

CLUBHOUSE RESIDENCES

LONDON
W5 2UA



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EALING W5



CLUBHOUSE RESIDENCES

A boutique development of six contemporary light-filled houses with high-quality fixtures and finishes, located in one of London's best-loved residential areas.

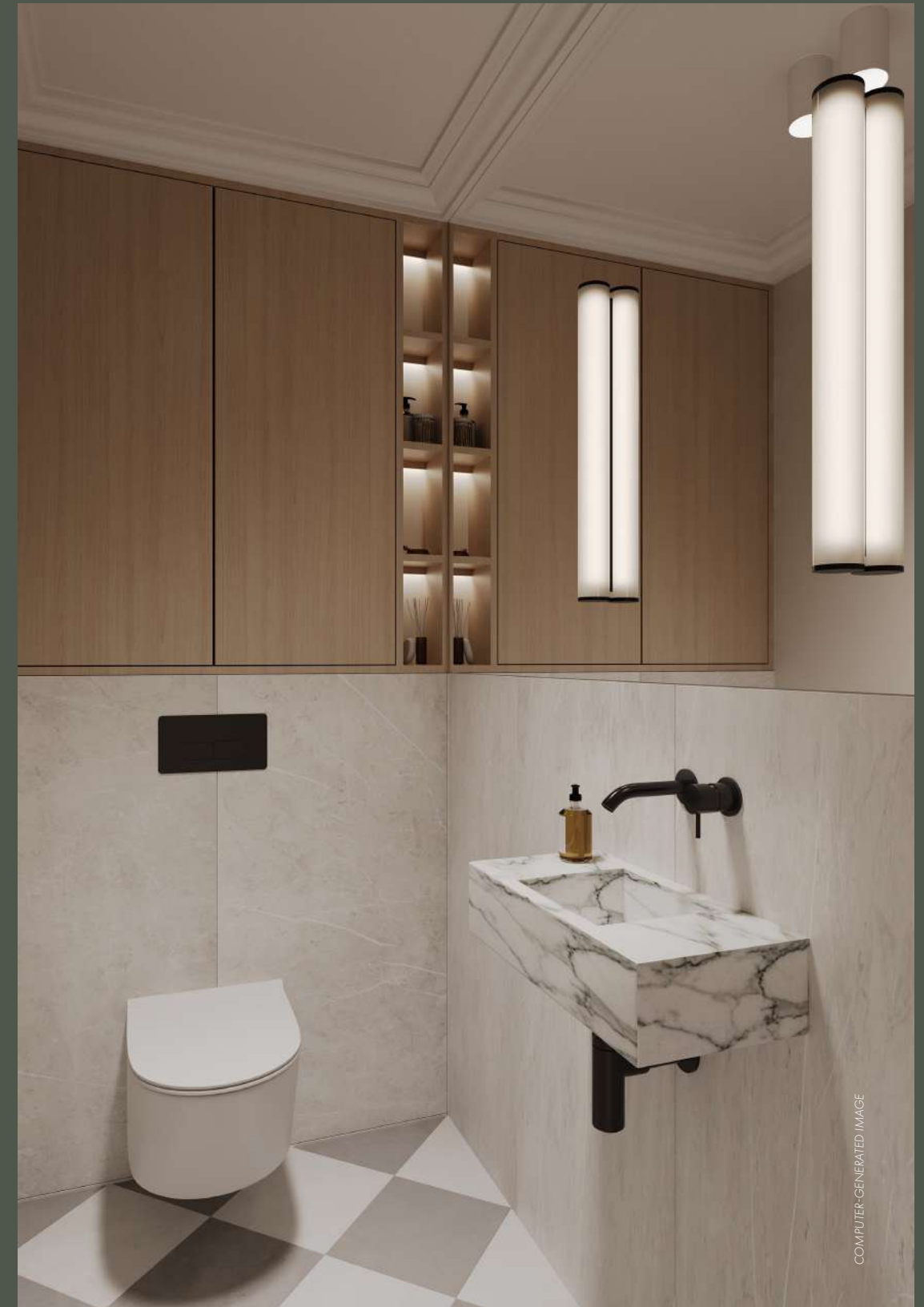
A DEVELOPMENT BY
LUXGROVE
HOMES



COMPUTER-GENERATED IMAGE FOR ILLUSTRATIVE PURPOSES ONLY. DESIGN, MATERIALS, AND LANDSCAPING MAY BE SUBJECT TO CHANGE.

BRAND NEW AND FULL OF CHARACTER

Experience the joy of owning a brand new home that has been designed with the utmost care and attention.





COMPUTER-GENERATED IMAGE

SOPHISTICATED LIVING AREAS

Our open plan living spaces seamlessly blend timeless interior details with practical comfort. Feel true comfort through thoughtful lighting, warm and hard-wearing materials, and practically arranged layouts.

BEAUTIFUL KITCHENS

In this development we've paired natural oak veneer cabinets with timeless but durable engineered stone worktops in a timeless Calacatta marble design along with built-in Miele appliances.



COMPUTER-GENERATED IMAGE



COMPUTER-GENERATED IMAGE

HEART OF THE HOME

The kitchen is truly the heart of the home and we've made sure that it's both comfortable for everyday use as well as the perfect place for entertaining guests.



COMPUTER-GENERATED IMAGE

ELEGANCE & COMFORT

With fumed oak flooring
and underfloor heating
throughout, your home will
be a haven of comfort and
cosiness, especially on those
cooler winter days.

OPULENT BEDROOMS

All of our bedrooms have high quality pre-fitted wardrobes and super-soft carpets. Master bedrooms also have tasteful fitted bedside wall lights.



