

# FILMWORKS

EALING



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## HAWKINS HOUSE

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WORKING WITH THE  
LONDON BOROUGH OF EALING

# MODERN CLASSIC

A VISION OF LONDON W5.  
INSPIRED BY THE PAST,  
CELEBRATING THE FUTURE.  
WELCOME TO FILMWORKS,  
EALING'S THRILLING NEW  
LIFESTYLE QUARTER.

*Filmworks infuses a new dimension into Ealing's enticing personality. Retaining the historic façade of the Empire cinema, it will welcome a high-quality mix of new homes, alongside a leisure district that showcases an exciting new destination for the capital.*

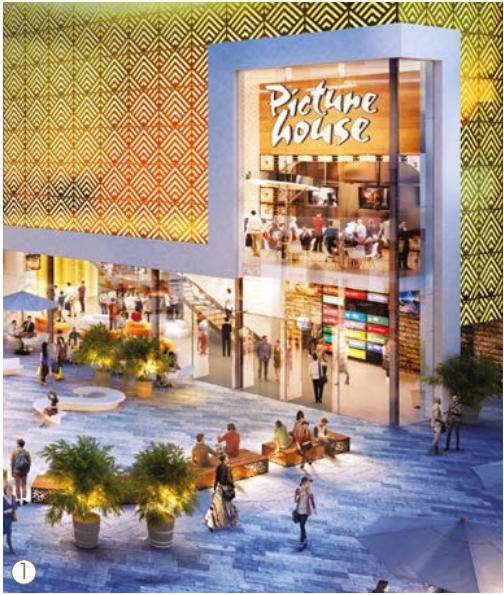
*Filmworks' public and private spaces will create an authentic sense of place that is sensitive to Ealing's blend of historic and modern architecture.*

*A select number of apartments are available at Filmworks for aspiring homeowners living or working in the UK, at a discount below market value to those who meet a specific criteria.*





# FILAWORKS SITE PLAN



- |               |                         |                |                                   |
|---------------|-------------------------|----------------|-----------------------------------|
| ■ RESIDENTIAL | ■ CONCIERGE             | ① PICTUREHOUSE | ③ EXISTING RESIDENTIAL AND RETAIL |
| ■ RETAIL      | ■ DISABLED PARKING      | ② HOTEL XANADU | ④ EXISTING RESIDENTIAL            |
| ■ POST ROOM   | ➡ RESIDENTIAL ENTRANCES |                |                                   |
| ■ BIKE STORE  | --- WALKWAY UNDERNEATH  |                |                                   |

# Capital Connections

*Ealing's sense of place is about to change, at speed.  
The arrival of the Elizabeth Line will significantly reduce  
journey times: trips to Bond Street will take 11 minutes,  
Heathrow Airport 14 minutes and Canary Wharf 25 minutes.*



Maps are not to scale and show approximate locations only. Travel times are approximate only and incorporate the opening of the Elizabeth Line (anticipated in 2022).  
\*Some journey times include changes. Source ([www.tfl.gov.uk](http://www.tfl.gov.uk)).



# PICTURE THIS

IN TUNE WITH EALING'S HISTORY,  
THE STAR OF FILMWORKS WILL BE THE  
EIGHT-SCREEN PICTUREHOUSE CINEMA.



*Filmworks offers an adventurous mix of shops,  
restaurants and bars, all perfectly located around  
a central, open piazza.*



# VILLAGE SPIRIT AND PARKLIFE

EALING IS RENOWNED FOR GOOD  
LIVING AND SERENE SPACES.



*In fact, Filmworks is mere yards from premium, village-like food stores, not to mention numerous independent and household-name restaurants. From hip North Star to rustic Red Lion, pub and bar options are plentiful. Open skies are never far away, a stroll south starts in picturesque Walpole Park and leads to the famous Grand Union Canal.*

# A PREMIER NEIGHBOURHOOD

ACROSS THE ROAD FROM FILMWORKS, NEWLY-ESTABLISHED  
DICKENS YARD HAS FURTHER EMBELLISHED THE LOCAL SCENE.



