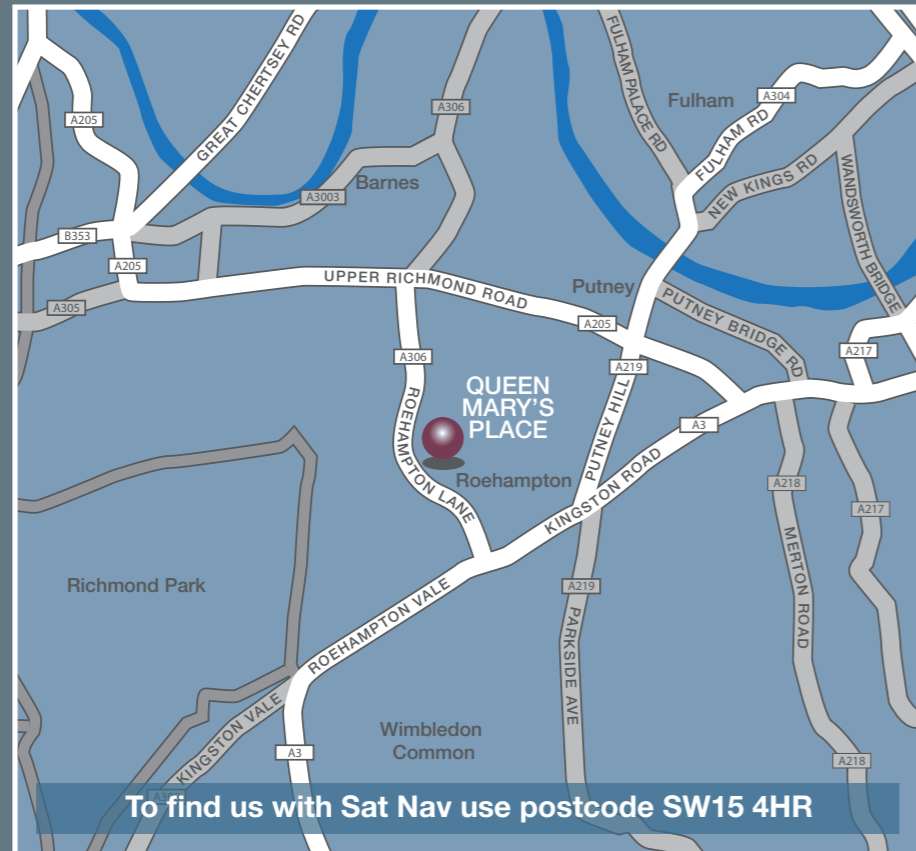


WOBURN TERRACE

—→ 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

Selling agents



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

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The Salisbury
4 bedroom house

St James
Designed for life

Woburn Terrace, a stylish collection of townhouses in a secluded corner of Queen Mary's Place.

Situated close to the grounds of the Grade I listed Roehampton House, The Salisbury houses are ideal for any busy family. Enjoy all the benefits of a modern townhouse in these elegant surroundings.

Woburn Terrace offers a stunning collection of four bedroom townhouses. All have a balcony leading off from the first floor 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 private 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

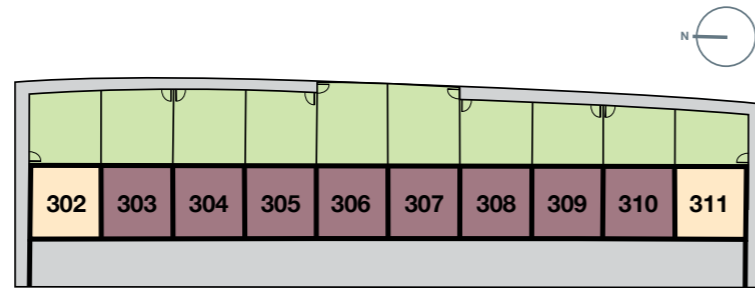
The Salisbury

4 bedroom house

Family/Dining Room	6960mm x 3680mm	22'10" x 12'1"
Kitchen	3250mm x 2820mm	10'8" x 9'3"
Living Room	4290mm x 3680mm	14'1" x 12'1"
Bedroom 1	3570mm x 2940mm	11'8" x 9'8"
Bedroom 2	4290mm x 2660mm	14'0" x 8'9"
Bedroom 3	3680mm x 2560mm	12'1" x 8'5"
Bedroom 4/Study	3150mm x 2820mm	10'4" x 9'3"
Total area	138.1sq m	1486sq ft

