

# THE GROVE | W6

TOWNHOUSES



# THE ART OF ELEVATED LIVING





## INTRODUCING THE GROVE W6

Elegant, expansive and distinctly refined, the two luxury townhouses at The Grove W6 offer a rare opportunity to own a brand-new 4 bedroom house in the heart of West London. Nestled next to the apartment blocks, these design-led residences form part of this stylish new community and elevate contemporary urban living – with generous proportions, private roof terraces and a garage for off-road parking.

Located in the vibrant hub of Shepherd's Bush, one of the capital's most iconic neighbourhoods, and bordering some of West London's most sought-after districts, everything you need – from charming coffee shops and trendy bars to world-class shopping – is right at your fingertips. This is authentic London living, elevated.

# TIMELESS HOMES FOR MODERN LIVING

Each townhouse is thoughtfully crafted for those who appreciate understated luxury, blending timeless architecture with modern design. From light-filled interiors and high ceilings to flexible living spaces and premium finishes, these homes provide a rare balance of comfort, character and sophistication – setting a new benchmark for quality and lifestyle in the city.

Step out into your own private sanctuary – where private roof terraces offer the perfect backdrop, from early mornings with coffee in hand, to relaxed evenings as the day gently winds down.

Inside, the carefully curated details with tactile surfaces, and contrasting materials create a harmonious blend of individuality and opulence at every turn. Featuring luxury kitchens and bathrooms, plus a top floor dedicated to the main bedroom, complete with a dressing room, en-suite, and private terrace, The Grove W6 provides the perfect canvas for vibrant city life.

## 4 BEDROOM TOWNHOUSES CRAFTED FOR THE ICON-MAKERS



COMPUTER GENERATED IMAGE OF APARTMENT LIVING SPACE. SPECS ARE INDICATIVE ONLY



THE HEARTBEAT OF WEST LONDON

# EXPERIENCE THE UNIQUE SPIRIT OF SHEPHERD'S BUSH



Situated in the vibrant district of Shepherd's Bush, The Grove W6 offers a refined urban living experience in one of West London's most dynamic and eclectic neighbourhoods.

With a rich, ever-evolving heritage, Shepherd's Bush seamlessly blends forward-thinking energy with unapologetically authentic charm, making it the bolder, edgier alternative to the leafy enclaves of nearby Notting Hill, Chiswick and Holland Park.

Affectionately known as 'television land' due to its rich broadcasting history, the area remains a cultural powerhouse, home to renowned theatres, world-class music

venues and a colourful, varied arts scene. From trendy bars, coffee shops, and global eateries to hidden creative hubs, the streets pulse with life at every turn, while its green spaces provide a welcome retreat from the hustle and bustle of city life.

What's more, with London Underground and Overground connections just moments away, Central London and beyond are at your fingertips. Plus, with several airports close by, you can be anywhere in the world in a flash — whether you're jetting off for a last-minute business meeting or escaping for an impromptu sun-drenched adventure.

# NO TWO DAYS ARE THE SAME

SOMETHING NEW AROUND EVERY CORNER



## WESTFIELD

📍 Famous the world over, Westfield London in White City is a shopping destination like no other. Just a stone's throw from Shepherd's Bush, it offers an extensive range of stores, from designer labels to high-street favourites, as well as an array of dining and entertainment options, making it the ultimate spot for a day of retail therapy.

## DRINKING AND DINING

From buzzing local pubs and street food spots to sleek cocktail bars and Michelin-starred fine dining, Shepherd's Bush has it all. Whether you're craving a laid-back glass of something cold, fresh flavours at the market, or an elegant dinner locally or in nearby Notting Hill, world-class food and drink for all budgets are always within reach. 📍



## HAMMERSMITH

📍 Known for its iconic live music venues, cosy pubs and riverside charm, Hammersmith is a vibrant neighbourhood of leafy residential streets and picturesque views along the River Thames.



## MARKETS

📍 Shepherd's Bush Market serves up a dynamic blend of colours, flavours and cultures, where you can explore everything from fresh produce to quirky vintage finds. With street food stalls offering global flavours and hidden gems around every corner, it's a true reflection of the eclectic energy of the area. Slightly further afield, you'll find Notting Hill's Portobello Road Market, known for its colourful mix of antique treasures and unique gifts.



