



the
ROCHESTER
floorplan brochure

Introduction



The Rochester

NAMED AFTER THE BISHOP OF ROCHESTER, WHO IN 1200, FIRST FARMED THE ESTATE, THIS UNIQUE APARTMENT INCLUDES MANY EXCEPTIONAL FEATURES OF THE ORIGINAL MANSION AS WELL AS HAVING PRIVATE ACCESS FROM THE MANSION'S INTERNAL COURTYARD.

The Rochester is a two storey, two bedroom apartment with extensive, flexible living space with views of the tranquil courtyard and the east lawn. At ground level there is an outstanding master suite, beautifully spacious drawing/dining room and well appointed separate kitchen. At lower ground level the property boasts a sizeable cinema room.

There is also a charming second bedroom with a private semi-circular courtyard.



Gallery – The Mansion

Discover luxury that transcends the ordinary



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The Mansion's impressive Nash colonades

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Beautiful views across the exclusive Sundridge Park Golf Club and the city beyond

Introduction



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The Mansion

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The Rochester

Dimensions

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The Mansion's communal areas have been meticulously restored to showcase their grandeur and intricacy

The Mansion's entrance hall



Impressive domed ceilings



Restored feature plasterwork



Beautiful cornicing



Perfectly designed interiors



Large and exquisite original doors



Gallery – The Rochester

Discover impressive original features and more



The Rochester's unique bespoke Ladbury kitchen



Spacious living and dining area with impressive high ceilings

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En suite to master bedroom



Bathroom with freestanding bath and raindance shower





Cinema room with feature curved ceiling

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Second bedroom with double doors to secluded courtyard



