



WESTGATE HOUSE

HIGHLIFE COLLECTION

WEST GATE EALING LONDON W5

Brand new upper level
limited edition suites,
apartments & penthouses -
each with exceptional
specifications and finishes
throughout

WELCOME TO THE HIGHLIFE



O'SHEA





Backed by
HM Government

Available
with selected
apartments



Choice of 1 bedroom suites and 1 & 2 bedroom apartments at level six, 1 & 2 bedroom penthouses at levels seven & eight.



Majority with superb skyline views.



Highly refined specifications & finishes throughout.



Dramatic 7 storey glazed atrium void.



Imposing reception foyer and central 24 hour concierge desk.

WESTGATE HOUSE

HIGHLIFE COLLECTION & LIFESTYLE OVERVIEW



Residents private fully equipped gymnasium.



Exclusive dry heat sauna and relaxing steam room.



Interior designed 6th floor communal multi-zone sky lounge.



Tiered level cinema/screening room.



Residents ground floor open plan workspace hot desk facilities.



Extensive secure car parking & cycle store.



- Westgate House is located little over 5 minutes walk from Hanger Lane Tube Station served by the Central Line. Residents will be within 15 minutes of Zone 1 connectivity.
- Ealing Broadway Station will be within a 10 minute hop by public transport, providing the nearest Crossrail service both west bound and east into central London.
- The development is strategically located for fast road and motorway connectivity – with the M25 and M40 around 16 minutes drive time.
- For international travel, London Heathrow is accessible by road in around 25 minutes or by forthcoming Crossrail in just 14 minutes.

The lifestyle that's going places

WHERE YOU WANT – BY ROAD, RAIL OR AIR

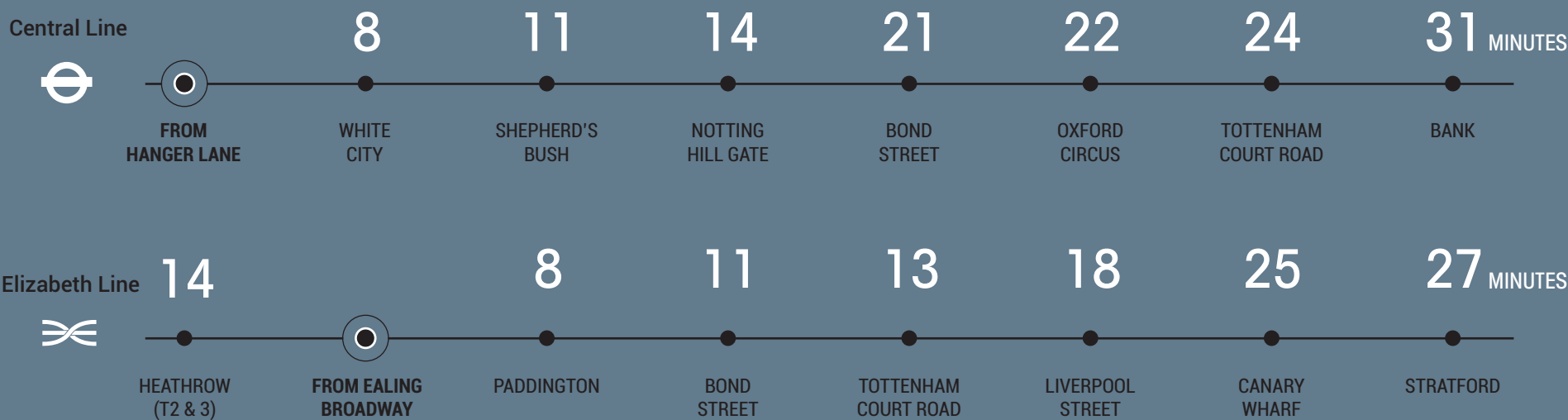
- Residents will be 8 minutes by tube from White City – London's fastest growing retail, academic, creative media and fashion led district.
- Westfield London, the flagship store at White City has undergone a £600 million expansion to now rank as one of Europe's top retail destinations.
- Wembley Stadium and the SSE Arena lie around 10 minutes drive from Westgate House. The indoor arena is London's most iconic concert and events venue.
- Bond Street will be 21 minutes by tube, providing the gateway to the Capital's world renowned West End shopping streets.





Westgate House will have the best of West London within 10 minutes travel time.

