FIVE INDIVIDUALLY DESIGNED PENTHOUSE APARTMENTS
WITH UNIQUE CHARACTER AND STYLE

An art deco factory conversion to stunning loft-style apartments, offering something unique: living spaces with authentic character and style.

Its vibrant West London location – at the junction of W3, W4, W6 and W12, puts a variety of underground and overground stations in easy reach, and Crossrail is on its way.

It’s also right at the heart of an eclectic range of retailers and recreation, that are turning this quiet corner of London into something extraordinary.
LOVE LONDON LIFE – WITH INTERNATIONAL REACH

The streets of W3 are those we know from films and photoshoots, where Victorian terraces lead onto leafy parks, lined with iconic iron railings and church spires offer a reminder of historic village life. In the heart of London, yet on the doorstep of the rest of the world via Heathrow Airport which is only 24 minutes away by car.

SOURCE: TfL / JOURNEY TIMES CANNOT BE GUARANTEED

LONDON CONTEXT / MAP NOT TO SCALE
DISCOVER THE REST OF THE CAPITAL – DISCOVER THE REST OF THE WORLD

London is for the taking from Long Island Lofts. Within half an hour you can be in the beating business heart of Bank, following in the footsteps of royalty on horseback in Richmond Park or on a train to Paris, departing from Kings Cross St Pancras.

In 2018, you’ll have Crossrail on your doorstep. From nearby Acton Main Line station, journey times into Bank and Liverpool Street will be halved.
LOVE LONDON STYLE

London is famous for its retail scene, and anything you might need – or think you need – can be found.

The West End, less than 15 minutes from Long Island Lofts by tube, is home to haute couture, with designer headquarters and luxury department stores offering the optimum customer experience, built on a service industry borne from the experience of early twentieth century high society.

Westfield London, amongst Europe’s biggest and best shopping centres, is on the doorstep in Shepherd’s Bush whilst the immediate vicinity is home to boutiques and independent cafés and restaurants.
CELEBRATING THE AUTHENTIC, THE ECLECTIC & THE INDEPENDENT

Penthouse living here comes with a neighbourhood full of delights to be savoured and explored.

To the north is Churchfield Road, which its delightful cafés and boutiques including The Village Trading Store, Bake Me, The Blend House, HASU sushi and cosy neighbourhood wine bar Vindinista.

To the east is popular Askew Road, with popular eateries Detour, Café Bouche and Caco & Co, the long-standing JW Beeton boutique and lifestyle store and foodie essentials The Ginger Pig butcher shop and the Artisan Bakery.
are you in the mood?

COWSHED

LONG ISLAND LOFTS / MAPLE WAY, WD

COWSHED / SPA AND BEAUTY BY SOHO HOUSE

BRACKENBURY’S / DELICIOUS ALMOND CROSSANTS AND COFFEE
LONG ISLAND LOFTS / WARPLE WAY, W3

PENTHOUSE COLLECTION / FIVE UNIQUE APARTMENTS

HACK & VELDT DELICATESSEN / ARTISAN BREAD & PASTRY / NATOORA SEASONAL AND ORGANIC PRODUCE
LONG ISLAND LOFTS / WARPLE WAY, W3
PENTHOUSE COLLECTION / FIVE UNIQUE APARTMENTS

ACTON PARK / GREEN SPACES ON YOUR DOORSTEP
WELCOME TO THE CLUB

Located just north of Churchfield Road at the corner of Acton Park, The Park Club is soon to undergo an £8million refurbishment to create a Club des Sports in collaboration with David Lloyd, due to open in April 2018.

Covering 27 leafy acres, the club will continue to provide a state-of-the-art gymnasium, swimming pool, spa, and a packed schedule of fitness classes, but will also bring world class sports tuition and training for adults and children, from tennis and soccer academies to cricket, gymnastics and more.

