



LUDWELL HOUSE

CHERTSEY



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WELCOME

The pretty town of Chertsey with traditional buildings and green open spaces

Ludwell House creates perfect contemporary living in the charming town of Chertsey. Originally a Coal Merchants built in the late 1800's which has now been carefully converted into 5 exclusive apartments. This stunning conversion will combine beautiful original features

with luxurious and contemporary living spaces. The apartments boast large original style windows, Juliet balconies, contemporary kitchens, and bathrooms renovated to the very highest of standards, with the interiors having been professionally designed.





LOCATION

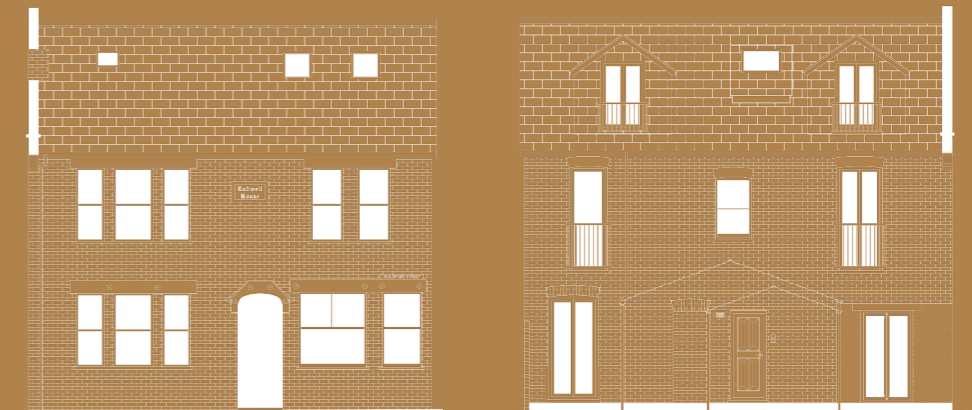
Stunning Conversion in the heart of Chertsey

Chertsey is a town in Surrey, England, on the right bank of the River Thames where it is met by the Abbey River and a tributary of the River Bourne. It is in the Greater London Urban Area, bordered by Thorpe Park, junction 11 of the M25 motorway, and the villages of Lyne, Longcross and Ottershaw, and only 29 kilometers (18 mi) south-west of central London.

The town's Anglican church has a medieval tower and chancel roof, and many 18th-century listed buildings including the stone Chertsey Bridge and Botleys Mansion. The green spaces include the Thames Path National Trail, Chertsey Meads and a round knoll (St Ann's Hill) with remains of a prehistoric hill fort known as Eldebury Hill. Chertsey is also home to a thriving community, with plenty of cafes, bars, gastro pubs and restaurants all within easy reach.

“ THERE ARE
TWO THINGS
THAT MAKE
A ROOM
TIMELESS:
A SENSE OF
HISTORY
AND A PIECE
OF THE
FUTURE ”

— CHARLOTTE MOSS





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INTERIORS

Beautifully thought out and professionally designed interiors

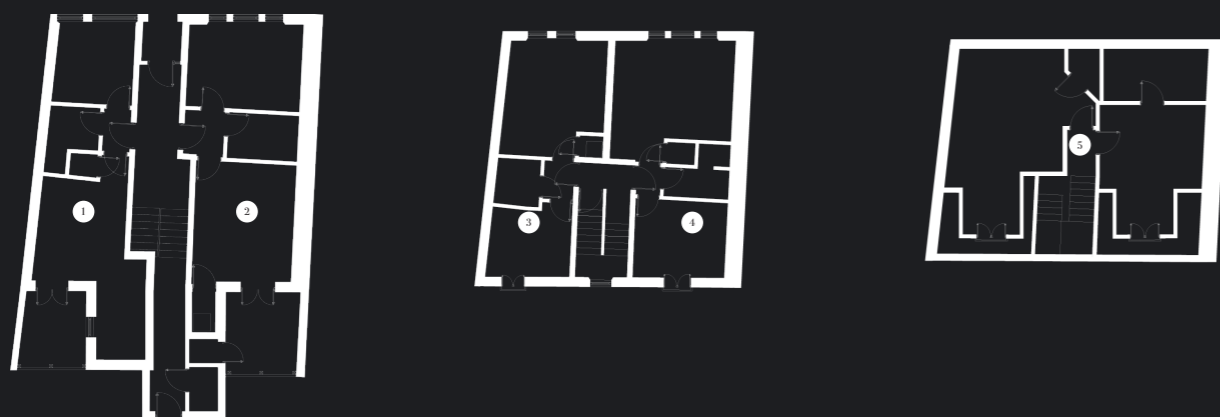
Each apartment is fitted with underfloor heating throughout, open plan living areas, beautiful herringbone flooring, porcelain tiles in the bathroom and exceptionally high quality sanitary

