



A

THE AURIA

NOTTING HILL

Portobello Edition

Portobello
Square

A
THE AURIA
NOTTING HILL

PORTOBELLO
EDITION

*Introducing the exclusive Portobello Edition at
The Auria in fashionable Notting Hill.*

*Notting Hill is one of London's most famous and
desirable residential neighbourhoods. An area with
a strong sense of community, a vibrant cosmopolitan
charm, and a truly village-like feel that sets it apart
from any other place in London.*

*Enjoy the buzz of Portobello living. These luxury
one and two-bedroom apartments are set within an
architecturally distinctive mansion building designed
by award-winning architects, Conran and Partners.*

*All homes feature private outdoor space
with enticing views over the world-renowned
Portobello Road.*

Portobello
Square

“The Auria features a significant frontage onto Portobello Road and includes an element of distinctive and vibrant retail activity, which really contributes to what Portobello Road is known and loved for.”

Victoria Whenray,
Partner at Conran and Partners



← The Portobello Edition features space on Portobello Road for new shops, cafés and restaurants. The concierge is also located here.



Notting Hill Gate

Kensington Gardens

Portobello Road Market

Knightsbridge

Hyde Park

Buckingham Palace

Westminster

Mayfair

London Eye

Portobello Road

Covent Garden

The Shard

Paddington (closest Elizabeth Line station)

Westbourne Park

Bond Street & West End

Little Venice

The City

A
 THE AURIA
 NOTTING HILL





where
lifestyle

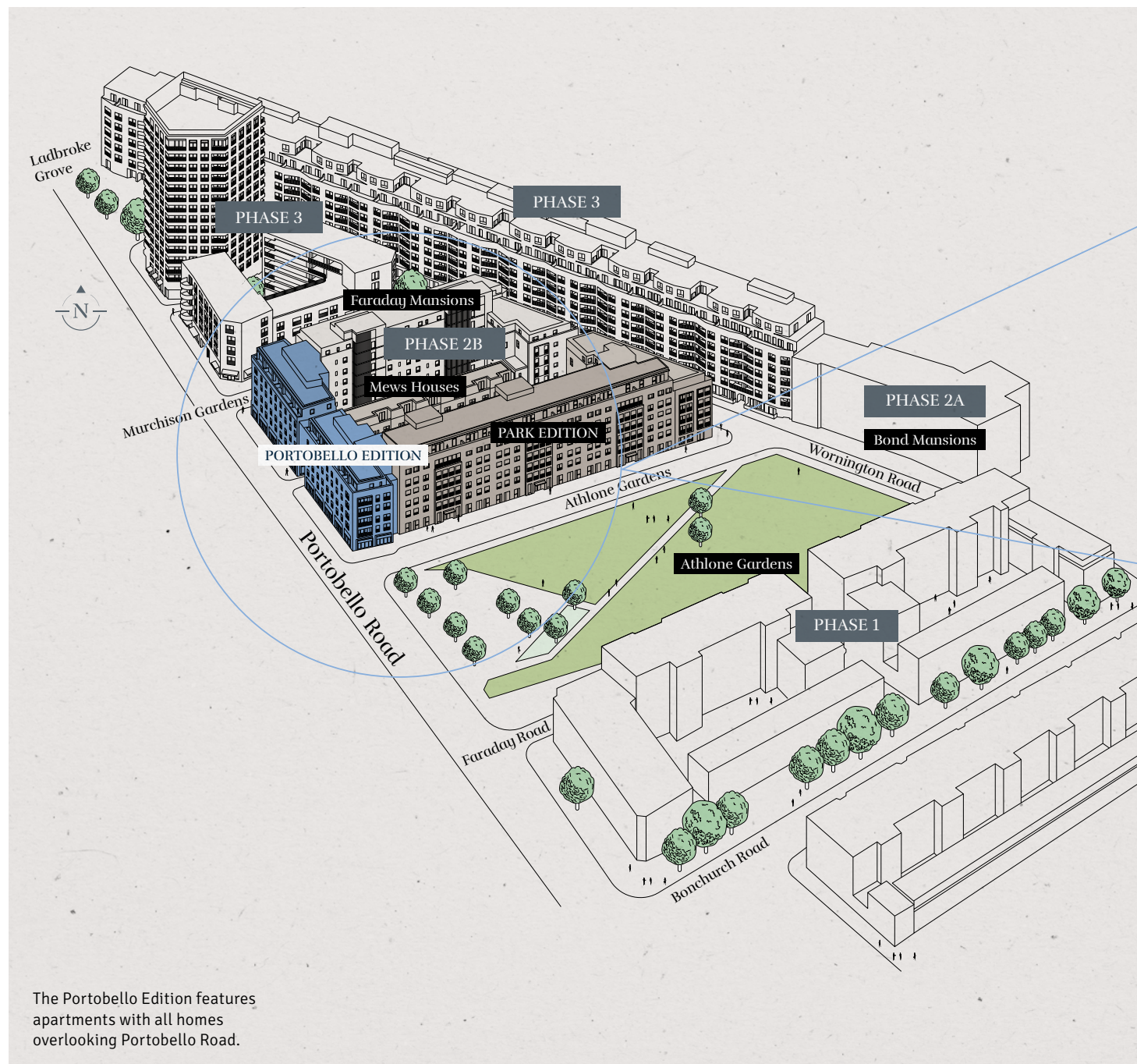
meets
homestyle



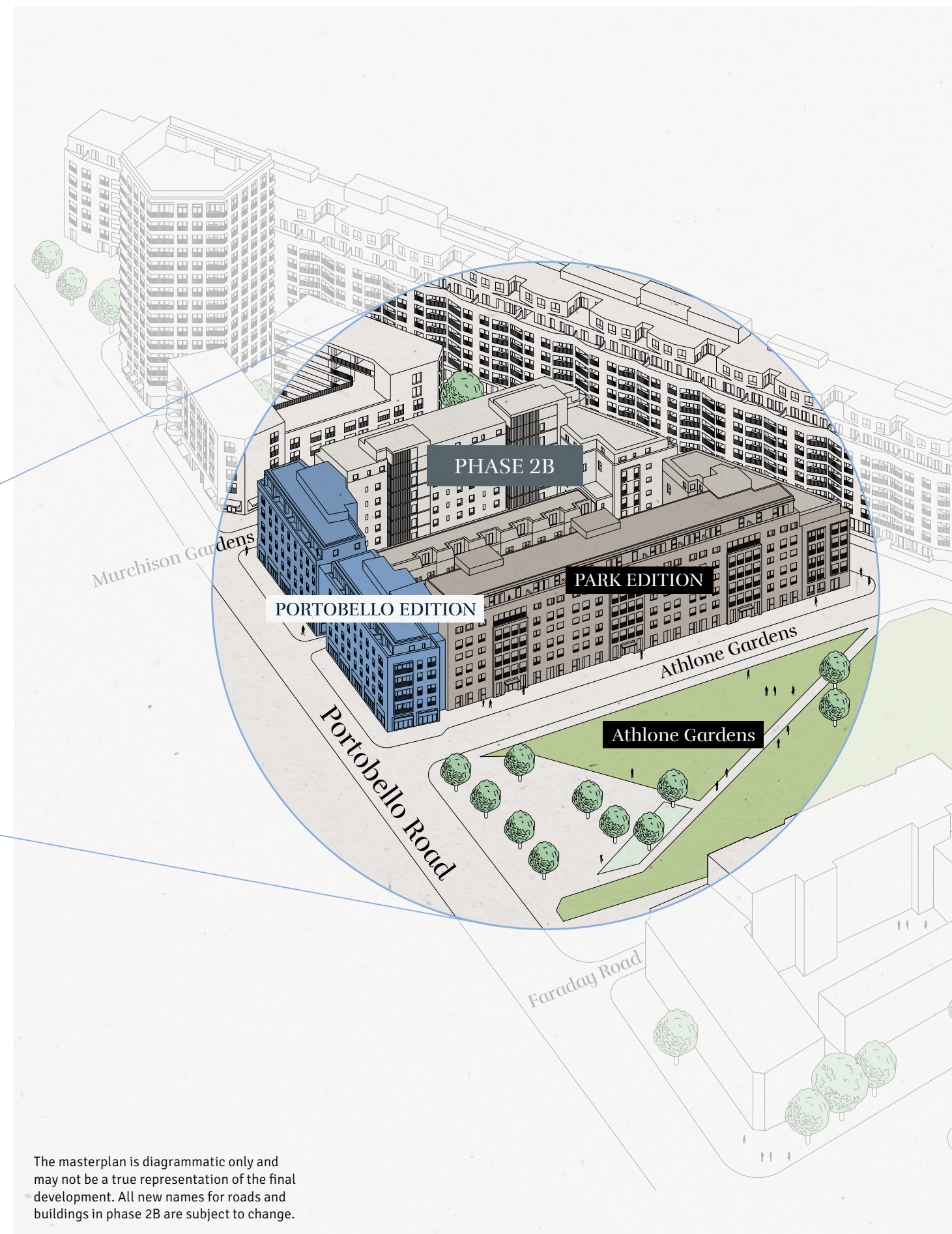
Computer Generated Image (CGI) is indicative only.

Masterplan

This prestigious development is divided into three distinct phases with The Auria forming the second part of phase 2. Phases 1 and 2A are already complete.



The Portobello Edition features apartments with all homes overlooking Portobello Road.



The masterplan is diagrammatic only and may not be a true representation of the final development. All new names for roads and buildings in phase 2B are subject to change.



← Masterplan view of the entire Phase 2B with the Portobello Edition in the foreground.



A chat with Gus Houghton

Operational Partner for Pizza East

Pizza East is a restaurant which is part of Soho House, the members' club with Houses across London and the globe, including Electric House in Portobello. Gus manages Pizza East on Portobello Road, Soho House's Italian pizza restaurant with a Californian influence, just around the corner from The Auria.

Where did Pizza East start from?

Pizza East was born out of a desire to bring the LA pizza scene to London. Our first restaurant was in Shoreditch, and soon became a busy site. We then came across this former pub on Portobello Road in 2013 – it was a great fit, and we've been here ever since.

What makes Pizza East so unique?

