



THE AURIA

NOTTING HILL

Park Edition





*Introducing the exclusive Park Edition at The Auria
in fashionable Notting Hill.*

*Notting Hill is one of London's most famous and
desirable residential neighbourhoods. An area with
a strong sense of community, a vibrant cosmopolitan
charm, and a truly village-like feel that sets it apart
from any other place in London.*

*Enjoy the tranquillity of parkside living. These
luxury one and two-bedroom apartments and
duplexes are set within an architecturally distinctive
mansion building designed by world-renowned
architects, Conran and Partners. All homes feature
private outdoor space with relaxing views over
Athlone Gardens – the large park at the
heart of the development.*



“We took the notion of the London garden square and its surrounding impressive architecture, and applied this to The Auria.”

Victoria Whenray,
Partner at Conran and Partners



← View of Park Edition from Wornington Road across Athlone Gardens showing apartments overlooking the park.

Notting Hill Gate

Kensington Gardens

Portobello Road Market

Knightsbridge

Hyde Park

Buckingham Palace

Westminster

Mayfair

London Eye

Portobello Road

Covent Garden

The Shard

Paddington (closest Elizabeth Line station)

Westbourne Park

Bond Street & West End

Little Venice

The City

A
THE AURIA
NOTTING HILL

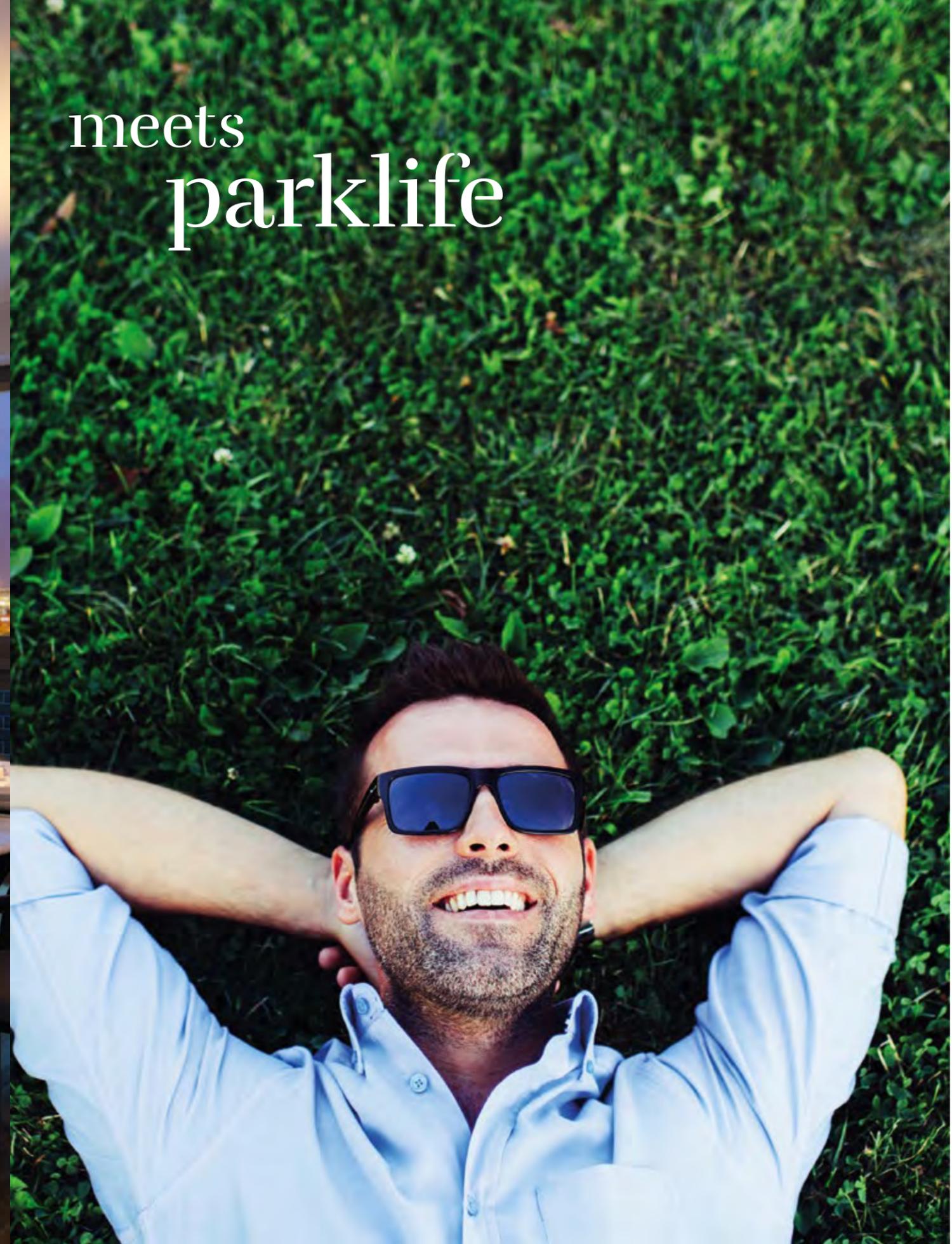




where
homelife

Computer Generated Image (CGI) is indicative only.

meets
parklife



Masterplan

This prestigious development is divided into three distinct phases with The Auria forming the second part of phase 2. Phases 1 and 2A are already complete.



The Park Edition features apartments and duplexes with all homes overlooking the central park – Athlone Gardens.



The masterplan is diagrammatic only and may not be a true representation of the final development. All new names for roads and buildings in phase 2B are subject to change.



← Aerial masterplan view showing Athlone Gardens, the brand new park at the heart of The Auria.



Victoria Whenray

Partner at Conran and Partners

Victoria Whenray is a partner at Conran and Partners, the internationally acclaimed architectural and interior design firm behind The Auria, as well as future phases at Portobello Square. Founded by Sir Terence Conran, Conran and Partners has studios in the UK and Hong Kong, with a portfolio of projects that extends around the world.

What makes Conran and Partners such a unique architectural and interior design firm?

We have an extraordinary international reach which spans many different sectors, from residential to commercial projects, one-off restaurants to entire hotels. Each and every project is a reflection of these influences. Tying all our work together is our people-first philosophy – architecture is about how people experience a building, whether they are cycling past, walking up a staircase or looking out from a balcony.

What was your inspiration for The Auria?

It was essential that Portobello Square felt in keeping with the local area, so our first port of call was to research the residential typology of London's Royal Borough of Kensington & Chelsea, home to Portobello Square. We took the notion of the London garden square and its surrounding impressive architecture, and applied this to The Auria.

Inspired by the grandeur of the mansion block, such as Albert Hall Mansions which circle Kensington's Royal Albert Hall, the apartments create a contemporary design of classic proportions with a feeling of calm splendour and a strong sense of arrival.

In contrast, we sought a more informal design for the mews houses, inspired by some of Notting Hill's most attractive streets, like nearby St Luke's Mews. These homes create a setting which will encourage future owners to bring their own personality and identity to the homes, helping to foster a real sense of community.

How does The Auria fit within the wider Portobello Square masterplan?

Establishing much of the context and character for the new garden square, The Auria is a real anchor for the rest of Portobello Square. This phase also features a significant frontage onto Portobello Road itself, and includes an element of distinctive and vibrant retail activity, which really contributes to what Portobello Road is known and loved for.

What do you love most about the neighbourhood?

Through countless visits to Portobello Square, I have discovered the fascinating journey along Portobello Road, and how it changes as you walk from north to south. Golborne Road is an absolute treasure trove of shops, restaurants and cafés – my personal favourite is Lisboa Patisserie, a Portuguese bakery and café.

On one visit I went for a dive through some of the antique shops and actually found a kitchen table for myself – I love having this piece of Portobello in my own home.