EALING BROADWAY • CROSSRAIL • WHITE CITY



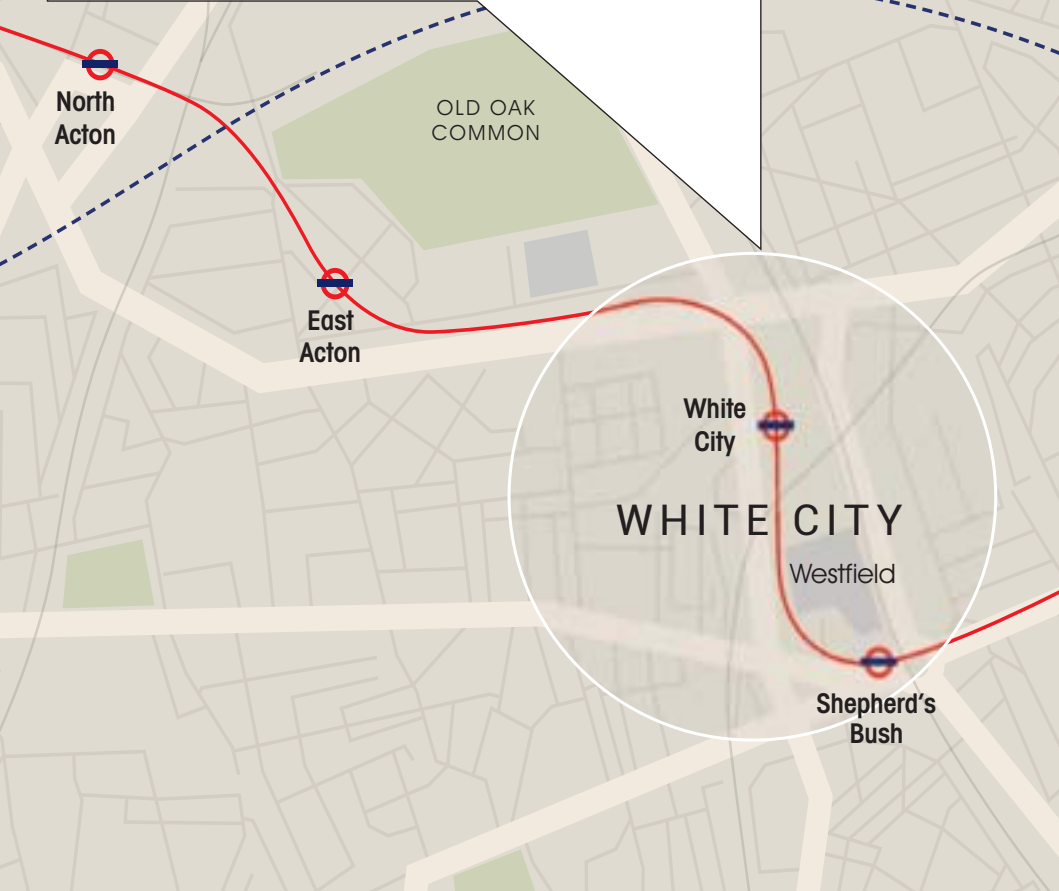
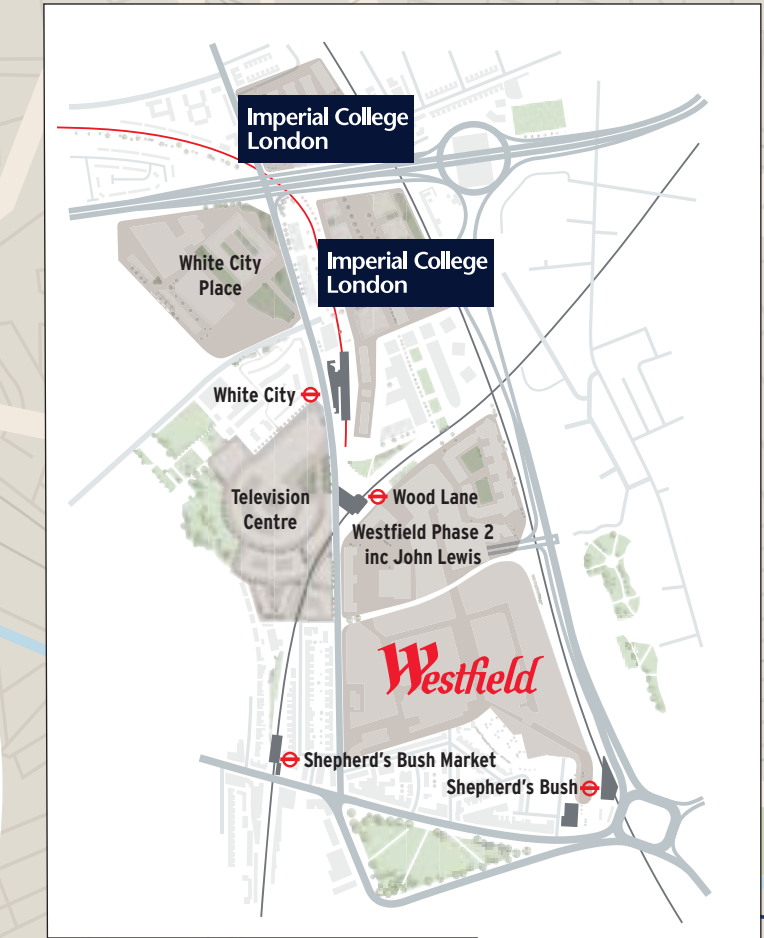
Approximate journey times are from Hanger Lane and Ealing Broadway to principal stations, and are taken from tfl.gov.uk and crossrail.co.uk.



Today, fast connections are a key part of our lifestyle – and at Westgate House they will simply excel.

Residents can enjoy local shopping on Ealing Broadway, brand name shopping at Westfield or pop into the West End for a touch of absolute retail excellence.

The emergence of White City as a major cultural, business and academic destination will also be a significant benefit for residents at Westgate House – with Imperial College London now ranked amongst the world's top 10 universities.





Ealing Broadway

Where designer malls, fashion, nightlife and A-list eateries meet green common, parkland and recreation.

Today, Ealing is well and truly a designer label destination, packed with gastro bars, themed restaurants, pocket-sized pizzeria's, coffee shops, galleries and quirky haunts that together create a buzzing atmosphere and line a Broadway that boasts fine independent and high street shopping.

In addition, Westgate House is also within convenient proximity of a wealth of parkland and open green space which include the nearby Hanger Hill Park, the vast expanse of Ealing Common and numerous golf courses.



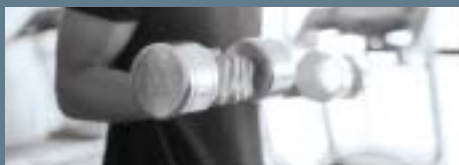
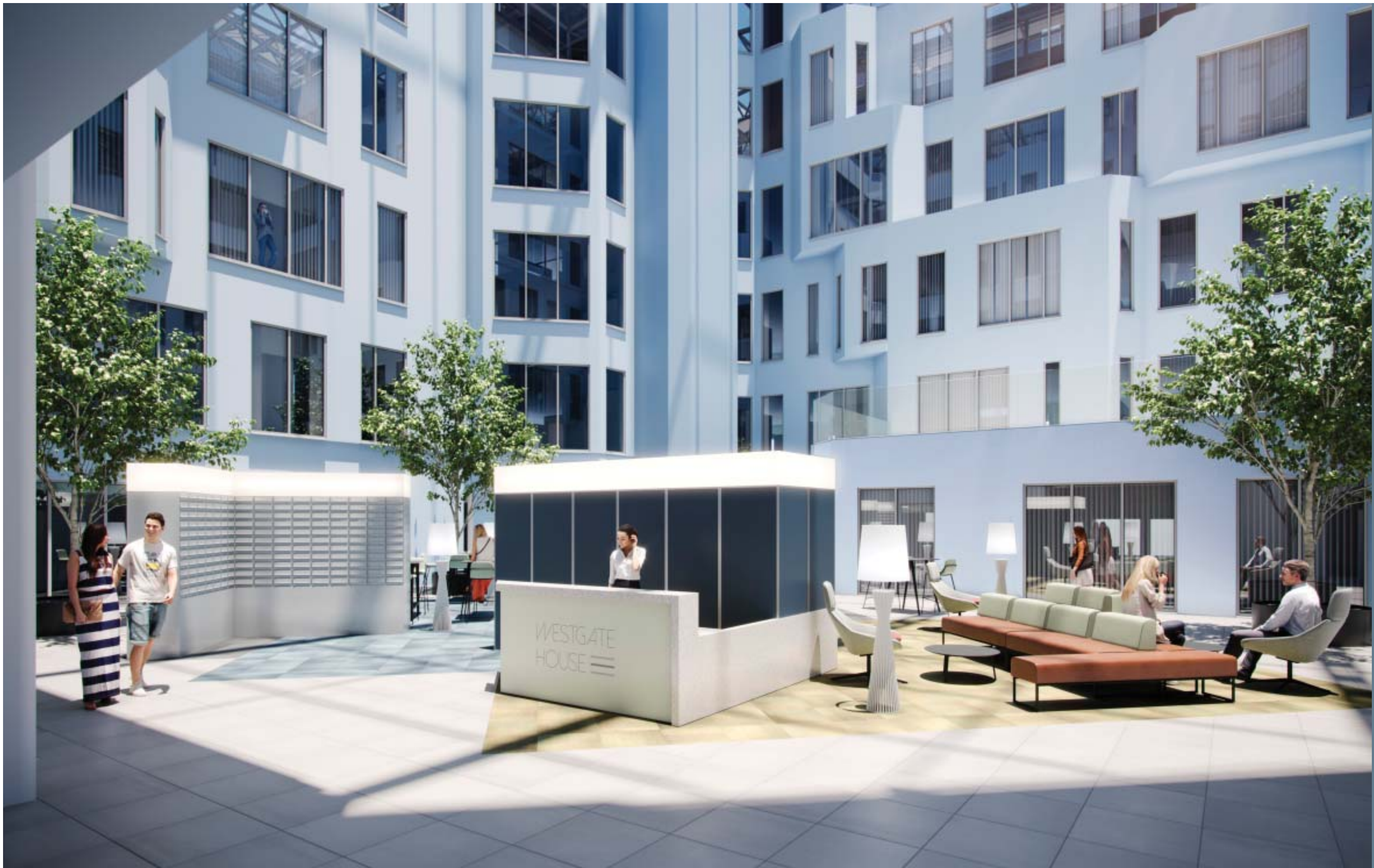


