

DEVELOPED BY:



# 14 SUTHERLAND PLACE W13

SUMMER 2024





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 forefront of our ethos.

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



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





# SUTHERLAND PLACE

02

Welcome to Sutherland Place, 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 precision craftsmanship.







APARTMENT 1

3 BEDROOMS

Dimensions

|                            |             |              |
|----------------------------|-------------|--------------|
| Hallway                    | 10.6 Sq. m  | 114.6 Sq. '  |
| Storage                    | 1.8 Sq. m   | 19.8 Sq. '   |
| Kitchen/Living/Dining room | 26.6 Sq. m  | 286.6 Sq. '  |
| Shower Room                | 4.8 Sq. m   | 51.6 Sq. '   |
| Bedroom 1                  | 13.4 Sq. m  | 144.5 Sq. '  |
| En-suite (Bed 1)           | 3.5 Sq. m   | 37.4 Sq. '   |
| Bedroom 2                  | 9.2 Sq. m   | 99.3 Sq. '   |
| Bedroom 3                  | 7.1 Sq. m   | 76.9 Sq. '   |
| Terrace                    | 29.9 Sq. m  | 322.3 Sq. '  |
| Total Gross Internal area  | 81.7 Sq. m* | 879.5 Sq. '* |

\*Includes walls





APARTMENT 2

1 BED APARTMENT + STUDY

Dimensions

|                            |             |              |
|----------------------------|-------------|--------------|
| Hallway                    | 7.5 Sq. m   | 80.9 Sq. '.  |
| Storage                    | 2.7 Sq. m   | 28.8 Sq. '.  |
| Kitchen/Living/Dining room | 28.4 Sq. m  | 305.5 Sq. '. |
| Shower Room                | 4.9 Sq. m   | 53.0 Sq. '.  |
| Bedroom 1                  | 9.4 Sq. m   | 100.7 Sq. '. |
| Study                      | 7.2 Sq. m   | 77.2 Sq. '.  |
| Terrace                    | 29.9 Sq. m  | 322.3 Sq. '. |
| Bed 2 Patio                | 3.1 Sq. m   | 33.7 Sq. '.  |
| Total Gross Internal area  | 62.7 Sq. m* | 675.1 Sq. ** |

\*Includes walls





APARTMENT 3  
2 BEDROOMS

Dimensions

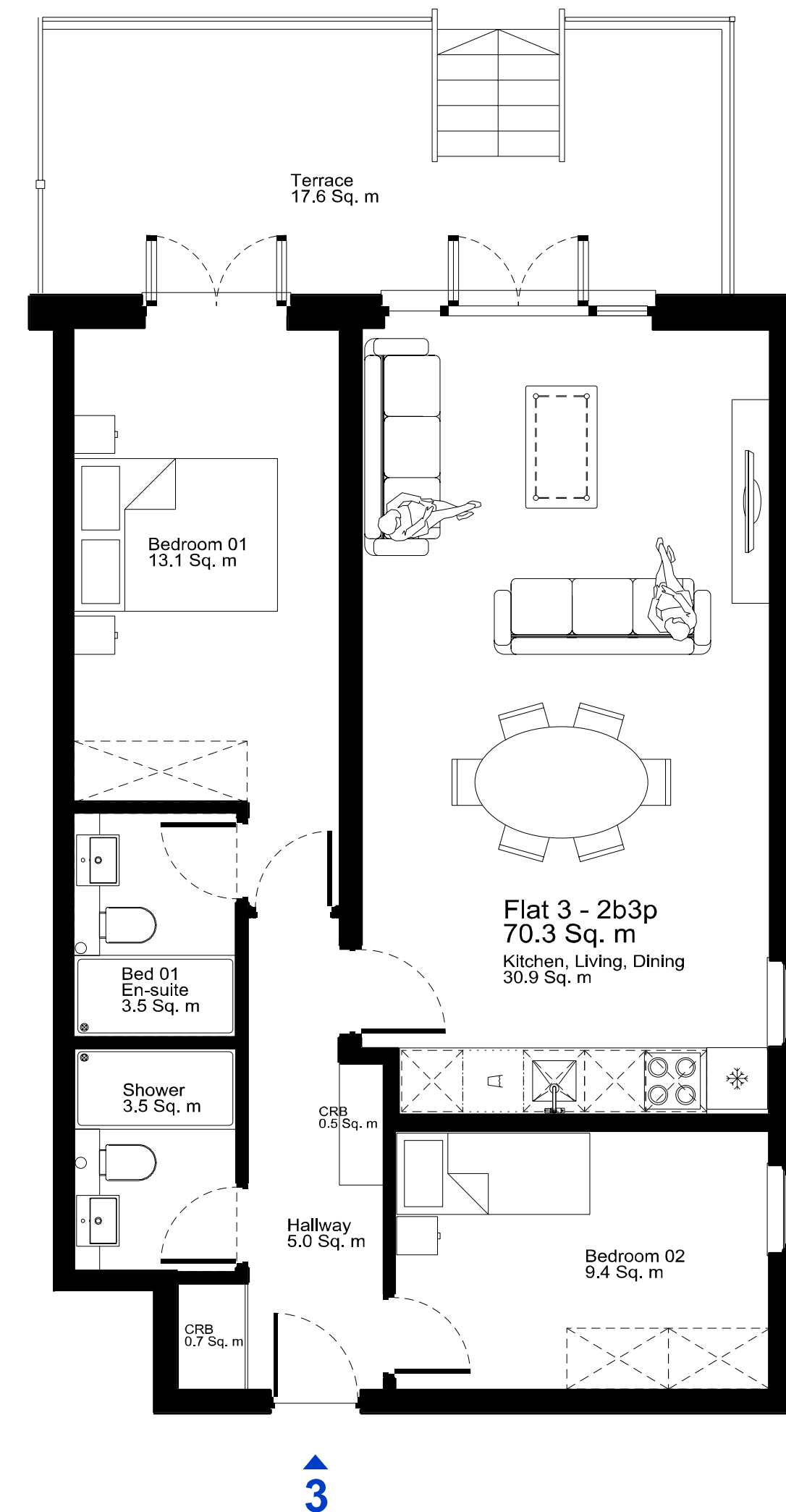
|                            |             |              |
|----------------------------|-------------|--------------|
| Hallway                    | 5.0 Sq. m   | 54.2 Sq. '   |
| Storage                    | 1.3 Sq. m   | 13.5 Sq. '   |
| Kitchen/Living/Dining room | 30.9 Sq. m  | 332.3 Sq. '  |
| Shower Room                | 3.5 Sq. m   | 37.9 Sq. '   |
| Bedroom 1                  | 13.1 Sq. m  | 140.9 Sq. '  |
| En-suite (Bed 1)           | 3.5 Sq. m   | 37.9 Sq. '   |
| Bedroom 2                  | 9.4 Sq. m   | 101.4 Sq. '  |
| Terrace                    | 17.6 Sq. m  | 189.1 Sq. '  |
| Total Gross Internal area  | 70.3 Sq. m* | 757.0 Sq. ** |

