

DEVELOPED BY:



14 SUTHERLAND
PLACE
W13

SUMMER 2024



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

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.



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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.



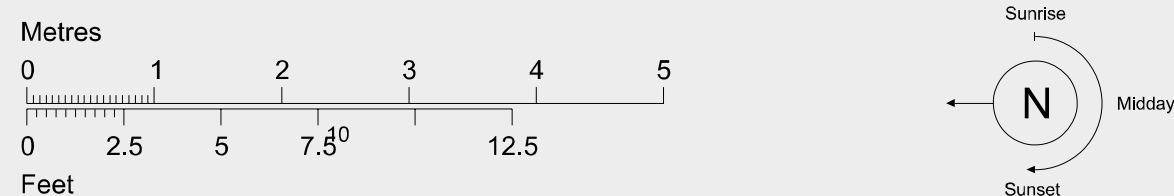
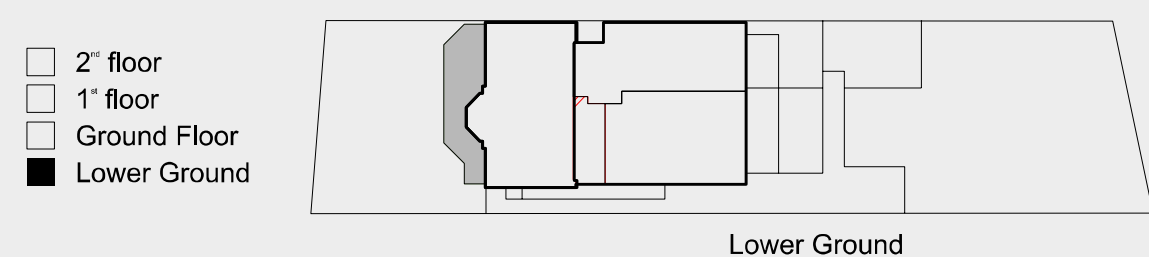
APARTMENT 1 3 BEDROOMS

