

queenmarysplace.co.uk

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QUEEN MARY'S PLACE  
—→ LONDON SW15 ←—



Selling Agents:



Registered office: St James Group Ltd, Berkeley House, 19 Portsmouth Road, Cobham, Surrey KT11 1JG. Registered in England. Number 3190056.

The information in this document is indicative and is intended to act as a guide only as to the financial product. Accordingly due to St James policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliances or items of furniture. Queen Mary's Place is a marketing name only. The postal address for Queen Mary's Place will be 177 Roehampton Lane, London, SW15 5BF. Applicants are advised to contact St James to ascertain the availability of any particular property so as to avoid any disappointment. Details are correct at time of print - February 2011.

St James  
Designed for life



# QUEEN MARY'S PLACE

—→ LONDON SW15 ←—

Queen Mary's Place is a unique development of new and refurbished apartments and houses set within the historic grounds of the Grade I listed Roehampton House.



# *A perfect setting*

The ornate architecture of the stately Roehampton House is being scrupulously preserved and refined to provide a spectacular backdrop to Queen Mary's Place. One of only three Grade I listed buildings in SW15, the house is a stunning Baroque landmark: a formal Palladian mansion which lends the development an opulent elegance and classical charm. Traditional streetscapes containing new houses and apartment buildings have been thoughtfully designed to empathise with the historical architecture and, where possible, the existing landscape has been retained and restored.



Roehampton House and gardens.





## *A baroque landmark*

Built by Thomas Archer in the early 18th Century and enlarged 200 years later, the three storey red brick building overlooked a beautiful expanse of leafy open space. Both the house and the 14 acre landscape are being sensitively enhanced to recapture the development's true character and heritage. The original features of Roehampton House will be maintained both internally and externally, with Doric columns and wrought iron railings giving way to panelled walls, painted ceilings and black and white marble.

The restored gardens echo their historical design and the planting emulates the enclosures that formerly existed, while new gardens reflect the grandeur of the site but with a more contemporary outlook in style.



*Opposite:*  
View of Roehampton House through the original gates.

*Right:*  
Architectural elements of Roehampton House and its grounds.



## *Space to breathe*

Queen Mary's Place is emerging as a truly remarkable new urban development. The classic street layout surrounds charming squares and picturesque courtyards, creating intimate enclaves and a peaceful environment. Almost one third of the site is designated outdoor space and the stunning Sunken Garden has been restored to its former 19th Century character with a seating area and pool. The 20th Century additions, by renowned architect Sir Edwin Lutyens, have been reinstated according to original design plans to create a formal Rose Garden and magnificent courtyard entrance.

*Opposite:*  
Chatsworth Place.

*Below left:*  
The restored Sunken Garden.

*Below:*  
The contemporary courtyard area within Cliveden Square.



