



THE *Warwick* ^{w5}

Just moments to the West End
but surrounded by acres of
parkland in a neighbourhood
rich in culture and history,
Ealing mixes the buzz of London
with the calm of village life.

A short walk from the Grade
II listed Walpole Park and the
quintessentially British Ealing
Studios sits The Warwick, a
unique boutique development
of characterful apartments and
outstanding mews houses.

The Warwick takes its place in
one of Ealing's most atmospheric
and leafy corners, surrounded by
family run restaurants, inventive
cafes and neighbourhood pubs,
where it's easy to feel at home.



Designed To Be Different

Standing out while blending in,
The Warwick responds to the
surrounding Victorian architecture
and the modernist design of the
University of West London
situated opposite.

The **21 apartments** and **5 mews
houses**, with private gardens,
balconies or shared green space,
have been designed by **AWW
Architects** to provide the best of
stylish contemporary living with
the low key ambience of a small
boutique development.



**21 private residential
apartments**

10 x 1 bed, 9 x 2 bed, 2 x 3 bed.



**5 private residential
mews houses**

5 x 3 bed



CGIs and are for guidance only and are not necessarily comprehensive.

Discover London

From the morning commute to weekend shopping trips, all of this great capital city is now on your doorstep

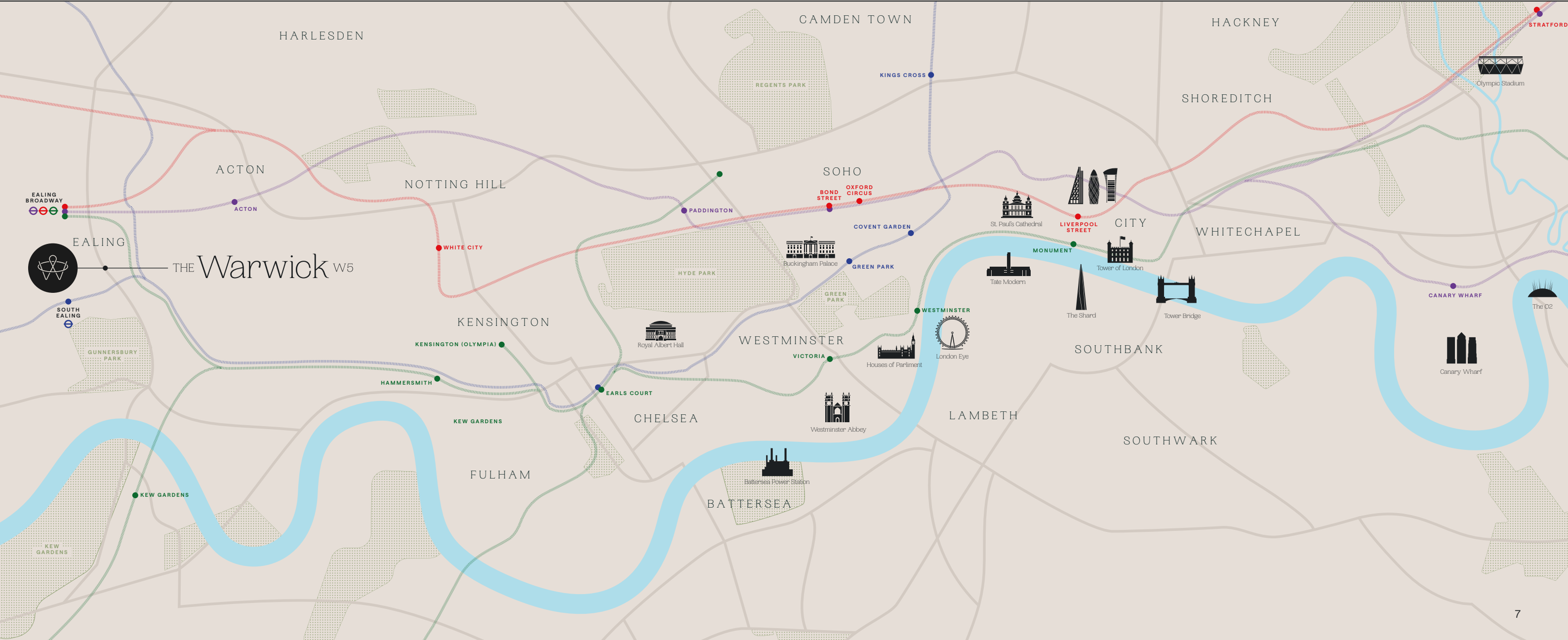
Ealing Broadway Station

Elizabeth Line		Central line		District Line	
Paddington	10 mins	White City	21 mins	Earls Court	21 mins
Bond Street	14 mins	Bond Street	25 mins	Victoria	30 mins
Heathrow	18 mins	Oxford Circus	25 mins	Westminster	32 mins
Liverpool Street	21 mins	Liverpool Street	36 mins	Monument	42 mins
Canary Wharf	28 mins	Stratford London	41 mins		

South Ealing Underground

Piccadilly Line	
Heathrow	25 mins
Green Park	36 mins
Covent Garden	34 mins
Kings Cross	28 mins

All quoted distances are provided for ease of reference and are approximate only, taken from Google Maps using public transport / walking.



