



# CAMBRIDGE HOUSE

HAMPTON HILL • TW12

A UNIQUE COLLECTION OF FIFTEEN 2 BEDROOM  
APARTMENTS AND TWO 3 BEDROOM COACH HOUSES

**‘THERE IS NOTHING LIKE  
STAYING AT HOME FOR  
REAL COMFORT’**

*Jane Austen*

Cambridge House - presenting the rare opportunity to acquire an exquisite 2 bedroom apartment or 3 bedroom coach house in an enviable location just seconds from the open spaces of Bushy Park. These fastidiously designed homes have been created around an ethos to deliver the best in contemporary design within the shell of an historic and extended landmark building.

Formerly the drill hall of the Middlesex Regiment and dating back to the early 1900s, this iconic building was expanded in more recent times in sympathetic style, now restored and rejuvenated to become seventeen highly desirable homes. You'll be proud to call it home.





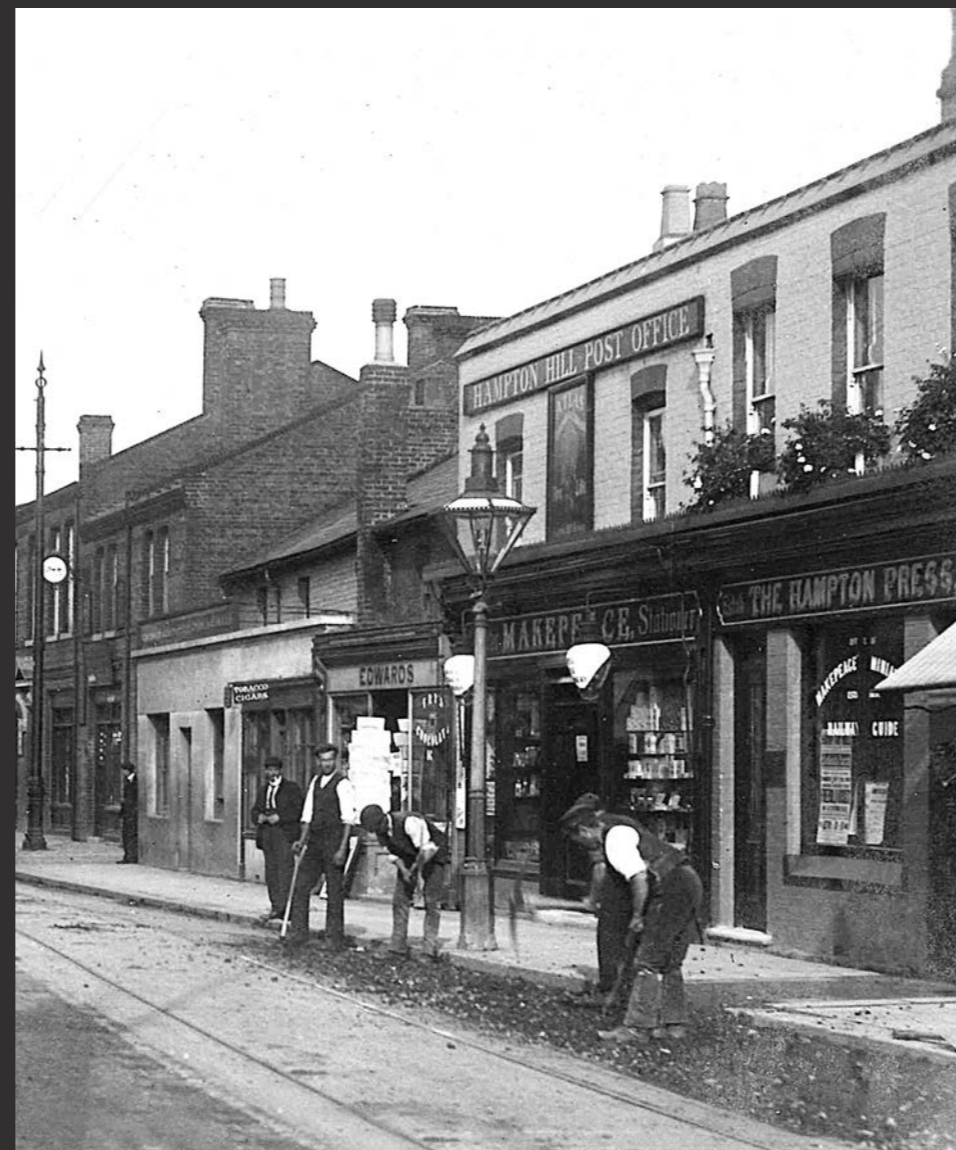
**METICULOUSLY REFURBISHED  
FOR CONTEMPORARY LIVING**

Approached through iron gates and a sensitively landscaped courtyard, Cambridge House is an imposing building, beautifully proportioned and perfectly complimenting the elegant accommodation within. Stepping into Cambridge House will transport you to a world where high quality is fused with the best of interior design and craftsmanship for a life of serene comfort.



