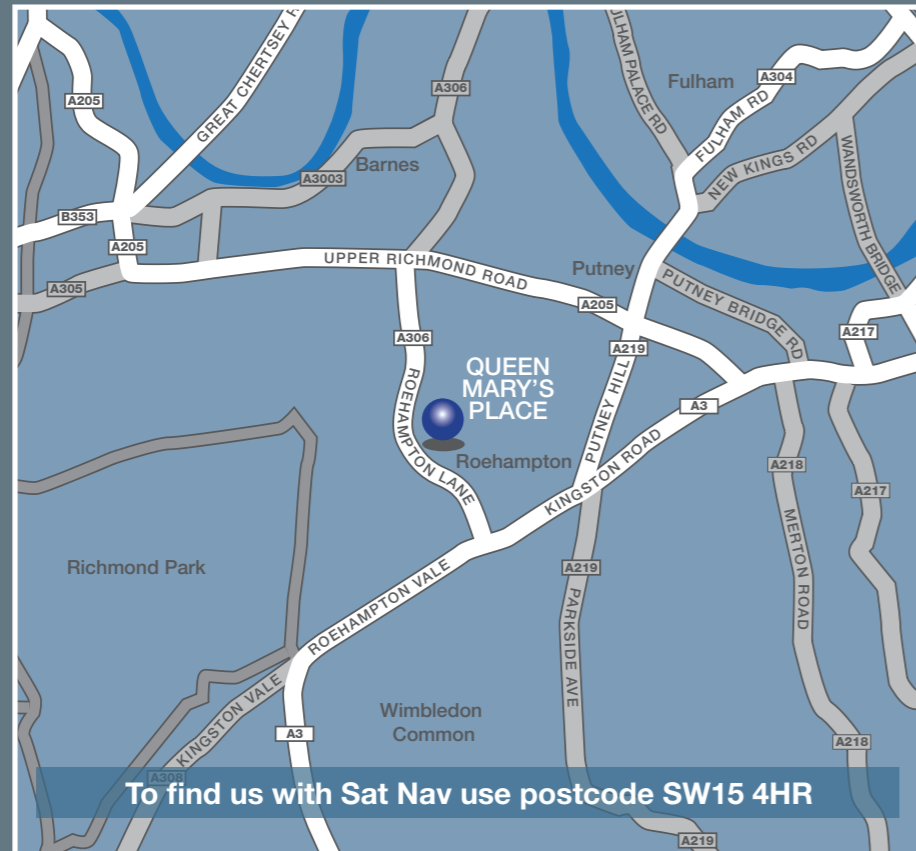


ARUNDEL PLACE

— 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)

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queenmarysplace.co.uk

Selling agents



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. Arundel Place is a marketing name only. The postal address for Arundel 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 - September 2011.



The Belmont
4 bedroom house

St James
Designed for life

Arundel Place, a stylish collection of houses with private terraces, all built around a beautifully landscaped courtyard.

Nestled close to the grounds of the Grade I listed Roehampton House, Arundel Place is a great opportunity to enjoy all the benefits of a modern house in these elegant surroundings.



Arundel Place offers a stunning collection of four bedroom houses. All have their own terraces leading off from the lounge - perfect for early evening drinks or entertaining. Life at Queen Mary's Place itself is a unique experience. The presence of Roehampton House sets a stylish tone, allowing you to escape the stress of modern life in the sanctuary of the historic gardens, lawns and courtyards. As a resident of Queen Mary's Place you have the benefit of an Estate Manager, car and cycle club and residents' gymnasium which is fitted with all the latest fitness equipment and is open seven days a week.

Queen Mary's Place is in the heart of South West London's "Golden Triangle" - Barnes, Putney and Wimbledon. Cafés, shopping, restaurants and bars are all within easy reach, as is Richmond Park, one of London's most beautiful open spaces. The area also boasts some of the very best primary and secondary schools. It's easy to forget you're in London but with a residents' commuter service bus to East Putney underground, Putney and Barnes railway stations as well as bus routes, staying well connected is easy. Queen Mary's Place provides unique surroundings in which to live and offers the very best in modern living.



