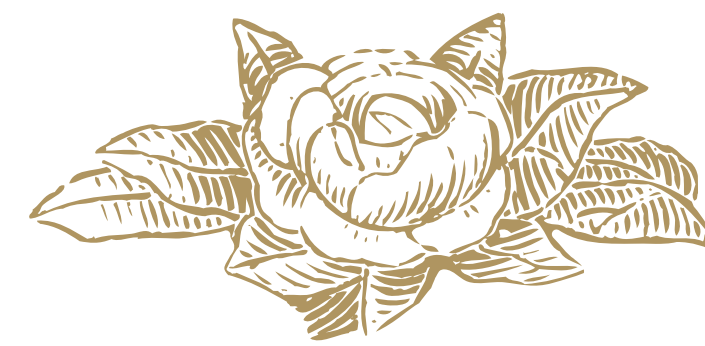




the
BUTTEN
floorplan brochure

Introduction



The Butten

NAMED AFTER ERNEST BUTTEN, OWNER OF SUNDRIDGE PARK IN 1955, THIS APARTMENT IS LOCATED AT THE TOP OF THE HISTORIC ROTUNDA AND BOASTS A UNIQUE CIRCULAR LIVING ROOM WITH ORIGINAL PLASTER MOULDINGS AND INTRICATE CEILING DETAIL.

From this showstopping room you'll have access to your spectacular circular balcony, from which you be able to enjoy the most impressive sweeping views The Mansion provides, over Sundridge Park Golf Club and the surrounding woodland.

Entertain in your sumptuous open plan kitchen and dining room with its beautiful exposed roof trusses and bespoke, shaker style Ladbury kitchen. Then unwind in your master suite, boasting a luxurious bathroom, characterful porthole window and two walk-in storage cupboards.

From the central hall space, you can access your second private terrace, second double bedroom and elegant bathroom. This impressive property is also inclusive of air conditioning and is sold with two allocated parking spaces.



Gallery – The Mansion

Discover luxury that transcends the ordinary





The Mansion's impressive Nash colonades

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Autumnal views from The Butten's circular balcony

