

WESTERN CIRCUS  
ACTON

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## Welcome to Western Circus

Introducing Western Circus – a development of 364 one, two and three-bedroom apartments coming to Acton. Close to both green spaces and the hustle and bustle of central London, Western Circus is an exciting development boasting communal gardens and convenient amenities on your doorstep.

If you're looking to cut down your commute, the development offers excellent transport links to central London. An incredible opportunity for first-time buyers and investors alike, you won't want to miss out on what Western Circus has to offer.







# Better connected than ever before

Bordering Ealing, Chiswick and Shepherd's Bush, Acton is a buzzing, cosmopolitan corner of west London – meaning you'll always be close to the action at Western Circus. East Acton Underground is just a five-minute walk from the development, connecting you to central London in under half an hour.

With East Acton, Acton Central station and Acton Mainline station all just a

short walk from Western Circus, getting around couldn't be easier. The Crossrail extension is set to further boost Western Circus' already excellent transport options, cutting the journey time from Acton Mainline station to Bond Street to only nine minutes. If you're venturing further afield, with the A40 so close by, you can reach the M25 in under half an hour.

### On foot

**5-minute walk**  
to East Acton Underground  
(Central Line)

**7-minute walk**  
to Acton Park

**10-minute walk**  
to Virgin Active gym

**15-minute walk**  
to Churchfield Road cafés & shops

**16-minute walk**  
to Acton Central station  
(Overground)

### By bus

**12 minutes**  
to Westfield

**18 minutes**  
to Chiswick High Street

**22 minutes**  
to Portobello Road

**26 minutes**  
to Regent Street

### By Tube

**13 minutes**  
to Holland Park

**16 minutes**  
to Hyde Park

**32 minutes**  
to Euston station

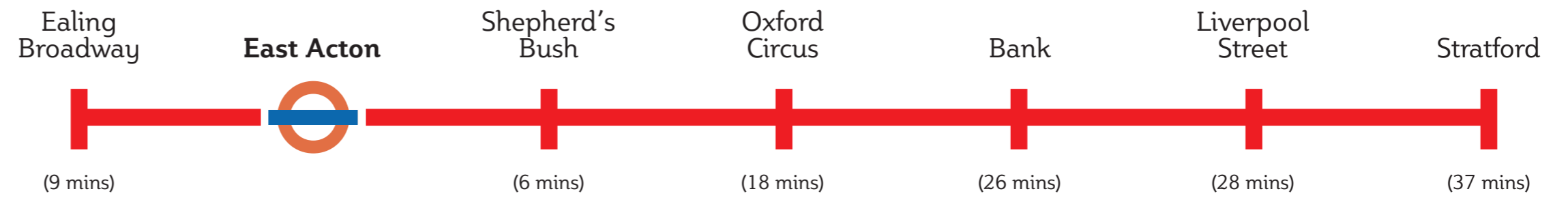
**34 minutes**  
to Waterloo station

### London Airports (via public transport)

**51 minutes**  
to Heathrow Airport

**57 minutes**  
to London City Airport

**1 hour 4 minutes**  
to Gatwick Airport



Travel times are approximate. Source: google.com/maps



Churchfield Road



## A vibrant new development

The apartments at Western Circus have been thoughtfully designed to maximise the views of London; so, upper-level residents can enjoy far-reaching cityscapes from their private balcony. The landscaped gardens in the centre of the development offer a calm space to unwind and socialise, and if you need to top up your fridge, there's a Lidl supermarket right underneath the development.

Over 500 cycle spaces will be available for residents and the development will also benefit from a Car Club scheme – whether you're running errands, escaping from London for the weekend, or just need some

time on the open road, you can hire a car that'll live in the development by the hour or the day.

Western Circus has been designed with sustainability in mind. Initiatives throughout the development will contribute towards reducing both CO<sub>2</sub> emissions and day-to-day living costs. Solar panels on the tallest buildings will generate cleaner energy for the communal areas, while a centralised Combined Heat and Power facility will provide residents with an efficient supply of electricity and heat. All homes have also been designed in accordance with Lifetime Homes guidelines, ensuring ease of use and adaptability for all stages of life.







## Light, bright and beautifully finished

Our homes are thoughtfully designed and built to the highest quality. So, whether you choose a one, two or three-bedroom apartment, you'll enjoy a bright, spacious home that's easy to live in and easy to love.

Contemporary bathrooms and en suites come complete with stylish white fittings and are finished with attractive ceramic wall tiling.

All of our homes benefit from a private balcony, terrace or winter garden, providing an outdoor extension of your living space, allowing you to soak up the sunshine.

Floor-to-ceiling windows allow natural light to flood into the open-plan living areas while kitchens are equipped with a full range of modern appliances including a fridge/freezer, hob and oven, making cooking and entertaining a pleasure.







## Exploring Acton

At Western Circus there are plenty of amenities close by to suit active, sociable professionals. With numerous parks, a Virgin Active, Westfield and the new White City complex all within easy reach, you have everything you need right on your doorstep, with the option of reaching Oxford Circus in just 22 minutes if central London is calling.

Less than a mile from Western Circus is Churchfield Road, which feels like a village with its pretty period properties, independent shops and eateries. Enjoy a coffee and a croissant at Lavelli Bakery, stock up on fresh fruit and veg from Basil & Tom's or grab a drink with a friend at Vindinista. If you fancy something more active, Putt in the Park in Acton Park is just a short walk away.

For handmade gifts and homemade food, you can bag yourself a bargain at Acton Market – open every Friday to Sunday. From organic food to arts and crafts, here you can enjoy the stalls and buy straight from the suppliers.

If education is a consideration, you'll find a range of schools for all ages nearby. Both Ark Priory Primary Academy and Twyford Church of England High School are rated 'Outstanding' by Ofsted, and are just over a mile from Western Circus.







## Popular places to explore

Whether you choose to travel by Tube or by bus, you can reach Westfield London in under 15 minutes. Here you'll find over 265 shops, plenty of places to eat and a 14-screen Vue Cinema – the perfect day out for shopaholics. If you're after the buzz of the high street and all the shops that come with it, just hop on the Tube and you'll be at Oxford Circus in 22 minutes.

If you're looking for something a bit different, head for the London Transport Museum Depot where more than 370,000 items, from uniforms to buses, are stored. With plenty to explore, it's a great way to spend a not-so-sunny day.

For those who love the great outdoors, Gunnersbury Park is worth travelling a little further for. Home to a 19th-century mansion, local history museum, ponds and playgrounds, it's the perfect place for a leisurely walk or picnic in the sunshine. Chiswick House and Gardens, also set within beautiful surroundings, makes a great day out and can be reached in under 30 minutes from Western Circus.







