

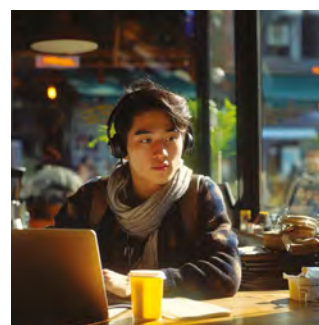
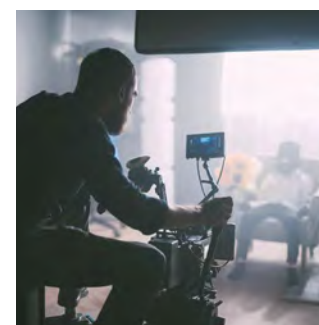
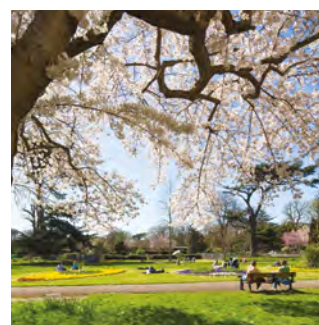
# EXETER HOUSE

A development by The Salt Group









## Ealing

Few boroughs in London can boast such a diverse range of bars and restaurants set in one of the greenest places of London, with Central London and Heathrow airport within a 15 minute journey.

Ealing is changing fast. Many pop-up venues and internationally recognised brands are locating here fuelling the dynamic urban rejuvenation. The University of West London is attracting investment from many tech industries, further diversifying the existing multinational headquarters and small cottage industries.

Ealing is home to Ealing Studios, the world's oldest film and television studio still in continuous use. It has been used in the production of Harry Potter, The King's Speech and Downton Abbey.

Ealing's focus on sustainability and the environment plays a large part in its revitalization. This commitment makes purchasing in Ealing a secure investment for the future.





## Vibrant

Ealing is a popular spot for families and working professionals due to its mix of quality properties, excellent schools and transport links. A stone's throw away from Central London, the Crossrail project has further elevated Ealing as one of the most desirable boroughs.

Ealing is a thriving metropolitan area with museums, a local theatre, cinemas and galleries. The diverse and numerous independent bars and restaurants provide perfect places to socialise; from 'old school' inns and taverns to cocktail bars, music venues, gastropubs and Ealing's very own Perivale Brewery.



