

BUCKINGHAM

AVENUE



# WELCOME

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## A PEACEFUL, SUBURBAN LOCATION

Nestling within a quiet and established residential cul-de-sac in the Ealing town of Perivale, Buckingham Avenue is a brand new, shared ownership development of 16 contemporary one and two-bedroom homes.

Wander through the area and it's hard to believe that Central London is just 10 miles East. A few minutes' walk North there's the vast green expanse and stunning views of Horsenden Hill – often described as a “piece of countryside in the city” – with access to the picturesque towpaths of the Grand Union canal, linking Perivale with Paddington in under 45 minutes by bike.

Head South and you'll meet yet more places to walk, run or play – from Perivale Woods and the golf course to the playing fields and the banks of the River Brent. For commuters, central London is an easy drive, train or tube journey. And when it's time to down tools, there are plenty of places to enjoy the fruits of your labour – from quirky local boutiques and independent bars and restaurants to the UK's largest shopping centre a few stops East of Perivale at Shepherd's Bush.









**B**

**DISCOVER  
THE AREA**

**A**

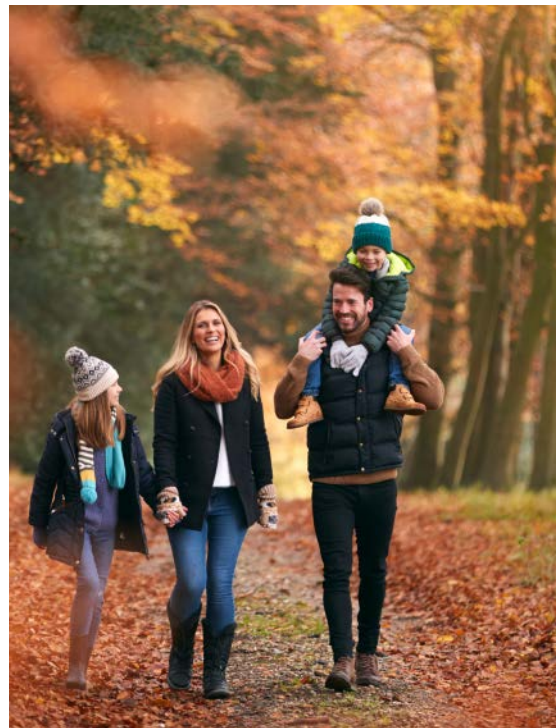
# PERI

**Horsenden Hill** is the largest nature conservation site in Ealing – providing an enviable 222 acres of ancient woodland, grassland, ponds, hedgerows and trails to residents across the borough and beyond.

At its base sits **Horsenden Farm** – a community enterprise with a farm shop, Gruffalo trail, children’s play park, maze and pirate ship, as well as a restful sensory garden showcasing enchanting original artwork and sculpture installations. A packed events calendar includes guided nature walks, tap days with Perivale Brewery, craft workshops, foraging days and much more.



It won’t be long before you find yourself booking a table at **Sakoni’s** in neighbouring Wembley – famous all over London for its authentic, homemade vegetarian menu, juice bar and savoury snack shop. We love their signature Indian street food selection, fresh lassi and the sheer choice on offer at their renowned lunch or dinnertime buffets – a rich culinary experience that won’t break the bank.



Living at Buckingham Avenue, you’re spoilt for the choice of places to practice your swing. Beginners: head for the **Perivale Park Golf Course**, with its nine holes, equipment for hire and friendly clubhouse and café. Less than 20 minutes’ walk South, you’ll find **Ealing Golf Club** – a more challenging 18-hole parkland course, rated by Golf Monthly Magazine as “some of the finest and fastest greens around”. Or take a short drive North of **Horsenden Hill to Sudbury Golf Club**, a classic course for all abilities with rolling, tree-lined fairways and slick, smooth pulpit greens.



## OUT & ABOUT

Whether you’re entertaining family or mixing up your social life, there’s fun for all ages in and around Ealing. Bounce on trampolines, complete a ninja course or try out the climbing walls at **Oxygen** in Acton, or take little ones to the charming **Hanwell Zoo** – a loving home to creatures great and small, from porcupines and meerkats and to donkeys and flamingos. Or for something a little different, escape to (and escape from) **Houdini’s** – an immersive, challenging escape room experience housed within the Tenpin bowling arcade in Acton.



If shopping is your cardio, you’ll be racking up your step count with Ealing’s many retail offerings. A short tube ride from the selection of quirky boutiques in nearby Perivale, you’ll find **Ealing Broadway Centre** – offering a range of high street names, independents and eateries anchored around a buzzing central courtyard. Head north to experience the Designer Outlet at the heart of Wembley Park and pick up year-round savings on the big brands, or east to shop ‘til you drop at the UK’s biggest retail hub, Westfield London.



There’s only one **Wembley** – a stadium steeped in over 100 years of historic cheers, tears and unforgettable moments in music. Whether you live for the Beautiful Game or the ambience of a huge concert crowd, there’s memories just waiting to be made here – under half an hour away by bike, 12 minutes in a cab or a short hop on the no. 297 bus, stopping 300ft from your front door.



