

THE ANGELL

THE ANGELL



Apartments 1-10, Larkhall Lane, London SW4



**“...this proposal is clearly carefully crafted,
with great attention to detail, in planning
terms and more generally.”**

CABE

The Commission for Architecture and the Built Environment

THE ANGELL

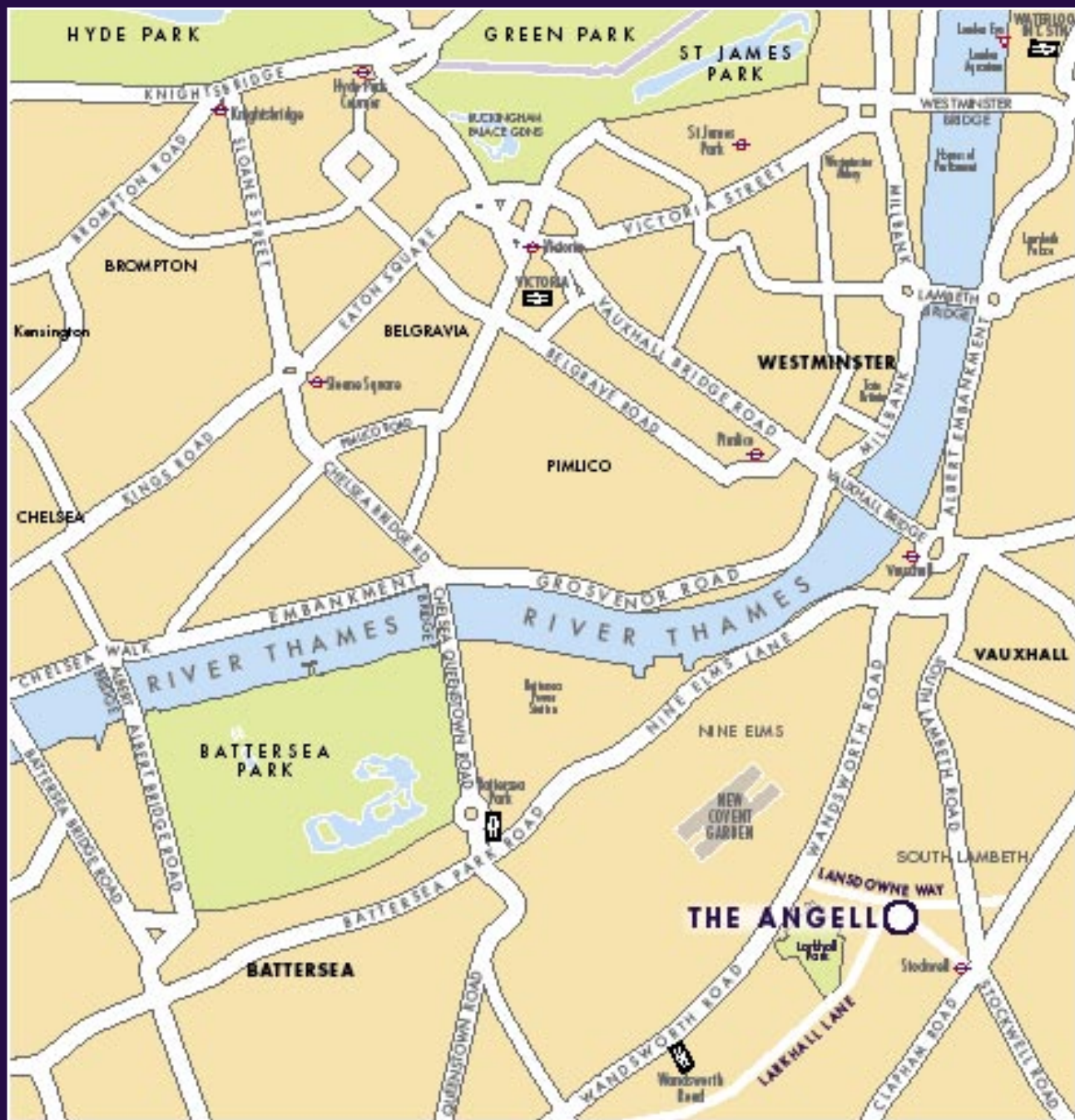
Until February 2003, The Angell Arms was a working Victorian Public House which had suffered from many years of neglect. On the bar there was an old, torn photograph dated 1948 (*reproduced below*), showing it in better days. On the site of what was a rather ramshackle beer garden, there once stood a three storey Georgian House.



Today, The Angell has been transformed. The original structure of the Public House has been refurbished and extended. On the site of the old house, there now stands a stylish new contemporary building.

The Angell has been designed by leading London based architects, Project Orange who have worked closely with the local authority to arrive at a scheme that pays homage to the historical nature of the area, yet embraces contemporary architecture.

Hebbely Bubbly Limited, the developer is a name many have yet to hear but this small husband and wife team have completed three previous, prestigious developments across London. The Angell is the fourth where uncompromising levels of specification and standards, rarely seen, are on show. They are involved directly with all aspects of the development including detail such as the sourcing of all the fixtures and fittings.

