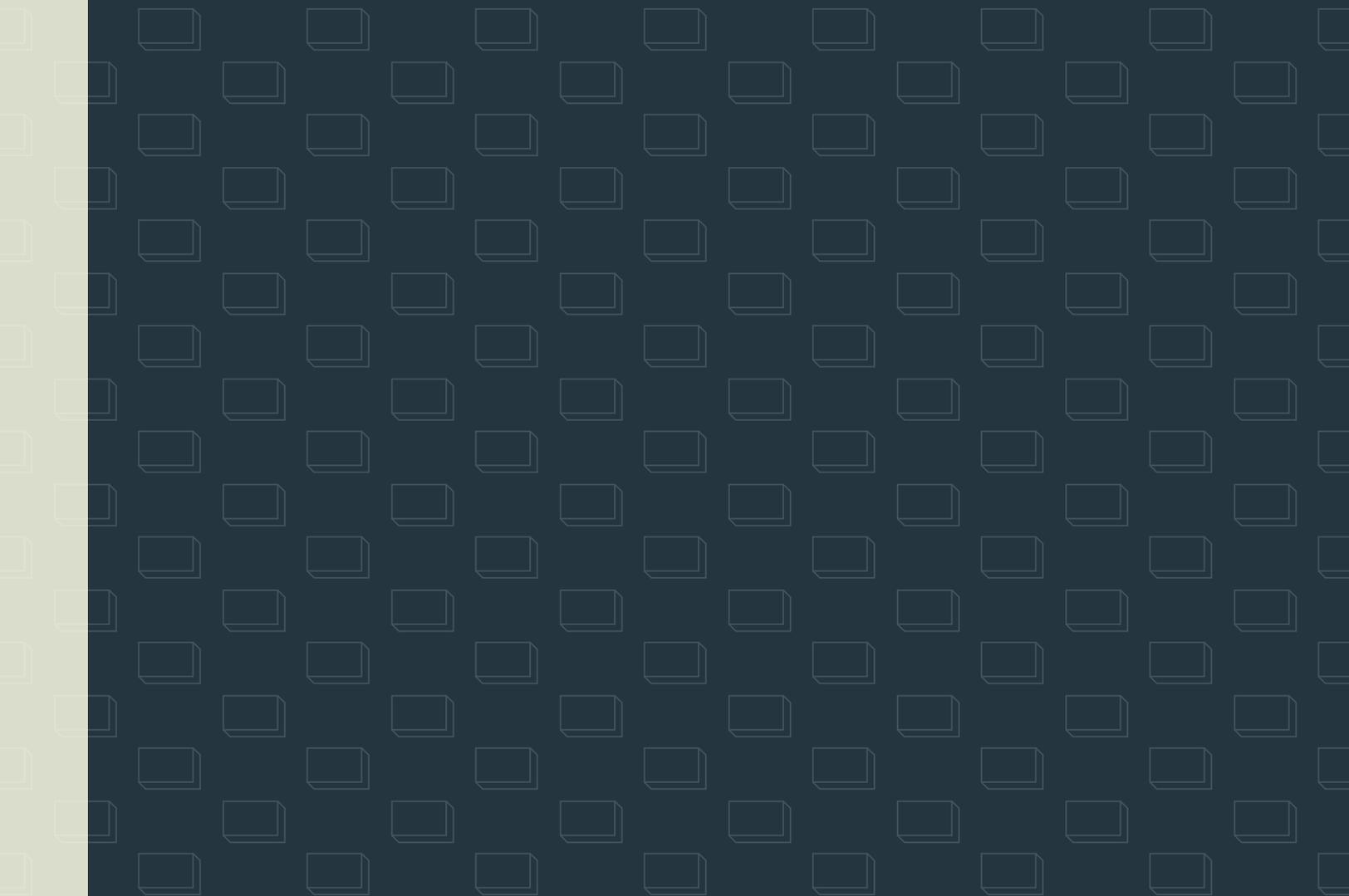


SOUTHERTON MEWS

LONDON W6



The Thames is no ordinary waterway, it is the golden thread of our nation's history

WINSTON CHURCHILL

SOUTHERTON MEWS COMPRISES FIVE BEAUTIFULLY DESIGNED MEWS HOUSES AND FOUR CONTEMPORARY APARTMENTS IN THE HEART OF HAMMERSMITH, WEST LONDON. A SMALL COLLECTION OF ARCHITECTURALLY ACCOMPLISHED, WELL-DESIGNED AND TASTEFULLY FINISHED HOMES.

It's no surprise that Hammersmith remains such a desirable location. On the one hand steeped in history and soul and on the other a modern, vibrant community with a 'ready-to-go' lifestyle on your doorstep. Southerton Mews is located just minutes from London's riverside paths, which are peppered with walks, parks, watering holes and Gastro Pubs that provide an ideal retreat to relax and unwind.

Hammersmith is known as a well-established favourite amongst professionals and families looking to put down roots. Besides its enviable west London postcode alongside Kensington and Chelsea, the area offers an endless list of lifestyle perks from high-end eateries to green spaces, music venues and transport links to name a few.



An elegant development of apartments and a gated community of houses that blend seamlessly into their surroundings. The apartments boast a sophisticated palette of yellow brick and muted stone, typical of the period properties it neighbours, with a design inspired by traditional, split-level London townhouses.



Carefully considered architectural features prioritise natural light and usable floor space. A modern residence to charm and delight with functional, smart design, open-plan layouts and quality workmanship. Contemporary, neutral-coloured kitchens are complimented with marble quartz surfaces, tiled upstands and modern appliances.





