

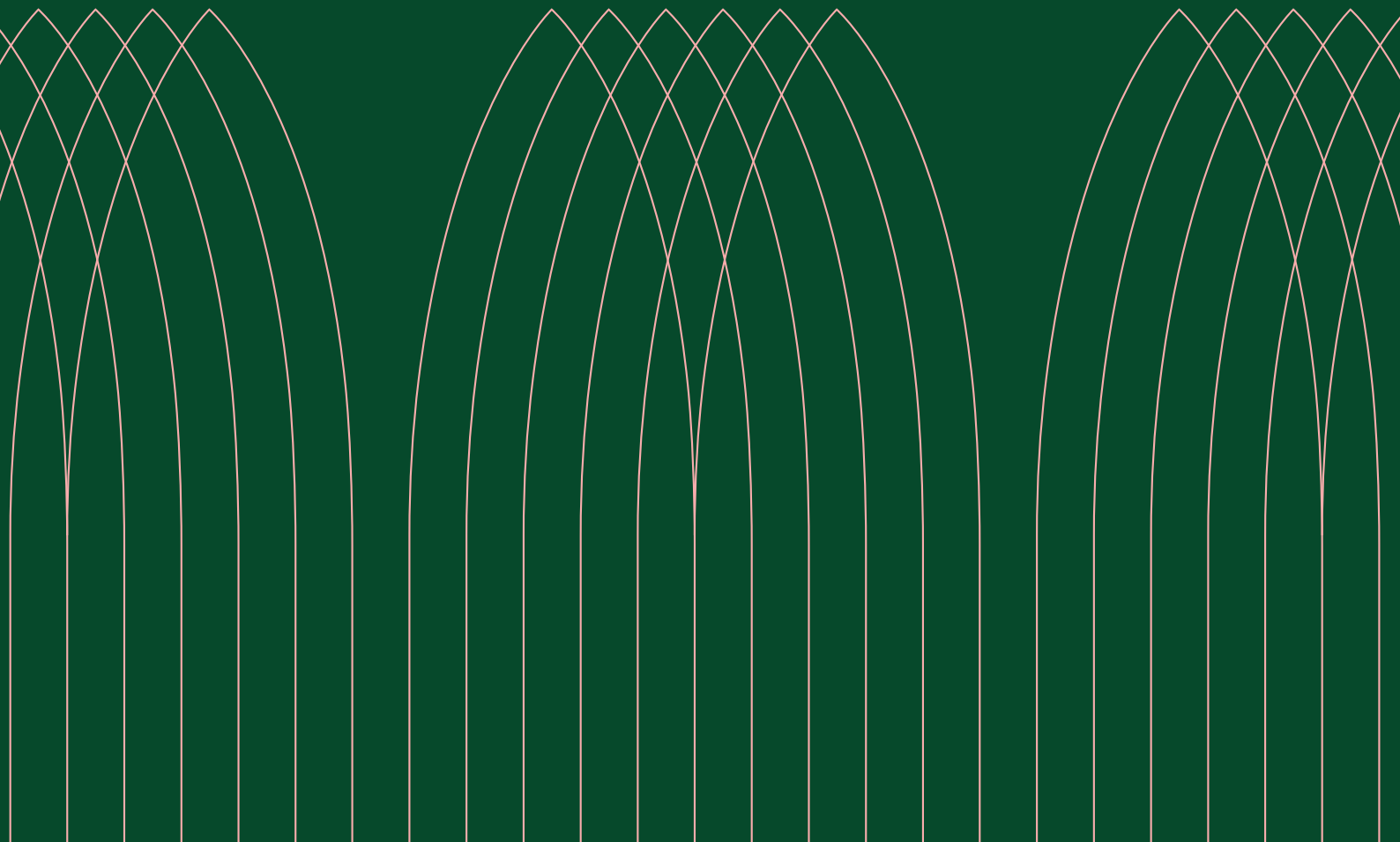


**LATIMER
HOMES**

by Clarion Housing Group

Twyford Park

LONDON NW10



Welcome to Twyford Park



Twyford Park in West London is located in one of the city's greenest boroughs. Making the most of its leafy surroundings, this new neighbourhood of sensitively-designed homes is set in beautiful parkland.



Twyford Manor
CGI indicative only, subject to change

This is the start of an exciting new chapter for this unique parkland site, which has long been overlooked. The redevelopment of this hidden green haven where Latimer is building 296 new homes in seven new residential buildings, means the original Grade II Listed manor house and its beautiful grounds will become an important part of the community once more.

