
PRINTWORKS

W4

BY

Lansview  GROUP

WELCOME TO THE PRINTWORKS W4

The Printworks, W4, is an exciting, boutique new development of just five exclusive apartments, delivered by leading local developer Lansview Group.

Located a short walk from Chiswick High Road, each apartment is finished to the highest specification and offers style, sumptuous design, and everything you need for a busy lifestyle including stylish Crittall style windows, fitted joinery and modern design, all within an attractive period property.

The buildings heritage for the past 50 years has been primarily a mixed use building and run by a local family as a printers, with living accommodation all within the same property. Built in the early 1900's, a property such as this would have traditionally been used as one of the first live/ work type set ups, and would have been used as a laundry serving the fashionable hotels in the West End of London, as would have been typical for properties of this type, in the locality.

Every detail has been considered with a design-led approach throughout. Contemporary, super matt fitted kitchens come with integrated appliances including Bosch ovens and hobs, Integrated

dishwashers, tall fridge freezers with Quartz worktops and splashbacks.

Lighting includes integrated under-mount LED lighting to kitchen cabinets and trendy feature downlighting to the dining area.

For your comfort and convenience, the apartments have been designed full of technical innovations. Included are modern intercom systems, pre-wired for SKY + to lounge and master bedrooms.

The modern bathrooms offer neutral yet modern tones, with matt porcelain Terrazzo floors, Fired Earth slimline matt wall tiles, brushed brass shower and fittings and wall-hung vanity units.

The added touches are abundant in this development including engineered wood flooring and matt black screwless sockets, switches and ironmongery. Bedrooms have super soft carpets throughout and bespoke fitted wardrobes.

Moments from Chiswick High Road, offer a vibrant cafe culture and a great selection of boutique shops, bars, and eateries. Chiswick Park and Turnham Green tube stations are within walking distance.



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1. Turnham Green Terrace
2. Acton Green Common
3. The Bell & Crown pub on the Thames
4. The Old Cinema Vintage & Antiques on Chiswick High Rd

DISCOVER THE LOCAL AREA

Printworks W4, is located in the leafy London suburb of Chiswick, one of the most fashionable postcodes in the capital.

Well located, with no less than five train stations all within walking distance, Chiswick is a vibrant hub of activity offering convenient links, but also the vibe of an upmarket suburb.

The fashionable Turnham Green terrace is littered with independent shops offering services from coffee shops, delicatessens and gift shops to local butchers and restaurant chains. Chiswick has an artistic and cultural heartbeat with local art galleries, cinemas, comedy clubs and a vast array of brilliant restaurants from high end chains, trendy independent's to Michelin star dining. Chiswick high road also offers a variety of shops and eateries for every day living.

For those who enjoy keeping fit and active, there are several local parks on South Parade, Turnham Green terrace, or you could venture over to Grove Park for a run along the Thames. David Lloyd health spa is a short drive away with lots of activities for gym goers and families and has recently undergone a £8m refurbishment, so is popular from members from further afield.

Pop onto to one of the nearby trains, buses or hop on to one of the various rental bike schemes, and you can be in the West end in 20 minutes. The local road communications such as the A40 and M4 offer quick and easy access out of London for weekend retreats.

Community engagement and culture are central to Chiswick's lifestyle with a focus on family, leisure and entertainment, conveniently located for all London's lifestyle pursuits.

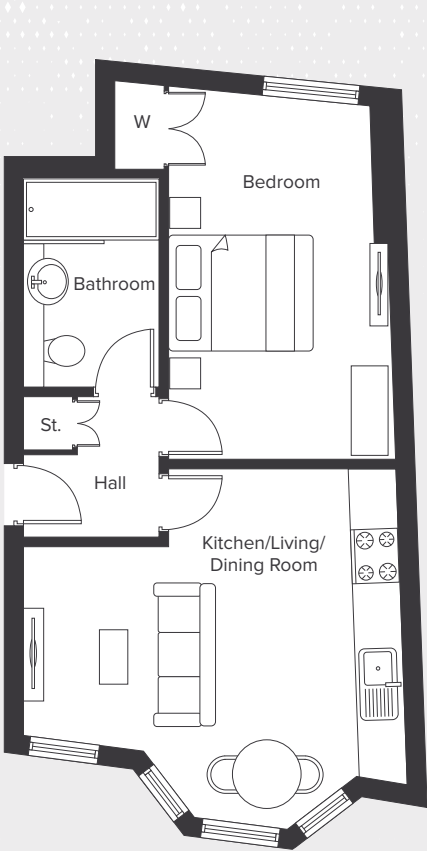
APARTMENT
FLOOR PLANS

PLEASE NOTE: Floor plans are not to scale with each other.
All dimensions given are approximate.