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

Introduction



**Gallery
The Butten**

Dimensions

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Specification

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

The Mansion's entrance hall



Impressive domed ceilings



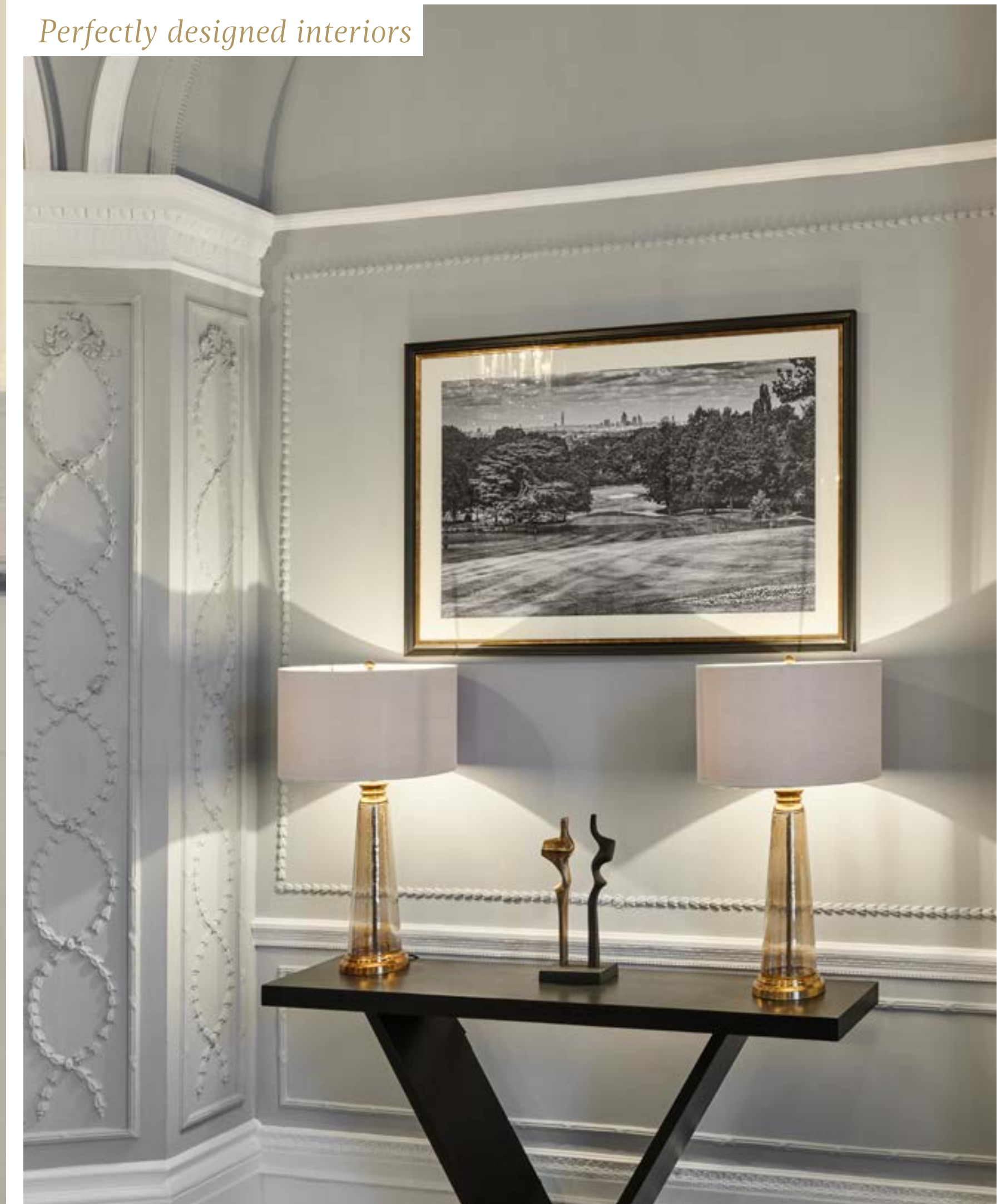
Restored feature plasterwork



Beautiful cornicing



Perfectly designed interiors



Large and exquisite original doors



Gallery – The Butten

Discover impressive original features and more



The Butten's unique circular living room with original plaster mouldings and intricate ceiling detail

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Impressive kitchen and dining area, with bespoke shaker style Ladbury kitchen

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Master bedroom with en suite

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Master bathroom with Villeroy & Boch sanitaryware and porcelain tiling

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Original restored glass doors opening onto unique circular balcony



