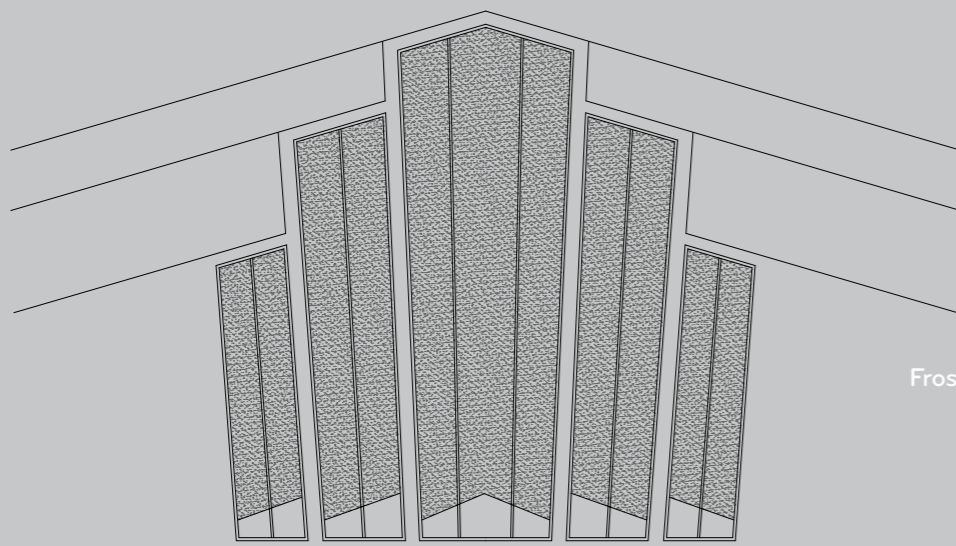




HOOVER BUILDING

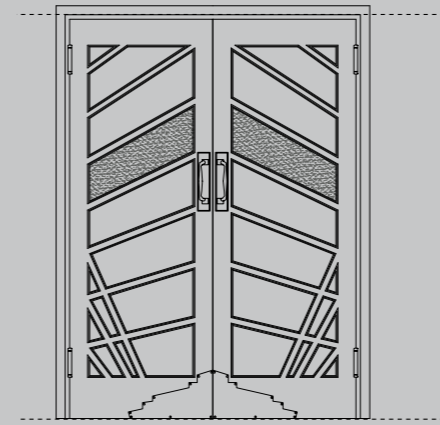
PERIVALE UB6



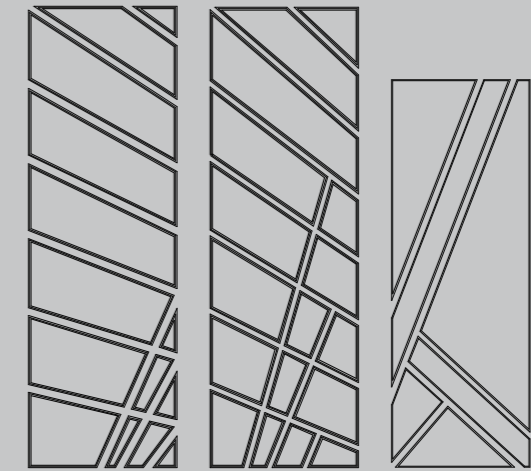
Polished stainless steel

Frosted glass

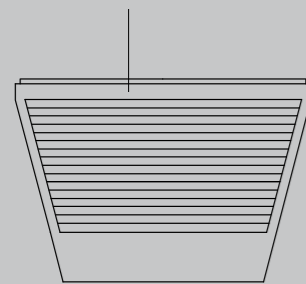
1860mm



Three door pattern design

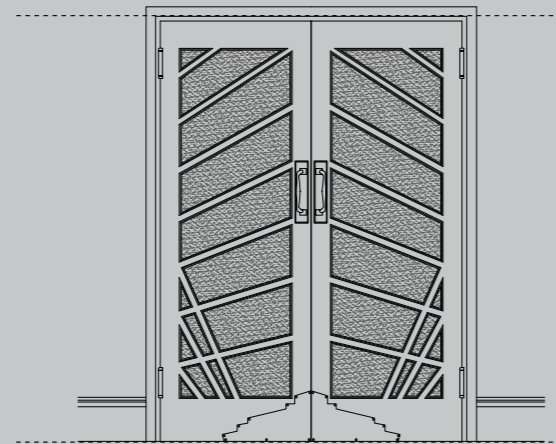


Polished stainless steel



640mm

930mm

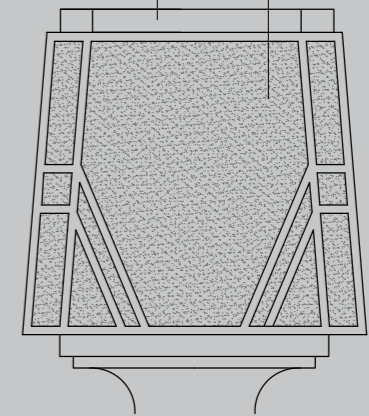


150mm

Three kick plater design

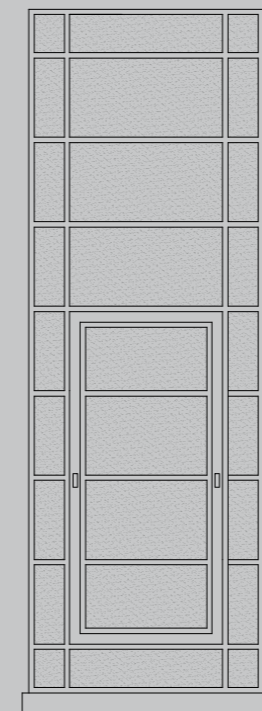
Black metal

Opaque glass



1200mm

1020mm



2590mm

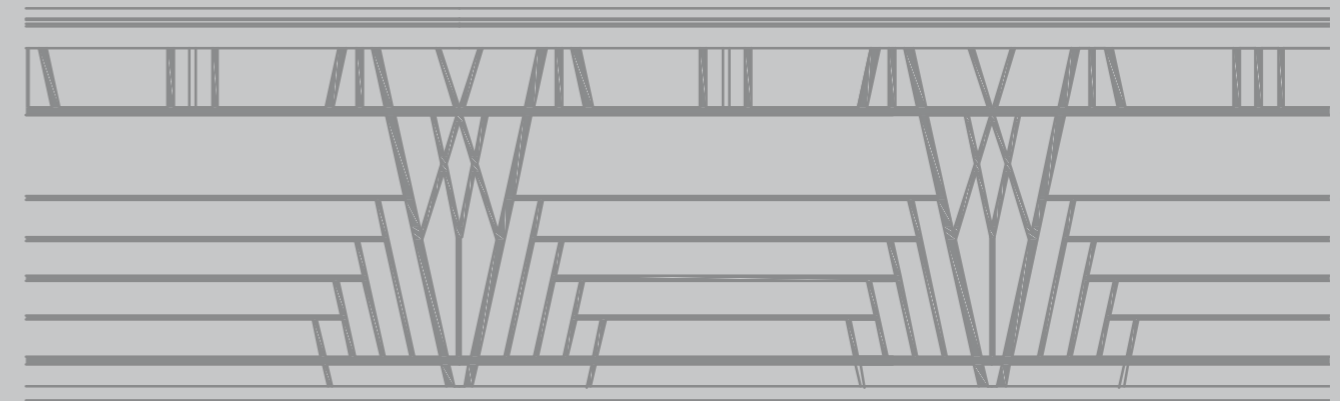
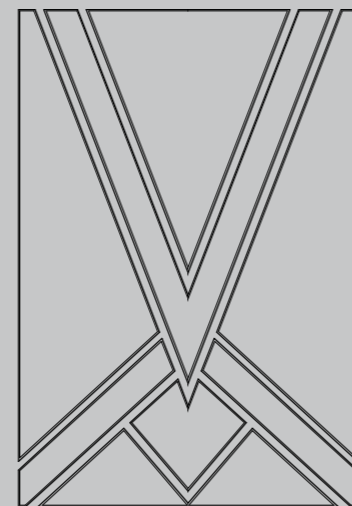
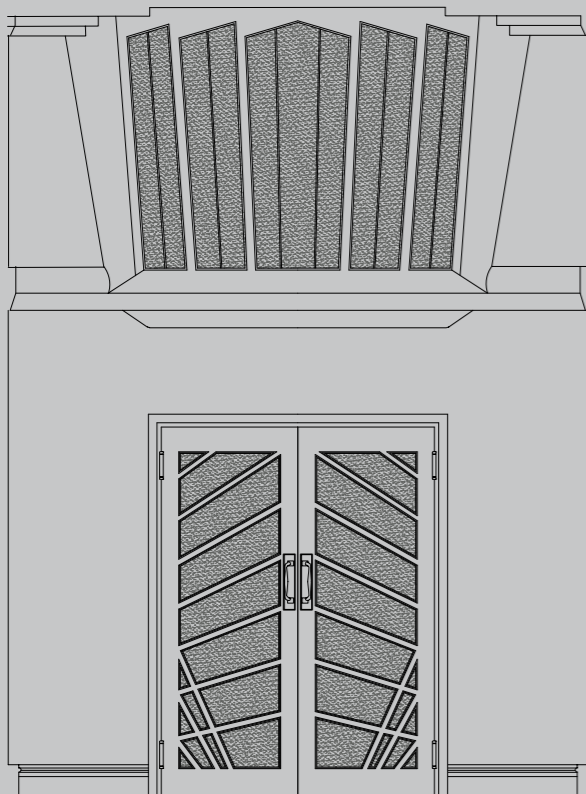
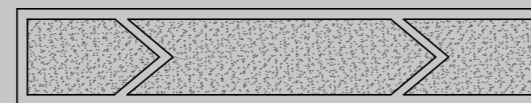
1260mm

75mm

600mm

990mm

1250mm





THIS ICONIC RENOVATION OF THE HOOVER BUILDING IN PERIVALE, WEST LONDON CELEBRATES THE ARCHITECTURE OF ITS ERA. CAREFUL RESTORATION OF THE BUILDING WILL ENHANCE AND CELEBRATE THE MAGNIFICENT FEATURES OF THIS GRADE II LISTED NATIONAL TREASURE.

