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# COWLEAZE HOUSE

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NORTH KINGSTON

A selection of exceptional 1, 2 & 3 Bed Apartments

A DEVELOPMENT BY







# MODERN LIVING

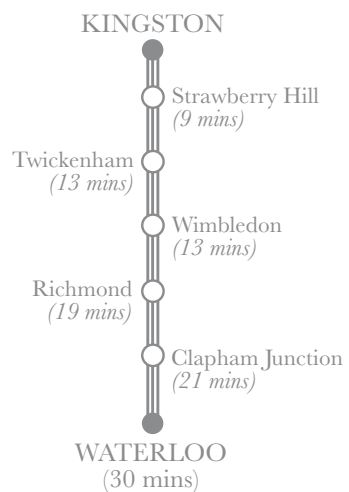
**Cowleaze House comprises twelve luxurious, high specification 1, 2 and 3 bedroom apartments with parking\* and terraces\*. Developed by Abimara Development, Cowleaze House offers beautiful accommodation, quality and convenience.**

Situated minutes away from the mainline railway station and near to the abundance of shops, restaurants and amenities of Kingston Town Centre, Cowleaze House is perfectly placed for modern living.

For peace and quiet, head to either Canbury Gardens, only a short distance away, or the glorious Richmond Park, which is only a fifteen 15 minute walk from your front door. With the river Thames drifting slowly by just minutes away, you really are spoilt for choice.

Each bespoke property has been architect designed to take advantage of the unique spaces that existed in the former warehouse and office building. The individual properties manage to convey a wonderful sense of space missing from so many new build properties today.

*\*Selected apartments only*



## CONNECTED LIVING

Cowleaze House is situated less than a 5 minute walk from Kingston mainline railway station, which has trains departing for London Waterloo every 4 to 15 minutes. With a maximum journey time of 30 minutes, you can be in the heart of London for any occasion.

With the A3 also within easy reach, travelling to either Heathrow or Gatwick airports will take you only 30 and 40 minutes respectively. If you're not heading abroad, but fancy weekend away you can be in the heart of the South Downs National Park in less than 1 hour.



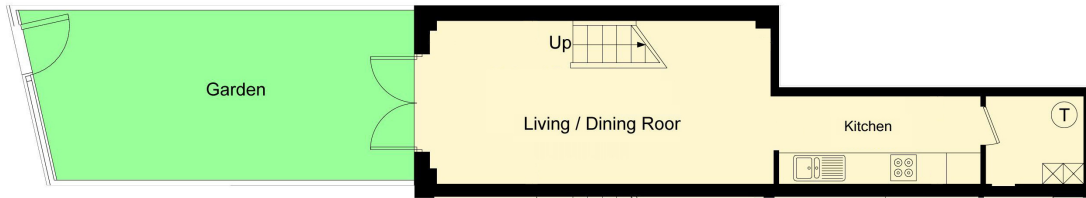
## AMENITIES

Kingston has seen an explosion of new shops, restaurants and bars in the last few years that means it now boasts some of the best names in fashion and food. John Lewis, Jo Mallone, The White Company, Links of London, Jack Wills, Apple and Molton Brown are just some of the famous names that Kingston now boasts in addition to the renowned Bentalls department store, which has been in the town since 1867.

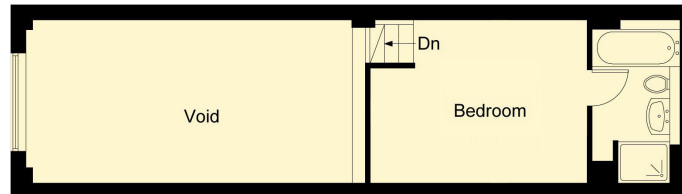
You're also spoilt for choice for restaurants and coffee shops; Jamie's Italian, Côte, Byron, Starbucks, Pizza Express, Carluccio's, Costa and Wagamamma are some of the well known brands you can choose from in addition to all the wonderful, independent and unique places also available.

