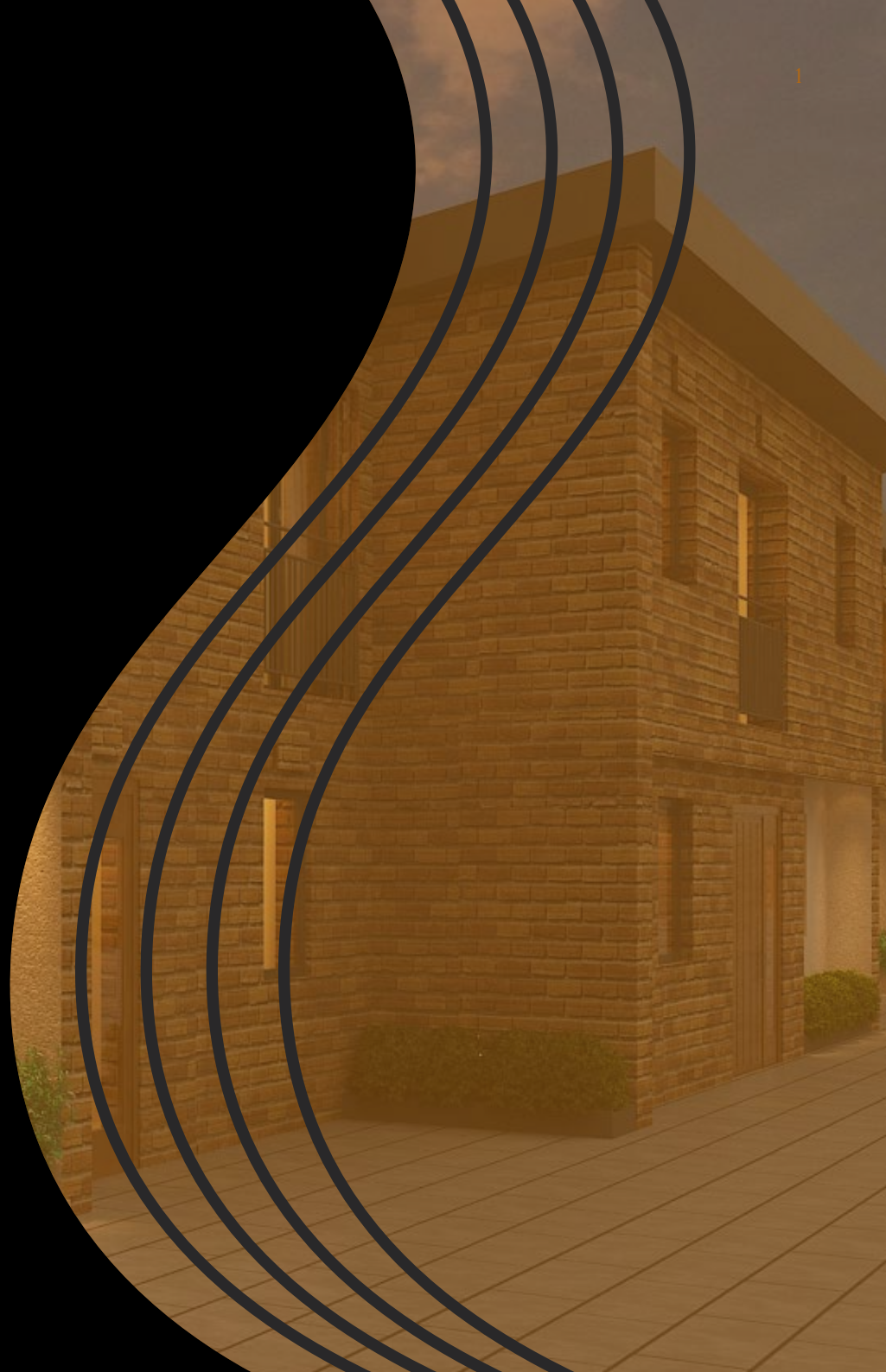




POTTERY MEWS
FULHAM SW6

www.potterymews.com



THE DEVELOPMENT

Pottery Mews is a private gated development located in the leafy corner of London, Fulham. This outstanding development comprises of a mix of 8 residential apartments and town houses. Each one designed and specified to provide exclusive living space, with emphasis on style, amenity and modernity comfort. .



