



THE AURIA

NOTTING HILL

Parkside Villas



A
THE AURIA
NOTTING HILL

**PARKSIDE
VILLAS**

*Introducing the exclusive Parkside Villas collection
at The Auria in fashionable Notting Hill.*

*Notting Hill is one of London's most famous and
desirable residential neighbourhoods. An area with
a strong sense of community, a vibrant cosmopolitan
charm, and a truly village-like feel that sets it apart
from any other place in London.*

*Enjoy the tranquillity of parkside living. These luxury
one and two-bedroom garden residences are set within
an architecturally distinctive mansion building designed
by world-renowned architects, Conran and Partners,
and face the new park – Athlone Gardens.*

*Each villa features an attractive landscaped garden
providing a secluded urban oasis. The two bedroom homes
also boast a courtyard terrace leading from the master
bedroom. The abundant private outside space combined
with the scenic views across the park, ensures you enjoy
the best of outdoor living from the comfort of home.*

Portobello
Square

“We took the notion of the London garden square and its surrounding impressive architecture, and applied this to The Auria.”

Victoria Whenray,
Partner at Conran and Partners

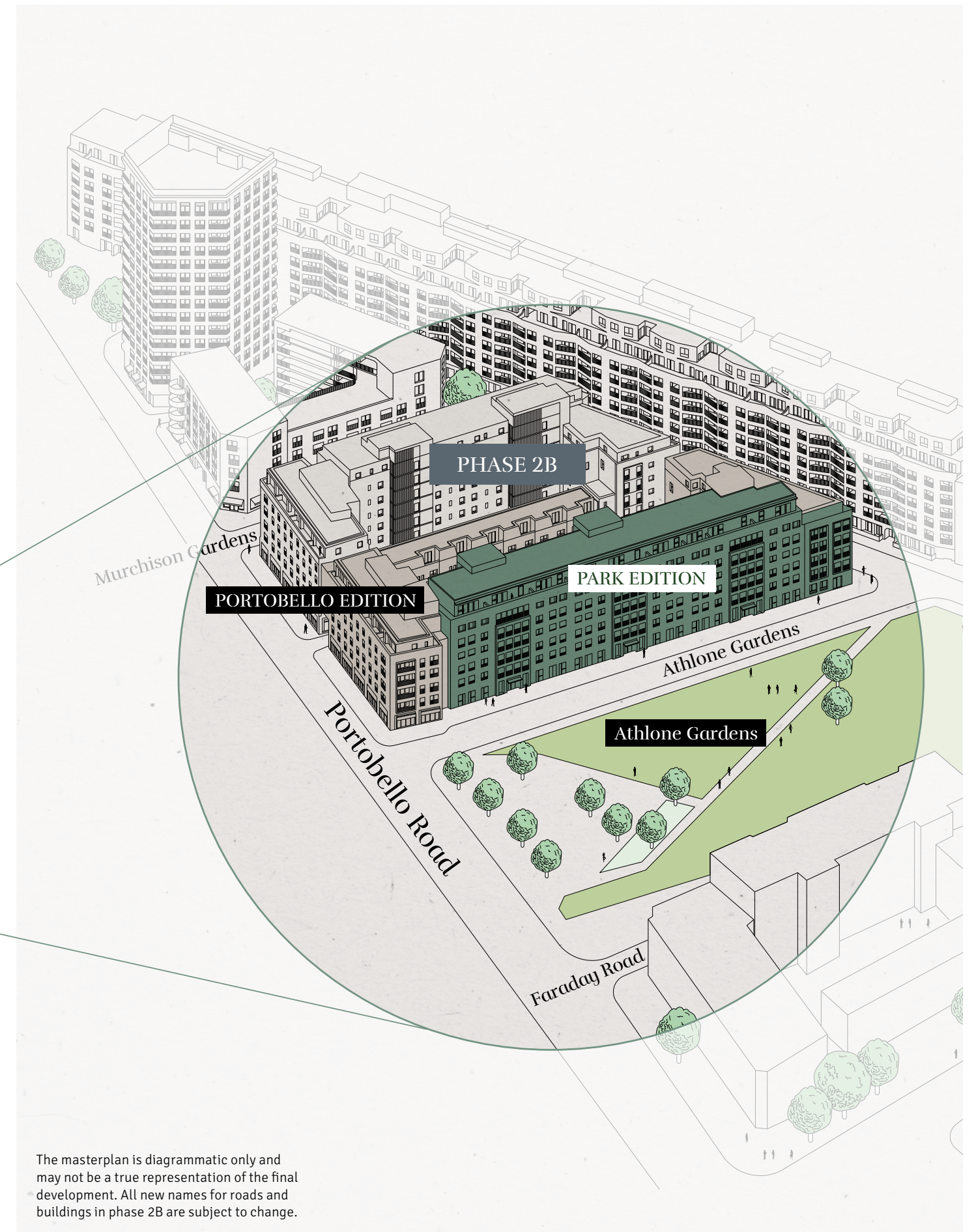


← View of The Auria from Wornington Road across Athlone Gardens showing homes overlooking the park.

Masterplan

This prestigious development is divided into three distinct phases with The Auria forming the second part of phase 2. Phases 1 and 2A are already complete.

The Parkside Villas form part of The Park Edition, the collection of homes overlooking Athlone Gardens – the new park at the heart of the development.



The masterplan is diagrammatic only and may not be a true representation of the final development. All new names for roads and buildings in phase 2B are subject to change.



← Aerial masterplan view showing Athlone Gardens, the brand new park at the heart of The Auria.

West End World

Notting Hill occupies a prime location to enjoy the best of west London living including unbeatable shopping opportunities, beautiful Royal Parks and a thriving restaurant and bar scene.