# VALE

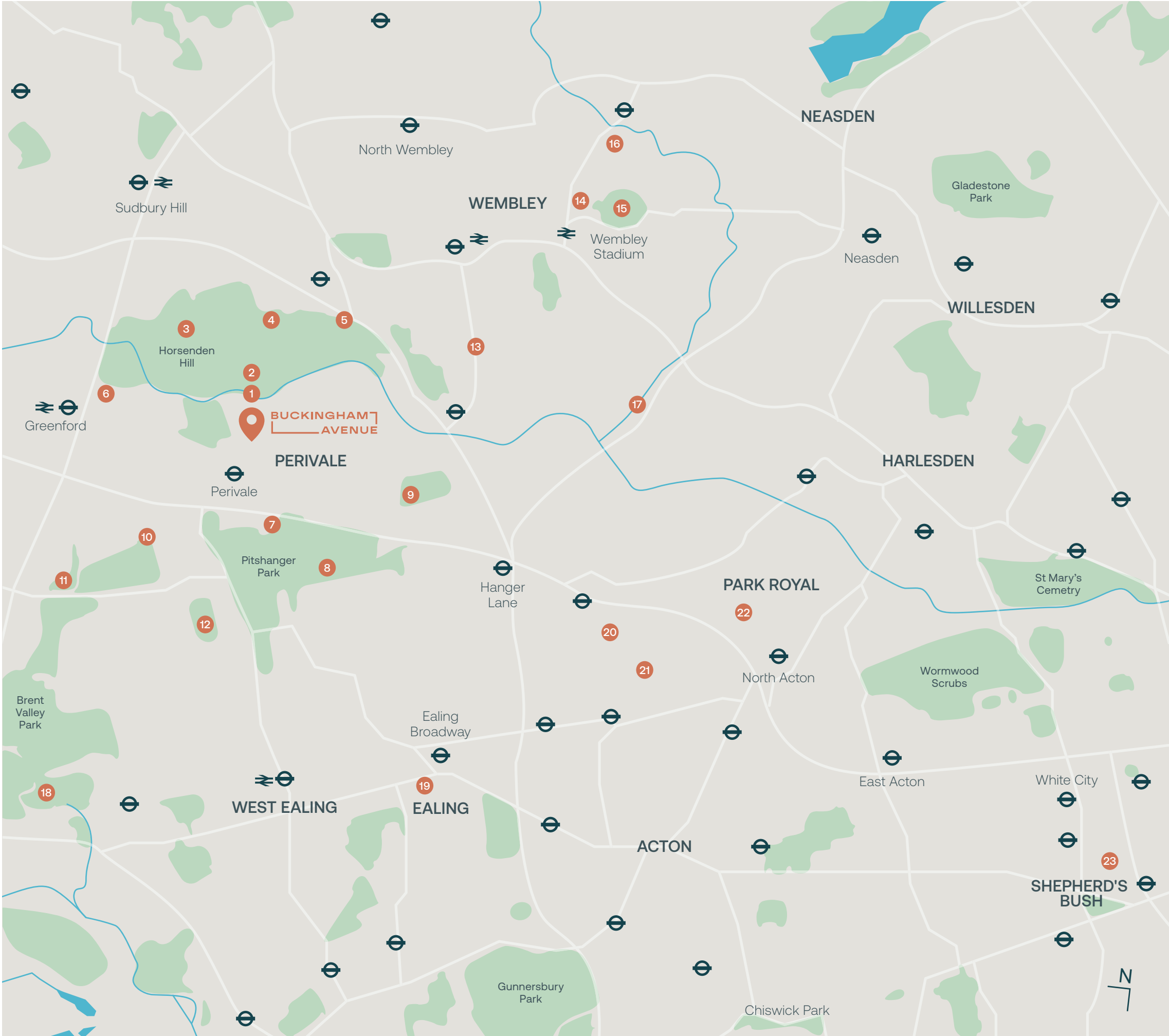


# ON YOUR



1. Grand Union Canal
2. Horsenden Farm
3. Horsenden Hill
4. Horsenden Hill Activity Centre
5. Sudbury Golf Club
6. Westway Cross Retail Park
7. Ealing Golf Club
8. Pitshanger Park
9. Goals Wembley
10. Perivale Park Golf Course
11. Perivale Park
12. Trailfinders Sports Club
13. Sakonis Indian Restaurant
14. London Designer Outlet
15. Wembley Stadium
16. BOXPARK Wembley
17. Ace Cafe London
18. Hanwell Zoo
19. Ealing Broadway
20. Houdini's Escape Room
21. Oxygen Acton
22. Bimber Distillery
23. Westfield London

