

# The Bowery

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West Ealing



**LATIMER**  
by Clarion Housing Group



Photography is from The Bowery show home. Some imagery may include digital enhancement to assist with visualisation throughout the build process or to account for seasonal adjustments. All imagery is indicative only.

# SHARE THE NEW SPIRIT AT THE BOWERY

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LATIMER IS PLAYING A PART IN THE REGENERATION OF WEST EALING WITH THE BOWERY, OUR COLLECTION OF ONE, TWO AND THREE BEDROOM APARTMENTS FOR SALE WITH SHARED OWNERSHIP. THIS IS A GREAT OPPORTUNITY TO BUY INTO THE SPIRIT OF A REVITALISED NEIGHBOURHOOD THAT'S REALLY GOING PLACES, THANKS IN PART TO THE FORTHCOMING CROSSRAIL CONNECTIONS FROM WEST EALING AND EALING BROADWAY.

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ALL THE ELEMENTS ARE IN PLACE FOR ESTABLISHING A NEW COMMUNITY AT THE BOWERY. IT WILL HAVE A CAR CLUB, LANDSCAPED GARDENS AND COMMUNITY SPACE.

YOUR NEW HOME WILL BE BUILT AND FINISHED TO LATIMER'S IMPECCABLE STANDARDS, WITH A BALCONY OR TERRACE. A BEAUTIFUL MODERN APARTMENT YOU'LL BE DELIGHTED TO HAVE AS YOUR FIRST HOME. THESE ARE EXCITING TIMES FOR WEST EALING, AND YOU CAN JOIN IN AT THE BOWERY.

# LATIMER DELIVERS MORE



**LATIMER**  
by Clarion Housing Group

Latimer is part of Clarion Housing Group, and is a new kind of housing developer and that means exceeding expectations to 'deliver more'. Latimer is working with communities and councils across the country. Providing tailored solutions to their needs.

Latimer is a placemaker, committed to creating spaces and homes that are amazing to live in and visit, places that appeal to a broad range of people and preferences but always with a strong focus on community and quality.

Bricks and mortar are at the foundation of everything we do. But it's a foundation on which to build more than just homes. The Latimer impact on the land

we develop is positive and enhances environments. Our surplus is poured back into communities helping the Group deliver more. Latimer is pushing the boundaries of expectation. Because affordable shouldn't mean poor-quality. Because aspirational shouldn't mean out of reach. Because accessible shouldn't mean generic. Latimer is delivering more for residents, for communities, for the future.

Latimer doesn't just deliver homes, Latimer delivers social impact.

Latimer delivers more.

RICHARD COOK  
GROUP DIRECTOR OF DEVELOPMENT



# CONVENIENTLY LOCAL



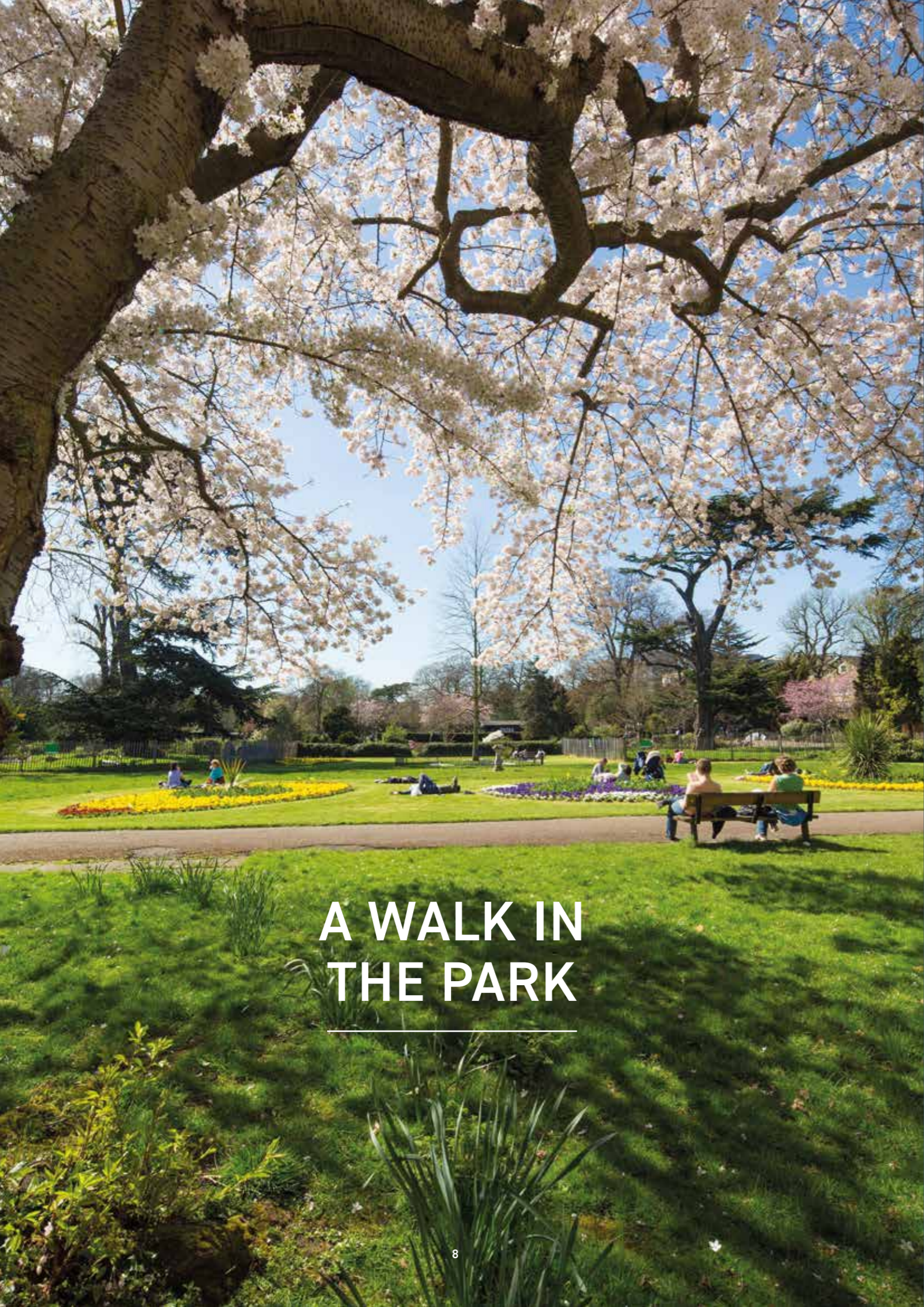
Just a five minute walk away, Ealing Broadway provides you with all of your essentials. Take your pick of grocery stores; Waitrose, Lidl, Sainsbury's and Tesco. Plus dozens of local businesses. If you prefer to venture further, Ealing Broadway centre is easily reached by car, or bus. You'll find even more options for groceries as well a host of fashion stores.



Ealing High Street, just off of the Broadway, is the place for cafés, pubs and restaurants, and they are a truly diverse collection. Caribbean bottomless brunch and cocktails at Turtle Bay; relaxed all-day dining at Gordon Ramsay's Bread Street Café; Korean at Park's Kitchen; authentic gelato at Amorino; and French brasserie style at Côte are just a few suggestions. There are some inviting pubs here too. The Grove, opposite the famous Ealing Studios, is known for its excellent gastropub menu, while The Red Lion is more traditional and is well-loved for Neapolitan pizza.



Dickens Yard is fairly new to the Ealing scene, but is already home to some tempting places to eat. They include No 17 Bar & Restaurant, Tonkotsu, Pasta Remoli, and Spanish food at Reineta.



## A WALK IN THE PARK



Ealing is one of the greenest boroughs in London. Two of its best parks are very near The Bowery. The building also overlooks Deans Gardens, a walk-through open space with several play areas.

Walpole Park is on a grander scale, Grade II Listed and the setting for Pitzhanger Manor and Gallery. It's a must for anyone interested in art, architecture and history, but is also a lovely park in its own right, with an ornamental lake and walled kitchen garden. It's about 10 minutes' walk from home.

Just a little further and you'll come to Lammas Park, a 25-acre space with shady chestnut walks and a nature area. You can play tennis, netball and football in its sports centre too. It's a real community park.

# IN YOUR NEIGHBOURHOOD

Leisure activities, fitness centres, good food and well-regarded schools are all within a short distance of The Bowery.

## Education

- 1 Insights Independent School
- 2 St John's Primary School
- 3 Arden University
- 4 Christ the Saviour CE School
- 5 Ealing Green College (part of West London College)
- 6 Met Film School

## Fitness and Leisure

- 7 Anytime Fitness West Ealing
- 8 Eden Fitness
- 9 KIDZ#1 - Play & Learn
- 10 Gymbox Ealing.
- 11 Nuffield Health Ealing
- 12 The Gym Group London Ealing

## Food and Drink

- 13 London Sangaki
- 14 Taste of Lahore
- 15 Molana Persian Restaurant
- 16 Turtle Bay Ealing
- 17 No 17 Dickens Yard
- 18 The Grove Pub

## Retail and Essentials

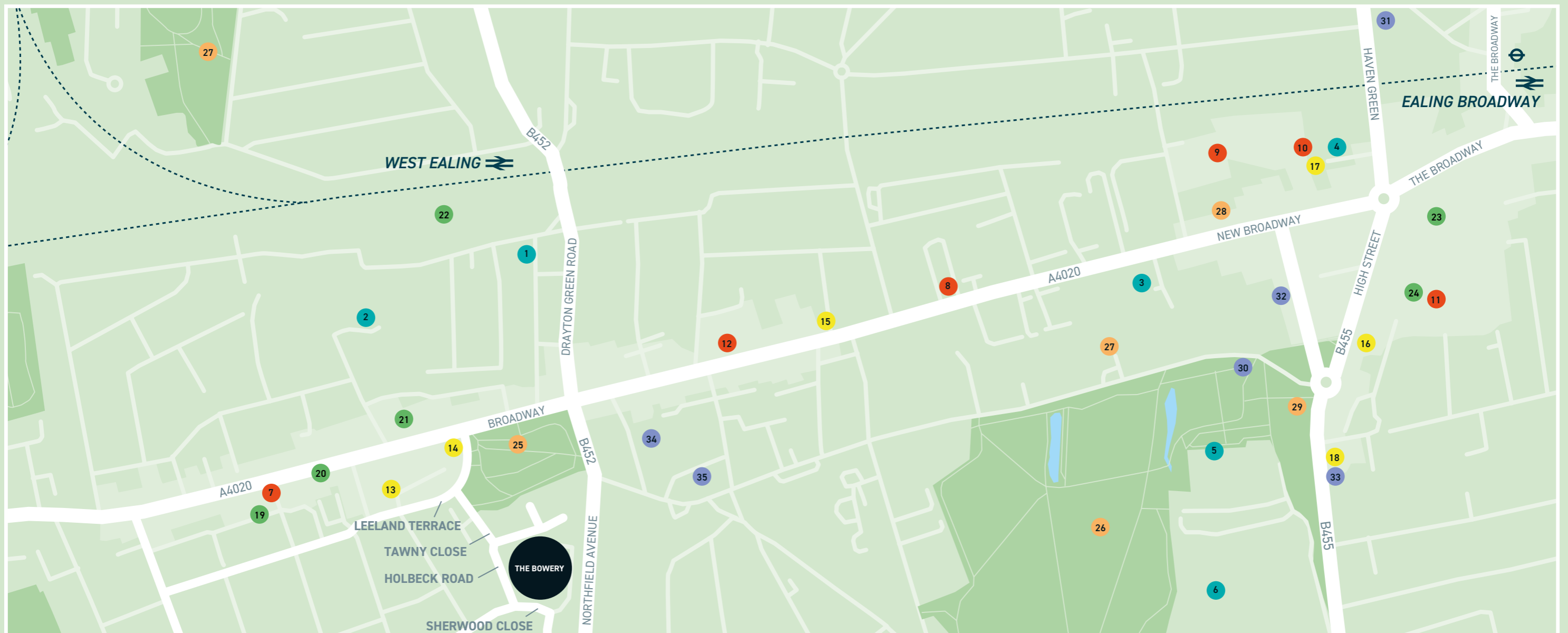
- 19 Sainsbury's
- 20 Lidl
- 21 Iceland
- 22 Waitrose & Partners Ealing
- 23 Ealing Broadway Shopping Centre
- 24 Primark

