



QUILTER HOUSE

SW16



GROVE
PROPERTY

Introducing Quilter House

14 superbly designed, energy efficient apartments, ideally located close to Streatham Common Train Station. Studio, 1 and 2 bedroom apartments available.



Streatham Living

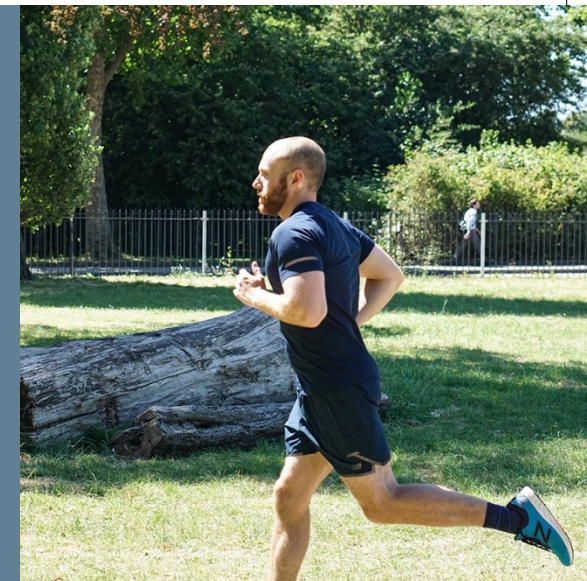
Streatham is at the beating heart of South London with its plentiful supply of buzzing bars and restaurants and bustling shops and markets.

With easy access to Streatham Common's woodland, grassland, meadows and streams, locals enjoy outdoor life all year round. The Rookery is a favourite destination; a Grade II Listed Historic Garden, it contains a cascade of ornamental ponds, planted herbaceous and wildflower beds, including an Old English Garden and a White Garden. Nearby is a quaint café – a popular meeting place.

Meanwhile, indoor activity is amply catered for by the Streatham Ice and Leisure Centre, home to a huge ice rink, a six-lane swimming pool, a sports hall and gym.

Beyond the lively bars and restaurants, the jazz venue Hideaway continues Streatham's long entertainment tradition, featuring jazz, funk, soul and swing music as well as stand-up comedy nights.

For those who want to get into town for either work or play, London Victoria with all of its connections is only 21 minutes away.

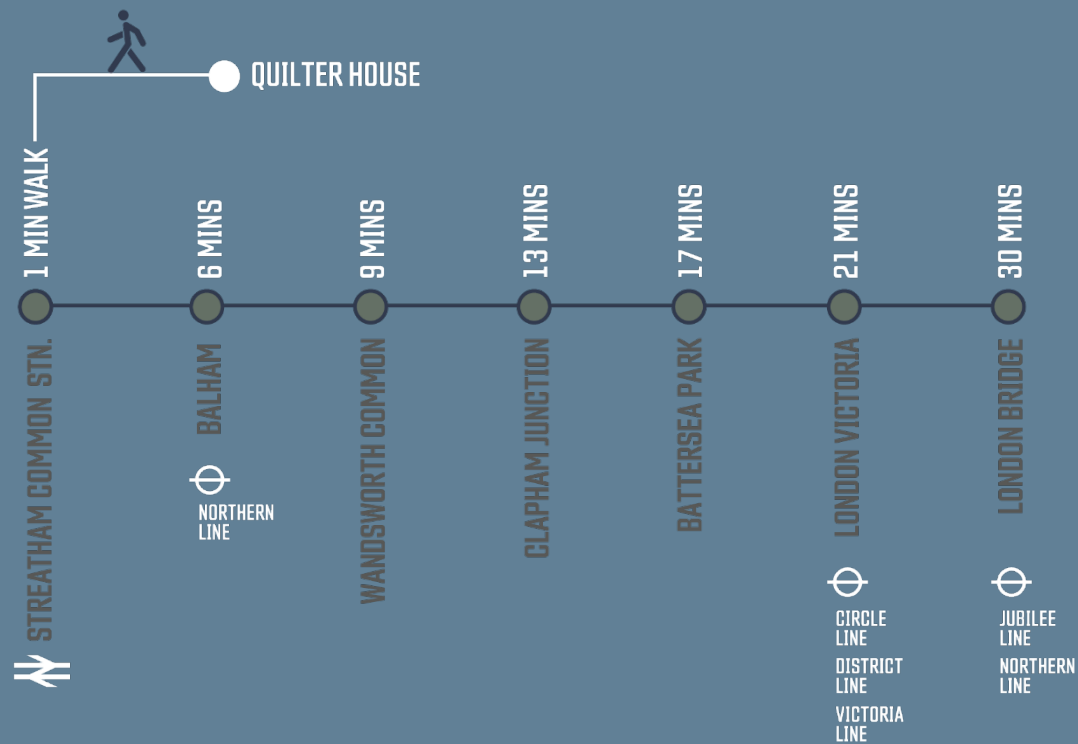


Top floor loft-style
Apartments featuring
Vaulted ceilings



Travel

Streatham Common Train Station is a one minute walk away from Quilter House with direct trains to London Victoria and London Bridge running frequently providing easy access into The City.



