



# SPRINGFIELD VIEW

ACTON W3



BUILDING HOMES  
MAKING PLACES  
ENHANCING LIVES

# WELCOME TO SPRINGFIELD VIEW

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# GO WEST



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**Springfield View makes buying a beautiful home in well-connected West London an achievable option – even for first time buyers.**

These 18 stylish homes are available through Shared Ownership, which is designed to make getting on the property ladder more affordable than buying outright. With a variety of homes to choose from, Springfield View is perfect for couples, singles and young families.



Image of a previous Optivo show home showing typical finish, for illustrative purposes only.

- 1** 1-BED APARTMENT
- 9** 2-BED APARTMENTS
- 1** 3-BED APARTMENT
- 7** 2-BED MEWS HOUSES



# PUT DOWN ROOTS IN THE PLACE TO BE



West Acton is an evermore-popular area thanks to its excellent transport links and local amenities.

Opposite Springfield View are the lush Springfield Gardens, giving you plenty of space on the doorstep to relax. And within just half a mile you have everything you need for daily life.

## LOCAL LIVING

Nearby Springfield View is Acton Central Food Market for amazing local produce, and acclaimed independents like Park + Bridge wine store and Cake Me, Baby café. You have the convenience of local supermarkets, banks, pharmacies and a post office, not to mention gyms, bars and restaurants.

There are also several great schools within an easy walk of Springfield View. These include Ask Priory Primary Academy and Twyford Church of England High School – rated ‘Outstanding’ by Ofsted. Plus Derwentwater Primary School, St Vincent’s Catholic Primary School and Phoenix Academy, which have a ‘Good’ Ofsted rating.

Open space nearby provides space for exercise, fun and relaxation



Family-friendly green spaces



Local food markets and stores nearby



Local schools within a short distance away



# LIVE THE LIFE



Enjoy socialising? Just a short stroll from Springfield View are fashionable bars such as The Aeronaut, The Chatsworth and Vindista. Plus a range of great restaurants and gastropubs offering a multicultural mix of flavours, including Japanese at Hasu Sushi, Lebanese at Al Baladi, Indian at Taj and British at The Rocket.

In less than half an hour you can be meeting friends in Chiswick's chic restaurants, wandering through Richmond's Kew Gardens, seeing a band at Hammersmith Apollo, or shopping in Shepherd's Bush.



Meet friends in Chiswick's chic restaurants



Vindinista Wine Shop, Acton



A good choice of bars and restaurants within a short stroll



# COME OUT AND PLAY



Family-friendly attractions and spaces all within a short distance

## FUN FOR ALL THE FAMILY

With lots of family-friendly restaurants, a cinema and its Kidzania indoor city and Playworld attractions, Westfield London is a big hit with children as well as shoppers. And for a fun day widening horizons, you can reach the Design Museum, Natural History Museum and Victoria & Albert Museum in less than 40 minutes.

## STAY SPORTY

The Everyone Active Acton Centre is just an 8-minute walk away and has a pool, gym and other sports facilities, plus there's also a PureGym just under half a mile away.



A good choice of sports facilities serve the area



Westfield Shopping Centre, Shepherd's Bush

## FABULOUS RETAIL THERAPY

You can be at Europe's largest shopping centre, Westfield London, in 26 minutes by bus from Springfield View. Ealing Broadway Shopping Centre is also a handy 15 minutes bus ride away and you can hit Oxford Street's shopping scene in less than 40 minutes via the Central line.





West Acton offers a good choice of transport options

# WHERE TRAVEL IS EASY

West Acton is one of London's most well-connected areas. Whether you're heading into or out of London, there are easy options for travelling by train, tube bus or plane, with Heathrow Airport only 20 minutes away by taxi or 25 minutes by tube from Acton Town station.