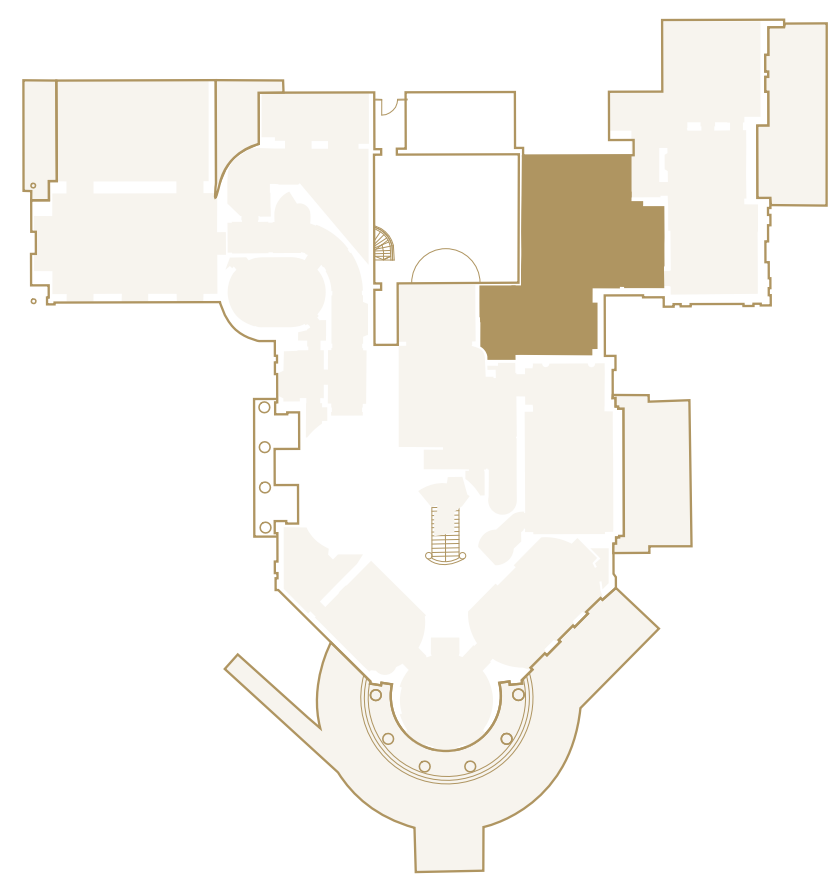
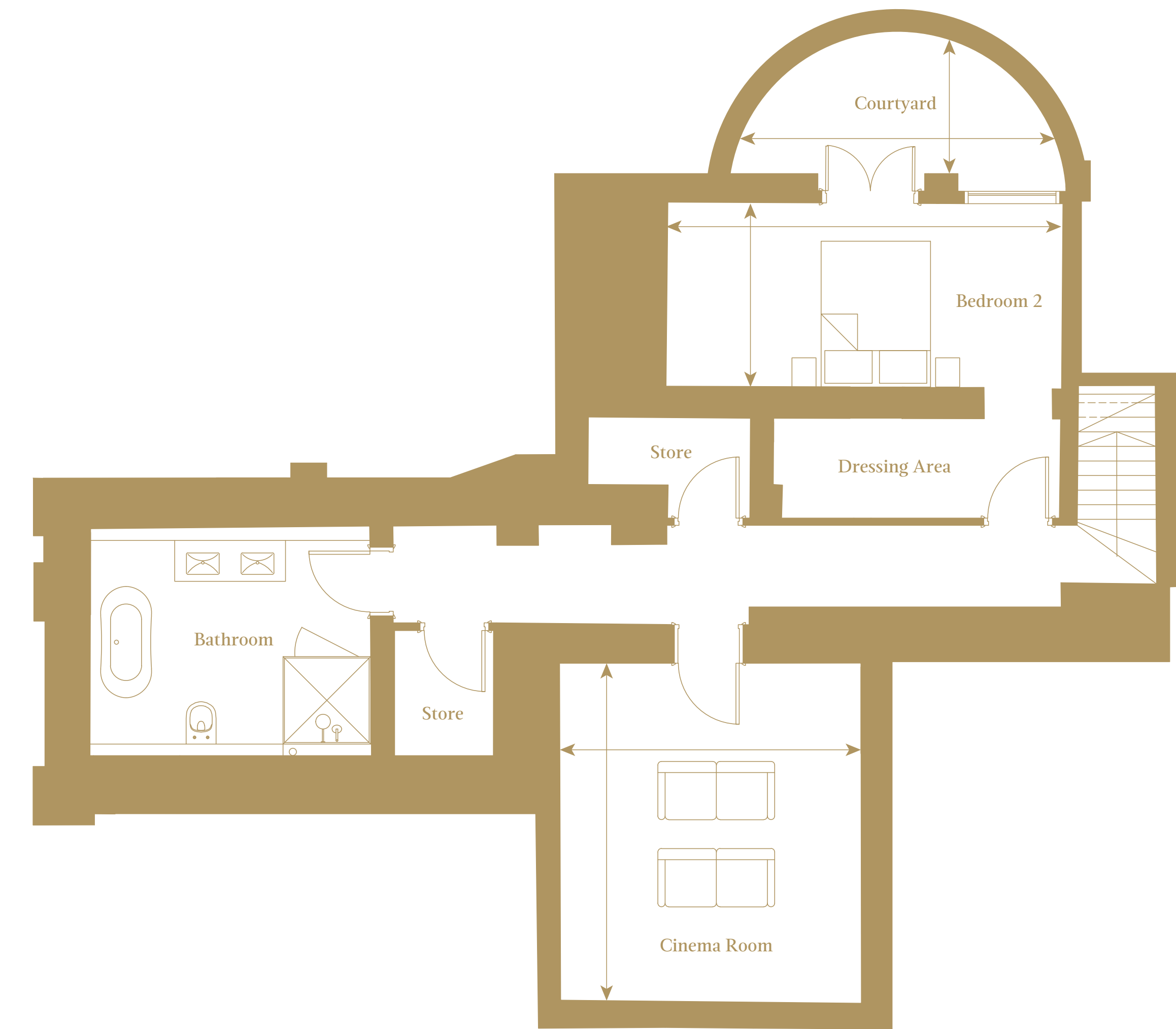
