



AQUINNA HOMES

# ROSEBETH PLACE

46 BIRKBECK AVENUE | ACTON | W3 6HX

NINE, ONE, TWO, AND THREE BEDROOM APARTMENTS IN A QUIET RESIDENTIAL STREET.  
JUST A SHORT WALK TO A COMPREHENSIVE TRANSPORT NETWORK 'IN & OUT OF THE CITY'  
YET CLOSE TO THE TOWN CENTRE & LOCAL COMMUNITY.

[WWW.AQUINNAHOMES.COM](http://WWW.AQUINNAHOMES.COM)

SPECIFICALLY CREATED FOR THE YOUNG PROFESSIONAL IN MIND; SPACIOUS, LIGHT, BRIGHT AND AIRY, HOMES INCLUDING SOME OF THE LATEST TECHNOLOGICAL INNOVATIONS, TO MAKE LIFE JUST THAT LITTLE BIT EASIER.

Aquinna returns to Acton, this time with a beautifully designed, contemporary purpose-built building of just 9 luxury one, two and three bedroom apartments in this west London's highly sought after regeneration residential area.

**Just ten minutes by bus to Holland Park and Notting Hill, and ten minutes to Bond Street by Elizabeth Line.** This quiet Acton street attracts plenty of young professionals, eager to embrace quiet living without having to compromise on connections to the rest of London and beyond. Going away is gloriously easy, yet getting back home is just as quick.



# ACTON - HEART OF WEST LONDON

“WEST LONDON’S BEST KEPT SECRET!” Shhh!

## NESTLED BETWEEN THE VIBRANT COMMUNITIES OF SHEPHERDS BUSH & CHISWICK

Acton is named from the Old English word **“Oak Town”**. From its illustrious beginnings, in the seventeenth and eighteenth century, the area was mostly used as a summer residence by the gentry. So the arrival of the railway in 1853 started a mass influx of people. Industrialisation followed in the 1920’s with car manufacture, ‘Napier,’ food production and laundry services nicknaming it **‘Soap Suds Island’**. It is one of the city’s most exciting up-and-coming hotspots.

It is now largely a cosmopolitan residential hub capitalising on its exceptional transport links in and out of the capital.



### SHOPPING

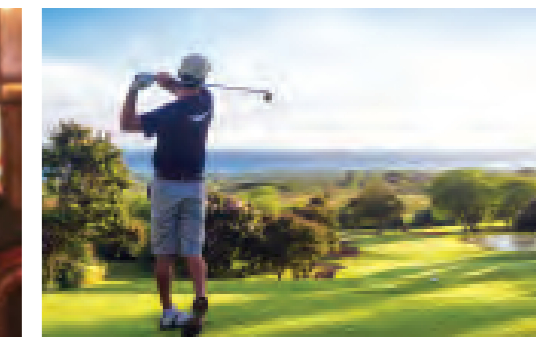
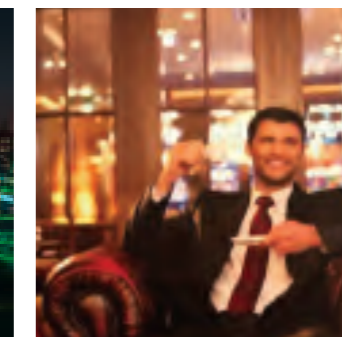
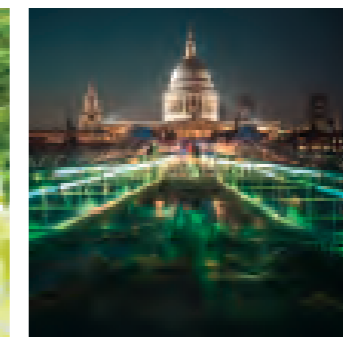
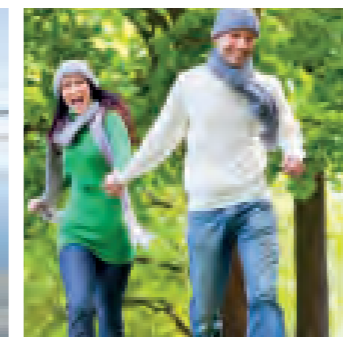
Acton High Street  
The Oaks Shopping Centre  
Shepherds Bush shops & markets  
Chiswick High Street shops & markets  
Westfield Shopping Centre  
Ealing  
Sainsbury’s, Lidl, Morrisons, Co-op, Boots

### LIFESTYLE

Acton Park  
Gunnersbury Park  
David Lloyd Leisure  
Club Des Sports  
Vue Cinema  
Gunnersbury Triangle Club  
Gunnersbury Park Museum  
Chiswick House and Gardens  
W3 Gallery  
Wasps FC

### RESTAURANTS

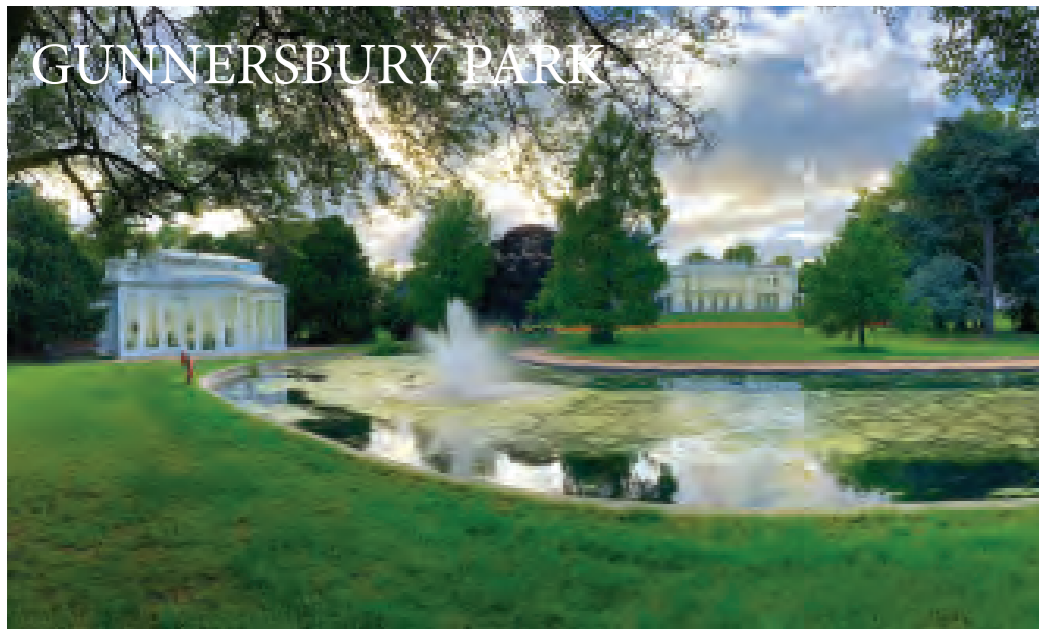
Churchfield Road  
The Station House  
The Windmill  
Hasu Sushi  
Kod Pirketa  
Anokha  
The Rocket  
Fed & Watered



