

WOODFIELD QUARTER

MAIDA HILL W9

An exclusive collection of 1 & 2-bedroom apartments for shared ownership



## WELCOME HOME

An apartment you'll really want  
to come home to...

Welcome to Woodfield Quarter in Maida Hill. This super-stylish collection of one and two-bedroom apartments offers you a unique opportunity to own an aspirational new home just minutes from London's most vibrant areas - Portobello Road, Westbourne Grove and Little Venice.

### Aspirational new homes in a great location

If you want a new home with loads of kerb appeal, then you'll love this eye-catching, new development on Woodfield Road.

Whether you choose a one-bedroom or a two-bedroom apartment, all of these spacious, open-plan homes are beautifully designed and finished to the highest standards. Many apartments feature a balcony or terrace where you'll be able to relax with a drink after a hard day's work.

Westbourne Park tube station is just a few minutes' walk away – so getting out and about is easy – whether you're commuting to work, heading out for a spot of retail therapy or meeting friends for an evening out. You certainly won't need a car but if you're a keen cyclist, your bike will be safe in the lower ground cycle store.



Computer generated image



## LOCAL LIFE

What's the best thing about living in Maida Hill? It could be the great transport links in and out of central London or perhaps the fact that there are so many good pubs and restaurants in the area. Ask any local and they'll tell you it's got a great vibe, within walking distance of Notting Hill, Portobello Road, Queen's Park and Little Venice. It's certainly a diverse, cosmopolitan neighbourhood which has a relaxed 'arty' feel with studios, workshops, galleries and a real sense of community.

Locally, there's everything you'll need on hand – from a post office to a health centre, shops and several supermarkets. There are some great places to eat – WEZA Caffe on Shirland Road serves freshly-cooked Portuguese cuisine whilst Les Doucers De La Tentation is a boulangerie by day and a French bistro several evenings a week.

Maida Hill has its own market but Portobello Road is home to one of the world's most famous street markets. Saturday is the busiest day with hundreds of stalls selling everything from food, household goods, new and vintage fashion, accessories, bric-a-brac and antiques. Just a couple of minutes away in Westbourne Grove, you'll discover designer fashion boutiques and retail outlets selling everything from high quality shoes and bags to bespoke jewellery and artworks.

There's an amazing collection of restaurants in the area – Core by Clare Smyth on Kensington Park Road, The Ledbury on Ledbury Road and Chucs on Westbourne Road are all highly rated. There's so much to see and do – visit the quirky Museum of Brands, walk through the formal gardens and semi-wild woodland at Holland Park or along the canal at Little Venice.

For evenings out, there's The Coronet Theatre showcasing theatre, dance, art, poetry, film and music or The Gate Theatre which pushes theatrical boundaries. For a relaxing cinema experience, put your feet up at The Electric Cinema on Portobello Road and – when the sun goes down, there's no shortage of bars, clubs and nightclubs across the West End.



# SPECIFICATIONS

## KITCHEN

- Contemporary and stylish bespoke kitchens, designed for each individual apartment, feature high gloss, silky grey panels with laminate worktops and matching upstands.
- Sleek, energy efficient appliances complement the look and feel of the kitchen, including an integrated oven, induction hob, extractor fan, fridge/freezer, washer/dryer and dishwasher by Caple – a Bristol-based company committed to intelligent design, technology and beautiful finishes.

## BATHROOMS/ ENSUITES

- Your elegant and stylish bathroom will feature white sanitaryware with complementary chrome mixer taps and showers, with LED lighting adding a spot of sophistication.
- Continuing the colour theme, bathrooms benefit from ceramic floor and wall tiling in a modern shade of grey. Some bathrooms feature tiled alcoves and a semi recessed wash basin, providing additional shelving space for those special items.
- Further modern touches include glass shower screens and heated chrome towel rails, alongside inset, fitted feature mirrors and shaver sockets.

## FLOORING

- Karndean flooring to entrance hall and kitchen living/ dining area. This high-quality vinyl-plank flooring is stunning to look at and easy to look after.
- Dark grey ceramic floor tiles to bathrooms provide a contrast with the lighter grey wall tiles.
- Bedrooms are finished with luxurious twist-pile carpet in a neutral shade.

