



AQUINNA HOMES

Soane Place

SOANE PLACE | DULWICH VILLAGE | LONDON | SE21 7BP

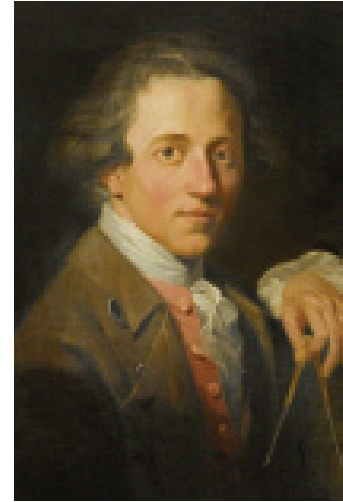
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AQUINNA HOMES

*""What's the use of a great city
having temptations if fellows don't
yield to them?" "*
P G Wodehouse

Award winning Aquinna Homes, present their latest collection of 12 prestigious, four/five, three, two and one bedroom luxury homes, located right in the heart of Dulwich



Sir John Soane (1753 - 1837)

'Soane Place' takes its name from the famous architect Sir John Soane, who designed the nearby Dulwich Picture Gallery - the first purpose-built art gallery in the world.

Both designs epitomise all that is innovative, cutting edge and classical.



Dulwich Picture Gallery (Est. 1817)



Soane Place (2023)

Eager to blend in the traditional Dulwich English heritage, Aquinna Homes are keen to pool all their creative resources into creating new, dramatic, London townhouses and apartments with a CONTEMPORARY TWIST... packed full of the latest technological innovations, with functionality and form at its heart.



AWARD WINNING AQUINNA HOMES PRESENTS THEIR
LATEST PRESTIGIOUS LUXURY HOMES - UNIQUELY
LOCATED RIGHT IN THE HEART OF DULWICH VILLAGE.

aspire...



AQUINNA HOMES
aspire...

Soane Place

" ... so you want to live in '**LONDON**' ..."

One of the most vibrant, exuberant, exciting cities in Great Britain - the cultural capital of the world!
... and you want to live in a quiet, leafy, exclusive, secluded, village neighbourhood with the
very best schools, the best sports facilities, lovely parks, and the most beautiful houses to call home.
All so close to London, it is easy to forget that you are only **5** miles from Charing Cross Station.

Soane Place has it all.

London's best kept secret ...ssshhh!

A rural village setting in the heart of London, **15** minutes from London Bridge.



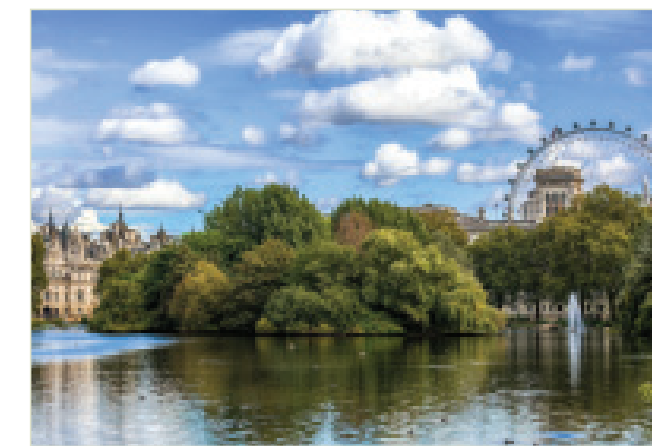
STONE GLASS BRONZE

Heavily featured in the high-end luxury market is the 'back to basics' protection of non-renewable resources and appreciation of the use of 'raw' materials - such as stone, bronze, glass, and wood.

Unsurprisingly everyone wants - the REAL thing!



THE BEST OF BRITISH



Fortnum & Mason, Harvey Nichols,
Henley Regatta, Rolls-Royce, The Royal Family, M&S, Aston Martin,
Twinings, Land Rover, Royal Mail, British Airways,
Harrods, Cadbury, Burberry, Wimbledon Tennis Championships,
Lords Cricket Ground, Pimms, Jaguar, Hunter,
Barbour, Gordon's Gin, and fish & chips.



ON YOUR DOORSTEP



Famous Hotels - Claridges, The Dorchester, The Ritz and The Connaught.

Shopping - Harrods, Harvey Nichols, Selfridges,

Christie's and Sotheby's auction houses, Bond Street and Saville Row.

Schools - Westminster, St Pauls and Dulwich College.



GLOBAL CONNECTIONS



NEW YORK • PARIS • SYDNEY • HONG KONG • DUBAI • ROME • MILAN
BARCELONA • TOKYO • SINGAPORE • LAS VEGAS • FRANKFURT



STEP OUT IN STYLE

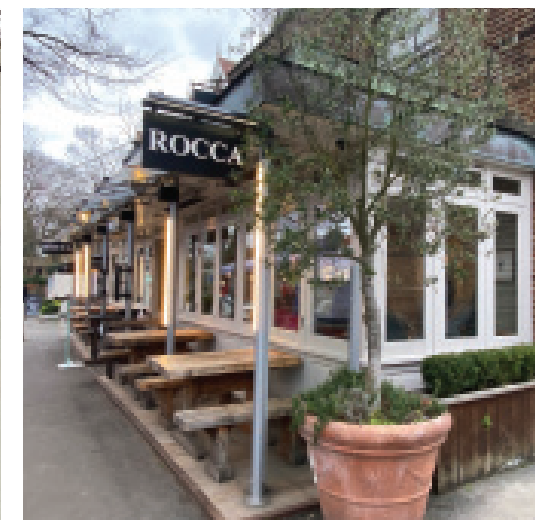
London is home to some of the very best theatre and live music venues in the world including large capacity stage venues such as Wembley Arena, The O2 Arena, Royal Albert Hall, and Royal Opera House. The West End – London’s equivalent to New York City’s Broadway – offers an ever-changing programme of stage shows to suit all tastes.

- CABARET
- DEAR EVAN HANSEN
- FROZEN
- MAMMA MIA
- LES MISÉRABLES
- SIX
- PHANTOM OF THE OPERA
- MATILDA
- HAMILTON
- WICKED
- TINA TURNER THE MUSICAL
- & JULIET
- GET UP STAND UP
- COME FROM AWAY
- MOULIN ROUGE
- BACK TO THE FUTURE

- PALLADIUM
- HER MAJESTY’S THEATRE
- ROYAL OPERA HOUSE
- SHAKESPEARE’S GLOBE
- YOUNG VIC
- SADLER’S WELLS
- NATIONAL THEATRE
- BARBICAN
- ENGLISH NATIONAL OPERA
- REGENT’S PARK OPEN AIR THEATRE
- THEATRE ROYAL DRURY LANE
- KIT KAT CLUB AT THE PLAYHOUSE
- LYCEUM
- APOLLO THEATRE
- APOLLO VICTORIA THEATRE
- DOMINION



DULWICH VILLAGE



Dulwich Village

Nestled just five miles south of the City of London, lies distinct and exclusive Dulwich Village. A beautiful neighbourhood village boasting a plethora of the very best schools, sports facilities, golf courses, The Dulwich Picture Gallery, idyllic park, impressive houses and a High Street with picturesque shops and pubs.

