



32 HAMILTON ROAD

**GARDINER**  
RESIDENTIAL





## 32 HAMILTON ROAD



A collection of eight boutique apartments within a grand Victorian residence on one of Ealing Borough's premier Roads. Located in this well established cosmopolitan West London suburb, Ealing is rich in its appeal and diversity.

These exquisite homes include, contemporary design-led interiors combined with Victorian period detail, and state-of-the-art smart-home systems.

Underground cycle storage and charging points for electric cars, ensure you have all the comforts you need to enjoy a modern lifestyle amongst West London's amenities.

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WELCOME TO YOUR COUNTRY  
LIFE IN THE CITY



Along a leafy road, just a stone throw away from gourmet deli's, boutiques and beautiful parks, is Ealing. Historically known as “Queen of the Suburbs” , Its has always been known for its green village atmosphere. It's tree lined leafy streets, grand Victorian & Edwardian homes, and some of the best bars and restaurants outside of the West End, provide the perfect balance of city and suburban lifestyles.

Ealing is a major transport hub for West London with excellent connections to Central London. The significant upgrade of Ealing Broadway Station, will bring the rest of London even closer and elevate Ealing's status as one of the city's most unique and appealing boroughs.



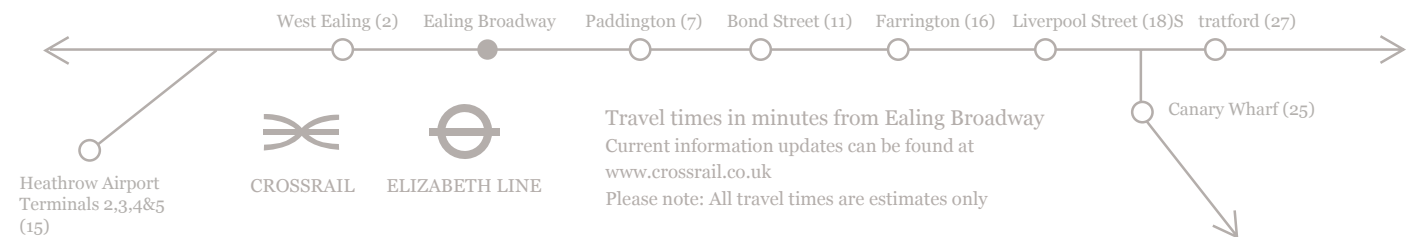
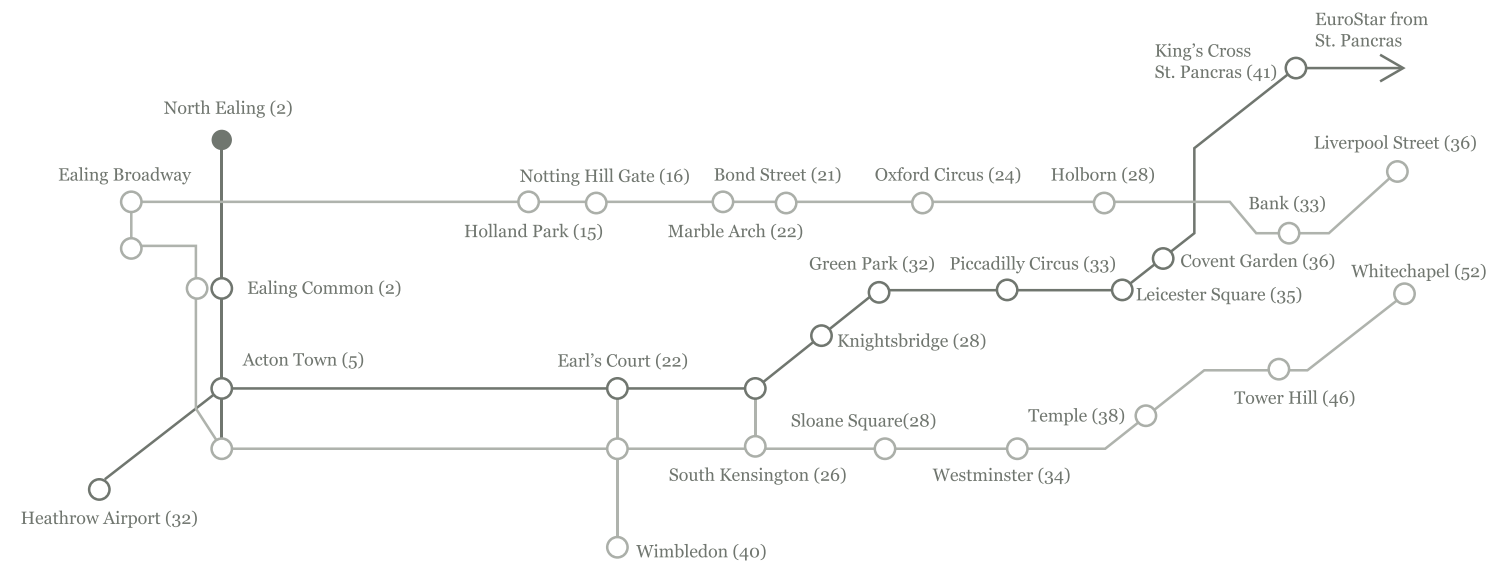
## CONNECTIONS