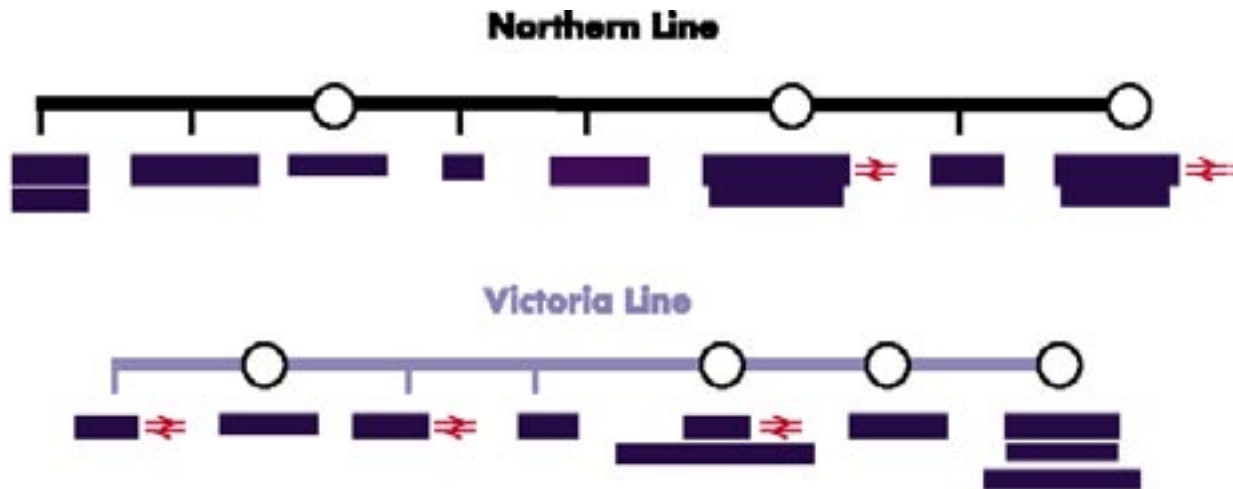


The Location



The Angell is set within the Larkhall Lane conservation area with its pretty Victorian terrace houses. It is minutes from Larkhall Park and the open spaces and attractive nightlife and restaurants of Clapham.

It is located within a few hundred yards of Stockwell Underground station offering Victoria and Northern Line services. (*Victoria 2 stops, Oxford Circus 5 stops, London Bridge 5 stops and Charing Cross 5 stops*). Two stops southbound and you are in the heart of Clapham Old Town with its chic range of boutiques, bars and restaurants.



Apartments 1-10, Larkhall Lane, London SW4

The Location



Larkhall Park is within five minutes walk of the Angell

The open spaces of Battersea Park and Clapham Common come alive during the summer months and what better way to spend an hour than strolling through these 'green lungs' of the city.

Within walking distance of The Angell are a number of attractions to suit everyone's mood. Covent Garden market just off Nine Elms Lane and The Oval cricket ground, host

to national and international cricket matches. Vauxhall Bridge provides access to the River Thames and the north bank offerings such as the Tate Gallery, Westminster and Chelsea. It is approximately 10-15 minutes by tube or car to Knightsbridge.

More local information is available from the agent.

THE ANGELL

About the Apartments

A total of 10 apartments have been created within this ever-popular postcode of southwest London. There is a selection of 1,2 and 3 bedroom apartments, six arranged over two floors, most with outside space, all with individualism and style. There is additionally a shared front garden.

Each apartment has been created to offer the ultimate in high quality fixtures and fittings. The care and attention to detail will be hard to beat, yet each home will offer warmth and comfort that belies the modernist approach.

Welcome to The Angell...

General Specifications

Kitchens

Flush cabinet doors with discreet stainless steel handles.

Door finish varies from white, walnut or oak veneer.

Quartz worktops with drainer grooves.

Appliances vary but basic specification consists of:

Siemens electronic single oven;

AEG gas hob;

Integrated larder fridge with freezer compartment;

Washing machine;

Dishwasher

Glass splashbacks

Telescopic extractor hood

Bathrooms

Contemporary white sanitary ware from Vitro

Quality steel baths or freestanding quality composite baths in apartments 1 & 3

Concealed thermostatic chrome shower mixers

Shaver socket

Floor to ceiling ceramic wall tiles

Large fitted mirrors above hand basin and WC

Brassware from Eurobath most with 10 year guarantee

Living Areas

Limestone flooring throughout excepting apartment 4 which features solid walnut wood floor

Glass floor panels apartments 1 & 2



Apartment No. 2

General Specifications

Heating

Individual gas central heating
Unvented heating tanks to larger apartments
Wirsbo underfloor heating to apartments 3 and 5 to 10
Devi electric underfloor heating to lounge for apartments 1 and 2
Myson Décor radiators to apartments 1, 2 and 4

Windows

Refurbished timber sashes to existing building
Double-glazed Aluminium windows to apartments at rear of new build and extension
Crittall Steel double glazed windows to front of new build

Finishing Touches

Swedish solid wood contemporary entrance doors, fitted with ASSA 2002 security locks*
Extra height internal doors (matching kitchen doors)
Brushed stainless steel door furniture
Stainless steel sockets at eye level in kitchen
Quality 100% wool carpets to bedrooms

** Except apartment 1*

Common Areas

Limestone flooring to lobby and main stairs
Walnut veneered doors to lobby entrance service cupboard
Post box located to main entrance
Mat well inside entrance
Smoke vent roof light
Fire safety system
Single glazed aluminium windows

Security and External Features

CCTV and External lighting
Covered Bicycle store
Refuse store located near main entrance

