



Templeton & Winterbourne

EALING LONDON W5



Templeton & Winterbourne

TWO MAGNIFICENT FIVE BEDROOM RESIDENCES IN EALING,
WEST LONDON OFFERING CAREFULLY CONSIDERED DESIGN
WITH A HOST OF CONTEMPORARY REFINEMENTS FOR
RELAXED LIVING IN LUXURIOUS STYLE.

A DEVELOPMENT BY
CANTATA PROPERTIES

Templeton & Winterbourne

SPACE & STYLE

Templeton and Winterbourne have an enviable setting on a quiet residential street leading to Ealing Common. It's a location which combines excellent connections to central London with proximity to parks, retail, dining and leisure venues of the highest quality.

Mirroring one another in layout, the homes offer three floors of generously proportioned spaces, perfectly designed for entertaining, family life and private tranquillity. Each has a secluded south-facing private garden and the front courtyard provides secure off-street parking behind a remotely controlled entrance gate.



FAMILY & FRIENDS

The expansive, light, open plan kitchen/living/dining room is the focal point of the ground floor; the epitome of a modern multi-purpose living space. With areas for cooking, dining, entertaining and family relaxation, engineered oak flooring in wide panels seamlessly links these areas and aligns luxury with practicality. Glazed sliding doors, almost the entire width of the room, give you direct access to the terrace and rear garden, extending your entertainment space to the outside.

The Lutron lighting system is just one of the innovative features in these homes, which can be used in the kitchen/living/dining room to create separate zones of brightness and softer ambience.



Templeton & Winterbourne



FORM & FUNCTION

The superb British made bespoke kitchen, with its generous island breakfast bar, has an array of matt-finish cabinets paired with Calcutta Gold marble effect quartz worktops, whose opulent look is reflected by the designer handles in brushed gold.

A full range of integrated Siemens appliances includes a black glass induction hob, and a full height fridge freezer. Other desirable additions include a wine fridge, Lussostone boiling water tap, and zoned under cabinet and shelf LED lighting. Of particular note is the window behind the sink, giving views of the garden in place of the usual splashback.

Leading off the kitchen is the utility room, with a laundry chute connected to a first floor cupboard for the ultimate in convenience.





Templeton & Winterbourne

RELAX & UNWIND

The formal reception room is generously proportioned, yet offers a more intimate space for relaxed gatherings with family and friends.

An atmosphere of elegant comfort is created by such refinements as super-soft carpet, concealed curtain recesses, shadow gap lighting, and provision for advanced media and entertainment technology. The built-in media unit is of bespoke joinery, and includes an eco-friendly bioethanol fire to create a beautifully welcoming feature.



