

BOND MANSIONS

London W10

Portobello
Square



WELCOME TO

Bond Mansions.

Bond Mansions is located off London’s famous Portobello Road;
an area renowned for its eclectic style and diverse community.

Where stylish boutiques rub
shoulders with long-running
independent shops, gourmet food
markets sit comfortably alongside
the fruit and vegetable stalls in the
famous Portobello Road market,
and trendy coffee shops and chic
restaurants vie for the attention of
discerning locals, the area offers a
village feel in the heart of the City.



INTRODUCING Bond Mansions.

Bond Mansions is the first of three apartment buildings being built in the second phase of this prestigious development in Ladbroke Grove. Comprising a selection of one and two bedroom apartments for market sale, with views across the park.

Our homes are designed with a clean and modern finish that meet the needs of modern life while complementing the local surroundings. They showcase open-plan layouts which provide social spaces perfect for modern lifestyles, offering both versatility and refinement.

Community green.

The community green is a central, open space that can be used by all residents, where you can take some time to relax outdoors, enjoy the scenery and admire your surroundings.



CONNECT | *Portobello Square*

Get to know your new neighbours by immersing yourself in Portobello Square's ardent sense of community. Spend a summer's day on the green getting to know new friends and reminiscing with old ones, or spend a day with family, introducing them to your new home and the community that comes with it.



A character of its own.

Ladbroke Grove has fantastic energy and a mix of people that make it an endlessly interesting and inspiring place to live.

Portobello Square boasts an enviable location in London. It's close enough to all the major attractions, principal shopping destinations and majestic green spaces yet slightly removed so that over time, it has been able to develop a personality of its own.

This pocket of London is full of life. It is the mixture of traditional and contemporary with the influence of different cultures that makes the area so special. Captivating architecture and colours meet stylish new trends creating the perfect blend of old and new. Plus, in August you will be on the doorstep of the colourful, vibrant Notting Hill Carnival, the world's second largest street party.

It is this unique identity that other areas in London can only aspire to, making Ladbroke Grove instantly and internationally recognisable.

PORTOBELLO MARKET

on your doorstep.

One of the world’s most renowned markets, Portobello Market has over 1,000 vendors selling everything from fashion and antiques to delicious foods from around the world.

The colourful streets make for a spectacularly picturesque setting for one of London’s best-loved landmarks.



Never a dull moment.

The Ladbroke Grove area is wonderfully diverse, offering something for everyone. With people from all walks of life, this is the place to be.

Here are just some of the local highlights awaiting your discovery.



THE GINSTITUTE | *Gin house*

Discover just why gin is so popular at The Ginstute. Book an experience to learn about the history of the drink, how it is made and its ingredients and then put your new knowledge to the test by creating your own gin with a recipe totally unique to you. The recipe is recorded, meaning you can order a bottle via the website at any point in the future.

GRAFFIK | *Gallery*

Graffik Gallery has a reputation for being London's prime street art destination. The gallery has become renowned for being at the forefront of the movements and trends of the urban art scene. It doesn't cater to just art collectors, they open up their doors to the public with various exhibitions and fairs, offering tailored graffiti workshop events which allow anyone to express their creative side.



ACKLAM | *Village Market*

A lesser-known entity than its famous neighbour Portobello Road Market, the Acklam Village Market is packed with different street food vendors serving up a host of cuisines from around the world. Plus, be sure not to miss out on a drink at the bar, the interior of which is built from recycled materials, and listen to free live music every Saturday afternoon.



ENRICA ROCCA | *Cooking school*

Enrica Rocca, born and raised in Venice, has Italian food in her blood and a contagious zest for life. She made the big move to London in 2002, opening an Italian cookery school like no other, with an inspired mixture of shopping, cooking and eating that has captivated Londoners since her arrival in the City. Enrica's daughter now leads the school and takes their pupils out shopping for ingredients, discovering a range of fantastic independent food stores in the area along the way. After that, it's back to the school to begin work on an assortment of culinary delights.