## OVERGROUND

**Acton Central** >7-min walk  
(North London line)

- **Gunnersbury**  
6 mins
- **Willesden Junction**  
6 mins
- **Richmond**  
17 mins
- **West Hampstead**  
20 mins
- **Highbury & Islington**  
33 mins
- **Stratford**  
50 mins

## TFL

**Acton Main Line** > 16-min walk  
(TFL Rail)

- **Ealing Broadway**  
3 mins
- **Paddington**  
6 mins
- **Heathrow Airport**  
36 mins
- **Reading**  
49 mins

## TUBE

**Acton Town** > 13-min walk  
(Piccadilly & District lines)

- **Earl's Court**  
16 mins
- **Green Park**  
21 mins
- **Covent Garden**  
25 mins
- **Victoria**  
25 mins
- **Paddington**  
25 mins
- **Heathrow Airport**  
29 mins
- **King's Cross**  
31 mins
- **Monument**  
34 mins

Door-to-door times from Springfield View to the above stations  
[Times taken from Google Maps & TfL]

## BUS

Door-to-door times from Springfield View:

- **Ealing**  
17 mins
- **Shepherd's Bush**  
23 mins
- **Chiswick**  
24 mins
- **Westfield London**  
26 mins
- **Uxbridge**  
55 mins

\* Bus stop approximately 120 meters from development.

## PLANE

**Heathrow** is just 20 minutes away in a taxi.



Dickens Yard, Ealing













# GET CONNECTED

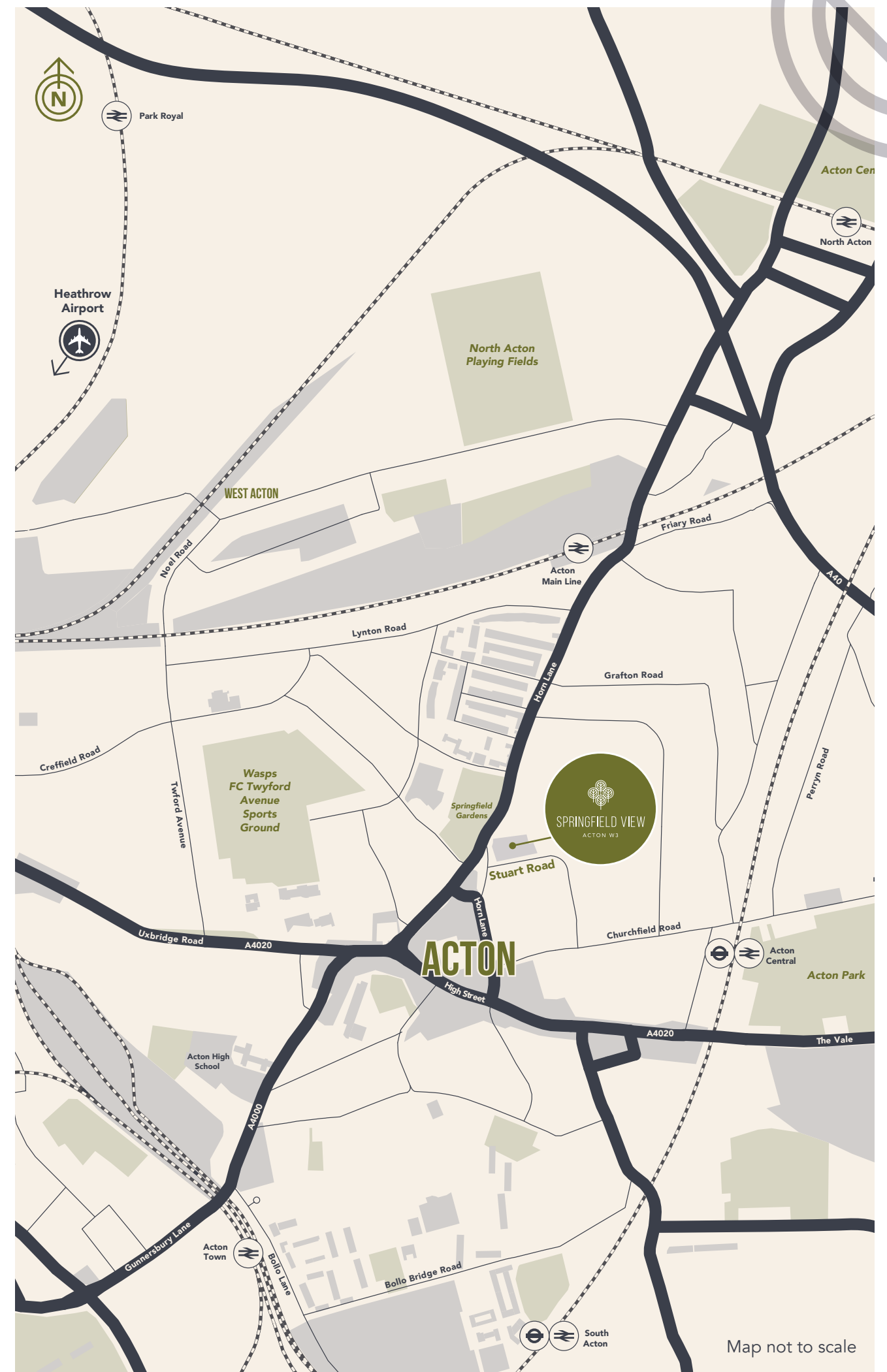
When Crossrail's Elizabeth line comes into full service at Acton Mainline in 2021\*, it will cut journey times into central London and Heathrow by over 40%. With up to twelve services an hour, commuting from Springfield View will become even easier.

