



QUEEN MARY'S PLACE  
ROEHAMPTON • LONDON SW15

*The Quadrant*

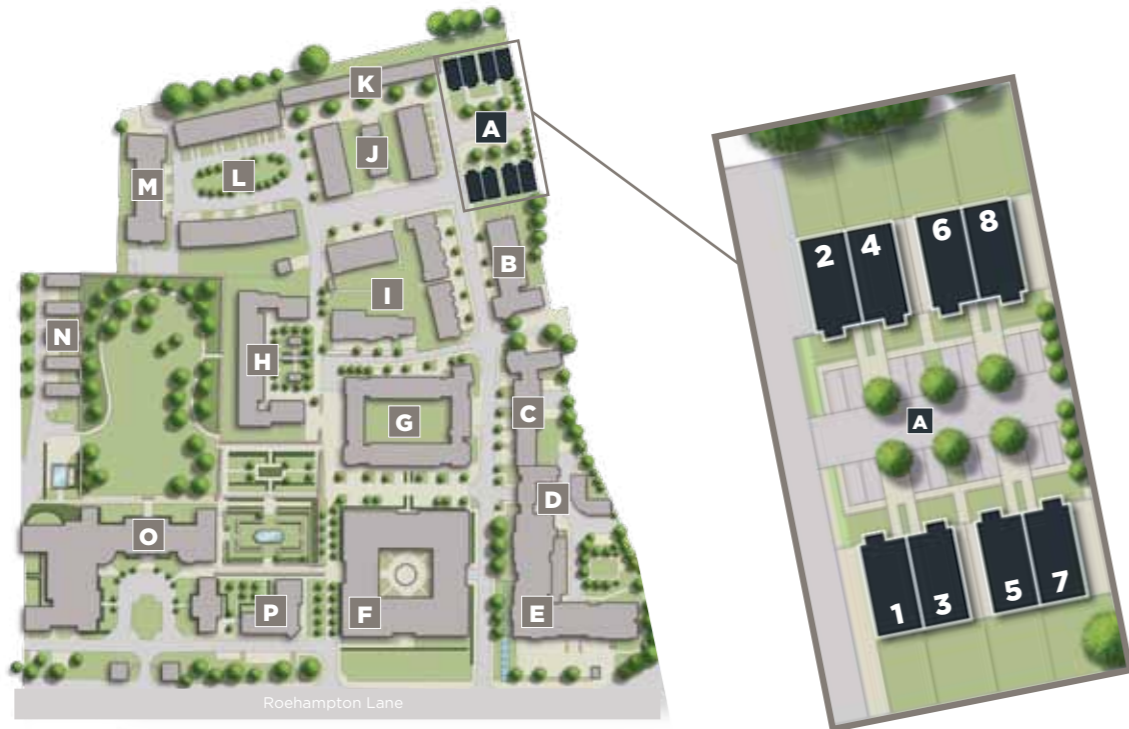
# Welcome to THE QUADRANT

The Quadrant is a superb collection of only eight substantial luxury five bedroom, semi-detached houses that offer the ultimate in modern family living.

Arranged in an intimate enclave, each with its own secluded rear garden and convenient off-street parking, these prestigious three storey high specification homes combine timeless classical architecture with contemporary layouts.

Queen Mary's Place development layout

The Quadrant



**Key**

- |                           |                            |                            |
|---------------------------|----------------------------|----------------------------|
| <b>A</b> The Quadrant     | <b>G</b> Kensington Square | <b>M</b> Audley Row        |
| <b>B</b> Beaulieu Place   | <b>H</b> Blenheim Gardens  | <b>N</b> The Garden Villas |
| <b>C</b> Avington House   | <b>I</b> Chatsworth Place  | <b>O</b> Roehampton House  |
| <b>D</b> Hurlington Court | <b>J</b> Arundel Place     | <b>P</b> Marketing Suite   |
| <b>E</b> Apsley House     | <b>K</b> Woburn Terrace    |                            |
| <b>F</b> Clivedon Square  | <b>L</b> Audley Gardens    |                            |

The development layout of Queen Mary's Place is not to scale, is subject to change and is for indicative purposes only. Please liaise with the Sales Consultant for further details.



