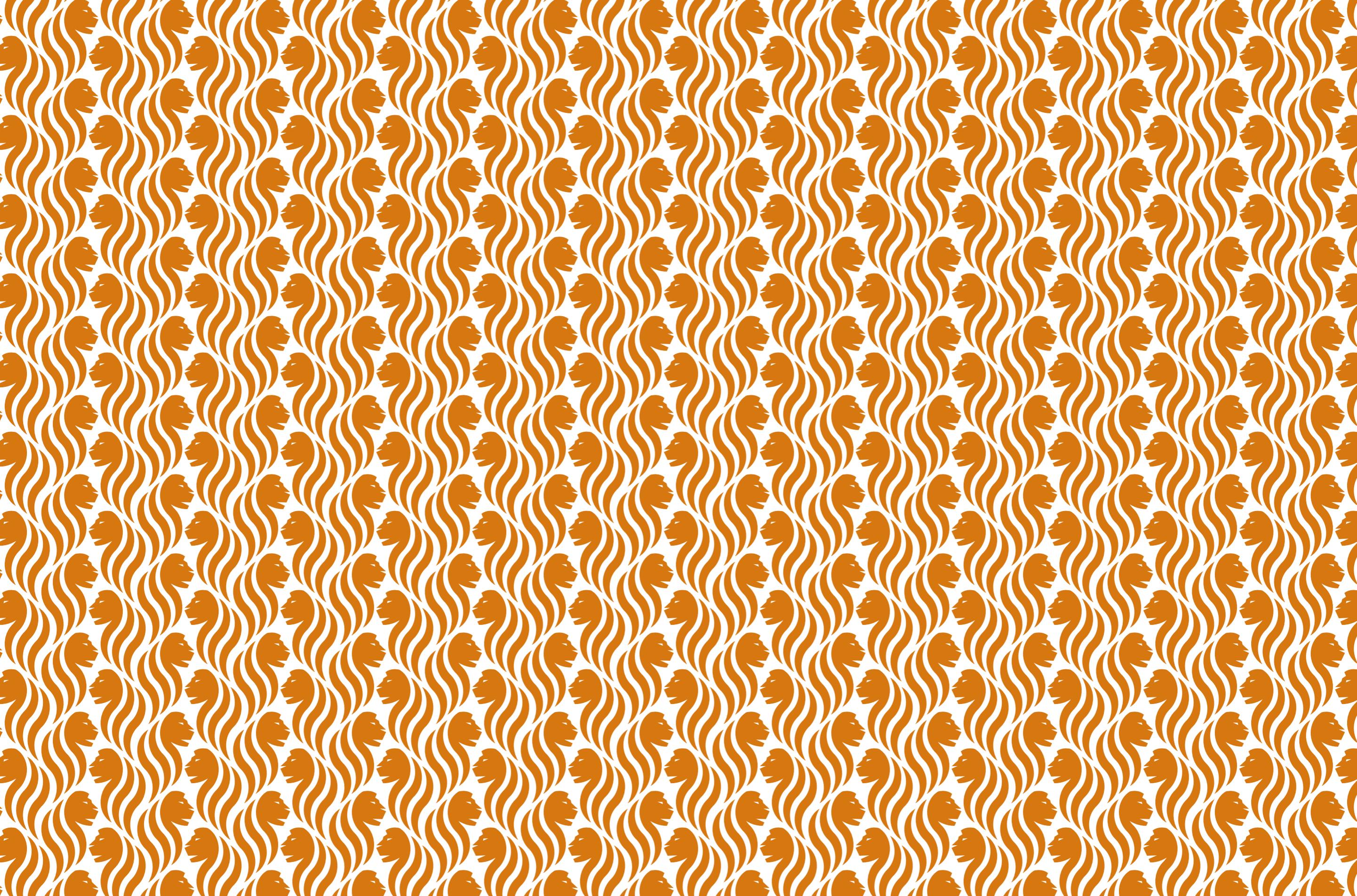




LION CRESCENT  
EALING



## YOUR NEW HOME TO ROAR ABOUT

Located in the heart of a vibrant community in the West London borough of Ealing, Lion Crescent offers 23 contemporary one and two bedroom shared ownership apartments, one of which could be your stunning new home. It is sure to be your pride and joy.





## BUSTLING NEIGHBOURHOOD

Welcome to the neighbourhood. Welcome to a thriving community that is bursting with culture and charm. A commuter hotspot that offers a wide selection of activities and amenities for convenient living. Southall and Ealing offer everything you need and more. Excellent transport connections to London and Heathrow, popular schools, a great selection of shops on your doorstep and a fabulous menu of places to eat.

Step out of your home and onto the towpath of the Grand Union Canal, a wonderful green corridor that connects you with nature. Stroll to tree-lined Jubilee Park. Explore Southall Market, with its colourful spices, jewellery and antiques.

Fitness fans can work out at one of the local gyms or leisure complexes nearby, while Wembley Stadium – home of the England football team – is less than eight miles away. If you can't live without the arts, you'll find cinemas, theatres and galleries aplenty.





## TRAVEL

Perfectly located for work, schools and leisure, Lion Crescent puts you in the centre of where it's at. A trip to Ealing Broadway, with its high street shops and amenities, takes only five minutes by train. Indeed, Southall offers superb rail connections in all directions.

The new Crossrail Elizabeth Line has revolutionised the commute for inner-city workers. A journey to Liverpool Street's financial district takes only 25 minutes. Within Zone 4 of London's transport network, you are just 15 minutes by train into central London and 10 minutes from Heathrow.

Located on the doorstep of two key motorways – the M25 and M4 – you can join the gateway to the rest of the UK in no time at all. Connectivity is key, and from your new home, you can enjoy fast and easy access across London, and beyond.