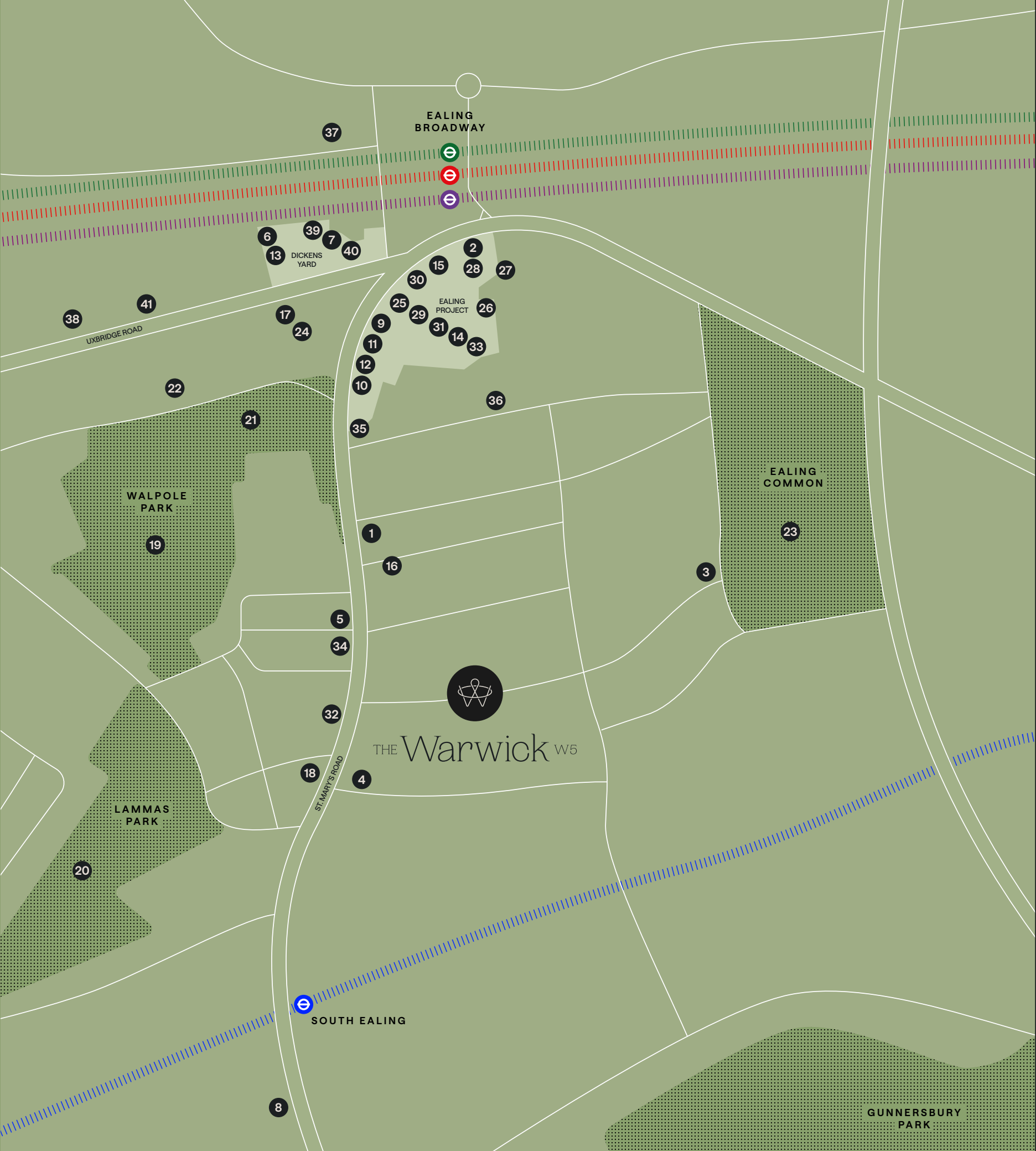
Living Locally

Where old West London meets new, Ealing effortlessly blends heritage and invention.

Neighbourhood gastro pubs and park side cafes nestle beside Brooklyn style coffee shops and small plate eateries, while yoga studios bring the Yin to the Yang of the Gymboxes.

The stores of Soho and Covent Garden are now only a short hop away on the Elizabeth Line, but the big name brands on the bustling Broadway bring it all even closer.

When it comes to unwinding, the options are endless with more parks and green space than any other London borough and a vibrant and eclectic cultural scene to explore.



Food & Beverage

- 1 The Red Lion
- 2 The North Star
- 3 The Grange
- 4 Paperback Coffee & Tea
- 5 Tiramisu Cafe
- 6 Polka Kitchen
- 7 No 17 Dickens Yard
- 8 Tapinos
- 9 Comptoir Libanais
- 10 Cote Brasserie
- 11 Turtle Bay
- 12 Osteria del Portico
- 13 Franco Manca
- 14 Lola's Cupcakes
- 15 Blank Street Coffee
- 16 Vita Mia Pizza
- 17 Black Sheep coffee
- 18 The New Inn

Must See

- 19 Walpole Park
- 20 Lammas Park
- 21 Pitzhanger Manor & Gallery
- 22 The Questors Theatre
- 23 Ealing Common
- 24 Ealing Picturehouse
- 25 Ealing Project

Shops

- 26 Benjis Buns
- 27 Greenka
- 28 Leonidas
- 29 H&M
- 30 M&S
- 31 Waterstones
- 32 Maverick Barbershop
- 33 Miniso
- 34 The Ealing Grocer
- 35 Planet Organic

Wellness

- 36 Good time Yoga
- 37 Academy
- 38 Eden Fitness
- 39 Gymbox Ealing
- 40 Triyoga
- 41 F45 Ealing



Life In Your Neighbourhood

Step outside **The Warwick** to discover a proudly independent and resolutely local neighbourhood - from cafes that make an art of the cupcake to homely Korean restaurants and handmade jewellery boutiques.

Your days might begin with a 5k run around Walpole Park or a cycle loop to Brent Valley Park, exploring areas on the way, before refuelling at one of your many cafes or brunch spots.

History meets culture at Walpole Park's Grade I listed Pitzhanger Manor and Gallery. Here artists like Grayson Perry exhibit in the 19th Century home of Sir John Soane, one of Britain's greatest architects.

↓ The nightclub inspired **Gymbox** brings you the best in 21st Century fitness.



A summertime cultural hub, Walpole Park is also home to the Ealing Jazz Festival. Discover why the UK jazz scene has become a global sensation while sitting back with a picnic.

With the arrival of the Ealing Project and eight screen Picturehouse, W5 now has the cinemas to match its rich history in film that unfolds at the nearby Ealing Studios.



↑ An eight-screen state-of-the-art cinema with a lovely cafe and bar, **Ealing Picturehouse** pays homage to the area's rich history in film.

- ↑ Born as a Brooklyn coffee cart in August 2020, **Blank Street Coffee** makes a ritual out of the holy bean.
- Contemporary art under the dome of the Grade I listed manor house, **Pitzhanger Gallery** always has something of interest on.
- ← With its Grade I listed manor house and gallery **Walpole Park** is much more than a beautifully landscaped park.



Steeped In Cultural History

“One of the reason’s the studios sprang up here was it was perceived as being a place that was close to London but it didn’t suffer from the air pollution that you got closer in,” explained author Matthew Sweet in the BFI film Introducing Ealing Studios.

Opening in the early 1900s, the Studios rose to fame with the famous Ealing comedies of the late 1940s and 1950s like The Ladykillers and Whiskey, Galore!. From Bridget Jones to Notting Hill through to Devs and Black Mirror the Studios continue to be a favourite destination for film makers and producers.

It’s 1962 and in a basement room packed to the rafters opposite Ealing Broadway tube station British music history is being made. This was the Ealing Club, where everyone from Rolling Stones to The Who started out.

