

LUXURY DEVELOPMENT IN BANSTEAD



23 | ONE & TWO BEDROOM APARTMENTS



STERLING
HOUSE

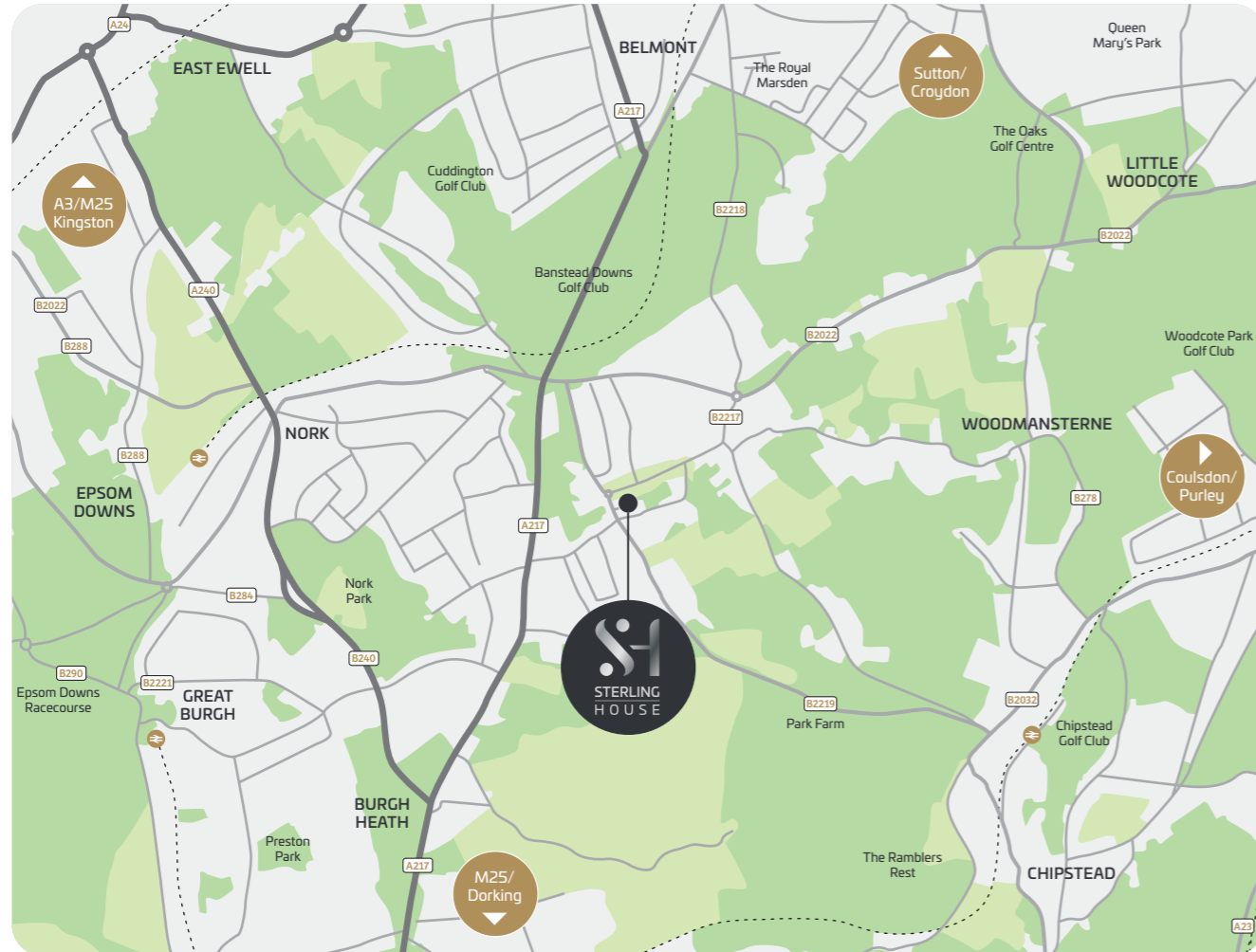
Sterling House is a luxury development of 23 one and two bedroom apartments arranged around a charming central courtyard. Some of these beautiful apartments have private outside space in the form of a terrace or private garden. Each apartment is thoughtfully designed and finished to a high standard of specification combined with a contemporary interior.

Sterling House is located just a short walk from the highly desirable and picturesque High Street of Banstead, with its variety of boutiques and amenities, providing a convenient and well-connected lifestyle.

The Perfect Destination

The perfect balance of work/life can be achieved with the local amenities that Banstead has to offer. For those that want to explore the outdoors there are plenty of open spaces including Banstead Woods, Nork Park, Box hill with unparalleled views and the stunning Epsom Downs. Epsom Downs is also home to the infamous racecourse where popular races can be enjoyed including The Epsom Derby.