THIS INCREDIBLY DESIGNED, ART DECO, FORMER FACTORY WAS BUILT IN THE 1920'S FOR THE HOOVER COMPANY AND HAS BEEN TRANSFORMED INTO 66 LUXURY STUDIO, 1, 2 & 3 BEDROOM APARTMENTS.

A CONTEMPORARY STYLE WILL BRING THE APARTMENTS TO LIFE WITH MODERN FEATURES AND QUALITY INTERIORS, WHILST THIS STUNNING ART DECO ARCHITECTURE WILL REMAIN STANDING IN ALL ITS GLORY.

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HOOVER BUILDING

Located just off the A40, the Hoover Building is situated in the borough of Ealing and close to Wembley and Brentford. This North West London postcode is still relatively undiscovered and yet to fully maximise its real estate potential, leaving the opportunity for growth in this investment very promising. The Hoover Building is perfectly poised to be amongst the West London scene in less than 20 minutes.

REGENT'S PARK
43 minutes by train



WESTFIELD SHOPPING CENTRE
20 mins by car



EALING BROADWAY
SHOPPING CENTRE
13 mins by car



PERIVALE STATION
6 mins walk



EALING SPORTS
GROUND
5 mins walk

KEW GARDENS
19 mins by car



TWICKENHAM STADIUM
30 mins by car



OXFORD STREET
36 mins by tube



BANK STATION
42 minutes by tube



HEATHROW AIRPORT
20 mins by car



M1 MOTORWAY
15 mins by car



PERIVALE PARK
SPORTS GROUND
5 mins cycle



PITSHANGER PARK
5 mins cycle

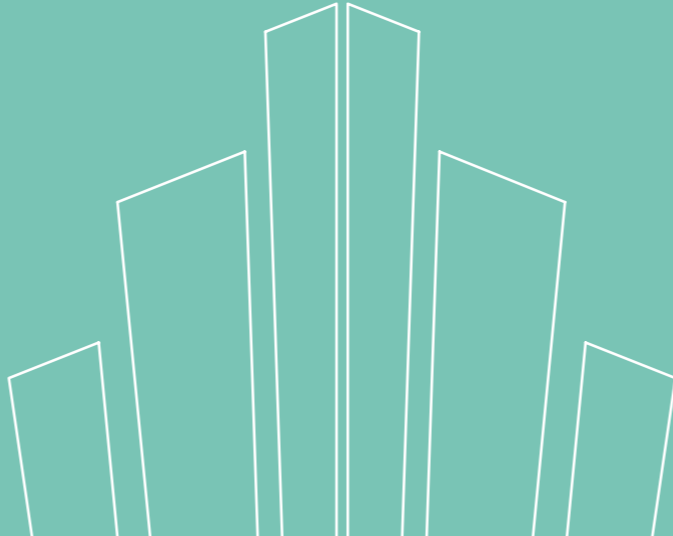


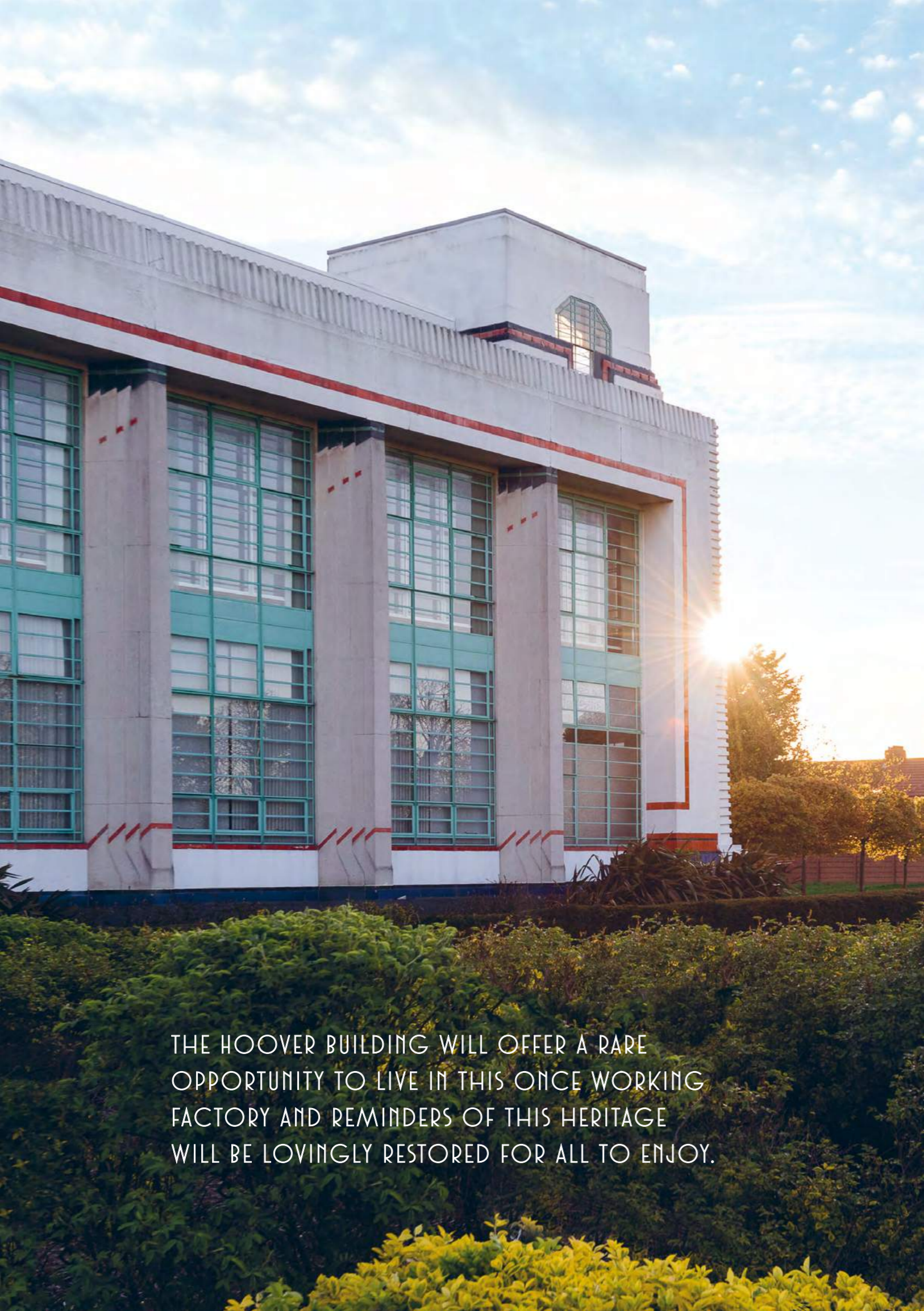
WEMBLEY STADIUM
13 mins by car



HARROW ON THE HILL
24 mins by cycle

CANARY WHARF
58 minutes by train

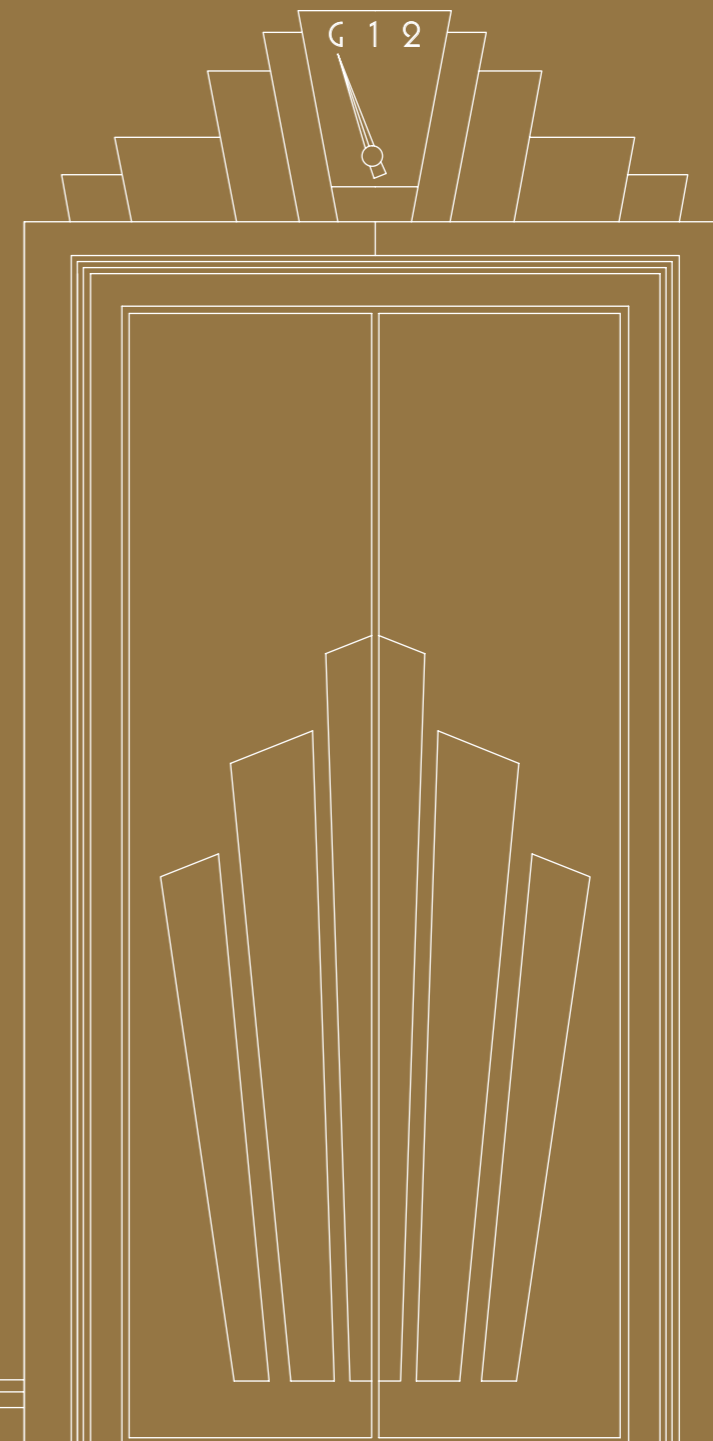




THE HOOVER BUILDING WILL OFFER A RARE OPPORTUNITY TO LIVE IN THIS ONCE WORKING FACTORY AND REMINDERS OF THIS HERITAGE WILL BE LOVINGLY RESTORED FOR ALL TO ENJOY.

HOOVER BUILDING

— HISTORY —



ARCHITECTURE ART DECO DELUXE

Art Deco buildings in London are like finding treasure. They are rare and beautiful. They are spectacular gems. And when it comes to the Hoover Building, it is one that deserves to be preserved and celebrated by those who truly appreciate the curves, quirks and glamour that Art Deco buildings present.

Art Deco design made a breakthrough in Britain in the 1920's and 30's thanks to the popularity of the Exposition des Arts Decoratifs in Paris. Its iconic style and trademark features are truly unique and have influenced architecture, furniture, fashion, jewellery and even film.

In the 1920's and 30's, Art Deco design was modernism at its best. It was opulent and glamorous, somewhat extravagant and represented a level of luxury and social status. Nowadays, the style is defined by its striking characteristics and appreciated for its standout features, namely sleek lines, curves, geometric shapes, symmetry and attention to detail.



1920'S BOOM & BUST



After celebrating victory following the first world war Britain entered an unforgettable decade coined the "roaring twenties". For those that could afford it, life was fun and carefree. Women over thirty had been given the vote and after working in factories during the war, there was a real sense of independence and achievement amongst the young.

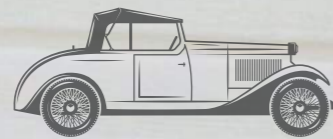
