

DEVELOPED BY:



NINETY8

GORDON RD W13



These are computer generated images are conceptual only and subject to change



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ABOUT US

01

Quality over quantity. Architecture, spatial design and innovative thinking is at the forefront of our ethos.

We pride ourselves in offering bespoke design-led developments that are imaginative and unique, and result in functional, new homes that are tailored to suit our buyers' lifestyles.



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NINETY8 GORDON RD

02

Welcome to Ninety8 Gordon Road, W13
a bespoke collection of eight apartments,
comprising of one, two and three bedrooms.
Each apartment has been interior designed
with our usual superb attention to detail
and precision craftsmanship.



NINETY8

GORDON RD W13

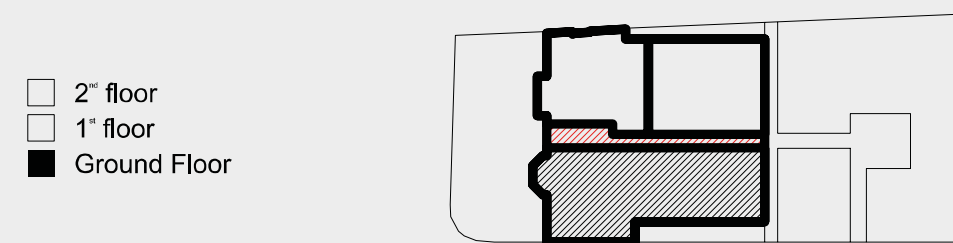
APARTMENT 1 3 BEDROOMS

Dimensions

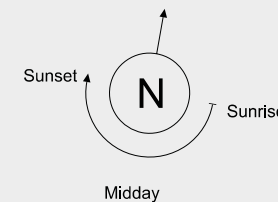
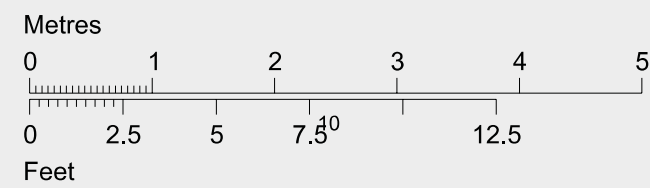
Hallway	9.1 Sq. m	98.0 Sq. '.
Storage	1.0 Sq. m	10.6 Sq. '.
Kitchen/Living/Dining room	50.1 Sq. m	539.4 Sq. '.
Bathroom	4.9 Sq. m	52.6 Sq. '.
Bedroom 1	14.2 Sq. m	153.3 Sq. '.
Bedroom 2	11.3 Sq. m	121.4 Sq. '.
Bedroom 3	8.6 Sq. m	92.5 Sq. '.
Pantry	3.2 Sq. m	34.2 Sq. '.
Garden	47.7 Sq. m	513.3 Sq. '.
Total Gross Internal	108.8 Sq. m	1170.7 Sq. '.

Level location

Floor locator



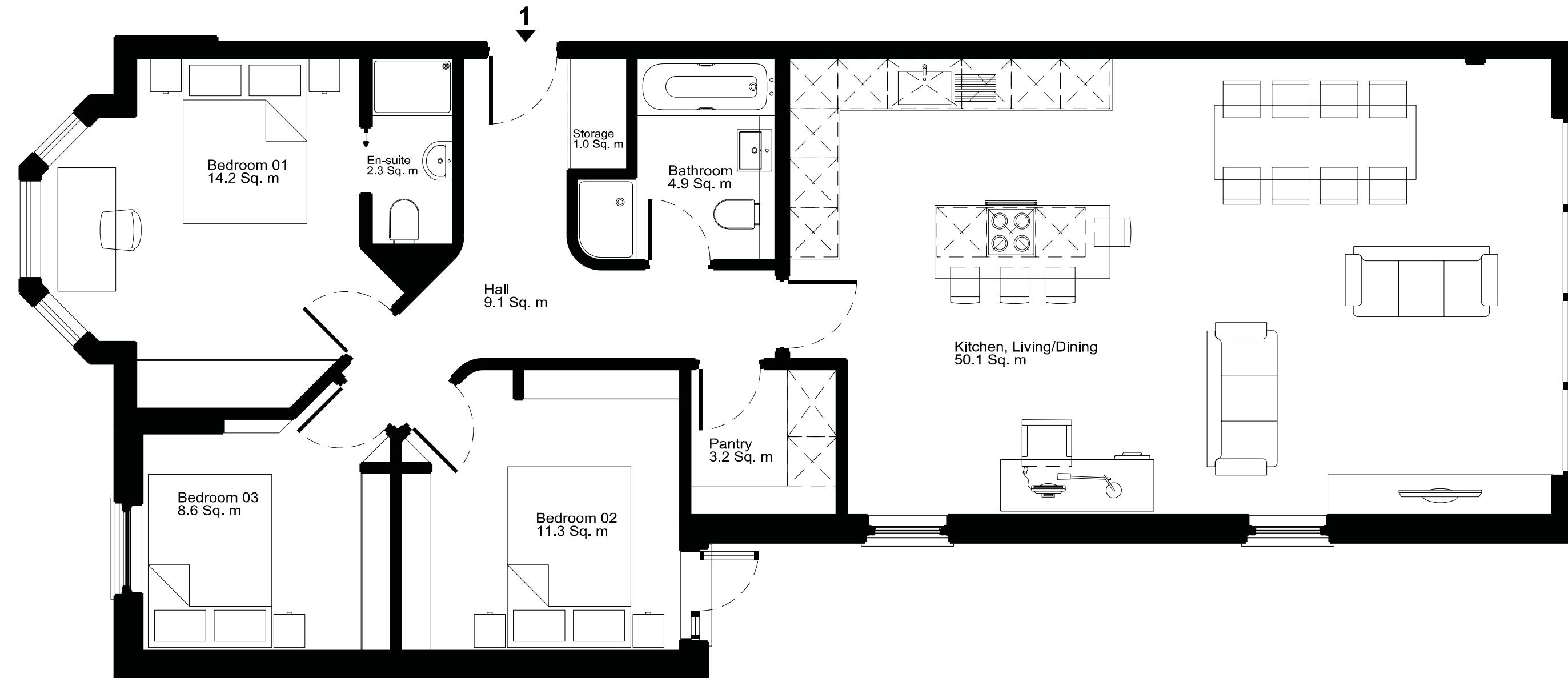
Ground Floor



FLOORPLANS

03

APPROX GROSS
INTERNAL AREAS
108.8 SQ M
1170.7 SQ FT



NINETY8

GORDON RD W13

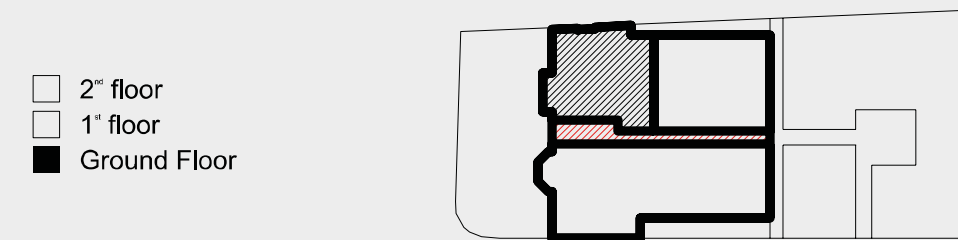
APARTMENT 2 1 BEDROOM + STUDY

Dimensions

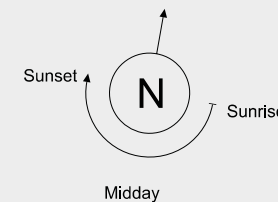
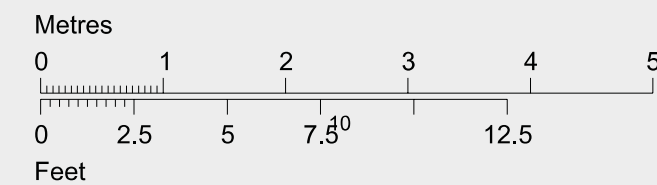
Hallway	5.8 Sq. m	62.9 Sq. '
Storage	0.9 Sq. m	10.1 Sq. '
Kitchen/Living/Dining room	23.3 Sq. m	250.8 Sq. '
Shower Room	3.5 Sq. m	37.7 Sq. '
Bedroom 1	11.4 Sq. m	122.8 Sq. '
Study	10.7 Sq. m	115.3 Sq. '
Garden	47.7 Sq. m	513.3 Sq. '
Total Gross Internal	58.6 Sq. m	630.7 Sq. '

Level location

Floor locator

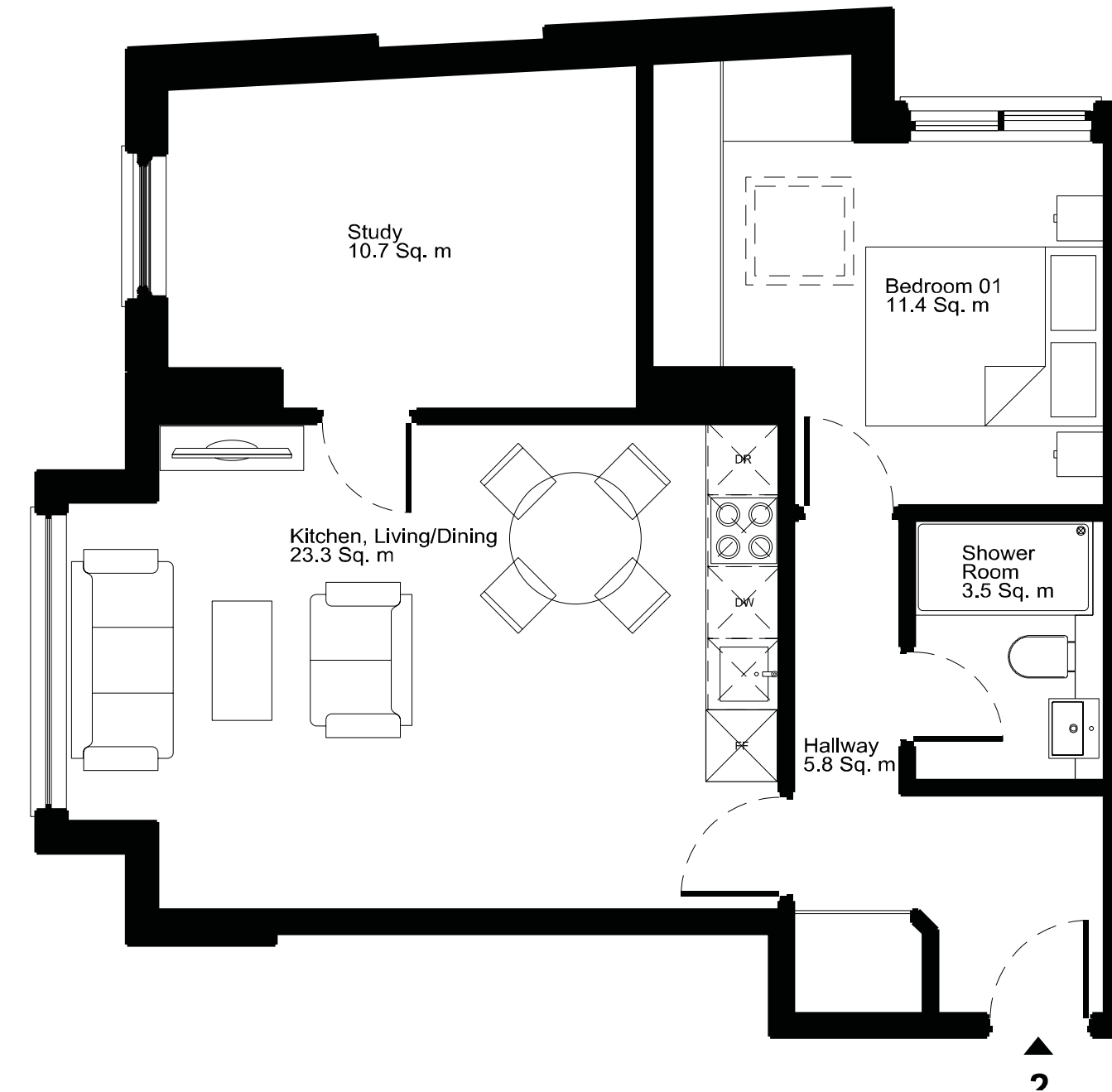


Ground Floor



FLOORPLANS

03



APPROX GROSS
INTERNAL AREAS
58.6 SQ M
630.7 SQ FT



NINETY8

GORDON RD W13

APARTMENT 3 2 BEDROOMS

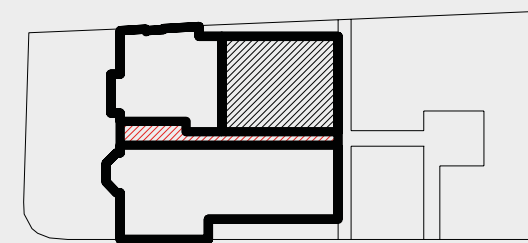
Dimensions

Hallway	5.0 Sq. m	53.8 Sq. '
Storage	2.0 Sq. m	21.2 Sq. '
Kitchen/Living/Dining room	24.7 Sq. m	265.8 Sq. '
Shower Room	4.3 Sq. m	46.1 Sq. '
Bedroom 1	12.5 Sq. m	134.3 Sq. '
Bedroom 1 Ensuite	4.3 Sq. m	46.7 Sq. '
Bedroom 2	10.6 Sq. m	114.1 Sq. '
Garden	47.7 Sq. m	513.3 Sq. '
Total Gross Internal	66.2 Sq. m	712.9 Sq. '