## Amenities

Landscaped communal gardens

Lidl supermarket

All homes have a balcony, terrace or winter garden

Bike storage

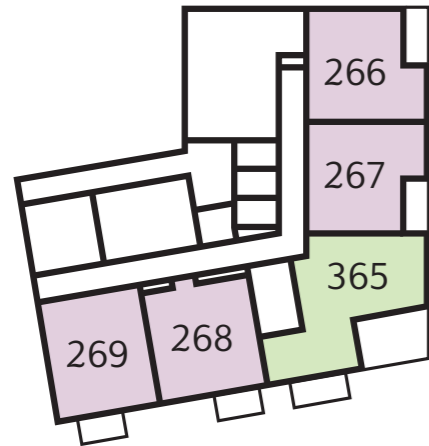




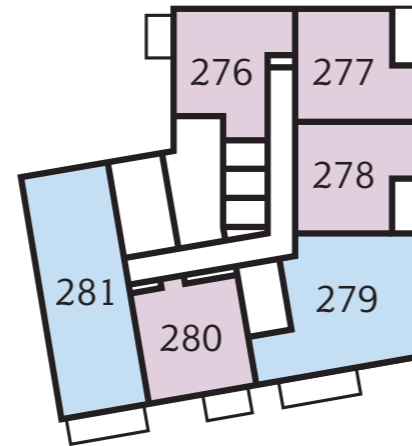
# Medrano Apartments

Shared Ownership   One-bedroom apartments   Two-bedroom apartments   Three-bedroom apartments

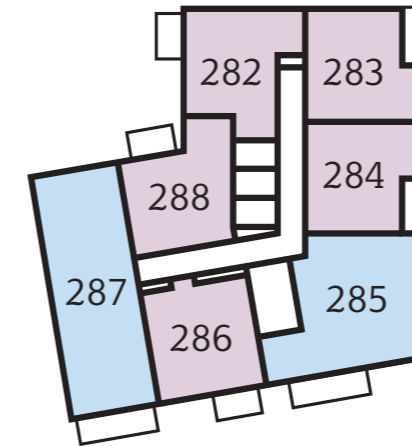
Level 1



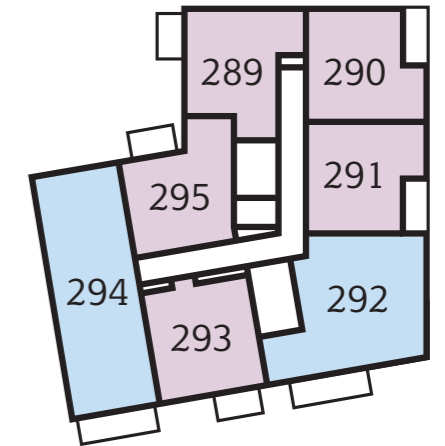
Level 2



Level 3



Level 4



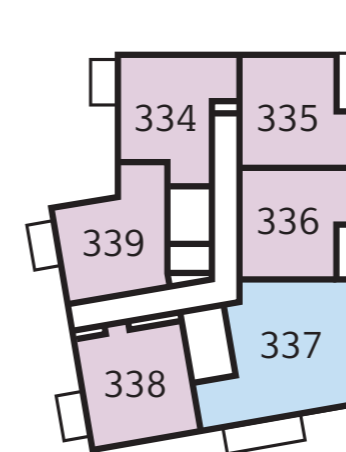
Level 5



Level 6



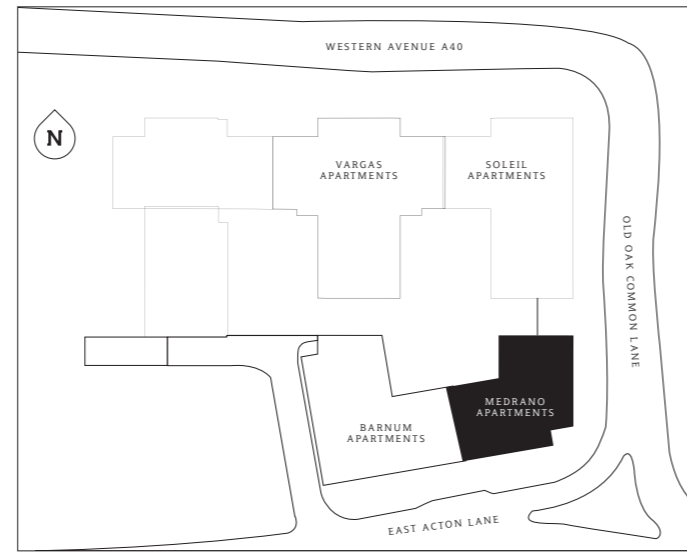
Level 7





# Medrano Apartments

## 1 bedroom apartment



**PLOT 266 (1), 277 (2), 283 (3), 290 (4), 297 (5), 307 (6), 335 (7)**

**Living/Dining**  
13'4" x 12'1" (4062 x 3670mm)

**Kitchen**  
9'0" x 8'2" (2750 x 2500mm)

**Bedroom**  
13'11" x 11'4" (4251 x 3456mm)

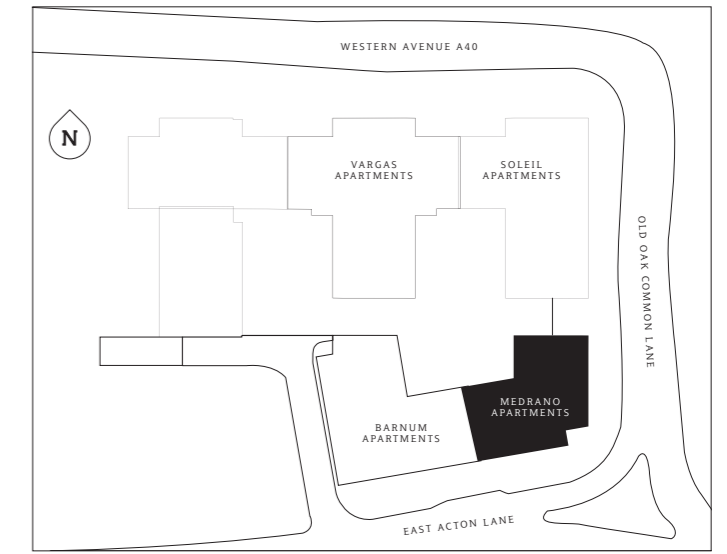
**Bathroom**  
6'11" x 6'7" (2100 x 2000mm)

**TOTAL AREA**  
544.9 sq ft (50.6 sq m)

**Winter Garden**  
10'9" x 5'0" (3273 x 1525mm)

# Medrano Apartments

## 1 bedroom apartment



**PLOT 267 (1), 278 (2), 284 (3), 291 (4), 298 (5), 308 (6), 336 (7)**

**Living/Dining**  
13'4" x 12'1" (4062 x 3670mm)

**Kitchen**  
9'0" x 8'2" (2750 x 2500mm)

**Bedroom**  
13'11" x 11'4" (4251 x 3456mm)

**Bathroom**  
6'11" x 6'7" (2100 x 2000mm)

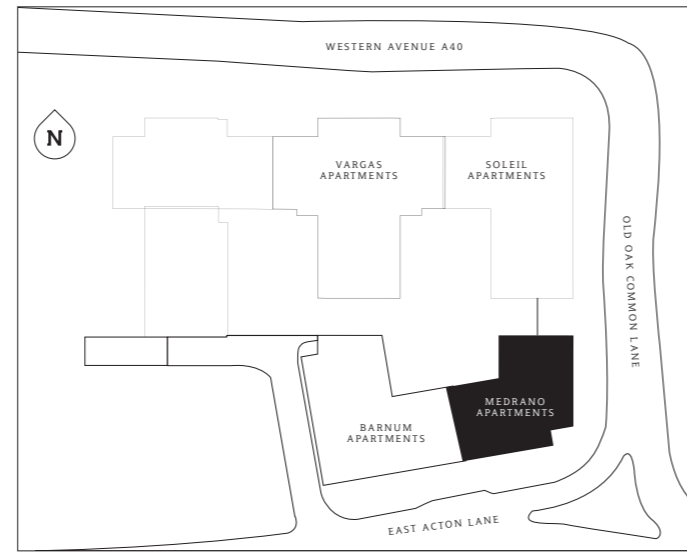
**TOTAL AREA**  
544.9 sq ft (50.6 sq m)