ELECTRIC | *Cinema*

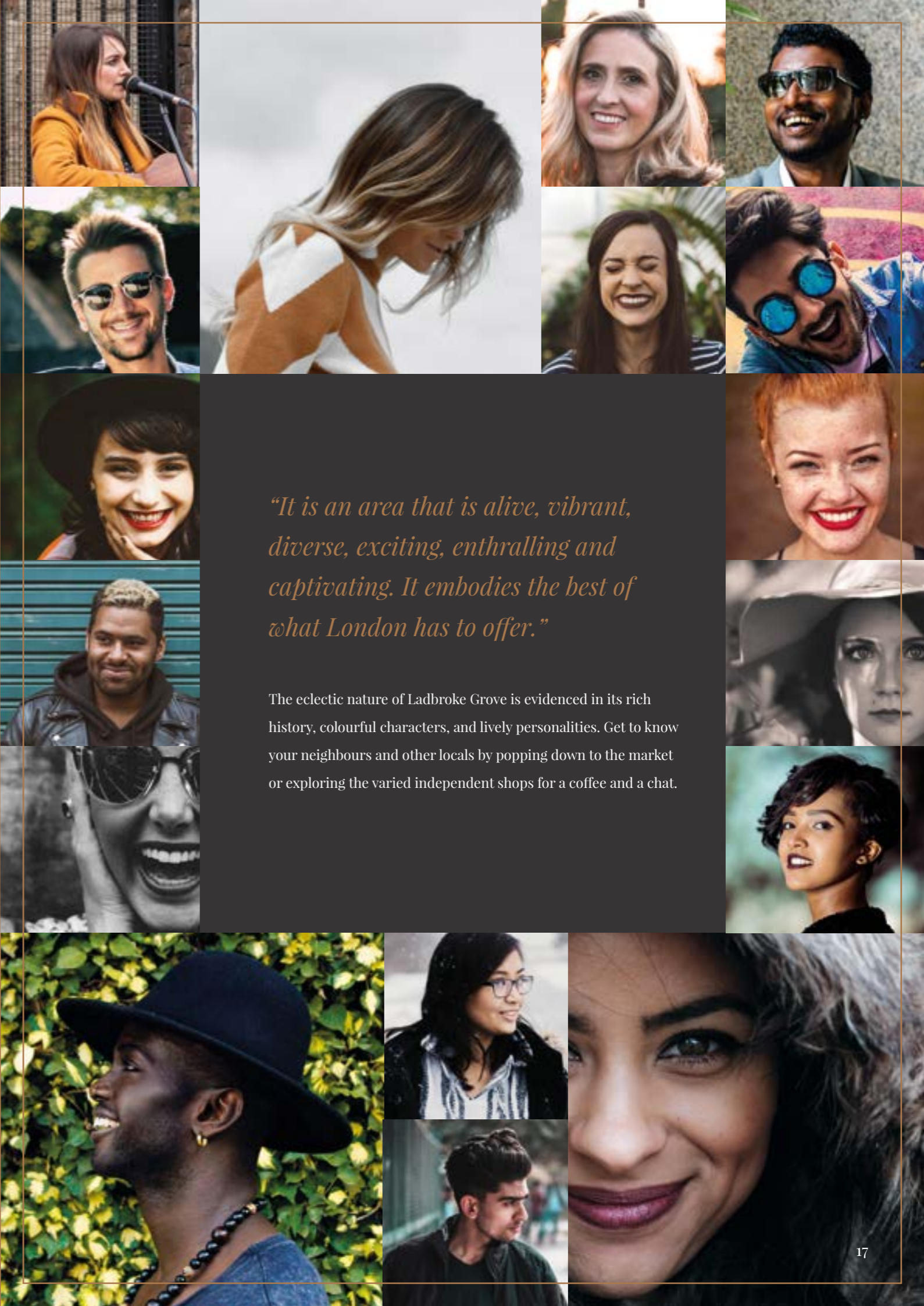
Catch a timeless classic or the latest blockbuster on the big screen at the Electric Cinema. One of the country's oldest working cinemas has been beautifully restored so you can enjoy a film in a luxurious leather armchair, with a footstool, lush cashmere blanket and waiter service delivering cocktails to your chair.



Join a thriving
& friendly
community.

“It is an area that is alive, vibrant, diverse, exciting, enthralling and captivating. It embodies the best of what London has to offer.”

The eclectic nature of Ladbroke Grove is evidenced in its rich history, colourful characters, and lively personalities. Get to know your neighbours and other locals by popping down to the market or exploring the varied independent shops for a coffee and a chat.



Connection made easy.

Ladbroke Grove's central location means that many places are accessible by foot. If you're looking to travel a bit further afield, the closest London Underground stations are Ladbroke Grove and Westbourne Park, both of which sit on the Circle and Hammersmith & City lines. From here, the City is yours to discover.

Paddington Station is just 5 minutes* away on the London Underground, or 15 minutes[†] by car and provides connections to National Rail services as well as the Heathrow Express.

Train times.

PADDINGTON
STATION

05 *Mins*

GREAT
PORTLAND ST

15 *Mins*

KING'S
CROSS

18 *Mins*

SOUTH
KENSINGTON

24 *Mins*

OXFORD
CIRCUS

24 *Mins*

WESTMINSTER
STATION

28 *Mins*

LONDON
LIVERPOOL ST.

28 *Mins*

*Train times taken from tfl.gov.uk. †Car times are taken from google.co.uk/maps and approximate only.



