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THE RAVENSBURY  
EARLSFIELD



# INTRODUCTION



THE RAVENSBRURY  
EARLSFIELD

**The Ravensbury** represents the opportunity to revel in all the advantages of urban life alongside a tranquil riverside setting. Situated on a quiet residential street, yet moments away from the bustling array of shops, cafes, bars and restaurants on Garratt Lane, and just 12 minutes from the city of London; this is a home which offers a lifestyle of seamless transition between work and play.

Modern living is at the heart of the design throughout. Each apartment benefits from emphasis on natural light and warm, neutral tones that make them immediately welcoming – and ripe for personalising. Beautifully conceived space and high-quality finishes lead out to private terraces encircling the stunning communal garden from an award-winning designer or opening to views across the River Wandle.

**The Ravensbury** embodies the seemingly impossible juxtaposition of the excitement and opportunities of city life with the peaceful haven yearned for at the end of a long day. It is, in fact, the perfect sanctuary nestled within an urban village.



The Ravensbury Garden



## ON YOUR DOORSTEP



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Although just a short hop from the delights of the capital, Earlsfield is also home to many of its own attractions just a few minutes' walk from your front door.

Running through the heart of this flourishing neighbourhood you will find Garratt Lane; vital to the character of this vibrant and friendly community. Tesco, Sainsbury's and Waitrose are all present for your essential shopping needs and M&S Simply Food have recently submitted a planning application. Southside Shopping Centre houses many high street favourites and a multi-screen cinema.

If you like to raise your heart rate in your spare time, you are spoilt for choice with Flipout, Nuffield Health and Crossfit, all within a short walk.

In the mood for local culture? Get tickets for a show at Tara Arts Theatre, described by Time Out magazine as "one of London's most forward-thinking playhouses" and host to comedians in Edinburgh Fringe preview shows as well as innovative takes on celebrated classics, such as a recent Japanese inspired revival of Shakespeare's Othello. If you prefer your culture a little quieter, you are well-served by Earlsfield Public Library which famously provided the peaceful atmosphere required for Louis de Bernieres to write his masterpiece, Captain Corelli's Mandolin.

Feeding your mind and soul is hungry work, but in Earlsfield you are never far from a tempting bite. Garratt Lane has a wonderful selection of independent cafes, such as Bean & Hop, Gails and Ben's Canteen, alongside established favourites like Costa and Starbucks. Whether you're planning a celebration or going out on a whim, it is easy to satisfy any craving – Italian, Thai, Korean, South African, Indian... the world on a plate is moment's away.

Even closer to home you are treated to traditional pubs recently made over in the contemporary style, reflective of the growing popularity of the area. The Wandle is cosy and casual, with live music and outdoor ping pong. The Earlsfield Gastropub resides in the former train ticket office and fully embraces its heritage with a cool blending of past and present that is echoed in the menu.



## GOOD NEIGHBOURS

The sense of community at play in Earlsfield filters to the neighbouring surrounds of Southfields, Wimbledon and Wandsworth. Each with their own characters but blending with a common atmosphere of laidback cool, this area of south-west London feels complete in all manners for achieving a perfectly balanced lifestyle.

In Southfields you have a further variety of cafes, restaurants, bars and pubs, three tennis clubs, a 24-hour gym and 18-hole golf course. Wandsworth has its own museum, a variety of independent shops to enjoy in its village and its own common, as does Wimbledon - also home to theatres, shopping, restaurants, and of course the world-famous tennis tournament. All locations boast highly rated schools at all stages of education.



Wimbledon Village



Wimbledon Town Centre



The New Wimbledon Theatre

## GREEN SPACES

While you always have the option of enjoying your own space in the shade amongst the raised beds, trees and plants in **The Ravensbury** garden, you don't have to venture far from home to get your dose of parklife. Flanked by popular green spaces, there is an abundance of choice for exercise and play. Garratt Park offers allotments, a football pitch, basketball court and children's playground, whilst the slightly larger King George's Park has the advantage of tennis courts and a neighbouring Nuffield Health club, as well as a beautifully laid out rose garden, lime tree avenue and lake to stroll around when a slower pace is the order of the day.

In common with **The Ravensbury**, both parks provide part of the scenery for the meandering River Wandle, a little known and recently recovered London waterway. This important wildlife corridor, with a 12-mile trail for walkers and cyclists running alongside, is truly the jewel in the Earlsfield crown for nature lovers and sports enthusiasts alike.



THE RAVENSBRURY  
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King George's Park



King George's Park Tennis Courts



The River Wandle



# EXCEPTIONAL CONNECTIVITY

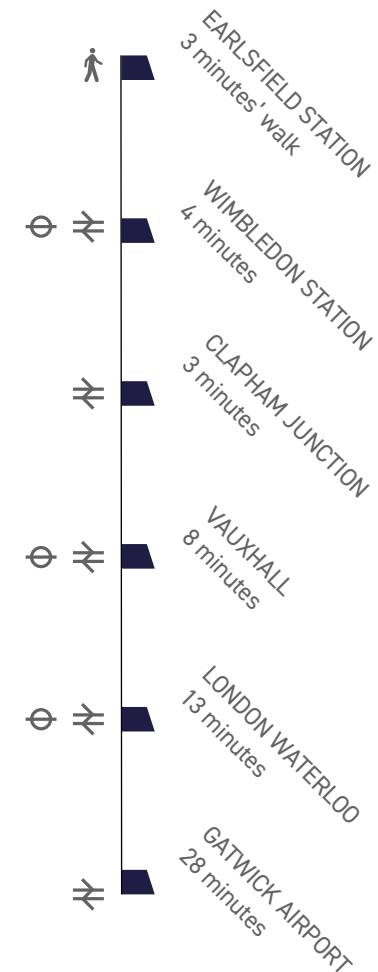


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**The Ravensbury** is just so well connected. 20 minutes from closing your door you can be at your desk in the city. Alternatively by car you have exceptional access to the A3. If you want to travel further afield Gatwick airport is just 28 minutes away.

The location is peerless with the over-line station a 3 minute walk from the front door of **The Ravensbury**. From here you can go direct to Waterloo station in 13 minutes or alternatively change at Clapham Junction which has the UK's largest number of interchanges. Alternatively from Waterloo you can connect direct to the city or walk over the iconic Waterloo Bridge to Covent Garden and the heart of Theatreland.