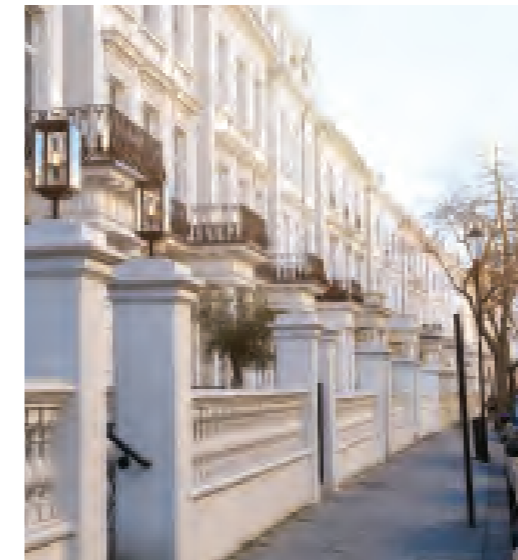
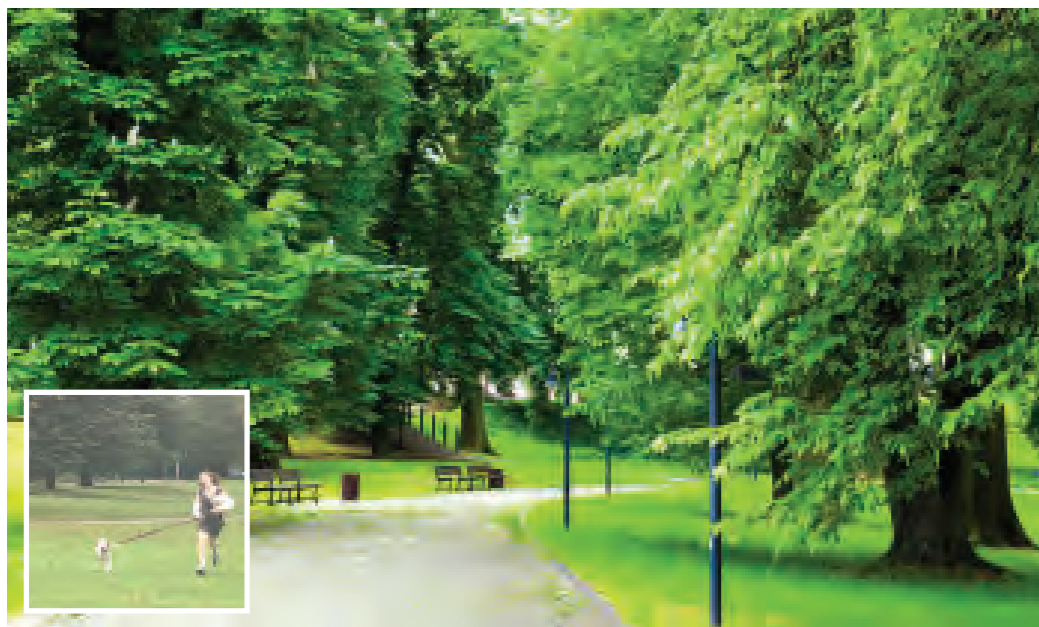
HEATHROW TERMINAL 5 - 28 MINUTES

BOND STREET - 10 MINUTES

ACTON MAIN LINE STATION 6 MINS WALK



# BEAUTIFUL OPEN SPACES



## MAJOR TRANSPORT HUB IN THE HEART OF WEST LONDON



### CONNECTIONS BY RAIL

#### ELIZABETH LINE

- 23 mins Heathrow Terminals 2 & 3
- 25 mins Canary Wharf
- 18 mins Liverpool Street
- 15 mins Farringdon
- 12 mins Tottenham Court Road
- 10 mins Bond Street
- 6 mins Paddington

#### ACTON MAIN LINE

- 4 mins Ealing Broadway
- 7 mins West Ealing
- 9 mins Hanwell
- 12 mins Southall
- 16 mins Hayes & Harlington
- 28 mins Heathrow Terminal 5

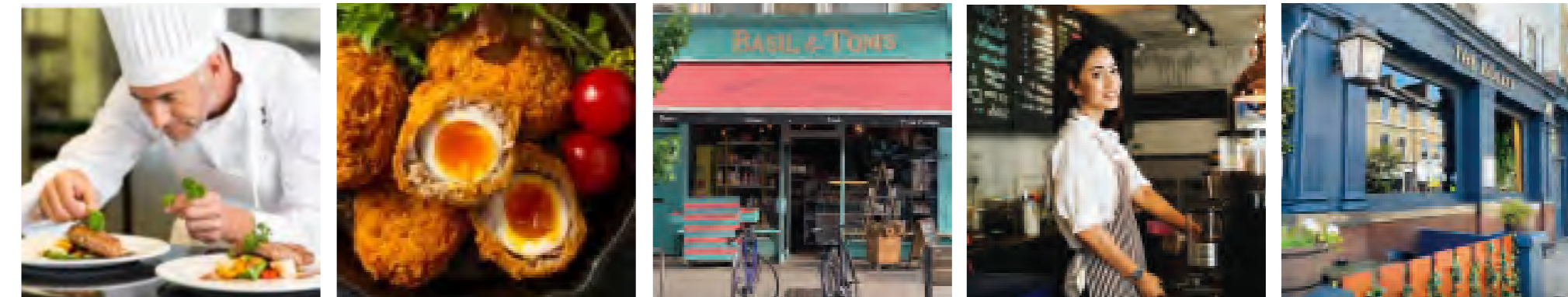
### ZONE 3 RAILWAY CONNECTIONS

- Acton Mainline - National Rail
- Crossrail Elizabeth Line
- Acton Central - London Overground
- South Acton - London Overground
- West Acton - Central Line
- North Acton - Central Line



