



STIRLING GARDENS

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Stirling Gardens is a new landmark development of 88 beautifully finished homes on Bollo Lane in Acton, London W3. Set within an area rich in character and shaped by its industrial heritage, this exciting scheme reflects both the transformation of the neighbourhood and our continued growth as a homebuilder.

Offering a collection of highly specified one, two and three-bedroom apartments, Stirling Gardens has been thoughtfully created for modern living, with residents enjoying access to landscaped communal gardens and a rooftop terrace boasting stunning views across the London skyline.

Located just moments from excellent transport links and local amenities, and with Acton undergoing significant regeneration, Stirling Gardens presents an exceptional opportunity to be part of West London's next chapter.





ACTON'S RENAISSANCE

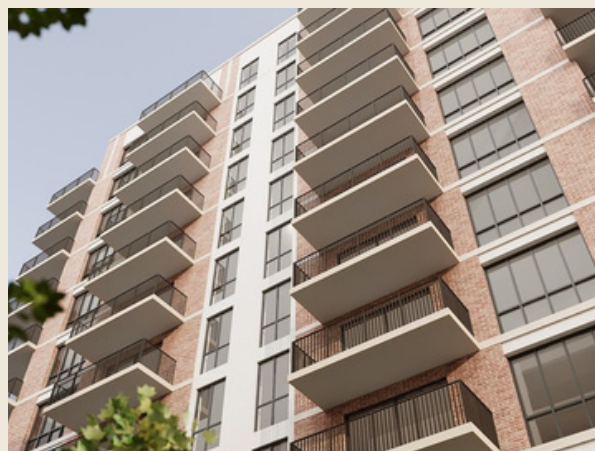


Stirling Gardens is part of Acton's ongoing transformation into one of West London's most vibrant and well-connected neighbourhoods. Located on Bollo Lane, just moments from Acton Town and South Acton stations, the development benefits from excellent transport links and sits close to major, 52-acre regeneration, delivering 3,463 new homes with an investment of £800 million.

This long-term vision is reshaping the local area, bringing new homes, green spaces, community facilities and retail opportunities to Acton. Stirling Gardens offers residents access to landscaped communal gardens and a rooftop terrace with panoramic views across the London skyline, a peaceful retreat within a thriving urban setting. As the area continues to evolve, this development represents an opportunity to be part of Acton's renaissance.



Homes at Stirling Gardens have been carefully laid out to offer practical, modern living. Each apartment includes its own private balcony, while open-plan living spaces have been designed to maximise natural light. Layouts have been designed suit a range of lifestyles, providing space for home working, entertaining or family life in one of West London's most rapidly evolving neighbourhoods.



ACTON, W3

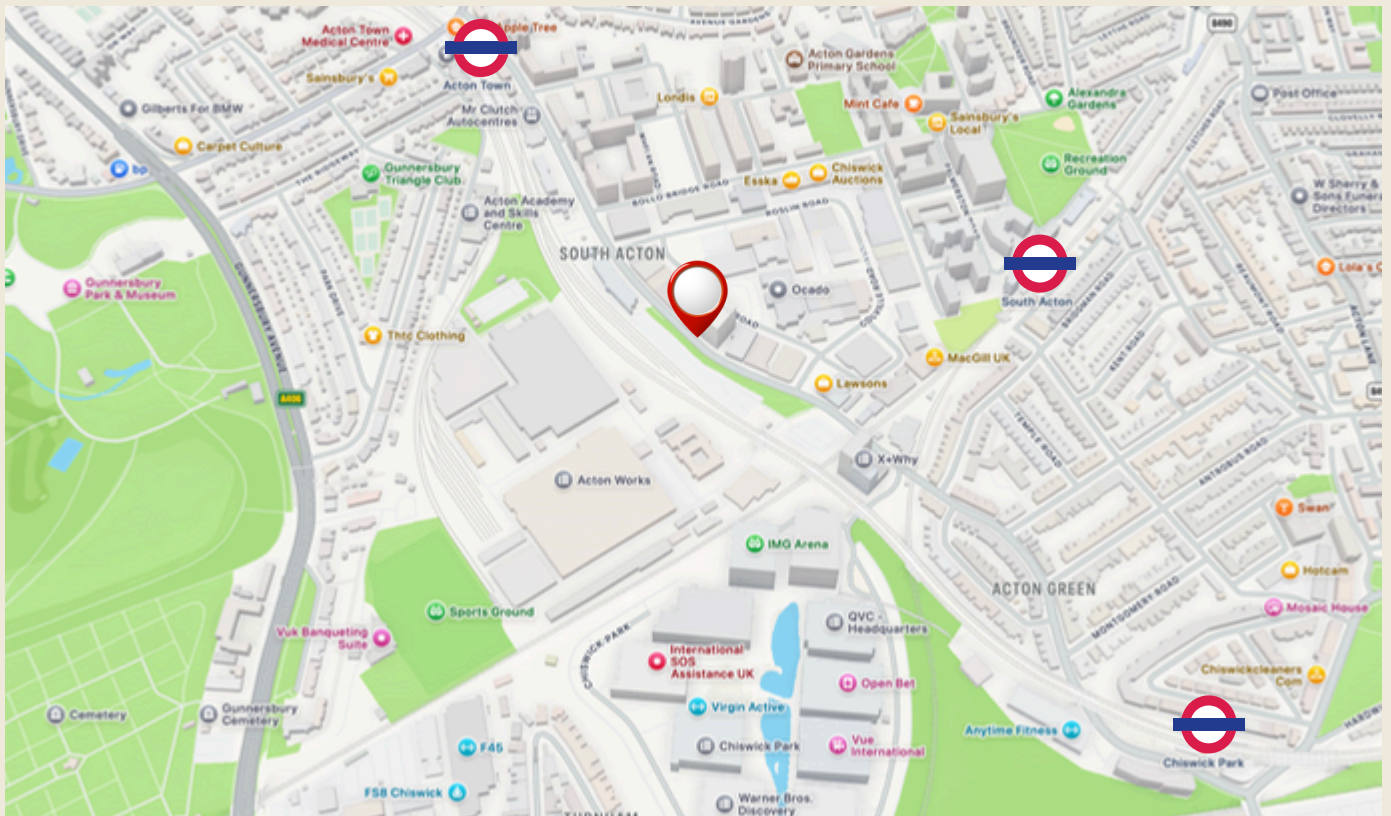


The Next Chapter in West London Living

Once a quiet corner of the capital, Acton is now the focus of one of the UK's largest regeneration projects, a £26 billion, 1,600-acre masterplan reshaping the way London lives, works, and connects. From improved infrastructure to vibrant new retail and green spaces, Acton is rapidly becoming one of West London's most desirable addresses and Stirling Gardens sits right at the doorstep of it all.

Whether you're commuting across the capital, grabbing a coffee at your favourite café, or exploring a weekend market, everything is close by. And with Acton's ongoing regeneration and masterplan driving capital growth, you can enjoy both convenience and long-term value.





Stirling Gardens is perfectly positioned for easy access to the city and beyond, with three major stations all within walking distance. South Acton Overground is just a 7-minute stroll away, Acton Town (serving both the Piccadilly and District lines) is reachable in 9 minutes, and Chiswick Park Station is only 12 minutes on foot. Whether you're commuting into Central London, heading to Heathrow, or exploring West London's vibrant neighbourhoods, your journey starts just minutes from your doorstep.



- **Gunnersbury**
2 mins
- **Richmond**
6 mins
- **West Hampstead**
18 mins
- **Westfield London**
20 mins



- **Hammersmith**
7 mins
- **South Kensington**
15 mins
- **Leicester Square**
25 mins
- **Heathrow Terminals**
28 mins



- **Chiswick High Road**
12 mins
- **Ealing Broadway**
15 mins
- **Kew Gardens**
20 mins
- **The Musical Museum**
20 mins



- **Acton High Street**
6 mins
- **Acton Park**
10 mins
- **Gunnersbury park**
10 mins
- **Gunnersbury Museum**
20 mins



THE AREA

A place to call home from the moment you arrive. Wander through nearby Gunnersbury Park, meet friends at By Max, or pick up artisan bites at Acton Market.

With independent shops, great schools, creative venues and a thriving food scene, Acton delivers the feel of a modern London village, just minutes from Central London.

Here, connection meets community.





Stirling Gardens offers exceptional connectivity, with three key stations just a short walk away.

Reach **South Acton Overground in 7 minutes**, **Acton Town Station**—with access to the District and Piccadilly lines—in **9 minutes**, and **Chiswick Park Station in just 12**.

Whether you're commuting into Central London, flying from Heathrow, or exploring West London's highlights, everything is within easy reach. Plus, the world-class Westfield London shopping centre is only a short journey away, perfect for retail therapy, dining, and entertainment all in one place.

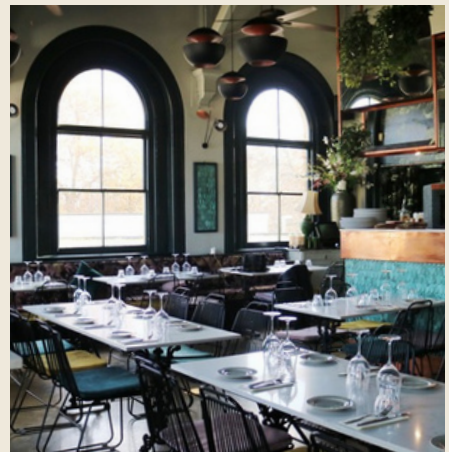
DINING & SOCIAL SPOTS

Acton and Chiswick offer a vibrant mix of neighbourhood favourites and hidden gems, perfect for everything from casual brunches to evening drinks. Enjoy burgers and cocktails at The Aeronaut, unwind with friends at The Station House, or enjoy craft coffee and live music at By Max. For a more relaxed evening, Rhythm & Brews offers great vibes and drinks. From casual brunches to late-night socials, Acton's food and drink scene has something for every mood.





