



PELTON PLACE

408 UPPER RICHMOND ROAD



SW15



MOMENTS FROM PELOTON PLACE, PUTNEY WHARF AND THE HIGH STREET OFFER COSMOPOLITAN LONDON LIVING

PUTNEY: DISCOVER THE BEST OF BOTH WORLDS

PELTON PLACE: A COLLECTION OF NINE CONTEMPORARY APARTMENTS AND MAISONNETTES IN VIBRANT PUTNEY, GEARED TO EMBRACE EVERY LONDON LIFESTYLE.

The perfect corner of south west London, Putney has it all: Bustling riverside restaurants and bars, a hop across the river to fashionable Chelsea and access to acres of magnificent parkland. From Peloton Place choose to lead your ideal London life.

CLASSIC, INNOVATIVE & EXEMPLARY STYLE

From visionary London developer Orbital Development comes Peloton Place – a fusion of the classical and contemporary in south west London's popular Putney.

The apartments at Peloton Place impress on many levels. Located on the Upper Richmond Road, the development's dual aspect mix of new build and conversion of a former Victorian public house, reflects its historical and modern elements.

The scheme incorporates a number of design facets to produce nine extraordinary one, two and three-bed residences of which the pinnacle is the magnificent glazed penthouse which features full height glass walls, triple-aspect terrace and direct lift access.

Apartments feature Siemens appliances, custom-made Hacker kitchens and interior-designed international finishes. A residents' lift also services the basement, giving access to the building's storage facilities for personal items.



LONDON'S PERFECT CORNER

One of London's most coveted postcodes, Putney has it covered; cosmopolitan riverside living with all the hustle and bustle of a capital city. This salubrious area is packed with independent coffee houses, upscale boutiques and innovative design stores. And when you're in the mood for life a little more slow-lane, the acres of parkland that make up Putney Heath and Richmond Park lie to the south.



TRAIN TIMES	
Richmond	6 minutes
Waterloo	20 minutes
Paddington	29 minutes
Oxford Street	31 minutes
Gatwick	40 minutes
Heathrow (T1, 2 & 3)	52 minutes

TIMES FROM TFL LONDON 2015

SHOPS

- Putney Exchange with Waitrose
- River Island
- Waterstones
- Huttons
- Phase Eight
- Jigsaw
- M&S
- Sainsbury's

CAFÉS

- Pret a Manger
- Starbucks
- Costa Coffee
- Nero
- Boots
- Brew Cafe
- Artizan Cafe

PUBS

- Jolly Gardener
- Spencer Arms
- Half Moon
- Duke's Head
- Boathouse
- Spotted Horse
- Prince Of Wales
- Coat & Badge
- Telegraph

SCHOOLS

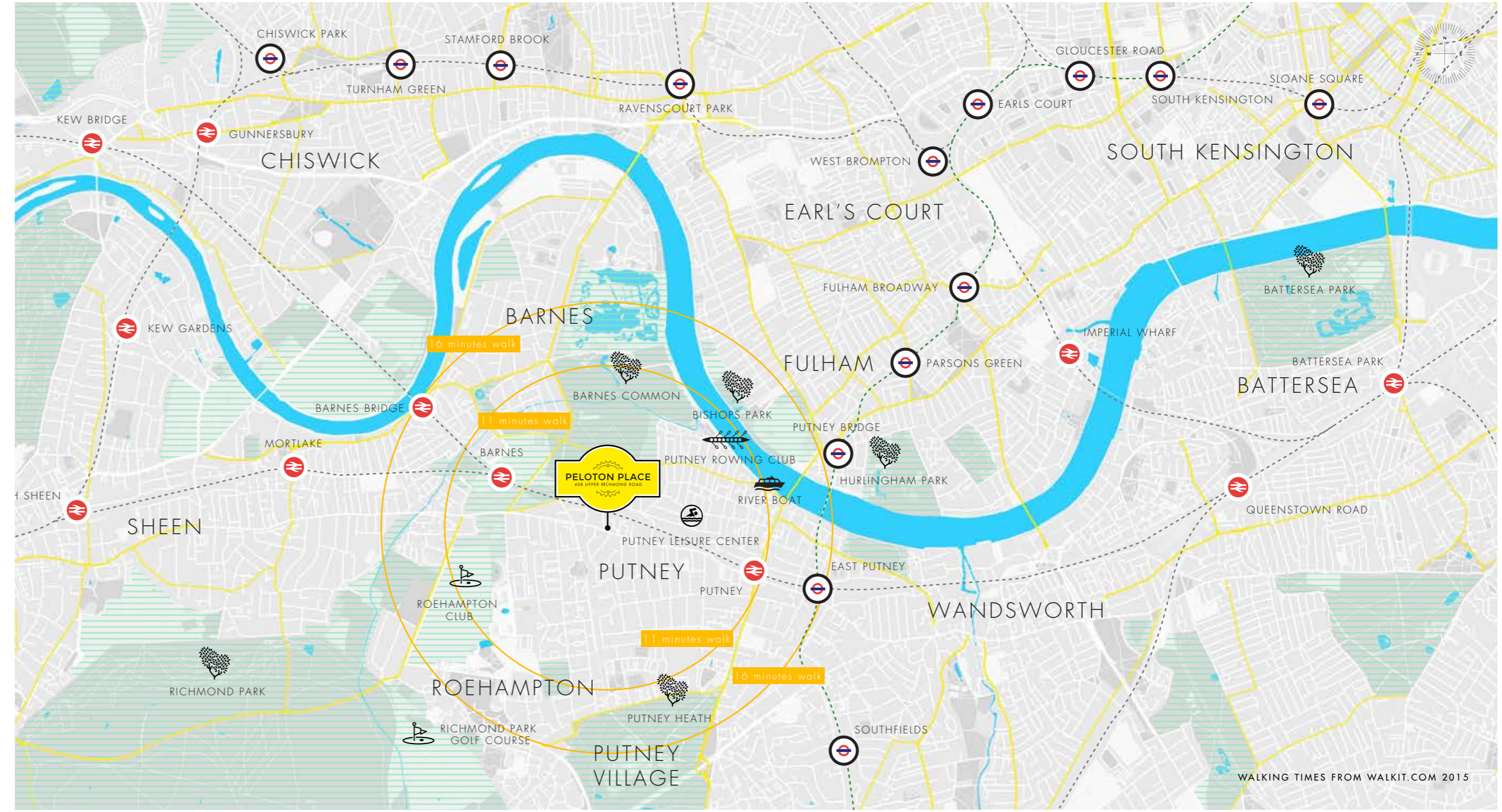
- Putney High School
- Ibstock School
- Hotham School
- All Saints'
- Our Lady of Victories
- St Mary's

