



# Garden View

DESIGNS

199 Grove Hall Court



\*For Illustration Purposes only

LIVING SPACE



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LIVING SPACE



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Dining Room

# Garden

## DESIGNS



The Living Room has been converted into a cozy family and entertainment room with sufficient space to entertain or simply enjoy a movie or dinner with your family & friends.

The perfect space for a young family, couple, student or first time buyer.



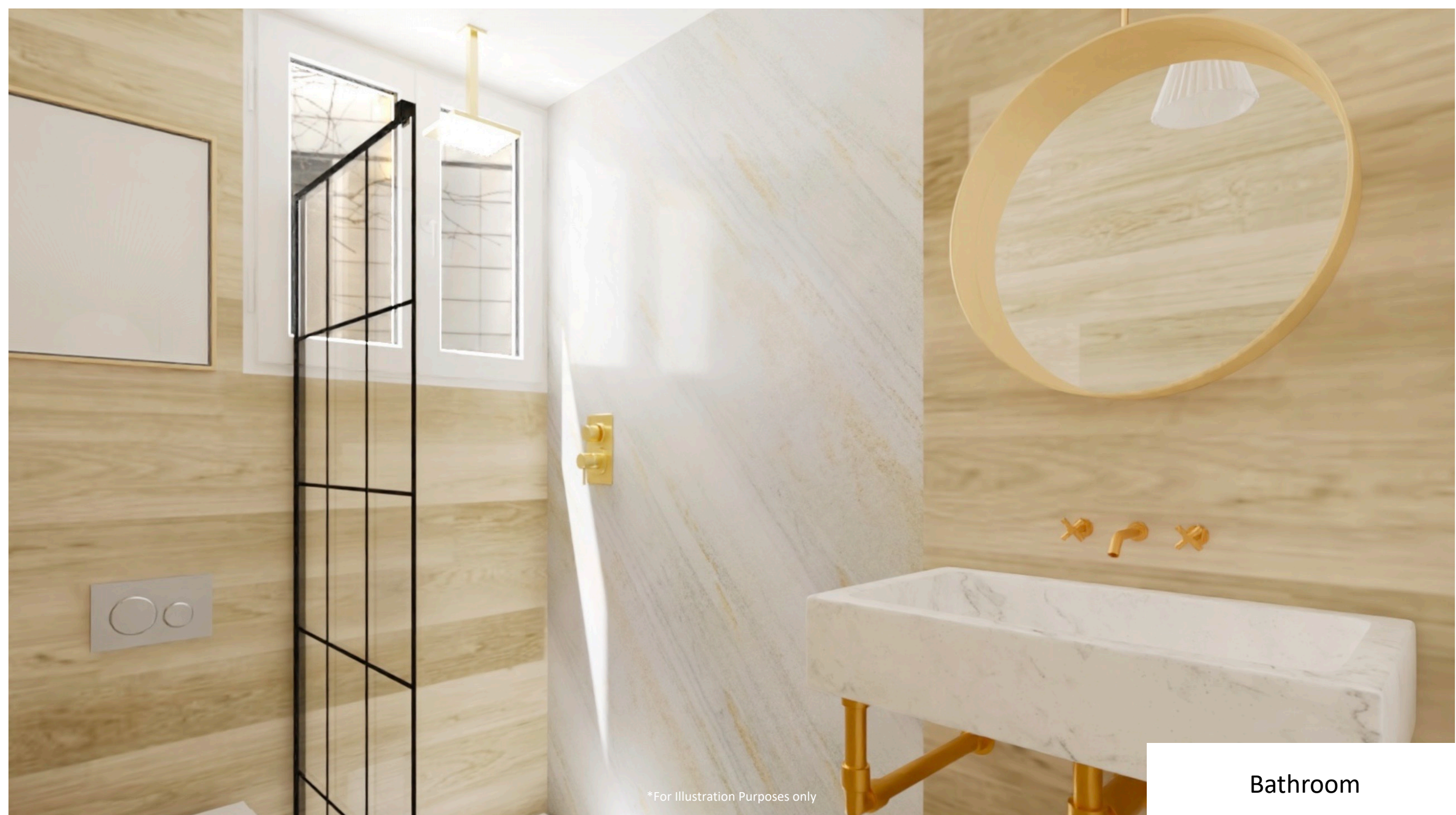
The Nordic style design combined with a contemporary modern touch, provides the property with a spacious environment and a tranquil feel.

