



LAMPTON PARKSIDE

WEST LONDON TW3

BELLEVUE HOUSE

Exclusive 3 bedroom detached home

1,129 sq ft

BELLEVUE HOUSE

3 BEDROOM HOUSE

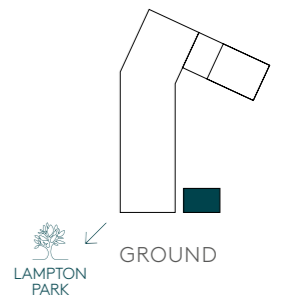
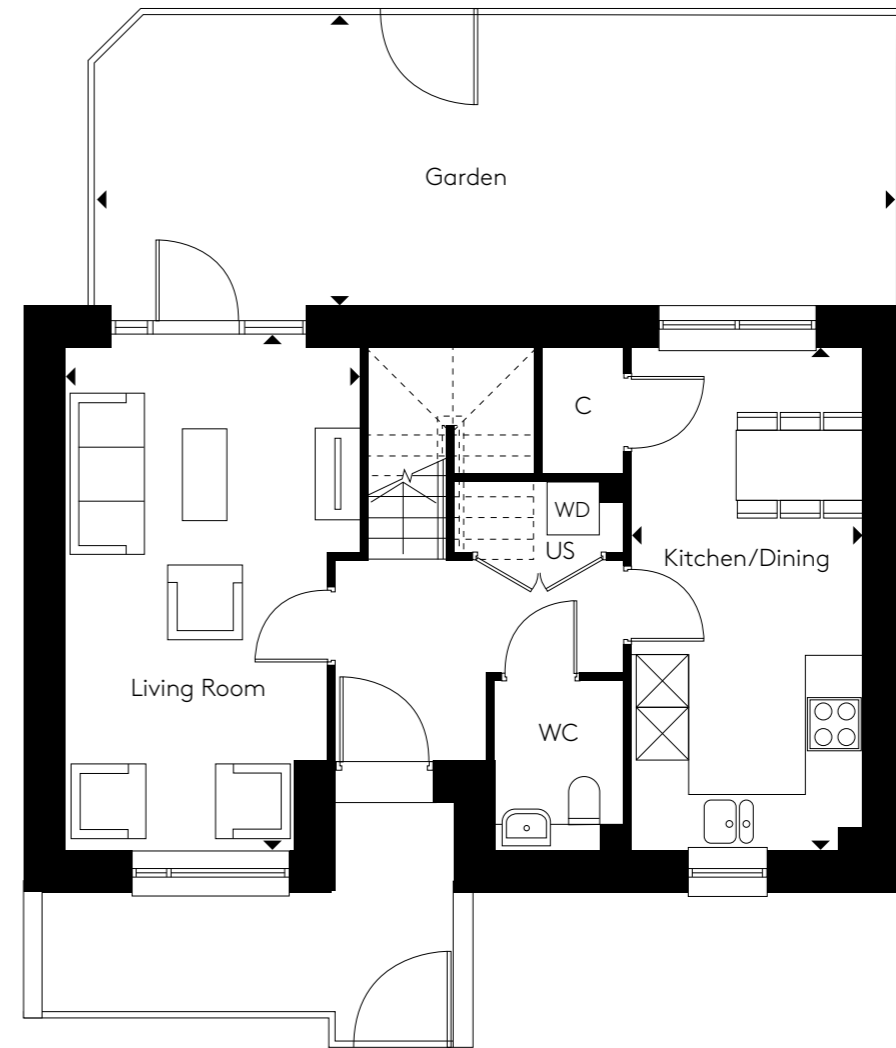
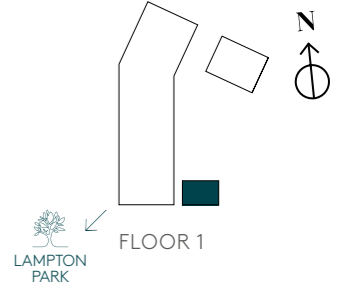
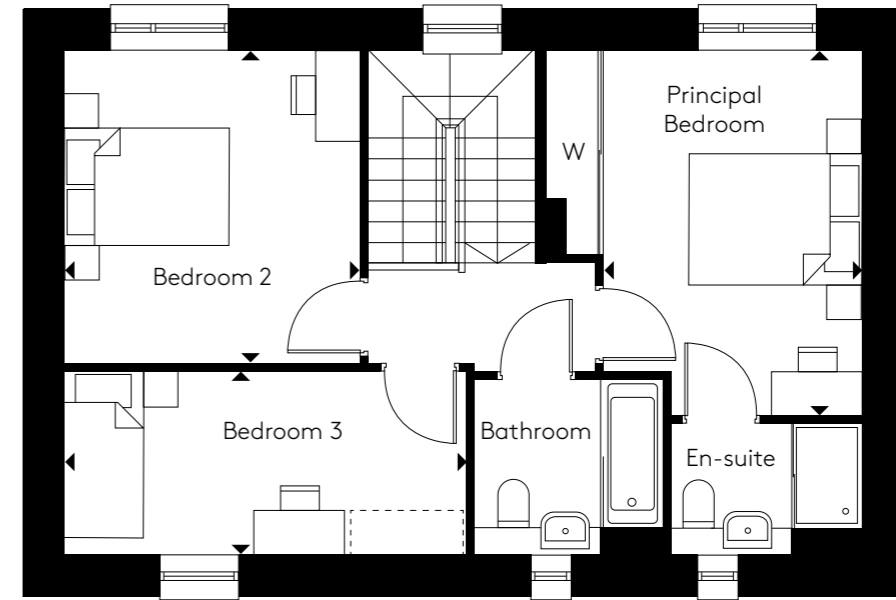