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. '**

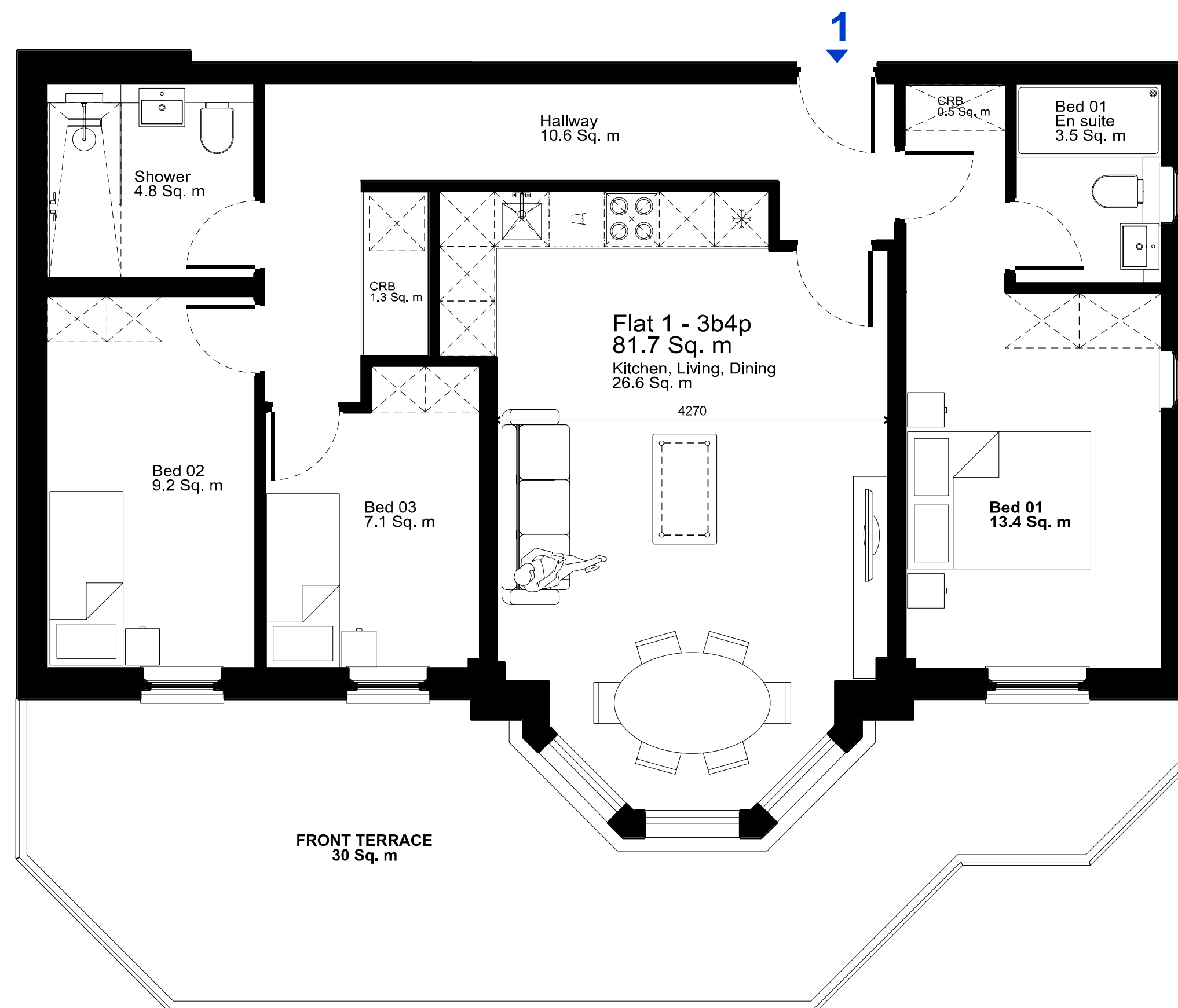
*Includes walls

Level location Floor locator



FLOORPLANS

03



APPROX GROSS
INTERNAL AREAS
81.7 SQ M
879.5 SQ FT

14 SUTHERLAND PLACE

W13

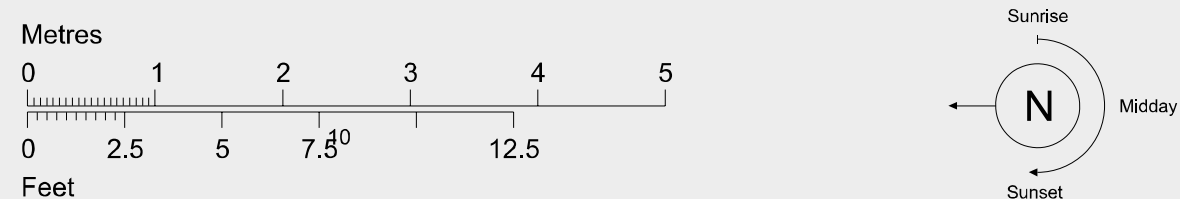
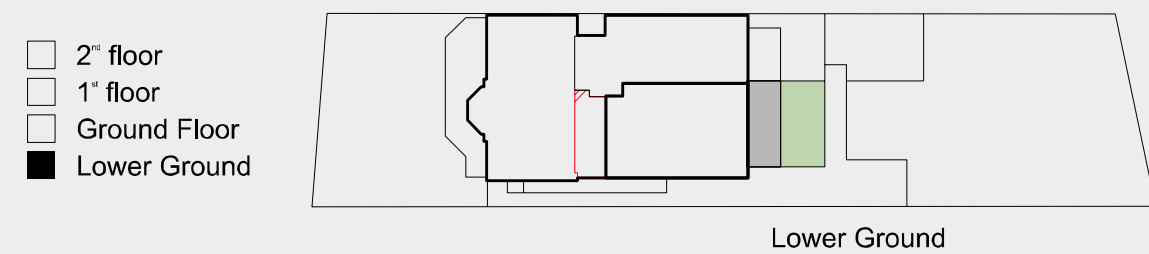
APARTMENT 3 2 BEDROOMS