Apartments 1-10, Larkhall Lane, London SW4



Apartment No. 10

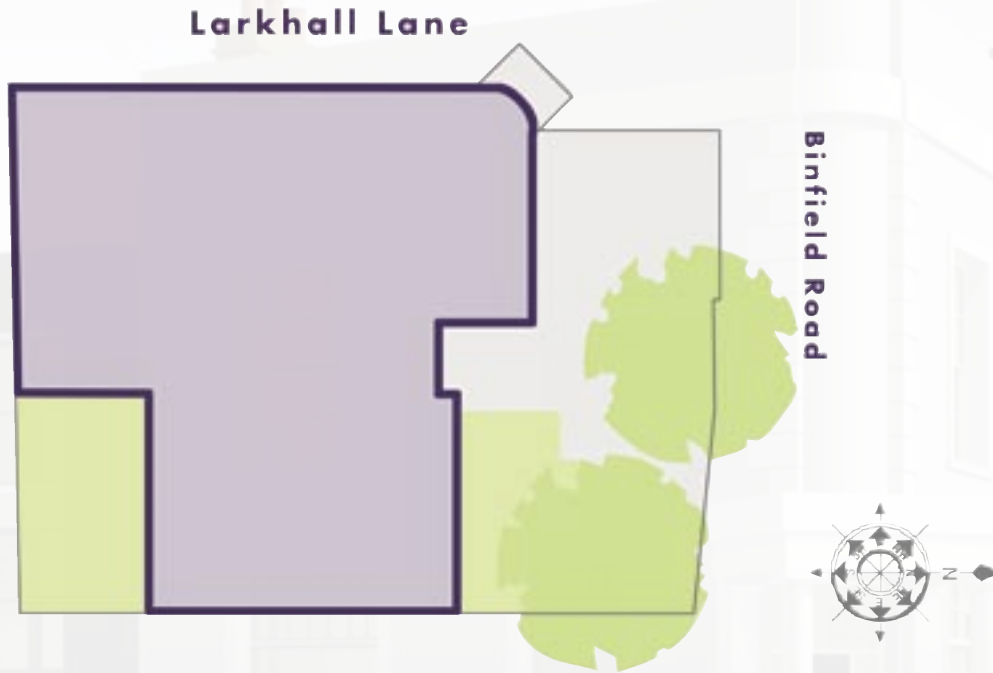


Apartment No. 3



Apartment No. 2

Floor Plans



| | | GIA* M ² | Feet ² |
|------------------------|------------|---------------------|-------------------|
| Apartment One | | 86 | 925 |
| Outside space | Patio/Deck | 20 | 216 |
| Apartment Two | | 62 | 667 |
| Outside space | Patio/Deck | 20 | 216 |
| Apartment Three | | 120 | 1297 |
| Outside space | Decking | 37 | 393 |
| Apartment Four | | 80 | 861 |
| Outside space | Terrace | 80 | 861 |
| Apartment Five | | 62 | 667 |
| Outside space | Terrace | 45 | 484 |

*Gross Internal Area. Conversion rate of M² to Feet² @ 10.7639

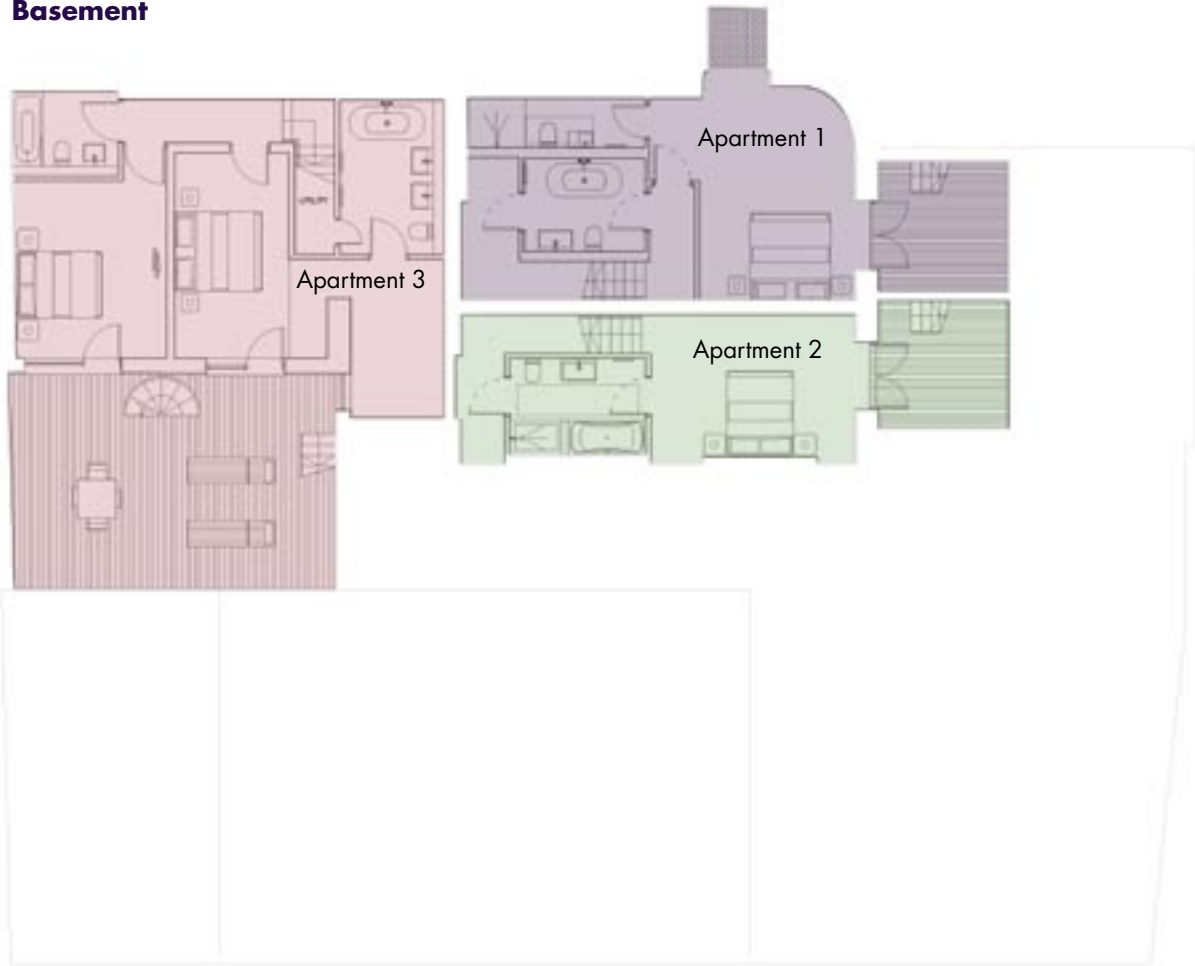
| | | GIA* M ² | Feet ² |
|------------------------|-----------------|---------------------|-------------------|
| Apartment Six | | 42 | 455 |
| Outside space | Garden | 44 | 472 |
| Apartment Seven | | 45 | 485 |
| Outside space | ** | | |
| Apartment Eight | | 42 | 455 |
| Outside space | Balcony | 4.4 | 47 |
| Apartment Nine | | 62 | 665 |
| Outside space | ** | | |
| Apartment Ten | | 109 | 1174 |
| Outside space | Terrace/Balcony | 68 | 731 |

