

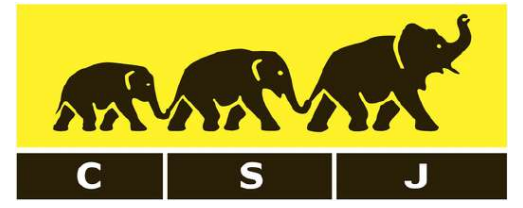


Wren House

Longley Road, Tooting SW17

A collection of brand new purpose built apartments
Complete & Ready to Move In





Introducing Wren House

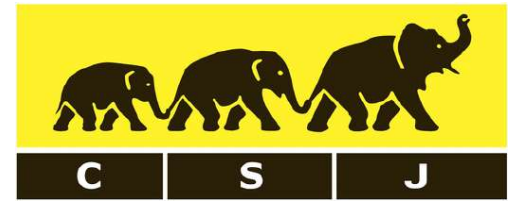
A boutique purpose built development of 5 units comprising 1 and 2 bedrooms

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, independent 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

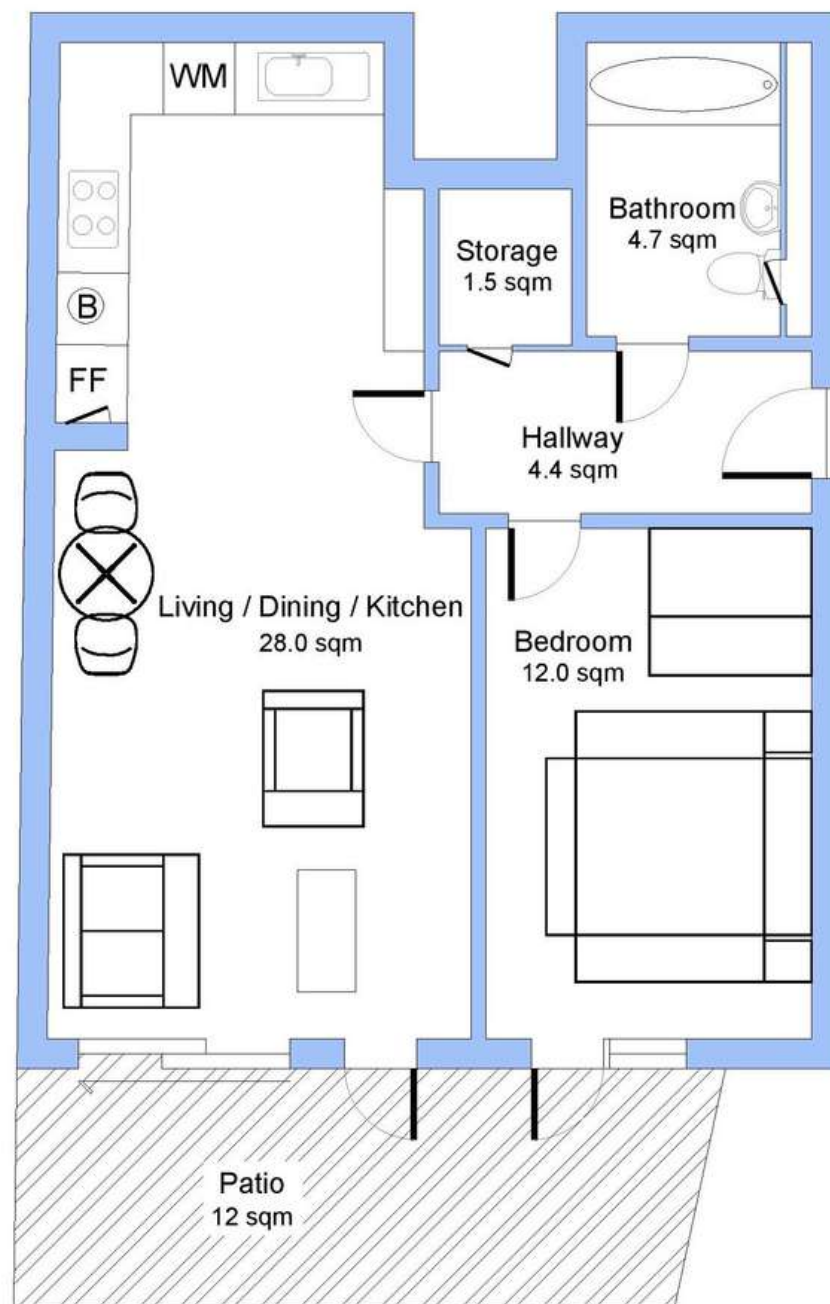
Busses: A number of routes service the location and are within 0.5 miles of Wren House including 44 (Victoria), 57 (Kingston), 77 (Waterloo), 333 (Elephant & Castle) and 355 (Brixton) – Nightbus N44



