Lindley

ACTON GARDENS

LONDON W3

LINDLEY:

AWARD-WINNING HOMES

Lindley is part of Acton Gardens, an award-winning, exciting urban village of new homes. Inspired by West London's community feel and built for modern living, this new neighbourhood has leafy streets with green spaces woven throughout, from communal gardens and pocket parks to children play areas and elegant squares. The landscaping has been designed to offer a green outlook year round, as well as offering spaces for friends, family and the wider community to come together.

Surrounded by chic Chiswick, leafy Gunnersbury and vibrant Acton, residents are truly immersed in the local community. Located just a 2 minute walk from Acton Town Underground Station, Lindley benefits from easy access to the District and Piccadilly lines, making travel a breeze, whether you're heading to the shops and museums in Kensington or the commercial heart of the City. Combining urban amenities with village comforts, Acton Gardens is London's most exciting new neighbourhood.

Computer generated image of Lindley, indicative only and subject to change.

WELCOME TO LINDLEY

This collection of 1 & 2 bedroom apartments is located close to Acton Town Station and is surrounded by beautifully landscaped parks.

Whether you are working from home or commuting in to work or school, these homes offer excellent transport links and superfast broadband.

ACTON GARDENS:

MODERN LIVING

Photography shows completed Phase at Acton Gardens and is indicative only.

WESTFIELD
KNIGHTSBRIDGE
CHISWICK HIGH ROAD
ACTON HIGH STREET
8 MINS WALK
ACTON MAIN LINE
20 MINS BY BUS
ACTON GARDENS
LONDON W3
SOUTH ACTON
CHISWICK BUSINESS PARK
Lindley
ACTON TOWN
GUNNERSBURY PARK

SPORTS PITCH & PLAY AREA

MEDICAL CARE

LOCAL GARDEN SQUARE

SCHOOL

SHOPPING

NURSERY & PLAY GROUPS

Please note the site plan is intended for illustrative purposes only.

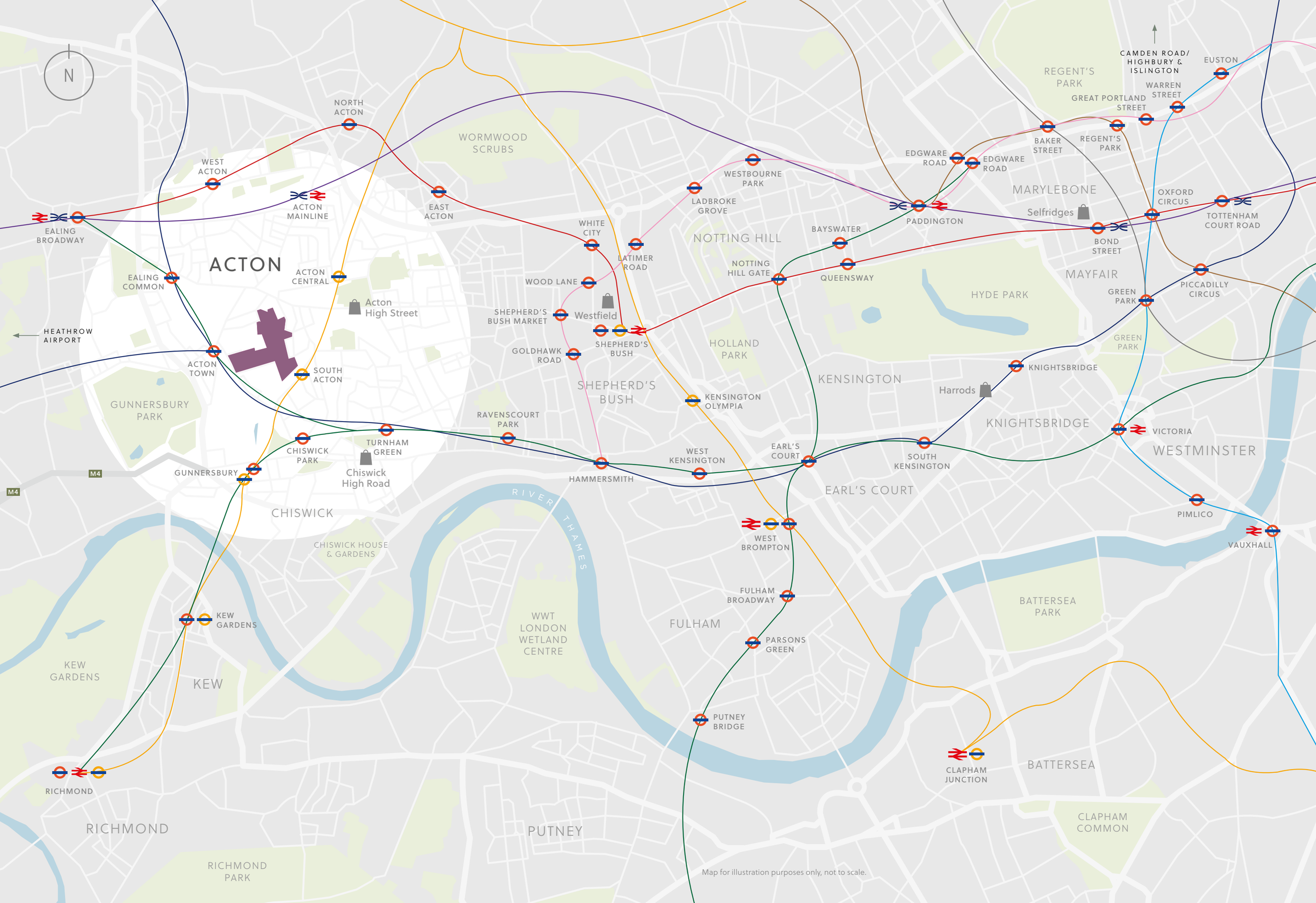
FACILITIES:

LIVE WELL

ENJOY LIFE AT ACTON GARDENS

Acton Gardens has an array of essential services and amenities that add to the village feel, from the on-site medical centre and shops, to the nearby schools and nurseries. The local area offers great shops, restaurants and services for every need, as well as excellent transport links – a choice of tube lines and the forthcoming Crossrail service providing straightforward journeys around London.

