

Rosebery House

EPSOM KT17

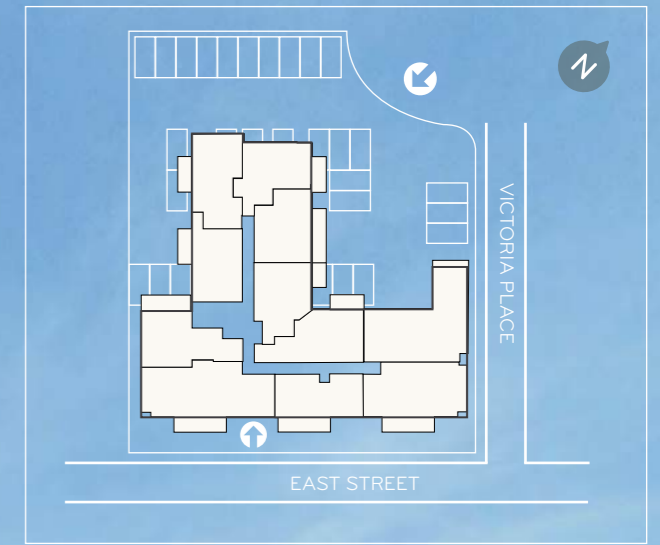


Rosebery House
EPSOM KT17

Rosebery House is a residential conversion comprising 30 apartments just minutes from the town centre of Epsom. Steeped in agricultural and equine history, this Surrey Market Town is famous for its acres of protected greenbelt land and boasts access to huge common land and downlands, including Epsom Downs, home of the Internationally renowned Epsom Race Course.

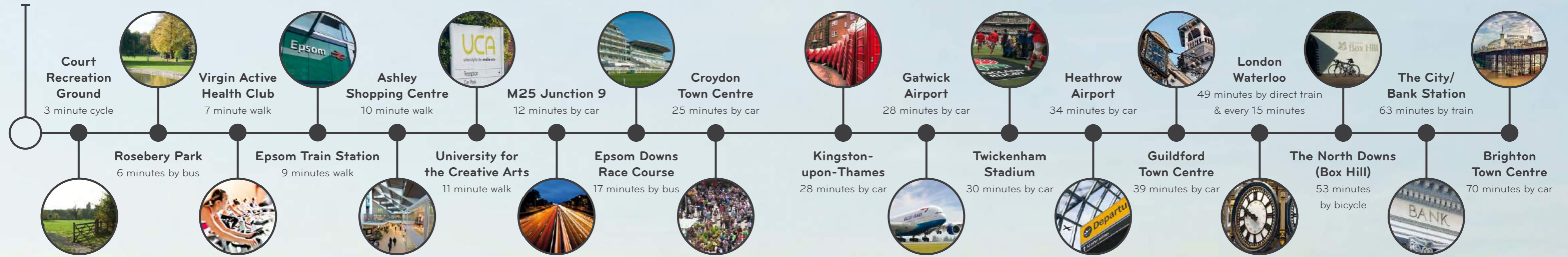


Rosebery House offers a number of one, two and three bedroom arrangements all with balconies. Private gated parking also available.



- 30 generous, design-led apartments
- Contemporary kitchens and bathrooms
- Balconies to all apartments
- Gated secure level access parking (optional extra)
- 9 minutes walk from Epsom railway station
- Close proximity to Epsom town centre
- Excellent transport links
- Ideal for first time buyer and investors

Rosebery House



EPSOM DOWNS RACECOURSE
 Possibly the most famous and historic local landmark is Epsom Racecourse, which hosts the annual and internationally renowned Epsom Derby. Aside from the racing programme, other notable events hosted here include concerts and the annual family fun day.



Epsom is an attractive and iconic market town with quintessential country charm. A perfect escape from busy city life without the long commute.





ESCAPE THE CITY

Epsom is surrounded with green spaces full of nature and wildlife to explore on foot or by bicycle. The Epsom and Walton Downlands, which are home to the racecourse, boasts 600 acres of unspoilt downlands and offers panoramic views of Surrey and on a clear day, a unique view of London.

The transport network surrounding Epsom is extensive and offers quick and easy access to the UK's major roadways, railway routes and airports.

Rosebery House
EPSOM KT17



Transport connections

TRAINS

Epsom station is serviced by Southern Trains which run frequently into London Waterloo in 35 minutes and London Victoria in 35 minutes.

