

Namish House

ACTON

A MOUNTBATTEN HOMES DEVELOPMENT





WELCOME TO THE MOUNTBATTEN FAMILY



Mountbatten Homes develop homes and neighbourhoods across London and the Home Counties. At the heart of it all - we love developing in areas that have a blend of strong history and ambitious regeneration.

We collaborate with councils to revive under-utilised land to provide sustainable homes where communities can flourish

and thrive. Whether it is your first home purchase, the place you raise your children or even the home you grow old in, we take the responsibility of building your future home very seriously.

Our passion for design and construction ensures that we deliver excellence in our interior design, quality of build and timely execution.

MOUNTBATTEN HOMES LIKE TO DO THINGS
DIFFERENTLY FROM THE USUAL DEVELOPER

06

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NAMISH HOUSE



Enjoy suburban living with great city links

The new build development consists of a minimalistic design to enhance the spacial outlook, crittle doors to elevate an open feel and style, and sunken gardens / terraces to provide a perfect getaway from the hectic city life. Find yourself enjoying the best of both worlds as you experience the fast pace city life whilst enjoying the serenity of a peaceful location.



A COLLECTION
OF 9 PRIVATE
APARTMENTS



1, 2 & 3
BEDROOM
APARTMENTS



9 MINUTES TO
BOND STREET
WITH CROSSRAIL



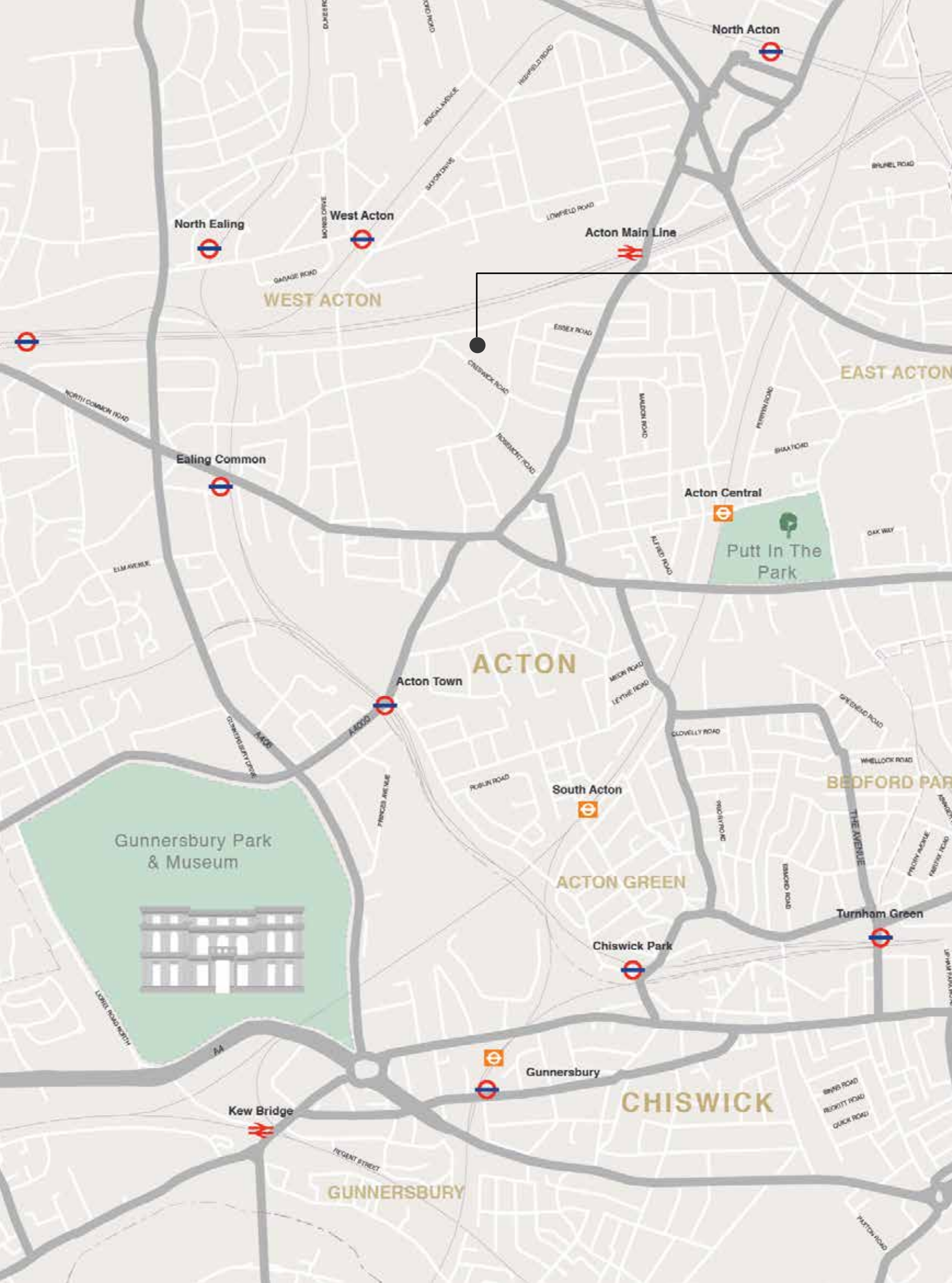
MOMENTS AWAY
FROM THE ACTON
MAINLINE STATION

All computer generated images are indicative only.





All computer generated images are indicative only.



THE LOCATION

* Journey times are approximate times and represent off peak hours.



