Esprit

APARTMENT LIVING IN SOUTHALL

AVAILABLE THROUGH SHARED OWNERSHIP



Fabulous new homes in Southall, West London

Vibrant, diverse, and full of character, Southall is the ideal location for our beautiful new collection of contemporary one, two and three bedroom apartments, available through Shared Ownership.

Set in the London Borough of Ealing, Esprit puts green space on your doorstep and an outstanding choice of retail, dining and leisure amenities within easy reach.



Shared Ownership, a more affordable way to buy

Subject to eligibility criteria, Shared Ownership allows you to buy an initial share in your new home, and pay a subsidised rent on the share you don't own.

Your deposit will be smaller than that of an outright purchase and you will only require a mortgage on the share you own, making home ownership more affordable and achievable. You could also benefit from initially avoiding paying stamp duty if the share purchased is below the stamp duty threshold. You can buy more shares in your home in the future up to the full 100% and you may sell the property at any time, whatever your share.

For further details please consult one of our sales advisors.

Computer generated illustration indicative only



A vibrant and energetic neighbourhood





The diversity and culture of Southall mirrors the spirit of its dynamic, multicultural population, where tradition and progress come together to create a welcoming community with its own unique atmosphere.

Discover a place full of colourful charm, with an exciting array of restaurants offering tantalising flavours and aromas from across South Asia, including Michelin Guide listed Madhu's, where Punjabi cuisine is brought to life with a touch of East African influence. Cafes, independent retailers, lively, buzzing street markets, cultural festivals, music, places of worship and local events give Southall a unique energy you won't find anywhere else in London.

Southall really is a fabulous, energetic place to call home, and making yours at Esprit puts all the attractions of this close-knit, proud community within your reach. It's not just somewhere to live – it's somewhere to belong.

Ealing - buzzing with life

The centre of nearby Ealing, 'Queen of the Suburbs', is brimming with shops, cafes, restaurants and leisure amenities. Independent stores rub shoulders with well-known high street brands, while cosy coffee spots, bakeries and international dining options make it a social hub from morning to night.

With a rich cultural scene, anchored by theatres, cinemas, art spaces and year-round community events there's always something happening in this thriving corner of west London.

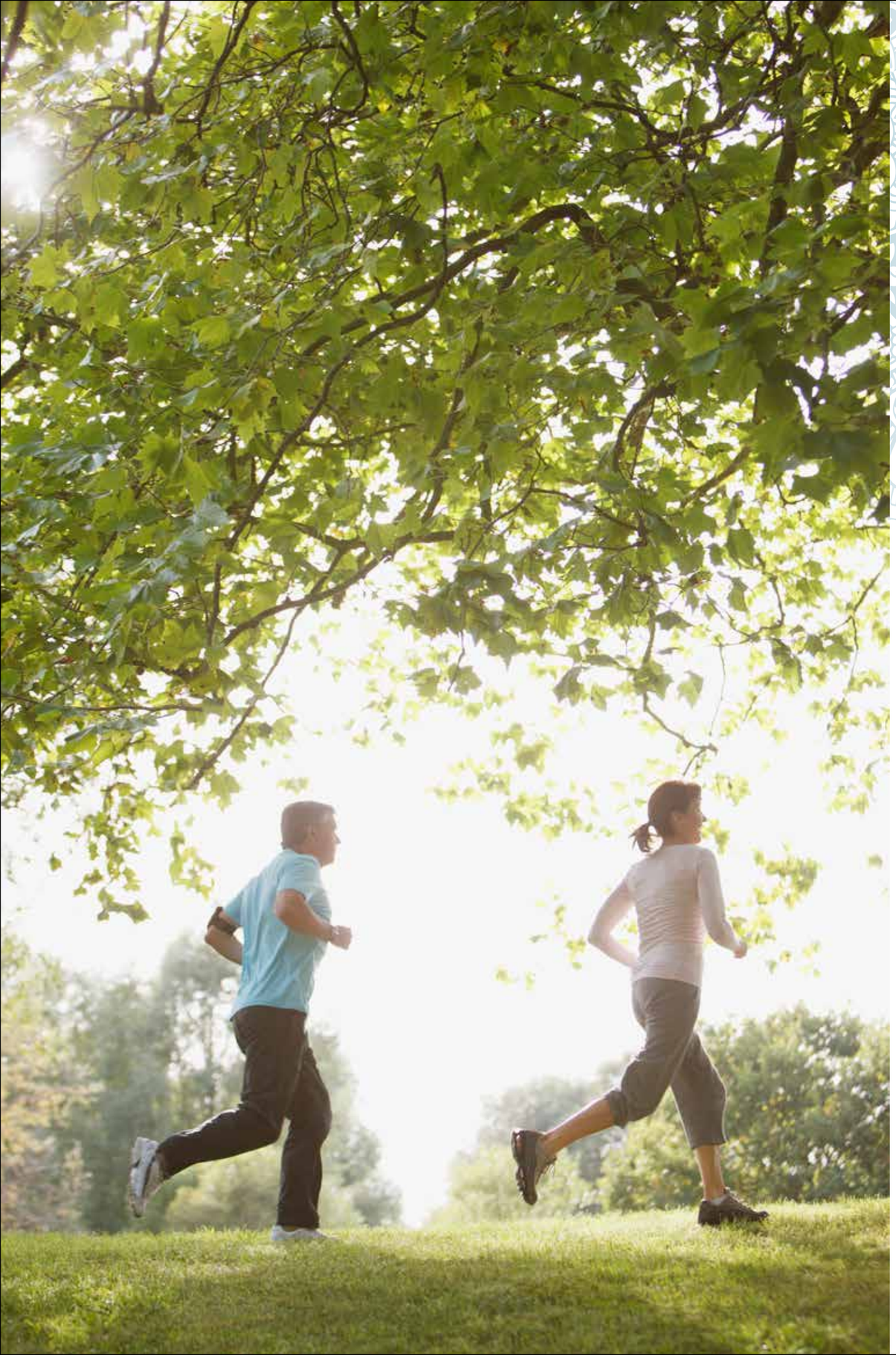
Residents with children will appreciate that the borough is also home to an excellent selection of schools for all age groups.











