



WOODGRANGE

RESIDENCES

WR WELCOME TO WOODGRANGE RESIDENCES

Woodgrange Residences is an elegant, boutique new development of just five exclusive apartments, delivered by leading West London developer Lansview Group.

Set on the tree-lined Woodgrange Avenue in the heart of Ealing Common, just a two-minute walk from Ealing Common Underground Station, this beautifully restored period building blends timeless architecture with contemporary design and high-end specification interiors.

Each apartment has been thoughtfully designed with style, comfort, and modern living in mind. Original period features are complemented by timber sash double glazed windows to the front exterior, aluminium Crittall-style windows and doors to the rear, bespoke fitted joinery, and a carefully considered interior colour palette that exudes understated luxury.

The building itself dates to around 1905 and was part of a larger urban expansion out from central

London, along the Uxbridge Road, and the land the estate was built upon was purchased in 1840 from The Rothschild family, which then would have been open countryside.. Once a grand Edwardian residence, it has now been reimaged as a contemporary collection of five individual homes that have been carefully designed to retain many of its original external features and charm, but with all the modern conveniences.

Every detail has been considered with a design-led approach throughout. Contemporary, super matt fitted kitchens feature Quartz worktops and splashbacks, with integrated appliances including Bosch ovens and hobs, integrated dishwashers, and tall fridge freezers. Use of Rustic Oak acoustic panelling gives the rooms a sense of texture and a contemporary feel. LED under-cabinet lighting and trendy pendant feature downlights enhance the sense of light and space in the living areas.

Bathrooms are finished in neutral yet contemporary tones, with

porcelain Terrazzo-style floors, Fired Earth-inspired slimline tiles, brushed brass fittings, and wall-hung vanities, combining functionality with style.

Technical innovations are included throughout, with modern intercom systems, pre-wiring for Sky+, and high-spec finishes such as engineered oak flooring, matt black screwless sockets and switches, and Luxury bespoke wardrobes with walnut interiors in all bedrooms.

Ealing, affectionately known as the "Queen of the Suburbs", offers a unique lifestyle blend of green open spaces and urban convenience. Just moments away, Ealing Common and Ealing Broadway provide parks, shops, cafés, restaurants, and excellent transport links via the District, Piccadilly, Elizabeth and Central Lines.

Woodgrange Residences is a rare opportunity to own a character-rich, design-led home in one of West London's most desirable and connected areas.



W5



COMPUTER GENERATED IMAGES ARE INDICATIVE ONLY

THE QUEEN OF THE SUBURBS

Welcome to Woodgrange Residences, an elegant new address in the heart of Ealing – affectionately known for over a century as “The Queen of the Suburbs”. First coined in the early 1900s for its tree-lined streets, generous green spaces and graceful period architecture, Ealing has evolved into one of West London’s most desirable locations for professionals and young families alike.

Effortlessly balancing urban energy with village charm, Ealing offers an enviable lifestyle. From the vibrant buzz of Ealing Broadway, – now even more accessible thanks to the Elizabeth Line – to the artisan cafés, boutiques and delis tucked away along The Green, or on offer in its landmark new lifestyle developments at Dickens Yard or Ealing Film Works. It’s a place where convenience meets community. Central London, Heathrow and Canary Wharf are all within easy reach, making it ideal for city commuters and for access to airports and further out west via the A40 and M4.

Just moments from Woodgrange Avenue, residents will enjoy easy access to Ealing Common, Lammas Park and Walpole Park – perfect for morning runs or weekend picnics. For families, there are a host of excellent schools and nurseries nearby, along with a community feel and many outdoor spaces to enjoy.

Ealing’s cultural heritage is equally compelling. Home to the iconic Ealing Studios – the oldest continuously working film studio in the world still in production – the area continues to celebrate the arts, with independent cinemas, galleries, and a full calendar of local events and open-air festivals including Ealing summer festivals in Walpole Park or Pub in the Park, which is held annually in Gunnersbury Park. Evenings are just as lively, with a growing scene of gastropubs, cocktail bars and global cuisine that reflect Ealing’s cosmopolitan mix.