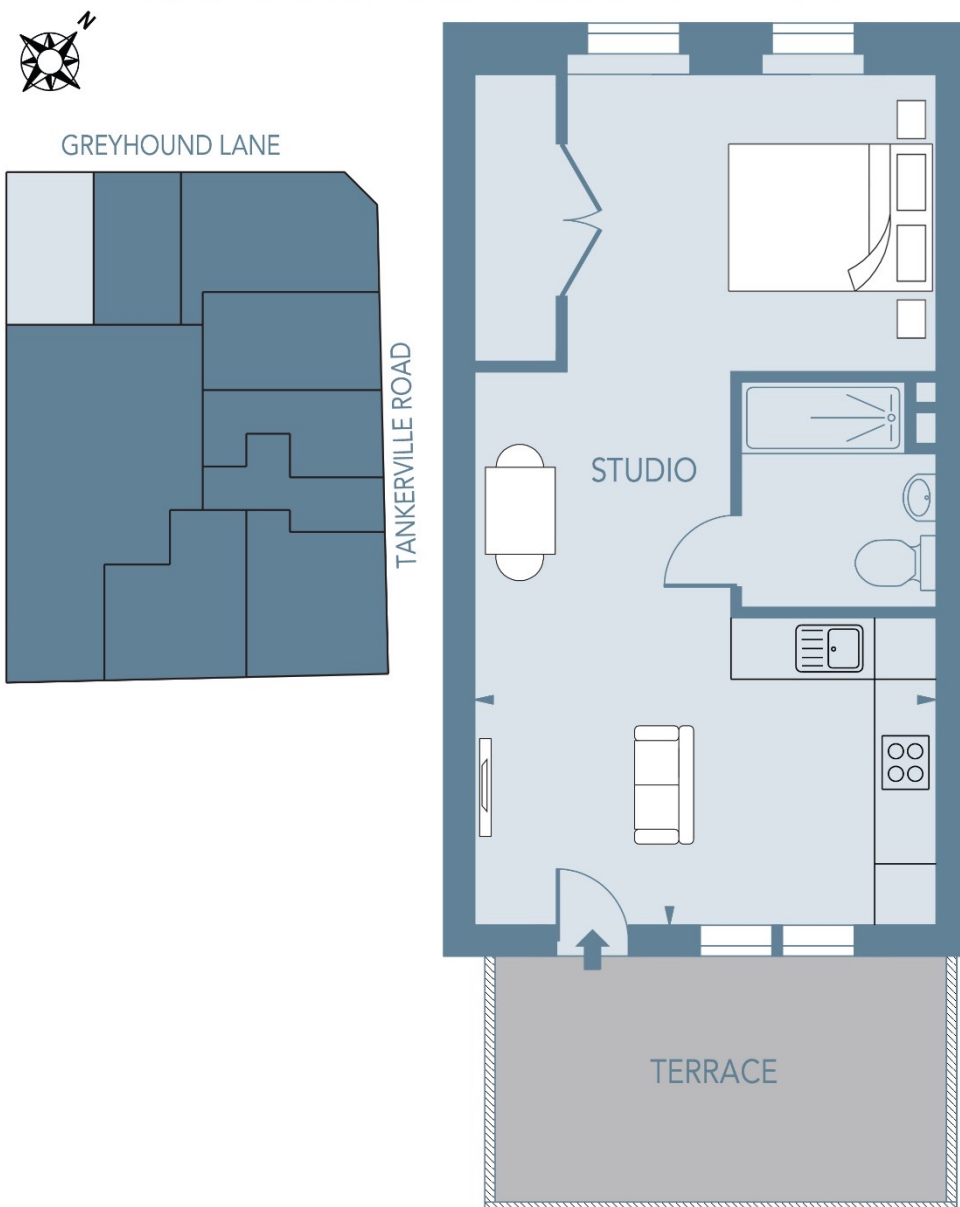


Handmade,
Bespoke kitchens



APARTMENT 1, QUILTER HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 401 SQ FT - 37.3 SQ M