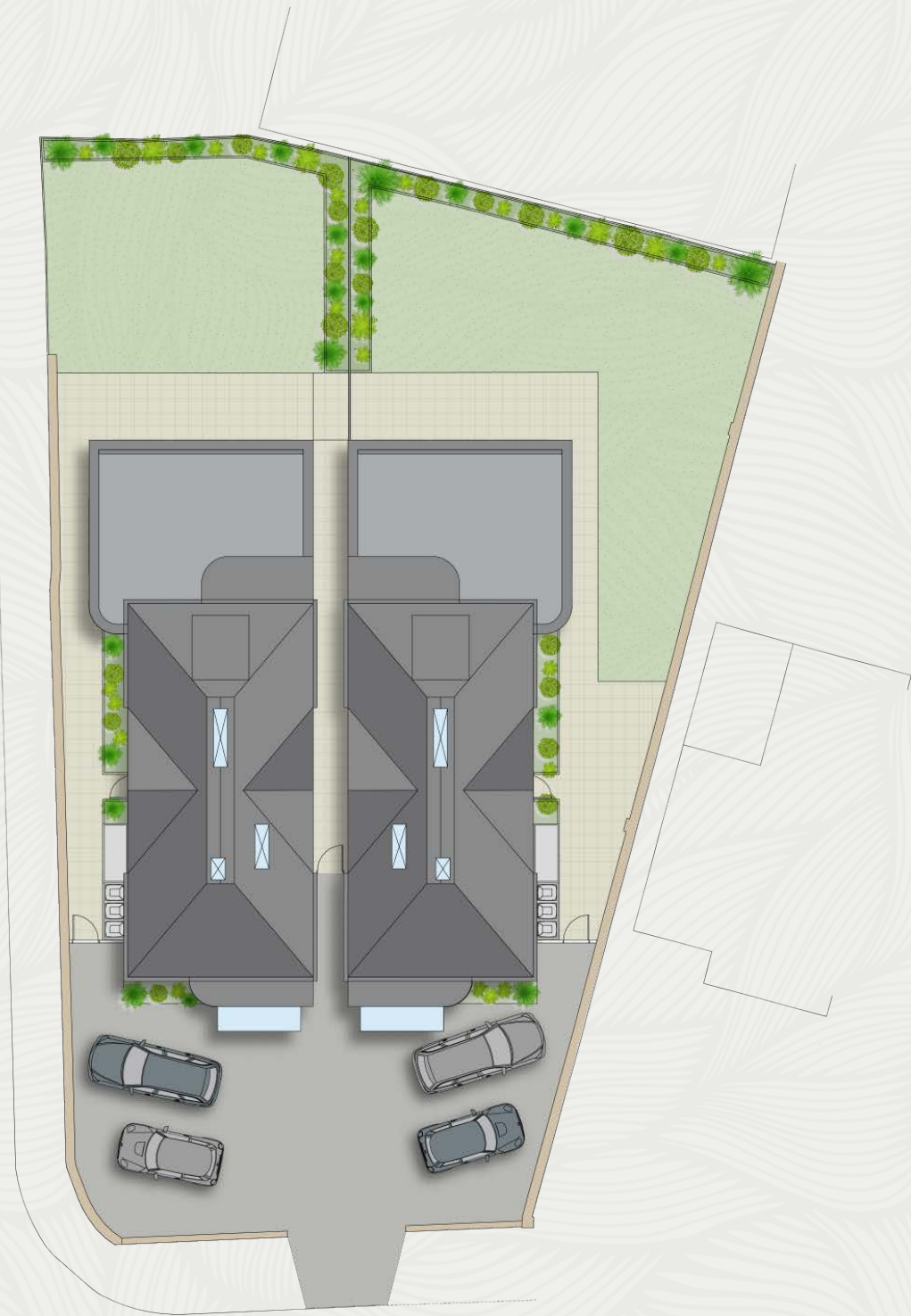


SAFE & SECLUDED

Situated in this superb location these distinctive family homes push the boundaries of design, offering contemporary architecture in a mature and private setting. Each property benefits from a secluded south facing rear garden and two parking spaces accessed via a secure electric gate.



HAZELWOOD CLOSE



ELM GROVE ROAD

Templeton

GROUND FLOOR

Living Area	6.40m x 3.74m	21'0" x 12'3"
Dining Area	6.40m x 3.74m	21'0" x 12'3"
Kitchen	6.07m x 4.47m	19'11" x 14'8"
Utility	2.65m x 2.46m	8'8" x 8'0"
Reception Room	5.41m x 3.97m	17'9" x 13'0"
129 sq.m. / 1,388 sq.ft.		

FIRST FLOOR

Bedroom 2	4.49m x 3.37m	14'8" x 11'0"
Bedroom 3	4.95m x 3.97m	16'2" x 13'0"
Bedroom 4	5.08m x 2.57m	16'8" x 8'5"
Study/Bedroom 5	2.94m x 2.72m	9'7" x 8'11"
88.6 sq.m. / 954 sq.ft.		

