

Kingsbridge Avenue
London, W3 9AJ

Dexters



Welcome to Kingsbridge Avenue

Kingsbridge Avenue, is a boutique double fronted development comprising of just eight beautiful homes. All apartments feature well thought out accommodation to maximise space and ooze natural light. The majority also feature private outside space. The apartments have been consciously designed to an exceptional standard with bespoke features such as open plan kitchen/lounge diners, fully integrated kitchens, Quartz stone worktops and back splash, engineered wooden flooring, underfloor heating and stylish bathrooms with contemporary pendant light fixtures to most.

Kingsbridge Avenue is located on a peaceful tree lined residential street, nestled between Ealing Common and Acton Town underground stations on the District Line and Piccadilly Lines.



Specification

Brands & Models

- Nordlux Tilo - black 3 spot pendant lights in bathroom
- LED fire rated black downlights
- Matt white screwless socket switches throughout

Bathrooms

- Mirrors - Darci black framed oval bathroom mirror
- Kent single ended bath 1700 x 1700 mm
- Arezzo gunmetal grey wall mounted basin mixer tap
- Arezzo gunmetal grey bath pop-up waste and overflow
- Imperia graphite slate effect rectangular shower tray and graphite waste
- Arezzo compact top/front flush toilet frame with chrome flush - square buttons
- Arezzo round gunmetal grey wall mounted bath filler tap
- Arezzo gunmetal grey concealed individual diverter and thermostatic control valve with handset
- Arezzo matt curved top 6mm glass pivot bath screen
- Arezzo 10mm double panel hinged bath screen matt black
- Arezzo matt black 1200mm frameless sliding shower door
- Arezzo matt black 1200 x 800 frameless sliding door shower enclosure
- Arezzo matt white oval ceramic counter top basin 600 x 380 mm
- Arezzo oval counter top basin 620mm wide matt white
- Arezzo gunmetal grey unslotted click clack basin waste

- Venice floating basin shelf - dark oak 1000mm wide
- Arezzo round gunmetal grey modern basin bottle trap
- EcoDelux gloss white whirlflush wall hung pan and soft close seat
- Lugo - 600mm black wall hung countertop shelves
- Lugo - 1200mm black wall hung double countertop vanity unit with shelf
- Reina Maira electric heated towel rail 350mm x 500mm Black
- Prestige K rail straight heated towel rail 1000mm x 600mm black