## GENERAL

- Each master bedroom features a fitted wardrobe with sliding doors.
- Many apartments have outside space - a private balcony or terrace.
- There's a passenger lift providing access to all floors.
- In the lower ground floor, there's a communal cycle store to keep your bike safe.
- These new apartments have a 10-year structural warranty and all appliances are provided with guarantees, subject to the owner's registration.

## SECURITY & CONNECTIVITY

- Each apartment is fitted with a video-entry system with a colour monitor.
- The apartments are fitted to exacting safety standards with mains-powered smoke detectors (with battery back-up) and carbon monoxide detectors.
- Television and telephone points are fitted to the living area and the master bedroom with services subject to owners' subscriptions.

## DECORATIVE FINISHES

- To achieve a consistently contemporary-styled interior we have selected clean lines for doors, architraves and skirting, all in white to create a calm and tranquil environment.

No on-site parking is available to Octavia buyers. No new on-street parking permits will be issued by LB Westminster, existing permits will not be transferred.

Due to Octavia's policy of constant improvement, specifications are subject to change. The items described are a guide and do not form part of any contract.



# TRANSPORT

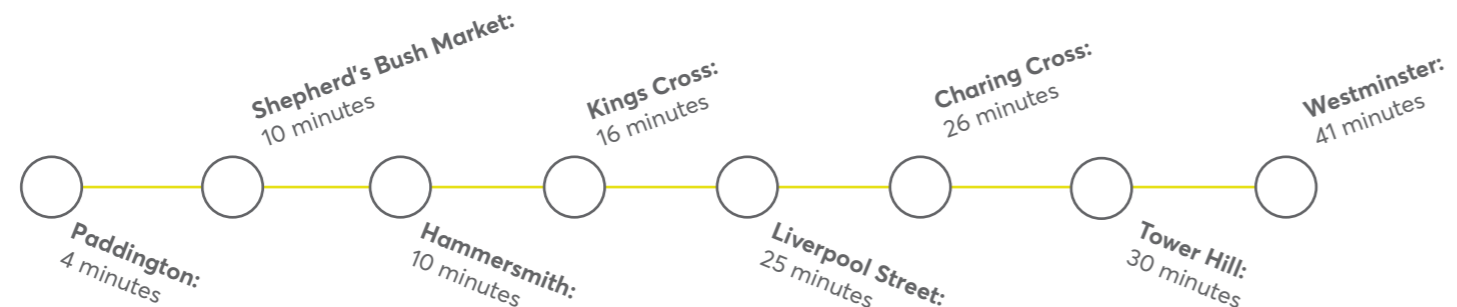
Located on the A40, just a few minutes' walk from Westbourne Park underground station in Zone 2, on the Hammersmith & City and Circle Lines, Maida Hill is easily accessible by road and rail.

Westbourne Park underground station, just a few minutes' walk away is in Zone 2 on the Hammersmith and City and Circle lines. You can be in Paddington in 4 minutes, Kings Cross in 16 minutes and Charing Cross in 26 minutes.

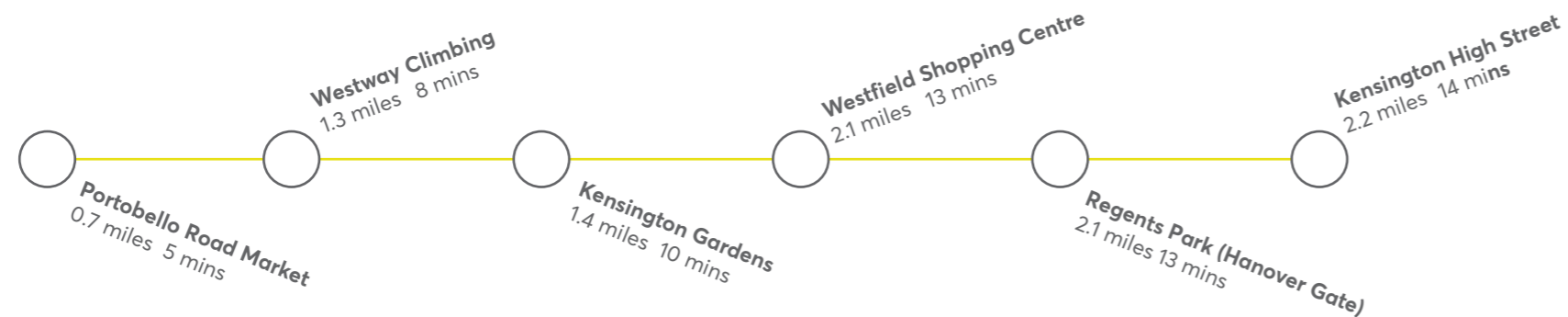
Bus route 414 travels between Maida Hill and Putney Bridge station, via Hyde Park Corner, South Kensington, Marble Arch and Fulham Broadway with the journey to Hyde Park Corner taking about 14 minutes. Bus route 36 between New Cross and Queens Park calls at Vauxhall, Victoria, Paddington and Maida Hill with the average journey from Vauxhall to Maida Hill taking about 39 minutes.