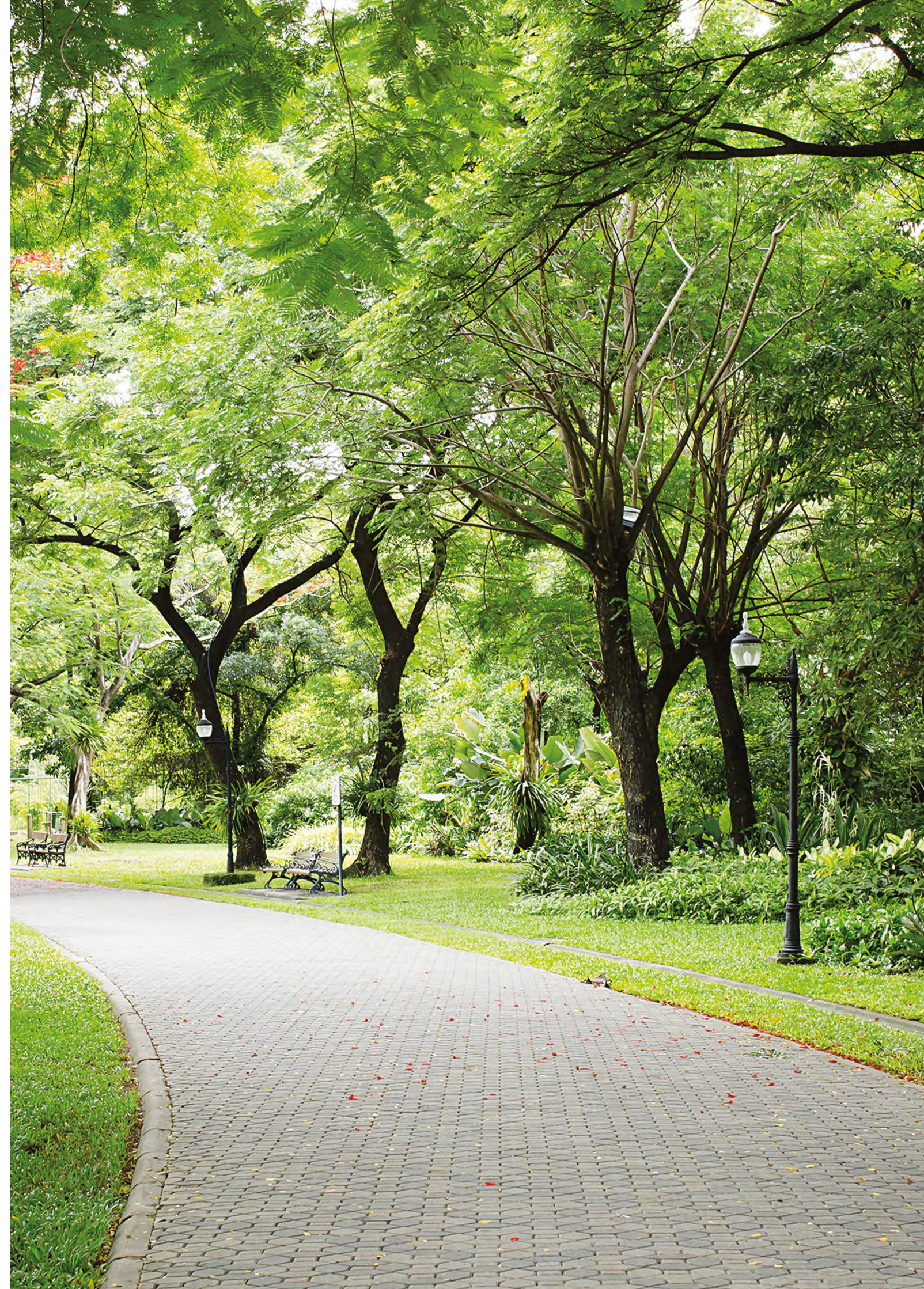


# A Green Dream

Ealing is ranked as the number one greenest borough in London with its abundant green spaces and picturesque parks. These oases provide a perfect backdrop for leisurely strolls, picnics or just unwinding after a long day.

Walpole Park is a short walk away from Exeter House with children's playgrounds, ponds, fitness areas and cafés. The park hosts several lively festivals through the year including comedy, music and an Oktoberfest. Pitzhanger Manor House and Gallery, formally the home of the neoclassical architect Sir John Soane, is located in the park's grounds. This beautifully restored building was reopened to the public in 2019 and has various art and sculpture exhibitions.

To the south, Lammas Park is more secluded than other parks in Ealing. It is the go-to destination for sports enthusiasts with a tennis court, bowling green and open spaces. Gunnersbury Park, a former estate turned public park, is a true oasis in the borough with ornate gardens and pristine lakes.







# Ealing Action

Ealing offers a wide range of sporting opportunities to suit all interests and abilities. It is home to beautifully maintained tennis courts at Ealing Lawn Tennis Club and the Brentham Club. The borough boasts numerous football clubs, a golf course, bowling green, a cricket club and athletic facilities. The network of cycle paths provides easy access around the borough and enables an enjoyable commute further afield.





# Local Area



**EXETER HOUSE**  
1a Craven Avenue  
W5 2SY

## HEALTH & FITNESS

- 1 F45 Training Ealing
- 2 Gymbox Ealing
- 3 Brentham Club
- 4 Ealing Golf Club
- 5 Ealing Cricket Club
- 6 Ealing Lawn Tennis Club
- 7 The Gauntlet Fight Academy
- 8 The Gym Group Ealing
- 9 Tenpin Acton
- 10 Ealing Central United Bowls Club

## SHOPPING & CULTURE

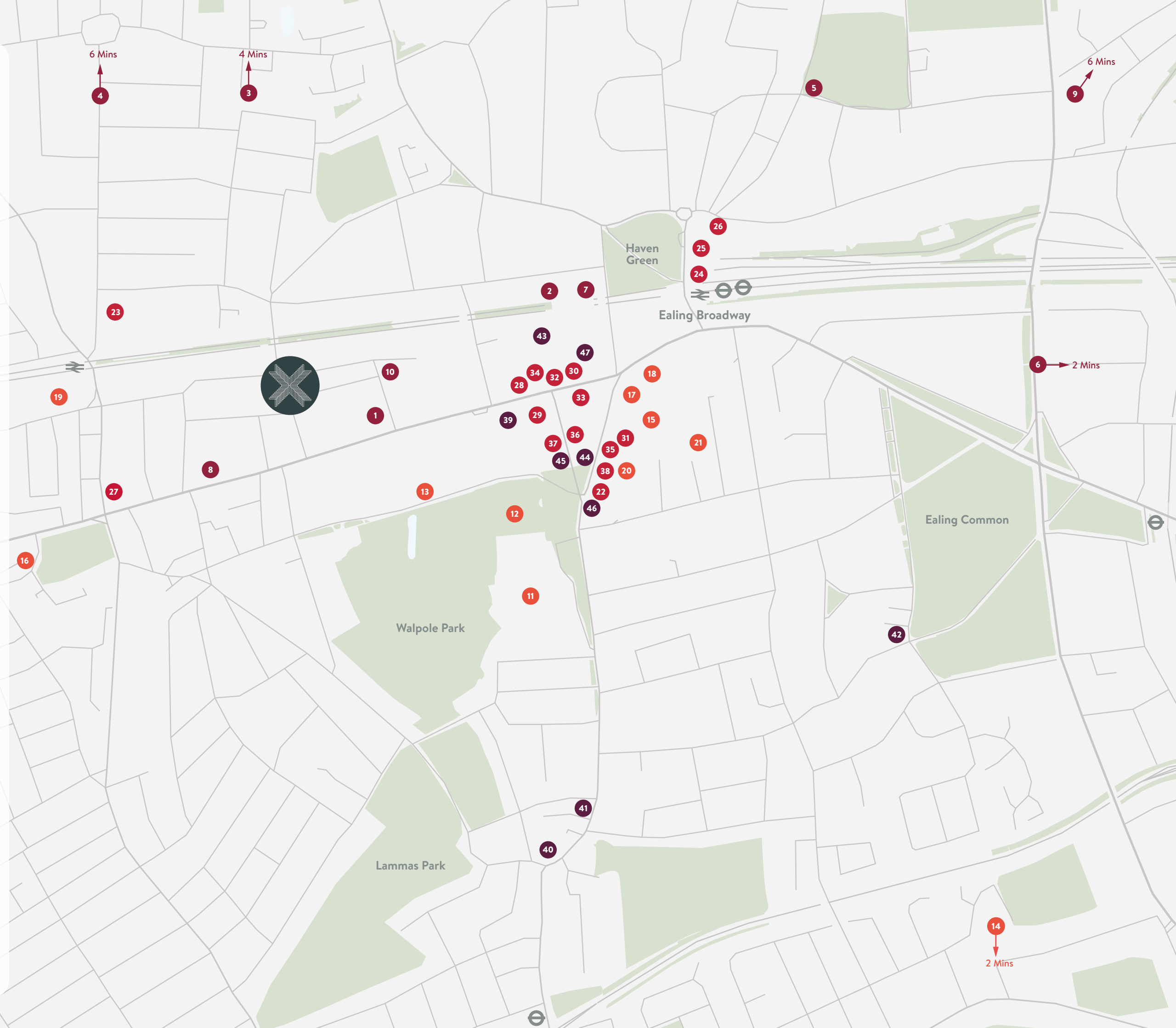
- 11 Ealing Studios
- 12 Pitzhanger Gallery
- 13 The Questors Theatre
- 14 Gunnersbury Park Museum
- 15 Ealing Broadway Shopping Center
- 16 Ealing Farmers Market
- 17 Farm W5
- 18 Marks & Spencer
- 19 Waitrose
- 20 Primark
- 21 Decathlon