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. '**

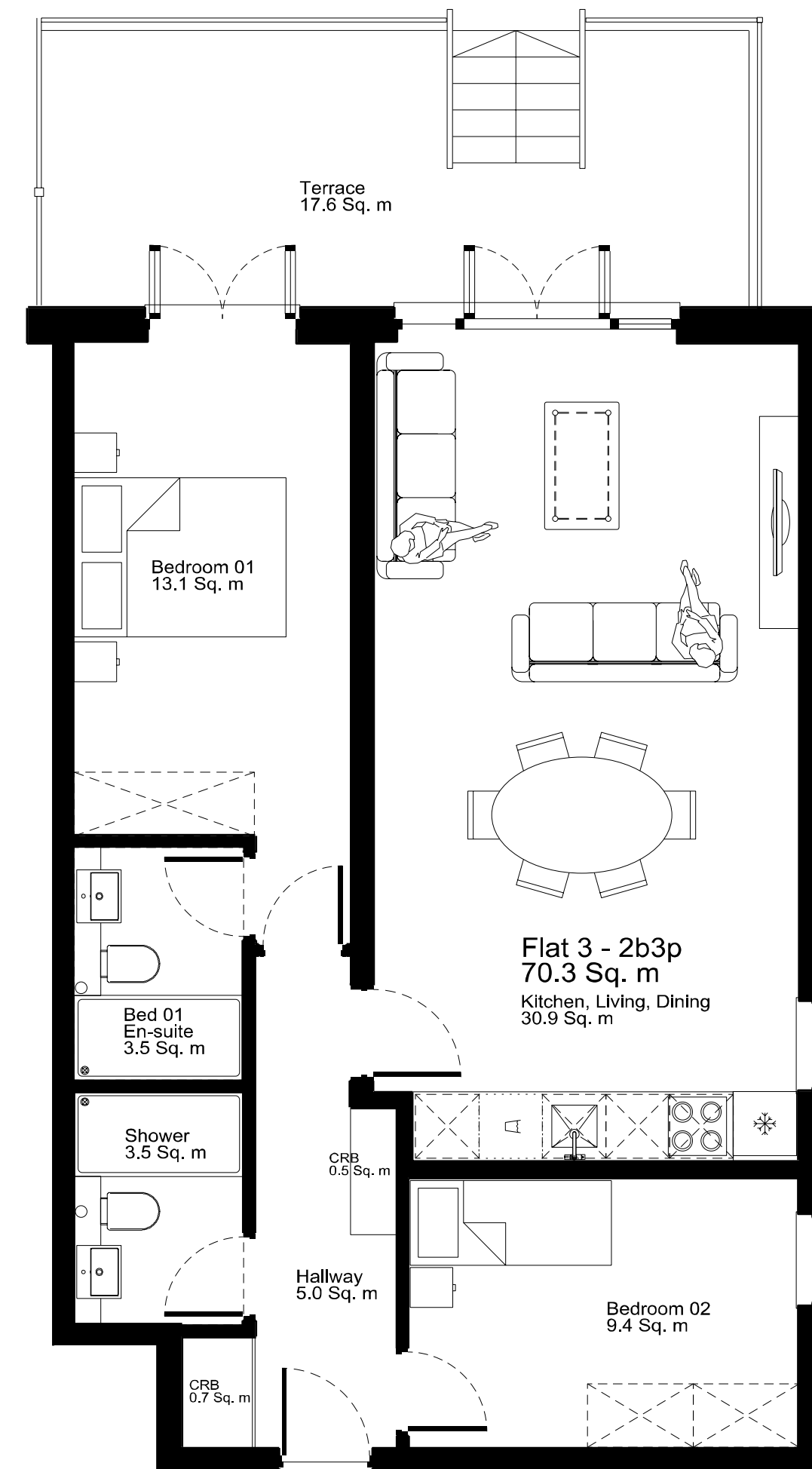
*Includes walls

Level location Floor locator



FLOORPLANS

03



3

APPROX GROSS
INTERNAL AREAS
70.3 SQ M
757 SQ FT

FLOORPLANS

03

APPROX GROSS INTERNAL AREAS
77.4 SQ M
833 SQ FT

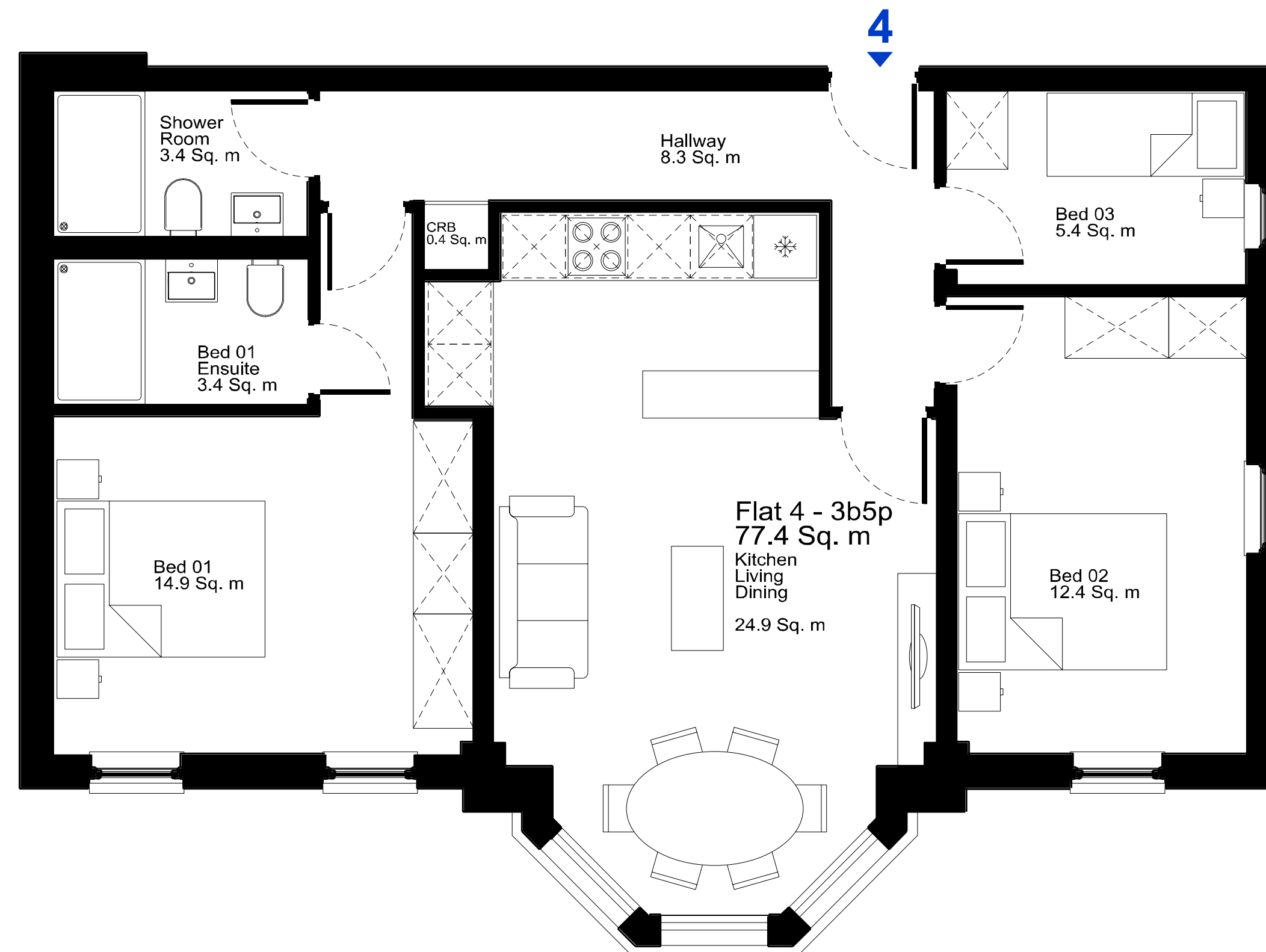
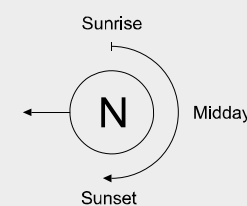
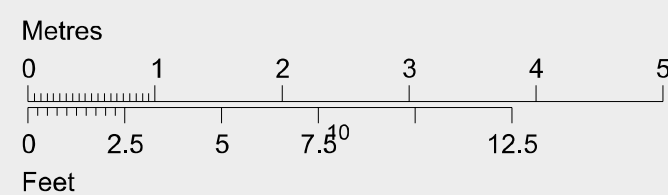
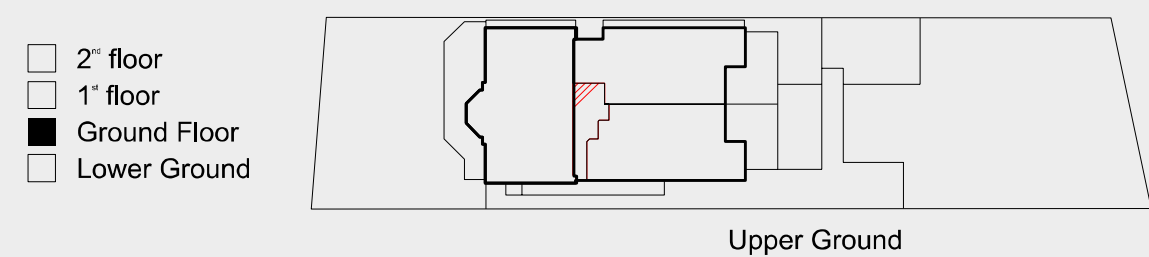
APARTMENT 4 3 BED APARTMENT

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



APARTMENT 5 1 BED APARTMENT + STUDY

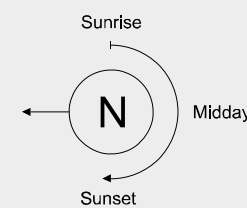
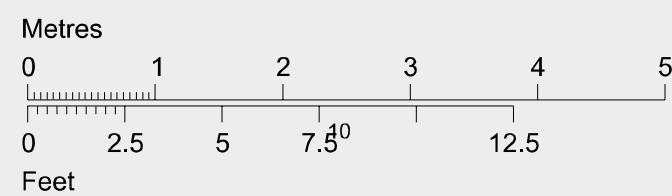
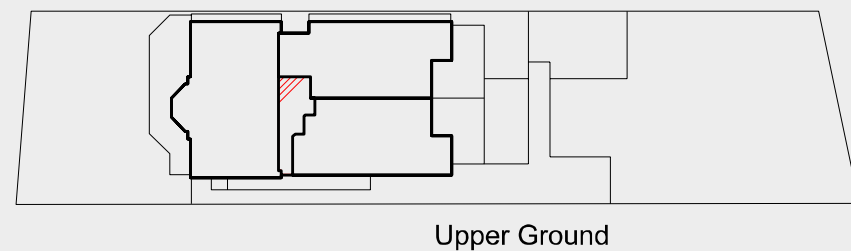
Dimensions

