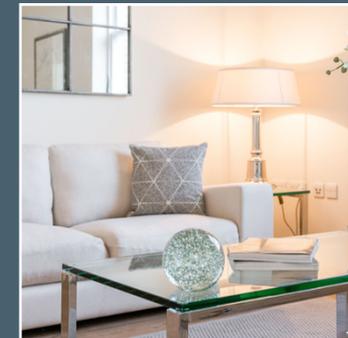


Phelps House



133a St. Margarets Road, St. Margarets, TW1 IRG



Phelps House

Phelps House is an exceptional development of thirteen luxury one and two bedroom apartments set within a beautifully restored landmark building providing the perfect balance of past and present in a historic setting.

Each apartment has been created to offer a high specification contemporary interior, complete with today's lifestyle technology and with the attributes and advantages only usually found within period architecture. Some of the apartments have the advantage of either a Juliette balcony or a large private roof terrace with the most spectacular south-westerly views and all with secure, covered parking.

The design brief placed a high emphasis on low running costs and each of the apartments have low energy LED lighting, an EcoDan air source heat pump system which delivers effective, low carbon heating and hot water from a clean, energy efficient source. Thermostatic radiator valves have been installed so they can be individually controlled and bathrooms have electric under floor heating. Additionally Whole House Ventilation Systems have also been installed to provide fresh air into the habitable rooms and extract air from the kitchens and bathrooms.

Location

St. Margarets is located in the London Borough of Richmond upon Thames, approximately nine miles to the west of central London. The area is believed to be so called after "St. Margaret's", a mansion, of the same name, built in the early 19th Century and the seat of the Earl of Cassillis, 1st Marquis of Ailsa.

It is a charming, vibrant village with a mainline station to Waterloo and two main shopping parades located along Crown Road and St. Margarets Road, where an extensive selection of cafés, boutiques, restaurants and pubs can be found, as well as several food stores, a bakery and a delicatessen. Phelps House is enviably situated in the heart of the village, moments from everything.

Richmond town centre is also close by (within half a mile) and provides an even greater selection of facilities, including; two theatres, three cinemas and an underground station. Every weekend there are popular Farmer's Markets in both Richmond and Twickenham.

Facilities

Recreational facilities include rowing and boating on The Thames, walking, cycling and running in the numerous public parks, horse riding in Richmond and Bushy parks and golf on the many public and private courses. There is also a polo club in nearby Ham. Sports clubs are plentiful and include Cedars on Richmond Hill, a David Lloyd club in Hampton, a Virgin Active Classic Health Club within Twickenham Stadium and also the Lensbury Club.

There are several highly regarded state schools within the area, to include St Stephen's Church of England Primary School, Waldegrave School for Girls, Orleans Primary and Orleans Park Secondary School. There are also numerous fee paying schools in the Borough, to include; Radnor House, St Catherine's, The Lady Eleanor Holles, Hampton School, The Mall, The Old Vicarage School and King's House School.

Transport connections are superb, as being adjacent to the A316, easy access is provided to Central London as well as the M3, M4 and M25 with further connections to Heathrow Airport (8 miles), Gatwick and the West Country. There is a mainline station providing a railway service, via Richmond, to London Waterloo in approximately 30 Minutes.

Continuing the legacy

Formed in 1870, Phelps Limited was a small business providing all manner of household services, as well as the sale of antiques and the manufacture of fine furniture. The family run business expanded considerably and acquired the subject premises on St. Margarets Road, reconstructing and extending it in 1920 to provide some 20,000 square foot of retail and workspace over four floors. Phelps became the largest store of its kind in Greater London and, at its height, the Phelps name appeared in over 100 showrooms throughout the country.

The company traded for 133 years until the premises was acquired by the current owners, Angle Property Ltd. Angle specialise in the renovating of existing buildings to enhance and improve the communities in which they sit and had a vision of bringing Phelps House back to its former glory, whilst making it relevant and useable in 2014.

