

M

MADELEY RESIDENCES

luxgrove.homes





M

MADELEY RESIDENCES

STYLISH LUXURY APARTMENTS



Madeley Residences is an outstanding development of six elegant new apartments in a grand Victorian mansion. The apartments have been architecturally designed to create the ideal home in which to relax, unwind and entertain.

M

MADELEY RESIDENCES

WEST LONDON LIVING AT ITS FINEST

Madeley Residences is just a few minutes' walk to Ealing Broadway with its enviable mix of independent shops, high street staples, cinemas, theatres, music venues, and a seemingly endless choice of pubs, cafés and restaurants. The area will improve further still with the opening of Ealing Filmworks, a £100m cultural quarter with an eight-screen Picturehouse cinema in a new square. Lovers of green space will be spoilt for choice with Ealing Common and Walpole Park, virtually on the doorstep.



TRANSPORT



Madeley Residences is in a fantastic location for travel into central London and across the capital. It is a three-minute walk (0.2m) to North Ealing underground station (Piccadilly line), a 10-minute walk (0.5 miles) to Ealing Broadway station (Central and District lines, and National Rail) and a 10-minute walk to West Acton underground station (Central line).

Ealing Broadway is on the new Elizabeth line (Crossrail), which once opened will give super-fast access across London and to Heathrow. Journey times will be*:

- Bond Street 11 mins
- Liverpool Street 18 mins
- Canary Wharf 25 mins
- Heathrow 2 & 3 15 mins

BUSES

There are a number of local bus routes to destinations both locally and across London, including night buses.

* Journey times are approximate. Source: TFL, National Rail and Google maps



MADELEY RESIDENCES

SPECIFICATION

Engineered wide plank oak floors

Underfloor heating throughout

Built-in joinery throughout including bespoke wardrobes, office areas and vanity units

Bespoke, fully integrated kitchens equipped with integrated Bosch appliances and Calacatta stone worktops and splashbacks

Luxurious marble bathrooms fitted with designer sanitary ware, frameless glass shower screens, built in vanity units

Super soft stain-resistant carpets to all bedrooms

New double-glazed sash windows throughout

Energy-efficient Vaillant boilers and gas central heating

Wiring for fibre Virgin broadband

Wiring for Sky +

Isolated acoustic structures for improved sound insulation between apartments

Waterproofing membrane to all walls and floors to help protect against the risk of water damage between apartments

Curated and designed by top interior designers Studio Iro

10-year ICW structural defect warranties



MISREPRESENTATION ACT: These particulars are not to be considered as a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or its agent. In view of our continuing aim to improve our developments the detailed specification and/or layouts may change.



luxgrove.homes

ABOUT THE DEVELOPER

Luxgrove Homes has an outstanding reputation for building luxurious high-quality homes. Committed to offering a personable and efficient service to customers, Luxgrove is forever seeking to outdo itself on design, quality and value. Its steadfast passion for doing so has helped it achieve its status as one of London's most reliable and trusted home builders.

[INFO@LUXGROVE.COM](mailto:info@luxgrove.com)

