



H

HANWELL SQUARE  
LONDON W7

ELIZABETH L





West London's undiscovered Crossrail hotspot

*Hanwell Square brings you a new west London community where new apartments, shops and businesses come together, centered around a beautifully designed village square and landscaped courtyards.*

*It's located in Hanwell W7, in the borough of Ealing and is one of London's last truly undiscovered gems. This is somewhere with a strong sense of self; brimful of character and individuality, with a vibrant, welcoming community and plenty going on. With its clusters of friendly independent cafés, bars and shops, and over 3,300 acres of green space within the borough of Ealing, the place has a wonderfully relaxed, villagey feel.*

*As one of west London's undiscovered Crossrail hotspots, you almost forget you're just 12 minutes from central London. Soon to be served by the new Elizabeth line from Hanwell station, Hanwell Square is an address where you can live well and belong; a most characterful corner of London to call home.*

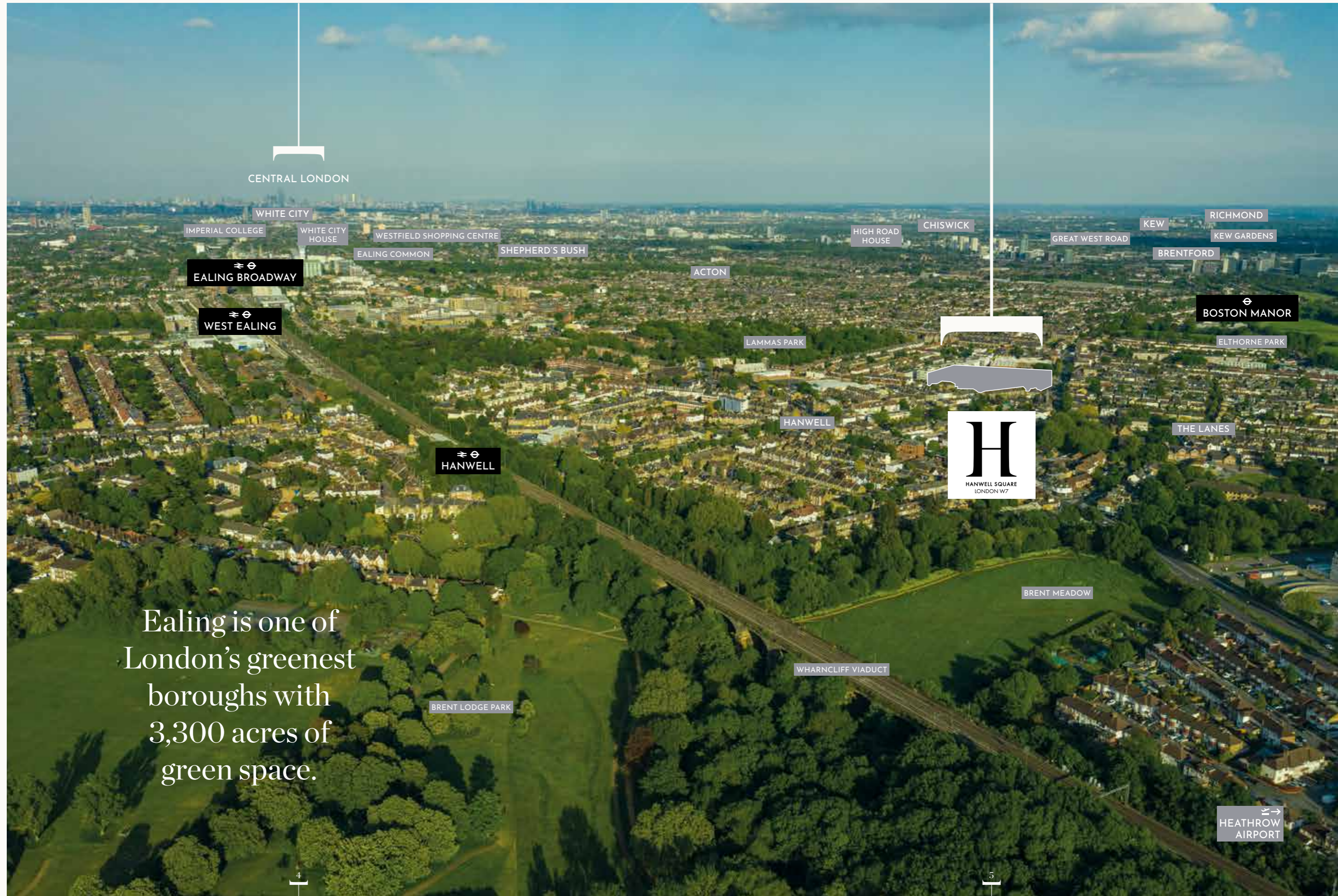




Hanah Square

CGI INDICATIVE ONLY AND SUBJECT TO CHANGE

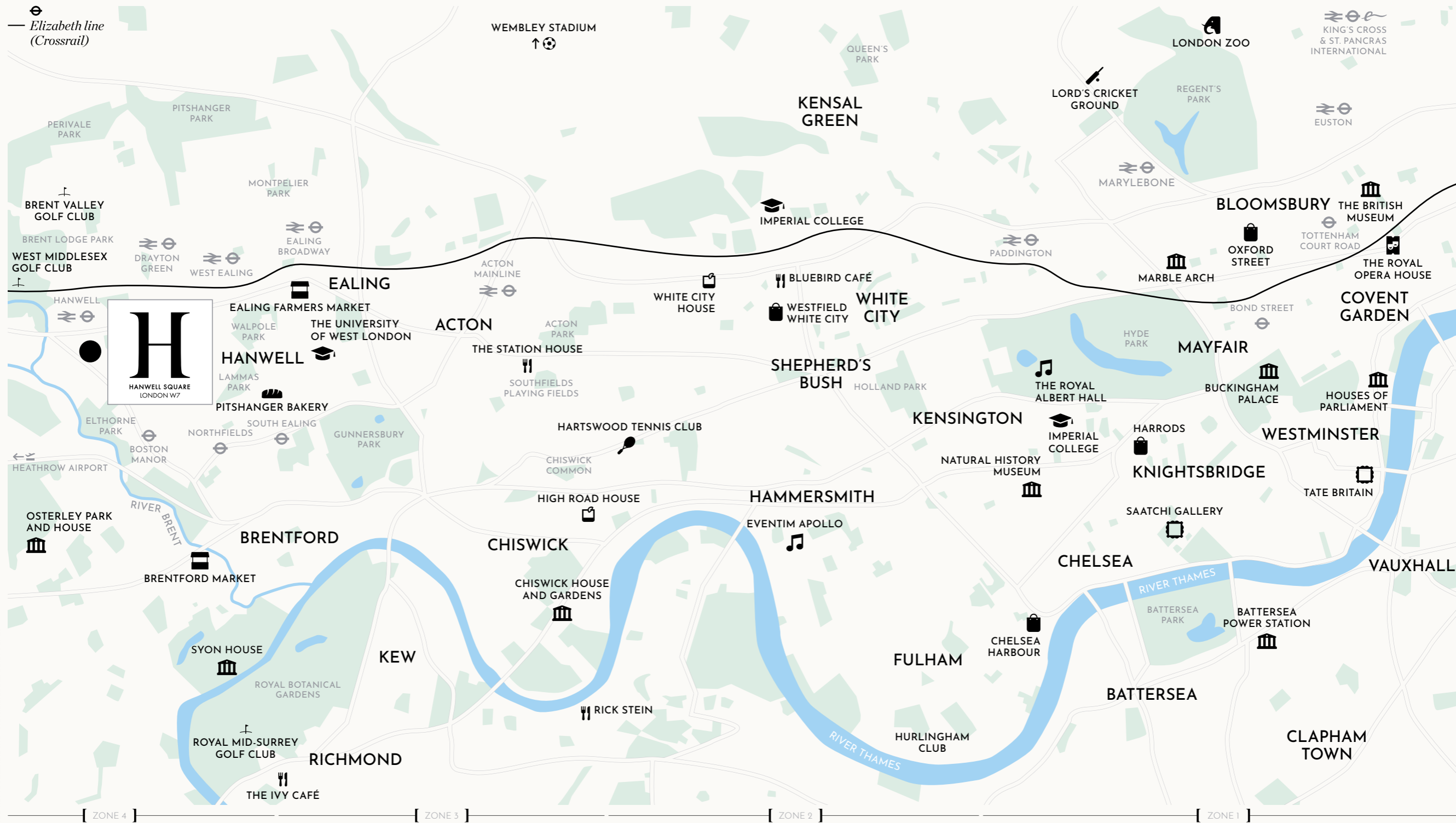




Ealing is one of London's greenest boroughs with 3,300 acres of green space.

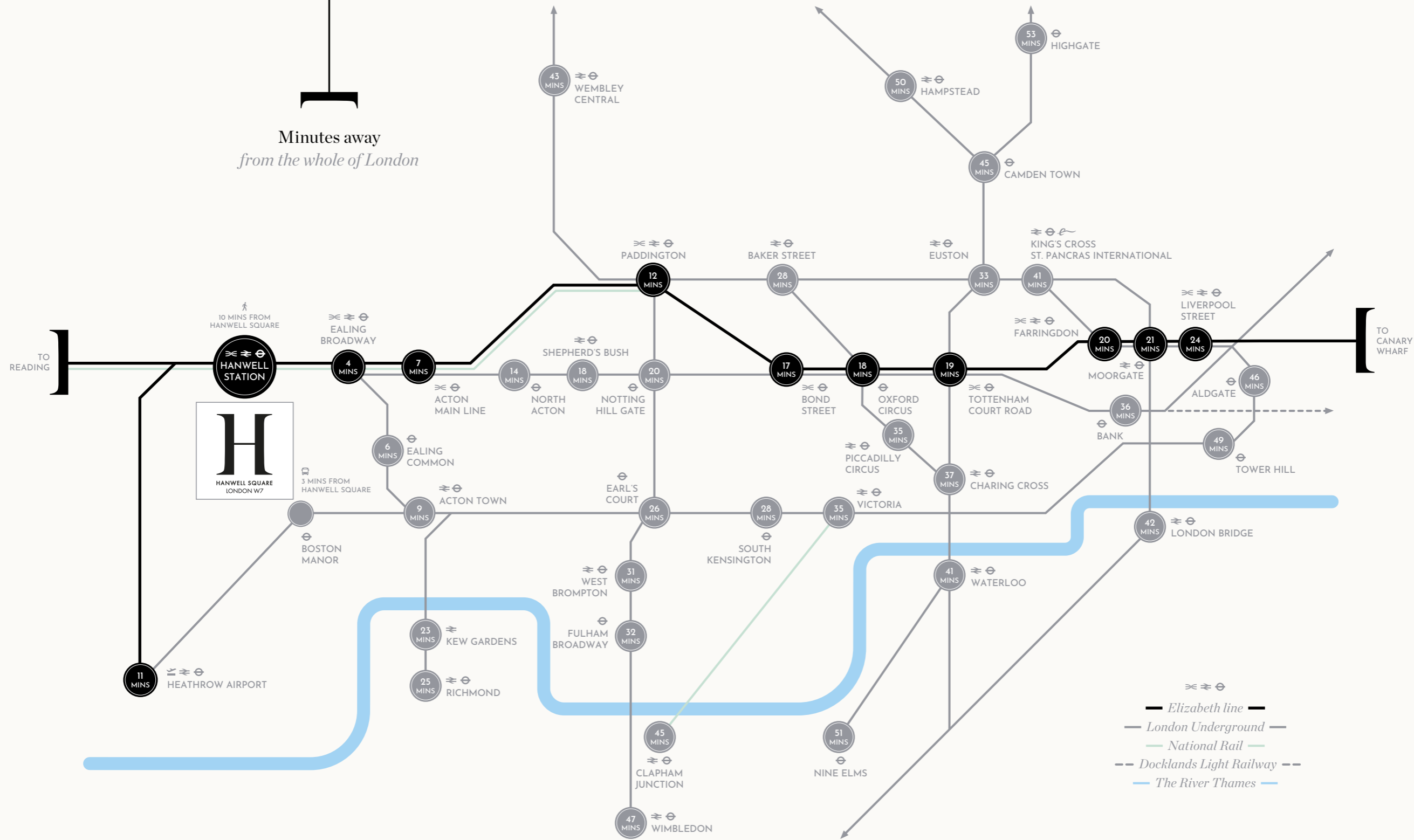


Hanwell Square  
West London neighbours



MAP NOT TO SCALE AND SHOWS APPROXIMATE LOCATIONS ONLY