Intricate ceiling detailing and beautiful light fittings



View of the wonderful autumn colours between the balustrades

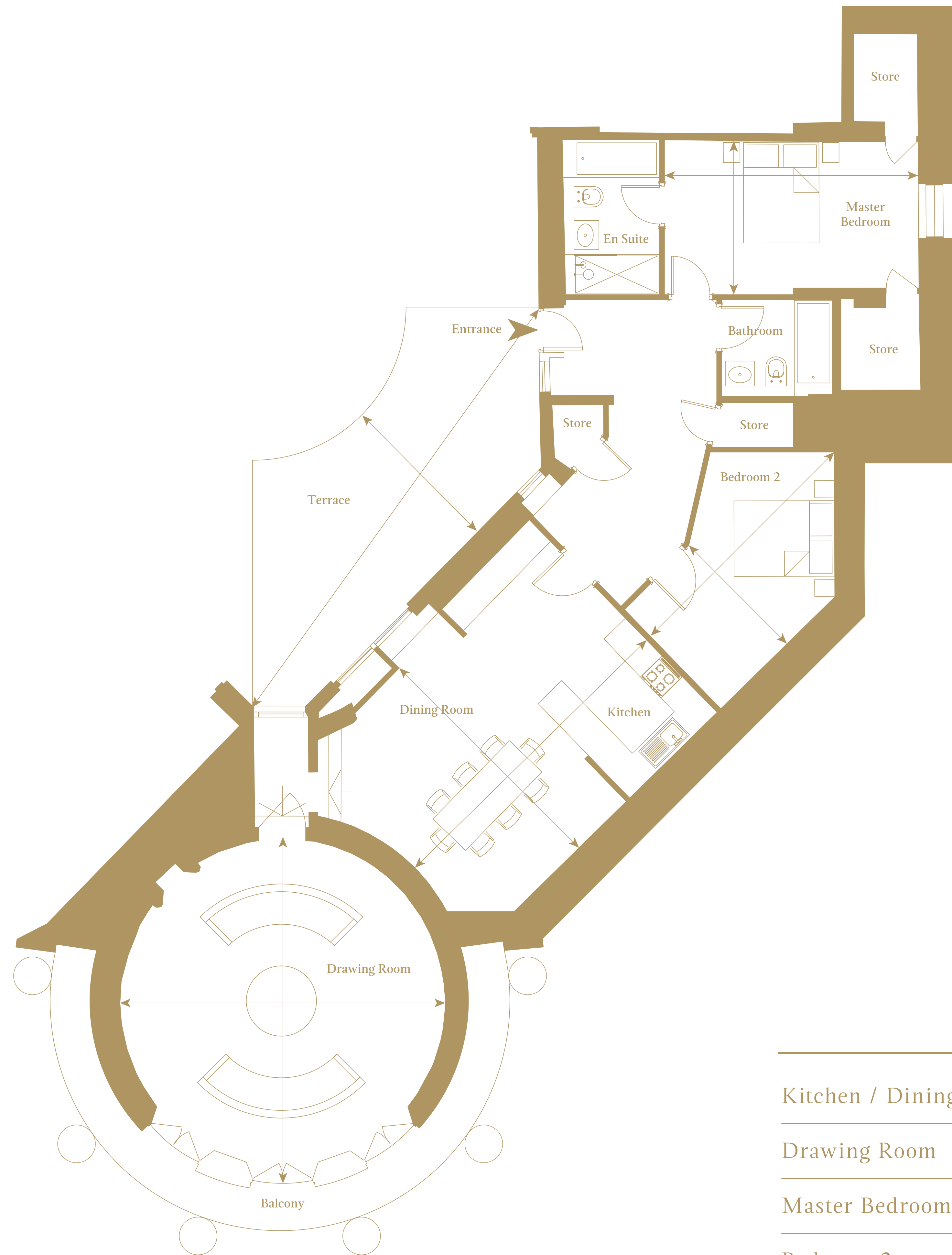
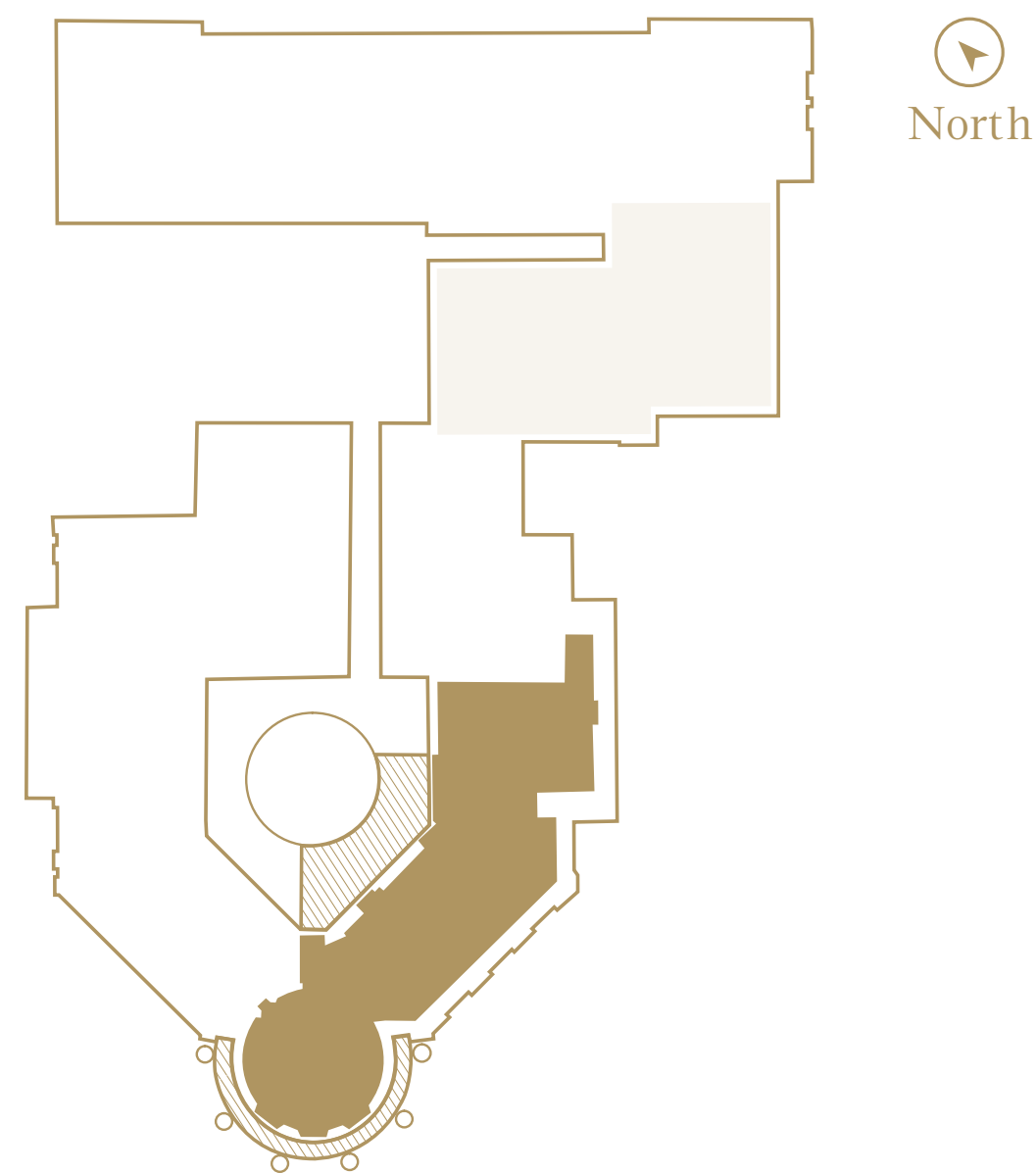