COMPUTER-GENERATED IMAGE



SPECIFICATION

GENERAL

- Impervia fumed oak flooring
- Underfloor heating throughout
- Tiled entrance hallways with statement glass doors into living areas
- Coving and decorative wall mouldings
- Knurled antique brass ironmongery
- Smart controlled heating
- Cooling to open plan kitchen areas
- Hot water cylinder
- Separate utility rooms

BEDROOMS

- Wall mounted lights to master bedrooms
- Soft carpets
- Bedside switches
- Built-in bespoke wardrobes with integrated lighting

EXTERNAL

- Landscaped gardens
- External lighting

ELECTRICAL

- Dimmable recessed spotlights
- USB sockets to selected rooms
- Bronze-black sockets

KITCHENS

- Bespoke kitchen cabinets with oak veneer doors
- Undercabinet LED lighting
- Satin brass pull handles
- 30mm Quartz marble-effect worktop with full splashback
- Lusso brushed gold sink
- Lusso instant hot water and filter tap
- Miele built-in oven, microwave and 5-ring induction hob
- Built-in dishwasher, fridge-freezer and extractor hob

BATHROOMS

- Tiled wetroom-style shower areas
- Matt white stone resin basins on bespoke vanity units
- Sleek black-mounted taps and mixers
- Wall hung concealed cistern WCs
- Fitted mirrors with feature wall lights
- Towel heaters

OTHER

- 10-year structural and defects warranty
- Fibre broadband
- Front door camera system

JUST MOMENTS FROM EALING BROADWAY

Clubhouse Residences is tucked away in a quiet spot on Craven Road, but you'll be just a short and easy walk away from the heart of Ealing Broadway which will spoil you with an abundance of local shops, cafés, restaurants and entertainment.





DICKENS YARD
EALING BROADWAY

Dickens Yard is Ealing Broadway's buzzing lifestyle hub—where sleek apartments, indie boutiques, and cool cafés come together in a vibrant, design-led quarter.



WA CAFE
EALING BROADWAY

Chic Japanese patisserie with decadent matcha cakes, buns, croissants, and hearty egg sandwiches—for those who appreciate an elevated café experience.

Some of the area's best-loved spots

LOCAL FAVOURITES



WALPOLE PARK & PITZHANGER MANOR

Ornamental ponds, lawns, a playground, Grade I-listed Pitzhanger Manor is perfect for families and culture lovers. Adjacent is Pitzhanger Pantry, a lovely café/kiosk ideal for strolls and leisurely coffees in the park.



THE GROVE
EALING BROADWAY

The Grove is a standout destination—blending elegant interiors, a sun-drenched garden terrace, craft cocktails, and elevated pub classics, perfect for laid-back brunches or evening drinks.



RAYUELA
DICKENS YARD

A high-end Spanish restaurant offering jamón ibérico, croquetas, tacos, pluma, and an impressive sherry list. Voted “genius at work” by Giles Coren, this stylish spot in Dickens Yard adds cosmopolitan flair to the neighbourhood.



CÔTE
EALING BROADWAY

Côte Brasserie in Ealing is a local favourite, loved for its relaxed vibe and classic French dishes. Whether it's steak-frites, moules, or a laid-back brunch with bubbles, it's a go-to spot for locals.



TEATRO HALL
FILMWORKS EALING

Teatro Hall in Ealing brings an effortlessly cool art-deco vibe, with coal-fired pizzas, tasty brunches and rooftop-style cocktails. Whether you're hot-desking by day or enjoying DJs by night, it's always buzzing with locals.

PLANET ORGANIC
HIGH ST, EALING

Planet Organic is a neighbourhood favourite in Ealing, known for its wide range of organic groceries, fresh produce, and eco-friendly products. Locals love its healthy deli, vibrant café, and welcoming, community-focused atmosphere.



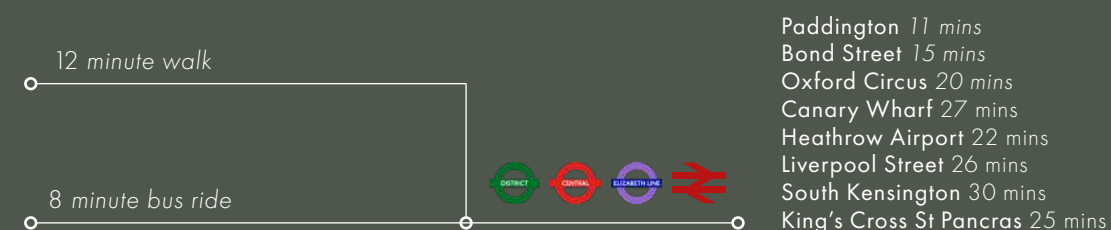
GUTTERBALL
BOWLING ALLEY

Gutterball Ealing is a vibrant bowling and entertainment venue near Ealing Broadway. It features modern lanes, an arcade, and a stylish bar—perfect for relaxed nights out or group gatherings.





