



"The company's 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 high quality homes. We believe that good contemporary design can reflect period architecture with a fresh direction that can produce original and complimentary buildings."

Sean Quinn, Managing Director

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REGISTERED BUILDER



# TONSLEY PLACE

LONDON SW18

# GALLERY



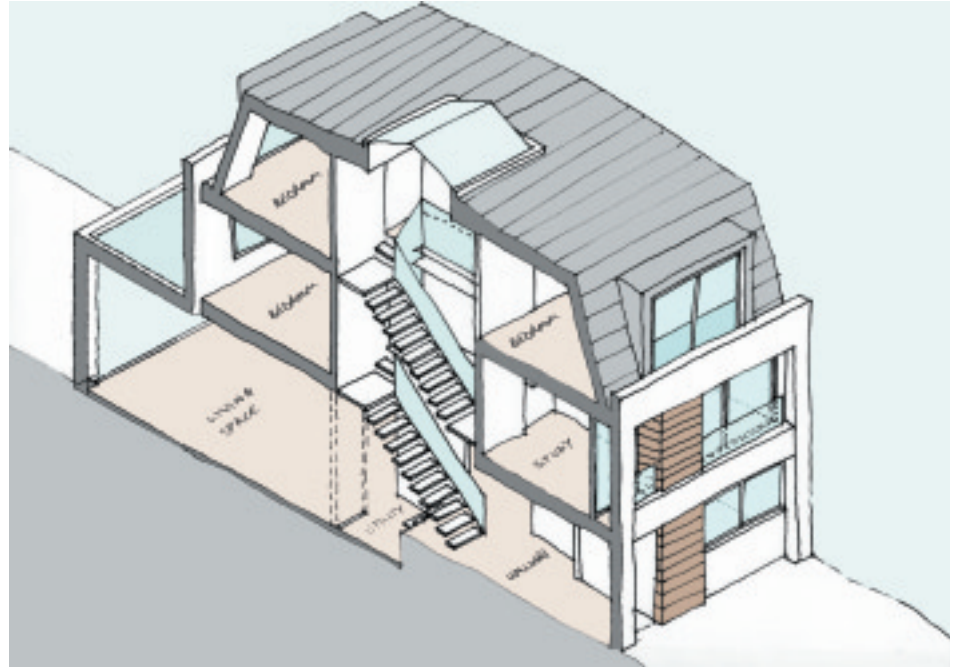
Photos taken from our similarly designed scheme Shirland Mews which was awarded 'Best New Development' 2003 by the Evening Standard

## DESIGN PHILOSOPHY

To combine the simplicity of contemporary design with a practical home to suit modern lifestyles.

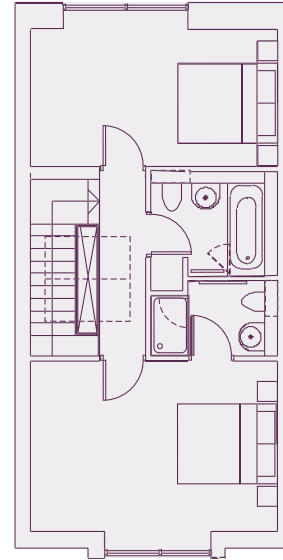
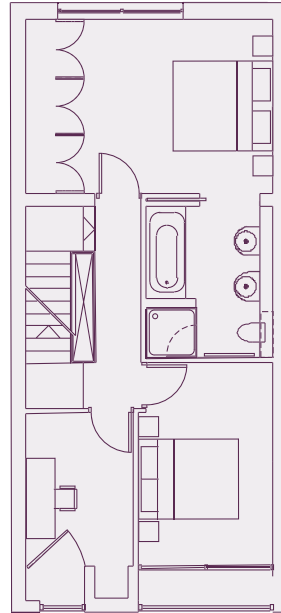
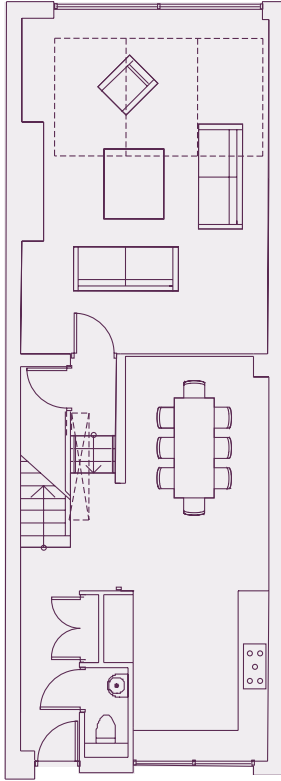
The houses have been cleverly designed to produce spacious light filled rooms. From the wide skylight in the roof daylight filters down through the open-tread staircase to the ground floor. Glass is put to ingenious use throughout from glass stair balustrades, to a glass ceiling detail and full height sliding doors in the living room, to mention just two elements of these exceptionally designed houses.

You will find every detail has been carefully considered, from its design to its build.