By reducing the living rooms width, it provides the guest room with increased space & adds additional economical value to the property.



Furthermore, the kitchen has been designed to blend into the living area space.

Benefiting not only of a cozy breakfast bar but from additional natural lighting - from the replacement of the corridor wall to glass panels.



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Bathroom



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Kitchen



\*For Illustration Purposes only

Guest Suite





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Master Suite

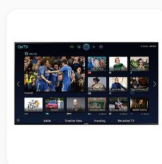
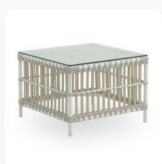

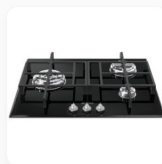







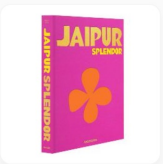


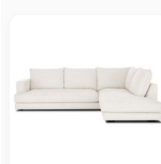
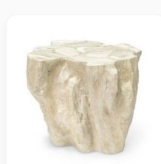
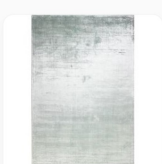
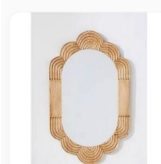
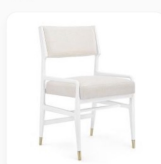
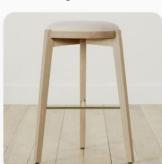



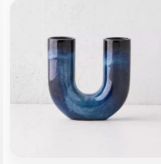


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Master Suite

# Catalog of Inventory Used (Living Room)

		
<b>LUMENS</b> Disq LED Pendant	<b>ANTHROPOLOGIE</b> Leveled Mountain Wall Art	<b>ANTHROPOLOGIE</b> Leveled Mountain Wall Art
		
<b>MCGEEANDCO</b> 18" Cabinet Maker's Picture Light	<b>CB2</b> Orion Glass Crystal Chandelier	<b>ETSY</b> Set of 2 Mid Century Beige Pastel Nude Minimalistic...
		
<b>CB2</b> Fluted Gold Wall Sconce	<b>WAYFAIR</b> Rothko's Stripes II Picture Frame Graphic Art on Wood	<b>BUNGALOW 5</b> Grayson Mirror Gold
		
<b>ETSY</b> Set of 2 Mid Century Beige Pastel Nude Minimalistic...	<b>MAISONS DU MONDE</b> NIRVANA driftwood lamp with cotton lampshade H 55cm	<b>PIERRE FREY</b> Iris

		
<b>SAMSUNG</b> 55" Series 6 H6240 Smart 3D Full HD LED TV	<b>SIKA DESIGN</b> Bamboo Coffee Table	<b>ARTERIORS HOME</b> Janine Console
		
<b>SMEG</b> Gas table	<b>SMEG</b> Fridge Freezer	<b>KNOLL</b> Platner Dining Table Clear Glass Gold
		
<b>JOSS AND MAIN</b> MileY Throw Pillow	<b>JAMIE YOUNG</b> Intertwined Object on Stand	<b>CB2</b> Boom Cement Side Table
		
<b>THE LIFESTYLED CO</b> Anika Caged Vase 3 Sizes	<b>WAYFAIR</b> Art Deco Panther on the Prowl Figurine	<b>AMARA</b> Jaipur Splendor Book

		
<b>WESTWING NOW</b> Large Corner Sofa Tribeca	<b>PALECEK</b> Camila Fossilized Clam Side Table	<b>JOSS AND MAIN</b> Reuter Handmade Silk Seafoam Rug
		
<b>ANTHROPOLOGIE</b> Skylar Mirror	<b>BUNGALOW 5</b> Tamara Armchair White	<b>MAIDEN HOME</b> The Stanton Counter Stool
		
<b>RESTORATION HARDWARE</b> Preserved Sea Fan with White Mat - Square	<b>GAUTIER</b> Brem' bookcase ADDICT	<b>CHAIRISH</b> Nancy Funk Ceramic Vase
		
<b>URBAN OUTFITTERS</b> U-shaped Reactive Ceramic Vase	<b>CB2</b> Gallery Black 8x10 Picture Frame	<b>SMEG</b> Toaster

Estimate Cost: £8,261\*

\*Includes only none decorative items and essentials such as, sofa, tables, chairs, lamps, etc., (not including decorative like paintings & books).