\*Source: [crossrail.co.uk](http://crossrail.co.uk)

## CROSSRAIL

-  **Acton Main Line**  
16-min walk
-  **Ealing Broadway**  
2 mins
-  **Paddington**  
6 mins
-  **Bond Street**  
9 mins
-  **Liverpool Street**  
16 mins
-  **Heathrow Airport**  
18 mins
-  **Canary Wharf**  
23 mins
-  **Stratford**  
25 mins

Estimated travel times  
(subject to change)



Map not to scale






# LOCATION, LOCATION

Conveniently located just off Horn Lane, Springfield View is set over three blocks. Block A features both Shared Ownership and rented apartments. Rented apartments are found on the ground floor.

Blocks B & C are both thoughtfully-designed two-bedroom mews houses, with allocated outside space to enjoy.



## KEY

-  **BLOCK A**  
SHARED OWNERSHIP/ SOCIAL RENT
-  **BLOCK B**  
SHARED OWNERSHIP
-  **BLOCK C**  
SHARED OWNERSHIP



## POINTS OF INTEREST

- 1 Twyford Church of England High School
- 2 PureGym
- 3 The Chatsworth Bar
- 4 St Vincent's RC Primary School
- 5 Morrisons Supermarket
- 6 Hasu Sushi
- 7 The Oaks Shopping Centre
- 8 Vindinista Wine Shop
- 9 Derwentwater Primary School
- 10 Everyone Active Acton Gym and Swimming Pool
- 11 Sainsbury's Local
- 12 Ark Priory Academy



# HI-SPEC HOMES

## YOUR PLACE TO SHINE

The design-led specification brings refined style to a welcoming, homely setting that's all ready for you to move in and make your mark.



Image of a previous Optivo show home showing typical finish, for illustrative purposes only.

## KITCHEN

- ⊗ Warm grey-coloured kitchen units from Moores Vita range, with brushed steel handles
- ⊗ Blanco City silestone worktops with matching upstand
- ⊗ Stainless steel splashback behind hob
- ⊗ Stainless steel single bowl sink with chrome mixer tap from Sauber Sierre range
- ⊗ Bosch integrated appliances including:
  - gas hob
  - multifunction oven
  - brushed stainless steel chimney-style extractor hood
- ⊗ Whirlpool integrated appliances including:
  - fridge/freezer
  - dishwasher
- ⊗ Whirlpool freestanding washer/dryer in hallway cupboard
- ⊗ LED pelmet lighting under kitchen wall units

## BATHROOM

- ⊗ Large format low-slip porcelain tiles in grey to floor
- ⊗ Large format porcelain tiles in rock dark grey full height behind bath and half height behind basin and WC
- ⊗ Contemporary rectangular bath in white with square glass shower screen
- ⊗ Chrome thermostatic bath-mounted bath and shower mixer tap with matching shower attachment, slider and rail with soap dish
- ⊗ Semi-countertop basin with chrome mixer tap
- ⊗ Wall-hung WC with concealed cistern
- ⊗ Chrome heated towel rail
- ⊗ Mirror above basin

## CLOAKROOM (HOUSES) & ENSUITE (APARTMENT 12)

- ⊗ Large format low-slip porcelain tiles in grey to floor
- ⊗ Large format porcelain tiles in dark grey to walls in en suite (apartment 12)
- ⊗ Semi-countertop basin with chrome mixer tap
- ⊗ Wall-hung WC with concealed cistern
- ⊗ Chrome heated towel rail
- ⊗ Mirror above basin

