



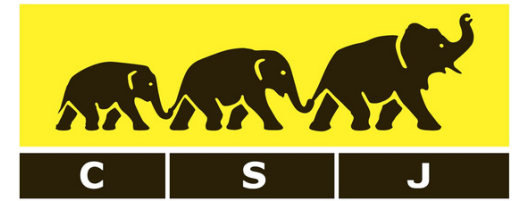
# Wren House

## Longley Road, Tooting SW17

A collection of brand new purpose built apartments  
completion December 2022







## Introducing Wren House

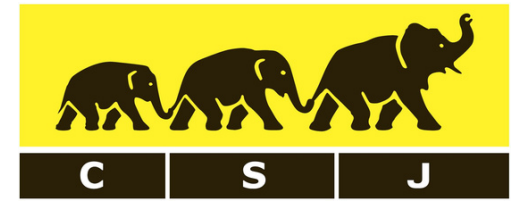
A boutique purpose built development of 5 units comprising 1 and 2 bedrooms

## 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, independant 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

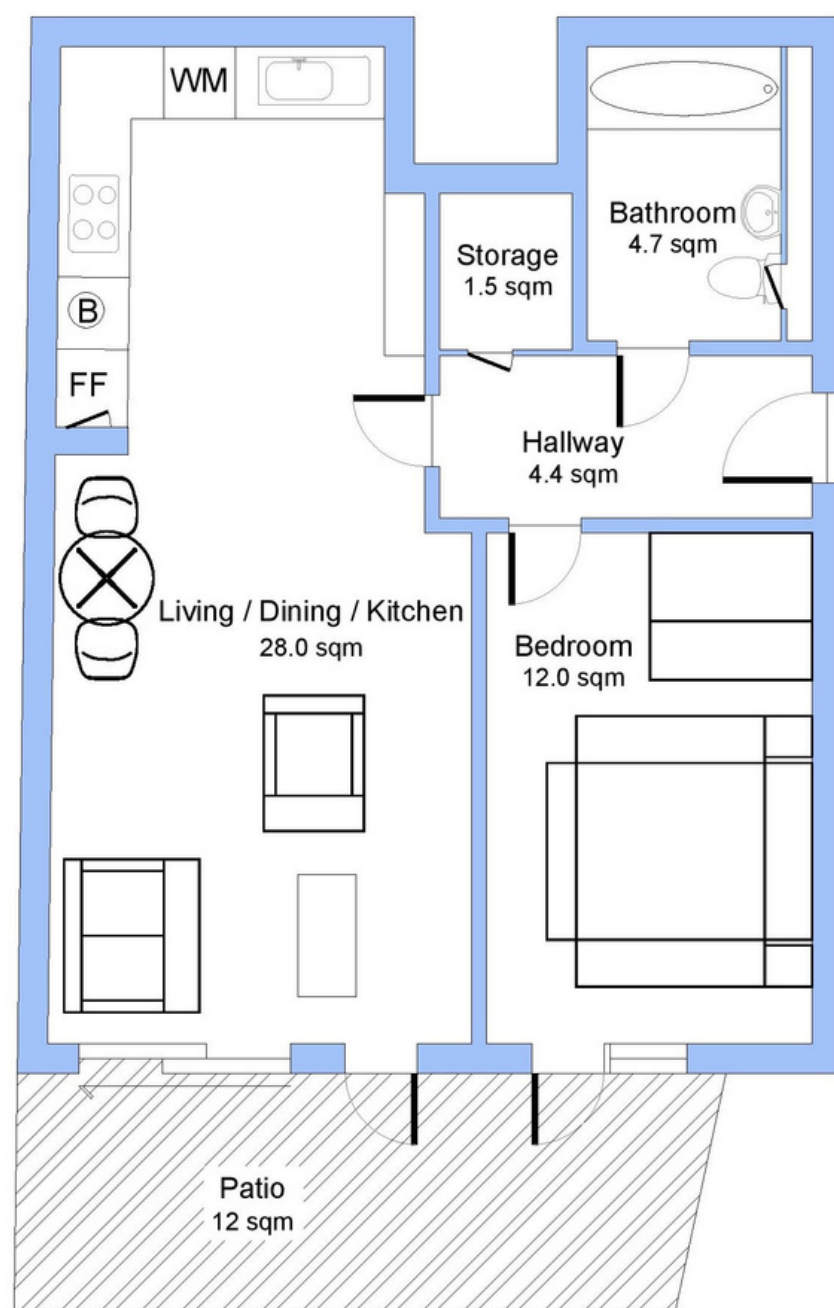




## UNIT 1

### 1 Bedroom Apartment

GIA Approximately 51 Sq m (549 Sq ft)

