



SMALLWOOD
HOUSE



WELCOME TO SMALLWOOD HOUSE

A stunning collection of 1, 2 and 3 bedroom apartments,
in a beautiful character conversion, close to Tooting
Broadway





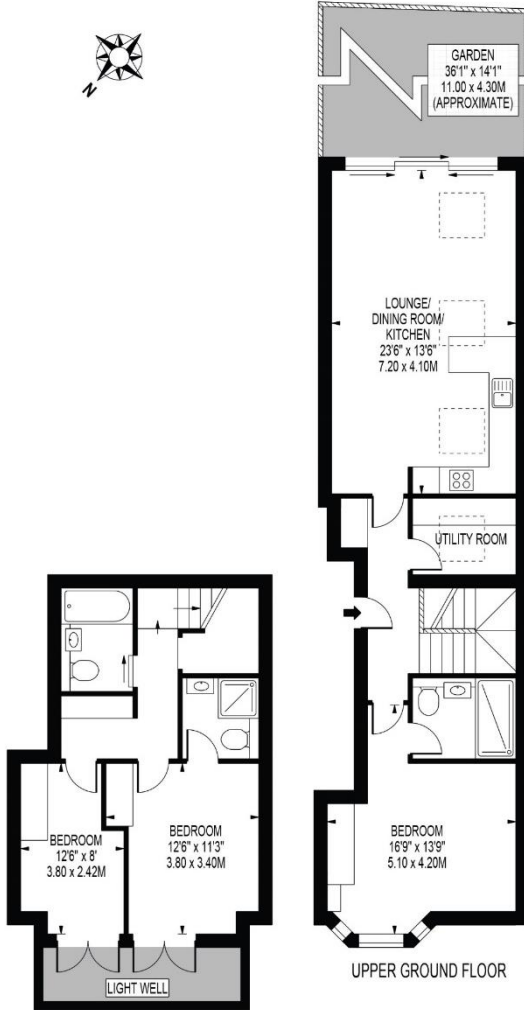
ABOUT THE DEVELOPER

Smallwood House is being brought to the market by a collaboration of innovative developers in South-West London.

Bringing years of experience across more than 20 previous developments within the local area, they are committed to providing design led, high quality homes across South-West London.

FLAT 1

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1095 SQ FT - 101.70 SQ M**

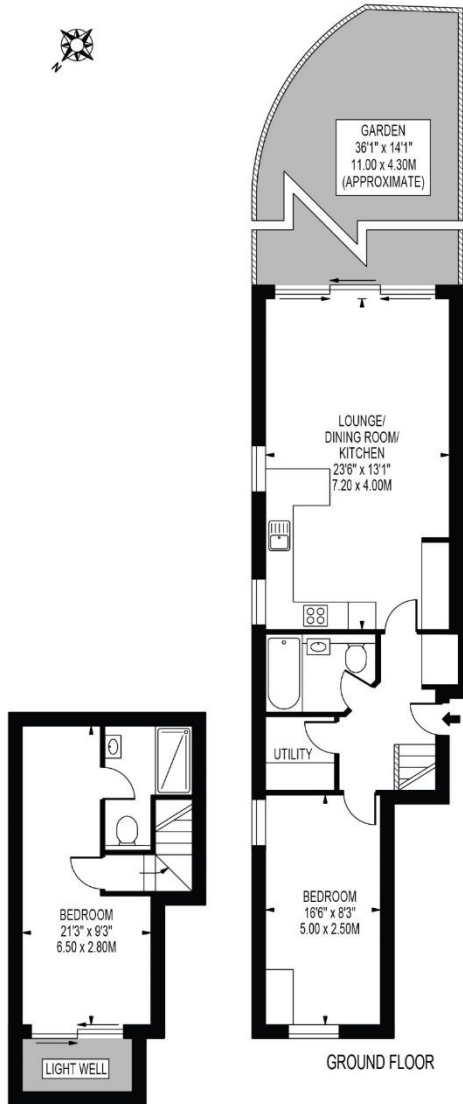


FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

FLAT 2

APPROXIMATE GROSS INTERNAL FLOOR AREA: **850 SQ FT - 79.00 SQ M**



LOWER GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

SPECIFICATION



FINISHING ITEMS

- Crittal effect French doors
- Sash Windows Upvc
- Luxurious deep pile Saxony, super soft two-tone look
- Stylish seagrass effect stair runner
- Ironmongery – Antique brass switches, sockets link and handles link
- Outdoor lights link and pendants link
- Victorian style radiators
- Plantation shutters

