

PIRBRIGHT PLACE
SOUTHFIELDS

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PIRBRIGHT PLACE
SOUTHFIELDS

Inspired by a love of Edwardian design, yet outstanding for its contemporary style, Pirbright Place is a delightful new development of eight two and three bedroom apartments. Only five minutes' walk from Southfields centre, this is a rare opportunity to realise an exceptional standard of modern living in a highly desirable London urban village.



TOWN AND COUNTRY



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Pirbright Place epitomises the calm, tasteful way of living that has made Southfields so popular. Nestling at the end of a tree-lined street, opposite Coronation Gardens, Pirbright Place is both a homely retreat and a stepping stone for the vitality of central London.

A village ambience

Southfields town centre has all the favourite high street brands along with many quirky independents. There are restaurants offering menus from around the world, coffee shops and wine bars to meet friends, and traditional English pubs where you're assured of a warm welcome.

For the more active, just a few minutes' walk away there are three tennis clubs, three gyms, including a recently opened 24 hour gym, and an 18 hole golf course,

Choices for schools

The local area around Pirbright Place is great for families. There are plenty of green spaces and a good choice of primary and secondary state schools. Sheringdale Primary, which is graded outstanding by Ofsted, is a two minute walk away. Nearby Putney, Wimbledon and Richmond also have some highly regarded private schools. For higher education, Southfields tube station connects you to London's world renowned colleges and universities.



Interesting neighbours

Travelling slightly further afield, to the west you'll find the glorious natural expanses of Wimbledon Common and Richmond Park. To the south is Wimbledon village with its eclectic town centre, theatre and restaurants. While in the opposite direction, going north, is the ever-changing Putney with its vibrant high street and nightlife.

Southfields' big neighbour is Wandsworth. Current redevelopment of the Southside Centre and the Ram Quarter reinforce its position as the premier retail and leisure destination in this part of London.



VERY WELL CONNECTED



London has one of the most comprehensive public transport systems in the world. Living at Pirbright Place means you can enjoy a casual walk to Southfields town centre and then connect by tube or bus to the whole network.

District Line tube

The District Line through Southfields station provides amazing access to London. For instance, without having to change lines you can be at Victoria Station in around 25 minutes or Mansion House in just 35 minutes. Hop on the Piccadilly Line at Earls Court and you'll be at Covent Garden in 31 minutes or Kings Cross St. Pancras in about 35 minutes.

National Rail

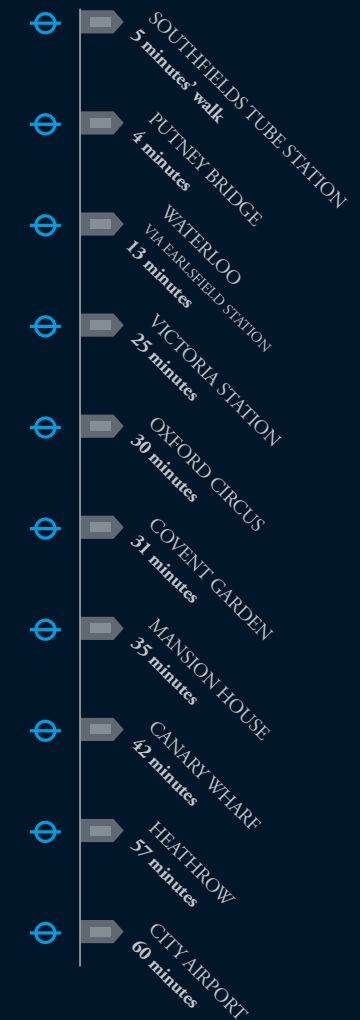
From nearby Earlsfield Station you can catch a National Rail train that will take you to Waterloo Station via Clapham Junction in only 13 minutes. Both Clapham Junction and Waterloo stations provide superb rail access across south and south eastern England.

Important bus routes

Southfields has always been well served by London's bus network. There are a number of routes via the town centre linking to favourite destinations including Clapham Junction, Putney Bridge, Wimbledon and Tooting.

Good road links

Considering the close proximity to central London, travelling by car from Southfields is comparatively easy. The A3 is a four minute, traffic free, drive away and there's the A218 Merton Road to the east and the A219 Parkside Avenue to the west, which will all lead you towards the M25 at various junctions and onwards to the national motorway network.



A FEW WORDS FROM THE ARCHITECT

‘Architecture Initiative has worked with Style and Space on a number of inspirational property schemes in London. Together, we help create innovative buildings that provide both high quality living and visual connectivity to their surrounding area.

Our vision for Pirbright Place is a contemporary take on the traditional Edwardian town-house terrace. The architecture of the new building responds to the local vernacular by replicating details such as elegant pitched gables, but it does so in a modernistic way with floor to ceiling windows and a contemporary facade.