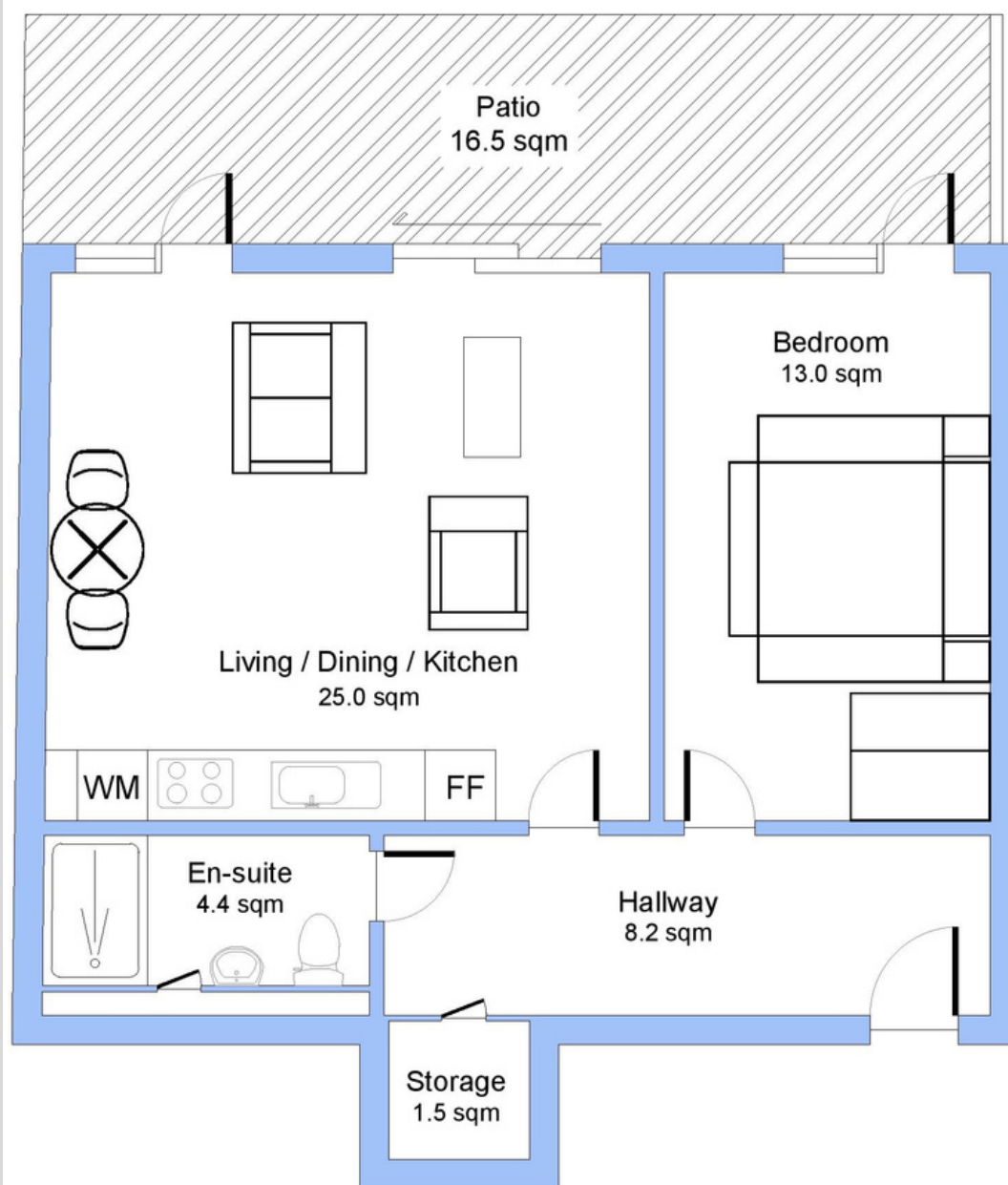




## UNIT 2

### 1 Bedroom Apartment

GIA Approximately 53 Sq m (570 Sq ft)







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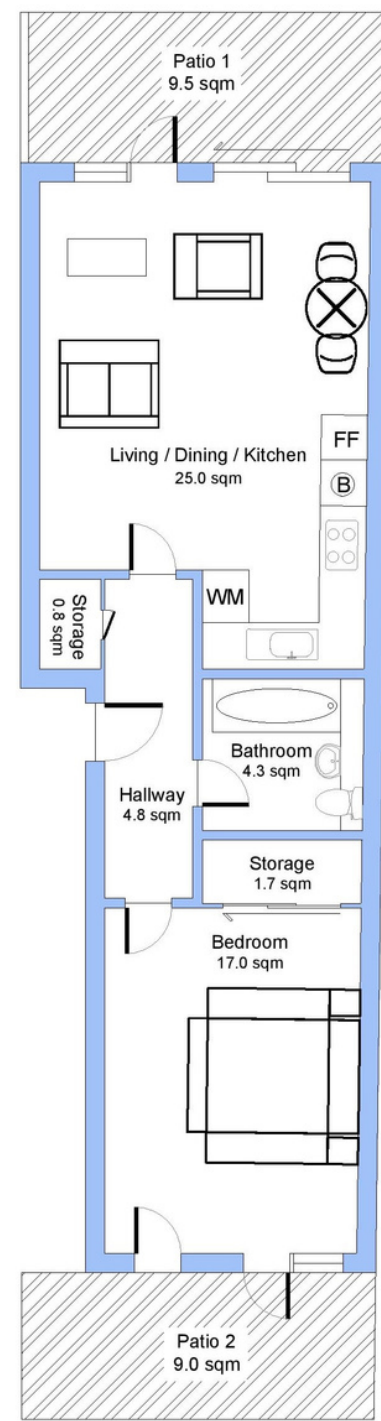
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## UNIT 3

### 1 Bedroom Apartment

GIA Approximately 53 Sq m (570 Sq ft)