NAMISH HOUSE

03
mins

ACTON
STATION

06
mins

EALING
BROADWAY

12
mins

WESTFIELDS
SHOPPING MALL

19
mins

TWICKENHAM
STADIUM

10
mins

CHISWICK

22
mins

HEATHROW
AIRPORT

12
mins

WEMBLEY
STADIUM



Kensington
High Street

Less than
15
minutes

from Kensington High
Street, Regents Park and
Portobello Market



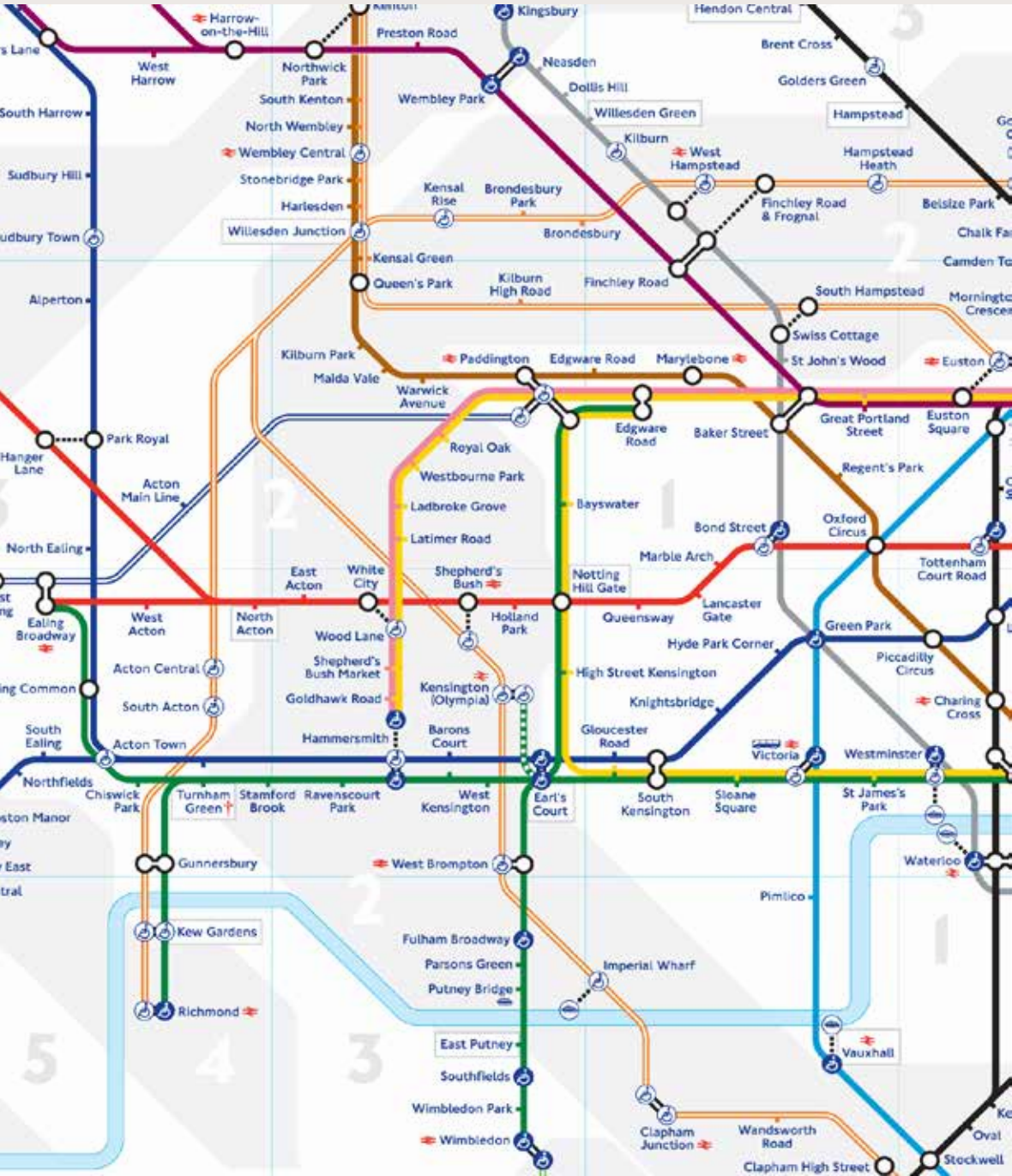
Regents
Park



Portobello Market

London underground and overground map

West Acton station and Acton Mainline station are a short walk away offering direct links to Central London



PREMIER LOCATION

Superb links, locally and further afield

WALK

- 9 min TWYFORD AVENUE SPORT GROUND
- 9 mins SAINSBURY'S LOCAL
- 12 mins ACTON MAINLINE STATION
- 12 mins WEST ACTON STATION
- 12 mins ACTON HIGH STREET
- 15 mins HANWELL ZOO

BIKE

- 6 mins DAVID LLYOD GYM
- 8 mins EALING BROADWAY
- 10 mins UNIVERSITY OF WEST LONDON
- 17 mins WESTFIELDS SHOPPING MALL
- 21 mins ROYAL BOTANIC GARDENS

ROAD

- 3 mins MORRISONS SUPERMARKET
- 7 mins CENTRAL MIDDLESEX HOSPITAL
- 7 mins GUNNERSBURY PARK
- 10 mins LONDON ZOO
- 12 mins EALING GOLF CLUB

TUBE

- 7 mins WHITE CITY
- 20 mins OXFORD CIRCUS
- 22 mins HOLBORN STATION
- 25 mins ST. PAUL'S
- 29 mins LIVERPOOL STREET

RAIL

- 3 mins EALING BROADWAY
- 6 mins LONDON PADDINGTON
- 6 mins WEST EALING
- 18 mins HAYES & HARLINGTON
- 35 mins LONDON MARYLEBONE

CROSSRAIL

- 9 mins BOND STREET
- 11 mins TOTTENHAM COURT ROAD
- 16 mins LIVERPOOL STREET
- 18 mins HEATHROW AIRPORT
- 23 mins CANARY WHARF

ENDLESS OPPORTUNITIES MINUTES AWAY



Regents Park



Glasshouse

DISCOVER ACTON

Situated in the heart of West London, Acton is minutes away from cosy suburbs as well the bustling city. The name Acton is derived from the Anglo-Saxon for oak settlement. In the 19th century the area became famous for its laundries and soap factories. Acton is close to a number of luscious green spaces including the gorgeous Gunnersbury Park, once home to the Rothschild family. Whilst Chiswick and its Thames-side walks are close by, there are plenty of local activities to enjoy. Beautiful parks, quirky restaurants and an array of entertainment options are all around you at Namish House.



The Coffee House



Holland Park



Ealing Filmworks



The George & Dragon



All Star Lanes

MEET YOUR SERENE SPACE



18 mins | Kensington Gardens



15 mins | Holland Park



22 mins | Regents Park

Parks

Explore a vibrant mix of carefully-crafted greenery & water bodies. Go for health walks or soak in the day under the shade of breezy trees. Parks you can explore: Gunnersbury Park, Holland Park, Regents Park, Kensington Gardens



Putt in the Park

Whether you want to get the family out at the weekend and enjoy some wonderful coffee, delicious cakes and a hearty lunch, or to head down with friends and make the most of their fully licensed clubhouses – just turn up and play!

🚗 | 5 mins



Pubs

Drink your hearts out with your friends and family at the area's charming pubs and bars.



On Top Left : The City Barge (13 mins), On Bottom Left : The George & Dragon (4 mins),
On Top Right : The Aeronaut (3 mins), On Bottom Right : The Pocket Watch (10 mins)



17 mins | Osteria Basilico



Michael Nadra



14 mins | Glasshouse



11 mins | Michael Nadra



12 mins | Villa di Geggiano



PERGOLA ON THE ROOF

A Secret Corner of London..

Bask in the sunlight or watch the clouds go by overhead. With a mix of perspex roof covered areas and open-air spots, we've got you covered whatever the weather.

🚗 | 17 mins



4 mins | The Coffee House



7 mins | Gail's

Cafes

The day-time cafe and restaurant culture in Acton is among the best and most eclectic in the city.



