



RESEARCH HOUSE
PERIVALE

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PERIVALE, LONDON



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THE DEVELOPMENT

Research House, Perivale is a 3 storey former office block building converted to luxury residential scheme of 51 apartments. The Development is designed to meet the highest standards of contemporary styling and taste





The Computer Generated Images do not represent the exact look and feel of the development.



THE LIVING SPACE

Contemporary living at its very best, the apartments within Research House, Perivale are finished to the highest specification. Light and spacious kitchens, bright and elegant bathrooms and stylish and modern open-plan living areas, make Research House apartments the ideal living solution.

Features include engineered oak flooring to lounges and hallways, 80/20 wool carpets or similar on heavy duty underlay to all bedrooms, porcelain tiles, and white gloss Hacker kitchens or similar, saving recessed lighting in the kitchen, bathrooms and lounges.





Research House is the principal road that runs from Maida Vale to the Harrow Road. The property is situated 0.75 miles from the amenities of Maida Vale with its many shops, bars and restaurants, and 0.62 miles from the green open spaces of Paddington Recreation Ground and the canal walks of Little Venice.

THE AREA

Perivale is an ancient parish in the historic county of Middlesex. It formed part of Greenford Urban District from 1894 to 1926, and was then absorbed by the Municipal Borough of Ealing.







Entertainment

Watermans

Fun for Kids

Dinosaur Escape Adventure Golf

Enjoyable game of crazy golf with entertaining and educational surroundings



Shopping

Ealing Broadway Shopping Centre, Westfield Shepherds Bush, Brent Cross Shopping



Green Spaces

Acton Green, Perivale Park
Sports Ground, Ealing Common

Cinema

Cineworld Wembley

Sports

Wembley Stadium, Sudbury Golf Park



GET A FIRST CLASS EDUCATION

Research House is also within easy reach of some of the most-renowned Universities and colleges.

Universities

University of Westminster Harrow (3.9 miles)

UCFB Wembley (3.5 miles)

University of West London (3.6 miles)

Imperial College London, Hammersmith (9.1 miles)

Middlesex University (7.7 miles)

Kings College (11.1 miles)

Schools

Perivale Primary School (0.3 miles)

Vicar's Green Primary School (0.6 miles)

Alperton Community School (1.3 miles)

Selbourne Primary School (1.9 miles)

New World Montessori Nursery School (2.9 miles)

Williams Perkin Church of England High School (2.3 miles)



The capital is home to a phenomenal array of things to see and do. From West End productions to some of the finest museum and art galleries in the world, London presents a million and one thing to experience no matter what you are into. Spend an afternoon exploring the prestigious shopping opportunities of Bond Street, or stroll

under the trees in one of the city's many beautiful royal parks. Dine at a Michelin-starred restaurant or head to your favourite pub to watch the football or enjoy a leisurely Sunday roast. However you like to spend your well-deserved down time moments, London offers myriad choices to do just as you please.



"When a man is tired of london, he is tired of life;
for there is in london all that life can afford."
Samuel Johnson, Writer

LONDON



Rail



Bus



Tube



Perivale has a station on the Central line of the London Underground system, and is also near to Alperton tube station on the Piccadilly line. Three bus routes (95, E5 and 297) link the town to Shepherds Bush, Ealing, Greenford, Southall, Wembley and Willesden.

