



AQUINNA HOMES

MITCHAM PARKSIDE

COMMONSIDE EAST | MITCHAM | CR4 1HB

COMPRISES NINE LUXURY 1 AND 2 BEDROOM APARTMENTS SITUATED
IN A THRIVING PART OF SOUTH LONDON.

WWW.AQUINNAHOMES.COM



AQUINNA HOMES PLC IS
EXCITED TO OFFER THEIR NEW
DEVELOPMENT OF NINE LUXURY
ONE AND TWO BEDROOM
APARTMENTS IN THE VIBRANT
COMMUNITY OF MITCHAM, AN
UP-AND-COMING SUBURBAN AREA
OF SOUTH LONDON

Mitcham Parkside comprises five two bedroom and four one bedroom apartments which have been built to an exceptional standard with the customary attention to detail which is the hallmark of Aquinna Homes plc.

Situated in the very desirable area of East Mitcham, these exciting and luxurious properties benefit from being positioned conveniently for commuting to central London by train whilst the M25 and M23 motorways are also within easy reach.



MITCHAM

SOMETHING FOR EVERYONE

Mitcham provides the perfect balance between a leafy suburb and a close proximity to London.

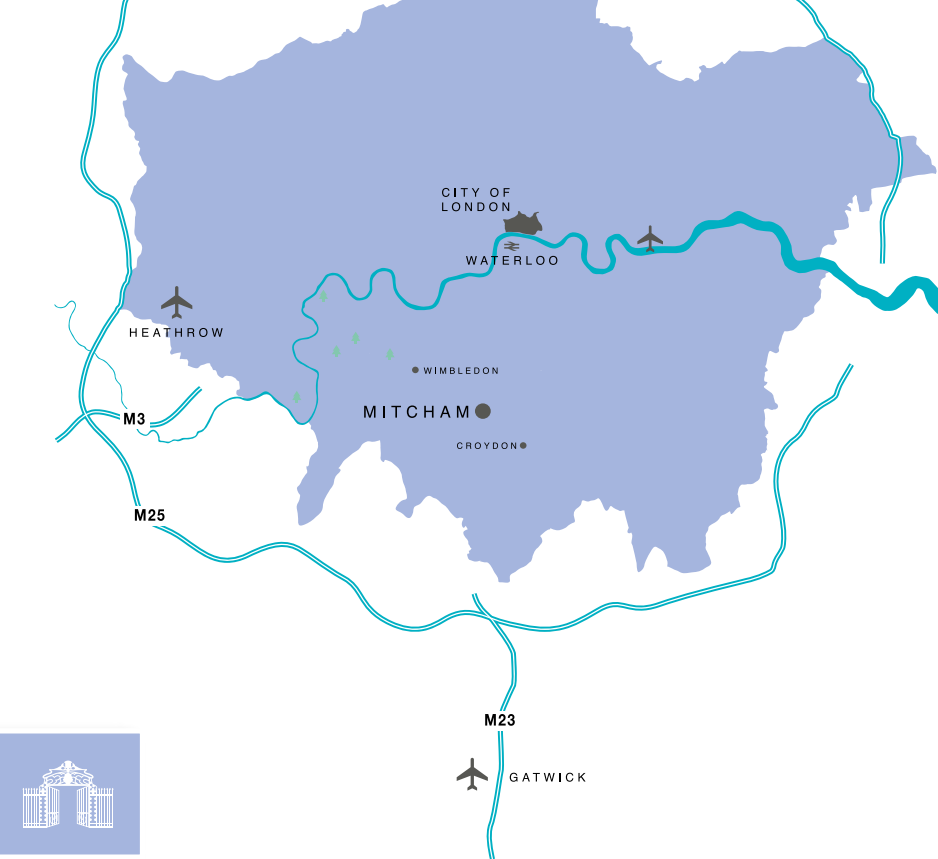
Mitcham Parkside as the name suggests overlooks the glorious 460 acre Mitcham Common.

It boasts great connections for commuting, and other vibrant areas such as Wimbledon and Tooting on its doorstep. Surrounded by Surrey's rolling countryside with a rural feel of a quintessential London village.

There are plenty of options for health & fitness enthusiasts including Canons Leisure Centre, Lavender Park with its sports pitches and Mitcham Golf Club on your doorstep.

From the lively nightlife of Brixton to the bustling high street shops of Croydon, Mitcham offers a fabulously convenient lifestyle.





WITHIN EASY REACH OF

LONDON

With Mitcham Eastfields and Mitcham Junction stations less than 15 minutes walk away, offering regular services to Waterloo and Victoria stations from 21 minutes, Mitcham Parkside is ideal for both commuters and those wanting to enjoy a night of entertainment in London's West End.