\*Includes walls



FLOORPLANS

03



APPROX GROSS  
INTERNAL AREAS

70.3 SQ M

757 SQ FT



APARTMENT4

3 BED APARTMENT

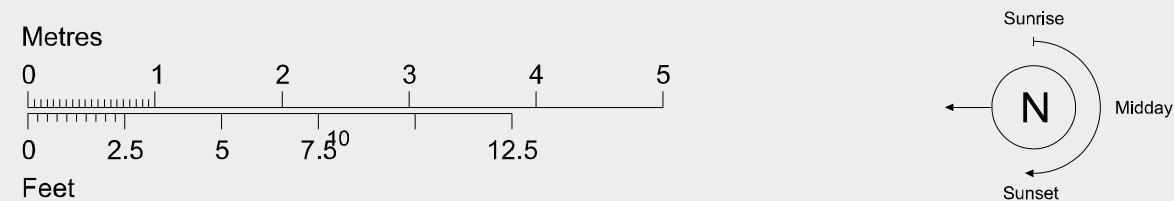
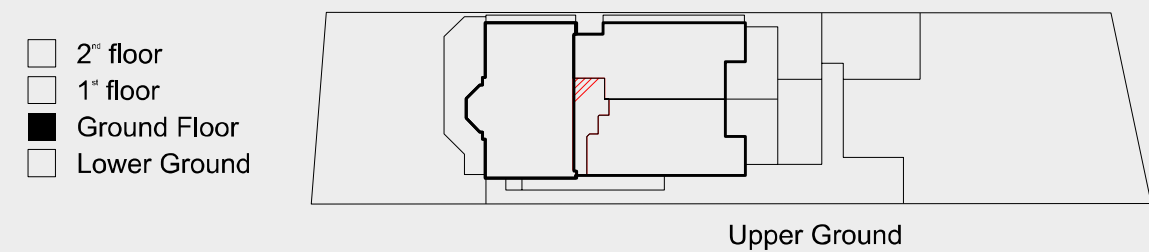
Dimensions

|                            |             |              |
|----------------------------|-------------|--------------|
| Hallway                    | 8.3 Sq. m   | 88.9 Sq. '   |
| Storage                    | 0.4 Sq. m   | 4.3 Sq. '    |
| Kitchen/Living/Dining room | 24.9 Sq. m  | 267.8 Sq. '  |
| Shower Room                | 3.4 Sq. m   | 36.9 Sq. '   |
| Bedroom 1                  | 14.9 Sq. m  | 160.5 Sq. '  |
| En-suite (Bed 1)           | 3.4 Sq. m   | 36.9 Sq. '   |
| Bedroom 2                  | 12.4 Sq. m  | 133.9 Sq. '  |
| Bedroom 3                  | 5.4 Sq. m   | 58.1 Sq. '   |
| Total Gross Internal area  | 77.4 Sq. m* | 833.0 Sq. ** |