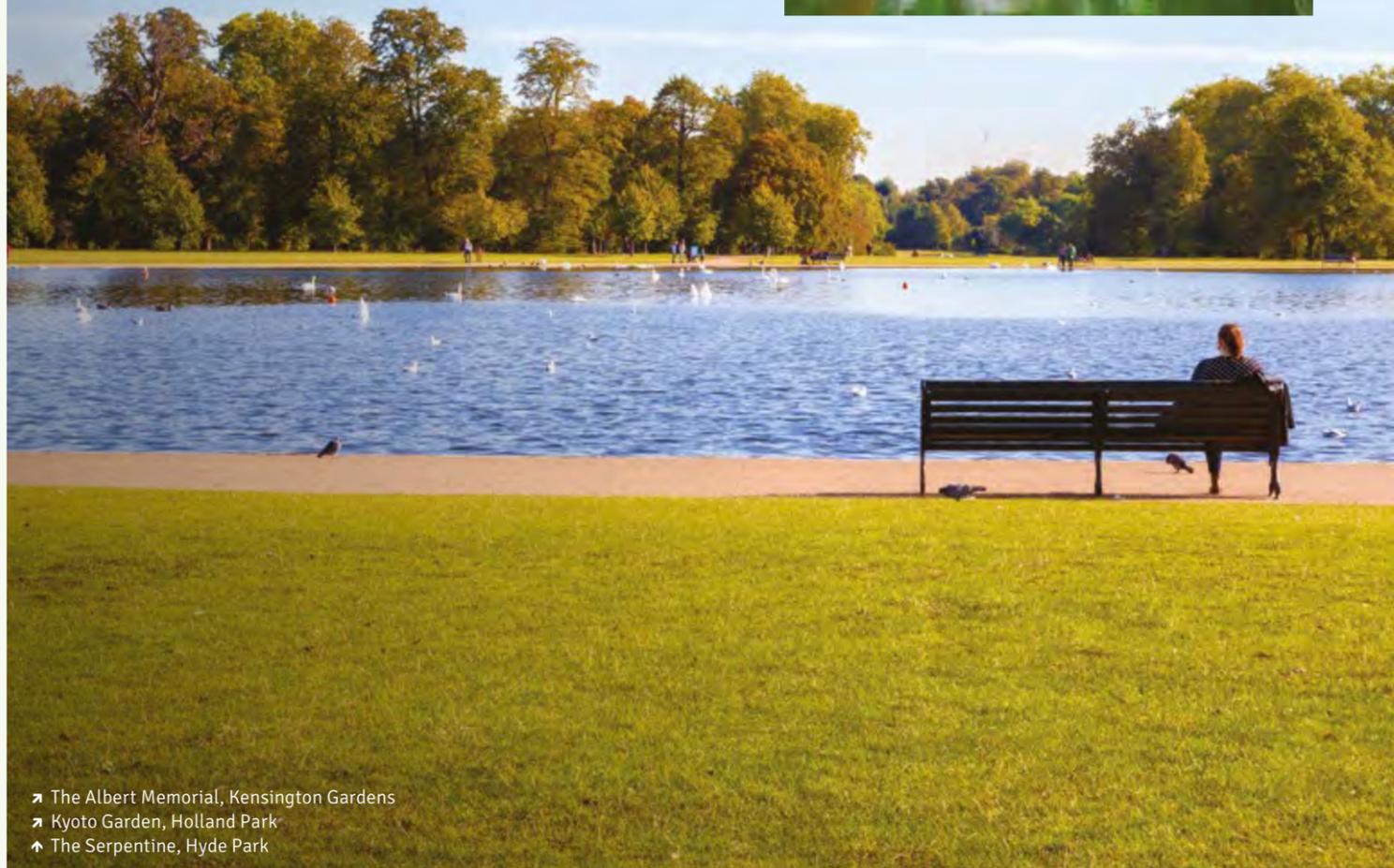


Computer Generated Image (CGI) is indicative only.

Green spaces & healthy living

From charming secret London squares to small residential parks there are an abundance of green spaces in Notting Hill.

The local area boasts Holland Park, the Royal Borough's largest park. Set over 22.5 hectares Holland Park is not your typical park. As well as its ornamental flower gardens and semi-wild woodland it also features the beautiful Japanese Kyoto Garden, an open-air opera theatre and wild-roaming peacocks. Close by are the majestic Royal Parks: Kensington Gardens, home to Kensington Palace, and Hyde Park with its boating on the Serpentine and ever-popular Diana Memorial Fountain.



- The Albert Memorial, Kensington Gardens
- Kyoto Garden, Holland Park
- The Serpentine, Hyde Park

Notting Hill has an abundance of premium clubs and studios to promote health, fitness and wellbeing. Cloud Twelve is a one-of-a-kind lifestyle centre featuring a luxury spa, salon and holistic wellness clinic. Alternatively, try a cutting-edge facial workout at FaceGym, a high-intensity fitness class at Barry's or a cycle session in a darkened candle-lit room to high-energy music at SoulCycle.



- Cloud Twelve, Colville Mews
- Barry's London West, Queensway
- FaceGym, Ledbury Road

West End World

Notting Hill occupies a prime location to enjoy the best of west London living including unbeatable shopping opportunities, beautiful Royal Parks and a thriving restaurant and bar scene.

The Auria is just a 9-minute cycle ride to White City, an area currently undergoing a multi-million-pound regeneration. The premium shopping and leisure destination Westfield London is here with over 200 shops featuring designer fashion, luxury brands and high street retailers as well as a cinema and an excellent choice of restaurants and eateries. The prestigious White City House is based at Television Centre featuring a rooftop pool and bar alongside its other exclusive member benefits.

Other west London highlights nearby include shopping at Harrods, Selfridges and Bond Street; London's world-renowned museum quarter in South Kensington featuring The V&A and the Natural History and Science Museums.

For green spaces you can't beat the magnificent Royal Parks of Kensington Gardens and Hyde Park, and a little further north, Regent's Park, home of London Zoo.



Connections

The Auria's prime Zone 2 location offers excellent connections to the rest of London and beyond.

There are two tube stations within walking distance: Ladbroke Grove and Westbourne Park (both on the Circle and Hammersmith & City lines) and a good choice of buses swiftly link The Auria to wider London. Heathrow Airport is easily accessible by road or from Paddington using the Elizabeth Line or the Heathrow Express. The Elizabeth Line also offers a high-speed 3-minute journey to the designer boutiques at Bond Street and beyond.



CLOSE CONNECTIONS



Key

Hammersmith & City
Circle
Central

Bakerloo
District
Overground

Elizabeth Line
Great Western Railway

WALKING

Notting Hill's central location means many of west London's highlights are accessible on foot.

CYCLE

There are numerous cycle hire docking stations nearby, locations include: Bevington Road, St Mark's Road, Ladbroke Grove Central, All Saints Road, Blenheim Crescent, Westbourne Park Road and Turquoise Island.

LONDON UNDERGROUND

Ladbroke Grove and Westbourne Park are on the Circle and Hammersmith & City lines. Notting Hill Gate is on the Central, Circle and District lines.

BUSES

The following buses stop in or near Portobello Road Market: 7, 12, 23, 27, 28, 31, 52, 70, 94, 328 and 452.

RAIL

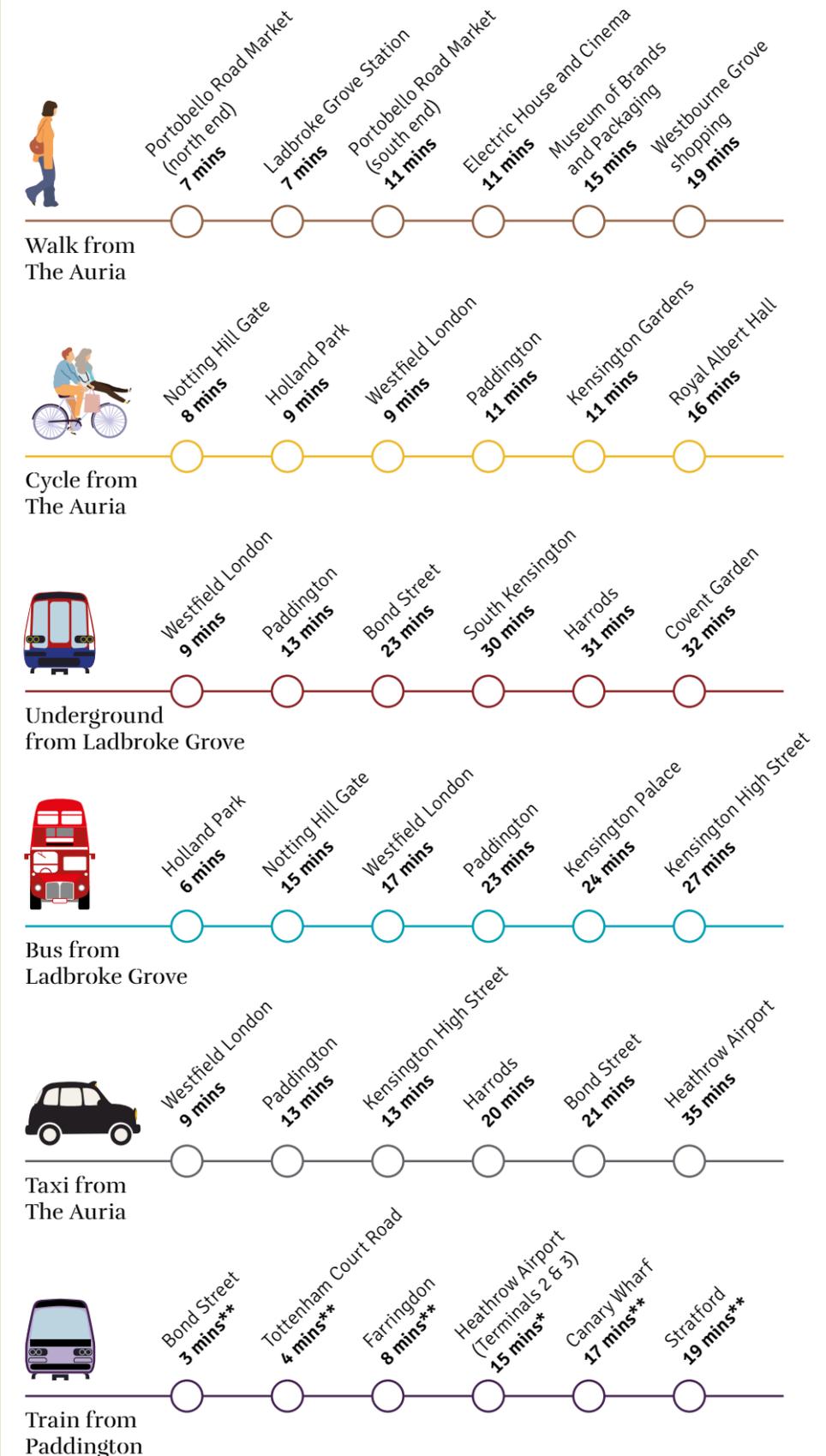
Paddington Station is only a couple of miles up the road offering National Rail connections, the Elizabeth Line and the Heathrow Express with fast 15-minute journeys to Terminals 2 and 3.