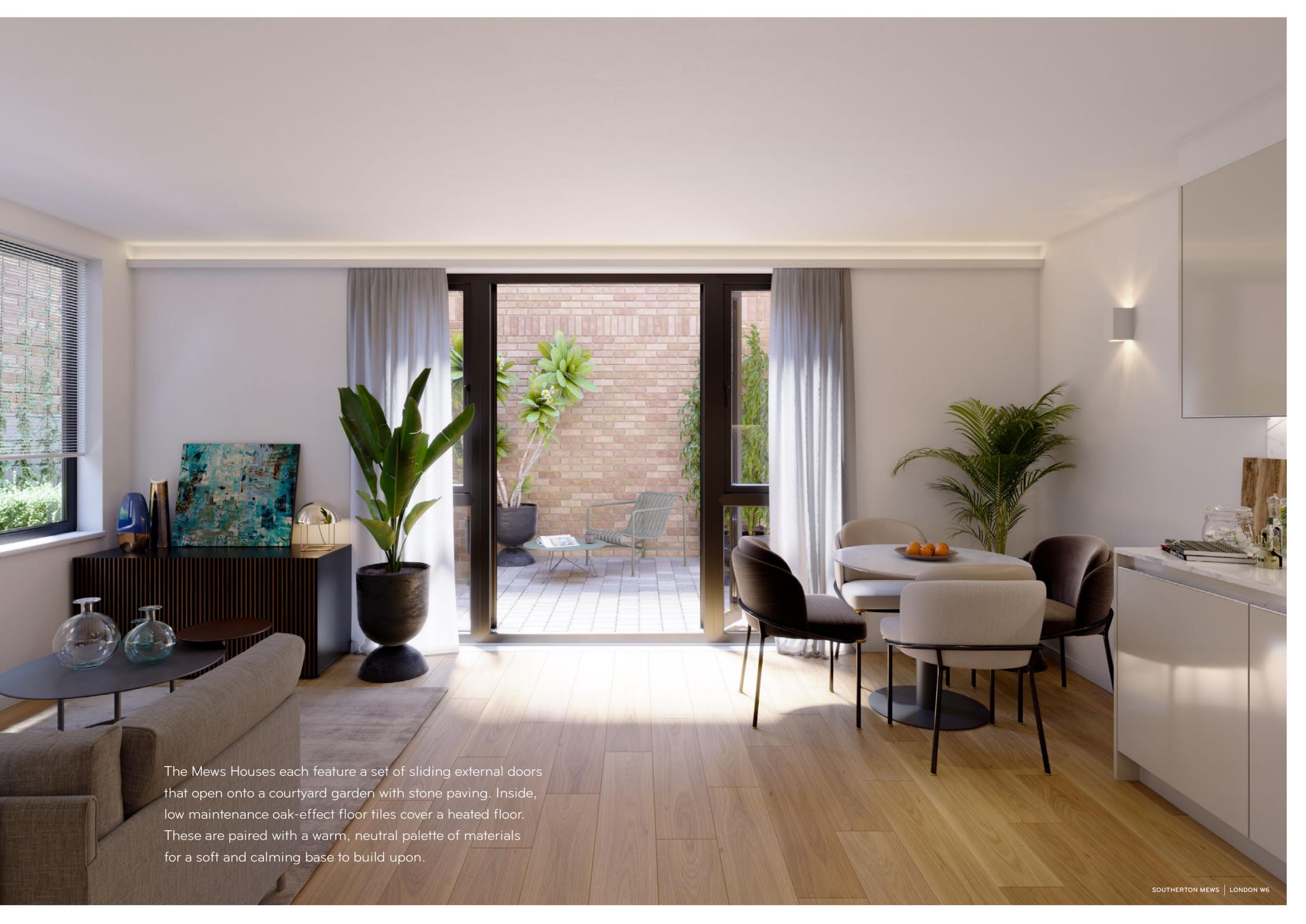
An urban development of five mews houses, designed to complement the existing period architecture of the area, whilst using modern, sustainable building techniques. The addition of green roofs offers a gentle flash of colour to the properties, softening the scheme.

An architectural rendering of a modern brick mews house at dusk. The house features a gabled roof and a prominent window with a dark frame. The interior is visible through the window, showing a bright, open-plan living space with contemporary decor, including a kitchen and a downstairs cloakroom. The exterior is finished with light-colored bricks and has a dark downspout. The scene is set in a narrow alleyway with other brick buildings on either side. A paved path leads through the alley, and a person in a bright yellow coat is walking away from the camera. The sky is a mix of orange and blue, with a few birds flying in the distance. The overall atmosphere is warm and inviting.

The gated development is reserved exclusively for residents to the mews houses and their guests, offering an additional level of privacy and security beyond the entrance. Behind the doors, a bright open-plan living space, with contemporary kitchen and downstairs cloakroom awaits.

Every characteristic from the 3D brick detailing to the external colour scheme gives these properties a unique, urban feel. Each home is complemented with plenty of large windows to bounce around the natural light. A small private boundary surrounds the homes to be used as a front garden if desired.





The Mews Houses each feature a set of sliding external doors that open onto a courtyard garden with stone paving. Inside, low maintenance oak-effect floor tiles cover a heated floor. These are paired with a warm, neutral palette of materials for a soft and calming base to build upon.

HAMMERSMITH AND FULHAM LIFE

It's easy to see why Hammersmith and Fulham is one of London's most desirable locations for professionals and investors. Known for its prime location between Kensington and Chelsea, it attracts an affluent crowd that enjoy its historic architecture, marvellous riverside pubs, high-end eateries, green spaces, excellent schools and cultural events.

Given it's relatively central location, transport links, via buses, trains and tubes throughout the borough and beyond are excellent. The nearby underground stations include the Hammersmith and City, Piccadilly and District line services. These take travellers East into the heart of central London or Victoria, or South-West towards the peaceful discerning neighbourhoods of Parsons Green and Wimbledon Village.

Following the successful redevelopment of White City, which included both Westfield and Television Centre, the borough continues to undergo significant investment. Homeowners in Hammersmith, have been rewarded with a steady uptick in house prices, making it a solid investment for young professionals, families or investors to choose.

*The W6 borough
continues to
undergo significant
investment*



DESTINATIONS & TRAVEL TIMES

Lyric
Hammersmith
Theatre
4 mins walk



Ravenscourt
Park
10 mins walk



Portobello
Road Market
17 mins by tube



O2 Shepherd's
Bush Empire
& Eventim Apollo
5 mins by car



PureGym
6 mins walk



The River Café
17 mins walk



Westfield /
Shepherds Bush
6 mins by car

Hyde Park &
Kensington Gardens
20 mins by tube



Kings Road Chelsea
25 mins by tube

Covent Garden
31 mins by tube



King Street,
Hammersmith Eat
Meet, Shop
6 mins walk



Mayfair &
West End
32 mins by tube



The London Eye
35 mins by tube



River Thames
7 mins by bicycle



Kensington
Olympia
12 mins by tube



Richmond Park
33 mins by bicycle

Notting Hill
11 mins by bicycle



I've been walking about London for the last 30 years, and I find something fresh in it every day

WALTER BESANT

Hammersmith Bridge is a Grade II listed historical and iconic landmark. Plans to renovate and stabilise the bridge are underway with investment awarded to London's department for transport.



Patisserie St Anne is one of Hammersmith's many buzzy independent bakeries. Stacked with fresh organic bread, french pastries, sandwiches and tarts, you're in good hands.



Organicos on Beadon Road is a fully organic specialty coffee and wine bar. Selecting the finest organic wines from around the world and serving Bermondsey's notable Monmouth Coffee.



A warm and welcoming team awaits at The Blue Anchor. This traditional gastro pub, located on the riverside, serves an award-winning menu. It was first licensed in 1722 making it a firm favourite with local residents.

The Crabtree pub is situated on the most picturesque stretch of the Thames. Housed beneath high-vaulted ceilings a cosy lounge bar serves typical 'pub grub' and plays host to live music, comedy evenings and London's largest pub quiz.