West Middlesex Golf Club – 0.4 mile

Hanwell Cricket Club – 0.5 mile

Southall Park – 0.7 mile

Jubilee Park – 0.7 mile

Glade Lane Canalside Park – 1.4 miles

Hillingdon Trail – 1.7 miles

Warren Farm Nature Reserve – 1.8 miles

Source: google.co.uk/maps



Urban living, open spaces



As a refreshing contrast to the urban hustle and bustle of Southall, when you want to slow the pace of life down you'll appreciate having acres of green space and waterways close at hand, encouraging year-round relaxation, recreation and recharging.

Nearby parks include Brent River Park, Brent Lodge Park, Southall Park and Warren Farm Nature Reserve, generous open spaces for walking, jogging, picnics and family activities. For waterside walks or cycling, the Grand Union Canal is close by, offering a peaceful route away from traffic and a scenic connection to neighbouring areas.

Virtually on your doorstep, West Middlesex Golf Club, established in 1891 and long recognised as one of London's finest, offers competitive play in a green, well maintained setting. Equally close is Ealing Hanwellians Cricket Club, a tranquil oasis easily reached via a public footpath from Greenford Road.

Going places

Whether commuting for work, escaping for the weekend, or heading for a night out on the town, getting around is simple and convenient.

Both Southall and Hanwell stations provide Elizabeth line services to Ealing Broadway, Paddington, the West End, City and Canary Wharf to the east, and Heathrow, Slough and Reading to the west.

Just metres from Esprit, buses from Fleming Road offer direct services to Greenford and Southall, linking with routes to Ealing, Shepherds Bush, Heathrow, Uxbridge and Hounslow.