# DOORSTEP



# GETTING

# AROUND

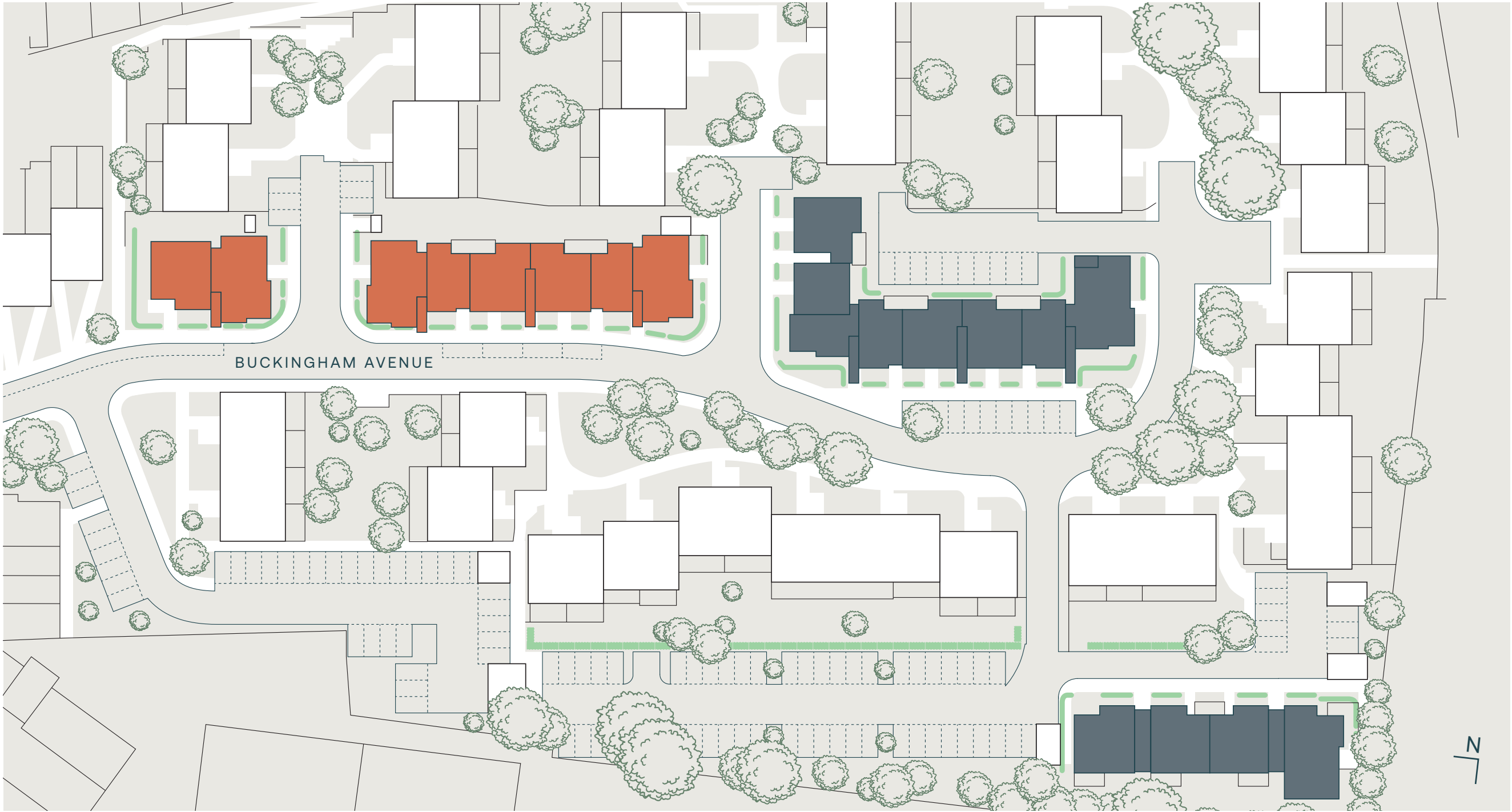


The Perivale underground stop is an effortless 7-minute walk from your front door, linking you to the capital in just over 20 minutes.

One of Buckingham Avenue's many draws is that it's a car free development, as a result it's a quieter and safer place. With the Perivale underground stop a mere 7-minute walk from your front door, you can just hop on the tube and you'll reach Oxford Circus in just over 20 minutes. Connect to the District line and the new Elizabeth line at the nearby Ealing Broadway overground station for fast and easy access to the capital.



# SITE



**Key**

 Buckingham Avenue	 Affordable Housing	 Existing Housing
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# PLAN



# STYLISH

OUR ARCHITECTS TOOK A  
SIMPLE YET SOPHISTICATED  
APPROACH TO THE DESIGN  
OF BUCKINGHAM AVENUE  
– BOTH INSIDE AND OUT.

# AND

Playing with contrasting building materials, angles and symmetry, they've created a development that fits in beautifully with the existing street scene while taking on an identity all of its own. Capacious windows flood the inside space with natural light – the perfect spot to savour your morning coffee.

Inside, we've kept the design clean and timeless, with carefully considered open plan living spaces set up for modern living and entertaining, with cosy, carpeted bedrooms to escape to at the end of a long day.

# HOMELY













# FINISHING

Sometimes it's the little things that light up the everyday – and cooking in a pristine new kitchen has to be one of them.