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# 5 & 7 TONSLEY PLACE



TOTAL SQ FT: 1926  
excluding internal external terraces

TENURE: FREEHOLD

## ground floor

living area	6.9m x 4.9m 22'8" x 16'1"
dining	4.7m x 2.9m 15'5" x 9'5"
kitchen	3.4m x 2.7m 11'3" x 8'11"

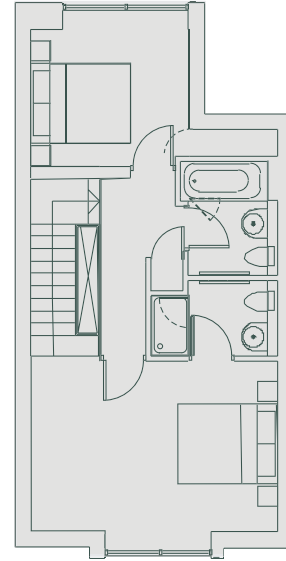
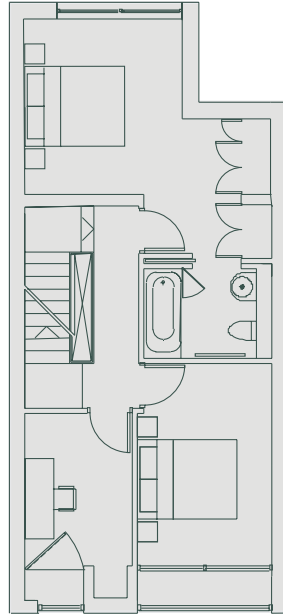
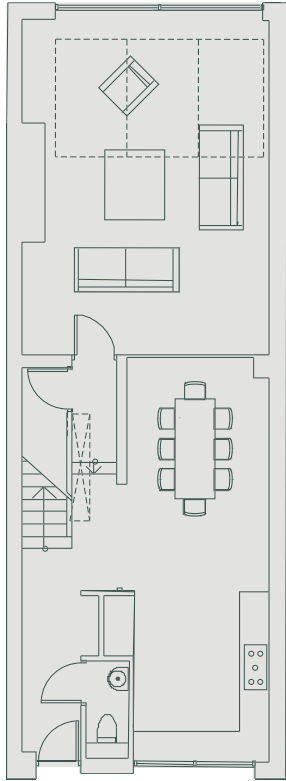
## 1st floor

bedroom	4.9m x 3.5m 16'1" x 11'6"
ensuite	3.0m x 2.5m 10' x 8'4"
bedroom	4.1m x 2.6m 13'4" x 8'9"
bedroom/study	3.8m x 2.1m 12'8" x 7'1"

## 2nd floor

bedroom	4.9m x 3.1m 16'1" x 10'4"
bathroom	2.5m x 2.4m 8'4" x 7'11"
ensuite	2.5m x 1.5m 8'4" x 4'11"
bedroom	4.9m x 3.8m 16'1" x 12'4"

# 9 TONSLEY PLACE



TOTAL SQ FT: 1851  
excluding internal external terraces

TENURE: FREEHOLD

## ground floor

living area	6.9m x 4.9m 22'8" x 16'1"
dining	4.7m x 2.9m 15'5" x 9'5"
kitchen	3.4m x 2.7m 11'3" x 8'11"

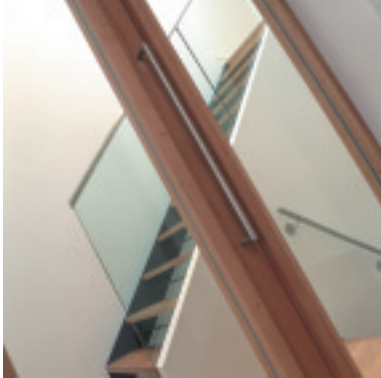
## 1st floor

bedroom	4.9m x 4.7m 16'1" x 15'6"
ensuite	2.2m x 1.9m 7'5" x 6'3"
bedroom	4.1m x 2.7m 13'4" x 8'11"
bedroom/study	3.8m x 2.2m 12'8" x 7'1"

## 2nd floor

bedroom	3.2m x 3.1m 10'6" x 10'4"
bathroom	2.3m x 1.9m 7'7" x 6'5"
ensuite	2.5m x 1.5m 8'4" x 4'11"
bedroom	4.9m x 3.9m 16'1" x 12'10"

# INTERNAL SPECIFICATIONS



**FLOORING:** Hallway, living & dining area, classic wide-board cherry wood flooring, which continues through the house on the stair treads & landing area. Kitchen: buff ceramic tiles to compliment the work tops. Utility: grey ceramic tiles. Bathrooms: buff ceramic tiles.

**FITTINGS:** Fitted cherry wood cupboards to hallway & fitted cherry wood wardrobes to master bedroom.

**DOORS:** Hardwood front door with vision panels, floor to ceiling cherry doors internally, full-height cherry sliding door on a fusible link to dining room, opal glazed cherry sliding door from master bedroom to en-suite bathroom.