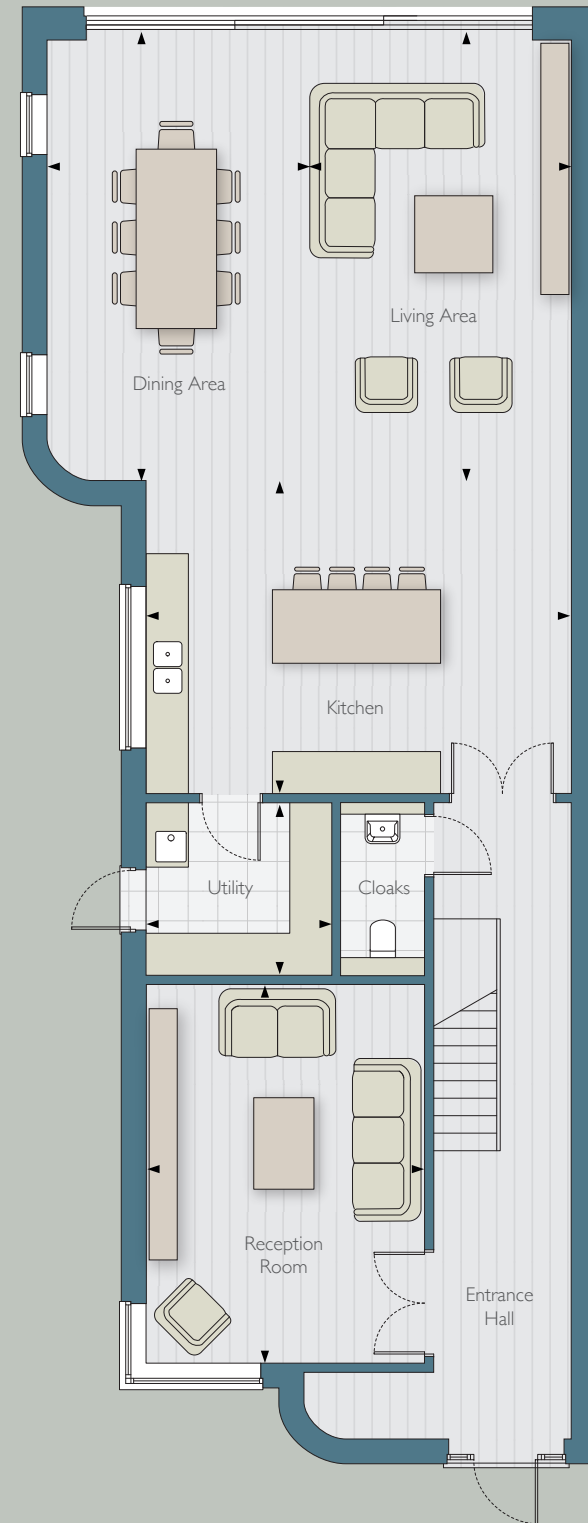
SECOND FLOOR

Principal Bedroom	7.69m x 3.11m	25'2" x 10'2"
Principal En Suite	3.21m x 3.11m	10'6" x 10'2"
Walk-in Wardrobe	2.10m x 1.34m	6'10" x 4'4"
36.6 sq.m. / 394 sq.ft.		

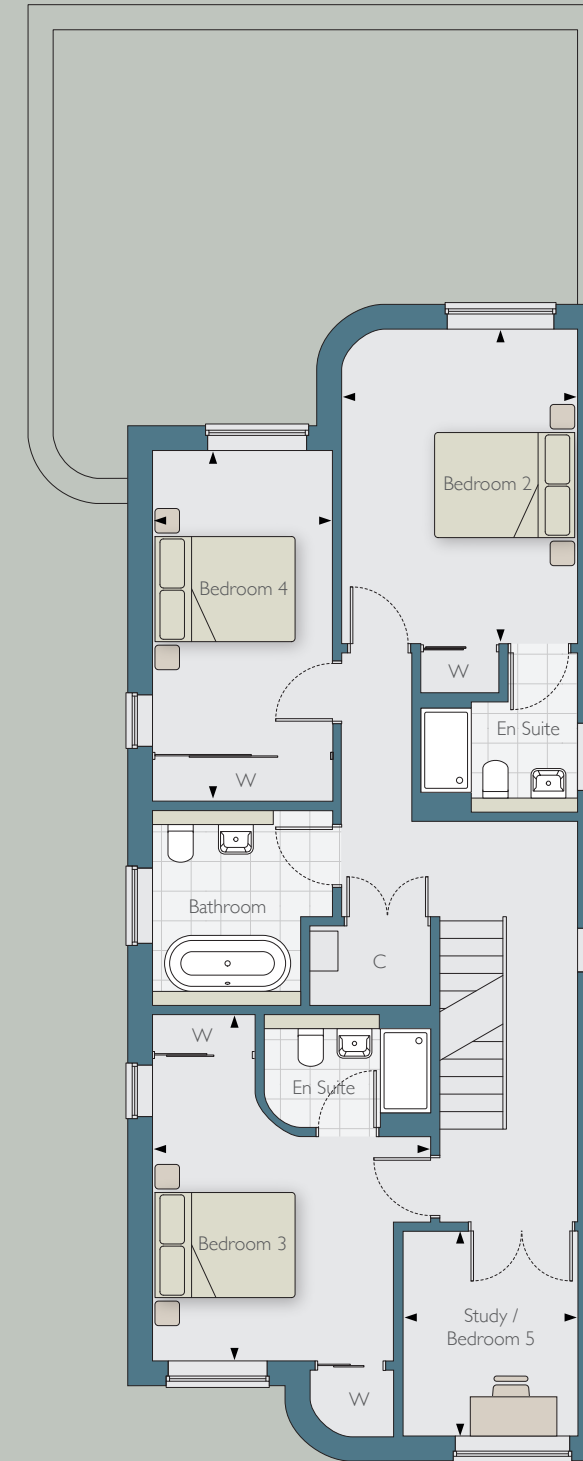
Total 254 sq.m. / 2,736 sq.ft.