THE QUADRANT, QUEEN MARY'S PLACE

*Attractive squares and picturesque courtyards create peaceful enclaves, providing Queen Mary's Place with a tranquil atmosphere rare in most urban developments.*

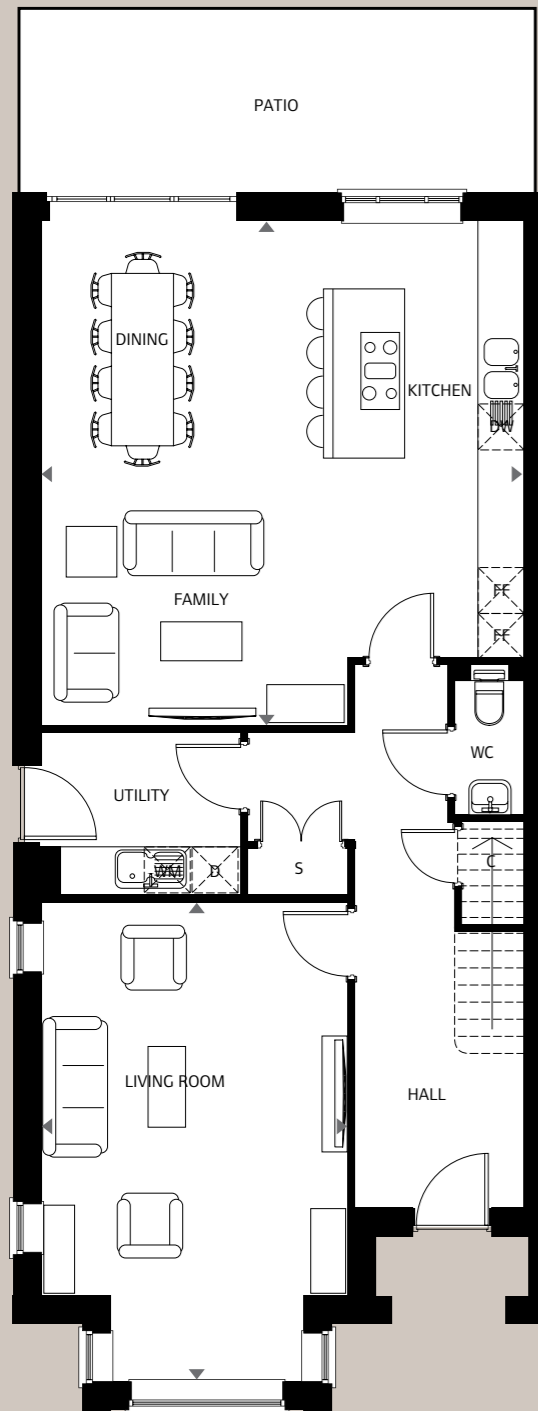
Behind the elegant gabled façades, with sliding sash windows and fine brick detailing' an expansive kitchen/ dining room opens onto a generous sun terrace, while spacious bedrooms, many with ensuite bathrooms and a large living room offer ample space for a growing family.

Demonstrating exceptional build quality and reassuring attention to detail, The Quadrant is the epitome of St James' award-winning pursuit of perfection. Within an exclusive community and surrounded by beautiful landscaping, with inspirational fountains, lush planting and even listed gardens on the doorstep, residents have easy access to the extensive amenities available at Queen Mary's Place.

