



AZALEA COURT, W7

9 Exclusive Residences Designed for Modern Living

An aerial photograph of London, England, featuring a dense urban landscape with various buildings and the River Thames. The Gherkin building (30 St Mary Axe) is prominently visible on the right side of the image. The text 'CONTENTS' is overlaid in large, white, sans-serif capital letters on the left side of the image.

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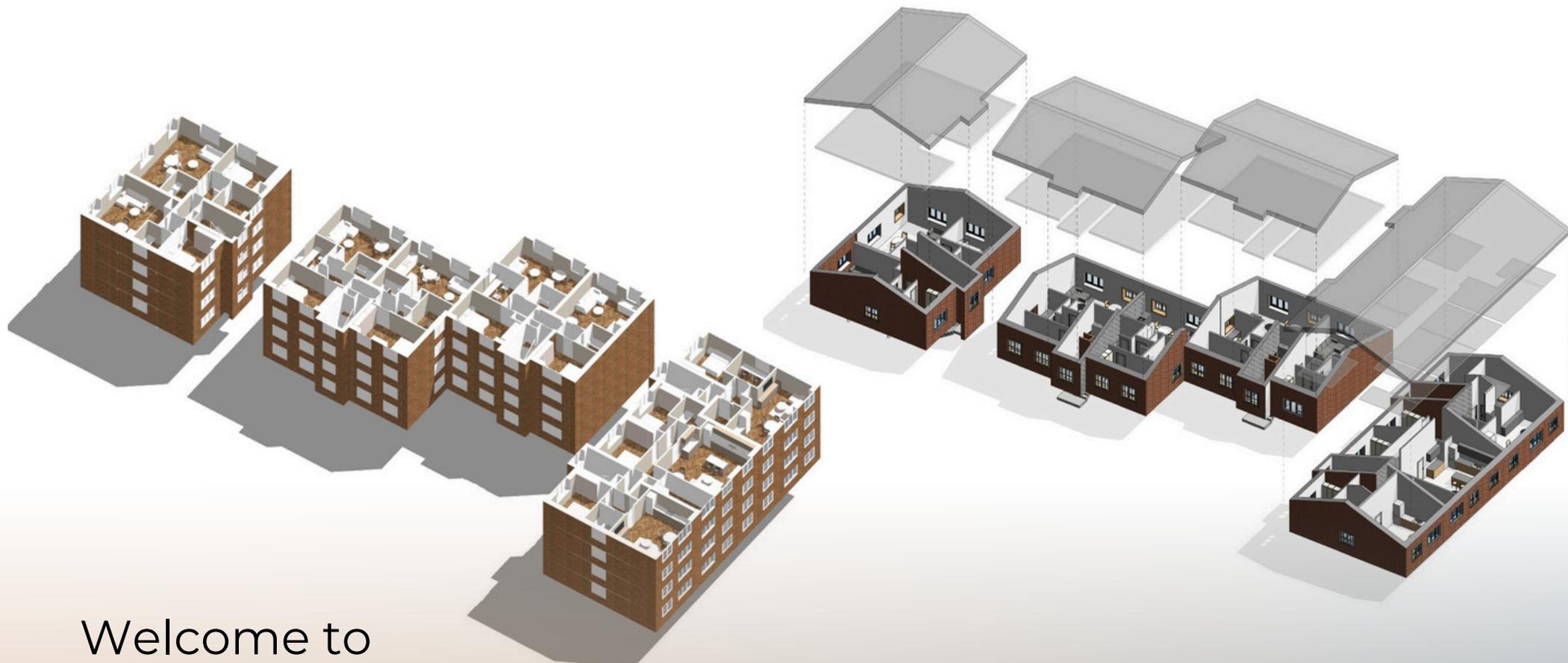
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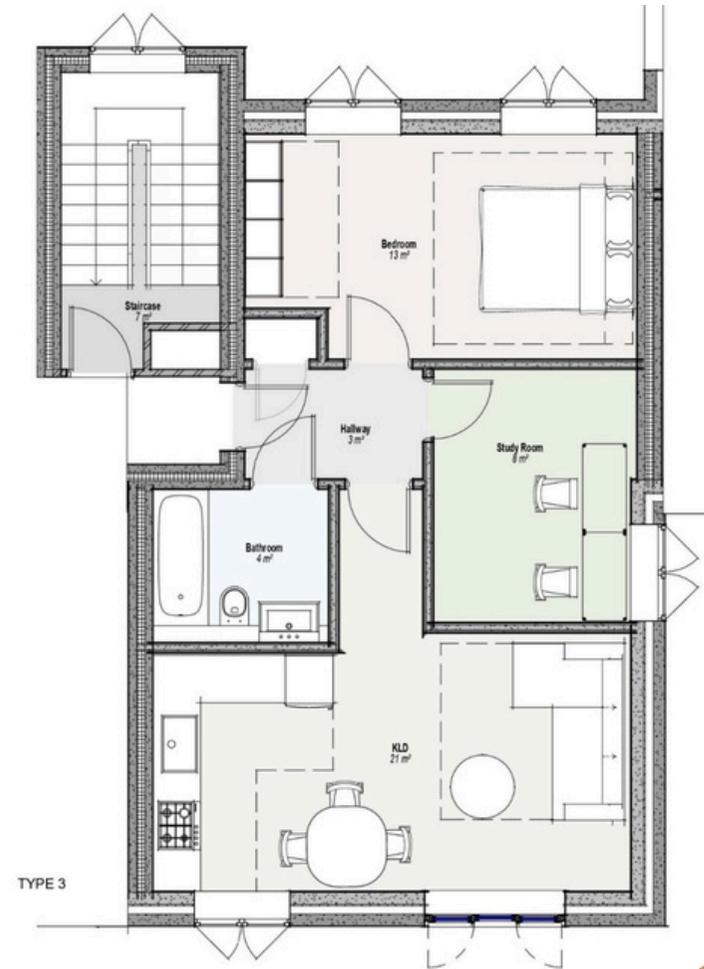
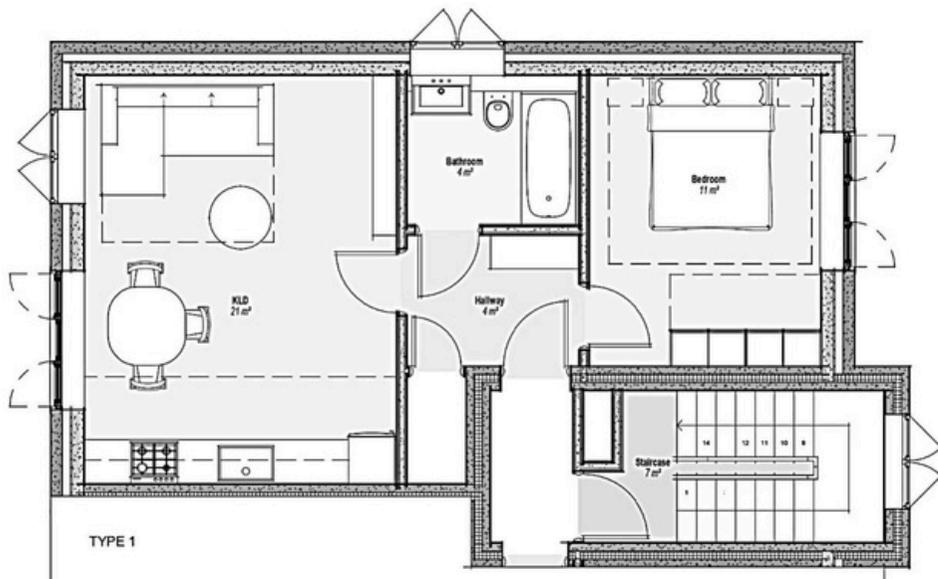