# COWLEAZE HOUSE

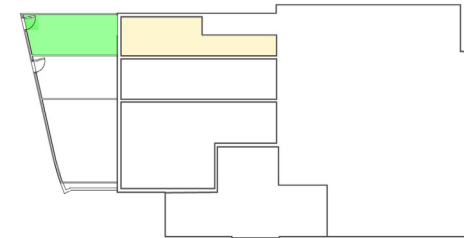
## GROUND FLOOR APARTMENTS



Ground Floor



Mezzanine Floor

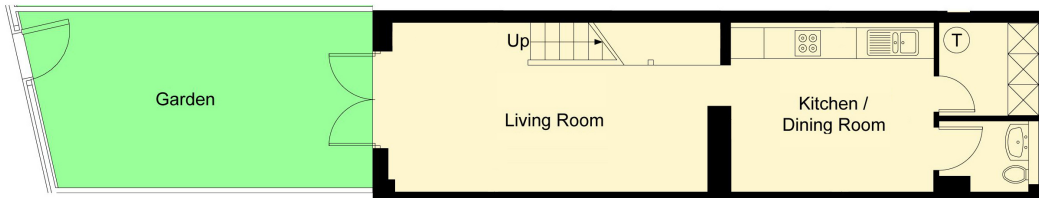


CONTEXT PLAN

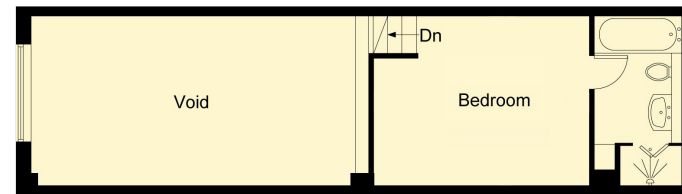
### apartment 1

Living/Dining Room  
6.62m x 3.16m 21'9 x 10'4  
Kitchen  
3.91m x 1.70m 12'10 x 5'7

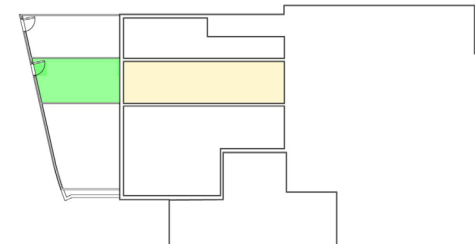
Bedroom  
4.20m x 3.16m 13'9 x 10'4



Ground Floor



Mezzanine Floor



CONTEXT PLAN

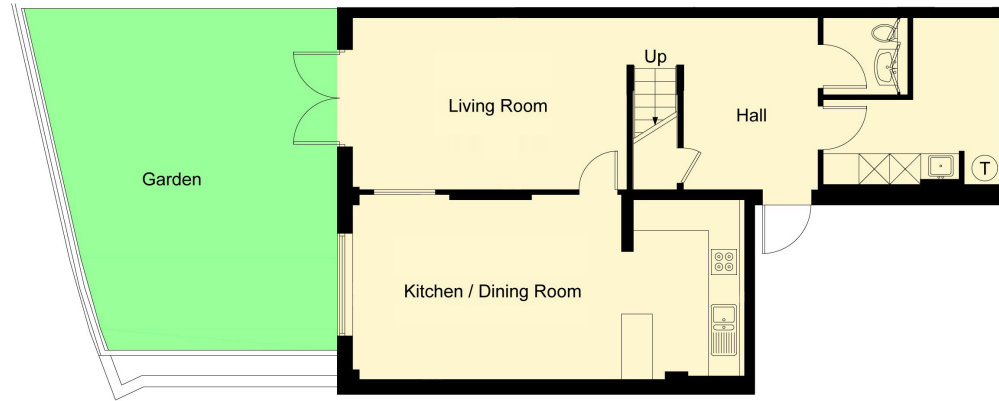
### apartment 2

Living  
6.40m x 3.30m 21'0 x 10'10  
Kitchen/Dining Room  
3.95m x 3.30m 13'0 x 10'10