The Auria is just a 9-minute cycle ride to White City, an area currently undergoing a multi-million-pound regeneration. The premium shopping and leisure destination Westfield London is here with over 200 shops featuring designer fashion, luxury brands and high street retailers as well as a cinema and an excellent choice of restaurants and eateries. The prestigious White City House is based at Television Centre featuring a rooftop pool and bar alongside its other exclusive member benefits.

Other west London highlights nearby include shopping at Harrods, Selfridges and Bond Street; London's world-renowned museum quarter in South Kensington featuring The V&A and the Natural History and Science Museums.

For green spaces you can't beat the magnificent Royal Parks of Kensington Gardens and Hyde Park, and a little further north, Regent's Park, home of London Zoo.



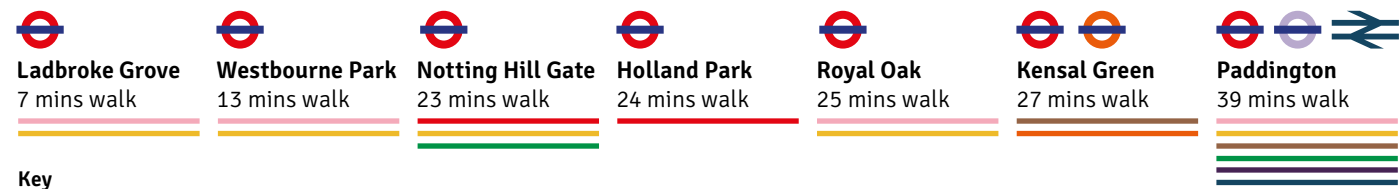
Connections

The Auria's prime Zone 2 location offers excellent connections to the rest of London and beyond.

There are two tube stations within walking distance: Ladbroke Grove and Westbourne Park (both on the Circle and Hammersmith & City lines) and a good choice of buses swiftly link The Auria to wider London. Heathrow Airport is easily accessible by road or from Paddington using the Elizabeth Line or the Heathrow Express. The Elizabeth Line also offers a high-speed 3-minute journey to the designer boutiques at Bond Street and beyond.



CLOSE CONNECTIONS



Key

Hammersmith & City
Circle
Central

Bakerloo
District
Overground

Elizabeth Line
Great Western Railway

WALKING

Notting Hill's central location means many of west London's highlights are accessible on foot.

CYCLE

There are numerous cycle hire docking stations nearby, locations include: Bevington Road, St Mark's Road, Ladbroke Grove Central, All Saints Road, Blenheim Crescent, Westbourne Park Road and Turquoise Island.

LONDON UNDERGROUND

Ladbroke Grove and Westbourne Park are on the Circle and Hammersmith & City lines. Notting Hill Gate is on the Central, Circle and District lines.

BUSES

The following buses stop in or near Portobello Road Market: 7, 12, 23, 27, 28, 31, 52, 70, 94, 328 and 452.

RAIL

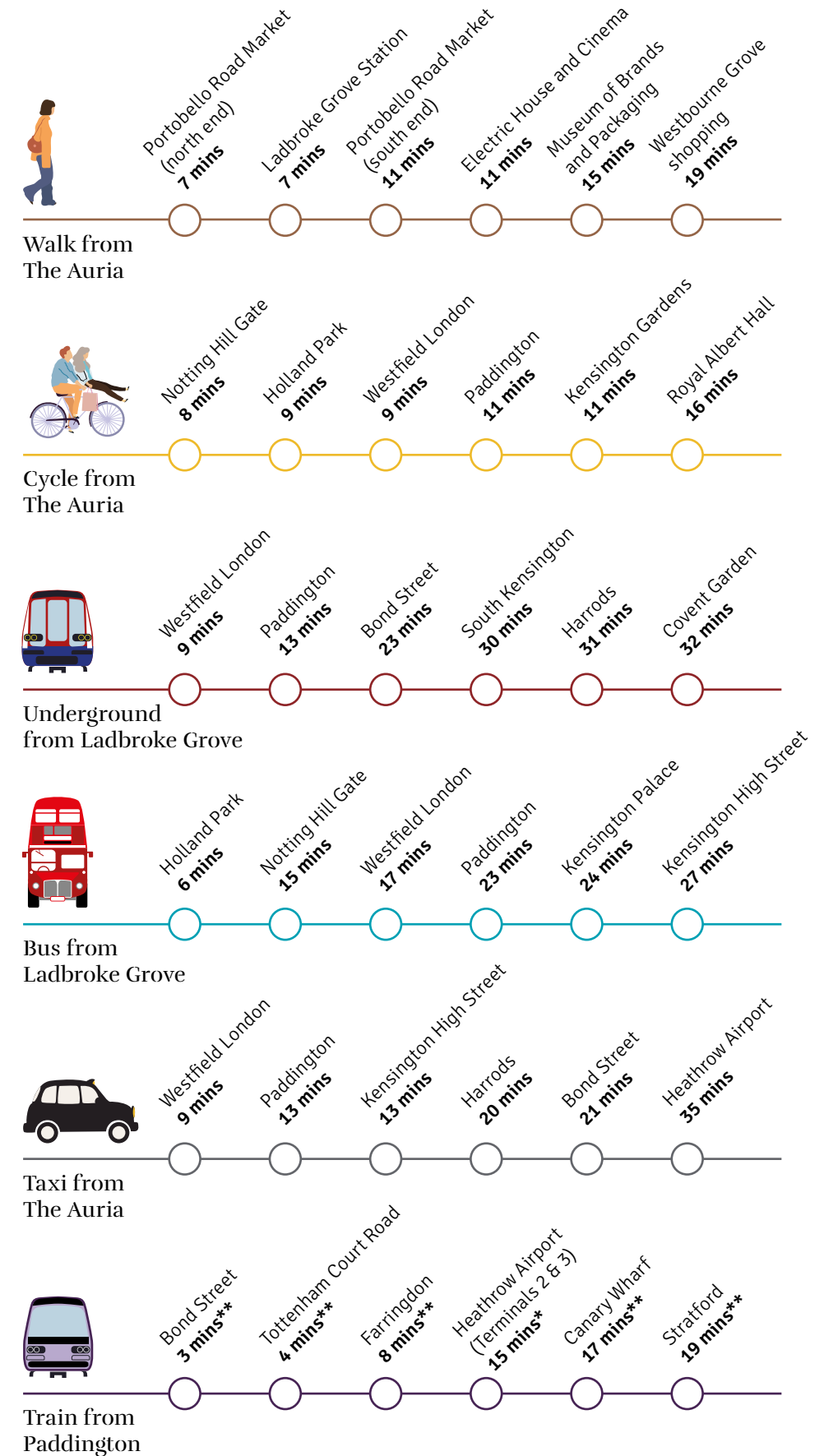
Paddington Station is only a couple of miles up the road offering National Rail connections, the Elizabeth Line and the Heathrow Express with fast 15-minute journeys to Terminals 2 and 3.