REAR ELEVATION

BIG
VISION
DOWN
TO THE
SMALLEST
DETAIL



Ground Floor

PLOT 1	m	ft
Living Room/ Kitchen	6.08 x 4.92	20'0" x 16'2"
Bedroom 1	3.95 x 4.51	13'0" x 14'10"
Bathroom	2.41 x 2.01	7'11" x 6'7"
Total	55.28 m²	595 ft²

PLOT 2	m	ft
Living Room	3.24 x 3.71	10'8" x 12'2"
Kitchen	5.05 x 2.69	16'7" x 8'10"
Bedroom 1	3.25 x 3.61	10'8" x 11'10"
Bedroom 2	3.89 x 2.62	12'9" x 8'7"
Bathroom	2.65 x 1.95	8'8" x 6'6"
Total	60.11 m²	647 ft²

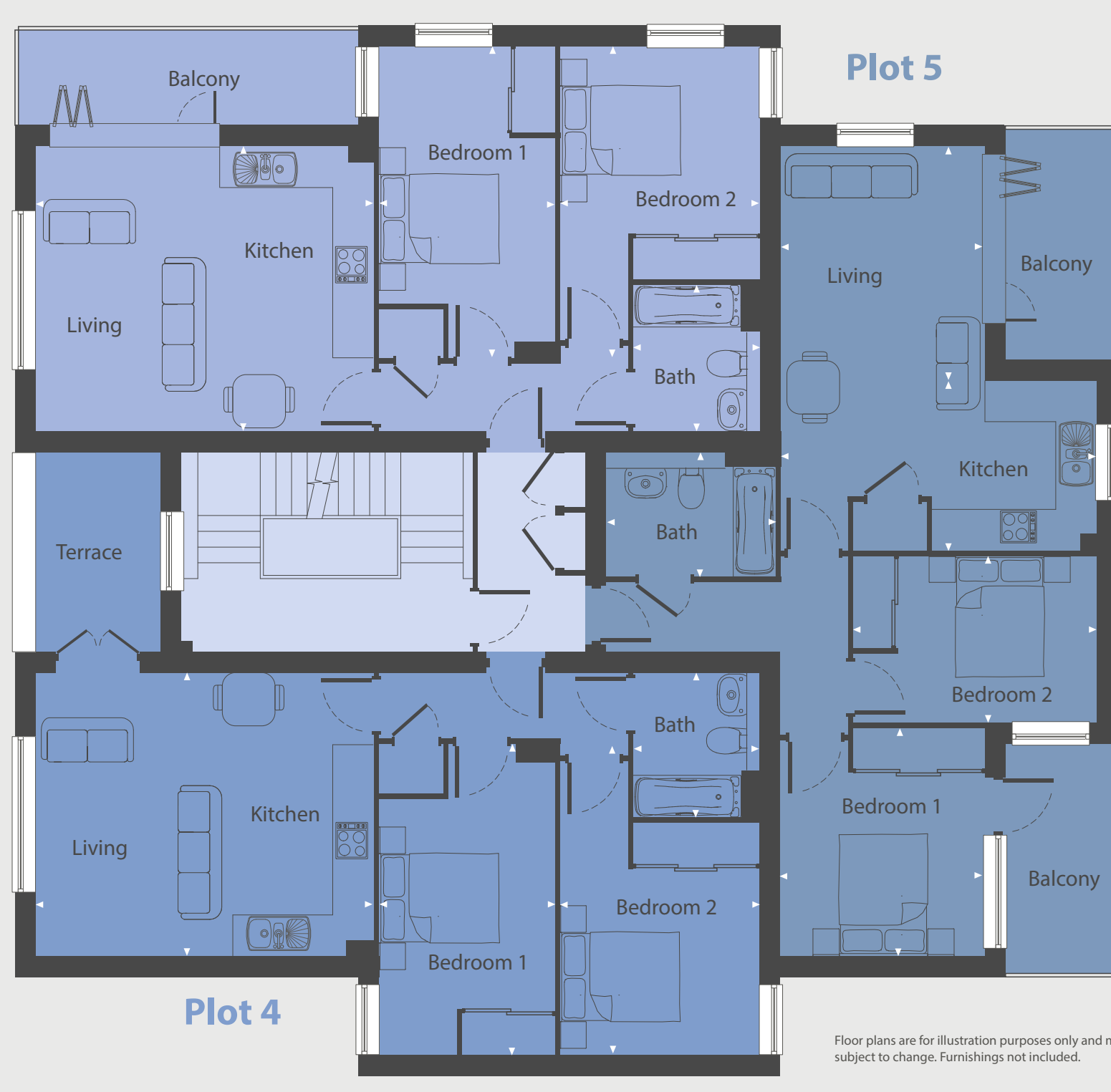
PLOT 3	m	ft
Living Room/ Kitchen	6.08 x 4.92	20'0" x 16'2"
Bedroom 1	3.95 x 4.51	13'0" x 14'10"
Bathroom	2.41 x 2.01	7'11" x 6'7"
Total	55.28 m²	595 ft²