# Floorplans

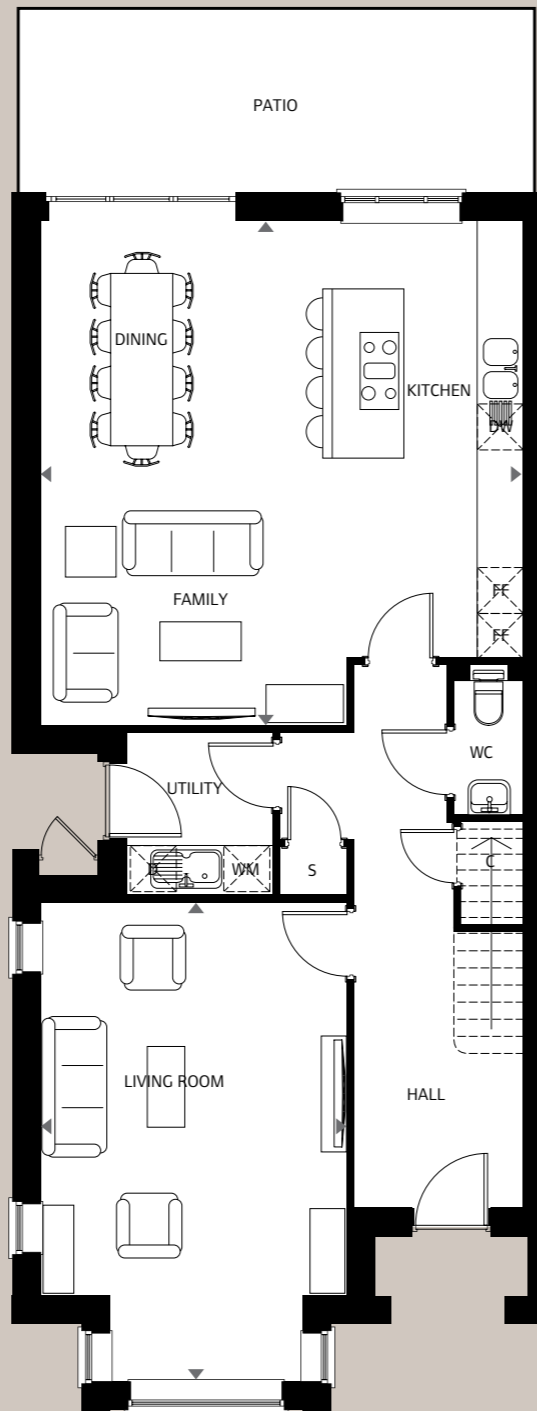
## GROUND FLOOR

Houses 3 and 6 as shown. Houses 4 and 5 are handed.



