



RAVENCOURT PARK

One & Two Bedroom Luxury Apartments



CHARTERHOUSE
LONDON





The Glassmills is an exclusive collection of twelve beautifully converted 1 & 2 bedroom loft style apartments finished to exacting standards.

The ground floor apartments benefit from outside terrace areas whilst the first floor apartments have vaulted ceilings giving a feeling of space.



AT A GLANCE

- Located within the London Borough of Hammersmith and Fulham
- Warehouse conversion of contemporary loft style apartments
 - Safe, quiet and secure
 - Low rise with low anticipated freehold running costs
- Apartments to the first floor have a spectacular feeling of space with large roof lights designed to flood the receptions with light
- Apartments to the ground floor have their own exterior space / storage area***
 - The two bedroom apartments each have one on-site parking space
- The two bedroom apartments benefit from private roof terraces or garden areas
 - Secure cycle storage for all apartments

***Apartment 3 does not have a demised terrace



Images from a completed Charterhouse development

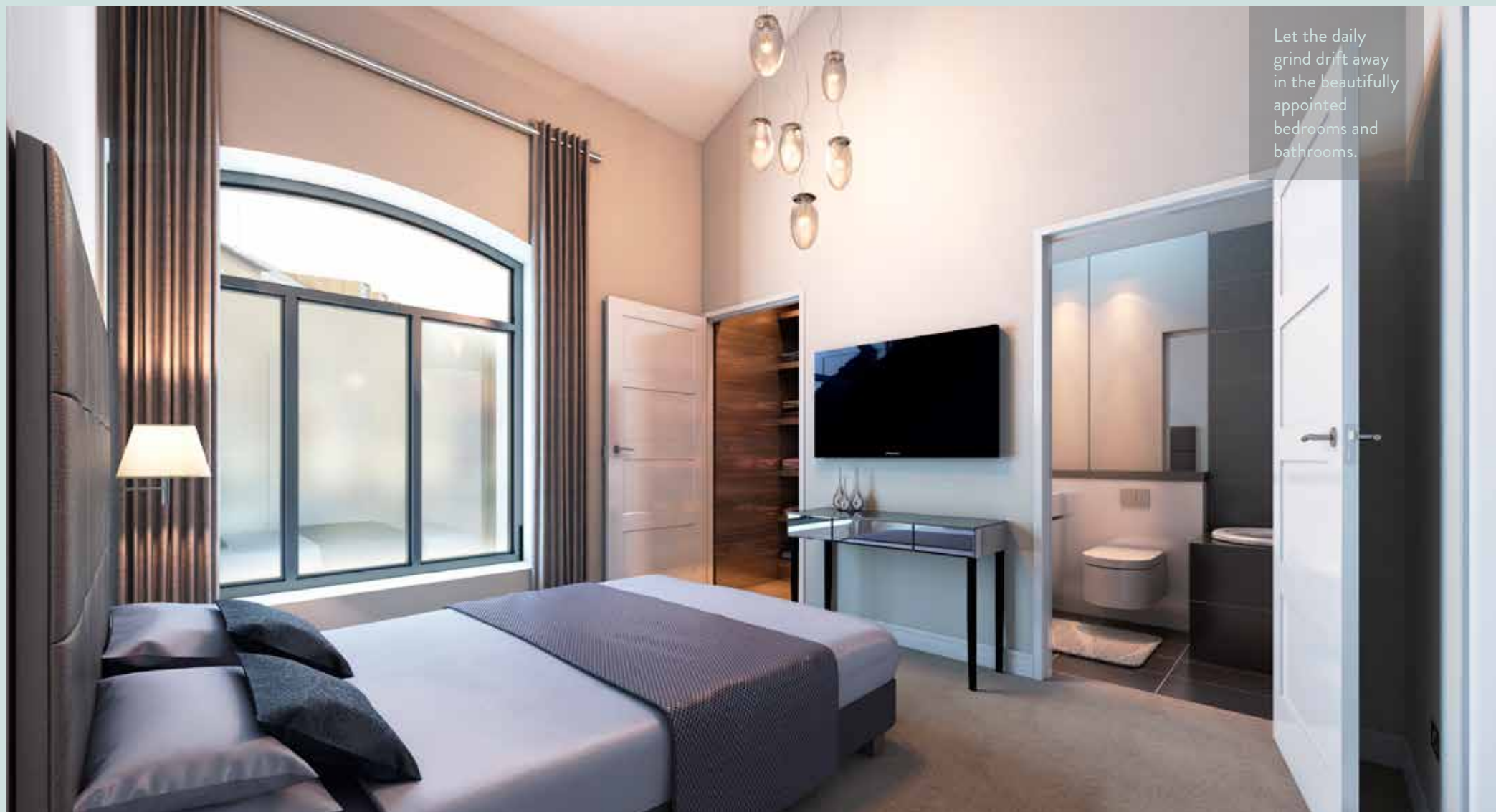
SIT BACK OR ENTERTAIN

Apartments to the 1st floor have a spectacular feeling of space with large roof lights designed to flood the receptions with light.



CGI of actual development

RELAX & UNWIND



Let the daily grind drift away in the beautifully appointed bedrooms and bathrooms.

CGI of actual development



Images from a completed Charterhouse development



A FOCUS ON LOCATION

With Chiswick's abundant green spaces it could suggest a placement well beyond the boundary of central London, however it sits in close proximity to the very best locations that London has to offer.



RICHMOND PARK



10 mins

A former royal hunting ground, Richmond Park is known for its wild herds of fallow and red deer. This iconic park also boasts beautiful views over St. Paul's Cathedral from atop of King Henry's Mound.



KEW GARDENS



11 mins

Now a UNESCO World Heritage Site and Sprawling over 300 acres, the Royal Botanical Gardens of Kew are a must for anyone who appreciates nature and history. The 170 year old Victorian greenhouse 'Palm House' (pictured) is worth the visit alone.



ROYAL ALBERT HALL



30 mins

Since 1871 this iconic venue continues to host amazing productions. From the pomp and ceremony of the BBC Proms, the visual spectacle of the Cirque du Soleil, to the strains of the Royal Philharmonic Orchestra the calendar is always full, varied and spectacular.



LONDON SHOPPING



33 mins

World famous shopping destinations Oxford Street and Bond Street are only a short distance away. From there a short taxi ride across Hyde Park, will find the exclusive designer names and prestigious stores of Knightsbridge and Mayfair.

ON YOUR DOORSTEP

Fine dining is within easy reach, but with central London just twenty minutes by train the choices are literally endless.

