

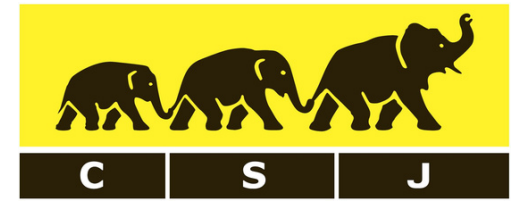
# Rose Cottage

A selection of brand new  
apartments completing December 2022

## Tooting, London SW17







## Introducing Rose Cottage

A collection of 1, 2 & 3 bedroom brand new apartments located just 0.2 miles to Tooting Broadway Underground station

Specific units will have access to either private or communal outside space

## The Developers

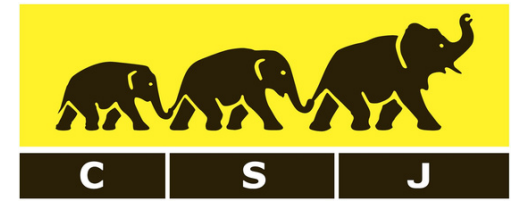
The development is to be completed by a local developer

The team have many years of experience and have delivered over 20 projects in South West London and surrounding areas

Their shared passion for property and desire to deliver exceptional homes produces an end result that home buyers fall in love with







