

CALEY HOUSE





FOREWORD

CALEY HOUSE IS A RARITY. AN EXCLUSIVE COLLECTION of residences in one of *London's greenest corners*. Set in the serene grounds of a handsome WALLED GARDEN, this is a special, private place – a magnificent leafy setting in which to relax, live well and *feel completely at home*.

As developers, this is the kind of property that surfaces ONCE IN A LIFETIME. We've put our heart and soul into enhancing Caley House's inherent *charm and character*. We've stayed true to the estate's Edwardian heritage, while creating a collection of residences that epitomise the BEST IN CONTEMPORARY LIVING.

The Coach House and five further apartments sit in the original early 20th-century building, along with three new-build mews houses in the grounds. *Spacious, elegant and sophisticated*, each of the homes has its own ambience and individuality. They are light, bright and GENEROUSLY PROPORTIONED, impeccably finished and considered. The interplay of old and new has been as deftly handled as the *marriage of aesthetics and practicality*.

The SUPERB VIEWS and *glorious, mature garden* elevate the experience of living here. You feel at one with nature as you watch the seasons change. Each morning you open the curtains to behold *beauty and inspiration*.

William Hermann
West Eleven

THE LOCATION

CALEY HOUSE IS LITTLE WAY DOWN THE ROAD FROM the aptly named *Wimbledon Village*. Just ten miles from the centre of London, this charming, leafy enclave feels like a quintessential ENGLISH COUNTRY VILLAGE, with a relaxed, gentle pace of life.

Set atop WIMBLEDON HILL, the village nestles around the former medieval main street. This includes *St Mary's Church*, the *Old Rectory* and a few characterful pubs, and still has a rich aura of history. Happy horseback riders trot by elegant period houses and quirky independent shops, making the short ride to *Wimbledon Common* and its 1,200 acres of INSPIRING GREENERY.

The village itself is wonderfully well served for cafés, bars, restaurants and specialist food outlets. And just down the Hill in *Wimbledon Town*, there's plentiful HIGH STREET SHOPPING, plus cinemas, the theatre and train, tram and tube access, including fast links to central London. What a place to call home.



01



02



03



04

- | | |
|----------------------|---------------------|
| 01
Bayley & Sage | 04
Gail's Bakery |
| 02
Côte Brasserie | 05
The Ivy Café |
| 03
Dog & Fox | 06
Chango |



05



05

Whether you're picking up a few choice ingredients or craving a gourmet dinner, you'll be spoiled for choice in Wimbledon Village. The neighbourhood plays host to artisan bakeries and well-stocked delis, along with buzzing cafés and a wide range of eateries. French, Indian, Thai and Italian are all on the menu, offering cuisines and dining experiences to suit all tastes.

The village high street is a trove of independent boutiques, galleries and specialist outlets, taking in art and fashion, wine and wellbeing, and much more besides. They offer something a bit different from the norm — a more personalised service, originality and attitude, and a beautifully distinctive sense of style.



01



02



03

06



04



05



06

01
Friarwood
Fine Wine

02
Eileen Fisher

03
Neom

04
Hobbs

05
Matches

06
Gardenia
of London

07



01



02



03



04

Wimbledon is synonymous with the All England Lawn Tennis Club and the hotly anticipated annual Championship held there since 1877. But for sporting and recreational facilities, that's by no means all. There are five golf courses in the area, as well as several leisure centres and riding stables. The Wimbledon Club welcomes cricket, tennis, squash and hockey types, and has a buzzing social scene.

01
All England Lawn
Tennis Club

02
Wimbledon Horse
Riding Stables

03
Wimbledon
Common

04
Royal Wimbledon
Golf Club

CALEY HOUSE

Green space and a London postcode seldom go together, but Wimbledon is a rare exception. Wimbledon Park, with its recreational lake, is a gentle stroll away, while the picturesque Grade II listed Cannizaro Park is also nearby. The wide-open spaces of Wimbledon Common spread out to the west of Caley House, and historic Richmond Park and its deer are just a short drive or cycle down the road.



01

THE LOCATION



02



03



04

- 01
Richmond Park
- 02
Wimbledon Common
- 03
Wimbledon Park
- 04
Cannizaro Park



RESTAURANTS, RECREATION & RETAIL THERAPY

BARS & PUBS

- 01 Crooked Billet
- 02 Dog & Fox
- 03 Fox & Grapes
- 04 Hand In Hand
- 05 Rose & Crown
- 06 The Swan

CAFES & RESTAURANTS

- 07 Black Radish
- 08 Brew Cafe
- 09 Carluccio's
- 10 Chango Empanadas
- 11 Côte Brasserie
- 12 Fire Stables
- 13 Forno Viaggiante
- 14 Gail's Bakery
- 15 Giggling Squid
- 16 Hemingways
- 17 Hotel du Vin & Bistro
- 18 Le Pain Quotidien
- 19 Light House
- 20 Light On The Common
- 21 Maison St. Cassien
- 22 Megan's In the Village
- 23 Patara
- 24 Paul
- 25 Thai Tho
- 26 The Ivy Café
- 27 The White Onion

STORES & BOUTIQUES

- 28 Bayley & Sage
- 29 Boho Beach Fest
- 30 Cath Kidston
- 31 Eileen Fisher
- 32 Fig Cashmere
- 33 Friarwood Fine Wines
- 34 Hobbs
- 35 Iris Fashion
- 36 Jigsaw
- 37 Joseph
- 38 Joseph Azagury
- 39 L.K. Bennett
- 40 Matches
- 41 Michael Platt
- 42 Neal's Yard Remedies
- 43 Neom
- 44 Orlebar Brown
- 45 Petit Bateau
- 46 Reiss
- 47 Sarah Pacini
- 48 Senti
- 49 Space.NK Apothecary
- 50 Sweaty Betty
- 51 Whistles

ART DEALERS & GALLERIES

- 52 Clarendon Fine Art
- 53 The Norman Plastow Gallery
- 54 Wimbledon Fine Art

HOME & INTERIORS

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- 57 Deborah Beaumont Interiors
- 58 Dinette
- 59 Farrow & Ball
- 60 Fired Earth
- 61 Gardenia Of London
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- 64 Le Creuset
- 65 Nordic Style
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CLUBS & AMENITIES

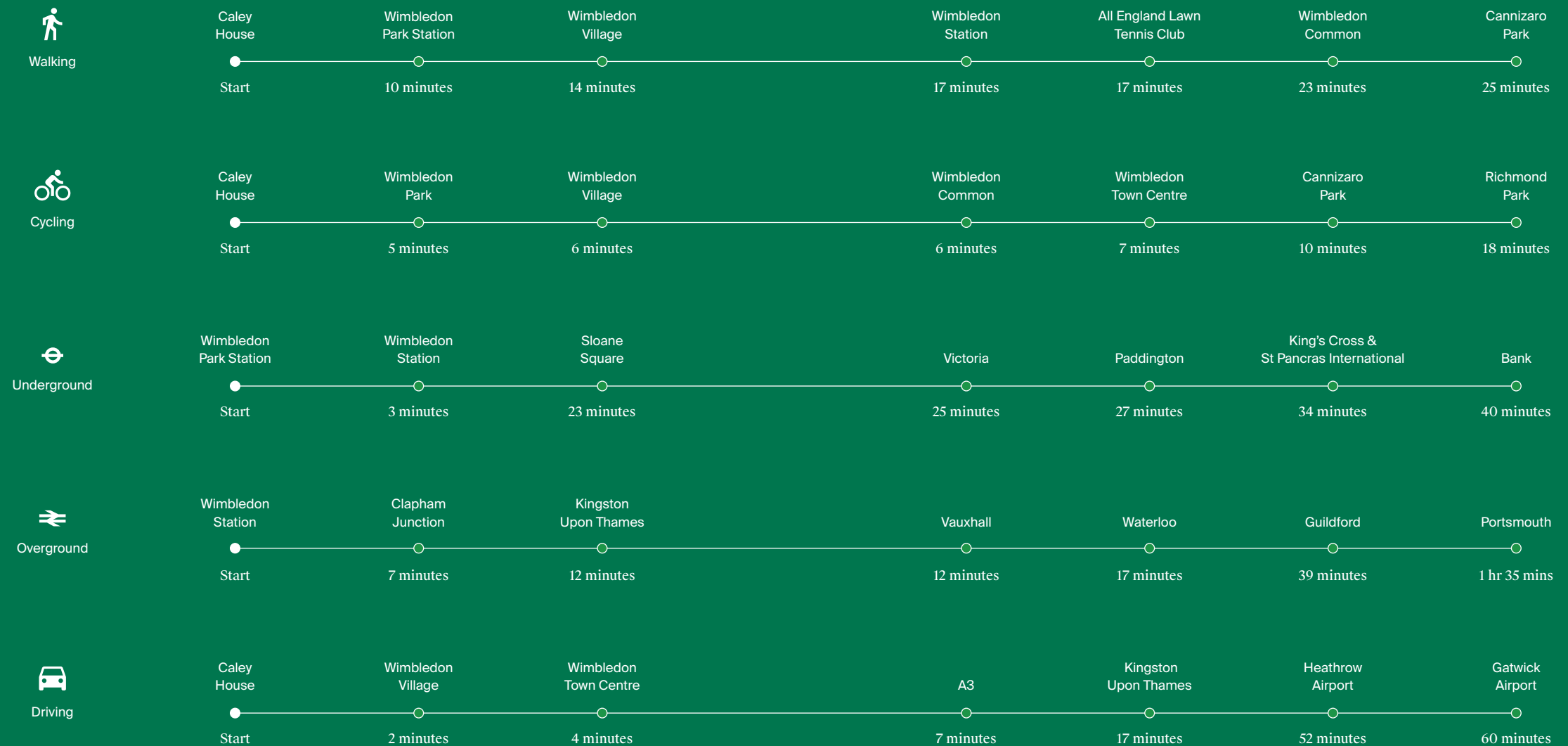
- 68 Annette Wiik Yoga
- 69 All England Lawn Tennis Club
- 70 Barcore Wimbledon
- 71 Royal Wimbledon Golf Club
- 72 Wimbledon Common Golf Club
- 73 Wimbledon Village Stables