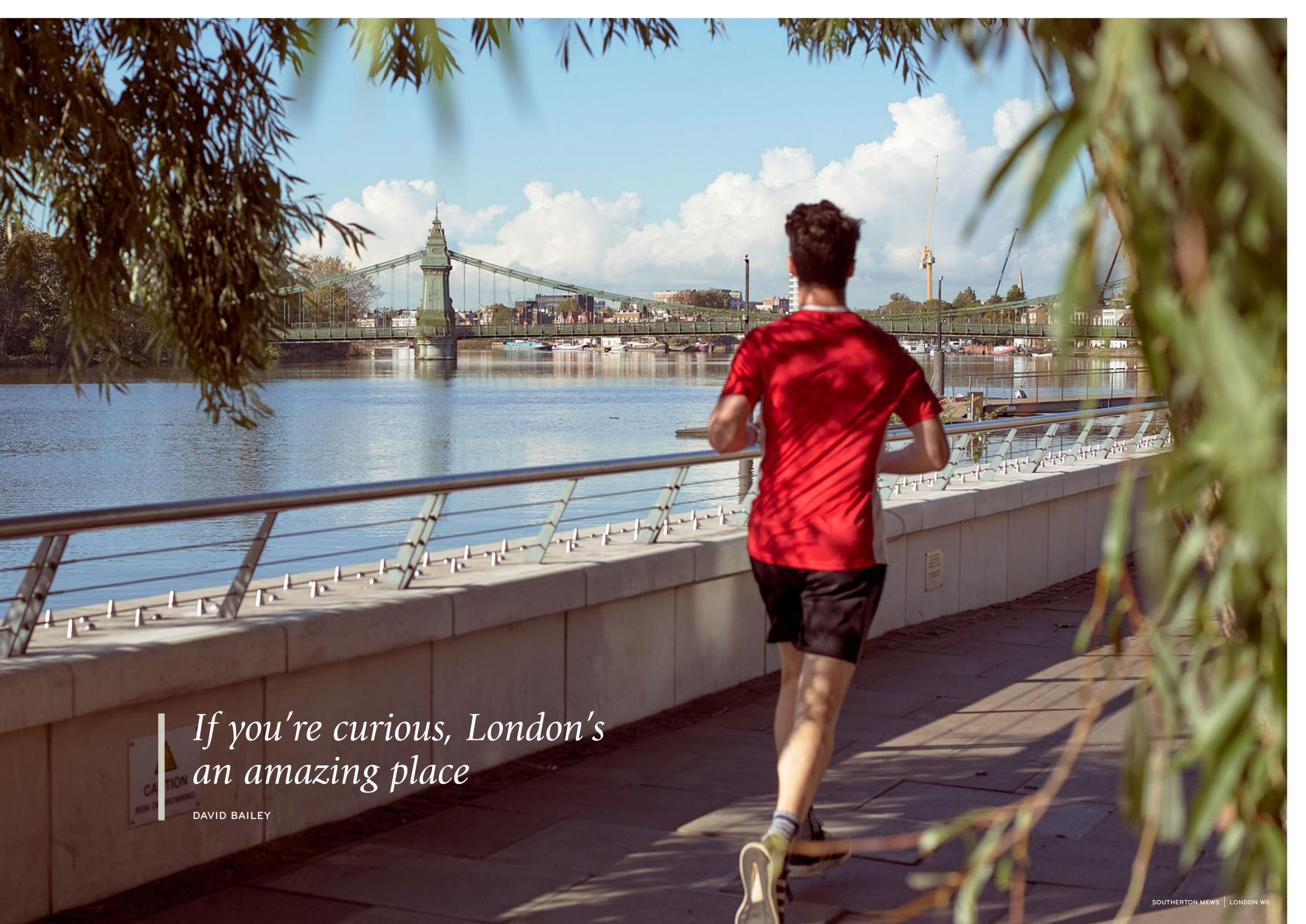
Thames Wharf Studios – once an oil facility – is now a converted industrial complex overlooking the Thames and famously home to the coveted River Cafe restaurant.

The Fulham Boat Club, located in the Fulham Reach development, features a comprehensive fleet of boats, indoor training room and top-class facilities. It is known for its accessible and inclusive approach to rowing.



For a slow Sunday stroll, try the Thames path circular walk, which begins at Hammersmith Bridge. Approximately 5 miles long, the footpath passes many famous pubs, Kelmscott House, the grand houses of Chiswick Mall, Barnes common and the London Wetland Centre.





*If you're curious, London's
an amazing place*

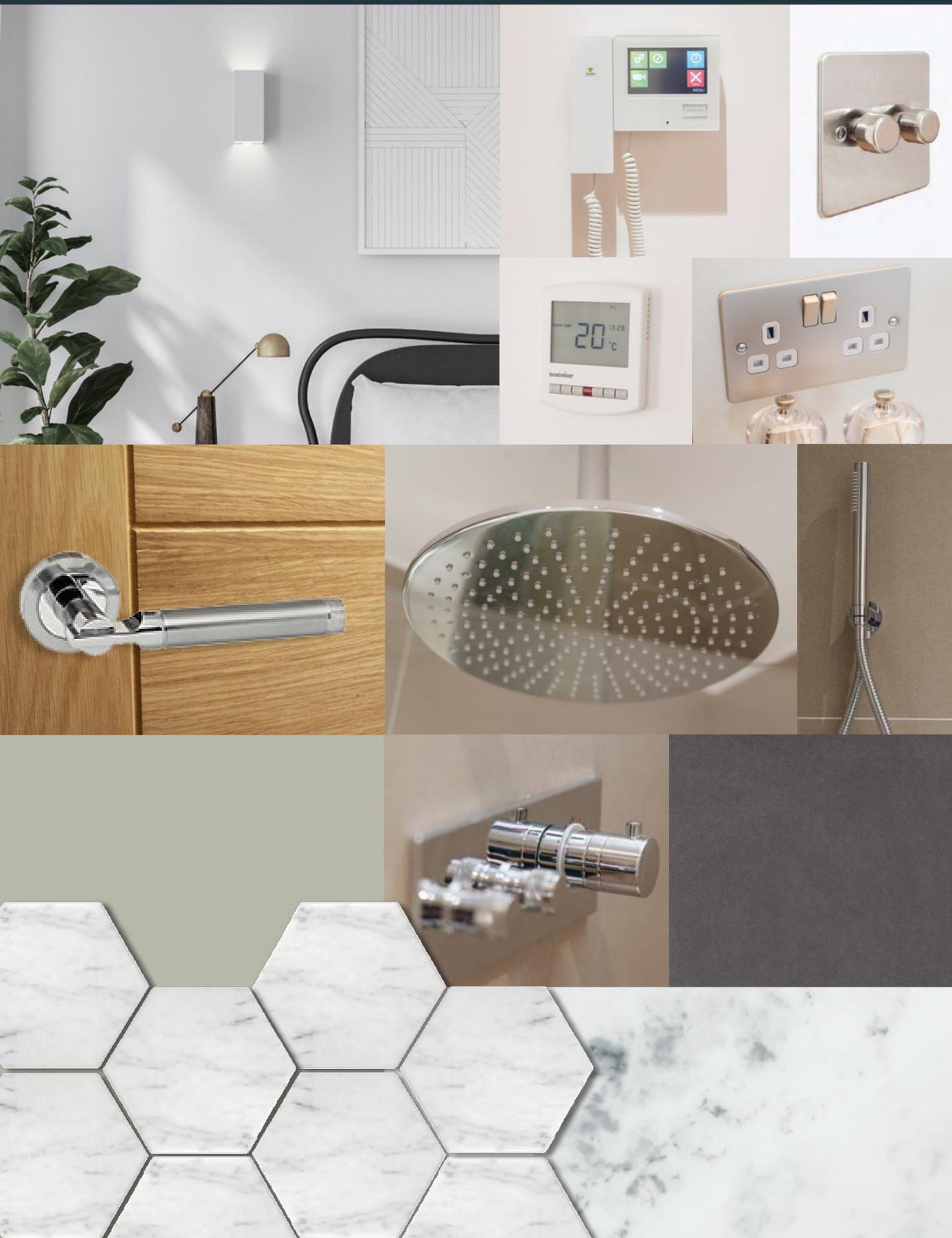
DAVID BAILEY



SOUTHERTON MEWS | LONDON W6

SPECIFICATIONS & FLOORPLANS

Design & Detailing



GENERAL

- 10-year Building Guarantee (One Guarantee)
- With a highly insulated fabric & the inclusion of sustainable measures. The houses require less heating than most other similar buildings, with the benefit of lower heating bills
- Video entry system providing secure entry
- White Oak 2 Stile veneered doors
- Fitted wardrobes to principal bedrooms with fitted shelf & rail.