The Bollo House
Modern British gastropub



The Station House
Cosy pub with wood-fired pizza



No 197 Chiswick Fire Station
Relaxed bar & grill



Le Vacherin
Classic French bistro



The Aeronaut
Eclectic pub with live shows



Mint
Cosy coffee shop



GREEN SPACES & LEISURE

Acton offers a refreshing balance of city living and outdoor escape. Gunnersbury Park, just minutes away, spans over 180 acres with lakes, gardens, sports facilities, and a museum. South Acton Park and Acton Park provide open green space for strolls, picnics, or weekend workouts. For a local favourite, Springfield Gardens offers a peaceful pocket of nature. Whether you're cycling, dog walking, or simply unwinding, Acton's green spaces make everyday leisure easy and accessible.





Gunnersbury Park
Expansive park with museum



Putt in the Park
Mini golf in a picturesque setting



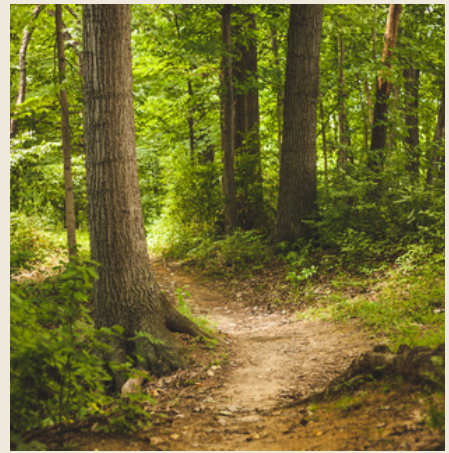
Acton Park
Ideal for morning runs or lazy afternoons



Chiswick Park
Home to global brands, with a scenic lake



London Transport Museum
A hidden local gem



Gunnersbury Triangle
A peaceful local nature reserve with birch woodland



CHISWICK PARK

A short 10-minutes stroll from Stirling Gardens brings you to Chiswick Park, a modern business and lifestyle hub designed around the idea that people work better when they feel better. Home to global companies and set around a tranquil lake, beautifully landscaped gardens, cafés, and fitness amenities, it's more than just a workplace, it's a thriving community. Whether you're heading there for work, a coffee break, or an energising lunch by the water, Chiswick Park offers a unique blend of business, wellbeing, and leisure just minutes from your front door.





RETAIL & ESSENTIALS

Acton makes everyday living effortless, with a range of convenient shops and services all nearby. Pick up groceries at Morrisons, Sainsbury's Local, or Marks & Spencer, or head to Acton Market for fresh produce and unique finds from local traders. Chiswick High Road and Acton High Street offer a mix of boutiques, essentials, and cafés, while larger retailers like Waitrose are just a short trip away. From quick errands to weekend browsing, everything you need is within reach.





Morrisons, Waitrose, Sainsbury's
Local, Marks & Spencer



Acton High Street
Boutique shopping & cafés



Chiswick High Road
Boutique shopping & cafés



Acton Market
Local produce & crafts



Chiswick Post Office



Acton Lane Medical Centre



HEALTH & FITNESS

Staying active and well in Acton is easy with a wide choice of fitness and wellness options nearby. Work up a sweat at Virgin Active, challenge yourself at the Arch Climbing Wall, or enjoy swimming and gym facilities at the Acton Centre. For outdoor activity, Gunnersbury Park offers space for running, cycling, or yoga in the open air.





Virgin Active
Full-service gym



Arch Climbing Wall
Indoor bouldering facility



Acton Centre
Leisure hub with swimming, fitness, and
classes



THE HOMES





THE INTERIORS AT STIRLING GARDENS EMBRACE A SENSE OF CALM THROUGH NATURAL TEXTURES

Inspired by a modern, earthy aesthetic, the palette is grounded in warm oak tones, soft whites, and subtle finishes that create a peaceful retreat from city life. High-quality oak-effect flooring adds warmth underfoot, while sleek white cabinetry and contemporary brass fittings bring understated elegance. In the kitchens, a stylish textured backsplash adds visual interest, complementing the clean lines and minimal design. Every element, from the tone of the wood to the soft close of a cabinet, has been considered to create a soothing and timeless living space that feels both stylish and grounded.





In the bathrooms, elegant marble-effect surfaces bring a refined, sophisticated feel, perfectly complemented by warm wood accents that soften the space and create a calming, spa-like retreat. Attention to detail is evident in every corner, from the carefully selected textures to the quality of materials, all chosen to ensure each home offers a sanctuary of comfort and understated luxury.







GARDENS



ROOF GARDEN

Perched on the 14th floor, the residents' roof garden at Stirling Gardens offers a truly exceptional vantage point, with panoramic 360-degree views across the London skyline.

From this elevated position, residents can take in sweeping vistas that stretch from the City and Canary Wharf to the westward horizons including Wembley Stadium, Hammersmith and Chiswick.

Whether enjoyed at sunrise, sunset or after dark when the capital's landmarks are illuminated, the roof terrace provides a unique communal space for relaxation, reflection and connection high above the bustle of everyday life.



ROOFTOP VIEW





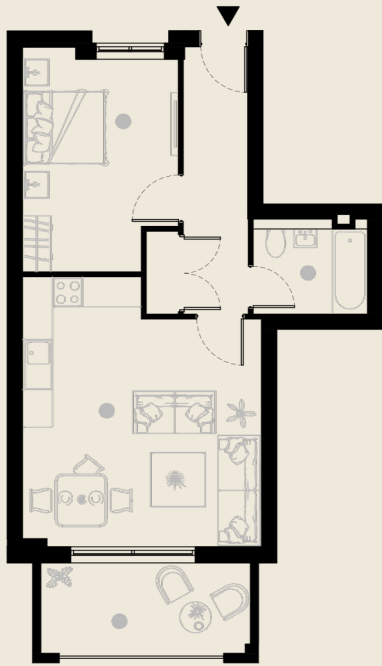
PODIUM GARDEN



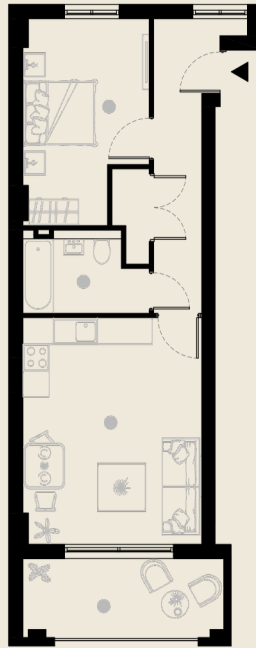
The communal podium garden on the second floor of Stirling Gardens provides a peaceful, landscaped space exclusively for residents to enjoy. Designed as a green retreat within the development, it offers planting beds, seating areas and open space for relaxation and informal socialising. Sheltered from the street yet open to natural light, the garden brings a sense of calm and community to everyday living.