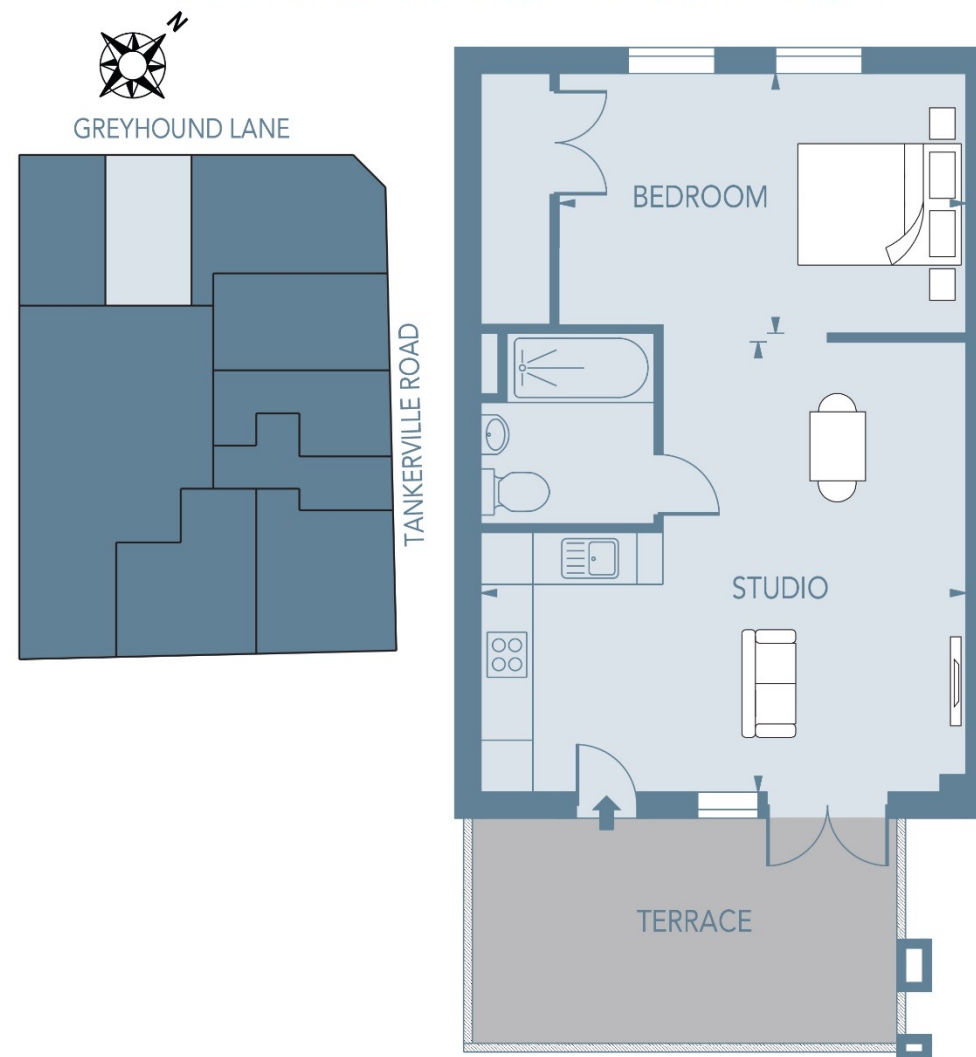


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APARTMENT 2, QUILTER HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 496 SQ FT - 46.1 SQ M

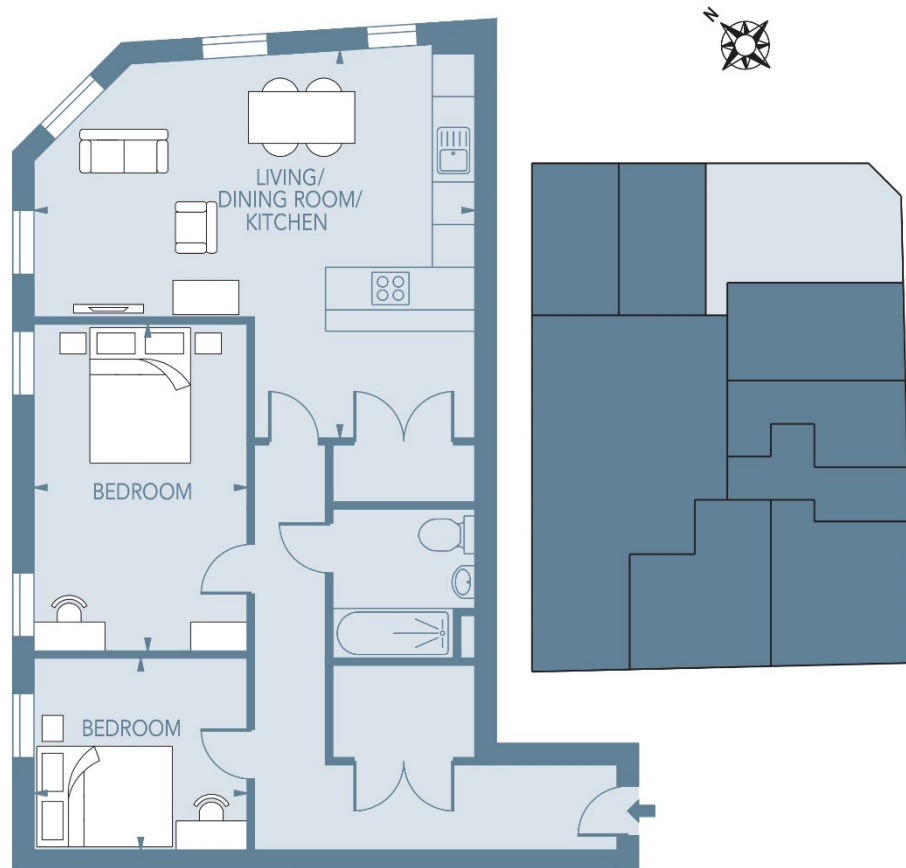


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APARTMENT 3, QUILTER HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 759 SQ FT - 70.5 SQ M