**Winter Garden**  
10'9" x 5'0" (3273 x 1525mm)



# Medrano Apartments

## 1 bedroom apartment



Level 1



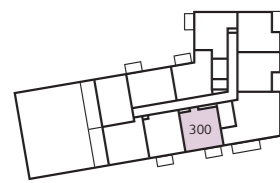
Level 2



Level 3



Level 4



Level 5

**PLOT 268 (1), 280 (2), 286 (3), 293 (4), 300 (4)**

**Living/Dining**  
16'6" x 12'0" (5032 x 3662mm)

**Kitchen**  
11'2" x 5'3" (3403 x 1607mm)

**Bedroom**  
16'4" x 10'8" (4984 x 3255mm)

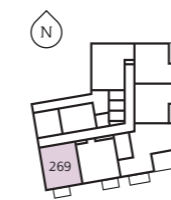
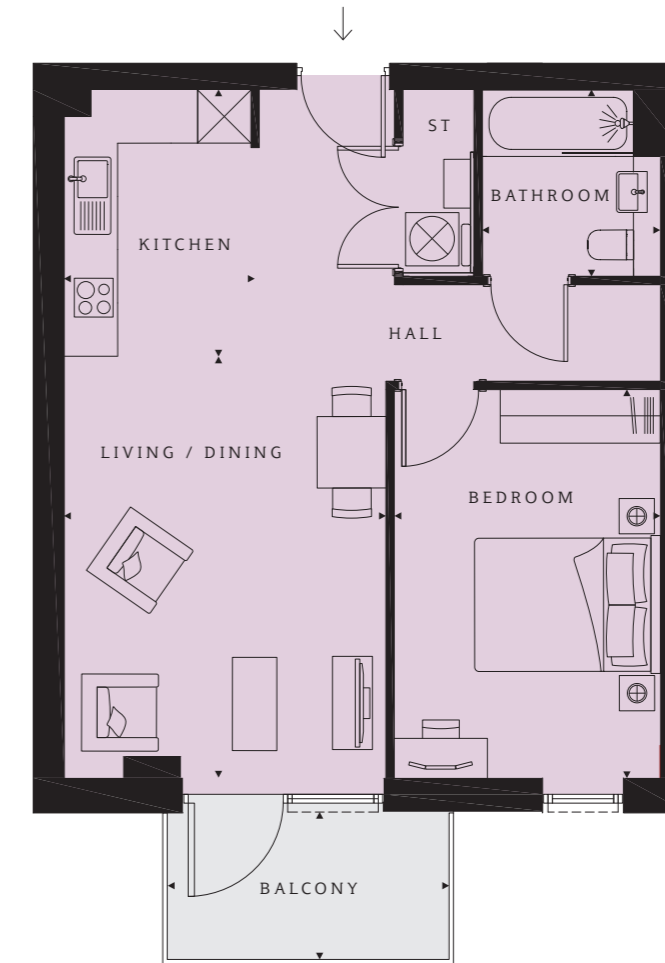
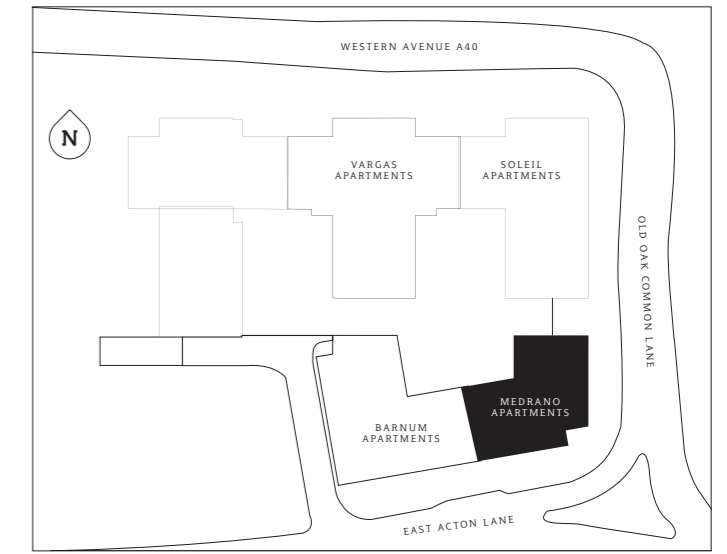
**Bathroom**  
6'11" x 6'7" (2100 x 2000mm)

**TOTAL AREA**  
558.1 sq ft (51.8 sq m)

**Balcony**  
10'5" x 5'5" (3173 x 1650mm)

# Medrano Apartments

## 1 bedroom apartment



Level 1

**PLOT 269 (1)**

**Living/Dining**  
15'7" x 11'10" (4751 x 3619mm)

**Kitchen**  
9'10" x 7'1" (3000 x 2148mm)

**Bedroom**  
14'4" x 9'10" (4375 x 2992mm)

**Bathroom**  
6'11" x 6'7" (2100 x 2000mm)

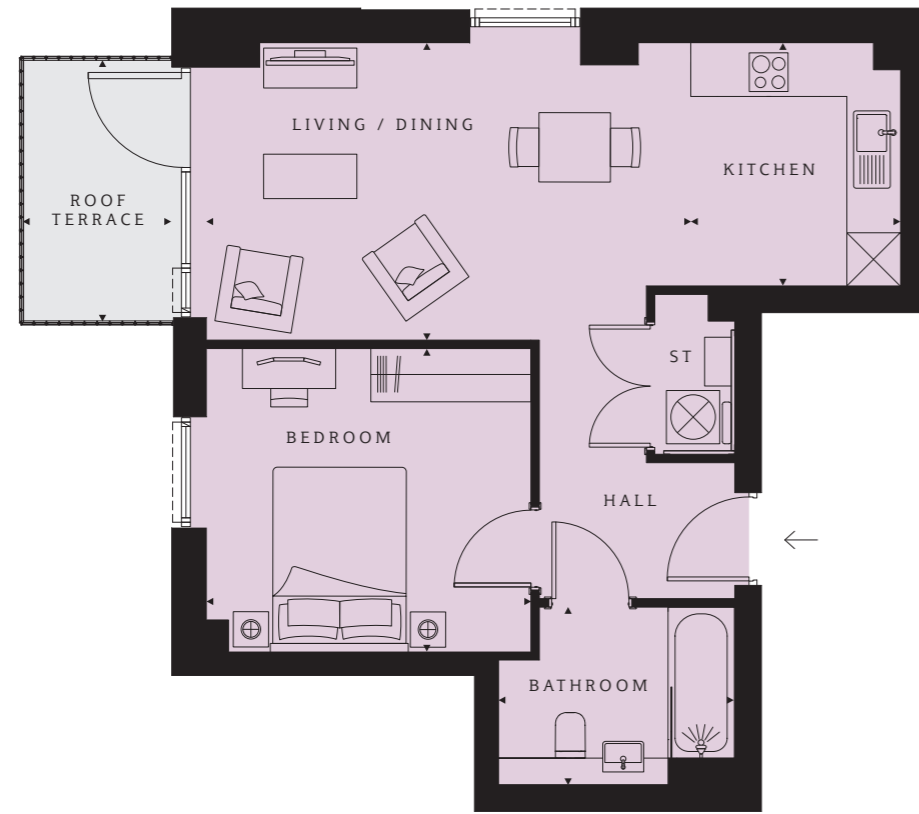
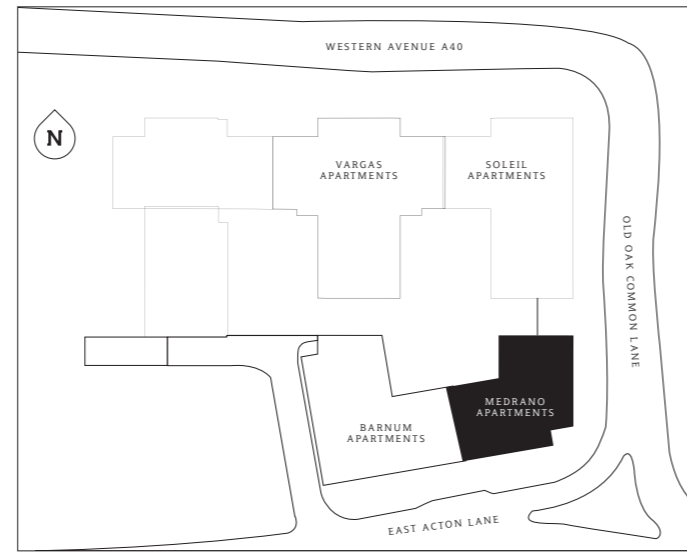
**TOTAL AREA**  
566.8 sq ft (52.7 sq m)

