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HANWELL SQUARE
LONDON W7

CGI INDICATIVE ONLY AND SUBJECT TO CHANGE

West London's undiscovered Crossrail hotspot

Hanwell Square brings you a new West London community where apartments, shops and businesses come together, centered around a vibrant village square and landscaped courtyards.

It's located in Hanwell W7, in the borough of Ealing and is one of London's last truly undiscovered gems.

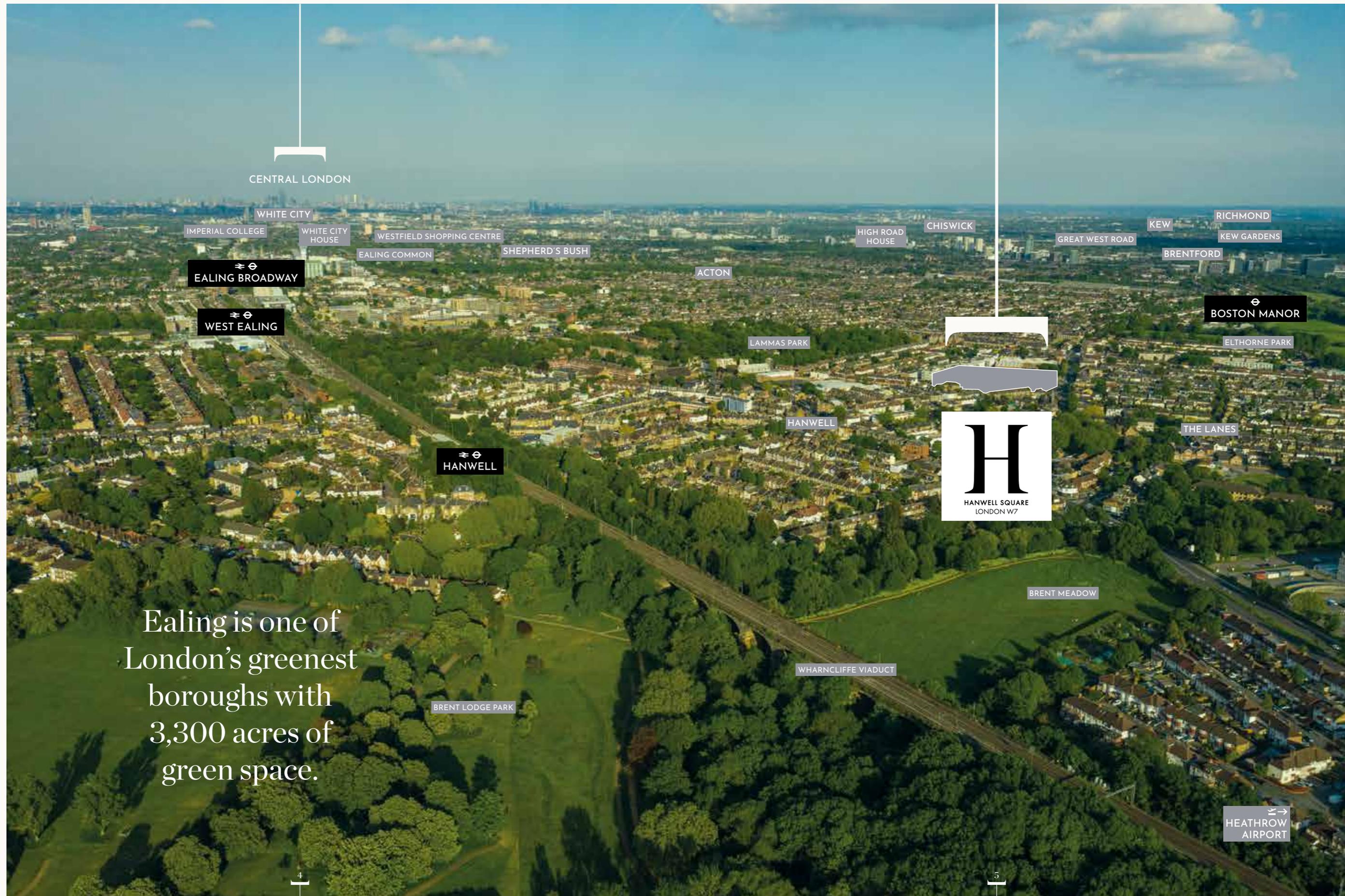
This is somewhere with a strong sense of self; brimful of character and individuality, with a welcoming community and plenty going on. With its clusters of friendly independent cafés, bars and shops, and over 3,300 acres of green space within the borough of Ealing, Hanwell has a wonderfully relaxed, villagey feel.

As one of West London's undiscovered Crossrail hotspots, you almost forget you're just 12 minutes from central London. Soon to be served by the new Elizabeth line from Hanwell station, Hanwell Square is an address where you can live well and belong; a most characterful corner of London to call home.



Carnival Square

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CENTRAL LONDON

WHITE CITY

IMPERIAL COLLEGE

WHITE CITY HOUSE

WESTFIELD SHOPPING CENTRE

EALING COMMON

SHEPHERD'S BUSH

HIGH ROAD HOUSE

CHISWICK

GREAT WEST ROAD

KEW

RICHMOND

KEW GARDENS

BRENTFORD

EALING BROADWAY

ACTON

BOSTON MANOR

WEST EALING

LAMMAS PARK

ELTHORNE PARK

HANWELL

HANWELL

THE LANES

H
HANWELL SQUARE
LONDON W7

Ealing is one of London's greenest boroughs with 3,300 acres of green space.

