



COURTENAY MEWS

KENNINGTON LONDON SE11

SIX NEW HOMES IN THE HISTORIC
DUCHY OF CORNWALL VILLAGE



COURTENAY MEWS

KENNINGTON LONDON SE11

INTRODUCTION

Built by specialist London developer Tailored Living Solutions, Courtenay Mews provides a variety of accommodation including three attractive newly built 3 bedroom houses located in a private courtyard. Two 2 bedroom loft style apartments and a three storey mews house have been created from a converted Edwardian Sea Cadets Hall.

Courtenay Mews is located off Courtenay Street in the heart of Kennington in a picturesque and historic village built by the Duchy of Cornwall.

The houses are walking distance from the Vauxhall Transport Interchange, the new Nine Elms / Battersea Power Station Urban Quarter, the South Bank and London Bridge Quarter and provide easy access to the West End and the City of London.

COURTENAY MEWS

The three homes in the historic Sea Cadets Hall consist of two single level apartments and one three bedroom mews house. Each have stylish loft living features which include exposed beams, generous ceiling heights and large windows.

Accessed via a private driveway opening onto a spacious forecourt, the Courtyard Houses have been designed to maximise light and space, and all have the benefit of landscaped gardens.



The Courtyard Houses

THE DUCHY OF CORNWALL VILLAGE

Courtenay Mews is located in the picturesque and historic Duchy of Cornwall village, that sits in the heart of Kennington.

The elegant architecture, low rise houses, leafy lanes and green open spaces were developed by the Duchy of Cornwall between 1913-1937 to a masterplan devised under the auspices of HRH The Prince of Wales, later King Edward VIII and Duke of Windsor.

In 1968 it was designated as a Conservation Area in reflection of its historic and architectural importance and today remains one of the most sought after residential addresses in Kennington.

HISTORY OF THE SEA CADETS HALL

Dating back to 1856 and the Crimean War, the Sea Cadets provides young people with the skills and history of the Royal Navy. The Cadets are based in training halls, each of which are named after a Royal Navy ship.

The Sea Cadets Hall off Courtenay Street was named after HMS Griffin, the famous destroyer which assisted in the evacuation of Greece and the Battle of Matapan in 1941. Inside, the hall was designed like a ship, complete with wardroom, deck and bridge, whilst outside there was a flag mast and parade ground. In 2002 the cadets were relocated to Dulwich and the hall was converted into an art gallery.

The hall is now being restored and converted to provide three homes which combine the rich character of the period building with a modern contemporary specification.