When you’ve finished, grab a bite in the restaurant or a drink at the bar – this is an oasis for both sport and relaxation.
Named after districts of Long Island, New York – the city which pioneered loft living – these five penthouses form a prestigious collection, all enjoying spacious terraces with bi-fold doors, floor-to-ceiling glazing, airy open-plan living spaces, and separately available secure underground parking.

Each penthouse has its own unique identity and charm. The breathtaking living space of Lindenhurst, with its immersive double height glazed entrance hall. The cantilevered staircase, gallery living space with full height glazing and a spectacular master bedroom suite in Coram. The stunning floating staircase to the spacious upper living area in Montauk. The feature curved glazing in the kitchen dining space, leading out onto a huge terrace in Calverton. The beautifully designed kitchen, dining space and bedrooms, with unique freestanding screen wall leading to the closet and en-suite are the defining feature of Westbury.

We’re sure there’s a penthouse that’s perfect for you.
The beautiful feature floating staircase in Montauk creates a light filled study area beneath.
All of the open plan living spaces feature bespoke kitchens, with marble effect islands and worktops, complemented by warm herringbone oak flooring.
Living spaces open up onto spacious terraces, blurring the boundary between inside and outside.
The detailing is exceptional throughout the penthouses, evident in the subtle lighting on the staircase entrance to Lindenhurst. Above and right: Open plan living and abundant natural light. Every corner can be put to use in a way that maximises your living area, from informal work spaces to quiet reading corners.
Loft living at the next level. Careful zoning gives you the benefits of vast open spaces, while creating distinct areas for comfort and enjoyment.
LEFT/ The grand double height entrance hall at Lindenhurst.

RIGHT AND BELOW/ Cool tones and minimalist design will complement your furnishings and reflect your tastes and style.
ABOVE:
Breakfast bars form part of the kitchen islands, giving you informal spaces for relaxed family life.

RIGHT:
Integrated wine coolers such as the one in Calverton are a feature in all penthouse apartments.

OPPOSITE:
The stunning cantilevered staircase in Coram, leading to the gallery living area.
The loft look is achieved through careful design decisions, such as in the modern critall windows, giving you the industrial aesthetic with state-of-the-art comfort and style.
Scandinavian chic is quietly achieved through the tones, textures and finishing touches.
Left:
The bedroom suites are equally considered, with flooring providing continuity to the spaces, and subtle tones providing a relaxed environment.

Above:
All bedrooms benefit from en-suite bathrooms with feature rain showers and/or bespoke free-standing baths as shown here in Lindenhurst.

Right:
Every detail is carefully thought through, right down to the choice of handles that complement the art deco external architecture.
LEFT:
Spacious, walk-in and walk-through wardrobes provide ample space for even the most fashion-conscious individuals.

BELOW AND OPPOSITE:
Bathed in light, yet warm and inviting, the bedroom suites are beautifully tranquil places to wind down and relax.
The master bedroom suite at Westbury features a free standing screen wall leading through to a discrete dressing room and stunning en-suite.
Frosted glazing sits between the dressing room and en-suite in the master bedroom suite at Coram, providing natural light through the feature skylight while ensuring privacy.
LEFT/
Many of the penthouse bathrooms feature free standing baths with distinctive design and integrated lighting to create the perfect mood.

BELLOW AND OPPOSITE/
The decadent sunken bath in Coremi is the perfect sanctuary.
Bi-fold doors dissolve the distinction between the master bedroom and the outdoors, with the large terrace wrapping around to the living area of The Westbury. Both bedrooms benefit from en-suite bathrooms and are separated by the vast kitchen/living.