## BY TUBE

From Westbourne Park



## BY BIKE

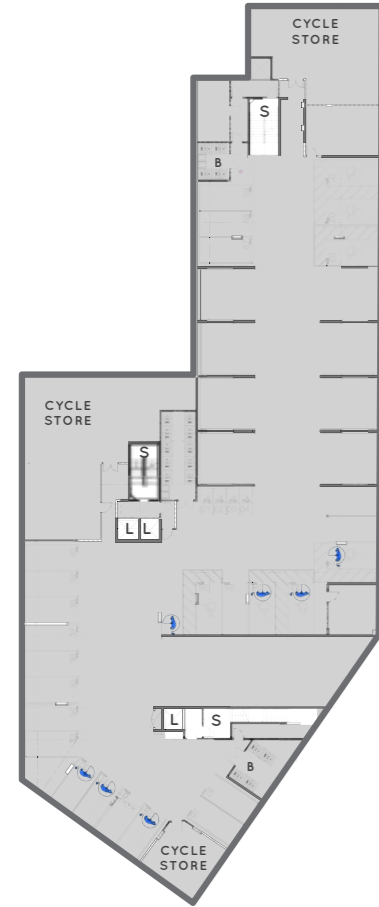


All journey times provided by google.co.uk and tfl.gov



# SITEMAP

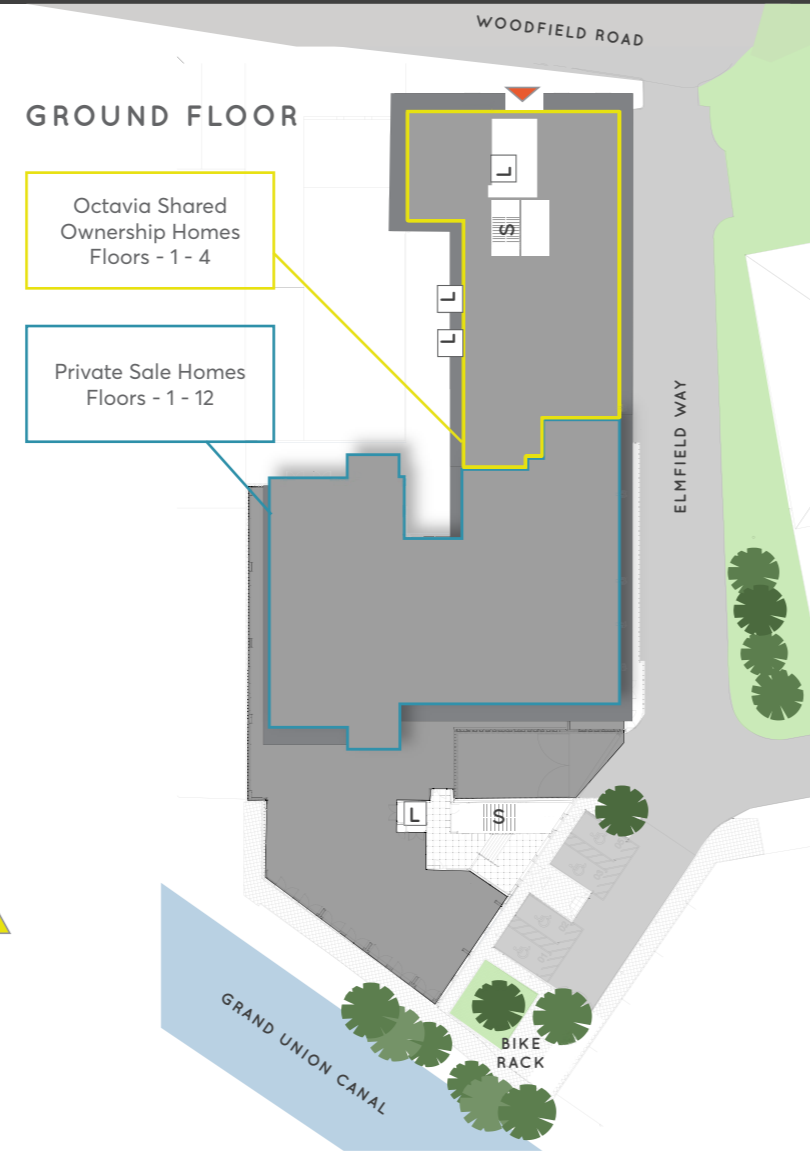
## LOWER GROUND FLOOR



## KEY FOR TENURE

S Stairs    L Lifts    B Bin Store

## GROUND FLOOR



Commercial Space

## 1 BED APARTMENTS 3, 9 & 15

52 SQ M - 559 SQ FT

Kitchen / Living / Dining	5.60 m	x	4.90 m	18' 4"	x	16' 0"
Bedroom 1	3.90 m	x	3.30 m	12' 9"	x	10' 9"
Bathroom	2.30 m	x	2.00 m	7' 6"	x	6' 6"