Southall Station
10 Mins

Cycling from Esprit

Hanwell station
10 Mins

E5

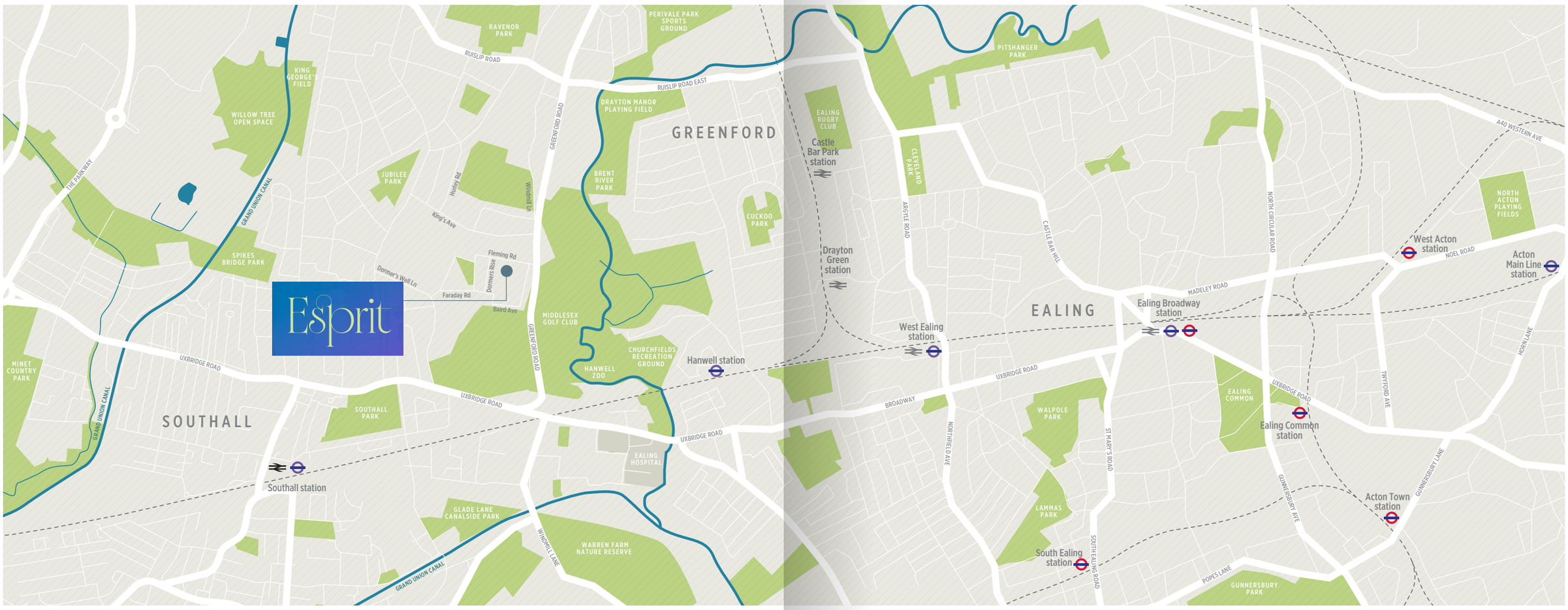
Esprit
Fleming road

Southall station
12 Mins

Elizabeth Line journey times from Hanwell station

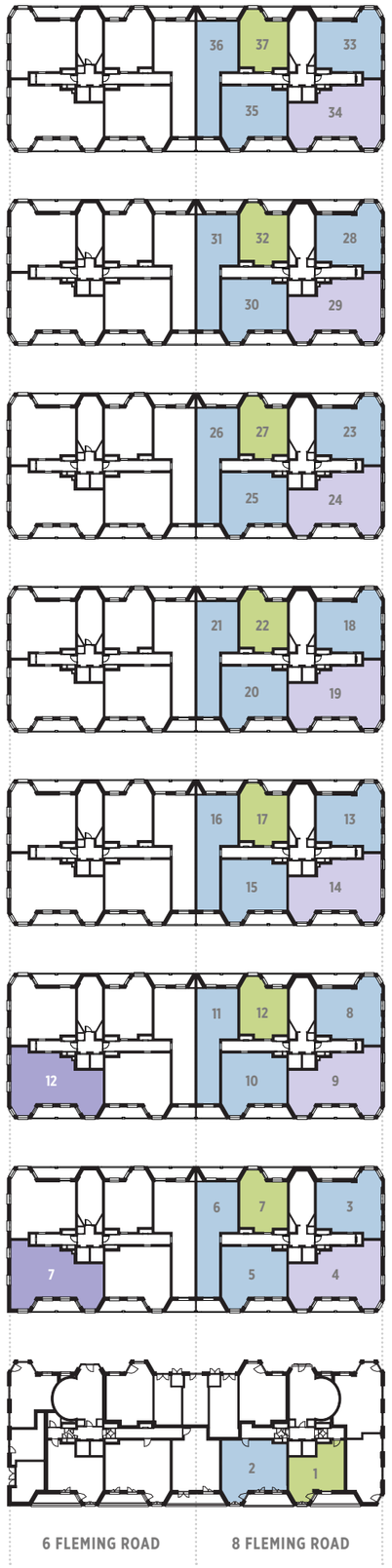
Heathrow T5	Heathrow T4	Heathrow T2 & T3	Hanwell station	Ealing Broadway	Paddington	Bond St	Tottenham Court Rd	Farringdon	Liverpool St	Canary Wharf
19 Mins	16 Mins	11 Mins		4 Mins	14 Mins	19 Mins	21 Mins	24 Mins	27 Mins	33 Mins

Source: tfl.gov.uk/plan-a-journey



Map not to scale

Apartment locator



6 FLEMING ROAD

- 3 bedroom apartment

8 FLEMING ROAD

- 1 bedroom apartment
- 2 bedroom apartment
- 3 bedroom apartment

N

Type 1

1 BEDROOM APARTMENT

Total Area

53.1 m² **571.5 ft²**

UPPER GROUND

No. 1

Kitchen	**2.41m x 1.74m**	**7'11" x 5'9"**
Living / Dining	**4.72m x 3.46m**	**15'6" x 11'4"**
Bedroom	**4.50m x 2.93m**	**14'9" x 9'7"**