➔ **Ealing Studios** Ladykillers. As iconic as the James Bond and Hammer’s Horrors series, Ealing Comedies made the Ealing Studios famous.

The “Birthplace of British Rock ‘n’ Roll” had originally opened in 1959 as The Ealing Jazz Club before changing its music policy with the arrival of Alexis Korner’s Blues Incorporated.

The legacy is upheld by Ealing Jazz Festival held in Walpole Park since 1984. Always moving with the times, in the 1990s Acid Jazz groups like Brand New Heavies and Jamiroquai made Ealing famous again.

Today, Ealing Studios is known not just for film but for the albums that are recorded there by artists such as Adele and Sam Smith.



➔ Richard Curtis, One of Britain’s most successful comedy screenwriters and directors, shot his iconic romantic comedy Notting Hill at Ealing Studios.

⬅ **The Stones.** Spot the blue plaque of The Ealing Club, birthplace of British R&B where The Rolling Stones started out.

⬇ **Ealing Jazz festival:** From international greats to local heroes, Ealing Jazz Festival is always a date for your diary.



Well Educated

For the third year running, London has topped the QS World University Rankings, marked highly for its support to international students. With the University of West London (UWL) right opposite, you are ideally placed to learn why.

The UWL is just one of 10 world class higher education institutes less than an hour from The Warwick. But as a centre for learning, Ealing’s education offer begins way before University.

From high class primary and private prep schools to Outstanding OFSTED rated secondary schools through to elite boarding schools and specialist film schools, the education pathway is one of London’s most well laid out.



No.1

University of West London is number 1 for overall student satisfaction in the National Student Survey 2024*

1st

London voted the world’s best place to study

04

Universities in the QS Top 50 World University Rankings, more than any other city.

86%

Graduate employment rate with London grads earning an average of £3,000 more.

60

Ten top universities within 60 minutes of Greenwich Peninsula

*The National Student Survey 2024 result is based on the average of answers to all questions by the registered student populations.

Private Schools		Primary Schools	
Harvington Prep School & Nursery	6 mins	Christ the Saviour Church of England Primary	3 mins
St Benedict’s School	7 mins	Fielding Primary School	5 mins
The Japanese School	7 mins	Montpelier Primary School	8 mins
Notting Hill & Ealing High School	8 mins	Holy Family Catholic Primary School	9 mins
QingHua Chinese School	9 mins		
		Secondary Schools	
		Twyford Church of England High School	7 mins
		Drayton Manor High School	10 mins

Ten of the top higher education institutes from your doorstep:

All quoted distances are provided for ease of reference and are approximate only, taken from Google Maps using public transport / walking.

- University of West London → 5 secs
- MetFilm School → 7 mins
- University of the Arts → 32 mins
- Imperial College London → 41 mins
- University College London → 45 mins
- London Brunel University → 50 mins
- City University → 53 mins
- King’s College London → 53 mins
- London School of Economics → 54 mins
- Middlesex University → 58 mins



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Designed
For Living

The self-assured sophistication
that comes from a minimalist
approach to design combined
with all the homely touches.

Allow yourself to be drawn in



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With its muted colour scheme and organic use of materials, the aesthetic of these stylish light filled homes is one of calm elegance.

Apartment bedroom & bathroom



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Sleep easy in these warm and refined bedrooms before an invigorating shower in the sleek bathrooms to get your day started the right way.

These stylish and luxurious open plan living spaces are designed to be as flexible as your days are.



Aspirational
living

CGLs and are for guidance only and are not necessarily comprehensive.

Mews Bedroom



The mews houses boast spacious, sophisticated bedrooms with deep carpeted flooring for a luxurious feel.

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Specification

Every detail has been carefully considered to match The Warwick's stylish yet functional aesthetic.	Open Plan Kitchen (Houses & Apartments) <ul style="list-style-type: none">– Wet underfloor heating system and thermostat– 1 bowl sink and mixer tap– Quartz worktop with splash back– Integrated Bosch (or equivalent appliances) including microwave, oven, induction hob, dish washer and washer/dryer– Integrated Bosch (or equivalent) fridge/freezer– Integrated/Concealed extractor– LED ceiling downlights and concealed LED lighting– Single step coffered ceiling profile in living area– Video Entry Phone System– Mains supply smoke detectors– TV points wired for terrestrial, SKY and BT as well as hyper-optic and BT connection– Engineered wooden flooring	Bedrooms <ul style="list-style-type: none">– Deep carpeted flooring– Metal Radiators in Mews Houses– MVHR in Apartments	Ensuite <ul style="list-style-type: none">– Low level vanity unit with under counter basin– 2-way diverter shower– Electric under floor heating and thermostat– Shower enclosure	Electrics and lighting <ul style="list-style-type: none">– Dimmable lights to living room and bedrooms– TV point to living room and bedrooms (where applicable)– Data point to living room and bedrooms– Provision for high-speed broadband– Provision for Sky Q/BT in living room	Communal areas <ul style="list-style-type: none">– Carpet to communal corridors– Communal garden to rear of Block B
		Bathroom <ul style="list-style-type: none">– 3-way diverter bath and shower– Shower head with separate hand shower and bath panel– Electric towel rail– Electric under floor heating and thermostat– Display shelving with high-level fixed mirror– Hansgrohe (or similar) appliances and basin	Garden/Terrace <ul style="list-style-type: none">– Rear garden decking area with flower beds– Large terraces 4th floor apartments	External areas <ul style="list-style-type: none">– Metal balustrade– Balcony decking	Sustainability <ul style="list-style-type: none">– Energy efficient lighting throughout– Sustainably sourced timber– Locally sourced materials where possible– Acoustic and thermal insulation designed into fabric of building– Photovoltaic panels to roof tops– High performance glazing to all doors and windows
		<ul style="list-style-type: none">– Extract ventilation to exterior of building– Porcelain floor and feature wall tiling	Heating <ul style="list-style-type: none">– Air source heat pump		
			Parking <ul style="list-style-type: none">– A parking space is included for each mews house, together with provision for a charging point– Two additional disabled spaces are available (not allocated – option to buy)– Secure entrance gate at entrance of driveway to development		

These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction, and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

Site plan



- 1 Residential Bin Store
- 2 Commercial Unit (Ground Floor)
- 3 Bike Store
- 4 Plant Room
- 5 Comunal Garden
- 6 Car Park Space (Mews Houses)

