

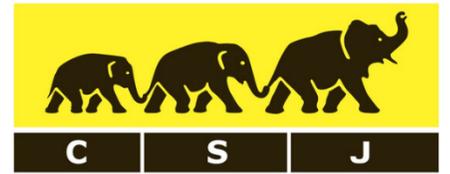


Wren House

Longley Road, Tooting SW17

A collection of brand new purpose built apartments
completion December 2022





Introducing Wren House

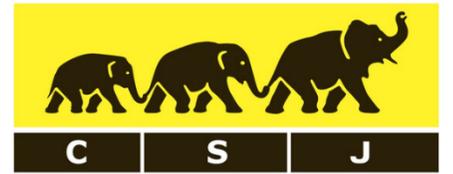
A boutique purpose built development of 5 units comprising 1 and 2 bedrooms

The Developers

The developer is a new company formed by property professionals with years of experience between them

The collaboration will see the expertise in property development, investment and agency bring forward a stunning new build scheme





The Location

Tooting is a vibrant South London hotspot with its mix of famous curry houses, independent boutique stores, coffee shops, bars, restaurants and a number of high street retailers

The Transport Links

Underground: Tooting Broadway station is 0.6 miles away and offers Northern Line services

Overground: Tooting Rail Station is 0.3 miles and offers Thameslink services

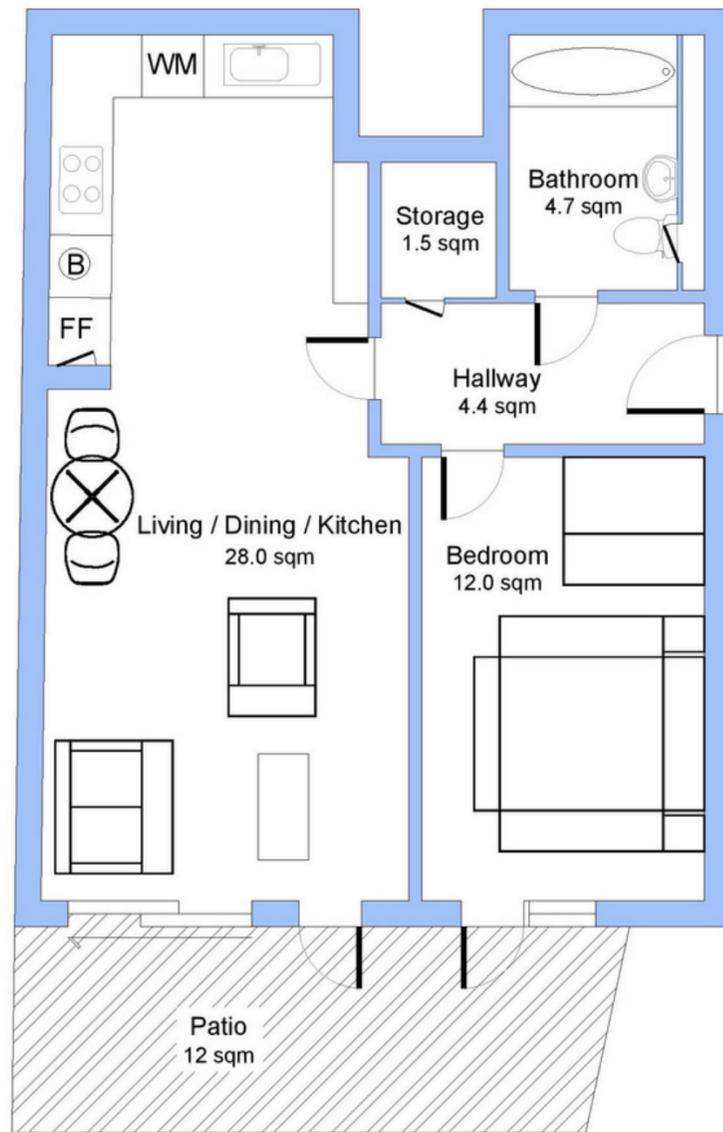
Busses: A number of routes service the location and are within 0.5 miles of Wren House including 44 (Victoria), 57 (Kingston), 77 (Waterloo), 333 (Elephant & Castle) and 355 (Brixton) – Nightbus N44