BARS

- Toy Shop
- Be At One
- El Patron
- Lost & Co

RESTAURANTS

- Enoteca
- Carluccio's
- Alquimia
- Hudsons
- Roxies Steak
- Gazette
- Byron
- Emile's
- Blades



WALKING TIMES FROM WALKIT.COM 2015

SPECIFICATION

GENERAL SPECIFICATION

- TV outlets in bedrooms
- TV/SAT/DAB/FM outlets in living rooms
- Slimline white electrical sockets and switches
- Recessed dimmable LED lighting
- Individual energy efficient gas boilers
- Siemens washer / dryer
- Johannes Potente designed aluminium lever handles
- Architectural framed internal doors and architraves
- Zoned Underfloor heating with Neo Smart Thermostat control (Only Penthouse apartments 5 & 9)
- Storage for two bicycles per apartment located in the basement
- Audio and videophone entry
- Fresh air supply and extract ventilation with heat recovery system
- Ceiling mounted smoke & heat detector

KITCHENS

- Siemens fully-integrated appliances: Oven, induction hob, dishwasher & fridge-freezer
- Custom designed Hacker handleless kitchens, satin lacquer finish
- Recessed LED strip lighting under cabinets
- Integrated recessed extractor
- Quartz composite worktops
- Modulnova timber breakfast bar (apartments 1,3 and 8 excluded)
- Glass splash backs
- Stainless steel under mounted sink and Gessi retractile tap
- Island units in (Penthouse apartments 5 & 9)
- Wine fridges (Penthouse apartments 5 & 9)
- Ceiling mounted lacquered island extractors (Only Penthouse apartments 5 & 9)

INTERNAL FINISHINGS

- Carpet to bedrooms
- Lima Wardrobes in principle bedrooms
- Engineered oak floor
- Walls and ceilings white emulsion finish

MASTER ENSUITES

- Wall units in lacquered finish, glass shelves and shaver sockets
- Wall mounted mirror to recess with marble shelf
- Crosswater shower head and shower mixers
- Polished chrome heated towel rail
- Bette slimline raised shower tray and/or Bette steel rectangular bath
- White gloss tiles to wet areas
- Grey ceramic flooring
- Grey ceramic lining bath panel and behind WC/basin
- Catalano and Flo wall hung wash basins
- Flo wall hung WC with soft closing seat and Geberit dual flush
- Underfloor heating

SECONDARY BATHROOMS / SHOWER ROOMS

- Wall units in lacquered finish, glass shelves and shaver sockets
- Wall mounted mirror to recess with stone shelf
- Crosswater shower head and shower mixers
- Polished chrome heated towel rail
- Bette slimline raised shower tray and/or Bette steel rectangular bath
- White gloss tiles to wet areas
- Dark brown ceramic flooring
- Dark brown ceramic lining bath panels and behind WC/basin
- Catalano and Flo wall hung wash basins
- Flo wall hung WC with soft closing seat and Geberit dual flush
- Underfloor heating

MISC

- Residents' parking permits by application
- BLP 10 year Warranty

TERRACES

- Wall lights
- Glass balustrade (Apartment 9)
- Timber decking

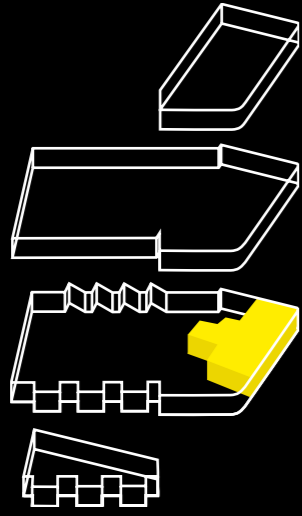
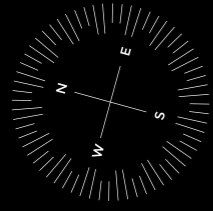


