

THE COLLECTION

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100

WANDSWORTH BRIDGE ROAD

LONDON SW6

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## WANDSWORTH BRIDGE ROAD

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An exemplary development of one, two and three bedroom newly refurbished apartments within a completely redeveloped 'Lion House' period building on Wandsworth Bridge Road.

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Titled 'The Collection' to confirm the attention to detail that has been put into these homes, all fixtures and fittings have been hand picked by Noble Developments.

Natural wood flooring, bespoke kitchens and bathrooms are just some of the many wonderful features that need to be seen to be fully appreciated.

These apartments have magnificent proportioned rooms and have been designed to take full advantage of natural light with large, double glazed windows of the period and west facing roof terraces to some.

The Apartments are perfectly placed on the Peterborough Estate of Wandsworth Bridge Road with its lovely shops and restaurants and within an easy walk of Fulham Broadway Station.

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IMAGE DEPICTS ARTISTS IMPRESSION

# // LOCATION

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The development is located in Fulham within the London Borough of Hammersmith & Fulham in South West London . . .

Wandsworth Bridge Road runs perpendicular off New Kings Road near Eel Brook Common and offers momentary access to a range of local shops, bars and restaurants whilst remaining in touch with some excellent state, public and church schools.

Transport links are excellent with Fulham Broadway and Parsons Green tube stations within easy walking distance nearby (District Line Zone 2) and a number of buses that run along Wandsworth Bridge Road and New Kings Road.