Other outdoor pursuits and leisure activities are plentiful in and around Banstead, with several golf clubs including the sought after Kingswood Golf Club, museums, farms and Chessington World of Adventures with a zoo and theme park. Educationally Banstead has a fantastic choice of highly rated nurseries and schools within both an independent and state setting, and conveniently within walking distance or a short drive.



BANSTEAD



An area with it all

At close quarters, the quaint High Street provides a selection of food halls including Marks and Spencer and Waitrose, as well being spoilt for choice with high end restaurants including the well-known family run Ciao Italia. There are also plenty of coffee shops to choose from to meet with friends, business acquaintances or for just relaxing. Relaxation and self-care are further catered for with boutique hair dressing salons, massage therapy, beauty clinics and a gym located just 10 minutes from Sterling House.

Places of interest near by

- | | |
|-------------------------------------|-------------------------------------|
| Epsom Downs | Happy Glaze Ceramics |
| Kingswood Gold Club | Hollywood Bowl |
| Chessington World of Adventures | White Spider Climbing |
| Mayfield Lavender Farm | The Royal Marsden Hospital (Surrey) |
| The Raptor Centre | Little Haven Nursery School |
| Bocketts Farm | Banstead Infant School |
| Mayfield Stables & Riding School | Banstead Community Junior School |
| South Norwood Lake and Grounds | Woodmansterne Primary School |
| Cheam Quiz Trail & Village Souvenir | St Anne's Catholic Primary School |
| Wimbledon Lawn Tennis Museum | Nonsuch High School for Girls |
| Dulwich Picture Gallery | Overton Grange School |
| Bouncing Bunnies Soft Play Café | |