Pizza East is really a restaurant for all – it serves its local community as a place to eat, meet and have fun. Our focus is on seasonal dishes with brilliant produce – we aim to feature just three or four ingredients and the menu largely stays the same, so customers can always order their favourites such as the Spicy Salami pizza or Butter Lettuce & Avocado salad.

How does Pizza East sit within the rest of Soho House?

Pizza East Portobello is under the same operations at Soho House – Soho House have recently launched Soho Friends membership – Soho Friends gives access to Soho House bedrooms, studio spaces and events. Plus, benefits at our spas, restaurants and cinemas. The Electric is an institution now, comprising the members-only house alongside the Electric Diner and Electric Cinema – one of the oldest working cinemas in the UK. We know the neighbourhood and its community really well.

What do you love most about Portobello?

Portobello has an energy and a vibrancy that's unrivalled across London – its streets have such a history and legacy, creating a character that cannot be easily replicated. There's of course the weekly market, but as a local, the real treats are the restaurants, delis and bars, which are at the heart of Portobello living.



- ↗ Electric Diner, Portobello Road
- ↗ Pizza East, Portobello Road
- ↖ Gus Houghton at Electric Cinema, Portobello Road

Take a stroll down Portobello Road

Immerse yourself in the intoxicating variety and eclectic selection of shops, stalls, restaurants and cafés along the iconic Portobello Road.

Portobello Road is home to the exclusive members-only club Electric House, owned by prestigious Soho House. Directly next door, and also part of Soho House, is the Electric Cinema, London's oldest active cinema and an enduring part of the cultural heritage of Notting Hill.

To get a real feel for this shopping and foodie paradise, explore the smaller streets beyond the buzz of Portobello Road. Discover luxury designer brands along Westbourne Grove and Ledbury Road, antique furniture shops on Golborne Road and a Michelin star restaurant on Kensington Park Road.

Each street offers a distinct and fascinating personality all of its own which heightens the overall magic of the area.

Top Picks

- 1. Absolute**
363 Portobello Road
- 2. Bluebelles**
320 Portobello Road
bluebellesofportobello.com
- 3. The Distillery**
186 Portobello Road
the-distillery.london
- 4. Eggslut**
185 Portobello Road
eggslut.uk
- 5. Electric House, Diner & Cinema**
191 Portobello Road
sohohouse.com
- 6. Fabrique**
212 Portobello Road
fabrique.co.uk
- 7. Farm Girl**
59a Portobello Road
thefarmgirl.co.uk
- 8. Garcias Food & Wine**
248-250 Portobello Road
rgarciaandsons.com
- 9. Gold**
95-97 Portobello Road
goldnottinghill.com
- 10. Lowry & Baker**
339 Portobello Road
lowryandbaker.co.uk
- 11. SoulCycle**
115a Portobello Road
soul-cycle.com
- 12. Ukai**
240 Portobello Road
ukai.co.uk
- 13. Bertie Blossoms**
323 Portobello Road
bertieblossoms.co.uk
- 14. Graffik Gallery**
284 Portobello Road
graffikgallery.com
- 15. Pizza East**
310 Portobello Road
pizzaeast.com
- 16. Taylor Taylor**
309 Portobello Road
taylorlondon.com
- 17. The Ledbury**
127 Ledbury Road
theledbury.com
- 18. Ottolenghi**
63 Ledbury Road
ottolenghi.co.uk
- 19. Laylow**
10 Golborne Road
laylow.co.uk
- 20. Diptyque**
195 Westbourne Grove
diptyqueparis.com
- 21. Sunday in Brooklyn**
98 Westbourne Grove
sundayinbk.co.uk
- 22. Soho Home**
230 Westbourne Grove
sohohome.com
- 23. Daylesford Farm Shop and Café**
208-212 Westbourne Grove
daylesford.com
- 24. Core by Clare Smyth**
92 Kensington Park Road
corebyclaresmyth.com



Neighbourhood Life

Renowned for its independent, free spirited and creative approach to life, Notting Hill is a constantly evolving neighbourhood; one where the culture and cuisine has been shaped by the broad mix of people who live here.

The Portobello Road Market has been instrumental in defining the character of Notting Hill and has long been a place for trendsetters to see and be seen. It has transformed over the decades from a humble London fruit and veg market into a world-famous shopping destination. On a Saturday when the market is in full swing, stalls selling an eclectic mix of vintage fashion, antiques, food and homeware line the full stretch of Portobello Road and spill into surrounding streets.



The Royal Borough of Kensington
and Chelsea
**PORTOBELLO
ROAD, W.11**



Notting Hill is home to Europe's largest carnival attracting more than 2 million partygoers every August bank holiday weekend. Carnival began life in the 1960s bringing together Afro-Caribbean communities in a celebration of Caribbean culture. This spectacular event sees the streets come alive with live music, colourful costumes, dazzling parades and traditional Caribbean food.



West End World

Notting Hill occupies a prime location to enjoy the best of west London living including unbeatable shopping opportunities, beautiful Royal Parks and a thriving restaurant and bar scene.

The Auria is just a 9-minute cycle ride to White City, an area currently undergoing a multi-million-pound regeneration. The premium shopping and leisure destination Westfield London is here with over 200 shops featuring designer fashion, luxury brands and high street retailers as well as a cinema and an excellent choice of restaurants and eateries. The prestigious White City House is based at Television Centre featuring a rooftop pool and bar alongside its other exclusive member benefits.

Other west London highlights nearby include shopping at Harrods, Selfridges and Bond Street. London's world-renowned museum quarter in South Kensington featuring The V&A and the Natural History and Science Museums.

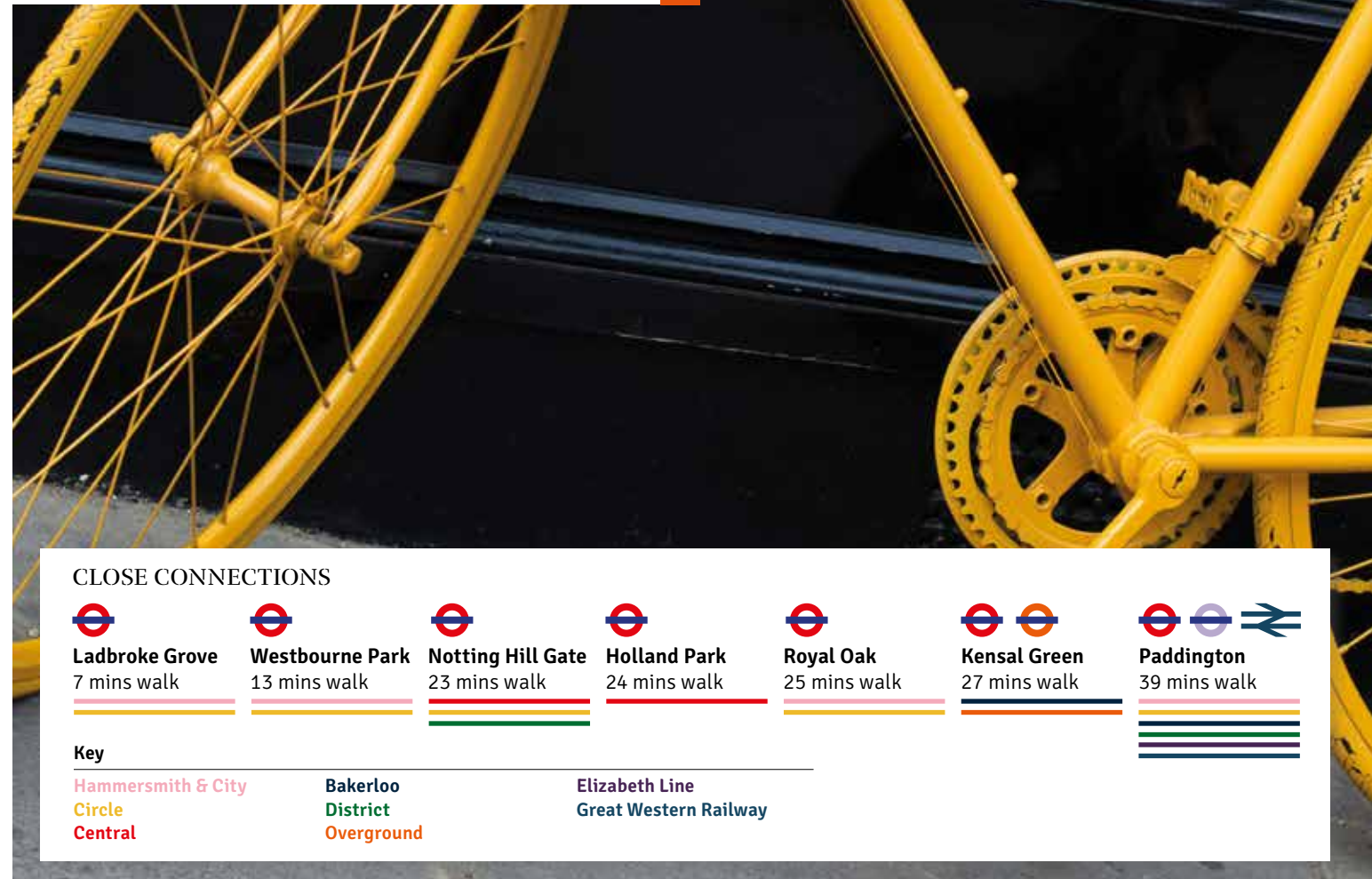
For green spaces you can't beat the magnificent Royal Parks of Kensington Gardens and Hyde Park, and a little further north, Regent's Park, home of London Zoo.









Connections

The Auria's prime Zone 2 location offers excellent connections to the rest of London and beyond.







There are two tube stations within walking distance – Ladbroke Grove and Westbourne Park (both on the Circle and Hammersmith & City lines) and a good choice of buses swiftly link The Auria to wider London. Heathrow Airport is easily accessible by road or from Paddington using the Elizabeth Line or the Heathrow Express. The Elizabeth Line also offers a high-speed 3-minute journey to the designer boutiques at Bond Street and beyond.