Everything on your doorstep:-

#### RESTAURANTS & BARS

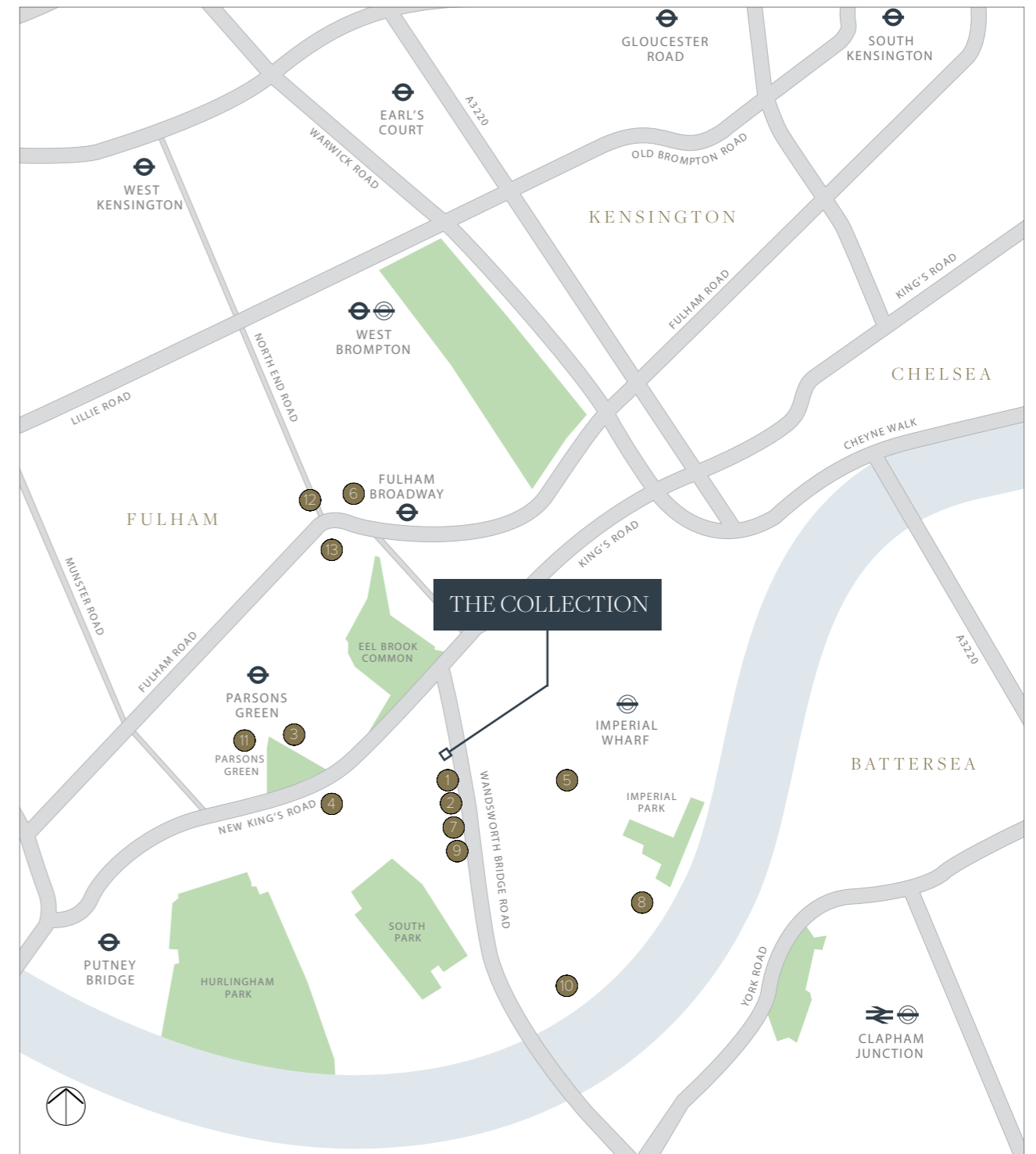
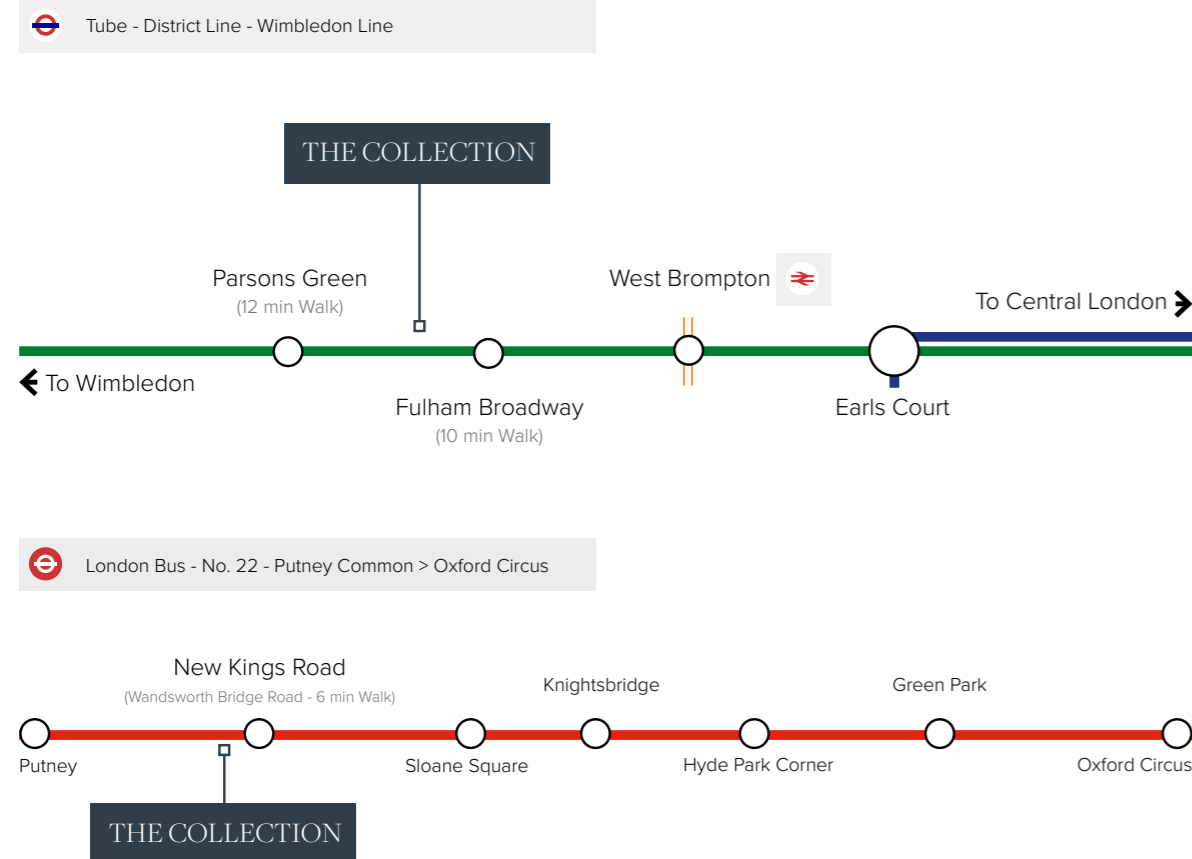
- 1 Boma Wine Bar
- 2 Joes Brasserie
- 3 White Horse
- 4 Duke on the Green
- 5 Sands End Pub
- 6 Market Hall Fulham

