



AQUINNA HOMES

MAPLE TERRACE

EVELINE ROAD | MITCHAM | CR4 3LE

A STYLISH DEVELOPMENT OF SIX FOUR-BEDROOM TOWN HOUSES
DESIGNED FOR CONTEMPORARY FAMILY LIVING

WWW.AQUINNAHOMES.COM



STYLISH, MODERN LIVING WITH CITY CONVENIENCE

Award winning Aquinna Homes plc is delighted to offer six modern townhouses with off-street parking in the vibrant and diverse community of Mitcham, an up-and-coming suburban area south of London.

Maple Terrace is tucked away in a sought after residential location, flanked by green spaces, whilst also a short distance from bustling shops and restaurants.

The upmarket areas of Wimbledon and Tooting are nearby and, just to the south, Croydon offers all the amenities of a large town outside of London.

Its proximity to the city, good transport links, as well as plenty of nurseries and schools, make it the perfect choice for families seeking a fantastic quality of life.

WELL CONNECTED: TRAINS, TUBES, TRAMS & BUSES!

With two overground railway services, the Underground, trams and buses all servicing the local area, the travel choices are impressive.



Mitcham is located in Travelcard zones 3 and 4 and provides easy access to the underground at **Colliers Wood** and **Tooting Broadway**, both are serviced by the Northern Line.



BY TRAIN

MITCHAM EASTFIELDS

CLAPHAM 9 MINS	LONDON WATERLOO 10 MINS
VICTORIA 18 MINS	



BY TUBE

COLLIERS WOOD / TOOTING BROADWAY

NORTHERN LINE

SOUTH WIMBLEDON 2 MINS	LONDON BRIDGE 20 MINS
OLD STREET 26 MINS	KINGS CROSS ST PANCREAS INTERNATIONAL 28 MINS



BY TRAM

MITCHAM JUNCTION

WIMBLEDON 14 MINS	WEST CROYDON 14 MINS
BECKENHAM JUNCTION 40 MINS	



BY BUS

ALDWYCH N55	PUTNEY BRIDGE 270	ST GEORGE'S HOSPITAL TOOTING 280/264
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ALL ABOARD FOR SOUTH LONDON

It's easy to access the best of South London within minutes. From the nightlife of Brixton to the sophistication of Wimbledon and Tooting, or the bustling high street shops of Croydon, this is a location offering a fabulously convenient lifestyle.



AMPLE CHOICE OF SCHOOLS & COLLEGES

The area is an attractive choice for parents balancing easy accessibility of the city with a good choice of local education options. From nursery provision to local primary schools, children are well provided for.

For older children, there are two academy secondary schools including the **outstanding Graveney School** and **Glenthorne High School**.

A little further away, specialist secondary schools include **Sutton Grammar** and the **BRIT school of performing arts and technology**.

Nearby higher education options include **South Thames College**, **Croydon College** and the **University of Roehampton**.





Mitcham
town centre
0.5 MILES

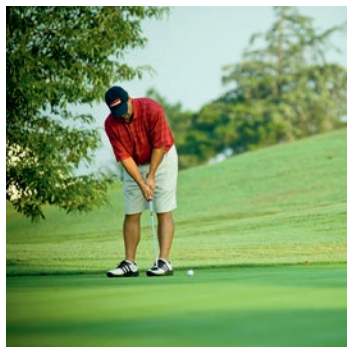
WHATEVER YOUR LEISURE, YOU'LL FIND IT HERE

South London is full of leisure hotspots. Just about every hobby and interest is catered for. **Canons Leisure Centre** offers swimming and gym membership. Play cricket on the **world's oldest cricket green**, dating back to 1635 or play 18 holes at **Mitcham golf club**.

Green open spaces include **Lavender Park** and **Figges Marsh** a short walk away with its

popular playground. A little further there's Mitcham Common, offering **460 acres** of grass and heathland with its crowning feature, seven islands pond.

The area offers a vibrant, bustling community close to everything you could need including enticing eateries, cool **coffee shops** or independent and **high street shops**.