Minutes away  
from the whole of London



MAP NOT TO SCALE. JOURNEY TIMES CALCULATED FROM HANWELL STATION AND BOSTON MANOR USING TFL.GOV.UK, CROSSRAIL.CO.UK AND GOOGLE MAPS AND ARE DEPENDENT ON TIME OF TRAVEL.



## A compelling story Hanwell Square

### 1. Well connected

Hanwell Station will be served by the new Elizabeth line, offering high speed services direct to central London every five minutes at peak times. International travel from Heathrow will be easily accessible.

Heathrow – 11 minutes  
Bond Street – 17 minutes

### 4. Outstanding education

73 outstanding or good primary and secondary schools in the borough. Imperial College at White City only 5 miles away. Top London universities a short ride away on the Elizabeth line.

Source: Ofsted

### 7. A new village square

Hanwell Square is built around a beautifully designed public square and flanked by plenty of inviting outdoor space.

### 2. Huge regeneration

Benefit from the recent transformation of neighbouring regeneration areas around Ealing, as well as the arrival of Crossrail at Hanwell Station which will see improvements to the area.

### 5. Heritage village

The quintessential oasis of Hanwell Village, with its Victorian cottages, river and canal is quite literally on your doorstep.

### 8. Good neighbours

Rub shoulders with Ealing, Brentford, Chiswick, White City, Richmond and Kew. All are close by.