\*Includes walls

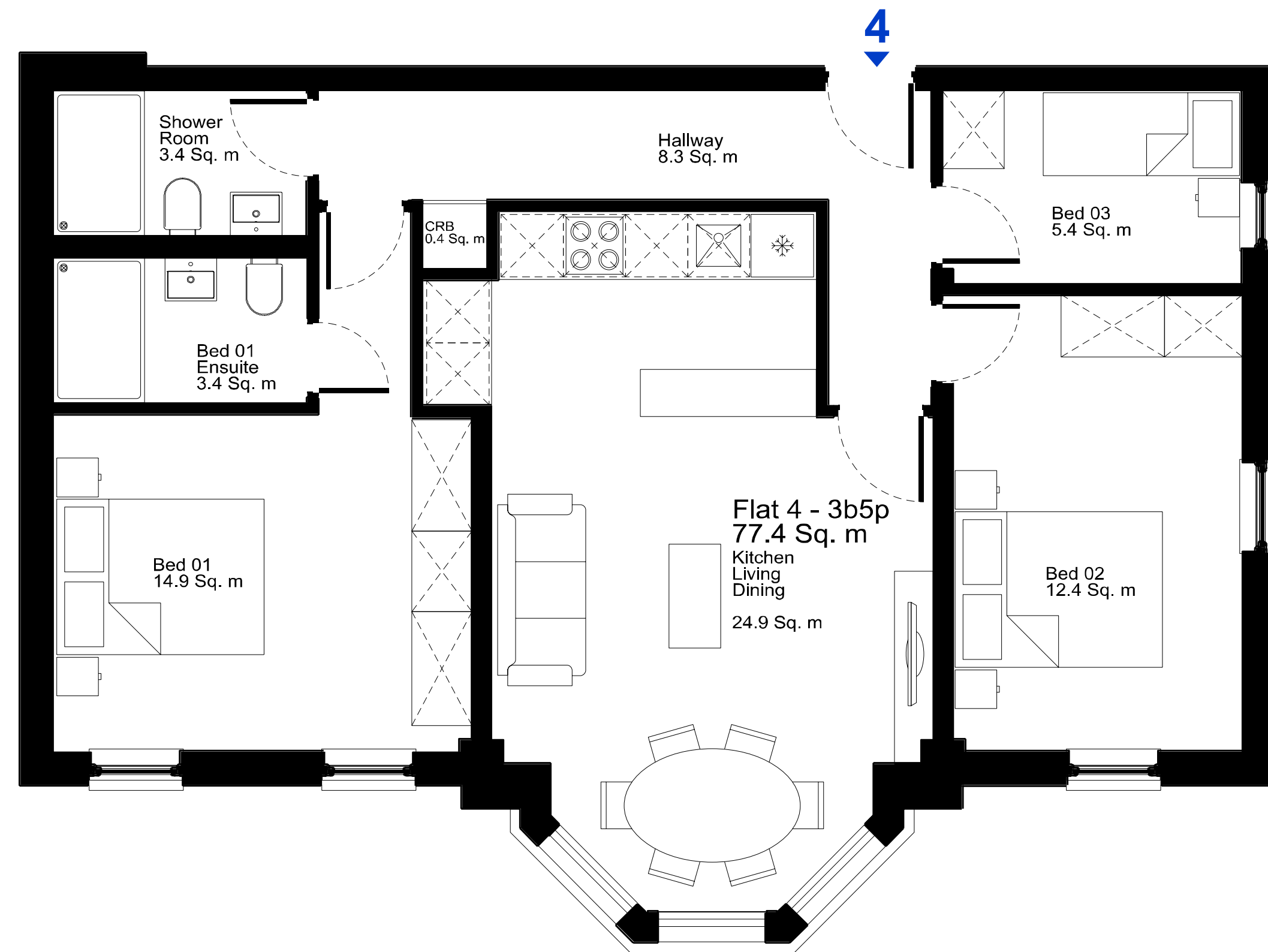
Level location

Floor locator



FLOORPLANS

03



APPROX GROSS  
INTERNAL AREAS

77.4 SQ M

833 SQ FT

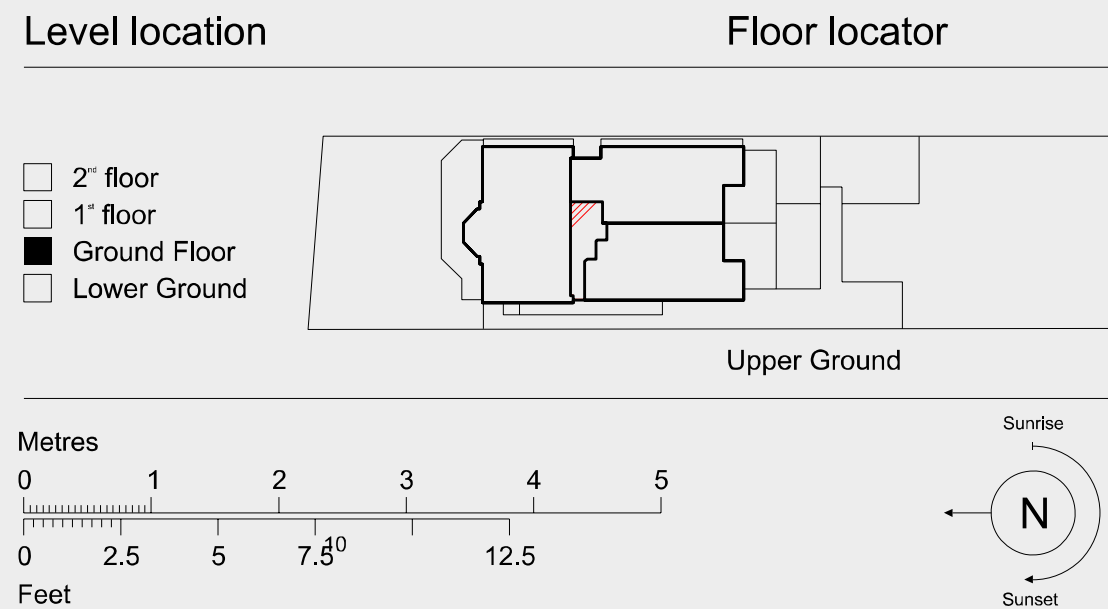


APARTMENT 5

1 BED APARTMENT + STUDY

| Dimensions                 |             |              |
|----------------------------|-------------|--------------|
| Hallway                    | 6.5 Sq. m   | 69.8 Sq. '   |
| Storage                    | 0.5 Sq. m   | 5.3 Sq. '    |
| Kitchen/Living/Dining room | 29.9 Sq. m  | 322.3 Sq. '  |
| Shower Room                | 3.4 Sq. m   | 36.6 Sq. '   |
| Bedroom 1                  | 10.5 Sq. m  | 113.3 Sq. '  |
| Study                      | 7.1 Sq. m   | 76.1 Sq. '   |
| Terrace                    | 3.7 Sq. m   | 40.0 Sq. '   |
| Total Gross Internal area  | 60.1 Sq. m* | 647.0 Sq. ** |

