



AQUINNA HOMES

# CAMELLIA HOUSE MAGNOLIA HOUSE

CHISWICK HIGH ROAD | CHISWICK | W4 4AR

TWO EXCLUSIVE FOUR BEDROOM EXECUTIVE FAMILY HOMES SET IN  
A GATED DEVELOPMENT TUCKED AWAY IN THE HEART OF CHISWICK

[WWW.AQUINNAHOMES.COM](http://WWW.AQUINNAHOMES.COM)

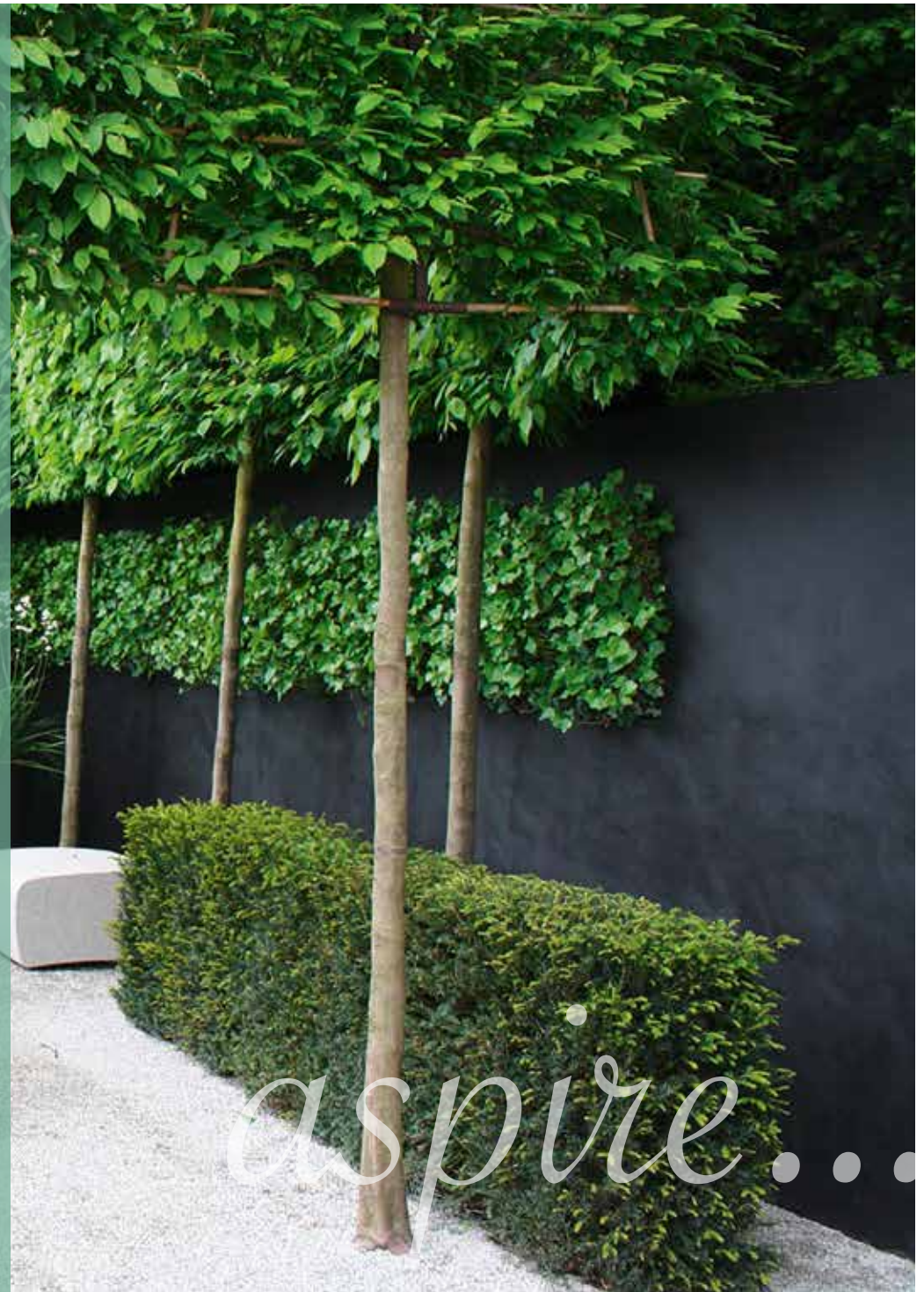


BEHIND CHISWICK HIGH STREET IN THE HEART OF WEST LONDON IS THE LATEST AQUINNA JEWEL – AN EXCLUSIVE GATED DEVELOPMENT, OFFERING JUST TWO STUNNING AND EXTREMELY PRIVATE DETACHED EXECUTIVE FAMILY HOMES.