Bespoke Ladbury kitchen

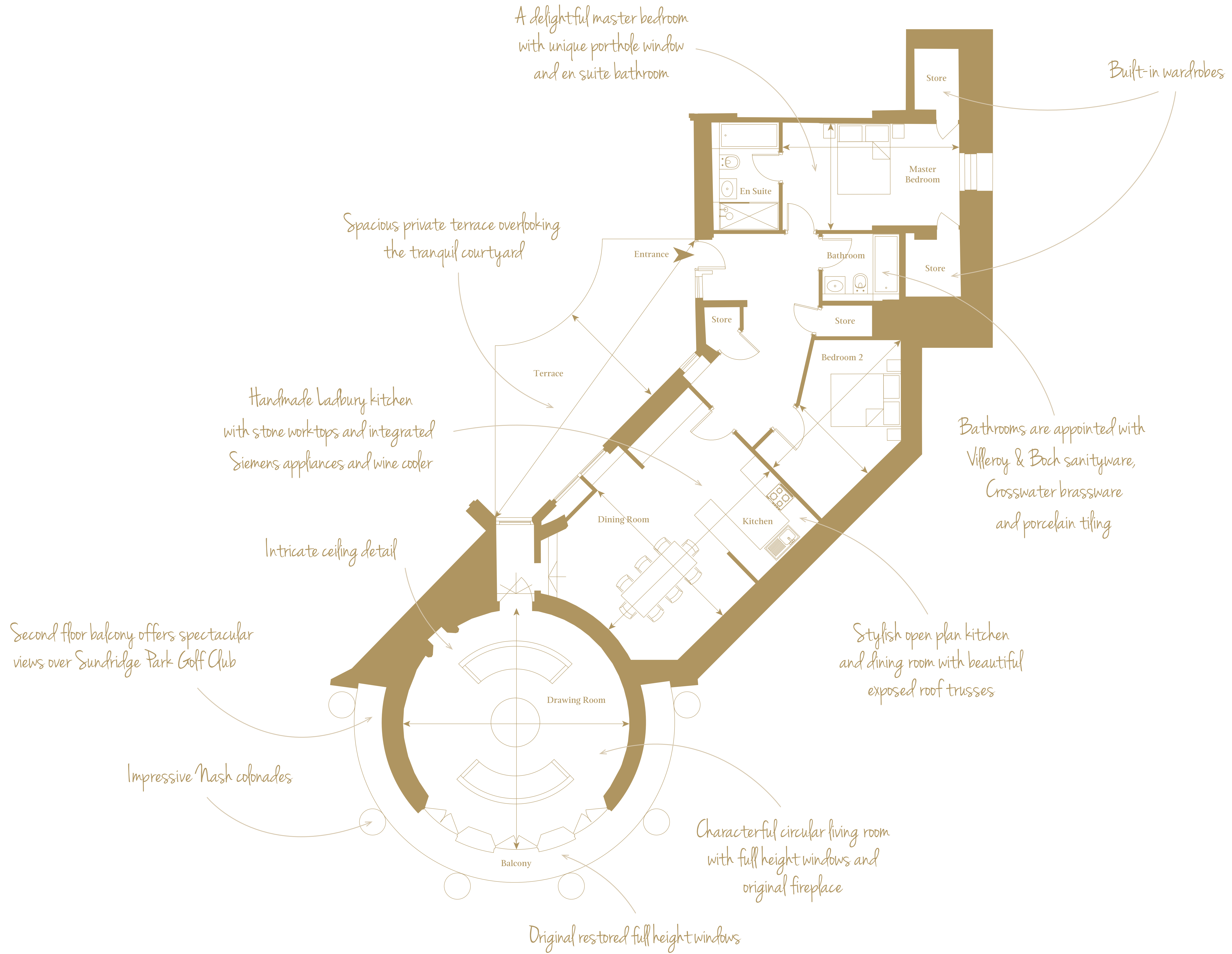


Dimensions

Total NSA 1,453 sq ft / 127 sq m



Kitchen / Dining Room	6.4m x 5m	21'2" x 16'7"
Drawing Room	6.8m x 6.5m	22'4" x 21'3"
Master Bedroom	5m x 3m	16'7" x 10'
Bedroom 2	5.2m x 2.8m	17' x 9'1"
Terrace	9.5m x 2.2m	31'2" x 7'3"



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
- 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
020 3369 2222 ~ www.cityandcountry.co.uk**

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.