CGI FOR INDICATIVE AND GUIDANCE PURPOSES ONLY



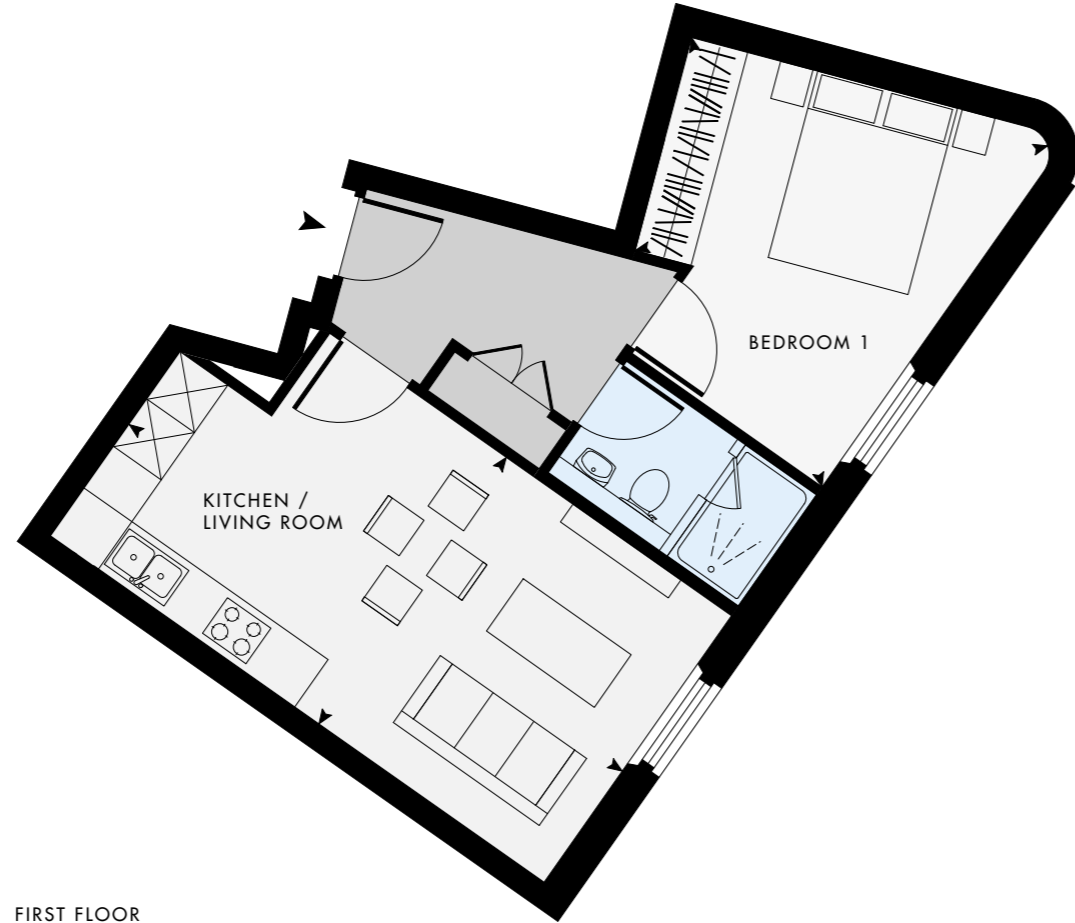
APARTMENT 1

First Floor



1 Bedroom Gross internal area 462'8" sq ft - 43 sq m

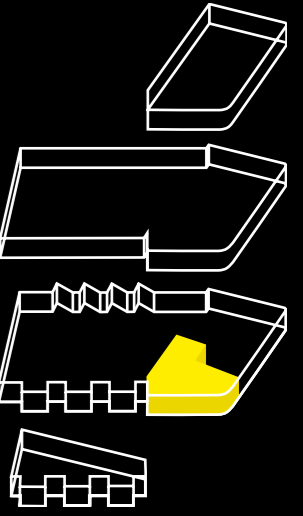
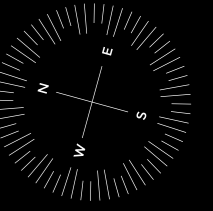
Kitchen / Living	21'0" x 15'7" ft	6.4 x 4.8 m
Bedroom 1	12'5" x 11'5" ft	3.8 x 3.5 m
Bathroom	7'9" x 4'6" ft	2.4 x 1.4 m



FIRST FLOOR

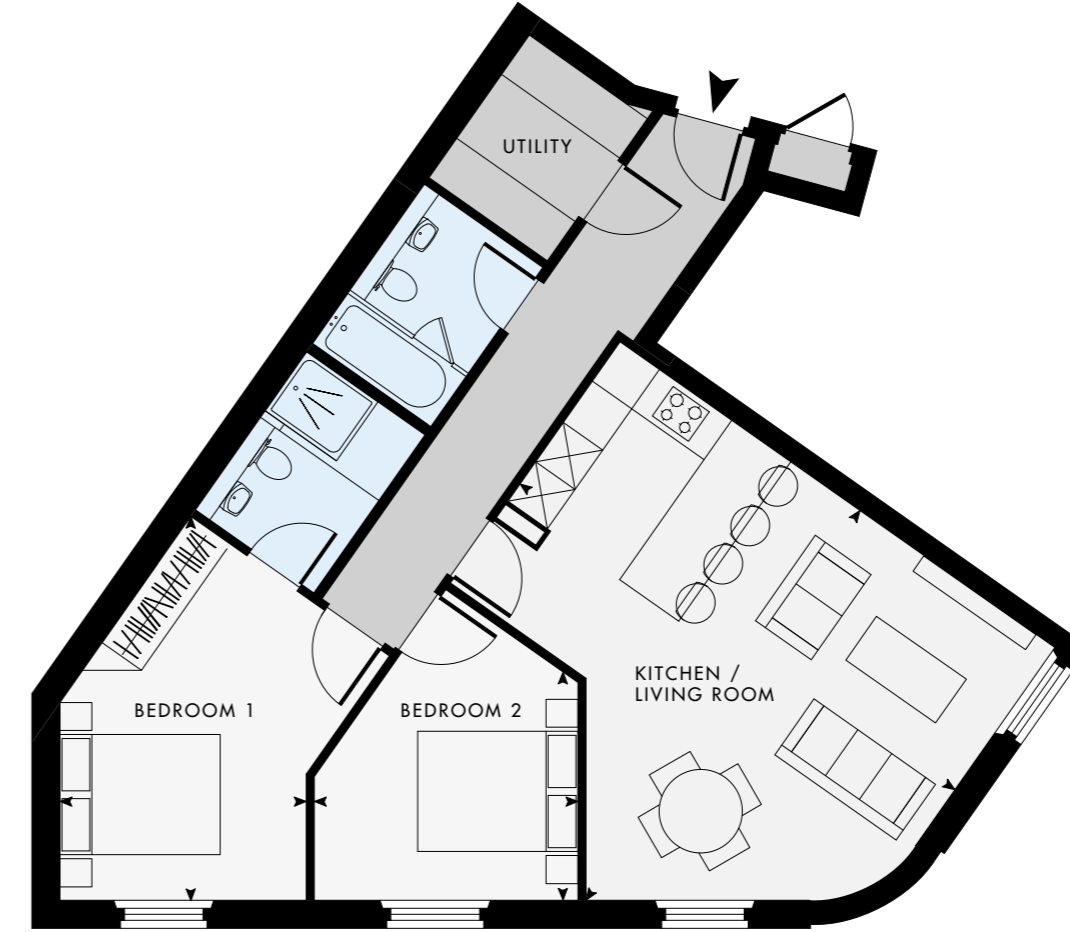
APARTMENT 2

First Floor



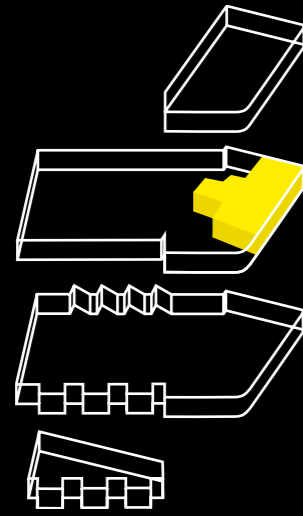
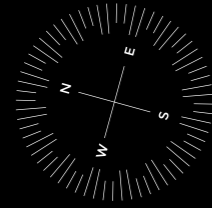
2 Bedrooms Gross internal area 828'8" sq ft - 77 sq m