A new place to blossom, rooted in history

A place like Twyford Park is a rare gem in London. It combines history and acres of mature greenery in a modern, urban setting with excellent transport connections to the rest of the city and beyond.



Engraving of Twyford Manor House printed in 1815

Several hundred years ago, when this area was nothing but fields, only a country house existed on the site, lived in by the lords of the manor of West Twyford.

In 1806, a stagecoach owner named Thomas Willan arrived with big ambitions. He commissioned William Atkinson – architect to the Duke of Kent (Queen Victoria's father), whose Gothic-style country houses include the Prime Minister's weekend residence, Chequers, to remodel the manor house as a romantic, castle-like building with a water-filled moat. All it needed was a suitably grand name. And so Twyford Manor House was born.

As the surrounding area began to grow with housing workers in the Guinness brewery in nearby Park Royal, the name stuck. This imposing Grade II Listed building served as a nursing home throughout much of the 20th century. Since 1987, it has been derelict and in need of rescue, officially deemed a heritage building "at risk" by Historic England.

Latimer purchased the site in 2023 with the plan to revive a part of local history and create a beautiful place to live for generations to come.

Local area



The neighbourhood at a glance

Twyford Park is surrounded by areas that blend historic character with modern convenience. Start your weekend on Churchfield Road in Acton, with its independent cafés, bakeries and boutiques. Then catch a film at the much-loved ActOne community cinema, or head into Ealing for relaxed dining.

From stylish shopping and fitness studios at Dickens Yard to coffee shops, galleries and parks, this part of West London blends everyday ease with a strong sense of community. Wembley is close by; home to the iconic stadium, London Designer Outlet and Wembley Park Theatre, offering sport, shopping and world-class entertainment. Nearby is White City which is home to a new innovation hub anchored by Westfield shopping centre, with 300 shops, 80 restaurants and a 20-screen cinema.



Churchfield Road, Acton



Teatro Hall, Ealing



Wembley Stadium



Picturehouse, Ealing

Basil & Tom's, Acton



Westfield London, White City



Travel connections

Four stations within a mile of Twyford Park

Accessible via walking, cycling or bus

Easy access to five different lines

Elizabeth, Central, Piccadilly, Bakerloo, Overground

Reach Heathrow Airport within 20 mins

From Ealing Broadway station

Hanger Lane to Bond Street in 22 minutes

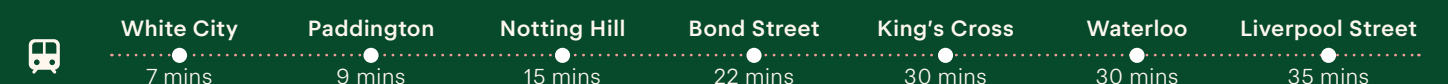
With easy onwards travel to the rest of Central London

* Travel times are approximate, sourced from Google Maps. Maps are not to scale and show approximate locations only.

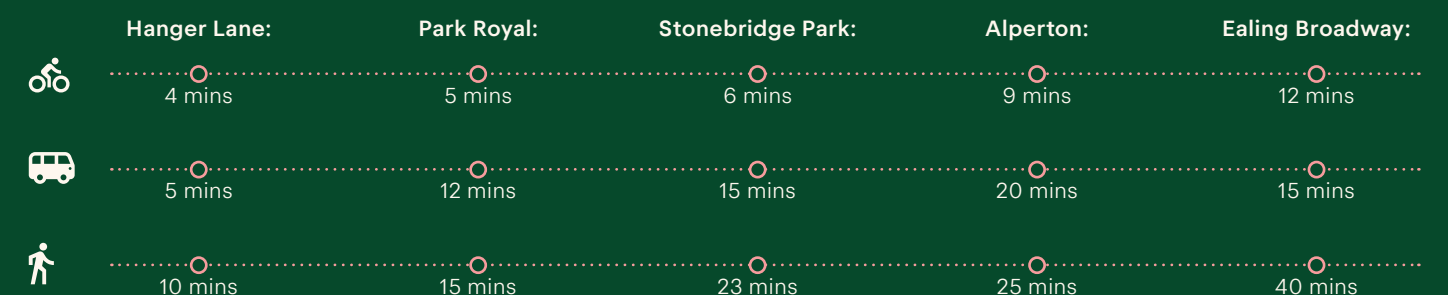
Journey times are taken from Google Maps/National Rail and may vary. We do not guarantee the accuracy or reliability of this information and recommend verifying details with official sources or navigation services.

