

Grove House

L O N D O N T W 7

Grove House
76 Sidmouth Avenue
Spring Grove
London TW7 4FQ



Images are for illustrative purposes only. Finishes may not be exact match



We understand that only the best will do

On the doorstep of Central London, Grove House is situated in the centre of historic Isleworth, walking distance from the River Thames and with many convenient shops, schools, restaurants and cafés.

The apartments are situated in a wonderfully vibrant setting, boasting great transport links from nearby Isleworth mainline rail station, as well as being fully served by the Piccadilly line underground and several bus routes.

This desirable development has been expertly designed by leading architects with comfort and convenience at the forefront of every aspect of the design.

These stylish apartments are well connected to the heart of the capital and everything London's bright lights and bustling streets have to offer.



The comfort to live the life you love

All apartments are equipped with modern kitchens and luxury bathrooms and are fully enabled for you to enjoy all the latest home entertainment and communications technology.

The spacious bedrooms provide residents with a true sense of space and comfort, and include walk-in wardrobes for extra storage.

Contemporary styles and international themes make the apartments an ideal space to unwind or entertain guests.

Relax and enjoy the peace and quiet of the balcony - perfect for after a hard day's work or for getting yourself going in the morning. All of our apartments come with elegant bathrooms using top quality fixtures and fittings. Our modern high-pressure showers are perfect for setting you up for the day, whilst our high quality baths are ideal for relaxing in the evening.

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Isleworth & Osterley

Grove House is conveniently located in the heart of Isleworth which is a largely residential enclave on the banks of the River Thames and within easy reach of Central London.

It is served by an enviable local transport network, with Isleworth overground station providing quick access to London Waterloo. Nearby Osterley station on the Piccadilly Line also offers excellent journey times into London and a swift hassle-free transfer to Heathrow Airport.

Isleworth was originally settled in Saxon times and boasts a rich historical and cultural heritage. The area now known as 'Old Isleworth' sits peacefully alongside the river and features many cafés and traditional pubs perfect for whiling away a lazy Sunday.

The area is perfectly situated to take advantage of West London's many green spaces, including Thornbury Park and Osterley Park, and residents can easily seek out the bright lights of the city or the delights of neighbouring Chiswick, Twickenham and Richmond.

Chiswick and Richmond are also home to a number of first rate health clubs and sporting facilities, including tennis, squash, rugby and golf for those of all levels of experience and abilities.

For those who just want to shop until they drop, Westfield Shopping Centre at Shepherds Bush features flagship branches of House of Fraser, John Lewis and Marks & Spencer, as well as a host of designer names to fulfil the dreams of even the most dedicated shopaholic.



London - Style and Culture

One of the biggest benefits of living in Isleworth is that you have such easy access to one of the greatest cities in the world - London.

The capital's famous skyline continues to evolve, the most recent addition being the striking Shard building which is visible from many of the upper apartments.

Sporting chances

Sports fans are spoilt for choice as London attracts some of the biggest sporting events in the world. There are so many iconic venues to visit including Wembley Stadium, Lords Cricket Ground, Wimbledon and, just around the corner from Grove House, the home of English rugby - Twickenham.