## RESTAURANTS & CAFES

- 22 Cote Brasserie
- 23 Drayton Court Hotel
- 24 Electric Coffee Company
- 25 Hare & Tortoise
- 26 Steak on the Green
- 27 Galicia Restaurant
- 28 Franco Manca
- 29 Honest Burger
- 30 Tonkotsu
- 31 Amorino
- 32 Las Iguanas
- 33 Cafe Zee
- 34 Artisan Coffee School
- 35 Wagamama
- 36 Santa Maria Pizza
- 37 La Rueda Tapas Bar
- 38 Turtle Bay Ealing

## BARS & PUBS

- 39 Teatro Hall Cocktail Bar
- 40 The New Inn
- 41 The Moon & Maybe
- 42 The Grange
- 43 No 17 Dickens Yard
- 44 The Drapers Arms
- 45 Boom Battle Bar Axe throwing
- 46 Crispins Wine Bar
- 47 Brewdog Ealing



# Connected

The Elizabeth Line, from Ealing Broadway, was opened in 2022 and has changed the geography of London connecting Heathrow, Central London, Canary Wharf and beyond.

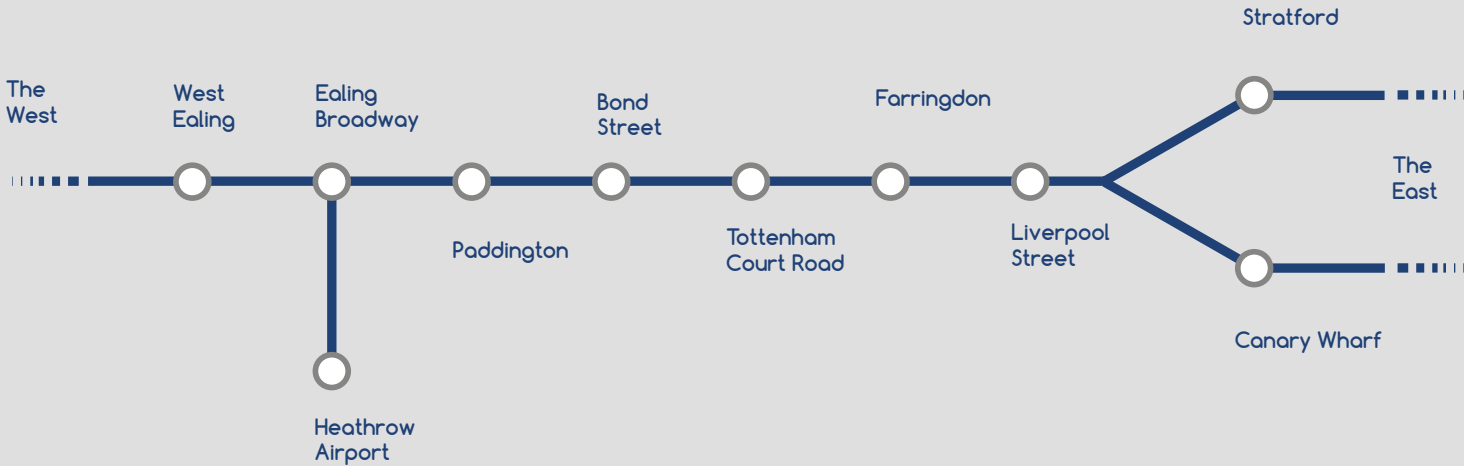
There are few places in London with such good transport links as Ealing. Within 15 minutes you can be enjoying the sights of the West End or flying from Heathrow for a weekend away. As the world’s busiest airport there are over 203 destinations across 85 countries to choose from.

Ealing also benefits from excellent Underground links: the Central and District Line from Ealing Broadway and from South Ealing the Piccadilly Line. It’s also connected by five major road links - M3, M4, M5, M40 and A40.