THE ELIZABETH LINE

The Elizabeth Line is the new high-frequency commuter line crossing the capital from east to west. It offers much shorter journey times between popular London destinations. From nearby Paddington Station trains call at Bond Street in 3 minutes and Canary Wharf in 17 minutes.

AIRPORT

Heathrow Airport is easily accessible via road, London Underground, the Heathrow Express and the Elizabeth Line from Paddington.



Journey times are approximate and taken from tfl.gov.uk, Google Maps and Walkit. Journey times may vary depending on the time of travel.
* Heathrow Express **Elizabeth Line

Learning

London is a destination of choice for learning and education.

Notting Hill is close to many prestigious universities including: University of Westminster, UCL, Royal College of Art, and Imperial College London – the latter two having recently opened up campuses at nearby White City.

For younger families, Notting Hill has a high concentration of OFSTED rated 'outstanding' nursery, primary and secondary schools as well as top-performing independent private and prep schools, such as Wetherby School, which Princes William and Harry attended.

- Maggie & Rose Family Club & Nursery
- Holland Park School



NURSERY SCHOOLS

Colville Community Nursery
leyf.org.uk/colville-nursery
12 minute walk (0.6 miles)

Maxilla Nursery School
maxillachildrenscentre.com
13 minute walk (0.6 miles)

Strawberry Fields Nursery School
strawberryfields.london
13 minute walk (0.6 miles)

Reception and Little Wetherby
wetherbyschool.co.uk
22 minute walk (1.1 miles)

PRIMARY SCHOOLS

Ark Brunel Primary Academy
arkbrunelprimary.org
10 minute walk (0.5 miles)

Barlby Primary School
barlby.rbkc.sch.uk
7 minute walk (0.3 miles)

Bevington Primary School
bevington.rbkc.sch.uk
4 minute walk (0.2 miles)

Colville Primary School
colville.rbkc.sch.uk
14 minute walk (0.7 miles)

Fox Primary School
fox.rbkc.sch.uk
28 minute walk (1.4 miles)

Thomas Jones Primary School
thomasjonesschool.org
13 minute walk (0.6 miles)

PREP SCHOOLS

Bassett House School
bassetths.org.uk
11 minute walk (0.5 miles)

Chepstow House School
chepstowhouseschool.co.uk
10 minute walk (0.5 miles)

Norland Place School
norlandplace.com
29 minute walk (1.4 miles)

Notting Hill Prep School
nottinghillprep.com
10 minute walk (0.5 miles)

Wetherby School
Years 1, 2 and 3
wetherbyschool.co.uk
23 minute walk (1.2 miles)

All featured schools and nurseries are rated 'outstanding'.

SECONDARY SCHOOLS

Cardinal Vaughan Memorial School
cvms.co.uk
33 minute walk (1.6 miles)

Holland Park School
hollandparkschool.co.uk
31 minute walk (1.5 miles)

Kensington Aldridge Academy
kaa.org.uk
15 minute walk (0.7 miles)



UNIVERSITIES

Imperial College London
White City Campus
imperial.ac.uk
(1.3 miles)

Royal College of Art
RCA White City
rca.ac.uk
(1.6 miles)

UCL
ucl.ac.uk
(3.6 miles)

University of the Arts London
arts.ac.uk
Various colleges across London

King's College London
kcl.ac.uk
(4.8 miles)

University of Westminster
westminster.ac.uk
(3.5 miles)

London South Bank University
lsbu.ac.uk
(5.8 miles)

- RCA, White City (Photography: Richard Haughton)
- Imperial College London
- LSE

London Metropolitan University
londonmet.ac.uk
(5.5 miles)

LSE
lse.ac.uk
(4.8 miles)

SOAS University of London
soas.ac.uk
(4 miles)

Queen Mary University of London
qmul.ac.uk
(8.1 miles)

University of Greenwich
gre.ac.uk
(10.6 miles)

City, University of London
city.ac.uk
(5.4 miles)

University of West London
uwl.ac.uk
(5.4 miles)



Journey times and distances are approximate and taken from tfl.gov.uk, Google Maps and Walkit.

Looking to the future

This outstanding multi-award-winning new development will continue to grow and flourish in the years to come.

Life at The Auria is made all the more tempting by the exciting range of premium amenities on the horizon.

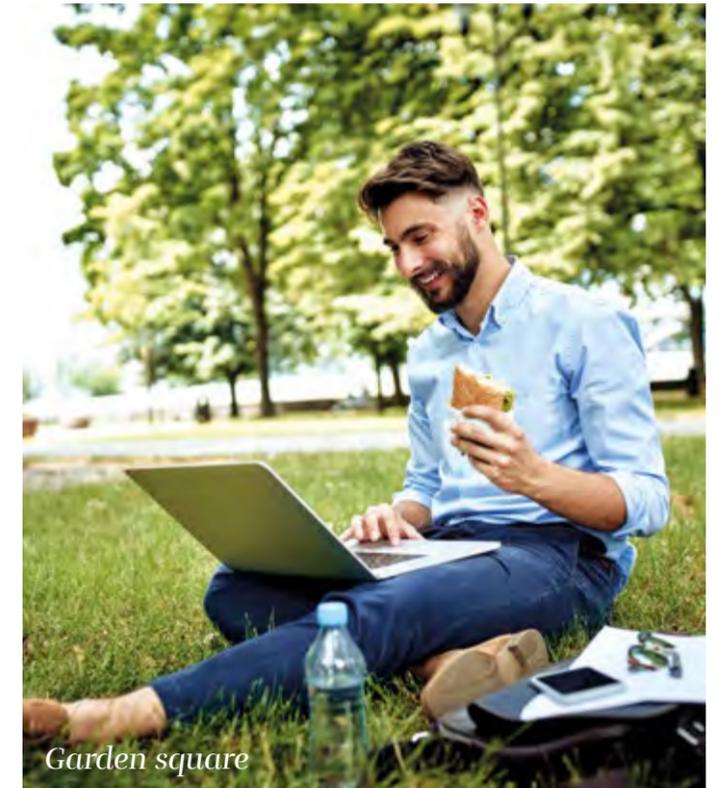
Some of the exciting benefits you can look forward to include a residents' gym, co-working spaces and residents' lounge.



Retail space



Residents' lounge



Garden square



Residents' gym



Co-working spaces

Amenities are subject to change.

All featured images are from picture libraries and included for illustrative purposes only.



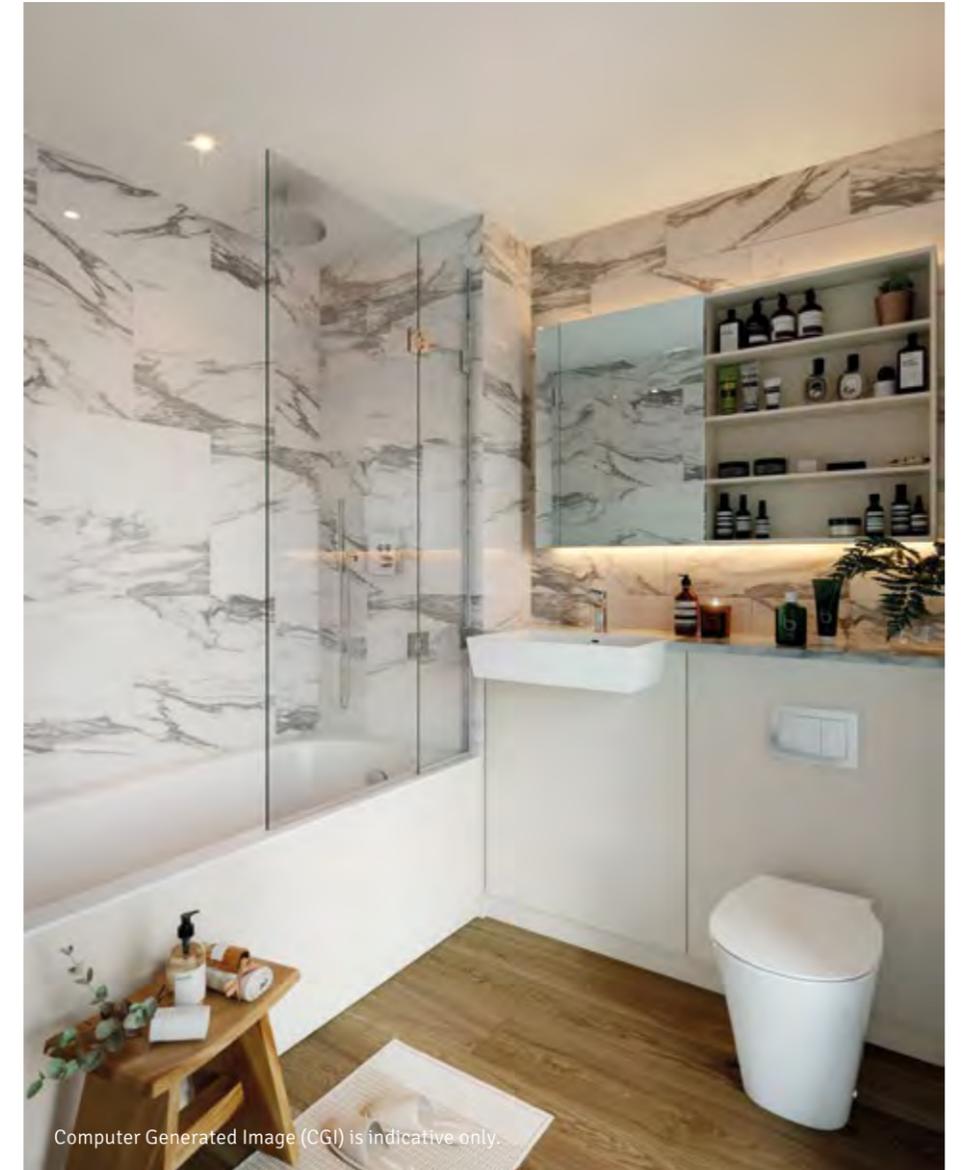
← View of the Park Edition on the corner of Portobello Road and Athlone Gardens showing apartments overlooking the park. The concierge is located on Portobello Road.