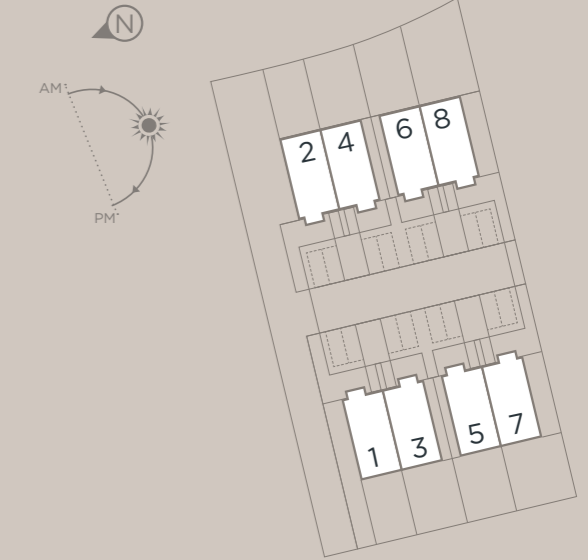
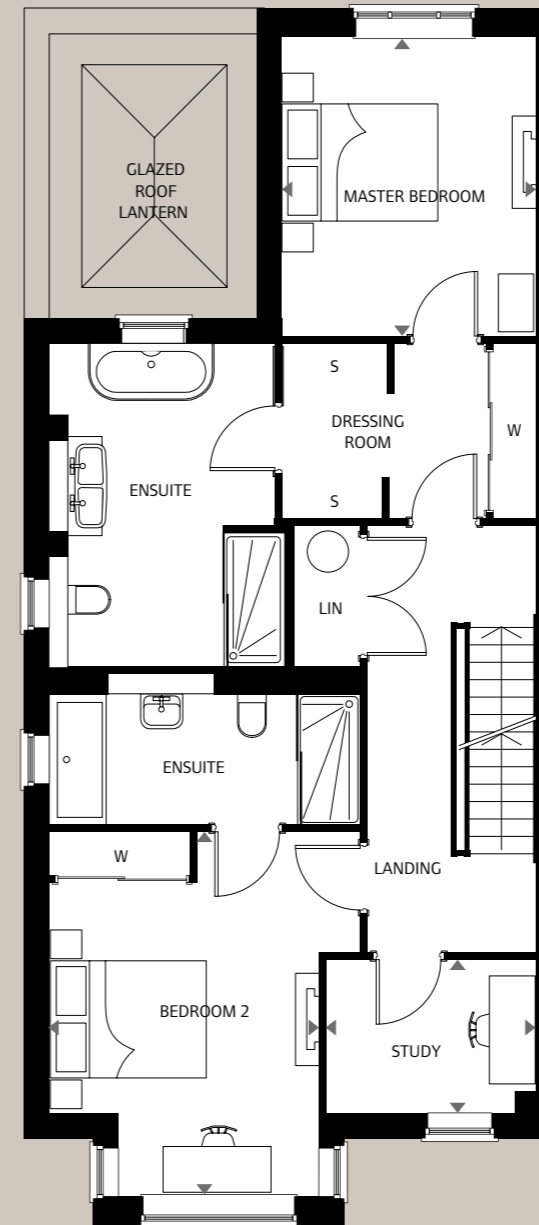
## GROUND FLOOR

Houses 2 and 7 as shown. Houses 1 and 8 are handed.



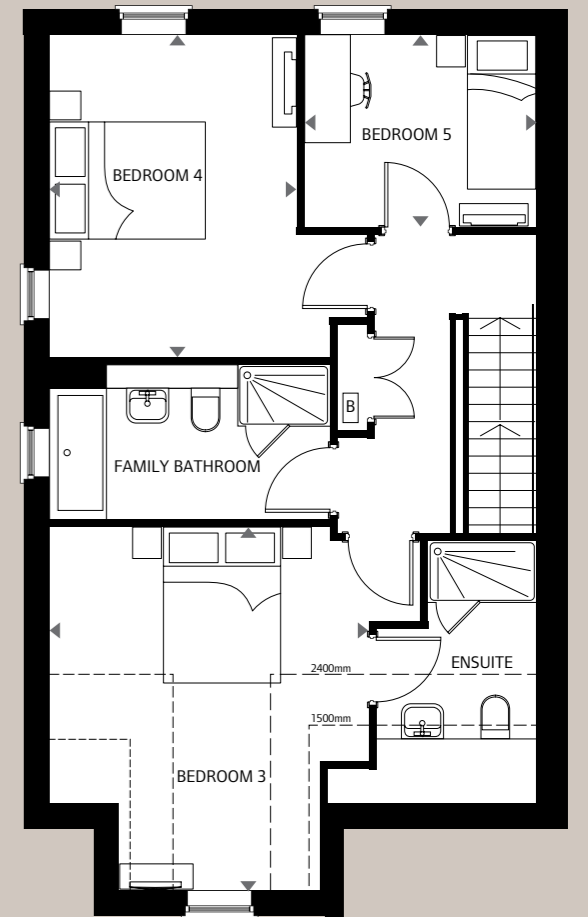
## FIRST FLOOR

Houses 2, 3, 6 and 7 as shown.  
Houses 1, 4, 5 and 8 are handed.



## SECOND FLOOR

Houses 2, 3, 6 and 7 as shown.  
Houses 1, 4, 5 and 8 are handed.



