



EALING BOND

◦ W13 ◦

EXCLUSIVE 1, 2 & 3 BEDROOM APARTMENTS
WITH SHARED OWNERSHIP

OCTAVIA 

HOME AS YOU WANT IT

Ealing Bond is a collection of 1 & 2 bedroom apartments plus an exclusive one 3 bedroom apartment available through Shared Ownership located in leafy West Ealing, just minutes from the everyday convenience, inspiring creativity and outstanding connections of this buzzing neighbourhood.

Quality internal specification combine with spectacular podium gardens and a concierge service to create an oasis of relaxation in the bustling capital.

Great design is no longer exclusive, luxury is no longer for the privileged and the perfect location is no longer out of reach. Ealing Bond is a rare opportunity to finally own the home you deserve.



ONLY A STROLL AWAY

6
MIN WALK

DOCTORS SURGERY

5
MIN WALK

EB
EALING BOND
• W13 •

14
MIN WALK

EALING BROADWAY STATION

15
MIN WALK

EALING BROADWAY SHOPPING CENTRE

13
MIN WALK

GAIL'S BAKERY

8
MIN WALK

WAITROSE

9
MIN WALK

THE GYM GROUP EALING

12
MIN WALK

WALPOLE PARK

Map not to scale. Walking times taken from google.co.uk/maps and are approximate only.

SPACE WHEN YOU NEED IT

Never has nature been more important than in today's always-switched-on modern world. With such busy lives, taking the time to wander through open spaces, stroll along wild riverbanks or simply stop to watch the wind in the trees can be the perfect antidote to life's daily stresses.



WALPOLE PARK

The beloved Walpole Park has been providing Ealing residents with a gorgeous green space for over a century. Comprising open areas, woodland, wildflower meadows and a tranquil pond, there's no better place to relax and unwind.

PITSHANGER PARK

Set either side of the River Brent, this maintained park offers the perfect mix of natural riverside and dedicated parkland. With large open spaces, great walks, allotments and a playground, it allows the whole family to enjoy the outdoors.

BRENT VALLEY PARK

This huge swathe of green follows the Brent River as it meanders south through Perivale, Greenford and Hanwell. Along the way you'll find formal parks, golf courses and sports grounds, altogether creating a wonderfully diverse landscape.

SHOPPING

When it comes to high-street retail, there's very little you can't find at Ealing Broadway, which is a veritable smorgasbord of household names. Alternatively, head over to Ealing Road – otherwise known as Little India – for endless South-Asian delights.

LEISURE & FITNESS

Keeping fit and feeling fine couldn't be easier. Gurnell Leisure Centre offers all the workout facilities you could need, Walpole Park's long list of annual events will keep you entertained and nearby Hanwell Zoo provides plenty of wholesome family fun.

EDUCATION

Ealing offers a great selection of local schools near Ealing Bond and all rated Good by Ofsted. This gives you the peace of mind that, not only are your kids getting everything they need to flourish, but they're always close by.

FOOD & DRINK

The Drayton Court Hotel's vast beer garden is great for summer drinks and the characterful Crispins Wine Bar is perfect for evening socials. Foodies can travel the world on a plate along Station Parade or visit the local farmers' market to find the ingredients for a tasty night in.

ARTS

Being 1 mile from the famous Ealing Studios means there's no shortage of creativity nearby. Catch a show at The Questors Theatre, soak up some culture at Pitzhanger Manor and Gallery or get involved yourself, with a class at OPEN Ealing arts centre.



LIFE AS YOU LOVE IT

It's time to stop sacrificing what you want for what you need. A home at Ealing Bond puts the everyday essentials at the heart of everything you love, so you don't have to compromise on quality of life.

ADVENTURE WHEN YOU CRAVE IT

LOCATION

Whether it's the glitz of the West End, the glamour of Bond Street, the sharp edges of the City or the soft greens of Kew, Ealing combines Underground, Crossrail and National Rail services to put the capital and even the rest of the world within reach.

ELIZABETH LINE



MAINLINE



DISTRICT LINE



CENTRAL LINE



Estimated travel times provided by tfl.gov.uk and are correct at time of writing.