# NEITHER SHOULD YOUR LIFESTYLE BE

# FROM DAVID BOWIE AND PRINCE, TO ADELE, AMY WINEHOUSE AND THE ROLLING STONES

## THE O2 SHEPHERD'S BUSH EMPIRE

◀ Music has long pulsed through the area's veins, and nowhere is this more evident than at the O2 Shepherd's Bush Empire. This legendary venue has hosted music's biggest names, past and present. A stage where icons are made, and unforgettable performances unfold — right on your doorstep.



## HOLLAND PARK

Nestled between Kensington High Street and Notting Hill Gate, discover a peaceful green oasis. Famous for its stunning vistas, serene woodlands, and the Japanese-inspired Kyoto Garden, the park also boasts a cafeteria, children's play area, the historic Holland House, and even open-air performances by the Holland Park Opera during the summer months. ▶



## NOTTING HILL

◀ Every August, the renowned and elegant Notting Hill neighbourhood comes alive with the world-famous Notting Hill Carnival, a vibrant celebration of Caribbean culture, music and food. This infectious energy lingers year-round, as the area offers a captivating mix of independent boutiques, artisan shops and trendy cafes — making it the perfect place to explore at your own pace. Not to mention, Notting Hill is a well-known celebrity hotspot, so keep your eyes peeled for famous faces strolling through the streets. Portobello Road Market is a must-visit, famous for its antiques, quirky finds and fresh produce. Movie lovers can enjoy a film in style at The Electric Cinema, and nearby Kensington Palace and Gardens provide a window into royal history, along with a serene escape amid lush green spaces.



**CENTRAL LONDON**

📍 With The Grove W6 as your base, you're perfectly positioned to dive into Central London's dynamic cultural scene whenever you choose — from world-class theatres, dining, and shopping to cutting-edge galleries and electrifying nightlife. So, whether you're catching a show in the West End, exploring the latest exhibition, or enjoying rooftop cocktails with a view, The Grove W6 is the ultimate launchpad for a buzzing, authentic London lifestyle.