N

S – STORE **U** – UTILITY **FF** – FRIDGE/FREEZER **C** – COOKER **DW** – DISHWASHER **WD** – WASHER/DRYER **MVHR** – MECHANICAL VENTILATION HEAT RECOVERY

The kitchen, furniture layouts and dimension on the following floor plans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

Type 2

2 BEDROOM APARTMENT

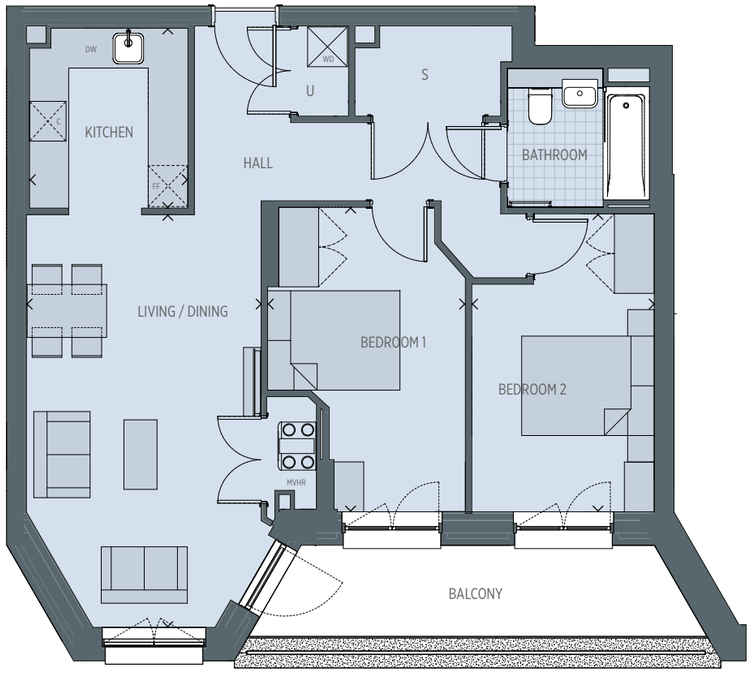
Total Area

73.8 m² **794.6 ft²**

UPPER GROUND

No. 2

Kitchen	**2.68m x 2.40m**	**8'10" x 7'10"**
Living / Dining	**6.23m x 3.53m**	**20'5" x 11'7"**
Bedroom 1	**4.47m x 2.98m**	**14'8" x 9'9"**
Bedroom 2	**4.47m x 2.75m**	**14'8" x 9'0"**



S – STORE **U** – UTILITY **FF** – FRIDGE/FREEZER **C** – COOKER **DW** – DISHWASHER **WD** – WASHER/DRYER **MVHR** – MECHANICAL VENTILATION HEAT RECOVERY

The kitchen, furniture layouts and dimension on the following floor plans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

Type 3

2 BEDROOM APARTMENT

Total Area

76.5 m² **823.6 ft²**

FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR
No. 3	**No. 8**	**No. 13**	**No. 18**

FIFTH FLOOR	SIXTH FLOOR	SEVENTH FLOOR
No. 23	**No. 28**	**No. 33**

Kitchen	**3.98m x 2.16m**	**13'1" x 7'1"**
Living / Dining	**5.86m x 3.74m**	**19'3" x 12'3"**
Bedroom 1	**3.91m x 3.51m**	**12'10" x 11'6"**
Bedroom 2	**3.99m x 2.52m**	**13'1" x 8'3"**

S – STORE **U** – UTILITY **FF** – FRIDGE/FREEZER **C** – COOKER **DW** – DISHWASHER **WD** – WASHER/DRYER **MVHR** – MECHANICAL VENTILATION HEAT RECOVERY

The kitchen, furniture layouts and dimension on the following floor plans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

