



ST BERNARD'S
GATE

A COLLECTION OF SHARED OWNERSHIP 1 & 2 BEDROOM APARTMENTS
LOCATED IN THE LONDON BOROUGH OF EALING



WEST LONDON'S HIDDEN GEM

St Bernard's Gate is a development of stylish one and two bedroom apartments located within a little-known urban village in the leafy residential Borough of Ealing in west London.

Tucked away from the hustle and bustle of the city but offering excellent links to central London and beyond, soon to be improved with the launch of Crossrail.

Set within a site of historical interest, St Bernard's Gate will create a new neighbourhood blending distinctive contemporary architecture with the historic buildings that remain.

AN HISTORICAL DEVELOPMENT

Many historical features remain of this former hospital including the magnificent Grade II listed entrance arch and chapel.



TOP 5 ATTRACTIONS

St Bernard's Gate's location offers an eclectic collection of independent shops, teahouses and places to eat, which have quickly become neighbourhood favourites. Here are some of the best.



1 Relax at The Green W7

The Green W7's leafy setting in the heart of Hanwell is the perfect place to spend a few hours, whether it's enjoying a pint of real ale and a delicious burger or pizza from its extensive menu.

thegreenw7.com



2 Dinner at L'oro di Napoli

Just down the road from St Bernard's Gate is this authentic Neapolitan wood-fired pizza restaurant, as well as its classic pizzas it is also known for its pizza frita (fried pizza), panuozzo and calzone.

lorodinapoli.co.uk



3 Sunday lunch at The Fox

The Fox pub's prime position by the canal means it is a favourite spot for Sunday lunch where it serves up its legendary roasts in epic portions.

thefoxpub.co.uk



4 Visit Hanwell Zoo

Located in nearby Brent Lodge Park, locally known as The Bunny Park, Hanwell Zoo is well worth a visit with its collection of meerkats, flamingos, lemurs and its beloved pair of porcupines.

hanwellzoo.co.uk



5 Tea at The Clocktower Café

Borrowing its name from the Art-Deco influenced Hanwell Clock Tower opposite, this popular café serves up delicious brunches and light lunches and regularly hosts afternoon tea events and supper clubs.

theclocktowercafe.co.uk



EXPLORING THE OPEN AIR & GREEN SPACES

The Borough of Ealing is perhaps one of the greenest areas of London boasting numerous parks and green spaces. There are no fewer than seven parks within a thirty-minute walk of the development each with its own unique character.

**The Borough
of Ealing has over
100 parks & open
spaces**

GETTING THERE FASTER

Crossrail is a new 118-kilometre railway line and is one of Europe's largest railway and infrastructure construction projects, which will create a new east-west route across Greater London. Work began in 2009 and when fully operational in 2019, it is set to transform the area with increased investment and wider economic benefits.

LONDON ON YOUR DOORSTEP



Source: Journey times from crossrail.co.uk

When Crossrail opens in 2019 four services an hour in each direction will serve Hanwell Station



YOUR HIDDEN OASIS

St Bernard's Gate offers light-filled living spaces of the highest quality, combining premium fittings and tactile finishes. Apartments are carefully designed to accommodate the needs of modern living.







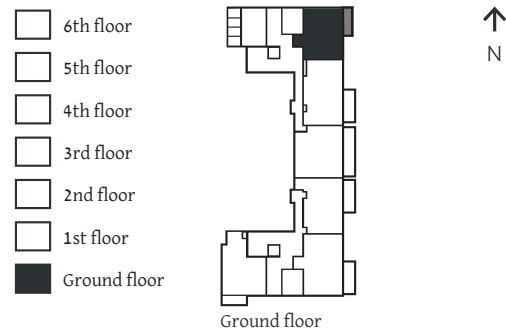
Connolly House 1 Bed Apartment

Type 4: Unit 301

KEY ROOM DIMENSIONS

KITCHEN	3.26m x 2.80m	10'8" x 9'2"
LIVING/DINING ROOM	4.97m x 3.84m	16'4" x 12'7"
MASTER BEDROOM	4.34m x 3.95m	14'3" x 12'11"
GROSS INTERNAL FLOOR AREA (EXCLUDING TERRACE)	63.30 sq m	681.36 sq ft
TERRACE	14.70 sq m	158.23 sq ft

