

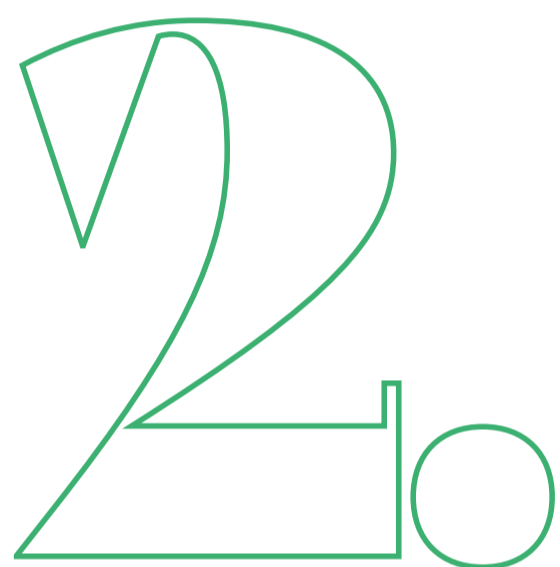
Abbotswood Place



10

An exceptional development of three beautiful houses and eleven apartments on one of the most prestigious and exclusive roads in Streatham.

The perfect balance



Abbotswood Place, perfectly located in a quiet, verdant setting with the buzz of central London on your doorstep.

Abbotswood Place, Abbotswood Road is situated in Streatham, a leafy and culturally rich area in South West London. It offers a rare chance to live a country casual life in one of the world's most eclectic and exciting cities. An address to impress, these fabulous houses and apartments residences are finished to perfection and provide astonishing levels of affordable luxury and fuss-free

functionality in a range of dwelling sizes, whether you are looking for a large family home with substantial garden, or more space to work from home, downsizing from a larger property or taking your very first steps on the property ladder.

This is a buzzing South West London suburb, enriched with a variety of entertainment, exercise, retail, dining and social opportunities. It is nestled on the edge of sprawling Tooting Bec Common which teems with wildlife, woodlands and parkland. With the West End and Square Mile just a short train journey away, the area is within easy reach of the city's main attractions. It has the best of both worlds – the heart of the city and the soul of the countryside, all in one place.

Streatham boasts an Olympic-size ice-skating rink, a cinema, popular jazz and comedy club, a plethora of traditional and gastro pubs. These include the eccentric Alice in Wonderland-themed Rabbit Hole pub, unpretentious Asian, Italian and

Middle Eastern eateries, and a vibrant mix of independent boutiques and more familiar names on the High Road. You really can stretch your legs on Streatham High Road because, at 1.8 miles in length, it is reputed to be the longest high street in Europe.



Stay Connected



The Woodfield Project
Woodfield Recreation Ground

Abbotswood Place is a ten minute walk to both Streatham and Streatham Hill overground rail stations, and a 15 minute walk to Balham overground and tube station. The rail and tube network provides easy and swift access into Central London via Victoria and Waterloo stations.

The area also benefits from a host of convenient and regular bus services, while the South Circular is easily accessible as is the M25. Heathrow and Gatwick airports are approximately 50 minutes away, giving you easy access to almost anywhere.



Education



Streatham is blessed with a raft of high performing schools, academies and colleges.

Chief amongst them is Streatham & Clapham High School for girls aged three to 18, which is located directly opposite Abbotswood Place. Streatham & Clapham High School is ranked in the top 20% of independent schools nationally. There are several

outstanding schools in the vicinity, including the Bishop Thomas Grant Catholic School, a co-educational secondary school rated by Ofsted as “outstanding” in all areas, and the Henry Cavendish Streatham Primary School which opened 12 years ago having been established in nearby Balham for a century and a quarter.