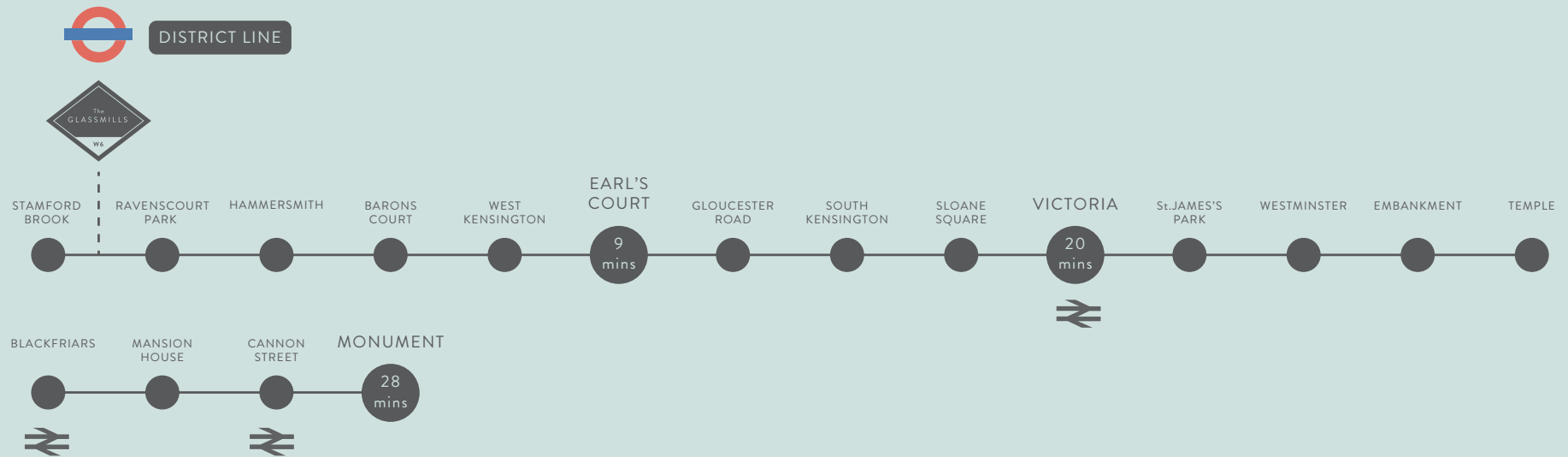


EDUCATION

The development is conveniently located for London's 40+ universities and higher education colleges. For families, the area has its own highly regarded community schools and offers good access to many of London's renowned private schools.



WELL CONNECTED



**All times are approximate and are sourced via TFL & Google*

The Glassmills is just a 4 minute (0.2 miles) walk from Stamford Brook tube station, connecting to Victoria in 20 minutes* or Covent Garden in only 33 minutes* (via the Piccadilly Line).



The motorist will appreciate the convenient journey via the M4 to Heathrow airport (15 miles).*



ASHLAR COURT (W6)
2 BEDS FROM
£745k ~ £1,070/ft*

SOVEREIGN COURT
2 BEDS FROM
£965k ~ £1,321/ft*

375 HIGH ST KENSINGTON
1 BEDS FROM
£900k ~ £1,601/ft*

ST PETERS SQUARE
1 BEDS FROM
£625k ~ £ / sq ft TBC*

FULHAM REACH
2 BEDS FROM
£1.175m ~ £1,466/ft*

LONDON SQUARE
3 BEDS FROM
£2.6m ~ £1,509/ft*

*Source ~ Rightmove new home data ~ April 2014

A SOUND INVESTMENT

The average house price within Hammersmith and Fulham was £783,959 in 2013, whereas its well-established neighbour Kensington & Chelsea was £1,687,009 during the same period. (Source ~ Rightmove).

Whilst many buyers will no doubt be increasingly attracted to Hammersmith and Fulham because of the relatively modest values, CBRE's Prime Expansion report of June 2013 estimates by 2023 Hammersmith and Fulham will have an average sale price in excess of £2,000/ft.

Whilst the ripple effect originating in Prime Central London gathers momentum, Hammersmith and Fulham's commitment to regeneration will further enhance the desirability of the borough as a place to live, work and invest in.

REGENERATION

The London Borough of Hammersmith and Fulham has five regeneration areas planned over the next 20 years including Hammersmith town hall on King Street (500m from The Glassmills) which has recently been granted planning permission for a new square, residential accommodation and a locally run cinema operated by Curzon.



The continued commitment to regeneration within the borough not only enhances the streetscape, but also encourages further investment into the area.



City of London

COWSHED

PS

BC

CARYOSSON
at
210
WINE BAR &
EATING PLACE
020 8998 9121

Cath Kidston
EST. LONDON 1991

THE OLD CINEMA
VINTAGE * RETRO

JAZZ
LIVE MUSIC
12 20



AMENITIES GALORE

The Glassmills is just a short stroll from Ravenscourt Park and the hustle and bustle of Chiswick High Road.

Set within the Westcroft Square conservation area The Glassmills could be considered a hidden gem, with no obvious street frontage The Glassmills offers its own tranquil environment.

The apartments at The Glassmills enjoy access to many of the nearby bistros, shops, cafés and quiet parks of W6.

For those summer strolls The Thames path is also close by, you could walk down the road to the River Café or indulge in some more vigorous activity at one of the many sailing clubs.