CLOSE CONNECTIONS

 Ladbroke Grove 7 mins walk	 Westbourne Park 13 mins walk	 Notting Hill Gate 23 mins walk	 Holland Park 24 mins walk	 Royal Oak 25 mins walk	 Kensal Green 27 mins walk	 Paddington 39 mins walk
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Key

 Hammersmith & City	 Bakerloo	 Elizabeth Line
 Circle	 District	 Great Western Railway
 Central	 Overground	

WALKING

Notting Hill's central location means many of west London's highlights are accessible on foot.

CYCLE

There are numerous cycle hire docking stations nearby, locations include Bevington Road, St Mark's Road, Ladbroke Grove Central, All Saints Road, Blenheim Crescent, Westbourne Park Road and Turquoise Island.

LONDON UNDERGROUND

Ladbroke Grove and Westbourne Park are on the Circle and Hammersmith & City lines. Notting Hill Gate is on the Central, Circle and District lines.

BUSES

The following buses stop in or near Portobello Road Market – 7, 12, 23, 27, 28, 31, 52, 70, 94, 328 and 452.

RAIL

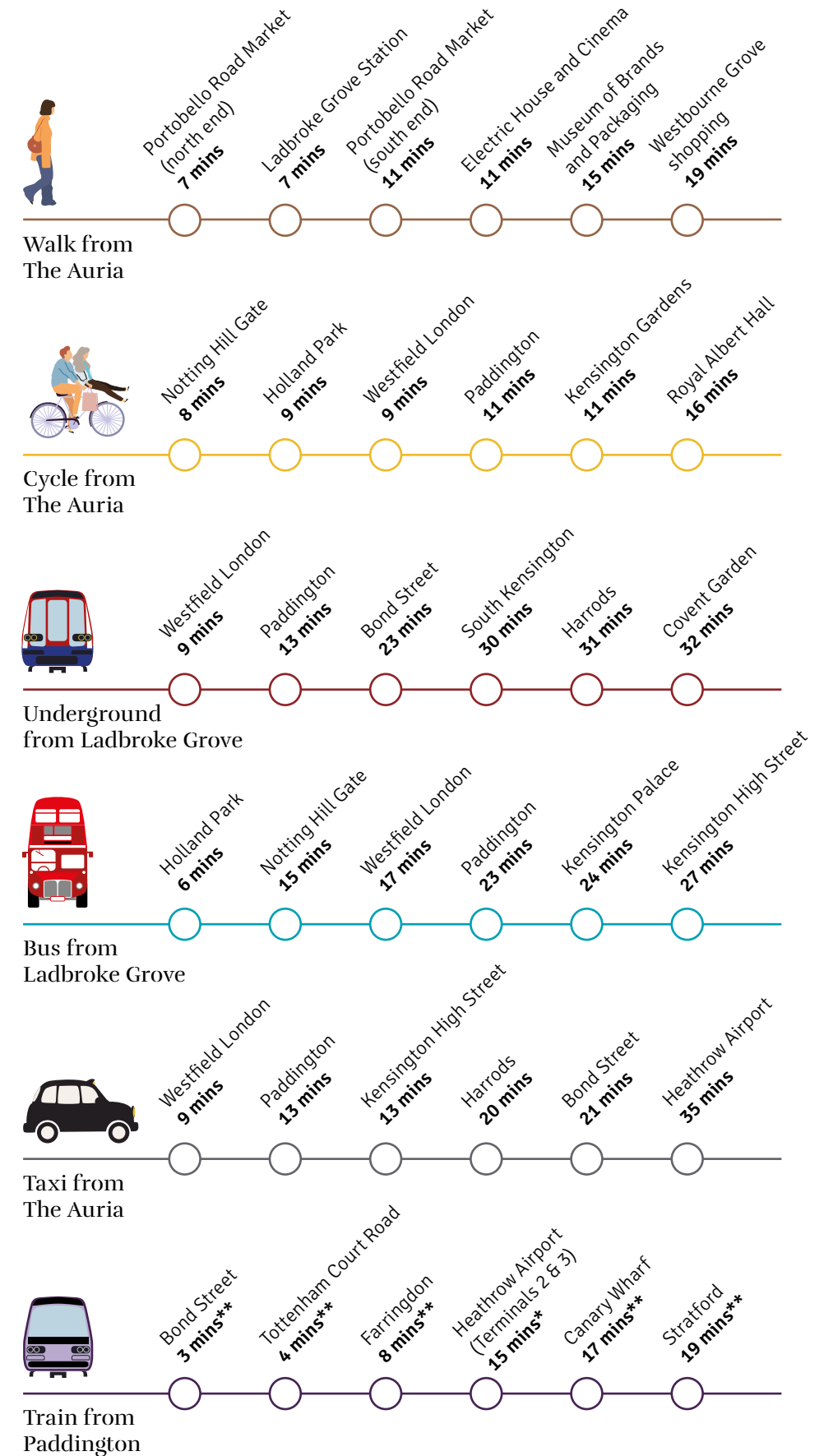
Paddington Station is only a couple of miles up the road offering National Rail connections, the Elizabeth Line and the Heathrow Express with fast 15-minute journeys to Terminals 2 and 3.

THE ELIZABETH LINE

The Elizabeth Line is the new high-frequency commuter line crossing the capital from east to west. It offers much shorter journey times between popular London destinations. From nearby Paddington Station trains call at Bond Street in 3 minutes and Canary Wharf in 17 minutes.

AIRPORT

Heathrow Airport is easily accessible via road, London Underground, the Heathrow Express and the Elizabeth Line from Paddington.



Journey times are approximate and taken from tfl.gov.uk, Google Maps and Walkit. Journey times may vary depending on the time of travel.
* Heathrow Express **Elizabeth Line

Learning

London is a destination of choice for learning and education.

Notting Hill is close to many prestigious universities including the University of Westminster, UCL, Royal College of Art, and Imperial College London – the latter two having recently opened up campuses at nearby White City.

For younger families, Notting Hill has a high concentration of OFSTED rated 'outstanding' nursery, primary and secondary schools as well as top-performing independent private and prep schools, such as Wetherby School, which Princes William and Harry attended.

- Maggie & Rose Family Club & Nursery
- ➔ Holland Park School



NURSERY SCHOOLS

Colville Community Nursery
leyf.org.uk/colville-nursery
12 minute walk (0.6 miles)

Maxilla Nursery School
maxillachildrenscentre.com
13 minute walk (0.6 miles)

Strawberry Fields Nursery School
strawberryfields.london
13 minute walk (0.6 miles)

Reception and Little Wetherby
wetherbyschool.co.uk
22 minute walk (1.1 miles)

PRIMARY SCHOOLS

Ark Brunel Primary Academy
arkbrunelprimary.org
10 minute walk (0.5 miles)

Barlby Primary School
barlby.rbkc.sch.uk
7 minute walk (0.3 miles)

Bevington Primary School
bevington.rbkc.sch.uk
4 minute walk (0.2 miles)

Colville Primary School
colville.rbkc.sch.uk
14 minute walk (0.7 miles)

Fox Primary School
fox.rbkc.sch.uk
28 minute walk (1.4 miles)

Thomas Jones Primary School
thomasjonesschool.org
13 minute walk (0.6 miles)

PREP SCHOOLS

Bassett House School
bassetths.org.uk
11 minute walk (0.5 miles)

Chepstow House School
chepstowhouseschool.co.uk
10 minute walk (0.5 miles)

Norland Place School
norlandplace.com
29 minute walk (1.4 miles)

Notting Hill Prep School
nottinghillprep.com
10 minute walk (0.5 miles)

Wetherby School
Years 1, 2 and 3
wetherbyschool.co.uk
23 minute walk (1.2 miles)

All featured schools and nurseries are rated 'outstanding'.

SECONDARY SCHOOLS

Cardinal Vaughan Memorial School
cvms.co.uk
33 minute walk (1.6 miles)

Holland Park School
hollandparkschool.co.uk
31 minute walk (1.5 miles)

Kensington Aldridge Academy
kaa.org.uk
15 minute walk (0.7 miles)



UNIVERSITIES

Imperial College London
White City Campus
imperial.ac.uk
(1.3 miles)

Royal College of Art
RCA White City
rca.ac.uk
(1.6 miles)

UCL
ucl.ac.uk
(3.6 miles)

University of the Arts London
arts.ac.uk
Various colleges across London

King's College London
kcl.ac.uk
(4.8 miles)

University of Westminster
westminster.ac.uk
(3.5 miles)

London South Bank University
lsbu.ac.uk
(5.8 miles)

- RCA, White City (Photography) Richard Haughton
- ➔ Imperial College London
- LSE

London Metropolitan University
londonmet.ac.uk
(5.5 miles)

LSE
lse.ac.uk
(4.8 miles)

SOAS University of London
soas.ac.uk
(4 miles)

Queen Mary University of London
qmul.ac.uk
(8.1 miles)

University of Greenwich
gre.ac.uk
(10.6 miles)

City, University of London
city.ac.uk
(5.4 miles)

University of West London
uwl.ac.uk
(5.4 miles)



Journey times and distances are approximate and taken from tfl.gov.uk, Google Maps and Walkit.

Looking to the future

This outstanding multi-award-winning new development will continue to grow and flourish in the years to come.

Life at The Auria is made all the more tempting by the exciting range of premium amenities on the horizon.

Some of the exciting benefits you can look forward to include a residents' gym, co-working spaces and residents' lounge.



Retail space



Residents' lounge



Garden square



Residents' gym



Co-working spaces

Amenities are subject to change.

All featured images are from picture libraries and included for illustrative purposes only.

where
flavour



meets
fashion



← The contemporary designed balcony features great cityscape views, perfect for al fresco dining.



← The spacious kitchen/dining/lounge area leads onto a balcony overlooking Portobello Road further extending your living space.



Computer Generated Image (CGI) is indicative only.



Computer Generated Image (CGI) is indicative only.

↗ Bathrooms offer indulgent spaces in calming neutral tones featuring premium bathroom ceramics and chrome fittings.

↖ The spacious master bedroom features an elegant built-in mirror-fronted wardrobe and carpeted floors.

Where style meets design

The homes in the Portobello Edition are expertly designed for modern living. The flexible interior spaces and neutral décor provide the blank canvas to apply your own style to create your perfect home.