**KEY FEATURES**
- Master bedroom with bifold doors onto terrace
- Walk-in wardrobe with vanity table (Master)
- Large master (22 sq m)
- Large terrace (49 sq m)
- His & Hers sinks in en-suite (Master)
- Floor to ceiling windows
- Secure underground parking (separately available)

**DIMENSIONS**

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
<th>Area</th>
</tr>
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<tbody>
<tr>
<td>Bedroom 1</td>
<td>4.79m x 2.86m</td>
<td>13.9 sq m</td>
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<tr>
<td>En-Suite</td>
<td>4.99m x 1.33m</td>
<td>7.3 sq m</td>
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<tr>
<td>Dressing Room</td>
<td>4.78m x 1.60m</td>
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<td>Bedroom 2</td>
<td>4.45m x 3.09m</td>
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<tr>
<td>En-Suite</td>
<td>2.03m x 2.42m</td>
<td>4.9 sq m</td>
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<tr>
<td>Living Area</td>
<td>4.44m x 8.90m</td>
<td>39.3 sq m</td>
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<tr>
<td>Kitchen</td>
<td>2.50m x 3.33m</td>
<td>8 sq m</td>
</tr>
<tr>
<td>WC</td>
<td>0.99m x 2.01m</td>
<td>1.9 sq m</td>
</tr>
<tr>
<td>Terrace</td>
<td>—</td>
<td>49 sq m</td>
</tr>
<tr>
<td><strong>TOTAL AREA</strong></td>
<td></td>
<td><strong>99.8 sq m</strong> (1074.2 sq ft)</td>
</tr>
</tbody>
</table>
PENTHOUSE 2 / CALVERTON

Two terraces can be accessed from the dual aspect living space of Calverton, allowing for sunshine in both the morning and evening. Both bedrooms lead onto the larger terrace through floor to ceiling glass doors.

KEY FEATURES /
- Dual aspect open plan living room
- Large master (18.5 sq m)
- Large terrace (56.3 sq m + 9 sq m terrace at rear)
- Floor to ceiling windows
- Secure underground parking (separately available)

DIMENSIONS /

<p>| | | | | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
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<tr>
<td>EN-SUITE</td>
<td>2.55m x 2.97m</td>
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<tr>
<td>BEDROOM 2</td>
<td>3.64m x 3.26m</td>
<td>12 sq m</td>
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<tr>
<td>LIVING AREA</td>
<td>6.96m x 6.59m</td>
<td>39 sq m</td>
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<tr>
<td>KITCHEN</td>
<td>2.50m x 3.33m</td>
<td>11.3 sq m</td>
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<td></td>
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<tr>
<td>BATHROOM</td>
<td>3.33m x 1.78m</td>
<td>5.6 sq m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TERRACE</td>
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<tr>
<td>TOTAL AREA</td>
<td></td>
<td>100 sq m</td>
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(1076.4 sq ft)
PENTHOUSE 3 / MONTAUK

One of two duplex penthouses, Montauk’s two living spaces are joined by a feature floating staircase, naturally lit through a large skylight. The open plan living space upstairs benefits from spectacular views, whilst downstairs enjoys two terraces. Three of the four bedrooms have en-suite bathrooms, with free-standing baths and rain showers.

KEY FEATURES /
Duplex
Large terraces (30 sq m + 13 sq m at rear)
Open plan living areas to both floors
Floor to ceiling windows
Feature floating staircase
Feature skylight
Utility Room
Contemporary free standing baths with integrated low level lighting
Secure underground parking (separately available)

DIMENSIONS /

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions (m x m)</th>
<th>Area (sq m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bedroom 1</td>
<td>3.50 x 3.52</td>
<td>12.5</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>3.58 x 3.70</td>
<td>13.2</td>
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<tr>
<td>En-suite 1</td>
<td>3.58 x 1.69</td>
<td>6.3</td>
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<tr>
<td>Bedroom 3</td>
<td>3.43 x 3.70</td>
<td>12.6</td>
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<tr>
<td>En-suite 2</td>
<td>3.43 x 1.88</td>
<td>6.4</td>
</tr>
<tr>
<td>Bedroom 4</td>
<td>3.54 x 6.05</td>
<td>21.5</td>
</tr>
<tr>
<td>En-suite 3</td>
<td>3.54 x 1.88</td>
<td>6.6</td>
</tr>
<tr>
<td>Living Area 1</td>
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<tr>
<td>Living Area 2</td>
<td>4.90 x 6.59</td>
<td>32.4</td>
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<tr>
<td>Kitchen</td>
<td>2.50 x 3.31</td>
<td>8.3</td>
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<tr>
<td>Bath/utility</td>
<td>3.20 x 1.78</td>
<td>5.4</td>
</tr>
<tr>
<td>Terrace</td>
<td>—</td>
<td>43</td>
</tr>
<tr>
<td>Total area</td>
<td>204</td>
<td>(2195.9 sq ft)</td>
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</table>
The second of the duplex apartments, Coram’s master suite on the upper floor benefits from a private terrace, walk-in dressing room and en-suite with double shower.

