

# AVA HOUSE

COOMBE ESTATE, LONDON



Developments

DEVELOPING EXCELLENCE



# AVA HOUSE

COOMBE ESTATE, LONDON

3 RECEPTIONS • KITCHEN/DINING ROOM • MASTER BEDROOM SUITE WITH DRESSING ROOM  
5 FURTHER BEDROOM SUITES • FAMILY BATHROOM  
ENTERTAINMENT ROOM • GYMNASIUM • INDOOR SWIMMING POOL • SAUNA • CHANGING ROOMS • LAUNDRY ROOM  
SELF CONTAINED 1 BEDROOM STAFF ACCOMMODATION WITH KITCHENETTE  
LANDSCAPED FRONT AND REAR GARDENS • TERRACE • COURTYARD • GARAGE





"The simple contemporary architectural language of the street façade, with its white stone and dark timber, implies an architecture of mass and enclosure. However, this belies the hidden depth and sense of transparency that is apparent when moving through the three-storey house, where the volume is carefully carved-out to create a beguiling and transparent matrix of spaces for contemporary living."

Terry Pawson, Terry Pawson Architects Ltd

Q Developments is an established, contemporary, London-based developer specialising in high-calibre buildings in the best locations. Our aim is to construct well built, well designed homes for modern living.

We invest heavily in each scheme by employing the best architects and materials to produce quality homes. We believe that good contemporary design can re-shape the way we live.

Using architecture with a fresh direction can produce original and complementary buildings which enhances the light and space that surrounds us.

Having won numerous awards, our previous schemes are recognised for setting new standards in the UK's housing sector.







Ava House lies within the prestigious Coombe Estate which is located 9 miles South West of Central London between Wimbledon and Kingston. The A3 trunk road offers fast access to central London and both Gatwick and Heathrow airports via the M25 motorway network. The nearest train station is within easy reach giving access to London Waterloo in 23 minutes and with underground links from Putney to points throughout the city.

Ava house offers the convenience of Central London living with the sanctuary of the 2360 acres of Richmond Park, five local golf clubs and the All England Lawn Tennis club on your doorstep.



The Coombe Estate offers an area of sanctuary away from the bustling city centre yet within striking distance via the excellent transport network.

Wimbledon Village with its eclectic mix of boutiques and restaurants is a few moments away and provides a fashionable local alternative to Central London.

The area offers an excellent choice of sporting and leisure facilities including several first class golf courses and Richmond Park; a Royal Park and an area of outstanding natural beauty.







VIEW FROM RICHMOND PARK

## THE COOMBE ESTATE

The Coombe Estate is a 1300 acre area of outstanding beauty nestled 9 miles Southwest of Central London. Its history can be traced as far back as the Domesday Book in 1086 when it consisted of a few tenanted farms. The First Duke of Cambridge bought the estate from Earl Spencer in 1837 and in 1850 the 2nd Duke of Cambridge inherited the land where upon it remained in his ownership until his death in 1904.

During the second half of the 19th Century The Coombe Estate became established as one of the most sought after and fashionable places to live. The fine views from the nearby Royal Park at Richmond and the proximity to London drew many members of high society to the estate.

Today it remains one of London's most desirable and prestigious addresses.







GROUND FLOOR



GROUND FLOOR

Reception 1	5.58m x 4.65m	18'3" x 15'3"
Reception 2	5.81m x 5.84m	19' x 19'1"
Kitchen/Dining Room	6.91m x 6.01m	22'8" x 19'8"
Staff Suite	5.95m x 4.32m	19'6" x 14'2"
Garage	3.50m x 6.20m	11'5" x 20'4"



"London is one of the world's most progressive cities, yet too often our living spaces fail to express this modernity. The box dwelling ethos restricts design possibilities, limiting the two vital elements that make great living environments - light and space.

Q Developments designs spaces for modern thinkers, creating homes that enrich the way people live. London offers individuality and style.