*Home to an exciting mix of premium brands, Dickens Yard offers interactive and educational soft play at KIDZ#1, vitality at Triyoga, and the crafted flavours of Gail's bakery.*



# APARTMENT SPECIFICATION

CONTEMPORARY LIVING IS AT THE  
FOREFRONT OF EVERY DESIGN  
DECISION, CREATING APARTMENTS  
THAT ARE A PLEASURE TO OWN.

## GENERAL

- Wood effect flooring to living room, kitchen and bedroom<sup>1</sup>
- Feature painted panelled entrance door
- Sliding door to bedroom<sup>2</sup>
- Double glazed windows<sup>2</sup>
- Chrome finish ironmongery
- Ten year LABC warranty from date of legal completion
- 2 year St George warranty
- 999 year lease from 1 January 2020

## ELECTRICAL

- Pendant light fittings to living area
- Sky TV point to living/dining area<sup>3</sup>
- Fibre broadband connection<sup>4</sup>

## RESIDENTS' FACILITIES

- Concierge service<sup>5</sup>
- Interior designed entrance lobbies, lifts and corridors

## KITCHEN

- Fitted kitchen with extractor, integrated combination microwave oven and domino hob
- Marble effect laminate worktop & partially tiled splashback
- White wall mounted high level kitchen cabinets
- Grey low level kitchen cabinets
- Stainless steel finish cabinet handles
- Chrome mixer tap with single stainless steel sink

## SHOWER ROOM

- Wash basin in white
- Floor mounted WC with dual flush
- Chrome finish brassware
- Bespoke vanity unit with integrated storage and marble effect laminate top
- White matt ceramic wall tiling to shower area, white paint finish to remaining walls
- Grey porcelain floor tiles
- Glass sliding shower screen
- White shower tray
- Chrome electric towel rail
- Chrome finish robe hook
- White shaver socket
- Rectangular mirror

## TRANSPORT

- Cycle storage

## SECURITY

- Multi-point high security door locking system to entrance door with spy-hole
- Audio visual door entry phone system
- CCTV security system to entrance lobby and development<sup>6</sup>

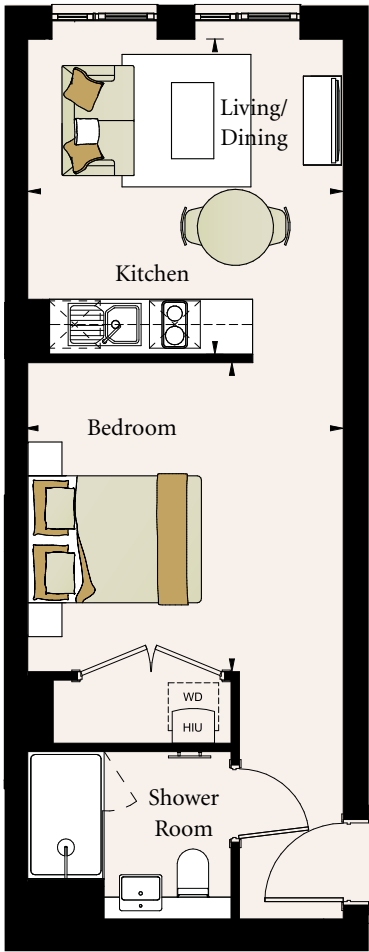
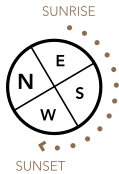
Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

1. Wood effect flooring continues to bedroom space within Manhattan apartments
2. Where applicable
3. Sky Q to living room TV point. Additional boxes subject to purchaser arrangements and contract directly with Sky
4. Subject to future connection by purchaser
5. Payable via the service charge. Phased in over the course of the development
6. Applies to select homes