Welcome to

AZALEA COURT

Azalea Court is an exclusive collection of homes that combine timeless charm with modern design. Located on the desirable borders of Hanwell & West Ealing, this select building features 9 exceptional residences in an airspace development – 8 one-bedroom and 1 two-bedroom apartment. Each unit has been thoughtfully crafted to offer premium finishes, spacious layouts and a high standard of living, making it the perfect place to call home.





Example of Floorplan Layouts

ONE BEDROOM APARTMENT

39 sqm - 54 sqm

From £300,000



Example of Floorplan Layout

TWO BEDROOM APARTMENT

70 sqm

From £500,000







Getting around | Effortless Travel

AT YOUR DOORSTEP

Located in the heart of West London, Azalea Court offers exceptional connectivity that makes commuting and exploring the city a breeze. With Hanwell station just a short walk away, residents enjoy quick access to Central London, reaching key destinations like Bond Street in 4 stations. Whether you're heading to work, meeting friends or exploring London's iconic landmarks, you'll find travel time to be efficient and hassle-free.



TUBE

Hanwell Station

3
STATIONS

Paddington

4
STATIONS

Bond Street

25
MINUTES

Liverpool Street Station

25
MINUTES

Heathrow Airport



WALK

Hanwell Station

10
MINUTES

Brent Lodge Park

18
MINUTES

Sainsbury's

8
MINUTES

Ealing Hospital

15
MINUTES



DRIVE

Pitzhanger Park Manor & Gallery

6
MINUTES

Walpole Park

6
MINUTES

Kew London

16
MINUTES

Westfield Kew London

18
MINUTES

Hanwell Station

Minutes away from The whole of London



MAP NOT TO SCALE. JOURNEY TIMES CALCULATED FROM HANWELL STATION AND BOSTON MANOR USING TFL.GOV.UK AND GOOGLE MAPS AND ARE DEPENDENT ON TIME OF TRAVEL.



Neighbourhood Highlights

A PEACEFUL RETREAT

In the heart of West London Azalea Court offers a tranquil escape from the hustle and bustle of city life, making it the perfect place to call home. This charming property provides a serene atmosphere where you can unwind and relax. Whether you're enjoying the peaceful garden or strolling through the surrounding leafy streets, it's the ideal environment for those seeking a calm and comfortable living space without sacrificing convenience.

With nature right at your doorstep and a sense of community that makes this location truly special, the perfect balance of peaceful living and easy access to all the amenities and transport links that make West London one of the most desirable areas to live.