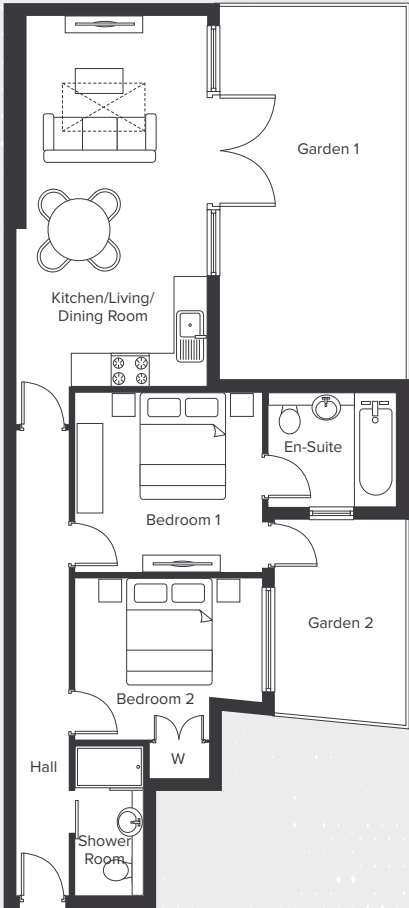
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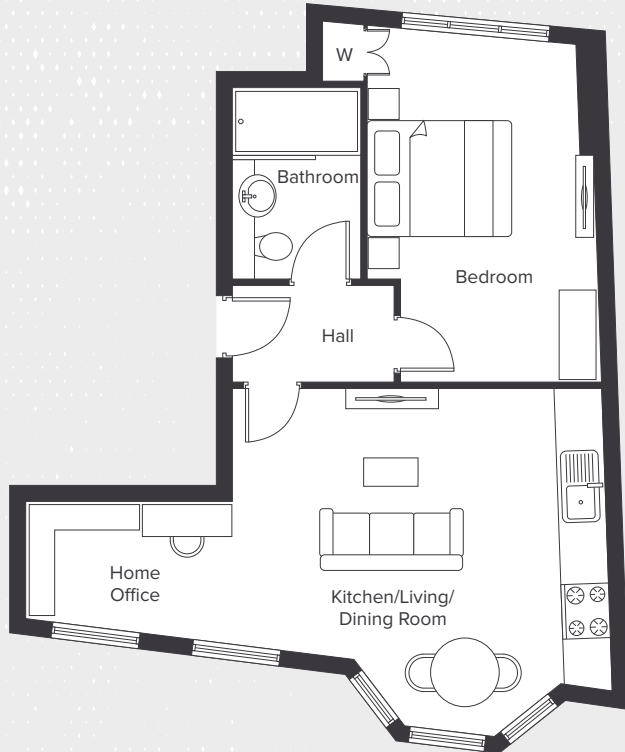
UNIT 1 - Ground Floor (1 bed)

	Metric	Imperial
Kitchen/Living/Dining	5.08 x 4.77	16'8" x 15'8"
Bedroom	4.51 x 2.98	14'10" x 9'9"
Bathroom	2.72 x 1.73	8'11" x 5'8"



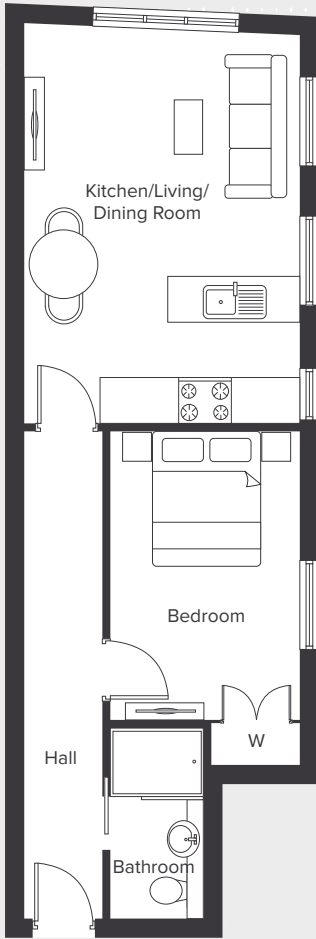
UNIT 2 - Ground Floor (2 bed)

	Metric	Imperial
Kitchen/Living/Dining	7.04 x 3.58	23'1" x 11'9"
Bedroom 1	3.51 x 3.38	11'6" x 11'1"
En-suite	2.40 x 2.14	7'10" x 7'0"
Bedroom 2	3.53 x 3.04	11'7" x 10'0"
Shower room	2.76 x 1.23	9'1" x 4'0"