## BEDROOMS

- ⊗ Harley Twist New Moon 80/20 wool mix carpet
- ⊗ Fitted wardrobe to master bedroom with full height white sliding doors, upper storage area and hanging rail

## ELECTRICAL

- ⊗ Recessed LED downlights to kitchen, bathroom, and hallways, plus cloakroom and en suite where applicable
- ⊗ Pendant lights to living room and bedrooms
- ⊗ Brushed stainless steel sockets and switches where visible, all others white
- ⊗ Digital TV point to living room and all bedrooms to support Sky+
- ⊗ BT fibre socket to living room and all bedrooms

## INTERIOR FINISHES

- ⊗ Havwoods oak engineered wood flooring to kitchen, living room and hallway
- ⊗ Harley Twist New Moon 80/20 wool mix carpet to upper floor areas in houses
- ⊗ Brushed stainless steel ironmongery throughout
- ⊗ White satin paint finish to woodwork and skirting
- ⊗ White matte emulsion paint finish to walls and ceilings throughout
- ⊗ Coat hooks to hallway

## SECURITY & PEACE OF MIND

- ⊗ Video/phone communication and entry system to apartments
- ⊗ Composite front door with wooden frame, security chain and multipoint lock
- ⊗ Mains powered smoke and heat detectors with battery backup
- ⊗ 10 year Premier Warranty

## HEATING

- ⊗ Gas central heating and hot water
- ⊗ Wall-mounted radiators
- ⊗ Individual combi boiler

## ENERGY EFFICIENCY

- ⊗ Energy Performance Certificate (EPC) rating between 82 and 84 (B)
- ⊗ Low energy electrical fittings and lightbulbs

## EXTERIOR

- ⊗ Paved balcony or terrace to apartments
- ⊗ Decked courtyard or paved balcony to houses
- ⊗ Secure communal cycle store

The above specification shown is for general guidance only and is subject to change. Please speak to our sales advisor for more details.



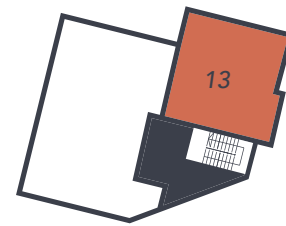
# BLOCK A

## ONE BED APARTMENT

Apartment: 13



### Block A



Apartment 13 - Fourth Floor

<b>Living/Dining/Kitchen</b>	3.62m x 6.73m	11' 10" x 22' 0"
<b>Bedroom</b>	3.51m x 3.87m	11' 6" x 12' 8"
<b>Bathroom</b>	2.29m x 2.10m	7' 6" x 6' 10"
<b>Terrace</b>	1.98m x 3.58m	6' 5" x 11' 8"
<b>GROSS INTERNAL AREA</b>	<b>50m<sup>2</sup></b>	<b>538 ft<sup>2</sup></b>

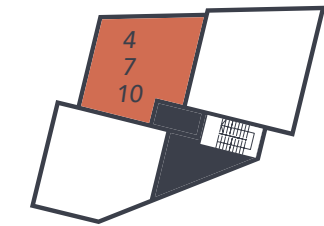
W = Wardrobe S = Store DW = Dishwasher FF = Fridge Freezer

# TWO BED APARTMENTS

Apartments: 4, 7, 10



### Block A



Apartments  
4 - First Floor  
7 - Second Floor  
10 - Third Floor

<b>Living/Dining/Kitchen</b>	4.36m x 7.97m	14' 3" x 26' 1"
<b>Bedroom 1</b>	3.05m x 4.47m	10' 0" x 14' 7"
<b>Bedroom 2</b>	2.30m x 4.47m	7' 6" x 14' 7"
<b>Bathroom</b>	2.13m x 2.30m	6' 11" x 7' 6"
<b>Balcony</b>	4.11m x 1.73m	13' 5" x 5' 11"
<b>GROSS INTERNAL AREA</b>	<b>61m<sup>2</sup></b>	<b>678 ft<sup>2</sup></b>