Type 4

3 BEDROOM APARTMENT

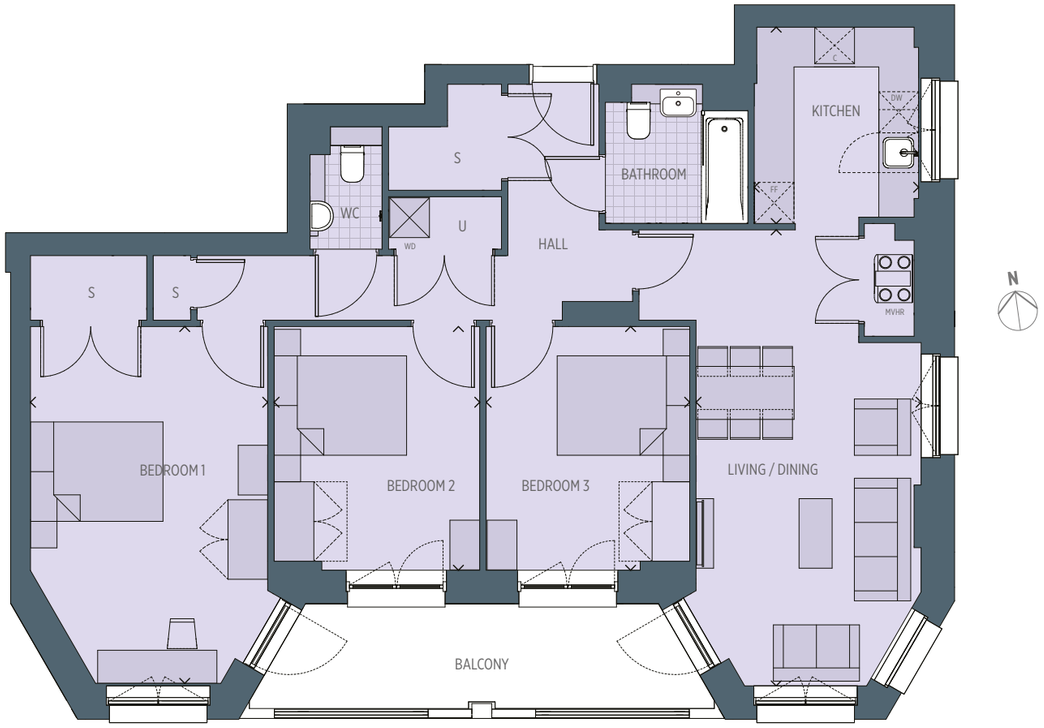
Total Area

101.1 m² **1088.4 ft²**

FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR
No. 4	**No. 9**	**No. 14**	**No. 19**

FIFTH FLOOR	SIXTH FLOOR	SEVENTH FLOOR
No. 24	**No. 29**	**No. 34**

Kitchen	**2.96m x 2.48m**	**9'9" x 8'2"**
Living / Dining	**6.88m x 3.40m**	**22'7" x 11'2"**
Bedroom 1	**5.38m x 3.58m**	**17'8" x 11'9"**
Bedroom 2	**3.68m x 3.10m**	**12'1" x 10'2"**
Bedroom 3	**3.68m x 3.07m**	**12'1" x 10'1"**



S – STORE **U** – UTILITY **FF** – FRIDGE/FREEZER **C** – COOKER **DW** – DISHWASHER **WD** – WASHER/DRYER **MVHR** – MECHANICAL VENTILATION HEAT RECOVERY

The kitchen, furniture layouts and dimension on the following floor plans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

Type 5

2 BEDROOM APARTMENT

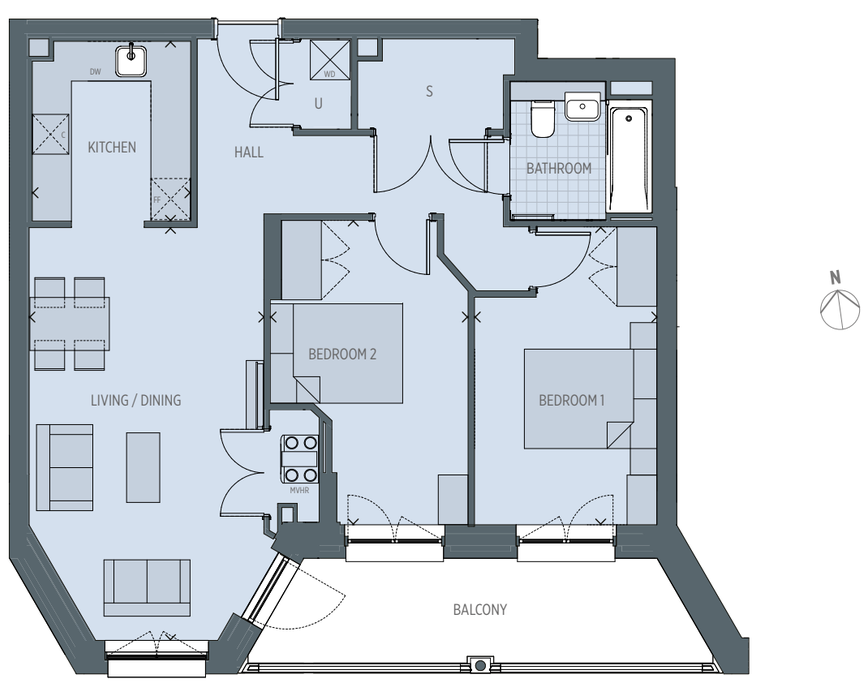
Total Area

74.2 m² **798.3 ft²**

FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR
No. 5	**No. 10**	**No. 15**	**No. 20**