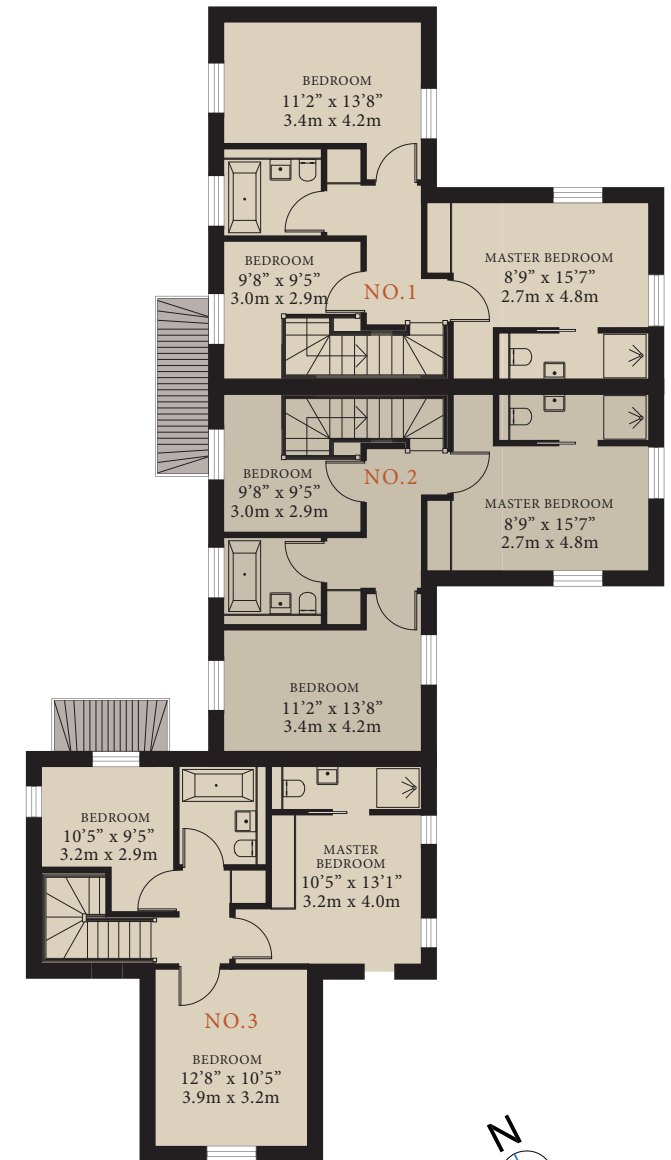
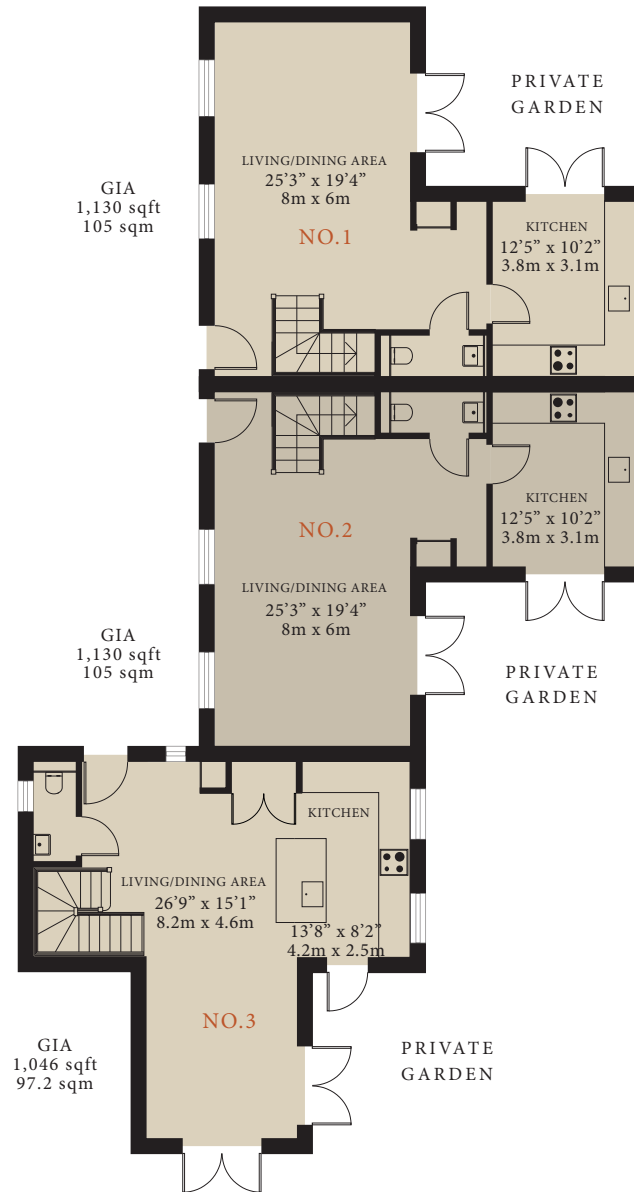
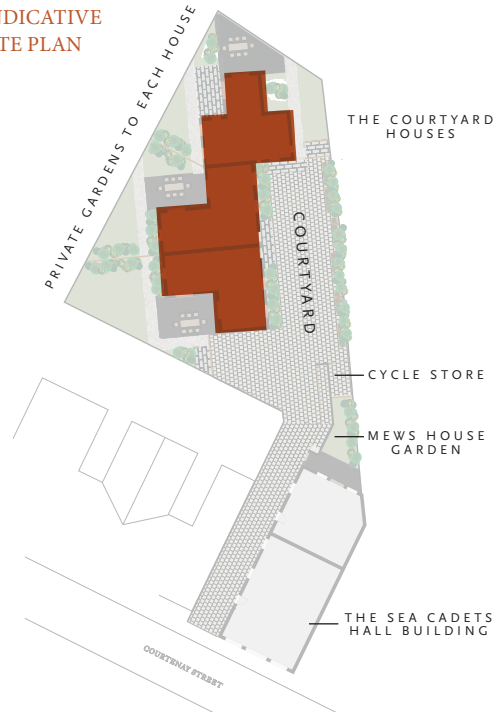