VERSATILE

spaces to decorate

Whether you want to go crazy with prints and patterns or stick to the more subdued, minimalist look, the versatility of our apartments allows you to decorate as you please.



BE INSPIRED

by local surroundings

Why not take inspiration from your new surroundings? Immerse yourself in the true community spirit of the area and take advantage of its famous market and the treasures it has to offer.

It's all in the details.

The thoughtful design and beautifully proportioned rooms in our new apartments make for inspired living environments. The simplicity and elegance of their design allows you to put your own stamp on your new home, right down to the finest details.

Let the location inspire the interiors of your new home.

Unrivalled specification.

KITCHEN

- Euro Cucina kitchen
- Silestone worktops with upstands
- Undermounted 1½ bowl sink
- Hansgrohe single lever mixer tap in brushed chrome
- Siemens stainless steel oven, induction hob and compact telescopic hood
- Integrated appliances including: Siemens dishwasher, fridge freezer and microwave
- Silestone splashback
- Engineered oak flooring

EN SUITE

- White Ideal Standard sanitary ware
- Chrome thermostatically controlled shower
- Low profile shower tray
- Chrome heated ladder style towel rail

BATHROOM

- White Villeroy & Boch sanitary ware
- Chrome thermostatically controlled shower
- Frameless glass shower screen
- Chrome heated ladder style towel rail
- Double mirrored cabinet

INTERNAL FINISHES

- Recessed downlighters throughout the living space with pendant lighting to bedrooms
- Engineered oak flooring to hall and living/dining room
- Neutral high quality carpet to bedroom
- Built-in full-height wardrobes to master bedrooms and to the second bedroom where applicable*
- White flush internal doors with horizontal grooves
- Brushed chrome door handles
- Brushed chrome sockets and switches

COMMUNAL AREA

- Central communal boiler
- Bicycle storage
- Lifts to all floors
- Interior designed entrance lobby
- Communal satellite dish with Sky provision

ELECTRICAL & IT

- Wet underfloor heating system
- Wiring for intelligent homes – making it possible to build a home automation system controlled by an iPhone or iPad
- Lutron HomeWorks QS Lighting Control system operated by wireless keypad or iPhone/iPad
- Video entrance phone system
- BT and TV sockets to master bedroom, living/dining room
- Nest Protect smart alarm system