QUICK COMMUTES*

From Hanger Lane or Ealing Broadway



NEAREST STATIONS*



Ealing: a borough of beautiful parks



Gunnersbury Park



Walpole Park Walled Garden



Gunnersbury Park

Urban planners in the Borough of Ealing were ahead of their time in the 1870s, realising the great health benefits of living near green spaces. Their vision for homes set around parks and communal lawns, to foster a strong sense of community and healthy city living, has been widely copied ever since.

Today, Ealing has more than 100 parks, 26 of them awarded green flags for their high quality of maintenance and facilities. There are allotments, commons, golf courses and some outstanding green spaces such as Walpole Park, whose handsome Pitzhanger Manor was home to the famous architect Sir John Soane in the early 1800s.

West London and beyond

West London is home to many of London's most famous and affluent residential neighbourhoods, including Notting Hill, Kensington and Chelsea. It's also conveniently located if you fancy a weekend escape to the Cotswolds countryside.

Twyford Park benefits from excellent public transport links. From Hanger Lane tube station, just 900m from the site, it takes 28 minutes to reach Paddington station, with direct access to the West End, Canary Wharf and beyond. Heathrow Airport is within a 30-minute drive and easily reached via the Elizabeth Line from Ealing Broadway.



The Broadcaster, White City



The Hoxton, Shepherd's Bush



White City House



Kew Gardens



Notting Hill



Little Venice

The west of London is also blessed with enormous areas of greenery on both sides of the river, including Richmond Park, which brings a rural feel to the city. The capital's vast array of attractions and amenities are all within easy reach too.

Stroll along the waterways of Little Venice. Admire the botanical gardens in Kew. Enjoy a rooftop swim at White City House, or while away time among the many shops at Westfield London or Battersea Power Station, which houses 150+ outlets beneath its iconic chimneys. Whatever you choose to do, make Twyford Park your starting point. It's a place you will be proud to come home to.

Well-connected for education

Twyford Park is surrounded by a wide choice of outstanding schools and universities, offering excellent opportunities for every stage of learning.



Twyford Park is within easy commuting distance of several top universities and schools.

The University of West London is reachable in 35 minutes by bus and Middlesex University in Hendon within 45 minutes, while Imperial College London's White City campus is within 35 minutes by public transport. What's more, nearly all schools in Ealing – 9 out of 10 – are rated 'Good' or 'Outstanding' by Ofsted (March 2024).

● Universities

1. University of West London
2. Imperial College London - White City
3. Regent's University London
4. University of Westminster - Marylebone Campus
5. University College London
6. King's College London

● Primary schools

7. West Twyford Primary School *
8. North Ealing Primary School *
9. St Gregory's Catholic Primary School *
10. Montpelier Primary School *
11. Ark Priory Primary Academy **
12. Christ the Saviour CofE Primary School *

● Secondary schools

13. Twyford Church of England High School **
14. Ealing Fields CofE High School *
15. Ada Lovelace CofE High School **
16. The Ellen Wilkinson School for Girls **
17. St Benedict's School (independent)

Ofsted rating: Good (*) Outstanding (**)

An exciting opportunity

Twyford Park sits in an area of West London that is undergoing great change. The 650-hectare Old Oak and Park Royal Opportunity Area will see up to 25,500 new homes and create 65,000 jobs.

Pivotal to this designated 'growth corridor' is the new High Speed 2 (HS2) station at Old Oak Common, 2.5 miles from Twyford Park, due to open within the next few years.

This follows the transformative arrival of the Elizabeth Line. The nearest stop is Acton Main Line Station, two miles from Twyford Park and the wider £26bn regeneration of Acton, which is bringing a whole new dimension to the existing community.

The neighbouring areas of Wembley Park, Shepherd's Bush and White City have also undergone game-changing regeneration, adding new destination retail, entertainment and sports venues to this side of the capital.



Old Oak Common – CGI indicative only

£1.9B

INVESTMENT

Ealing Council has earmarked £1.9 billion to revitalise its housing stock from 2013 to 2043, reflecting a major commitment to regeneration and development.

