



ROYAL

GATEWAY

LONDON W3

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BARRATT
— LONDON —



WELCOME TO ROYAL GATEWAY

Presenting Royal Gateway – an exciting new development comprising 300 one, two, and three-bedroom apartments in West London. Nestled amidst green spaces and touching distance to Central London. Residents can take advantage of the on-site gym, lounge, concierge, rooftop gardens and other convenient amenities right at your doorstep.

North Acton is ideally located offering a diverse neighborhood. Notting Hill is just a stones throw away which is famous for its pastel-colored houses, bustling market, and of course the renowned bookshop featured in the well-known film. Here you can indulge in top-notch dining experiences at Michelin-starred restaurants like Core by Clare Smith and The Ledbury. A short distance away lies Shepherds Bush, where shopping enthusiasts can explore upscale boutiques at the Designer Village in Westfield London, showcasing brands like Burberry, Gucci, and Versace. Additionally, you could unwind at Soho House and enjoy a refreshing drink by the rooftop pool.

Royal Gateway presents a remarkable opportunity for first-time homebuyers and investors alike. Don't miss out on the chance to elevate your lifestyle at Royal Gateway.

YOUR GATEWAY TO ELEVATED LIVING

Landscaped communal gardens

All homes have outdoor space

Residents' gym, lounge & concierge

Minimum 10% bio-diversity gain

All homes have an EPC rating of 'B' or above

Located in the fifth most bio-diverse borough in London (CBRE, 2023)

Tesco Supermarket is a 7-minute walk away

Less than a 10 minute walk to North Acton & Acton Mainline Station

Over 500 cycle spaces

Reach Heathrow Airport in less than 30 minutes

Located in the the top 3 boroughs for life satisfaction (Trust for London)





THE LOCATION

Royal Gateway, a captivating new development located in the lively borough of Ealing, offers quick access to central London and beyond. Just a 7-minute walk away is North Acton Station, served by the Central Line, and an 8-minute stroll is Acton Main Line, which is served by the Elizabeth Line, allowing residents to reach Bond Street in just 11 minutes.*

PLACES TO EXPLORE

At Royal Gateway you have the opportunity to explore the best of West London. The quaint Churchfield Road is just a stones' throw away offering an eclectic mix of cafe's, shops and restaurants.

The development is situated in the fifth most bio-diverse borough in the Capital, providing easy access to nature. You can enjoy various outdoor activities, from immersing yourself in a tropical setting at Kew Gardens to discovering the tranquil Kyoto Japanese Gardens in Holland Park – the choices are endless.

Notting Hill, a world-famous destination, is just an 11-minute ride on the Central Line. Enjoy fine dining at Core by Claire Smyth, try popular brunch spots like Sunday in Brooklyn, and explore diverse street foods at Portobello Road Markets.

EDUCATION

From nurseries through to higher education, Royal Gateway connects residents to exceptional institutions. Providing easy access to unlock potential and discover the joy of learning.

You'll have access to over 150 schools rated either 'Good' or 'Outstanding' by Ofsted, all within a 3 mile radius. London's best universities such as Imperial College, the Royal College of Art and the University of West London are also nearby.



BARRATT LONDON'S VISION

Since the construction of our first London development in 1982, our goal has been to provide high-quality homes for all Londoners by focusing on excellence in design, construction and customer service. The supply of new housing is essential to the continued growth of London as a major global city and Barratt London is proud to be contributing to this with the delivery of 1,500 new homes each year.

FIVE-STAR CUSTOMER SERVICE

As part of Barratt Developments PLC, we are the UK's largest housebuilder & are fully committed to delivering a superior service for our customers and have been awarded the maximum five-star rating for customer satisfaction by the Home Builders Federation every year since 2010*. For our customers, this means that when you buy a Barratt London home, you can be confident you are buying a home of quality and receiving the very best in customer service.

* We are the only major national housebuilder to be awarded this award 15 years running. "we" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

REAL PEACE OF MIND

Not only does every Barratt London home come with a ten-year structural guarantee from the NHBC, it also comes with a two-year fixtures and fittings warranty**, giving you added peace of mind from the moment you move in.

** First two years covered by Builder Warranty & NHBC Guarantee or similar. Years three-ten covered by NHBC Insurance or similar. Full exclusions and limitations can be found on the NHBC website.



ADDITIONAL INFORMATION

Address

328 Horn Lane
North Acton
London
W3 6TH

Miscellaneous

Local Authority
London Borough of Ealing

Architects
Chapman Taylor

Building warranty
10 year NHBC**

Tenure
999 year lease from 2024

Apartments
999 year lease

**Overall completion date of
Royal Gateway**
2026

Reservation Deposits
£2,000†

Terms of payment
10% of purchase price
payable on exchange
Balance of purchase price
to be paid on completion

Vendor's Solicitor

Winckworth Sherwood
Vendor Contact
Louise Abrahams

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0207 593 5054

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leccottteam@wslaw.co.uk

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London SE1 9BB



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