Kingsbridge Crescent

**Somerset Road, Bus stop F**  
3 mins

**Southall Scout Activity Centre**  
5 mins

**Durdan's Park Primary school**  
7 mins

**Jubilee Garden Medical Centre**  
10 mins

**Willow Tree Open Space**  
20 mins



From Somerset Rd, Bus Stop F

**Greenford High School**  
4 mins

**Palace Shopping Centre**  
5 mins

**Sri Guru Singh Sabha Southall**  
6 mins

**Southall Station**  
7 mins

**PureGym**  
9 mins



From Somerset Rd, Bus Stop F

**Southall Station**  
12 mins

**Northolt station**  
25 mins

**Heston Pools and Fitness**  
28 mins

**Hounslow Central Station**  
29 mins

**Hounslow High Street**  
37 mins



From Somerset Rd, Bus Stop F

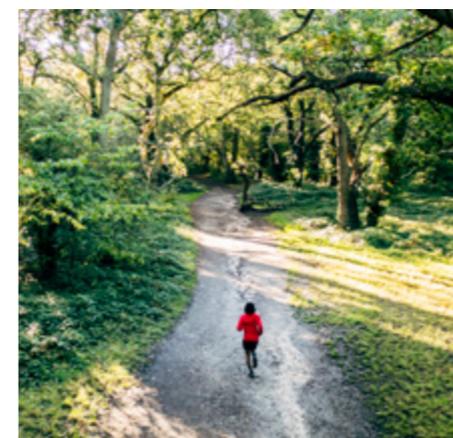
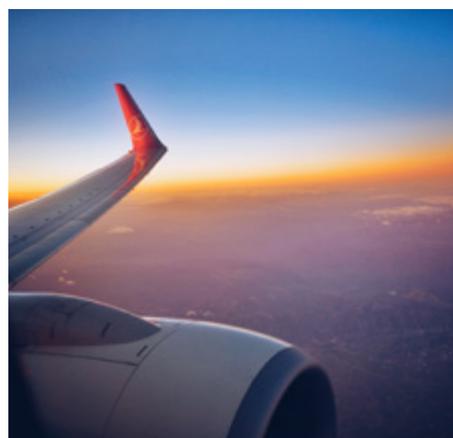
**Lombardy Retail Park**  
11 mins

**M4**  
17 mins

**Wyke Green Golf Club**  
16 mins

**Heathrow Airport**  
21 mins

**Windsor**  
28 mins



The travel times are only approximately. The information was taken from Google Maps and Transport for London. For more information, please visit [www.google.com/maps](http://www.google.com/maps) and [tfl.gov.uk](http://tfl.gov.uk)



## SPECIFICATIONS

### External

- Outdoor space to most plots\*
- Children's playground
- Allocated car parking to some plots

### Internal

- Karndean Timber Effect Flooring in Misty Oak
- Tomkinson Twist Carpet to bedrooms
- Video Door Entry System

### Bathrooms/En-suites

- Johnson Ashlar Warm Taupe Textured Tiles
- White sanitaryware
- Chrome fixtures and fittings
- Chrome electric towel rail

### Kitchens

- Howdens Kitchen – Greenwich Gloss Range in Sandstone
- Concrete effect laminate worktops and upstands
- Glass splashback
- Built in Zanussi oven, hob and extractor fan
- Integrated Zanussi fridge/freezer
- Zanussi washer/dryer

### Other

- Valliant heat pump for heating and hot water
- Access to car club
- LABC Warranty

\*Plot 29 doesn't have an outdoor space. These new homes are under construction at time of issue. Specifications are subject to change due to availability or design alterations. All images shown are for illustration purpose only.



Computer Generated Imagery





Computer Generated Imagery









- 
**Block A:**  
 A mixture of Shared Ownership and Affordable Rented homes
- 
**Block B:**  
 Affordable Rented homes
- 
**Facility:**  
 Bike storage
- 
**Outdoor space:**  
 Children's play area
- 
**Waste:**  
 Bin storage
- 
**EV stations:**  
 Double sided electric charging points



## LOCATION

Located by the scenic Grand Union Canal, Lion Crescent is just a short stroll away a wide spectrum of clothing shops, jewellers, market stalls and grocers. If it's top brands you're after, you are just 14 minutes by car from Lombardy Retail Park, TK Maxx, H&M and Next.

Southall is a true melting pot of culture and cuisines, with a huge range of authentic places to eat and drink. Work off those delicious samosas at Pure Gym, Heston Pools and Fitness Centre, or on the course at Wyke Green Golf Club.

Popular schools include Durdan's Park Primary school – just a seven-minute walk, and the 'outstanding' Drayton Manor High. Ideal for families and individuals looking to live outside London's city centre but with great transport links, this thriving neighbourhood boasts a strong community spirit, with everything you need to feel at home.

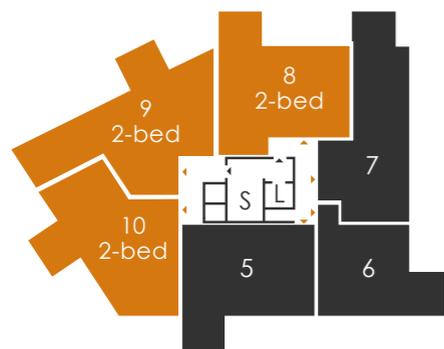


Arrangement as shown may subject to change. Not all of the parking spaces will be allocated to the Shared Ownership units. For more information, please consult with the Sales & Marketing Team. Not to scale.

