

# FILMWORKS

EALING



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LOCAL AREA AND  
SUSTAINABILITY GUIDE

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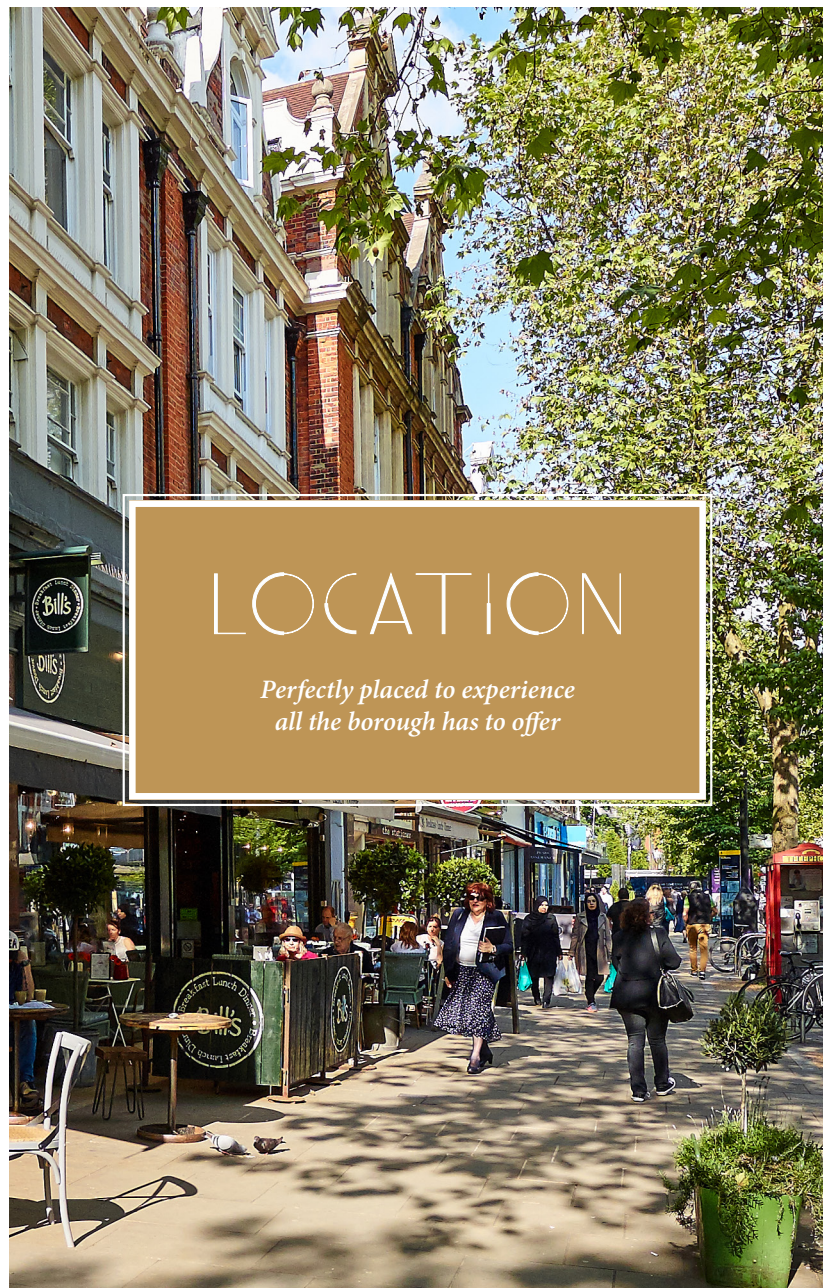
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## WELCOME TO EALING

*Ealing is located west of central London and is a thriving major town with excellent transport links, schools, retail and leisure options. Ealing's green village charm has always embraced a healthy blend of city and suburban lifestyles, reinforcing Ealing's status as being one of the city's most unique and appealing boroughs. From sports and music to historic landmarks, there really is something for everyone. Ealing Studios.*







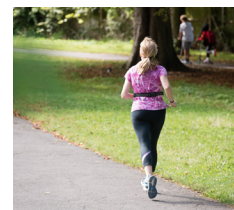
# LOCATION

*Perfectly placed to experience  
all the borough has to offer*

## Parks and Open Spaces

Ealing is one of London's greenest boroughs, with more than 100 parks and open spaces. The picturesque Walpole Park, Pitzhanger Park and nearby Haven Green all offer wonderful opportunities for walking, running and cycling, or simply a rural oasis to unwind.