## Sights and Gardens

- 25 Dean Gardens
- 26 Walpole Park
- 27 The Questors Theatre
- 28 Ealing Town Hall
- 29 Ealing Green

## Culture

- 30 Pitzhanger Manor & Gallery
- 31 Doll's House Museum
- 32 Filmworx Ealing
- 33 Classic Cinema Club
- 34 Shri Kanaga Thurkkai Amman Temple
- 35 St John's Church






# CROSSRAIL CONNECTIONS


The long-awaited Crossrail service is scheduled to start operations from both West Ealing and Ealing Broadway station in summer 2022. The new trains will give much faster journey times into central London and out to Heathrow Airport, and Crossrail is predicted to give a boost in property values to almost every area it serves.

West Ealing station can easily be reached by foot from The Bowery or you can get to Ealing Broadway by bus or by catching the train one station away at West Ealing. As well as Crossrail, Ealing Broadway has the District and Central Line lines, and National Rail services to Paddington.

Drivers have some good local connections too, with the A406 North Circular, M4 and A40 all less than 3 miles away.

 By road from The Bowery


Ealing Broadway Centre	1.0 miles
A406 North Circular	1.7 miles
Gunnery Park	2.4 miles
A40 Hanger Lane	2.7 miles
M4 Chiswick Roundabout	3.0 miles
Kew Gardens	3.6 miles
Westfield London	5.2 miles
Heathrow Airport	7.0 miles

 Walking from The Bowery


Lidl Ealing Broadway	5 mins
Waitrose West Ealing	7 mins
West Ealing station	9 mins
Walpole Park	10 mins
Lammas Park	14 mins

 By TFL Rail from West Ealing


Ealing Broadway	2 mins
Paddington	13 mins
Heathrow T 1, 2, 3	15 mins

 By National Rail from Ealing Broadway

Paddington	10 mins
Slough	18 mins
Maidenhead	25 mins
Reading	39 mins

 By tube from Ealing Broadway

White City	9 mins
Bond Street	22 mins
Oxford Circus	24 mins
Bank	32 mins
Liverpool Street	34 mins

 Crossrail / Elizabeth Line coming Summer 2022 from West Ealing station.

Journey times are taken from tfl.gov.uk and National Rail. Times are approximate only and should be checked before traveling.

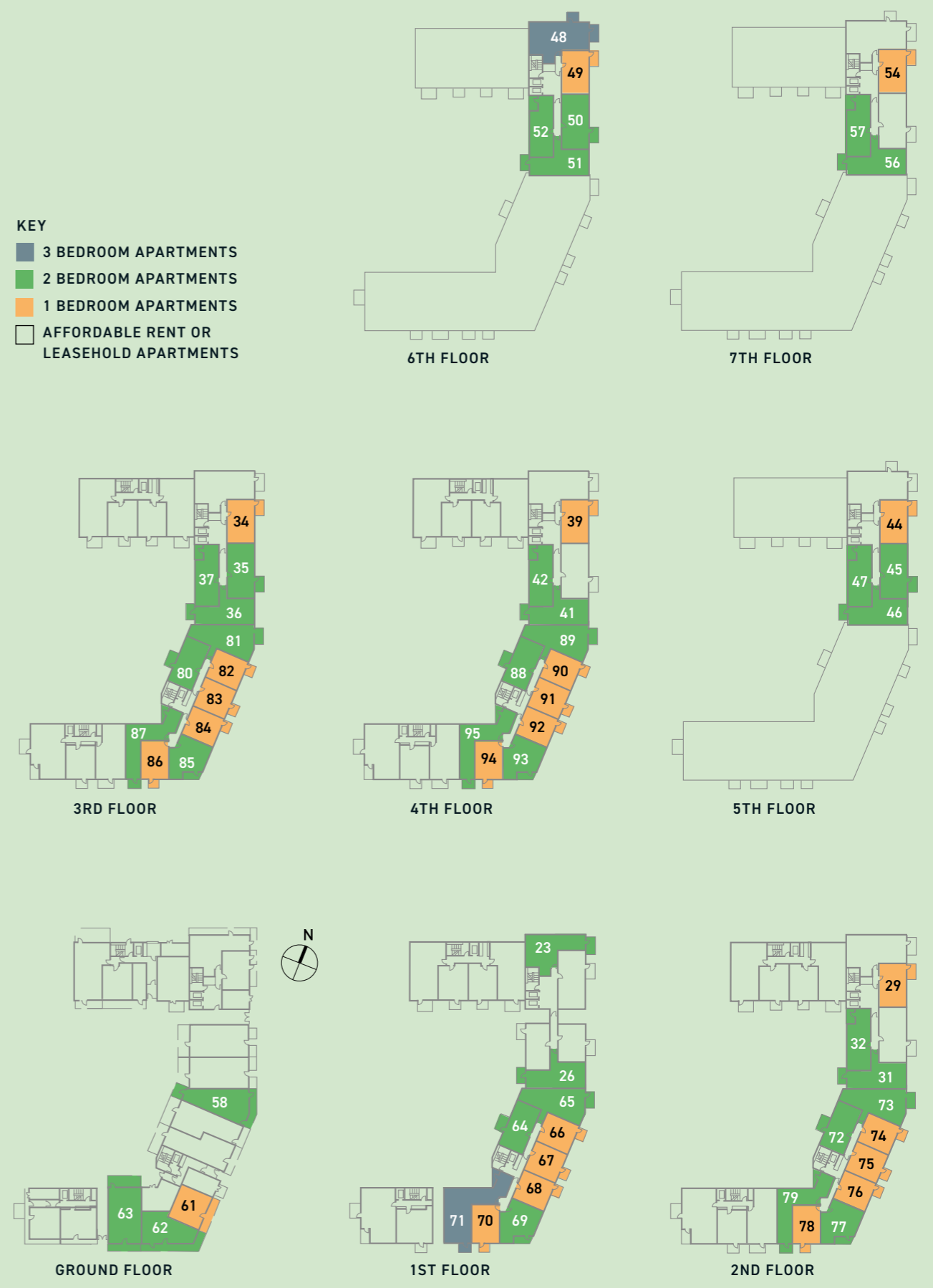
# OUR NEIGHBOURHOOD



- Key**
- BLOCK B6 - MINOW APARTMENTS
  - COMPLETED PHASES
  - BLOCK B7 - FOREST HOUSE
  - FUTURE PHASES

## THE BOWERY, WEST EALING

- KEY**
- 3 BEDROOM APARTMENTS
  - 2 BEDROOM APARTMENTS
  - 1 BEDROOM APARTMENTS
  - AFFORDABLE RENT OR LEASEHOLD APARTMENTS



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.



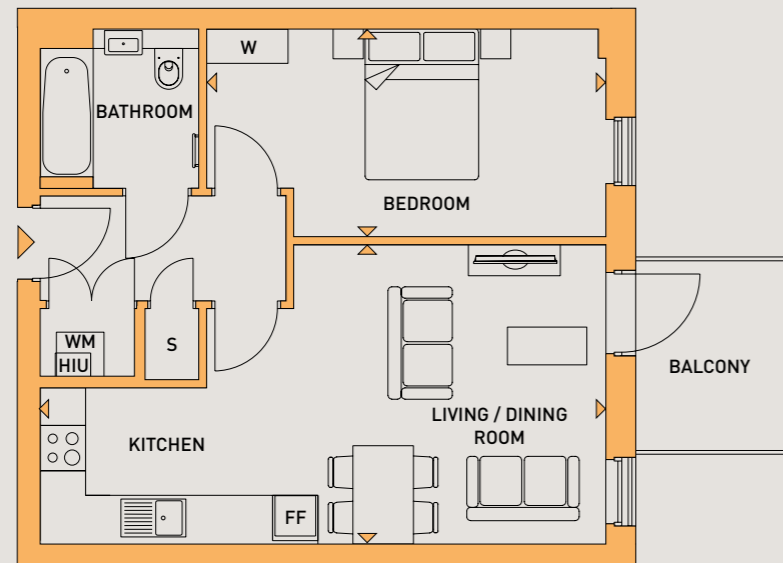


COMPUTER GENERATED IMAGES ARE INDICATIVE ONLY.

APARTMENTS / TYPE F35A

ONE BEDROOM APARTMENT

PLOTS: 67, 75, 83 & 91



LIVING/DINING	7.4 M X 3.9 M	24'3" X 12'10"	4TH FLOOR	PLOT: 91
KITCHEN			3RD FLOOR	PLOT: 83
BEDROOM	5.2 M X 2.7 M	17'1" X 8'10"	2ND FLOOR	PLOT: 75
BALCONY	2.7 M X 2.1 M	8'10" X 6'11"	1ST FLOOR	PLOT: 67
TOTAL AREA	50.9 SQ.M.	548 SQ.FT.		

