

**LONG ISLAND LOFTS/  
PENTHOUSE COLLECTION**

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**FIVE UNIQUE PENTHOUSE APARTMENTS  
LONG ISLAND LOFTS / WARPLE WAY W3**

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PENTHOUSE COLLECTION**



**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.

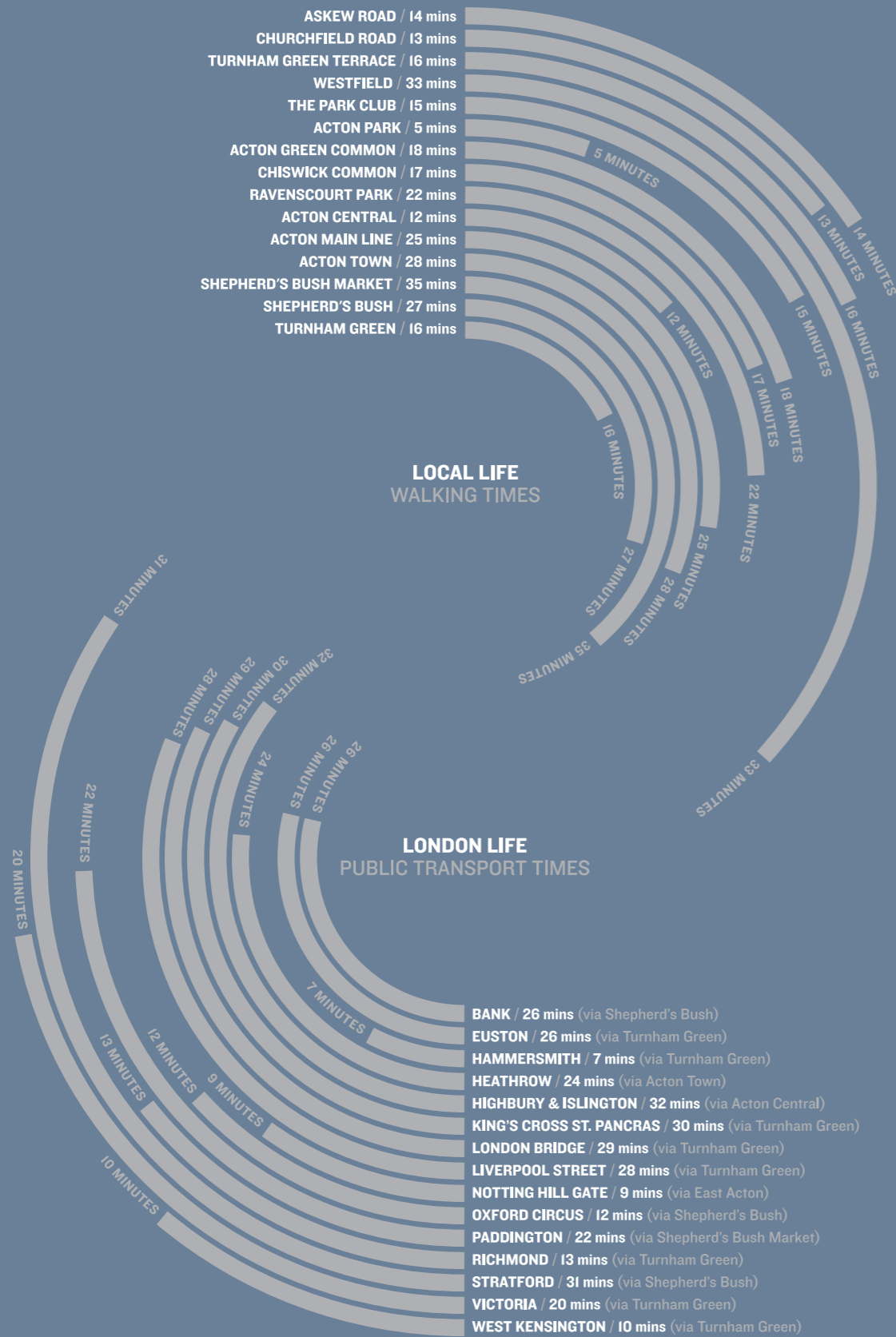
It's also right at the heart of an eclectic range of retailers and recreation,  
that are turning this quiet corner of London into something extraordinary.

VIEW ALONG THE PENTHOUSE FAÇADE



### 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.



PUBLIC TRANSPORT TIMES TAKEN FROM TFL.GOV.UK, WALKING TIMES FROM GOOGLE MAPS.

## 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.

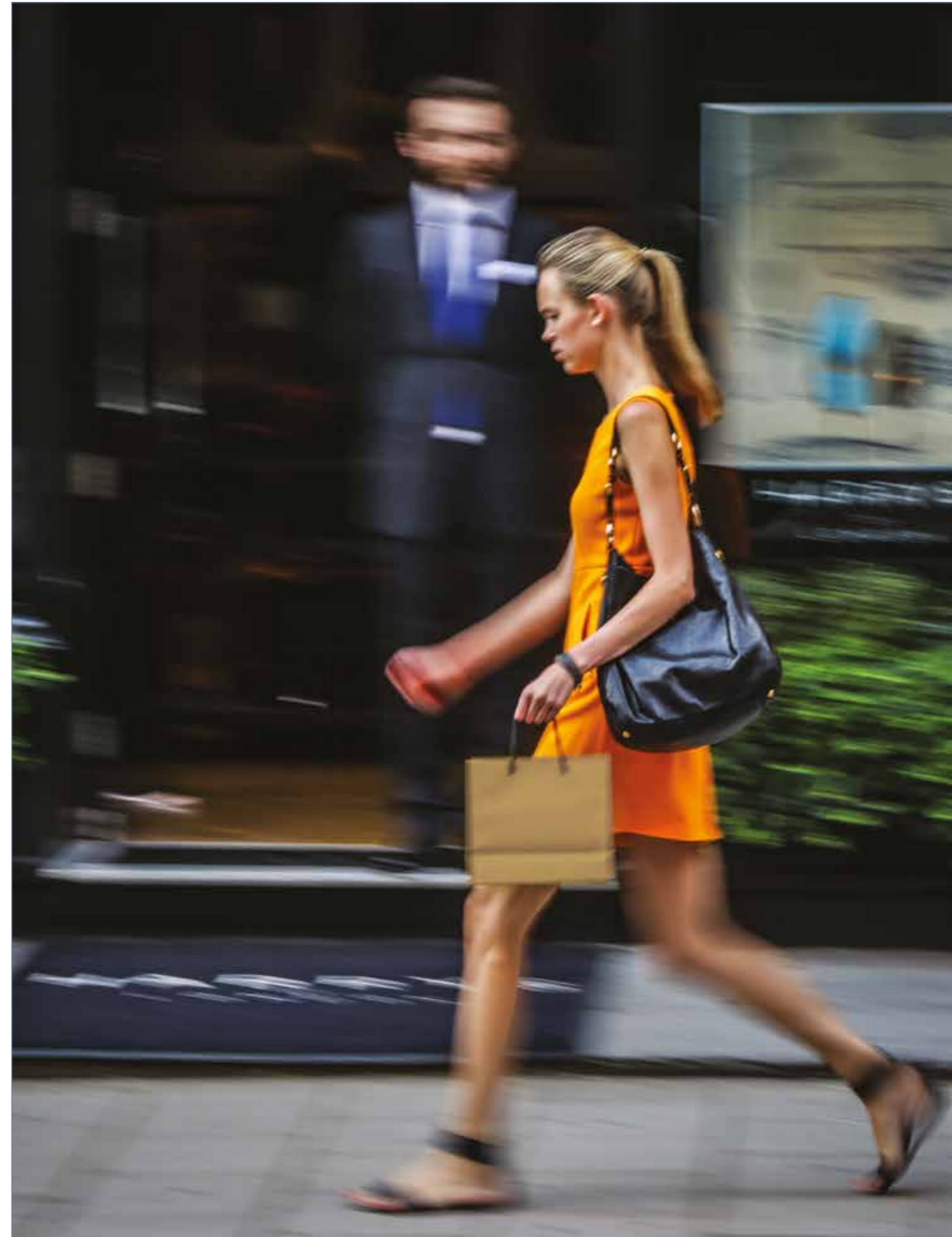
TRAVEL TIMES ARE APPROXIMATE AND MAY VARY WITH TIME OF DAY.

