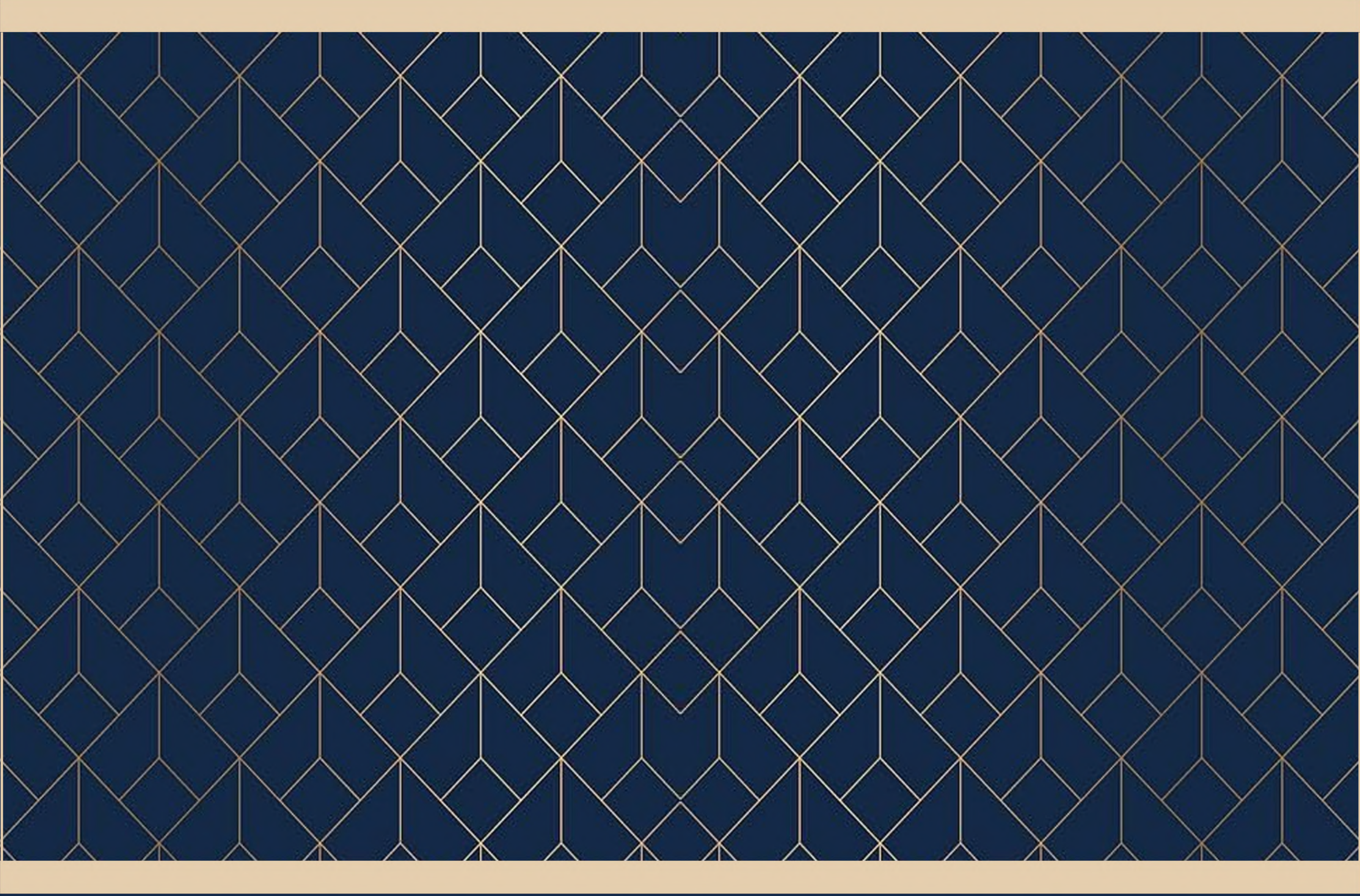


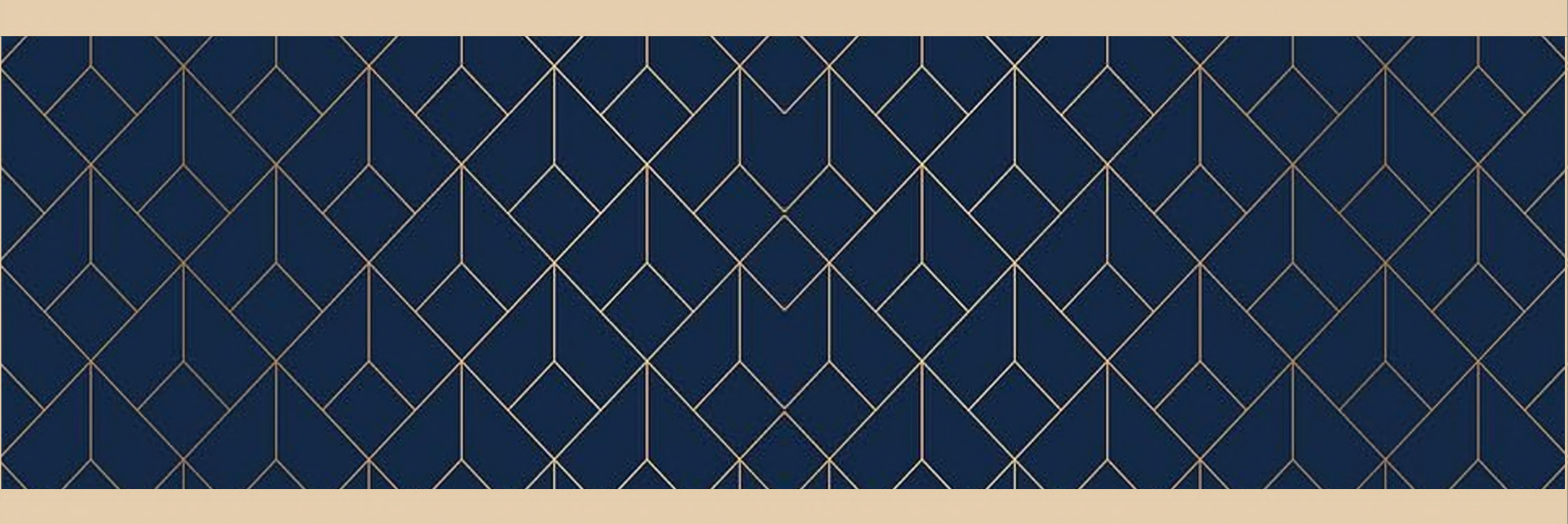


**CORE
LONDON**
PROPERTY ADVISORS

2 CROSSLANDS AVENUE

—  —
EALING LONDON W5

Coming September 2026...



Where timeless architecture meets contemporary living.



Front Elevation

Hidden within one of Ealing's most desirable residential streets, 2 Crosslands Avenue presents a rare opportunity to acquire one of just six individually designed luxury apartments.

Combining elegant architecture with exceptional craftsmanship, every residence has been thoughtfully designed to deliver generous proportions, refined interiors and outstanding levels of comfort. From carefully selected natural materials to smart home technology, every detail reflects a commitment to quality that will stand the test of time.

WELCOME

There are homes that simply provide accommodation, and there are homes designed to enrich everyday life.

At 2 Crosslands Avenue, every apartment has been created with a clear vision: to deliver beautifully proportioned living spaces that balance contemporary elegance with timeless craftsmanship.

Crafted for Modern Living



Front Elevation

Constructed using traditional masonry techniques, the development combines handsome red and buff facing brickwork with Portland stone detailing, creating an architectural presence that sits naturally within the established character of this sought-after Ealing neighbourhood.

Behind its timeless exterior lies a collection of sophisticated homes where exceptional specification, intelligent technology and meticulous attention to detail combine to create an environment of effortless luxury.

LOCAL AREA

Perfectly set in the heart of West London, this exceptional collection of new homes enjoys the very best of Ealing's vibrant lifestyle while offering effortless access to Central London.

Ealing Common is just moments away, providing over 47 acres of open green space for walking, running, picnics and outdoor recreation. Surrounded by elegant tree-lined avenues, independent cafés and welcoming neighbourhood pubs, it offers the perfect balance of tranquillity and city living.

Just a short distance away, Ealing Broadway is one of West London's premier destinations for shopping, dining and leisure. From stylish boutiques and high street brands to artisan coffee shops, restaurants and entertainment, everything you need is within easy reach. The area is also home to excellent transport connections, making everyday commuting remarkably convenient.

For those working or enjoying the capital, the development offers outstanding proximity to London's West End. Thanks to the Elizabeth line, Central line and District line, iconic destinations including Bond Street, Tottenham Court Road, Oxford Circus, Covent Garden and Soho are all within easy reach, placing world-class shopping, theatres, restaurants and cultural attractions at your doorstep.