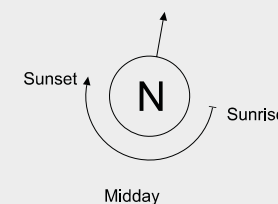
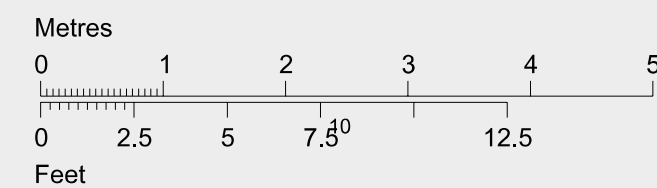
Level location

Floor locator

- 2nd floor
- 1st floor
- Ground Floor



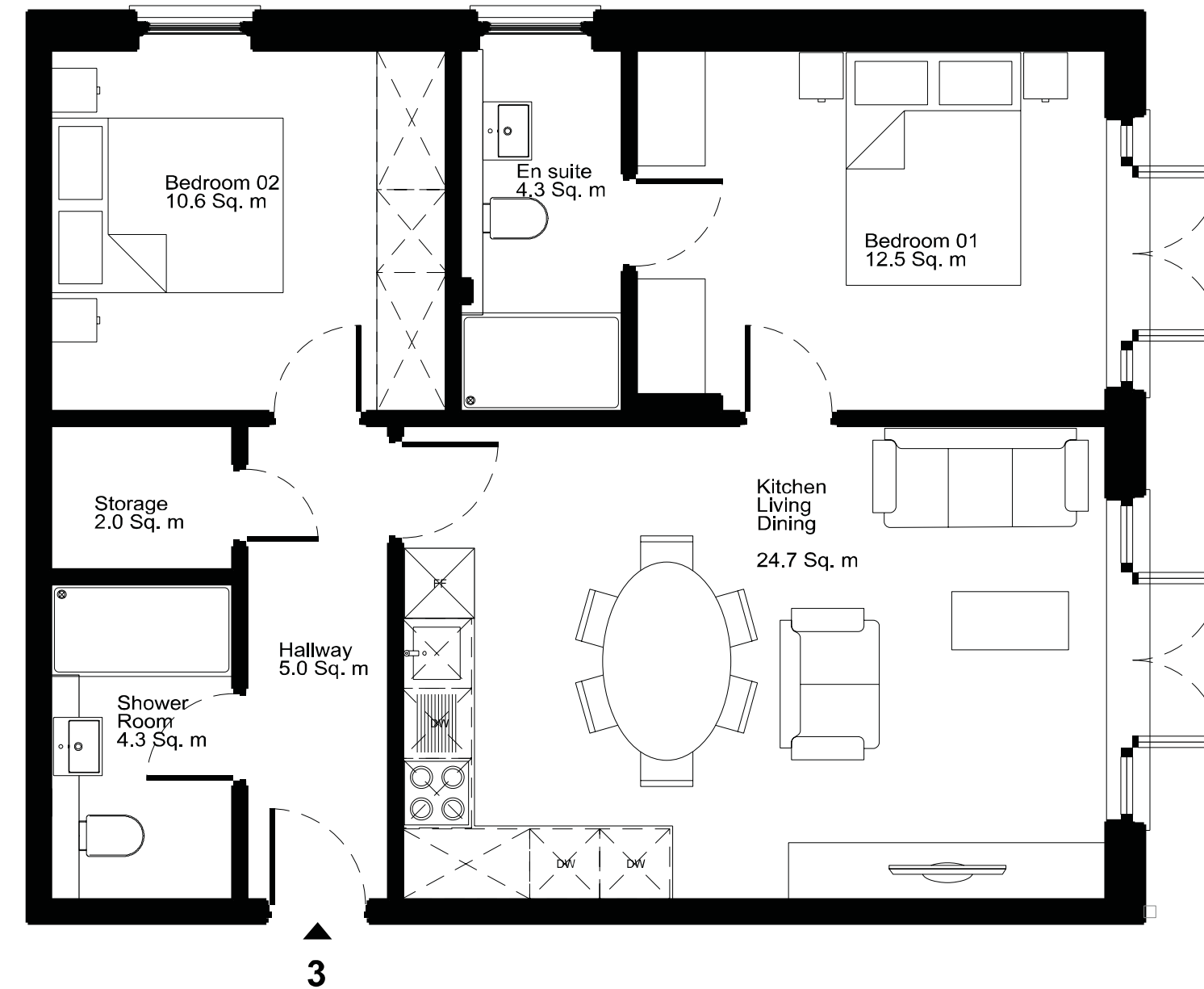
Ground Floor



FLOORPLANS

03

APPROX GROSS
INTERNAL AREAS
66.2 SQ M
712.9 SQ FT



NINETY8

GORDON RD W13

APARTMENT 4 1 BEDROOM + 1 STUDY

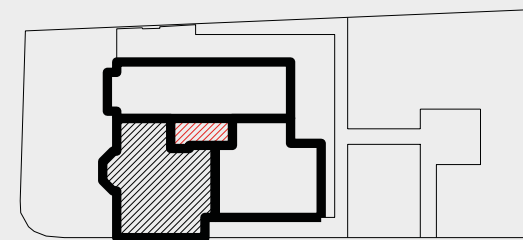
Dimensions

Hallway	2.1 Sq. m	22.9 Sq. '
Storage	0.5 Sq. m	4.9 Sq. '
Kitchen/Living/Dining room	23.3 Sq. m	250.8 Sq. '
Shower room	3.5 Sq. m	37.3 Sq. '
Bedroom 1	10.4 Sq. m	112.2 Sq. '
Study	10.1 Sq. m	108.3 Sq. '
Total Gross Internal	51.7 Sq. m	556.9 Sq. '

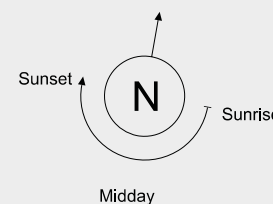
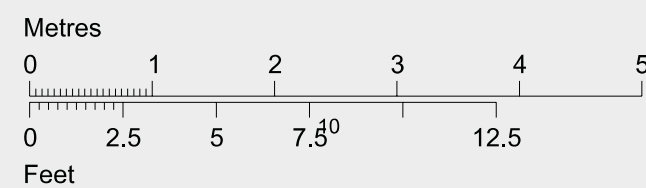
Level location