### 3. Excellent development team

Award-winning developers, FABRICA in partnership with Higgins and their unique approach to delivering large-scale mixed tenure and regeneration projects, together form a development team with extensive history and experience.

### 6. Surrounded by green space

One of London's greenest boroughs with 3,300 acres of green space, golf courses, parks, walks, sports facilities and cycle paths.

### 9. Thriving local economies

Close to the established areas of Brentford, Chiswick and White City with their mix of established and start-up businesses.

“For many years east London has boasted some of the most notable residential developments with large swathes of land available, however west London is now having something of a renaissance.

In recent months buyers' preferences have changed dramatically, with buyers focusing heavily on outside space. Hanwell is situated within the greenest borough in London. With its access to lovely green spaces and future connectivity with the arrival of the Elizabeth line, the area appeals to both the domestic purchasers and buy-to-let investors.”

Emma Fletcher-Brewer  
Partner, Knight Frank

# 87%

House price growth in Hanwell since 2010

Source: UK House Price Index 2019–2020, Land Registry

# 13%

Forecast house price growth in Greater London 2020–2024

Source: UK Housing Market Forecast 2020–2024, Knight Frank

# 31%

Increase in the number of people moving to Ealing from other parts of the UK over the last 5 years

Source: Office for National Statistics June 2020

# 69%

Proportion of people moving to Ealing aged below 35 in 2019

Source: Office for National Statistics June 2020

# £1,580

Average monthly rent at Hanwell for a 2-bed flat

Source: Knight Frank rental figures

# 4.7%

Rental growth for flats in Ealing over the last 5 years

Source: Rightmove

# 15%

Forecast rental growth in Greater London over the next 5 years (2020–2024)

Source: Knight Frank UK Housing Market Forecast – 2020



Hanwell, W7



*An emerging, quintessential west  
London neighbourhood, with its  
wealth of village characteristics,  
style and charm.*





Clocktower Café



The Dodo Micropub



Conolly del Ponds



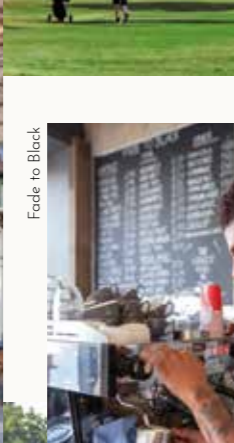
West Middlesex Golf Club



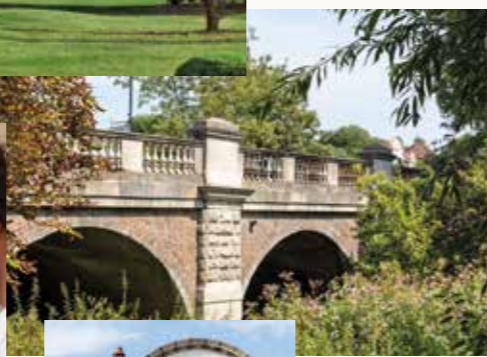
The Little Wonder



The Grosvenor



Fade to Black



River Brent



The Viaduct



Hanwell Flight of Locks

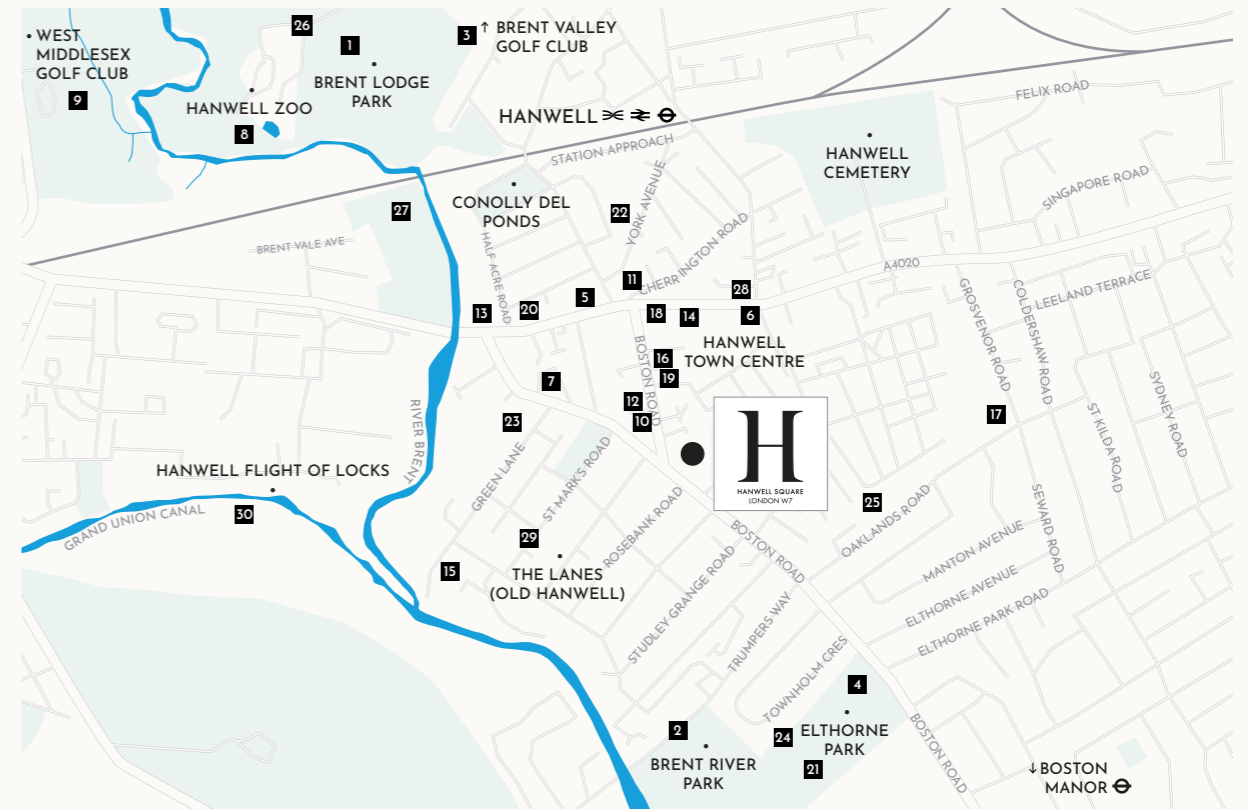


The Grand Union Canal



The Golden Chip

## The hotspots of Hanwell



MAP NOT TO SCALE

### Shops and Leisure

1. Brent Lodge Park
2. Brent River Park
3. Brent Valley Golf Course
4. Elthorne Park
5. Floral Creations, Florist
6. Gold's Gym
7. Hanwell Green
8. Hanwell Zoo
9. Middlesex Golf Club
10. W7 Emporium

### Food and Drink

11. Clocktower Café
12. The Dodo Micropub
13. The Viaduct Pub
14. Fade to Black Coffee Shop
15. The Fox Public House
16. The Golden Chip
17. The Grosvenor
18. The Kings Arms Public House
19. The Little Wonder Bakery
20. L'oro di Napoli Restaurant

### Schools

21. Elthorne Park High School
22. St. Joseph's Primary School
23. St. Mark's Primary School
24. Mission Polish School
25. Oaklands Primary School

### Heritage

26. The Hermitage
27. Hanwell Meadow and Viaduct
28. St. Mellitus Church
29. The Lanes (Old Hanwell)
30. Grand Union Canal and Hanwell Flight of Locks





Getting around

*Hanwell is ideally placed – away from the city hustle, yet only a short ride from the heart of London.*

*Connections are excellent; Crossrail will take you to Paddington in 12 minutes and Bond Street in 17 minutes. International travel is also within easy reach with Heathrow Airport only 11 minutes away.*







Crossrail **ELIZABETH LINE** is Europe's largest infrastructure project.

