

MONTEM TERRACE

Arterberry Road, Wimbledon, London SW20 8TG



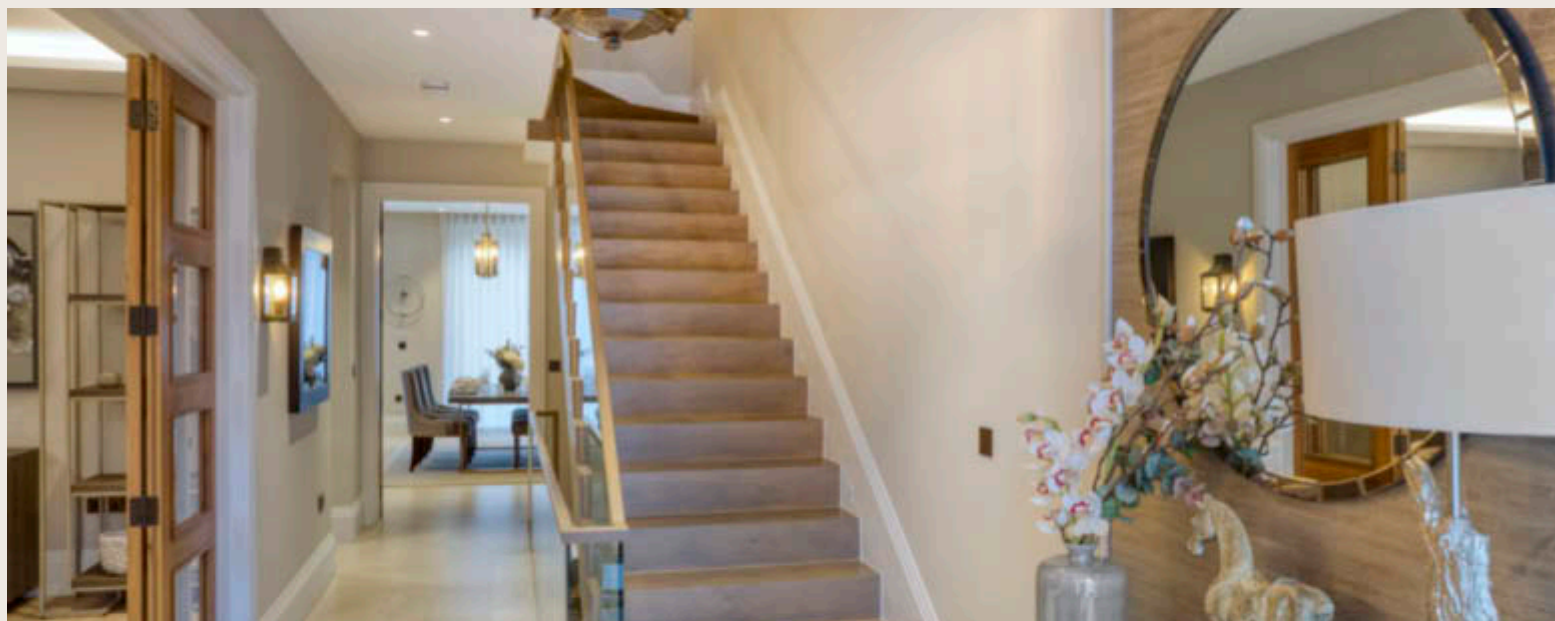
Montem Terrace is a collection of four grand, luxury houses with sumptuously spacious layouts set in a quiet road in Wimbledon close to the Common, the Village and local transport facilities

FEATURES & INTERIOR FINISHES

- Bespoke full height entrance door
- Panelled internal walnut doors
- Antique bronze ironmongery
- Engineered European solid oak wooden flooring
- Large format Italian polished porcelain tiles
- Bespoke skirting and detailed architrave profiling
- Coffered ceilings in selected rooms with scene lighting
- Programmable mood lighting
- Recessed adjustable LED down lights
- Antique bronze switch plates and sockets
- Luxury Carpeted floor finishes to bedrooms
- Walk-in master dressing room with bespoke joinery and integrated lighting design