Whether you're seeking peaceful green spaces, a thriving local community or seamless connections to the heart of London, this is an address that truly offers the best of both worlds.

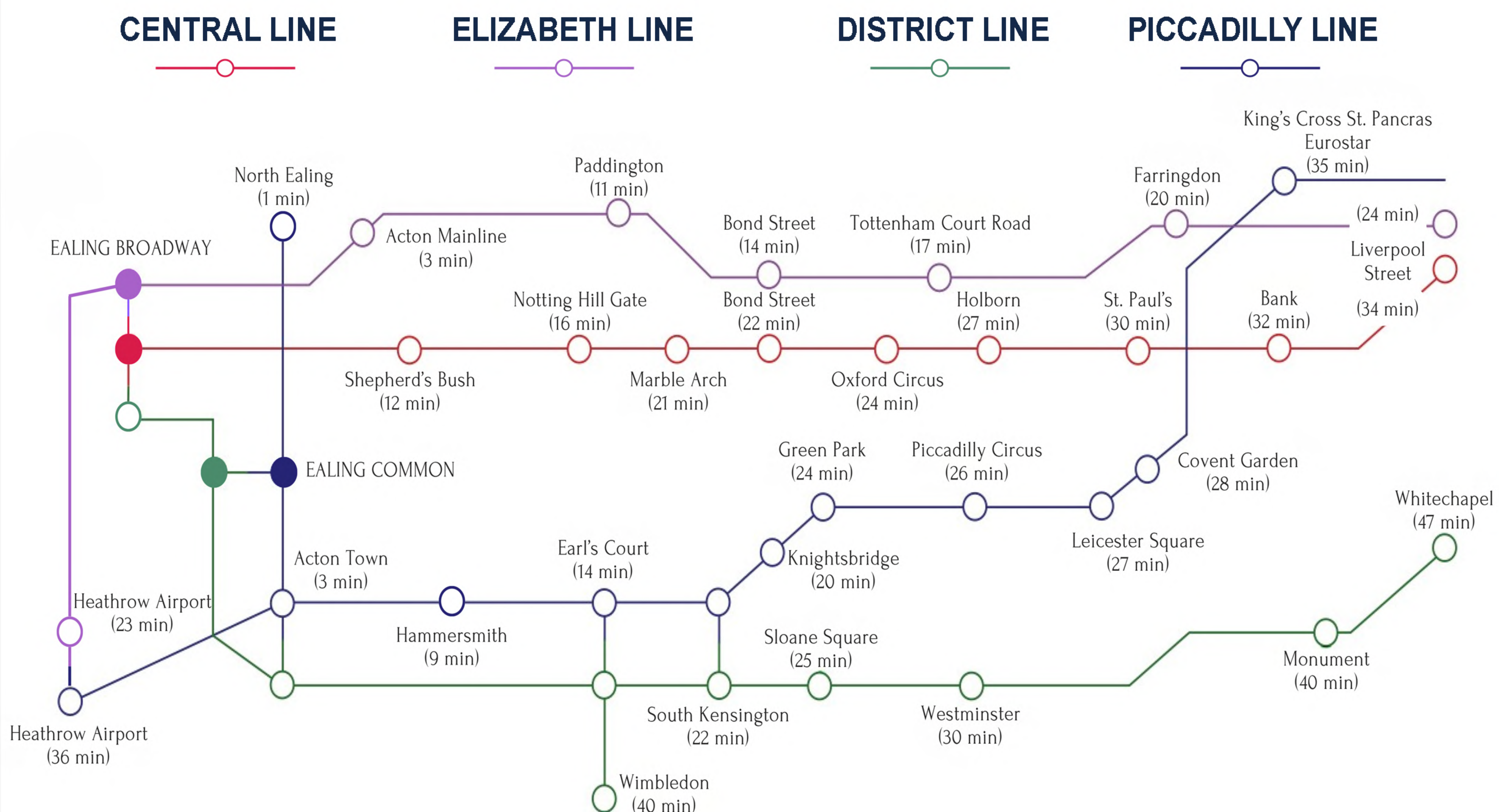


TRANSPORT LINKS

At 2 Crosslands Avenue, you're perfectly positioned to enjoy seamless connection across London & beyond.

From nearby stations to major roads and airports, getting where you need to be has never been easier.