## The Elizabeth line

Bond Street	11 mins	Farringdon	16 mins	Canary Wharf	25 mins
Tottenham Court Road	12 mins	Liverpool Street	18 mins	Stratford	27 mins
Heathrow Airport	15 mins				



## Central Line

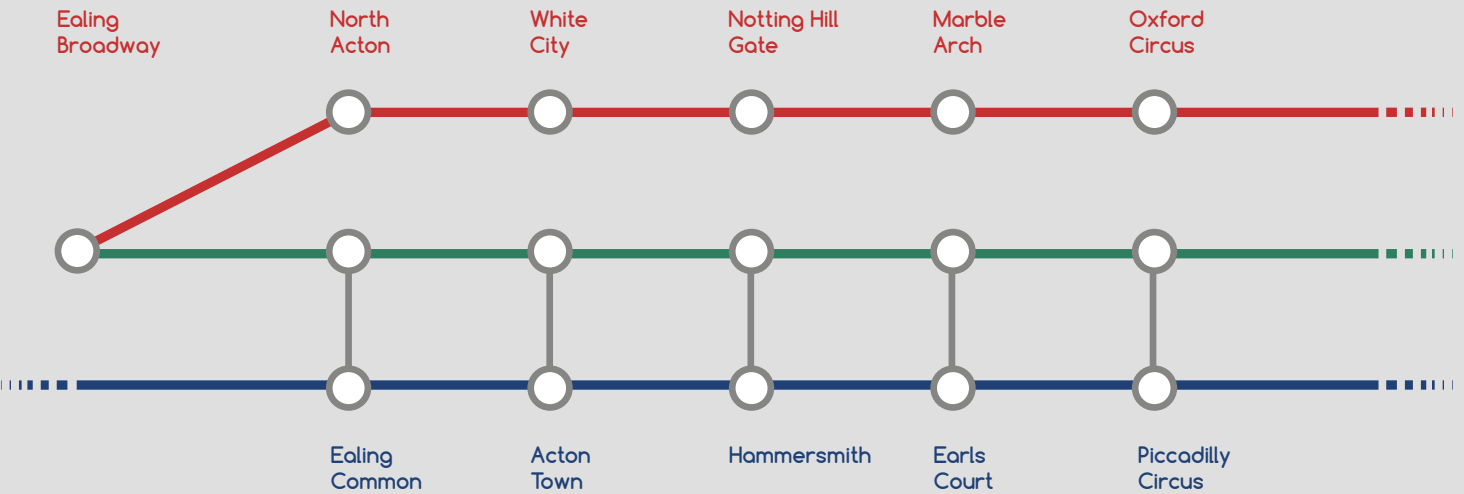
White City	10 mins
Notting Hill Gate	16 mins
Bond Street	23 mins
Oxford Circus	25 mins

## District Line

Earls Court	24 mins
Sloane Square	30 mins
Victoria	32 mins
Westminster	37 mins

## Piccadilly Line

Earls Court	20 mins
Knightsbridge	27 mins
Piccadilly Circus	32 mins
Covent Garden	35 mins







# Central London

As a world famous destination for its culture and entertainment, London has something for everyone. Catch a show in the West End, walk down to Oxford Street for some shopping or enjoy the leafy spaces pedaling across Hyde Park, a day in London can be filled with limitless experiences.





# The Apartments

The internal spaces have been designed to create a calm and tranquil interior. Tall windows and full height balcony doors flood the living areas with daylight without compromising privacy. All the flats have inset balconies or terraces that provide additional entertaining or relaxing spaces.

The open plan kitchens have stone worktops with undermounted granite composite sinks. Bosch integrated kitchen appliances keep the look of the kitchens sleek and high quality. Thoughtful storage

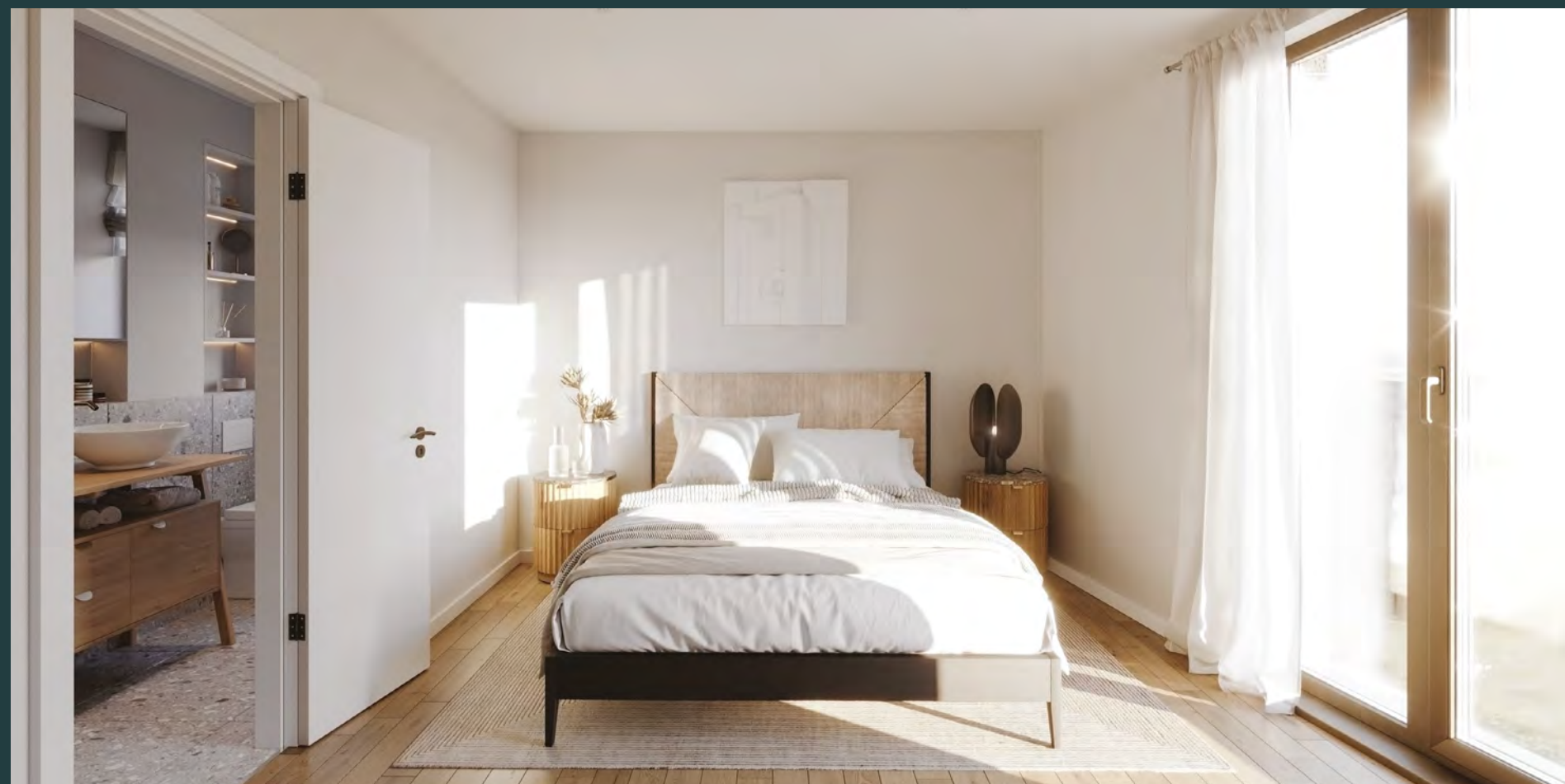
spaces and utility cupboards have been incorporated to meet the demands of city living.