The name Phelps, synonymous with quality, is reflected in this beautifully restored building which will carry on the name for many more years to come.

First Floor

Apartment 1

783 sq ft / 72.78 sq m

Living Room / Kitchen : 22'1" x 14'9" (6.72m x 4.50m)
 Bedroom : 13'5" x 9'5" (4.09m x 2.86m)
 Bedroom : 12'4" x 9'6" (3.76m x 2.90m)

Apartment 3

556 sq ft / 51.64 sq m

Living Room / Kitchen : 23'9" x 12'10" (7.23m x 3.91m)
 Bedroom : 15'5" x 9'3" (4.71m x 2.81m)

Apartment 2

715 sq ft / 66.39 sq m

Living Room / Kitchen : 22'5" x 14'4" (6.84m x 4.36m)
 Bedroom : 13'8" x 9'4" (4.16m x 2.84m)
 Bedroom : 12'10" x 10'1" (3.90m x 3.08m)

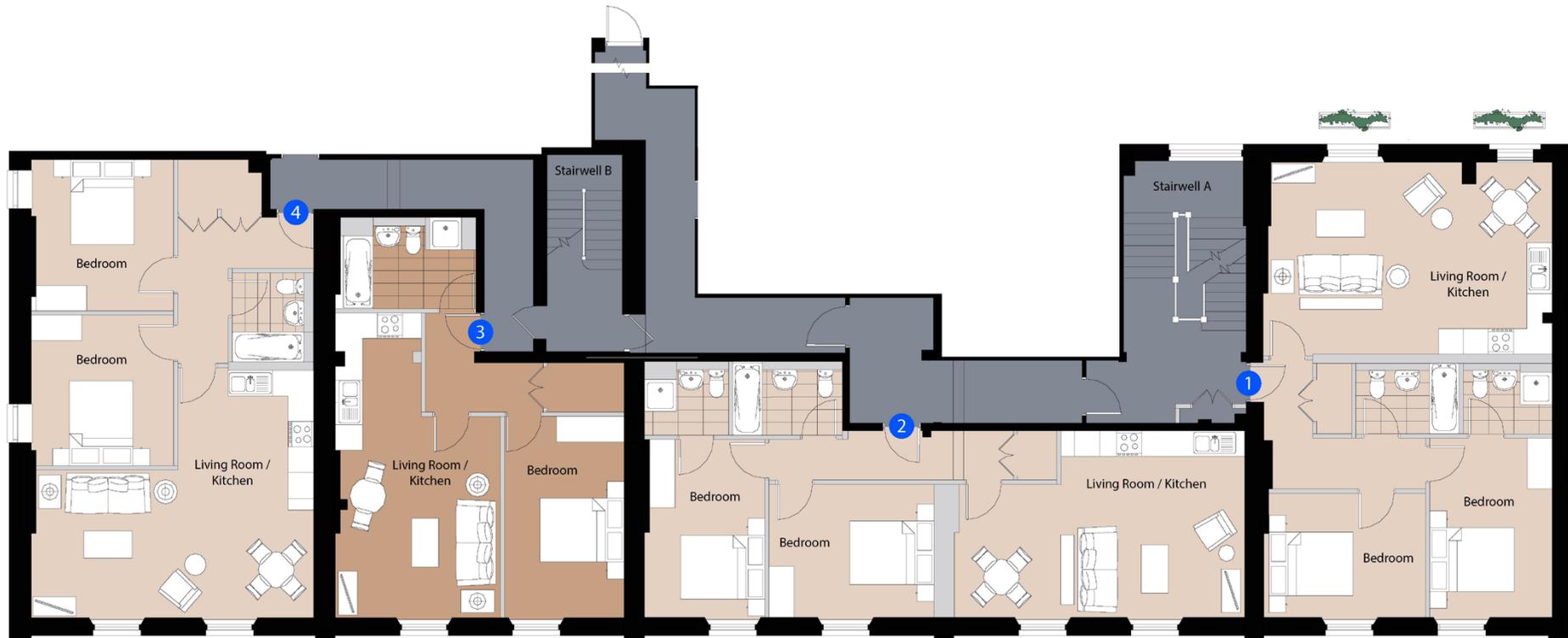
Apartment 4

767 sq ft / 71.27 sq m

Living Room / Kitchen : 22'4" x 19'10" (6.81m x 6.04m)
 Bedroom : 11'8" x 11'5" (3.55m x 3.48m)
 Bedroom : 11'7" x 11' (3.54m x 3.36m)