For many business owners, it was a prosperous time and the country seemed to be booming. This led to a change in architecture and interior design with famous hotels such as Claridges undergoing expansion and refurbishment in the opulent Art Deco style. This trend translated to many of the factories that were popping up along major arterial roads in West London and Park Royal, such as The Firestone Tyre factory on the Great West Road. These prestigious facades showcased the importance of these corporations, like huge adverts on the roadside.



1930'S BEGINNING TO REBUILD

Whilst the early 1930's were not great globally, London appeared to escape the deep depression somewhat. Modern technology in the form of electricity and motorised vehicles made for a cleaner and more efficient City, bringing positive change to industry.

Although unemployment rose, there was surge in businesses supplying electrical equipment, food and consumer goods. Companies such as Hoover, EMI and Coty continued to thrive and moved to West London, building prestigious, smart factories. Meanwhile Ford set up in Dagenham with a factory that would build cars to sell both here and around the world.



A SORT OF ART DECO WENTWORTH WOODHOUSE
– WITH WHIZZING WINDOW CURVES DERIVED FROM
ERICH MENDELSON'S WORK IN GERMANY, AND
SPLASHES OF PRIMARY COLOUR FROM THE AZTEC
AND MAYAN FASHIONS AT THE 1925 PARIS EXHIBITION.

John Betjeman



There was no expense spared when it came to American corporations setting up in London in the 1920's and 30's. The large factories set up along London's arterial highways, which became known as the "Golden Mile".

In 1931 the Hoover Company commissioned Wallis Gilbert and Partners to build their factory in Perivale as a manufacturing base for the company's British vacuum cleaner division.

The design, which was incredibly ambitious, took on a grand, palatial facade of huge columns and recessed glass bay windows, but the most iconic feature was the central entrance which was decorated above with a dramatic, geometric sunburst pattern, which sat beneath the huge "Hoover Limited" lettering.

Hoover would go on to open its door in 1933 and employ over 600 staff, whilst continuing to work on extending the factory and in 1934 it received a Grade II listing.



ONE OF THESE DAYS THE
HOOVER FACTORY IS GONNA
BE ALL THE RAGE IN THOSE
FASHIONABLE PAGES.

Elvis Costello

HOOVER BUILDING

1980'S TIME FOR CHANGE

In the early 1980's Hoover had switched production to a site in Scotland. The building was neglected and fell into disrepair with the concrete construction of the building giving cause for concerns and symptomatic of what was known as "concrete cancer".

Fortunately, a British supermarket magnificently restored and rescued the building, transforming it into a superstore with a difference. The supermarket took a huge risk in taking on a project with such architectural importance, but have no doubt contributed to the preservation of this wonderful piece of history.



TODAY



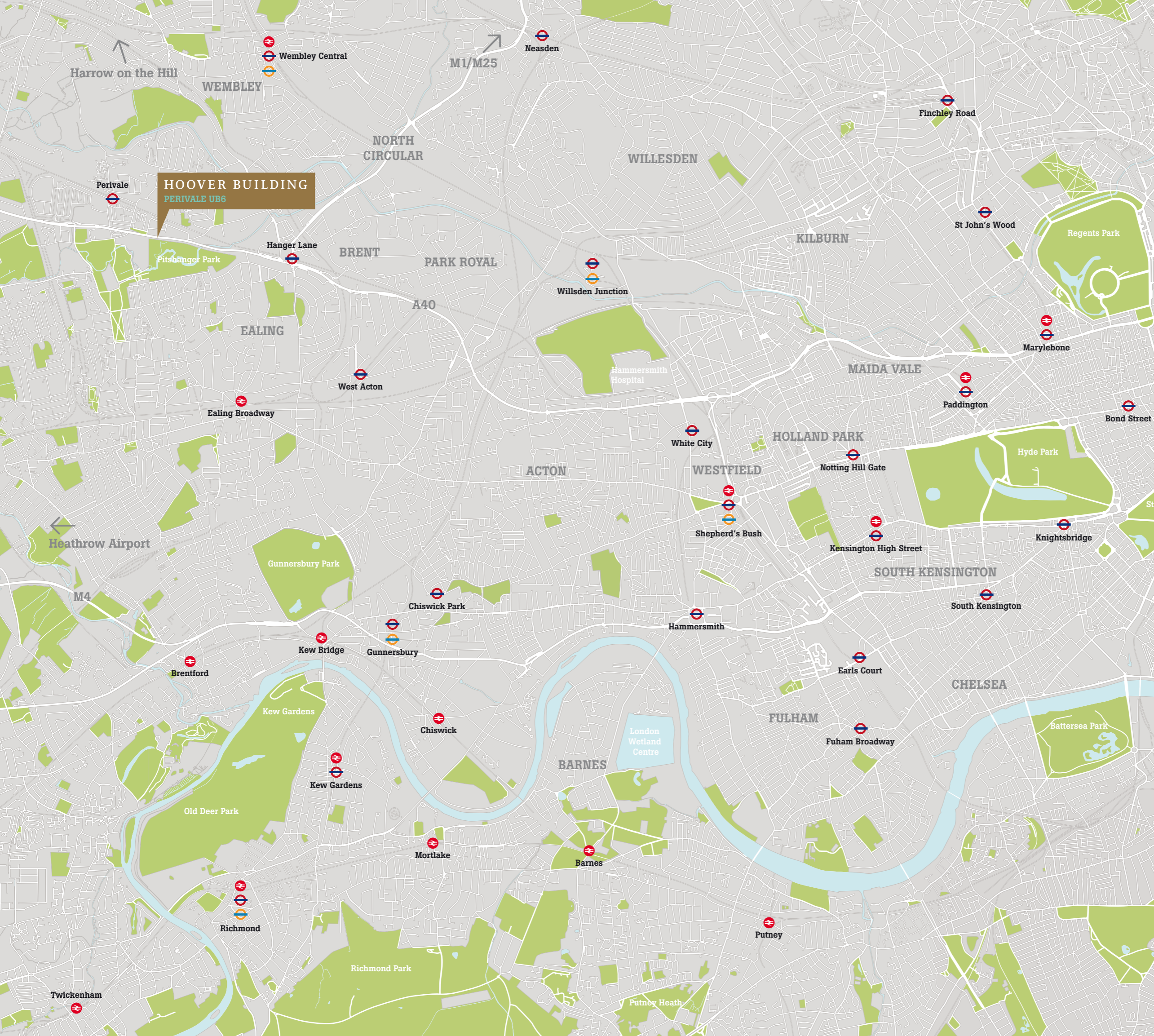
After several years of sitting vacant, IDM Properties acquired the Hoover Building in 2015, with plans to redevelop the building into residential accommodation, converting the premises into 66 apartments comprised of studio, 1, 2 and 3 bedroom homes.

