Talisker House
a collection of
1, 2 & 3 bedroom apartments
Welcome to L&Q at Churchfield Quarter

This modern collection of 1, 2 & 3 bedroom apartments is located in the heart of Acton, with direct access to the vibrant High Street and Churchfield Road.

Everything’s within easy reach here, plenty of shops, restaurants and cafés to discover, and local parks such as Heathfield Gardens for those times when you want to relax and get away from it all. There are also plans for new retail and commercial facilities to be built as part of this development, including a supermarket and gym, which will be an additional boost to the local High Street.

Whilst everything you need is on the doorstep, Churchfield Quarter is also brilliantly connected to the rest of London, with Crossrail set to complete this year. All of this combines to make Acton one of the hottest up and coming areas of west London.

<table>
<thead>
<tr>
<th>EXPLORE W3</th>
<th>HOMES</th>
<th>PARKS</th>
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<tbody>
<tr>
<td></td>
<td>37 One Bedroom</td>
<td>4 Parks within walking distance</td>
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<tr>
<td></td>
<td>36 Two Bedroom</td>
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<tr>
<td></td>
<td>19 Three Bedroom</td>
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<tr>
<th></th>
<th>SPORTS</th>
<th>EAT &amp; DRINK</th>
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<tbody>
<tr>
<td></td>
<td>6 Sports clubs and facilities nearby</td>
<td>13 Restaurants and cafés nearby</td>
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<tr>
<th>WELL CONNECTED</th>
<th>SUPERMARKETS</th>
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<tr>
<td>5 Stations nearby</td>
<td>5 Local supermarkets or express stores</td>
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A vibrant place
to be yourself

Acton is a bustling hub of activity, brimming with quirky coffee shops, interesting boutiques, funky pubs and bars, the majority of which can be found just a few steps from your front door.

While there are plenty of places to discover on the High Street, it’s the independents on Churchfield Road that give this area its distinctive character and charm. The road is lined with small businesses and unearthing these hidden gems is a great way to get to know the neighbourhood as you’ll usually spot the same friendly faces. As Tim English of English Butcher said “Churchfields is the only street that waves back. It’s friendly and tight knit.”

As well as plenty of amenities, Acton also has lots of outdoor space so it’s perfect for a range of lifestyles, as well as a vibrant local market and pubs including The Aeronaut and The Chatsworth.
Acton Park has been open to the public since 1888 and now, over a century later, it's one of the most popular green spaces in the area. From the bowling green and tennis courts to the miniature golf course and fishing lake, there’s something for everyone. It’s also a haven for local wildlife, so whether you’re looking for an active day out or a relaxing stroll amongst nature, everything you need is here. **ACTON PARK**

(1 mile walk)

**RESTAURANT**

Formed by three friends, four years ago, you’ll find Saing in the front of house waxing lyrical about his amazing Dragon rolls and their premium crab meat tartare dish, a treat for the senses and also a rare dish too! They each brought lots of experience from other restaurants and combined the best bits, whilst the name Hasu is inspired by the lotus flower, the highest noble flower in Buddhism, where serenity then translates to the presentation of the food. **HASU SUSHI**

(1 mile walk)

**FOOD STORE**

Sure you could go to the local Sainsbury’s or Morrisons, but be welcomed by Romina at Churchfield Food Store, which brings Little Italy to Acton. This cosy deli offers great coffee, cheese, meats and wine a plenty and a place to sit and watch the world go by. **CHURCHFIELD FOOD STORE**

(1 mile walk)

**FLORIST**

Owner Sue has had a florist in Churchfield Road for the last 13 years and loves how the vibe of the area has changed in that time. She’s proud of her produce and provides bespoke designs to single hand picked blooms. **HEART & SOUL FLOWERS**

(1 mile walk)

**BAKERY**

Laveli Bakery is a family-run business that was established in 2008 by Slovakian husband and wife team Libor and Veronika Laveli. It’s a firm favourite amongst the local community, serving up delicious home-made cakes and loaves of bread (which are cooked from scratch every day) as well as a brunch menu that’s packed with fresh flavours. Well worth a pit stop by the station and one of three in a chain! **LAVELI BAKERY**

(1 mile walk)

**BAR/RESTAURANT**

A portrait of the inventor Nikola Tesla adorns the walls of this modern gastropub, which has recently been taken over by the owners of the popular Tailor Made, formally of Churchfield Road. Their design background made them fans of Tesla’s work and now he watches over where modern Mediterranean cuisine meets modern art in stylish surroundings. **THE ROCKET**

(1 mile walk)

**BUTCHER**

You’ll find Tim English proudly sat on the ornamental throne outside his establishment, waving at locals. Hailing from New South Wales, his Joy burgers and sausages are a sight to behold, as is the eclectic decor within the shop. **ENGLISH BUTCHER**

(1 mile walk)

**GYMS**

Whether you love lifting weights or prefer stretching out on the yoga mat, the Everyone Active fitness centre is just moments from your front door. With a 25 metre pool, a busy class timetable and a gym, it’s got everything you need to lead a healthy lifestyle. There is also a David Lloyd and Virgin Active on the other side of Acton Park. **EVERYONE ACTIVE FITNESS CENTRE**

(1 mile walk)
A chance to go places

Acton is one of the most well-connected suburbs in London, with seven overground and tube stations to choose from. Churchfield Quarter is well placed to make the most of these brilliant connections, with both the tube and main line stations less than a 20-minute walk away. Acton Central Overground station is just a seven minute walk from Churchfield Quarter. Acton Town (Zone 3) is on the Piccadilly and District line and offers regular services across London, as does the main line station. What’s more, Crossrail begins operating in 2020 so journey times will be even faster (you’ll be able to reach Bond Street in less than ten minutes and Liverpool Street and Heathrow in less than twenty).

