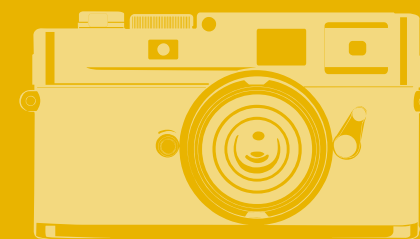


112 studio, one & two bedroom apartments

Dolphin House

SUNBURY TW16



WINDMILL ROAD,
SUNBURY-ON-THAMES,
TW16 7FH

dolphinhouse-tw16.com





How does it work?

With a Help to Buy: Equity Loan the Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest.

You won't be charged loan fees on the 20% loan for the first five years of owning your home.

Who is eligible?

Equity loans are available to first time buyers as well as homeowners looking to move. The home you want to buy must be newly built with a price tag of up to £600,000.

You won't be able to sublet this home or enter a part exchange deal on your old home. You must not own any other property at the time you buy your new home with a Help to Buy: Equity Loan.

Further information?

Please contact IDM on +44 (0)20 7739 1650

Or get in touch via mail@idmestates.com

Dolphin House is a residential conversion of 112 contemporary apartments in the bustling town of Sunbury. Offering a mix of studio, one and two bedroom apartments, Dolphin House is an ideal purchase for first-time buyers, couples or as an investment opportunity.

Sunbury is a suburb in the Surrey borough of Spelthorne, resting less than 15 miles from Central London. The town benefits from two railway stations which link to London Waterloo and it is located off Junction 1 of the M3 motorway.



Dolphin House
SUNBURY TW16

Dolphin House has benefited from a significant external transformation now with a sleek, modern finish.

DOLPHIN HOUSE

- A mix of studio, one & two bedroom apartments
- Minutes from Upper Halliford Railway Station
- Concierge reception
- Open plan living
- Gardens to ground floor apartments
- Gated car parking available (optional extra)
- Two passenger lifts.

Each apartment has been carefully designed to maximise all available light and offer open-plan living, with fresh, contemporary design features and uniquely sourced, fitted interiors.







Residents can enjoy living in a picturesque area, surrounded by leafy green spaces, ample amenities and good schools. The town is also steeped in history and tradition and plays host to the established Sunbury Regatta each year, giving this area additional appeal. Another superb and exciting nearby attraction is Thorpe Park. Boasting over 30 rides and live events, there could be no better place for thrill-seekers.



- THE NEW FOREST
1 hour 19 mins by car
- OXFORD CIRCUS
1 hour 7 mins
by public transport
- WATERLOO STATION
50 mins by train
- KINGSTON UPON THAMES
24 mins by public transport
- SHEPPERTON LOCK
17 mins by bike
- HEATHROW AIRPORT
12 mins by car
- RIVER THAMES
8 mins by bike
- M3 MOTORWAY
5 mins by car
- DOLPHIN HOUSE
SUNBURY TW16**
- UPPER HALLIFORD RAILWAY STATION
7 mins walk
- M25 MOTORWAY
8 mins by car
- KEMPTON PARK RACECOURSE
11 mins by car
- THORPE PARK
20 mins by car
- GATWICK AIRPORT
48 mins by car
- WINDSOR GREAT PARK
50 mins by bike
- THE CITY
1 hour 13 mins
by public transport
- BOURNEMOUTH
1 hour 35 mins by car



TRANSPORT CONNECTIONS

ROADS

Sunbury has an excellent transport network, benefiting from easy access by car to the M3, M25 and Heathrow Airport.

London Waterloo can also be reached in 50 minutes by train from Upper Halliford Station. Sunbury-on-Thames neighbours the London boroughs of Hounslow and Richmond upon Thames and is a just 15 minute car journey away from the vibrant Walton-on-Thames.

BUSES

Sunbury is served predominantly by three bus routes, the 216, 235 and 290.

