

st ciles villas

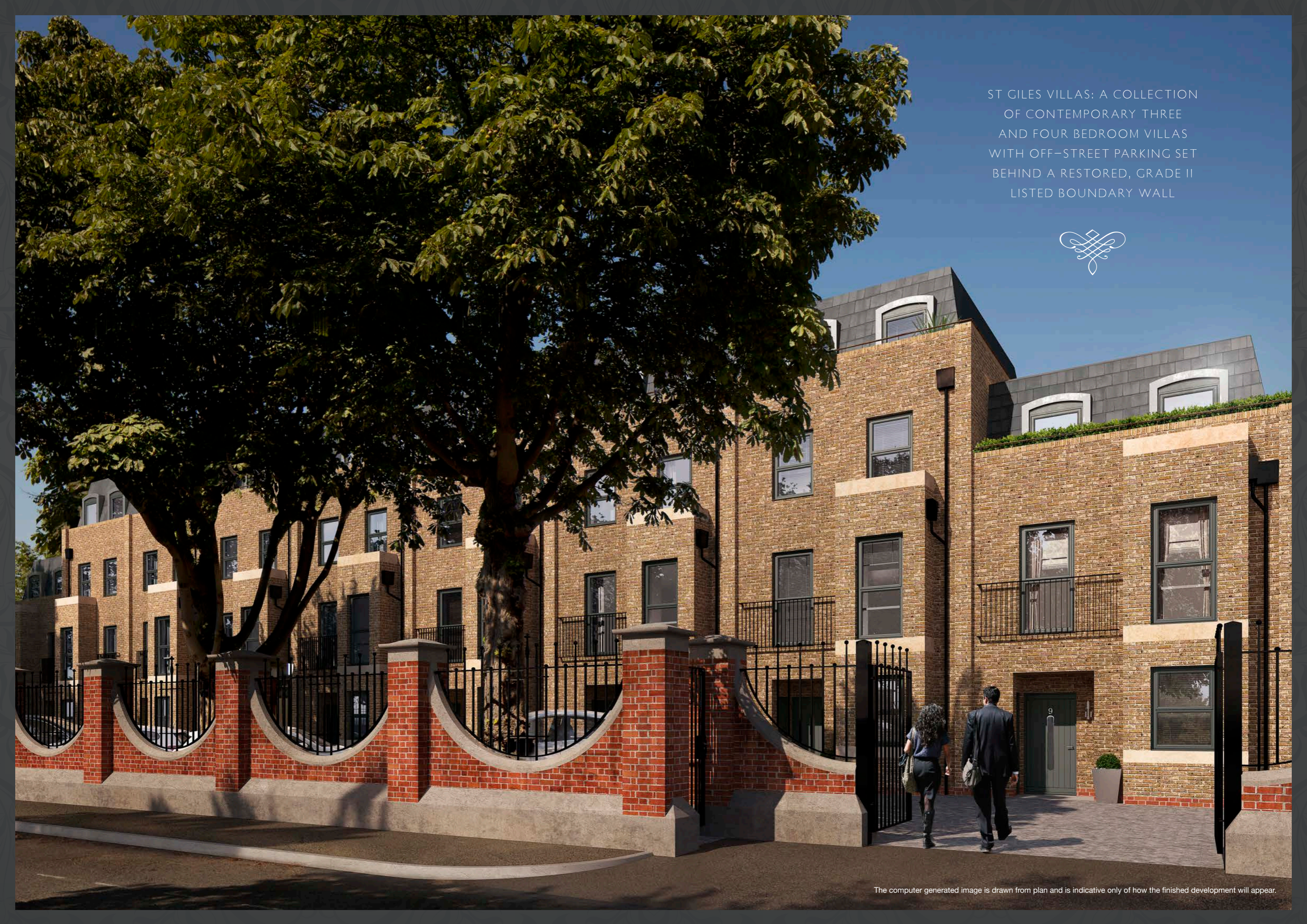
CAMBERWELL | LONDON SE5



SIX CONTEMPORARY
THREE AND FOUR BEDROOM
VILLAS LOCATED ON
A LEAFY, VICTORIAN
GARDEN SQUARE



ST GILES VILLAS: A COLLECTION
OF CONTEMPORARY THREE
AND FOUR BEDROOM VILLAS
WITH OFF-STREET PARKING SET
BEHIND A RESTORED, GRADE II
LISTED BOUNDARY WALL