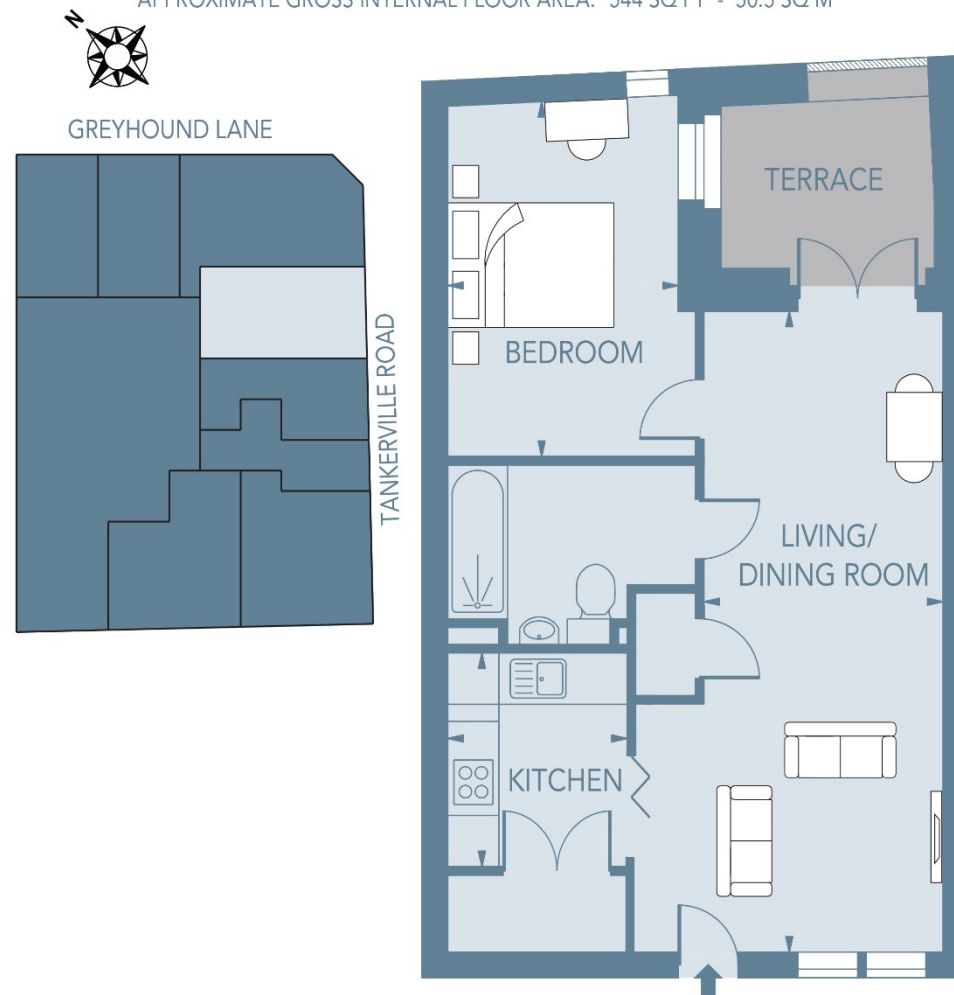


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APARTMENT 4, QUILTER HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 544 SQ FT - 50.5 SQ M

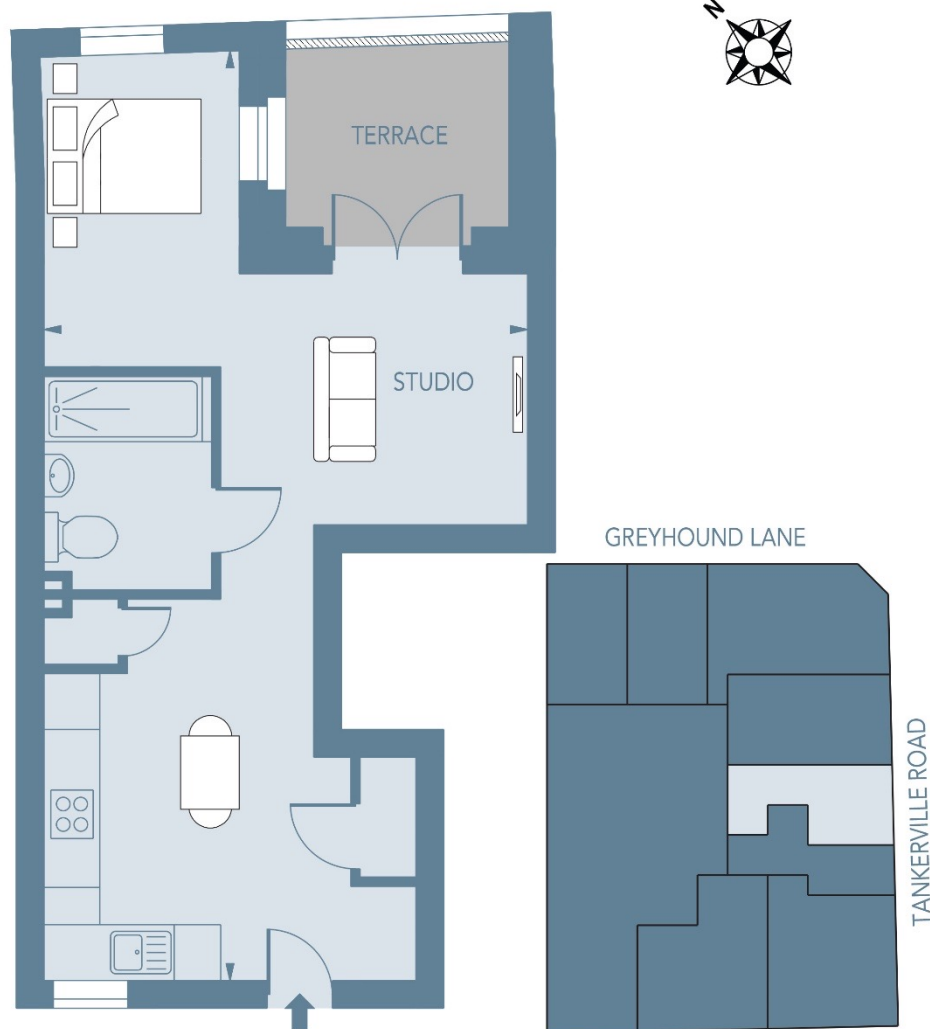


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APARTMENT 5, QUILTER HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 399 SQ FT - 37.1 SQ M