Home is where the art is

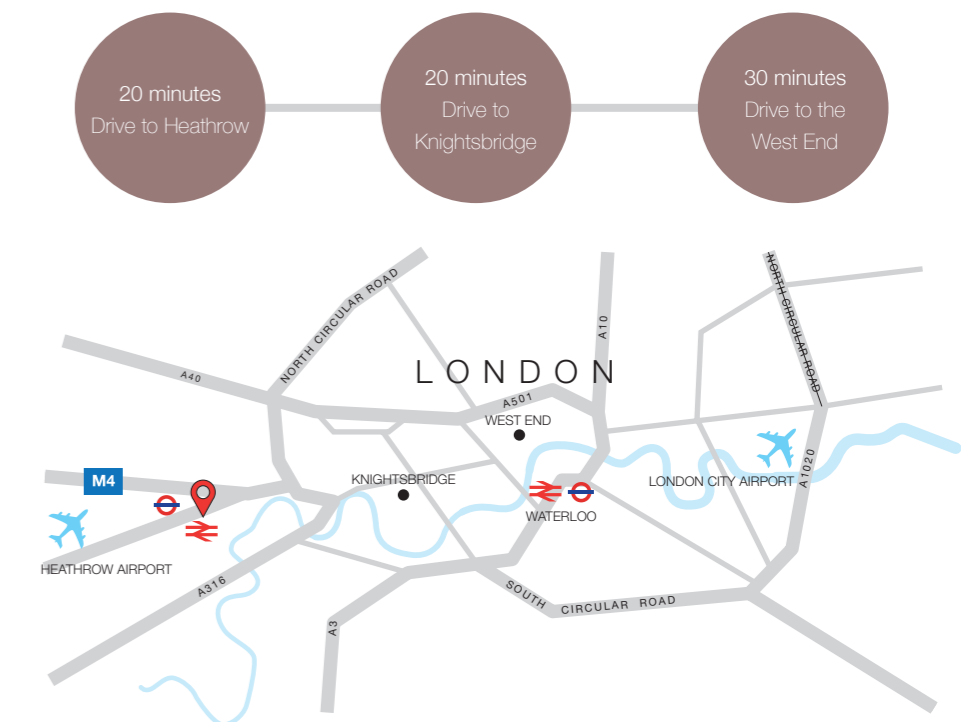
London offers the very best of what the arts world has on offer, drawing on the best talent from across the globe. Take your pick

from long running musicals, classic plays, or brand new works making their West End debut.

As well as theatre, you can enjoy the complete cornucopia of cultural delights every day of the week, including comedy, opera, ballet, visual arts and live music at a variety of venues from the most intimate space, right up to famous venues such as the O2 and Hammersmith Apollo.

Cuisine from across the globe

There are more than 6,000 restaurants in London, so you'll never be short of new places to eat. London boasts 65 Michelin-starred restaurants and many celebrity chefs are based here, meaning a good meal is always just around the corner. London is also one of the most diverse cities in the world with around 230 languages spoken, ensuring the range of authentic and delicious ethnic food is hard to beat.



GROUND FLOOR

APARTMENT 1	Living Space	9.6m x 3.1m	570 sqft
1 Bedroom	Bedroom 1	4.7m x 3.4m	53 sqm
APARTMENT 2	Living Space	8.0m x 3.5m	721 sqft
2 Bedroom w/terrace	Bedroom 1	3.9m x 3.3m	67 sqm
	Bedroom 2	2.7m x 3.3m	
External terrace	14 sqm	151 sqft	
APARTMENT 3	Living Space	7.1m x 3.6m	489 sqft
1 Bedroom w/terrace	Bedroom 1	3.6m x 2.9m	45.4 sqm
External terrace	22 sqm	237 sqft	
APARTMENT 4	Living Space	7.1m x 3.6m	491 sqft
1 Bedroom w/terrace	Bedroom 1	3.6m x 2.9m	45.6 sqm
External terrace	19 sqm	205 sqft	
APARTMENT 5	Living Space	8.2m x 3.1m	539 sqft
1 Bedroom w/terrace	Bedroom 1	3.6m x 3.4m	50.1 sqm
External terrace	13 sqm	140 sqft	
APARTMENT	Living Space	5.1m x 4.6m	415 sqft
6 Studio	Bedroom Area	2.6m x 3.4m	38.6 sqm

All measurements are provided as a guide and estimate only



FIRST FLOOR

APARTMENT 7 1 Bedroom

Living Space	3.8m x 5.1m	390 sqft
Bedroom 1	3.3m x 3.2m	36.2 sqm

APARTMENT 8 2 Bedroom

Living Space	3.5m x 6.6m	592 sqft
Bedroom 1	3.4m x 3.2m	55 sqm
Bedroom 2	2.1m x 3.1m	

APARTMENT 9 2 Bedroom

Living Space	4.3m x 5.5m	577 sqft
Bedroom 1	3.4m x 3.2m	53.6 sqm
Bedroom 2	2.2m x 3.2m	

APARTMENT 10 1 Bedroom w/balcony

Living Space	5.4m x 5.3m	469 sqft
Bedroom 1	3.2m x 3.2m	43.6 sqm

APARTMENT 11 1 Bedroom w/balcony

Living Space	7.3m x 4.6m	569 sqft
Bedroom 1	4.9m x 2.7m	52.9 sqm

APARTMENT 12 2 Bedroom w/balcony

Living Space	6.8m x 3.8m	738 sqft
Bedroom 1	3.9m x 3.4m	68.6 sqm
Bedroom 2	3.0m x 3.0m	