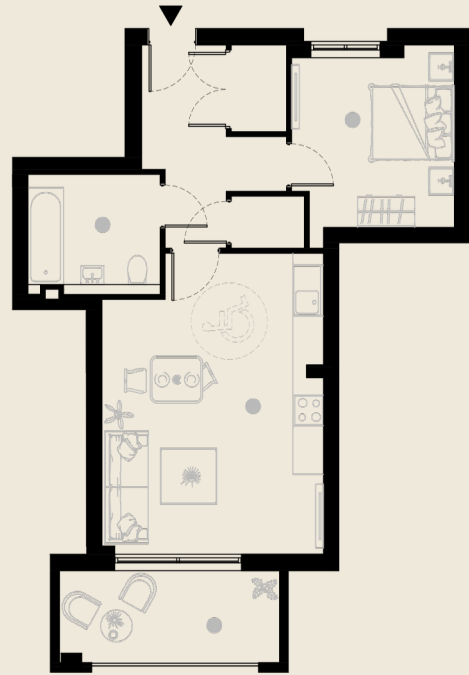
ONE BED APARTMENTS



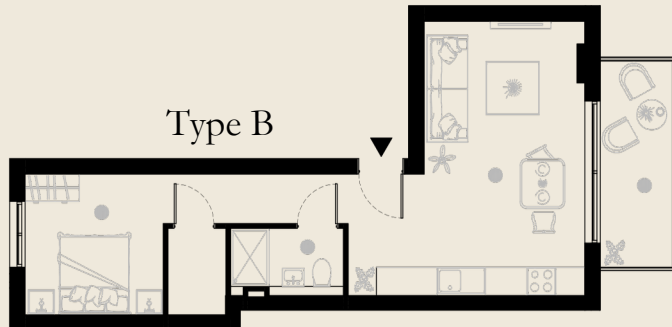
Type F



Type E



Type H



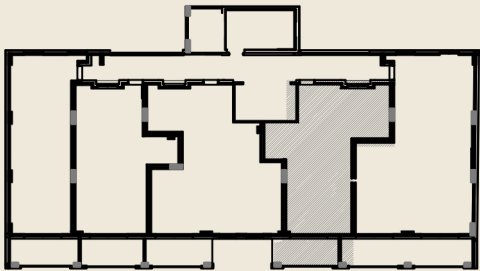
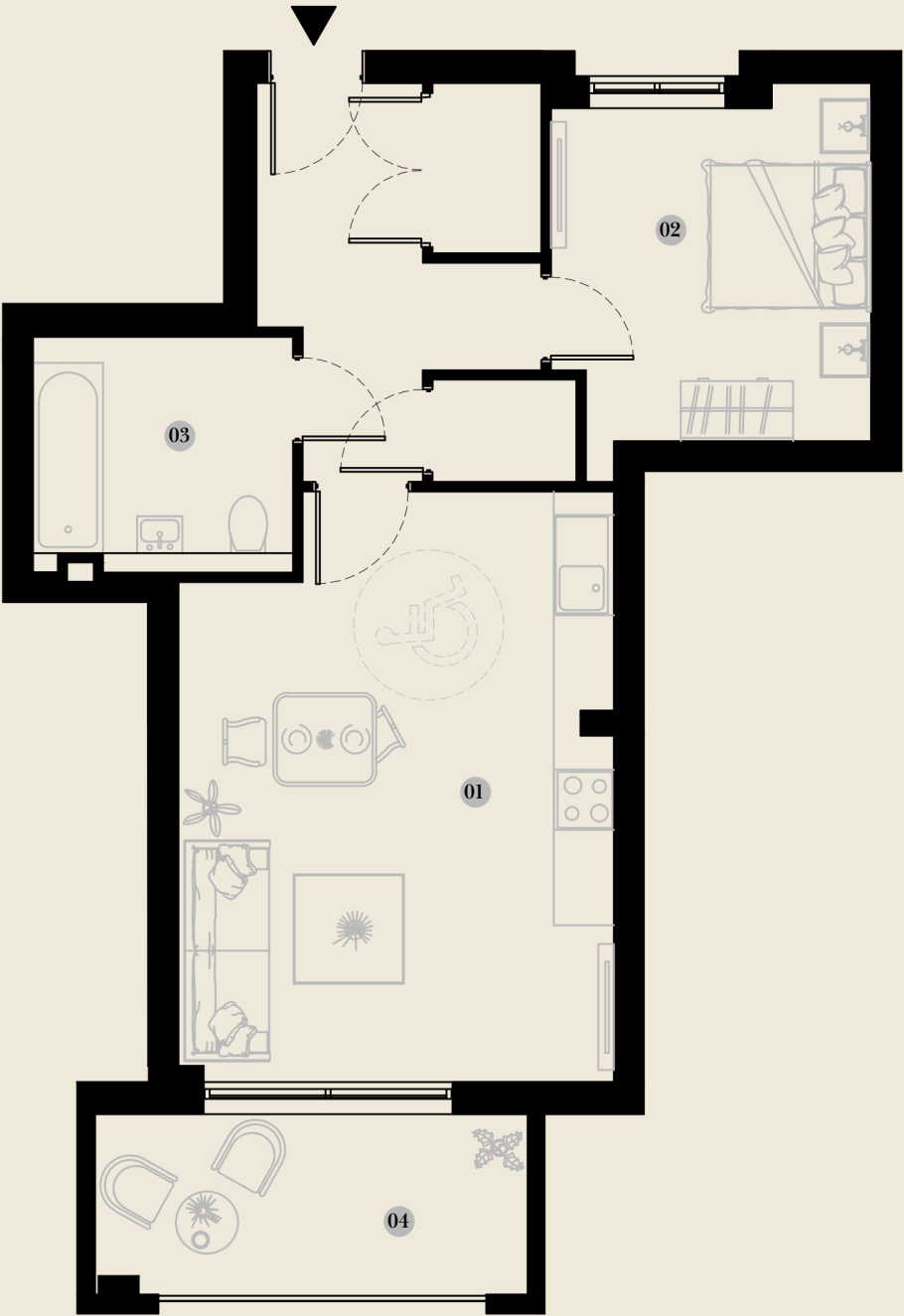
Type B

Apartments defined by spacious open plan living, generous kitchens and uninterrupted views.

Flexible day rooms provide additional living space to create a home office, play room, art studio or dining area with stunning natural light.

Type H

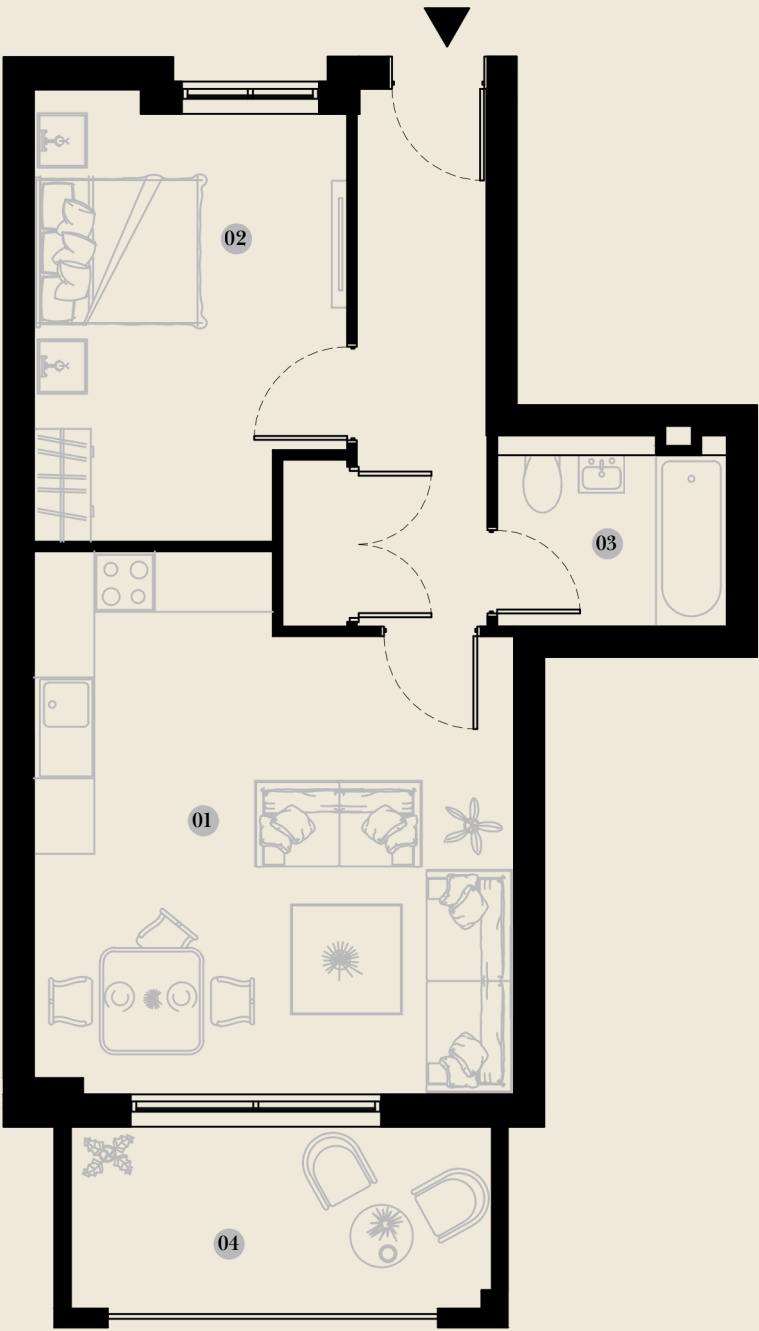
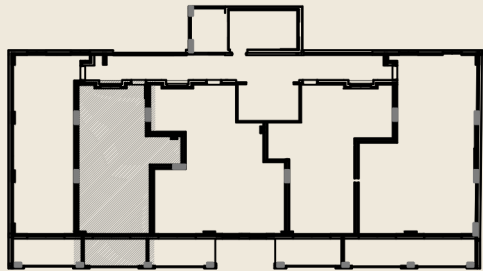
1 Bedroom Apartment
Area: 76 sq.m. - 818 sq.ft
Level 02 To 09
South Block



Areas	sqm	sqft
01.Kitchen/Living/Dining	24.47	263.39
02. Principal Bedroom	12.12	130.45
03. Bathroom	6.11	65.76
04. Terrace	9.28	99.88

Type F

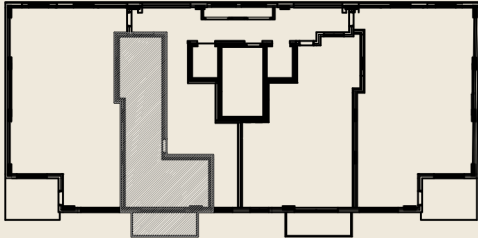
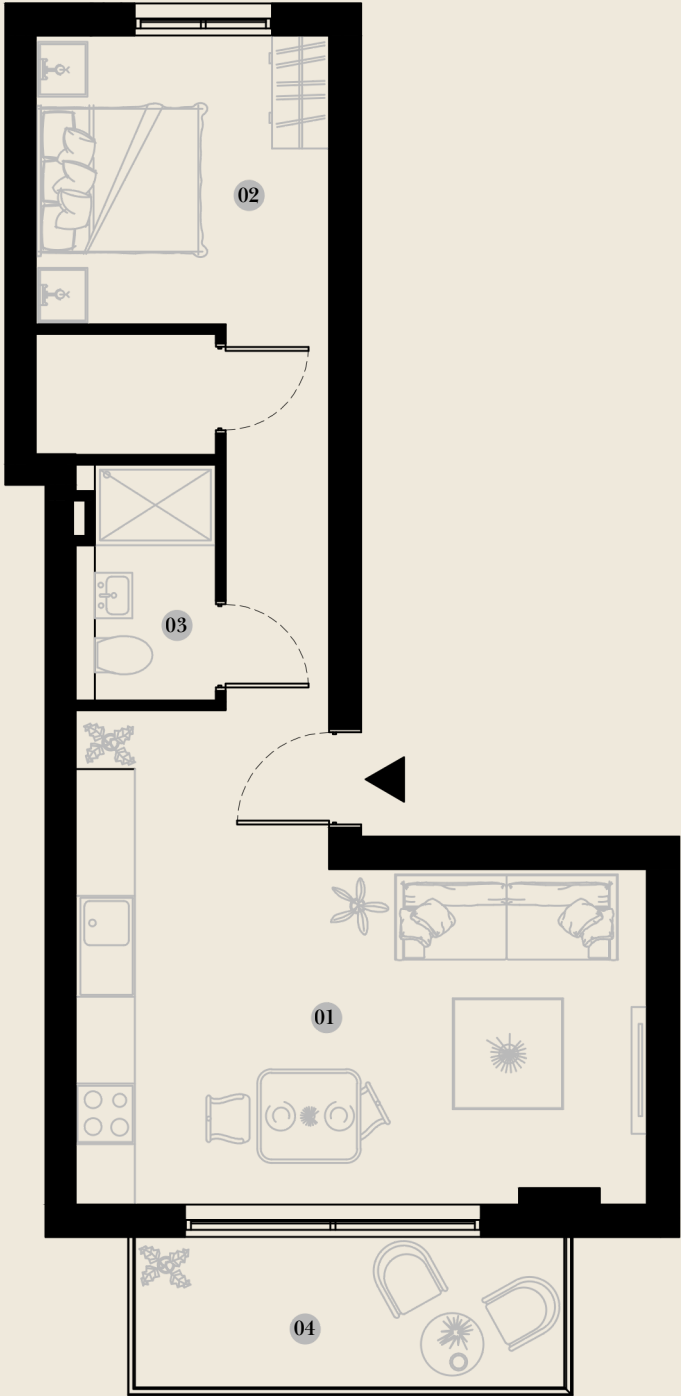
1 Bedroom Apartment
Area: 70 sq.m. - 753 sq.ft.
Level 02 To 09
South Block



