

ROEHAMPTON HOUSE LONDON SW15

OWN A UNIQUE PLACE IN BRITISH HISTORY

ONE OF THE MOST BEAUTIFUL PERIOD HOUSES IN LONDON

FORMERLY A STATELY COUNTRY RESIDENCE, ROEHAMPTON HOUSE IS A GRADE I LISTED BUILDING THAT HAS BEEN LOVINGLY RESTORED TO ITS FORMER GLORY.

Behind the unique grandeur of the beautiful Baroque façade, St James has created 22 spacious one, two and three bedroom luxury apartments. In addition, the two charming gatehouses have been refurbished into high quality two bedroom, detached houses each with their own private walled garden. Original features abound, from the marbled entrance hall, panelled walls and decorative ceilings, to the original fireplaces, light fittings and full height windows. Each of the properties at Roehampton House have views over a series of exquisitely landscaped gardens.

All of the apartments in this latest development by awardwinning developer St James, part of the Berkeley Group, benefit from secure underground car parking, CCTV, access to secure storage, wine cellar, residents' gym, on-site Estate Manager and a commuter coach service.

Roehampton House provides the perfect blend of historic features with a modern specification. Every home is finished to an exceptionally high standard which includes stunning contemporary kitchens, elegant marble bathrooms and hardwood flooring to reception rooms.

Just seven miles from central London, yet with the delights of Richmond Park on the doorstep, Roehampton House is also within close proximity of Barnes Village, Wimbledon Village, Putney, Richmond and the River Thames.



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AN EXEMPLARY PROVENANCE

AS SIGNIFICANT, ARCHITECTURALLY, AS BUCKINGHAM PALACE OR THE ROYAL ALBERT HALL, ROEHAMPTON HOUSE IS ONE OF ONLY A HANDFUL OF GRADE I LISTED BUILDINGS TO BE CONVERTED INTO RESIDENTIAL APARTMENTS.

Originally commissioned in 1712 by City merchant Thomas Cary and designed by renowned Baroque architect Thomas Archer, Roehampton House had a diverse array of owners and occupiers over its colourful and multi-faceted 300 year history.

Eighteenth century residents included the 2nd Earl of Albermarle, two prominent Members of Parliament and John Wilkinson, who owned the ships used by Captain Cook in his 1771-75 expedition. Dr William Markham, Archbishop of York, spent his summers there in the early 1800s, whilst the Governor of the Bank of England, the Secretary of State for the King of Hanover, the Dowager Countess of Kingston and the 11th, 13th and 14th Earls of Leven and Melville, were all resident at Roehampton House during the 19th and early 20th centuries.

It was Canadian financier Arthur Grenfell who commissioned Edwin Lutyens in 1912, initially to create a garden and ballroom, but ultimately to create new North and South Wings and pavilions. Sadly, Grenfell was declared bankrupt before Lutyens could complete his interior designs, selling the house to Kenneth Wilson and opening a new chapter in the property's history.

Now almost a century later and thoughtfully refurbished for the 21st century, Roehampton House will once again provide a unique and inspired living environment for a new generation of residents.

THOMAS ARCHER

(c.1668-1743) One of the most renowned architects in England at the beginning of the 18th century, Thomas Archer designed buildings purely for pleasure and prestige. After travelling widely in Europe, taking his inspiration from the Roman Baroque movement, he designed grand houses and country estates for some of the richest men in the country, including the Dukes of Devonshire, Leeds he also found time for and Shrewsbury, as well as two London churches, St John's, Smith Square in Westminster and St Paul's in Deptford.

SIR EDWIN LUTYENS (c.1869-1944)

Widely acknowledged as one of Britain's greatest architects, Sir Edwin Lutyens designed over three-dozen major English country houses and altered many more. As well as creating over a hundred gardens with Gertrude Jekyll, Lutyens also designed the Cenotaph in Whitehall and built in New Delhi, Washington and Johannesburg. But other interests, including designing Queen Mary's doll's house, now on show in Windsor Castle.