Each property is set within its own secluded gardens with secure parking for two cars. The contemporary open-plan, lower ground floor provides huge potential for entertainment and family fun with fully opening glazed facade looking out onto a leafy courtyard and its feature Italianate fountain, reminiscent of its grander neighbours Chiswick House and Kew.

Set within the Thorney Hedge Conservation area, these traditional town houses blend seamlessly into this historic neighbourhood of leafy tree lined avenues. Wooden sash windows, London Stock Flemish bond brickwork and detached gable end pitched slate roof all reflect the local vernacular architecture, whilst fully utilising the latest technology in new-build house innovation.

The image on this page is shown as an example of the pleached hedging style that will be used in the courtyard of Camellia House.





# CHISWICK... CHIC CAFÉ CULTURE... IN THE 'HEART' OF WEST LONDON

Located in the West London Borough of Hounslow



## SHOPS

Top-notch deli – Mortimer & Bennett  
Grove Park Deli in Fauconberg Road  
Independent boutique – Iris on the High Road  
Antiques – The Old Cinema  
Modern Home Accessories – Abode  
Eco Environmental Shop started by Colin Firth  
Westfield Shopping Centre

## RESTAURANTS

La Trompette in Devonshire road (Top French)  
La Vacherin on South Parade  
The High Road Brasserie (part of Soho House empire)  
Sam's Brasserie on Barley Mow Passage (Rick Stein)  
Michael Nadra on Elliot Row (chef)  
Best café – The Outsider Tart on the High Road

## SCHOOLS

Belmont, Belmont Road  
St Mary's RC in Duke Road  
Grove Park in Nightingale Close  
Ravenscourt Park  
Orchard House in Newton Grove  
Chiswick & Bedford Park Preparatory School  
Comprehensive Chiswick Community School  
International Lycée  
The Japanese School  
King Fahad Academy  
The International School

## OPEN SPACES

The Gunnersbury Triangle  
Kew Gardens, Glasshouses, Arboretum & Exhibitions  
Chiswick House and Gardens  
Hyde Park  
Richmond Park



START OF THE OXFORD-CAMBRIDGE BOAT RACE



RAIL CONNECTIONS Overground and District line's offer direct access to the West End and City