White City has now taken on the rapidly emerging status of **becoming London's new Shoreditch**, coupled with the academic excellence akin to the Capital's world renowned universities.



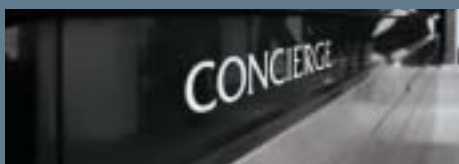
The Growth Zone White City

- White City is now served by four tube stations operating five rail lines and is located 8 minutes from Westgate House on the Central Line.
- It is now widely acknowledged as one of the UK's most prominent life sciences and technology districts.
- Imperial College London are developing a vast 25 acre, £3 billion new campus to include a state of the art molecular sciences research hub.
- White City Place has been transformed into a high tech 17 acre business district, also where around 3000 BBC staff continue creative production.
- British luxury fashion house Ralph Russo have opened a new atelier space and head office at White City Place, while a new White City Troubadour theatre has also recently opened providing a 1200-seat fully flexible venue.
- The £600 million expansion of Westfield London comprises an additional 750,000 sqft of retail, restaurant and leisure space with some 250,000 sqft alone dedicated to John Lewis.
- BBC's former television studios have now been transformed into a mini metropolis.
- Soho House has now opened a fabulous new 45 room deluxe hotel with private members club and rooftop swimming pool.



WESTGATE HOUSE

AMENITIES & LEISURE

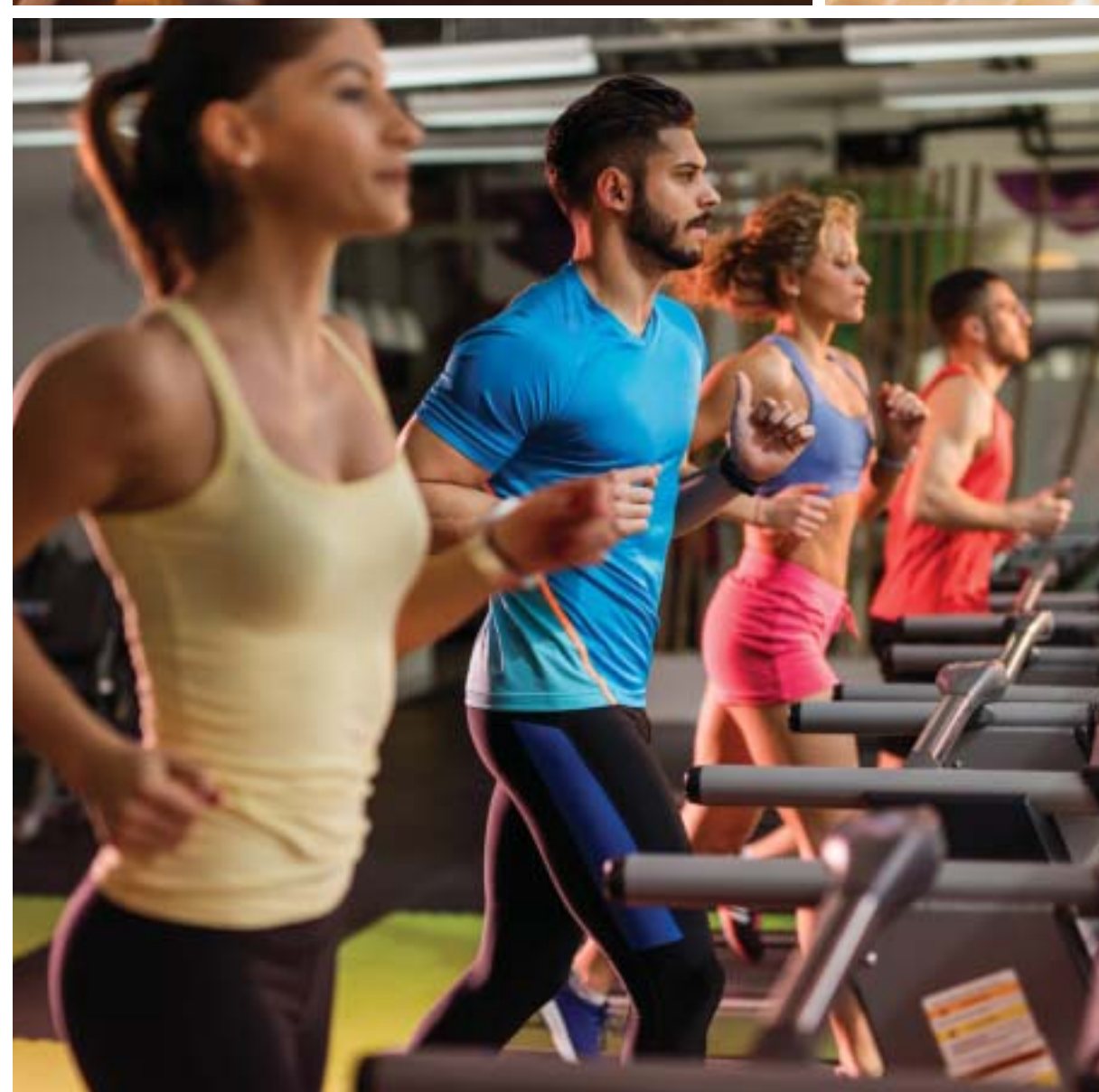




Recreation, rejuvenation and wellbeing

Residents at Westgate House will have exclusive use of an exceptional array of lifestyle facilities that combine relaxation, rejuvenation and wellbeing – at a pace that suits you.