Filmworks is a 500 metre walk from Ealing Broadway Station on the District & Central Line. Filmworks introduces a new dimension to Ealing's enticing personality, with a high-quality mix of apartments, paying homage to the historic façade of the Empire cinema.







## CULTURE

*Known as 'Queen of the Suburbs', the borough of Ealing is steeped in history and culture – beautiful, interesting and hugely multicultural*

### Walpole Park and Pitzhanger Manor House & Gallery

The grand and beautiful Pitzhanger Manor House sits at the entrance of Walpole Park, a grade 1 listed building, which has recently undergone a major three-year conservation project to restore the Manor to Sir John Soane's original design.

The upgrade to the gallery, which hosts free art exhibitions throughout the year, the restaurant in Soane's walled kitchen garden, Soane's Kitchen serving brunch and lunch during the day and the Kiosk café (Pitzhanger Pantry), in Walpole Park will create a destination heritage and arts venue.

The park has some amazing 19th Century landscaping; ornamental bridges, ponds, streams and a walled rose garden. Throughout summer a multitude of festivals take place showcasing jazz, comedy and opera.

### Ealing Studios

The world's oldest film studio. Its 1950s comedies are deemed to be some of the most enduring classics of British cinema and the home of many legendary and world-renowned films of all genres imaginable and has successfully produced some of Britain's greatest performers. Ealing Studios are well known for their famous productions, including Bridget Jones: Edge of Reason, St Trinian's, Notting Hill and Casino Royale, so it's an absolute must-see when you find yourself in the borough of Ealing.

### Ealing Questors Theatre

The Questors, situated opposite Walpole Park is one of the largest amateur theatres in Europe with around 1,500 members, staging around 20 productions annually.

### Open Ealing

Open Ealing is an arts initiative on the Uxbridge road, a former office block converted into 5 floors of studios, classes, workshops, book clubs, exhibitions and a café. Sprung from the desire to make Ealing about 'more than just pubs', it aims to be a diverse and sustainable arts hub; a centre of culture creating opportunities, supporting local talent and emerging artists.

### Wharnccliffe Viaduct, Hanwell/Southall

The Wharnccliffe Viaduct, built in 1836-37, from Southall to Hanwell in Ealing carries the Great Western Railway across the Brent Valley. The viaduct was the first major structural design by Isambard Kingdom Brunel, the first building contract to be let on the GWR project, and the first major engineering work to be completed.

## FESTIVALS

Ealing hosts an array of summer festivals and events between June and August in Ealing's best parks, providing both world-class entertainment and an opportunity for community bonding.

The Ealing Blues Festival and the Ealing Jazz Festival feature performances from international musicians, while the Ealing Comedy Festival offers five nights of great stand-up comedy.



# RESTAURANTS & BARS

*Great places to eat and drink*

## RESTAURANTS

Ealing offers a myriad of dining choices from every corner of the globe and for all budgets. From stylish modern coffee shops for a latte and cupcake, to fine dining options and a variety of popular high-street brands, you will never be short of choice here. W5 Bistro, a renowned 'clean eating' restaurant, as well as popular eateries: Pasta Remoli, Gail's Bakery, Japanese restaurant Tonkotsu and No.17 Dickens Yard are all now open for you to enjoy. Filmworks will bring an exciting mix of shops, bars and restaurants.