PARKS & GREEN SPACES

- 74 Wimbledon Common
- 75 Wimbledon Park
- 76 Cannizaro Park

WHERE TO TODAY? JOURNEY TIMES FROM CALEY HOUSE

Getting around Wimbledon, London and beyond is quick, easy and convenient from Caley House. Many places of interest are within walking distance, and if you get on your bike, there's plenty to explore a little further afield. District Line Underground trains stop at nearby Wimbledon Park Station with services to Paddington, Chelsea and the City. Road links are excellent, and for international flights, Heathrow and Gatwick Airports are less than an hour's drive from home.



PART II

THE ESTATE

THE GATED, TRANQUIL GARDENS OF CALEY HOUSE SET the property beautifully apart. This *rich, vibrant landscape* has an instantaneous CALMING EFFECT, lightening your mood, making you feel that all is right with the world. Open to the sun, sheltered from the breeze, you're in YOUR OWN PRIVATE HAVEN, cocooned in *peace and tranquillity*. Meandering pathways snake through groves of ancient trees *alive with birdsong*, colourful wild plants draw the eye and attract the bees. The planting is MATURE AND REFINED, showcasing the consummate skills of a bygone age.

As seasons pass, the grounds reveal the different sides to their beauty – greens and russets, greys and brights. This is a place to LOSE YOURSELF IN YOUR THOUGHTS, to *feel at peace and at one with nature*.

THE CANOPY



A tree-lined perimeter creates a striking, natural cloak around the development. This feels perfectly protective, enveloping the residences in quiet privacy. It's only when you make your way up the path that the buildings are gradually revealed.

THE POND



Just outside the apartment buildings' principal entrance, there's an impressive ornamental pond, which adds history, colour and wonder to the development. Glinting gently in the sunlight, the pond looks like it could be in a watercolour painting.

“ I THINK THAT I



Apple
Malus domestica



Ash
Fraxinus



Bay Laurel
Laurus nobilis



Broadleaved Cockspurthorn
Crataegus prunifolia



Cabbage Palm
Cordyline australis



Cedar of Lebanon
Cedrus libani



Cherry
Prunus cerasus



Chusan Palm
Trachycarpus fortunei



Deodar Cedar
Cedrus deodara



Fastigate Yew
Taxus baccata

S H A L L N E V E R S E E



Field Maple
Acer campestre



Foxglove
Paulownia tomentosa



Holly
Ilex



Holm Oak
Quercus ilex



Horse Chestnut
Aesculus hippocastanum



Larch
Larix decidua



Lawson Cypress
Chamaecyparis lawsoniana



Magnolia
Magnolia grandiflora



Norway Maple
Acer platanoides



Olive
Olea europaea

A P O E M L O V E L Y A S



Pissards Plum
Prunus cerasifera



Plum
Prunus



Privet
Ligustrum



Purple Beech
Fagus sylvatica



Sessile Oak
Quercus petraea



Silver Birch
Betula pendula



Smooth Arizona Cypress
Cupressus arizonica



Sweetgum
Liquidambar styraciflua



Tree Of Heaven
Ailanthus altissima



Tulip
Liriodendron tulipifera

A T R E E ”

Opening lines of
Trees by Joyce Kilmer

The grounds of Caley House are blessed with an abundance of mature trees – many of them native to Britain, others more exotic. We've identified at least 30 different species, each with its own particular beauty, some even bearing fruit.

THE RESIDENCES

CALEY HOUSE HAS AN INSTANTANEOUS MAGIC. A secluded, leafy enclave with a full, open view, meandering pathways and enchanting freshwater pond ... it was imperative that any architectural intervention was sensitive to the character and context of the place.

For JO COWEN ARCHITECTS, the existing layout and landscaping of the estate provided the clues they needed to create a formal courtyard space approached by an open-sided driveway. This felt NATURAL AND SYMPATHETIC, keeping the main house as a focal point, and *establishing a sense of drama and arrival*.

Inside, the challenge was to make sense of the somewhat higgledy-piggledy flow of the old building, to INSTIL A LOGIC and *coherent aesthetic* to the various dwellings that would come to share it. The NEW MEWS BUILDINGS needed to feel part of the whole too, picking up on architectural details and finishes, while retaining a *feeling of individuality*.

Architecture defined by context and consideration

CALEY HOUSE DESIGN

It was important that the characterful exterior of Caley House was preserved and respected. In fact, the building's distinctive façade became the inspiration for finishes and flourishes throughout the development. The original architectural language was extended to the three new-build mews houses, along with subtle modernist touches.





SEAMLESSLY FLOWING SPACES — Spatial relationships, easy fluidity between rooms and natural ergonomics were key to creating a beautiful space designed for contemporary living. More than this, introducing a real homeliness and heart into the new incarnation of Caley House informed the architects' design vision, harmoniously blending the best of the old and the new.







MAXIMISING LIGHT — An abundance of light, space and openness is evident from the moment you walk in the front door of Caley House. In fact, the conversion has been designed so that natural light follows you throughout the space, often from several aspects. This same approach is mirrored in the mews houses, where along with generously sized windows, a series of dormer windows and roof lights have been installed to invite yet more light, creating an airy, lofty ambiance for first-floor living.





INSIDE AND OUT — The wealth of windows, of course, works both ways. The magnificence of the garden is never far away, a scenic, ever-changing cloak of nature gently surrounding the buildings. All the residences on the estate enjoy beautiful vistas, many with dual-aspect views across the courtyard and main garden. In the winter months, the interiors are warm and cosy, with glowing fireplaces and gentle lighting providing a welcome antidote to the outside elements.



CLEVER STORAGE — One of the beauties of period houses is that they come with all kinds of nooks and crannies. Eaves, backs of stairways, alcoves, odd corners ... all these provide the opportunity to create valuable, tucked-away storage space. We've made the most of these precious spaces, finished with beautifully crafted joinery. This makes it easy to hide away clutter, keeping your home looking sleek and tidy.



CALEY HOUSE STYLE

A quiet elegance, inspired by nature

Interior designer Amelia McNeil was immediately struck by the tranquillity of the setting and character of the buildings. Her aim was to reflect this in a clean, calm, contemporary aesthetic that stayed true to the heart and soul of the original. Taking many visual cues from the gardens, she has seamlessly married old and new in a timeless, graceful style, designed for modern living.