GENERAL FEATURES

- Apartment entrance door in walnut veneer finish
- Internal doors in painted white finish with 4 horizontal grooves. Polished and satin chrome ironmongery
- Camaro Luxury Vinyl Tile flooring (LVT) throughout principal areas in a choice of 4 colours

KITCHEN

- Camaro Luxury Vinyl Tile flooring (LVT) in a choice of 4 colours
- Symphony kitchen cabinets in a choice of 3 colours
- Undermounted 1.5 sink with Blanco Galaxy tap
- Silestone or equivalent worktops with drainage grooves adjacent to the sink in a choice of 2 colours
- Glass splashback in a choice of 2 colours around entire worktop to underside of wall units

KITCHEN APPLIANCES

- Neff single oven for 1 and 2 beds, double oven for 3 beds
- Neff built-in microwave
- 4 ring Neff induction hob
- Neff extractor hood
- Neff integrated 70/30 fridge freezer
- Neff integrated dishwasher
- Freestanding washer/dryer housed in utility cupboard

BEDROOMS

- Cormar Sensations Twist carpet in a choice of 2 colours
- Built-in wardrobes to bedrooms one and two with silver mirror to one panel and soft white glass to the other panel

BATHROOMS & ENSUITES

- Camaro Luxury Vinyl Tile flooring (LVT) in a choice of 4 colours
- Minoli ceramic wall tiles in a choice of 2 colours
- Bespoke mirrored cabinet with shelving and integrated lighting
- Ideal Standard Sottini Isarca semi countertop wash basin with Slimline Mono mixer single lever tap in brushed nickel
- Shaver socket
- Drawer vanity unit fitting
- Wall mounted WC with concealed cistern and dual flush plate
- White Renaissance Mirage bath in main bathroom
- Roman Innov8 double bath screen in main bathroom
- Hansgrohe fixed shower head and hand shower in brushed chrome finish in bathrooms and ensuites
- Hansgrohe shower set in brushed chrome finish (3 outlets in main bathrooms, 2 outlets in ensuites)
- Simpsons stone resin shower tray and sliding door with chrome finish in ensuites
- 3 bar heated towel rails in chrome finish in bathrooms and ensuites

TERRACES / BALCONIES

- External wall light to all balconies

LIGHTING, HEATING & TECHNICAL FEATURES

- LED downlights throughout
- Concealed LED flexi strip to underside of kitchen wall units
- Control will be through a combination of wireless PICO Keypads and iPhone/iPad
- The system will include a combination of six channel dimmers and single channel switch modules, depending on the apartment size and number of circuits
- Smart home interaction and remote access application
- Telephone / TV points

SECURITY FEATURES

- Video entry system
- Aico smoke and heat detectors

AMENITY

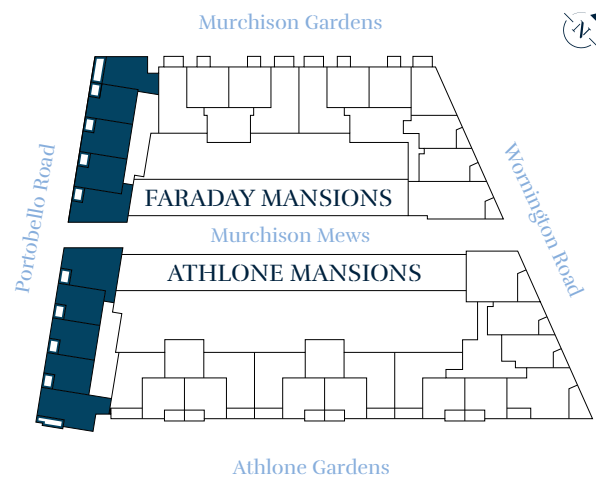
- Concierge



Details of the internal specification and finish are subject to change and this is provided as a guide only. Options are subject to availability and construction timings. Computer Generated Images (CGIs) are indicative only.

Portobello Edition Floor Level Directory

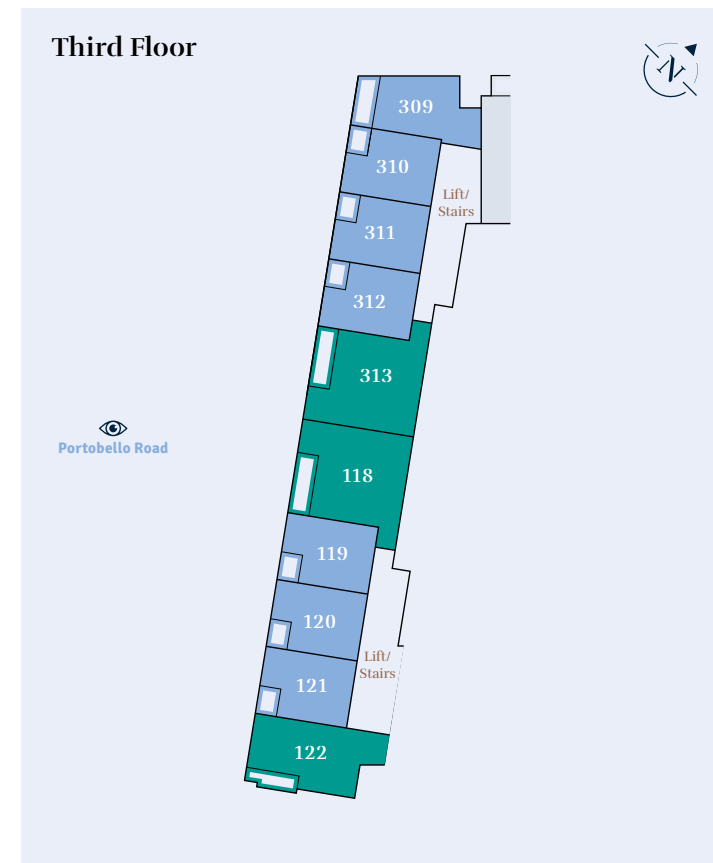
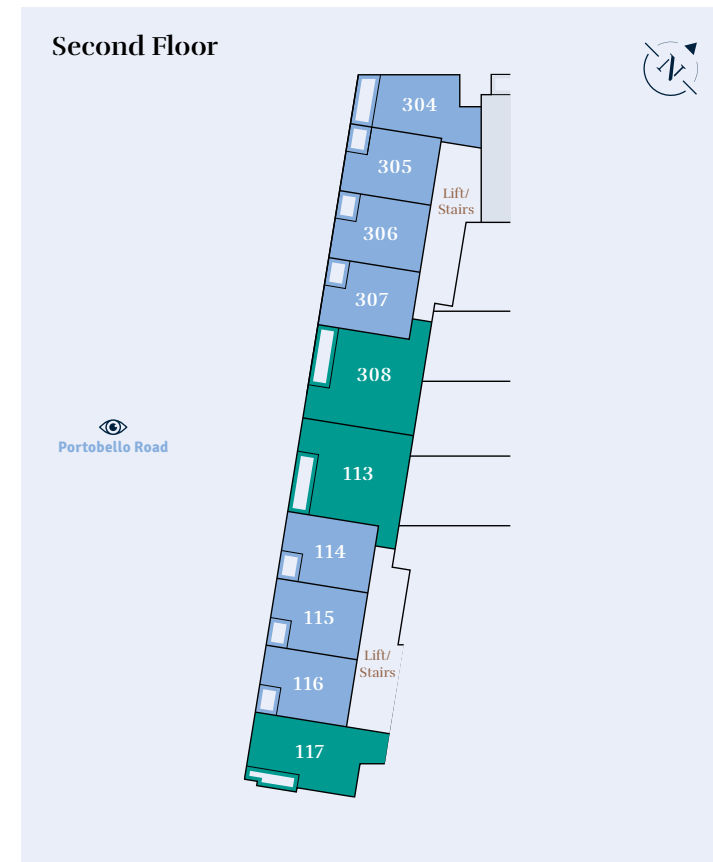
All homes feature either a private terrace or balcony overlooking the world-famous Portobello Road.



KEY

- 2 Bedroom Apartments
- 1 Bedroom Apartments

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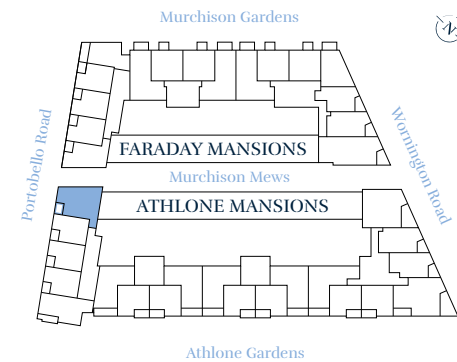


The Lonsdale

1 BEDROOM APARTMENT

108

FLOORPLATE



DIMENSIONS

Room

Kitchen/Lounge/Diner	10.29 x 4.23m	33'9" x 13'11"
Bedroom	4.86 x 2.80m	15'11" x 9'2"
Bathroom	2.20 x 2.00m	7'3" x 6'7"
Total area	71.7 sq m	772.0 sq ft
Balcony	2.49 x 1.71m	8'2" x 5'7"

FLOOR LOCATOR

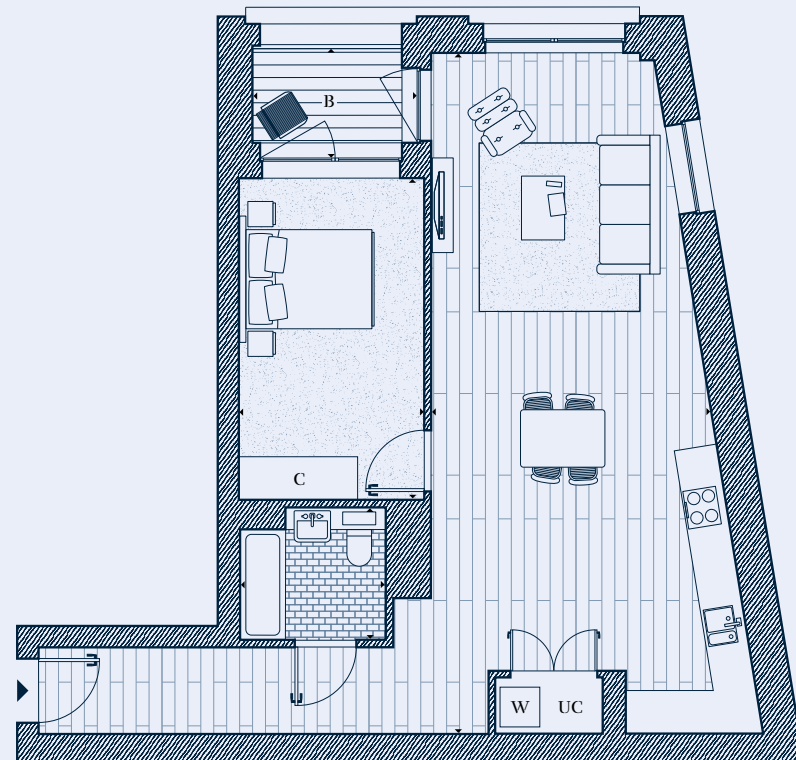
- 6th Floor
- 5th Floor
- 4th Floor
- 3rd Floor
- 2nd Floor
- 1st Floor
- Ground Floor
- Lower Ground Floor