LEVEL LOCATION FLOOR LOCATOR



SITE MAP



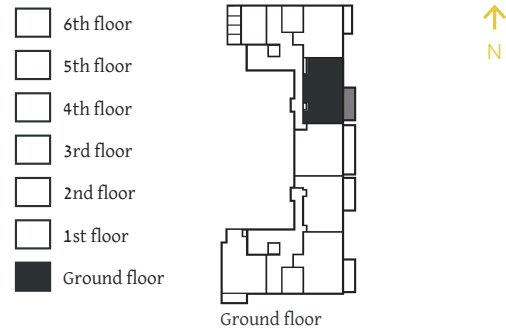
Connolly House 2 Bed Apartment

Type 8: Unit 302

KEY ROOM DIMENSIONS

LIVING/DINING/KITCHEN	6.69m x 4.25m	21'11" x 13'11"
MASTER BEDROOM	4.22m x 3.79m	13'10" x 12'5"
BEDROOM 2	3.79m x 3.60m	12'5" x 11'9"
GROSS INTERNAL FLOOR AREA (EXCLUDING TERRACE)	74.30 sq m	799.76 sq ft
TERRACE	14.60 sq m	157.15 sq ft

LEVEL LOCATION FLOOR LOCATOR



SITE MAP



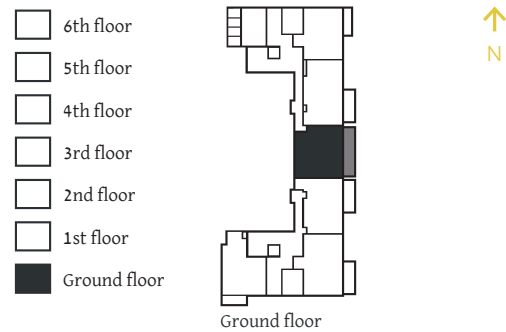
Connolly House 2 Bed Apartment

Type 9: Unit 303

KEY ROOM DIMENSIONS

KITCHEN	3.15m x 2.40m	10'4" x 7'10"
LIVING/DINING ROOM	5.76m x 3.15m	18'11" x 10'4"
MASTER BEDROOM	5.06m x 3.07m	16'7" x 10'1"
BEDROOM 2	4.46m x 2.76m	14'8" x 9'1"
GROSS INTERNAL FLOOR AREA (EXCLUDING TERRACE)	72.30 sq m	778.23 sq ft
TERRACE	23.60 sq m	254.03 sq ft

LEVEL LOCATION FLOOR LOCATOR



SITE MAP



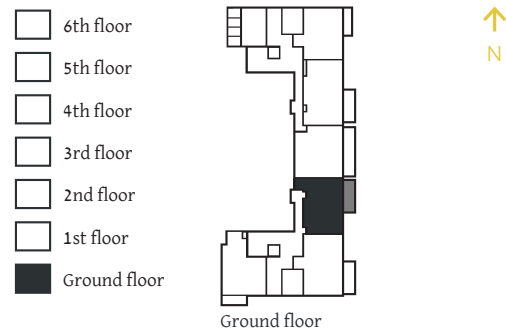
Connolly House 2 Bed Apartment

Type 12: Unit 304

KEY ROOM DIMENSIONS

KITCHEN	4.64m x 3.56m	15'3" x 11'8"
LIVING/DINING ROOM	3.56m x 3.52m	11'8" x 11'7"
MASTER BEDROOM	3.74m x 3.60m	12'3" x 11'10"
BEDROOM 2	3.74m x 2.44m	12'3" x 8'0"
GROSS INTERNAL FLOOR AREA (EXCLUDING TERRACE)	66.40 sq m	714.72 sq ft
TERRACE	16.00 sq m	172.22 sq ft