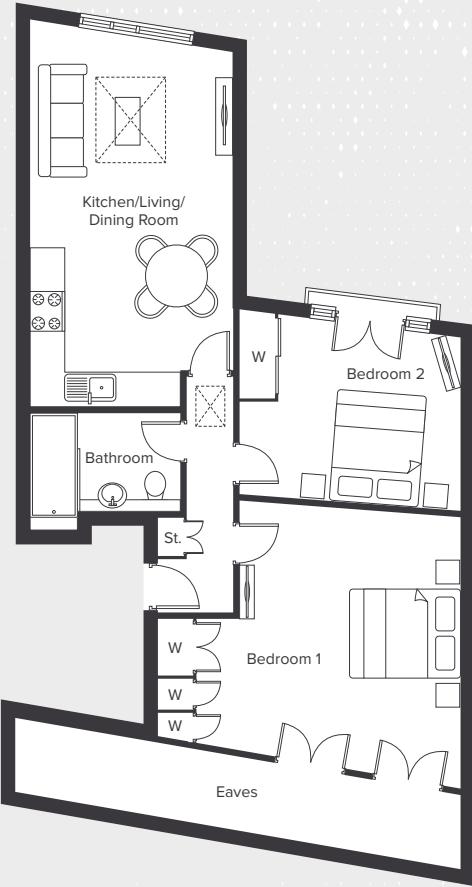
UNIT 3 - First Floor (1 bed)

	Metric	Imperial
Kitchen/Living/Dining	7.55 x 4.03	24'9" x 13'3"
Bedroom	4.65 x 3.43	15'3" x 11'3"
Bathroom	2.43 x 1.64	8'0" x 5'5"



UNIT 4 - First Floor (1 bed)

	Metric	Imperial
Kitchen/Living/Dining	5.19 x 3.58	17'0" x 11'9"
Bedroom	4.36 x 2.48	14'4" x 8'2"
Bathroom	2.46 x 1.22	8'1" x 4'0"



UNIT 5 - Second Floor (2 bed)

	Metric	Imperial
Kitchen/Living/Dining	6.81 x 3.48	22'3" x 11'5"
Bedroom 1	5.32 x 4.35	17'5" x 14'3"
Bedroom 2	3.53 x 3.06	11'7" x 10'0"
Bathroom	2.55 x 1.98	8'4" x 6'6"

GETTING AROUND IS EASY

TRAIN STATIONS

South Acton (Overground)
Distance: 0.4 mile - 8 min

Chiswick Park (Overground)
Distance: 0.5 mile - 10 min

Turnham Green (Underground - Piccadilly / District)
Distance: 0.7 mile - 15 min

Acton Central (Overground)
Distance: 0.8 mile - 17 min

Acton Town (Underground - Piccadilly / District)
Distance: 1.0 mile - 20 min

BUSES

No. 94
Acton Green to Piccadilly Circus

No. E3
Hanwell to Grove Park

No. 440
Turnham Green to Wembley

No. 70
Chiswick Business Park to South Kensington

No. 110
Hounslow to Hammersmith

No. 237
Hounslow to White City

No. 267
Hammersmith to Kingston

For more information on local bus routes please
visit the Transport for London website: tfl.gov.uk

Scan here to view
the local area on
Google maps



LOCAL AMENITIES

Duke of Sussex pub
Distance: 0.3 mile - 2 min

Chiswick High Road
Distance: 0.6 mile - 12 min

Turnham Green Terrace
Distance: 0.8 mile - 15 min

Chiswick Business Park
Distance: 0.9 mile - 17 min

Virgin Active
Distance: 0.9 mile - 17 min





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SPECIFICATION

QUALITY & STYLE AS STANDARD

KITCHEN

- Quartz worktops with upstands and splash back
- Full height super matt kitchen units
- Bosch integrated oven
- Bosch black induction hob
- Integrated dishwasher
- Integrated fridge freezer
- Bosch integrated washer/dryer
- Inset canopy extractor fan

BEDROOMS

- Shaker style panelled wall to master bedroom
- Super soft stain resistant carpets
- Fitted bespoke wardrobes
- SKY+ pre-wired to master bedrooms

INTERIOR FINISHES

- Bespoke aluminum crittal style doors and windows
- Bespoke timber sash windows to front elevation
- Fitted bespoke wardrobes
- Rustic oak engineered wood flooring
- Matt black ironmongery
- Worcester Bosch combi boilers
- Rustic Natural Oak, acoustic panelling feature walls*

BATHROOM

- Terrazzo Nouveau Bianco matt porcelain tiled flooring
- Fired Earth slimline matt wall tiles
- Saneaux wash basins
- Wall hung vanity units
- Brushed brass shower and brassware
- Brushed brass heated towel rail

ELECTRICAL

- Dimmable light fittings
- Matt black screwless sockets and switch plates
- Feature downlight to dining area*
- Integrated undermount cabinet lighting*
- SKY+ pre-wired broadband and TV
- Integrated intercom system

WARRANTY

- Advantage 10 Year Structural Defects Warranty

* Only supplied to certain units

PRINTWORKS W4

240 Acton Lane | Chiswick | London | W4 5DL



ALL ENQUIRIES, PLEASE CONTACT ASTON ROWE:

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Acton Branch: 103-105 Churchfield Road, W3 6AH



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