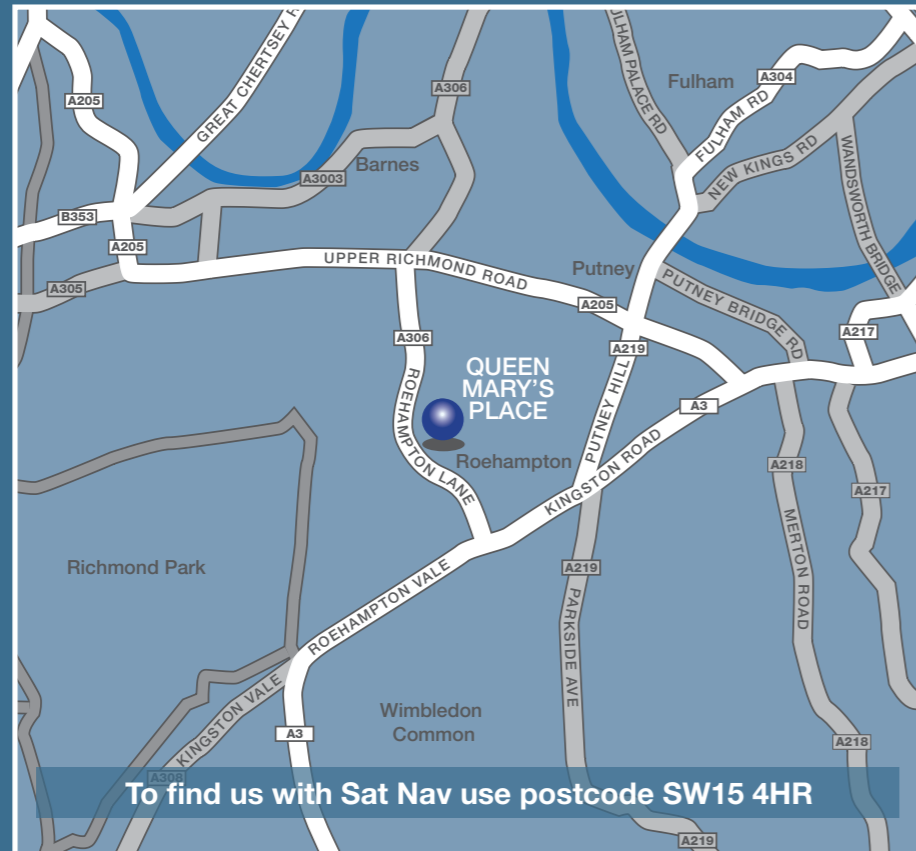


# BEAULIEU PLACE

—→ QUEEN MARY'S PLACE SW15 ←—



Queen Mary's Place Sales and Marketing Suite  
177 Roehampton Lane, London SW15 5BF

Open seven days a week, 10am to 5pm (10am-7pm on Thursdays)

020 8246 6748  
[queenmarysplace.co.uk](http://queenmarysplace.co.uk)



Registered office: St James Group Ltd, Berkeley House, 19 Portsmouth Road, Cobham, Surrey KT11 1JG. Registered in England. Number 3190056.

The information in this document is indicative and is intended to act as a guide only as to the financial product. Accordingly due to St James policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliances or items of furniture. Kitchen and bathroom layouts are indicative only. Beaulieu Place is a marketing name only. The postal address for Beaulieu Place will be 177 Roehampton Lane, London, SW15 5BF. Applicants are advised to contact St James to ascertain the availability of any particular property so as to avoid any disappointment. Details are correct at time of print - November 2011.