UNIT 1

1 Bedroom Apartment

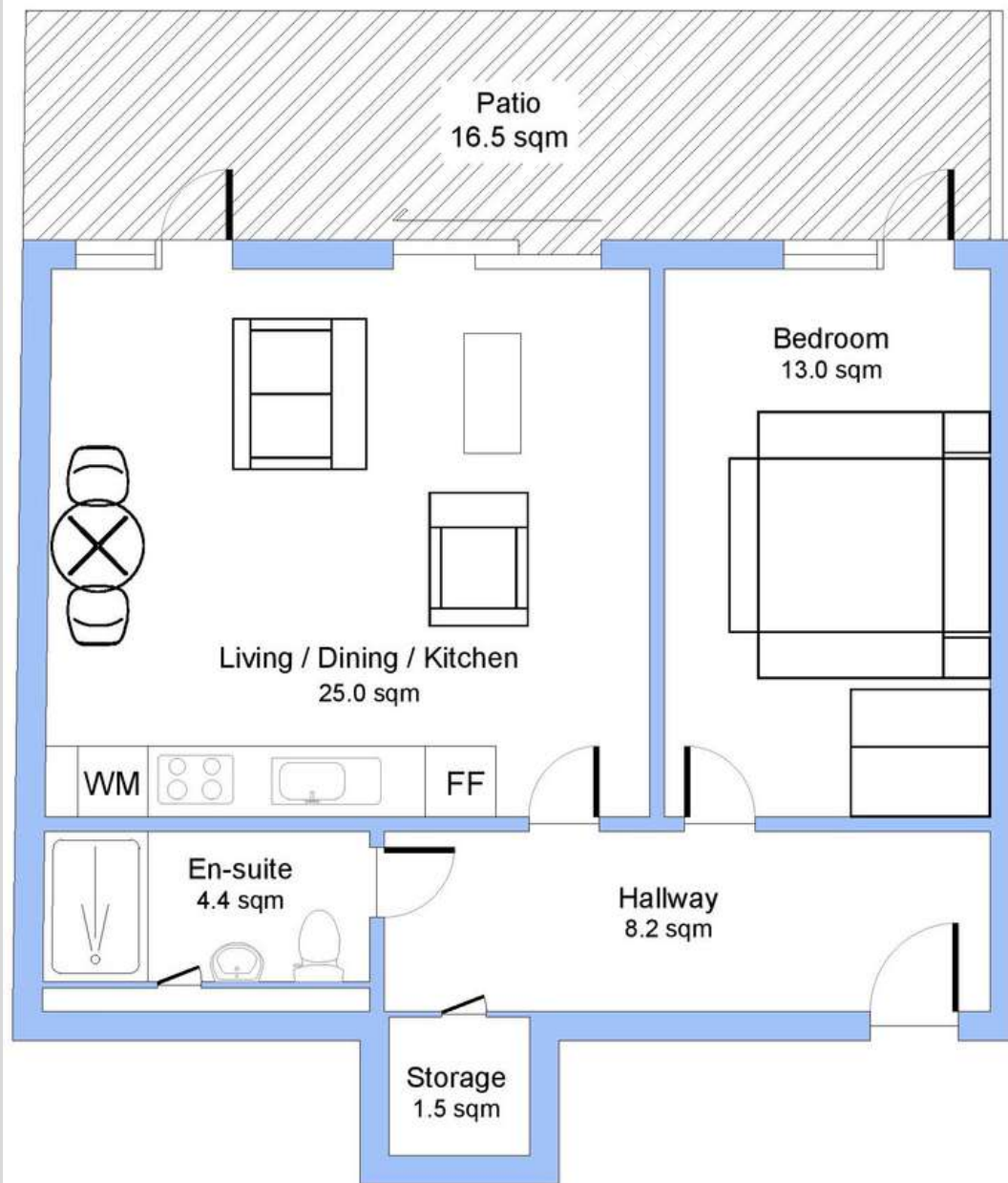
GIA Approximately 51 Sq m (549 Sq ft)