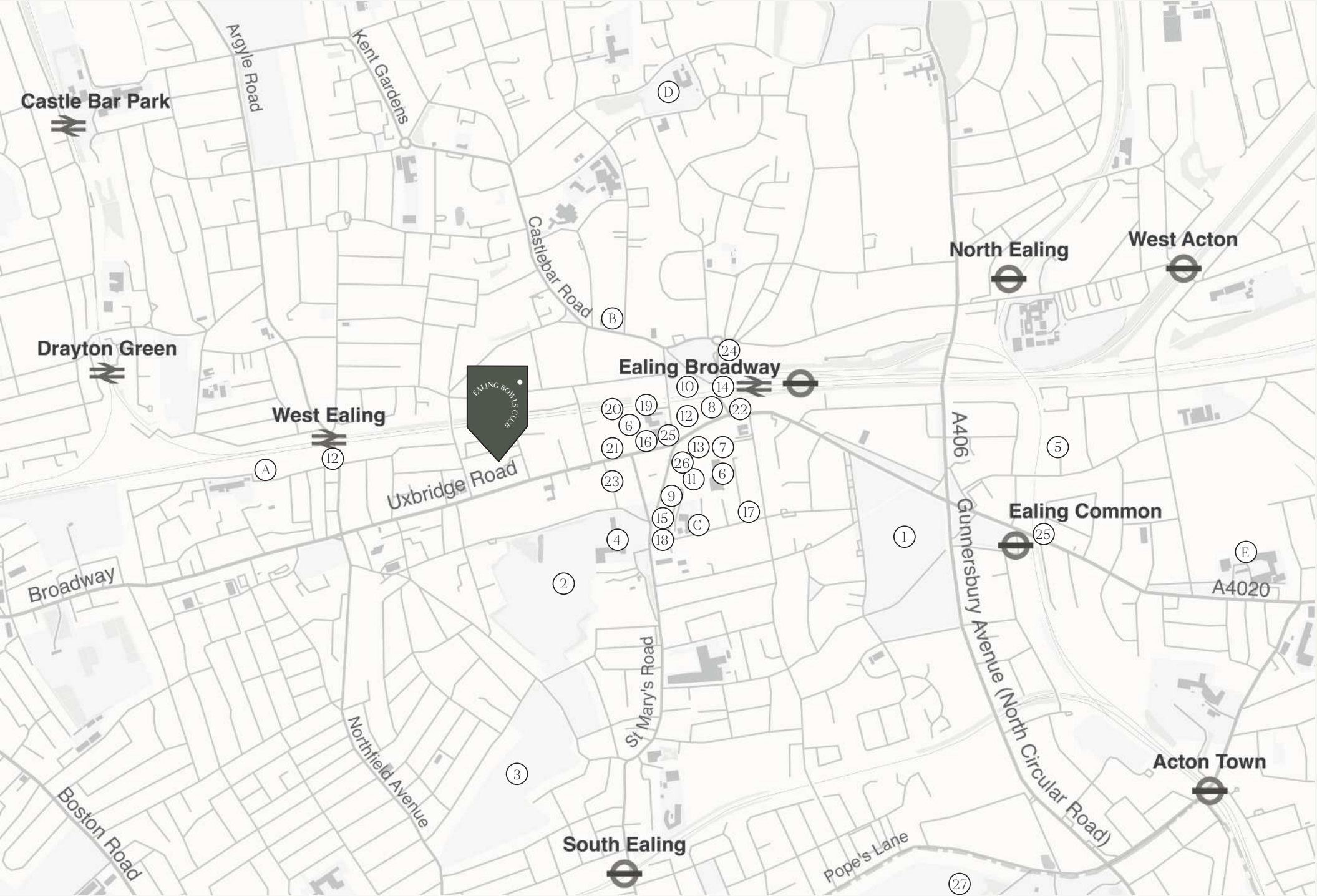
GETTING AROUND



All travel times mentioned are approximate and sourced from Google Maps. Actual journey times may vary depending on traffic conditions, time of day, and mode of transport. Buyers are advised to check routes and timings independently for accuracy.

Ealing Broadway station is just 0.5 miles from Clubhouse Residences making it super easy to get around the city without having to drive. With direct access to the Elizabeth Line, you'll be able to get into central London, Heathrow, or Canary Wharf quickly and easily. The Central and District lines are also conveniently accessible from Ealing Broadway. Bus routes, like the 65, E2, and E11, connect Ealing Broadway to nearby areas like Acton, South Ealing, and Northfields.

The station itself has had a recent makeover, with better accessibility, step-free access and upgraded facilities. If you're cycling, there are dedicated bike lanes and places to lock up your bike nearby. For drivers, major roads like the A406 and Uxbridge Road are right on your doorstep. Whether you're commuting, heading to the airport, or just exploring the city, Ealing Broadway makes getting around easy.



LEISURE & RECREATION

- 1. Ealing Common
- 2. Walpole Park
- 3. Lammas Park
- 4. Ealing Green
- 5. Ealing Lawn Tennis Club
- 6. Nuffield Health
- 7. Ealing Broadway Shopping Centre

CAFÉS

- 23. Black Sheep Coffee
- 24. WA Café
- 25. Gail's Bakery

GROCERY

- 8. Sainsbury's
- 9. Planet Organic
- 10. Morrisons
- 11. Marks & Spencer
- 12. Waitrose & Partners
- 13. Holland & Barrett