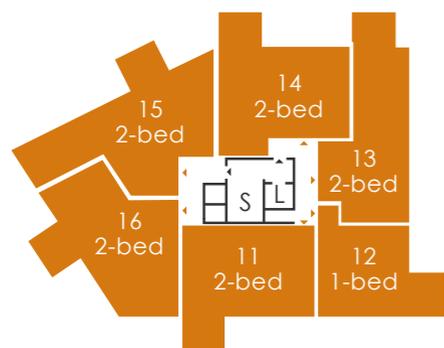


# PLOTS LOCATOR

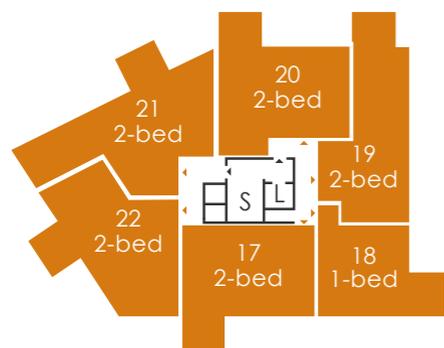
## FIRST FLOOR



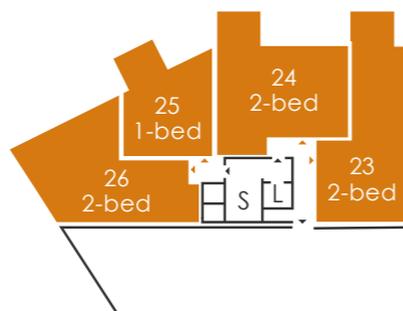
## SECOND FLOOR



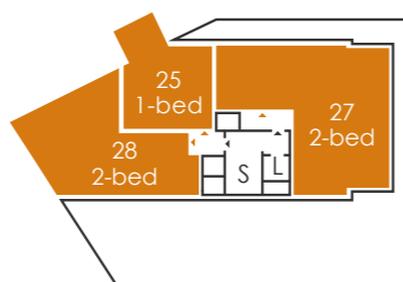
## THIRD FLOOR



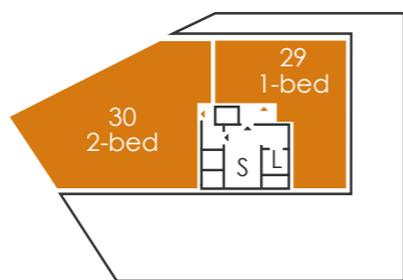
## FOURTH FLOOR



## FIFTH FLOOR

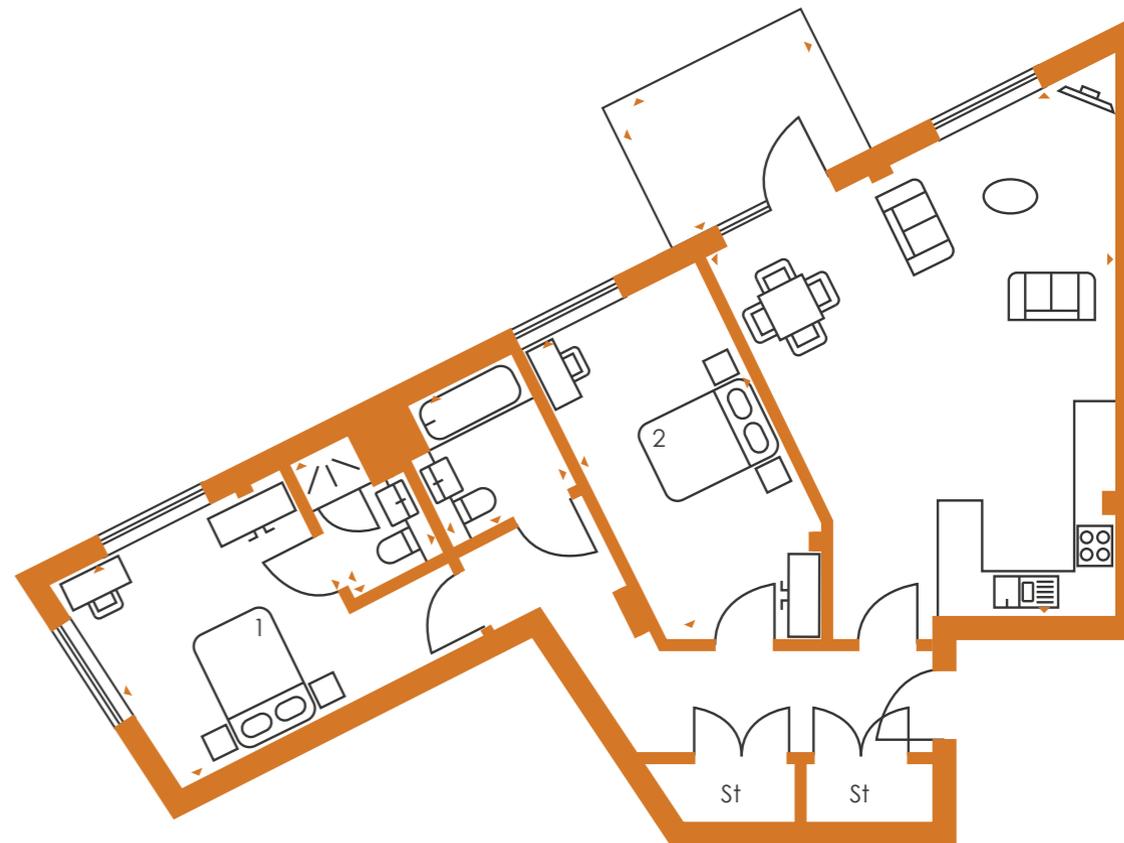


## SIXTH FLOOR



# PLOTS 9, 15 & 21

## TYPE 3 | 2-BED APARTMENTS



**Total:** 74.6m<sup>2</sup>

**Kitchen/living:** 6.0 x 7.6m

**Bedroom 1:** 3.5 x 3.4m

**Bedroom 2:** 2.8 x 4.7m

**Bathroom:** 2.0 x 2.1m

**En-suite:** 1.4 x 2.1m

**Balcony:** 3.1 x 2.2m



Shared Ownership

Affordable Rented

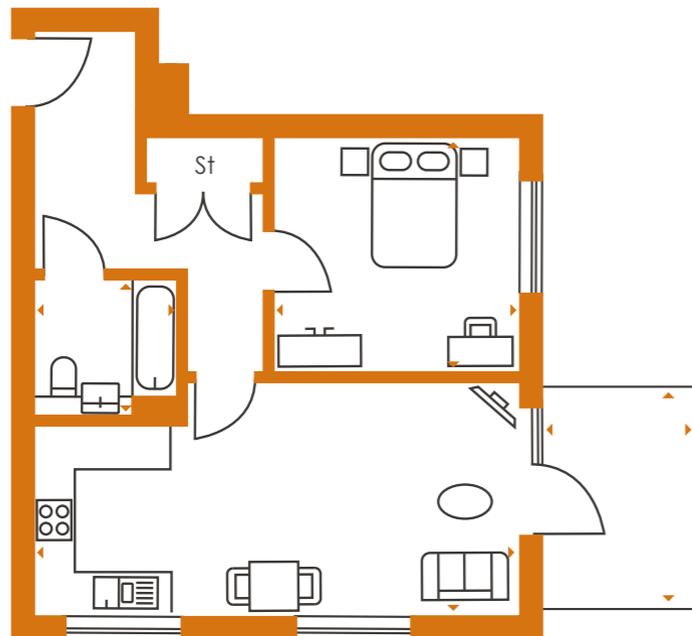
Arrangement as shown may subject to change. Not to scale.

The plans are not drawn to scale. All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team.