The Sea Cadets Hall building

THE COURTYARD HOUSES

- Three 3 bedroom houses
- Accessed via private driveway opening onto spacious paved and landscaped forecourt
- The newly built houses have brick facades with contrasting brick detailing and canopied entrance porticoes
- Arched feature windows to compliment the architecture of the Sea Cadets building
- Planting to front elevations
- Living/dining room opening onto private landscaped garden
- Open plan kitchen/breakfast opening onto private landscaped garden
- Master bedroom suite with ensuite shower room
- Family bathroom
- Private landscaped gardens

INDICATIVE SITE PLAN



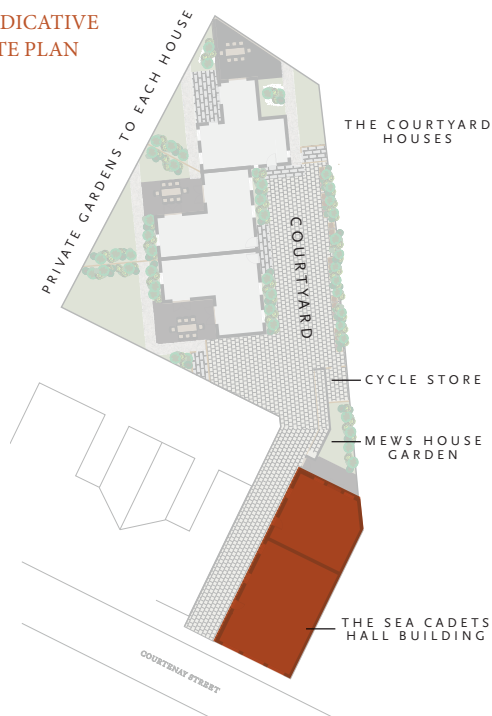


Courtyard House interior

THE SEA CADETS HALL BUILDING

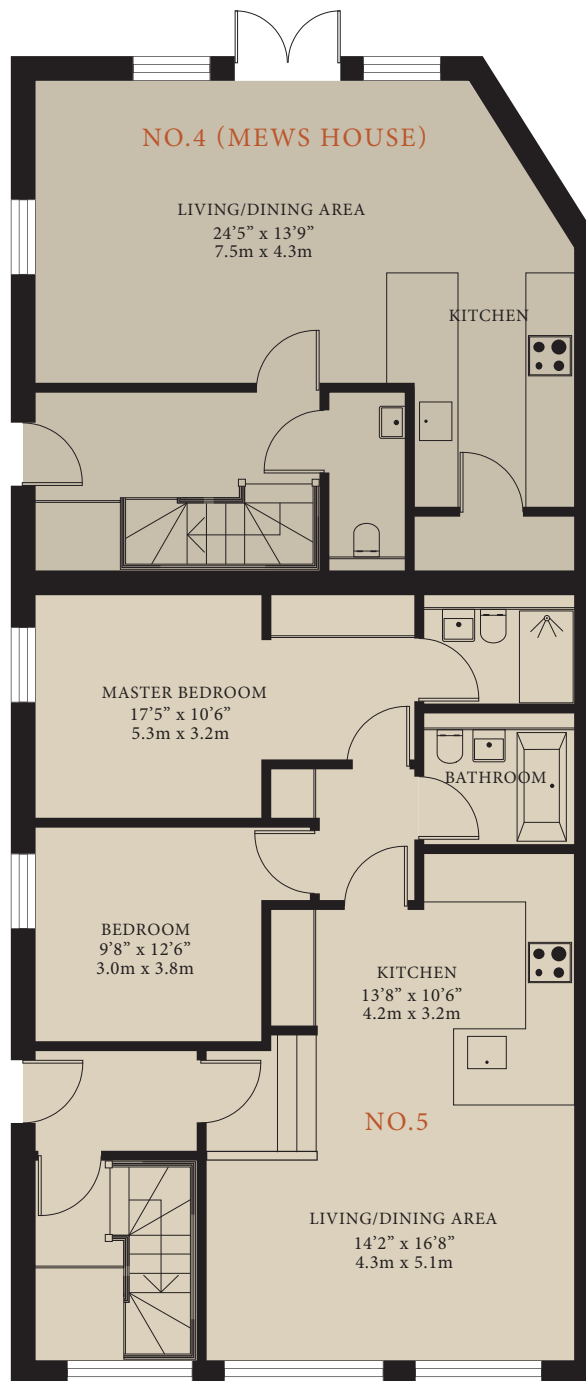
- Former Edwardian Sea Cadets Hall converted to provide two 2 bedroom loft style apartments and a 3 bedroom mews house
- The brick building has large arched windows with contrasting brick detailing and feature porthole windows
- Features include beams, generous ceiling heights and large windows
- Reception room providing living/dining area
- Fully fitted designer kitchen
- Master bedroom suite with ensuite shower room
- Main bathroom
- Canopied entrance doors