This sensitive approach complements the harmonious rhythm of the street while being unique in the neighbourhood for generosity of personal space and relevance to the lifestyles of today.

Ultimately, the care we take in the design adds significant long-term architectural value to the street-scape and will make the building and apartments as desirable in 30 years’ time as they are now. ’

Matthew Goodwin
Director at Architecture Initiative



*‘a contemporary take on
the traditional Edwardian
town-house terrace’*

STYLISH APARTMENT LIVING



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The stylish red brick construction of Pirbright Place sits comfortably with its Edwardian neighbours. Yet the building's very clever architectural design creates a compelling modern outlook while also maximising interior space, light and convenience.

Quality in detail

Pirbright Place is characterised by an extraordinary attention to detail.

For example, the ground floor apartments all feature individual front doors and duplex split level ground and basement living.

The larger three bedroom units also have contemporary bi-fold doors out onto a charming private terrace.

Similarly, upstairs, the first and second floor apartments have good-sized balconies with very stylish glass balustrades. Access is through large french doors that open wide from the open plan kitchen, dining and living space.

In fact, where ever you look, you'll find thoughtful details to smile at. Big windows allow in lots of natural light and yet are orientated to maintain privacy. Storage space and cupboards are built-in, and the kitchens, bathrooms and wet-rooms are beautifully conceived and fitted.

On the outside, there's bicycle parking for the upper apartments and the tidy convenience of a screened, secure, external refuse store.

- Architecturally designed to complement the elegant Edwardian street-scene.
- Duplex styled ground floor apartments with individual front door access.
- First and second floor apartments have shared access with video security entry.
- Apartments have a private terrace or balcony.
- Light and airy ambience through double glazed windows and bi-fold doors.
- Engineered wood floors with under-floor heating.
- Stylish fitted kitchens with integrated electric appliances.
- Fitted wardrobes in master bedrooms.
- Master bedrooms in three bedroom apartments have en-suite wet-room.
- Underfloor heating to the tiled bathrooms and wet-rooms.
- Extensive insulation to reduce heat loss and energy demands.
- Solar panels to reduce electric bills.

STYLISH APARTMENT LIVING

Flexible spaces

The open plan layout of apartments at Pirbright Place encourages life to move gracefully from one aspect to another. Big windows use light to maximum effect and most apartments also have a patio or balcony for enjoying the fresh air. Solid wood flooring with under-floor heating adds to the style and comfort.

Elegant kitchens

The kitchen designers for Pirbright Place considered each apartment individually to ensure the ideal layout every time. Units have a contemporary look of clean efficiency and are fitted with stylish corian worktops. High quality electric appliances are integrated throughout.

Peaceful bedrooms

All the bedrooms at Pirbright Place benefit from underfloor heating to help create a calming ambience for those essential moments of peace and quiet. The master bedrooms also have fitted wardrobes and, in the three bedroom apartments, a luxuriously tiled en-suite wet-room.

Stunning bathrooms

A bathroom can mean so many things. At different times it is to pamper and relax and at others to prepare for a busy day. A bathroom is for the family, and also a very private personal space. At Pirbright Place, beautiful floor and wall tiling and underfloor heating combine to make your bathroom very adaptable.

Sustainable design

Long term sustainability is designed-in at Pirbright Place. The fabric of the building exceeds regulations for insulation and airtightness which, in turn, helps reduce heat loss and energy demands. Similarly, capitalising on the north to south, front to rear, orientation, double glazed windows and bi-fold doors have been used to aid natural ventilation, lighting and heating. PV arrays have also been installed along the south facing roofs.

