

The Mews

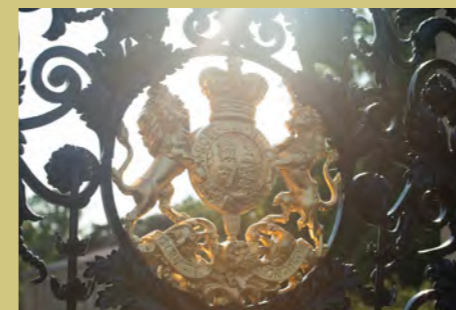
HAMPTON
HILL TW 12





Welcome to The Mews, 9 newly created apartments in a quiet setting directly off Hampton Hill's High Street. Formerly a cluster of small office suites, this secure, gated and somewhat secret courtyard is set to become a fine new place to call home.

Whether you're a first time buyer making your first step onto the property ladder, or if you're looking to upsize from your current home, the choice of layouts and option of 1, 2 or 3 bedrooms create an inviting collection where you're sure to find something to suit your style.



The Mews
HAMPTON
HILL TW12





No. 1 & 2 THE MEWS



Shepherd's Bush Westfield
28 minutes drive

Fulham
26 minutes drive

Richmond
14 minutes drive

Esher
14 minutes drive



Kingston
Upon Thames
11 minutes drive



Kempton Park
Racecourse
7 minutes drive

47 minutes by train to Waterloo
47 minutes by train to Victoria
31 minutes by train to Clapham Junction

Fulwell Station
15 minutes walk

The Mews Apartments

Hampton Hill



Hampton Court
5 minutes drive



Bushy Park
3 minutes walk

Thames Ditton Station
9 minutes drive



Twickenham Rugby Stadium
10 minutes drive



M25 ,À J12 / M3 ,À J2
13 minutes drive

Weybridge
19 minutes drive



Kew Gardens
14 minutes drive

Heathrow Airport
21 minutes drive



Wimbledon
24 minutes drive



No. 8 THE MEWS

9 one, two & three-bed apartments



GENERAL

- 250-year lease to each apartment
- 10-year Building Warranty
- 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 code.

HEATING

- Rooms – will be through energy efficient electric panel radiators
- Water – will be through energy efficient electric boilers.

ELECTRICAL

- Recessed lighting to kitchens, bathrooms and hallways
- Wall lighting to living room and bedrooms
- Brushed stainless flat plate sockets and switches
- Dimmer switches to all habitable rooms
- Low energy light fittings
- Pre-wired to accept Sky+, 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

- High gloss, 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
- Bosch stainless steel appliances; oven, hob & extractor
- Integrated Bosch dishwasher & fridge freezer appliances
- Bosch washer / dryer in service cupboard.

BATHROOMS

- Double ended bath with shower attachment
- Thermostatic controlled bath mixer taps
- Glass fixed panel shower screens with chrome channels
- Low profile shower trays
- Ceramic tiles
- Chrome heated towel rail
- Recessed mirrored cabinet above sink
- Vanity units under sinks
- Shaver socket (within mirrored cabinet).

FLOORING

- Hardwood oak flooring throughout hallway & living areas
- Ceramic tiled floor in bathrooms
- Carpet in bedrooms.

DETAILED DESIGN

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

- Thicker walls & roofs to allow for increased u-values in excess of current regulations
- Maximised light & space to allow for more daylight & less electricity
- Built to comply with all current building regulations
- CCTV covering the internal and externals of the building for added security
- Fitted sliding wardrobes to principal bedrooms, fitted with shelf & rail
- External bike racks
- Secure gated car parking (optional extra).



The Mews is an integration of bright open-plan living spaces, well-designed layouts and a high standard of specification.

A fresh palette of materials including timber, glass and chrome – along with crisp white paintwork – is the perfect canvass on which to paint your own taste.

The Mews
HAMPTON
HILL TW12





Look a little closer and you'll find plenty of finer details at The Mews that give the apartments those all-important finishing touches.



Just as Hampton Hill is a mix of new and older property, the apartments at The Mews incorporate the best of traditional and modern materials to make a fitting addition to the neighbourhood with an emphasis on quality and style.