Together with English Heritage and London Borough of Ealing, IDM have invested heavily in the preservation and restoration of the historic features that remain within this iconic national treasure. The architects have combined this with contemporary designs using modern build techniques that will be sympathetic to the original site. Every design detail has been scrutinised to ensure a light, contemporary and functional living environment is achieved for each apartment.



"IDM are passionate about architecture and are thrilled to be able to have worked on such a prestigious renovation. This is a rare opportunity – not only for us, but for the future Hoover Building residents – to be part of something very special."

Jonathon Curtis – Partner, IDM



HOOVER BUILDING
PERIVALE UB6

TRANSPORT CONNECTIONS

AIRPORT
Airports – Heathrow is the closest Airport and can be reached in just over 20 minutes from Perivale by Car.

TUBE
Perivale Underground station is on the West Ruislip branch of the Central Line. It is a 17 minute journey to Notting Hill Gate – where the line meets the district and circle lines – and 25 minutes to Oxford Circus.

TRAIN
Great Western Trains from South Greenford Train station (also know as West Perivale station) offer a service to Paddington in just 22 minutes. The railway line also offers routes to Henley-on-Thames and Reading via a change at nearby Ealing.

CAR
Perivale is located beside the Western Avenue and one of the main arteries into and out of West London. It is connected to the Westway and the A40 and also offers easy access to Greater London via the A406 and the M25.

BUS
Perivale has an excellent bus network with a number of routes that include destinations such as Shepherds Bush, Willesden, Wembley, Ealing, Greenford and Southall. Several of these offer a 24 Hour service.

THIS CHARMING QUARTER OF THE CAPITAL CHAMPIONS ITS OWN CULTURAL IDENTITY, SHARING A UNIQUE PERSPECTIVE ON LONDON LIFE AND AN ENDLESS OFFERING OF ENTERTAINMENTS TO ENJOY.

NOTTING HILL

Often described as cosmopolitan and captivating, Notting Hill offers an eclectic mix of artistic expression in every form. Full of life, this part of town is home to the famous Portobello Road Market and the Notting Hill Carnival. Populated with galleries, quirky shops and antiques, there's never a dull moment here.



HOOVER BUILDING

WEMBLEY STADIUM

Probably the UK's most famous sports and entertainment venue, lies just off the A40. This magnificent stadium plays host to some of the most prestigious sports meetings and music concerts, from international football and boxing matches to superstar singers and rock bands; the line-up is always formidable.





GREEN SPACES

Nearby Green Spaces include Pitshanger Park, which is situated alongside the River Brent and offers fantastic Tennis, Bowls and Football facilities. In addition to this you will find a playground, cafe and some allotments. Similarly, Perivale Park is another open space with a children's playground and is often used for sports meetings, namely football and cricket.



SHOPPING & EATING

The go-to West London destination based in Shepherd's Bush, is the Westfield Shopping Centre. Packed with hundreds of high street and designer stores, restaurants and a cinema, it's a place to shop, eat and be entertained under one roof. For a designer bargain, head to the nearby London Designer Outlet in Wembley Park, which – amongst its many fashionable stores – boasts a cinema and plenty of eateries.

KEW GARDENS

Slightly further afield, you can find a more formal Green Space at the Botanical Gardens of Kew and as expected these well-maintained Royal Gardens are a real spectacle. The venue runs a programme of events throughout the year to keep families entertained.



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The interiors of these properties have been skilfully designed to contrast the original style and collaborate the old architecture with new with modern design twists, interesting layouts and features. Each apartment boasts plenty of light and space, large windows and an open-plan layout, making an ideal family or entertaining area.

The building comprises a number of arrangements including studio, 1, 2 and 3 bedroom homes and come specified with high quality interiors, including fully fitted, bespoke kitchens and contemporary bathrooms. A neutral colour scheme has been applied for a bright airy feel and leaves a simple palette for your personal touches.

As a special measure to keep road noise to an absolute minimum, a dedicated sound proofing and air management system has been designed.





GENERAL

- 250-year lease to all apartments.
- 10-year Building Guarantee (C-R-L).
- Built to comply with all current building regulations.
- The building is highly insulated and requires much less heating than most other similar buildings, with the benefit of lower heating bills.
- Paxton Net 2 Video entry system providing secure entry to the building allowing access with keyless fobs or a personal code to communal entrance to the apartments.
- CCTV covering the internal and external areas of the building.
- Custom made Hoover Building Internal doors finished in white with art deco ironmongery.
- Walls & ceilings finished in white matt emulsion.
- Art deco edged skirting & square edged architraves finished in white acrylic eggshell.
- Fitted frosted glass sliding wardrobes to principal bedrooms, fitted with shelf & rail.
- Two original Hoover passenger lifts serving all above ground apartments.
- Original Art Deco features retained internally wherever possible.
- Original Art Deco doors & ironmongery retained & used in common parts wherever possible.
- Fully refurbished original Art Deco common part lighting now supporting LED fittings.
- Communal terrace with refurbished Art Deco feature planting beds on 2nd Floor (where indicated on floorplan).
- Private terraces to 2nd floor apartments (where indicated on floorplan).
- Underground car parking (Optional extra).

HEATING & COOLING

- The Building is sealed with no opening windows to apartments & fresh air being drawing from the roof of the building through filtration systems. This ensures the best air quality & noise protection for the building.

- Heating – will be ceiling mounted fan coil units supplemented by MVHR units.
- Bathrooms are complemented with electrically heated towel rails.
- Water – will be with a hot water cylinder & immersion elements or added boost.
- Cooling – Bedrooms & living rooms will feature a background comfort cooling facility.

ELECTRICAL

- Recessed lighting to kitchen, bathroom & hallway. Wall lighting to living & bedrooms.
- Chrome sockets & switches (white sockets & switches used in 'out of sight positions).
- Low energy light fittings.
- Pre-wired to accept Sky+, Virgin, Freeview TV, telephone & DAB & FM radio to living / dining & bedrooms.
- Wired for 100mb Fibre Optic Broadband (Subscription required with Hyperoptic).
- Networked with CAT 5e cabling to living / dining & bedrooms back to the service cupboard.
- Mains power, battery backed up smoke detectors.
- NICEIC / ECA Certified.

KITCHENS

- Matt finished, two-toned handleless contemporary kitchens with Art Deco detail.
- Fully fitted with Hi-Macs Natural Acrylic Stone surfaces.
- Sink unit (under mounted).
- Hi-Macs Natural Acrylic Stone splash backs.
- Recessed LED lighting under kitchen wall cupboards.
- Hoover stainless steel appliances; oven, hob.
- Integrated Hoover dishwasher & fridge freezer appliances & extractor.
- Hoover washer / dryer located in service cupboard.

BATHROOMS

- Cast iron double ended baths.
- Three way shower diverter with rain shower head, hand held shower & bath spout (for bath set up).
- Two way shower diverter with rain shower head & hand held shower (for ensuite set up).
- Vanity unit.
- Recessed mirrored cabinet above basin.
- Wall hung WC.
- Ceramic 600mm x 600mm feature tiled wall behind the bath.
- Chrome heated towel rail.
- Shaver socket (within mirrored cabinet).

FLOORING

- Hardwood oak flooring throughout the living room & entrance hall.
- Carpet in bedrooms.
- Ceramic 600mm x 600mm tiled floor in bathrooms.

DETAILED DESIGN

In light of our sustainability policy, the following measures have been implemented:

- Breeam Rating 'Excellent'.
- High performance double glazed secondary glazing sitting behind the listed Crittall windows.
- Thicker walls & roofs to allow for increased u-values in excess of current regulations.
- Bike store with CCTV monitoring & keyless fob only access.
- Bin store with CCTV monitoring & keyless fob only access.
- Maximized light & space to allow for more natural daylight.
- Sealed building with acoustic detailing & specifications for increased acoustic performance.