APARTMENT 13 2 Bedroom w/balcony

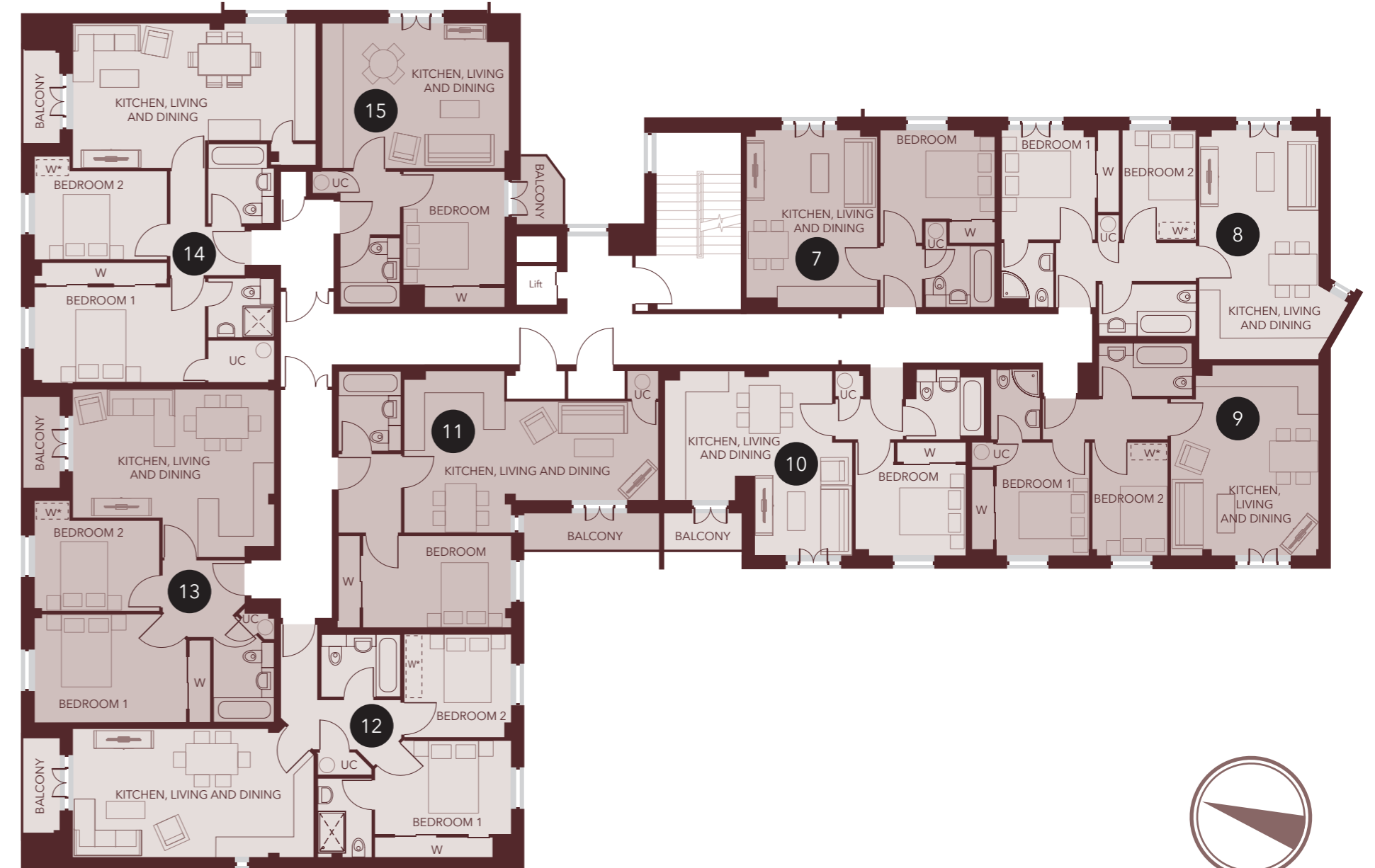
Living Space	5.7m x 4.9m	690 sqft
Bedroom 1	5.1m x 3.0m	64.1 sqm
Bedroom 2	3.6m x 2.7m	