Note : Room dimensions are taken at their maximum length and width



First Floor

Apartment 5

735 sq ft / 68.24 sq m

Living Room / Kitchen : 22'9 × 19'7 (6.94m × 5.97m)
 Bedroom : 11'6 × 11'4 (3.50m × 3.45m)
 Bedroom : 11'3 × 8' (3.42m × 2.44m)

Apartment 6

631 sq ft / 58.64 sq m

Living Room / Kitchen : 32'7 × 12'7 (9.94m × 3.84m)
 Bedroom : 14'8 × 8'6 (4.47m × 2.60m)

Apartment 7

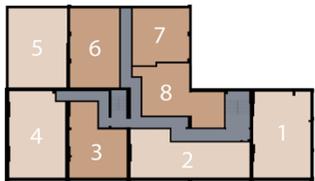
507 sq ft / 47.10 sq m

Living Room / Kitchen : 22'1 × 11'1 (6.47m × 3.39m)
 Bedroom : 12'6 × 10'11 (3.81m × 3.32m)

Apartment 8

567 sq ft / 52.66 sq m

Living Room / Kitchen : 27'1 × 14'8 (8.25m × 4.47m)
 Bedroom : 12'8 × 9'10 (3.87m × 3.00m)

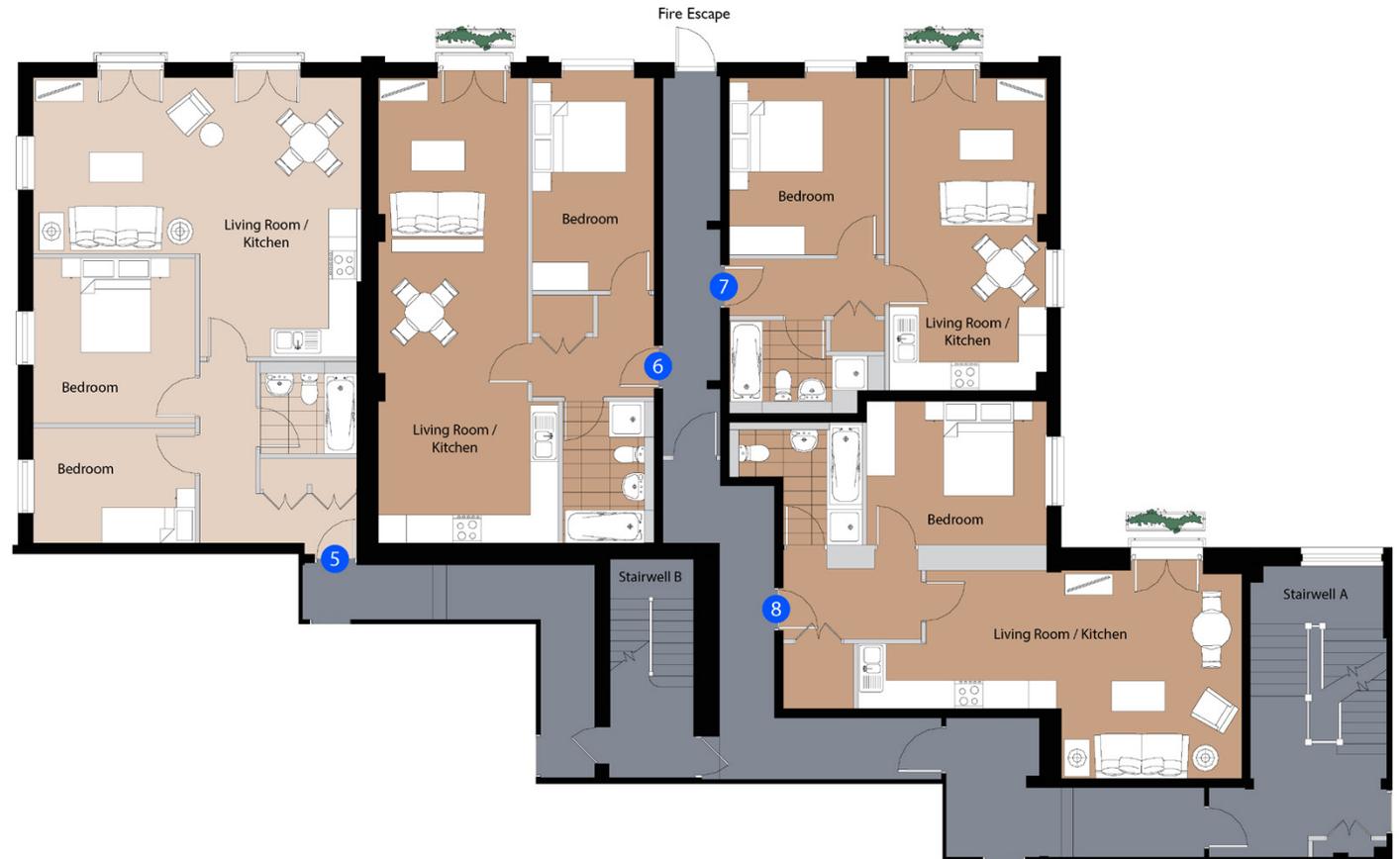


Broadway Avenue

■ 1 bedroom apartments
 ■ 2 bedroom apartments

St. Margarets Road

Note : Room dimensions are taken at their maximum length and width



Second Floor

Apartment 9

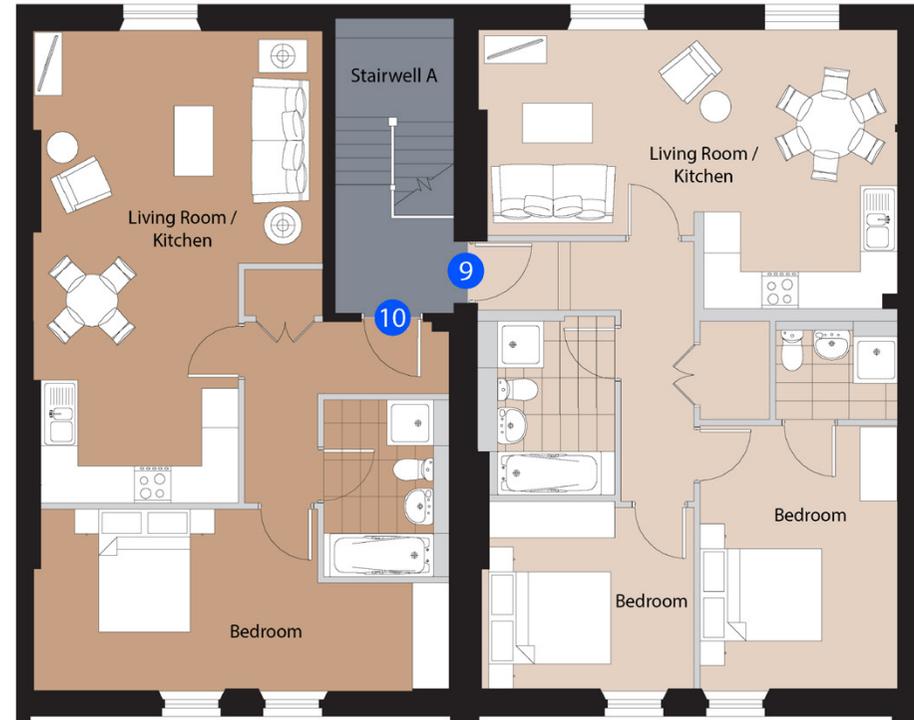
776 sq ft / 72.06 sq m

Living Room / Kitchen : 22'4 × 15' (6.82m × 4.57m)
Bedroom : 14'1 × 10'7 (4.29m × 3.22m)
Bedroom : 11'4 × 9'10 (3.46m × 3.00m)