## The Location

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

## The Transport Links

**Underground:** Tooting Broadway station is 0.2 miles away and offers Northern Line services

**Overground:** Tooting Rail Station is 0.9 miles and offers Thameslink services

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







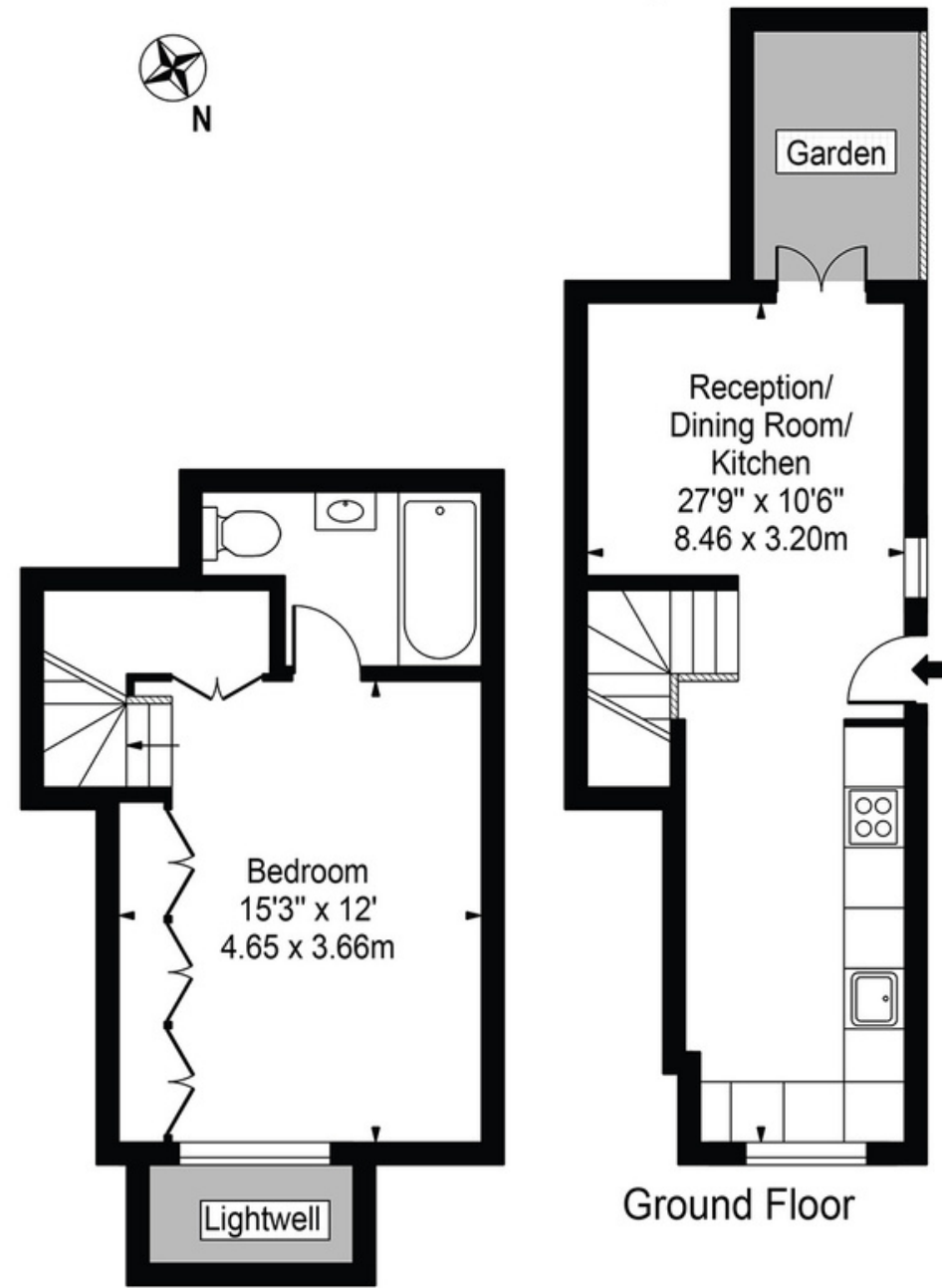
## Images

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



## Flat A

Selkirk Road, SW17 0EQ  
Approx. Gross Internal Area 515 Sq Ft - 47.80 Sq M



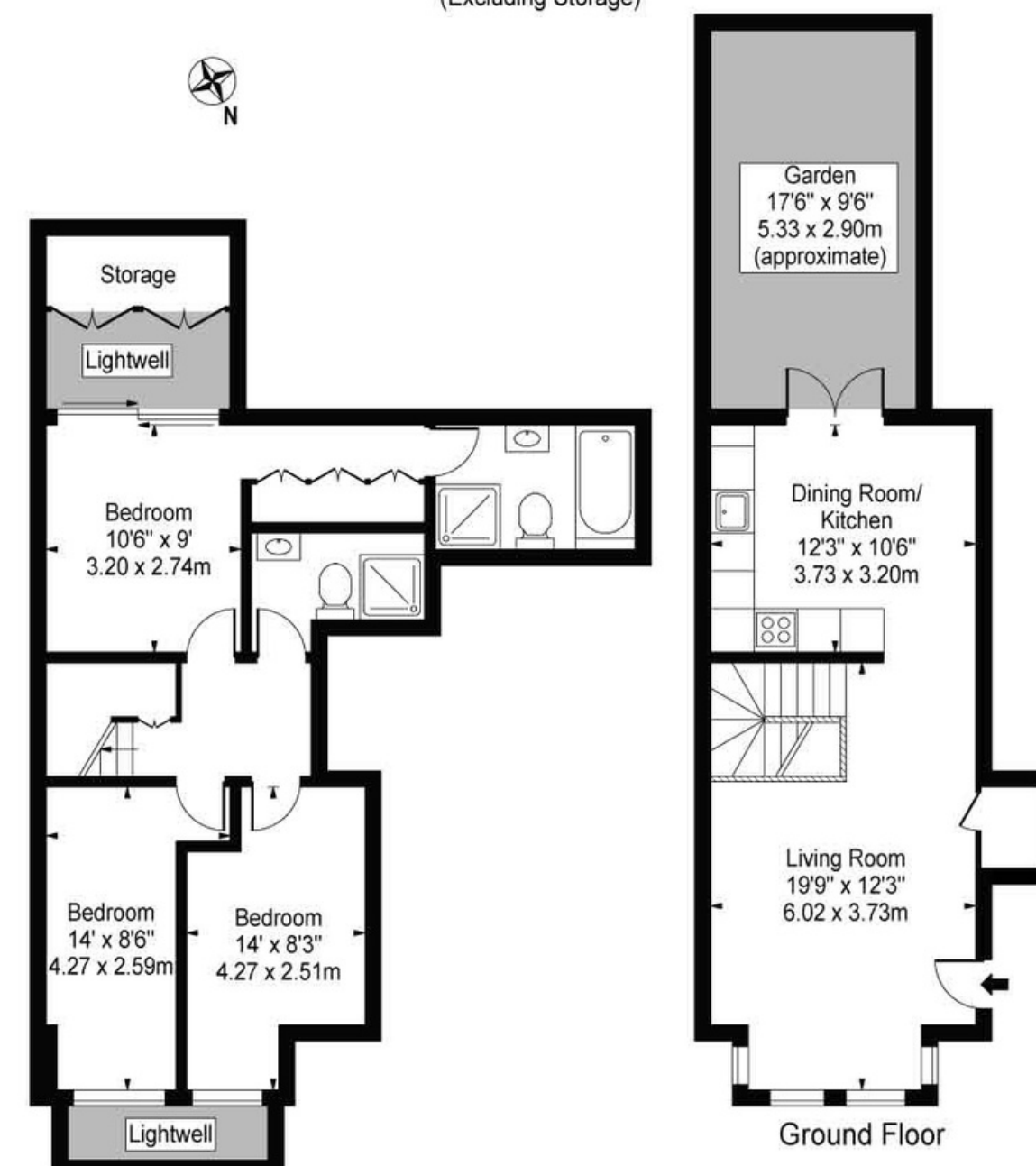