STAMFORD
BROOK

The
GLASSMILLS
W6

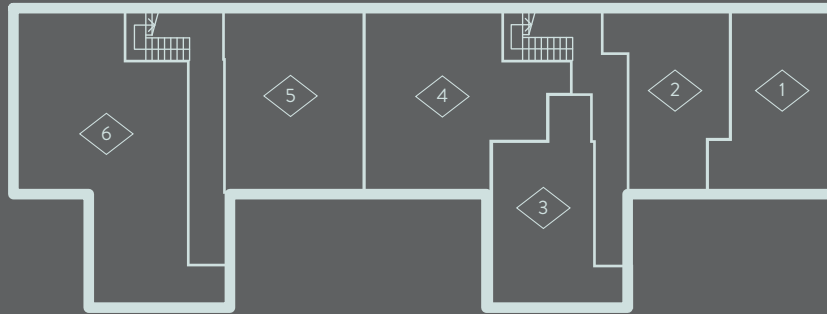
RAVENS COURT
PARK

RAVENS COURT
PARK

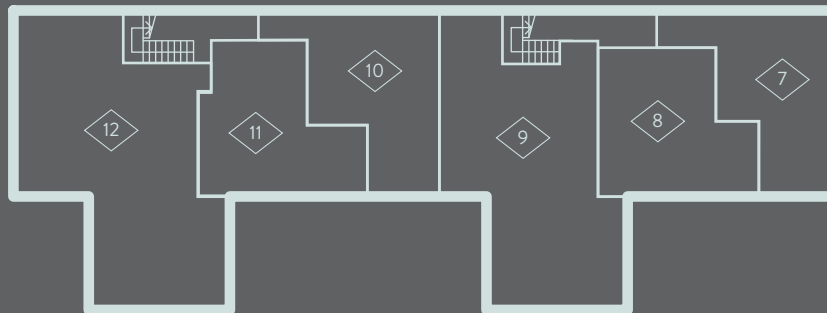


FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



APARTMENT

1

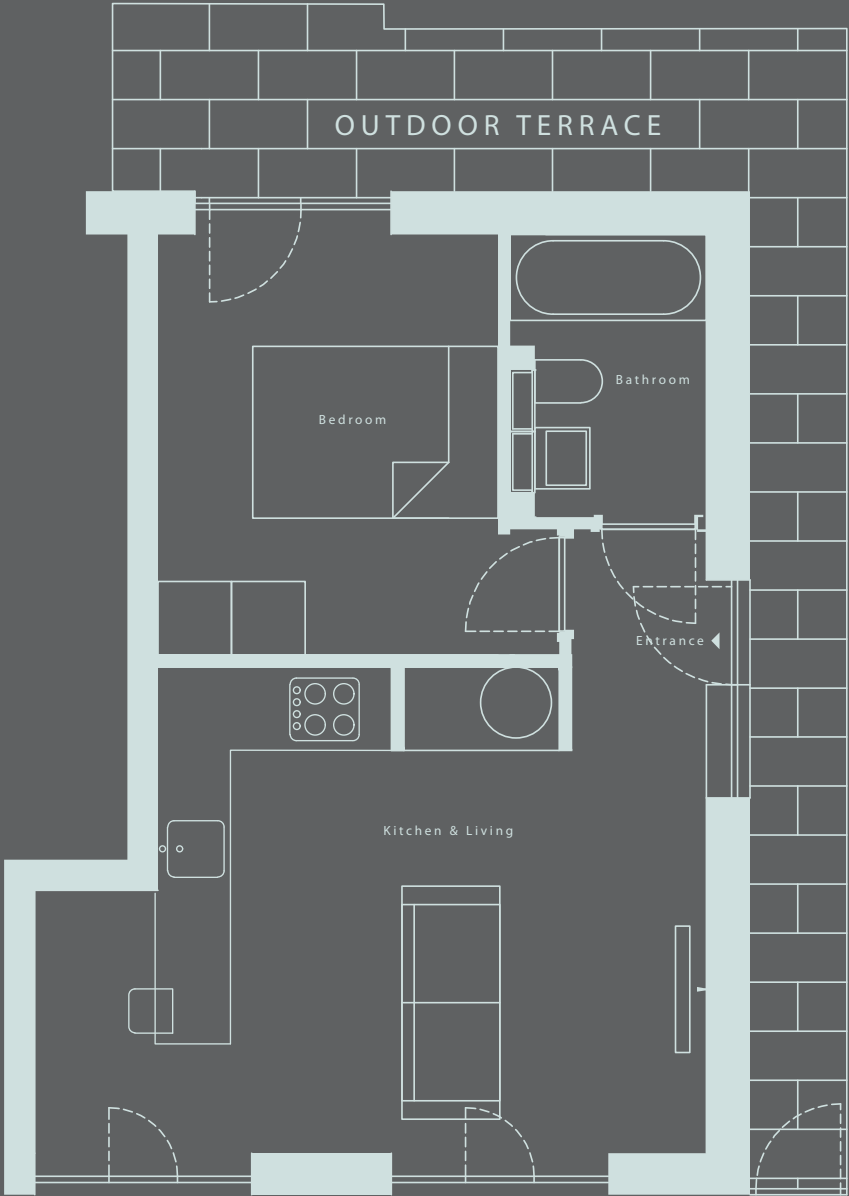
GROUND FLOOR

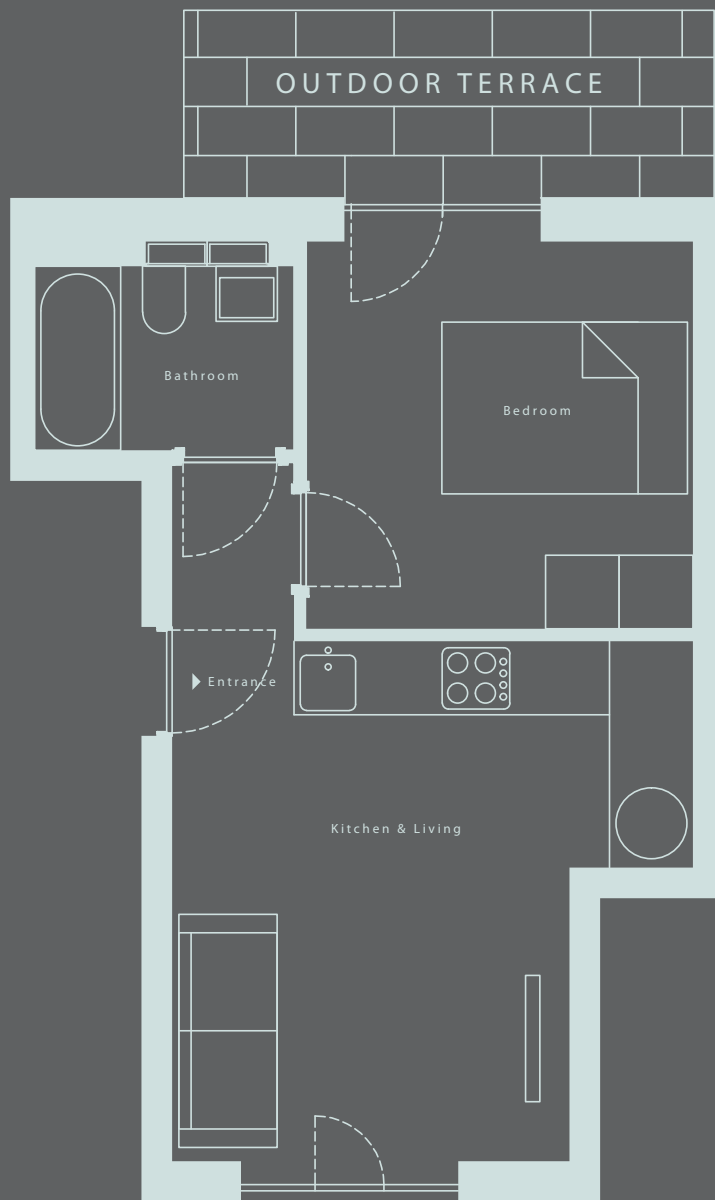
1 x Bedroom