LEVEL LOCATION FLOOR LOCATOR



SITE MAP



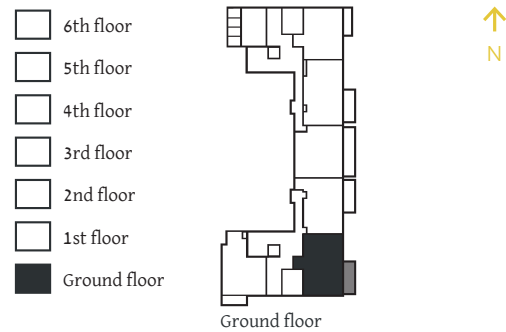
Connolly House 2 Bed Apartment

Type 13: Unit 305

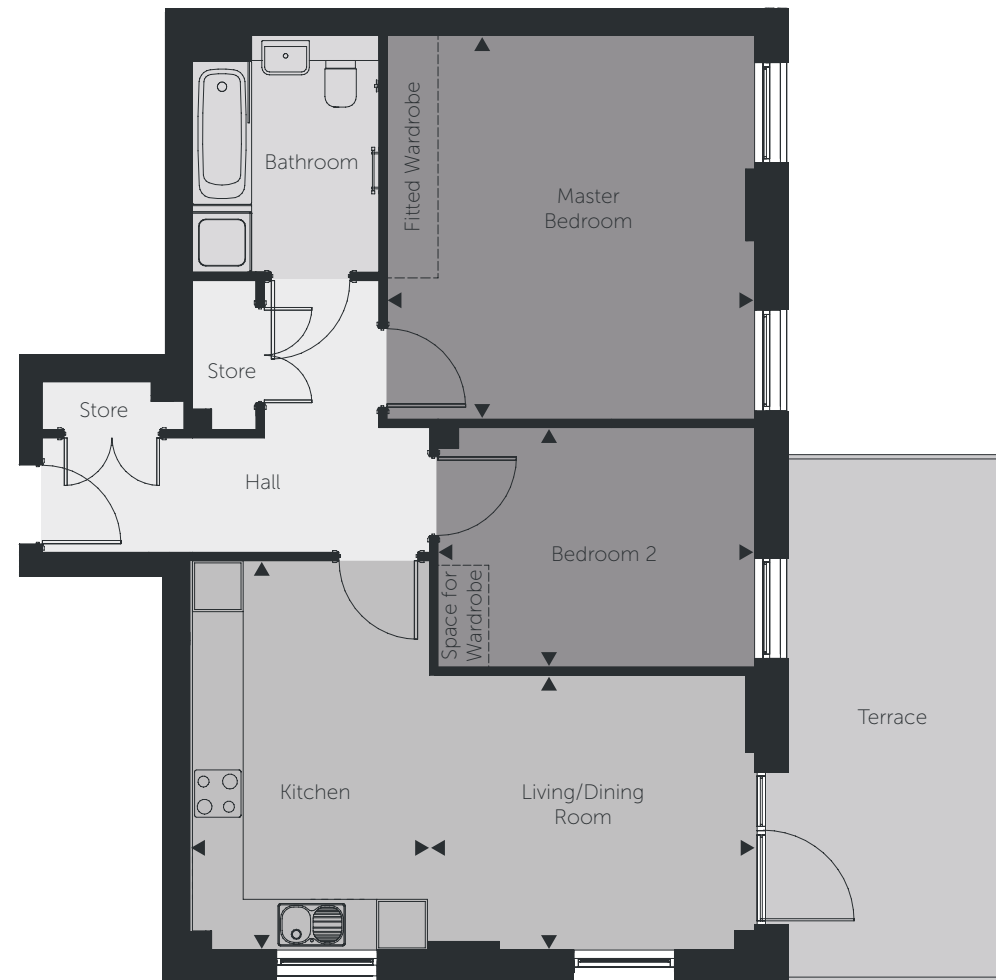
KEY ROOM DIMENSIONS

KITCHEN	4.60m x 2.78m	15'1" x 9'1"
LIVING/DINING ROOM	3.86m x 3.24m	12'8" x 10'8"
MASTER BEDROOM	4.53m x 4.34m	14'10" x 14'3"
BEDROOM 2	3.74m x 2.83m	12'3" x 9'3"
GROSS INTERNAL FLOOR AREA (EXCLUDING TERRACE)	75.00 sq m	807.29 sq ft
TERRACE	15.50 sq m	166.84 sq ft