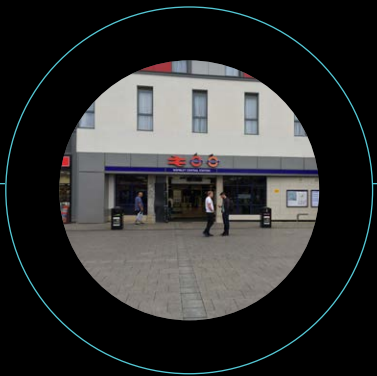


Perivale
Underground
0.6 miles



Alperton
Underground
0.8 miles

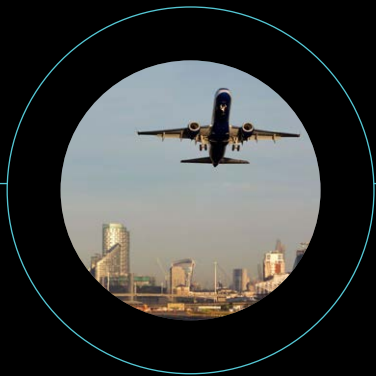
CONNECTIONS



Wembley
Overground
2.5 miles



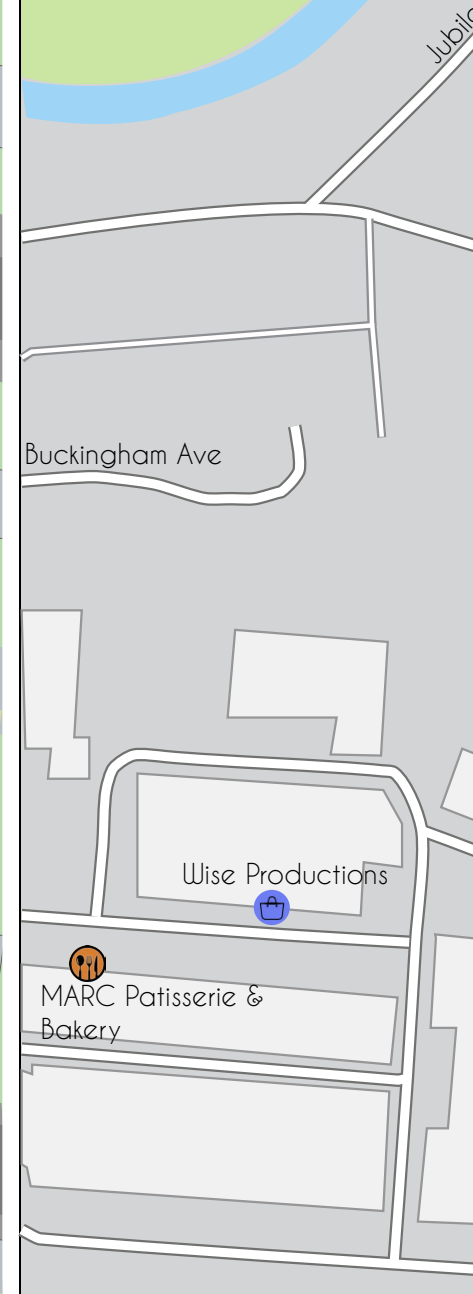
London Heathrow
Airport
10.0 miles



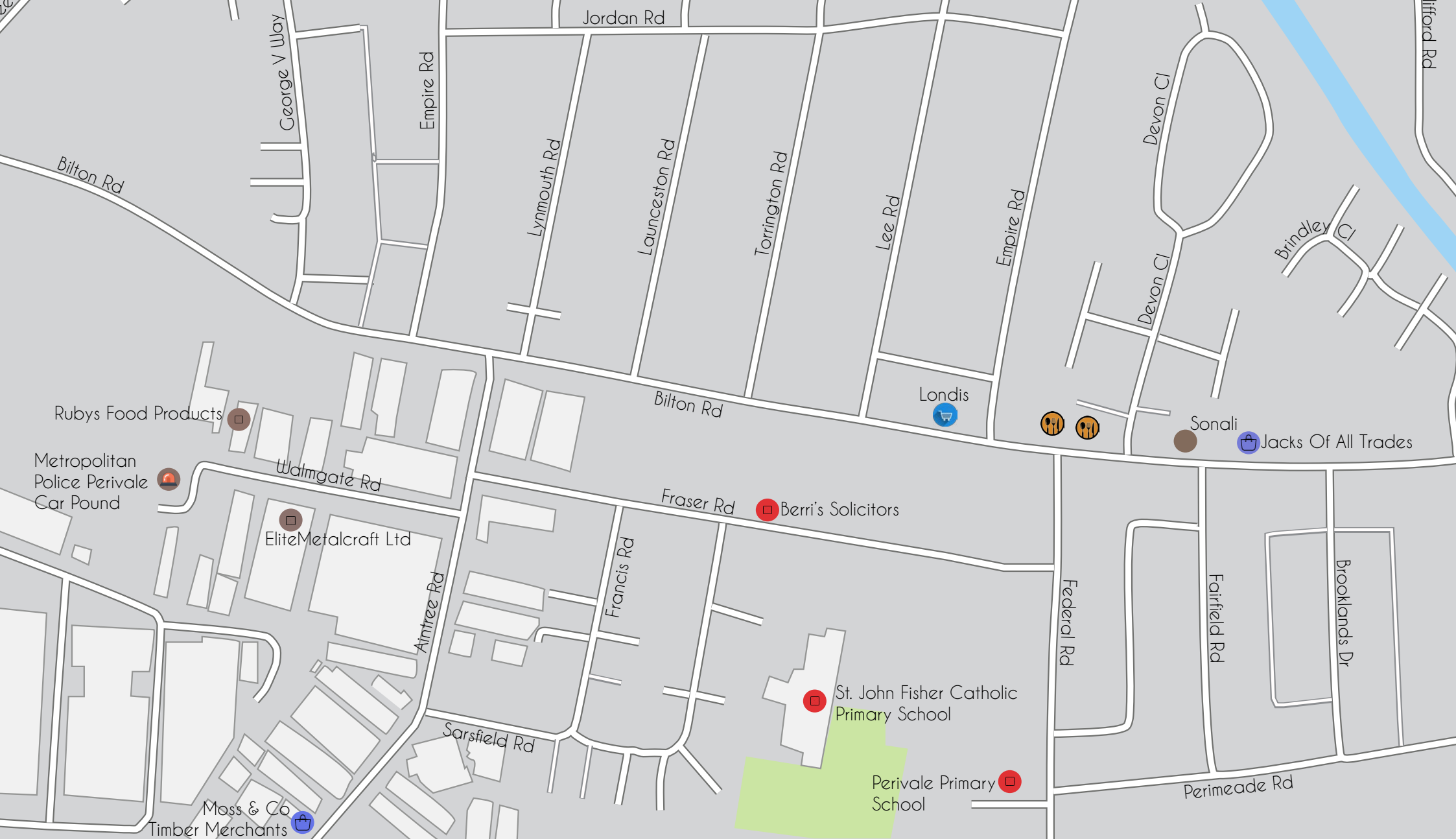
London City
Airport
18.8 miles



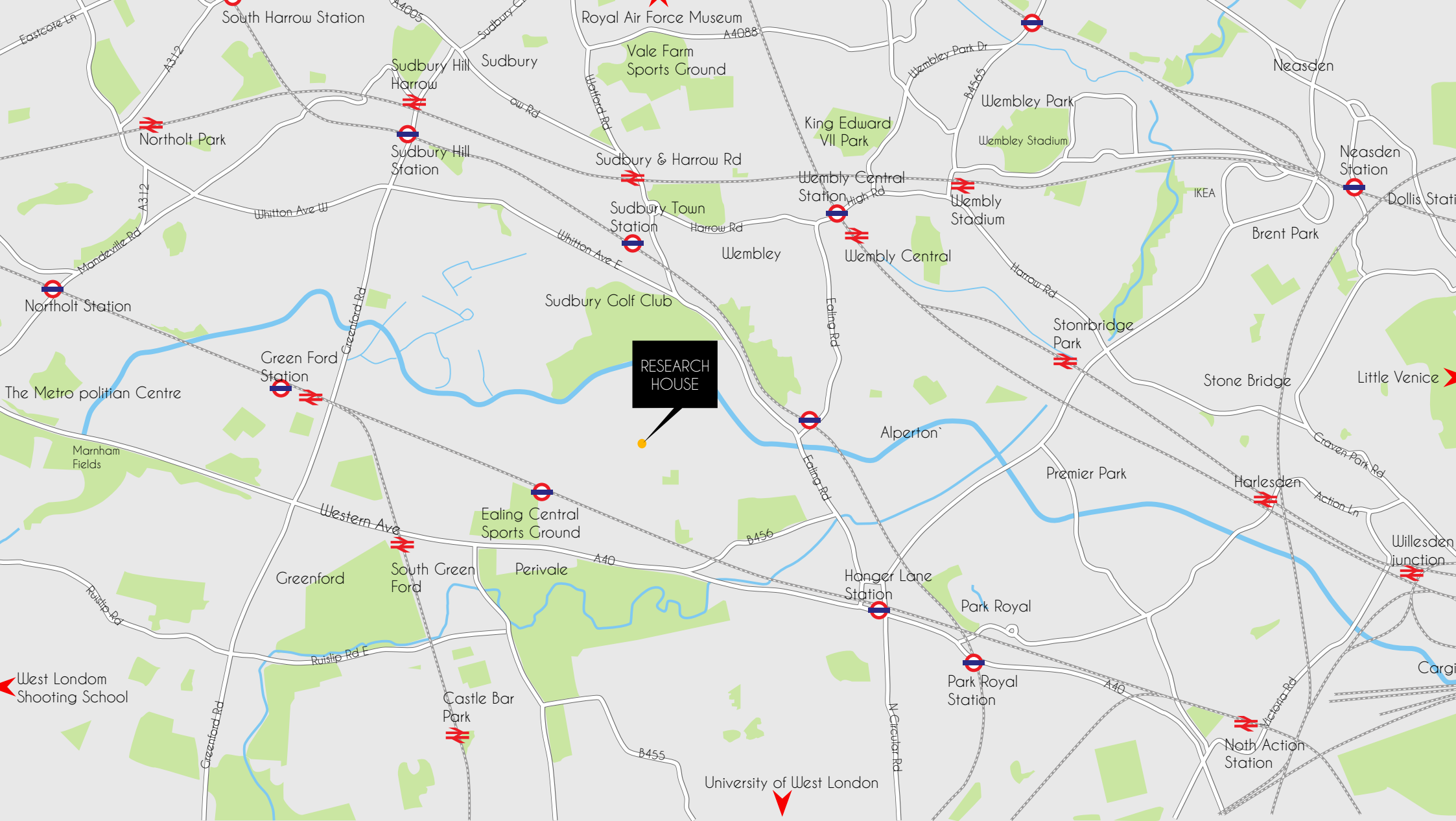
London Luton
Airport
32.3 miles



SITE PLAN



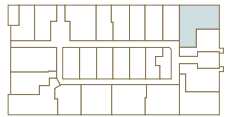
LOCAL MAP



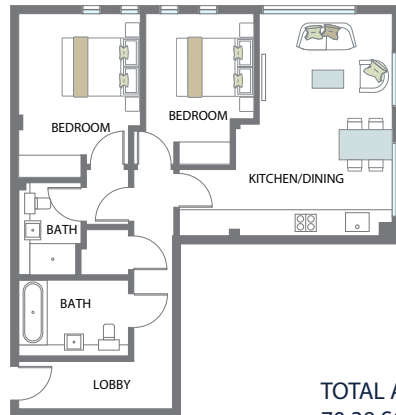
ARIAL MAP

UNIT - 01

TWO BEDROOM APARTMENT



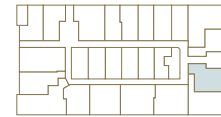
GROUND FLOOR LEVEL



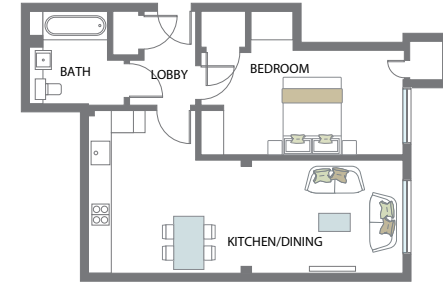
TOTAL AREA
70.39 SQM
757.67 SQFT