Perfectly located for travelling to Central London. The Central, Piccadilly and District Line services from Ealing Broadway provide fast access to central London, and the imminent arrival of the Cross Rail's Elizabeth Line will significantly reduce these journey times even further, making Ealing an even more desirable place to live and a Major West London transport hub.



UNDERGROUND



### TRAIN

Bond Street	11 Minutes
Heathrow	14 Minutes
Canary Wharf	25 Minutes
West End	27 minutes
Westfield	14 minutes

### DRIVE

North Circular	7 minutes
A40	7 minutes
M4	8 minutes
Heathrow	25 minutes

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## SPECIFICATIONS



Designed for a modern and comfortable lifestyle, the apartments feature period details, design-led interiors and cutting edge technology.

A smart artificial intelligence system automatically detects your presence and usage habits to balance lighting and heating levels for your comfort and sustainability.

The Smart video entry system provides you with the security and convenience of controlling it from your mobile phone.

Private underground cycle storage and charging points for electric cars help provide for an environmentally sustainable lifestyle.







*Image and decoration is representational*

## KITCHEN - THE HEART OF THE HOME



The beautifully designed kitchens have bespoke cabinetry, integrated Siemens & NEFF appliances, Quartz worktops by Silestone, Engineered Oak wood floors by Kahrs, Victorian corncicing period details and Cast-Iron radiators by Cast Rads

Ground Floor Apartments also have Crittal Windows onto the garden terraces, paved by London Paving stone.

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## BEDROOM



The bedroom designs provide a calming atmosphere, bespoke cabinetry with ample storage. Other features include Engineered Oak wood floors by Kahrs, Cast Iron Radiators by Castrads (ground floor apartments only), antique brass ironmongery and feature wall lights.

\*Ground floor apartments only

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## BEAUTIFULLY DESIGNED LIVING SPACE



The contemporary styled living and dining rooms, are bathed in an abundance of natural light. They elegantly present architectural period features with large sash windows, Engineered Oak wood floors by Kahrs, Cast Iron radiators by Cast Rads and Crittal Windows\* leading onto garden terraces paved with London Paving stone.

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COMMUNAL ENTRANCE



The Grand entrance hall has its original high ceilings, Period cornicing, Decorative Victorian Cast Iron radiators by Castrads, Victorian themed tiles by Original Style and an Elegant Victorian style staircase with a mahogany balustrade.

Image and decoration is representational







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## BATHROOMS



The beautiful and elegantly designed bathrooms have Heritage Basins by Burlington, Heritage Brassware by Crosswater, Elegant tiles by Original Style, Wall lights by Alma, and Astro & Lenham traditional ribbed glass.

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APARTMENTS

Find your perfect home among this collection of  
1,2- or 3-Bedroom apartments.

APARTMENT ONE



3 bedrooms & Study  
Ground Floor  
126 sqm / 1352 st Ft  
3 Bedrooms, 3 Ensuite  
extensive south facing garden and courtyard

APARTMENT TWO



3 bedrooms  
Ground Floor  
113 sqm / 1,211 sq. ft  
3 Bedrooms, 1 Bathroom, 2 Ensuite  
3 bed with extensive south facing garden and courtyard