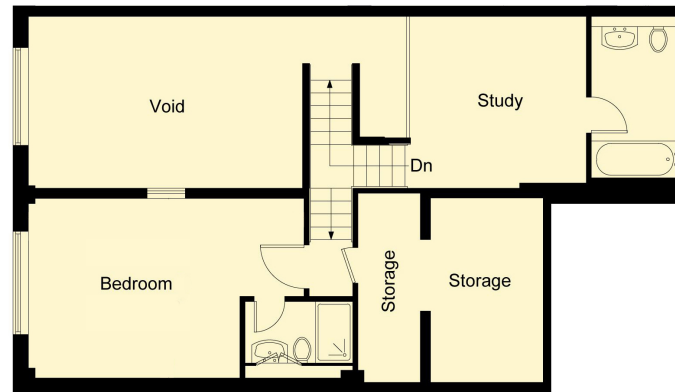
Bedroom  
4.20m x 3.30m 13'9 x 10'10

# COWLEAZE HOUSE

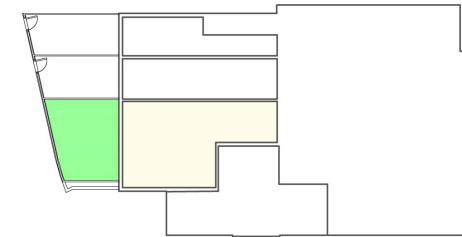
## GROUND FLOOR APARTMENT



Ground Floor



Mezzanine Floor



CONTEXT PLAN

### apartment 3

Living  
5.36m x 3.35m 17'7 x 11'0

Kitchen/Dining Room  
7.65m x 3.60m 25'1 x 11'10

Bedroom  
5.38m x 3.50m 17'8 x 11'6

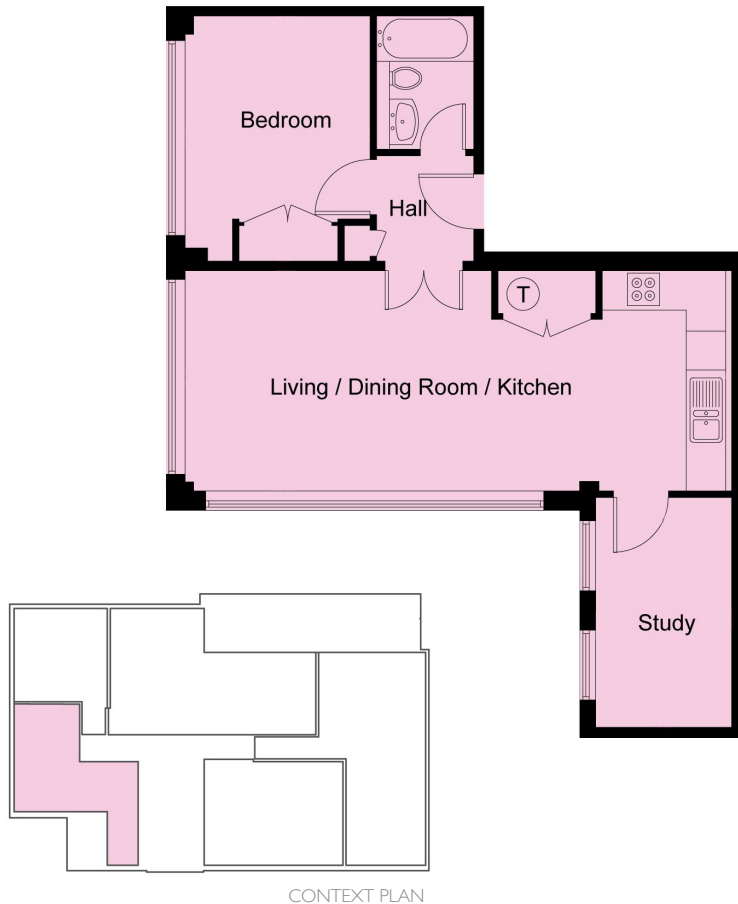
