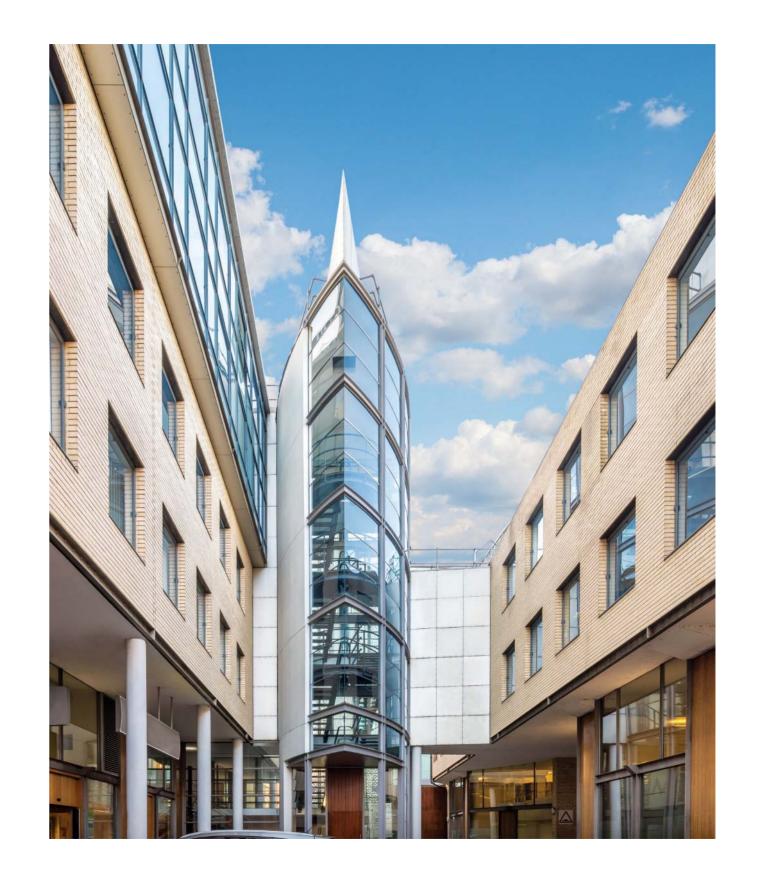
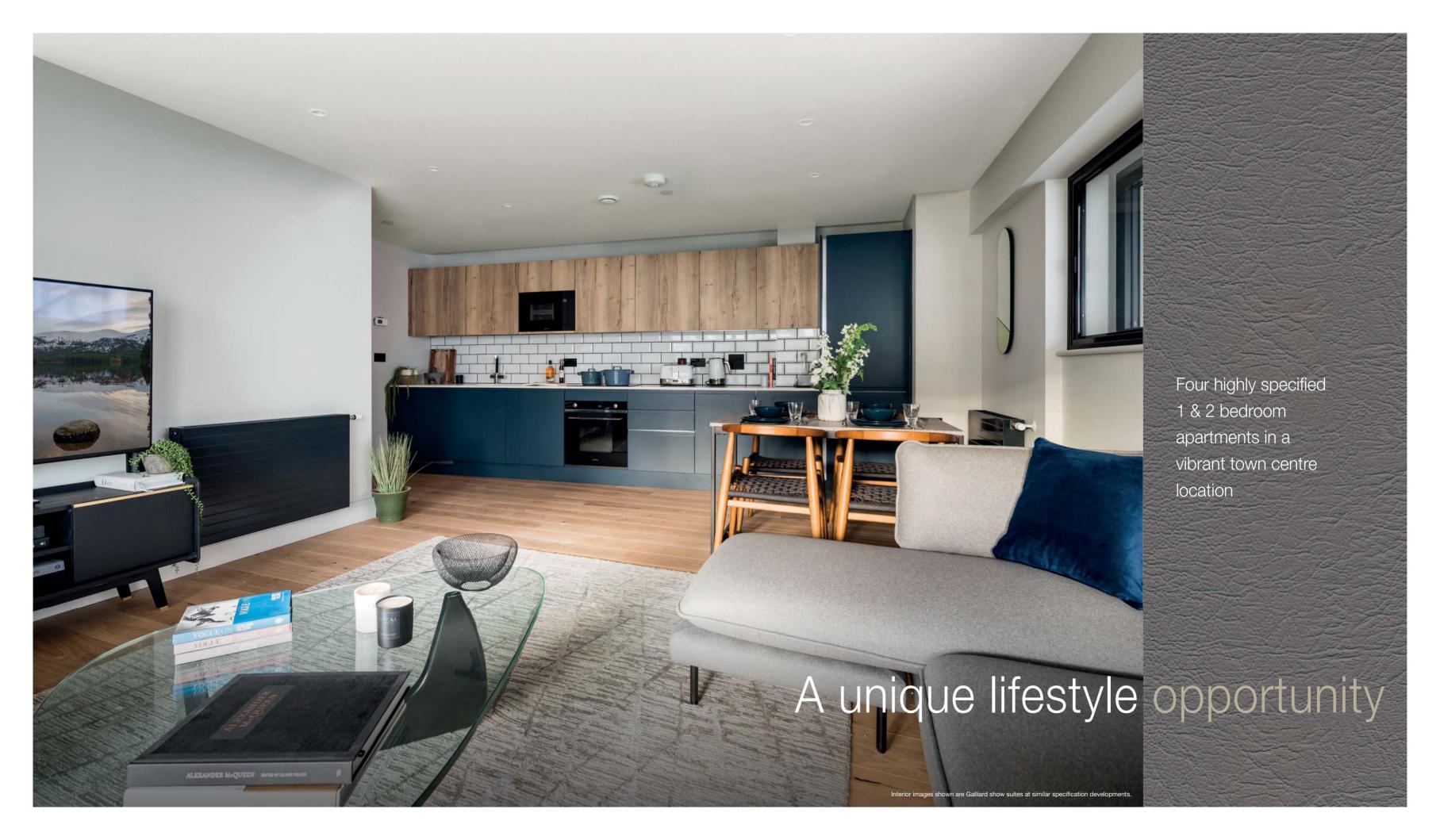


