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ONE WEST POINT, PORTAL WEST, LONDON

One West Point is a 42 level tower situated in the prime position of the centre of the North Acton/Old Oak Regeneration area. The building will be the tallest residential landmark in West London with the highest private sky garden and terrace bar in the whole of the capital.

Part of the Portal West development which comprises four buildings, all will have extensive communal landscaped gardens and courtyards with dedicated space to relax in an urban oasis, alongside numerous shared residential and commercial facilities.

Development will be led by City & Docklands, a leading name for high profile, quality residential development within the London property market. With a track record of 14 highly successful schemes delivering over 2,400 luxury apartments to date, One West Point is set to become the latest and most prolific new landmark on London's skyline.



LOCATION West London



NEIGHBOURHOOD

The regeneration of Old Oak Common and Park Royal will provide a seminal new place for Londoners to live and work. Part of a 1,600 acre masterplan, the regeneration is the largest of its kind in the UK and a district on a scale equalled only by east London's Royal Docks. The £26 billion redevelopment will further enhance West London's appeal, which has seen the recent expansion and growth of White City and Europe's largest shopping centre, Westfield. The area will also be home to a vast 25 acre, £3 billion new campus for Imperial College London, one of the UK's leading universities. The regeneration will create up to 40,000 new homes and 65,000 new jobs, fuelling the UK economy by £7.6 billion a year.

Park Royal is already the UK's prime manufacturing and logistics district and the new residential, retail, education and transport focus will cement Old Oak Common as the go-to destination in West London.

BUILDING

Taking inspiration from classical proportions of architecture, One West Point has an elegant vertical form which is articulated with a textured 'weave' created by alternating balconies on each floor; this produces a captivating jewelled effect and provides a unique visual interest to the building. The elegant glass-fronted tower will stand majestically in this new modern landscape created in West London. The structure will be the tallest in West London, spanning 42 storeys and standing 176.6m tall.

RESIDENCES

One West Point will offer 275 highly specified 1, 2 & 3 bedroom apartments and penthouses, each with private balcony or terrace, all offering a luxury lifestyle second to none. The top 10 floors of the building will include exclusive access to the private sky garden and terrace bar on the roof. The apartments will allow an abundance of light via the floor-to-ceiling windows to complement the modern, industrial feel created by the inclusion of wide panelled oak flooring and exposed brick walls.

AMENITIES

Residents' proposed lifestyle facilities will include:

- 24-hour concierge with a full suite of services.
- 24-hour valet parking.
- Private dining suite.
- Residents' private bar and lounge in ambient setting.
- Yoga, meditation and holistic suite.
- Fully equipped gymnasium.
- Private screening room.
- Roof garden with cocktail terrace and barbecue area.
- Children's soft play retreat.
- Dog day-care centre.
- Co-working office space with state of the art communications and private boardroom.

THE WORKSPACE

One West Point will be equipped with a workspace that delivers a platform suitable for businesses of all sizes, workshops and commercial collaboration at every level -space to energise productivity and relax at the same time in a cutting-edge community. Mixed-use independent facilities within One West Point are planned to include:

- International cuisine restaurant.
- Premium brand coffee and fresh juice bar.
- Select fashion and lifestyle boutiques.
- Commercial business start-up space.
- Life Residential in-house letting company headquarters.

EDUCATION

Imperial College London which is ranked 8th in the 2018 World University rankings is due to build a new campus in close proximity to One West Point. This new site will complement the flagship White City and Hammersmith Hospital campuses and will deliver accommodation for some 700 students. Imperial College London has over 15,000 students and 8,000 staff. The university regularly ranks as one of the top universities in the world and The Times Higher Education has named it one of the top 3 in Europe.

TRANSPORT

One West Point will be served by the most technologically advanced rail network and transport hub in the entirety of the UK. Old Oak Common will be the only high-speed rail interchange in the UK is located approximately 850 metres from One West Point - little over 10 minutes' walk. It will be the only hub where HS2, Crossrail, Great Western Mainline and Overground services connect, with the new interchange accommodating around 250,000 passengers daily - comparable only to London Waterloo. A total of 7 rail and tube lines will interconnect across the regeneration zone, including the conveniently situated Central Line services via North Acton a mere 2 minute walk away.

One West Point to:

- Zone 1: 6 minutes
- Bond Street: 9 minutes
- London Heathrow: 10 minutes
- HS2 will run up to 18 trains per hour between Old Oak Common and the North, with Birmingham Airport 31 minutes away.

COMPLETION

Q4 2021-Q2 2022

TENURE AND BUILDING INSURANCE
999-year lease 10-year building warranty

ARCHITECTURE & INTERIOR DESIGN
BUJ Architects

DEVELOPER
City & Docklands Construction Ltd

LOCAL AUTHORITY
London Borough of Ealing

COUNCIL TAX
Band H, £2,880.70 per annum, as of 1st April 2018

GROUND RENT

1-bed: £375
2-bed: £425
3-bed: £475

SERVICE CHARGES
Service charges are approximately £4.50 per sq. ft. per annum

TERMS OF PAYMENT

- Non-refundable booking deposit of £2,500 payable upon reservation/exchange of contracts
- First 5% of purchase price, less booking deposit paid, payable 14 days post exchange
- Second 5% payable 6 months after exchange
- Third 5% payable 12 months after exchange
- Fourth 5% payable 24 months after exchange
- Balance of 80% payable on completion

RECOMMENDED PURCHASE SOLICITORS FOR UK & FAR EAST:

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