Study  
3.31m x 3.31m 10'10 x 10'10





# COWLEAZE HOUSE

## FIRST FLOOR APARTMENTS

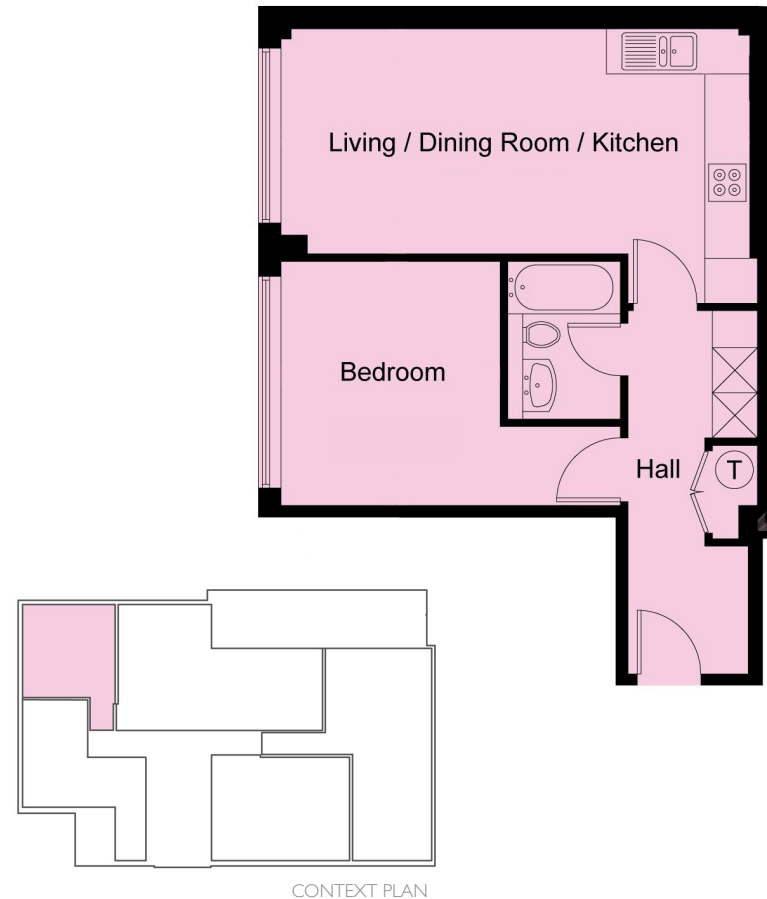


apartment 4

Living/Dining Room/Kitchen  
8.46m x 3.40m 27'9 x 11'2

Bedroom  
3.79m x 2.86m 12'5 x 9'5

Study  
3.55m x 2.10m 11'8 x 6'11



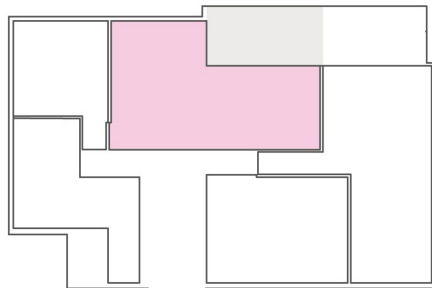
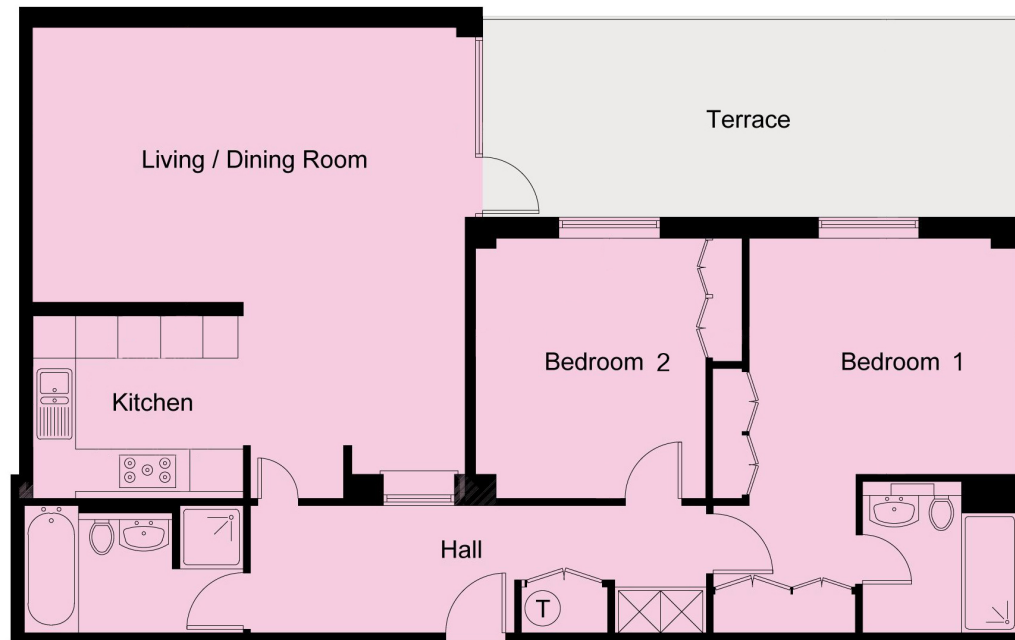
apartment 5