UNIT - 03

ONE BEDROOM APARTMENT



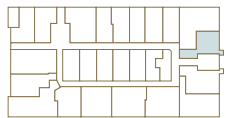
GROUND FLOOR LEVEL



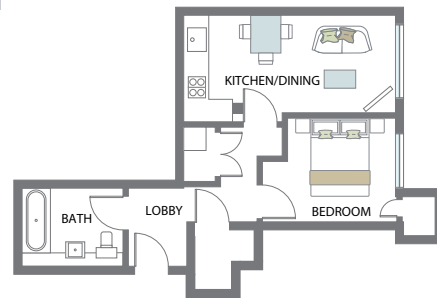
TOTAL AREA
55.14 SQM
593.52 SQFT

UNIT - 02

ONE BEDROOM APARTMENT



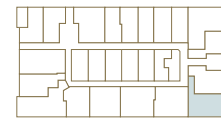
GROUND FLOOR LEVEL



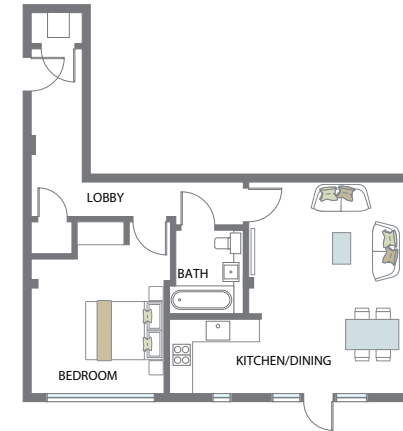
TOTAL AREA
40.02 SQM
430.77 SQFT

UNIT - 04

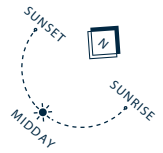
ONE BEDROOM APARTMENT



GROUND FLOOR LEVEL



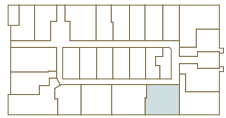
TOTAL AREA
56.02 SQM
603.00 SQFT



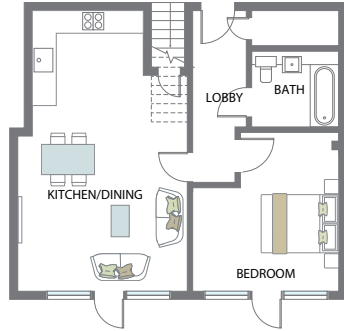
FLOOR PLAN

UNIT - 05

ONE BEDROOM APARTMENT



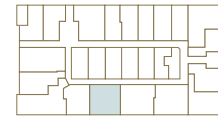
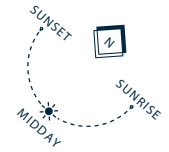
GROUND FLOOR LEVEL