**WINDOWS:** Aluminium framed double glazed windows with low heat loss 'K' glass, full-height sliding windows to front balcony & rear doors.

**STAIRS:** Stunning wrap around stairwell bringing natural light down from the large rooflight through the open tread stairs with cherry wood treads. Glass balustrades from top to bottom with powder coated steel handrail wrapping around the central void.

**FIREPLACE:** Barbas glass fronted hole in the wall, contemporary gas fireplace in main living area, underneath glass ceiling & operated by remote control.

**ELECTRICAL:** Recessed low-voltage down lights with dimmer switches throughout, 2 separate telephone lines with cat. five cabling suitable for computer use, TV/FM sockets to all living areas, mechanical extract to kitchen, bathrooms & utility.

**HEATING/HOT WATER:** Gas-fired thermally efficient condensing boiler, 'Megaflo' pressurised hot water storage, concealed trench type floor convectors to living room, flat panel slim wall-mounted radiators, electric under-floor heating to master bedroom ensuite.



## EXTERNAL SPECIFICATIONS

**GARDEN:** A hard wood decking entertaining area runs directly from the sliding reception floor to ceiling aluminium doors onto a raised brick terraced area with borders for planting.

**BALCONY:** 2 balconies to the front with painted render walls & ceiling, timber decking, recessed low voltage downlights & glass balustrade.

**GLASS:** Feature glass ceiling section in reception area covering the whole width of the room for maximum natural light and sky views. Glass skylight in the roof bringing natural light flooding through the middle of the house down the open tread stairwell to the ground floor.

**GENERAL:** Painted render high density concrete walls with grey brick slip skirtings, pre-patinated low maintenance zinc roof.

## SAFETY & SECURITY

**SAFETY:** Mains powered smoke detectors to stair landings & heat detector to kitchen. Large dividing cherry door between hallway & dining area which operates on a fusible link automatically closing in the event of a fire to protect the stairwell as an escape route.

**SECURITY:** Audio speakerphone system, six zone centralised security system - NACOSS approved, with door contacts at ground level & movement detectors to living spaces. Solid wood front door with opaque glass light panel & high security latch and mortice lock.

**CUSTOMER CARE:** 12 months defects period. Purchasers are invited to do an inspection of the houses with a member of our sales team prior to purchase to confirm any snagging items. Operations & Maintenance Manual provided with each house.

**BUILDING WARRANTY:** NHBC 10 year warranty.

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**KITCHEN FITTINGS INCLUDE:** Units by leading Italian manufacturer Euromobil in cherry, the design incorporates clever storage solutions, including double width drawers with plate stacking inserts, tall larder unit with pull out shelving & pull out 'magic' corner unit. Appliances all by Siemens including: stainless steel range oven with five-burner gas hob & extractor, fully integrated fridge-freezer & dishwasher. Light stone worktops, buff ceramic floor tiles & undercupboard lighting.



**BATHROOMS FITTINGS INCLUDE:** Six-jet air bath system with handheld shower, heated towel rails, wall-hung Ideal Standard sinks, Borma polished chrome fittings, concealed cistern wc's, cream brick slip wall tiles & buff ceramic floor tiles.

**UTILITY FITTINGS INCLUDE:** Extractor fan, plumbing for washing machine/tumble dryer, central position for a patch panel allowing 'smart house' networking of TV, LAN, alarm & CAT.5 cabling services.

**INTERNAL FINISHES INCLUDE:** Smooth finish emulsioned walls will be slightly off white with shadow gap detailing separating the walls from white emulsioned ceilings. Shadow gap skirtings.



## CONSTRUCTION METHOD

Our construction method is expensive but the result is solid, energy efficient homes, utilising the best of materials both in the construction of the houses as well as in the fitting out. We know we could build cheaper but choose not to, we concentrate on quality not quantity and believe that the finished product speaks for itself.

The houses at Tonsley Place reflect this approach to house building, we have used pre-cast concrete planks for the floors instead of timber joists, high density concrete walls and high quality insulated render systems. The insulated roofs are covered with long lasting low maintenance pre-patinated zinc. The windows are aluminium frames with Pilkington K glass and all the services are hidden so as to give clean internal lines with crisp details and no ugly boxing out. There is little noise or heat transfer from floor to floor giving each area within the house great privacy. In short the houses feel substantial, secure and they are built to last.

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# THE TONSLEY'S

## LONDON SW18



The Tonsley's is a desirable residential area between Battersea and Putney, close to the Thames in South West London. Centered around the pretty Old York Road with it's good selection of restaurants, pubs and local shops, with excellent transportation links from both the A3 and Wandsworth Town British Rail Station.

**DISCLAIMER:** Although details in this brochure are materially correct at the time of going to press their accuracy is not guaranteed and they do not form part of any contract. Q Developments reserve the right to alter the specification and floor plans without prior notice. All choices are subject to build programme. Given dimensions are maximum room sizes.

# LOCATION



# AWARD WINNERS

Q Developments is proud to have received both the Evening Standard 'Best New Development' and What House 'Best Small House Builder' awards.

