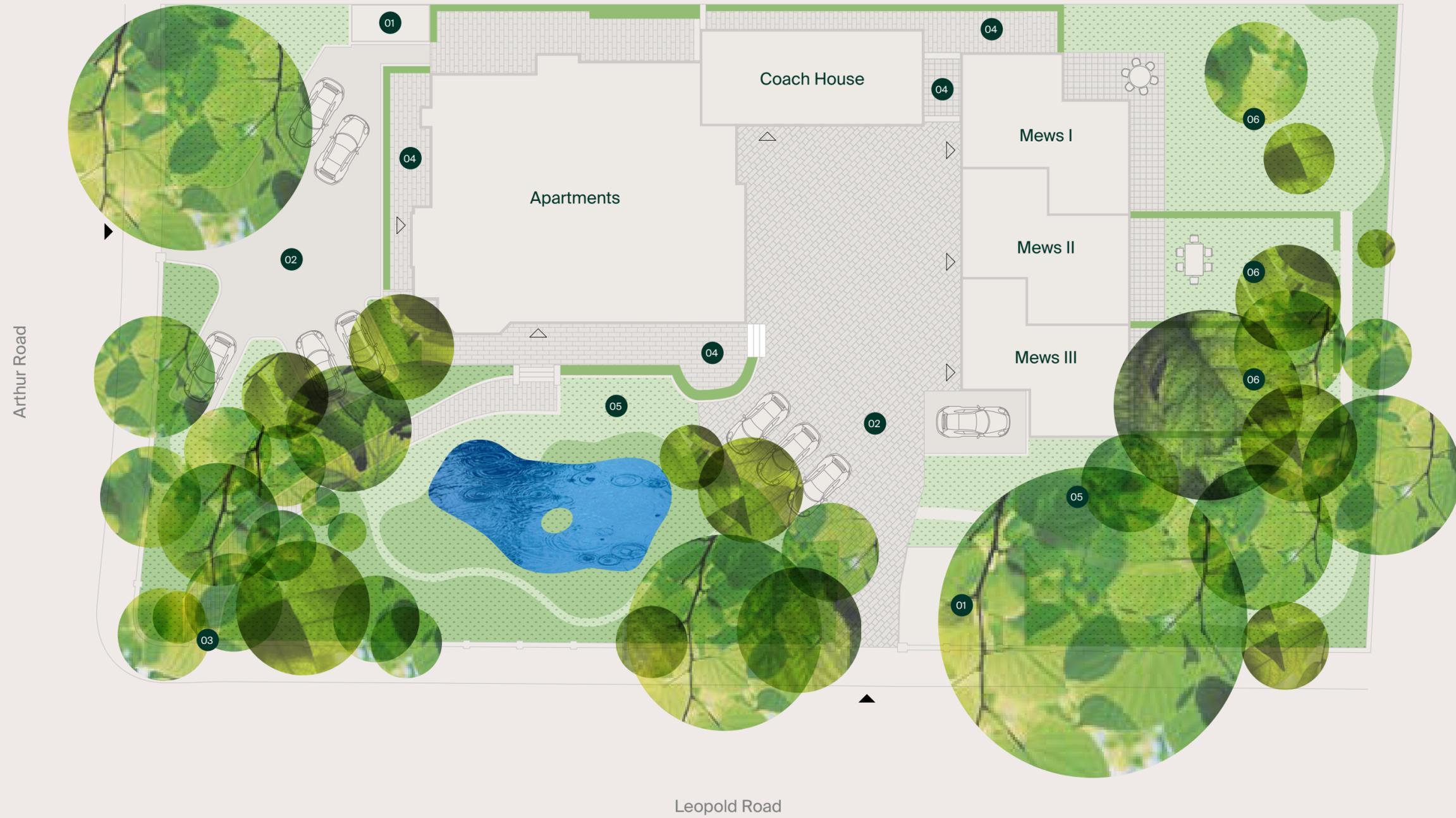


CALEY HOUSE

Plans & Specification

- 01 Bicycle Storage
- 02 Resident Parking
- 03 Pedestrian Gate
- 04 Private Amenity
- 05 Communal Gardens
- 06 Private Gardens