KEY  
 FF - FRIDGE/FREEZER  
 WM - WASHING MACHINE  
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 HIU - HEAT INDUCTION UNIT  
 W - WARDROBE

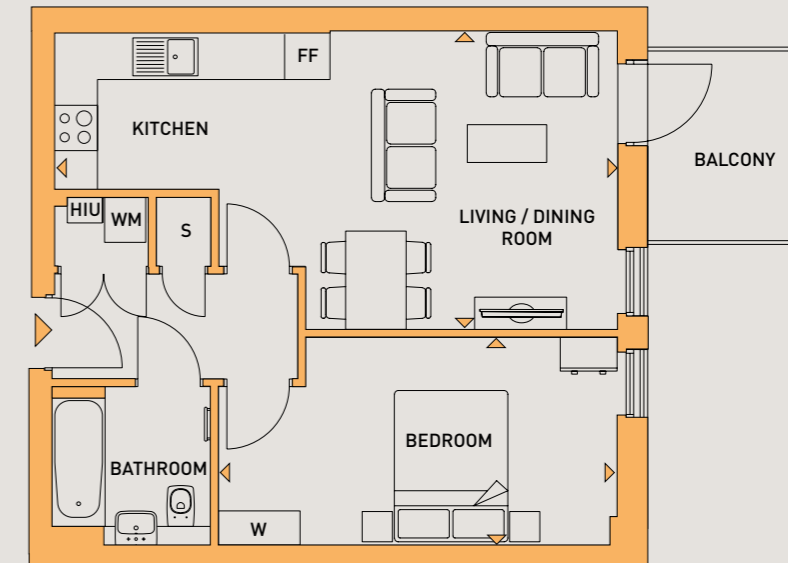


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APARTMENTS / TYPE F35

ONE BEDROOM APARTMENT

PLOTS: 66, 68, 74, 82 & 90



LIVING/DINING	7.4 M X 3.9 M	24'3" X 12'10"	4TH FLOOR	PLOT: 90
KITCHEN			3RD FLOOR	PLOT: 82
BEDROOM	5.2 M X 2.7 M	17'1" X 8'10"	2ND FLOOR	PLOT: 74
BALCONY	2.7 M X 2.1 M	8'10" X 6'11"	1ST FLOOR	PLOT: 68
TOTAL AREA	50.9 SQ.M.	548 SQ.FT.	1ST FLOOR	PLOT: 66

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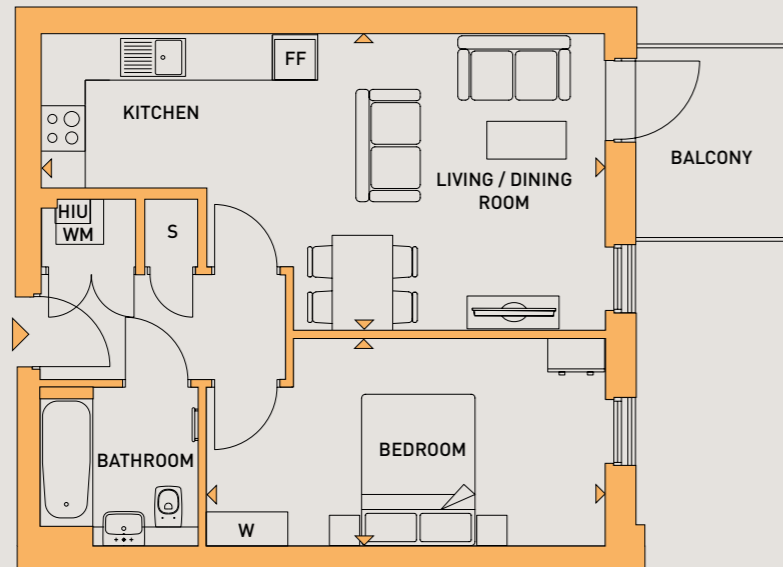


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**APARTMENTS / TYPE F35**

**ONE BEDROOM APARTMENT**

PLOTS: 76, 84 & 92



LIVING/DINING	7.4 M X 3.9 M	24'3" X 12'10"
KITCHEN		
BEDROOM	5.2 M X 2.7 M	17'1" X 8'10"
BALCONY	2.7 M X 2.1 M	8'10" X 6'11"
TOTAL AREA	51.0 SQ.M.	549 SQ.FT.

4TH FLOOR PLOT: 92  
 3RD FLOOR PLOT: 84  
 2ND FLOOR PLOT: 76



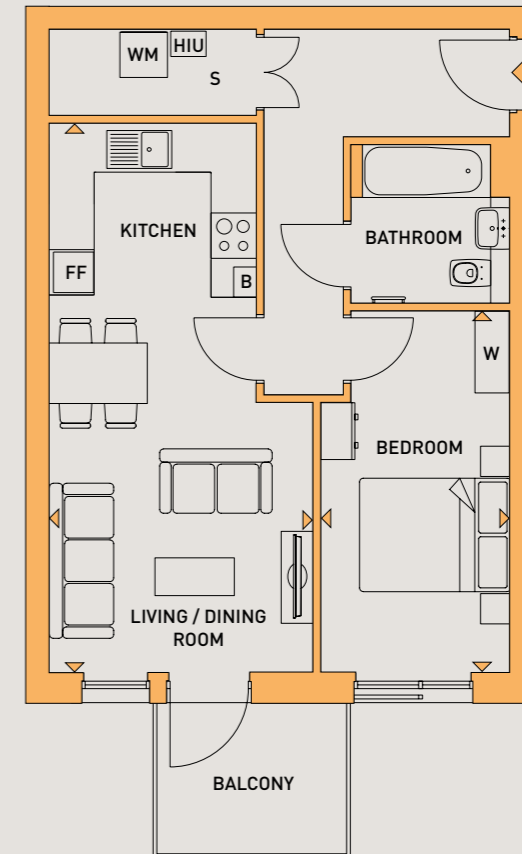
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**APARTMENTS / TYPE F37**

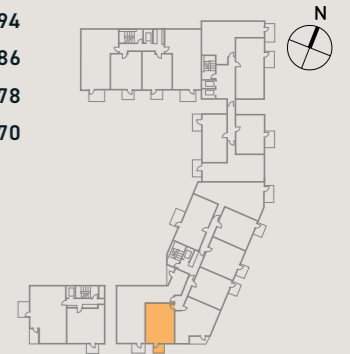
**ONE BEDROOM APARTMENT**

PLOTS: 70, 78, 86 & 94



LIVING/DINING	7.2 M X 3.4 M	23'7" X 11'2"
KITCHEN		
BEDROOM	4.7 M X 2.5 M	15'5" X 8'2"
BALCONY	2.6 M X 2.1 M	8'6" X 6'11"
TOTAL AREA	51.9 SQ.M.	558 SQ.FT.

4TH FLOOR PLOT: 94  
 3RD FLOOR PLOT: 86  
 2ND FLOOR PLOT: 78  
 1ST FLOOR PLOT: 70



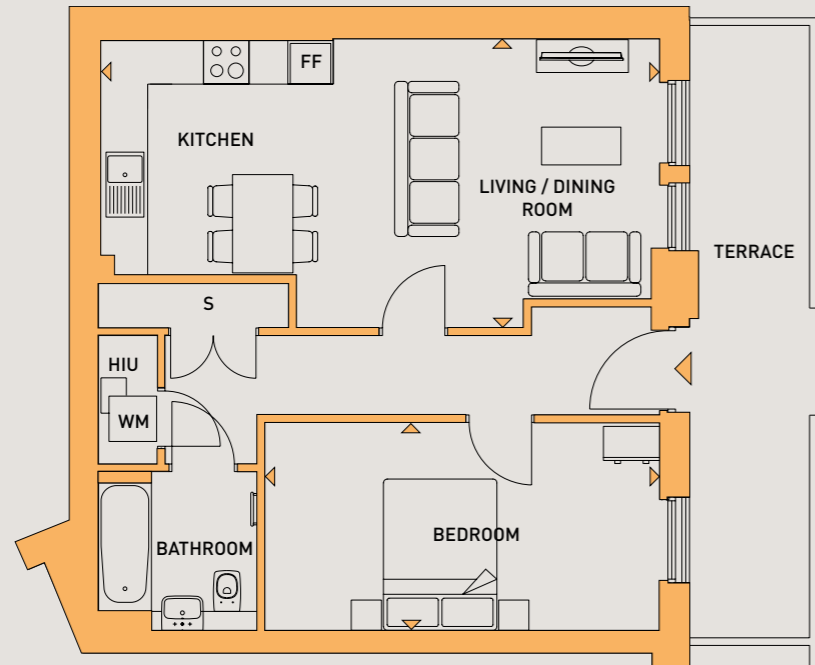
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APARTMENTS / TYPE F30

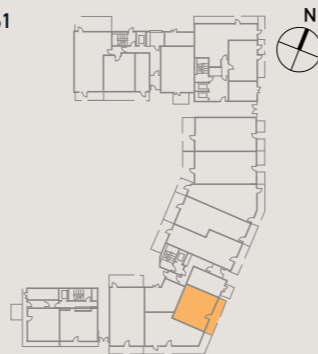
ONE BEDROOM APARTMENT

PLOT: 61



LIVING/DINING	7.2 M X 4.3 M	23'7" X 14'1"
KITCHEN		
BEDROOM	5.2 M X 2.7 M	17'1" X 8'10"
TERRACE	8.1 M X 1.6 M	26'4" X 5'3"
TOTAL AREA	58.0 SQ.M.	624 SQ.FT.

GROUND PLOT: 61



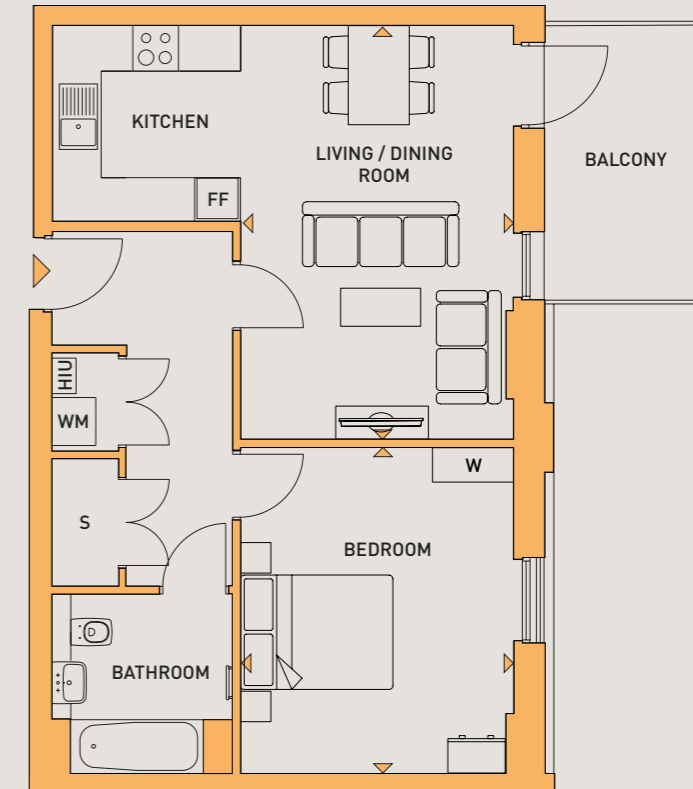
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APARTMENTS / TYPE F52

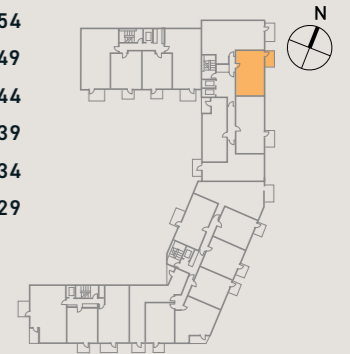
ONE BEDROOM APARTMENT

PLOTS: 29, 34, 39, 44, 49 & 54



LIVING/DINING	5.4 M X 3.5 M	17'9" X 11'6"
KITCHEN		
BEDROOM	4.2 M X 3.5 M	13'9" X 11'6"
BALCONY	3.8 M X 2.1 M	1260" X 6'11"
TOTAL AREA	59.3 SQ.M.	638 SQ.FT.