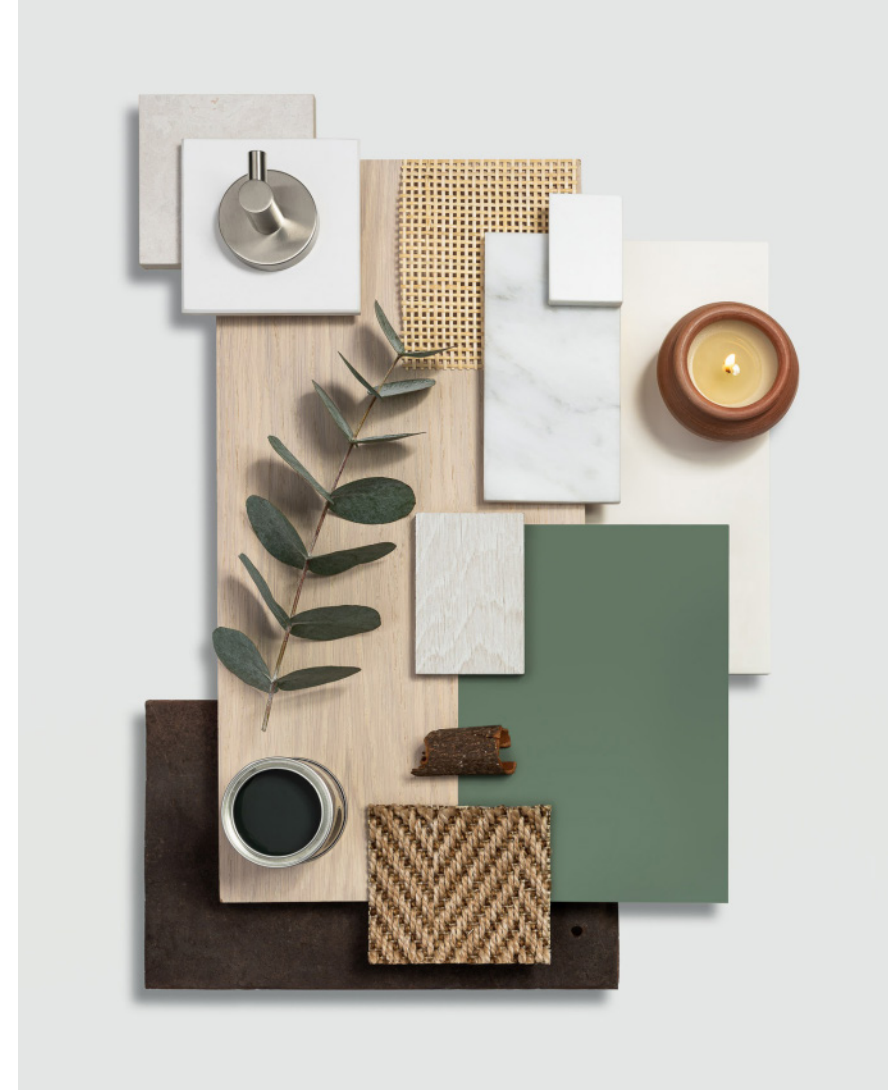
CARE & ATTENTION — There are considered finishes and deft touches throughout. Like the bespoke joinery found in the bathrooms. These feature soft-closing drawers, with discreet finger grooves, which keep the lines clean and uncluttered. Brushed brass has been used throughout the bathrooms, lending a subtle, modern look.





APARTMENTS & COACH HOUSE

In the original period building, the interiors nod to their Edwardian heritage, with subtle touches like brass fittings and inky green accent colours. Inspiration was taken from existing features, such as the magnificent stained-glass windows, which were painstakingly restored. The flooring and bathroom tiles are similar in the old and new buildings to maintain a sense of continuity and harmony.



NEW-BUILD MEWS HOUSES

The new-build mews houses have a more modern feel, with large, impactful spaces, and a contemporary, uncluttered Scandinavian feel. There's an emphasis on natural colours and textures, like the sisal feature floors in the bedrooms and the clean, white stone used throughout. Considerable thought has gone into the visual rhythm of the rooms and how they connect to the outside spaces.

Wherever possible, we've created private outdoor seating areas where residents can relax, breathe in the clean air, and appreciate the natural beauty all around them. Each residence benefits from at least one secluded outdoor space, while the tranquil gardens are accessible to all.

Outdoor living

taken to the

next level

CALEY HOUSE AMENITIES



PRIVATE AMENITIES

You can walk directly out of the Coach House and ground-floor Apartments into your private patio — the perfect spot for relaxing with a cool drink on a balmy summer's evening or starting your day with a newspaper and a coffee. These are blissfully restful sanctuaries — picturesque hideaways to call your own.



PRIVATE BALCONIES

First and second floor Apartments benefit from suntrap balconies overlooking the remarkable grounds. The large, original veranda is a key architectural feature, while suitable areas of flat roofing have been converted into appealing outdoor galleries.



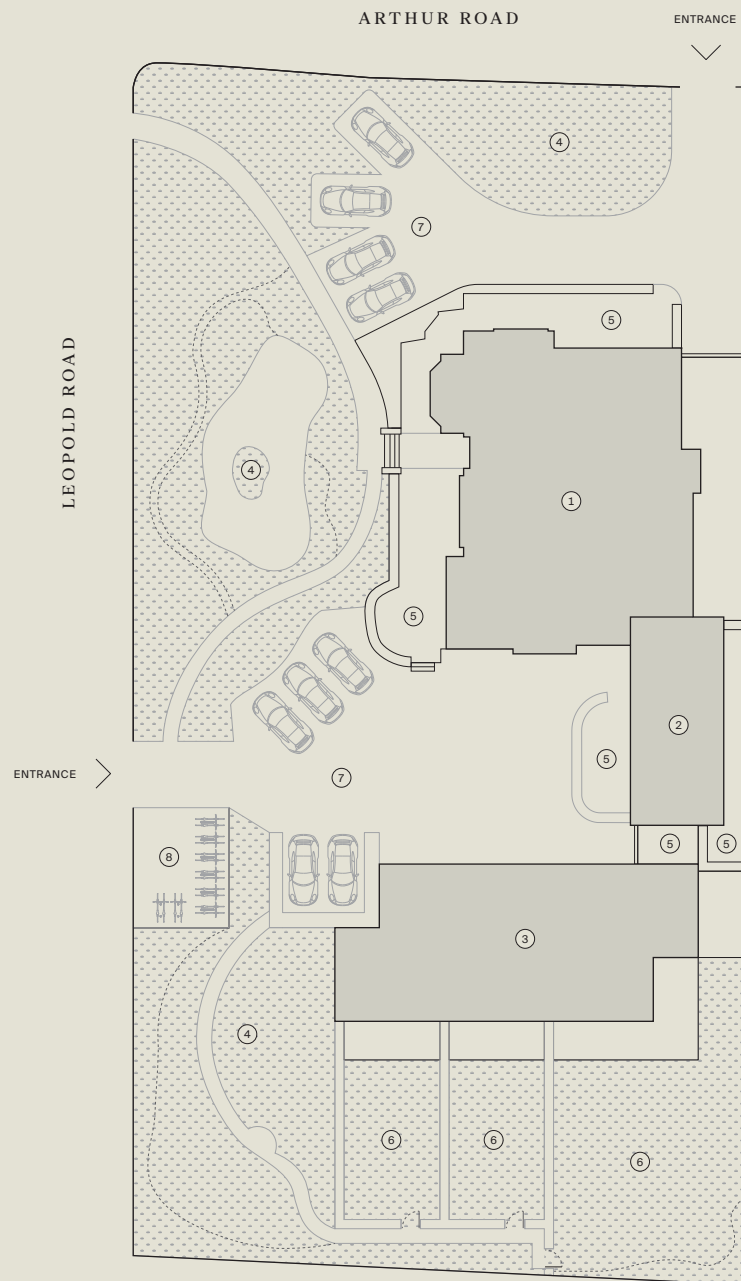
PRIVATE GARDENS

The mews houses have their own private, mature back gardens. These are just the place for winding down, catching some rays or entertaining guests. And for green-fingered residents, they provide a welcome canvas for horticulture, a chance to plant, grow and nurture your own piece of England.



PART IV

FLOORPLANS & SPECIFICATION



The Apartments
50–55

The Coach House
56–57

The Mews Houses
58–61

- | | | | |
|-------------------|--------------------|-------------------|--------------------|
| 1 The Apartments | 3 The Mews Houses | 5 Private Amenity | 7 Resident Parking |
| 2 The Coach House | 4 Communal Gardens | 6 Private Gardens | 8 Bicycle Storage |

Property designs and layouts are indicative only and may change. All areas quoted are approximate Net Internal Areas (NIA) and are for indicative purposes only. As the property is still under construction, the seller reserves the right to amend the specification for items of equivalent quality, if required. Please check with the seller at point of sale.

THE APARTMENTS

- Fact Sheet**
- Tenure: 999 year leasehold and share of the management company with freehold reversion.
 - Ground rent: Nil.
 - Service charge estimate: £3 to £5 per square foot.
 - Each property has one demised car parking space.
 - Shared bike storage.
 - 10-year insurance-backed structural warranty provided by Protek, recognised by lenders and listed in the CML handbook.
 - The developer is a Registered Member of the Consumer Code for New Homes.

Exterior
Converted Edwardian red brick house with stone window surrounds and decorative tiled façade. A balcony with a timber balustrade frames the front of the house at the ground and first floor. New double-glazed windows with solid wood frames throughout in keeping with the architecture of the house, some with the original coloured glass panes, which are a unique feature of the house.