You are 24 minutes away from

*Liverpool Street,*  you can be at



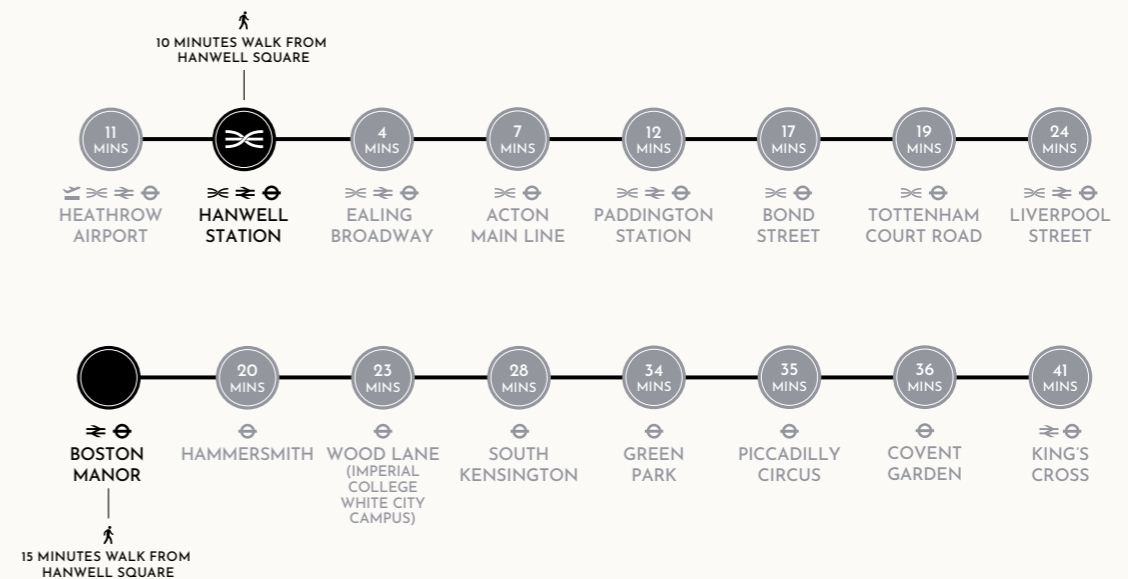
*Heathrow Airport* in only

11 minutes and

shopping  on *Bond Street*

in only 17 minutes.

Elizabeth line



London Underground



JOURNEY TIMES CALCULATED FROM HANWELL STATION AND BOSTON MANOR USING TFL.GOV.UK, CROSSRAIL.CO.UK AND GOOGLE MAPS AND ARE DEPENDENT ON TIME OF TRAVEL.





## Seats of learning

*As far as education goes, there's quality as well as quantity in and around Hanwell. St. Mark's Primary School and Oaklands Primary School are of high calibre, while 'Outstanding' local secondary schools include Elthorne Park High School and grammar-turned-academy Drayton Manor High School. Thanks to Crossrail, the best of London's universities – including UCL, Imperial College and London School of Economics – are a short ride away.*





St. Mark's Primary School



Oaklands Primary School



Elthorne Park High School



London School of Economics



Imperial College, White City



University College London

Just under 5 miles away is *Imperial College* which is ranked *8th worldwide* by the 2021 QS World University Ranking, *4th in Europe*, and *1st in London*.

73 outstanding or good primary and secondary schools in the borough of Ealing.

Source: Ofsted

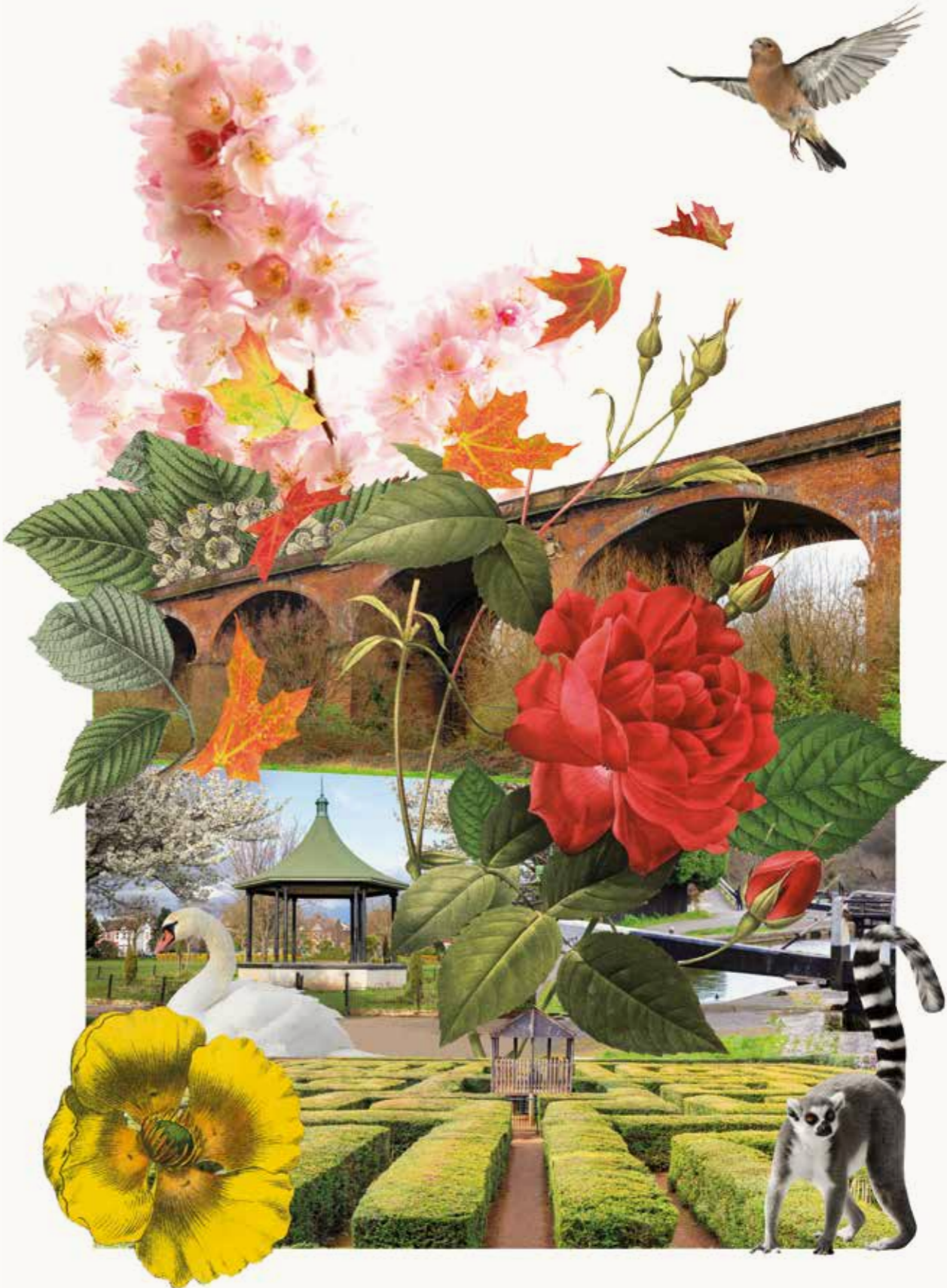
Top London universities a short ride away on the *Elizabeth line*.