ENTERTAINMENT

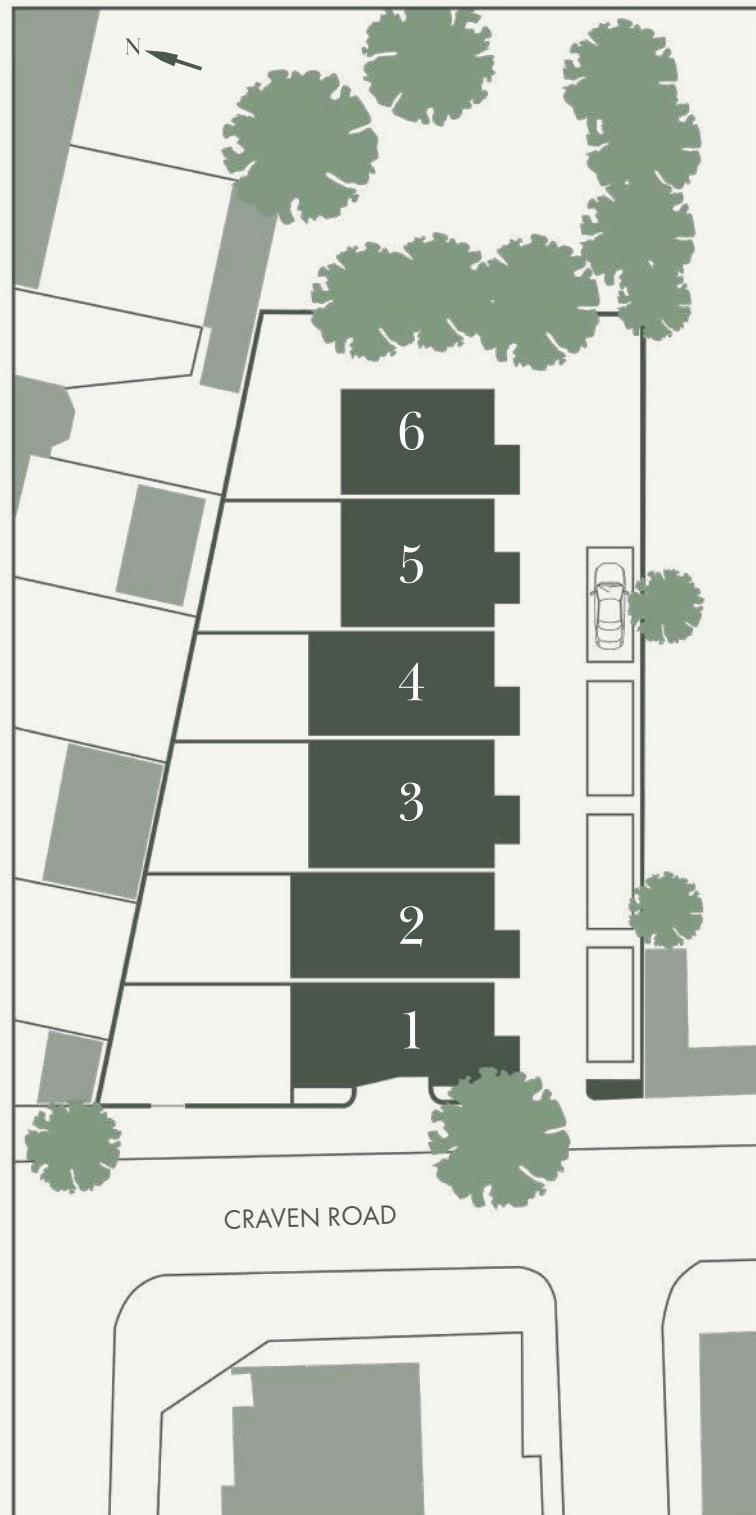
- 26. Gutterball
- 27. Putt in the Park

SCHOOLS

- A. St John's Primary
- B. Durston House School
- C. Christ the Saviour C of E Primary
- D. Montpelier Primary
- E. Twyford C of E High School

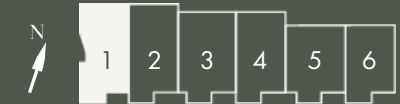
FOOD AND DRINK

- 14. Rosa's Thai
- 15. Côte Ealing
- 16. Tonkotsu
- 17. The Grove
- 18. Farm W5
- 19. Rayuela
- 20. Teatro Hall
- 21. Franco Manca
- 22. Hare & Tortoise



FLOOR PLANS

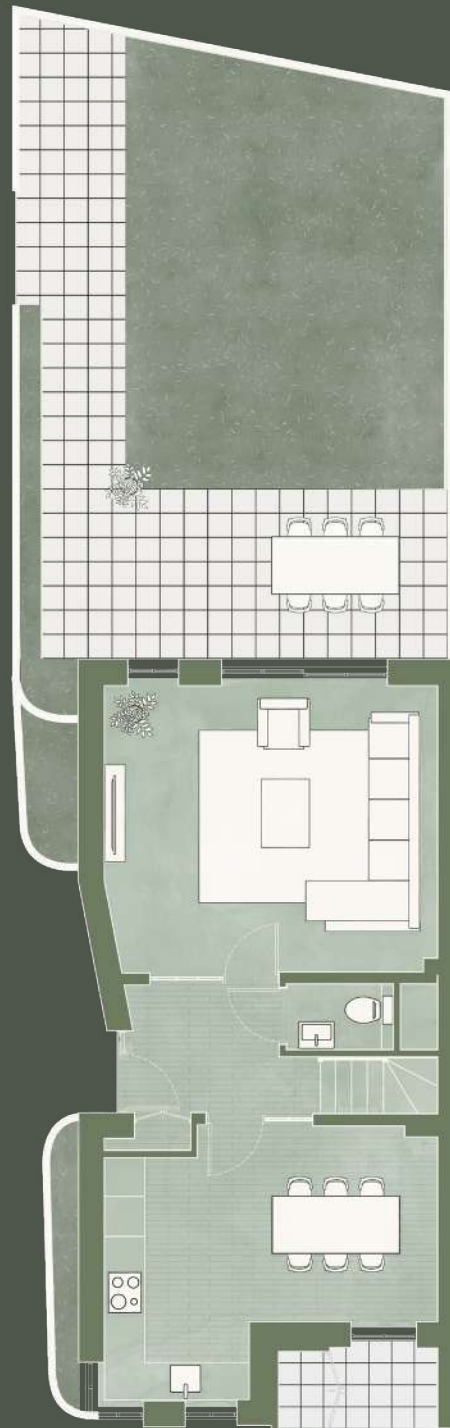
Choose from one of six stunning
houses of varying sizes with either
four or five bedrooms.
Each home is presented on the
pages which follow.