Images are indicative only.



Image is indicative only.

QUALITY BECAUSE YOU DESERVE IT

The interiors at Ealing Bond provide a high level of quality to match their desirable location. Flooded with natural light, each apartment features underfloor heating, high-spec appliances and bespoke bathrooms that make indulgence feel like the norm.

GENERAL

- Karndean luxury vinyl flooring to entrance hall, kitchen and living area
- Soft grey carpet to bedrooms
- Fitted 2 door wardrobe to master bedroom
- Recessed energy efficient LED downlights in kitchen and bathrooms
- Slimline white sockets and switches throughout
- Matt white painted ceilings and walls throughout
- Matt white painted architraves and skirting boards throughout
- Door entry system in apartments
- LB Ealing will not issue new or transfer existing local parking permits to this address. Octavia has no influence over local parking policies.

KITCHEN

- Contemporary light grey, matt kitchen units
- Laminate worktop with matching upstands and stainless steel splashback
- LED under unit strip lighting
- Stainless steel undermounted sink
- Stainless steel cooker hood

- Single multi-function electric oven
- Contemporary chrome mixer tap
- Four zone ceramic hob
- Integrated fridge/freezer
- Integrated dishwasher
- Freestanding washer/dryer located in hallway cupboard

BATHROOM

- White semi recessed wash basin and wall mounted WC
- Ceramic tiling to walls and floor
- Contemporary white sanitaryware
- Chrome ladder style heated towel rail
- Shaver socket

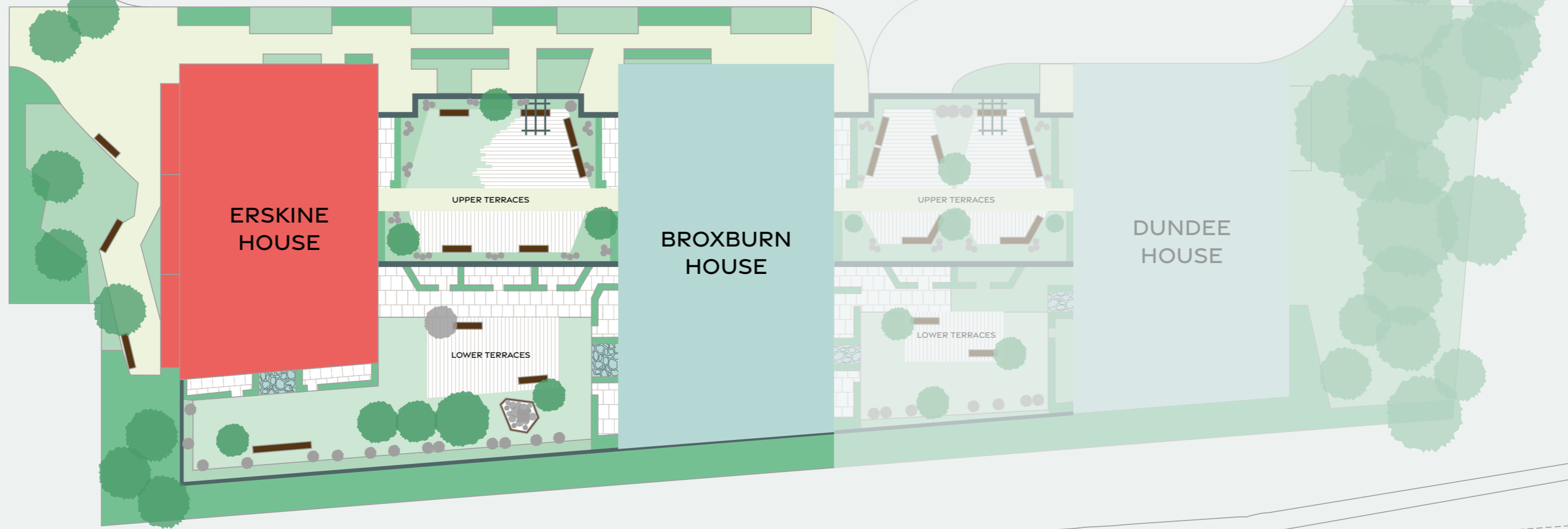
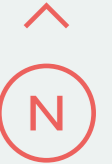
HEATING & ELECTRICAL

- Heating via communal heating plant with heat meters in each apartment
- Pre-wired for customer's own Sky Q connection (Connection fees apply)
- Telephone socket to living room and master bedroom (Connection fees apply)

Octavia reserves the right to amend the specifications as necessary and without notice at its absolute discretion. Please speak to our sales team for further information.