# LOCAL ENTERTAINMENT

Main photo courtesy of Fed & Watered, London



# ON YOUR DOORSTEP

- LEICESTER SQUARE
- LONDON EYE
- THE TOWER OF LONDON
- THE REGENT'S PARK
- OXFORD CIRCUS
- BOND STREET
- FORTNUM & MASON
- THE SHARD
- ZFL LONDON ZOO
- COVENT GARDEN
- LONDON BRIDGE
- KNIGHTSBRIDGE



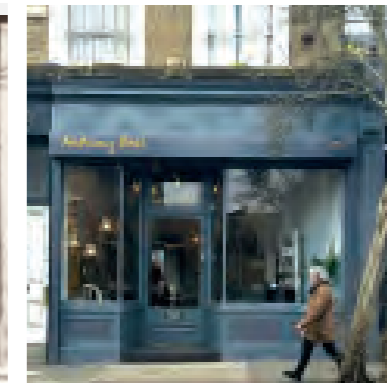
- THE LONDON PALLADIUM
- NATURAL HISTORY MUSEUM
- HARRODS
- HYDE PARK
- SOHO
- MADAME TUSSAUDS
- SOUTHBANK
- OXO TOWER
- DRURY LANE
- BUCKINGHAM PALACE
- ST PAUL'S CATHEDRAL
- THE OVAL



SHOPPING IN CHISWICK HIGH ROAD

# SHOPPING

FROM LUXURY LABELS AT WESTFIELD SHOPPING CENTRE  
TO LOCAL MARKETS AT SHEPHERDS BUSH, ACTON & CHISWICK



© John Lewis Partnership Archives

## LOCAL CLAIMS TO FAME!

BIRTHPLACE OF 'THE WHO'

WAITROSE FOUNDED IN 1904 ON 273 ACTON HIGH STREET - A GROCERS SHOP WITH WAITE, ROSE & TAYLOR.

PETER TOWNSEND LIVED HERE

SO DID ACTORS ALAN RICKMAN, EMILIA FOX AND WRITER PETER ACKROYD.

THE POPULAR POETS' CORNER IS ONLY A FEW MINUTES AWAY.

NINE, ONE, TWO AND THREE BEDROOM APARTMENTS  
IN A QUIET RESIDENTIAL ROAD



CGI OF NORTH FACING ELEVATION OVERLOOKING BIRKBECK AVENUE



# ROSEBETH PLACE

An imposing building complementing the local Victorian architectural styling and design heritage, incorporating dramatic fascia panels to the front elevation and balustrades along the roof scape to the north at Birkbeck Avenue. A Juliet balcony or window afford views of the communal gardens to the south.

**Home is where the heart is...**

ANOTHER EXCITING BESPOKE LUXURY RESIDENCE  
IN ACTON EXQUISITELY DESIGNED BY AQUINNA HOMES

COMMUNAL GARDEN TO THE REAR OF THE PROPERTY

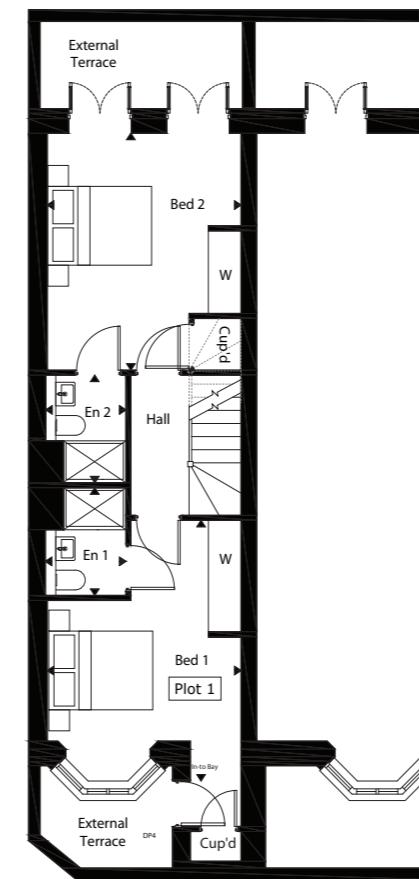


# PLOT 1 ROOM LAYOUTS

Floor plans are for illustration purposes only and may be subject to change.  
Furnishings not included

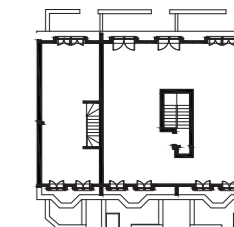
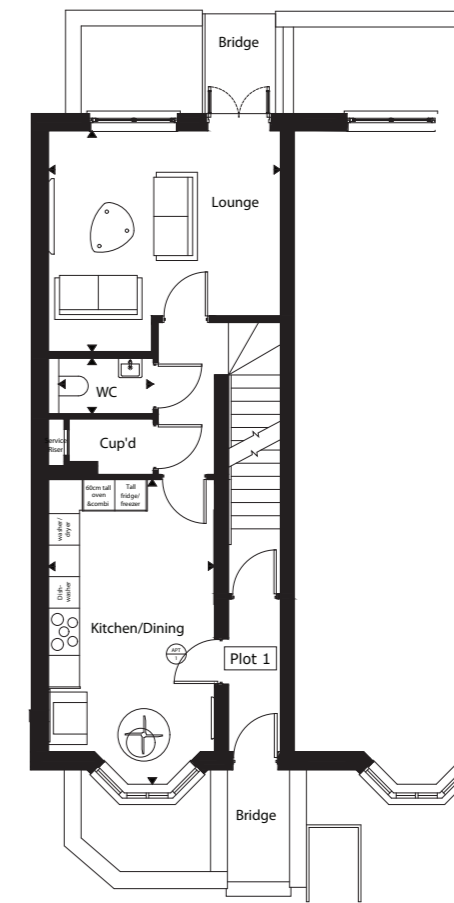
## Lower Ground Floor

	m	ft
Bedroom 1	3.72 x 4.96	12'3" x 16'3"
Bedroom 1 En-s	1.55 x 2.05	5'1" x 6'9"
Bedroom 2	3.72 x 4.51	12'3" x 14'10"
Bedroom 2 En-s	1.54 x 2.05	5'1" x 6'9"