Floor locator

- 2nd floor
- 1st floor
- Ground Floor

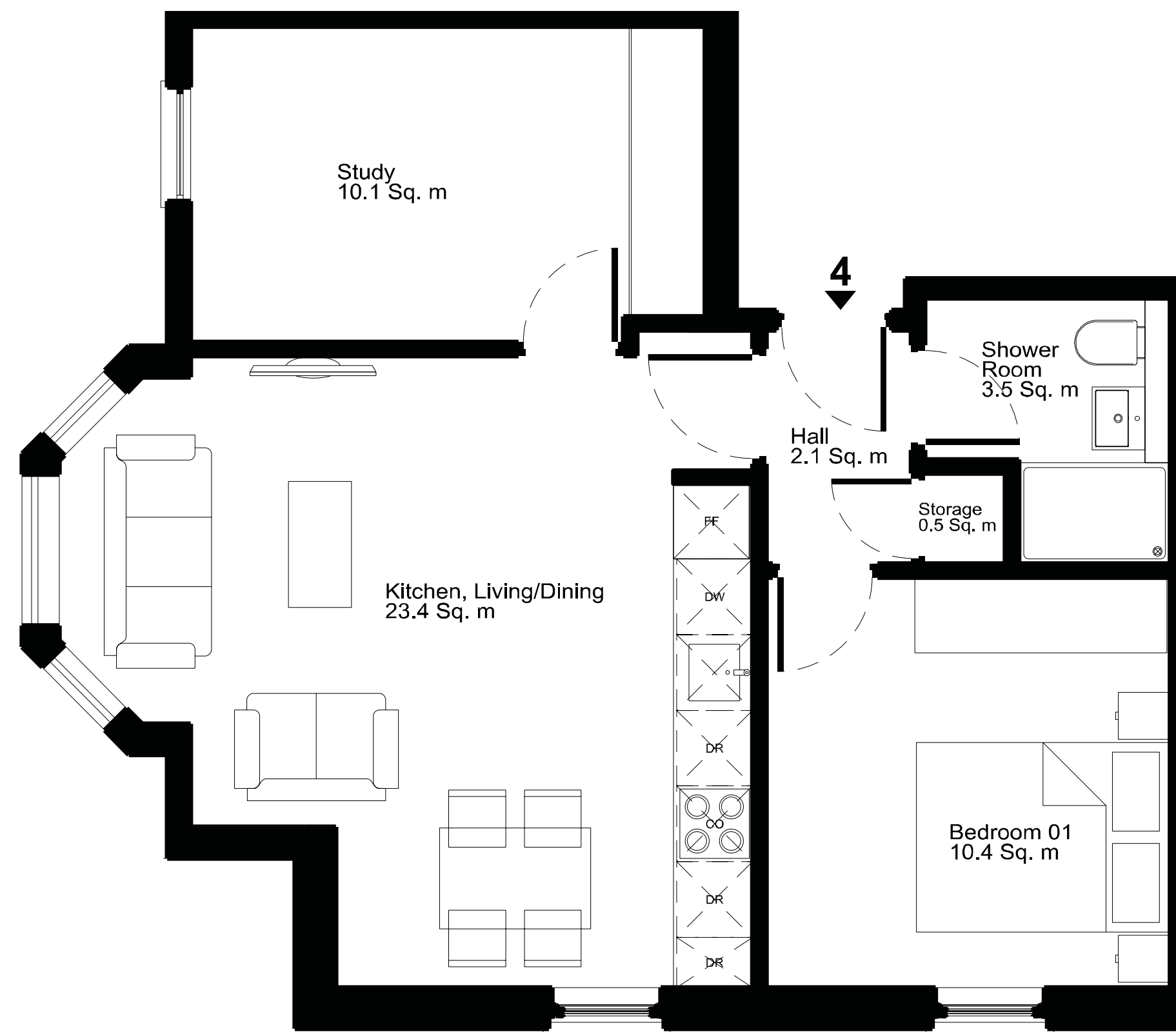


First Floor



FLOORPLANS

03



APPROX GROSS
INTERNAL AREAS
51.7 SQ M
556.9 SQ FT



NINETY8

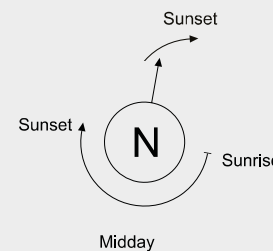
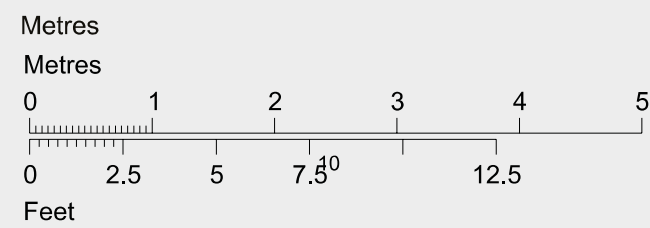
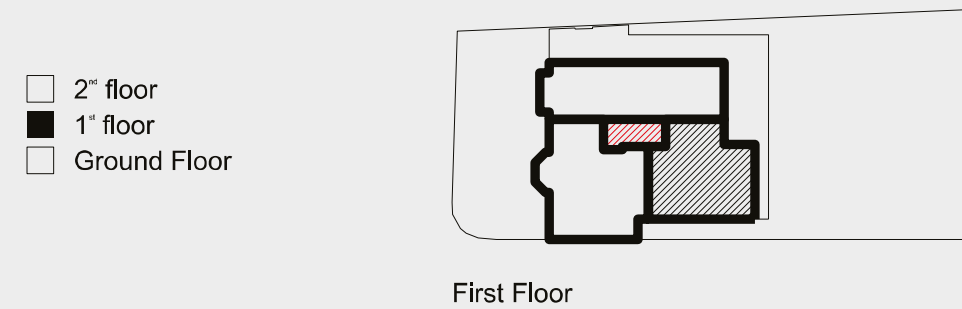
GORDON RD W13

APARTMENT 5 2 BEDROOMS

Dimensions

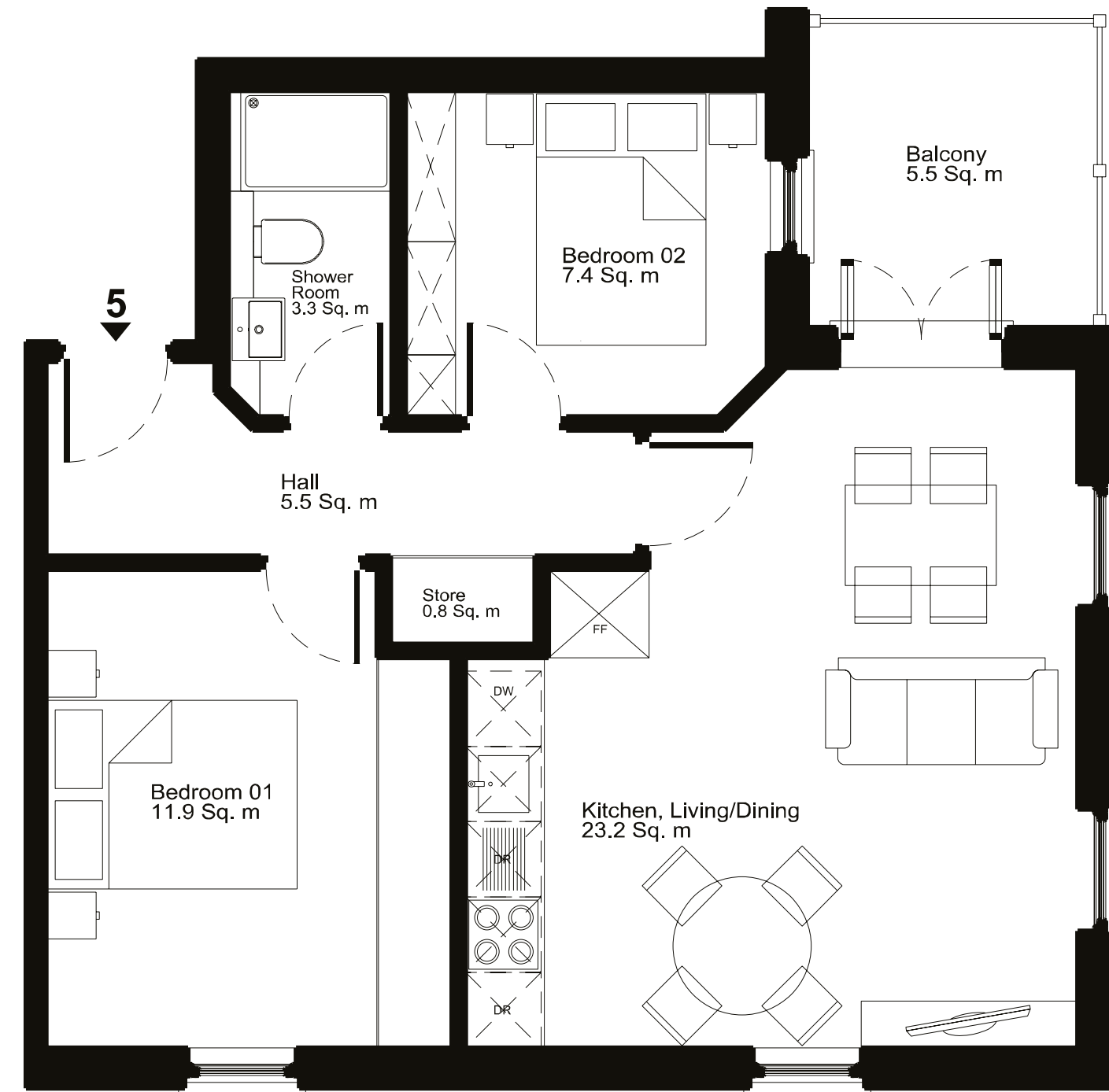
Hallway	5.5 Sq. m	58.9 Sq. '
Storage	0.9 Sq. m	10.1 Sq. '
Kitchen/Living/Dining room	23.2 Sq. m	249.2 Sq. '
Shower Room	3.3 Sq. m	36.0 Sq. '
Bedroom 1	11.9 Sq. m	127.9 Sq. '
Bedroom 2	7.4 Sq. m	79.5 Sq. '
Balcony	5.6 Sq. m	60.0 Sq. '
Total Gross Internal	54.0 Sq. m	581.4 Sq. '

Level location Floor locator



FLOORPLANS

03



APPROX GROSS
INTERNAL AREAS
54.0 SQ M
581.4 SQ FT



NINETY8

GORDON RD W13

APARTMENT 6 2 BEDROOMS

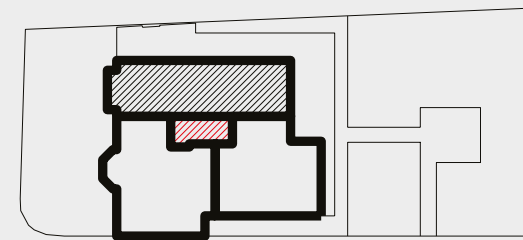
Dimensions

Hallway	6.7 Sq. m	72.2 Sq. '
Storage	0.9 Sq. m	10.1 Sq. '
Kitchen/Living/Dining room	22.4 Sq. m	241.5 Sq. '
Bathroom	3.5 Sq. m	37.7 Sq. '
Bedroom 1	14.9 Sq. m	160.9 Sq. '
Study	8.5 Sq. m	91.3 Sq. '
Balcony	7.9 Sq. m	85.5 Sq. '
Total Gross Internal	60.6 Sq. m	652.7 Sq. '

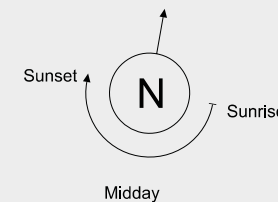
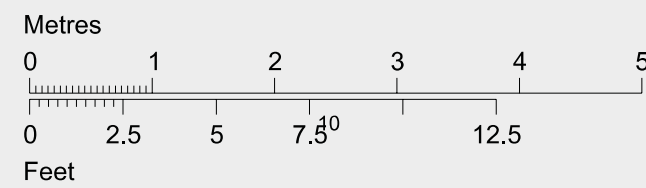
Level location

Floor locator

- 2nd floor
- 1st floor
- Ground Floor



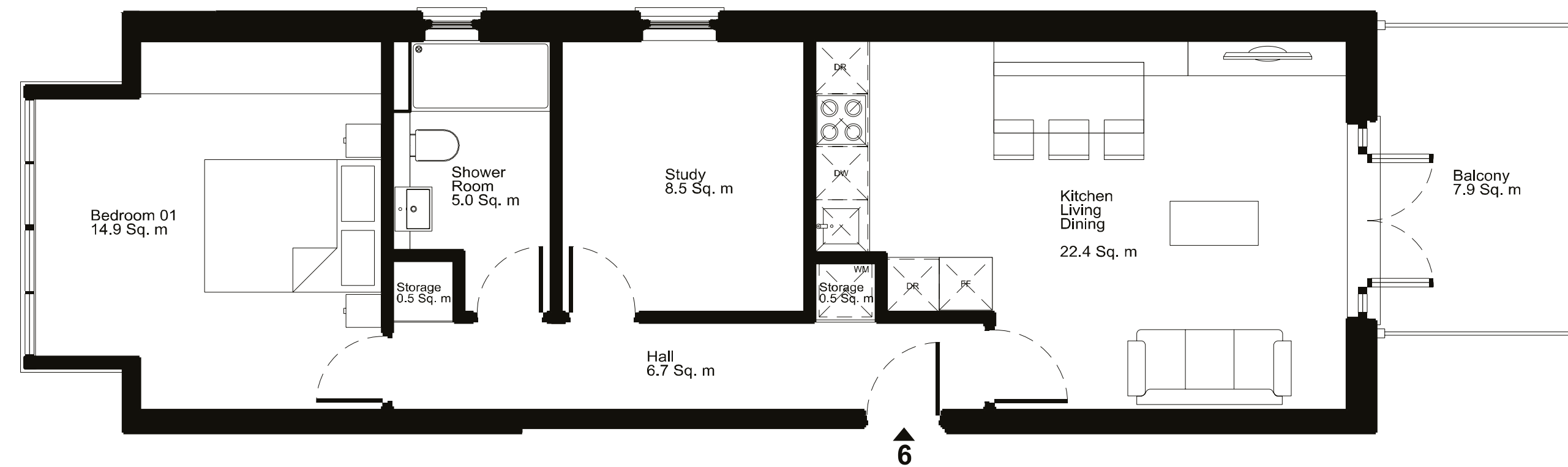
First Floor



FLOORPLANS

03

APPROX GROSS
INTERNAL AREAS
60.6 SQ M
652.7 SQ FT



NINETY8

GORDON RD W13

APARTMENT 7 2 BEDROOMS

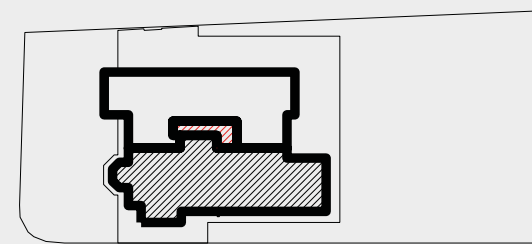
Dimensions

Hallway	9.1 Sq. m	48.4 Sq. '
Storage	0.5 Sq. m	4.9 Sq. '
Kitchen/Living/Dining room	28.4 Sq. m	306.2 Sq. '
Shower Room	2.6 Sq. m	27.7 Sq. '
Bedroom 1	21.7 Sq. m	233.6 Sq. '
Bed 1 Ensuite	3.8 Sq. m	121.4 Sq. '
Study	9.7 Sq. m	104.3 Sq. '
Total Gross Internal	73.9 Sq. m	795.3 Sq. '