7TH FLOOR PLOT: 54  
 6TH FLOOR PLOT: 49  
 5TH FLOOR PLOT: 44  
 4TH FLOOR PLOT: 39  
 3RD FLOOR PLOT: 34  
 2ND FLOOR PLOT: 29



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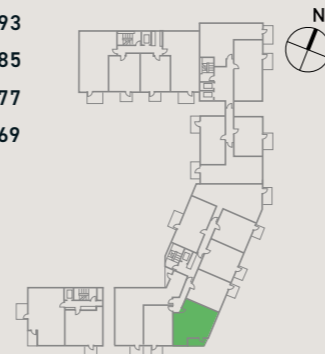
APARTMENTS / TYPE F36

TWO BEDROOM APARTMENT

PLOTS: 69, 77, 85 & 93



LIVING/DINING	6.1 M X 5.2 M	20'0" X 17'1"	4TH FLOOR	PLOT: 93
KITCHEN			3RD FLOOR	PLOT: 85
BEDROOM 1	4.7 M X 2.7 M	15'5" X 8'10"	2ND FLOOR	PLOT: 77
BEDROOM 2	2.5 M X 3.5 M	8'2" X 11'6"	1ST FLOOR	PLOT: 69
BALCONY	4.4 M X 1.6 M	14'5" X 5'3"		
TOTAL AREA	61.6 SQ.M.	663 SQ.FT.		



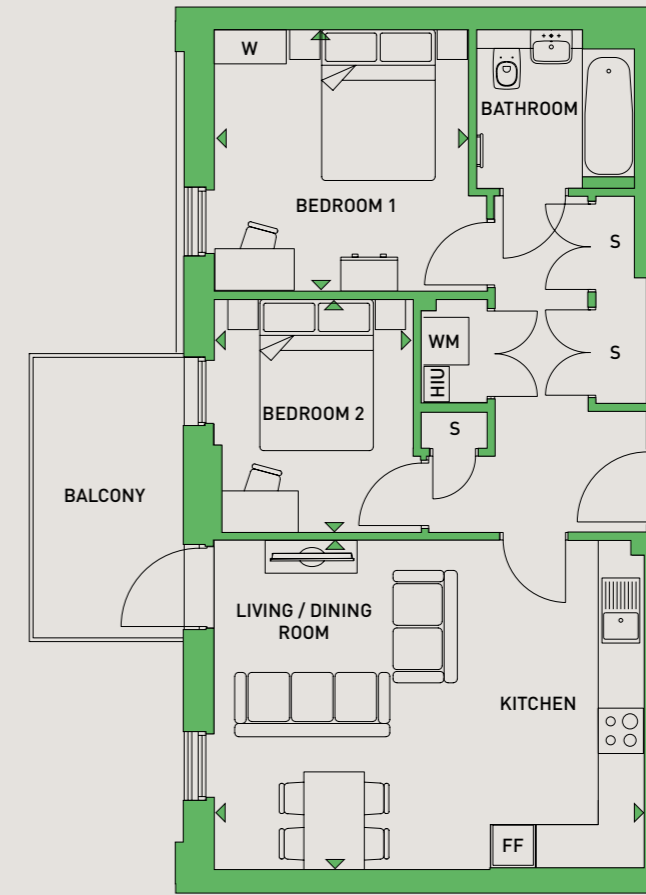
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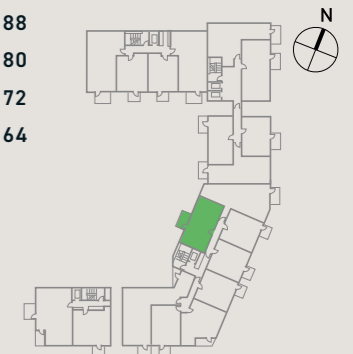
APARTMENTS / TYPE F33

TWO BEDROOM APARTMENT

PLOTS: 64, 72, 80 & 88



LIVING/DINING	5.7 M X 4.3 M	18'8" X 14'1"	4TH FLOOR	PLOT: 88
KITCHEN			3RD FLOOR	PLOT: 80
BEDROOM 1	3.4 M X 3.3 M	11'2" X 10'10"	2ND FLOOR	PLOT: 72
BEDROOM 2	3.0 M X 2.5 M	9'10" X 8'2"	1ST FLOOR	PLOT: 64
BALCONY	3.8 M X 2.1 M	12'6" X 6'11"		
TOTAL AREA	63.1 SQ.M.	679 SQ.FT.		



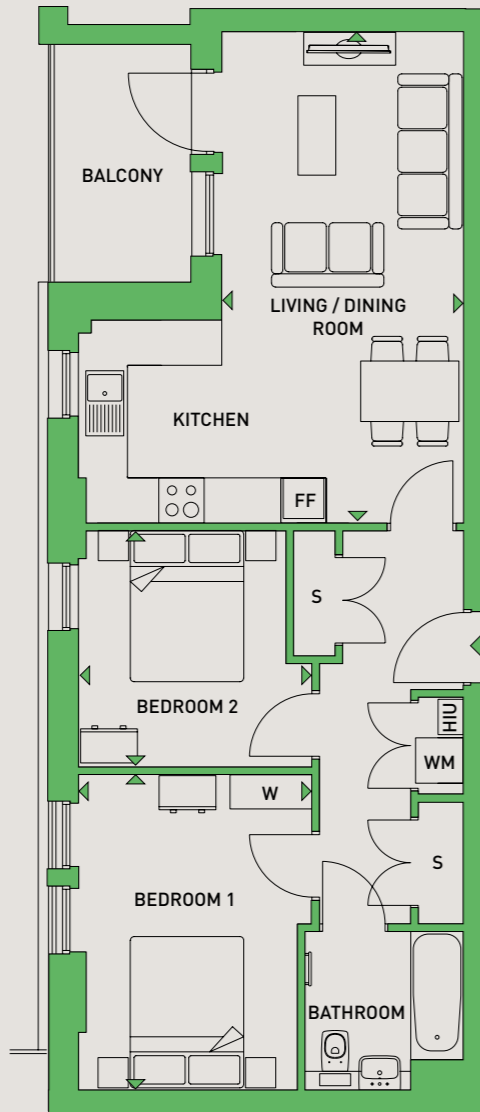
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APARTMENTS / TYPE F26

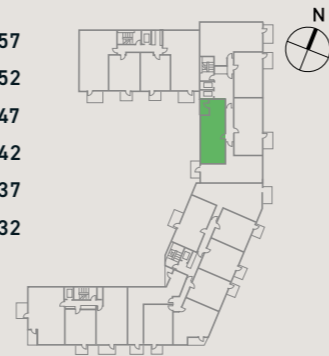
TWO BEDROOM APARTMENT

PLOTS: 32, 37, 42, 47, 52 & 57



LIVING/DINING	6.5 M X 3.2 M	21'4" X 10'6"	7TH FLOOR	PLOT: 57
KITCHEN			6TH FLOOR	PLOT: 52
BEDROOM 1	4.1 M X 3.0 M	13'5" X 9'10"	5TH FLOOR	PLOT: 47
BEDROOM 2	3.1 M X 2.6 M	10'2" X 8'6"	4TH FLOOR	PLOT: 42
BALCONY	3.1 M X 1.9 M	10'2" X 6'3"	3RD FLOOR	PLOT: 37
TOTAL AREA	63.9 SQ.M.	688 SQ.FT.	2ND FLOOR	PLOT: 32

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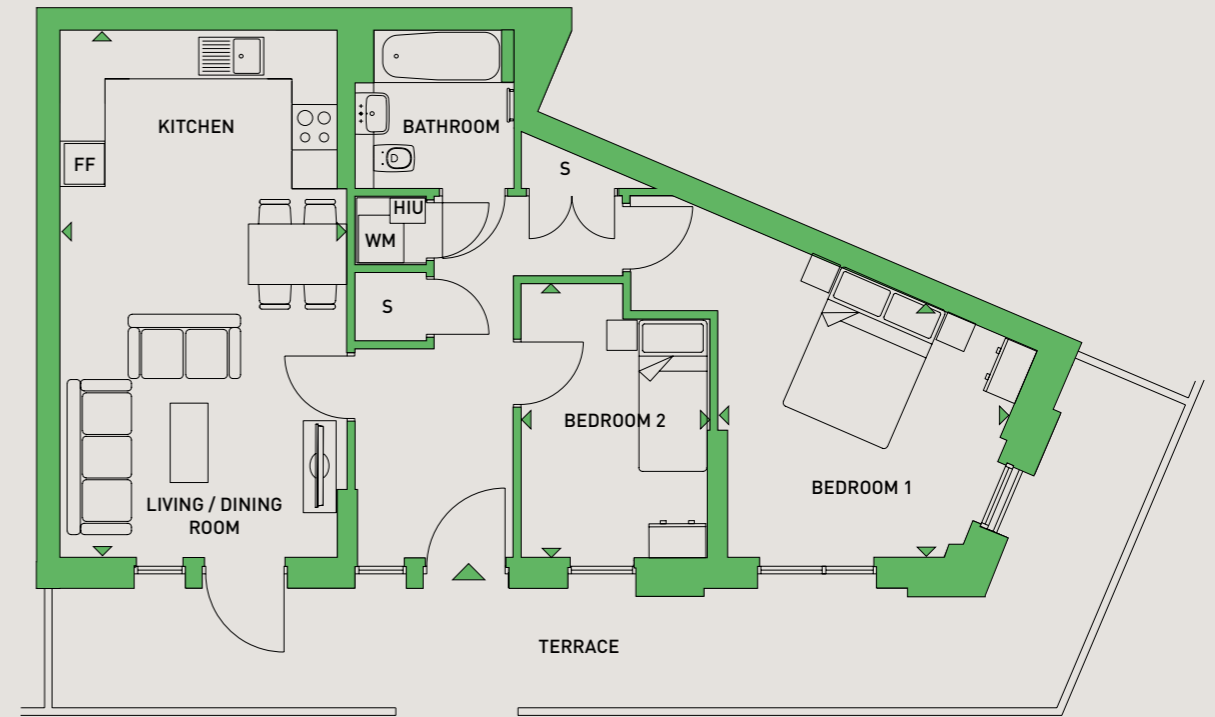


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APARTMENTS / TYPE F31

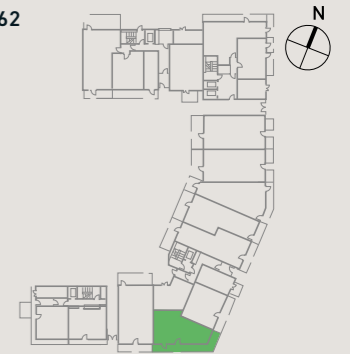
TWO BEDROOM APARTMENT

PLOT: 62



LIVING/DINING	6.9 M X 3.6 M	22'8" X 11'10"	GROUND	PLOT: 62
KITCHEN				
BEDROOM 1	4.0 M X 3.0 M	13'1" X 9'10"		
BEDROOM 2	2.5 M X 3.6 M	8'2" X 11'10"		
TERRACE	15.5 M X 1.6 M	50'10" X 5'3"		
TOTAL AREA	69.1 SQ.M.	744 SQ.FT.		