ROADS

Epsom lies 15 miles south-west of central London on the A24. The M25 (junction 9) is just a 12 minute drive, offering quick access to greater London and the M23.

CYCLING

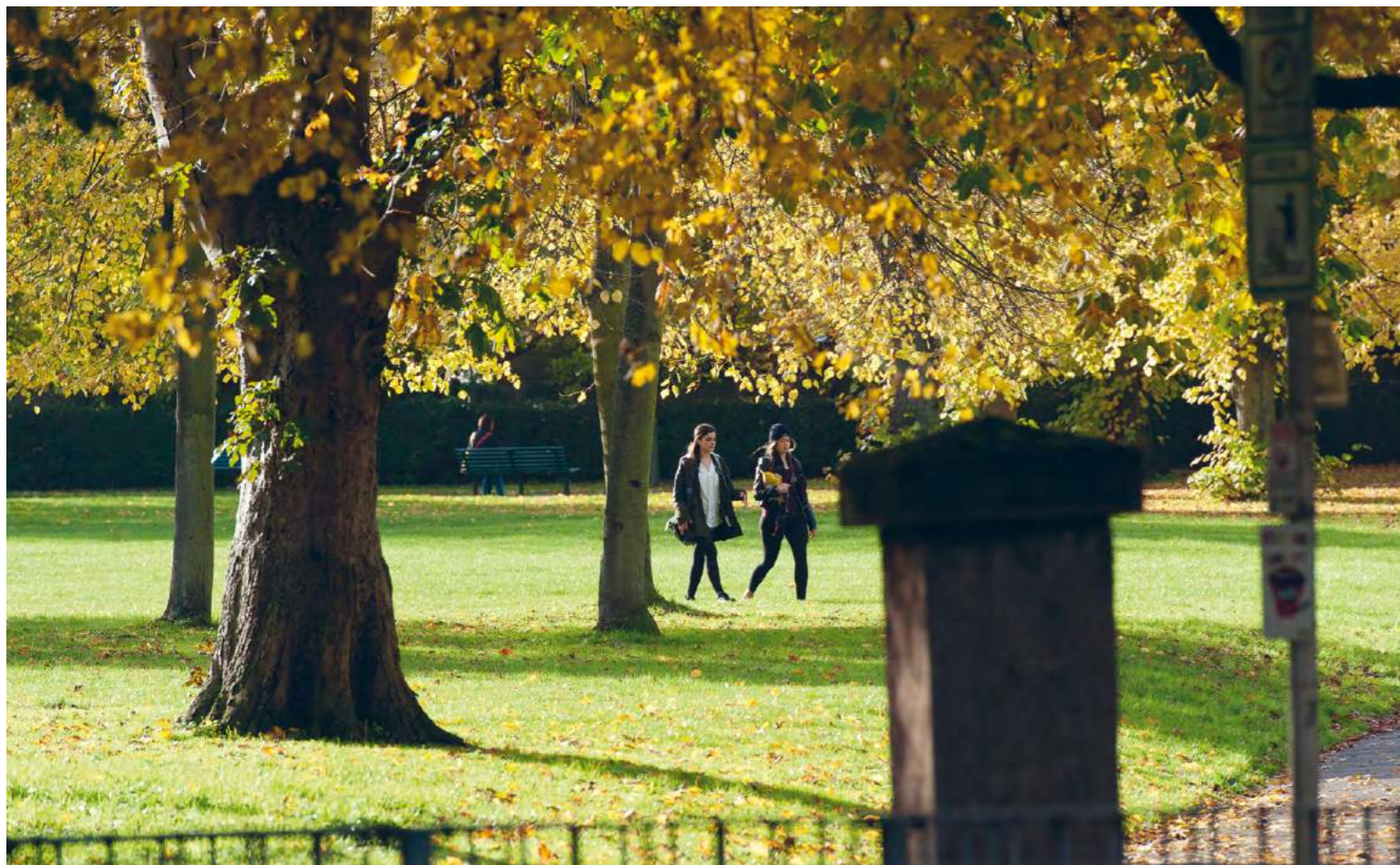
Extensive cycle routes for Epsom and Ewell are marked on the Surrey Cycle Guide 3 guide and provide an opportunity to explore and commute by bike.

AIR

The two closest International airports are London Gatwick and London Heathrow. Each of these can be reached by car in around 35 minutes.