Eastern Pleasure Grounds at Roehampton House in 1870

TIMELESS ELEGANCE

THE RICH HISTORY OF ROEHAMPTON HOUSE PROVIDES A SOPHISTICATED SETTING FOR 21ST CENTURY LIVING, WHERE ALL YOUR NEEDS HAVE BEEN CAREFULLY CONSIDERED WITH A STUNNING, CONTEMPORARY SPECIFICATION CAREFULLY INTEGRATED INTO THE ORIGINAL FABRIC.







LUMINOUS BEAUTY FEW PROPERTIES IN LONDON BOAST SUCH TRULY EXQUISITE SURROUNDINGS: SET WITHIN TWO ACRES OF BEAUTIFULLY RESTORED AWARD-WINNING GARDENS, ROEHAMPTON HOUSE IS SIMPLY MAGNIFICENT.

METICULOUS RESTORATION THAT WILL STAND THE TEST OF TIME

THE PASSION AND ATTENTION TO DETAIL BEHIND THE CRAFTSMANSHIP, SETS ROEHAMPTON HOUSE APART.

Only a handful of Grade I listed buildings have ever been converted into apartments. This restoration required an unprecedented level of attention, with St James bringing together a dedicated team of professionals and craftsmen, with vast experience in restoring historic buildings.

Under the watchful eye of English Heritage and the London Borough of Wandsworth, every original feature has been carefully restored both internally and externally, from the black and white marbled entrance hall, panelled walls, decorative ceilings and carved fireplaces to oriel windows and tall chimneys.

The Eastern Pleasure Grounds and Grade II listed Sunken and Rose Gardens have also been lovingly restored, to provide a classical setting for this beautiful building which the residents can enjoy for their exclusive use.





THE HEIGHT OF SOPHISTICATION EVERY PROPERTY IS DESIGNED TO ACCENTUATE ITS INDIVIDUALITY, WITH HIGH CEILINGS, HARDWOOD AND STONE FLOORING, PANELLED WALLS AND PERIOD FIREPLACES, EACH APARTMENT EXUDES QUALITY AND REFINEMENT.



DISTINGUISHED DESIGN

IN CONTRAST TO THE HISTORIC SETTING, EACH KITCHEN HAS A BESPOKE CONTEMPORARY DESIGN INCORPORATING A FULL COMPLEMENT OF V-ZUG, LIEBHERR AND MIELE APPLIANCES, ALNO FURNITURE AND SLEEK STONE WORK SURFACES.



















UNPARALLELED LUXURY BLENDING ONLY THE FINEST MATERIALS WITH A REASSURING ATTENTION TO DETAIL, EVERY PROPERTY AT ROEHAMPTON HOUSE IS APPOINTED TO THE HIGHEST STANDARD.

There are variances within the internal specification due to different approaches required by English Heritage, depending on whether a room is part of the original Archer building or the Lutyens extensions.

In addition, finishes are required to differ to respect the historic hierarchy of the building and the previous uses of the rooms within the house.

FLOORING

- + Stone flooring to stairs, hall and coats cupboard (apartments 15 and 19 only)
- + Timber plank flooring to hall and coats cupboard + Timber or Parquet plank flooring to main living room,
- kitchen and dining room
- + Carpet to all bedrooms
- + Ceramic tiling to utility rooms

WARDROBES

+ Bespoke Woodcraft two panel wardrobes in master bedroom

UTILITY ROOMS

- + Alno kitchen furniture and laminate worktop + Miele washer/dryer in utility or storage cupboard (note that where there is not a utility or storage cupboard the washer/dryer will be located in the kitchen)
- + Ceramic tiled splashback

WALL FINISHES

- + Selected properties with feature panelled walls + Wiring for wall lights to living/dining rooms

LIVING IN A REFURBISHED APARTMENT

to the fabric of the building.