KITCHENS

- Matt finished, handleless contemporary kitchens
- Fully fitted with Carrara effect worktops
- Sink unit (under mounted) with mixer tap
- Contemporary Carrara effect hexagonal porcelain tile splash backs
- Recessed LED lighting under kitchen wall cupboards & wall shelves
- Bosch integrated kitchen appliances; with integrated oven, hob, concealed extractor, dishwasher & fridge freezer
- Bosch washer / dryer located in service cupboard.

FLOORING

- Timber effect tiles flooring to living rooms & hallways with underfloor heating (in houses)
- Hardwood oak flooring throughout the living room & entrance hall (in apartments)
- Carpet in bedrooms, hallway & staircase
- Large format ceramic 600mm x 600mm floor tiles in bathrooms.

ELECTRICAL & HEATING

- Recessed lighting to kitchen, bathrooms & hallways
- Wall lighting to living area & bedrooms
- Feature coffer lighting in the living/dining room (in houses)
- Dimmer switches to all habitable rooms
- Using a combination of active & passive measures, including air source heat pumps, the development achieves at least a 12.5% CO² reduction over Part L
- Under floor heating using Air Exhaust Heat Pumps & Heat Recovery Units (in houses)
- High performance radiators using Air Exhaust Heat Pumps & Heat Recovery Units (in apartments)
- Water heated by Air Exhaust Heat Pumps & Heat Recovery Units
- Pre-wired to accept Sky Q, Freeview TV, telephone & DAB & FM radio to living / dining & bedrooms
- Wired for 1GB Fibre Optic Broadband with Virgin Media
- Networked with CAT 6 cabling to living / dining & bedrooms back to the service cupboard
- Mains power, battery backed up smoke detectors
- NICEIC Certified.

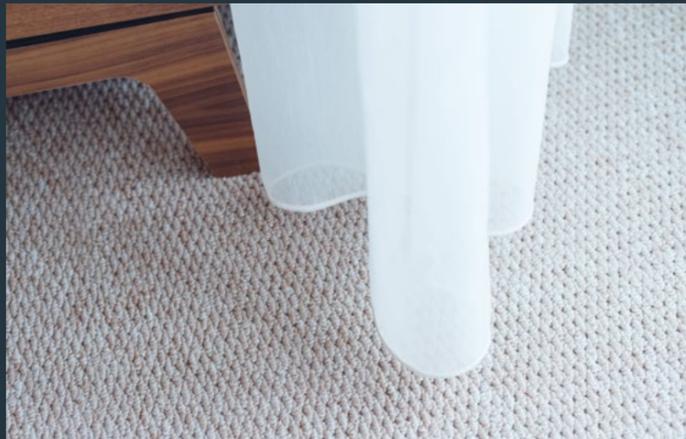
BATHROOMS

- Cast Iron double ended baths
- Thermostatic 'rain' shower with handheld attachment & integrated tap
- Large format ceramic 600mm x 600mm wall tiles
- Glass hinged shower screens with chrome channels
- Vanity units
- Recessed mirrored cabinet above sink in family bathrooms
- Wall Hung WC
- Chrome heated towel rail
- Shaver socket (within mirrored cabinet or vanity unit).

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
- High-performance double-glazed aluminium windows
- High performance Velux roof lights (in houses)
- Built to comply with, or exceed with all current building regulations
- Secure gated entrance with PAS24 Cert Front Access doors & windows at entrance level
- Bike store with CCTV monitoring & fob only access via the main gate
- Bin store with CCTV monitoring & fob only access via the main gate.



House & Apartment interiors | specifications

APARTMENTS 1 & 4 Lower & Ground Floors

APARTMENT 1

Total Area 82.1m² 883.7ft²

Kitchen / Living
6.1m x 6.5m (31.3m² 336.9ft²)

Bedroom 1 (with en-suite)
2.6m x 6.0m (15.5m² 166.8ft²)

Bedroom 2
3.8m x 2.9m (10.5m² 113.0ft²)

Garden / Patio
8.9m x 3.3m (29.2sqm² 314.3ft²)

APARTMENT 4

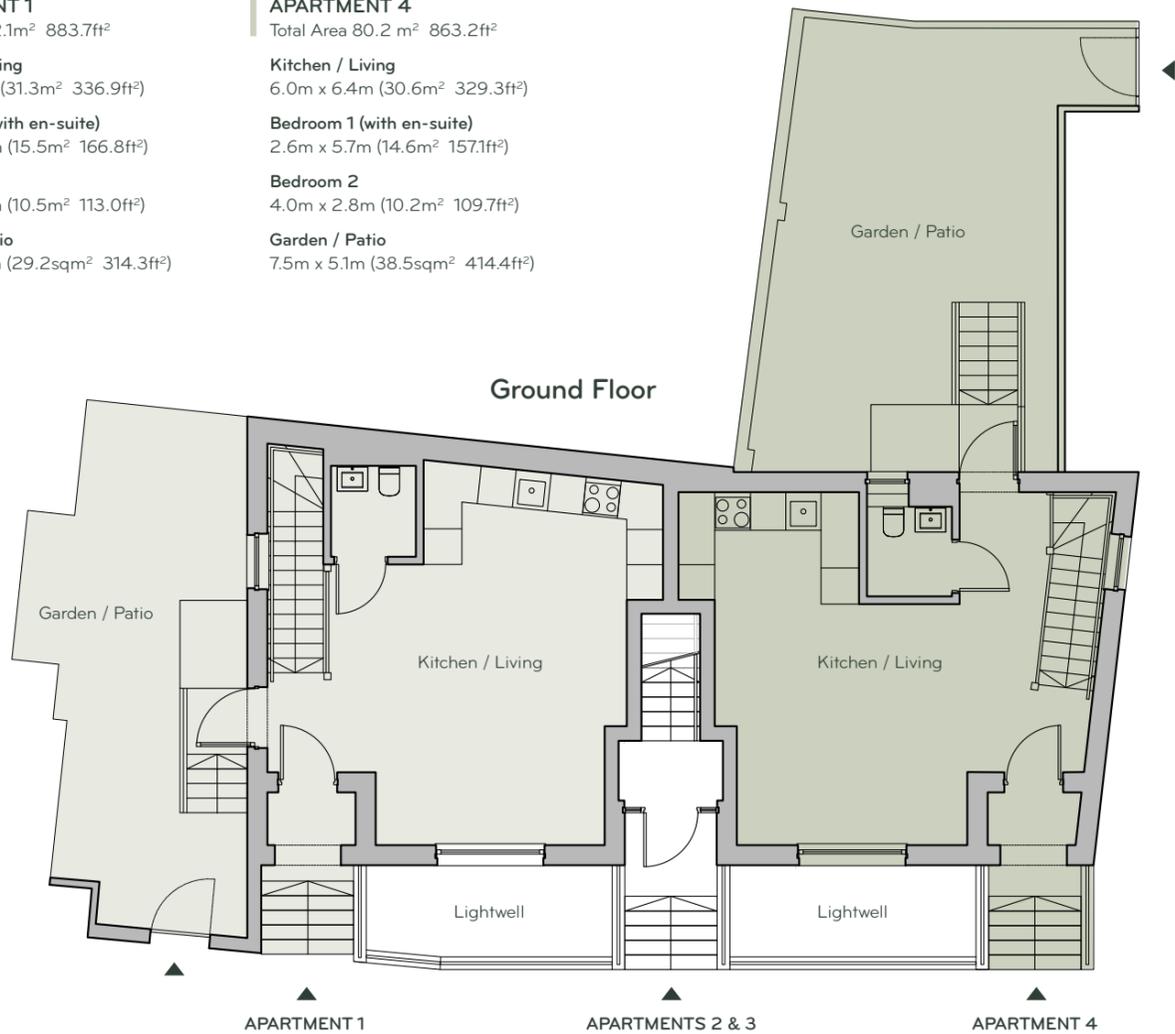
Total Area 80.2 m² 863.2ft²

Kitchen / Living
6.0m x 6.4m (30.6m² 329.3ft²)