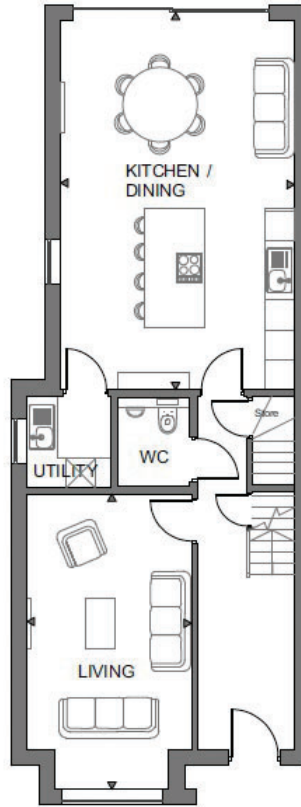


Discover your new home

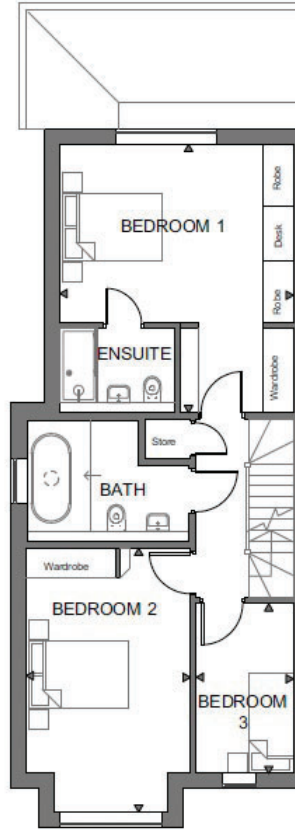
5



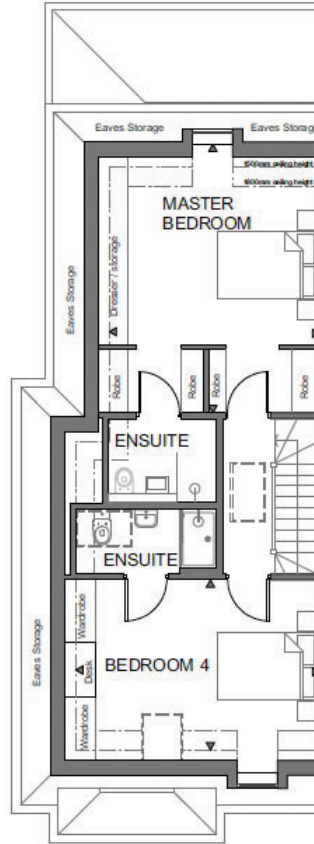
6.



Ground floor



First floor



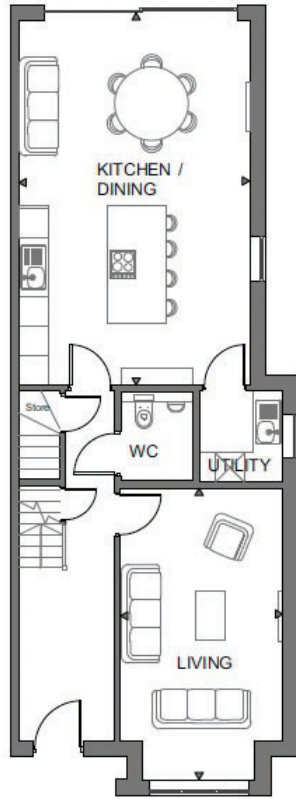
Second floor

Elmhurst House

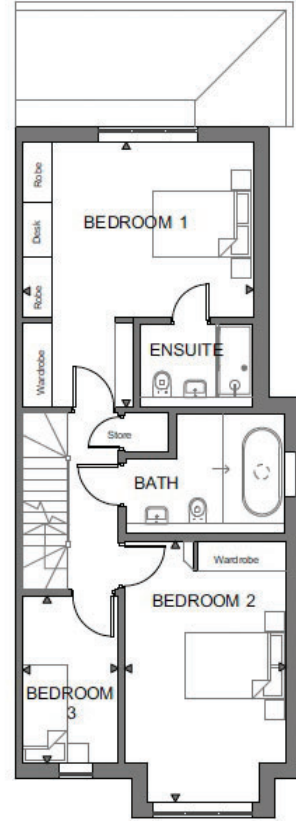
199sqm/2142sqft

	Metres	Feet
Living	5.9 x 3.3	19.5 x 10.1
Kitchen/dining	7.6 x 4.7	24.1 x 15.5
Master Bedroom	5.4 x 4.4	17.8 x 14.7
Bedroom 1	4.7 x 5.4	15.5 x 17.8
Bedroom 2	5.3 x 3.3	17.5 x 10.1
Bedroom 3	3.4 x 1.9	11.2 x 6.1
Bedroom 4	5.1 x 3.6	16.1 x 11.1