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APARTMENT 9	
54m ² , 581ft ²	
Living, dining, kitchen 4.3m x 7.1m 27.0m ² , 291ft ²	
Bedroom 4.3m x 3.8m 11.0m ² , 118ft ²	
EER	84B
EI (CO ₂)	85B

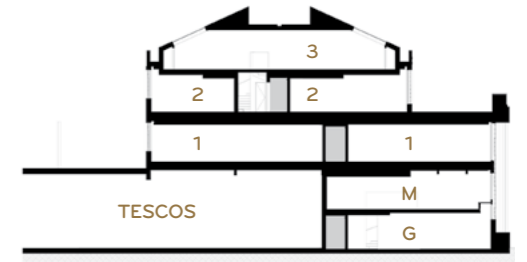
APARTMENT 10	
53.5m ² , 576ft ²	
Living, dining, kitchen 4.3m x 7.1m 26.0m ² , 280ft ²	
Bedroom 4.3m x 2.8m 11.0m ² , 118ft ²	
EER	84B
EI (CO ₂)	85B

APARTMENT 11	
53.3m ² , 574ft ²	
Living, dining, kitchen 4.3m x 7.1m 26.0m ² , 280ft ²	
Bedroom 4.3m x 2.8m 11.0m ² , 118ft ²	
EER	84B
EI (CO ₂)	85B

APARTMENT 12	
59.1m ² , 636ft ²	
Living, dining, kitchen 4.3m x 7.1m 25.0m ² , 269ft ²	
Bedroom 4.3m x 4.9m 15.0m ² , 161ft ²	
EER	84B
EI (CO ₂)	86B

APARTMENT 13	
75.3m ² , 811ft ²	
Living, dining, kitchen 5.7m x 6.6m 29.0m ² , 312ft ²	
Bedroom 1 2.9m x 4.2m 12.0m ² , 129ft ²	
Bedroom 2 2.8m x 4.2m 9.0m ² , 97ft ²	
EER	82B
EI (CO ₂)	84B

APARTMENT 14	
99.5m ² , 1071ft ²	
Living, dining, kitchen 8.9m x 6.5m 42.0m ² , 452ft ²	
Bedroom 1 4.4m x 3.0m 12.0m ² , 129ft ²	
Bedroom 2 4.3m x 3.3m 12.0m ² , 129ft ²	
EER	77C
EI (CO ₂)	80C



- ≡ H ≡
- FLOOR 3
- FLOOR 2
- FLOOR 1
- MEZZANINE
- GROUND



APARTMENT 8	
69.4m ² , 747ft ²	
Living, dining, kitchen 4.3m x 10.4m 40.0m ² , 431ft ²	
Bedroom 4.3m x 4.4m 12.0m ² , 129ft ²	
EER	82B
EI (CO ₂)	84B

APARTMENT 7	
46.1m ² , 496ft ²	
Living, dining, kitchen 4.3m x 5.4m 19.0m ² , 205ft ²	
Bedroom 4.3m x 3.3m 10.0m ² , 108ft ²	
EER	82B
EI (CO ₂)	84B

APARTMENT 6	
128.8m ² , 1386ft ²	
Living, dining, kitchen 4.3m x 11.2m 42.0m ² , 452ft ²	
Bedroom 1 4.3m x 3.6m 13.0m ² , 140ft ²	
Bedroom 2 4.3m x 3.6m 13.0m ² , 140ft ²	
Bedroom 3 4.3m x 7.2 19.0m ² , 205ft ²	
EER	81B
EI (CO ₂)	83B

APARTMENT 5	
89.4m ² , 962ft ²	
Living, dining, kitchen 4.3m x 11.2m 43.0m ² , 463ft ²	
Bedroom 4.3m x 6.8m 27.0m ² , 291ft ²	
EER	83B
EI (CO ₂)	85B

APARTMENT 4	
90.0m ² , 969ft ²	
Living, dining, kitchen 4.3m x 11.2m 42.0m ² , 452ft ²	
Bedroom 4.3m x 6.8m 27.0m ² , 291ft ²	
EER	84B
EI (CO ₂)	86B

APARTMENT 3	
89.0m ² , 958ft ²	
Living, dining, kitchen 4.3m x 11.2m 42.0m ² , 452ft ²	
Bedroom 4.3m x 6.8m 27.0m ² , 291ft ²	
EER	84B
EI (CO ₂)	86B

APARTMENT 2	
90.4m ² , 973ft ²	
Living, dining, kitchen 4.3m x 11.2m 44.0m ² , 474ft ²	
Bedroom 4.3m x 5.9m 24.0m ² , 258ft ²	
EER	83B
EI (CO ₂)	85B

APARTMENT 1	
80.3m ² , 864ft ²	
Living, dining, kitchen 5.8m x 7.2m 36.0m ² , 388ft ²	
Bedroom 1 2.8m x 5.2m 12.0m ² , 129ft ²	
Bedroom 2 2.7m x 3.9m 9.0m ² , 97ft ²	
EER	83B
EI (CO ₂)	84B

Predicted energy assessment - EER: Energy efficiency rating. EI: Environmental impact.

APARTMENT 26 92.4m ² , 995ft ²
Living, dining, kitchen 5.8m x 5.6m 33.0m ² , 355ft ²
Bedroom 1 2.8m x 4.4m 20.0m ² , 215ft ²
Bedroom 2 4.8m x 6.5m 11.0m ² , 118ft ²
EER 81B EI (CO ₂) 83B

APARTMENT 27 65m ² , 700ft ²
Living, dining, kitchen 3.0m x 9.4m 29.0m ² , 312ft ²
Bedroom 2.7m x 6.6m 17.0m ² , 183ft ²
EER 81B EI (CO ₂) 83B

APARTMENT 28 66.6m ² , 717ft ²
Living, dining, kitchen 3.1m x 9.4m 29.0m ² , 312ft ²
Bedroom 2.6m x 7.6m 19.0m ² , 205ft ²
EER 81B EI (CO ₂) 83B

APARTMENT 29 58.8m ² , 633ft ²
Living, dining, kitchen 3.0m x 9.9m 29.0m ² , 312ft ²
Bedroom 2.7m x 5.5m 14.0m ² , 151ft ²
EER 82B EI (CO ₂) 84B

APARTMENT 30 67.9m ² , 731ft ²
Living, dining, kitchen 4.9m x 8.7m 41.0m ² , 441ft ²
Bedroom 2.7m x 4.9m 12.0m ² , 129ft ²
EER 81B EI (CO ₂) 83B

APARTMENT 31 56.7m ² , 610ft ²
Living, dining, kitchen 2.9m x 8.6m 25.0m ² , 269ft ²
Bedroom 2.7m x 6.9m 17.0m ² , 183ft ²
EER 82B EI (CO ₂) 84B

APARTMENT 32 65.7m ² , 707ft ²
Living, dining, kitchen 3.0m x 9.6m 29.0m ² , 312ft ²
Bedroom 2.7m x 6.0m 21.0m ² , 226ft ²
EER 81B EI (CO ₂) 83B

APARTMENT 33 66m ² , 710ft ²
Living, dining, kitchen 2.9m x 9.6m 27.0m ² , 291ft ²
Bedroom 2.9m x 6.0m 22.0m ² , 237ft ²
EER 81B EI (CO ₂) 83B

APARTMENT 34 93.3m ² , 1004ft ²
Living, dining, kitchen 5.8m x 6.0m 34.0m ² , 366ft ²
Bedroom 1 4.5m x 6.5m 19.0m ² , 205ft ²
Bedroom 2 2.8m x 4.4m 11.0m ² , 118ft ²
EER 79C EI (CO ₂) 81B

APARTMENT 35 76.6m ² , 825ft ²
Living, dining, kitchen 2.8m x 5.9m 32.0m ² , 344ft ²
Bedroom 1 4.5m x 6.5m 14.0m ² , 151ft ²
Bedroom 2.8m x 3.4m 11.0m ² , 118ft ²
EER 81B EI (CO ₂) 83B

APARTMENT 25 77.2m ² , 831ft ²
Living, dining, kitchen 8.8m x 7.6m 31.0m ² , 334ft ²
Bedroom 1 3.7m x 3.0m 10.0m ² , 108ft ²
Bedroom 2 5.7m x 4.0m 15.0m ² , 161ft ²
EER 83B EI (CO ₂) 85B



APARTMENT 24 87.1m ² , 938ft ²
Living, dining, kitchen 5.2m x 3.6m 36.0m ² , 388ft ²
Bedroom 1 2.7m x 5.7m 12.0m ² , 129ft ²
Bedroom 2 2.7m x 5.7m 12.0m ² , 129ft ²
EER 83B EI (CO ₂) 84B

APARTMENT 23 38.3m ² , 412ft ²
Living, dining, kitchen 4.3m x 4.5m 27.0m ² , 291ft ²
Bedroom 4.3m x 3.0m 13.0m ² , 140ft ²
EER 86B EI (CO ₂) 87B

APARTMENT 22 43.6m ² , 469ft ²
Living, dining, kitchen 4.3m x 4.8m 32.0m ² , 344ft ²
Bedroom 4.3m x 3.0m 14.0m ² , 151ft ²
EER 86B EI (CO ₂) 87B