Bellevue House is a unique residence at Lampton Parkside, a detached house that offers stylish, comfortable accommodation and its own private garden. Both the living room and kitchen/dining room are dual aspect, with views towards the garden, so you can enjoy light-filled spaces in which to work, relax or entertain. A luxurious principal bedroom features its own en-suite shower room, while a further double bedroom, generous single bedroom and separate bathroom give you flexibility and room to grow.

The specification combines superb quality with energy efficiency and contemporary design, creating a home that is inviting and distinctive.

FEATURES

- Detached 3 bedroom home set across two floors
- Spacious kitchen/dining room with direct access to a private rear garden
- Principal bedroom with en-suite shower room
- Contemporary kitchen with integrated appliances and Caesarstone worktop
- Welcoming entrance hall with storage cupboard and separate WC
- Parking provided
- Underfloor heating throughout



B3.1 – 3 bedroom house – Ground floor

Kitchen/Dining	5.75m x 2.60m	18'10" x 8'6"
Living Room	5.75m x 3.35m	18'10" x 10'11"

B3.1 – 3 bedroom house – First floor

Principal Bedroom	4.15m x 2.95m	13'7" x 9'8"
Bedroom 2	3.55m x 3.35m	11'7" x 10'11"
Bedroom 3	2.10m x 4.60m	6'10" x 15'1"

C = Cupboard W = Wardrobe WD = Washer/Dryer US = Utility Store

House layout provides approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated point of measurement are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and subject to change. Wardrobe size and position may vary. The information contained in this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.

SPECIFICATION

KITCHEN

- Matt finish handleless kitchen units with soft close to doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated compact combi oven/microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel under mounted sink with contemporary mixer tap
- LED feature lighting to wall units
- Washer/dryer (freestanding in utility cupboard)

PRINCIPAL EN-SUITE

- Low profile shower tray with glass shower door
- Large format wall and floor tiles
- Heated chrome towel rail

BATHROOM

- Bath with shower over and glass screen
- Bath panel to match vanity top
- Large format wall and floor tiles
- Heated chrome towel rail

DECORATIVE FINISHES

- Timber staircase with carpeted treads and risers
- White painted internal doors with contemporary dual finish ironmongery
- Built in mirrored wardrobe with sliding doors to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring to entrance hall, WC, kitchen/dining room and living room
- Carpet to stairs, landing and bedrooms
- Large format tiles to bathroom and en-suite

DOORS AND WINDOWS

- Composite front door with multi-point locking system
- High efficiency double glazed aluminium timber composite windows with matching patio door

HEATING AND WATER

- Underfloor heating throughout
- Heated chrome towel rails to bathroom and en-suite
- Heating via communal heating plant

ELECTRICAL

- Downlights to entrance hall, kitchen/dining room, bathroom, en-suite and WC
- Pendant fittings to living room, landing and all bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- Wiring for customer's own broadband connection
- Pre-wired for customer's own Sky Q connection

- External lighting to front and rear of property
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel

EXTERNAL FINISHES

- Paved courtyard garden
- External tap

WARRANTY

- 10 year NHBC warranty

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home.

Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.

All external communal area and shared facilities on the development, will be managed and maintained by Notting Hill Genesis and a service charge will be payable for the provision of these services.

