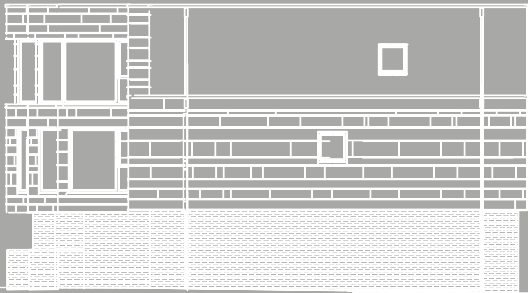


PAKEFIELD MEWS

AN EXCLUSIVE DEVELOPMENT
OF JUST SIX HIGH QUALITY MODERN
5 BEDROOM FAMILY HOMES



CONTENTS



08

The Area

25

Location

10

Aerial View

26

Build Quality

12

Siteplan

27

Specifications

16

Floorplans

30

The Developer

24

Transport Links

31

Contact Details

PAKEFIELD MEWS

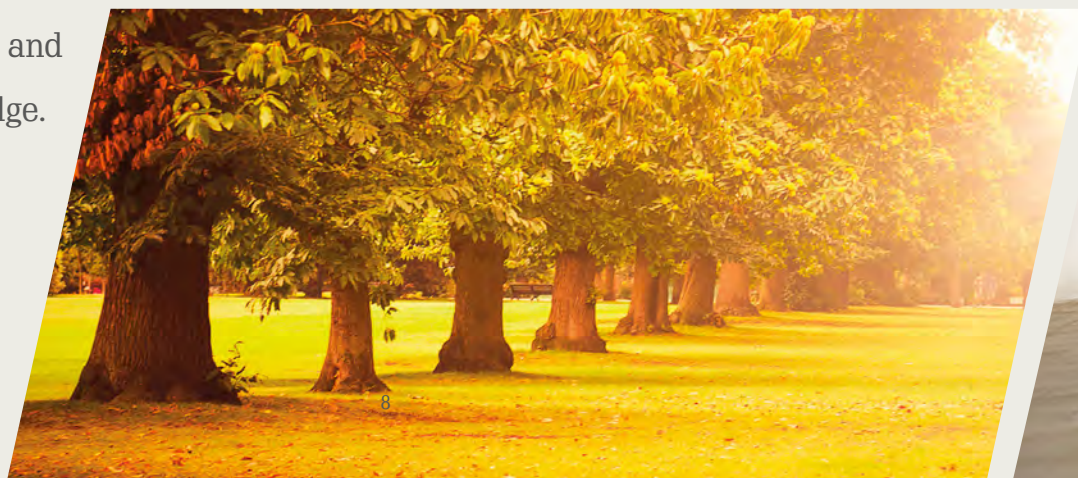
Pakefield Mews provides an exclusive private development of just six high quality, modern 5-bedroom family homes. Each of the houses benefit from large open-plan kitchen, living, dining areas across the entire ground floor with bi-folding doors leading out into landscaped private gardens, luxury master suites benefit from walk-in wardrobes and en-suite bathrooms, four additional bedrooms and two additional bathrooms.