W denotes wardrobe

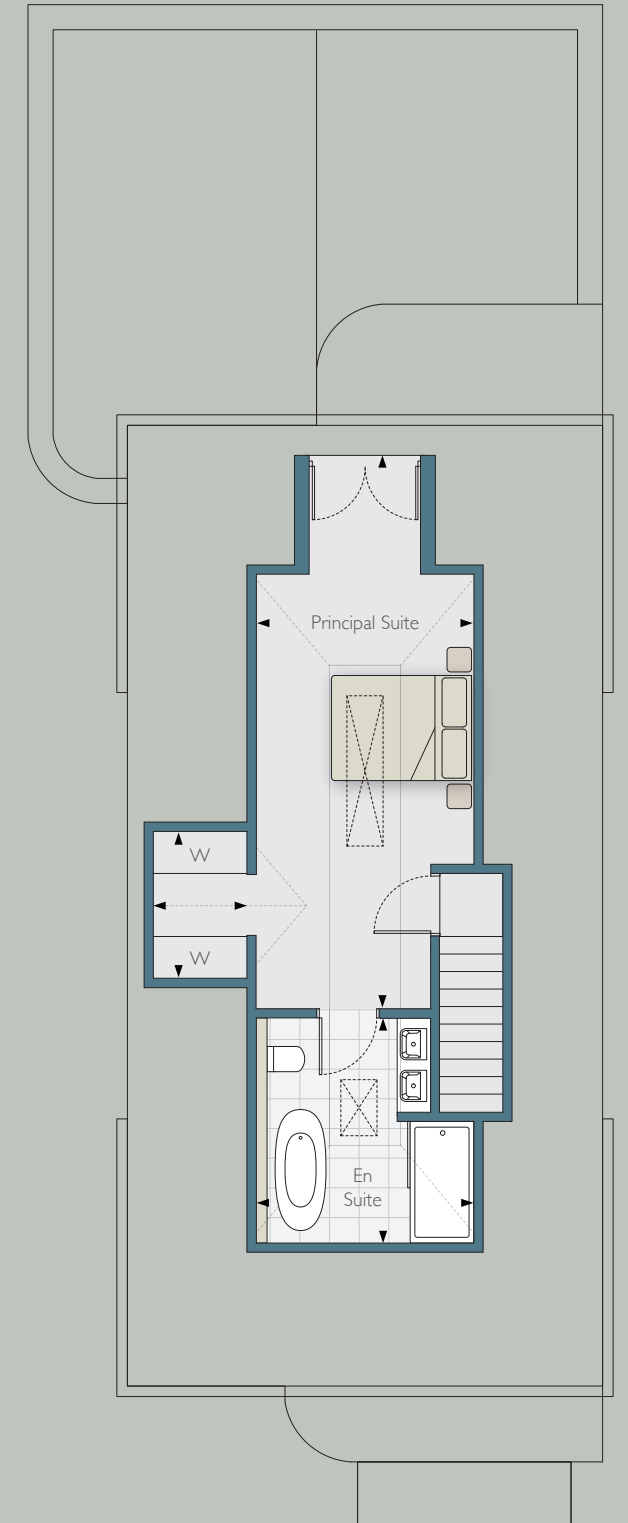
All room dimensions are subject to a +/- 50mm (2") tolerance and may vary from plot to plot. Kitchen and bathroom layouts are indicative only.