Kitchen / Living	22'0" x 15'7" ft	6.7 x 4.8 m
Bedroom 1	14'1" x 12'5" ft	4.3 x 3.8 m
Bedroom 2	10'8" x 10'2" ft	3.3 x 3.1 m
Bathroom	7'9" x 5'9" ft	2.4 x 1.8 m
En-suite Bathroom 1	7'9" x 5'9" ft	2.4 x 1.8 m



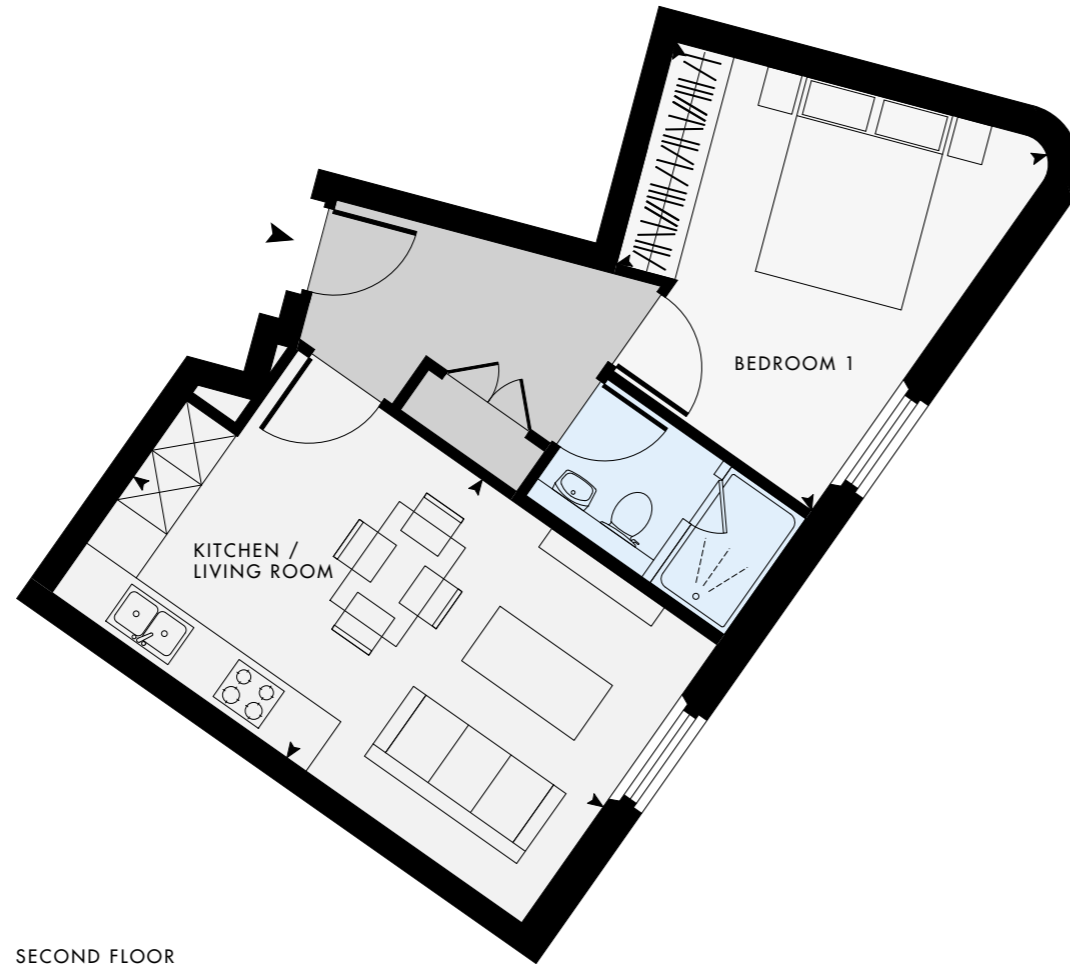
FIRST FLOOR

APARTMENT 3
Second Floor



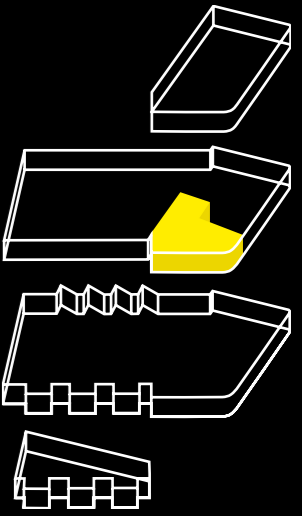
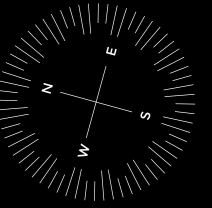
1 Bedroom Gross internal area 441'3" sq ft - 41 sq m

Kitchen / Living	16'7" x 11'2" ft	5.1 x 3.4 m
Bedroom 1	12'5" x 11'5" ft	3.8 x 3.5 m
Bathroom	7'9" x 4'6" ft	2.4 x 1.4 m



