THE WESTLINKS PERIVALE, EALING

STARED DI

In and around Ealing and Perivale	06
Location map	10
Local travel times	12
Transport links	14
A place to call home	18
Design to optimise your space	22
Specification	26
Floor plans	28
Why Shared Ownership?	34
Shared Ownership process	36
About FABRICA	37
Contact	40

Welcome to The Westlinks, a modern collection of 1 and 2 bedroom apartments in the heart of North Ealing. Surrounded by green open spaces and only moments from shops, bars and restaurants, your new home is perfectly positioned.

There's plenty to see and do in this part of West London – from scenic parks to Wembley and Westfield – and fast connections to Central London are a major advantage of life at The Westlinks too.

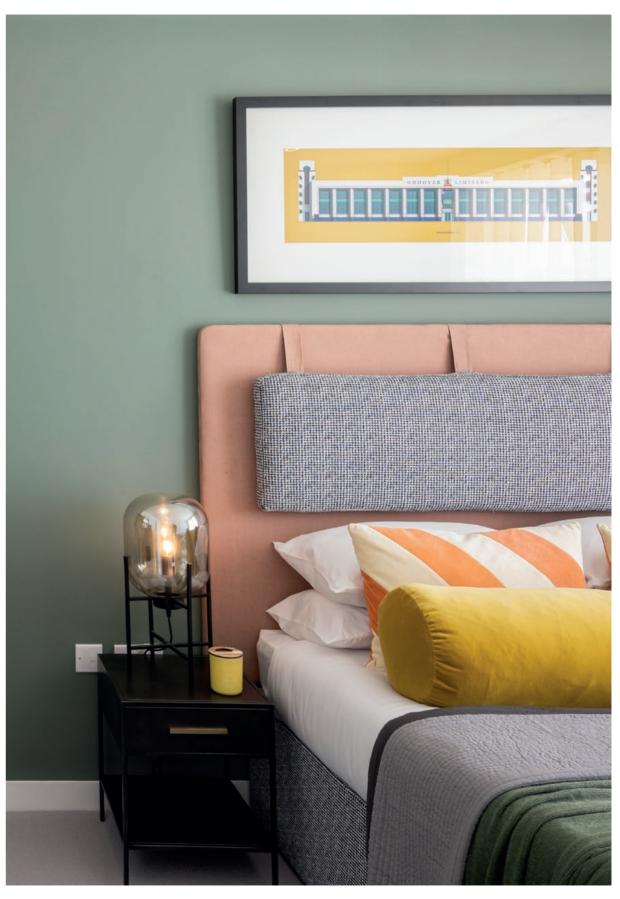
The leafy landscaped courtyard and gardens is a tranquil oasis for residents to enjoy.

Computer generated image, indicative only.



1





Show home interiors at The Westlinks.









