39



Living/Dining/Kitchen	10.42m x 4.45m	34'2" x 14'7"
Bedroom 1	3.97m x 4.03m	13'0" x 13'3"
Bedroom 2	4.25m x 3.35m	13'11" x 11'0"
Bedroom 3	3.82m x 2.77m	12'6" x 9'1"
Total Area	118 m ²	1273 ft ²

KEY

- C - Cupboard
- W - Wardrobe
- WD - Washer/Dryer

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3 BEDROOM APARTMENT

APARTMENT 40

Seventh Floor Apartment 40



Living/Dining/Kitchen	10.25m x 6.26m	33'8" x 20'7"
Bedroom 1	4.75m x 4.00m	15'7" x 13'2"
Bedroom 2	4.98m x 3.30m	16'4" x 10'10"
Bedroom 3	4.33m x 3.77m	14'3" x 12'4"
Total Area	140 m ²	1502 ft ²

KEY

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- W - Wardrobe
- WD - Washer/Dryer

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L&Q's Portfolio of Homes to Rent

If you choose to rent, you want the pick of rental properties so you can find the one that best fits your needs, your lifestyle and your budget.

As one of London's most experienced landlords, L&Q understands what renters want and don't believe you should compromise any element of your new rental home, quality or service.

That is why we are creating the UK's widest choice of new purpose-built and newly refurbished homes to rent across London and the South East. Based on our 50 years' experience, L&Q has streamlined the lettings process for our tenants to ensure a responsive and hassle-free service.

We offer our tenants the right locations, good value and great transport connections. All our brand new or newly refurbished apartments are well-appointed, and everyone is backed by our dedicated maintenance service, which means support is only ever a phone call away.

As a long-term investor in housing, L&Q wants to de-clutter the rental process and give you more time and energy to get on with your life. We offer you the peace of mind that the standard you expect is what you receive when you rent with us.



WHAT YOU CAN EXPECT WHEN YOU CHOOSE TO RENT FROM L&Q



HASSLE-FREE SERVICE

from an experienced, responsible
and reliable landlord

Disclaimer

All information in this document is correct at the time publication/going to print 1/21. Computer generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Furniture and landscaping are shown for illustrative purposes only. Individual features such as window finishes and locations, bricks and other materials' and colours may vary as may heating and electrical layouts.

We aim to build according to the layout, but occasionally we do have to change property designs, boundaries, landscaping and the position of roads, footpaths, street lighting and other features as the development proceeds. All services and facilities may not be available on completion of the property.

The specifications of the properties are correct at the date of print but may change as necessary as building work progresses. The images are indicative of the quality and style of the specification and may not necessarily represent in entirety the actual furnishings, fittings and fixtures of the properties.

For further clarification please ask your Lettings Negotiator.

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