**All apartments have the benefit of a shared front garden.

Apartments 1-10, Larkhall Lane, London SW4

Floor Plans

Basement



| Apartment One | Metres | M ² | Feet ² |
|----------------|-----------------|----------------|-------------------|
| Bed 1 | 5 x 4.7 | 23.5 | 253 |
| Bed 2 | 3.4 x 2.5 | 8.5 | 91 |
| Living/Kitchen | 6.5 x 4.6 (max) | 30 | 322 |
| Utility/Store | 1.1 x 3.4 | 4 | 40 |

| Apartment Two | Metres | M ² | Feet ² |
|----------------|-----------------|----------------|-------------------|
| Bed 1 | 4.7 x 3.4 | 16 | 172 |
| Living/Kitchen | 9.1 x 3.5 (max) | 32 | 343 |
| Utility/Store | 1 x 3.4 | 3.4 | 36 |

| Apartment Three | Metres | M ² | Feet ² |
|-----------------|-----------------|----------------|-------------------|
| Bed 1 | 4.2 x 3.6 (max) | 15 | 163 |
| Bed 2 | 3.5 x 4.8 (max) | 17 | 181 |
| Bed 3 | 2.3 x 3.6 | 8 | 89 |
| Living/Kitchen | 6.5 x 6 (max) | 39 | 419 |
| Study/Dressing | 2.1 x 3.6 | 7.5 | 81 |

Floor Plans

Ground Floor



Apartment Six

| | Metres | M ² | Feet ² |
|----------------|---------------|----------------|-------------------|
| Bed 1 | 3.1 x 3.6 | 11.1 | 120 |
| Living/Kitchen | 5.1 x 4 (max) | 20.4 | 219 |