Indicative images of Queen Mary's Place

The Belmont

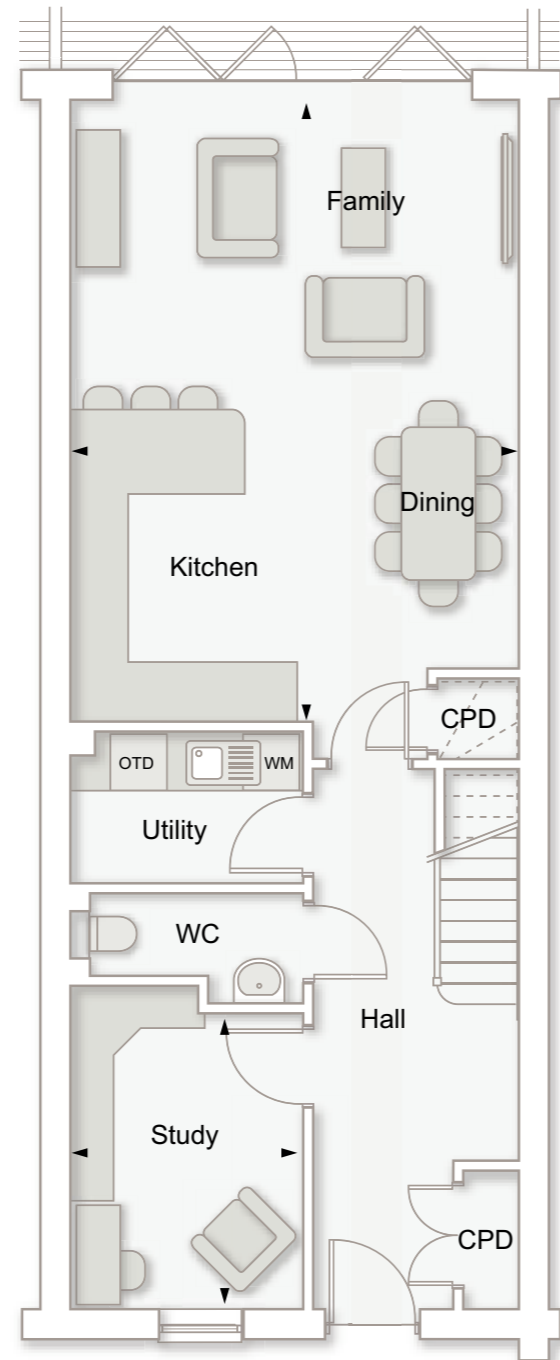
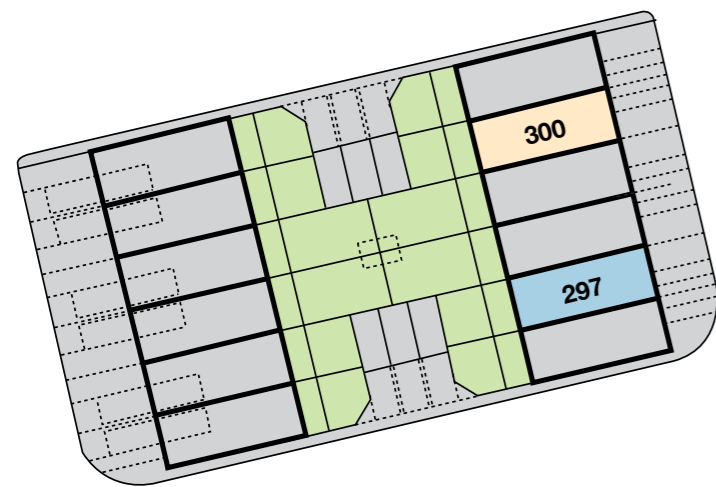
4 bedroom house

Kitchen/Dining/Family	6705mm x 4825mm	22'0" x 15'10"
Study	3175mm x 2515mm	10'5" x 8'3"
Living Room	4825mm x 3705mm	15'10" x 12'2"
Bedroom 1	4165mm x 4015mm	13'8" x 13'2"
Bedroom 2	4825mm x 3705mm	15'10" x 12'2"
Bedroom 3	3705mm x 2720mm	12'2" x 8'11"
Bedroom 4	3025mm x 1980mm	9'11" x 6'6"