\*Includes walls





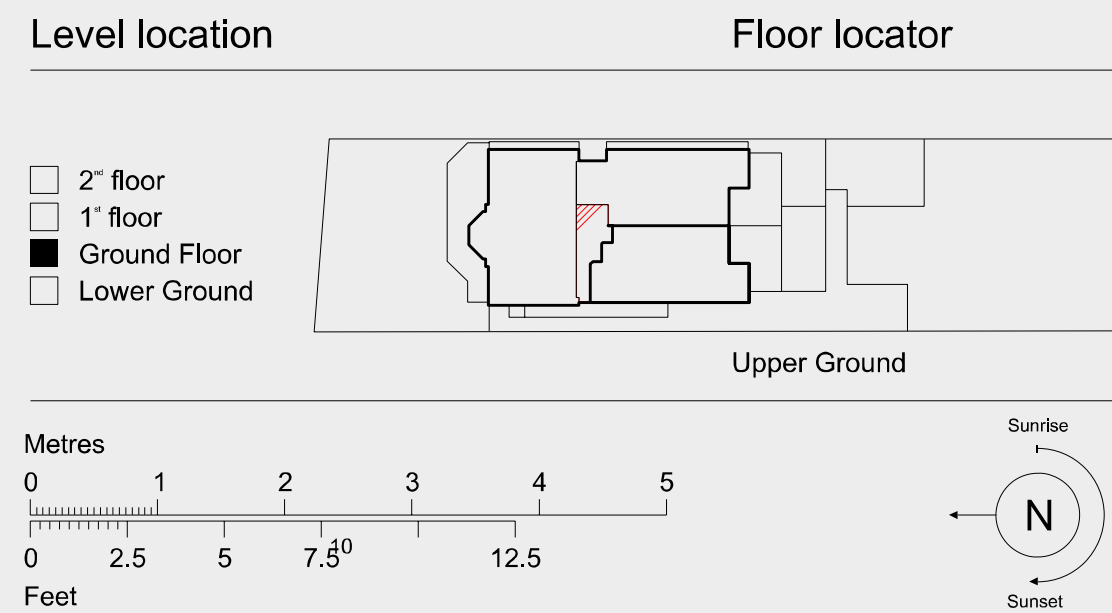
APARTMENT 6

2 BEDROOMS

Dimensions

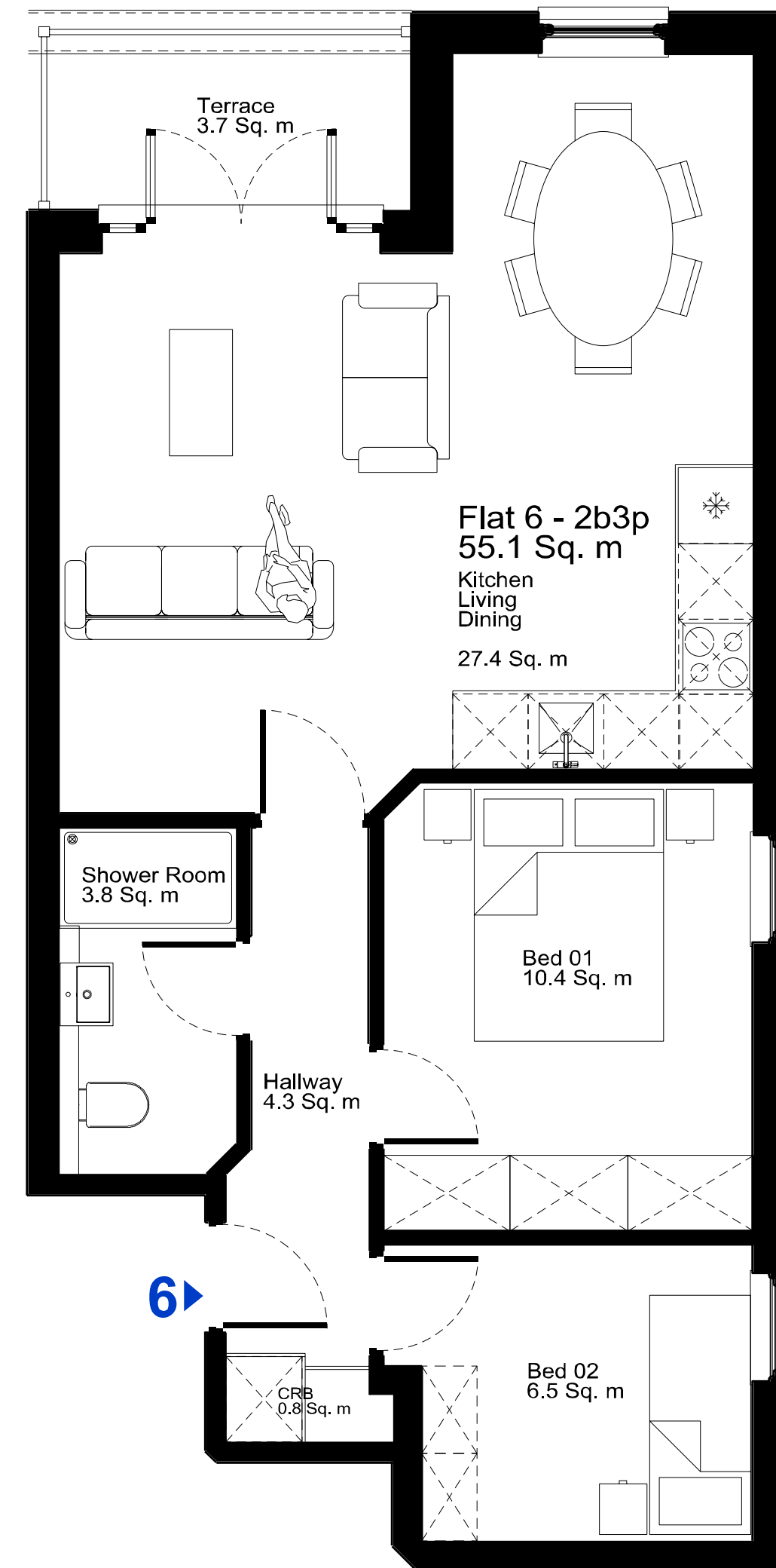
|                            |             |              |
|----------------------------|-------------|--------------|
| Hallway                    | 4.3 Sq. m   | 46.5 Sq. '   |
| Storage                    | 0.8 Sq. m   | 8.9 Sq. '    |
| Kitchen/Living/Dining room | 27.4 Sq. m  | 294.6 Sq. '  |
| Shower Room                | 3.8 Sq. m   | 41.3 Sq. '   |
| Bedroom 1                  | 10.4 Sq. m  | 112.1 Sq. '  |
| Bedroom 2                  | 6.5 Sq. m   | 69.9 Sq. '   |
| Terrace                    | 3.7 Sq. m   | 40.0 Sq. '   |
| Total Gross Internal area  | 55.1 Sq. m* | 593.6 Sq. ** |

\*Includes walls



FLOORPLANS

03



APPROX GROSS  
INTERNAL AREAS

55.1 SQ M

593.6 SQ FT



APARTMENT 7

3 BEDROOMS

Dimensions

|                            |             |               |
|----------------------------|-------------|---------------|
| Hallway                    | 8.4 Sq. m   | 90.9 Sq. '    |
| Storage                    | 0.4 Sq. m   | 4.2 Sq. '     |
| Kitchen/Living/Dining room | 25.1 Sq. m  | 269.7 Sq. '   |
| Shower Room                | 2.2 Sq. m   | 24.0 Sq. '    |
| Bedroom 1                  | 14.2 Sq. m  | 153.2 Sq. '   |
| En-suite (Bed 1)           | 3.6 Sq. m   | 38.4 Sq. '    |
| Bedroom 2                  | 8.8 Sq. m   | 94.6 Sq. '    |
| Bedroom 3                  | 7.6 Sq. m   | 81.7 Sq. '    |
| Total Gross Internal area  | 74.4 Sq. m* | 800.7 Sq. '*' |

\*Includes walls





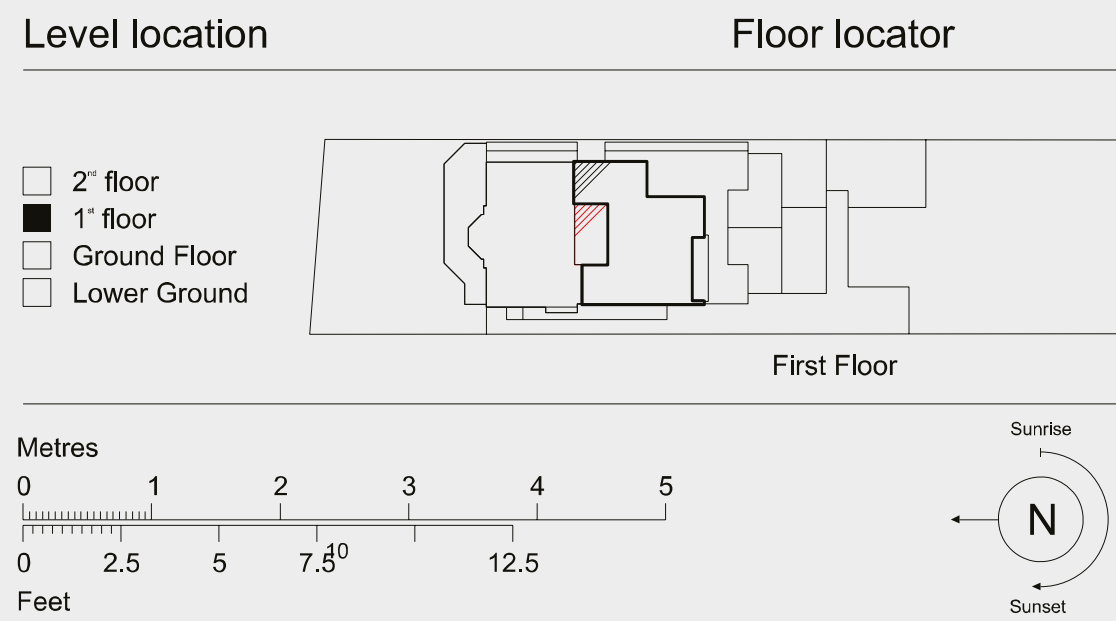
APARTMENT 8

2 BEDROOMS + STUDY

Dimensions

|                            |             |              |
|----------------------------|-------------|--------------|
| Hallway                    | 7.2 Sq. m   | 77.1 Sq. '   |
| Storage                    | 0.4 Sq. m   | 4.6 Sq. '    |
| Kitchen/Living/Dining room | 23.7 Sq. m  | 255.2 Sq. '  |
| Shower Room                | 3.7 Sq. m   | 39.3 Sq. '   |
| Bedroom 1                  | 10.7 Sq. m  | 115.1 Sq. '  |
| En-suite (Bed 1)           | 3.4 Sq. m   | 36.6 Sq. '   |
| Bedroom 2                  | 8.6 Sq. m   | 92.3 Sq. '   |
| Study                      | 7.8 Sq. m   | 83.6 Sq. '   |
| Terrace                    | 6.4 Sq. m   | 69.2 Sq. '   |
| Total Gross Internal area  | 68.2 Sq. m* | 733.6 Sq. ** |