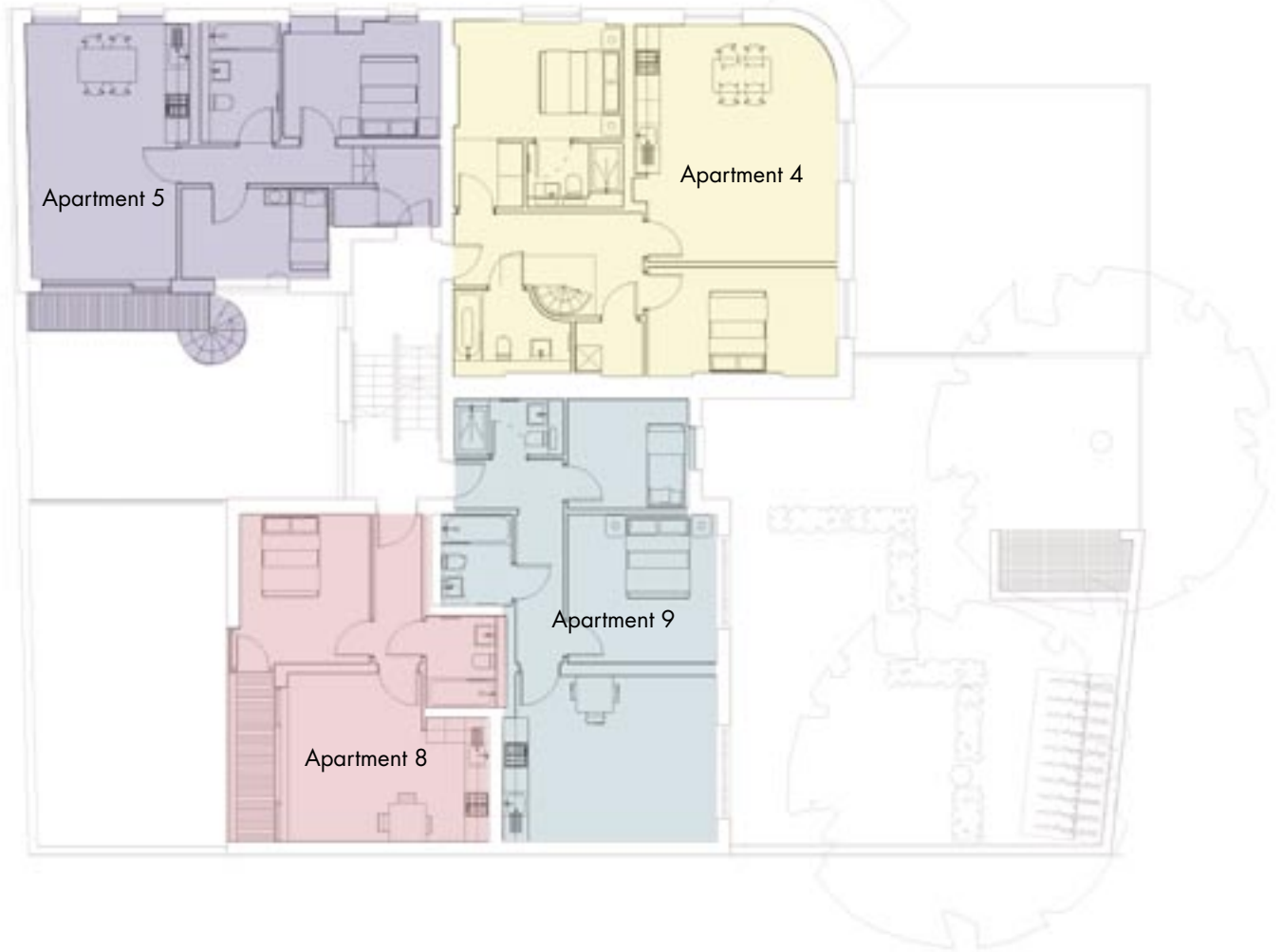
Apartment Seven

| | Metres | M ² | Feet ² |
|----------------|-----------|----------------|-------------------|
| Bed 1 | 3.6 x 3.7 | 13.3 | 143 |
| Living/Kitchen | 5.2 x 4 | 21 | 224 |