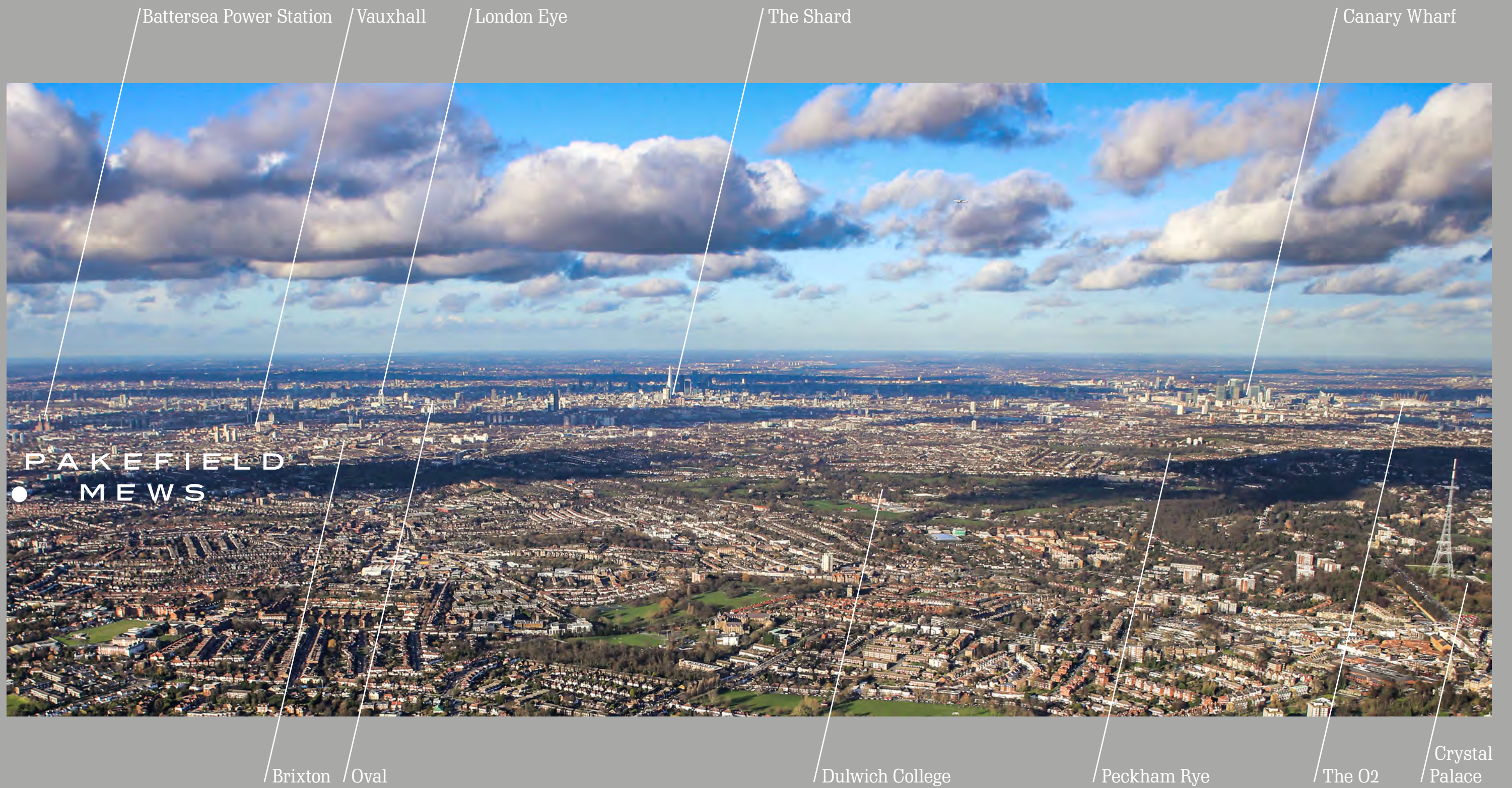
The development is located in the heart of Streatham Hill just minutes walk from Steatham Hill train station and situated within private landscaped grounds providing secure off-street parking for all homes within the mews. This exceptional development is the latest project delivered by Hambridge Homes, the award-winning residential development company, highly regarded as providing some of the most unique design-led residential developments in South London.

THE AREA

Pakefield Mews is located in the heart of Streatham Hill, one of the most vibrant neighbourhoods in South London. The area is increasingly popular with young professionals and families who move to the area for excellent transport links into Central London, access to excellent local state and private schools, local green spaces and amenities provided by Streatham Common and Tooting Bec Common and the wide variety of restaurants, cafes, pubs and bars, shops and super markets provided on Streatham High Road.

Streatham Hill station is located just a short walk from Pakefield Mews and provides frequent rail connections into London Victoria and London Bridge.