\*Includes walls





# Smart Home Technology\*

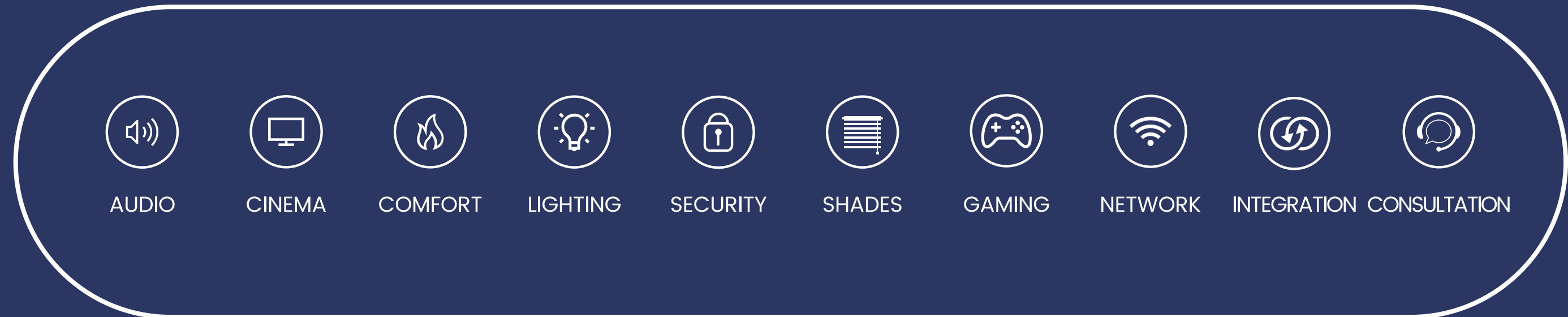
Your new home comes with a smart technology upgrade portal called Avande SELECT.

UNIQUE BOUTIQUE  
DEVELOPMENTS

AVANDE SELECT  
THE FUTURE OF SMART LIVING



\*Available as an upgrade to all Apartments



## TRUST

Avande SELECT is a trusted partner to UBD. We have designed and continue to support smart technology solutions to their developments across London and the South East.

## FUTURE PROOF

Smart Technology is always evolving, that's its nature. With your Avande SELECT portal you can always stay at the cutting edge.

As industry specialists, we get to know about these innovations before the general public and we upgrade your portal immediately. So by the time everyone else is talking about it...you already have it!

## FLEXIBILITY

In your portal, we offer different technology upgrades and what you choose, is entirely up to you. Some customers want enhanced security whilst others want a great sound system. Whatever you decide, our solutions are designed specifically for you and your home.

Whether it's enhanced security, immersive home cinema or intelligent lighting and heating to reduce your energy bills, upgrading your home to a smart home is simple on your portal. Just purchase what you want, select your property, and you'll be up and running in no time.

We are part of the team, so any smart upgrades from the Avande SELECT portal will not affect your warranty.





# SPECIFICATIONS

04



## Kitchens

- Bespoke, fully integrated kitchens with featured cabinetry
- Moonstone worktops with matching splashbacks
- High-end appliances:
  - Induction ceramic hob with matching oven and extractor fan
  - Integrated 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
- Matching glass shower screens
- Bespoke integrated vanity units
- Heated towel rails and underfloor heating



# FEATURES

04

## Innovative Design

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

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.