LEVEL LOCATION FLOOR LOCATOR



SITE MAP



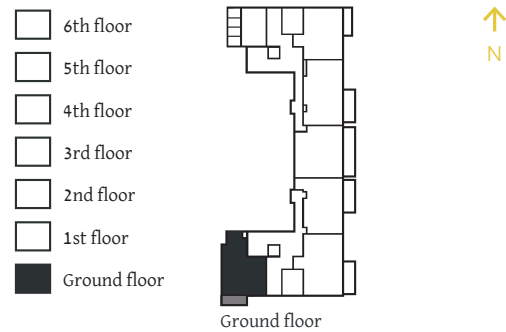
Connolly House 1 Bed Apartment

Type 5: Unit 306

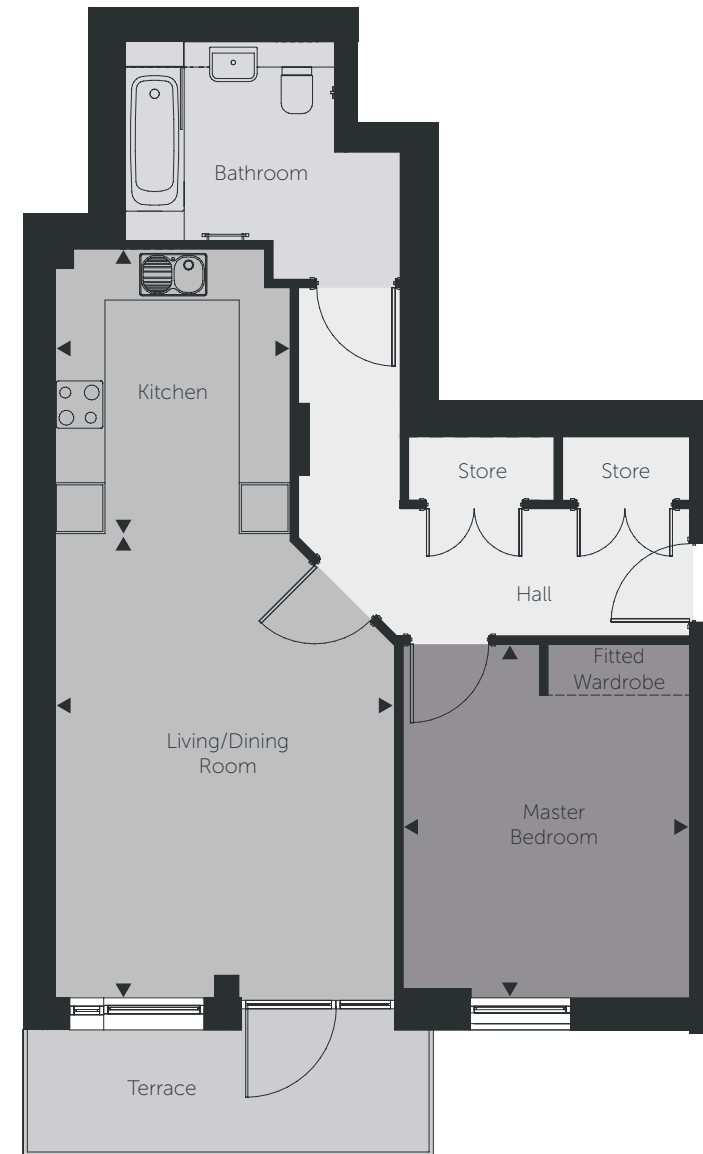
KEY ROOM DIMENSIONS

KITCHEN	3.36m x 2.79m	11'0" x 9'2"
LIVING/DINING ROOM	5.48m x 4.02m	18'0" x 13'2"
MASTER BEDROOM	4.17m x 3.36m	13'8" x 11'0"
GROSS INTERNAL FLOOR AREA (EXCLUDING TERRACE)	65.60 sq m	706.11 sq ft
TERRACE	6.80 sq m	73.19 sq ft

LEVEL LOCATION FLOOR LOCATOR



SITE MAP



Connolly House 1 Bed Apartment

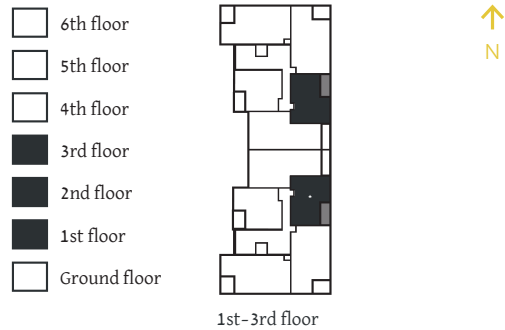
Type 1: Units 309, 312*, 319, 322*, 329, 332*

* Handed

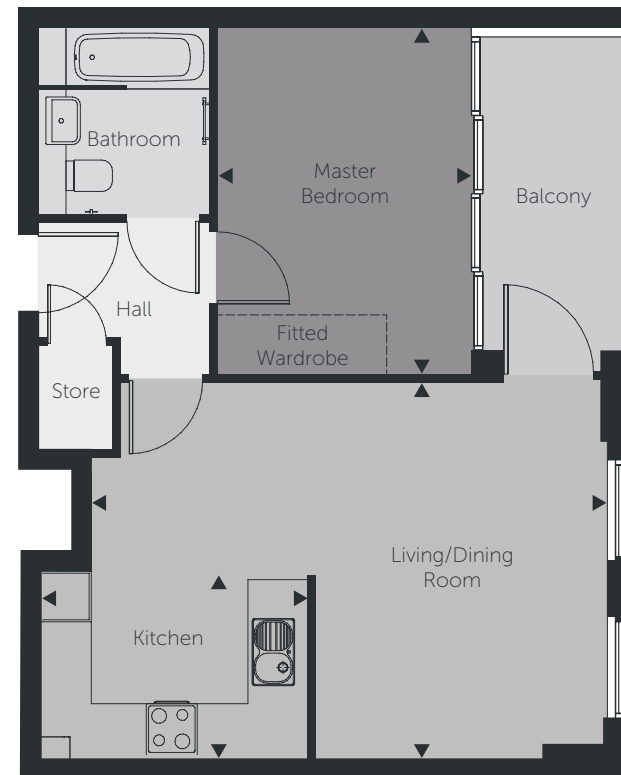
KEY ROOM DIMENSIONS

KITCHEN	3.15m x 2.22m	10'4" x 7'3"
LIVING/DINING ROOM	6.08m x 4.44m	19'11" x 14'6"
MASTER BEDROOM	4.09m x 2.99m	13'5" x 9'9"
GROSS INTERNAL FLOOR AREA (EXCLUDING BALCONY)	49.98 sq m	537.98 sq ft
BALCONY	6.30 sq m	67.81 sq ft