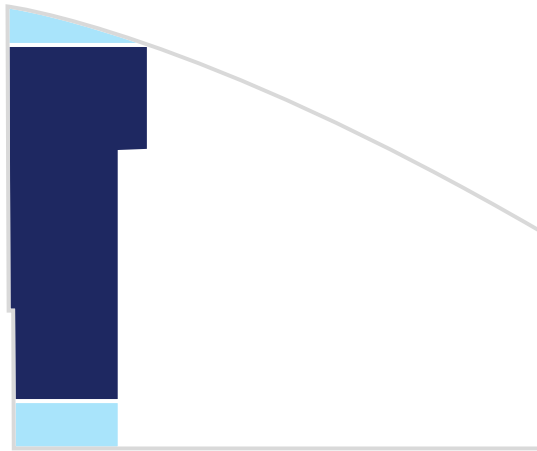




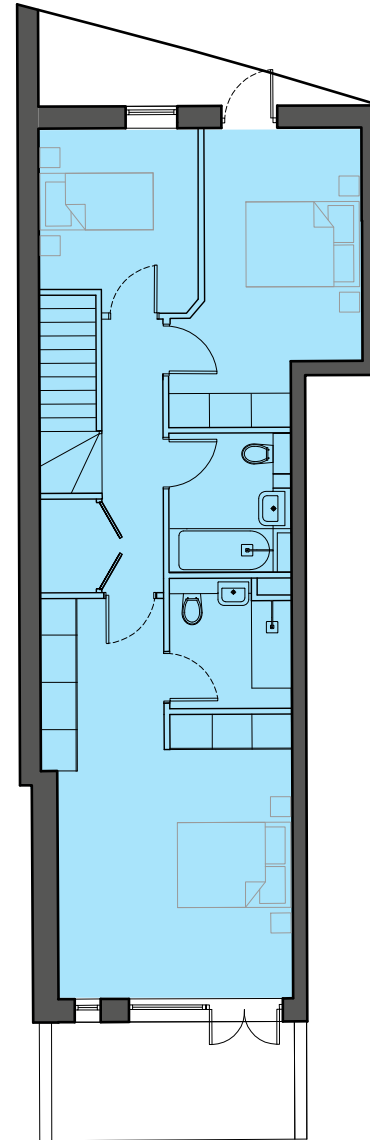


APARTMENT ONE

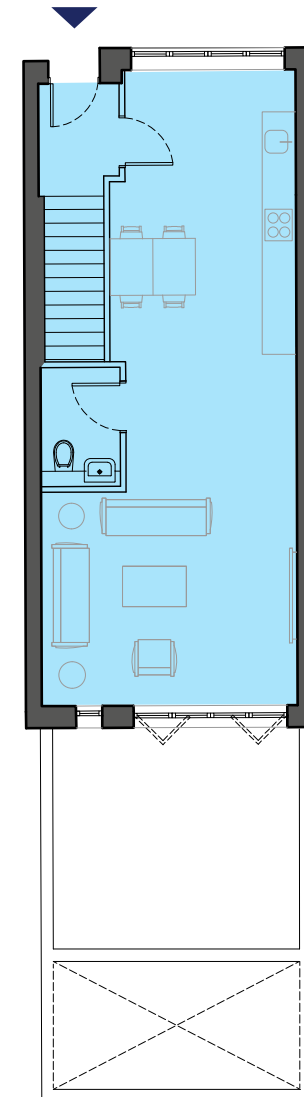
BASEMENT/GROUND FLOOR



TOTAL AREA	121 m ²	1,302.5 ft ²
	m	ft
KITCHEN/DINING	7.4 x 2.9	24.3 x 9.5
LIVING	4.5 x 3.8	14.8 x 12.5
MASTER BEDROOM	4.9 x 4.4	16.1 x 14.4
BEDROOM 2	4.1 x 2.7	13.5 x 8.9
BEDROOM 3	3.4 x 2.8	11.2 x 9.2
BATHROOM 1 (En-suite)	2.2 x 2.1	7.2 x 6.9
BATHROOM 2	2.4 x 2.1	7.9 x 6.9
TERRACE	4.3 x 3.9	14.1 x 12.8



BASEMENT

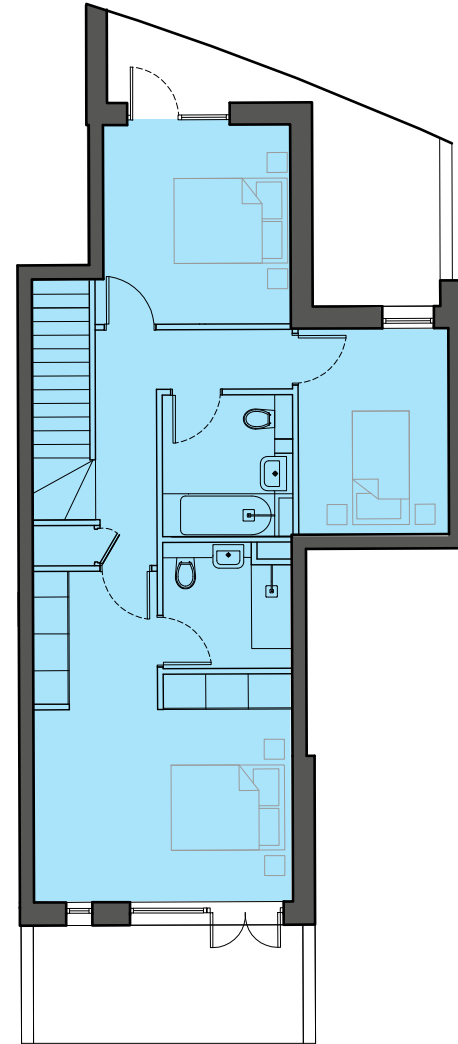
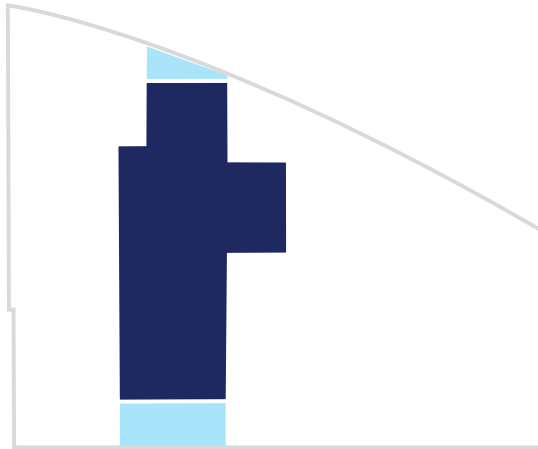