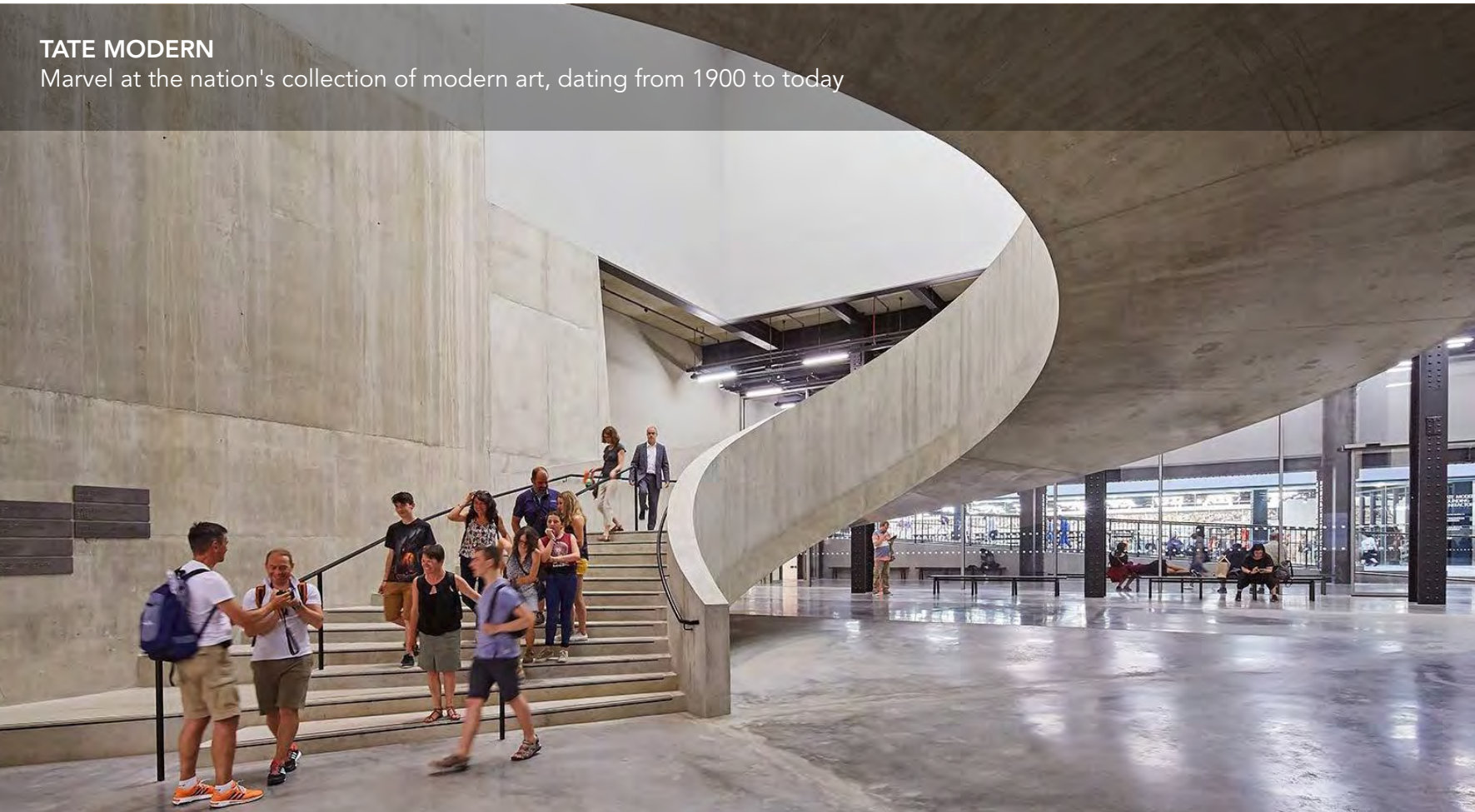


# THE LOCATION

05

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



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



**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



# EDUCATION

05

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



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



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



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



# TRANSPORT

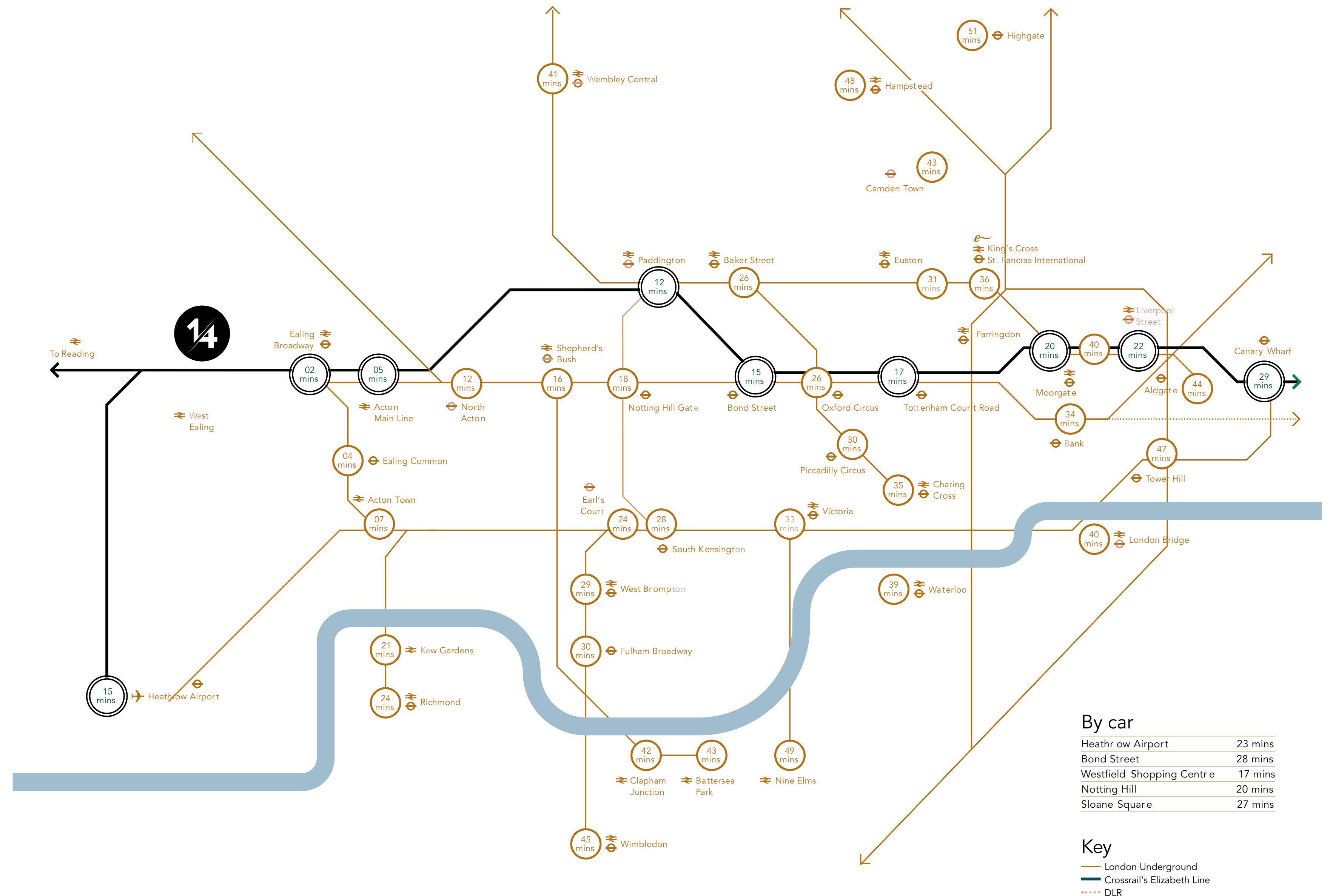
05

## GETTING YOU FROM A TO B

Sutherland Place is ideally located to West Ealing Station (5 Minutes) & Ealing Broadway Station (18 Minutes)

- Elizabeth Line
- Central Line
- District Line

Heathrow connect





# LOCATION

05

## 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.





# LOCATION

05

## YOUR NEIGHBOURHOOD

Sutherland 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

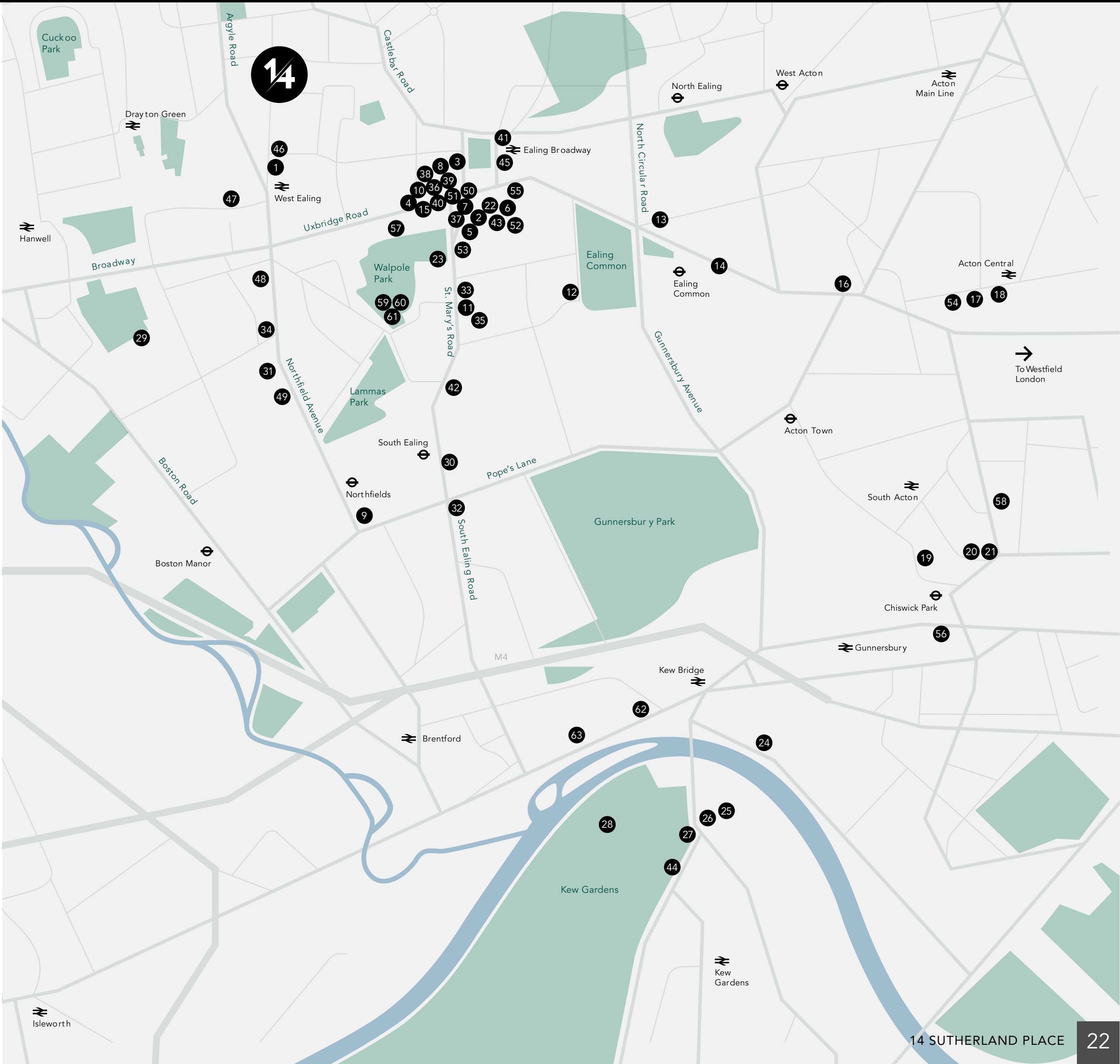
- 38 Artisan Coffee School
- 39 Café Zee
- 40 Gail's
- 41 Electric Coffee Company
- 42 Munson's
- 43 Benji's Buns
- 44 Newens The Original Maids of Honour