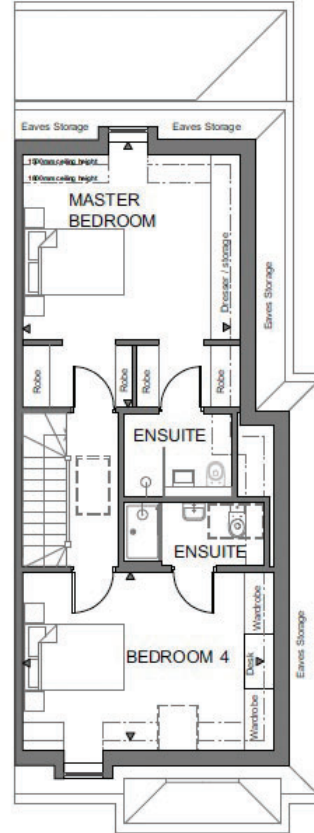




Ground floor



First floor



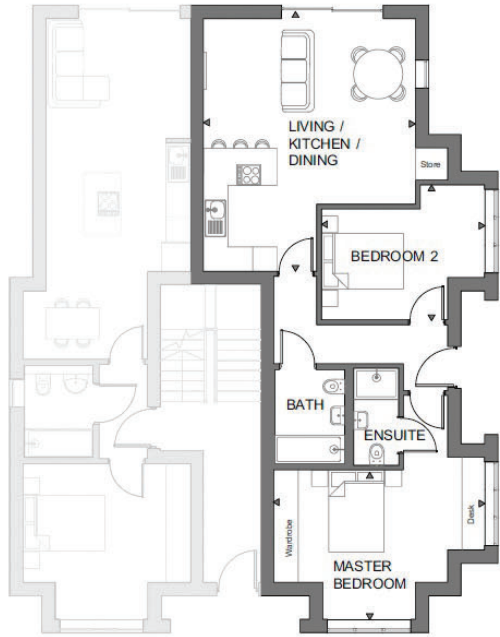
Second floor

Hollybrook House

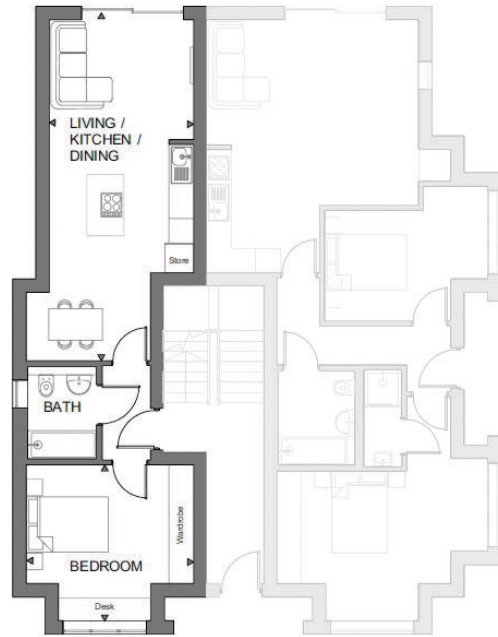
199sqm/2142sqft

	Metres	Feet
Living	5.9 x 3.3	19.5 x 10.1
Kitchen/dining	7.6 x 4.7	24.1 x 15.5
Master Bedroom	5.4 x 4.4	17.8 x 14.7
Bedroom 1	4.7 x 5.4	15.5 x 17.8
Bedroom 2	5.3 x 3.3	17.5 x 10.1
Bedroom 3	3.4 x 1.9	11.2 x 6.1
Bedroom 4	5.1 x 3.6	16.1 x 11.1

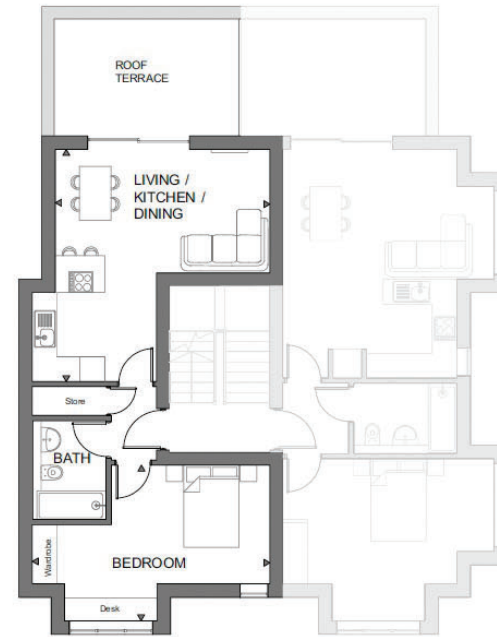




Apartment 1



Apartment 2



Apartment 3

Maplewood House

Apartment 1 - 73sqm/786sqft

	Metres	Feet
Living/kitchen/dining	6.3 x 5.2	20.1 x 17.0
Master Bedroom	5.2 x 3.7	16.1 x 12.0
Bedroom 2	4.0 x 3.3	13.1 x 10.1