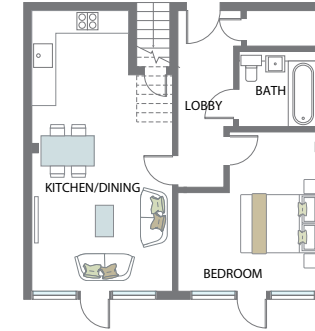
TOTAL AREA
54.75 SQM
589.32 SQFT

UNIT - 07

ONE BEDROOM APARTMENT



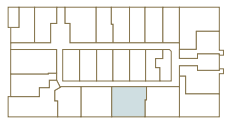
GROUND FLOOR LEVEL



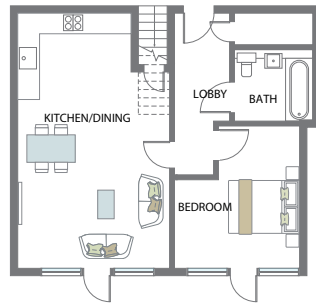
TOTAL AREA
49.55 SQM
533.35 SQFT

UNIT - 06

ONE BEDROOM APARTMENT



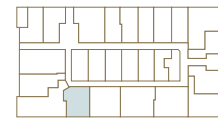
GROUND FLOOR LEVEL



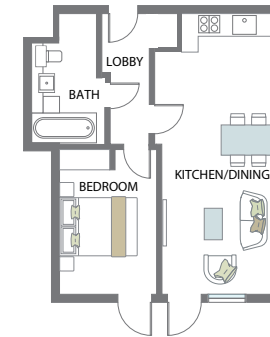
TOTAL AREA
55.65 SQM
599.01 SQFT

UNIT - 08

ONE BEDROOM APARTMENT



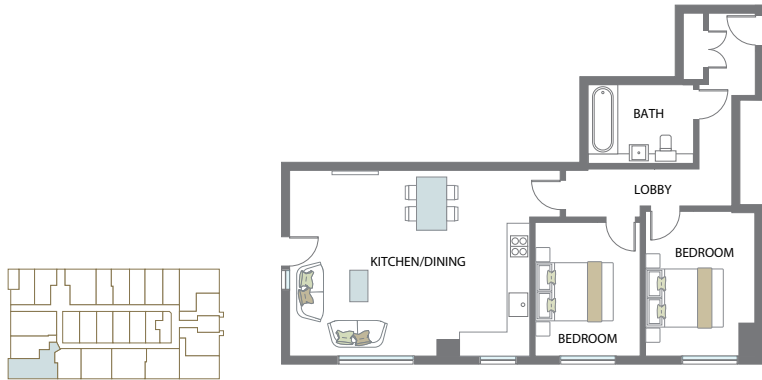
GROUND FLOOR LEVEL



TOTAL AREA
40.53 SQM
436.26 SQFT

UNIT - 09

TWO BEDROOM APARTMENT



GROUND FLOOR LEVEL

TOTAL AREA
64.17 SQM
690.72 SQFT

UNIT - 11

STUDIO APARTMENT

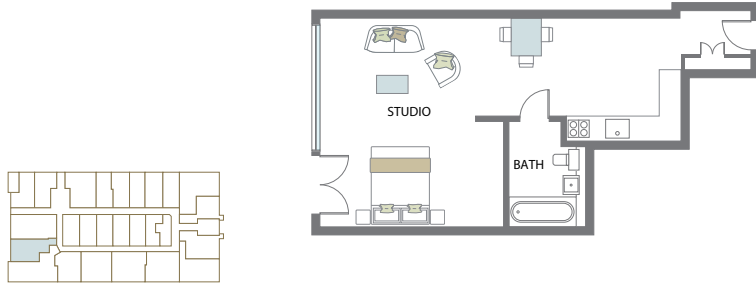


GROUND FLOOR LEVEL

TOTAL AREA
35.81 SQM
385.45 SQFT

UNIT - 10

STUDIO APARTMENT



GROUND FLOOR LEVEL

TOTAL AREA
45.37 SQM
488.35 SQFT

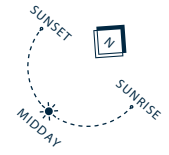
UNIT - 12

STUDIO APARTMENT



GROUND FLOOR LEVEL

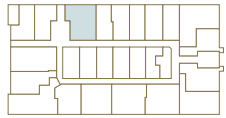
TOTAL AREA
33.98 SQM
365.75 SQFT



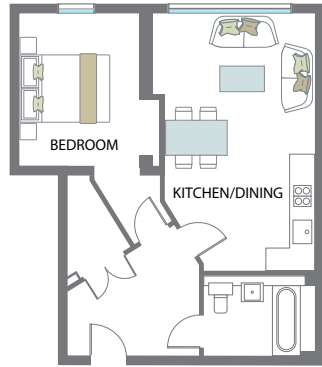
FLOOR PLAN

UNIT -13

ONE BEDROOM APARTMENT



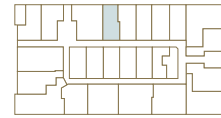
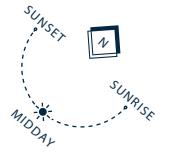
GROUND FLOOR LEVEL



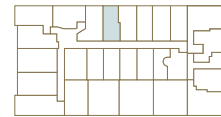
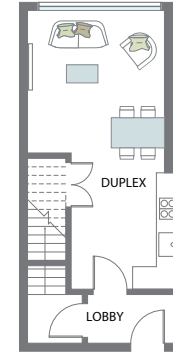
TOTAL AREA
56.32 SQM
606.22 SQFT

UNIT -14

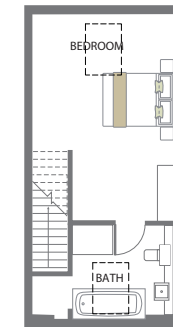
DUPLEX APARTMENT



GROUND FLOOR LEVEL



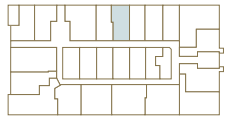
FIRST FLOOR LEVEL



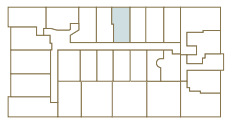
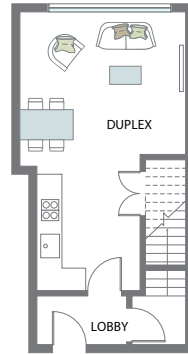
TOTAL AREA
63.85 SQM
687.27 SQFT

UNIT -15

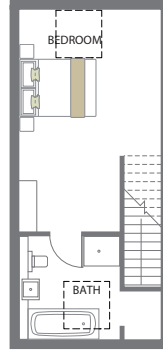
DUPLEX APARTMENT



GROUND FLOOR LEVEL



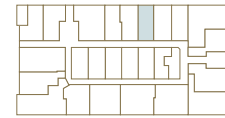
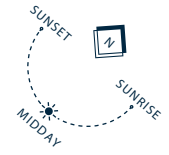
FIRST FLOOR LEVEL



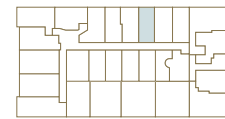
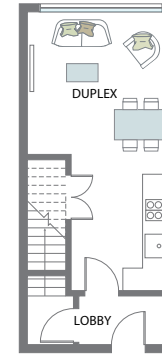
TOTAL AREA
65.53 SQM
705.35 SQFT

UNIT -16

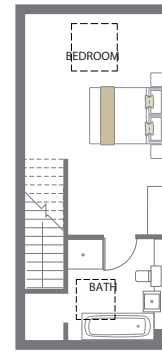
DUPLEX APARTMENT



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

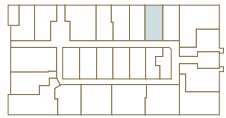


TOTAL AREA
61.07 SQM
657.35 SQFT

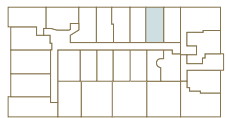
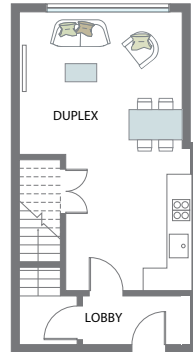
FLOOR PLAN

UNIT - 17

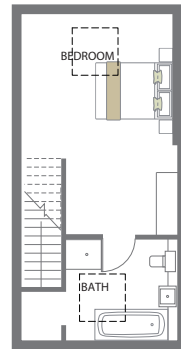
DUPLEX APARTMENT



GROUND FLOOR LEVEL



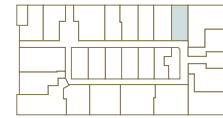
FIRST FLOOR LEVEL



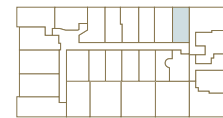
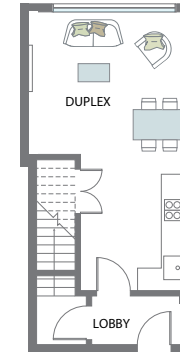
TOTAL AREA
68.79 SQM
740.44 SQFT

UNIT - 18

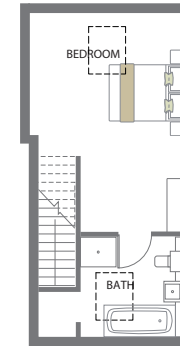
DUPLEX APARTMENT



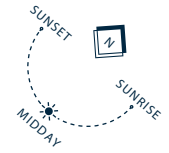
GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