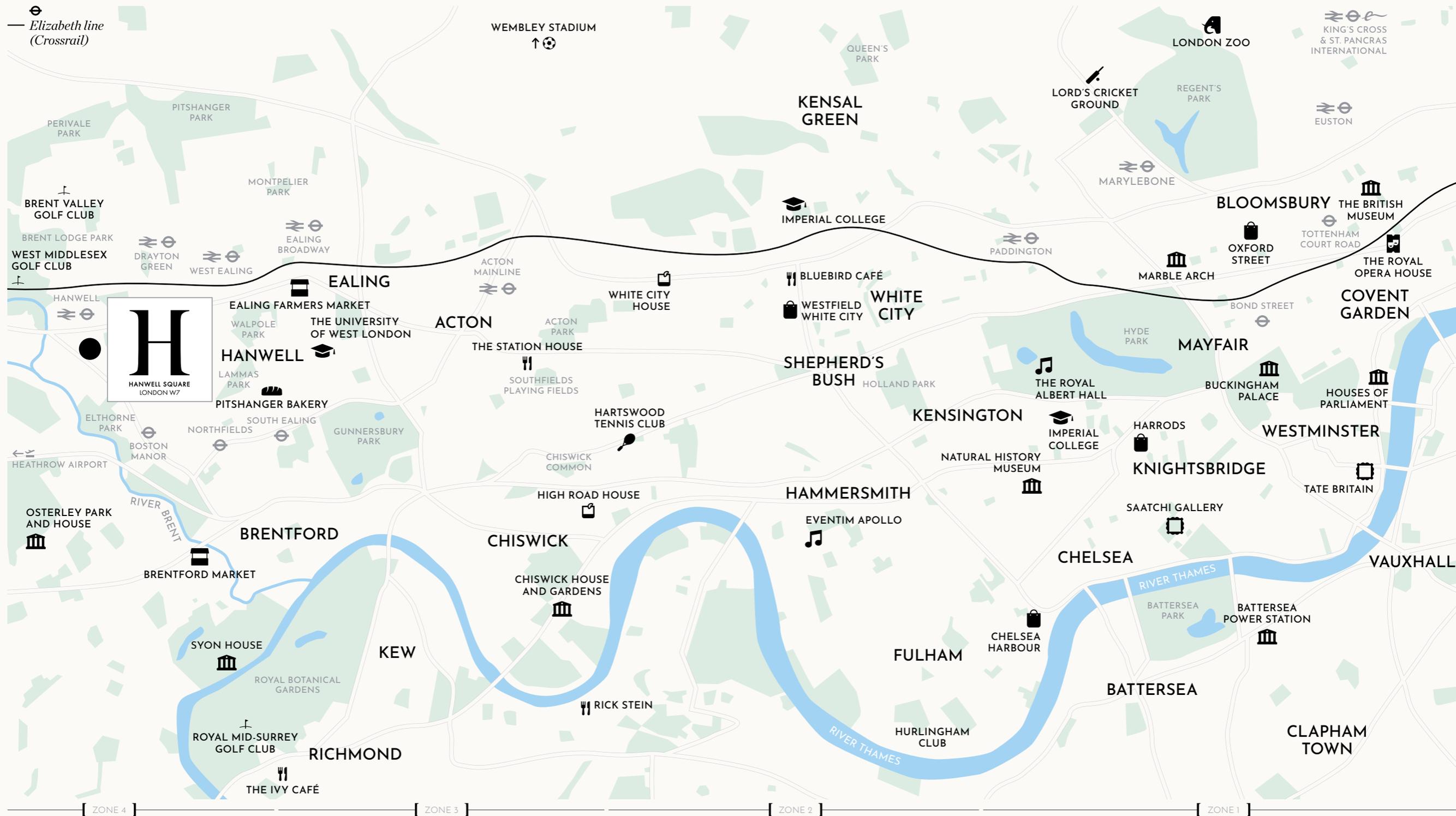
BRENT MEADOW

BRENT LODGE PARK

WHARNCLIFFE VIADUCT

HEATHROW AIRPORT

Hanwell Square
West London neighbours



MAP NOT TO SCALE AND SHOWS APPROXIMATE LOCATIONS ONLY.



A compelling story
Hanwell Square

“For many years east London has boasted some of the most notable residential developments with large swathes of land available, however West London is now having something of a renaissance.

In recent months buyers’ preferences have changed dramatically, with buyers focusing heavily on outside space. Hanwell is situated within the greenest borough in London. With its access to lovely green spaces and future connectivity with the arrival of the Elizabeth line, the area appeals to both the domestic purchasers and buy-to-let investors.”

*Emma Fletcher-Brewer
Partner, Knight Frank*

1. Well connected

Hanwell Station will be served by the new Elizabeth line, offering high speed services direct to central London every five minutes at peak times. International travel from Heathrow will be easily accessible.

*Heathrow – 11 minutes
Bond Street – 17 minutes*

2. Huge regeneration

Benefit from the recent transformation of neighbouring regeneration areas around Ealing, as well as the arrival of Crossrail at Hanwell Station which will see improvements to the area.

3. Excellent development team

Award-winning developers, FABRICA in partnership with Higgins and their unique approach to delivering large-scale mixed tenure and regeneration projects, together form a development team with extensive history and experience.

67%

House price growth in Ealing since 2010

Source: Office for National Statistics (July 2011–2021)

18%

Forecast house price change in Greater London 2021–2025

Source: Knight Frank

4. Outstanding education

73 outstanding or good primary and secondary schools in the borough. Imperial College at White City only 5 miles away. Top London universities a short ride away on the Elizabeth line.

Source: Ofsted

5. Heritage village

The quintessential oasis of Hanwell Village, with its Victorian cottages, river and canal is quite literally on your doorstep.

6. Surrounded by green space

One of London’s greenest boroughs with 3,300 acres of green space, golf courses, parks, walks, sports facilities and cycle paths.

15%

Increase in the number of people moving to Ealing from other parts of the UK over the last five years

Source: Office for National Statistics (2020)

69%

Proportion of people moving to Ealing aged below 35 in 2020

Source: Office for National Statistics (2020)

7. A new village square

Hanwell Square is built around a vibrant new public square and flanked by plenty of inviting outdoor space.

8. Good neighbours

Rub shoulders with Ealing, Brentford, Chiswick, White City, Richmond and Kew. All are close by.

9. Thriving local economies

Close to the established areas of Brentford, Chiswick and White City with their mix of established and start-up businesses.

£1,625

Average monthly rent in Ealing for a 2-bed flat (Q2 2021)*

*Source: Knight Frank *asking rents*

17.6%

*Rental change for flats in Ealing over the last ten years**

*Source: Knight Frank *asking rents*

15%

Forecast UK rental change 2021–2025

Source: Knight Frank



Hanwell, W7



*An emerging, quintessential
West London neighbourhood,
with its wealth of village
characteristics, style and charm.*