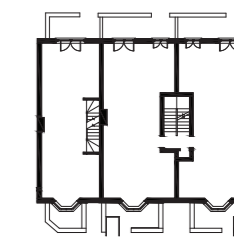


## Ground Floor

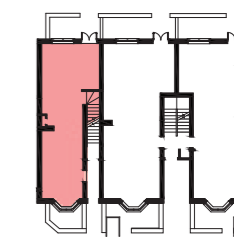
	m	ft
Lounge	4.46 x 4.20	14'8" x 13'10"
W/C	2.01 x 1.06	6'7" x 3'6"
Kitchen / Dining	3.19 x 5.80	10'6" x 19'0"



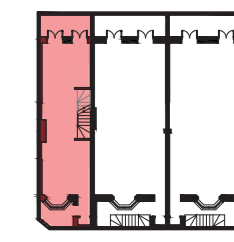
Second Floor Plan



First Floor Plan



Ground Floor Plan

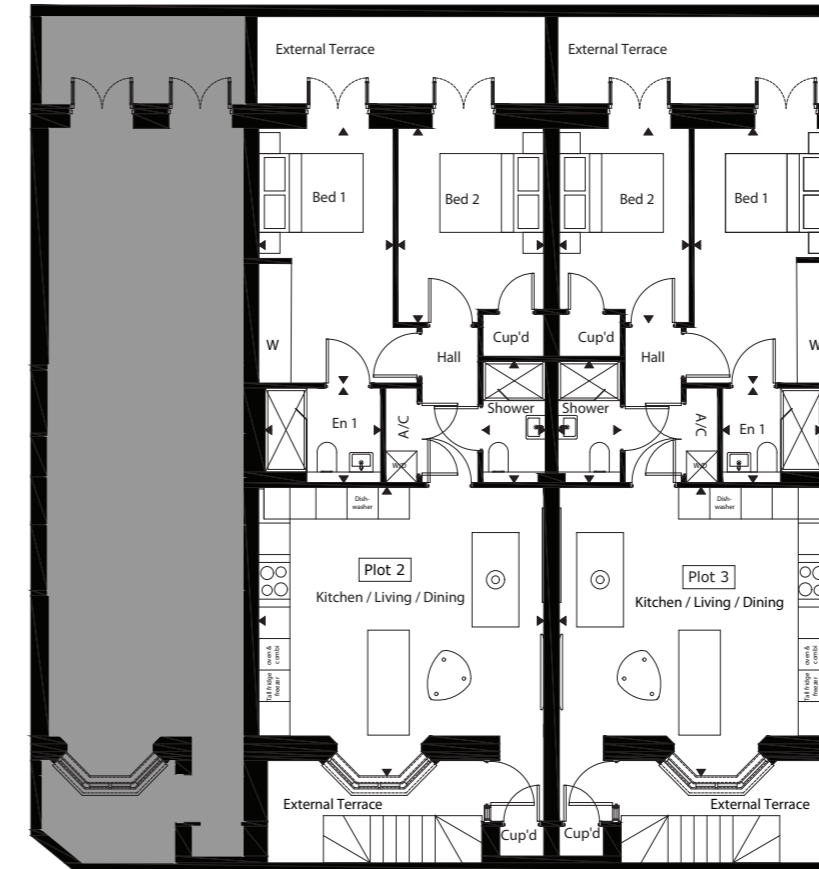


Lower Ground Floor Plan



## PLOT 2 & 3 ROOM LAYOUTS

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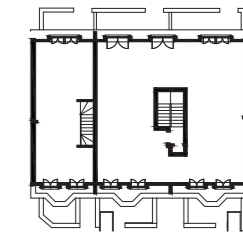


### Plot 2 – Lower Ground Floor

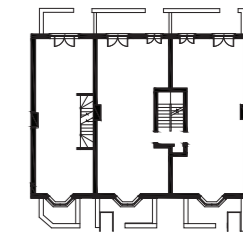
	m	ft
Bedroom 1	2.58 x 4.85	8'6" x 15'11"
Bedroom 1 En-s	2.22 x 1.80	7'4" x 5'11"
Bedroom 2	2.80 x 3.69	9'2" x 12'2"
Shower	1.20 x 2.31	3'11" x 7'7"
Kitchen / Dining / Living	5.48 x 5.49	18'0" x 18'

### Plot 3 – Lower Ground Floor

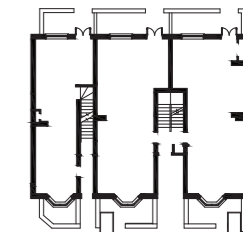
	m	ft
Bedroom 1	2.60 x 4.85	8'5" x 15'11"
Bedroom 1 En-s	1.92 x 1.80	6'4" x 5'11"
Bedroom 2	2.49 x 3.69	8'2" x 12'2"
Shower	1.20 x 2.31	3'11" x 7'7"
Kitchen / Dining / Living	5.19 x 5.49	17'1" x 18'