TRANQUIL & RESIDENTIAL

A leafy, laid-back location which is part of a tranquil garden square

St Giles Villas are located within the grounds of the former St Giles Hospital, and are adjacent to the spectacular red brick Edwardian hospital building, which is itself being converted into luxury apartments. The site and the villas are fronted by a Grade II listed, Edwardian scalloped feature wall, which provide private off-street parking for the villas, something rarely available in the area.

The villas are opposite Brunswick Park, a garden square with a range of mature trees, planted beds, landscaped greenery and park benches perfectly positioned for rest and reflection. For the more active of any age, the square is home to two tennis courts as well as a colourful children's activity area.

St Giles Road and the immediate locale are typical of the surprisingly quiet, leafy areas to be found off Camberwell's more beaten tracks. The surrounding streets are home to a variety of handsome Georgian and Victorian houses, making the area popular with families.

St Giles Villas continues this tradition, being generously proportioned three and four-storey family properties with private rear gardens, but with the added benefit of Higgins Homes' signature high-end contemporary interior specification.





ACCESS CAMBERWELL & BEYOND

*Close to up and coming
Camberwell Green; convenient
for local buses*

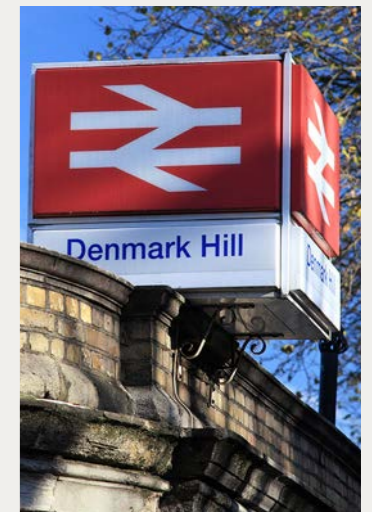
St Giles Road is a short distance south east of Camberwell Green, Camberwell's central green area and the hub of its amenities and cultural life. Re-discovered in the late 1950s by a group of London architects drawn to its neglected, but beautiful Georgian houses, Camberwell today is fast becoming a magnet for artists and creative types, earning it the title 'the new Shoreditch'.

This is in part due to the internationally renowned Camberwell College of Art and the South London Gallery, which are both based in Camberwell, and which have led to the proliferation of a number of small exhibition and performance spaces.

Not surprisingly, the area has become noted for its gastro pubs, several of which have been re-furbished and re-launched, as well as a variety of popular music bars and restaurants, all of which are blissfully chain-free and independently owned.

St Giles Villas are located less than 500 metres from the A202, a major trunk route which is part of five bus routes. From the nearby St Giles Church stop Peckham, East Dulwich, Lewisham and Lewisham DLR are all directly accessible to the south. To the north, Kennington and the Oval tube, Vauxhall and Victoria can all be reached directly in one journey. The Oval, on the Northern Line and Brixton, on the Victoria Line, are both just 11* minutes away.

*Source: www.tfl.org.uk





SPECIFICATION

Carefully considered, intelligently designed fixtures and fittings



KITCHEN

- High gloss fitted kitchens by Urban Myth
- Quality appliances by Smeg to include a stainless steel electric fan assisted oven, built in microwave and four ring gas hob. Stainless steel extractor chimney hood (plot 1) and stainless steel and glass extractor chimney hood (plots 2 – 6)
- Integrated appliances by Apell to include fridge / freezer, washer / dryer and dishwasher
- 20 mm stone composite work surface
- 150 mm glass splash back rising to 450 mm behind hob
- Blanco Supreme one and a half bowl under mounted stainless steel sink unit with Blanco Eye tap
- Under unit halogen lighting
- Recessed ceiling LED downlighters – polished chrome finish
- Built in sound system (iPod / DAB / FM Radio) with recessed ceiling speakers