Balcony / Terrace	3.30 m	x	1.40 m	10' 9"	x	4' 7"

Plans are subject to change

W - Wardrobe



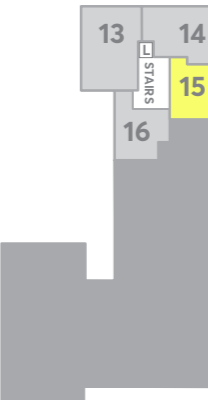
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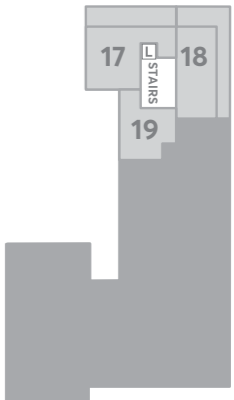
## SECOND FLOOR



## THIRD FLOOR



## FOURTH FLOOR

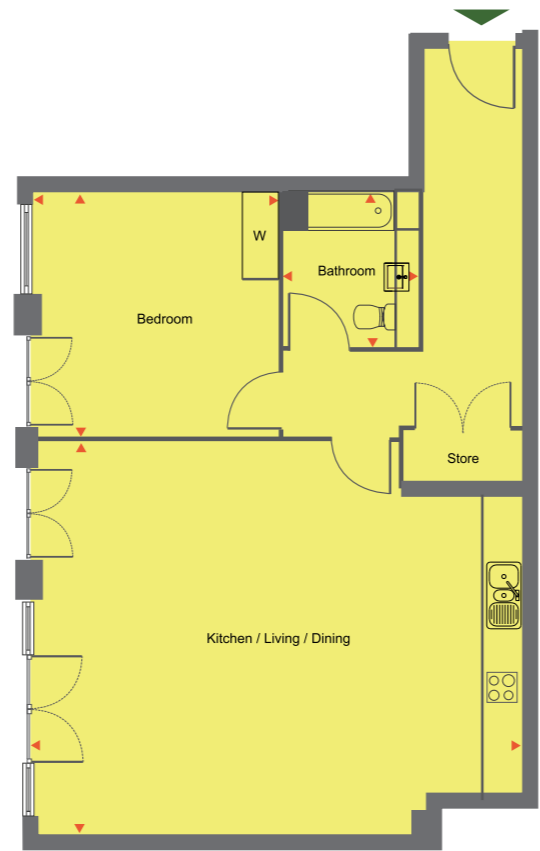


# 1 BED APARTMENTS 5 & 11

75 SQ M - 807 SQ FT

Kitchen / Living / Dining	7.35 m	x	5.90 m	24' 1"	x	19' 4"
Bedroom 1	3.70 m	x	3.60 m	12' 1"	x	11' 9"
Bathroom	2.30 m	x	2.00 m	7' 6"	x	6' 6"