Plot locator 303 - 310

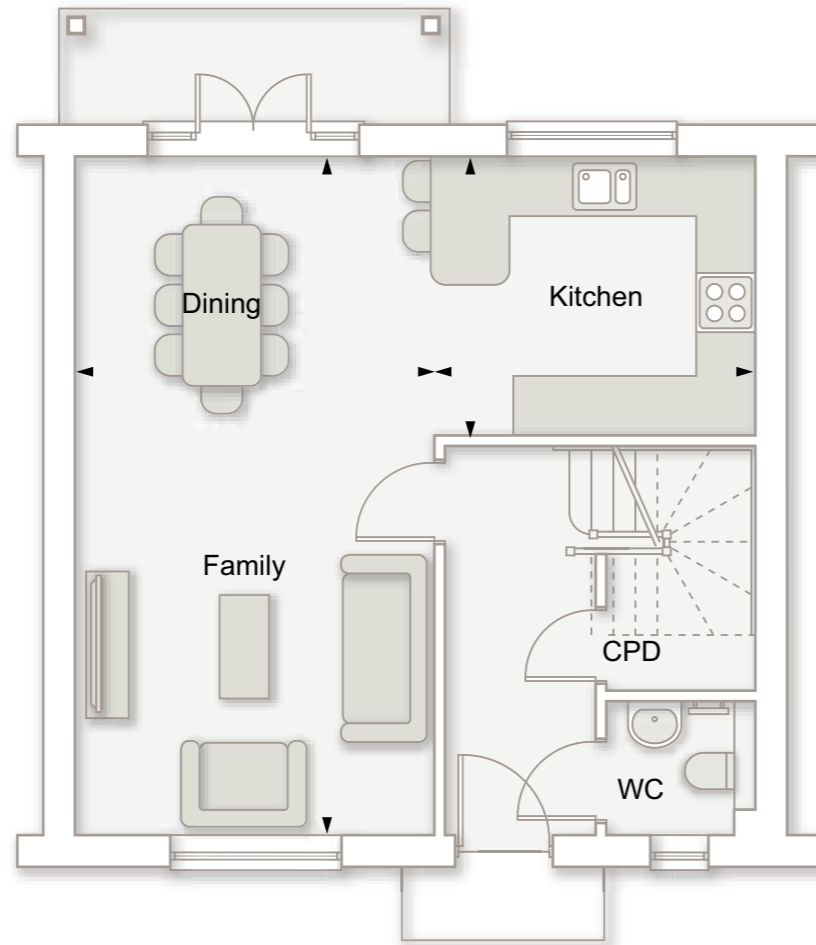
303, 305, 307 & 309 are as per shown on plans.
304, 306, 308 & 310 are handed.



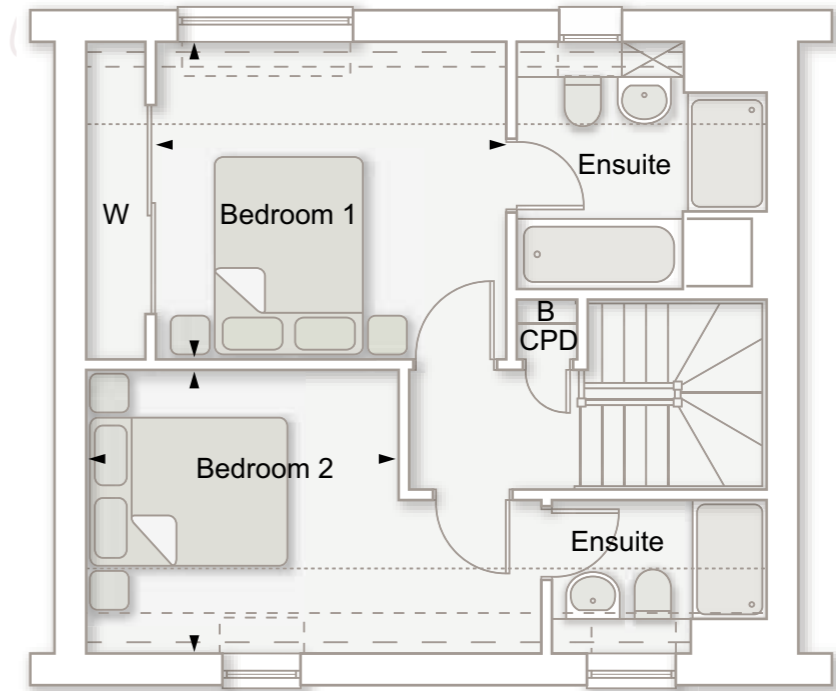
Key

- B** Boiler
- W** Wardrobe (Standard Spec)
- LIN** Linen
- CPD** Cupboard
- Full ceiling height 2400mm
- Reduced ceiling height 2200mm
- - - Reduced ceiling height 1500mm