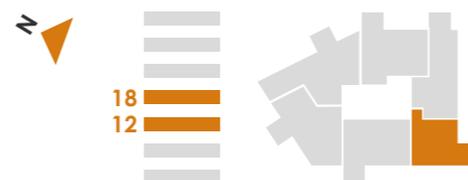


## PLOTS 12 & 18

TYPE 4 | 1-BED APARTMENTS



**Total:** 39.8m<sup>2</sup>  
**Kitchen/living:** 4.8 x 3.3m  
**Bedroom:** 3.5 x 3.3m  
**Bathroom:** 2.1 x 2.0m  
**Balcony:** 2.2 x 3.1m

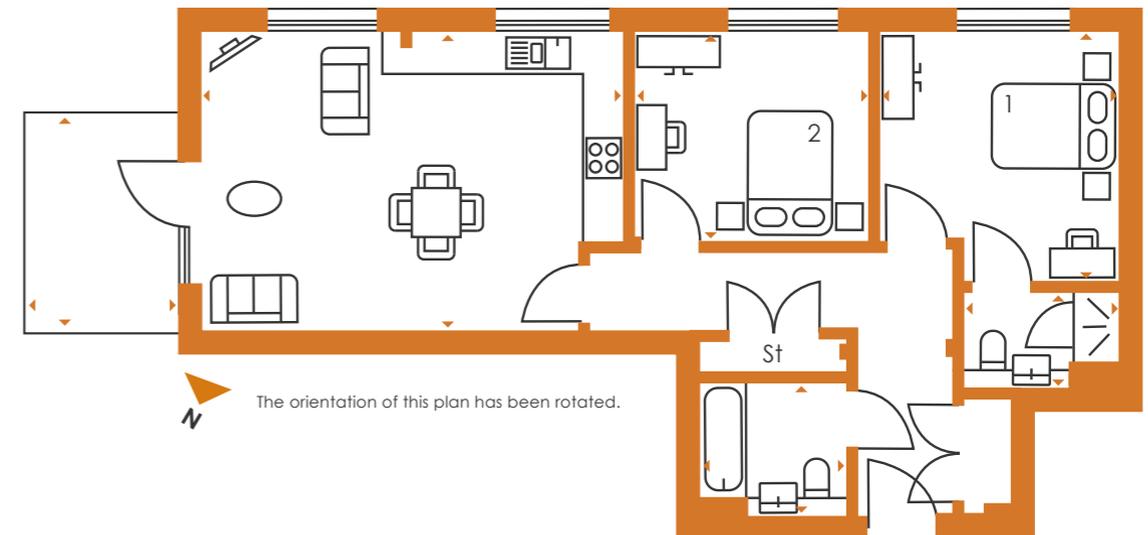


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## PLOTS 13 & 19

TYPE 5 | 2-BED APARTMENTS



**Total:** 58.2m<sup>2</sup>  
**Kitchen/living:** 6.1 x 4.3m  
**Bedroom 1:** 3.5 x 3.6m  
**Bedroom 2:** 3.5m x 3.0m  
**Bathroom:** 2.1m x 2.0m  
**En-suite:** 2.3m x 1.4m  
**Balcony:** 2.2 x 3.1m



The plans are not drawn to scale. All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team.



**PLOTS 10, 16 & 22**  
TYPE 6 | 2-BED APARTMENTS



**Total:** 61.6m<sup>2</sup> (plots 16 & 22) / 61.7m<sup>2</sup> (plot 10)

**Kitchen/living:** 5.6/5.5' x 3.6m

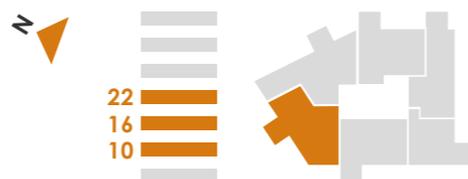
**Bedroom 1:** 5.3 x 3.1m

**Bedroom 2:** 4.2 x 3.2m

**Bathroom:** 2.0 x 2.1m

**En-suite:** 2.0 x 1.4m

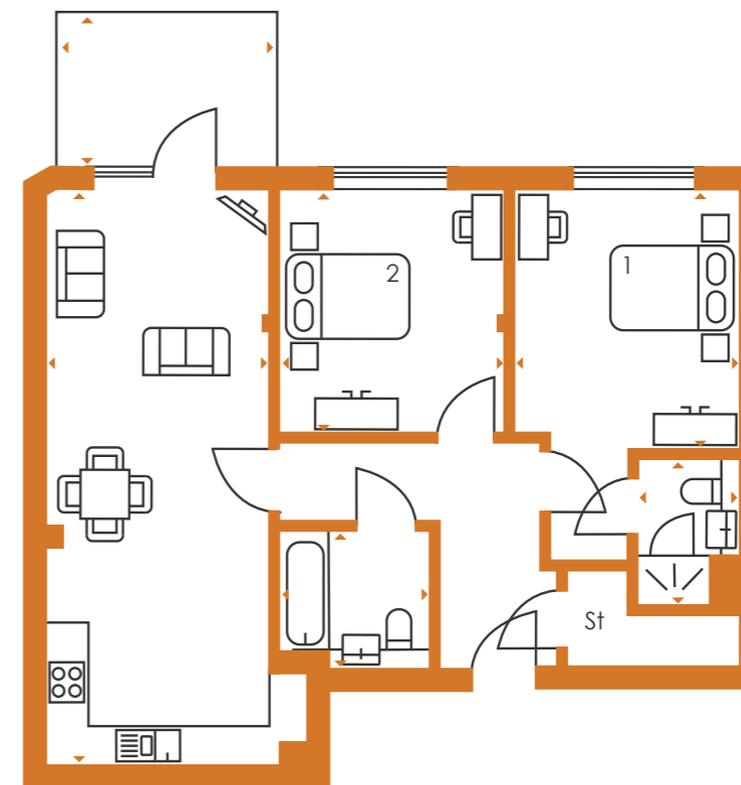
**Balcony:** 2.2 x 3.1m



Plot 10's kitchen/living's room size is 5.5 x 3.6m. The plans are not drawn to scale. All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team.



