

WELCOME TO AW4KEN

A collection
of stylish
1 & 2 bedroom
apartments

available through the
Shared Ownership Scheme

AW4KEN
78 Barrowgate Road
Chiswick
London
W4 4QP

BEWEST.CO.UK



Be part of a brighter future.

BE WEST. Well-placed Living.

BE WEST is a new brand specialising in the Shared Ownership homes across west London.

We aim to make the homebuying process as stress-free as possible, with a keen focus on customer service to give all our buyers the best possible experience.

Our team of experts offer impartial advice and support tailored to your needs all with the goal of getting you settled into your dream new home.

Why 'AW4KEN'?

Deciding upon the name AW4KEN came from the development's superb location. Situated in Chiswick, within the W4 postcode, we wanted people to envisage waking up in such a fantastic part of London, with the full day ahead of them.





Be part of something bigger.



CHISWICK HOUSE

Discover everything on your doorstep and become part of the community in west London.

Shop & socialise.

Set above a looping section of the Thames, Chiswick is a riverside village turned desirable suburb, where attractive period properties and generous green space line up alongside a vibrant mix of shops and restaurants to lure residents in for the long term.

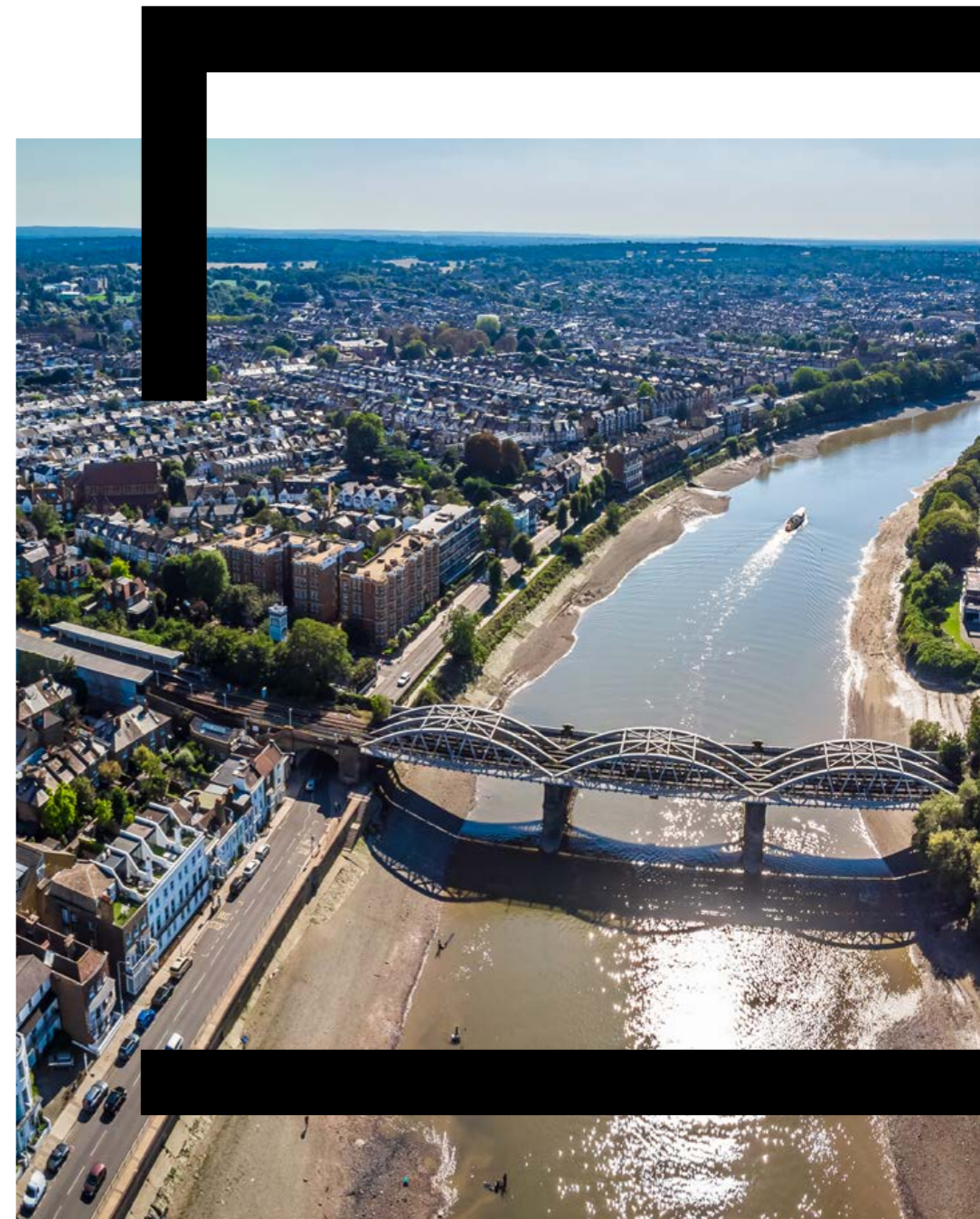
The area's genteel charms though don't mean it's off the transport map. With good road connections, links to Heathrow and only a half hour's journey from the West End, the area is a commuter's paradise. In addition, the schools and pretty period homes lure families, while young professionals are drawn to the bustling Chiswick High Road and proximity to the Thames. These new residents add even more vibrancy and diversity to what historically was a creative area.