LOCATION



Hampton Hill has a friendly and varied local high street of independent shops, cafes, restaurants and even a small theatre. Here you will find all you need for an enjoyable village life with its own genuine identity, punctuated with beautiful reminders of English heritage and surrounded by magnificent parks and nature.



Transport connections

TRAINS

Hampton and Fulwell stations both run direct services into Waterloo via Kingston and Clapham Junction. Trains run every 30 minutes Monday to Saturday in the day with extra rush hour services in both directions during the week. There is an hourly service on Sundays.

BUSES

Hampton is well served with a number of bus routes connecting with the surrounding towns of Richmond, Kingston, Teddington, Twickenham, Brentford and Hammersmith.

AIR

Heathrow Airport is less than 6 miles away and around 20 minutes drive. Bus 285 runs there roughly every 10 minutes from Hampton Hill's High Street.

WALKING & CYCLING

There are seemingly endless possibilities for enjoying the great outdoors by bike or on foot with beautiful walks and rides through the neighbourhood and the ever-present greenery and fauna.



River city

The unique and beautiful spectacle of the River Thames in full swing is a sight to behold and joy to join in. For most people it's an occasional treat, but in Hampton Hill its simply part of life.



Park life

Bushy Park is a wonderful mix of woods, ponds, gardens and grassland with roaming herds of deer. It's the second largest Royal Park in London and is home to baroque water gardens and the stately Chestnut Avenue, Sir Christopher Wren's grand design for a majestic approach to Hampton Court.

Places to go, people to see

HAMPTON COURT PALACE
It hardly needs any introduction, but Henry VIII's favourite palace is not only a major attraction for tourists and jewel of English heritage, it's a glorious setting for a picnic with friends.



EXPLORING THE THAMES
Effectively at the end of the street, the River Thames is particularly beautiful here, with wide grass banks gently sloping down to the water. Since 1514 the unique Hampton Ferry has been carrying pedestrians between the north and south shores and there is plenty to enjoy on both sides with moorings, sailing clubs and cafes making up a rich and relaxed riverside scene.



EATING, DRINKING & SOCIALISING
As well as one of the best bakeries in London – Cavan has been trading for over 84 years – Hampton Hill has plenty of places to eat, drink and catch up with friends along and around the High Street and Station Road.



HAMPTON HILL PLAYHOUSE
Having a successful local theatre on your street is not something many can lay claim to and the Hampton Hill Playhouse is an integral part of the community, with two theatre spaces and a regular programme of new and classic works.