1 x Bathroom

Internal area (GIA)	396 sqft
Terrace area (GIA)	158 sqft
Loft storage	n/a







APARTMENT

2

GROUND FLOOR

1 x Bedroom
1 x Bathroom

Internal area (GIA)	344 sqft
Terrace area (GIA)	64 sqft
Loft storage	n/a



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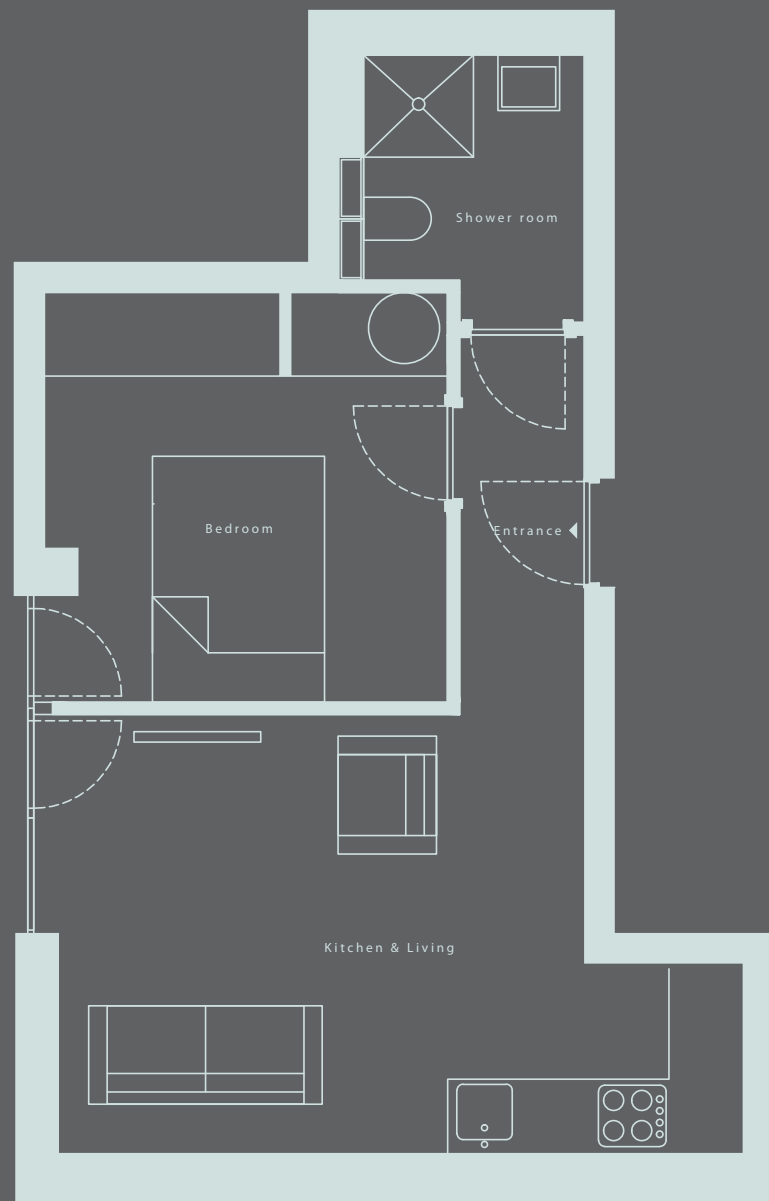
APARTMENT