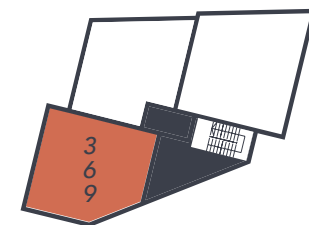
W = Wardrobe S = Store DW = Dishwasher FF = Fridge Freezer

# TWO BED APARTMENTS

Apartments: 3, 6, 9



### Block A



Apartments  
3 - First Floor  
6 - Second Floor  
9 - Third Floor

<b>Living/Dining/Kitchen</b>	4.41m x 5.68m	14' 5" x 18' 7"
<b>Bedroom 1</b>	3.20m x 3.96m	10' 5" x 12' 11"
<b>Bedroom 2</b>	3.69m x 3.01m	12' 1" x 9' 10"
<b>Bathroom</b>	2.00m x 2.30m	6' 6" x 7' 6"
<b>Balcony</b>	4.16m x 1.73m	13' 7" x 5' 8"
<b>GROSS INTERNAL AREA</b>	<b>63m<sup>2</sup></b>	<b>678 ft<sup>2</sup></b>

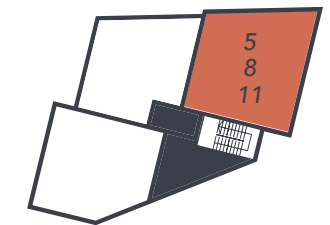
W = Wardrobe S = Store DW = Dishwasher FF = Fridge Freezer

# TWO BED APARTMENTS

Apartments: 5, 8, 11



### Block A



Apartments  
5 - First Floor  
8 - Second Floor  
11 - Third Floor

<b>Living/Dining/Kitchen</b>	4.22m x 6.73m	13' 10" x 22' 0"
<b>Bedroom 1</b>	3.00m x 4.82m	9' 10" x 15' 9"
<b>Bedroom 2</b>	2.40m x 4.82m	7' 10" x 15' 9"
<b>Bathroom</b>	2.28m x 2.16m	7' 5" x 7' 1"
<b>Balcony</b>	4.93m x 1.48m	16' 2" x 4' 10"
<b>GROSS INTERNAL AREA</b>	<b>65m<sup>2</sup></b>	<b>699 ft<sup>2</sup></b>

W = Wardrobe S = Store DW = Dishwasher FF = Fridge Freezer



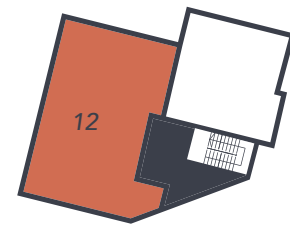
# BLOCK A

## THREE BED APARTMENT

Apartment: 12



Block A



Apartment 12 - Fourth Floor

<b>Living/Dining/Kitchen</b>	4.22m x 6.73m	16' 11" x 25' 3"
<b>Bedroom 1</b>	3.00m x 4.82m	12' 6" x 9' 7"
<b>Bedroom 2</b>	2.40m x 4.82m	11' 9" x 12' 6"
<b>Bedroom 3</b>	2.40m x 2.76m	11' 1" x 9' 0"
<b>Bathroom</b>	2.28m x 2.10m	7' 6" x 6' 10"
<b>Balcony</b>	4.93m x 1.48m	16' 10" x 4' 10"
<b>GROSS INTERNAL AREA</b>	<b>86m<sup>2</sup></b>	<b>925 ft<sup>2</sup></b>