UNIT 1

1 Bedroom Apartment

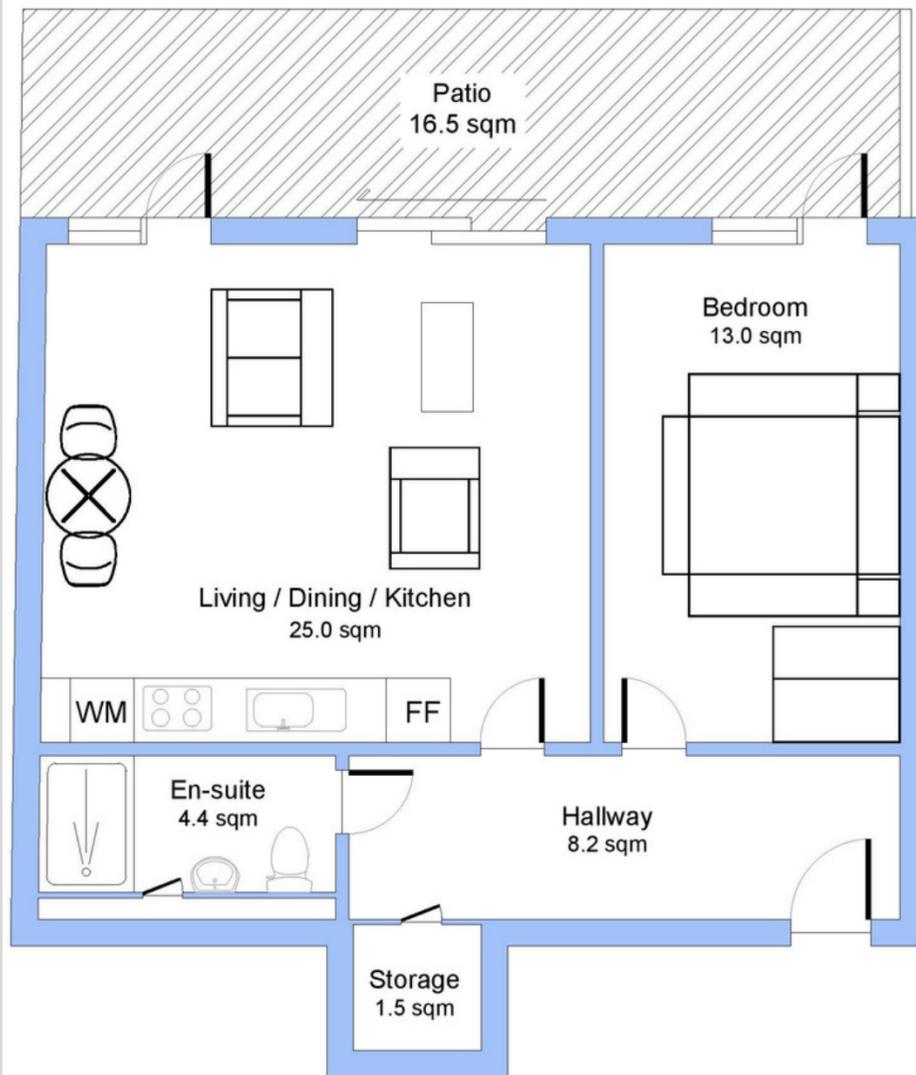
GIA Approximately 51 Sq m (549 Sq ft)



UNIT 2

1 Bedroom Apartment

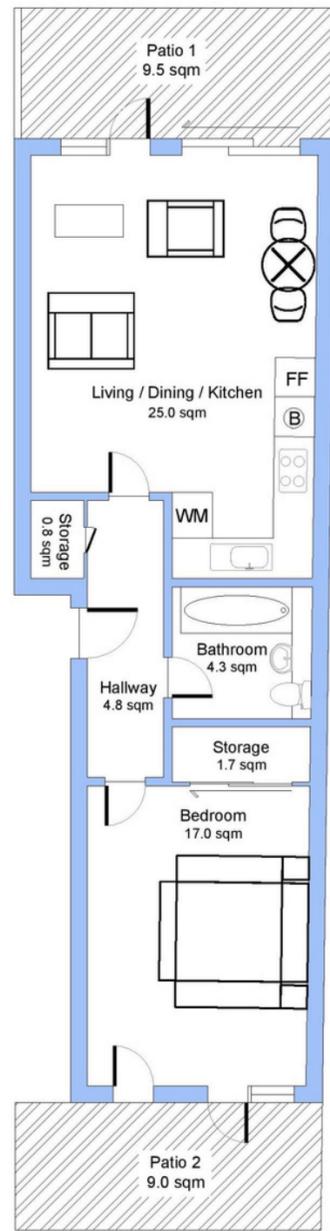
GIA Approximately 53 Sq m (570 Sq ft)

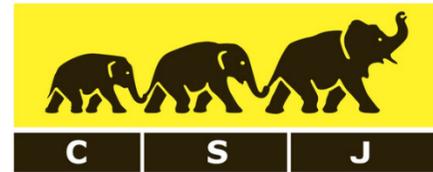


UNIT 3

1 Bedroom Apartment

GIA Approximately 53 Sq m (570 Sq ft)