UNIT 2

1 Bedroom Apartment

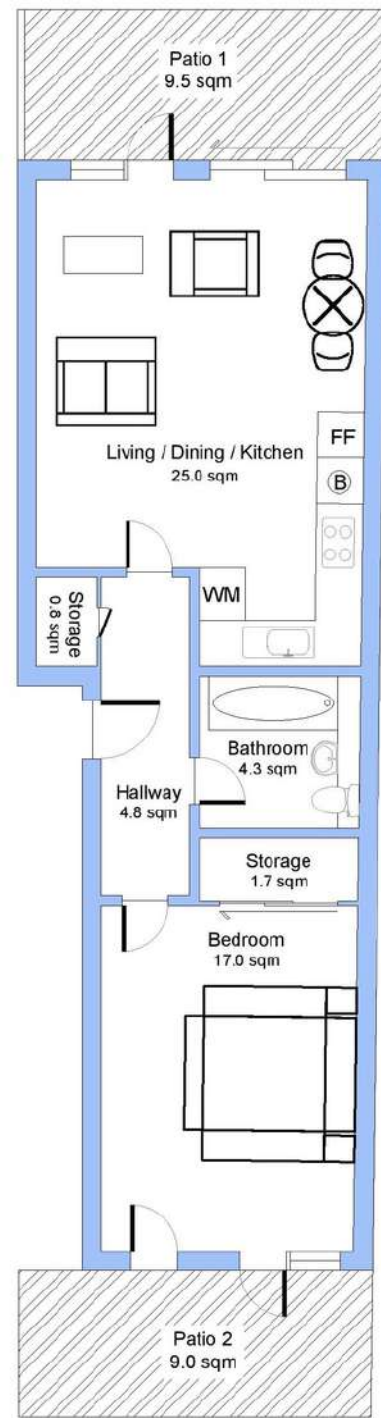
GIA Approximately 53 Sq m (570 Sq ft)

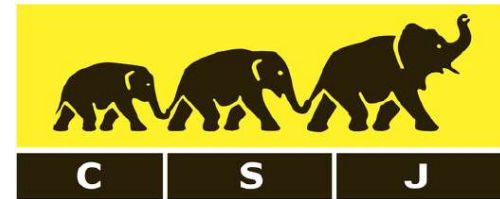


UNIT 3

1 Bedroom Apartment

GIA Approximately 53 Sq m (570 Sq ft)