Sometimes you just need to get going fast, so it is no surprise that the environmentally friendly option of cycling continues to be a popular way for Londoners to complete their commute. **The Ravensbury** has a dedicated secure bike store for all residents. Furthermore we also have dedicated car charging points in the car park



Earlsfield Train Station



Dedicated Bike Store



Electric Vehicle Charging Points

# SUSTAINABLE AND CONTEMPORARY LIVING



THE RAVENSBRURY  
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## HIGH TECH SUSTAINABILITY

The Ravensbury expresses a wholehearted commitment to adopt the very latest technology, exceeding regulatory requirements in construction and design. From the external fabric of the building, including solar panels and a Sedum roof to encourage bio-diversity, to the energy efficient appliances installed within, The Ravensbury is mindful of both the health of our planet and your bank balance. Not only that, you can be assured that you are making a smart investment for your future and our environment with features such as electric car charging bays and a comprehensive internal bike store.

## QUALITY FINISHES

Designed for life - practicality, comfort, and enviable style. The communal garden and dining area give you space to entertain, hosting friends and family long into the evening. As the nights draw in, you'll hardly notice the chill owing to the installation of underfloor heating throughout. Access to private terraces and balconies saturate the apartments with natural light during the day and when the sun goes down the thoughtfully positioned LED downlights mean you can select the brightness to suit your mood. Even the fitted wardrobes include feature lighting and all kitchens and bedrooms benefit from double sockets with USB charging points. The video entry system gives you the confidence in your security to relax and enjoy your home.



## KITCHENS BY POGGENPOHL

You will be delighted by the irresistible blend of beauty and functionality of Poggenpohl kitchens, the industry leader and super brand of Kitchen design. Quartz countertops and handleless units in a range of thoughtfully selected colours with a matt finish create an effect that is utterly contemporary as well as exceptionally easy to maintain.

## C.P. HART BATHROOMS BY CP HART

Bookend each day in contemporary luxury like this and it won't matter what happens in the hours between getting up and going to bed. CP Hart have designed and supplied all of the bathrooms in the Ravensbury with outstanding attention to detail from the on trend tile selection to the state of the art fixtures and fittings all effortlessly combined with the functionality and durability of Crosswater brassware.

## CLG DESIGN INTERIOR DESIGN BY CLG DESIGN

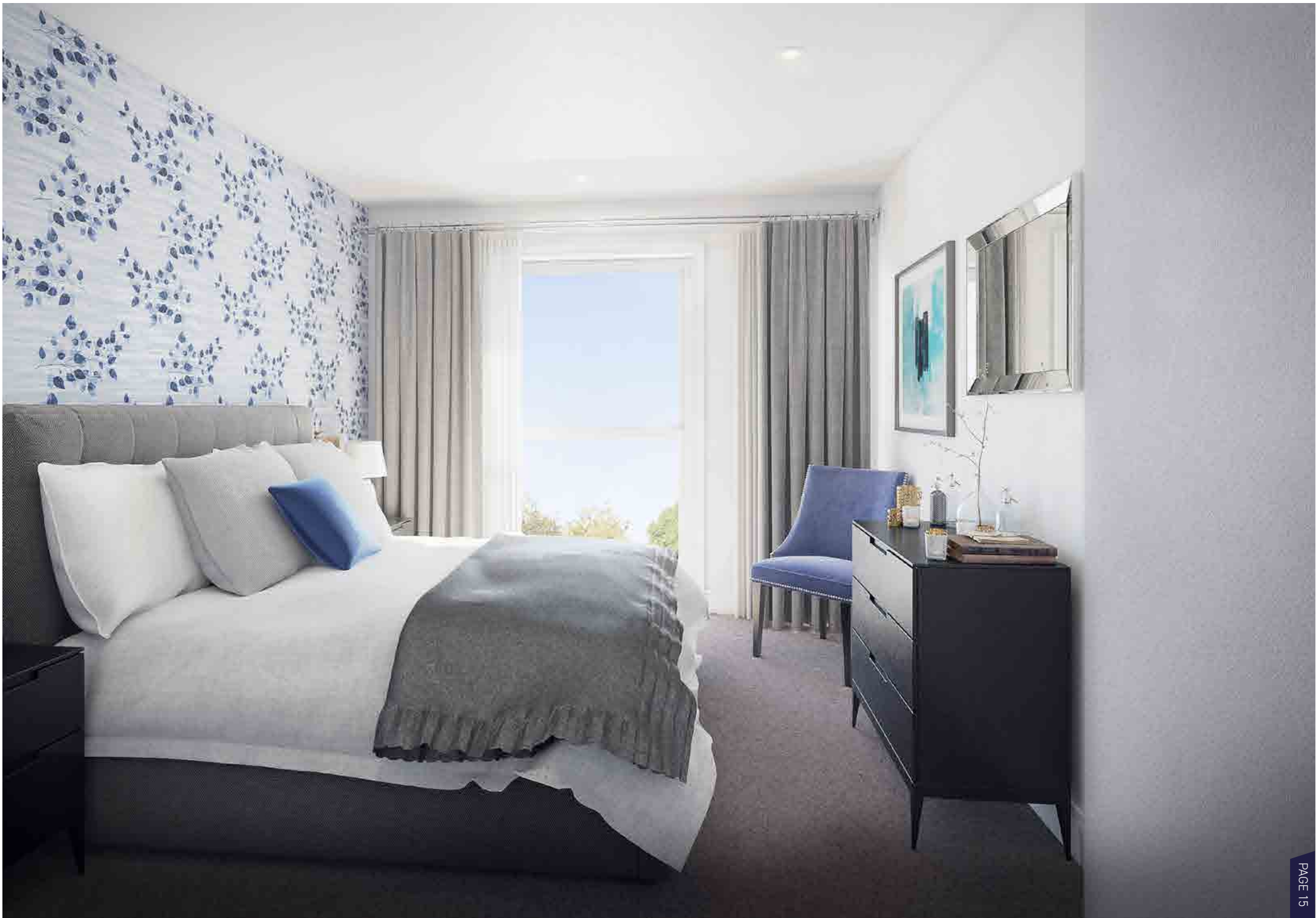
CLG Design have undertaken the entire Interior Design of the Ravensbury delivering warm, natural tones which complement the external brick façade. The overall effect is stylish, modern, yet timeless – the culmination of soft interior finishes punctuated with flashes of contrasting textures in metal and quartz detail.











