

AUDLEY ROW

—→ QUEEN MARY'S PLACE SW15 ←—



The Sherbourne 4 bedroom house





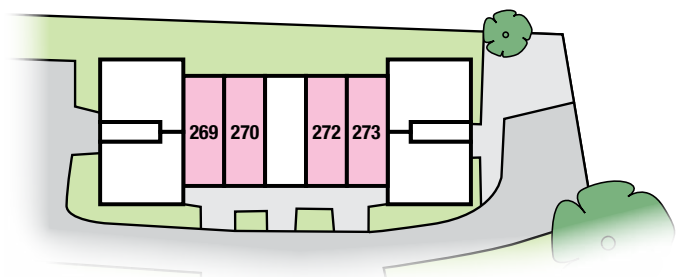
The Sherbourne

4 bedroom house

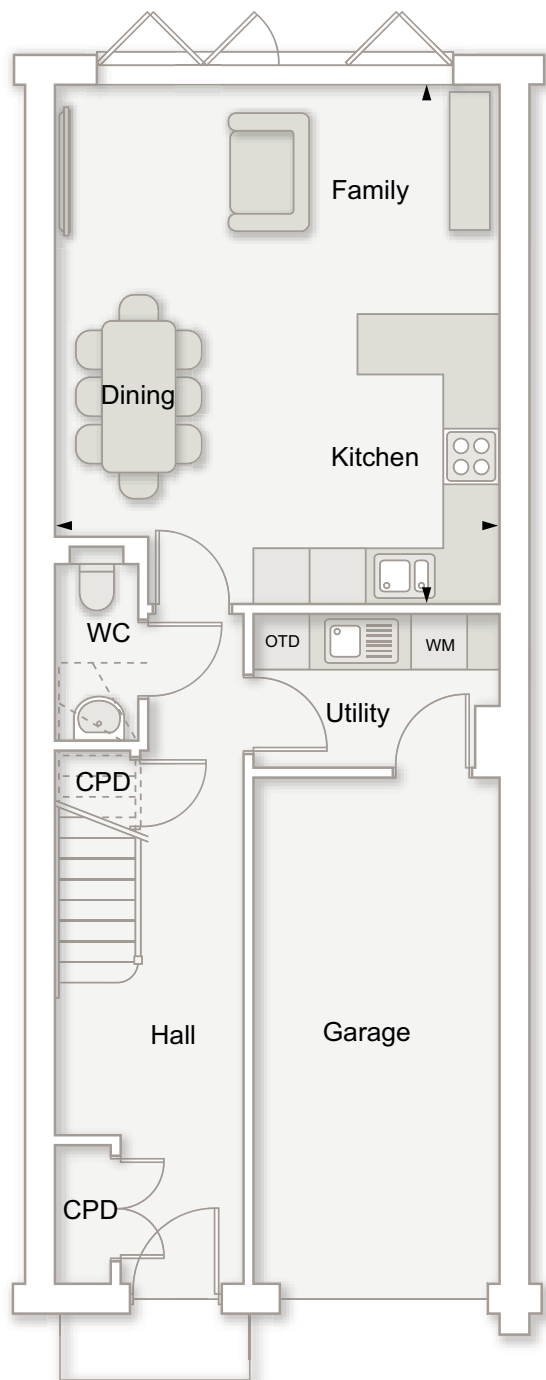
Kitchen/Dining	5640mm x 4815mm	18'6" x 15'9"
Lounge	4815mm x 3705mm	15'9" x 12'2"
Bedroom 1	4140mm x 4015mm	13'7" x 13'2"
Bedroom 2	4815mm x 3705mm	15'9" x 12'2"
Bedroom 3	3705mm x 2720mm	12'2" x 8'11"
Bedroom 4	3025mm x 1980mm	9'11" x 6'6"
Total area	151sq m	1628sq ft