← The spacious light-filled kitchen/dining/lounge area leads onto a balcony overlooking the park further extending your living space.



Computer Generated Image (CGI) is indicative only.



Computer Generated Image (CGI) is indicative only.

- Bathrooms offer indulgent spaces in calming neutral tones featuring premium bathroom ceramics and chrome fittings.
- The spacious master bedroom features an elegant built-in mirror-fronted wardrobe and carpeted floors.

Where style meets design

The homes in the Park Edition are expertly designed for modern living. The flexible interior spaces and neutral décor provide the blank canvas to apply your own style to create your perfect home.



GENERAL FEATURES

- Apartment entrance door in walnut veneer finish
- Internal doors in painted white finish with 4 horizontal grooves. Polished and satin chrome ironmongery
- Camaro Luxury Vinyl Tile flooring (LVT) throughout principal areas in a choice of 4 colours

KITCHEN

- Camaro Luxury Vinyl Tile flooring (LVT) in a choice of 4 colours
- Symphony kitchen cabinets in a choice of 3 colours
- Undermounted 1.5 sink with Blanco Galaxy tap
- Silestone or equivalent worktops with drainage grooves adjacent to the sink in a choice of 2 colours
- Glass splashback in a choice of 2 colours around entire worktop to underside of wall units

KITCHEN APPLIANCES

- Neff single oven for 1 and 2 beds, double oven for 3 beds
- Neff built-in microwave
- 4 ring Neff induction hob
- Neff extractor hood
- Neff integrated 70/30 fridge freezer
- Neff integrated dishwasher
- Freestanding washer/dryer housed in utility cupboard

BEDROOMS

- Cormar Sensations Twist carpet in a choice of 2 colours
- Built-in wardrobes to bedrooms one and two with silver mirror to one panel and soft white glass to the other panel

BATHROOMS & ENSUITES

- Camaro Luxury Vinyl Tile flooring (LVT) in a choice of 4 colours
- Minoli ceramic wall tiles in a choice of 2 colours
- Bespoke mirrored cabinet with shelving and integrated lighting
- Ideal Standard Sottini Isarca semi countertop wash basin with Slimline Mono mixer single lever tap in brushed nickel
- Shaver socket
- Drawer vanity unit fitting
- Wall mounted WC with concealed cistern and dual flush plate
- White Renaissance Mirage bath in main bathroom
- Roman Innov8 double bath screen in main bathroom
- Hansgrohe fixed shower head and hand shower in brushed chrome finish in bathrooms and ensuites
- Hansgrohe shower set in brushed chrome finish (3 outlets in main bathrooms, 2 outlets in ensuites)
- Simpsons stone resin shower tray and sliding door with chrome finish in ensuites
- 3 bar heated towel rails in chrome finish in bathrooms and ensuites

TERRACES / BALCONIES

- External wall light to all balconies

LIGHTING, HEATING & TECHNICAL FEATURES

- LED downlights throughout
- Concealed LED flexi strip to underside of kitchen wall units
- Control will be through a combination of wireless PICO Keypads and iPhone/iPad
- The system will include a combination of six channel dimmers and single channel switch modules, depending on the apartment size and number of circuits
- Smart home interaction and remote access application
- Telephone / TV points

SECURITY FEATURES

- Video entry system
- Aico smoke and heat detectors

AMENITY

- Concierge



Details of the internal specification and finish are subject to change and this is provided as a guide only. Options are subject to availability and construction timings. Computer Generated Images (CGIs) are indicative only.