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

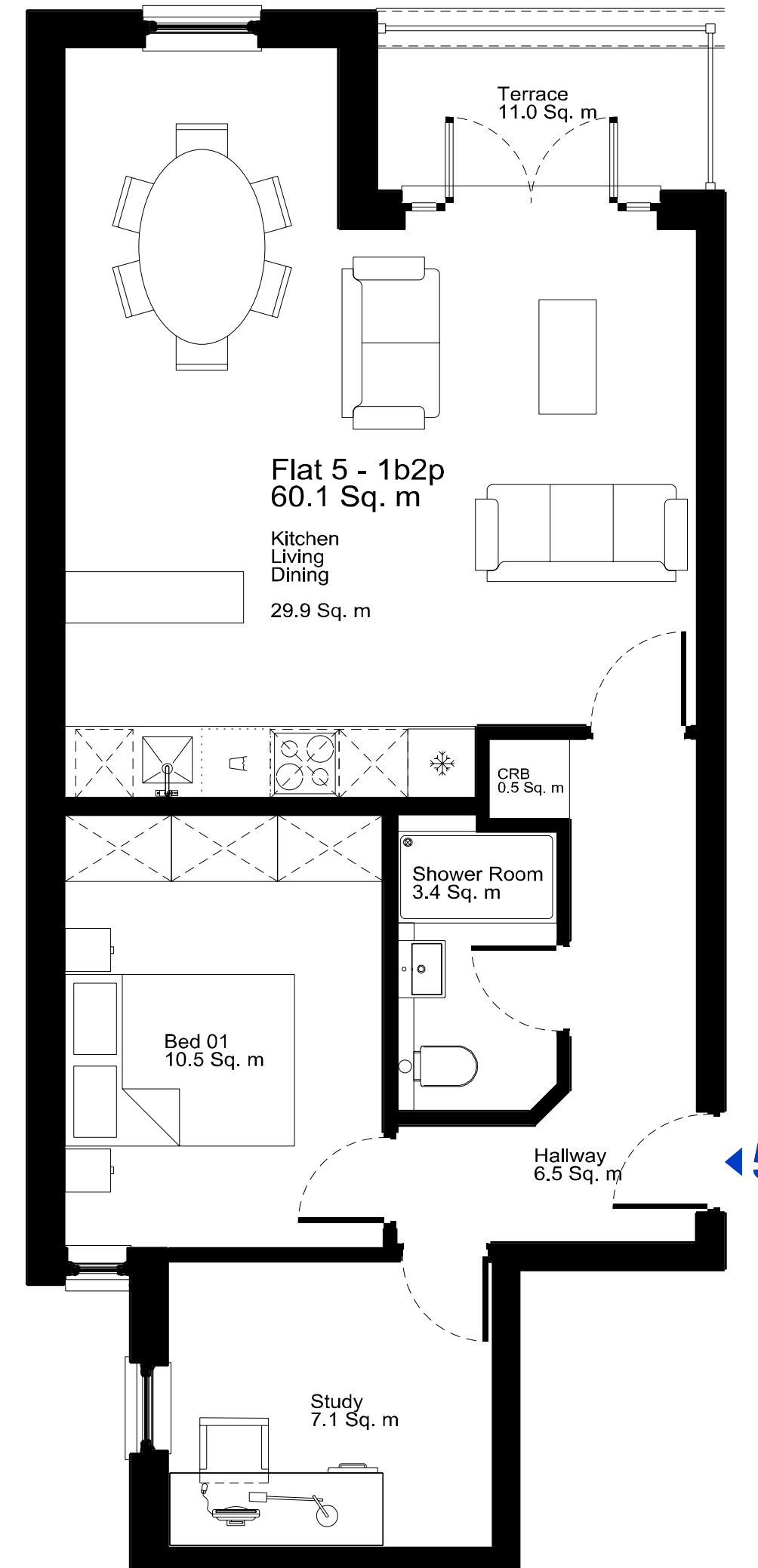
Level location Floor locator

- 2nd floor
- 1st floor
- Ground Floor
- Lower Ground



FLOORPLANS

03



APPROX GROSS
INTERNAL AREAS

60.1 SQ M
647 SQ FT

Smart Home Technology*

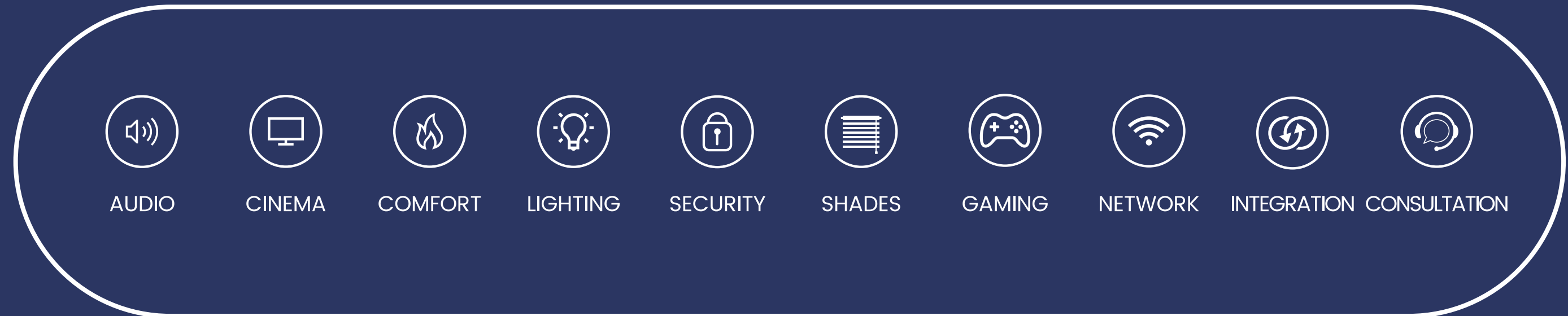
Your new home comes with a smart technology upgrade portal called Avande SELECT.

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



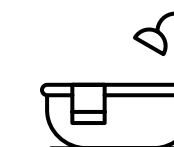
Kitchens

- 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 intergrated 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.