### Basement

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## Flat B

Selkirk Road, SW17 0EQ  
Approx. Gross Internal Area 903 Sq Ft - 83.90 Sq M  
(Excluding Storage)



### Basement

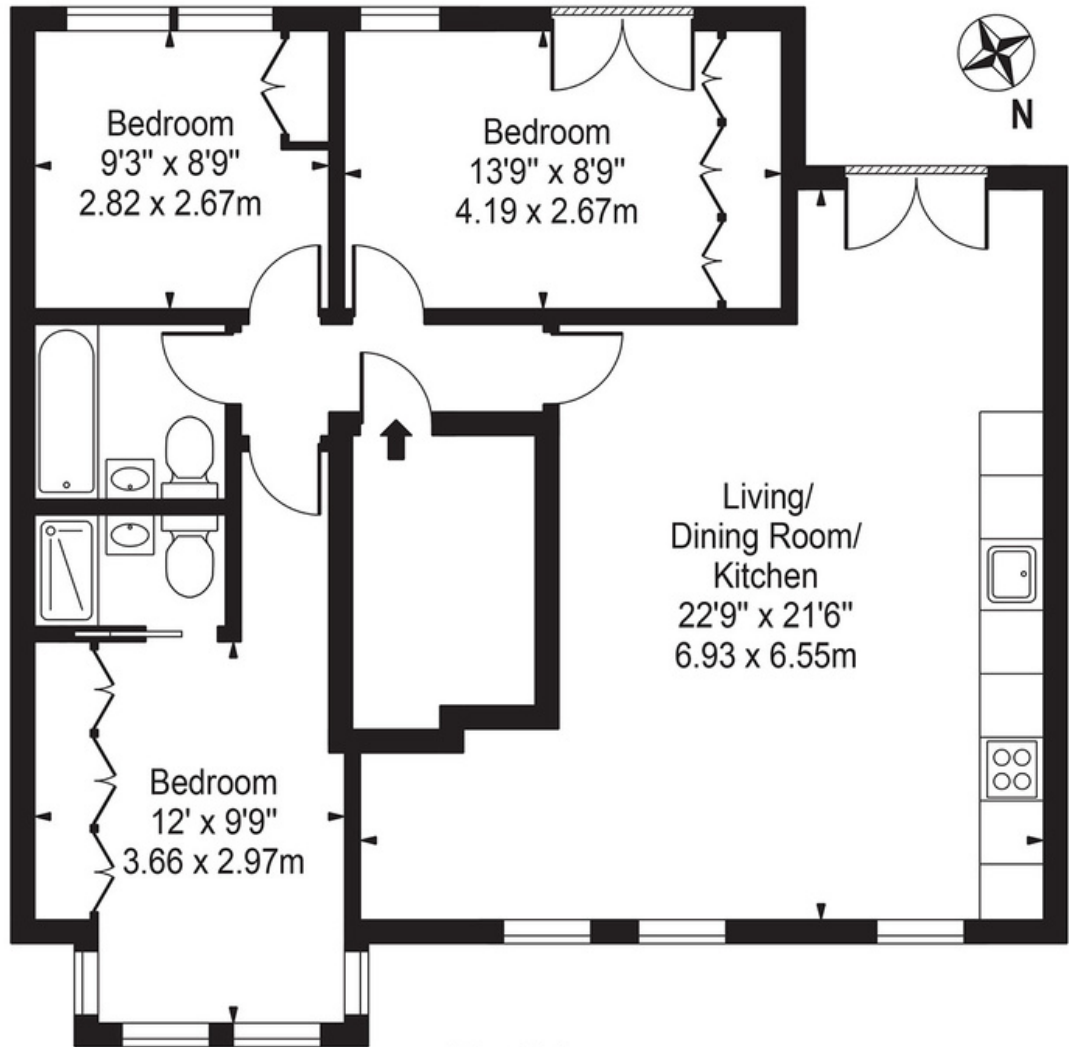
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Flat C