The bathrooms have been meticulously designed by our interior designer. Integrated cisterns and vanity units give the bathrooms a bespoke feel. The high quality tiles and fittings provide a reassuringly solid feel.

The bedrooms benefit from bespoke full height fitted joinery.











## Specification & Construction

The apartments are built to a high specification and are environmentally future proofed.

A design team comprising of mechanical, electrical and sustainability experts were consulted in the very early stages to ensure eco credentials were central to the design. The building is thermally and acoustically insulated to a high standard with triple glazed windows. The latest efficient NIBE heat recovery pumps provide underfloor heating. Filtered mechanical fresh air systems create the best possible environment. The flats have BT fibreoptic broadband with 1GB connectivity to ensure next generation internet at 40 times faster than the typical home connection. The apartments have a 10 year new build warranty. Keypad entry system and secure bike storage are available to all apartments.

The Salt Group prides itself on their attention to detail from the initial design stage through to construction. It places a strong emphasis on appointing trusted consultants and having a hands on approach to ensure excellent design and finish is achieved. The importance of working with well established and experienced contractors cannot be underestimated.

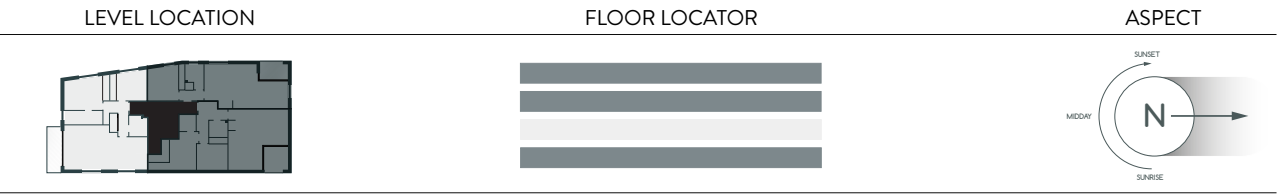


Apartment

Two bedroom  
77 SQM

1

DIMENSIONS	SQM	DIMENSIONS	SQM	
Kitchen/Lounge	33.5	Bathroom	3.5	
Bedroom 1	14.9	Ensuite	5.1	
Bedroom 2	10.5	Balcony	6.3	TOTAL NIA. 77 SQM