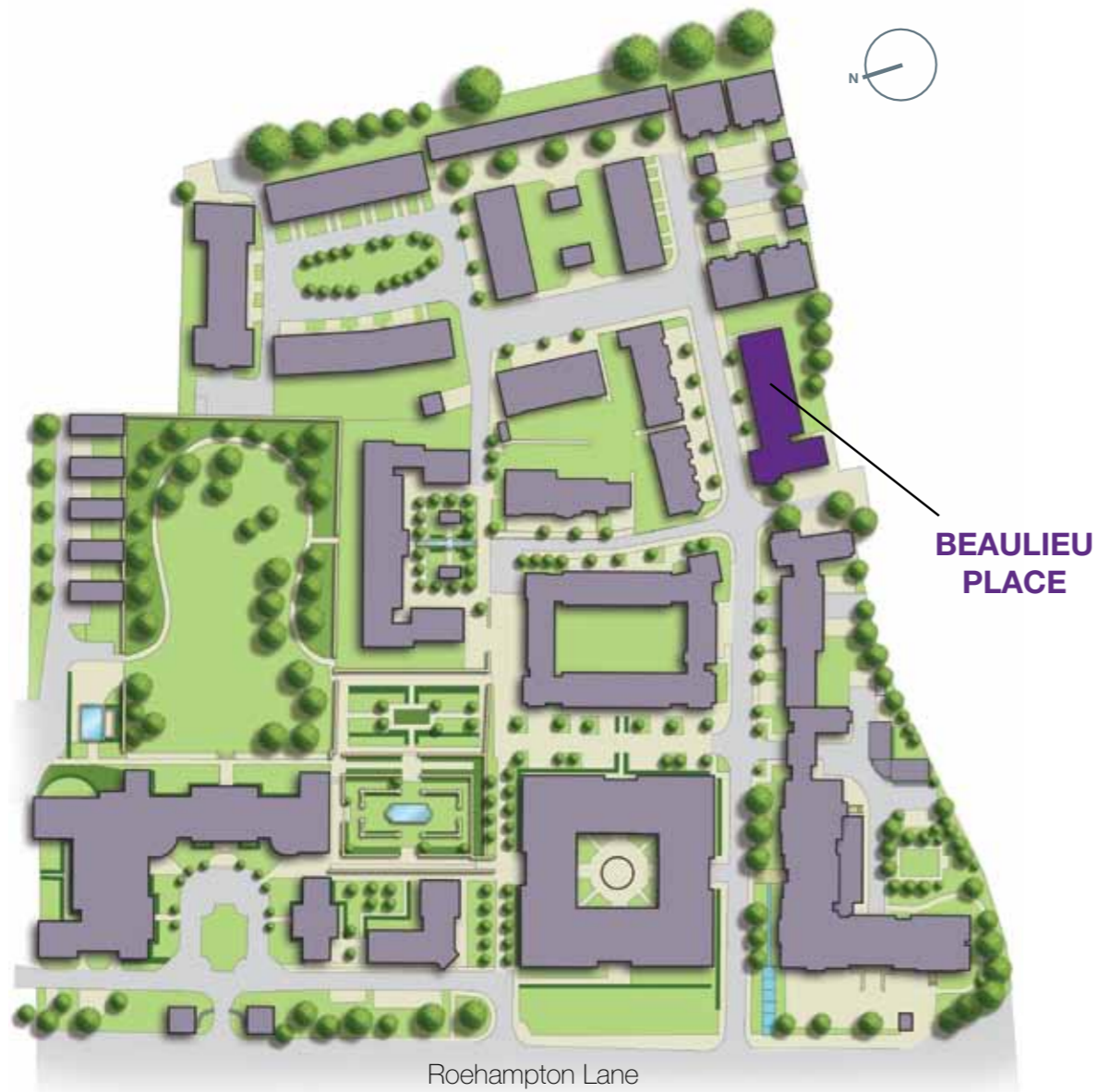


2 bedroom apartments

**St James**  
Designed for life

Beaulieu Place, exclusive and stylish apartments, in a fabulous location.

Enjoy a modern and elegant home, set in the grounds of the magnificent Roehampton House – a Grade I listed building with stunning gardens and surroundings.



Exterior photography features Queen Mary's Place.



Beaulieu Place is a select collection of 6 houses and 5 apartments. It will be part of the Queen Mary's Place development built with an uncompromising attention to detail. It's a unique place to live where the stress of modern life can be escaped in the sanctuary of the historic gardens, lawns and courtyards.

As a resident you have the benefit of an Estate Manager, car club and residents' gymnasium fitted with all the latest fitness equipment and open every day.

Of course, our attention to detail doesn't confine itself to indoors. Queen Mary's Place is designed to be pleasing on the eye. The architecture has been carefully considered to create charming vistas with street lamps, trees, shrubs and landscaping, all contributing to a pleasant and welcoming environment. And all this, before you even discover the historic gardens and grounds of Roehampton House itself.