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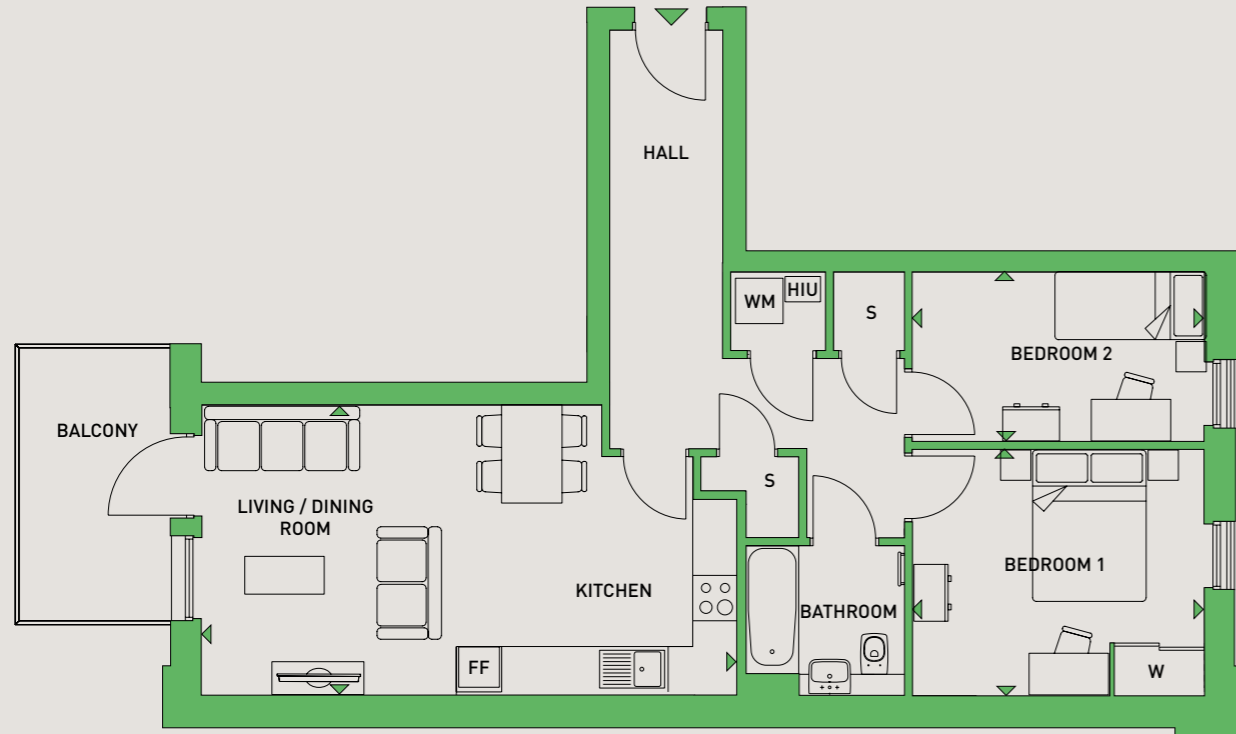


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APARTMENTS / TYPE F24

TWO BEDROOM APARTMENT

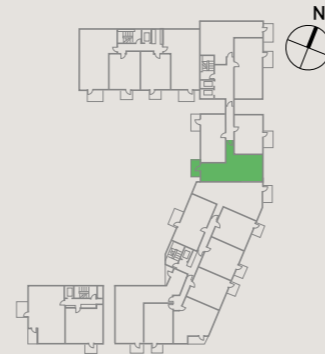
PLOTS: 26, 31, 36, 41



LIVING/DINING	7.0 M X 3.8 M	23'0" X 12'6"	4TH FLOOR	PLOT: 41
KITCHEN			3RD FLOOR	PLOT: 36
BEDROOM 1	3.8 M X 3.2 M	12'6" X 10'6"	2ND FLOOR	PLOT: 31
BEDROOM 2	3.8 M X 2.2 M	12'6" X 7'3"	1ST FLOOR	PLOT: 26
BALCONY	3.8 M X 2.1 M	12'6" X 6'11"		
TOTAL AREA	69.2* SQ.M.	745* SQ.FT.		

\* TOTAL AREAS MAY VARY SLIGHTLY BETWEEN PLOTS

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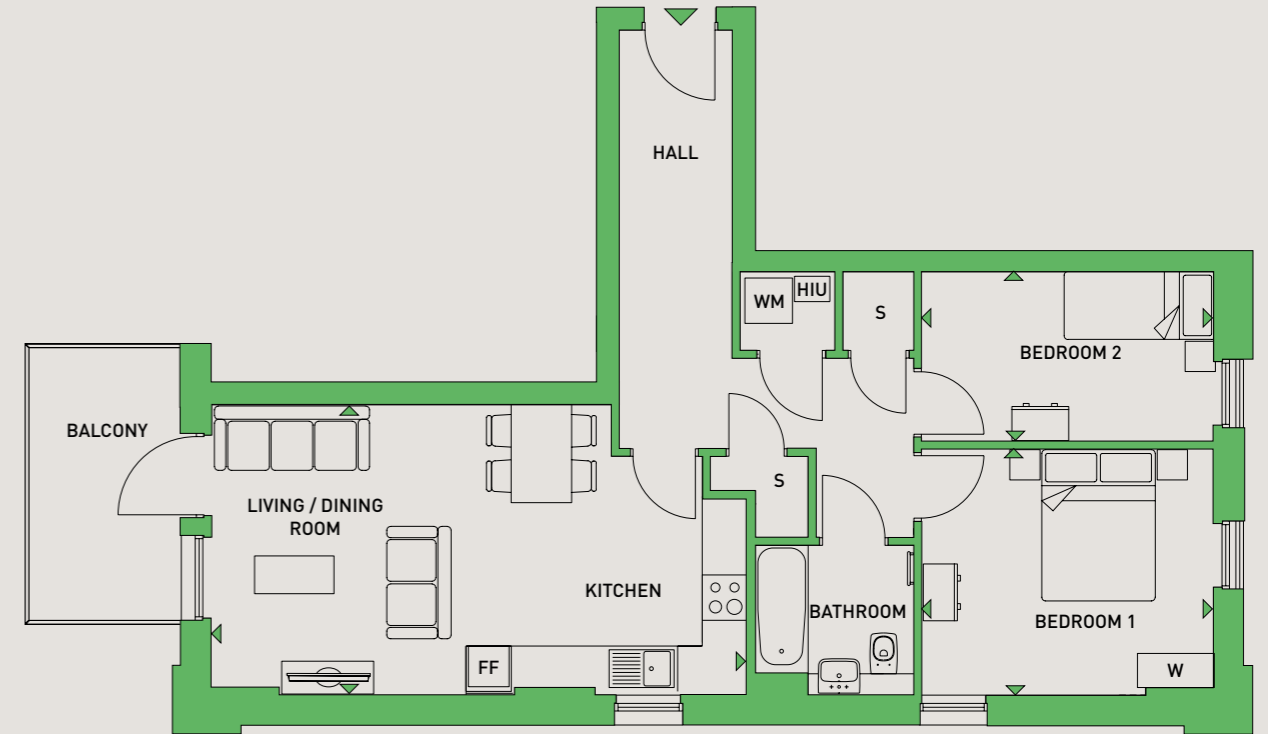


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APARTMENTS / TYPE F24

TWO BEDROOM APARTMENT

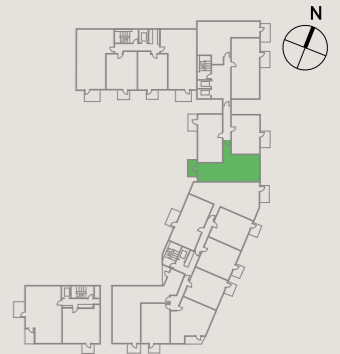
PLOTS: 46, 51 & 56



LIVING/DINING	7.0 M X 3.8 M	23'0" X 12'6"	7TH FLOOR	PLOT: 56
KITCHEN			6TH FLOOR	PLOT: 51
BEDROOM 1	3.8 M X 3.2 M	12'6" X 10'6"	5TH FLOOR	PLOT: 46
BEDROOM 2	3.8 M X 2.2 M	12'6" X 7'3"		
BALCONY	3.8 M X 2.1 M	12'6" X 6'11"		
TOTAL AREA	69.2* SQ.M.	745* SQ.FT.		

\* TOTAL AREAS MAY VARY SLIGHTLY BETWEEN PLOTS

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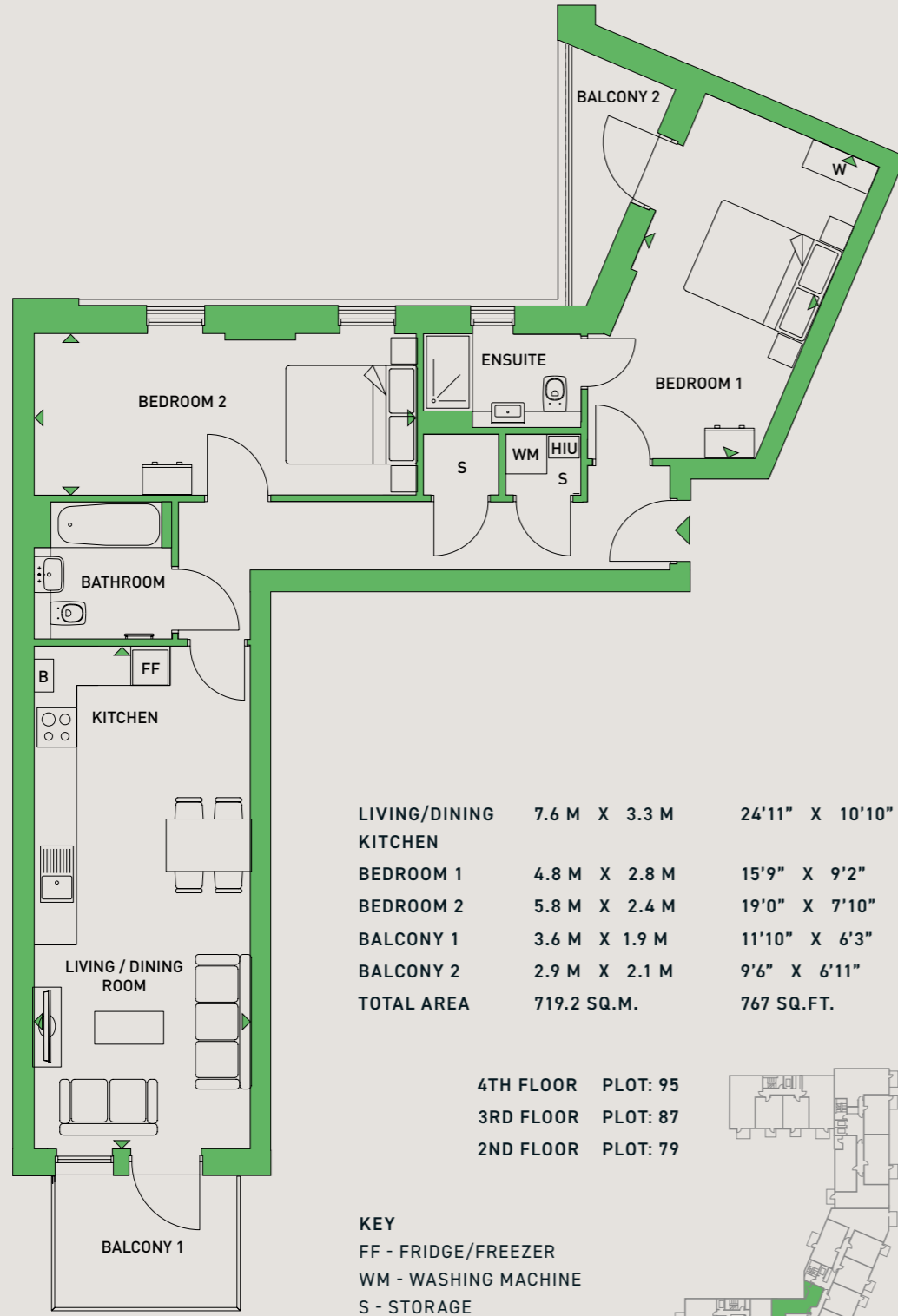