The great outdoors

*There's lush green space and a beautifully landscaped public square right on your doorstep. And you don't have to wander far from Hanwell Square to find an abundance of nature, parks, trees, walks and cycle paths. Brent Lodge Park, with its tranquil riverside meadows, zoo and yew tree maze is just around the corner. The ancient Elthorne Park, and the Victorian-built Grand Union Canal, lie to the south. While a swathe of playing fields, allotments and two golf courses skirt the banks of the nearby River Brent.*







*Ealing*



is one of

London's greenest



boroughs

with



3,300 acres of

*green space*



and is neighbour

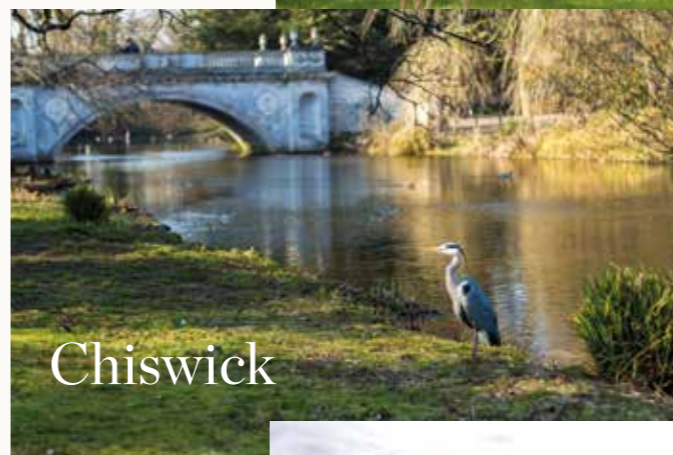
to some of *west London's*

most beautiful



boroughs.

*Source: Ordnance Survey*



Richmond Park, 6 miles  
Chiswick Park, 3.5 miles  
Kew Gardens, 3.5 miles







On the menu

*Hanwell is blessed with plenty of quirky, independent pubs, cafés and restaurants. The Fox (est. 1848) and The Dodo (with its own micro-brewery) are ever-popular local watering holes, while The Golden Chip has been serving superb fish suppers since 1896. Drop into Fade to Black for a steaming flat white, or pick up a fresh sourdough loaf from The Little Wonder artisan bakery.*





# High Road House

Chiswick, 4.5 miles



# The Fox

Hanwell, 0.5 miles



# The Ivy Café

Richmond, 5.5 miles



# Westfield London

White City, 6.5 miles



# Rick Stein

Barnes, 7 miles



# White City House

White City, 7 miles



# Brentford Market

Brentford, 2.4 miles



# Fade to Black

Hanwell, 0.5 miles



# The Grosvenor

Hanwell, 0.7 miles





## Music to your ears

*Hanwell reverberates each year as it hosts the Hanwell Hootie. This is a loud, proud tribute to local hero Jim Marshall, who opened his first amplifier shop here in 1962. Famous early customers included Jimi Hendrix and Pete Townsend. The Hanwell Carnival, meanwhile, is the oldest and second largest annual carnival in London, with its lively parade attracting some 50,000 people.*





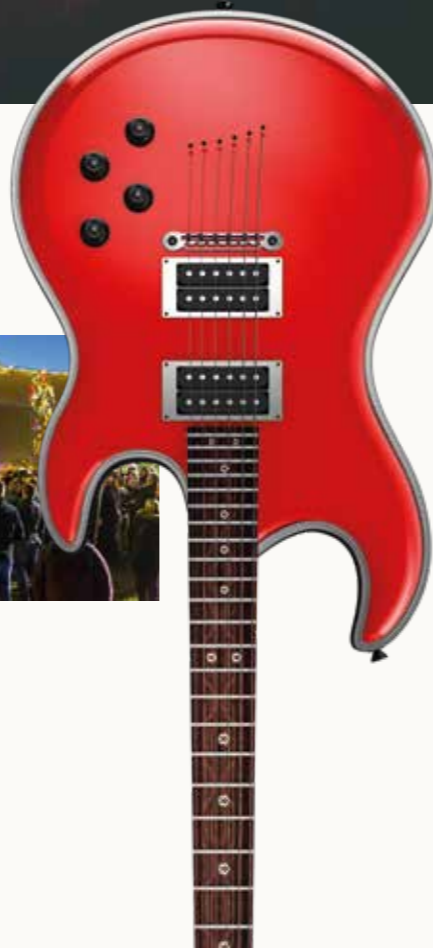


# Wembley Stadium

Wembley, 6 miles away



Hanwell Hootie



Hanwell Hootie

# Hammersmith Apollo

Hammersmith, 6 miles away



Hanwell Square, W7



*A new west London community  
where new apartments, shops  
and businesses come together,  
centered around a beautifully  
designed village square and  
landscaped courtyards.  
With interiors by luxury  
design practice No.12 Studio.*





## Welcome to Hanwell Square

*Elegant new homes, available as studios, 1 and 2 bedroom apartments. Hanwell Square offers a concierge and private gym, along with a host of modern amenities. Built around a new public square, residents can also enjoy semi-private courtyards and landscaped roof gardens, all in a new village style community.*

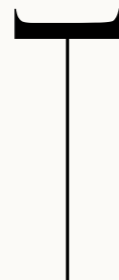
*Concierge*

*Gym*  
Residents' gym

*Public square*  
New public square

*Roof gardens*  
Residents' roof gardens

*Semi-private courtyards*  
Landscaped courtyards



*"We have worked in west London and the London Borough of Ealing for many years and are excited to have the opportunity to continue our portfolio in Hanwell. Hanwell is an area that has had limited development over recent years. With a truly village feel, we believe Hanwell Square really is one of London's last hidden gems."*

*Rosie Nesbitt, Sales and Marketing Director, FABRICA*

- Private
- Affordable Rent by A2Dominion
- Shared Ownership
- Bicycle Storage
- Communal Entrances

CGIs INDICATIVE ONLY AND SUBJECT TO CHANGE  
PLEASE NOTE THAT IN THE EVENT PLANNING APPROVAL IS RECEIVED ON THE 360-UNIT SCHEME, ADDITIONAL UNITS WILL BE ADDED AT FLOORS 7 AND 8, MEANING FLOOR 6 IS NO LONGER THE TOP FLOOR. ADDITIONAL CYCLE STORAGE WILL ALSO BE REQUIRED, AND THE CURRENT DESIGN WILL IMPACT THE CONCIERGE AND POTENTIALLY THE GYM SPACE. BUILDING AND ROAD NAMES SUBJECT TO CHANGE.



