

CHARLES
BAKER
PLACE

BELLEVUE VILLAGE

LONDON SW17 7EL

A DEVELOPMENT BY

CHESTER•ROW



CHESTER ROW IS PLEASED TO INTRODUCE YOU TO ITS LATEST DEVELOPMENT - CHARLES BAKER PLACE.

In the heart of Bellevue Village by Wandsworth Common, Charles Baker Place in Wiseton Road is a new development of nine family houses of varying sizes and styles.

The area is renowned for its shops, restaurants and open green spaces, with Wandsworth Common only a minute's walk away, good transport links with easy and quick access to

Central London (Victoria 12 mins), and a number of very good schools.

The development contains an unusual variety of houses: three 3 bedroom cottages; three 3/4 bedroom mews houses; and three large 5 bedroom houses with private gardens and garden studios. All the houses have private off-street parking within a gated central courtyard.

SPECIFICATION

EXTERNAL

- Resin bound gravel with stone set borders to courtyard with electrically operated main gates
- Timber decking to terrace areas
- Cedar clad garden rooms to 1 and 2 Charles Baker Place
- Landscaped gardens
- Bicycle parking
- Allocated parking for each house with a garage and studio room to 1 Charles Baker Place

KITCHENS

- Custom designed kitchens with stone worktops and glass splashbacks Bianco taps
- Appliances by Miele and Siemens to include:
 - Electric oven
 - Black glass Induction hob
 - Large capacity fridge/freezer
 - Dishwasher
- Additionally in 1, 2 and 3 Charles Baker Place:
 - Separate utility rooms with washing machines and separate dryers
 - Miele wine cooler
 - Miele coffee maker
 - Dornbracht tap
 - Miele down draught extractor

ELECTRICAL

- Lighting designed by Chester Row Interiors
- Trimless plaster in down lights,
- 5 Amp circuits to all principal rooms
- Brushed steel light switches throughout with dimmers where appropriate
- Prewired for audio visual and alarms

HEATING & HOT WATER

- Independent condensing gas boilers
- Flat panel radiators to 1, 2 and 3 Charles Baker Place
- Thermostatic controls to all radiators
- Megaflow mains pressure systems
- Bio ethanol fires where fireplaces allow

BATHROOMS & SHOWER ROOMS

- Fittings from Villeroy and Boch, Duravit and Saneux
- Crosswater taps and mixers
- Heated chrome ladder towel rails
- A combination of natural stone, porcelain and glass mosaic tiled finishes
- Independently controlled electric underfloor heating to all principal bathrooms
- A mix of Custom made and Duravit cabinetry

WARDROBES

- Italian wardrobes throughout

FLOORING

- Wide plank grey oak engineered floors to reception areas
- Large format porcelain tiles to bathroom/shower rooms

Please note that the above is subject to change without notice but represents the general level of specification of finishes.



Contemporary Houses

- 1 Charles Baker Place
- 2 Charles Baker Place
- 3 Charles Baker Place

Mews Houses

- 4 Charles Baker Place
- 5 Charles Baker Place
- 6 Charles Baker Place

Cottage Style Houses

- 7 Charles Baker Place
- 8 Charles Baker Place
- 9 Charles Baker Place

CHESTER ROW

Chester Row is a residentially led property development and investment company, whose founding directors have over fifty years' combined experience in the property market.

With an in house development management company and an interior

design company, the group is well placed to provide a seamless process from inception to completion, having carried out over £200 million of schemes in the last 4 years both for private clients and as principals.



LOCATION

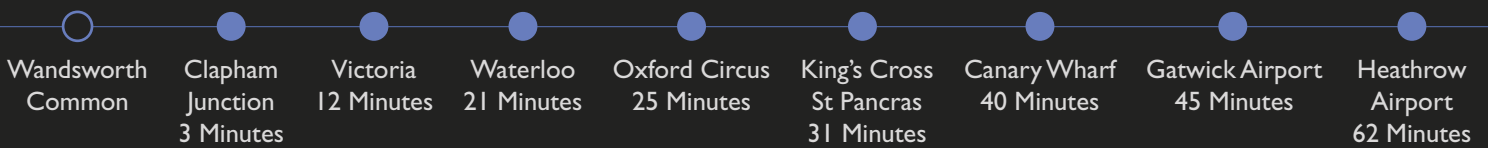
Charles Baker Place is located on Wiseton Road, Wandsworth in the heart of Bellevue Village and the Wandsworth conservation area.

KEY

- | | | | |
|-----------------|----------------------|-----------------------------|----------------|
| 1 Chez Bruce | 2 Brinkleys Kitchen | 3 Broomwood Hall School | 4 Finton House |
| 5 Hornsby House | 6 345 Nursery School | 7 Magdalen Park Tennis Club | 8 Golf Club |



TRAVEL TIMES



www.charlesbakerplace.com

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