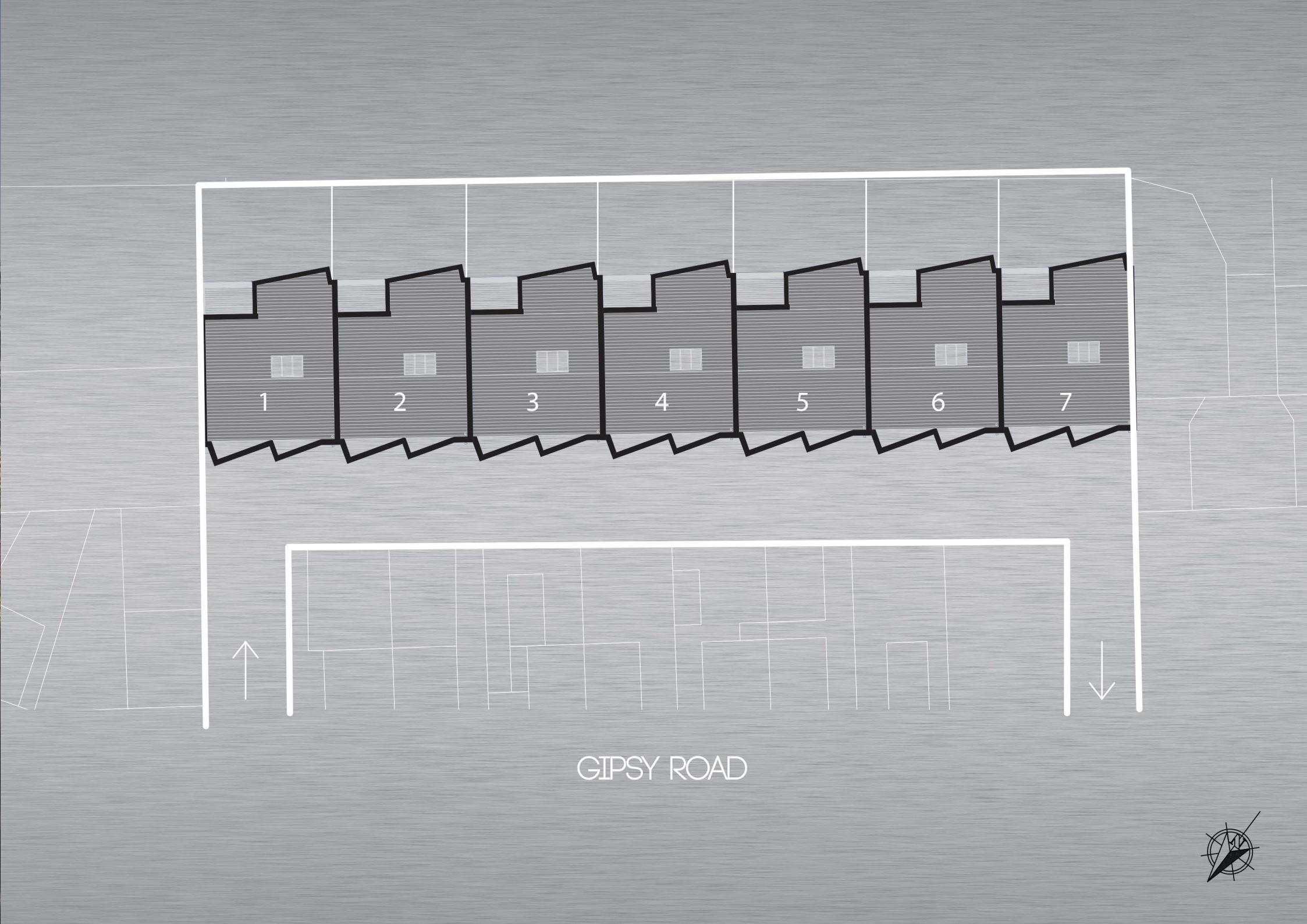


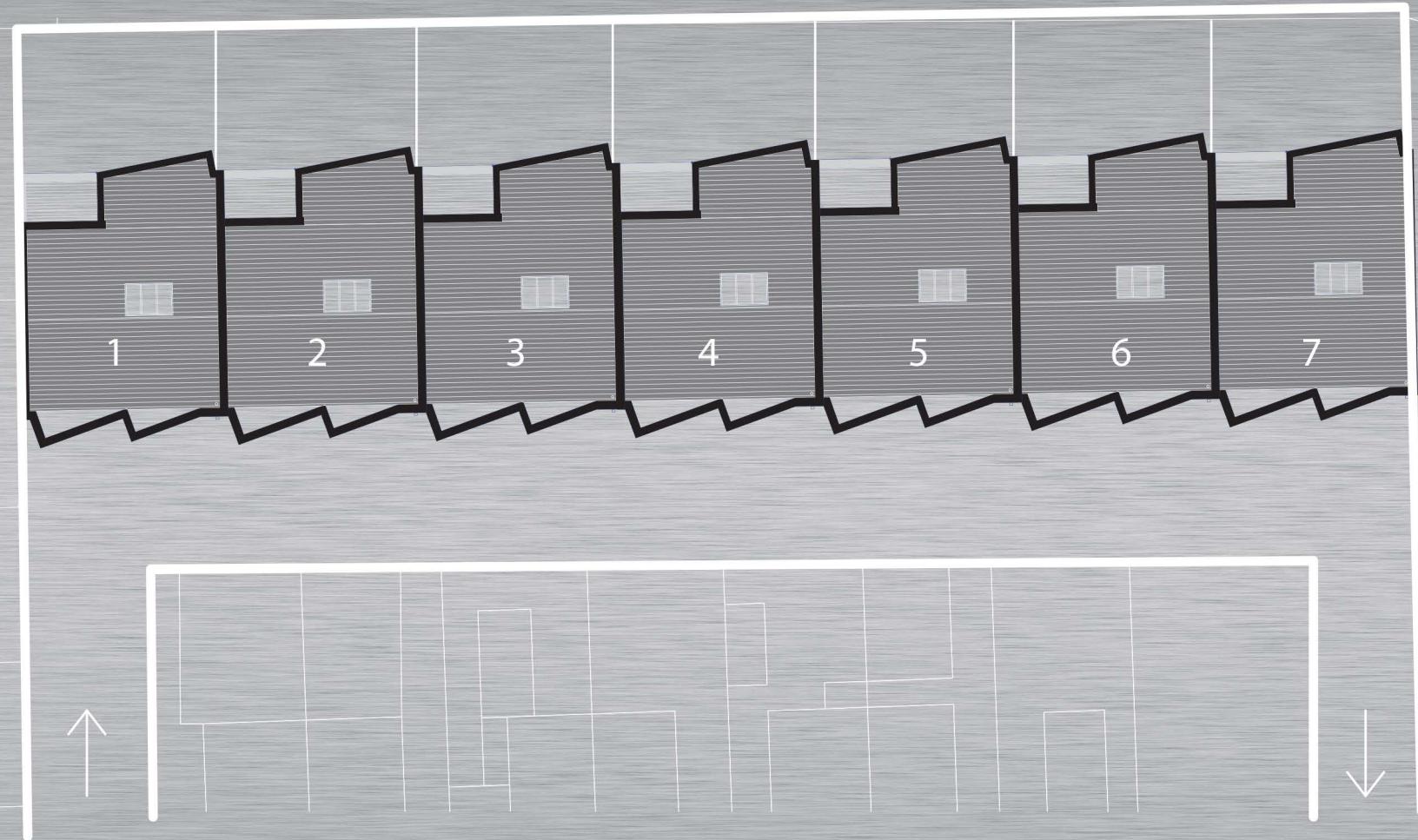


CONTENTS PAGE

Hambridge Homes specialises in the development of residential, commercial and mixed use schemes both in the private and social sectors across London and the home counties. The company is family owned and run focused on quality, integrity and customer service.