Estate Plan



Floor Plans
Apartments



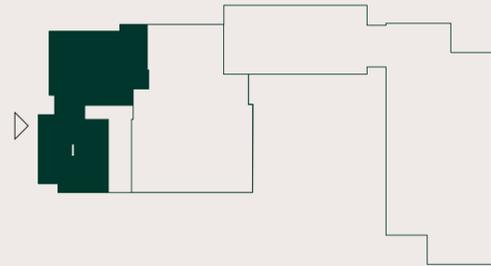
Apartment I

Ground Floor

Bedrooms 2
Bathrooms 1
En Suite 1

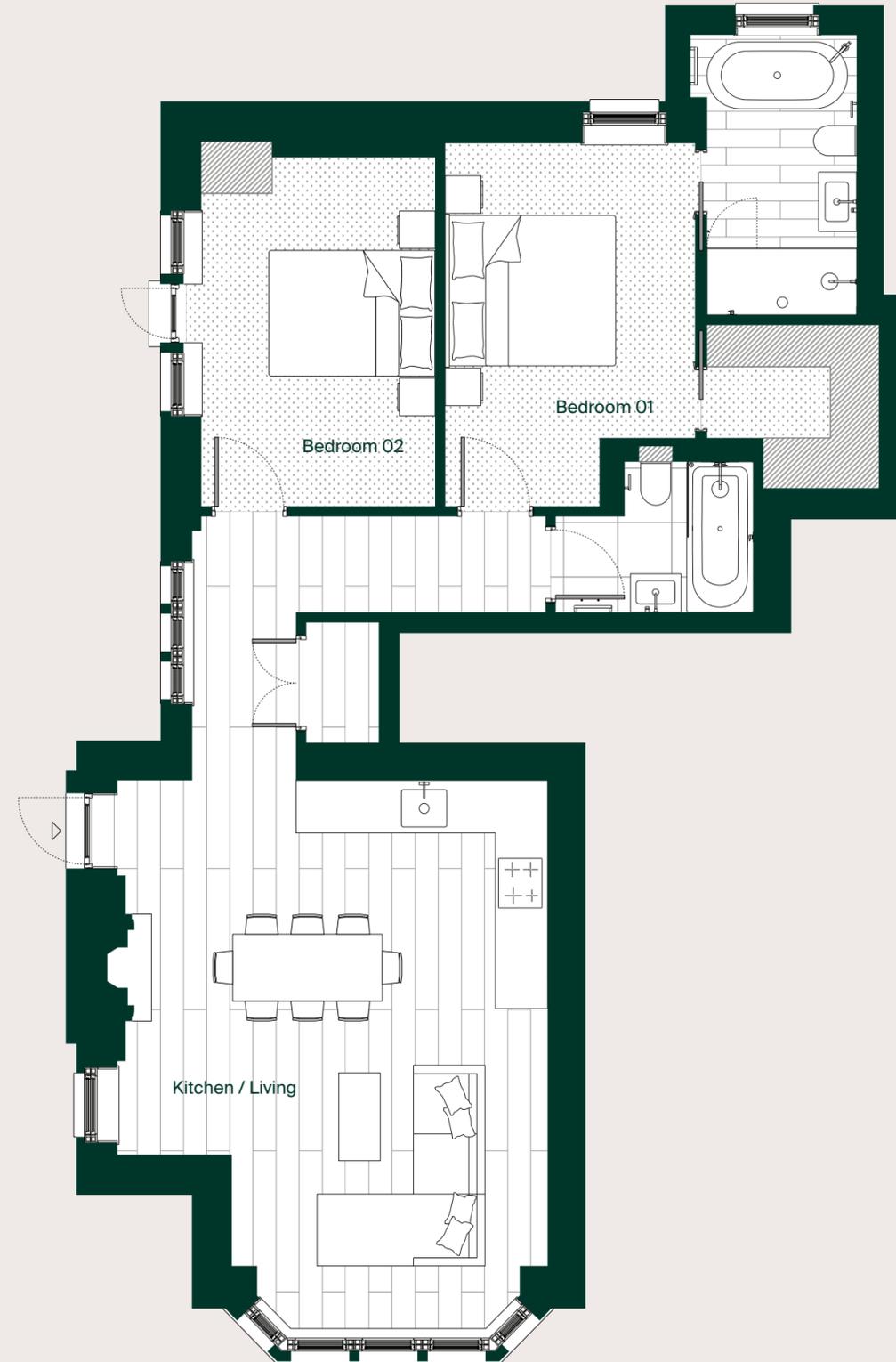