GROUND FLOOR

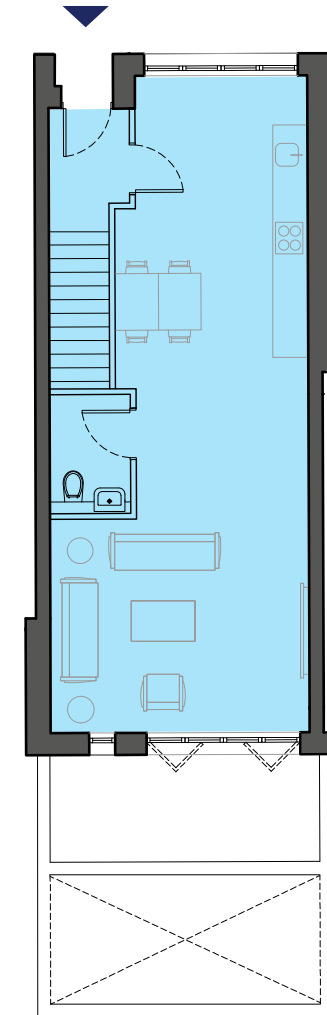
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APARTMENT TWO

BASEMENT/GROUND FLOOR



BASEMENT



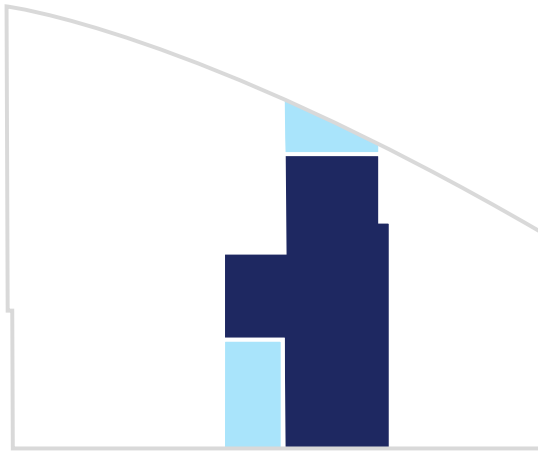
GROUND FLOOR

TOTAL AREA	121 m ²	1,302.5 ft ²
	m	ft
KITCHEN/DINING	7.8 x 3.0	25.6 x 9.8
LIVING	4.5 x 3.7	14.8 x 12.1
MASTER BEDROOM	4.5 x 4.0	14.8 x 13.1
BEDROOM 2	3.5 x 3.2	11.5 x 10.5
BEDROOM 3	3.6 x 2.7	11.8 x 8.9
BATHROOM 1 (En-suite)	2.2 x 2.2	7.2 x 7.2
BATHROOM 2	2.4 x 2.2	7.9 x 7.2
TERRACE	4.7 x 1.9	15.4 x 6.2

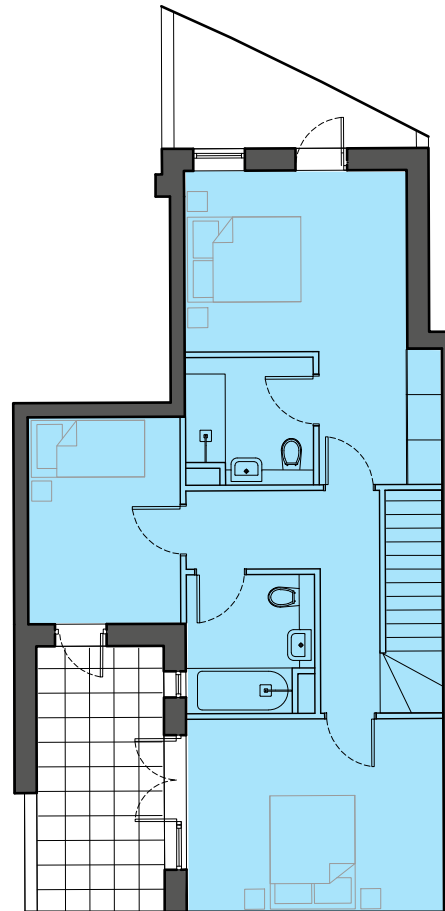
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APARTMENT THREE