The gym, sauna, steam room and screening room will be located at ground floor level, concierge and hot desks at upper ground and leisure zone sky lounge at sixth level.



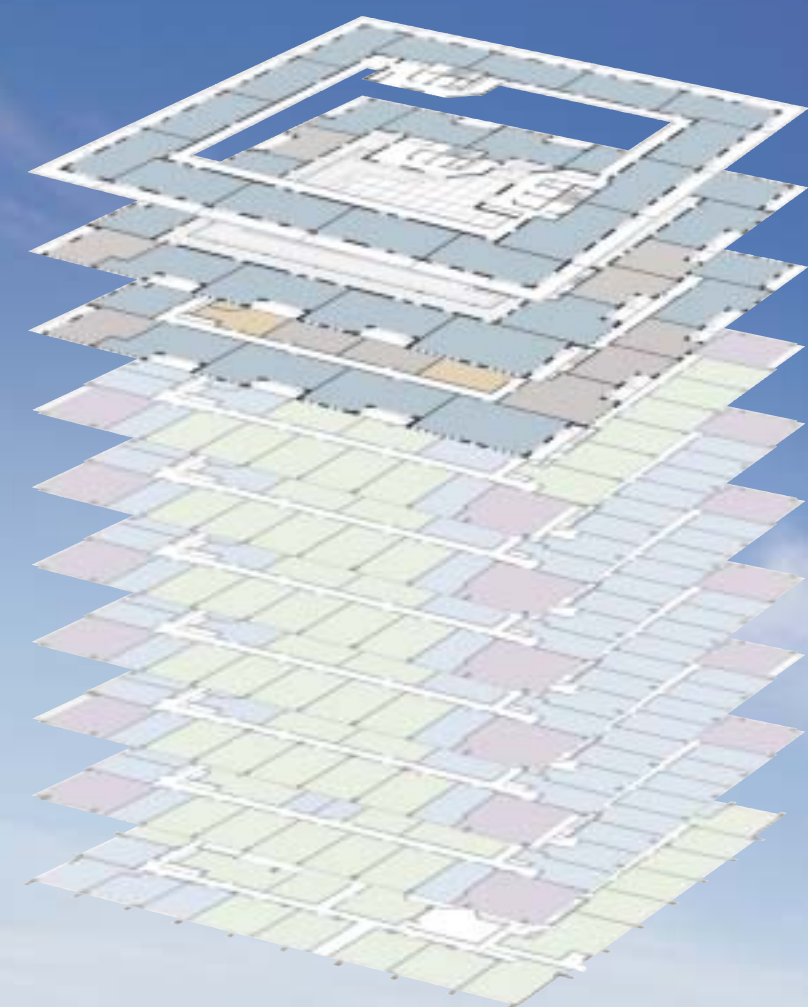


Step in to your interior designed 'multi-zone' sky lounge

Located at sixth floor level, this fabulous lounge will provide three semi partitioned dedicated zones complete with kitchenette, privacy pods and two external terrace areas.

The zones are designed to initiate social networking coupled with relaxation amid a luxuriously appointed, multi functional setting.





8 HIGHLIFE PENTHOUSES

7 HIGHLIFE PENTHOUSES

6 HIGHLIFE APARTMENTS

5

4

3

2

1

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Each outward facing apartment at level 6 and each penthouse at levels 7 & 8 will benefit a winter garden style balcony or full width terrace to enjoy the superb panoramic skyline views.