SITEPLAN

FUTURE PHASE



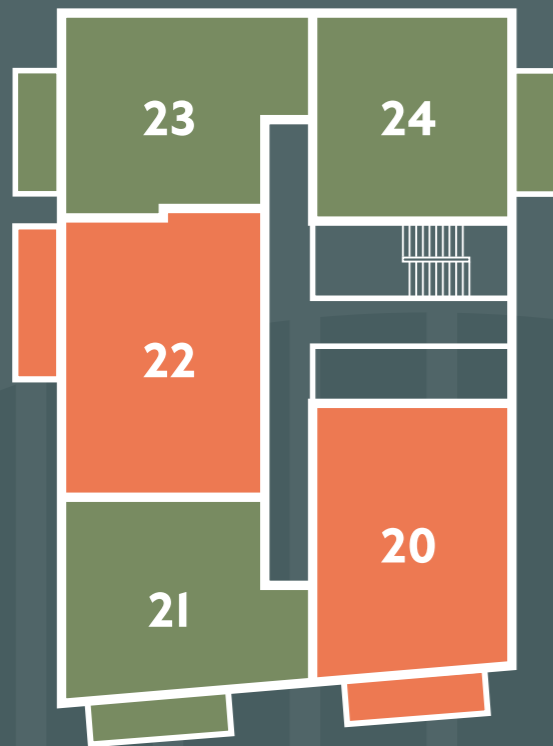
◀ WEST EALING STATION

RAILWAY LINE

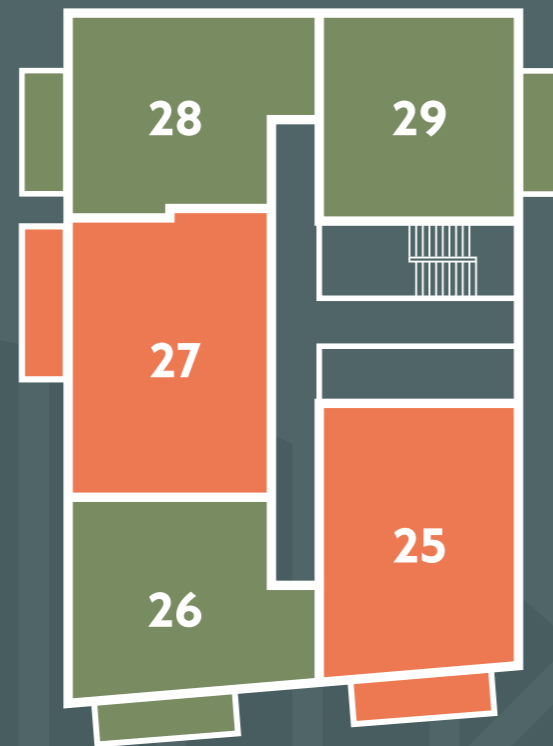
The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a member of our Sales Team for more details.

LOCATE YOUR NEW APARTMENT

ERSKINE HOUSE



4TH FLOOR



5TH FLOOR

BROXBURN HOUSE

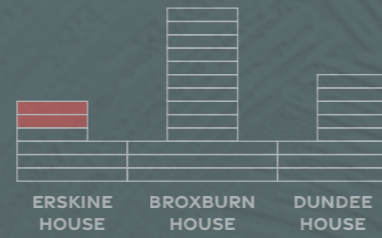


1ST FLOOR

-  1 BEDROOM APARTMENT
-  2 BEDROOM APARTMENT
-  3 BEDROOM APARTMENT

ERSKINE HOUSE

APARTMENTS 24 & 29



KITCHEN/ LIVING/ DINING AREA

7.52M x 3.48M / 24'6" x 11'4"