At Buckingham Avenue, all kitchens come fully fitted with light grey, matt cabinets and sleek, polished chrome handles, with a contrasting modern laminate worktop in a Brazilian walnut finish. Chic and hardwearing – just like the dark oak-effect flooring that runs

### Kitchen

Light grey Symphony cabinets with chunky polished chrome handles

Brazilian Walnut effect worktops and upstand

Franke Antea Stainless Steel Kitchen Sink

Grohe single lever mixer tap

Zanussi stainless steel oven and chimney extractor hood

Zanussi stainless steel gas hob

Zanussi Ceramic black glass electric hob to wheel chair access units

Zanussi integrated dishwasher

Zanussi integrated fridge freezer

### Walls, Ceilings & Woodwork

Ceilings painted in white emulsion

Woodwork in white satin gloss

Walls in timeless white

throughout the living and bathroom areas. Energy-efficient, Zanussi fridge-freezers are built in across all apartments, together with a Zanussi washer-dryer – cleverly concealed or integrated, depending on your home's unique layout. And because we really do believe it's all in the detail, we've even gone one up with the plug points, installing brushed stainless-steel sockets throughout, with handy USB ports in all our master bedrooms.

### Bathroom

Contemporary white sanitaryware

Semi recessed Twyford Basin with chrome mixer tap

Chrome bath/shower mixer shower head

Bath with hinged glass screen

Dovedale light grey wall tiles

Chrome towel rail

### Flooring

Forbo Novilon Viva Dark Grey Wash Oak Timber effect vinyl throughout hallway, bathrooms and kitchen living dining areas

Neutral Tomkinson Twist Supreme carpet to bedrooms

### General

Oak veneer internal doors

Brushed stainless steel electrical fittings

Zanussi washer dryer\*



# TOUCHES

\*Washer Dryers: Integrated in plots 1, 3, 4, 11, 13, 14, 16 where kitchen is separate with a door from Living/dining areas. Freestanding in cupboard in plots 2, 5, 6, 7, 8, 9, 10, 12, 15.



1

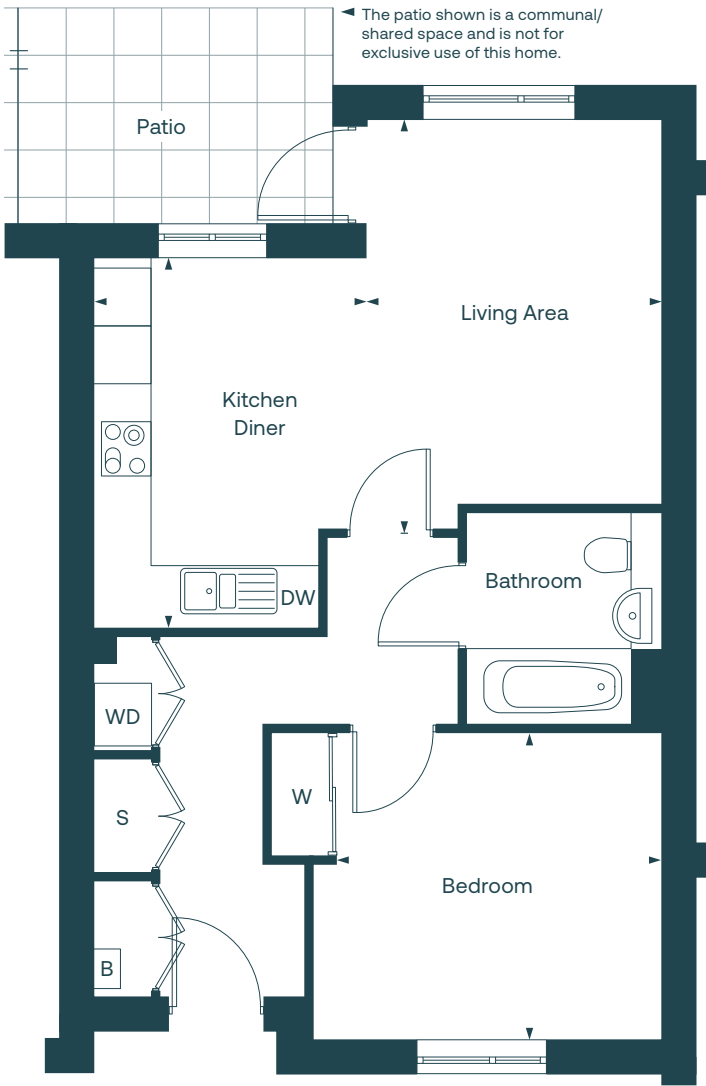
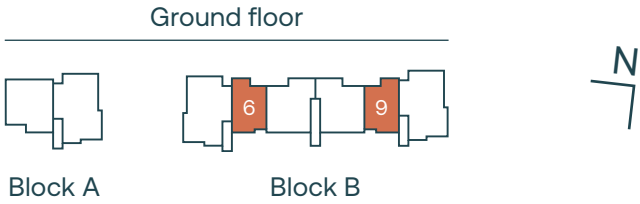
# FLOOR PLANS