## 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



COWSHED / SPA AND BEAUTY BY SOHO HOUSE



BRACKENBURY'S / DELICIOUS ALMOND CROISSANTS AND COFFEE



THE GINGER PIG / FARMERS AND BUTCHERS OF FREE RANGE AND RARE BREEDS

THE HIGH ROAD BRASSERIE / MODERN EUROPEAN DINING AT HIGHROAD HOUSE, PART OF THE SOHO HOUSE GROUP OF HOTELS







PARK + BRIDGE / FINE WINES FROM AROUND THE WORLD



CHIEF / FRESH ROASTED ESPRESSO AND DRIP COFFEES



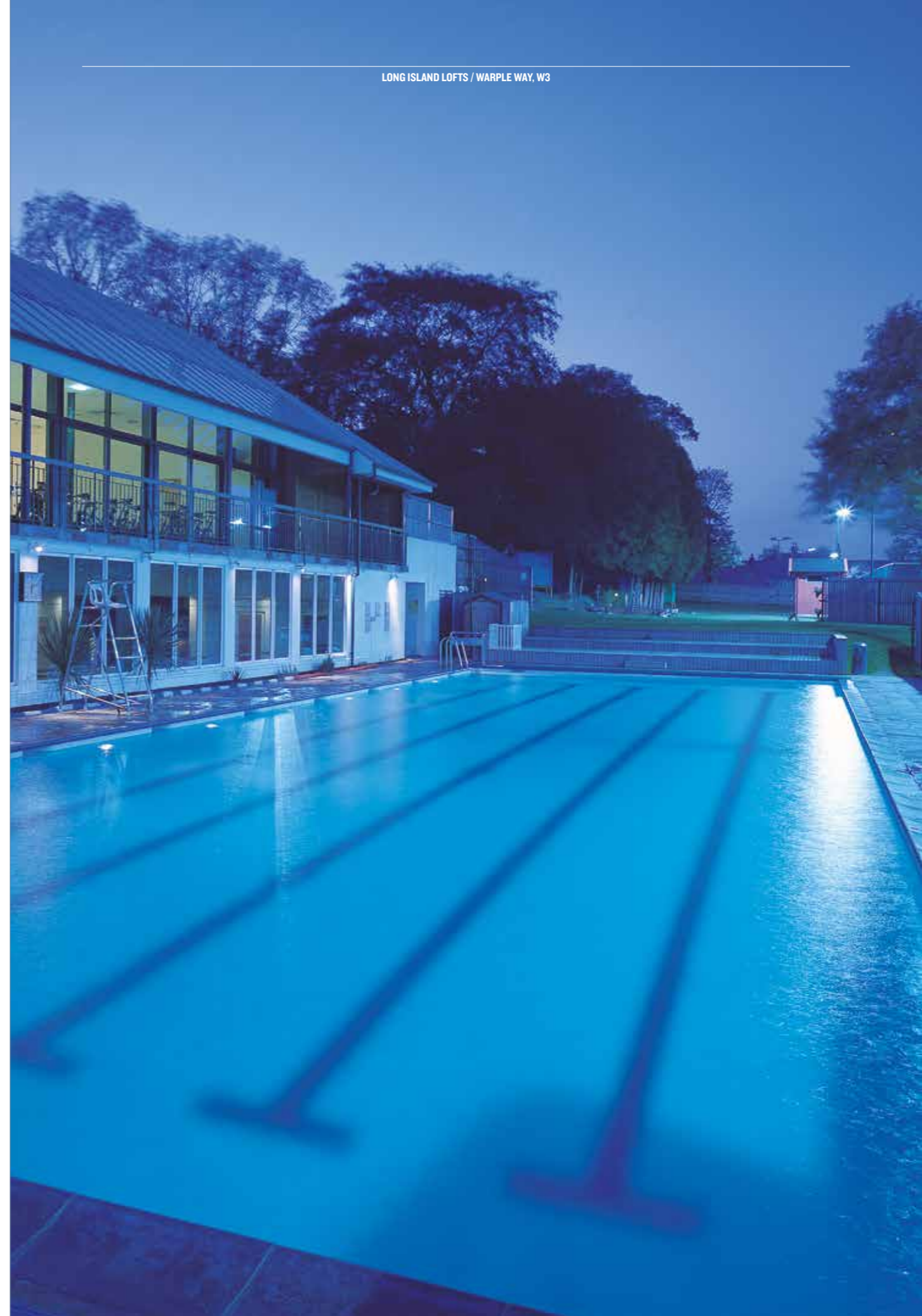


## WELCOME TO THE CLUB

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.



## PENTHOUSE COLLECTION

## WESTBURY / CALVERTON / MONTAUK / CORAM / LINDENHURST

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.