RICHMOND / 5 MINS BY TRAIN

KEW / 6 MINS BY CAR

CHISWICK HOUSE / 7 MINS BY CAR

\*Times and distances from Google





# NORTH, SOUTH, EAST, WEST...



HEATHROW / 14 MINS BY CAR

KNIGHTSBRIDGE / 20 MINS BY CAR

CHISWICK HIGH STREET / 1 MIN WALK

- Chiswick Park station
- Gunnersbury Park station
- Gunnersbury station



# ...CHISWICK CONNECTIONS ARE THE BEST...



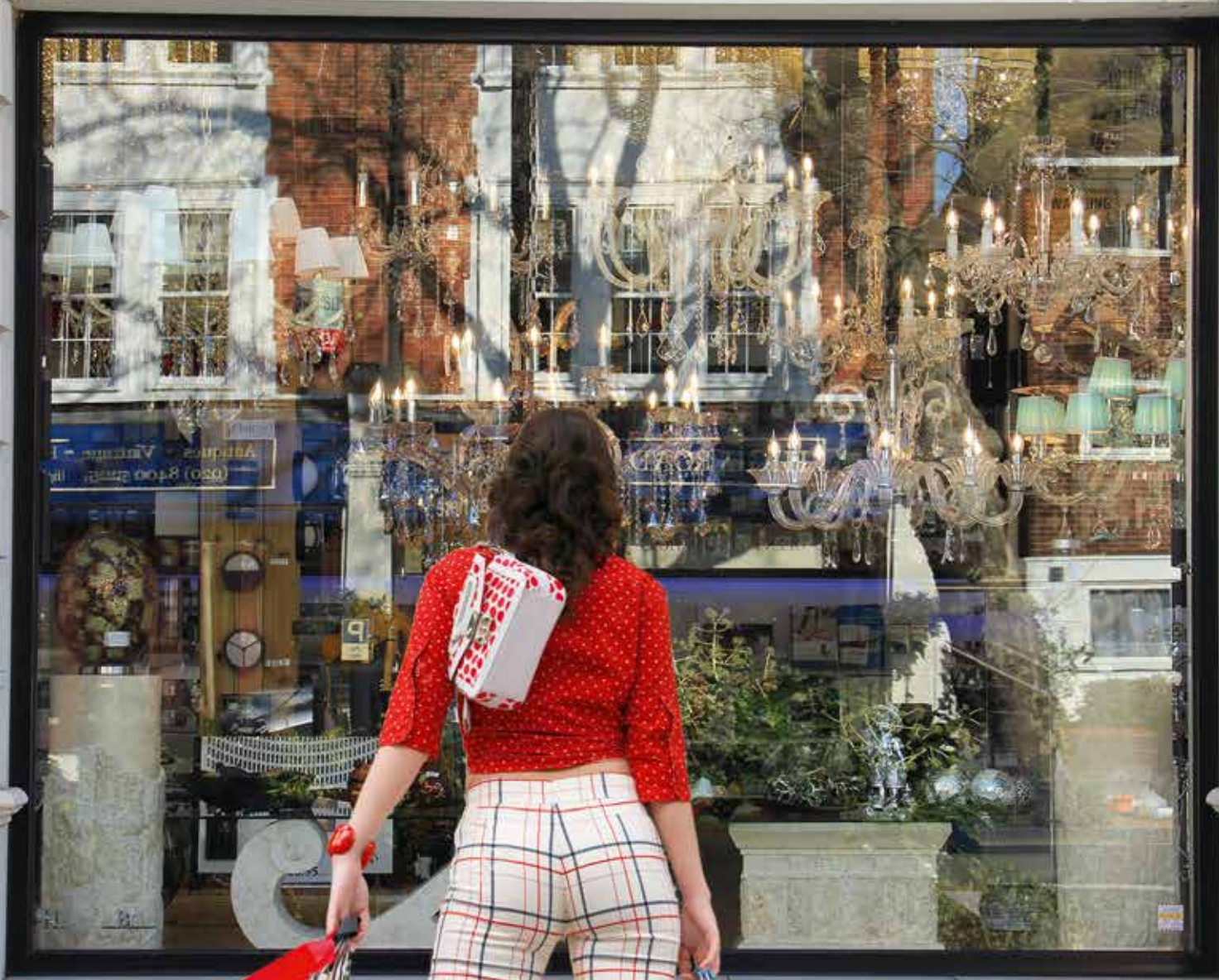
CANARY WHARF / 14 MILES

WESTFIELD / 14 MINS BY CAR

RIVER THAMES / 12 MINS WALK

\*Times and distances from Google





KEW / 22 MINS WALK

RICHMOND / 18 MINS BY CAR

KNIGHTSBRIDGE / 5.6 MILES

"To the west of Hammersmith and north of Kew, Chiswick carries its rich cultural heritage lightly. Chiswick High Road, with it's Amazonian width, seethes with fleet-footed locals moving from morning coffee to a quick fix manicure at Cow Shed to sourcing mid-century modern furniture at the Old Cinema."

"La Trompette – legendary Michelin-starred restaurant, superlative without being snobbish, a trait that permeates the whole territory."



"High Road House – an outpost of the members club 'Soho House', a hub for creative residents filling the al-fresco brasserie for productive long lunches in the sun."



Quotes from [onefinestay.com](http://onefinestay.com)

CHISWICK HOUSE / 24 MINS WALK

HEATHROW / 8.9 MILES

PICCADILLY CIRCUS / 23 MINS BY TRAIN

\*Times and distances from Google



Chiswick House is 7 minutes by car and offers free access to over 65 acres of gardens. Lord Burlington's picturesque Roman inspired 18th Century Palladian Manor and sumptuous gardens, designed by William Kent, was the birth place of the English landscape movement and has just completed a £12 million makeover.

In 1813 the conservatory became the longest ever built at 96 metres (302 feet), housing 33 varieties of camellia (planted 1828), the 'Middlemist's Red' being one of only two in the world, the other being in New Zealand.