BEDROOM

5.51M x 3.37M / 18'0" x 11'0"



4TH FLOOR

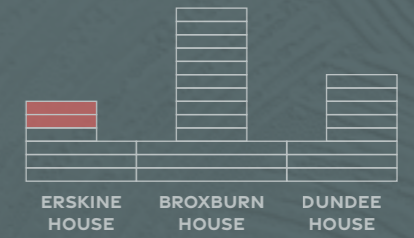
5TH FLOOR

ST - STORE U - UTILITY

Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.

ERSKINE HOUSE

APARTMENTS 23 & 28



KITCHEN/ LIVING/ DINING AREA

6.86M x 5.51M / 22'5" x 18'0"

BEDROOM

4.27M x 3.51M / 14'0" x 11'5"



4TH FLOOR

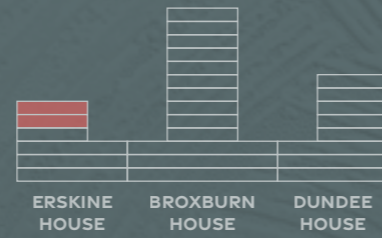
5TH FLOOR

ST - STORE U - UTILITY W - WARDROBE

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ERSKINE HOUSE

APARTMENTS 21 & 26



KITCHEN/ LIVING/ DINING AREA
9.78M × 4.05M / 32'0" × 13'2"

BEDROOM
4.05M × 2.92M / 13'2" × 9'5"



4TH FLOOR

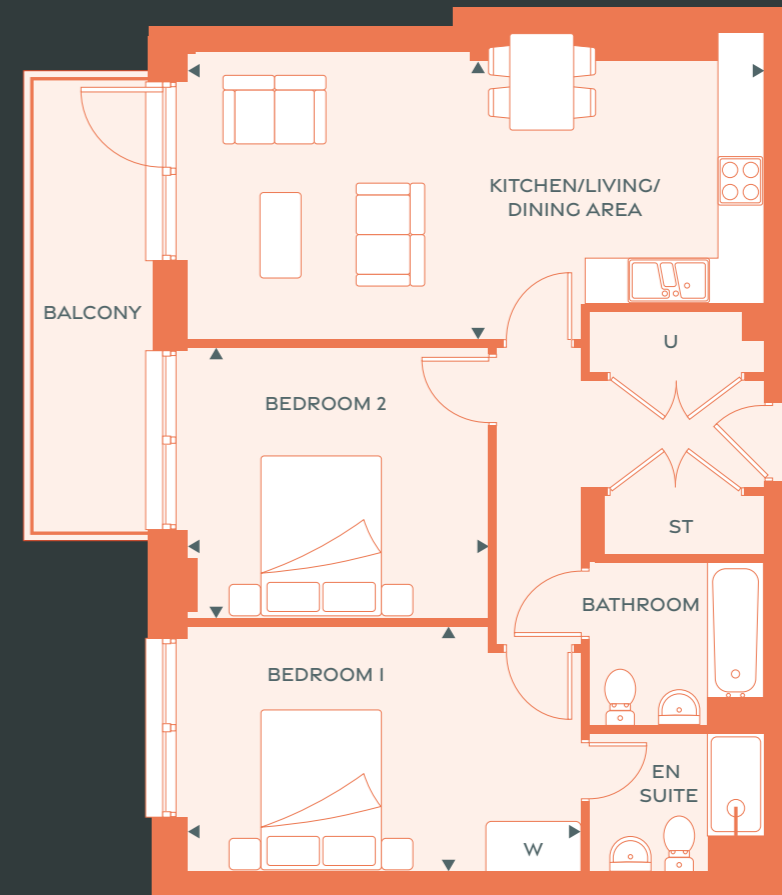
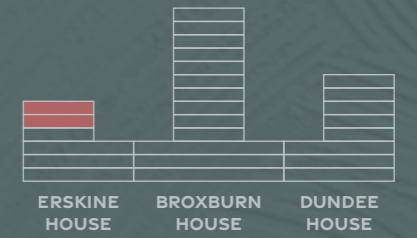
5TH FLOOR