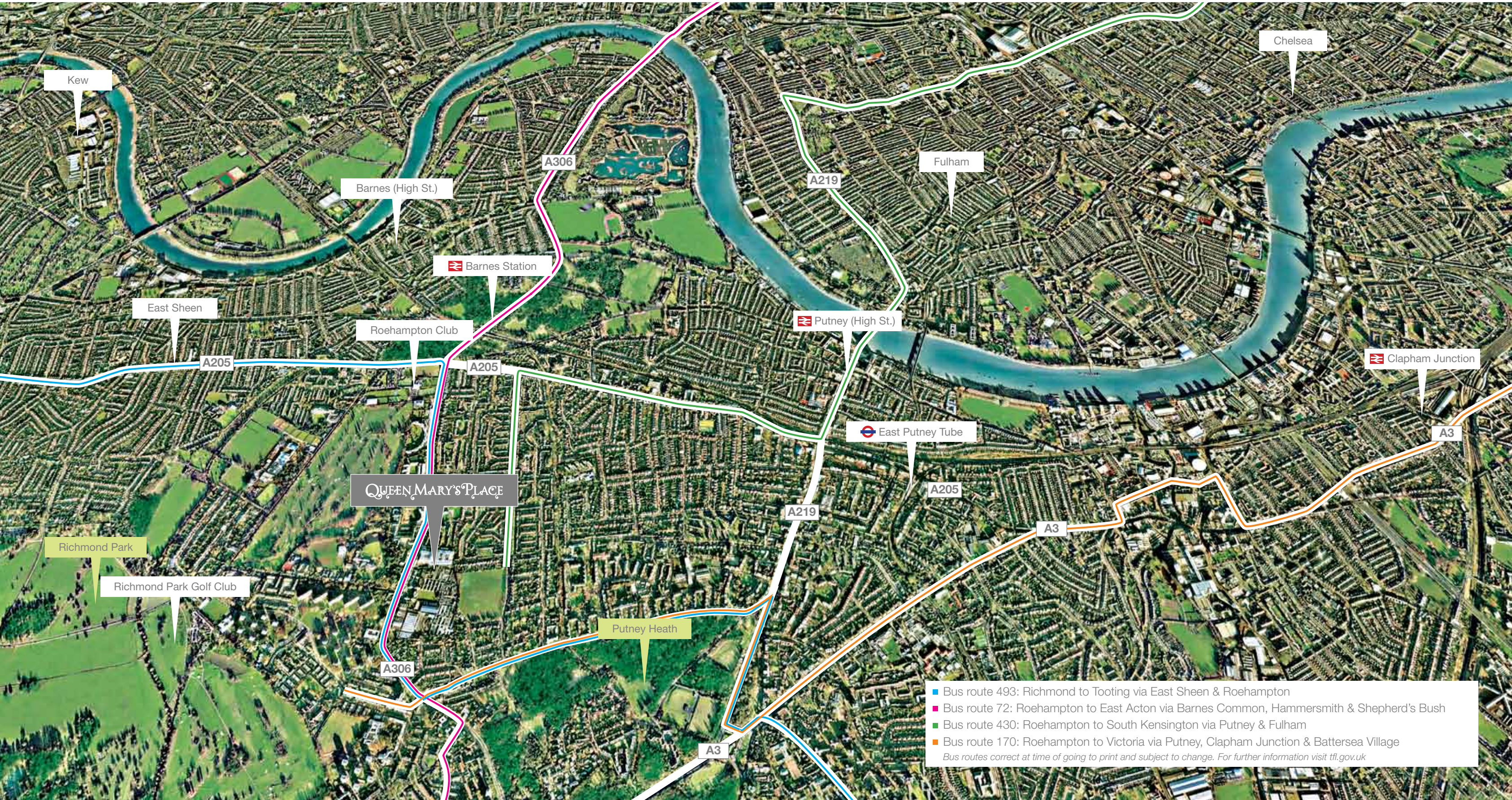
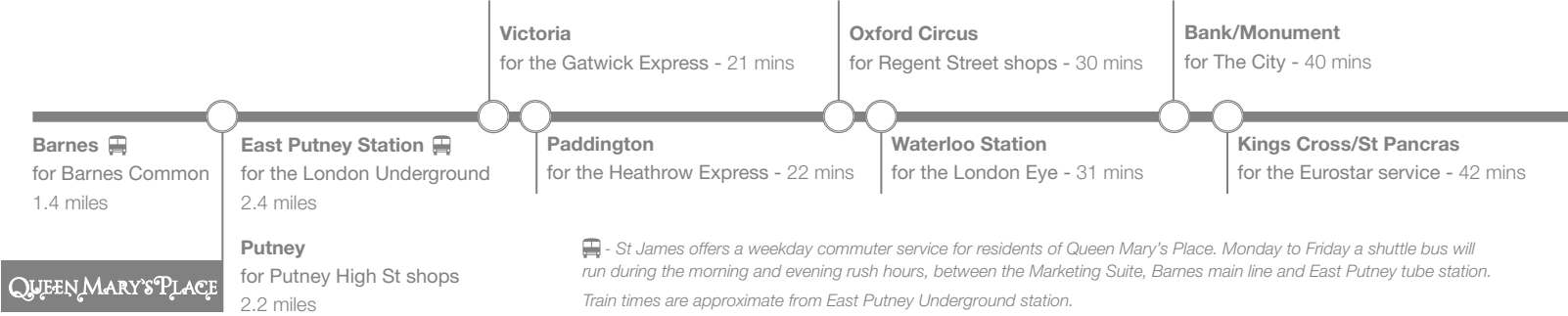


# Close to the action

With the secluded, peaceful environment that comes with living at Queen Mary's Place, it's easy to forget the vibrant culture and metropolitan lifestyle that lies beyond your doorstep.

With East Putney tube station nearby, on the boundary of Travelcard Zones 2 and 3, and Barnes Railway Station less than a mile away for connections to Clapham Junction and Waterloo, getting to the City is simple.