Apartment 2 - 50sqm/538sqft

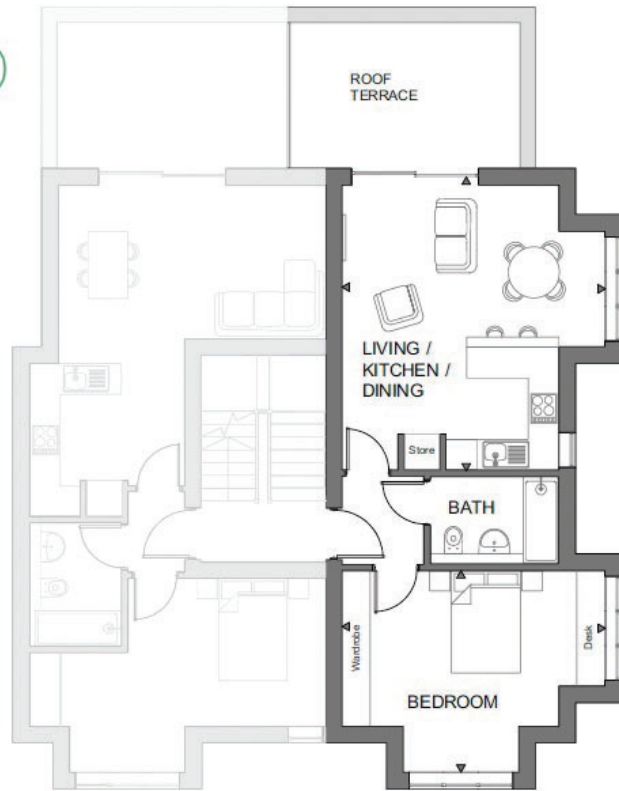
	Metres	Feet
Living/kitchen/dining	8.5 x 3.5	27.1 x 11.7
Bedroom	4.1 x 3.8	13.5 x 12.6

Apartment 3 - 49sqm/527sqft

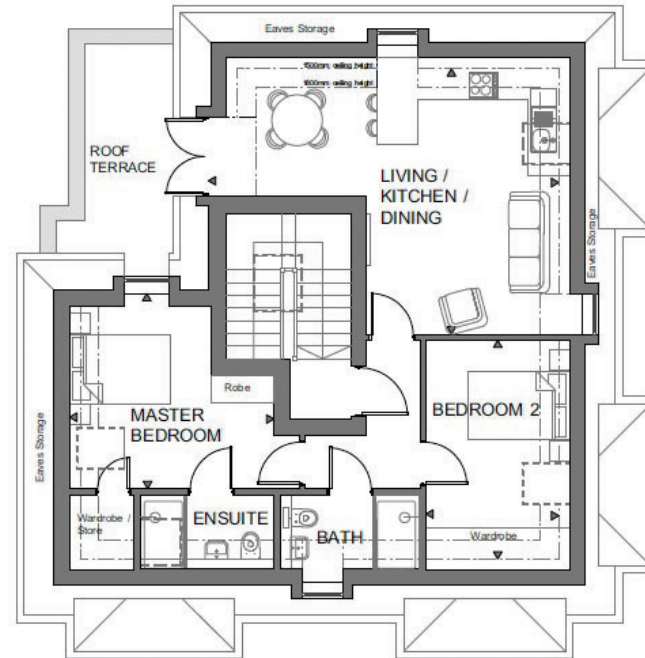
	Metres	Feet
Living/kitchen/dining	5.66 x 5.23	18.7 x 17.2
Bedroom	5.8 x 3.79	19.0 x 12.5



9.



Apartment 4



Apartment 5

Maplewood House

Apartment 4 - 52sqm/560sqft

	Metres	Feet
Living/kitchen/dining	5.7 x 5.2	18.1 x 16.1
Bedroom	5.2 x 3.9	16.1 x 13.0

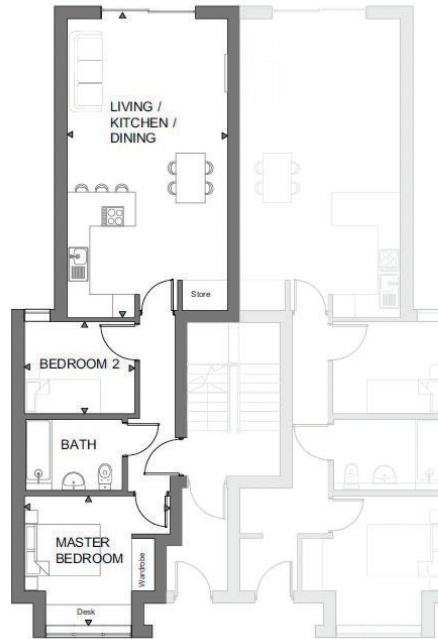
Apartment 5 - 75sqm/802sqft

	Metres	Feet
Living/kitchen/dining	6.9 x 5.2	22.8 x 17.2
Master Bedroom	4.0 x 3.9	13.3 x 12.8
Bedroom 2	4.3 x 2.6	14.2 x 8.7