**Balcony**  
10'5" x 5'5" (3173 x 1650mm)



# Medrano Apartments

## 1 bedroom apartment



**PLOT 276 (2)**

**Living/Dining**  
17'11" x 11'0" (5449 x 3345mm)

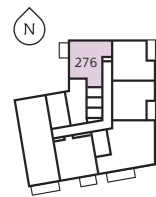
**Kitchen**  
9'0" x 7'9" (2735 x 2357mm)

**Bedroom**  
12'0" x 11'2" (3649 x 3412mm)

**Bathroom**  
8'9" x 6'7" (2660 x 2000mm)

**TOTAL AREA**  
544.1 sq ft (50.5 sq m)

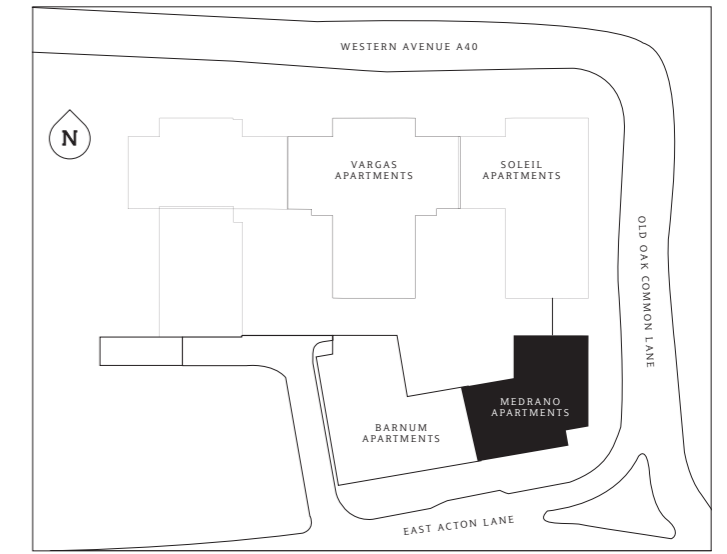
**Roof Terrace**  
9'7" x 5'6" (2934 x 1667mm)



Level 2

# Medrano Apartments

## 1 bedroom apartment



**PLOT 282 (3), 289 (4), 296 (5), 306 (6), 334 (7)**

**Living/Dining**  
17'11" x 11'0" (5449 x 3345mm)

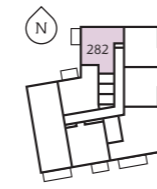
**Kitchen**  
9'0" x 7'9" (2735 x 2357mm)

**Bedroom**  
12'0" x 11'2" (3649 x 3412mm)

**Bathroom**  
8'9" x 6'7" (2660 x 2000mm)

**TOTAL AREA**  
544.1 sq ft (50.5 sq m)

**Balcony**  
10'5" x 5'5" (3173 x 1650mm)



Level 3



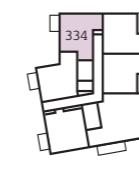
Level 4



Level 5



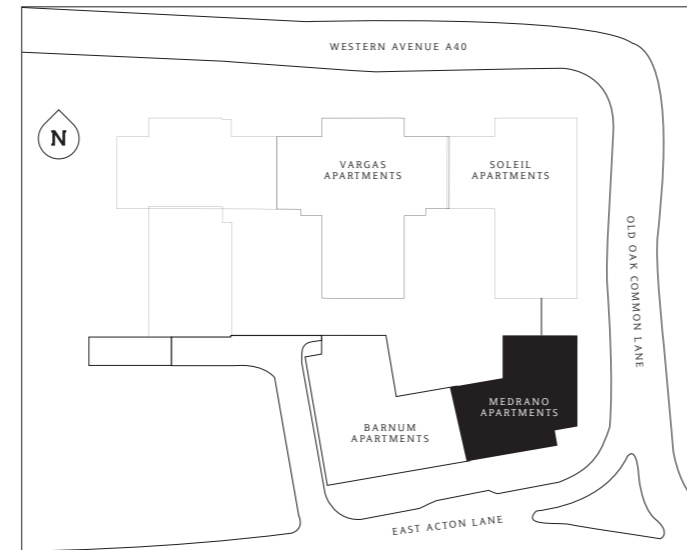
Level 6



Level 7



# Medrano Apartments 1 bedroom apartment



**PLOT 288 (3), 295 (4), 305 (5)**

**Living/Dining**  
13'11" x 12'6" (4231 x 3812mm)

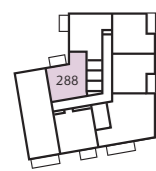
**Kitchen**  
10'0" x 6'7" (3048 x 2000mm)

**Bedroom**  
12'9" x 9'8" (3885 x 2937mm)

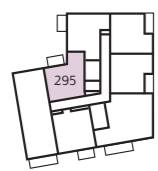
**Bathroom**  
6'11" x 6'7" (2100 x 2000mm)