Selkirk Road, SW17 0EQ  
Approx. Gross Internal Area 798 Sq Ft - 74.15 Sq M

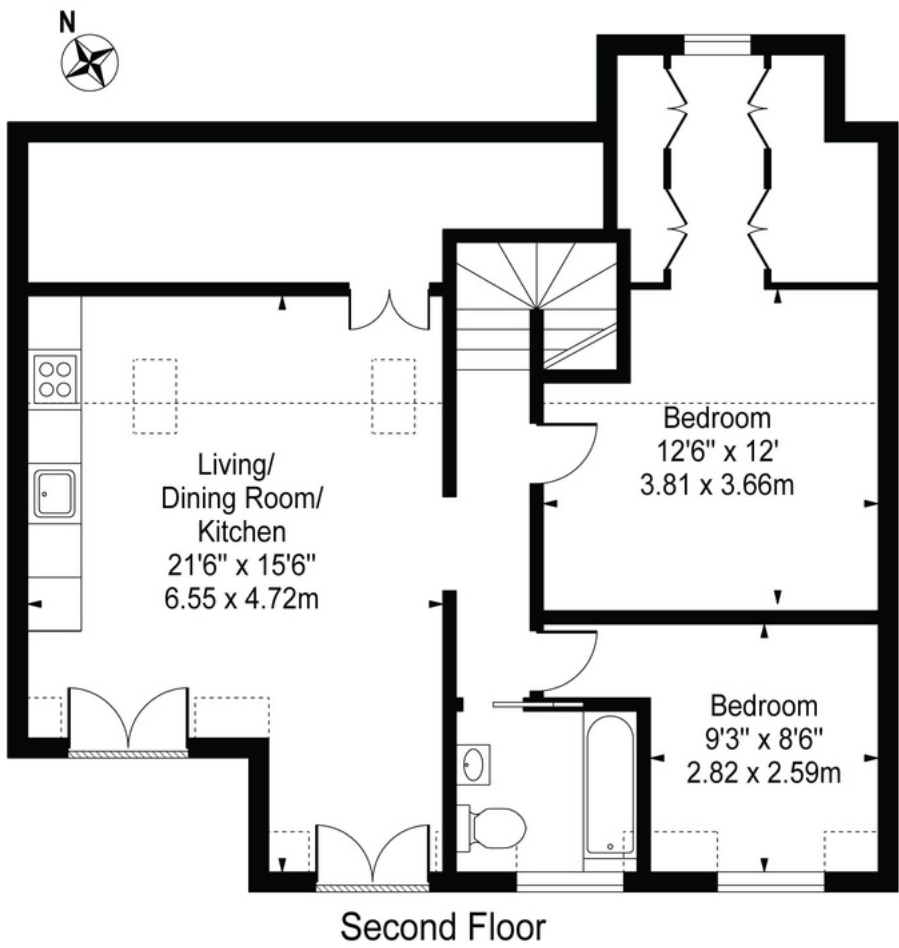


First Floor

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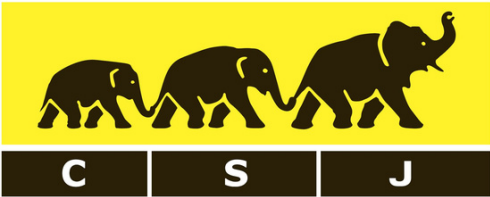
Flat D

Selkirk Road, SW17 0EQ  
Approx. Total Internal Area 660 Sq Ft - 61.40 Sq M  
(Including Restricted Height Area)



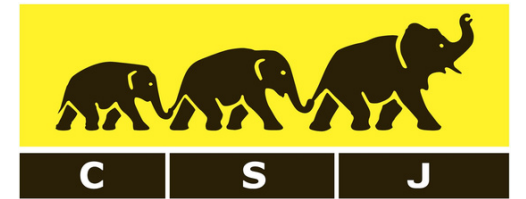
Second Floor

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# The Specification



## Kitchens & Living Areas

### Kitchens:

Howdens Chelford range Dusk Blue  
Bosch integral appliances

### Brassware:

Brass swan neck kitchen tap &  
Howdens contessa range handles &  
knobs

### Flooring:

Howdens light white oak engineered wood floor



## Colour Schemes

Walls - Matt brilliant white

Woodwork - Farrow & Ball lamp room grey

Feature Walls - Farrow & Ball Stiffkey Blue

Ceilings - Pure brilliant white

## Main Bathrooms

### Shower & screen:

Arezzo Fluted Glass Brushed Brass Walk In  
Enclosure

### Brassware:

Arezzo range - brushed brass  
Shower valve with diverter  
Fixed shower head  
Mono mixer tap

### Sanitary ware:

W/C Arezzo BTW Close Coupled Toilet + Soft  
Close Seat

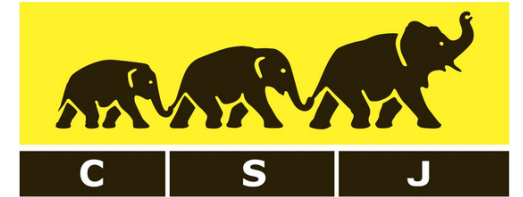
Sink: Chatsworth Traditional White Vanity

### Tiles:

Ruscello marble effect floor tile  
Whitechapel gloss white wall tile



# The Specification



## En Suites

### Shower screen:

Arezzo matt black grid – frameless

### Brassware:

Arezzo range – matt black

Square thermostatic shower head

Mono mixer tap

### Sanitary ware:

W/C Nuie Bliss Square Back to Wall Pan  
inc. Soft Close Top Fix Seat + Concealed  
Cistern

Sink – Wall hung vanity unit

### Tiles:

Ruscello marble effect floor tile

Metro gloss white wall tile

## Other

Crittall effect french doors

Sash windows – uPVC

Antique brass switches & sockets & handles



specification images have been taken from  
suppliers website and colours may vary