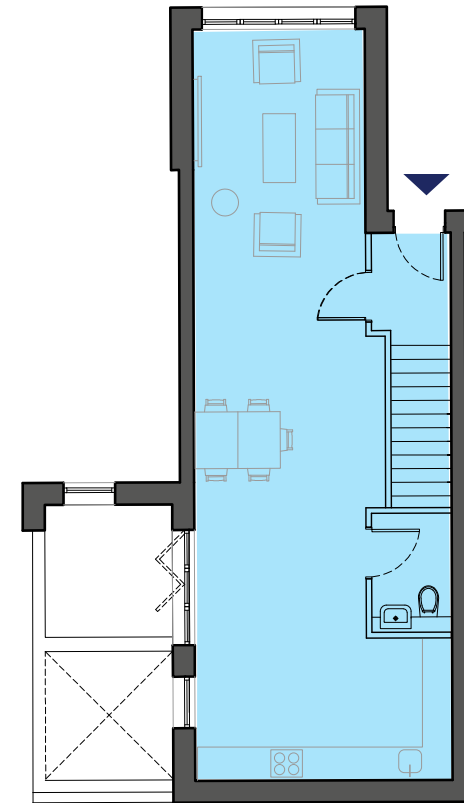
BASEMENT/GROUND FLOOR



TOTAL AREA	121 m ²	1,302.5 ft ²
	m	ft
KITCHEN	4.4 x 2.4	14.4 x 7.9
LIVING / DINING	10.7 x 3.0	35.1 x 9.8
MASTER BEDROOM	3.9 x 3.2	12.8 x 10.5
BEDROOM 2	4.5 x 3.4	14.8 x 11.2
BEDROOM 3	3.6 x 2.7	11.8 x 8.9
BATHROOM 1 (En-suite)	2.2 x 2.2	7.2 x 7.2
BATHROOM 2	2.4 x 2.2	7.9 x 7.2
TERRACE	2.3 x 2.3	7.5 x 7.5



BASEMENT

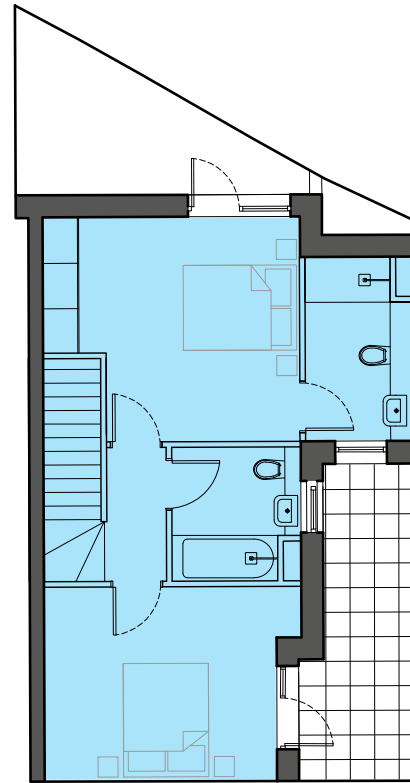
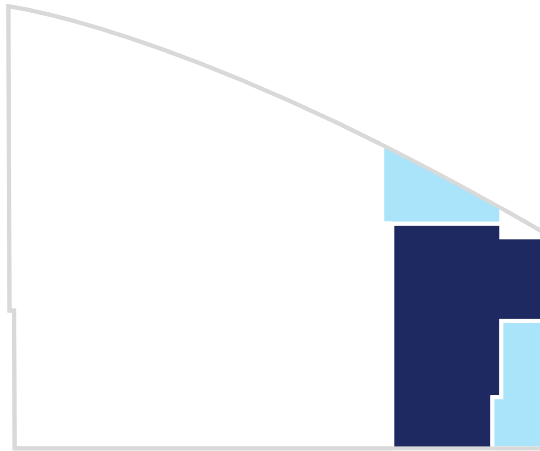


GROUND FLOOR

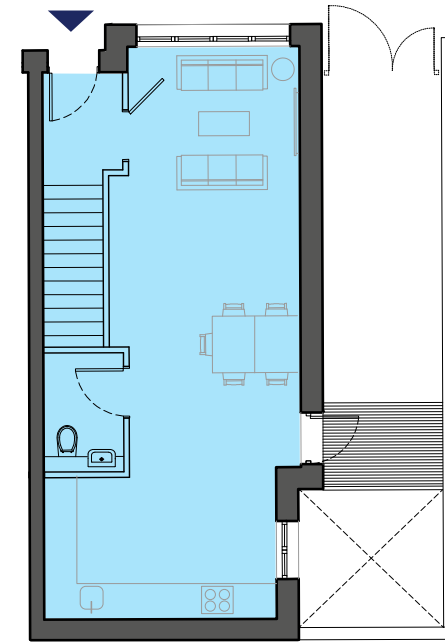
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APARTMENT FOUR