BATHROOM AND EN-SUITE

- Contemporary sanitary ware by Ideal Standard in white with chrome fittings
- European wall tiling to selected areas*
- Fitted mirror with concealed anti mist heat pad
- Shaver point – polished chrome finish
- Heated towel rail – polished chrome finish
- Recessed ceiling LED downlighters – polished chrome finish
- Surface mounted extract fan

CLOAKROOM

- Contemporary sanitary ware by Ideal Standard in white with chrome fittings
- Glass splash back

HEATING

- Gas fired central heating via hot water radiators

WINDOWS

- Double glazed sealed units within timber frames painted grey

FINISHES

- Smooth plastered walls and ceilings with white emulsion finish
- High lacquered white internal doors with horizontal groove feature
- Lever latch ironmongery – polished chrome finish
- Fitted wardrobes by Urban Myth to two bedrooms
- Contemporary grooved 58 mm architrave and 120 mm skirting boards

SECURITY

- Wiring for an intruder alarm system
- Mains operated smoke detector
- Specialist fire sprinkler system (plots 2 – 6)
- Development secured by electric vehicular gates

HOME ENTERTAINMENT / COMMUNICATIONS

- Television and FM radio outlet points to reception room (x2), kitchen, study / family room and bedrooms
- Provision for satellite television (Sky +) – decoder and dish required
- Digital terrestrial television aerial
- Telephone outlet points to reception room (x2), study / family room and bedrooms

GENERAL

- Five amp ambient lighting circuit to reception room and two bedrooms
- Electrical switch plates – polished chrome finish
- Recessed ceiling LED downlighters to reception room, entrance hall and landings – polished chrome finish
- Front and rear external lights, switched internally

FLOORING

- Wood laminate flooring to reception room and study / family room*
- Fitted carpet to bedrooms, stairs and landings*
- Ceramic tiled flooring to kitchen, bathroom, en-suite and cloakroom*
- Choice of wood laminate or ceramic tiling to entrance hall*

GARDENS

- Paved patio area and turf
- External water tap
- Timber cycle store with lockable door
- Rotary dryer with concrete base
- 200 litre water butt and 220 litre compost bin

RENEWABLE ENERGY

- Photovoltaic panels providing renewable energy for the home and generating an income source for the home owner via the 'feed in' tariff

PARKING

- Allocated parking space

ECOLOGICALLY FRIENDLY MEASURES

- Constructed to code three of the 'Code for Sustainable Homes'

WARRANTY

- Ten year National House Building Council warranty

*Choice to be available subject to the stage of construction

The company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice

Images of previous Higgins Homes developments

SITE PLAN



PLOT 1

3 bedroom house

TOTAL AREA

1,237 sq ft (115 m²)

GROUND FLOOR

Kitchen/Dining Room:

16' 11" x 9' 8"
(5170 mm x 2942 mm)

Reception Room:

16' 9" x 13'
(5103 mm x 3968 mm)

Cloakroom

FIRST FLOOR

Bedroom 2:

14' 8" x 11' 8"
(4483 mm x 3557 mm)

Bedroom 3:

10' 9" x 10' 1"
(3281 mm x 3076 mm)

Bathroom

SECOND FLOOR

Master Bedroom:

15' 3" x 14' 6"
(4652 mm x 4426 mm)