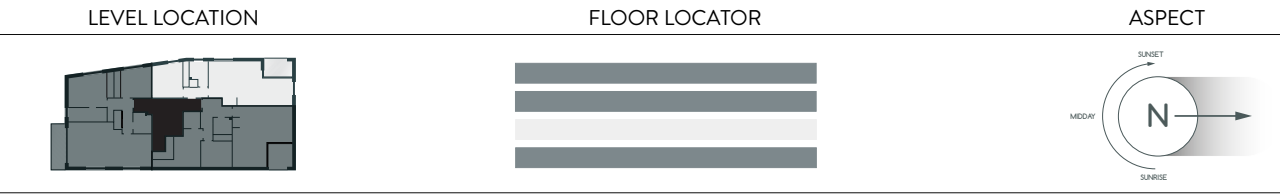
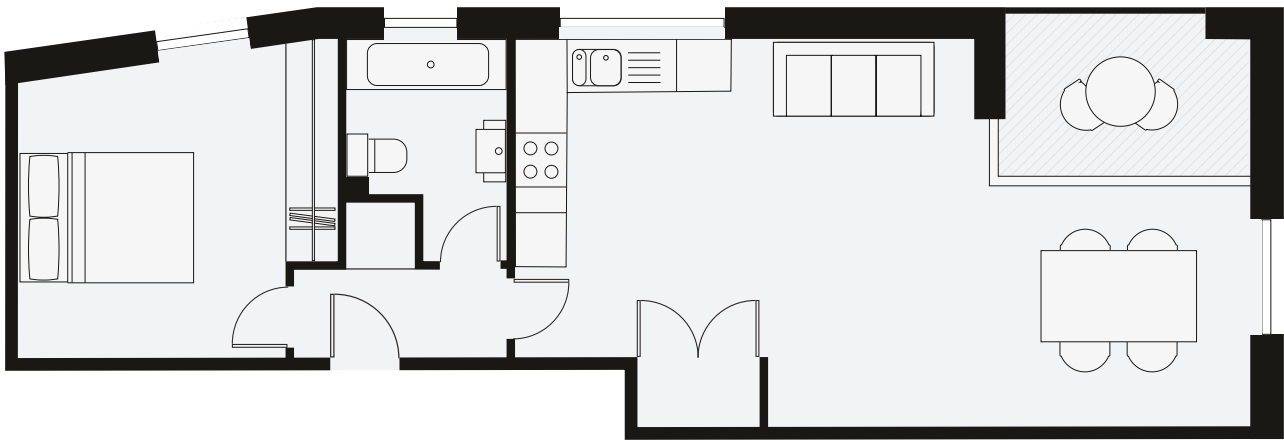


Apartment

One bedroom  
50 SQM

2

DIMENSIONS	SQM	DIMENSIONS	SQM	
Kitchen/Lounge	30.2	Bathroom	3.9	
Bedroom	11.6	Balcony	5	TOTAL NIA. 50 SQM





Apartment

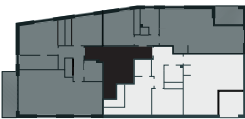
Two bedroom  
67 SQM

3

DIMENSIONS	SQM	DIMENSIONS	SQM		
Kitchen/Lounge	29	Bathroom	2.8		
Bedroom 1	13.8	Ensuite	2.3		
Bedroom 2	9.3	Balcony	5.7	TOTAL NIA.	67 SQM



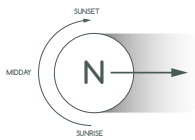
LEVEL LOCATION



FLOOR LOCATOR



ASPECT



Apartment

Two bedroom  
77 SQM

4

DIMENSIONS	SQM	DIMENSIONS	SQM		
Kitchen/Lounge	33.5	Bathroom	3.5		
Bedroom 1	14.9	Ensuite	5.1		
Bedroom 2	10.5	Balcony	6.3	TOTAL NIA.	77 SQM



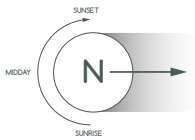
LEVEL LOCATION



FLOOR LOCATOR



ASPECT



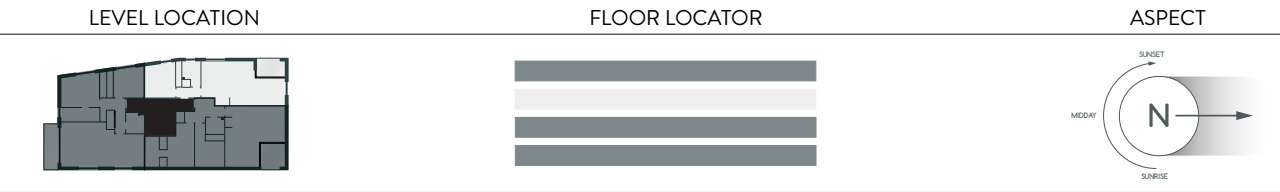
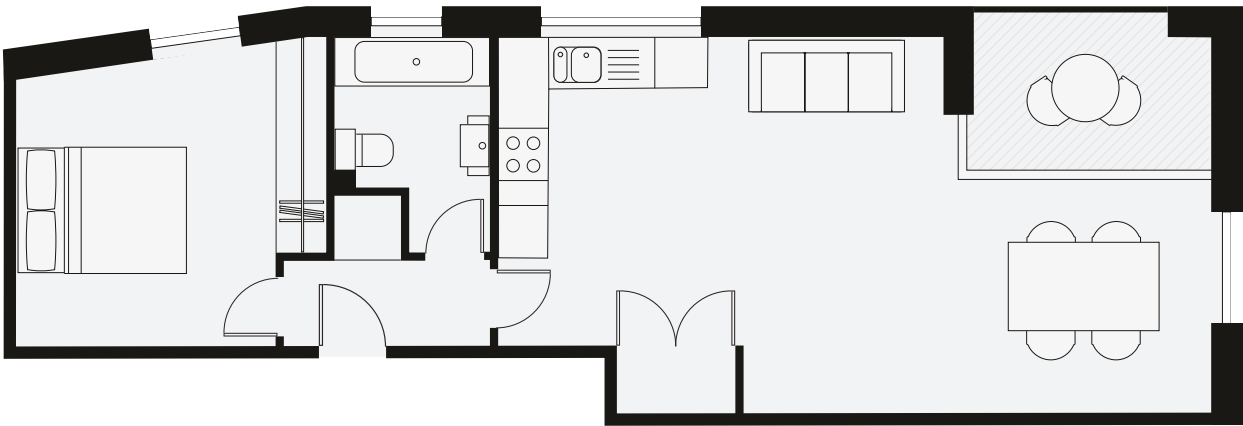