FIFTH FLOOR	SIXTH FLOOR	SEVENTH FLOOR
No. 25	**No. 30**	**No. 35**

Kitchen	**2.71m x 2.39m**	**8'11" x 7'10"**
Living / Dining	**6.23m x 3.54m**	**20'5" x 11'7"**
Bedroom 1	**4.50m x 2.75m**	**14'9" x 9'0"**
Bedroom 2	**4.59m x 2.99m**	**15'1" x 9'10"**



S – STORE **U** – UTILITY **FF** – FRIDGE/FREEZER **C** – COOKER **DW** – DISHWASHER **WD** – WASHER/DRYER **MVHR** – MECHANICAL VENTILATION HEAT RECOVERY

The kitchen, furniture layouts and dimension on the following floor plans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

Type 6

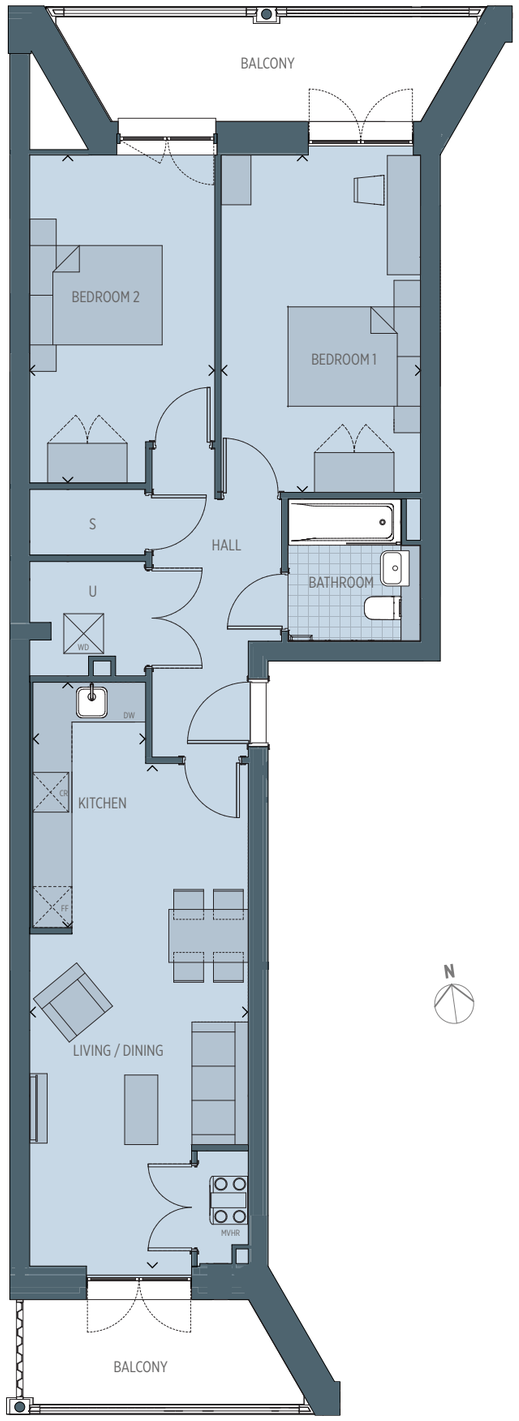
2 BEDROOM APARTMENT

Total Area
75.9 m² **816.5 ft²**

FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR
No. 6	**No. 11**	**No. 16**	**No. 21**

FIFTH FLOOR	SIXTH FLOOR	SEVENTH FLOOR
No. 26	**No. 31**	**No. 36**

Kitchen	**3.70m x 1.70m**	**12'2" x 5'7"**
Living / Dining	**7.59m x 3.30m**	**24'11" x 10'10"**
Bedroom 1	**5.09m x 3.01m**	**16'8" x 9'10"**
Bedroom 2	**4.95m x 2.79m**	**16'3" x 9'2"**



S – STORE **U** – UTILITY **FF** – FRIDGE/FREEZER **C** – COOKER **DW** – DISHWASHER **WD** – WASHER/DRYER **MVHR** – MECHANICAL VENTILATION HEAT RECOVERY

The kitchen, furniture layouts and dimension on the following floor plans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