Areas	sqm	sqft
01.Kitchen/Living/Dining	23.61	254.13
02. Principal Bedroom	12.76	137.34
03. Bathroom	4.31	46.39
04. Terrace	8.94	96.22

Type B

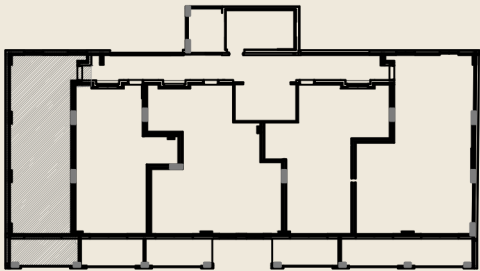
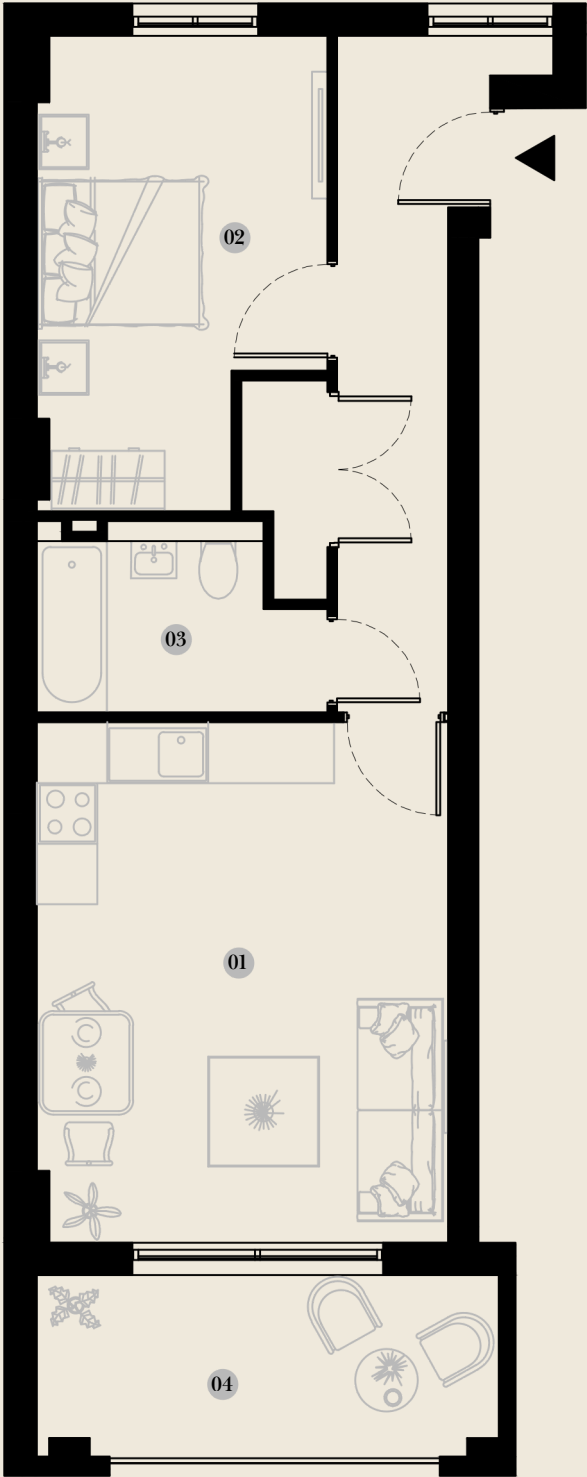
1 Bedroom Apartment
Area: 58 sq.m. - 624 sq.ft.
Level 02
North Block



Areas	sqm	sqft
01.Kitchen/Living/Dining	22.80	245.41
02. Principal Bedroom	11.45	123.24
03. Bathroom	2.80	30.14
04. Terrace	6.90	74.27

Type E

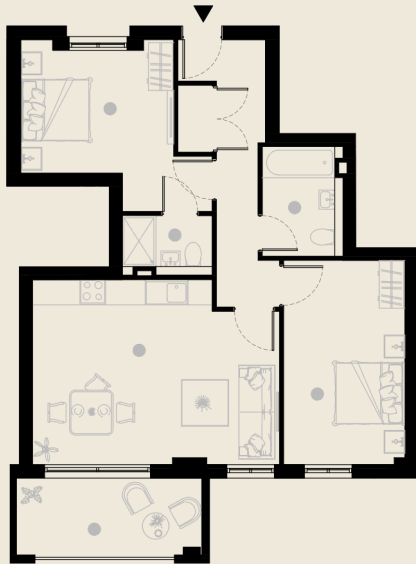
1 Bedroom Apartment
Area: 71 sq.m. - 764 sq.ft.
Level 02 To 09
South Block



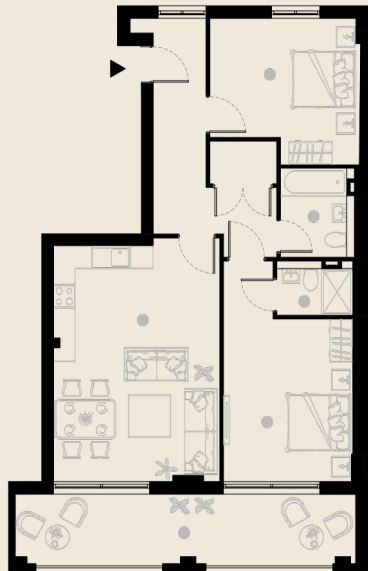
Areas	sqm	sqft
01.Kitchen/Living/Dining	21.05	226.58
02. Principal Bedroom	12.00	129.16
03. Bathroom	4.92	52.95
04. Terrace	10.00	107.63