- So should your home.

Designed by Terry Pawson, Ava House promises to offer the most desirable London home built in recent years."

Sean Quinn, Managing Director Q Developments Ltd

RECEPTION 1





VIEW FROM RECEPTION 1 ACROSS COURTYARD TO RECEPTION 2



VIEW BACK TOWARDS RECEPTION 1





RECEPTION 2



"A Bultaup b3 kitchen is the design system for anyone who simply wants one thing: the very best. Every Bultaup b3 living space is unique. It becomes active, as functional as it is beautiful, and can merge the kitchen and the living space together to form a single unit."

Bultaup, Mayfair

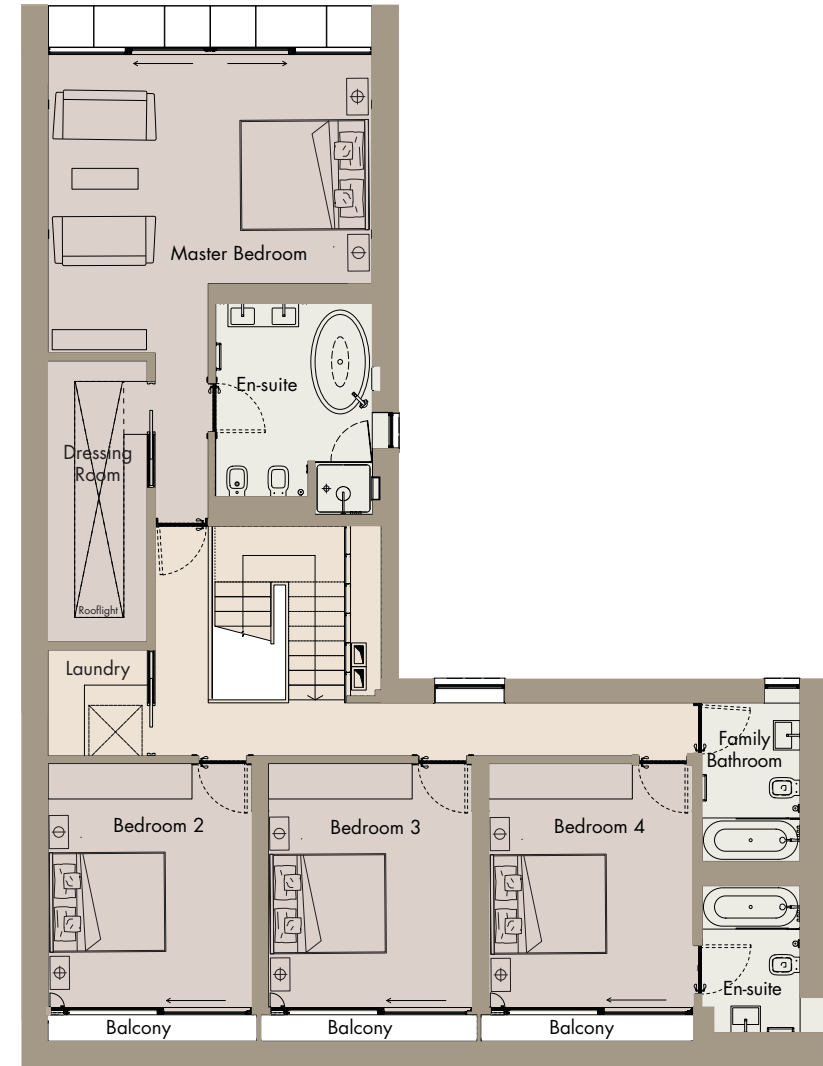


FIRST FLOOR



FIRST FLOOR

Master Bedroom	5.06m x 5.50m	16'7" x 18'
Master En-suite	2.93m x 3.28m	9'7" x 10'9"
Dressing Room	4.77m x 1.74m	15'7" x 5'8"
Bedroom 2	4.15m x 3.50m	13'7" x 11'5"
Bedroom 3	4.15m x 3.48m	13'7" x 11'5"
Bedroom 4	4.15m x 3.48m	13'7" x 11'5"
Bedroom 4 En-suite	2.50m x 1.68m	8'2" x 5'6"
Family Bathroom	1.28m x 2.70m	4'2" x 8'10"
Utility	1.80m x 1.65m	5'10" x 5'4"