APARTMENT 14 2 Bedroom w/balcony

Living Space	6.9m x 4.1m	789 sqft
Bedroom 1	5.0m x 3.5m	73.3 sqm
Bedroom 2	3.8m x 2.6m	

APARTMENT 15 1 Bedroom

Living Space	5.4m x 4.2m	469 sqft
Bedroom 1	2.8m x 4.0m	43.6 sqm



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NORTH

SECOND FLOOR

APARTMENT 16 2 Bedroom w/balcony

Living Space	5.5m x 5.1m	690 sqft
Bedroom 1	3.3m x 3.8m	64.1 sqm
Bedroom 2	3.9m x 2.4m	

APARTMENT 17 2 Bedroom w/balcony

Living Space	3.4m x 7.9m	802 sqft
Bedroom 1	5.4m x 3.0m	74.5 sqm
Bedroom 2	3.0m x 3.2m	

APARTMENT 18 1 Bedroom w/balcony

Living Space	5.8m x 5.3m	527 sqft
Bedroom 1	4.3m x 2.7m	49 sqm

APARTMENT 19 1 Bedroom w/balcony

Living Space	7.3m x 4.6m	569 sqft
Bedroom 1	4.9m x 2.7m	52.9 sqm

APARTMENT 20 2 Bedroom w/balcony

Living Space	6.8m x 3.8m	738 sqft
Bedroom 1	3.9m x 3.4m	68.6 sqm
Bedroom 2	3.0m x 3.0m	

APARTMENT 21 2 Bedroom w/balcony

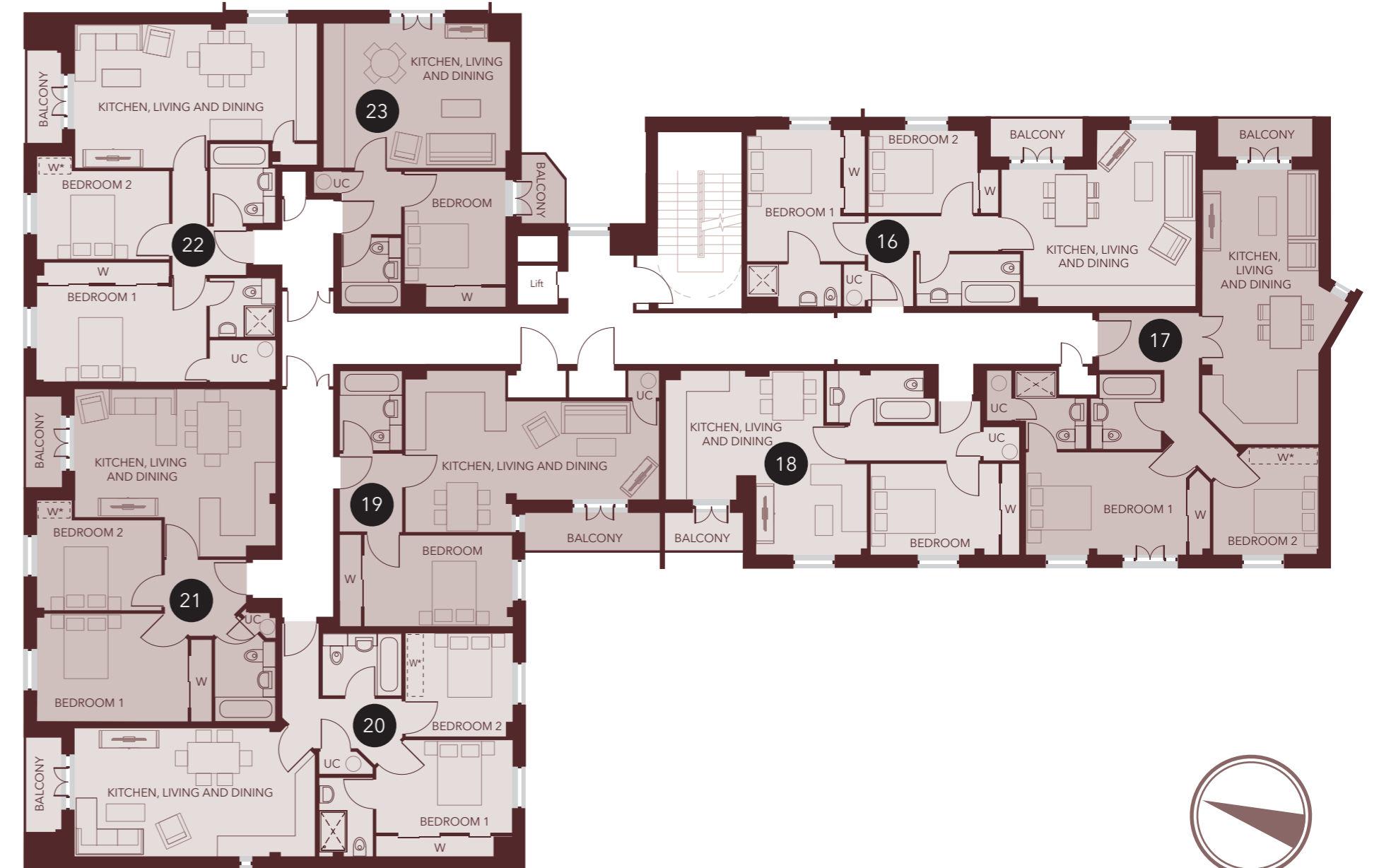
Living Space	5.7m x 4.9m	690 sqft
Bedroom 1	5.1m x 3.0m	64.1 sqm
Bedroom 2	3.6m x 2.7m	