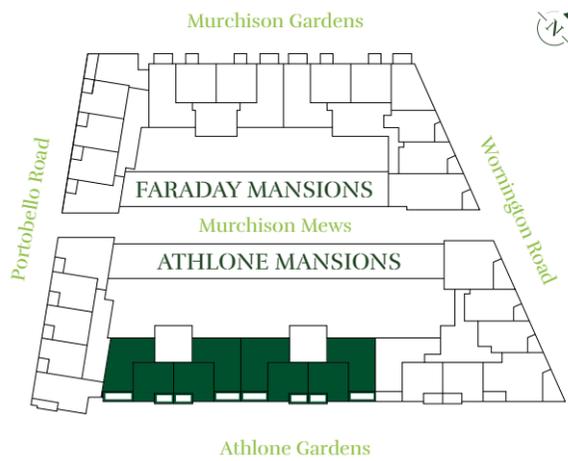
where
nature

meets
nurture



Park Edition Floor Level Directory

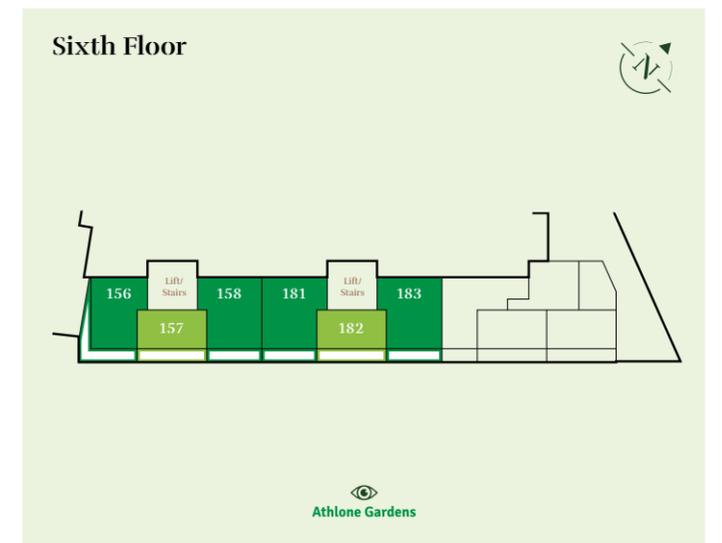
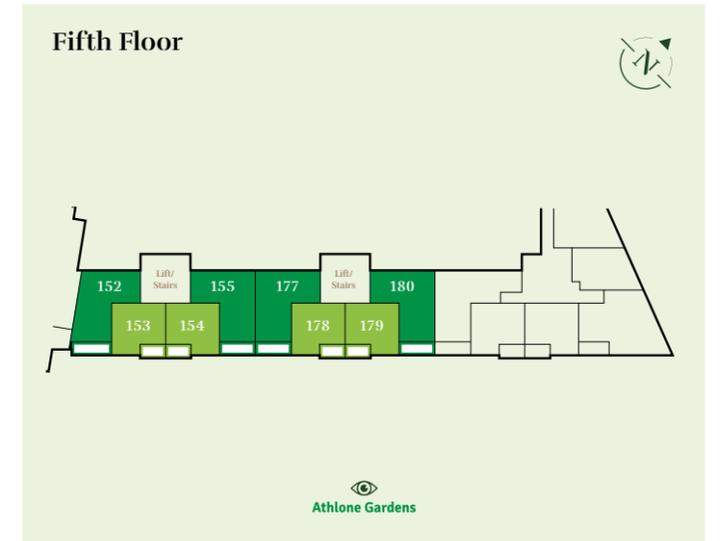
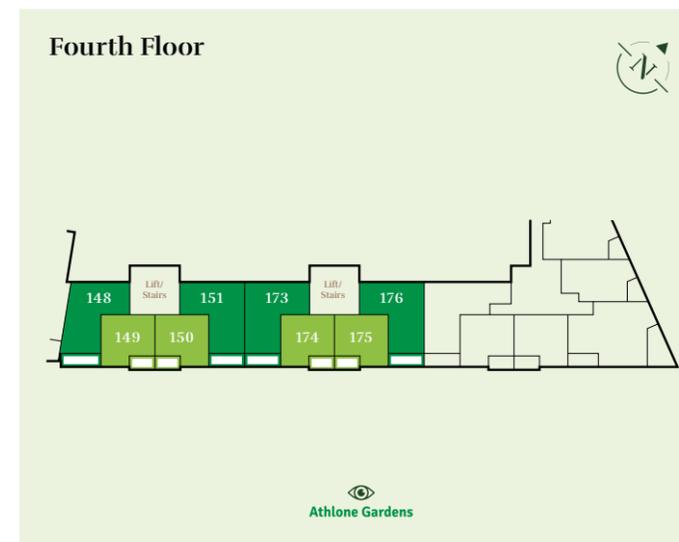
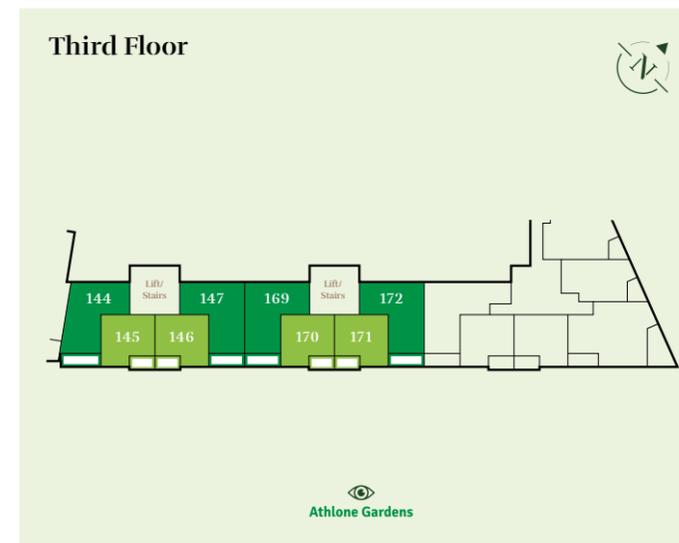
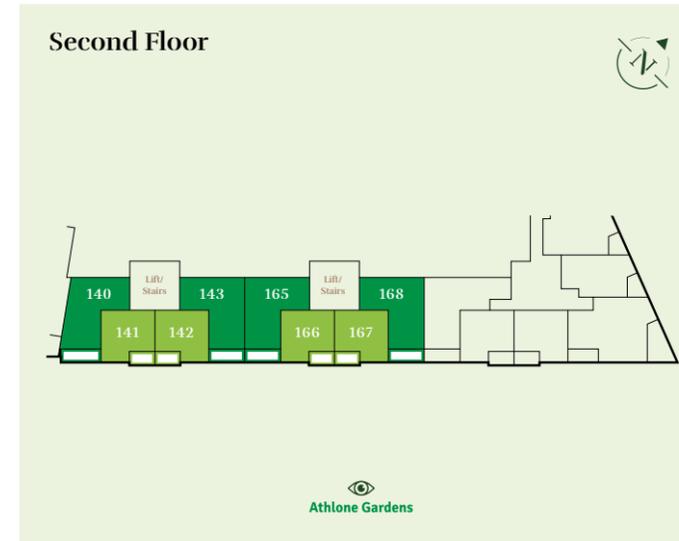
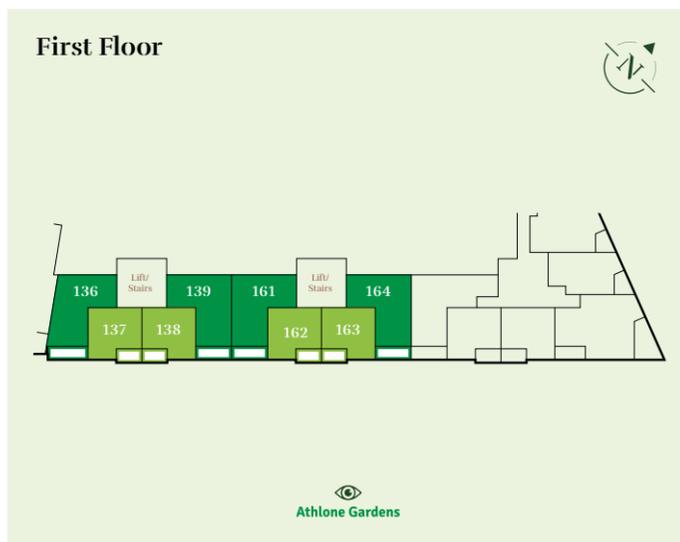
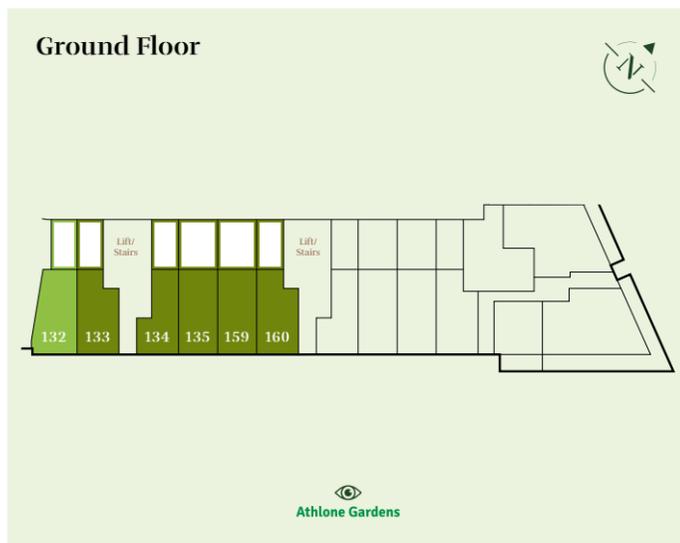
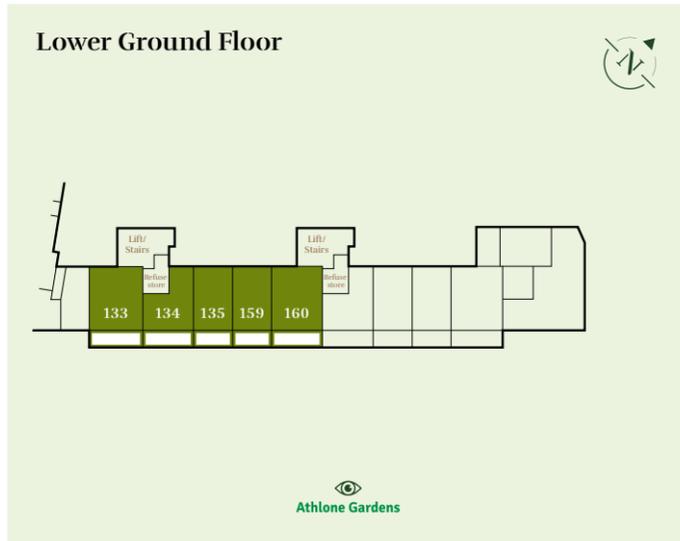
All homes feature either a private terrace or balcony overlooking the brand new park at the heart of the development.



KEY

- Duplex Apartments
- 2 Bedroom Apartments
- 1 Bedroom Apartments

Disclaimer
Areas, measurements and distances given are approximate only. Bathroom and kitchen layouts are indicative only and are subject to change. Apartment layout sizes may vary slightly from one another depending on the floor level. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



The Acklam

1 BEDROOM APARTMENT

132

FLOORPLATE



DIMENSIONS

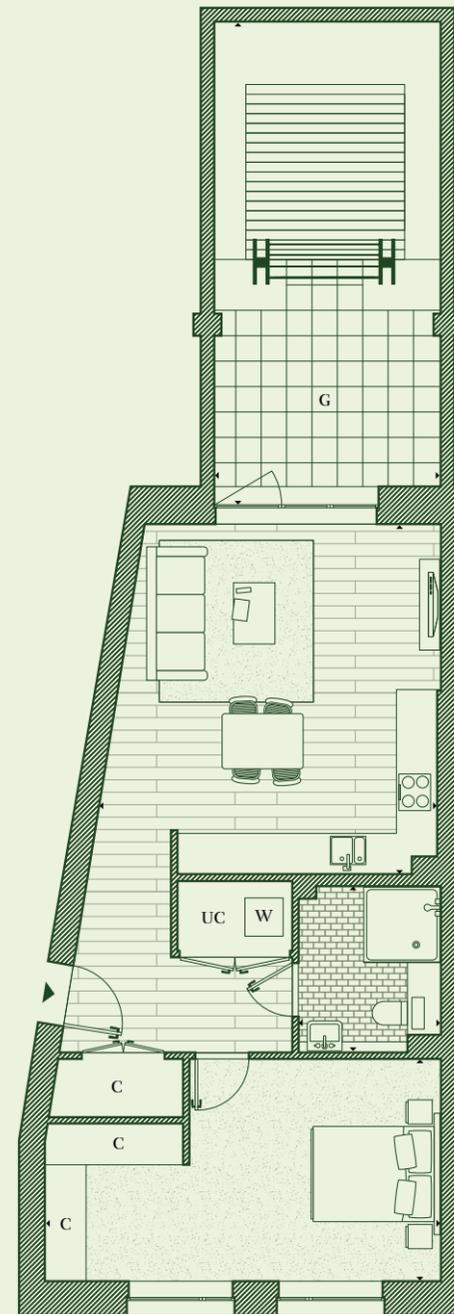
Room	Dimensions (m)	Dimensions (ft)
Kitchen/Lounge/Diner	5.51 x 5.32m	18'1" x 17'5"
Bedroom	6.23 x 3.50m	20'5" x 11'6"
Bathroom	2.62 x 2.24m	8'7" x 7'4"
Total area	66.7 sq m	718.0 sq ft
Garden	7.61 x 3.57m	25'0" x 11'9"

FLOOR LOCATOR

6 th Floor
5 th Floor
4 th Floor
3 rd Floor
2 nd Floor
1 st Floor
Ground Floor
Lower Ground Floor