INDICATIVE SITE PLAN



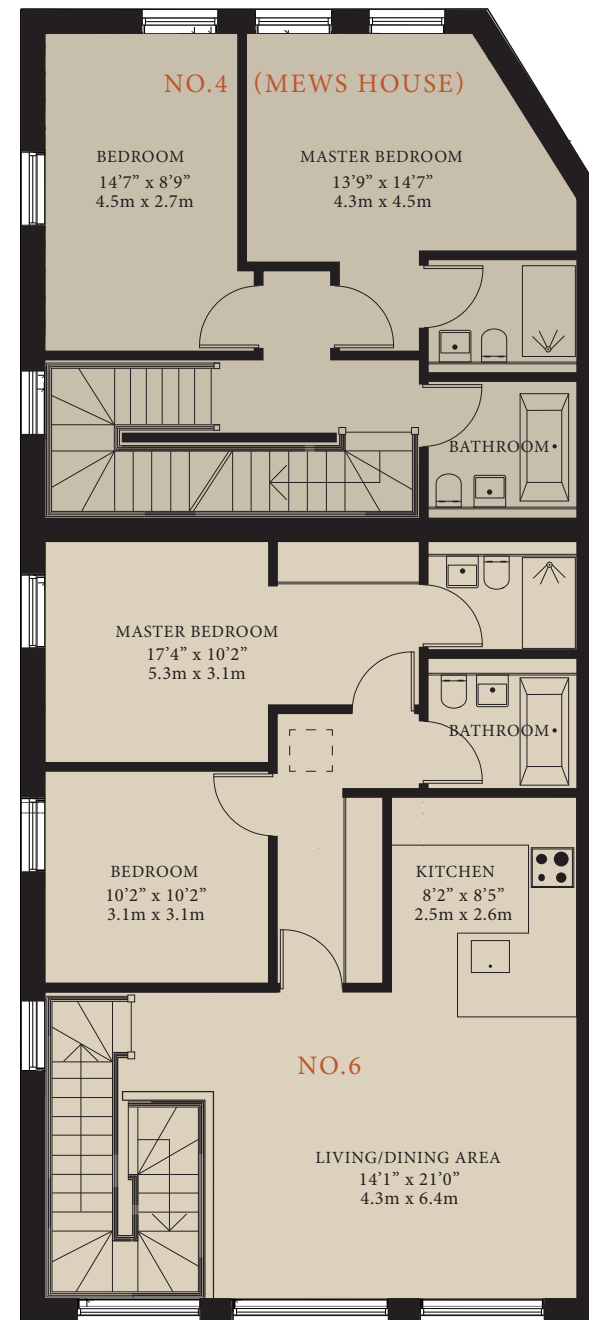
PRIVATE GARDEN

GIA
1,381 sqft
128.3 sqm

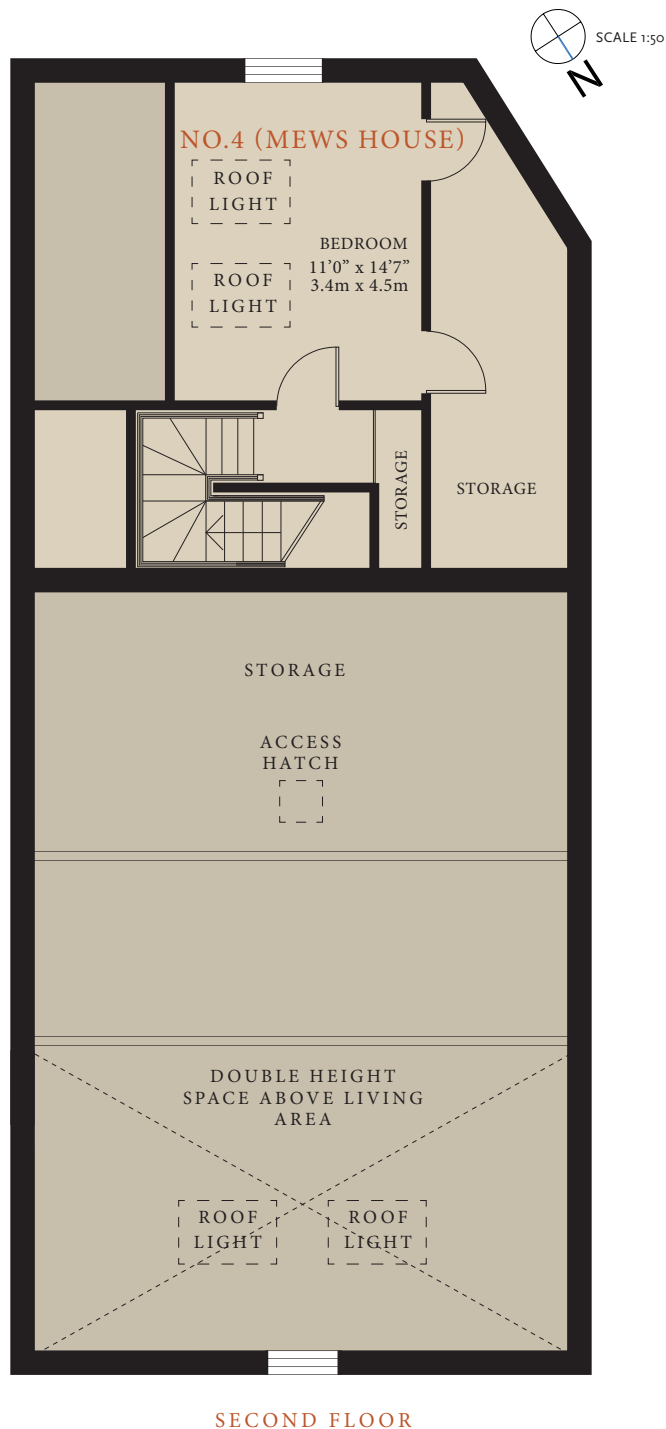


GROUND FLOOR

GIA
871'9" sqft
81.0 sqm



FIRST FLOOR



ILLUSTRATIVE IMAGES OF THE SPECIFICATION
AT COURTENAY MEWS

COURTENAY MEWS SPECIFICATION

KITCHEN

- Fully fitted designer kitchen
- Dada kitchen units with high gloss finish and soft close drawers and doors with 110 degree opening throughout
- Solid Quartz worktop and upstands
- Integrated appliances:
 - Fridge/Freezer, Dishwasher and Washer/Dryer
- Siemens integrated appliances:
 - Oven, Microwave and Ceramic Hob
- Hansgrohe Tap

LIVING ROOM

- Painted finish to all walls
- Engineered Wood flooring by Kentwood Oak Sanderson
- Windows and doors with timber finish
- Recessed Down lights throughout

BEDROOMS

- Painted finish to all walls
- Woven carpets by Weston Hammer
- Windows and doors with timber finish
- Recessed down lights throughout
- Master Bedroom suite has fitted wardrobes