Clocktower Café



The Dodo Micropub



Conolly del Ponds



West Middlesex Golf Club



The Little Wonder



The Grosvenor



Fade to Black



River Brent



The Viaduct



Hanwell Flight of Locks

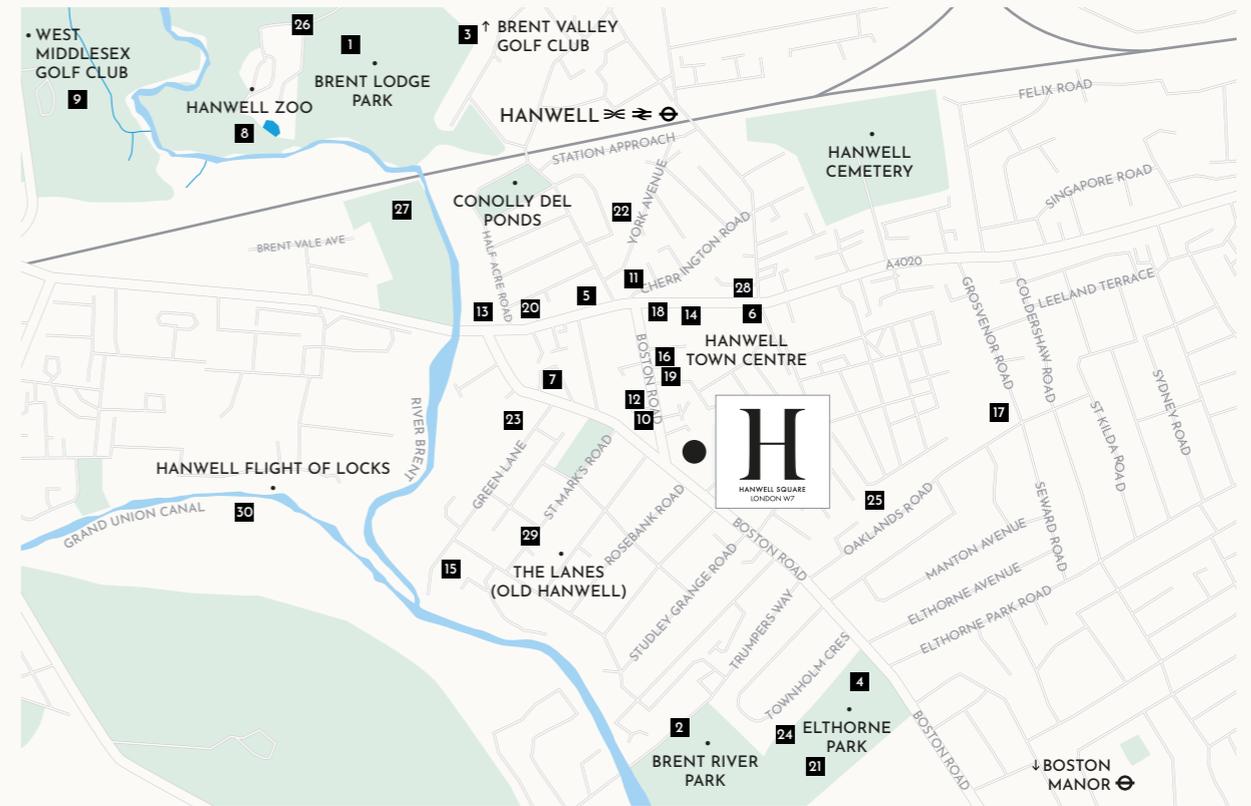


The Grand Union Canal



The Golden Chip

The hotspots of Hanwell



MAP NOT TO SCALE

Shops and Leisure

1. Brent Lodge Park
2. Brent River Park
3. Brent Valley Golf Course
4. Elthorne Park
5. Floral Creations, Florist
6. Gold's Gym
7. Hanwell Green
8. Hanwell Zoo
9. Middlesex Golf Club
10. W7 Emporium

Food and Drink

11. Clocktower Café
12. The Dodo Micropub
13. The Viaduct Pub
14. Fade to Black Coffee Shop
15. The Fox Public House
16. The Golden Chip
17. The Grosvenor
18. The Kings Arms Public House
19. The Little Wonder Bakery
20. L'oro di Napoli Restaurant

Schools

21. Elthorne Park High School
22. St. Joseph's Primary School
23. St. Mark's Primary School
24. Mission Polish School
25. Oaklands Primary School

Heritage

26. The Hermitage
27. Hanwell Meadow and Viaduct
28. St. Mellitus Church
29. The Lanes (Old Hanwell)
30. Grand Union Canal and Hanwell Flight of Locks



Getting around

Hanwell is ideally placed – away from the city hustle, yet only a short ride from the heart of London.

Connections are excellent; Crossrail will take you to Paddington in 12 minutes and Bond Street in 17 minutes. International travel is also within easy reach with Heathrow Airport only 11 minutes away.





Crossrail **ELIZABETH LINE** is Europe's largest infrastructure project.

You are 24 minutes away from

Liverpool Street,  you can be at



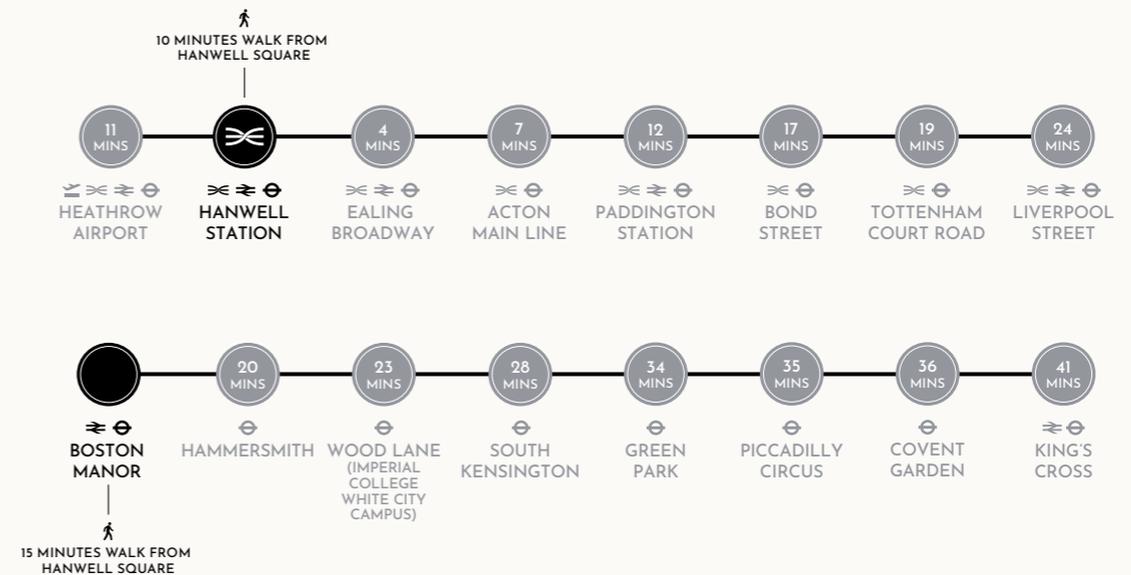
Heathrow Airport in only

11 minutes and

shopping  on *Bond Street*

in only 17 minutes.