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APARTMENTS / TYPE F39

TWO BEDROOM APARTMENT

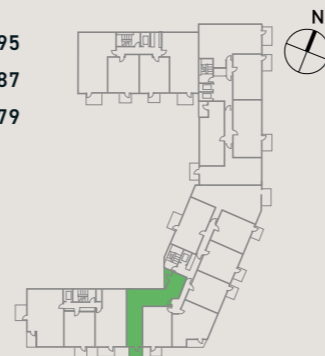
PLOTS: 79, 87 & 95



LIVING/DINING	7.6 M X 3.3 M	24'11" X 10'10"
KITCHEN		
BEDROOM 1	4.8 M X 2.8 M	15'9" X 9'2"
BEDROOM 2	5.8 M X 2.4 M	19'0" X 7'10"
BALCONY 1	3.6 M X 1.9 M	11'10" X 6'3"
BALCONY 2	2.9 M X 2.1 M	9'6" X 6'11"
TOTAL AREA	719.2 SQ.M.	767 SQ.FT.

4TH FLOOR PLOT: 95  
 3RD FLOOR PLOT: 87  
 2ND FLOOR PLOT: 79

KEY  
 FF - FRIDGE/FREEZER  
 WM - WASHING MACHINE  
 S - STORAGE  
 HIU - HEAT INDUCTION UNIT  
 W - WARDROBE

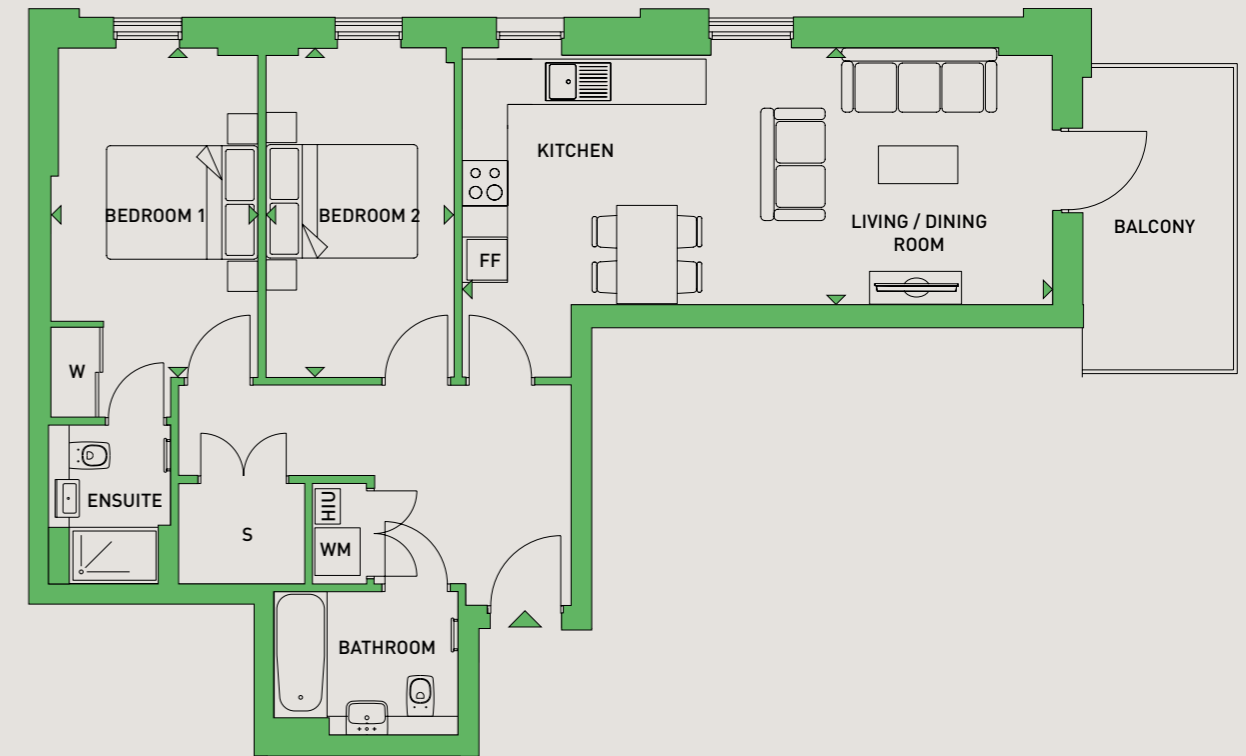


Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

APARTMENTS / TYPE F18

TWO BEDROOM APARTMENT

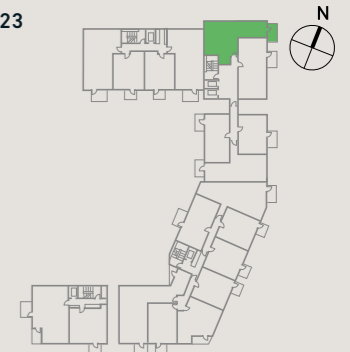
PLOT: 23



LIVING/DINING	7.8 M X 3.4 M	25'7" X 11'2"
KITCHEN		
BEDROOM 1	4.2 M X 2.7 M	13'9" X 8'10"
BEDROOM 2	4.2 M X 2.5 M	13'9" X 8'2"
BALCONY	4.2 M X 2.1 M	13'9" X 6'11"
TOTAL AREA	75.3 SQ.M.	811 SQ.FT.

1ST FLOOR PLOT: 23

KEY  
 FF - FRIDGE/FREEZER  
 WM - WASHING MACHINE  
 S - STORAGE  
 HIU - HEAT INDUCTION UNIT  
 W - WARDROBE



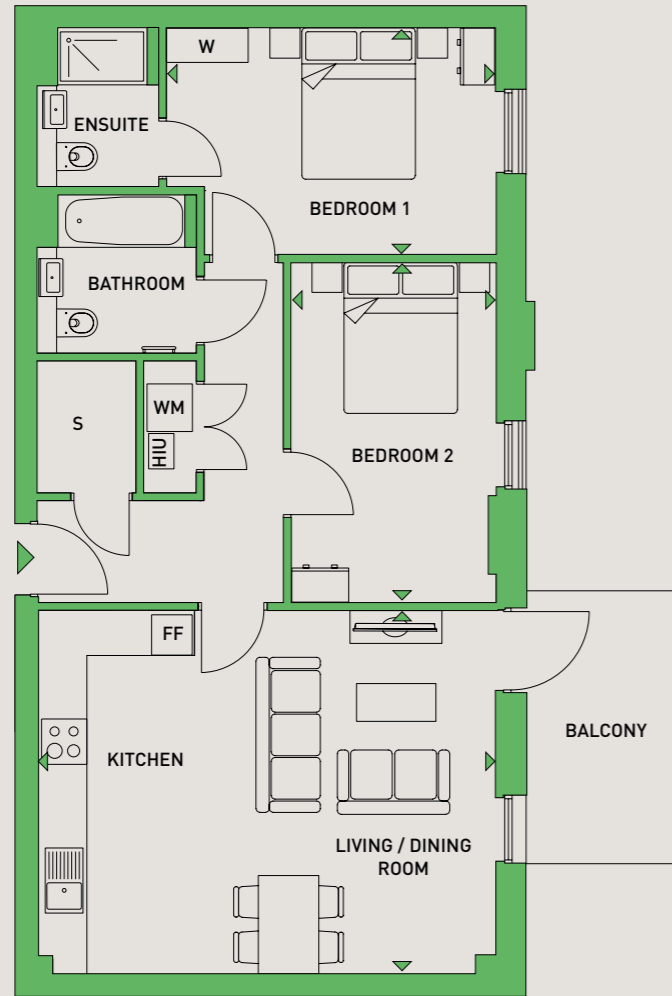
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.



APARTMENTS / TYPE F25A

TWO BEDROOM APARTMENT

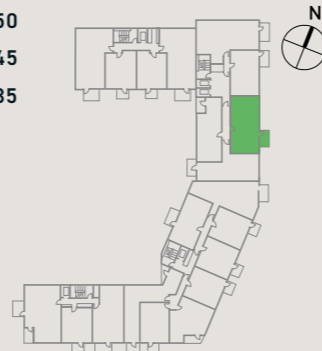
PLOTS: 35, 45 & 50



LIVING/DINING	6.0 M X 4.8 M	19'8" X 15'9"
KITCHEN		
BEDROOM 1	4.3 M X 3.0 M	14'1" X 9'10"
BEDROOM 2	4.5 M X 2.7 M	14'9" X 8'10"
BALCONY	3.8 M X 2.1 M	12'6" X 6'11"
TOTAL AREA	75.8 SQ.M.	816 SQ.FT.

**KEY**  
 FF - FRIDGE/FREEZER  
 WM - WASHING MACHINE  
 S - STORAGE  
 HIU - HEAT INDUCTION UNIT  
 W - WARDROBE

6TH FLOOR PLOT: 50  
 5TH FLOOR PLOT: 45  
 3RD FLOOR PLOT: 35



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APARTMENTS / TYPE F27

TWO BEDROOM APARTMENT

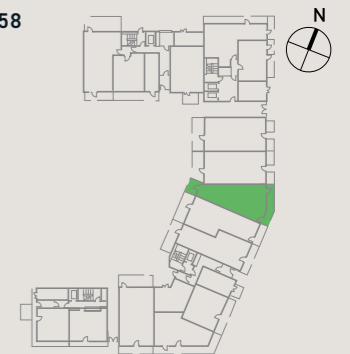
PLOT: 58



LIVING/DINING	6.4 M X 3.7 M	20'0" X 12'1"
KITCHEN		
BEDROOM 1	3.4 M X 3.4 M	11'2" X 11'2"
BEDROOM 2	4.9 M X 2.2 M	16'0" X 7'2"
TERRACE 1	5.9 M X 1.5 M	19'4" X 4'11"
TERRACE 2	3.1 M X 2.4 M	10'2" X 7'10"
TOTAL AREA	81.0 SQ.M.	872 SQ.FT.