APARTMENT 22 2 Bedroom w/balcony

Living Space	6.9m x 4.1m	789 sqft
Bedroom 1	5.0m x 3.5m	73.3 sqm
Bedroom 2	3.8m x 2.6m	

APARTMENT 23 1 Bedroom w/balcony

Living Space	5.4m x 4.2m	469 sqft
Bedroom 1	2.8m x 4.0m	43.6 sqm



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THIRD FLOOR

APARTMENT 24 2 Bedroom w/balcony

Living Space 5.5m x 5.1m **690 sqft**
 Bedroom 1 3.3m x 3.8m 64.1 sqm
 Bedroom 2 3.9m x 2.4m

APARTMENT 25 2 Bedroom w/balcony

Living Space 3.4m x 7.9m **802 sqft**
 Bedroom 1 5.4m x 3.0m 74.5 sqm
 Bedroom 2 3.0m x 3.2m

APARTMENT 26 1 Bedroom w/balcony

Living Space 5.8m x 5.3m **527 sqft**
 Bedroom 1 4.3m x 2.7m 49 sqm

APARTMENT 27 1 Bedroom w/balcony

Living Space 7.3m x 4.6m **569 sqft**
 Bedroom 1 4.9m x 2.7m 52.9 sqm

APARTMENT 28 2 Bedroom w/balcony

Living Space 6.8m x 3.8m **738 sqft**
 Bedroom 1 3.9m x 3.4m 68.6 sqm
 Bedroom 2 3.0m x 3.0m

APARTMENT 29 2 Bedroom w/balcony

Living Space 5.7m x 4.9m **690 sqft**
 Bedroom 1 5.1m x 3.0m 64.1 sqm
 Bedroom 2 3.6m x 2.7m

APARTMENT 30 2 Bedroom w/balcony

Living Space 6.9m x 4.1m **789 sqft**
 Bedroom 1 5.0m x 3.5m 73.3 sqm
 Bedroom 2 3.8m x 2.6m

APARTMENT 31 1 Bedroom w/balcony

Living Space 5.4m x 4.2m **469 sqft**
 Bedroom 1 2.8m x 4.0m 43.6 sqm



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NORTH

PENTHOUSE

APARTMENT 32 3 Bedroom w/roof terrace	Living Space	4.9m x 9.3m	1523 sqft 141.5 sqm
	Kitchen Area	2.6m x 3.2m	
	Bedroom 1	3.5m x 4.7m	
	Bedroom 2	4.2m x 3.0m	
External terrace	39 sqm	421 sqft	
	Bedroom 3	4.2m x 3.2m	
APARTMENT 33 3 Bedroom w/roof terrace	Living Space	5.9m x 6.5m	1184 sqft 110 sqm
	Bedroom 1	5.2m x 3.4m	
	Bedroom 2	3.5m x 2.7m	
	Bedroom 3	3.5m x 2.6 m	
External terrace	26 sqm	278 sqft	
APARTMENT 34 3 Bedroom w/roof terrace	Living Space	8.2m x 4.6m	1195 sqft 111 sqm
	Bedroom 1	5.4m x 3.5m	
	Bedroom 2	4.0m x 3.5m	
	Bedroom 3	4.1m x 2.7m	
External terrace	65 sqm	694 sqft	