BRENT VALLEY GOLF COURSE



CLOCKTOWER CAFE

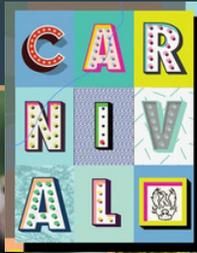


HANWELL ZOO

HOTSPOTS



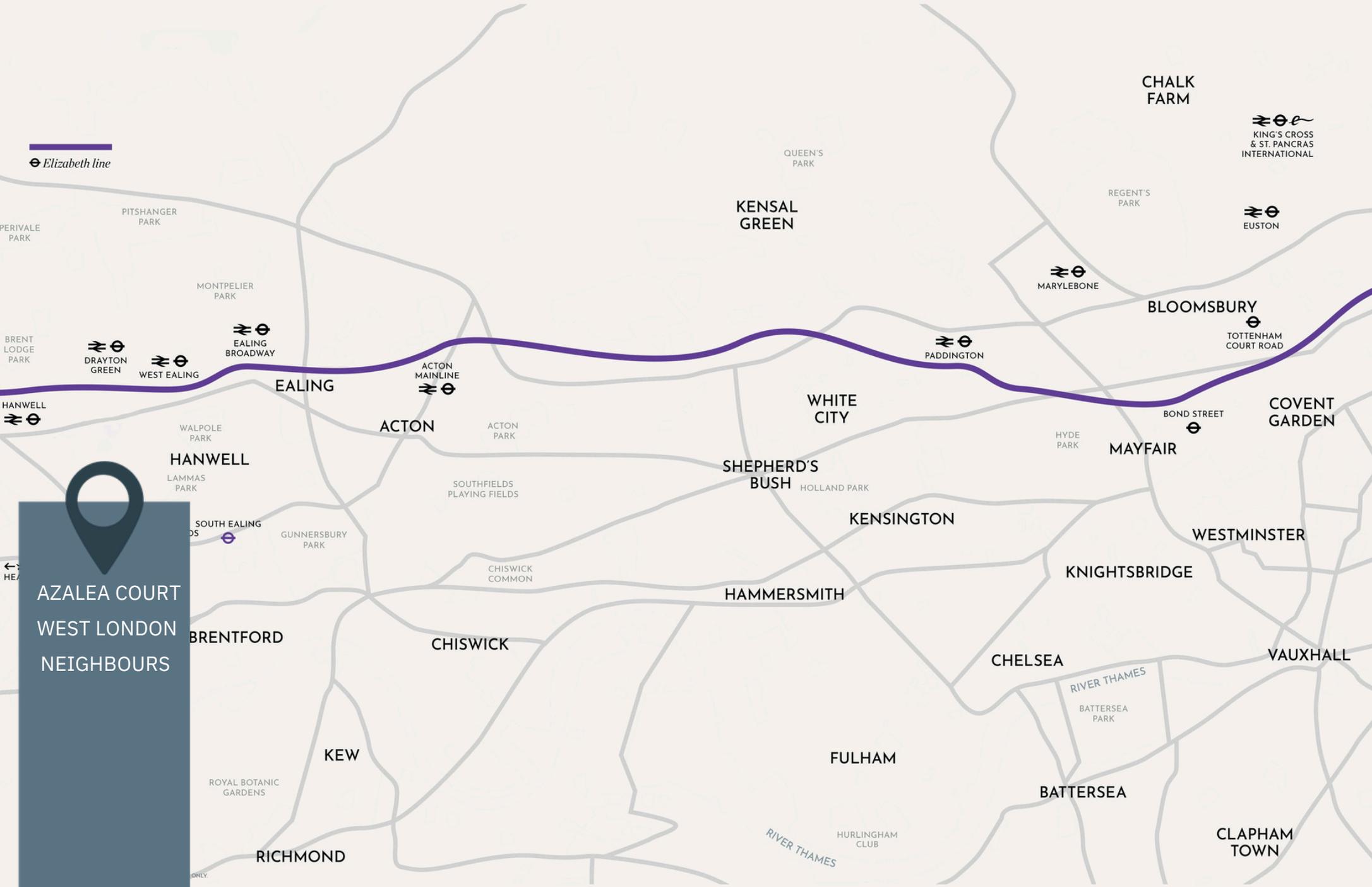
THE DODO MICROPUB



LOCAL EVENTS WHERE THE COMMUNITY COMES ALIVE

Hanwell is a hub of local culture and entertainment, with two iconic events that bring the entire community together each year. The Hanwell Carnival is a lively celebration, featuring a vibrant parade, colourful floats, music, food stalls, and activities for all ages—making it the perfect summer event for families and friends. Meanwhile, the Hanwell Hootie fills the streets with the sounds of live music, showcasing local bands and performers in a fantastic day of music and fun. Both events embody the spirit of the area, offering a chance to connect with neighbours and experience the heart of Hanwell’s lively community.

Elizabeth line



**AZALEA COURT
WEST LONDON
NEIGHBOURS**

Zone 4

[Zone 3]

[Zone 2]

[Zone 1]

Contemporary Apartments Designed for MODERN LIVING

1-BEDROOM APARTMENTS (39 - 54 sqm)

Thoughtfully designed for singles or couples, these 1-bedroom apartments feature an open-plan layout that seamlessly integrates living, dining, and kitchen areas.

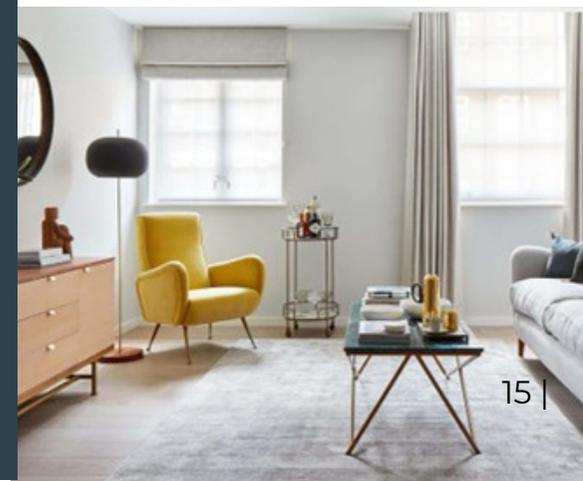
The efficient design ensures a spacious feel while offering all the essential elements for modern living.



2-BEDROOM APARTMENT (70 sqm)

Perfect for small families or professionals needing extra space, this 2-bedroom apartment offer a well-planned layout with a functional kitchen, open living space, and two comfortable bedrooms. The design maximizes every inch to create a practical, yet comfortable living environment.

Contemporary Kitchen: Fully renovated kitchens include energy- efficient appliances, integrated ovens, hobs, and dishwashers. The modern, sleek design is not only functional but enhances the overall aesthetic of your living space.



Invest in Hanwell & West Ealing

YOUR GATEWAY TO LONDON'S PROPERTY POTENTIAL

Why Invest in Hanwell & West Ealing?

Nestled in West London, Hanwell and West Ealing offer a unique blend of suburban charm and urban convenience. As hidden gems on the property map, these areas combine affordability with exceptional growth potential. Here's why savvy investors are turning their attention here:

1

PRIME LOCATION

with Seamless Connectivity

Elizabeth Line Advantage: Direct access to Central London in under 20 minutes, with swift connections to Heathrow, Canary Wharf, and the City.