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ERSKINE HOUSE

APARTMENTS 22 & 27



KITCHEN/ LIVING/ DINING AREA
7.52M × 4.26M / 24'6" × 13'9"

BEDROOM 1
5.51M × 3.11M / 18'0" × 10'2"

BEDROOM 2
4.37M × 3.59M / 14'3" × 11'7"



4TH FLOOR

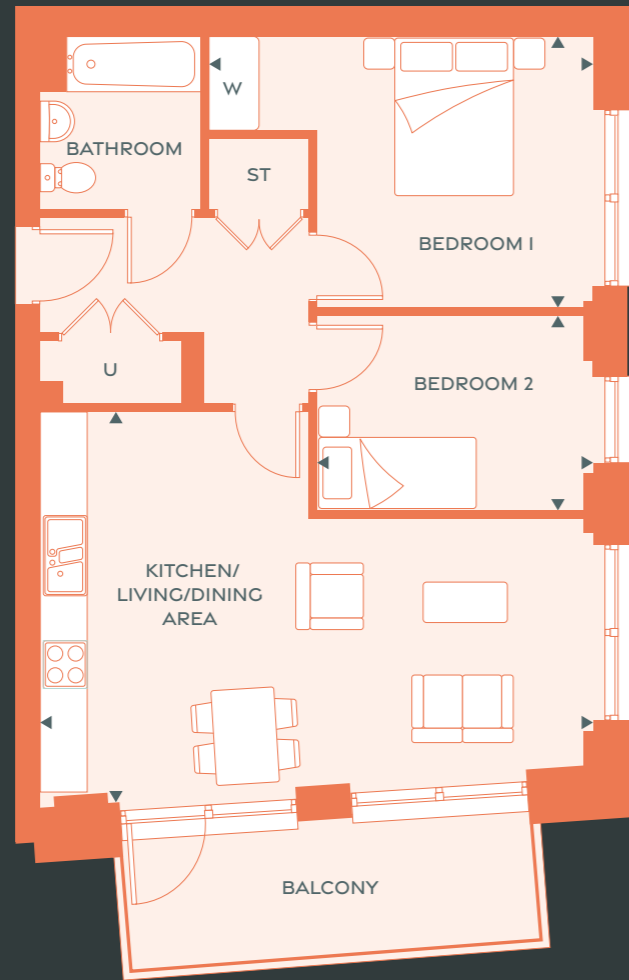
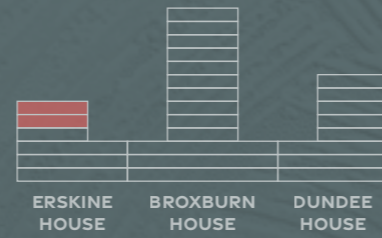
5TH FLOOR

ST - STORE U - UTILITY W - WARDROBE

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ERSKINE HOUSE

APARTMENTS 20 & 25



KITCHEN/ LIVING/ DINING AREA
7.58M x 4.39M / 24'8" x 14'4"

BEDROOM 1
4.20M x 3.37M / 13'7" x 11'0"

BEDROOM 2
2.92M x 2.37M / 9'5" x 7'7"

ST - STORE U - UTILITY W - WARDROBE



4TH FLOOR



5TH FLOOR

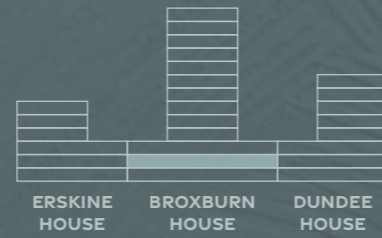
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BROXBURN HOUSE