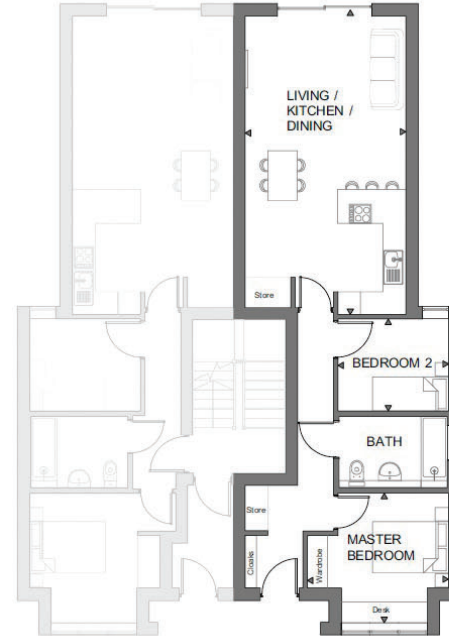


10.

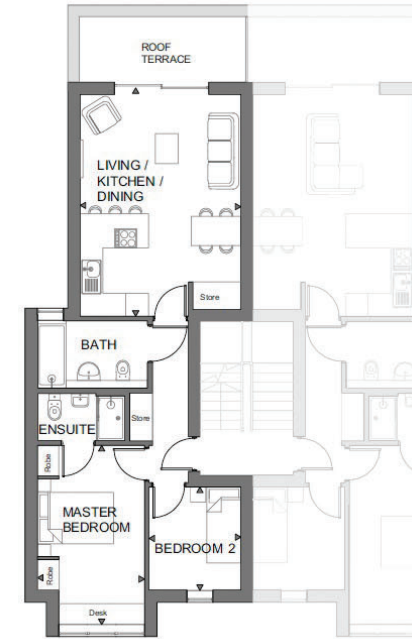
Hawthorn House



Apartment 6



Apartment 7



Apartment 8

Apartment 6 - 63sqm/678sqft

	Metres	Feet
Living/kitchen/dining	8.0 x 4.2	26.4 x 13.1
Master Bedroom	3.4 x 3.8	11.2 x 12.7
Bedroom 2	2.9 x 2.4	9.7 x 8.0

Apartment 7 - 68sqm/732sqft

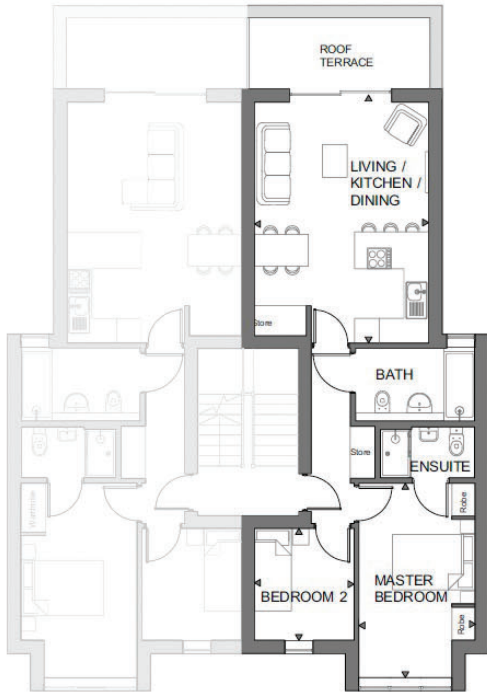
	Metres	Feet
Living/kitchen/dining	8.0 x 4.2	26.4 x 13.1
Master Bedroom	3.4 x 3.8	11.2 x 11.2
Bedroom 2	2.9 x 2.4	9.7 x 8.0