GREEN SPACES

Epsom and its neighbouring towns boast a long list of parks and vast green spaces to visit. Rosebery Park in Epsom is a favourite picnic spot for locals and its attractions include a children’s playground and large pond.



KINGSTON

The nearby ancient market town of Kingston can be reached in thirty minutes by car. Aside from great shopping and entertainment facilities, there is an abundance of great restaurants and bars, some of which are located alongside the River Thames.



REGENERATION

Plans for a £3.3 million investment are well underway for a scheme to promote economic growth in the area. The transport plans aim to make it easier for shoppers to get to the town centre, whilst providing an attractive business environment and the creation of jobs.



CROYDON

With Croydon just a short drive away, Epsom is set to benefit from its £1 billion investment programme. Extensive plans to improve and regenerate Croydon are now underway and this part of South West London is tipped for further property price growth.



ASHLEY CENTRE

Just half a mile away is The Ashley Centre. Open 7 days a week, this local shopping mall is home to over 50 independent and high street shops, including Waitrose, House of Fraser and Marks and Spencer.



SPORTS AND LEISURE

Epsom Sports Club has Tennis, Hockey, Football, Cricket and Croquet facilities each with clubs and local fixtures. A number of other sporting and swimming facilities lie within a short distance of Rosebery House. An eight screen cinema is also a five minute walk away.



EPSOM PLAYHOUSE

A diverse arts programme is curated for the Epsom Playhouse, which includes live music, comedy, dance and drama. An array of famous faces can be seen here regularly, as well as amateurs from within the local schools and community.

GASTRO PUBS

A handful of delightful and well reviewed gastro pubs are located in and around Epsom. Each has its own charming features and a modern spin on the quintessentially British menu.



RIVERSIDE RETREAT

Just seven miles north of Epsom lies this picturesque spot in Kingston upon Thames. A pedestrian path lines the way for walkers, while the many riverside pubs and eateries cater for those happy to watch the world go by.



Rosebery House offers a number of one, two and three bedroom arrangements, each designed to maximise all available light and every inch of floor space. Each apartment has an attractive open plan layout which comprises the kitchen, dining and living rooms, offering an excellent multi-purpose family or entertaining space.



The interiors of these homes have been finished to a high standard with modern yet functional design details throughout. Each apartment boasts a contemporary kitchen with a hand-picked and neutral scheme to compliment the architecture. All apartments have balconies and there is also the option of gated secure parking.





GENERAL

- 250-year lease to all flats
- 10-year Building Guarantee (C-R-L)
- The building is highly insulated, and requires much less heating than most other similar buildings, with the benefit of lower heating bills
- Paxton Net 2 Video entry system providing secure entry to the building allowing access with fobs or a personal code to communal entrance to the apartments
- CCTV covering the internal and externals of the building & the car park for added security
- White Oak 2 Stile Veneered Doors
- Fitted sliding wardrobes to principal bedrooms, fitted with shelf & rail.

HEATING

- Rooms - will be through energy efficient electric, glass fronted, panel radiators with LED display & remote control
- Water - will be through energy efficient electric Megaflo direct unvented hot water cylinder.

ELECTRICAL

- Recessed lighting to kitchen, bathroom & hallway and wall lighting to living & bedrooms
- Dimmer switches to all habitable rooms
- Brushed stainless steel switches & sockets (white switches & sockets used in 'out of site' locations)
- Low energy light fittings
- Pre-wired to accept Sky+, Virgin, Freeview TV, telephone and DAB & FM radio to living / dining and bedrooms
- Networked with CAT 5e cabling to living / dining and bedrooms back to the service cupboard
- Mains power, battery backed up smoke detectors
- NICEIC Certified.

KITCHENS

- Handleless contemporary kitchens
- Fully fitted with Hi-Macs Natural Acrylic Stone surfaces
- Sink unit (under mounted) with mixer tap
- Hi-Macs Natural Acrylic Stone splash backs
- Recessed LED lighting under kitchen wall cupboards
- Bosch stainless steel appliances; oven, hob and extractor
- Integrated Bosch dishwasher and fridge freezer appliances
- Bosch washer / dryer located in service cupboard.