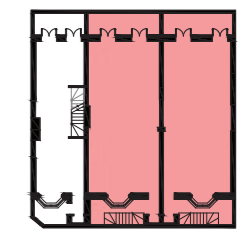
Second Floor Plan



First Floor Plan



Ground Floor Plan



Lower Ground Floor Plan

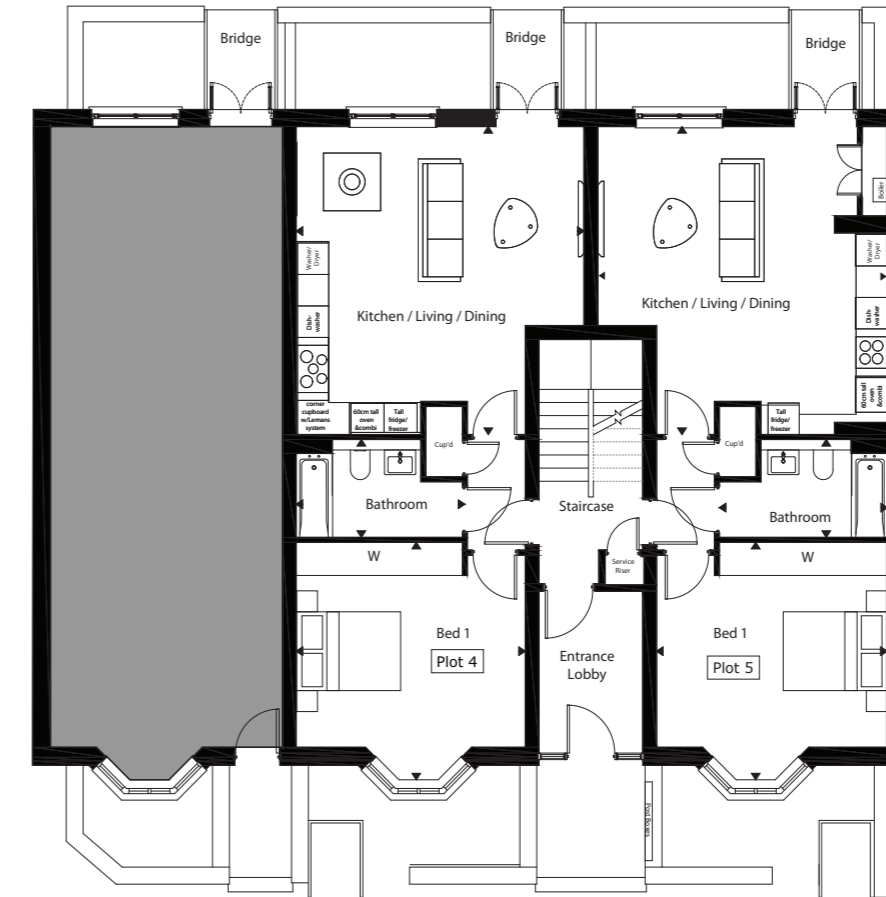


# PLOT 4 & 5 ROOM LAYOUTS

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Furnishings not included



Interior image from another Aquinna Homes location

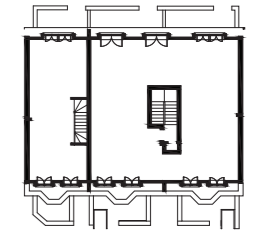


## Plot 4 – Ground Floor

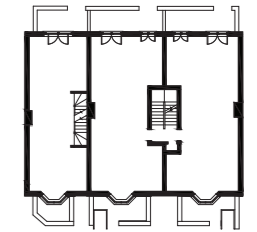
	m	ft
Kitchen / Living / Dining	5.53 x 5.86	18'2" x 19'3"
Bedroom 1	4.40 x 4.52	14'6" x 14'10"
Bathroom	3.19 x 1.86	10'6" x 6'1"

## Plot 5 – Ground Floor

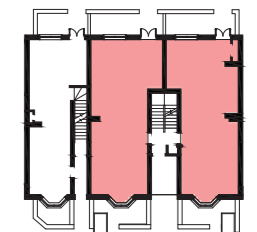
	m	ft
Kitchen / Living / Dining	4.99 x 5.86	16'5" x 19'3"
Bedroom 1	4.43 x 4.52	14'7" x 14'10"
Bathroom	3.23 x 1.86	10'7" x 6'1"



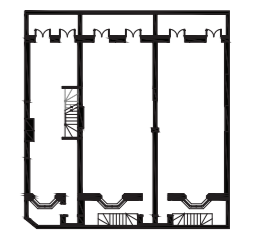
Second Floor Plan



First Floor Plan



Ground Floor Plan



Lower Ground Floor Plan



Interior image from another Aquinna Homes location

# PLOT 6 ROOM LAYOUTS

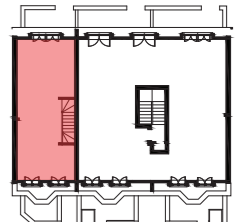
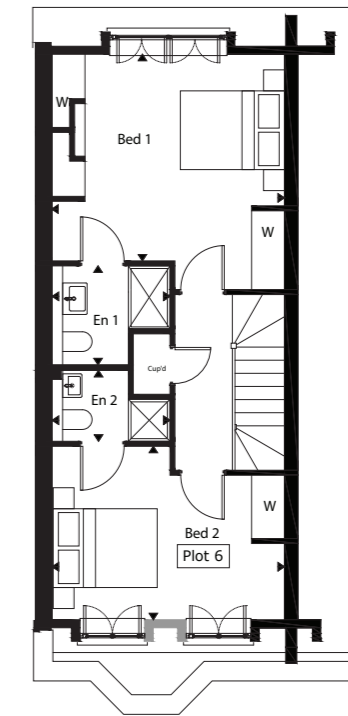
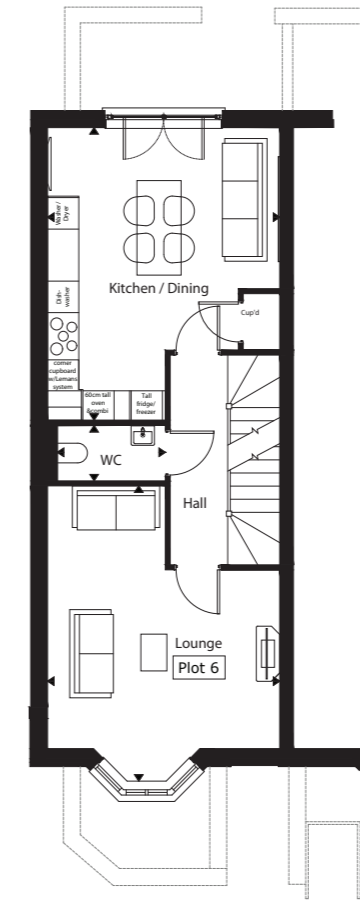
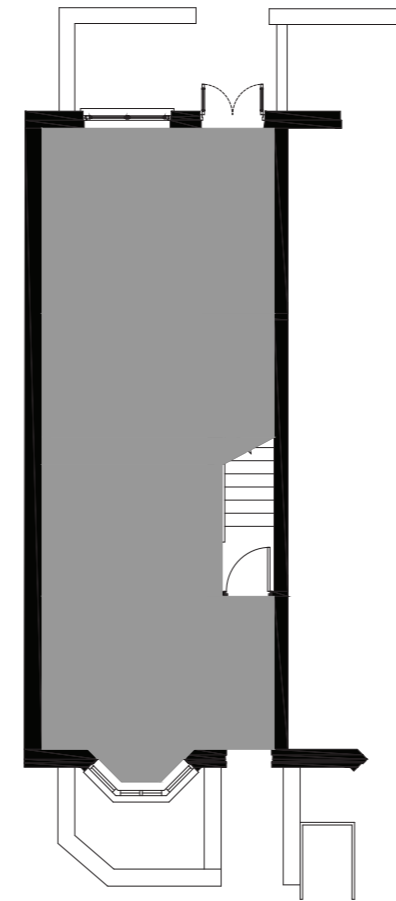
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Furnishings not included