Photography shows completed Phase at Acton Gardens.



Map for illustration purposes only, not to scale.

TRANSPORT:

GET CONNECTED

All travel times are approximate and taken from google.co.uk/maps. Train and bus times represent peak journey times. Car travel times vary depending on traffic.

WALKING	CYCLING	CAR
Gunnersbury Park 9 mins	Chiswick High Road 4 mins	Kew Gardens 8 mins
Gunnersbury Park Museum 12 mins	River Thames 8 mins	Westfield 13 mins
Churchfield Road 14 mins	Richmond Park 24 mins	Twickenham Stadium 17 mins
Chiswick House & Gardens 30 mins	Hyde Park 29 mins	Knightsbridge 21 mins
		Wembley Stadium 21 mins

EXCELLENTLY CONNECTED

Rapid transport on the nearby Piccadilly and District lines equate to short journeys to Heathrow Airport, Knightsbridge, Chelsea and the theatres, shops, bars and restaurants of the West End.

Easy bus routes travel to Westfield or Ealing and with the new Elizabeth line (opening proposed for 2021) under thirty minutes from your door, reaching East and Central London has never been easier.

ACTON TOWN STATION
Zone 3

Piccadilly Line

- KNIGHTSBRIDGE 16 mins
- GREEN PARK 20 mins
- COVENT GARDEN 24 mins
- HEATHROW 30 mins

District Line

- TURNHAM GREEN 4 mins
- EALING BROADWAY 6 mins
- SLOANE SQUARE 24 mins
- VICTORIA 25 mins

SOUTH ACTON STATION
Zone 3

London Overground

- KEW GARDENS 6 mins
- RICHMOND 10 mins
- CAMDEN ROAD 31 mins
- CLAPHAM JUNCTION 34 mins

ACTON MAIN LINE
Zone 3

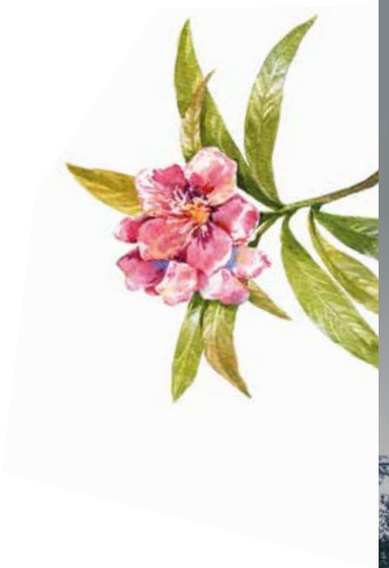
Elizabeth Line – Crossrail
(proposed to open 2021)

- PADDINGTON 6 mins
- BOND STREET 9 mins
- TOTTENHAM COURT ROAD 11 mins
- FARRINGDON 14 mins
- LIVERPOOL STREET 16 mins

ACTON HIGH STREET
Bus service every 1-2 mins

London Bus Network

- ACTON MAINLINE CROSSRAIL 10 mins
- EALING BROADWAY 13 mins
- CHISWICK HIGH ROAD 16 mins
- SHEPHERD'S BUSH 21 mins
- HAMMERSMITH 23 mins



GREEN ACTON:

GOING GREEN

CHISWICK AND ACTON ARE HOME TO SOME OF LONDON'S MOST BEAUTIFUL PARKS

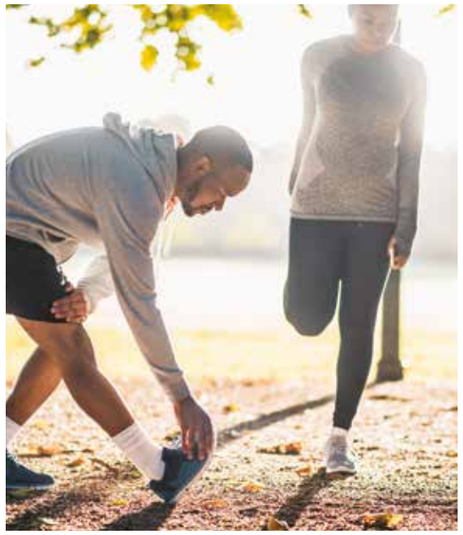
JUST 10 MINUTES WALK

In addition to the new parks at Acton Gardens, residents at Lindley have easy access to a superb range of green spaces in the surrounding areas. Recently given a £50m makeover, Gunnersbury Park stretches across 200 acres. Its expansive lawns are interspersed with beautiful views, nature trails, a wildflower meadow, woodlands, lakes and fountains. Chiswick House & Gardens balance elegant 18th century architecture with 65 acres of gardens ranging from carefully cultivated wilderness to Roman-inspired landscaping.

Acton Park is the ideal local park, full of activities and recreational facilities, as well as spacious lawns and shady trees. The park offers something for everyone, with play areas, sports facilities and a cafe, as well as plenty of space for dog-walking, picnicking or lazing in the sun.

A friendly community spirit runs through Acton with neighbourhood congregations at local sports grounds, parks and along the High Street. Take a stroll by the Chiswick Gardens Lake, or reach the Thames by foot in under half an hour, with the option to stop by one of the many restaurants and pubs of Chiswick on the way. Choose between tube travel into the energy of London, or nearby National Rail routes to get away from it. Alternatively, find a middle ground in Acton Gardens itself, without the hassle of commuting.

ACTON GARDENS IS SURROUNDED BY PARKS, SHOPS AND SOME OF THE BEST NATURAL SPACES IN WEST LONDON



LOCAL AREA:

URBAN ENCLAVE

ACTON

WITH A QUINTESSENTIAL HIGH STREET AND SERVED BY GREAT PUBS AND A WEEKLY MARKET

Acton's shops, restaurants and pubs answer the local community's every need. The central High Street hosts a large supermarket and specialist food stores, along with a range of banks, the local library, pharmacies, gyms and a public swimming pool.