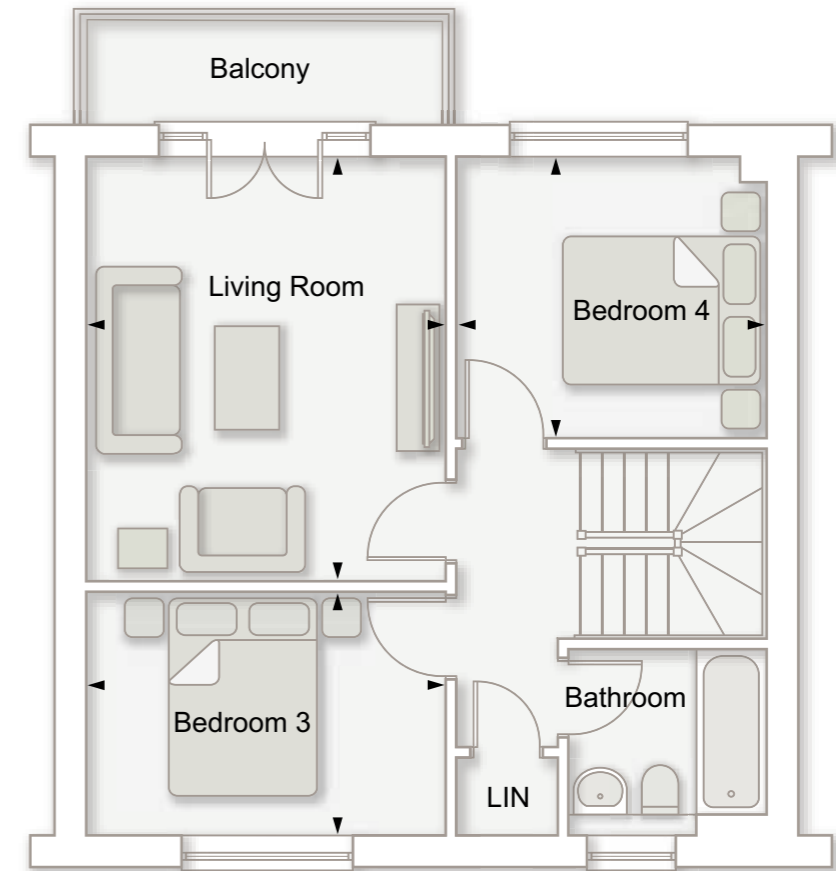
Ground Floor



Second Floor



First Floor



Specification

Internal finishes

- Light Oak veneer internal doors with glazed panels to family/kitchen/dining area and living room
- Sliding door wardrobes to bedroom 1
- Oak handrail on stairs
- Carpet throughout excluding family/kitchen/dining area, entrance hall and wet areas
- Ceramic floor tiles throughout ground floor
- 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 1½ 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
- Integrated washer/dryer in kitchen

Bathrooms

- Fully fitted bathrooms with elegant white Villeroy & Boch sanitaryware and Hansgrohe chrome fittings
- Full height ceramic tiling to all walls in bathrooms and ensuites
- Built-in mirrored storage cabinet to ensuite 1
- Chrome heated towel rail to bathroom, ensuites and WC
- Shower with glass enclosure to all ensuites
- Double ended bath with Hansgrohe retractable shower head to ensuite 1
- Shower head and rail over bath in family bathroom

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 audio system to living room for 5 ceiling speakers
- Chrome downlights to kitchen, hallway, bathroom, ensuites and WC
- External lighting at front and rear of property
- External power socket to patio 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

- Patio and turf to rear garden
- 6' x 4' garden shed with pitched roof
- Water butt
- French doors to garden area and on to first floor balcony
- UPVC white double glazed sash windows with chrome ironmongery
- Black gloss 4 panel traditional style front door with chrome ironmongery
- First floor free-standing balcony