

Oxford House LONDON W6

HAMMERSMITH BRIDGE ROAD

Islington

Maida Vale

City

Shepherds Bush

Hyde Park

Knightsbridge

W6

Chiswick

Earls Court

Chelsea

Fulham

Clapham
Common

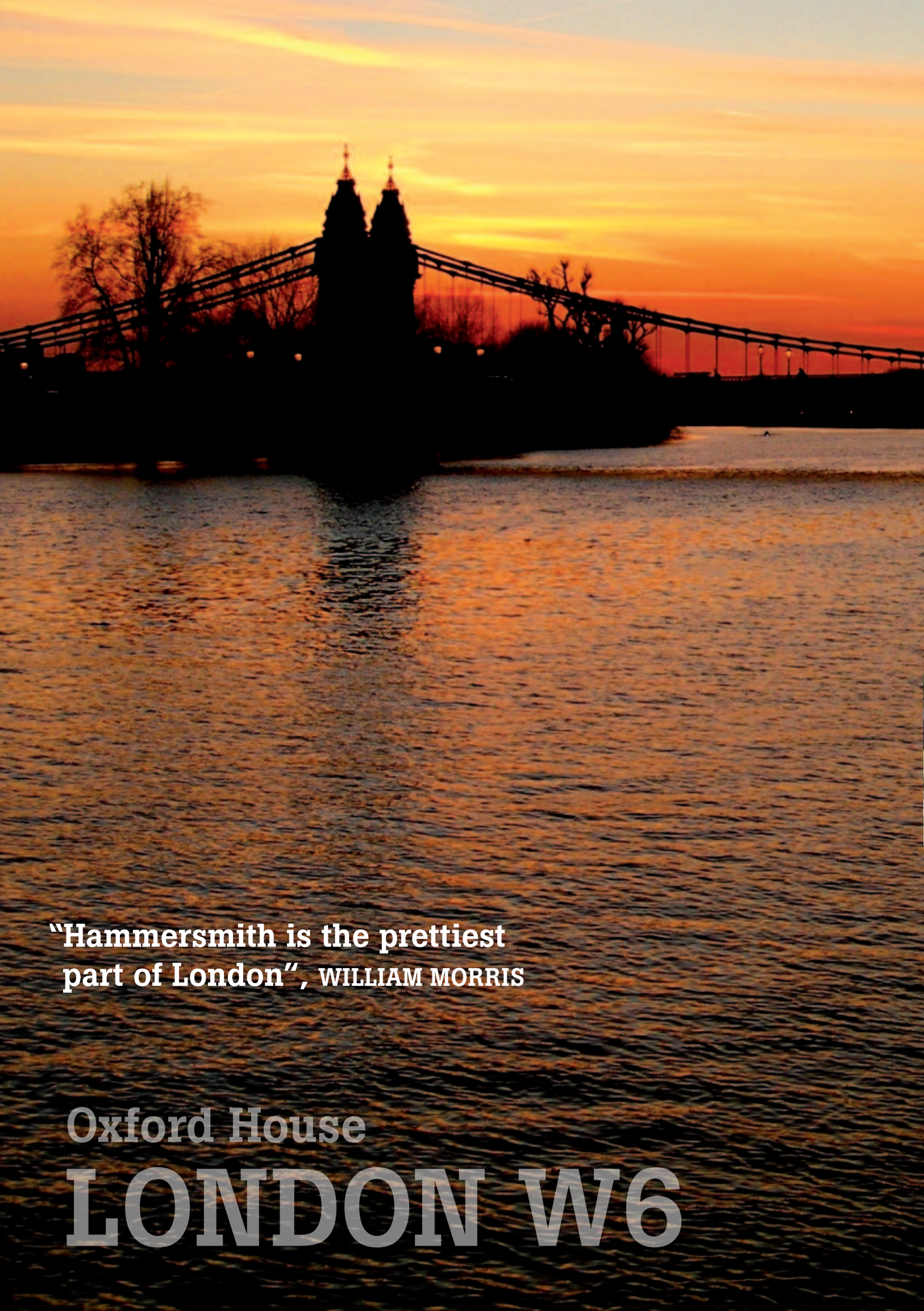
Richmond Park

Wandsworth

Balham

Wimbledon
Common

oxfordhouse-w6.com



Oxford House is a small prestigious development of one, two and three bedroom apartments located on Hammersmith Bridge Road. Just a stone's throw from the tube, this superb location offers easy access to Central London within just 20 minutes, whilst, on its doorstep, an array of shops, bars, restaurants and other popular facilities can be found.