**UNIVERSITIES AND EDUCATION**

**PRIMARY EDUCATION**

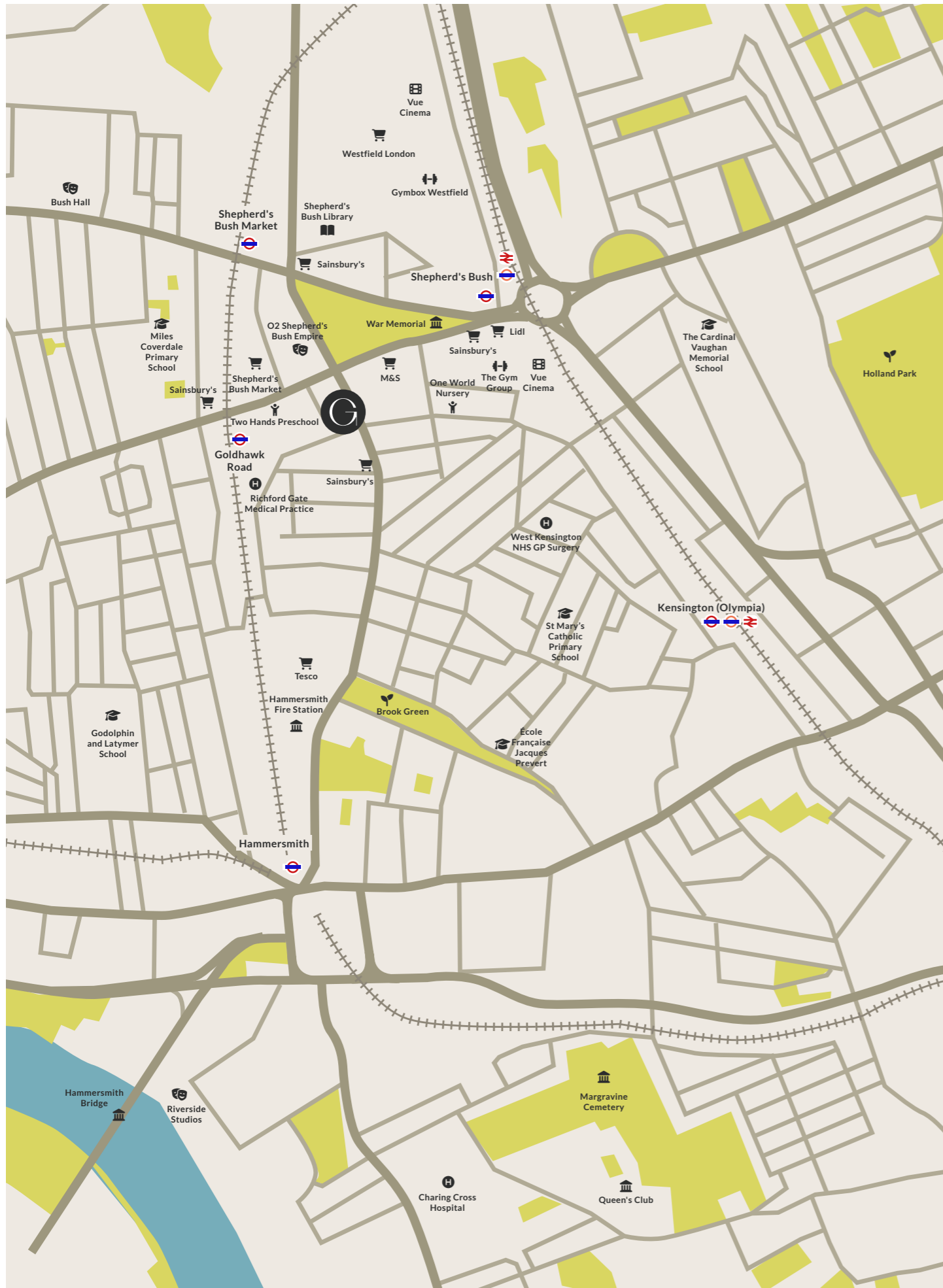
- Addison Primary School ⌚ 6 min
- St Stephen's C of E Primary School ⌚ 7 min
- St Mary's Catholic Primary School ⌚ 8 min
- Larmenier & Sacred Heart Catholic Primary School ⌚ 11 min
- West London Free School Primary ⌚ 11 min
- Greenside Primary School ⌚ 18 min

**SECONDARY EDUCATION**

- St Paul's Girls' School ⌚ 13 min
- École Française de Londres ⌚ 13 min
- Jacques Prevert Sacred Heart High School ⌚ 17 min
- The Godolphin and Latymer School ⌚ 16 min
- St James Senior Girls' School ⌚ 27 min

**HIGHER EDUCATION**

- White City Campus ⌚ 8 min
- Imperial College London ⌚ 27 min
- London School of Economics ⌚ 35 min
- King's College London ⌚ 38 min
- Queen Mary University of London ⌚ 47 min



Perfectly positioned, with excellent transport links, the entire city is just a short stroll, cycle, or train ride away from The Grove W6.

# IDEALLY SITUATED

## TAKE A STROLL

### Green spaces

Shepherd's Bush Green	3 mins
Brook Green	11 mins
Ravenscourt Park	20 mins
Holland Park & Kyoto Garden	22 mins

### Shopping

Shepherd's Bush Market	5 mins
Tesco Superstore	9 mins
Westfield London	8 mins

### Do and see

O2 Shepherd's Bush Empire	3 mins
Leighton House Museum	25 mins

### Transport links

Goldhawk Road Station	5 mins
Shepherd's Bush Station	9 mins
Hammersmith Station	16 mins
Kensington (Olympia) Station	17 mins

## CYCLE THE CITY

Brackenbury Village	5 mins
Design Museum	10 mins
Hyde Park	14 mins
Portobello Road Market	14 mins
Kensington Palace	17 mins
Royal Albert Hall	16 mins
Chiswick Flower Market	12 mins
Victoria & Albert Museum	19 mins

## HOP ON THE TRAIN

Hammersmith	2 mins
Notting Hill Gate	3 mins
Earl's Court	6 mins
Bond Street	10 mins
Oxford Circus	11 mins
Paddington (Heathrow Express)	11 mins
Hyde Park Corner	13 mins
King's Cross St. Pancras	22 mins
Canary Wharf	23 mins

All times are approximate. Walking and cycling times are based on Google Maps. Public transport times are based on tfl.gov.uk and taken from either Goldhawk Road Station, a 5 minute walk from The Grove W6, or Shepherd's Bush Station, a 9 minute walk.