Apartment

One bedroom  
50 SQM

5

DIMENSIONS	SQM	DIMENSIONS	SQM	
Kitchen/Lounge	30.2	Bathroom	3.9	
Bedroom	11.6	Balcony	5	TOTAL NIA. 50 SQM

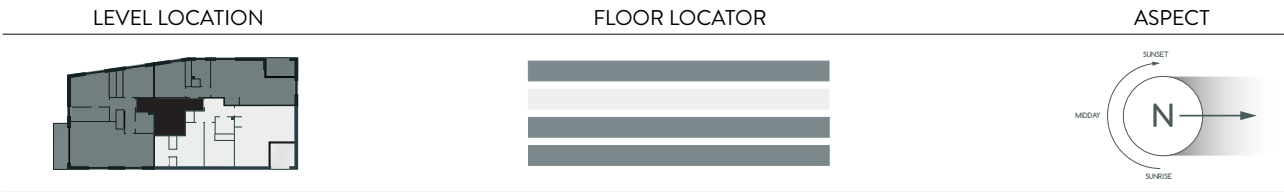
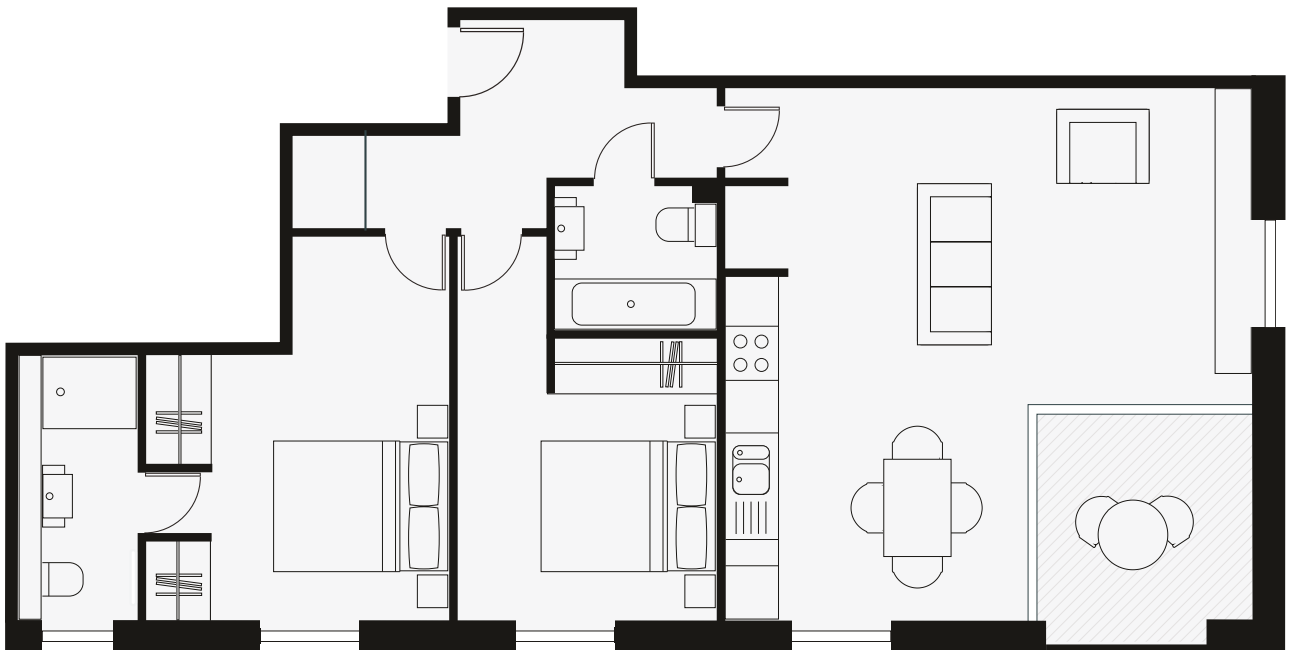


Apartment

Two bedroom  
69 SQM

6

DIMENSIONS	SQM	DIMENSIONS	SQM	
Kitchen/Lounge	29.3	Bathroom	2.9	
Bedroom 1	12.8	Ensuite	3.8	
Bedroom 2	10.8	Balcony	5.7	TOTAL NIA. 69 SQM





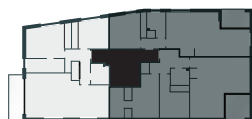
# Apartment 7

Two bedroom  
77 SQM

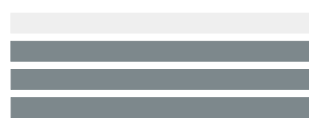
DIMENSIONS	SQM	DIMENSIONS	SQM	
Kitchen/Lounge	33.5	Bathroom	3.5	
Bedroom 1	14.9	Ensuite	5.1	
Bedroom 2	10.5	Balcony	6.3	<b>TOTAL NIA. 77 SQM</b>