### Ground Floor 960 sq ft

Kitchen/Dining/Family	6573mm x 6290mm	21'7" x 20'8"
Living Room	6235mm x 3990mm	20'6" x 13'1"

### Ground Floor 932 sq ft

Kitchen/Dining/Family	6573mm x 6290mm	21'7" x 20'8"
Living Room	6235mm x 3990mm	20'6" x 13'1"

### First Floor 858 sq ft

Master Bedroom	3950mm x 3033mm	13'0" x 10'10"
Bedroom 2	4747mm x 3503mm	15'7" x 11'6"
Study	2040mm x 2760mm	6'8" x 9'0"

### Second Floor 685 sq ft

Bedroom 3	4787mm x 4155mm	15'9" x 13'8"
Bedroom 4	4181mm x 3215mm	13'9" x 10'7"
Bedroom 5	3015mm x 2508mm	9'11" x 8'3"

- Key**
- ◀ ▶ Depicts measurement points
  - W Wardrobe
  - D Tumble dryer
  - DW Dishwasher
  - LIN Linen Cupboard
  - S Storage
  - WM Washing machine
  - FF Fridge/Freezer
  - B Boiler
  - Hot Water Cylinder
  - Skeliling height

Obscured glass to houses 7 and 8 on first and second floors. Please speak to your Sales Consultant for further details.

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Finishes and material may vary from those shown on page 7. Please ask your Sales Consultant for specific details.

## Contemporary interiors BEAUTIFULLY DESIGNED



INTERIORS OF THE QUADRANT, QUEEN MARY'S PLACE

## Uncompromising ATTENTION TO DETAIL

### Internal Finishes

- Oak veneer internal doors with polished chrome lever handles
- Waxed oak handrail and balustrades to stairs
- Parquet flooring to entrance hall, living room and downstairs WC
- Glazed doors to living room and kitchen/dining/family room
- Bespoke fully fitted dressing area to master bedroom
- Floor-to-ceiling fitted wardrobe to bedroom two
- Contemporary cornice to hallway, living room and kitchen/dining/family room
- Carpet to stairs, landings, study, master dressing area and all bedrooms

### External Finishes

- Hardwood Oak front door
- PVCu double glazed sliding sash windows
- Cast stone sills and heads to feature windows

### Kitchen/Family/Dining Room

- Fully fitted Alno furniture, a leading German manufacturer
- Full range of Miele appliances including two single ovens, combination microwave oven, induction hob and coffee machine
- Wine cooler in island unit
- Elica downdraught extractor
- Fully integrated Miele dishwasher and full height fridge freezers
- Double bowl sink and drainer with designer tap
- Silestone worktop with upstand
- LED lighting under wall units
- Porcelanosa floor tiles
- Bi-fold doors leading to garden from kitchen/dining/family room

### Utility Room

- Siemens washing machine and tumble dryer
- Sink and drainer
- Laminate worktop with upstand
- Porcelanosa floor tiles

### Bathroom/Cloakroom

- Fully fitted bathrooms with Villeroy & Boch white sanitaryware\* and chrome fittings
- Built-in mirrored storage cabinet with internal lighting and shaver point to master ensuite, bedroom two ensuite and family bathroom
- Chrome ladder heated towel rail to bathroom, ensuites and WCs
- Half height tiling to ground floor WC to wet walls only
- Porcelanosa floor tiles and wall tiles to bathroom and ensuites

### General Areas

- Underfloor heating throughout with individual room thermostats
- Loft hatch and access ladder
- Coats cupboard to ground floor hallway

### Security and Safety

- Provision for wireless alarm system
- Carbon monoxide detector
- Mains-fed smoke detectors
- Multi-point locking system to front door
- 10 year NHBC warranty
- CCTV throughout the development
- Onsite Estate Manager