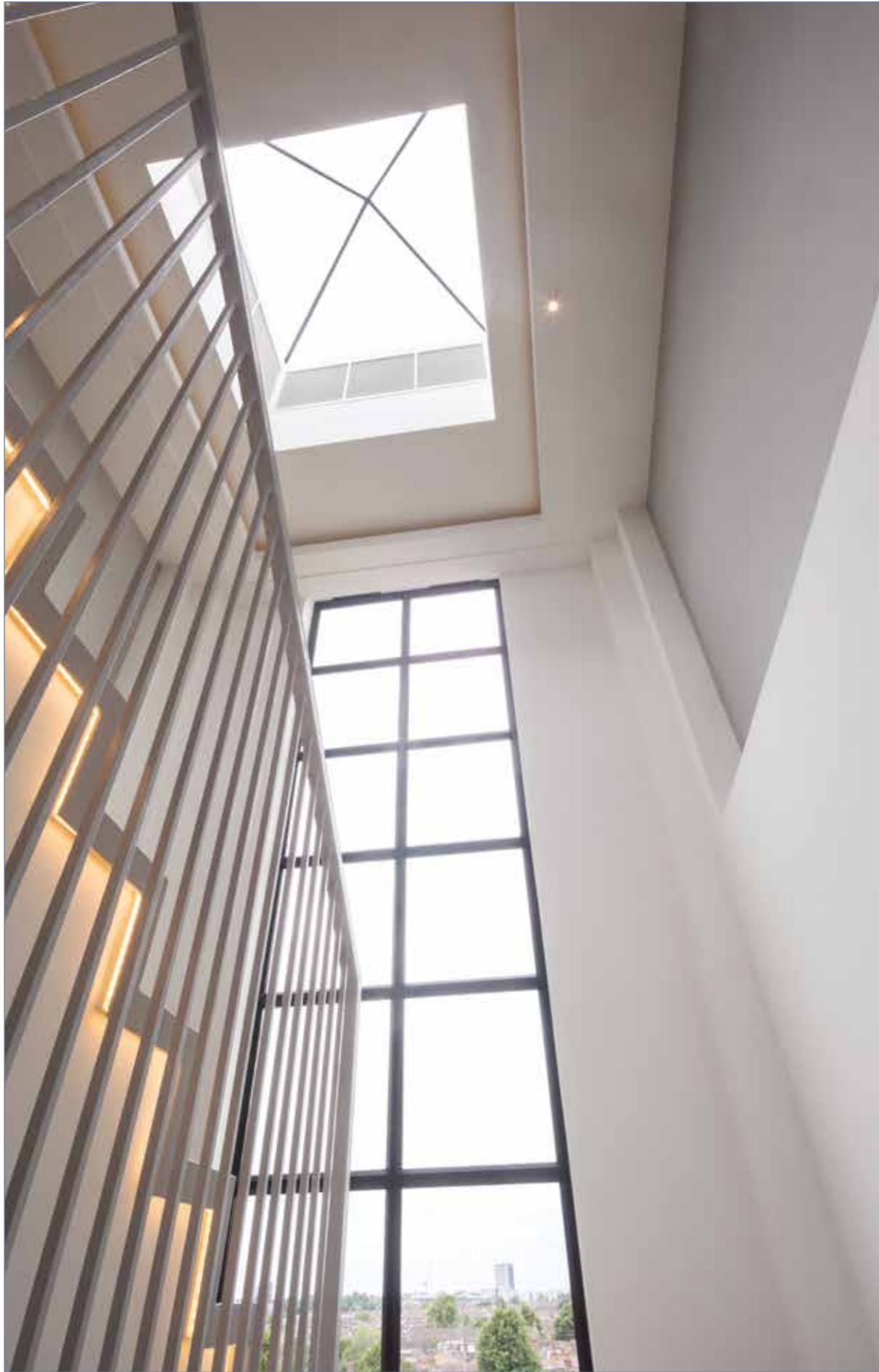
**LEFT/**  
The detailing is exceptional throughout the penthouses, evident in the subtle lighting on the staircase entrance to Lindenhurst.

**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 critical windows, giving you the industrial aesthetic with state of the art comfort and style.





Scandinavian chic is quietly achieved through the tones, timbers 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.

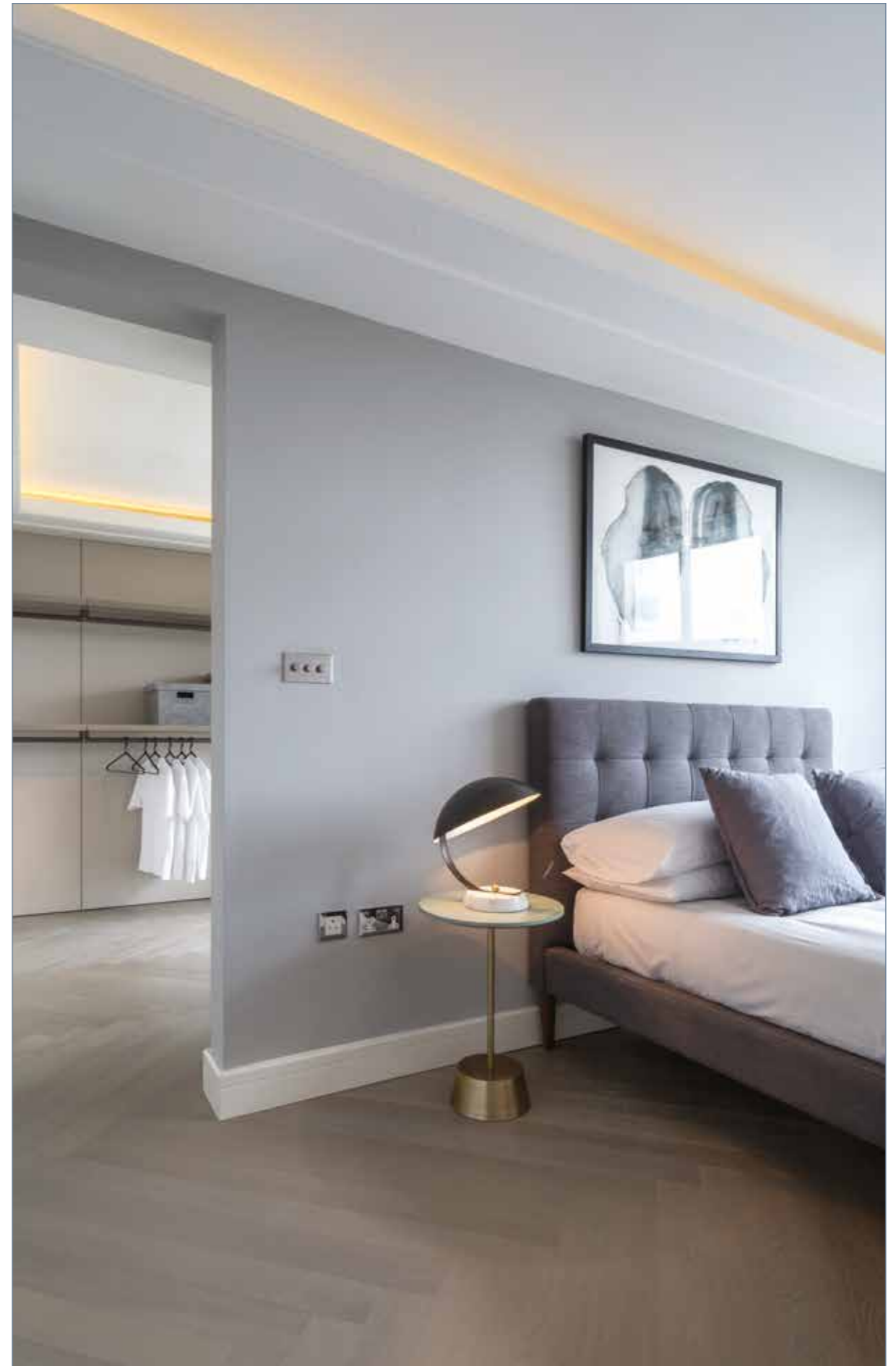
**RIGHT/**  
Every detail is carefully thought through, right down to the choice of handles that complement the art deco external architecture.