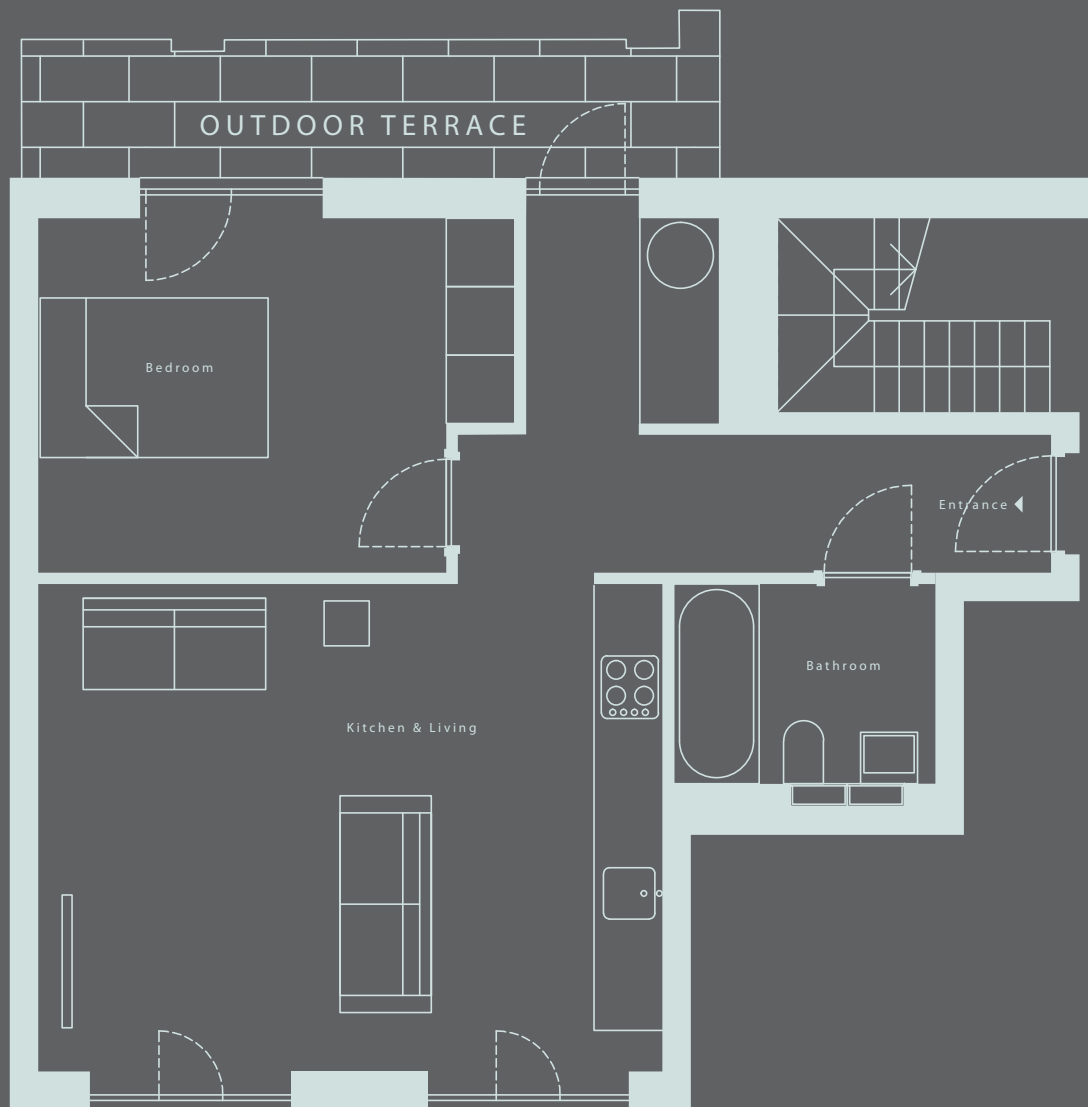
3

GROUND FLOOR

1 x Bedroom
1 x Bathroom

Internal area (GIA)	395 sqft
Loft storage	n/a





APARTMENT

4

GROUND FLOOR

1 x Bedroom
1 x Bathroom

Internal area (GIA)	562 sqft
Terrace area (GIA)	86 sqft
Loft storage	n/a



APARTMENT

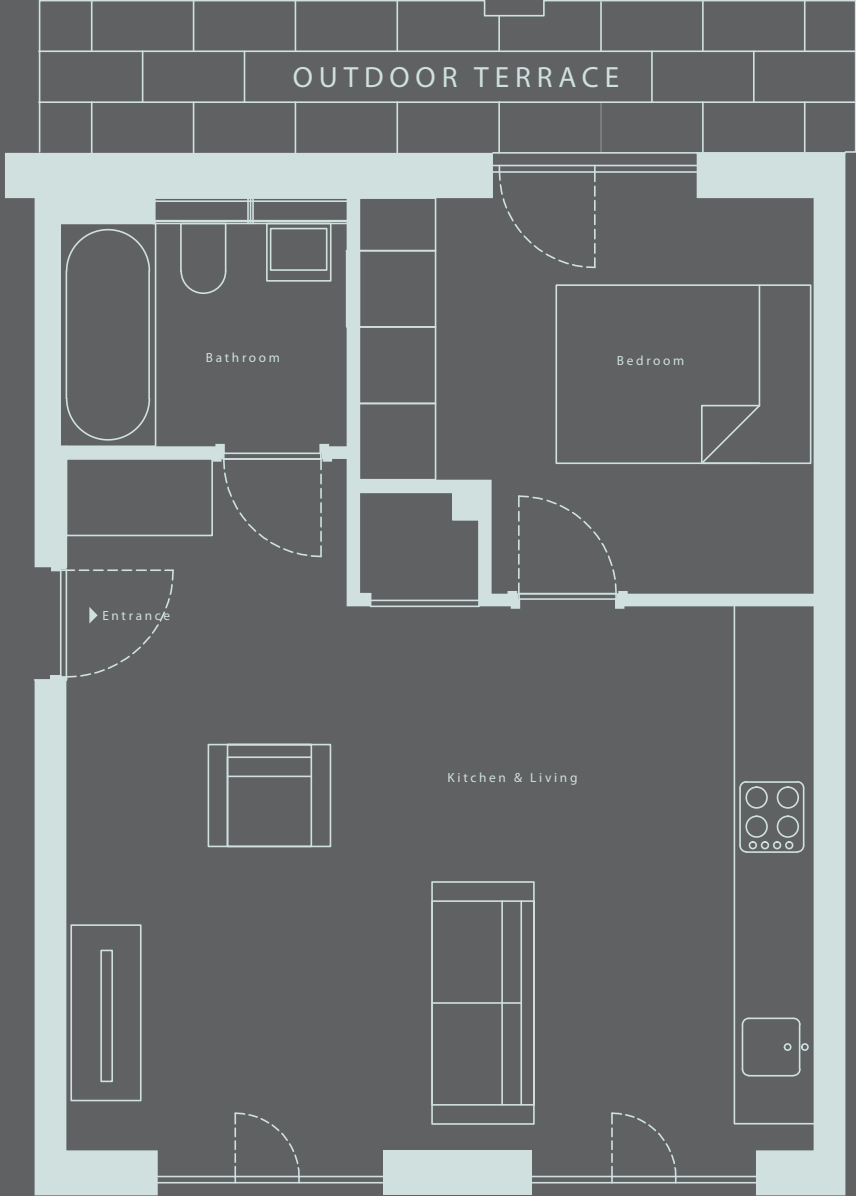
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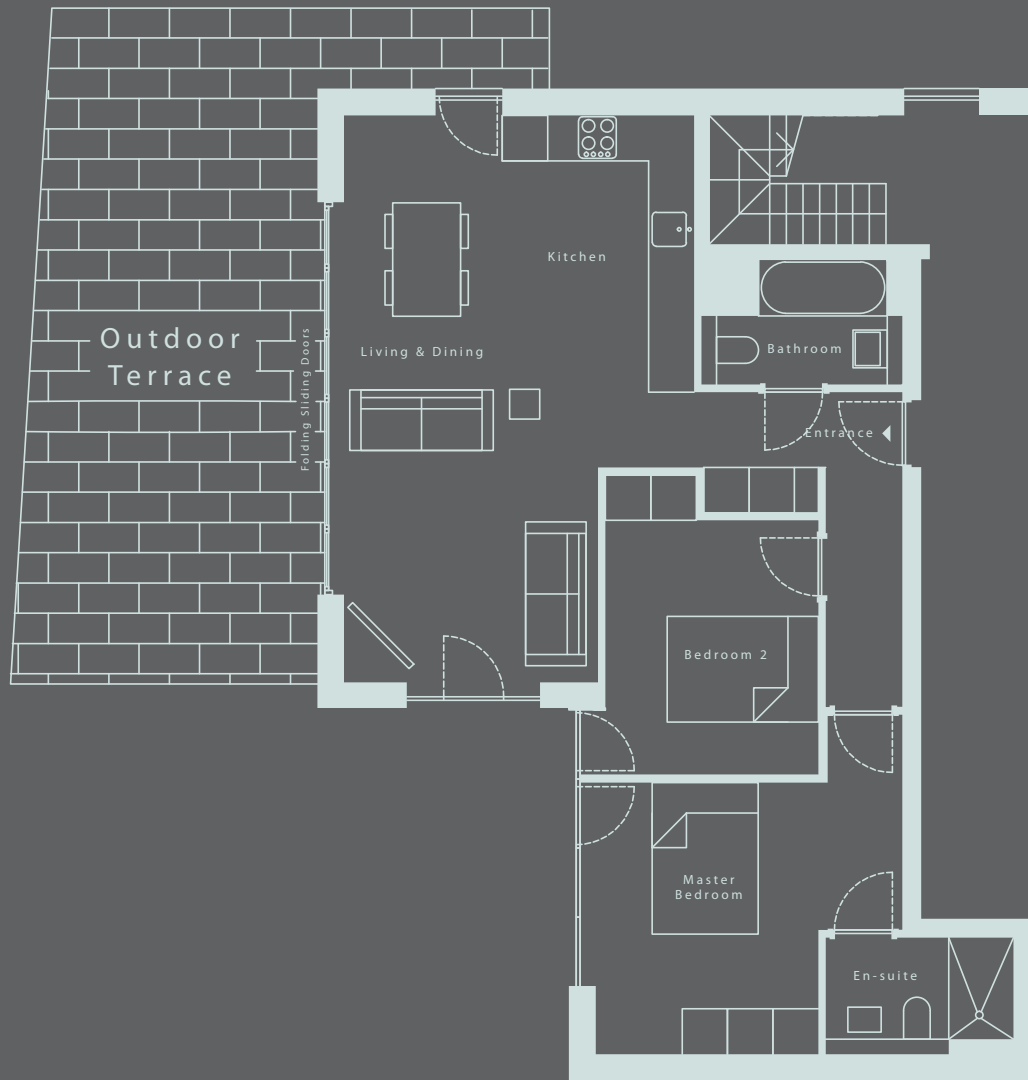
GROUND FLOOR