“Hammersmith is the prettiest part of London”, WILLIAM MORRIS

Oxford House
LONDON W6



Besides its stunning riverside location, Hammersmith has a great sense of community, with a full and varied events calendar all year round. Just minutes from the apartments are theatres, museums, galleries, and the HMV Apollo, with other ad-hoc events such as farmers markets and craft fairs appearing throughout the year.

Surrounded with history, architecture, culture and wonderful cityscapes, these beautiful apartments define cosmopolitan living at its best.

Oxford House LONDON W6

APARTMENT ROOM GUIDES

- 1 bed, 1 bath, 1 terrace (Apt 8)
- 2 bed, 1 bath, 1 balcony (Apt 2)
- 2 bed, 2 bath, (Apt 5)
- 2 bed, 2 bath, 1 terrace (Apt 7)
- 2 bed, 2 bath, 1 balcony (Apt 6)
- 2 bed, 2 bath, garden (Apt 3)
- 3 bed, 2 bath, balcony (Apt 4)
- 3 bed, 2 bath, garden (Apt 1)
- 3 bed, 3 bath, 3 terrace penthouse (Apt 9)

Secure underground parking also available as an optional extra



Heathrow airport
18 minute drive



Richmond Park
10 minute drive



Earls Court
7 minute drive



Oxford House



Hammersmith Station
5 minute walk

Chiswick
6 minute drive



Shepherds Bush
15 minutes by bus

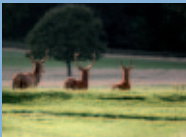
Putney
21 minute drive



Bank station
37 minutes by tube



South Kensington
11 minute drive



Kew Gardens
8 minute drive



The Oxford House development has been architecturally considered with its urban surroundings in mind.

Each part of the interior fit, from tiles to appliances, is carefully sourced for its aesthetics and functionality. The bright and contemporary open plan layout, reflects the demand for a social living environment that works as an entertaining or family space.



Oxford House

LONDON W6



SPECIFICATION



GENERAL

- 250 year lease to all apartments
- 10 year Building Guarantee (BLP)
- Heat recovery system
- Energy efficient panel radiators
- Fitted wardrobes to principal bedrooms

COMMON PARTS

- Carpeted
- All apartments are serviced by passenger lift and access staircase.

KITCHENS & BATHROOMS

- High gloss contemporary kitchens
- Fully fitted with granite surfaces
- Sink unit (under mounted) with mixer tap
- Glass / mirror splash backs
- Bosch stainless steel appliances; oven, hob and extractor
- Integrated Bosch appliances; dishwasher and fridge freezer
- Bosch washer / dryer in service cupboard.

BATHROOMS

- Separate shower unit in en suite with glass enclosure
- Trevatine tiles
- Chrome towel rail
- Mirrored cabinet
- Shaver socket.

FLOORING

- Hardwood oak flooring throughout main living and entrance space
- Trevatine tile floor in bathrooms
- Carpet in bedrooms.

ELECTRICAL

- Recess and wall lighting
- Video entry system
- Pre wired to accept Sky+, telephone to living / dining and bedrooms
- Smoke detection and fire alarm system.

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
- Draught lobbies to dwellings to reduce heat losses
- Maximised light and space to allow for more daylight and less electricity
- Recycling points for ease of use
- Bicycle storage
- New trees to be planted.



LOCATION

Oxford House is situated just off Hammersmith Bridge Road, which takes you over the River Thames.

Its excellent location is no more than five minutes from the nearest tube station and amenities, where time can be spent relaxing and shopping.

Aside from the riverfront itself, other local attractions in the immediate vicinity include HMV Apollo, The Lyric Theatre, Hammersmith Roof Gardens and several small museums.

The close proximity of neighbouring and equally appealing destinations such as Putney, Richmond, Chiswick and Fulham make for an exciting and enviable location to live.