APARTMENT 8



OVERALL AREA
57.26 SQ. M / 616 SQ. F



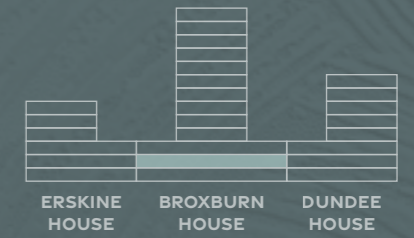
IST FLOOR

ST - STORE U - UTILITY W - WARDROBE

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BROXBURN HOUSE

APARTMENT 10



OVERALL AREA
50.75 SQ. M / 546 SQ. F



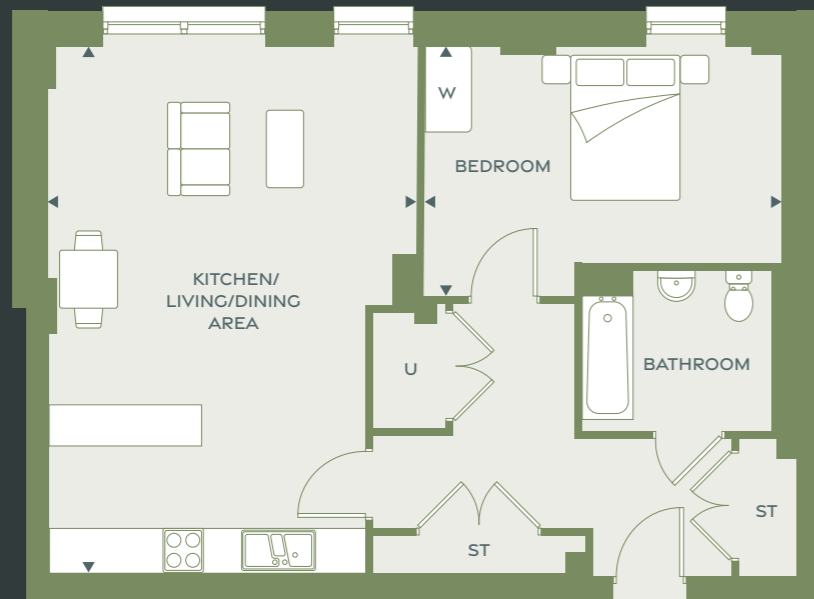
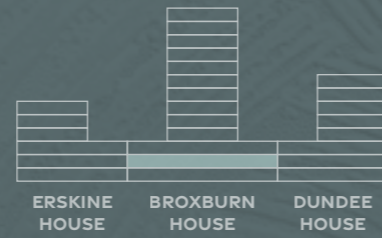
IST FLOOR