APARTMENT 21 38.4m ² , 413ft ²
Living, dining, kitchen 4.3m x 4.5m 27.0m ² , 291ft ²
Bedroom 4.3m x 3.0m 13.0m ² , 140ft ²
EER 86B EI (CO ₂) 87B

APARTMENT 20 79.5m ² , 856ft ²
Living, dining, kitchen 4.4m x 7.2m 30.0m ² , 323ft ²
Bedroom 1 2.7m x 4.1m 14.0m ² , 151ft ²
Bedroom 2 2.6m x 6.8m 10.0m ² , 108ft ²
EER 84B EI (CO ₂) 86B

APARTMENT 19 80.1m ² , 862ft ²
Living, dining, kitchen 5.3m x 7.2m 31.0m ² , 334ft ²
Bedroom 1 2.6m x 4.3m 11.0m ² , 118ft ²
Bedroom 2 2.7m x 6.3m 15.0m ² , 161ft ²
EER 83B EI (CO ₂) 85B

APARTMENT 18 38.4m ² , 413ft ²
Living, dining, kitchen 4.3m x 4.5m 27.0m ² , 291ft ²
Bedroom 4.3m x 3.0m 13.0m ² , 140ft ²
EER 86B EI (CO ₂) 87B

APARTMENT 17 43.3m ² , 466ft ²
Living, dining, kitchen 4.3m x 4.8m 32.0m ² , 344ft ²
Bedroom 4.3m x 3.0m 14.0m ² , 151ft ²
EER 86B EI (CO ₂) 87B

APARTMENT 16 38.3m ² , 412ft ²
Living, dining, kitchen 4.3m x 6.0m 30.0m ² , 323ft ²
Bedroom 3.8m x 3.6m 13.0m ² , 140ft ²
EER 86B EI (CO ₂) 87B

APARTMENT 15 86.5m ² , 931ft ²
Living, dining, kitchen 4.9m x 7.6m 34.0m ² , 366ft ²
Bedroom 1 2.7m x 5.4m 12.0m ² , 129ft ²
Bedroom 2 2.8m x 5.4m 13.0m ² , 140ft ²
EER 84B EI (CO ₂) 85B

Predicted Energy Assessment - EER: Energy Efficiency Rating. EI: Environmental Impact.

All measurements are gross internal areas. Room sizes may be subject to minor alterations. Please refer to hooverbuilding-ub6.com for the most up-to-date floor plans.

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APARTMENT 47
40.3m², 434ft²

Living, dining, kitchen
4.0m x 5.8m
23.0m², 248ft²

Bedroom
3.6m x 2.8m
8.0m², 86ft²

EER 83B
EI (CO₂) 85B

APARTMENT 50
40.8m², 439ft²

Living, dining, kitchen
4.1m x 5.8m
23.0m², 248ft²

Bedroom
2.8m x 3.5m
8.0m², 86ft²

EER 83B
EI (CO₂) 85B

APARTMENT 51
40.3m², 434ft²

Living, dining, kitchen
4.0m x 5.8m
23.0m², 248ft²

Bedroom
2.8m x 3.5m
8.0m², 86ft²

EER 83B
EI (CO₂) 85B

APARTMENT 54
40.4m², 435ft²

Living, dining, kitchen
4.0m x 5.8m
23.0m², 248ft²

Bedroom
2.8m x 3.5m
8.0m², 86ft²

EER 83B
EI (CO₂) 85B

APARTMENT 56
52.8m², 568ft²

Living, dining, kitchen
4.0m x 5.8m
23.0m², 248ft²

Bedroom
3.3m x 5.1m
14.0m², 151ft²

EER 83B
EI (CO₂) 84B

APARTMENT 57
40.3m², 434ft²

Living, dining, kitchen
4.0m x 5.8m
23.0m², 248ft²

Bedroom
2.8m x 3.5m
8.0m², 86ft²

EER 83B
EI (CO₂) 85B

APARTMENT 60
40.6m², 437ft²

Living, dining, kitchen
4.1m x 5.8m
23.0m², 248ft²

Bedroom
2.9m x 3.5m
8.0m², 86ft²

EER 83B
EI (CO₂) 85B

APARTMENT 61
40.3m², 434ft²

Living, dining, kitchen
4.0m x 5.8m
23.0m², 248ft²

Bedroom
2.8m x 3.5m
8.0m², 86ft²

EER 83B
EI (CO₂) 85B

APARTMENT 64
40.7m², 438ft²

Living, dining, kitchen
4.1m x 5.8m
23.0m², 248ft²

Bedroom
2.9m x 3.5m
8.0m², 86ft²

EER 83B
EI (CO₂) 85B

APARTMENT 65
69.3m², 746ft²

Living, dining, kitchen
5.8m x 4.3m
25.0m², 269ft²

Bedroom 1
2.8m x 3.9m
11.0m², 118ft²

Bedroom 2
3.1m x 3.9m
11.0m², 118ft²

EER 82B
EI (CO₂) 84B

APARTMENT 46
69.2m², 745ft²

Living, dining, kitchen
4.2m x 5.8m
25.0m², 269ft²

Bedroom 1
2.8m x 3.9m
11.0m², 118ft²

Bedroom 2
3.1m x 4.3.9m
11.0m², 118ft²

EER 80C
EI (CO₂) 82B



APARTMENT 66
88m², 947ft²

Living, dining, kitchen
4.5m x 5.8m
27.0m², 291ft²

Bedroom 1
4.8m x 2.9m
12.0m², 129ft²

Bedroom 2
3.8m x 4.6m
11.0m², 118ft²

EER 77C
EI (CO₂) 79C

APARTMENT 45
48.9m², 526ft²

Living, dining, kitchen
4.3m x 5.9m
19.0m², 205ft²

Bedroom
2.9m x 5.7m
14.0m², 151ft²

EER 85B
EI (CO₂) 87B

APARTMENT 43
46.5m², 501ft²

Living, dining, kitchen
2.8m x 7.5m
21.0m², 226ft²

Bedroom
2.9m x 4.8m
12.0m², 129ft²

EER 86B
EI (CO₂) 87B

APARTMENT 42
79.7m², 858ft²

Living, dining, kitchen
7.2m x 8.2m
32.0m², 344ft²

Bedroom 2
2.9m x 5.4m
12.0m², 129ft²

Bedroom 1
2.9m x 4.1m
10.0m², 108ft²

EER 84B
EI (CO₂) 85B

APARTMENT 40
79.4m², 855ft²

Living, dining, kitchen
7.1m x 8.2m
32.0m², 344ft²

Bedroom 1
2.9m x 5.4m
12.0m², 129ft²

Bedroom 2
2.8m x 4.1m
10.0m², 108ft²

EER 83B
EI (CO₂) 85B

APARTMENT 39
46.7m², 503ft²

Living, dining, kitchen
2.8m x 7.3m
19.0m², 205ft²

Bedroom
2.9m x 5.1m
13.0m², 140ft²

EER 86B
EI (CO₂) 88B

APARTMENT 37
49.8m², 536ft²

Living, dining, kitchen
4.4m x 5.8m
20.0m², 215ft²

Bedroom
2.9m x 5.7m
15.0m², 161ft²

EER 85B
EI (CO₂) 87B

APARTMENT 36
87.9m², 946ft²

Living, dining, kitchen
4.1m x 5.9m
26.0m², 280ft²

Bedroom 1
4.8m x 2.9m
12.0m², 129ft²

Bedroom 2
4.7m x 3.4m
12.0m², 129ft²

EER 77C
EI (CO₂) 79C

Entrances to the following apartments can be found on floor 2:
38, 41, 44, 48, 49, 52, 53, 55, 58, 59, 62, 63