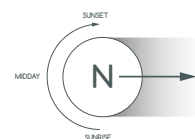
LEVEL LOCATION



FLOOR LOCATOR



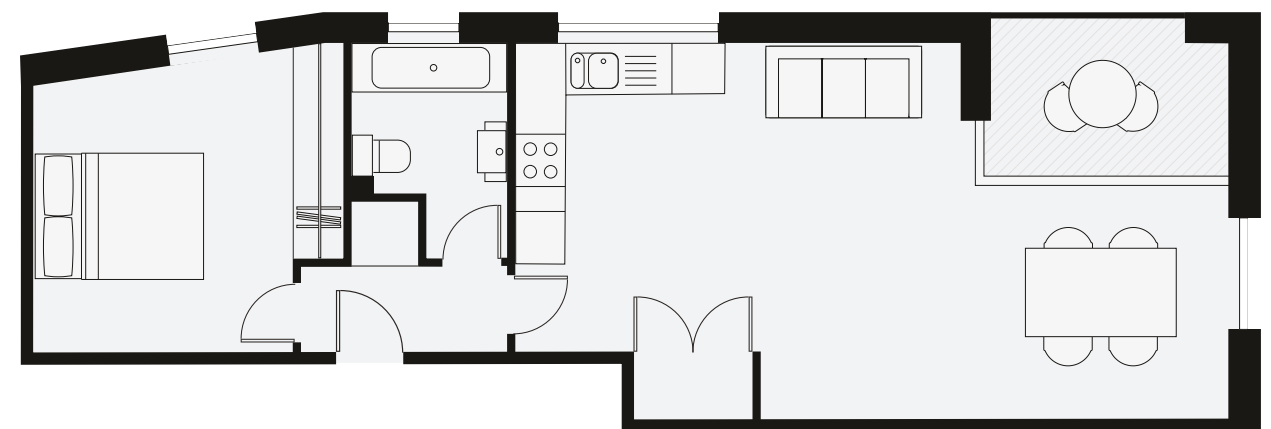
ASPECT



# Apartment 8

One bedroom  
50 SQM

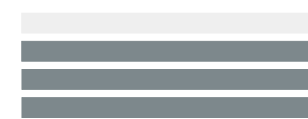
DIMENSIONS	SQM	DIMENSIONS	SQM	
Kitchen/Lounge	30.2	Bathroom	3.9	
Bedroom	11.6	Balcony	5	<b>TOTAL NIA. 50 SQM</b>



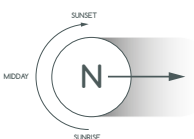
LEVEL LOCATION



FLOOR LOCATOR



ASPECT



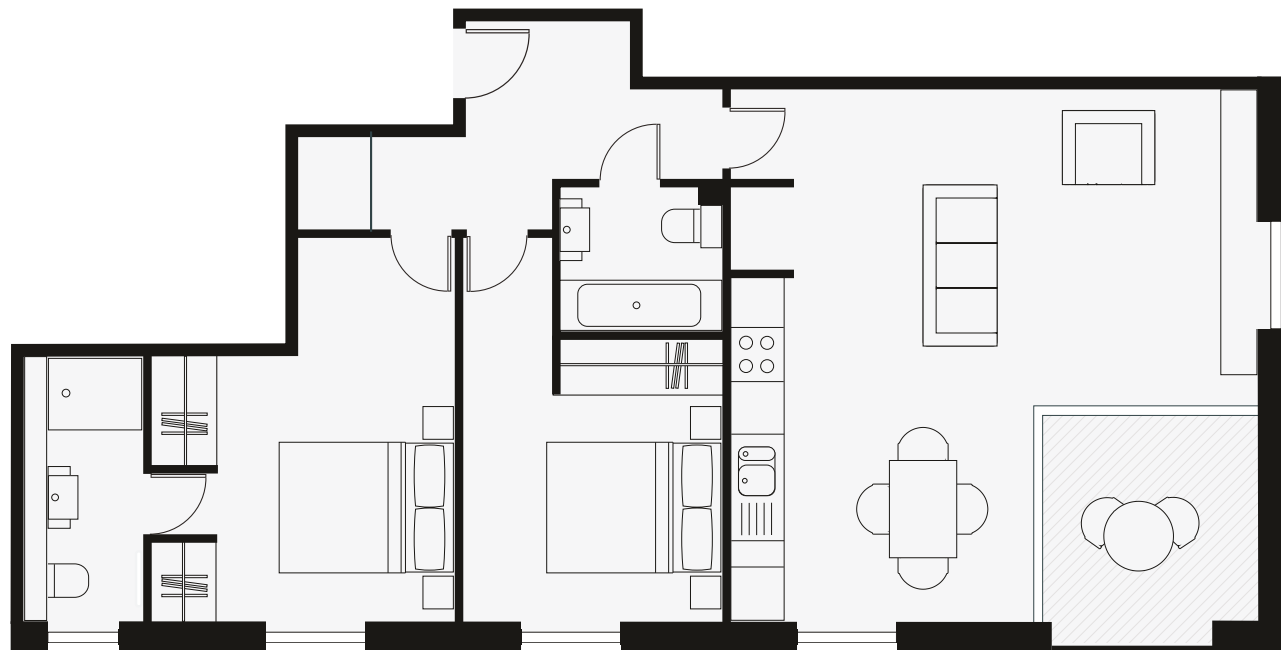


# Apartment

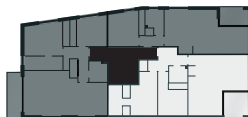
Two bedroom  
69 SQM

# 9

DIMENSIONS	SQM	DIMENSIONS	SQM	TOTAL NIA. 69 SQM
Kitchen/Lounge	29.3	Bathroom	2.9	
Bedroom 1	12.8	Ensuite	3.8	
Bedroom 2	10.8	Balcony	5.7	



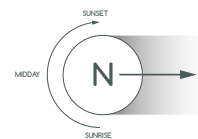
LEVEL LOCATION



FLOOR LOCATOR



ASPECT







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020 8944 5290

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[thesaltgroup.co.uk/exeter-house](https://thesaltgroup.co.uk/exeter-house)

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