The Computer Generated Images do not represent the exact look and feel of the development.



The Computer Generated Images do not represent the exact look and feel of the development.

THE LIVING SPACE

Pottery Mews is finished to the highest specification. Light and spacious kitchens, bright and elegant bathrooms, stylish and modern open-plan living areas and private amenity spaces, make Pottery Mews.

Features include high quality engineered hardwood flooring to entrance halls, living, dining rooms, kitchens, studies and cupboards. Porcelain tiles, and white gloss fully fitted German Häcker kitchens or similar, energy saving recessed lighting in the kitchen, bathrooms and lounges.





THE AREA

Nestled in a bend of the River Thames, with affluent Chelsea guarding its northern border, genteel Fulham is one of London's safe havens. The Fulham of today is a firmly established upmarket location, packed with boutique shops, bars and restaurants. Of course, there's the added bonus of plenty of lovely riverside pubs for a quick drink on the way home. Numerous young couples and City professionals have made the move into this leafy corner of London and its attractive properties and kid friendly nature have also lured numerous families to the area.







Bishops Park



Hurlingham Park



Chelsea FC



Fulham Broadway Shopping Centre



Odeon Cinema Putney



Vue Cinema Fulham Broadway



Fulham FC

Get a First Class Education

Pottery Mews is also within easy reach of some of the most-renowned Universities and colleges.



Universities

Imperial College (3.7 miles)

University of Westminster (5.0 miles)

LSE (6.3 miles)

Kings College (6.5 miles)

UAL (7.0 miles)

UCL (7.8 miles)

Schools

Thomas's Academy (0.2 miles)

Lady Margaret School (0.5 miles)

All Saints C of E Primary School (0.6 miles)

Sullivan Primary School (0.6 miles)

St Johns Walham Green Primary School (0.7 miles)

Fulham Prep School (1.8 miles)

The London Oratory School (2.1 Miles)

LONDON

The capital is home to a phenomenal array of things to see and do. From West End productions to some of the finest museum and art galleries in the world, London presents a million and one things to experience no matter what you are into. Spend an afternoon exploring the prestigious shopping opportunities of Bond Street, or stroll under the trees in one of the cities many beautiful royal parks. Dine at a Michelin-starred restaurant or head to your favourite pub to watch the football or enjoy a leisurely Sunday roast. However you like to spend your well-deserved down time moments, London offers a myriad of choices to do just as you please.





THE CONNECTIONS

Fulham is served by three Tube stations: Fulham Broadway, Parsons Green and Putney Bridge (in south Fulham). All in Zone 2 on the District Line, journeys to Victoria take less than 20 minutes and it's only half an hour to Monument. Nearby West Brompton and Imperial Wharf stations are on the London Overground network and are also served by Southern Railway trains. Fulham is incredibly well connected by bus. Numbers 14, 11 and 295 all head into

central London, while the 391 (to Richmond), 295 (to Clapham Junction) and 424 (to Putney Heath) take passengers south of the river.

Cycle: There is a strong cycling community in Fulham who make the most of the 20 minute ride to Victoria. It's only half an hour to Waterloo for those who need to get further into town. The 15 minute drive to the M4 means Fulham locals have easy access to the west of England.