Bedroom 1 (with en-suite)
2.6m x 5.7m (14.6m² 157.1ft²)

Bedroom 2
4.0m x 2.8m (10.2m² 109.7ft²)

Garden / Patio
7.5m x 5.1m (38.5sqm² 414.4ft²)

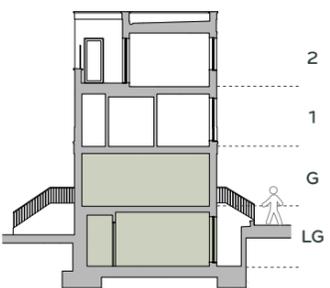


APARTMENT 1

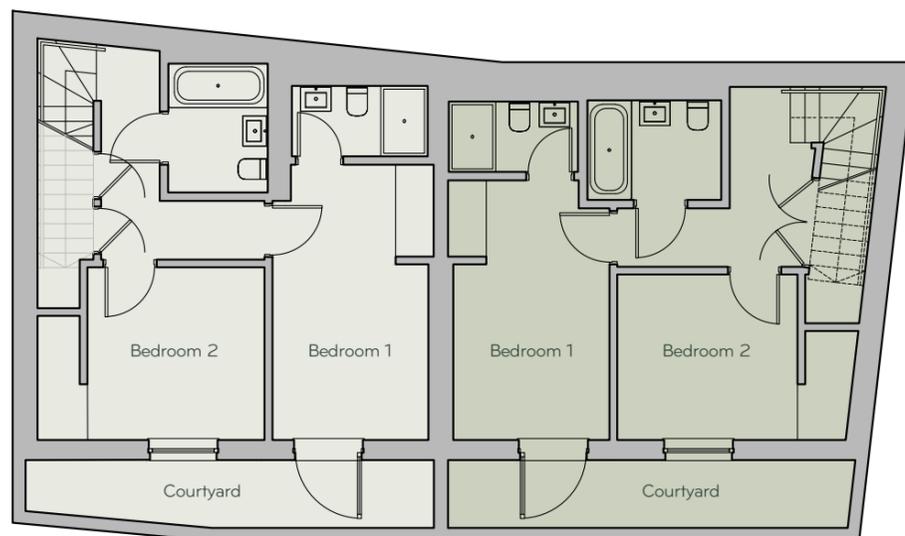
Courtyard
1.1m x 6.9m (7.7m² 82.7²)

APARTMENT 4

Courtyard
1.1m x 6.8m (7.7m² 82.7²)



Lower Ground



Apartment 1: Predicted Energy Assessment: EER Energy Efficiency Rating: 80C EI CO² Environmental Impact: 82B
Apartment 4: Predicted Energy Assessment: EER Energy Efficiency Rating: 81B EI CO² Environmental Impact: 83B

APARTMENTS 2 & 3 First & Second Floors



APARTMENT 2

Total Area 70.0m² 753.4ft²

Kitchen / Living
6.7m x 3.9m (26.1m² 280.9ft²)

Bedroom 1 (with en-suite)
3.0m x 4.9m (14.5m² 156.0ft²)

Bedroom 2
3.5m x 2.4m (9.6m² 103.3ft²)

Balcony
3.0m x 2.0m (6m² 64.5ft²)

APARTMENT 3

Total Area 73.8m² 794.3ft²

Kitchen / Living
6.9m x 3.9m (27.1m² 291.7ft²)

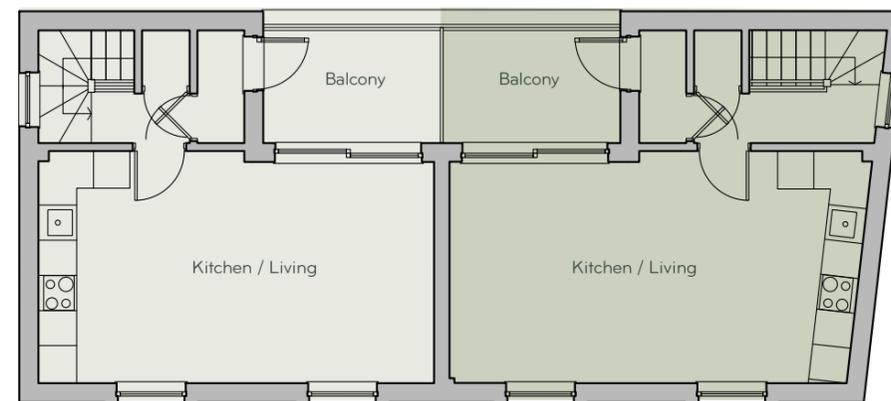
Bedroom 1 (with en-suite)
3.3m x 4.9m (15.3m² 164.6ft²)

Bedroom 2
3.6m x 2.4m (9.8m² 105.4ft²)

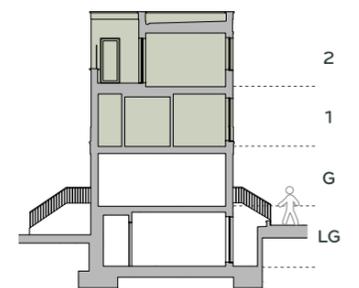
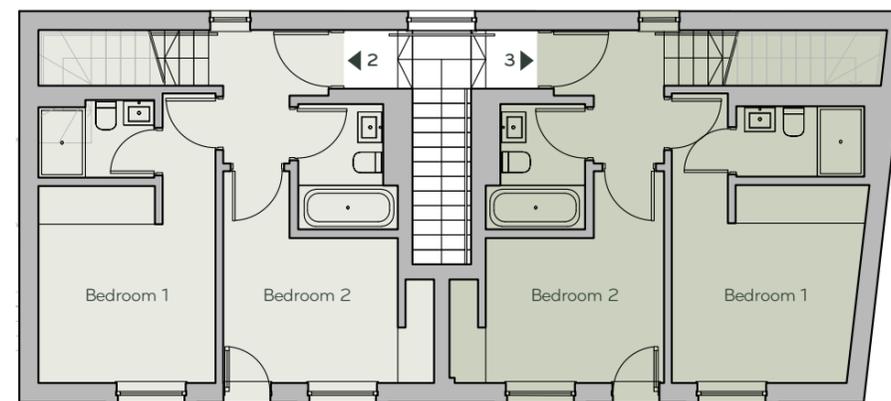
Balcony
3.0m x 2.0m (6m² 64.5ft²)