Well connected, well placed



Connection Map

AIRPORTS		CAR		WALKING	
London Heathrow	11 miles	North Circular Road	1 mins	Ealing Common Station	5 mins
London City Airport	18 miles	A40	5 mins	Ealing Broadway	15 mins
London Gatwick	38 miles	M4	7 mins	Station	
London Stansted	45 miles	King's Cross St. Pancras	30 mins		

GROUND FLOOR PLAN

Two perfectly symmetrical flats on the ground floor, each designed with spacious interiors & private garden spaces.

FLAT 1

95.7 sqm
1030 sqft

FLAT 2

95.7 sqm
1030 sqft



Floor Plan

HALLWAY

7.98 x 1.10m
26'2" x 3'7"

BEDROOM 1

3.68 x 5.21m
12'1" x 17'1"

EN SUITE

2.30 x 1.81m
7'7" x 5'11"

BATHROOM

2.30 x 2.10m
7'7" x 6'11"

BEDROOM 2

2.89 x 4.01m
9'6" x 13'2"

BEDROOM 3

2.58 x 4.01m
8'6" x 13'2"

LIVING\KITCHEN\ DINING

5.82 x 5.22m
19'1" x 17'2"

STORAGE

2.58 x 1.04m
8'6" x 3'5"

FIRST FLOOR PLAN

FLAT 3

81.6 sqm
878 sqft

FLAT 4

81.6 sqm
878. sqft



Floor Plan

HALLWAY

5.08 x 1.10m
16'8" x 3'7"

BEDROOM 1

3.11 x 6.37m
10'2" x 20'11"

EN SUITE

2.30 x 1.81m
7'7" x 5'11"

BATHROOM

2.30 x 2.10m
7'7" x 6'11"

BEDROOM 2

3.47 x 3.21m
11'5" x 10'6"

LIVING/KITCHEN/DINING

5.14 x 6.36m
16'10" x 20'10"

STORAGE

2.30 x 0.70m
7'7" x 2'4"

BALCONY

1.70 x 4.13m
5'7" x 13'7"

SECOND FLOOR PLAN

FLAT 5

68.4 sqm
736 sqft

FLAT 6

68.4 sqm
736 sqft

FLAT 5

FLAT 6



Floor Plan

HALLWAY

4.38 x 1.10m
14'4" x 3'7"

BEDROOM 1

4.61 x 4.01m
15'1" x 13'2"

BATHROOM

1.80 x 2.27m
5'11" x 7'5"

BEDROOM 2

3.47 x 4.01m
11'5" x 13'2"

LIVING/KITCHEN/DINING

4.01 x 5.53m
13'2" x 18'2"

STORAGE

0.80 x 1.38m
2'7" x 4'6"

BALCONY

1.50 x 3.66m
4'11" x 12'0"

PRIVATE RETREATS

The bedrooms have been conceived as calm and restorative spaces where comfort takes precedence.

Luxury carpeting provides warmth underfoot, while every bedroom benefits from bespoke fitted wardrobes offering generous and practical storage. Soft natural light, generous proportions and carefully selected finishes combine to create interiors that feel both elegant and deeply relaxing.



INTERIOR DESIGN

Every detail matters. Luxury is found in the details. Throughout every apartment, carefully selected architectural features introduce depth, character and refinement.

Feature floating coffer ceilings create an impressive sense of arrival within the entrance hall, while beautifully crafted traditional coffer ceilings define the principal living areas, kitchens and master bedrooms. Decorative wall panelling enhances the interiors, complemented by contemporary skirting boards and architraves that reflect traditional craftsmanship. Contemporary Deanta pre-finished black internal doors provide a striking architectural contrast, reinforcing the understated elegance found throughout the development.



CONTEMPORARY LIVING

Modern living demands flexibility.

Open-plan interiors have been thoughtfully designed to create spaces that adapt effortlessly to every occasion—from quiet mornings with family to elegant evenings entertaining friends.

Expansive glazing allows natural daylight to flood the interiors, while carefully considered layouts encourage a seamless connection between cooking, dining and relaxation. Prime grade Havwoods engineered oak flooring extends throughout the principal living spaces, introducing warmth, texture and timeless sophistication beneath every step.



THE KITCHEN

Beautifully engineered by Leicht, the contemporary kitchens combine understated German design with exceptional functionality. Elegant matt cabinetry is complemented by luxurious stone worktops, creating spaces that are both visually refined and practical for everyday living.

A full suite of integrated Siemens appliances, including multifunction oven, refrigerator, freezer, dishwasher and instant boiling water tap, has been carefully selected to deliver uncompromising performance while maintaining the clean architectural aesthetic. Whether preparing a family meal or entertaining guests, the kitchen has been designed to become the natural centre of the home.