THE LIMITED EDITION COLLECTION

New planning consent enables the release of four new limited edition luxury apartments within one of Galliard's most successful South West London developments







Jessica House is located little over 10 minutes walk from mainline and tube connectivity direct into the heart of the Capital

Waterloo 13 minutes direct





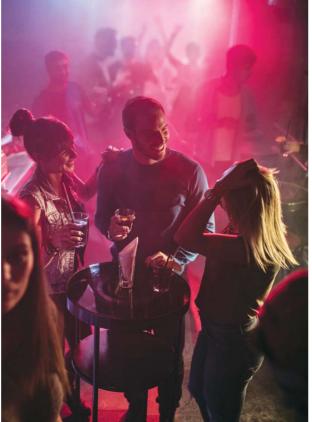


















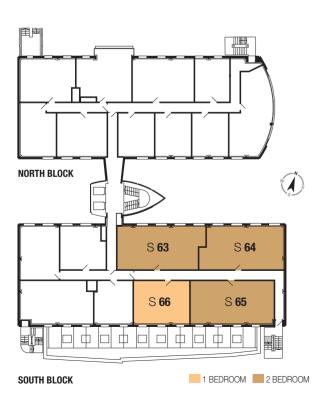


# Diversity abounds & surrounds Jessica House

Wandsworth has a rich past as a hub for artistic crafts and trades.

Today, the town is alive with clubs, bars and eateries to suit all tastes, while its principal shopping centre, Southside, has long been a quality retail and leisure destination with all major brands and remains the fifth largest indoor centre in the Capital.





- Choice of three 2 bedroom and a single 1 bedroom apartment.
- Each spaciously designed with living space up to 721 sq ft.
- Highly refined specifications and finishes throughout including Amtico oak style flooring and large format white marbled porcelain floor & wall tiling to bathrooms.
- Fully integrated designer kitchens with appliances by Smeg.
- Floor to ceiling fitted wardrobes with timber veneered doors to each bedroom.
- Daytime concierge.
- Private lifts serving apartment levels.