Space to breathe outdoors.

Today residents from all walks of life have formed a strong, peaceful community, interrupted just once a year when Chiswick's riverside location brings hordes of spectators to its eponymous bridge, which marks the finishing point of the Oxford and Cambridge Boat Race.

At your leisure.

With Chiswick High Road just a 9-minute walk, everything you need is just footsteps away. The distinctive Chiswick House is located just two roads behind the development, roughly an 11-minute walk away, with excellent gardens and interior decoration at this English Heritage site.



AERIAL VIEW OF CHISWICK AND RIVER THAMES

Walking times taken from [google.co.uk/maps](https://www.google.co.uk/maps) and are approximate only.

Be closely connected.

Located just an 11-minute walk from Chiswick Park station and take just over 12 minutes from Gunnersbury station on foot. AW4KEN is perfectly placed to serve your needs into central London, either for a day out or on your morning commute.

Chiswick Park is host to the District line, which can take you across London, getting to Victoria in 24 minutes. Alternatively, Gunnersbury Overground station gives you another option, stretching from Richmond all the way to Stratford.



Walking
from AW4KEN



Underground
from Chiswick Park



Overground
from Gunnersbury

Chiswick Park

11 minutes

Hammersmith

19 minutes

Richmond

7 minutes

Gunnersbury

12 minutes

Victoria

34 minutes

Highbury & Islington

39 minutes

Turnham Green

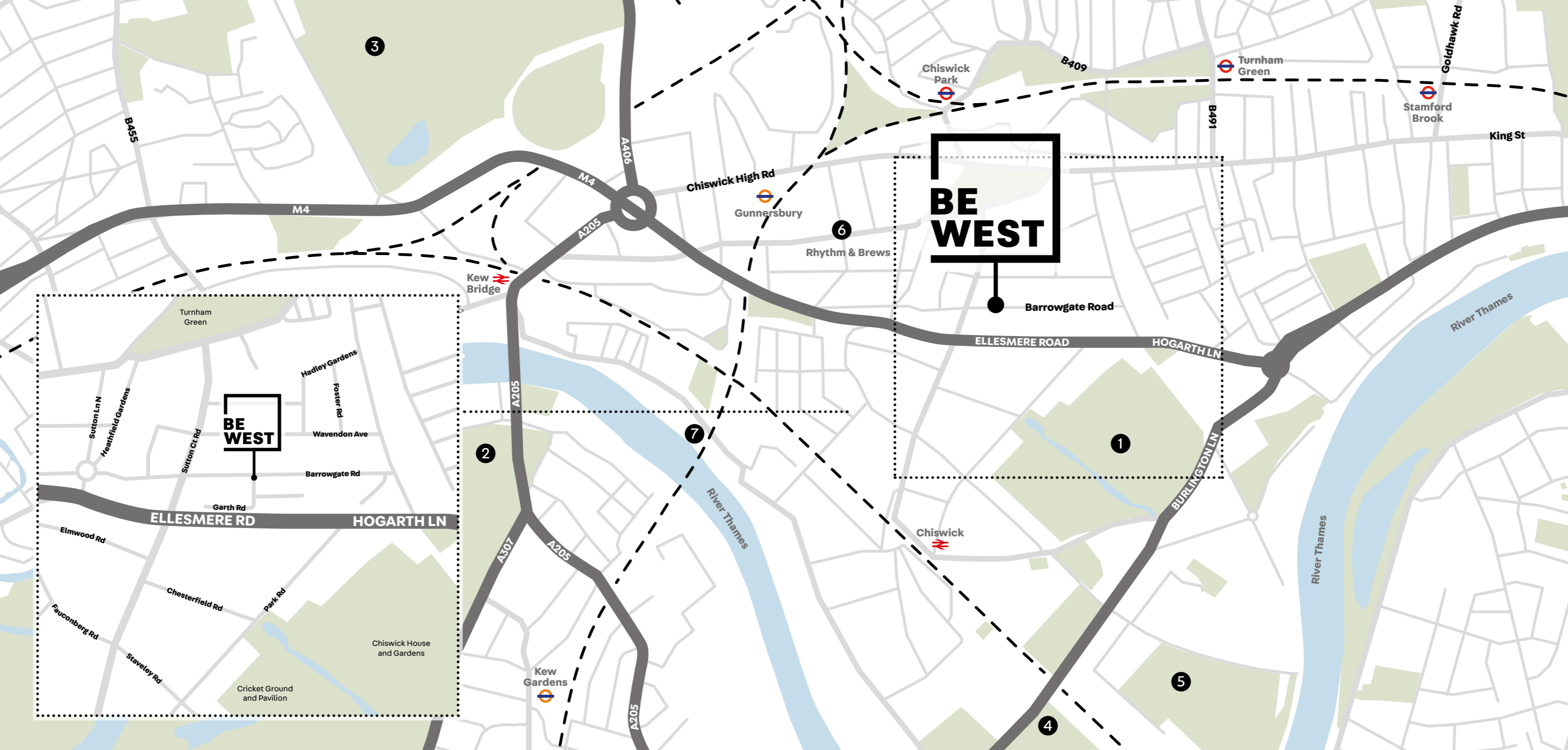
18 minutes

King's Cross

48 minutes