Mews

3 Bed

- Mews 1
- Mews 2
- Mews 3
- Mews 4
- Mews 5



Type Mews 1-5	112.3 sqm	1208.8 sqft
Kitchen / Dining / Living	4.57 m x 9.84 m	15.0 ft x 32.3 ft
Bedroom 1	3.55 m x 4.76 m	11.6 ft x 15.6 ft
Bedroom 2	2.55 m x 3.34 m	8.3 ft x 11.0 ft
Bedroom 3	2.50 m x 4.94 m	8.2 ft x 16.2 ft
Garden (Mews 1)	4.98 m x 5.39 m	16.3 ft x 17.7 ft
Garden (Mews 2)	4.90 m x 5.54 m	16.1 ft x 18.2 ft
Garden (Mews 3)	4.90 m x 5.40 m	16.1 ft x 17.7 ft
Garden (Mews 4)	4.90 m x 5.22 m	16.1 ft x 17.1 ft
Garden (Mews 5)	5.70 m x 5.00 m	18.7 ft x 16.4 ft



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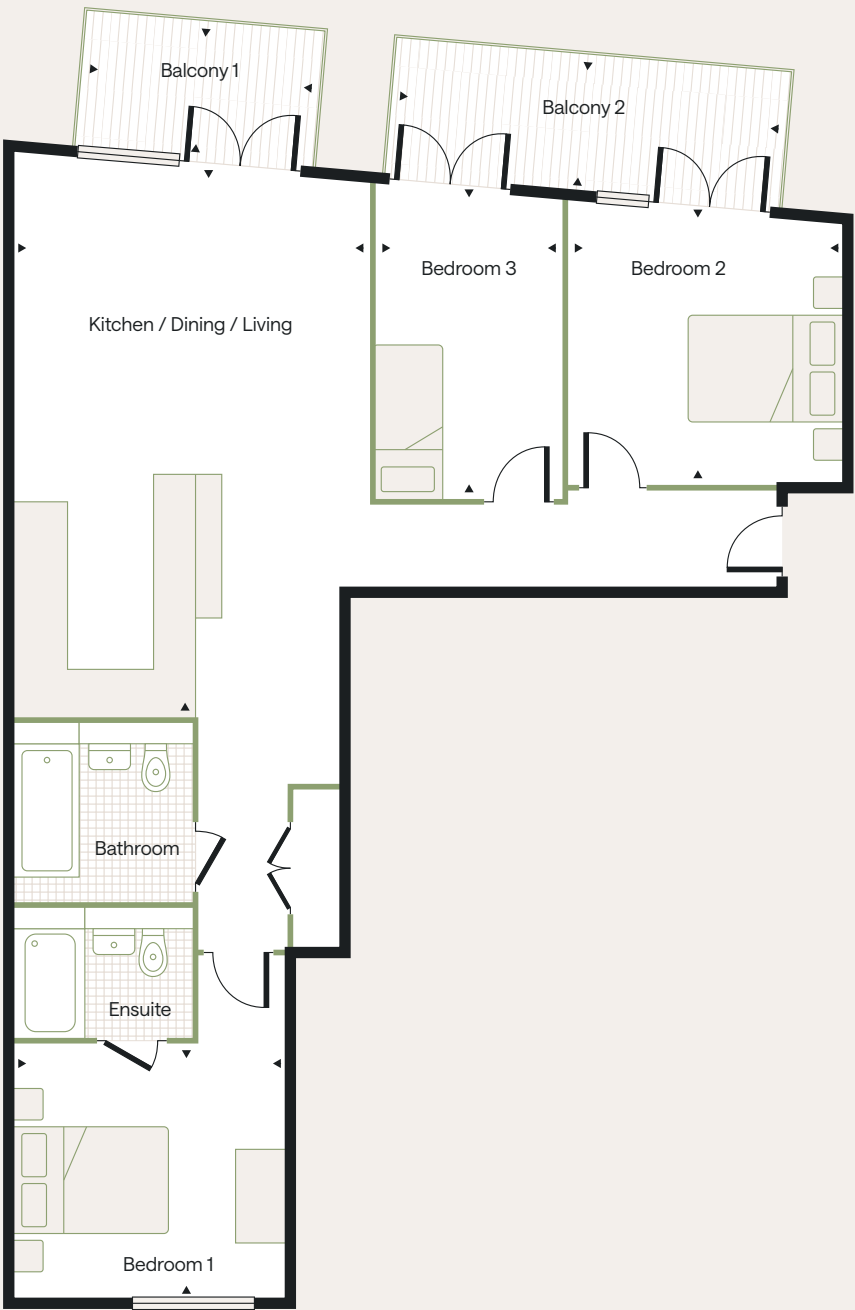
Block A

Type 1 / 3 Bed

Block A

Type 2 / 2 Bed

Apartment A1
Apartment A5



Type 1	86.3 sqm	929.1 sqft
Kitchen / Dining / Living	7.00 m x 4.56 m	23.0 ft x 15.0 ft
Bedroom 1	3.15 m x 3.41 m	10.3 ft x 11.2 ft
Bedroom 2	3.34 m x 3.45 m	10.9 ft x 11.3 ft
Bedroom 3	3.80 m x 2.35 m	12.5 ft x 7.7 ft
Balcony 1	1.60 m x 3.10 m	5.3 ft x 10.2 ft
Balcony 2	1.60 m x 5.13 m	5.3 ft x 16.8 ft

Apartment A2
Apartment A6
Apartment A10



Type 2	72.8 sqm	783.4 sqft
Kitchen / Dining / Living	3.66 m x 8.54 m	12.0 ft x 28.0 ft
Bedroom 1	2.87 m x 4.58 m	9.4 ft x 15.0 ft
Bedroom 2	2.98 m x 3.56 m	9.8 ft x 11.7 ft
Balcony 1	1.60 m x 5.80 m	5.3 ft x 19.0 ft
Balcony 2	1.60 m x 2.42 m	5.3 ft x 7.9 ft