Elizabeth line



London Underground



JOURNEY TIMES CALCULATED FROM HANWELL STATION AND BOSTON MANOR USING TFL.GOV.UK, CROSSRAIL.CO.UK AND GOOGLE MAPS AND ARE DEPENDENT ON TIME OF TRAVEL.



St. Mark's Primary School



Oaklands Primary School



Imperial College, White City

Just under 5 miles away is *Imperial College* which is ranked *8th worldwide* by the 2021 QS World University Ranking, *4th in Europe*, and *1st in London*.



Elthorne Park High School



London School of Economics



University College London

73 outstanding or good primary and secondary schools in the borough of Ealing.

Source: Ofsted

Top London universities a short ride away on the *Elizabeth line*.



The great outdoors

There's lush green space and a new vibrant public square right on your doorstep. And you don't have to wander far from Hanwell Square to find an abundance of nature, parks, trees, walks and cycle paths. Brent Lodge Park, with its tranquil riverside meadows, zoo and yew tree maze is just around the corner. The ancient Elthorne Park, and the Victorian-built Grand Union Canal, lie to the south. While a swathe of playing fields, allotments and two golf courses skirt the banks of the nearby River Brent.





Ealing



is one of

London's greenest



boroughs

with



3,300 acres of

green space



and is neighbour

to some of *West London's*

most beautiful

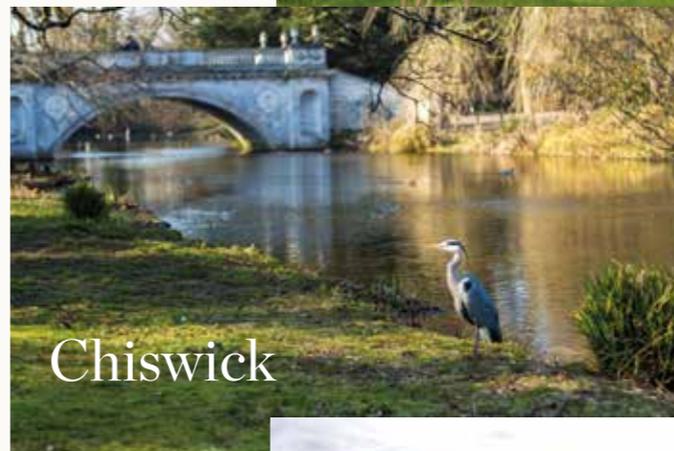


boroughs.

Source: Ordnance Survey



Richmond

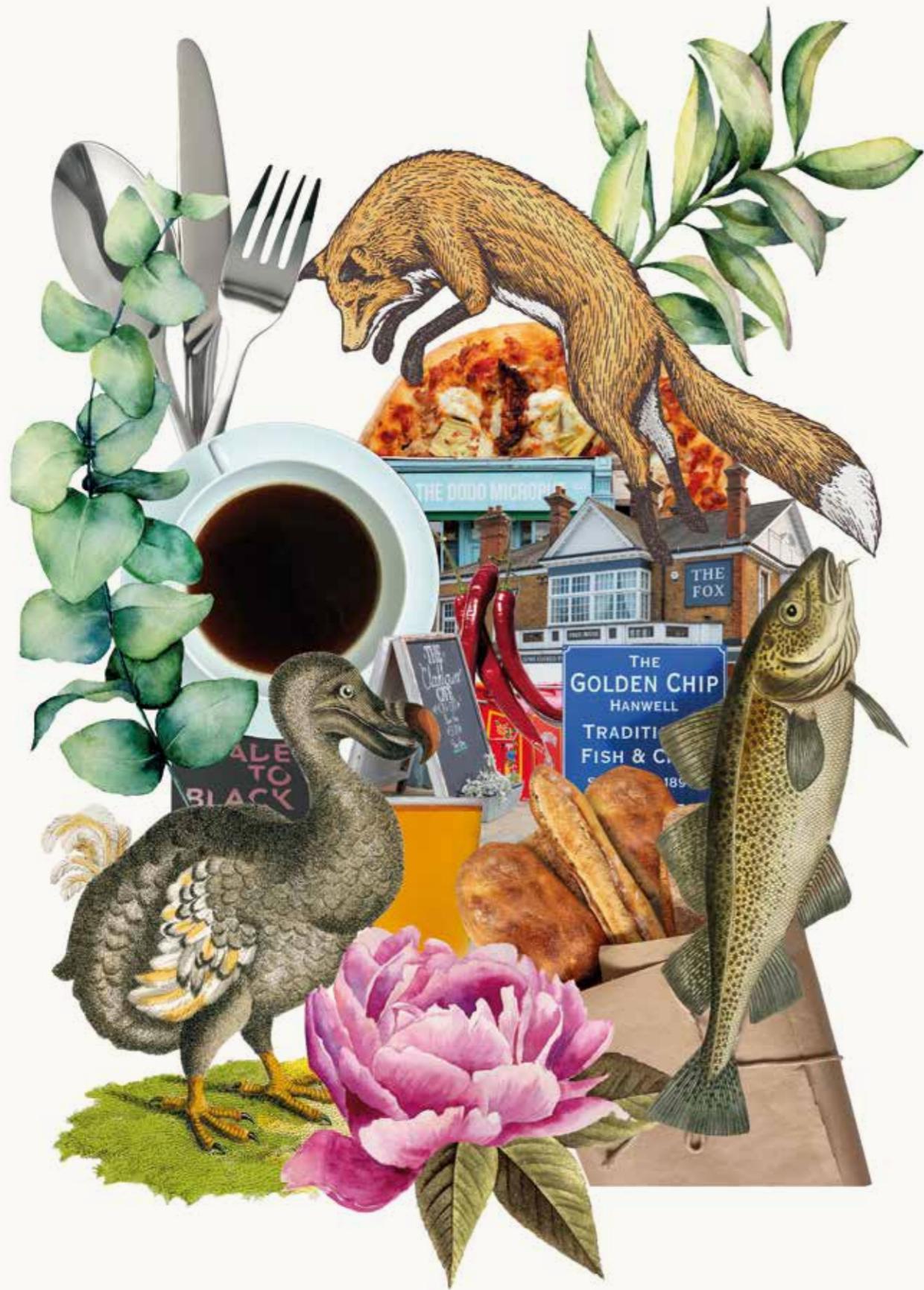


Chiswick

Richmond Park, 6 miles
Chiswick Park, 3.5 miles
Kew Gardens, 3.5 miles



Kew



On the menu

Hanwell is blessed with plenty of quirky, independent pubs, cafés and restaurants. The Fox (est. 1848) and The Dodo (with its own micro-brewery) are ever-popular local watering holes, while The Golden Chip has been serving superb fish suppers since 1896. Drop into Fade to Black for a steaming flat white, or pick up a fresh sourdough loaf from The Little Wonder artisan bakery.