- + Marble floor tiling to all bathrooms, ensuites and WCs

ELECTRICAL AND LIGHTING

- + Polished nickel ironmongery for Lutyens properties, polished, unlacquered brass for the Archer properties
- + LED downlights to kitchen, bathrooms, ensuites and WCs
- + Speakers wired for central AV system
- + 5-amp lighting circuit to living room and master bedroom
- + ZeHnder steel column wall mounted radiators
- + MHS traditional cast iron floor mounted in Archer building and selected properties with panelled walls
- + Traditional style towel radiators to bathrooms and ensuites. All radiators painted soft white
- + Multi-media plates to living room and master bedroom

BATHROOM

- + Marble wall tiles to wet areas
- + Free-standing or built-in baths with composite stone or granite bath surround and panels with built-in mood lighting
- + Villeroy and Boch floor mounted WC
- + Perrin and Rowe wall mounted chrome taps and spouts, deck mounted in selected plots
- + 3 piece bathrooms to have integrated bath filler. 4 piece bathrooms to have bath spouts
- + Perrin and Rowe chrome showerhead, controls and fittings to all showers and 3 piece bathrooms
- + Bespoke Woodcraft vanity unit with Perrin and Rowe built-in basin and composite stone top. Counter top basins to WCs and selected ensuites
- + Built-in mirrored storage cabinet with integral shaver point to selected plots and recessed glass shelving with mood lighting
- + Low profile walk-in shower trays with glass enclosure
- + Underfloor comfort warming
- + Feature wall panelling

KITCHEN

- + Alno kitchen furniture
- + Granite worktops with full height upstand to hob
- + V-Zug single oven and steam oven
- + V-Zug Induction hob and re-circulating extractor
- + Miele integrated dishwasher
- + Liebherr integrated fridge/freezer
- + Liebherr integrated wine cooler
- + LED undercabinet lighting
- + Silestone or glass splashback to selected apartments

SECURITY

- + Automated entry bollard with video entry to prevent unauthorised vehicular access
- + Automated gate entry into underground car park
- + Video entry panels at each entrance door
- + CCTV throughout the estate
- + On-site Estate Manager
- + Secure post room

GENERAL

- + Residents' gym open seven days a week*
- + Residents' commuter coach service to Putney mainline and East Putney Tube stations*
- + Gas fired central heating
- + Secure individual storage lockers
- + Wine cellar
- * Provided by adjoining Queen Mary's Place development

Roehampton House is a Grade I listed building with unique features which are an integral part of the history for the building. Written permission must be obtained from the appropriate authorities to make any amendments

A VERDANT PLAYGROUND

AS PART OF THE AGREEMENT TO REFURBISH ROEHAMPTON HOUSE, ST JAMES UNDERTOOK THE RESTORATION OF THE GRADE II LISTED GARDENS. NOW, THE SUNKEN GARDEN, ROSE GARDEN AND THE EASTERN PLEASURE GROUNDS ARE A HAVEN OF TRANQUILLITY FOR THE EXCLUSIVE USE OF RESIDENTS.



Clockwise from top Photograph of Roehampton House prior to restoration Water feature within the Sunken Garden at Roehampton House Roehampton House photographed from the Rose Garden prior to restoration

ESTATE LAYOUT



1 Archer Building

- 2 Lutyens South Wing
- 3 South Pavilion
- 4 Lutyens North Wing
- 5 North Pavilion
- 6 The Entrance Court
- 7 Gate Houses
- 8 South Courtyard
- 9 North Courtyard
- 10 Eastern Pleasure Grounds
- 11 Rose Garden
- 12 Sunken Garden
- 13 Lily Pool
- 14 Garden Villas
- 15 Marketing Suite
- 16 Secure Vehicle Entrance
- 17 Entrance to Gated Basement Carpark

ROEHAMPTON LANE



AN EXCEPTIONAL STANDARD OF FACILITIES

THE SUPERB AMENITIES AT ROEHAMPTON HOUSE COMPLEMENT THIS PRESTIGIOUS PROPERTY, FROM SECURE UNDERGROUND PARKING AND DEDICATED ESTATE MANAGER, TO RESIDENTS' WINE CELLAR AND GYMNASIUM.