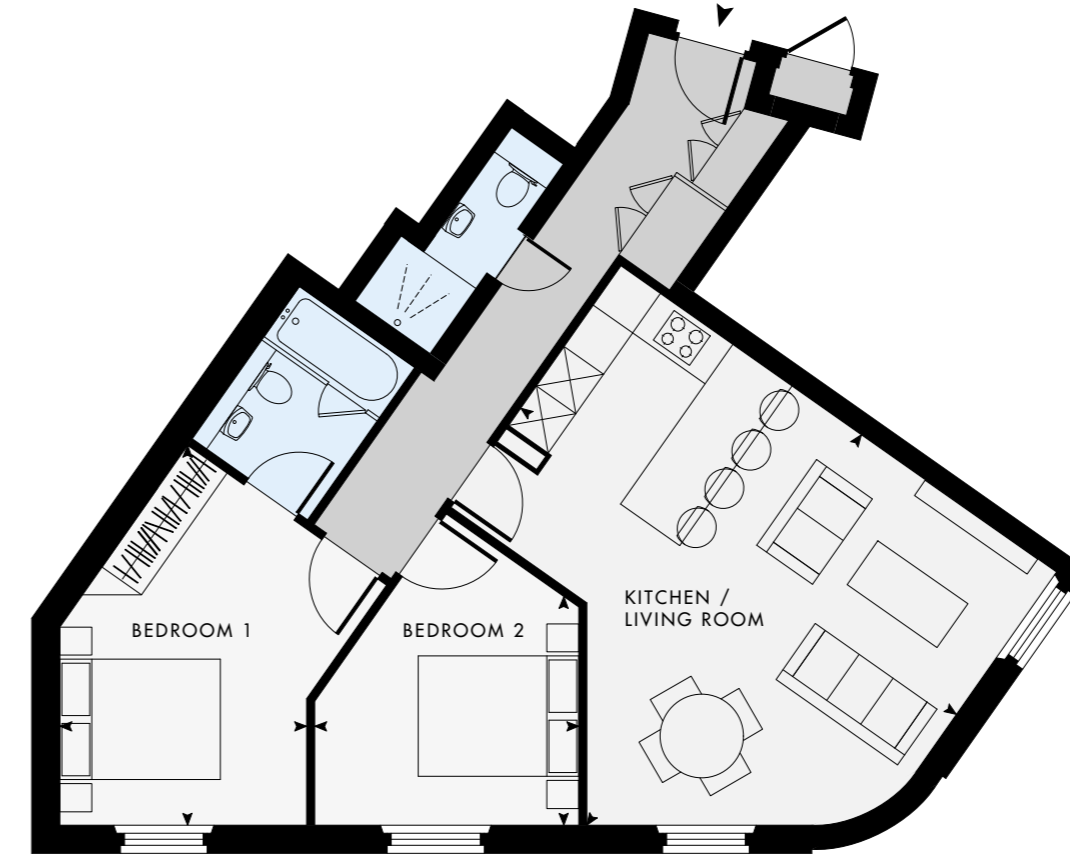
SECOND FLOOR

APARTMENT 4
Second Floor



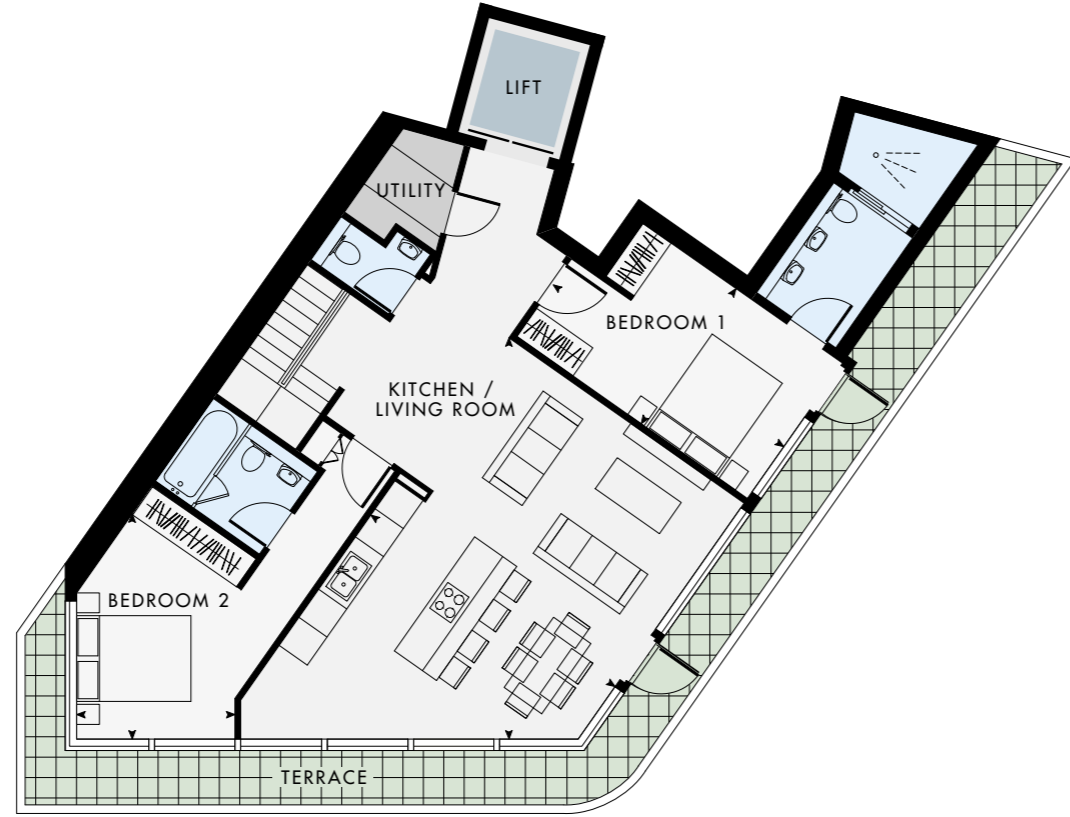
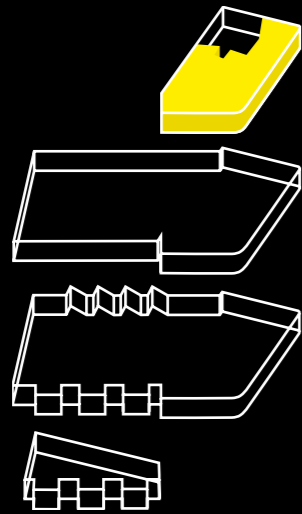
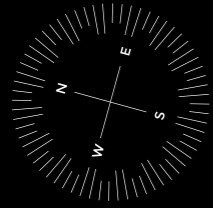
2 Bedrooms Gross internal area 764'2" sq ft - 71 sq m

Kitchen / Living	22'0" x 15'7" ft	6.7 x 4.8 m
Bedroom 1	13'1" x 12'1" ft	4 x 3.7 m
Bedroom 2	11'2" x 8'9" ft	3.4 x 2.7 m
Bathroom	9'2" x 3'9" ft	2.8 x 1.2 m
En-suite Bathroom 1	7'5" x 5'9" ft	2.3 x 1.8 m