**TOTAL AREA**  
540.1 sq ft (50.2 sq m)

**Balcony**  
10'5" x 5'5" (3173 x 1650mm)



Level 3

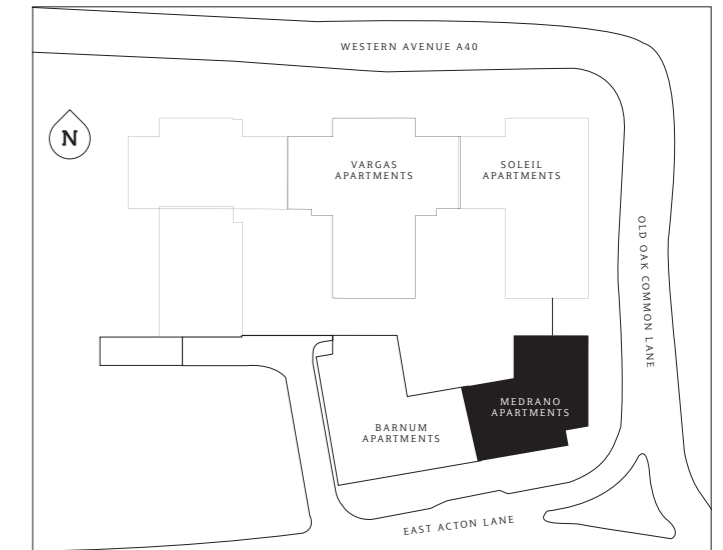


Level 4



Level 5

# Medrano Apartments 1 bedroom apartment



**PLOT 301 (5)**

**Living/Dining**  
12'5" x 11'5" (3779 x 3468mm)

**Kitchen**  
13'0" x 7'3" (3972 x 2208mm)

**Bedroom**  
14'6" x 9'11" (4411 x 3018mm)

**Bathroom**  
6'11" x 6'7" (2100 x 2000mm)

**TOTAL AREA**  
547.8 sq ft (50.9 sq m)

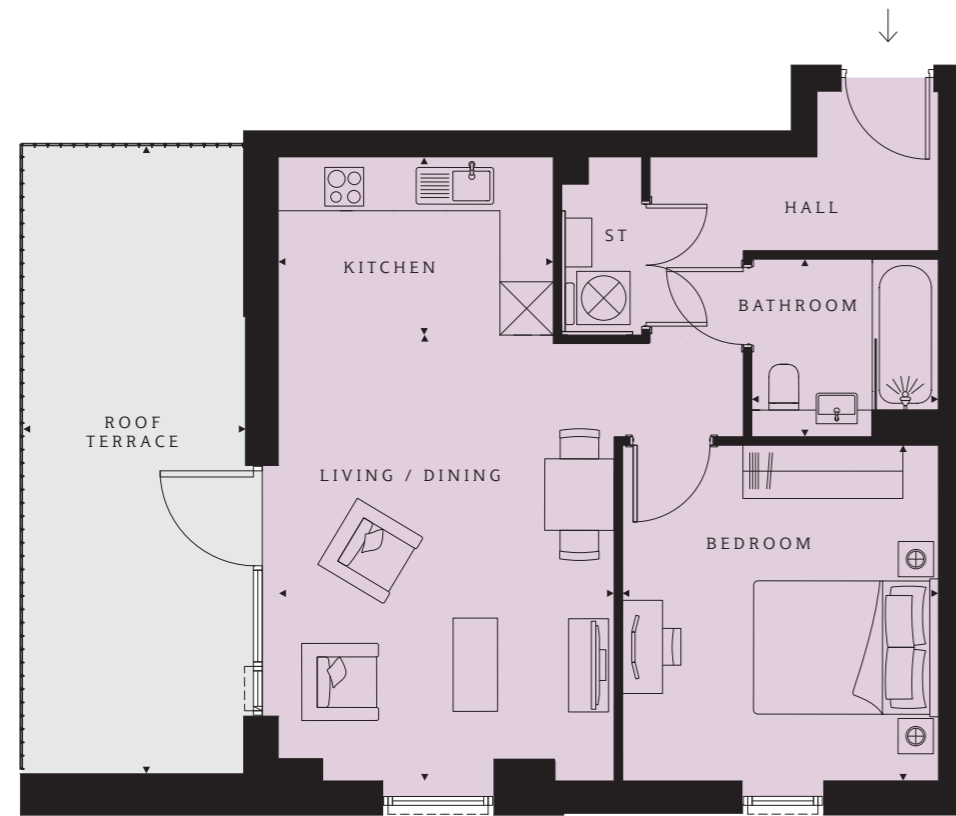
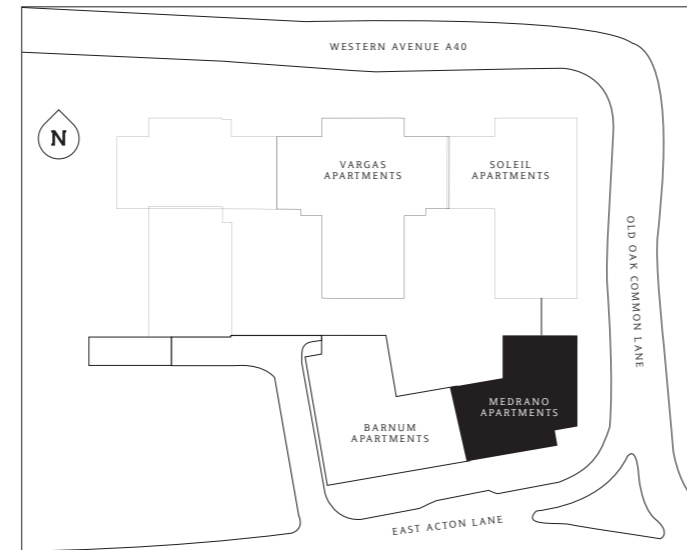
**Balcony**  
10'5" x 5'5" (3173 x 1650mm)



Level 5



# Medrano Apartments 1 bedroom apartment



**PLOT 302 (5)**

**Living/Dining**  
16'5" x 12'5" (5015 x 3776mm)

**Kitchen**  
10'2" x 6'7" (3091 x 2000mm)

**Bedroom**  
12'5" x 11'8" (3775 x 3554mm)

**Bathroom**  
6'11" x 6'7" (2100 x 2000mm)

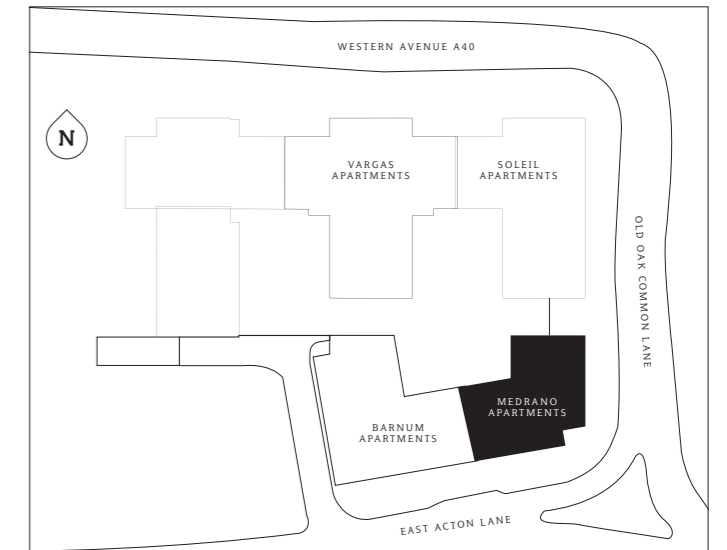
**TOTAL AREA**  
580.1 sq ft (53.9 sq m)