MASTER BEDROOM





MASTER DRESSING ROOM & MASTER EN-SUITE BATHROOM



BEDROOM 2





BEDROOM 3



BEDROOM 4 & EN-SUITE



## COURTYARD LEVEL



### COURTYARD LEVEL

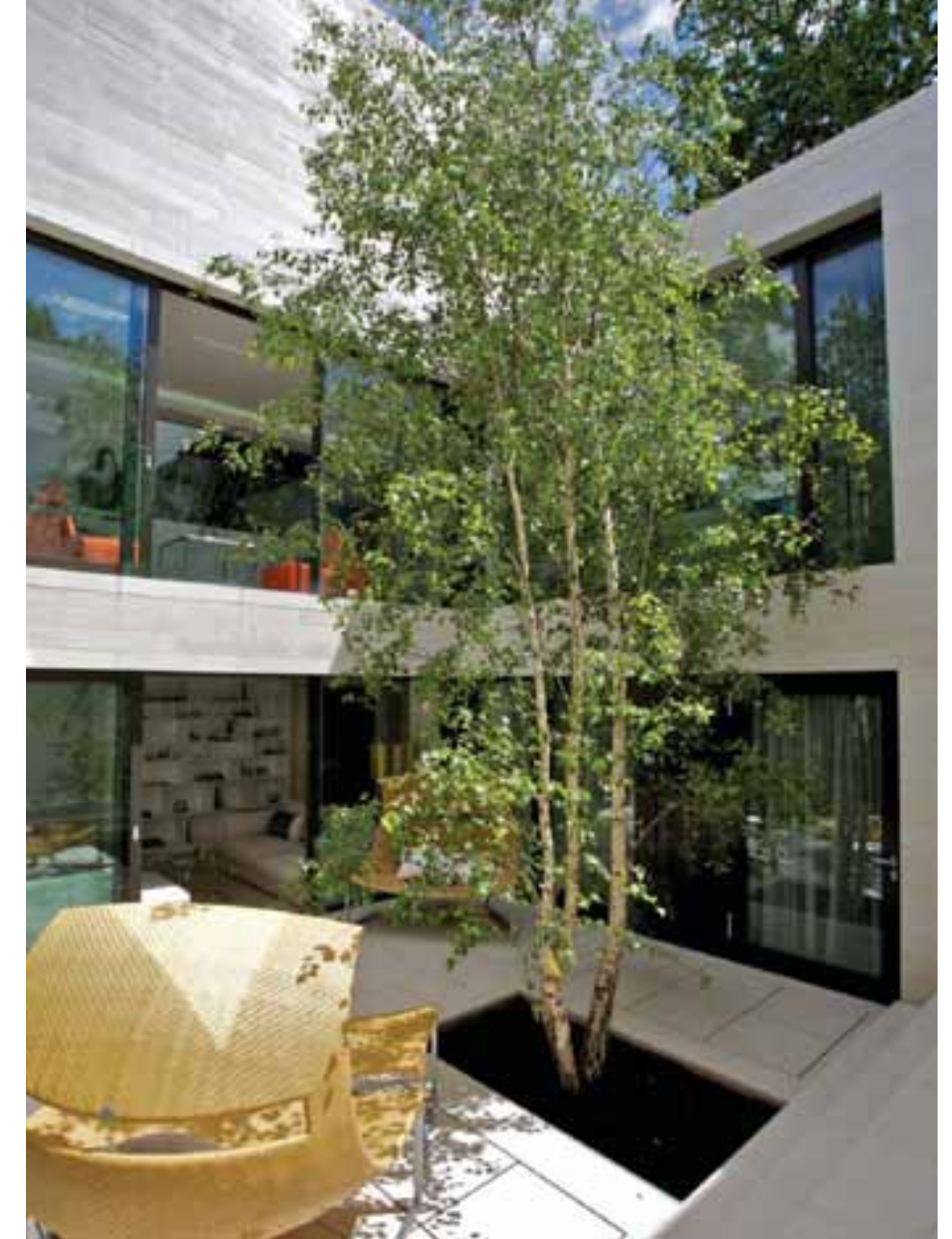
Reception 3 & Gym	11.47m x 3.83m	37'7" x 12'6"
Swimming Pool	10.32m x 4.54m	33'10" x 14'10"
Entertainment Room	7.15m x 4.85m	23'5" x 15'10"
Bedroom 5	3.13m x 4.60m	10'3" x 15'1"
Bedroom 5 En-suite	2.20m x 1.56m	7'2" x 5'1"
Bedroom 6	5.63m x 3.29m	18'5" x 10'9"
Bedroom 6 En-suite	2.25m x 1.70m	7'4" x 5'6"
Store	2.13m x 1.80m	6'11" x 5'10"
Changing Room	1.76m x 1.80m	5'9" x 5'10"