High Road House

Chiswick, 4.5 miles



The Fox

Hanwell, 0.5 miles



The Ivy Café

Richmond, 5.5 miles



Westfield London

White City, 6.5 miles



Rick Stein

Barnes, 7 miles



Brentford Market

Brentford, 2.4 miles



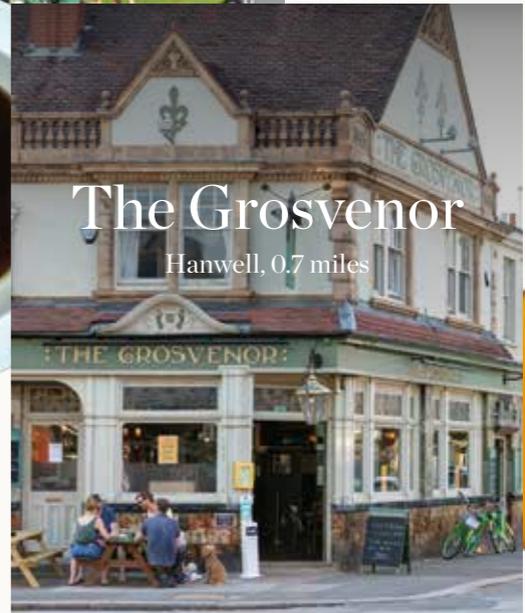
White City House

White City, 7 miles



Fade to Black

Hanwell, 0.5 miles



The Grosvenor

Hanwell, 0.7 miles



Music to your ears

Hanwell reverberates each year as it hosts the Hanwell Hootie. This is a loud, proud tribute to local hero Jim Marshall, who opened his first amplifier shop here in 1962. Famous early customers included Jimi Hendrix and Pete Townsend. The Hanwell Carnival, meanwhile, is the oldest and second largest annual carnival in London, with its lively parade attracting some 50,000 people.



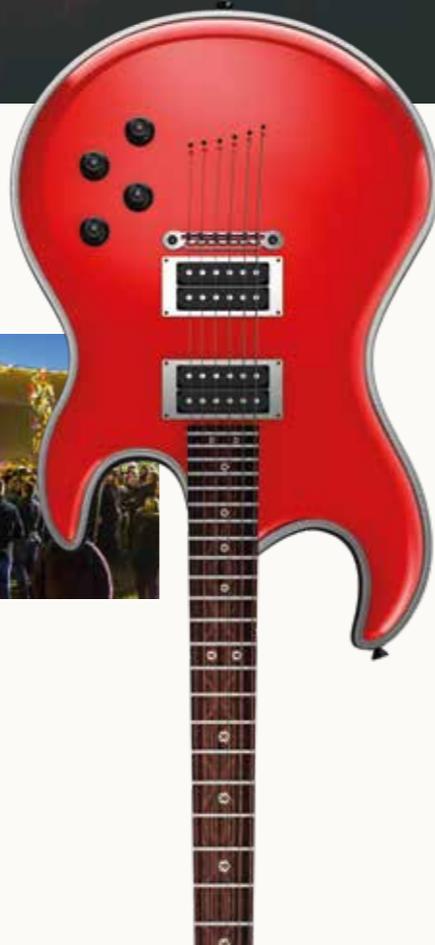


Wembley Stadium

Wembley, 6 miles away



Hanwell Hootie



Hanwell Hootie

Hammersmith Apollo

Hammersmith, 6 miles away

Hanwell Square, W7



*West London's newest
neighbourhood is emerging –
Hanwell Square sees thoughtfully-
crafted studio, one and two bedroom
apartments in a village style
community coming together.*



Welcome to Hanwell Square

Elegant new homes, available as studios, one and two bedroom apartments. Hanwell Square offers a concierge and private gym, along with a host of modern amenities. Built around a vibrant public square, residents can enjoy landscaped courtyards and roof gardens in this new village style community.

Concierge

Gym

Public square

Roof gardens

Landscaped courtyards



"We have worked in West London and the London Borough of Ealing for many years and are excited to have the opportunity to continue our portfolio in Hanwell. With a truly village feel, we believe Hanwell Square really is one of London's last hidden gems."

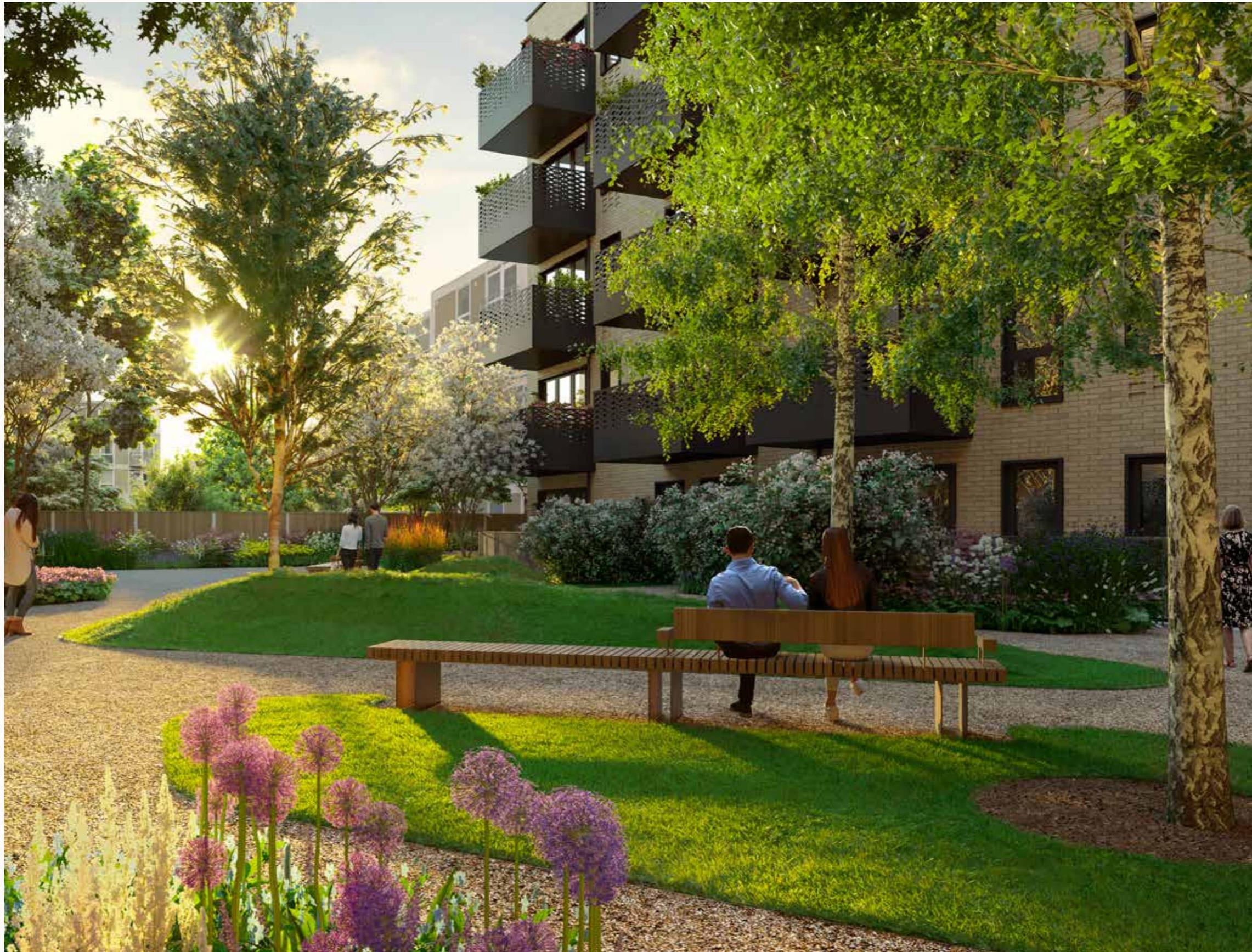
Rosie Nesbitt, Sales and Marketing Director, FABRICA