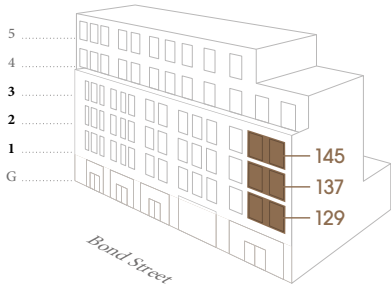


129, 137, 145



APARTMENT	129	137	145
FLOOR	1ST	2ND	3RD
Total Internal	38.7 sq m		417 sq ft
Living/Dining/Kitchen	3.72m x 3.72m		12'2" x 12'2"
Bedroom	3.72m x 3.65m		12'2" x 12'0"

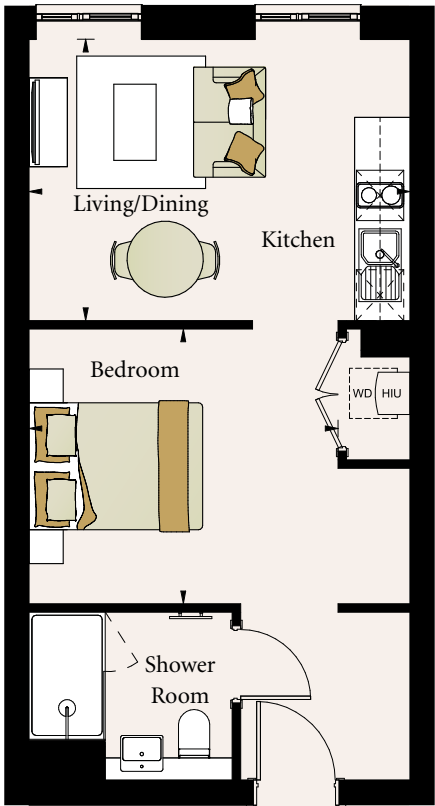
FLOORPLATE



Under counter fridge freezer space    Hob/oven    Combination microwave oven    Washer/dryer space    Heating unit    Towel radiator    Provision for a led HD TV to be wall-mounted.

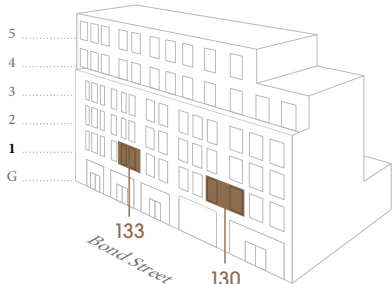
Floor plans shown for St George are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

130, 133



APARTMENT	130, 133
FLOOR	1ST
Total Internal	39.4 sq m    424 sq ft
Living/Dining/Kitchen	4.50m x 3.32m    14'9" x 11'
Bedroom	3.65m x 3.24m    12'0" x 10'8"

FLOORPLATE

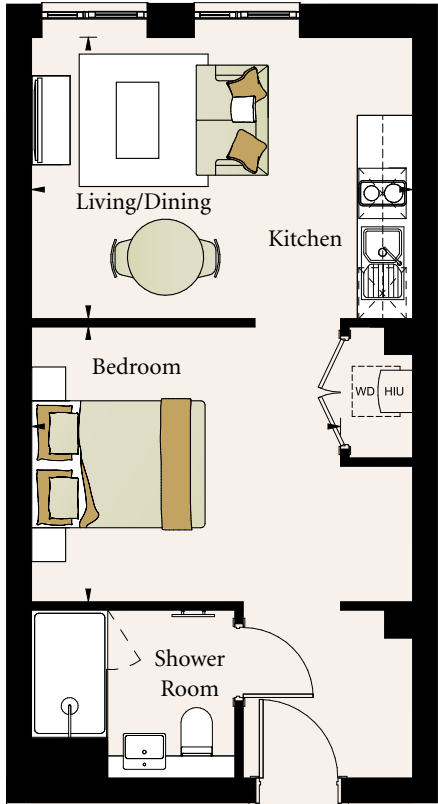
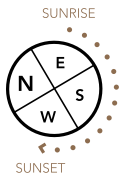


Under counter fridge freezer space    Hob/oven    Combination microwave oven    Washer/dryer space    Heating unit    Towel radiator    Provision for a led HD TV to be wall-mounted.