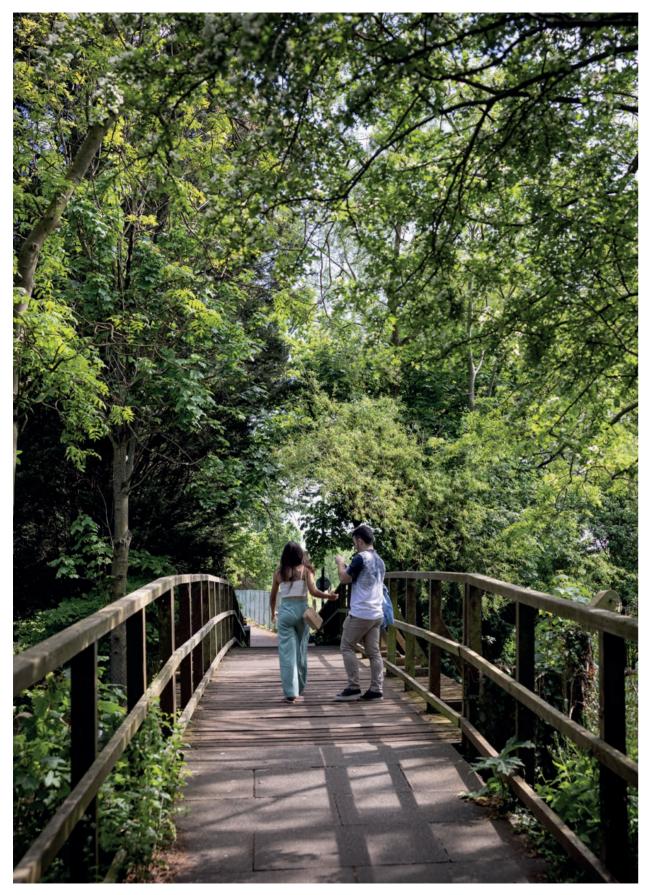
IN AND AROUND EALING AND PERIVALE

Affectionately known as the 'Queen of Suburbs', Ealing enjoys that rare balance between urban buzz and leafy, village-like charm.

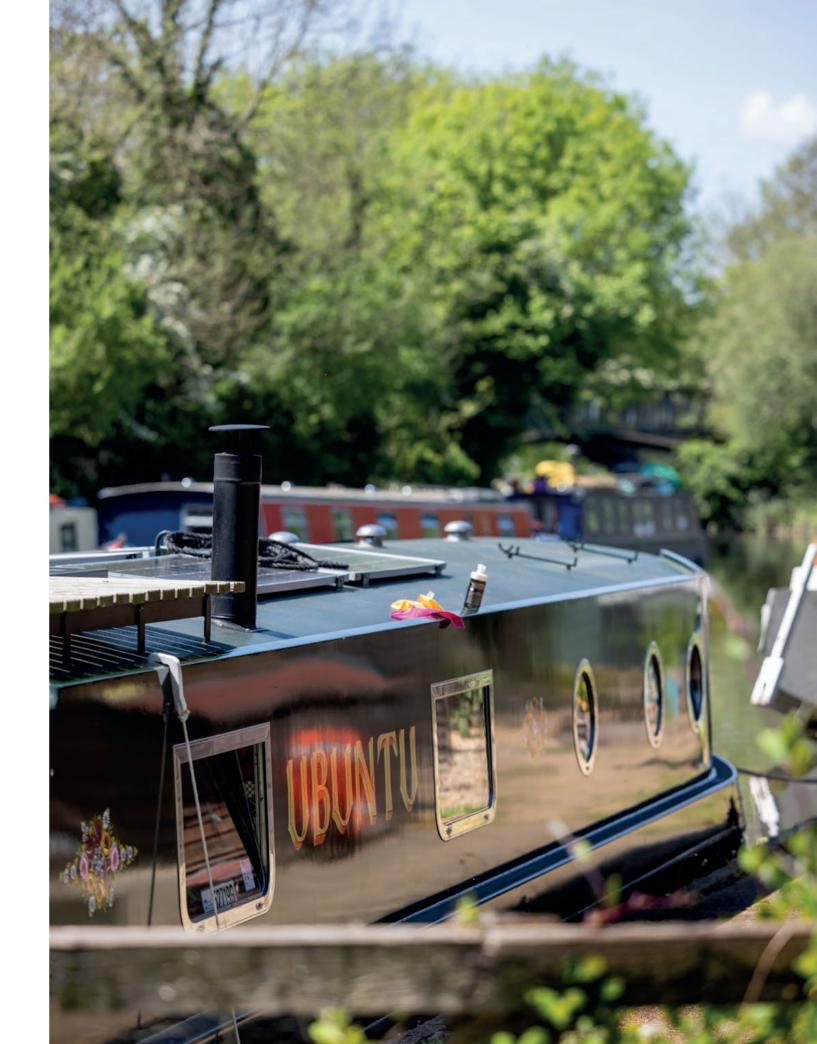
Local haunts such as Electric Coffee Co. and The Duke of Kent pub have attracted a loyal clientele from far and wide, while just around the corner is Wembley, home to the biggest events in the sports and music world. No need to venture into central London for shopping - there's the mall at Ealing Broadway, the nearby London Designer Outlet, and Westfield only 26 minutes* by bus.