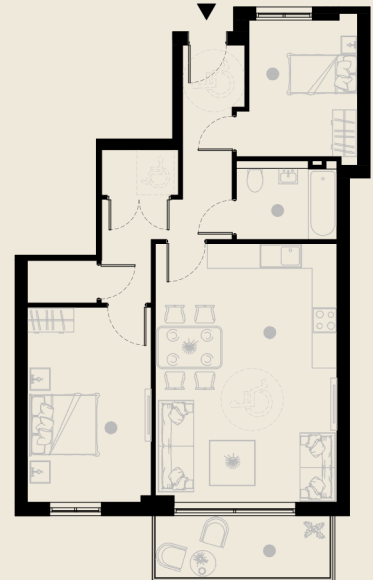
TWO BED APARTMENTS



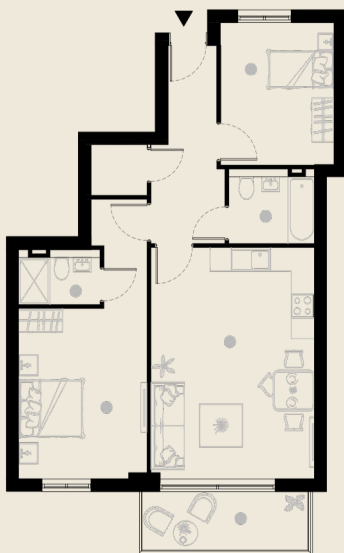
Type G



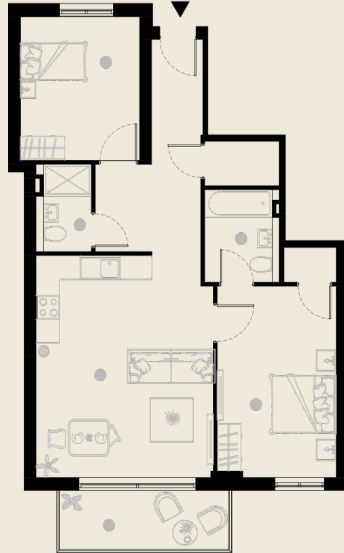
Type I



Type C



Type K



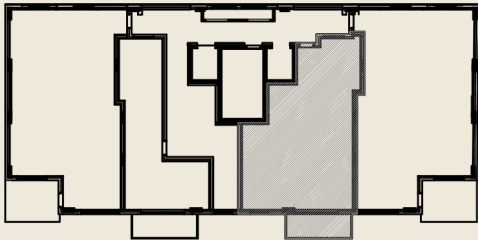
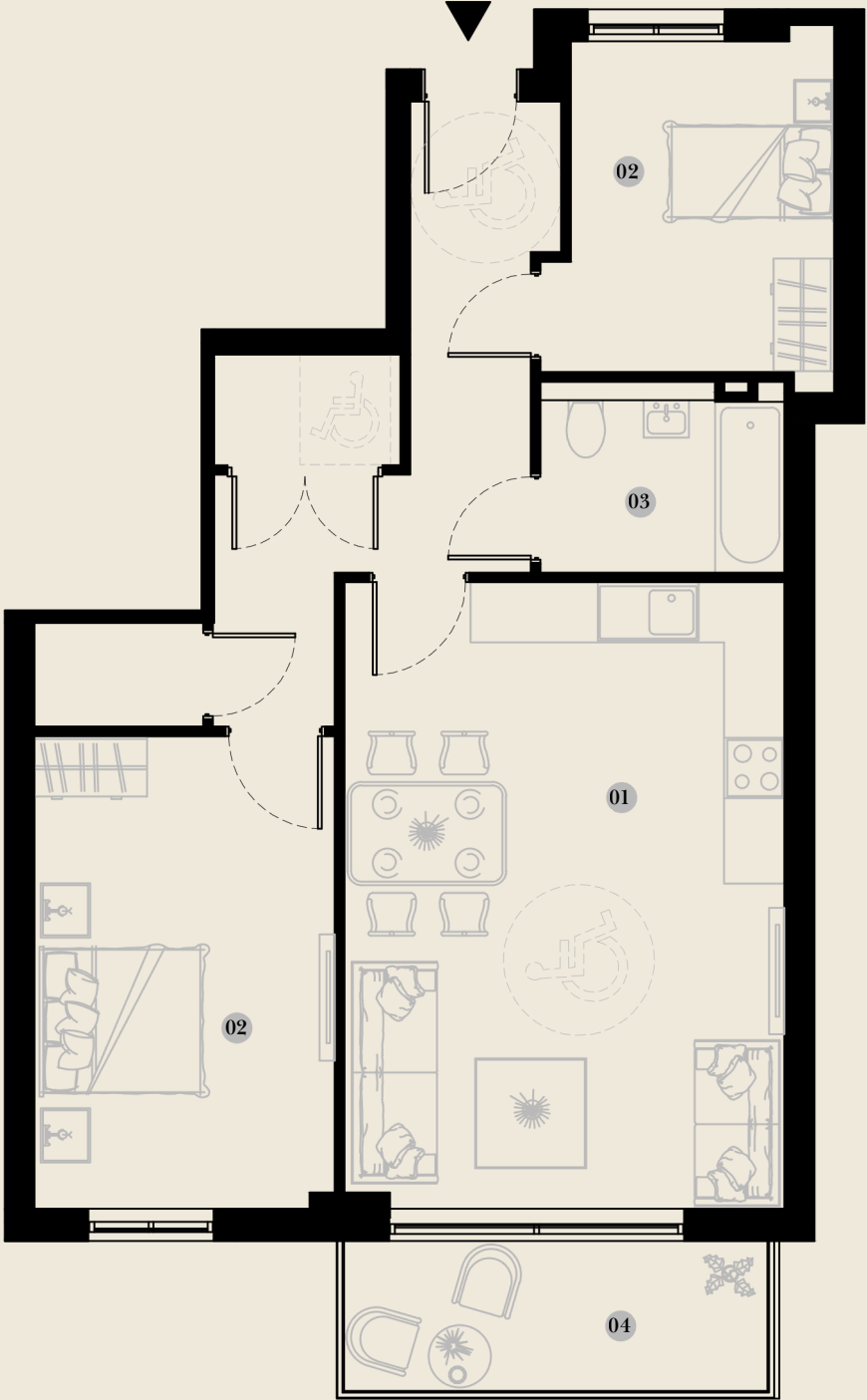
Type J

Apartments defined by spacious open plan living, generous kitchens and uninterrupted views.

Flexible day rooms provide additional living space to create a home office, play room, art studio or dining area with stunning natural light.

Type C

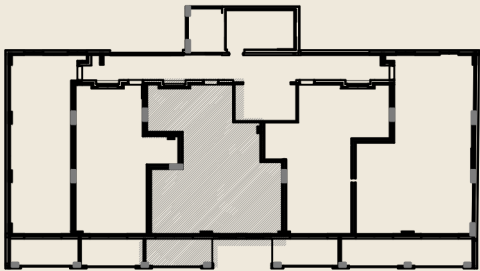
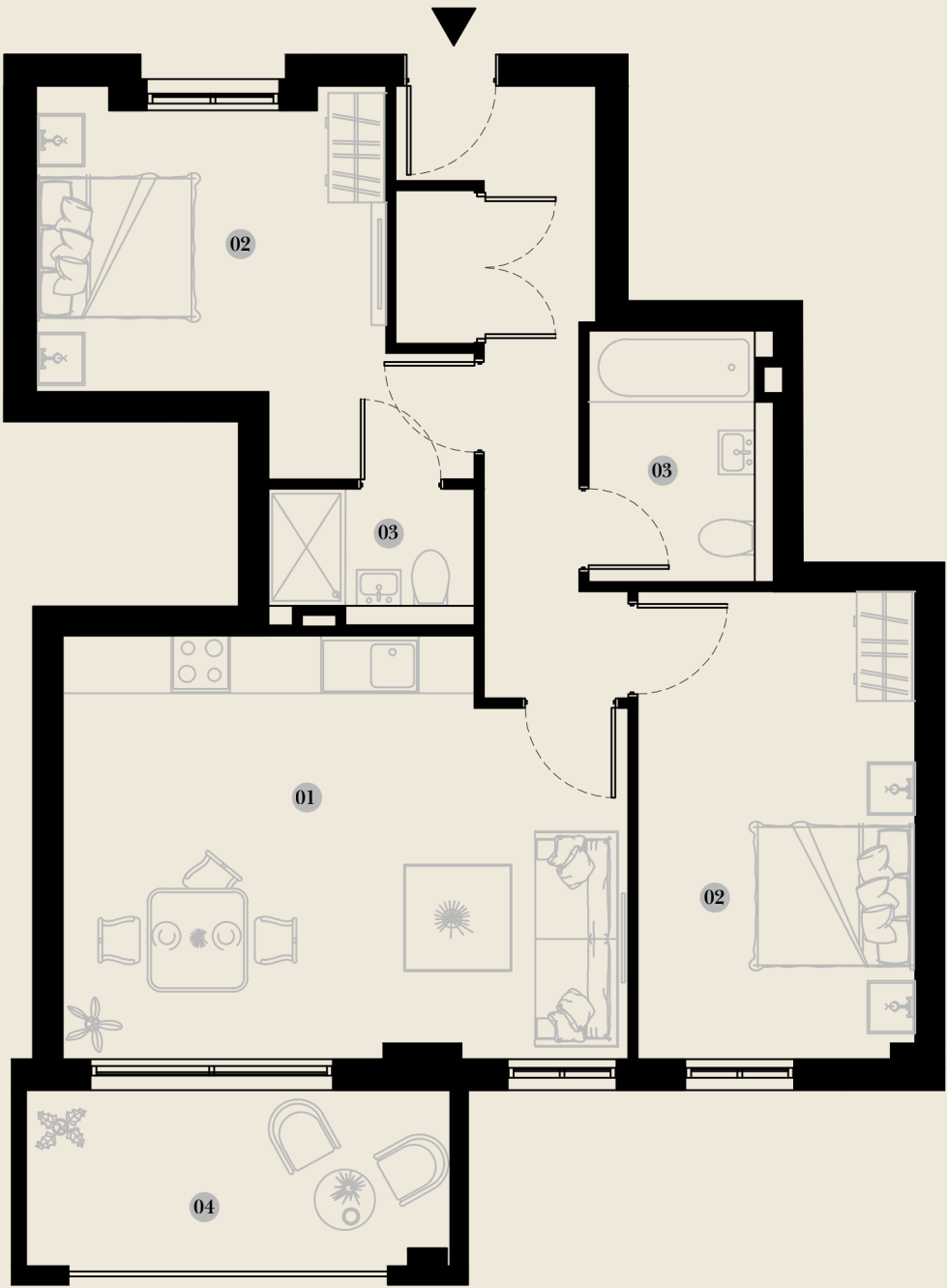
2 Bedroom Apartment
Area: 90 sq.m. - 969 sq.ft.
Level 02
North Block



Areas	sqm	sqft
01.Kitchen/Living/Dinin	27.28	293.63
g 02. Principal Bedroom	24.60	264.79
03. Bathroom	4.15	44.67
04. Terrace	6.90	74.27