Apartment 10

679 sq ft / 63.05 sq m

Living Room / Kitchen : 25'1 × 15'8 (7.64m × 4.78m)
Bedroom : 22'3 × 9'8 (6.78m × 2.95m)



Note : Room dimensions are taken at their maximum length and width

Second Floor

Apartment 11

784 sq ft / 72.84 sq m

Living Room / Kitchen : 22'1 x 16'1 (6.72m x 4.89m)
 Bedroom : 13'2 x 10'6 (4.01m x 3.20m)
 Bedroom : 11'8 x 10'2 (3.56m x 3.10m)
 Roof Terrace : 258 sq ft / 23.97 sq m

Apartment 12

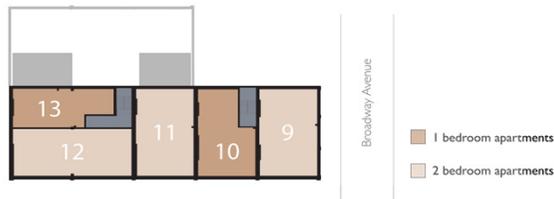
871 sq ft / 80.96 sq m

Living Room / Kitchen : 18'11 x 18'4 (5.76m x 5.59m)
 Bedroom : 18'5 x 9'5 (5.61m x 2.87m)
 Bedroom : 13'8 x 9'3 (4.17m x 2.83m)

Apartment 13

569 sq ft / 52.88 sq m

Living Room / Kitchen : 22'1 x 15'7 (6.73m x 4.75m)
 Bedroom : 13'3 x 10'8 (4.05m x 3.26m)
 Roof Terrace : 301 sq ft / 27.96 sq m