Internal Area (approx.) 877sq.ft

Ground Floor Plan



Disclaimer

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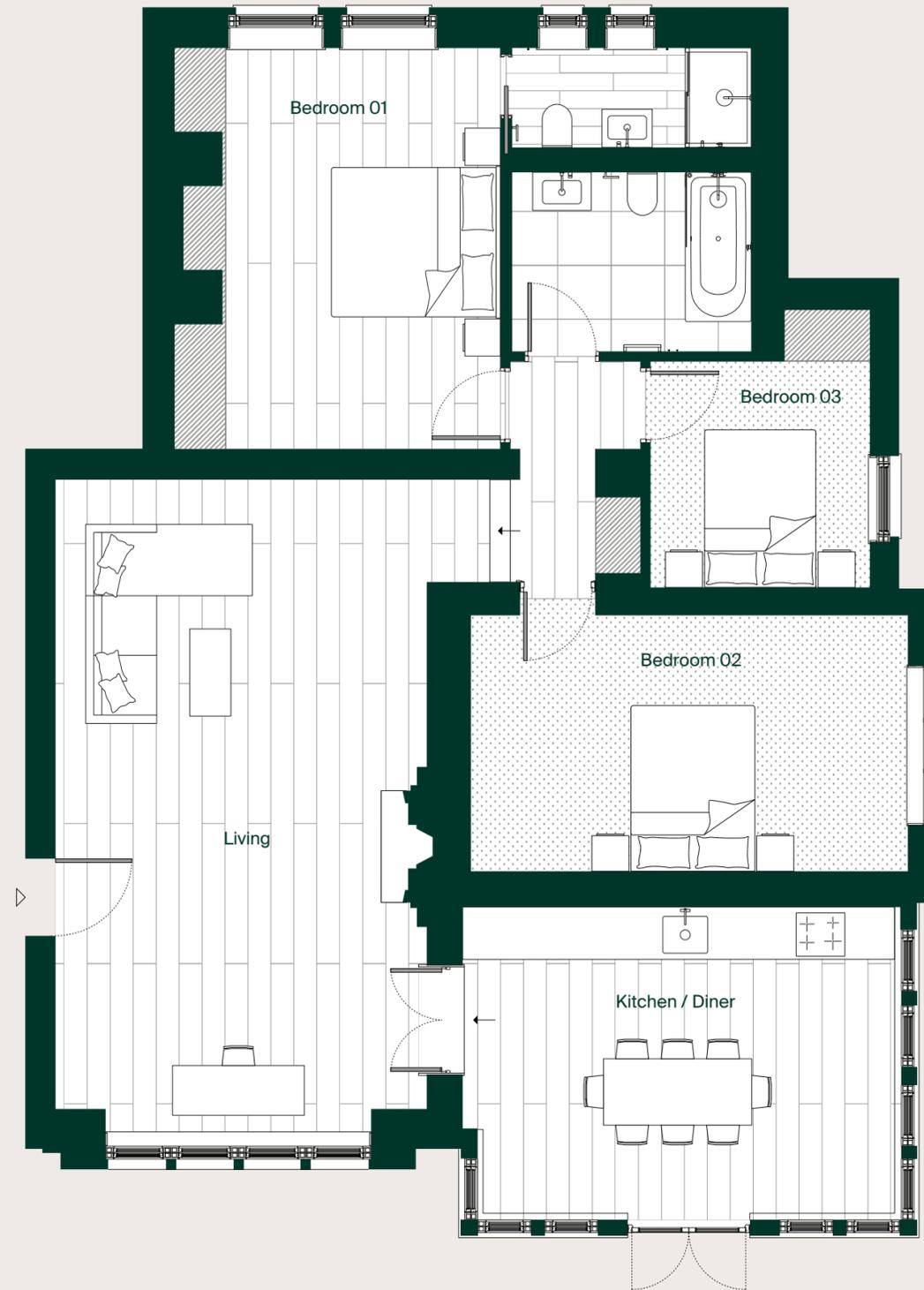
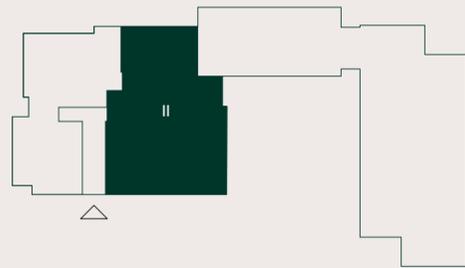
Apartment II