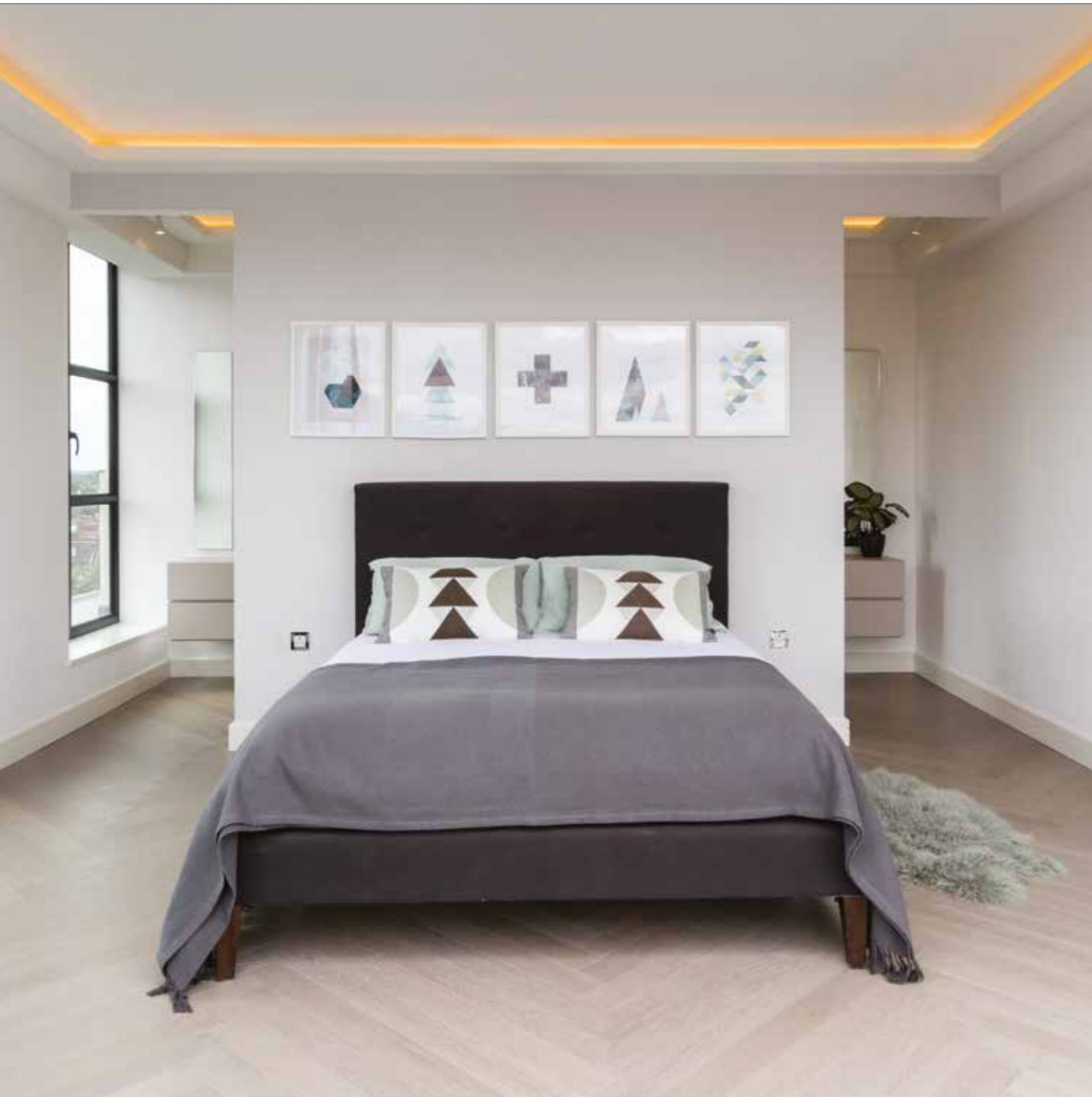


**LEFT/**  
Spacious, walk-in and walk-through wardrobes provide ample space for even the most fashion conscious individuals.

**BELOW AND OPPOSITE/**  
Bathed in light, yet warm and inviting, the bedroom suites are beautifully tranquil places to wind down and relax.

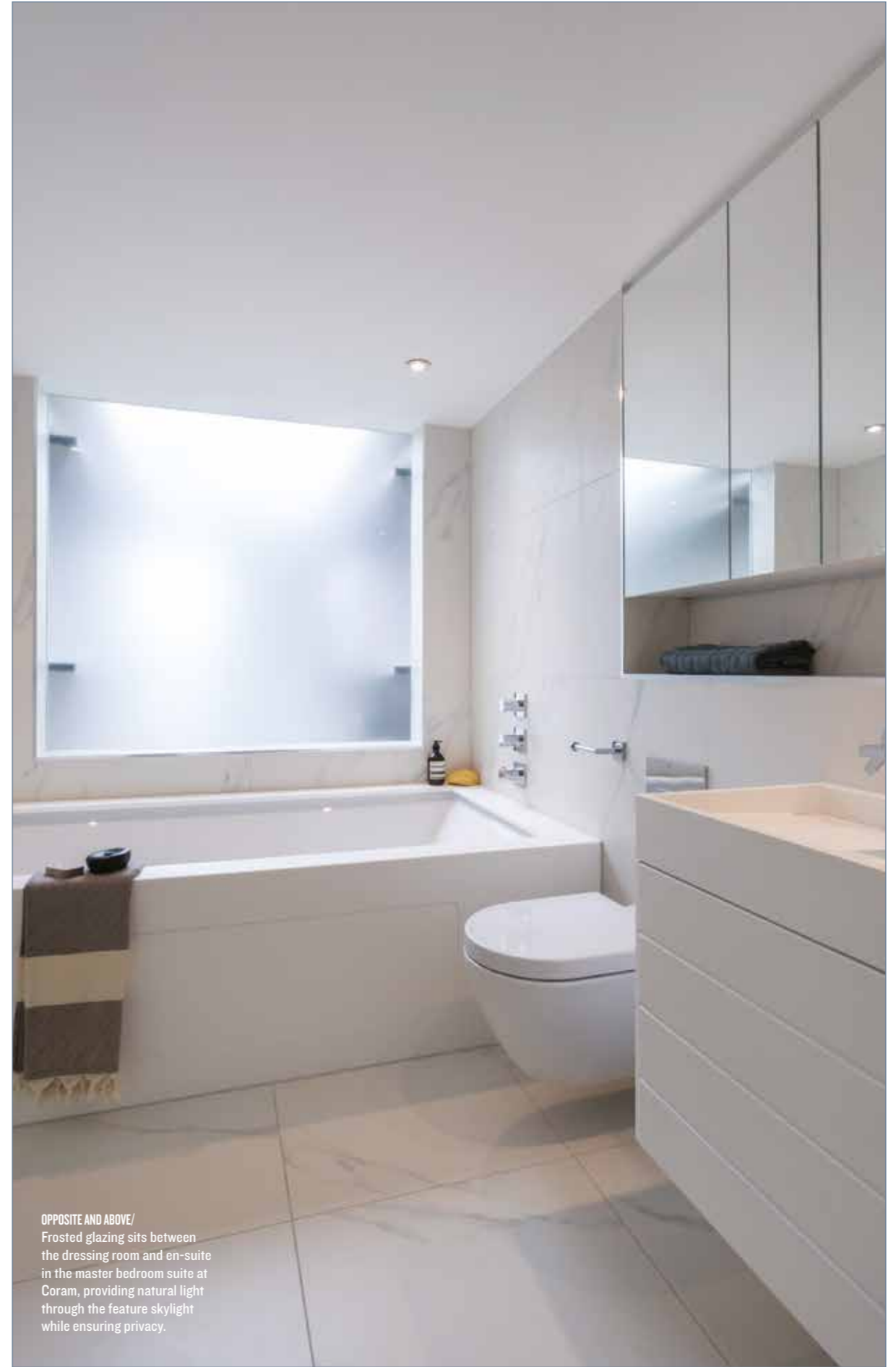






OPPOSITE AND RIGHT/  
The master bedroom suite at Westbury features a free standing screen wall leading through to a discrete dressing room and stunning en-suite.