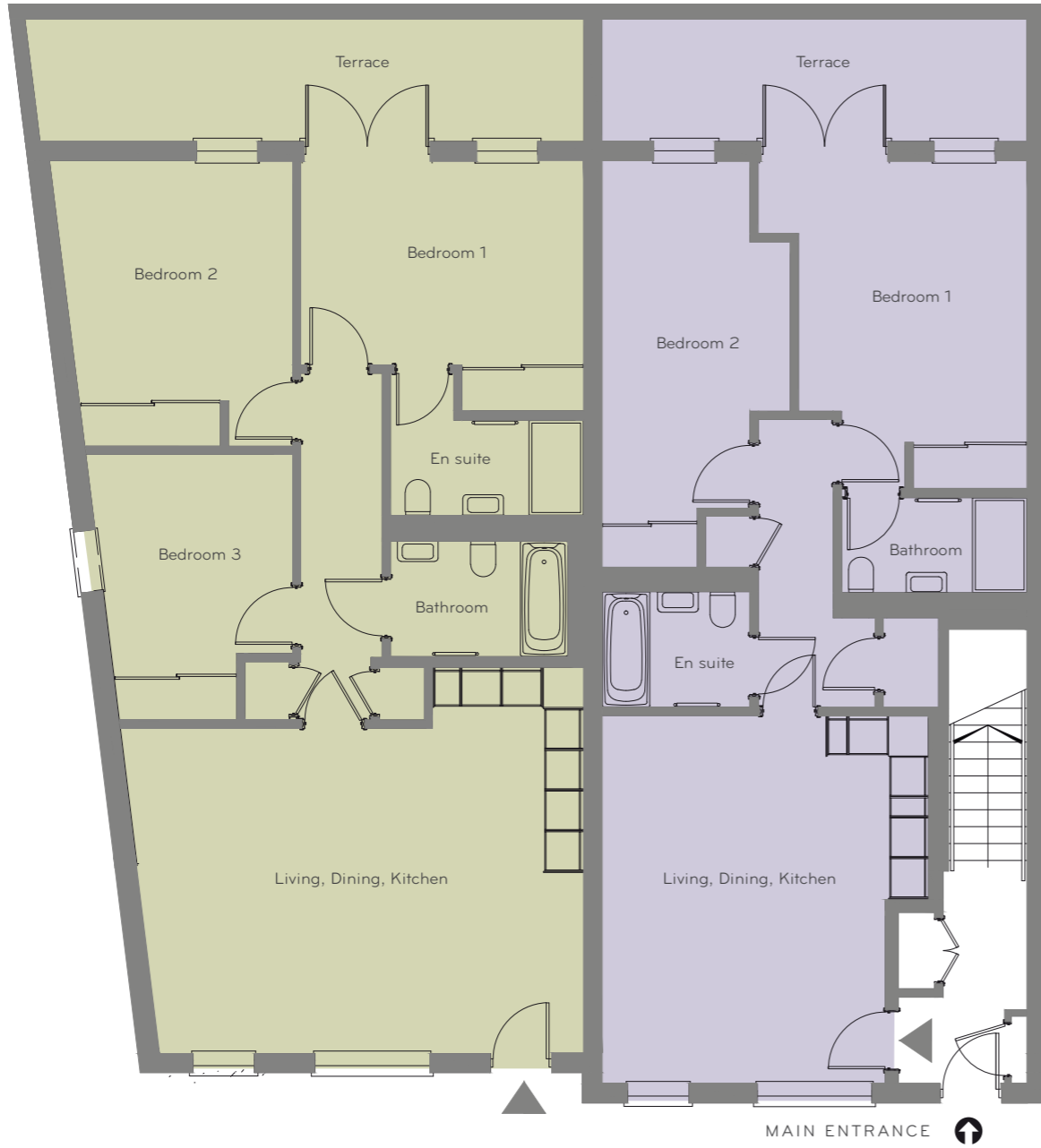
FARMERS MARKET
Twickenham has one of London's longest-running and sociable farmers' markets. Stallholders and customers are often on first name terms and it's a place where you're sure to bump into your neighbours.



VILLAGE LIFE
Hampton Hill has an active village community. The Christmas parade – where the high street is closed to traffic – has been running for over 40 years and, more recently, summer and jazz festivals have begun. The pretty village centre and green on Station Road are a delight and, for lovers of the gentler sports, there's a local cricket club, 2 golf courses and incredible parkland and green space to enjoy.