Transport Hubs: West Ealing Station and Hanwell Station provide frequent services, ideal for professionals and commuters.

2

THRIVING

Property Market

Affordable Entry Points: Average property prices remain competitive compared to neighbouring Chiswick or Hammersmith, offering higher ROI potential.

Capital Growth: Projected price increases of 8-10% annually, driven by infrastructure upgrades and demand for suburban living.

Diverse Portfolio: Choose from Victorian terraces, modern apartments, or mixed-use developments—catering to families, professionals, and renters.

3

STRONG

Rental Demand

Young Professionals & Families: Attracted by quick commutes, green spaces, and top-rated schools like St. Augustine's Primary and Elthorne Park High.

High Rental Yields: Average yields of 4-5%, outperforming central London due to lower purchase costs and steady tenant demand.

4

LIFESTYLE and Amenities

Community and Lifestyle: Hanwell and West Ealing offer a blend of urban and suburban living. With a variety of local shops, eateries, and cultural events, they provide a vibrant community atmosphere that appeals to a broad demographic.

Green Spaces: Brent Valley Park, Elthorne Park, and the picturesque Canal Walk offer tranquil escapes.

Vibrant High Streets: West Ealing Broadway boasts shops, cafes, and cultural spots like the historic Hanwell Zoo.

Education & Culture: Proximity to universities (Brunel, Imperial) and a diverse community enrich the local vibe.

5

REGENERATION and Growth

Ealing Council's Vision: Multi-million-pound investments in housing, public spaces, and sustainable infrastructure.

New Developments: Modern residential complexes and commercial hubs underway, enhancing the area's appeal. Significant investments are transforming these locales.

Developments like Hanwell Square are creating new communities with modern amenities, attracting a diverse range of residents, and increasing property desirability.

6

COMMUNITY and Quality of Life

Village Meets City: Hanwell's quaint charm blends with West Ealing's dynamic energy, appealing to a broad demographic.

Cultural Diversity: A welcoming community with festivals, independent eateries, and a strong sense of belonging.

ACT NOW BEFORE THE CROWD

Hanwell and West Ealing are on the brink of transformation. With unbeatable transport links, rising demand, and ongoing regeneration, now is the time to invest.

Investment Opportunities Buy-to-Let: Capitalise on high rental demand from students and professionals.

Long-Term Growth: Secure assets in an area poised for price surges as regeneration unfolds.

First-Time Buyers: Affordable entry into London's property market with future upside.

OVER THE PAST DECADE, HANWELL AND WEST EALING HAVE EXPERIENCED SIGNIFICANT PROPERTY PRICE GROWTH, REFLECTING THEIR RISING DESIRABILITY AND STRATEGIC IMPORTANCE WITHIN LONDON'S REAL ESTATE MARKET.

HANWELL PROPERTY PRICE GROWTH

Over the past ten years, Hanwell's property market has shown resilience and growth. In 2014, the average property price was approximately £400,000, indicating a cumulative increase of around 41% over the decade. This upward trend underscores Hanwell's growing appeal to both homeowners and investors.

Hanwell: The average property price stands at £565,140. Terraced properties are the most common, averaging £664,156. Overall, prices have remained stable compared to the previous year.

WEST EALING PROPERTY PRICE GROWTH

As of December 2024, West Ealing's average property price stood at £759,195. This marks a 3% increase from the 2022 peak of £736,017. Flats are prevalent, averaging £420,297, with terraced properties at £842,365.

A decade earlier, in 2014, the average property price in West Ealing was approximately £500,000. This reflects a substantial 52% rise over ten years, highlighting the area's escalating attractiveness and investment potential.

FACTORS CONTRIBUTING TO PROPERTY PRICE GROWTH

Several key factors have driven the property price growth in Hanwell and West Ealing:

| Enhanced Transportation Links

The introduction of the Elizabeth Line (Crossrail) has significantly improved connectivity, reducing travel times to central London and making these areas more appealing to commuters.

| Regeneration Projects

Ongoing development initiatives have revitalized local infrastructure, amenities, and public spaces, enhancing the quality of life and boosting property values.

| Community Appeal

The blend of urban convenience and suburban charm, coupled with a strong sense of community, has attracted a diverse population, further driving demand in the property market.