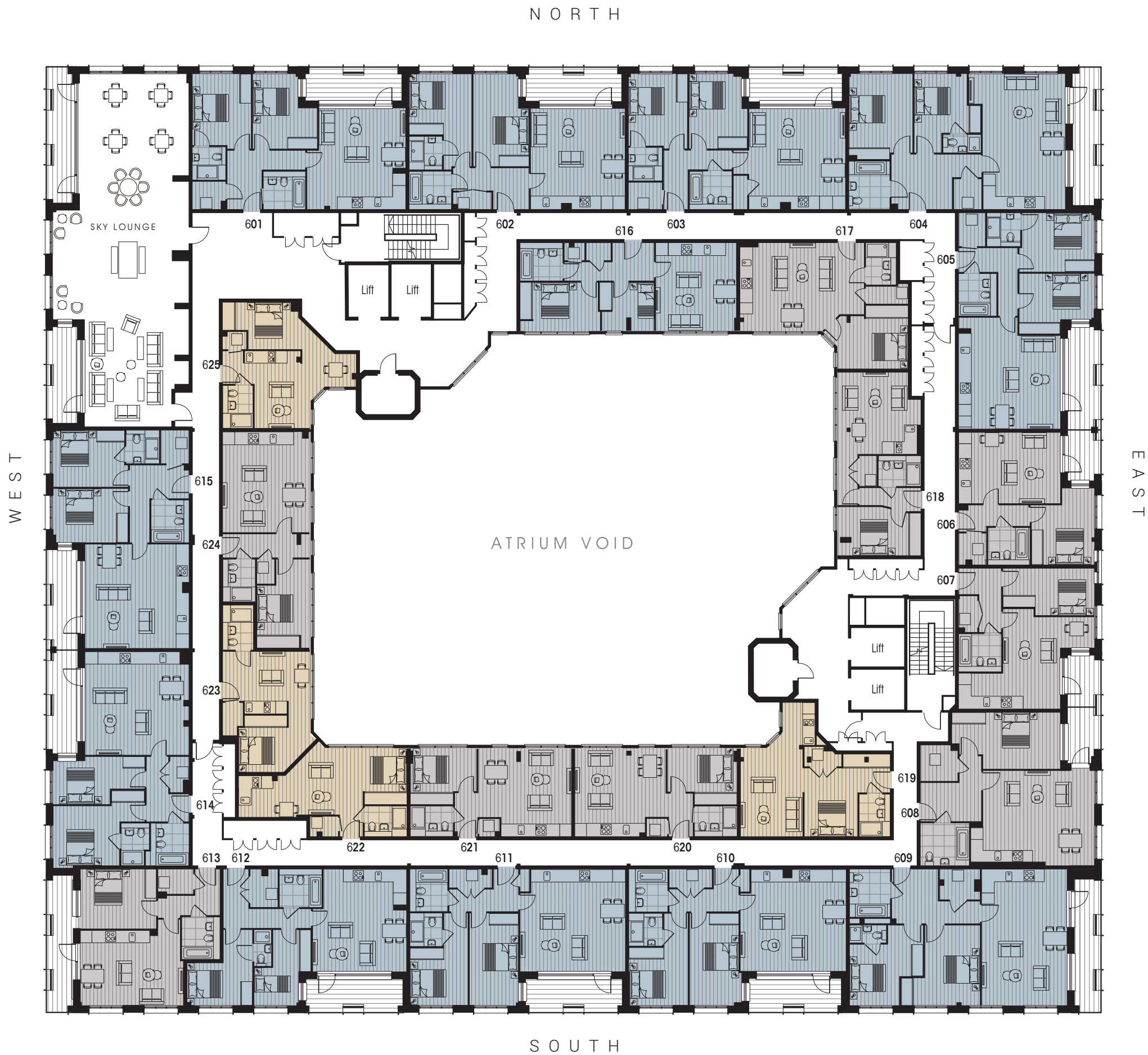
WESTGATE
HOUSE 
HIGHLIFE COLLECTION

Stunning new apartments & penthouses

TAKE A VIEW

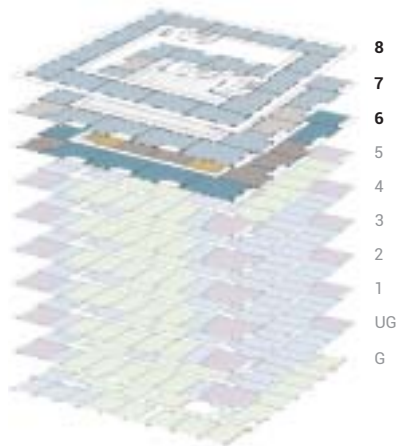
Actual view looking North from level 8, the two lower levels will also enjoy similar skyline vistas.





AREA SCHEDULE

NO.	TYPE	SQ.M.	SQ.FT.
601	2 BED	74.6	803
602	2 BED	76.0	818
603	2 BED	76.2	820
604	2 BED	86.9	935
605	2 BED	75.7	815
606	1 BED	47.5	511
607	1 BED	50.1	539
608	1 BED	70.2	756
609	2 BED	87.9	946
610	2 BED	77.0	829
611	2 BED	76.6	825
612	2 BED	67.5	727
613	1 BED	51.3	552
614	2 BED	75.8	816
615	2 BED	77.7	836
616	2 BED	56.7	610
617	1 BED	50.6	545
618	1 BED	44.2	476
619	STUDIO	43.1	464
620	1 BED	42.3	455
621	1 BED	42.1	453
622	STUDIO	35.0	377
623	STUDIO	33.2	357
624	1 BED	51.8	558
625	STUDIO	37.5	404