Whether you’re a young professional seeking a vibrant yet relaxed base, or a growing family looking for more room to grow – especially in one of the garden apartments – Woodgrange Residences offers the best of both worlds. In a location steeped in history, this is West London living at its finest.



1



2



3



4



5



1. The Green
2. Walpole Park
3. Dickens Yard
4. Ealing Broadway Station
5. The Grange Pub

APARTMENT FLOOR PLANS



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

1

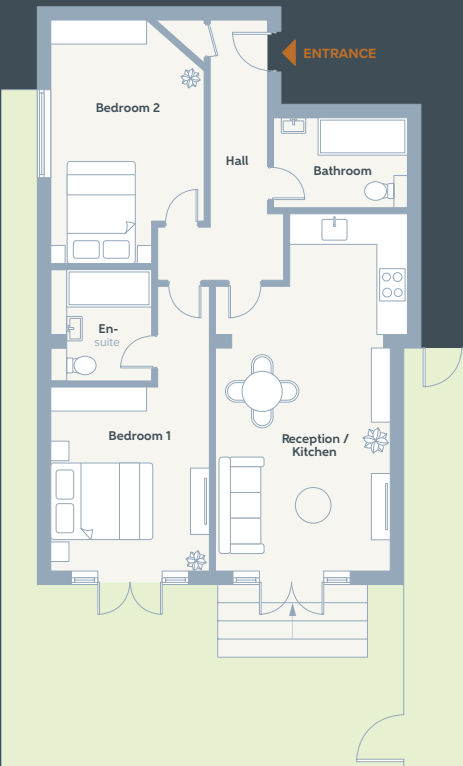


APARTMENT 1
Ground Floor (2 bed - 2 bath)

	Metric	Imperial
Reception/Kitchen	5.3 x 4.0	17'5" x 13'3"
Bedroom 1	3.5 x 3.0	11'5" x 9'11"
Bedroom 2	3.7 x 2.3	12'0" x 7'6"

TOTAL AREA: 60 m² | 645 sq ft

2

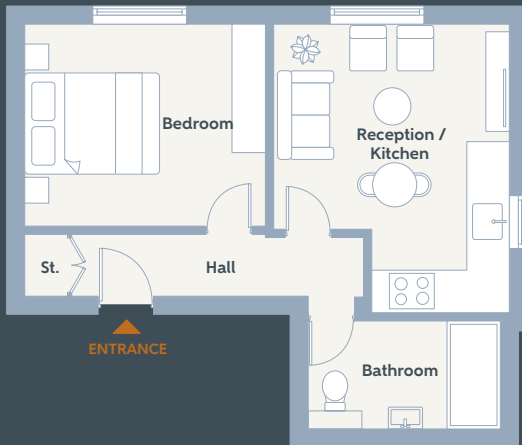


APARTMENT 2
Ground Floor (2 bed - 2 bath)

	Metric	Imperial
Reception/Kitchen	7.1 x 3.7	23'5" x 12'2"
Bedroom 1	5.5 x 3.1	17'11" x 10'1"
Bedroom 2	4.7 x 3.0	15'6" x 9'11"
Garden	9.1 x 8.31	30'0" x 27'3"

TOTAL AREA: 70.2 m² | 756 sq ft

3



APARTMENT 3
First Floor (1 bed - 1 bath)

	Metric	Imperial
Reception/Kitchen	4.4 x 3.6	14'4" x 11'9"
Bedroom 1	3.4 x 3.1	11'4" x 10'2"

TOTAL AREA: 37 m² | 398 sq ft

4



APARTMENT 4
First Floor (2 bed - 1 bath)

	Metric	Imperial
Reception/Kitchen	5.2 x 4.0	17'2" x 13'3"
Bedroom 1	4.1 x 3.1	13'5" x 10'2"
Bedroom 2	4.3 x 3.0	14'0" x 9'11"

TOTAL AREA: 62 m² | 667 sq ft

5



APARTMENT 5
Second Floor (2 bed - 2 bath)

	Metric	Imperial
Reception/Kitchen	4.8 x 4.2	15'8" x 13'9"
Bedroom 1	5.8 x 3.2	19'1" x 10'7"
Bedroom 2	5.4 x 2.4	17'7" x 7'11"
Eaves storage	8.3 x 1.2	27'5" x 4'0"