Nearby
**TOOTING &
WIMBLEDON**
Shopping, restaurants,
cafés, cinemas,
theatre, nightlife

Wandle Valley Regional Park
Figges Marsh park
The Queen's Head Tennis Courts
gyms Wimbledon Bowling
Croydon Streatham Farmers' Market
Outdoor Swimming Leisure Centre
Oriental Supermarket Ashcroft Theatre
Lavender Park The White Hart
IKEA Golf Club Nightlife **Odeon iMax**
Tooting Bec Lido **Cafés**
Merton Abbey Mills Restaurants
Mitcham Carnival Soft play



STYLE ON ANOTHER LEVEL

Maple Terrace offers a unique opportunity to experience the best of townhouse living all within moments of the city. These stylish four bedroom properties with private gardens also feature balconies to Master Bedrooms. To add to the convenience, each home has private off street parking for one vehicle and ample storage space.





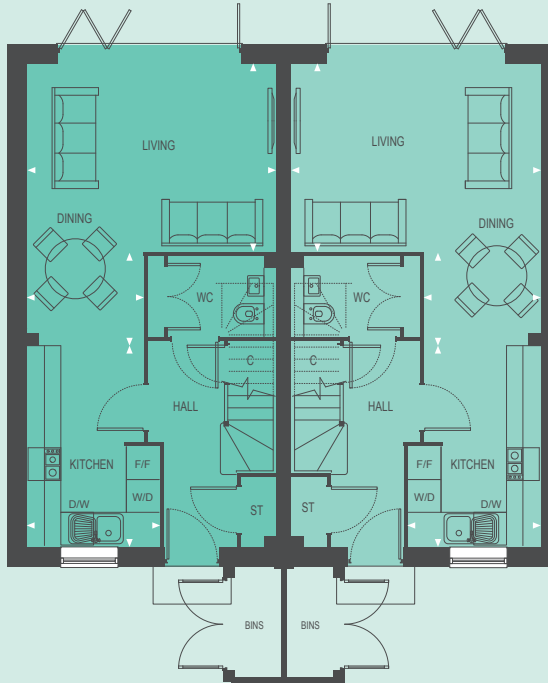
THE AERIAL VIEW

ROOM LAYOUTS

Floor plans are for illustration purposes only and may be subject to change. Furnishings not included.

PLOTS 1,3,5

PLOTS 2,4,6

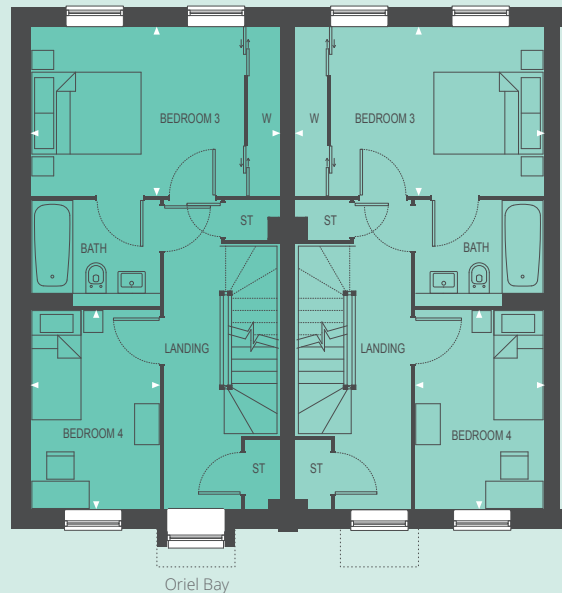


GROUND FLOOR

	m	ft
Living Room	4.51 x 3.41	14'9 x 11'2
Dining Room	2.10 x 1.73	6'11 x 5'8
Kitchen	3.66 x 2.40	12'0 x 7'10