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FIRST FLOOR



SECOND FLOOR

Winterbourne

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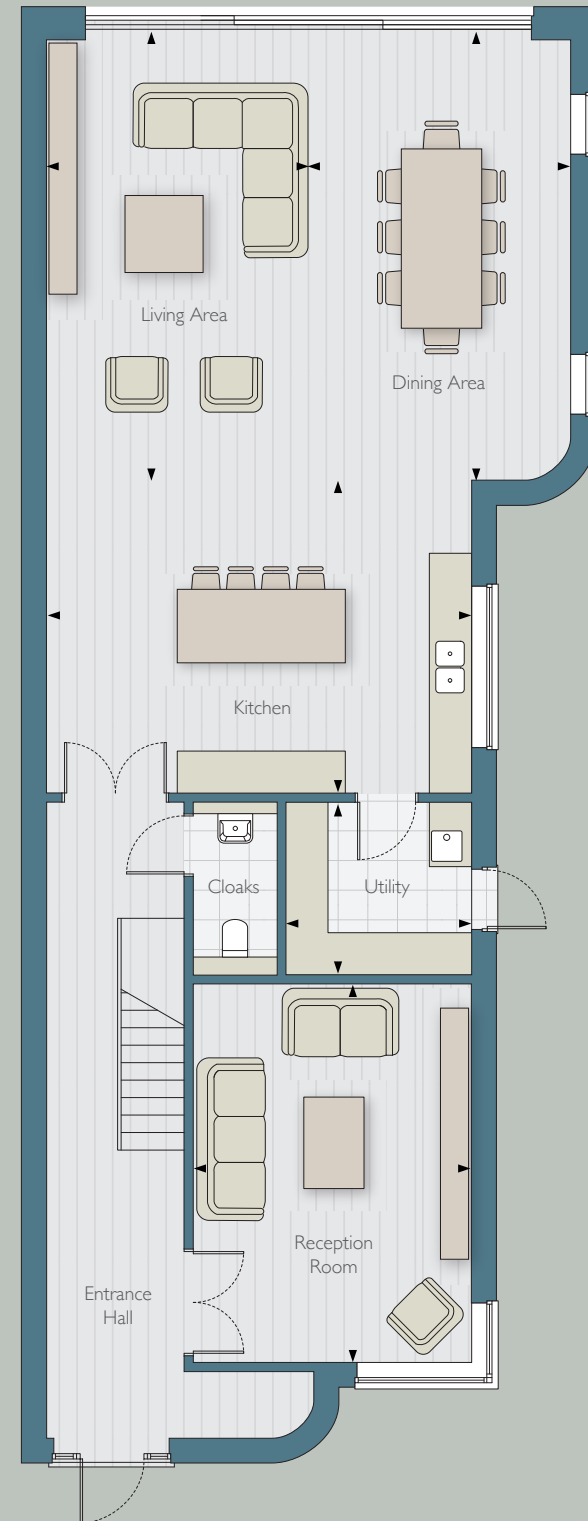
Principal Bedroom	7.69m x 3.11m	25'2" x 10'2"
Principal En Suite	3.21m x 3.11m	10'6" x 10'2"