KEY

- C** Cupboard
- B** Balcony
- UC** Utility cupboard
- W** Washing machine



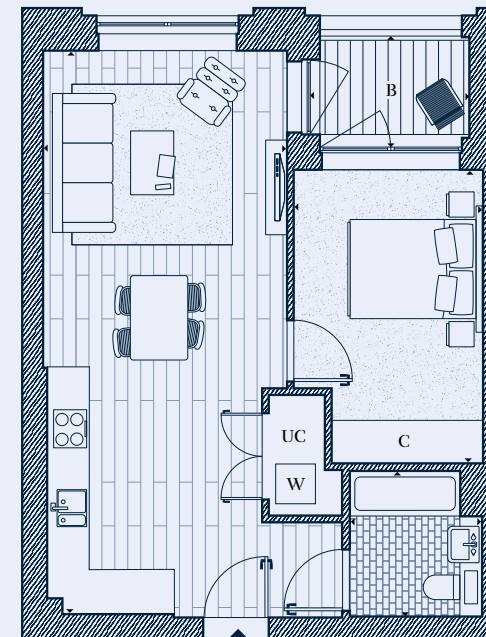
Portobello Road



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Portobello Road



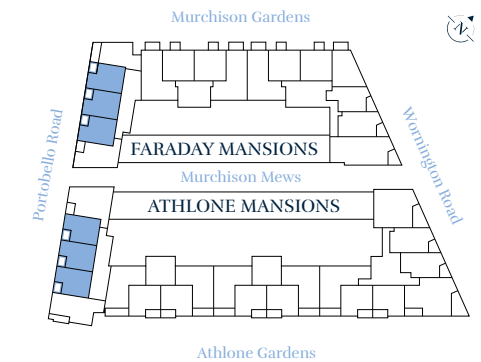
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The Ledbury

1 BEDROOM APARTMENT

109*, 110*, 111*, 114*, 115*, 116*, 119*, 120*, 121*, 124*, 125*, 126*, 300, 301, 302, 305, 306, 307, 310, 311, 312, 315, 316, 317 * Handed plots

FLOORPLATE



DIMENSIONS

Room

Kitchen/Lounge/Diner	8.51 x 3.69m	27'11" x 12'1"
Bedroom	4.44 x 2.86m	14'7" x 9'5"
Bathroom	2.20 x 2.00m	7'3" x 6'7"
Total area	51.6 sq m	555.0 sq ft
Balcony	2.40 x 1.68m	7'10" x 5'6"

FLOOR LOCATOR

- 6th Floor
- 5th Floor
- 4th Floor
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- Lower Ground Floor

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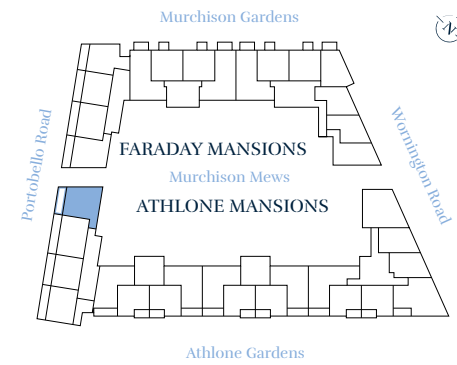
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The Colville

1 BEDROOM APARTMENT

128

FLOORPLATE



DIMENSIONS

Room

Kitchen/Lounge/Diner	8.30 x 4.67m	27'8" x 15'4"
Bedroom	3.00 x 4.70m	9'10" x 15'5"
Bathroom	2.20 x 2.00m	7'3" x 6'7"
Total area	65.1 sq m	701.0 sq ft
Balcony	6.76 x 1.84m	22'2" x 6'0"

FLOOR LOCATOR

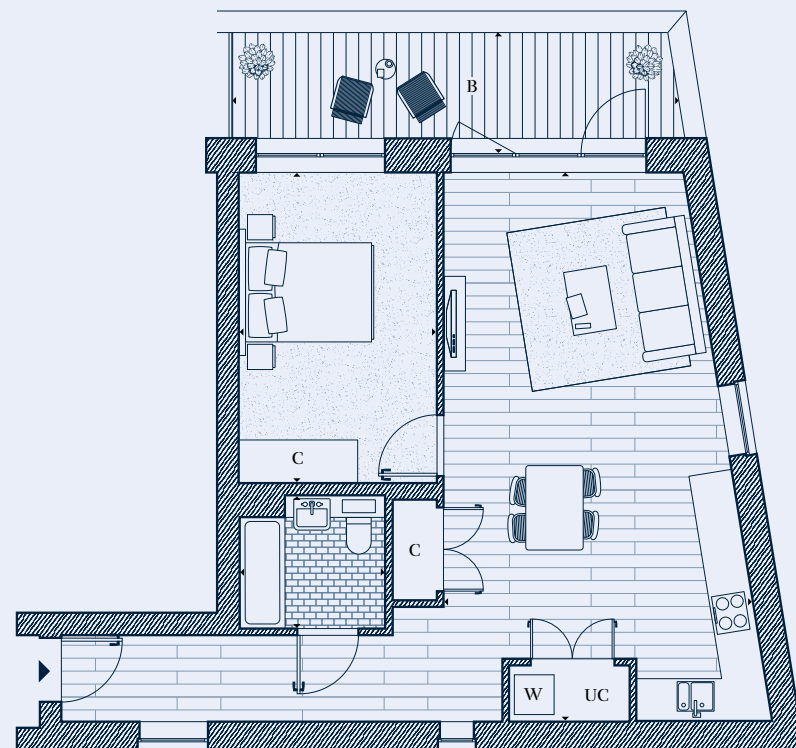
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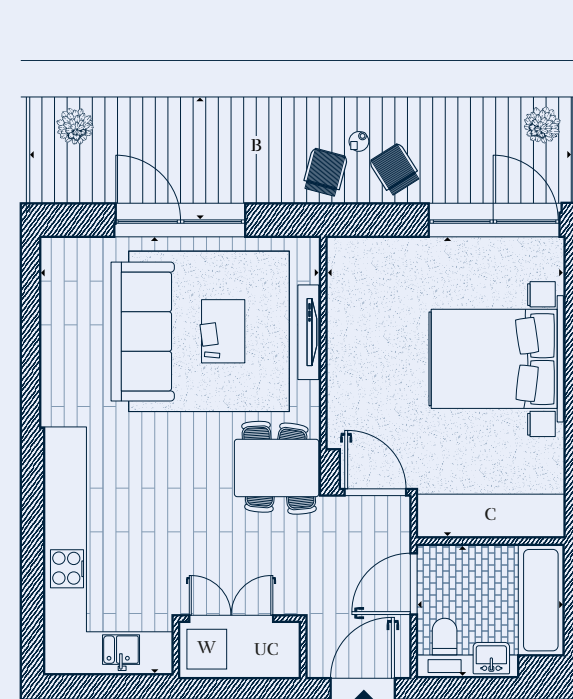
Portobello Road



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Portobello Road



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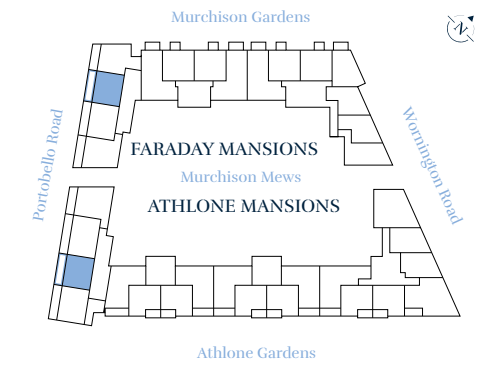
The Aldridge

1 BEDROOM APARTMENT

130*, 320

* Handed plot

FLOORPLATE



DIMENSIONS

Room

Kitchen/Lounge/Diner	4.20 x 6.60m	13'9" x 21'8"
Bedroom	4.14 x 3.60m	13'7" x 11'10"
Bathroom	2.20 x 2.00m	7'3" x 6'7"
Total area	52.7 sq m	567.3 sq ft
Balcony	1.87 x 8.10m	6'2" x 26'7"

FLOOR LOCATOR

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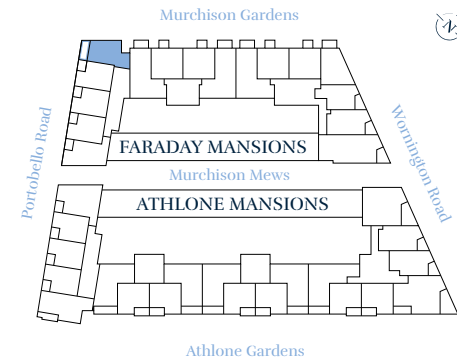
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The Thorpe

1 BEDROOM APARTMENT

299, 304, 309, 314

FLOORPLATE



DIMENSIONS

Room

Kitchen/Lounge/Diner	4.94 x 4.42m	16'2" x 14'6"
Bedroom	3.48 x 3.45m	11'5" x 11'4"
Bathroom	2.20 x 2.00m	7'3" x 6'7"
Total area	50.0 sq m	538.0 sq ft
Balcony	4.65 x 1.72m	15'3" x 5'8"