TOTAL AREA: 78.8 m² | 848 sq ft (incl. eaves storage)
69.0 m² | 752 sq ft (excl. eaves storage)



GETTING AROUND IS EASY

Scan here to view
the local area on
Google maps



TRAIN STATIONS

- Ealing Common Station
Distance: 0.06 mile - 1 min
- North Ealing Station
Distance: 0.61 mile - 15 min
- Ealing Broadway Station
Distance: 0.68 mile - 17 min
- Acton Town
Distance: 0.75 mile - 18 min

BUSES

- No. 207
Southall to White City
- No. 607
Uxbridge to White City
- No. 83
Ealing Hospital to Golders Green
- No. 427
Acton to Uxbridge
- No. 440
Gunnersbury to Stonebridge Park
- No. 7
Northolt to Russell Square
- No. 207
Holborn to Uxbridge

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

LOCAL AMENITIES

- Ealing Common
Distance: 0.3 mile - 7 min
- The Grange Pub
Distance: 0.5 mile - 12 min
- Ealing Broadway shopping centre
Distance: 0.9 mile - 19 min
- Dickens Yard
Distance: 0.9 mile - 21 min
- Walpole Park
Distance: 1.2 mile - 20 min
- David Lloyd
Distance: 1.4 mile - 31 min

SPECIFICATION

QUALITY & STYLE AS STANDARD

Kitchen

- Quartz Bianca Carrara worktops with upstands and splash back
- Full height super matt kitchen units
- Bosch integrated Oven
- Bosch black induction 2.5
- Integrated Dishwasher
- Integrated fridge freezer
- Bosch integrated washer/dryer*
- Black slimline wine coolers*
- Bosch combination microwave with grill*

* Only supplied to certain units

Bathroom

- Terrazo Nouveau Bianco matt porcelain tiled flooring
- Fired Earth slimline matt wall tiles
- Wall hung concealed cistern WC's
- Contemporary fluted wall hung vanity units with brass handles
- Brushed brass shower and brassware
- Brushed brass heated towel rail
- LED illuminated mirror in brushed brass
- Freestanding bath to en-suites with floor standing brushed brass shower and bath mixer

Bedrooms

- Shaker style headboards to Master Bedroom, finished in Little Greene Baluster
- Super soft stain resistant carpets
- Bespoke luxury joinery wardrobes finished in Xylocleaf Nadir exterior, and Dijon walnut interiors
- SKY+ pre-wired to Master Bedroom
- USB sockets

Electrical

- Dimmable recessed spotlights
- Matt Black screwless sockets and switch plates
- Feature downlight to dining area with 6-light brass and opal pendants
- Undercabinet LED lighting
- SKY+ prewired broadband and TV
- Wired for Virgin Media connectivity
- Integrated intercom system
- Hive Smart Thermostats with Hive Hub

Interior Finishes

- Bespoke aluminium Crittal style doors and windows
- Bespoke timber sash windows to front
- Fitted bespoke wardrobes
- Rustic Oak engineered wood flooring
- Matt black ironmongery with knurled handles
- Vaillant ECOTEC Plus combination boiler
- Rustic Natural Oak, acoustic panelling feature walls

Warranty

- ABC+ Warranty 6 year Professional Consultant's Certificate (PCC)



SPECIFICATION



ALL ENQUIRIES, PLEASE CONTACT ASTON ROWE

Call: +44 (0) 208 992 3600

Email: info@astonrowe.co.uk

The information contained in this brochure is for general guidance only. The computer generated images are intended to give an indication of what the properties will look like but are not necessarily representative in every respect. Purchasers are advised that floor layouts etc, may vary from plot to plot and the Company reserves the right to alter these details at any time and without prior notice. Intending purchasers should satisfy themselves by inspection or otherwise of items and specification included. This information does not constitute a contract, part of a contract or warranty. External materials are subject to local authority approval. Building sites are dangerous. All visitors to site must wear the appropriate health and safety attire which will be provided. Children under the age of 16-years old will not be permitted on to the site.



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