Living/Dining Room/Kitchen  
6.25m x 2.99m 20'6 x 9'10

Bedroom  
3.25m x 2.92m 10'8 x 9'7

# COWLEAZE HOUSE

## FIRST FLOOR APARTMENT



CONTEXT PLAN

### apartment 6

Living/Dining Room  
5.99m x 3.90m 19'8 x 12'10

Kitchen  
2.98m x 2.49m 9'9 x 8'2

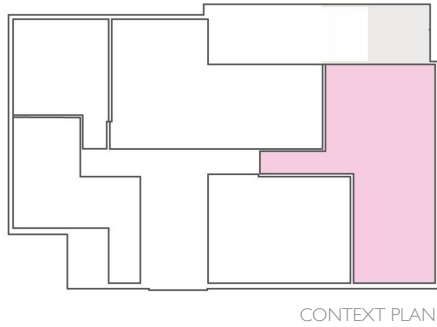
Terrace  
7.81m x 2.81m 25'7 x 9'3

Bedroom 2  
3.79m x 3.69m 12'5 x 12'1

Bedroom 1  
3.82m x 3.35m 12'6 x 11'0

# COWLEAZE HOUSE

## FIRST FLOOR APARTMENTS



### apartment 7

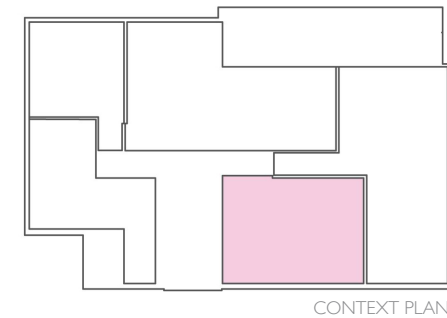
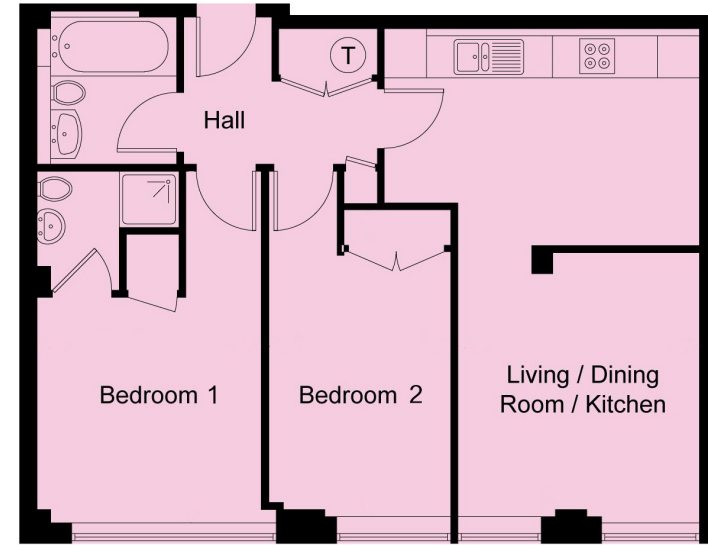
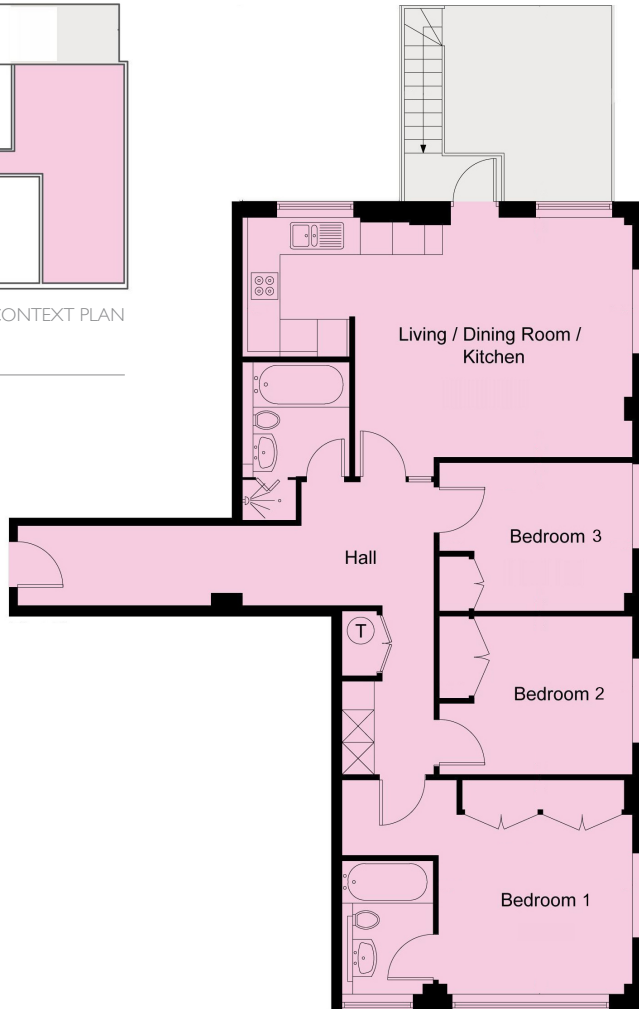
Living/Dining Room/Kitchen  
7.19m x 4.48m 23'7 x 14'8