Stratford

55 minutes



Be part of the community.

Chiswick is host to a whole range of amenities, from excellent parks and green areas to an excellent café culture and trendy bars along Chiswick High Road.

With a number of local supermarkets a short walk away, as well as many options for evening drinks such as The City Barge, this really is a great place to find your perfect home.

Map not to scale.

- ❶ Chiswick House and Gardens
- ❷ Kew Green
- ❸ Gunnersbury Park
- ❹ Chiswick Rugby Football Club
- ❺ King's House Sports Ground
- ❻ Rhythm & Brews
- ❼ The City Barge

Love the specification.

Our new homes come fully equipped with modern appliances and are decorated in neutral tones allowing you to style to your own taste.



Standard Specification

Reception/Kitchen/Dining Area

- Howdens kitchen worktops and upstand in reconstituted stone similar to Okite in Bianco Assoluto
- AEG integrated fridge freezer
- AEG stainless steel gas hob
- AEG stainless steel single oven
- AEG fully integrated dishwasher and stainless steel combination microwave oven
- BEKO washer dryer

Bedroom

- Neutral coloured Pembridge Heathers carpet (pile twist) to bedroom
- Armarii built-in wardrobes to all double bedrooms

Bathroom

- Novilon Futura range flooring to bathroom
- Alterna heated towel rail
- Saloni flooring and tiles to en suite
- Dulux white paint to the walls

Hallway

- Novilon Futura range flooring to hallway


Communal

- Hard-wearing carpet and/or acoustic vinyl flooring provided throughout to all staircases and communal areas
- Chrome door handles throughout