Residents at The Westlinks have the luxury of choice when it comes to green spaces, slow down and soak up natural surroundings in nearby Gunnersbury Park, Ealing Common or Pitshanger Park, to name a few. The sprawling Brent River Park offers leisurely walks, river views and even Hanwell Zoo. Another highlight of outdoor life here is the scenic cycle down the Grand Union canal towards Paddington.

*Time is approximate only and is taken from TFL.



The River Brent and the Grand Union canal.





YOUR LOCAL AREA

THE WESTLINKS
CAFES, BARS & RESTAURANTS
👓 Royal Nawaab London
02 Bashrah Lounge
OB The Duke of Kent Pub
04 Momo Japanese Restaurant
Paolo's Italian Restaurant
of Grillville Restaurant
07 Lamar Café & Lounge
os Bridge Hotel
•• Electric Coffee Co.
LOCAL AMENITIES
10 Tesco Superstore
11 Со-ор
12 Sainsbury's
13 Temple Pharmacy
¹⁴ Greenford Chemist & Opticians
15 Lynwood Surgery
¹⁶ Marks and Spencer Perivale
17 BP Petrol Station
18 Lidl Supermarket
LEISURE & OUTDOOR SPACES
19 Ealing Golf Club
20 Horsenden Farm
21 Pitshanger Park
22 Oxygen Freejumping Trampoline Park
23 Perivale Park Golf Course
24 Hanwell Town Football Club
25 Hanwell Zoo
SCHOOLS
²⁶ Vicar's Green Primary School
27 Montpelier Primary School
28 Notting Hill & Ealing High School
29 Cardinal Wiseman Catholic School

LOCAL TRAVEL TIMES

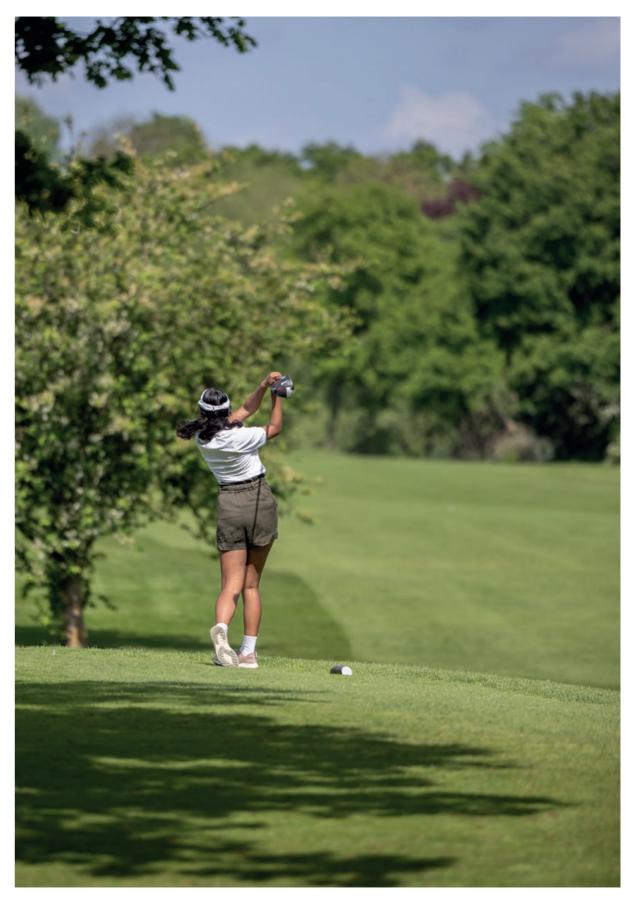
At The Westlinks you're only minutes away from great dining, beautiful parks, shops and other amenities, whether you're walking, cycling or traveling on public transport.