Howzat

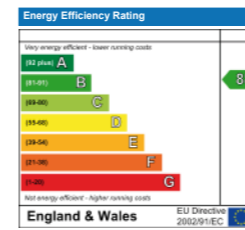


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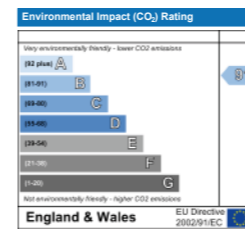
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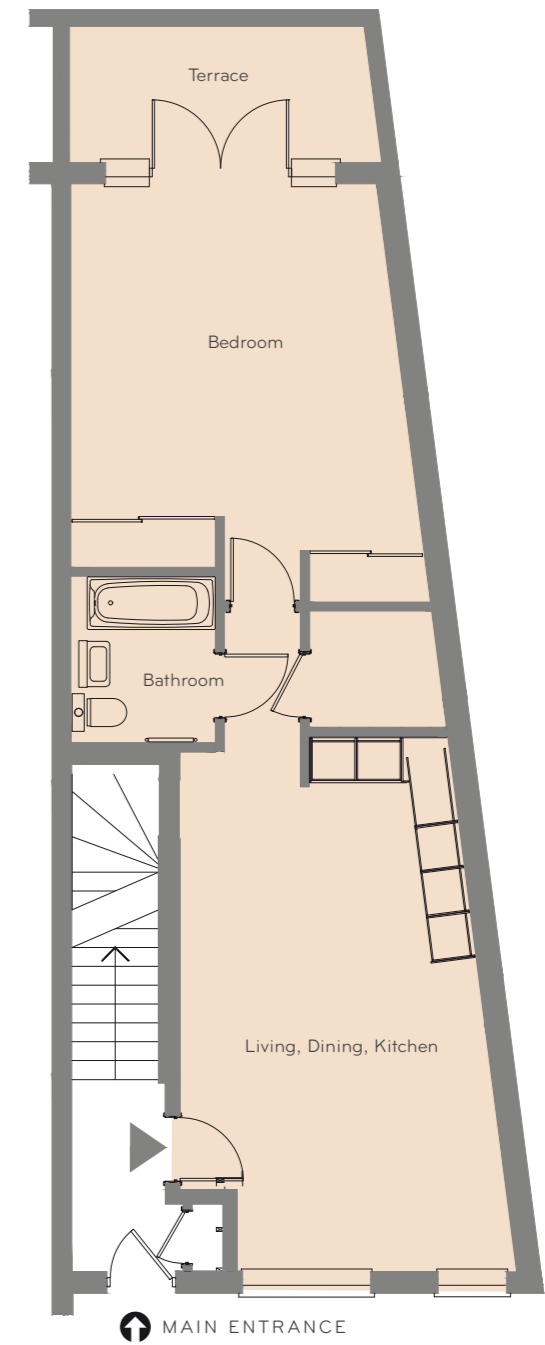
Predicted Energy Performance



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.



THE MEWS

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Apartment 1 | 92.8m² | 999ft² total area

LIVING, DINING, KITCHEN 5.68m x 6.83m (33.4m ² 360ft ²)	BEDROOM 2 4.21m x 3.57m (13.9m ² 150ft ²)
BEDROOM 1 3.67m x 4.17m (13.8m ² 149ft ²)	BEDROOM 3 3.91m x 3.03m (10.1m ² 109ft ²)