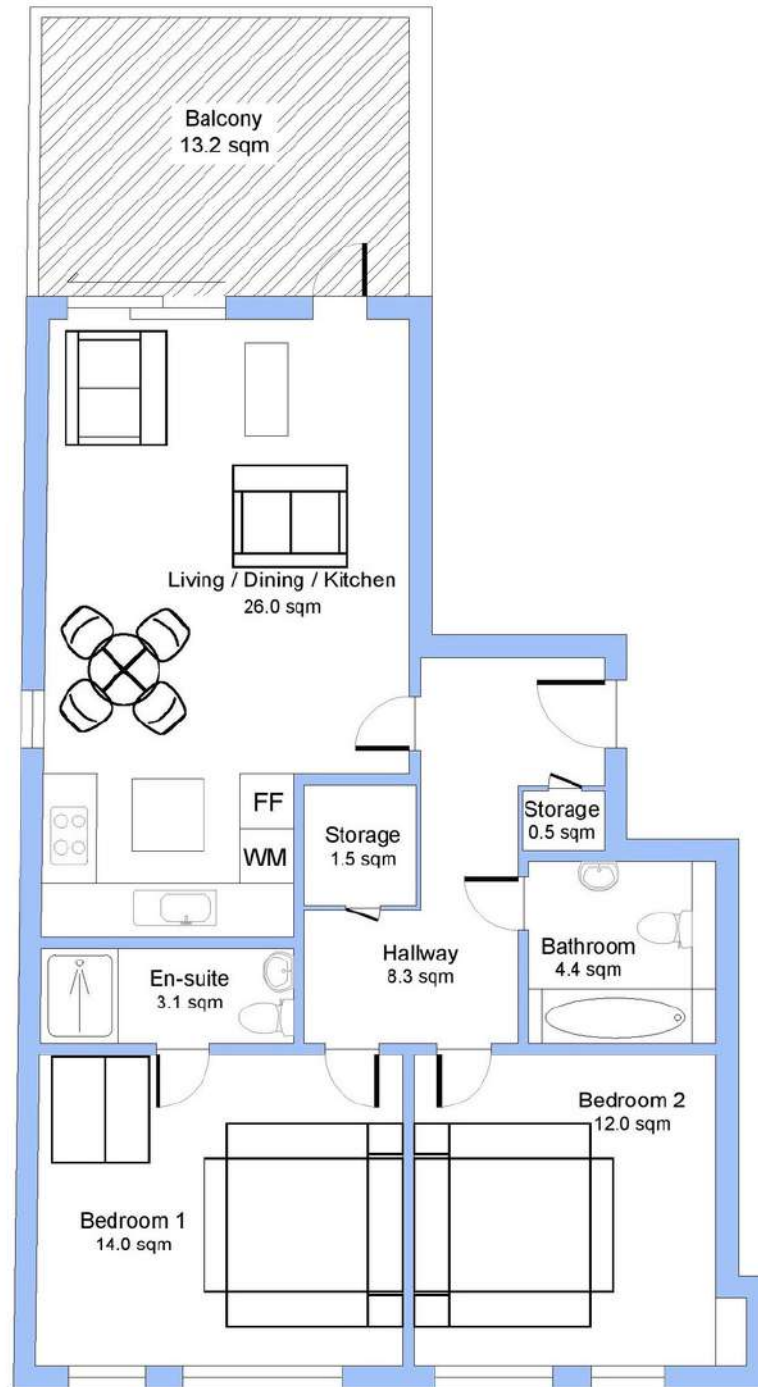




UNIT 5

2 Bedroom Apartment

GIA Approximately 73 Sq m (785 Sq ft)