Interiors

- Flooring - 14/3 x 190 x 1900 invisible lacquer oak - classic grade

Externals

- Grey composite decking - Ash

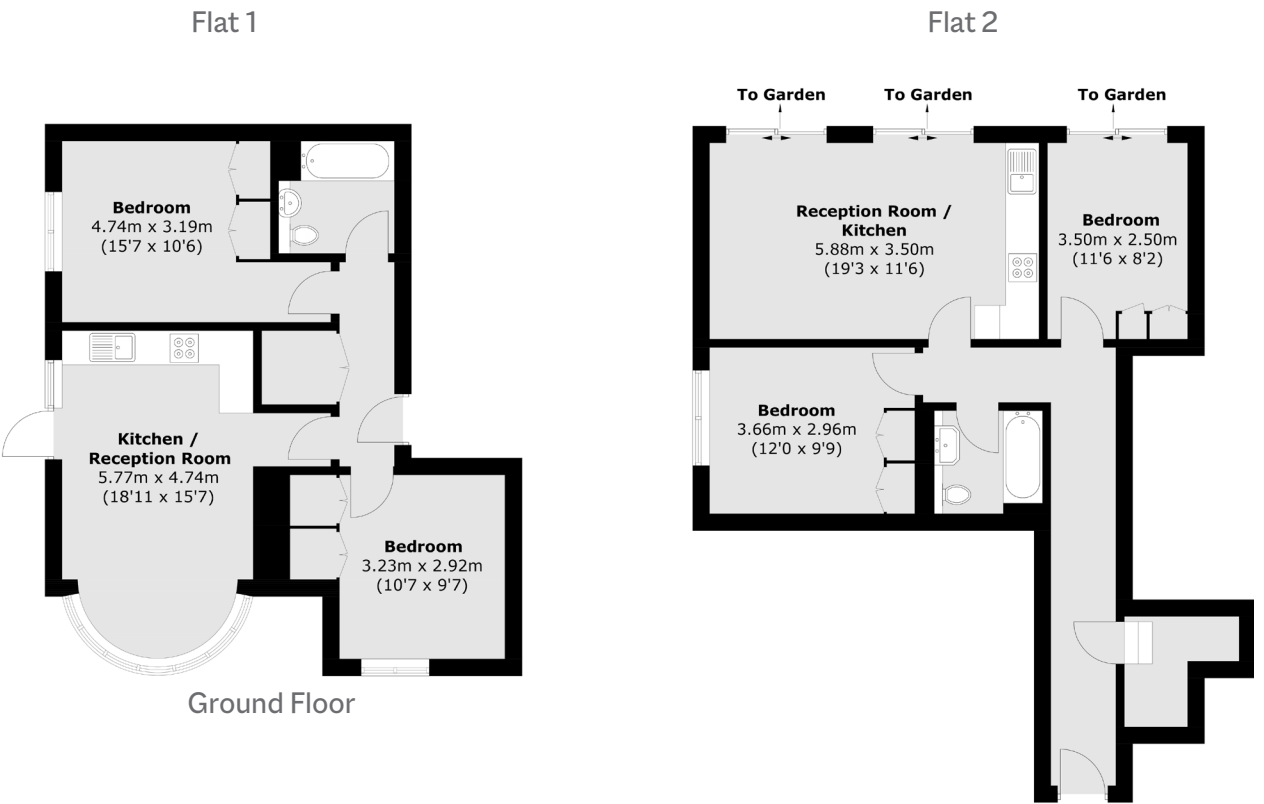
Heating

- Continal underfloor heating
- Gas central heating for four flats
- Air source heat pumps for four

Kitchen

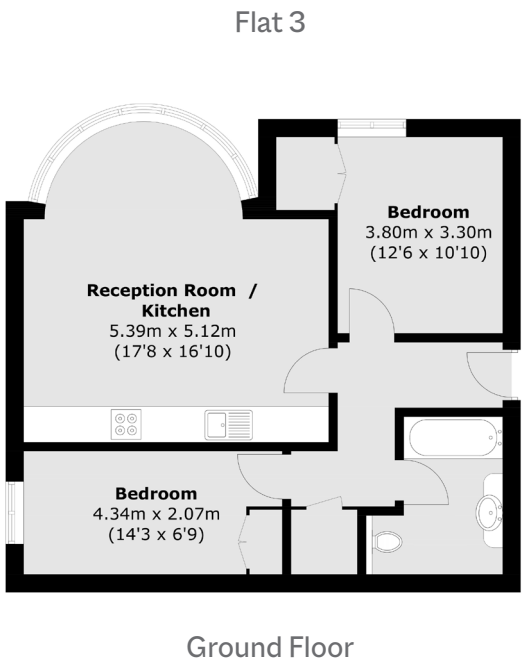
- Bosch integrated appliances, high spec kitchen with stylish handle less wall and base units,
- Quartz stone worktop and back splash, kitchen tap mounted to work surface
- Air source heat pumps for four

Floorplans



Total area (approx.): 56.2 sq. m (604.9 sq. ft)

Total area (approx.): 62.3 sq. m (670.6 sq. ft)