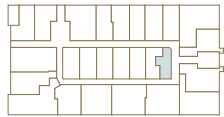
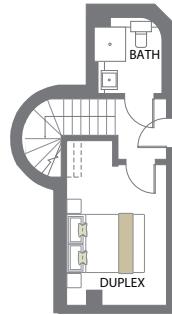


TOTAL AREA
63.42 SQM
682.64 SQFT

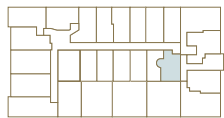
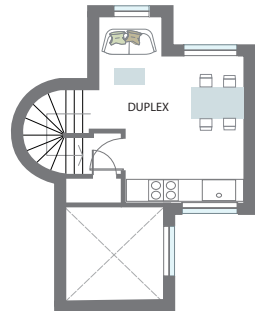


UNIT - 19

DUPLEX APARTMENT



GROUND FLOOR LEVEL

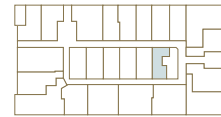
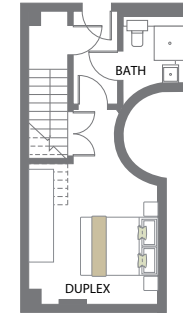


FIRST FLOOR LEVEL

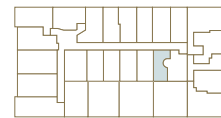
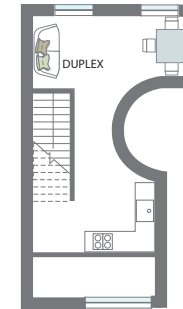
TOTAL AREA
66.61 SQM
716.95 SQFT

UNIT - 20

DUPLEX APARTMENT

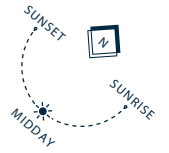


GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

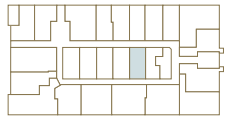
TOTAL AREA
52.05 SQM
560.26 SQFT



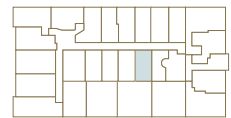
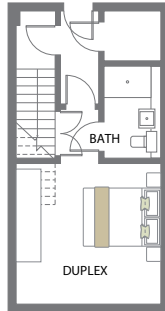
FLOOR PLAN

UNIT - 21

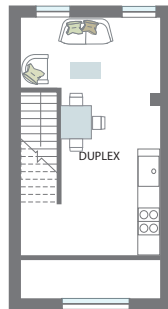
DUPLEX APARTMENT



GROUND FLOOR LEVEL



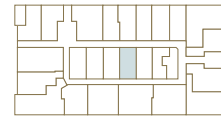
FIRST FLOOR LEVEL



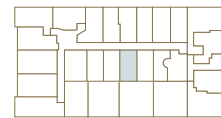
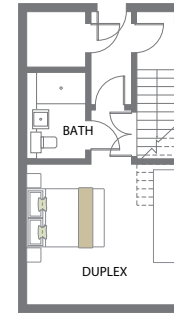
TOTAL AREA
51.87 SQM
558.32 SQFT

UNIT - 22

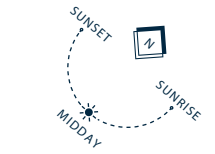
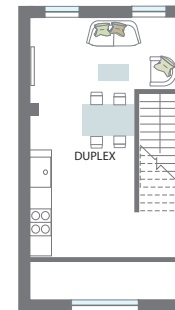
DUPLEX APARTMENT



GROUND FLOOR LEVEL



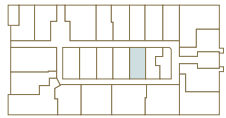
FIRST FLOOR LEVEL



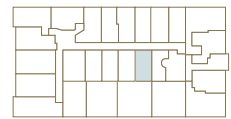
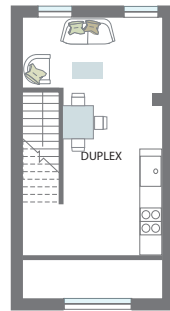
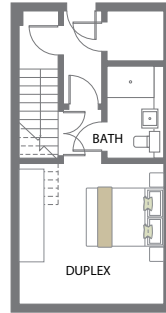
TOTAL AREA
52.99 SQM
570.37 SQFT

UNIT - 21

DUPLEX APARTMENT



GROUND FLOOR LEVEL

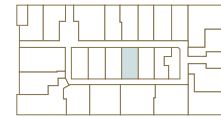


FIRST FLOOR LEVEL

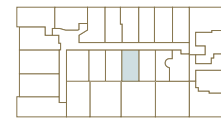
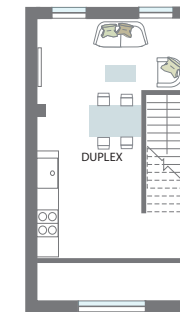
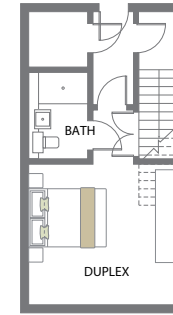
TOTAL AREA
51.87 SQM
558.32 SQFT

UNIT - 22

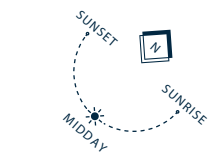
DUPLEX APARTMENT



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

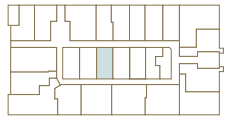


TOTAL AREA
52.99 SQM
570.37 SQFT

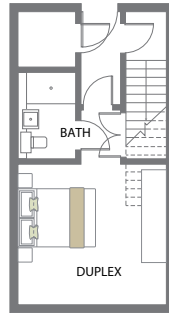
FLOOR PLAN

UNIT - 23

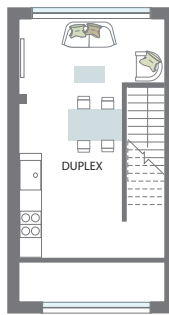
DUPLEX APARTMENT



GROUND FLOOR LEVEL



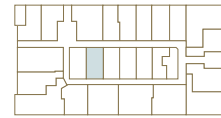
FIRST FLOOR LEVEL



TOTAL AREA
51.34 SQM
552.61 SQFT

UNIT - 24

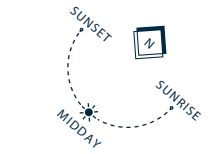
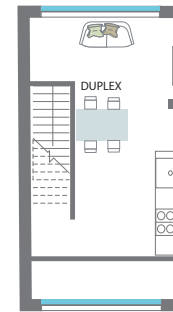
DUPLEX APARTMENT



GROUND FLOOR LEVEL



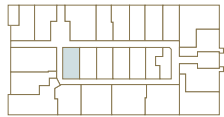
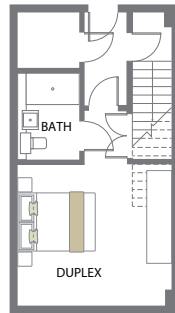
FIRST FLOOR LEVEL