First Floor

PLOT 4	m	ft
Living Room/ Kitchen	5.41 x 4.51	17'9" x 14'10"
Bedroom 1	2.80 x 4.93	9'2" x 16'2"
Bedroom 2	3.18 x 4.66	10'5" x 15'3"
Bathroom	2.01 x 2.31	6'7" x 7'7"
Total	61.87 m²	665 ft²

PLOT 5	m	ft
Living Room	3.24 x 3.71	10'8" x 12'2"
Kitchen	5.05 x 2.69	16'7" x 8'10"
Bedroom 1	3.25 x 3.61	10'8" x 11'10"
Bedroom 2	3.89 x 2.62	12'9" x 8'7"
Bathroom	2.65 x 1.95	8'8" x 6'6"
Total	60.11 m²	647 ft²

PLOT 6	m	ft
Living Room/ Kitchen	5.41 x 4.51	17'9" x 14'10"
Bedroom 1	2.80 x 4.93	9'2" x 16'2"
Bedroom 2	3.18 x 4.66	10'5" x 15'3"
Bathroom	2.01 x 2.31	6'7" x 7'7"
Total	61.87 m²	665 ft²



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

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



FRONT ELEVATION

Second Floor

PLOT 7	m	ft
Living Room/ Kitchen	5.60 x 6.08	18'5" x 20'0"
Bedroom 1	3.53 x 4.66	11'7" x 15'3"
Bathroom	2.41 x 2.01	7'11" x 6'7"
Total	51.22 m²	551 ft²

PLOT 8	m	ft
Living Room	3.24 x 3.71	10'8" x 12'2"
Kitchen	5.05 x 2.69	16'7" x 8'10"
Bedroom 1	3.25 x 3.61	10'8" x 11'10"
Bedroom 2	3.89 x 2.62	12'9" x 8'7"
Bathroom	2.65 x 1.95	8'8" x 6'6"
Total	60.11 m²	647 ft²

PLOT 9	m	ft
Living Room/ Kitchen	5.60 x 6.08	18'5" x 20'0"
Bedroom 1	3.53 x 4.66	11'7" x 15'3"
Bathroom	2.41 x 2.01	7'11" x 6'7"
Total	51.22 m²	551 ft²



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

DETAILED DESIGN SPECIFICATION

GENERAL



- Gas-fired underfloor heating via high efficiency condensing boiler throughout flats
- Built in wardrobes to bedrooms one and two
- Energy efficient downlighters to all rooms
- Brushed stainless steel effect socket and switch plates to all rooms with USB charger point in kitchen, living area and main bedroom
- Dimmer switches to living area and master bedroom
- Kronos 'timber effect' laminate floor to all living areas, carpet to bedrooms
- Carpet to communal areas
- Contemporary architraves and skirtings
- uPVC high performance windows with double glazing

BESPOKE DESIGNER KITCHENS



- Bespoke range of fully fitted handle-less contemporary kitchen cabinets to include pelmet lighting
- Co-ordinated silestone work surfaces and splashbacks with matching upstands
- Under-slung stainless steel sink with fluted drainer in silestone work surface
- Electric induction hob and extractor hood by Siemens
- Multi-function electric oven and microwave by Siemens
- Integrated slimline dishwasher by Siemens
- Integrated washer dryer by Siemens
- Integrated 70:30 upright fridge/freezer by Siemens
- Steaming hot 3-in-1 water tap

LUXURY BATHROOMS & EN-SUITES



- Contemporary style white Villeroy & Boch sanitary ware
- Villeroy & Boch bath with Hansgrohe thermostatic shower and chrome shower screen
- Wall mounted Villeroy & Boch WC with concealed cistern
- Tiled walls by Porcelanosa with large integrated mirrors to suit
- Chrome Hansgrohe basin mixer tap
- Heated ladder style chrome towel rail
- Co-ordinated Porcelanosa ceramic floor
- Villeroy & Boch vanity units under basins
- Shaver socket