## SPECIFICATIONS

### KITCHEN

- Handleless Dark Oak tall and base units with handleless white wall units and quartz stone worktop
- Siemens 4 burner vented induction hob
- Siemens Stainless steel built-in oven and combi-microwave
- Siemens grey cooker hood
- Siemens integrated fridge freezer
- Siemens fully integrated dishwasher
- Quooker hot water tap
- Stainless steel bowl sink with chrome tap

### INTERIORS

- Siemens washing machine and tumble dryer
- Wooden front doors and garage doors
- Painted white internal doors
- Deluxe grey painted walls
- Timber/ engineered wooden parquet flooring to ground floor and living room
- Carpets to all bedrooms
- Double glazed windows and doors
- Wardrobes to all bedrooms

### HEATING

- Gas central heating
- Underfloor heating

### BATHROOM

- White sanitaryware with brushed nickel mixer taps, shower head, handset hose, bath filler and shower thermostat
- Washbasin with underneath storage to bathrooms
- Hinged shower door to en-suites
- Fixed shower screen to bathrooms
- Towel radiator
- Full porcelain / ceramic tiles with slip-resistant finish to bathrooms and en-suite
- Full height tiled walls to shower cubicle and full wall tiling behind vanity area

### OUTSIDE

- Roof terraces (first and third floors)
- Ground floor patio to house 11 only

### SECURITY AND PEACE OF MIND

- ICW warranty



COMPUTER GENERATED IMAGE OF APARTMENT BEDROOM, SPECS ARE INDICATIVE ONLY

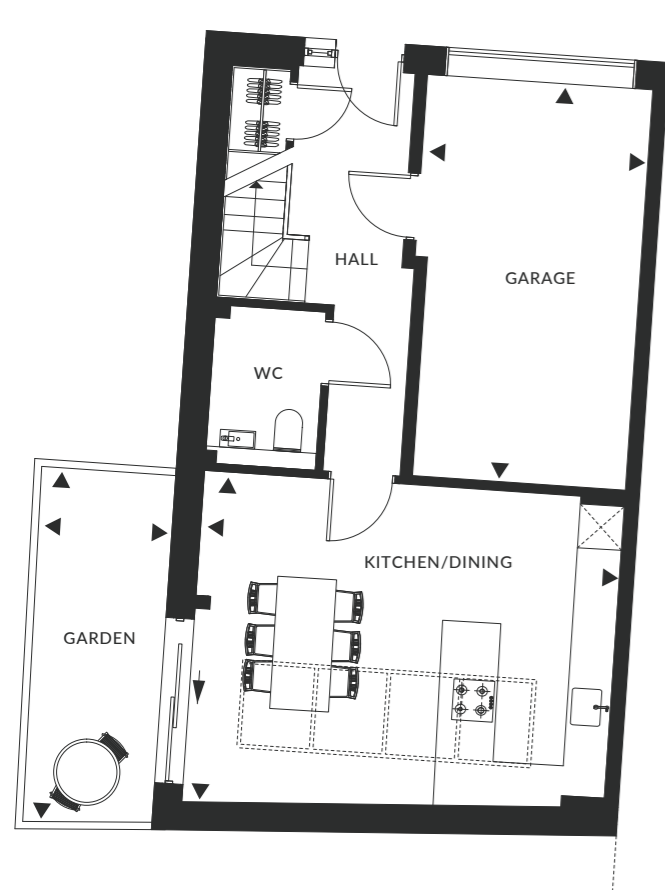


# 4 BEDROOM TOWNHOUSE

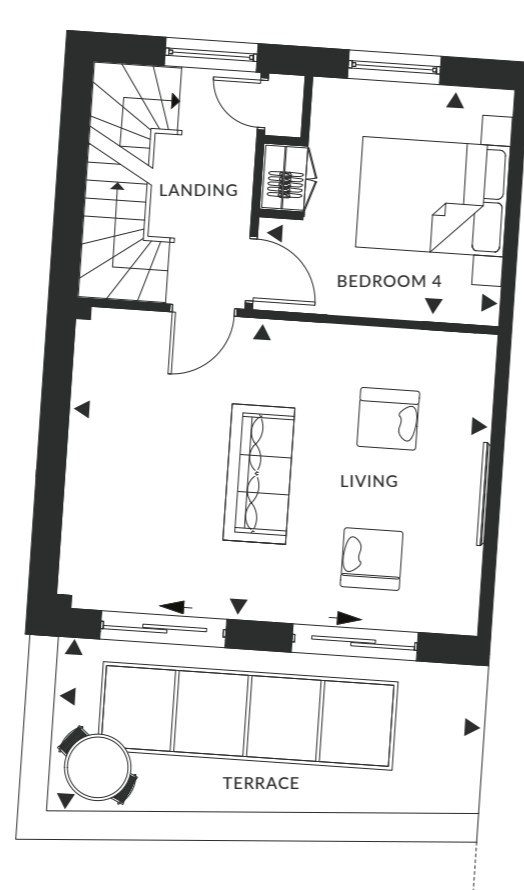
11 BAMBOROUGH GARDENS



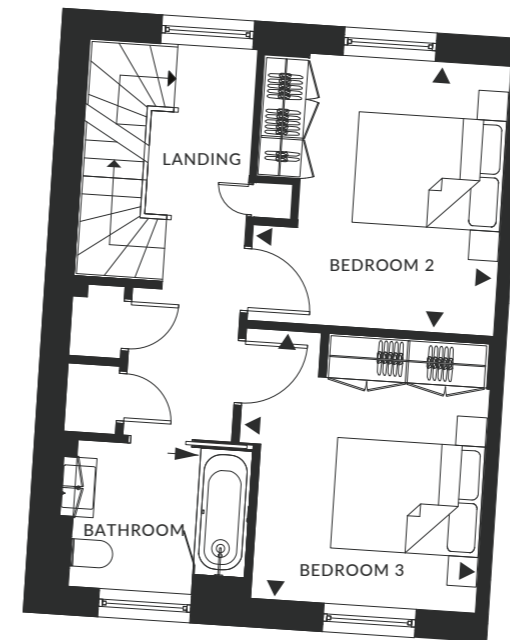
GROUND FLOOR



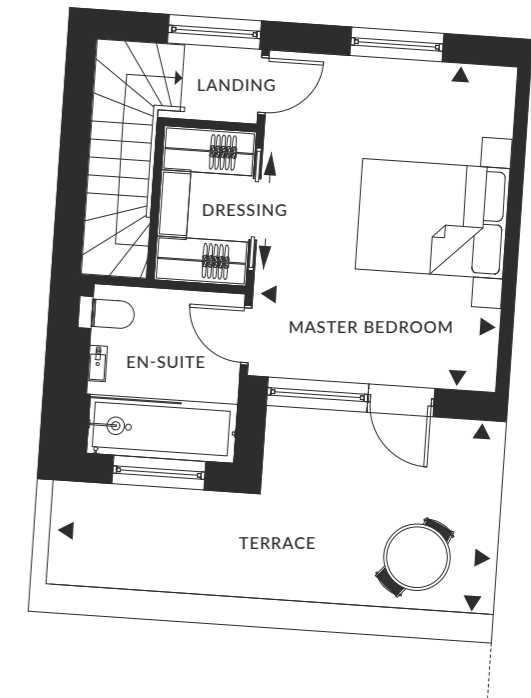
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



169 SQM / 1819 SQFT

Kitchen/Dining	5.7 x 4.5m	18'8" x 14'9"
Garden	1.8 x 4.9m	5'11" x 16'1"
Garage	2.9 x 5.4m	9'6" x 17'8"
Living	5.7 x 4.1m	18'8" x 13'5"
Bedroom 4	3.3 x 3.2m	10'10" x 10'6"
Terrace	5.8 x 2.3m	19'0" x 7'6"

Bedroom 2	3.3 x 3.6m	10'10" x 11'10"
Bedroom 3	3.3 x 3.6m	10'10" x 11'10"
Master Bedroom	3.3 x 4.4m	10'10" x 14'5"
Dressing room	1.2 x 2.1m	3'11" x 16'11"
Roof terrace	2.6 x 6.0m	8'6" x 19'8"