- Private
- Shared Ownership
- Affordable Rent by A2Dominion
- 🚲 Bike Store
- 🗑️ Refuse Store
- ➔ Communal Entrances
- (A) Private
- (B) Private
- (C) Private
- (D) Private
- (E) Private and Shared Ownership









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Hanwell Square Courtyard



Residents' Roof Terrace

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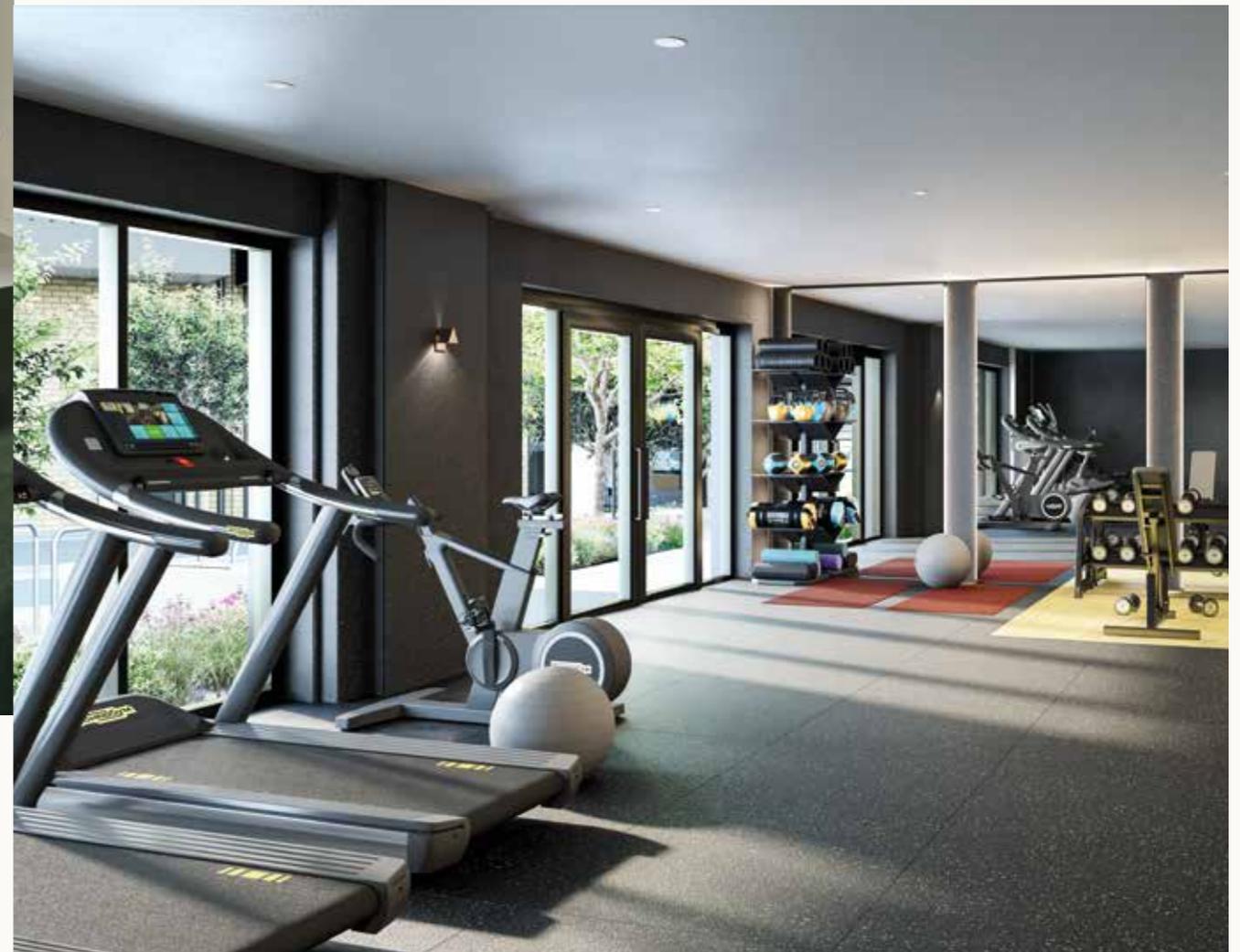


CGIs INDICATIVE ONLY AND SUBJECT TO CHANGE
 PLEASE NOTE THE 360-UNIT SCHEME IS SUBJECT TO PLANNING APPROVAL. BUILDING, SQUARE AND ROAD NAMES ARE SUBJECT TO CHANGE.

“The concierge space features bold interiors that feel like an extension of the private residences. The gym is a bright space with brass highlights, a continuation of the communal areas and concierge lobby.”