# EXCEPTIONAL QUALITY



THE RAVENSBURY  
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## INTERNAL FINISHES

Linen lined Built-in wardrobes with automatic LED lighting.  
Integrated Coat/storage cupboards in hallways  
Utility cupboard including washer/dryer  
Independently controlled under-floor heating zones and towel rails  
Gas fired central heating and hot water system  
Domus flooring to hallways and living areas  
Luxury carpets to all bedrooms

## KITCHEN

Poggenpohl designed and supplied kitchens with Soft-close handle-less doors and drawers  
Quartz worktop and splashback with integrated undermounted sink  
Contemporary mixer-taps.  
Undercounter wine cooler.  
Integrated waste separation recycling bins  
Siemens Oven.  
Siemens Combination Microwave – Oven  
Siemens Induction Hob.  
Siemens Fridge/freezer.  
Siemens Dishwasher.  
Siemens Washer/Dryer  
Penthouses include instant boiling water tap

## BATHROOMS

Design by CLG Designs and supplied and Fitted by CP Hart  
Mirrored cabinet including LED lighting and integral shaver socket.  
Composite stone vanity shelf  
Wall mounted WC with concealed cistern  
Wall mounted ceramic basin with deck mounted taps:  
Low profile shower trays  
Heated towel rail

## SECURITY

Apartment entry multi-point locking door system  
Security-fob access control to all building entrances  
Video entry-phone to all apartments  
240V smoke, heat and Carbon Monoxide alarms

## GARDENS AND TERRACES

All flats have their own terraces accessed by sliding doors,  
but they also all have access to the stunning landscaped communal gardens.

## SUSTAINABILITY FEATURES

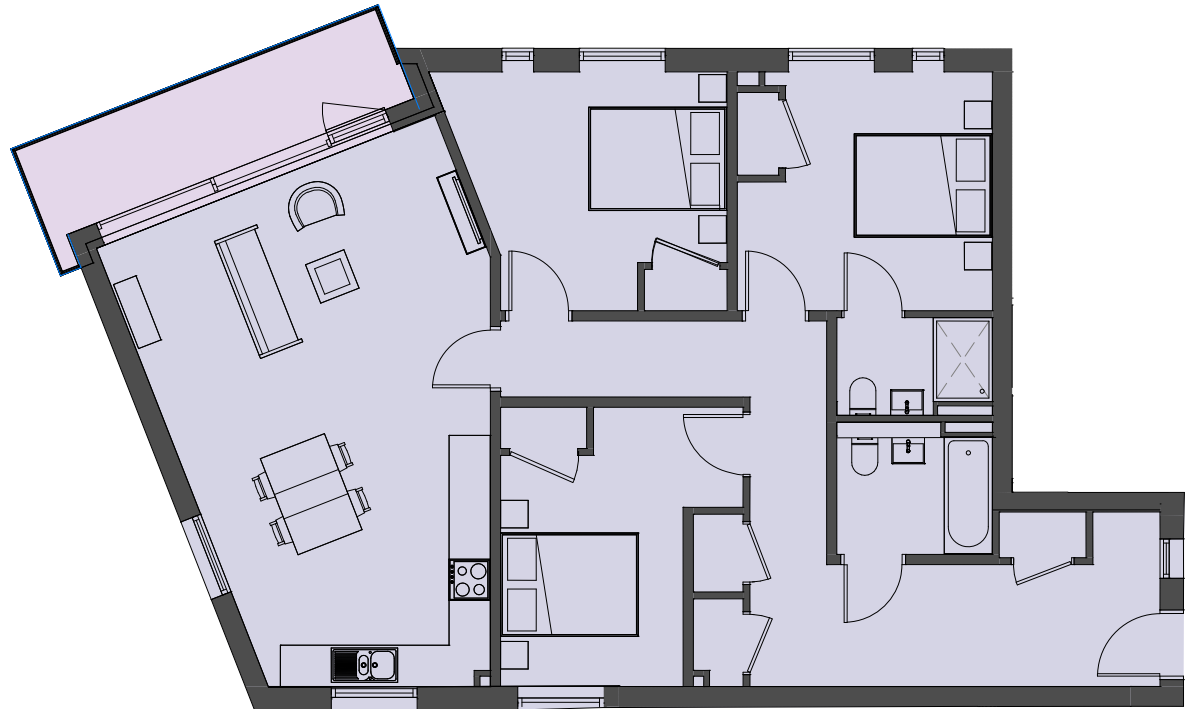
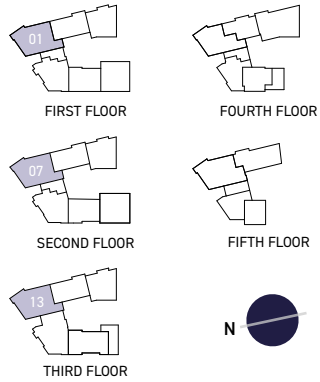
Landscaped garden to encourage biodiversity  
Electric car charging points  
100% low energy lighting  
Energy efficient appliances.  
Dual flush WC  
Solar panels powering all communal areas  
Electric charging points & parking available  
Cycle storage  
Green Sedum roof to encourage biodiversity  
Lift to all floors

# TYPE A

FLAT 1, 7 and 13



THE RAVENSBURY  
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TOTAL AREA	106 m <sup>2</sup>	1,141 ft <sup>2</sup>
	m	ft
LIVING ROOM / KITCHEN	7.0 x 5.3	23.0 x 17.4
HALL	9.5 x 5.3	31.2 x 17.4
BEDROOM 1	4.1 x 3.6	13.5 x 11.8
BEDROOM 2	3.7 x 3.5	12.1 x 11.5
BEDROOM 3	4.2 x 3.5	13.8 x 11.5
BATHROOM	1.7 x 2.7	5.6 x 8.9
EN SUITE	2.3 x 1.4	7.5 x 4.6
TERRACE	5.7 x 1.4	18.7 x 4.6

The area of terraces is not included in total area calculation per flat.