En suite Shower Room

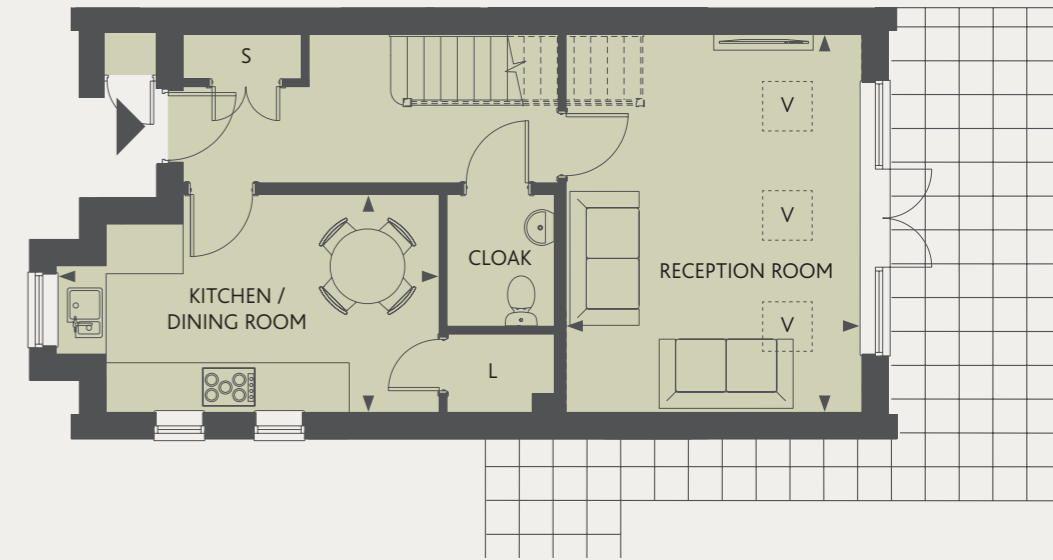
Please note:
▲ = Denotes points between which measurements are given

W = Wardrobe
L = Larder
S = Store Cupboard
▲ = Entrance
ES = En suite
AC = Airing Cupboard
V = Velux Roof Window
-- = Area of reduced head height

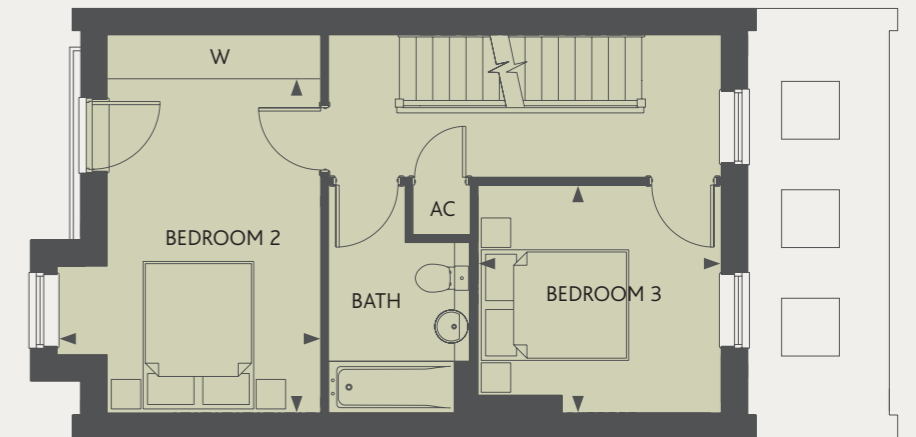
Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

FLOOR PLANS

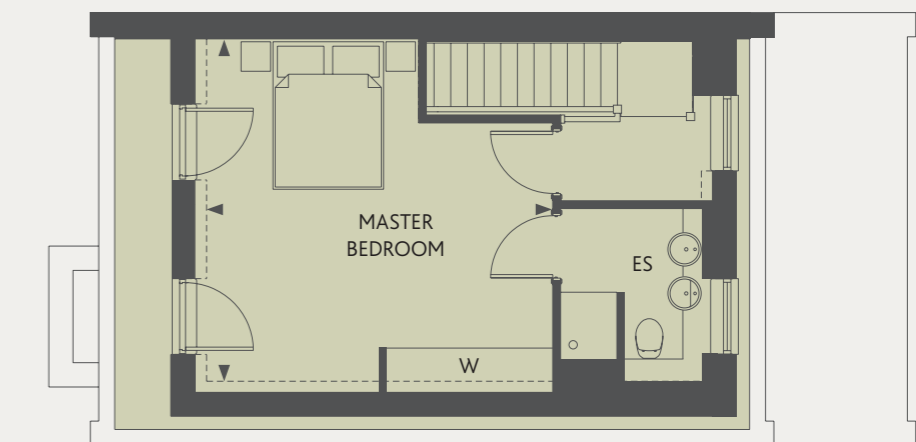
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



PLOT 2

4 bedroom house

TOTAL AREA

1,679 sq ft (156 m²)

GROUND FLOOR

Kitchen/Dining Room:

16' 7" x 13' 1"
(5070 mm x 3993 mm)

Study/Family Room:

15' 6" x 9' 6"
(4734 mm x 2910 mm)

Shower/Cloakroom

FIRST FLOOR

Reception Room:

16' 7" x 15' 1"
(5070 mm x 4603 mm)

Bedroom 4:

13' 11" x 9' 7"
(4253 mm x 2922 mm)

SECOND FLOOR

Bedroom 2:

14' 7" x 9' 5"
(4450 mm x 2873 mm)

Bedroom 3 :

9' 10" x 9' 10"
(3002 mm x 3002 mm)

Bathroom

THIRD FLOOR

Master Bedroom

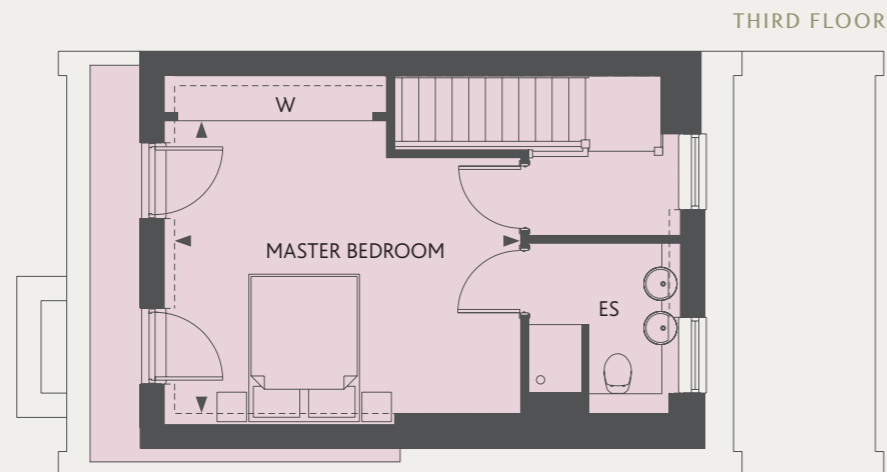
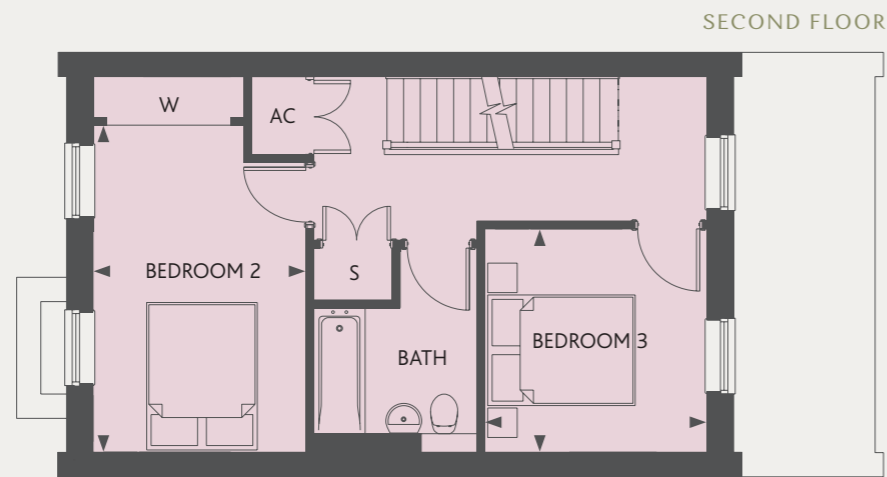
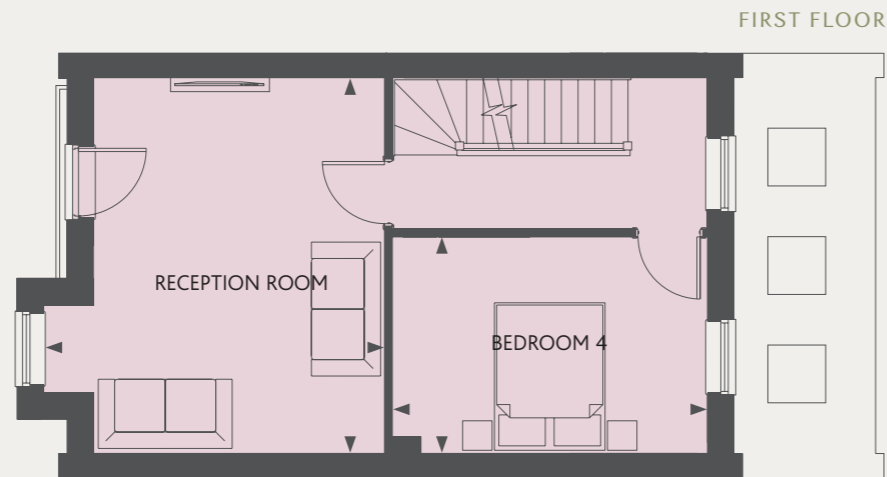
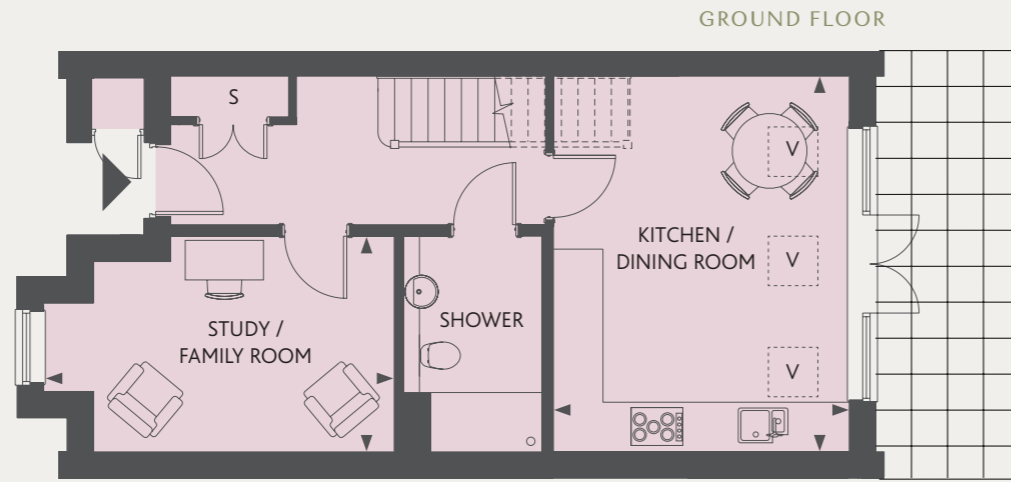
14' 6" x 12' 4"
(4426 mm x 3778 mm)