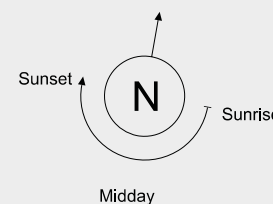
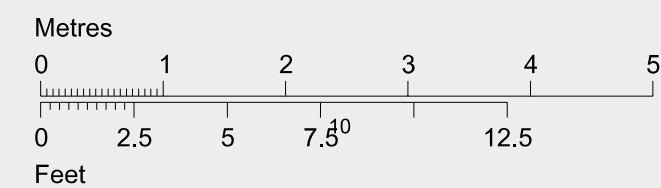
Level location

Floor locator

- 2nd floor
- 1st floor
- Ground Floor



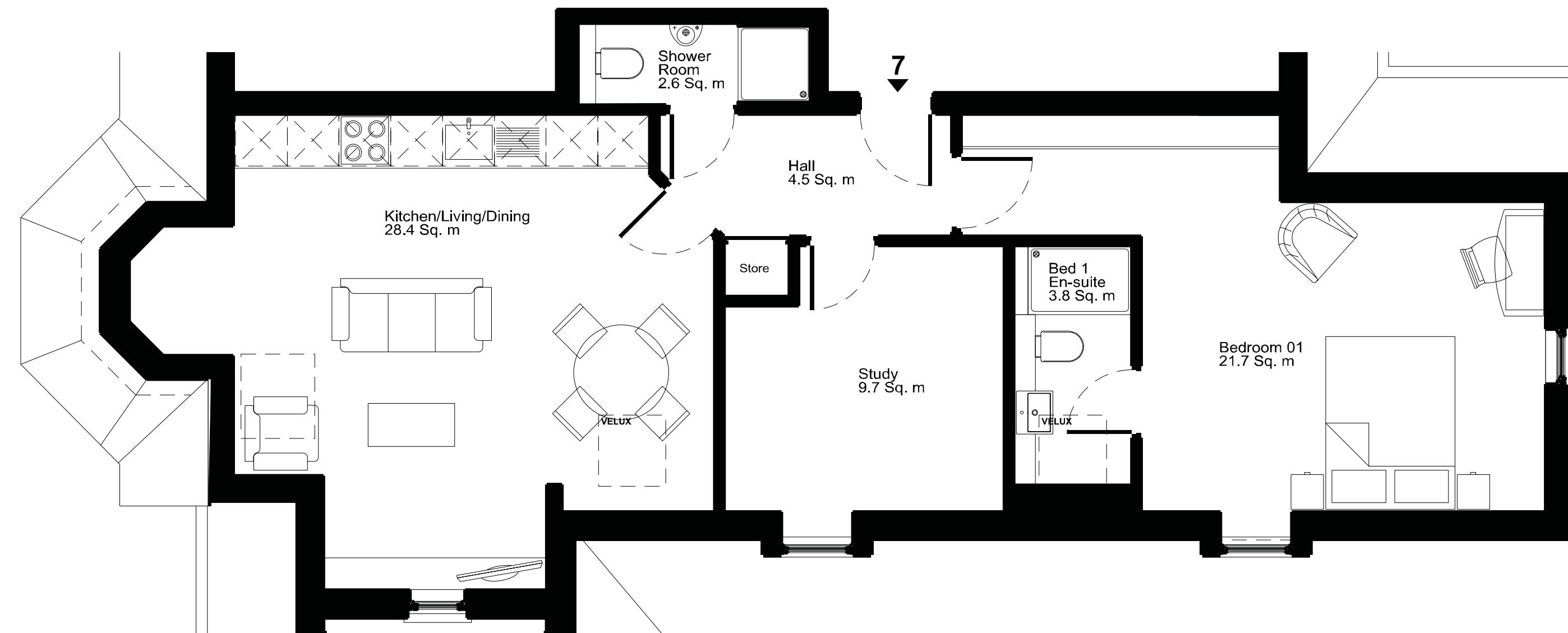
Second Floor



FLOORPLANS

03

APPROX GROSS
INTERNAL AREAS
73.9 SQ M
795.3 SQ FT



NINETY8

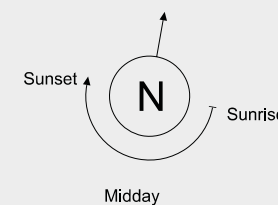
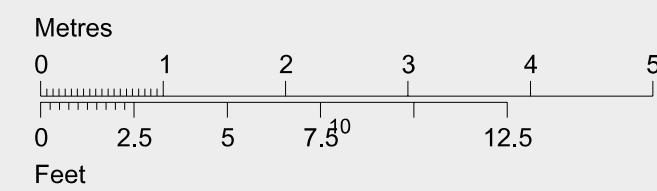
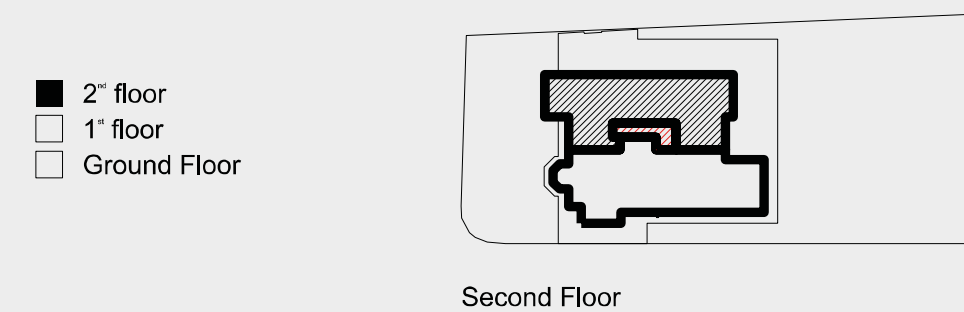
GORDON RD W13

APARTMENT 8 2 BEDROOMS + 1 STUDY

Dimensions

Hallway	5.6 Sq. m	60.6 Sq. '
Storage	0.4 Sq. m	4.7 Sq. '
Kitchen/Living/Dining room	22.5 Sq. m	241.8 Sq. '
Shower Room	3.8 Sq. m	41.0 Sq. '
Bedroom 1	16.2 Sq. m	173.9 Sq. '
Bedroom 2	8.8 Sq. m	94.4 Sq. '
Study	5.7 Sq. m	94.4 Sq. '
Total Gross Internal	65.3 Sq. m	703.0 Sq. '

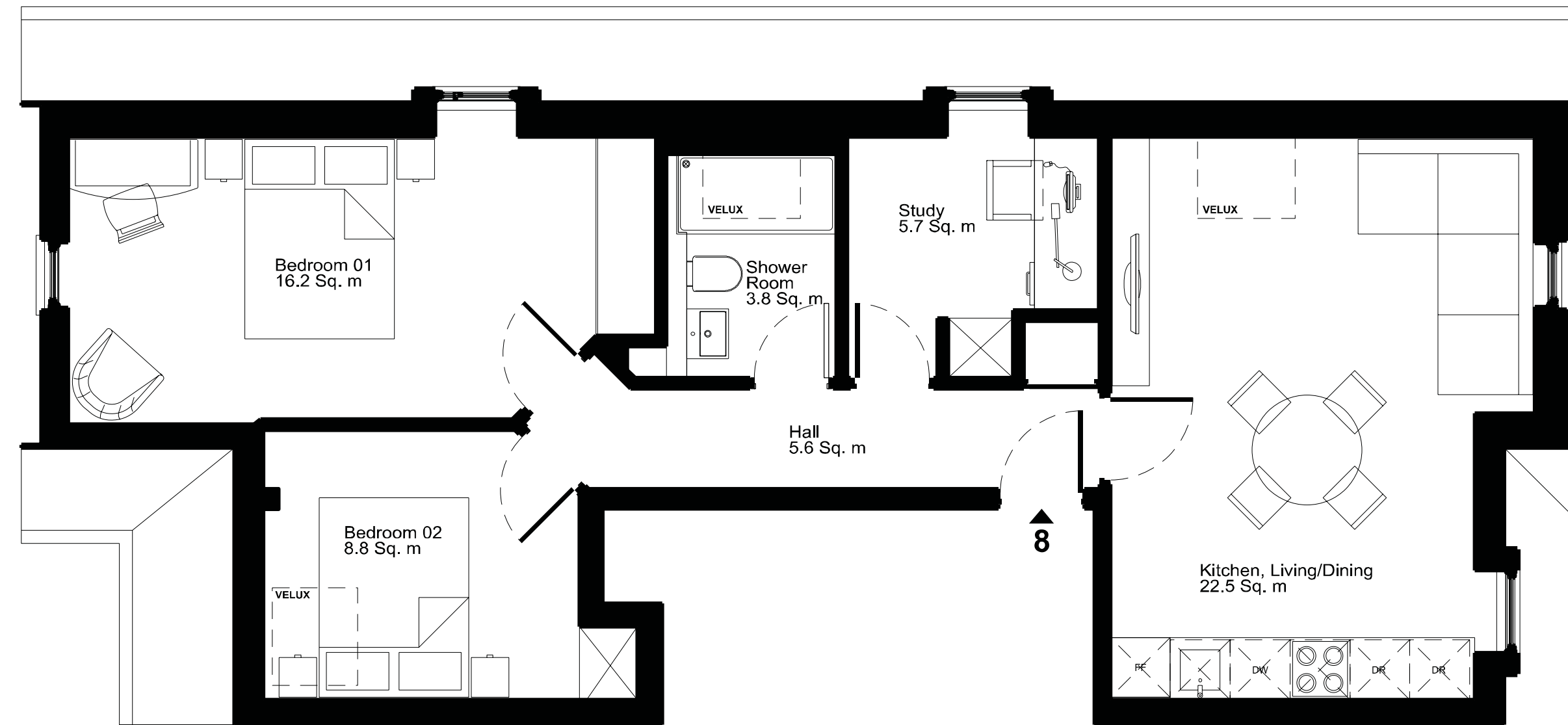
Level location Floor locator



FLOORPLANS

03

APPROX GROSS
INTERNAL AREAS
65.3 SQ M
703.0 SQ FT





SPECIFICATIONS

04



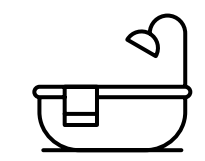
Kitchens

- Bespoke, fully integrated kitchens with featured cabinetry
- Moonstone worktops with matching splashbacks
- Butler sinks with brass taps
- High-end appliances to include:
 - Induction ceramic hob with matching oven and extractor fan
 - Double height fridge/freezer
 - Integrated full size dishwasher



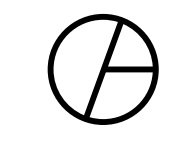
Bedrooms

- Featured slatted headboards to beds
- Integrated floor to ceiling wardrobes
- Whitewashed oak flooring throughout the apartments



Bathrooms

- Luxury contemporary Italian sanitary ware
- Frameless glass shower screens
- Bespoke intergrated vanity units
- Heated towel rails and underfloor heating



Smart Home Technology

Brought to you by Avande, your new home comes with a smart technology upgrade portal called SELECT.



Security
Leading edge, app controlled 24-7 security system.



Shades
Automatic blinds and curtains, controlled from your smart device.



Comfort
Smart heating and cooling systems to reduce energy bills and improve your comfort.



Cinema
Relax in style with a complete home cinema system.



Audio
App compatible, multi-room home audio system.



Lighting
Intelligent lighting for scene setting and energy saving.

FEATURES

04

Innovative Design

Bespoke built-in joinery including wardrobes, vanity units and floating TV units

Smart ready enabled homes brought to by Avande Connect.

New double-glazed windows throughout

Underfloor heating throughout all apartments with smart control thermostats

Isolated acoustic structures for improved sound insulation between apartments

10-year structural defects warranty and minimum one-year guarantee on all appliances



THE LOCATION

05

A CITY WITHOUT BORDERS

London is consistently ranked as the number one destination to purchase property. It's prestigious schools and universities, along with cultural attractions draw visitors from around the world. A financial powerhouse, fashion capital and food-lovers' dream.