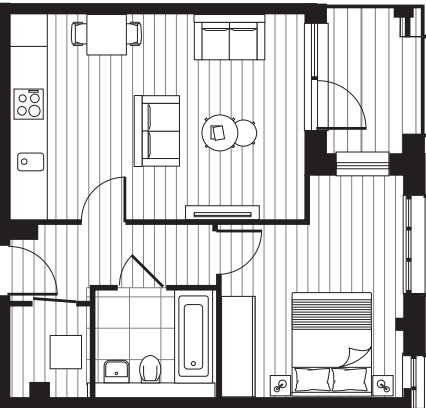
EXAMPLE APARTMENT TYPES ON SIXTH LEVEL



1 Bedroom Suite
619
43.1 sq.m 464 sq.ft



1 Bedroom Apartment
620
42.3 sq.m 455 sq.ft



1 Bedroom Apartment
606
47.5 sq.m 511 sq.ft

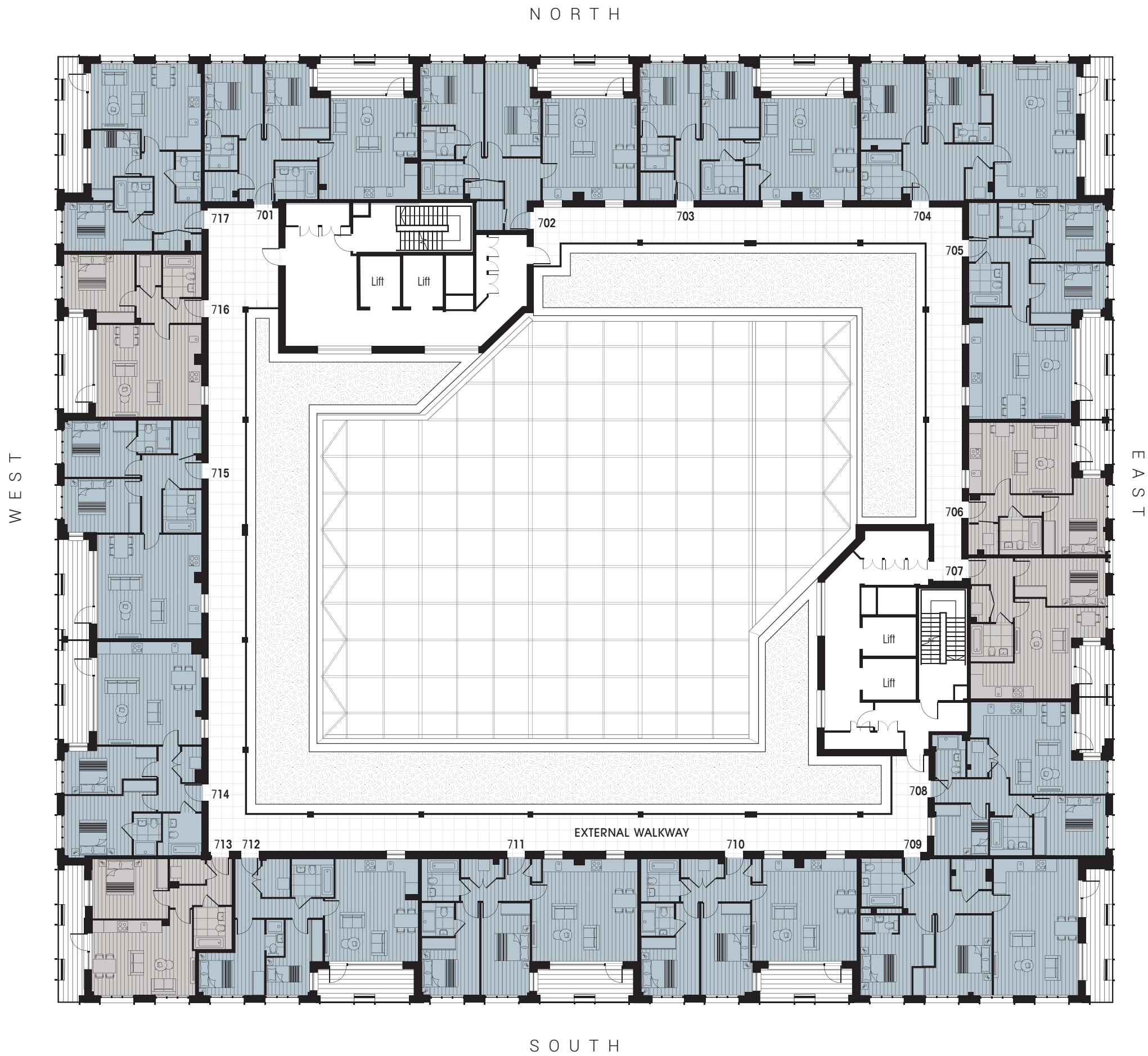


2 Bedroom Apartment
603
76.2 sq.m 820 sq.ft



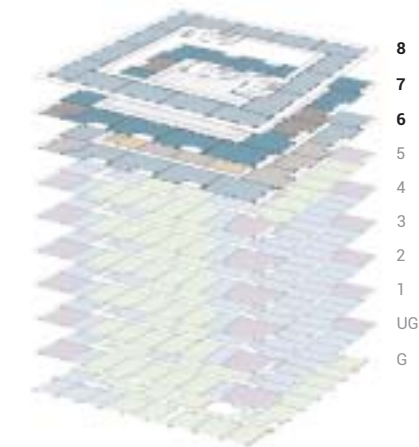
Block floor plans and apartment layouts are intended to be correct, precise details may vary. Total areas are accurate to within 5%.

LEVEL 6

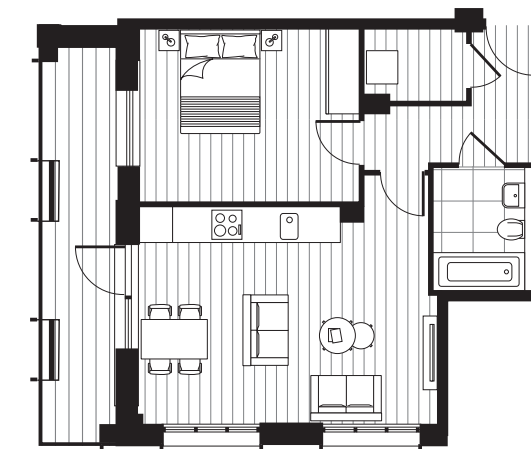


AREA SCHEDULE

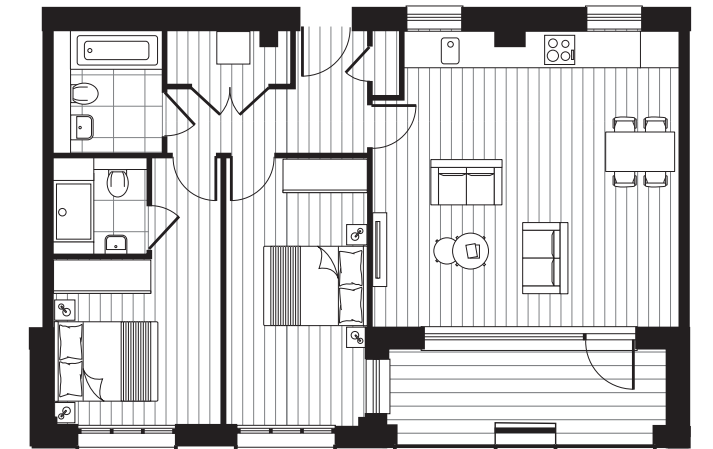
NO.	TYPE	SQ.M.	SQ.FT.
701	2 BED	75.2	809
702	2 BED	80.7	869
703	2 BED	77.6	835
704	2 BED	87.8	945
705	2 BED	76.9	828
706	1 BED	48.2	519
707	1 BED	50.3	541
708	2 BED	68.5	737
709	2 BED	88.3	950
710	2 BED	77.4	833
711	2 BED	77.8	837
712	2 BED	67.5	727
713	1 BED	51.3	552
714	2 BED	77.1	830
715	2 BED	78.6	846
716	1 BED	55.2	594
717	2 BED	64.9	699



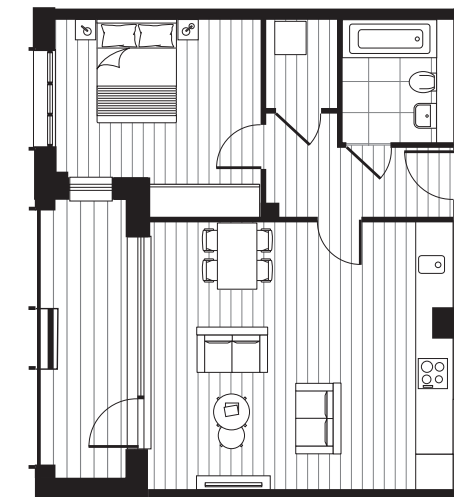
EXAMPLE APARTMENT TYPES ON SEVENTH LEVEL



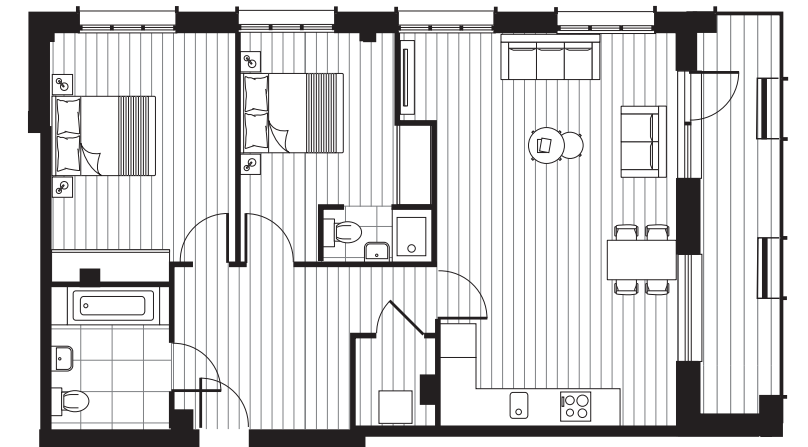
1 Bedroom Apartment
713
51.3 sq.m 552 sq.ft