Plans are subject to change



W - Wardrobe

# 1 BED APARTMENTS 6 & 12

51 SQ M - 548 SQ FT

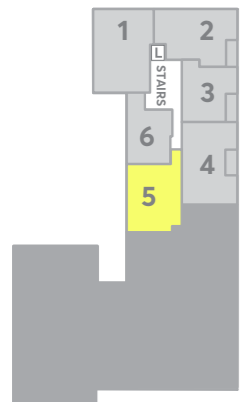
Kitchen / Living / Dining	6.50 m	x	5.85 m	21' 3"	x	19' 2"
Bedroom 1	3.70 m	x	3.40 m	12' 1"	x	11' 1"
Bathroom	2.30 m	x	2.00 m	7' 6"	x	6' 6"

Plans are subject to change

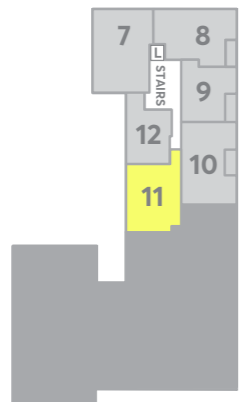


W - Wardrobe

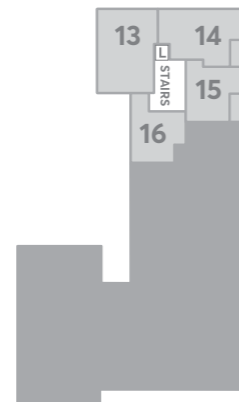
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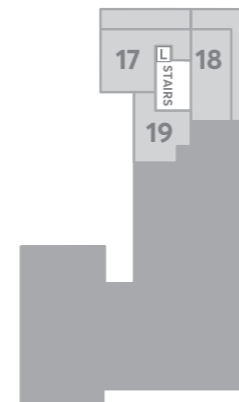
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



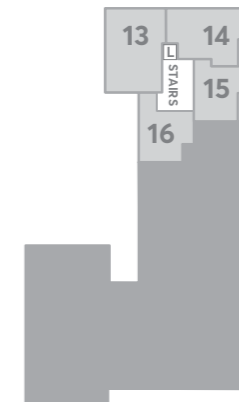
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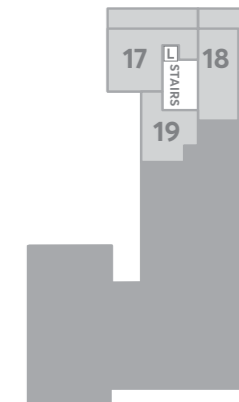
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



# 1 BED APARTMENTS 16 & 19

60 SQ M - 655 SQ FT

Kitchen / Living / Dining	6.65 m x 5.00 m	21' 9" x 16' 4"
Bedroom 1	3.60 m x 3.40 m	11' 9" x 11' 1"
Bathroom	2.30 m x 2.00 m	7' 6" x 6' 6"

Plans are subject to change



# 2 BED APARTMENTS 1, 7 & 13

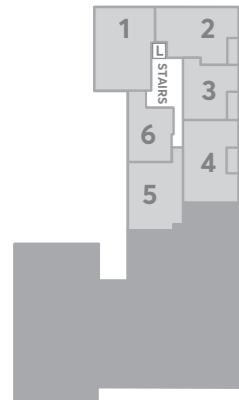
84 SQ M - 906 SQ FT

Kitchen / Living / Dining	6.35 m x 4.85 m	20' 10" x 15' 10"
Bedroom 1	4.65 m x 3.70 m	15' 3" x 12' 1"
Bedroom 2	3.90 m x 3.35 m	12' 9" x 10' 11"
Bathroom	2.30 m x 2.00m	7' 6" x 6' 6"

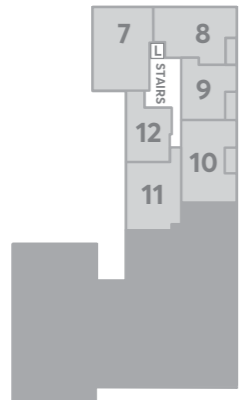
Plans are subject to change



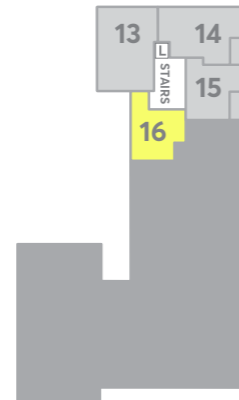
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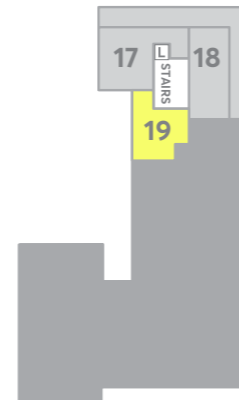
SECOND FLOOR