People of interest educated, or having resided in Dulwich Village include:

- Ernest Shackleton, Polar Explorer
- PG Wodehouse, Writer
- Margaret Thatcher, former UK Prime Minister
- Sir Joseph Paxton, Architect
- Sir John Soane, Architect

• Charles Dickens, Writer, famously ended the "Pickwick Papers" with the title character retiring to Dulwich 'one of the most pleasant spots near London'

1 MINUTE TO DULWICH PICTURE GALLERY • 15 MINUTES FROM LONDON BRIDGE • 40 MINUTES TO CLARIDGES



PEACEFUL CHARACTER



Dulwich's peaceful picturesque 'English village'

Peppered around this peaceful village are a variety of Victorian and Edwardian properties. The attractive High Street boasts an eclectic mix of boutique shops and independent restaurants, alongside larger restaurant chains, situated in beautiful buildings that exude sophistication and exclusivity.

In addition to the world-renowned Dulwich Picture Gallery is nearby Dulwich Park - a **29**-hectare space with gardens, boating lake and pavilion - the perfect picnic spot on a beautiful day. Why not also try your hand at cricket, croquet, hockey, squash or tennis at the Dulwich Sports Club - a fine example of traditional English sport or trip the light fantastic at the village's very own Gratton Dance Centre.

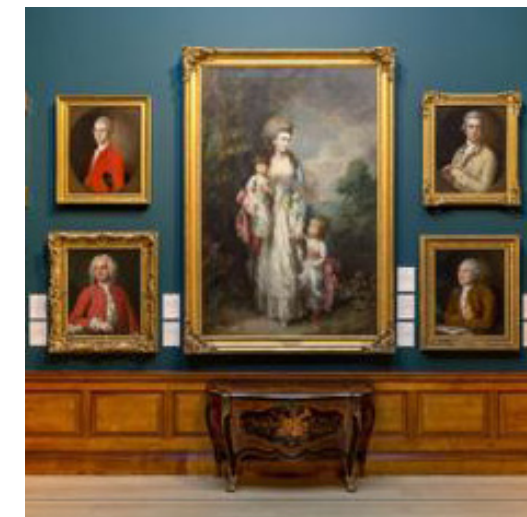
This picture-perfect village really does have something for everyone!

SIR JOHN SOANE DESIGNED THE FIRST PUBLIC ART GALLERY IN DULWICH VILLAGE IN **1817**

1 HOUR TO HEATHROW • 1 HOUR TO GATWICK • 90 MINUTES TO STANSTED & LUTON



DULWICH HERITAGE



'Dreamy Dulwich' 'History of the Dulwich Estate'

The Elizabethan actor, Edward Alleyn (1566 - 1626) bought the 1500-acre estate and bequeathed it to support and educate 12 disadvantaged students.

It still supports various prestigious schools, an almshouse and a chapel to this day.

In 1967 the Leasehold Reform Act was introduced to stimulate house sales; a Scheme of Management was formed to scrutinise and manage new development and safeguard the unique character of the historic neighbourhood for future generations.



LEAFY DULWICH



Dulwich's peaceful, picturesque, English neighbourhood village

From the **12th** to the **16th** century the Manor of Dulwich was densely wooded. It was part of the Great North Wood which extended from New Cross to Croydon.

Three fragments remain in Dulwich: Sydenham Hill Wood and Cox's Walk, Dulwich Wood, and Dulwich Upper Wood.

In **1905** The Dulwich Estate set aside **127** acres of land to be protected as an area of outstanding beauty. As well as **76** acres of Dulwich Park, it also has **40** acres of allotments, **69** acres of ancient wood and **12** playing fields.

WORLD CLASS EDUCATION

*"...the choice is yours, with an array of independent and state nursery,
primary and secondary schools"*

PRIMARY SCHOOLS

Dulwich Prep London SE21 (3-13 yrs) *INDEPENDENT 1.2 miles*

Dulwich Village C of E Infants' School SE21 – *Ofsted rated OUTSTANDING – STATE 0.1 miles*

Dulwich Hamlet Junior School SE21 – *Ofsted rated OUTSTANDING – STATE 0 mile*

Rosendale Primary School SE21 – *Ofsted rated OUTSTANDING - STATE 0.6 miles*

Dulwich College Kindergarten and Infants' School – DUCKS SE21 (6mths-7yrs) – *INDEPENDENT 1.7 miles*

Herne Hill School SE24 (2-7yrs) *INDEPENDENT 0.9 miles*

Oakfield Prep School SE21 (2-11yrs) – *INDEPENDENT 0.9 miles*

Rosemead Prep School SE21 (2-11yrs) – *INDEPENDENT 1.1 miles*

Judith Kerr Primary School SE24 (3-11yrs) – *STATE 0.5 miles*

SECONDARY SCHOOLS

Alleyn's School SE21 (4-18yrs) – *INDEPENDENT 0.5 miles*

Dulwich College SE21 (4-18 yrs) – *INDEPENDENT 0.8 miles*

Charter School North Dulwich SE24 – *Ofsted rated OUTSTANDING – STATE 0.5 miles*

Charter School East Dulwich SE22 – *Ofsted rated GOOD – STATE 0.9 miles*

Harris Boys' Academy SE22 – *Ofsted rated OUTSTANDING – STATE 1.8 miles*

Harris Girls' Academy SE22 – *Ofsted rated OUTSTANDING – STATE 2 miles*

Harris City Academy SE19 – *Ofsted rated OUTSTANDING – STATE 3.2 miles*

Kingsdale Foundation School SE21 – *Ofsted rated OUTSTANDING – STATE 1.5 miles*

James Allen's Girls' School – JAGS SE21 (4-18yrs) – *INDEPENDENT – 0.3 miles*

Sydenham High School SE26 (4-18yrs) – *INDEPENDENT 3 miles*

*"There is a wisdom of the head,
and a wisdom of the heart."*
Charles Dickens



DRAWING ROOM WITH FULL LENGTH BRONZE PICTURE WINDOWS, INSIDE AND OUT - WITH NORTH EASTERLY VIEW OVER GILKES CRESCENT



AQUINNA HOMES
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Soane Place

SOANE PLACE | DULWICH VILLAGE | LONDON | SE21

EAST MEETS WEST

A truly contemporary blend.

Large, first floor drawing rooms with floating bays, featuring bronze picture windows.

Enhanced daylight is evident throughout the homes.

NORTH EASTERLY FACING PRINCIPAL BEDROOM WITH FULL LENGTH PICTURE WINDOWS OVERLOOKING PRIVATE GARDENS



GLASS

Glass is used extensively to create bright, light, and spacious interior spaces; maximising natural daylight to bring the outside in.

Additional glazed panels dramatically enhance the effect of the full-length bronzed picture windows of the formal drawing room, dazzling the room with extra sunlight.

This ingenious glass detailing has been echoed around the full-height front doors, in the corridors and the staircases.

SOUTH WESTERLY FACING KITCHEN, DINING, FAMILY ROOM WITH CRYSTAL DOORS OPENING OUT ONTO SECLUDED PRIVATE GARDENS



BRONZE

Exclusive bronze coloured contemporary detailing is featured throughout the design, a popular choice amongst the new architectural elite, an example being The Peninsular Hotel, London (*opening 2023*).