Type 7

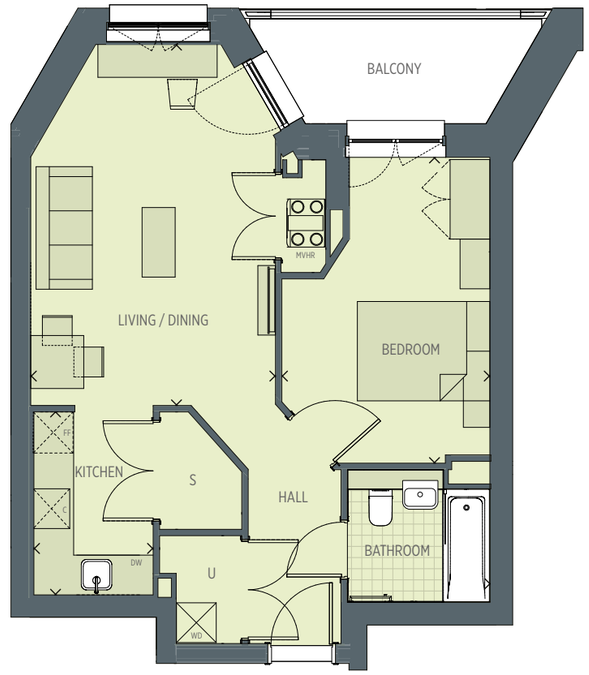
1 BEDROOM APARTMENT

Total Area
54.4 m² **585.6 ft²**

FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR
No. 7	**No. 12**	**No. 17**	**No. 22**

FIFTH FLOOR	SIXTH FLOOR	SEVENTH FLOOR
No. 27	**No. 32**	**No. 37**

Kitchen	**2.76m x 1.80m**	**9'1" x 5'11"**
Living / Dining	**5.45m x 3.69m**	**17'10" x 12'1"**
Bedroom	**4.62m x 3.14m**	**15'2" x 10'4"**



S – STORE **U** – UTILITY **FF** – FRIDGE/FREEZER **C** – COOKER **DW** – DISHWASHER **WD** – WASHER/DRYER **MVHR** – MECHANICAL VENTILATION HEAT RECOVERY

The kitchen, furniture layouts and dimension on the following floor plans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

Type 8

3 BEDROOM APARTMENT

Total Area

101.5 m² **1092.9 ft²**

FIRST FLOOR

No. 7

Kitchen	**2.96m x 2.48m**	**9'9" x 8'2"**
Living / Dining	**6.88m x 3.40m**	**22'7" x 11'2"**
Bedroom 1	**5.38m x 3.58m**	**17'8" x 11'9"**
Bedroom 2	**3.68m x 3.10m**	**12'1" x 10'2"**
Bedroom 3	**3.68m x 3.09m**	**12'1" x 10'2"**



S – STORE **U** – UTILITY **FF** – FRIDGE/FREEZER **C** – COOKER **DW** – DISHWASHER **WD** – WASHER/DRYER **MVHR** – MECHANICAL VENTILATION HEAT RECOVERY

The kitchen, furniture layouts and dimension on the following floor plans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

Type 9

3 BEDROOM APARTMENT

Total Area

101.1 m² **1088.4 ft²**

SECOND FLOOR

No. 12

Kitchen	**2.96m x 2.48m**	**9'9" x 8'2"**
Living / Dining	**6.88m x 3.40m**	**22'7" x 11'2"**
Bedroom 1	**5.38m x 3.58m**	**17'8" x 11'9"**
Bedroom 2	**3.68m x 3.10m**	**12'1" x 10'2"**
Bedroom 3	**3.68m x 3.09m**	**12'1" x 10'2"**



S – STORE **U** – UTILITY **FF** – FRIDGE/FREEZER **C** – COOKER **DW** – DISHWASHER **WD** – WASHER/DRYER **MVHR** – MECHANICAL VENTILATION HEAT RECOVERY

The kitchen, furniture layouts and dimension on the following floor plans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.











A stunning specification

KITCHEN

- Matt finish handleless kitchen cabinets
- LED strip pelmet lights to underside of wall units
- Undermounted 1.5 stainless-steel sink bowl with brushed chrome mixer tap
- Bosch integrated single oven
- Bosch induction hob
- Built-in telescopic extractor with light
- Bosch integrated fridge freezer
- Bosch integrated dishwasher
- Stone worktop with upstand

BATHROOM & EN-SUITES

- Contemporary white sanitaryware
- Wall mounted WC
- Neutral floor and wall tiling to bathroom
- Semi-recessed washbasin with thermostatic mixer tap
- Bath with hinged glass shower screen
- Thermostatic shower mixer
- Mirrored wall hung cabinet
- Electric chrome heated towel rail