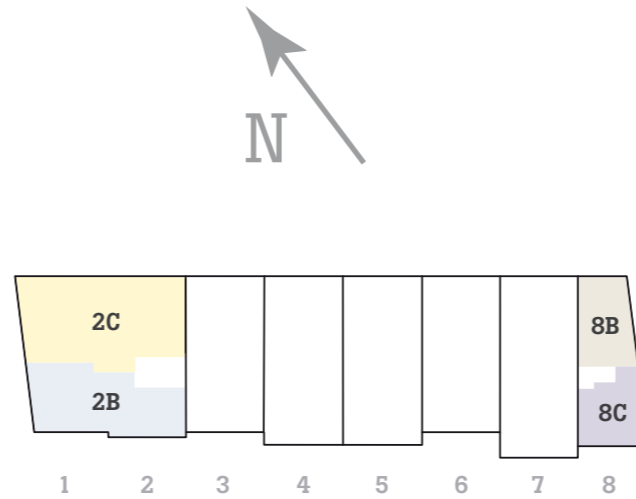
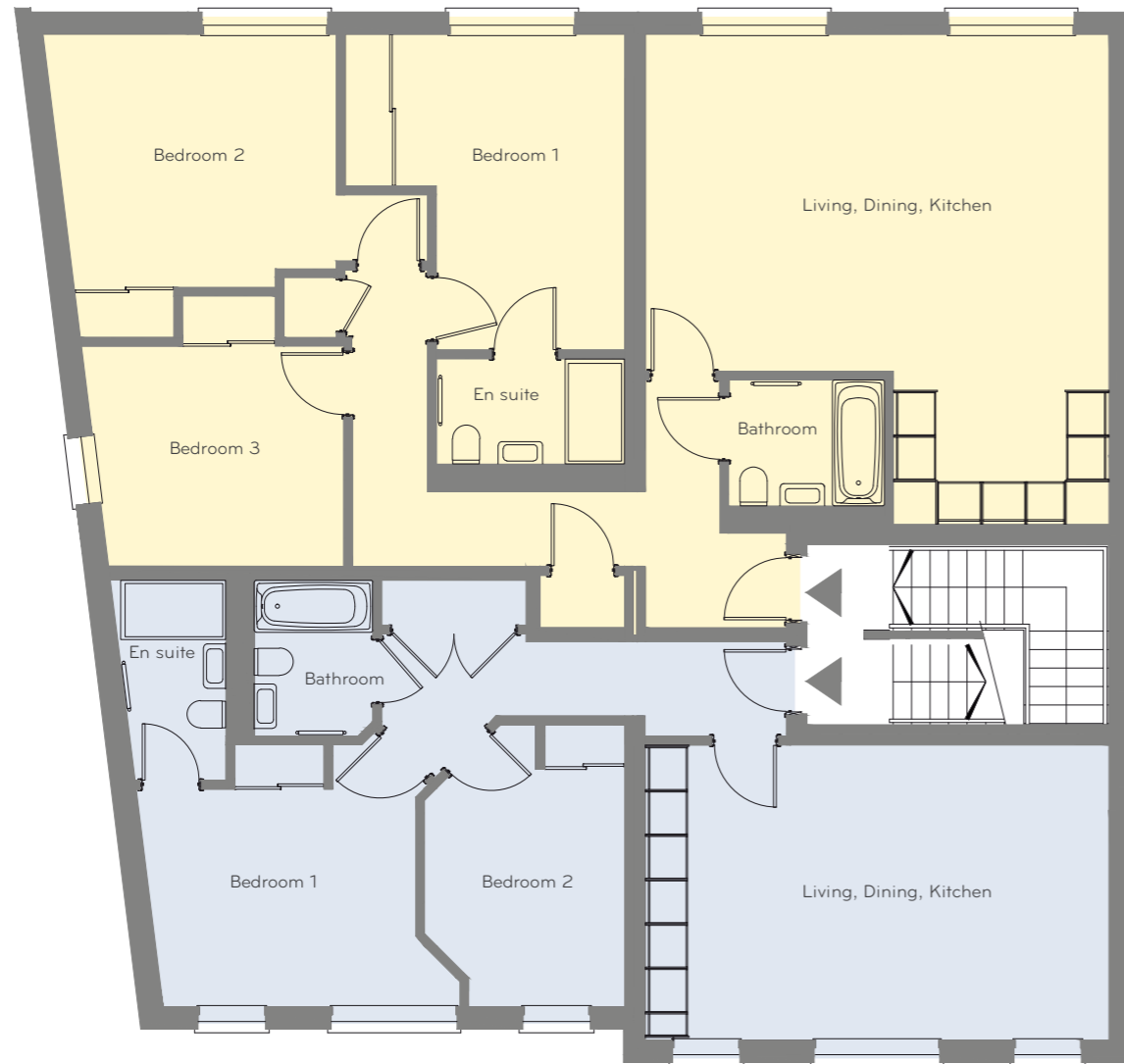
Apartment 2A | 74.0m² | 805ft² total area

LIVING, DINING, KITCHEN 5.42m x 4.81m (25.2m ² 271ft ²)	BEDROOM 2 5.99m x 2.77m (13.6m ² 146ft ²)
BEDROOM 1 4.82m x 3.96m (16.2m ² 174ft ²)	

Apartment 8A | 61.9m² | 666ft² total area

LIVING, DINING, KITCHEN 6.80m x 4.43m (29.0m ² 312ft ²)	BEDROOM 5.52m x 4.59m (23.3m ² 251ft ²)
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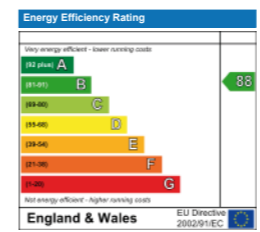