4 mins | Mr Bake Me



11 mins | Wild Thyme



ENTERTAINMENT

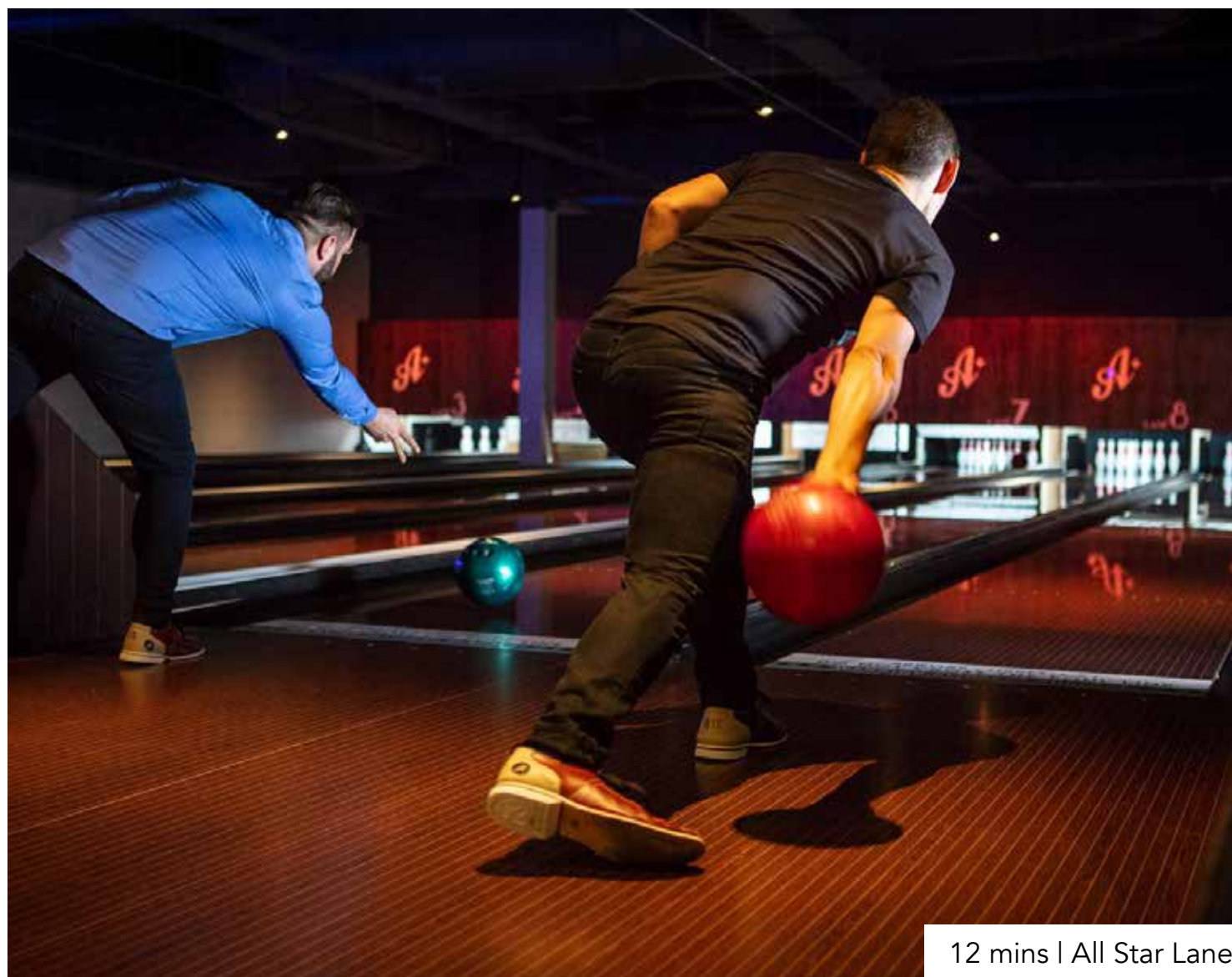
Puttshack

Looking for a night out with a twist? Whether you're organising a family outing, work event or hiring an exclusive area – Puttshack has something for everyone!

 | 12 mins

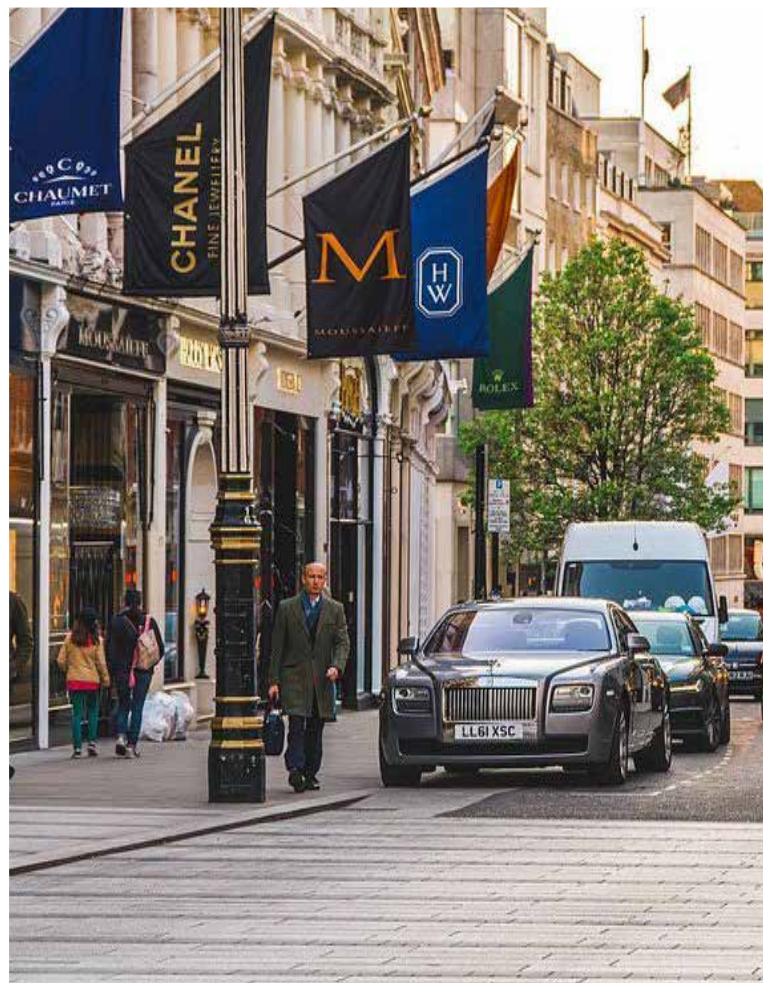


8 mins | Ealing Filmworks



12 mins | All Star Lanes

RETAIL THERAPY



Westfield London

Westfield London is a large shopping centre in west London, England, developed by the Westfield Group, including a Primark store, offices, new streets and public spaces.

🚗 | 13 mins

Bond street

London's famous Bond Street is revered throughout the world for its wealth of elegant stores, exclusive brands, designer fashion, luxury goods, fine jewels, art and antiques.