Not to Scale
Irregular shaped rooms taken at maximum

Floor Plans

First Floor

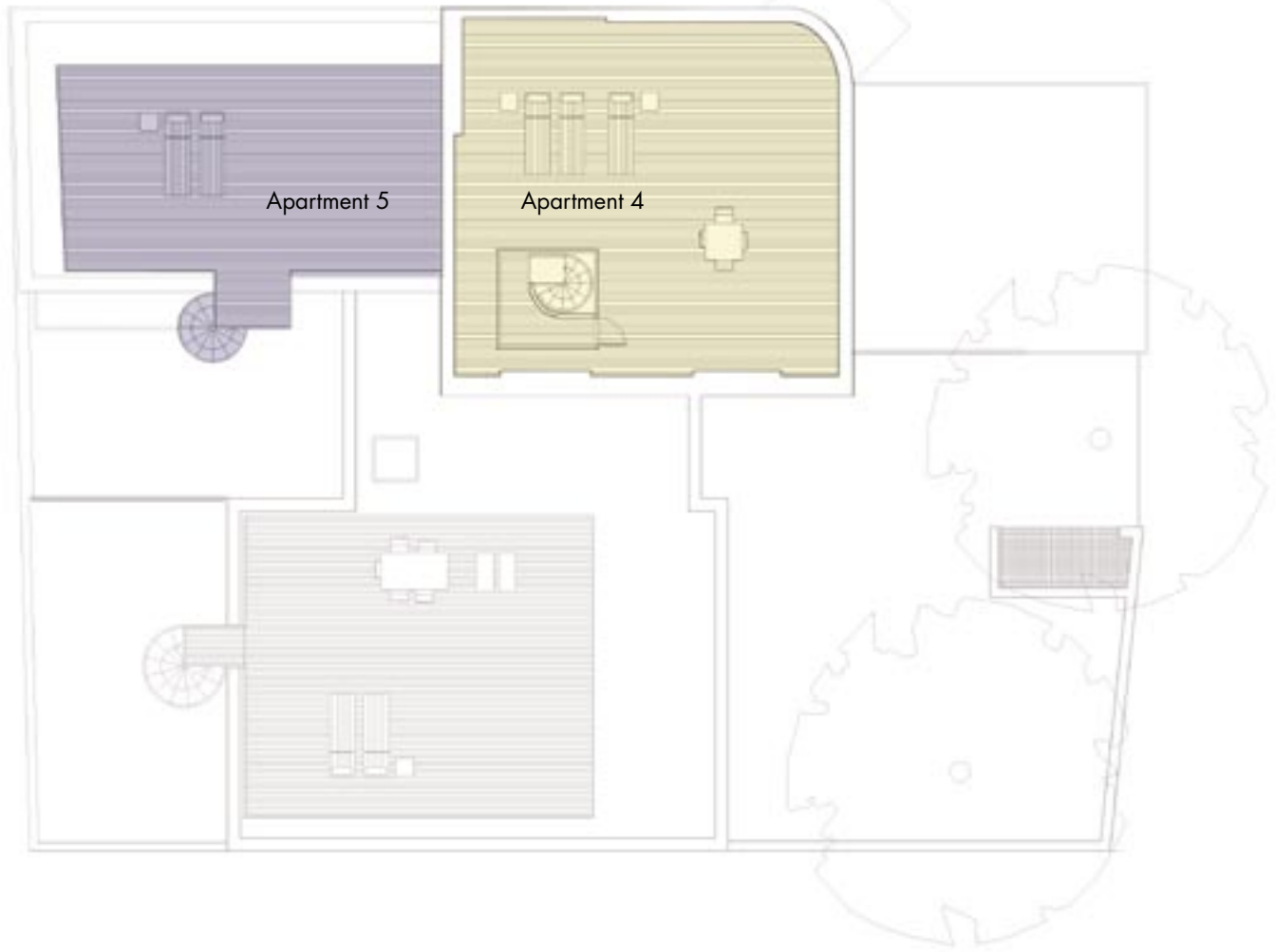


| Apartment Eight | Metres | M ² | Feet ² |
|------------------------|---------------|----------------|-------------------|
| Bed 1 | 3.1 x 3.6 | 11.1 | 120 |
| Living/Kitchen | 5.1 x 4 (max) | 20.4 | 219 |

| Apartment Nine | Metres | M ² | Feet ² |
|-----------------------|-----------|----------------|-------------------|
| Bed 1 | 3.6 x 3.7 | 13.3 | 143 |
| Bed 2 | 2.9 x 2.6 | 8 | 81 |
| Living/Kitchen | 5.2 x 4 | 21 | 224 |

Floor Plans

Roof Terrace



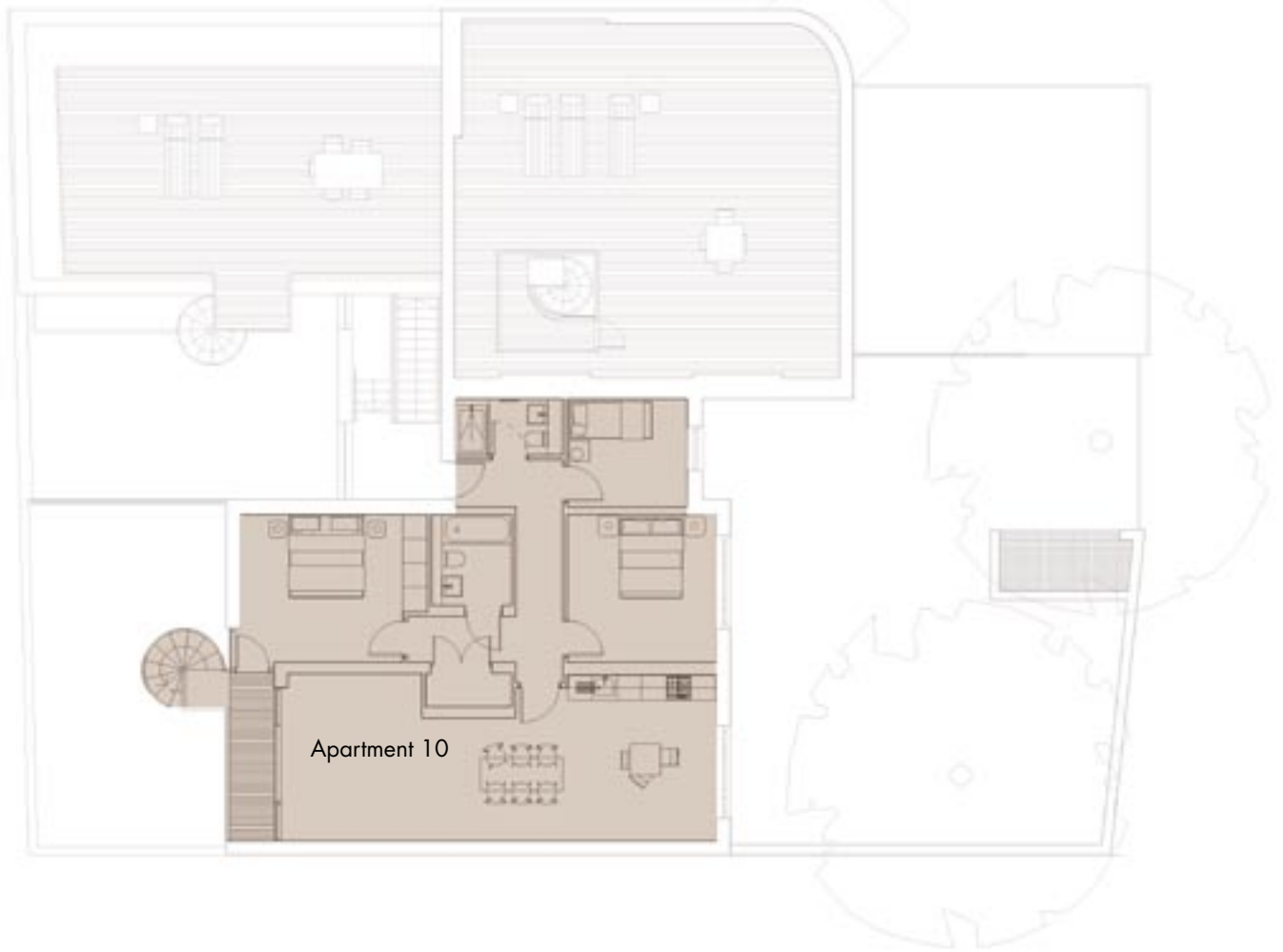
| Apartment Four | Metres | M ² | Feet ² |
|----------------|-----------------|----------------|-------------------|
| Entrance Lobby | 4 x 2.5 | 10 | 107 |
| Bed 1 | 4 x 2.8 | 11.2 | 120 |
| Dressing | 1.7 x 1.7 | 3 | 31 |
| Bed 2 | 4 x 3.7 | 14.8 | 159 |
| Living/Kitchen | 5 x 5.7 | 28.5 | 307 |
| Utility/Store | 1.6 x 1.4 (max) | 2.2 | 24 |