> Behind the imposing gates at Roehampton House is an idyllic setting for relaxing. Estate management ensures that the exquisitely landscaped gardens are meticulously cared for, while 24-hour CCTV security offers peace of mind. Dedicated, high security underground car parking is provided, with two spaces allocated to each apartment and the magnificent entrance foyer and private library offer residents additional space to enjoy.





In addition, the cellar of Roehampton House can be used for the residents to store individual wine collections along with secure storage facilities. Residents can also enjoy the amenities of the neighbouring, St James development, Queen Mary's Place. A convenient, well-equipped gym is open seven days a week, featuring state-of-the-art cardiovascular and resistance equipment, with personal trainers available upon request. A residents' commuter coach service also operates to and from Putney mainline station and East Putney Tube station.

WORLD FAMOUS LOCAL AREA

THE BOAT RACE – OXFORD Vs CAMBRIDGE



Roehampton House places residents within easy reach of some of the best viewpoints along the route of the Boat Race. First raced in 1829, the Boat Race is one of the oldest sporting events in the world. Every year, crews from the Universities of Oxford and Cambridge compete against each other, watched by thousands along the banks of the Thames and by millions more around the world on TV.



PERFECTLY POSITIONED

ROEHAMPTON HOUSE IS IDEALLY LOCATED TO ENJOY SOME OF THE CAPITAL'S FINEST GREEN SPACES WITH CENTRAL LONDON JUST SEVEN MILES AWAY.

BARNES **≹** Barnes Bridge Barnes 嵀 Rosslyn Park 🗌 Rugby Club The Roehampton Club ROEHAMPTON GOLF COURSE Bank of England Sports Centre Roehampton Gate Roehampton 🔳 University Ibstock Place School Sacred Hear Catholic Schoo The Alton 🔳 School Polo Field RICHMOND PARK RICHMOND PARK GOLF COURSE Stag Lodge Stables

Left to right Richmond Park / 0.7 miles Roehampton Club / 1 mile Horse Riding in Richmond Park / 0.7 miles





Labor

















Clockwise from top Florist, Putney / 2.3 miles Putney High Street / 2.3 miles Richmond Park / 0.7 miles Telegraph Pub, Putney Heath / 1 mile Roehampton Golf Course / 1.1 miles Boutique Shop on Barnes High Street / 1.6 miles All Saints Church, Putney / 2.6 miles

AN ENVIABLE LIFESTYLE

WITH PUTNEY, BARNES, WIMBLEDON AND CHELSEA CLOSE TO HAND, ROEHAMPTON HOUSE IS WITHIN EASY REACH OF SOME OF THE MOST SOPHISTICATED URBAN VILLAGES IN LONDON.

Surrounded by the lush landscapes of Richmond Park, and the commons at Putney, Barnes and Wimbledon, the area around Roehampton House offers a choice of scenic settings in which to relax. There are no less than three attractive prestigious golf courses in the vicinity, including the exclusive Roehampton Club, mere minutes away.

Nearby Putney, is a bustling riverfront community, most famous as the starting point of the historic Oxford and Cambridge Boat Race. Perhaps a more relaxing point from which to watch the race, bijou Barnes village is the epitome of relaxed English rural charm – despite being just 30 minutes by train from central London. Complete with a tranquil duck pond and village green, Barnes offers an eclectic range of luxury boutiques and shops along with an excellent variety of cafés, fine dining restaurants and traditional country pubs.

Of course, six miles from Roehampton House, Chelsea is the ultimate urban village, its quiet, tree-lined avenues are the setting for sophisticated shopping and the annual RHS Chelsea Flower Show. Lined with a superb selection of chic clothing stores and antiques emporia, stylish bars and charming restaurants, the King's Road and Sloane Street are some of the most fashionable areas in London.

Alternatively, Wimbledon Village is so much more than simply a setting for the world-famous tennis tournament. Elegant designer stores, independent boutiques and cosmopolitan cafés sit amongst handsome period buildings and open spaces, where you can watch horses trotting past on the way to a canter around Wimbledon Common.

SEAT OF LEARNING

With its world-renowned universities and cultural richness, nowhere else can rival London as a place to study.