#### HEALTH & FITNESS

- 7 Body Society
- 8 Harbour Club

#### SUPERMARKETS

- 9 Sainsbury's Local
- 10 Sainsbury's Fulham Riverside
- 11 Waitrose Local
- 12 Waitrose Fulham Broadway
- 13 Wholefoods



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# // LOCAL AMENITIES

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The apartments are situated at the desirable North end of Wandsworth Bridge Road and benefit from being in close proximity to a number of amenities . . .

To include:-

- Fulham Broadway tube station within 10 minutes walk
- The spacious, well equipped South Park just 8 minutes walk away
- Eel Brook Common with two outdoor tennis courts, playground, regular events, restaurant and running circuit
- Various gyms within walking distance including Body Society and The Harbour Club
- Joes Brasserie, Cafe Nero and Boma Wine Bar all within walking distance.



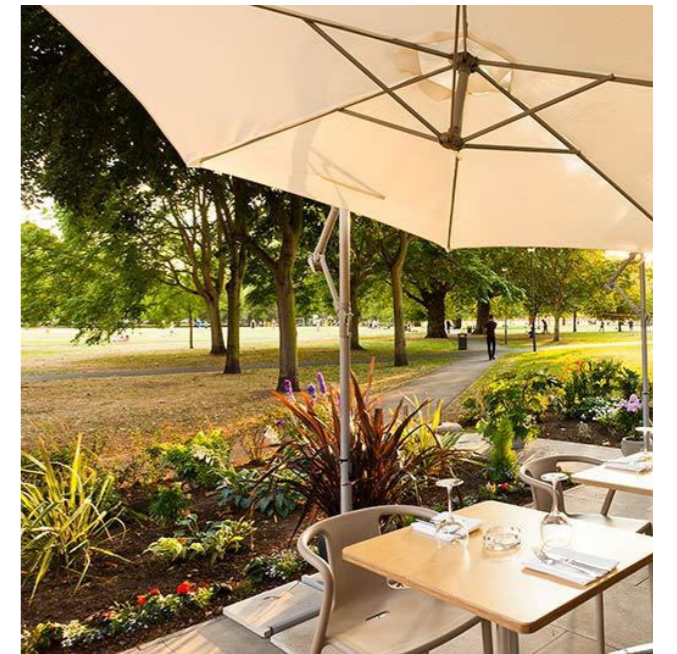
Boma Wine Bar & Restaurant



Saatchi Gallery, Sloane Square



Joes Brasserie



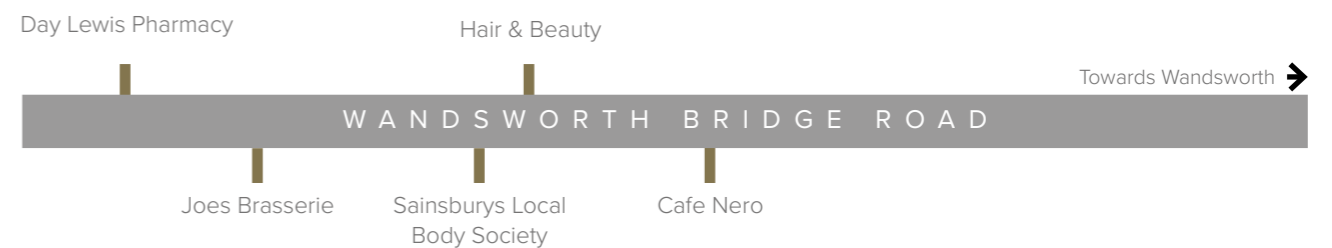
Eel Brook Common



Randalls Butcher



Sainsburys Local



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## Apartment Schedule

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Apartment No.	Bedrooms	Floor	Internal Area		Terrace	Lease
			sqm	sqft		
Apt 1	1 Bed	1st Floor	45.1	485	9	999 yrs ***
Apt 2	2 Bed	1st Floor	83.8	902	N/A	999 yrs ***
Apt 3	1 Bed	2nd Floor	43.4	467	N/A	999 yrs ***
Apt 4	3 Bed	2nd / 3rd Floor	95.9	1,033	10.7	999 yrs ***
			101.6	1,094		
Apt 5	3 Bed	2nd / 3rd Floor	91.1	980	10.7	999 yrs ***
			95.0	1,022		

\* Excluding Reduced Headroom

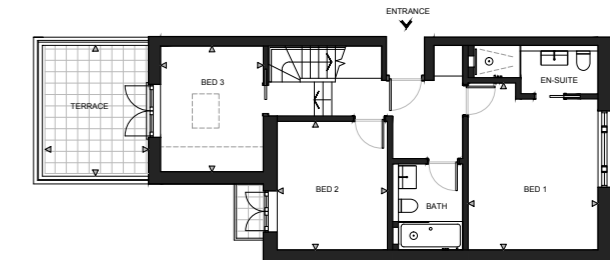
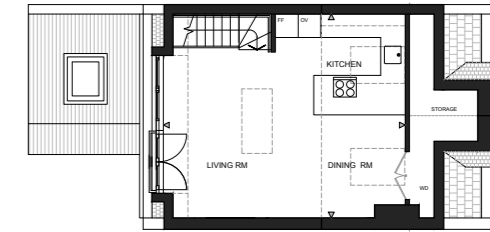
\*\* Including Reduced Headroom

\*\*\* 991 years and 5 Months left on the lease

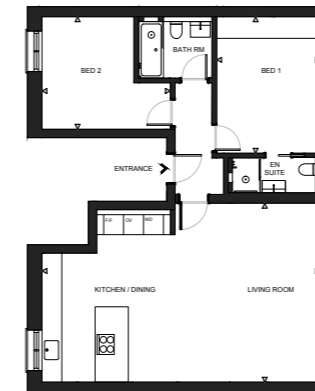
Please see Agents pricing list inserted at back of brochure ...



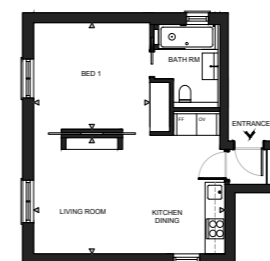
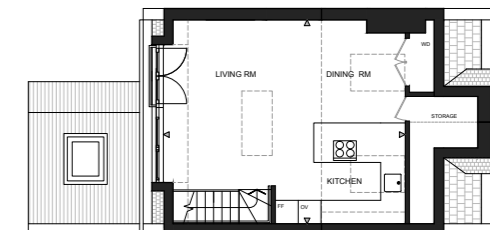
Apartment 1