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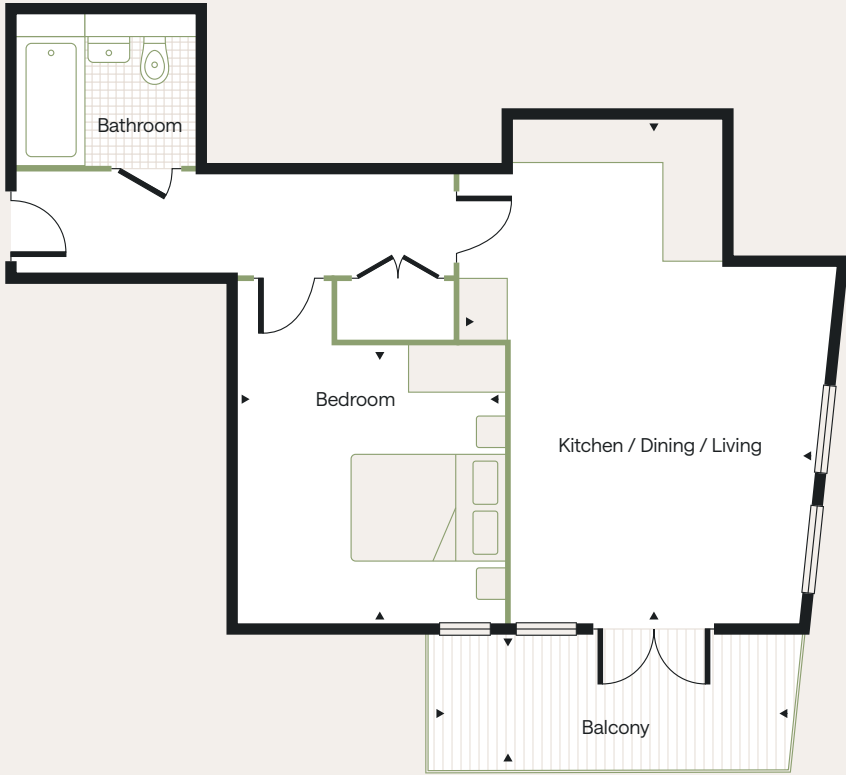
Block A

Type 3 / 1 Bed

Block A

Type 4 / 2 Bed

Apartment A3
Apartment A7
Apartment A11



Apartment A4
Apartment A8
Apartment A12



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Type 3	50.0 sqm	538.3 sqft
Kitchen / Dining / Living	6.46 m x 4.48 m	21.2 ft x 14.7 ft
Bedroom	3.47 m x 3.35 m	11.4 ft x 11.0 ft
Balcony	1.60 m x 4.94 m	5.2 ft x 16.2 ft



Type 4	71.5 sqm	770.1 sqft
Kitchen / Dining / Living	7.68 m x 4.30 m	25.2 ft x 14.1 ft
Bedroom 1	4.21 m x 2.85 m	13.8 ft x 9.4 ft
Bedroom 2	4.08 m x 3.15 m	13.4 ft x 10.3 ft
Balcony	3.05 m x 2.20 m	10.0 ft x 7.2 ft