W = Wardrobe S = Store DW = Dishwasher FF = Fridge Freezer

# BLOCK C

## TWO BED MEWS HOUSES

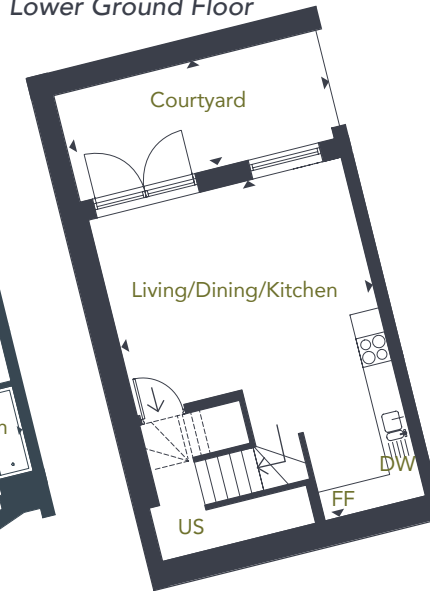
Houses: 16 & 17



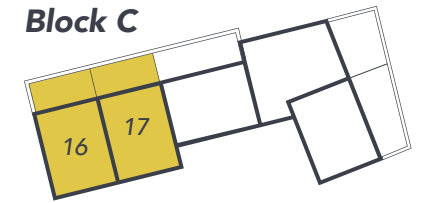
Ground Floor



Lower Ground Floor



Block C



Apartments 16 & 17

<b>Ground Floor</b>		
<b>Bedroom 1</b>	4.10m x 3.00m	13' 5" x 9' 10"
<b>Bedroom 2</b>	4.19m x 2.39m	13' 8" x 7' 10"
<b>Bathroom</b>	1.70m x 2.12m	5' 6" x 6' 11"
<b>Balcony</b>	2.14m x 1.00m	7' 0" x 3' 3"
<b>Lower Ground Floor</b>		
<b>Living/Dining/Kitchen</b>	4.13m x 5.29m	13' 6" x 17' 4"
<b>Courtyard</b>	2.25m x 5.32m	7' 4" x 17' 5"
<b>GROSS INTERNAL AREA</b>	<b>83m<sup>2</sup></b>	<b>893 ft<sup>2</sup></b>

W = Wardrobe S = Store US = Under Stair Store  
DW = Dishwasher FF = Fridge Freezer

Please note there are minor differences in room sizes and overall size between Apartments 16 & 17

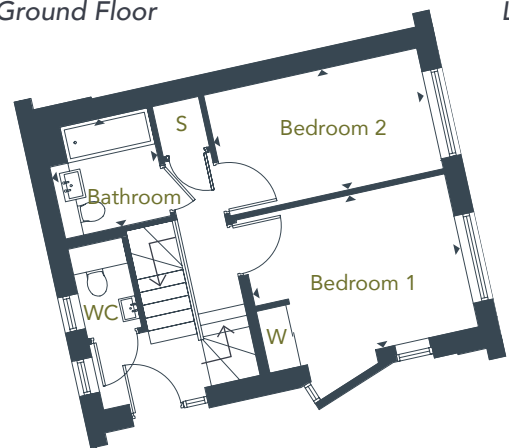
# BLOCK B

## TWO BED MEWS HOUSES

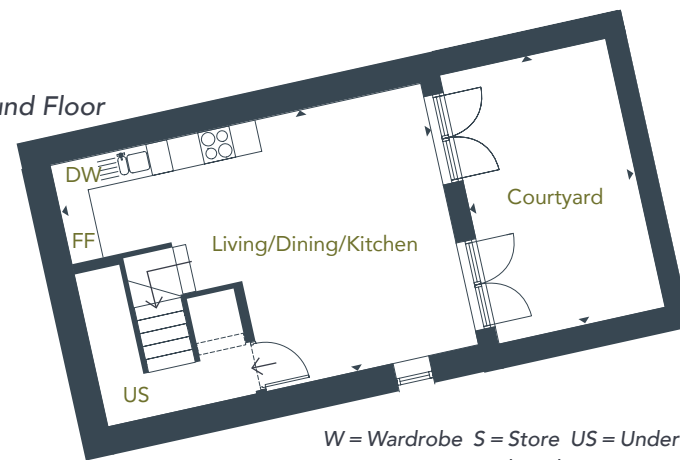
Houses: 14 & 15



Ground Floor



Lower Ground Floor



W = Wardrobe S = Store US = Under Stair Store  
DW = Dishwasher FF = Fridge Freezer

Apartments 14 & 15

<b>Ground Floor</b>		
<b>Bedroom 1</b>	2.98m x 4.06m	9' 9" x 13' 3"
<b>Bedroom 2</b>	2.35m x 4.15m	7' 8" x 13' 7"
<b>Bathroom</b>	2.10m x 2.05m	6' 10" x 6' 8"
<b>Lower Ground Floor</b>		
<b>Living/Dining/Kitchen</b>	5.02m x 7.12m	16' 5" x 23' 4"
<b>Courtyard</b>	5.17m x 3.10m	16' 11" x 10' 2"
<b>GROSS INTERNAL AREA</b>	<b>83m<sup>2</sup></b>	<b>893 ft<sup>2</sup></b>