2



PLOTS 6\* & 9  
1 BEDROOM

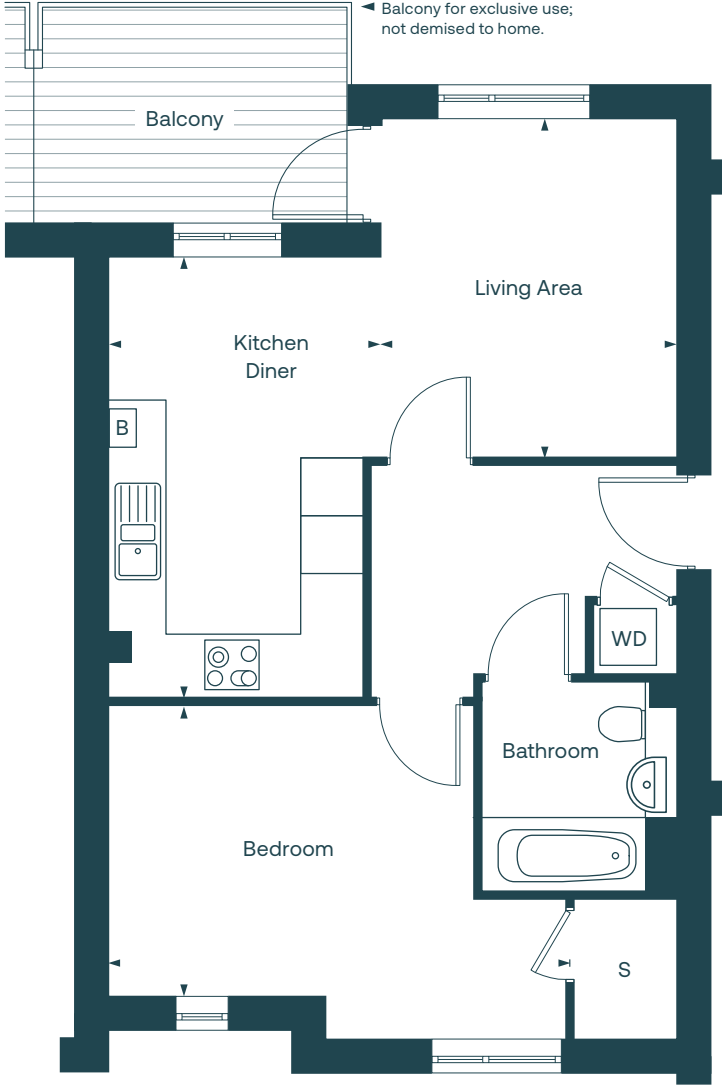
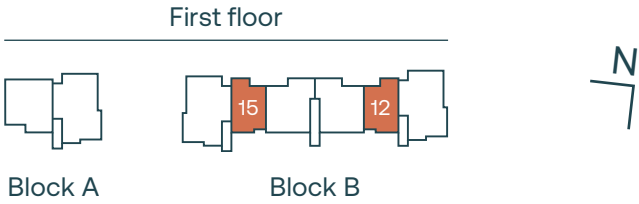
\*Handed plot



Living Area	3.1m x 4.9m	10'1" x 16'0"	Dishwasher	DW
Kitchen Diner	2.9m x 3.9m	9'5" x 12'7"	Washer Dryer	WD
Bedroom	3.7m x 2.8m	12'1" x 9'8"	Boiler	B
			Wardrobe	W
			Storage	S
<b>GIA</b>	<b>51.8m<sup>2</sup></b>			

PLOTS 12 & 15\*  
1 BEDROOM

\*Handed plot



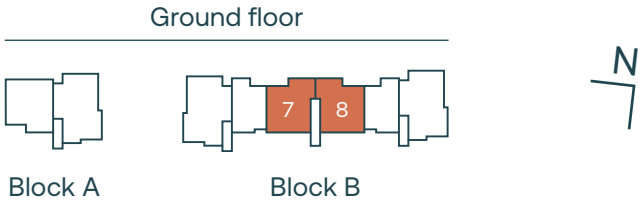
Living Area	3.1m x 3.6m	10'1" x 11'8"	Dishwasher	DW
Kitchen Diner	2.9m x 4.6m	9'5" x 15'0"	Washer Dryer	WD
Bedroom	4.9m x 3.0m	16'0" x 9'8"	Boiler	B
			Wardrobe	W
			Storage	S
<b>GIA</b>	<b>51.8m<sup>2</sup></b>			

Floor plans represent typical layouts of the design of the apartments. They are not shown to scale. All measurements and areas may vary within a tolerance of 5%. Plot specification, internal and external finishes, dimensions and differences to plots should be checked with the Sales Team before reservation.  
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PLOTS 7\* & 8  
1 BEDROOM