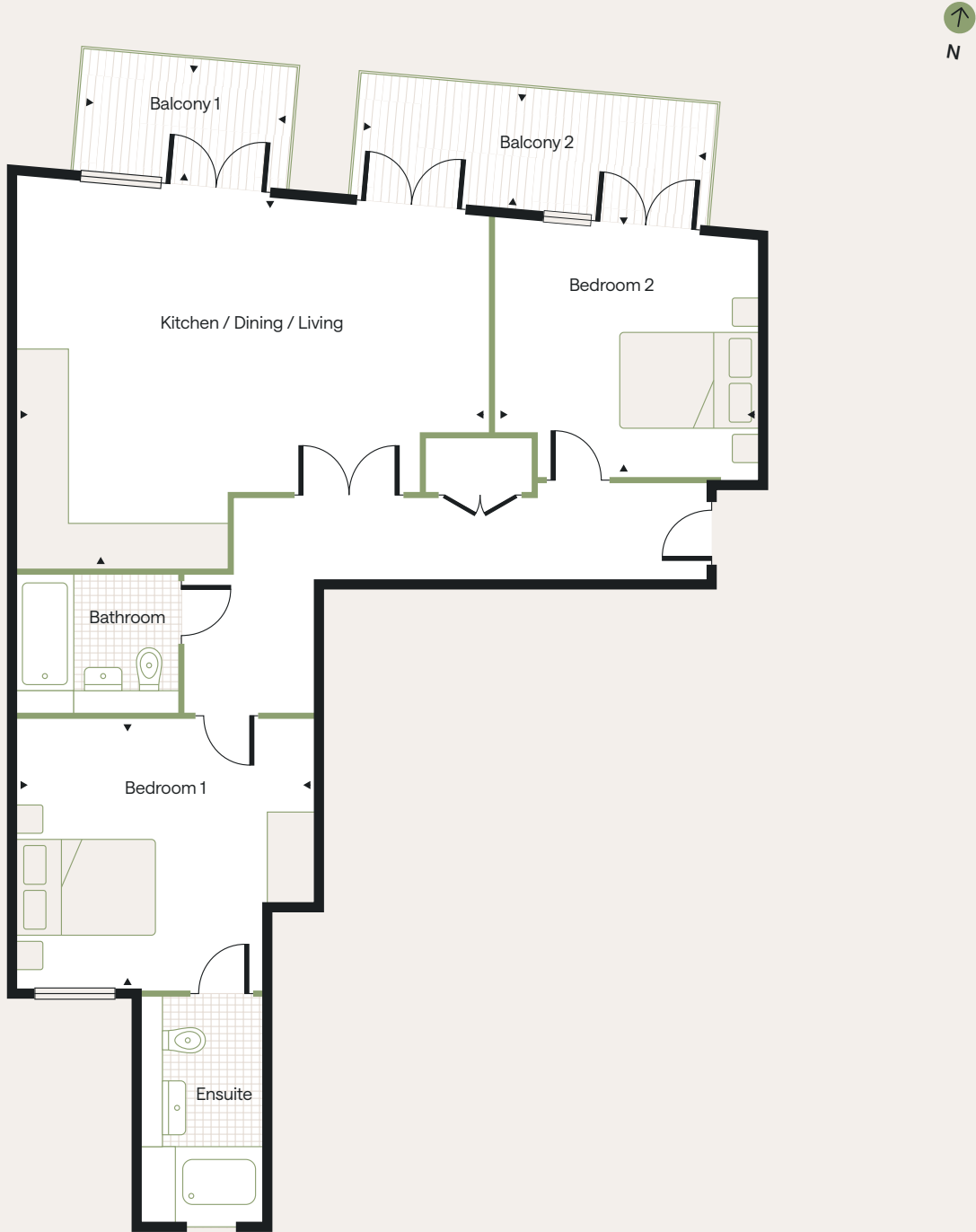
Block A

Type 5 / 2 Bed

Block A

Type 6 / 1 Bed

Apartment A9

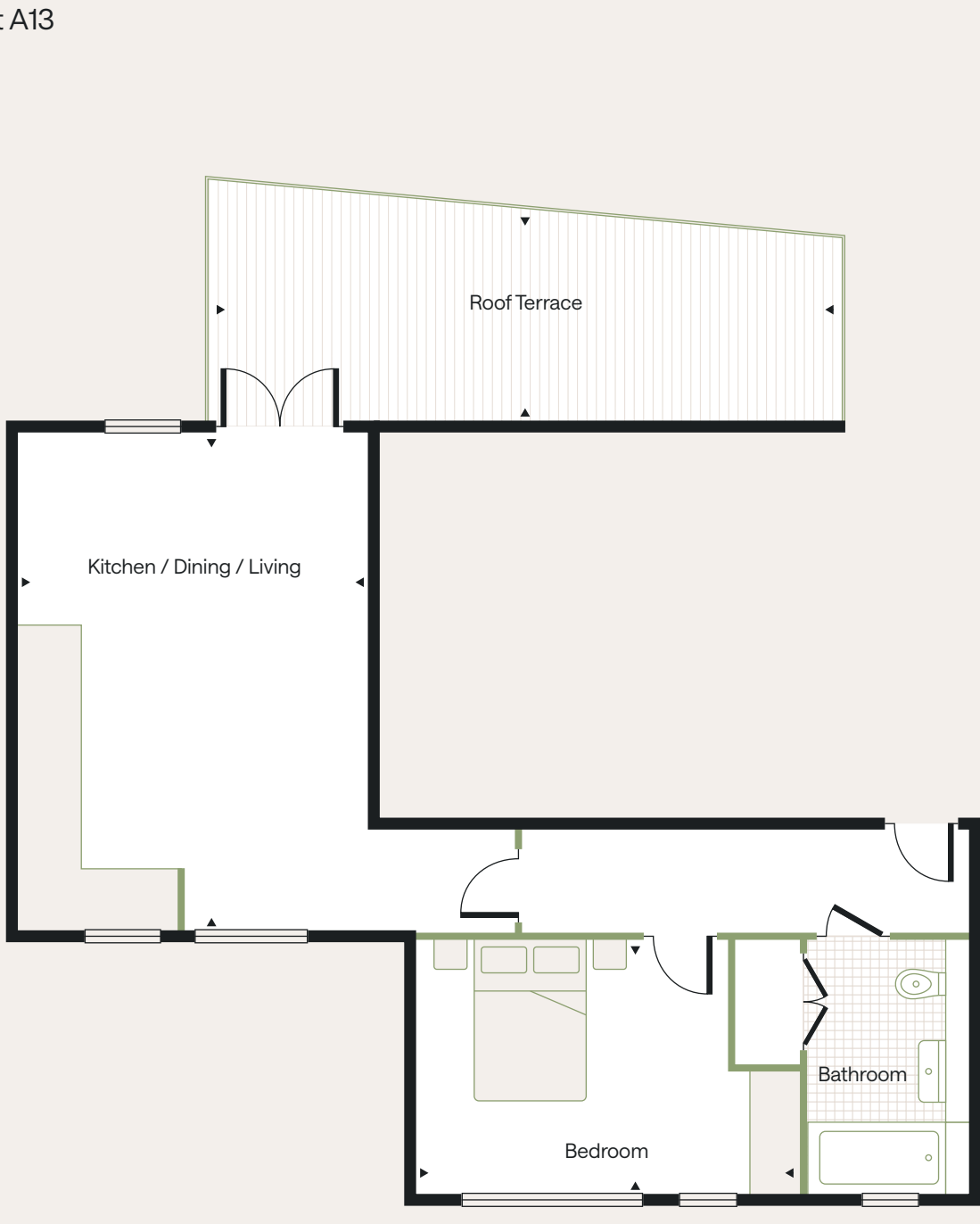


Type 5	80.8 sqm	869.6 sqft
Kitchen / Dining / Living	5.14 m x 6.74 m	16.9 ft x 22.1 ft
Bedroom 1	3.85 m x 4.13 m	12.6 ft x 13.5 ft
Bedroom 2	3.34 m x 3.75 m	10.9 ft x 12.3 ft
Balcony 1	1.60 m x 3.10 m	5.3 ft x 10.2 ft
Balcony 2	1.60 m x 5.13 m	5.3 ft x 16.8 ft

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Apartment A13



Type 6	52.5 sqm	565.3 sqft
Kitchen / Dining / Living	5.86 m x 4.10 m	19.2 ft x 13.4 ft
Bedroom	2.88 m x 4.62 m	9.5 ft x 15.2 ft
Roof Terrace	2.50 m x 7.79 m	8.2 ft x 25.6 ft