A striking cantilevered staircase connects the two floors, whilst bi-fold doors and double height windows let the light pour in.

**KEY FEATURES /**
- Duplex
- Large terraces (30 sq m + 13 sq m at rear)
- Double-height windows
- Feature cantilevered staircase
- Feature skylight
- Luxurious super-sized master bedroom (31.6 sq m) with walk-in wardrobe and private terrace
- Utility room
- Secure underground parking (separately available)

**DIMENSIONS /**

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
<th>Area</th>
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<tbody>
<tr>
<td>BEDROOM 1</td>
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<td>22.5 sq m</td>
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<tr>
<td>EN-SUITE</td>
<td>1.60m x 4.59m</td>
<td>7.3 sq m</td>
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<tr>
<td>BEDROOM 2</td>
<td>3.52m x 3.86m</td>
<td>13.6 sq m</td>
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<tr>
<td>BEDROOM 3</td>
<td>4.22m x 7.40m</td>
<td>31.2 sq m</td>
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<tr>
<td>EN-SUITE</td>
<td>2.23m x 3.69m</td>
<td>8.6 sq m</td>
</tr>
<tr>
<td>DRESSING ROOM</td>
<td>2.23m x 3.69m</td>
<td>8 sq m</td>
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<tr>
<td>LIVING AREA 1</td>
<td>5.30m x 6.17m</td>
<td>32.7 sq m</td>
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<tr>
<td>LIVING AREA 2</td>
<td>7.08m x 6.64m</td>
<td>34.3 sq m</td>
</tr>
<tr>
<td>KITCHEN</td>
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<td>12 sq m</td>
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<tr>
<td>BATHROOM</td>
<td>3.52m x 2.16m</td>
<td>7.4 sq m</td>
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<tr>
<td>UTILITY ROOM</td>
<td>1.67m x 1.27m</td>
<td>2.5 sq m</td>
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<tr>
<td>TERRACE</td>
<td>—</td>
<td>43 sq m</td>
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<tr>
<td><strong>TOTAL AREA</strong></td>
<td><strong>202 sq m</strong></td>
<td><strong>2174.3 sq ft</strong></td>
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**NOTES:**
- Levels 1 and 2 are shown on the drawing opposite.
- All dimensions are approximate and subject to minor variations.
- Images are indicative of the development and subject to reasonable variations.
The largest lateral penthouse, Lindenhurst covers an impressive 2,466 sq ft. The property benefits from private lift access, a grand double height entrance hall and awe-inspiring living area dimensions. Bi-fold doors encourage indoor/outdoor living, whilst a walk-in wardrobe, double shower and freestanding bathtubs add to the overall sense of luxury.

**KEY FEATURES**
- Large terrace (30 sq m)
- Huge lateral flat (229 sq m)
- Massive open plan living area (78 sq m)
- Private lift access & lobby
- Impressive double height entrance foyer with feature staircase
- Feature skylight
- Bi-fold door leading to terrace for indoor/outdoor living
- Floor to ceiling windows
- Integrated coffee machine
- Utility room
- Walk-in wardrobe
- Feature bathroom with double shower and freestanding bath
- Secure underground parking (separately available)