Putney Bridge
0.3 miles



Parsons Green
0.4 miles



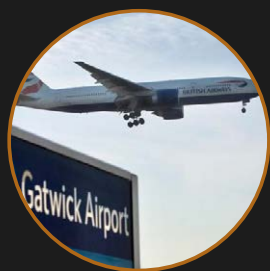
Putney
1.2 miles



London Heathrow Airport
13.2 miles



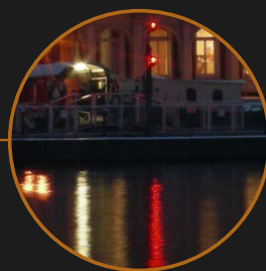
London City Airport
13.8 miles



London Gatwick
35.4 miles



London Luton Airport
46.1 miles



Putney Pier
0.6 miles



Wandsworth Riverside Quarter Pier
1.5 miles

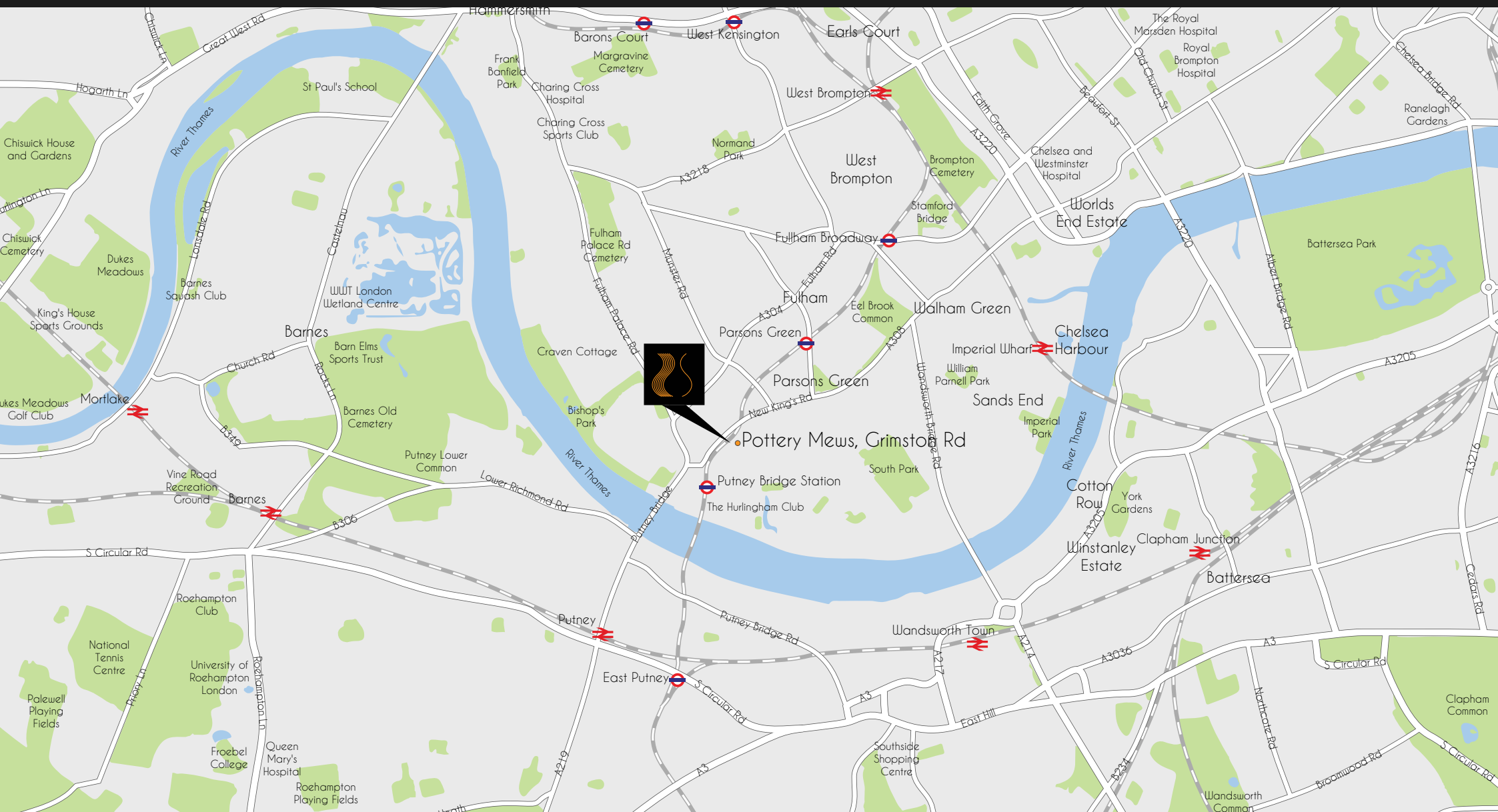


Chelsea Harbour Pier
1.8 miles

SITE PLAN

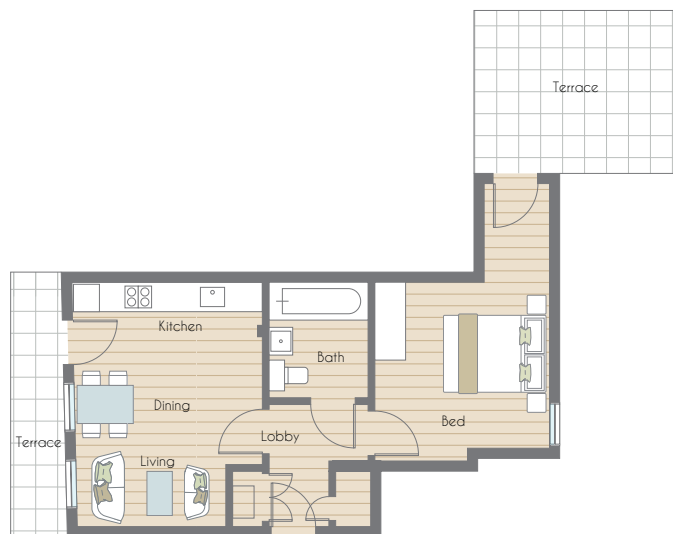


LOCAL MAP



UNIT 1

ONE BEDROOM APARTMENT