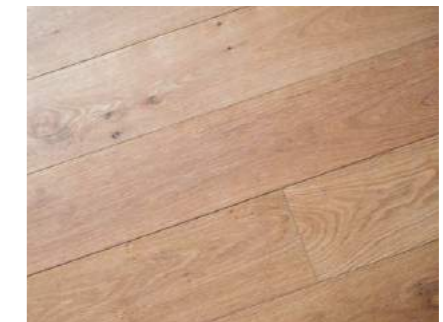
BATHROOMS

- Cast iron double ended baths
- Three way shower diverter with rain shower head, hand held shower & bath spout (for bathroom set up)
- Two way shower diverter with rain shower head & hand held shower (for en-suite set up)
- Glass hinged shower screens with chrome channels
- Vanity unit
- Recessed mirrored cabinet above sink
- Wall hung WC
- Ceramic 600 x 600mm wall tiles
- Chrome heated towel rail
- Shaver socket (within mirrored cabinet).



FLOORING

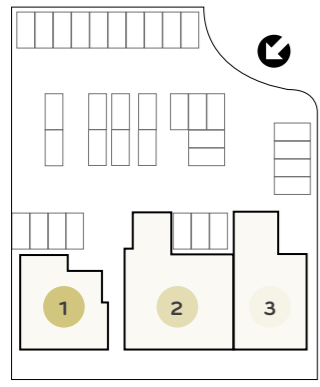
- Hardwood oak flooring throughout main living and entrance hall
- Ceramic 600 x 600mm tiled floor in bathrooms
- Carpet in bedrooms.



DETAILED DESIGN

In light of our sustainability policy, the following measures have been implemented:

- Thicker walls and roofs to allow for increased u-values in excess of current regulations
- Maximised light and space to allow for more daylight and less electricity
- High performance composite triple glazed aluminium windows
- Built to comply with all current building regulations
- One passenger lift serving all apartments
- Balconies to all apartments
- Bike store with CCTV monitoring and fob only access
- Bin store with CCTV monitoring and fob only access
- Gated secure level access parking (optional extra).



EAST STREET

VICTORIA PLACE



UNIT 1
Total Area (118.2m², 1272ft²)

UNIT 2
Total Area (162.4m², 1748ft²)

UNIT 3
Total Area (119.1m², 1282ft²)



FLOOR

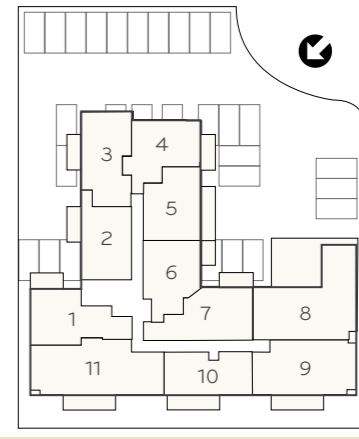
- 3rd
- 2nd
- 1st

GROUND

All measurements are gross internal areas. Room sizes may be subject to minor alterations. Please refer to roseberylhouse-kt17.com for the most up-to-date floor plans.

Head Office:
IDM Properties LLP,
Office B, West Gainsborough,
1 Poole Street, London N1 5EA

+44 (0)20 7739 1650
mail@idmproperties.com
idmproperties.com



FLOOR

3rd
2nd
1st
GROUND

All measurements are gross internal areas. Room sizes may be subject to minor alterations. Please refer to roseberyhouse-k117.com for the most up-to-date floor plans.

Head Office:
IDM Properties LLP,
Office B, West Gainsborough,
1 Poole Street, London N1 5EA

+44 (0)20 7739 1650
mail@idmproperties.com
idmproperties.com



APARTMENT 1

Total Area (51.3m², 552.2ft²)
 Living, Dining, Kitchen
 3.2m x 6.4m (21.6m², 232.5ft²)
 Bedroom
 2.8m x 3.7m (11.8m², 127.0ft²)

ENERGY EFFICIENCY RATING 73C
 ENVIRONMENTAL IMPACT (CO₂) 76C

APARTMENT 2

Total Area (41.8m², 449.9ft²)
 Living, Dining, Kitchen
 5.5m x 4.2m (23.2m², 249.7ft²)
 Bedroom
 2.7m x 4.0m (13.7m², 147.4ft²)

ENERGY EFFICIENCY RATING 76C
 ENVIRONMENTAL IMPACT (CO₂) 78C

APARTMENT 3

Total Area (53.0m², 570.5ft²)
 Living, Dining, Kitchen
 5.2m x 4.7m (24.9m², 268ft²)
 Bedroom
 3.3m x 3.8m (12.7m², 136.7ft²)