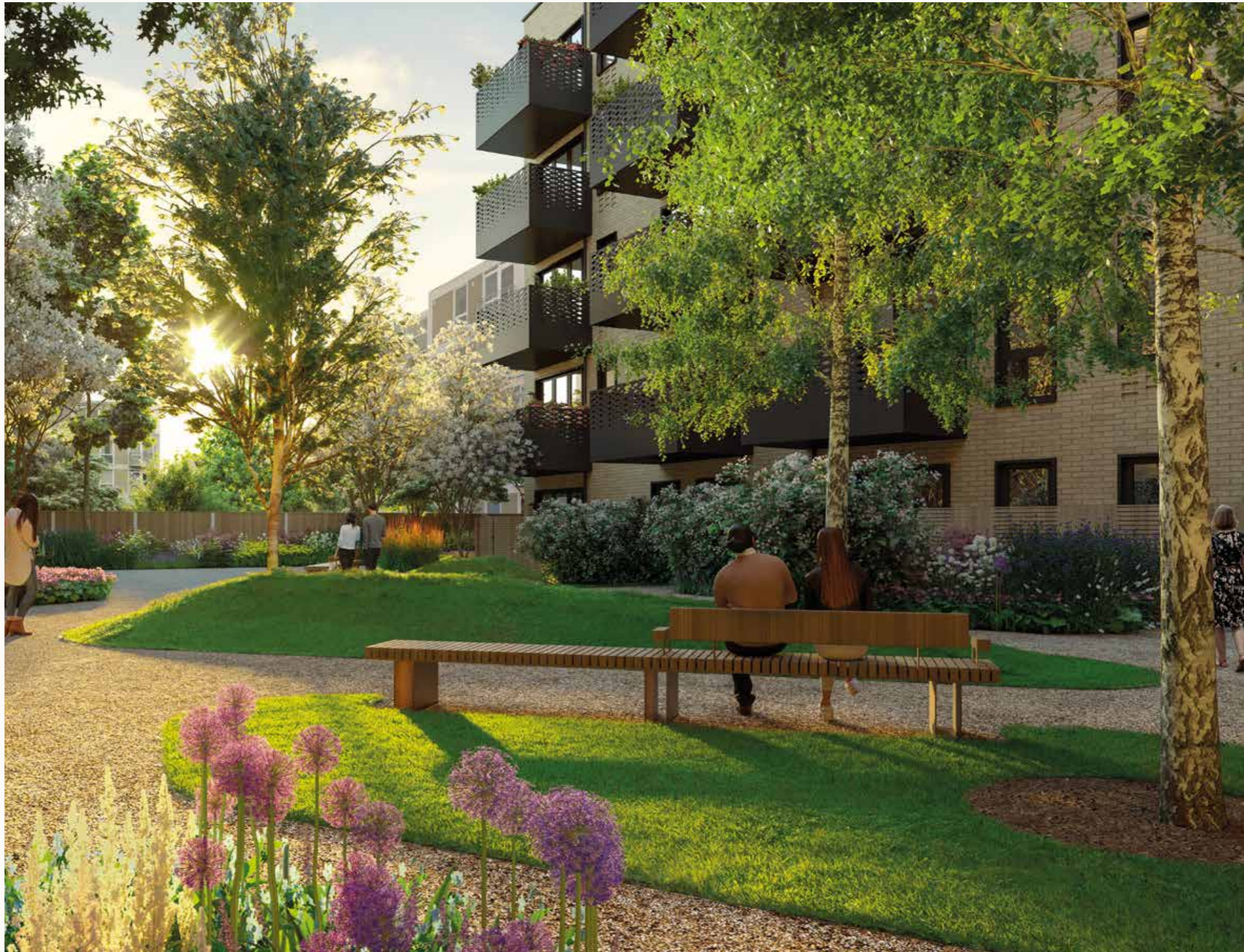












CGI INDICATIVE ONLY AND SUBJECT TO CHANGE

Hanwell Square Courtyard





CGI's INDICATIVE ONLY AND SUBJECT TO CHANGE  
 PLEASE NOTE THAT IN THE EVENT PLANNING APPROVAL IS RECEIVED ON THE 360-UNIT SCHEME, ADDITIONAL UNITS WILL BE ADDED AT FLOORS 7 AND 8, MEANING FLOOR 6 IS NO LONGER THE TOP FLOOR. ADDITIONAL CYCLE STORAGE WILL ALSO BE REQUIRED, AND THE CURRENT DESIGN WILL IMPACT THE CONCIERGE AND POTENTIALLY THE GYM SPACE.

“The concierge space is a bold interior that feels like an extension of the private residences. The gym is a bright space with brass highlights, a continuation of the communal areas and concierge lobby.”

*Katie Earl, Co-Founder & Creative Director,  
 No.12 Studio*

← Concierge Reception  
 ↓ Residents' Gym







Residents' Roof Terrace

CGI INDICATIVE ONLY AND SUBJECT TO CHANGE



“A compelling example of a contemporary, classic, interior design and architecture. The design is successful due to its meticulous consideration for a harmonious aesthetic. A refined, elegant yet masculine monochromatic palette lends itself to aid the purchaser in making their own mark on their modernist apartment.”

*Katie Earl, Co-Founder  
& Creative Director, No.12 Studio*





“Keeping the palette of materials concise, No.12 utilised an entirely dark selection of materials for the kitchen maintaining consistency of design and offering an unapologetic approach to the interior design. The ultimate specification in masculine kitchen design.”

*Katie Earl, Co-Founder & Creative Director, No.12 Studio*



Kitchen

CGIs INDICATIVE ONLY AND SUBJECT TO CHANGE



“The bedrooms are neutrally designed serene spaces with a light, fresh palette with loop pile wool blend carpets and a bright, neutral wall colour. Delivering a respectfully contemporary interior combined with a space suitable for modern living.”