1 x Bedroom
1 x Bathroom

Internal area (GIA)	485 sqft
Terrace area (GIA)	83 sqft
Loft storage	n/a







APARTMENT

6

GROUND FLOOR

2 x Bedroom
2 x Bathroom

Internal area (GIA)	790 sqft
Terrace area (GIA)	397 sqft
Loft storage	n/a

Parking space	x 1
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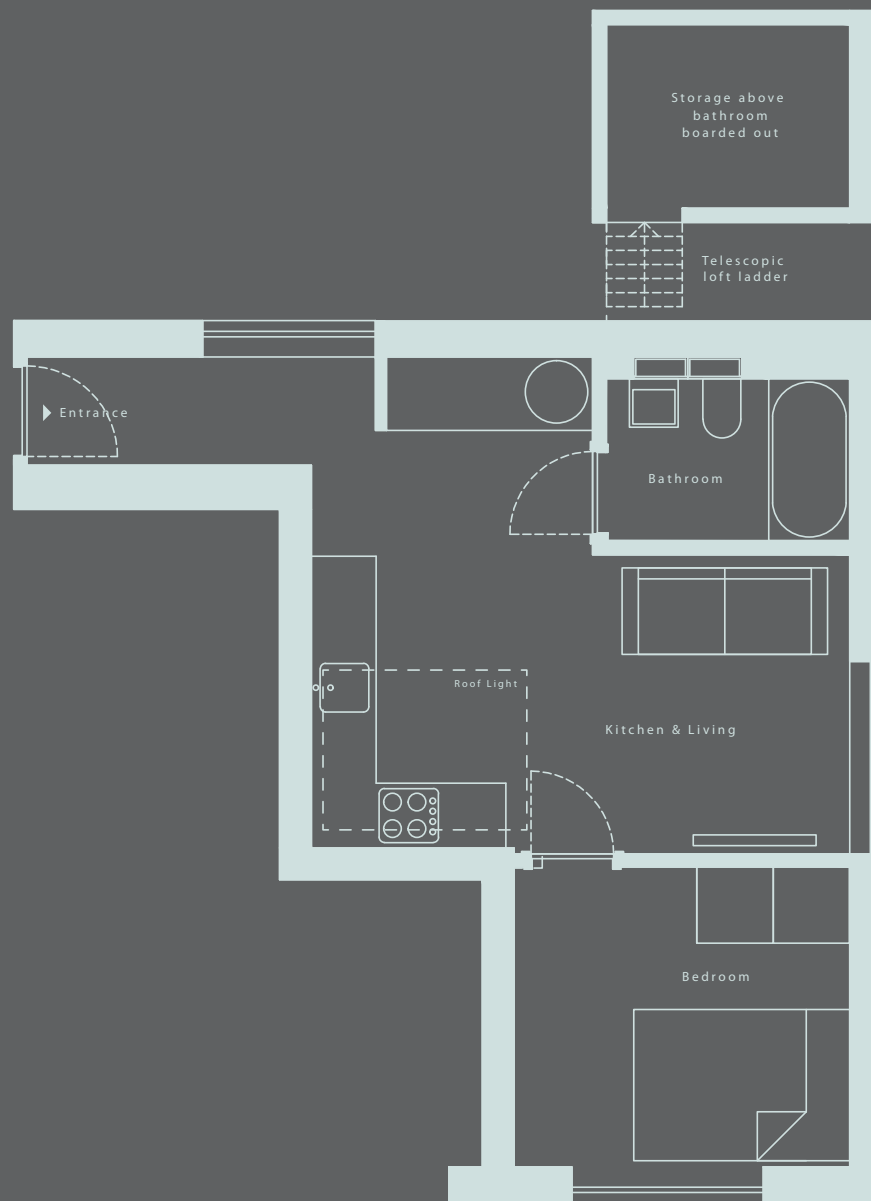
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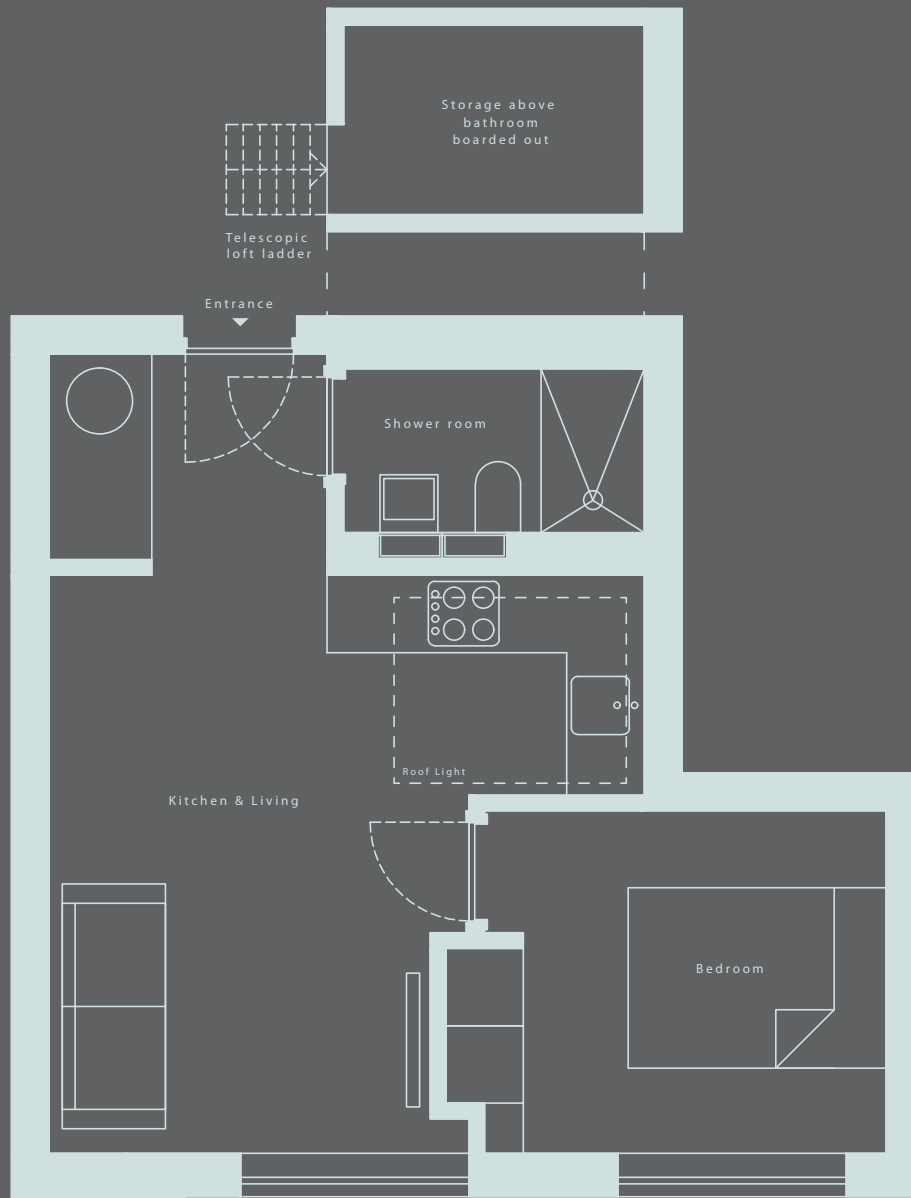
7

