



**Blueprint Properties**  
Bringing Home Results



**201 211-217, Mortlake, TW9 4LN**  
**£1,400 Per Month**

LARGE PRIVATE BALCONY | SECURE UNDERGROUND PARKING | LUXURY FITTINGS | GREAT TRANSPORT LINKS |  
SPACIOUS LIVING KITCHEN AREA | CALL TO ARRANGE A VIEWING

Introducing Forsyth House, a stunning one-bedroom apartment in Richmond, one of the most popular riverside locations in southwest London. This apartment consists of a fully integrated kitchen leading out to the large private terrace. good sized double bedroom with built in wardrobes. And one underground parking space.

Call Now For Viewings.

## **FORSYTH HOUSE**

### **Internal Finishes & Decor**

The interior will be finished to a high standard including; Smooth-finished plaster to all walls and ceilings, Emulsion paint finish to walls and ceilings throughout, Gloss white paint to skirtings and architraving, Flush faced solid core veneered doors throughout with complementary chrome finish door furniture, Fitted quality pile carpets with independent underlay to bedrooms, Engineered wood flooring to Hallways and living/dining rooms & Built in wardrobes with integral shelving to master bedrooms

### **Kitchens**

All kitchens are custom designed and include; a range of wall and base units with contemporary handles, Composite or granite work surfaces with upstand, Stainless steel 1½ bowl sink with dual control monobloc mixer.

### **Appliances**

All apartments will include; a range of energy efficient integrated appliances by AEG or similar to include: Induction Hob, Electric Oven, Extractor, Dishwasher, Fridge Freezer, Standalone Washer/Dryer (some maybe located in hall cupboard) & Microwave Oven

### **Bathrooms, En-suite and WC's**

Bathrooms and en-suite will be finished in a Contemporary style with; white sanitaryware, Chrome finish monobloc mixer taps with pop up waste, Chrome finish thermostatically controlled shower to en-suites, Ceramic wall & floor tiling to bathrooms and en-suites, Thermostatically controlled shower mixer system to baths, Chrome finish heated towel rails to bathrooms and en-suites, fitted mirror cabinet with integrated light and shaver socket to bathrooms and en-suites

### **Floorplans**

The floorplans attached are for indicative purposes only and are subject to change and planning permission.

### **Disclaimer**

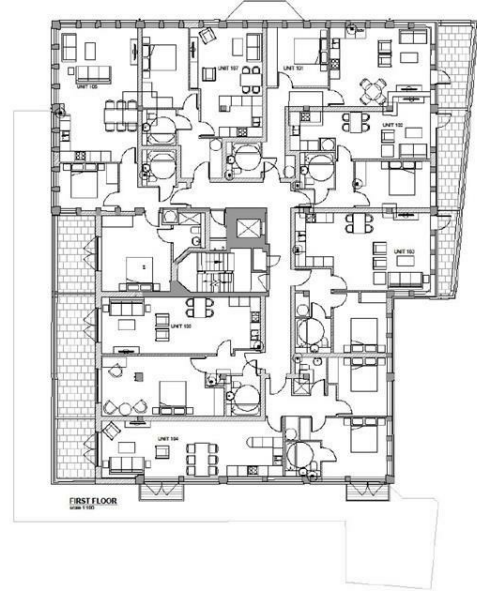
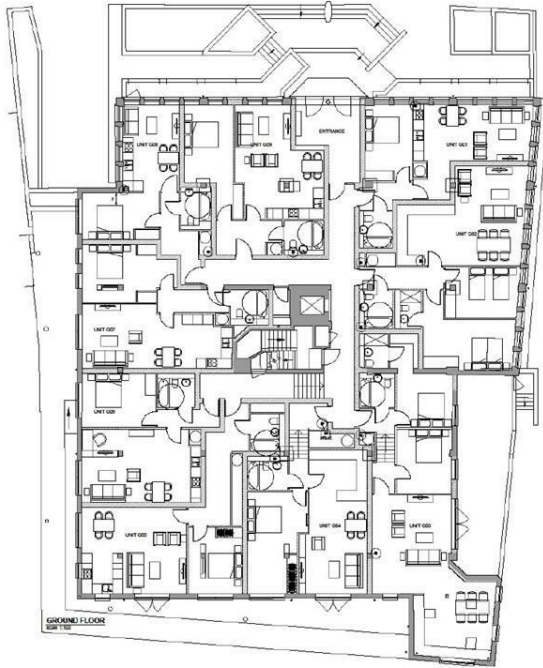
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# Floor Plan