### Amorino

7 The Green,  
London, W5 5DA  
020 8354 1581

### Bill's

28-30 New Broadway,  
Ealing, W5 2XA  
020 8567 9438

### Carluccio's

5-6 The Green,  
Ealing, W5 5DA  
020 8566 4458

### Côte Brasserie

9-10 The Green,  
High Street,  
Ealing, W5 5DA  
020 8579 3115

### Ealing Park Tavern

222 South Ealing Road,  
Ealing, W5 4RL  
020 8758 1879

### Farm W5

19 The Green,  
Ealing, W5 5DA  
020 8566 1965

### Franco Manca

36 New Broadway,  
Ealing, W5 2XA  
020 8567 8225

### Gail's Bakery

Unit 18 Dickens Yard,  
Longfield Avenue,  
Ealing, W5 2TD  
020 8567 2383

### Hare & Tortoise

38-39 Haven Green,  
Ealing, W5 2NX  
020 8810 7066

### La Rueda De Tapas

12 Bond Street,  
Ealing, W5 5AA  
020 8567 4219

### Monty's Tandoori

1 The Mall, Ealing  
Broadway, W5 2PJ  
020 8567 8122

### Munson's Coffee and Eats

73 St Mary's Road,  
Ealing, W5 5RG

### No.17 Dickens Yard

Unit 17 Dickens Yard,  
Longfield Avenue,  
Ealing, W5 2TD  
020 8016 6845

### Park's Kitchen

24 The Green,  
Ealing, W5 5DA  
020 8840 0200

### Pasta Remoli

Unit 6 Dickens Yard,  
Longfield Avenue,  
Ealing, W5 2TD  
020 8840 2687

### Piccola Italia

21 The Green,  
Ealing, W5 5DA  
020 8840 0700

### Pho Saigon

41 Bond Street,  
Ealing, W5 5AS  
020 3659 8143

### Pulcinella

39 High Street,  
London, W5 5DB  
020 8567 8482

### Tonkotsu

14 New Broadway,  
Ealing, W5 2XA  
020 8810 1414





## BARS

Whether it's ales, wines, ciders or a classic Cosmo you're after, Ealing caters for all, offering a good selection of lively bars.

### Red Lion

13 St. Mary's Road, Ealing, W5 5RA  
020 8567 2541

### The Grange

Warwick Road, Ealing, W5 3XH  
020 8567 7617

### The Grove Pub

The Green, Ealing, W5 5QX  
020 8567 2439

### The Kings Arms

55 The Grove, Ealing, W5 5DX  
020 8567 0606

### The North Star

43 The Broadway, Ealing, W5 5JN  
020 8579 0863

### The Wheatsheaf

41 Haven Lane, Ealing, W5 2HZ  
020 8997 5240

## COFFEE

### Amorino

7, The Green, Ealing, W5 5DA

### Artisan

32 New Broadway, Ealing, W5 2XA  
020 7030 3170

### Café Zee

5 New Broadway, Ealing, W5 5AW  
020 8567 4485

### Gail's Bakery

Unit 18 Dickens Yard, Longfield Avenue,  
Ealing, W5 2TD  
020 8567 2383







# SHOPPING

*A fantastic array of independent shops selling vintage, artisan, boutique and specialist products*

The recent multi-million pound development has most high street chains, including Marks & Spencer as well as several leading fashion boutiques alongside Pandora, Oliver Bonas and Jigsaw. It is the ultimate one stop shop for Ealing locals, including most large supermarkets. The West Ealing Waitrose and the Sainsbury's on Melbourne Avenue both have car parks, but for really fresh organic produce, locals make for Ealing Farmers' Market on Leeland Road. Open every Saturday morning, stallholders include The Hand Picked Shellfish Company, Ye Olde Pie Emporium and the Bath Soft Cheese Company.

And if you're looking for something a little bit special, take a stroll along Bond Street – For Arts Sake, an art gallery, houses one of the largest collection of printmakers work. Closely located you will come across Bang & Olufsen, for all your high-end TV's, audio systems and home automation products.