Private Amenity
Private outside space with direct access demised to each property.

Safety and Security
Grade 2 alarm system including PIR sensors in every room, external door sensors and internal sounders. Audio door entry system and remote-

controlled vehicle access through electric gates. Smoke, heat and carbon monoxide detectors with sounder and beacon as statutorily required.

Floors and Doors
Sustainably sourced European plank floor in a pale oak finish. Bedroom floor finishes designed bespoke for each property, comprising a combination of wool blend Kersaint Cobb carpet and oak plank. Hand-painted Shaker panelled wood doors and concealed frame sliding doors to ensuite, with matt black ironmongery throughout.

Kitchen
Bespoke kitchens made in the UK sprayed in inky blue green matt lacquer finish. 40mm CaesarStone worktops in White Attica quartz with matching upstand. Ceramic white Franke sink with pull out mixer tap in chrome finish. Fully integrated appliances including Bosch induction hob, single oven, concealed extractor fan, fridge-freezer and microwave (Apartments II and IV). Integrated dishwasher (all) and washer-dryer (Apartments II, III and IV). Under cabinet LED strip lighting and slimline power sockets.

Bathrooms
Matt white Matterhorn wall tiles with contemporary porcelain floor tiles (family bathroom) and wood effect plank floor tiles (ensuite). Glass shower screen and Inox brass taps, shower head, shower controls

and bathroom accessories. Vitra WC with soft close seat and wall mounted dual push flush. Matt white steel enamel bath with handheld shower hose. Keiblair matt white basin and wood effect vanity units in family bathroom. Underfloor heating and electric towel rail.

Joinery
Custom made Shaker-style wardrobes in the master bedroom, in a warm grey hand-painted finish with bronze handles. Additional bespoke joinery items as shown on the floorplans.

Lighting
Specialist lighting design to complement the interior spaces with energy efficient downlights on dimmer controls and 5A circuits. External lighting at front door and within private amenity area with internal controls.

Heating
Underfloor heating in bathrooms. Traditional cast iron radiators in linen white with antique brass controls throughout other rooms. Combi-boilers to each apartment. Gas fireplace with Agean limestone mantel and surround and granite hearth in Apartments I, II and IV.

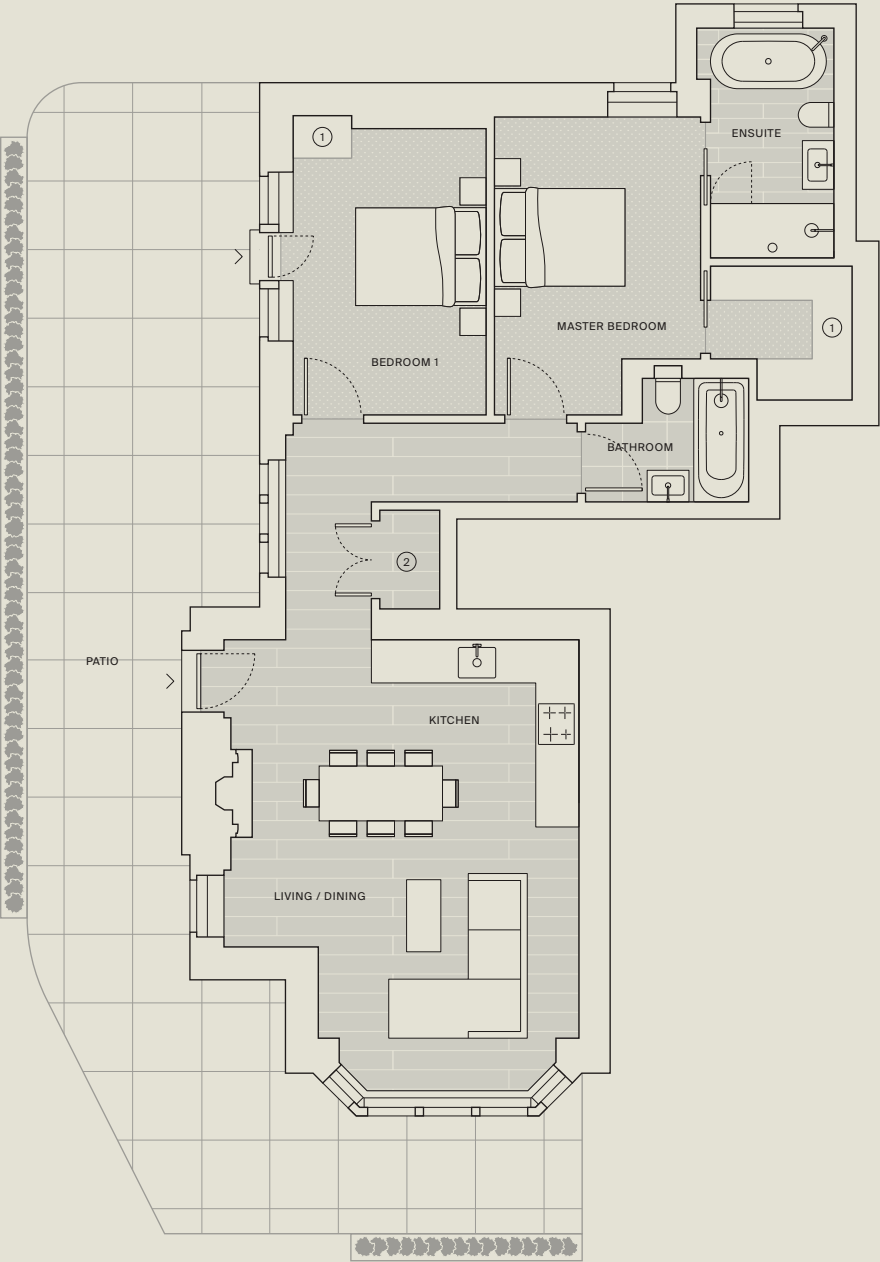
Disclaimer
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Apartment I