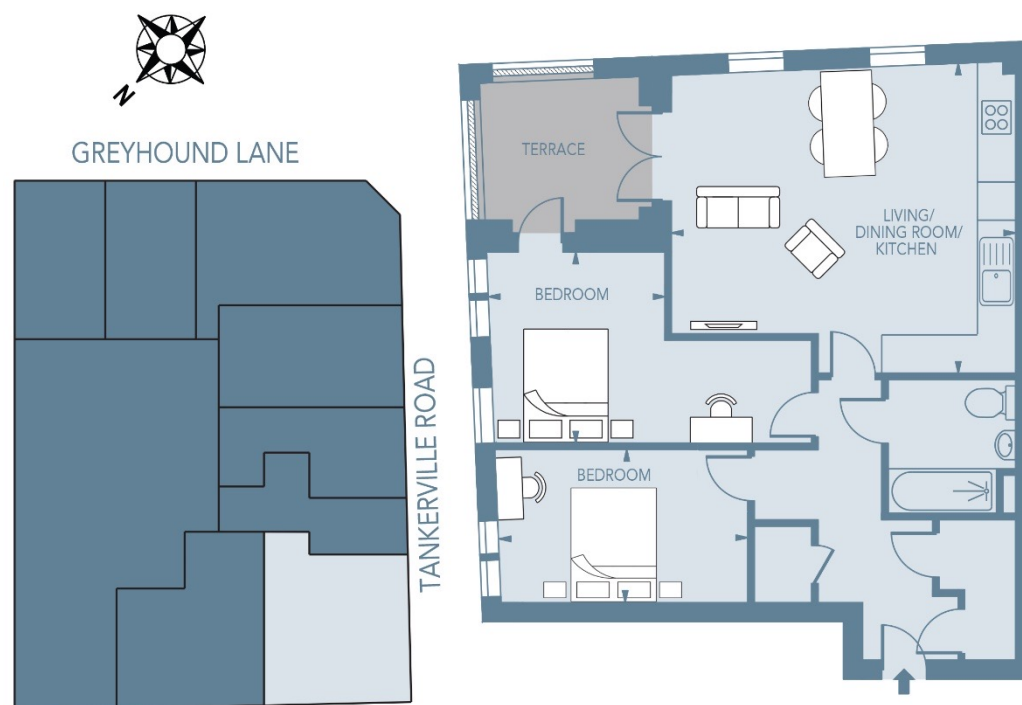


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APARTMENT 6, QUILTER HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 675 SQ FT - 62.7 SQ M



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Specification

Building and External

Double and triple glazing
150 sq m of Southern orientated communal gardens
Highly insulated and energy efficient fabric
Post collection unit in entrance lobby
Entrance lobby and communal hallways with Amtico or similar wood parquet effect vinyl flooring and feature lighting
Covered bicycle storage for all apartments
Covered bin storage

Interior Finishes

Engineered wood flooring
Outdoor space with each apartment
Coordinated ironmongery and door furniture
Panelled internal doors
Timber skirtings and architraves

Security and Assurance

Electronic colour video entry phone system
Integrated building and individual apartment fire detection system
High security multi-point locking entrance door to all apartments

Warranty

10 years building warranty cover

Kitchens

Fully-fitted handmade, bespoke kitchen units with soft close mechanism and brass handles
Stainless steel under-mounted sink
Contemporary brass mixer tap
Bosch or similar integrated appliances
Bosch or similar chimney hood extractor
Fridgemaster integrated fridge

Services and Electrical

Programmable thermostatically controlled heating (Nest).
Satellite/cable TV wiring to living room
Ceiling spotlights using high efficient LED



Bath/Shower Rooms

Ceramic floor and wall tiles
High quality white suites
Chrome fittings
Shaver points
Chrome ladder style heated towel rail
Ventilation
Close Coupled WC with push button flush
Above sink feature mirror / storage
Wall hung sink
LED ceiling spotlights

These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. We recommend intending purchasers satisfy themselves, by personal inspection or otherwise, as to the correctness of these particulars. Please ask Sales Consultants for detailed information regarding specific properties. Joseph Edmund reserves the right to amend specifications as necessary. The features, designs, materials and visual depictions of and in our show homes and in our show home photography must be treated as general illustration and guidance. Furniture and fittings are not included.

APARTMENT 7, QUILTER HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 722 SQ FT - 67.1 SQ M



GREYHOUND LANE

TANKERVILLE ROAD

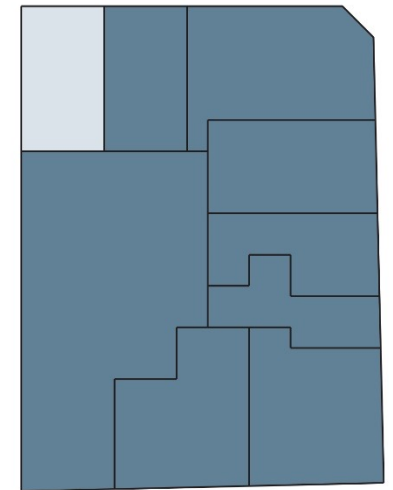
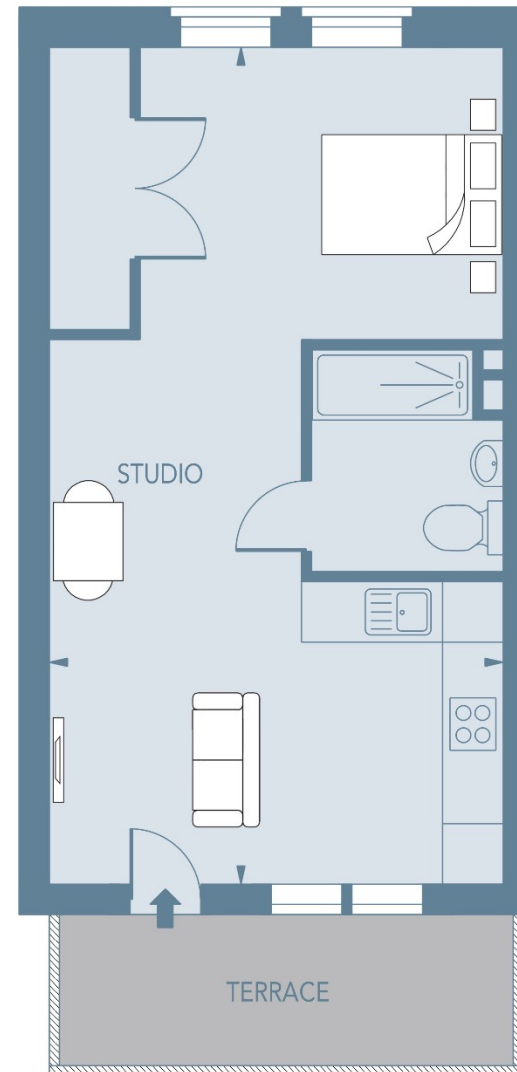


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APARTMENT 8, QUILTER HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 403 SQ FT - 37.4 SQ M