**PLOT 24**  
TYPE 07A | 2-BED APARTMENT



**Total:** 63.7m<sup>2</sup>

**Kitchen/living:** 3.2 x 8.3m

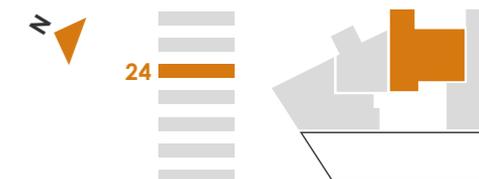
**Bedroom 1:** 3.3 x 3.8m

**Bedroom 2:** 3.2 x 3.5m

**Bathroom:** 2.1 x 2.0m

**En-suite:** 1.4 x 2.1m

**Balcony:** 3.1 x 2.2m

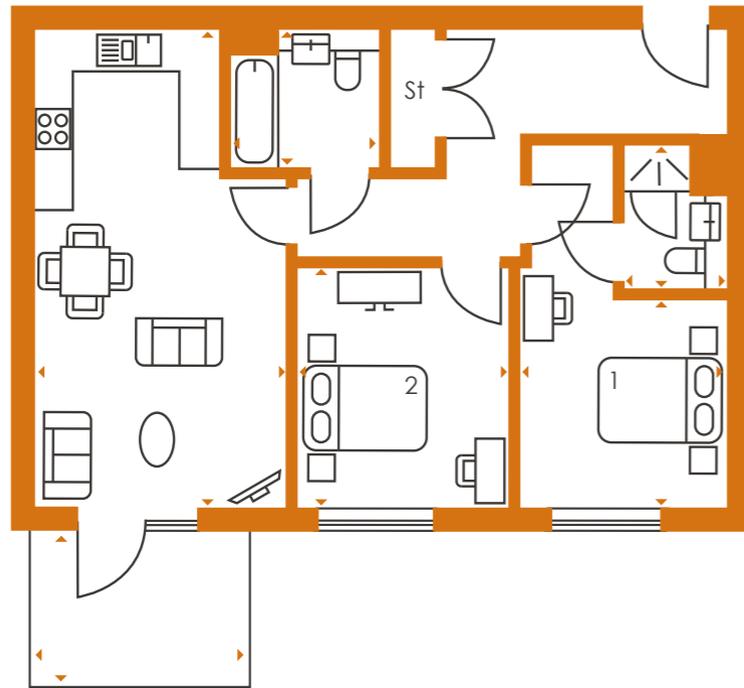


The plans are not drawn to scale. All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team.



### LOTS 11 & 17

TYPE 07B | 2-BED APARTMENTS



- Total:** 55.2m<sup>2</sup>
- Kitchen/living:** 3.7 x 6.9m
- Bedroom 1:** 2.9 x 3.0m
- Bedroom 2:** 3.0 x 3.5m
- Bathroom:** 2.1 x 2.0m
- En-suite:** 1.5 x 2.1m
- Balcony:** 3.1 x 2.2m

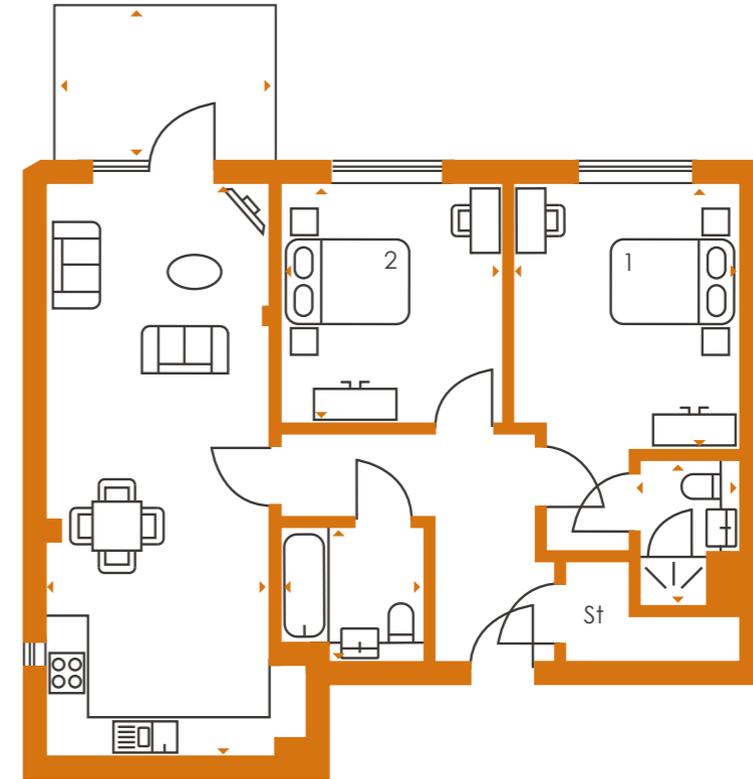


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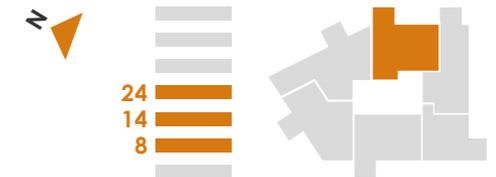


### LOTS 8, 14 & 20

TYPE 07C | 2-BED APARTMENTS



- Total:** 63.7m<sup>2</sup>
- Kitchen/living:** 3.2 x 8.3m
- Bedroom 1:** 3.3 x 3.8m
- Bedroom 2:** 3.2 x 3.5m
- Bathroom:** 2.1 x 2.0m
- Ensuite:** 1.4 x 2.1m
- Balcony:** 3.1 x 2.2m