### 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

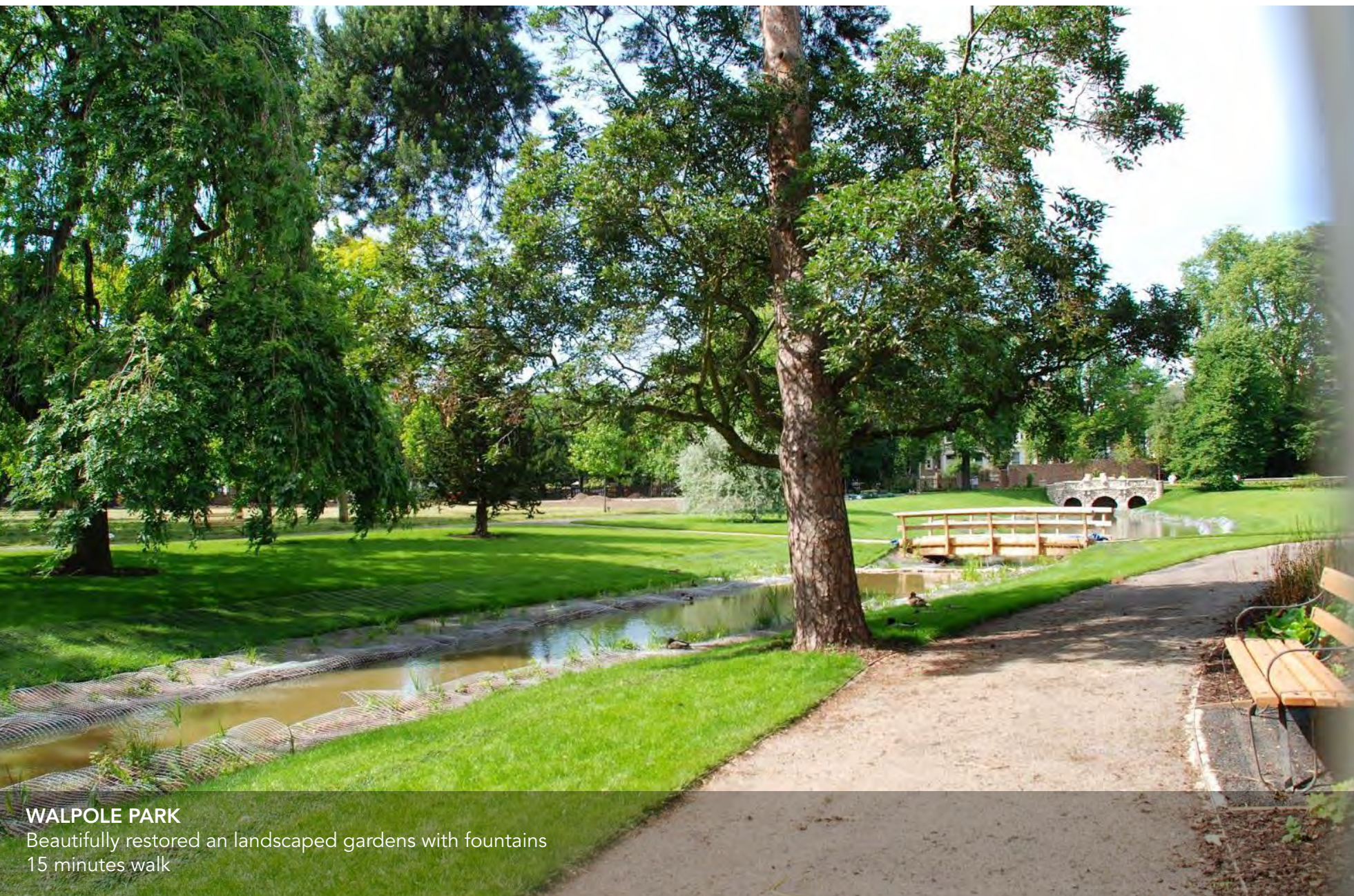
- 57 The Questors Theatre
- 58 Ealing Blues Festival\*
- 59 Ealing Beer Festival\*
- 60 Ealing Comedy Festival\*
- 61 Ealing Jazz Festival\*
- 62 London Museum of Water & Steam
- 63 The Musical Museum