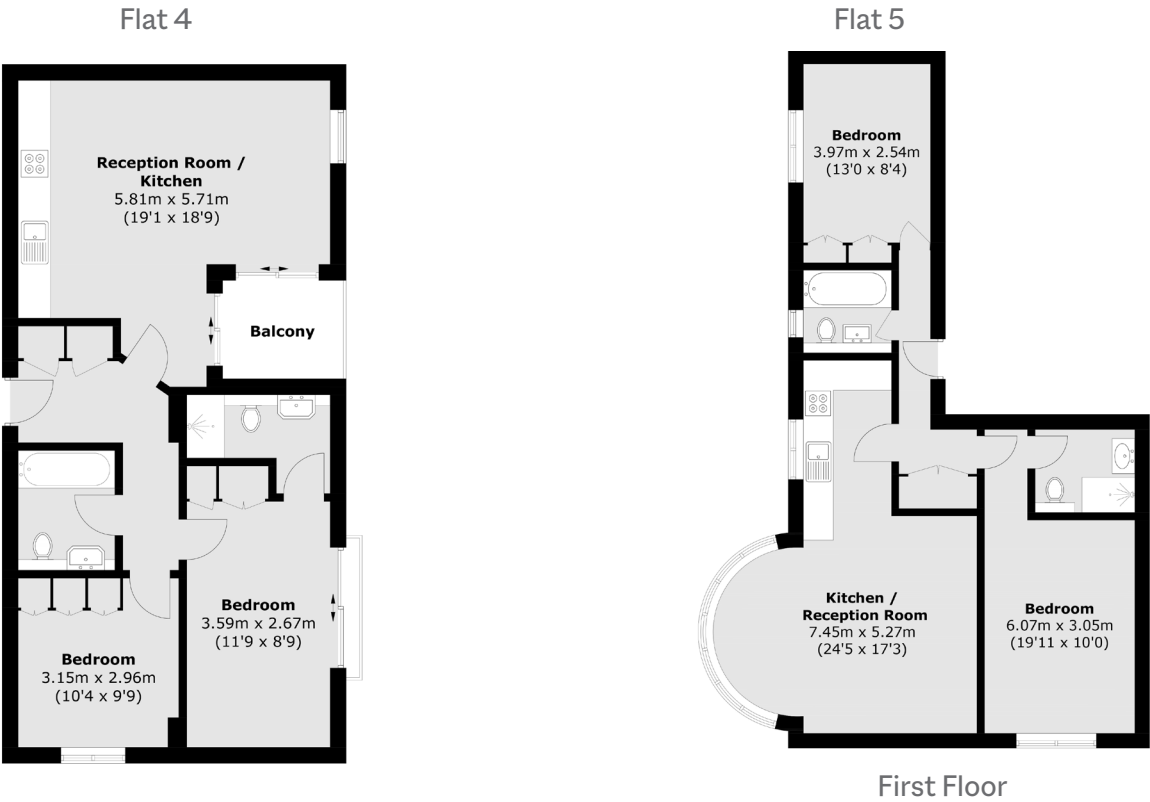


Total area (approx.): 57.6 sq. m (620.0 sq. ft)

* Specifications are subject to change by the developer at any time

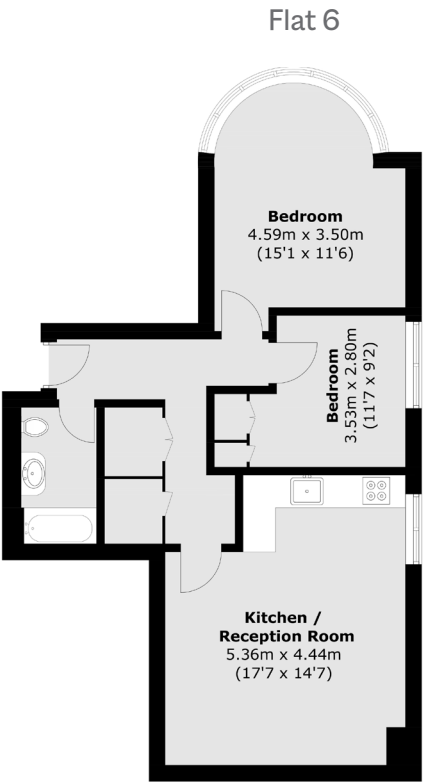
*Floorplans are approx sizes and considered as a guide only

Floorplans



Total area (approx.): 67.5 sq. m (726.6 sq. ft)
Balcony area (approx.): 4.1 sq. m (44.1 sq. ft)