CYCLING

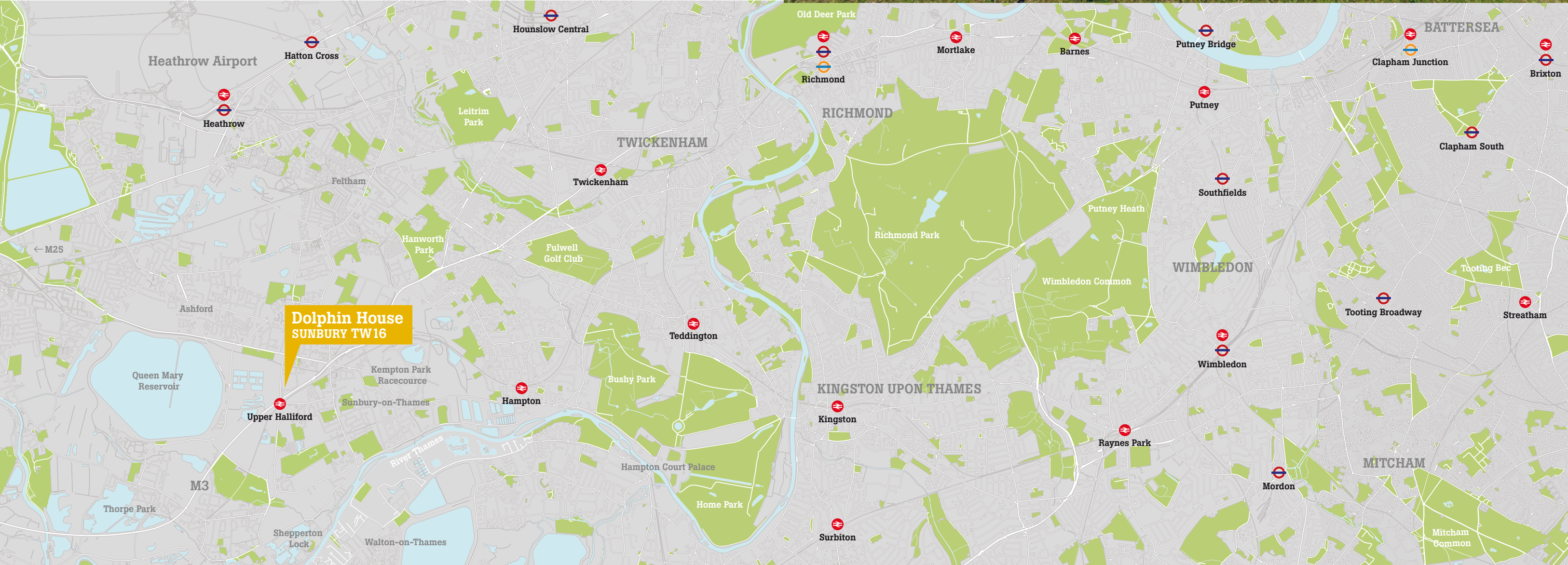
From Dolphin House the cycle route to Kew Bridge is around 15 miles. If you're feeling adventurous, follow the Thames Path and the greatest river in England for 184 miles from its source in the Cotswold hills to the sea.

AIRPORTS

Heathrow can be reached in 12 minutes by car, and Gatwick in 35 minutes from Sunbury. The 555 bus also connects Heathrow airport to Sunbury.

TRAINS

Dolphin House is served by two train stations, Upper Halliford and Sunbury which are on the same South West train line. Regular trains run to Shepperton, Wimbledon and Clapham Junction.



Just over a mile away, the River Thames offers one of its largest cycle-friendly, bank side routes. The picturesque path of almost 6 miles stretches from Weybridge to Hampton Court.





EATING OUT

Sunbury has an abundance of pubs serving good food and gastro fare. In many, you will benefit from having both cozy, fireside welcomes in the winter and scenic riverside views in the summer.

The town also has an array of international dining options such as Indian, Italian, and Chinese, and with Sunbury closely bordering other towns and linking to London, you will never be short of dining choices.



SPORT AND LEISURE

Sunbury boasts a wealth of sport and leisure facilities where you can participate or spectate in several different activities. It is home to Hazelwood, the training grounds of the English Rugby Union Club, London Irish RFC as well as the vibrant Sunbury cricket club and the thriving Sunbury and Walton Hawks Hockey Club.

Sunbury also has two leisure centres which are both equipped with a gym, a host of exercise classes and a swimming pool.

Or why not relax on the river and hire a boat for the day? There are plenty of idyllic spots along the banks to moor up at.

THE THAMES

Rivermede Island is common land in Sunbury-on-Thames and is famously known as the home of the annual Sunbury Regatta. This 2 day family event, involves plenty of skiffing and punting, food stalls, music, old fashioned entertainment and fireworks.



BUSHY PARK

Bushy Park is the second largest of the capital's eight Royal Parks and is home to a huge number of wildlife and habitats. Just 10 minutes away by car, this destination offers a diverse mix of activities ranging from walks and sports to bird and deer spotting, plus a sandpit and adventure playground for children.





Sunbury is home to Kempton Park, a racecourse steeped in history, which hosts all year round quality horse racing, including the famous King George VI chase held every Boxing Day.

And if this doesn't satisfy your race-buds, Sandown Park is a 20 minute car journey away.

HAMPTON COURT PALACE

Take an amble along the River Thames and be rewarded by the majestic sight of Hampton Court Palace. Once, Henry VIII’s favourite residence, visitors are invited to take a tour of the historic residence, enjoy a stroll in the gardens or lose themselves in the famous maze.