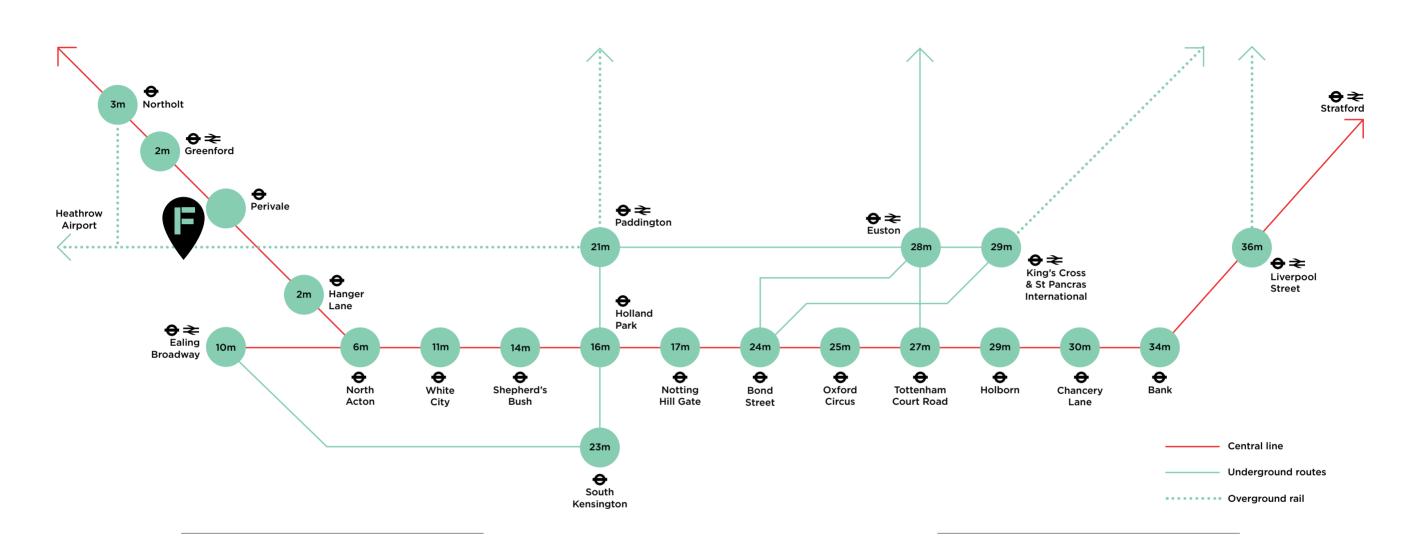






Ealing Golf Club.

TRANSPORT LINKS



Driving into central London is easy from The Westlinks, thanks to its location beside the A40: the road snakes through seven London boroughs, among them Camden, Westminster, and Kensington & Chelsea. To the west, Heathrow Airport, Oxford and Gloucester are all easily accessible too.

Living at The Westlinks means you're walking distance from Perivale underground station: from here, it's only four stops to White City on the Central Line, and just over 20 mins into Marble Arch or Bond Street.

Nearby, Ealing Broadway connects residents to the District line and the new Elizabeth line - making it easier and guicker than ever before to reach the theatres, shops and cultural attractions of the capital.

Those who enjoy combining exercise and fresh air with their commute are in for a treat: the Grand Union Canal makes for a scenic cycle route towards Paddington.

Map not to scale. Journey times are calculated from Perivale station using tfl.gov.uk at peak time and are dependent on time of travel.



Α PLACE TO CALL ΗΟΜΕ

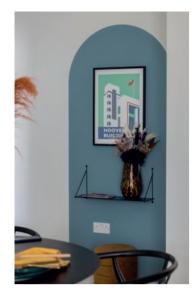
Set in a bright brick building surrounded by green open spaces - from playing fields to parks and sports clubs - The Westlinks is made up of 28 Shared Ownership homes. While all have design-led interiors, most on the upper floors also boast sweeping views of the expansive golf course next door. Within The Westlinks itself is a leafy courtyard and garden - a peaceful, private oasis for all residents to enjoy.



CENTRAL PARADE



Bright, open-plan living spaces are flooded with natural light from the full-height windows.