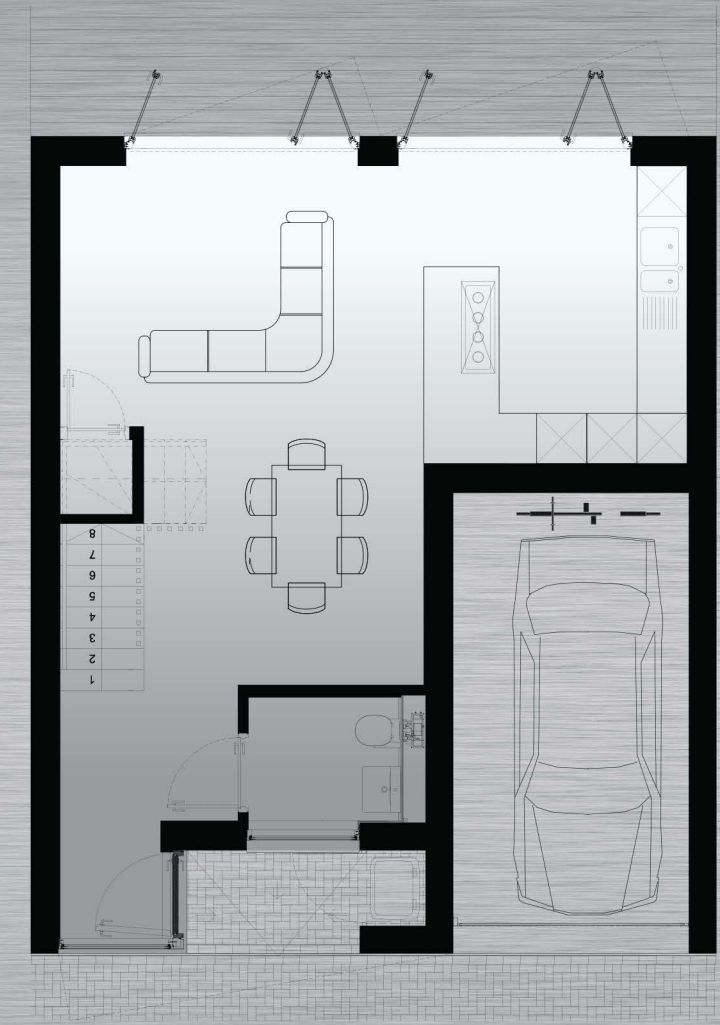
- Site Plan
- Floorplans
- Specification
- Transport & Location
- The Family
- Previous Developments
- Construction
- Quality
- Local Community
- Environment
- Professional Affiliations
- Contact



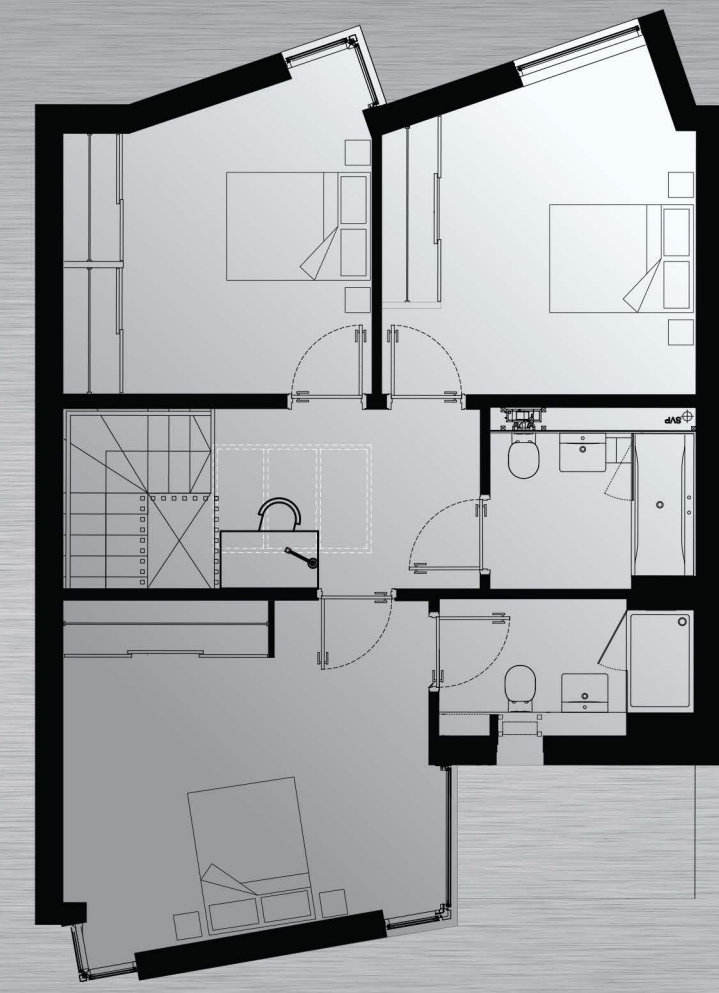


GIPSY ROAD





GROUND FLOOR PLAN



FIRST FLOOR PLAN

GROUND FLOOR PLAN

Living Area/Kitchen Area	9.24m x 7.50m	30'2" x 24' 7"
Garage	5.13m x 2.8m	16'9" x 9' 2"