BALCONY/TERRACE

- Glazed balcony
- Up and down cylinder wall lights
- All with park views

UTILITY CUPBOARD

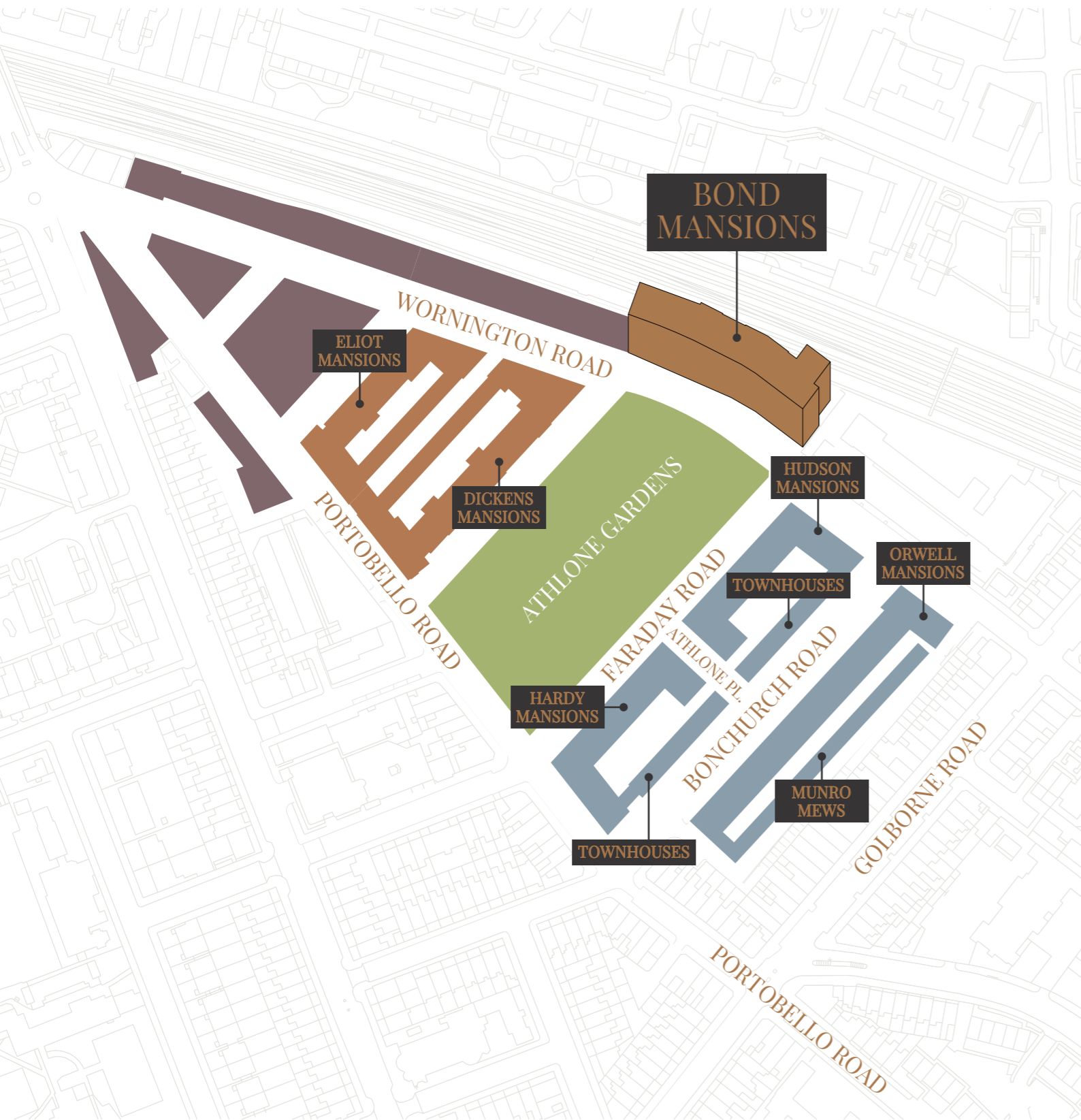
- Siemens washer dryer

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the sales executive for further information.



Development layout

PORTOBELLO MARKET



● Phase 1 (Complete)
 ● Phase 2A
 ● Phase 2B
 ● Phase 3 (Future development)

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation.

The Telford

ONE BEDROOM

Apartment 61



KITCHEN
3.95m x 2.50m / 12'9" x 8'2"

LIVING/DINING ROOM
5.17m x 3.95m / 16'9" x 12'9"

MASTER BEDROOM
3.92m x 3.52m / 12'8" x 11'5"

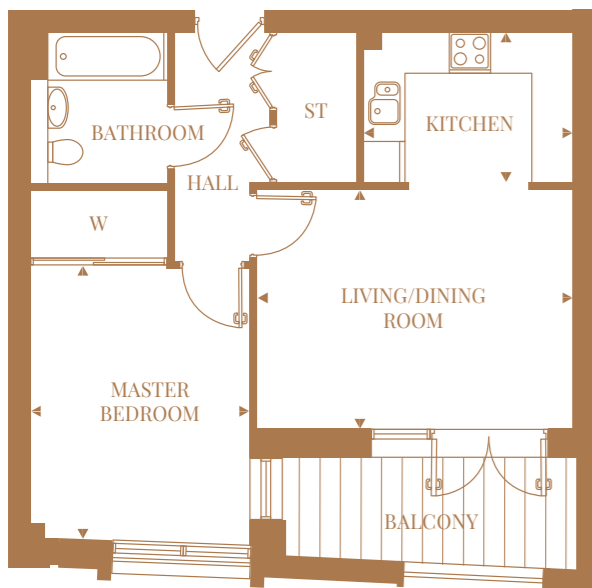
TOTAL AREA
77.1 sq m / 829.89 sq ft

ST – Storage cupboard
W – Wardrobe

The Wheatstone

ONE BEDROOM

Apartment 65, 66*, 69, 70*, 73, 74*, 77, 78*, 81 & 82*



KITCHEN

3.05m x 2.20m / 10'0" x 7'2"

LIVING/DINING ROOM

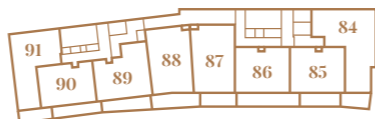
4.62m x 3.50m / 15'1" x 11'6"

MASTER BEDROOM

4.05m x 3.20m / 13'2" x 10'5"