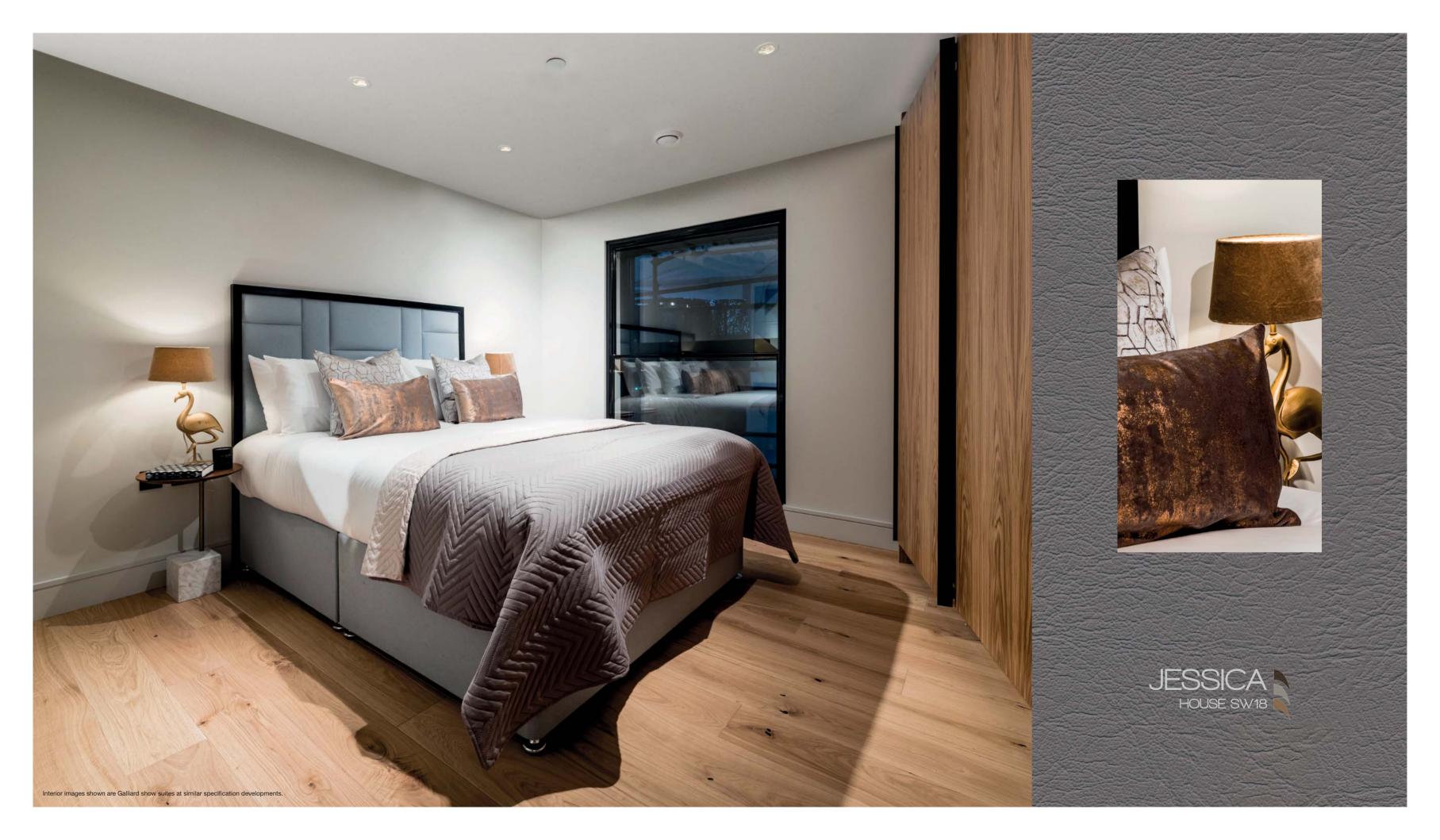
The apartments

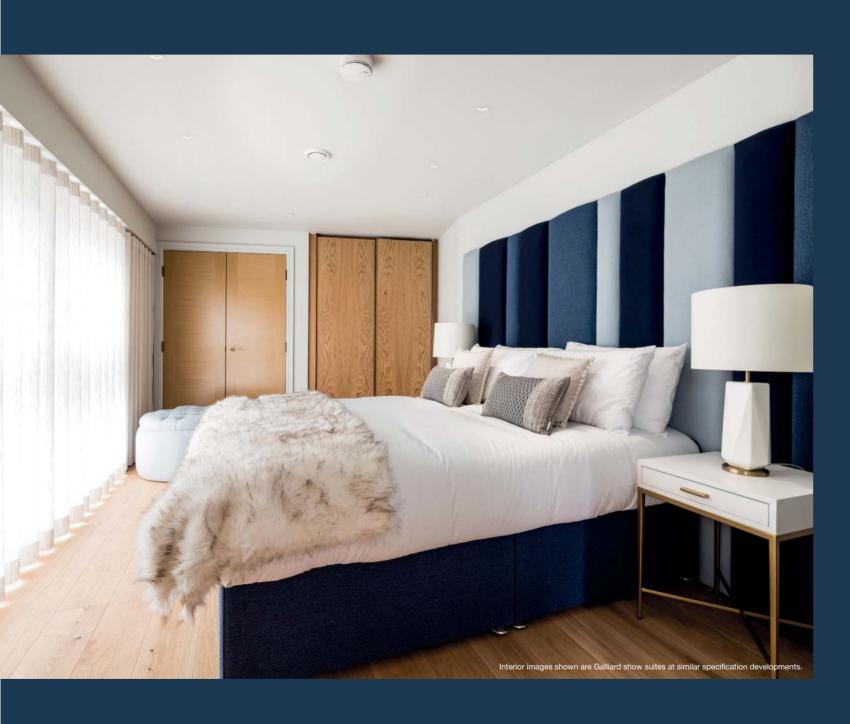






Kitchens will feature striking navy and oak style unit fronts, white reconstituted stone worktops and brick tile splashbacks.





