



Squire Estates Ltd is part of the
Westcombe Homes Group



St Bernard's, Hilda Road, Southall UB2 4FJ
(Directional postcode UB2 4UW)





ST. BERNARD'S

london

*Beautifully refurbished apartments offering
timeless luxury in a desirable west London location*



View of St. Bernard's courtyard



A FRESH BEGINNING

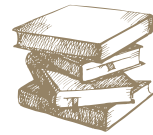
It's rare to encounter a group of historic buildings that tell such an intriguing story. Westcombe Homes is determined that the story endures as St. Bernard's enters a new phase with a new function.

As a specialist in the restoration and conversion of listed buildings into prestigious homes, Westcombe has applied craftsmanship and inventiveness to transform St. Bernard's, renewing its beauty, rejuvenating the buildings' fabric and preserving its history.

St. Bernard's Hospital was Grade II listed in 1985 indicating the hospital is of special interest and warrants every effort to preserve it.

Bordering the Grand Union Canal that originally provided the transport artery between London and the rest of the UK, St. Bernard's is also positioned for speedy access to Heathrow and the capital by road and rail.

St. Bernard's now provides one, two and three bedroom apartments of contemporary luxury, bespoke appeal and unique character.



CAPTIVATING HISTORY

St. Bernard's Hospital, originally called Hanwell, was England's first purpose-built asylum and opened in 1831

St. Bernard's Hospital, originally called Hanwell, was England's first purpose-built asylum and opened in 1831. Quaker architect William Alderson's design was selected from competition entries and the construction was awarded to William Cubitt who later became both Sheriff and Lord Mayor of London. The work was completed within a meagre allocated budget of £64,000.

The Asylum achieved a great reputation in the field of psychiatric care because of two people, Dr William Ellis and Dr John Connolly.

Dr Conolly insisted that the destitute and disturbed inmates should be treated as normal, sane individuals.

It became almost entirely autonomous with a farm, laundry, a bakery and, perhaps unwisely, a brewhouse. Local artisans including tailors and shoemakers also combined to create a pioneering, widely self-supporting, regulated community based on humanitarian principles.



St. Bernard's Hospital, 1976



St. Bernard's Hospital Gateway 1971



St. Bernard's Hospital, 1937



The River Brent



WEST LONDON'S UPMARKET FASCINATION

St. Bernard's is located just 10 miles from central London in a remarkably verdant pocket of West London. Directly south are leafy open spaces, recreation grounds, the beautiful Osterley Park and the wide expanse of Kew Gardens just across the Thames.

To the east the River Brent flows into the Grand Union Canal and is bordered by Long Wood and Brent River Park.

To the north are the green acres of Brent Lodge Park while the rolling fairways of the esteemed West Middlesex Golf Club are a few minutes away on foot. Local sport, exercise, swimming and spa facilities are generous with Virgin Active, LA Fitness and David Lloyd all represented as well as a respected cricket club.

The lively centres of Chiswick and Wembley are easily accessible by road.

Chiswick provides a plentiful supply of quirky, independent stores along with a handful of critically acclaimed restaurants. The graceful outline of Wembley's iconic arch is easily visible and acts as a homing beacon not only for sport and live music fans, but for shopping addicts, food and cinema lovers too.

Just to the south, the towpath of the Grand Union Canal leads to a feast of heritage assets including the Hanwell Flight of Locks, listed keepers' cottages dating from the early 19th century and 'Three Bridges' - the last railway project engineered by Brunel.