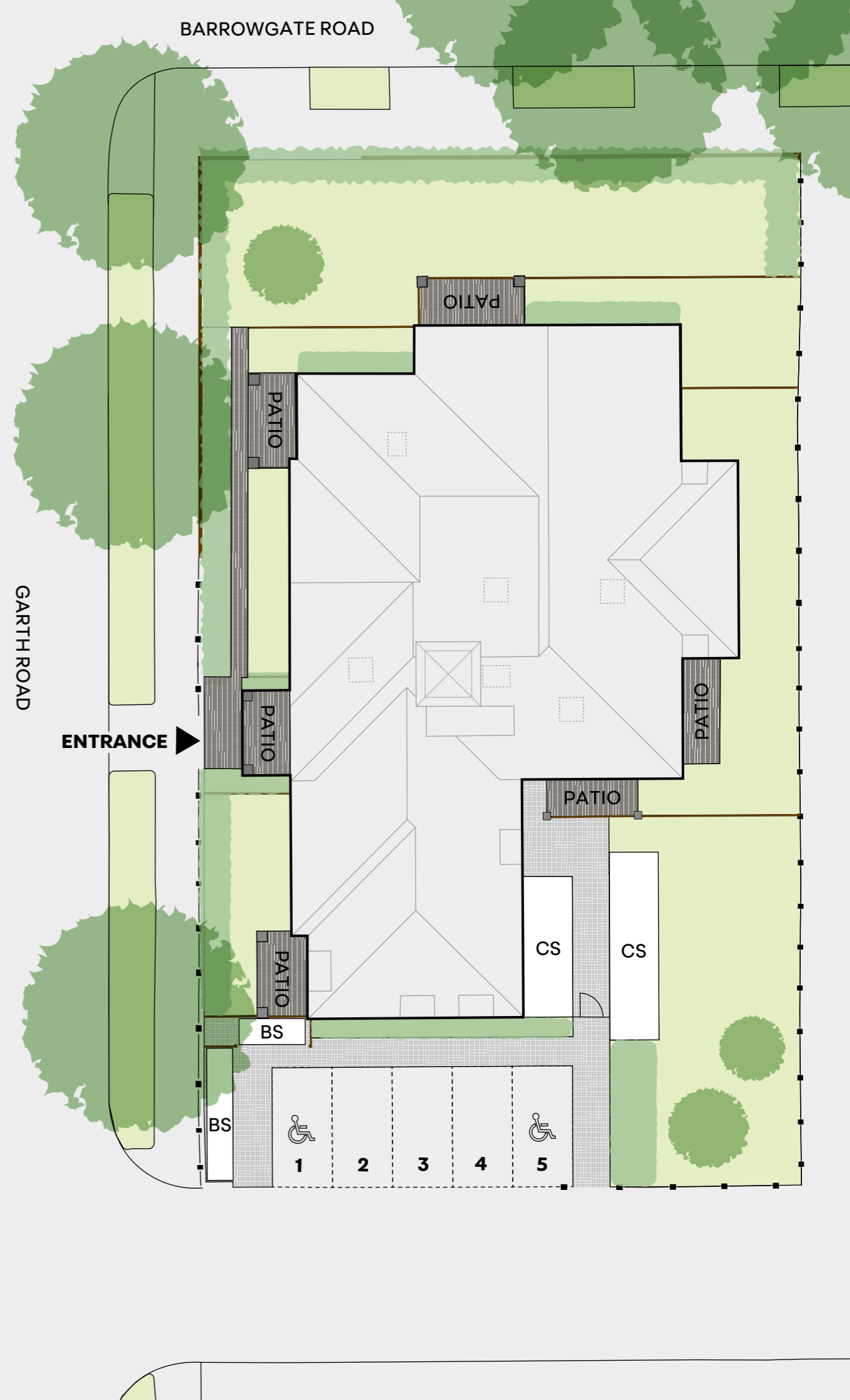
The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. Specifications are subject to change.

Discover the site.

AW4KEN is a truly unique development, featuring a collection of 12 bespoke apartments located a stone's throw from the River Thames.

 - Disabled Parking Space
BS - Bin Store
CS - Cycle Store

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with the Sales Team prior to reservation.



Explore the apartments.

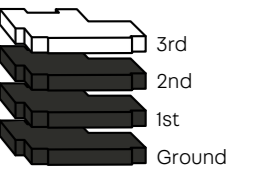


Apartments 1, 5 & 9.