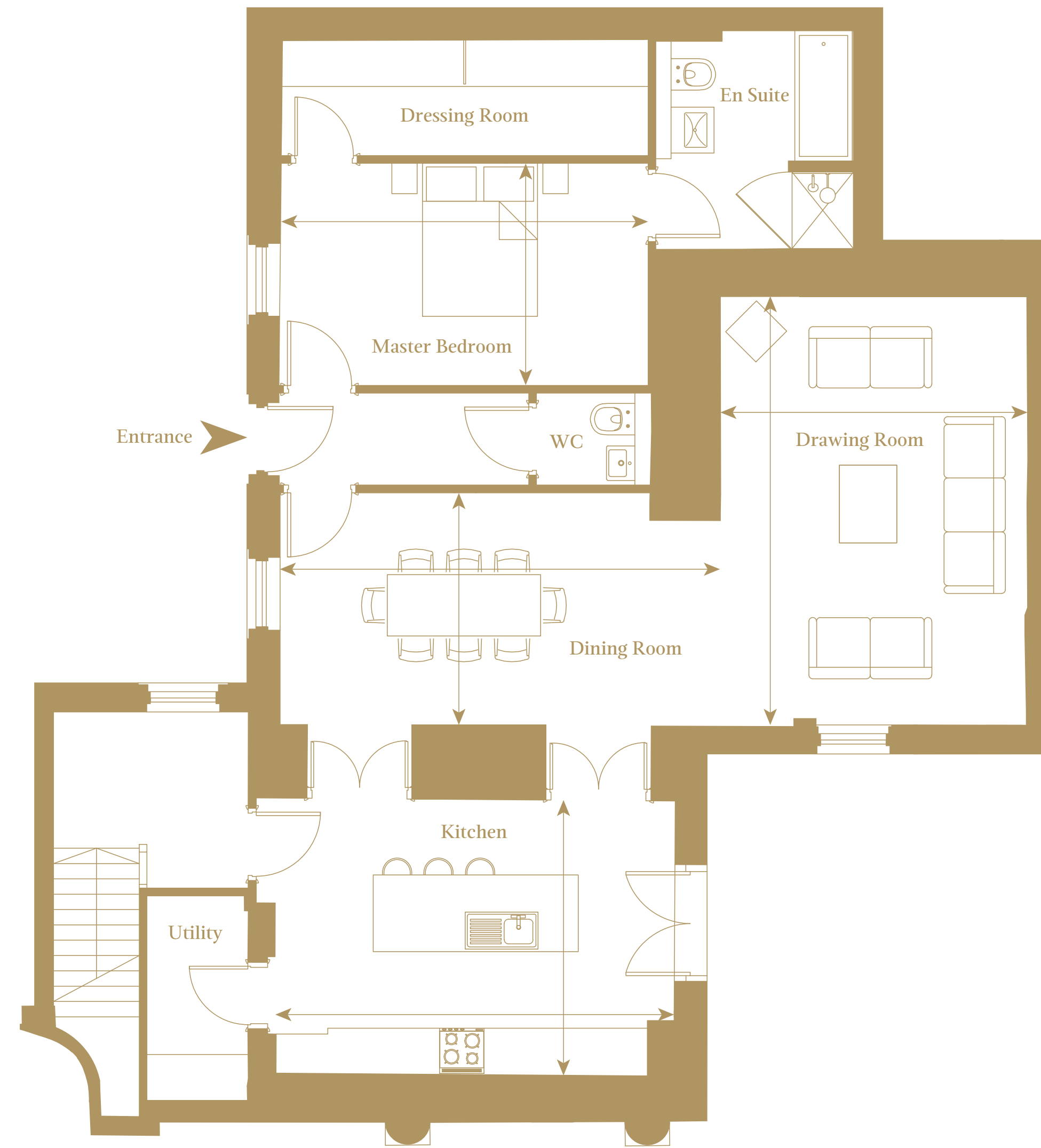
Dimensions