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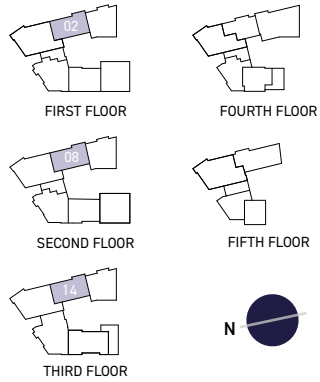
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# TYPE B

FLAT 2, 8 and 14



THE RAVENSBRURY  
EARLSFIELD



TOTAL AREA	71 m <sup>2</sup>	764 ft <sup>2</sup>
	m	ft
LIVING ROOM / KITCHEN	5.3 x 5.0	17.4 x 16.4
HALL	4.2 x 1.1	13.8 x 3.6
BEDROOM 1	4.6 x 3.2	15.1 x 10.5
BEDROOM 2	4.0 x 3.0	13.1 x 9.8
BATHROOM	2.3 x 2.0	7.5 x 6.6
EN SUITE	2.3 x 1.5	7.5 x 5.0
TERRACE	4.6 x 1.2	15.1 x 3.9

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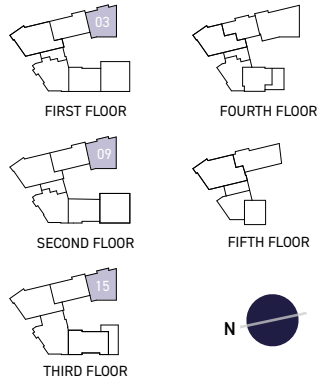
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# TYPE C

FLAT 3,9 and 15



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TOTAL AREA	76 m <sup>2</sup>	818 ft <sup>2</sup>
	m	ft
LIVING ROOM / KITCHEN	6.1 x 6.0	20.0 x 19.7
HALL	4.1 x 1.6	13.5 x 5.2
BEDROOM 1	3.9 x 3.8	12.8 x 12.5
BATHROOM	2.5 x 2.5	8.2 x 8.2
EN SUITE	2.3 x 1.5	7.5 x 5.0
TERRACE	4.0 x 1.3	13.1 x 4.3

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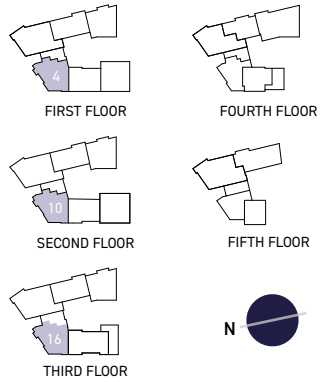


# TYPE D

FLAT 4,10 and 16



THE RAVENSBURY  
EARLSFIELD



TOTAL AREA	81 m <sup>2</sup>	872 ft <sup>2</sup>
	m	ft
LIVING ROOM / KITCHEN	6.0 x 5.1	20.0 x 16.7
HALL	6.6 x 1.4	21.7 x 4.6
BEDROOM 1	4.5 x 4.0	15.0 x 13.1
BEDROOM 2	4.8 x 3.7	15.7 x 12.1
BATHROOM	2.3 x 1.9	7.5 x 6.2
EN SUITE	2.3 x 1.5	7.5 x 5.0
TERRACE	7.1 x 1.5	29.2 x 4.9

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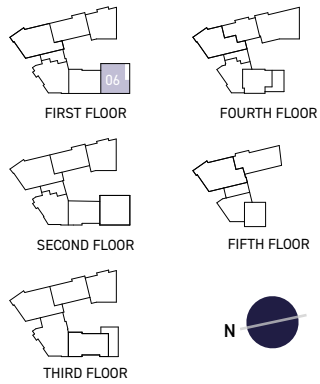
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# TYPE E

FLAT 6



THE RAVENSBURY  
EARLSFIELD

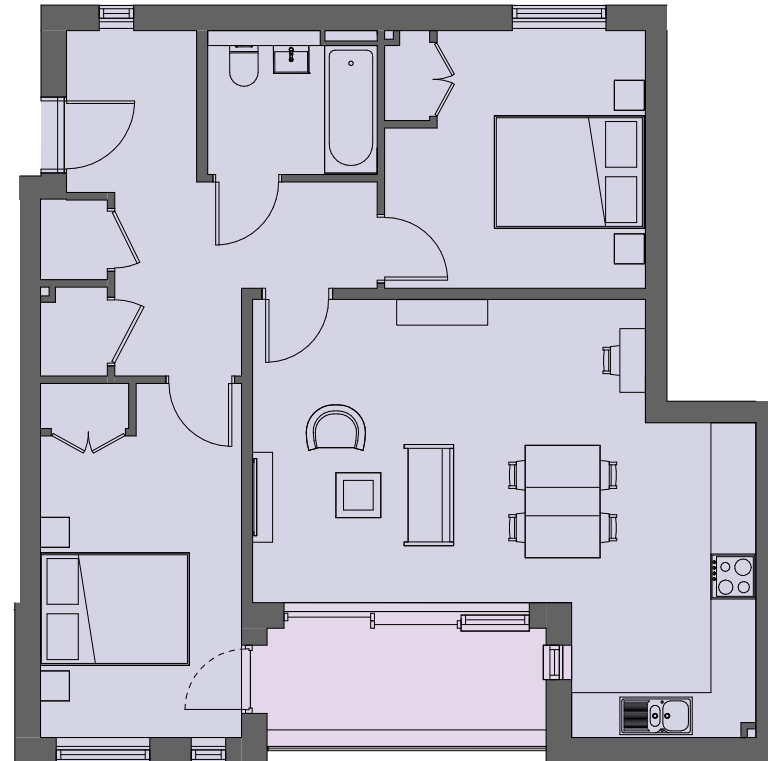


TOTAL AREA	73 m <sup>2</sup>	786 ft <sup>2</sup>
	m	ft
LIVING ROOM / KITCHEN	6.8 x 6.0	22.3 x 20.0
HALL	4.7 x 4.2	15.4 x 13.8
BEDROOM 1	4.7 x 2.7	15.4 x 8.9
BEDROOM 2	3.5 x 3.4	11.5 x 11.2
BATHROOM	2.3 x 2.0	7.5 x 6.6
TERRACE	3.7 x 1.6	12.1 x 5.2