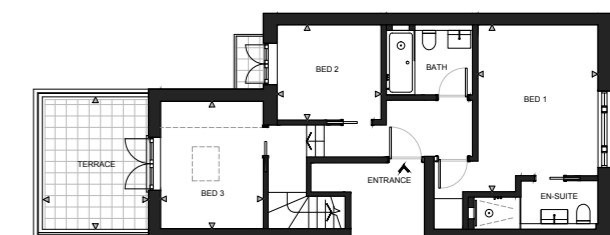
Apartment 4



Apartment 2



Apartment 3



Apartment 5

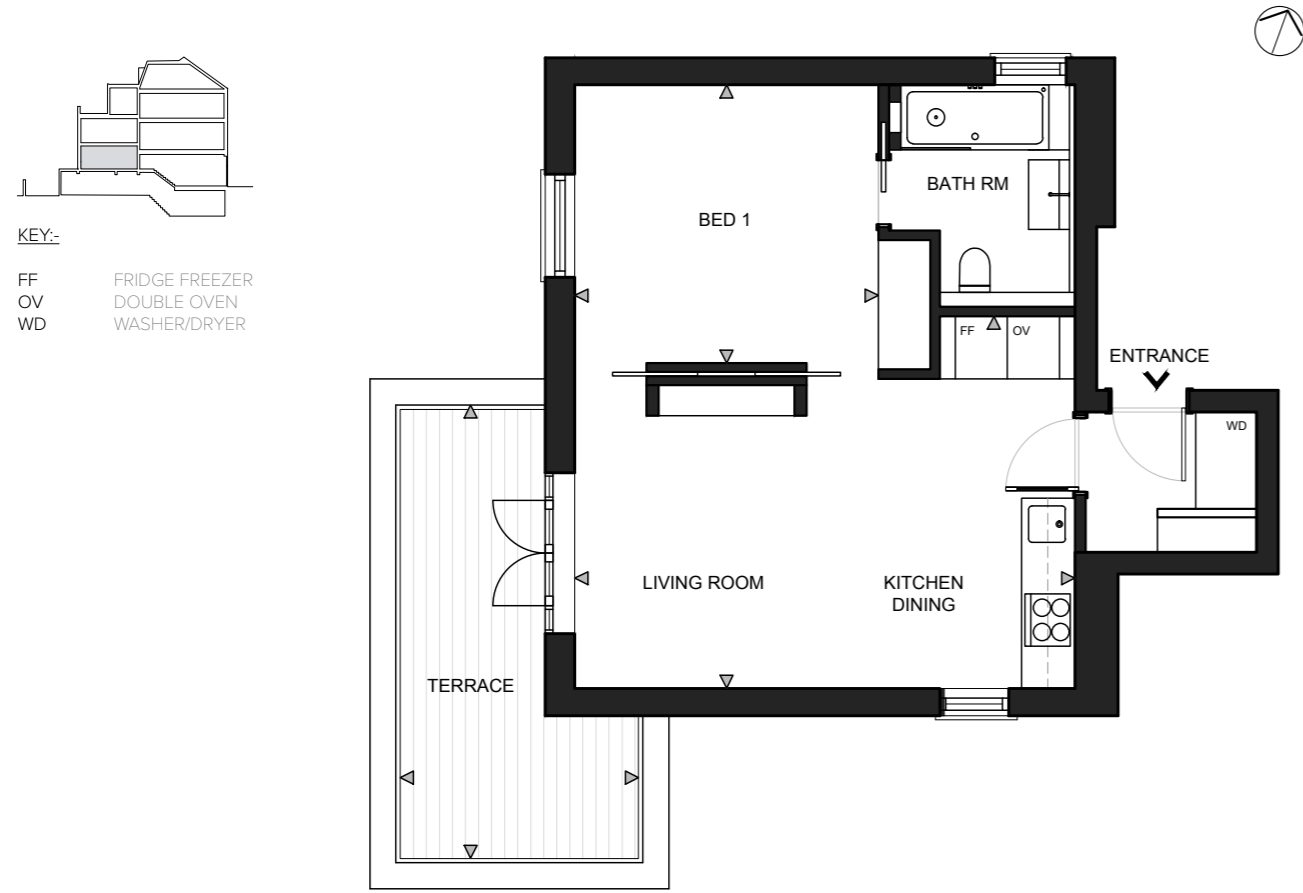
NB:- Floorplans shown for Wandsworth Bridge Road are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

An exemplary development of one, two and three bedroom newly refurbished apartments within a completely redeveloped 'Lion House' period building on Wandsworth Bridge Road

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## Apartment 1



◀ ▶ Depicts measurement points

### 1 BEDROOM APARTMENT

An immaculate, newly developed one bedroom flat positioned between the raised ground and first floor within a completely refurbished, period building. Positioned at the rear of the building, the property is particularly quiet and benefits from the unique advantage of having a wrap around roof terrace which, being west facing, is a wonderful suntrap.