TOTAL AREA

51.20 sq m / 551.11 sq ft



Sixth Floor



Fifth Floor



Fourth Floor



Third Floor



Second Floor



First Floor



Ground Floor

*Handed

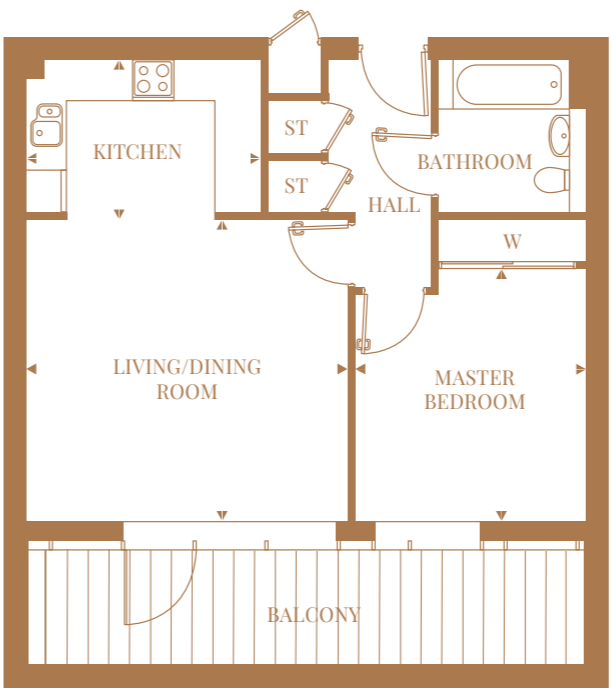
ST – Storage cupboard

W – Wardrobe

The Denbeigh

ONE BEDROOM

Apartment 85* & 86



KITCHEN

3.37m x 2.20m / 11'0" x 7'2"

LIVING/DINING ROOM

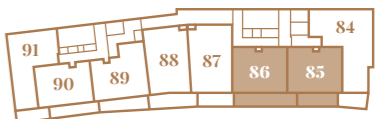
4.68m x 4.39m / 15'3" x 14'4"

MASTER BEDROOM

4.26m x 3.30m / 13'9" x 10'8"

TOTAL AREA

55.20 sq m / 594.16 sq ft



Sixth Floor



Fifth Floor



Fourth Floor



Third Floor



Second Floor



First Floor



Ground Floor

*Handed

ST – Storage cupboard

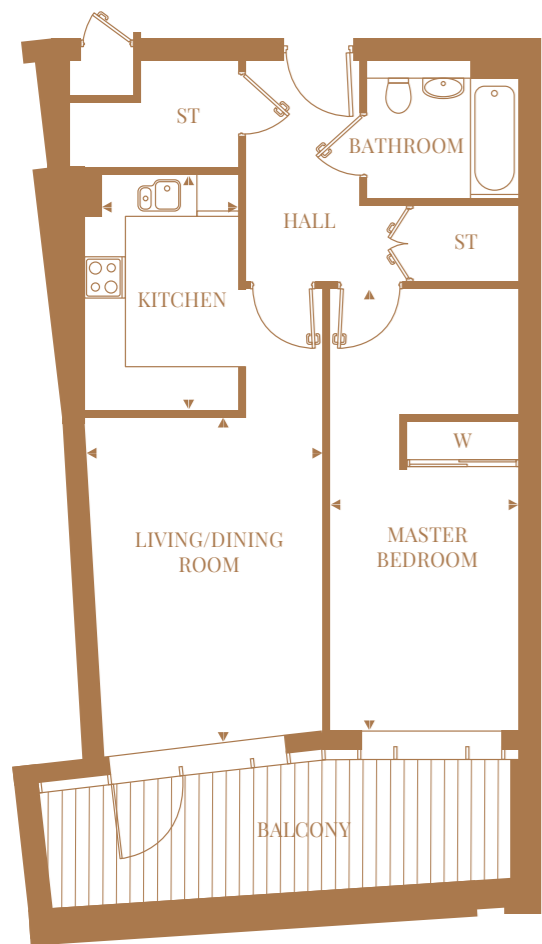
W – Wardrobe

*Balcony to 86 differs in size. Please speak to a sales executive for further details.

The Golborne

ONE BEDROOM

Apartment 87 & 88*



KITCHEN

3.40m x 1.99m / 11'1" x 6'5"

LIVING/DINING ROOM

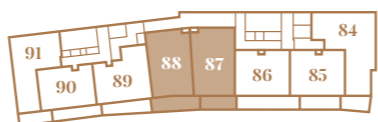
4.94m x 3.47m / 16'2" x 11'3"

MASTER BEDROOM

6.43m x 2.75m / 21'0" x 9'0"