2 Bedroom – Ground Floor

Internal Area
81.5 sq.m
877 sq.ft

Private Patio
57.5 sq.m
619 sq.ft

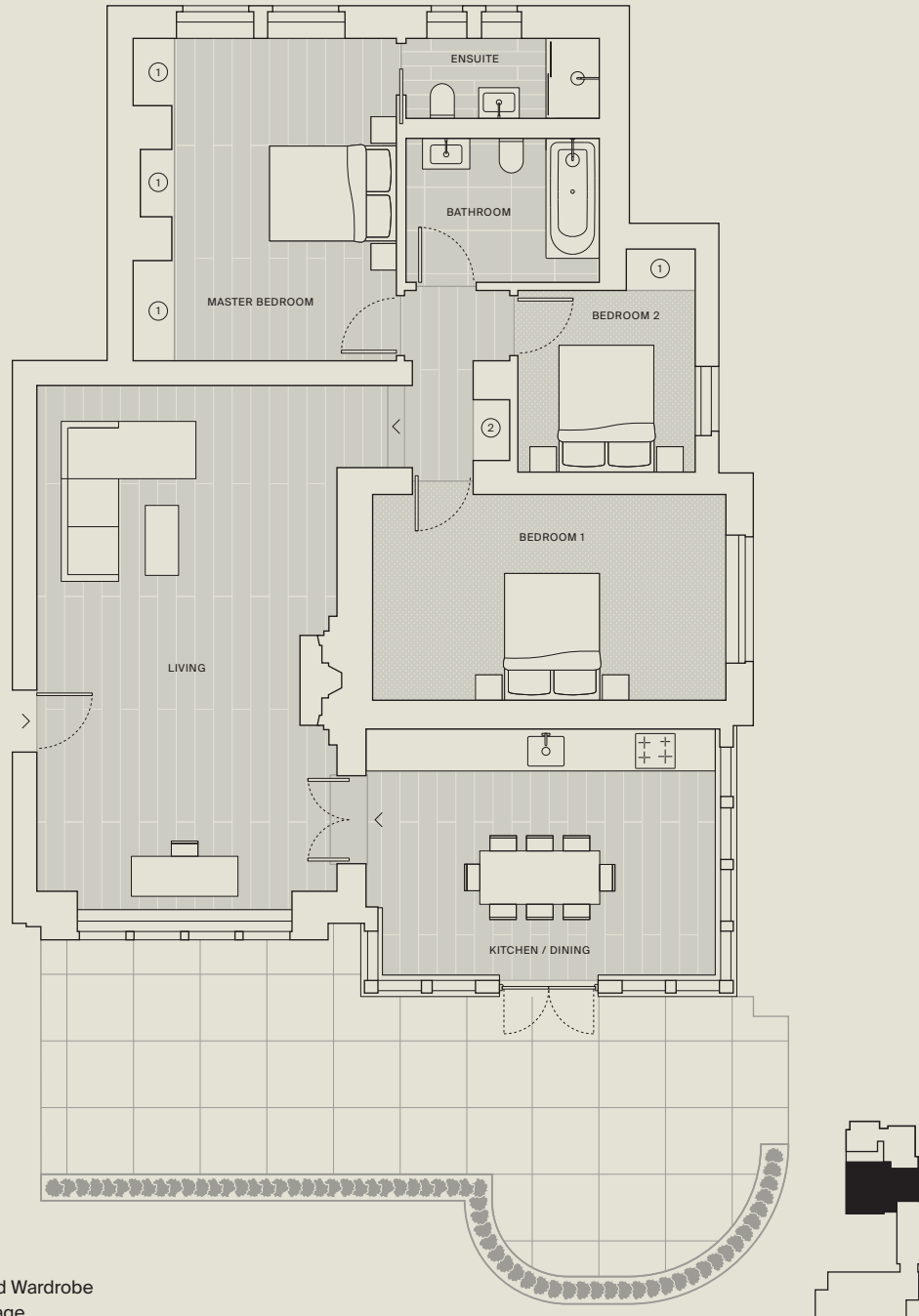


- 1 Fitted Wardrobe
- 2 Utility Cupboard



Apartment II

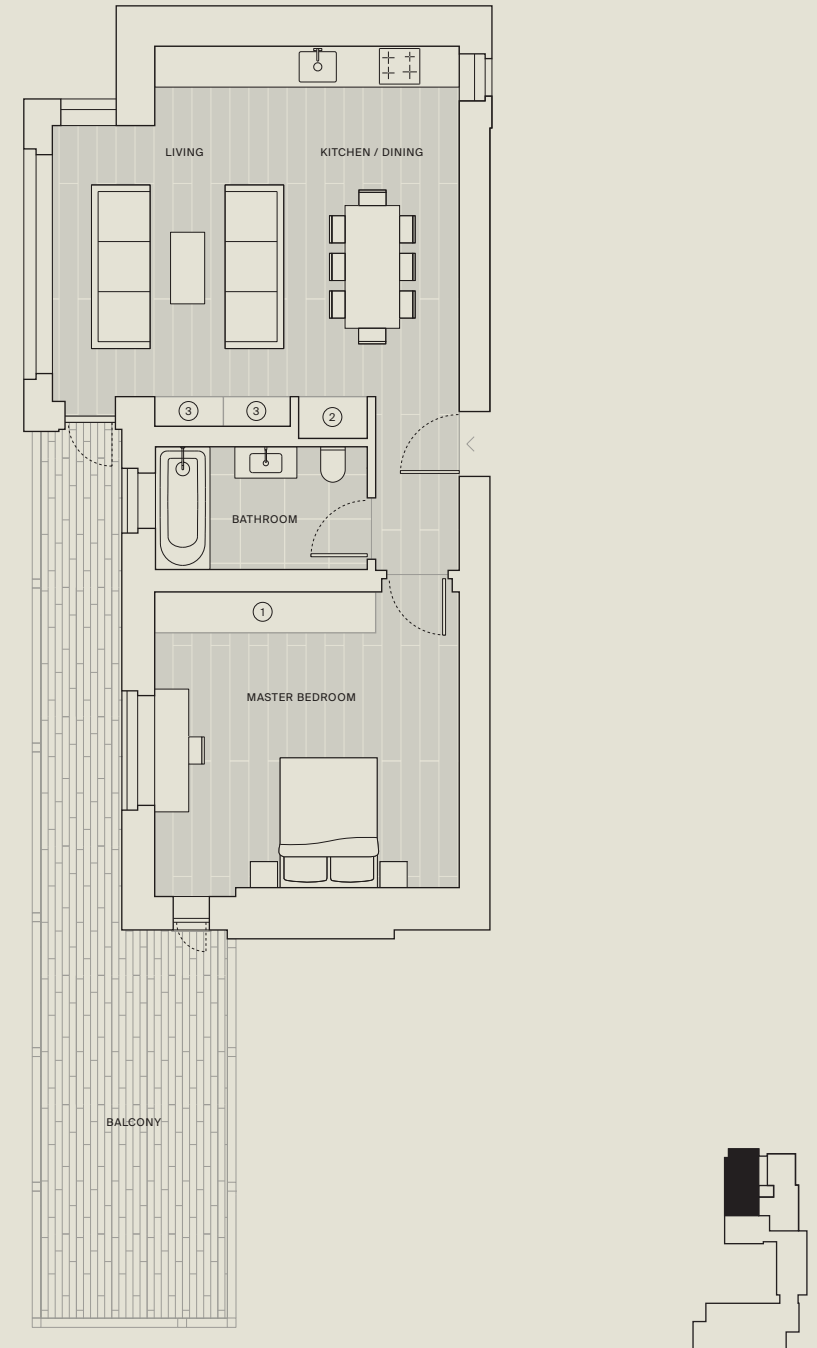
3 Bedroom — Ground Floor

Internal Area
124 sq.m
1335 sq.ftPrivate Patio
38.5 sq.m
414 sq.ft

- 1 Fitted Wardrobe
- 2 Storage
- 3 Bespoke Joinery

Apartment III

1 Bedroom — First Floor

Internal Area
61.6 sq.m
663 sq.ftPrivate Balcony
24.3 sq.m
262 sq.ft

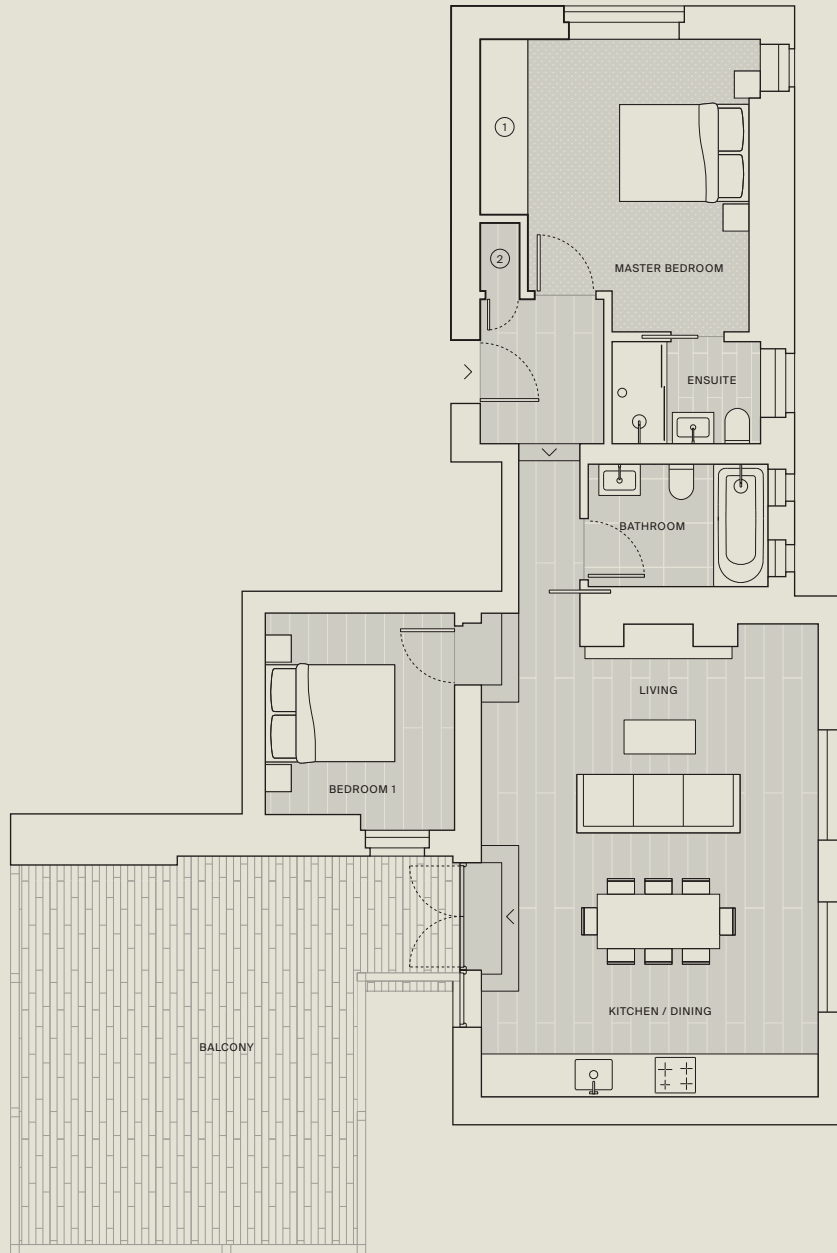
- 1 Fitted Wardrobe
- 2 Storage
- 3 Bespoke Joinery