High quality architecture embodies an elegant combination of distinctive heritage with glamorous, individually designed, simple, functional and practical solutions.



REAL STONE

Crisp, cool, slabs of reconstituted Bath coloured stone dominate the protruding facia / facade, cleverly highlighting the classical Regency drawing room in its new form.

Real stone is echoed and incorporated throughout these luxury homes in the kitchen, bathroom, and the beautiful secluded private garden designs.



FLEXIBLE LIVING

The lower ground floor family room on plots 4-12 offers the ultimate in flexibility.

Easily adaptable from a cosy family room to a playroom, cinema room or, if desired, an additional bedroom with full shower room facilities at the same level.

SOUTH WESTERLY FACING ELEVATION ON GILKES CRESCENT



HIGH TECH LUXURY LIVING

Cat 6 cabling is installed throughout each home creating a high-tech 'highway' and thus adding a great deal of comfort around 'future-proofing' your home. This network, coupled with an ultra-fast fibre network link, supports high-speed data transfer around your home for reliable data transfer for multiple current and future applications.

Alarm systems, panic buttons, front-door entry 'Ring' systems, Nest heating controls, control lighting to selected rooms and selected air conditioning, support the concept of high-tech luxury living.

SECURITY

Privacy and safety are fundamental to the modern family - and these homes are brimming with innovation - from electronic security gates to underground car parking, panic buttons in the principal bedrooms, video ring doorbells and state of the art alarm and sprinkler safety systems.