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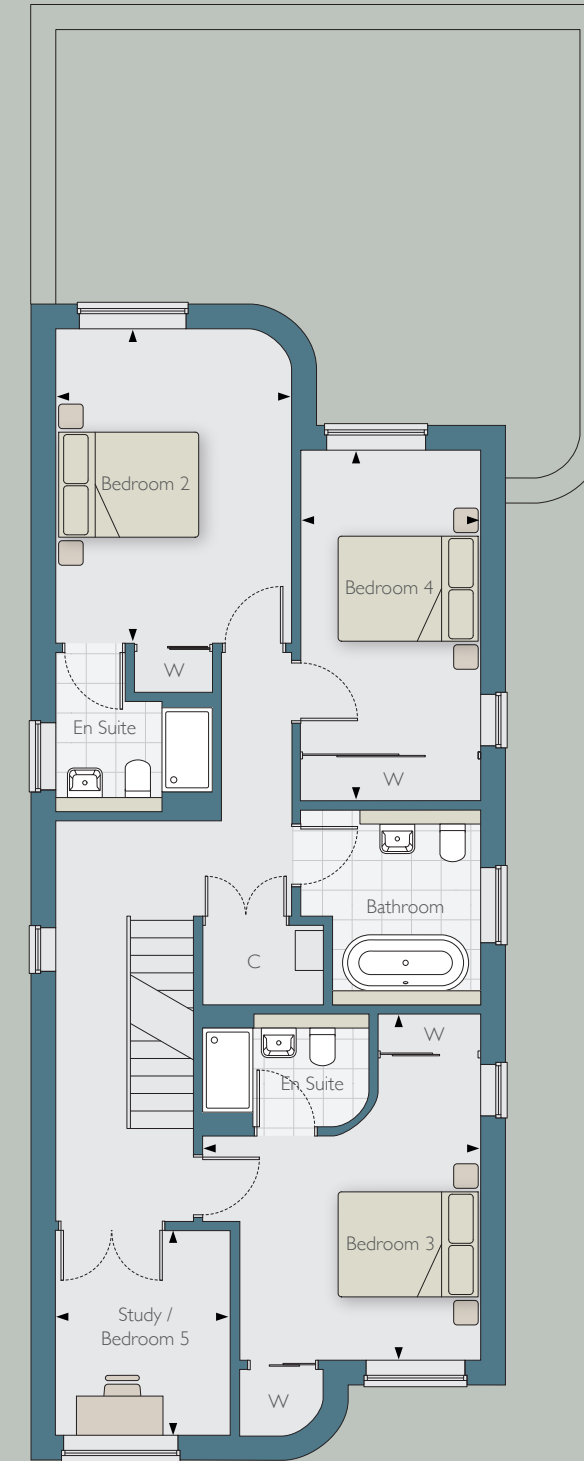
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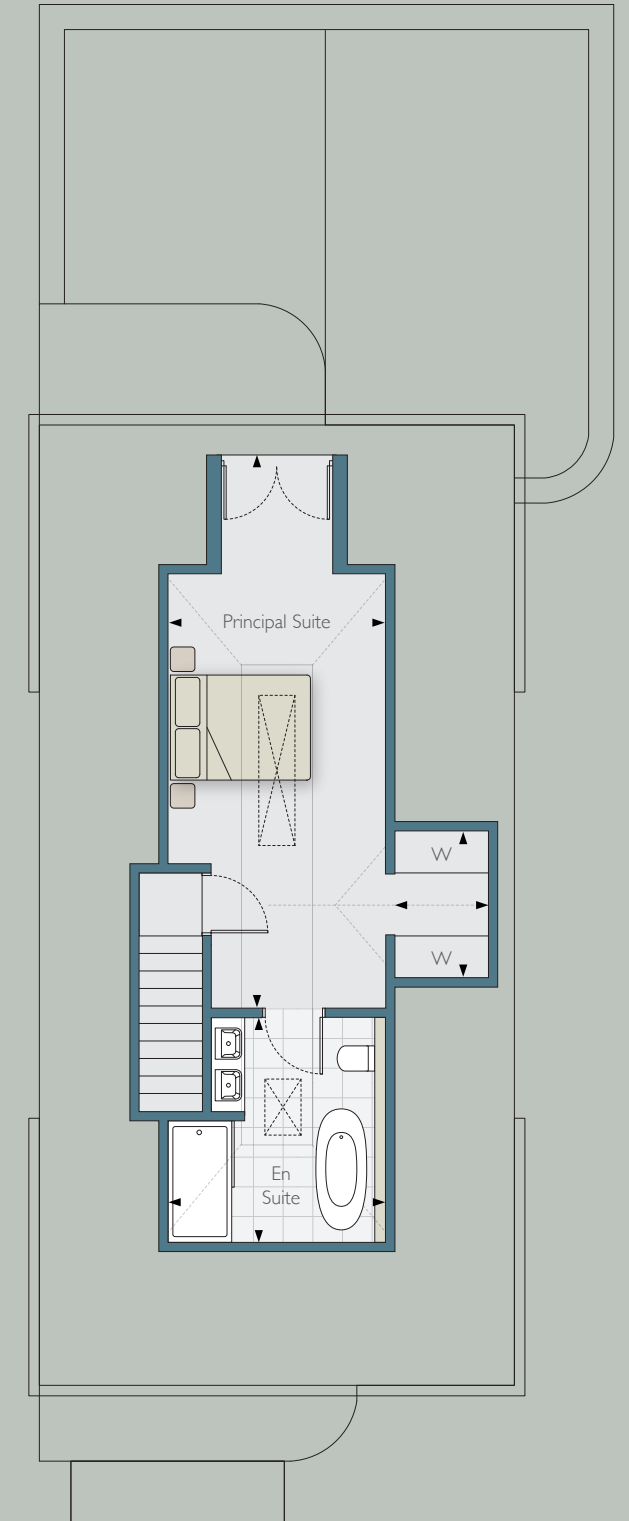
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SPECIFICATION & FINISH