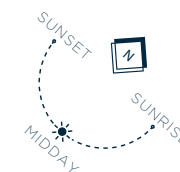


GROUND FLOOR LEVEL

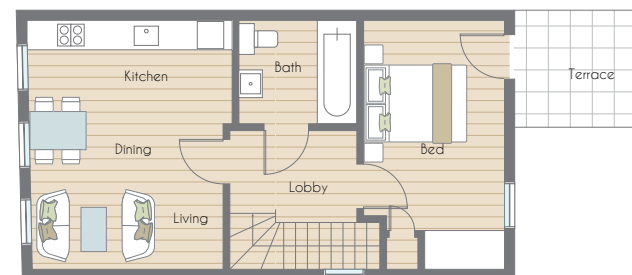
TOTAL AREA
45.2 SQM
487 SQFT

UNIT 2

ONE BEDROOM APARTMENT



GROUND LEVEL

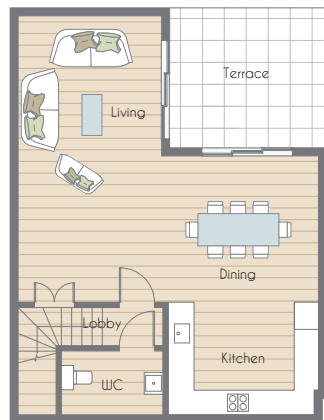


FIRST FLOOR LEVEL

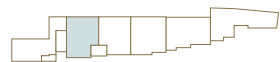
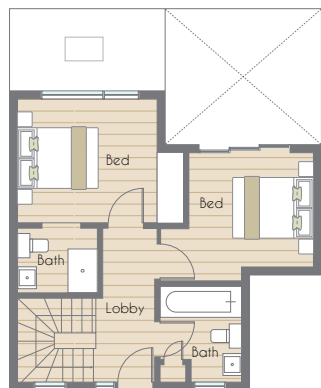
TOTAL AREA
45.3 SQM
488 SQFT

UNIT 3

TWO BEDROOM - DUPLEX



LOWER GROUND LEVEL



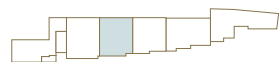
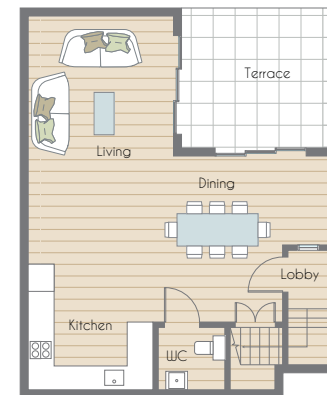
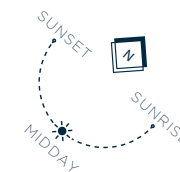
GROUND FLOOR LEVEL