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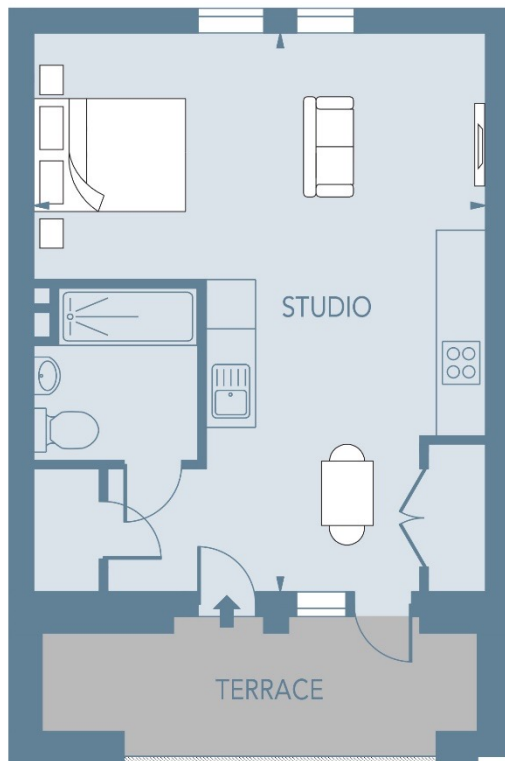
APARTMENT 9, QUILTER HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 401 SQ FT - 37.3 SQ M



GREYHOUND LANE

TANKERVILLE ROAD

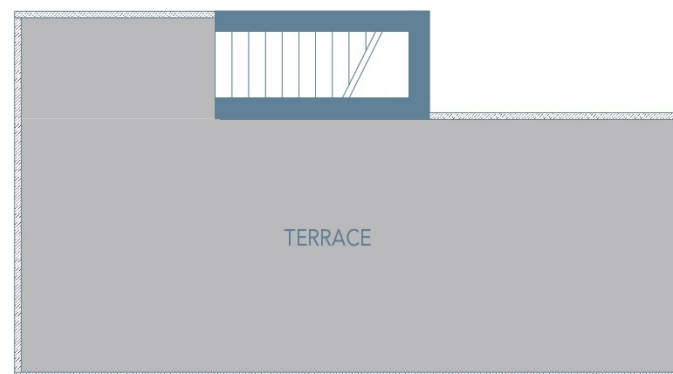
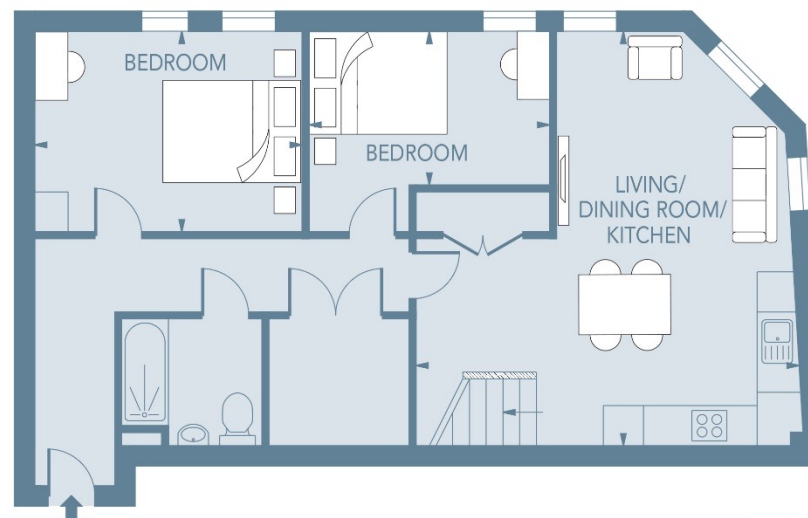


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APARTMENT 10, QUILTER HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 745 SQ FT - 69.2 SQ M



GREYHOUND LANE

TANKERVILLE ROAD

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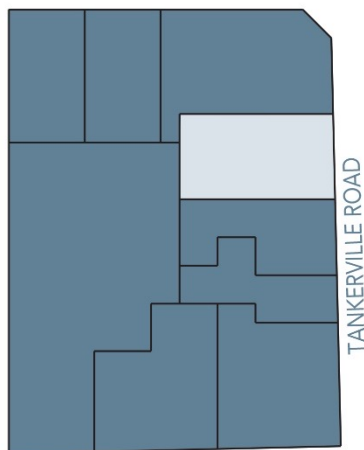
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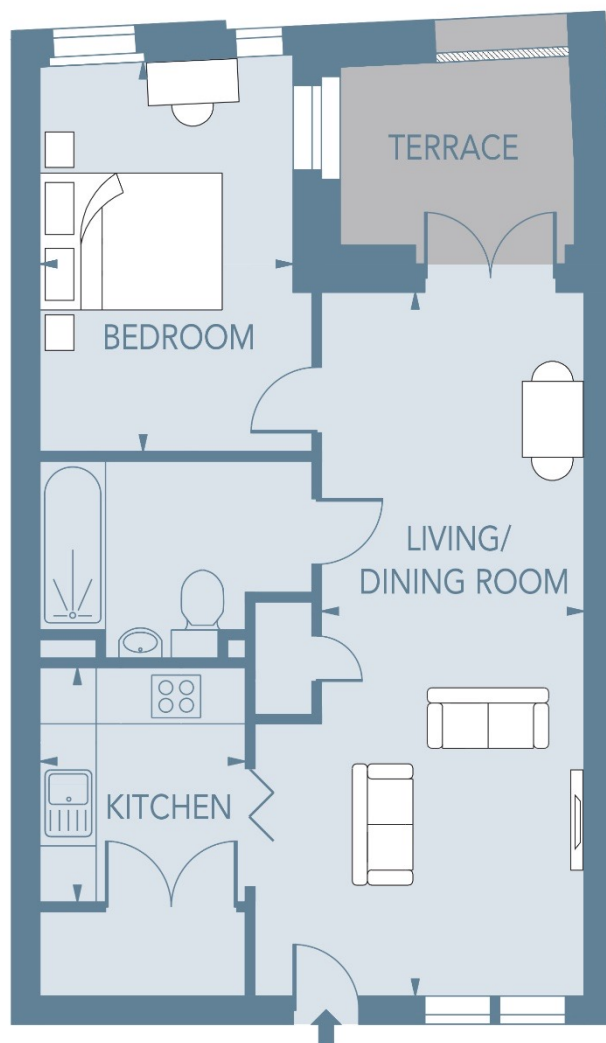
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GREYHOUND LANE