En Suite Shower Room

Please note:
▲ = Denotes points between which measurements are given

W = Wardrobe
S = Store Cupboard
▲ = Entrance
ES = En suite
AC = Airing Cupboard
V = Velux Roof Window
-- = Area of reduced head height

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



PLOTS 3-6

4 bedroom houses

TOTAL AREA

1,738 sq ft (161.5 m²)

GROUND FLOOR

Kitchen/Dining:

16' 7" x 13' 1"
(5070 mm x 3993 mm)

Study/Family Room:

15' 6" x 9' 6"
(4734 mm x 2910 mm)

Shower Room/Cloakroom

FIRST FLOOR

Reception Room:

16' 7" x 15' 1"
(5070 mm x 4603 mm)

Bedroom 4:

13' 11" x 9' 7"
(4253 mm x 2922 mm)

SECOND FLOOR

Bedroom 2:

14' 7" x 9' 5"
(4450 mm x 2873 mm)

Bedroom 3 :

9' 10" x 9' 10"
(3002 mm x 3002 mm)

Bathroom

THIRD FLOOR

Master Bedroom:

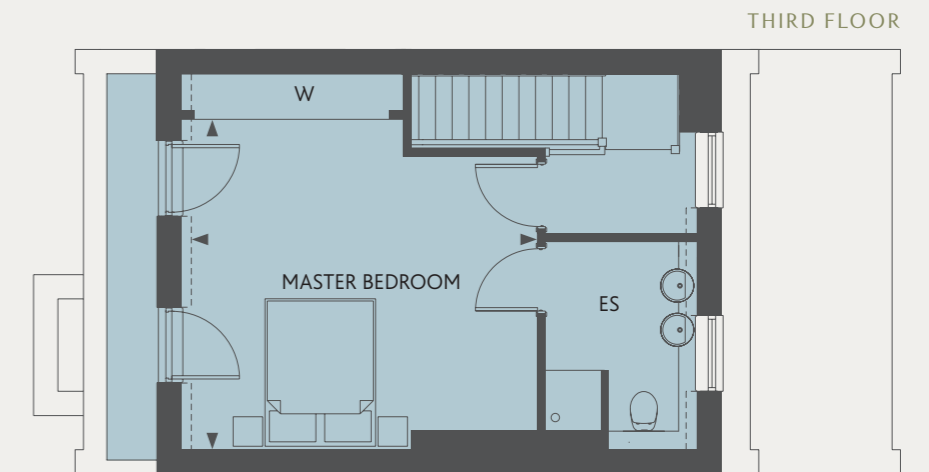
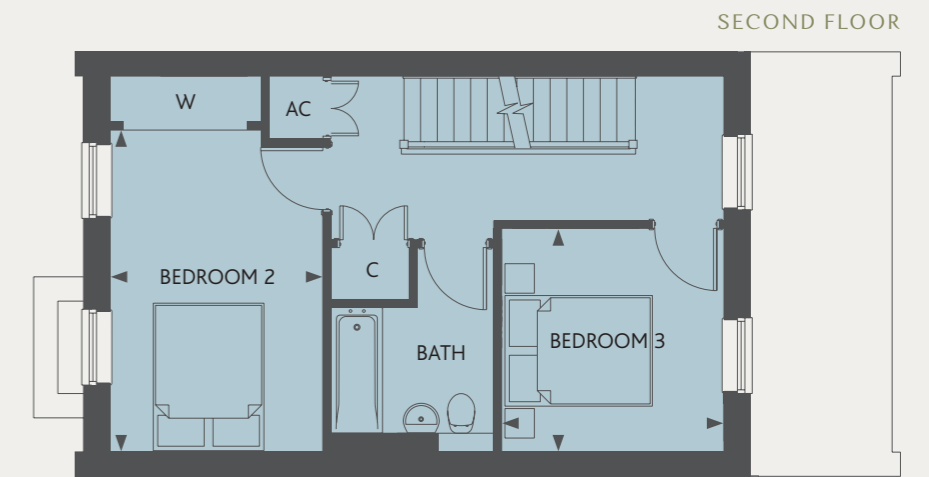
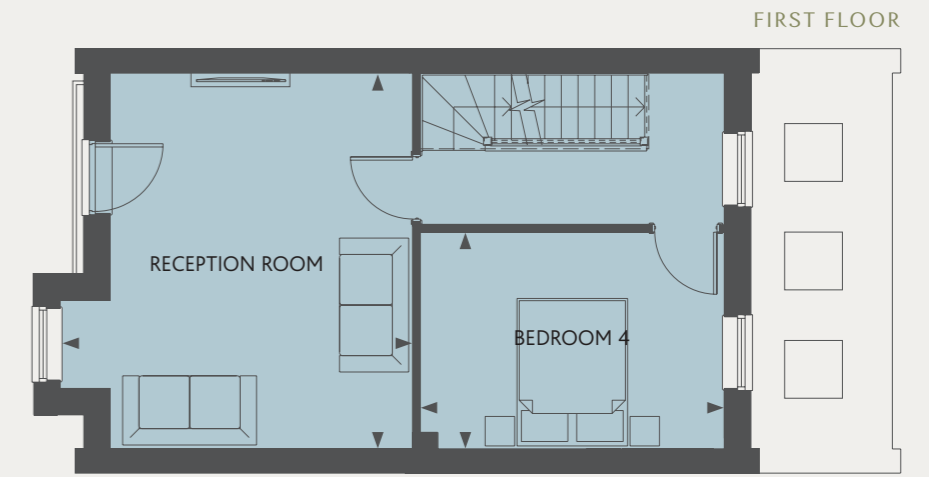
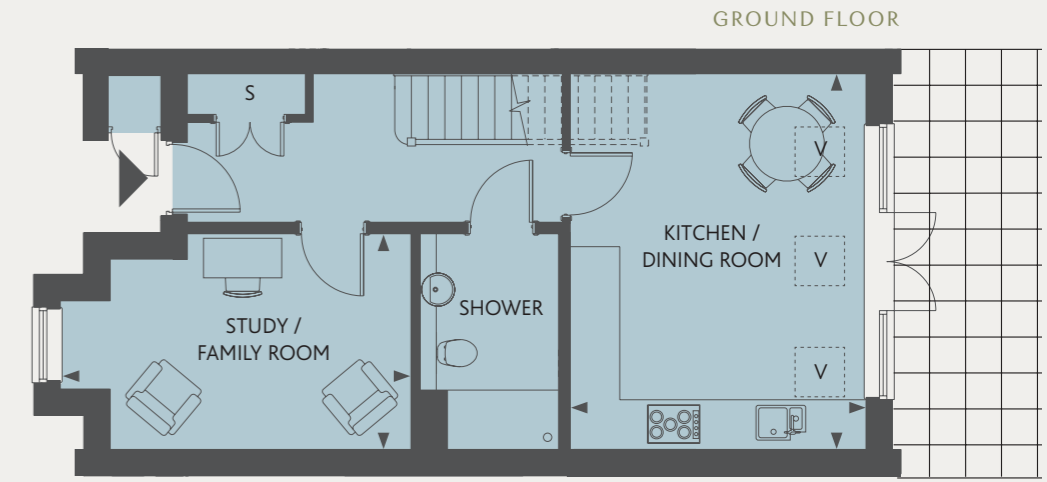
14' 6" x 13' 10"
(4426 mm x 4230 mm)