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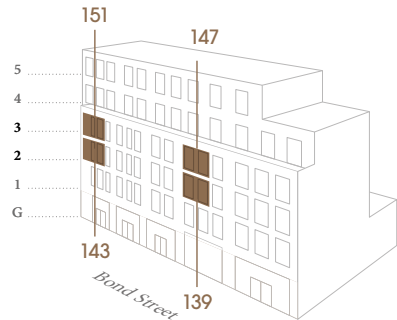
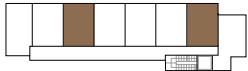


139, 143, 147, 151



APARTMENT	139, 143	147, 151
FLOOR	2ND	3RD
Total Internal	39.4 sq m	424 sq ft
Living/Dining/Kitchen	4.50m x 3.32m	14'9" x 11'
Bedroom	3.65m x 3.24m	12'0" x 10'8"

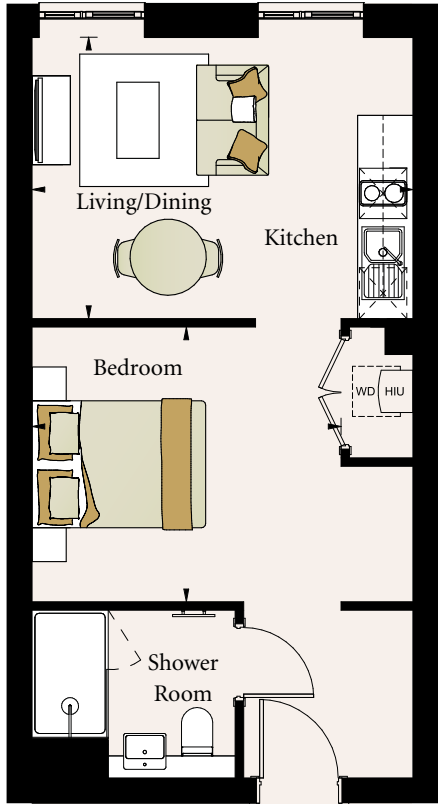
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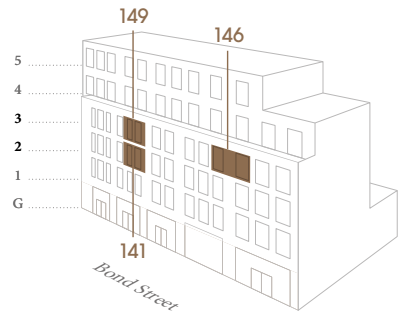
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141, 146, 149



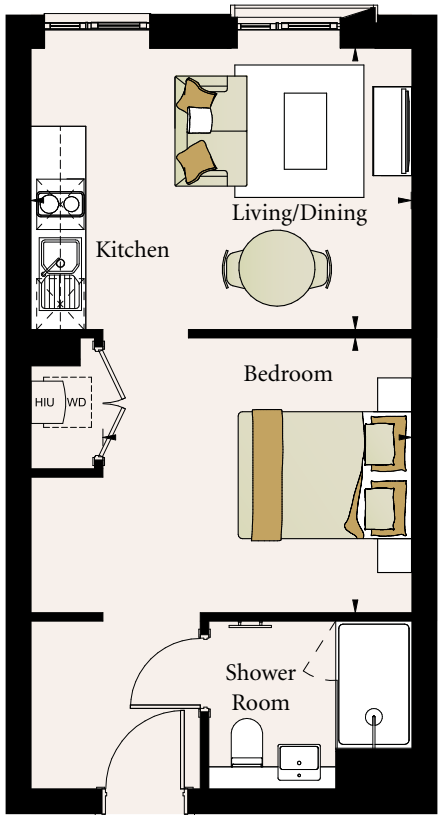
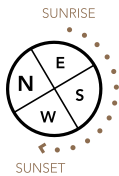
APARTMENT	141	146, 149
FLOOR	2ND	3RD
Total Internal	39.4 sq m	424 sq ft
Living/Dining/Kitchen	4.50m x 3.32m	14'9" x 11'
Bedroom	3.65m x 3.24m	12'0" x 10'8"