17.6%

HOUSE PRICE GROWTH

With house prices expected to rise by 17.6% from 2024-2029, we can expect rental prices to follow suit.

26

GREEN FLAG PARKS

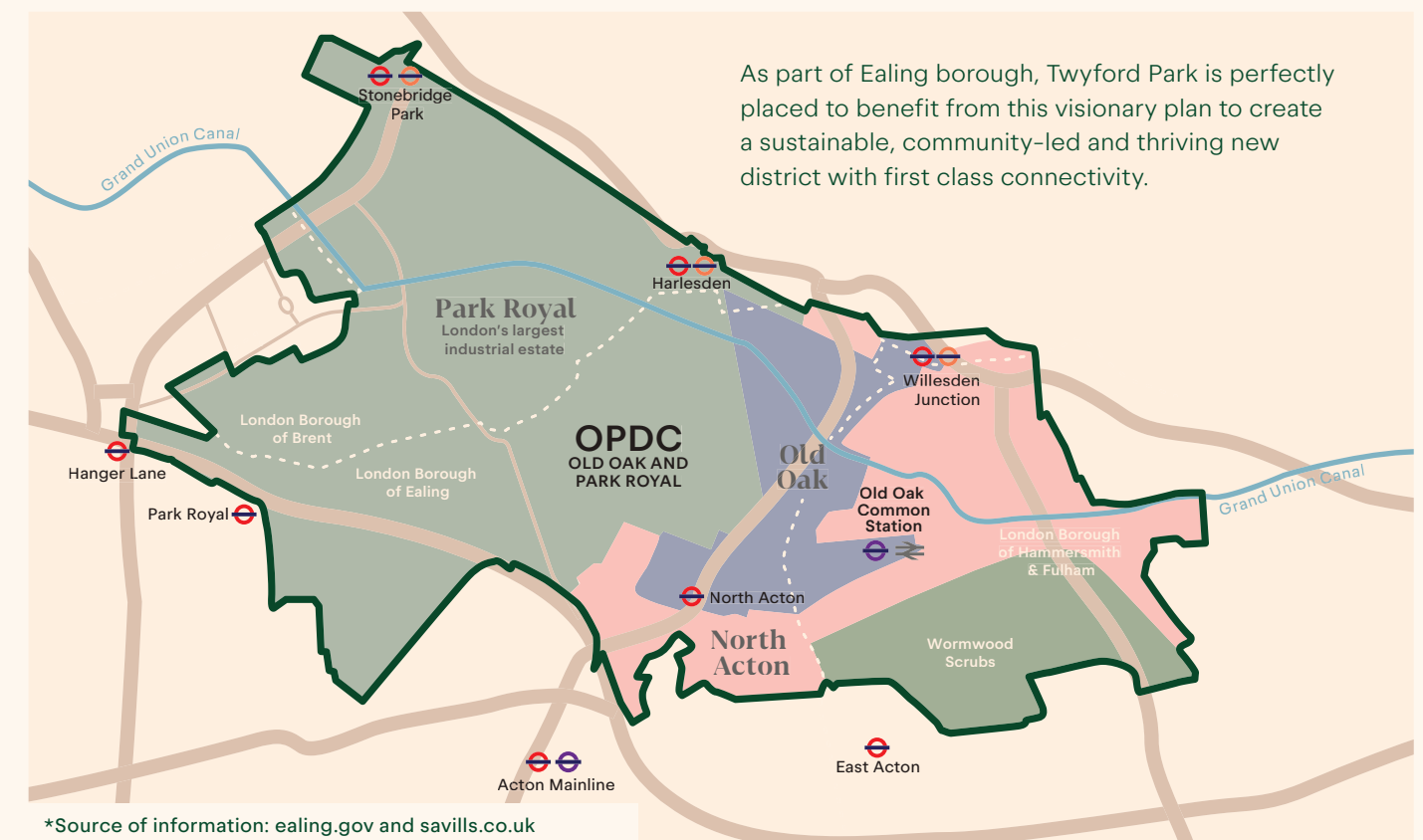
Ealing boasts 26 parks awarded the prestigious green flag status, highlighting the borough's commitment to maintaining high-quality green spaces for residents and visitors.

OPDC

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION

The Old Oak and Park Royal Development Corporation was launched by the Mayor of London to spearhead the regeneration of the Old Oak Opportunity Area, which spans three boroughs – Ealing, Brent and Hammersmith.