THE ELIZABETH LINE

The Elizabeth Line is the new high-frequency commuter line crossing the capital from east to west. It offers much shorter journey times between popular London destinations. From nearby Paddington Station trains call at Bond Street in 3 minutes and Canary Wharf in 17 minutes.

AIRPORT

Heathrow Airport is easily accessible via road, London Underground, the Heathrow Express and the Elizabeth Line from Paddington.



Journey times are approximate and taken from tfl.gov.uk, Google Maps and Walkit. Journey times may vary depending on the time of travel.
* Heathrow Express **Elizabeth Line

Learning

London is a destination of choice for learning and education.

Notting Hill is close to many prestigious universities including: University of Westminster, UCL, Royal College of Art, and Imperial College London – the latter two having recently opened up campuses at nearby White City.

For younger families, Notting Hill has a high concentration of OFSTED rated 'outstanding' nursery, primary and secondary schools as well as top-performing independent private and prep schools, such as Wetherby School, which Princes William and Harry attended.

- Maggie & Rose Family Club & Nursery
- ➔ Holland Park School



NURSERY SCHOOLS

Colville Community Nursery
leyf.org.uk/colville-nursery
12 minute walk (0.6 miles)

Maxilla Nursery School
maxillachildrenscentre.com
13 minute walk (0.6 miles)

Strawberry Fields Nursery School
strawberryfields.london
13 minute walk (0.6 miles)

Reception and Little Wetherby
wetherbyschool.co.uk
22 minute walk (1.1 miles)

PRIMARY SCHOOLS

Ark Brunel Primary Academy
arkbrunelprimary.org
10 minute walk (0.5 miles)

Barlby Primary School
barlby.rbkc.sch.uk
7 minute walk (0.3 miles)

Bevington Primary School
bevington.rbkc.sch.uk
4 minute walk (0.2 miles)

Colville Primary School
colville.rbkc.sch.uk
14 minute walk (0.7 miles)

Fox Primary School
fox.rbkc.sch.uk
28 minute walk (1.4 miles)

Thomas Jones Primary School
thomasjonesschool.org
13 minute walk (0.6 miles)

PREP SCHOOLS

Bassett House School
bassetths.org.uk
11 minute walk (0.5 miles)

Chepstow House School
chepstowhouseschool.co.uk
10 minute walk (0.5 miles)

Norland Place School
norlandplace.com
29 minute walk (1.4 miles)

Notting Hill Prep School
nottinghillprep.com
10 minute walk (0.5 miles)

Wetherby School
Years 1, 2 and 3
wetherbyschool.co.uk
23 minute walk (1.2 miles)

All featured schools and nurseries are rated 'outstanding'.

SECONDARY SCHOOLS

Cardinal Vaughan Memorial School
cvms.co.uk
33 minute walk (1.6 miles)

Holland Park School
hollandparkschool.co.uk
31 minute walk (1.5 miles)

Kensington Aldridge Academy
kaa.org.uk
15 minute walk (0.7 miles)



UNIVERSITIES

Imperial College London
White City Campus
imperial.ac.uk
(1.3 miles)

Royal College of Art
RCA White City
rca.ac.uk
(1.6 miles)

UCL
ucl.ac.uk
(3.6 miles)

University of the Arts London
arts.ac.uk
Various colleges across London

King's College London
kcl.ac.uk
(4.8 miles)

University of Westminster
westminster.ac.uk
(3.5 miles)

London South Bank University
lsbu.ac.uk
(5.8 miles)

➤ RCA, White City
(Photography: Richard Haughton)
➔ Imperial College London
➤ LSE

London Metropolitan University
londonmet.ac.uk
(5.5 miles)

LSE
lse.ac.uk
(4.8 miles)

SOAS University of London
soas.ac.uk
(4 miles)

Queen Mary University of London
qmul.ac.uk
(8.1 miles)

University of Greenwich
gre.ac.uk
(10.6 miles)

City, University of London
city.ac.uk
(5.4 miles)

University of West London
uwl.ac.uk
(5.4 miles)



Journey times and distances are approximate and taken from tfl.gov.uk, Google Maps and Walkit.

Looking to the future

This outstanding multi-award-winning new development will continue to grow and flourish in the years to come.

Life at The Auria is made all the more tempting by the exciting range of premium amenities on the horizon.