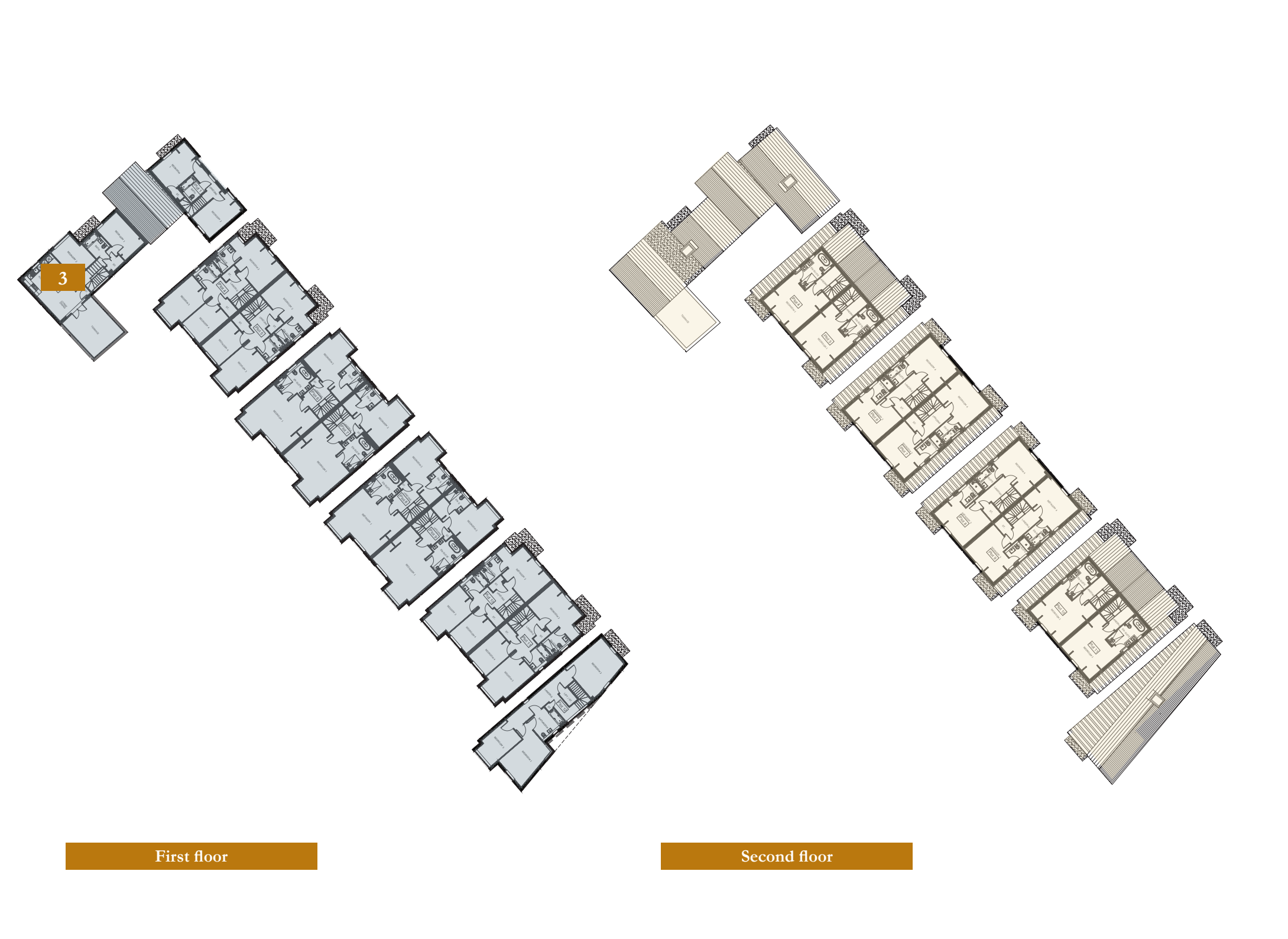


Lower level showing underground parking

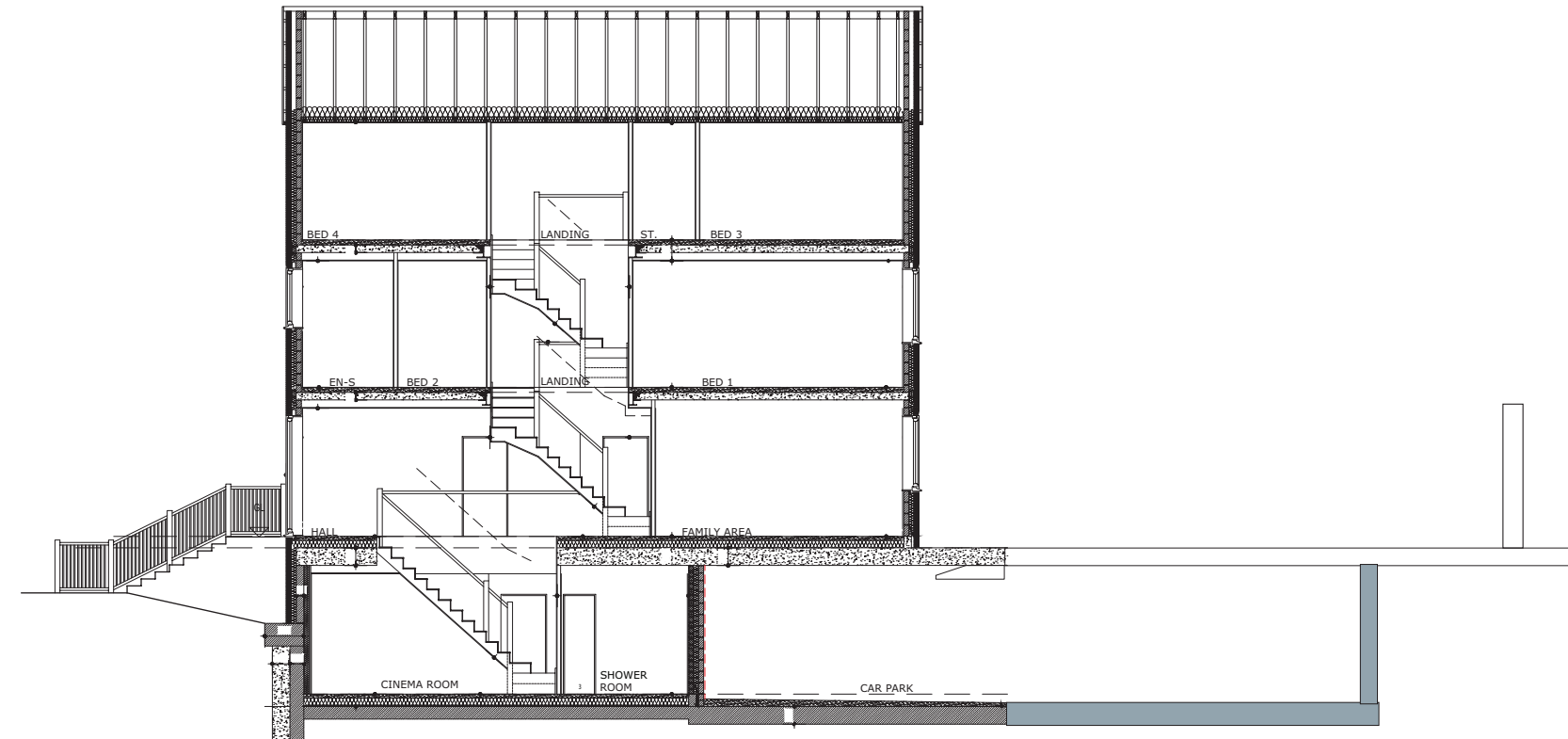
Ground floor - gardens

First floor

Second floor



TYPICAL SECTIONAL VIEW OF UNITS 4-11



These four-storey luxury townhouses have four/five bedrooms, a drawing room, a family lounge, and a substantial kitchen/family room, elevated access to the feature front door via steps from street level, and secure integrated lower ground floor parking providing greater security.

There are views from both sides of the building:

South Westerly through full, Crittall style double doors opening out from the kitchen, dining, family room onto private gardens and the full-length picture windows from the principal bedroom on the first floor.

North Easterly over the quiet street, from the drawing room windows.

ANOTHER INTERIOR FROM AQUINNA HOMES - GERRARDS CRO



PLOTS 4 - 7 ROOM LAYOUTS

Plot 7: 257.68 sqm / 2774 sqft gross internal floor area.
 Plot 6: 256.70 sqm / 2763 sqft gross internal floor area.
 Plot 5: 234.58 sqm / 2525 sqft gross internal floor area.
 Plot 4: 229.43 sqm / 2470 sqft gross internal floor area.



Plot 7 Plot 6 Plot 5 Plot 4



Plot 7 Plot 6 Plot 5 Plot 4

Lower Ground Floor

Plot 7

	m	ft
Family Lounge	6.88 x 3.42	22'7" x 11'3"
Utility	2.12 x 2.15	7'0" x 7'1"
Shower	2.36 x 2.50	7'9" x 8'3"

Plot 6

	m	ft
Family Lounge	6.88 x 3.42	22'7" x 11'3"
Utility	2.37 x 2.15	7'9" x 7'1"
Shower	1.96 x 2.50	6'5" x 8'3"

Plot 5

	m	ft
Family Lounge	6.87 x 3.42	22'7" x 11'3"
Utility	2.41 x 2.15	7'11" x 7'1"
Shower	1.96 x 2.50	6'5" x 8'3"

Plot 4

	m	ft
Family Lounge	5.81 x 3.42	19'8" x 11'3"
Utility	1.96 x 2.15	6'5" x 7'6"
Shower	2.36 x 2.29	7'9" x 8'3"

Ground Floor

Plot 7

	m	ft
Family/Dining/Kitchen	5.98 x 7.43	19'8" x 24'5"
Drawing Room	3.61 x 5.29	11'10" x 17'5"
W.C.	1.67 x 1.25	5'11" x 4'1"

Plot 6

	m	ft
Family/Dining/Kitchen	5.98 x 7.43	19'8" x 24'5"
Drawing Room	3.61 x 5.29	11'10" x 17'5"
W.C.	1.68 x 1.25	5'6" x 4'1"

Plot 5

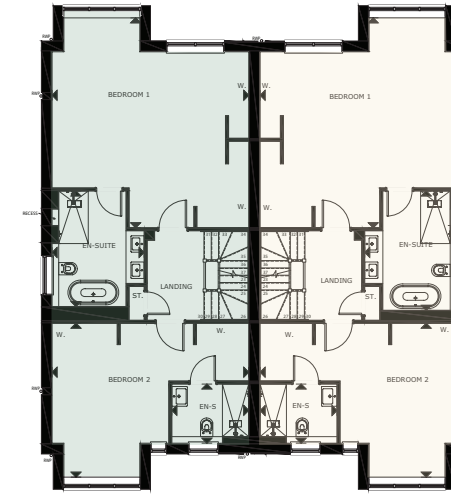
	m	ft
Family/Dining/Kitchen	5.98 x 7.43	19'8" x 24'5"
Drawing Room	3.61 x 5.29	11'10" x 17'5"
W.C.	1.68 x 1.25	5'6" x 4'1"

Plot 4

	m	ft
Family/Dining/Kitchen	5.98 x 7.43	19'8" x 24'5"
Drawing Room	3.61 x 5.29	11'10" x 17'5"
W.C.	1.62 x 1.25	5'4" x 4'1"



PLOTS 4 - 7 ROOM LAYOUTS



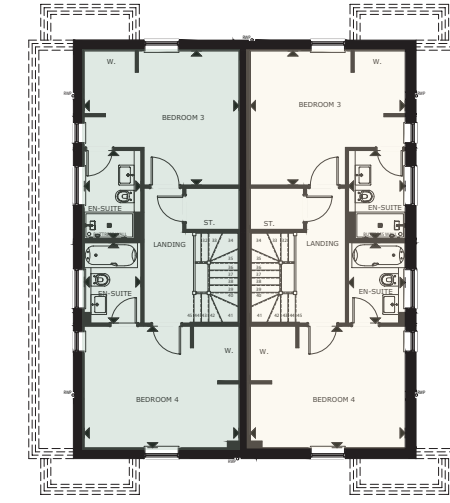
Plot 7



Plot 6

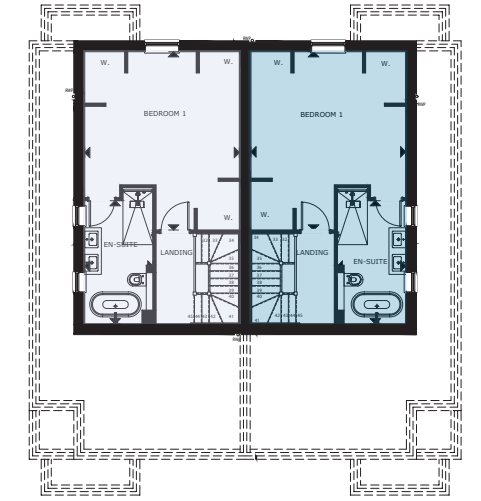
Plot 5

Plot 4



Plot 7

Plot 6



Plot 5

Plot 4

First Floor

Plot 7

	m	ft
Bedroom 1	5.98 x 6.38	19'8" x 20'11"
Bedroom 1 En-s	2.80 x 3.51	9'2" x 11'6"
Bedroom 2	5.98 x 4.68	19'8" x 15'4"
Bedroom 2 En-s	2.33 x 1.80	7'8" x 5'11"