ware from Porcelanosa. The kitchens have been carefully designed and include the luxury of fully integrated appliances, quartz worktops, Bosch ovens, induction hobs and generous storage.



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FLOOR PLANS



HOUSE	BEDS	FLOOR	TOTAL AREA SQM	TOTAL AREA SQFT	PAGE
1	1	Ground Floor	33	355	17
2	1	Ground Floor	36	387	18
3	1	First Floor	32	344	19
4	1	First Floor	37	398	20
5	1	Second Floor	34	365	21

These and the dimensions given are illustrative for this unit type and individual plots may differ. Please check with your sales adviser in respect of individual properties. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture.

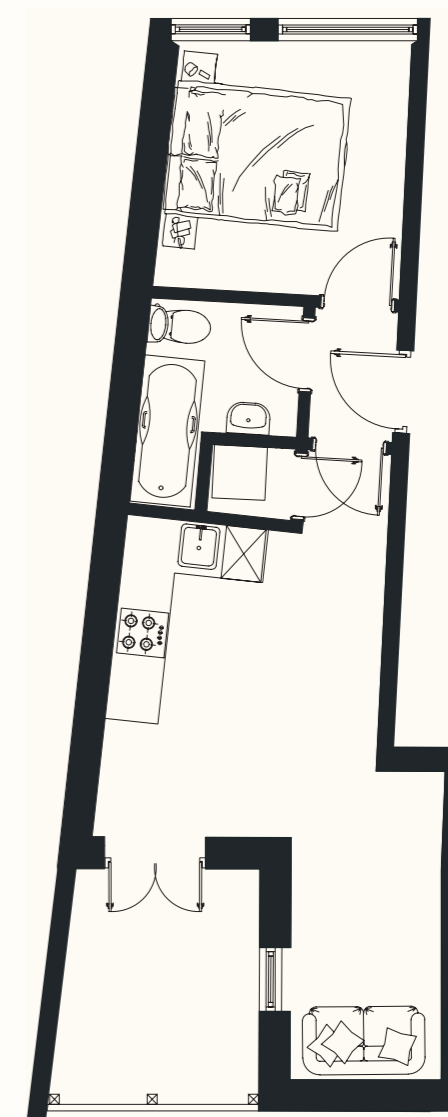
UNIT 1

TOTAL AREA
33 sqm / 355 sqft
GROUND FLOOR

KITCHEN / DINING
/ LIVING ROOM
3.5m x 3.1m / 1.7m x 2.7m
11.4ft x 10.1ft / 5.5ft x 8.8ft