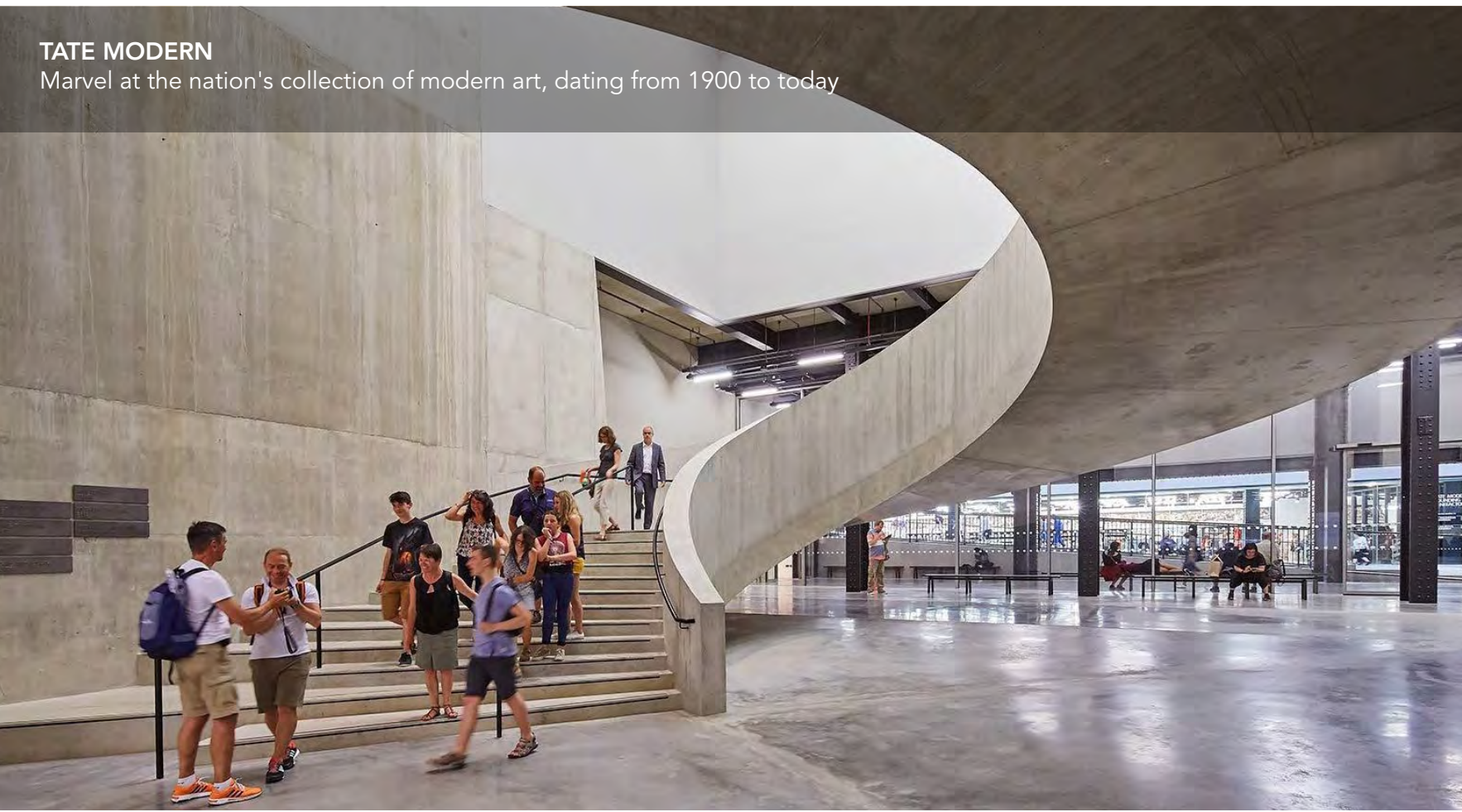
THE LOCATION

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



AFTERNOON TEA

Nothing is more British than the traditional afternoon teas served in London's leading hotels