ENERGY EFFICIENCY RATING 75C
 ENVIRONMENTAL IMPACT (CO₂) 78C

APARTMENT 4

Total Area (49.5m², 532.8ft²)
 Living, Dining, Kitchen
 4.6m x 5.1m (25.2m², 271.2ft²)
 Bedroom
 3.1m x 3.9m (11.8m², 127ft²)

ENERGY EFFICIENCY RATING 70C
 ENVIRONMENTAL IMPACT (CO₂) 73C

APARTMENT 5

Total Area (49.5m², 532.8ft²)
 Living, Dining, Kitchen
 6.2m x 5.3m (25.1m², 270.1ft²)
 Bedroom
 4.2m x 2.9m (13.0m², 139.9ft²)

ENERGY EFFICIENCY RATING 74C
 ENVIRONMENTAL IMPACT (CO₂) 77C

APARTMENT 6

Total Area (48.8m², 525.2ft²)
 Living, Dining, Kitchen
 6.4m x 3.2m (22.9m², 246.4ft²)
 Bedroom
 3.7m x 3.2m (13.3m², 143.2ft²)

ENERGY EFFICIENCY RATING 77C
 ENVIRONMENTAL IMPACT (CO₂) 80C

APARTMENT 7

Total Area (56.4m², 607ft²)
 Living, Dining, Kitchen
 3.9m x 5.8m (26.5m², 285.2ft²)
 Bedroom
 3.4m x 4.1m (15.1m², 162.5ft²)

ENERGY EFFICIENCY RATING 77C
 ENVIRONMENTAL IMPACT (CO₂) 79C

APARTMENT 8

Total Area (86.9m², 935.3ft²)
 Living, Dining, Kitchen
 4.4m x 9.0m (38.1m², 410.1ft²)
 Bedroom 1
 3.9m x 2.9m (14.8m², 159.3ft²)
 Bedroom 2
 3.2m x 3.2m (13.0m², 139.9ft²)

ENERGY EFFICIENCY RATING 68D
 ENVIRONMENTAL IMPACT (CO₂) 71C

APARTMENT 9

Total Area (68.8m², 736.2ft²)
 Living, Dining, Kitchen
 5.3m x 4.6m (24.0m², 258.3ft²)
 Bedroom 1
 3.2m x 3.6m (16.6m², 178.7ft²)
 Bedroom 2
 3.1m x 2.5m (9.6m², 103.3ft²)

ENERGY EFFICIENCY RATING 74C
 ENVIRONMENTAL IMPACT (CO₂) 76C

APARTMENT 10

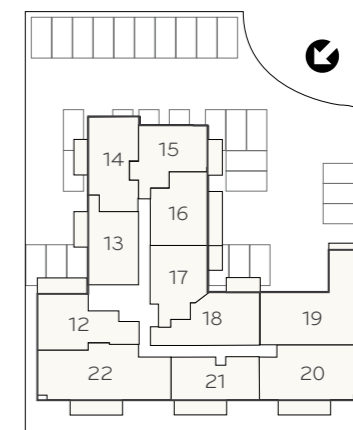
Total Area (48.0m², 516.6ft²)
 Living, Dining, Kitchen
 5.9m x 4.7m (26.0m², 279.9ft²)
 Bedroom
 3.4m x 2.8m (10.6m², 114.1ft²)

ENERGY EFFICIENCY RATING 76C
 ENVIRONMENTAL IMPACT (CO₂) 78C

APARTMENT 11

Total Area (84.8m², 912.7ft²)
 Living, Dining, Kitchen
 5.3m x 5.3m (28.6m², 307.8ft²)
 Bedroom 1
 3.4m x 3.1m (13.7m², 147.4ft²)
 Bedroom 2
 2.8m x 3.9m (8.2m², 88.3ft²)
 Bedroom 3
 2.7m x 2.4m (11.5m², 123.8ft²)

ENERGY EFFICIENCY RATING 74C
 ENVIRONMENTAL IMPACT (CO₂) 76C



FLOOR

- 3rd
- 2nd
- 1st
- GROUND

All measurements are gross internal areas. Room sizes may be subject to minor alterations. Please refer to roseberylhouse-k117.com for the most up-to-date floor plans.