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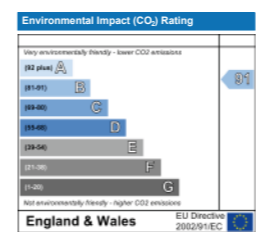
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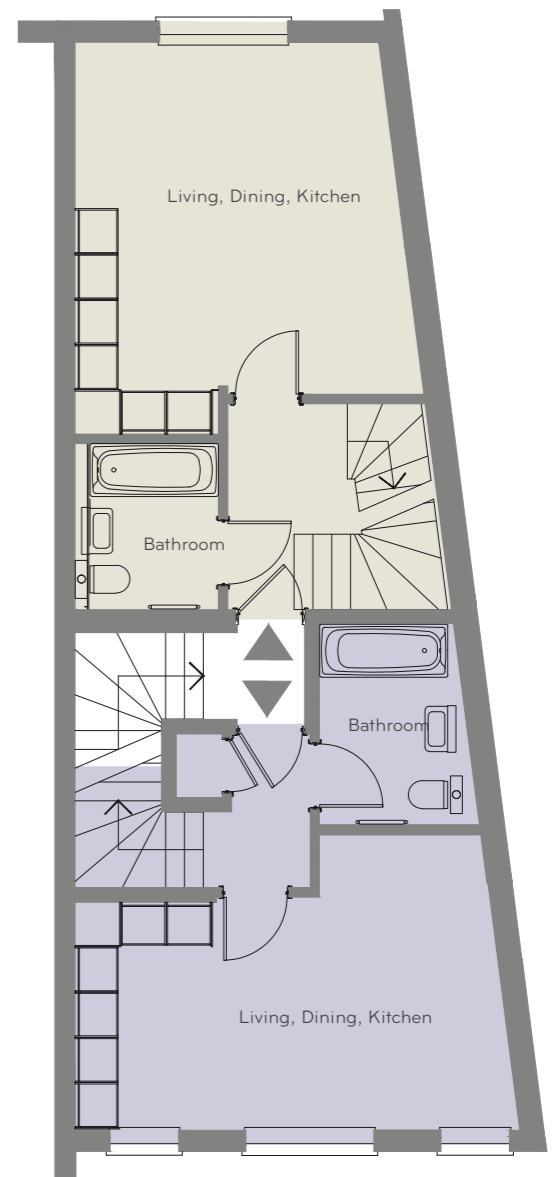
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Apartment 2B | 64.8m² | 698ft² total area

LIVING, DINING, KITCHEN 3.99m x 6.26m (25.0m ² 269ft ²)	BEDROOM 2 3.81m x 2.70m (9.4m ² 101ft ²)
BEDROOM 1 3.54m x 4.05m (12.4m ² 133ft ²)	

Apartment 2C | 98.6m² | 1061ft² total area

LIVING, DINING, KITCHEN 6.60m x 6.26m (34.5m ² 371ft ²)	BEDROOM 2 4.09m x 4.95m (14.6m ² 157ft ²)
BEDROOM 1 4.26m x 3.77m (13.4m ² 144ft ²)	BEDROOM 3 3.53m x 2.97m (10.8m ² 116ft ²)

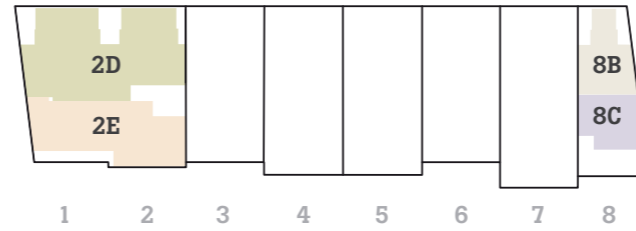
Apartment 8B | 53m² | 570ft² total area

LIVING, DINING, KITCHEN 5.18m x 4.62m (22.0m ² 237ft ²)	BEDROOM 5.50m x 4.30m (16.0m ² 172ft ²)
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Apartment 8C | 54m² | 581ft² total area

LIVING, DINING, KITCHEN 3.90m x 5.89m (19.0m ² 204ft ²)	BEDROOM 4.66m x 5.68m (20.0m ² 215ft ²)
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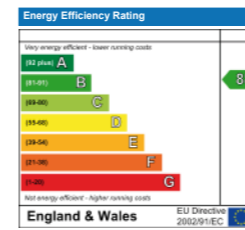