Type G

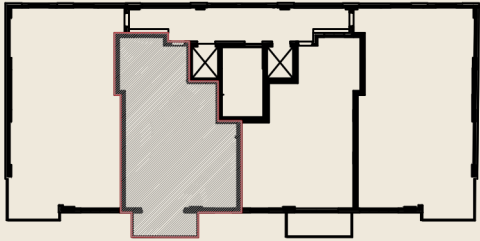
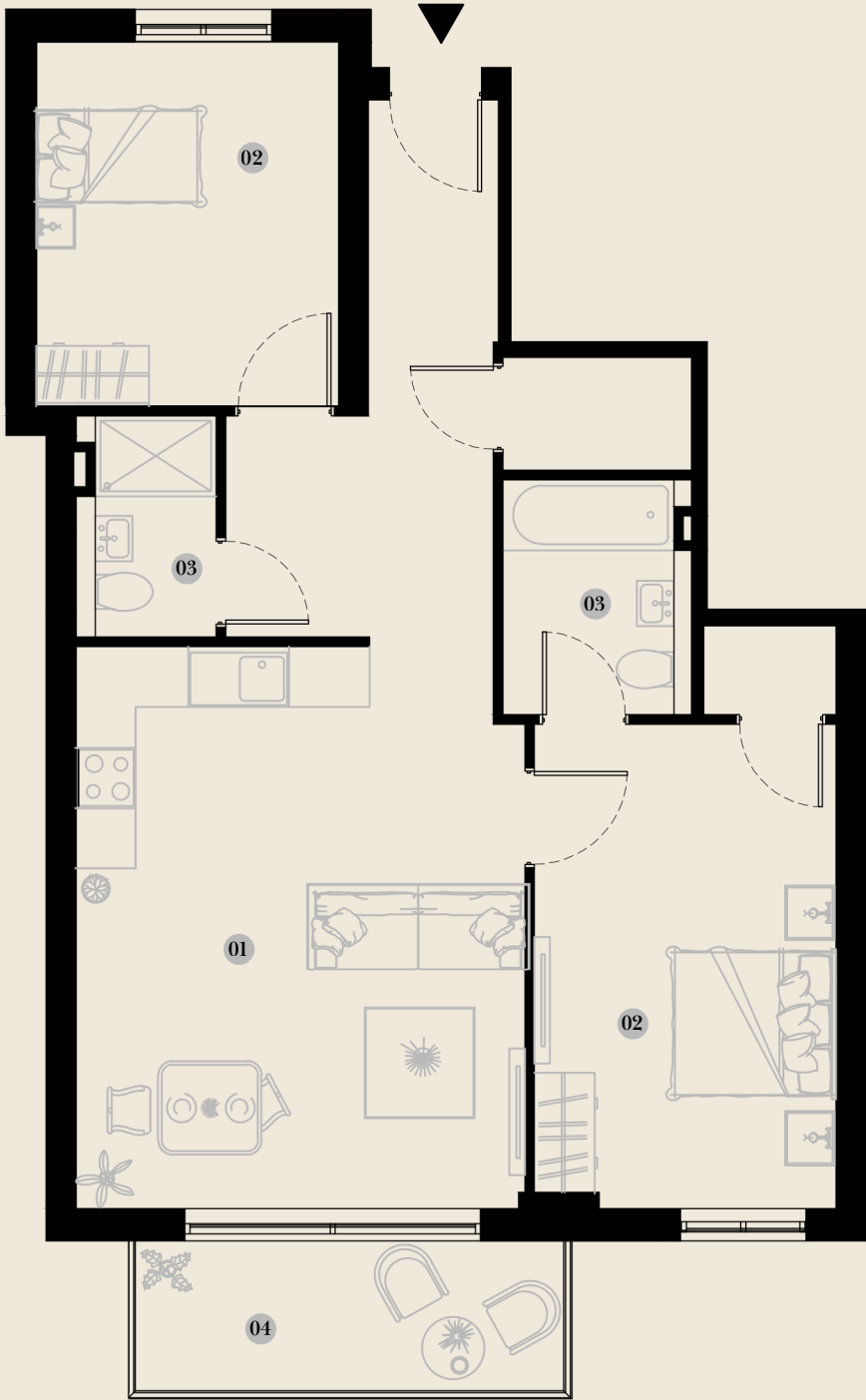
2 Bedroom Apartment
Area: 94 sq.m. - 1,012 sq.ft.
Level 02 To 09
South Block



Areas	sqm	sqft
01.Kitchen/Living/Dinin	23.98	258.11
g 02. Principal Bedroom	27.14	292.13
03. Bathroom	7.83	84.28
04. Terrace	9.30	100.10

Type J

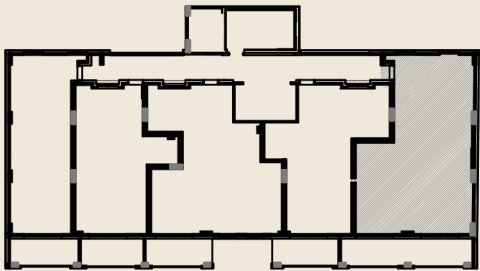
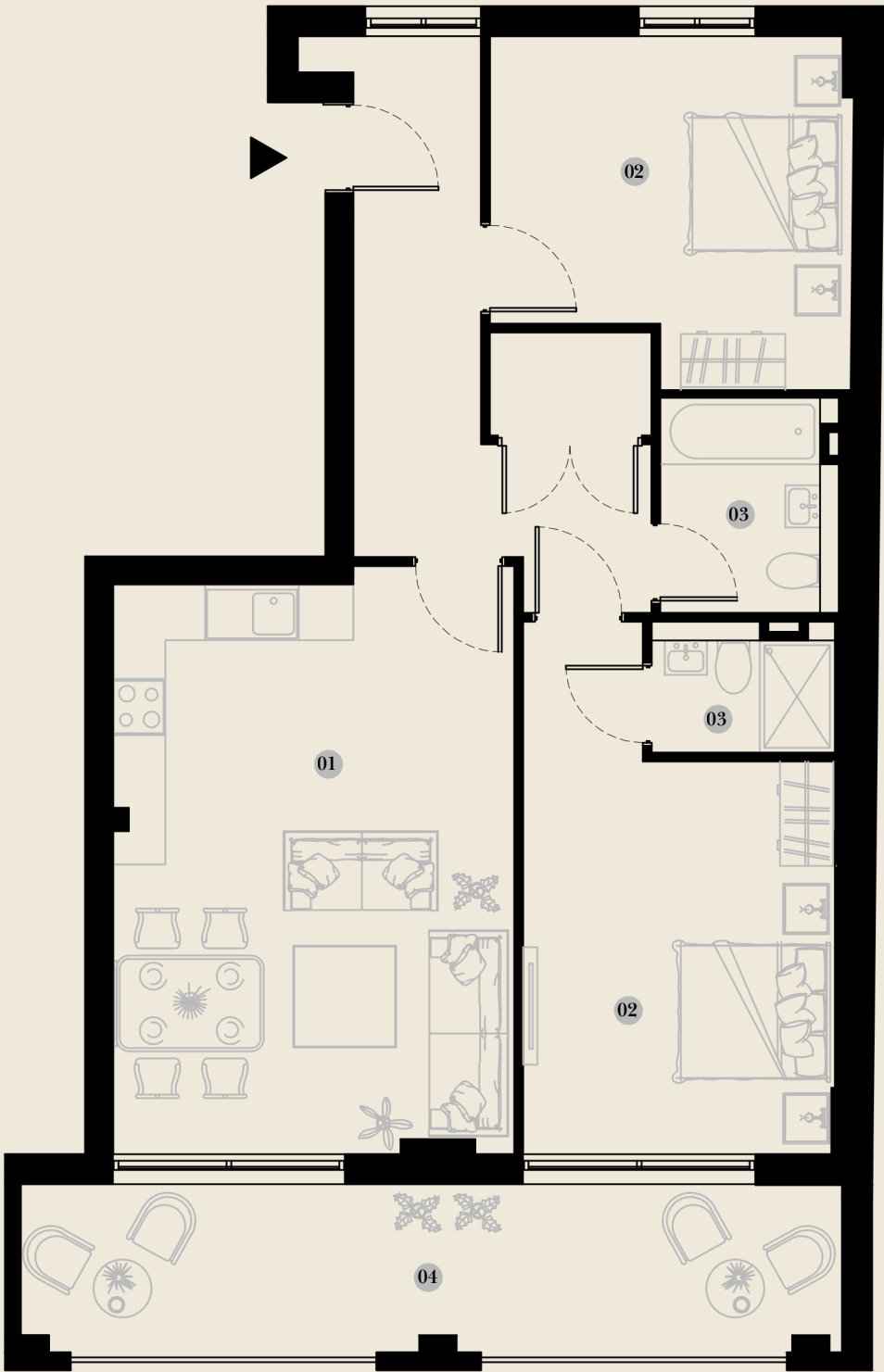
2 Bedroom Apartment
Area: 92 sq.m. - 990 sq.ft
Level 03 To 13
North Block



Areas	sqm	sqft
01.Kitchen/Living/Dining	24.64	265.22
02. Principal Bedroom	25.31	272.43
03. Bathroom	7.43	79.98
04. Terrace	6.90	74.27