BESPOKE KITCHEN

- Bespoke ergonomically designed German kitchens
- European composite stone worktops with detailed full height tinted mirror splash back
- Satin veneered finishes to cabinets
- Concealed LED detailed lighting
- Designer pendants over island.
- Stainless steel under mount sink with single lever Chrome mixer tap
- European composite Stone Island
- Touch control glass induction hob with heat retention level and pan size recognition
- Integrated fridge and freezer



- Integrated dishwasher
- Wine cooler with 2 controlled zones
- Miele Nespresso capsule coffee machine
- Dual Miele oven
- Miele combination microwave oven
- Solid wood cutlery tray
- Kitchen units with polished nickel ironmongery

MASTER BATHROOM

- Grand sliding pocket entrance doors
- Polished large format porcelain finishes to floors
- Duravit sanitaryware
- Elegant Onice Perla book-matched vanity wall with integrated LED lighting design
- Floating marble and veneer vanity unit, LED lit with under mount basin, polished chrome wall mounted Hansgrohe basin mixer taps, and storage drawers
- Mirrored vanity wall cabinet with integral lighting and built in shaver socket
- Walk-in double-shower cubicle with bespoke double volume glass shower screen
- Overhead Hansgrohe shower head & polished chrome wall mounted hand mixer

- Luxurious cast stone curved free-standing bath together with Hansgrohe polished chrome deck mounted mixer, triple bath controls and hand shower

- Wall hung WC with soft close seat and dual flush plate

- Heated towel rail with thermostatic control

BATHROOMS & CLOAKROOMS

- Duravit sanitaryware and Hansgrohe taps
- Polished Catania honed porcelain floor finish
- Feature wall lighting to selected bathrooms
- Bespoke fitted bathroom furniture accompanying integrated lighting, shaver sockets and storage to selected bathrooms
- Frameless glazed shower screens to walk in showers
- Wall hung WC with soft close seat and dual flush plate
- Recessed LED down-lighters throughout
- Heated towel rail with thermostatic control

HEATING / COOLING & VENTILATION

- Mechanical Ventilation with Heat Recovery (MVHR)
- Thermostatically comfort controlled under floor

- heating throughout
- Contemporary Gas fireplace in polished steel enclosure to principal living room
- Energy efficient gas Combi/boiler
- Photo voltaic panels (PV)

HOME AUTOMATION & AUDIO-VISUAL

- Control 4 “smart home” central hub automation system
- Audio/video intercom entry phone system
- Designer integrated ceiling speakers
- Broadband connection

SECURITY

- Fitted security alarm system NSI approved
- CCTV security system
- Mains supply smoke or heat detectors system

EXTERNAL FINISHES

- Landscaped gardens with patio dining space
- 2 off street car parking bays & Covered cycle storage