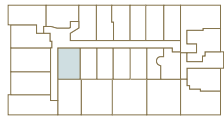
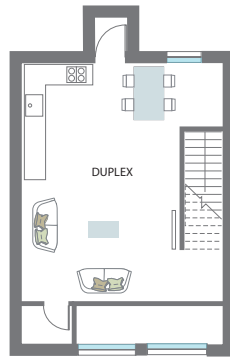
TOTAL AREA
43.3 SQM
466.07 SQFT

UNIT - 25

DUPLEX APARTMENT



GROUND FLOOR LEVEL

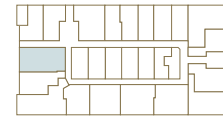
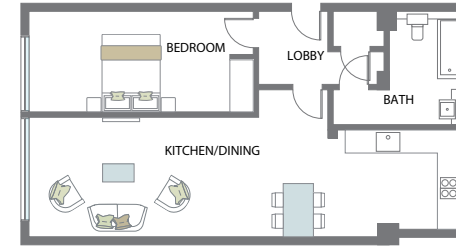
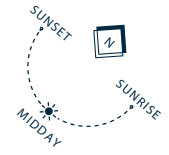


FIRST FLOOR LEVEL

TOTAL AREA
38.74 SQM
416.99 SQFT

UNIT - 26

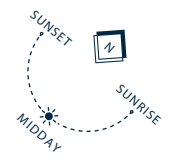
ONE BEDROOM APARTMENT



GROUND FLOOR LEVEL

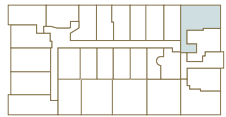
TOTAL AREA
63.44 SQM
682.86 SQFT

FLOOR PLAN

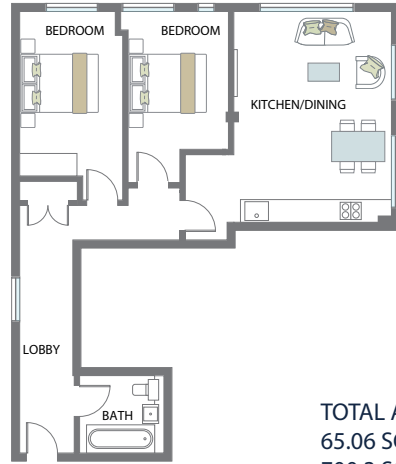


UNIT - 27

TWO BEDROOM APARTMENT



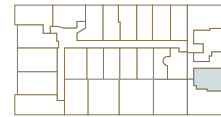
FIRST FLOOR LEVEL



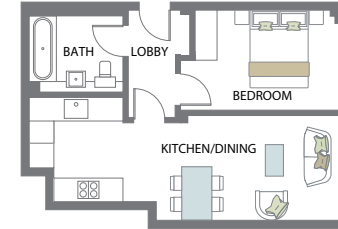
TOTAL AREA
65.06 SQM
700.3 SQFT

UNIT - 29

ONE BEDROOM APARTMENT



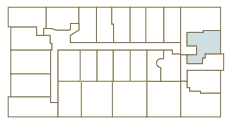
FIRST FLOOR LEVEL



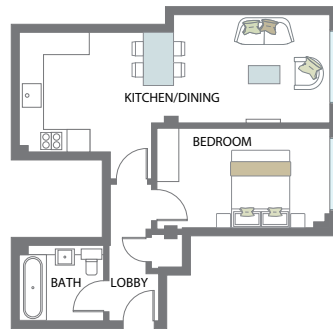
TOTAL AREA
40.32 SQM
434 SQFT

UNIT - 28

ONE BEDROOM APARTMENT



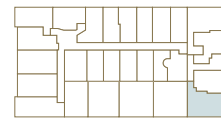
FIRST FLOOR LEVEL



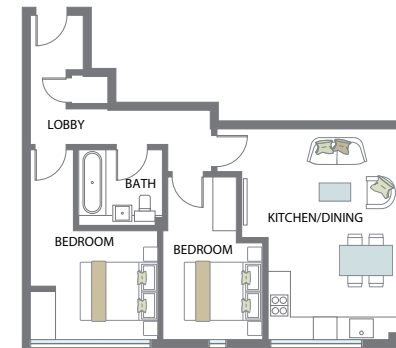
TOTAL AREA
45.27 SQM
487.28 SQFT

UNIT - 30

TWO BEDROOM APARTMENT



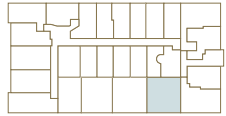
FIRST FLOOR LEVEL



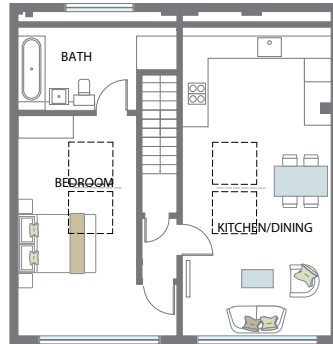
TOTAL AREA
58.11 SQM
625.49 SQFT

UNIT - 31

ONE BEDROOM APARTMENT



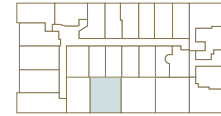
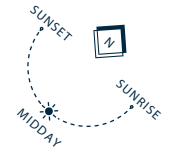
FIRST FLOOR LEVEL