Directly opposite Roehampton House, Roehampton University is just one of over 40 universities and higher education colleges to choose from, in a city that encompasses one of the largest educational clusters in the world.

More international students choose to study in London than any other city in the world; little wonder it is often described as the "world's knowledgeable capital".



A CITY OF CONTRASTS

ARGUABLY ONE OF THE MOST VIBRANT CAPITALS IN THE WORLD, LONDON EFFORTLESSLY MERGES CENTURIES OF TRADITION WITH CONTEMPORARY CULTURE. THERE IS PERHAPS NO OTHER CITY ON EARTH WITH MORE TO OFFER.

London: one of the most multi-cultural cities in the world, a metropolis surging with self-confidence. A thrilling mix of enterprise, enthusiasm and etiquette, it's no wonder so many leading companies and individual talents have chosen to make their home here.

History is ever-present in London, alongside cutting edge style: where else can you choose between a quiet drink in a pub that's hardly changed in 100 years, or a lively evening out in one of Europe's most fashionable eateries? The City is overflowing with cosmopolitan bars and restaurants, offering an outstanding array of temptations from every corner of the globe.

London also boasts a reputation as an international centre for culture, and is home to a vast number of museums, art galleries and theatres offering a world-class programme of opera, ballet, music and comedy. Architecture old and new stands side by side: it's hard to believe that the home of the Tower of London and St Paul's also generated the London Eye and the new Olympic Stadium. And now the world's largest sporting event is coming to town, as London prepares to play host to the 2012 Olympic and Paralympic Games.

Alongside this, London is renowned for its unparalleled shopping opportunities. From the eclectic boutiques of Barnes and Wimbledon to the high-octane glamour of Bond Street and Knightsbridge, not forgetting the elegant designer shopping of the King's Road and Chelsea, the retail therapy here is undoubtedly the best in the world.





Clockwise from top London from the River Thames / 8.2 miles Tower Bridge / 9.8 miles Harrods, Knightsbridge / 8.2 miles Ballet at the Royal Opera House / 8.9 miles

Distances sourced from Google.co.uk





EXCELLENT CONNECTIONS WHETHER HEADING TO THE WEST END, THE CITY OR FURTHER AFIELD, ROAD, RAIL AND AIR CONNECTIONS ARE ALL EASILY ACCESSIBLE.

The location of Roehampton House, makes travel both around the area and into central London very simple. The nearest station is Barnes Railway Station, which is less than a mile away; alternatively, a courtesy coach transports residents to and from Putney station and Putney East Tube station (zone 2), on the District Line.

Driving from Roehampton House is equally straightforward, with Putney Bridge and Hammersmith Bridge less than three miles away and the A3 nearby. The M3, M4 and M25 are all close to hand.

For international travel, St Pancras International is 31 minutes by road, while Heathrow, London City and Gatwick airports are 14, 17 and 32 miles away respectively. In addition, the London Heliport at Battersea is just four miles away.

CAR Cor

BARNES 4 mins / 1.7 miles

PUTNEY 5 mins / 2.1 miles

FULHAM 8 mins / 3.1 miles

RICHMOND

WIMBLEDON 10 mins / 4.1 miles

CHELSEA 12 mins / 5.7 miles

HIGH STREET KENSINGTON 14 mins / 7.3 miles

UNDERGROUND 👄 TRAIN 幸

WIMBLEDON

EAST PUTNEY*

HIGH STREET KENSINGTON 16 mins

SLOANE SQUARE

VICTORIA 22 mins

EMBANKMENT 27 mins

BOND STREET 31 mins



Left to right Knightsbridge / 8.2 miles The City viewed from the River Thames / 10.9 miles Westminster / 8.4 miles Terminal 5, Heathrow Airport / 12.8 miles

KEW BRIDGE 12 mins

CHISWICK

TWICKENHAM

RICHMOND UPON THAMES

BARNES

PUTNEY*

CLAPHAM JUNCTION

WATERLOO 17 mins

THE CITY (BANK)