Head Office:
IDM Properties LLP,
Office B, West Gainsborough,
1 Poole Street, London N1 5EA

+44 (0)20 7739 1650
mail@idmproperties.com
idmproperties.com



APARTMENT 12

Total Area (55.2m², 594.1ft²)

Living, Dining, Kitchen
3.4m x 6.0m (22.3m², 240.0ft²)

Bedroom
3.9m x 5.4m (18.1m², 194.8ft²)

ENERGY EFFICIENCY RATING 70C
ENVIRONMENTAL IMPACT (CO₂) 73C

APARTMENT 13

Total Area (53.0m², 570.5ft²)

Living, Dining, Kitchen
5.7m x 4.8m (27.0m², 290.6ft²)

Bedroom
2.8m x 4.1m (14.7m², 158.2ft²)

ENERGY EFFICIENCY RATING 73C
ENVIRONMENTAL IMPACT (CO₂) 75C

APARTMENT 14

Total Area (50.7m², 545.7ft²)

Living, Dining, Kitchen
5.1m x 4.7m (24.6m², 264.8ft²)

Bedroom
3.5m x 3.2m (11.8m², 127.0ft²)

ENERGY EFFICIENCY RATING 73C
ENVIRONMENTAL IMPACT (CO₂) 75C

APARTMENT 15

Total Area (48.8m², 525.2ft²)

Living, Dining, Kitchen
4.8m x 5.0m (25.7m², 276.6ft²)

Bedroom
3.0m x 3.9m (11.8m², 127.0ft²)

ENERGY EFFICIENCY RATING 68D
ENVIRONMENTAL IMPACT (CO₂) 71C

APARTMENT 16

Total Area (50.2m², 540.3ft²)

Living, Dining, Kitchen
5.6m x 5.5m (25.5m², 274.4ft²)

Bedroom
3.8m x 2.9m (13.3m², 143.2ft²)

ENERGY EFFICIENCY RATING 70C
ENVIRONMENTAL IMPACT (CO₂) 73C

APARTMENT 17

Total Area (49.4m², 531.7ft²)

Living, Dining, Kitchen
6.6m x 3.0m (21.8m², 234.6ft²)

Bedroom
4.1m x 3.2m (14.6m², 157.0ft²)

ENERGY EFFICIENCY RATING 76C
ENVIRONMENTAL IMPACT (CO₂) 78C

APARTMENT 18

Total Area (51.3m², 552.2ft²)

Living, Dining, Kitchen
3.6m x 5.5m (23.6m², 254.0ft²)

Bedroom
3.4m x 3.7m (13.4m², 144.2ft²)

ENERGY EFFICIENCY RATING 75C
ENVIRONMENTAL IMPACT (CO₂) 78C

APARTMENT 19

Total Area (68.4m², 736.3ft²)

Living, Dining, Kitchen
6.0m x 4.6m (27.9m², 300.3ft²)

Bedroom 1
3.3m x 3.8m (13.4m², 144.2ft²)

Bedroom 2
2.3m x 2.9m (8.9m², 95.8ft²)

ENERGY EFFICIENCY RATING 66D
ENVIRONMENTAL IMPACT (CO₂) 70C

APARTMENT 20

Total Area (68.0m², 731.9ft²)

Living, Dining, Kitchen
5.4m x 4.4m (25.3m², 272.3ft²)

Bedroom 1
3.2m x 3.9m (15.8m², 170.0ft²)

Bedroom 2
3.0m x 2.2m (9.2m², 99.0ft²)

ENERGY EFFICIENCY RATING 69C
ENVIRONMENTAL IMPACT (CO₂) 72C

APARTMENT 21

Total Area (45.9m², 494.0ft²)

Living, Dining, Kitchen
5.9m x 4.4m (23.7m², 255.1ft²)

Bedroom
3.7m x 3.1m (13.3m², 143.2ft²)

ENERGY EFFICIENCY RATING 73C
ENVIRONMENTAL IMPACT (CO₂) 76C

APARTMENT 22

Total Area (87.9m², 946.1ft²)