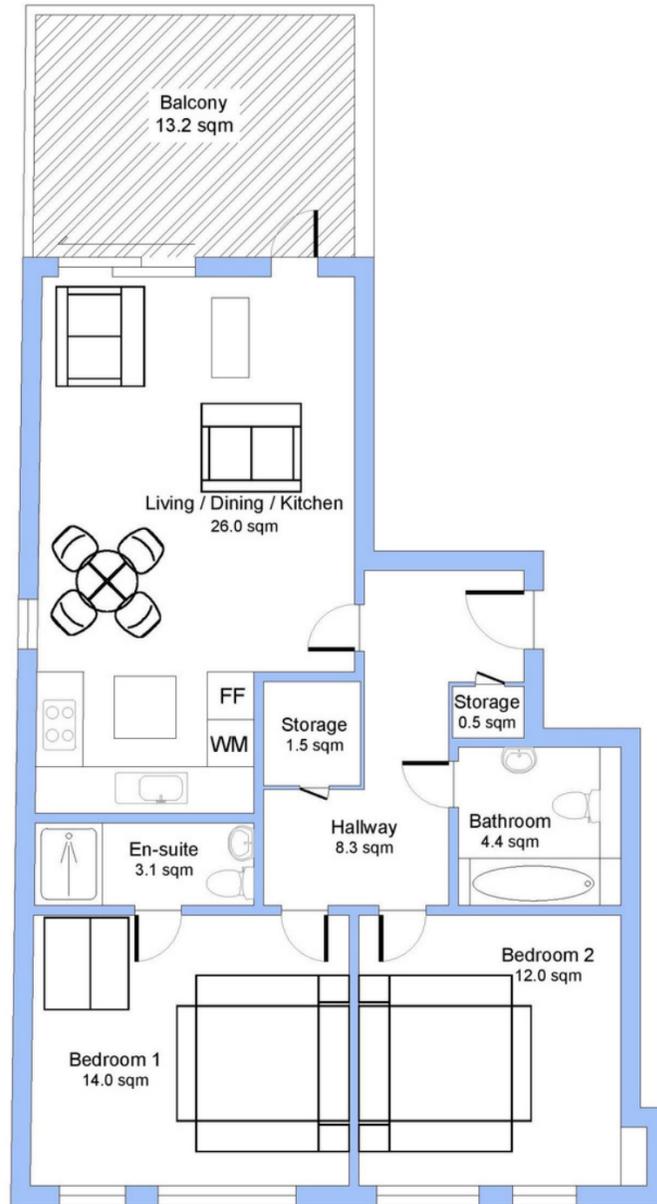




UNIT 4

2 Bedroom Apartment

GIA Approximately 73 Sq m (785 Sq ft)