THE LOCATION

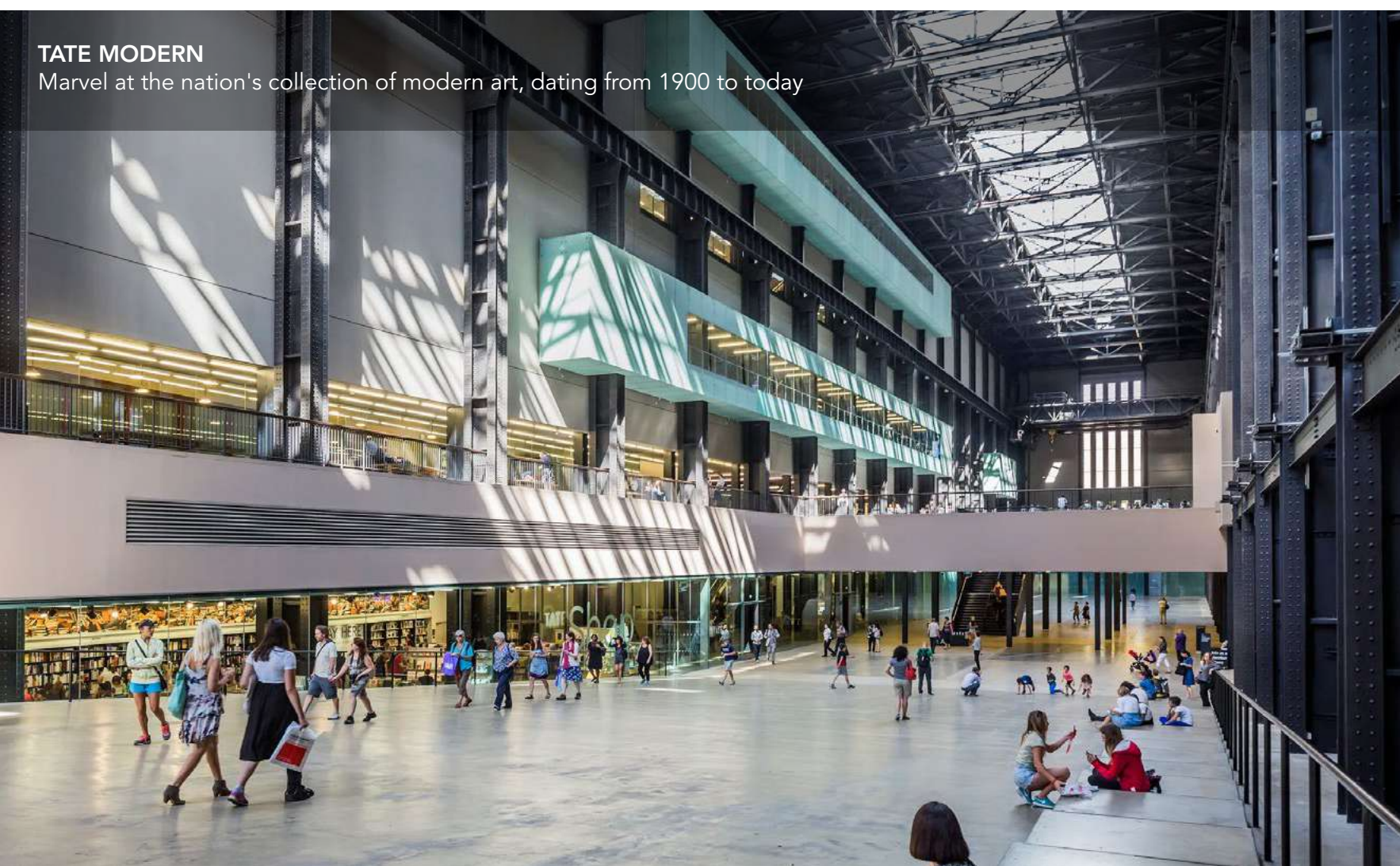
05

LOCATION LOCATION LOCATION

Ealing is known for being the queen of the suburbs that combines all the benefits of London living in a more relaxed environment. With the opening of the new Elizabeth Line brings even better connections to the rest of the city and beyond.



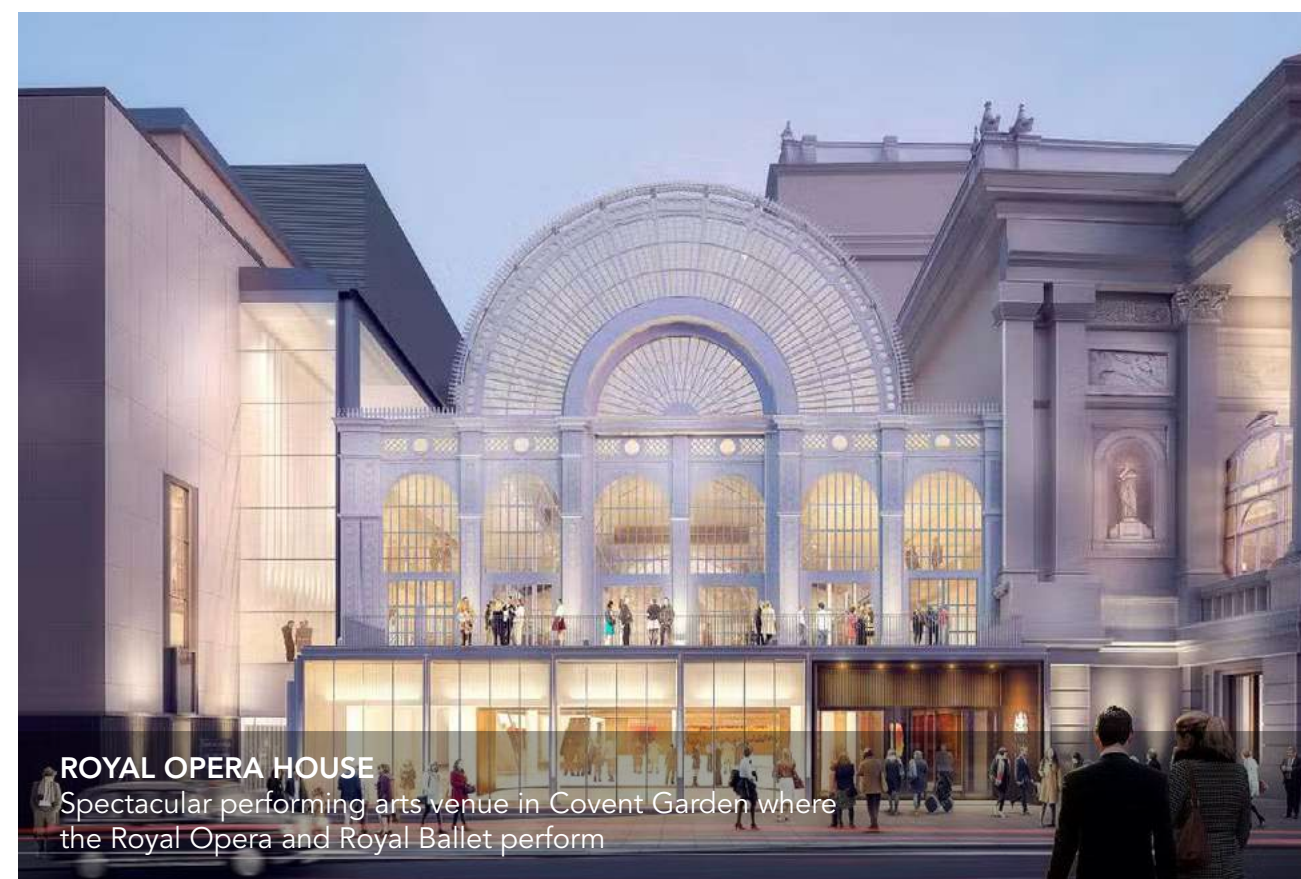
With central London just 15 minutes away,
you have everything at your finger tips.



TATE MODERN
Marvel at the nation's collection of modern art, dating from 1900 to today



NOTTING HILL
Watch the annual parade of Notting Hill Carnival or pick up a vintage piece at Portobello Market



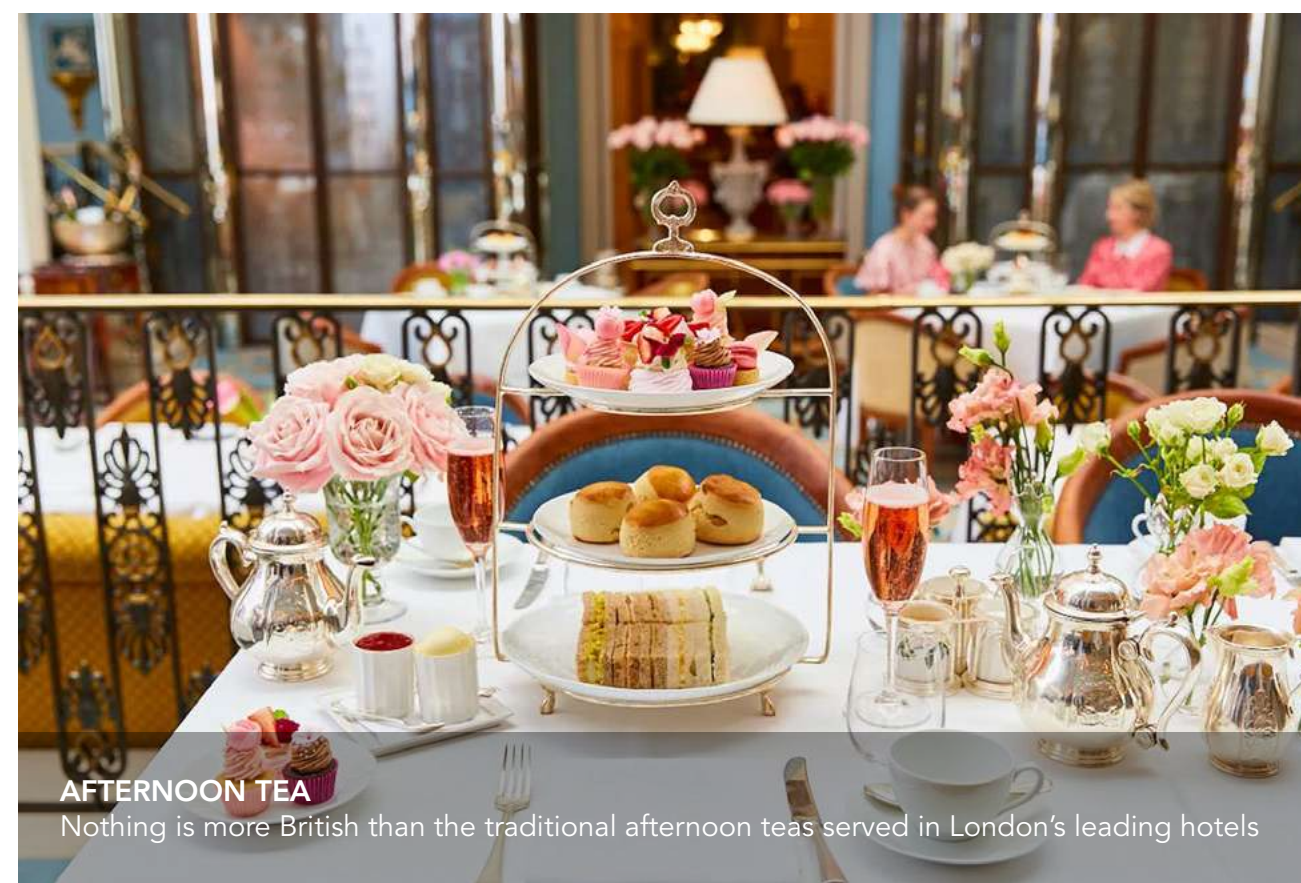
ROYAL OPERA HOUSE
Spectacular performing arts venue in Covent Garden where the Royal Opera and Royal Ballet perform