TOTAL AREA

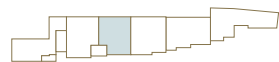
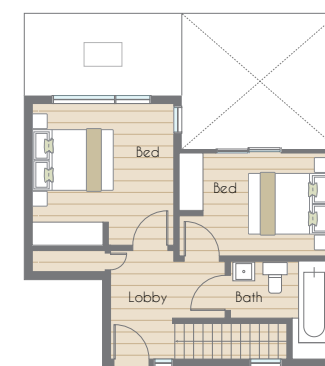
95.6 SQM
1029 SQFT

UNIT 4

TWO BEDROOM - DUPLEX



LOWER GROUND LEVEL



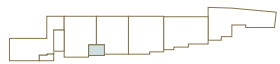
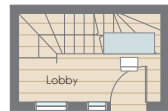
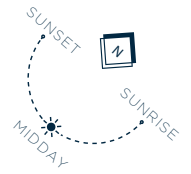
GROUND FLOOR LEVEL

TOTAL AREA

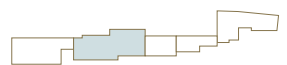
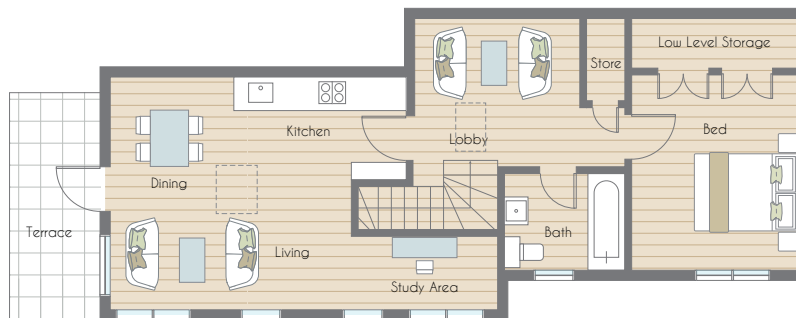
88.3 SQM
950 SQFT

UNIT 5

ONE BEDROOM APARTMENT



GROUND LEVEL

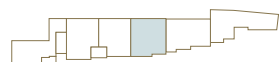
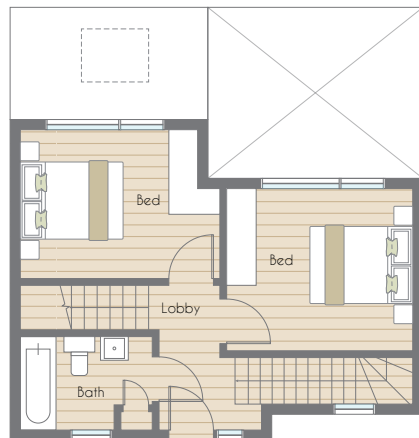
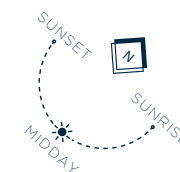


FIRST FLOOR LEVEL

TOTAL AREA
58.7 SQM
632 SQFT

UNIT 6

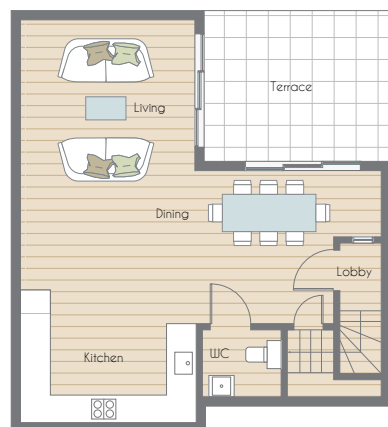
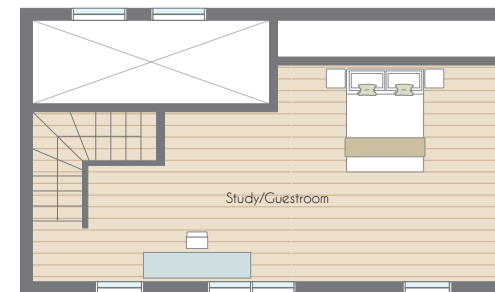
TWO BEDROOM & STUDY/GUEST