2 Bedroom Apartment
711
77.8 sq.m 837 sq.ft



1 Bedroom Apartment
716
55.2 sq.m 594 sq.ft

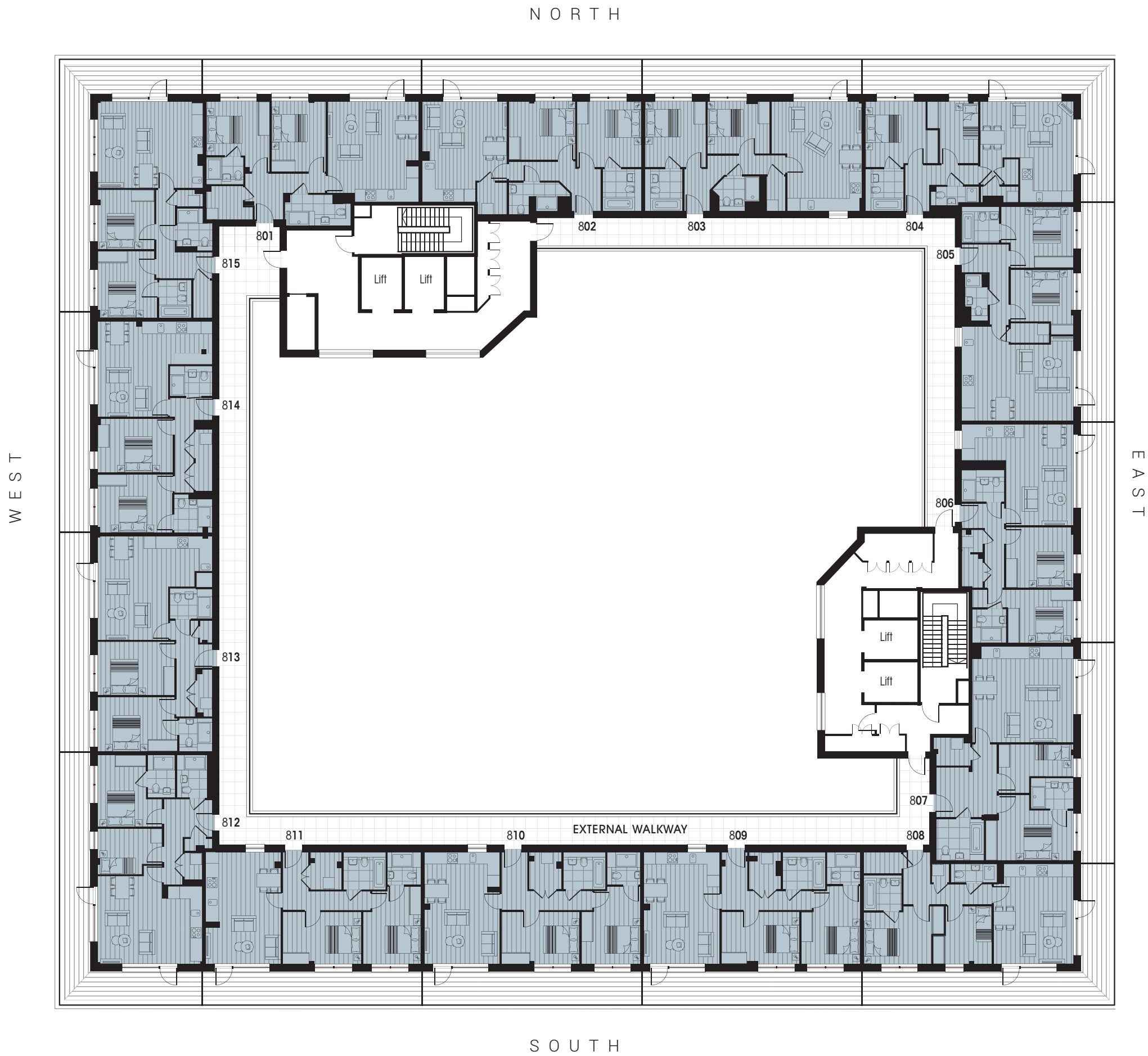


2 Bedroom Apartment
704
87.8 sq.m 945 sq.ft



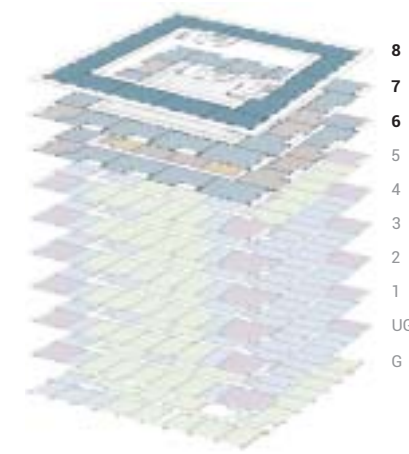
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LEVEL 7

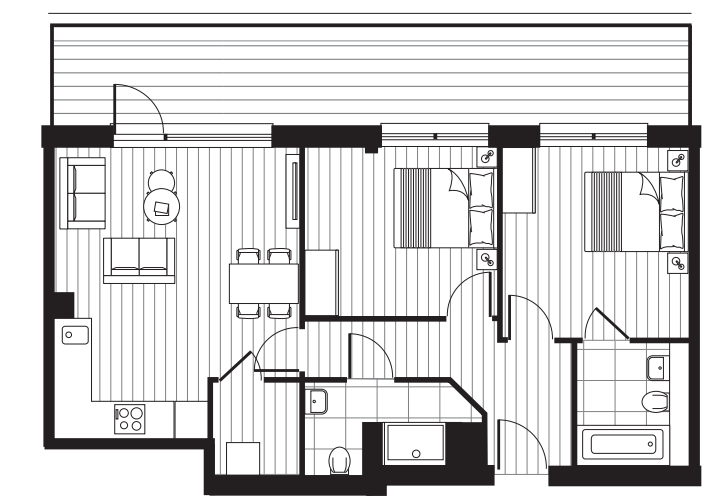


AREA SCHEDULE

NO.	TYPE	SQ.M.	SQ.FT.
801	2 BED	72.3	778
802	2 BED	71.0	764
803	2 BED	71.0	764
804	2 BED	65.1	701
805	2 BED	70.6	760
806	2 BED	70.4	758
807	2 BED	77.7	836
808	2 BED	64.4	693
809	2 BED	72.0	775
810	2 BED	72.0	775
811	2 BED	71.5	770
812	2 BED	67.3	724
813	2 BED	73.2	788
814	2 BED	71.4	769
815	2 BED	70.1	755