🚗 | 9 mins



Acton Market

Acton Market is open every Friday to Sunday and is a great place to pick up fresh bread, local art and other unique items.

 | 4 mins






ACTIVITIES
CULTURE
ADVENTURE
EXPLORE

London Zoo

London Zoo is all about getting up close with the animals. Every day is different, go and find out what their animals are up to today!

 | 21 mins


Go Ape Battersea park

Go Ape Battersea takes a new twist on the classic Tree Top Adventure. Situated in the heart of London you are never far from something to explore making it the perfect whole day out.

 | 27 mins




London Transport Museum

 | 5 mins

Discover London's history at the world's leading museum of urban transport.



 | 5 mins

Oxygen Freejumping Trampoline Park

As sports go, trampolining is already pretty exciting. Oxygen Freejumping's trampoline park bring some even bouncier fun to West Acton.



7 mins | David Lloyd Acton Park



8 mins | W3 Club



8 mins | Virgin Active



7 mins | The Park Club



3 mins | Pure Gym

Health & Fitness

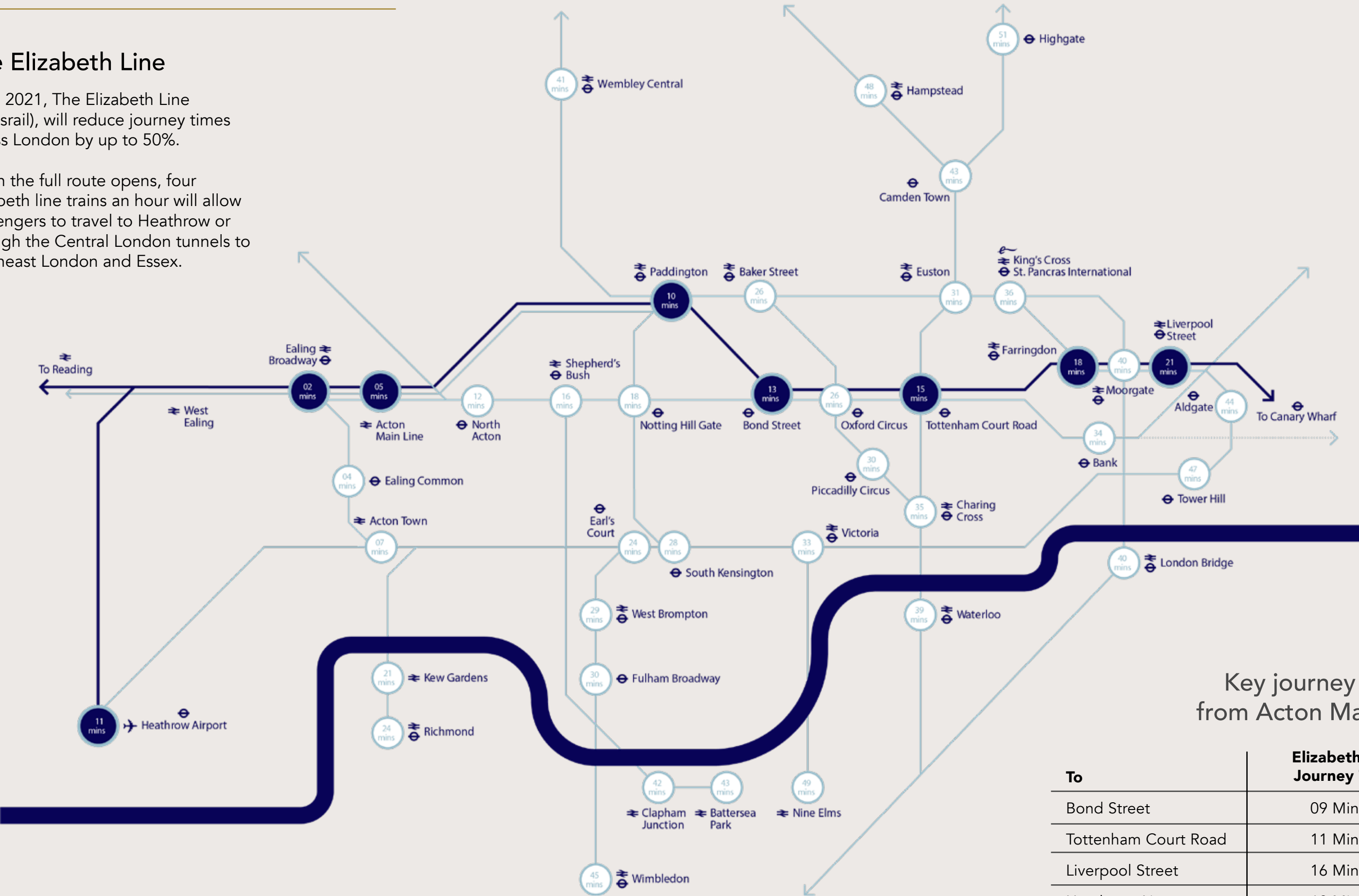
If there's anything we are not lacking in Acton, it's places to work out. Explore and give yourself a lift!