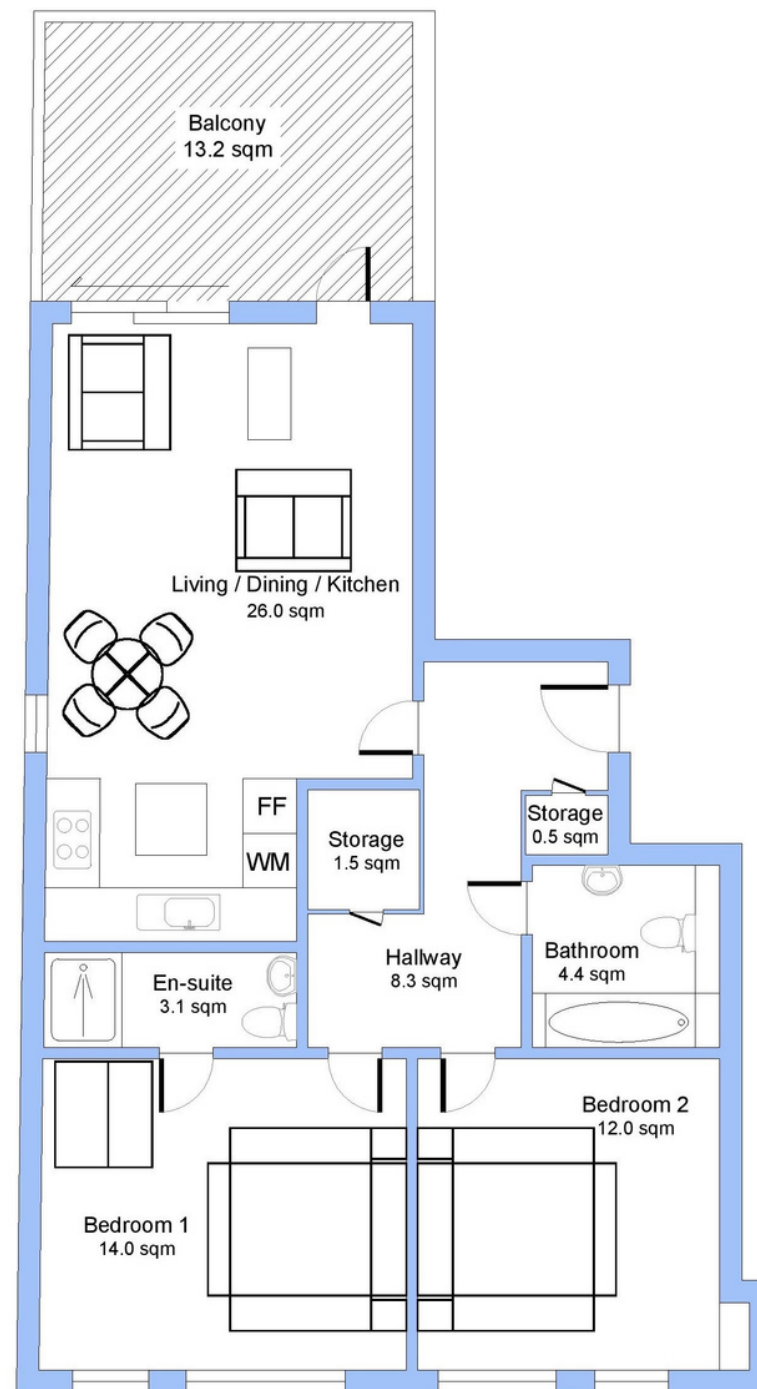




## UNIT 4

### 2 Bedroom Apartment

GIA Approximately 73 Sq m (785 Sq ft)