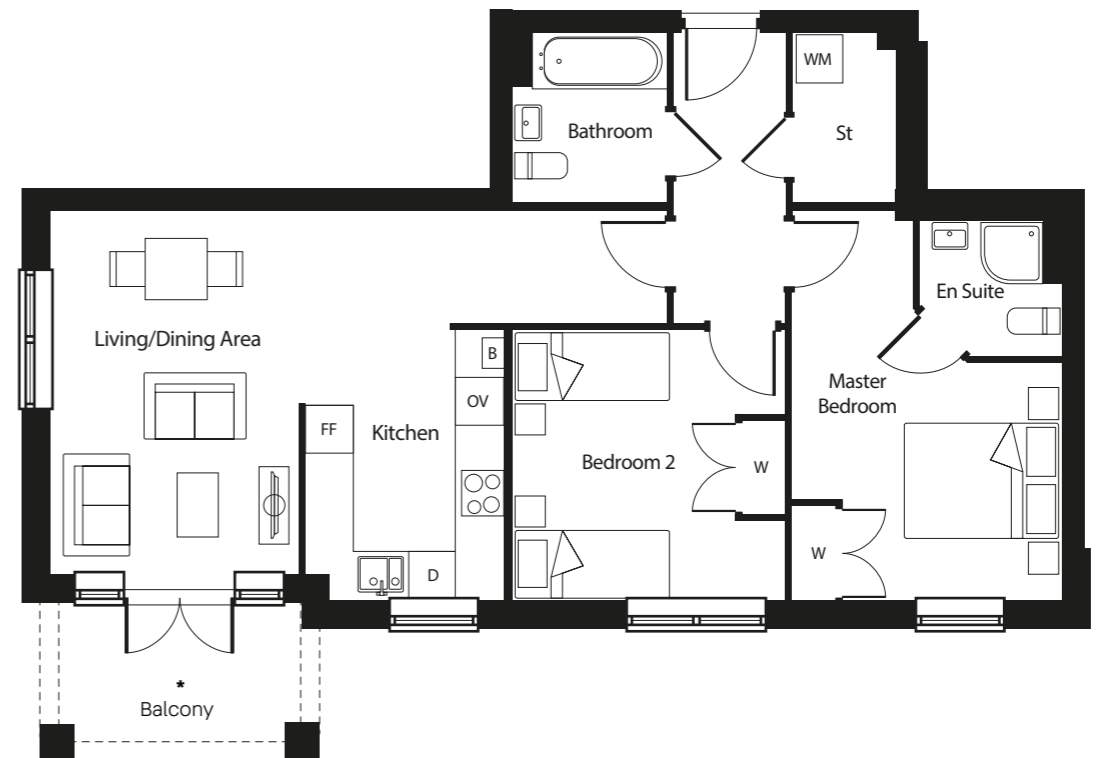
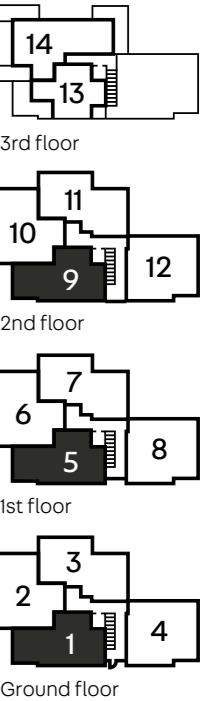
 2 BED



Floor locator



Plot locator



KITCHEN/LIVING/DINING AREA

5.84m x 4.67m | 19'1" x 15'3"

MASTER BEDROOM

5.01m (max) x 3.82m | 16'5" (max) x 12'6"

BEDROOM 2

3.62 x 3.56m | 11'10" x 11'8"

TOTAL AREA

75.44 SQ M, 812 SQ FT

B - Boiler D - Dishwasher FF - Fridge Freezer OV - Oven St - Store W - Wardrobe WM - Washing Machine

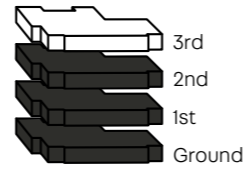
*Plot 9 balcony plans differ. Note: Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units appliance spaces and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition).

Apartments 2, 6 & 10.

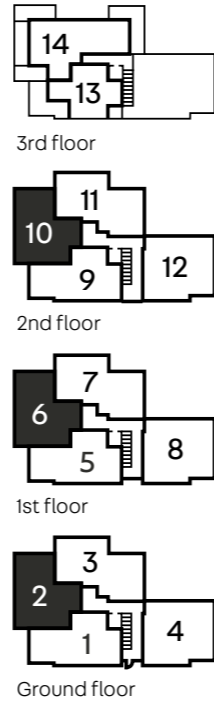
 2 BED



Floor locator



Plot locator



KITCHEN/LIVING/DINING AREA

7.69m × 4.29m | 25'2" × 14'0"

MASTER BEDROOM

5.46m (max) × 3.17m | 17'10" × 10'4"

BEDROOM 2

4.19m (max) × 3.12m (max) | 13'8" × 10'2"


TOTAL AREA

74.39 SQ M, 800 SQ FT

B - Boiler D - Dishwasher FF - Fridge Freezer OV - Oven St - Store W - Wardrobe WM - Washing Machine

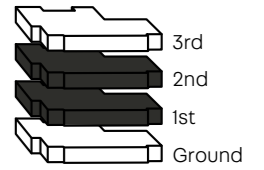
*Plot 10 balcony plans differ. Note: Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units appliance spaces and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition).