For a change of scenery, a 15 minute tube ride east, takes you to Sloane Square, where you can pick up the Kings road. Alternatively a 15 minute bus journey to Westfield can offer a one-stop-shop for entertainment and shopping.

Local transport connections

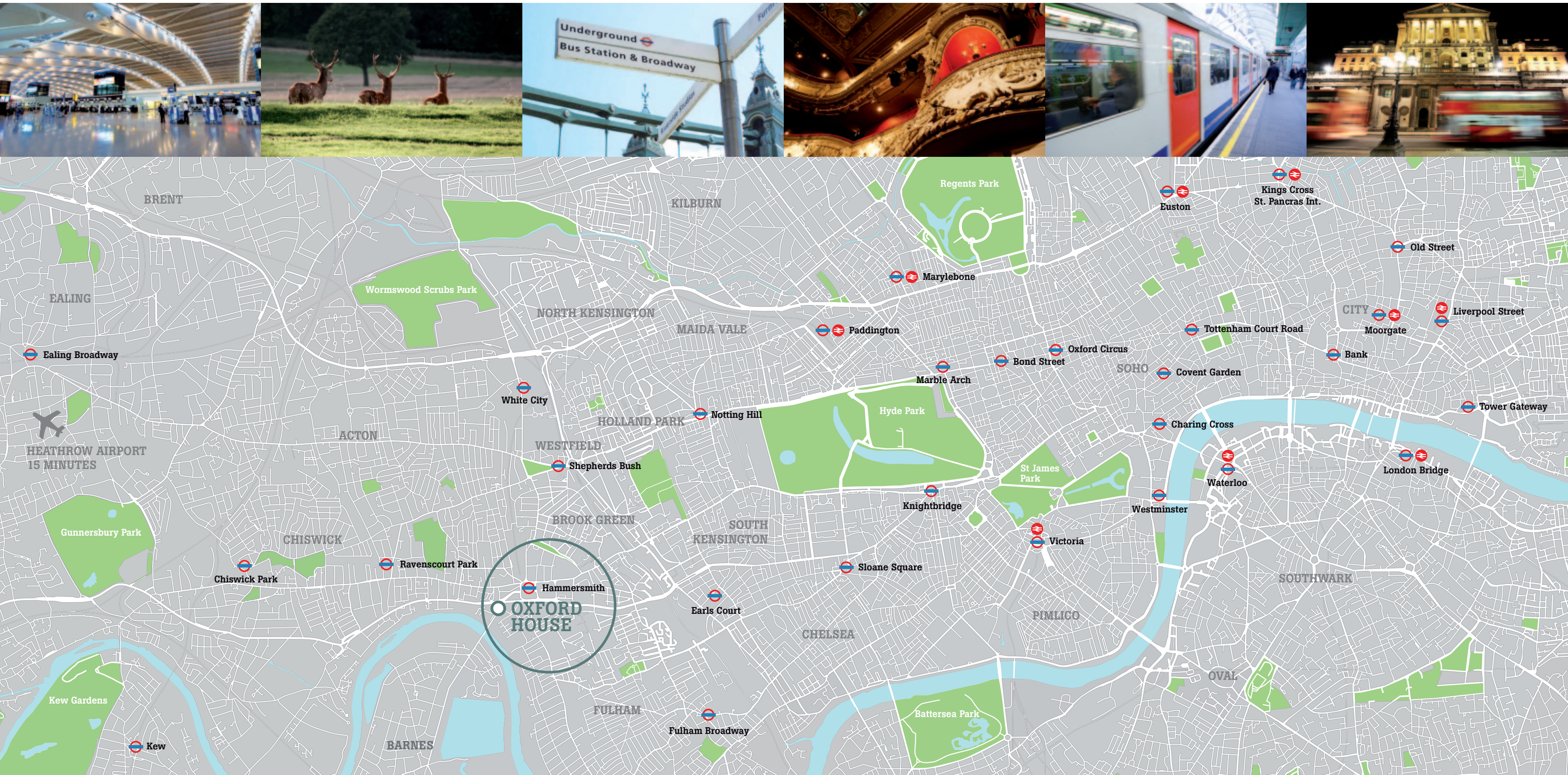
ROAD The A4 is the main route in and out of Hammersmith via central London and the west. Follow the A4 east for a direct, historical route through the capital and west towards Richmond Park, Heathrow, the M25, Reading, Bath and Bristol. Other nearby roadways include the A406, which takes you north towards Wembley and Brent Cross and the M1.