## ECHOES OF THE PAST

Hampton Hill has retained much of its historic village charm, much of it barely changed since the Victorian period during which it developed into a popular destination for out of town living. Take a stroll along the High Street and echoes of the past are everywhere, reminders of a time when life was a simpler affair. The village atmosphere of the period is still evident, with a variety of independent retailers, traditional bakers, butcher, florist and a strong sense of community spirit. More comprehensive shopping is provided for with a Waitrose and Sainsbury's supermarkets while the riverside towns of Richmond and Kingston are both easily accessible.





## THE CALL OF THE WILD

Just seconds from Bushy Park's Hampton Hill Gate you have access to a tranquil world of green open space and waterways, wild gardens and sporting facilities. This historic park has played its part in modern history having been Eisenhower's base during preparation for Operation Overload, the D Day landings in 1944. The second largest of London's royal parks, covering an area of 1100 acres, the park is probably most notable for its herds of red and fallow deer.

Open space plays a large part in the appeal of Hampton, including amenity space on the banks of the Thames, wending its way downriver past historic Hampton Court to the capital beyond.







## LUXURIOUSLY APPOINTED FOR ELEGANT LIVING

Each apartment at Cambridge House has been individually designed to ensure residents enjoy the best of contemporary living. Italian designer kitchens form a stylish focal point, equipped with composite stone worktops with a comprehensive range of integrated Siemens appliances. Bathrooms are luxuriously appointed with a boutique hotel style ambience complemented by underfloor heating throughout and superior standards of finish.



# DEVELOPMENT LAYOUT



## GROUND FLOOR

### KEY

- W Wardrobe
- ES En suite
- C Cupboard



### APARTMENT 1 (112.6 sq m / 1212 sq ft)

- Reception room / kitchen  
7.25m x 6.90m 23'9" x 22'8"
- Bedroom 1  
5.64m x 3.52m 18'6" x 11'7"
- Bedroom 2  
6.28m x 3.30m 20'7" x 10'10"

### APARTMENT 2 (107.7 sq m / 1159 sq ft)

- Reception room / kitchen  
8.38m x 5.15m 27'6" x 16'11"
- Bedroom 1  
4.48m x 3.68m 14'8" x 12'1"
- Bedroom 2  
5.05m x 3.55m 16'7" x 11'8"

### APARTMENT 3 (115.2 sq m / 1240 sq ft)

- Kitchen  
6.04m x 3.42m 19'10" x 11'3"
- Reception room  
5.80m x 3.62m 19'0" x 11'11"
- Bedroom 1  
5.86m x 4.75m 19'3" x 15'7"
- Bedroom 2  
5.85m x 3.48m 19'2" x 11'5"

### APARTMENT 4 (114.3 sq m / 1230 sq ft)

- Reception room / kitchen  
8.02m x 6.85m 26'4" x 22'6"
- Bedroom 1  
5.58m x 3.30m 18'4" x 10'10"
- Bedroom 2  
5.48m x 3.40m 18'0" x 11'2"

### APARTMENT 5 (125.8 sq m / 1354 sq ft)

- Reception room / kitchen  
7.66m x 6.62m 25'2" x 21'9"
- Bedroom 1  
5.58m x 4.20m 18'4" x 13'9"
- Bedroom 2  
5.40m x 3.40m 17'9" x 11'2"

### APARTMENT 6 (101.7 sq m / 1095 sq ft)

- Reception room / kitchen  
8.96m x 5.50m 29'5" x 18'1"
- Bedroom 1  
5.40m x 4.63m 17'9" x 15'2"
- Bedroom 2  
3.88m x 2.85m 12'9" x 9'4"

### COACH HOUSE 17 (118.3 sq m / 1273 sq ft)

- Kitchen / dining / living  
7.15m x 5.05m 23'5" x 16'7"

### COACH HOUSE 18 (116.1 sq m / 1249 sq ft)

- Kitchen / dining / living  
7.16m x 5.03m 23'6" x 16'6"

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

**APARTMENT 7** (124.7 sq m / 1342 sq ft)

Reception room / kitchen  
7.27m x 6.80m 23'10" x 22'4"

Bedroom 1  
7.96m x 3.48m 26'1" x 11'5"

Bedroom 2  
4.32m x 3.27m 14'2" x 10'9"

**APARTMENT 8** (108.3 sq m / 1166 sq ft)

Reception room / kitchen  
7.84m x 5.16m 25'9" x 16'11"

Bedroom 1  
5.40m x 3.50m 17'9" x 11'6"

Bedroom 2  
4.12m x 3.71m 13'6" x 12'2"

**APARTMENT 9** (140.9 sq m / 1517 sq ft)

Reception room / kitchen  
7.20m x 7.14m 23'7" x 23'5"

Bedroom 1  
5.86m x 5.58m 19'3" x 18'4"