1. The Drapers Arms
2. Piccola Italia
3. West Middlesex Golf Club
4. Côte

5. Patisserie Valerie
6. Ealing Green
7. Ealing Town Hall
8. Ealing High St.

9. Limeyard American Kitchen
10. Bill's
11. Grand Union Canal
12. Ealing Broadway



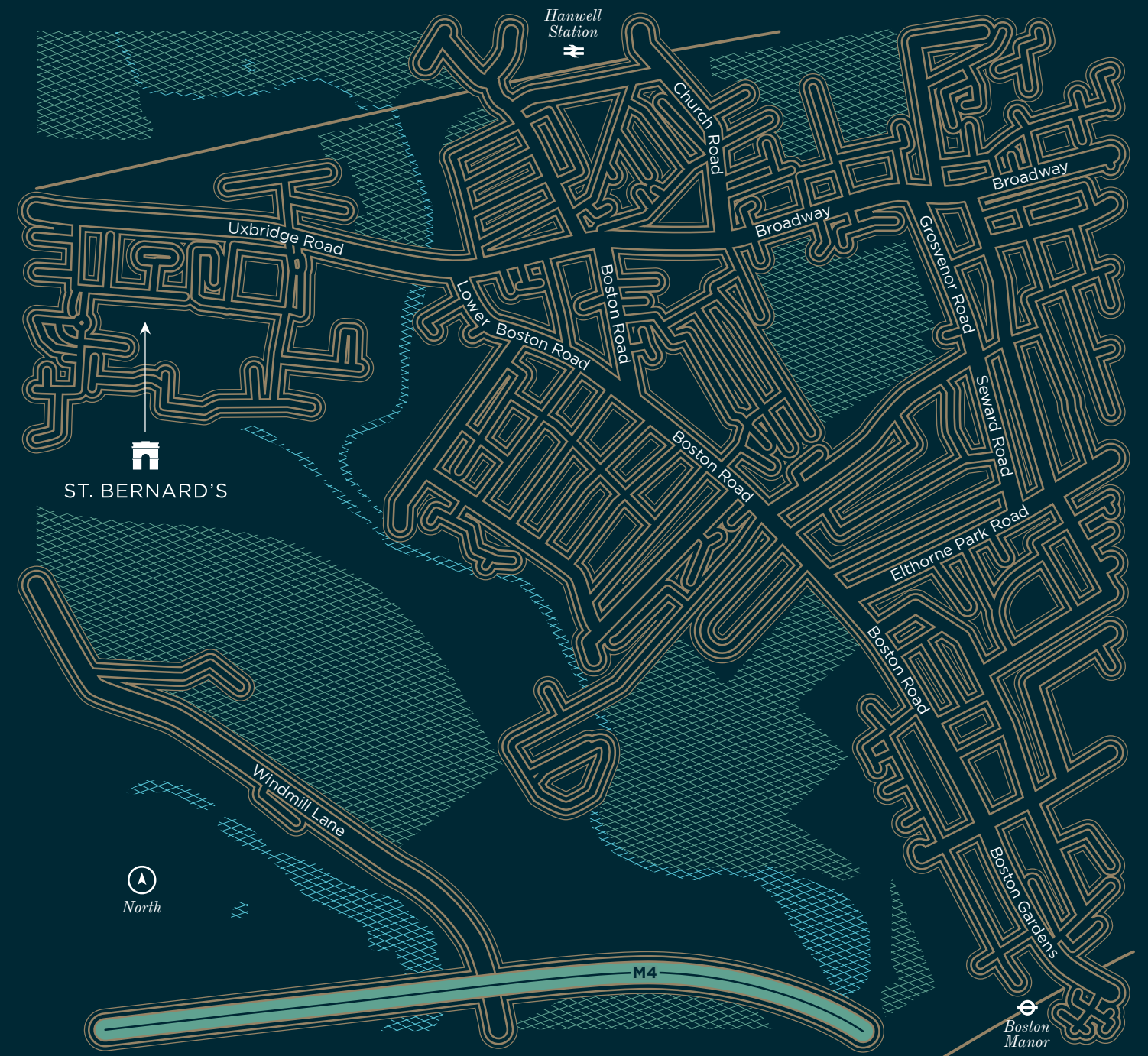
A WELL CONNECTED ADDRESS

Hanwell Station is around a mile from St. Bernard's and provides Heathrow Connect services into and out of the capital. Trains to London Paddington take as little as 15 minutes and Heathrow Airport is achievable in just 20 minutes – ideal when you're running to a tight schedule.

From 2019 an extended Hanwell station will become part of the new Crossrail service and will drastically reduce journey times between Stratford, central London, Heathrow Airport and Reading.