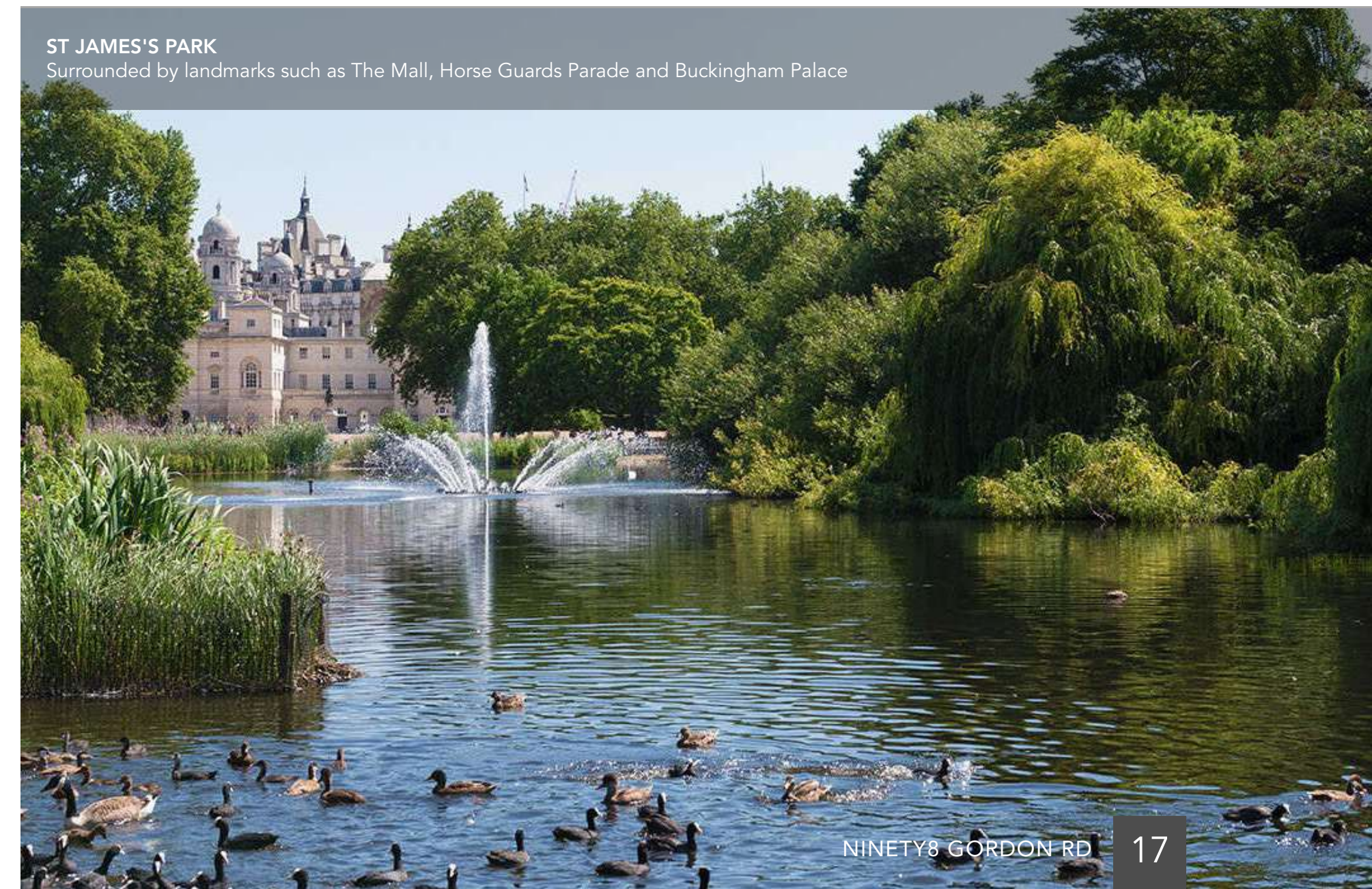
LONDON EYE
Enjoy 360-degree views of London from the world's tallest cantilevered observation wheel



BIG BEN AND HOUSES OF PARLIAMENT
These Neo-Gothic masterpieces are the seat of the UK government



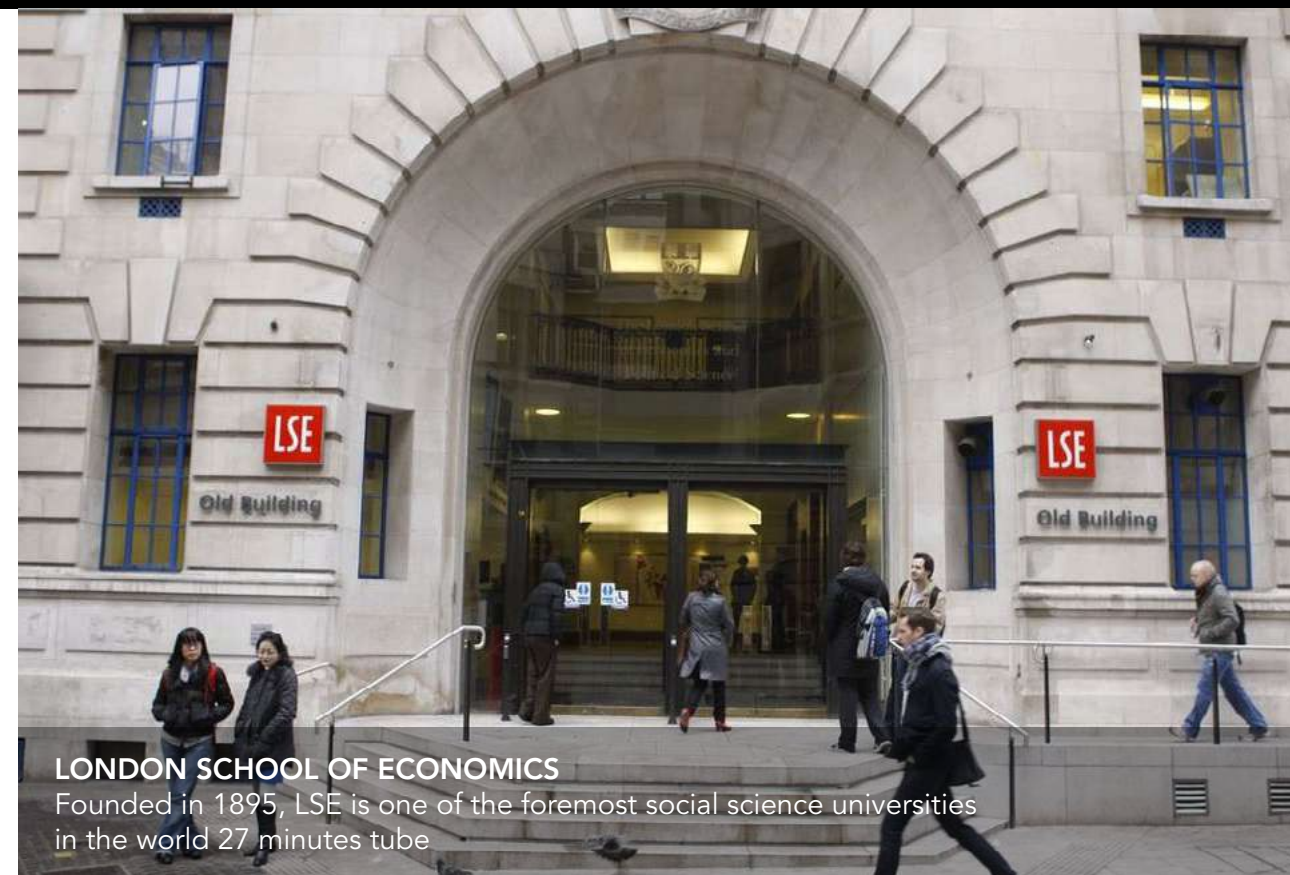
AFTERNOON TEA
Nothing is more British than the traditional afternoon teas served in London's leading hotels



ST JAMES'S PARK
Surrounded by landmarks such as The Mall, Horse Guards Parade and Buckingham Palace

Central London is home to some of the world's most prestigious universities

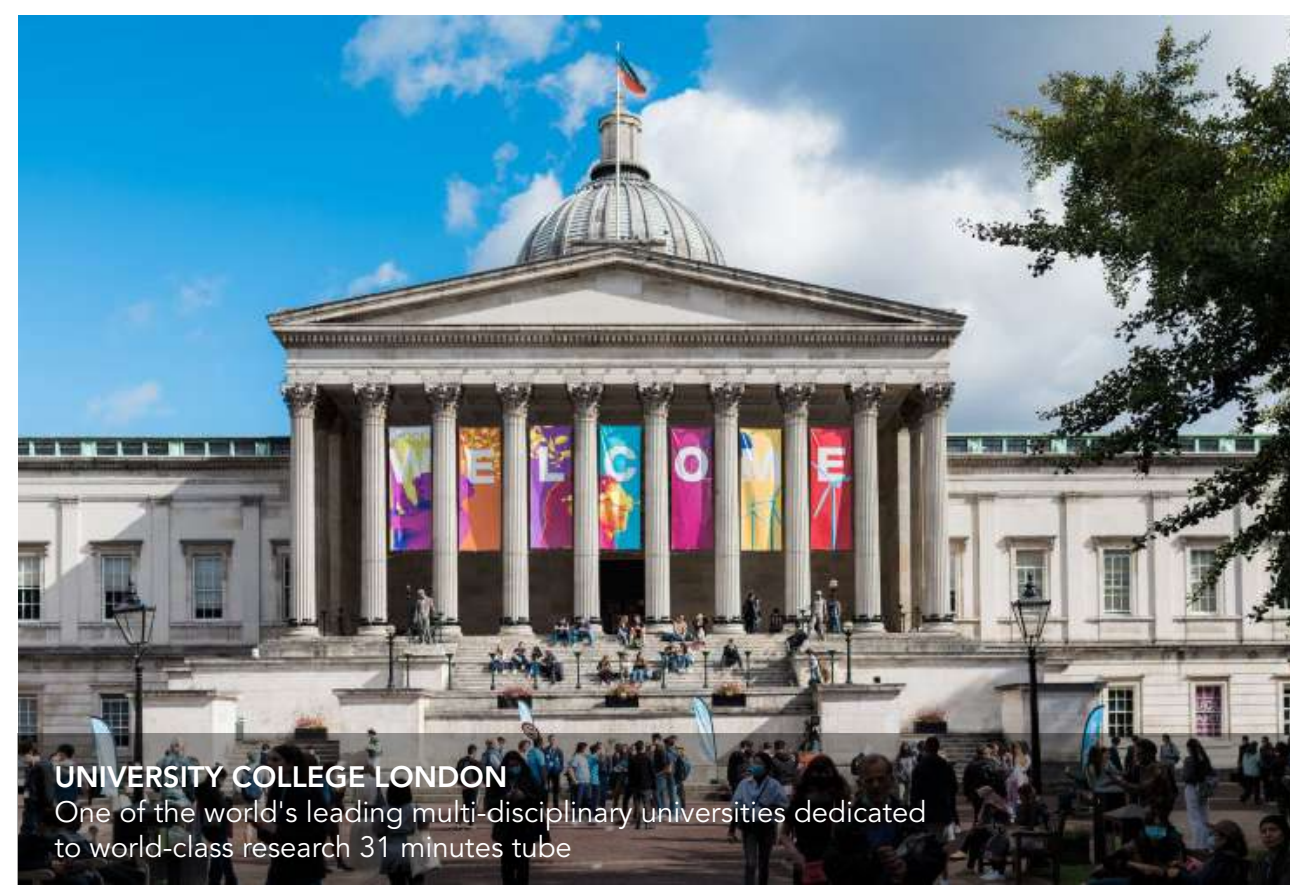
LONDON RANKING	WORLD RANKING	INSTITUTION
1	7	Imperial College London
2	8	UCL
3	35	KING'S College LONDON
4	49	LSE THE LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE
5	117	Queen Mary University of London
6	330	CITY UNIVERSITY LONDON
7	332	Birkbeck UNIVERSITY OF LONDON
8	334	ROYAL HOLLOWAY UNIVERSITY OF LONDON
9	351	Brunel University London
10	391	SOAS University of London



LONDON SCHOOL OF ECONOMICS
 Founded in 1895, LSE is one of the foremost social science universities in the world 27 minutes tube