THIRD FLOOR

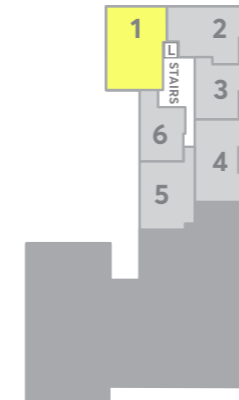


FOURTH FLOOR

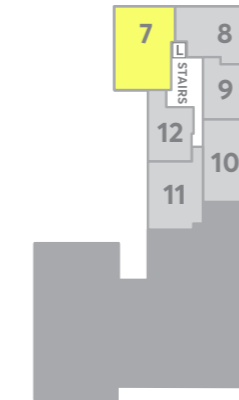


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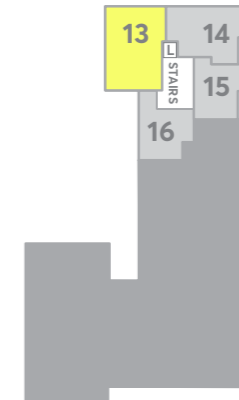
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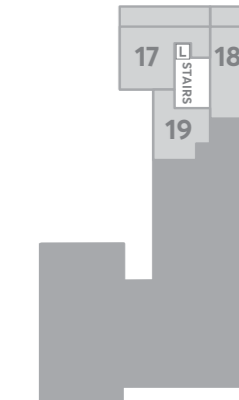
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



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## 2 BED APARTMENTS 2, 8 & 14

74 SQ M - 801 SQ FT

Kitchen / Living / Dining	7.60 m	x	3.70 m	24' 11"	x	12' 1"
Bedroom 1	4.50 m	x	3.60 m	14' 9"	x	11' 9"
Bedroom 2	4.20 m	x	3.20 m	13' 9"	x	10' 5"
Bathroom	2.30 m	x	2.00 m	7' 6"	x	6' 6"
Balcony / Terrace	3.30 m	x	1.40 m	10' 9"	x	4' 7"