*65 Acres, Chiswick Gardens*

*139 Acres, Syon Park*

*300 Acres, Kew Gardens*

*350 Acres, Hyde Park*

*2500 Acres, Richmond Park*



CAMELLIA HOUSE

MAGNOLIA HOUSE



FRONT ELEVATION (EAST PERSPECTIVE)





# CAMELLIA HOUSE

*Camellia japonica* 'Middlemist's Red'



# MAGNOLIA HOUSE

*Magnolia soulangiana*

TRADITION MEETS CONTEMPORARY  
ELEGANCE AND STYLE

Camellia House and Magnolia House are named after famous varieties found at Chiswick House



REAR ELEVATION (SOUTH PERSPECTIVE)

Courtyard garden with pleached hornbeam and rear garden



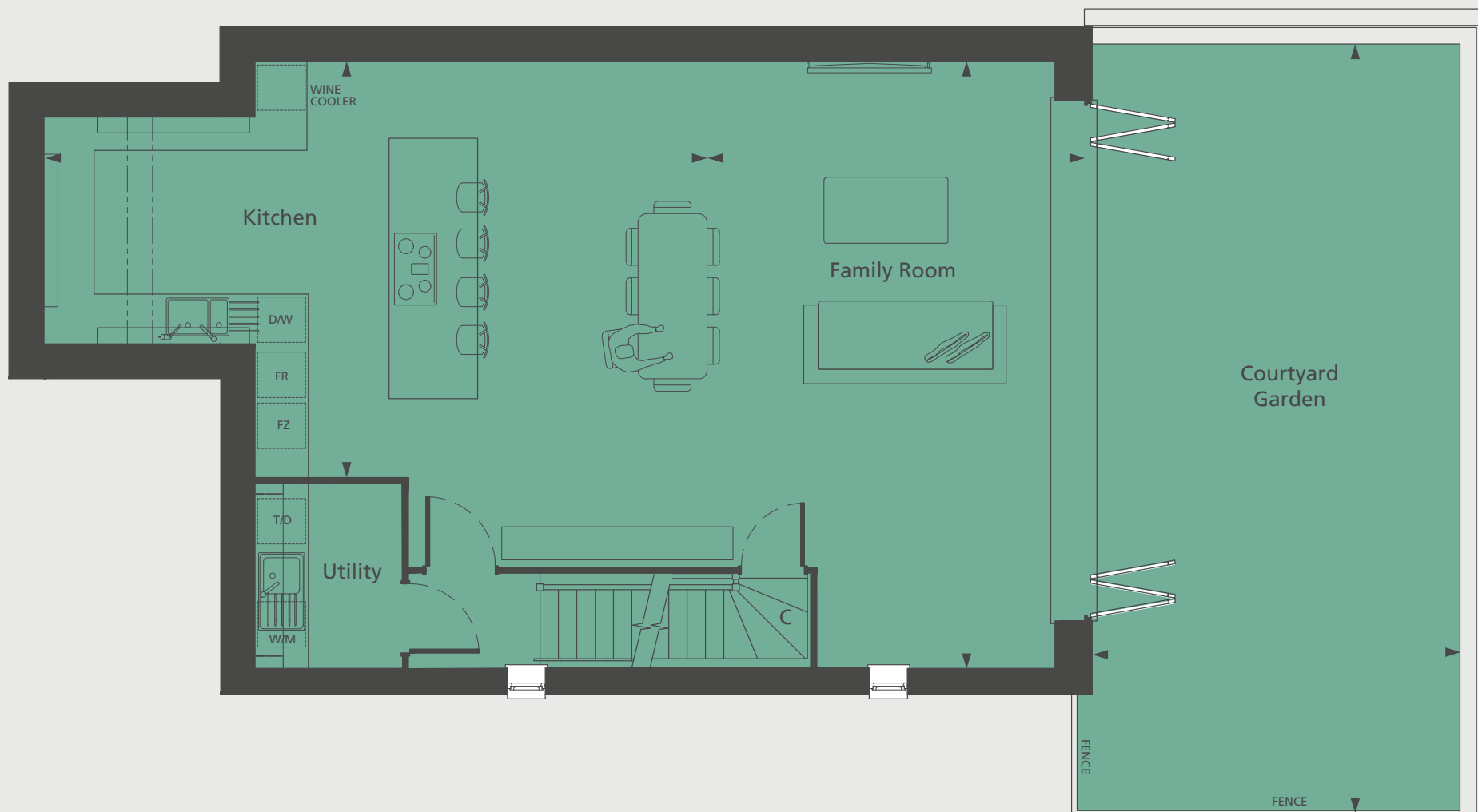


ENTERTAINMENT SPACE LEADING ON TO THE LOWER GROUND TERRACED COURTYARD

Enhanced with Italianate fountain, uplighters, pleached hornbeam and box hedging set into raised planters

# LOWER GROUND

	m	ft
Kitchen	7.35 x 4.23	24'1 x 13'10
Family Room	8.02 x 5.01	26'4 x 16'4
Terraced Garden	8.88 x 4.40	29'2 x 14'5 (approx)



Gross internal floor area – 282.8 sq. m / 3042.0 sq. ft.