Plot locator

Plots 269 and 272 are as per the plans shown.
Plots 270 and 273 are handed



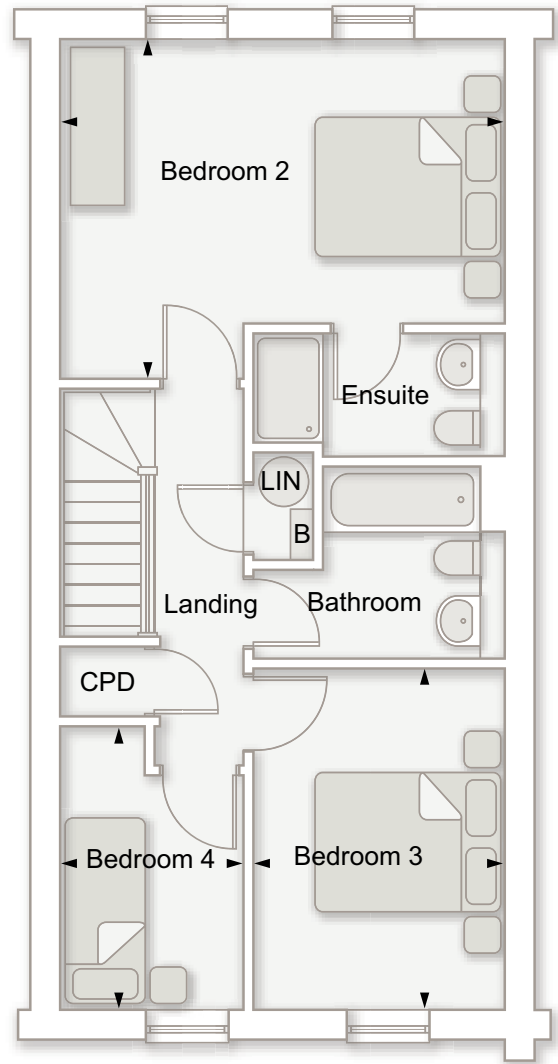
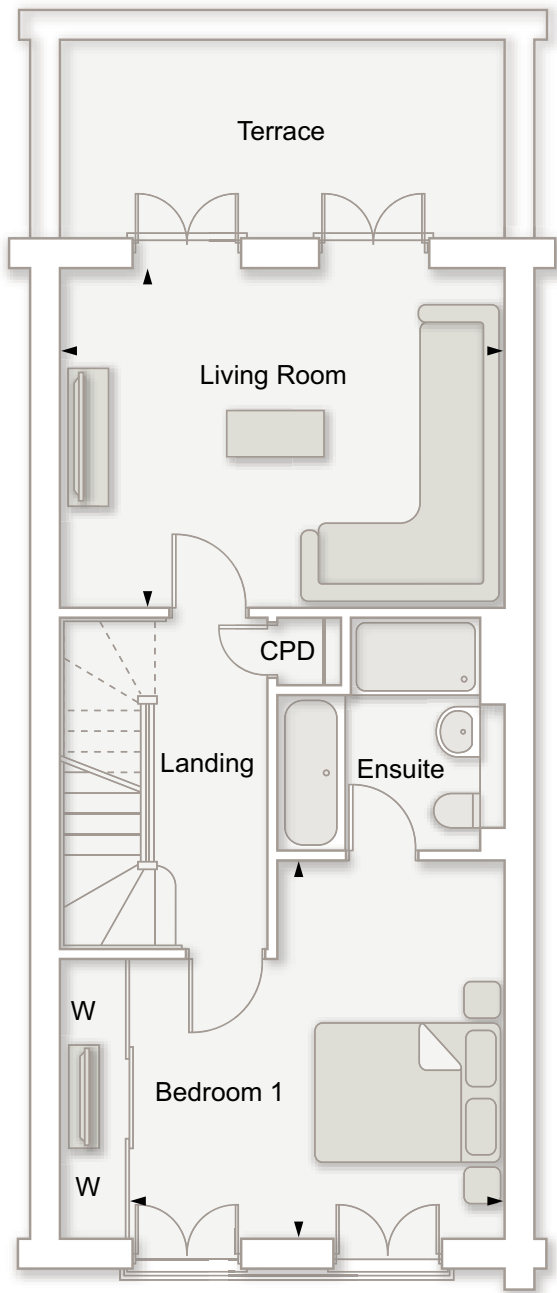
Ground Floor





First Floor

Second Floor



Specification

Internal finishes

- Light Oak veneer internal doors with glazed panels to kitchen and first floor living room
- Sliding door wardrobes to bedroom 1
- Oak handrail on stairs
- Carpet throughout excluding wet areas, kitchen, family and dining room, utility and entrance hall
- Ceramic floor tiles to kitchen, utility, family and dining room and entrance hall
- Fuel efficient Gas fired central heating with condensing boiler
- Chrome Ironmongery throughout

Kitchen

- Fully fitted Alno kitchen with granite worktop and upstand with granite splashback behind hob.
- Siemens stainless steel appliances including built in double oven, induction hob, microwave with Elica chimney extractor with glass surround
- Siemens fully integrated fridge freezer and dishwasher
- ODO LED strip lights to underside of wall units
- 1½ bowl undermounted sink with integrated drainer within granite worktop
- Integrated waste separation recycling bins within base units
- Soft door and drawer closers on Alno high gloss base and wall units

- Handleless wall units
- Utility room with plumbing for washer/dryer or alternatively separate machines with Alno cabinets and laminate worktops

Bathrooms

- Fully fitted bathrooms with elegant white sanitaryware and Hansgrohe chrome fittings
- Full height ceramic tiling to all walls and floors in bathrooms and ensuites
- Built-in mirrored storage cabinet to ensuite 1
- Chrome heated towel rail to bathroom, ensuite and WC
- Large mirror with glass shelf beneath to bathroom and ensuite 2
- Shower with glass enclosure to all ensuites
- Mirror to WC
- Shaver point to bathroom and ensuites
- Double ended bath to ensuite 1

Electrics and Lighting

- Arteor designer switches and sockets to rooms and circulation areas
- Wiring for Sky+ to living room and looped to bedrooms
- Television point to ground floor family/dining room, first floor living room and all bedrooms
- Telephone points to living room, bedroom 1 and bedroom 4

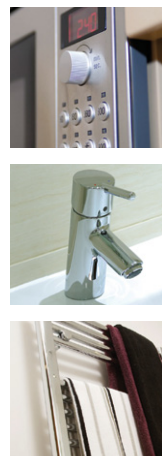
- Pre wiring for home entertainment system from understair cupboard to all rooms including bathrooms and ensuites to local control points and local source
- Pre wiring for audio system to living room for 5 ceiling speakers
- Chrome downlights to kitchen, hallway, bathroom and ensuites and WC
- External lighting at front and rear of property
- External power socket to area of decking
- Wireless Energy monitor
- Pre-wired for under floor warming

Security

- Battery CO detector
- Hard wired smoke alarm system
- Heat detector fitted to kitchen
- Provision for future wireless intruder alarm installation
- Pass 23/24 external entrance door with multi point locking system

External Finishes

- Decking and turf to rear garden
- 6' x 4' garden shed with pitched roof
- Water butt (where applicable)
- Concertina doors to garden area
- UPVC white double glazed sash windows with chrome ironmongery
- Black gloss 4 panel traditional style front door with chrome ironmongery
- Integral garage
- First floor terrace with decking



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

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