FLOOR LOCATOR

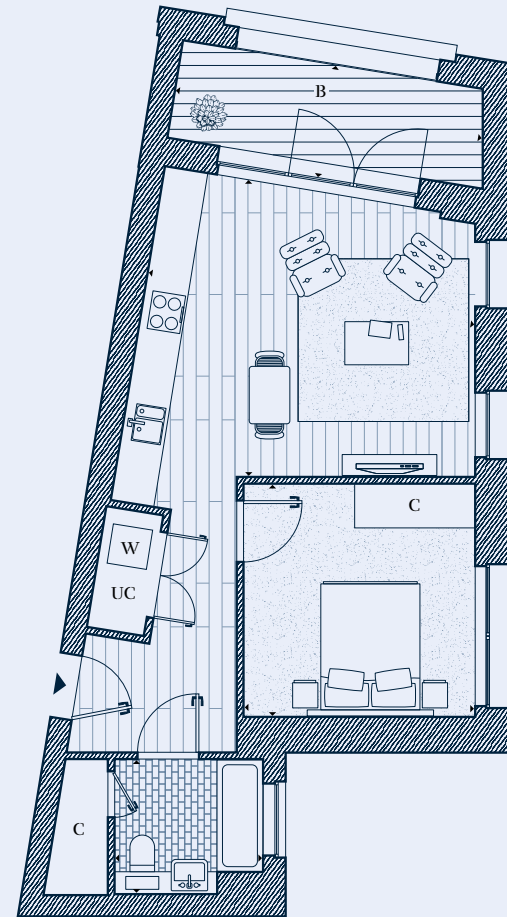
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KEY

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W	Washing machine



Portobello Road

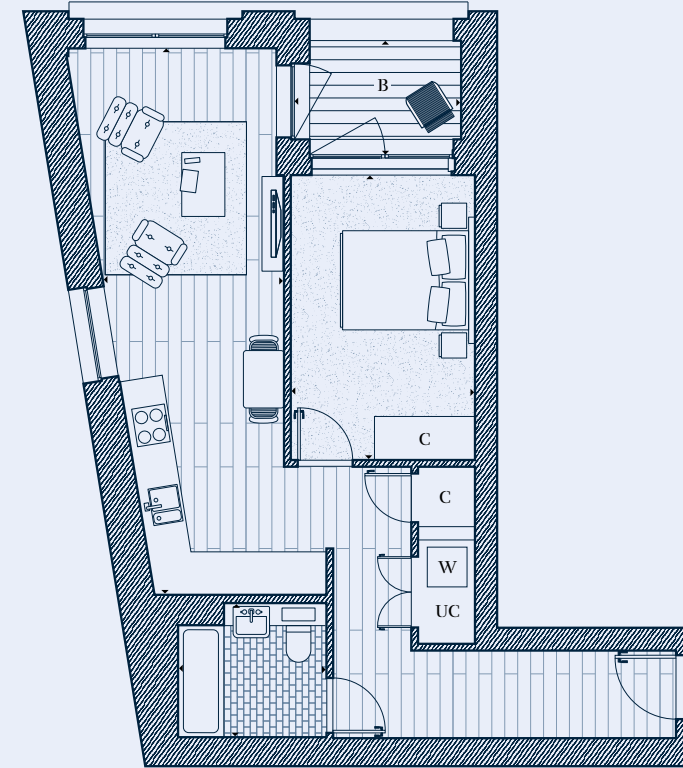


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Portobello Road



Disclaimer

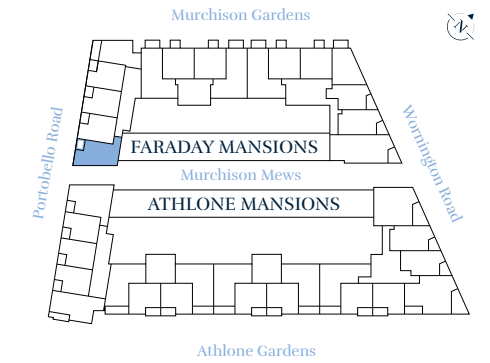
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The Faraday

1 BEDROOM APARTMENT

303

FLOORPLATE



DIMENSIONS

Room

Kitchen/Lounge/Diner	8.15 x 2.70m	26'9" x 8'10"
Bedroom	4.25 x 2.75m	13'11" x 9'0"
Bathroom	2.22 x 2.00m	7'3" x 6'7"
Total area	52.6 sq m	566.0 sq ft
Balcony	2.49 x 1.65m	8'2" x 5'5"

FLOOR LOCATOR

6 th Floor
5 th Floor
4 th Floor
3 rd Floor
2 nd Floor
1 st Floor
Ground Floor
Lower Ground Floor

KEY

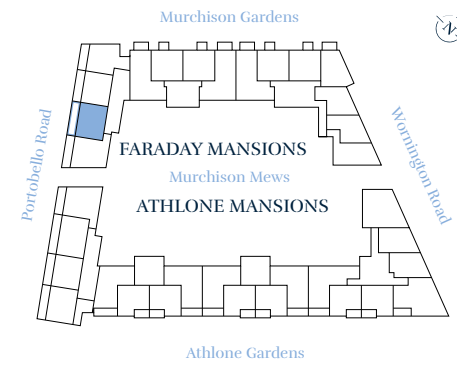
C	Cupboard
B	Balcony
UC	Utility cupboard
W	Washing machine

The Leamington

1 BEDROOM APARTMENT

321

FLOORPLATE



DIMENSIONS

Room		
Kitchen/Lounge/Diner	6.61 x 5.20m	21'8" x 17'1"
Bedroom	4.34 x 3.30m	14'3" x 10'10"
Bathroom	2.20 x 2.00m	7'3" x 6'7"
Total area	57.2 sq m	616.0 sq ft
Balcony	8.96 x 1.77m	29'5" x 5'10"

FLOOR LOCATOR

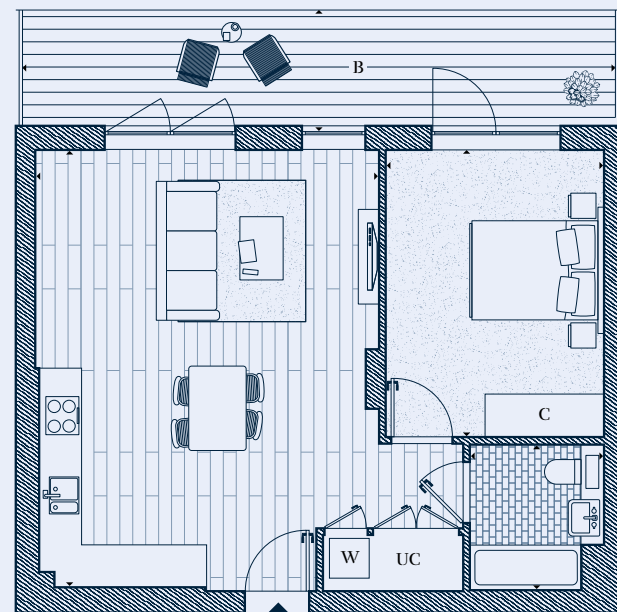
- 6th Floor
- 5th Floor
- 4th Floor
- 3rd Floor
- 2nd Floor
- 1st Floor
- Ground Floor
- Lower Ground Floor

KEY

- C** Cupboard
- B** Balcony
- UC** Utility cupboard
- W** Washing machine



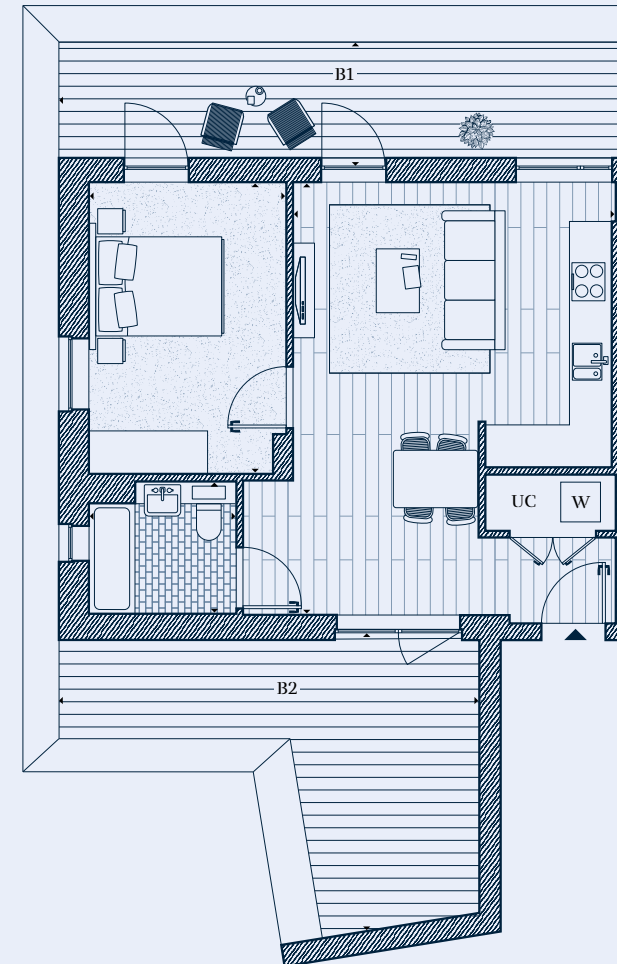
Portobello Road



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Portobello Road



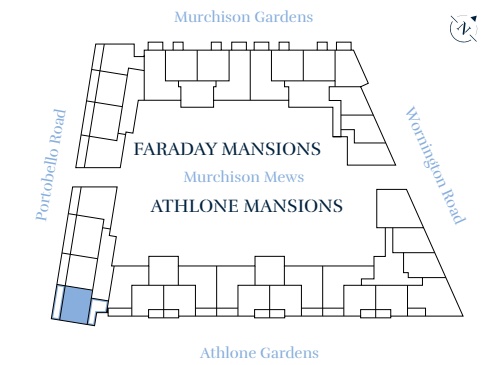
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The Bevington

1 BEDROOM APARTMENT

131

FLOORPLATE



DIMENSIONS

Room		
Kitchen/Lounge/Diner	6.54 x 4.88m	21'6" x 16'0"
Bedroom	4.41 x 2.99m	14'6" x 9'10"
Bathroom	2.22 x 2.00m	7'3" x 6'7"
Total area	52.0 sq m	560.0 sq ft
Balcony 1	8.60 x 1.87m	28'3" x 6'2"
Balcony 2	6.35 x 4.51m	20'10" x 14'10"