LEVEL LOCATION FLOOR LOCATOR



SITE MAP



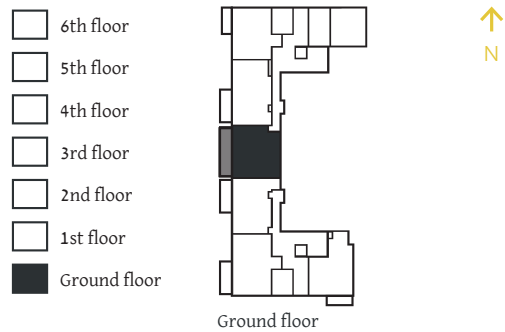
Ellis House 2 Bed Apartment

Type 9: Unit 201

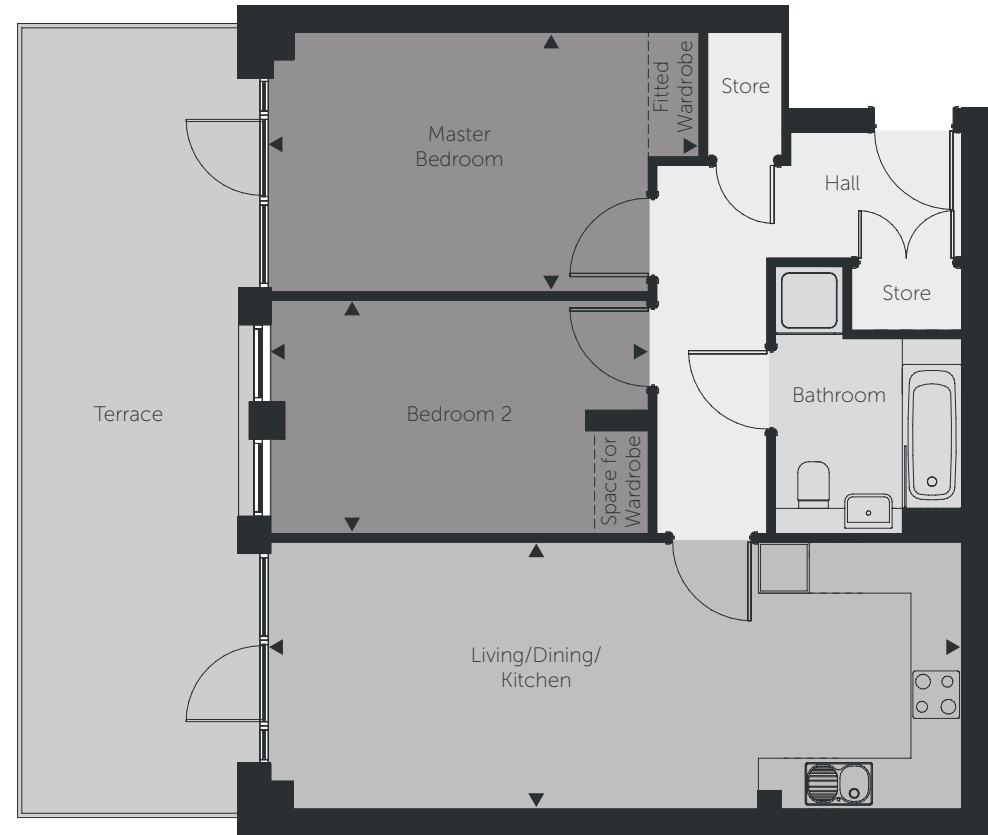
KEY ROOM DIMENSIONS

KITCHEN	3.15m x 2.40m	10'4" x 7'10"
LIVING/DINING ROOM	5.76m x 3.15m	18'11" x 10'4"
MASTER BEDROOM	5.06m x 3.07m	16'7" x 10'1"
BEDROOM 2	4.46m x 2.76m	14'8" x 9'1"
GROSS INTERNAL FLOOR AREA (EXCLUDING TERRACE)	72.30 sq m	778.23 sq ft
TERRACE	23.60 sq m	254.03 sq ft