View sourced from Google Earth.  
Transport links taken from tfl.gov.uk and multimap.com. Subject to change.



- Bus route 493: Richmond to Tooting via East Sheen & Roehampton
  - Bus route 72: Roehampton to East Acton via Barnes Common, Hammersmith & Shepherd's Bush
  - Bus route 430: Roehampton to South Kensington via Putney & Fulham
  - Bus route 170: Roehampton to Victoria via Putney, Clapham Junction & Battersea Village
- Bus routes correct at time of going to print and subject to change. For further information visit [tfl.gov.uk](http://tfl.gov.uk)*



# *The great outdoors*

Queen Mary's Place is in the ideal location to relax, unwind and escape the stresses of city living, with some of London's most beautiful open spaces right on its doorstep. Just half a mile away is the pastoral landscape of Richmond Park, with almost 2,500 acres of woodland, grassland, ponds, hills and gardens, and hundreds of free roaming deer.

If you prefer a really active day out, there is a huge range of sports available in the park, including rugby, polo, cycling, golf, fishing and horse riding. Even closer is Roehampton Club, offering facilities including a golf course, tennis and squash courts, a croquet lawn, indoor and outdoor swimming pools and a fitness centre. For something a little more leisurely, Richmond Hill and the charming Terrace Gardens afford fantastic views over the park, the River Thames and beyond.

*Below and opposite:*

Various views of Richmond Park.







## On your doorstep

There may be green open space aplenty, but cosmopolitan Kew, Richmond and Putney are all within easy reach for eating, drinking and retail therapy. Kew and Richmond are just a few miles away, with a choice of fantastic boutiques and shops including House of Fraser, Jigsaw and Whistles, as well as stylish bars and elegant restaurants like The Glasshouse and Gaucho.

Closer to home, Barnes and East Sheen offer an excellent variety of shops, bars and restaurants. Putney High Street, with the Exchange Shopping Centre, is also less than two miles away, and it's just a little further to Putney Bridge with its award-winning Thai Square restaurant, beautifully located overlooking the River Thames.

*Above and opposite:*  
Selection of amenities and attractions close to Queen Mary's Place.

All distances are taken from multimap.com



# A masterplan

Queen Mary's Place comprises an extensive variety of new and refurbished one to five bedroom homes. From luxury apartments and penthouses with open plan designs to three storey family townhouses offering the space to grow, this exclusive development has a home to suit all tastes and lifestyles. Fusing the finest in contemporary architecture with a timeless elegance and classic style, the homes surround beautifully landscaped gardens and open space, perfectly complementing the formal grounds and historical buildings.



Site plan of Queen Mary's Place is not to scale, is subject to change, and is for indicative purposes only. Please liaise with Sales Consultant for further details.



## The choice is yours

The apartments offer sleek, urban living with flexible spaces that can be adapted to suit your needs. All apartments and penthouses have at least one balcony, with many affording beautiful courtyard or garden views, and some offering direct lift access to the secure basement parking level.

The classic townhouses feature balconies and Juliette balconies overlooking private courtyard gardens, an exceptionally spacious open plan ground floor and additional first floor living area. Elegant courtyard houses benefit from private gardens and generous balconies to the master bedroom, with views of the central landscaped garden and formal water feature.

Above top left:  
Blenheim Gardens.

Above bottom left:  
Chatsworth Place.

Above right:  
Kensington Square.



## *It's taken care of*

Queen Mary's Place combines an exquisite setting and attractive, tranquil environment with the day-to-day services and facilities that provide a truly exceptional lifestyle.

The Estate Management service provides assistance, maintenance and, with provisions like CCTV, security to bring you convenience and peace of mind. The on-site, state-of-the-art gym provides excellent facilities right on your doorstep.

Residents can save time and money on their journeys whilst helping the environment with our Green Travel Plan. With initiatives such as car and cycle clubs, travel plan coordinator, pre-paid Oyster cards and discounted bicycle purchases, the scheme aims to reduce the number of residents using cars by 20% to minimise traffic congestion, relieve parking pressure and cut carbon emissions.

*Below:*

Queen Mary's Place offers a gym and cycle club.



## *Attention to detail*

The homes have been designed to provide a soothing and relaxing backdrop to the fast pace of modern living. Open plan living areas allow rooms to flow seamlessly from one to the other and, along with expansive areas of glazing, create a fresh environment with an emphasis on light and space. Houses are classic and elegant but with a contemporary twist; sophisticated and uncluttered but with the great sense of comfort of a real home. Apartments feature contemporary, stylish décor, creating sleek, stunning living spaces that still allow you to make your own mark.