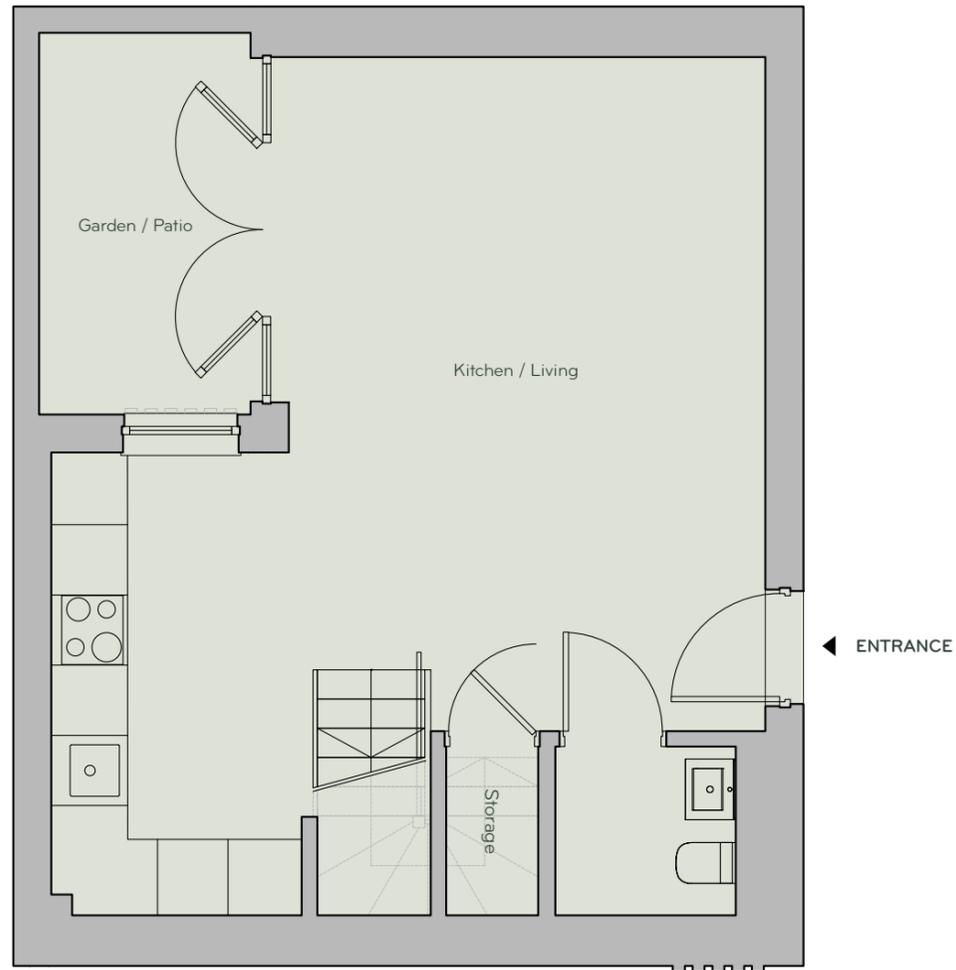
Second Floor



First Floor



Apartment 2: Predicted Energy Assessment: EER Energy Efficiency Rating: 82B EI CO² Environmental Impact: 84B
Apartment 3: Predicted Energy Assessment: EER Energy Efficiency Rating: 76C EI CO² Environmental Impact: 78C



MEWS HOUSE 5

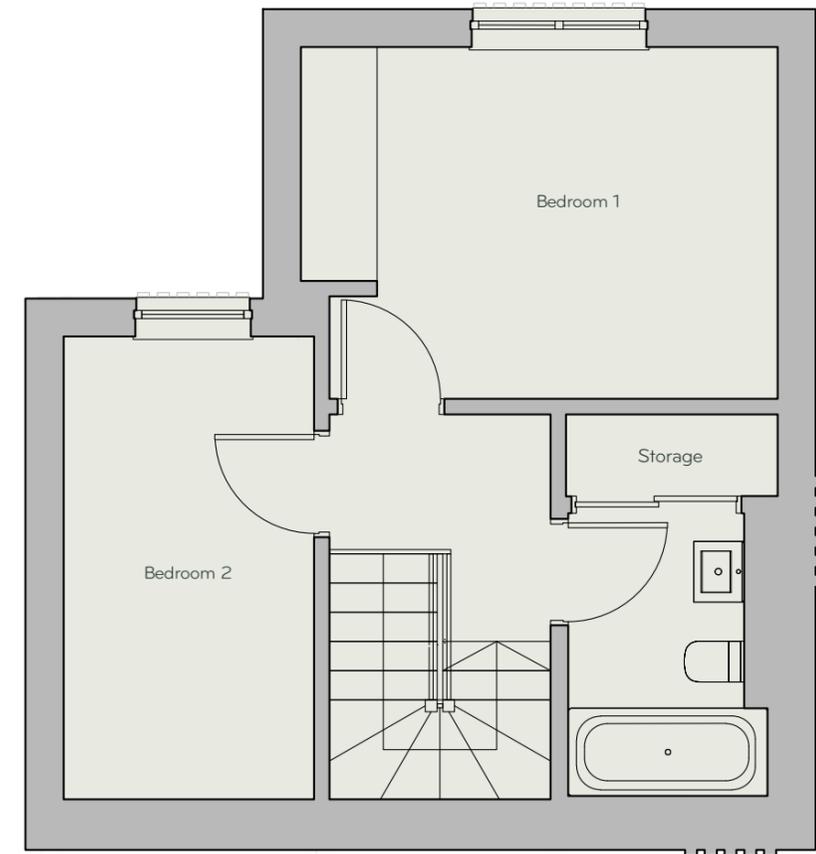
Total Area 72.0m² 775ft²

Kitchen / Living

6.0m x 5.7m (31.1m² 334.7ft²)

Garden / Patio

3.4m x 1.8m (6.0m² 64.5ft²)



Bedroom 1

3.0m x 4.0m (12.0m² 129.1ft²)