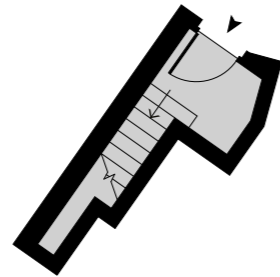


SECOND FLOOR

APARTMENT 5
Second & Third Floor



THIRD FLOOR

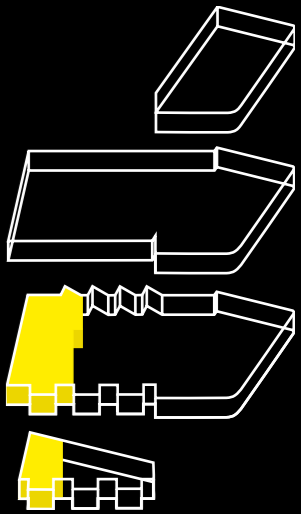
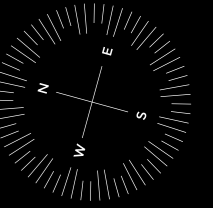


SECOND FLOOR

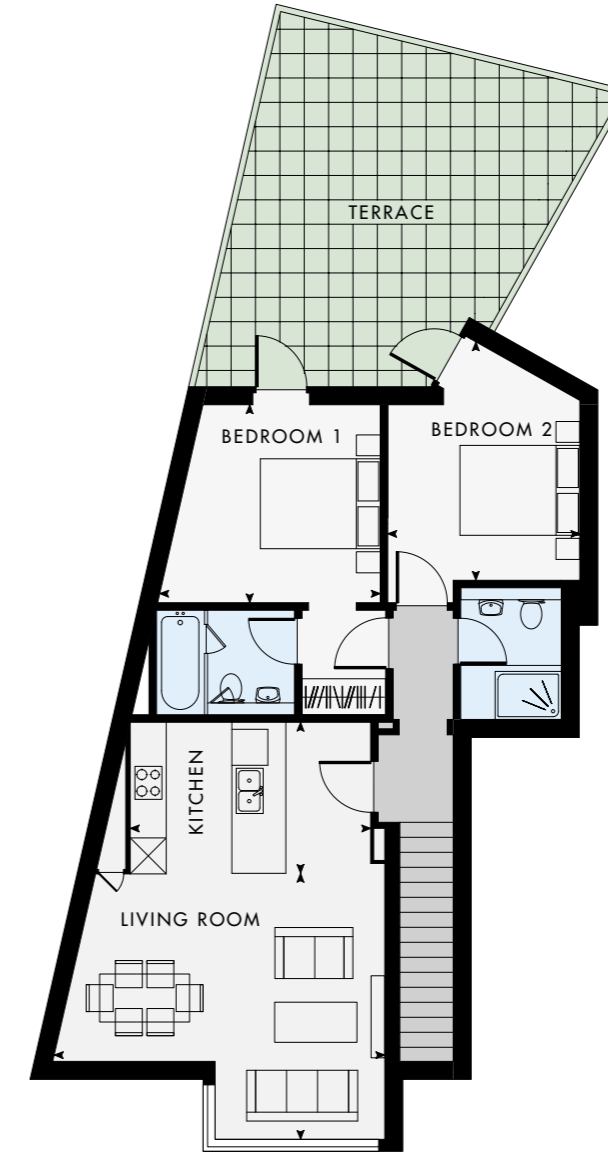
2 Bedrooms Gross internal area 1141'0" sq ft - 106 sq m

Kitchen / Living	23'0" x 17'4" ft	7 x 5.3 m
Bedroom 1	13'5" x 9'5" ft	4.1 x 2.9 m
Bedroom 2	12'5" x 11'5" ft	3.8 x 3.5 m
Bathroom	5'6" x 3'6" ft	1.7 x 1.1 m
Utility	5'2" x 5'9" ft	1.6 x 1.8 m
En-suite Bathroom 1	13'1" x 4'9" ft	4 x 1.5 m
En-suite Bathroom 2	7'2" x 5'6" ft	2.2 x 1.7 m

APARTMENT 6
Ground Floor & First Floor



GROUND FLOOR

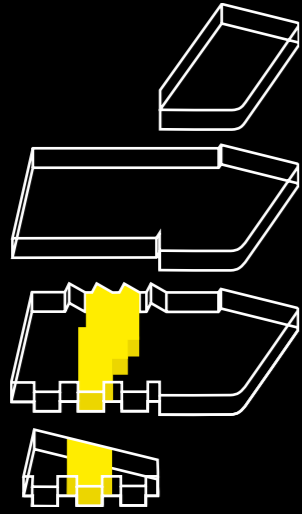
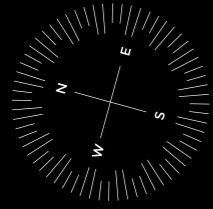