\*Except baths and showers

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the St James Groups' policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Computer Generated Images and photography are indicative only. The Quadrant is a marketing name only and will not necessarily form part of the approved postal address. Applicants are advised to contact the developer or the developer's agent to ascertain the availability of any particular property so as to avoid a fruitless journey. Layouts shown here are for approximate measurements only. They are not necessarily shown to scale. Exact layout and sizes of properties may vary. St James Group Ltd. Registered Office Only: Berkeley House 19 Portsmouth Road, Cobham, Surrey, KT11 1JG. Registered in England & Wales. Company Number 3090056. Marketing and design by Hunter Design www.hunter-design.co.uk



### Electrics and Lighting

- Wiring for Sky+ to living room, family room and looped to all bedrooms
- 75% low energy light fittings throughout
- Chrome downlights to bathroom, ensuites, kitchen/family room and hallway
- Polished chrome switches and sockets throughout (except cupboards)
- Low-energy pendant lights to all bedrooms, living room and study
- Wiring for home audio/visual to all rooms including ceiling speaker wiring
- Wiring for BT points
- All houses benefit from a communal satellite and aerial distribution system
- Lighting to loft

### Rear Garden

- External double socket outlet
- External water tap
- Water butt
- Laid to lawn/paved patio
- Rear boundary fencing/wall
- Garden shed

### General

- Residents' gym open seven days a week
- Residents' commuter coach service to Putney mainline and East Putney tube stations
- Zip Car

# How to FIND US

## THE QUADRANT

Queen Mary's Place  
Sales & Marketing Suite  
177 Roehampton Lane  
London SW15 5BF

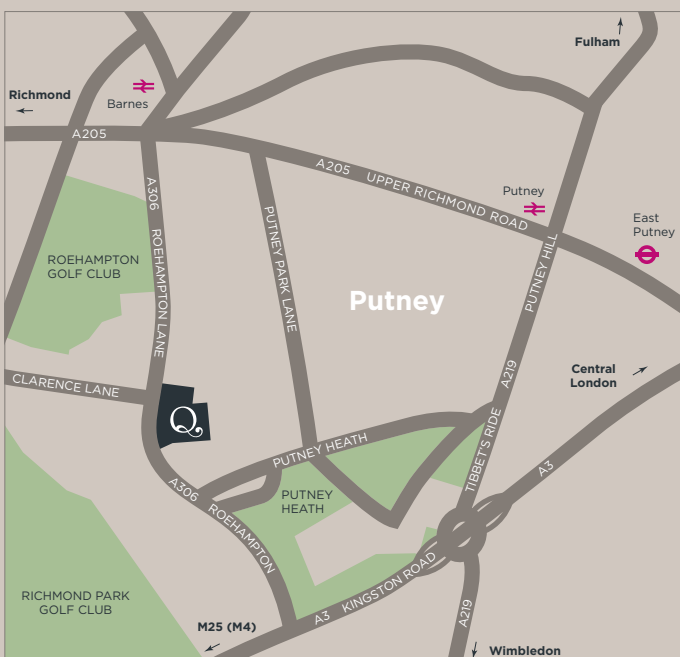
For more information please call:  
020 8246 6748

Sat Nav **SW15 4HR**

[www.queenmarysplace.co.uk](http://www.queenmarysplace.co.uk)

From central London follow signs for Trafalgar Square. Continue onto the A4 into Mayfair. At Brompton Oratory branch left onto Brompton Road, into Chelsea and onto Fulham Road (A304) towards Putney. At the roundabout take the first exit onto Fulham High Street (A219) over Putney Bridge and through Putney High Street. At the main crossroads turn right onto Upper Richmond Road (A205). Turn left at Red Rover Junction onto Roehampton Lane (A306), and Roehampton House is on your left.

From the M25 leave at Junction 10. Take the first exit at the Wisley Interchange Roundabout, merging onto the A3. Continue through Hook Underpass, Tolworth Junction and the Malden Underpass. At the Robin Hood Roundabout continue onto the A3, turn left at the Roehampton Junction onto Roehampton Lane, and Queen Mary's Place is on your right.



Map is not to scale and is for indication only



**St James**  
Designed for life