# Catalog of Inventory Used (Guest Suite)



MC GEE AND CO  
Coastal Cliffs



GAUTIER



MAISONS DU MONDE  
URBAN cotton pendant lamp  
in black D 60cm



AM - PM  
Ethura



MADE  
Darcey oak stain office



AMARA  
Jaipur Splendor Book



URBAN OUTFITTERS  
U-shaped Reactive Ceramic  
Vase



CB2  
Tangent Sculpture



CB2  
Black Braided Basket



FRANCE & SON  
The Rolling Stones



PROFILS SYSTEMES  
Satin moon® hidden opening



JOYBIRD  
Rowena Office Chair



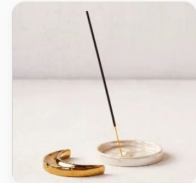
JOSS AND MAIN  
Elba Handmade Viscose Gray  
Rug



URBAN OUTFITTERS  
Plant Mister



CHAIRISH  
Mini Balloon Dog Bank Silver



URBAN OUTFITTERS  
Man on the Moon Incense  
Holder

Estimated Cost: £2,300

\*Includes only none decorative items and essentials such as, wardrobe, study, chairs, Bed, etc., (not including decorative like paintings & books).

# Catalog of Inventory Used (Master Suite)

ERINN V  
Lunea 33" Round Pendant

INTERLUDE HOME  
Skylar Queen Bed Sand

MAISONS DU MONDE  
Black Solid Acacia and Gold Metal 1-Drawer Bedside Tabl...

URBAN OUTFITTERS  
Man on the Moon Incense Holder

BIRCHLANE  
Kaylie Area Rug In Beige/Ivory

MADE GOODS  
Benson Mirror

REGINA ANDREW  
Dayton Ceramic Table Lamp

MAISONS DU MONDE  
Green Scented Candle in Glass Holder

MADE GOODS  
Austen Box

ANTHROPOLOGIE  
Calm Herd Wall Art

BERNHARDT  
Decorage Side Chair

EICHHOLTZ  
Cayman Jewel Box

CB2  
Gallery Black 11x14 Picture Frame

MAISONS DU MONDE  
SAINT JOUAN - polyresin bedside lamp with fabric...