Block B



# BLOCK C

## TWO BED MEWS HOUSE

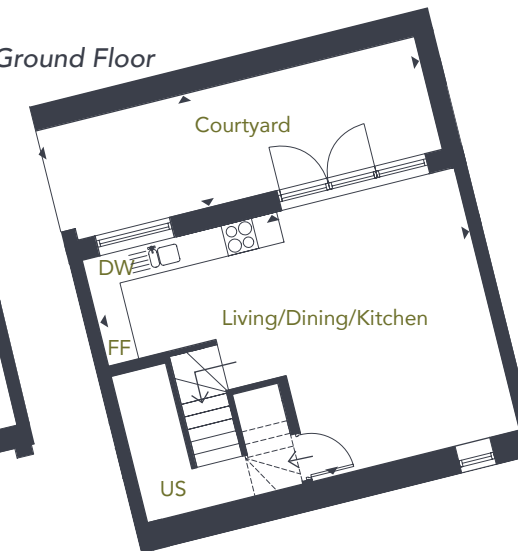
House: 18



Ground Floor

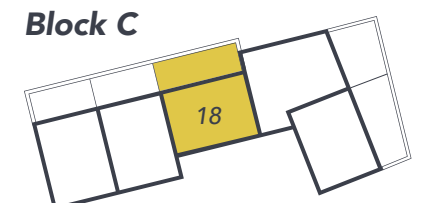


Lower Ground Floor



W = Wardrobe S = Store US = Under Stair Store DW = Dishwasher FF = Fridge Freezer

Block C



Apartment 18

<b>Ground Floor</b>		
<b>Bedroom 1</b>	2.32m x 4.19m	7' 7" x 13' 8"
<b>Bedroom 2</b>	2.98m x 4.10m	9' 9" x 13' 5"
<b>Bathroom</b>	2.10m x 2.07m	6' 10" x 6' 9"
<b>Lower Ground Floor</b>		
<b>Living/Dining/Kitchen</b>	5.19m x 7.37m	17' 0" x 24' 2"
<b>Courtyard</b>	7.22m x 2.25m	23' 8" x 7' 4"
<b>GROSS INTERNAL AREA</b>	<b>83m<sup>2</sup></b>	<b>893 ft<sup>2</sup></b>



# BLOCK C

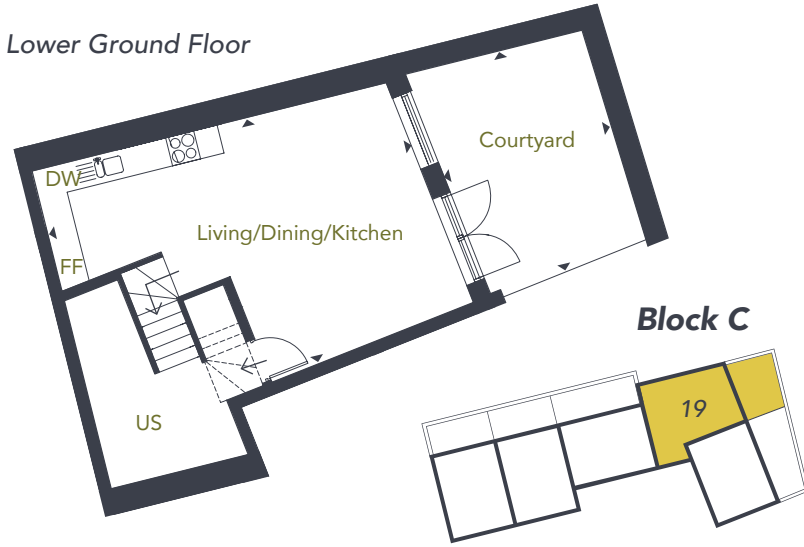
## TWO BED MEWS HOUSE

House: 19

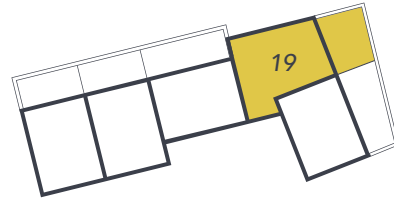
Ground Floor



Lower Ground Floor



Block C



Apartment 19

W = Wardrobe S = Store US = Under Stair Store DW = Dishwasher FF = Fridge Freezer