## First Floor

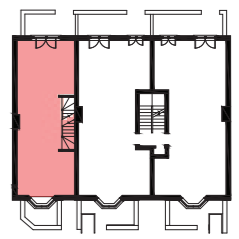
	m	ft
Kitchen / Living / Dining	4.46 x 5.57	14'8" x 18'3"
W/C	2.07 x 1.06	6'10" x 3'6"
Lounge	4.46 x 5.62	14'8" x 18'5"

## Second Floor

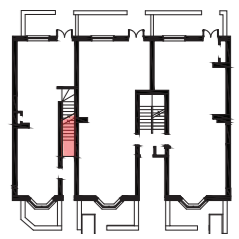
	m	ft
Bedroom 1	4.46 x 3.93	14'8" x 12'11"
Bedroom 1 En-s	2.26 x 1.88	7'5" x 6'2"
Bedroom 2	4.46 x 3.30	14'8" x 10'10"
Bedroom 2 En-s	2.26 x 1.35	7'5" x 4'5"



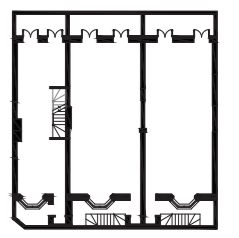
Second Floor Plan



First Floor Plan



Ground Floor Plan



Lower Ground Floor Plan

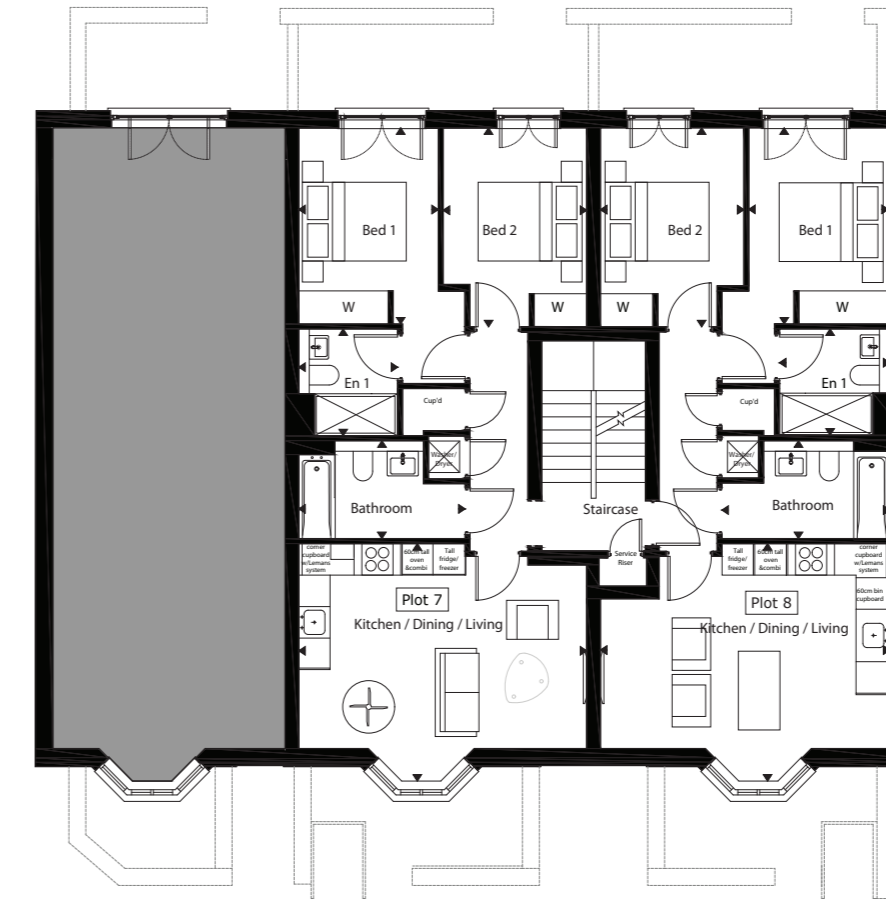
First floor: 53.7 sqm / 578 sqft gross internal floor area. Second floor: 48.1 sqm / 518 sqft gross internal floor area.

# PLOT 7 & 8 ROOM LAYOUTS

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Furnishings not included



Interior image from another Aquinna Homes location

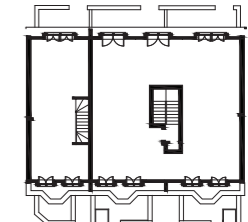


## Plot 7 – First Floor

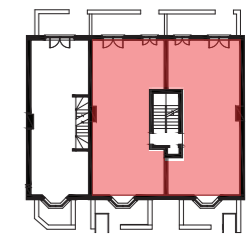
	m	ft
Bedroom 1	2.68 x 3.73	8'10" x 12'3"
Bedroom 1 En-s	1.90 x 2.03	6'3" x 6'8"
Bedroom 2	2.76 x 3.79	9'1" x 12'5"
Bathroom	3.19 x 1.86	10'6" x 6'1"
Kitchen / Dining / Living	5.53 x 4.52	18'2" x 14'10"

## Plot 8 – First Floor

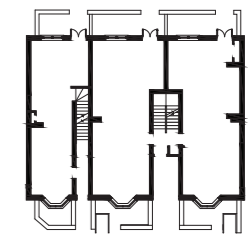
	m	ft
Bedroom 1	2.68 x 3.73	8'10" x 12'3"
Bedroom 1 En-s	2.12 x 2.02	7'0" x 6'8"
Bedroom 2	2.76 x 3.79	9'1" x 12'5"
Bathroom	3.22 x 1.86	10'7" x 6'1"
Kitchen / Dining / Living	5.56 x 4.52	18'3" x 14'10"