FLOORPLAN

HOUSE NO: 2

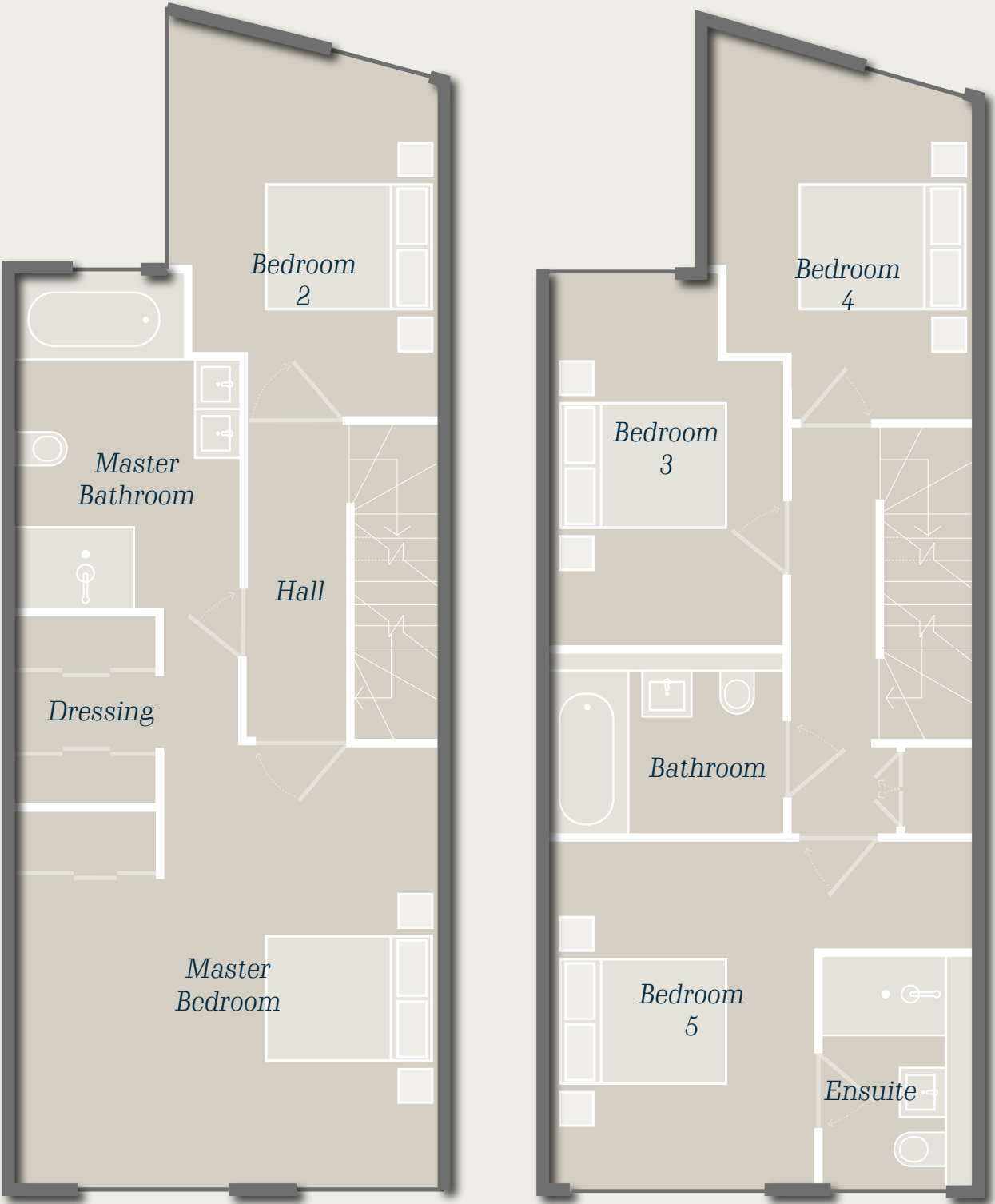
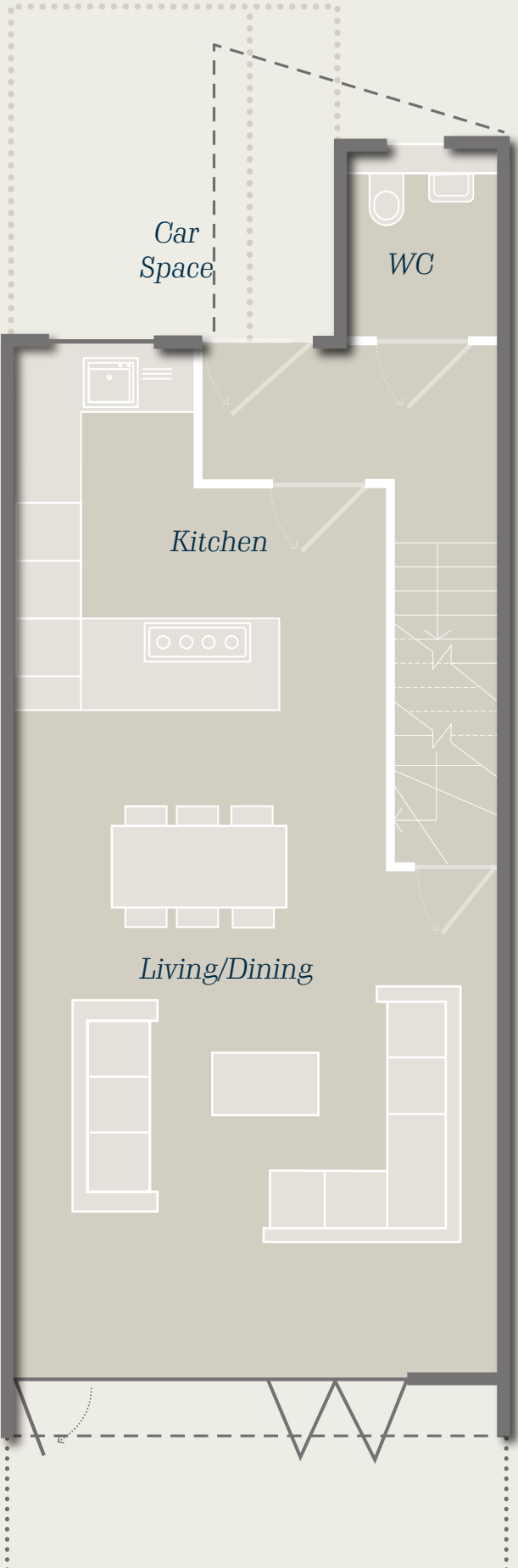
Total internal Area:

Ground floor	53.3 Sqm / 574 Sq Ft
First floor	57.2 Sqm / 616 Sq Ft
Second floor	56.7 Sqm / 610 Sq Ft
Total	167.2 Sqm / 1,800 Sq Ft

HOUSE NO: 3

Total internal Area

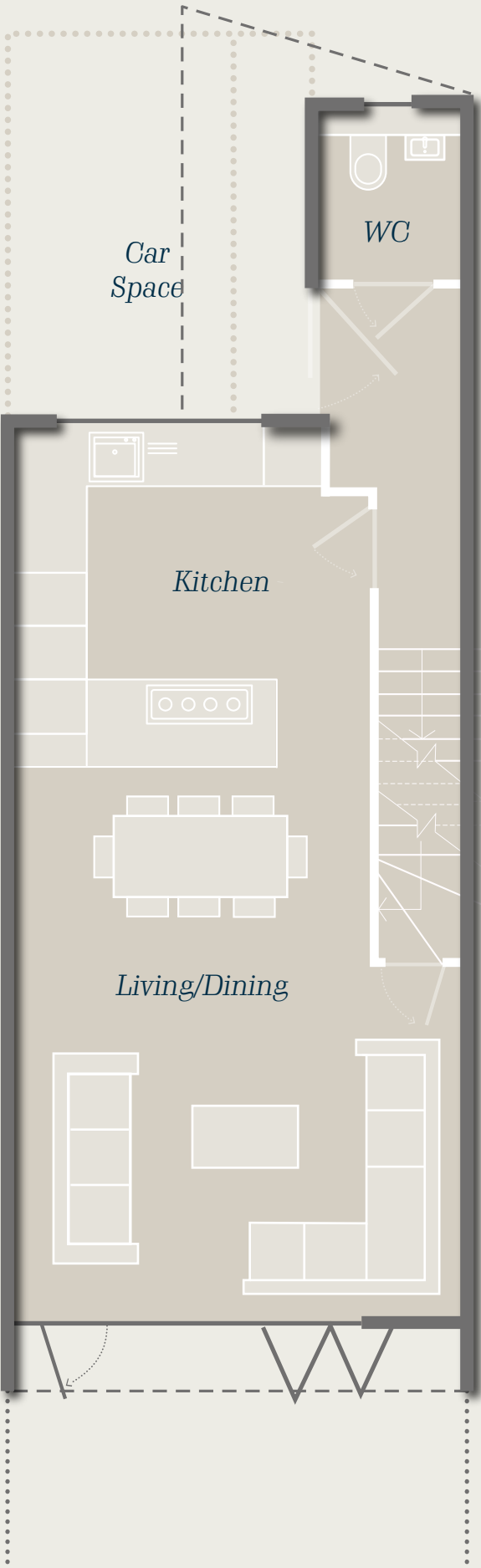
Ground floor	52.5 Sqm / 574 Sq Ft
First floor	56 Sqm / 603 Sq Ft
Second floor	56.3 Sqm / 606 Sq Ft
Total	164.8 Sqm / 1,774 Sq Ft