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

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

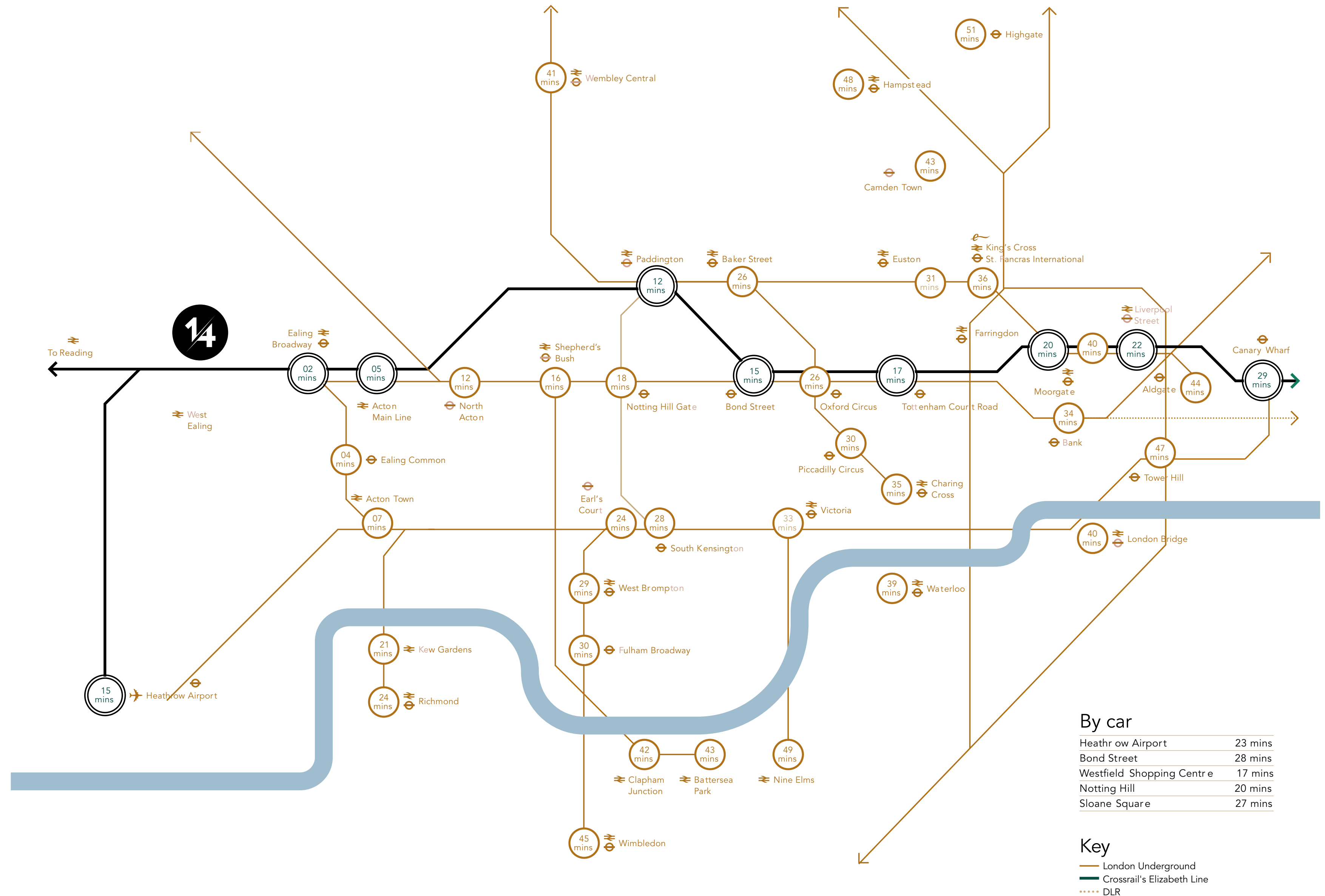
TRANSPORT

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



By car

Heathrow Airport	23 mins
Bond Street	28 mins
Westfield Shopping Centre	17 mins
Notting Hill	20 mins
Sloane Square	27 mins

- Key**
-  London Underground
 -  Crossrail's Elizabeth Line
 -  DLR

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

Ninety8 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

Cafés

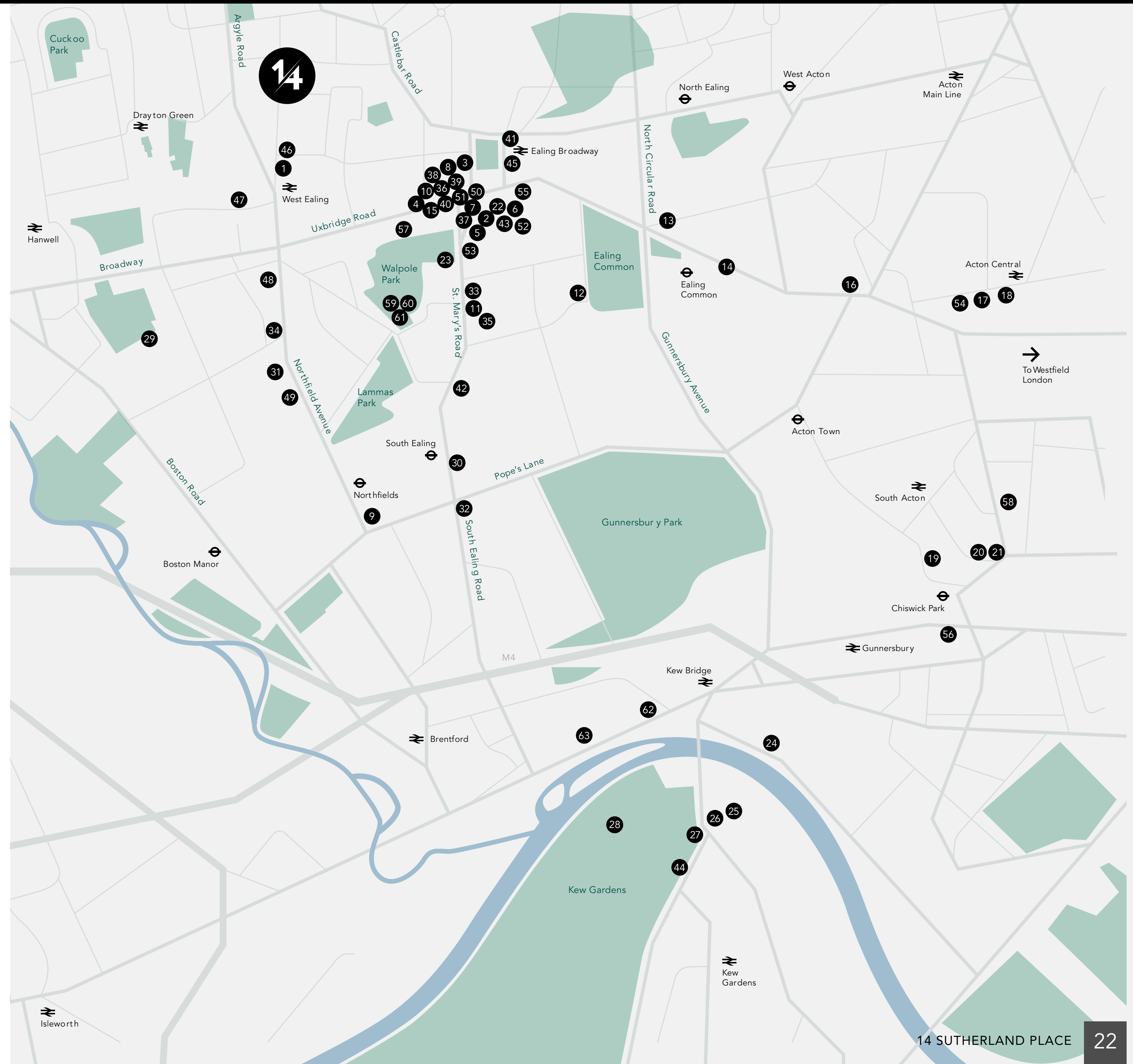
- 38 Artisan Coffee School
- 39 Café Zee
- 40 Gail's
- 41 Electric Coffee Company
- 42 Munson's
- 43 Benji's Buns
- 44 Newens The Original Maids of Honour