What will make for a very conveniently located pied a terre, rental investment or first time buy this apartment's other features include high ceilings, well proportioned rooms, wood flooring, beautiful fittings and appliances throughout and low outgoings.

#### ROOM SIZES:-

KITCHEN / LIVING	6.00m x 4.24m	19'8" x 13'11"
BEDROOM 1	4.11m x 3.20m	13'6" x 10'6"
TERRACE	5.37m x 3.00m	17'7" x 9'10"

INTERNAL AREA = **45.1 sqm**      **485 sqft**

\* Please see pricing list inserted at back of the brochure

▶ CLICK ON PLAY BUTTON OR IMAGES TO VIEW INTERIOR 3D WALK THROUGH MODEL OF THE APARTMENT



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## Apartment 2



◀ ▶ Depicts measurement points

### 2 BEDROOM APARTMENT

An immaculate, newly developed two double bedroom first floor flat within a completely refurbished, period building. This showcase apartment is wonderfully light taking full advantage of its high ceilings and large windows. There are two decent sized bedrooms, two high specification bathrooms, a voluminous reception room with well delineated dining and sitting areas and a fantastic, open plan designer kitchen.

Conveniently located at the more popular, northern end of Wandsworth Bridge Road, this flat not only benefits from being on the doorstep to some of Fulham's most popular eateries and coffee shops but is also within a 10-12 minute walk of Fulham Broadway tube station taking in the natural delights of Eel Brook Common on the way.

ROOM SIZES:-		
KITCHEN / LIVING	8.46m x 5.32m	27'9" x 17'5"
BEDROOM 1	4.14m x 3.14 m	13'7" x 10'4"
BEDROOM 2	3.92m x 3.37 m	12'10" x 11'1"
<b>INTERNAL AREA =</b>	<b>83.8 sqm</b>	<b>902 sqft</b>

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## Apartment 3



◀ ▶ Depicts measurement points

### 1 BEDROOM APARTMENT

An immaculate, newly developed one bedroom flat positioned at the rear of the first floor within a completely refurbished period building.

Exceedingly quiet with westerly facing windows to the main, this conveniently located apartment would make a wonderful pied a terre, rental investment or first time buy.

Other features include high ceilings, well proportioned rooms, wood flooring, beautiful Italian fittings and appliances throughout and low outgoings.

#### ROOM SIZES:-

KITCHEN / LIVING	5.74m x 3.65m	18'10" x 12'0"
BEDROOM 1	4.19m x 3.02m	13'9" x 9'11"

INTERNAL AREA = **43.4 sqm**      **467 sqft**

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## Apartment 4



◀ ▶ Depicts measurement points

### 3 BEDROOM DUPLEX APARTMENT

An immaculate, newly developed three bedroom duplex apartment covering the top two floors (accessed on second) of this completely refurbished period building.

This cleverly configured apartment makes full use of its penthouse position with an abundance of natural light flowing through the skylight and floor to ceiling doors in the open plan living area.

There are then three bedrooms and two bathrooms (one en suite) on the second floor with access to your own practical sized, west facing roof terrace.

#### ROOM SIZES:-

BEDROOM 1	4.33m x 3.46m	14'2" x 11'4"
BEDROOM 2	3.38m x 3.05m	11'1" x 10'0"
BEDROOM 3	3.36m x 3.22m	11'0" x 10'7"
TERRACE	3.46m x 2.83m	11'4" x 9'3"
BALCONY	0.7m x 1.4m	2'3" x 4'7"
KITCHEN / LIVING	6.27m x 5.37m	20'7" x 17'7"

INTERNAL AREA = **95.9 sqm**      **1,033 sqft**  
(EXCL REDUCED HEADROOM)

INTERNAL AREA = **101.6 sqm**      **1,094 sqft**  
(INCL REDUCED HEADROOM)

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An exemplary development of one, two and three bedroom newly refurbished apartments within a completely redeveloped 'Lion House' period building on Wandsworth Bridge Road

Apartment 5



◀ ▶ Depicts measurement points

3 BEDROOM DUPLEX APARTMENT

An immaculate, newly developed three bedroom duplex apartment covering the top two floors (accessed on second) of this completely refurbished period building.