Bars and restaurants range from beloved local pubs and eateries to cute coffee shops, independent restaurants and a microbrewery. Meanwhile, Acton's market brings independent makers, flower and food stalls to the High Street from Wednesday to Saturday.

CHISWICK

RENOWNED DESTINATION FOR STYLISH SHOPPING, INDEPENDENT BRANDS AND CAFÉ CULTURE

A watchword for relaxed West London chic, Chiswick is home to designer brands as well as up-and-coming creatives. The leafy High Road and surrounding streets mix gastropubs, upmarket brands and casual dining, as well as coffee shops, delis and bakeries.

A destination for interiors fans, Chiswick is famed for its auction house as well as its vintage stores. The street also has plenty to entertain, from a boutique cinema and cookery school to a comedy club.

Show home photography is indicative only, specification may differ.

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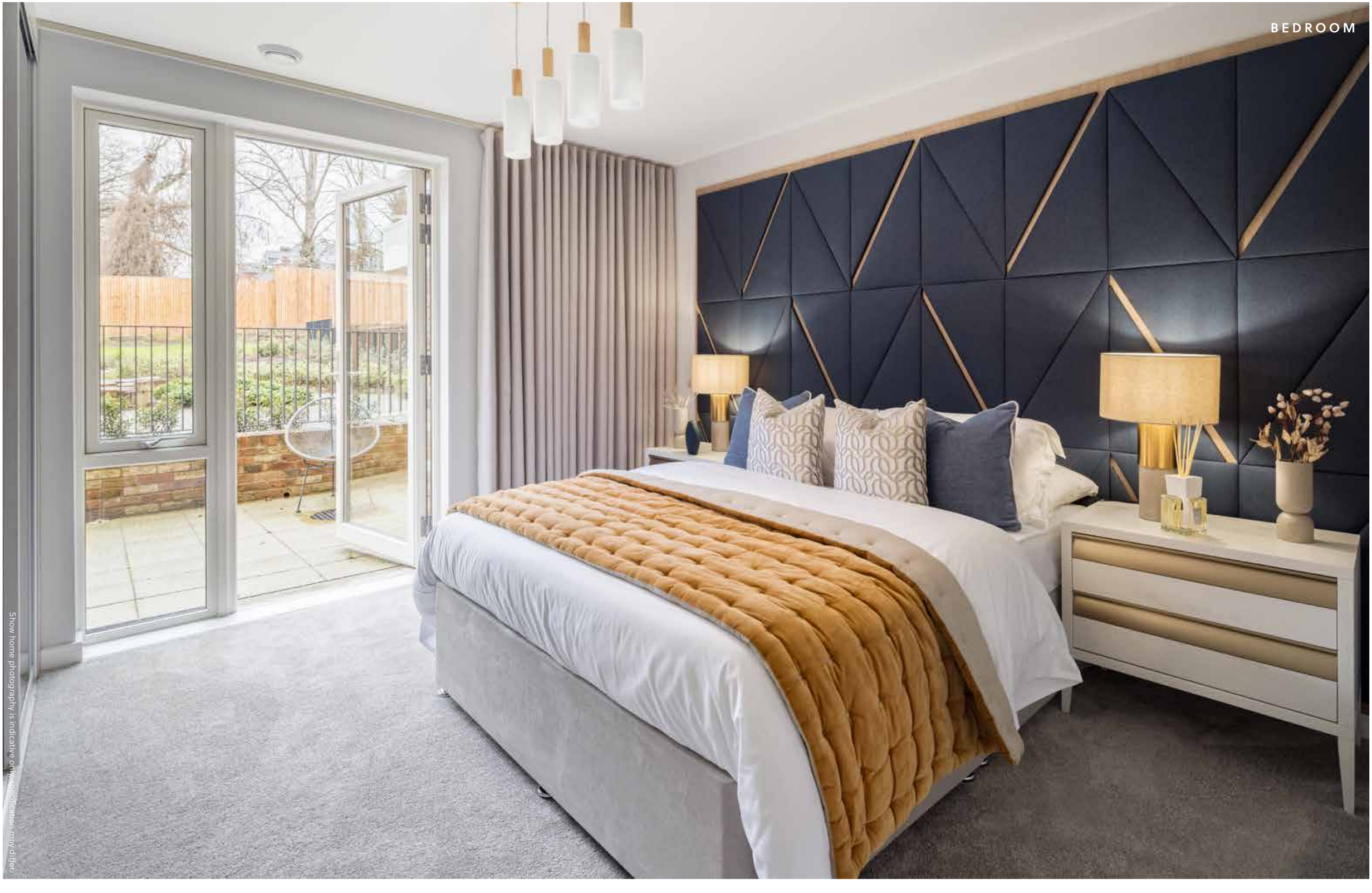

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SPECIFICATION

GENERAL

Amtico Spacia Sash Oak flooring to hallway and living area

TV points wired for access for digital TV and Sky Q (subject to subscription)

BT connection provided

USB socket outlet to living area

Underfloor heating throughout

Video door entry system

Wood veneer apartment entrance door with spyhole and 5 lever deadlock

Mains supply smoke and heat detection

White finished internal doors

White painted skirting and architraves

Matt and vinyl silk emulsion paint finish to walls and ceilings

Decked balcony to apartments on upper floors

Private terraces to ground floor units

External lighting to balconies and power supply to rear terraces only

Highspeed Hyperoptic broadband connection (subject to ongoing subscription)

BEDROOMS

Fitted wardrobe grey with smoked mirror door (to master bedroom only)

Fully fitted carpet

TV/FM and telecom point (to master bedroom only)

Pendant lighting

BATHROOMS

Egger Light Grey cabinet and bath panel

WC pan, concealed cistern and dual flush

Electric heated towel rail

Glass shower screen

Saloni Street Art Gris floor and wall tiles

Extractor ventilation

Low voltage recessed downlighters

Shaver socket

CLOAKS CUPBOARD

Free standing Zanussi washer dryer

KITCHENS

Kitchen choices available; please speak to our sales team for details

We have partnered with Nobilia kitchens to offer you an exclusive kitchen design showroom.