PLOTS 1,3,5

PLOTS 2,4,6

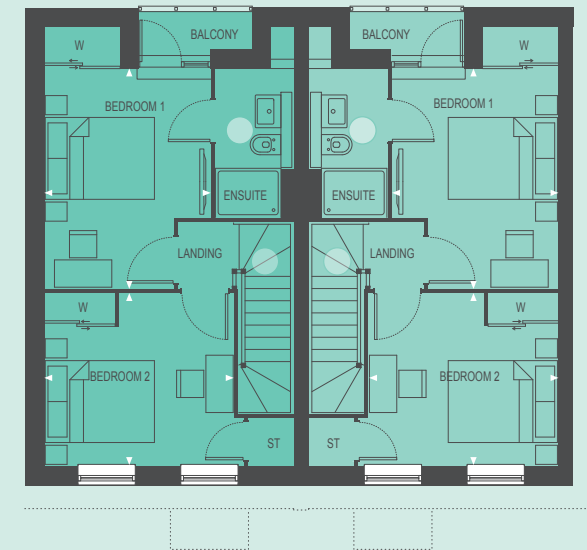


FIRST FLOOR

	m	ft
Bedroom 3	4.51 x 3.06	14'9 x 10'0
Bedroom 4	3.62 x 2.33	11'11 x 7'8

PLOTS 1,3,5

PLOTS 2,4,6



SECOND FLOOR

	m	ft
Bedroom 1 (Plots 2-5)	4.02 x 2.99	13'2 x 9'10
Bedroom 1 (Plots 1 & 6)	4.02 x 3.01	13'2 x 9'10
Bedroom 2 (Plots 2-5)	3.44 x 3.14	11'2 x 10'4
Bedroom 2 (Plots 1 & 6)	3.42 x 3.14	11'2 x 10'4

Denotes sun tube

Gross internal floor area: 113.8 sqm / 1225 sqft



THE STREET VIEW

THE FINER DETAILS

GENERAL

Gas-fired underfloor heating to ground floor and radiators to upper floors via high efficiency condensing boiler

Built in wardrobes to Bedrooms 1, 2 and 3

Energy efficient downlighters to all rooms

Dimmer switches to living room and master bedroom

Brushed stainless steel effect sockets and switches

USB enabled socket to Living Room, Master Bedroom and Kitchen (specific sockets only)

Porcelanosa ceramic flooring to Kitchen, hall and cloakroom

Staircase with oak handrail and glass balustrade

Engineered front door with multi-point locking

Contemporary architraves and skirtings

Grey aluminium double-glazed windows with multi-point locking

Powder coated aluminium double glazed bi-fold rear patio doors

Engineered flooring to living area

LUXURY BATHROOMS & EN-SUITES

Contemporary style white bathroom suite by Villeroy and Boch

Bath with Hansgrohe thermostatic shower and screen (Bathrooms)

Wall mounted WC with concealed cistern

Chrome Hansgrohe mixer tap

Fully tiled walls to bathroom and ensuite and half height tiling to WC by Porcelanosa with integrated mirrors to suit

Heated ladder style chrome towel rail (en-suite and bathroom)

Co-ordinated Porcelanosa ceramic floor tiles

Villeroy & Boch vanity units under basins (en-suite and bathroom)

EXTERNAL SPACE

Access to rear garden via bi-fold doors

External tap to rear

External power socket to rear

Paved patio area to rear

Enhanced cycle and bin storage to each property

Wiring for ECV Points

BESPOKE DESIGNER KITCHENS

Bespoke range of fully fitted contemporary Rotpunkt kitchen cabinets to include permit lighting

Co-ordinated 20mm thick Silstone work surfaces with upstands and splash back to hob

Under slung stainless steel sink with fluted drainer in Silstone work surface

Four zone induction hob and extractor hood by Siemens

Single multifunction electric oven and separate microwave by Siemens

Integrated fridge/freezer by Siemens

Integrated dishwasher by Siemens to all plots

Integrated Siemens washer dryer to all plots

Insinkerator steaming hot water tap

Wiring to allow for future fitting of under sink food waste disposal unit

Six bottle single column wine cooler

SECURITY & HOME ENTERTAINMENT

Pre-wiring for the fitting of an alarm by the purchaser

External lights to front and rear

Multi-point locking to external doors

BT points to living and master bedroom

High level TV points and SkyQ wiring to living room and master bedroom

TV wiring to all other bedrooms

Multimedia output plate to living and master bedroom

Hard-wired CAT 6 connectivity to ethernet socket in living, dining and all bedrooms to enable faster data transfer to Smart TV, Sky Box, PC etc (Smart TV, Sky Box, PC, router and switch not included).