TOTAL AREA

61.00 sq m / 656.59 sq ft



Sixth Floor



Fifth Floor



Fourth Floor



Third Floor



Second Floor



First Floor



Ground Floor

*Handed

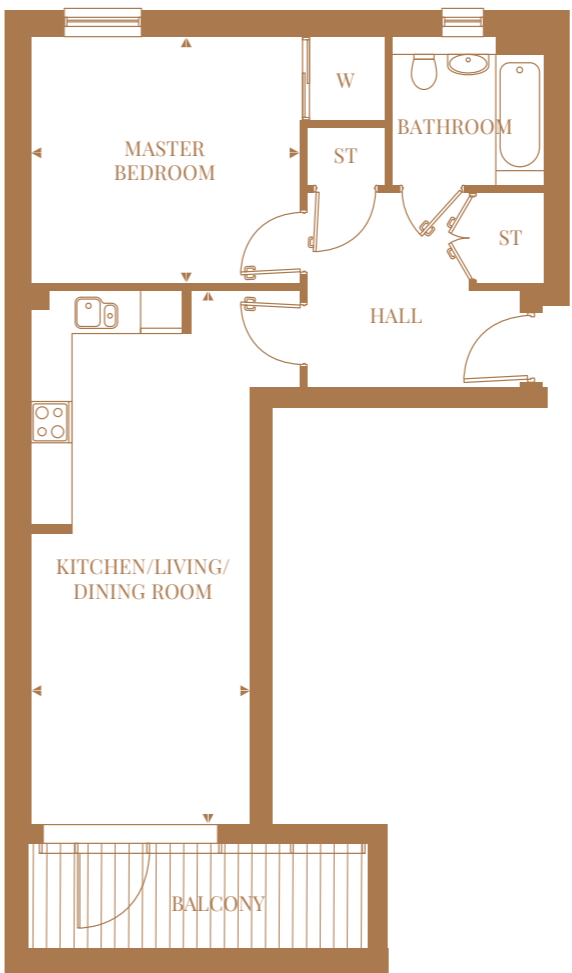
ST – Storage cupboard

W – Wardrobe

The Raddington

ONE BEDROOM

Apartment 91



KITCHEN/ LIVING/DINING ROOM

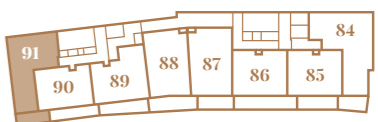
7.77m x 3.20m / 25'4" x 10'4"

MASTER BEDROOM

3.92m x 3.61m / 12'8" x 11'8"

TOTAL AREA

58.30 sq m / 627.53sq ft



Sixth Floor



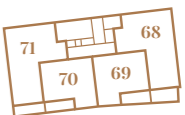
Fifth Floor



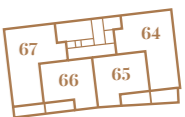
Fourth Floor



Third Floor



Second Floor



First Floor



Ground Floor

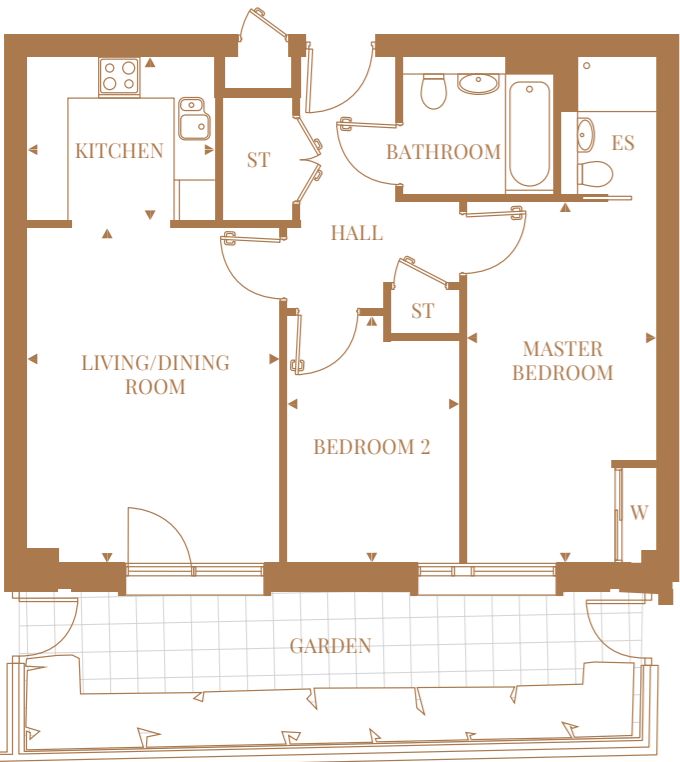
ST – Storage cupboard

W – Wardrobe

The Lancaster

TWO BEDROOM

Apartment 62



KITCHEN

2.75m x 2.40m / 9'0" x 7'8"

LIVING/DINING ROOM

4.90m x 3.70m / 16'0" x 12'1"

MASTER BEDROOM

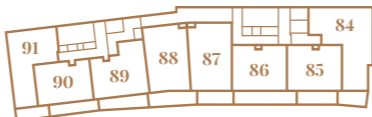
5.27m x 2.77m / 17'2" x 9'0"

BEDROOM 2

3.62m x 2.52m / 11'8" x 8'2"