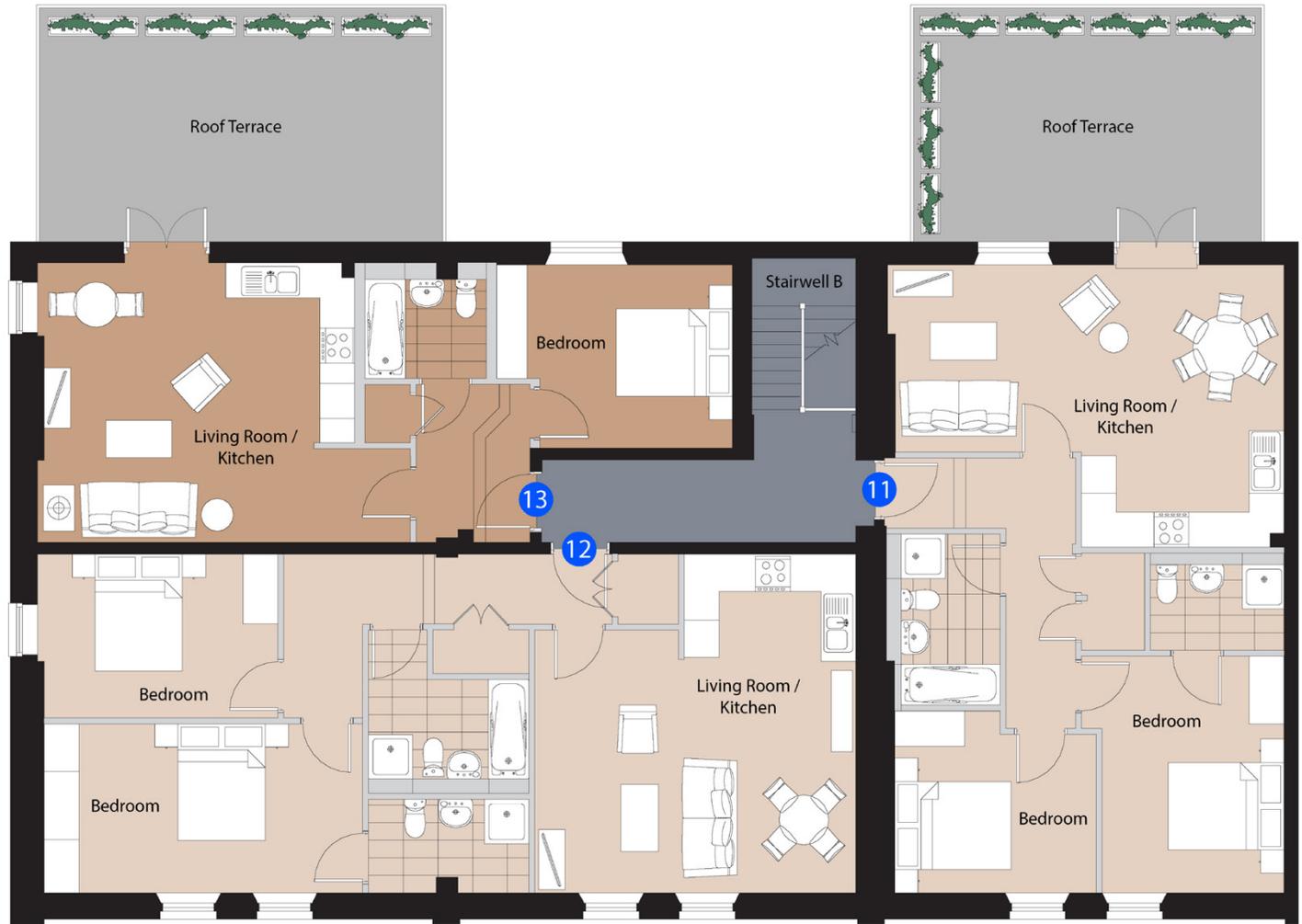


St. Margarets Road

Broadway Avenue

- 1 bedroom apartments
- 2 bedroom apartments

Note : Room dimensions are taken at their maximum length and width





Specification

Communal entrance, halls & stairs

- Audio/Video Entry Phone system to all apartments
- Entrance Hall with original feature main staircase, panelled walls and pendant lighting
- Contemporary furniture
- Tiled floor to entrance hall with carpet runner to stairs
- Private mailboxes for each apartment
- Carpet floor finish to landings
- Roof lights to staircases

Services, electrical & technology

- Electrical consumer unit fitted with Residual Current Devices (RCD's)
- Sockets, spurs and appliances protected by Miniature Circuit Breakers (MCB's)
- Low energy LED lighting providing energy savings with long life low maintenance lamps
- TV system ready for Sky+ HD and Freeview HD box to be connected
- Audio Visual points connected in reception room and all bedrooms
- Data / Telecoms connections to reception room and bedrooms with CAT 5 cabling
- Individual water meters and electricity meters
- Mains powered smoke detector units to all apartments
- Photo-Voltaic Panels on the roof top supplying power to the main building

Heating & ventilation

- Mitsubishi EcoDan air source heat pump systems to provide low carbon central heating and hot water
- Stelrad radiators fitted with individual Thermostatic Radiator Valves (TRV's) to provide individual control of each radiator in each room
- Whole House Ventilation system to provide fresh air to all living rooms and bedrooms and extract air from kitchens and bathrooms

Apartment general finishes

- Light Oak engineered floors
- Mix of pendant and recessed lighting
- Painted walls & skirtings
- Double-glazed sash windows