REGENERATION

The Elizabeth Line

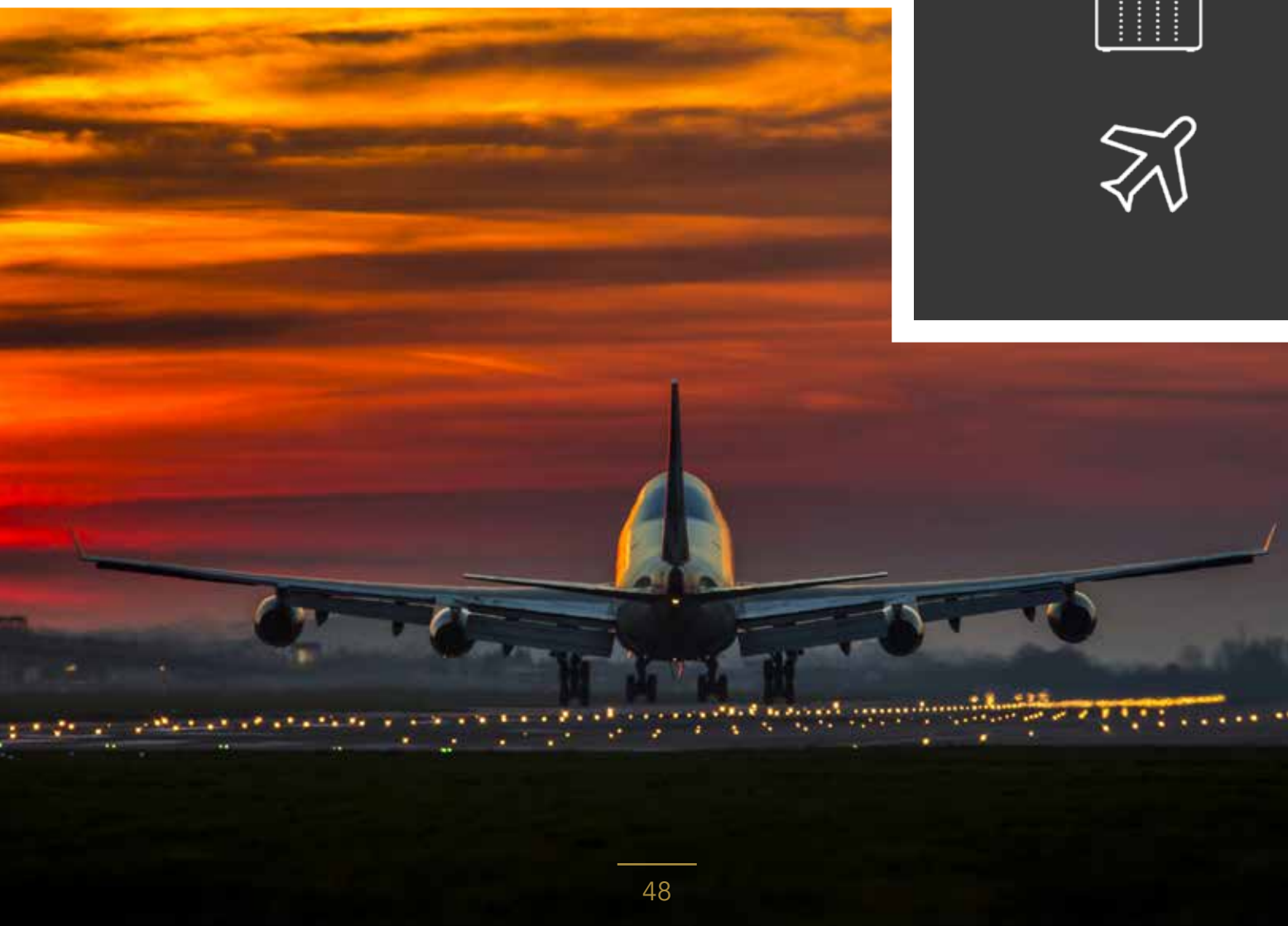
From 2021, The Elizabeth Line (Crossrail), will reduce journey times across London by up to 50%.


When the full route opens, four Elizabeth line trains an hour will allow passengers to travel to Heathrow or through the Central London tunnels to Southeast London and Essex.





Key journey times from Acton Mainline

To	Elizabeth Line Journey Time
Bond Street	09 Minutes
Tottenham Court Road	11 Minutes
Liverpool Street	16 Minutes
Heathrow Airport	18 Minutes
Canary Wharf	23 Minutes



 **09** minutes
to Bond Street

 **16** minutes
to Liverpool Street

 **18** minutes
to Heathrow





INTERIORS

TIMELESS DESIGN

Each of the development finishes, materials and building choices are hand-picked, not just for their sustainability, but for their ability to maintain timeless design, with a focus on creating homes for now and the future.

All computer generated images are indicative only.



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Living Room

Through careful space design, we have optimised the living floor space to give buyers flexibility in their homes, be it entertaining guests or having relaxing nights in. The layout is configured to promote opulence through natural light and contemporary accessories. Branded appliances, clean lines and high quality specification curate modern and affluent living spaces.

Our stunning bi-folding doors open fully out to the garden, perfect for enjoying a hot summer's day with friends and family. The steel frame coupled with the elegant graphite kitchen doors gives the room a cool industrial feel with minimalistic accents throughout.



Bedrooms

Our bedrooms create an atmosphere of modern comfort, actualising a space of peace and tranquility- a perfect retreat to unwind to after a long day.

Specifications

- » Generous floor to ceiling windows create naturally lit spaces
- » Tall stylish cupboards ensure ample storage
- » Light carpets and warmly washed walls give a soft and open feel
- » Floor to ceiling windows create naturally lit spaces

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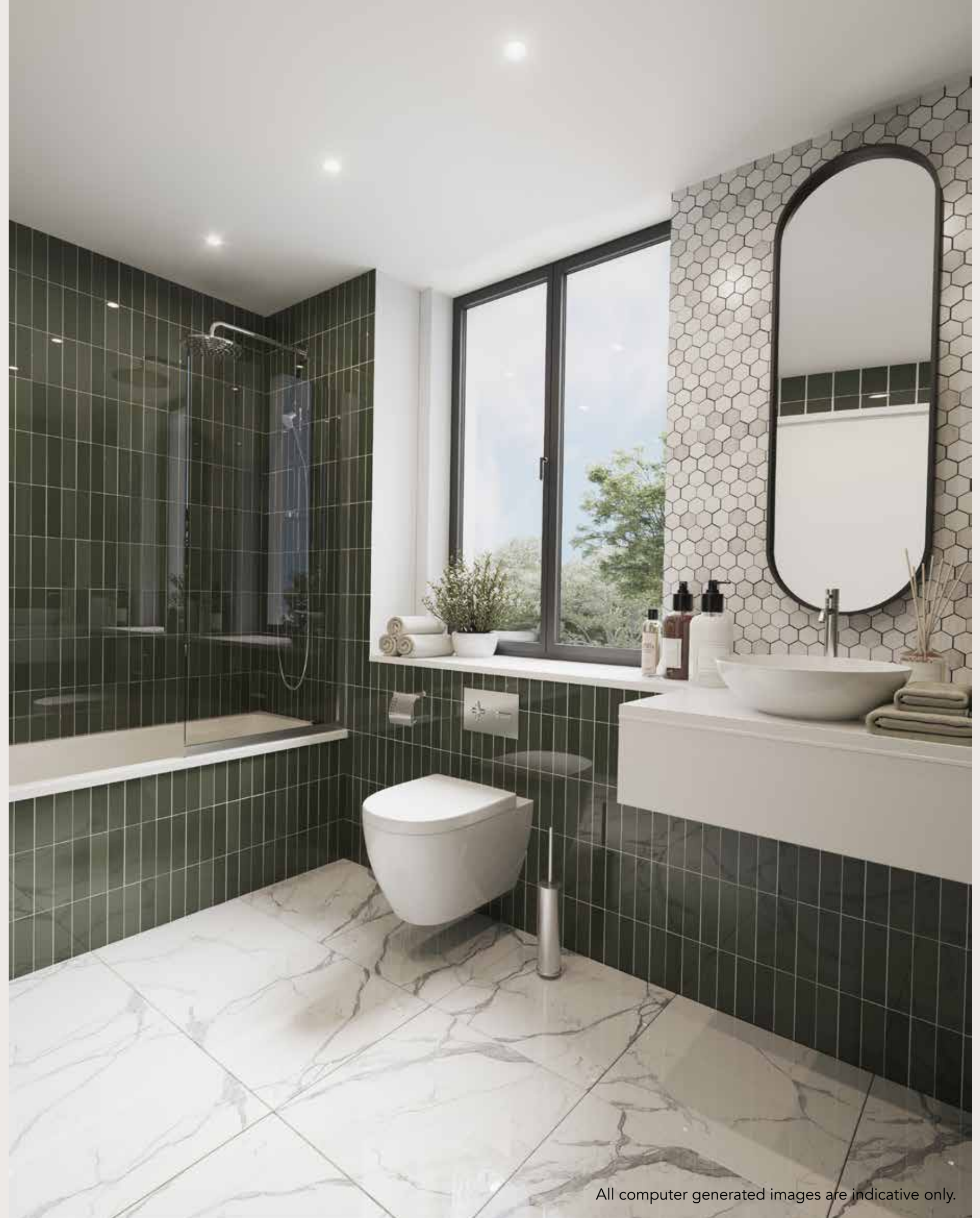
Bathroom