Plot 6

	m	ft
Bedroom 1	5.98 x 6.38	19'8" x 20'11"
Bedroom 1 En-s	2.80 x 3.63	9'2" x 11'11"
Bedroom 2	5.98 x 4.68	19'8" x 15'4"
Bedroom 2 En-s	2.33 x 1.80	7'8" x 5'11"

Plot 5

	m	ft
Bedroom 2	5.98 x 3.65	19'8" x 12'0"
Bedroom 3	3.09 x 5.15	10'2" x 16'11"
Bedroom 4	2.80 x 4.12	9'2" x 13'6"
Bath	2.00 x 2.46	6'7" x 8'1"
En-Suite	2.00 x 2.42	6'7" x 8'0"

Plot 4

	m	ft
Bedroom 2	5.98 x 3.65	19'8" x 12'0"
Bedroom 3	3.09 x 5.15	10'2" x 16'11"
Bedroom 4	2.80 x 4.12	9'2" x 13'6"
Bath	2.00 x 2.46	6'7" x 8'1"
En-Suite	2.00 x 2.42	6'7" x 8'0"

Second Floor

Plot 7

	m	ft
Bedroom 3	4.64 x 4.02	15'3" x 13'2"
Bedroom 3 En-s	1.70 x 2.64	5'7" x 8'8"
Bedroom 4	4.64 x 3.65	15'3" x 12'0"
Bedroom 4 En-s	1.70 x 2.41	5'7" x 7'11"

Plot 6

	m	ft
Bedroom 3	4.64 x 4.02	15'3" x 13'2"
Bedroom 3 En-s	1.70 x 2.64	5'7" x 8'8"
Bedroom 4	4.64 x 3.65	15'3" x 12'0"
Bedroom 4 En-s	1.70 x 2.41	5'7" x 7'11"

Plot 5

	m	ft
Bedroom 1	4.64 x 5.35	15'3" x 17'7"
En-suite	2.04 x 3.69	6'9" x 12'1"

Plot 4

	m	ft
Bedroom 1	4.64 x 5.35	15'3" x 17'7"
En-suite	2.04 x 3.69	6'9" x 12'1"



PLOTS 8 - 11 ROOM LAYOUTS

Plot 8: 257.68 sqm / 2774 sqft gross internal floor area.
 Plot 9: 256.70 sqm / 2763 sqft gross internal floor area.
 Plot 10: 234.58 sqm / 2525 sqft gross internal floor area.
 Plot 11: 229.43 sqm / 2470 sqft gross internal floor area.



Plot 11 Plot 10 Plot 9 Plot 8



Plot 11 Plot 10 Plot 9 Plot 8

Lower Ground Floor

Plot 11

	m	ft
Family Lounge	5.98 x 3.42	19'8" x 11'3"
Utility	2.14 x 2.15	7'0" x 7'1"
Shower	2.36 x 2.50	7'9" x 8'3"

Plot 10

	m	ft
Family Lounge	6.87 x 3.42	22'7" x 11'3"
Utility	2.41 x 2.15	7'11" x 7'1"
Shower	1.96 x 2.50	6'5" x 8'3"

Plot 9

	m	ft
Family Lounge	6.88 x 3.42	22'7" x 11'3"
Utility	2.37 x 2.15	7'9" x 7'1"
Shower	1.96 x 2.50	6'5" x 8'3"

Plot 8

	m	ft
Family Lounge	6.88 x 3.42	22'7" x 11'3"
Utility	2.12 x 2.15	7'0" x 7'1"
Shower	2.36 x 2.50	7'8" x 8'3"

Ground Floor

Plot 11

	m	ft
Family/Dining/Kitchen	5.98 x 7.42	19'8" x 24'4"
Drawing Room	3.61 x 5.29	11'10" x 17'5"
W.C.	1.76 x 1.25	5'9" x 4'1"

Plot 10

	m	ft
Family/Dining/Kitchen	5.98 x 7.43	19'8" x 24'5"
Drawing Room	3.61 x 5.29	11'10" x 17'5"
W.C.	1.68 x 1.25	5'6" x 4'1"

Plot 9

	m	ft
Family/Dining/Kitchen	5.98 x 7.43	19'8" x 24'5"
Drawing Room	3.61 x 5.29	11'10" x 17'5"
W.C.	1.80 x 1.25	5'11" x 4'1"

Plot 8

	m	ft
Family/Dining/Kitchen	5.98 x 7.43	19'8" x 24'5"
Drawing Room	3.61 x 5.29	11'10" x 17'5"
W.C.	1.80 x 1.25	5'11" x 4'1"



PLOTS 8 - 11 ROOM LAYOUTS



Plot 11

Plot 11

	m	ft
Bedroom 2	5.98 x 3.65	19'8" x 12'0"
Bedroom 3	3.09 x 5.15	10'2" x 16'11"
Bedroom 4	2.80 x 4.12	9'2" x 13'6"
Bath	2.00 x 2.46	6'7" x 8'1"
En-Suite	2.00 x 2.42	6'7" x 8'0"

Plot 9

	m	ft
Bedroom 1	5.98 x 6.38	19'8" x 20'11"
Bedroom 1 En-s	2.80 x 3.63	9'2" x 11'11"
Bedroom 2	5.98 x 4.68	19'8" x 15'4"
Bedroom 2 En-s	2.33 x 1.80	7'8" x 5'11"



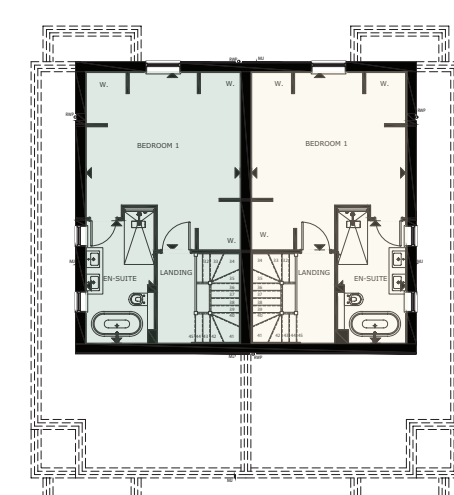
Plot 10

Plot 10

	m	ft
Bedroom 2	5.98 x 3.65	19'8" x 12'0"
Bedroom 3	3.09 x 5.15	10'2" x 16'11"
Bedroom 4	2.80 x 4.12	9'2" x 13'6"
Bath	2.00 x 2.46	6'7" x 8'1"
En-Suite	2.00 x 2.42	6'7" x 8'0"