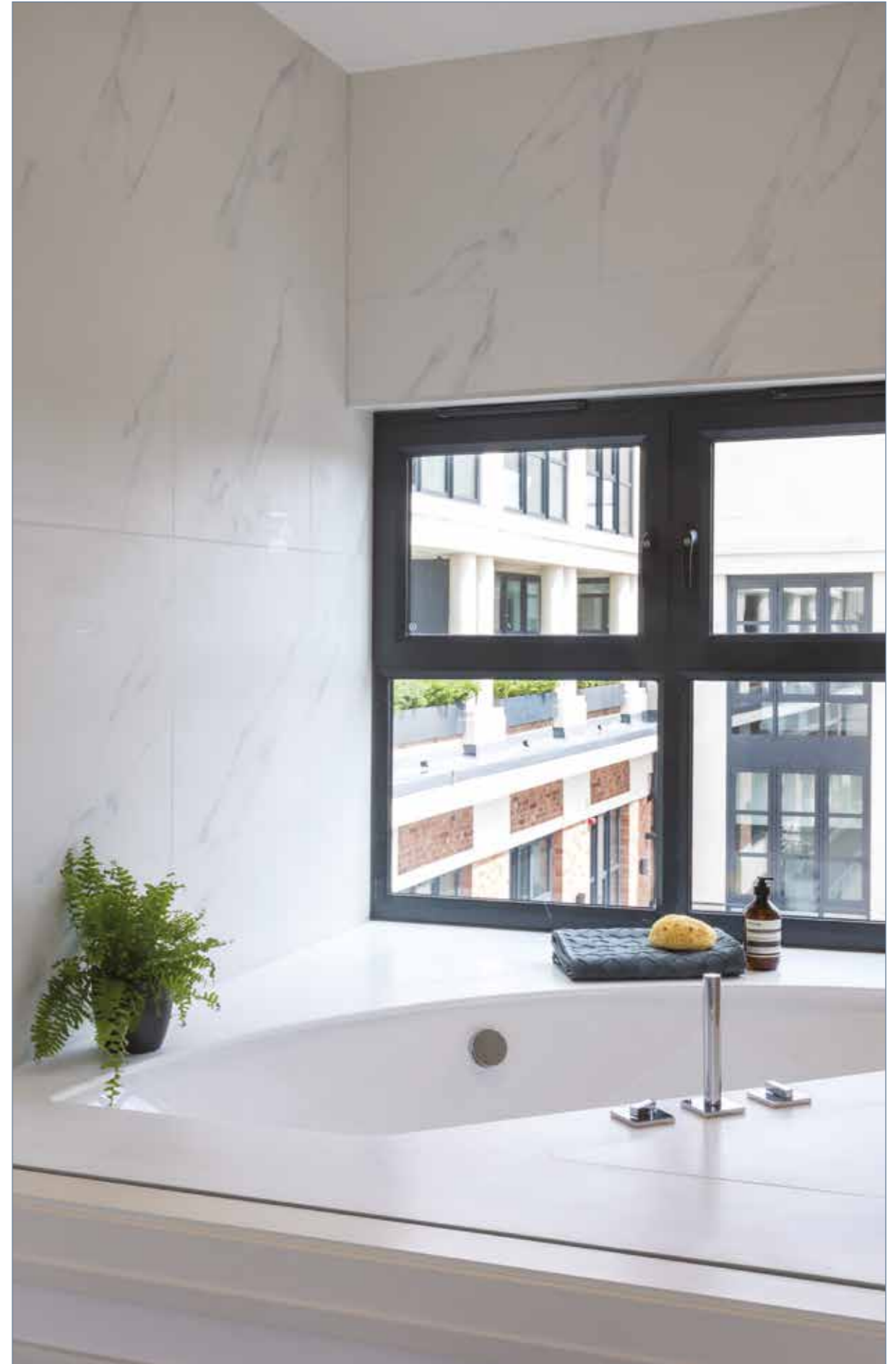


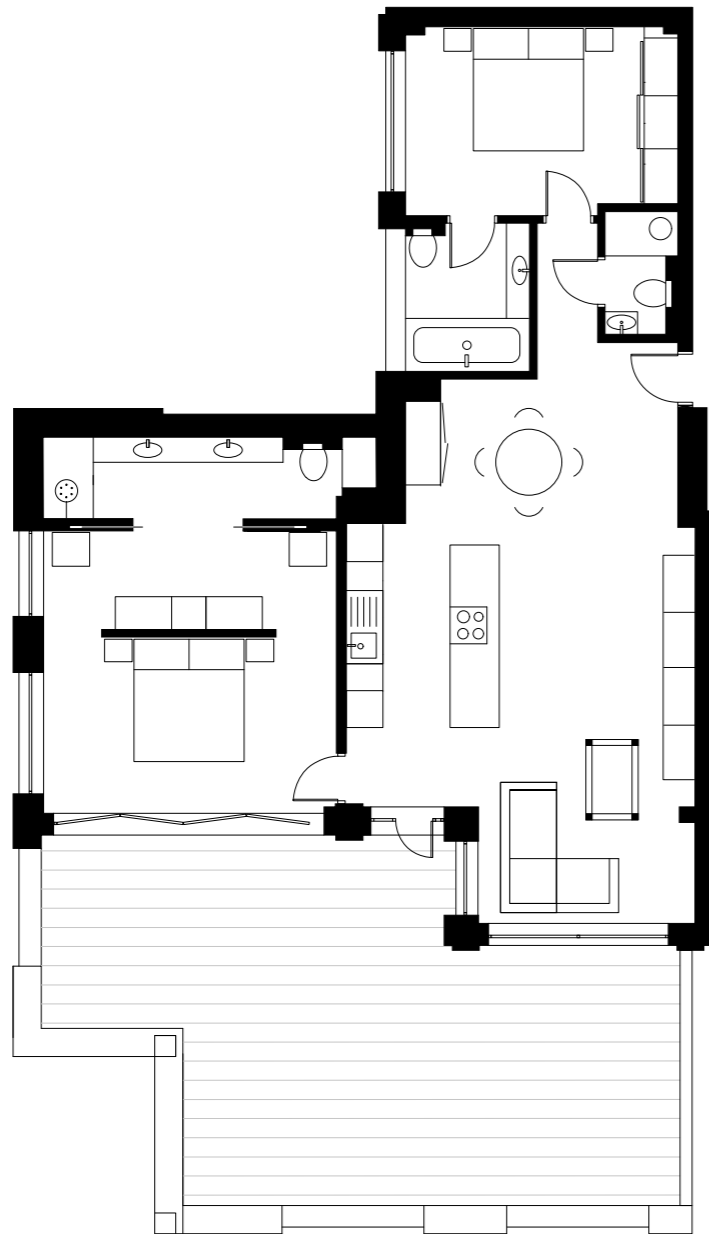
OPPOSITE AND ABOVE/  
Frosted glazing sits between  
the dressing room and en-suite  
in the master bedroom suite at  
Coram, providing natural light  
through the feature skylight  
while ensuring privacy.