FIRST FLOOR

1 x Bedroom
1 x Bathroom

Internal area (GIA)	370 sqft
Loft storage	Yes





APARTMENT

8

FIRST FLOOR

1 x Bedroom
1 x Bathroom

Internal area (GIA) 362 sqft

Loft storage Yes



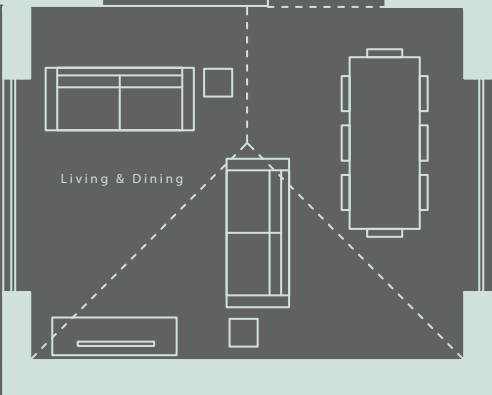
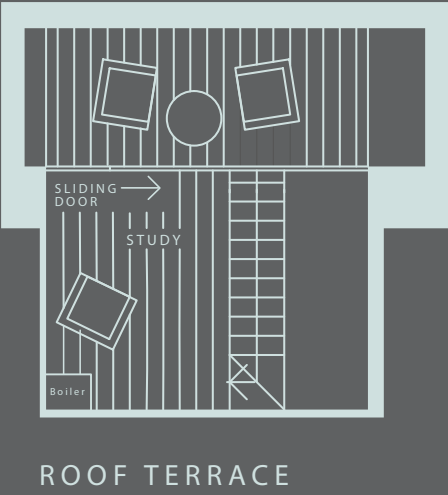
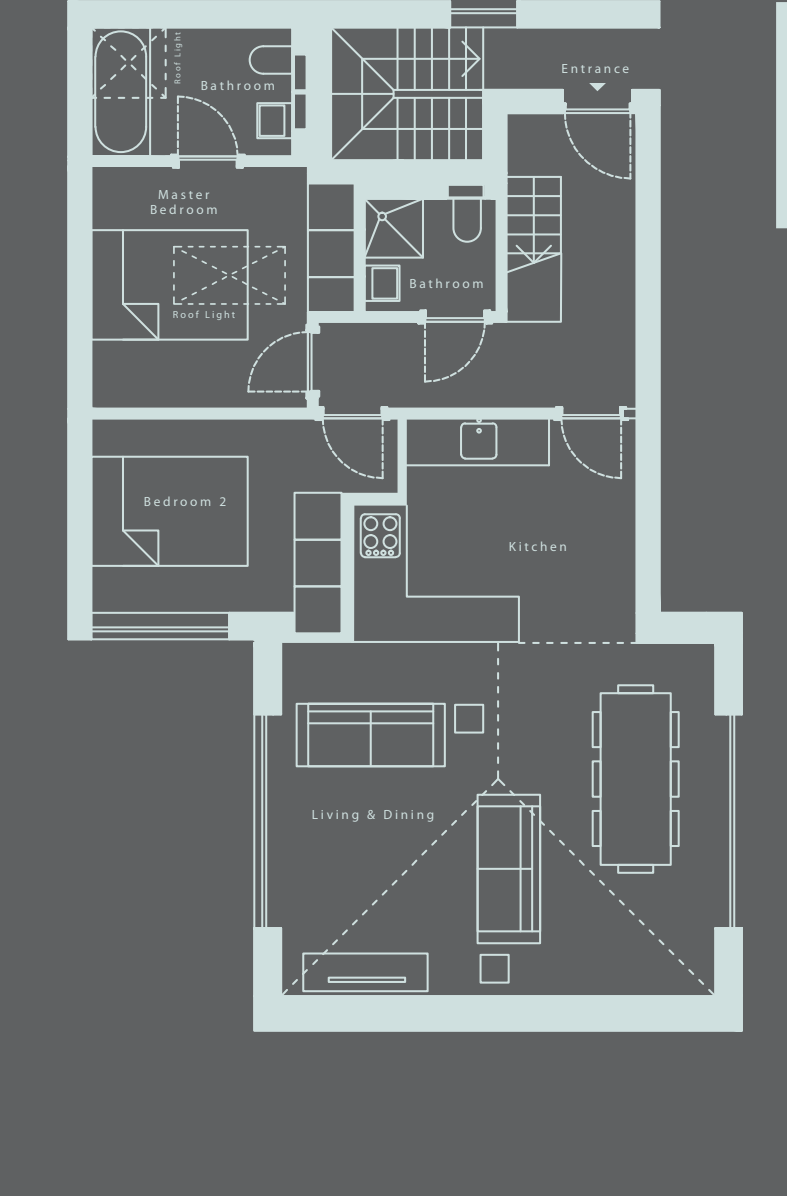
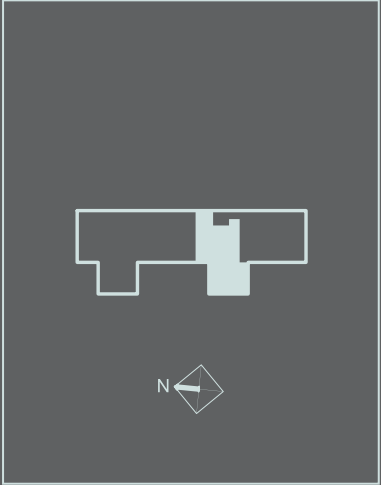
APARTMENT
9