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



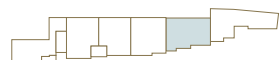
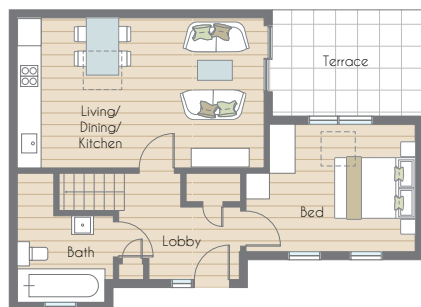
LOWER GROUND LEVEL

HOUSE

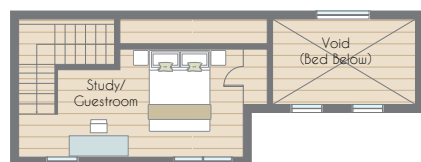
TOTAL AREA
106.3 SQM
1144 SQFT

UNIT 7

ONE BEDROOM & STUDY/GUEST



GROUND LEVEL



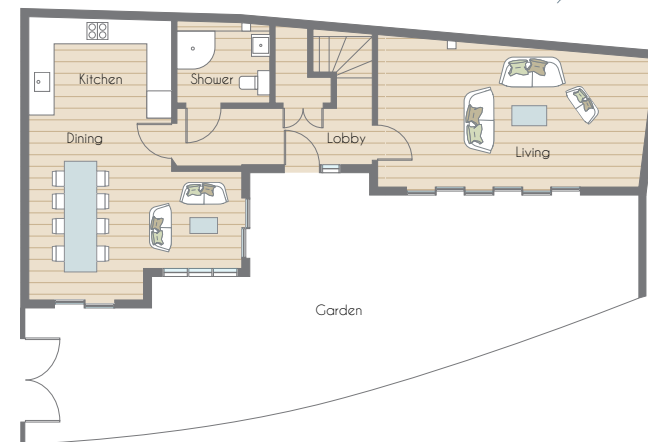
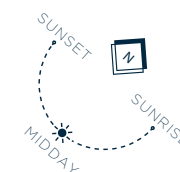
FIRST FLOOR LEVEL

HOUSE

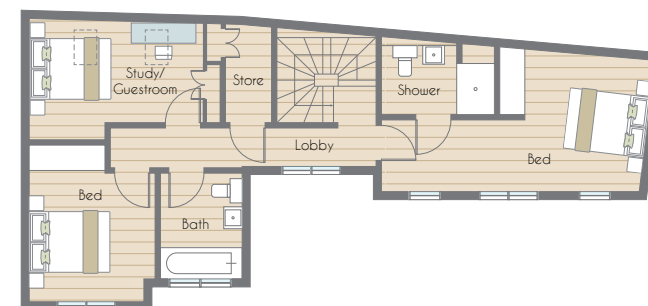
TOTAL AREA
65.2 SQM
702 SQFT

UNIT 8

TWO BED, TWO RECEPTION & STUDY/GUEST



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

HOUSE

TOTAL AREA
125.9 SQM
1355 SQFT

SPECIFICATIONS

THE BUILDINGS

External Walls

- High quality insulated brickwork and isolated render panels

Windows & Doors

- High acoustic performance Aluminium windows and doors throughout
- Double Glazed