HOUSE 1

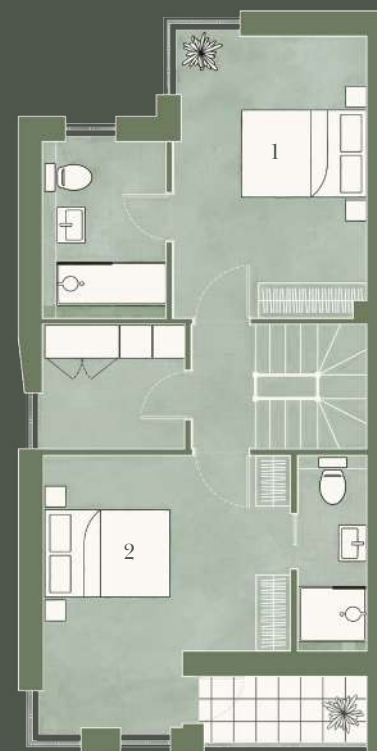
187.7 M² 2,020 FT²

The largest of the six houses, with a separate kitchen and living room arrangement at ground floor and 5 bedrooms all with their own en-suites.



GROUND FLOOR

LIVING	4.4 X 5.2 M	14'5" X 17'0"
KITCHEN	4.3 X 5.2 M	14'1" X 17'0"
WC	1.0 X 1.5 M	3'3" X 4'11"
GARDEN	10.3 X 6.4 M	33'10" X 21'



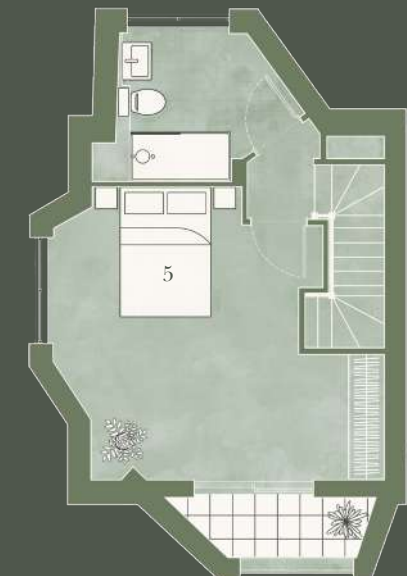
FIRST FLOOR

BEDROOM 1	3.1 X 4.5 M	10'2" X 14'9"
ENSUITE 1	1.8 X 2.6 M	5'10" X 8'6"
BEDROOM 2	4.0 X 4.4 M	13'1" X 14'5"
ENSUITE 2	1.1 X 2.7 M	3'7" X 8'10"
UTILITY	2.0 X 2.4 M	6'6" X 7'10"



SECOND FLOOR

BEDROOM 3	3.4 X 3.4 M	11'1" X 11'1"
ENSUITE 3	1.5 X 2.8 M	4'14" X 9'2"
BEDROOM 4	3.1 X 3.7 M	10'2" X 12'1"
ENSUITE 4	1.3 X 3.0 M	4'3" X 9'10"



THIRD FLOOR

BEDROOM 5	4.7 X 5.3 M	15'5" X 17'4"
BATHROOM	2.4 X 2.8 M	7'10" X 9'2"

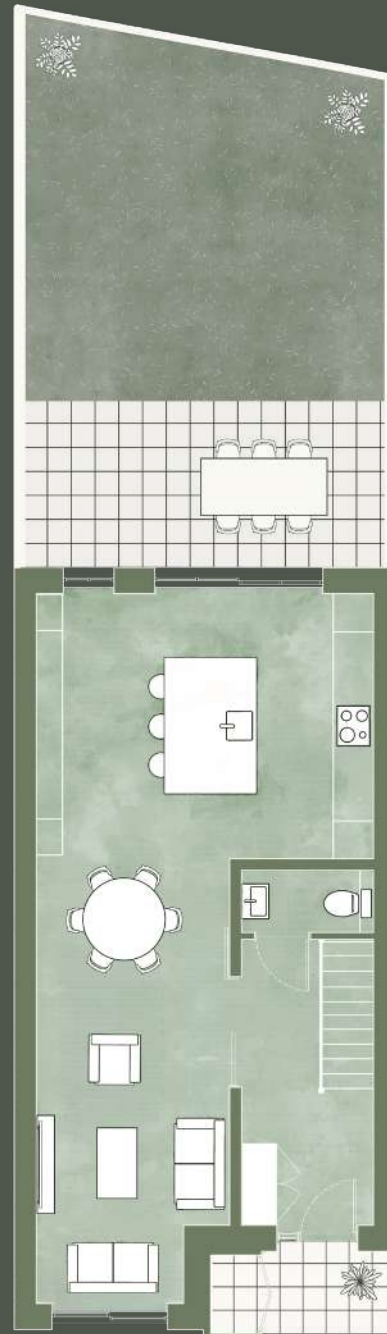
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HOUSE 2

194.8 M² 2,096 FT²

This plot features open plan kitchen and dining at ground floor with a flexible living space overlooking the garden at first floor. Four bedrooms including two en-suites.