**DISCLAIMER**

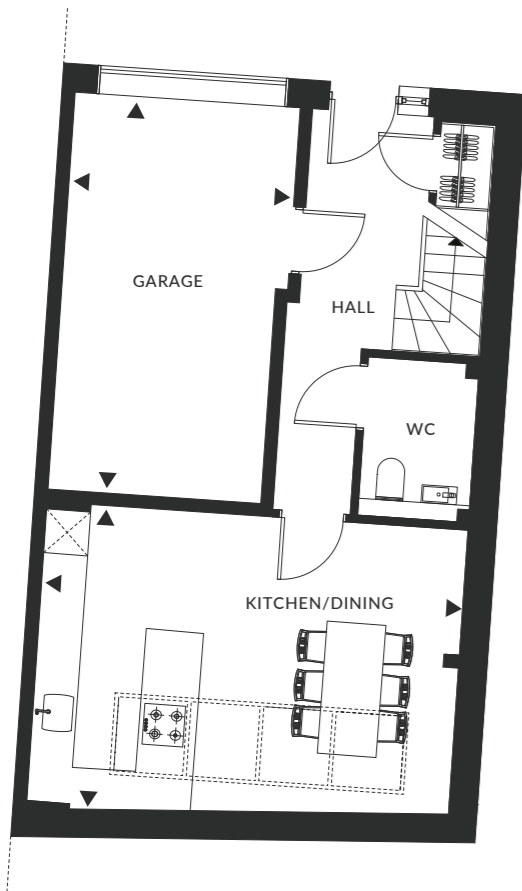
Please note that all dimensions shown are for guidance only and maximum measurements are shown where necessary. Plans should not be used for furniture or other fittings. Furniture shown is for illustrative purposes only and not included. Please consult your sales advisor for more details.

