





WELCOME TO 55 GILBEY ROAD

A delightful collection of 1, 2 and 3 bedroom apartments within a stunning Victorian building, moments from Tooting Broadway.





ABOUT THE DEVELOPER

Cressington Developments Ltd specializes in the conversion of traditional Victorian properties into bespoke modern flats with home comforts such as bathroom underfloor heating and energy efficient standards of insulation.

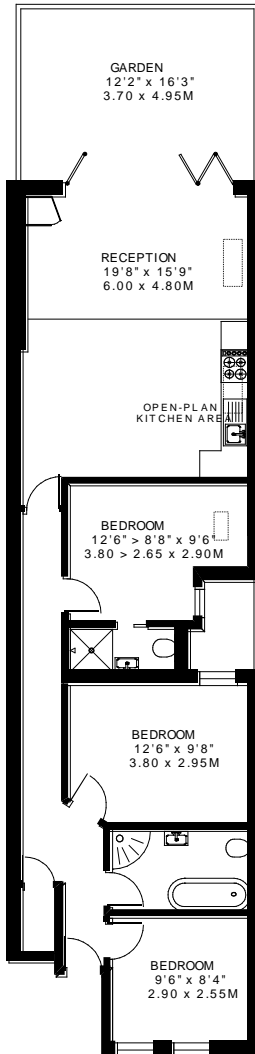
Whilst preserving period style and timeless classic features, we strive to develop homes that are architecturally sensitive to the neighbourhood and enhance the local community.

With 10 years experience in the Wandsworth area spanning Tooting, Putney, Battersea, Wandsworth and Fulham, each flat is uniquely built and individually designed.

FLAT 1

GILBEY ROAD
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
854 SQ.FT. / 79.3 SQ.M.

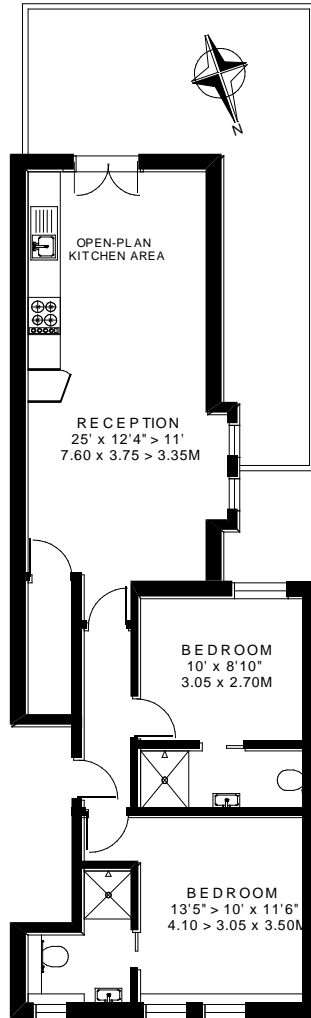


GROUND FLOOR

FLAT 2

GILBEY ROAD
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
672 SQ.FT. / 624 SQ.M



FIRST FLOOR

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This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor

SPECIFICATION

KITCHENS

- Chelford Dusk Blue shaker style Howdens kitchen with Knurled aged brass effect handles
- Contemporary Soho Benchmark kitchen with integrated handle and matt finish (Top Flat)
- 30mm quartz worktops with undermount sink and drainer grooves
- 4 ring electric induction hob
- Integrated appliances

BATHROOMS

- Electric underfloor heating and thermostat
- Electric towel rail with thermostat
- Italian Porcelain floor tiles
- Mirror cabinet with sensor for lights, demister pad and shaver socket
- Floor mounted toilet with concealed cistern

INTERNAL FINISHES

- Herringbone Luxury Rigid Vinyl Howdens flooring
- Brushed steel electrical fittings – switches and sockets
- Carpeted bedrooms
- Column style radiators and modern radiators

EXTERNAL FINISHES

- Victorian style black and white mosaic tiles in the main entrance hallway
- Sawn and honed yellow mint Indian Sandstone 22mm paving stones

SECURITY:

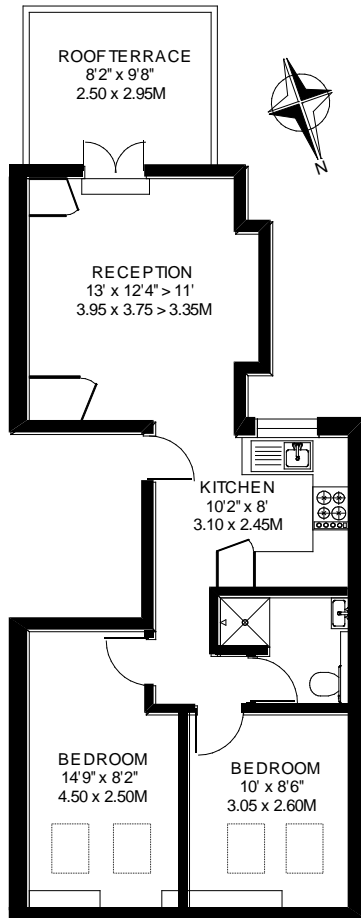
- Fire sprinkler misting system (Top flat and Second floor flat) by Automist Plumis SmartScan Hydra
- Yale Door lock Platinum Euro Profile thumb turn cylinder is 3 Star Kitemarked
- TV aerial and socket
- Phone socket (requires connection to your chosen supplier)
- 6 year Professional Consultant Certificate by PWA Architects RIBA 9226834



FLAT 3

GILBEY ROAD
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
515 SQ. FT. / 47.8 SQ. M.



SECOND FLOOR

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FLAT 4

GILBEY ROAD
LONDON SW17

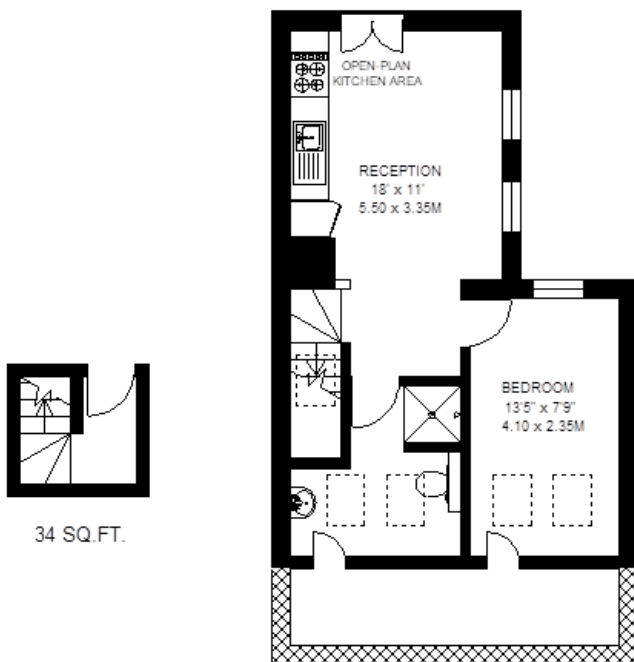
APPROXIMATE INTERNAL FLOOR (LIVING) AREA

 = 417 SQ.FT. / 38.8 SQ.M.

APPROXIMATE ADDITIONAL AREAS

 = 67 SQ.FT. / 6.2 SQ.M.

TOTAL AREAS SHOWN ON PLAN
484 SQ.FT. / 44.9 SQ.M.



THIRD FLOOR 383 SQ.FT.

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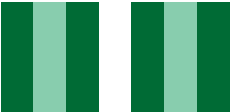
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LOCAL AREA

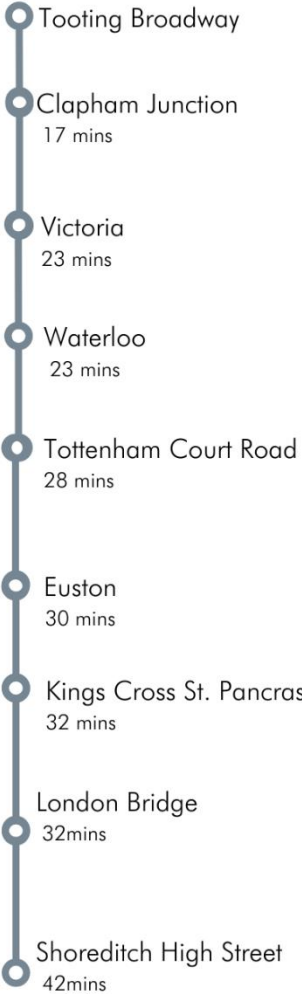
Gilbey Road is in an ideal location for Tooting's varied and abundant restaurants, bars and gastro pubs.

Transport can be found at Tooting Broadway Underground station, approximately a five-minute walk away, with its excellent connections to the City and West End via the Northern Line.

Furthermore, there is a fantastic choice of private and state schools nearby, subject to catchment and entrance each year.



TRAVEL



Timings are station to station based from Tooting Broadway. Source: TFL and Citymapper – All travel times from the development are estimated and will vary depending on route, day of travel and are subject to change.



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