Each of the limited edition apartments will offer perfectly proportioned living and bedroom space amid an array of sophisticated fittings and finishes.





# Specification

#### General

- Pebble grey matt emulsion finish to walls.
- White matt emulsion smooth finish to ceilings.
- Pebble grey satin door linings, skirtings & architraves.
- Amtico oak style flooring to principal living areas and bedrooms.
- · Oak finish internal doors.
- Antique brass finish door furniture.
- Antique brass switch & socket plates.
- · Recessed LED low energy downlighting.
- Terrestrial & satellite TV, FM radio and telephone sockets to living room and bedrooms.
- All TV sockets Sky Q enabled (subject to subscription).
- Sonos speaker.
- Living room socket BT fibre and hyperoptic enabled.
- Thermostatically controlled electric space heating via flat panel heaters.

#### Kitchens

- Designer kitchens with navy base units and oak style wall units.
- Stone worktops with full height white brick tile splashback to underside of wall units.
- LED underlighting to all units.
- Fully integrated electric appliances by Smeg to include:

Single low level oven
4 ring ceramic hob
Re-circulating cooker hood
Fridge/freezer
Microwave
Standard dishwasher

- Stainless steel bowl and half undermounted sink with black monobloc mixer tap.
- Washer/dryer (free standing if within services cupboard).
- Centralised appliance isolator switch panel.

#### Bedrooms

- Floor to ceiling fitted wardrobes with timber veneered doors to each bedroom.
- Telephone extension sockets to each bedroom.

#### Bathroom/Shower Room

- Large format white marbled porcelain tiling to floor & walls.
- Electric mat underfloor warming.
- Double drawer vanity unit in oak finish with wall hung mirror cabinets, feature strip lighting between mirrors.
- Matt white marble vanity top.
- Shaver socket.
- White bathroom suite featuring shower tray with frameless screen, back to wall WC, concealed dual flush cistern & stainless steel round bench basin in brushed black.
- Steel taps, bottle trap, cistern push plate, thermostatic shower mixer, shower rail, handset & hose in brushed black.
- Thermostatic electric heated towel rail.

#### Security

• Video entryphone system to each apartment.

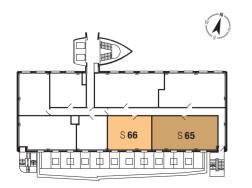
#### Communal Areas

- Fully tiled communal entrance foyer.
- Carpeted lift lobbies, stairs and common corridors.
- Two private residents' lifts serving existing apartment levels.
- Low energy wall lighting.
- · Lower level parking.
- Secure cycle store.



1 BEDROOM S66

TOTAL AREA 42.9 sq.m. 461 sq.ft.





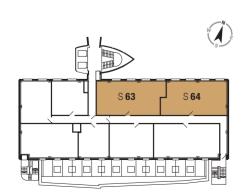
2 BEDROOM S**65** Total area **66.3** sq.m. **713** sq.ft.





2 BEDROOM S63

TOTAL AREA 67.0 sq.m. 721 sq.ft.





2 BEDROOM **S64**TOTAL AREA **66.0 sq.m. 710 sq.ft.** 





# Galliard Homes' associated mortgage specialists



Visionary Finance specialise in mortgages for first time buyers, home movers, re-mortgages and buy to let investors. Being fully independent of any lender, Visionary Finance have a vast amount of knowledge and experience in the mortgage industry ensuring they provide the best deal tailored to suite every buyer's individual needs.

www.visionaryfinance.co.uk +44(0) 207 100 4754



# Galliard Homes' furniture solution specialists



New Concept Furnishings can provide furniture packs for all apartment styles with free delivery and installation included in each package. The company specialise in cost - efficient hassle free furnishing for UK and overseas owner / occupiers and buy to let investors.

www.newconceptfurnishings.com

+44(0) 208 502 3308



# Galliard Homes' official letting and management agents



LIFE Residential are Galliard Homes' official letting and management agents offering a comprehensive range of services for both UK and overseas landlords with some 8000 tenancies to date. LIFE Residential have offices in London and Hong Kong.

www.liferesidential.co.uk +44(0) 208 896 9990

#### Disclaimer:

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