Plot 8

	m	ft
Bedroom 1	5.98 x 6.38	19'8" x 20'11"
Bedroom 1 En-s	2.80 x 3.51	9'2" x 11'6"
Bedroom 2	5.98 x 4.68	19'8" x 15'4"
Bedroom 2 En-s	2.33 x 1.80	7'8" x 5'11"



Plot 11 Plot 10

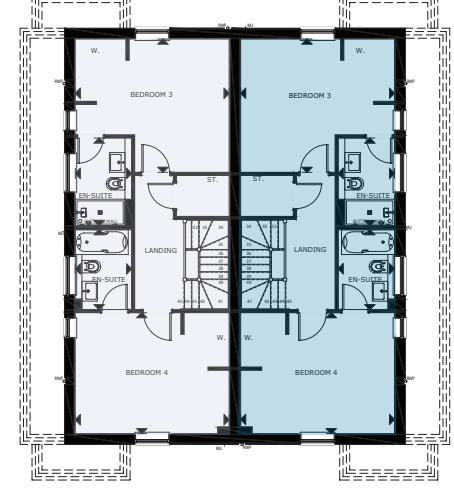
Second Floor

Plot 11

	m	ft
Bedroom 1	4.64 x 5.35	15'3" x 17'7"
En-suite	2.04 x 3.69	6'9" x 12'1"

Plot 9

	m	ft
Bedroom 3	4.64 x 4.02	15'3" x 13'2"
Bedroom 3 En-s	1.70 x 2.64	5'7" x 8'8"
Bedroom 4	4.64 x 3.65	15'3" x 12'0"
Bedroom 4 En-s	1.70 x 2.41	5'7" x 7'11"



Plot 9 Plot 8

Plot 10

	m	ft
Bedroom 1	4.64 x 5.35	15'3" x 17'7"
En-suite	2.04 x 3.69	6'9" x 12'1"

Plot 8

	m	ft
Bedroom 3	4.64 x 4.02	15'3" x 13'2"
Bedroom 3 En-s	1.70 x 2.64	5'7" x 8'8"
Bedroom 4	4.64 x 3.65	15'3" x 12'0"
Bedroom 4 En-s	1.70 x 2.41	5'7" x 7'11"

PLOTS 1 - 3 ROOM LAYOUTS

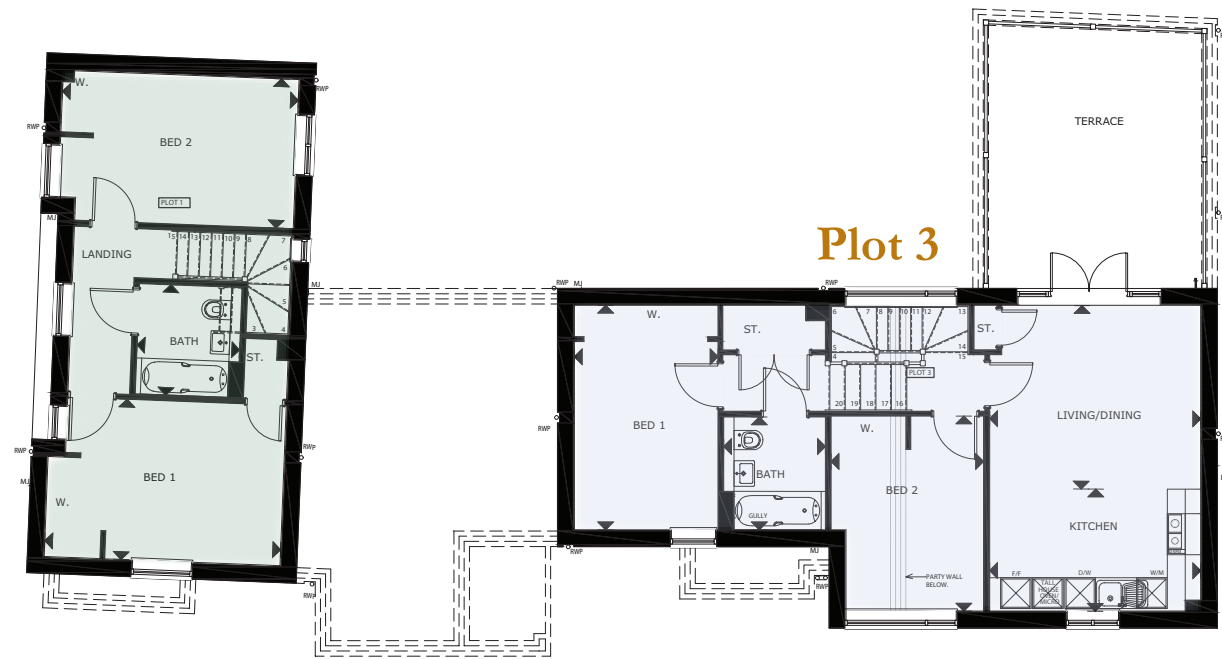


Plot 1



Plot 2

Plot 1



Plot 3

Plot 1 Ground Floor

	m	ft
Living	4.60 x 3.45	15'1" x 11'4"
W.C.	1.86 x 1.45	6'1" x 4'9"
Kitchen/Dining	4.60 x 2.93	15'1" x 9'8"

First Floor

	m	ft
Bedroom 1	4.60 x 3.12	15'1" x 10'3"
Bedroom 2	4.60 x 2.91	15'1" x 9'7"
Bath	2.00 x 2.16	6'7" x 7'1"

Plot 2 Ground Floor

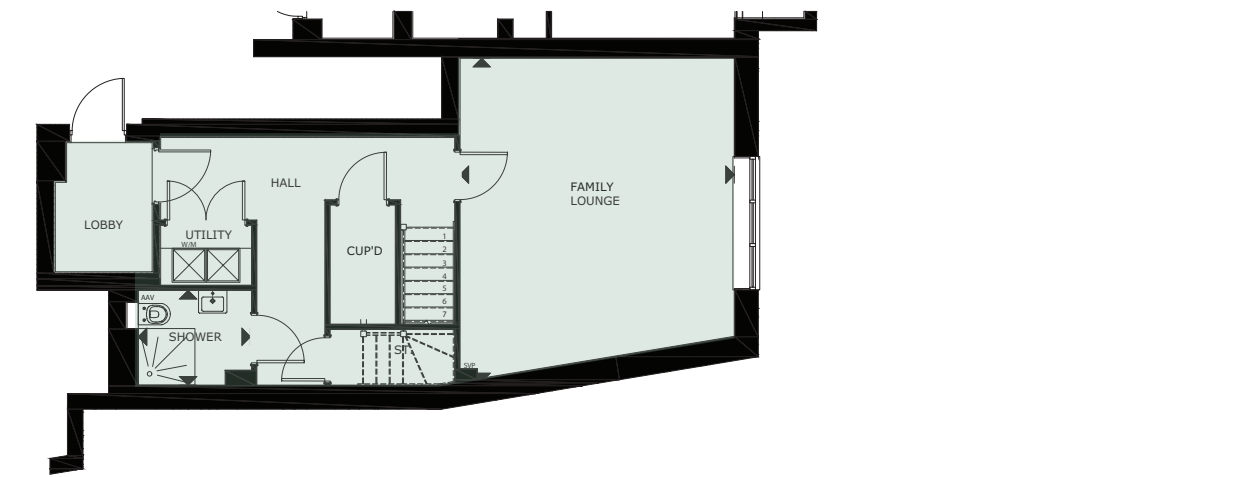
	m	ft
Kitchen/Living /Dining	7.49 x 5.40	24'7" x 17'9"
Bedroom 1	3.01 x 4.42	9'11" x 14'6"
Bath	2.18 x 1.98	7'2" x 6'6"