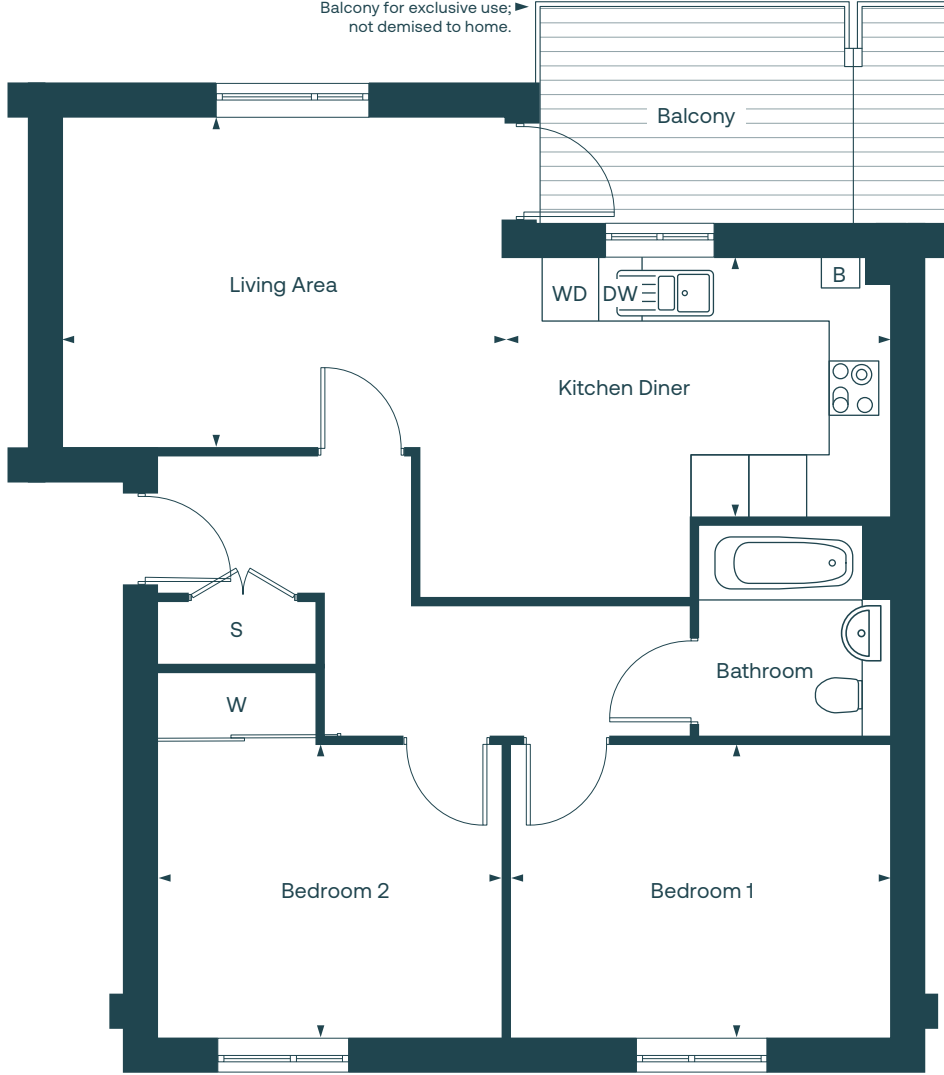
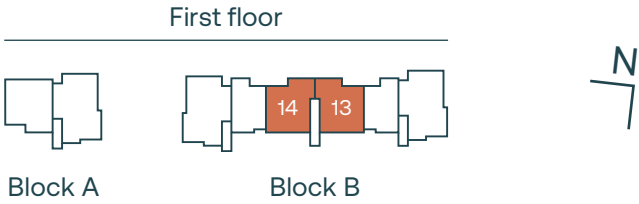
\*Handed plot



Living / Dining Area	4.7m x 5.2m	15'4" x 17'0"	Dishwasher	DW
Kitchen	4.0m x 3.0m	13'1" x 9'8"	Washer Dryer	WD
Bedroom	3.3m x 4.5m	10'8" x 14'7"	Boiler	B
			Wardrobe	W
			Storage	S
<b>GIA</b>	<b>72.6m<sup>2</sup></b>			

PLOTS 13 & 14\*  
2 BEDROOM

\*Handed plot

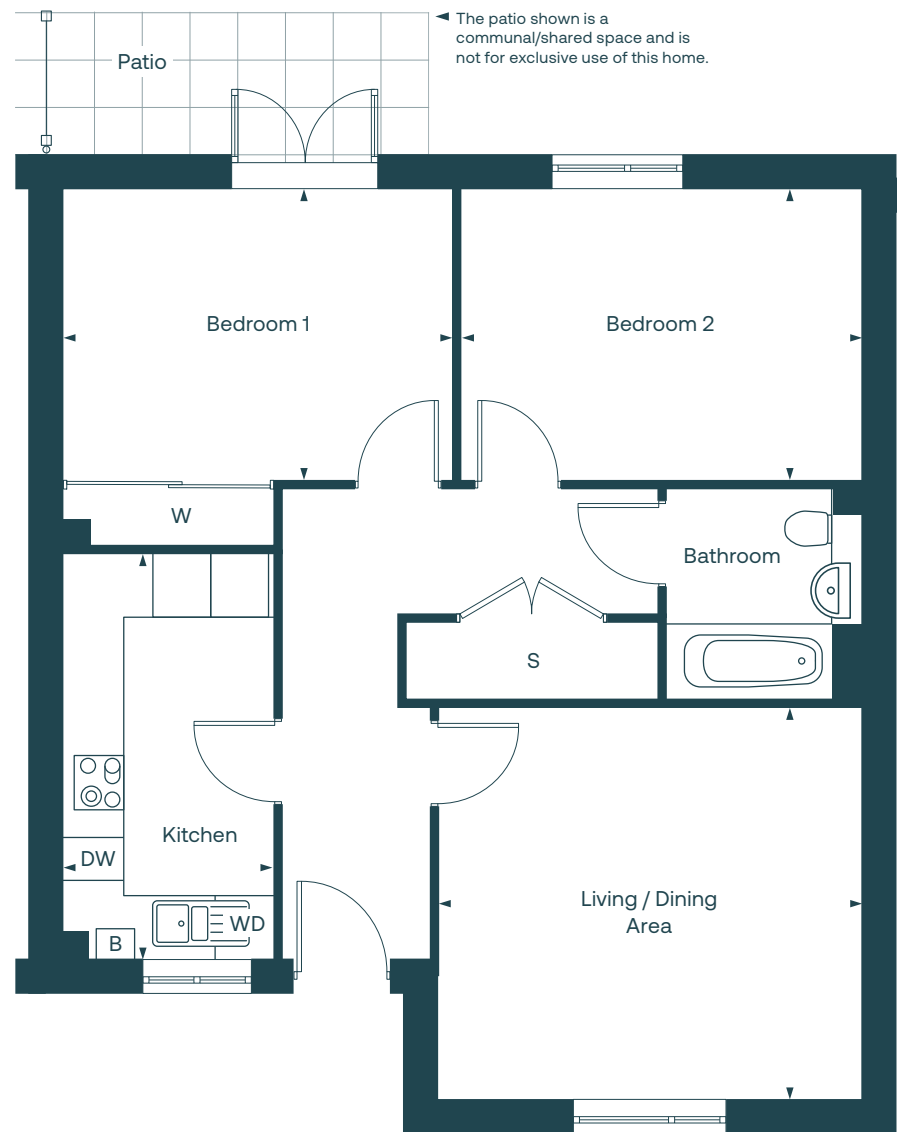
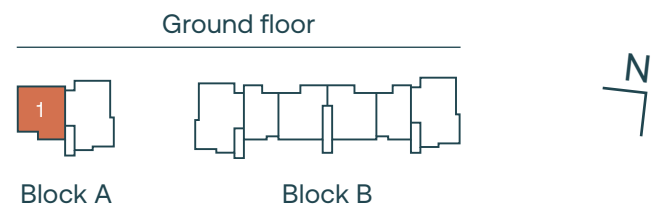