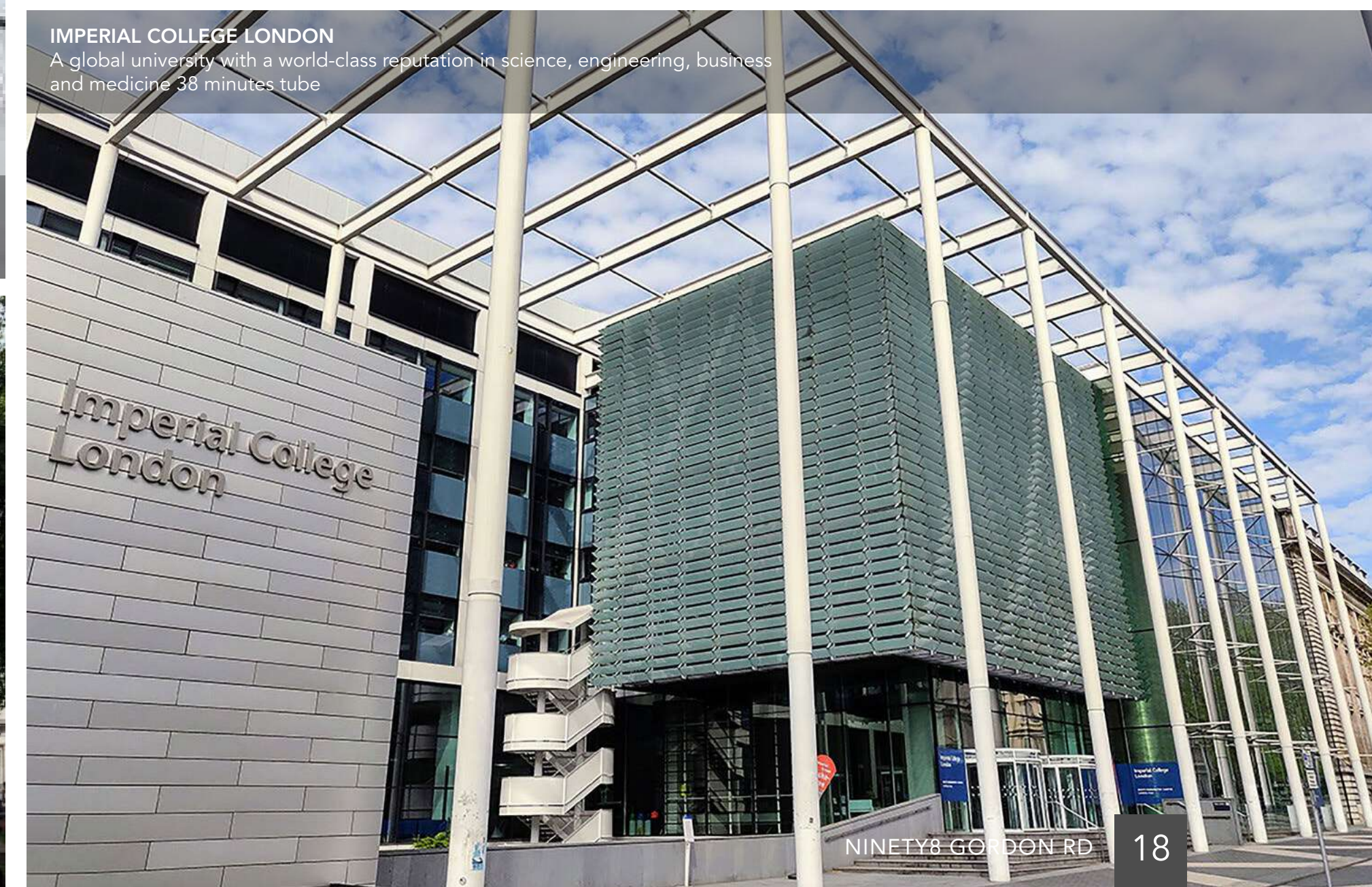
LONDON COLLEGE OF FASHION
 Nurturing creative talent for over a century with courses from design to fashion curation 23 minutes tube



UNIVERSITY COLLEGE LONDON
 One of the world's leading multi-disciplinary universities dedicated to world-class research 31 minutes tube






ROYAL ACADEMY OF ARTS
 An independent, privately funded institution led by eminent artists and architects 24 minutes tube

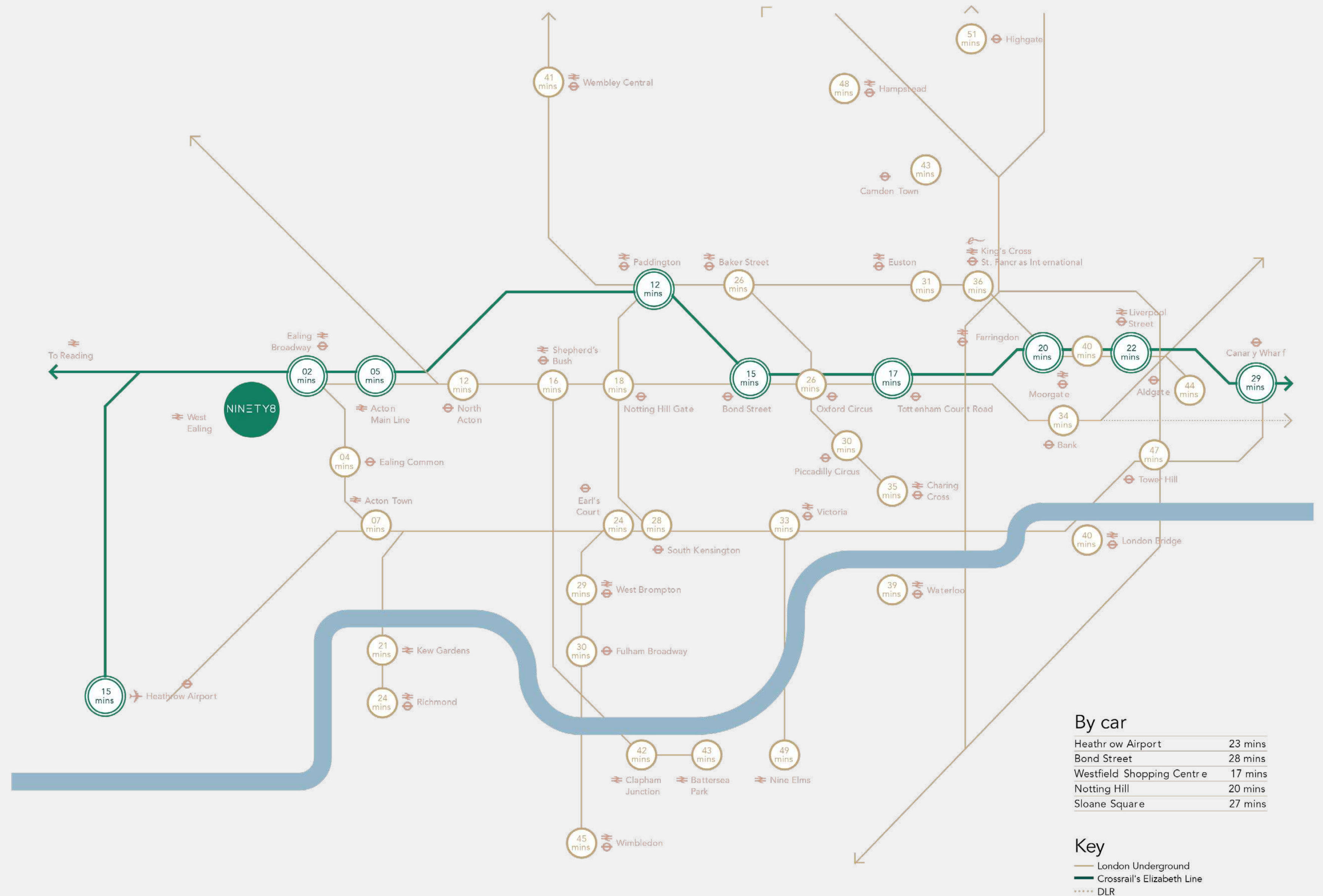


IMPERIAL COLLEGE LONDON
 A global university with a world-class reputation in science, engineering, business and medicine 38 minutes tube

GETTING YOU FROM A TO B

Ninety8 is ideally located between two main stations, West Ealing (5 Minutes) & Ealing Broadway (10 Minutes)

-  Elizabeth Line
-  Central Line
-  District Line



QUEEN OF THE SUBURBS

With its tree-lined streets, period architecture, bustling shops and bars, Ealing is a neighbourhood with distinctive character. With excellent schools and ample green space make it the ideal place to raise a family, while superb transport links provide an easy commute into central London.



YOUR NEIGHBOURHOOD

Ninety8 is perfectly located to easily access all the shopping, dining and culture that Ealing has to offer.

Restaurants/Bars

- 1 The Drayton Court
- 2 Turtle Bay
- 3 No.17 Dickens Yard
- 4 Teatro Hall
- 5 Côte Brasserie
- 6 Leonidas Chocolates
- 7 Wagamama
- 8 Tonkotsu
- 9 The Plough Inn
- 10 Franco Manca
- 11 Pulp Café
- 12 The Grange
- 13 DoubleTree by Hilton
- 14 The Common Room
- 15 Honest Burger
- 16 The Chatsworth
- 17 The Rocket
- 18 The Station House
- 19 The Bollo House
- 20 Le Vacherin
- 21 The Duke of Sussex
- 22 Bread Street Café

- 23 Soane's Kitchen
- 24 The Bell & Crown
- 25 Kew Grill
- 26 Coach & Horses Kew
- 27 The Botanist
- 28 The Orangery
- 29 The Grosvenor
- 30 Tapinos
- 31 Tapelia
- 32 Flame & Fire
- 33 Butler's Thai
- 34 The Forester
- 35 Abbotshill Wine Bar
- 36 Las Iguanas
- 37 The Drapers Arms

Cafés

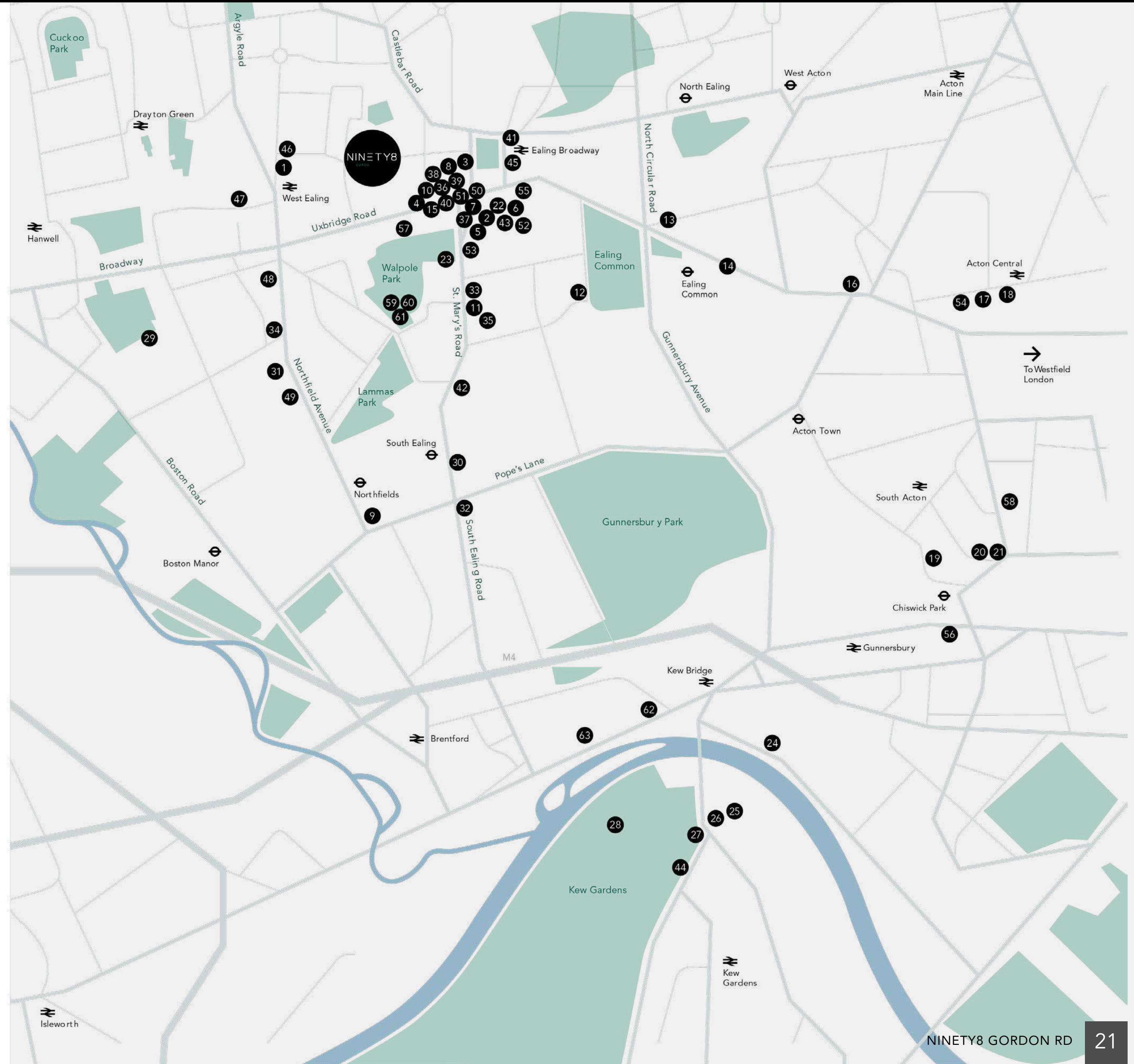
- 38 Artisan Coffee School
- 39 Café Zee
- 40 Gail's
- 41 Electric Coffee Company
- 42 Munson's
- 43 Benji's Buns
- 44 Newens The Original Maids of Honour