## Dickens Yard

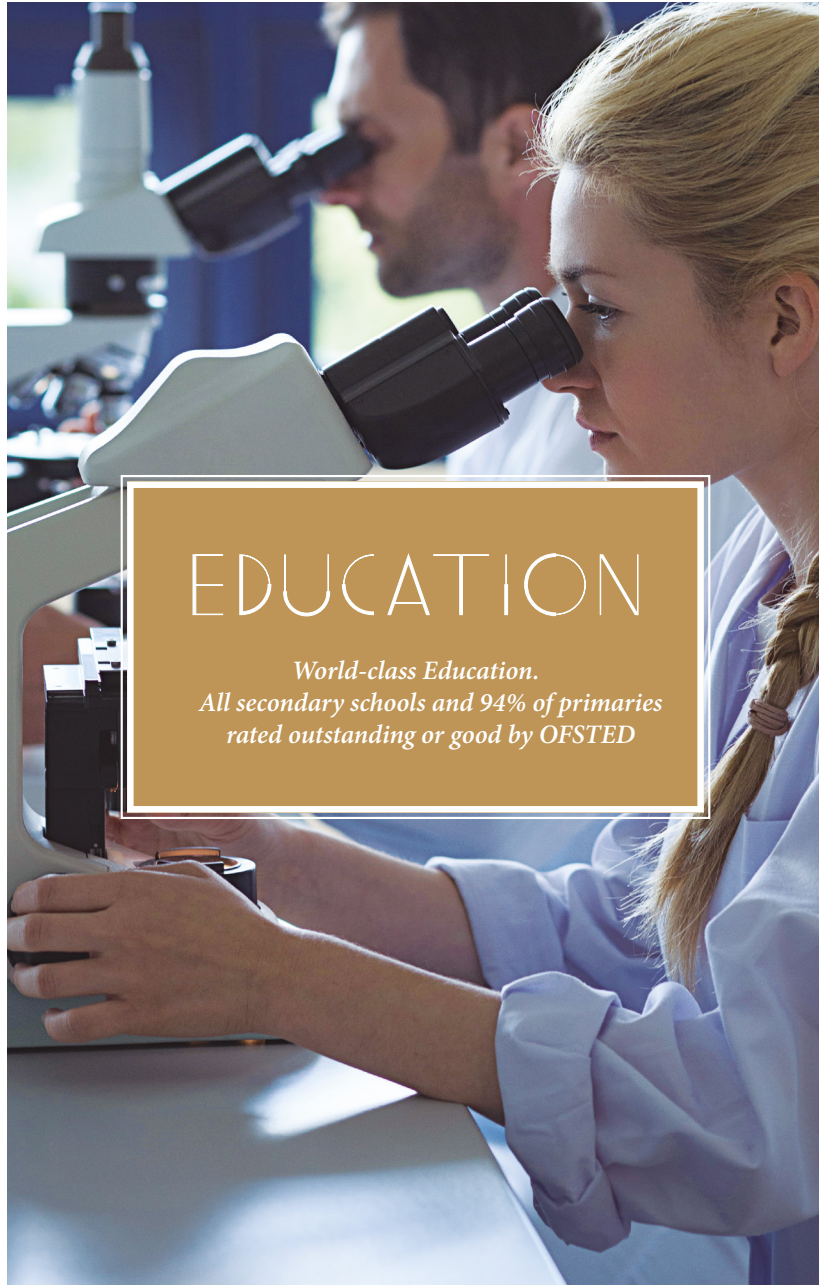
Newly established Dickens Yard has further embellished the local scene, with an exciting mix of premium brands including fashion retailer Jigsaw.

## Westfield London

Westfield, only a 12 minute tube journey away, is London's biggest shopping centre, with a distinctive mix of popular high street brands and luxury international designer labels including high-end boutiques Prada, Gucci, Tiffany, Louis Vuitton, Burberry and Dior.







# EDUCATION

*World-class Education.  
All secondary schools and 94% of primaries  
rated outstanding or good by OFSTED*

Ealing has some of London's finest private schools with excellent state and independent schools for all ages, with 100% of Ealing's Secondary schools considered either good or outstanding by OFSTED – including the well revered schools of Christ the Saviour and Drayton Manor. Close by, the world-famous Harrow School, the mixed St Benedict's School and Durston House prep school for boys.

A five minute walk from Filmworks, the University of West London in Ealing has been awarded the title of the UK's No.1 modern university on two occasions. What's more, Crossrail puts Filmworks in the catchment of the entire capital – and an almost unrivalled selection of world-renowned universities.

## Private Prep Schools

- Harvington School
- Durston House
- Notting Hill for Girls
- St Benedict's
- Clifton Lodge
- QingHua Chinese School
- The Japanese School

## Primary Schools

- Christ the Saviour Church of England Primary School
- Montpelier Primary School
- Holy Family Catholic Primary School
- Fielding Primary School

## Secondary Schools

- Drayton Manor High School
- Twyford Church of England High School
- Gunnersbury Catholic School

## Universities West London

- Brunel University
- University of West London
- West Middlesex University Hospital



# SPORTS & LEISURE

*The highest quality of  
wellbeing on your doorstep*

Ealing is renowned for good living and serene spaces with a range of indoor sports facilities including swimming pools, dance studios and gyms. Discover the new Triyoga centre, offering treatments and over 125 classes per week. Whilst Gymbox offers bespoke fitness classes, mixed martial arts and aerial Pilates. Ealing also has many outdoor sports grounds, providing sports facilities for people who wish to play winter and summer team sports.