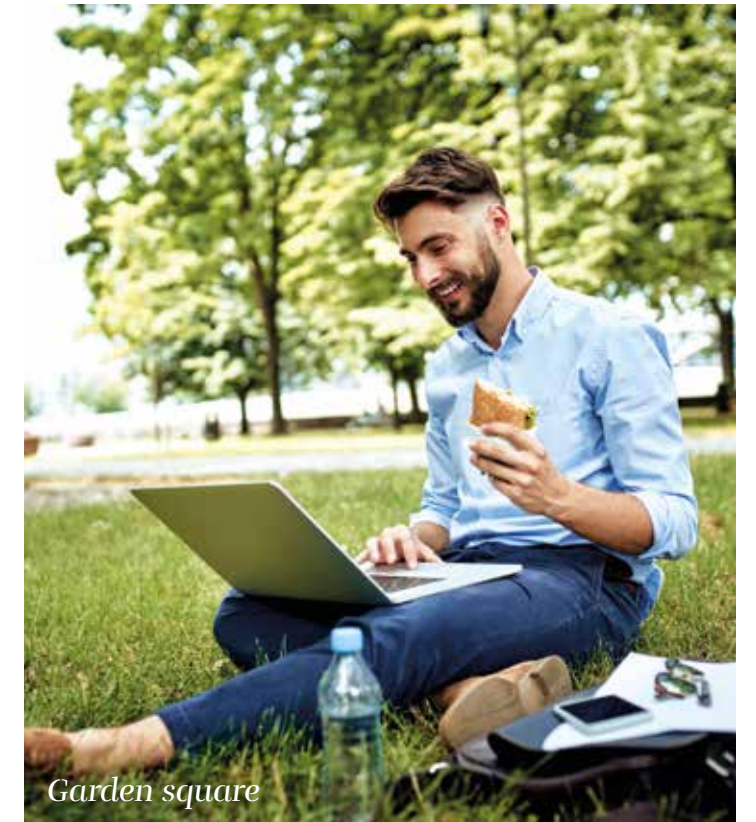
Some of the exciting benefits you can look forward to include a residents' gym, co-working spaces and residents' lounge.



Retail space



Residents' lounge



Garden square



Residents' gym



Co-working spaces

Amenities are subject to change.

All featured images are from picture libraries and included for illustrative purposes only.



← Space, light and contemporary style are the defining characteristics of these elegant garden villas.



← Bathed in natural light, the bedroom offers a stylish sanctuary to escape busy city life.

Where style meets design

The Parkside Villas are expertly designed for modern living. The flexible interior spaces and neutral décor provide the blank canvas to apply your own style to create your perfect home.



GENERAL FEATURES

- Internal white doors with satin chrome ironmongery
- Entrance door in walnut finish
- Camaro Luxury Vinyl Tile flooring (LVT)

KITCHEN

- Camaro Luxury Vinyl Tile flooring (LVT)
- Symphony kitchen cabinets
- Undermounted 1.5 sink
- Silestone worktops with drainage grooves
- Glass splash back to underside of wall units

KITCHEN APPLIANCES

- Single oven for 1 and 2 beds
- Built-in microwave
- 4 ring induction hob
- Extractor hood
- Integrated 70/30 fridge freezer
- Integrated dishwasher
- Freestanding washer/dryer housed in utility cupboard

BEDROOMS

- Cormar range carpet
- Built-in wardrobes to bedrooms one and two

BATHROOMS & ENSUITES

- Camaro Luxury Vinyl Tile flooring (LVT)
- Minoli ceramic wall tiles
- Bespoke mirrored cabinet with shelving and integrated lighting
- Ideal Standard Sottini Isarca semi countertop wash basin with Slimline Mono mixer single lever tap in brushed nickel
- Shaver socket
- Wall mounted WC with concealed cistern and dual flush plate
- White Renaissance Mirage bath in main bathroom
- Roman Innov8 double bath screen in main bathroom
- Hansgrohe fixed shower head and hand shower in brushed chrome finish in bathrooms and ensuites
- Hansgrohe shower set in brushed chrome finish (3 outlets in main bathrooms, 2 outlets in ensuites)
- Simpsons stone resin shower tray and sliding door with chrome finish in ensuites
- 3 bar heated towel rails in chrome finish in bathrooms and ensuites

GARDENS & TERRACES

- External wall light

LIGHTING, HEATING & TECHNICAL FEATURES

- LED downlights throughout
- Concealed LED lights to underside of kitchen units
- Smart control lighting
- Smart home interaction and remote access application
- Telephone / TV points

SECURITY FEATURES

- Video entry system
- Aico smoke and heat detectors

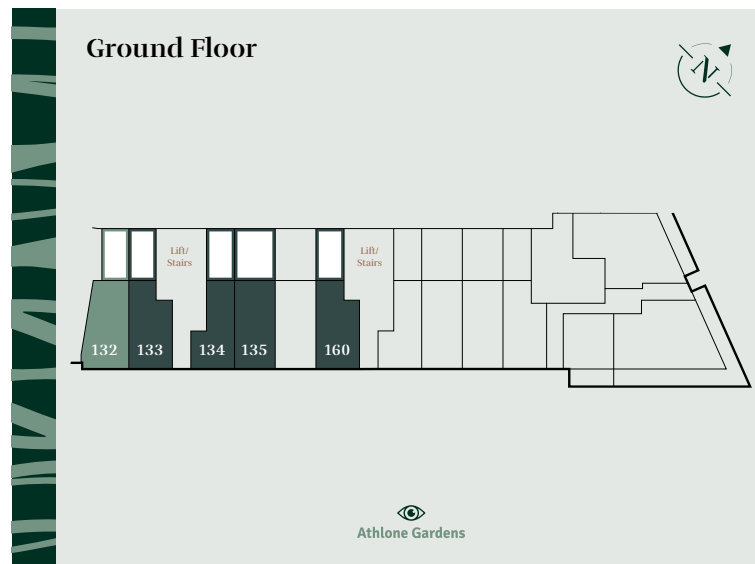
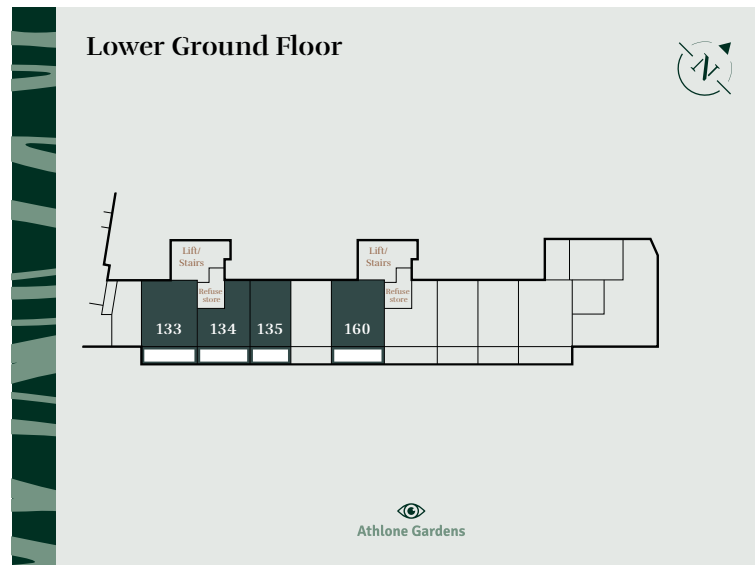
AMENITY