FLOORPLATE



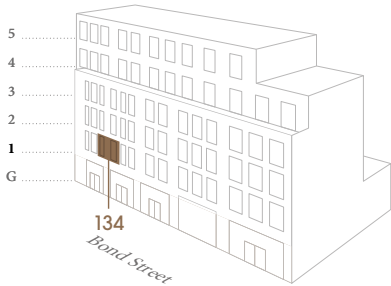
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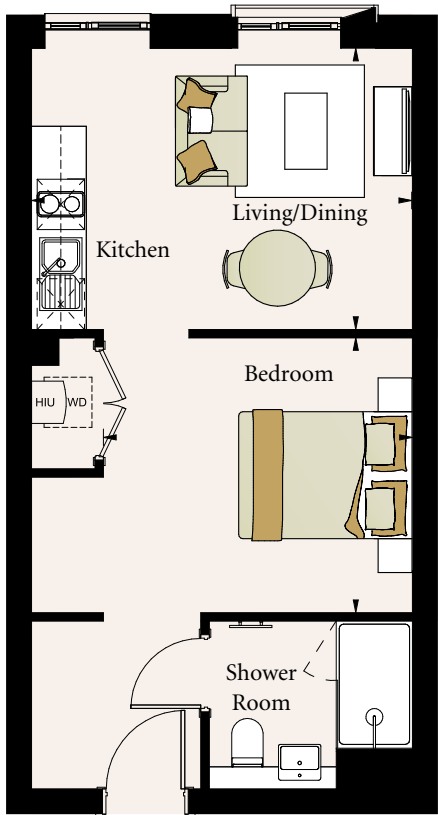
APARTMENT	134	
FLOOR	1ST	
Total Internal	39.4 sq m	424 sq ft
Living/Dining/Kitchen	4.50m x 3.32m	14'9" x 11'
Bedroom	3.65m x 3.24m	12'0" x 10'8"

FLOORPLATE



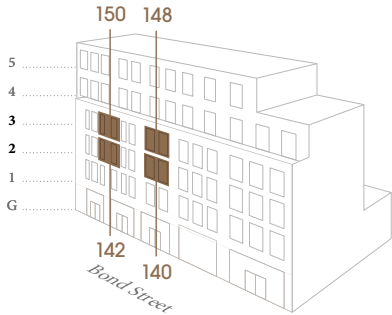
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APARTMENT	140, 142	148, 150
FLOOR	2ND	3RD
Total Internal	39.4 sq m	424 sq ft
Living/Dining/Kitchen	4.50m x 3.32m	14'9" x 11'
Bedroom	3.65m x 3.24m	12'0" x 10'8"