| Apartment Five | Metres | M ² | Feet ² |
|----------------|-----------------|----------------|-------------------|
| Bed 1 | 3.8 x 2.8 (max) | 10.6 | 114 |
| Bed 2 | 3.6 x 2.2 | 8 | 85 |
| Living/Kitchen | 6.2 x 4 | 25 | 266 |

Not to Scale
Irregular shaped rooms taken at maximum

Floor Plans

Second Floor

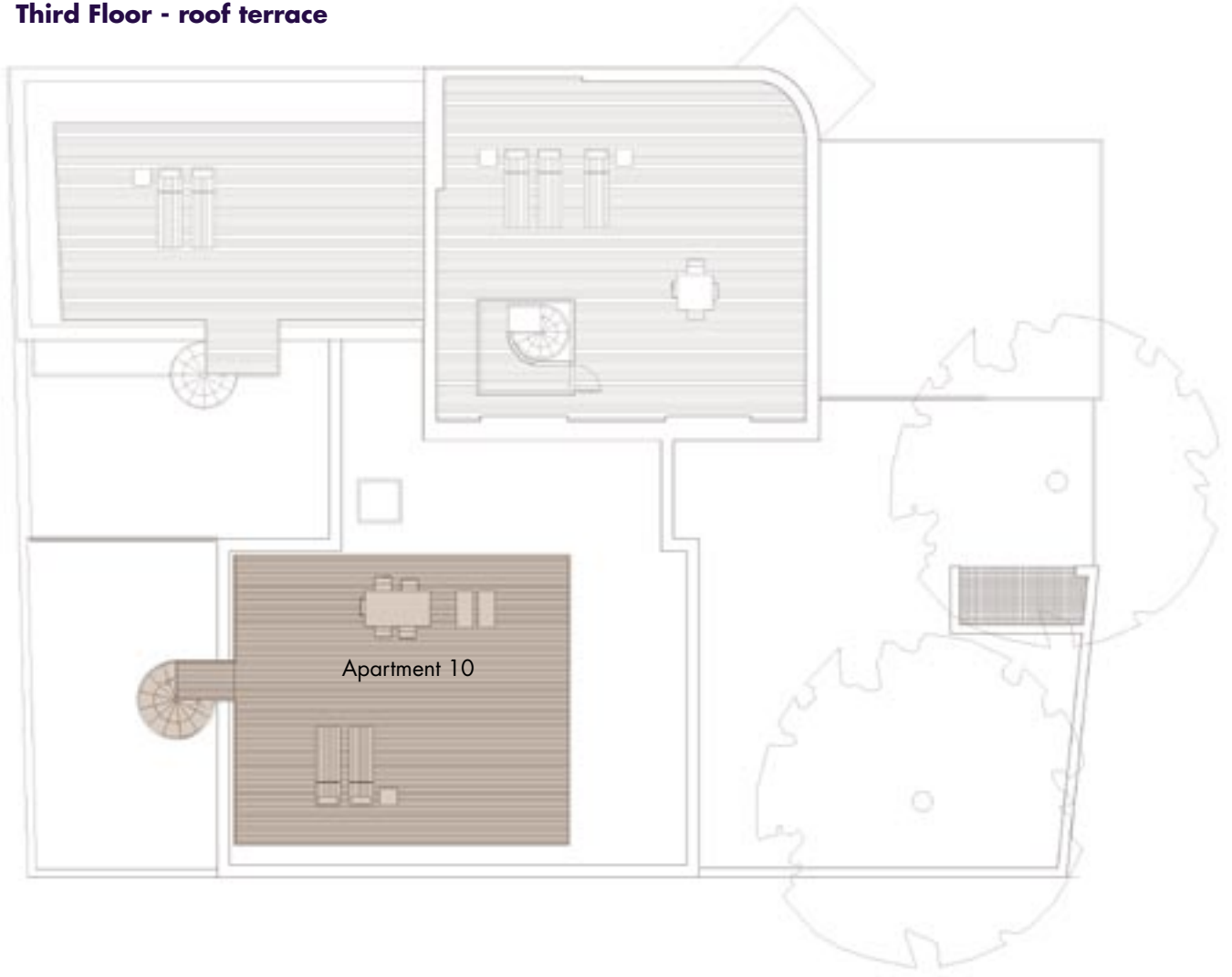


Apartment Ten

| | Metres | M ² | Feet ² |
|----------------|----------------|----------------|-------------------|
| Bed 1 | 4.6 x 3.7 | 17 | 183 |
| Bed 2 | 3.6 x 3.7 | 13.3 | 143 |
| Bed 3 | 2.9 x 2.7 | 8 | 84 |
| Living/Kitchen | 10.6 x 4 (max) | 42.4 | 456 |
| Utility/Store | 2.1 x .8 | 1.68 | 18 |