- Concierge

Parkside Villas

Floor Level Plan

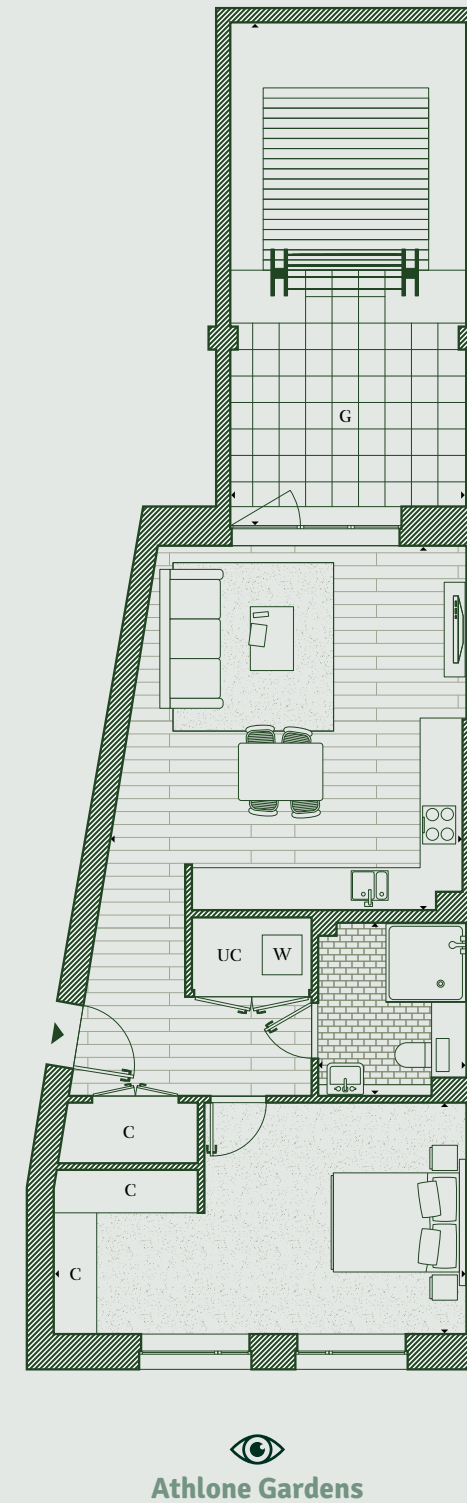
All homes face the brand new park at the heart of the development and feature a private garden, and also a terrace in the two-bedroom villas.



KEY

- 2 Bedroom Parkside Villas
- 1 Bedroom Parkside Villa

Disclaimer
Areas, measurements and distances given are approximate only. Bathroom and kitchen layouts are indicative only and are subject to change. Villa layout sizes may vary slightly from one another depending on the floor level. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



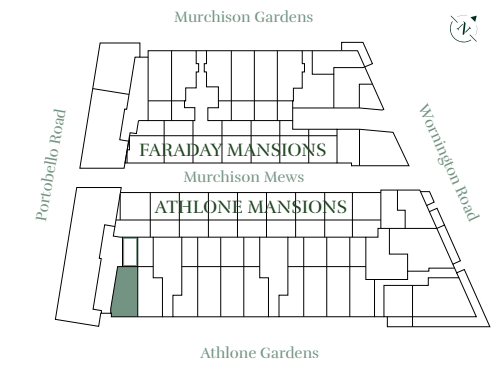
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The Acklam

1 BEDROOM VILLA

132

FLOORPLATE



DIMENSIONS

Room

Kitchen/Lounge/Diner	4.67 x 5.45m	15'4" x 17'11"
Bedroom	6.19 x 3.50m	20'4" x 11'6"
Bathroom	2.50 x 2.24m	8'2" x 7'4"
Total area	66.7 sq m	718.0 sq ft
Garden	7.61 x 3.57m	25'0" x 11'9"

FLOOR LOCATOR

- 6th Floor
- 5th Floor
- 4th Floor
- 3rd Floor
- 2nd Floor
- 1st Floor
- Ground Floor
- Lower Ground Floor

KEY

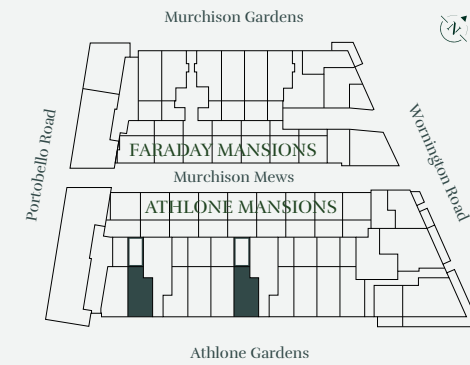
- C Cupboard
- G Garden
- UC Utility cupboard
- W Washing machine