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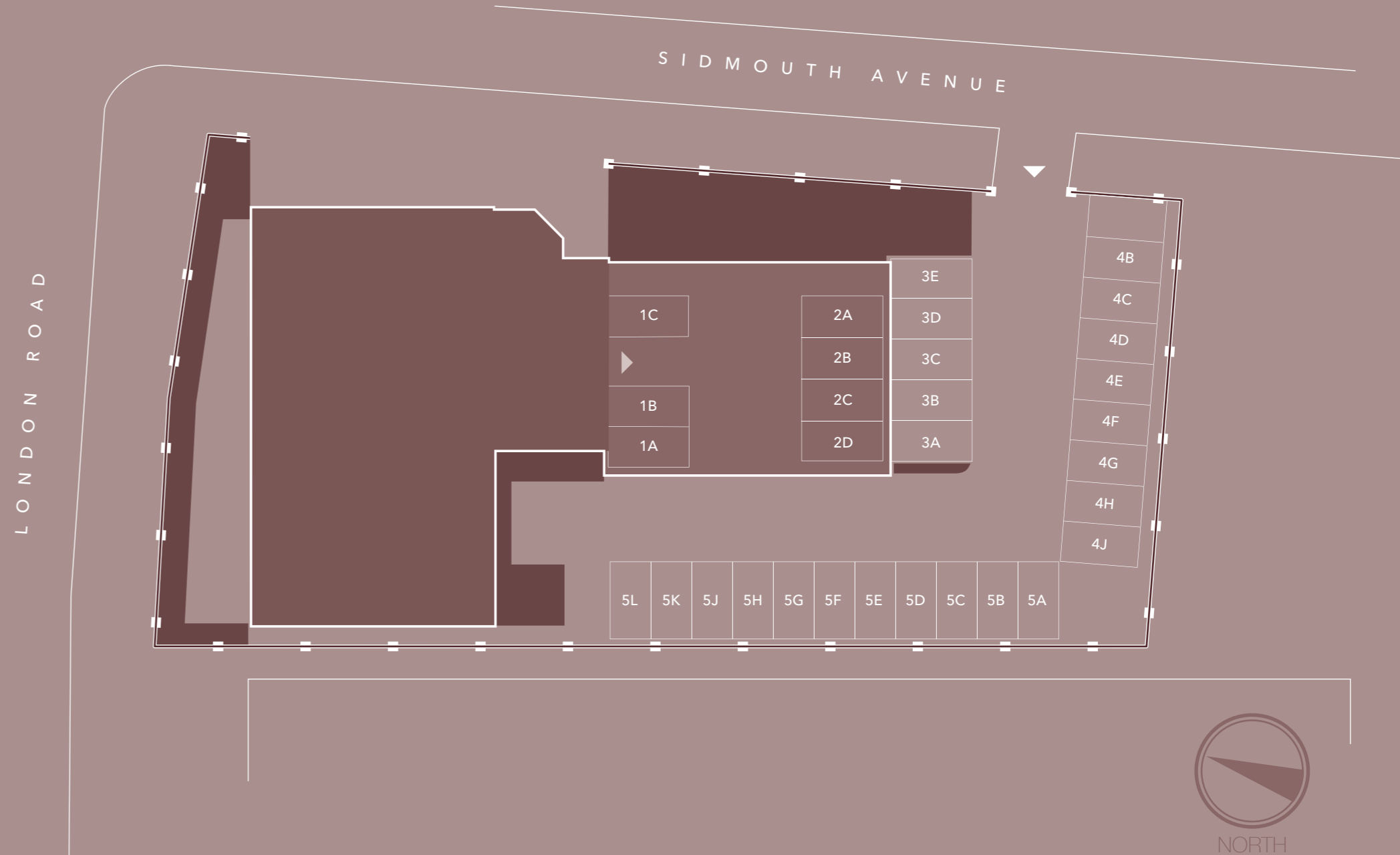


CAR PARKING

Grove House is made up of 34 residential units, offering a choice of stylish 1, 2 and 3 bedroom apartments, some with a balcony or roof terraces.