Apartments 7 & 11.

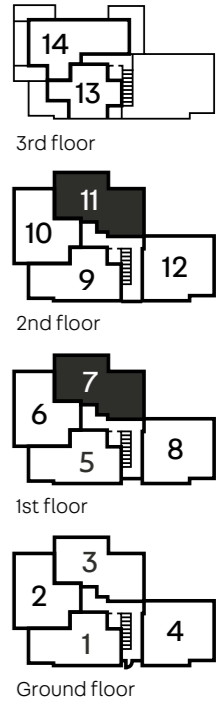
 2 BED



Floor locator



Plot locator



KITCHEN/LIVING/DINING AREA

6.75m × 4.89m | 22'1" × 16'0"

TOTAL AREA

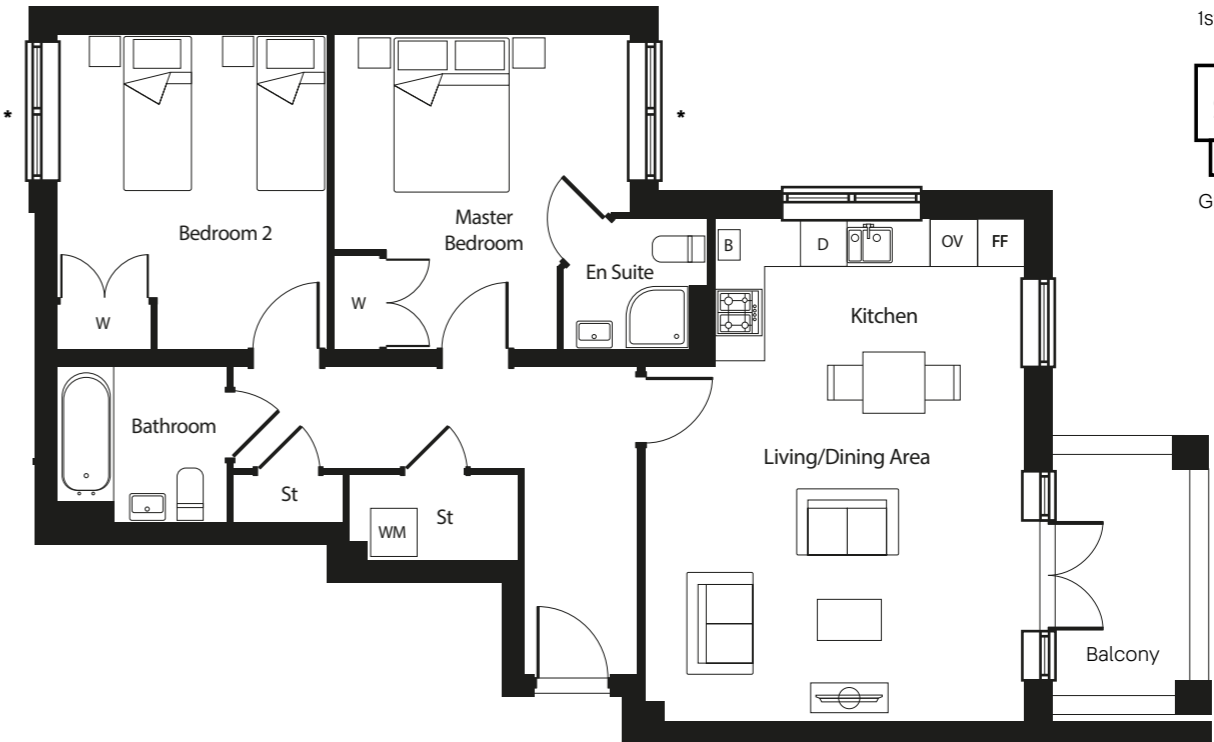
79.12 SQ M, 851 SQ FT

MASTER BEDROOM

4.06m (max) × 3.81m (max) | 13'3" (max) × 12'6" (max)

BEDROOM 2

4.27m (max) × 3.50m (max) | 14'0" (max) × 11'5" (max)



B - Boiler D - Dishwasher FF - Fridge Freezer OV - Oven St - Store W - Wardrobe WM - Washing Machine

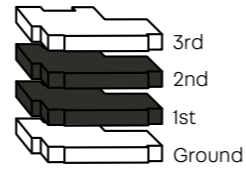
*Smaller windows and different size balcony to plot 11 only. Note: Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units appliance spaces and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition).