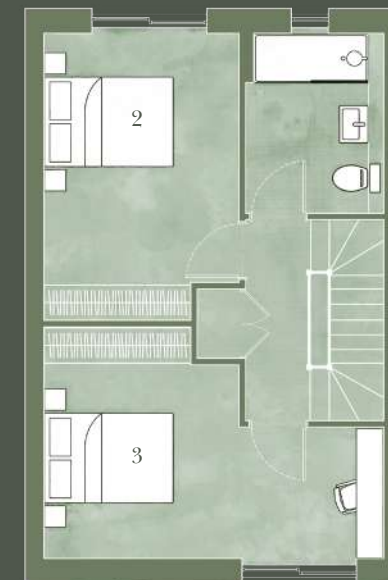
GROUND FLOOR

LIVING/ KITCHEN	5.3 X 11.2 M	17'5" X 36'9"
WC	1.0 X 1.9 M	3'3" X 6'2"
GARDEN	8.9 X 5.9 M	29'2" X 19'4"



FIRST FLOOR

LIVING	5.3 X 4.5 M	17'5" X 14'9"
BEDROOM 1	3.0 X 5.0 M	9'10" X 16'4"
ENSUITE 1	1.9 X 2.0 M	6'2" X 6'6"
UTILITY	1.6 X 2.8 M	5'2" X 9'2"



SECOND FLOOR

BEDROOM 2	3.0 X 4.5 M	9'10" X 14'9"
BEDROOM 3	3.6 X 5.3 M	11'9" X 17'4"
BATHROOM	1.9 X 2.8 M	6'2" X 9'2"



THIRD FLOOR

BEDROOM 4	4.3 X 4.4 M	14'1" X 14'5"
BATHROOM	2.6 X 3.2 M	8'6" X 10'5"

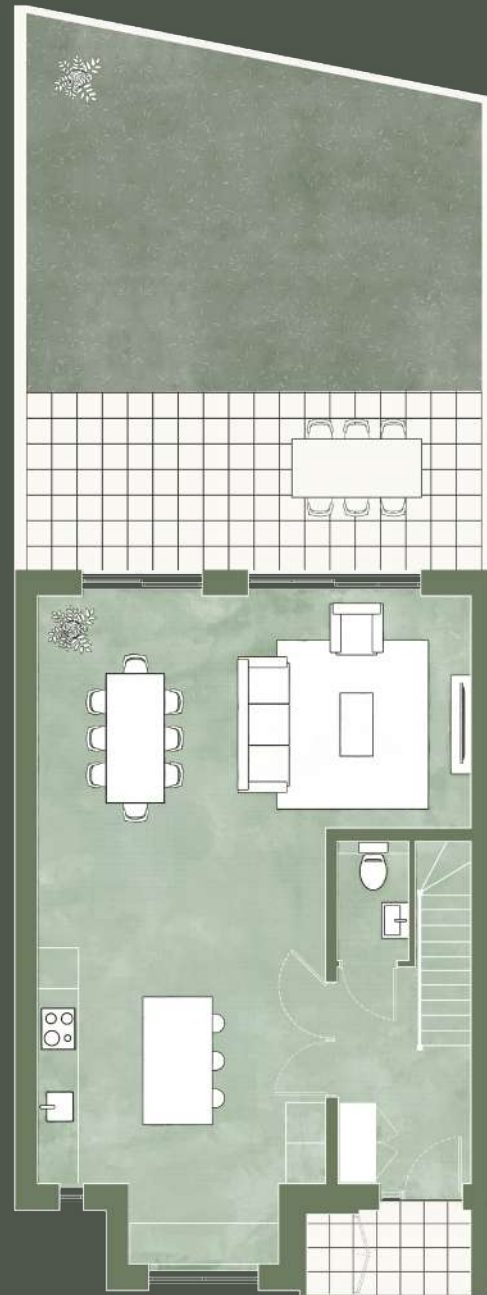
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HOUSE 3

194.4 M² 2,092 FT²

With a comfortably laid out open plan living space at ground level. Our plans show an additional family room at first floor which can serve as an additional bedroom if required. This plot is the one depicted in the computer generated images within this brochure.



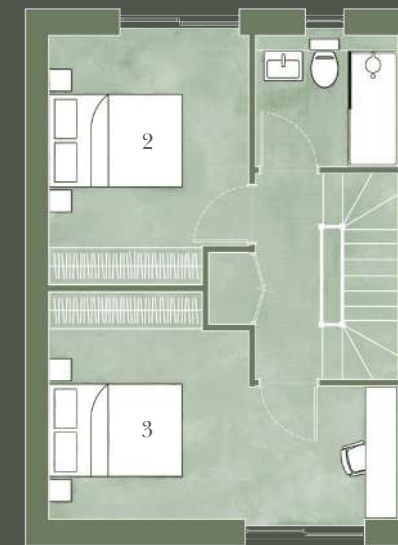
GROUND FLOOR

LIVING/ KITCHEN	6.7 X 10.2 M	21'11" X 33'5"
BATHROOM	1.1 X 1.7 M	3'7" X 5'6"
GARDEN	8.5 X 6.8 M	27'11" X 22'4"



FIRST FLOOR

LIVING	4.4 X 4.4 M	14'5" X 14'5"
BEDROOM 1	3.6 X 6.7 M	12'1" X 21'11"
ENSUITE 1	2.0 X 2.4 M	6'6" X 7'10"
HOME OFFICE	2.0 X 2.1 M	6'6" X 6'10"
UTILITY	1.6 X 1.9 M	5'2" X 6'2"



SECOND FLOOR

BEDROOM 2	3.0 X 3.8 M	9'10" X 12'5"
BEDROOM 3	3.4 X 5.3 M	11'1" X 17'4"
BATHROOM	1.7 X 2.2 M	5'7" X 7'3"



THIRD FLOOR

BEDROOM 4	3.7 X 4.0 M	12'1" X 13'1"
BATHROOM	2.1 X 2.7 M	6'10" X 8'10"