TUBES Three lines operate out of Hammersmith; The Hammersmith and City, Piccadilly and District. These stretch from east to west, offering good routes to Central London, the City and most major train routes out of London (Victoria, Kings Cross, Paddington, Liverpool Street). Heathrow Airport can also be reached in just 20 minutes. The closest mainline trains operates from Victoria and West Brompton.

BUSES There are countless different bus routes currently servicing Hammersmith, these include routes

to Central London, Brent Cross, Wandsworth, Clapham Junction and Richmond upon Thames. The exact routes are: 9, 10, 27, 33, 72, 190, 209, 211, 220, 266, 267, 283, 295, 391 and H91.

CYCLING Hammersmith is well equipped for cyclists, with many well marked cycle lanes throughout the borough. Discover London at your leisure on the Thames River tow paths, which offer access to Chiswick, Kew and Richmond.





HAMMERSMITH BRIDGE ❶

Built in 1824, this iconic London landmark will take you south from Hammersmith to some beautiful parts of London including, Barnes, Putney, Richmond and Chiswick.

THE THAMES ❷

Its in the summer months that this location comes alive. Outdoor eating, drinking and socialising are maximised along the riverfront amongst some of the best traditional pubs in the capital. Be sure to get a good spot while the annual Putney Boat Race is on, this event is not to be missed.

HAMMERSMITH STATION ❸

Just a 5 minute walk away, these stations, located in Zone 2 are serviced by 3 lines; the District, Piccadilly and the Hammersmith and City Lines. It takes roughly 20 minutes to Central London and 40 minutes to Heathrow Airport.

ST PAUL'S CHURCH ❹

This Anglican Church started life back in 1829 and is the oldest in Hammersmith. It remains one of the largest and most spectacular parish churches in the capital.

WESTFIELD SHOPPING CENTRE ❺

For shopping convenience and choice, visit the nearby Westfield shopping mall. It's 320 stores cover everything from fashion to food to housewares. Westfield can be reached easily by both public transport and car.

ARTS & CULTURE ❻

The area, famously known for its link to music with the notorious Hammersmith Apollo, also celebrates a variety of other cultural features. Hammersmith is home to the Riverside Studios and the Lyric Theatre, which is currently undergoing a major expansion, scheduled for completion in 2013.