**LEFT/**  
Many of the penthouse bathrooms feature free standing baths with distinctive design and integrated lighting to create the perfect mood.

**BELOW AND OPPOSITE/**  
The decadent sunken bath in Corem is the perfect sanctuary.





**PENTHOUSE 1 /  
WESTBURY**

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)

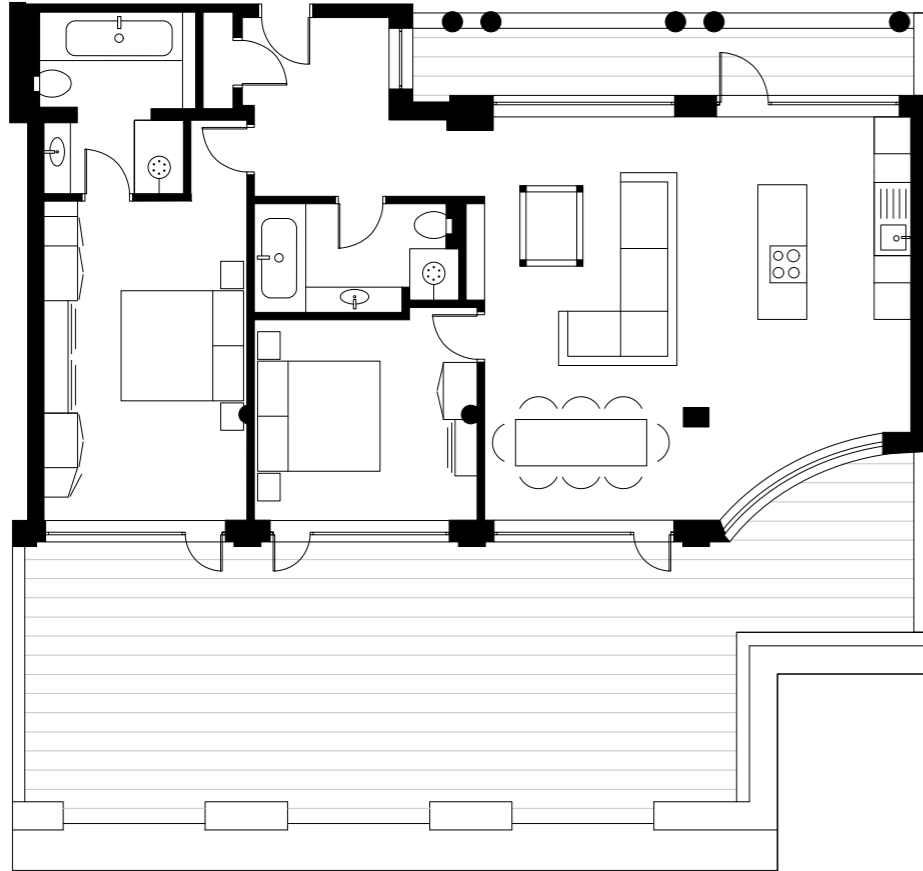
His & Hers sinks in en-suite (Master)

Floor to ceiling windows

Secure underground parking (separately available)

**DIMENSIONS /**

<b>BEDROOM 1</b>	4.79m x 2.86m	13.9 sq m
<b>EN-SUITE</b>	4.89m x 1.33m	7.3 sq m
<b>DRESSING ROOM</b>	4.78m x 1.60m	7.6 sq m
<b>BEDROOM 2</b>	4.45m x 3.09m	13.4 sq m
<b>EN-SUITE</b>	2.03m x 2.42m	4.9 sq m
<b>LIVING AREA</b>	4.44m x 8.90m	39.3 sq m
<b>KITCHEN</b>	2.50m x 3.33m	8 sq m
<b>WC</b>	0.99m x 2.01m	1.9 sq m
<b>TERRACE</b>	—	49 sq m
<b>TOTAL AREA</b>		99.8 sq m (1074.2 sq ft)



**PENTHOUSE 2 /  
CALVERTON**

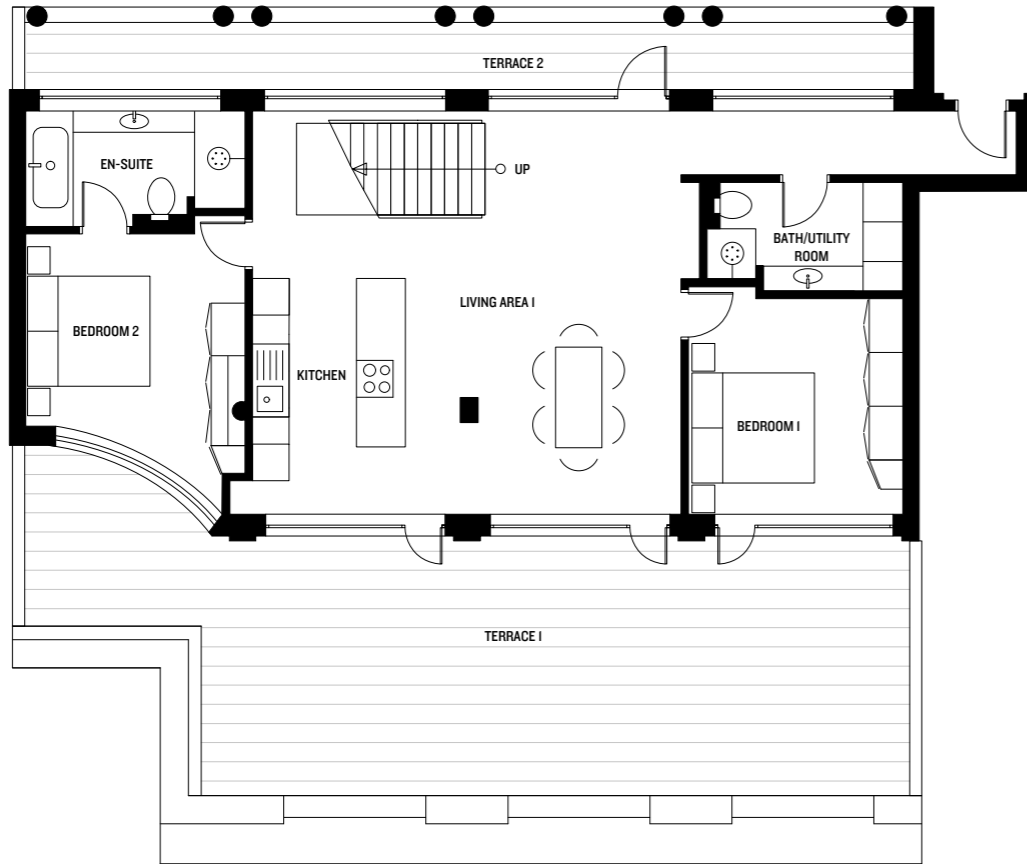
Two terraces can be accessed from the dual aspect living space of Calverton, allowing for sunshine in both the morning and evening. Both bedrooms lead onto the larger terrace through floor to ceiling glass doors.