These two magnificent family homes have been designed with an unerring attention to detail to accommodate the demands of today's lifestyle.

KITCHENS & UTILITY ROOMS

- British made bespoke designed kitchen
- Calcutta Gold marble effect quartz worktops
- Generous kitchen island with breakfast bar
- A range of Siemens appliances comprising:
 - Full height fridge
 - Full height freezer
 - Integrated oven
 - Integrated microwave
 - Integrated dishwasher
- Five ring black glass induction hob
- Integrated feature extraction hood over kitchen island
- Integrated warming drawer
- Wine fridge
- Lussostone boiling water tap
- Zoned under cabinet and shelf LED lighting
- Laundry chute from first floor cupboard to ground floor utility room
- Brushed gold designer kitchen handles

INTERIOR FINISHES & FEATURES

- Wide panel engineered oak flooring in the living areas
- Super soft luxury stain resistant carpets in the formal reception room, all bedrooms, stairs and first floor landing
- Concealed curtain recesses
- Generous eaves storage

HEATING & HOT WATER

- Air source heat pump for efficient provision of central heating and hot water
- Independent multizone underfloor heating to ground floor
- Thermostatically controlled radiators to first and second floors
- Pressurised hot water systems
- Biofuel fireplace in the formal reception room
- Air conditioning in the kitchen/dining/family room and principal bedroom

BATHROOMS, EN-SUITES & CLOAKROOMS

- Matt black brassware
- Freestanding bath in principal bedroom en-suite
- Bespoke vanity unit with twin basins in principal bedroom en-suite
- Extra-large walk-in shower in bedroom 1 en-suite
- Low profile shower trays with glass enclosure
- Feature fitted mirrors with LED lighting
- Electric underfloor heating
- Black electric heated towel rails
- Full height marble effect wall and floor tiles
- Backlit storage niches

LIGHTING & ELECTRICAL

- Lutron lighting system in rear open plan area on ground floor, with option to expand to rest of the house
- Shadow gap lighting across the whole house
- Cat 6 wiring in all living areas and principal bedroom for efficient broadband distribution, networking and smart home capabilities
- Hardwired Wi-Fi access points on each floor
- Wiring in place for ceiling speakers in all rooms
- Wiring in place for electrically operated blinds / curtains

- High- and low-level TV points with cable and satellite provision to formal reception room, kitchen/dining/family room and principal bedroom
- Terrestrial TV points to all bedrooms
- Telephone points in kitchen/dining/family room, formal reception room and principal bedroom

JOINERY

- Bespoke built in wardrobes in all bedrooms
- Bespoke designed built-in walk-in wardrobe to principal bedroom
- Built in media unit in the formal reception room

EXTERNAL

- Off Street parking for two cars
- Electric car charging points
- External lighting to front and rear
- South-facing garden

PEACE OF MIND

- 10-year Buildzone structural warranty
- Security system
- Extra wide front door with high security locking mechanism, and large contemporary stainless steel pull handle and ironmongery



CANTATA PROPERTIES

CANTATA PROPERTIES IS A BOUTIQUE RESIDENTIAL DEVELOPMENT AND
INVESTMENT COMPANY BASED IN WEST LONDON

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