



LONDON SW11



We were delighted when our blue-print proposals for the development and design of this secluded site were selected from a shortlist of preferred developers in 2010.

It was a rare opportunity to design something really special with very few constraints and we were free to be creative and design with no pre-conceptions.

Months of careful refinements resulted in what we are proud to offer today – nine spectacular, totally original and wonderfully refined houses in the most secure, quiet and exclusive mews.

Bespoke hardwood gates part at the touch of a button to welcome you into a cloistered, private domain - low level lighting guides you to your own parking space within a few feet of your front door.

The external design is striking, contemporary and refreshingly different. Inside the layouts are bright, extraordinarily light and airy and have towering ceilings and staggeringly tall windows and doors. We have majored on space in which to entertain and relax in style – but factored in flexibility so that the majority of the houses work just as well in a four bed room configuration.

We have maximised the impact and enjoyment of gardens and have designed and landscaped them to be an integral part of the house in a most dramatic way.

Finally, we are passionate about quality and we believe that you will appreciate the superb level of workmanship and finish and our exceptional and uncompromisingly luxurious specification...







Outside

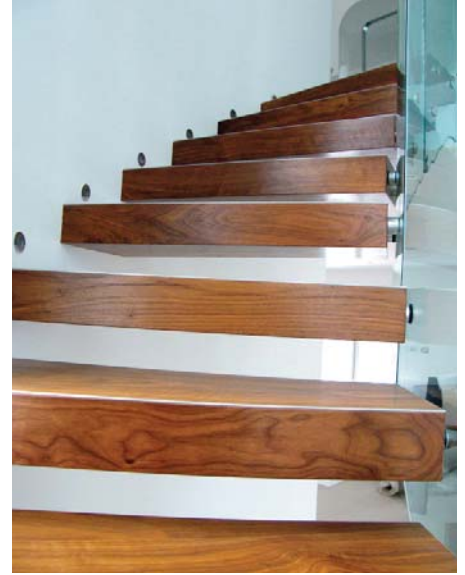
- Unique contemporary design
- Private gated mews address
- Private and secure off street parking
- Remotely controlled gates with video entry system
- Beautiful, exclusively designed, south-west facing gardens
- Automatic garden irrigation systems
- Individually designed garden lighting
- Secure cycle storage
- Hi-tech security systems
- Roof terraces and balconies.



Inside

- Impressive ground floor ceiling height
- Full height glass bi-fold doors to gardens
- Feature glass bay windows
- Fully air conditioned
- Generous entrance halls with dramatic walnut stair cases
- Sleek, chrome door furniture throughout
- Programmable, flush-fitting chrome switches
- Luxurious porcelain 'limestone' ground floors extending to outside
- Specialist designed lighting systems, with 5 amp ring mains and imaginative feature lights
- Efficient gas-operated boilers.

Flexible first floor design - the houses work equally well in a three or four bedroom format.



Kitchens

- Top of the range, hi-gloss, handleless kitchen units with generous storage
- Silestone works tops:
- Feature lighting under worktop/under pelmet feature lighting
- Full-height glass splash-backs
- Full range of Smeg appliances including:
 - Double Oven
 - Microwave
 - Washer/Drier (Separate tumble driers in selected houses)
 - Coffee machine (selected houses)
 - Dishwasher
 - Extractor hood
 - Five ring 900mm induction hob
 - 70/30 Fridge freezer
 - Glass-fronted drinks fridge.
- Franke Instant Boiling water/Filtered water smart tap
- Flush-fitted one and a half bowl sink system
- Breakfast bar.

Bathrooms and Shower Rooms.

- Luxuriously appointed and individually designed
- Wet room style showers
- Rain master shower heads
- Wall hung WC's
- Programmable digital bath filler system
- Wall-hung vanity basins
- Contemporary and stylish floor and wall tiles
- Chrome shaver points
- Programmable under-floor heating with heated walls.