LEVEL LOCATION FLOOR LOCATOR



SITE MAP



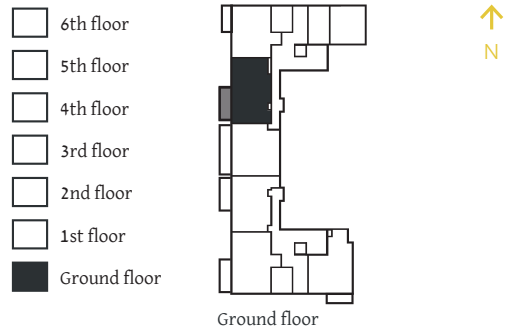
Ellis House 2 Bed Apartment

Type 8: Unit 202

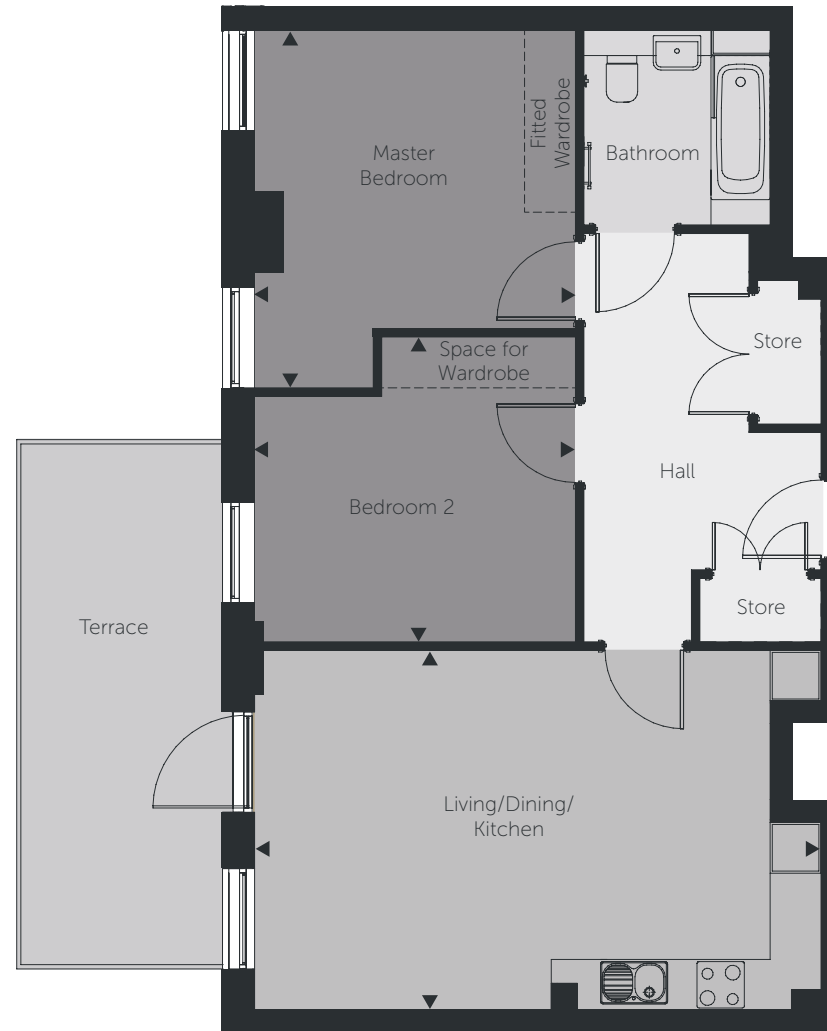
KEY ROOM DIMENSIONS

LIVING/DINING/KITCHEN	6.69m x 4.25m	21'11" x 13'11"
MASTER BEDROOM	4.22m x 3.79m	13'10" x 12'5"
BEDROOM 2	3.79m x 3.60m	12'5" x 11'9"
GROSS INTERNAL FLOOR AREA (EXCLUDING TERRACE)	74.30 sq m	799.76 sq ft
TERRACE	14.60 sq m	157.15 sq ft

LEVEL LOCATION FLOOR LOCATOR



SITE MAP



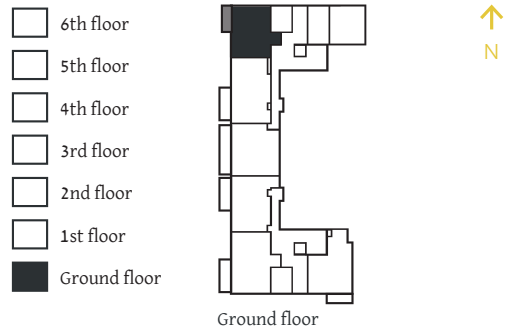
Ellis House 1 Bed Apartment

Type 4: Unit 203

KEY ROOM DIMENSIONS

KITCHEN	3.26m x 2.80m	10'8" x 9'2"
LIVING/DINING ROOM	4.97m x 3.84m	16'4" x 12'7"
MASTER BEDROOM	4.34m x 3.95m	14'3" x 12'11"
GROSS INTERNAL FLOOR AREA (EXCLUDING TERRACE)	63.30 sq m	681.36 sq ft
TERRACE	14.70 sq m	158.23 sq ft