**KEY FEATURES /**

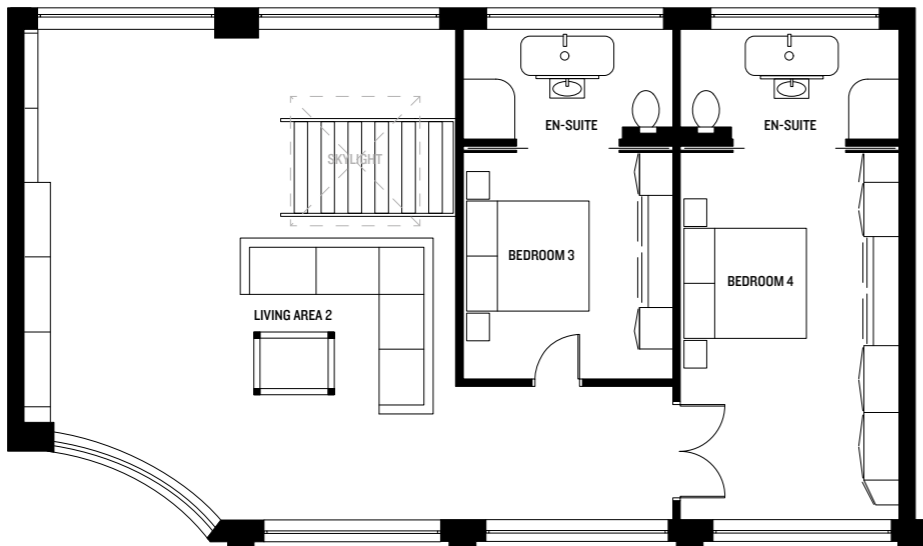
- Dual aspect open plan living room
- Large master (18.5 sq m)
- Large terrace (56.3 sq m + 9 sq m terrace at rear)
- Floor to ceiling windows
- Secure underground parking (separately available)

**DIMENSIONS /**

<b>BEDROOM 1</b>	3.32m x 5.20m	18.5 sq m
<b>EN-SUITE</b>	2.55m x 2.97m	6.1 sq m
<b>BEDROOM 2</b>	3.64m x 3.26m	12 sq m
<b>LIVING AREA</b>	6.96m x 6.59m	39 sq m
<b>KITCHEN</b>	2.50m x 3.33m	11.3 sq m
<b>BATHROOM</b>	3.33m x 1.78m	5.6 sq m
<b>TERRACE</b>	—	65.3 sq m
<b>TOTAL AREA</b>		100 sq m (1076.4 sq ft)



LEVEL 1



LEVEL 2



PENTHOUSE 3 /  
**MONTAUK**

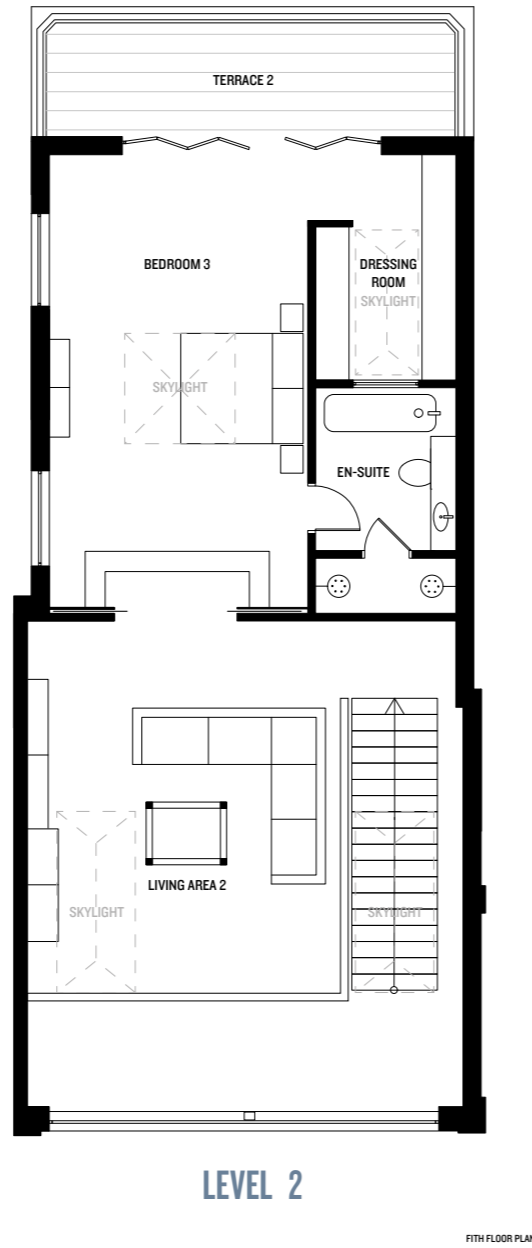
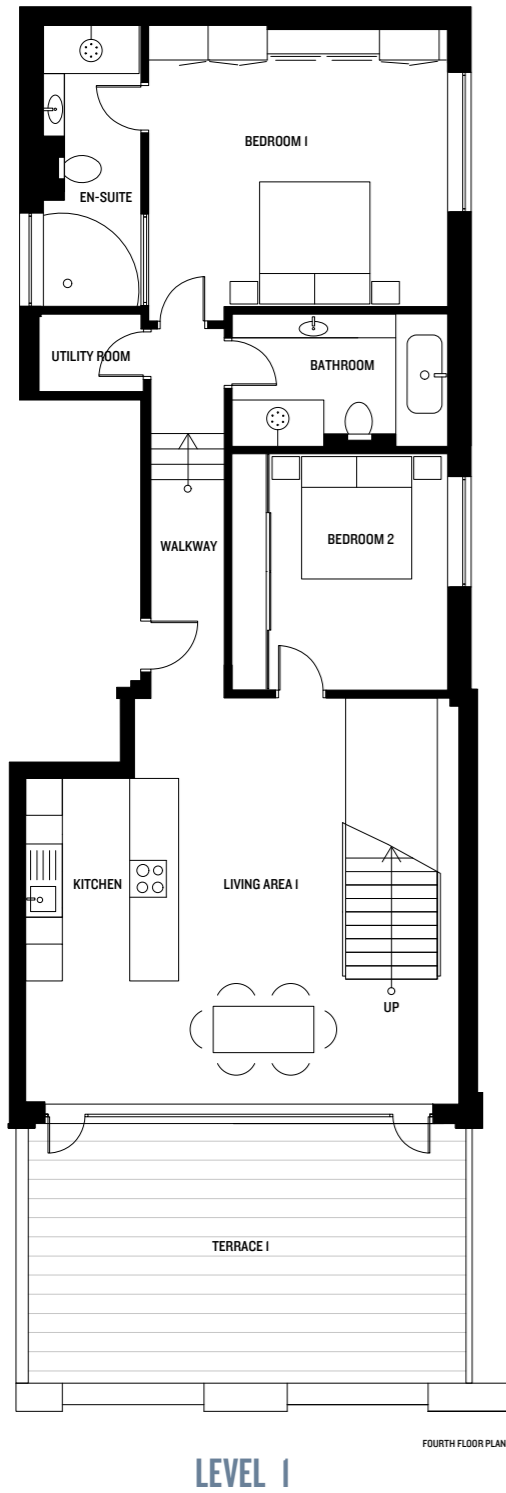
One of two duplex penthouses, Montauk's two living spaces are joined by a feature floating staircase, naturally lit through a large skylight. The open plan living space upstairs benefits from spectacular views, whilst downstairs enjoys two terraces. Three of the four bedrooms have en-suite bathrooms,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