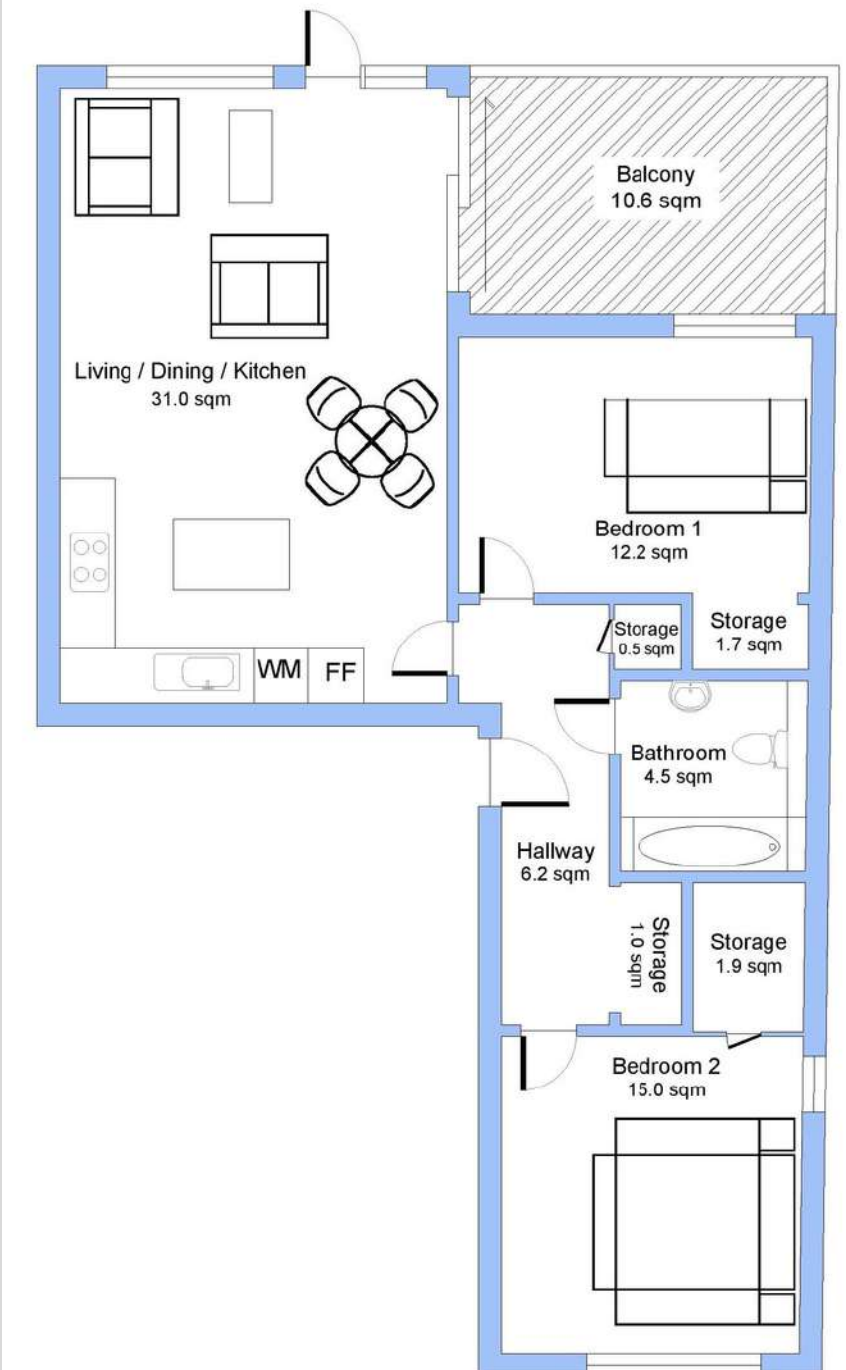
Images

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

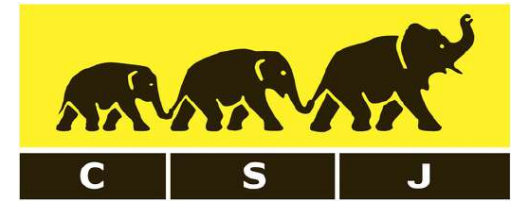
UNIT 4

2 Bedroom Apartment

GIA Approximately 70 Sq m (753 Sq ft)



The Specification



Kitchens

- Unit type – Howdens Clarckenwell 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

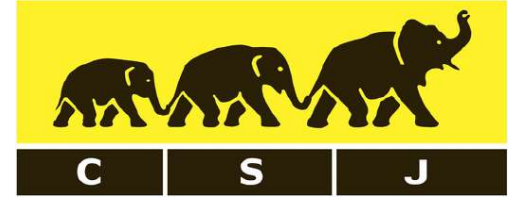
Sanitaryware

- 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





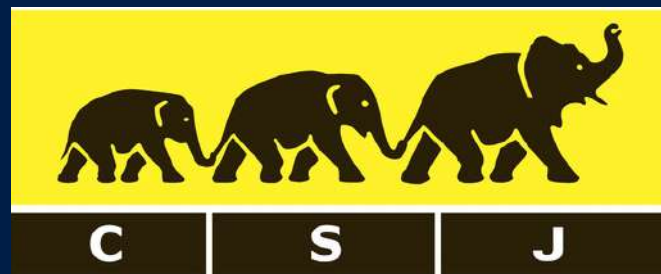
Reserve today !

- Share of Freehold
- Ground Rent: £0
- Service Charges: £0
- Council: Wandsworth
- Council Tax Band: Pending
- EPC Rating: B (All units)
- Warranty: 10 yr new build warranty with Home Proof

Contact Sole Agents
Christopher St James

020 8296 1270
newhomes@csj-property.com

www.csj.eu.com



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1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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