KEY

C	Cupboard
G	Garden
UC	Utility cupboard
W	Washing machine



 Athlone Gardens

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The Moorhouse

1 BEDROOM APARTMENT

137, 138*, 141, 142*, 145, 146*, 149, 150*, 153, 154*, 162, 163*, 166, 167*, 170, 171*, 174, 175*, 178, 179*

* Handed plots

FLOORPLATE



DIMENSIONS

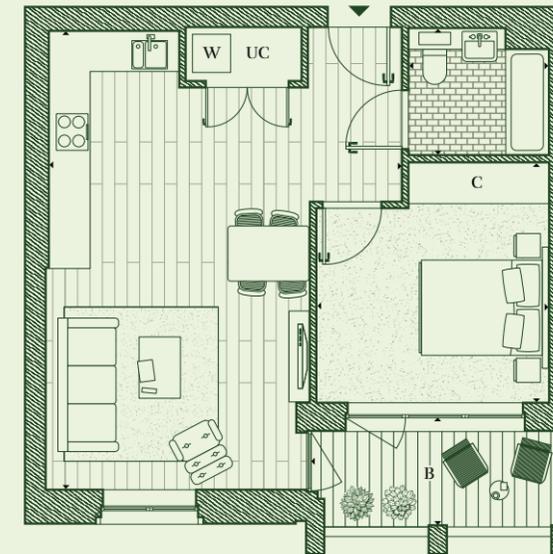
Room	Dimensions (m)	Dimensions (ft)
Kitchen/Lounge/Diner	7.22 x 5.55m	23'8" x 18'3"
Bedroom	3.78 x 3.67m	12'5" x 12'1"
Bathroom	2.20 x 2.00m	7'3" x 6'7"
Total area	52.3 sq m	563.0 sq ft
Balcony	3.92 x 1.69m	12'10" x 5'7"

FLOOR LOCATOR

6 th Floor
5 th Floor
4 th Floor
3 rd Floor
2 nd Floor
1 st Floor
Ground Floor
Lower Ground Floor

KEY

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 Athlone Gardens

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The Newton

1 BEDROOM APARTMENT

157, 182

FLOORPLATE



DIMENSIONS

Room

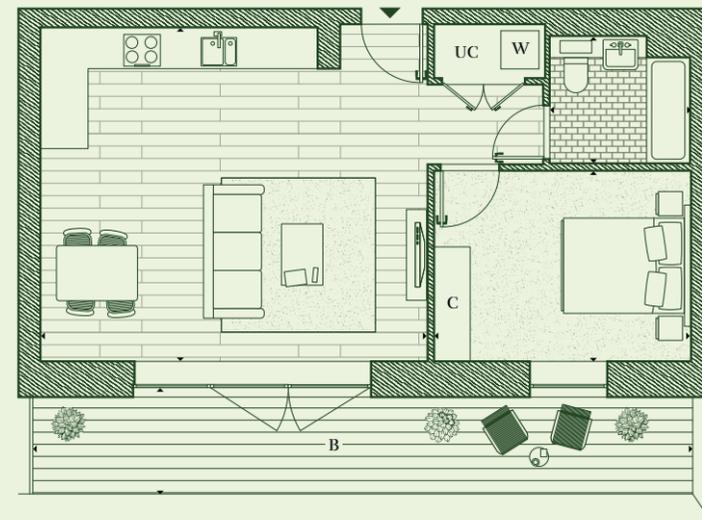
Kitchen/Lounge/Diner	6.11 x 5.26m	20'1" x 17'3"
Bedroom	3.00 x 4.05m	9'10" x 13'3"
Bathroom	2.20 x 2.00m	7'3" x 6'7"
Total area	54.4 sq m	586.0 sq ft
Balcony	1.60 x 10.39m	5'3" x 34'0"

FLOOR LOCATOR

- 6th Floor
- 5th Floor
- 4th Floor
- 3rd Floor
- 2nd Floor
- 1st Floor
- Ground Floor
- Lower Ground Floor

KEY

- C Cupboard
- B Balcony
- UC Utility cupboard
- W Washing machine




Athlone Gardens

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Computer Generated Image (CGI) is indicative only.

← The contemporary designed balcony features great cityscape views, perfect for al fresco dining.

The Lansdowne

2 BEDROOM APARTMENT

156

FLOORPLATE



DIMENSIONS

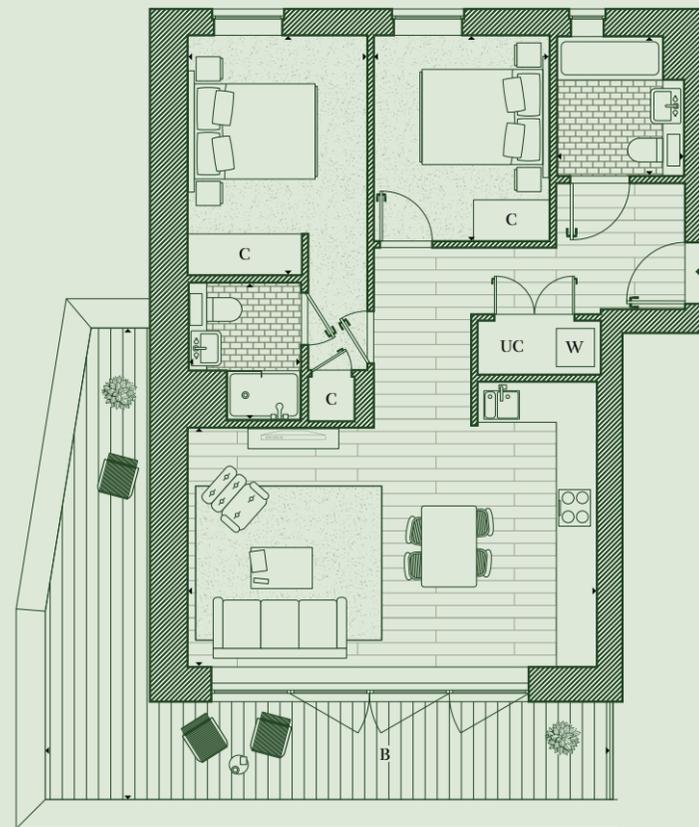
Room	Dimensions (m)	Dimensions (ft)
Kitchen/Lounge/Diner	6.46 x 3.77m	21'2" x 12'4"
Master Bedroom	3.78 x 2.83m	12'4" x 9'3"
En suite	2.17 x 1.77m	7'1" x 5'10"
Bedroom 2	3.24 x 2.77m	10'8" x 9'1"
Bathroom	2.20 x 2.00m	7'3" x 6'7"
Total area	70.4 sq m	758.0 sq ft
Balcony	8.89 x 7.42m	29'2" x 24'4"

FLOOR LOCATOR

- 6th Floor
- 5th Floor
- 4th Floor
- 3rd Floor
- 2nd Floor
- 1st Floor
- Ground Floor
- Lower Ground Floor

KEY

- C** Cupboard
- B** Balcony
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Athlone Gardens

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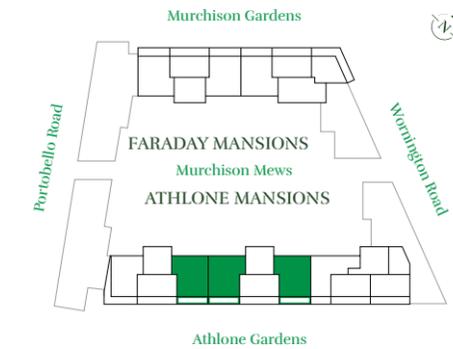
The Oxford

2 BEDROOM APARTMENT

158, 181*, 183

* Handed plot

FLOORPLATE



DIMENSIONS

Room	Dimensions (m)	Dimensions (ft)
Kitchen/Lounge/Diner	8.05 x 4.50m	26'5" x 14'9"
Master Bedroom	5.36 x 3.42m	17'7" x 11'3"
En suite	2.17 x 1.77m	7'1" x 5'10"
Bedroom 2	3.79 x 3.24m	12'5" x 10'8"
Bathroom	2.20 x 2.00m	7'3" x 6'7"
Total area	86.3 sq m	929.0 sq ft
Balcony	8.37 x 1.67m	27'5" x 5'6"

FLOOR LOCATOR

- 6th Floor
- 5th Floor
- 4th Floor
- 3rd Floor
- 2nd Floor
- 1st Floor
- Ground Floor
- Lower Ground Floor

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Athlone Gardens

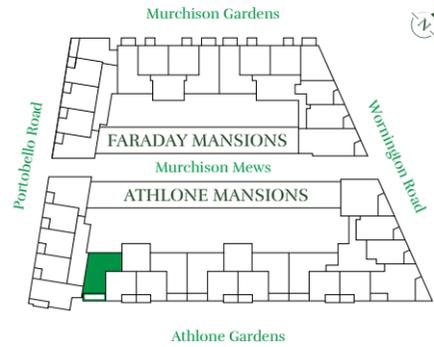
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The Oakworth