Living Area	4.7m x 3.5m	15'4" x 11'4"	Dishwasher	DW
Kitchen Diner	4.0m x 3.6m	13'1" x 11'8"	Washer Dryer	WD
Bedroom 1	4.0m x 3.1m	13'1" x 10'1"	Boiler	B
Bedroom 2	3.7m x 3.1m	12'1" x 10'1"	Wardrobe	W
			Storage	S
<b>GIA</b>	<b>71m<sup>2</sup></b>			

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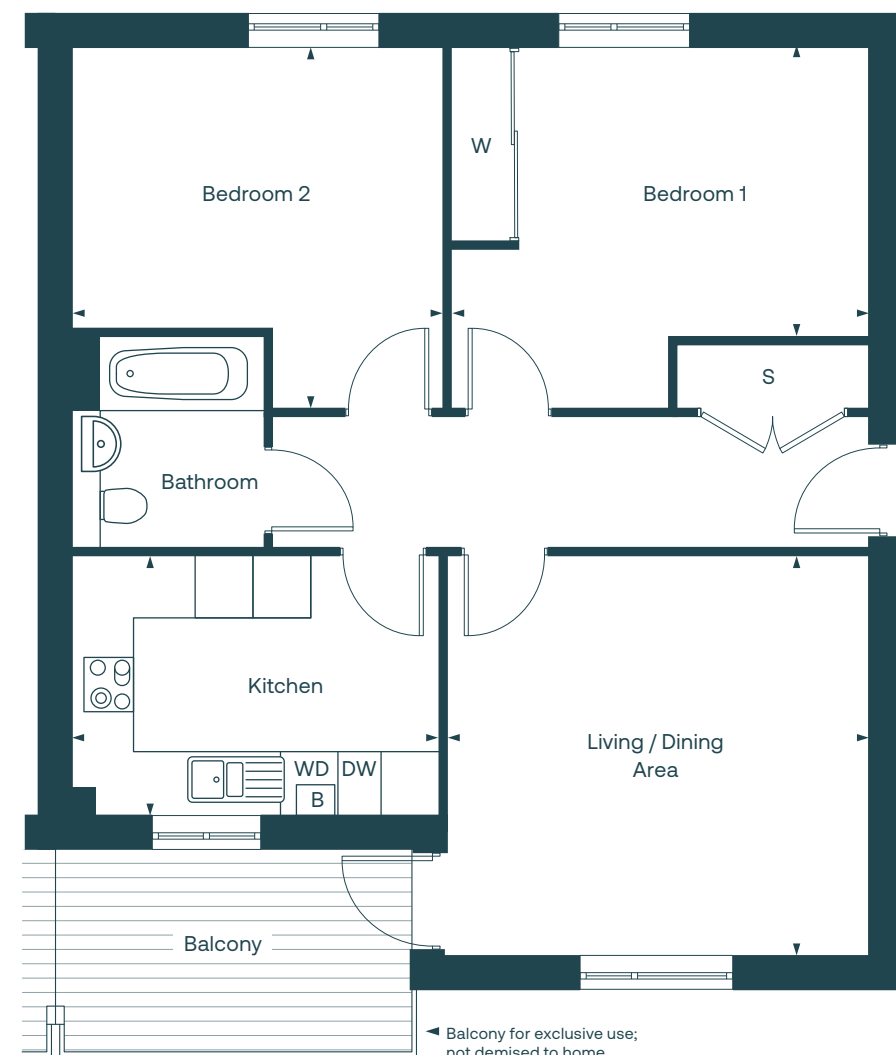
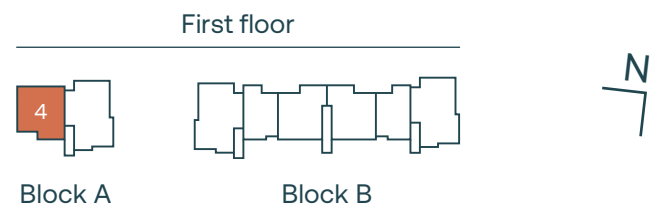
PLOT 1  
2 BEDROOM