The Morgan

2 BEDROOM VILLA

133, 160

FLOORPLATE



DIMENSIONS

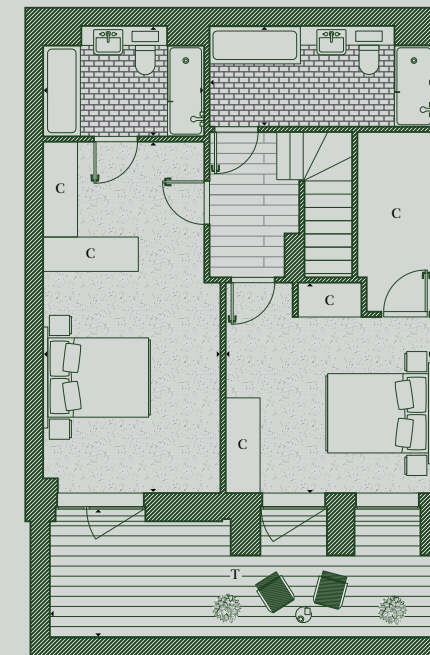
Room	Dimensions (m)	Dimensions (ft)
Kitchen/Lounge/Diner	3.43 x 11.70m	11'3" x 38'5"
Master Bedroom	6.70 x 3.35m	22'0" x 11'0"
En suite	2.03 x 3.05m	6'8" x 10'0"
Bedroom 2	3.93 x 3.33m	12'11" x 10'11"
Bathroom	4.23 x 1.91m	13'11" x 6'3"
Total area	128.0 sq m	1,381.0 sq ft
Terrace	2.43 x 7.42m	8'0" x 24'4"
Garden	7.61 x 3.46m	25'0" x 11'4"

FLOOR LOCATOR

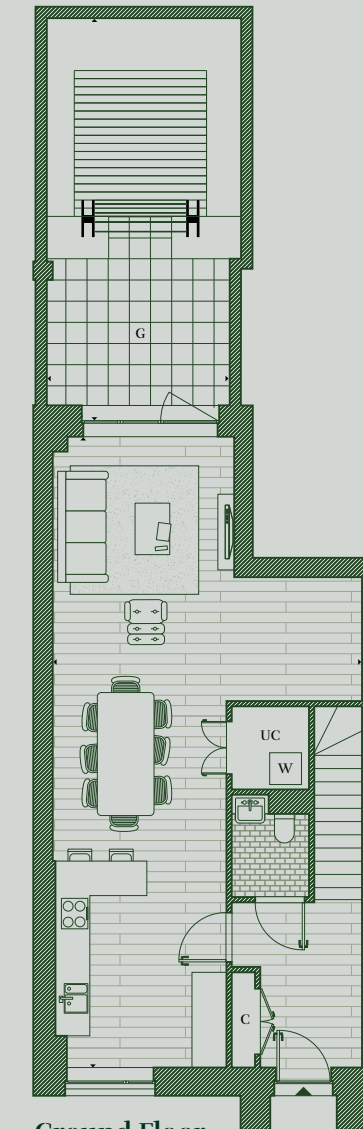
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- Ground Floor
- Lower Ground Floor

KEY

- C** Cupboard
- T** Terrace
- G** Garden
- UC** Utility cupboard
- W** Washing machine



Lower Ground Floor



Ground Floor


Athlone Gardens

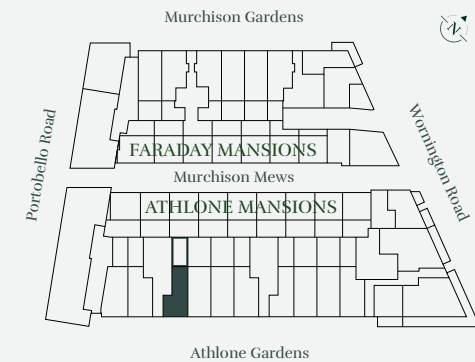
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The Cambridge

2 BEDROOM VILLA

134

FLOORPLATE



DIMENSIONS

Room	Dimensions (m)	Dimensions (ft)
Kitchen/Dining	4.01 x 4.12m	13'2" x 13'6"
Lounge	3.40 x 4.11m	11'2" x 13'5"
Master Bedroom	3.12 x 3.78m	10'3" x 12'5"
En suite	2.53 x 1.53m	8'4" x 5'0"
Bedroom 2	3.47 x 3.43m	11'5" x 11'3"
Bathroom 1	2.53 x 1.53m	8'4" x 5'0"
Bathroom 2	2.51 x 2.13m	8'3" x 7'0"
Total area	106.2 sq m	1,143.0 sq ft
Terrace	2.40 x 7.80m	7'11" x 25'7"
Garden	7.60 x 3.60m	24'11" x 11'10"