KING'S CROSS ST. PANCRAS

CANARY WHARF 🕀



PUTNEY PIER

WANDSWORTH (RQ) PIER

CHELSEA HARBOUR PIER 15 mins

CADOGAN PIER

EMBANKMENT PIER 35 mins

BLACKFRIARS PIER

AIRPORT >=

HEATHROW 20 mins / 13.7 miles

GATWICK 38 mins / 31.7 miles

LONDON CITY 40 mins / 16.6 miles







A NEW BENCHMARK FOR RENOVATION

AS PART OF THE AWARD-WINNING BERKELEY GROUP, ST JAMES HAS AN ENVIABLE TRACK RECORD OF RESTORING LISTED BUILDINGS, OFTEN USING THESE REFURBISHMENTS AS A CATALYST TO REGENERATE THE LOCAL AREA.

> It's our experience and expertise that gives us such strength in restoration and conservation. Intimate local knowledge means we are well equipped to respect the integrity of buildings by reflecting their regional characteristics, and in restoring past masterpieces to their former glory through the use of traditional materials from stone to lath and plaster.

We take great care to integrate our meticulously restored buildings into their surroundings, conserving the landscape, to create environments that are both attractive to look at and a joy to live in.

The images below show examples of listed buildings which St James have won awards for sympathetic conversions.





Left to right Harrods Depository, Barnes Milford House, Milford Kingsway Square, Battersea

ST JAMES AN ETHOS OF EXCELLENCE.

Backed by the experience of the Berkeley Group, St James is an award-winning, design conscious, creative and sustainable developer with a record of culturally successful and diverse projects.

St James pays particular attention to the impact of design on the environment, from the planning stages right through to the interior design, setting industry standards throughout all developments.

Earning a formidable reputation for innovation and imaginative urban regeneration. St James creates places where people enjoy living.

100% OF OUR PURCHASERS WOULD RECOMMEND ST JAMES TO A FRIEND*

SUSTAINABILITY

Over the past ten years, the Berkeley Group has transformed its business to become a leader in sustainable urban regeneration.

Sustainability is a key part of the Berkeley ethos, and its companies including St James have made a long-term commitment to create sustainable, vibrant communities that enhance the surrounding area while minimising any adverse environmental impact.

As a conversion of an existing building, the homes created within Roehampton House are truly sustainable.

What could be more sustainable than re-using the existing fabric and restoring the original features, bringing this beautiful building back to life?







Clockwise from top Grosvenor Waterside, SW1W Riverlight, SW8 Queens Mary's Place, SW15

DESIGNED FOR LIFE

BUYING A HOME IS ONE OF THE MOST IMPORTANT DECISIONS YOU WILL EVER MAKE. THE QUALITIES THAT MAKE ST JAMES DIFFERENT MEAN THAT YOU CAN CHOOSE A NEW HOME FROM US WITH COMPLETE CONFIDENCE.

AWARD-WINNING AND ROYALLY RECOGNISED

In addition to receiving numerous awards for quality, design and customer service, the St James Group was granted the 2008 Queen's Award for Enterprise in Sustainable Development. This prestigious award recognises and rewards outstanding achievements in business performance.

CUSTOMER SERVICE IS OUR PRIORITY

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a 10 year warranty, the first two years of which are covered by St James.

GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water villages to major towns and cities, and countryside to the and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energyefficient white goods.

OUALITY IS AT THE HEART OF EVERYTHING WE DO

At St James, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, St James operates a two year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural coast - we build in the locations you want to live.

A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

St James's homes and developments are not just built for today. They are designed to permanently enhance the neighbourhoods in which they are located. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax, and build communities that will thrive today and for years to come.



Proud to be a member of the Berkeley Group of Companies









VISION2020 OUR VISION FOR YOUR FUTURE.

St James already leads the field in sustainable development, and we are now raising standards higher still with our Vision2020 initiative. When you buy a new home from St James you will be sharing this commitment to a more eco-friendly way of life that has benefits for you and for the whole community.