Total NSA 1,950 sq ft / 181 sq m

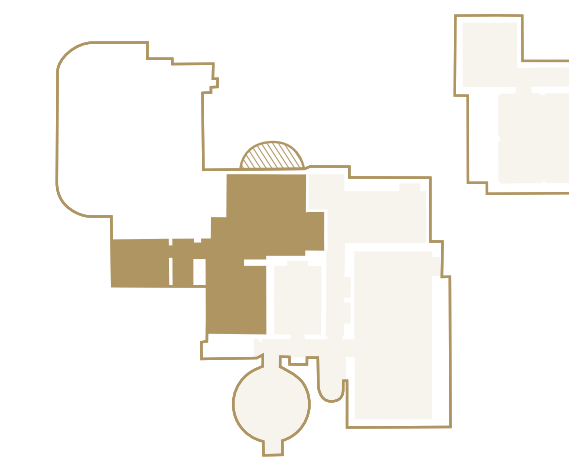
GROUND FLOOR



LOWER GROUND FLOOR

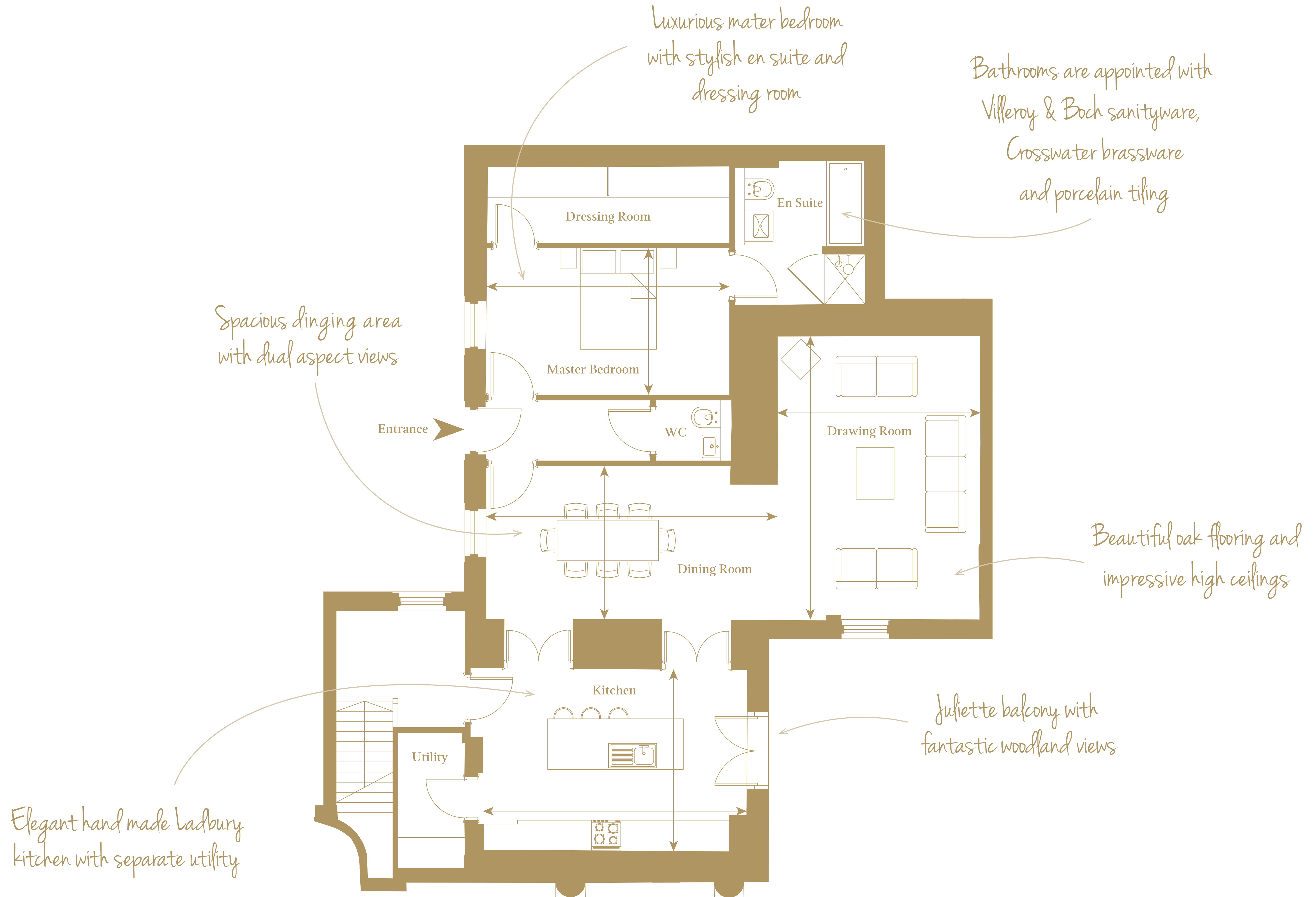


Kitchen	5.2m x 3.6m	17'1" x 11'9"
Dining Room	5.7m x 3m	18'10" x 10'
Drawing Room	5.6m x 4m	18'5" x 13'2"
Master Bedroom	4.8m x 2.9m	15'9" x 9'6"



Bedroom 2	5.4m x 2.5m	17'10" x 8'4"
Cinema Room	4.6m x 4.1m	15'2" x 13'7"
Courtyard	4.6m x 1.9m	15'1" x 6'5"

Ground Floor



Lower Ground Floor



Specification

Fully-inclusive and bespoke design, with elegant and luxurious living in mind



KITCHEN

- Bespoke, hand painted shaker style kitchen by Ladbury
- Stone worktops with matching splashback and upstand
- Integrated Siemens appliances:
 - Single oven
 - Combi microwave
 - Dishwasher
 - Fridge and freezer
- Ceramic induction hob
 - Wine cooler
 - Warming drawer



BATHROOMS

- Sanitaryware from Villeroy & Boch
 - Traditional style brassware from Crosswater
 - Free-standing roll top baths and rain showers
- Porcelain floor tiles and contemporary glazed brick bond wall tiles
- Bespoke free-standing basin furniture featuring quartz worktops
 - Heated towel rails
 - Fitted mirrors



FLOOR FINISHES

- Engineered oak flooring
- Modern Italian and porcelain floor tiles
 - Luxurious tufted cut pile carpets

HEATING

- Gas underfloor heating controlled by programmable room thermostats
- Cast iron radiators to specific rooms, supplemented by underfloor heating
 - Individual gas boiler



Specification

Fully-inclusive and bespoke design, with elegant and luxurious living in mind



IRONMONGERY & DOORS

- Original doors and ironmongery retained where possible