### Ground Floor

<b>Bedroom 1</b>	2.50m x 4.58m	8' 2" x 15' 0"
<b>Bedroom 2</b>	2.08m x 4.49m	6' 9" x 14' 8"
<b>Bathroom</b>	2.60m x 2.00m	8' 6" x 6' 6"
<b>Balcony</b>	1.92m x 0.96m	6' 3" x 3' 1"

### Lower Ground Floor

<b>Living/Dining/Kitchen</b>	5.18m x 7.75m	16' 11" x 25' 5"
<b>Courtyard</b>	4.82m x 3.61m	15' 9" x 11' 10"
<b>GROSS INTERNAL AREA</b>	<b>86m<sup>2</sup></b>	<b>925 ft<sup>2</sup></b>

# TWO BED MEWS HOUSE

House: 20

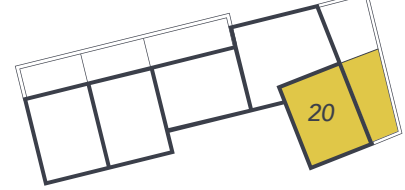
Ground Floor



Lower Ground Floor



Block C



Apartment 20

W = Wardrobe S = Store US = Under Stair Store DW = Dishwasher FF = Fridge Freezer

### Ground Floor

<b>Bedroom 1</b>	4.01m x 3.08m	13' 1" x 10' 1"
<b>Bedroom 2</b>	4.10m x 2.36m	13' 5" x 7' 8"
<b>Bathroom</b>	2.19m x 2.11m	7' 2" x 6' 11"
<b>Balcony</b>	2.93m x 0.96m	9' 7" x 3' 1"

### Lower Ground Floor

<b>Living/Dining/Kitchen</b>	7.18m x 5.26m	23' 6" x 17' 3"
<b>Courtyard</b>	7.41m x 3.14m	24' 3" x 10' 3"
<b>GROSS INTERNAL AREA</b>	<b>83m<sup>2</sup></b>	<b>893 ft<sup>2</sup></b>

Floorplans show approximate measurements only. Exact layouts and sizes may vary. All measurements are taken from the widest point and dimensions are subject to minor variation.



Computer generated image for illustrative purposes only



# Shared Ownership



Now that you've found your dream property you're probably asking, "Is Shared Ownership right for me?" At Optivo, we know that a new home is one of the biggest purchases you will ever make, and Shared Ownership helps make this a reality.

So how does it work? You'll start by buying a share in your property that's between 25% and 75% of the full value, using a combination of a mortgage and a deposit. You'll then pay a subsidised rent on the share you don't buy.

In the future, as your circumstances change, and should you wish, you'll be able to purchase more shares in your home, right up to 100%. As your share increases, the rent you pay decreases.

The boring bit – things you need to consider before you decide to proceed. Shared Ownership homes are Leasehold, and most houses only become Freehold once you own 100%. There will be a service charge to pay towards the management and maintenance of the development, which will be shown on our price list. Lastly, affordability and eligibility applies, so ask your Sales Advisor for more information now and you can start making your dream a reality.

## CONTACT US FOR MORE INFORMATION

[sales@optivo.org.uk](mailto:sales@optivo.org.uk)

0800 012 1442

[optivosales.co.uk](http://optivosales.co.uk)



## ABOUT US

Optivo is a mixed-tenure housing provider operating in London, the South East and parts of the Midlands. The Sales and Marketing team manage all new home development for Shared Ownership and Open Market Sale, offering high-quality homes to suit most budgets. In 2019/20 Optivo built over 300 homes for sale, and in 2020/21 we aim to grow that even further. Our customers are at the centre of everything we do, which keeps us building homes, making places and enhancing lives.

Disclaimer: All floor plans in this brochure are for general guidance only. Measures are from plans and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Optivo has taken all reasonable care in the preparation of the information given in this brochure. However, this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Optivo does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Optivo undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Optivo or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Optivo. Optivo supports the development of mixed tenure developments and is proud to provide homes for affordable rent and Shared Ownership at Springfield View. We may change the tenure of some homes subject to demand.





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MAKING PLACES  
ENHANCING LIVES**