SECURITY & HOME ENTERTAINMENT

- Video door entry system linked to each apartment
- Pre-wiring for the fitting of an alarm
- Mains operated smoke and heat detectors for safety (CO2)
- High level TV points and Sky Q wiring to living room and master bedroom (where relevant)
- TV wiring to all other bedrooms (where applicable)
- Hard wired CAT 6 connectivity to ethernet socket in living room, kitchen and bedroom (as relevant) to enable faster data transfer to Smart TV, Sky Box, PC etc. (Smart TV, Sky Box, PC and router not included)
- High security apartment entrance door with multi-point locking
- BT points to living room



EXTERNAL SPACE

- Enclosed refuse storage
- Allocated parking available (refer to Sales Advisor for relevant plots)
- Secure bike store
- Private patio area to plots 1, 2 & 3
- Private balcony or terrace to plots 4, 5, 6, 7, 8 & 9
- Electric vehicle charging supply to external position for plots 1 & 2 (charger by customer)



NHBC AND CONSUMER CODE

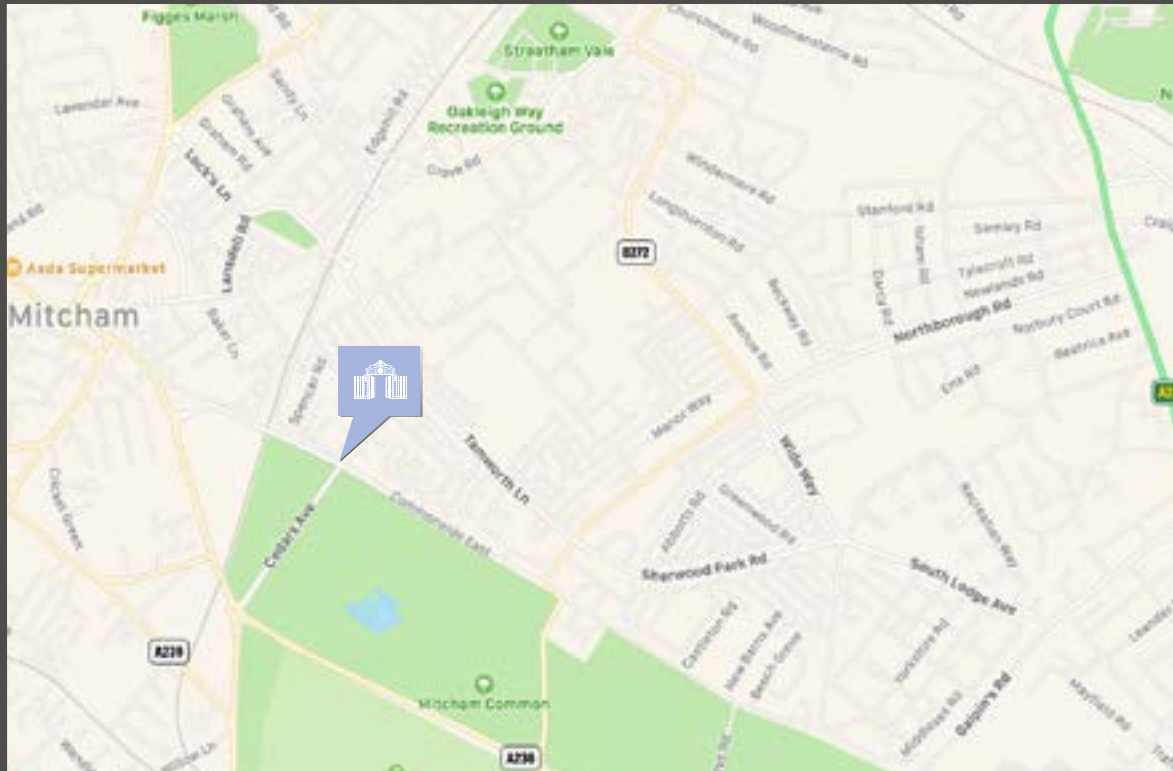
- 10 year NHBC Buildmark Warranty
- We operate under the Consumer Code for Home Builders



WHITE, BRIGHT AND PLENTY OF LIGHT



Home interior images in this brochure were taken of other homes built by the team at Aquinna Homes plc



COMMONSIDES EAST | MITCHAM | CR4 1HB

Map data © 2020 Apple



AQUINNA HOMES
aspire...

01494 739 400

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.

SELLING AGENT

Disclaimer: Artist's perspectives, plans and diagrams used in this brochure are intended to be a general guide to the appearance of the development. However it is necessary from time to time for us to make architectural changes, therefore prospective purchasers are advised to check the latest plans with our sales consultants. Due to our policy of continual improvement, we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct, they are not regarded as statements or representations of fact and neither the Agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract. August 2020.