FLOORPLAN

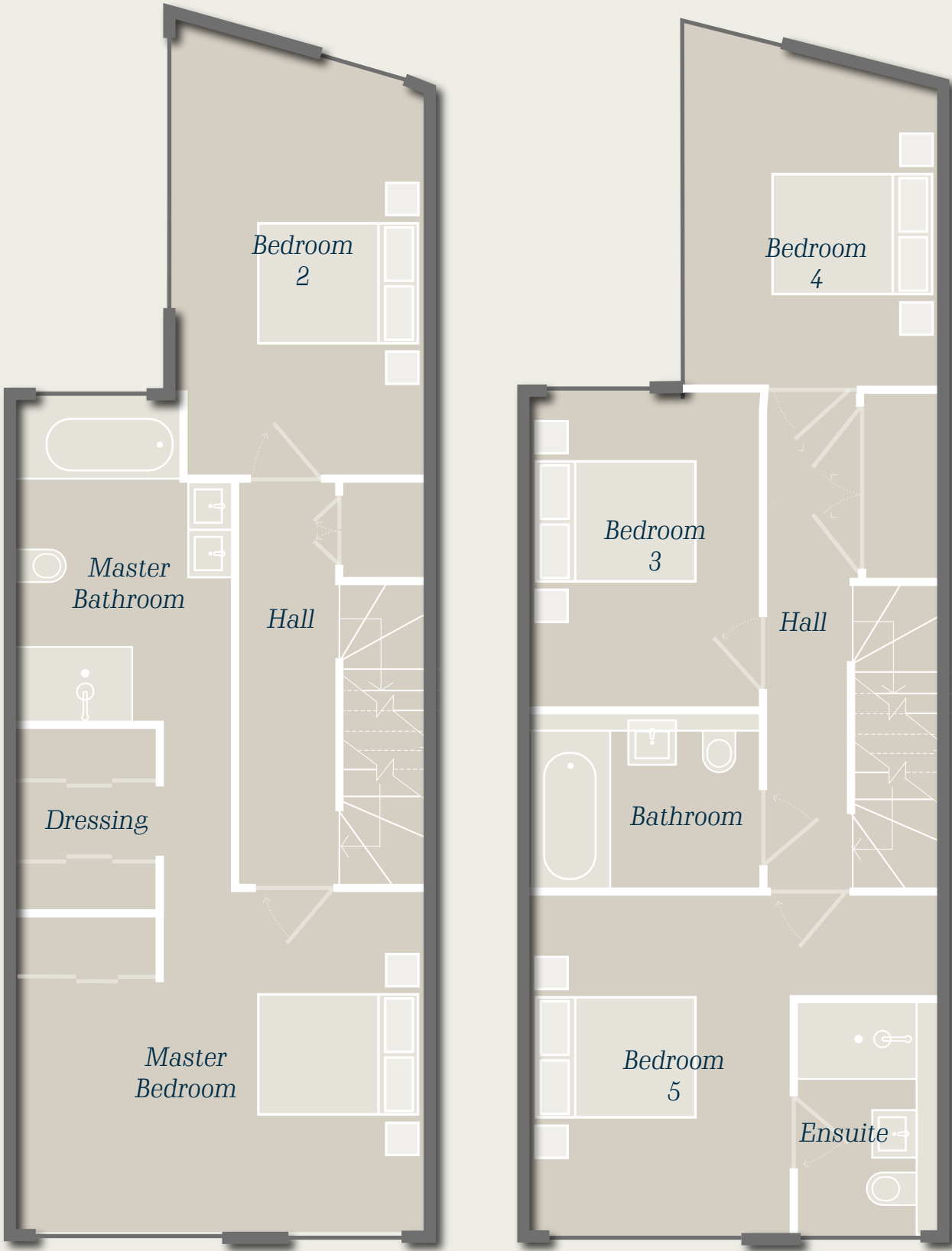
HOUSE NO: 4

Total internal Area	
Ground floor	52.1 Sqm / 561 Sq Ft
First floor	58.4 Sqm / 629 Sq Ft
Second floor	58 Sqm / 624 Sq Ft
Total	168.5 Sqm / 1,814 Sq Ft



HOUSE NO: 5

Total internal Area	
Ground floor	51.6 Sqm / 555 Sq Ft
First floor	57.2 Sqm / 616 Sq Ft
Second floor	57.2 Sqm / 616 Sq Ft
Total	166 Sqm / 1,787 Sq Ft