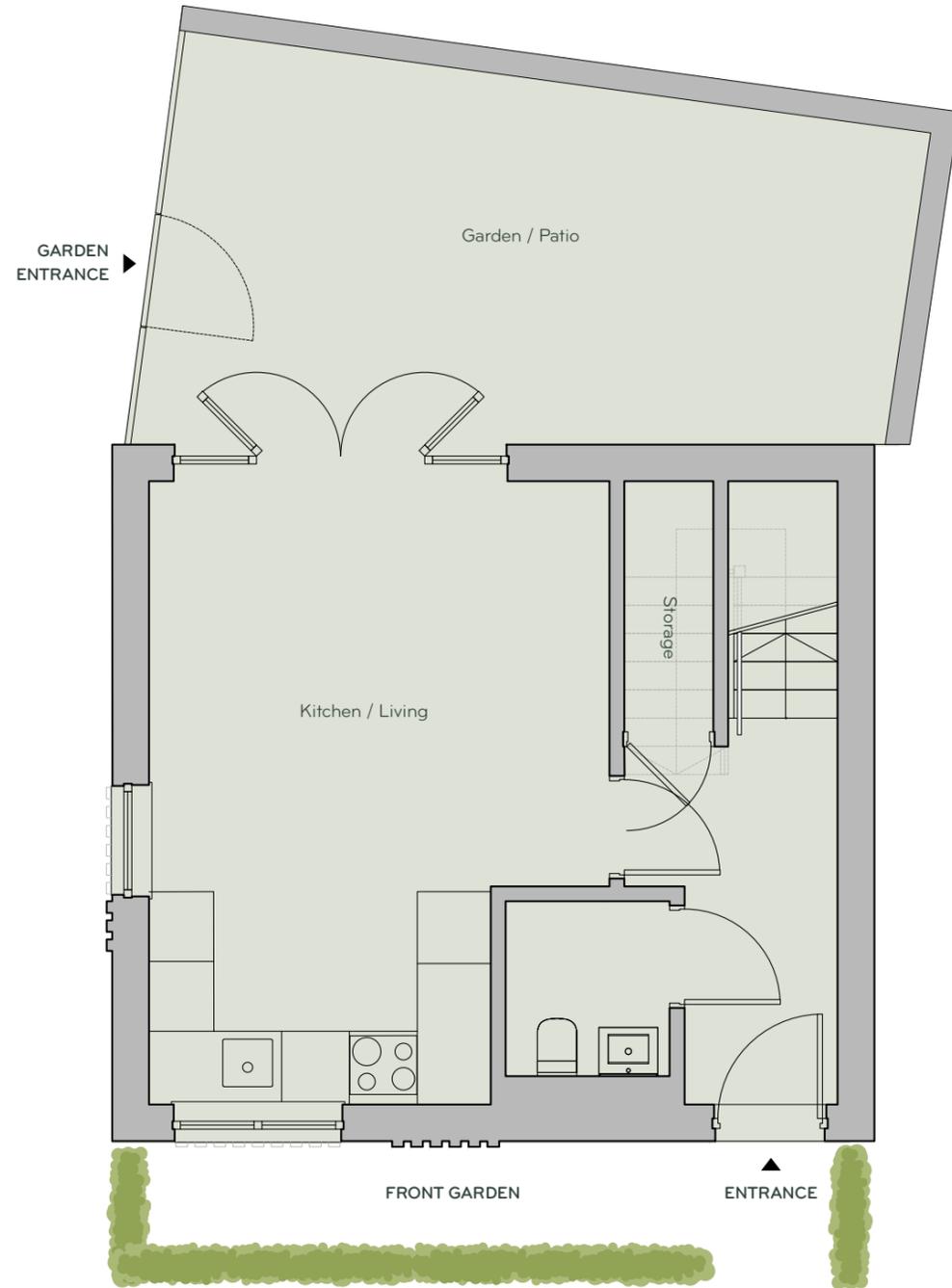
Bedroom 2

2.1m x 3.9m (8.4m² 90.4ft²)

Bathroom

1.7m x 2.4m (3.7m² 39.8ft²)





MEWS HOUSE 6

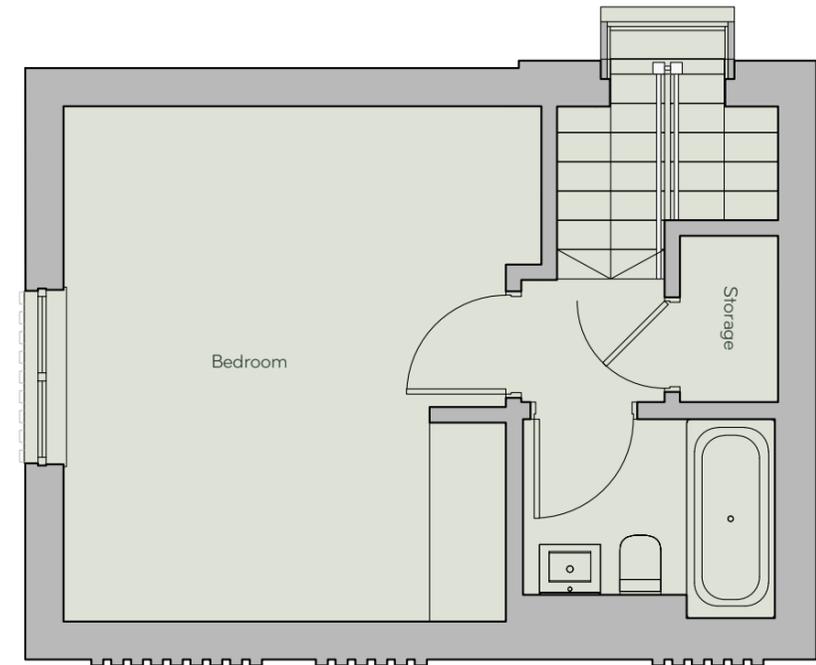
Total Area 62.6m² 673.8ft²

Kitchen / Living

4.0m x 5.5m (20.4m² 219.5ft²)

Garden / Patio

6.3m x 3.2m (21.7m² 233.5ft²)



Bedroom

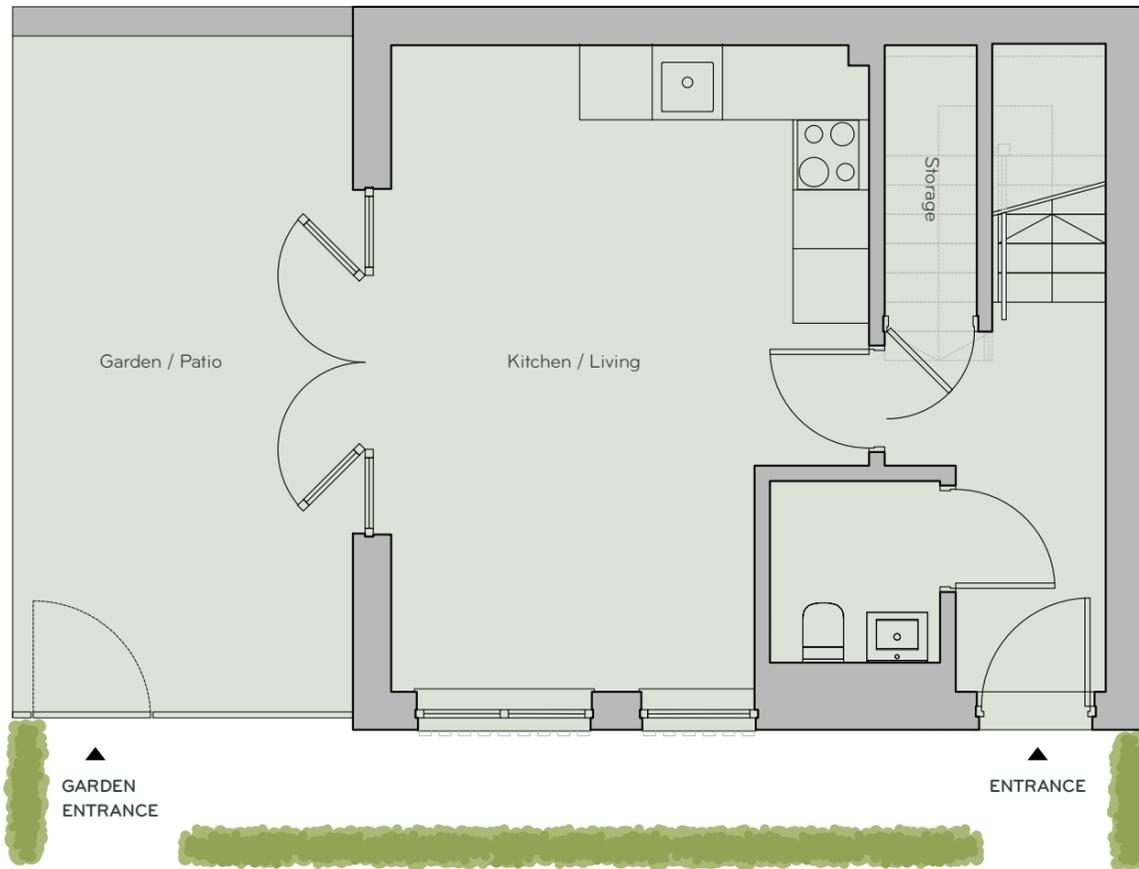
3.7m x 4.4m (17.0m² 182.9ft²)