**Roof Terrace**  
23'2" x 8'1" (7054 x 2471mm)



Level 5

# Medrano Apartments 1 bedroom apartment



**PLOT 303 (5)**

**Living/Dining**  
19'1" x 12'1" (5811 x 3670mm)

**Kitchen**  
9'9" x 7'1" (2960 x 2150mm)

**Bedroom**  
11'7" x 11'4" (3521 x 3460mm)

**Bathroom**  
6'11" x 6'7" (2100 x 2000mm)

**TOTAL AREA**  
551.5 sq ft (51.2 sq m)

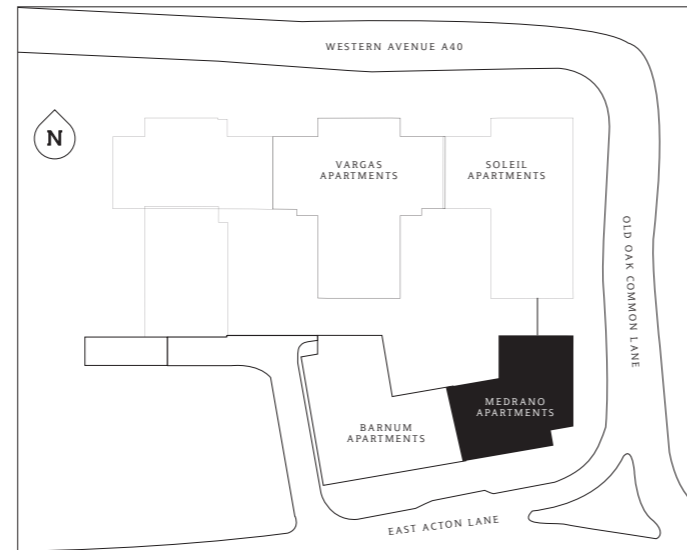
**Roof Terrace**  
28'8" x 8'4" (8840 x 2532mm)



Level 5



# Medrano Apartments 1 bedroom apartment



Level 5

**PLOT 304 (5)**

**Living/Dining**  
15'5" x 11'11" (4691 x 3631mm)

**Kitchen**  
8'6" x 8'0" (2600 x 2448mm)

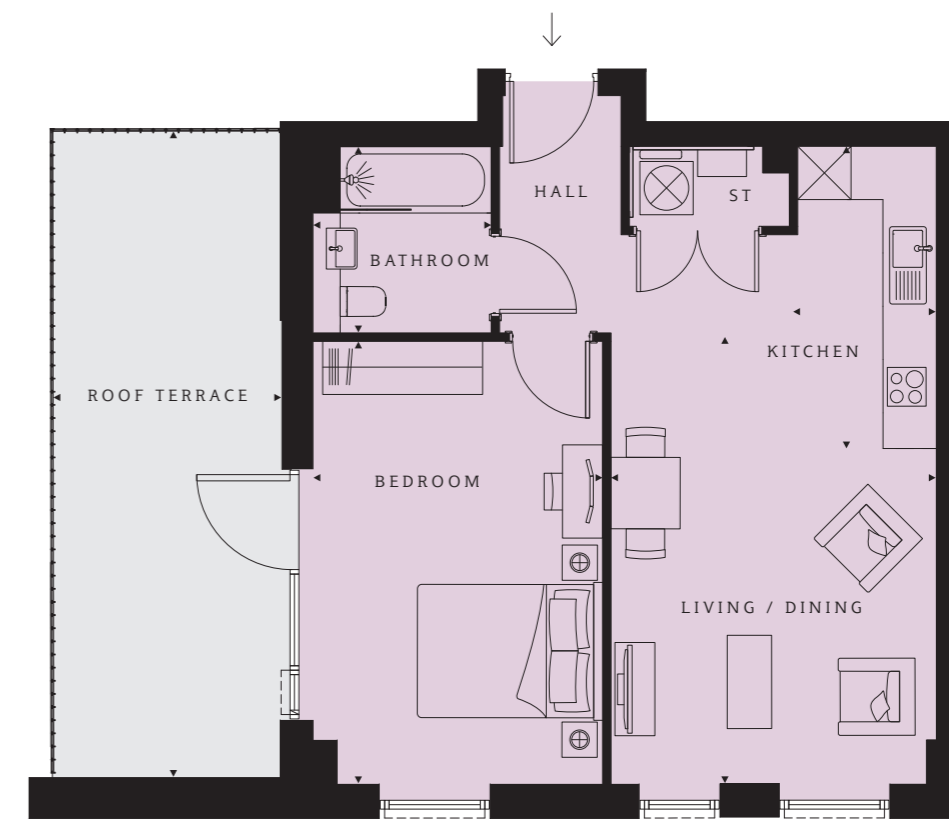
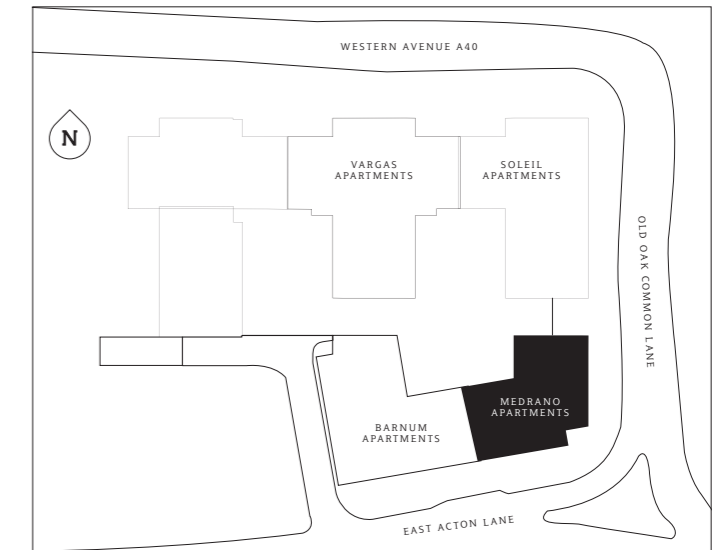
**Bedroom**  
11'4" x 13'7" (3455 x 4136mm)

**Bathroom**  
6'11" x 6'7" (2100 x 2000mm)

**TOTAL AREA**  
559.9 sq ft (52.0 sq m)

**Balcony**  
10'5" x 5'5" (3173 x 1651mm)

# Medrano Apartments 1 bedroom apartment



Level 6

**PLOT 310 (6)**

**Living/Dining**  
16'6" x 12'0" (5032 x 3662mm)

**Kitchen**  
11'2" x 5'3" (3403 x 1607mm)

**Bedroom**  
16'4" x 10'8" (4984 x 3255mm)

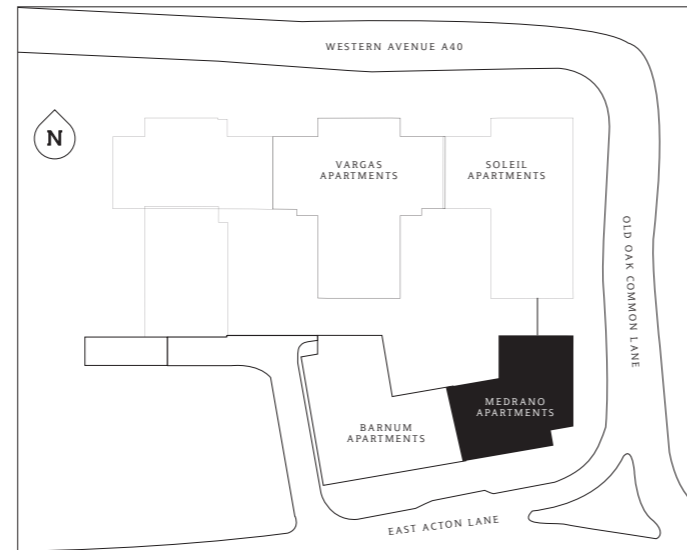
**Bathroom**  
6'11" x 6'7" (2100 x 2000mm)