## Triyoga – Dickens Yard

Unit 30, Longfield Avenue,  
Ealing, W5 2UQ  
020 3362 0688

## Nuffield Health Fitness & Wellbeing Gym

5th Floor, Ealing Broadway Centre,  
Town Square, Ealing, W5 5JY  
020 8579 9433

## Eden Fitness

Cavalier House, 46-50 Uxbridge Road,  
W5 2ST  
020 8799 5740

## The Gym London Ealing

96-122 Uxbridge Road, W13 8RA  
0330 056 3926

## Energie Fitness West Ealing

77-83 Broadway, W13 9BP  
020 3745 7375

## Gymbox – Dickens Yard

Unit 15, Dickens Yard,  
Longfield Avenue, Ealing, W5 2TD  
020 3973 1118 studio@gymbox.co.uk

## Twyford Sports Centre

Twyford Crescent, Acton, W3 9PP  
020 8993 9095

## West Middlesex Lawn Tennis Club

6 Berners Drive, Drayton Bridge Road,  
Ealing, W13 0JS  
020 8998 3297

## Oxygen Freejumping Trampoline Park

15 Vision Industrial Park,  
Kendal Avenue, W3 0AF  
0330 200 0349

## Yoga Classes with Ladan Soltani

Ealing Town Hall, New Broadway,  
Ealing, W5 2BY  
07956 316497







# COMMITTED TO SUSTAINABILITY

*Carefully planned with the  
highest standards of sustainability*

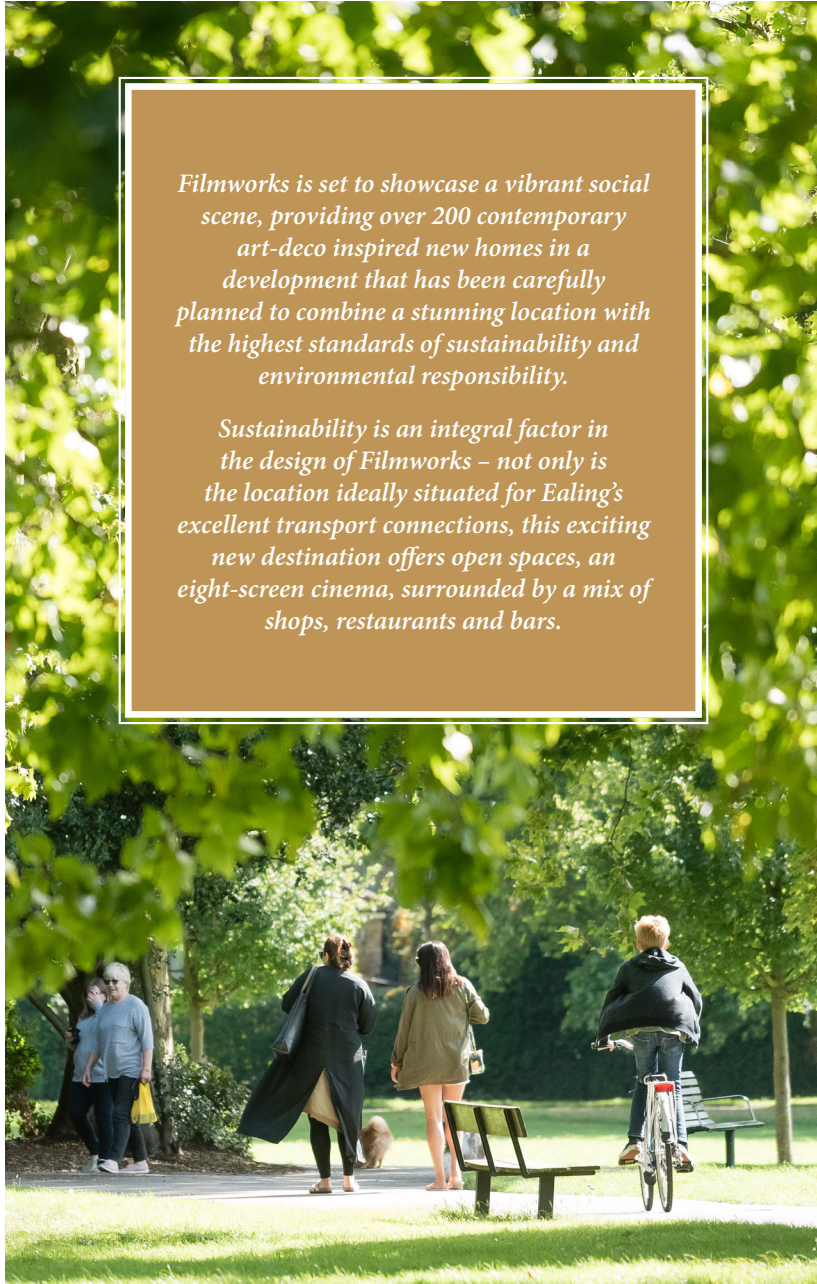
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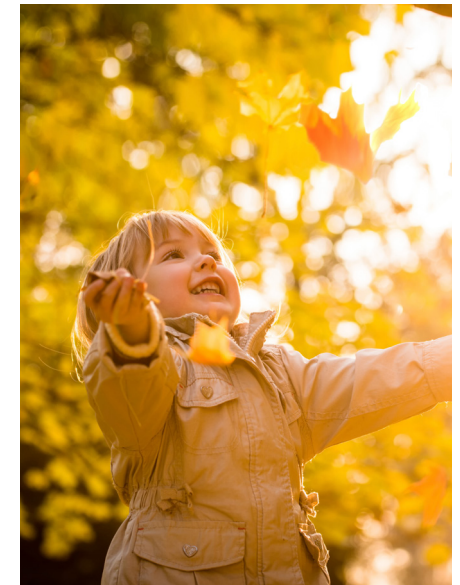
# ENERGY