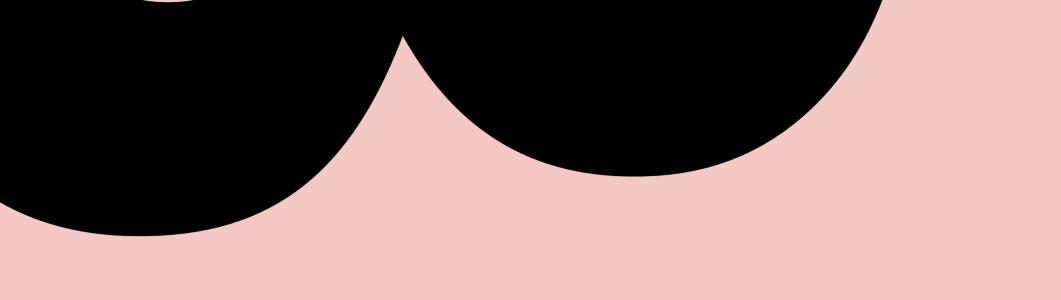


Show home interiors at The Westlinks.

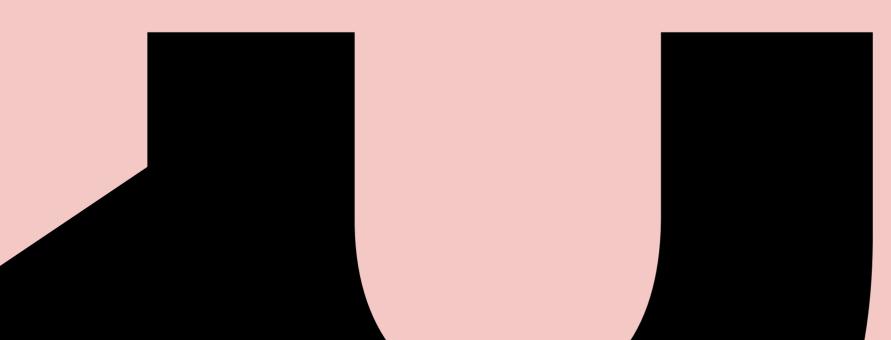


DESIGN TO OPTIMISE YOUR SPACE

Each modern apartment at The Westlinks has been carefully designed to maximise natural light and space. In every kitchen, integrated Bosch and Hotpoint appliances, white Carrara marble effect counters and handleless cupboards create a practical yet stylish space. The bedrooms feature plenty of storage thanks to built-in wardrobes, while the flooring gives The Westlinks homes a fresh, contemporary feel.



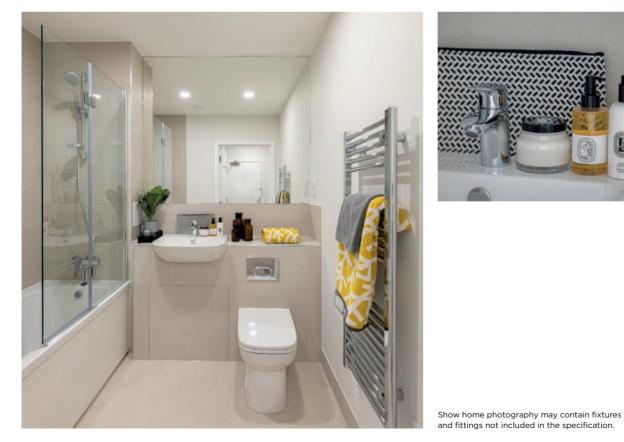




SPECIFICATION







KITCHEN

- White Carrara marble effect laminate worktop
- Matt dove grey handleless cupboard doors
- 1.5 bowl sink
- Bosch integrated oven, hob and extractor
- Hotpoint integrated fridge freezer and dishwasher

BATHROOM & ENSUITE

- Large format floor and wall tiles
- Vitra bath, basin, WC, cistern and flush
- Hansgrohe bath filler, basin tap, shower head and shower tray (en-suite only)
- Chrome heated towel rail

- Nilan integrated heating and ventilation system
 - Recessed downlights throughout, with integrated sprinkler, smoke and heat alarm

 - White electrical sockets and light switches
 - Data, telephone, Sky Q and hyperoptic wiring provided*

*Subject to connection by leaseholder

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. FABRICA reserves the right to amend the specifications as necessary and without notification.