Type I

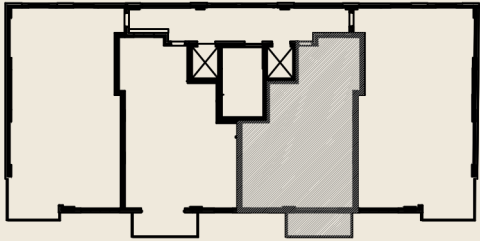
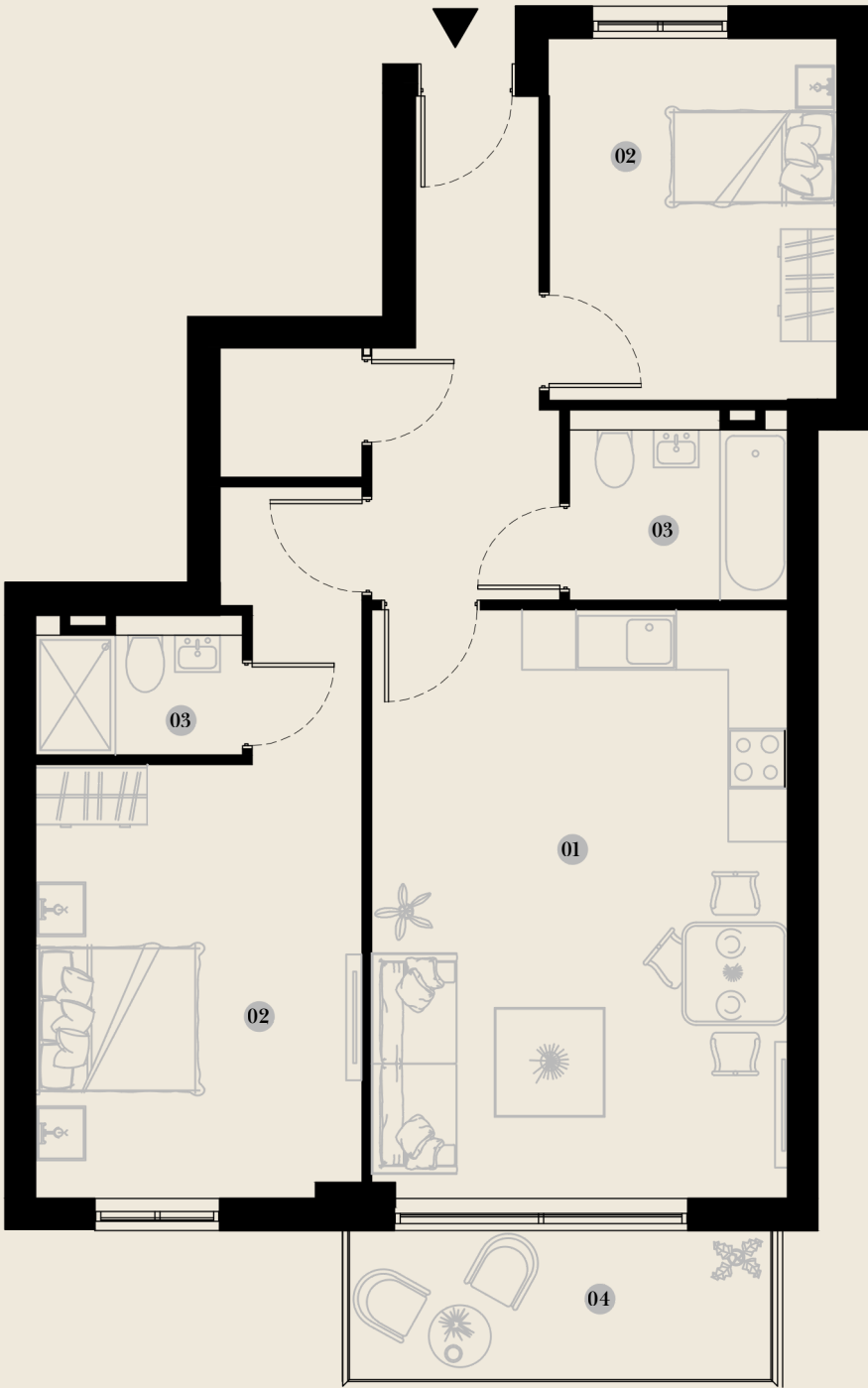
2 Bedroom Apartment
Area: 114 sq.m. - 1,227 sq.ft.
Level 02 To 09
South Block



Areas	sqm	sqft
01.Kitchen/Living/Dinin	26.48	285.00
g 02. Principal Bedroom	29.39	316.35
03. Bathroom	7.13	76.74
04. Terrace	18.47	198.80

Type K

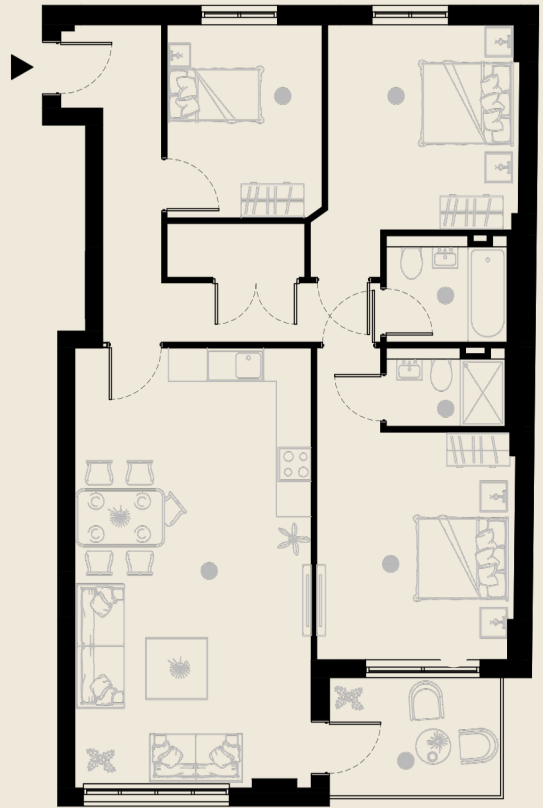
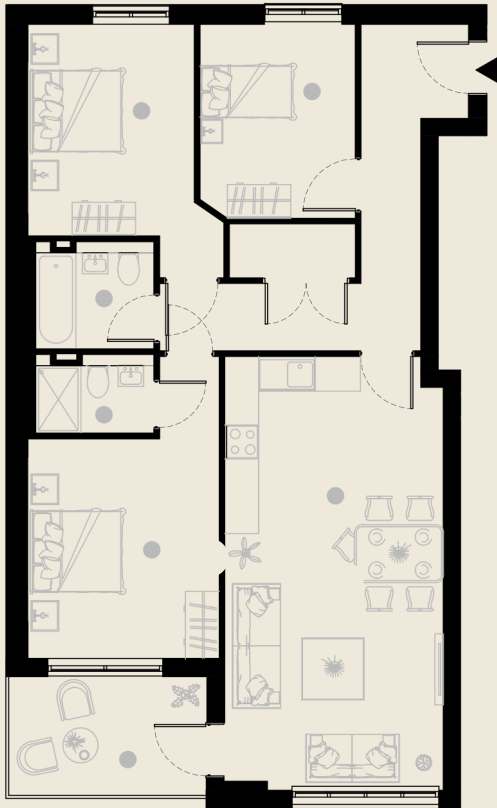
2 Bedroom Apartment
Area: 91 sq.m. - 980 sq.ft.
Level 03 To 13
North Block



Areas	sqm	sqft
01.Kitchen/Living/Dining	24.50	263.71
02. Principal Bedroom	27.95	300.85
03. Bathroom	7.00	75.34
04. Terrace	6.89	71.90



THREE BED APARTMENTS

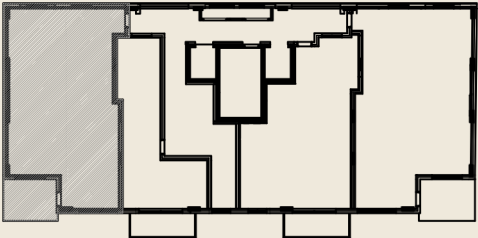
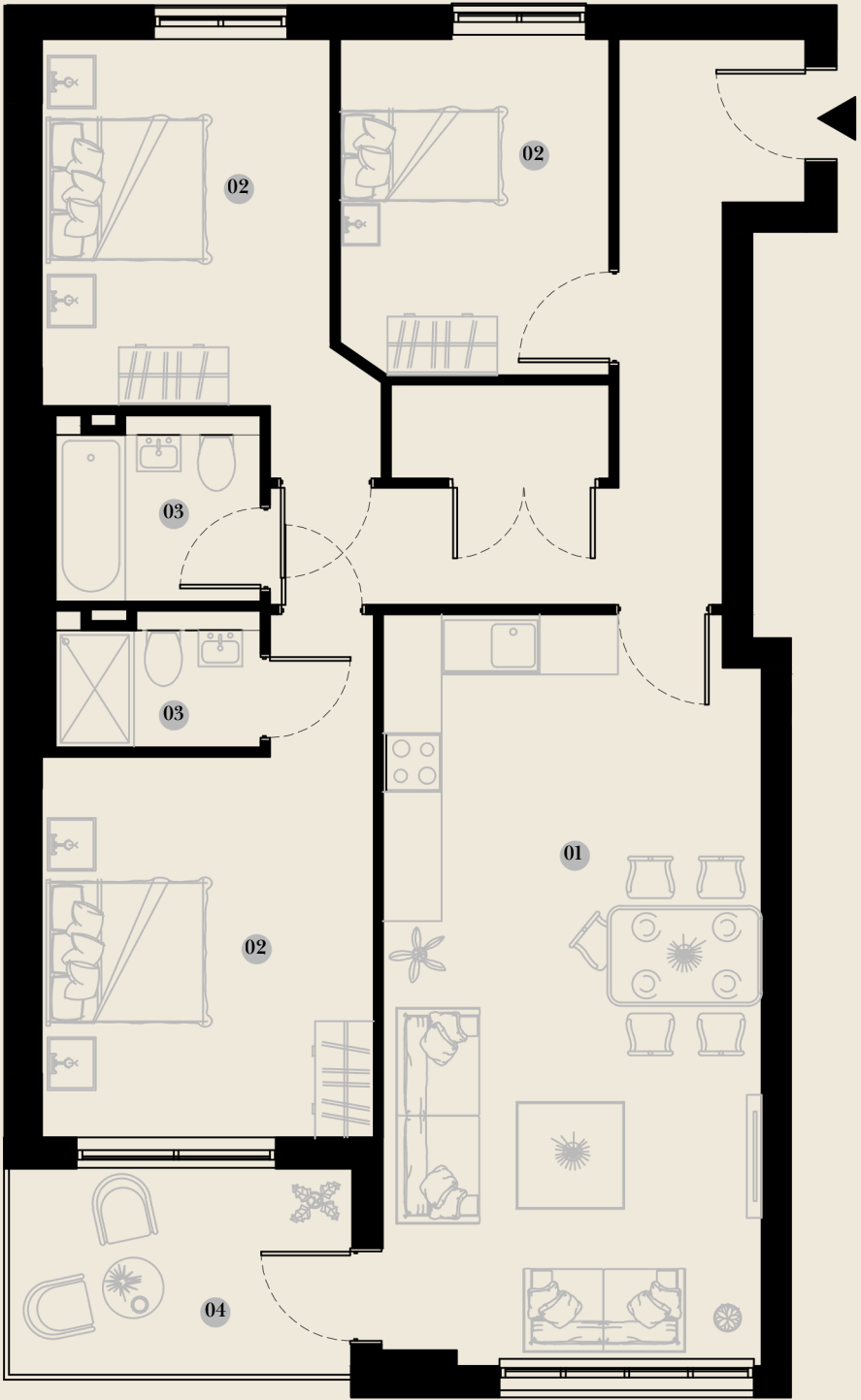


Apartments defined by spacious open plan living, generous kitchens and uninterrupted views.