Apartment IV

2 Bedroom — First Floor

Internal Area
77.8 sq.m
837 sq.ft

Private Balcony
30.4 sq.m
327 sq.ft



- 1 Fitted Wardrobe
2 Storage

Apartment V

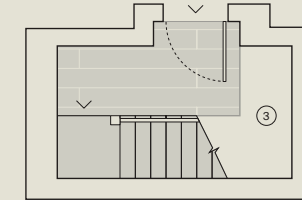
3 Bedroom — First & Second Floor

Internal Area
123.5 sq.m
1330 sq ft

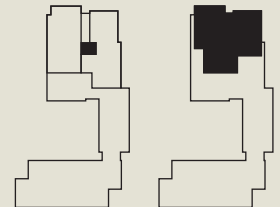
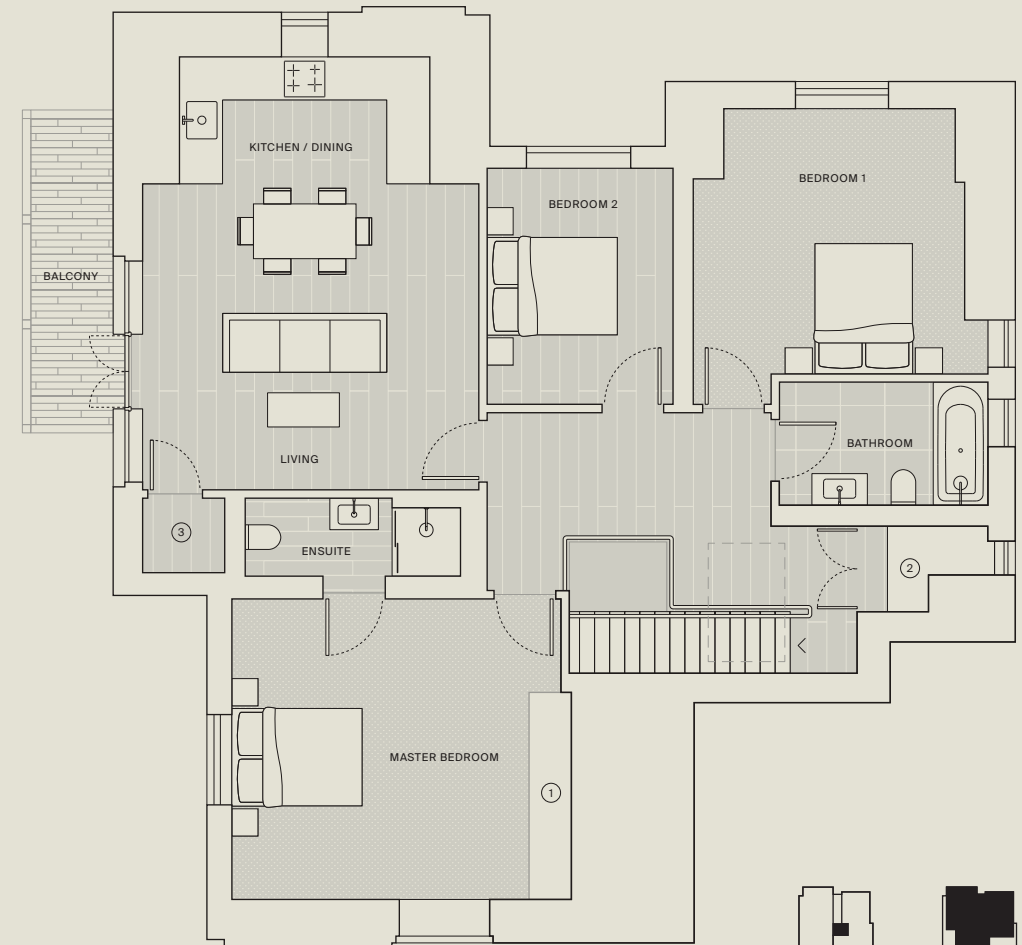
Private Balcony
5.4 sq.m
58 sq.ft



First Floor



Second Floor



- 1 Fitted Wardrobe
2 Utility Cupboard
3 Storage

THE COACH HOUSE

Fact Sheet

- Tenure: 999 year leasehold and share of the management company with freehold reversion.
- Ground rent: Nil.
- Service charge estimate: £3 to £5 per square foot.
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- Shared bike storage.
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- The developer is a Registered Member of the Consumer Code for New Homes.

Exterior

The Coach House comprises the conversion of the original annex and garage building attached to the 20th century house. The façade is red brick with new double glazed windows throughout and new doors, in keeping with the character of its former use and identity.

Private Amenity

Private outside space to the front and rear of the Coach House.

Safety and Security

Grade 2 alarm system including PIR sensors in every room, external door sensors and internal sounders. Audio door entry system and remote-controlled vehicle access through electric gates. Smoke, heat and carbon monoxide detectors with

sounder and beacon as statutorily required.

Floors and Doors

Sustainably sourced European plank floor in a pale oak finish. Bedroom floor finishes designed bespoke for each property, comprising a combination of wool blend Kersaint Cobb carpet and oak plank. Hand-painted Shaker panelled wood doors and concealed frame sliding doors to ensuite, with matt black ironmongery throughout.

Kitchen

Bespoke kitchen made in the UK sprayed in inky blue green matt lacquer. 40mm CaesarStone worktop in White Attica quartz with matching upstand. Ceramic white Franke sink with pull out mixer tap in chrome finish. Fully integrated appliances including Bosch induction hob, single oven, concealed extractor fan, fridge-freezer, microwave and integrated dishwasher. Under cabinet LED strip lighting and slimline power sockets.

Bathrooms

Matt white Matterhorn wall tiles with contemporary porcelain floor tiles (family bathroom) and wood effect plank floor tiles (ensuite). Glass shower screen and Inox brass taps, shower head, shower controls and bathroom accessories. Vitra WC with soft close seat and wall mounted dual push flush. Matt white steel

enamel bath with handheld shower hose. Keiblair matt white basin and wood effect vanity units in family bathroom. Underfloor heating and electric towel rail.

Joinery

Custom made Shaker-style wardrobes in the master bedroom, in a warm grey hand-painted finish with bronze handles. Additional bespoke joinery items as shown on the floorplan.

Lighting

Specialist lighting design to complement the interior spaces with energy efficient downlights on dimmer controls and 5A circuits. External lighting at front door and within private amenity area with internal controls.

Heating

Underfloor heating in bathrooms. Traditional cast iron radiators in linen white with antique brass controls throughout other rooms. Combi-boiler.

Disclaimer

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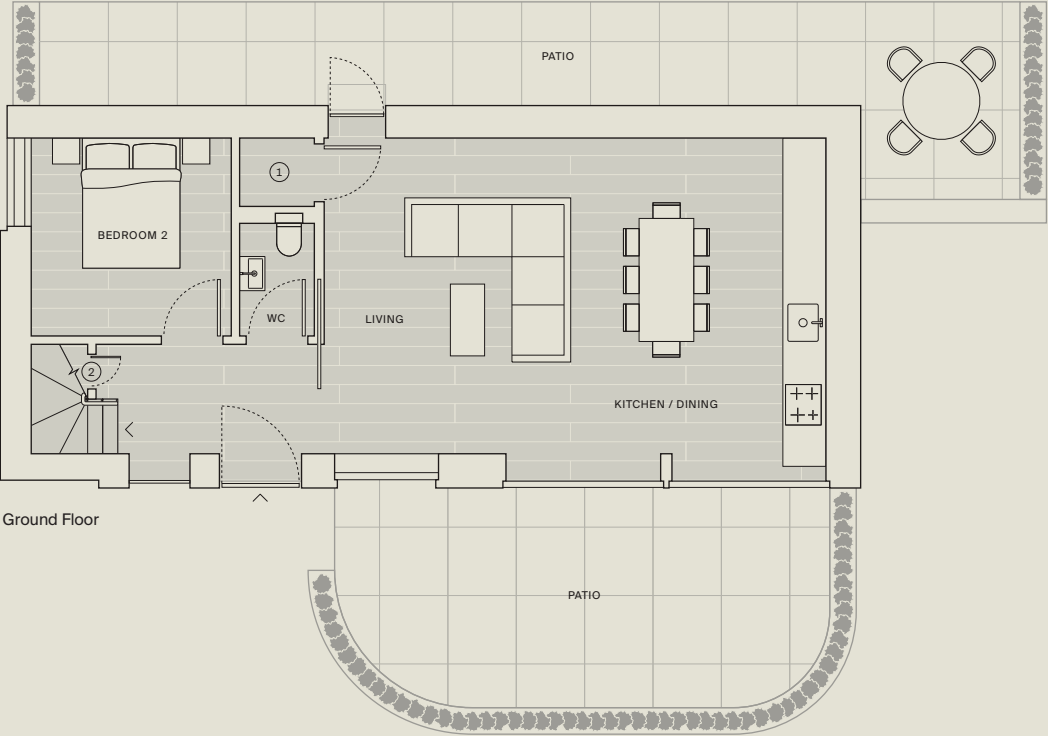
Coach House