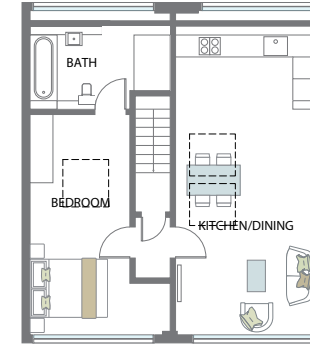
TOTAL AREA
58.05 SQM
624.84 SQFT

UNIT - 33

ONE BEDROOM APARTMENT



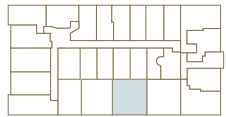
FIRST FLOOR LEVEL



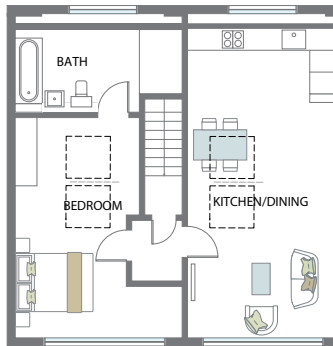
TOTAL AREA
52.51 SQM
565.21 SQFT

UNIT - 32

ONE BEDROOM APARTMENT



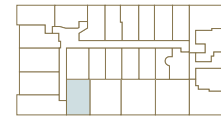
FIRST FLOOR LEVEL



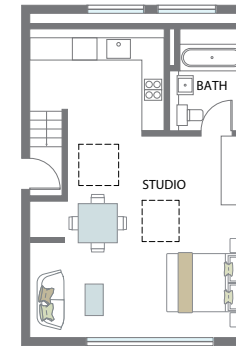
TOTAL AREA
60.83 SQM
654.76 SQFT

UNIT - 34

STUDIO APARTMENT



FIRST FLOOR LEVEL

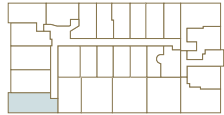


TOTAL AREA
43.58 SQM
469.09 SQFT

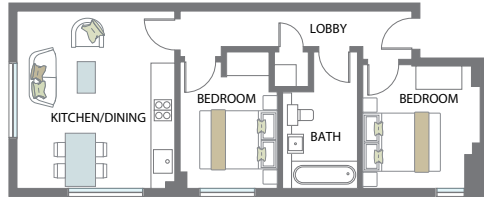
FLOOR PLAN

UNIT - 35

TWO BEDROOM APARTMENT



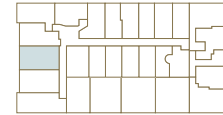
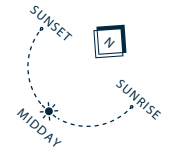
FIRST FLOOR LEVEL



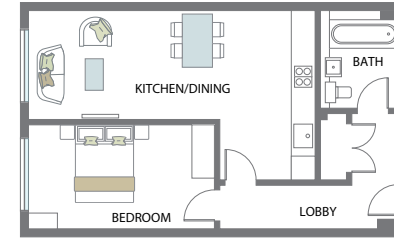
TOTAL AREA
49.85 SQM
536.58 SQFT

UNIT - 37

ONE BEDROOM APARTMENT



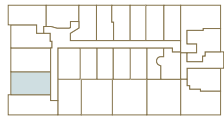
FIRST FLOOR LEVEL



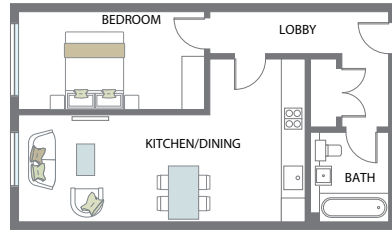
TOTAL AREA
51.86 SQM
558.21 SQFT

UNIT - 36

ONE BEDROOM APARTMENT



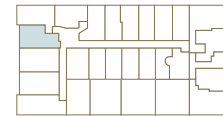
FIRST FLOOR LEVEL



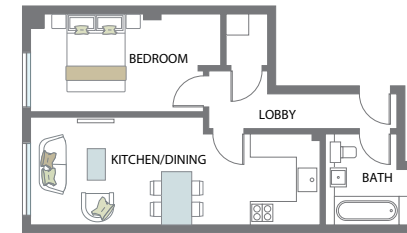
TOTAL AREA
50.43 SQM
542.82 SQFT

UNIT - 38

STUDIO APARTMENT



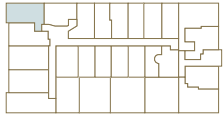
FIRST FLOOR LEVEL



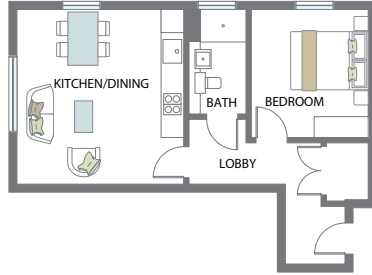
TOTAL AREA
44.57 SQM
479.74 SQFT

UNIT - 39

ONE BEDROOM APARTMENT



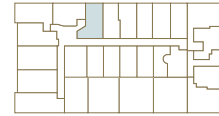
FIRST FLOOR LEVEL



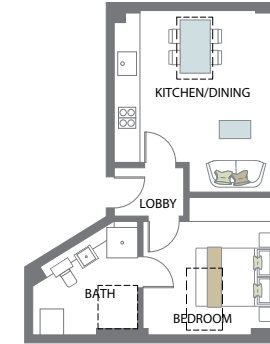
TOTAL AREA
43.44 SQM
467.58 SQFT

UNIT - 41

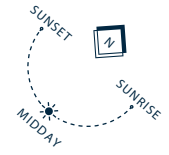
ONE BEDROOM APARTMENT



FIRST FLOOR LEVEL

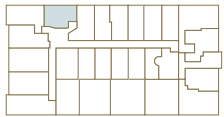


TOTAL AREA
37.82 SQM
407.09 SQFT

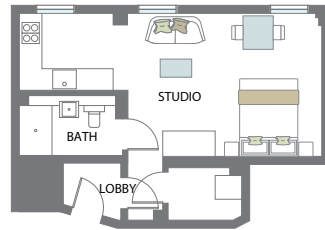


UNIT - 40

STUDIO APARTMENT



FIRST FLOOR LEVEL



TOTAL AREA
31.89 SQM
343.26 SQFT

FLOOR PLAN

UNIT - 42

ONE BEDROOM APARTMENT

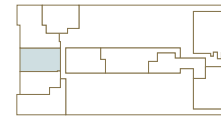
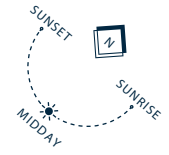


SECOND FLOOR LEVEL

TOTAL AREA
44.56 SQM
479.63 SQFT

UNIT - 44

ONE BEDROOM APARTMENT

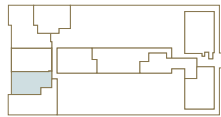


SECOND FLOOR LEVEL

TOTAL AREA
52.61 SQM
566.28 SQFT

UNIT - 43

ONE BEDROOM APARTMENT

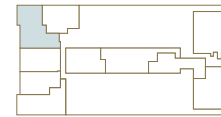
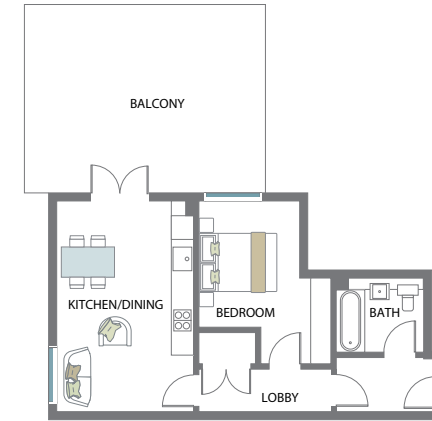