As a city London is truly unique. Everyone has their favourite place here. A park, a street, a building... Somewhere that characterises London.

Our aim for Ava House was to find the perfect location, offering peace and tranquility all within a stone's throw of Central London, and create the most sophisticated house.

David Jones, Sales Director Q Developments Ltd.



COURTYARD





RECEPTION 3 & GYM



POOL





ENTERTAINMENT ROOM



BEDROOMS 5 & 6





## SUMMARY OF ACCOMMODATION

### COURTYARD LEVEL

- Swimming pool
- Sauna
- Reception/Gym
- Changing Room
- 3no. Storage Rooms
- AV Storage
- Entertainment Room
- Wine Store
- 2 Double bedrooms with en suite bathrooms and fitted wardrobes
- Storage/Plant Room
- External Courtyard

### GROUND FLOOR

- Entrance Lobby
- WC
- Staff suite with private bathroom and kitchenette
- Reception 1
- Kitchen
- Dining Area
- Reception 2
- Garage
- Store/Meter cupboard
- External terraces

### FIRST FLOOR

- Hallway
- Master bedroom with large en-suite bathroom and separate fully fitted dressing area
- Guest double bedroom with en-suite and fitted wardrobes and external balcony
- 2 further guest double bedrooms with fitted wardrobes and external balconies
- Bathroom
- Utility Room







## SPECIFICATION

### KITCHEN:

- **bulthaup** B3 kitchen with built in Siemens twin fridge freezers , Siemens gas hob and ovens with plate warming draw, designed by Bulthaup, Mayfair.
- Built in Gaggenau Dishwasher.
- De Dietrich 900mm Down Draft extractor.
- Quooker instant boiling water tap.
- Work tops incorporating reconstituted stone (quartz) and natural marble.

### FLOORING:

- 20mm thick European bespoke engineered timber flooring with 6mm wear layer of 'harmony grade' American Black Walnut by Silvann.
- 600x900mm 20mm thick large format Moleanos limestone flooring throughout the ground and lower ground floors.
- High specification porcelain tiles and mosaics to all bathrooms.

### JOINERY:

- Bespoke fitted joinery by William Garvey Ltd to all bedrooms, entrance lobby, caretakers apartment and courtyard level reception.
- Wine store incorporates a Tastvin Dual Zone wine cabinet.

### WINDOWS & DOORS:

- Schuco high performance aluminium double glazed doors and windows throughout.
- Bespoke high security solid European Oak front door with multi point locking system.
- Full height, solid core Walnut veneered internal doors with Arne Jacobsen designed sprung lever handles by D Line.