AN EXCEPTIONAL CUSTOMER EXPERIENCE

- + Dedicated sales teams provide exceptional service throughout the whole buying process
- + Our Customer Service teams ensure your new home exceeds expectations

GREENER, MORE ECONOMICAL HOMES

- + Use 26% less water per person than the average house*
- + Save around £380* per year on energy bills
- + Reduce CO₂ emissions by 76%*
- + Recycling bins in every home
- + Space for a home office
- + A safe place to store bicycles

CREATING SUSTAINABLE COMMUNITIES

- + Close to essential amenities including schools, parks and shops
- + Good access to public transport
- + Streets that are friendly for pedestrians and cyclists as well as cars
- + Safe public spaces and pedestrian routes
- + Homes designed to adapt to changing needs

A COMMITMENT TO THE FUTURE

- + St James sets targets to reduce the water use and CO₂ emissions associated with our construction activities and business operations
- + We also pledge to reuse or recycle over 80% of our construction, excavation and demolition waste

Some features are only applicable to selected developments. Please check with the Sales Consultant.

* Savings vary between every home. Figures based on a typical 3 bed St James home achieving Code for Sustainable Homes Level 3. For further details contact: sustainability@berkeleygroup.co.uk





RECENT AWARDS

DESIGN

WHAT HOUSE? AWARDS 2011

Best House - Queens Acre - Gold Best Interior Design - Queens Acre - Silver

UK PROPERTY AWARDS 2011

Best Property - Queens Acre - Highly Commended Best Development - Queens Acre - 5 Star Best Apartment - Wye Dene - Highly Commended Best Development - Kennet Island - Highly Commended

LONDON EVENING STANDARD NEW HOMES AWARDS 2011

Best New Large Development - The Hamptons - Winner

WHAT HOUSE? AWARDS 2010

Best Exterior Design - The Hamptons - Silver Best Starter Home - Kennet Island - Silver Best Development - The Hamptons - Bronze

BUILDING FOR LIFE 2010

Queen Mary's Place - Silver Silkworks - Silver Grosvenor Waterside - Silver

HOUSEBUILDER INNOVATION AWARDS 2009

Kennet Island

WANDSWORTH DESIGN AWARDS 2009

Kingsway Square

LANDSCAPE

NEW HOME & GARDENS AWARDS 2011

Best Communal Landscape - Queens Acre - Gold Best Urban Landscape - The Hamptons - Gold Landscape of the Year - St James - Gold

WHAT HOUSE? AWARDS 2011

Best Landscape Design - The Hamptons - Gold

NATIONAL LANDSCAPE AWARDS (BALI AWARDS) 2010

Soft Landscaping Construction for Bramah, Grosvenor Waterside

WHAT HOUSE? AWARDS 2010

Best Landscape Design - Queen Mary's Place - Silver

BUILD

CONSIDERATE CONSTRUCTOR AWARDS 2011

Queen Mary's Place - Silver Trinity Place - Bronze

NHBC AWARDS 2011

Queen Mary's Place

HEALTH AND SAFETY

NHBC NATIONAL SAFETY AWARDS 2011

Queens Acre













DIRECTIONS 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 Roehampton House 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 Roehampton House is on your right.

SAT NAV SW15 4HR

ROEHAMPTON HOUSE 177 ROEHAMPTON LANE, LONDON SW15 5BF WWW.ROEHAMPTONHOUSE.CO.UK

FOR MORE INFORMATION PLEASE CALL 020 3004 4112





The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the St James Group' 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. Computer Generated Images are indicative only and subject to planning. Furniture shown in Computer Generated Images is not included. Roehampton House is a marketing name only and will not necessarily form part of the approved postal address. Applicants are advised to contact the developers agent to ascertain the availability of any particular property so as to avoid a fruitless journey. Exact layout and sizes of properties may vary. Planning permission reference 2006/3885. Listed building consent ref 2010/0421.

St James Group Ltd. Registered Office Only: Berkeley House 19 Portsmouth Road, Cobham, Surrey, KT11 1JG. Registered in England & Wales. Company Number 3090056.

Marketing and design by Hunter Design www.hunter-design.co.uk