APARTMENT 66
88m², 947ft²

Living, dining, kitchen
4,5m x 5,8m
27.0m², 291ft²

Bedroom 1
4,8m x 2,9m
12.0m², 129ft²

Bedroom 2
3,8m x 4,6m
11.0m², 118ft²

EER 77C
EI (CO₂) 79C

APARTMENT 48
62.1m², 668ft²

Living, dining, kitchen
7.1m x 6.1m
46.0m², 495ft²

Bedroom
2.7m x 4.4m
11.0m², 118ft²

EER 81B
EI (CO₂) 83B

APARTMENT 55
55.3m², 595ft²

Living, dining, kitchen
3.6m x 7.2m
29.0m², 312ft²

Bedroom 1
3.6m x 4.4m
14.0m², 151ft²

EER 83B
EI (CO₂) 85B

APARTMENT 63
62.5m², 673ft²

Living, dining, kitchen
7.1m x 6.1m
46.0m², 495ft²

Bedroom 1
2.8m x 4.4m
11.0m², 118ft²

EER 81B
EI (CO₂) 83B



FLOOR 3



≡ H ≡

- FLOOR 3
- FLOOR 2
- FLOOR 1
- MEZZANINE
- GROUND

N

APARTMENT 44
77.5m², 834ft²

Living, dining, kitchen
7.1m x 5.4m
43.0m², 463ft²

Bedroom 1
2.9m x 5.4m
15.0m², 161ft²

Bedroom 2
2.7m x 4.3m
11.0m², 118ft²

EER 83B
EI (CO₂) 85B

APARTMENT 49
87.6m², 943ft²

Living, dining, kitchen
5.9m x 8.0m
52.0m², 560ft²

Bedroom 1
2.9m x 4.4m
12.0m², 129ft²

Bedroom 2
2.9m x 4.4m
12.0m², 129ft²

EER 83B
EI (CO₂) 85B

APARTMENT 52
86.5m², 931ft²

Living, dining, kitchen
5.8m x 10.3m
52.0m², 560ft²

Bedroom 1
2.8m x 4.4m
11.0m², 118ft²

Bedroom 2
2.8m x 4.4m
11.0m², 118ft²

EER 83B
EI (CO₂) 85B

APARTMENT 53
87.1m², 938ft²

Living, dining, kitchen
5.8m x 10.3m
47.0m², 506ft²

Bedroom 1
2.9m x 5.9m
11.0m², 118ft²

Bedroom 2
2.9m x 4.4m
11.0m², 118ft²

EER 83B
EI (CO₂) 85B

APARTMENT 41
56.1m², 604ft²

Living, dining, kitchen
4.4m x 6.5m
34.0m², 366ft²

Bedroom 1
3.6m x 4.5m
15.0m², 161ft²

EER 85B
EI (CO₂) 86B

APARTMENT 58
80.6m², 868ft²

Living, dining, kitchen
5.1m x 5.9m
39.0m², 420ft²

Bedroom 1
2.9m x 6.7m
13.0m², 140ft²

Bedroom 2
2.9m x 4.4m
11.0m², 118ft²

EER 83B
EI (CO₂) 85B

APARTMENT 59
86.6m², 932ft²

Living, dining, kitchen
5.9m x 10.3m
51.0m², 549ft²

Bedroom 1
2.9m x 4.4m
11.0m², 118ft²

Bedroom 2
2.9m x 4.4m
11.0m², 118ft²

EER 83B
EI (CO₂) 85B

APARTMENT 62
86.4m², 930ft²

Living, dining, kitchen
5.8m x 18.0m
51.0m², 549ft²

Bedroom 1
2.8m x 4.4m
11.0m², 118ft²

Bedroom 2
2.8m x 4.4m
11.0m², 118ft²

EER 83B
EI (CO₂) 85B

APARTMENT 38
79.4m², 855ft²

Living, dining, kitchen
5.4m x 7.0m
43.0m², 463ft²

Bedroom 1
2.9m x 5.5m
15.0m², 161ft²

Bedroom 2
2.8m x 4.3m
11.0m², 118ft²

EER 83B
EI (CO₂) 85B

APARTMENT 36
87.9m², 946ft²

Living, dining, kitchen
4.1m x 5.9m
26.0m², 280ft²

Bedroom 1
4.8m x 2.9m
12.0m², 129ft²

Bedroom 2
4.7m x 3.4m
12.0m², 129ft²

EER 77C
EI (CO₂) 79C

All measurements are gross internal areas. Room sizes may be subject to minor alterations. Areas below 1.5 meters high are not included in the gross internal area. Please refer to hooverbuilding-ub6.com for the most up-to-date floor plans.