FLOORPLATE

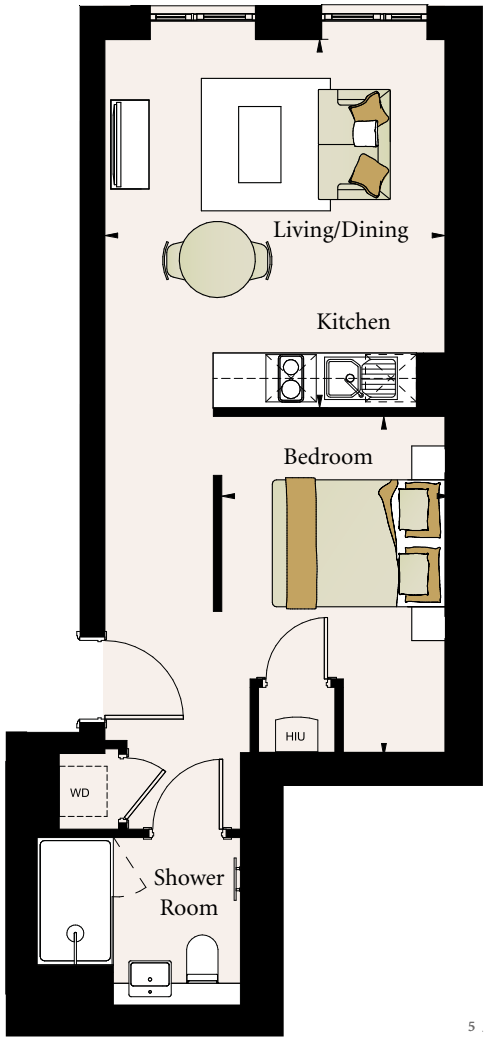
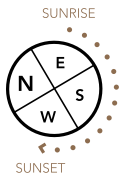


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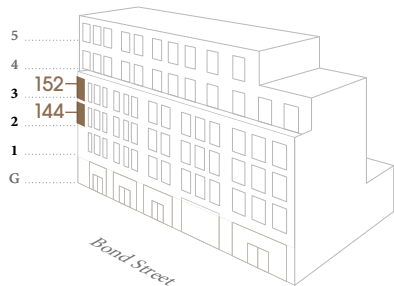


144, 152



APARTMENT	144	152
FLOOR	2ND	3RD
Total Internal	40.9 sq m	440 sq ft
Living/Dining/Kitchen	4.35m x 4.01m	14'3" x 13'2"
Bedroom	3.96m x 2.63m	13'0" x 8'8"

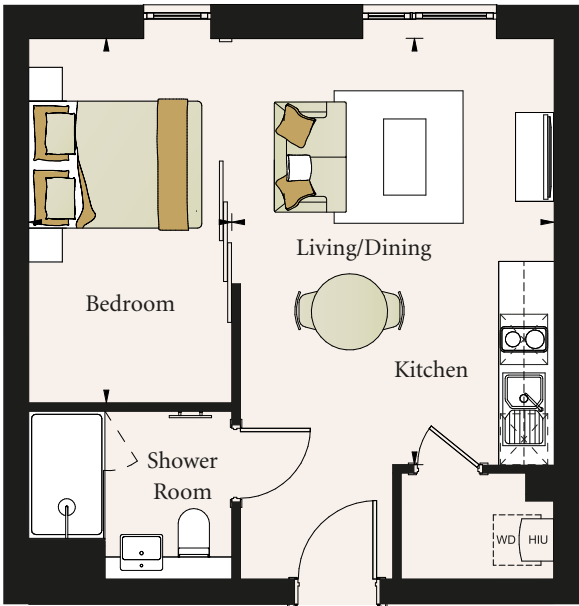
FLOORPLATE



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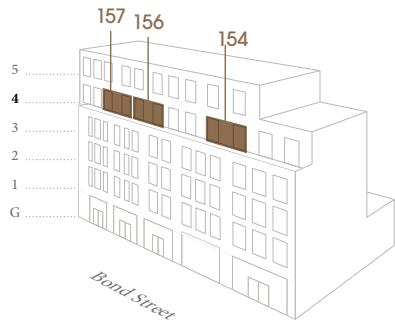
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154, 156, 157