FLOORPLAN

HOUSE NO: 6

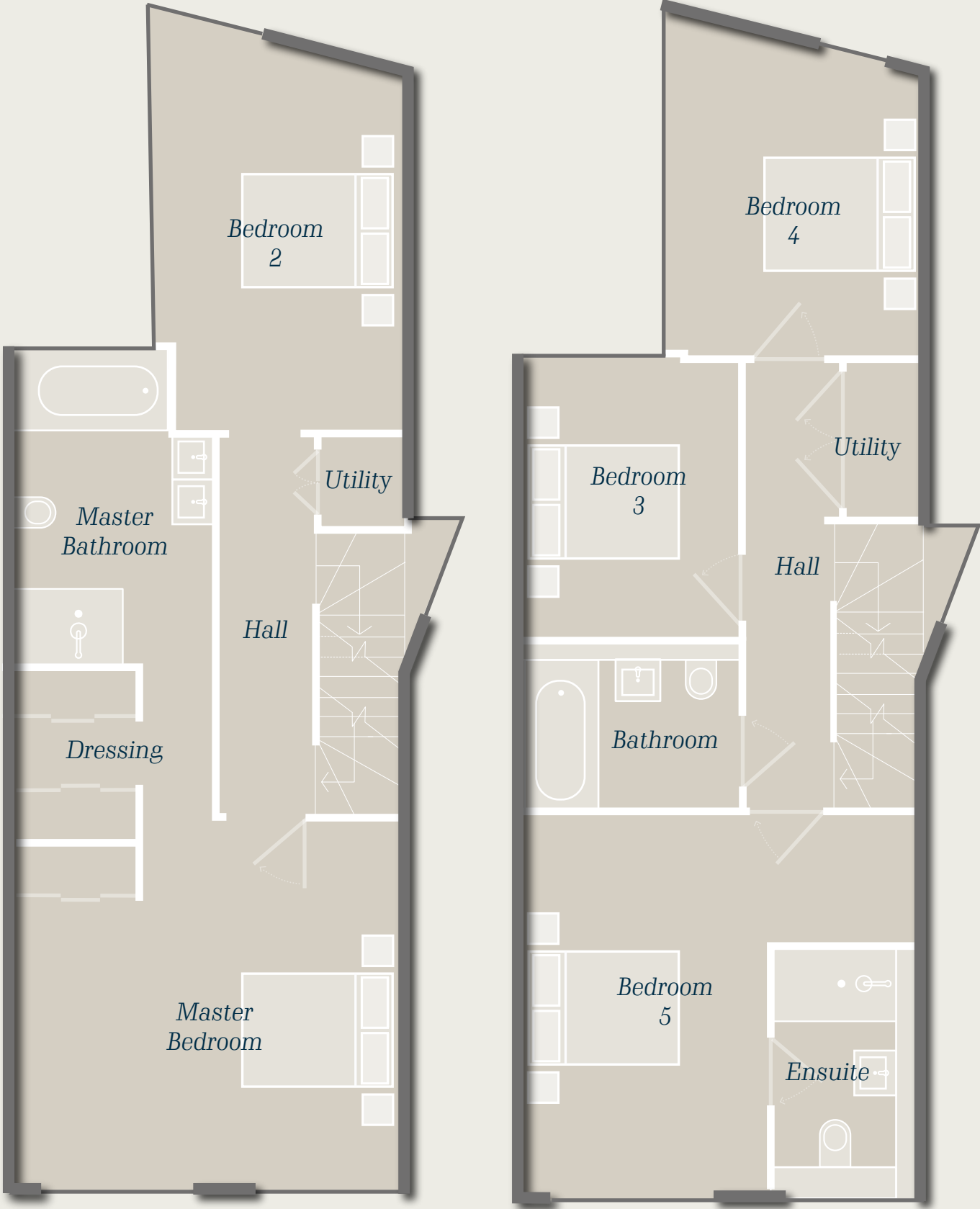
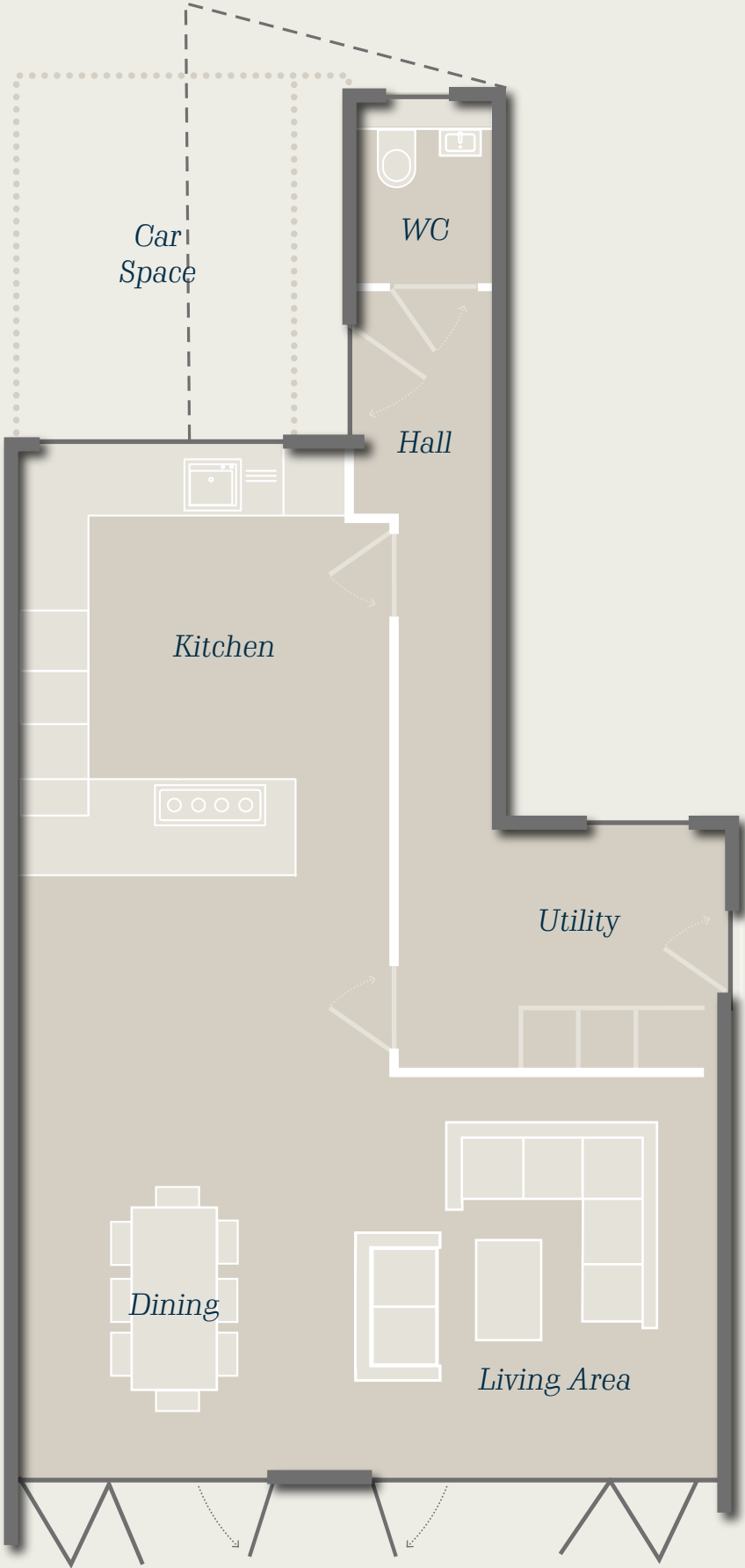
Total internal Area	
Ground floor	55.2 Sqm / 594 Sq Ft
First floor	61.8 Sqm / 665 Sq Ft
Second floor	61.5 Sqm / 662 Sq Ft
Total	178.5 Sqm / 1,921 Sq Ft