Take a tour of the specifications available of the excellent finishes to choose for your new home at Acton Gardens.

STANDARD FINISH

Included at no extra cost

Contemporary designed kitchen with fitted wall and base units in Satin Grey

Full height splashback and upstand in Concrete Slate Grey

16mm slimline laminate in Concrete Slate Grey

1½ bowl Franke undermounted sink and mixer tap

Integrated Bosch single oven and built-in compact oven with microwave function

Induction hob and Elica extractor

Integrated Bosch microwave oven (to 1 bed apartments)

Integrated Zanussi fridge/freezer

Integrated Zanussi dishwasher

LED ceiling downlights

Under pelmet feature lighting

Free standing Zanussi washer dryer

OPTIONAL EXTRAS

At an additional cost to purchaser. Please speak to our sales team for further details

Please note that it may not always be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided L&Q and Countryside reserves the right to make these changes as required.

Photography shows completed Phase at Acton Gardens.

PHASE PLAN:

LINDLEY

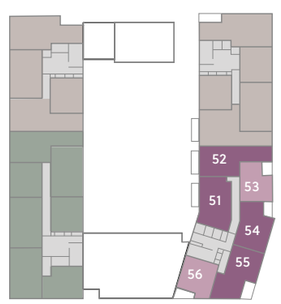
- LINDLEY PHASE 2
- LINDLEY PHASE 1
- VERNA (COMING 2022)
- FORTHCOMING

Please note the site plan is intended for illustrative purposes only.

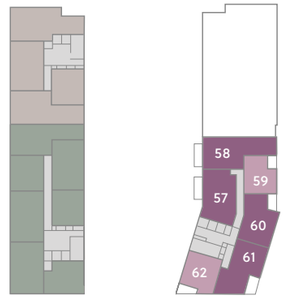
LINDLEY

On the corner of Bollo Lane and Enfield Road and just 4 minutes walk to Acton Town Station, Lindley is a collection of one, two and three bedroom apartments arranged around a central courtyard.

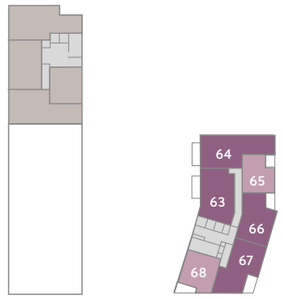
FIND YOUR HOME



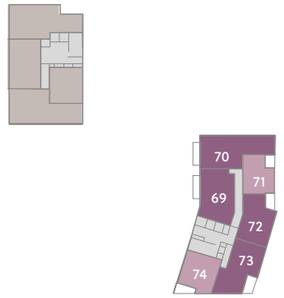
FIFTH FLOOR



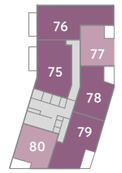
SIXTH FLOOR



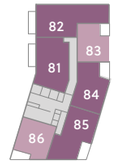
SEVENTH FLOOR



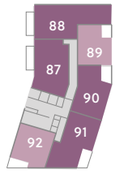
EIGHTH FLOOR



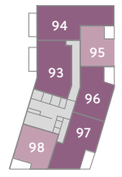
NINTH FLOOR



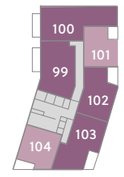
TENTH FLOOR



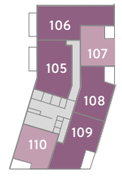
ELEVENTH FLOOR



TWELTH FLOOR



THIRTEENTH FLOOR



FOURTEENTH FLOOR

N

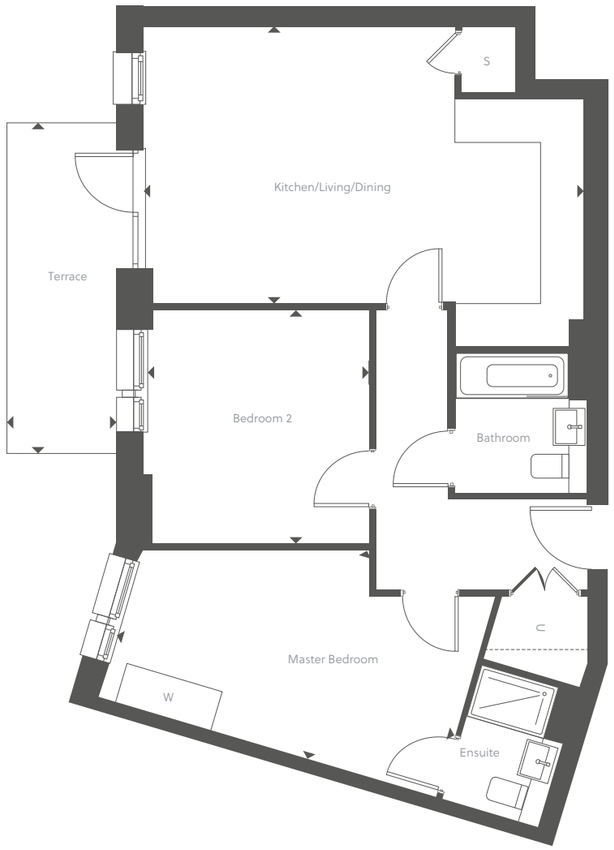
One bedroom apartments
Two bedroom apartments
Rented apartments
Affordable apartments

▲ DIMENSIONS
W WARDROBE
U UTILITY
S STORAGE

All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. They are to finished measurements and are not intended for carpet sizes or items of furniture. Countryside operate a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.