Bathroom

2.1m x 1.7m (3.3m² 35.5ft²)



Predicted Energy Assessment: EER Energy Efficiency Rating: 73C
 EI CO² Environmental Impact: 76C



MEWS HOUSES 7 & 8

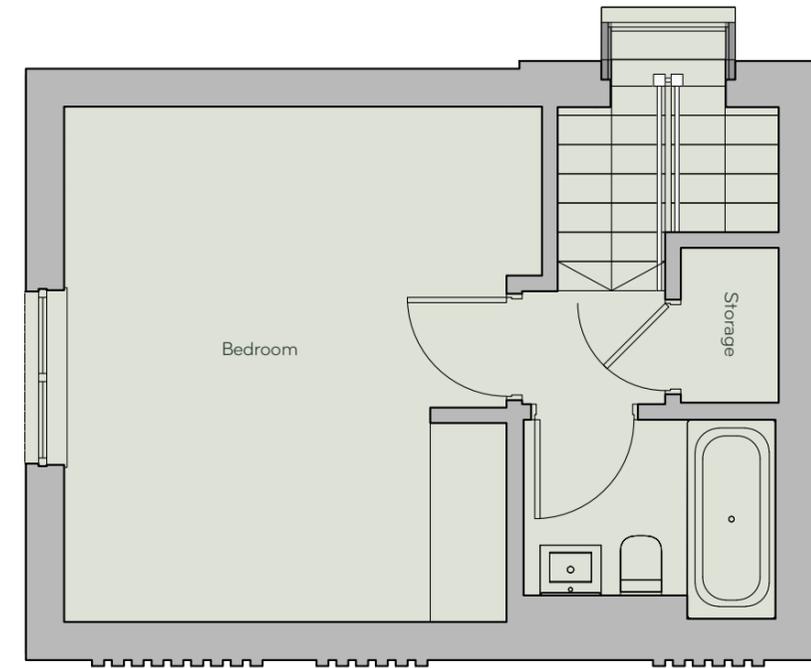
Total Area 62.4m² 671.6ft²

Kitchen / Living

4.0m x 5.5m (20.6m² 221.7ft²)

Garden / Patio

5.7m x 2.9m (16.8m² 180.8ft²)



Bedroom

3.7m x 4.4m (17.0m² 182.9ft²)

Bathroom

1.7m x 2.4m (3.7m² 39.8ft²)



Predicted Energy Assessment: EER Energy Efficiency Rating: 74C
EI CO² Environmental Impact: 76C



MEWS HOUSE 9

Total Area 82.8m² 891.2ft²

Kitchen / Living

5.3m x 5.5m (28.7m² 308.9ft²)

Bedroom 2

3.0m x 4.0m (2.2m² 23.6ft²)

Garden / Patio

3.2m x 8.5m (22.2m² 238.9ft²)

GARDEN ENTRANCE

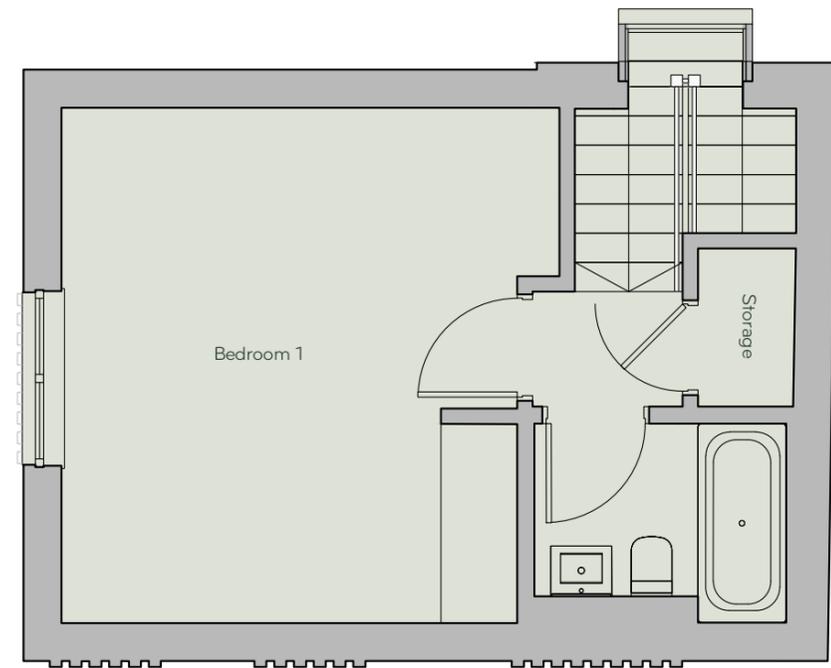
ENTRANCE

Kitchen / Living

Bedroom 2

Garden / Patio

Storage



Bedroom 1

3.8m x 4.4m (17.6m² 189.4ft²)

Bathroom

1.7m x 2.4m (3.7m² 39.8ft²)

Predicted Energy Assessment: EER Energy Efficiency Rating: 73C
EI CO² Environmental Impact: 76C



SOUTHERTON ROAD

SOUTHERTON MEWS CONTACT INFORMATION

DEVELOPER	CONTRACTOR	SOLICITOR	GUARANTEES
IDM Properties LLP Office B, West Gainsborough Studios, 1 Poole Street, London N1 5EA +44 (0)20 7739 1650 mail@idmproperties.com idmproperties.com	IDM Construction London Ltd Office B, West Gainsborough Studios, 1 Poole Street, London N1 5EA +44 (0)20 7739 1650 mail@idmconstructionlondon.com idmproperties.com	Stepien Lake LLP 43 Welbeck Street, London W1G 8DX +44 (0)20 7467 3030 enquiry@stepienlake.co.uk stepienlake.co.uk	One Guarantee Ltd One Guarantee, Discovery House, 4 Norwich Business Park, Whiting Road, Norwich NR4 6DJ +44 (0)1603 218288 oneguarantee.co.uk/



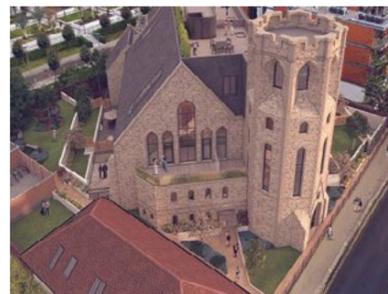
A SELECTION OF IDM'S DEVELOPMENTS



HOOVER BUILDING
Western Avenue, Perivale UB6 8DW



THE VICTORIA COLLECTION
Mandrell & Mauleverer Road, London SW2 5DL



ST GEORGES CHURCH
High Street, Kew Bridge TW8 0BD



HANS CRESCENT
Knightsbridge, London SW1X 0LS



KANE HOUSE
West Green Road, London N15 3QR



TRIANGLE COURT
Camberwell New Road, London SE5 0TF



HURLEY APARTMENTS
Highgate Road, London NW5 1JY



CHANNELSEA HOUSE
Canning road, Stratford, London E15 3ND



VALERIO MEWS
Islington, London N1 4FB

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.

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
idmpm.com



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.

This brochure has been designed and produced by brand-ing.co.uk