Fixtures and fittings are handpicked for their aesthetic appeal and superior quality, every detail displaying the excellent standards for which St James is known. Sleek, streamlined kitchen units with the latest in integral appliances are the very essence of functional chic, and stylish, understated bathrooms feature elegant white sanitaryware and chrome fittings.

*Below:*

Showhome interiors and specification details at Queen Mary's Place.





# About St James

St James is an award-winning, design conscious, creative and sustainable developer with a record of culturally successful and diverse projects. Originally established as a joint venture between Thames Water and The Berkeley Group Holdings Plc in 1996, St James is now a fully owned subsidiary of The Berkeley Group and continues to transform disused sites into sustainable and attractive developments. Our attention to the impact of design on the environment runs from the planning stages right through to interior design and we are proud to set industry standards through our developments.

## Why St James?

Backed by the experience and expertise of The Berkeley Group Holdings Plc, St James develops to exacting standards. Whether in private and affordable housing, commercial property or recreational and community facilities, our creative solutions deliver every aspect of responsible and sustainable mixed-use development. We consistently strive to put the customer at the heart of our operations, focusing on the principal delivery objectives of design quality, construction and service.

## An Unrivalled Reputation

St James has been creating an enviable and reputable position within the industry for over ten years. By providing innovative developments we have attracted the best within the industry and will continue to improve and grow in years to come.

*Opposite:*

Kingsway Square, Battersea.

*Below top left:*

The Hamptons, Worcester Park.

*Below bottom left:*

Kingswood Chase, Chislehurst.

*Below right:*

Kennet Island, Reading.



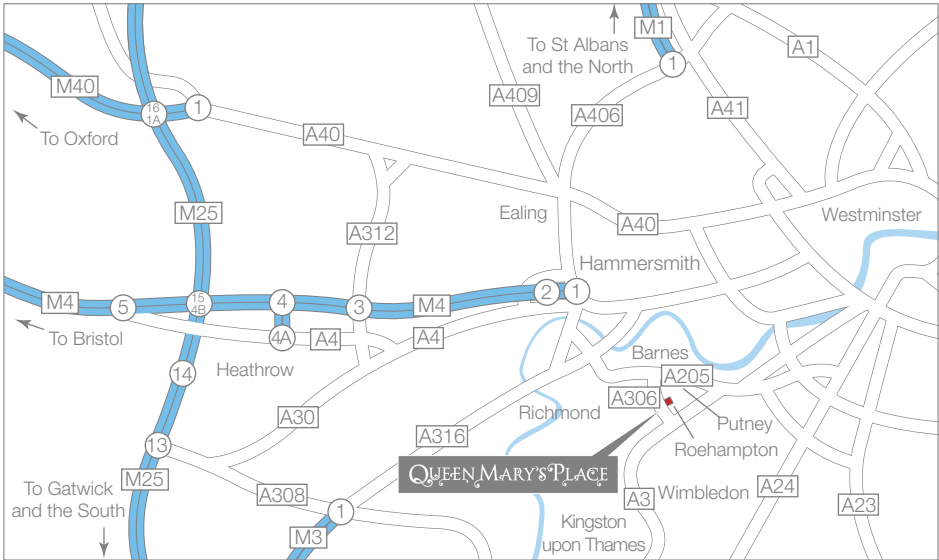


# How to find us

From Central London follow signs for Trafalgar Square. Continue onto the A4 into Mayfair. At Brompton Oratory branch left onto Brompton Road, into Chelsea and onto Fulham Road (A304) towards Putney. At the roundabout take the first exit onto Fulham High Street (A219) over Putney Bridge and through Putney High Street. At the main crossroads turn right onto Upper Richmond Road (A205). Turn left at Red Rover Junction onto Roehampton Lane (A306), and Queen Mary's Place is on your left.

From the M25 leave at Junction 10. Take the first exit at the Wisley Interchange Roundabout, merging onto the A3. Continue through Hook Underpass, Tolworth Junction and the Malden Underpass. At the Robin Hood Roundabout continue onto the A3, turn left at the Roehampton Junction onto Roehampton Lane, and Queen Mary's Place is on your right.

Sat Nav: SW15 4HR



*Top:*  
Area map (not to scale).

*Bottom:*  
Local map (not to scale).