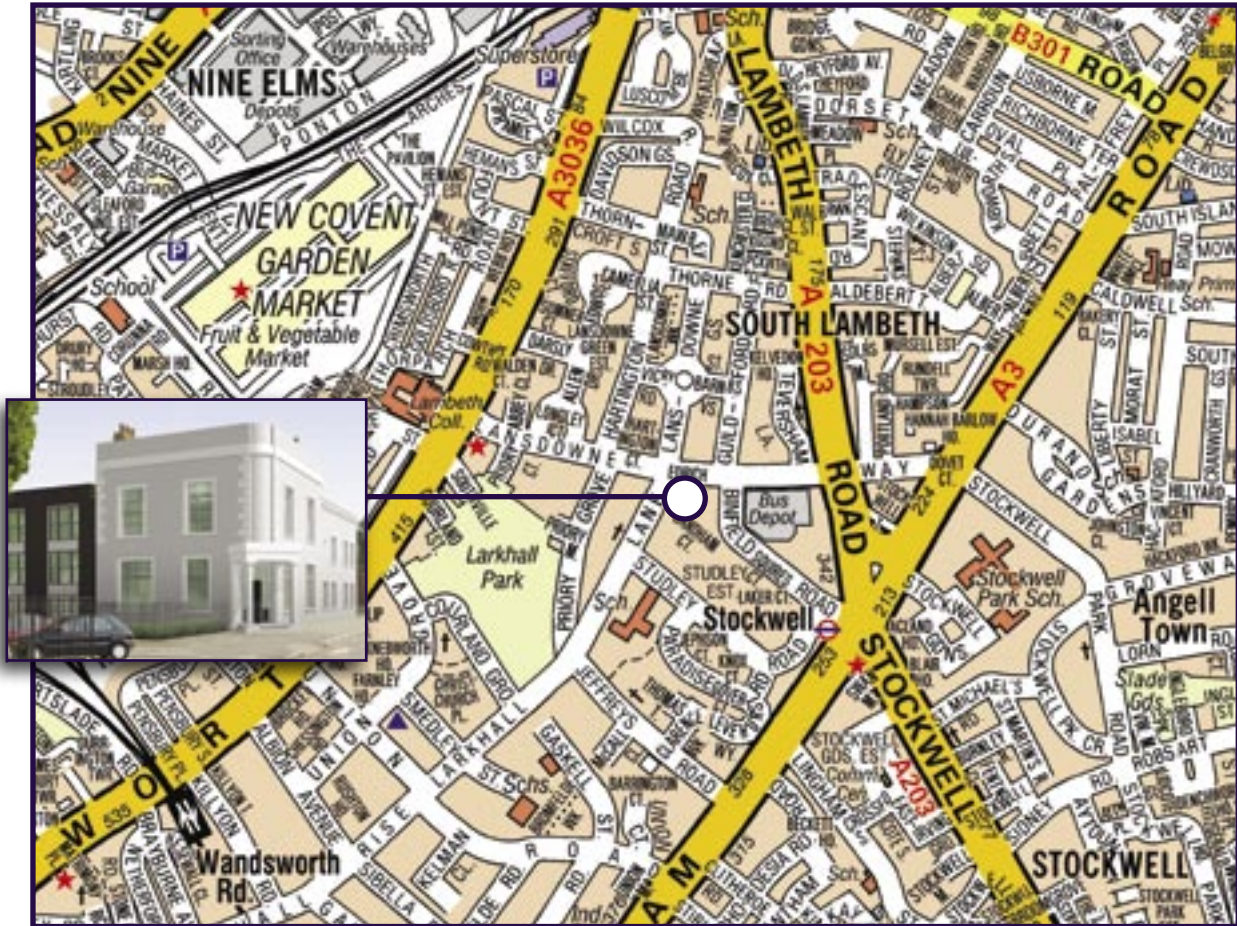
Floor Plans

Third Floor - roof terrace



Not to Scale
Irregular shaped rooms taken at maximum

THE ANGELL



Reproduced by permission of Geographer's A-Z Map Co. Ltd. Licence No. B2724. © Crown Copyright 2004. All rights reserved. Licence No. 100017302

Developers

Hebbely-Bubbly Ltd

Registered Office:
24 Gray's Inn Road,
London, WC1 8HR
T. 01622 862546

Architects

Project Orange

1st Floor, Morelands
7, Old Street
London, EC1V 9HL
T. 020 7689 3456

Structural Engineers

Richard Jackson PLC

Broad Street House
55 Old Broad Street
London, EC2M 1RX
T. 020 7448 9910

Solicitors

Annetts Langton & Co.

9 Park Road
Sittingbourne
Kent ME10 1DR

Graphic Design

CGT

T. 01732 832576
Email cgt@cgt.uk.com

Important Notice.

Hebbely-Bubbly Limited for themselves and for any duly appointed representatives give notice that:

- i These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract to the purchaser or any third party and must not be relied upon as statements or representations of fact.
- ii Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current. The images shown of the apartments are computer generated based on floor plan layouts and are intended to provide a good representation of the finished product; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have been photographed.
- iv These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finished plans could vary. Prospective purchasers should not rely on this information but should instruct their solicitor to check the plans and specification attached to their contract.

THE ANGELL