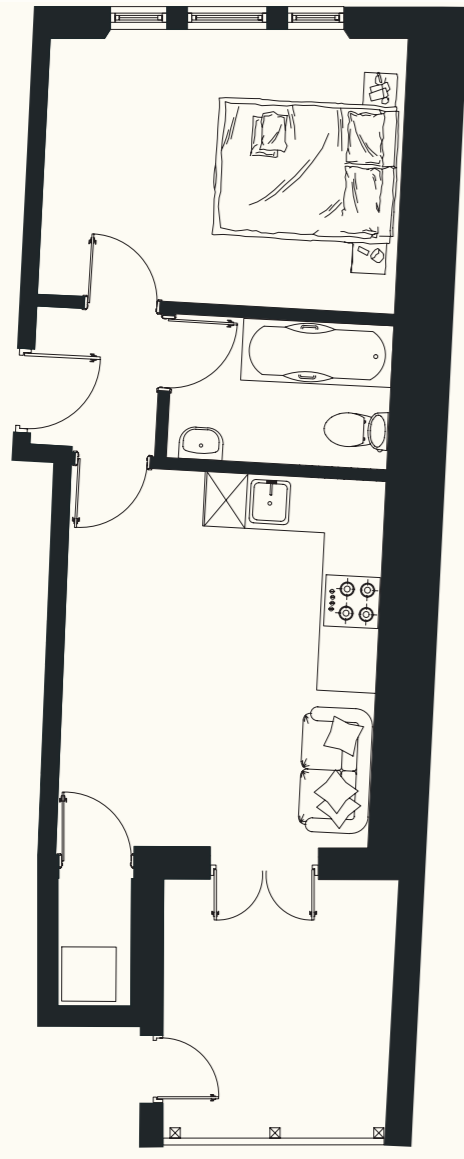
BEDROOM
2.6m x 2.7m
8.5ft x 8.5ft

BATHROOM
2.4m x 1.1m
7.8ft x 3.6ft



UNIT 2

TOTAL AREA
36 sqm / 387 sqft
GROUND FLOOR



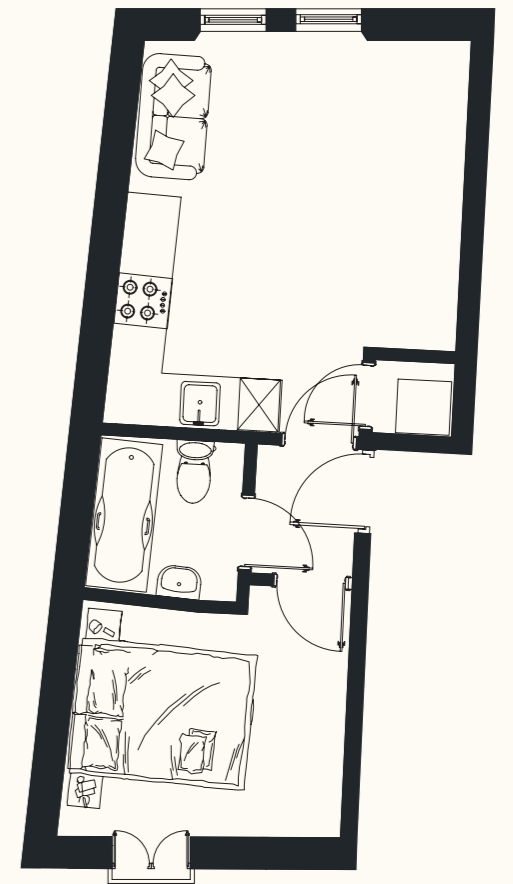
KITCHEN / DINING
/ LIVING ROOM
4.1m x 3.4m
13.4ft x 11.1ft

BEDROOM
4.1m x 2.9m
13.4ft x 9.5ft

BATHROOM
2.3m x 1.6m
7.5ft x 5.2ft

UNIT 3

TOTAL AREA
32 sqm / 344 sqft
FIRST FLOOR



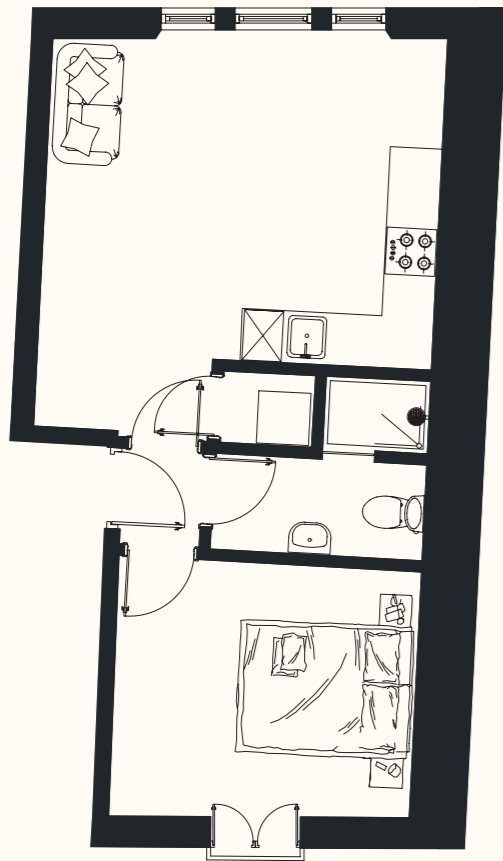
KITCHEN / DINING
/ LIVING ROOM
4.3m x 3.7m
14.1ft x 12.1ft