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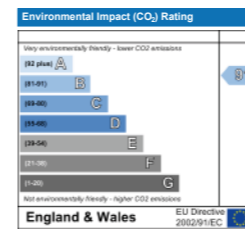
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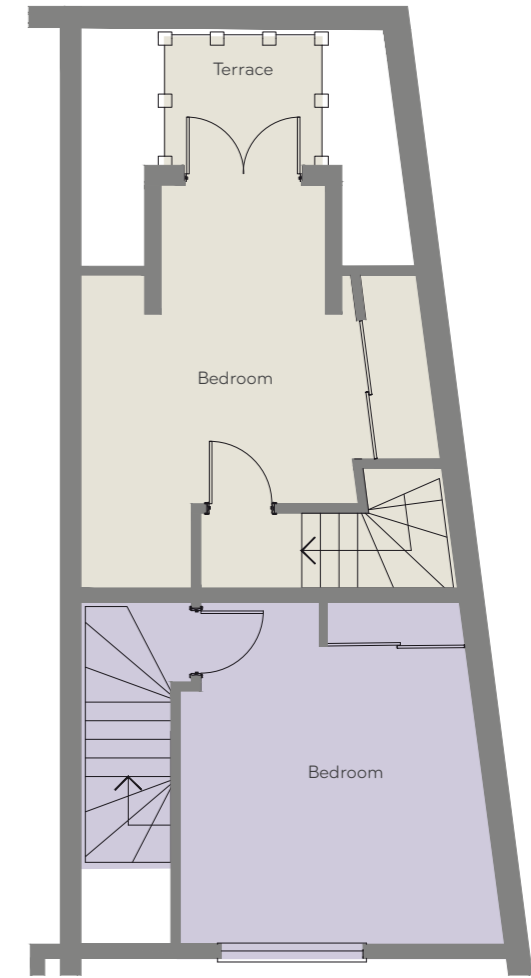
Predicted Energy Performance



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THE MEWS

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Apartment 2D | 70.0m² | 753ft² total area

LIVING, DINING, KITCHEN
4.60m x 6.26m
(26.7m² | 287ft²)

BEDROOM 2
4.26m x 3.81m
(12.6m² | 136ft²)

BEDROOM 1
4.60m x 3.51m
(14.3m² | 154ft²)

Apartment 2E | 57.0m² | 614ft² total area

LIVING, DINING, KITCHEN
4.07m x 6.26m
(24.5m² | 264ft²)

BEDROOM
4.37m x 4.68m
(18.3m² | 197ft²)

Apartment 8B | 53m² | 570ft² total area

LIVING, DINING, KITCHEN
5.18m x 4.62m
(22.0m² | 237ft²)

BEDROOM
5.50m x 4.30m
(16.0m² | 172ft²)

Apartment 8C | 54m² | 581ft² total area

LIVING, DINING, KITCHEN
3.90m x 5.89m
(19.0m² | 204ft²)

BEDROOM
4.66m x 5.68m
(20.0m² | 215ft²)



IDM's design and development team



DEVELOPER & ARCHITECTS:

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Recent developments



Stoke Newington High Street
London N16 7NS



Ada Street
6 Ada Street
London E8 4QU



Dumayne House
Palmers Green
London N13 4AB



Whittington House
Holloway Road
London N19 3JQ



Oxford House
Bridge Road
London W6 9DB



Batley Place
Batley Place
London N16 7NS

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 35 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.

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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.

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

E mail@idmpf.com
idmprivatefinance.com



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.

E mail@idmestates.com
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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.

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.

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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.