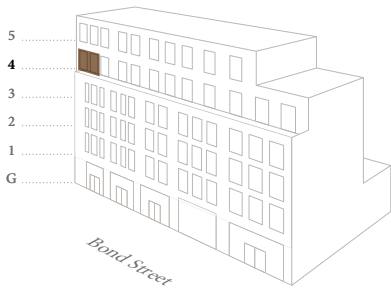
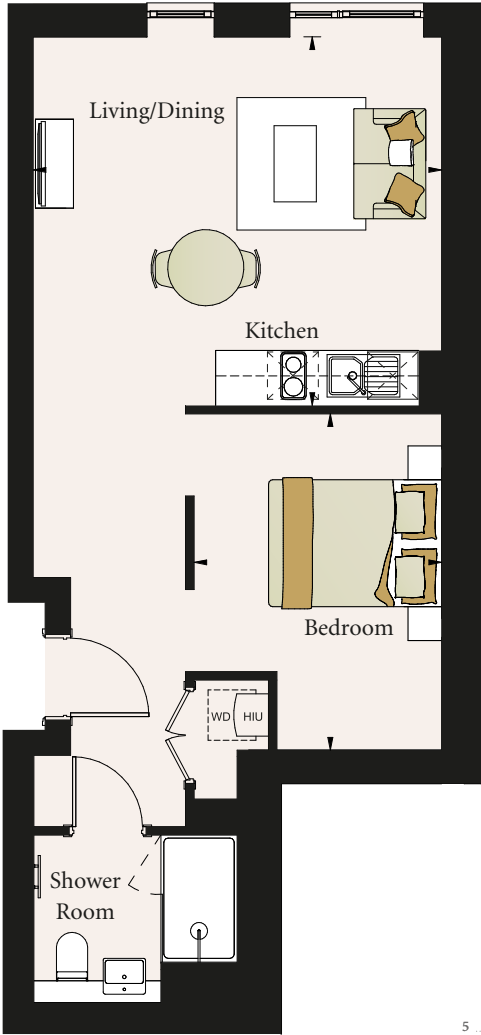
APARTMENT	154, 156, 157
FLOOR	4TH
Total Internal	39.6 sq m    426 sq ft
Living/Dining/Kitchen	5.03m x 3.80m    16'6" x 12'6"
Bedroom	4.30m x 2.40m    14'1" x 7'10"

FLOORPLATE

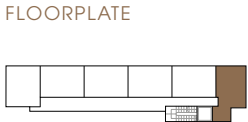


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APARTMENT	158	
FLOOR	4TH	
Total Internal	46.8 sq m	503 sq ft
Living/Dining/Kitchen	4.82m x 4.35m	15'10" x 14'3"
Bedroom	3.97m x 2.92m	13'0" x 9'7"



Under counter fridge freezer space    Hob/oven    Combination microwave oven    Washer/dryer space    Heating unit    Towel radiator    Provision for a led HD TV to be wall-mounted.

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Actual photography of the Filmworks Showhome



# WHO QUALIFIES AND HOW IT WORKS

## QUALIFICATION

In order to qualify for the Discount Market Sale initiative, applicants must meet the following criteria approved by the local authority:

- Is a resident in the UK for at least 12 months
- or
- Has worked in the UK for at least 12 months
- Your household income cannot exceed £90,000 per annum at the date of application
- Does not own a property in the UK or elsewhere
- To apply, applicants must register on the Berkeley Group website: <https://www.berkeleygroup.co.uk/filmworks-new-homes-for-local-buyers>
- Following your application to purchase on the scheme your details will be passed to the London Borough of Ealing & JDC Independent Financial Advisers to qualify applicants for their eligibility, based on need
- Once applicants have been qualified they will be invited to reserve a home with St George

## HOW IT WORKS

When purchasing, you pay a sum at a percentage of the open market value of the apartment whilst retaining full ownership of the property and full use of the facilities available at Filmworks.

You will enter into a deed of covenant with the London Borough of Ealing setting the conditions for resale and percentage discount to be applied, on which no rent will be payable to the Borough.

The scheme is designed to enable access to home ownership and the properties cannot be sub-let. Applicable income depends on the date of application. Please liaise with the Sales Consultants.