- Where new doors are required they are bespoke to match the original, or hand painted and of a traditional four-panel design



ELECTRICAL

- Pendant fittings or LED down-lighters to kitchen and bedrooms.
- BT television, phone and hyperoptic internet (available by separate contract with provider)
- Communal aerial and satellite dish
- LED down-lighters and chrome shaver sockets to bathrooms
- TV points to all bedrooms

SAFETY & SECURITY

- Intruder alarms
- Audio-visual entry to main access points controlled either via an app on your smartphone or TV
- Mains operated heat and smoke detectors



COMMUNAL AREAS

- Beautifully designed communal spaces that have been decorated to complement the history of the building and feature sumptuous furniture and stylish artwork

LANDSCAPING

- Elegant formal landscaping featuring English roses, lavender, box hedges and beautiful salvia
- Original stone steps and terraces to specific locations
- Wonderful Gentlemen's walk in private woodland





**The Mansion at Sundridge Park, London BR1 3FZ
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The information in this document is intended as a guide only and is subject to change without prior notice. Accordingly, due to the City & Country policy of continual improvement, the finished product may vary from the information provided and City & Country reserves the right to amend the specification. All dimensions stated are approximate only with maximum dimensions and may alter through the construction phase and with interior finishes. You are therefore advised not to order any goods which depend upon accurate dimensions before carrying out a check measure within your reserved property.