Ground Floor

Bedrooms 3
Bathrooms 1
En Suite 1

Internal Area (approx.) 1335sq.ft

Ground Floor Plan



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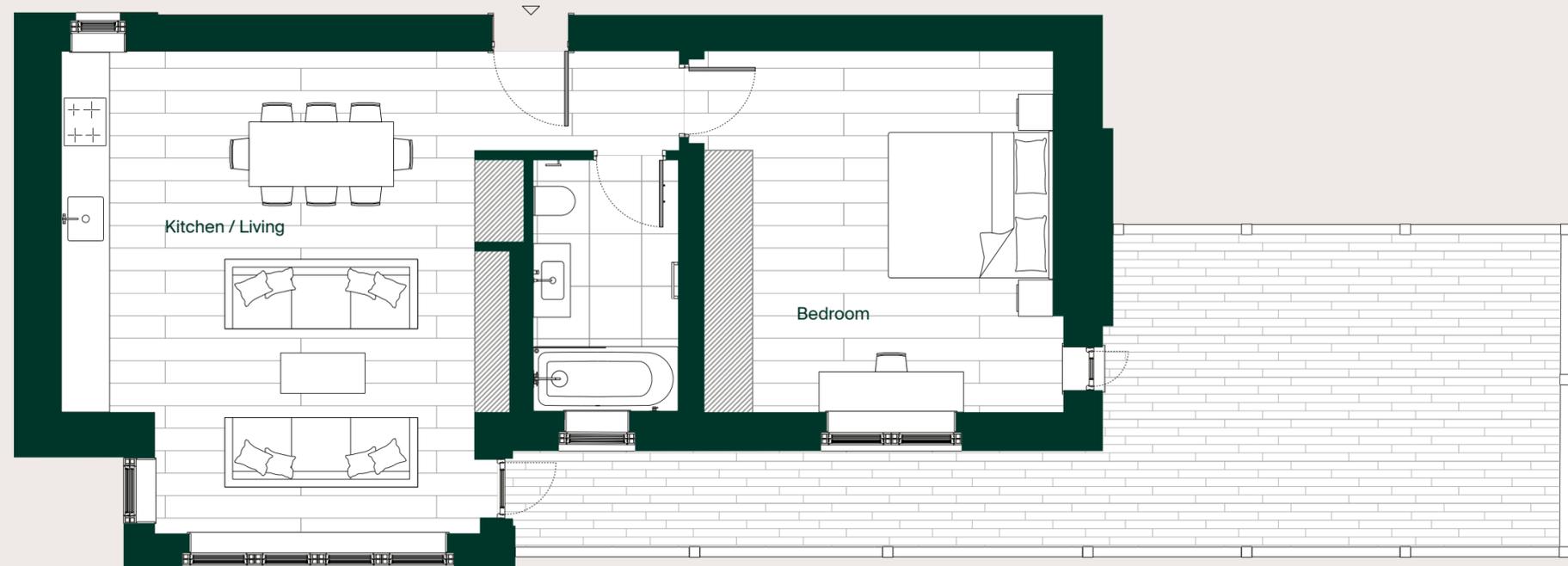
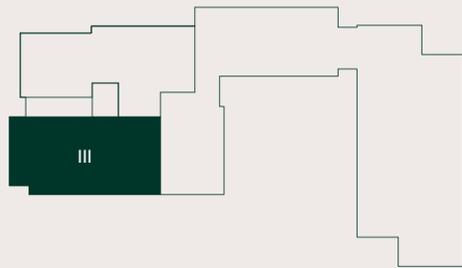
Apartment III