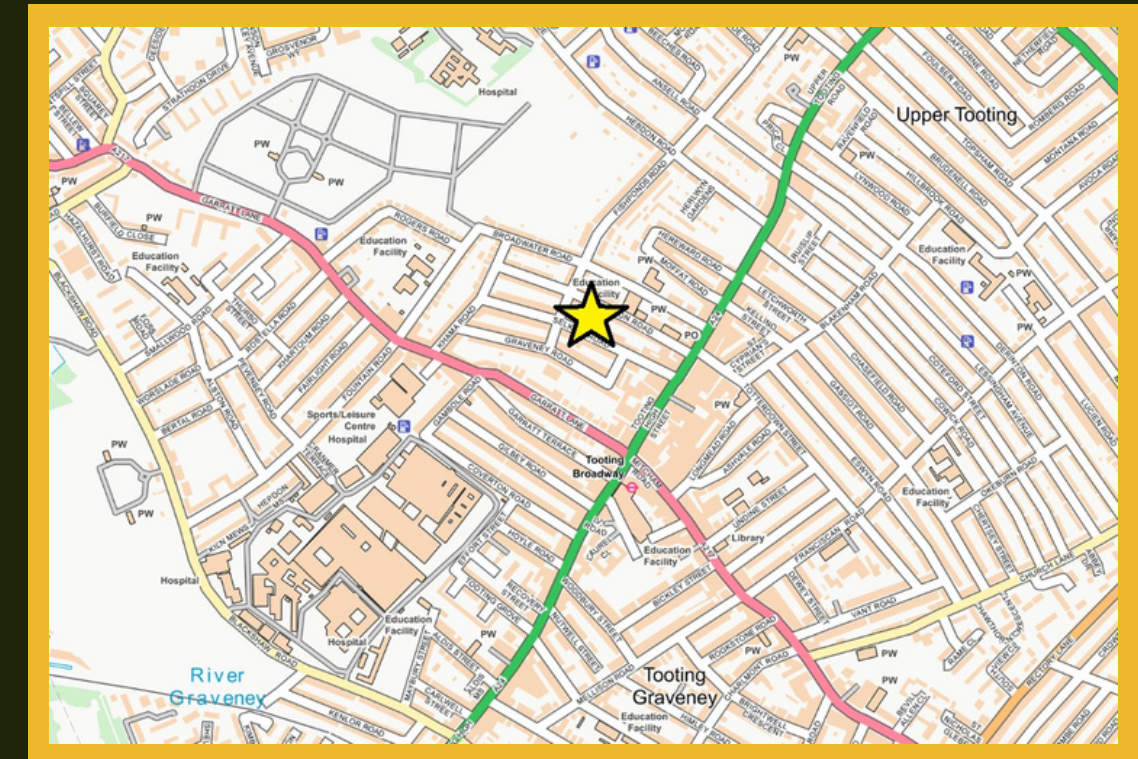
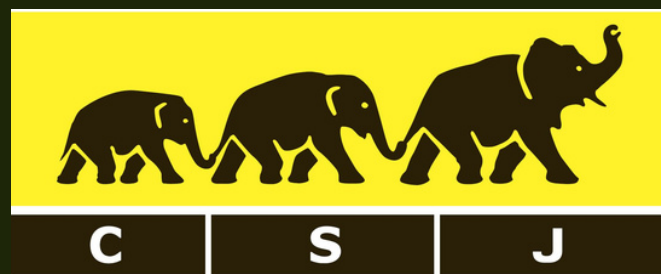
## Reserve today ! Prices from £490,000

- Lease: 999 years
- Ground Rent: Peppercorn
- Service Charges: £500 - £800 p/a TBC
- Council: Wandsworth
- Council Tax Band: TBC
- EPC Rating: TBC
- Warranty: 10 year new build warranty with ICW

**Contact Sole Agents**  
**Christopher St James**

**020 8296 1270**  
**newhomes@csj.eu.com**

**www.csj.eu.com**



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