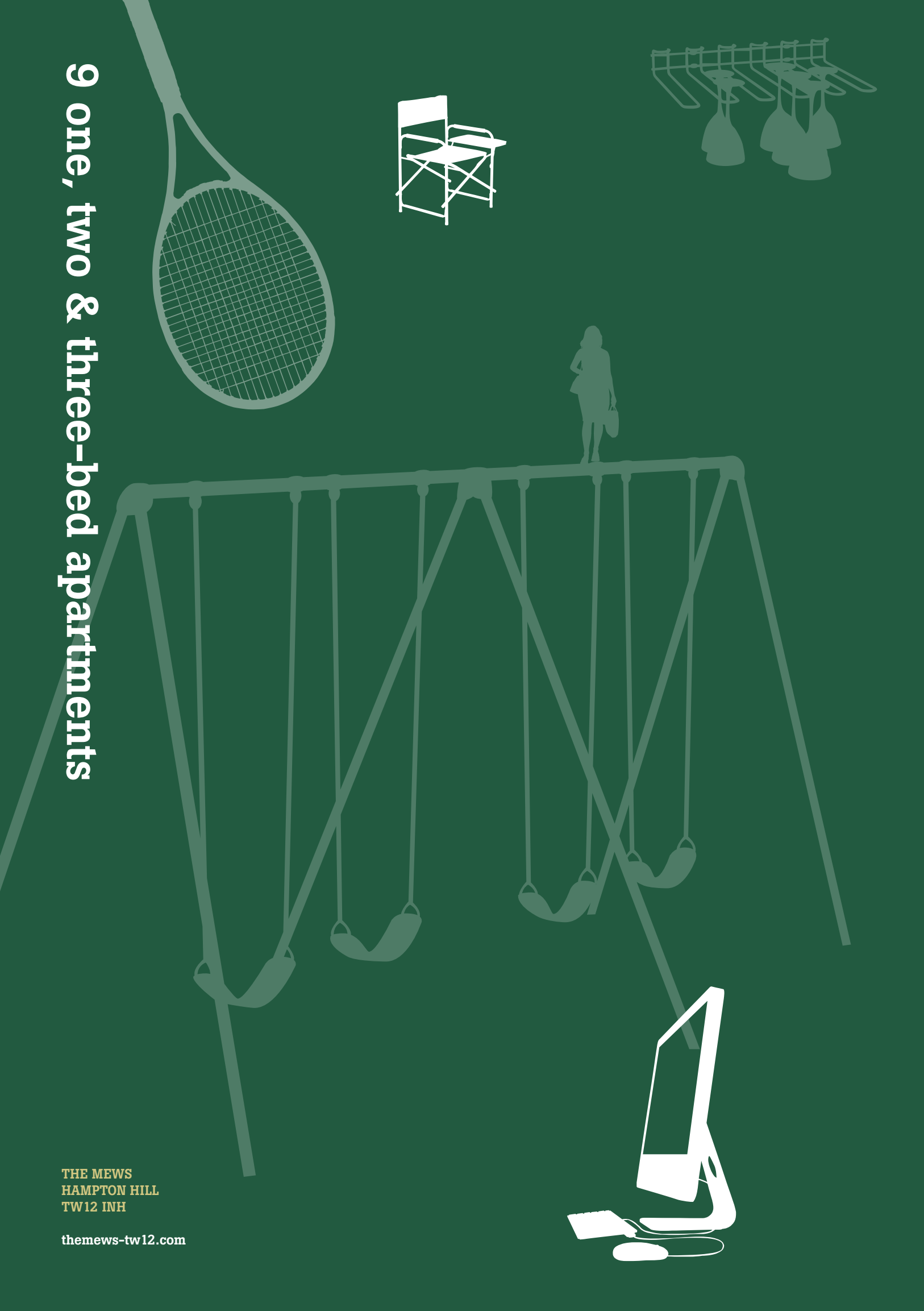
IDM can also offer a bespoke interior design service to inspire you and help you achieve your vision for your home.

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Revive 50 white offset paper environmental information **Fibre Source** 50% recovered fibre and 50% virgin wood fibre from Sweden and Brazil. **Bleaching** Recovered fibre is Process Chlorine Free (PCF). Virgin fibre is Elemental Chlorine Free (ECF) bleached. **Disposal** This material can be disposed of by recycling. **Certification** Produced at a mill that is certified with the ISO14001 environmental management standard. FSC @ Mix. Paper and board from responsible sources NAPM 50% Recycled Mark.

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

9 one, two & three-bed apartments



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