BASEMENT/GROUND FLOOR



BASEMENT



GROUND FLOOR

TOTAL AREA	93 m ²	1,001 ft ²
	m	ft
KITCHEN	4.0 x 2.4	13.1 x 7.9
LIVING / DINING	7.6 x 3.0	24.9 x 9.8
MASTER BEDROOM	4.5 x 3.9	14.8 x 12.8
BEDROOM 2	4.0 x 3.4	13.1 x 11.2
BATHROOM 1 (En-suite)	3.1 x 1.8	10.2 x 5.9
BATHROOM 2	2.4 x 2.1	7.9 x 6.9
TERRACE	2.0 x 1.3	6.6 x 4.3

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APARTMENT FIVE

FIRST FLOOR

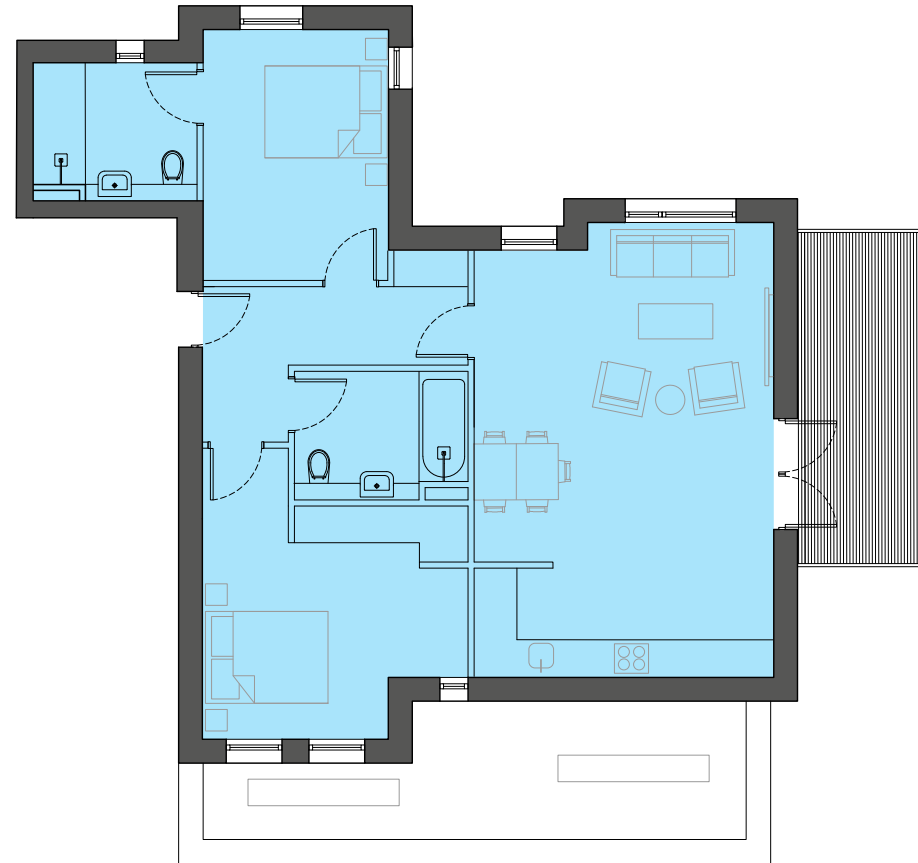
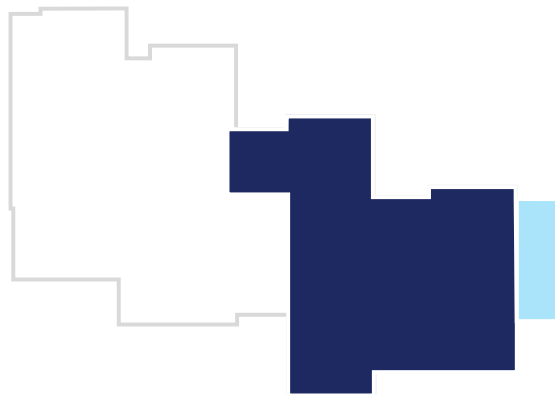