FLOORPLAN

HOUSE NO: 7

Total internal Area	
Ground floor	68.7 Sqm / 739 Sq Ft
First floor	60.4 Sqm / 650 Sq Ft
Second floor	60.2 Sqm / 648 Sq Ft
Total	189.3 Sqm / 2,038 Sq Ft



LOCATION

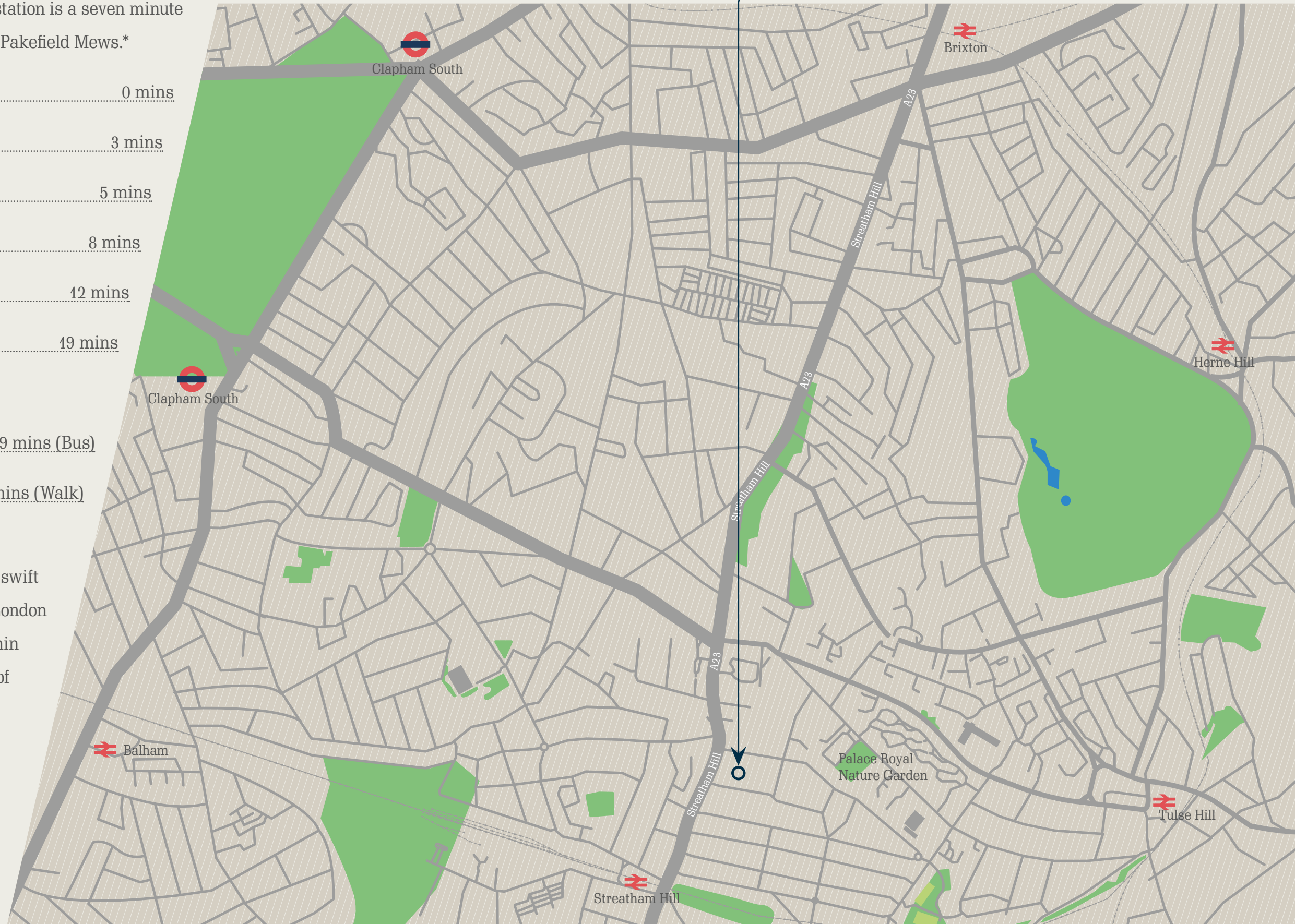
PAKEFIELD MEWS

Streatham Hill station is a seven minute walk from Pakefield Mews.*

⇌ Streatham Hill	0 mins
⇌ Balham	3 mins
⇌ Wandsworth Common	5 mins
⇌ Clapham Junction	8 mins
⇌ Battersea Park	12 mins
⇌ London Victoria	19 mins
⇌ Brixton Tube	19 mins (Bus)
⇌ Tulse Hill Station	21 mins (Walk)

Streatham Hill Station offers a swift and easy rail connection to both London Victoria and London Bridge. Within minutes you can be in the heart of London.

*Source: Walkit.com



BUILD QUALITY

Hambridge Homes provide high-specification design-led homes. The team are focused on delivering market leading products of the highest quality.

The construction team includes employed ground workers, surveyors and site managers, strictly vetted subcontractors and are supported by a network of professionals including Local borough Building Surveyors, NHBC inspectors and Bank Monitoring Surveyors. The Hambridge Homes team are proud to differentiate its product within the market, providing attention to the quality of labour, materials and product specification delivered within each project.

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.

Over the course of the last 3 years Hambridge Homes have contributed in excess of £300,000 to local communities and services.

SPECIFICATIONS

Security Kitchen

- Fully fitted alarm
- Designed to Secured by Design
- Multi-point locks
- German Pronorm kitchen
- Quartz worktop and breakfast bar
- Smeg glass fronted oven
- Smeg glass fronted microwave oven
- Smeg stainless steel 1.5 undermounted sink
- Smeg hob and extractor

Lighting

- Down lighters to the ground floor
- Low energy undercounter lighting
- Communal lighting
- Smeg coffee machine