In summary, the property markets in Hanwell and West Ealing have demonstrated robust growth over the past decade. The combination of strategic developments, improved transportation, and community enhancements positions these areas as prime opportunities for property investment.

SPECIFICATION

IMMERSE YOURSELF IN MODERN COMFORT AND SOPHISTICATION. THIS BRAND-NEW APARTMENT DEVELOPMENT SHOWCASES THE VERY LATEST IN SUSTAINABLE TECHNOLOGY, CONTEMPORARY DESIGN, AND HIGH-QUALITY FINISHES - ALL CAREFULLY SELECTED TO DELIVER A LUXURIOUS LIVING EXPERIENCE.

FROM ENERGY-EFFICIENT, HEATING SYSTEMS TO PREMIUM FLOORING AND STYLISH KITCHENS, EVERY DETAIL HAS BEEN THOUGHTFULLY PLANNED TO ENSURE YOU'LL FEEL PERFECTLY AT HOME.

Boiler and Heating

At the heart of each apartment is the KERS MEV all-in-one hot water heat pump and extract ventilation system.

It's an eco-friendly solution that contributes to a greener lifestyle without sacrificing comfort.

Heating is supplied from Electric Panel Radiators.

Flooring

Step into an inviting environment, enhanced by light oak flooring. This carefully chosen material adds warmth and a sleek, contemporary ambience, flowing seamlessly throughout the living areas and setting the stage for any interior design style.

Kitchens

The culinary heart of your home is a Howdens Greenwich Glass Dove Grey kitchen finished with a storm grey marble worktop and with matching splashback for a striking, modern look. Integrated appliances—including an electric oven, ceramic hob, and fridge-freezer—are strategically placed for both functionality and visual appeal.

Kitchen Appliances

- Lamona LAM2304 60cm Stainless Steel Canopy Cooker Hood
- Lamona LAM9310 60cm Black Electric Ceramic Hob
- Lamona LAM9310 60cm Stainless Steel Single Multi-Function Oven
- Statesman LF1655W 165cm x 55cm Freestanding 50/50 Fridge Freezer
- Statesman FWM0714E 7Kg 1400rpm Freestanding Washing Machine (White)
- Storm Grey Marble Worktops for a durable, easy-to-clean surface

FROM THE ENERGY-CONSCIOUS HEATING SYSTEM TO THE MODERN AESTHETIC OF THE DOORS, FLOORS AND KITCHEN THIS DEVELOPMENT HAS BEEN DESIGNED TO STRIKE THE PERFECT BALANCE BETWEEN SUSTAINABLE INNOVATION AND TIMELESS ELEGANCE.

YOU'LL FIND EVERYTHING YOU NEED TO ENJOY A COMFORTABLE, SECURE AND STYLISH LIFESTYLE IN YOUR NEW HOME.

Storage

Each Flat comes with substantial loft storage accessed from within the flat.

Bathroom

Relax and rejuvenate in your elegantly appointed bathroom, featuring a Creavit Ceramic Wall Hung WC for a sleek, space-saving design. The indulgent Granada square single ended bath provides the perfect spot to unwind, surrounded by sophisticated finishes that complement the rest of the apartment's style.

Internal Doors

Enjoy a refined touch with Grey Oak Foil Interval Flush Doors. These doors offer a clean, modern look while maintaining durability and ease of maintenance, seamlessly blending with the apartment's overall aesthetic.

Alarms

Your safety is paramount, which is why every unit comes equipped with separate Aico Smoke, Heat, and CO₂ Alarms. These state-of-the-art detectors provide comprehensive protection and early warning in the event of smoke, excessive heat, or carbon monoxide.

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Disclaimer

The information in this brochure is provided as a general guide to the anticipated finished product. However, please note that the final specification, finishes, and materials may vary due to our policy of continuous improvement. Where exact materials are not available, suitable alternatives will be provided. The developer reserves the right to make any necessary changes.

All floorplan dimensions are approximate and should not be relied upon for carpet sizes, furniture measurements, or appliance placement. The marketing names used (e.g., Azalea Court) are for reference purposes only and may not form part of the official postal address. Prospective buyers should verify all details through independent inspection or obtain professional advice as needed.

Any CGIs included in this brochure are for illustrative purposes only. They are intended to provide a general indication of the style and layout of the proposed development and should not be viewed as exact representations of the final property.

Purchasing a property under construction can involve significant risk. We strongly recommend that you carefully review all relevant information and seek independent legal and financial advice prior to making any purchase decision.