HAMMERSMITH TOWN CENTRE ❼

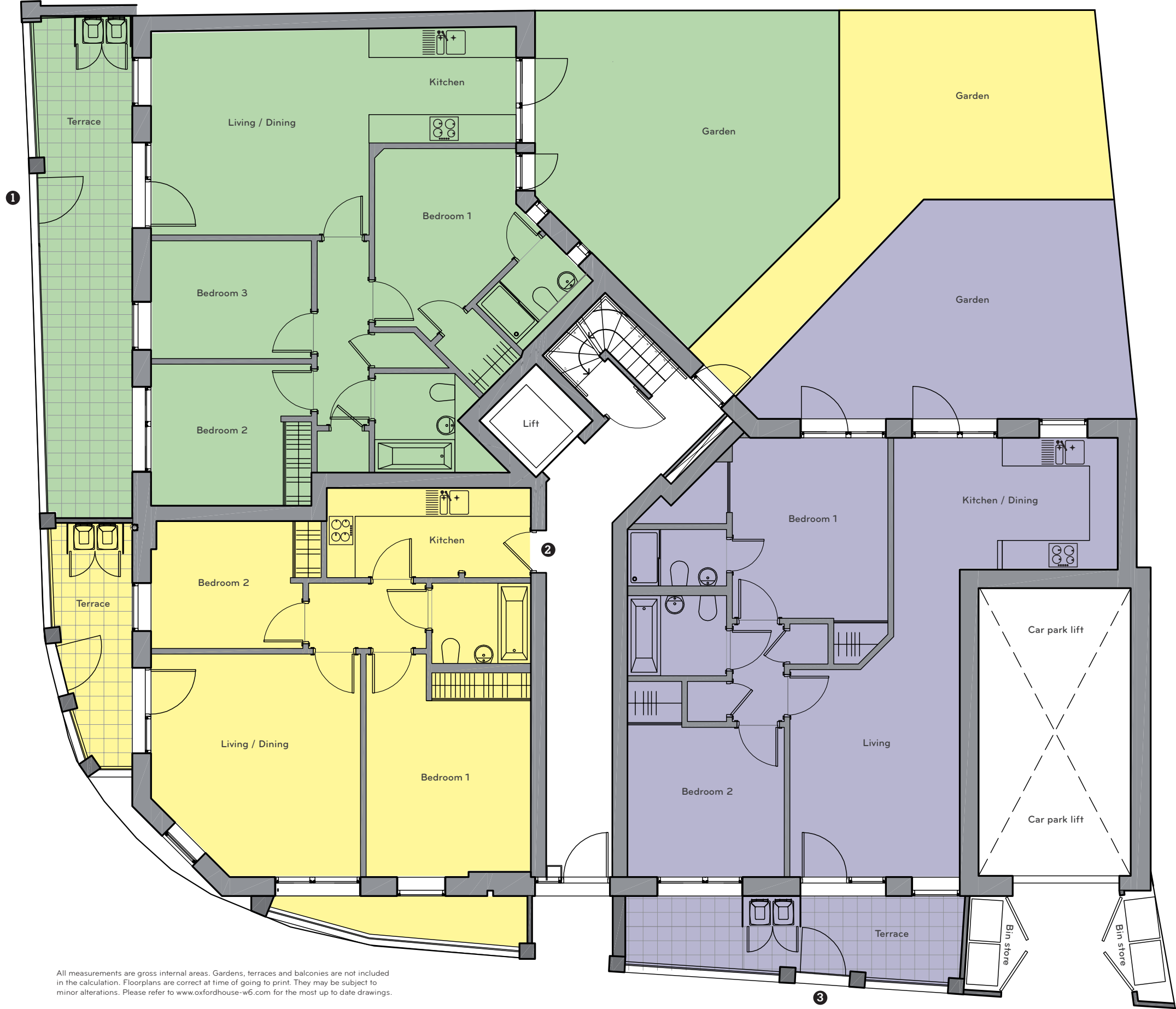
For indoor shopping on your doorstep, visit the Kings Mall or Hammersmith Broadway shopping centre. For something special, try the Farmers Market on a Thursday at Lyric Square for fresh, seasonal produce. Spend lazy Sunday afternoons in one of the many cafes or Public Houses; try The Dove for a unique drinking experience as it claims to be London's oldest pub and supposedly, has the smallest bar too!



70 – 72 Hammersmith Bridge Road

OXFORD HOUSE

Ground floor: Apartments 1, 2 & 3



APARTMENT 1
76.4m² | 822ft² total area

LIVING / DINING / KITCHEN
7.7m x 4.3m (27.7m² | 298ft²)

BEDROOM 1
3.0m x 3.8m (10.6m² | 114ft²)

BEDROOM 2
3.4m x 2.5m (10.2m² | 110ft²)

BEDROOM 3
3.4m x 3.0m (8.5m² | 91ft²)

APARTMENT 2
64m² | 689ft² total area

KITCHEN
1.9m x 2.8m (5.3m² | 57ft²)

LIVING / DINING
4.7m x 4.4m (19.5m² | 210ft²)

BEDROOM 1
4.7m x 3.5m (12.5m² | 135ft²)

BEDROOM 2
2.7m x 3.6m (9.1m² | 98ft²)

APARTMENT 3
72.5m² | 809ft² total area

KITCHEN / DINING
4.8m x 2.9m (12.3m² | 132ft²)

LIVING
4.4m x 3.6m (19.0m² | 205ft²)

BEDROOM 1
3.8m x 3.3m (12.7m² | 137ft²)

BEDROOM 2
3.3m x 3.3m (10.6m² | 114ft²)

All measurements are gross internal areas. Gardens, terraces and balconies are not included in the calculation. Floorplans are correct at time of going to print. They may be subject to minor alterations. Please refer to www.oxfordhouse-w6.com for the most up to date drawings.