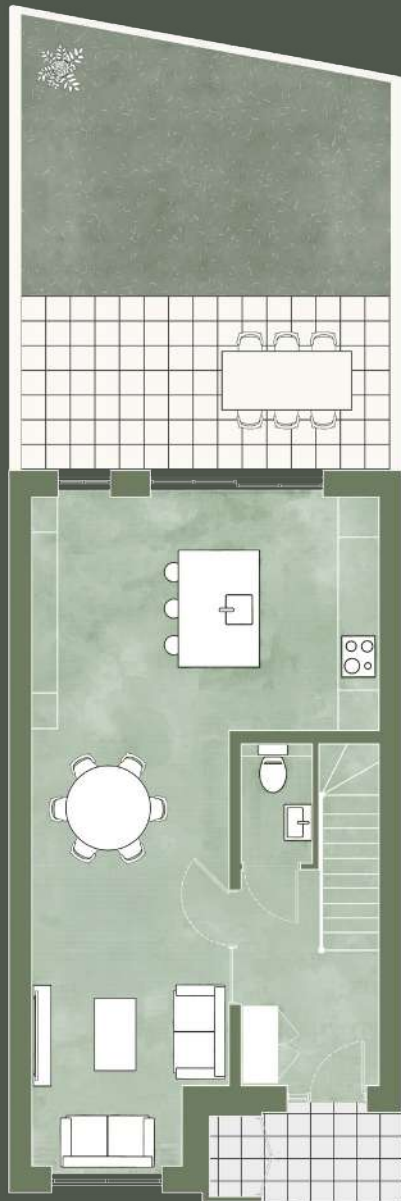
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HOUSE 4

173.9 M² 1,871 FT²

This plot features open plan kitchen and dining at ground floor with a flexible living space overlooking the garden at first floor. Four bedrooms including 2 en-suites.



GROUND FLOOR

LIVING/ KITCHEN	5.3 X 10.2 M	17'4" X 33'5"
BATHROOM	1.1 X 1.7 M	3'7" X 5'6"
GARDEN	7.2 X 5.9 M	23'7" X 19'4"



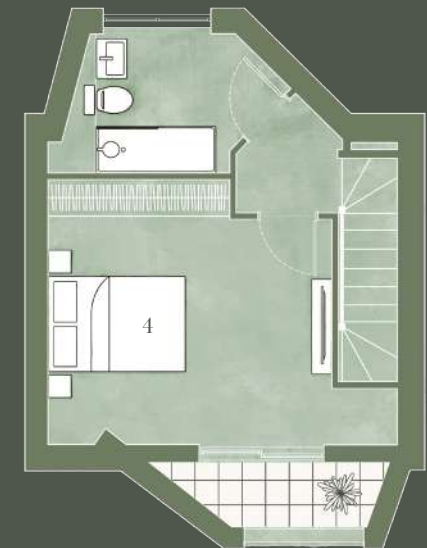
FIRST FLOOR

LIVING	3.0 X 4.3 M	9'10" X 14'1"
BEDROOM 1	3.2 X 4.2 M	10'5" X 13'9"
ENSUITE 1	1.8 X 2.5 M	5'10" X 8'2"
HOME OFFICE	2.0 X 2.1 M	6'6" X 6'10"
UTILITY	1.6 X 2.8 M	5'2" X 9'2"



SECOND FLOOR

BEDROOM 2	3.0 X 3.8 M	9'10" X 12'5"
BEDROOM 3	3.4 X 5.3 M	11'1" X 17'4"
BATHROOM	1.7 X 2.2 M	5'6" X 7'2"



THIRD FLOOR

BEDROOM 4	4.0 X 4.3 M	13'1" X 14'1"
BATHROOM	2.1 X 2.9 M	6'10" X 9'6"

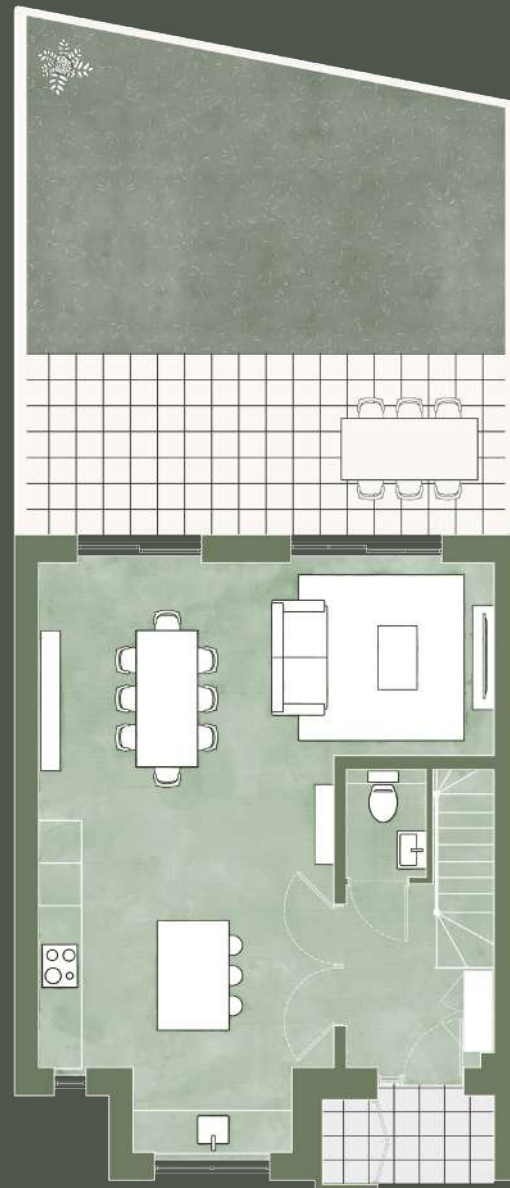
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HOUSE 5