*Katie Earl, Co-Founder & Creative Director,
 No.12 Studio*

← Concierge Reception
 ↓ Residents' Gym



“A compelling example of a contemporary, classic, interior design and architecture. The design is successful due to its meticulous consideration for a harmonious aesthetic. A refined, elegant yet masculine monochromatic palette lends itself to aid the purchaser in making their own mark on their modernist apartment.”

*Katie Earl, Co-Founder
& Creative Director, No.12 Studio*



“Keeping the palette of materials concise, No.12 utilised an entirely dark selection of materials for the kitchen maintaining consistency of design and offering an unapologetic approach to the interior design. The ultimate specification in masculine kitchen design.”

Katie Earl, Co-Founder & Creative Director, No.12 Studio



Kitchen

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“The bedrooms are neutrally designed serene spaces with a light, fresh palette with loop pile wool blend carpets and a bright, neutral wall colour. Delivering a respectfully contemporary interior combined with a space suitable for modern living.”

*Katie Earl, Co-Founder
& Creative Director, No.12 Studio*



Bedroom

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“Materials were key in the design for the bathroom interiors. Integrating light and dark areas within the palette to complement the purchasers’ use of the space. No.12 explored how contrasting tones could connect to offer a holistically conceptual interior. No.12 devised a unique contemporary space utilising lighter materials, textures and colour. Simple brushed satin metal finishes offer a pared back aesthetic.”

*Katie Earl, Co-Founder
& Creative Director, No.12 Studio*

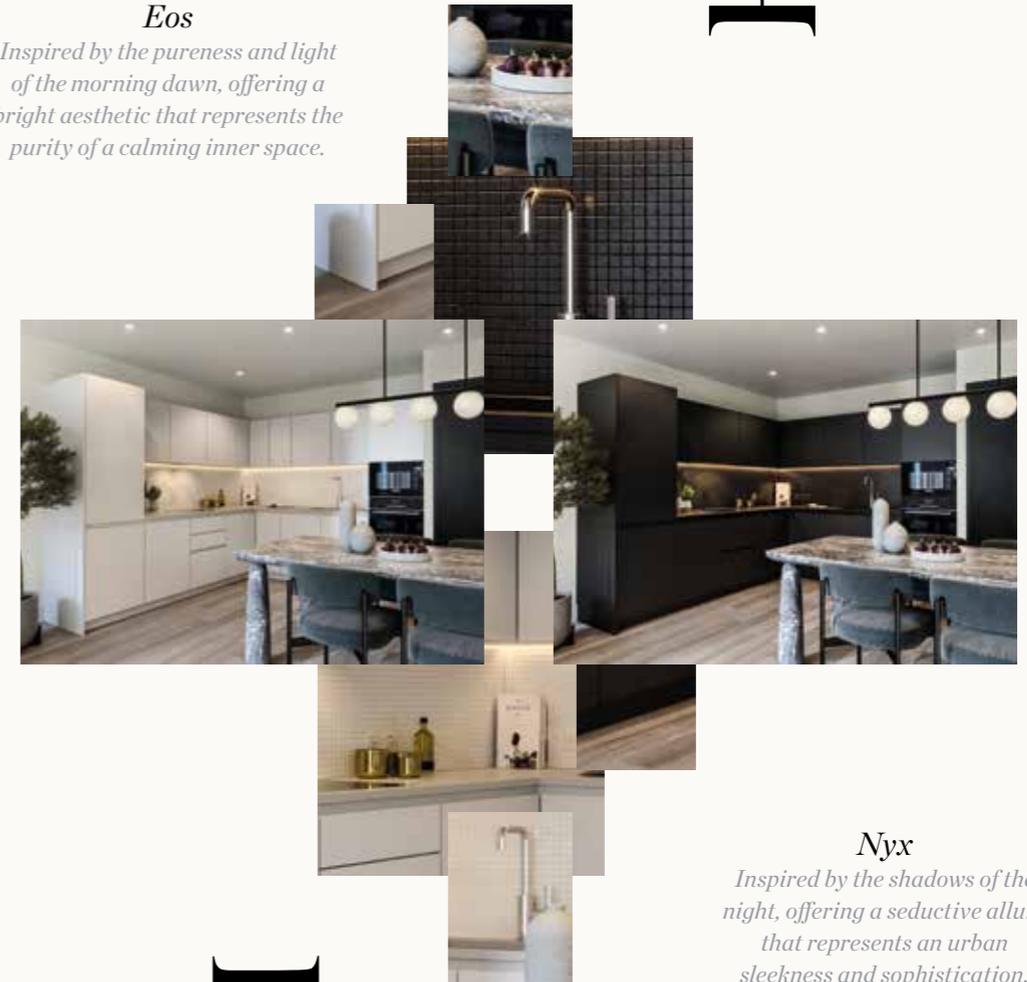
Wholly contemporary
yet respectfully classic

*Designed by award-winning interiors practice
No.12 Studio, apartments at Hanwell Square feature
interiors that are both welcoming and effortless.*



Eos

*Inspired by the pureness and light
of the morning dawn, offering a
bright aesthetic that represents the
purity of a calming inner space.*



Nyx

*Inspired by the shadows of the
night, offering a seductive allure
that represents an urban
sleekness and sophistication.*



Specification

FLOOR FINISHES

Wide plank engineered wood flooring to hallway, lounge, kitchen and dining areas

Carpet to all bedrooms

Note: Studio apartments have wide plank engineered wood flooring

Ceramic floor tiling to bathrooms and en-suites

Stone tile to balconies

BEDROOM

Full height built in wardrobes with hinged doors to master bedrooms

KITCHEN

Handleless kitchen units including wall and base units with built in appliances

Silestone worktops

Porcelain tile splashback

Bosch built in fridge/freezer

Bosch flush mounted induction hob

Bosch built in microwave oven

Bosch built in multifunction single oven

Bosch built in dishwasher

(sizes may vary please refer to your sales consultant)

Bosch washer/dryer located in utility cupboard

Integrated canopy extractor

Under cabinet LED lighting integrated to underside of wall units

Stainless steel under-mounted kitchen sink

Brushed stainless steel deck mounted mixer tap

BATHROOM/EN-SUITES

Ceramic tiling to bathrooms and en-suites to datum level with feature wall tile above

Emulsion paint on one wall in bathroom/en-suite

Semi-recessed basin set on vanity top with brushed stainless steel mixer tap

Bespoke wall mounted vanity storage cupboard with frameless mirror located above WC and basin, with integrated shaver socket and lighting

Built in single ended bath with handheld shower and wall mounted overhead shower

White shower trays with wall fixed shower head and handheld shower

Wall hung WC with concealed cistern and soft close seat and cover

Glazed bath and shower screen

Chrome wall mounted electric towel rail



UTILITIES

Energy efficient lighting system with integrated sprinklers, heat and smoke detectors