**KEY**  
 FF - FRIDGE/FREEZER  
 WM - WASHING MACHINE  
 S - STORAGE  
 HIU - HEAT INDUCTION UNIT

GROUND PLOT: 58

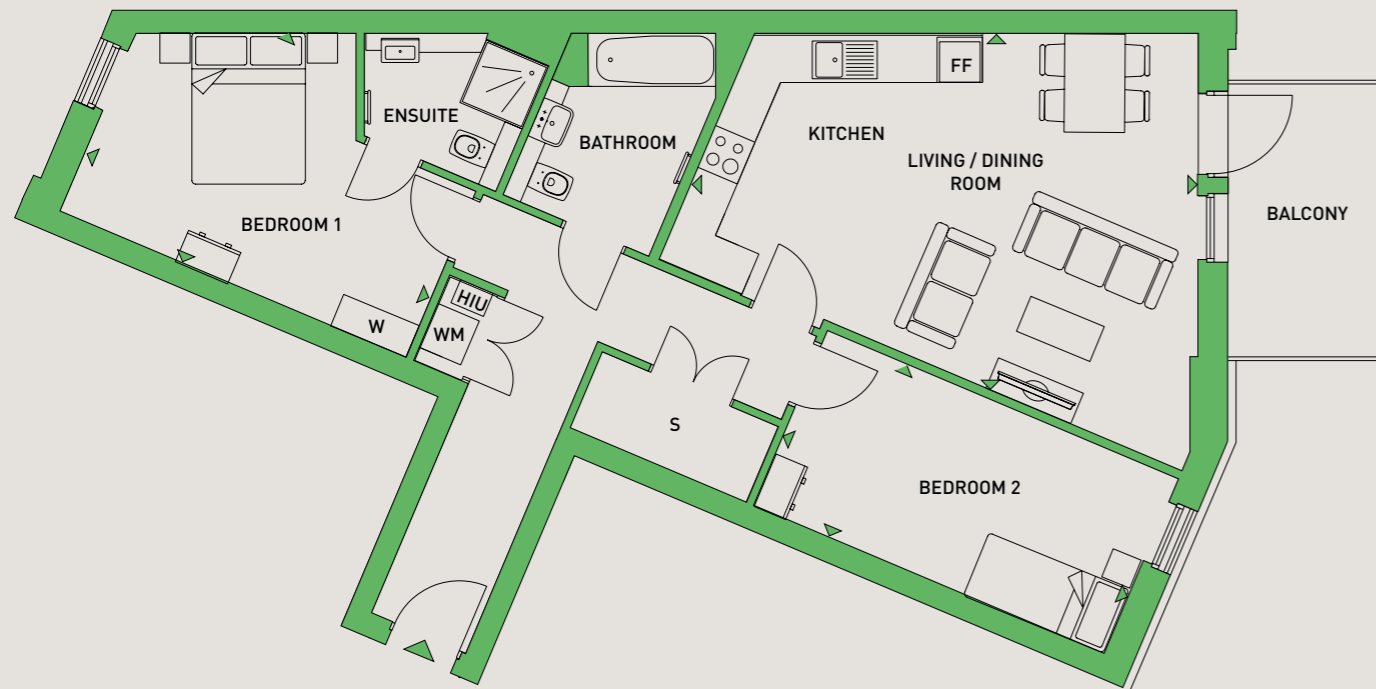


Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

APARTMENTS / TYPE F34

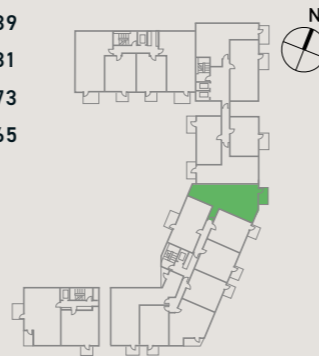
TWO BEDROOM APARTMENT

PLOTS: 65, 73, 81 & 89



LIVING/DINING	6.5 M X 4.5 M	21'4" X 14'9"
KITCHEN		
BEDROOM 1	4.9 M X 3.6 M	16'1" X 11'10"
BEDROOM 2	5.0 M X 2.5 M	16'5" X 8'2"
BALCONY	3.8 M X 2.1 M	12'6" X 6'11"
TOTAL AREA	84.7 SQ.M.	911 SQ.FT.

4TH FLOOR PLOT: 89  
 3RD FLOOR PLOT: 81  
 2ND FLOOR PLOT: 73  
 1ST FLOOR PLOT: 65



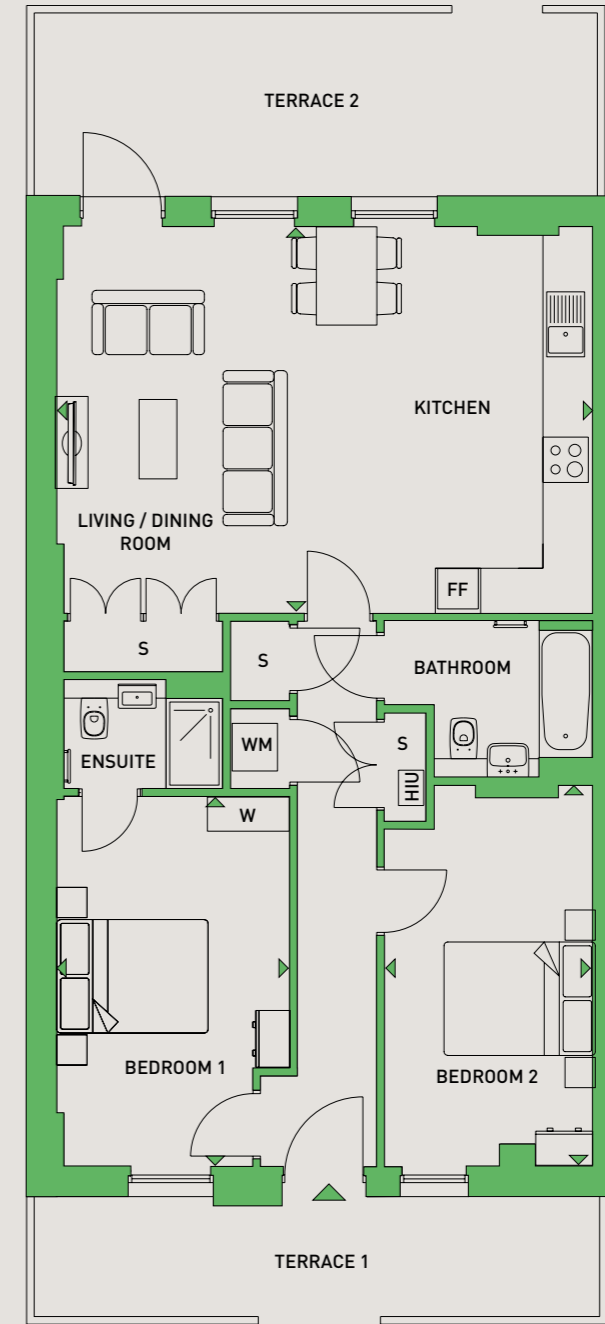
**KEY**  
 FF - FRIDGE/FREEZER  
 WM - WASHING MACHINE  
 S - STORAGE  
 HIU - HEAT INDUCTION UNIT  
 W - WARDROBE

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APARTMENTS / TYPE F32

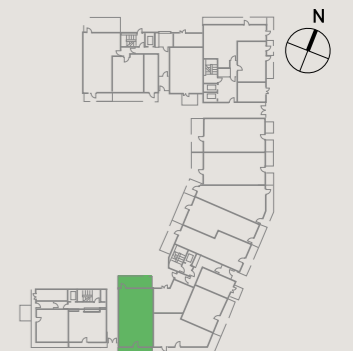
TWO BEDROOM APARTMENT

PLOT: 63



LIVING/DINING	8.9 M X 2.9 M	29'2" X 9'6"	GROUND	PLOT: 63
KITCHEN				
BEDROOM 1	4.2 M X 2.9 M	13'9" X 9'6"		
BEDROOM 2	5.0 M X 2.5 M	16'5" X 8'2"		
TERRACE 1	7.4 M X 1.6 M	24'3" X 5'3"		
TERRACE 2	7.4 M X 2.4 M	24'3" X 7'10"		
TOTAL AREA	81.2 SQ.M.	874 SQ.FT.		

**KEY**  
 FF - FRIDGE/FREEZER  
 WM - WASHING MACHINE  
 S - STORAGE  
 HIU - HEAT INDUCTION UNIT  
 W - WARDROBE



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APARTMENTS / TYPE F51

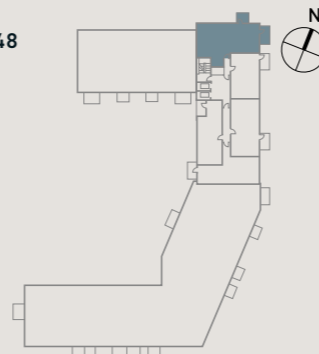
THREE BEDROOM APARTMENT

PLOT: 48



LIVING/DINING	6.0 M X 5.0 M	19'8" X 16'5"
KITCHEN		
BEDROOM 1	4.6 M X 2.7 M	15'1" X 8'10"
BEDROOM 2	4.6 M X 2.7 M	15'15" X 8'10"
BEDROOM 3	3.3 M X 2.4 M	10'10" X 7'10"
BALCONY 1	2.7 M X 2.2 M	8'10" X 7'3"
BALCONY 2	4.2 M X 2.1 M	13'9" X 6'11"
TOTAL AREA	92.5 SQ.M.	996 SQ.FT.

6TH FLOOR PLOT: 48



**KEY**  
 FF - FRIDGE/FREEZER  
 WM - WASHING MACHINE  
 S - STORAGE  
 HIU - HEAT INDUCTION UNIT  
 W - WARDROBE

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APARTMENTS / TYPE F38

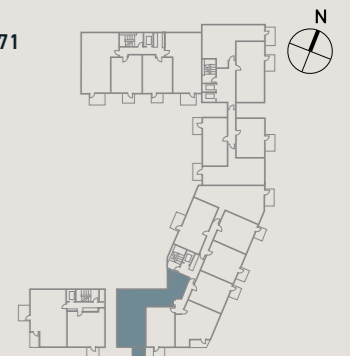
THREE BEDROOM APARTMENT

PLOT: 71



**KEY**  
 FF - FRIDGE/FREEZER  
 WM - WASHING MACHINE  
 S - STORAGE  
 HIU - HEAT INDUCTION UNIT  
 W - WARDROBE

1ST FLOOR PLOT: 71



LIVING/DINING	6.0 M X 5.9 M	19'8" X 19'4"
KITCHEN		
BEDROOM 1	5.0 M X 2.8 M	16'5" X 9'2"
BEDROOM 2	3.7 M X 3.3 M	12'2" X 10'10"
BEDROOM 3	4.8 M X 2.4 M	15'9" X 7'10"
BALCONY 1	2.9 M X 2.1 M	9'6" X 6'11"
BALCONY 2	3.6 M X 1.9 M	11'10" X 6'3"
TOTAL AREA	109.8 SQ.M.	1,181 SQ.FT.

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.



# SPECIFICATION

Our homes at The Bowery come with a range of fixtures and fittings as standard, providing the perfect backdrop for you to create a home that you'll love to live in.