BEDROOM 1	3.50m x 3.52m	12.5 sq m
BEDROOM 2	3.58m x 3.70m	13.2 sq m
EN-SUITE	3.58m x 1.69m	6.3 sq m
BEDROOM 3	3.43m x 3.70m	12.6 sq m
EN-SUITE	3.43m x 1.88m	6.4 sq m
BEDROOM 4	3.54m x 6.05m	21.5 sq m
EN-SUITE	3.54m x 1.88m	6.6 sq m
LIVING AREA 1	7.10m x 7.86m	36.3 sq m
LIVING AREA 2	4.90m x 6.59m	59 sq m
KITCHEN	2.50m x 3.31m	14 sq m
BATH/UTILITY ROOM	3.20m x 1.78m	5.4 sq m
TERRACE	—	43 sq m
TOTAL AREA		204 sq m (2195.9 sq ft)



**PENTHOUSE 4 /  
CORAM**

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.

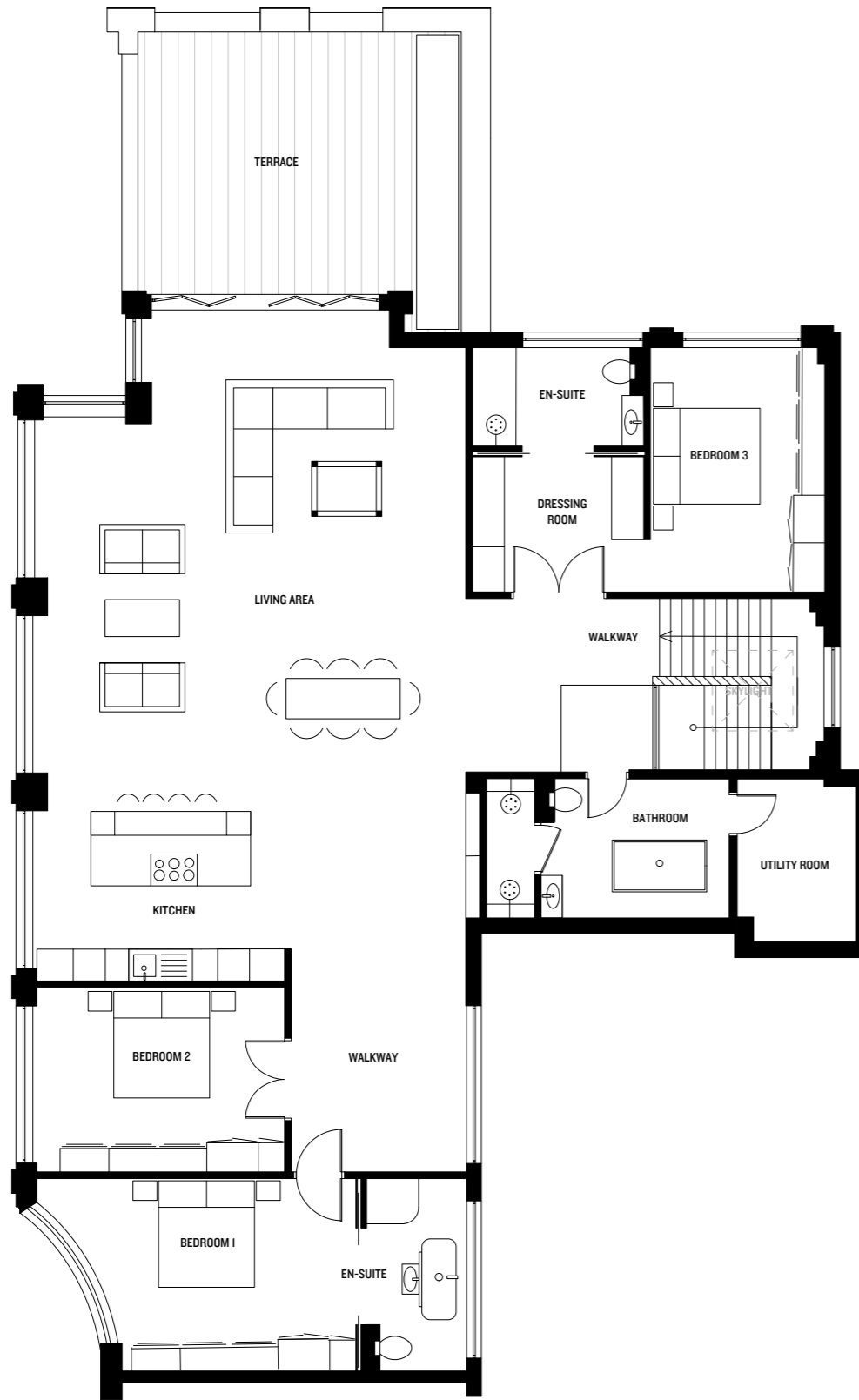
**KEY FEATURES /**

- 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 /**

BEDROOM 1	4.92m x 4.53m	22.5 sq m
EN-SUITE	1.60m x 4.59m	7.3 sq m
BEDROOM 2	3.52m x 3.86m	13.6 sq m
BEDROOM 3	4.22m x 7.40m	31.2 sq m
EN-SUITE	2.29m x 3.69m	8.6 sq m
DRESSING ROOM	2.29m x 3.69m	8 sq m
LIVING AREA 1	5.30m x 6.17m	36.7sq m
LIVING AREA 2	7.08m x 6.64m	34.3 sq m
KITCHEN	2.50m x 3.30m	12 sq m
BATHROOM	3.52m x 2.16m	7.4 sq m
UTILITY ROOM	1.67m x 1.27m	2.5 sq m
TERRACE	—	43 sq m
<b>TOTAL AREA</b>		<b>202 sq m (2174.3 sq ft)</b>





## PENTHOUSE 5 / LINDENHURST

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 /

BEDROOM 1	3.62m x 5.04m	18.6 sq m
EN-SUITE	3.62m x 1.88m	6.7 sq m
BEDROOM 2	3.46m x 4.73m	16 sq m
BEDROOM 3	4.59m x 3.27m	15 sq m
EN-SUITE	1.85m x 3.21m	6 sq m
DRESSING ROOM	2.54m x 3.21m	8.4 sq m
LIVING AREA	11.42m x 8.09m	101 sq m
KITCHEN	3.70m x 4.71m	17.3 sq m
BATHROOM	2.61m x 4.64m	13 sq m
UTILITY ROOM	3.05m x 2.00m	5.5 sq m
TERRACE	—	30 sq m
<b>TOTAL AREA</b>		<b>229.1 sq m (2466.1 sq ft)</b>



## 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 cooktop 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



## 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:

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MARSH & PARSONS