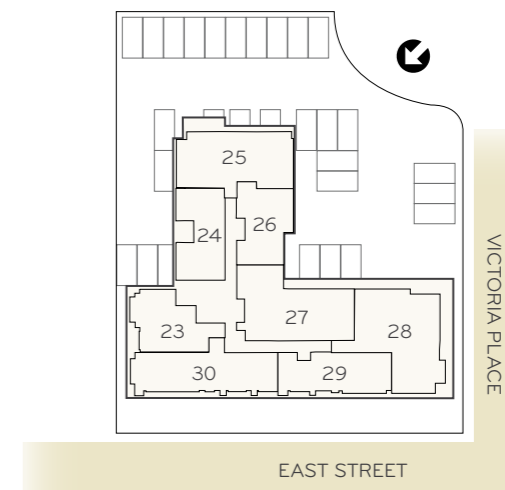
Living, Dining, Kitchen
4.8m x 6.4m (32.5m², 349.8ft²)

Bedroom 1
3.4m x 3.9m (13.4m², 144.2ft²)

Bedroom 2
3.9m x 2.7m (10.4m², 144.2ft²)

Bedroom 3
2.5m x 3.9m (11.5m², 123.8ft²)

ENERGY EFFICIENCY RATING 69C
ENVIRONMENTAL IMPACT (CO₂) 72C



- FLOOR**
- 3rd
 - 2nd
 - 1st
 - GROUND

All measurements are gross internal areas. Room sizes may be subject to minor alterations. Please refer to roseberyhouse-k117.com for the most up-to-date floor plans.

Head Office:
IDM Properties LLP,
Office B, West Gainsborough,
1 Poole Street, London N1 5EA

+44 (0)20 7739 1650
mail@idmproperties.com
idmproperties.com



APARTMENT 23
Total Area (51.1m², 550.0ft²)

Living, Dining, Kitchen
6.2m x 3.9m (23.8m², 256.1ft²)

Bedroom
4.3m x 2.7m (12.3m², 132.4ft²)

ENERGY EFFICIENCY RATING 80C
ENVIRONMENTAL IMPACT (CO₂) 82B

APARTMENT 24
Total Area (49.4m², 531.7ft²)

Living, Dining, Kitchen
5.2m x 6.0m (27.3m², 293.9ft²)

Bedroom
3.2m x 4.2m (13.1m², 141.0ft²)

ENERGY EFFICIENCY RATING 79C
ENVIRONMENTAL IMPACT (CO₂) 82B

APARTMENT 25
Total Area (81.9m², 881.5ft²)

Living, Dining, Kitchen
7.2m x 3.3m (22.7m², 244.3ft²)

Bedroom 1
3.3m x 3.8m (16.0m², 172.2ft²)

Bedroom 2
3.1m x 3.0m (11.3m², 121.6ft²)

Bedroom 3
3.3m x 2.7m (11.8m², 127.0ft²)

ENERGY EFFICIENCY RATING 78C
ENVIRONMENTAL IMPACT (CO₂) 80C

APARTMENT 26
Total Area (48.3m², 519.8ft²)

Living, Dining, Kitchen
5.1m x 5.2m (25.7m², 276.6ft²)

Bedroom
3.3m x 3.2m (13.1m², 141.0ft²)

ENERGY EFFICIENCY RATING 79C
ENVIRONMENTAL IMPACT (CO₂) 81B

APARTMENT 27
Total Area (86.8m², 934.3ft²)

Living, Dining, Kitchen
5.2m x 6.5m (30.1m², 223.9ft²)

Bedroom 1
3.2m x 3.4m (14.5m², 156.0ft²)

Bedroom 2
2.7m x 3.9m (12.1m², 130.2ft²)

Bedroom 3
2.5m x 3.5m (9.8m², 105.5ft²)

ENERGY EFFICIENCY RATING 79C
ENVIRONMENTAL IMPACT (CO₂) 81B

APARTMENT 28
Total Area (94.7m², 1019.3ft²)

Living, Dining, Kitchen
5.6m x 6.0m (34.0m², 365.9ft²)

Bedroom 1
3.7m x 2.7m (13.2m², 142.1ft²)

Bedroom 2
2.8m x 3.5m (11.5m², 123.8ft²)

Bedroom 3
3.2m x 2.9m (12.1m², 130.2ft²)

ENERGY EFFICIENCY RATING 78C
ENVIRONMENTAL IMPACT (CO₂) 80C

APARTMENT 29
Total Area (54.2m², 583.3ft²)

Living, Dining, Kitchen
6.9m x 4.2m (27.6m², 297.0ft²)

Bedroom
3.9m x 3.8m (16.4m², 176.5ft²)

