

QUAD

Q U A R T E R S

BROAD LANE • HAMPTON

An individually styled contemporary four bedroom home



Q U A R T E R S

Expressing the disciplines of the modernist movement, inspiring design focussed on individuality defines Quarters. Materials selected for their character and durability teamed with expansive glazing play a key role in the visual appeal, while free-flowing internal spaces characterise this landmark home to fulfil the aspirations of those who seek the best of uncompromised functional style.

Computer generated illustration indicative only



H A M P T O N L I V I N G

Hampton offers a London village lifestyle within easy reach of the heart of the capital. Lying within the borough of Richmond-upon-Thames, London's greenest, there's no shortage of relaxing open space, with the wide expanses of Bushy Park just a 20 minute walk from your doorstep and Richmond Park a few miles down-river.



Set against the backdrop of the Thames, Hampton has an air of sophisticated charm, with independent retailers, a Little Waitrose supermarket, welcoming pubs and restaurants, and a fabulous open-air heated pool, the gardens of which play host to live music performances in the summer months.

The high quality of Hampton's schools make it an attractive destination for families, with a number of 'good' and 'outstanding' OFSTED rated schools in the state sector. Additionally, highly regarded independents, including Hampton School for boys, Lady Eleanor Holles for girls, The Mall School, Twickenham Preparatory and Hampton Court House School.

Connected living is also a big part of the appeal, with Hampton station providing regular services to London Waterloo via Kingston, where you'll discover great shopping, restaurants and entertainment galore. Road links are also excellent with the M3 just a two mile drive away for connections to the M25 and Heathrow and Gatwick airports.



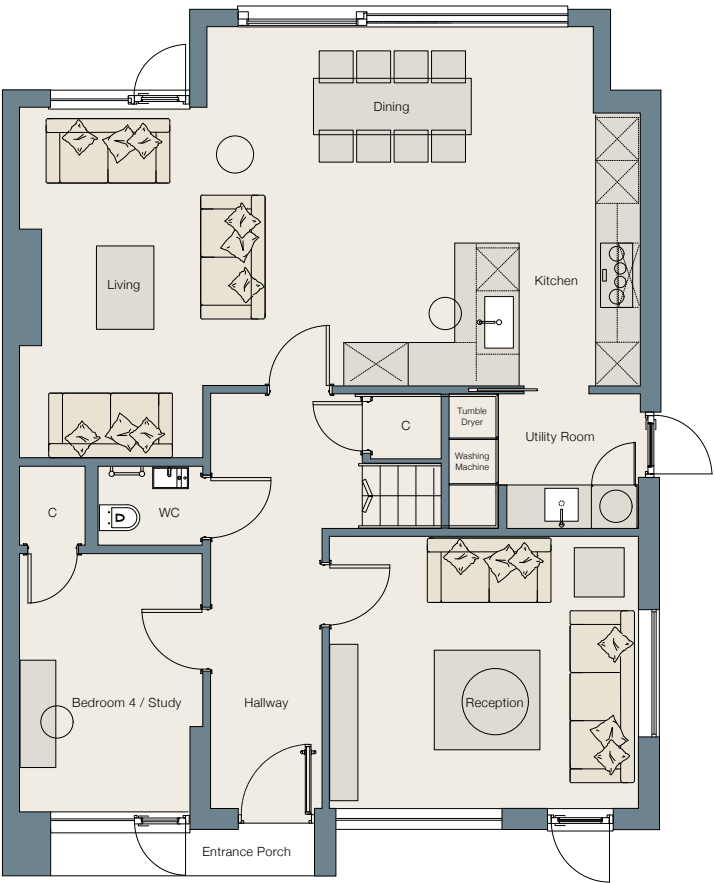
LIVE DIFFERENT

Quarters is an exciting departure from the norm, promising individuality through considered design and sleek, subtle detailing.

On the ground floor the stylish and well appointed kitchen / living / dining room benefits from an adjoining utility room equipped with washing machine and tumble dryer, while to the front of the house a reception room provides a peaceful retreat to unwind from the stresses of the day. A further reception room allows for a fourth bedroom or study / home office. On the first floor, the principal bedroom is comprehensively appointed with dressing area and en suite with bath and separate shower.