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

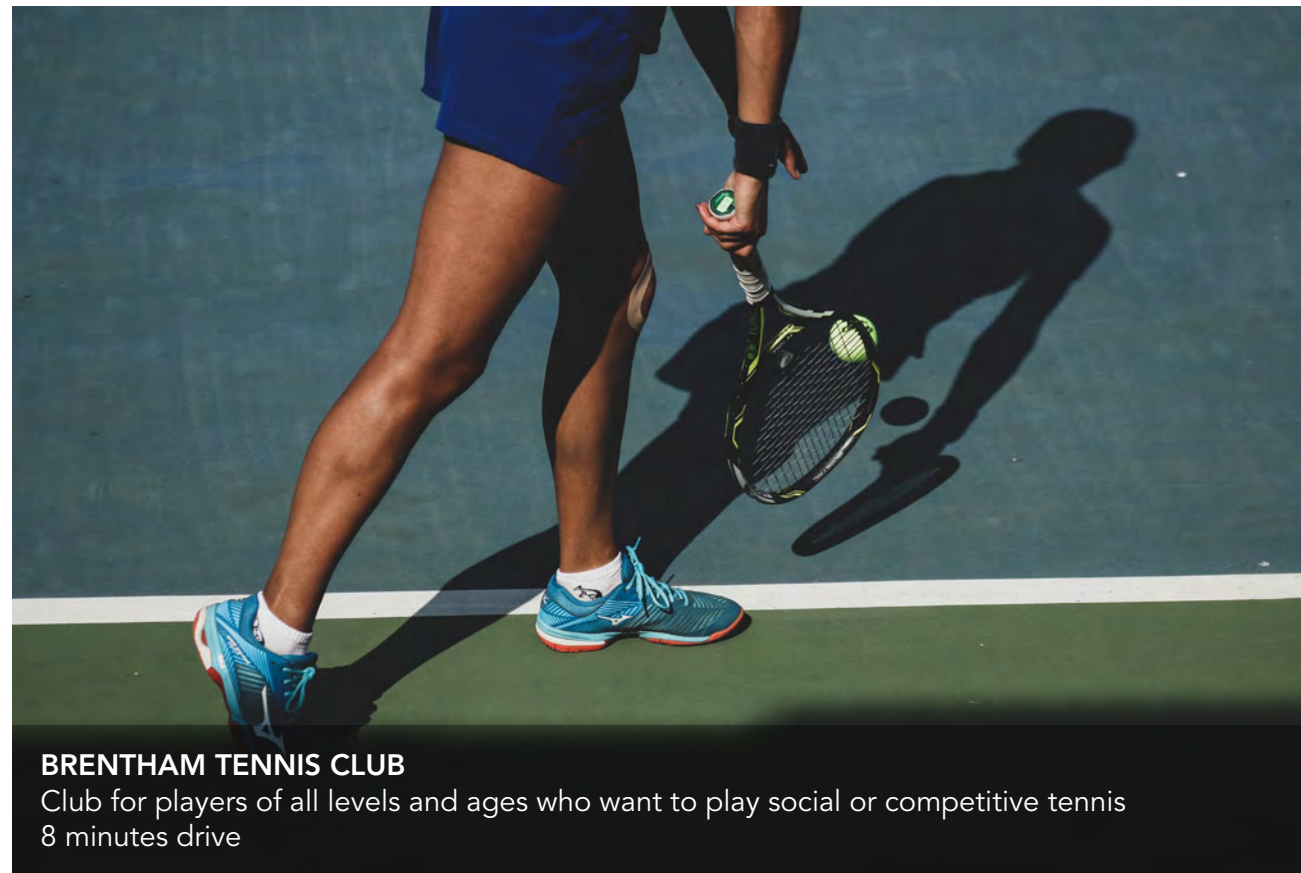




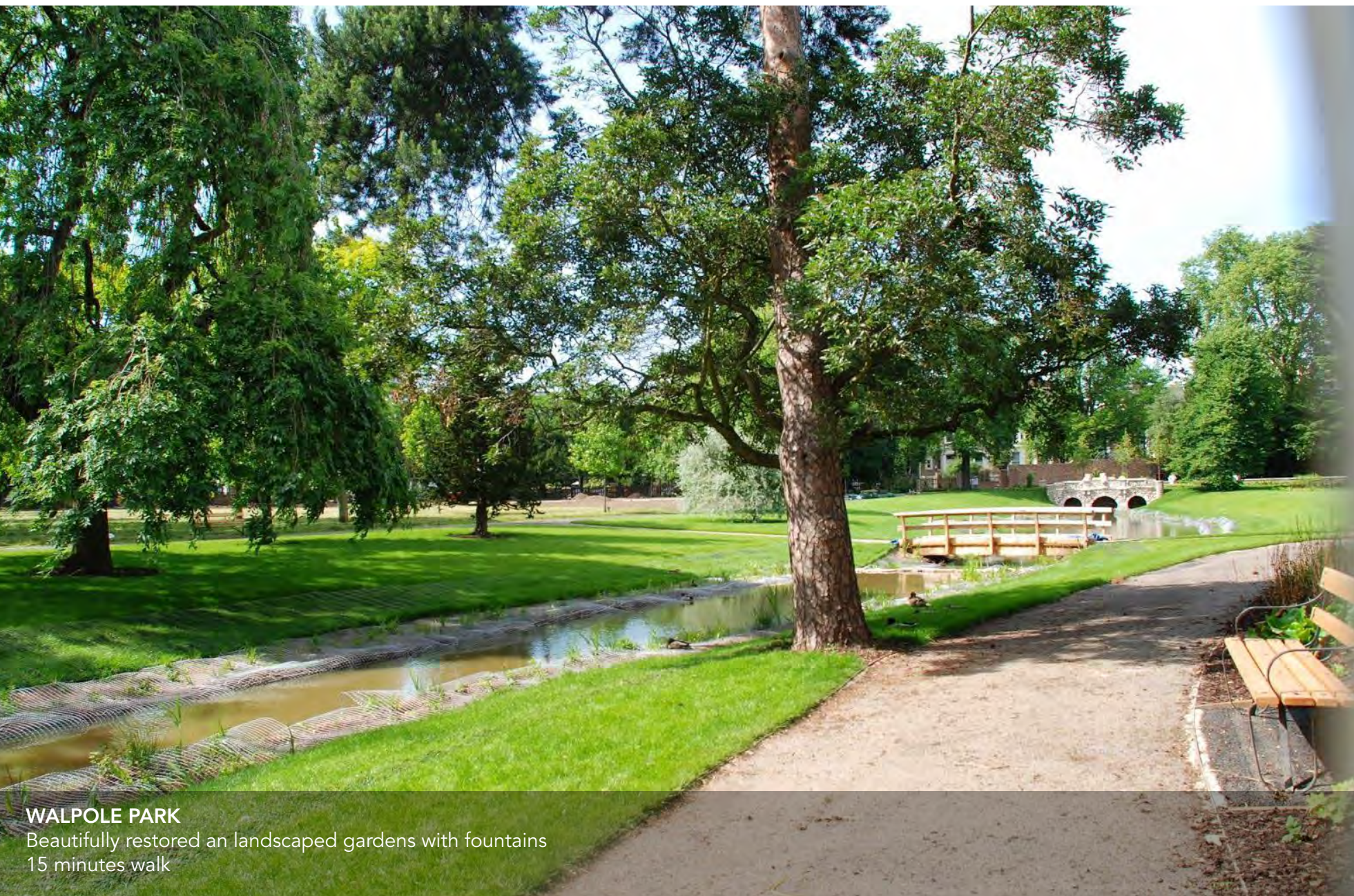
EALING GOLF CLUB
Home to 18 holes of delightful but challenging parkland golf
8 minutes drive