TOTAL AREA

68.10 sq m / 733.02 sq ft



Sixth Floor



Fifth Floor



Fourth Floor



Third Floor



Second Floor



First Floor



Ground Floor

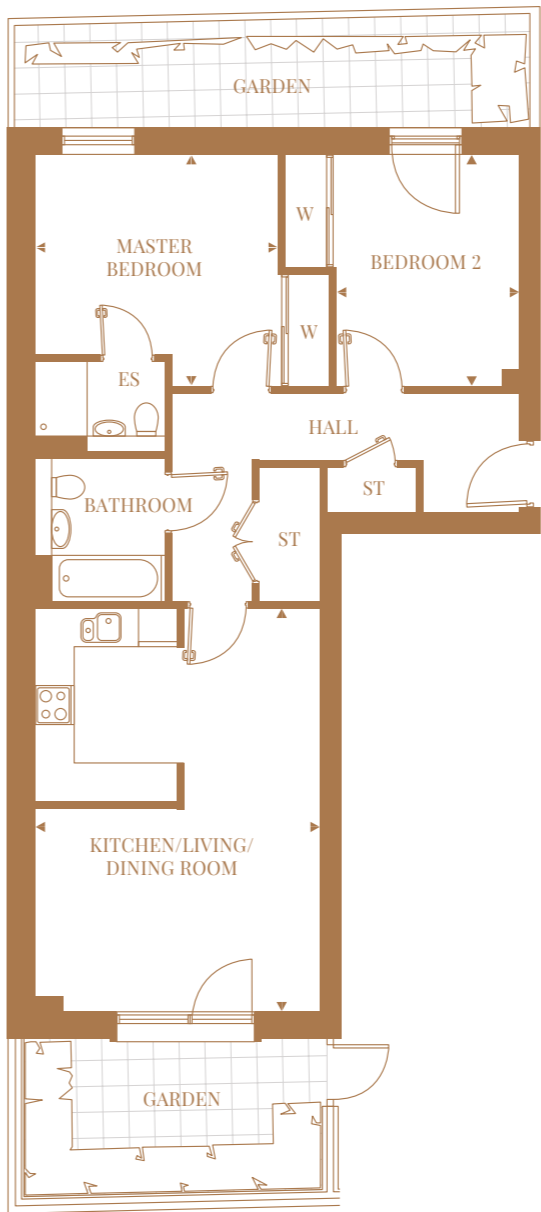
ST – Storage cupboard

W – Wardrobe

The Tavistock

TWO BEDROOM

Apartment 63



KITCHEN/LIVING/DINING ROOM

6.26m x 4.40m / 20'5" x 14'4"

MASTER BEDROOM

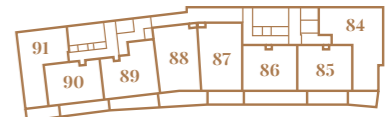
3.76m x 3.58m / 12'3" x 11'7"

BEDROOM 2

3.58m x 2.56m / 11'7" x 8'3"

TOTAL AREA

75.50 sq m / 812.67 sq ft



Sixth Floor



Fifth Floor



Fourth Floor



Third Floor



Second Floor



First Floor



Ground Floor

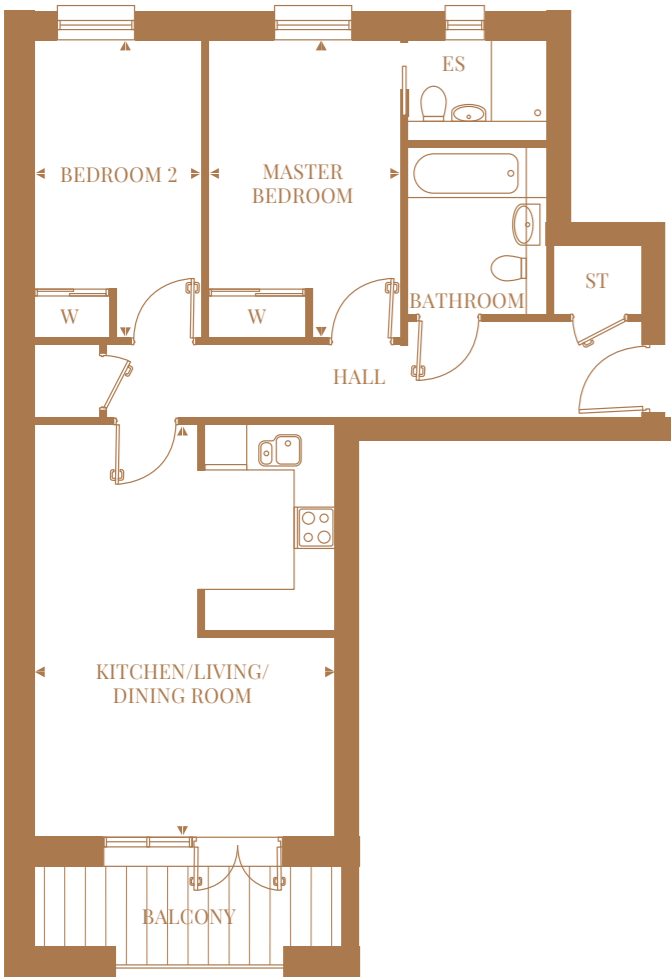
ST – Storage cupboard

W – Wardrobe

The Westbourne

TWO BEDROOM

Apartment 64*, 67, 68*, 71, 72*, 75, 76*, 79, 80* & 83



KITCHEN/LIVING/DINING ROOM

5.95m x 4.40m / 19'6" x 14'5"