FLOOR LOCATOR

- 6th Floor
- 5th Floor
- 4th Floor
- 3rd Floor
- 2nd Floor
- 1st Floor
- Ground Floor
- Lower Ground Floor

KEY

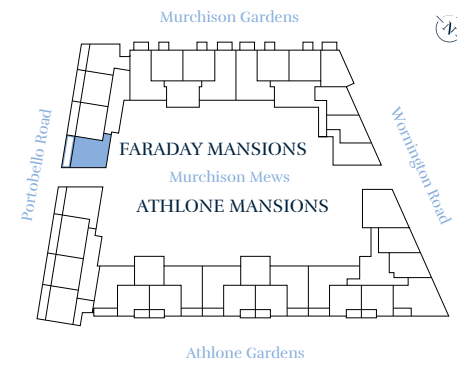
- C** Cupboard
- B** Balcony
- UC** Utility cupboard
- W** Washing machine

The Linden

1 BEDROOM APARTMENT

322

FLOORPLATE



DIMENSIONS

Room	Dimensions (m)	Dimensions (ft)
Kitchen/Lounge/Diner	7.36 x 3.56m	24'2" x 11'8"
Bedroom	3.17 x 4.60m	10'5" x 15'1"
Bathroom	2.20 x 2.00m	7'3" x 6'7"
Total area	59.0 sq m	635.0 sq ft
Balcony	1.60 x 7.89m	5'3" x 25'11"

FLOOR LOCATOR

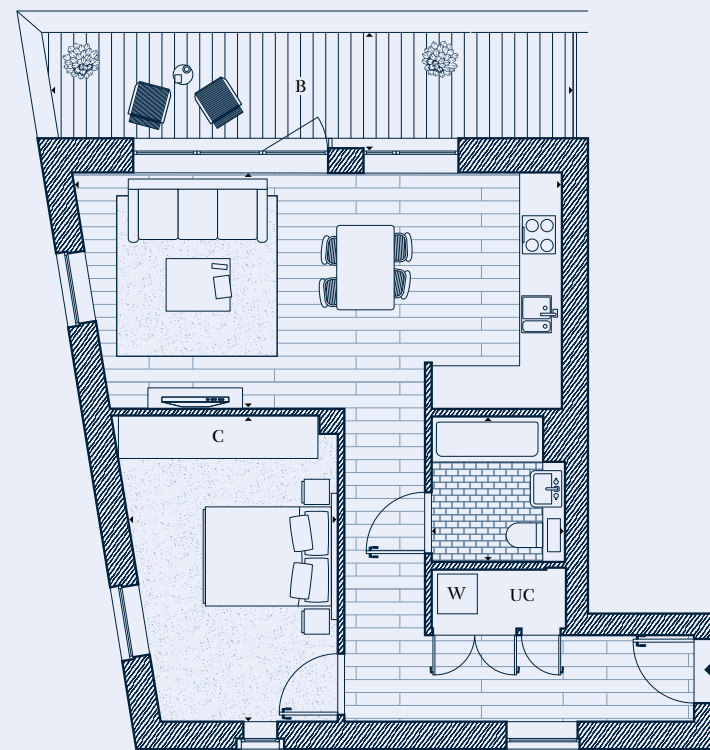
- 6th Floor
- 5th Floor
- 4th Floor
- 3rd Floor
- 2nd Floor
- 1st Floor
- Ground Floor
- Lower Ground Floor

KEY

- C** Cupboard
- B** Balcony
- UC** Utility cupboard
- W** Washing machine



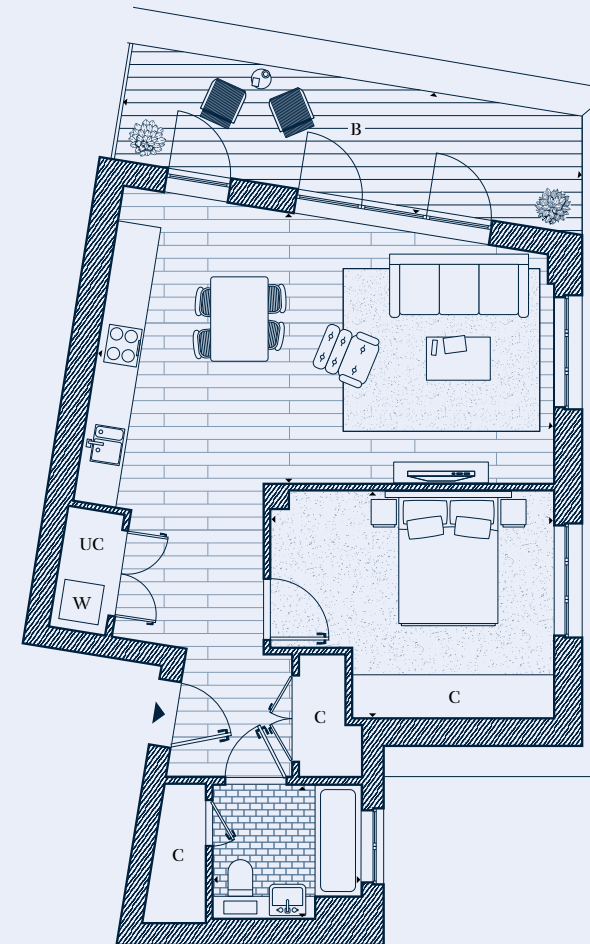
Portobello Road



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Portobello Road



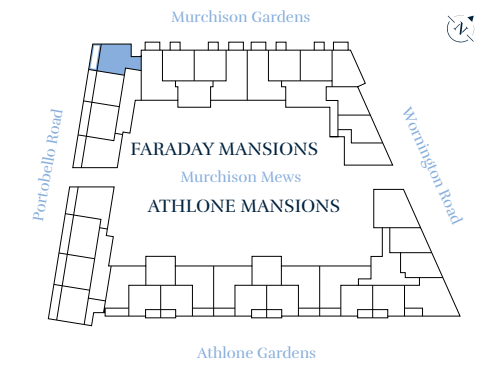
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The Clarendon

1 BEDROOM APARTMENT

319

FLOORPLATE



DIMENSIONS

Room	Dimensions (m)	Dimensions (ft)
Kitchen/Lounge/Diner	6.97 x 4.05m	22'10" x 13'3"
Bedroom	4.23 x 3.40m	13'11" x 11'2"
Bathroom	2.22 x 2.00m	7'3" x 6'7"
Total area	59.9 sq m	645.0 sq ft
Balcony	6.93 x 1.84m	22'9" x 6'0"

FLOOR LOCATOR

- 6th Floor
- 5th Floor
- 4th Floor
- 3rd Floor
- 2nd Floor
- 1st Floor
- Ground Floor
- Lower Ground Floor

KEY

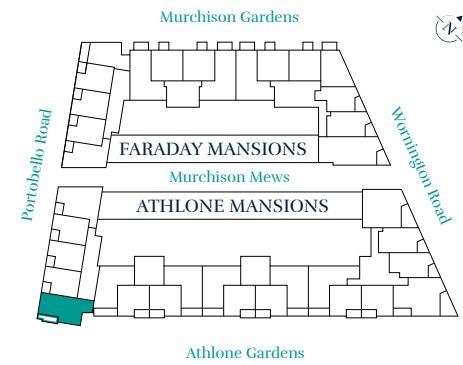
- C** Cupboard
- B** Balcony
- UC** Utility cupboard
- W** Washing machine

The Portland

2 BEDROOM APARTMENT

112, 117, 122, 127

FLOORPLATE



DIMENSIONS

Room	Dimensions (m)	Dimensions (ft)
Kitchen/Lounge/Diner	5.00 x 5.00m	16'5" x 16'5"
Master Bedroom	4.05 x 3.04m	13'3" x 9'12"
Bedroom 2	4.05 x 2.00m	13'3" x 6'7"
Bathroom	2.51 x 2.00m	8'3" x 6'7"
Total area	64.5 sq m	694.0 sq ft
Balcony	4.85 x 1.03m	15'11" x 3'5"

FLOOR LOCATOR

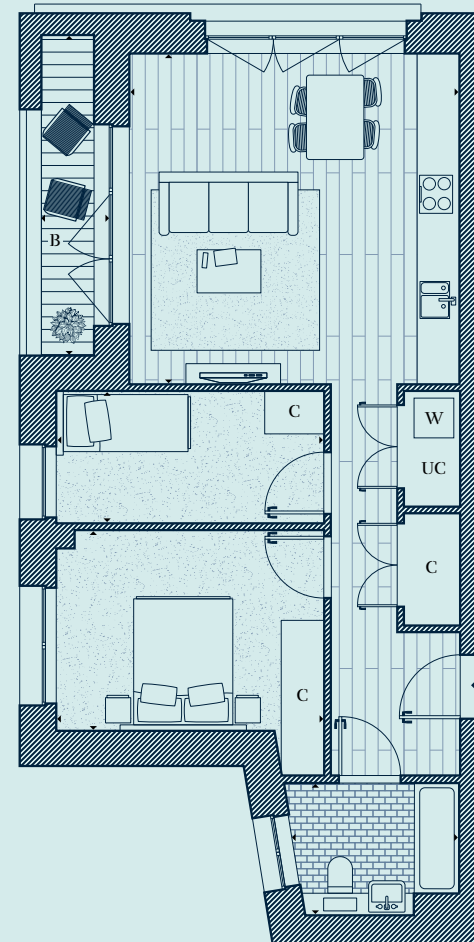
- 6th Floor
- 5th Floor
- 4th Floor
- 3rd Floor
- 2nd Floor
- 1st Floor
- Ground Floor
- Lower Ground Floor

KEY

- C** Cupboard
- B** Balcony
- UC** Utility cupboard
- W** Washing machine



Portobello Road



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Portobello Road



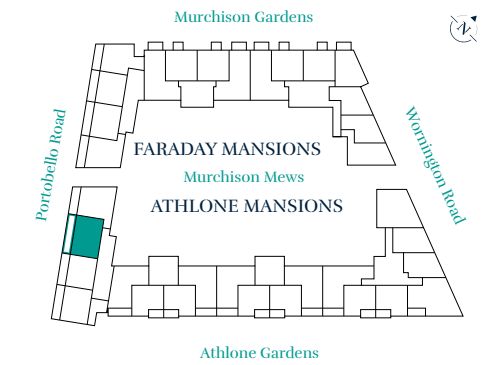
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The Pembridge