FLOOR LOCATOR

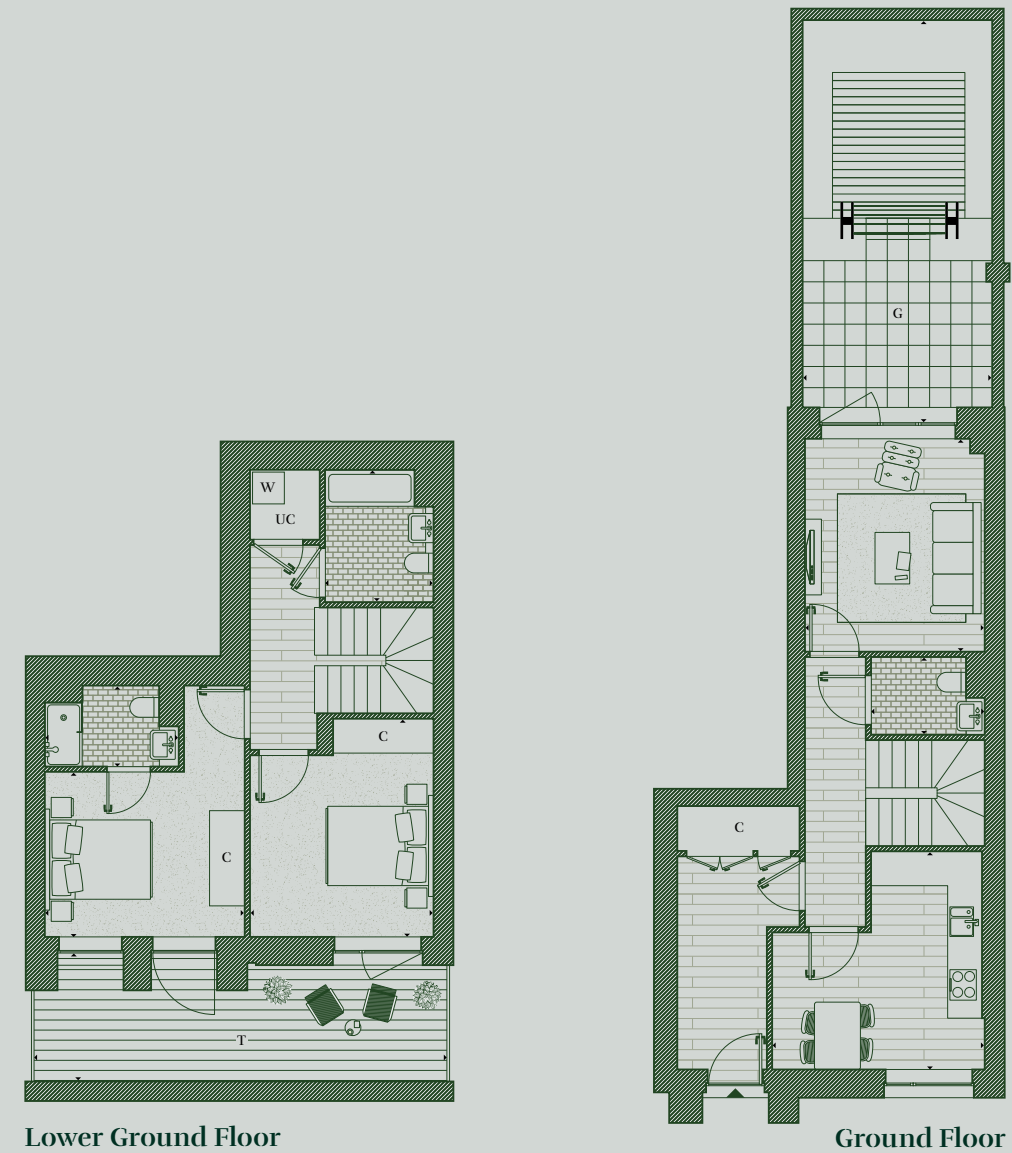
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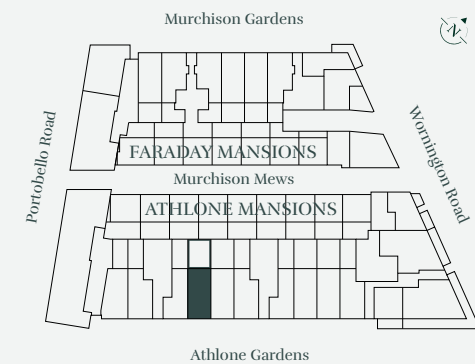

Athlone Gardens

The Elgin

2 BEDROOM VILLA

135

FLOORPLATE



DIMENSIONS

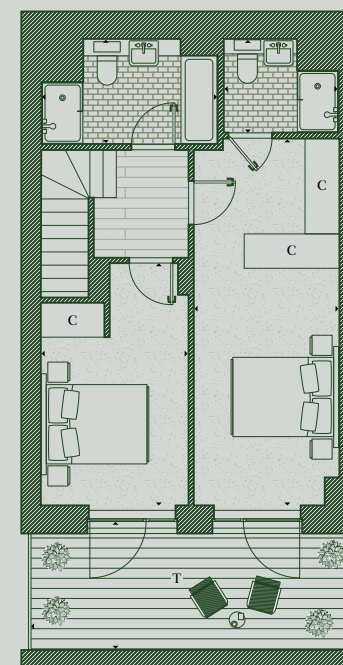
Room		
Kitchen/Lounge/Diner	5.64 x 12.01m	18'6" x 39'5"
Master Bedroom	7.02 x 2.75m	23'0" x 9'0"
En suite	2.20 x 1.80m	7'3" x 5'11"
Bedroom 2	2.79 x 4.58m	9'2" x 15'0"
Bathroom	3.34 x 2.02m	11'0" x 6'8"
Total area	117.0 sq m	1,259.0 sq ft
Terrace	2.43 x 6.07m	8'0" x 19'11"
Garden	7.61 x 5.76m	25'0" x 18'11"

FLOOR LOCATOR

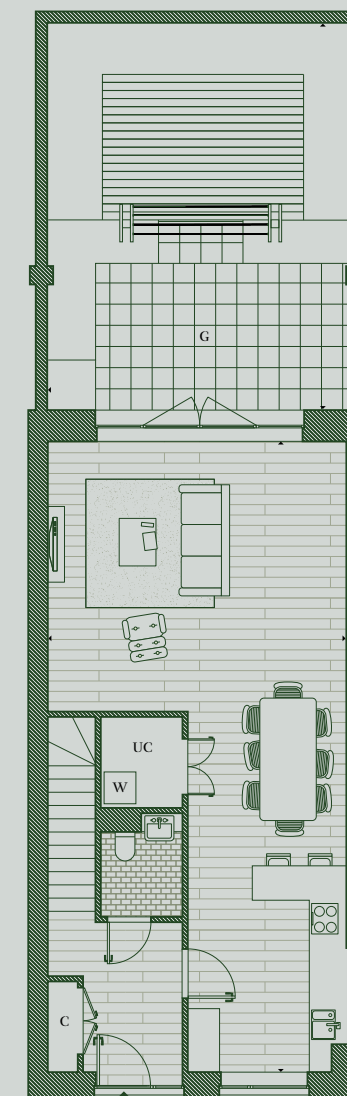
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Lower Ground Floor



Ground Floor


Athlone Gardens

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→ The tranquil landscaped garden further extends your living space creating the perfect space for alfresco dining.