TWO BEDROOM

APARTMENT 51, 57, 63, 69, 75, 81, 87, 93, 99, 105



TOTAL AREA	74.1 SQ M	798 SQ FT
Kitchen/Living/Dining	6.62m x 4.17m	21'8" x 13'8 "
Master bedroom	5.29m x 3.25m	17'4" x 10'8"
Bedroom 2	3.53m x 3.39m	11'7" x 11'1"
Terrace 1	4.97m x 1.64m	16'4" x 5'4"

63	7th floor	105	14th floor
57	6th floor	99	13th floor
51	5th floor	93	12th floor
	4th floor	87	11rd floor
	3rd floor	81	10th floor
	2nd floor	75	9th floor
	1st floor	69	8th floor
	G floor		

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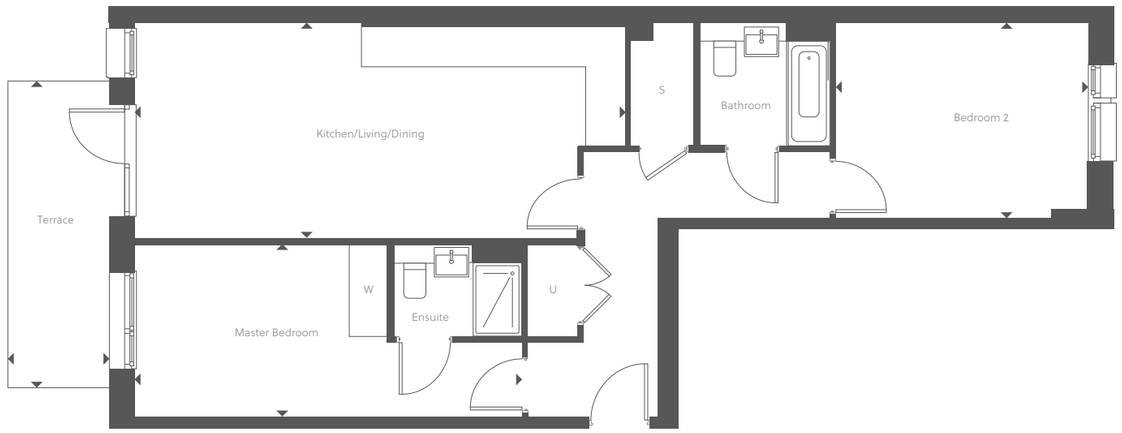
TWO BEDROOM

APARTMENT 52



TOTAL AREA	76.4 SQ M	822 SQ FT
Kitchen/Living/Dining	7.97m x 3.49m	26'1" x 11'5"
Master bedroom	6.29m x 2.80m	20'7" x 9'2"
Bedroom 2	4.09m x 3.17m	13'5" x 10'4"
Terrace 1	4.97m x 1.64m	16'4" x 5'4"

	7th floor		14th floor
	6th floor		13th floor
52	5th floor		12th floor
	4th floor		11rd floor
	3rd floor		10th floor
	2nd floor		9th floor
	1st floor		8th floor
	G floor		

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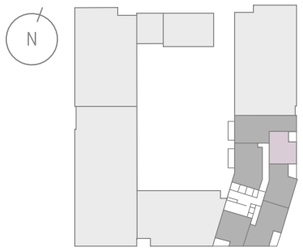
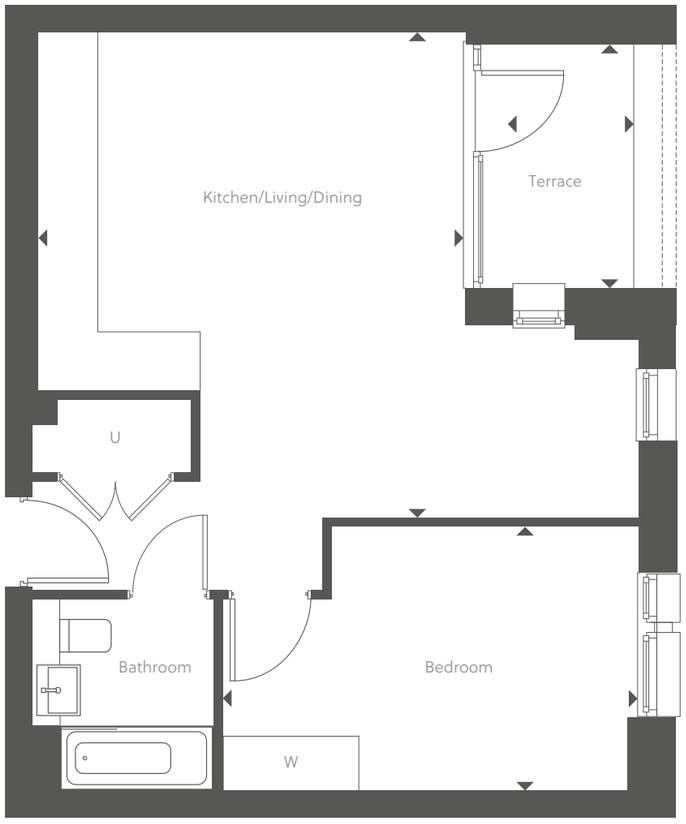
ONE BEDROOM

APARTMENT 53, 59, 65, 71, 77, 83, 89, 95, 101, 107





TOTAL AREA	49.8 SQ M	535 SQ FT
Kitchen/Living/Dining	5.35m x 4.71m	17'6" x 15'5"
Bedroom	4.59m x 2.91m	15'0" x 9'6"
Terrace	2.70m x 1.38m	8'10" x 4'6"