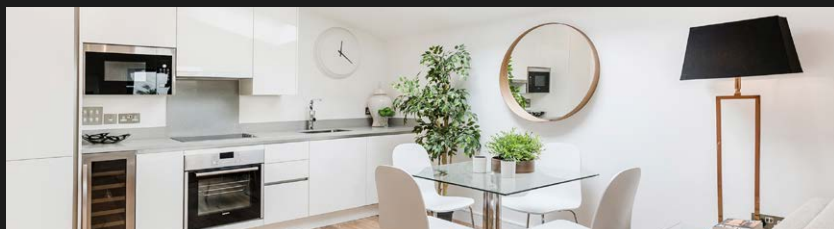
Internal Finishes

Floor

- The floor build-up incorporates acoustic and thermal insulation layers
- All floors finished with engineered hardwood
- High quality porcelain floors to all bathrooms
- High Quality 80/20 wool carpet to all bedrooms

Ceilings

- Ceilings constructed from plasterboard system incorporating smoke and heat detectors
- Ceilings will be finished with three coats quality white matt emulsion paint finish



Internal Walls, Stairs and doors

- All internal walls constructed to a high level of sound proofing
- Solid Oak stairs with glass balustrading,
- Main entrance doors to be high quality Ultra-tech wood with multi-point locking system
- Door frames and architrave's in solid oak finish
- All internal doors with oak veneer finish
- A coordinated high quality range of ironmongery will be used throughout the units, with locks fitted to all bathroom doors
- High Quality Built in storage or Wardrobe to all main Bedrooms

KITCHEN

- White German kitchens by Hacker or similar
- Handle less Kitchen units
- LED lights to underside of kitchen units
- Composite material to worktop and splash back
- Stainless Steel Under Mount Sink by Caple or similar,
- Chrome Tap by Caple or similar,
- Appliances will be of high quality and include:
 - > Single fan oven by Siemens
 - > 600/900mm hob by Siemens
 - > Siemens integrated extractor fan
 - > Siemens integrated microwave
 - > Siemens integrated 300mm wide wine coolers,
 - > Fully Integrated 70/30 Fridge/Freezer by Bosch or similar

- > Fully Integrated Dishwasher by Bosch or similar
- > Fully Integrated (where applicable) Washer/Drier by Bosch or similar

Bathrooms, showers and sanitary fittings:

- Wall hung WC with soft closing seat
- Semi Recessed Wash Basin
- Bathroom vanity unit
- Full height heated mirror cladding to above basin
- Shaver sockets to all bathrooms
- Steel baths with tiled bath panels
- Grohe taps throughout
- Concealed Grohe Shower Valve for ensuite rooms with ceiling dial shower head
- Wet rooms or ensembles
- Bath/shower screen
- All wet areas tiled
- Where wall tiles are not used the wall will receive a high quality paint finish



MECHANICAL & ELECTRICAL

- Brushed/chrome sockets and switches in lounge/Dining/Kitchen and Living areas,
- External sockets to all terrace areas,
- External lights outside each entrance door,
- LED downlights throughout,
- Wired for burglar alarm,
- Recessed lights to entrance paving areas,
- Smoke alarms throughout,
- Under floor heating throughout
- High efficiency Ideal Logic Code balanced flue Gas boiler of similar
- Mechanical Extract ventilation system throughout

COMMUNAL EXTERNAL AREAS

- Natural stone paving and shingle beds to access routes
- Planting on paved areas to front of units
- Bin store
- Recessed lights to paved entrance areas

SECURITY

- Electric entrance gate with audio/visual door entry system
- External security lighting to main entrance and walkways
- Walled communal areas
- Secure Locking
- CCTV Camera monitoring system

AGENTS



Foxtons
020 8996 6009
newhomes@foxtons.co.uk



Chestertons
Residential Developments
020 7288 0330
newhomes@chestertons.com



Columbia Group
020 7613 0975
ray@columbiagroup.co.uk



Dexters
020 7386 5386
fulhamsales@dexters.co.uk

DISCLAIMERS

1. *These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.*

2. *Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.*

3. *The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. The Computer Generated Images do not represent the exact look and feel of the development.*

4. *Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.*

5. *Where any reference is made to planning permissions or potential uses such information is given by the agents in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.*

6. *Descriptions of the properties are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any.*



POTTERY MEWS
FULHAM SW6

www.potterymews.com