No wonder Queen Mary's Place is proving such a popular place to live.

# Plot 326

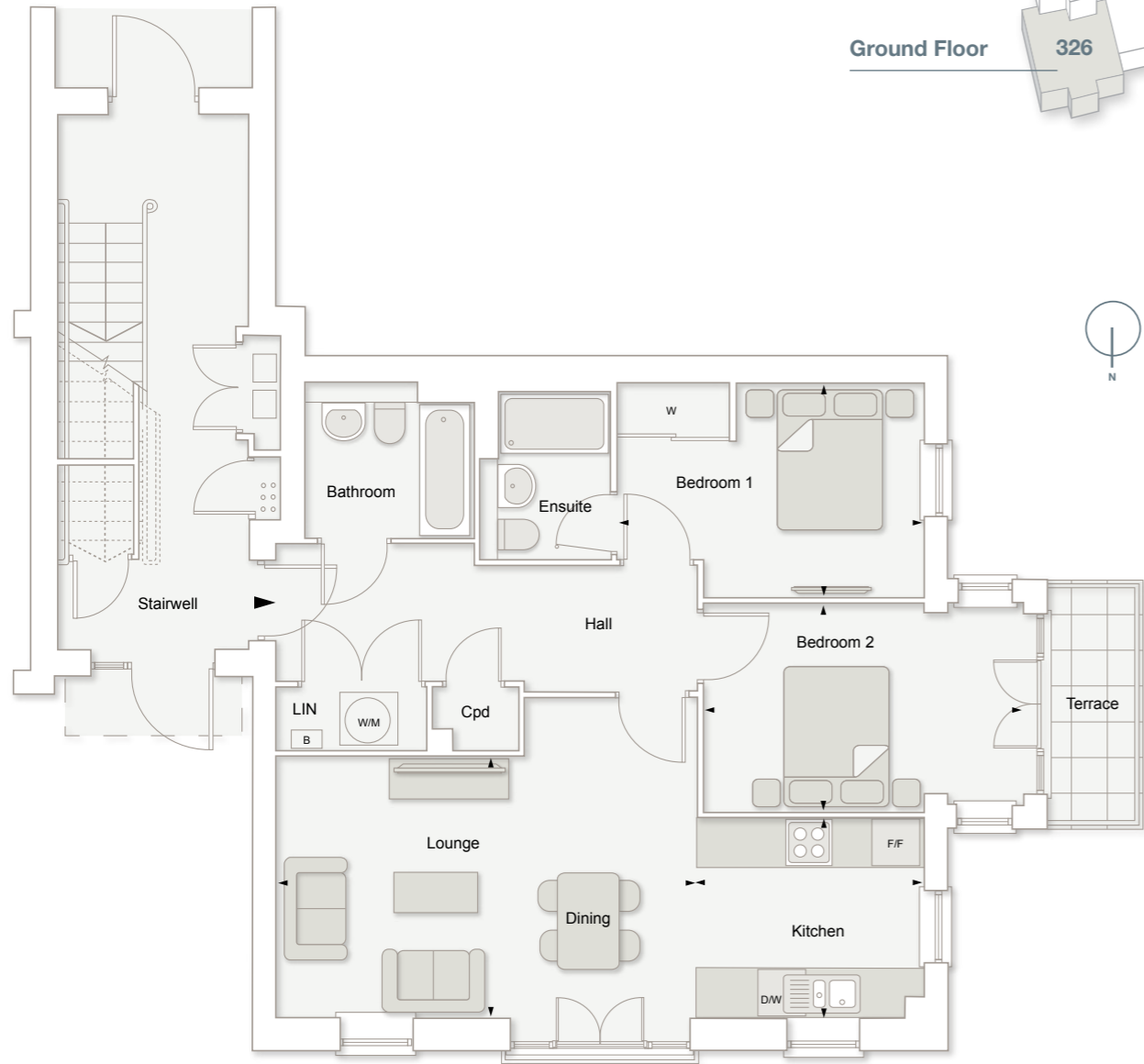
## 2 bedroom apartment

Lounge/Dining Room	5270mm x 3260mm	17'3" x 10'8"
Kitchen	2840mm x 2480mm	9'3" x 8'1"
Bedroom 1	3825mm x 2665mm	12'6" x 8'8"
Bedroom 2	3975mm x 2600mm	13' x 8'6"