Bedroom 2  
5.60m x 4.98m 18'4" x 16'4"

**APARTMENT 10** (107.9 sq m / 1161 sq ft)

Reception room / kitchen  
7.80m x 5.45m 25'7" x 17'11"

Bedroom 1  
4.78m x 3.48m 15'8" x 11'5"

Bedroom 2  
5.43m x 2.99m 17'10" x 9'10"

**APARTMENT 11** (126.1 sq m / 1357 sq ft)

Reception room / kitchen  
7.66m x 6.80m 25'2" x 22'4"

Bedroom 1  
5.75m x 4.16m 18'10" x 13'8"

Bedroom 2  
5.38m x 3.40m 17'8" x 11'2"

**APARTMENT 12** (102.6 sq m / 1104 sq ft)

Reception room / kitchen  
9.30m x 4.70m 30'6" x 15'5"

Bedroom 1  
4.22m x 3.46m 13'10" x 11'4"

Bedroom 2  
3.82m x 3.14m 12'6" x 10'4"

**COACH HOUSE 17**

Bedroom 1  
4.10m x 3.53m 13'5" x 11'17"

Bedroom 2  
4.10m x 3.56m 13'5" x 11'8"

**COACH HOUSE 18**

Bedroom 1  
3.75m x 3.55m 12'4" x 11'8"

Bedroom 2  
3.79m x 3.35m 12'5" x 11'0"

**FIRST FLOOR**

**KEY**

- W** Wardrobe
- ES** En suite
- C** Cupboard



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**SECOND FLOOR**

**KEY**

- W** Wardrobe
- ES** En suite
- C** Cupboard



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**APARTMENT 14** (144.4sq m / 1554 sq ft)

Reception room / kitchen  
9.35m x 6.34m 30'8" x 20'10"

Bedroom 1  
4.89m x 4.68m 16'1" x 15'4"

Bedroom 2  
5.11m x 3.58m 16'9" x 11'9"

**APARTMENT 15** (154.4 sq m / 1662 sq ft)

Reception room / kitchen  
9.21m x 8.19m 30'3" x 26'10"

Bedroom 1  
5.36m x 4.05m 17'7" x 13'3"

Bedroom 2  
4.80m x 3.90m 15'9" x 12'10"

**APARTMENT 16** (201.4 sq m / 2168 sq ft)

Kitchen  
10.75m x 4.21m 35'3" x 13'10"

Reception room  
6.34m x 6.04m 20'10" x 19'10"

Bedroom 1  
6.66m x 5.89m 21'10" x 19'4"

Bedroom 2  
5.80m x 4.43m 19'0" x 14'6"

**COACH HOUSE 17**

Bedroom 3  
4.08m x 3.95m 13'5" x 13'0"

**COACH HOUSE 18**

Bedroom 3  
4.69m x 3.95m 15'5" x 13'0"





## AN ASPIRATIONAL SPECIFICATION

*The specification at Cambridge House has been designed to reflect the aspirations of the discerning.*

### KITCHENS

- High quality contemporary Italian kitchens with composite stone worktops
- Range of Siemens integrated appliances including oven, combi-microwave, warming drawer, fridge/freezer, dishwasher, flush induction hob, flush ceiling extractor, Gessi tap and undermounted stainless steel sink

### BATHROOMS AND EN SUITES

- Contemporary white sanitaryware by Vitra and Geberit with Hans Grohe/Axor Bouroullec chromium plated brass fittings
- Italian vanity units finished in wood veneer with quartz stone tops

### HEATING AND VENTILATION

- Underfloor heating controlled by individual thermostats or remotely via wi-fi
- Boiler with pressurised hot water cylinder
- Low energy silent ventilation to all bathrooms and kitchens

### LIGHTING

- LED downlights throughout each apartment

### INTERIOR FINISHES

- Real wood flooring throughout living areas, bedrooms and kitchens
- Porcelain tiles to bathrooms, en suites, utility rooms and communal corridors
- All walls, ceilings and woodwork painted white matt emulsion, woodwork in white satinwood
- White two panel internal doors with brushed stainless steel fittings

### SECURITY

- Access to all apartments via video entry system
- Solid front doors with viewing spy-hole and 5 lever deadlock
- Mains supply smoke detectors

### TELECOMMUNICATIONS

- Wired for Sky
- Telephone points to kitchen, living room and all bedrooms
- Pre-wired for broadband and networking between rooms
- Multi room speaker systems installed

### COMMON AREAS

- Toughened fire rated glazing to all doors with self-closers
- Carpeting to stairs
- Tiled entrance hall
- Individual lockable mailboxes in main entrance corridor

### EXTERNAL

- Landscaped entrance courtyard
- Secure car parking to rear accessed via remotely controlled gates
- Dummy security cameras to car parking
- Cycle storage in car park

### WARRANTY

- 10 year Checkmate build warranty





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