3 Bedroom — Ground Floor

Internal Area
112.1 sq.m
1207 sq.ft

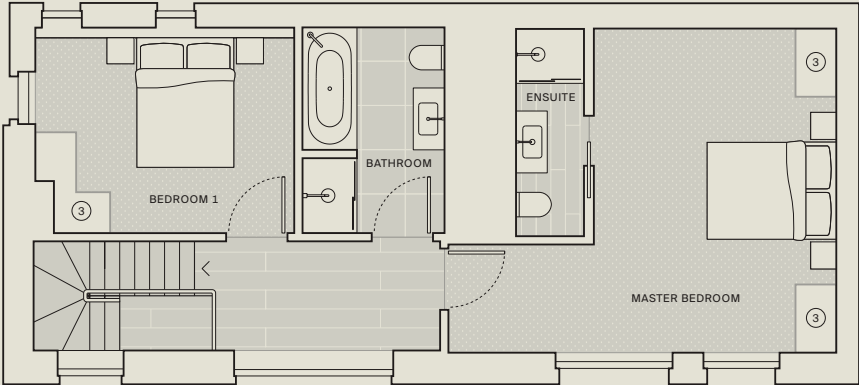
Front Patio
21.8 sq.m
235 sq.ft

Rear Patio
23 sq.m
247 sq.ft



Ground Floor

First Floor



- 1 Utility Cupboard
- 2 Storage
- 3 Fitted Wardrobe

THE MEWS HOUSES

Fact Sheet

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Exterior

A rustic light red brick façade with panels of protruding bricks and a darker red soldier course detailing. The eaves is articulated with a number of dormer windows, clad with bronze Corten. Velfac windows and doors with a white timber frame internally and black aluminium exterior.

Private Garden / Patio

Each mews house has a private mature rear garden with a patio area closest to the house and some soft planting.

Safety and Security

Grade 2 alarm system including PIR sensors in every room, external door sensors and internal sounders. Audio door entry system and remote-controlled vehicle access through electric gates. Smoke, heat and carbon monoxide detectors with sounder and beacon as statutorily required.

Floors and Doors

Sustainably sourced European plank floor in a pale oak finish throughout ground floor, stairs and hallway. Two-tone sisal-effect textured carpet in all bedrooms. Oak veneered internal doors to match floor and concealed frame sliding doors to bathrooms, with matt black ironmongery throughout. Double doors opening into the private rear garden and full height inward opening Juliette balcony doors to the master bedroom at first floor.

Kitchen

Bespoke kitchen made in the UK with a white spray matt lacquer finish. 30mm white Corian kitchen worktop with white metro marble brick-tiled splash back. Deep sage green kitchen island with a continuation of the oak plank floor up the inside and two statement suspended lights. White ceramic Franke sink with pull out mixer tap in chrome finish. Fully integrated appliances including Bosch induction hob, single oven, concealed extractor fan, fridge-freezer and microwave. Integrated dishwasher (all) and washer-dryer (Mews I). Under cabinet LED strip lighting and slimline power sockets.

Bathrooms

Matt white Matterhorn wall tiles with contemporary porcelain floor tiles (family bathroom) and wood effect plank flooring (ensuite). Glass shower screen and Inox stainless steel taps, shower head, shower controls and bathroom accessories. Vitra WC with soft close seat and wall mounted dual push flush. Matt white steel enamel bath with handheld shower

hose. Keiblair matt white basin and wood-effect vanity units in family bathroom, and white gloss Matteo basins and vanity units in the ensuite. Electric towel rail.

Joinery

Bespoke joinery unit in the entrance / dining room comprising of a discreet coat cupboard behind the front door; an architecturally-designed glazed partition with pale oak frame; and recessed shelving unit with solid oak lipping and cupboards finished in white with natural cane panelling. Custom-made wardrobe in the master bedroom, in a chalky white spray finish with finger-grip handles.

Lighting

Specialist lighting design to complement the interior spaces with energy efficient downlights on dimmer controls and 5A circuits. External lighting at front door and within rear garden patio area with internal controls.

Heating

Underfloor heating throughout. Provision for gas fireplace to be installed.

Storage

Understairs storage cupboard, loft access hatch and utility cupboard (Mews II and III).

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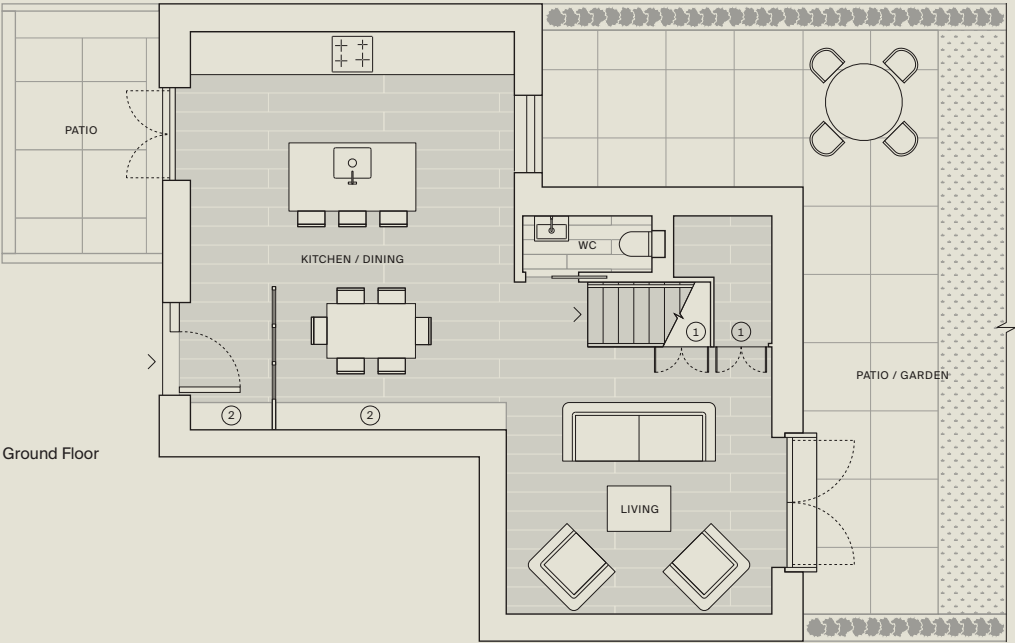
Mews House I