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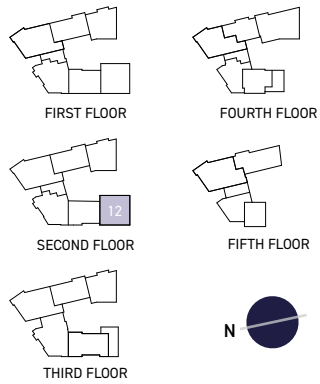


# TYPE F

FLAT 12



THE RAVENSBRURY  
EARLSFIELD



TOTAL AREA	75 m <sup>2</sup>	807 ft <sup>2</sup>
	m	ft
LIVING ROOM / KITCHEN	5.9 x 5.9	19.4 x 19.4
HALL	5.7 x 3.3	18.7 x 11.0
BEDROOM 1	6.2 x 3.1	20.3 x 10.2
BEDROOM 2	3.5 x 3.5	11.5 x 11.5
EN SUITE	2.3 x 1.4	7.5 x 4.6
BATHROOM	2.3 x 2.0	7.5 x 6.6
TERRACE	4.0 x 1.6	13.1 x 5.2

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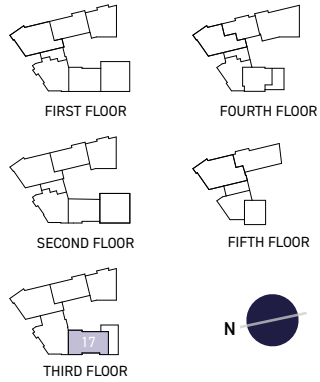


# TYPE G

FLAT 17



THE RAVENSBURY  
EARLSFIELD

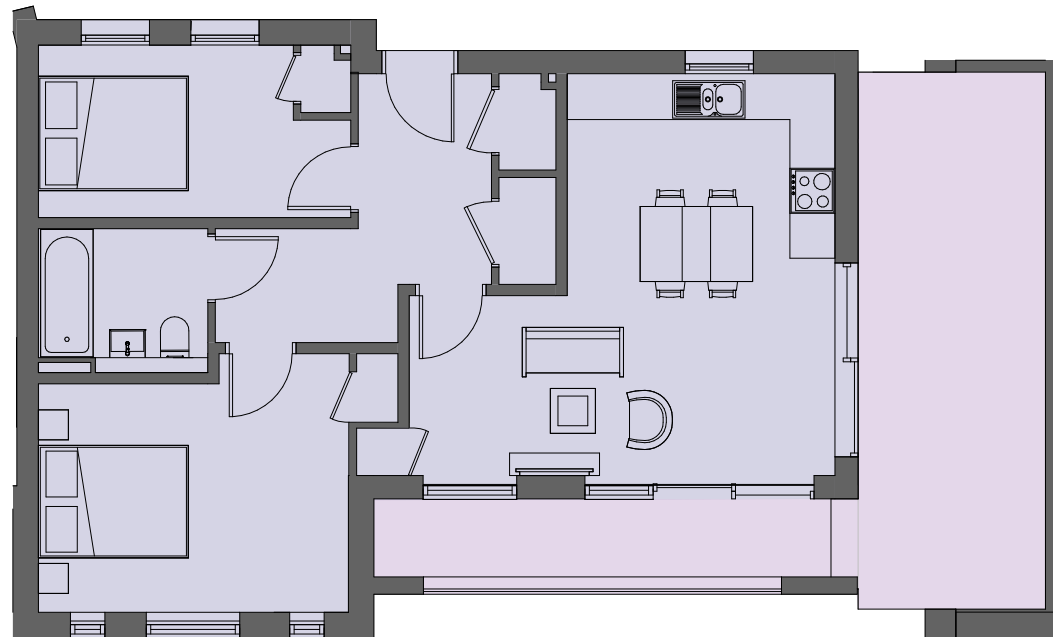


TOTAL AREA	66 m <sup>2</sup>	710 ft <sup>2</sup>
	m	ft
LIVING ROOM / KITCHEN	5.7 x 5.5	18.7 x 18.0
HALL	3.7 x 3.6	12.1 x 11.8
BEDROOM 1	4.1 x 3.4	13.5 x 11.2
BEDROOM 2	4.1 x 2.4	13.5 x 7.9
BATHROOM	2.2 x 1.9	7.2 x 6.2
TERRACE	9.0 x 2.5	30.0 x 8.2

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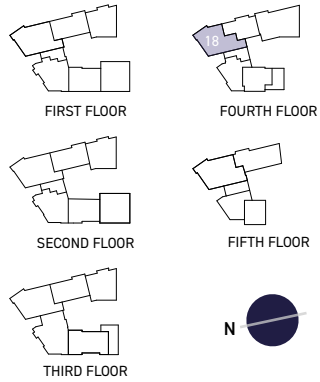


# TYPE H

FLAT 18



THE RAVENSBRURY  
EARLSFIELD



TOTAL AREA	91 m <sup>2</sup>	980 ft <sup>2</sup>
	m	ft
LIVING ROOM / KITCHEN	7.6 x 5.3	25.0 x 17.4
HALL	9.6 x 5.0	31.5 x 16.4
BEDROOM 1	3.7 x 3.6	12.1 x 11.8
BEDROOM 2	4.3 x 3.9	14.1 x 12.8
EN SUITE	2.3 x 1.4	7.5 x 4.6
BATHROOM	2.3 x 2.0	7.5 x 6.6
TERRACE	5.6 x 1.6	18.4 x 5.2