INTERIOR FINISHES

- Built-in storage cupboard in hall
- Hotpoint washer dryer in hall cupboard
- Fitted wardrobe to master bedroom
- Carpet to bedrooms
- Karndean lime washed oak vinyl flooring to halls, living rooms and kitchens

ELECTRICAL & LIGHTING

1 BEDROOM APARTMENT / TYPE C

TOTAL AREAS 56.4 sq m / 607 sq ft



DW Dishwasher FF Fridge Freezer w Wardrobe WD Washer Dryer

APARTMENT

1.3

2.3

3.3

4.3

5.3

6.3

7.3

LEVEL 1

LEVEL 2

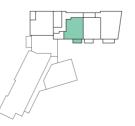
LEVEL 3

LEVEL 4

LEVEL 5

LEVEL 6

LEVEL 7



LIVING/KITCHEN/DINING ROOM

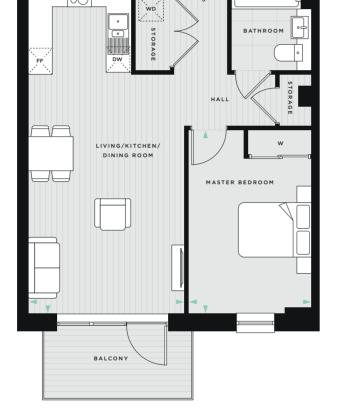
MASTER BEDROOM

BALCONY

1 BEDROOM APARTMENT / TYPE B

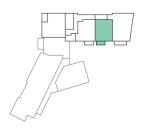
TOTAL AREAS 55.8 sq m / 601 sq ft

APARTMENT LEVEL 2 2.2 LEVEL 3 3.2 LEVEL 4 4.2 LEVEL 5 5.2 LEVEL 6 6.2 LEVEL 7 7.2



DW Dishwasher

- FF Fridge Freezer
- w Wardrobe
- WD Washer Dryer



LIVING/KITCHEN/DINING ROOM	3.78 m x 8.11 m	12'5" x 26'7"
MASTER BEDROOM	3.00 m x 4.46 m	9'10" x 14'7"
BALCONY	5.9 sq m	63.7 sq ft

The kitchen, furniture layouts and dimensions on the floor plan are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq n and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may aray within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Please note that room dimensions may vary between plots, please speak to your sales executive.



The kitchen, furniture layouts and dimensions on the floor plan are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Please note that room dimensions may vary between plots, please speak to your sales executive.

2 BEDROOM APARTMENT / TYPE D

TOTAL AREAS 71.3 sq m / 768 sq ft

2 BEDROOM APARTMENT / TYPE D.1

TOTAL AREAS 72.3 sq m / 779 sq ft



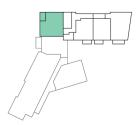




DW Dishwasher FF Fridge Freezer

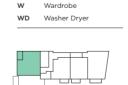
w Wardrobe

WD Washer Dryer



3.50 m x 5.87 m	11'6" x 19'3"
2.25 m x 2.50 m	7'4" x 8'2"
3.13 m x 5.34 m	10'3" x 17'6"
4.08 m x 2.81 m	13'4" x 9'2"
7.1 sq m	77.1 sq ft
	3.13 m x 5.34 m 4.08 m x 2.81 m

The kitchen, furniture layouts and dimensions on the floor plan are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq n and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may aray within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Please note that room dimensions may vary between plots, please speak to your sales executive.



Dishwasher

Fridge Freezer

DW

FF

APARTMENT

7.4

8.1

LEVEL 7

LEVEL 8

LIVING/DINING ROOM	3.50m x 5.87 m	11'6" x 19'3"
KITCHEN	2.25m x 2.50 m	7'4" x 8'2"
MASTER BEDROOM	3.13 m x 5.34 m	10'3" x 17'6"
BEDROOM 2	4.08m x 2.92 m	13'4" x 9'7"
BALCONY	7.1 sq m	77.1 sq ft

The kitchen, furniture layouts and dimensions on the floor plan are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Please note that room dimensions may vary between plots, please speak to your sales executive.