TANKERVILLE ROAD



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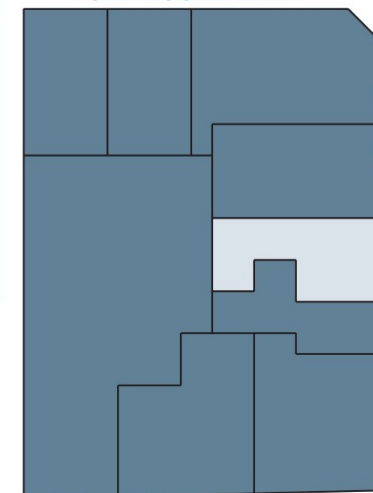
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APARTMENT 12, QUILTER HOUSE

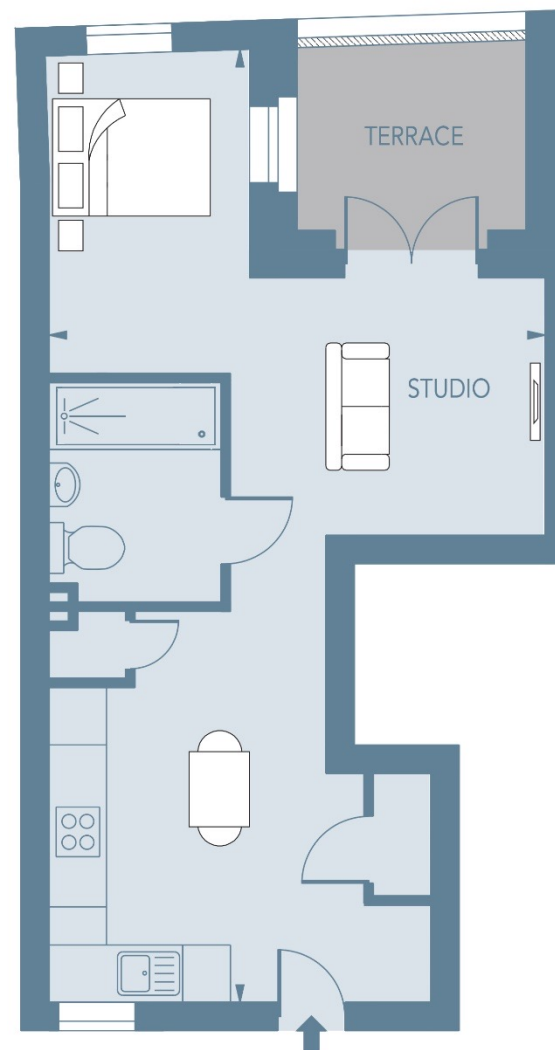
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GREYHOUND LANE



TANKERVILLE ROAD

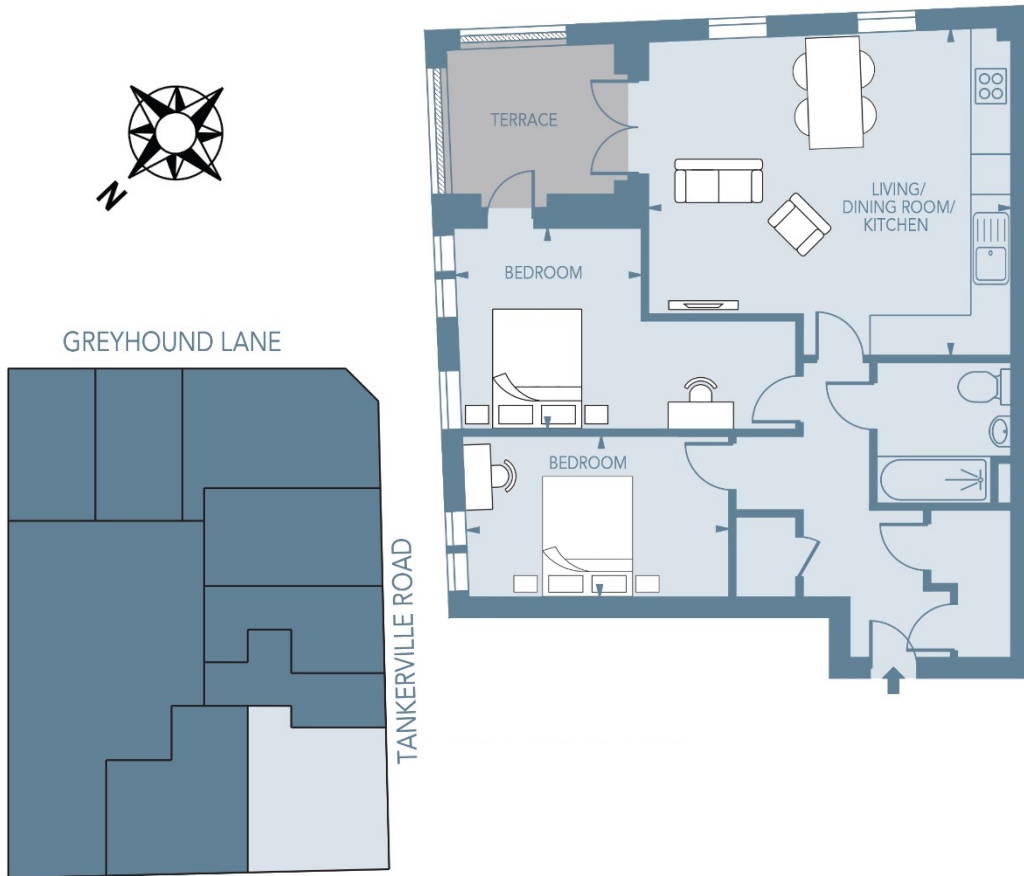


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APARTMENT 13, QUILTER HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 675 SQ FT - 62.7 SQ M