In order to achieve the perfect balance of modern and timeless aesthetic, we have chosen a soft minimalistic theme for the bathroom design. In doing so, we were able to emulate simplicity and clarity; two qualities that have proven to guarantee long and lasting design.

Specifications

- » Modern fixtures and fittings
- » Classy wall and floor tiles
- » Rain showers
- » Floor to ceiling tiled
- » Heated towel rails
- » Wall mounted shower mixer controller
- » Toilets with soft close seats and dual push plates

These features, along with impeccable finishes and quality products result in achieving a contemporary industrial look with a touch of understated opulence.





Kitchen

Open-plan kitchen and living areas maximise space and light. All specifications have been crafted with a neutral colour scheme and modern accents.

Specifications

- » Handleless and soft closing kitchen drawers
- » High quality graphite matt finish
- » Smart and resilient quartz worktops with full wall splashbacks
- » Matching splashback to give a sophisticated and stylish feel
- » LED mood lighting
- » High quality Bosch appliances

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Stylish Inside & Out

BALCONIES AND EXTERNAL AREAS

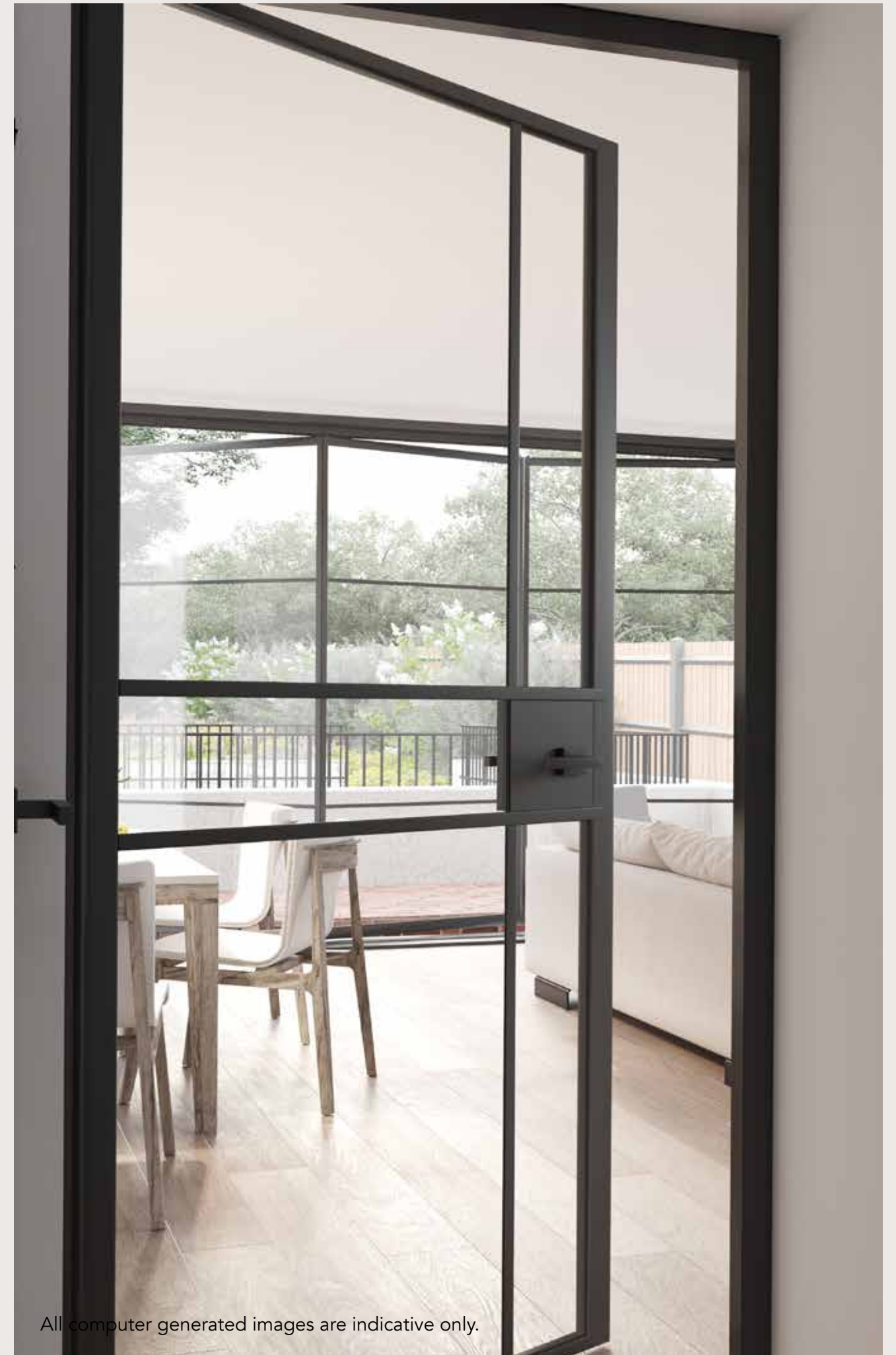
With cute balconies and open private gardens, you have the perfect place to read a book, enjoy drinks with friends or simply unwind. The soft furnishing, from timber slats to light paving, allow a natural transition from internal to external.

GARDEN AREA

Although each apartment benefits from ample private amenity space, you can enjoy the peaceful communal garden area, providing a perfect getaway from the hectic city life.