65	7th floor	107	14th floor
59	6th floor	101	13th floor
53	5th floor	95	12th floor
	4th floor	89	11rd floor
	3rd floor	83	10th floor
	2nd floor	77	9th floor
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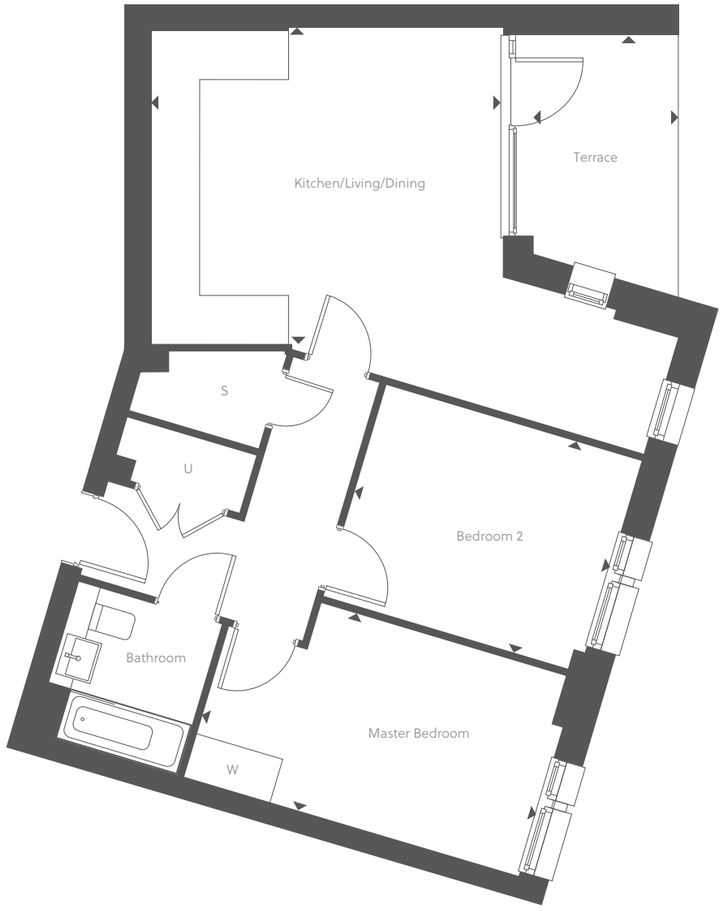
TWO BEDROOM

APARTMENT 54, 60, 66, 72, 78, 84, 90, 96, 102, 108



TOTAL AREA	65.2 SQ M	702 SQ FT
Kitchen/Living/Dining	4.71m x 4.25m	15'5" x 13'11"
Master bedroom	4.67m x 2.75m	15'4" x 9'0"
Bedroom 2	3.57m x 2.95m	11'8" x 9'8"
Terrace 1	3.46m x 1.94m	11'4" x 6'4"

66	7th floor	108	14th floor
60	6th floor	102	13th floor
54	5th floor	96	12th floor
	4th floor	90	11rd floor
	3rd floor	84	10th floor
	2nd floor	78	9th floor
	1st floor	72	8th floor
	G floor		

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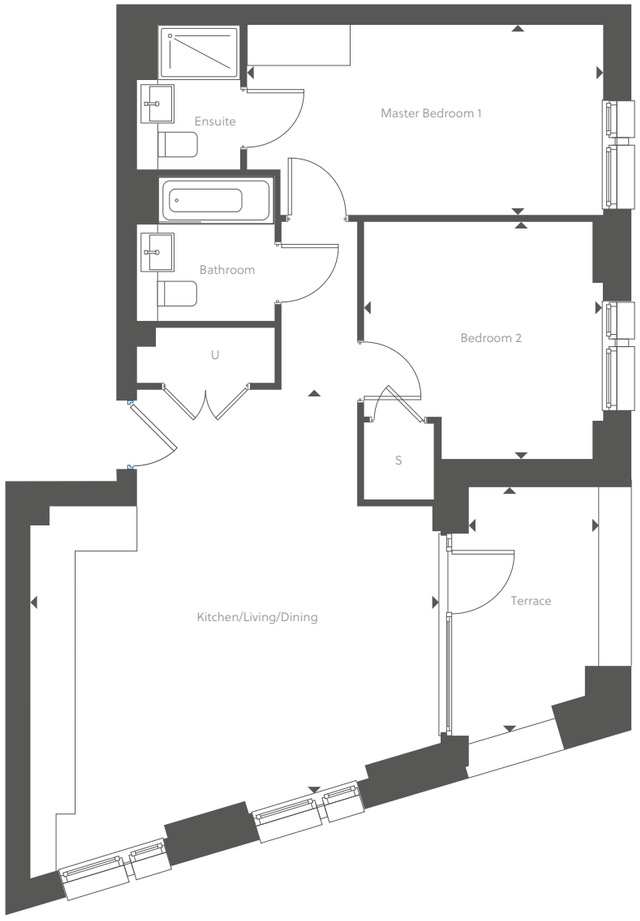
TWO BEDROOM

APARTMENT 55, 61, 67, 73, 79, 85, 91, 97, 103, 109



TOTAL AREA	73.1 SQ M	787 SQ FT
Kitchen/Living/Dining	5.96m x 5.87m	19'6" x 19'3"
Master bedroom	5.17m x 2.76m	16'11" x 9'0"
Bedroom 2	3.47m x 3.44m	11'4" x 11'3"
Terrace 1	3.56m x 1.89m	11'8" x 6'2"

67	7th floor	109	14th floor
61	6th floor	103	13th floor
55	5th floor	97	12th floor
	4th floor	91	11rd floor
	3rd floor	85	10th floor
	2nd floor	79	9th floor
	1st floor	73	8th floor
	G floor		