**TOTAL AREA**  
558.1 sq ft (51.8 sq m)

**Roof Terrace**  
23'10" x 8'4" (7263 x 2532mm)



# Medrano Apartments 1 bedroom apartment

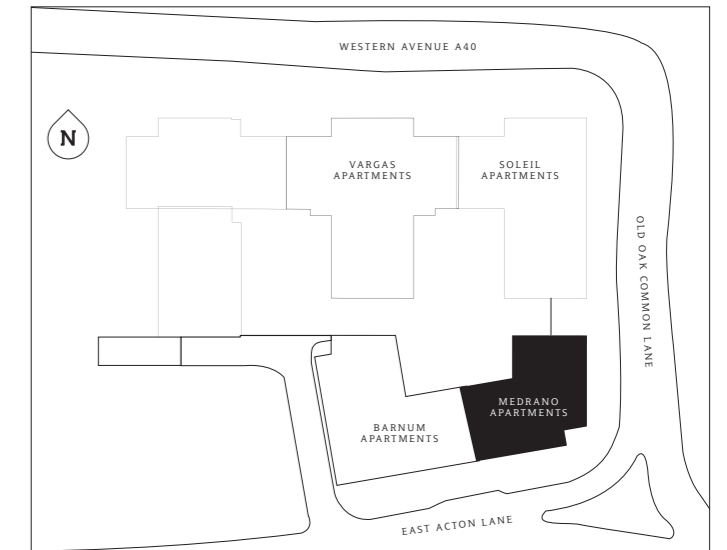


<b>PLOT 311 (6)</b>
<b>Living/Dining</b> 14'6" x 13'11" (4418 x 4231mm)
<b>Kitchen</b> 8'10" x 6'7" (2700 x 2000mm)
<b>Bathroom</b> 6'11" x 6'7" (2100 x 2000mm)
<b>Bedroom</b> 12'9" x 9'7" (3882 x 2916mm)
<b>TOTAL AREA</b> 541.8 sq ft (50.3 sq m)
<b>Roof Terrace</b> 20'10" x 8'5" (6348 x 2578mm)

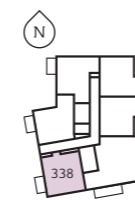


Level 6

# Medrano Apartments 1 bedroom apartment



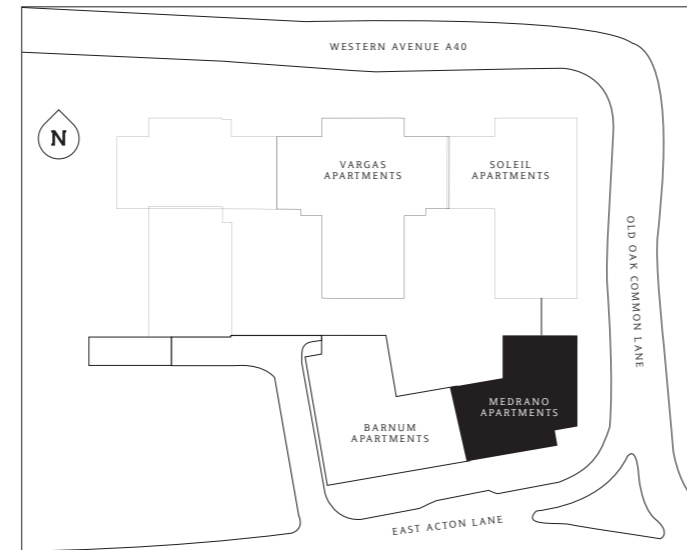
<b>PLOT 338 (7)</b>
<b>Living/Dining</b> 16'6" x 12'0" (5032 x 3662mm)
<b>Kitchen</b> 11'2" x 5'3" (3403 x 1607mm)
<b>Bedroom</b> 16'4" x 10'8" (4984 x 3255mm)
<b>Bathroom</b> 6'11" x 6'7" (2100 x 2000mm)
<b>TOTAL AREA</b> 558.1 sq ft (51.8 sq m)
<b>Balcony</b> 10'5" x 5'5" (3173 x 1650mm)



Level 7



# Medrano Apartments 1 bedroom apartment



**PLOT 339 (7)**

**Living/Dining**  
14'6" x 13'11" (4418 x 4231mm)

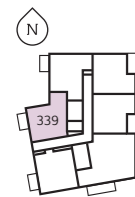
**Kitchen**  
8'10" x 6'7" (2700 x 2000mm)

**Bathroom**  
6'11" x 6'7" (2100 x 2000mm)

**Bedroom**  
12'9" x 9'7" (3882 x 2916mm)

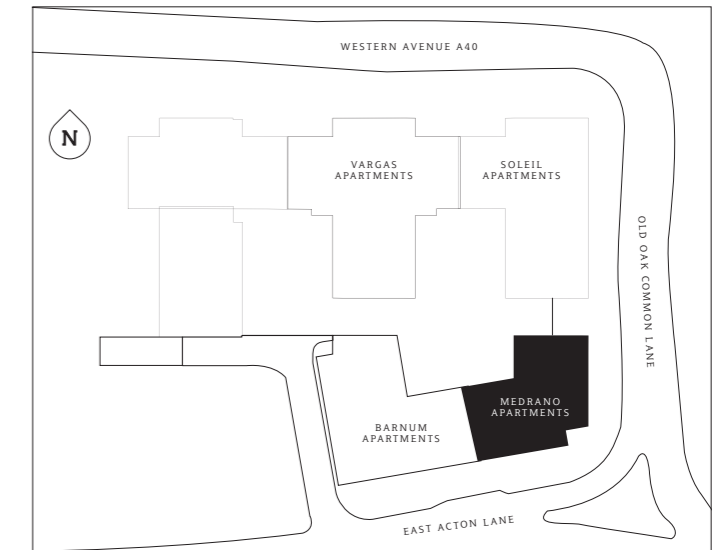
**TOTAL AREA**  
541.8 sq ft (50.3 sq m)

**Balcony**  
10'4" x 5'4" (3172 x 1650mm)



Level 7

# Medrano Apartments 2 bedroom apartment



**PLOT 365 (1)**

**Living/Dining**  
13'9" x 11'10" (4191 x 3614mm)

**Kitchen**  
9'7" x 7'10" (2931 x 2400mm)

**Bedroom 1**  
12'11" x 10'5" (39474 x 3174mm)

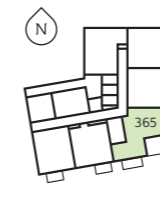
**En suite**  
6'11" x 4'11" (2100 x 1500mm)

**Bedroom 2**  
17'0" x 5'8" (5178 x 1715mm)

**Bathroom**  
6'11" x 6'7" (2100 x 2000mm)

**TOTAL AREA**  
675.4 sq ft (62.7 sq m)

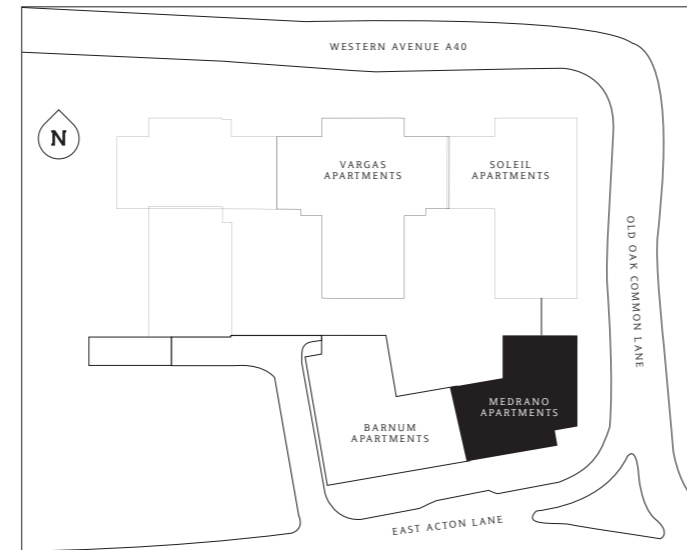
**Balcony**  
12'7" x 5'5" (3900 x 1651mm)