The proposal will create a new mixed-use neighbourhood integrated with the surrounding area, delivering new homes and employment spaces. It will also provide key social infrastructure including parks, a primary school, nurseries, shops and cultural and community facilities. The site offers major opportunities to improve connectivity, public spaces and placemaking helping to establish a vibrant new urban community.



*Source of information: ealing.gov and savills.co.uk



The development in detail



Monfort House and Maule House
CGI indicative only, subject to change

A green oasis in the city

This is the start of a new era for Twyford Park as a place to invest, live and put down your own roots. We are breathing new life into this parkland location and opening it up to the public for the first time in generations. The mature protected trees are a defining feature of the landscape, as they have been for many decades. The scheme builds on this strong natural heritage by introducing new and varied habitats that will enhance biodiversity.

The large and verdant grounds provide a sanctuary that feels like an escape from the city. A place that offers the head space you crave after a busy working week and the physical space you need when you want to stretch your legs, or your children need to let off steam. It's an ideal place for downsizers too, with grounds that feel like a country estate, but with the ease of a newly-built home and a team at hand to do the gardening.

Twyford Park is also playing a significant role in revitalising the surrounding neighbourhood. This spot that has laid dormant for years will buzz with new life.

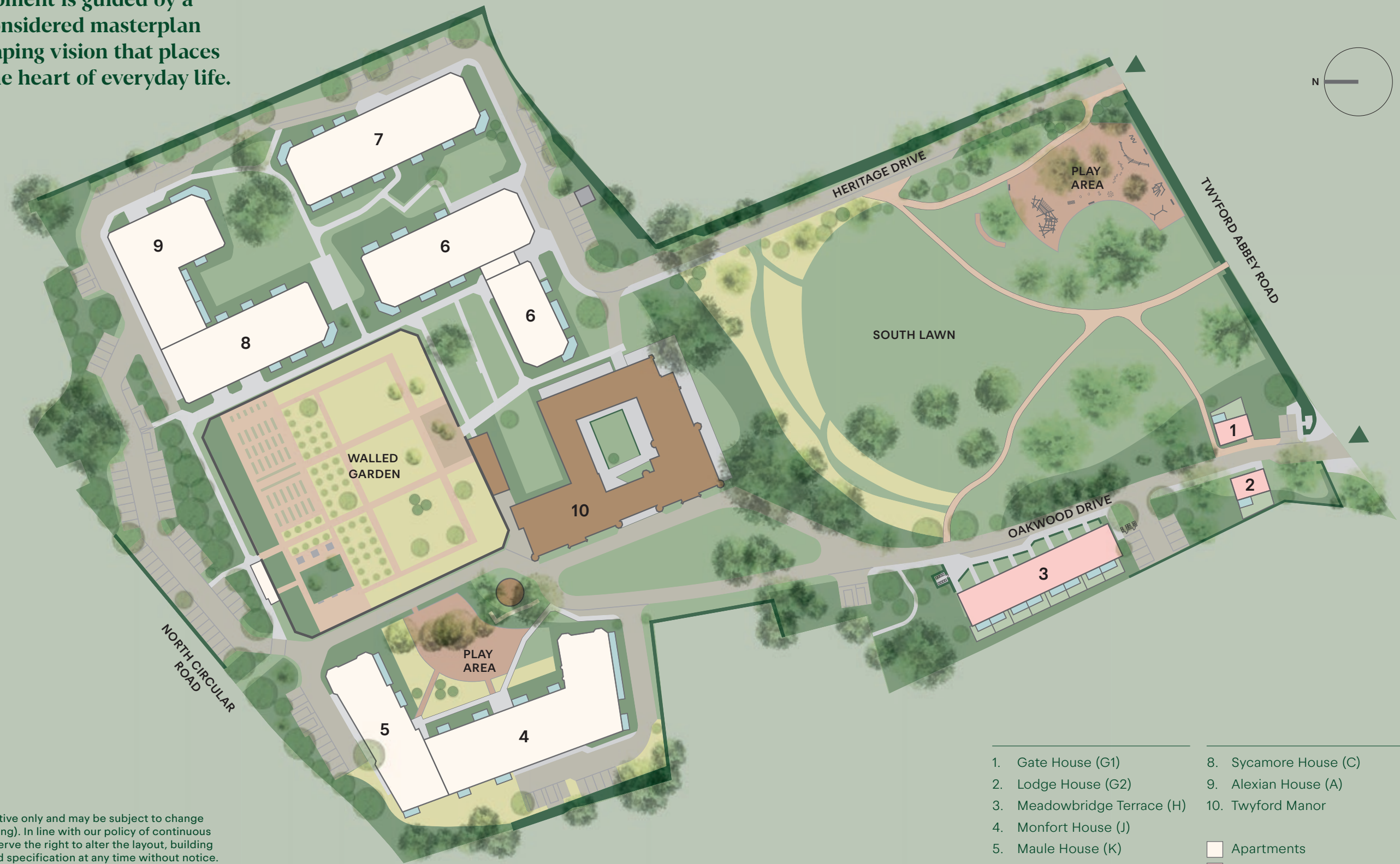


The Walled Garden
CGI indicative only, subject to change

Inspired by the tradition of grand country houses, the Walled Garden has been retained and has an elegant geometry to its layout, softened by sandy pathways framed by wildflowers and fruit trees. It's a perfect spot for a quiet moment alone or a sociable place to meet friends around the communal tables in the grow garden.

The Masterplan

The development is guided by a carefully considered masterplan and landscaping vision that places nature at the heart of everyday life.



The site plan is indicative only and may be subject to change (and subject to planning). In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. No reliance can be placed upon the site plan for detailed design, statutory approval or construction. Latimer accepts no liability for any loss arising from the use of this information for purposes other than those expressly agreed in writing.

Masterplan is not to scale and shows approximate locations only.

- | | |
|-----------------------------|--|
| 1. Gate House (G1) | 8. Sycamore House (C) |
| 2. Lodge House (G2) | 9. Alexian House (A) |
| 3. Meadowbridge Terrace (H) | 10. Twyford Manor |