*Filmworks is set to showcase a vibrant social scene, providing over 200 contemporary art-deco inspired new homes in a development that has been carefully planned to combine a stunning location with the highest standards of sustainability and environmental responsibility.*

*Sustainability is an integral factor in the design of Filmworks – not only is the location ideally situated for Ealing's excellent transport connections, this exciting new destination offers open spaces, an eight-screen cinema, surrounded by a mix of shops, restaurants and bars.*



- Reduced CO<sub>2</sub> emissions by improved thermal insulation and air tightness of the buildings
- Installation of a Combined Heat & Power (CHP) system generating electricity to help power all communal areas. The heat generated will provide hot water and heating to all homes
- Better insulated homes using a CHP system provide the following direct benefits:
  - Average 10% energy savings
  - Potential cost savings of between 15 - 40%
- Solar panels on the roof of buildings A & D
- Less water usage per person per day - the home is designed to use no more than 105 litres of water
- Reduced water usage is achieved by:
  - Dual flush WC
  - Flow restrictors fitted to taps and showers
  - Water efficient dishwashers and washing machines
- Low energy lighting





# HOME

- All homes are designed meeting the Lifetime homes requirements
- New A-rated appliances with energy saving technologies
- Materials used meet at least grade D and have been selected with the environmental impact at the forefront
- A Home User Guide is provided to help residents understand and operate their home efficiently and make the best use of local facilities
- Extra power sockets and an extra BT point to accommodate a home office
- Balcony/terrace to every home providing an outside space for residents to enjoy
- Good daylight and sound insulation
- Every home has integrated recycling bins in the kitchen



# TRANSPORT & AMENITIES

- A safe place to store bicycles is available for residents
- Close to essential amenities including schools, parks and shops
- Good access to public transport links across London. Regular underground, rail and bus services close by
- Safe public spaces





# TRANSPORT LINKS

Ealing is renowned for its superb location and fast, convenient transport links and is easily accessible by tube, train, car and bus.

## Tube

Travelling by tube couldn't be easier – take the Central or District line from Ealing Broadway to central London. Filmworks is just a 500 metre walk from the station.

## Train

Ealing Broadway train station is only 5 minutes walk away from Filmworks, with fast and frequent trains running from Ealing Broadway to Paddington where the high speed service heads west to Slough, Reading and Oxford.

## Crossrail

The arrival of Crossrail will significantly reduce journey times with 11 minutes to Bond Street, Heathrow Airport 14 minutes and Canary Wharf less than half an hour.

The recent Night Tube makes travelling between central London and the outskirts of the City even more accessible.

## Existing Travel Times



## CROSSRAIL / Elizabeth Line\*



\*Anticipated opening 2022

## Car

Ealing is located on the B455 which runs between the A4 and A4020 (Uxbridge Road). The M4 motorway is a few minutes' drive from Ealing (Junction 2). The A40 is a short drive away and accessible from Hanger Lane or Perivale.

## Bus

Ealing Broadway is on regular bus routes, you can catch the 83, 207, 427, 607, N207 services on The Broadway towards Hanwell to the west and Acton, or Hanger Lane East and North.



FILMWORKS MARKETING SUITE, BOGART HOUSE, 56 NEW BROADWAY W5 5AH  
0208 5357 007 WWW.FILMWORKS-EALING.CO.UK







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[www.filmworks-ealing.co.uk](http://www.filmworks-ealing.co.uk)