Terrace  
3.95m x 3.76m 13'0 x 12'4

Bedroom 1  
3.62m x 4.00m 11'11 x 13'1

Bedroom 2  
3.60m x 2.95m 11'10 x 9'8

Bedroom 3  
3.60m x 2.77m 11'10 x 9'1



### apartment 8

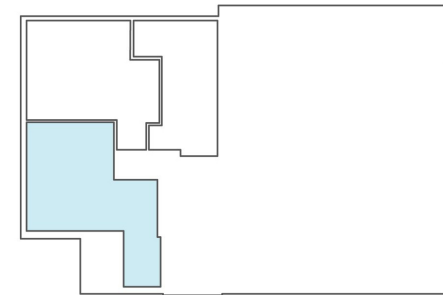
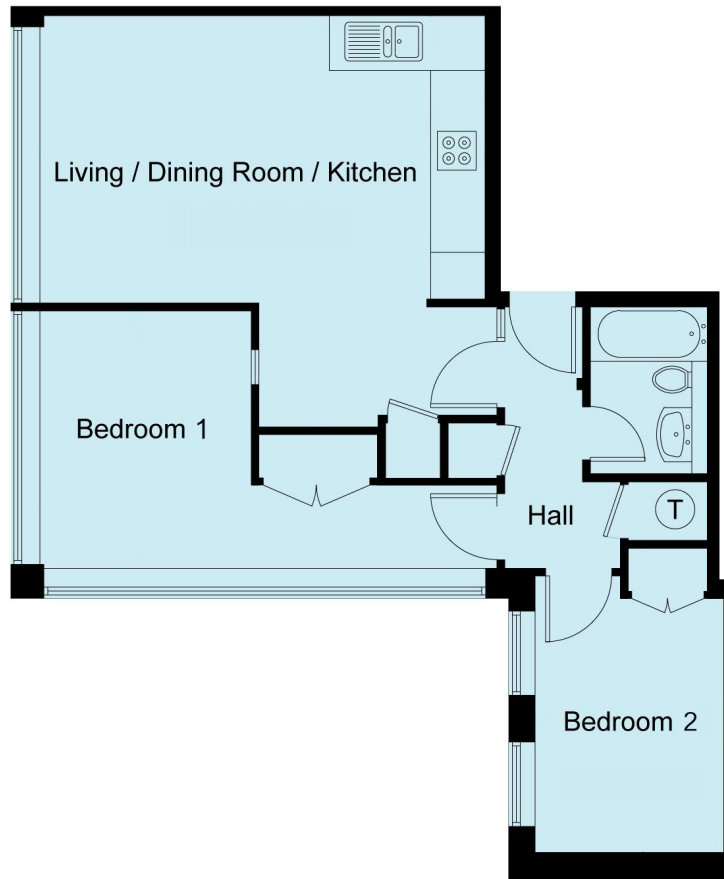
Living/Dining Room/Kitchen  
6.87m x 3.57m 22'6 x 11'9