KITCHEN

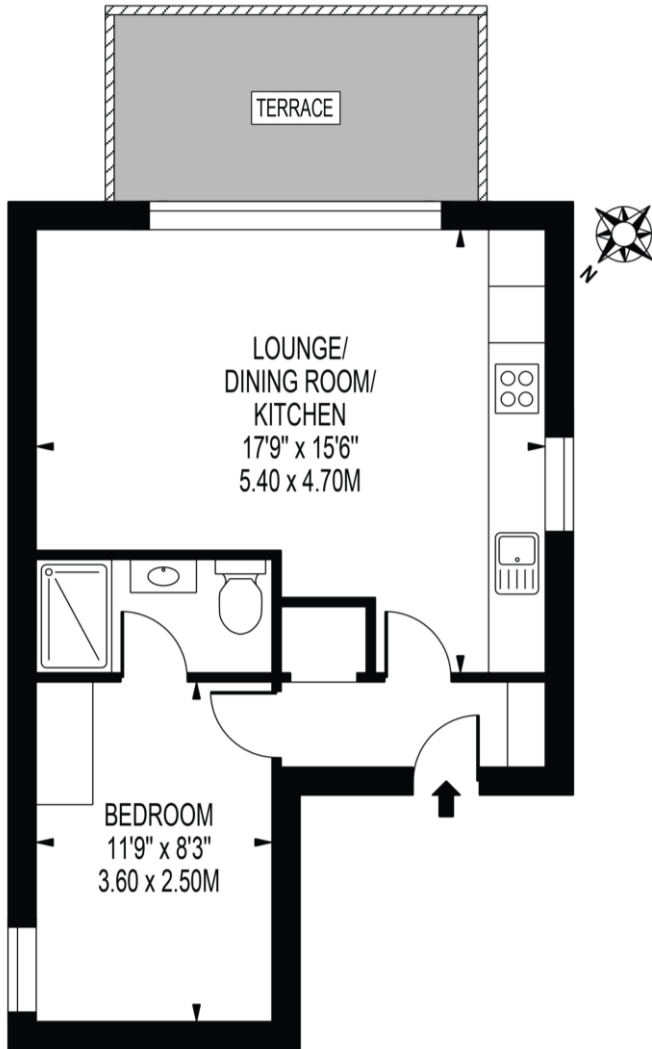
- Contemporary Chelford dusk blue kitchens
- 4mm Toughened Glass
- Courtier Brushed Chunky Cup Cupboard Handles
- Engineered oak wood flooring

BATHROOMS

- Rain shower and handheld shower
- White metro tiling and black matt fittings to ensuite bathrooms
- Marble effect tiling and brushed brass fittings to main bathrooms
- Marble effect floor tile



FLAT 3



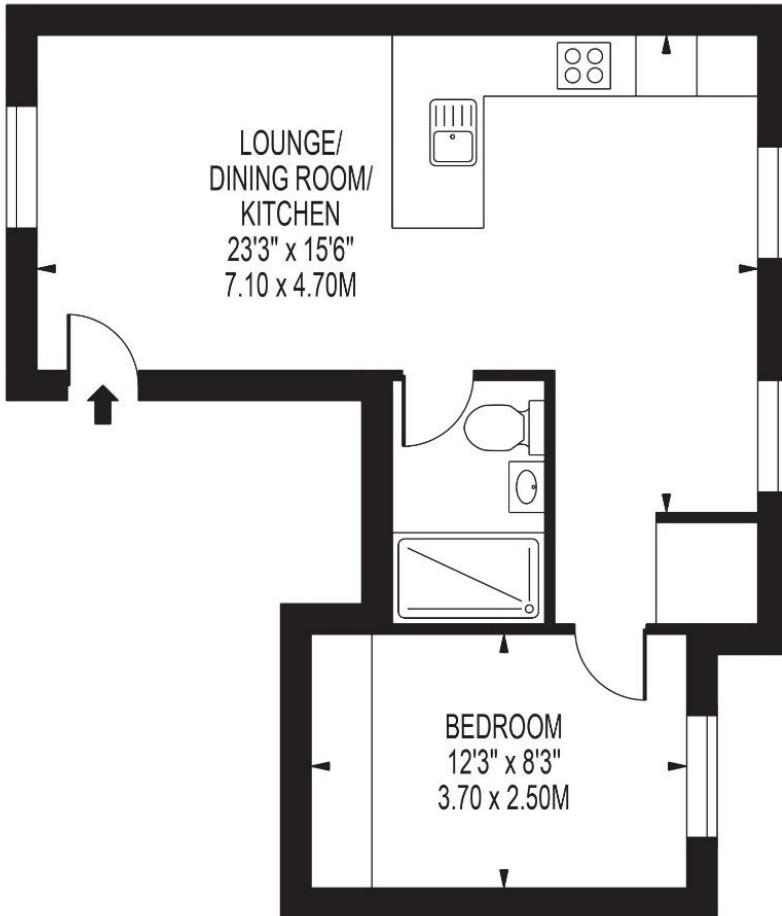
FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