First Floor

Bedrooms 1
Bathrooms 1

Internal Area (approx.) 663sq.ft

First Floor Plan



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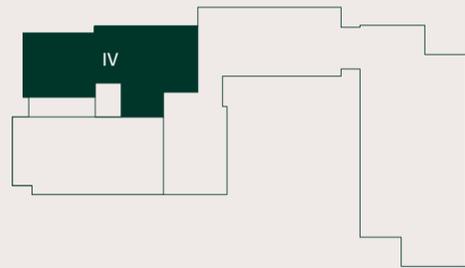
Apartment IV

First Floor

Bedrooms 2
Bathrooms 1
En Suite 1

Internal Area (approx.) 837sq.ft

First Floor Plan



Disclaimer

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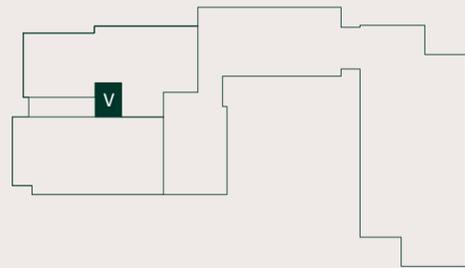
Apartment V

Second Floor

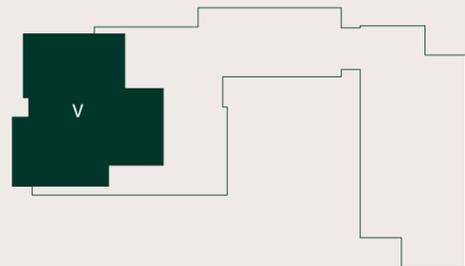
Bedrooms 3
Bathrooms 1
En Suite 1

Internal Area (approx.) 1330sq.ft

First Floor Plan



Second Floor Plan

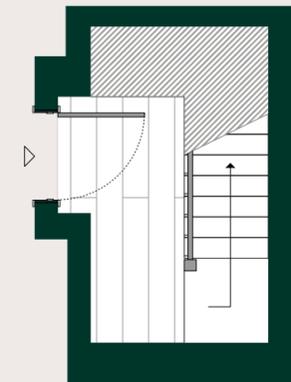


Disclaimer

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First Floor Entrance



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.

Specification

Exterior

Converted Edwardian red brick house with stone window surrounds and decorative tiled facade. 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.

Kitchen

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

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 brushed 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.

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, two-tone sisal effect textured carpet and oak plank. Hand-painted shaker panelled wood doors and concealed frame sliding doors to ensuite, with matt black ironmongery throughout.

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 5AMP 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.

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.

Please refer to the plans as the design and layout for each property is unique and there may be small differences in the specification.

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 sellar at point of sale.