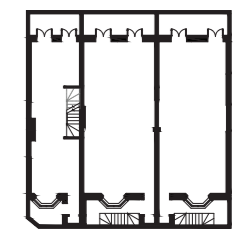
Second Floor Plan



First Floor Plan



Ground Floor Plan



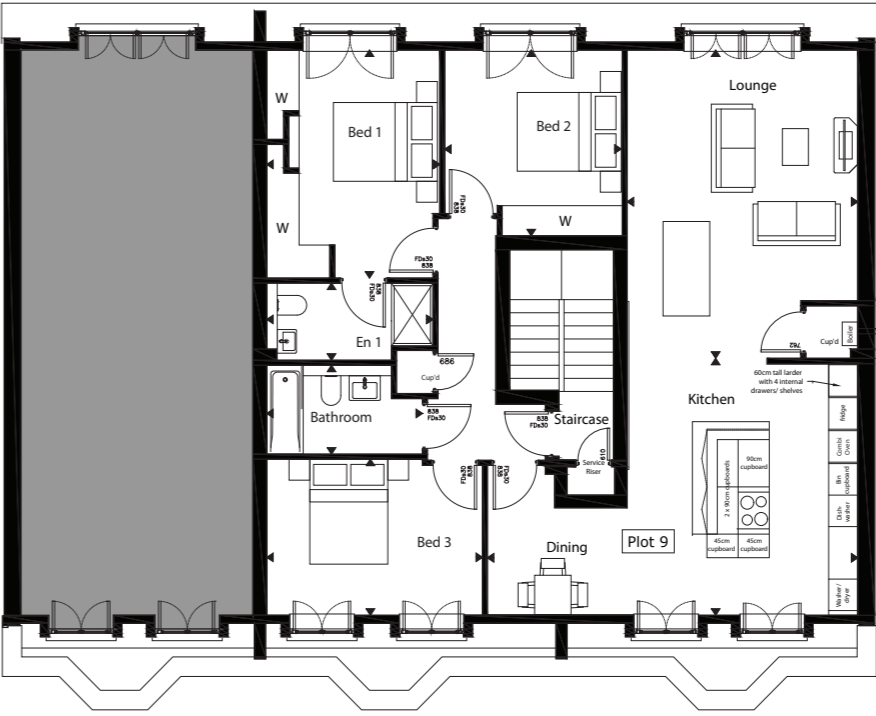
Lower Ground Floor Plan



Interior image from another Aquinna Homes location

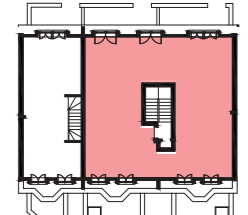
# PLOT 9 (PENTHOUSE) ROOM LAYOUTS

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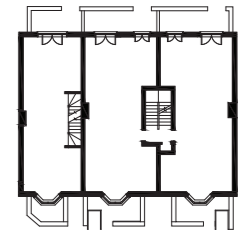


## Second Floor

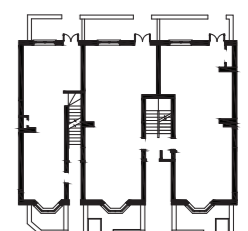
	m	ft
Bedroom 1	3.32 x 4.34	10'11" x 14'3"
Bedroom 1 En-s	3.19 x 1.47	10'6" x 4'10"
Bedroom 2	3.41 x 3.53	11'3" x 11'7"
Bathroom	2.99 x 1.69	9'10" x 7'7"
Lounge	4.43 x 5.87	14'7" x 19'3"
Kitchen / Dining	7.12 x 4.89	23'5" x 16'1"
Bedroom 3	4.14 x 2.97	13'7" x 9'9"



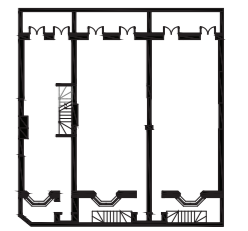
Second Floor Plan



First Floor Plan



Ground Floor Plan



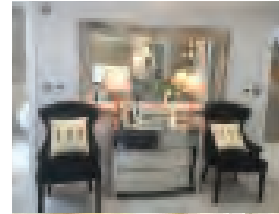
Lower Ground Floor Plan

122.5 sqm / 1319 sqft gross internal floor area.

# THE FINER DETAILS

Each house has been designed to delight the eye with a stunning blend of classic and modern elegance seamlessly merging traditional features and contemporary fittings.

## GENERAL



Gas-fired underfloor heating via a condensing boiler achieving optimum SAP rating

Built in wardrobes to bedrooms one and two

Energy efficient downlighters to all rooms

Brushed stainless steel effect socket and switch plates to all rooms with USB charger point in kitchen, living area and Principal bedroom

Dimmer switches to lounge area and Principal bedroom

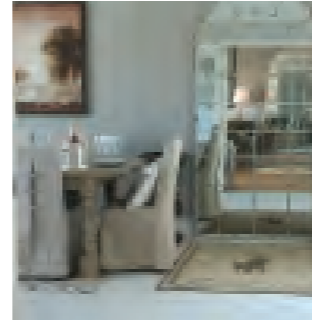
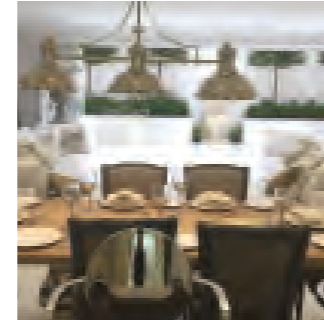
Porcelanosa 'timber effect' tiled floor to all living areas, carpet to bedrooms

Carpet to communal areas

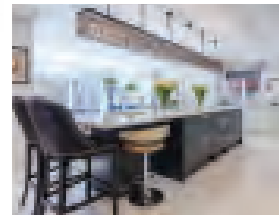
Contemporary architraves and skirtings

uPVC high performance windows with double glazing

French doors to ground floor and lower ground floor in plots 1, 2 & 3



## BESPOKE DESIGNER KITCHENS



Bespoke range of fully fitted handle-less contemporary Leicht German kitchen cabinets to include pelmet lighting

Co-ordinated silestone work surfaces and splashbacks with matching upstands

Under slung stainless steel sink with fluted drainer in silestone work surface

Electric induction hob (and extractor hood) by Siemens in plots 1-8. Recirculating extractor hob in plot 9.