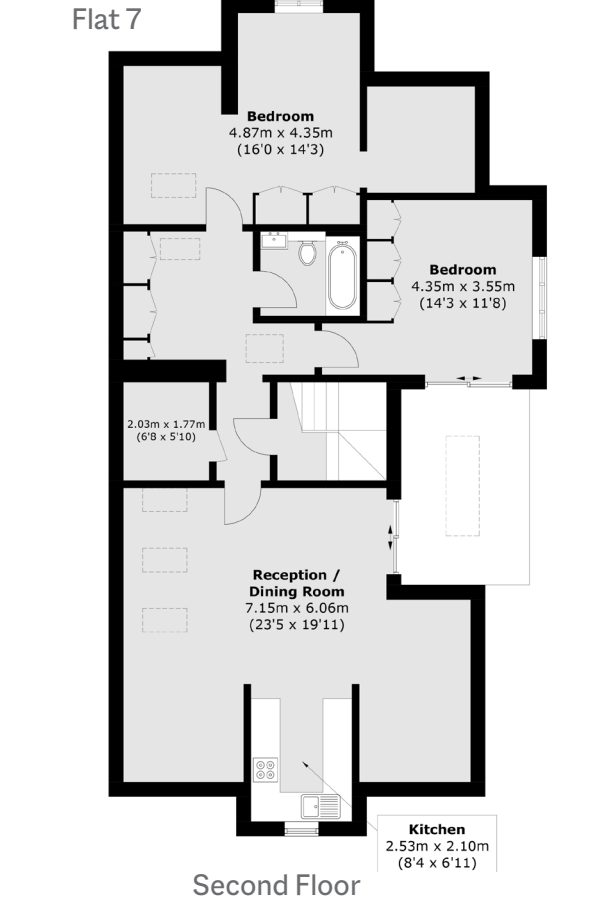
Total area (approx.): 63.7 sq. m (685.7 sq. ft)



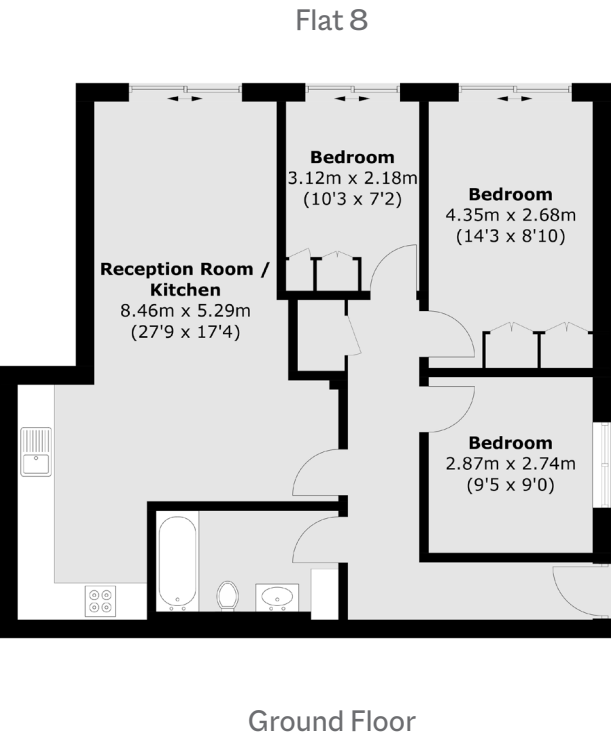
Total area (approx.): 59.2 sq. m (637.2 sq. ft)

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Floorplans



Total area (approx.): 106.2 sq. m (1,143.1 sq. ft)



Total area (approx.): 74.6 sq. m (803.0 sq. ft)