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BROXBURN HOUSE

APARTMENT 4



OVERALL AREA
72.57 SQ. M / 781 SQ. F



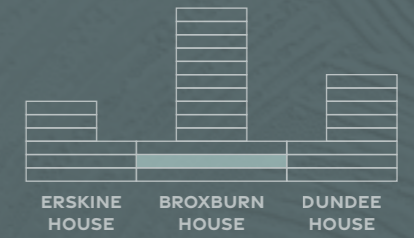
IST FLOOR

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BROXBURN HOUSE

APARTMENT 7



OVERALL AREA
67.55 SQ. M / 727 SQ. F



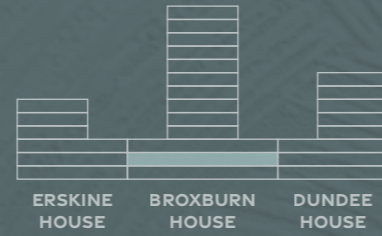
IST FLOOR

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BROXBURN HOUSE

APARTMENT 5



OVERALL AREA
68.35 SQ. M / 736 SQ. F



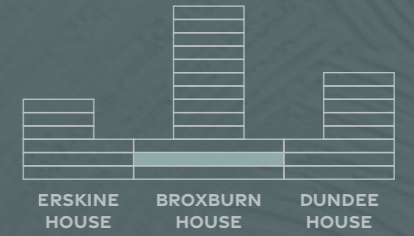
IST FLOOR

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BROXBURN HOUSE

APARTMENT 9



OVERALL AREA
73.76 SQ. M / 794 SQ. F



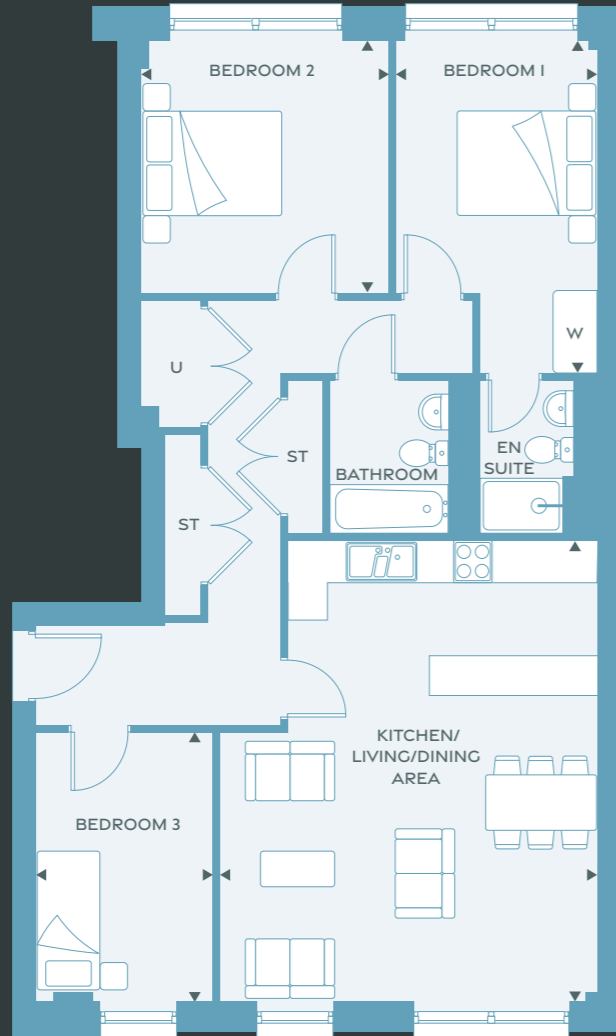
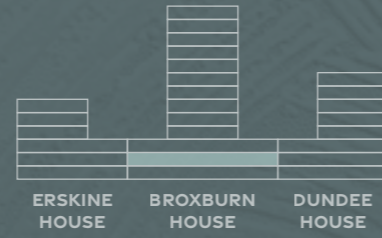
IST FLOOR