Flexible day rooms provide additional living space to create a home office, play room, art studio or dining area with stunning natural light.

FType A

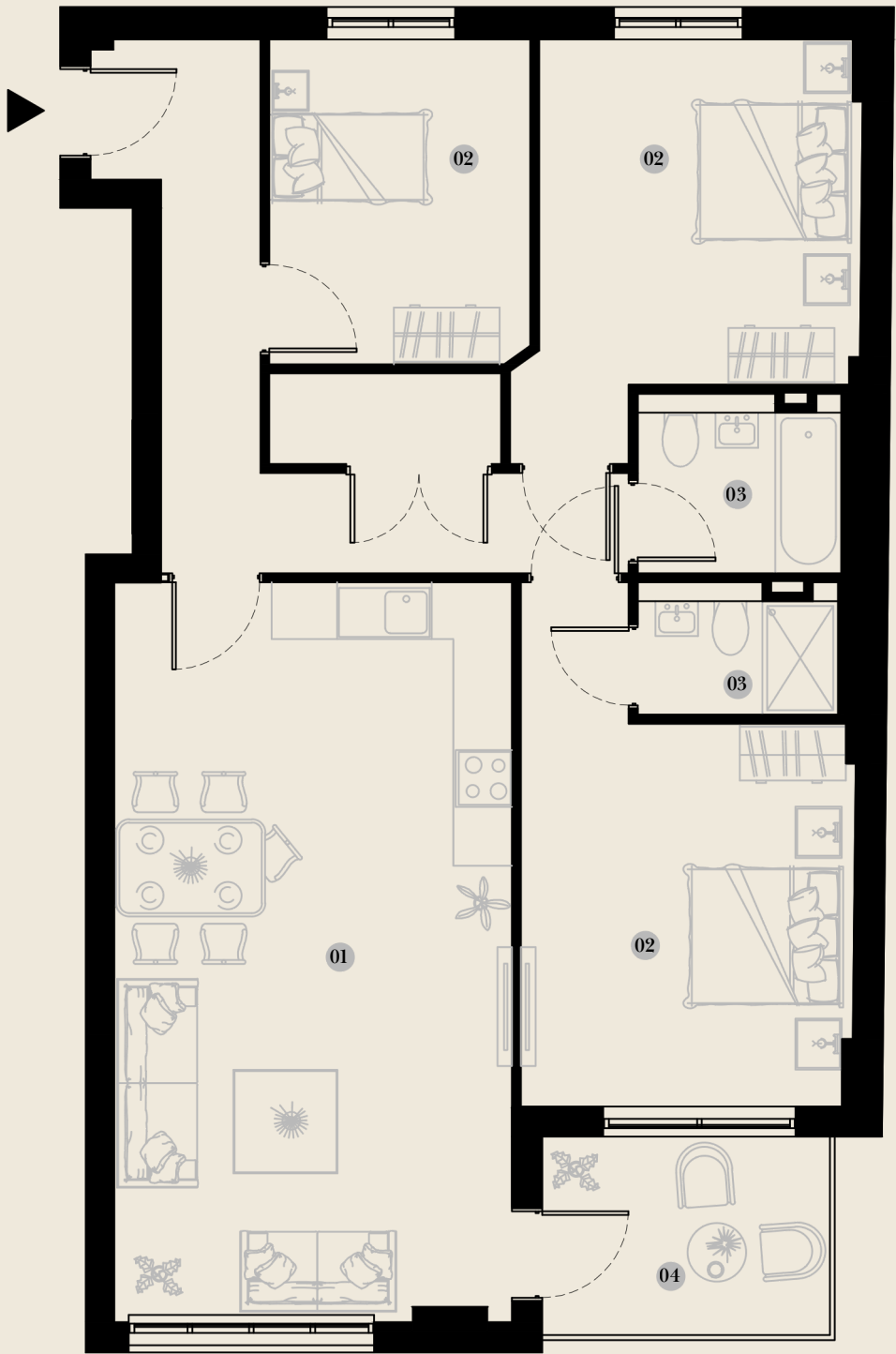
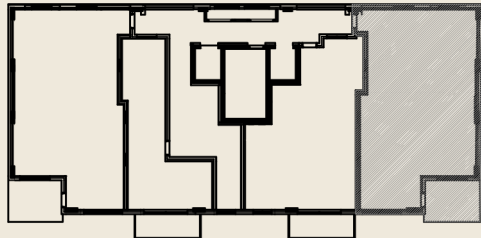
3 Bedroom Apartment
Area: 101 sq.m. - 1,087 sq.ft.
Level 02 To 13
North Block



Areas	sqm	sqft
01.Kitchen/Living/Dining	29.20	314.30
02. Principal Bedroom	36.40	387.50
03. Bathroom	6.70	72.10
04. Terrace	7.74	83.30

Type D

3 Bedroom Apartment
Area: 118 sq.m. - 1,270 sq.ft.
Level 02 To 13
North Block



Areas	sqm	sqft
01.Kitchen/Living/Dinin	32.91	354.24
g 02. Principal Bedroom	38.75	417.10
03. Bathroom	7.10	76.42
04. Terrace	6.65	71.58



SPECIF

GENERAL:

- 2.6m ceiling heights
- Engineered laminate flooring
- 10 Year building and structural warranty
- Emergency power generator
- Private balconies with all apartments
- Advanced façade system – 25 year warranty
- Individual utility and storage space in each apartment

COMMUNAL & SECURITY

- Entrance lobby
- 2nd floor landscaped podium terrace
- 13th floor roof terrace – 360 degree views of London
- Secure resident bike and bin storage
- Secure fob access for all apartments
- Advanced video intercom system
- Secure by Design
- CCTV to communal areas

FIRE SAFETY

- EVAC and firefighter lifts
- High end sprinkler systems throughout
- Hard wired smoke / heat detectors
- Carbon monoxide alarms





HEATING & SUSTAINABILITY

- Smart energy consumption reporting system
- Efficient, zonal under floor heating throughout
- Smart thermostat heating system / connect to devices
- Electric throughout
- Individual apartment heating systems
- Solar Panels
- Air source heat pumps
- Advanced MVHR (Mechanical Ventilation Heat Recovery) system with cooling
- capacity
- NOx pollution filters in all apartments
- A or B EPC values
- Exceptionally Energy Efficient – 0.13 U Values
- Triple glazed windows



BATHROOM

- Heated towel railings
- Wall hung toilets
- Environmentally friendly flush tanks
- Wall integrated fixtures
- Shaver socket
- Alcove shower shelves with integrated lights
- Basin with integrated cabinet
- Mirror light
- Bath and/or walk-in shower with glass screen
- Hardwearing bathroom tiles throughout

KITCHEN

- Quartz worktops
- Fitted kitchen
- Integrated appliances (oven, hob, dishwasher, fridge/ freezer, microwave)
- Tiled backsplash
- Recessed linear LED lighting
- Stainless steel mixer taps



LIGHTING

- Energy efficient lighting
- Advanced light switch system
- Integrated downlights

WINDOWS & DOORS

- Bespoke, real wood finish doors
- Hard wearing, fire rated front and internal doors
- Complete with architraves
- Triple glazed windows
- Brushed brass hinges and door hardware

AUDIO VISUAL

- TV points in master bedrooms / living rooms
- Fibre Optic available
- Smart video entry system / connection to personal devices
- Provision for AV/TV/SATTV input to reception spaces and utility cupboard
- Provision for data connection to TV





SUSTAINABILITY



At Stirling Gardens, sustainability isn't just a feature, it's built into every part of your home to enhance comfort, lower your bills, and improve your wellbeing.

From triple-glazed windows and enhanced insulation that keep your home cooler in summer and warmer in winter, to air source heat pumps and solar panels that reduce your energy costs and carbon footprint, every detail is designed with smart, sustainable living in mind.

A mechanical ventilation system with heat recovery and NO_x filters ensures cleaner, fresher indoor air, especially important in busy urban environments like London. These features don't just meet environmental standards; they create a healthier, quieter, and more energy-efficient home for everyday living. With an anticipated EPC rating at the top of Band B, Stirling Gardens places you in one of the most sustainable developments in London.



ABOUT

Prime
Phenix 

With a commitment to design excellence and sustainability, we are proud to deliver homes, offering the highest standards of build quality, finishes and well thought out living environments.

From our well located town and city apartments to our beautiful countryside houses, experience the exceptional attention to detail and craftsmanship of all of our developments.





OUR ETHOS IS SIMPLE

To build and deliver beautiful, modern homes without compromising functionality or our commitment to the environment.

Undertaking thorough research whilst paying close attention to the surroundings, enables us to identify development opportunities, in areas we believe buyers would be excited to live in and deliver a fantastic return on their investment.



A PRIME PHENIX HOME GOES FAR BEYOND FOUR WALLS...

We help families and professionals own homes they can be proud of. Without compromise, Prime Phenix goes the extra mile by focusing on:

- Functional design and practical living
- Reducing your energy bills
- Generous storage
- Outdoor amenity spaces
- Superior build quality
- Customer service and aftercare





Creating exceptional homes
that harmonise with
practical living

020 3871 6000

Sales@primephenix.com