2 BEDROOM APARTMENT / TYPE A

TOTAL AREAS 76.9 sq m / 828 sq ft

2 BEDROOM APARTMENT / TYPE K

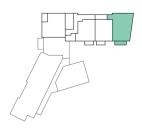
TOTAL AREAS 82.4 sq m / 887 sq ft





DW Dishwasher

- FF Fridge Freezer
- W Wardrobe
- WD Washer Dryer



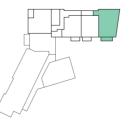
LIVING/KITCHEN/DINING ROOM	4.76 m x 7.61 m	15'7" x 24'11"
MASTER BEDROOM	3.67 m x 4.48 m	12'10" x 14'8"
BEDROOM 2	2.68 m x 5.33 m	8'9" x 17'6"
BALCONY	10.3 sq m	111.6 sq ft

The kitchen, furniture layouts and dimensions on the floor plan are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may aray within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Please note that room dimensions may vary between plots, please speak to your sales executive.

APART	MENT	
LEVEL	2	2.1
LEVEL	3	3.1
LEVEL	4	4.1
LEVEL	5	5.1
LEVEL	6	6.1
LEVEL	7	7.1



DW	Dishwasher
FF	Fridge Freezer
w	Wardrobe
WD	Washer Dryer



BALCONY	7.8 sq m	83.9 sq ft
BEDROOM 2	4.11 m x 3.13 m	13'6" x 10'3"
MASTER BEDROOM	3.00 m x 6.20 m	9'10" x 20'4"
LIVING/KIICHEN/DINING ROOM	4.24 m x 7.15 m	13 11 8 23 4

The kitchen, furniture layouts and dimensions on the floor plan are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Please note that room dimensions may vary between plots, please speak to your sales executive.

WHY SHARED OWNERSHIP?



HOW MUCH WILL IT COST?

The deposit you will need to put down (normally 5%) is based on the percentage of the share you buy, not the full market value. In addition to your monthly mortgage and rent payments, you'll need savings of around £4,000 to be able to cover the cost of the survey, legal fees and stamp duty (if applicable). The higher share you own, the less rent you will pay and if you staircase to the point where you own the property outright, you will no longer have to pay rent.



ELIGIBILITY

To gualify for a Shared Ownership apartment at The Westlinks you will need to meet certain criteria set by the Local Authority. You will be eligible for Shared Ownership if:

- You are unable to afford a home that meets your needs - You currently don't own a property - Your household income does not exceed £90,000 per annum (London) - You pass the financial assessment

Applicants for Shared Ownership are prioritised based on the Local Authority criteria. Priority is generally given to applicants living or working in the same borough as the property they wish to buy. When prioritising applicants, the Local Authority will also consider whether:

- You work in the Ministry of Defence

- You are deemed to be in a high priority group by the Local Authority. In some cases, the Local Authority use their own criteria to prioritise applicants.



35

You will need to register and complete a Shared Ownership application form on the government website. www.gov.uk/shared-ownership-scheme/apply

Buying a home is a complicated process so it's little wonder that the idea of Shared Ownership can be a little daunting. We want to make sure that when you buy your home at The Westlinks it's as easy and straightforward as possible. We have provided you with everything you need to know about Shared Ownership including how to apply, the cost of buying and eligibility.



WHAT IS SHARED OWNERSHIP?

Shared Ownership is designed to help people get onto the property ladder by enabling you to buy a share of a property (usually 25%-75%) and pay rent on the part you don't own. When you can afford to, you may wish to increase your shares until you own the entire property. This is known as 'staircasing'. There are lots of good reasons to buy a Shared Ownership home:

- Buy chain free

- Have a 12 year construction warranty from a leading warranty provider

- 2 year developer's defects warranty



HOW DOES IT WORK?

The price of the share you buy is determined by a property valuation, carried out by a Royal Institution of Chartered Surveyors (RICS) qualified surveyor. On the share of the home you don't own, you will pay rent. For example, if you purchase 40% of your home, you will pay rent on the remaining 60%. You will need to have a financial assessment to establish the maximum share you can afford to buy.



WHAT WILL YOU OWN?