◀ The patio shown is a communal/shared space and is not for exclusive use of this home.

Living / Dining Area	4.5m x 4.1m	14'7" x 13'4"	Dishwasher	DW
Kitchen	2.3m x 4.1m	7'5" x 13'4"	Washer Dryer	WD
Bedroom 1	4.2m x 3.1m	13'7" x 10'1"	Boiler	B
Bedroom 2	4.1m x 3.1m	13'4" x 10'1"	Wardrobe	W
			Storage	S
<b>GIA</b>	<b>73m<sup>2</sup></b>			

PLOT 4  
2 BEDROOM



◀ Balcony for exclusive use; not demised to home.

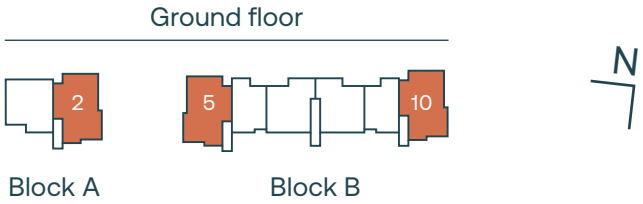
Living / Dining Area	4.5m x 4.2m	14'7" x 13'7"	Dishwasher	DW
Kitchen	3.9m x 2.9m	12'7" x 9'5"	Washer Dryer	WD
Bedroom 1	4.4m x 3.0m	14'4" x 9'8"	Boiler	B
Bedroom 2	3.9m x 3.0m	12'7" x 9'8"	Wardrobe	W
			Storage	S
<b>GIA</b>	<b>73.1m<sup>2</sup></b>			

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PLOTS 2, 5\* & 10  
2 BEDROOM

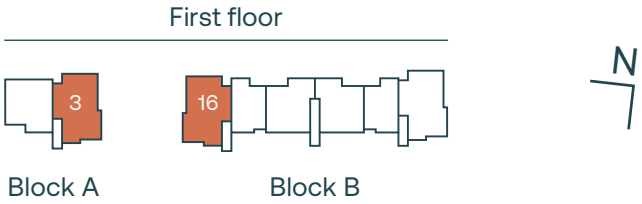
\*Handed plot



Living Area	3.8m x 4.0m	12'4" x 13'1"	Dishwasher	DW
Kitchen Diner	3.1m x 5.4m	10'1" x 17'7"	Washer Dryer	WD
Bedroom 1	3.4m x 4.5m	11'1" x 14'7"	Boiler	B
Bedroom 2	3.0m x 4.5m	9'8" x 14'7"	Wardrobe	W
			Storage	S
GIA	85.3m <sup>2</sup>			

PLOTS 3\* & 16  
2 BEDROOM

\*Handed plot



Living Area	3.8m x 4.0m	12'4" x 13'1"	Dishwasher	DW
Kitchen Diner	3.1m x 4.0m	10'1" x 13'1"	Washer Dryer	WD
Bedroom 1	5.0m x 3.3m	16'4" x 10'8"	Boiler	B
Bedroom 2	3.7m x 3.4m	12'1" x 11'1"	Wardrobe	W
			Storage	S
GIA	77.9m <sup>2</sup>			

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PLOT 11  
2 BEDROOM



Living Area	3.8m x 4.0m	12'4" x 13'1"	Dishwasher	DW
Kitchen Diner	3.1m x 4.0m	10'1" x 13'1"	Washer Dryer	WD
Bedroom 1	3.9m x 3.0m	12'7" x 9'8"	Boiler	B
Bedroom 2	3.2m x 3.7m	10'4" x 12'1"	Wardrobe	W
			Storage	S
GIA	77.8m <sup>2</sup>			

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BROADWAY  
LIVING RP

Our vision is to provide safe, sustainable, high-quality affordable homes and places for communities in Ealing.

Broadway Living RP is a critical part of alleviating the housing challenges in Ealing. Set up and wholly owned by Ealing Council, Broadway Living RP will deliver much-needed social housing in the borough.

We are here to support Ealing Council's commitment to deliver 4,000 genuinely affordable homes by 2026, making best use of the council's land and working with partners to increase the number of high-quality socially rented homes.

redloft

For all Shared Ownership sales enquiries at Buckingham Avenue, please contact Red Loft who are acting on behalf of Broadway Living RP to market and sell the apartments.

020 7539 3745  
broadwayliving@redloft.co.uk





# BUCKINGHAM AVENUE

Buckingham Avenue,  
Perivale UB6 7RB