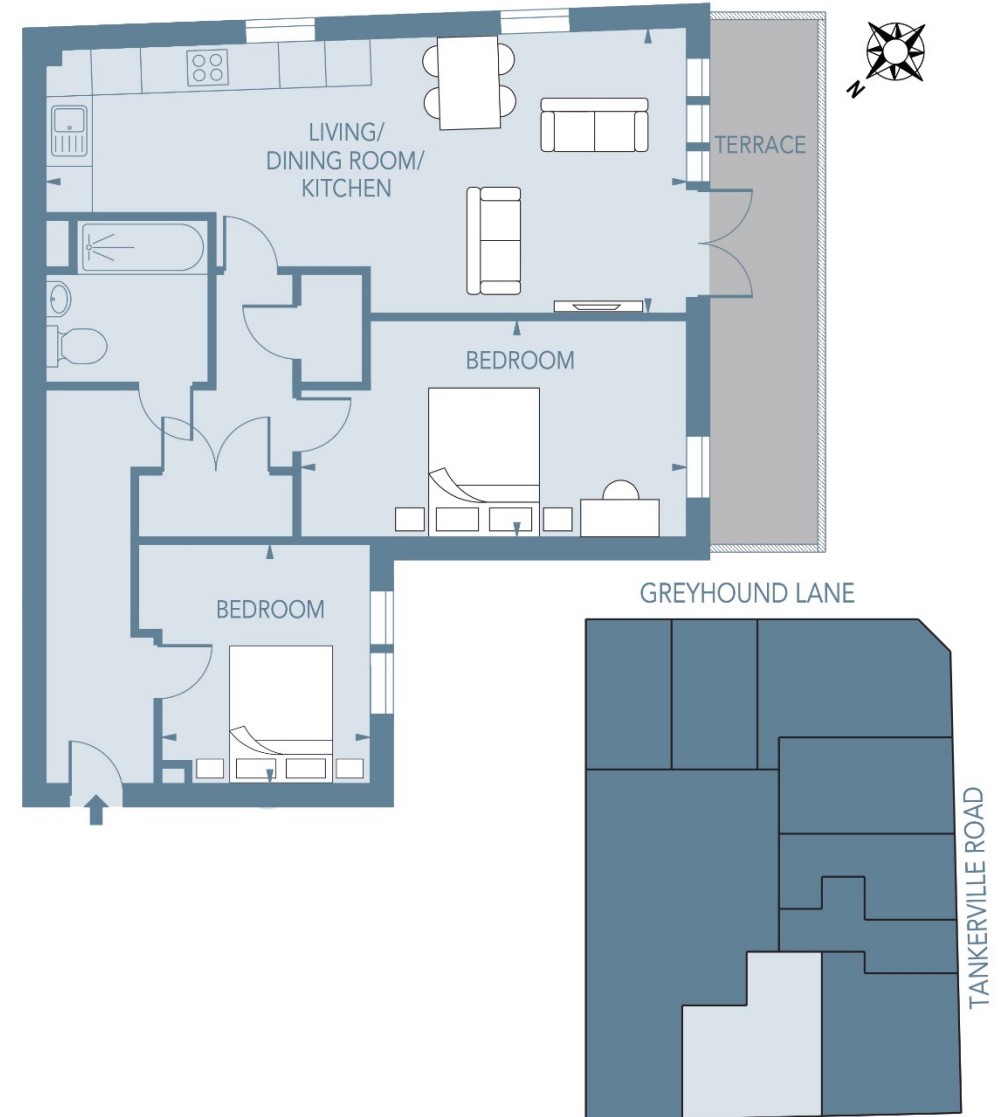


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APARTMENT 14, QUILTER HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 722 SQ FT - 67.1 SQ M



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Green Living

Quilter House has been built with energy efficiency and sustainability in mind.



All windows and sky lights are either double or triple glazed



Targeting EPC B. Highly energy efficient with low environmental impact



All flats feature air source heat pumps and heat recovery systems



Heating is thermostatically controlled and programmable



Photovoltaic panels built into the roof



Highly efficient LED ceiling spotlights



Free Car Club membership*



Free Cycle Hire Membership**



Cycle storage for residents

* One free car club membership for each unit for 3 years.

** One free cycle hire membership for each unit for 3 years.

Outside Space



An abundance of outside space including private balconies, one private roof terrace and a large communal roof garden.



Flat 10 features a large roof terrace with 360° uninterrupted views, accessed via a staircase from the living room.



About Grove Property

Design for Life

Grove Property, established in 2005, is a boutique developer renowned for the quality of its developments.

From day one, Grove's simple aim has been to provide a personalised service to its clients and, as such, the founders are personally involved in every project.

In London, this focus has delivered high specification residential developments in core prime locations.

With lifestyle and modern living at the forefront, highly specified, sustainable and practical homes are achieved through collaboration with our team of architects and developers, all driven by one common goal : quality.

020 8125 3040

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