Floor plans are for illustration purposes only and may be subject to change. Furnishings not included.

**Camellia House is shown. Magnolia House is handed.**



# 0 GROUND

	m	ft
Living Room	6.04 x 4.92	19'10 x 16'2
Dining	4.89 x 3.87	16'0 x 12'7
Study	3.00 x 2.41	9'10 x 7'11



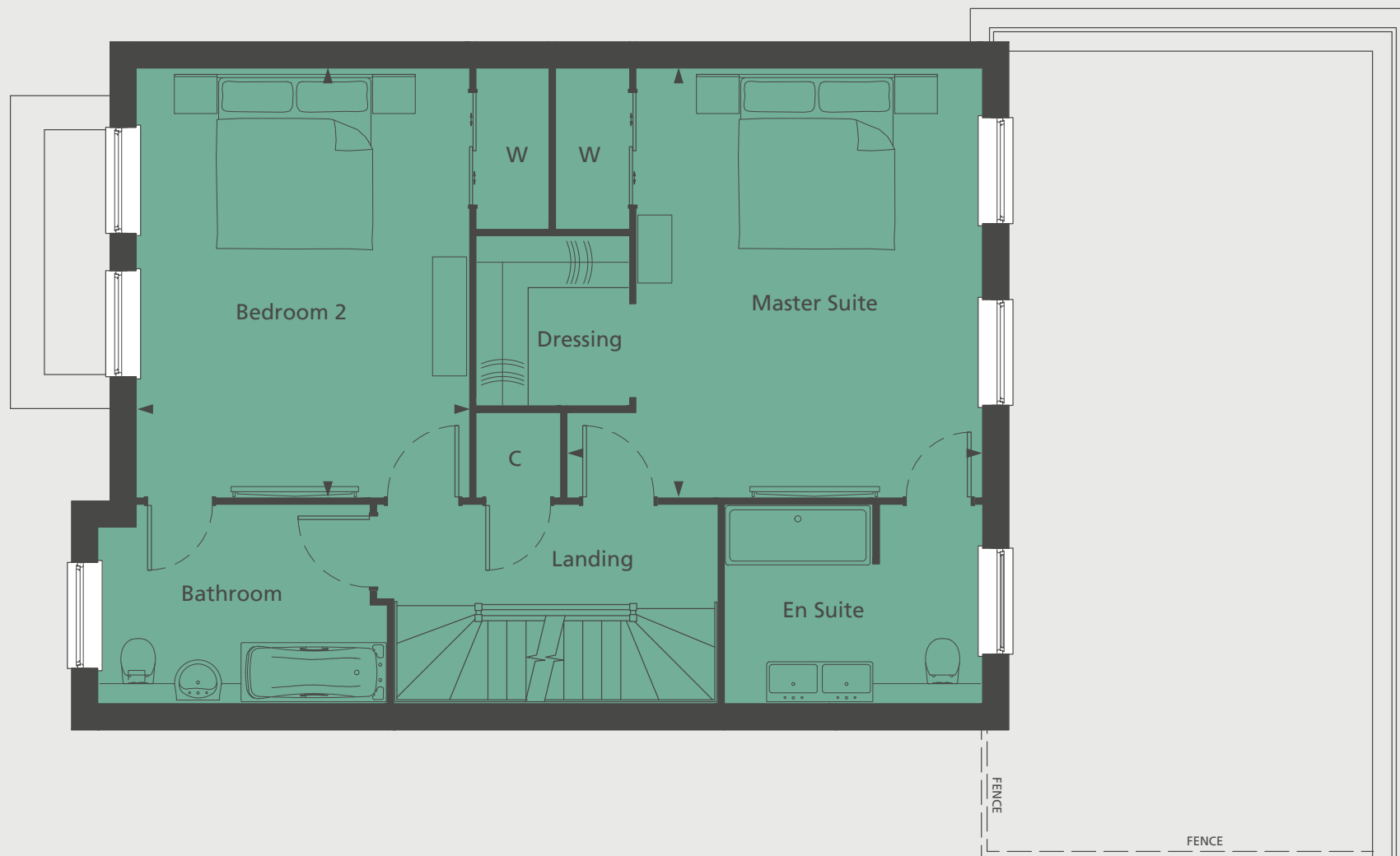
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# 1 FIRST