## WHAT HAPPENS WHEN I WISH TO SELL?

When you come to resell the apartment, it is sold with the same criteria and at the same market value percentage as at the time of purchase. You will need to notify the London Borough of Ealing, who will place priority on finding approved applicants. If no suitable priority approved applicants are available the property can be sold on the open market. You will benefit from the capital growth on your share of the property.

## CAN I PURCHASE THE REMAINING SHARE OF THE PROPERTY?

Yes, at the discretion of the London Borough of Ealing, you will be able to purchase the remaining share of the property. If the balance (Equity Payment) is paid to the Council, and a Deed of Release entered into, you will then be free to sell on the open market at full market value.

For full details on the scheme please liaise with the Filmworks Sales Consultants.

# THE PURCHASING PROCESS

## RESERVATION

St George will require a reservation fee of £500 to secure the home you wish to purchase. This prevents anyone else buying your selected property for a set period of time pending exchange of contracts.

Your reservation will be confirmed in writing by St George.

At this stage you should ensure all financial and legal preparations are in hand and appoint a Solicitor or Licensed Conveyancer to act on your behalf.

## EXCHANGE OF CONTRACTS

Exchange of Contracts is required within 28 days of your reservation.

At this stage you will sign the contract and arrange payment of the balance of the deposit (which is 5% of the purchase price minus the reservation fee).

Your St George Customer Service Manager will keep you in touch with progress throughout the purchase period and will advise you of the key date for the physical completion of your property.

Legal Completion is the point where final balance of payment (95%) is due to be paid via solicitors, which may include mortgage lending.

## LEGAL COMPLETION

Your Solicitor will be contacted, advising them of the construction completion of your new home and St George will serve Notice to Complete the Purchase. This is a fourteen-day period during which Legal Completion must take place.

Once Notice to Complete the Purchase has been served, you may like to view and inspect your property. Your Customer Service Manager will contact you to arrange this meeting. At which time we shall also take the opportunity to demonstrate every aspect of your new home and answer any queries.

Legal Completion is the point where final balance of payment (95%) is due to be paid via solicitors, which may include mortgage lending.

After Legal Completion, your Customer Service Manager will contact you to arrange a formal handover. This is to ensure you fully understand the various warranties on your property and its fixtures and fittings, to explain the roles and responsibilities of the Estate Management Team and to read utility meters.

St George is dedicated to Customer Care. For this reason our Customer Service Team will remain at your disposal, to ensure that you settle comfortably into your new home.



# DESIGNED FOR LIFE



At St George, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.

## CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

## CHOICE AND DIVERSITY

No two St George customers are the same, so we aim to offer a wide choice of property location, size and type. From Central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

## QUALITY FIRST TO LAST

Quality is the defining characteristic of St George developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

## GREEN LIVING

For St George, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

## COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.

# TRANSFORMING TOMORROW

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



## TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.

## TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



## TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



## TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.

[Click here](#) for more information on how we are  
**TRANSFORMING TOMORROW**





Actual photography of the Filmworks Showhome

# SUSTAINABILITY

*This is how we are ensuring sustainability at Filmworks*

## PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Filmworks.

## NATURE AND BIODIVERSITY

Parkland, trees, flowers, green roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around Filmworks, we have created natural habitats that encourage wildlife to flourish.

## WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

## WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

## ENERGY EFFICIENCY

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home.

## NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

## CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout Filmworks we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we provide mechanical ventilation to filter the internal air.

## FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes.

## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.







## CONTACT US

020 8108 7462  
[FilmworksDMS@stgeorgeplc.com](mailto:FilmworksDMS@stgeorgeplc.com)

[CLICK HERE](#) TO REGISTER YOUR INTEREST

WE ARE OPEN BY APPOINTMENT ONLY, PLEASE  
CONTACT US BEFORE YOUR PLANNED VISIT

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St George's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Filmworks is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St George to ascertain the availability of any particular property. T424/03/22