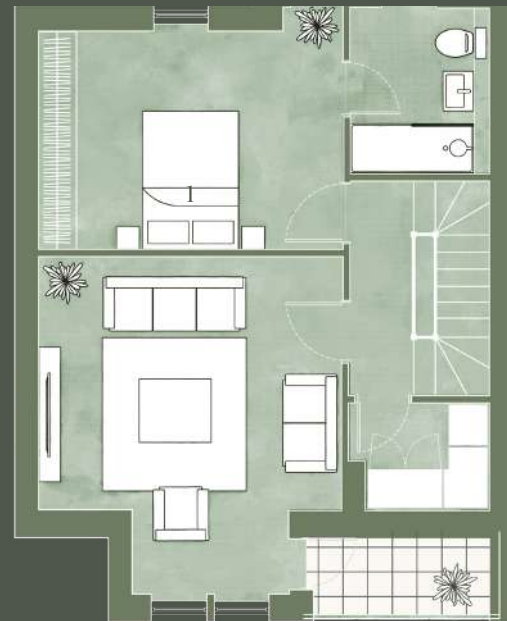
172.7 M² 1,858 FT²

With a comfortably laid out open plan living space at ground level. Our plans show an additional family room at first floor which can serve as an additional bedroom if required.



GROUND FLOOR

LIVING/ KITCHEN	6.7 X 8.6 M	21'11" X 28'2"
BATHROOM	1.2 X 1.4 M	3'11" X 4'7"
GARDEN	7.6 X 6.5 M	24'11" X 21'4"



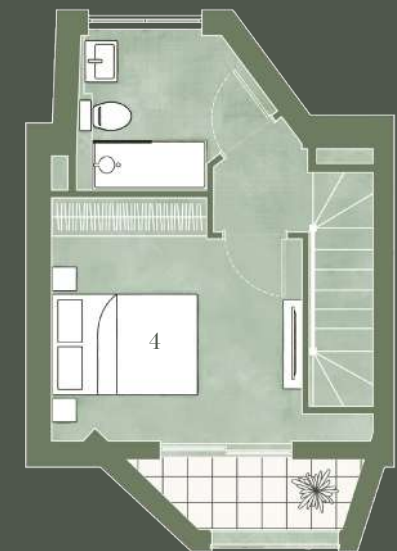
FIRST FLOOR

LIVING	4.5 X 5.0 M	14'9" X 16'4"
BEDROOM 1	3.5 X 4.5 M	11'5" X 14'9"
BATHROOM	2.4 X 1.8 M	7'10" X 15'9"
UTILITY	0.8 X 2.1 M	2'7" X 6'10"



SECOND FLOOR

BEDROOM 2	3.0 X 4.1 M	9'10" X 13'5"
BEDROOM 3	3.4 X 5.3 M	11'1" X 17'4"
BATHROOM	1.9 X 2.2 M	6'2" X 7'2"



THIRD FLOOR

BEDROOM 4	3.5 X 3.7 M	11'5" X 12'1"
BATHROOM	2.3 X 2.7 M	7'6" X 8'10"

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HOUSE 6

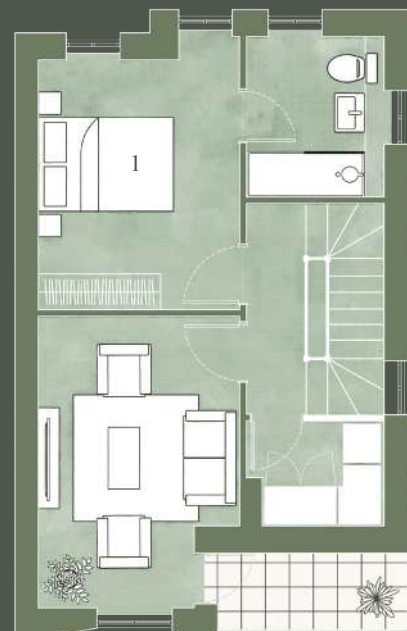
154.4 M² 1,661 FT²

This plot features open plan kitchen and dining at ground floor with a flexible living space overlooking the garden at first floor. Four bedrooms including 2 en-suites.



GROUND FLOOR

LIVING/ KITCHEN	5.2 X 8.6 M	17'0" X 28'2"
BATHROOM	1.2 X 1.4 M	3'11" X 4'7"
GARDEN	10.1 X 6.2 M	33'2" X 20'4"



FIRST FLOOR

LIVING	3.0 X 4.4 M	9'10" X 14'5"
BEDROOM 1	3.0 X 4.1 M	9'10" X 13'5"
BATHROOM	1.8 X 2.4 M	5'10" X 7'10"
UTILITY	0.8 X 2.0 M	2'7" X 6'6"



SECOND FLOOR

BEDROOM 2	2.9 X 4.2 M	9'6" X 13'9"
BEDROOM 3	3.5 X 5.2 M	11'6" X 17'0"
BATHROOM	1.9 X 2.2 M	6'2" X 7'2"



THIRD FLOOR

BEDROOM 4	3.5 X 4.2 M	11'5" X 13'9"
BATHROOM	2.3 X 3.1 M	7'6" X 10'2"

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Dexters

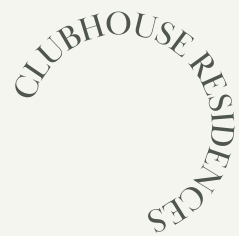
Dexters Ealing

020 8810 0909

ealingsales@dexters.co.uk

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LUXGROVE HOMES



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