Floor Plans
Coach House



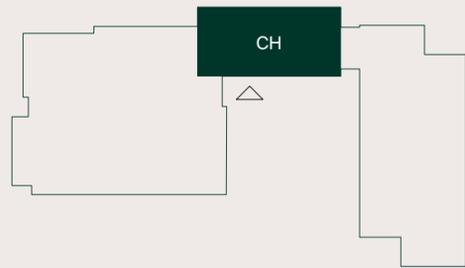
Coach House

Mews House

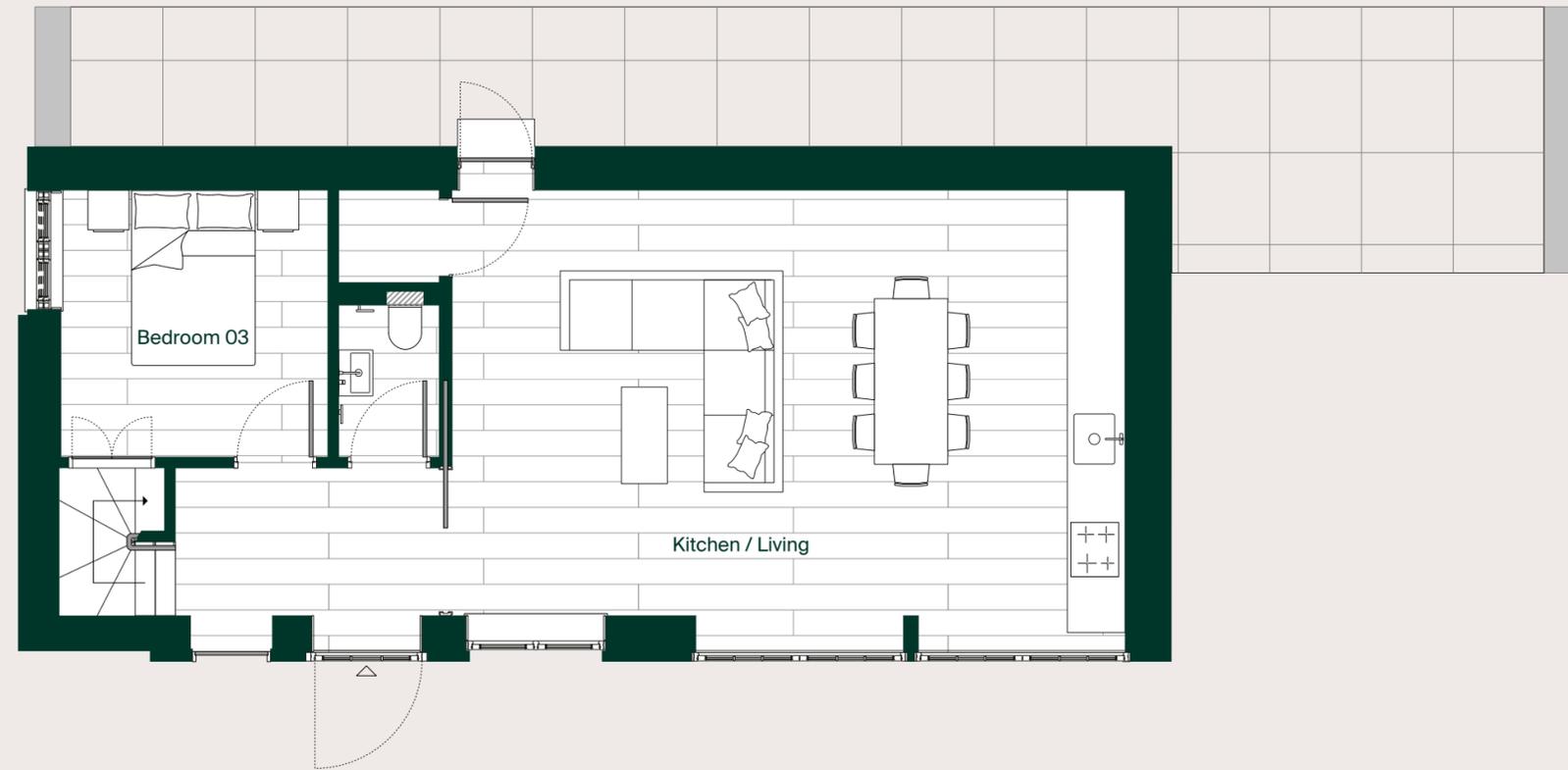
Bedrooms 3
 Bathrooms 2
 En Suite 1

Internal Area (approx.) 1207sq.ft

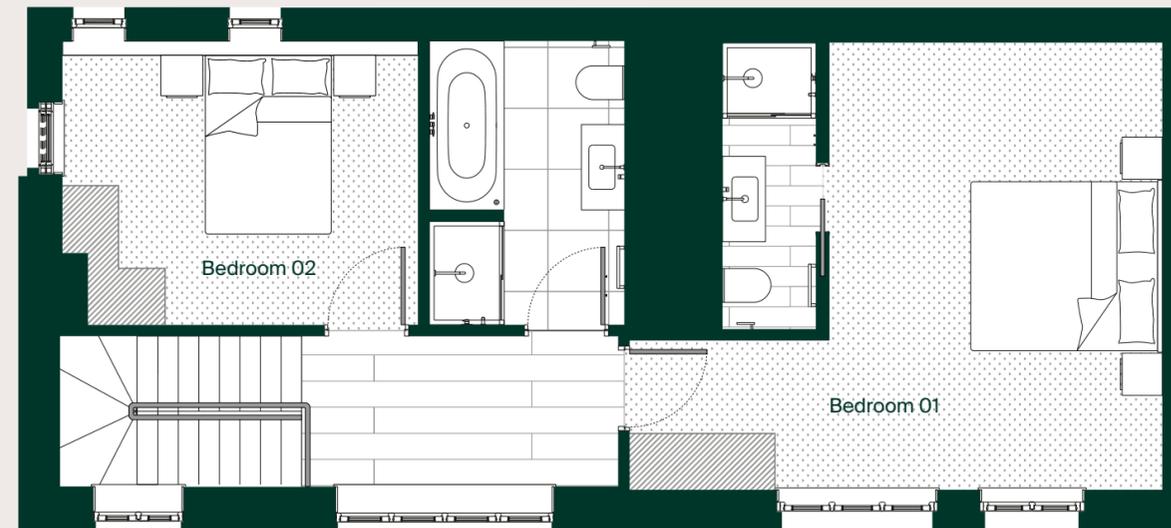
Floor Plan



Ground Floor



First Floor



Disclaimer

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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.

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.

Specification

Exterior

Conversion of former garages with accommodation above into a standalone coach house with a private front door. The redbrick exterior has been retained with replacement of all windows and doors to maintain the character and appearance of its former use.

Private Amenity

Private outside space with direct access at the rear of the property.

Kitchen

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

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 brushed 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.

Floors and Doors

Sustainably sourced European plank floor in a pale oak finish. Bedroom floor finishes designed bespoke for each room, comprising a combination of two-tone sisal effect textured carpet upstairs and pale oak plank downstairs. Hand-painted shaker panelled wood doors and concealed frame sliding doors to ensuite, with matt black ironmongery throughout.

Joinery

Custom made shaker style wardrobes in the master bedroom and bedroom two, in a warm grey hand-painted finish with bronze handles.

Lighting

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

Heating

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

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.

Please refer to the plans as the design and layout for each property is unique and there may be small differences in the specification.

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 sellar at point of sale.