Multifunction electric oven and microwave by Siemens

Integrated washer dryer by Siemens to plots 1, 4-6 & 9. Freestanding washer dryer in plots 2 & 3, 7 & 8

Integrated 70/30 upright fridge freezer by Siemens

Integrated dishwasher by Siemens to all plots

Steaming hot 3-in-1 water tap

## SECURITY AND HOME ENTERTAINMENT

Video door entry system linked to plots 4-5 & 7-9

Pre-wiring for the fitting of an alarm

Mains operated smoke and heat detectors for safety (CO2)

High level TV points and Sky Q wiring to living room and master bedroom (where relevant)

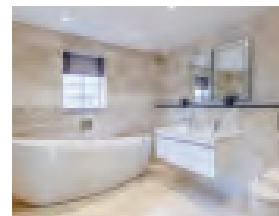
TV wiring to all other bedrooms (where applicable)

Hard-wired CAT 6 connectivity to ethernet socket in living room, kitchen and bedroom (where relevant) to enable faster data transfer to Smart TV, Sky Box, PC etc (*Smart TV, Sky Box, PC, router and switch not included*)

High security apartment entrance door with multi-point locking

BT points to living room

## LUXURY BATHROOMS & EN-SUITES



Contemporary style white Villeroy & Boch sanitary ware

Villeroy & Boch bath with Hansgroche thermostatic shower and chrome shower screen

Wall mounted Villeroy & Boch WC with concealed cistern

Tiled walls by Porcelanosa with large intergrated mirrors to suit

Chrome Hansgroche basin mixer tap

Heated ladder style chrome towel rail

Co-ordinated Porcelanosa ceramic floor

Villeroy & Boch vanity units under basins

Shaver socket

## EXTERNAL SPACE

Enclosed refuse store

Secure bike store

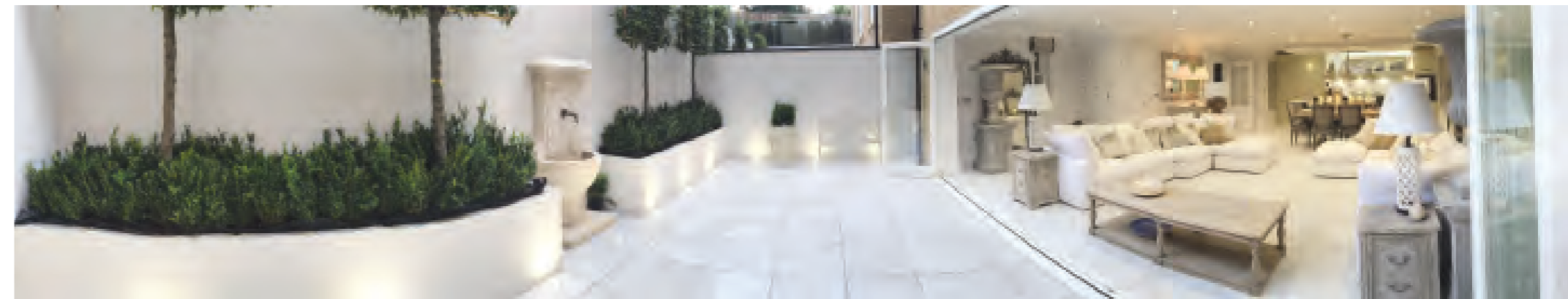
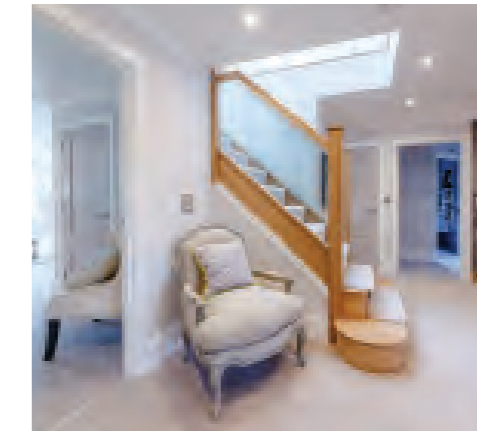
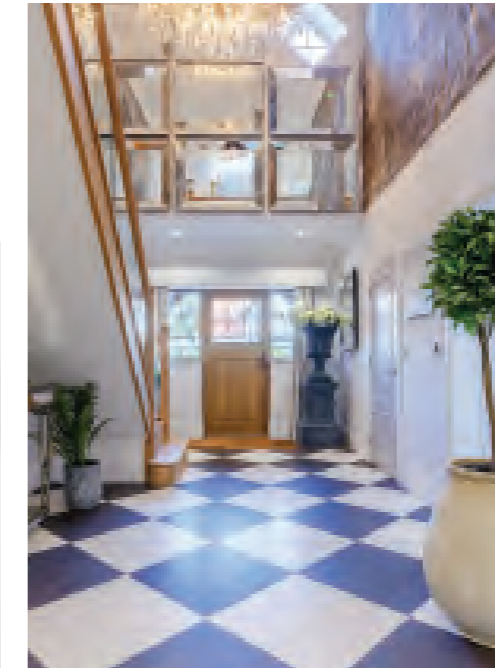
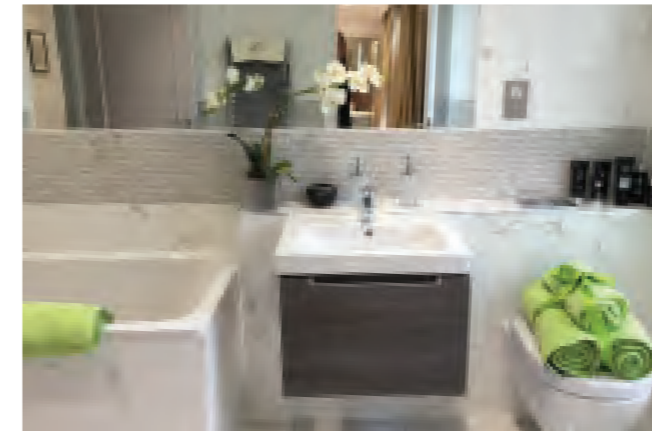
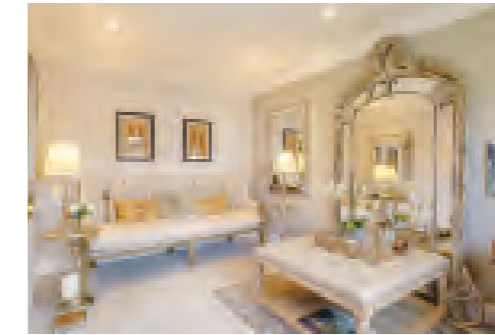
External power socket to rear to plots 1, 2 & 3

Private external terrace to plots 1, 2 & 3

Communal gardens accessible to all apartments



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