*Katie Earl, Co-Founder  
& Creative Director, No.12 Studio*



Bedroom

CGI INDICATIVE ONLY AND SUBJECT TO CHANGE





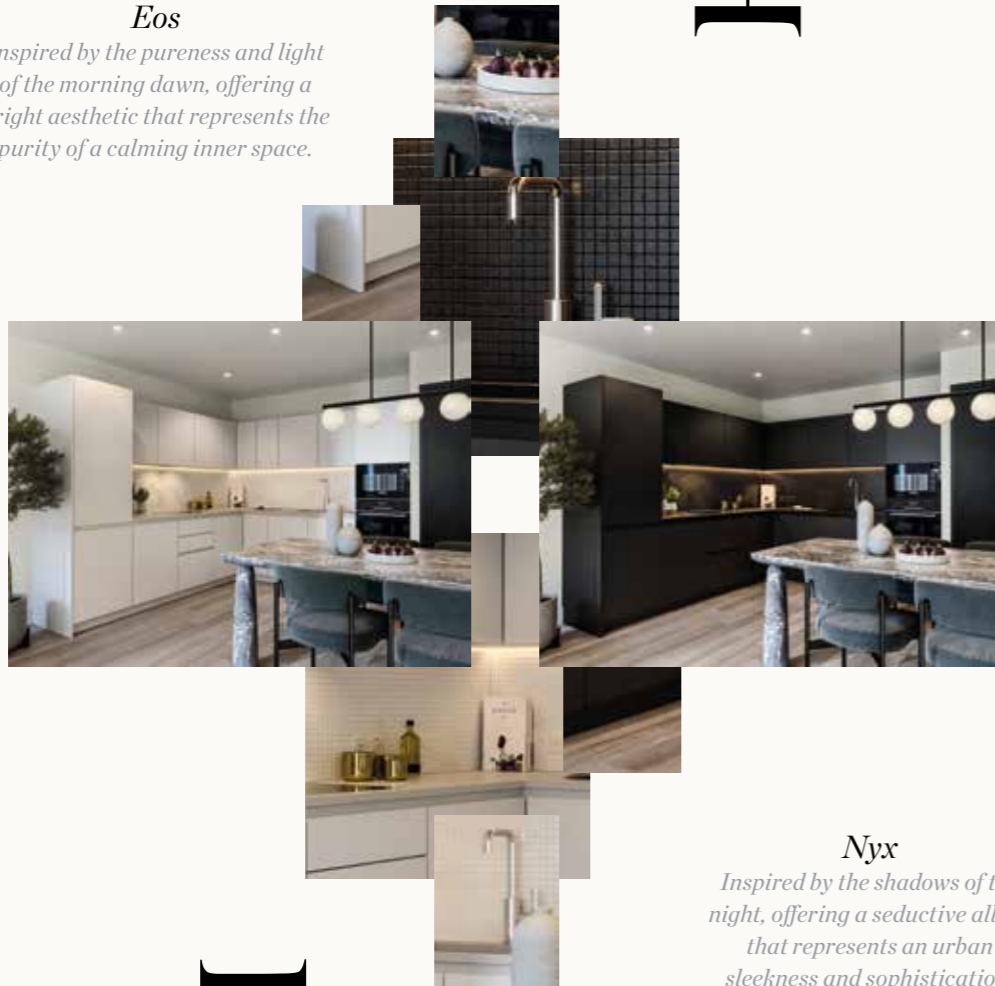
“Materials were key in the design for the bathroom interiors. Integrating light and dark areas within the palette to complement the purchasers’ use of the space. No.12 explored how contrasting tones could connect to offer a holistically conceptual interior. No.12 devised a totally unique contemporary space utilising lighter materials, textures and colour. Simple brushed satin metal finishes offer a pared back aesthetic.”

*Katie Earl, Co-Founder  
& Creative Director, No.12 Studio*



*Eos*

*Inspired by the pureness and light of the morning dawn, offering a bright aesthetic that represents the purity of a calming inner space.*



*Nyx*

*Inspired by the shadows of the night, offering a seductive allure that represents an urban sleekness and sophistication.*

Wholly contemporary  
yet respectfully classic

*Designed by award-winning interiors practice No.12 Studio, apartments at Hanwell Square feature contemporary yet respectfully classic interiors that are both welcoming and effortless. Buyers can choose from a spacious light or sumptuous dark colour palette for their kitchens.*





*No.12 Studio interior designed internal apartment specification has a choice of two kitchen colour palettes subject to availability.*

#### FLOOR FINISHES

Wide plank engineered wood flooring to hallway, lounge, kitchen and dining areas  
Carpet to all bedrooms. Note: Studio apartments have engineered wood flooring throughout and no carpets  
Large format ceramic floor tiling to bathrooms and en-suites  
Concrete paving to balconies

#### WALL & DOOR FINISHES

Large format ceramic tiling to bathrooms and en-suites to datum level with feature wall tile above.  
Emulsion paint on one wall in bathroom/en-suite  
Emulsion paint on plaster boarded walls to all remaining rooms  
Black matte lacquer doors with square edge profile architraves  
White painted doors to utility and cloak cupboards with co-ordinating square edge profile architrave  
White painted square edge profile skirting throughout excluding bathrooms

#### BEDROOM

Full height built in wardrobes with hinged doors to master bedrooms only

#### KITCHEN

Handle-less kitchen units including wall and base units in a choice of two colour palettes with built in appliances  
Silestone worktops  
Porcelain mosaic tile splashback  
Bosch built in fridge/freezer  
Bosch flush mounted induction hob  
Bosch built in microwave oven  
Bosch built in multifunction single oven  
Bosch built in dishwasher  
Sizes may vary please refer to your sales consultant  
Hotpoint washer/dryer located in store cupboard  
Integrated canopy extractor  
Under cabinet LED lighting with diffuser integrated to underside of wall units  
Stainless steel under-mounted kitchen sink  
Brushed stainless steel deck mounted mixer tap

#### BATHROOM/EN-SUITES

Semi-recessed basin set on vanity top with brushed stainless steel mixer tap  
Bespoke wall mounted vanity storage cupboard with frameless mirror located above WC and basin, with integrated shaver socket and lighting  
Built in single ended bath with handheld shower and wall mounted overhead shower  
Slate effect shower trays with wall fixed shower head and handheld shower  
Wall hung WC with concealed cistern and soft close seat and cover  
Glazed bath and shower screen  
Chrome wall mounted electric towel rail

#### UTILITIES

Energy efficient lighting system with integrated sprinklers, heat and smoke detectors  
Audio/visual door entry system  
Wiring for security alarm to each apartment  
Wiring for Sky Q to living rooms and bedrooms (subscription required)  
Wiring for Hyperoptic broadband (subscription required)  
Low level sockets in white plastic throughout  
Double sockets with USB to kitchen counters and either side of beds  
Dimmer switches in white finish to living area and master bedroom  
MVHR to living area and master bedroom to selected units (Refer to sales consultant)

#### HEATING & HOT WATER

Combined heat and power from centralised system  
Hot water supplied by centralised boiler system  
Underfloor heating

#### SECURITY & PEACE OF MIND

10-year warranty cover under LABC Scheme  
Concierge service  
Access to apartments via colour audio/visual entry system  
Multi point locking to entrance doors  
Mains supply operated smoke/heat detectors with battery back up  
2-year developer warranty

#### RESIDENTS' FACILITIES & COMMUNAL AREAS

Concierge located in the Mackenzie Building offering concierge service  
Residents' only gym featuring a range of gym equipment  
Residents' roof terraces located on the Mackenzie Building  
Landscaped communal gardens and courtyards  
Cycle storage with secure access  
Parking available at additional cost (please speak to your Sales Representative)  
Electric charging points  
No.12 Studio designed residential lobbies with residential cores served by passenger lifts

#### SUSTAINABLE FEATURES

Green roofs for biodiversity  
Array of PV cells to the roofs  
Standard bin stores with regular and recycling waste provided





**The Developers**  
*About FABRICA*

*FABRICA is part of an award-winning property business, committed to creating meticulously designed, skilfully produced homes. From apartments of striking urban architecture to houses with a more rural intimate charm, our aim is always the same: to create beautifully designed homes that are a real pleasure to live in.*

Our design ethos and commitment to sustainability mean that our homes are built in carefully considered locations and are sympathetic to the environment. Every project reflects our dedication to thoughtful design, sustainable living and to providing an outstanding experience for our customers.

