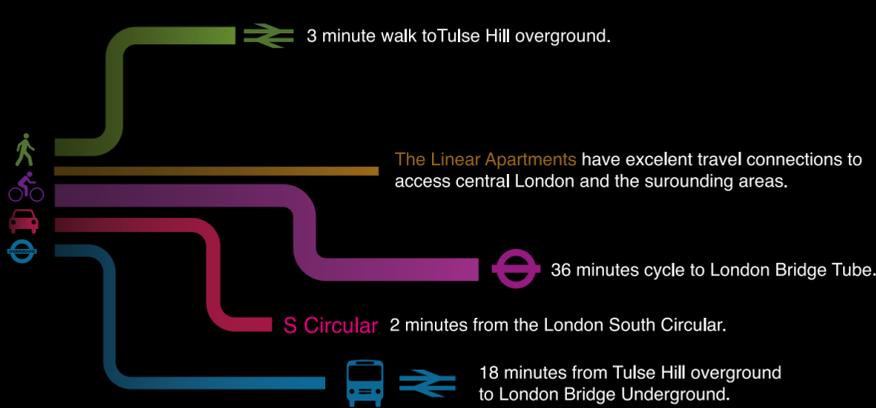


## WELCOME TO THE LINEAR APARTMENTS LONDON

The latest development by design-led residential developer YellowFish, The Linear Apartments provides an exclusive development of just seven 1, 2 and 3 bedroom apartments providing London living in the heart of Tulse Hill.

The Linear Apartments are located at the junction of St Faiths Road with Thurlow Park Road. The development is positioned just a short walk from West Norwood High Street which hosts a monthly farmers market and art fair and West Dulwich Village which provides a range of shops, cafes and restaurants. The development also benefits from local green spaces provided by Brockwell Park, Belair Park and Dulwich Park which provide leisure and recreational facilities together with a full calendar of music, arts and festival events year-round. Tulse Hill Rail Station is located very close to the development which provides easy access into London Bridge, the City and the West End.

The Linear Apartments development is comprised of a contemporary four storey building providing three 1 bedroom, two 2 bedroom and two 3 bedroom design-led exceptional quality apartments. Each of the apartments provides modern open-plan style kitchen-living space with direct access to either gardens or balconies, well-proportioned double bedrooms and contemporary family bathrooms. The three largest apartments provide exclusive master bedroom suites with en-suite bathrooms and the three bedroom penthouse boasts a full-length terrace with access from living areas and master suite. The apartments are set within a private-walled courtyard which provides individual secure cycle-store spaces for each of the houses and provides the benefit of both private and communal landscaped front and rear gardens.



## THE LOCATION

The Linear apartments are situated just a 2 minute walk from Tulse Hill Rail Station with which provides fast and frequent links into central London with London Bridge just a 13 minute journey. Herne Hill and West Dulwich Rail Stations are located nearby which provide regular services into London Victoria for the West End.

Tulse Hill is superbly located between the three distinctive local centres of West Norwood, West Dulwich and Herne Hill, each of which boasts its own eclectic amenities and individual charming appeal.



West Norwood is renowned for its monthly street market 'Norwood Feast' which is entirely run by local volunteers, huge crowds gather at this successful market made up of local and independent vendors. With its eclectic mix of residents, young professionals and families flock here to relish in its famous community vibe. The High Street is increasingly becoming populated by an eclectic mix small independent cafes and retailers and there are plans for an independent cinema in the not too distant future.

West Dulwich is popular for its charming period architecture and offering of restaurants, cafes and shops along the Rosendale Road and Park Road parades. By evening, the various fantastic gastro-pubs and restaurants offer lively entertainment fine dining on your doorstep. Whether it is taking a leisurely stroll to The Dulwich bakery, enjoying alfresco dining or doing a spot of shopping West Dulwich certainly offers a village feel just minutes from London.

Herne Hill is famous for being home to Brockwell Park, a 200 acre English heritage grade II listed park which is just a 5 minute walk from The Linear Apartments. The park benefits from the Brockwell Lido – a recently extended and transformed outdoor public swimming pool and leisure centre.

## SPECIFICATION

Yellowfish are both builders and developers and pride themselves on their attention to detail, quality and design of each development they undertake. The careful choice of materials and design-led approach to development ensures that their clients receive the highest quality finish. Yellowfish developments are conceived to combine cutting edge technologies with functional and fashionable living spaces. All workmanship is also scrutinised by a variety of building inspectors including the NHBC.

### Fixtures & fittings

- Central heating to all rooms
- Bosch Worcester Boiler
- Composite acoustic windows
- SBD Entrance Door
- Oak FD30 internal doors
- Satin Chrome Ironmongery
- Engineered Oak floors
- Carpet to bedrooms
- Tiled floor to bathrooms
- Wifi controlled heating
- Wireless Router
- Video entry system
- Telephone and TV points
- Satellite dish connection

### Kitchen & Bathroom

- Contemporary high gloss kitchen
- Bosch ceramic hob
- Bosch integrated extractor
- Bosch integrated oven
- Monobloc taps
- Integrated fridge / freezer
- Integrated washing machine
- IS 'White' range sanitary
- IS Bath with shower screen
- Grohe taps & shower
- Porcelain tiled floors
- Heated towel rail

### Communal Facilities

- Passenger lift to all floors
- CCTV security cameras
- Secure covered cycle store
- Communal gardens

### Designed Standards

- Code 3 for Sustainable Homes
- Lifetime Homes
- Secured By Design

### Warranty

NHBC 10yr Buildmark Warranty



# FLOOR PLANS

Ground Floor  
Apartment 1 – 1 Bed  
Apartment 2 – 3 Bed



First Floor  
Apartment 3 – 2 Bed  
Apartment 4 – 2 Bed



Second Floor  
Apartment 5 – 1 Bed  
Apartment 6 – 1 Bed



Third Floor  
Penthouse – 3 Bed



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