**DIMENSIONS**

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<thead>
<tr>
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<tbody>
<tr>
<td>BEDROOM 1</td>
<td>3.62m x 5.04m</td>
<td>18.6 sq m</td>
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<tr>
<td>EN-SUITE</td>
<td>3.62m x 1.88m</td>
<td>6.7 sq m</td>
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<tr>
<td>BEDROOM 2</td>
<td>3.46m x 4.73m</td>
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<tr>
<td>BEDROOM 3</td>
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<tr>
<td>EN-SUITE</td>
<td>1.85m x 3.21m</td>
<td>6 sq m</td>
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<tr>
<td>DRESSING ROOM</td>
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<td>8.4 sq m</td>
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<tr>
<td>LIVING AREA</td>
<td>11.42m x 8.09m</td>
<td>101 sq m</td>
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<tr>
<td>KITCHEN</td>
<td>3.76m x 4.71m</td>
<td>17.3 sq m</td>
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<tr>
<td>BATHROOM</td>
<td>2.61m x 4.64m</td>
<td>13 sq m</td>
</tr>
<tr>
<td>UTILITY ROOM</td>
<td>3.05m x 2.00m</td>
<td>5.5 sq m</td>
</tr>
<tr>
<td>TERRACE</td>
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<td>30 sq m</td>
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<tr>
<td><strong>TOTAL AREA</strong></td>
<td><strong>229.1 sq m</strong></td>
<td>(2466.1 sq ft)</td>
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</table>
PENTHOUSE SPECIFICATION

The specification has been chosen for both excellent quality and high aesthetic values. Meticulously curated to celebrate form and function, light and space, the Long Island Lofts Penthouse Collection raises the bar for standards of finish.

KITCHENS

Individually designed kitchen layouts by Hacker
- Bora induction hob with integrated cookertop extractor
- Marble-effect kitchen counter tops and continuous backsplashes
- Integrated Smeg appliances
- Integrated wine fridges in kitchen islands
- Stainless steel Smeg undermount sinks
- High gloss lacquered finishes to cabinets
- Pull-out pan and racked storage units

LIVING SPACES & BEDROOMS

- Bespoke herringbone stained oak flooring
- Bespoke stained oak entrance doors and internal doors
- Bespoke painted architraves and skirtings
- Integrated storage units in the living room
- Crittal windows throughout
- Full wall fitted handleless wardrobes with vanity consoles

BATHROOMS

- Bespoke resin counter wash basins
- Hansgrohe shower and sink fixtures
- Hansgrohe thermostatic mixer
- Ceiling-mounted rain shower heads
- Porcelain floor and wall tiles with bespoke joinery throughout
- Mirrored storage cabinets
- Bagno concealed WCs

MECHANICAL & ELECTRIC

- Air-conditioning
- Water system underfloor heating
- Dimmable LED gasket lighting and picture lights for feature walls
- Chrome lighting switches
- Cat 5 cabling, providing Wi-Fi (Sky/Virgin)
- TV points in all living rooms and bedrooms
- British standard sprinkler systems throughout
- Integrated lighting on terraces
- CCTV cameras throughout communal areas
- Solar panels for all communal electricity requirements
While these particulars and plans are prepared for the convenience of intending purchasers, the information contained is for guidance only. This information should not be relied upon as statements of fact and it does not constitute a contract or warranty. The dimensions given on plans are approximate and are not intended to be used for cutting doors, appliance sizes or items of furniture.

10 REASONS TO LOVE LONG ISLAND LOFTS
THE PENTHOUSE COLLECTION

01/ Brand new penthouses within a period art deco building
02/ Architecturally designed, unique living spaces with character and style
03/ Spacious, open plan rooms flooded with natural light via oversized skylights, bi-fold doors and floor to ceiling windows
04/ Living spaces with authentic character and style, enhanced with superior specification finishes
05/ Large terraces enhance indoor/outdoor living
06/ Secure parking available
07/ Fast growing, desirable area in sought-after West London
08/ Great transport links, with Crossrail coming in 2018
09/ Fantastic range of local independent retailers and eateries
10/ 10 year building guarantee

To arrange a viewing or for further information, please contact the agents:
020 7965 7519
penthouses@longislandlofts.london.com

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