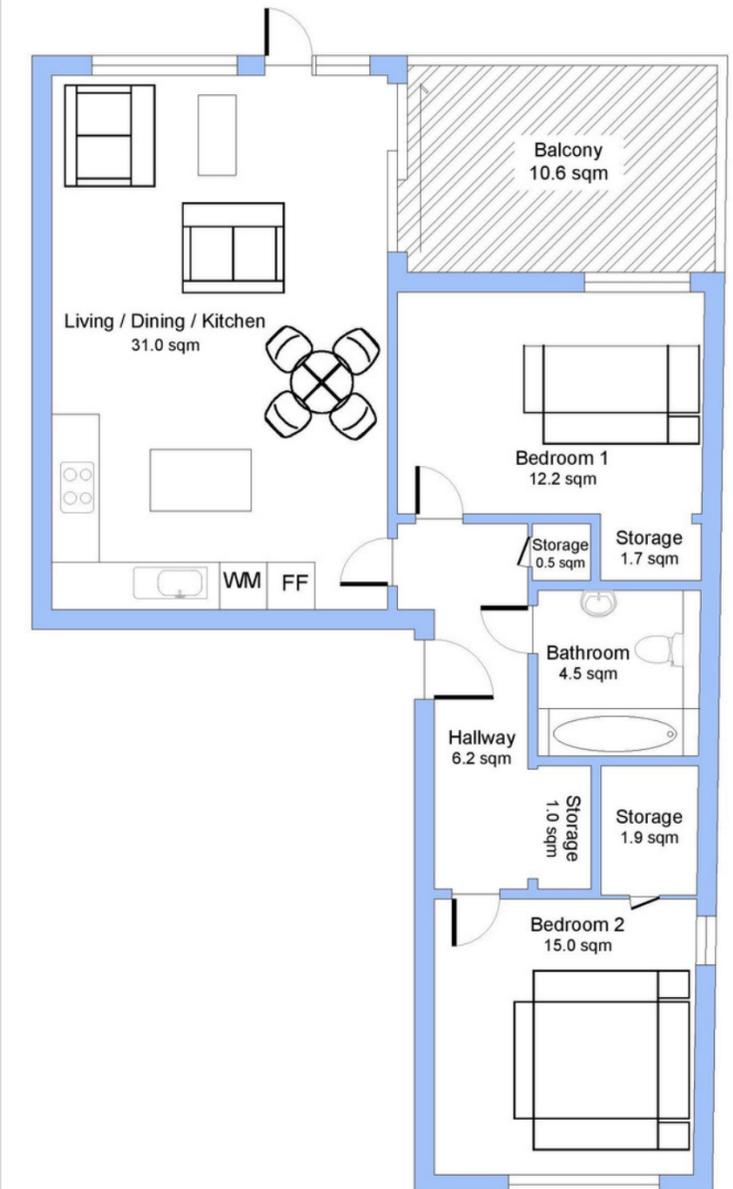
Images

Please be advised that all images used are computer generated and whilst they represent a likeness to the finished product they are for illustration purposes only

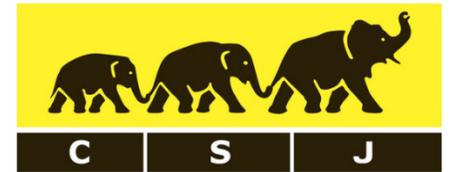
UNIT 5

2 Bedroom Apartment

GIA Approximately 70 Sq m (753 Sq ft)



The Specification



Kitchens

- Unit type – Howdens Clarckenwell 18mm
- Worktop – 20mm Quartz worktop with drainage grooves
- Appliances – Bosch integrated oven, Bosch induction hob
Bosch Washer/Drier, A+++ dishwasher and A+ fridge/freezer fully integrated
- Extraction – Integrated Canopy Hood Silver

Sink & taps– Single bowl undermount metal sink with single lever mixer tap

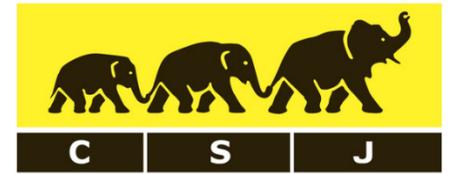
Sanitaryware

- Bath/Shower – Bath with separate TRV shower and hand held unit
- Hand basin – Floating vanity unit with counter top sink
- WC – Wall hung toilet with concealed cistern
- Shower screen – Fixed glass screen
- Wall tiles – Floor to ceiling tiles through, bath panel to be tiled

Mechanical & Electrical

- Boiler – Electric boiler
- Heating – Bedrooms have electric heaters with under floor heating throughout the rest of the property
- Bathroom radiator – Electric towel radiator
- Controls – WIFI Heatmiser thermostat
- Light fittings – Led downlight
- Terrace lighting – Outdoor wall mounted lighting (switched)
- TV/Data – Tv Point in living room & data in bedrooms running to central patch point
- Cable – Allowance for Sky
- PV energy – Nine solar panels on the roof
- Sockets – Brushed Steel BG Nexus sockets and switches throughout, inc. USB in bedrooms and kitchen
- External lighting – PIR light to main entrance and communal areas

The Specification



Joinery

- Apartment front entrance – Painted Flush Timber Doors
- Internal doors – Painted timber doors
- Skirting and Architraves – Square edge skirting with grooves
- Ironmongery – Brushed metal throughout
- Extras – Various built in wardrobe and work spaces

Floor finishes

- Open plan living/dining – Engineered wood
- Bathroom – Tiles
- Bedrooms – Carpet
- Terraces – Narrow plank paving slabs

Security & fire

- Door entry – Video entry system with remote access and key fob
- Fire alarm system – Mains operated with smoke/heat detectors with battery backup and CO2





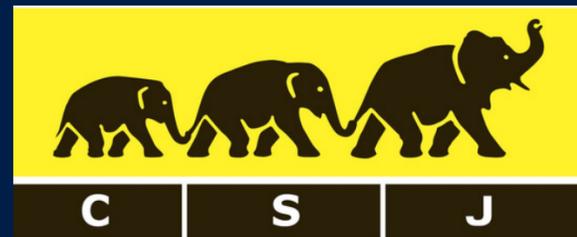
Reserve today ! Prices from £465,000

- Lease: 125 years
- Ground Rent: £0 - £250 p/a
- Service Charges: £1,000 p/a
- Council: Wandsworth
- Council Tax Band: TBC
- EPC Rating: TBC
- Warranty: 10 yr new build warranty with Home Proof

**Contact Sole Agents
Christopher St James**

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www.csj.eu.com



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