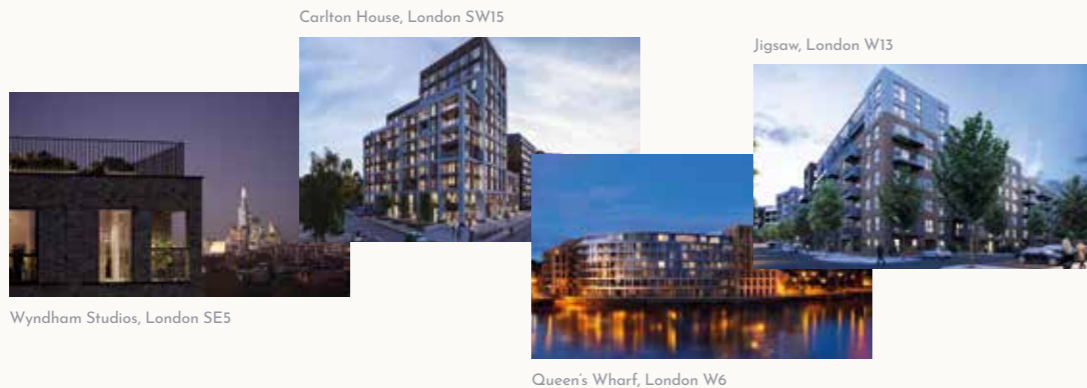
People are at the heart of everything we do, and because we own and manage all our properties, our commitment to providing the best possible service for our customers never stops. Our estate management team is exceptional and has the awards to prove it.

FABRICA is part of the A2Dominion Group. With over 70 years of experience and an asset base of £8.7 billion across almost 38,000 homes, in London and southern England, we are one of the UK's largest developers. Our A+ credit rating and pipeline of 6,000 homes, combined with our partnerships with world-class architects and interior designers, ensures that we maintain our unique approach to house building.

We don't just build remarkable homes, we invest all profits into projects which benefit communities and create better ways to live.

Pride in every detail is what we live by.

**FABRICA**  
 by A2Dominion



**The Developers**  
*About Higgins Group PLC*

*Higgins Group PLC has been operating within London and the Home Counties for over 50 years as an established Developer and Contractor. Established in 1961, we have developed a recognised brand and a reputation synonymous with quality delivery, which is a key element to the success of our business and our continued reliance on working in partnership with clients.*

We remain one of the largest privately owned regional developer constructor organisations operating in the London residential market. We are therefore a business of sufficient scale and capacity to enable delivery of large-scale residential schemes, whilst being sufficiently lean and flexible to respond dynamically to current changes within market conditions or the ever-changing needs of our key clients.

We have an extensive track record of delivering all tenures of housing within mixed tenure and estate regeneration projects in partnership with Private Sector blue chip clients, Special Purpose Vehicles, Local Authorities, Registered Providers and other Public Sector Clients.

The dual functions of Developer and Constructor allows us to have a unique approach to delivering large-scale mixed tenure and regeneration projects, utilising the proven new build and refurbishment expertise of Higgins Partnerships and the commercial development expertise of private sales funding and marketing from Higgins Homes.

Higgins Homes is the private development arm of the Higgins Group. Since we began designing and building homes over 50 years ago, Higgins Homes has become a well-respected name across London and the South East, winning numerous industry awards and establishing a hard won reputation for excellence along the way.

**Higgins**







## Contact details

To find out more about this unique opportunity,  
please contact the team at:

[hanwellsquare.com](http://hanwellsquare.com)



A JOINT DEVELOPMENT BY

**FABRICA**  
by A2Dominion

**Higgins**

A residential joint venture development between FABRICA and Higgins on behalf of A2DD-HP Boston Road LLP.

The information in this document has been prepared solely for the purpose of providing general information about Hanwell Square. FABRICA by A2Dominion and its agents have taken care to ensure that the information is accurate at the time of its inclusion in this brochure, but does not guarantee the accuracy or completeness and shall not be liable for any loss or damage which may arise from reliance on the information. All illustrations and computer-generated images reflect the artists' interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. The developers reserve the right to make modifications to the overall plans of Hanwell Square, changes to architectural and interior features and finishes, brands, colours, materials, building design, specifications, ceiling heights, flooring patterns and floorplans without notification.

© 2020 A2Dominion Housing Group Ltd

FABRICA by A2Dominion is a brand name used by companies within the A2DominionHousing Group Ltd (an exempt charity registered under the Co-operative & Community Benefit Societies Act 2014 Soc.No. 28985R, HCA Reg. L4240).

Registered Office: The Point, 37 North Wharf Road, London W2 1BD

Design, Art Direction and Collage Illustrations by Simple



### Hanwell (cover)

1. The Fox Public House
2. Grand Union Canal
3. Wharcliffe Viaduct
4. Elthorne Park
5. Hanwell Clock Tower
6. Jim Marshall Blue Plaque
7. Hanwell Zoo, Lima
8. The Kings Arms Public House
9. The Little Wonder Bakery
10. Clocktower Café
11. The Golden Chip
12. Millennium Maze
13. The Hermitage
14. River Brent, Swan
15. The Lanes, Hanwell
16. Big Ben, London



### Getting around

1. Big Ben
2. London Underground Train
3. Hanwell Station
4. The E3 bus to Chiswick
5. St. Paul's Cathedral



### Seats of learning

1. St. Mark's Primary School
2. Oaklands Primary School
3. Elthorne Park High School



### The great outdoors

1. The Lanes, Cherry Blossom
2. Wharcliffe Viaduct
3. Elthorne Park
4. Hanwell Flight of Locks
5. River Brent, Swan
6. Millennium Maze
7. Hanwell Zoo, Lima



### On the menu

1. Loro di Napoli
2. The Dodo Micropub
3. The Fox Public House
4. Clocktower Café
5. The Golden Chip
6. Fade to Black Coffee Shop
7. The Little Wonder Bakery



### Music to your ears

1. Hanwell Hootie
2. Hanwell Carnival

[hanwellsquare.com](http://hanwellsquare.com)