En suite Shower Room

Please note:
▲ = Denotes points between which measurements are given

W = Wardrobe
S = Store Cupboard
▲ = Entrance
ES = En suite
AC = Airing Cupboard
V = Velux Roof Window
-- = Area of reduced head height

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



HIGGINS HOMES: AN IMPRESSIVE DESIGN AND DEVELOPMENT LEGACY



London Evening Standard
NEW HOMES AWARDS 2012
WINNER
London Evening Standard
NEW HOMES AWARDS 2011



Higgins Homes Plc is a multi-award-winning developer of residential and commercial properties, with an enviable reputation for innovative design and construction established over 40 years.

As a division of Higgins Group Plc, one of the largest family owned construction companies in South East England, Higgins Homes has successfully designed, built and managed a wide portfolio of new build and sensitively considered conversion and restoration projects across London, Essex, Hertfordshire, Sussex and Kent.

Higgins Homes approaches every project on the merits of its location and home-buyer requirements, from bold city centre apartments to traditional large village homes. Although no two Higgins Homes developments are the same, they all conform to the highest standards of specification and build excellence.

Higgins Homes is committed to delivering on what it promises, and it strictly adheres to the requirements of the Consumer Code for Home Builders. Every new home is guaranteed for a minimum of 10 years by a national warranty provider.

Higgins Homes Plc
One Langston Road,
Loughton,
Essex, IG10 3SD

Tel: 020 8508 5555
Fax: 020 8502 2454

info@higginshomes.co.uk

www.higginshomes.co.uk



Previous developments by Higgins Homes

1	4
2	5
3	6

1. New River Mews, Broxbourne
2. The Orchard, Crawley
3. Bridge Street, Writtle
4. Surrex Grange, Coggeshall
5. Solterre Rise, Ongar
6. Vista, Chingford



While these particulars and plans are prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Neither the vendors, nor their agents or any person in their employ has any authority to make or give representation, warranty or guarantee (whether oral or written) in respect of, or in relation to, the development or any part thereof. The computer generated images are created from plan and are indicative only of how the completed buildings will appear. The company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice. St Giles Villas is a marketing name only. Map reproduced by permission of Geographers A-Z Map Co. Ltd. Licence No.B6194. ©Crown Copyright 2012. All rights reserved. Licence number 100017302. Prices and estimated service charges are subject to contract.