Level 1



# Medrano Apartments 3 bedroom apartment



**PLOTS 279 (2), 285 (3), 292 (4), 299 (5), 309 (6), 337 (7)**

**Living/Dining**  
13'9" x 13'1" (4187 x 3992mm)

**Kitchen**  
9'7" x 8'5" (2927 x 2568mm)

**Bedroom 1**  
12'11" x 9'10" (3947 x 2999mm)

**En suite**  
6'11" x 4'11" (2100 x 1500mm)

**Bedroom 2**  
13'9" x 8'0" (4185 x 2450mm)

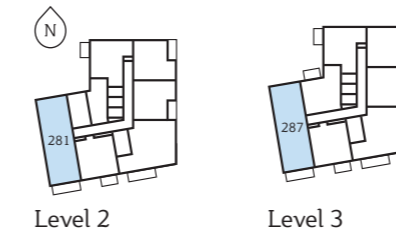
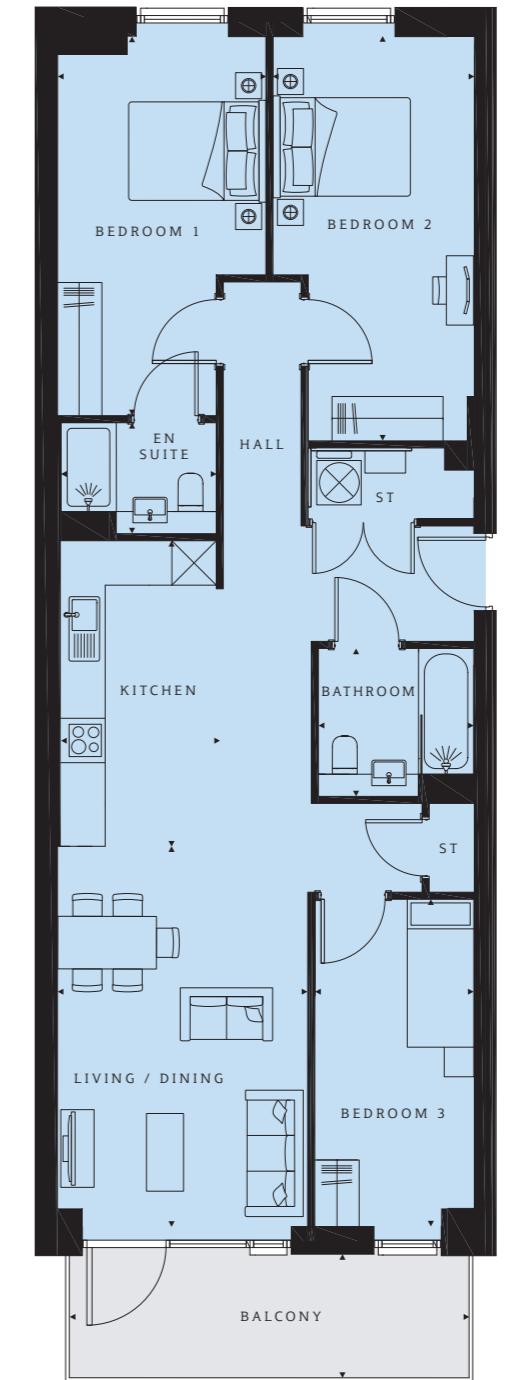
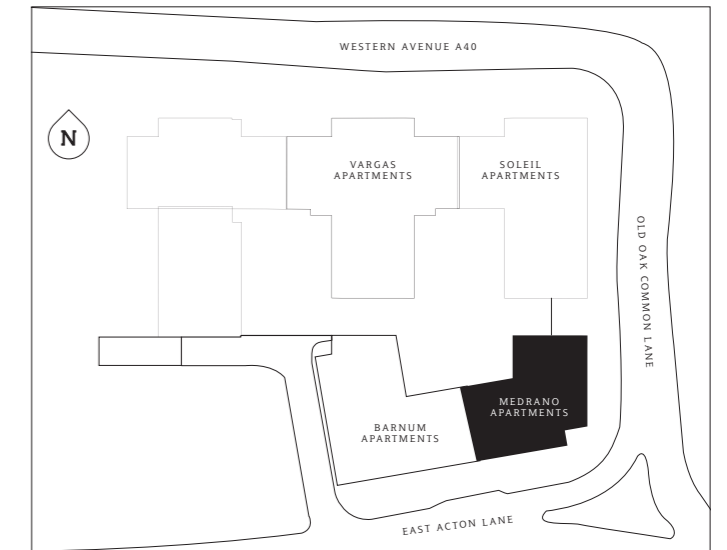
**Bedroom 3**  
10'3" x 8'7" (3123 x 2608mm)

**Bathroom**  
6'11" x 6'7" (2100 x 2000mm)

**TOTAL AREA**  
851.8 sq ft (79.1 sq m)

**Balcony**  
17'9" x 5'5" (5400 x 1650mm)

# Medrano Apartments 3 bedroom apartment



**PLOTS 281 (2), 287 (3), 294 (4)**

**Living/Dining**  
16'10" x 11'1" (5139 x 3381mm)

**Kitchen**  
13'7" x 7'1" (4130 x 2148mm)

**Bedroom 1**  
16'10" x 9'3" (5124 x 2815mm)

**En suite**  
6'11" x 4'11" (2100 x 1500mm)

**Bedroom 2**  
17'11" x 8'11" (5464 x 2715mm)

**Bedroom 3**  
14'6" x 7'1" (4424 x 2149mm)

**Bathroom**  
6'11" x 6'7" (2100 x 2000mm)

**TOTAL AREA**  
981.5 sq ft (91.2 sq m)

**Balcony**  
17'9" x 5'5" (5400 x 1650mm)



# Specification

## Kitchen

Individually designed handleless kitchens with soft-close doors and drawers

Matching worktops and upstands

Stainless steel bowl sink and chrome tap

Fully integrated appliances including combi oven, hood, ceramic hob, dishwasher and fridge/freezer

Downlighters

## Bathroom

White hand wash basin

Toilet with soft-close pan

White bath

Bath screen and shower (where applicable)

White freestanding shower tray (where applicable)

White heated towel rail

Ceramic wall tiles

Shaver socket

Downlighters

## En suite

White hand wash basin

Toilet with soft-close pan

White bath (where applicable)

Bath screen and shower (where applicable)

White freestanding shower tray (where applicable)

White heated towel rail

Ceramic wall tiles

Shaver socket

Downlighters

## General

Video door entry

BT TV/Sky+/FM connectivity in living area

Fibre broadband connectivity

Pendant lighting in hallway, living area & bedrooms

## Communal areas and facilities

Lifts to all floors

Entrance foyer within each block



CGIs are indicative and for illustrative purposes only. Includes optional upgrades available at additional cost.