2 BEDROOM APARTMENT

136, 140, 144, 148, 152

FLOORPLATE



DIMENSIONS

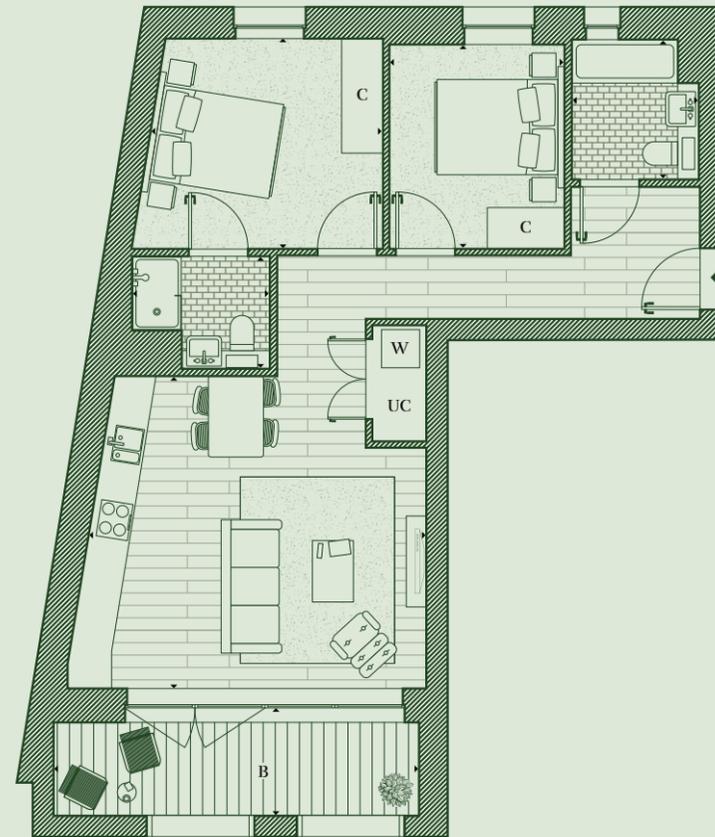
Room	Dimensions (m)	Dimensions (ft)
Kitchen/Lounge/Diner	5.30 x 4.91m	17'5" x 16'1"
Master Bedroom	3.62 x 3.31m	11'11" x 10'10"
En suite	2.17 x 1.77m	7'2" x 5'10"
Bedroom 2	3.21 x 2.76m	10'6" x 9'1"
Bathroom	2.20 x 2.00m	7'3" x 6'7"
Total area	70.1 sq m	754.0 sq ft
Balcony	5.75 x 1.70m	18'10" x 5'7"

FLOOR LOCATOR

6 th Floor
5 th Floor
4 th Floor
3 rd Floor
2 nd Floor
1 st Floor
Ground Floor
Lower Ground Floor

KEY

C	Cupboard
B	Balcony
UC	Utility cupboard
W	Washing machine



Athlone Gardens

Disclaimer
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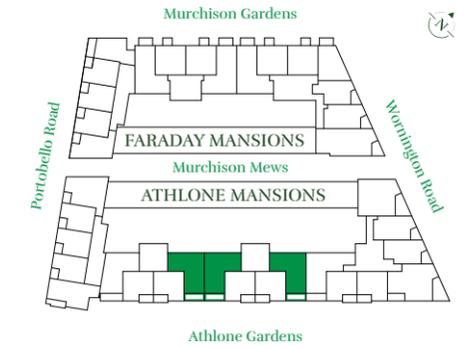
The Clydesdale

2 BEDROOM APARTMENT

139, 143, 147, 151, 155, 161*, 164, 165*, 168, 169*, 172, 173*, 176, 177*, 180

* Handed plots

FLOORPLATE



DIMENSIONS

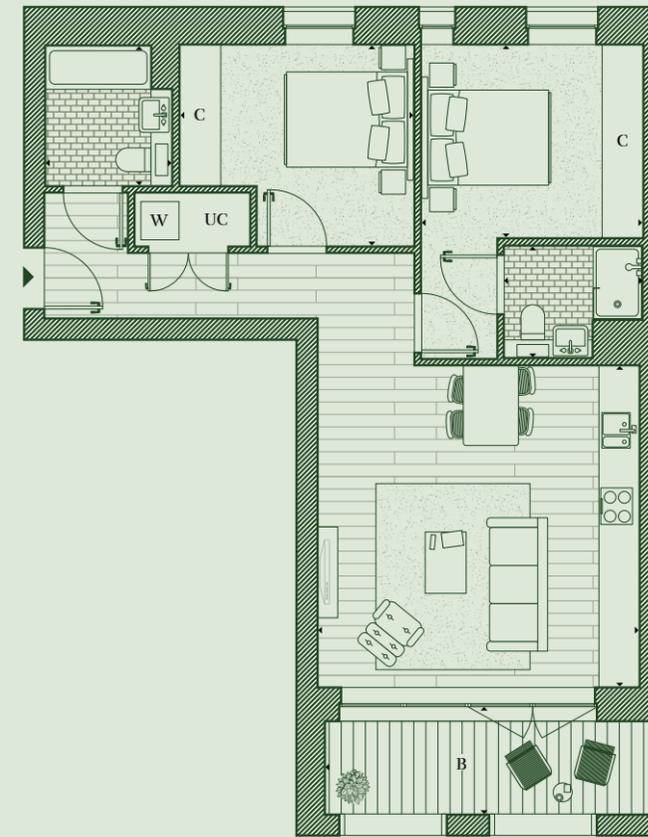
Room	Dimensions (m)	Dimensions (ft)
Kitchen/Lounge/Diner	5.07 x 5.07m	16'8" x 16'8"
Master Bedroom	3.49 x 3.05m	11'5" x 10'0"
En suite	2.17 x 1.77m	7'1" x 5'10"
Bedroom 2	3.70 x 3.18m	12'2" x 10'5"
Bathroom	2.22 x 2.00m	7'3" x 6'7"
Total area	70.5 sq m	759.0 sq ft
Balcony	5.23 x 1.69m	17'2" x 5'7"

FLOOR LOCATOR

6 th Floor
5 th Floor
4 th Floor
3 rd Floor
2 nd Floor
1 st Floor
Ground Floor
Lower Ground Floor

KEY

C	Cupboard
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Athlone Gardens

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The Morgan

2 BEDROOM DUPLEX

133, 160

FLOORPLATE



DIMENSIONS

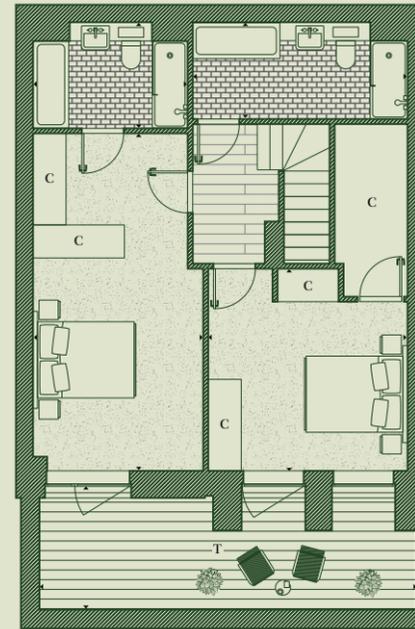
Room	Dimensions (m)	Dimensions (ft)
Kitchen/Lounge/Diner	11.90 x 5.80m	39'1" x 19'0"
Master Bedroom	6.65 x 3.35m	21'10" x 11'0"
En suite	2.05 x 3.04m	6'9" x 10'0"
Bedroom 2	3.90 x 3.95m	12'10" x 13'0"
Bathroom	1.90 x 4.20m	6'3" x 13'9"
Total area	128.0 sq m	1,381.0 sq ft
Terrace	2.43 x 7.42m	8'0" x 24'4"
Garden	7.61 x 3.46m	25'0" x 11'4"

FLOOR LOCATOR

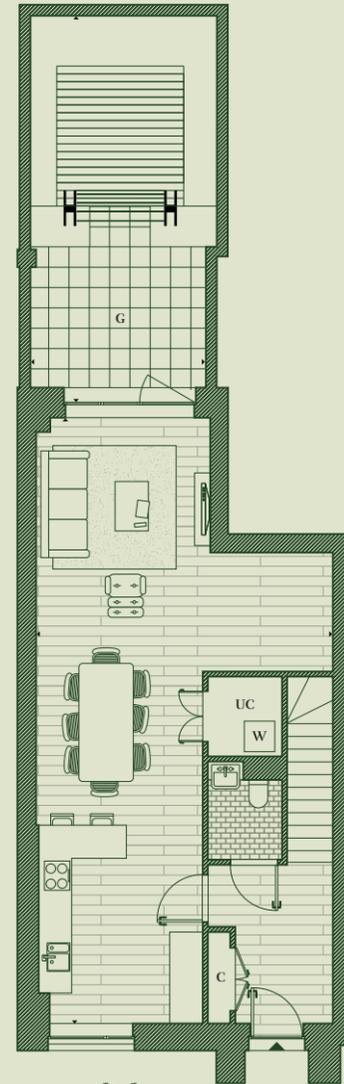
- 6th Floor
- 5th Floor
- 4th Floor
- 3rd Floor
- 2nd Floor
- 1st Floor
- Ground Floor
- Lower Ground Floor