	m	ft
Master Suite	5.02 x 4.58	16'6 x 15'0
Bedroom 2	5.02 x 3.89	16'6 x 12'10



Gross internal floor area – 282.8 sq. m / 3042.0 sq. ft.

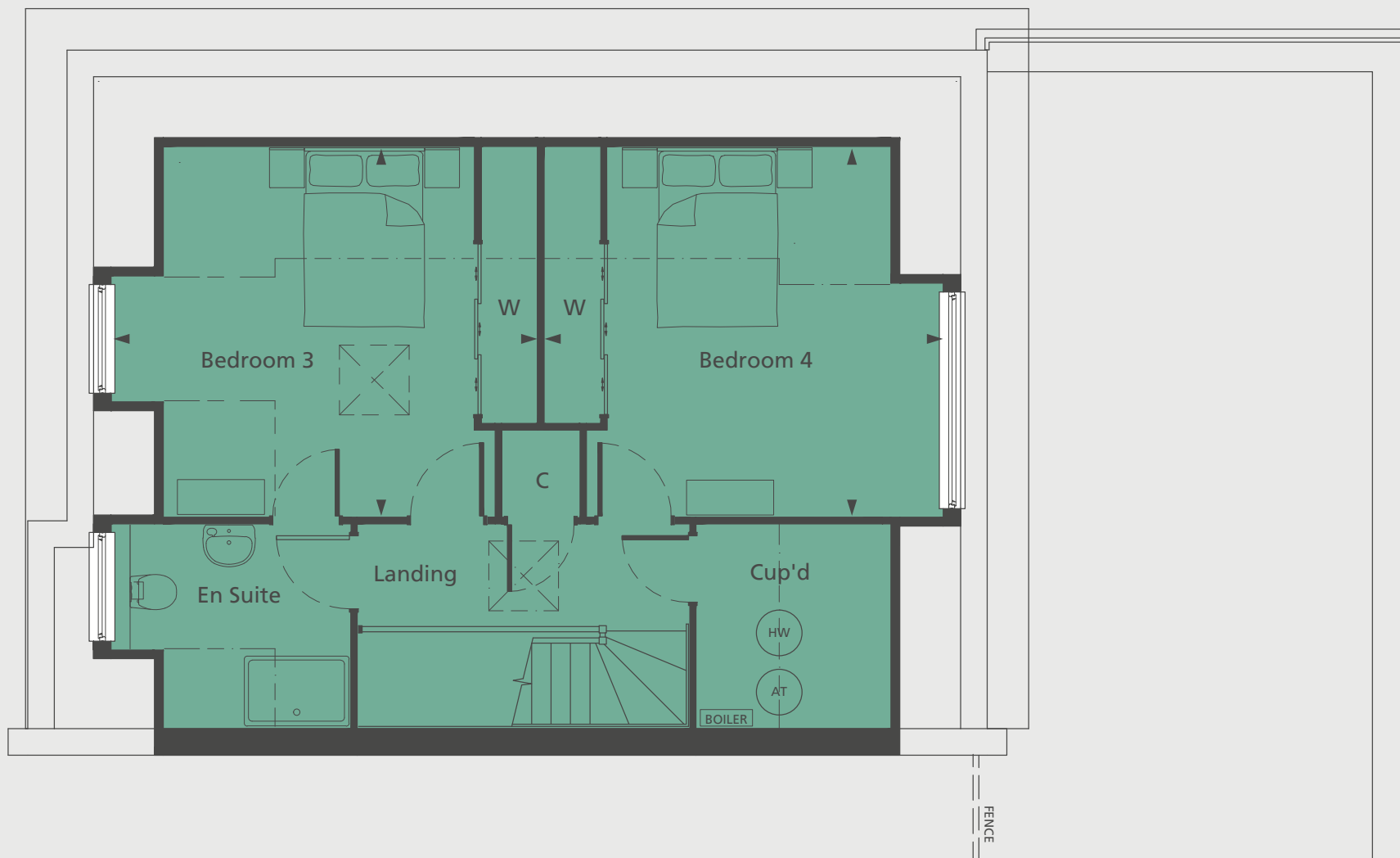
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# 2 SECOND

	m	ft
Bedroom 3	4.89 x 4.23	16'0 x 13'9
Bedroom 4	4.57 x 4.23	15'0 x 13'9



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Dotted line denotes extent  
of full height ceiling

Gross internal floor area – 282.8 sq. m / 3042.0 sq. ft.