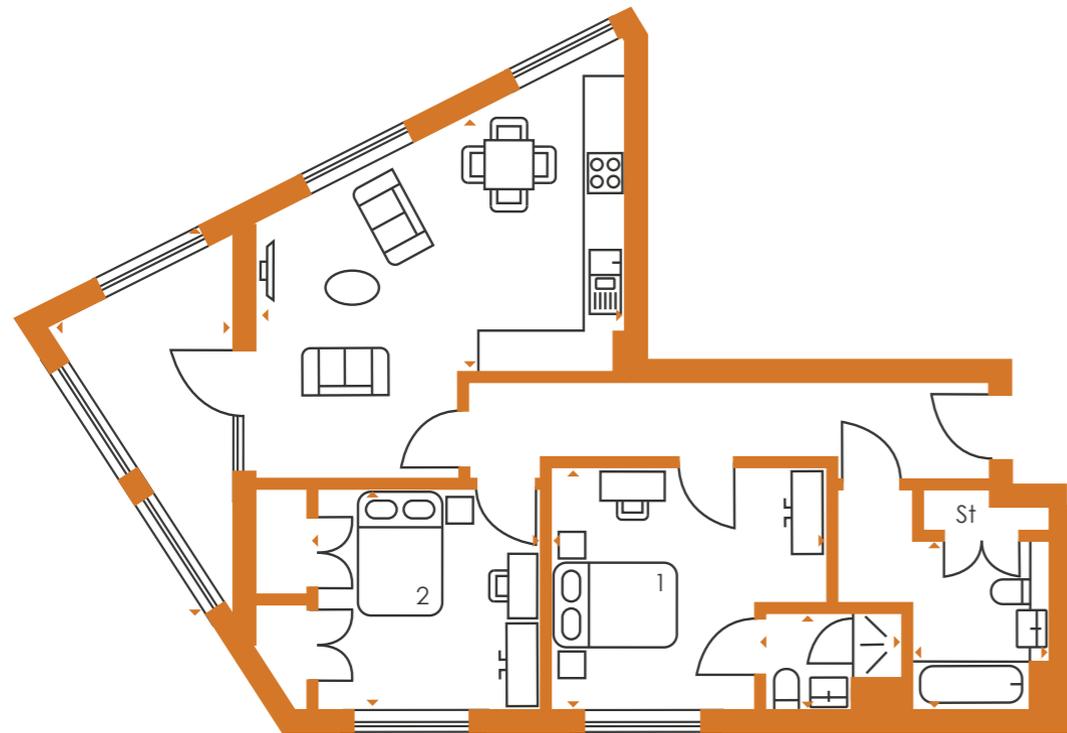


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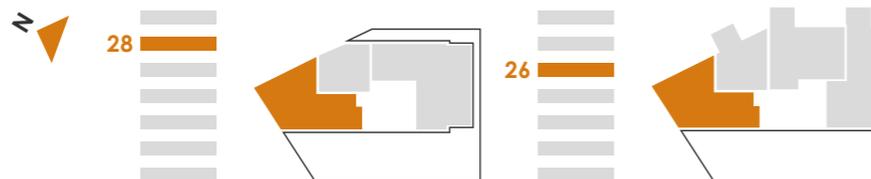


### PLOTS 26 & 28

TYPE 8 | 2-BED APARTMENTS



- Total:** 60.4m<sup>2</sup>
- Kitchen/living:** 5.4 x 3.7m
- Bedroom 1:** 4.0 x 3.5m
- Bedroom 2:** 3.3 x 3.2m
- Bathroom:** 2.0 x 2.4m
- En-suite:** 2.1 x 1.4m
- Balcony:** 2.6 x 5.4m

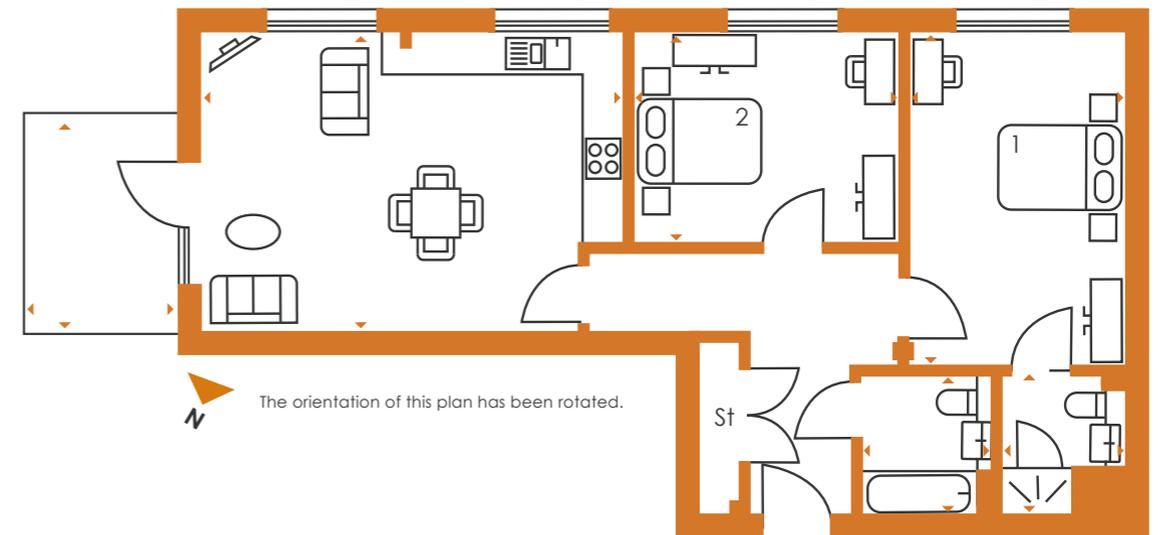


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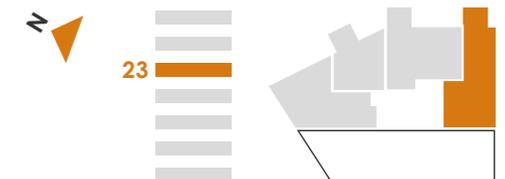


### PLOTS 23

TYPE 10 | 2-BED APARTMENT



- Total:** 62.3m<sup>2</sup>
- Kitchen/living:** 6.1 x 4.3m
- Bedroom 1:** 3.2 x 4.8m
- Bedroom 2:** 3.9 x 3.0m
- Bathroom:** 2.0 x 2.1m
- En-suite:** 1.7 x 2.1m
- Balcony:** 2.2 x 3.1m