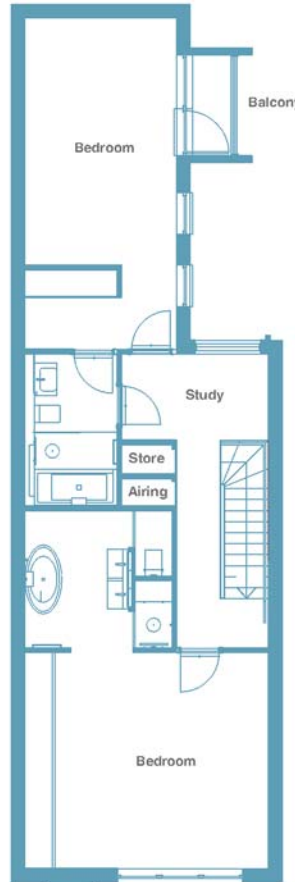
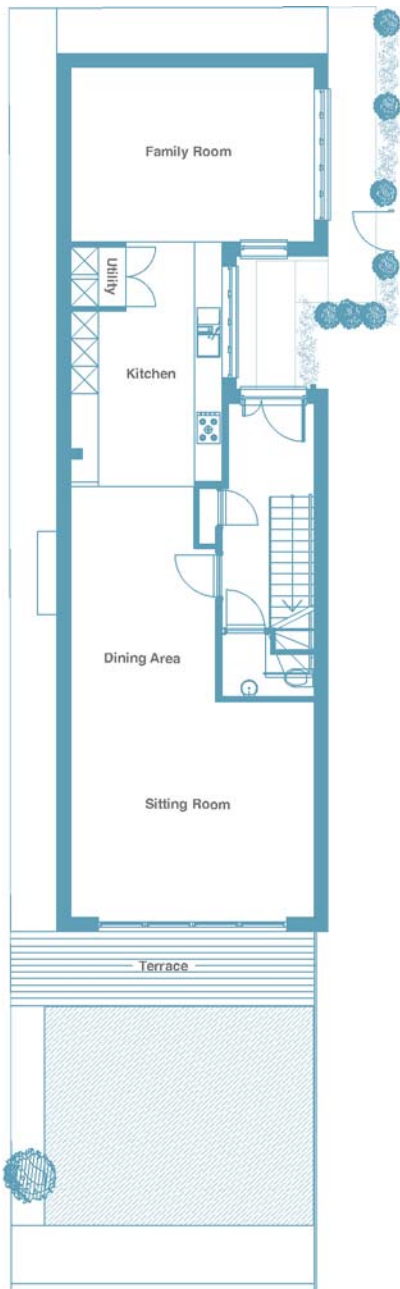
Technical

- Houses are fully pre-wired with future-proof IT/audio visual cabling system
- All rooms have Cat 6 comms cabling giving ultimate flexibility
- All houses have fitted Sonos audio hi-fi system via ceiling speakers.
- All houses can be simply retro-fitted to the full audio visual specification (as per show house) controlled via Ipad. (not supplied)
- Wiring supplied for electric blinds and electric curtains first floor living rooms and second floor front bed room (Exc. No.9).
- Full NHBC warrantees