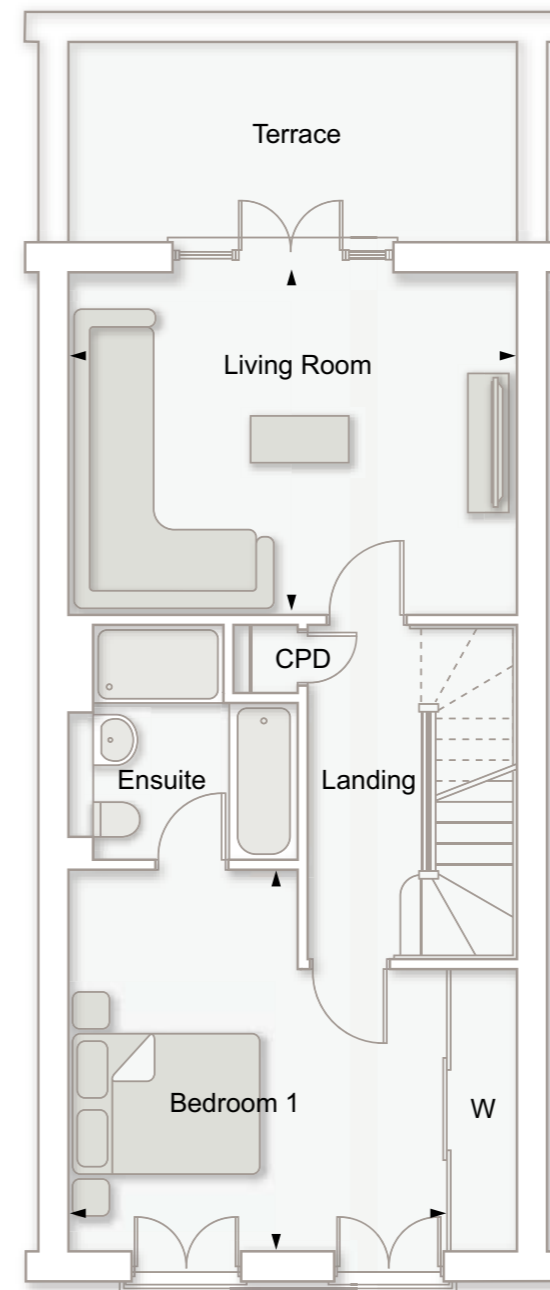
Total area **167.6sq m** **1804sq ft**

Plot locator 297 & 300

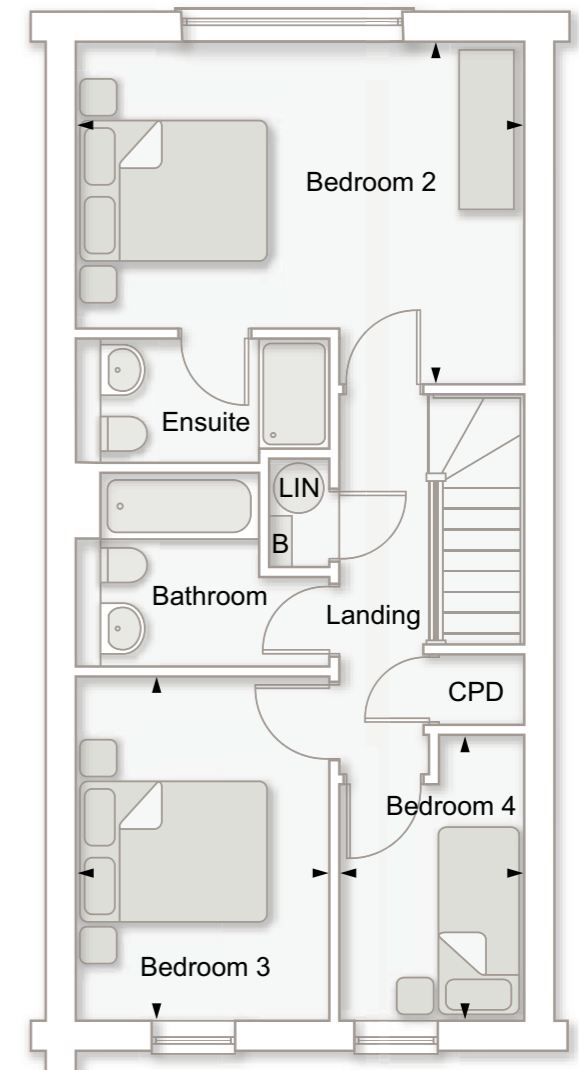
Plot 300 as per the plans shown.
Plots 297 handed.



Ground Floor



First Floor



Second Floor

Key

- B** Boiler **W** Wardrobe (Standard Spec)
- LIN** Linen Cupboard **CPD** Cupboard
- WM** Washing Machine **OTD** Optional Tumble Dryer

Total Area stated does not include the terrace and garage.

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/dining and family room, utility and entrance hall which have ceramic floor tiles
- 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 oven, induction hob and 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 Villeroy and Boch 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, ensuites and WC
- Large mirror with glass shelf beneath to bathroom and ensuite 2
- Shower with glass enclosure to all ensuites
- Mirror to WC
- Double ended bath to ensuite 1
- Shaver point to bathroom and ensuites

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 and first floor living room and all bedrooms
- Telephone points to living room, bedroom 1 and study
- Pre wiring for audio system to living room for 5 ceiling speakers
- Pre wiring for home entertainment system from understair cupboard to all rooms including bathrooms and ensuites to local control points and local source
- Chrome downlights to kitchen, dining and family area, hallway, bathroom, ensuites and WC
- External lighting at front and rear of property
- External power socket to decking area
- Wireless energy monitor
- Underfloor heating to ground floor



Security

- Battery CO detector
- Hard wired smoke alarm
- 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
- Conservatory doors to garden area
- UPVC white double glazed sash windows with chrome ironmongery
- Black gloss 4 panel traditional style front door with chrome ironmongery
- First floor terrace with decking