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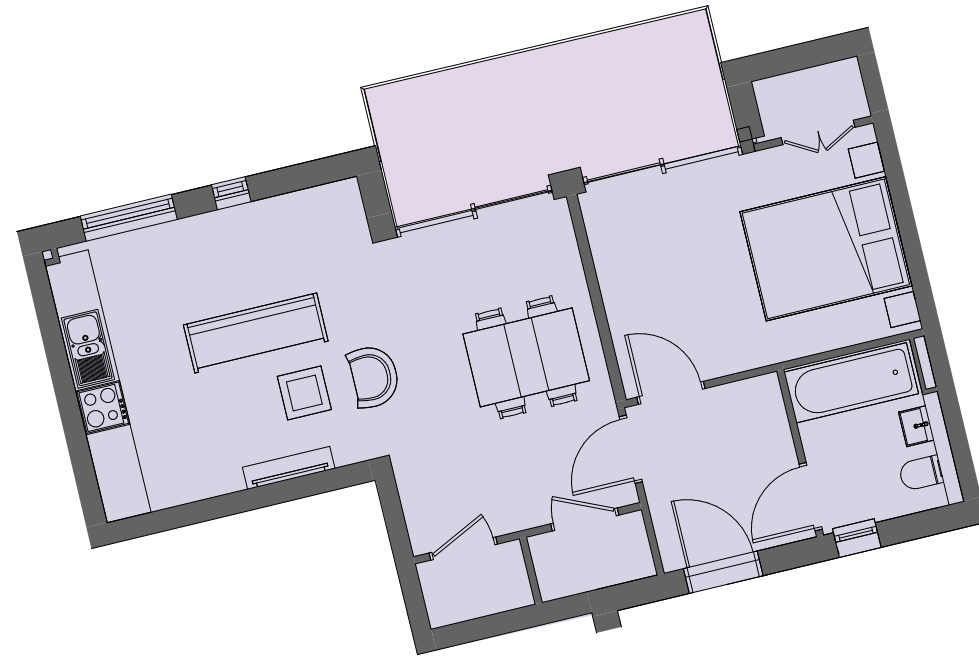
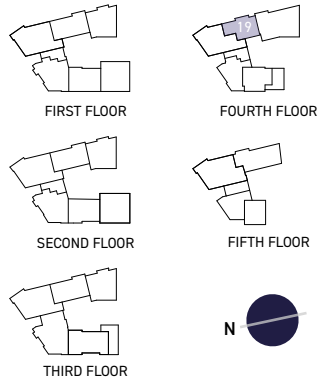
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# TYPE I

FLAT 19



THE RAVENSBURY  
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TOTAL AREA	54 m <sup>2</sup>	581 ft <sup>2</sup>
	m	ft
LIVING ROOM / KITCHEN	7.0 x 5.1	23.0 x 16.7
HALL	2.3 x 2.1	7.5 x 6.9
BEDROOM	4.1 x 2.8	13.5 x 9.2
BATHROOM	2.3 x 2.0	7.5 x 6.6
TERRACE	4.8 x 1.8	15.7 x 5.9

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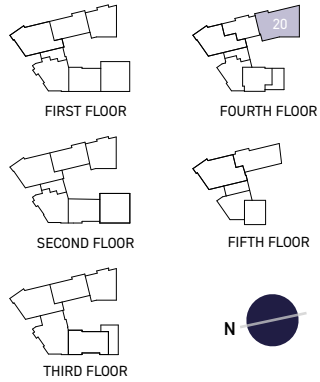
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# TYPE J

FLAT 20



THE RAVENSBURY  
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TOTAL AREA	104 m <sup>2</sup>	1119 ft <sup>2</sup>
	m	ft
LIVING ROOM / KITCHEN	7.1 x 6.4	23.3 x 21.0
HALL	11.0 x 1.7	36.1 x 5.6
BEDROOM 1	4.0 x 3.5	13.1 x 11.5
BEDROOM 3	4.0 x 3.0	13.1 x 9.8
BEDROOM 2	6.1 x 4.0	20.0 x 13.1
BATHROOM	2.3 x 2.0	7.5 x 6.6
EN SUITE	2.3 x 1.4	7.5 x 4.6
TERRACE	4.6 x 1.7	15.1 x 5.6

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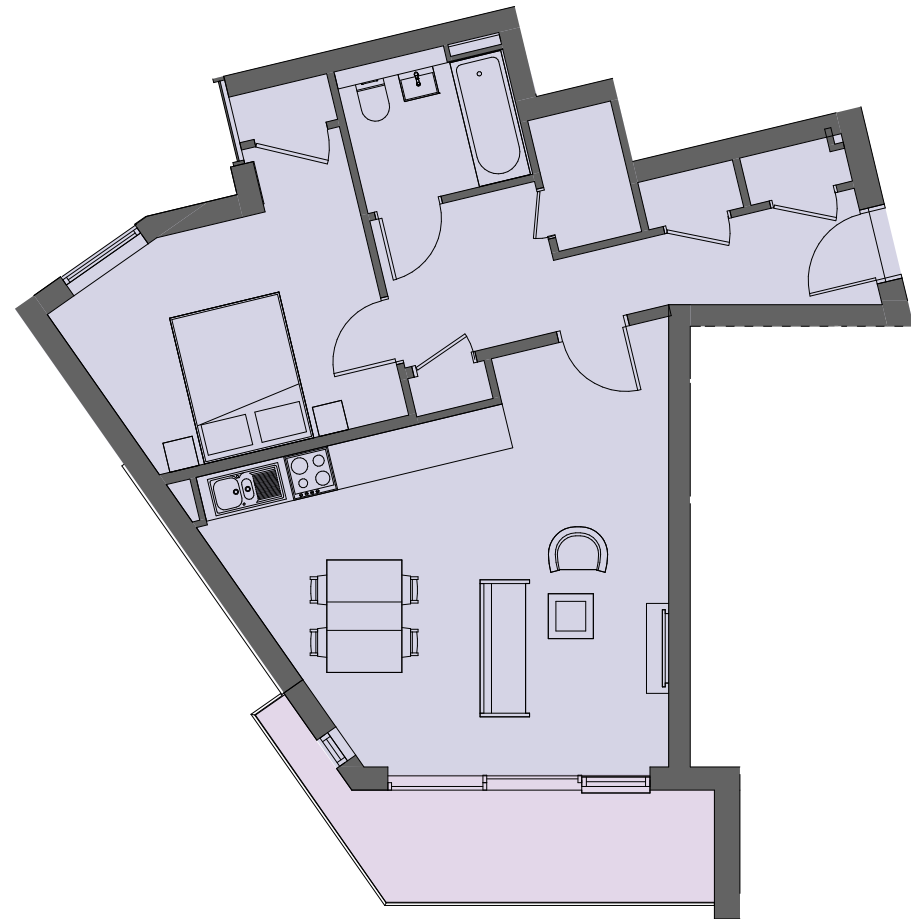
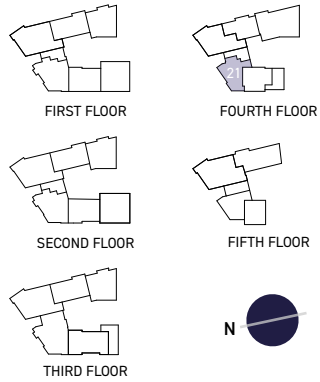