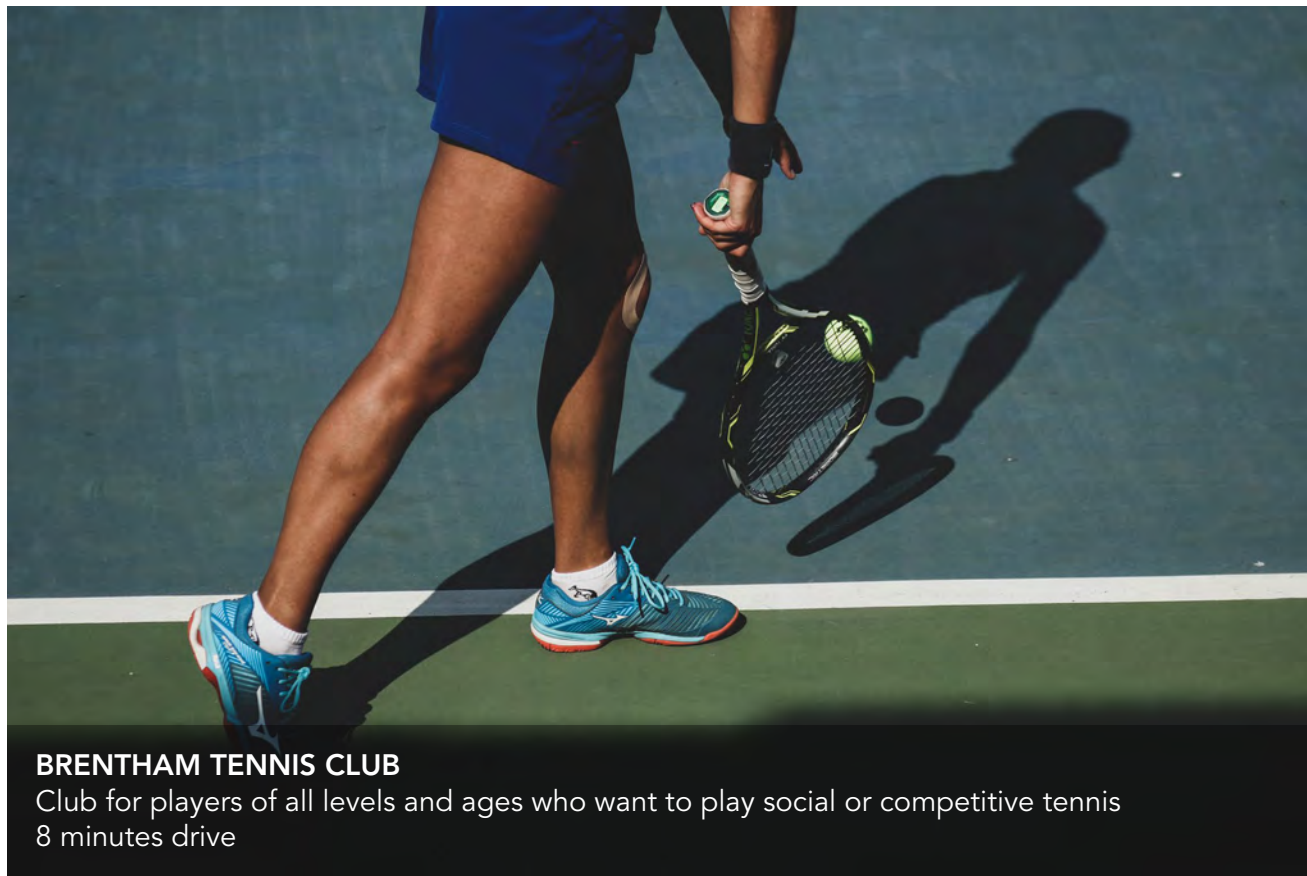
**EALING GOLF CLUB**  
Home to 18 holes of delightful but challenging parkland golf  
8 minutes drive



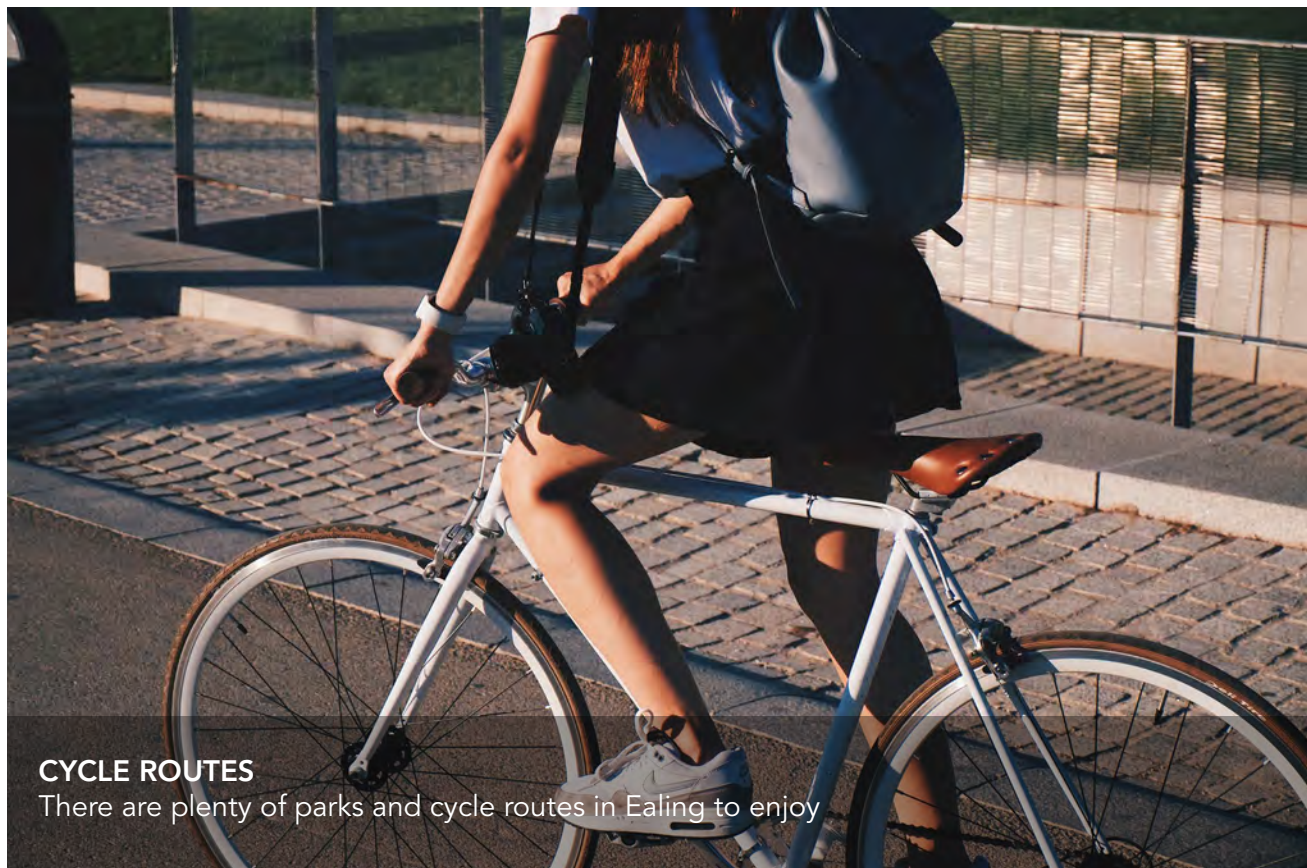
**WALPOLE PARK**  
Beautifully restored an landscaped gardens with fountains  
15 minutes walk



**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



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

# LIFESTYLE

05

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





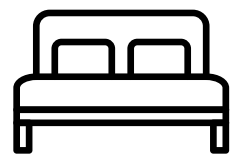
# PREVIOUS PROJECTS

05



# COMING SOON

42 CRESWICK RD, W3

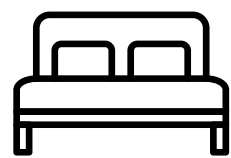


9  
1, 2 & 3  
Bedroom  
Apartments



Estimated Completion  
Q4 2024

TWYFORD COURT, W3

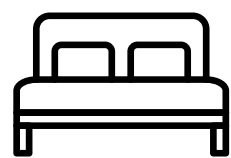


5  
1 bed  
apartments



Estimated Completion  
Q2 2024

50 CRESWICK, W3



9  
1, 2 & 3  
Bedroom  
Apartments



Estimated Completion  
Q2 2025



## 06 CONTACT US

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Vendor Solicitors

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Recommended Mortgage Advisor

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**setfords**

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