Shopping

- 45 Ealing Broadway Shopping Centre
- 46 Blake's Florist
- 47 Waitrose & Partners
- 48 Ealing Farmers market
- 49 Cheddar Deli
- 50 Marks & Spencer
- 51 Bang and Olufsen
- 52 Greenka
- 53 Farm W5
- 54 The Village Trading Store
- 55 Pandora
- 56 Neptune Chiswick

Culture

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





EALING GOLF CLUB
Home to 18 holes of delightful but challenging parkland golf
8 minutes drive



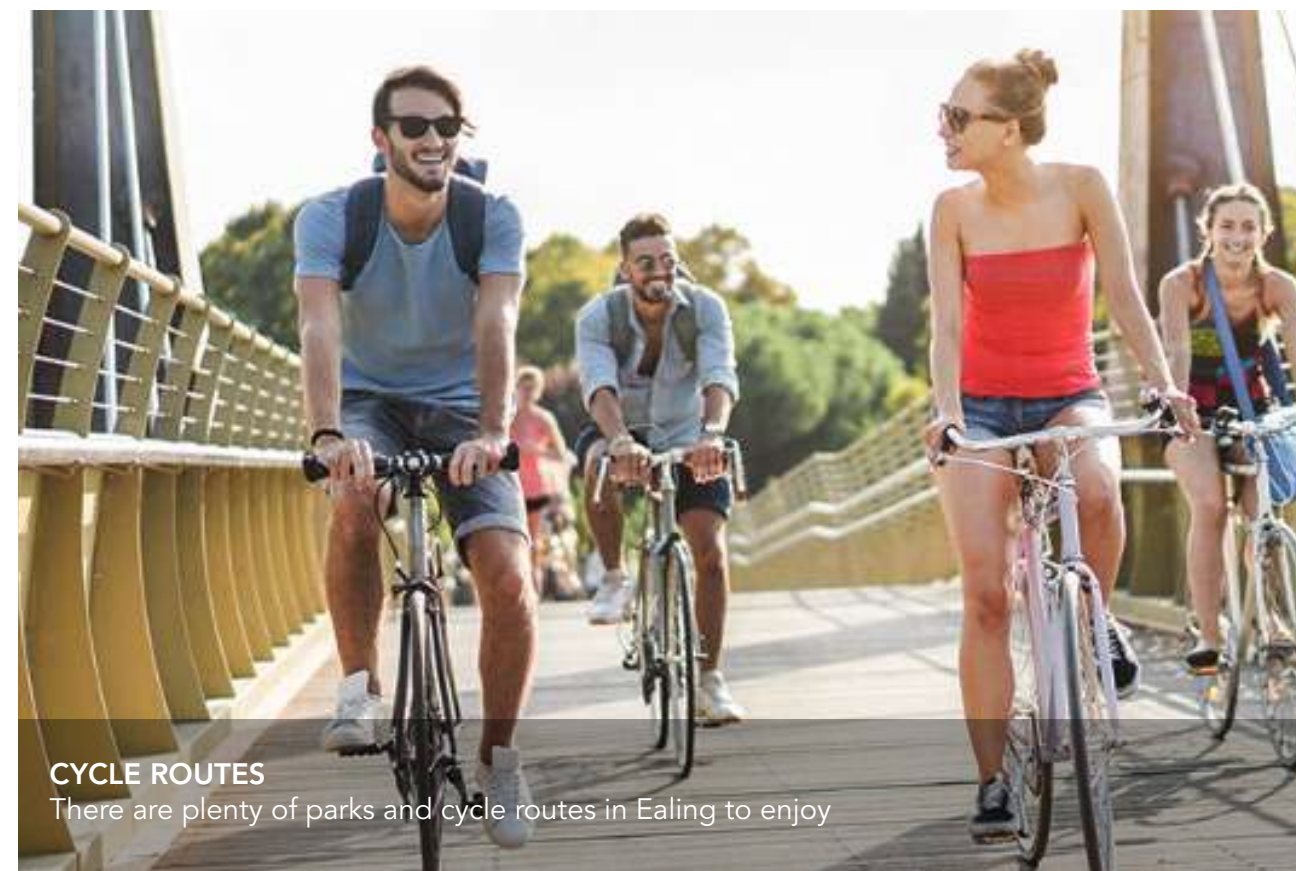
PITZHANGER MANOR
Neoclassical country house designed and lived in by architect Sir John Soane
18 minutes walk



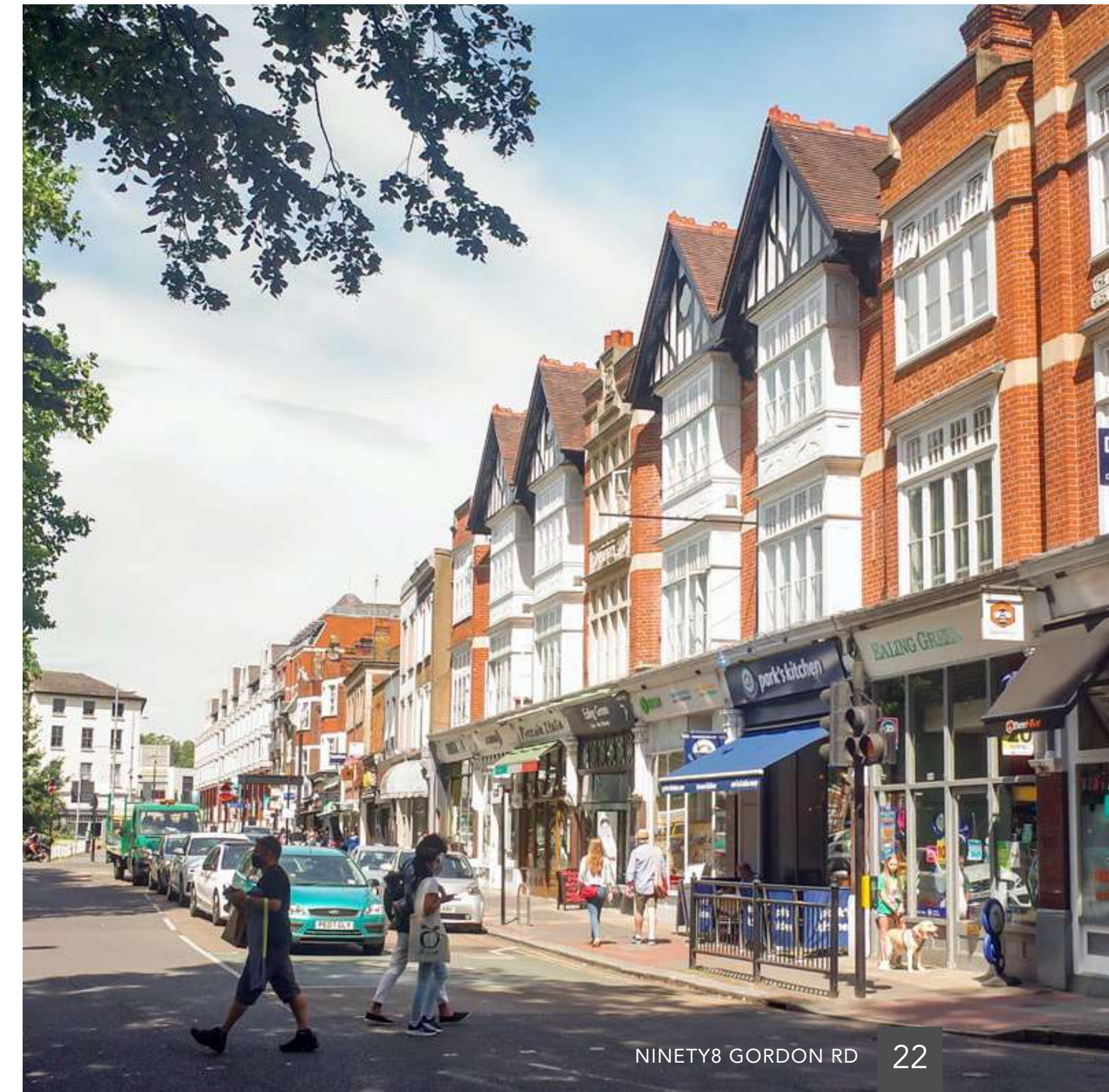
BRENTHAM TENNIS CLUB
Club for players of all levels and ages who want to play social or competitive tennis
8 minutes drive



WALPOLE PARK
Beautifully restored landscaped gardens with fountains
15 minutes walk



CYCLE ROUTES
There are plenty of parks and cycle routes in Ealing to enjoy



Enjoy a healthier lifestyle in London's greenest borough. With more than 3,300 acres of green space to explore, Ealing offers endless opportunities.

PREVIOUS PROJECTS

05



63 CURZON RD, W5



THE ATELIER, W5



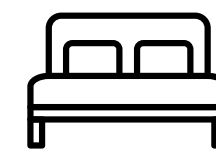
9 KING EDWARDS GARDEN, W3



54 CREFFIELD RD, W5

COMING SOON

14 SUTHERLAND RD, W13

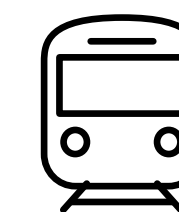


9

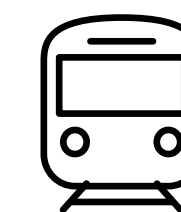
Luxury design led
1, 2 & 3 bedroom
apartments



Estimated
completion
Q3 2023



13
Minutes to
Bond Street
Station from West
Ealing Station



6
Minutes to West
Ealing Station

42 CRESWICK RD, W3

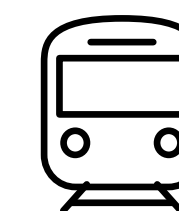


9

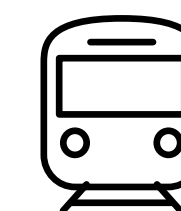
Luxury design led
1, 2 & 3 bedroom
apartments



Estimated
completion
Q1 2024



11
Minutes to
Bond Street
Station from Acton
Main Line



13
Minutes to Acton
Main Line Station



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