STERLING HOUSE

Floor Plan Dimensions

Ground Floor

Flat 1 2 BEDROOM

60.3m² | 649ft²

Flat 2 2 BEDROOM

61.0m² | 657ft²

Flat 3 2 BEDROOM

60.0m² | 646ft²

Flat 4 1 BEDROOM

49.2m² | 530ft²

Flat 5 1 BEDROOM

51.7m² | 556ft²

Flat 6 1 BEDROOM

49.3m² | 531ft²

Flat 7 1 BEDROOM

46.7m² | 503ft²

Flat 15 1 BEDROOM

46.1m² | 496ft²

Flat 16 2 BEDROOM

60.7m² | 653ft²

Flat 17 1 BEDROOM

43.2m² | 465ft²

First Floor

Flat 8 2 BEDROOM

62.9m² | 677ft²

Flat 9 2 BEDROOM

46.0m² | 555ft²

Flat 10 1 BEDROOM

43.3m² | 466ft²

Flat 11 1 BEDROOM

43.3m² | 466ft²

Flat 12 2 BEDROOM

60.3m² | 649ft²

Flat 18 2 BEDROOM

69.1m² | 744ft²

Flat 19 1 BEDROOM

53.3m² | 574ft²

Flat 20 2 BEDROOM

59.9m² | 645ft²

Flat 21 1 BEDROOM

46.0m² | 495ft²

Second Floor

Flat 13 2 BEDROOM

78.8m² | 848ft²

Flat 14 2 BEDROOM

55.8m² | 601ft²

Flat 14A 1 BEDROOM

40.0m² | 431ft²

Flat 22 2 BEDROOM

49.2m² | 530ft²

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



STERLING HOUSE

Ground Floor Plan





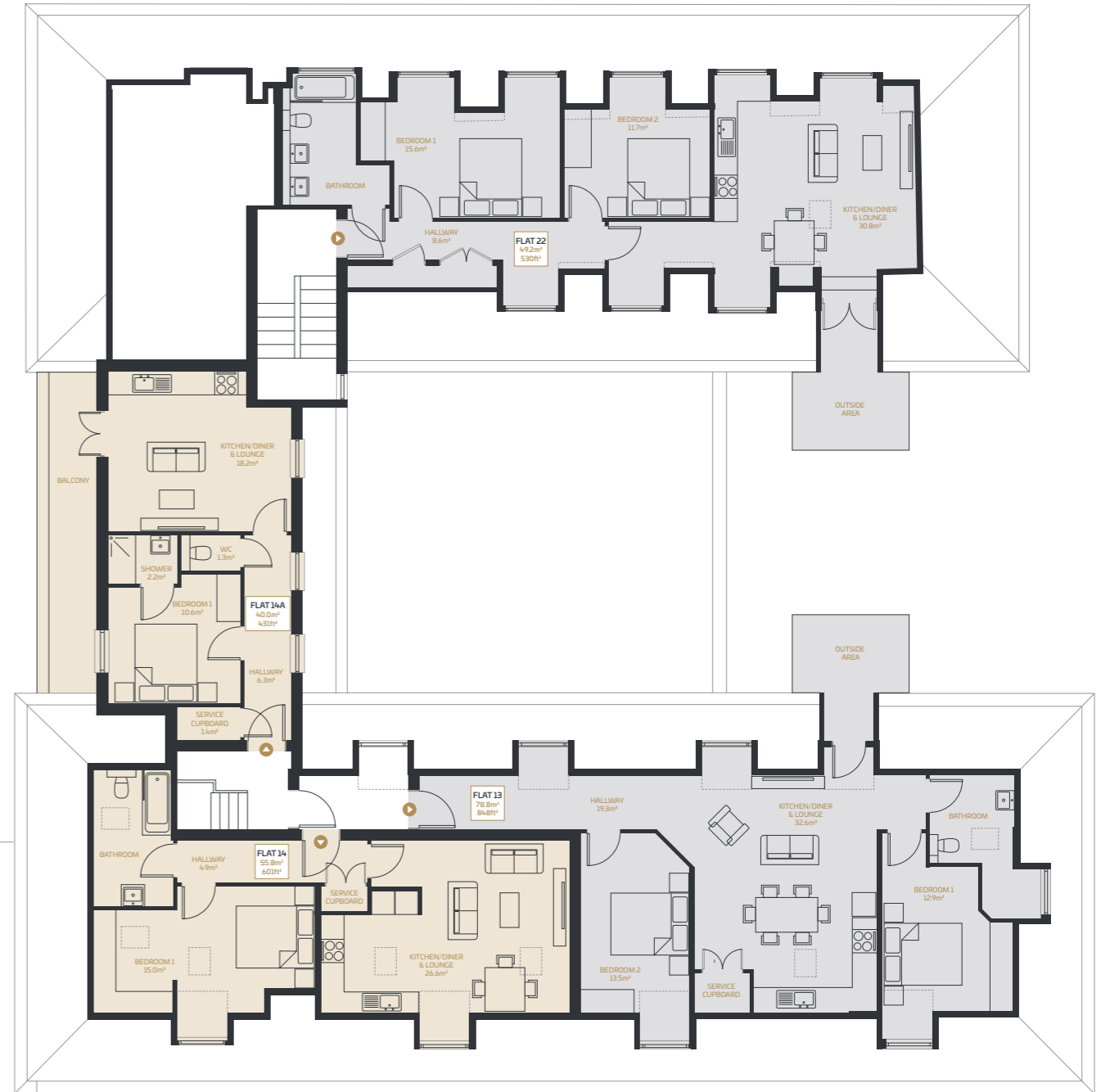
STERLING HOUSE

First Floor Plan



STERLING HOUSE

Second Floor Plan





High Class Specification

KITCHEN

- ⇒ Handleless, matte kitchen units in sandstone
- ⇒ Quartz worktop
- ⇒ Rienza Chrome Swan Neck Monobloc Tap
- ⇒ BOSCH integrated hob
- ⇒ BOSCH integrated oven
- ⇒ Integrated dishwasher
- ⇒ LED lighting under kitchen units
- ⇒ Porcelain flooring
- ⇒ Recessed downlights

LIVING/DINER

- ⇒ Porcelain flooring
- ⇒ Recessed downlights
- ⇒ Panelled doors with brushed chrome handles
- ⇒ Brushed chrome power sockets

BATHROOM

- ⇒ Porcelain Burlington Cream tile
- ⇒ Chrome shower hose and head with mixer taps
- ⇒ Single drawer vanity unit
- ⇒ Chrome heated towel rail
- ⇒ Recessed downlights
- ⇒ Heated, anti-fog mirror
- ⇒ Extractor fan



STERLING ROSE HOMES

Sterling Rose Homes was founded in by Miheer Mehta and has grown to 'hold a track record of creating brand new, beautiful homes.' Sterling Rose Homes have an eager eye for what is missing in their development areas, resulting in a range of modern and traditional developments being completed each year. Currently the group are purchasing in excess of 20 sites per annum ranging from £500k to £10m in value and are continually looking for further land and commercial opportunities within London and the M25, Home Counties and Regeneration areas within the Southeast.

WHERE TO FIND STERLING ROSE



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www.sterling-rose.co.uk





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All images are indicative CGIs and are subject to change. Specification may be subject to change depending on stage of construction, please ask for further details. Floorplans, dimensions and configurations are included for guidance only, may be subject to revision during construction. Terms and Conditions apply.