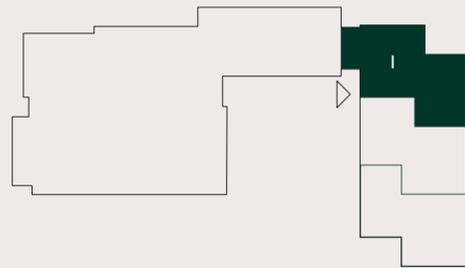
Floor Plans
Mews Houses



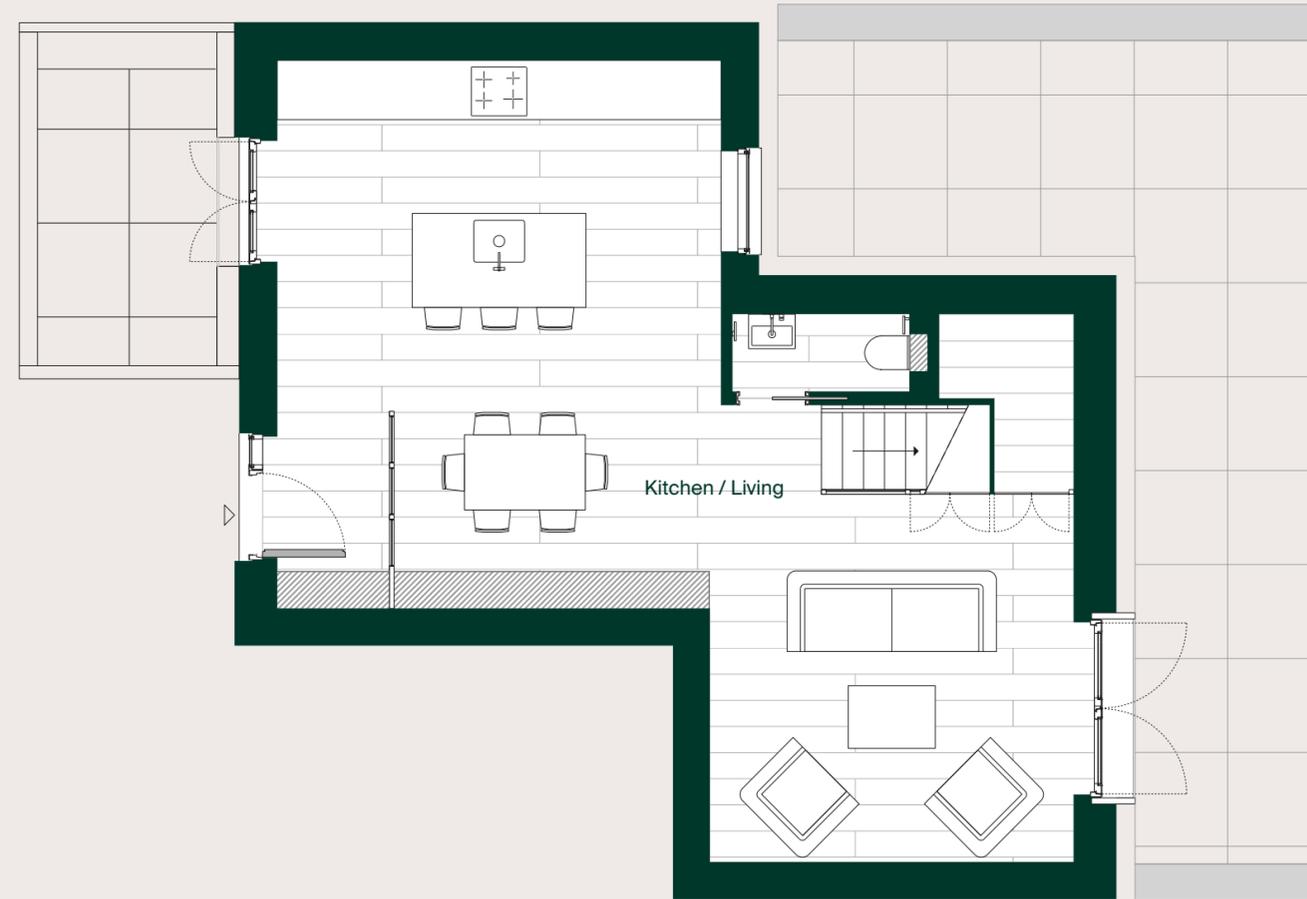
Mews I

Mews House	
Bedrooms	3
Bathrooms	2
En Suite	1
Internal Area	1097sq.ft

Floor Plan



Ground Floor



First Floor



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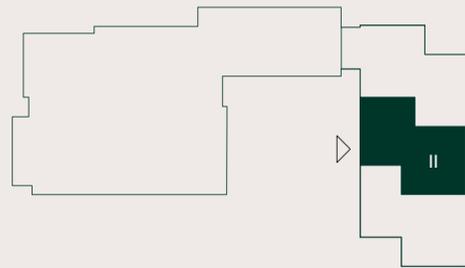
Mews II

Mews House

Bedrooms 3
Bathrooms 2
En Suite 1

Internal Area 1063sq.ft

Floor Plan



Ground Floor



First Floor



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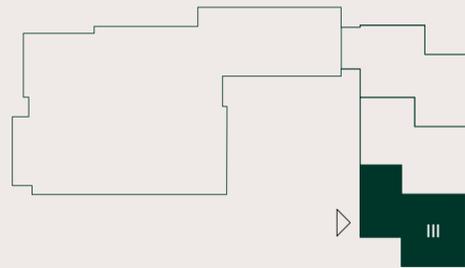
Mews III

Mews House

Bedrooms 3
Bathrooms 2
En Suite 1

Internal Area 1112sq.ft

Floor Plan



Ground Floor



First Floor



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Mews Houses

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.

Specification

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

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

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 brushed 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 with USB points.

Bathrooms

Matt white Matterhorn wall tiles with contemporary porcelain floor tiles (family bathroom) and wood effect plank flooring (ensuite). Glass shower screen and Inox brushed 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.

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.

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 5 AMP 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.

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.

Storage

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

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Enquiries

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**ROBERT HOLMES
& COMPANY**

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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.

Team

Developer
West Eleven Limited

Architecture
Jo Cowen Architects

Interiors
Amelia McNeil Interior Design

Art Direction & Design
DeltaPapa

 **West Eleven**

www.westelevenlimited.com

caleyhouse.london

 West Eleven