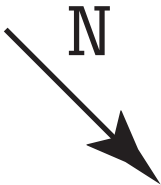
70 – 72 Hammersmith Bridge Road

OXFORD HOUSE

Hammersmith Bridge Road



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70 – 72 Hammersmith Bridge Road

OXFORD HOUSE



APARTMENT 7
72.3m² | 778ft² total area

LIVING / DINING / KITCHEN
7.7m x 4.3m (27.7m² | 298ft²)

BEDROOM 1
2.9m x 3.8m (11.1m² | 119ft²)

BEDROOM 2
3.4m x 3.0m (10.2m² | 110ft²)

APARTMENT 8
50.9m² | 548ft² total area

LIVING / DINING / KITCHEN
6.8m x 4.0m 26.9m² | 290ft²

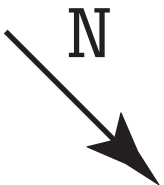
BEDROOM 1
3.3m x 3.3m 12.0m² | 129ft²

APARTMENT 9
106.9m² | 1151ft² total area

ENTRANCE STAIRWELL

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Second floor: Apartments 7, 8 & 9



70 – 72 Hammersmith Bridge Road

OXFORD HOUSE



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APARTMENT 9
106.9m² | 1151ft² total area

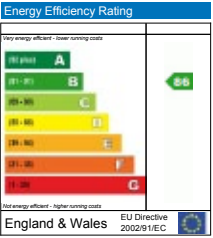
LIVING / DINING / KITCHEN
5.2m 6.7m (31.9m² | 343ft²)

BEDROOM 1
4.6m x 3.3m (14.6m² | 157ft²)

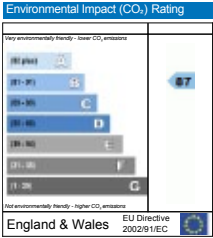
BEDROOM 2
3.6m x 3.2m (11.8m² | 127ft²)

BEDROOM 3
3.6m x 3.0m (9.8m² | 105ft²)

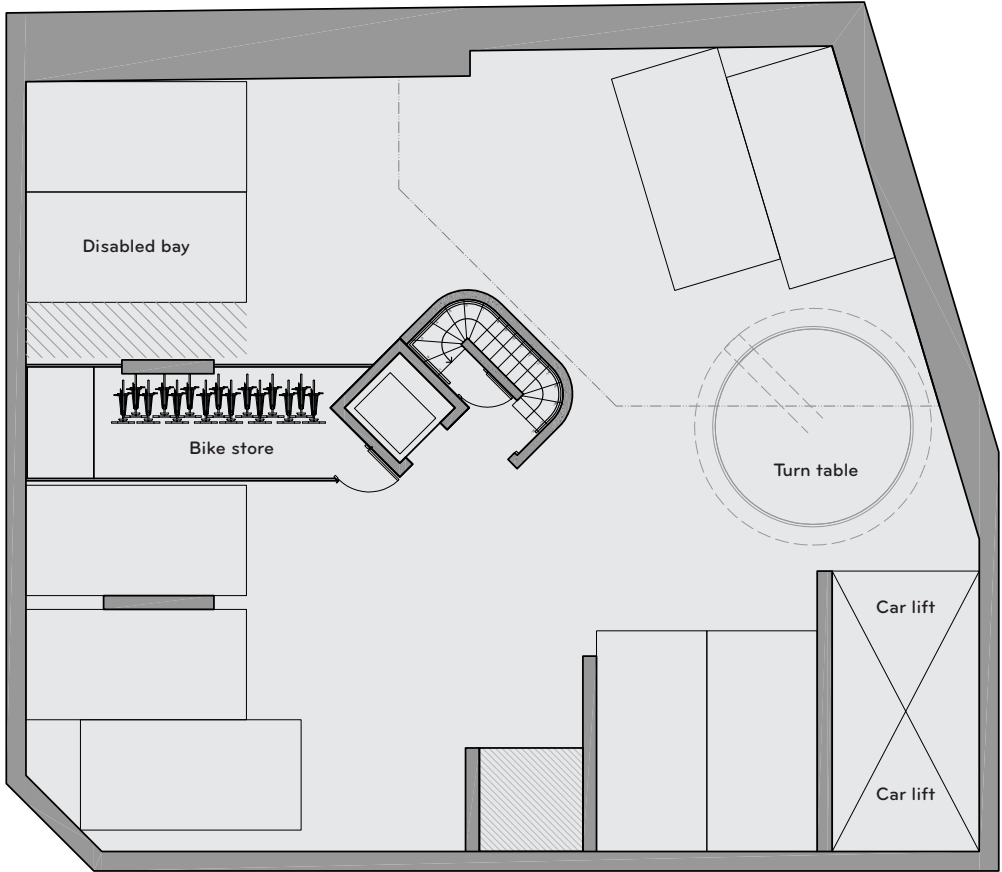
PREDICTED ENERGY PERFORMANCE
For all Oxford House apartments