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# DETAILED DESIGN SPECIFICATION

## GENERAL



Gas-fired underfloor central heating throughout

Built-in wardrobes to all Bedrooms

Energy efficient downlighters to all rooms

Brushed stainless steel effect socket and light switches

Porcelanosa ceramic flooring to lower ground floor

Bi-fold rear patio doors

Oak staircase with contemporary glass balustrade (oak balustrade from lower ground to ground floor)

Engineered oak front door

Engineered wooden floors to ground floor

Contemporary architraves and skirtings

Contemporary style corning to Hall, Living, Kitchen/Dining

White wooden sash double glazed windows

## SECURITY & HOME ENTERTAINMENT

Fully fitted alarm

BT points to Study, Living, and Master Bedroom

High level TV points and Sky+ wiring to Family Room, Living Room and Master Bedroom

TV wiring to all other Bedrooms

Hard-wired CAT 6 connectivity to ethernet socket in Living, Family, Study and Master Bedroom to enable faster data transfer to Smart TV, Sky Box, PC, etc. (Smart TV, Sky Box, PC and router not included)



## BESPOKE DESIGNER KITCHENS



Bespoke range of fully fitted contemporary kitchen cabinets to include pelmet lighting by Lanzet and Wooden Heart

Co-ordinated cimstone work surfaces and splash-backs

Under slung stainless steel sink with fluted drainer in cimstone work surface

Five zone induction hob and ceiling extractor hood by Siemens

Electric oven and combination multi-function oven with microwave by Siemens

Warming drawer by Siemens

Integrated full height fridge, freezer and dishwasher by Siemens

Wine cabinet

Chrome extendable spray mixer tap

Steaming hot water tap

Insinkerator food waste disposal unit

Integrated washing machine and tumble dryer

## EXTERNAL SPACE

Fully landscaped rear garden with feature Italianate fountain and pleached hedging borders

Terrace with uplighting

Access onto terrace via bi-folding doors to back

External tap to front and rear

External power socket to rear

Electric gate to front of property with video entry



## LUXURY BATHROOMS & EN-SUITES



Contemporary style white bathroom suite by Villeroy and Boch

Bath with Hansgrohe thermostatic shower and screen (Bathrooms)

Wall mounted Villeroy and Boch WC with concealed cistern

Fully tiled walls to Bathrooms/ En-suites and WC by Porcelanosa with integrated mirrors to suit

Chrome Hansgrohe mixer tap

Heated ladder style chrome towel rail

Co-ordinated Porcelanosa ceramic floor tiles

Villeroy & Boch vanity units under basins

Fully fitted shower enclosure with chrome shower door (En-suites)

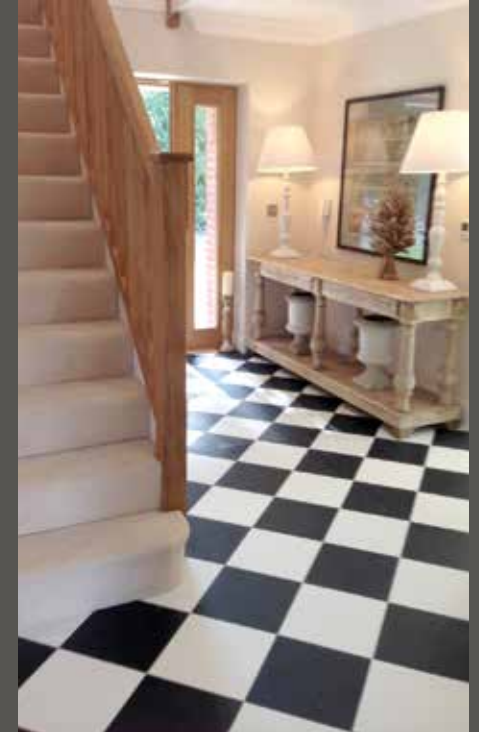
Hansgrohe thermostatic shower valve with handset and showerpipe (Master En-suite)