LEVEL LOCATION FLOOR LOCATOR



SITE MAP



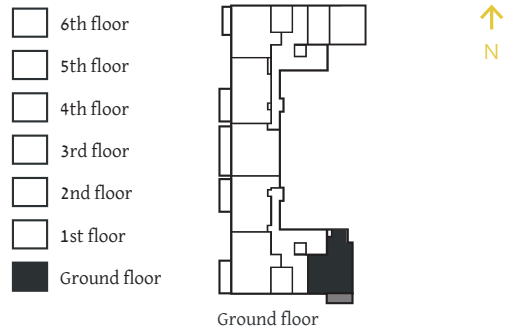
Ellis House 1 Bed Apartment

Type 5: Unit 204

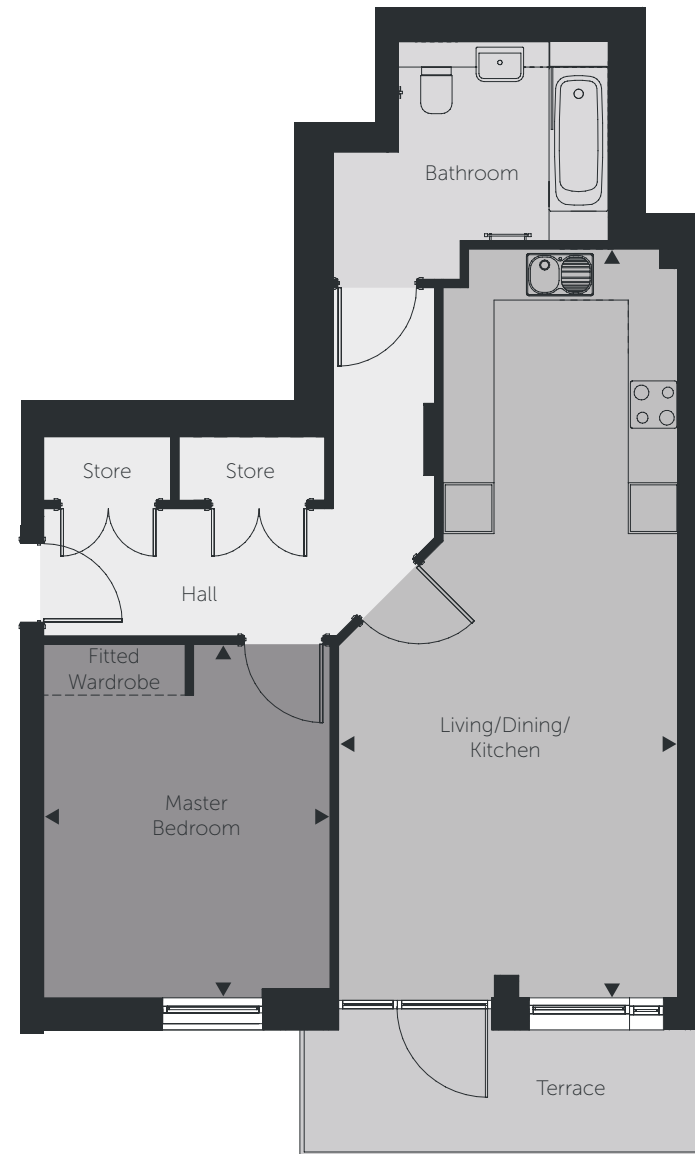
KEY ROOM DIMENSIONS

KITCHEN	3.36m x 2.79m	11'0" x 9'2"
LIVING/DINING ROOM	5.48m x 4.02m	18'0" x 13'2"
MASTER BEDROOM	4.17m x 3.36m	13'8" x 11'0"
GROSS INTERNAL FLOOR AREA (EXCLUDING TERRACE)	65.60 sq m	706.11 sq ft
TERRACE	6.80 sq m	73.19 sq ft