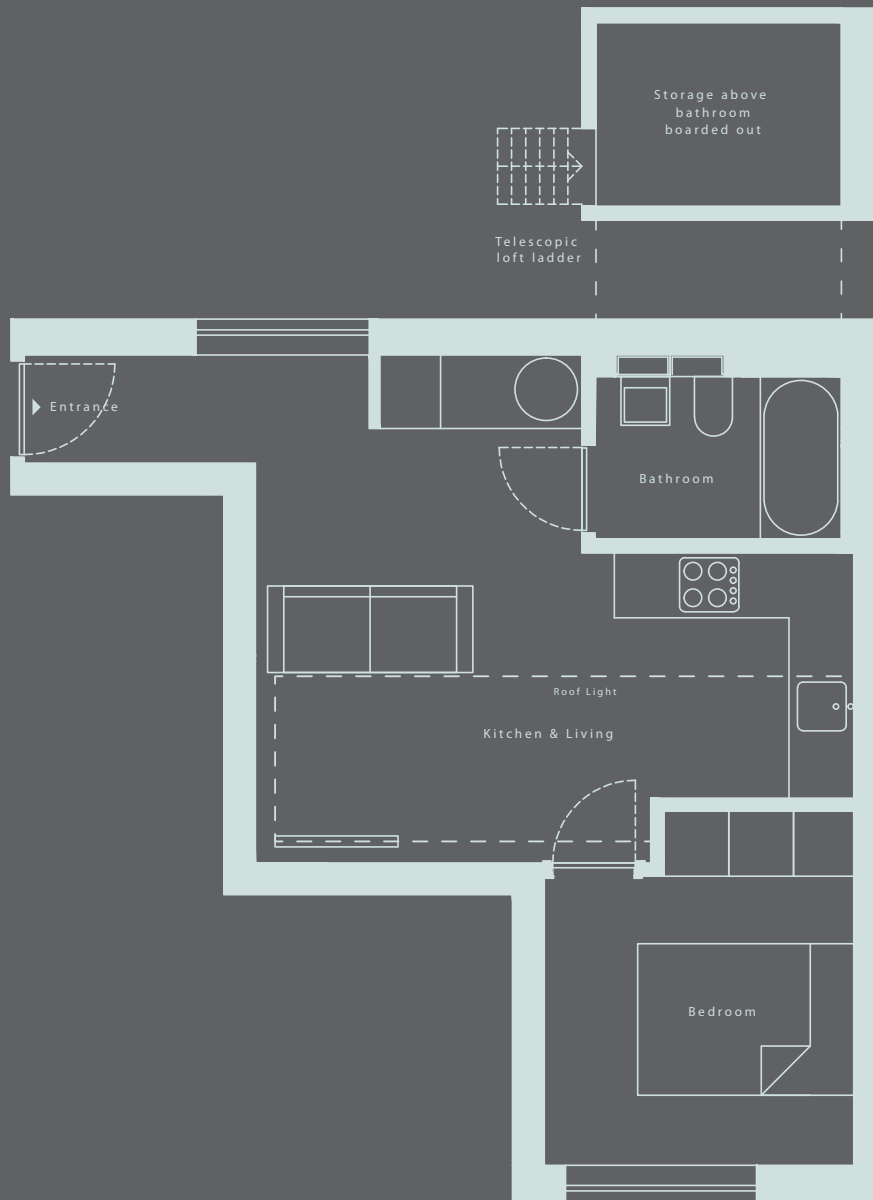
FIRST FLOOR

2 x Bedroom
2 x Bathroom
1 x Study

Internal area (GIA)	871 sqft
Terrace area (GIA)	79 sqft
Loft storage	n/a

Parking space	x 1
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APARTMENT

10

FIRST FLOOR

1 x Bedroom
1 x Bathroom

Internal area (GIA) 389 sqft

Loft storage Yes



APARTMENT

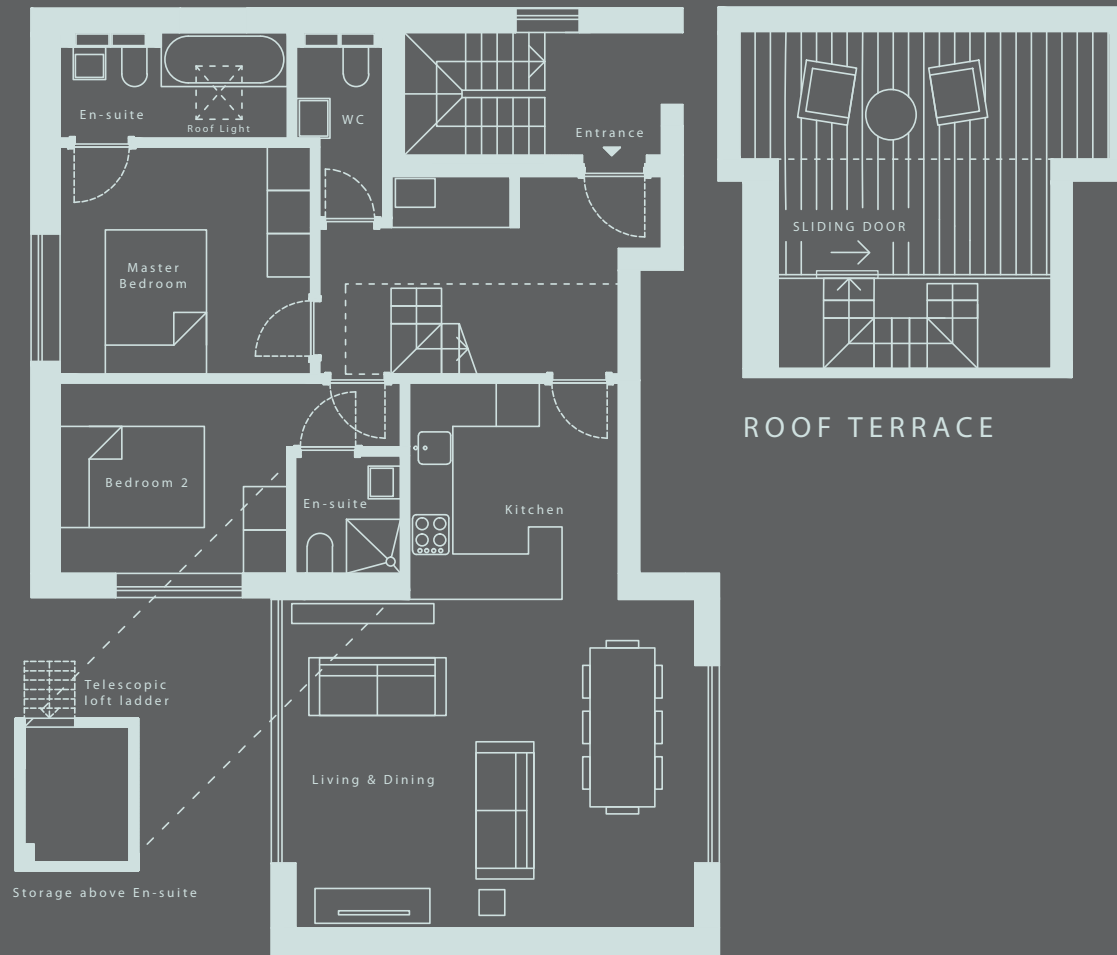
11

FIRST FLOOR

1 x Bedroom
1 x Bathroom

Internal area (GIA)	344 sqft
Loft storage	Yes





APARTMENT

12

FIRST FLOOR

2 x Bedroom
2 x Bathroom
(both En-suite)

Internal area (GIA)	861 sqft
Terrace area (GIA)	163 sqft
Loft storage	Yes
Parking space	x 1





KITCHENS

- Contemporary bespoke kitchen units
- Composite stone worktop
- Glass up stands , full height splash back to cooking area
- Grey smoked oak wide board engineered flooring
- Stainless steel under mounted sink featuring high quality mixer tap
- Siemens integrated oven
- Siemens low profile ceramic hob
- Siemens fully integrated extractor unit
- Siemens integrated multifunction dishwasher* (larger 1 bed flats 4 & 5 to receive same spec)
- Siemens fridge and separate freezer* (larger 1 bed flats 4 & 5 to receive same spec)
- Siemens fridge with integrated freezer compartment ~ 1 bed flats only
- Siemens integrated washer/dryer
- Worktop LED lighting
- Low energy LED down-lighting**

LIVING ROOMS/HALLS

- Grey smoaked oak wide board engineered flooring
- Low energy LED down-lighting with dimming function**
- Painted wall finish

BEDROOMS

- Bespoke built-in wardrobes
- High quality Westex carpets
- Low energy LED down-lighting with dimming function**
- Painted wall finish

BATHROOMS

- Wall hung WC and a concealed cistern with soft close seat
- Kaldewei white steel enamelled bath with wood effect panelling
- Thermostatic bath/shower mixer
- Wall mounted rain head shower ~ to ensuite bathrooms only
- Contemporary wall mounted basin with monobloc mixer tap
- Chrome finish ladder style heated towel rail
- Bespoke integrated mirrored bathroom cabinet with glass shelving
- Contemporary porcelain wall and floor tiles

SECURITY

- Oversized loft style walnut veneered front doors
- High security double locking front door with spyhole viewer
- Audio video door entry system
- Mains supply smoke and heat detectors
- Automated pedestrian and vehicular gates

MECHANICAL & ELECTRICAL

- Underfloor heating throughout
- Wiring for digital television & Sky
- Telephone outlet to living Rooms and master Bedroom*
- *5 amp lighting circuit to reception

INTERIOR FINISHES

- Contemporary paneled doors with white satin painted door linings
- Contemporary square skirting with white satin finish
- High quality stainless steel ironmongery

COMMON AREAS

- Polished porcelain tiles to ground floor entrance
- Carpeting to all corridors and stairs
- Individual lockable mail boxes
- 10 year new build structural warranty
- Secure bike stands
- Glazed walnut veneered fire doors

*Only available for the 2 bedroom apartments

**First floor apartments have spot lights to kitchen areas, wall and pendant lights to reception area

Note: we reserve the right to amend this specification at any time, to alternative products of equal or better quality

SALES

To enquire about availability, please contact our
sales manager Gordon Brodie on...

020 7471 6060

mail@charterh.co.uk

or visit...

www.theglassmills.co.uk



Maps are not to scale and show approximate locations only. The information in this document is indicative and is intended to act as a guide only as to the finished product.

Accordingly, due to Charterhouse's policy of continuous improvement, 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 subject to minor variations and are not intended to be used for carpet sizes or items of furniture. The Glassmills name for marketing purposes only and are not intended to necessarily form part of the postal addresses.

Applicants are advised to contact
Charterhouse London to
ascertain the availability
of any particular
property.



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LONDON