KEY

C Cupboard	UC Utility cupboard
T Terrace	W Washing machine
G Garden	



Lower Ground Floor



Ground Floor



Disclaimer
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The Cambridge

2 BEDROOM DUPLEX

134

FLOORPLATE



DIMENSIONS

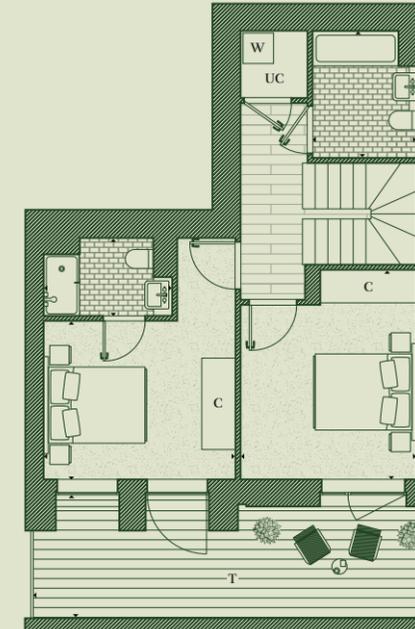
Room	Dimensions (m)	Dimensions (ft)
Kitchen/Dining	4.00 x 4.10m	13'2" x 13'5"
Lounge	4.00 x 3.40m	13'2" x 11'2"
Master Bedroom	3.10 x 3.70m	10'2" x 12'2"
En suite	2.15 x 1.50m	7'1" x 4'11"
Bedroom 2	4.10 x 3.50m	13'2" x 11'6"
Bathroom	2.05 x 2.50m	6'9" x 8'2"
Total area	106.2 sq m	1,143.0 sq ft
Terrace	2.40 x 7.80m	7'11" x 25'7"
Garden	7.60 x 3.60m	24'11" x 11'10"

FLOOR LOCATOR

- 6th Floor
- 5th Floor
- 4th Floor
- 3rd Floor
- 2nd Floor
- 1st Floor
- Ground Floor
- Lower Ground Floor

KEY

C Cupboard	UC Utility cupboard
T Terrace	W Washing machine
G Garden	



Lower Ground Floor



Ground Floor



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The Elgin

2 BEDROOM DUPLEX

135, 159*

* Handed plot

FLOORPLATE



DIMENSIONS

Room

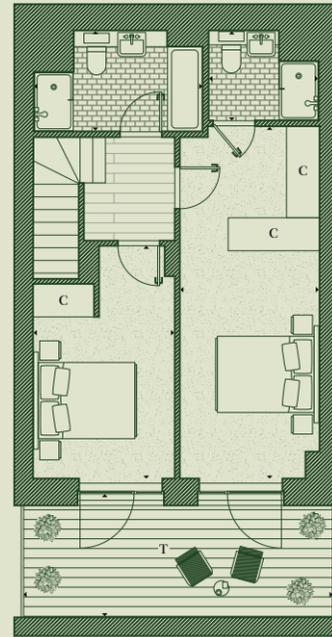
Kitchen/Lounge/Diner	5.65 x 11.92m	5'1" x 39'1"
Master Bedroom	6.95 x 2.75m	22'10" x 9'0"
En suite	1.75 x 2.17m	5'9" x 7'1"
Bedroom 2	4.58 x 2.79m	15'0" x 9'2"
Bathroom	2.00 x 3.30m	6'7" x 10'10"
Total area	117.0 sq m	1,259.0 sq ft
Terrace	2.43 x 6.07m	8'0" x 19'11"
Garden	7.61 x 5.76m	25'0" x 18'11"

FLOOR LOCATOR

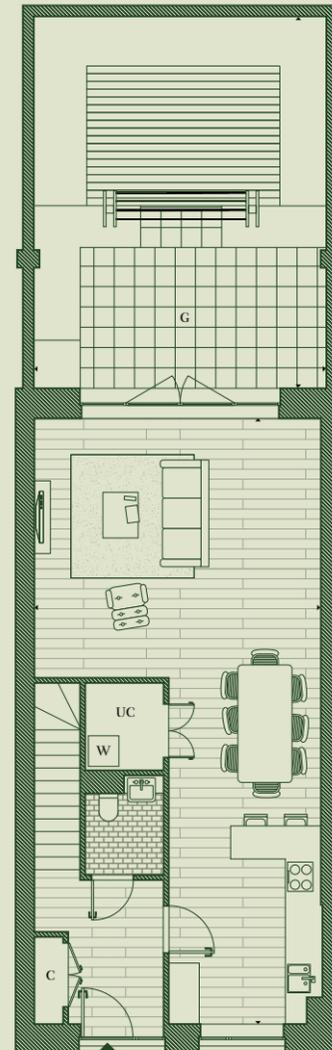
	6 th Floor
	5 th Floor
	4 th Floor
	3 rd Floor
	2 nd Floor
	1 st Floor
	Ground Floor
	Lower Ground Floor

KEY

C	Cupboard	UC	Utility cupboard
T	Terrace	W	Washing machine
G	Garden		



Lower Ground Floor



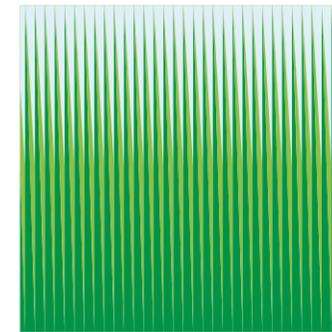
Ground Floor

Athlone Gardens

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A story told through patterns

Discover the inspiration behind each Auria pattern and explore the history of this fascinating London location.



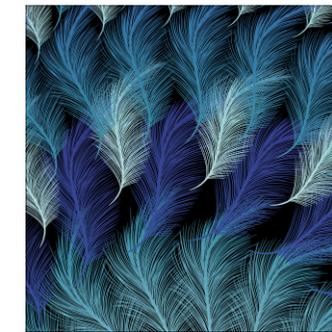
↑ PARK LIFE

Inspired by the stunning views over Athlone Gardens, the brand new park at the heart of The Auria.



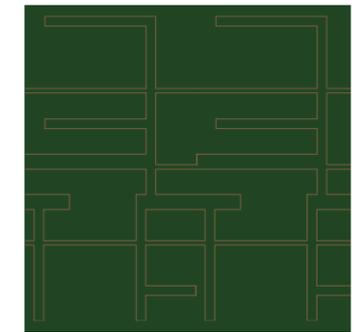
↑ PORTOBELLO LIFE

Inspired by the eclectic personality and captivating charm of the iconic Portobello Road.



↑ CELEBRATION FEATHERS

Inspired by the dazzling costumes at the Notting Hill Carnival.



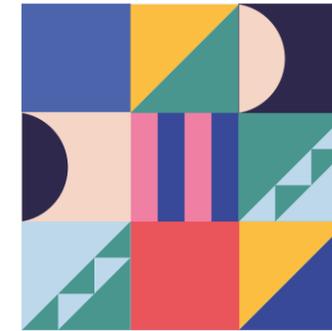
↑ STREETSCAPE

Inspired by the restoration of neighbourhood street patterns.



↑ MASH UP

Inspired by the intricate green and white tiling at Cockney's Pie & Mash shop.



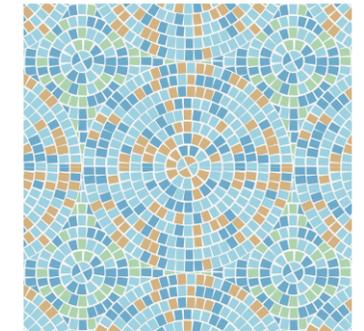
↑ URBAN ART

Inspired by the vibrant colours and bold street art found in the local area.



↑ TRACK RECORD

Inspired by the neighbourhood's love and celebration of music.



↑ SHOWTIME

Inspired by the mosaic tile pattern at the Electric Cinema, one of Britain's oldest working film theatres.

Catalyst

Part of the Peabody Group

Peabody and Catalyst are coming together to bring you more quality, affordable homes across London and the South East in the same way we have for the last 160 years.

A Peabody building is more than just a place to live. It's a sanctuary, a haven. It's a home.



Building History

160 years after it was established, Peabody is one of the oldest and largest not-for-profit housing associations in the UK. Following a merger with Catalyst Housing in April 2022, The Peabody Group is responsible for over 104,000 homes across London and the Home Counties.



Award-Winning

In recent years Catalyst and Peabody have been recognised and awarded numerous prestigious awards, including The Sunday Times 'Home Builder of The Year' and Evening Standard Award 'The Best Urban Regeneration Project'. We work with award-winning partners who share our values, high design standards and focus on the customer experience.



Social Impact

We're continuing to invest in our homes and communities and design inclusive neighbourhoods that support wellbeing. We invest around £11m each year through our Community Foundation, to support people to be healthier, wealthier, and happier. We aim to make a positive impact on climate change for our residents, communities and the environment.



Quality, Sustainability & Innovative Design

Our reputation is one of the most respected within the industry and renowned for building sustainable, high-quality new homes that stand the test of time. With significant development, placemaking and regeneration expertise, we provide top-quality new homes and invest in communities. Our ambition is to achieve net zero carbon in our new and existing homes by 2050.



Strong Growth

We have an excellent track record in successfully delivering award-winning major projects with a growing pipeline that continues to invest in building high-quality new homes. We aim to deliver long-term returns on investment with an asset base of £8.8bn, we aim to build thousands of high-quality homes each year.



Collaboration

Peabody and Catalyst work with some of the biggest names in the property industry, developing long-term, strategic partnerships. With our rich heritage and reputation for unparalleled taste and workmanship, Portobello Square promises to be a masterpiece of collaboration.

Find your place:
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theauria.london
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