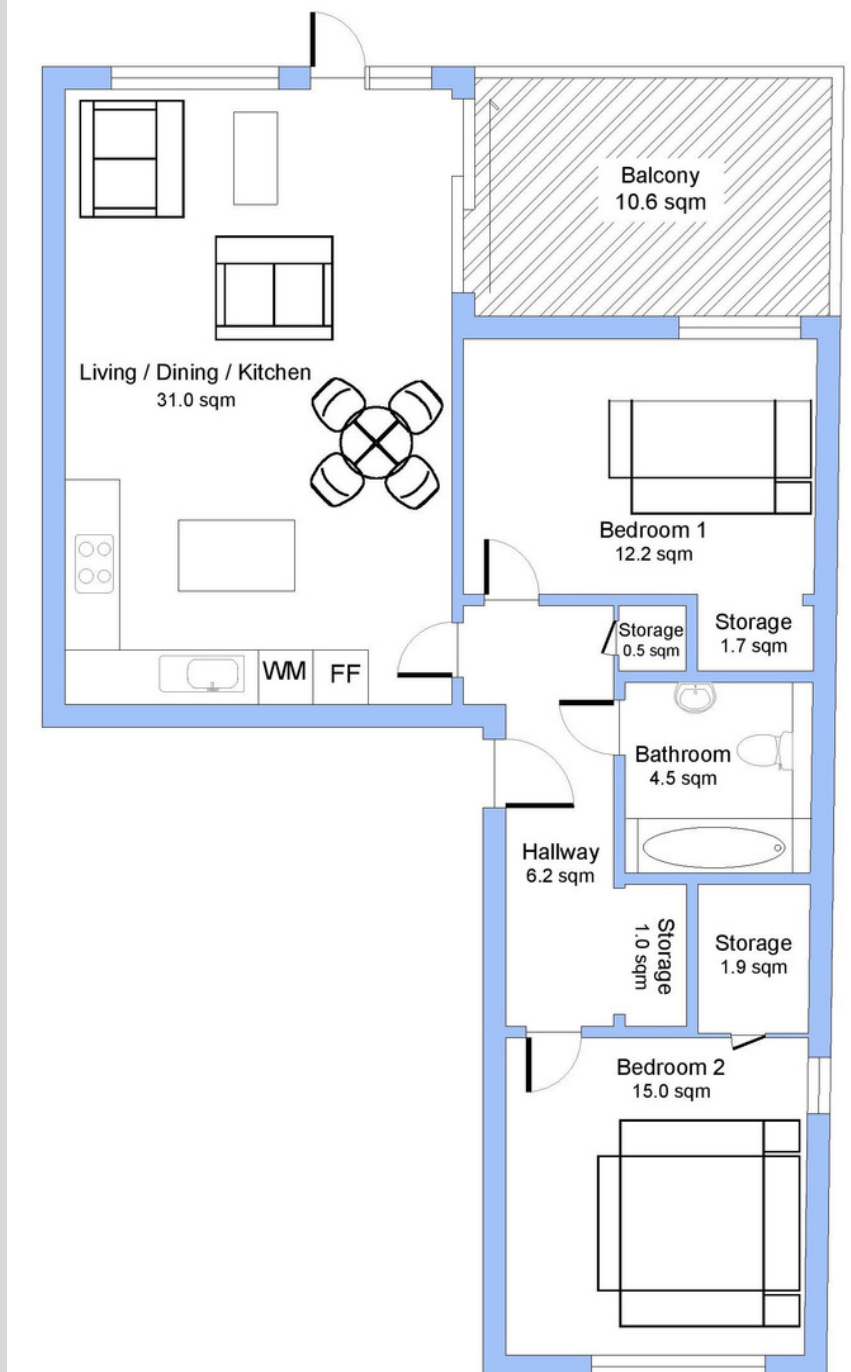
## Images

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

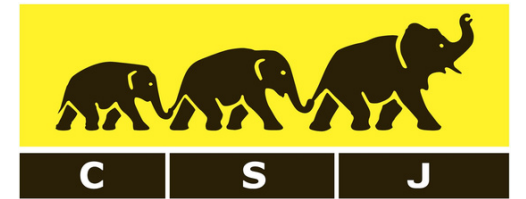
### 2 Bedroom Apartment

GIA Approximately 70 Sq m (753 Sq ft)





# The Specification



## Kitchens

- Unit type – Howdens Clarkenwell 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

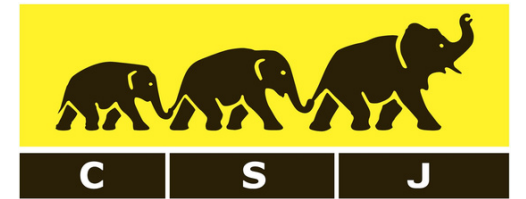
- Bath/Shower – Bath with separate TRV shower and hand held unit
- Hand basin – Floating vanity unit with counter top sink
- WC – Wall hung toilet with concealed cistern
- Shower screen – Fixed glass screen
- Wall tiles – Floor to ceiling tiles through, bath panel to be tiled

## 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







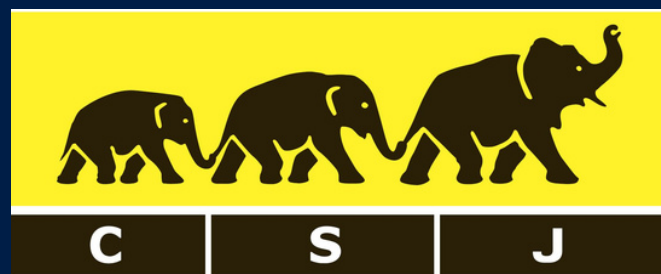
## Reserve today ! Prices from £465,000

- 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**

**020 8296 1270**  
**[newhomes@csj.eu.com](mailto:newhomes@csj.eu.com)**

**[www.csj.eu.com](http://www.csj.eu.com)**



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