This cleverly configured apartment makes full use of its penthouse position with an abundance of natural light flowing through the skylight and floor to ceiling doors in the open plan living area.

There are then three bedrooms and two bathrooms (one en suite) on the second floor with access to your own practical sized, west facing roof terrace.

ROOM SIZES:-		
BEDROOM 1	4.38m x 3.17m	14'4" x 10'5"
BEDROOM 2	2.86m x 2.50m	9'5" x 8'2"
BEDROOM 3	3.34m x 2.70m	10'11" x 8'10"
TERRACE	3.43m x 2.76m	11'3" x 9'2"
BALCONY	0.7m x 1.4m	2'3" x 4'7"
KITCHEN / LIVING	6.23m x 5.36m	20'5" x 17'7"
<b>INTERNAL AREA =</b>	<b>91.1 sqm</b>	<b>980 sqft</b>
<small>(EXCL REDUCED HEADROOM)</small>		
<b>INTERNAL AREA =</b>	<b>95 sqm</b>	<b>1,022 sqft</b>
<small>(INCL REDUCED HEADROOM)</small>		

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# // OUTLINE SPECIFICATION

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## Refined Details



### / General

- 999 year lease. (991 years and 5 months left on the lease)
- Anticipated EPC Rating of 'B/C' for refurbishment on completion
- Sprinklers installed to all apartments to allow for full open planning living and open plan staircase to duplex apartments
- Fully refurbished communal areas

### / Interiors

- Multi Lock apartment entrance doors
- Stained timber internal doors
- Bespoke sliding pocket doors to selected rooms
- Painted skirting and timber architraves
- Brushed steel door handles throughout
- Bespoke timber staircase with led lighting to handrails within duplex apartments
- Engineered timber flooring throughout the living / kitchen and dining room areas
- Wool-mix carpets to bedroom areas
- Under floor heating throughout all apartments
- Energy efficient LED lighting
- Recessed ceiling spot lights throughout
- Living areas and all bedrooms are fitted with a TV outlet and are wired for satellite television and FM/DAB radio.
- Smoke / Heat detectors are fitted as standard
- Bespoke fitted wardrobes to selected apartments
- Additional Joinery packages to baseline shell finish are available on request.