AMARA  
Adana Tissue Box - Shell

CB2  
Large Brass Candle Bowl

Holder

PALECEK  
Gia Fossilized Clam Tray Large

CRATE&BARREL  
Wood and Brass Elephant

MCGEEANDCO  
18" Cabinet Maker's Picture Light

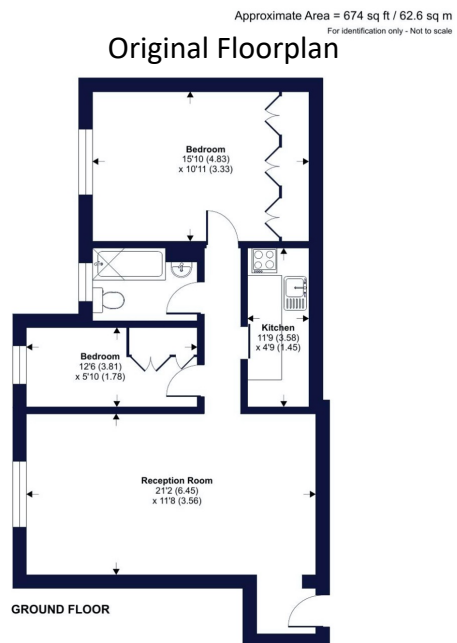
Estimated Cost: £8,300

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# PROJECT FLOOR PLAN

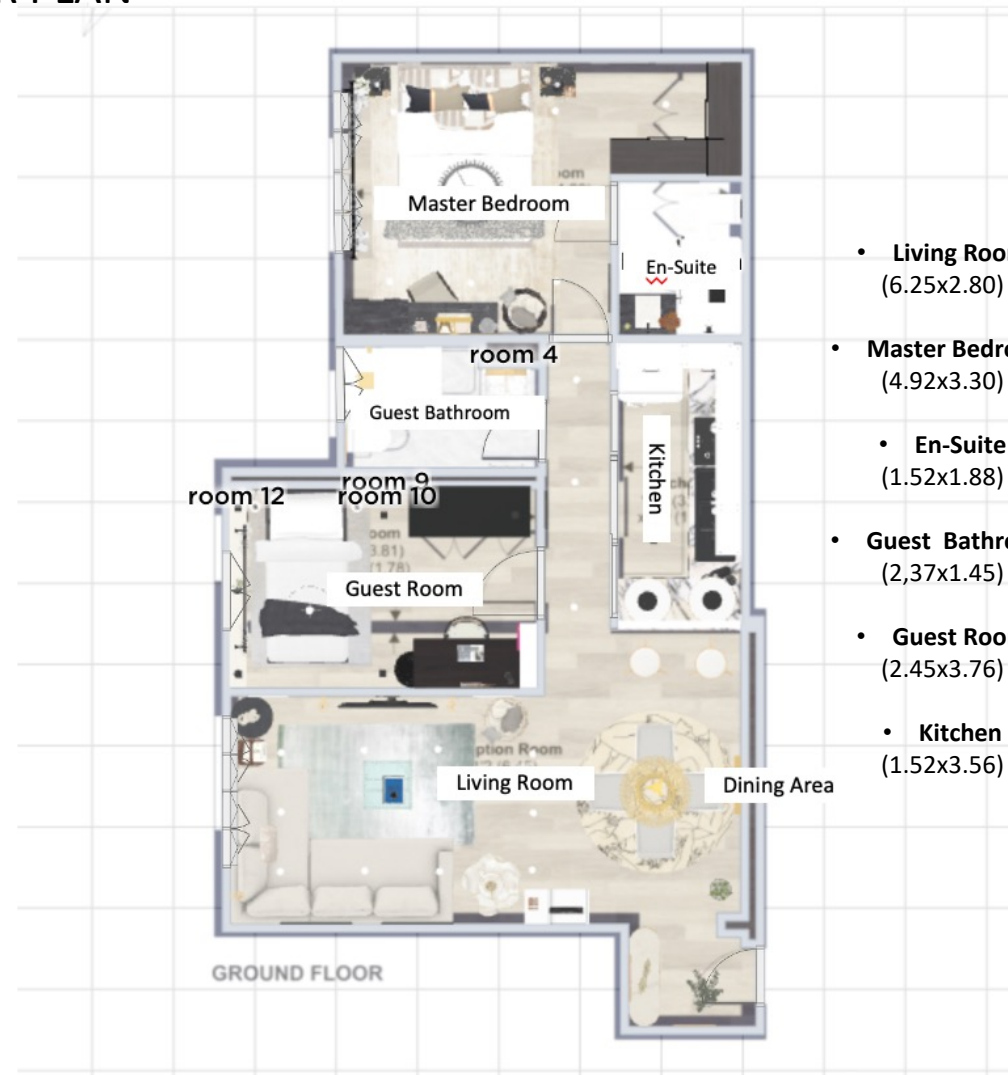


The changes conducted to the property are;

- Extension of Guest Suite by 0.7 meters
- Semi-Open Plan Kitchen & Replacement of brick wall to Glass Panels
- En-Suite Bathroom

We have estimated the additional bathroom to cost circa £6,000

The Construction work cost is subject to a valuation (We will work with constructors and builders and will walk through the process with new owner).



- **Living Room**  
(6.25x2.80)
- **Master Bedroom**  
(4.92x3.30)
- **En-Suite**  
(1.52x1.88)
- **Guest Bathroom**  
(2.37x1.45)
- **Guest Room**  
(2.45x3.76)
- **Kitchen**  
(1.52x3.56)



# Garden View

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199 Grove Hall Court