MASTER BEDROOM

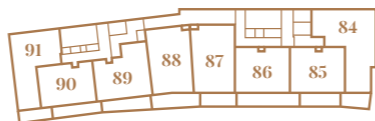
4.32m x 2.77m / 14'2" x 9'1"

BEDROOM 2

4.32m x 2.42m / 14'2" x 7'11"

TOTAL AREA

72.00 sq m / 775.00 sq ft



Sixth Floor



Fifth Floor



Fourth Floor



Third Floor



Second Floor



First Floor



Ground Floor

*Handed

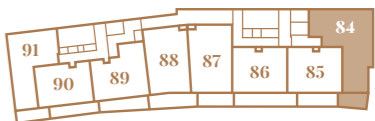
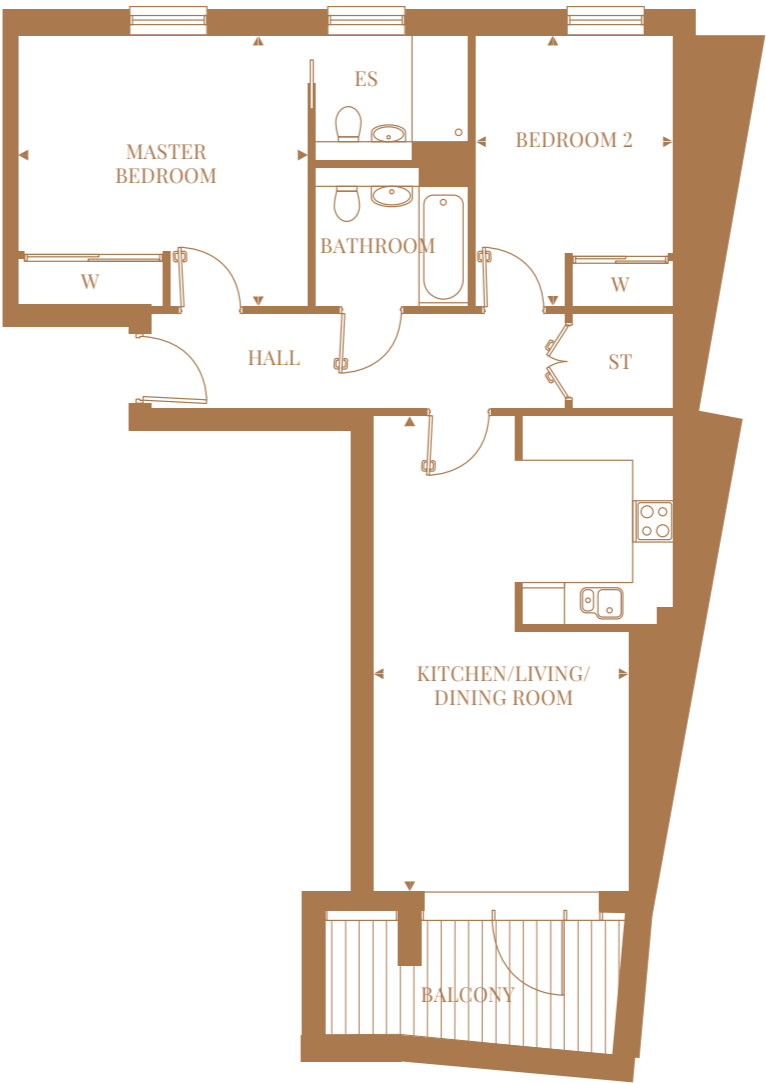
ST – Storage cupboard

W – Wardrobe

The Talbot

TWO BEDROOM

Apartment 84



Sixth Floor



Fifth Floor



Fourth Floor



Third Floor



Second Floor



First Floor



Ground Floor

KITCHEN/LIVING/DINING ROOM

6.93m x 3.73m (max) / 22'7" x 12'2" (max)

MASTER BEDROOM

4.22m x 3.95m / 13'8" x 12'9"

BEDROOM 2

3.95m x 2.92m / 12'9" x 9'5"

TOTAL AREA


77.80 sq m / 837.43 sq ft

ST – Storage cupboard

W – Wardrobe

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only.





BOND MANSIONS

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HAMPTONS
INTERNATIONAL

C
catalyst