Bedroom 1  
5.02m x 3.20m 16'6 x 10'6

Bedroom 2  
4.38m x 2.60m 14'4 x 8'6

# COWLEAZE HOUSE

## SECOND FLOOR APARTMENT



CONTEXT PLAN

### apartment 9

Living/Dining Room/Kitchen  
5.72m x 5.29m 18'9 x 17'4

Bedroom 2  
3.91m x 2.42m 12'10 x 7'11

Bedroom 1  
5.87m x 3.31m 19'3 x 10'10

# COWLEAZE HOUSE

## SECOND FLOOR APARTMENTS

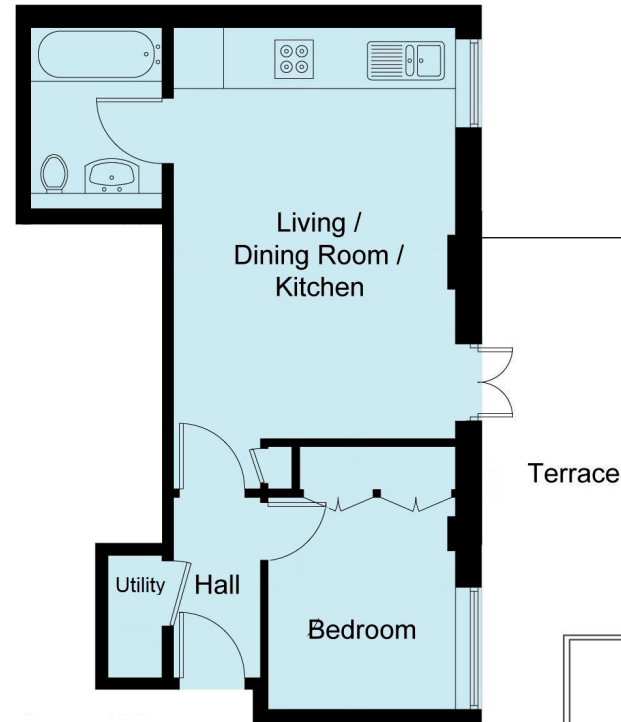


apartment 10

CONTEXT PLAN

Living/Dining Room/Kitchen  
5.55m x 3.65m 18'3 x 12'0

Bedroom  
6.81m x 2.74 13'9 x 10'10



apartment 11

Living/Dining Room/Kitchen  
5.34m x 3.55m 17'6 x 11'8

Bedroom  
3.41m x 2.43m 11'2 x 8'0

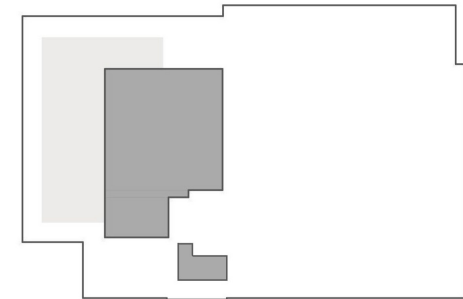
Terrace  
5.5m x 2.3m 18' 7'6

CONTEXT PLAN



# COWLEAZE HOUSE

## THIRD FLOOR APARTMENT



CONTEXT PLAN

### apartment 15

Living/Dining Room/Kitchen  
7.61m x 5.41m 25'0 x 17'9

Terrace  
11.85m x 3.73m 38'11 x 12'3

Bedroom 1  
3.99m x 3.01m 13'1 x 9'11

Bedroom 2  
3.61m x 3.31m 11'0 x 10'10

Store/Office  
3.2m x 1.45m 10'6 x 4'9

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.

# SPECIFICATION

## KITCHENS

- Built-in Full Height Whirlpool 70/30 fridge-freezer
- Whirlpool integrated dishwasher
- Integrated extractor
- Built-in Whirlpool combination microwave oven
- Built-in Whirlpool multi-function microwave oven
- Whirlpool 4-zone induction hob
- Franke under-mounted ceramic 1.5 Bowl sink
- Franke Olympus brushed swan neck tap
- Under-unit LED lighting
- Cesar designer kitchen units
- Soft close and/or push release latches
- 30mm white Heaven Quartz worktops with recessed drainage grooves to sinks
- Glass back-painted splashbacks
- White Heaven Quartz up-stands with oak capping

## SWITCHES, SOCKETS, WALL PLATES

### GENERALLY

- White switches and sockets by 'Click Mode'
- CAT6 cabling throughout (data points located with tv)
- TV points to living areas and beds with capability for sky tv and digital freeview (skyHD to sitting rooms)

## LIGHTING

- Recessed, white led downlighters to ceilings generally
- 5 Amp (lamp) sockets and switches in living spaces