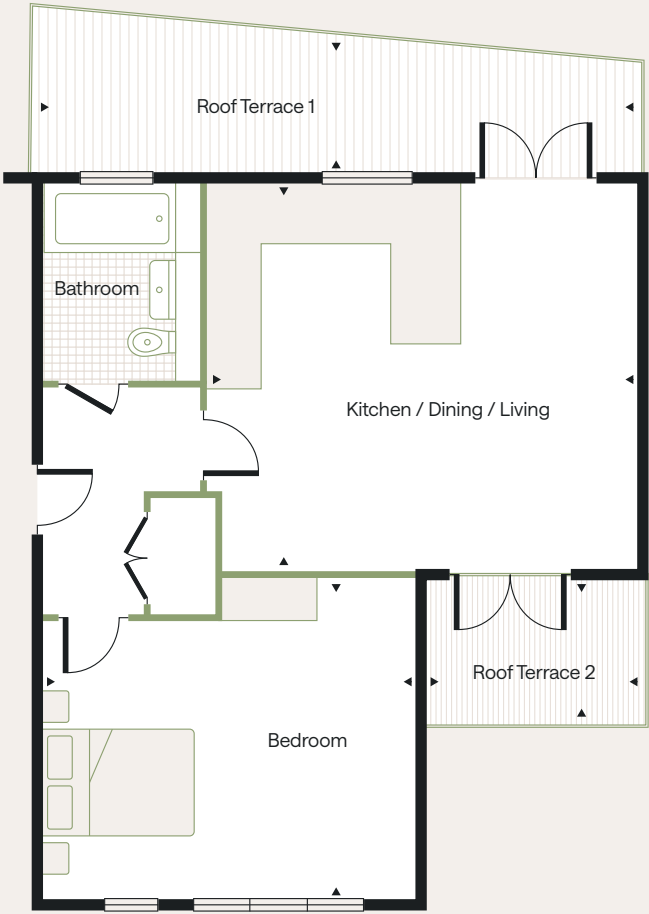
Block A

Type 7 / 1 Bed

Block A

Type 8 / 1 Bed

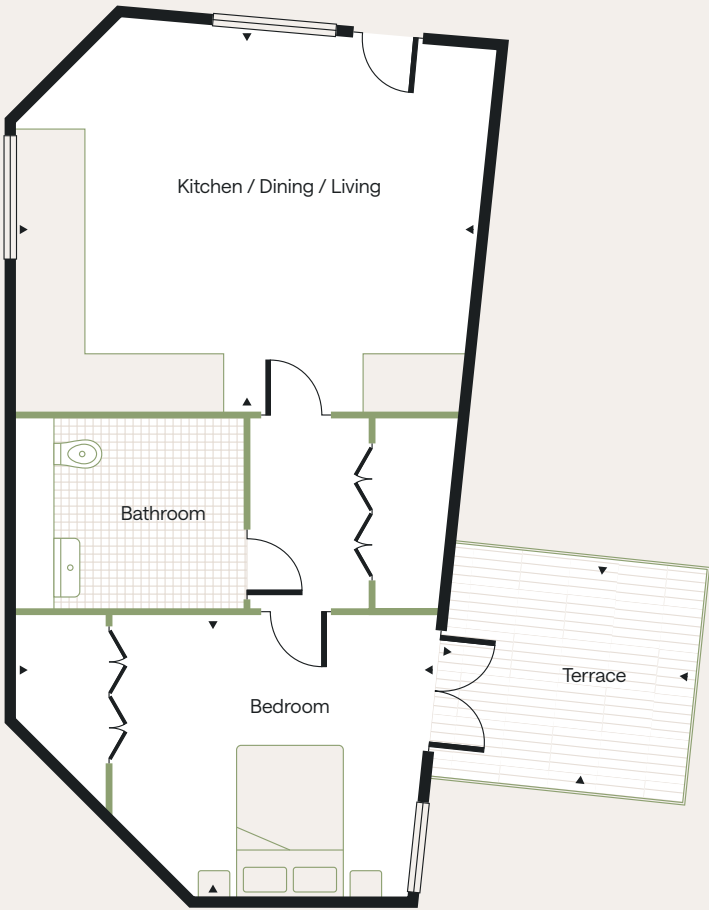
Apartment A14



Type 7	55.4 sqm	596.6 sqft
Kitchen / Dining / Living	4.84 m x 5.46 m	15.9 ft x 17.9 ft
Bedroom	4.04 m x 4.57 m	13.2 ft x 15.0 ft
Roof Terrace 1	1.64 m x 8.11 m	5.4 ft x 26.6 ft
Roof Terrace 2	1.58 m x 2.93 m	5.2 ft x 9.6 ft



Apartment A15 (accessible units)



Type 8	54.8 sqm	589.7 sqft
Kitchen / Dining / Living	4.70 m x 5.67 m	15.4 ft x 18.6 ft
Bedroom	3.46 m x 4.93 m	11.4 ft x 16.2 ft
Terrace	3.01 m x 3.12 m	9.9 ft x 10.2 ft



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Block B

Type 9 / 1 Bed

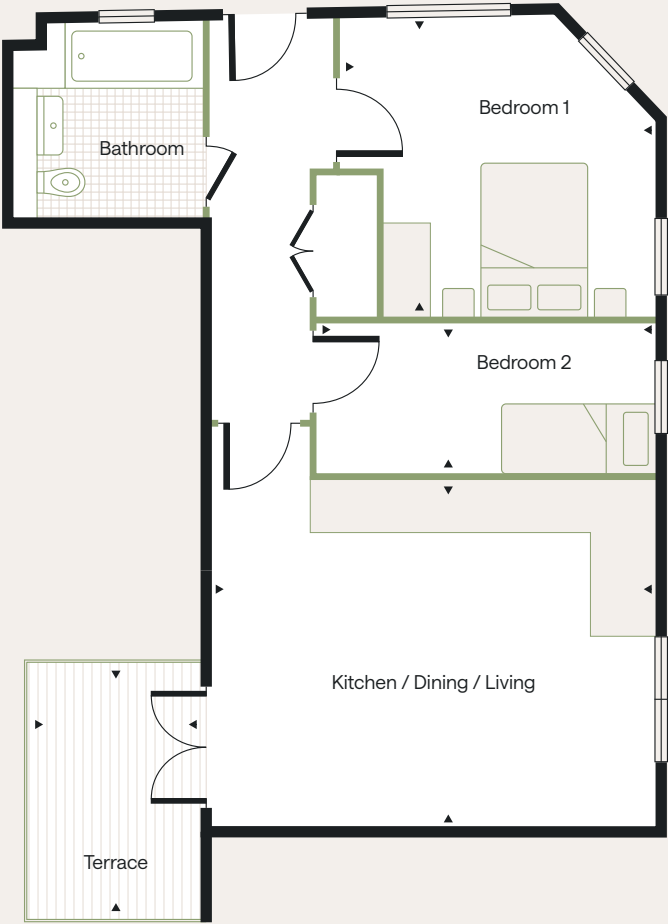
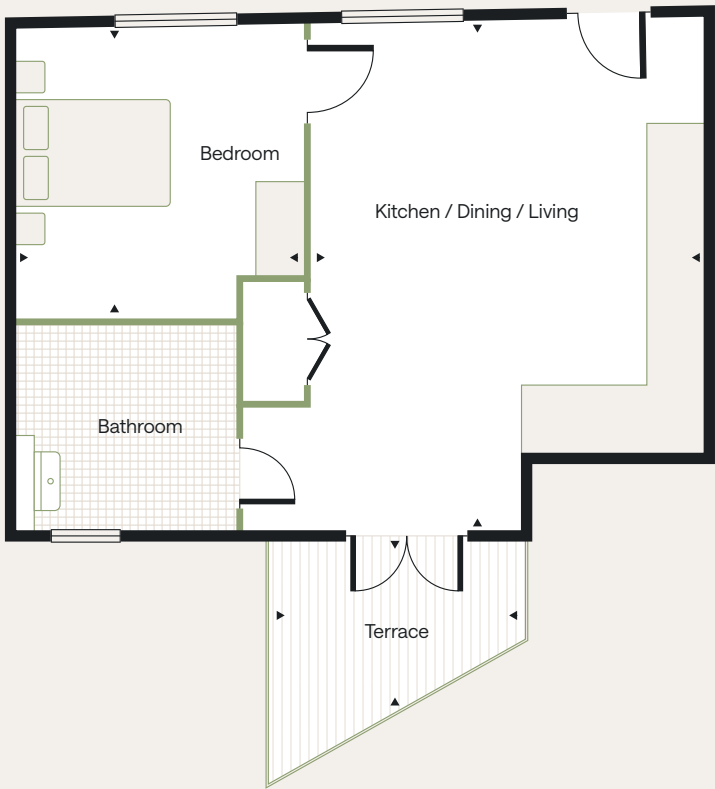
Block B