For those who want to embrace pedal power, there are plenty of cycling routes to explore which lead out to Ealing and the wider area. Furthermore the North Circular, A4 and M4 are also close by, leading to the M25 and beyond.
Modern stylish interiors

Kitchen
The contemporary kitchen comes complete with LED downlighters, laminate flooring and built-in appliances including: an oven, ceramic hob, integrated cooker hood, fridge freezer, dishwasher and washing machine within the utility cupboard.

Bathroom
Featuring stylish wall and floor tiles and a modern décor, the bathroom has been beautifully finished and is the perfect space to relax and unwind after a busy day. It features a bath tub with a glass screen, a mounted wall cabinet with mirror and a heated towel rail.

General
The apartments have been finished with a neutral colour palette throughout, leaving you with a blank canvas to get creative with. As well as adding your own style to the space, you’ll also have room to personalise the layout, with the open-plan kitchen/dining/living room offering flexibility. Other highlights include the master bedroom with built-in wardrobes and the private balcony/patio area, perfect for socialising al fresco and taking in your surroundings.
Churchfield Quarter
Location map

Site plan is indicative only and maps are not to scale.
PLOTS C6.03 & C6.04
TWO BEDROOM DUPLEX

Metric 95.4m²
Imperial 1027f²

Total PLOT C6.03 & C6.04

6TH FLOOR
7TH FLOOR

PLOT C6.03
C6.04

B O L K C
6th Floor • 7th Floor

W Wardrobe | C Cupboard

PLOT C6.05

TWO BEDROOM DUPLEX

Metric 95.3m²
Imperial 1027f²

Total PLOT C6.05

6TH FLOOR
7TH FLOOR

PLOT C6.05

B O L K C
6th Floor • 7th Floor

W Wardrobe | C Cupboard
PLOT C6.02
THREE BEDROOM DUPLEX

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<th>Metric</th>
<th>Imperial</th>
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<tbody>
<tr>
<td>104.3m²</td>
<td>1122ft²</td>
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**Floorplan**

UPPER LEVEL

- Living/Dining/Kitchen
- Terrace
- Bedroom 2
- Bedroom 3
- Bedroom 1
- Bathroom
- WC
- C
- En Suite
- TYPE 53
- C6.02

LOWER LEVEL

- 6th Floor
- 7th Floor

TALISKER HOUSE

PLOT C6.06
THREE BEDROOM DUPLEX

<table>
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<tr>
<th>Metric</th>
<th>Imperial</th>
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<tbody>
<tr>
<td>104.2m²</td>
<td>1123ft²</td>
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**Floorplan**

UPPER LEVEL

- Living/Dining/Kitchen
- Terrace
- Bedroom 2
- Bedroom 3
- Bedroom 1
- Bathroom
- WC
- C
- En Suite
- TYPE 53
- C6.06

LOWER LEVEL

- 6th Floor
- 7th Floor

TALISKER HOUSE

**PLOT C6.06**

- BLOCK C
- 6th Floor • 7th Floor
- W Wardrobe | C Cupboard

Floorplan C6.06 is handed
TALISKER HOUSE

PLOTS C3.01, C4.01, C5.01 & C6.01

THREE BEDROOM APARTMENT

<table>
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<tr>
<th>Metric</th>
<th>Imperial</th>
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<tbody>
<tr>
<td>83.2m²</td>
<td>896ft²</td>
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<table>
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<tr>
<th>3RD FLOOR</th>
<th>4TH FLOOR</th>
<th>5TH FLOOR</th>
<th>6TH FLOOR</th>
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<tr>
<td>C3.01</td>
<td>C4.01</td>
<td>C4.01</td>
<td>C6.01</td>
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BLOCK C
3rd Floor - 4th Floor - 5th Floor - 6th Floor

W Wardrobe | C Cupboard

Photography taken at Churchfield Quarter
Home welcome appointment
When your completion date has been provided, a member of our Customer Care team will contact you to arrange your home welcome appointment which will take place at a suitable time within office hours. This appointment will normally take place on the date of completion, which provides you with a general demonstration and will help you familiarise yourself with your new home as well as ensure you are happy with the quality.

If your property is still under construction when you exchange contracts, we will arrange this appointment with you as soon as your completion date has been confirmed. Once you have completed your home welcome appointment, a member of our Customer Care team will arrange a follow up visit with you, which will take place no later than 5 weeks from completion.

Home user guide
During your Home Welcome Appointment you will be provided with a Home User Guide. The guide contains information regarding the operating instructions, advice on looking after your new home and the contact details for reporting problems covered under your warranty with L&Q’s Aftercare Team.

Follow up visit
A member of our Customer Care team will visit you at your new home. This visit provides you with an opportunity to raise any questions or concerns you have with the property and to check that you are confident with how everything operates within your new home.

New home warranty

NHBC Buildmark
During the first two years from legal completion, you have the added reassurance that if something goes wrong within your home. We guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials, we will make sure it is put right.

The property benefits from a ten year NHBC warranty and the cover starts from exchange of contracts and lasts up to a maximum period of 10 years after the legal completion date. For further information please visit http://www.nhbc.co.uk/Homeowners/WhatdoesBuildmarkcover/