NHBC AND CONSUMER CODE

10 year NHBC Buildmark Warranty

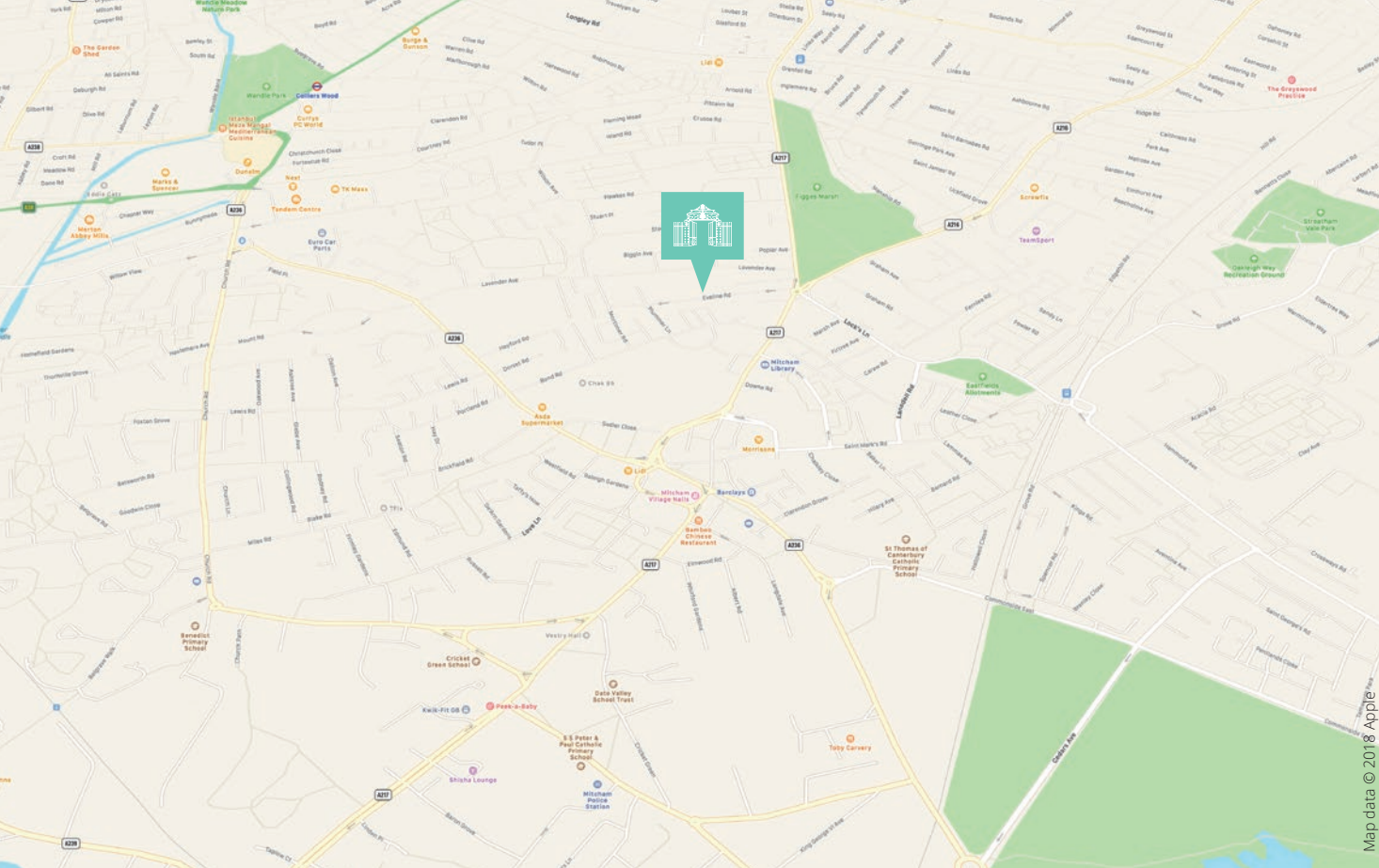
We operate under the Consumer Code for Home Builders



**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk





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SELLING AGENT



AQUINNA HOMES
aspire...

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WWW.AQUINNAHOMES.COM

Aquinna Homes plc is an experienced and well funded homebuilder founded in 2004. We are committed to creating high quality aspirational homes in the very best locations throughout London and the South East. Our portfolio includes luxurious city apartments, delightful village mews, signature buildings inspired by renowned architects and substantial family homes. You are in safe hands with our experienced team of professionals who take pride in creating beautiful homes of outstanding quality, each with the Aquinna hallmark of attention to detail.

AWARD WINNING DEVELOPERS

Aquinna Homes

Best Residential Housebuilder 2020
South East England

winer
BUILD 2020 Real Estate
& Property Awards

UNITED KINGDOM
**PROPERTY
AWARDS**
WINNER 2020-2021



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