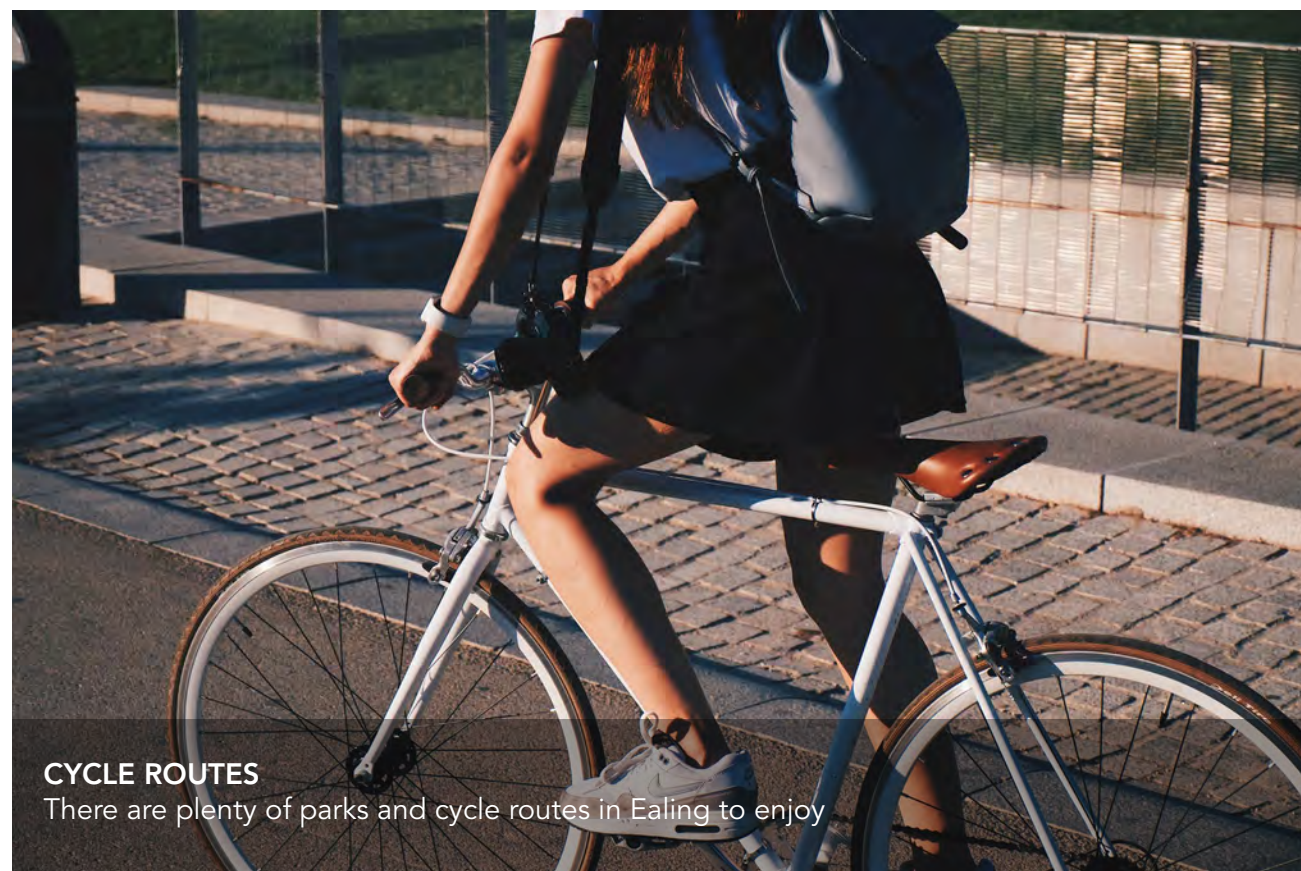
PITZHANGER MANOR
Neoclassical country house designed and lived in by architect Sir John Soane
18 minutes walk



BRENTHAM TENNIS CLUB
Club for players of all levels and ages who want to play social or competitive tennis
8 minutes drive



WALPOLE PARK
Beautifully restored landscaped gardens with fountains
15 minutes walk



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.



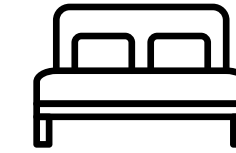
PREVIOUS PROJECTS

05



COMING SOON

42 CRESWICK RD, W3



9
1, 2 & 3
Bedroom
Apartments



Estimated Completion
Q4 2024

TWYFORD COURT, W3

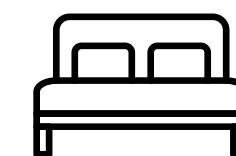


5
1 bed
apartments



Estimated Completion
Q2 2024

50 CRESWICK, W3



9
1, 2 & 3
Bedroom
Apartments



Estimated Completion
Q2 2025

06 CONTACT US

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Recommended Mortgage Advisor

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setfords

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Elite Law Solicitors

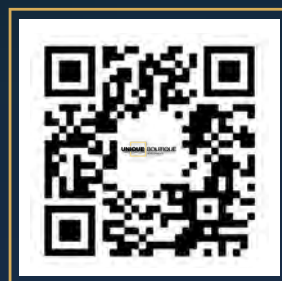
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