LEVEL LOCATION FLOOR LOCATOR



SITE MAP



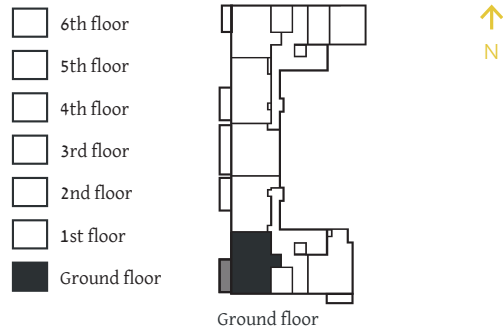
Ellis House 2 Bed Apartment

Type 13: Unit 205

KEY ROOM DIMENSIONS

KITCHEN	4.60m x 2.78m	15'1" x 9'1"
LIVING/DINING ROOM	3.86m x 3.24m	12'8" x 10'8"
MASTER BEDROOM	4.53m x 4.34m	14'10" x 14'3"
BEDROOM 2	3.74m x 2.83m	12'3" x 9'3"
GROSS INTERNAL FLOOR AREA (EXCLUDING TERRACE)	75.00 sq m	807.29 sq ft
TERRACE	15.50 sq m	166.84 sq ft

LEVEL LOCATION FLOOR LOCATOR



SITE MAP



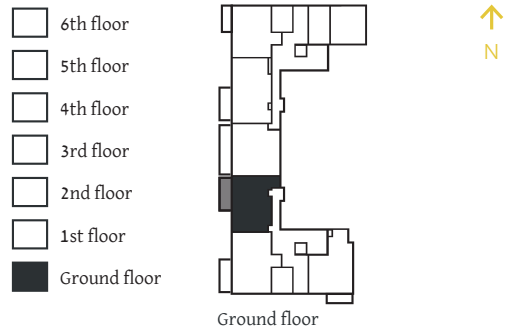
Ellis House 2 Bed Apartment

Type 12: Unit 206

KEY ROOM DIMENSIONS

KITCHEN	4.64m x 3.56m	15'3" x 11'8"
LIVING/DINING ROOM	3.56m x 3.52m	11'8" x 11'7"
MASTER BEDROOM	3.74m x 3.60m	12'3" x 11'10"
BEDROOM 2	3.74m x 2.44m	12'3" x 8'0"
GROSS INTERNAL FLOOR AREA (EXCLUDING TERRACE)	66.40 sq m	714.72 sq ft
TERRACE	16.00 sq m	172.22 sq ft

LEVEL LOCATION FLOOR LOCATOR



SITE MAP



SPECIFICATIONS – DISCOVER WHAT'S INSIDE



Kitchen

- German made kitchens finished to a high standard
- Undermounted sink
- Caple mixer-tap
- Bosch stainless steel oven, hob and hood
- Integrated appliances including Bosch dishwasher, fridge freezer and washer dryer
- Engineered wood flooring to kitchen and living areas



Bathroom

- White bathroom suite from the Roca range
- Thermostatically controlled chrome Hansgrohe shower in en-suite
- Hansgrohe wall mounted taps
- Heated chrome towel rail
- Large inset mirror
- Generous choice of wall and floor tiling from a selected range*



Outdoor space

- All properties benefit from a garden, terrace or balcony
- Bicycle and motorbike storage
- Bin stores

Electrical & IT

- Wet radiator heating system with central communal boiler
- TV and Sky point to lounge
- TV point to all bedrooms
- Telephone point to living room and master bedroom
- Video entry in entrance hall

Communal area

- Central communal heating system
- Underground parking available to purchase, including facilities for electric cars
- Lifts to all floors
- Interior designed entrance lobby
- Communal satellite dish with Sky+ provision
- Tree lined street scene

* Subject to build stage



ABOUT SHARED OWNERSHIP

Shared Ownership offers a more affordable way for eligible buyers to get on to the property ladder. It is a part buy/part rent scheme which allows you to buy a share of a new build property and pay a monthly rent on the remaining share.

You can normally buy up to a 75% of the property, however a minimum percentage may apply on certain developments. The combined monthly cost of your rent and your mortgage value will usually be less than buying the property outright.

CATALYST

A bit about us

Catalyst provide high-quality, affordable homes across London and the South East and offer a range of opportunities that help aspiring home owners get on to the property ladder. We are a different form of property developer, focused on changing places through the highest quality urban and suburban regeneration. With a history of developing new homes stretching back over 50 years we know what makes London and the places within it tick.

Ethos

It is not the homes we build but the spaces we create. Space is where we live, where we meet, socialise, do business, where neighbourhoods are born. Space can have shape, feel and beauty, becoming tangible and real. We create that space.

Eligibility

Please contact our sales team to find out if you are eligible for a Shared Ownership property at St Bernard's Gate.

+44 (0)300 456 2091
stbernardsgate.co.uk

A DEVELOPMENT BY
CATALYST

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2. Images etc: Some images of the properties within this brochure are artist's impressions and do not represent the exact look and feel of the development. The actual results may therefore vary from the images shown in this publication. Areas, measurements and distances given are approximate only. Kitchen and bathroom layouts are indicative only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.

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