**Total area**      **67sq m**      **720sq ft**

Ground Floor

326



# Plot 327

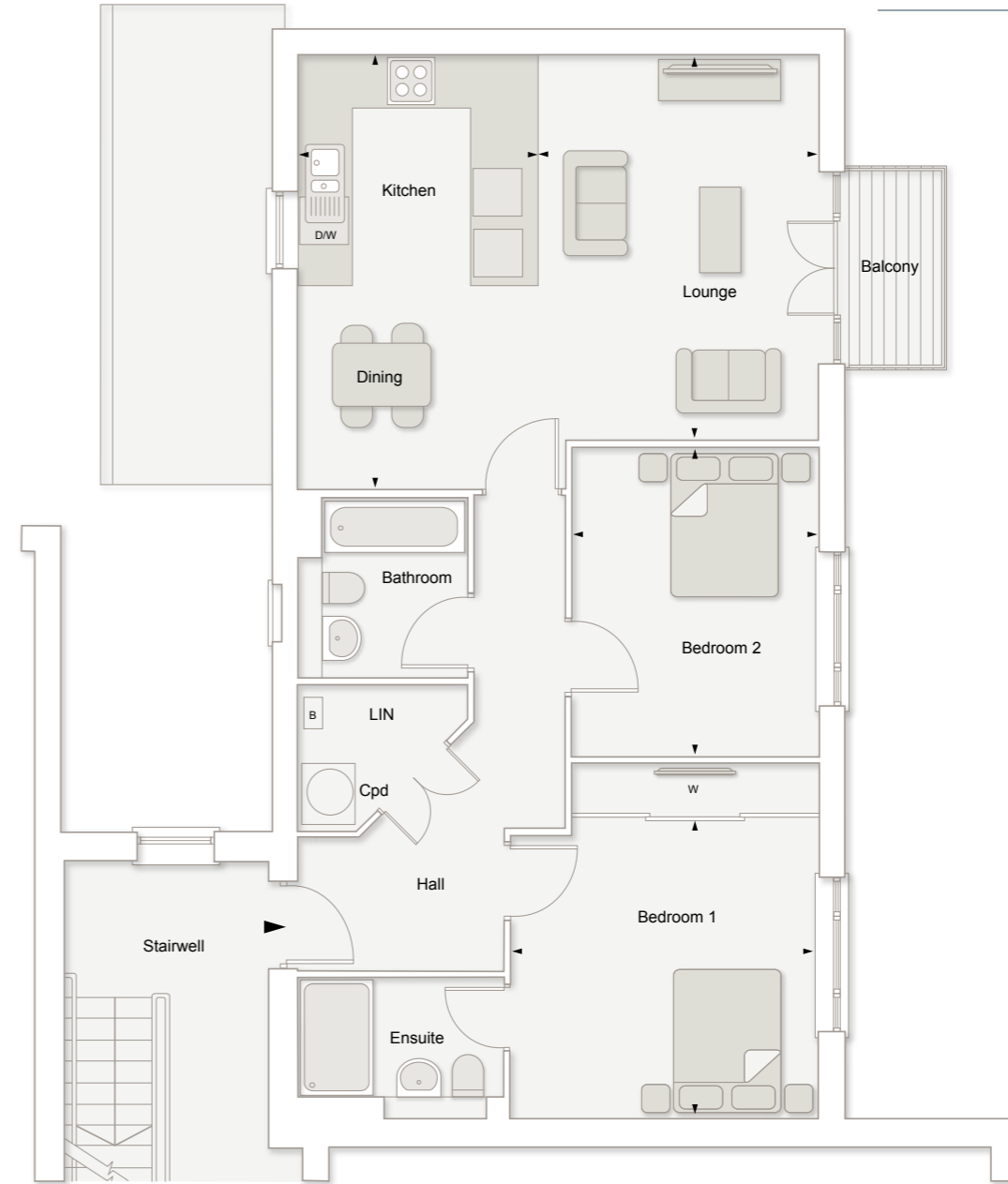
## 2 bedroom apartment

Lounge	3285mm x 4500mm	10'9" x 14'9"
Kitchen/Dining Room	2795mm x 5070mm	9'2" x 16'7"
Bedroom 1	3595mm x 3480mm	11'9" x 11'5"
Bedroom 2	2870mm x 3615mm	9'5" x 11'10"

**Total area**      **76sq m**      **817sq ft**

First Floor

327



### Key

**B** Boiler   **W** Wardrobe (Standard Spec)   **CPD** Cupboard   **LIN** Linen Cupboard   **WM** Washing Machine   **FF** Fridge Freezer   **DW** Dishwasher  
Total Area stated does not include the terrace.