BEDROOM
3.3m x 2.6m
10.8ft x 8.5ft

BATHROOM
1.7m x 1.7m
5.5ft x 5.5ft

UNIT 4

TOTAL AREA
37 sqm / 398 sqft
FIRST FLOOR



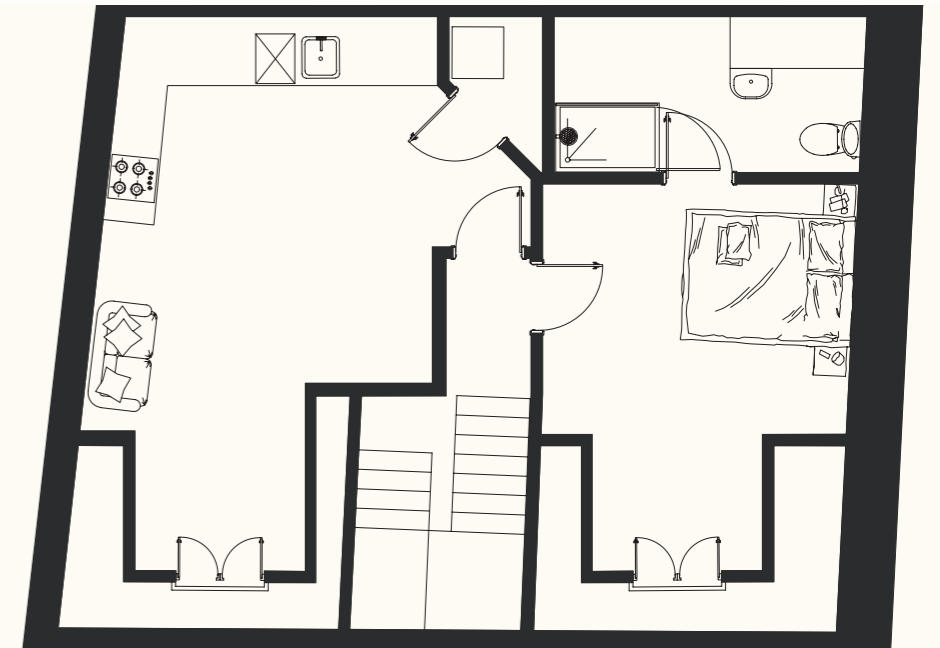
KITCHEN / DINING
/ LIVING ROOM
4.7m x 4.5m
15.4ft x 14.7ft

BEDROOM
3.5m x 3m
11.4ft x 9.8ft

BATHROOM
2.4m x 2.1m
7.8ft x 6.8ft

UNIT 5

TOTAL AREA
34 sqm / 365 sqft
SECOND FLOOR



KITCHEN / DINING
/ LIVING ROOM
6.3m x 4m
20.6ft x 13.1ft

BEDROOM
3.5m x 3.5m
11.4ft x 11.4ft

BATHROOM
3.5m x 1.1m
11.4ft x 3.6ft



SPECIFICATION

INTERIOR FINISHES

Underfloor heating throughout
 Porcelanosa wood effect herringbone floor
 Wool loop carpet in bedrooms
 Sky Q pre wired
 Broadband
 Dimmable lights

BATHROOM

Ceramic floor
 Porcelanosa sanitary ware
 Fully tiled shower area
 Heated towel rail

SECURITY

Door fob entry
 Digital entry phone

PARKING

Private off street parking

KITCHEN

Quartz worktop and up stands
 Induction hob
 Bosch oven
 Integrated dishwasher
 Integrated fridge freezer
 Chrome extractor hood and splash back

The specification of the apartments is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the apartment sale contracts.

The information contained in it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Apartment designs and layouts are indicative only and may change.

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Developed by
BIRCHCROFT

Birchcroft specialise in small bespoke projects, delivering spaces that inspire. Quality and finish are of the utmost importance to us and much care has been taken to develop this historic building. Creating superior, individual, high specification apartments

in keeping with the buildings heritage whilst preserving original architectural features. We pride ourselves on our unrivalled attention to detail, producing spaces that have been thought about and planned by our expert design and architectural teams.

C O N T A C T

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