Bathrooms and en-suites

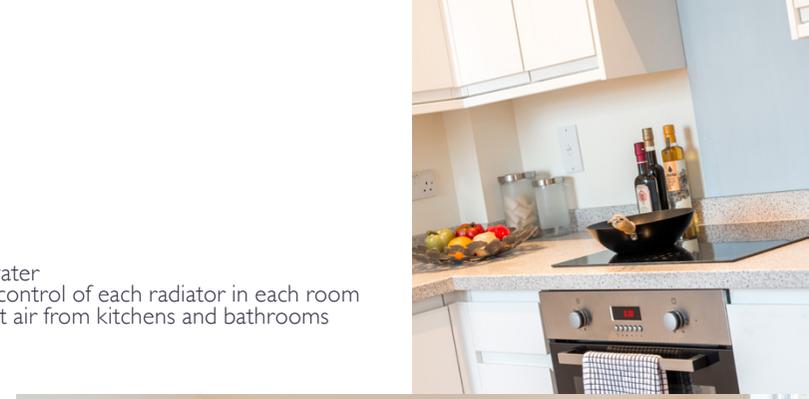
- Roca sanitaryware
- Bristan fittings
- Electric under floor heating
- Heated towel rails
- Mirrored bathroom cabinets with light and power socket

Kitchens

- High gloss kitchen cabinets
- Milstar granite effect work tops
- Stainless steel mixer taps
- Lamora stainless steel sinks
- Integrated Lamona appliances to include;
 - Dishwasher
 - Washer / Dryer
 - 70/30 Fridge Freezer
 - Fan assisted oven & ceramic hob
- Stainless steel splash back
- Lamora extractor hood

Parking & other areas

- Dedicated, secure and covered car parking space for all apartments
- Electric, remote control opening/closing car park gates
- Dedicated, secure and covered bicycle storage for all apartments
- Covered bin store



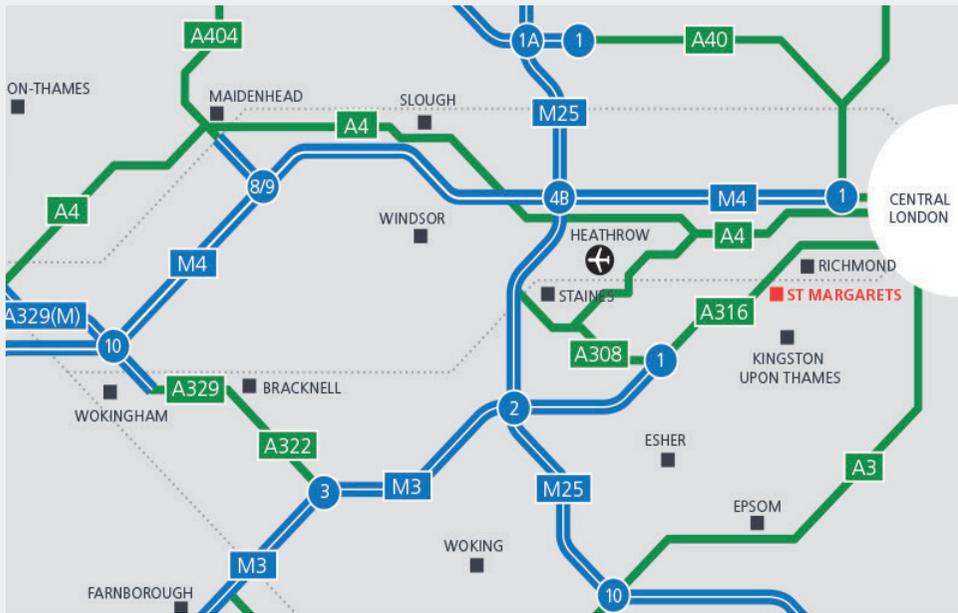
EPC (Energy Performance Certificate) :
 Apartments designed to a B rating. This will be confirmed by exchange.

A 10-year Structural Insurance policy is available. The policy is provided by CRL which is recognised by all major mortgage lenders in the UK and Ireland and complies with the Council of Mortgage Lenders (CML) initiative. www.C-R-L.com



Phelps House

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