3 Bedroom

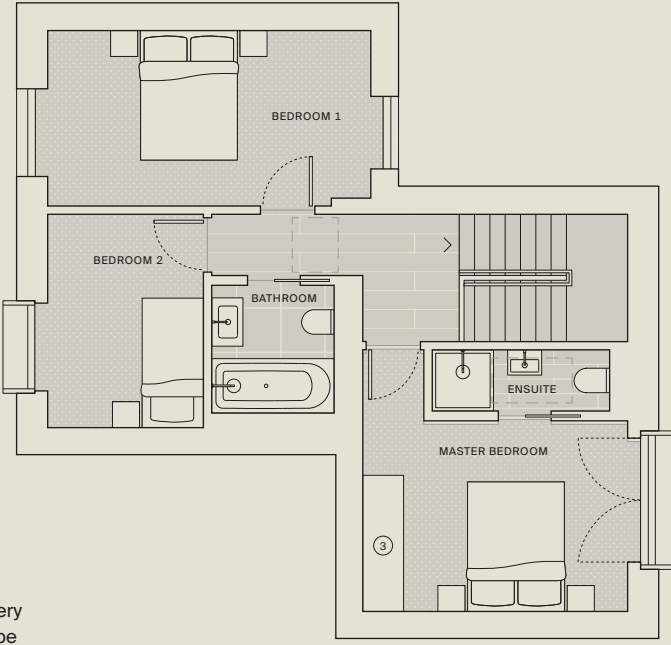
Internal Area
101.9 sq.m
1097 sq.ft

Private Patio
8.3 sq.m
89 sq.ft

Private Garden
205.7 sq.m
2214 sq.ft



First Floor



- 1 Storage
- 2 Bespoke Joinery
- 3 Fitted Wardrobe

Mews House II

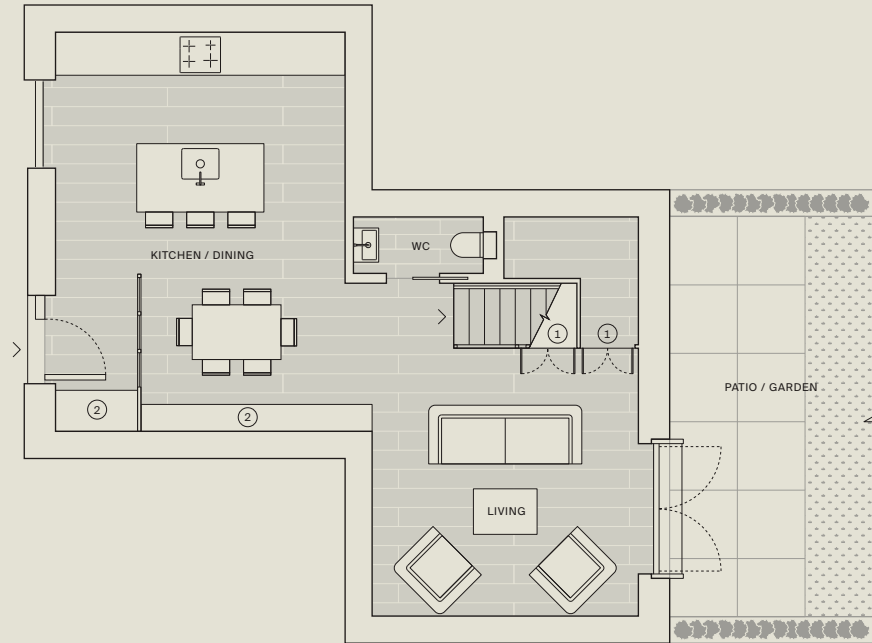
3 Bedroom

Internal Area
98.7 sq.m
1063 sq.ft

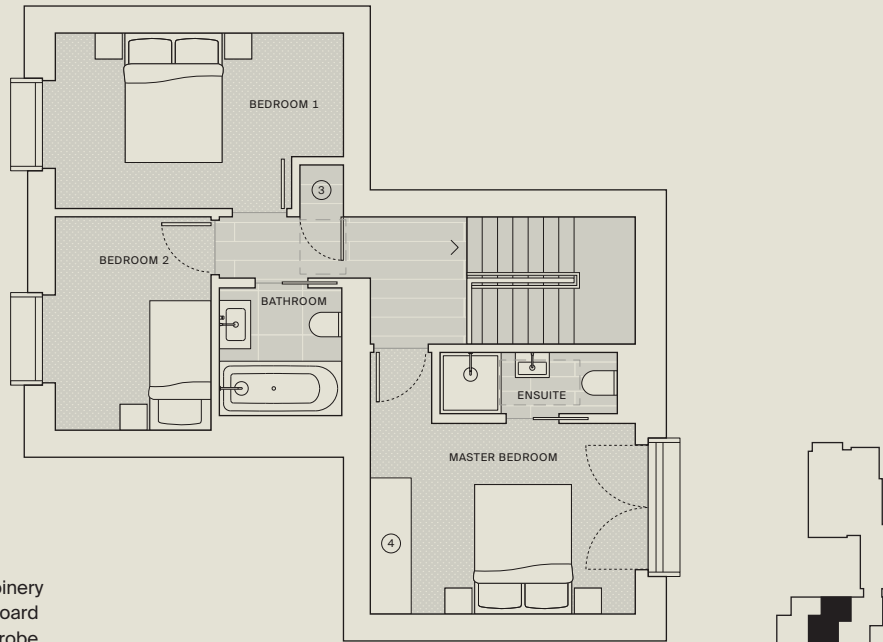
Private Garden
70.6 sq.m
760 sq.ft



Ground Floor



First Floor



- 1 Storage
- 2 Bespoke Joinery
- 3 Utility Cupboard
- 4 Fitted Wardrobe

Mews House III

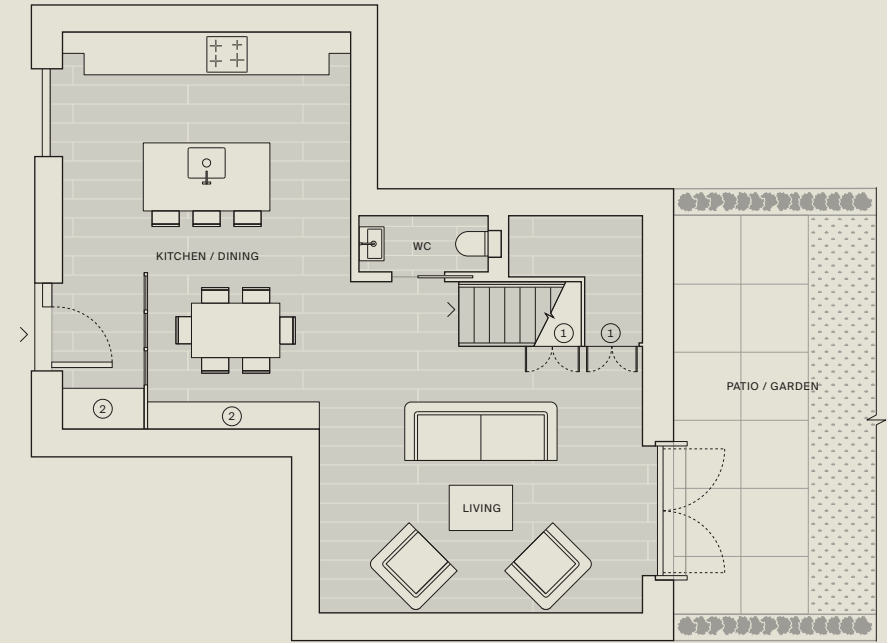
3 Bedroom

Internal Area
103.3 sq.m
1112 sq.ft

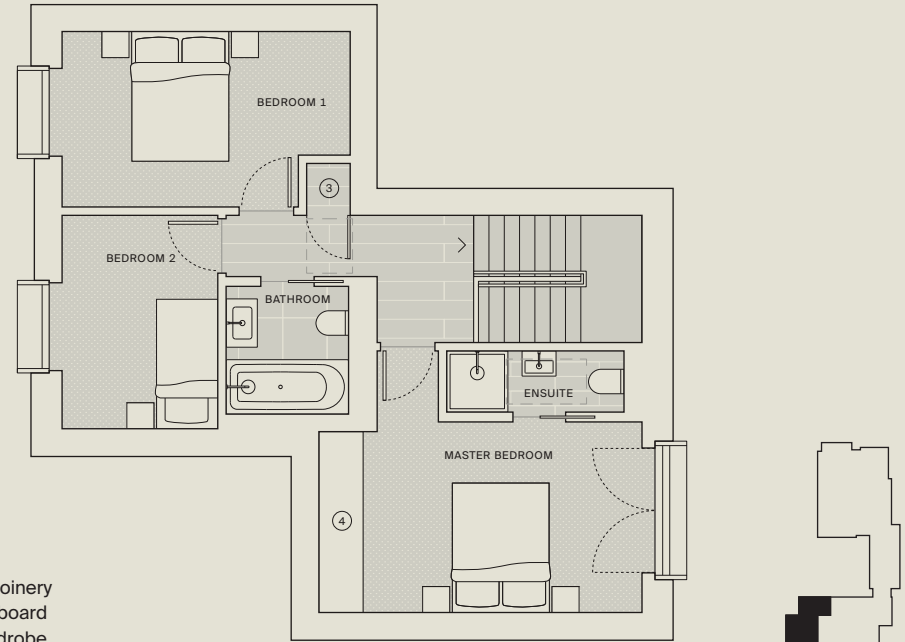
Private Garden
70.5 sq.m
759 sq.ft



Ground Floor



First Floor



- 1 Storage
- 2 Bespoke Joinery
- 3 Utility Cupboard
- 4 Fitted Wardrobe

West Eleven delivers thoughtfully designed homes in vibrant London locations. Avoiding the formulaic, we create residential-led mixed-use developments with thoughtful architecture and sophisticated interiors. Each project is seamlessly and intelligently integrated into the surrounding community, encouraging residents to 'live locally'. Above all, West Eleven homes are more than just bricks and mortar they are a determined lifestyle choice.

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Thoughtful and compelling design inspired by the vibrant location and modern living. The View offers a collection of 39 contemporary apartments and penthouses overlooking Battersea Park.

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Interior Design
Amelia McNeil Interior Design

Art Direction & Design
DeltaPapa

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Photography
David Butler

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Design Development

All aspects of the design for Caley House are reviewed continuously and we reserve the right to make alterations to the design without notice.

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