TOTAL AREA	84 m ²	904 ft ²
	m	ft
KITCHEN/DINING/LIVING	8.0 x 3.8	26.2 x 12.5
MASTER BEDROOM	5.0 x 3.0	16.4 x 9.8
BEDROOM 2	4.0 x 3.0	13.1 x 9.8
BATHROOM 1 (En-suite)	2.2 x 1.8	7.2 x 5.9
BATHROOM 2	2.4 x 2.2	7.9 x 7.2
TERRACE	3.3 x 2.9	10.8 x 9.5

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APARTMENT SIX

FIRST FLOOR

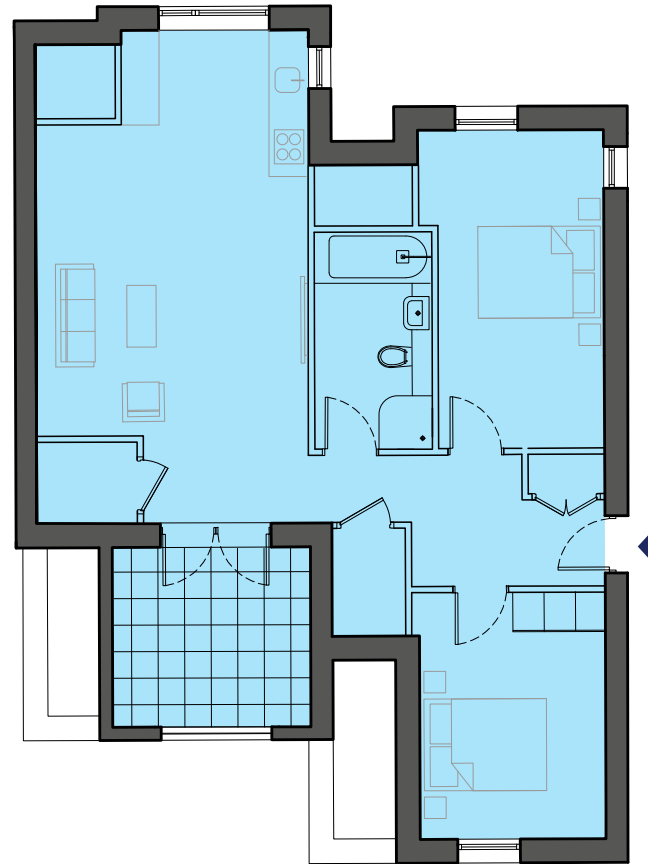
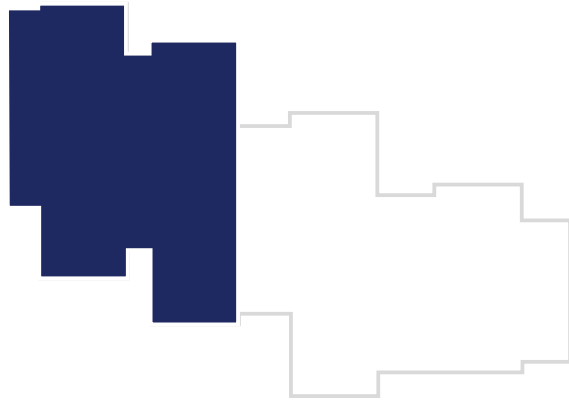


TOTAL AREA	86 m ²	925.5 ft ²
	m	ft
KITCHEN/DINING/LIVING	7.2 x 4.9	23.6 x 16.1
MASTER BEDROOM	4.3 x 4.2	14.1 x 13.8
BEDROOM 2	4.1 x 3.0	13.5 x 9.8
BATHROOM 1 (En-suite)	2.6 x 2.2	8.5 x 7.2
BATHROOM 2	2.8 x 2.0	9.2 x 6.6
TERRACE	5.4 x 2.1	17.7 x 6.9