Apartments 8 & 12.

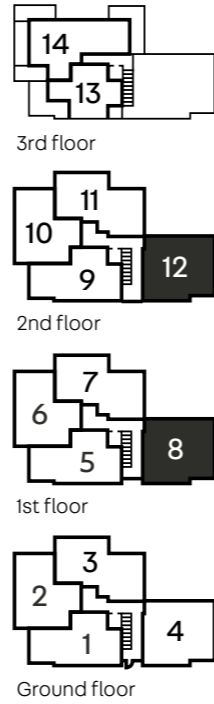
 2 BED



Floor locator



Plot locator



KITCHEN/LIVING/DINING AREA

8.17m × 3.38m | 26'9" × 11'1"

TOTAL AREA

75.77 SQ M, 815 SQ FT

MASTER BEDROOM

4.36m × 3.45m | 14'3" × 11'3"

BEDROOM 2

4.25m (max) × 3.40m (max) | 13'11" (max) × 11'1" (max)

B - Boiler D - Dishwasher FF - Fridge Freezer OV - Oven St - Store W - Wardrobe WM - Washing Machine

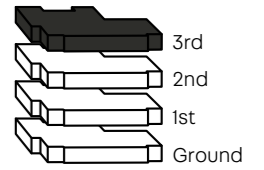
*Plot 12 balcony plans differ. Note: Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units appliance spaces and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition).

Apartment 13.

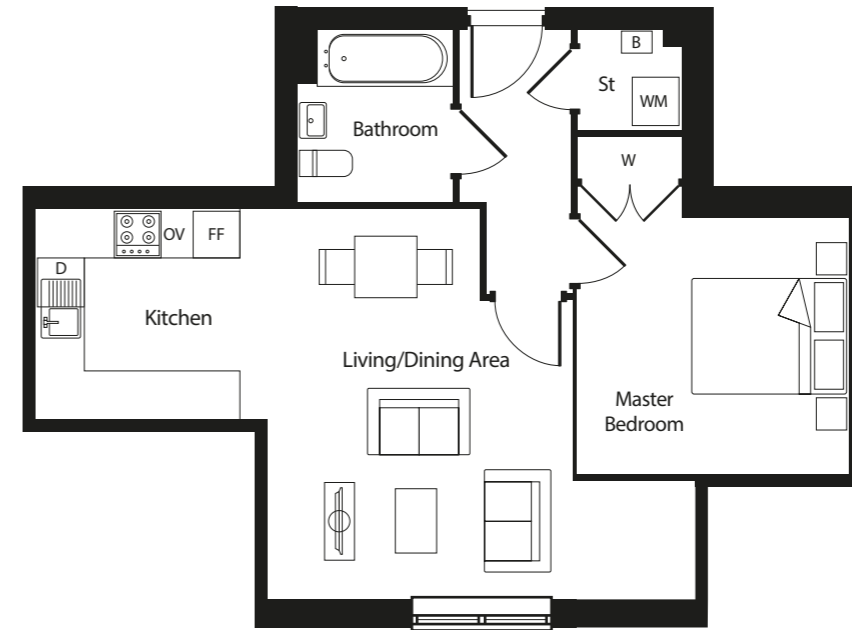
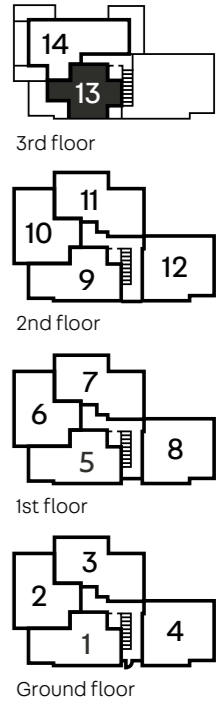
 1 BED



Floor locator



Plot locator



KITCHEN/LIVING/DINING AREA


6.92m (max) × 5.01m (max) | 22'8" (max) × 16'5" (max)