Situated on a footprint 6,000 square feet, its five floors provide over 25,000 square foot of luxurious living space. Secured parking is also available for most apartments.

The reception area offers a welcoming atmosphere with secure intercom telephone and voice front entrance. There is convenient access to stairs and elevators and all residents will also have their own personal postbox.



SPECIFICATIONS

KITCHEN

Benchmarkx contemporary kitchen units with soft close mechanism

Silestone quartz worktop for excellent appearance and durability

Zanussi flush-fit touch control ceramic hob and built-in oven

Inset 1.5 bowl stainless steel sink

Hansgrohe chrome monobloc mixer tap

Zanussi integrated dishwasher and washer dryer

Bosch freestanding fridge freezer

BATHROOM / ENSUITE

Fully fitted bathroom sanitaryware from **VitrA** contemporary designer range

VitrA soft close toilet seats

Hansgrohe chrome taps

Hansgrohe thermostatic shower with high water pressure

Chrome towel rails

Roper Rhodes illuminated and heated mirrors - no more wiping mirrors after shower

Shaver sockets in all bathrooms/ensuite

Shower tray in ensuites with tempered safety glass and chrome frame

Regal polished porcelain wall tiles

ELECTRICAL

Fully wired for HD television and **Sky Plus** to lounge, as well as the master bedroom

Telephone and broadband compatible with various service providers

Pre-wired with separate **Gigabit Ethernet** cabling system, ready to connect to superfast fibre optic broadband, future-proof.

Low energy LED downlights throughout, living room and bedrooms being dimmable.

Under cabinet lighting in kitchen to illuminate the worktop area

Electrical heating with 4-zone central programmer.

Telford Tempest hot water cylinder with abundant capacity

WINDOWS, DOORS AND WARDROBE

Vancouver light grey solid front door

Clear glazed living room door

All other doors being white solid doors

Carlisle Brass satin chrome ironmongeries

Eurocell double glazed windows and balcony doors

Full height built-in wardrobe with mirrored door to master bedroom

FLOORING

Regal porcelain floor tiles to bathroom/Ensuite for excellent appearance and durability

Quick-Step Impressive range waterproof laminate floor to kitchen and living room.

Carpeted bedrooms

EXTERNAL SPACE AND COMMUNAL AREA

Private balconies or terraces to all apartments (except apartment 1, 6, 7, 8 & 9)

Landscaped communal garden

Lift to all floors

Fully carpeted and decorated corridors

Designated mailroom

BUILDING EXTERIOR

Featured building exterior with modern design

Premium rainscreen brick/render/zinc cladding system by industry champions **Corium/Sto/Rheinzink**, providing superior thermal performance and eliminating condensation

SECURITY & PEACE OF MIND

10 year BLP building warranty

Secure building entrance with colour screen video door entry / intercom system

Secure car park entrance with access control

Mains operated smoke and heat detectors with battery backup

CCTV to car park and building entrance area



About Elanis

Elanis have been developing and designing property since 1997.

We are a family business which started purely for personal reasons and an enjoyment of property development and design. We have developed into a thriving business over the last decade. Our focus has been predominantly in the London market although we have also been involved in projects overseas.

Our involvement in a wide range of unit types, from studio apartments and 7 bedroom luxury houses, to major developments of apartments, ensures that we are able to meet the requirements of a wide range of projects.

We have an in-house architectural and design team that meet extremely high standards with regards to build quality and finishing.



Whilst every effort has been made to ensure that the information in this brochure is correct, it is intended as a guide, therefore specifications and dimensions could be subject to change. All travel times and distances are correct at time of going to print, but prospective buyers should also make their own enquiries. All visuals, artists impressions and photographs are for illustrative purposes only - items detailed in literature and/or show homes may not form part of the standard specification. This document does not form any part of contract of sale.