The nearest underground station is at Boston Manor with direct Piccadilly Line services into central London. A night at the opera, a West End restaurant or the theatre will be a frequent diversion with Covent Garden Station a mere 33 minute journey.

By road, Junction 2 of the M4 is just four miles away, while the adjacent Uxbridge Road provides another speedy east-west route into central London or out to the M25 for access to the rest of the capital's comprehensive motorway network. Heathrow Airport is less than seven road miles to the south-west so is highly convenient when business or pleasure take you overseas.



<i>By train from Hanwell Station (mins)</i>	West Ealing	Ealing Broadway	Paddington	Heathrow Airport
	2	5	15	20
<i>By tube from Boston Manor (mins)</i>	Knightsbridge	Green Park	Covent Garden	King's Cross St. Pancras
	24	28	32	38



LUXURY WITHOUT COMPROMISE

Westcombe Homes Group is delighted to breathe new life back into St. Bernard's. These interiors have never before experienced the sophisticated elegance that has transformed this historic hospital into sumptuous new homes. Crafted with an exacting customer in mind, the finishes are exquisite, the custom made kitchens are stylish and functional with a generous range of energy-efficient appliances.



The show apartment at St. Bernard's



The show apartment at St. Bernard's



The show apartment at St. Bernard's

General Specification

Traditional raised and fielded moulded fire check doors
Polished chrome door ironmongery
Built-in wardrobes in a putty white finish
Warranty provided by CRL
High ceilings with cornices
New Traditional sliding box sash accompanied by refurbished metal windows with ornate features where applicable
Car parking available (selected apartments only)
Landscaped communal gardens

Kitchen

Contemporary putty white shaker kitchens
Built in fridge/freezer
Stainless steel finish built in microwave
Built washer/dryer and dishwasher
Built in stainless steel single multi function oven
Blanco chimney extractor hood
Blanco stainless steel undermounted sink with Blanco tap
Stone Italiana granite work surfaces and up stands
Glass splash behind hood
Air switch undermounted disposal unit

Bathroom

Vitra sanitaryware
Grohe polished chrome tapware
Polished chrome bathroom accessories
Italian porcelain tiling
Polished chrome heated towel rail
Veneered oak bath panel
Full mirror splash back above basin and toilet

Flooring

Engineered oak flooring throughout hallway and living room
Luxury beige neutral carpets to bedrooms
Porcelain tiles to principal bathrooms and ensuites

Services

Independent high efficiency gas condensing boilers SEDBUK rating A
High efficiency LED downlighting throughout (energy saving pendant lighting to areas with high ceilings)
Wall lighting to living rooms/areas with high ceilings
CAT5 cabling for data to all principal rooms
BT provisions to all principal rooms
Sky Plus satellite provision to all principal rooms
Independent smoke and CO₂ detection
Key fob and video door entry system throughout
Electric entrance gates to principal car parks





WESTCOMBE GROUP

Squire Estates Ltd is part of the Westcombe Homes Group, who are well established as one of London's leading residential developers. Formed in 1975, we have successfully completed many residential schemes and have developed specialist skills in the restoration of listed status buildings or those in sensitive conservation areas.

We have a reputation for creating contemporary living spaces of outstanding quality which has established us as one of London's foremost developers of luxury residential properties.

Our vision is to be a leader in 21st century living, developing sophisticated homes that benefit from cutting edge technology and offer superb lifestyles with a real sense of community.

Furniture and artwork available by separate negotiation.

We are committed to delivering stylish, individually designed and expertly crafted homes that will meet or surpass our customers' expectations on every level.

We anticipate, identify and satisfy our customers' requirements for the choicest locations with superb local amenities, schools and transport links.

We adopt the best of the new trends in design, construction and technology whilst being mindful of the environment and sustainable energies.

www.westcombegroup.com



Please note that the particulars shown in this brochure including floor plans, layouts, specification and dimensions are provided for guidance only. Changes to the same may be necessary during construction, therefore this brochure cannot form any part of a contract or be taken as an indication of warranty or guidance of any property. Date of publication July 2016.

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