ENERGY EFFICIENCY RATING 81B
ENVIRONMENTAL IMPACT (CO₂) 83B

APARTMENT 30
Total Area (72.2m², 777.1ft²)

Living, Dining, Kitchen
7.9m x 4.2m (34.9m², 375.6ft²)

Bedroom 1
2.9m x 4.4m (13.6m², 146.4ft²)

Bedroom 2
2.9m x 3.0m (9.5m², 102.2ft²)

ENERGY EFFICIENCY RATING 80C
ENVIRONMENTAL IMPACT (CO₂) 82B

IDM's design and development team



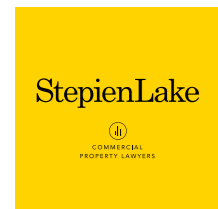
DEVELOPER & ARCHITECT:
IDM Properties LLP
 Office B, West Gainsborough
 1 Poole Street, London N1 5EA

T +44(0)20 7739 1650
E mail@idmproperties.com
W idmproperties.com



BUILDERS: Radford Interiors
 Unit 2 Moon Hall Lane
 Haverhill, Suffolk CB9 8QT

T +44(0)1440 760090
E info@radfordinteriors.co.uk
W radfordinteriors.co.uk



SOLICITORS: Stepien Lake LLP
 43 Welbeck Street,
 London W1G 8DX

T +44(0)20 7467 3030
E enquiry@stepienlake.co.uk
W stepienlake.co.uk

IDM's recent developments

idmpropertiesportfolio.com



VALERIO MEWS
 London N1 4QT



TRIANGLE COURT
 Camberwell New Road,
 London SE5 0TF



CHANNELSEA HOUSE
 Canning Road, Stratford
 London E15 3ND



ADA STREET
 London E8 4QU



MARZELL HOUSE
 North End Road,
 London W14 9PP



WADDON HOUSE
 Stafford Road,
 Wallington CR0 4NN



DUMAYNE HOUSE
 Fox Lane,
 London N13 4AB



ST GEORGES CHURCH
 Kew Bridge,
 London TW8 0BD



WHITTINGTON HOUSE
 Holloway Road,
 London N19 3JQ

IDM group of companies



IDM is a property services operation which encompasses Property Investment & Property Development.

IDM aims to bring above average return on investments for all stakeholders. This core objective is achieved through all our divisions, each complementary to one another. By utilising our 40 years' experience in property development, our mission is to deliver excellent value to our customers by providing high quality developments in which people can work, live and play.

Head Office
 IDM Properties LLP
 Office B, West Gainsborough,
 1 Poole Street, London N1 5EA

+44 (0)20 7739 1650
 mail@idmproperties.com
 idmproperties.com



Whether you are looking for residential or investment property finance, insurance or protection planning, we can find a solution for you. We are a leading UK financial services intermediary offering independent advice to help you make the right choices for your circumstances.

mail@idmpf.com
 idmprivatefinance.com

We specialise in the property market and we can finance and insure any property type or need that you may have.



With the volume of property that IDM develop and sell we have our own agency that deals with all our sales as well as third party instructions. If you are looking at an investment property IDM will be able to offer a full service arranging the letting of your property once you have completed the purchase.

mail@idmestates.com
 idmestates.com



IDM's Property Management department will take on the management of any sized buildings from a single flat for a private landlord to freeholds of large mixed use buildings. We offer a complete range of property services for residential property owners, landlords and developers. IDM always retain the freeholds of our own developments and carry out the block management once the development has been completed.

mail@idmpm.com
 idmpm.com

If you are looking at an investment property IDM will be able to offer a full service carrying out the management of your property once you have completed the purchase.



IDM Interiors offers a wide range of furniture solutions for residential properties. Whether you are investors requiring a complete package for fully furnished rental properties or you simply need a sofa for your new home, we offer a tailored service based on your individual needs.

mail@idmintorials.com
 idmintorials.com

IDM can also offer a bespoke interior design service to inspire you and help you achieve your vision for your home.

Cocoon Offset is a top quality, 100% recycled, uncoated offset paper with excellent whiteness (CIE 150). Cocoon offers an ultra smooth surface, consistent finish and excellent printability along with the best opacity. By choosing Cocoon Offset, you will never have to make a choice between whiteness and environmental credentials. 100% recycled, 100% white: 80 - 350 gsm.

The photographs used on the specification pages of this brochure are for illustrative purposes only and show typical interiors of IDM's Developments.