FIRST FLOOR PLAN

Bathroom	2.49m x 2.15m	8'2" x 7' 0"
Master Bedroom	4.58m x 4.42m	15'0" x 14'6"
Bedroom	4.14m x 3.71m	16'6" x 12'2"
Bedroom	4.14m x 3.63m	16'6" x 11'0"

TOTAL SQFT

With Garage -	1395 Sqft
Without Garage -	1227 Sqft



All room sizes are approximate with maximum dimensions of finished measurements. Measurements have been taken into the kitchen units and are not intended for a carpet sizes or items of furniture. Hambridge Homes operate a policy of continuous product development and all room layouts may be subject to minor modification. Kitchen and furniture layouts shown are indicative. Please ask Sales Consultants for detailed information regarding specific properties.



poggen[®]
pohl

smeg
technology with style

SPECIFICATION

GENERAL

- Glass stargazer skylight
- Hardwood floor to ground floor
- High quality carpet fitted to staircase and bedrooms
- BT and sky plus points to all bedrooms

BATHROOM

- White contemporary sanitary ware
- Gerberit concealed cistern
- Thermostatic shower mixer
- Chrome fittings including chrome towel rail
- Porcelain tiles
- Fitted mirrors

EXTERNAL

- Electric operated garage doors
- Bi-fold doors to landscaped garden
- Provision for power and water to garden
- External lighting

KITCHEN

- Poggenpohl affiliated kitchen
- Corian worktop and breakfast bar
- Smeg stainless steel oven
- Smeg stainless steel microwave oven
- Smeg stainless steel 1.5 undermounted sink
- Smeg hob and extractor
- Mood LED pelmet lighting
- Washer/dryer
- Fridge/freezer
- Worcester Bosch Boiler

ECO

- Double Glazed Velfac windows
 - 12 year guarantee
- Sustainable drainage
- Energy efficient lighting
- Protan single ply roofing membrane
 - 27 year guarantee
- Rheinzink cladding
- Code for Sustainable Homes Level 3
- Lifetime Homes
- NHBC Guarantee

BEDROOM

- Fitted wardrobes to Master bedroom
- Bedside wall 5 AMP sockets
- Mood lighting

SECURITY

- Fully alarmed
- Secured by Design
- Multi-point locks

LIGHTING

- Low voltage down lighters to the ground floor
- Recess mood LED lighting to the first floor
- Communal lighting



Mike Overton
Managing Director

With over 30 years experience, Mike has a thorough understanding of all aspects of the development process. Renowned for his hands on approach, Mike takes an acute interest in each and every stage; from site identification and purchase through to ground works, construction and sales and marketing. Mike is proud to run his family business with an open and honest approach whilst delivering the highest quality product.



James Overton
Construction Director

Whilst supporting his father Mike in all functions of the business, James has direct responsibility for the delivery of the build programmes on all Hambridge Homes sites. James has extensive practical experience across all trades which ensures all contractors deliver the highest quality work. Further to this James ensures the developments are delivered on time whilst minimising any environmental impact and delivering the company's zero accident policy.

THE FAMILY



PREVIOUS DEVELOPMENTS



- Hambridge have completed over 250 units in the last 8 years including:
- | | |
|--|---|
| Baring Road
15 houses in Grove Park | Robert Doe Place
7 houses in Tunbridge Wells |
| Manor Grove
6 apartments in Beckenham | Met Apartments
25 apartments in Lee |
| Reflections
14 apartments in Lewisham | The Edge
12 apartments in New Cross |
| Glenton Mews
12 town houses in Nunhead | The Cube
7 apartments in Lee |
| 171 Gipsy Road
9 apartments in Crystal Palace | The Curve
7 apartments in Lee |



LOCAL COMMUNITIES

The company has made significant contributions to local communities for over 15 years. This is not only through the provision of award winning homes but also through the direct subsidies provided to local education, parks, amenities and infrastructure.

ENVIRONMENT

Hambridge Homes is proud to minimise its environmental impact and carbon footprint. Thought and planning goes into each scheme to ensure the most efficient homes are produced with minimal impact to the environment. Key factors addressed include:

- Traffic management
- Construction waste
- Noise
- Materials
- Renewable energy
- Code for sustainable homes



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