## ATTENTION TO DETAIL

	1B APARTMENTS	2B APARTMENTS	3B APARTMENTS
<b>KITCHENS</b>			
Navy blue or grey matte finish kitchen cabinets with handleless soft close hinges and drawers*	•	•	•
40mm laminate worktop with matching upstand	•	•	•
Appliances to include: single electric oven, 4 ring hob with extractor, integrated fridge/freezer, dishwasher	•	•	•
Glass oven splashback	•	•	•
1½ bowl stainless steel sink with chrome mixer tap	•	•	•
<b>BATHROOMS AND ENSUITES</b>			
Contemporary white sanitaryware with washbasin, monoblock chrome taps, WC with dual flush push button and bath with chrome plated grips	•	•	•
Mirror above basin	•	•	•
Thermostatic valves with shower pack fitted above the bath with a glass screen	•	•	•
Chrome towel radiator	•	•	•
Full height wall tiling to three sides of the bath area and half height to sanitaryware wall colour	•	•	•
Shaver socket with light above mirror	•	•	•
Ceramic floor tiles	•	•	•
Thermostatic valves with mixer shower pack, shower tray and glass screen to ensuites		•	•
<b>LIGHTING AND ELECTRICAL</b>			
Contemporary white radiators	•	•	•
Ceiling mounted lights to kitchen and bathrooms	•	•	•
Pendant lights to living room, bedrooms and hallways	•	•	•
Media plate wired for SkyQ, Freesat, Freeview, DAB radio to living room and bedroom one	•	•	•
SkyQ and BT phone points to living room and bedrooms	•	•	•
Washing machine located in hallway cupboard	•	•	•

\* Kitchen unit colours are pre-selected please speak to your sales advisor for plot specific finishes. 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.

### OTHER FEATURES

Double glazed composite windows. White timber finish internally and aluminium on outside	•	•	•
Vinyl flooring throughout	•	•	•
Entrotec video door entry system	•	•	•
Multi sensor heat and smoke alarm	•	•	•
White Dulux painted walls with white satin woodwork	•	•	•
Veneered wood finished internal doors	•	•	•
Fitted wardrobe with mirror to master bedrooms	•	•	•

### WARRANTY

10 year NHBC Build Warranty	•	•	•
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1B APARTMENTS

2B APARTMENTS

3B APARTMENTS



Photography is from The Bowery show home. Some imagery may include digital enhancement to assist with visualisation throughout the build process or to account for seasonal adjustments. All imagery is indicative only.



Photography is from The Bowery show home. Some imagery may include digital enhancement to assist with visualisation throughout the build process or to account for seasonal adjustments. All imagery is indicative only.

# THE BIG PICTURE

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## Space for everyone

The Bowery is part of a broader residential scheme, which is undergoing a thorough makeover, producing high quality homes for rent, private sale and shared ownership, along with facilities and opportunities for all. The tallest building is to be seven storeys high.

Designed with the needs of all of its residents in mind, a car club and parking spaces for cars and bikes will be available, with play areas, communal gardens, and private outdoor space for everyone, in the form of a balcony or a garden.

Landscaping is a key element in uplifting this neighbourhood, the idea being to treat all areas as important places for people and nature, be they streets, gardens or courtyards. In this family friendly, pedestrian friendly social community, all the residents can enjoy being outside together.





# SHARED OWNERSHIP

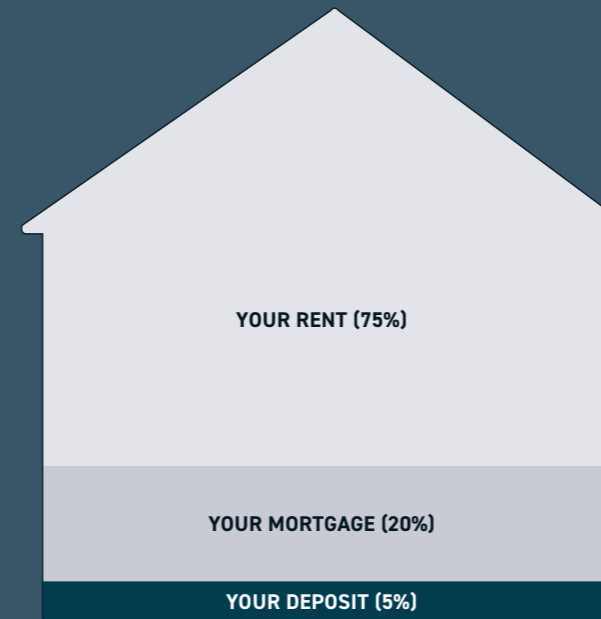


With shared ownership, you buy a share of your home – as much as you can afford – starting from as little as 25%, and rising up to 75% of the property’s value. You then pay subsidised rent to Latimer on the remaining share of your home. The scheme is sometimes called part buy, part rent.

The deposit required for a shared ownership mortgage is lower than if you were purchasing a property outright. It is usually 5-10% the initial share you are purchasing, rather than on the full value of the property. You only need a mortgage to cover the price of your share. Once you’ve moved in, you can if you wish begin to buy more shares in your home until you own it outright. This process is known as staircasing. It is a good idea to start thinking about staircasing even before you buy, so you have a plan for owning more of your property.

There’s more information on shared ownership in the step by step guide that you can find at [latimerhomes.com/buying-with-latimer/shared-ownership](https://latimerhomes.com/buying-with-latimer/shared-ownership)

## EXAMPLE : PURCHASING 25% OF A PROPERTY VALUED AT £200,000



### 1 YOUR DEPOSIT

Your 25% share of this property would be worth £50,000, meaning you would need a 5% mortgage deposit of £2,500.

### 2 YOUR MORTGAGE

A mortgage lender could loan you the remaining £47,500 to make up the full value of your 25% share.

### 3 YOUR RENT

You will then pay subsidised rent to Latimer on the remaining 75% of the property you don't own.

## Am I eligible for shared ownership?

To be eligible for shared ownership you will need to meet certain requirements set by Homes England and the Greater London Authority (GLA). You could be eligible if:

- You are at least 18 years old.
- You cannot afford to buy a home that suits your household’s needs on the open market.
- You have savings to cover a mortgage deposit and can obtain a mortgage.
- Your household earns £80,000 or less (£90,000 or less inside London).
- You are a first-time buyer.

If you already own a home and need to move but cannot afford to – or you have equity from a recent sale – please contact us, as there are some circumstances under which you may still be eligible.

In some cases, due to criteria set by local authorities, you may be asked to show a connection to the local area where you’re looking to buy. For instance, you might currently live and/or work there.

Maximum incomes and further eligibility requirements may vary for each scheme.

## Interested in buying with shared ownership?

Your first step is to visit [latimerhomes.com](https://latimerhomes.com) to browse all the shared ownership properties in the areas you are interested in. If you see something you like, register your interest on the website by entering your contact details and a few basic facts to help us assess your eligibility for shared ownership. We will then put you in touch with an independent mortgage advisor who will assess whether the purchase is affordable for you and take you through all your options.



# MAKING A POSITIVE IMPACT

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The homes we create at Latimer are homes for life, meaning we deliver more to the communities our homes are part of and do more to protect the environment they're located in.



## Environmental impact

Our projects are future facing, with homes designed and built to keep our residents and the world they live in healthy. From city centres to rural retreats, Latimer developments will always maximise fresh air and green spaces, and protect local wildlife and natural assets. As an intrinsic part of our efforts to minimise environmental impact, we are targeting net zero carbon compatible by 2025 at all developments.



## Economic impact

All developers have a legal obligation to the local community, and the planning process considers every development's potential for bringing prosperity and opportunity as well as the nuts and bolts of the build.

At Latimer however, we deliver more than what is required by law. Latimer developments also benefit communities through job generation, green places, fresh faces and vibrant social spaces. Our economic impact starts when we buy the land, and continues far into the future through our customers and the relationships we build.



## Social impact

We create spaces that generate social energy. By this we mean that we design high-quality homes and spaces that help foster a sense of community, building a sense of inclusion, safety and happiness. Communities are created in the shared spaces, the green spaces, the open doors and the passing places. When you say hello to your neighbour in the gardens or you share a lift to your floor, these are the moments that generate relationships. At Latimer we spend the same time and energy on creating those spaces as we do on the design, layout and production of our homes.



# OUR DEVELOPMENTS

Latimer builds homes for both outright sale and shared ownership throughout the nation, from contemporary apartments to family homes, in locations ranging from rural landscapes to thriving towns and iconic city centres.

The Latimer brand is synonymous with high quality design and a commitment to excellence. This encompasses the locations we choose as well as the beautiful craftsmanship and the materials we use. We partner with architects, designers and contractors who share our values.

Once the homes are built and occupied, our customer service and after care continue to uphold our core values of providing happiness and delivering more.

All product photography is from previous Latimer showhomes. Some imagery may include digital enhancement to assist with visualisation throughout the build process or to account for seasonal adjustments. All imagery is indicative only.



## Union Walk Ealing/London

Brand new studio, one and two bedroom apartments located within The Green Quarter development in Southall, Ealing. At twice the size of Green Park, The Green Quarter is one of London's largest regeneration developments. A vibrant new village with a wide choice of amenities, including a one km stretch of the Grand Union Canal. Situated within the Southall Waterside development which will include two new parks, access to the 90-acre Minet Country Park, shops, restaurants and a proposed cinema. Union Walk offers a London lifestyle that is second to none.



## The Boulevard Blackfriars/London

A boutique collection of new apartments located in the heart of Blackfriars Road, one of London's only true boulevards. An exclusive Zone 1 development, in close proximity to key transport links, and the best of the creative, cultural and social experiences London has to offer. The Boulevard has been designed to reflect and enhance the unique character and iconic heritage of the area.



## Evergreen Harringay/London

Evergreen, the new beat of the north. A collection of modern one, two and three bedroom homes in North London. From apartments to duplexes, quiet spaces to vibrant places, Evergreen has everything for everyone. Perched on the edge of the Harringay ladder close to Alexandra Palace and Finsbury Park, Evergreen is surrounded by eclectic bars, cafes and restaurants and is just a short walk from Turnpike Lane Underground station, providing access to Oxford Circus in under 20 minutes.

Computer generated images are indicative only.

# A WORD FROM OUR CUSTOMERS

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## Friendship turns into home ownership at Liberty Wharf

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Having met in the staff room at work just one year before they decided to buy a first home together, good friends Emma and Rebecca have recently moved into a spacious two bedroom apartment at Liberty Wharf in Alperton.



Emma explains: “It was just before the start of the first lockdown, we got on instantly and quickly realised that it could be a fantastic opportunity to get onto the property ladder.”

Taking matters into their own hands, the two friends, who both work as croupiers in a London casino and were living at home with their families in Kent and Essex, began their search in August 2020.

Rebecca adds: “We had both been saving but didn’t have enough for a deposit on our own and did not want to waste money on rent. Here at Liberty Wharf, we pay less than we would if we were renting in London, even with the bills and service charge. Shared ownership was a great option for us as it was proving impossible to do it alone.”

# GET IN TOUCH

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**LATIMER**  
by Clarion Housing Group

**CALL US**  
0300 100 0309

**E-MAIL US**  
SHARED.OWNERSHIP@MYCLARIONHOUSING.COM

**FIND US**  
WWW.LATIMERHOMES.COM

**VISIT US**  
SHERWOOD CLOSE, EALING, W13 9YU

**PLEASE NOTE:** viewings are by appointment only,  
please speak to our sales team for further information.

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