FLAT 4

APPROXIMATE GROSS INTERNAL FLOOR AREA: 452 SQ FT - 42.00 SQ M



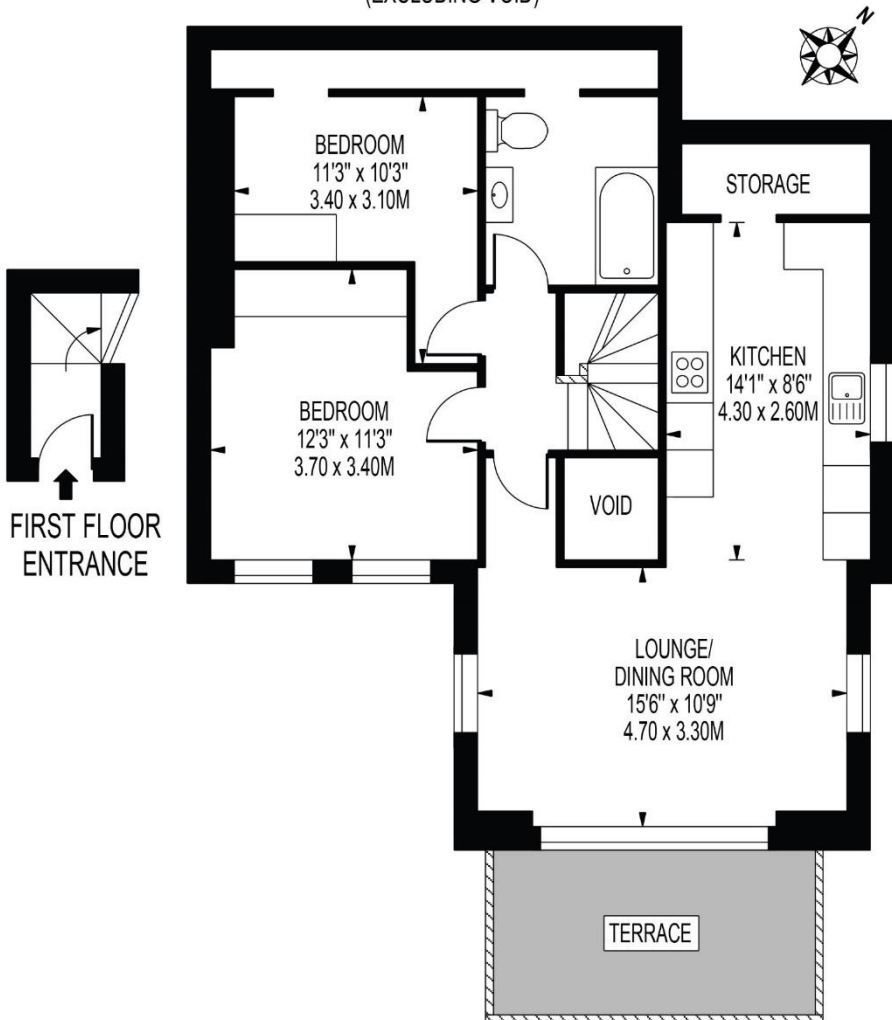
FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

FLAT 5

APPROXIMATE GROSS INTERNAL FLOOR AREA: **692 SQ FT - 64.30 SQ M**
(EXCLUDING VOID)



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



LOCAL AREA

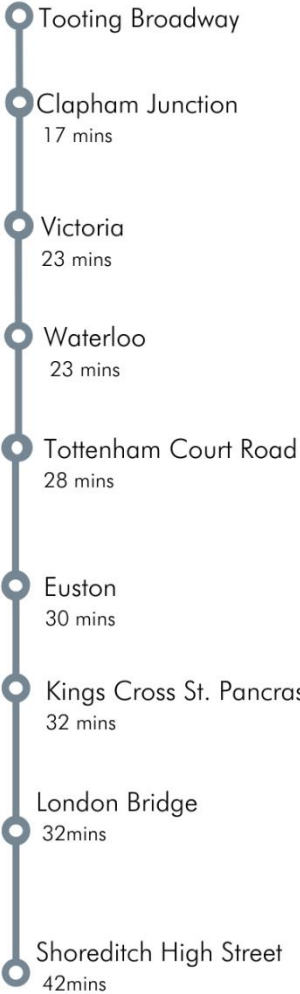
Smallwood House is in an ideal location for Tooting's varied and abundant restaurants, bars and gastro pubs.

Transport can be found at Tooting Broadway Underground station, with its excellent connections to the City and West End via the Northern Line.

Furthermore, there is a fantastic choice of private and state schools nearby, subject to catchment and entrance each year.



TRAVEL



Timings are station to station based from Tooting Broadway. Source: TFL and Citymapper – All travel times from the development are estimated and will vary depending on route, day of travel and are subject to change.





WHO IS ELIGIBLE?

Help to Buy London equity loans are available to first time buyers looking to move. The home you want to buy must be newly built with a price of up to £600,000.

HOW DOES IT WORK?

With a Help to Buy London equity loan the government lends you up to 40% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 55% mortgage to make up the rest. You won't be charged loan fees on the 40% loan for the first 5 years of owning your home.

After this time interest is charged at 1.75% per annum, increasing each year by the Retail Price Index (if any) plus 1%. The equity loan must be repaid after 25 years, or whenever you sell your home. You can pay the loan back over time in different quantities or all at once, and the amount that you reimburse will depend on the value of your home.

newhomes@ramptonbaseley.com
020 8125 3040