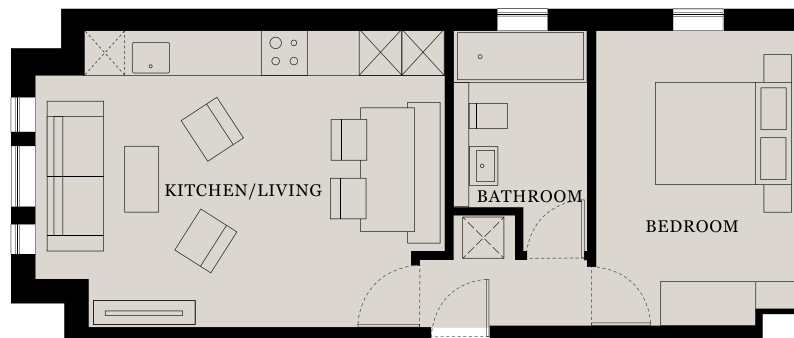


APARTMENT THREE



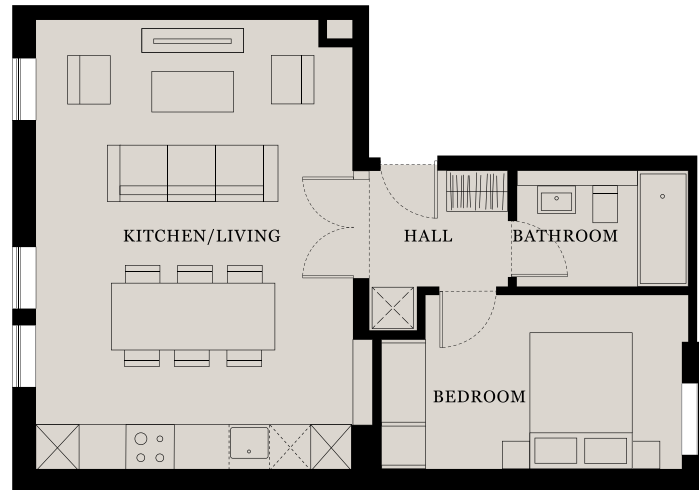
2 bedrooms  
1st Floor  
65.4 sqm/ 704 sq. ft  
2 Bedrooms, 1 Bathroom  
South Facing

APARTMENT FOUR



1 bedroom  
1st Floor  
50 sqm/538 sq. ft  
1 Bedroom/1 Bathroom

APARTMENT FIVE



1 bedroom  
1st Floor  
52 sqm/560 sq. ft  
1 Bedroom/1 Bathroom

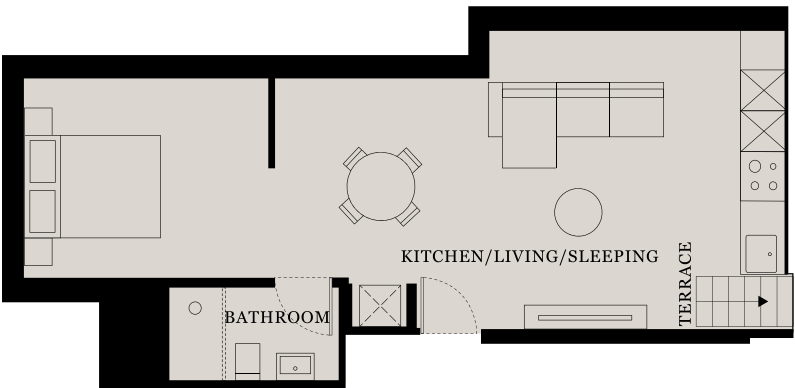
APARTMENT SIX



2 bedrooms  
2nd Floor  
68 sqm/727 sq. ft  
2 Bedroom / 1 Bathroom  
South Facing

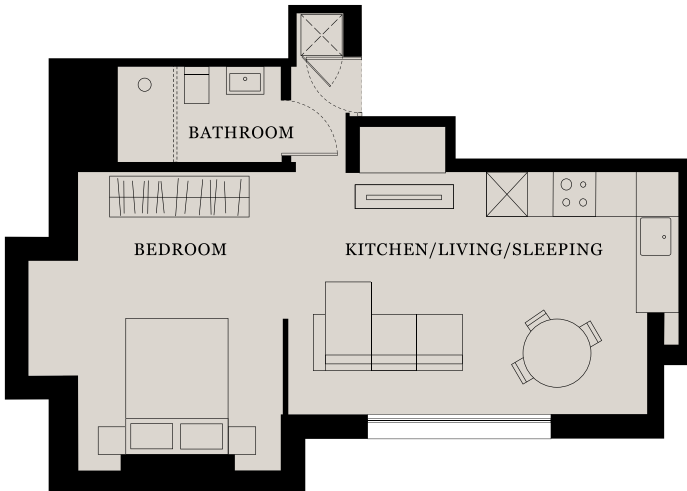


APARTMENT SEVEN



1 Bedroom Studio  
2nd Floor  
39 sqm/416 sq. ft  
1 Bedroom / 1 Bathroom  
South Facing Terrace

APARTMENT EIGHT



1 Bedroom Studio  
2nd Floor  
37 sqm/402 sq. ft  
1 Bedroom / 1 Bathroom





Email: [info@gardinerhomes.co.uk](mailto:info@gardinerhomes.co.uk)  
Enquiries: 020 8579 5242

Design by TR Studio

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