MASTER EN-SUITE

- Bibliothèque tile finish to walls and floors
- Thermostatic shower

- Mirrored vanity unit and bespoke shelving
- Heated towel rails
- Duravit wash basin and toilet
- Hansgrohe taps

FAMILY BATHROOM

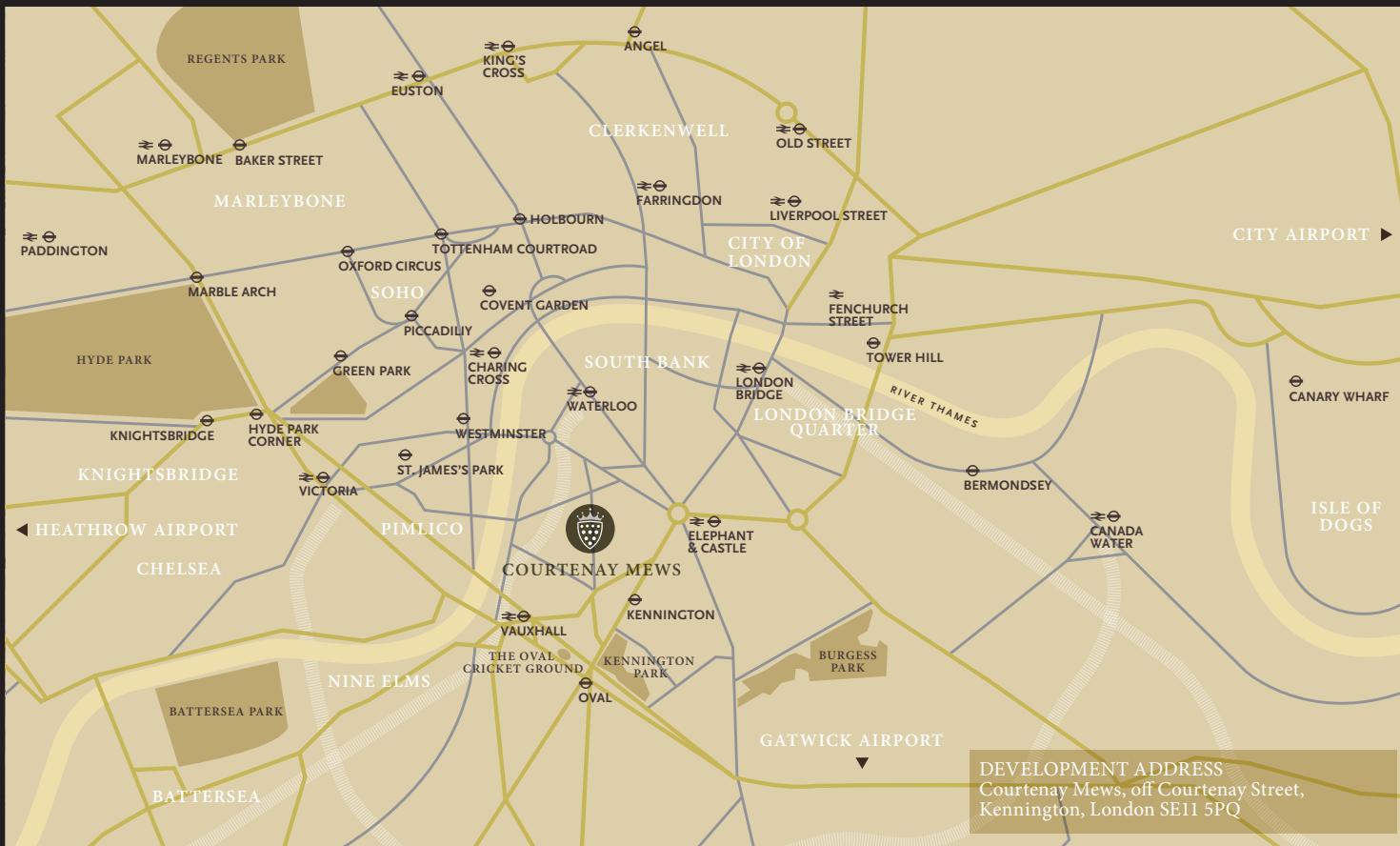
- Bibliothèque tile finish to walls and floors
- Mirrored vanity unit and bespoke shelving
- Thermostatic shower
- Heated towel rails
- Duravit washbasin and toilet
- Hansgrohe Taps