Plot 3 First Floor

	m	ft
Living/Dining	4.11 x 3.02	13'6" x 9'11"
Kitchen	4.11 x 2.38	13'6" x 7'10"
Bedroom 1	2.80 x 4.37	9'2" x 14'4"
Bedroom 2	2.97 x 3.80	9'9" x 12'6"
Bath	1.98 x 2.19	6'6" x 7'3"

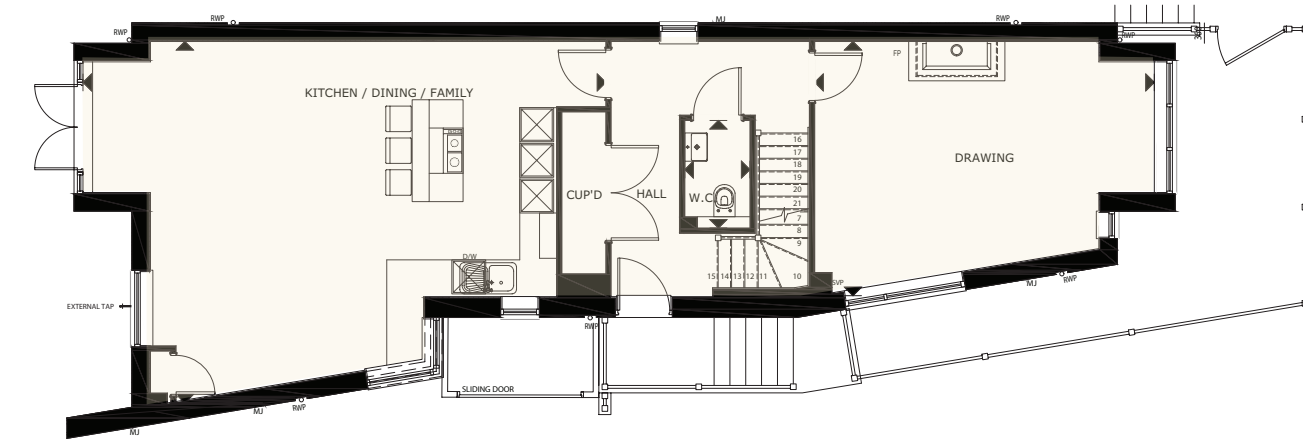
Plot 1: 85.46 sqm / 920 sqft gross internal floor area.
 Plot 2: 51.09 sqm / 550 sqft gross internal floor area.
 Plot 3: 66.70 sqm / 718 sqft gross internal floor area.

PLOT 12 ROOM LAYOUTS



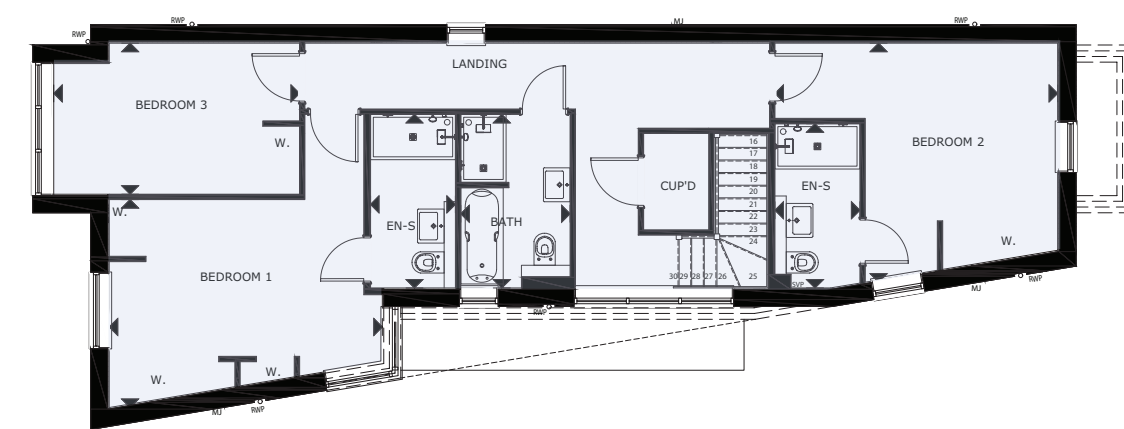
Lower Ground Floor

	m	ft
Family Lounge	4.84 x 5.71	15'11" x 18'9"
Shower	1.98 x 1.67	6'6" x 5'5"



Ground Floor

	m	ft
Drawing Room	5.99 x 4.48	19'8" x 14'9"
W.C.	1.15 x 1.90	3'9" x 6'3"
Kitchen/Dining/Family	9.23 x 6.38	30'4" x 20'11"



First Floor

	m	ft
Bedroom 1	4.82 x 3.67	15'10" x 12'1"
En-suite	1.50 x 3.06	4'11" x 10'1"
Bedroom 2	4.99 x 4.22	16'5" x 13'10"
En-suite	1.50 x 2.90	4'11" x 9'6"
Bedroom 3	4.34 x 2.66	14'3" x 8'9"
Bathroom	1.93 x 3.06	6'4" x 10'1"

THE FINER DETAILS

Each house has been designed to delight the eye with a stunning blend of classic and modern elegance seamlessly merging traditional features and contemporary fittings.

GENERAL



Traditionally built brick and block homes with all the benefits of modern construction techniques

Gas fired underfloor heating throughout each home via high efficiency condensing boiler

Acoustic separation between houses

Air conditioning to Family room, Principal bedroom, and bedroom two in plots 4-11, Family room and Principal bedroom in plot 12

Control lighting to selected rooms via an iOS / Android app

Individual room temperature control via iOS / Android app

Energy efficient downlighters to all rooms with pendant fittings in Family / Dining area, Kitchen and Principal bedroom where illustrated

Dimmer switches to Family area, Living room and Principal bedroom

Brushed chrome sockets and light switches throughout each property (with selected USB outlets)

'Ring' front doorbell connection via an iOS / Android app

The Principal bedroom Dressing room, where relevant, is comprehensively fitted with a bespoke range of furniture incorporating fitted drawers, shelves and hanging rails

Built in wardrobes to all other bedrooms

Porcelanosa ceramic flooring to Kitchen, Family room, Utility, and Cloakroom & bathrooms

Engineered timber flooring to Hallway, Drawing Room, Family Lounge and Lower Ground Floor Hallway