Apartment 8 - 60sqm/646sqft

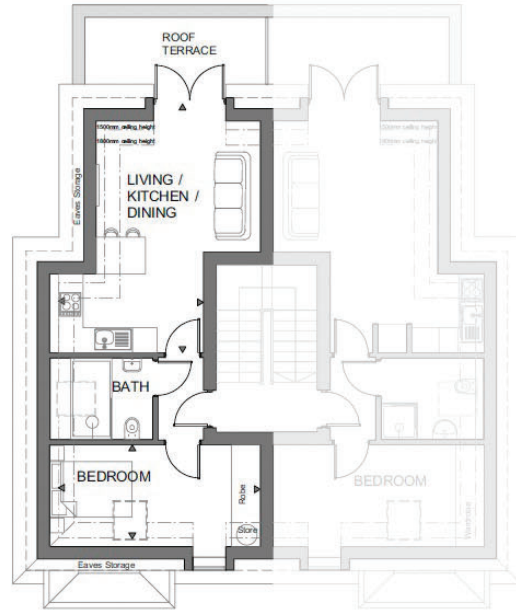
	Metres	Feet
Living/kitchen/dining	6.0 x 4.2	19.9 x 13.1
Master Bedroom	4.7 x 2.8	15.6 x 9.3
Bedroom 2	2.7 x 2.4	8.1 x 7.1



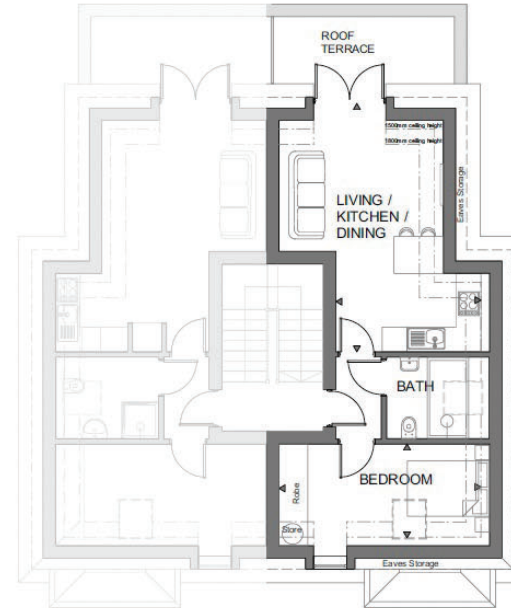
11.



Apartment 9



Apartment 10



Apartment 11

Hawthorn House

Apartment 9 - 60sqm/646sqft

	Metres	Feet
Living/kitchen/dining	6.0 x 4.2	19.9 x 13.1
Master Bedroom	4.7 x 2.8	15.6 x 9.3
Bedroom 2	2.7 x 2.4	8.1 x 7.1

Apartment 10 - 43sqm/463sqft

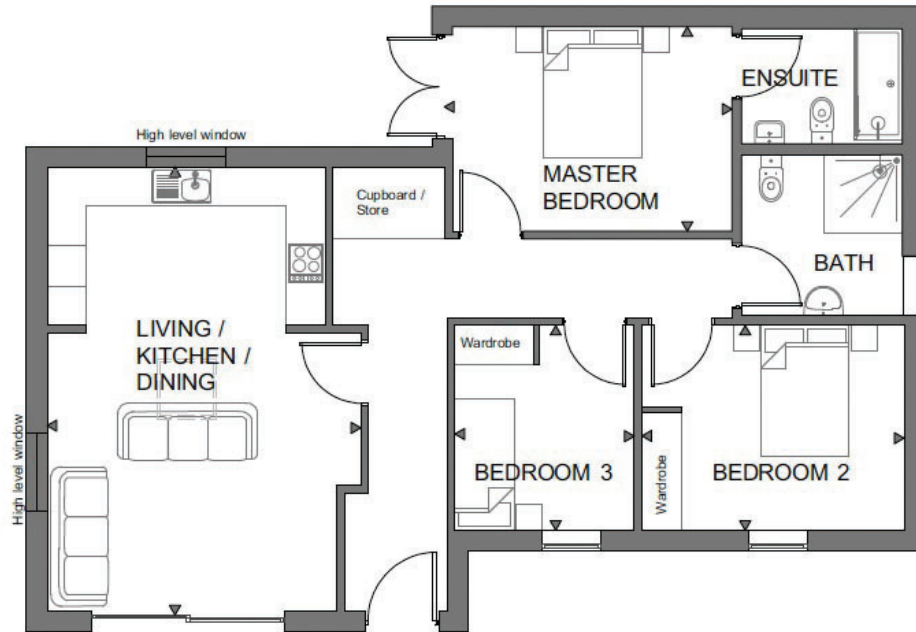
	Metres	Feet
Living/kitchen/dining	6.0 x 3.5	19.9 x 11.7
Bedroom	4.9 x 2.5	16.1 x 8.1