HEATING, WIRING AND SECURITY

- Under floor heating to all living and kitchen areas
- Radiators to hall and bedrooms
- Under floor heating to bathrooms
- Telephone and TV points to living area and all bedrooms
- Alarm System and Security Entry System
- Sonus Audio system to living room and master bedroom

OTHER

- Private landscaped gardens to the Courtyard Houses and Mews House
- Sustainable Design – CFSH L3 for new build and BREEAM "Very Good" for the conversion building
- Courtyard parking and secure Cycle Storage.



KENNINGTON: THE PERFECT LONDON ADDRESS

Living in Kennington allows easy accessibility to all of London's famous shops, restaurants, museums, universities and historical landmarks. Just 1.4 miles (2.3km) southeast of Trafalgar Square, Kennington is a sought after central address. Just a short stroll from Vauxhall, with its integrated railway, underground and bus station providing easy access into the West End. Kennington has local shops and cafés along Kennington Road and Kennington Lane, with Kennington Underground Station providing access into the City of London. There are five gymnasiums/health clubs in Kennington/Vauxhall and a Tesco superstore and Sainsbury's on Kennington Lane, Tesco Express on Kennington Road and Waitrose on Bond Way. The Oval Cricket Ground is a famous local landmark, with green spaces provided by Kennington Park and Spring Gardens and beyond Battersea Park and Clapham Common. Kennington is also on the doorstep of the Battersea Power Station/Nine Elms Urban Quarter, where new shops, restaurants, leisure facilities, underground station and the new Embassies for the United States and Netherlands amongst others will be built.

TRAVEL TIMES:

Under 30 minutes to every essential London location

Vauxhall to Oxford Circus.....	9 minutes
Kennington to London Bridge.....	6 minutes
Kennington to Bank (City of London).....	8 minutes
Kennington to Waterloo (Southbank).....	5 minutes
Kennington to Clapham Common.....	10 minutes
Kennington to Canary Wharf	26 minutes
Vauxhall to King's Cross (Eurostar).....	15 minutes
Vauxhall to Paddington (Heathrow Express).....	22 minutes
Vauxhall to Victoria (Gatwick Express).....	6 minutes

SOURCE: Transport for London (Underground trains)

WALKING TIMES:

Courtenay Mews to Vauxhall Underground.....	8 minutes
Courtenay Mews to Kennington Underground.....	6 minutes

SOURCE: walkit.com

PLEASE CONTACT THE SOLE SELLING AGENTS FOR MORE INFORMATION:

CLUTTONS

James Hyman
Cluttons
36 Horselydown Lane, London SE1 2LN

T: 020 7407 3669
F: 020 7407 4479
E: towerbridge@cluttons.com

CLUTTONS.COM



Ian Boardman
Daniel Cobb – Kennington
191 Kennington Lane, London SE11 5QS

T: 020 7735 9510
F: 020 7582 3475
E: kennington@danielcobb.co.uk

DANIELCOBB.CO.UK

A DEVELOPMENT BY:



Tailored Living Solutions is a premium residential developer focused on building bespoke developments, including apartments and houses, in sought after addresses in London and the South East.

www.tlsinvestments.com

NOTE: ALL IMAGES USED IN THIS BROCHURE ARE COMPUTER GENERATED AND FOR ILLUSTRATIVE PURPOSES ONLY. THE DIMENSIONS PROVIDED WITHIN THIS BROCHURE ARE SUBJECT TO VARIANCE, THEY ARE BASED ON SITE CONSTRUCTION MEASUREMENTS WITH THE WIDTH AND LENGTH MEASUREMENTS RECORDED TAKEN FROM MAXIMUM POINTS WITHIN EACH OF THE ROOMS.

IMPORTANT NOTICE: Cluttons and Daniel Cobb give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cluttons and Daniel Cobb have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
September 2013 Designed & produced by Lawrie Cornish +44 (0)20 7935 4084.