Apartments

As with all apartments, the Shared Ownership apartments at The Westlinks will be Leasehold and typically be for a period of 125 years. No ground rent is payable until such time you own the apartment outright by having staircased to 100% ownership of the property.

ABOUT FABRICA

SHARED OWNERSHIP PROCESS



1. THE CONVEYANCING PROCESS

This is the process of transferring ownership of a property from one person to another. It usually takes 4 weeks from reservation to exchange of contracts. Once your application has been approved by us, you'll need to instruct your solicitor and pass their details onto us. We'll also need details of your lender. We will issue a Memorandum of Sale to all parties, which starts the legal process.



2. SEARCHES

Your solicitor will carry out a number of searches including environmental searches as well as local area searches.



You will need to pay for a survey/valuation, which is carried out by your lender.



4. MORTGAGE OFFER

If you are buying at The Westlinks with a mortgage, you'll need a mortgage offer on the property. Once you've received the offer you will need to send this to us so we can approve it.



5. EXCHANGE OF CONTRACTS

When you exchange contracts you will need to pay a deposit (£350 at The Westlinks) which makes the sale legally binding at the price agreed. If you withdraw from the sale for any reason, the deposit is nonrefundable. At this stage you are also now ready to agree a completion date.



The completion date is when your solicitor transfers the remainder of the money to our solicitor and the home officially becomes yours. Your solicitor will request the funds from your lender well in advance of the completion date and will also carry out a final search at the Land Registry. Other costs that will need to be paid are Stamp Duty (if applicable) as well as rent and service charge to A2Dominion. A transfer

document showing that the home is now leased to you will be sent to Land Registry.







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.

ways to live.

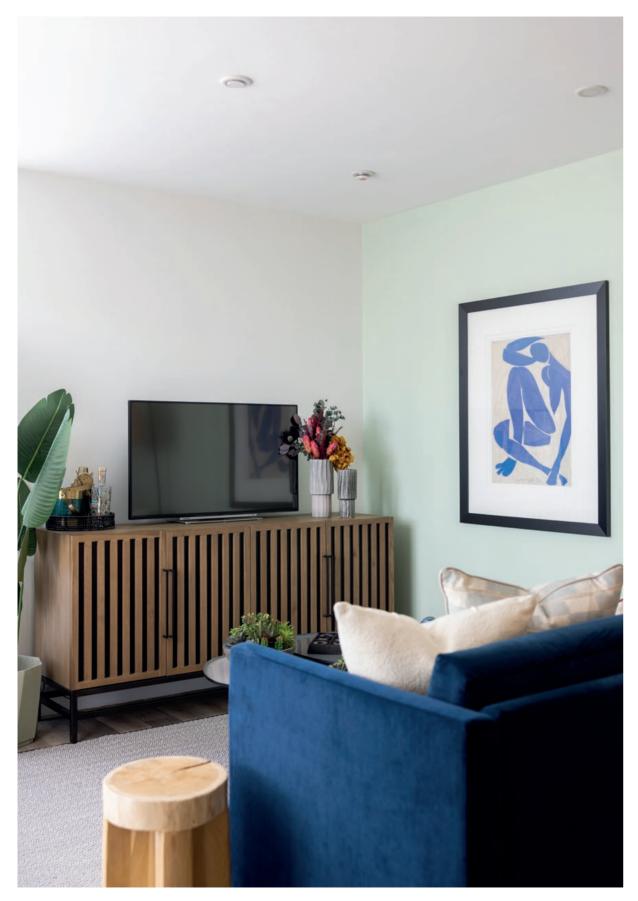


FABRICA is part of the A2Dominion Group. With over 70 years of experience and over 38,000 homes, in London and southern England, we are one of the UK's largest developers.

We don't just build remarkable homes, we invest all profits into projects that benefit communities and create better

Pride in every detail is what we live by.

FABRICA developments: 01 The Chroma Buildings: Southwark SE1 02 Hanwell Square W7 03 Jigsaw Ealing W5 04 Wyndham Studios SE5



Show home interiors at The Westlinks.



THEWESTLINKS.CO.UK 020 4525 5529

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

> The Westlinks Greenside House Western Avenue Perivale UB6 8GF