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BROXBURN HOUSE

APARTMENT 6



OVERALL AREA
99.54 SQ. M / 1,071 SQ. F



IST FLOOR

ST - STORE U - UTILITY W - WARDROBE

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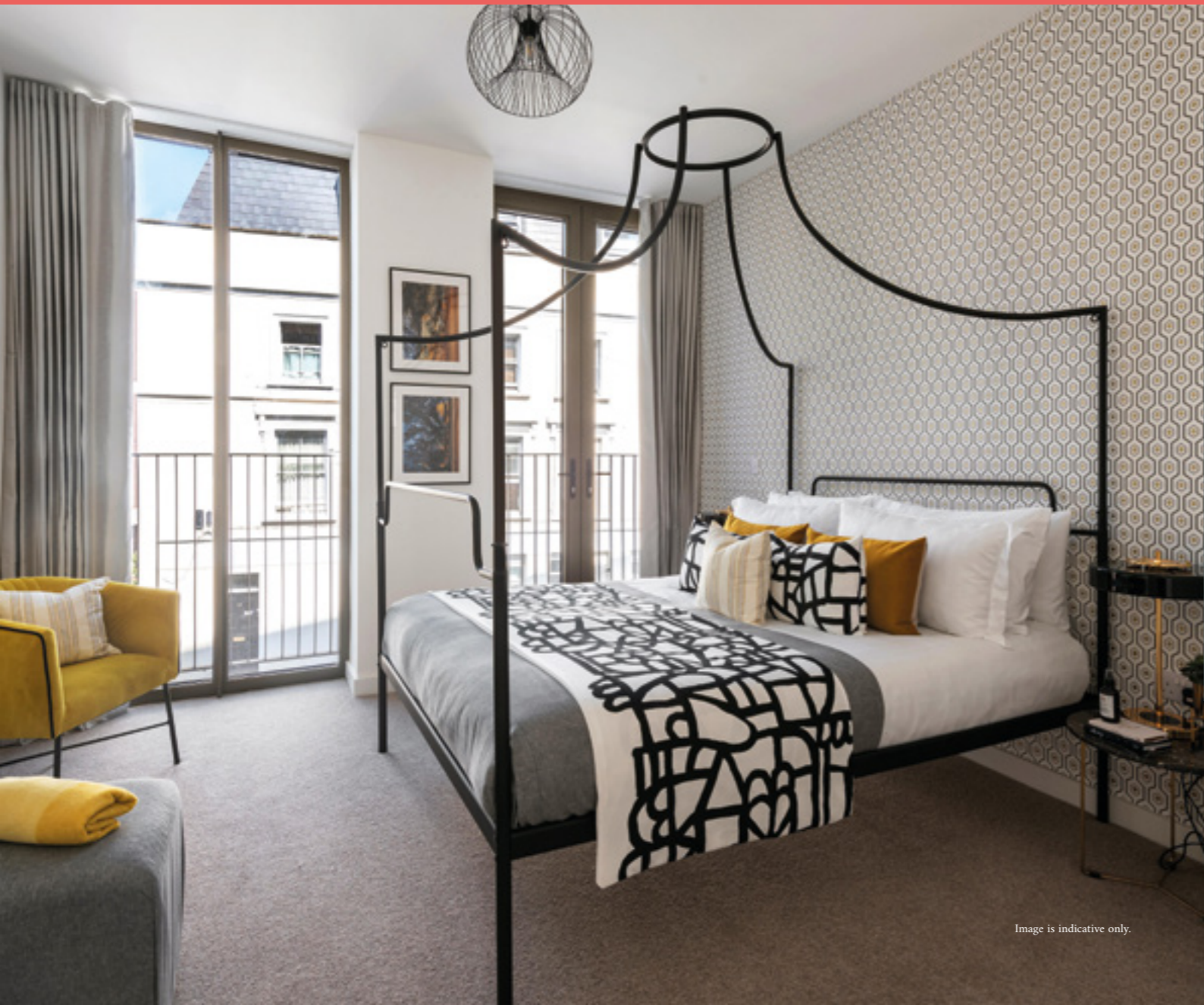
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SECURE YOUR FUTURE WITH SHARED OWNERSHIP

If you're dreaming of owning a home, but can't see how it could ever be a reality in today's tough market, you need Shared Ownership!

Instead of fronting the full asking price of the home you're looking to buy, Shared Ownership lets you buy a smaller percentage (between 25% and 75%) and pay rent on the rest. The minimum amount paid starts from a 5% deposit, so it's much easier to get the upfront cash you need to qualify for a mortgage.

As time goes on, you can buy additional shares in your home right up to 100% ownership. Every time you do this, the rent will decrease until eventually all the money you pay goes towards building your future.



BUY A SHARE OF YOUR NEW HOME AND PAY RENT ON THE REST.



BUY 25-75% OF A PROPERTY

PAY RENT ON THE SHARE YOU DON'T YET OWN

So, what are you waiting for? Reach out to our team today! They can cut through the jargon and tell you everything you need to know.



Shared Ownership - Terms and conditions apply. This scheme with Octavia is subject to eligibility criteria. Minimum and maximum share values will apply and rent is payable on the unsold share. Please speak to a member of our Sales Team for more details.

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WE ARE OCTAVIA



Through the provision of affordable homes, support and care, we deliver vibrant communities and better lives for all.

ABOUT

We were founded by Octavia Hill more than 150 years ago with the mission of putting people and communities first.

Since then we've stayed true to our cause, providing good quality, affordable homes that enable people on lower

incomes to live well, be independent, make connections and thrive in some of the most expensive areas of London.

The result is vibrant, sustainable communities that future generations can be proud of.



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All content within this document is indicative only. Octavia reserves the right to make any changes at any time. Please speak to a member of our Sales Team for up-to-date information when reserving your new home. Information is correct at the time of going to print. February 2022.

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