- Smeg wine chiller
- Boiling hot water tap
- Mood LED pelmet lighting

Eco

- Under floor heating to ground floor
- Double Glazed Velfac windows
 - 12 year guarantee
- Protan single ply roofing membrane
 - 20 year guarantee
- Rhein zink cladding
- Code for Sustainable Homes Level 3
- 10 yr NHBC Guarantee

Bathroom

- White contemporary Villeroy and Boch sanitary ware
- Vado taps and fittings
- Thermostatic shower mixer
- Hair rinser to bath
- Tiling to wet areas
- Fitted mirrors

External

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

Bedroom

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

General

- Engineered blockwood parquet flooring to ground floor
- High quality carpet fitted to staircase, halls and bedrooms
- BT and sky plus points to all bedrooms
- Integrated CAT 6 cabling for television points to lounge and bedrooms
- Hard wired speaker system to lounge, kitchen and master suite

*selected plots



THE DEVELOPER



Hambridge Homes specialises in the development of residential, commercial and mixed used 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. 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.



CONTACT

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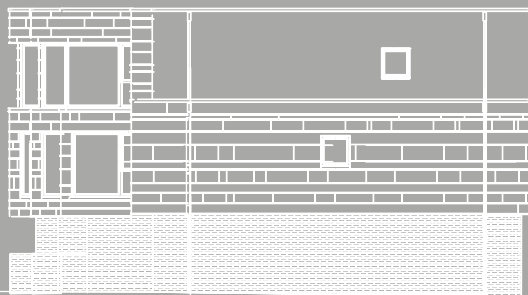
Previous Developments

Baring Road 15 houses in Grove Park	171 Gipsy Road 9 apartments in Crystal Palace	The Cube 7 apartments in Lee
Manor Grove 6 apartments in Beckenham	Robert Doe Place 7 houses in Tunbridge Wells	The Curve 7 apartments in Lee
Reflections 14 apartments in Lewisham	Met Apartments 25 apartments in Lee	Bon Marche Mews 7 houses in Gipsy Hill
Glenton Mews 12 town houses in Nunhead	The Edge 12 apartments in New Cross	Wellington Gardens 4 houses in Tonbridge

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Brochure design & Art direction: Brenton Blue. Brentonbluestudio.com





Pakefieldmews.com

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