OUTDOOR LIVING

Outdoor living has become an essential part of modern life.

The ground floor apartments enjoy beautifully proportioned private landscaped gardens measuring approximately 20 feet by 50 feet, creating an exceptional extension of the internal living accommodation. Apartments on the first and second floors benefit from generous private balconies, offering tranquil spaces to relax, entertain or simply enjoy the changing seasons.



QUALITY WITHOUT COMPROMISE

Crafted to Endure. From the solidity of traditional masonry construction to the precision engineering of German kitchens, every element of 2 Crosslands Avenue reflects a commitment to enduring quality.

Rather than following passing trends, these homes have been designed with timeless materials, elegant proportions and carefully considered detailing that will continue to perform beautifully for many years to come. This is craftsmanship that can be seen, felt and appreciated every single day.



ARCHITECTURE

Exceptional homes begin with exceptional architecture. The carefully considered facade draws inspiration from the distinguished period properties that define the surrounding streetscape while incorporating the benefits of modern construction and energy-efficient design.

Generous ceiling heights of approximately 2.7m throughout every apartment create an immediate feeling of space and light, enhancing every room with volume and elegance. Traditional proportions, quality materials and enduring craftsmanship ensure these homes will remain as relevant in decades to come as they are today.



PEACE OF MIND

Every residence is protected by a comprehensive 10-Year Structural Warranty, providing complete confidence for homeowners and long-term reassurance for years ahead.

Selected apartments also benefit from private parking complete with an electric vehicle charging point, reflecting the development's commitment to sustainable contemporary living.



SPECIFICATION

- **Traditional construction with red & buff facing brick and Portland stone detailing**
- **Ceiling heights: Ground floor: approximately 2.7 metres, First floor: approximately 2.7 metres, Second floor: approximately 2.7 metres**
- **Efficient underfloor heating with smart technology**
- **Energy efficient homes with air source heat pump & solar panels**
- **Air conditioning by Daikin to master bedroom/lounge/kitchen**
- **App enabled lighting control by Hamilton with faceplates in antique brass/matt black**
- **All bedrooms with fitted wardrobes**
- **Black pre-finished internal doors by Deanta**
- **Feature reverse coffer (floating) ceiling in hallway**
- **Featured traditional coffer in master bedroom/kitchen/lounge**
- **Featured wall panelling**
- **Provision for electrically operated curtains to all bedrooms/lounge/kitchen**
- **Prime-grade engineered oak flooring by Havwoods to hallway/kitchen/lounge**
- **Carpet to all bedrooms and communal upper floor landing.**
- **Kitchen by Leicht with matt laminate cabinetry and stone worktops**
- **Integrated Siemens appliances including oven, fridge, freezer, dishwasher, and boiling-water tap**
- **Fully fitted bathrooms with sanitaryware and tiling by Porcelanosa finished in brushed gold/matt black**
- **10 year LABC Warranty**
- **Ground floor apartments with private landscaped gardens of approximately 20 ft × 50 ft**
- **First and second floor apartments with private balconies**
- **Allocated parking space for the ground floor apartment with EV charging provision**

OWNERSHIP

At 2 Crosslands Avenue, every detail has been carefully considered to give you more than just a beautiful home- it's about providing long-term security, fairness and complete peace of mind.

With a 999-year lease and a share of the freehold, you benefit from true ownership and a say in how your building is managed and maintained.

We believe in transparency and value. That's why there is no ground rent, and your service charge is professionally managed to ensure the highest standards are maintained, both now and for years to come.

DESIGNED FOR LASTING VALUE, OWNED WITH CONFIDENCE



999-YEAR LEASE

A 999- year lease provides unrivalled security and long term confidence in your investment.



SHARE OF FREEHOLD

Enjoy a share of the freehold, giving you a say in the management and future decisions of the building.



NO GROUND RENT

With no ground rent payable, your ongoing costs remain clear, fair and competitive.



PROFESSIONALLY MANAGED

A professionally managed service charge, estimated at £130-£160/ calendar month, covers the upkeep of the building, communal areas, landscaping & building insurance.

CONTACT

Thank you for taking the time to look through the brochure and for your interest in these homes. With only six exceptional residences available, 2 Crosslands Avenue represents a rare opportunity to own a beautifully crafted home within one of West London's most desirable neighbourhoods.

Combining timeless architecture, outstanding specification and intelligent design, these apartments have been created for those who value quality without compromise.

Arrange your private viewing today and experience the quality and craftsmanship of 2 Crosslands Avenue for yourself.



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