Type 10 / 2 Bed

Apartment B1 (accessible units)



Apartment B2



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Type 9	51.8 sqm	558.1 sqft
Kitchen / Dining / Living	6.33 m x 4.99 m	20.8 ft x 16.4 ft
Bedroom	3.66 m x 3.58 m	12.0 ft x 11.7 ft
Terrace	2.04 m x 3.44 m	6.7 ft x 11.3 ft



Type 10	62.8 sqm	676.3 sqft
Kitchen / Dining / Living	4.42 m x 5.57 m	14.5 ft x 18.3 ft
Bedroom 1	3.80 m x 3.95 m	12.5 ft x 13.0 ft
Bedroom 2	1.90 m x 4.25 m	6.2 ft x 13.9 ft
Terrace	3.30 m x 2.00 m	10.8 ft x 6.6 ft

Block B

Type 11 / 1 Bed

Block B

Type 12 / 1 Bed

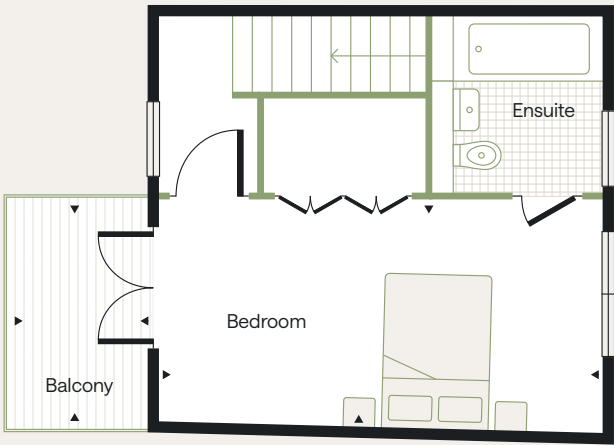
Apartment B3



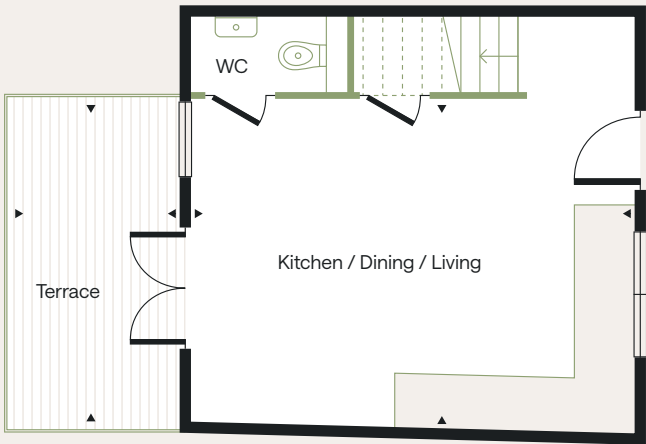
Apartment B4
Apartment B6



First Floor



Ground Floor

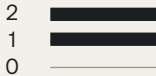
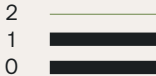


Type 11	57.5 sqm	619.1 sqft
Kitchen / Dining / Living	4.18 m x 5.57 m	13.7 ft x 18.3 ft
Bedroom	2.88 m x 5.57 m	9.4 ft x 18.3 ft
Terrace	4.44 m x 2.00 m	14.6 ft x 6.6 ft
Balcony	3.15 m x 1.60 m	10.3 ft x 5.2 ft

Type 12	55.3 sqm	595.7 sqft
Kitchen / Dining / Living	6.30 m x 9.12 m	20.7 ft x 29.9 ft
Bedroom	3.54 m x 3.32 m	11.6 ft x 10.9 ft
Bathroom		
Balcony	1.60 m x 4.31 m	5.2 ft x 14.1 ft



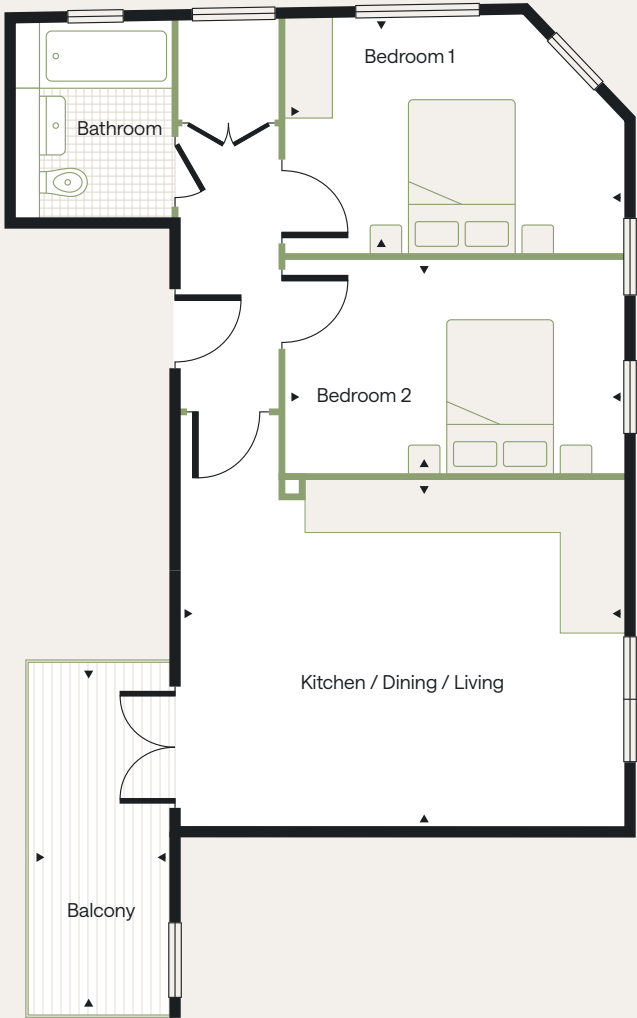
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Block B

Type 13 / 2 Bed

Apartment B5



Type 13	62.0 sqm	667.3 sqft
Kitchen / Dining / Living	4.42 m x 5.57 m	14.5 ft x 18.3 ft
Bedroom 1	2.95 m x 4.24 m	9.7 ft x 13.9 ft
Bedroom 2	2.75 m x 4.25 m	9.0 ft x 13.9 ft
Balcony	4.45 m x 1.60 m	14.6 ft x 5.2 ft



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Developed by

Kingmead



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kingmead.co.uk

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