TOTAL AREA

50 SQ M, 538 SQ FT

MASTER BEDROOM

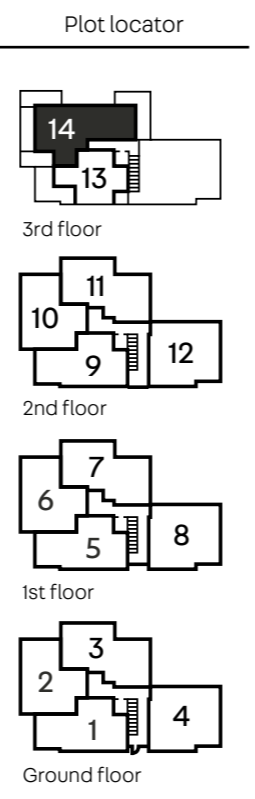
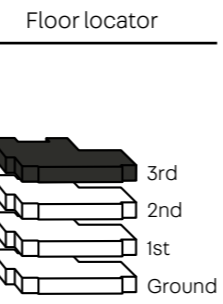
4.40m (max) × 3.55m (max) | 14'5" (max) × 11'7" (max)

B - Boiler D - Dishwasher FF - Fridge Freezer OV - Oven  - Rooflight St - Store W - Wardrobe WM - Washing Machine

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Apartment 14.

 2 BED



KITCHEN/LIVING/DINING AREA

8.42m (max) × 5.73m (max) | 27'7" (max) × 18'9" (max)

TOTAL AREA


82.57 SQ M, 888 SQ FT

MASTER BEDROOM

4.56m × 2.97m | 14'11" × 9'8"

BEDROOM 2

3.83m × 3.46m | 12'6" × 11'4"

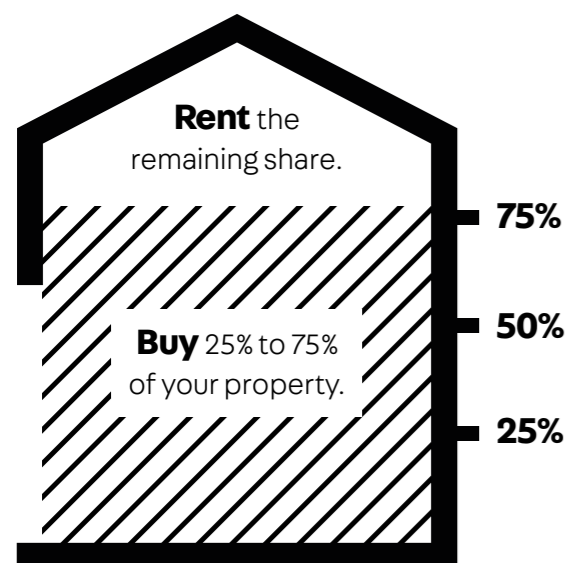
B - Boiler D - Dishwasher FF - Fridge Freezer OV - Oven  - Rooflight St - Store W - Wardrobe WM - Washing Machine



Note: Floor plans are not to scale and are indicative only. Location of windows, doors, kitchen units appliance spaces and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition).

Be in the know.

Shared Ownership* gives first-time buyers and those that do not currently own a home the opportunity to purchase a share in a new build or resale property.



How does it work?

The smallest share you can buy today is 25% and the largest is 75%. You will usually pay a mortgage on the part you own and a subsidised rent on the part you don't own, but this is less than if you were buying the property outright. This is usually cheaper than renting the same type of property privately in the same area.

As your income rises, you can increase the share you own, until you eventually own 100% and no longer have to pay rent. This process is known as 'staircasing'. You are not obligated to staircase at any time.

We are delighted to offer Shared Ownership as a practical way for more people to be able to own their own homes.

Register with BE WEST:
bewest.co.uk/register-interest

About BE WEST

BE WEST is a new brand for Shared Ownership and private sales within the four boroughs of west London, with a no-nonsense approach to homeownership.

Are you looking to get your foot onto the property ladder?

Shared Ownership may be a great option to get you started. Shared Ownership is a government-backed product that helps you become a homeowner.

Sometimes known as Part Buy Part Rent, you buy a percentage share in a brand new home and pay rent on the remaining share.

Shared Ownership is available at a number of our developments. Find your new home today.

We believe that buying a new home doesn't need to be stressful; we want to cut the jargon and pave the way for an effortless experience.

We offer truly impartial advice and support from genuine experts who put your needs above all else, to get you settled in your new home and onwards to a brighter future.

You can read our Shared Ownership buyers guide for a full breakdown of the buying process.

The first step to buying a Shared Ownership home is to register your interest with BE WEST.



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78 Barrowgate Road
Chiswick
London
W4 4QP

020 8996 8925
sales@bewest.co.uk

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