Glazed Crittall style doors to rear garden where illustrated

Crittall style glass panels to lower ground floor Family Lounge

Oak staircase with oak handrails and glass panel balustrades

Engineered timber painted front door with multi-point security locking

Contemporary architraves and skirtings throughout property

Contemporary style corning to ground floor, Principal bedroom and Bedroom two

Bronze coloured powder coated low maintenance aluminium double-glazed, windows with multi-point security locking

100% premium wool luxury carpet

"Dru" Maestro contemporary gas fireplace to Drawing room in plots 4-11

Two underground parking spaces allocated to plots 4-12 and one to plots 1-3, with provision of electric vehicle charging points in each plot

Full fire sprinkler system to plots 4-11 inclusive

Photo Voltaic Solar panels to all plots

Heat recovery to shower waste outlets on plots 4-11 for enhanced environmental efficiency



SECURITY AND HOME ENTERTAINMENT

Intruder alarm fitted with panic buttons to Principal bedroom and by front door

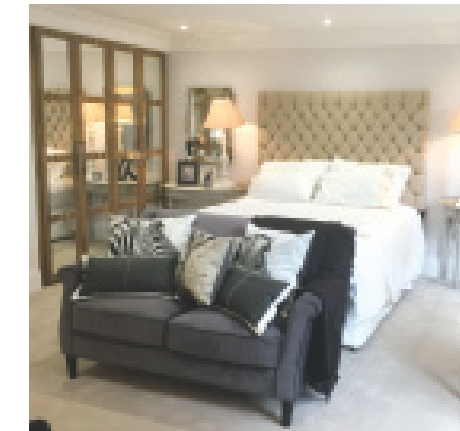
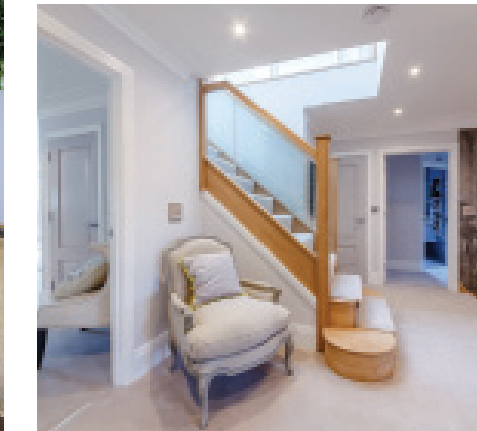
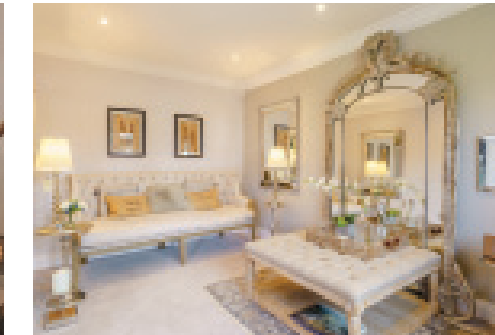
Keypad car park entry fob system to all plots via Lower Ground Floor to control electric gate

Security lighting to front and rear and lighting to garden area

Multipoint locking system to all external doors and windows

High level TV points and SkyQ wiring

Hard-wired CAT 6 connectivity, with patch panels in plots 4-12, ethernet socket in all rooms to enable faster data transfer to Smart TV, Sky Box, PC etc (Smart TV, Sky Box, PC router and switch not included)



Interiors from other Aquinna show homes

BESPOKE DESIGNER KITCHEN

Contemporary Leicht kitchen cabinets throughout and includes plinth lighting in plots 4-11 only

Independent bespoke island units with dedicated lighting (plots 4-11)

Provision for water softener in plot 1 and plots 4-11 only. (water softener to be added by customer post-occupation)

Co-ordinated SileStone work surfaces & splash back behind hob

Under slung stainless-steel sink with fluted drainer in SileStone work surface

Blanco food waste disposal unit

Quooker sink tap with three water functions, including steaming hot water

Electric induction hob with centrally positioned integrated extractor fan, by Miele, (plots 4-11)

Elica integrated extractor hood (plots 1-3)

Falmec over hob extractor hood (plot 12)

Two electric multi-function ovens, microwave, and integrated coffee machine and dishwasher by Miele (plots 4-11)

One multi-function oven, one combination microwave, 60/40 fridge freezer, dishwasher by Miele (plots 1, 2, 3 and 12)

Integrated full height fridge & freezer by Miele

Separate Utility room unit with washing machine and tumble dryer by Miele (except plots 1,2,3 and 12 – fitted with an integrated washer-dryer by Siemens)

Wine cooler by Caple (plots 4-12 only)

Hafele soft close integrated waste bins to plots 4-11



LUXURY BATHROOMS & EN-SUITES



Contemporary style white bathroom suite by Villeroy and Boch

Stand-alone seamless Villeroy and Boch bath to Principal bedroom ensuite (plots 4-11 only)

Villeroy and Boch bath with tiled bath panels to Family bathrooms

Wall mounted Villeroy and Boch WC with concealed Geberit cistern in all Bathrooms

Villeroy and Boch vanity units to Bathrooms and En-suites (not Lower Ground Floor shower rooms)

Fully tiled walls to Bathrooms and En-suites, and half height tiling to Cloakrooms by Porcelanosa with integrated mirrors to suit

Bespoke SileStone shelves

Chrome Hansgrohe mixer taps

Heated ladder style chrome towel rails to all Bathrooms and En-suites

Co-ordinated Porcelanosa ceramic floor tiles

Vanity units under basins to Cloakrooms

'Wet room' walk-in fully fitted shower area with glass wall enclosure, rain shower head and separate handset to principal En-suite and En-suite 2 in plots 4-11 only

LED illuminated mirrors (incorporating shaver points and de-misting pads) to all Bathrooms and En-suites

EXTERNAL SPACE

Fully landscaped garden including uplighters

External tap to rear

External power sockets to rear

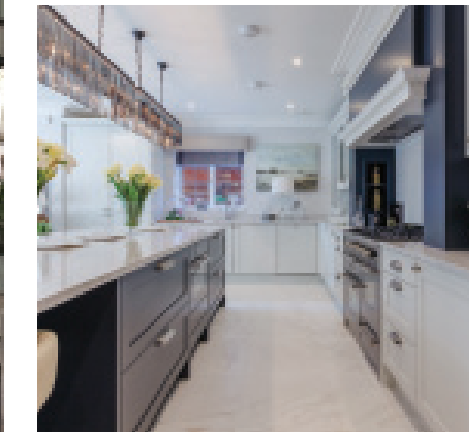
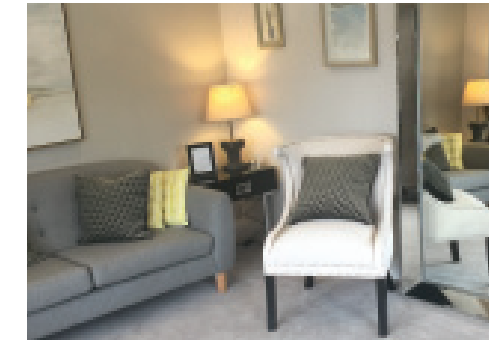
Substantial paved patio area to rear

Low maintenance bronze coloured aluminium rainwater goods

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SELLING AGENT



020 7228 8686

soaneplace@sequencenewhomes.co.uk



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dulwich@knightfrank.com

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