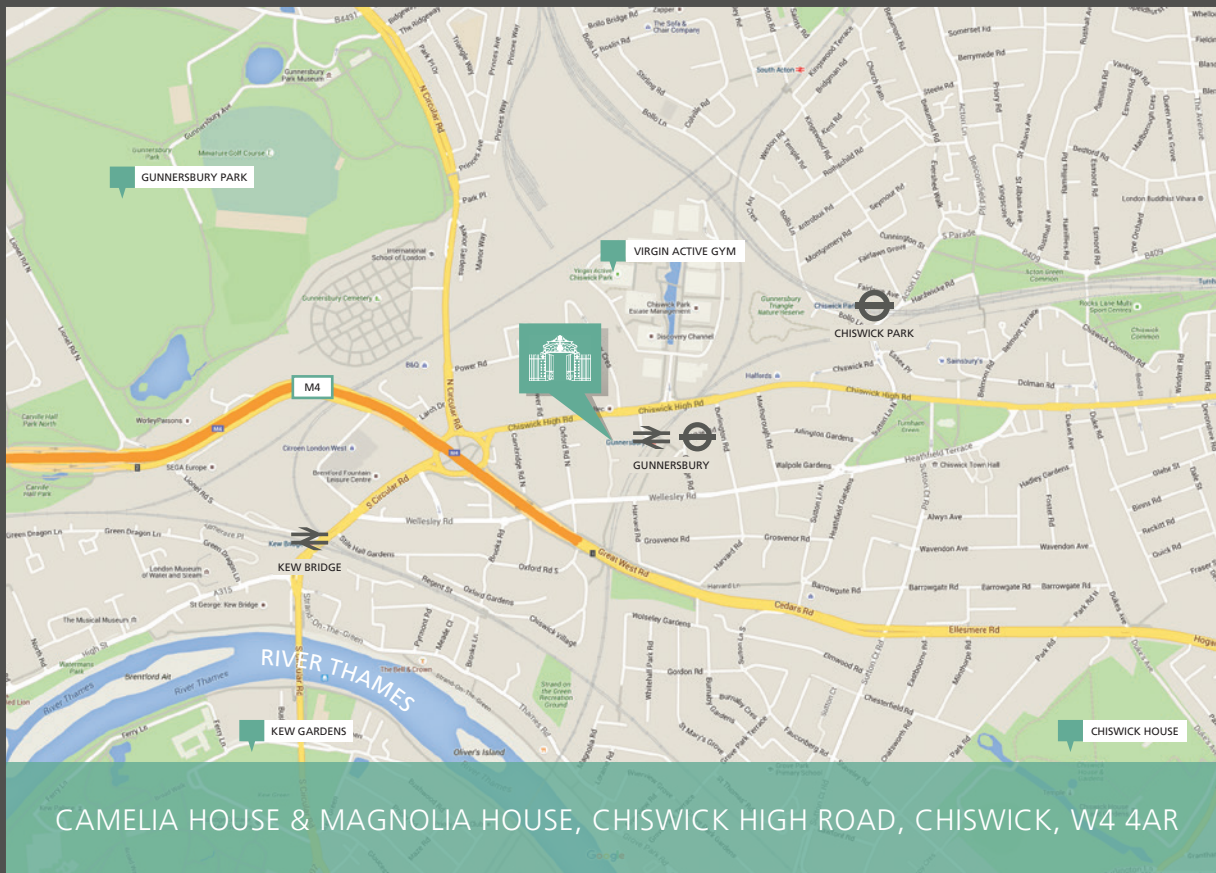
## NHBC

10 year NHBC Buildmark Warranty









CAMELIA HOUSE & MAGNOLIA HOUSE, CHISWICK HIGH ROAD, CHISWICK, W4 4AR



AQUINNA HOMES  
*aspire...*

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Aquinna Homes plc is an experienced and well funded homebuilder founded in 2004. We are committed to creating high quality aspirational homes in the very best locations throughout London and the South East. Our portfolio includes luxurious city apartments, delightful village mews, signature buildings inspired by renowned architects and substantial family homes. You are in safe hands with our experienced team of professionals who take pride in creating beautiful homes of outstanding quality, each with the Aquinna hallmark of attention to detail.

SELLING AGENTS



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