ELECTRICAL / LIGHTING

- BT and Hyperoptic outlet to living room
- Downlighters throughout
- Shaver socket in bathroom cabinet
- Video intercom access
- Hard-wired alarm control for smoke/heat alarms
- Sprinkler system to all homes

HEATING

- Underfloor heating throughout
- The MVHR system (Mechanical Ventilation with Heat Recovery) improves indoor air quality by providing a continuous supply of filtered fresh air, while recovering heat from extracted air to improve energy efficiency and help reduce heating demand

FLOORING

- Timber effect vinyl flooring to kitchen, dining and living room
- 80/20 wool mix carpet to bedrooms

GENERAL

- Private balcony to all apartments with external wall mounted lights
- Bosch free-standing washer dryer in utility cupboard
- No parking spaces are available at this development

BUILDING AMENITIES

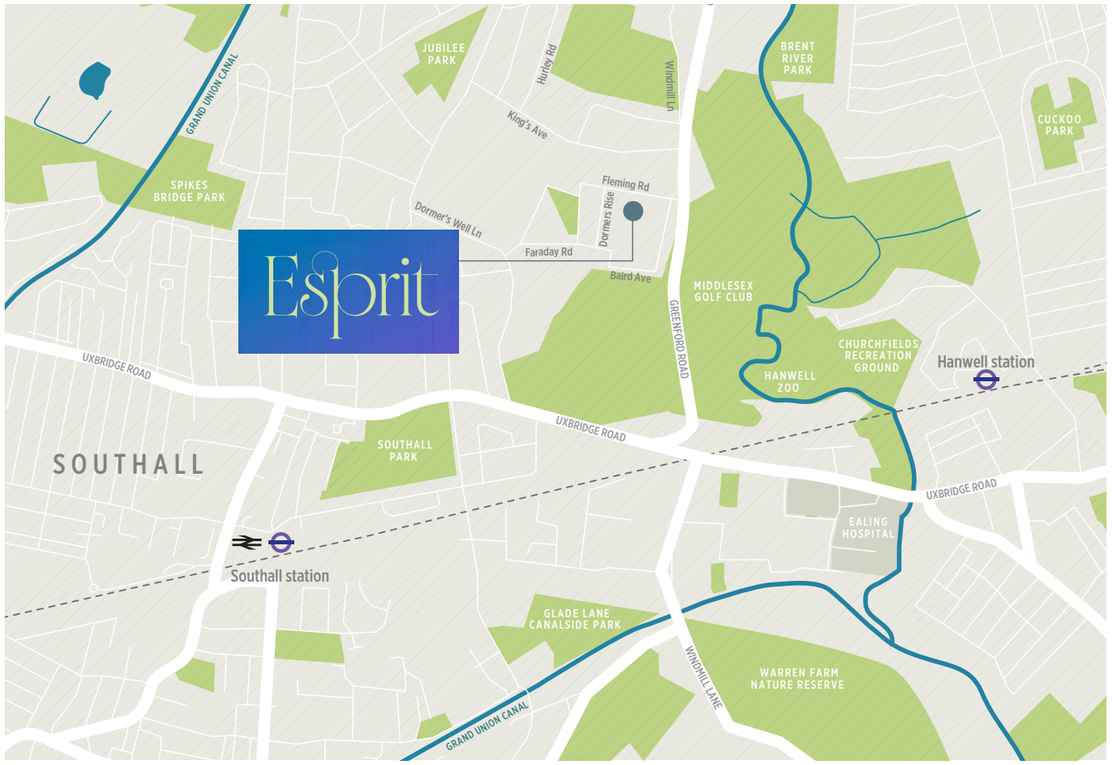
- Access to communal landscaped gardens
- Communal bike store
- Resident lift to all floors

PASSIVHAUS PRINCIPLES

At Esprit, you can enjoy a comfortable, energy-efficient home designed using Passivhaus principles. With less heating and cooling needed throughout the year, you could benefit from lower energy bills.

WARRANTY

- LABC 12-year warranty



Esprit, 6 & 8 Fleming Road, Southall UB1 3FW

020 7539 3745 | ealing@redloft.co.uk

Esprit is the marketing name only and does not form part of the postal address. Floor plans represent typical layouts of the design of the apartments. They are not shown to scale. All measurements and areas may vary within a tolerance of 5%. Plot specification, internal and external finishes, dimensions and differences to plots should be checked with the Sales Team before reservation. All content within this document is indicative only. Ealing Council reserves the right to make any changes at any time. Please speak to a member of our Sales Team for up-to-date information when reserving your new home. Information is correct at the time of print.