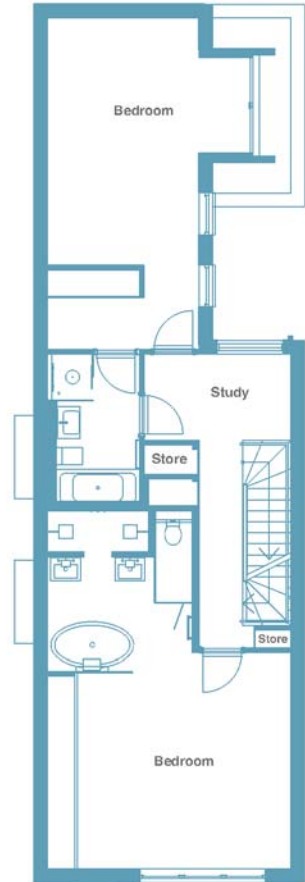






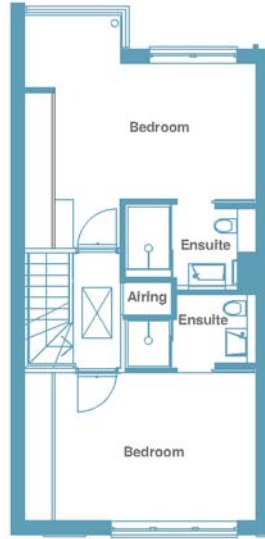
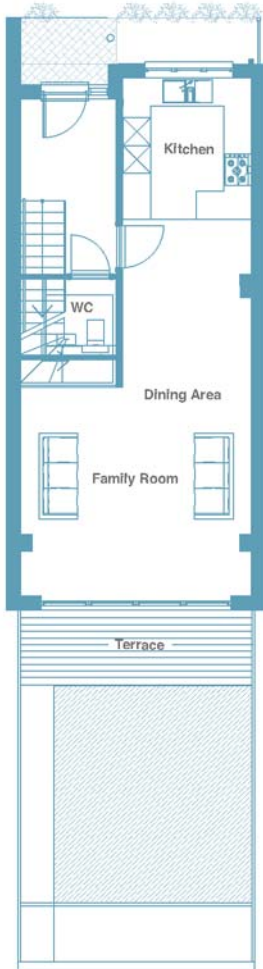


First Floor

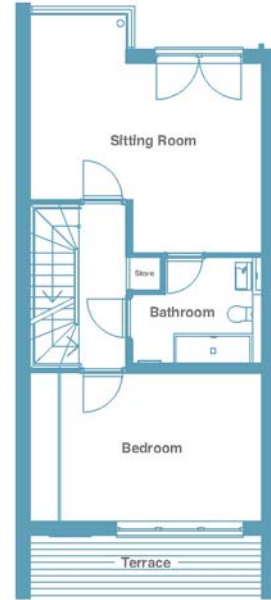


Second Floor

Number 1 Page Mews
 Approx. 2800 sq.ft. G.I.A.



First Floor

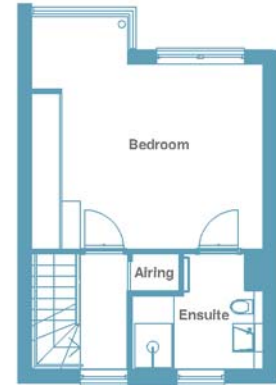


Second Floor

Numbers 2 to 8 Page Mews
Approx 1710 sq.ft. G.I.A



First Floor



Second Floor

Number 9 Page Mews

Approx. 1901 sq.ft. G.I.A.

Measurements were provided by the architects from CAD drawings. Variations on site may lead to small changes and accuracy cannot be guaranteed within less than a tolerance of +/- 5%.



How to find us

Location

Page Mews is situated off a quiet residential no-through road on the popular Shaftesbury Estate, just east of the Queenstown Road, just north of Lavender Hill and less than a mile from the River. Sloane Square is a comfortable 10 minutes by bus or bicycle and Queenstown Road Station and the lovely open spaces of Battersea Park are within a few minutes walk.

Directions

By car, from Latchmere Road, turn into Sabine Road then left into Eversleigh Road. Follow Eversleigh Street almost to the end then turn right into Wycliffe Road. Page Mews is at the end of Wycliffe Road on the right.

Acknowledgments:-

The creation of Page Mews has been a pleasurable and exciting collaboration - The Vision Group would like to thank all the dedicated and talented professionals who worked so hard with us to make this a really special and unique development.

For more information on the new homes available at Page Mews please call 07525 372 245.



A development by



Presented by



Misrepresentation Act: Landgate for themselves and for the vendor(s) of this property whose agents they are, give notice that:- 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the properties are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Landgate nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. 5. Floor areas are only approximate measurements and should not be relied upon as accurate. 6. Some pictures are for representational purposes only. February 2012.



LONDON SW11