### / Kitchens

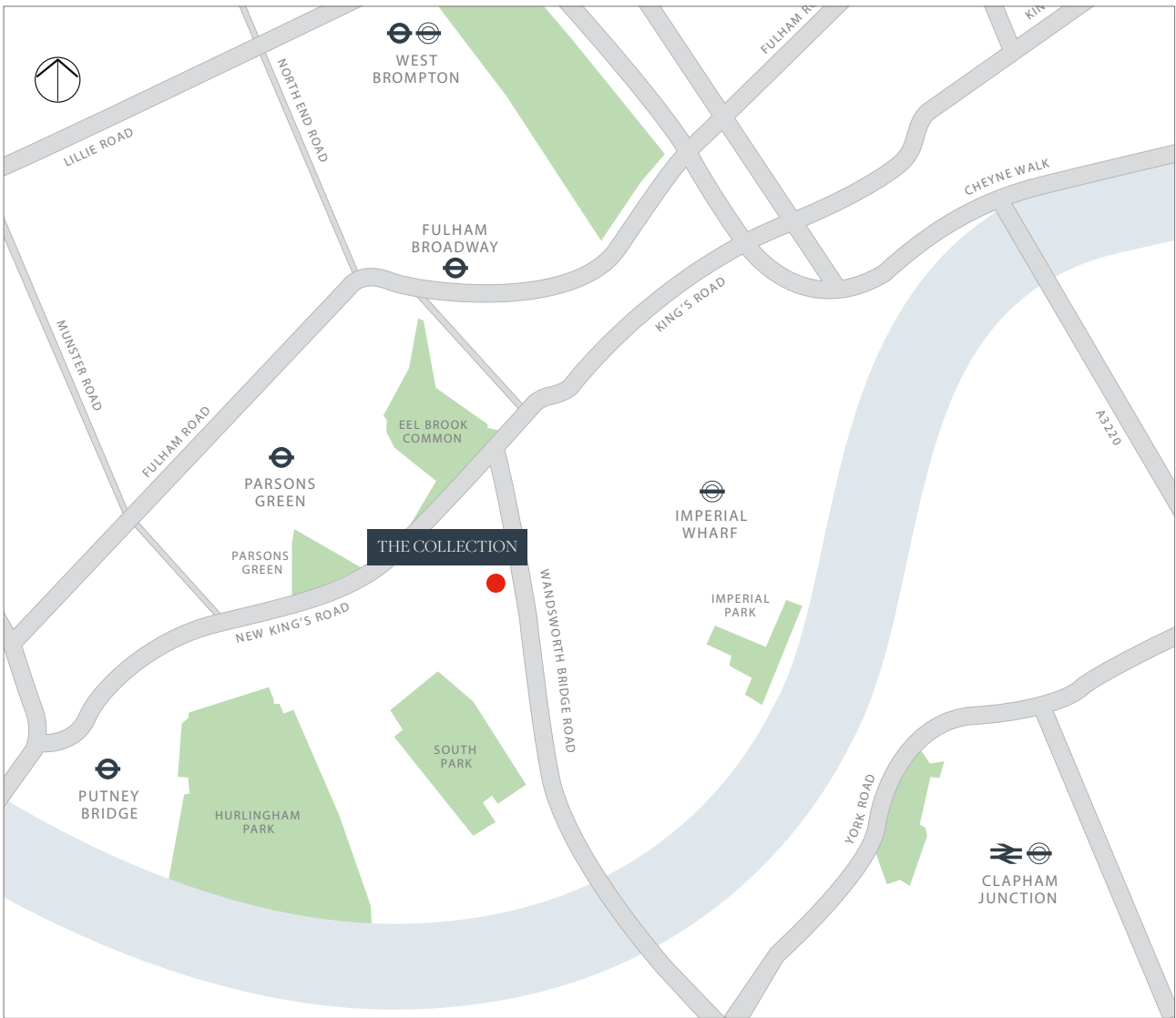
- Individually designed H Line Handleless Kitchen units providing ultra minimal clean lines
- Matt lacquer finishes to all wall and base cabinets
- Siemens or similar appliances
- Quartz countertops and splash-backs above work surfaces
- Ceramic under-mount sink and chrome finish mixer tap
- Bespoke shelving units and pull-out pan units to selected apartments where appropriate
- Concealed LED lighting to some of the wall cabinets
- Matt white steel socket outlets above work surfaces where appropriate
- Built-in ceiling or integrated extractor hood where appropriate
- Space saving recycling bins

### / Bathrooms

- Italian basin and vanity units by Catalano
- Bette Steel fitted baths with brushed stainless steel overflow bath fillers
- Natural Stone finish to bathroom walls and floors
- Frameless glass bath screens
- Brushed Stainless Steel mixers / diverters and taps by Crosswater
- Brushed Stainless Steel pull out hand showers to all bathrooms
- En-suites to all Master Bedrooms with Scandinavian designed walk-in shower wet rooms
- Ceiling mounted shower heads and complete handsets to all showers
- LED down lighters to bathrooms / shower rooms

NB:- Computer generated images are indicative only. Whilst every effort has been made to ensure that the information contained here is correct, it has been supplied as a guide and contains mock-ups of furniture and personal items for marketing purposes only

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A DEVELOPMENT BY



NOBLE DEVELOPMENTS

Project Managers | Designers | Contractors

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