CRITTLE DOOR

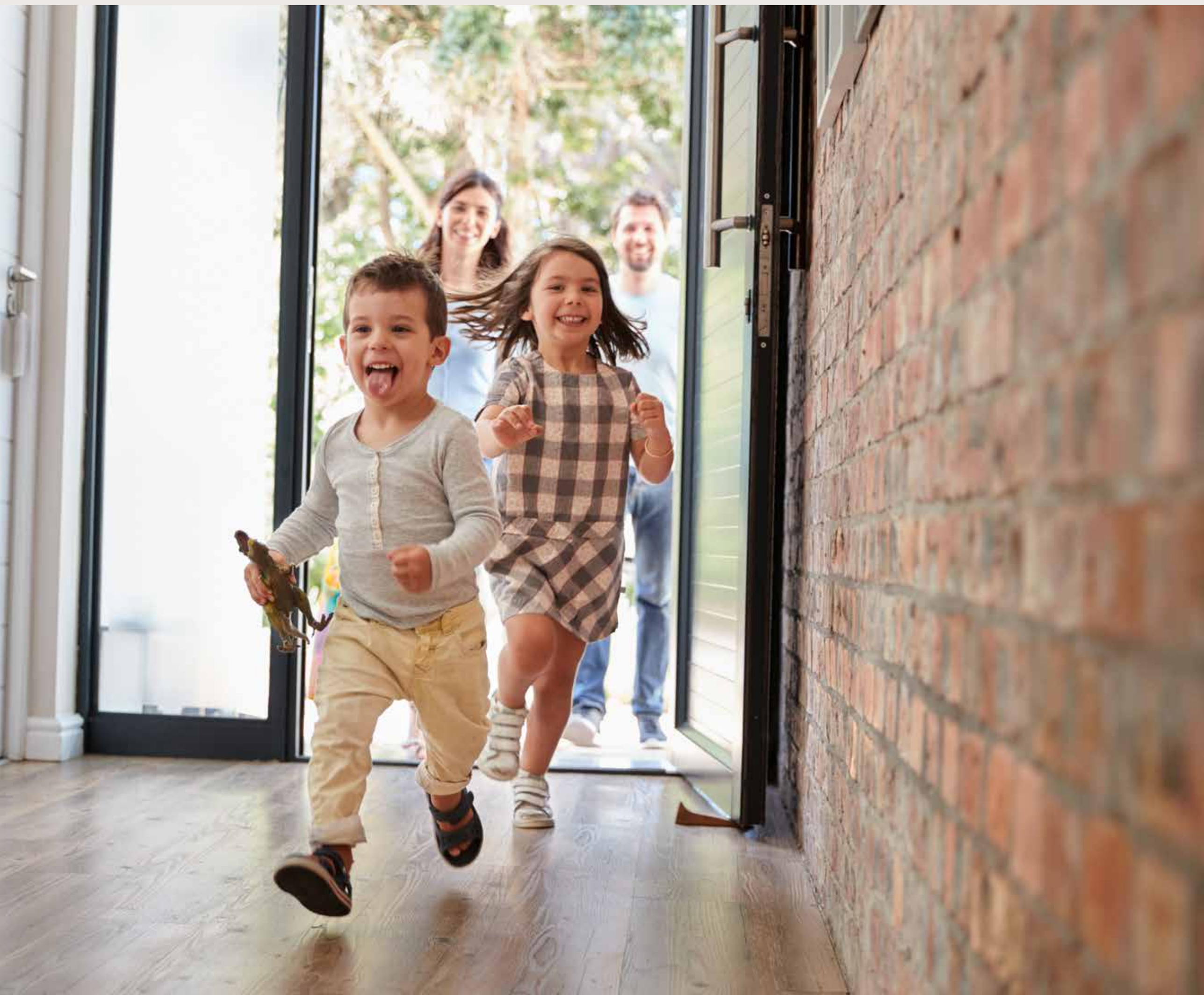
Our incredibly stylish and slick crittle doors provide the perfect entrance to your living rooms. As well as adding style, the doors serve a special purpose in ensuring that the living room and corridor areas coincide seamlessly, giving you a sense of space and grandeur.



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Safety & Security

With video entry intercom system throughout the building, all residents can have peace of mind in knowing that the building is safe and secure.



FLOOR PLANS

All computer generated images are indicative only.

LOWER GROUND

2 Apartments

APARTMENT 1



APARTMENT 2



APARTMENT 1

3 BEDROOMS

PRIVATE GARDEN

969 SQUARE FEET

APARTMENT 2

3 BEDROOMS

PRIVATE GARDEN

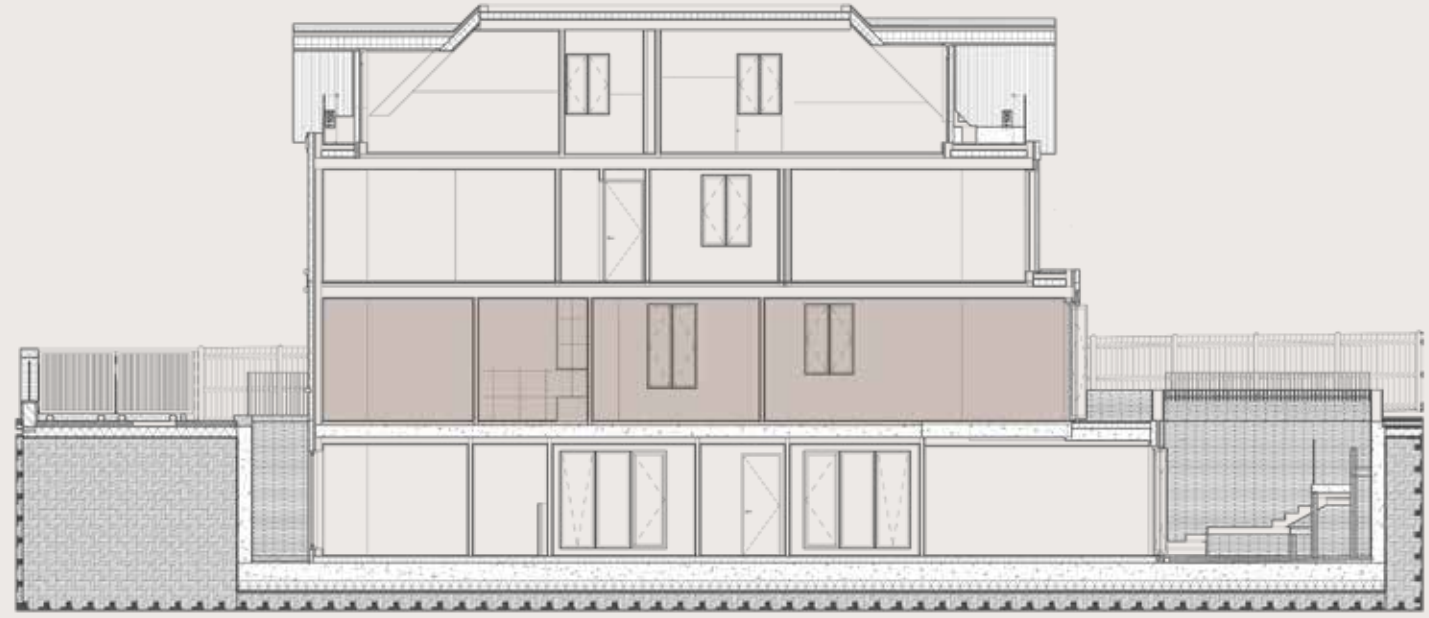
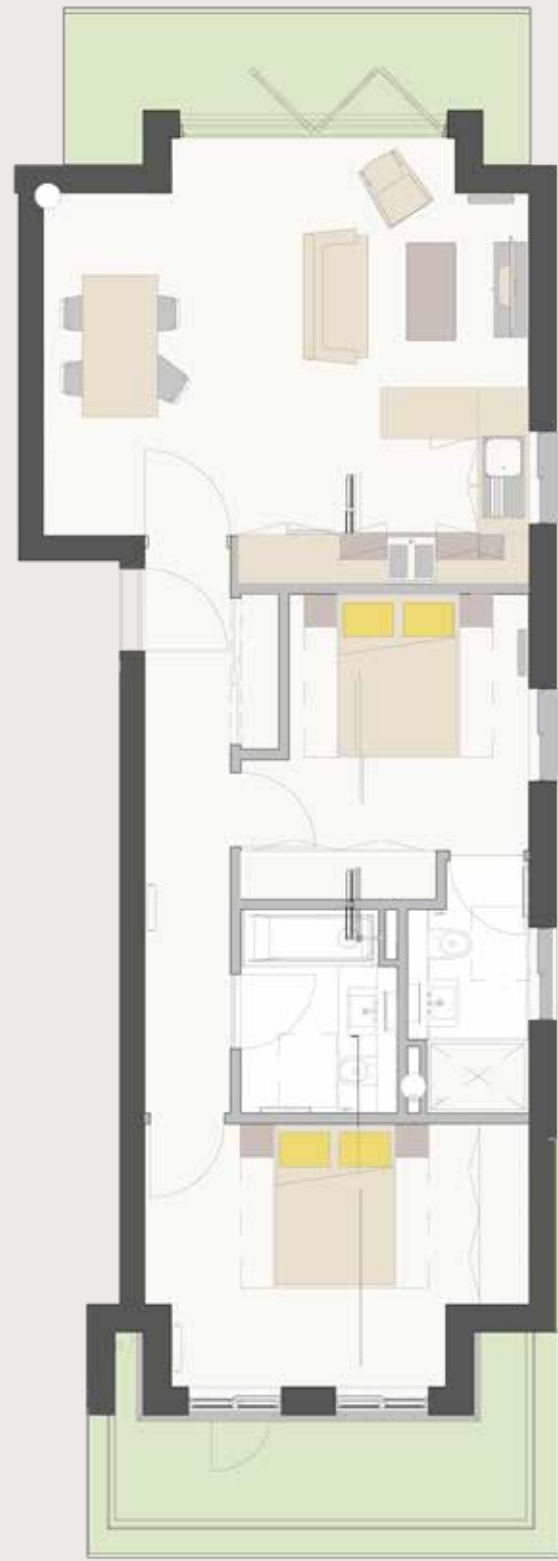
969 SQUARE FEET