FIRST FLOOR

3 Bedrooms Gross internal area 1097'9" sq ft - 102 sq m

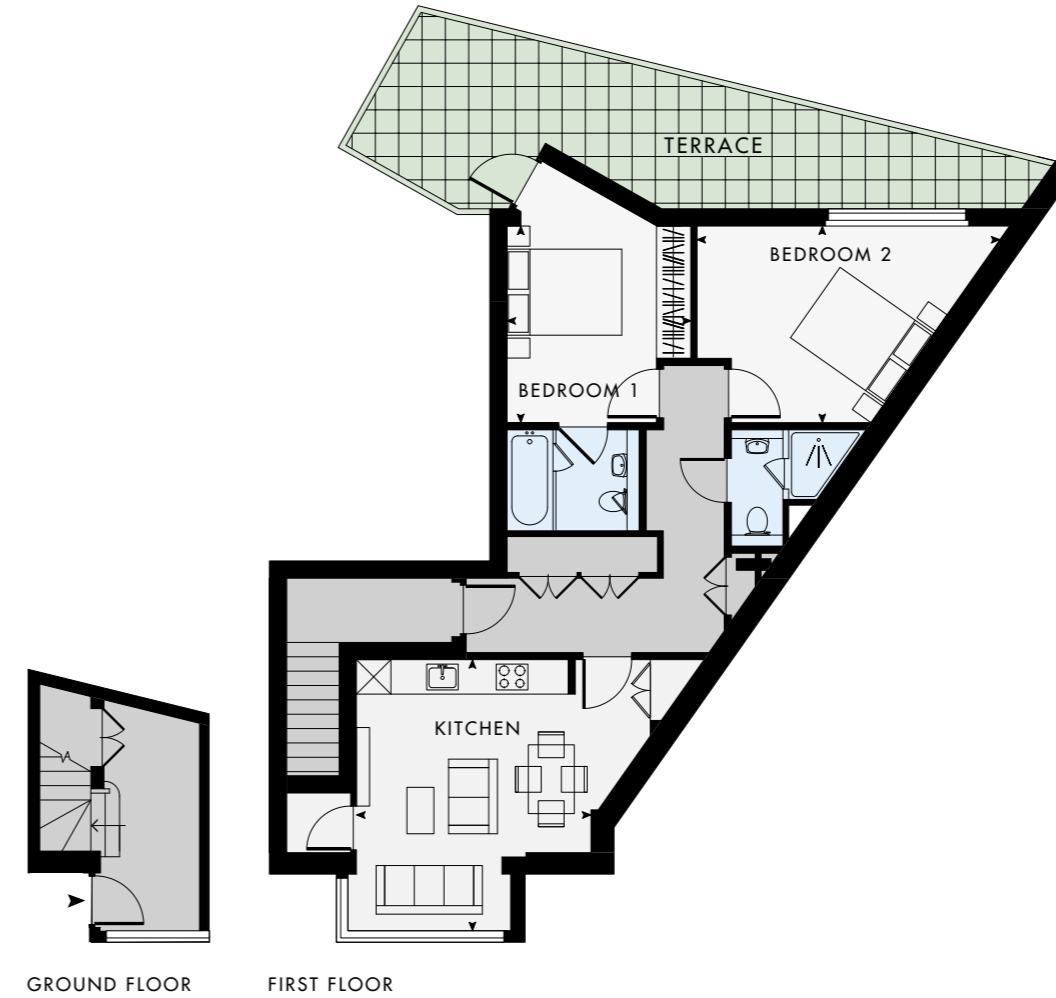
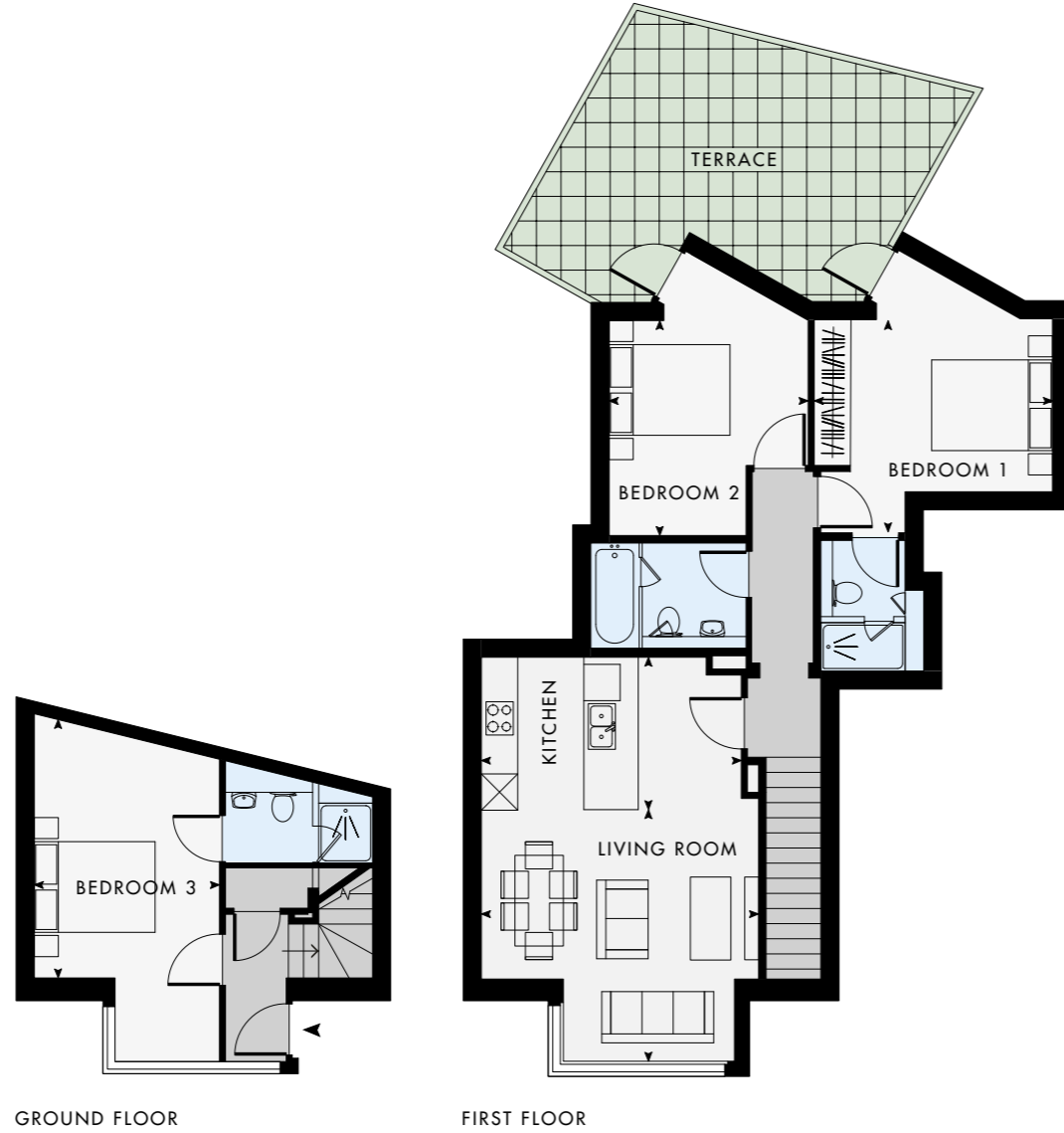
Kitchen / Living	29'5" x 20'7" ft	9 x 6.3 m
Bedroom 1	19'7" x 9'2" ft	6 x 2.8 m
Bedroom 2	10'8" x 10'5" ft	3.3 x 3.2 m
Bedroom 3	10'8" x 10'2" ft	3.3 x 3.1 m
Bathroom	3'9" x 5'6" ft	1.2 x 1.7 m
En-suite Bathroom 1	7'9" x 4'6" ft	2.4 x 1.4 m
En-suite Bathroom 2	7'9" x 5'9" ft	2.4 x 1.8 m