## FLOOR COVERINGS

- Prime engineered oak flooring throughout
- 'Gris' riven slate to bathrooms
- Carpet to stairs and mezzanines in GF units
- 'Regency black' riven slate, sealed, to common areas and terraces

## DOORS & IRONMONGERY

- American white oak veneered internal doors
- Brushed stainless steel door handles and thumb turns
- Brushed stainless steel 'D' handles to wardrobe doors
- Polished stainless steel window handles

## JOINERY

- Built-in wardrobes to all bedrooms
- Gloss white flat fronted wardrobe doors
- Oak shelving above kitchen wall units (where ceiling heights allow)
- Bespoke storage cupboards/washing machine utility cupboards with internal oak shelving
- Integrated mirrored bathroom cabinets

## SANITARYWARE

### (& BATHROOMS GENERALLY)

- Chrome mixer to basins
- Chrome basin wastes
- Ceramic white basins
- Concealed cisterns and wall hung, ceramic toilet pans
- Rain shower heads and separate hand showers

- Recessed chrome thermostatic shower/bath valves
- White Thermaform baths
- Chrome bath filler & pop-up waste
- Waste chrome ladder style electric radiators
- Bespoke semi-frameless chrome and glass shower screens
- Simpsons enclosures 'supreme deluxe' 700mm bath screens
- Humidity controlled and timed extractors
- Solid 'Patara' honed limestone wall tiling to bathrooms
- Electric underfloor heating

## TECHNOLOGY/MEDIA

- SkyHD/digital tv points to sitting rooms/living areas – communal dish/aerial
- TV points to bedrooms – communal dish/aerial
- Cat 6 cabling to all tv points
- Phone point in living areas
- Myson electric décor radiators with individual and central (wireless) thermostats
- Video entry phone system to all units
- 'Kill-all' light switches to all units by entrance door (keyed)
- Mains operated smoke detectors

## GENERAL

- 125 Year leases
- CML approved architect's Professional Consultant Certificates
- Separate washing machines & tumble dryers to all units
- Either on/off street parking (or both) to all units