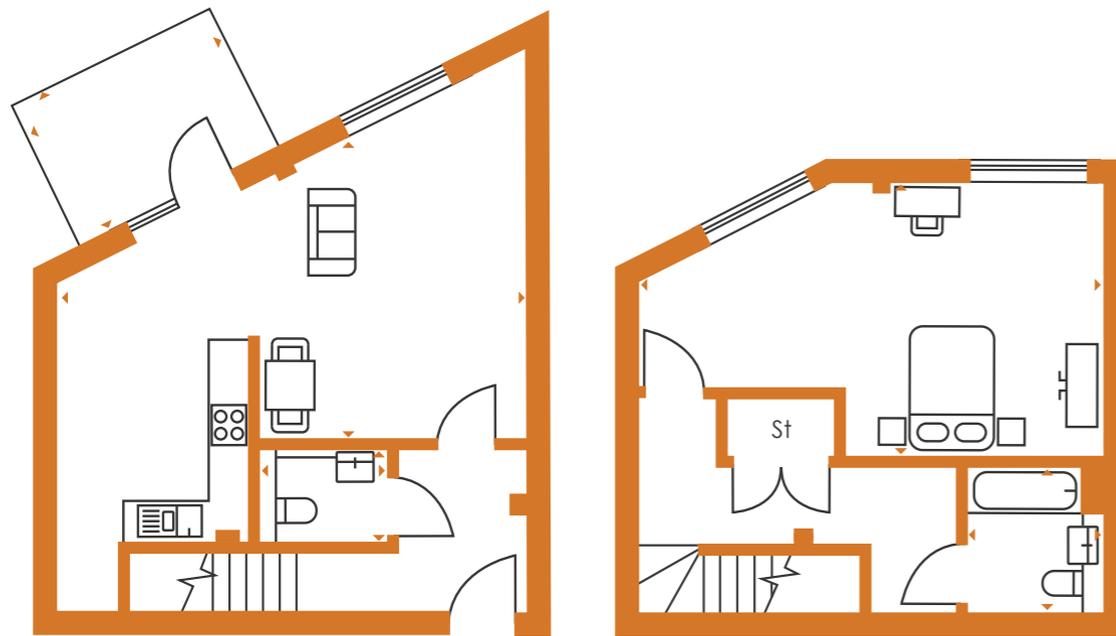


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### PLOT 25

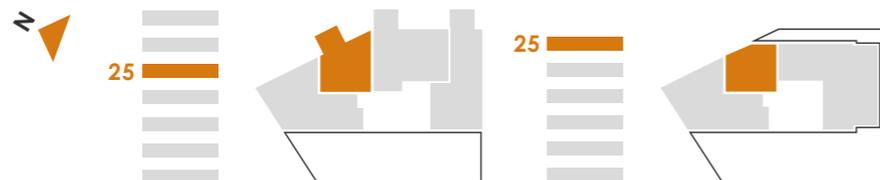
TYPE 14 | 1-BED DUPLEX APARTMENT



Fourth floor

Fifth floor

- Total:** 63.5m<sup>2</sup>
- Kitchen/living:** 6.8 x 4.4m
- Bedroom:** 6.8 x 4.0m
- Bathroom:** 2.0 x 2.1m
- WC:** 1.9 x 1.3m
- Balcony:** 3.1 x 2.2m<sup>2</sup>

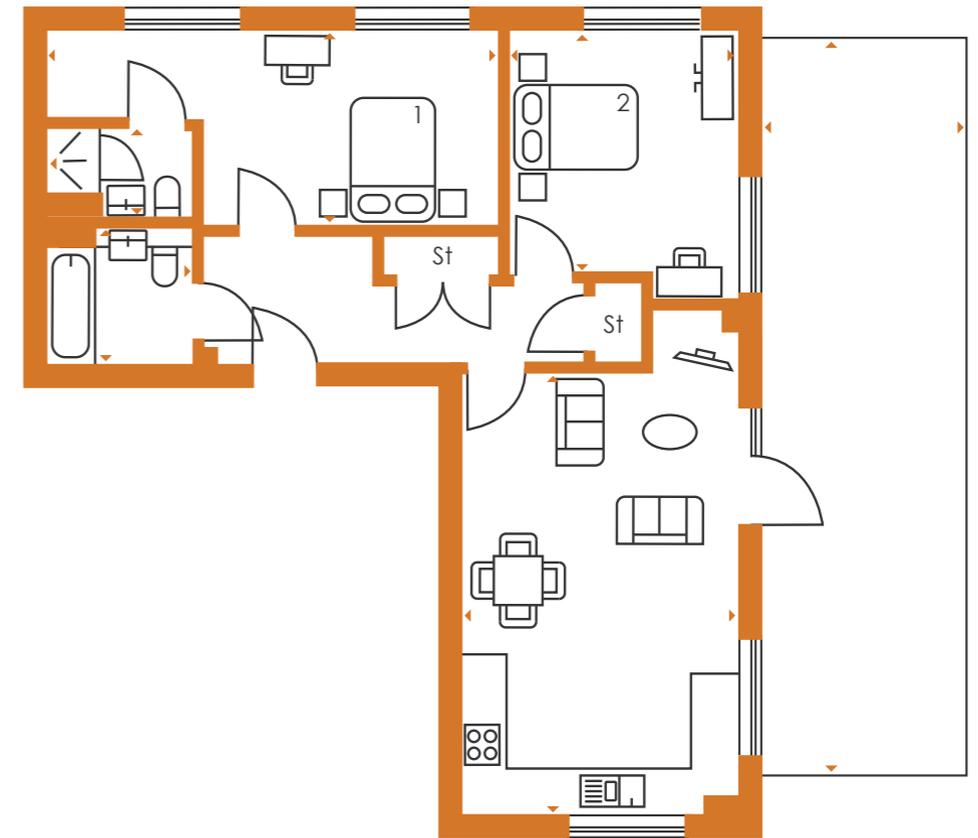


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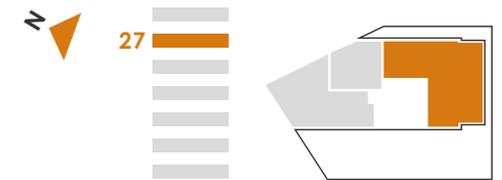


### PLOT 27

TYPE 15 | 2-BED APARTMENT



- Total:** 63.2m<sup>2</sup>
- Kitchen/living:** 4.0 x 6.4m
- Bedroom 1:** 4.4 x 2.8m
- Bedroom 2:** 3.3 x 3.5m
- Bathroom:** 2.1 x 2.0m
- En-suite:** 2.1 x 1.3m
- Balcony:** 2.9 x 10.7m