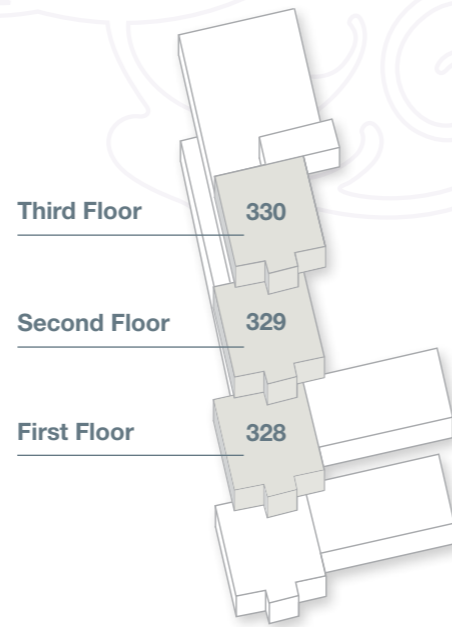
### Key

**B** Boiler   **W** Wardrobe (Standard Spec)   **CPD** Cupboard   **LIN** Linen Cupboard   **WM** Washing Machine   **FF** Fridge Freezer   **DW** Dishwasher  
Total Area stated does not include the balcony.

# Plots 328, 329 & 330

## 2 bedroom apartments

Lounge/Dining Room	5270mm x 3260mm	17'3" x 10'8"
Kitchen	2840mm x 2480mm	9'3" x 8'1"
Bedroom 1	3825mm x 2665mm	12'6" x 8'8"
Bedroom 2	2740mm x 2600mm	8'11" x 8'6"
<b>Total area</b>	<b>64sq m</b>	<b>688sq ft</b>



**Plot 330** Balcony and stairwell will be a variation of the floorplan shown due to top floor position.

### Key

**B** Boiler **W** Wardrobe (Standard Spec) **CPD** Cupboard **LIN** Linen Cupboard **WM** Washing Machine **FF** Fridge Freezer **DW** Dishwasher  
 Total Area stated does not include the balcony.

# Specification



### Internal finishes

- UPVC white double glazed sash windows with chrome ironmongery
- Light oak veneer internal doors with chrome ironmongery
- Neutral carpet throughout excluding wet areas
- Mirrored sliding door wardrobes to master bedroom with shelf and chrome hanging rail
- White compact wall mounted radiators

### Kitchen

- Fully fitted Alno kitchen\* with laminate worktop
- Siemens stainless steel appliances including built in oven, microwave and induction hob
- Fully integrated dishwasher and fridge freezer
- Blanco 1½ bowl stainless steel inset sink with single lever tap
- Under unit lighting
- Ceramic floor tiles to wet area\*

### Bathrooms

- Fully fitted bathrooms with elegant white Villeroy and Boch sanitaryware and chrome Hans Grohe fittings
- Mirror to bathroom with glass shelf
- Built-in mirrored storage cabinet with lighting to ensuite
- Chrome ladder heated towel rail to bathroom and ensuite
- Ceramic wall tiles to wet walls and floor tiles\*
- Aerated shower head with glass screen to bathrooms

### Electrics and Lighting

- Wiring for Sky+ to living room and looped to master bedroom (wired at mid level for LCD/plasma installation in living room)
- Telephone points to living room and bedrooms
- Chrome downlights to bathroom, ensuite, lounge, hall and kitchen
- Polished chrome switches and sockets at high level to kitchen only
- External light to balconies
- Low energy pendant light to bedrooms

### Security

- Video entry phone system
- Battery powered CO detector
- Hard wired smoke alarm
- Heat detector fitted to kitchen

### Communal areas

- Ceramic tiled entrance hall
- Carpet to stairs and hallways

\*For further details of choices please speak to your St James Sales Consultant.

Internal photography features The Salisbury showhome.