| 4. Monfort House (J) | |
| 5. Maule House (K) | |
| 6. Harling House (D & F) | |
| 7. Cottenham House (B) | |
| | <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #fff; border: 1px solid #000; margin-right: 5px;"></div> <div>Apartments</div> </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #f8d7da; border: 1px solid #000; margin-right: 5px;"></div> <div>Houses</div> </div> |

Heritage, refined for modern living

Twyford Park's mixture of apartments and houses provide the height of convenience, comfort and contemporary flair.

Each building in the development has its own distinct character, thoughtfully crafted with inspiration from the historic architecture of Twyford Manor House. Clean lined window details are modern interpretations of the Gothic architecture and subtly defined corners bring a refined sense of structure. Rich brick detailing adds texture and depth, blending traditional craftsmanship with a fresh, contemporary aesthetic.



Harling House
CGI indicative only, subject to change



Stradbroke House
CGI indicative only, subject to change

Blue sky thinking

The spacious balconies belonging to many of the apartments provide invaluable outdoor space with elevated views over the parkland and beautifully landscaped gardens.

Thoughtfully-designed using materials, textures and tones that chime with the natural surroundings, these balconies invite you to step outside for a morning coffee.

A seamless extension of your living space, these private balconies are the perfect place to soak up life among the treetops.



CGI indicative only, subject to change



A light-filled, open-plan kitchen and dining room, designed to echo the colours and tranquillity of nature.

CGI indicative only, subject to change



Meadowbridge Terrace

CGI indicative only, subject to change

Timeless by design

Nestled at the entrance to the site and overlooking the south lawn, the houses at Twyford Park offer a rare opportunity to live in a stunning parkland setting combining contemporary design with the natural beauty of the surrounding landscape.



CGI indicative only, subject to change

Warm, calming colour palettes provide a welcome sanctuary. The materials are meticulously chosen to be beautiful to the eye and touch while also practical and long-lasting.



CGI indicative only, subject to change

Inspired by the parkland's textures and tones, the spacious bedrooms are sumptuous, calming havens.

Elegant and contemporary, with a nod to the architecture of the Manor House in the tile motif.



CGI indicative only, subject to change

The Details

The calm, neutral palette of the interiors has been designed to complement the vivid greens of the surrounding parkland. Every pattern, texture and feature of the interiors, from the bathroom tiles to the herringbone floors pay a subtle nod to the location’s architectural heritage.