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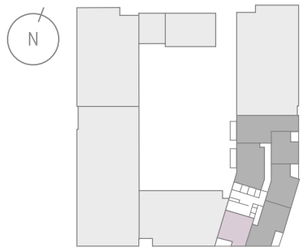
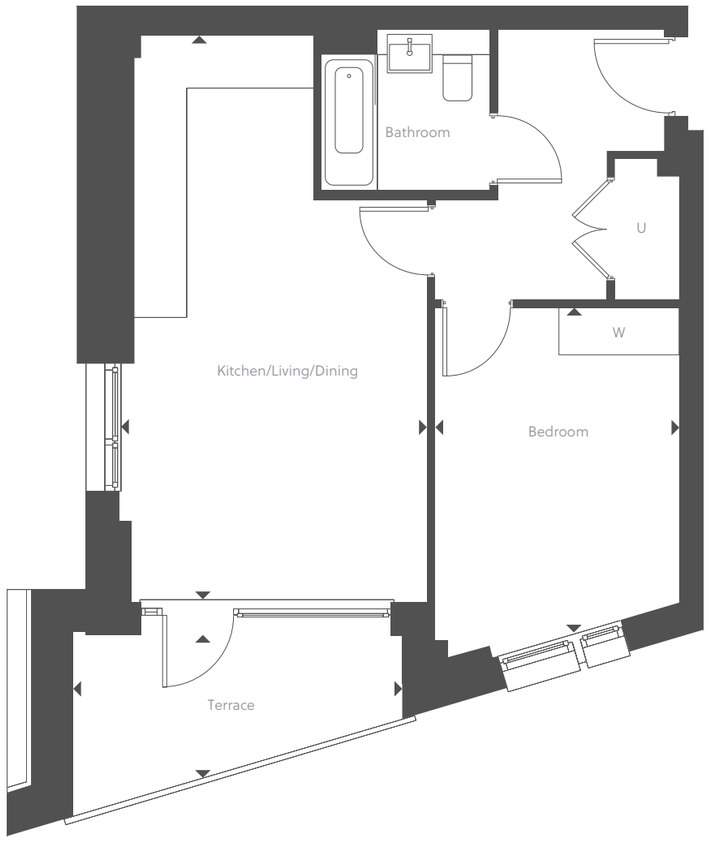
ONE BEDROOM

APARTMENT 56





TOTAL AREA	51.1 SQ M	550 SQ FT
Kitchen/Living/Dining	7.04m x 3.82m	23'1" x 12'6"
Bedroom	4.04m x 3.03m	13'03" x 9'11"
Terrace 1	4.11m x 1.80m	13'4" x 5'10"

	7th floor		14th floor
	6th floor		13th floor
56	5th floor		12th floor
	4th floor		11rd floor
	3rd floor		10th floor
	2nd floor		9th floor
	1st floor		8th floor
	G floor		

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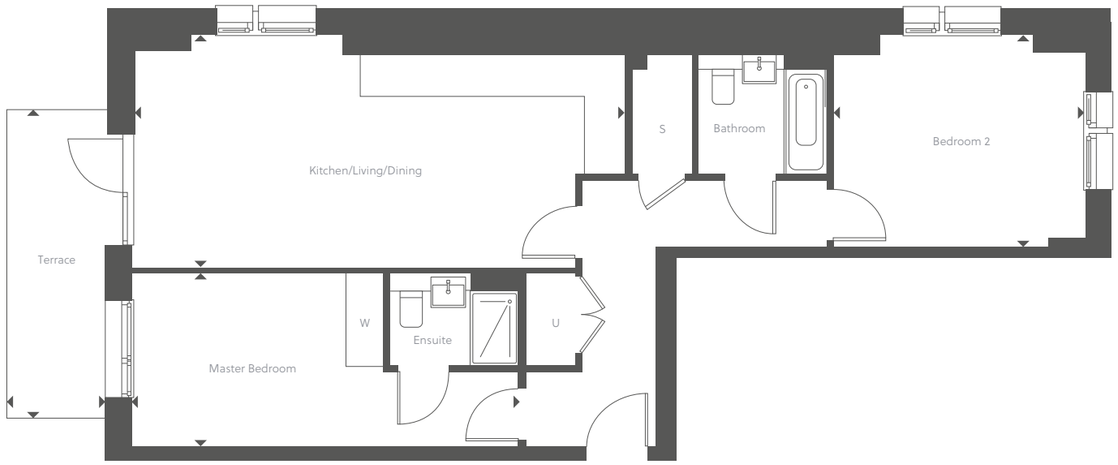
TWO BEDROOM

APARTMENT 58, 64, 70, 76, 82, 88, 94, 100, 106



TOTAL AREA	77.8 SQ M	837 SQ FT
Kitchen/Living/Dining	7.97m x 3.76m	26'1" x 12'4"
Master bedroom	6.29m x 2.80m	20'7" x 9'2"
Bedroom 2	4.10m x 3.44m	13'5" x 11'3"
Terrace 1	4.97m x 1.64m	16'4" x 5'4"

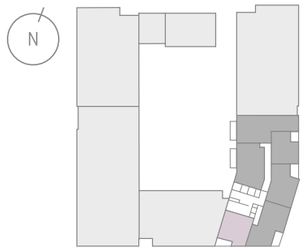
64	7th floor	106	14th floor
58	6th floor	100	13th floor
	5th floor	94	12th floor
	4th floor	88	11rd floor
	3rd floor	82	10th floor
	2nd floor	76	9th floor
	1st floor	70	8th floor
	G floor		

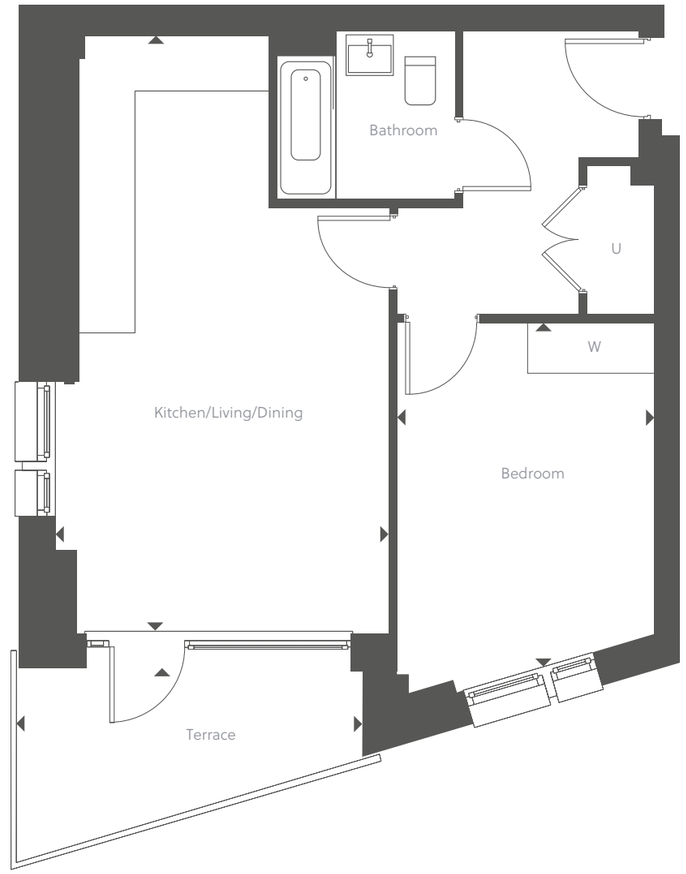
▲ DIMENSIONS
W WARDROBE
U UTILITY
S STORAGE

All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. They are to finished measurements and are not intended for carpet sizes or items of furniture. Countryside operate a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.