A story told through patterns

Discover the inspiration behind each Auria pattern and explore the history of this fascinating London location.



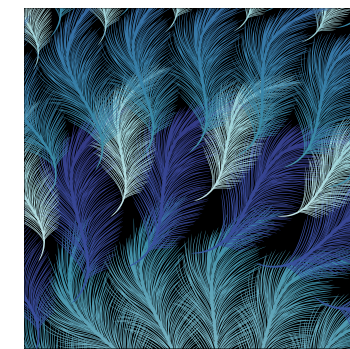
↑ PARK LIFE

Inspired by the stunning views over Athlone Gardens, the brand new park at the heart of The Auria.



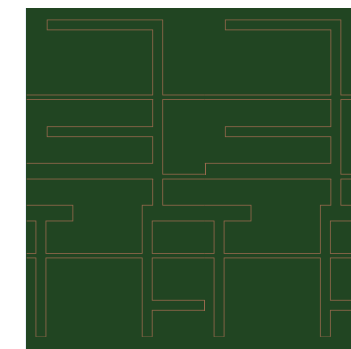
↑ PORTOBELLO LIFE

Inspired by the eclectic personality and captivating charm of the iconic Portobello Road.



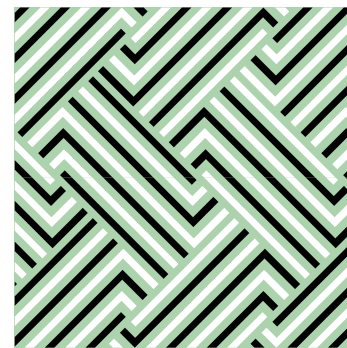
↑ CELEBRATION FEATHERS

Inspired by the dazzling costumes at the Notting Hill Carnival.



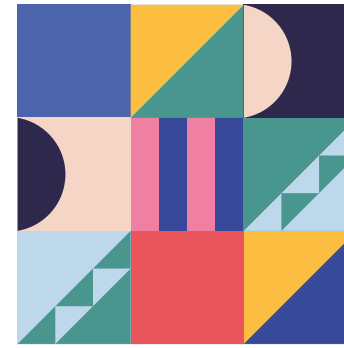
↑ STREETSCAPE

Inspired by the restoration of neighbourhood street patterns.



↑ MASH UP

Inspired by the intricate green and white tiling at Cockney's Pie & Mash shop.



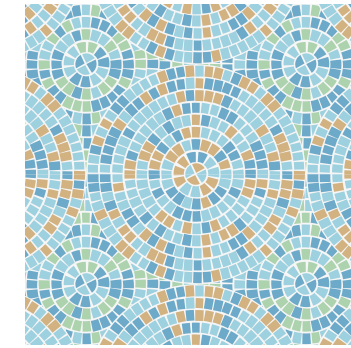
↑ URBAN ART

Inspired by the vibrant colours and bold street art found in the local area.



↑ TRACK RECORD

Inspired by the neighbourhood's love and celebration of music.



↑ SHOWTIME

Inspired by the mosaic tile pattern at the Electric Cinema, one of Britain's oldest working film theatres.



*A Peabody building is more than just a place to live.
It's a sanctuary, a haven. It's a home.*



BUILDING HISTORY

Formed 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations. Together with Catalyst Housing who joined the Group in 2022, we are responsible for more than 104,000 homes across London and the Home Counties.



STRONG GROWTH

With a growing pipeline, Peabody continues to invest in building quality new homes with high design standards. We create homes in great locations which are safe, easy to maintain and long-lasting. Peabody delivers long-term returns on investment. With an asset base of £8.3bn, Peabody is well placed to build thousands more top quality, well-maintained homes each year.



CUSTOMER FOCUS

Over 90% of customers said they would recommend Peabody. Our customers' feedback helps shape the design of our homes and community services based on the needs of each neighbourhood. We value our customers and listen to what they have to tell us. Peabody are proud to have achieved 'Gold' in the independent customer satisfaction awards three times in a row and strive for excellence in all that we do.



QUALITY DESIGN & SUSTAINABILITY

Peabody's reputation is one of the most respected in the housing industry, renowned for high quality, innovative design. We work with industry experts and continually monitor quality throughout the design, procurement and development process. We aim to make a positive impact on climate change for our residents, communities and the environment, with an ambition to achieve net zero carbon in our new and existing homes by 2050.



SOCIAL IMPACT

In line with our social purpose, Peabody re-invests its surplus to provide more homes and services. We deliver services to 220,000 residents, supporting customers and the wider communities in which we work. We focus on those who need our help the most, working with people and communities to build resilience and promote wellbeing. We invest around £11m each year through our Community Foundation, to support people to be healthier, wealthier and happier.



AWARD WINNING

In recent years, Peabody has been recognised and awarded more than 60 prestigious awards, including the Sunday Times 'Homebuilder of the Year' and the Grand Prix award at the Evening Standard New Homes Awards. We also work with award winning partners who share our values, high design standards and focus on great customer experience.

theauria.london
020 3131 6495

Disclaimer

This brochure is not an offer or contract, nor part of one. You should not rely on statements in any agents' particulars or by word of mouth or in writing ("information") as being factually accurate about the properties, their condition or value. No agents have any authority to make any representations about the properties, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Some images of the properties within this brochure are artist's impressions and do not represent the exact look and feel of the development. The actual results may therefore vary from the images shown in this publication. All new names for roads and buildings in phase 2B are subject to change. Areas, measurements and distances given are approximate only. Bathroom and kitchen layouts are indicative only and are subject to change. Villa layout sizes may vary slightly from one another depending on the floor level. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. The VAT position relating to the property may change without notice. July 2023.

theauria.london

Pattern inspired by the foliage within the brand new park at the heart of The Auria