Plans are subject to change



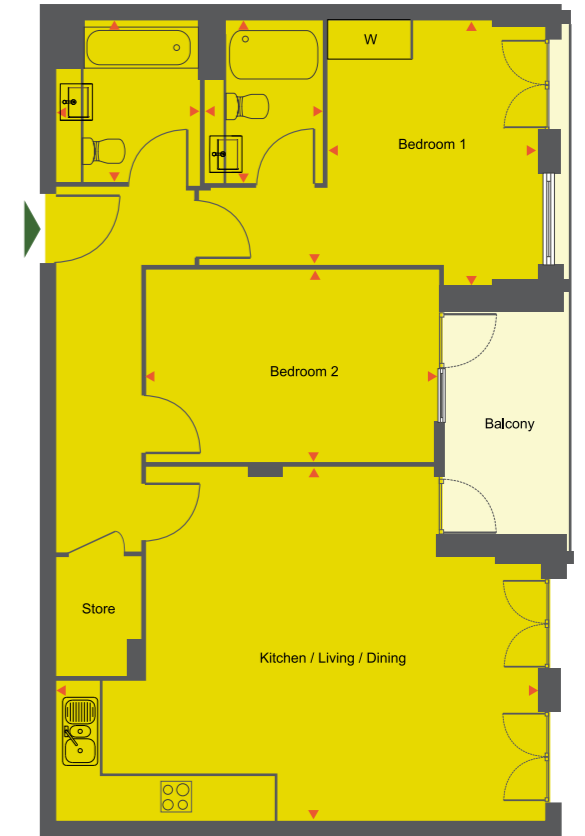
W - Wardrobe

## 2 BED APARTMENTS 4 & 10

80 SQ M - 865 SQ FT

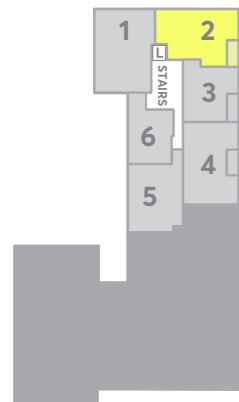
Kitchen / Living / Dining	7.20 m	x	5.30 m	23' 7"	x	17' 4"
Bedroom 1	3.85 m	x	3.10 m	12' 7"	x	10' 2"
Bedroom 2	4.30 m	x	2.85 m	14' 1"	x	9' 4"
Bathroom	2.30 m	x	2.00 m	7' 6"	x	6' 6"
Balcony / Terrace	3.30 m	x	1.40 m	10' 9"	x	4' 7"

Plans are subject to change

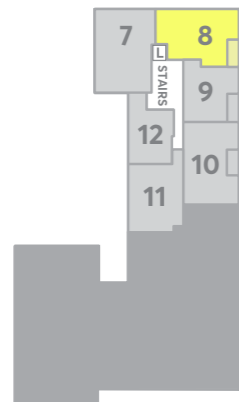


W - Wardrobe

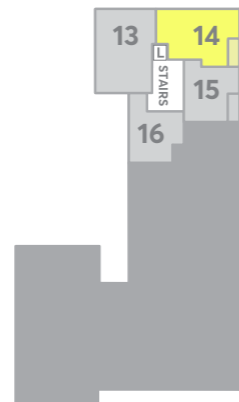
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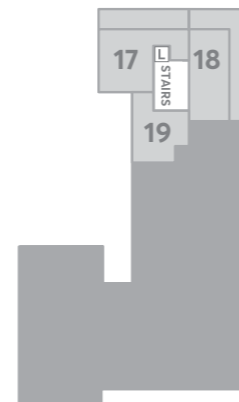
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



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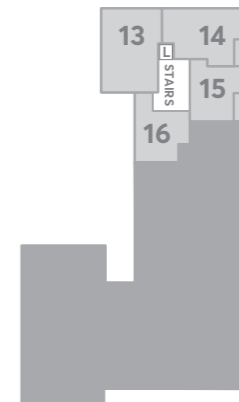
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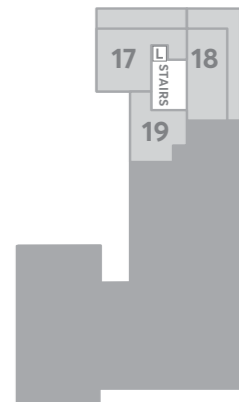
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



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## 2 BED APARTMENT 17

79 SQ M - 858 SQ FT

Kitchen / Living / Dining	5.85 m	x	5.10 m	19' 2"	x	16' 8"
Bedroom 1	6.00 m	x	2.75 m	19' 8"	x	9' 0"
Bedroom 2	6.25 m	x	4.10 m	20' 6"	x	13' 5"
Bathroom	2.30 m	x	2.00 m	7' 6"	x	6' 6"
Balcony / Terrace	12.15 m	x	2.20 m	39' 10"	x	7' 2"

Plans are subject to change



W - Wardrobe

## 2 BED APARTMENT 18

75 SQ M - 808 SQ FT

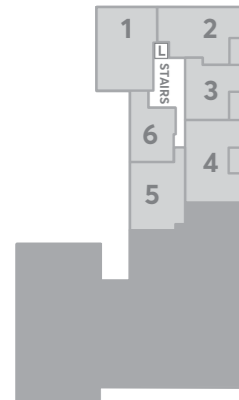
Kitchen / Living / Dining	5.60 m	x	5.50 m	18' 4"	x	18' 0"
Bedroom 1	3.90 m	x	2.90 m	12' 9"	x	9' 6"
Bedroom 2	3.60 m	x	3.40 m	11' 9"	x	11' 1"
Bathroom	2.30 m	x	2.00 m	7' 6"	x	6' 6"
Balcony / Terrace	16.10 m	x	8.00 m	52' 9"	x	26' 2"