ONE BEDROOM

APARTMENT 62, 68, 74, 80, 86, 92, 98, 104, 110





TOTAL AREA	51.2 SQ M	550 SQ FT
Kitchen/Living/Dining	7.04m x 3.94m	23'1" x 12'11"
Bedroom	4.04m x 3.03m	13'3" x 9'11"
Terrace 1	4.11m x 1.75m	13'4" x 5'9"

68	7th floor	110	14th floor
62	6th floor	104	13th floor
	5th floor	98	12th floor
	4th floor	92	11rd floor
	3rd floor	86	10th floor
	2nd floor	80	9th floor
	1st floor	74	8th floor
	G floor		

▲ DIMENSIONS
W WARDROBE
U UTILITY
S STORAGE

All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. They are to finished measurements and are not intended for carpet sizes or items of furniture. Countryside operate a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.

CUSTOMER SERVICES

Show home photography is indicative only, specification may differ.

THE CUSTOMER SERVICE TEAM AT COUNTRYSIDE IS COMMITTED TO PROVIDING YOU, OUR CUSTOMERS, WITH QUALITY HOMES

Countryside customer service begins with our trained Sales Consultants who offer guidance on the legal process involved in buying a new home and who can put you in touch with nominated solicitors and financial advisors. Every home at Acton Gardens carries our commitment to quality. You have the added assurance of every Countryside home coming with a National House Building Council Warranty.

Each property is quality checked and commissioned by our dedicated Customer Service team before handover to you. That's why from the moment you reserve your plot, to the day you receive your keys and beyond a dedicated Sales and Customer Service team will ensure you receive the very best service from Countryside. Our entire team works to our own Customer Charter.

All of our homes carry the NHBC Builders Warranty plus a comprehensive two-year Customer Service Warranty as standard, giving you 24-hour emergency cover for your heating, plumbing and electrical items. Countryside Properties Partnerships South has won a 2017 Gold Award for Customer Satisfaction.

The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home at Acton Gardens from the moment that you make your reservation, to the day you move in and beyond. No matter who you are dealing with or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the 'Consumer Code for Home Builders'.

Copies of the 'Consumer Code for Home Builders' are available from our Marketing Suite and via our 'Countryside' website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

For more information, please visit:
consumercode.co.uk

5 STAR HOME BUILDER CUSTOMER SATISFACTION HBF 2020 HOME BUILDERS FEDERATION

THE CODE FOR SUSTAINABLE HOMES

CONSUMER CODE FOR HOME BUILDERS www.consumercode.co.uk

NHBC

L&Q

L&Q is a regulated charitable housing association and one of the UK's most successful independent social businesses

BECAUSE HOMES MATTER

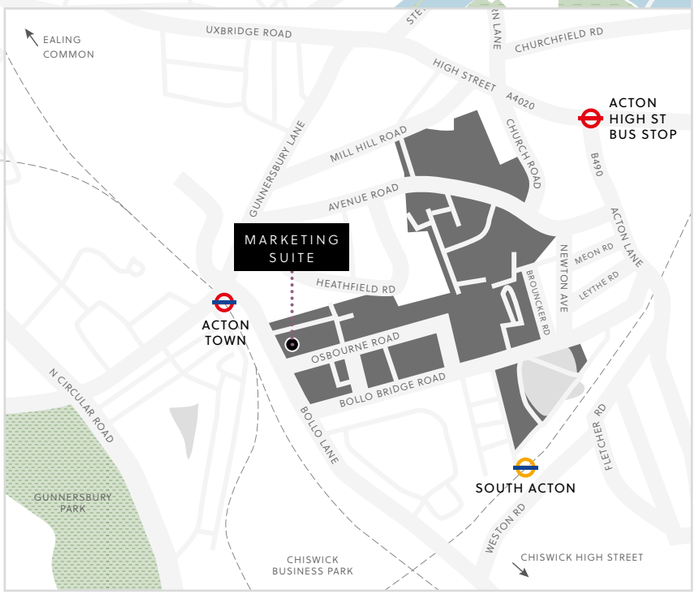
The L&Q group houses around 250,000 people in more than 95,000 homes, primarily across London and the south east. While, in response to the housing and affordability crisis, we will build 100,000 new homes over the next ten years. Our vision is that everyone has a quality home they can afford, and we combine our social purpose with commercial drive to create homes and neighbourhoods everyone can be proud of. As a not-for-profit organisation we reinvest all the money we make into new and existing homes, creating successful communities and providing excellent services.

COUNTRYSIDE
Places People Love

Countryside is a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places where people aspire to live

WE CREATE PLACES PEOPLE LOVE

All our developments carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that stand the test of time. As a result we hold more Housing Design Awards than any other developer. From the character of the homes we build to the planning and unique detailing of environments, our creative approach to place making provides a greater sense of belonging, spirit of neighbourhood and quality of life. Countryside Partnership South is an NHBC 5* developer.



Maps for illustration purposes only, not to scale.

CONTACT NORTHFIELDS TO ARRANGE A VIEWING :

020 8280 9612 |
newhomes@northfields.co.uk

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L&Q
COUNTRYSIDE
Places People Love