Apartment 11 - 43sqm/463sqft

	Metres	Feet
Living/kitchen/dining	6.0 x 3.5	19.9 x 11.7
Bedroom	4.9 x 2.5	16.1 x 8.1



120



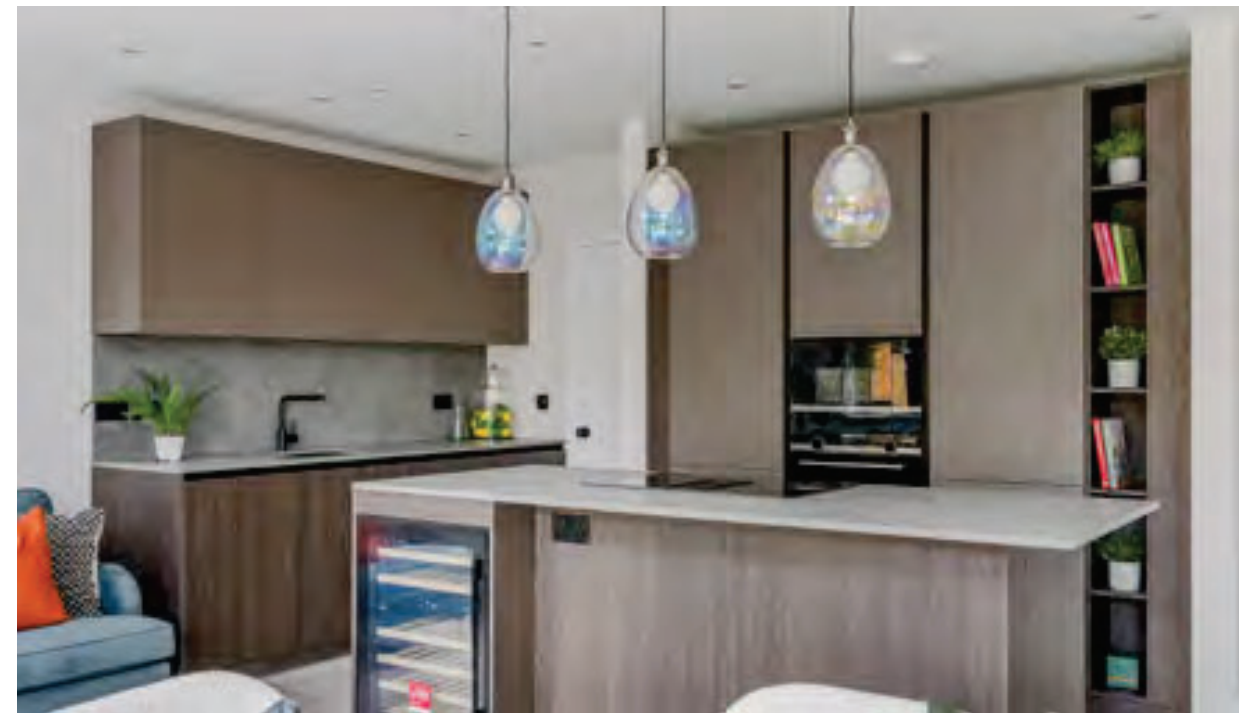
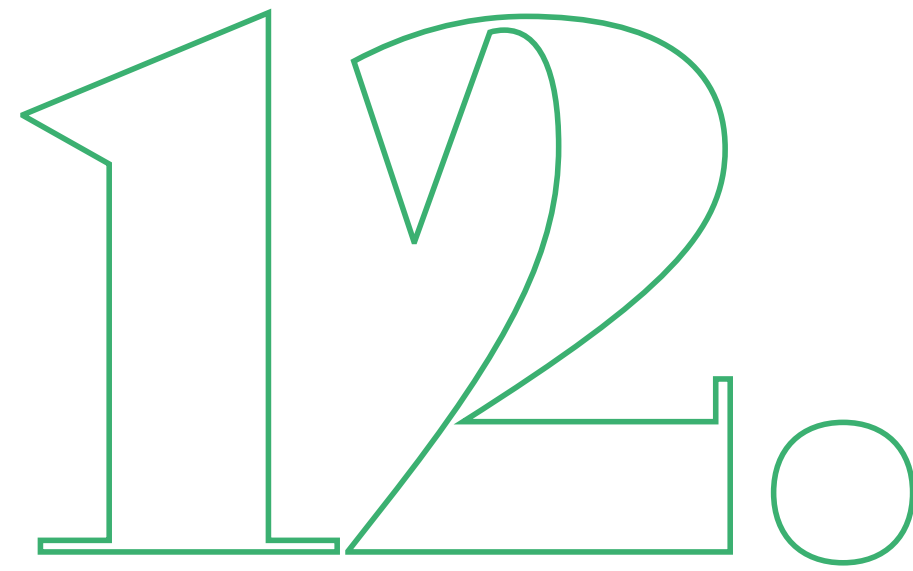
Cedar House