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Schools

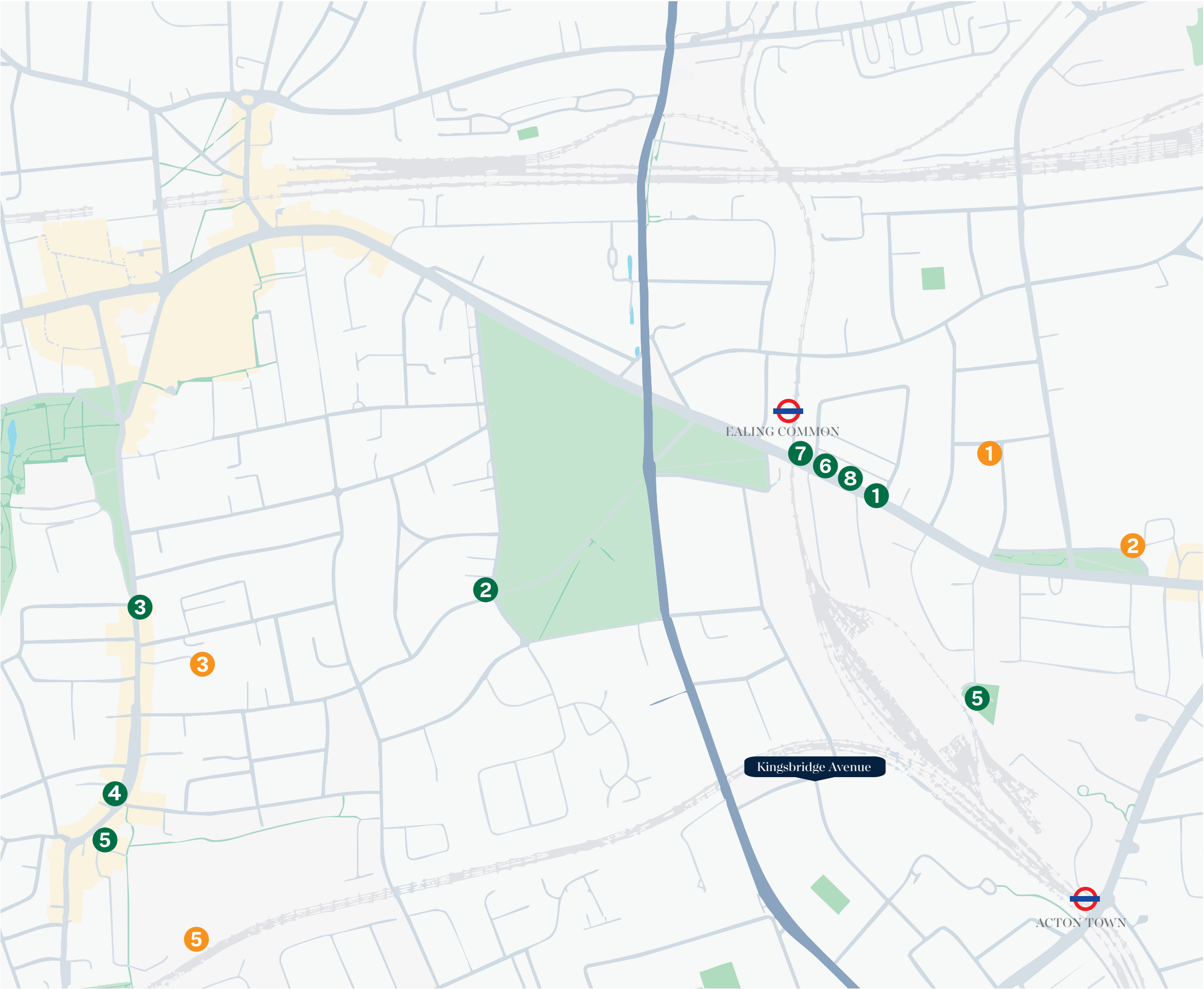
- 1. Maria Montessori
- 2. Twyford High School
- 3. University West London
- 4. La Chouette Nursery
- 5. Grange Primary School

Amenities

- 1. Take Sushi
- 2. The Grange
- 3. The Red Lion
- 4. The New in Ealing
- 5. The Rose & Crown
- 6. Sainsburys Local
- 7. Nandos
- 8. Starbucks

Transport

Ealing Common 0.4 miles
Acton Town 0.5 miles



Kingsbridge Avenue is conveniently placed off of the A406 in a quiet residential street. Within a 10 minute walking distance to both Ealing Common and Acton Town stations and surrounded by schools and nurseries with a good standard. Within the local area are a great pick of restaurants and local amenities.

Ealing Common is the highlight of the area with its huge green space for everyone to enjoy. Conveniently there are two local parades of shops, including a nearby Sainsburys local.



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