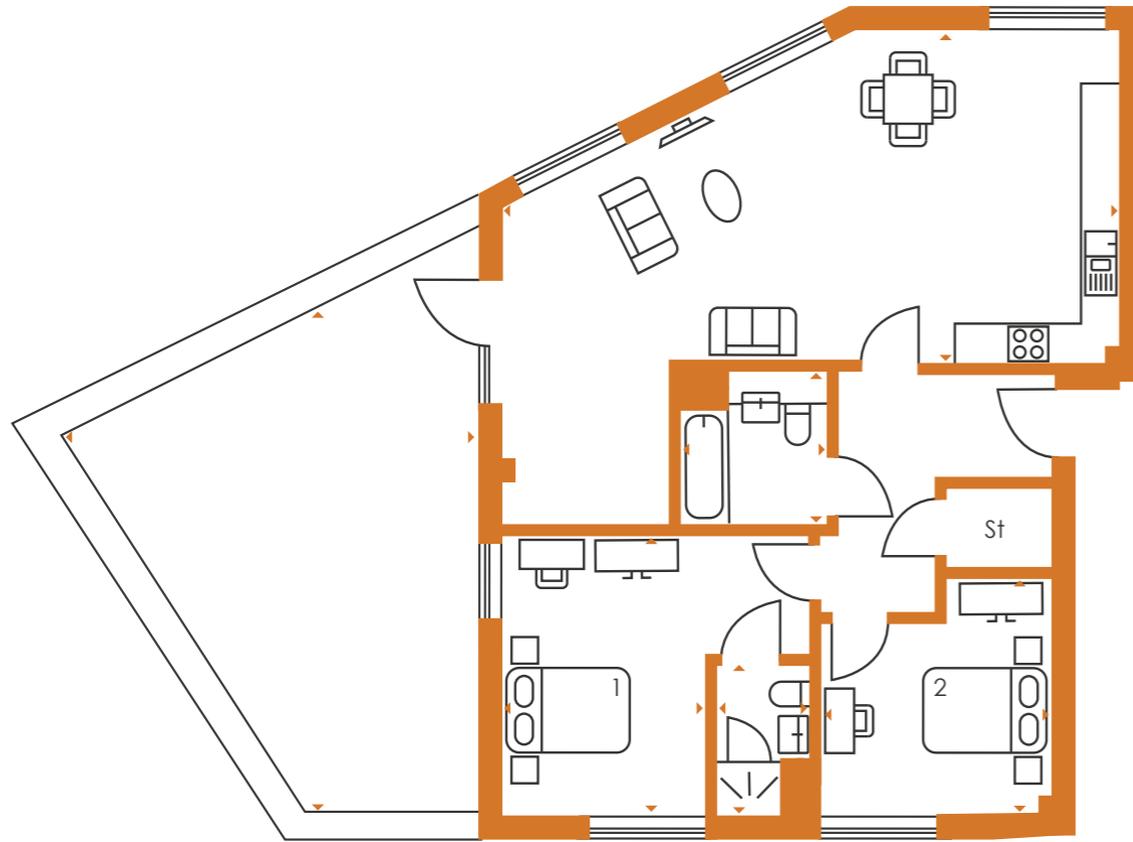


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### PLOT 30

TYPE 16 | 2-BED APARTMENT



- Total:** 71.1m<sup>2</sup>
- Kitchen/living:** 9.0 x 4.8m
- Bedroom 1:** 4.5 x 4.1m
- Bedroom 2:** 3.4 x 3.4m
- Bathroom:** 2.1 x 2.2m
- En-suite:** 1.4 x 2.1m
- Balcony:** 6.0 x 7.2m

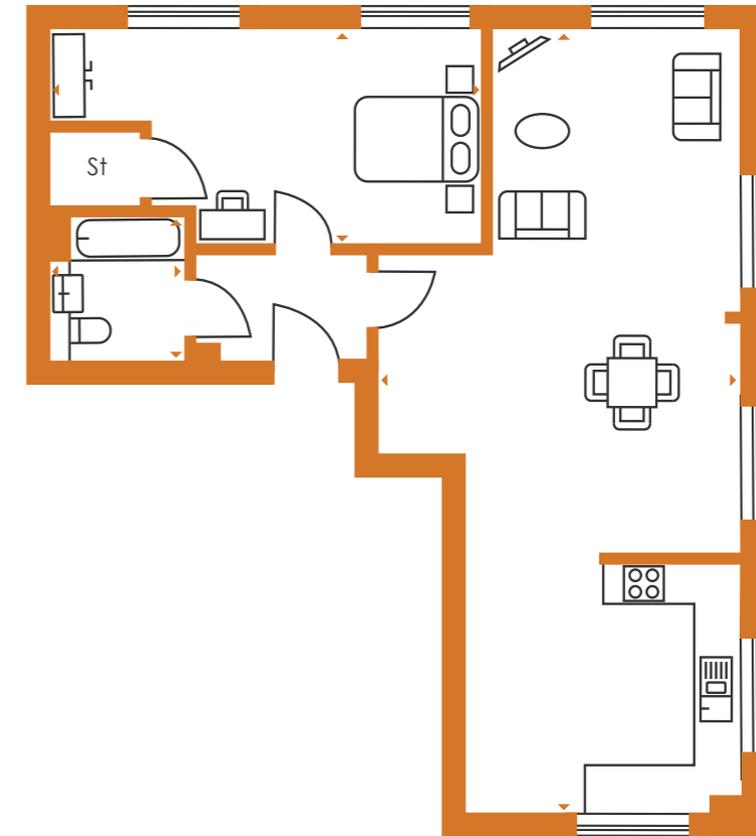


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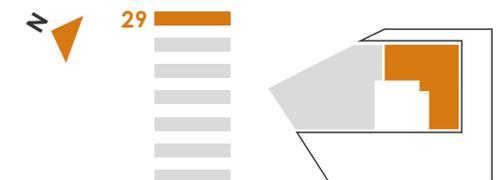


### PLOT 29

TYPE 18 | 1-BED APARTMENT



- Total:** 71.1m<sup>2</sup>
- Kitchen/living:** 5.2 x 4.2m
- Bedroom:** 4.9 x 3.1m
- Bathroom:** 2.0 x 2.1m



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Computer Generated Imagery



## ABOUT US

PA Housing is an award-winning provider of affordable, quality homes, but our business is about more than property – it's about people. We put our customers at the centre of everything we do and offer first class services. Our business is built around decades of experience in the housing sector across the Midlands, London, Home Counties and South East. We hold almost 24,000 homes and employ 600 plus staff to provide best service to our customers.

## ENQUIRIES

01932 559 809

[lioncrescent@pahousing.co.uk](mailto:lioncrescent@pahousing.co.uk)

[sales.pahousing.co.uk/lioncrescent](https://sales.pahousing.co.uk/lioncrescent)



## ELIGIBILITY

To be eligible you must live or work in the London Borough of Ealing. Income caps apply. You must not earn more than £90K.



### Plans Disclaimer

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, the dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Please check with the Sales & Marketing Team.

### General Disclaimer

All photography is indicative of typical home styles only. Internal finishes at this development may differ. Any details included are correct at time of going to print. These details are for guidance only and do not form part of any contract. They cannot be relied upon as accurately describing any of the specified matters prescribed. Please check with the Sales & Marketing Team.