# 4 BEDROOM TOWNHOUSE

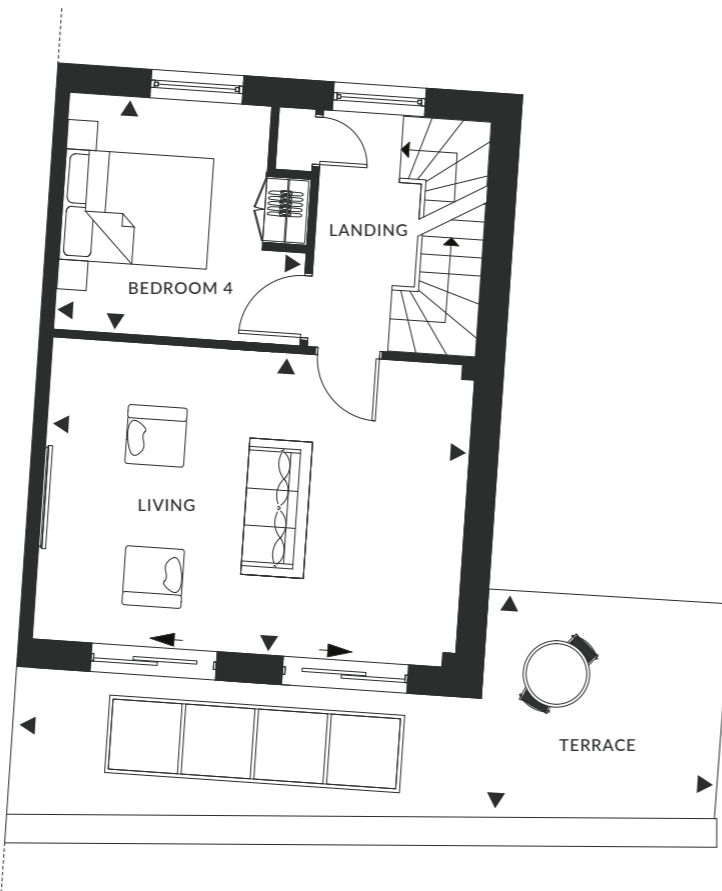
12 BAMBOROUGH GARDENS



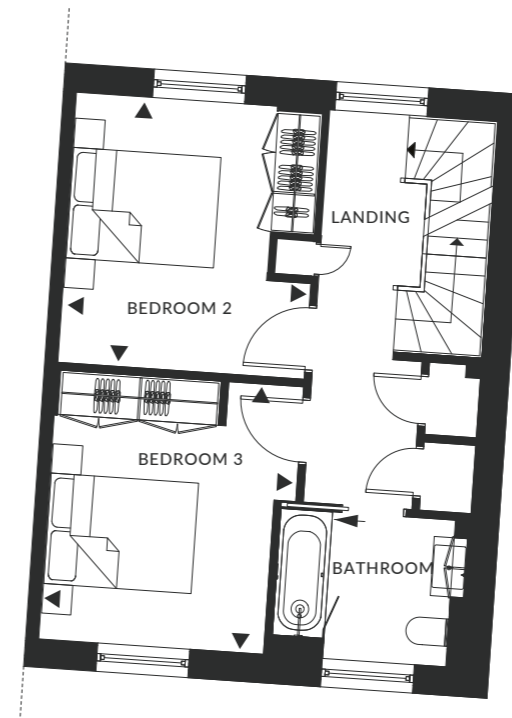
GROUND FLOOR



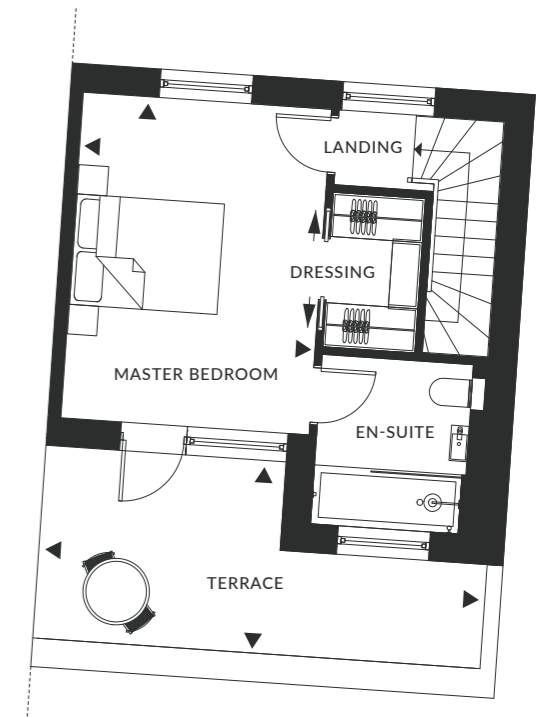
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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**167 SQM / 1798 SQFT**

Kitchen/Dining	5.7 x 4.1m	18'8" x 13'5"
Garage	2.8 x 5.4m	9'2" x 17'8"
Living	5.7 x 4.1m	18'8" x 14'9"
Bedroom 4	3.3 x 3.2m	10'10" x 10'6"
Terrace	9.5 x 3.0m	31'2" x 9'11"

Bedroom 2	3.3 x 3.6m	10'10" x 11'10"
Bedroom 3	3.3 x 3.6m	10'10" x 11'10"
Master Bedroom	3.3 x 4.4m	10'10" x 14'5"
Dressing room	1.2 x 2.1m	3'11" x 16'11"
Roof terrace	2.6 x 6.0m	8'6" x 19'8"



## ABOUT US

Specialising in design-led residential developments, Huxley Group is dedicated to creating exceptional properties across London, the Home Counties, and Southeast England, that blend seamlessly with their surroundings and meet the needs of local communities.

With extensive in-house expertise and a forward-thinking approach, we transform visionary concepts into thriving, vibrant spaces. From boutique residential communities to large-scale mixed-use developments, we approach each project with the utmost care –

considering every detail, from longevity and environmental impact to aesthetic appeal and functionality. Our goal is to create spaces that are not only timelessly beautiful but also practical, incorporating unique design features that elevate daily life.

Collaborating closely with other industry experts, you can trust that a Huxley Group property offers the highest standards of craftsmanship, bringing innovative and sustainable spaces to life across the UK. Our mission is to offer not just a house or apartment, but an exquisite home to enjoy for years to come.

The information in this document is indicative and is intended to act as a guide only as to the finished product. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Huxley reserves the right to amend the specification as necessary and without notice. CGI images are used. Maps are not to scale and show approximate locations only. For detailed information on individual plots, ask our sales staff. The Grove W6 is a marketing name and will not necessarily form part of the approved postal address. This brochure is a purchasing guide and does not form a contract, part of a contract or a warranty. Details are correct at time of creation – April 2025