Computer generated site plan indicative only

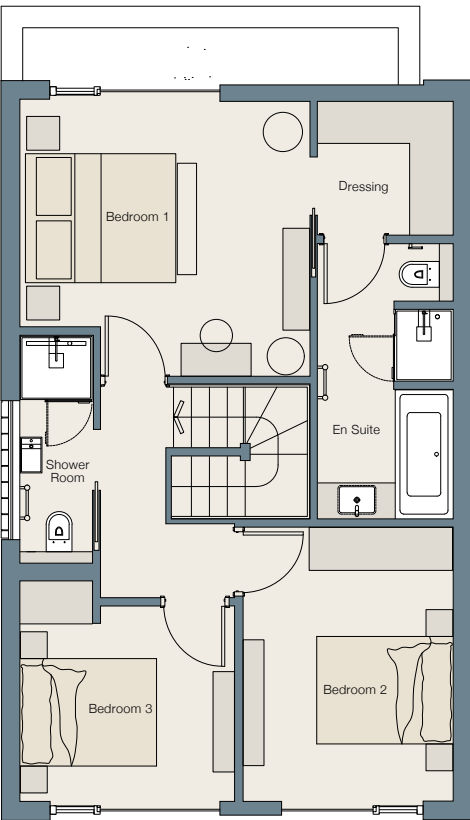


GROUND FLOOR

Kitchen / Living / Dining Room
8.47m x 4.96m 27'9" x 16'3"

Reception
4.31m x 3.94m 14'2" x 12'11"

Bedroom 4 / Study
3.70m x 2.19m 12'2" x 7'2"



FIRST FLOOR

Bedroom 1
4.04m x 3.97m 13'3" x 13'0"

Bedroom 2
3.94m x 2.93m 12'11" x 9'7"

Bedroom 3
3.14m x 2.99m 10'4" x 9'9"

C - Cupboard W - Wardrobe

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

FORM & FUNCTION

Impeccably designed to fulfil the demands of modern living, the interior of Quarters offers effortlessly flowing living areas with the accent on space and light. The open plan kitchen / living / dining room is perfect for family life and entertaining alike, with glazing opening onto the rear garden to extend your living space to the outside.





FINISHING TOUCHES

- Gated entry with secure parking for 2 cars
- Intruder alarm
- Fully landscaped gardens
- Video entry system
- High efficiency infra-red underfloor heating to ground floor
- High efficiency glass panel infra-red heating to bedrooms
- Electric vehicle charging point and external electric socket
- Low energy lighting throughout
- External cold water tap
- Fire to living room
- Unvented hot water system
- Antique grey herringbone luxury flooring to ground floor
- Designer Sisal carpet to bedrooms
- Porcelain tiles to bathrooms and glass shower screens
- White high quality sanitaryware
- Master bedroom suite with separate dressing room and en suite bathroom
- Fitted wardrobe to guest bedroom
- Oak doors, skirtings and architraves with stainless steel ironmongery
- Bespoke stained hardwood windows and doors with high security locking mechanisms
- Large double glazed window panels with Low-e surface for energy efficiency
- Solar PV panels on roof
- Facility for broadband and satellite TV (BT and Virgin) with TV points in the living room, study and master bedroom
- High quality kitchen units in matt charcoal finish with soft close hinges and runners
- Boiling water tap
- American plumbed in fridge freezer with ice maker
- Twin Siemens easy clean ovens, separate Siemens integrated combination microwave, wide induction hob and chimney type extractor
- Silestone and Zenith worktops
- Separate utility room with sink, washing machine and tumble dryer



THE QUAD DIFFERENCE

Quad is an award-winning residential developer led by architects. We combine bold design with finishes of the highest quality, making imaginative use of space to create homes that redefine contemporary living.

We control every aspect of the design and quality of our buildings, displaying meticulous attention to the finest of details. Our passion for design results in new homes that stand the test of time, enhancing the lives of those who make their home in them.