GROUND FLOOR
2 Apartments

APARTMENT 3



APARTMENT 4



APARTMENT 3

2 BEDROOMS

PRIVATE GARDEN

786 SQUARE FEET

APARTMENT 4

2 BEDROOMS

PRIVATE GARDEN

775 SQUARE FEET

FIRST FLOOR

3 Apartments

APARTMENT 6



APARTMENT 5



APARTMENT 7



APARTMENT 5

1 BEDROOM

COMMUNAL GARDEN

549 SQUARE FEET

APARTMENT 6

1 BEDROOM

COMMUNAL GARDEN

570 SQUARE FEET

APARTMENT 7

1 BEDROOM

COMMUNAL GARDEN

538 SQUARE FEET

SECOND FLOOR

2 Apartments

APARTMENT 8



APARTMENT 9



APARTMENT 8

1 BEDROOM

PRIVATE WINTER GARDEN

538 SQUARE FEET

APARTMENT 9

1 BEDROOM

PRIVATE WINTER GARDEN

560 SQUARE FEET



BUYING PROCESS

HELP TO BUY

Namish House has qualified for the Government's Help To Buy (HTB) scheme. If you are a first time buyer, you can benefit from this by purchasing an apartment with only 5% deposit. Furthermore, as Namish House is in London, you will receive a 40% government contribution, interest free for 5 years. For more information, please refer to the government guidelines via their website www.helptobuy.gov.uk.

If you do not meet the criteria for the HTB scheme, our network of qualified brokers can assist you with your purchase. Please email us at sales@mountbattenhomes.com for more information.

SUSTAINABILITY STANDARDS



Mountbatten Homes is a company that believes in investing in the future, which not only encapsulates our buildings but also the way we build and use them thereafter. We are committed to being efficient with our energy, water and waste, whilst constructing in a method that is environmentally friendly.

Here are some of the steps we are taking to create a positive impact on the environment.

REPLACEMENT AND ADDITION OF TREES

ENERGY EFFICIENT FIXTURES AND FITTINGS

CYCLE STORAGE IN PLACE OF CAR PARKING

UTILISING OPEN SPACES BY INCORPORATING
GARDENS AND LIVING ROOFS

INCREASED BIODIVERSITY

USING NATURAL SOURCES OF ENERGY
(AIR, SUN, WATER)

PROMOTING COMMUNITIES BY INTEGRATING
SOCIAL AND PRIVATE HOUSING

RECYCLING BINS AS PART OF OUR WASTE POLICY

EXPLORATION IN SUSTAINABLE BUILD METHODS,
E.G. CROSS LAMINATED TIMBER

PROVIDING A SAFE WORKPLACE AND A HEALTHY
ENVIRONMENT FOR OUR EMPLOYEES

WE CARE

Giving back to the community and those less unfortunate than us is a part of our DNA. Whilst Mountbatten Homes grows and achieves greater heights in its business, it also believes in the growth of the society by giving back and creating a positive impact.

Whilst working closely with local communities to safeguard their interests and take their opinions on board, we also work with charities whose values we deeply believe in.

We are overjoyed and humbled to be partners with the following associations :



Combat Stress

Treats and supports veterans with trauma-related mental health problems such as anxiety, depression and post-traumatic stress disorder (PTSD).



Ronald McDonald House Charities

Provides free 'home away from home' accommodation and support for families with children in hospitals across the UK.



88 Bikes

Gives free bicycles to girls throughout the world, especially the heroic survivors of human trafficking.

As a gesture of giving back, Mountbatten Homes donates £1,500 per apartment or house sold directly to one of the three charities mentioned, at the preference of the buyer.



OUR COMMITMENT

OUR COMMITMENT TO OUR CUSTOMERS

- Providing good value for money by making luxury homes affordable.
- Delivering highest quality of materials by working with credible suppliers.
- Optimising space and design by efficient planning and interior design.
- Ensuring a smooth transition into your new home by providing exceptional customer service.

*Creating properties our buyers
can be proud to call home*

MISREPRESENTATION ACT

Creck Limited T/A Mountbatten Homes for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupations, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Creck Limited T/A Mountbatten Homes has any authority to make representation of warranty whatsoever in relation to this property.

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