Audio/visual door entry system

Wiring for Sky Q to living rooms and bedrooms (subscription required)

Wiring for Hyperoptic broadband (subscription required)

Low level sockets in white throughout

Double sockets with USB to kitchen counters and either side of beds

Dimmer switches in white finish to living area and master bedroom

HEATING & HOT WATER

Combined heat and power from centralised system

Hot water supplied by centralised boiler system

Underfloor heating

SECURITY & PEACE OF MIND

10-year warranty cover under LABC Scheme

Concierge service

Access to apartments via audio/visual entry system

Multi point locking to entrance doors

Mains supply operated smoke/heat detectors with battery back up

2-year developer warranty

RESIDENTS' FACILITIES & COMMUNAL AREAS

Concierge located in Sarsen House offering concierge service

Residents' only gym featuring a range of gym equipment

Residents' roof terraces located on Sarsen House

Landscaped communal gardens and courtyards

Cycle storage with secure access

Parking available at additional cost (please speak to your Sales Representative)

No.12 Studio designed residential lobbies with residential cores served by passenger lifts

SUSTAINABLE FEATURES

Green roofs for biodiversity

Array of PV cells to the roofs

Bin stores with regular and recycling waste provided



The Developers
About FABRICA

FABRICA is part of an award-winning property business, committed to creating meticulously designed, skilfully produced homes. From apartments of striking urban architecture to houses with a more rural intimate charm, our aim is always the same: to create beautifully designed homes that are a real pleasure to live in.

Our design ethos and commitment to sustainability mean that our homes are built in carefully considered locations and are sympathetic to the environment. Every project reflects our dedication to thoughtful design, sustainable living and to providing an outstanding experience for our customers.

People are at the heart of everything we do, and because we own and manage all our properties, our commitment to providing the best possible service for our customers never stops. Our estate management team is exceptional and has the awards to prove it.

FABRICA is part of the A2Dominion Group. With over 70 years of experience and an asset base of £8.7 billion across almost 38,000 homes, in London and southern England, we are one of the UK's largest developers. Our A+ credit rating and pipeline of 6,000 homes, combined with our partnerships with world-class architects and interior designers, ensures that we maintain our unique approach to house building.

We don't just build remarkable homes, we invest all profits into projects which benefit communities and create better ways to live.

Pride in every detail is what we live by.

FABRICA
by A2Dominion

Carlton House, London SW15



Jigsaw, London W13



Wyndham Studios, London SE5



Queen's Wharf, London W6

The Developers
About Higgins Group PLC

Higgins Group PLC has been operating within London and the Home Counties for over 50 years as an established Developer and Contractor. Established in 1961, we have developed a recognised brand and a reputation synonymous with quality delivery, which is a key element to the success of our business and our continued reliance on working in partnership with clients.

We remain one of the largest privately owned regional developer constructor organisations operating in the London residential market. We are therefore a business of sufficient scale and capacity to enable delivery of large-scale residential schemes, whilst being sufficiently lean and flexible to respond dynamically to current changes within market conditions or the ever-changing needs of our key clients.

We have an extensive track record of delivering all tenures of housing within mixed tenure and estate regeneration projects in partnership with Private Sector blue chip clients, Special Purpose Vehicles, Local Authorities, Registered Providers and other Public Sector Clients.

The dual functions of Developer and Constructor allows us to have a unique approach to delivering large-scale mixed tenure and regeneration projects, utilising the proven new build and refurbishment expertise of Higgins Partnerships and the commercial development expertise of private sales funding and marketing from Higgins Homes.

Higgins Homes is the private development arm of the Higgins Group. Since we began designing and building homes over 50 years ago, Higgins Homes has become a well-respected name across London and the South East, winning numerous industry awards and establishing a hard won reputation for excellence along the way.

Higgins

Oval Quarter, London SW9



Augustus Lodge, Essex IG7



Clissold Quarter, London N4



St. Bernards, Southall UB2

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**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

A JOINT DEVELOPMENT BY

FABRICA
by A2Dominion

Higgins

A residential joint venture development between FABRICA and Higgins on behalf of A2DD-HP Boston Road LLP.
The information in this document has been prepared solely for the purpose of providing general information about Hanwell Square. FABRICA by A2Dominion and its agents have taken care to ensure that the information is accurate at the time of its inclusion in this brochure, but does not guarantee the accuracy or completeness and shall not be liable for any loss or damage which may arise from reliance on the information. All illustrations and computer-generated images reflect the artists' interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. The developers reserve the right to make modifications to the overall plans of Hanwell Square, changes to architectural and interior features and finishes, brands, colours, materials, building design, specifications, ceiling heights, flooring patterns and floorplans without notification.

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Design, Art Direction and Collage Illustrations by Simple



- Hanwell (cover)**
1. The Fox Public House
 2. Grand Union Canal
 3. Wharncliffe Viaduct
 4. Elthorne Park
 5. Hanwell Clock Tower
 6. Jim Marshall Blue Plaque
 7. Hanwell Zoo, Lima
 8. The Kings Arms Public House
 9. The Little Wonder Bakery
 10. Clocktower Café
 11. The Golden Chip
 12. Millennium Maze
 13. The Hermitage
 14. River Brent, Swan
 15. The Lanes, Hanwell
 16. Big Ben, London



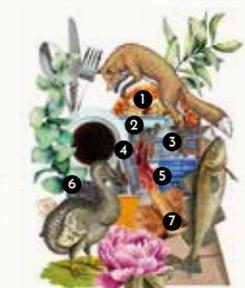
- Getting around**
1. Big Ben
 2. London Underground Train
 3. Hanwell Station
 4. The E3 bus to Chiswick
 5. St. Paul's Cathedral



- Seats of learning**
1. St. Mark's Primary School
 2. Oaklands Primary School
 3. Elthorne Park High School



- The great outdoors**
1. The Lanes, Cherry Blossom
 2. Wharncliffe Viaduct
 3. Elthorne Park
 4. Hanwell Flight of Locks
 5. River Brent, Swan
 6. Millennium Maze
 7. Hanwell Zoo, Lima



- On the menu**
1. Loro di Napoli
 2. The Dodo Micropub
 3. The Fox Public House
 4. Clocktower Café
 5. The Golden Chip
 6. Fade to Black Coffee Shop
 7. The Little Wonder Bakery



- Music to your ears**
1. Hanwell Hootie
 2. Hanwell Carnival

hanwellsquare.com