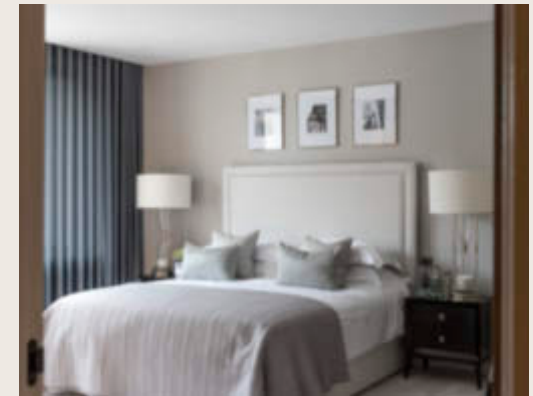
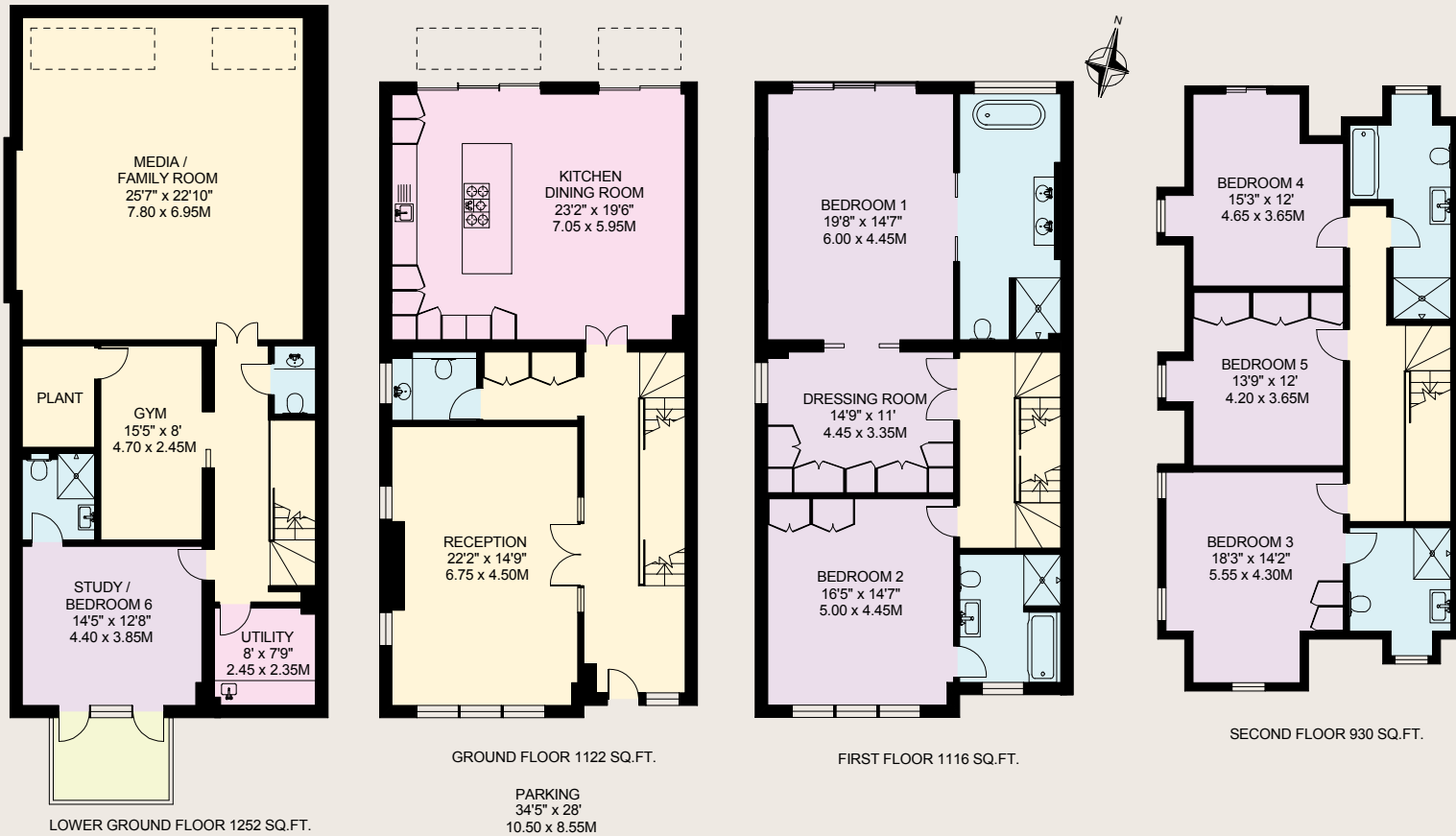
PEACE OF MIND

- 10 year build warranty



APPROXIMATE INTERNAL FLOOR AREA
4420 SQ.FT. / 410.6 SQ.M.

GARDEN
 41'4" x 28'
 12.60 x 8.55M



PRICE ON APPLICATION
Viewings by appointment through Robert Holmes & Co on 020 8947 9833

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, nor tested the services, appliances or specific fittings.