Plans are subject to change

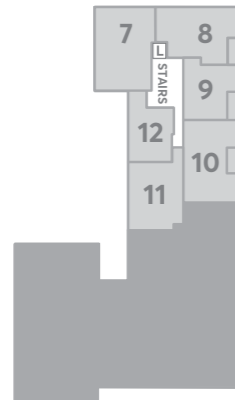


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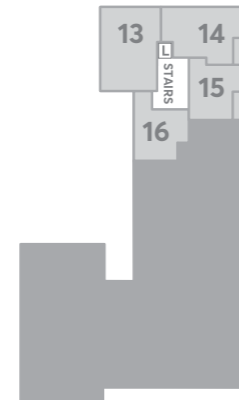
FIRST FLOOR



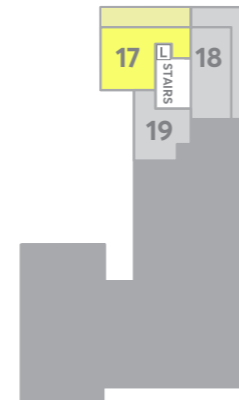
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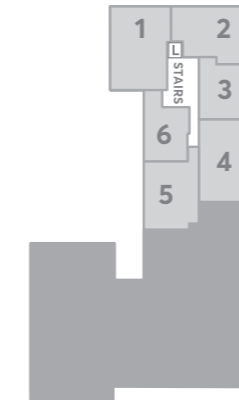
THIRD FLOOR



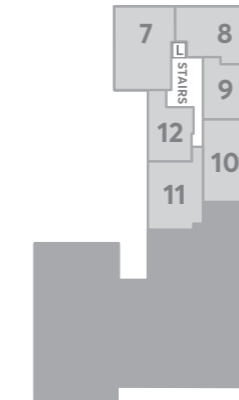
FOURTH FLOOR



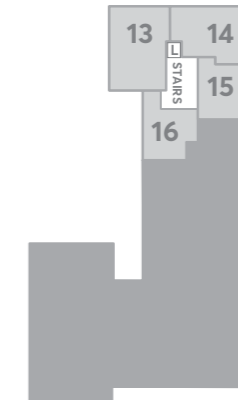
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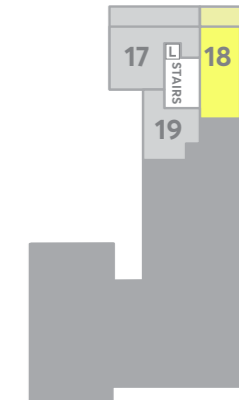
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



## Octavia

Octavia was founded in 1865 by Octavia Hill, a Victorian philanthropist and social reformer and her legacy is continued to this day. Octavia is a not-for-profit organisation which aims to create good homes and better lives.

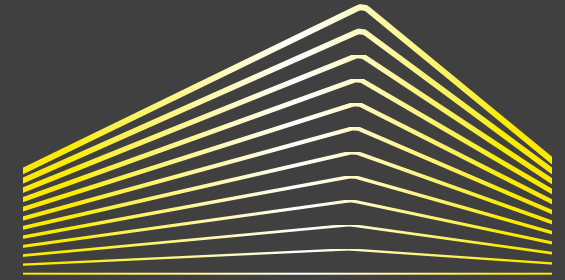
Profits from the sale of properties is reinvested into the provision of more homes and, as a result, Octavia currently owns and manages a portfolio of 5,000 homes as well as providing care and support services and community services and community development programmes across London.

## Shared Ownership

If you're not able to afford to buy a home on the open market, Shared Ownership is the ideal solution. You'll be able to buy between 25% and 75% of your new Woodfield Quarter home through Octavia, using a mortgage – and you'll pay rent on the share you don't own. You can buy additional shares when you're ready, until you own your home outright.

To buy at Woodfield Quarter, you'll need to be living in London and priority will be given to those who currently live or work in the London Borough of Westminster.

Woodfield Quarter is a marketing name only. These particulars are set out in good faith and are intended to give a general idea but they do not form part of any specification or contract. The dimensions are approximate and may vary depending on interior finish. By the time you read this, some of the details may have changed because of Octavia's policy of continually updating and improving design features. Therefore, please be sure to check the plans and specification with a member of the sales team. May 2020.



WOODFIELD QUARTER

Call now to arrange your viewing appointment

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

020 8354 5500

[www.octavialiving.org.uk](http://www.octavialiving.org.uk)

OCTAVIA

Working in partnership with



City of Westminster