LIVING ROOM AND KITCHEN

- Amtico range LVT walnut effect herringbone flooring
- Shaker style handleless units
- Under counter lighting
- Durapal solid core laminate worktop with full height splashback
- Bosch integrated single oven and induction hob
- Bosch integrated canopy hood
- Bosch microwave
- Bosch dishwasher
- Bosch integrated fridge freezer
- Bosch washer dryer
- Stainless steel sink with bronze mixer tap

BEDROOM

- Broadloom loop pile carpet
- Fitted wardrobe to bedroom 1, 50/50 walnut effect laminate sliding doors with shelf and single hanging rail

ENSUITE

- Semi recessed basin with Vado mixer tap
- White acrylic shower tray with Roman glass enclosure
- Vado thermostatic overhead and hand held shower on slide bar
- Porcelain wall tiles
- Bespoke colour matched wall cabinet with mirrored door
- Matt finish ceramic floor tiles with bespoke pattern
- Wall mounted WC pan
- Recessed flush plate in chrome finish
- Shaver socket in chrome finish
- Electric heated towel rail in chrome finish with thermostat and timer

Your attention is drawn to the fact that it may not be possible to provide the exact products as referred to in the specification. In such cases, a similar alternative will be provided. Latimer reserves the right to make these changes as required.

BATHROOM

- Semi recessed basin with Vado mixer tap
- White acrylic bath with showering end and matching bath panel
- Fixed glass frameless bath screen
- Vado thermostatic overhead and hand held shower with concealed thermostatic mixer
- Porcelain wall tiles
- Bespoke colour matched wall cabinet with mirrored door
- Matt finish ceramic floor tiles with bespoke pattern
- Wall mounted WC pan
- Recessed flush plate in chrome finish
- Electric heated towel rail in chrome finish with thermostat and timer

GENERAL AND OUTSIDE

- Amtico range LVT walnut effect herringbone flooring to hallway
- Recessed spotlights with LED lamps in living room, kitchen, hallway and bathroom. Pendant fittings to bedrooms
- Bronze sockets and switches
- Entroview door access system
- Entrance door in walnut laminate finish with bronze ironmongery
- Internal doors painted white to match walls with bronze handles
- TV points to living room and master bedroom
- Underfloor heating
- Smoke/heat detectors
- Double glazed windows

APARTMENT COMMUNAL AREAS

- Lifts to all floors
- Combination of tiled and carpeted floors to entrances and corridors
- Secure post boxes
- Cycle storage
- Parking*

* Parking space may be purchased (POA), subject to availability



Great Homes, Great Communities

Latimer – part of Clarion Housing Group – has been breathing life back into communities since the early 1900s. The soul of Latimer’s developments goes far beyond the bricks and mortar; it’s about weaving the essence of the past into the fabric of the present to create a harmonious sense of place and making a feature of landscaped green spaces that spark joy. Today, Clarion is the country’s largest housing association, with 125,000 properties that provide homes for more than 350,000 people.

Our mission is to provide more homes in great places, creating more rewarding futures for owners, occupiers and local communities.

Built over 125 years experience in providing homes for the nation; we are trusted by homeowners, local authorities, Homes England and developers. We’re not-for-profit, multi-award winning with 5 stars for customer satisfaction.

We’re more than just a home-builder. Every home we build helps fund the next, creating a sustainable cycle of housing, supporting families and strengthening communities.

When you choose a Latimer home, you’re not just building your future, you’re helping others to build theirs too.



We have been awarded a Gold Award for Customer Satisfaction for 2026.

Our developments



Conningbrook Lakes
Ashford, Kent

Conningbrook Lakes is a development of high-quality, contemporary and stylish homes, offering an exceptional opportunity to live in this unique environment. These homes were thoughtfully designed and are nestled within Conningbrook Country Park, a popular family-oriented nature reserve featuring lakes, ponds, woodland and grassland.



The Cocoa Works
York, Yorkshire

Built in the 1890s by Joseph Rowntree, businessman, visionary and philanthropist, The Cocoa Works has a remarkable past with community wellbeing at its heart. Today – creatively reinvented – The Cocoa Works is becoming a thriving community once again.



The Boulevard
Blackfriars, London

A boutique collection of apartments located in the heart of Blackfriars Road, this exclusive Zone 1 development was created with close proximity to key transport links and the best of London’s creative, cultural, and social experiences. The Boulevard was designed to reflect and enhance the unique character and iconic heritage of the area.

Contact us

twyfordpark.com

020 4634 2457

Marketing Suite

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Ealing, London NW10 7DP

Developer

Latimer, by Clarion Housing Group

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