SECOND FLOOR LEVEL

TOTAL AREA
47.31 SQM
509.24 SQFT

UNIT - 45

ONE BEDROOM APARTMENT

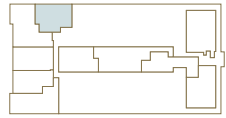


SECOND FLOOR LEVEL

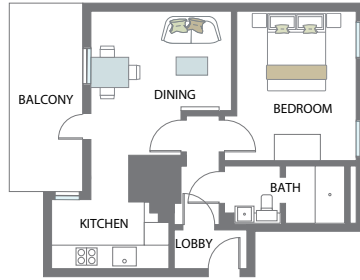
TOTAL AREA
43.82 SQM
471.6 SQFT

UNIT - 46

ONE BEDROOM APARTMENT



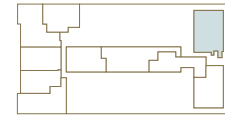
SECOND FLOOR LEVEL



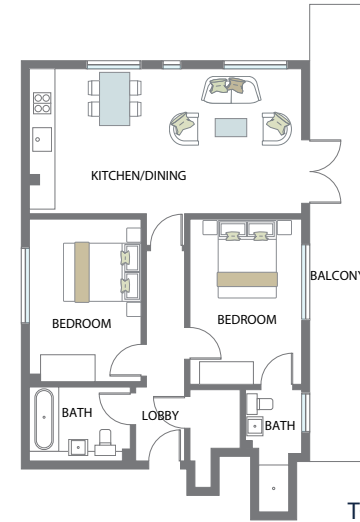
TOTAL AREA
39.42 SQM
424.31 SQFT

UNIT - 48

TWO BEDROOM APARTMENT



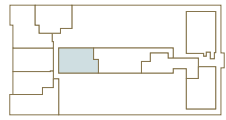
SECOND FLOOR LEVEL



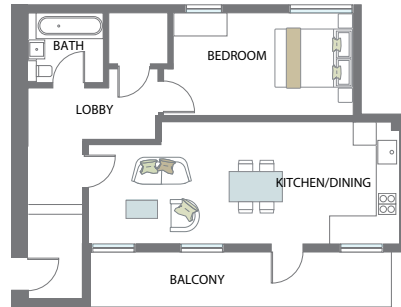
TOTAL AREA
72.90 SQM
784.68 SQFT

UNIT - 47

ONE BEDROOM APARTMENT



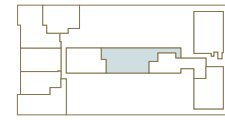
SECOND FLOOR LEVEL



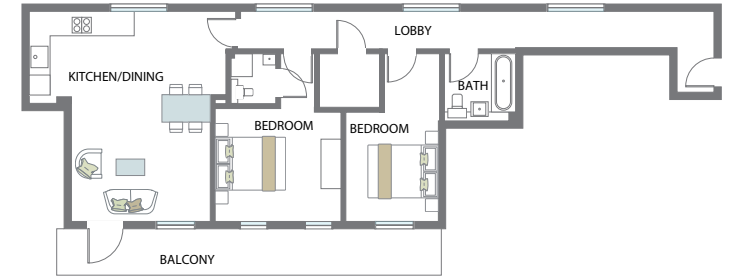
TOTAL AREA
53.02 SQM
570.70 SQFT

UNIT - 49

TWO BEDROOM APARTMENT



SECOND FLOOR LEVEL

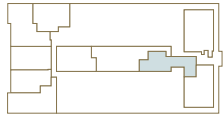
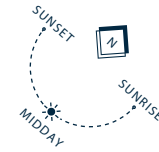


TOTAL AREA
78.58SQM
845.82 SQFT

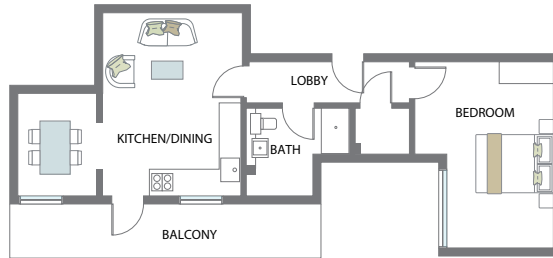
FLOOR PLAN

UNIT - 50

ONE BEDROOM APARTMENT



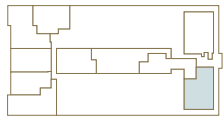
SECOND FLOOR LEVEL



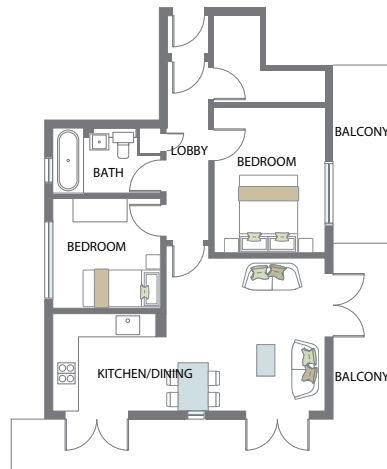
TOTAL AREA
50.61 SQM
544.76SQFT

UNIT - 51

TWO BEDROOM APARTMENT



SECOND FLOOR LEVEL



TOTAL AREA
66.95 SQM
720.64SQFT

Envelope

- Existing external Masonry construction - Red Multi by
- Weinberger – with High performance glazing system – Penthouse level, external through colour acrylic render system.
- All Aluminium windows, with swing/sliding doors to balconies. – Terraces are all paved externally and have Aluminium base profile with toughened Laminated glass balustrades.

Roof

- Built up insulated roofing system with single membrane to outer skin.
- Paving to all terraces, balconies and terraces.
- 10 Year warranty.

Internal Specifications

- Dry- lining system to provide internal walls with gyproc system ceilings
- Veneered solid core doors with painted frames
- MDF painted skirtings & architraves.
- All paintwork Dulux Chiffon white or similar.
- Engineered Oak flooring to lounges & hallways, 80/20 wool carpets or similar on heavy duty underlay to all bedrooms.
- Porcelain or stone tiled floors to bathrooms.
- Shower walls tiled full height.
- Large mirror and stone/engineered surface tops to cistern casings in bathrooms
- White gloss Hacker Kitchens from Germany, fully fitted oven, hob and chimney hood, under mounted stainless steel sink with

chrome tap, fully integrated 70/30 fridge freezer, washer drier, dishwasher, Glasseco engineered surface workstops and upstand splashbacks with recessed lighting.

- All Kitchen White Goods are SMEG

Mechanical & Electrical

- White designer sanitary-ware with Grohe taps
- Heated towel rails
- Stainless Steel Brushed sockets and switch plates to lounge and kitchen
- Door entry system to communal main entry door.
- Gas central heating communal system to Heat Interface Units located in each dwelling which are linked to all internal systems, panel radiators with concealed pipework.
- Low energy recessed light fittings to bathrooms
- Centralised satellite TV system
- CAT 5 cabling support distribution of data.
- Fibre Optic available

Common Areas

- Tiles entrance foyer with skirting tile.
- Chemically Etched Stainless Steel wayfinding signage.
- Carpets with feature nosings to staircase.
- Individual mail boxes.
- All paintwork Dulux Chiffon white or similar.
- External refuse & recycling area.
- Secure cycling parking facility.

Guarantee

- 10 Year latent defects Guarantee.

SPECIFICATIONS

DISCLAIMERS

- 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.*
- 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.*
- 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. The Computer Generated Images do not represent the exact look and feel of the development.*
- 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.*
- 5. Where any reference is made to planning permissions or potential uses such information is given by the agents in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.*
- 6. Descriptions of the properties are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any.*

AGENTS

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