2 BEDROOM APARTMENT

129

FLOORPLATE



DIMENSIONS

Room	Dimensions (m)	Dimensions (ft)
Kitchen/Lounge/Diner	6.67 x 4.39m	21'6" x 14'5"
Master Bedroom	4.77 x 2.78m	15'8" x 9'1"
En suite	2.17 x 1.77m	7'1" x 5'10"
Bedroom 2	3.37 x 2.97m	11'1" x 9'10"
Bathroom	2.20 x 2.00m	7'3" x 6'7"
Total area	66.9 sq m	720.0 sq ft
Balcony	10.33 x 1.77m	33'6" x 5'10"

FLOOR LOCATOR

- 6th Floor
- 5th Floor
- 4th Floor
- 3rd Floor
- 2nd Floor
- 1st Floor
- Ground Floor
- Lower Ground Floor

KEY

- C** Cupboard
- B** Balcony
- UC** Utility cupboard
- W** Washing machine

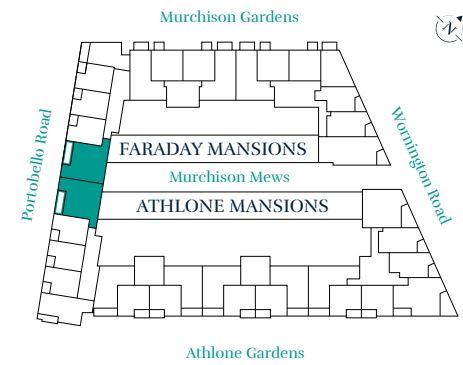
The Chesterton

2 BEDROOM APARTMENT

113*, 118*, 123*, 308, 313, 318

* Handed plots

FLOORPLATE



DIMENSIONS

Room

Kitchen/Lounge/Diner	8.40 x 5.74m	27'7" x 18'10"
Master Bedroom	6.03 x 3.22m	19'9" x 10'7"
En suite	2.17 x 1.77m	7'1" x 5'10"
Bedroom 2	3.85 x 3.22m	12'8" x 10'7"
Bathroom	2.20 x 2.00m	7'3" x 6'7"
Total area	84.7 sq m	912.0 sq ft
Balcony	5.68 x 1.66m	18'8" x 5'5"

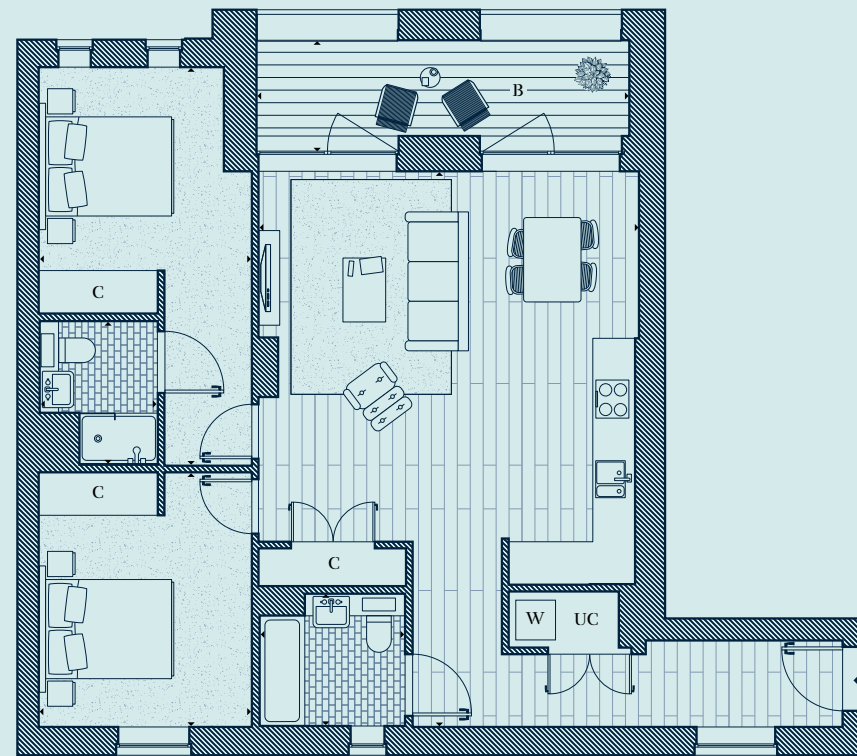
FLOOR LOCATOR

- 6th Floor
- 5th Floor
- 4th Floor
- 3rd Floor
- 2nd Floor
- 1st Floor
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KEY

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- UC** Utility cupboard
- W** Washing machine

 Portobello Road



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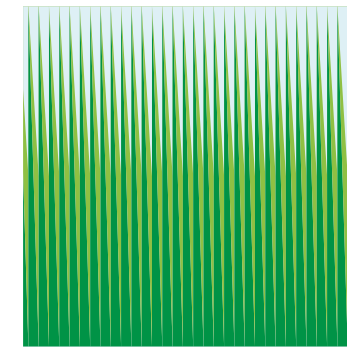
A story told through patterns

Discover the inspiration behind each Auria pattern and explore the history of this fascinating London location.



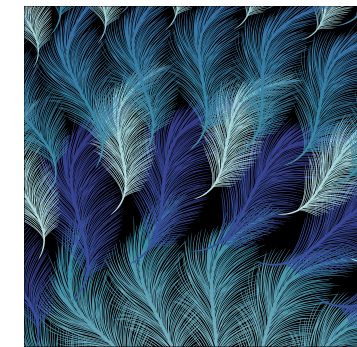
↑ PORTOBELLO LIFE

Inspired by the eclectic personality and captivating charm of the iconic Portobello Road.



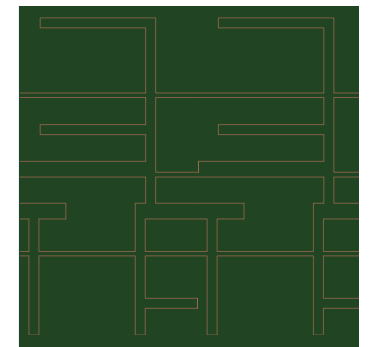
↑ PARK LIFE

Inspired by the stunning views over Athlone Gardens, the brand new park at the heart of The Auria.



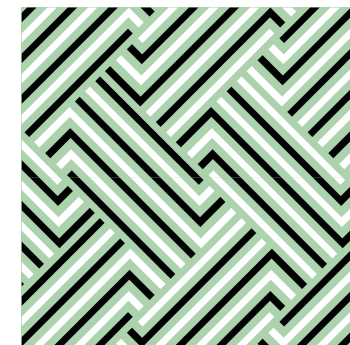
↑ CELEBRATION FEATHERS

Inspired by the dazzling costumes at the Notting Hill Carnival.



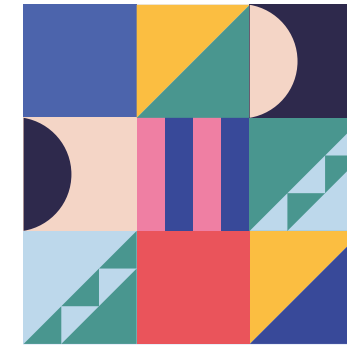
↑ STREETSCAPE

Inspired by the restoration of neighbourhood street patterns.



↑ MASH UP

Inspired by the intricate green and white tiling at Cockney's Pie & Mash shop.



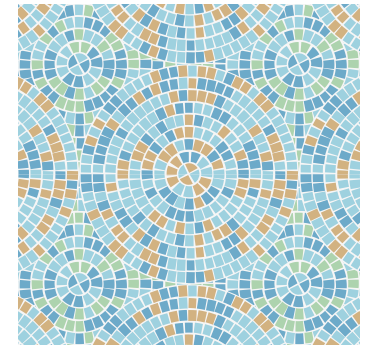
↑ URBAN ART

Inspired by the vibrant colours and bold street art found in the local area.



↑ TRACK RECORD

Inspired by the neighbourhood's love and celebration of music.



↑ SHOWTIME

Inspired by the mosaic tile pattern at the Electric Cinema, one of Britain's oldest working film theatres.

Catalyst

Part of the Peabody Group

Peabody and Catalyst are coming together to bring you more quality, affordable homes across London and the South East in the same way we have for the last 160 years.

A Peabody building is more than just a place to live. It's a sanctuary, a haven. It's a home.



Building History

160 years after it was established, Peabody is one of the oldest and largest not-for-profit housing associations in the UK. Following a merger with Catalyst Housing in April 2022, The Peabody Group is responsible for over 104,000 homes across London and the Home Counties.



Award-Winning

In recent years Catalyst and Peabody have been recognised and awarded numerous prestigious awards, including The Sunday Times 'Home Builder of The Year' and Evening Standard Award 'The Best Urban Regeneration Project'. We work with award-winning partners who share our values, high design standards and focus on the customer experience.



Social Impact

We're continuing to invest in our homes and communities and design inclusive neighbourhoods that support wellbeing. We invest around £11m each year through our Community Foundation, to support people to be healthier, wealthier, and happier. We aim to make a positive impact on climate change for our residents, communities and the environment.



Quality, Sustainability & Innovative Design

Our reputation is one of the most respected within the industry and renowned for building sustainable, high-quality new homes that stand the test of time. With significant development, placemaking and regeneration expertise, we provide top-quality new homes and invest in communities. Our ambition is to achieve net zero carbon in our new and existing homes by 2050.



Strong Growth

We have an excellent track record in successfully delivering award-winning major projects with a growing pipeline that continues to invest in building high quality new homes. We aim to deliver long-term returns on investment with an asset base of £8.8bn, we aim to build thousands of high-quality homes each year.



Collaboration

Peabody and Catalyst work with some of the biggest names in the property industry, developing long-term, strategic partnerships. With our rich heritage and reputation for unparalleled taste and workmanship, Portobello Square promises to be a masterpiece of collaboration.

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Pattern inspired by the eclectic personality and captivating charm of the iconic Portobello Road