APARTMENT 7
Ground Floor & First Floor

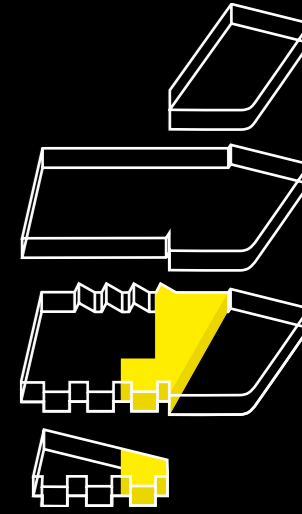
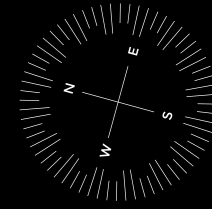


3 Bedrooms Gross internal area 1054'8" sq ft - 98 sq m

Kitchen / Living	20'3" x 15'1" ft	6.2 x 4.6 m
Bedroom 1	15'7" x 9'8" ft	4.8 x 3 m
Bedroom 2	13'1" x 10'8" ft	4 x 3.3 m
Bedroom 3	13'1" x 9'8" ft	4 x 3 m
Bathroom	7'2" x 6'7" ft	2.2 x 2 m
En-suite Bathroom 1	7'9" x 4'6" ft	2.4 x 1.4 m
En-suite Bathroom 2	7'9" x 5'9" ft	2.4 x 1.8 m



APARTMENT 8
Ground Floor & First Floor

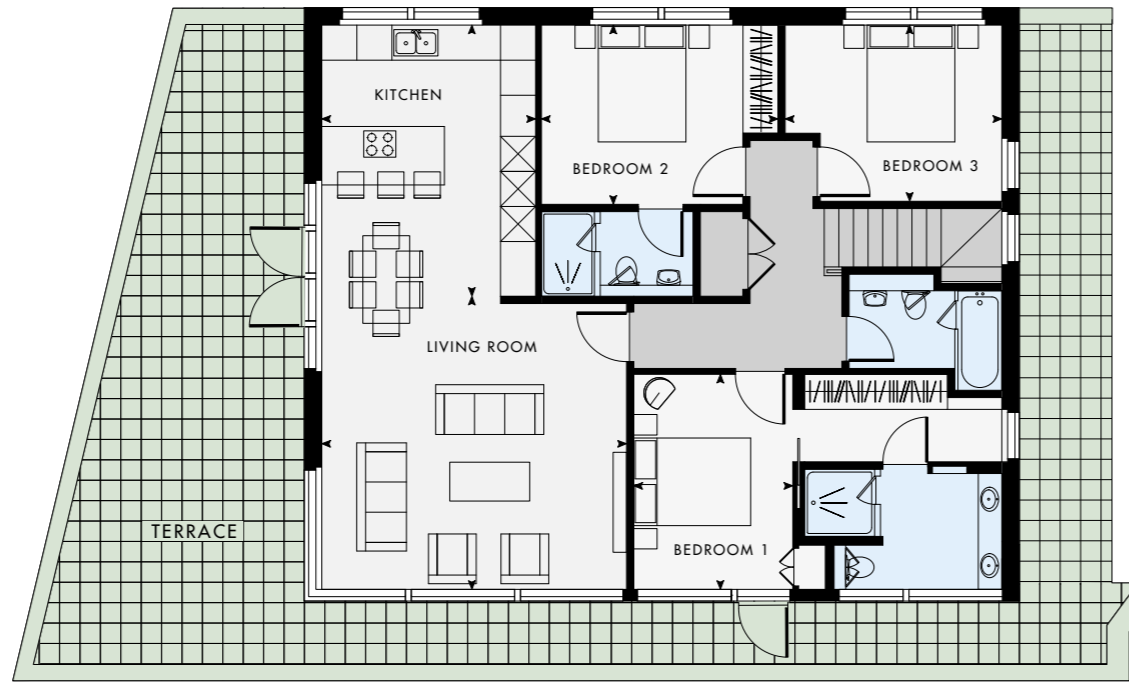
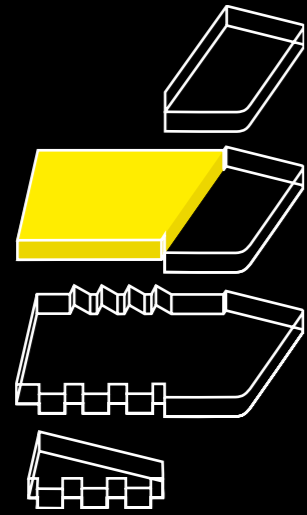
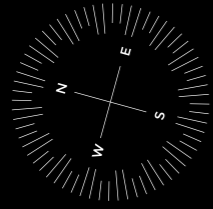


2 Bedrooms Gross internal area 753'4" sq ft - 70 sq m

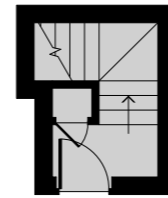
Kitchen / Living	16'0" x 13'8" ft	4.9 x 4.2 m
Bedroom 1	12'1" x 10'5" ft	3.7 x 3.2 m
Bedroom 2	14'8" x 11'2" ft	4.5 x 3.4 m
Bathroom	6'6" x 5'6" ft	2 x 1.7 m
En-suite Bathroom 1	7'5" x 5'9" ft	2.3 x 1.8 m

APARTMENT 9

First Floor & Second Floor



SECOND FLOOR



FIRST FLOOR

2 Bedrooms Gross internal area 1248'6" sq ft - 116 sq m

Kitchen / Living	32'2" x 14'8" ft	9.8 x 4.5 m
Bedroom 1	13'8" x 12'5" ft	4.2 x 3.8 m
Bedroom 2	12'1" x 9'8" ft	3.7 x 3 m
Bedroom 3	11'2" x 9'8" ft	3.4 x 3 m
Bathroom	8'2" x 4'3" ft	2.5 x 1.3 m
En-suite Bathroom 1	11'2" x 6'9" ft	3.4 x 2.1 m
En-suite Bathroom 2	8'5" x 4'6" ft	2.6 x 1.4 m

RICHMOND: LONDON'S LARGEST ROYAL PARK
LOVED BY CYCLISTS, OUTDOOR ENTHUSIASTS,
EQUESTRIENNES AND SUNDAY-LUNCH STROLLERS.

A 5-MINUTE CYCLE FROM PELOTON PLACE



CONTACT

FOR FURTHER INFORMATION OR TO ARRANGE A VISIT, PLEASE CONTACT



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orbital
development



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