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APARTMENT SEVEN

SECOND FLOOR

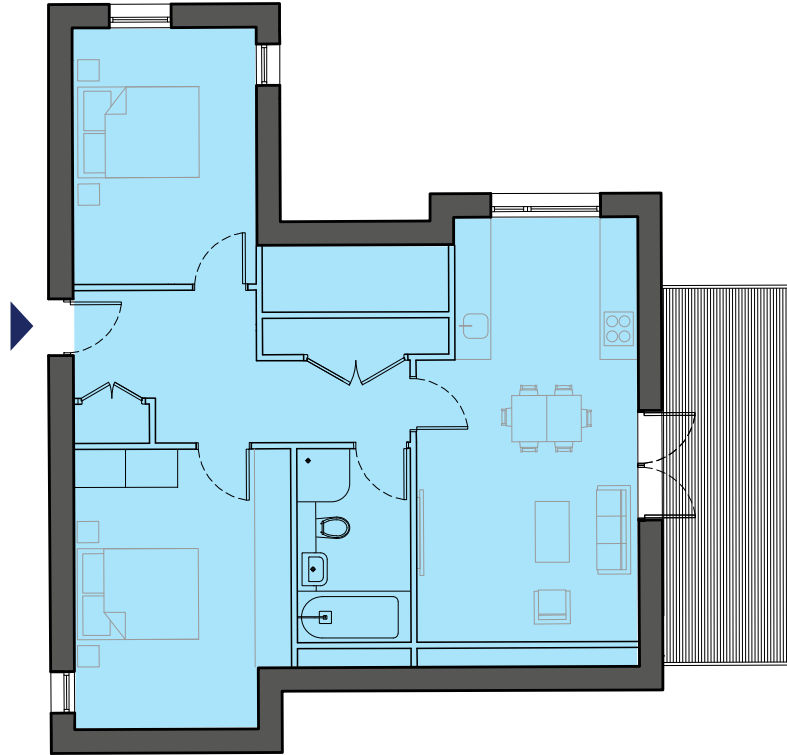
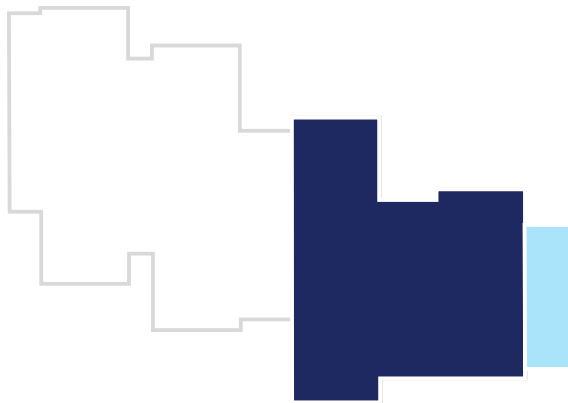


TOTAL AREA	83 m ²		893.5 ft ²	
	m	m	ft	ft
KITCHEN	3.0 x 3.0		9.8 x 9.8	
DINING / LIVING	4.5 x 4.7		14.8 x 15.4	
MASTER BEDROOM	5.2 x 2.7		17.1 x 8.9	
BEDROOM 2	4.0 x 3.0		13.1 x 9.8	
BATHROOM I	3.1 x 1.9		10.2 x 6.2	
TERRACE	3.3 x 2.9		10.8 x 9.5	

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APARTMENT EIGHT

SECOND FLOOR



TOTAL AREA	80 m ²	861 ft ²
	m	ft
KITCHEN	3.0 x 2.3	9.8 x 7.5
DINING / LIVING	5.1 x 3.6	16.7 x 11.8
MASTER BEDROOM	4.6 x 3.6	15.1 x 11.8
BEDROOM 2	4.3 x 3.0	14.1 x 9.8
BATHROOM 1	3.1 x 1.8	10.2 x 5.9
TERRACE	6.2 x 2.1	20.3 x 6.9

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EXCEPTIONAL QUALITY



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SOUTHFIELDS

INTERNAL FINISHES

Polished chrome ironmongery
4 panel smooth ½ hour fire rated internal doors
Carpets to all bedrooms
Engineered wood flooring to all living rooms, kitchens, bathrooms and stairs
Low profile flush finished aluminum frames windows and doors
Under-floor heating throughout
Fully fitted wardrobes to master bedrooms
Ogee skirting boards and architraves
Vanilla Mist paint finish to walls and eggshell white to all timber finishes

KITCHEN

K&I are a London based German boutique kitchen designer
Laser soft handleless cabinets
Corian work surface
Siemens stainless steel compact multi function oven
Siemens integrated ceramic touch control hob
Siemens extractor hood
Blanco Culina-S min mono-bloc mixer chrome tap
with user friendly single jet spray
Fully integrated Siemens fridge freezer
Siemens dishwasher
Blanco Andano 500-U
Siemens built in washer dryer
Essentials 1500 wine cooler
LED strip lights to underside of wall units
Soft drawer and door closers

BATHROOMS

Bloque mono bloc basin mixers
White ceramic square basin
Windsor single ended bath
Square Panel bath screen
Chrome bath filler and overflow waste
Square chrome dual flush plates
Ceramic tiling
Handset shower with chrome hose
Frameless shower screens

ELECTRICS & LIGHTING

Chrome down lights throughout
Polished chrome switches and sockets at high level
to kitchen area and dining areas
Low energy lighting throughout
Wiring for Sky+ to living room and master bedroom
phone points in master bedrooms and living rooms

SECURITY

Apartment entry multi-point locking door system
Fully automated fire alarm system
Security locks to windows and doors
Audio visual door entry system

SUSTAINABILITY FEATURES

100% low energy lighting
A&B rated kitchen appliances
Dual flush WC
Low flow taps
Combined heat and power
Level 4 Code for sustainable homes (CFSH)
Photovoltaic panels

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