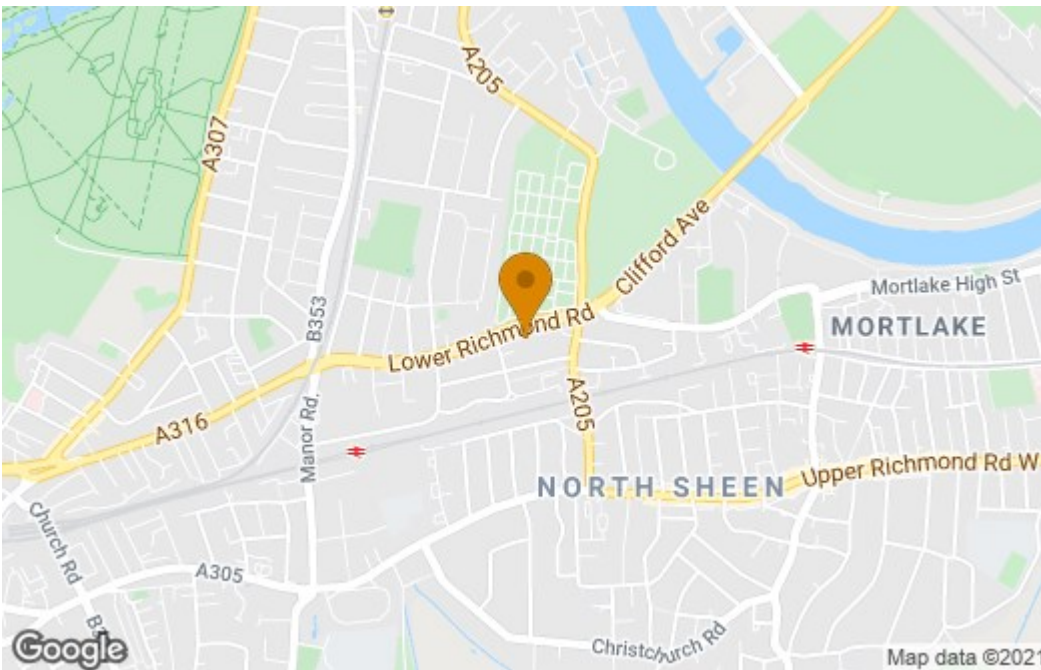
Rev	Date	Description
1	12.11.2016	Initial plan and energy strategy
2	15.12.2016	Client changes
3	16.02.2017	Further client changes

NOTES:  
 1. All dimensions are in millimetres unless otherwise stated.  
 2. All walls are shown in black.  
 3. All doors are shown in red.  
 4. All windows are shown in blue.

FORM		BPM		BPM	
1	1/10/2016	1/10/2016	1/10/2016	1/10/2016	1/10/2016
2	1/10/2016	1/10/2016	1/10/2016	1/10/2016	1/10/2016
3	1/10/2016	1/10/2016	1/10/2016	1/10/2016	1/10/2016
4	1/10/2016	1/10/2016	1/10/2016	1/10/2016	1/10/2016
5	1/10/2016	1/10/2016	1/10/2016	1/10/2016	1/10/2016
6	1/10/2016	1/10/2016	1/10/2016	1/10/2016	1/10/2016
7	1/10/2016	1/10/2016	1/10/2016	1/10/2016	1/10/2016
8	1/10/2016	1/10/2016	1/10/2016	1/10/2016	1/10/2016
9	1/10/2016	1/10/2016	1/10/2016	1/10/2016	1/10/2016
10	1/10/2016	1/10/2016	1/10/2016	1/10/2016	1/10/2016

PRELIMINARY

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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