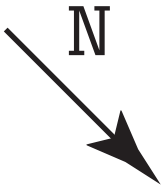
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



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.



Secure underground parking also available as an optional extra





IDM's design and development team

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E enquiry@stepienlake.co.uk
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IDM's recent projects



Ada Street
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6adastreet-e8.com



Belgrave House
Queensbridge Road
London E8 4LA
belgravehouse-e8.com



Riverside House
Welsh Back
Bristol BS1 4SP
riversidehouse-bs1.com

Service descriptions

INSULATION
The building is highly insulated, and requires much less heating than most other similar buildings, with the benefit of lower heating bills.

HEATING
Heating will be by radiators fed from a low energy, highly sustainable energy source. Timeclocks and thermostats provide control for the central heating.

The heat source is an exhaust air heat pump unit, which is more efficient than a gas boiler and has lower running costs compared to gas. With gas prices expected to rise in the future, this is a way of reducing the annual energy bill.

VENTILATION
A ventilation system with heat recovery provides fresh air all year round. This

keeps all rooms fresh and removes unwanted humidity and odours from bathrooms and the kitchen. Fuel bills are further reduced by recovering the heat from the outgoing air and using it to heat your hot water.

WATER
Mains water is boosted to each dwelling to provide a much higher pressure than is available from the mains. All outlets will be provided with a good water pressure. The building is also provided with a rainwater harvesting system to be as sustainable as possible.

LIGHTING
Low energy lighting is used to improve energy efficiency, 75% of light fittings are low energy.

ACCESS
A video door entry system is provided to control access to the building.



IDM is a property services operation which encompasses:

- Property Investment Management
- Asset Management
- Property Management
- Property Development
- Project Management

IDM aims to bring above average return on Investments for all stakeholders. This core objective is achieved through three divisions, each complementary to one another.

By utilising our 30 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.

IDM Properties LLP
Office A, East Gainsborough
1 Poole Street
London N1 5ED

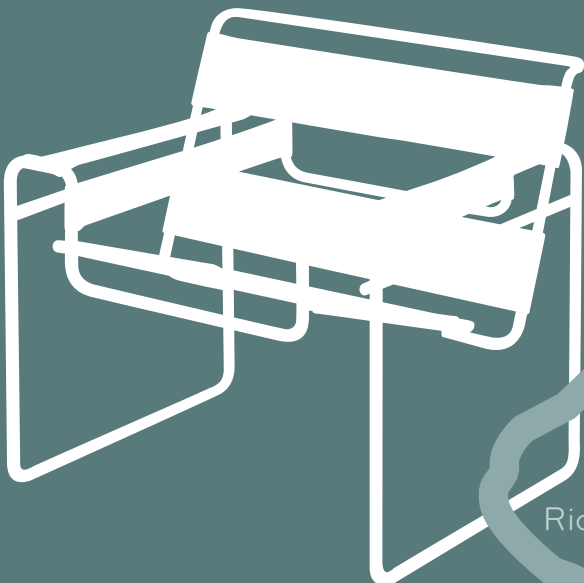
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The photographs used on the specification pages of this brochure are for illustrative purposes only and show typical interiors of IDM's Developments.

Photography on page 1 and location pages credited with thanks to jeanlouisbatt.com

9 apartments: 1 one bed, 5 two bed, 3 three bed



Heathrow

Kew

Richmond

Twickenham

Kingston
Upon
Thames

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BRIDGE ROAD
LONDON W6 9DB

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