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Fox Lane, London N13 4AB



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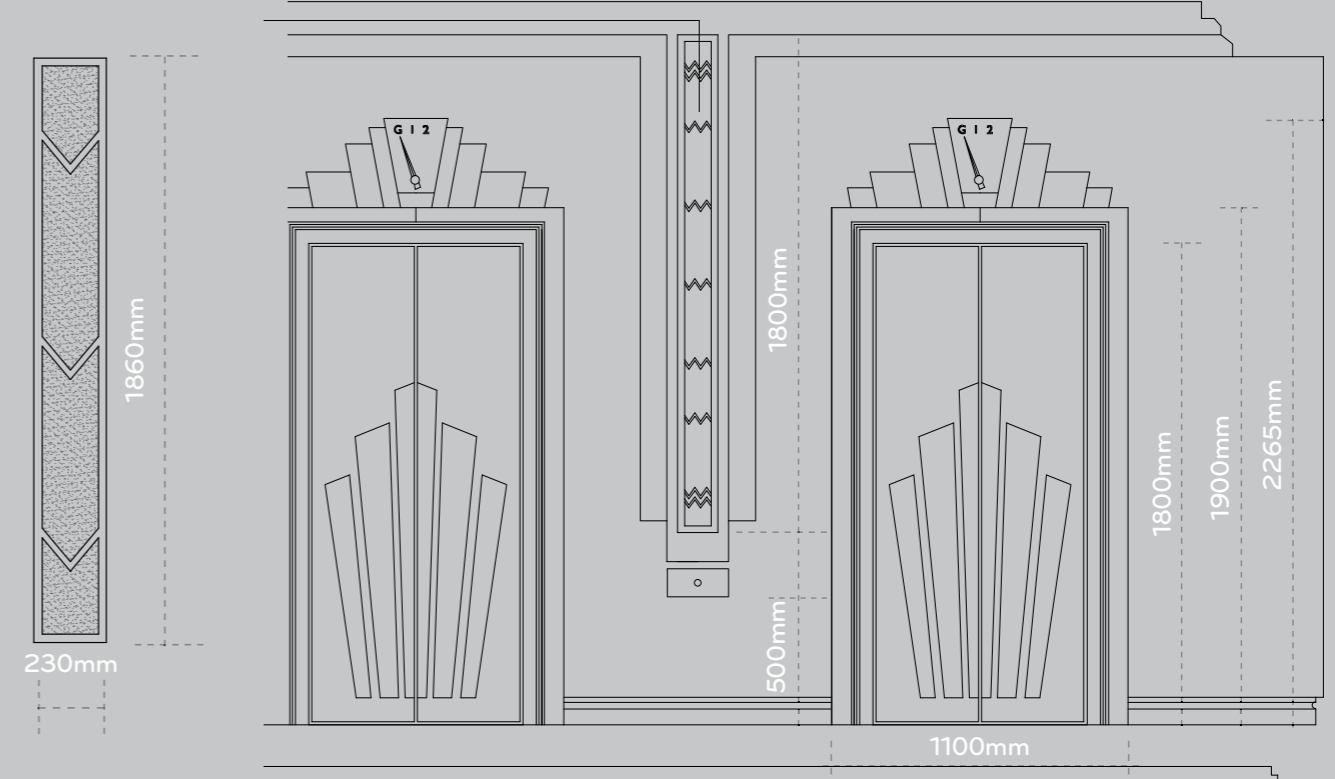
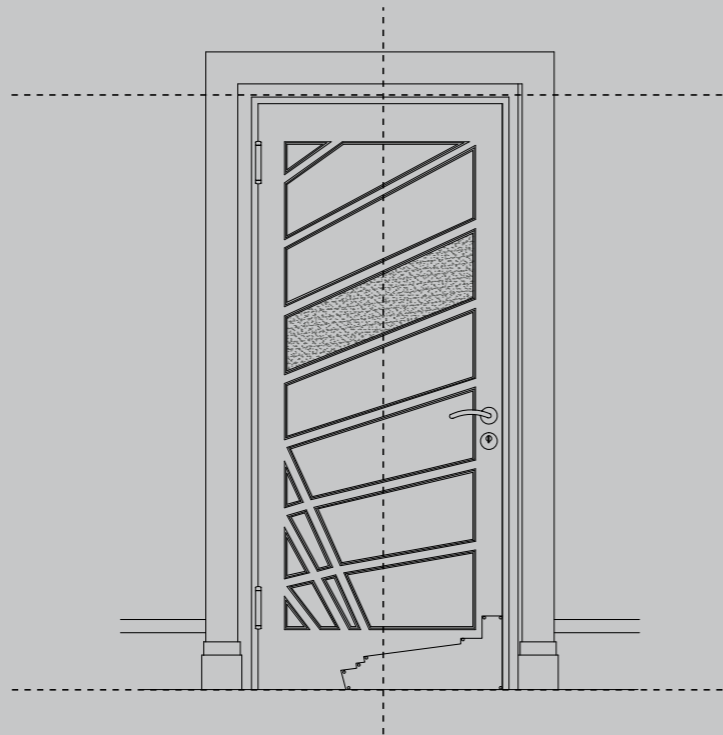
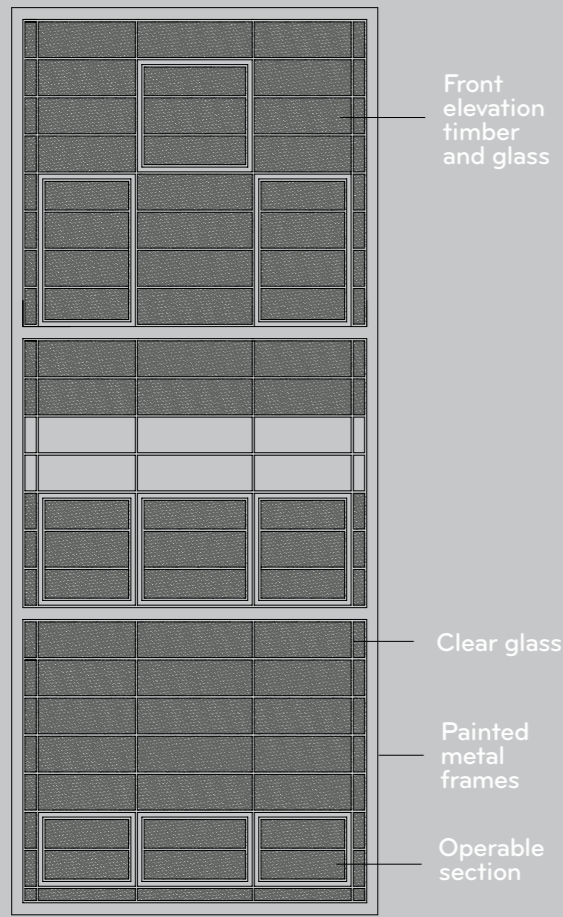
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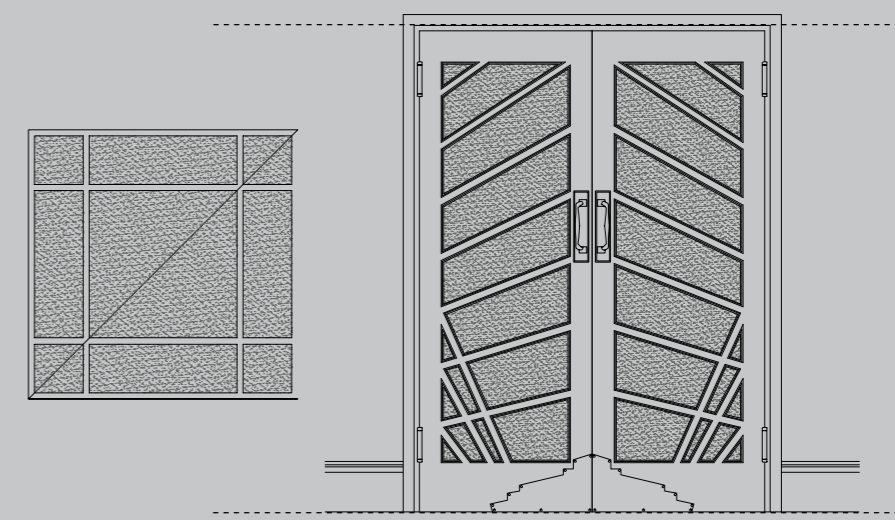
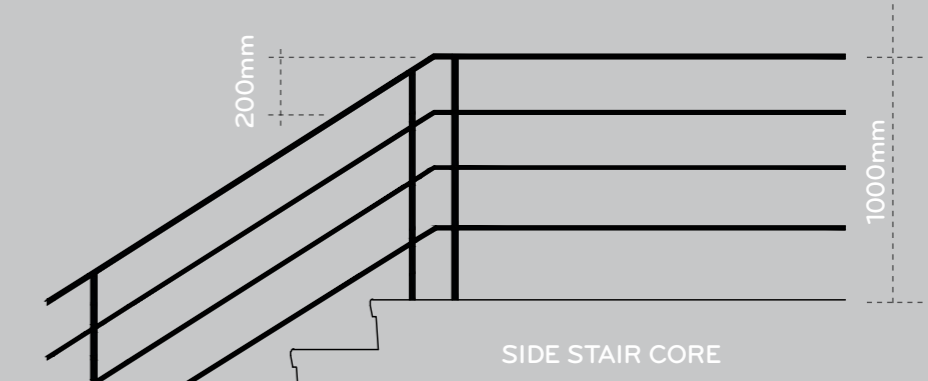
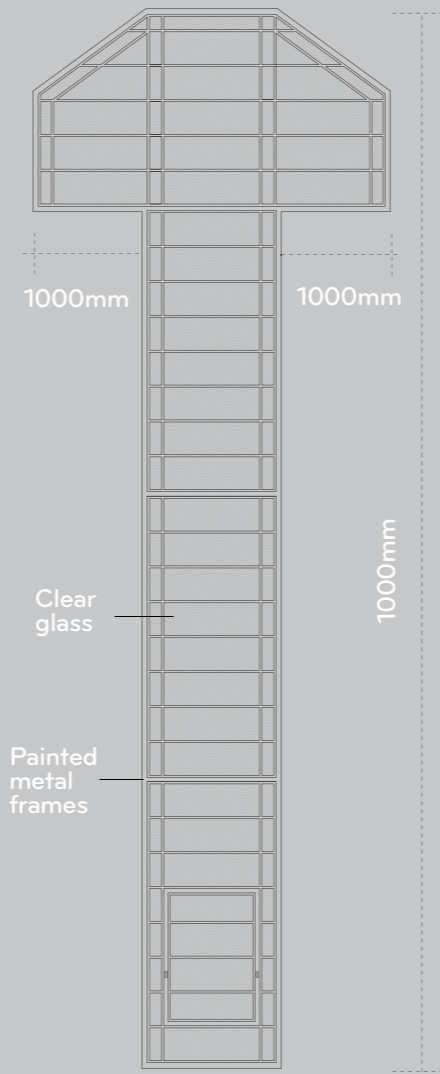
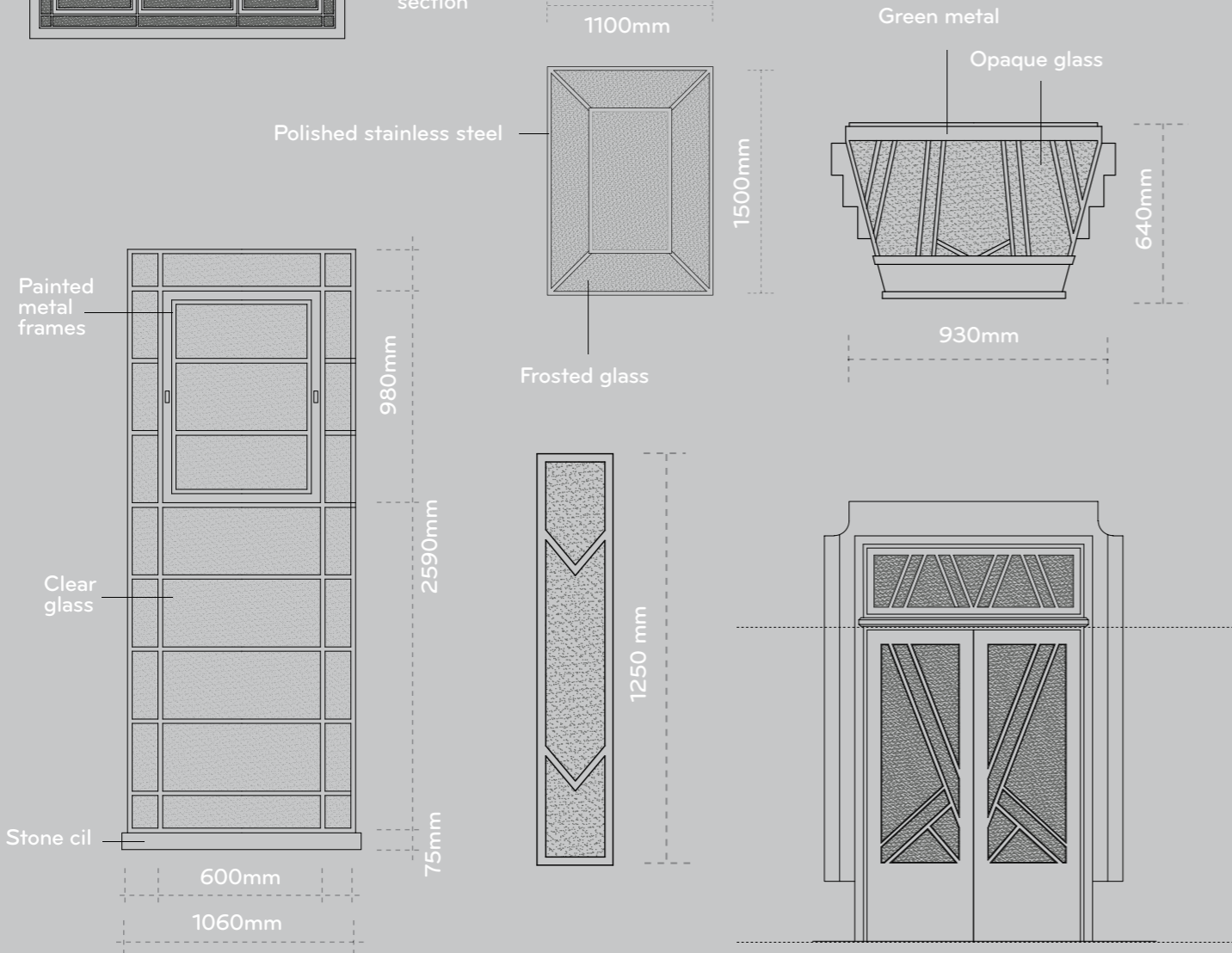
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Ground & First floor lifts





66 LUXURY APARTMENTS STUDIO, 1, 2 & 3-BEDROOM

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