# TYPE K - PENTHOUSE

FLAT 21



THE RAVENSBURY  
EARLSFIELD



TOTAL AREA	62 m <sup>2</sup>	667 ft <sup>2</sup>
	m	ft
LIVING ROOM / KITCHEN	6.9 x 6.0	22.6 x 19.7
HALL	6.4 x 2.0	21.0 x 6.6
BEDROOM	4.4 x 4.0	14.4 x 13.1
BATHROOM	2.3 x 2.0	7.5 x 6.6
TERRACE	6.8 x 1.5	15.7 x 4.9

The area of terraces is not included in total area calculation per flat.

Symbols indicating bathroom and kitchen fittings are indicative. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, 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 gross internal areas (GIAs) and subject to minor variations and are not intended to be used for carpet sizes, appliance size or items of furniture.

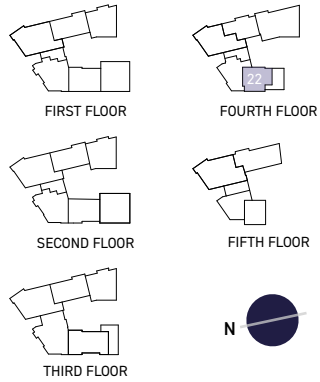
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# TYPE L - PENTHOUSE

FLAT 22



THE RAVENSBURY  
EARLSFIELD

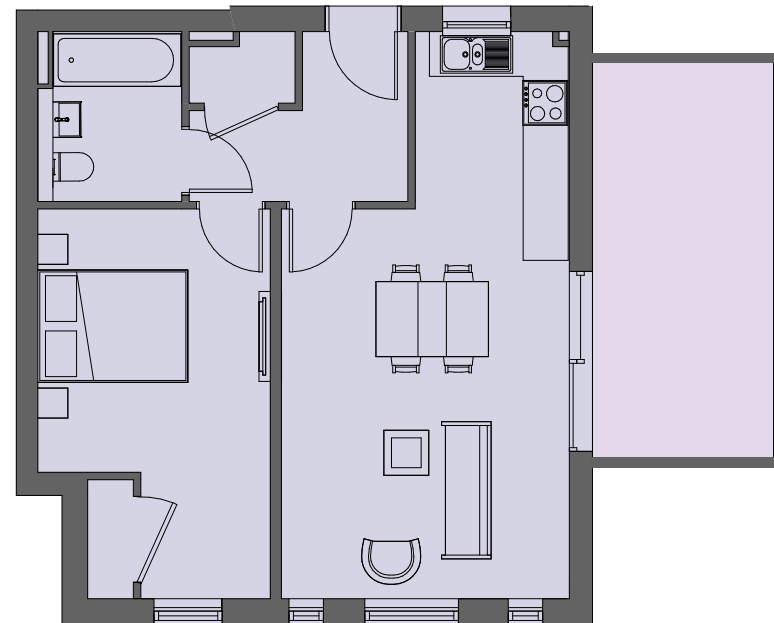


TOTAL AREA	63 m <sup>2</sup>	678 ft <sup>2</sup>
	m	ft
LIVING ROOM / KITCHEN	7.6 x 3.8	24.9 x 12.5
HALL	2.9 x 2.3	9.5 x 7.5
BEDROOM	5.2 x 3.1	17.1 x 10.2
BATHROOM	2.3 x 2.0	7.5 x 6.6
TERRACE	5.3 x 2.4	17.4 x 7.9

The area of terraces is not included in total area calculation per flat.

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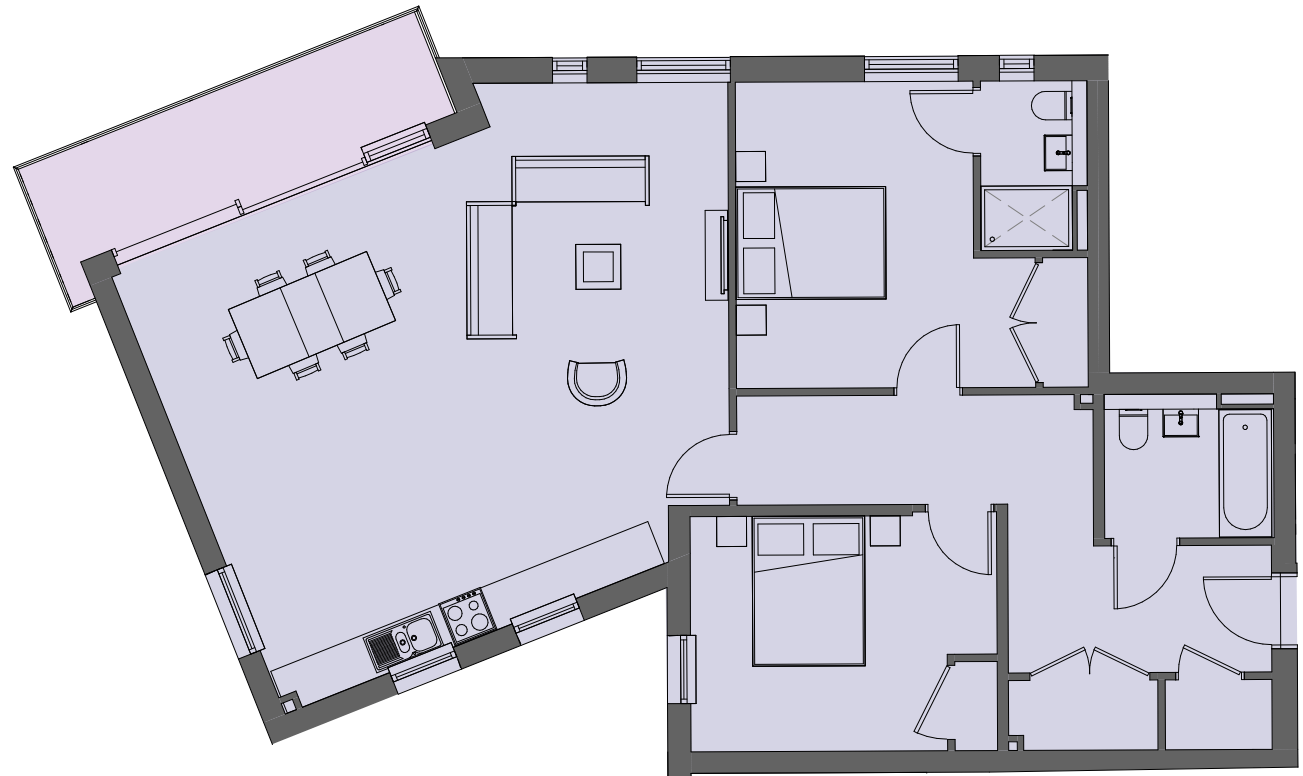
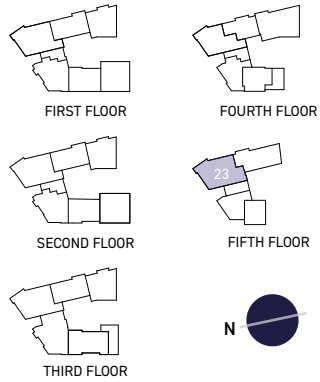