CYCLE ROUTES

Take advantage of the well-established bike paths of London that pass through Sunbury Lock and along the scenic Thames Path to Hampton Court Palace and Richmond. This route is part of the more advanced Richmond – Windsor loop, which takes cyclists round a 53 mile circuit in and out of London, through a number of pretty villages along the way.



SHOPPING

Nearby towns of Twickenham and Richmond offer a variety of well known high street stores and independent boutiques where you can source anything from clothing to gifts. Richmond also boasts a brilliant Farmers Market every Saturday.



TWICKENHAM RUGBY STADIUM

Rugby fans will be pleased to know they will reside less than 5 miles away from the Home of England Rugby, Twickenham Stadium, ‘the largest dedicated rugby union venue in the world’. With the ability to seat up to 82,000, you can be almost certain you will get the chance to soak up the excitement of a match day. A versatile venue, Twickenham also plays host to big music names, offers stadium tours and boasts its own Museum.

The interior design is simple and elegant. Fresh and neutral palettes are combined with oak flooring, bespoke modern kitchens and contemporary bathroom suites to continue the bright and uplifting feel throughout the apartments.



Each bedroom has its own built-in sliding wardrobes, containing a fitted rail and shelf for ample storage and the room is neatly finished with a neutral carpet.



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





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 bedrooms, fitted with shelf & rail
- Surface car parking (optional extra)
- Walls & ceiling finished in white matt emulsion.

- Low energy light fittings
- Pre-wired to accept Sky+, Virgin, Freeview TV, telephone and DAB & FM radio to living / dining and bedrooms
- Wired for 1GB Fibre Optic Broadband (Subscription required with Hyperoptic)
- Networked with CAT 5e cabling to living / dining and bedrooms back to the service cupboard
- Mains power, battery backed up smoke detectors
- NICEIC Certified
- USB sockets to bed head positions.

KITCHENS

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

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

BATHROOMS

- Cast Iron single ended baths
- Thermostatic 'rain' shower with handheld attachment & integrated tap

- 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).

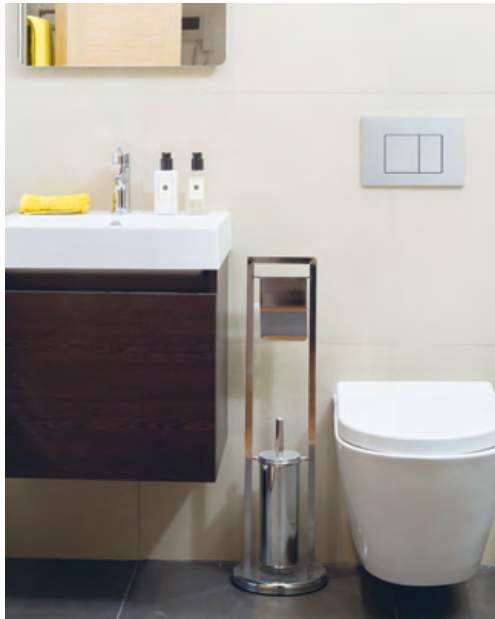
FLOORING

- 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 UPVC windows
- Built to comply with all current building regulations
- Two passenger lifts serving all above ground apartments
- Bike store with CCTV monitoring and fob only access
- Bin store with CCTV monitoring and fob only access.



IDM'S DESIGN AND DEVELOPMENT TEAM

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stepienlake.co.uk



IDM'S RECENT DEVELOPMENTS



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Western Avenue, Perivale UB6 8DW



ST GEORGES CHURCH
High Street, Kew Bridge TW8 0BD



HURLEY APARTMENTS
1a Highgate Road, London NW5 1JY



ROSEBERY HOUSE
East Street, Epsom KT17 1BP



TRIANGLE COURT
Camberwell New Road, London SE5 0TF



WADDON HOUSE
Stafford Road, Wallington CR0 4NN



CHANNELSEA HOUSE
Canning Road, London E15 3ND



DUMAYNE HOUSE
Fox Lane, London N13 4AB



KANE HOUSE
West Green Road, London N15 3QR

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.

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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.

mail@idmpf.com
idmprivatefinance.com



Our construction division has a dynamic and flexible approach to each project, meaning we can move quickly through the development cycle from tender and procurement to on-site construction and completion. IDM Construction is able to retain full control of each development program it manages and essentially keep a tight reign on the timelines and financials; two fundamental contributors to project success.

mail@idmconstructionlondon.com
idmconstructionlondon.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.

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.

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.

mail@idmpm.com
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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.

mail@idmintérieurs.com
idmintérieurs.com

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

The times stated on the location pages are taken from Google maps.

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