### BATHROOMS:

- High specification porcelain tiles and mosaics to all bathrooms.
- Sanitaryware by Flaminia, Hans Grohe, Signorini and Marike.
- Eco-friendly Oceanus luxury oval stone bath to Master bathroom.

### STAIRS:

- Moleanos limestone stairs to Courtyard level with integrated low level wall lighting.
- American black walnut stairs to first floor with integrated low level wall lighting.

### FIREPLACES:

- Bio Ethanol fireplaces to reception areas.

### ELECTRICAL:

- Air-conditioning to courtyard level.
- Ventilation and heat recovery system to all bathrooms, entertainment room and courtyard level reception.
- 'ilight' programmable lighting controls and accessories.
- Fitted LED television screens.
- Bespoke ipad controlled 'Crestron' whole home entertainment system for integrated DAB radio, MP3 music library, Sky+ and Blu-ray created by London Media Rooms for Q Developments.
- Locally controlled electronic blinds and curtains.
- High specification LED ceiling and feature lighting throughout.
- 5 amp lighting circuits with local controls to all bedrooms and reception areas.

### LEISURE:

- UV primary filtered swimming pool with packaged heating, air extract, heat recovery and ventilation unit.
- Custom built Sauna with 6Kw Harvia Kivi stove.

### HEATING/HOT WATER:

- Multizone underfloor heating to all floors and to all habitable rooms.
- 4 Bar boosted hot and cold water.
- Centralised water purifying and softening.
- 400 litre hot water storage calorifier.
- Keston C90 twin 45kw boilers.

### EXTERNAL TERRACES, COURTYARD, GARDEN

- Rainwater harvesting and irrigation for the landscaped gardens.
- Electronic vehicular gates and electric up and over garage doors.
- Integrated video controlled remote access.
- Prime grade European Oak fencing.
- Garden Design by Declan Buckley.
- Italian porcelain external tiling.

### BALCONIES:

- Stained European Oak cladding to match main building elevation with satin stainless steel balustrades and toughened clear glass infill panels.

### GLAZING:

- 32mm Argon filled toughened Low E double glazed units.

### SAFETY:

- Man safe system at roof level for cleaning.

### SECURITY:

- Electronic vehicular gates with integrated video controlled remote access and electric up and over garage doors.
- 5 camera CCTV system with 'Crestron' whole house entertainment system link compatibility.

### BUILDING WARRANTY:

- 10 Year NHBC Guarantee.
- 1 year Q Developments aftersales customer services.

### CONSTRUCTION METHOD:

- Cast stone external wall construction with individual bespoke stove blocks and high performance full fill cavity wall insulation.
- Reinforced concrete structure throughout, to all floors and main load-bearing walls.
- Calite reinforced concrete waterproof shell construction with secondary cavity drain system.

### INTERIORS:

- Fully interior designed by in house interior designer Sacha Jacq for Q Developments.





COURTYARD STEPS LEADING TO GARDEN



VIEW OF REAR TERRACE FROM GARDEN





REAR TERRACE



TERRACE & GARDEN



WESTFIELD HOUSE, EARLSFIELD



SHAFTSBURY ESTATE, BATTERSEA



THE BROOKLANDS, MARYLEBONE



GREAT SUFFOLK STREET, SOUTHWARK



KINGSTON ROAD, TEDDINGTON



TONSLEY PLACE, WANDSWORTH



WESTFIELD HOUSE, EARLSFIELD



THE BROOKLANDS, MARYLEBONE



TONSLEY PLACE, WANDSWORTH



CROWN APARTMENTS, RUISLIP



## Q DEVELOPMENTS

Previous awards



Best New Development



Best Small House Builder, UK



Best Development in London







RICHMOND PARK, A ROYAL PARK OF 2,360 ACRES

DESIGNATED 'AN AREA OF OUTSTANDING NATURAL BEAUTY'