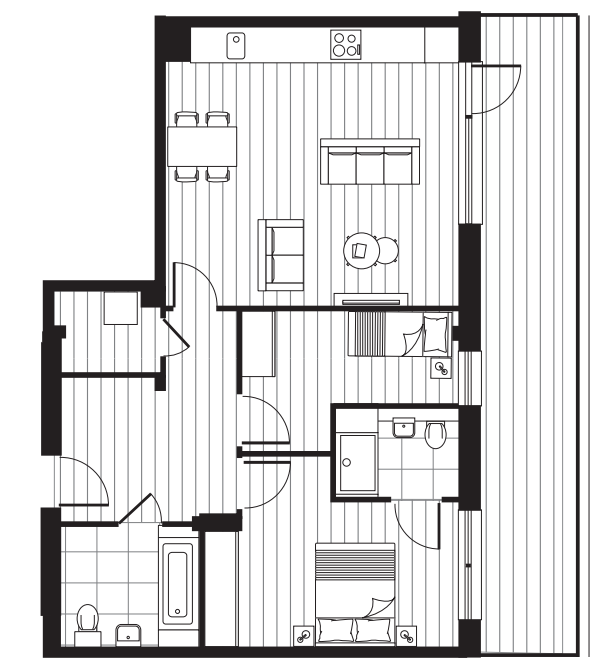
EXAMPLE APARTMENT TYPES ON EIGHTH LEVEL



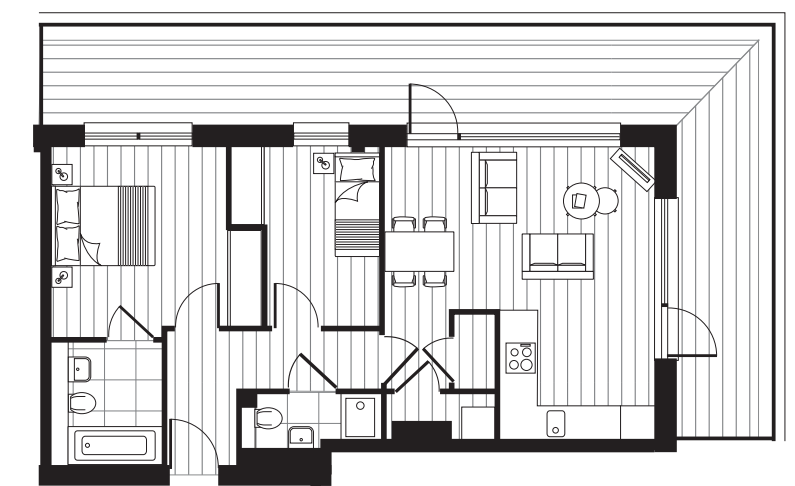
2 Bedroom Apartment
802
71.0 sq.m 764 sq.ft



2 Bedroom Apartment
809
72.0 sq.m 775 sq.ft



2 Bedroom Apartment
807
77.7 sq.m 836 sq.ft



2 Bedroom Apartment
804
65.1 sq.m 701 sq.ft



LEVEL 8

Block floor plans and apartment layouts are intended to be correct, precise details may vary. Total areas are accurate to within 5%.

Actual view looking North West.



Actual view looking South West.



Actual view looking East.



Actual view looking North East.



LEVEL 8 VIEWS



space, light & sheer style



THE HIGHLIFE

ABOVE ALL ELSE





Ensuite and family bathrooms exude refined style with white marbled floor and wall finishes, black contrasting fittings and mirrored alcoves. Bedrooms capture and convey contemporary opulence at its finest.

contemporary opulence

THE HALLMARK OF HIGHLIFE LIVING



Specification

SIXTH TO EIGHTH LEVEL

WESTGATE
HOUSE
HIGHLIFE COLLECTION

General

- Walls & ceilings in white matt finish.
- Black door linings, skirtings & architraves.
- Dark walnut plank style flooring from brand name click collection.
- Internal doors in satin white finish.
- Black finish door furniture.
- Black finish switch & socket plates, some featuring USB sockets.
- Recessed LED low energy downlighting with white bezels.
- Terrestrial & satellite TV, FM radio and telephone sockets to living room and bedrooms.
- Living room socket Sky+ (or Sky Q) enabled.
- Bluetooth ceiling speaker above TV area.
- Comfort cooling to selected rooms.
- Thermostatically controlled heating via wall mounted grey anthracite radiators.
- Double glazing to atrium facades.
- Fire protection sprinkler system.

Kitchens

- Designer kitchen with dark grey/blue matt finish unit doors and drawer fronts, all with concealed handles.
- White reconstituted stone worktops (with grooved drainer to selected apartments).
- Herringbone pattern tiled splashback to underside of wall units.
- LED strip underlighting to wall units.
- Stainless steel single bowl undermount sink with instant hot water tap.
- Washer/dryer (free standing within services cupboard).
- Integrated electric appliances to include:

Oven & microwave

Four ring ceramic induction hob

Re-circulating cooker hood

Tall fridge/freezer

Dishwasher

(Appliances stated may be restricted in smaller kitchen configurations with two ringed hob).

Bedrooms

- Dark walnut plank style flooring from brand name click collection throughout all bedroom areas.
- Built-in wardrobe to master and second bedroom with satin white sliding doors.
- USB sockets adjacent to bed.
- Bluetooth ceiling speaker to master bedroom (two bedroom apartments only).

Bathroom/Shower Room

- White bathroom suite featuring shower tray or steel bath as applicable, concealed cistern dual flush back to wall W.C.
- Black electric heated towel rail.
- Mirrored insetblack veneer lined alcoves with integrated storage cupboards, white reconstituted stone vanity top and LED feature downlighting.
- Large format 1200 x 600mm white marbled porcelain fully tiled walls.
- Large format 600 x 600mm white marbled porcelain floor tiling.
- Black finish single lever basin tap, thermostatic bath filler/shower mixer diverter with wall mounted fixed shower head and low level hand shower with hose.
- Clear glass bath screen or shower enclosure as applicable with silver frame.
- Thermostatically controlled and pressurised hot and cold water.

Services Cupboard

- Free standing washer/dryer
- Bulkhead light if applicable.
- Provision for Virgin Media.
- Provision for fibre internet.

Security

- Video entryphone system to each apartment.

Communal Areas

- Fully tiled communal entrance foyer leading into interior designed atrium.
- Residents' communal level 6 terrace lounge.
- Private screening room.
- Fully equipped gymnasium with sauna and steam room.
- 24 hour concierge and services.
- Carpeted lift lobbies, stairs and common corridors.
- Four private residents' lifts serving all apartment levels.
- Low energy wall lighting.
- Landscaped communal amenity space to building frontage.
- Secure cycle store.
- Secure surface car parking.

Galliard Homes' associated mortgage specialists



Visionary Finance specialise in mortgages for first time buyers, home movers, re-mortgages and buy to let investors. Being fully independent of any lender, Visionary Finance have a vast amount of knowledge and experience in the mortgage industry ensuring they provide the best deal tailored to suit every buyer's individual needs.

www.visionaryfinance.co.uk | +44(0) 207 100 4754



Galliard Homes' furniture solution specialists



New Concept Furnishings can provide furniture packs for all apartment styles with free delivery and installation included in each package. The company specialise in cost - efficient hassle free furnishing for UK and overseas owner / occupiers and buy to let investors.

www.newconceptfurnishings.com | +44(0) 208 502 3308



Galliard Homes' official letting and management agents



LiFE Residential are Galliard Homes' official letting and management agents offering a comprehensive range of services for both UK and overseas landlords with some 8000 tenancies to date. LiFE Residential have offices in London and Hong Kong.

www.liferesidential.co.uk | +44(0) 208 896 9990



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Galliard Homes Sales & Marketing Suite
Westgate House
Westgate
Hanger Lane
London W5 1YY

+44 (0)20 7620 1500
sales@galliardhomes.com
galliardhomes.com

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