# TYPE M - PENTHOUSE

FLAT 23



THE RAVENSBRURY  
EARLSFIELD



TOTAL AREA	106 m <sup>2</sup>	1141 ft <sup>2</sup>
	m	ft
LIVING ROOM / KITCHEN	8.6 x 6.3	28.2 x 20.7
HALL	7.1 x 3.7	23.3 x 12.1
BEDROOM 1	4.1 x 4.0	13.5 x 13.1
BEDROOM 2	4.1 x 3.1	13.5 x 10.2
EN SUITE	2.3 x 1.4	7.5 x 4.6
BATHROOM	2.3 x 1.9	7.5 x 6.2
TERRACE	5.7 x 1.5	18.7 x 4.9

The area of terraces is not included in total area calculation per flat.

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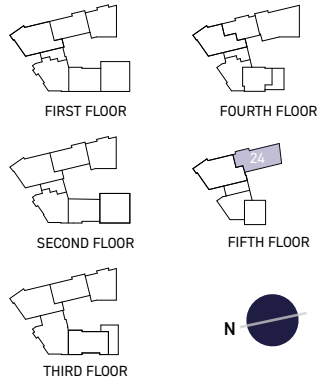
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# TYPE N - PENTHOUSE

FLAT 24



THE RAVENSBURY  
EARLSFIELD



TOTAL AREA	74 m <sup>2</sup>	797 ft <sup>2</sup>
	m	ft
LIVING ROOM / KITCHEN	6.3 x 5.2	20.7 x 17.1
HALL	3.9 x 2.3	12.8 x 7.5
BEDROOM 1	3.7 x 2.6	12.1 x 8.5
BEDROOM 2	3.8 x 3.7	12.5 x 12.1
BATHROOM	2.3 x 1.9	7.5 x 6.2
TERRACE	4.7 x 1.7	15.4 x 5.6

The area of terraces is not included in total area calculation per flat.

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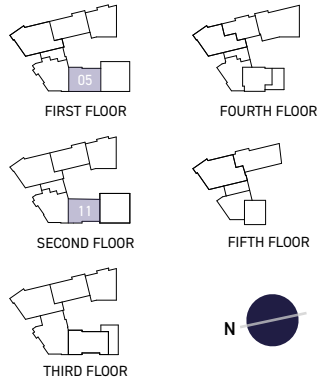
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# TYPE 0

FLAT 5 and 11



THE RAVENSBURY  
EARLSFIELD

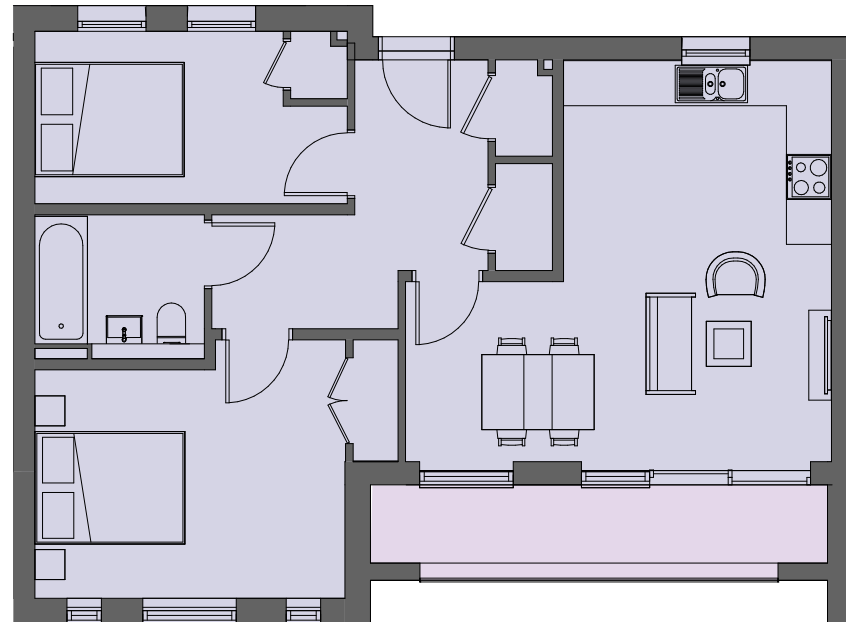


TOTAL AREA	66 m <sup>2</sup>	710 ft <sup>2</sup>
	m	ft
LIVING ROOM / KITCHEN	5.7 x 5.4	18.7 x 17.1
HALL	3.7 x 3.6	12.1 x 11.8
BEDROOM 1	4.1 x 3.4	13.5 x 11.2
BEDROOM 2	4.2 x 2.3	13.8 x 7.5
BATHROOM	2.3 x 1.9	7.5 x 6.2
TERRACE	6.1 x 1.0	20.0 x 3.3

The area of terraces is not included in total area calculation per flat.

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