95sqm/1023sqft

	Metres	Feet
Living/kitchen/dining	6.31 x 4.79	20.8 x 15.9
Master Bedroom	4.39 x 3.12	14.5 x 10.3
Bedroom 2	4 x 3.13	13.1 x 10.3
Bedroom 3	3.13 x 2.74	10.3 x 9.0



Signature specification



Interior Design

- Oak parquet effect laid within communal hallways
- Wide format grey oak engineered wood flooring in all private hallways and living / dining rooms
- All bedrooms and dressing rooms are fully carpeted (or timber flooring to bedrooms of houses)
- Contemporary oak private entrance doors
- LED downlighters throughout
- Professionally designed bespoke fitted wardrobes in master bedrooms

Kitchen

- Handleless German kitchen, professionally designed with soft closing cabinetry and .
- Contemporary kitchen units finished with a luxurious quartz worktop and splashback
- Handleless kitchen units
- Porcelanosa floor tiles
- Quooker Hot water tap*

A range of premium branded energy efficient integrated electrical appliances to include:

- Oven
- Induction hob
- Extractor (downdraft extractor in houses)
- Dishwasher
- Fridge freezer
- Washer/dryer*

Bathrooms and Ensuites

- Beautifully designed European contemporary bathrooms and ensuites with walls and floors fully tiled with premium Porcelonosa tiles.
- Underfloor heating
- Designer wall hung basin and WC
- Designer basin and bath mixer taps
- Freestanding modern bath
- Walk in showers with low profile shower trays, or wet room style showers dependant on unit
- Electric heated towel rail
- Fitted shaver sockets to bathrooms and ensuites
- Pre mounted mirrors to all bathrooms and ensuites

Heating

- A sustainable Air Source Heat Pump provides high efficiency, low cost underfloor heating and hot water throughout each house and apartment.
- Selected units also benefit from discreet roof mounted Solar Panels

Security and Safety

- Video entry phone system to main front door with colour display
- High quality multi point security locks fitted to all external doors
- Mains powered smoke and heat detectors

External Areas

- Fully landscaped communal gardens with thoughtfully designed lighting throughout
- Communal bicycle store
- External tap to all houses and ground floor apartments
- External power socket to all houses and ground floor apartments

Peace of Mind

- Two-year customer care service warranty & 10 year CML compliant building warranty

**In selected units only*

Disclaimer

All dimensions are accurate to within 50mm and taken at 1.5m. All furniture layouts including kitchens, bathrooms, en-suites are indicative only and not necessarily representative of the finished plot.

Why Earlswood Homes?

13.

Earlswood Homes is an award winning privately-owned property developer, focused on delivering high quality homes in desirable locations.

Established in 2006, our team brings expertise, innovation, and precision to every project and are dedicated in understanding your vision to turn this into reality.

At Earlswood we strive to build quality new homes and focus on sustainability, safety, and efficiency, ensuring every project is completed to a high standard, without compromise.

I was lucky enough to be able to buy the last remaining house. An exceptional house from Earlswood Homes it was completed to an exceptionally high finish. Amazing location and fantastic house. By far the best house we had seen in the area. Keep up the great builds Earlswood team- having lived in the house since the end of March, it is a dream come true/dream house.

And the aftercare support has been superb to iron out the odd snagging item.

“James Moir – Facebook review”





Abbotswood Place | 49 Abbotswood Road | London SW16 1AJ



www.earlswoodhomes.com

Sales & Enquiries: 01737 760 440/enquiries@earlswoodhomes.com

The information contained in this brochure is for general guidance only. The accuracy of any visual image, measurement, depiction of environment, plot position and home layout should be confirmed with the selling agent or through your solicitor. The computer generated illustrations are intended to give an indication of the appearance of the properties in a mature setting but are not necessarily representative in every respect. Purchasers are advised that floor layouts may vary from plot to plot and Earlswood Homes reserves the right to alter these details at any time and without prior notice. Photography and images are used for illustrative purposes only. Specification is correct at the time of publishing and may be subject to change at the discretion of Earlswood Homes without notice. Purchasers should satisfy themselves by inspection or otherwise of items and specification included. This information does not constitute a contract, part of a contract or warranty.