



HELMSDALE COURT

WALLINGTON



Welcome to Helmsdale Court



Helmsdale Court is an exclusive collection of just fourteen 1, 2 & 3 bedroom apartments located in the sought-after Surrey suburb of Wallington.

Luxury new homes designed in a traditional style



Like every new Mantle development, Helmsdale Court has been designed and built to the highest standards providing space, style and practicality in a great location.

Whether you're starting out or moving up or down in size, you'll appreciate the imaginative layouts which give you room to enjoy your lifestyle. You'll also love the high quality finishes.



Ideally located just a short walk from Wallington town centre

Everything you need on your doorstep



Wallington town centre is under a mile from Helmsdale Court and provides everything you require for day-to-day living including pubs, restaurants, supermarkets and much more besides. The area also benefits from a number of local parks and open spaces.

For more choice, Croydon with its extensive facilities and array of shopping is a short drive away.



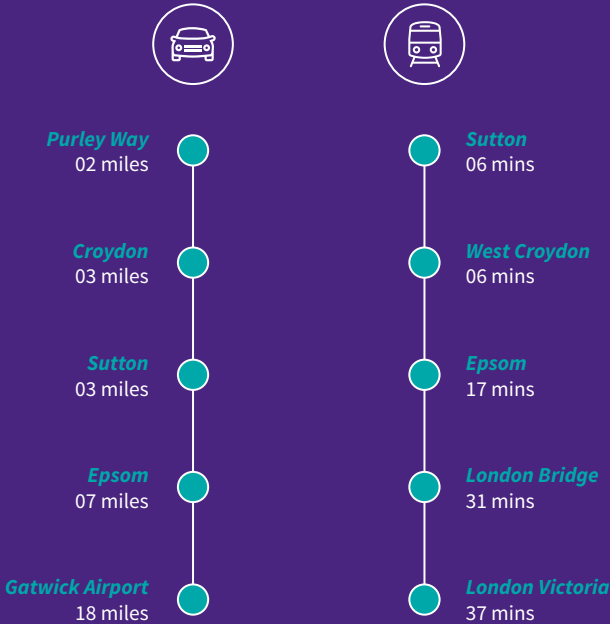
Sutton is nearby offering a great choice of places to spend your leisure time

Getting around



Wallington provides a great base for getting around, whether it be by train, bus or car.

From Helmsdale Court Wallington station is just a 0.7 mile walk. The station is a popular spot with commuters as trains take under 40 minutes to reach central London via Norwood Junction.



Train times obtained from nationalrail.co.uk
Drive times obtained from theaa.co.uk



Specification



We have selected the finest fixtures and fittings to ensure that everything in your home is not only a pleasure to use, but it looks great as well.



Kitchen

- Bespoke German designer kitchens and Quartz stone worktops
- With built-in:**
 - Siemens active-clean multi-function oven
 - Siemens IQ microwave
 - Siemens induction hob
 - Siemens extractor
 - Siemens integrated fridge freezer
 - Siemens integrated dishwasher
 - Siemens integrated washer-dryer
- Stainless steel under-mounted sink with Quartz stone drainer
- Porcelanosa tiles to floor

Bathroom

- Artesan Canaletto double ended bath
- Hansgrohe concealed thermostatic mixer valve and diverter
- Vado clicker bath waste overflow and filler
- Hansgrohe bath tub handset
- Duravit ME by Starck basin
- Hansgrohe basin mixer
- Geberit concealed push button cistern
- Duravit wall mounted WC and soft close seat
- Stainless steel electric towel rail
- Shaver socket
- Porcelanosa tiles to floor and walls

En suite

- Contemporary white Simpsons stone resin shower tray
- Simpsons shower enclosure
- Hansgrohe Ecosmart showerpipe
- Duravit ME by Starck basin
- Hansgrohe basin mixer
- Geberit concealed push button cistern
- Duravit wall mounted WC and soft close seat
- Stainless steel electric towel rail
- Shaver socket
- Porcelanosa tiles to floor and walls

Comfort & Wellbeing

- Gas fired condensing boiler
- Under-floor heating with individual room thermostats
- Dedicated TV, Sky and BT points in living room and master bedroom
- Heavy timber doors
- Chrome ironmongery to all doors and windows
- High specification wool carpet
- Double glazed window system
- Ducted ventilation system to kitchen and bathrooms
- Plastered walls and ceiling
- Colour choice to walls (depending on stage of build)



Energy Saving Features

- Sedbuk A rated condensing boilers
- Internal low energy light fittings
- External low energy light fittings
- Double glazed window system is A rated in terms of energy saving performance
- Use of increased insulation to floor, walls and roof
- All kitchen appliances have excellent eco ratings for energy and water usage
- Low flush toilets and aerated taps provided to reduce water consumption
- Building constructed and tested to meet strict airtightness criteria to reduce leakage of warm air and conserve valuable energy

Security & Peace of Mind

- Building Life Plans structural defect insurance (10 years) www.bipinurance.com
- Double glazed window system incorporate multi-point locking system for added security
- Pre-wired for security alarm
- Mains wired smoke alarms and heat detectors
- Secure by design front doors

External Features

- Marshalls paving slabs to pathways and private patios
- Mature landscaped gardens
- Outside tap
- Recycling facilities
- Secure gated parking

Protect the Environment

- We aim to go that little bit further in helping to protect the environment. Our sites are always selected in areas with good access to amenities and public transport to hopefully reduce reliability on travel by car
- For avoidance of contamination during construction we always operate air and ground water pollution policies
- All materials are sourced only from suppliers that can provide confirmation that they are approved and certified by appropriate environmental management systems and forestry certification schemes. A site waste management and recycling scheme is always operated during construction



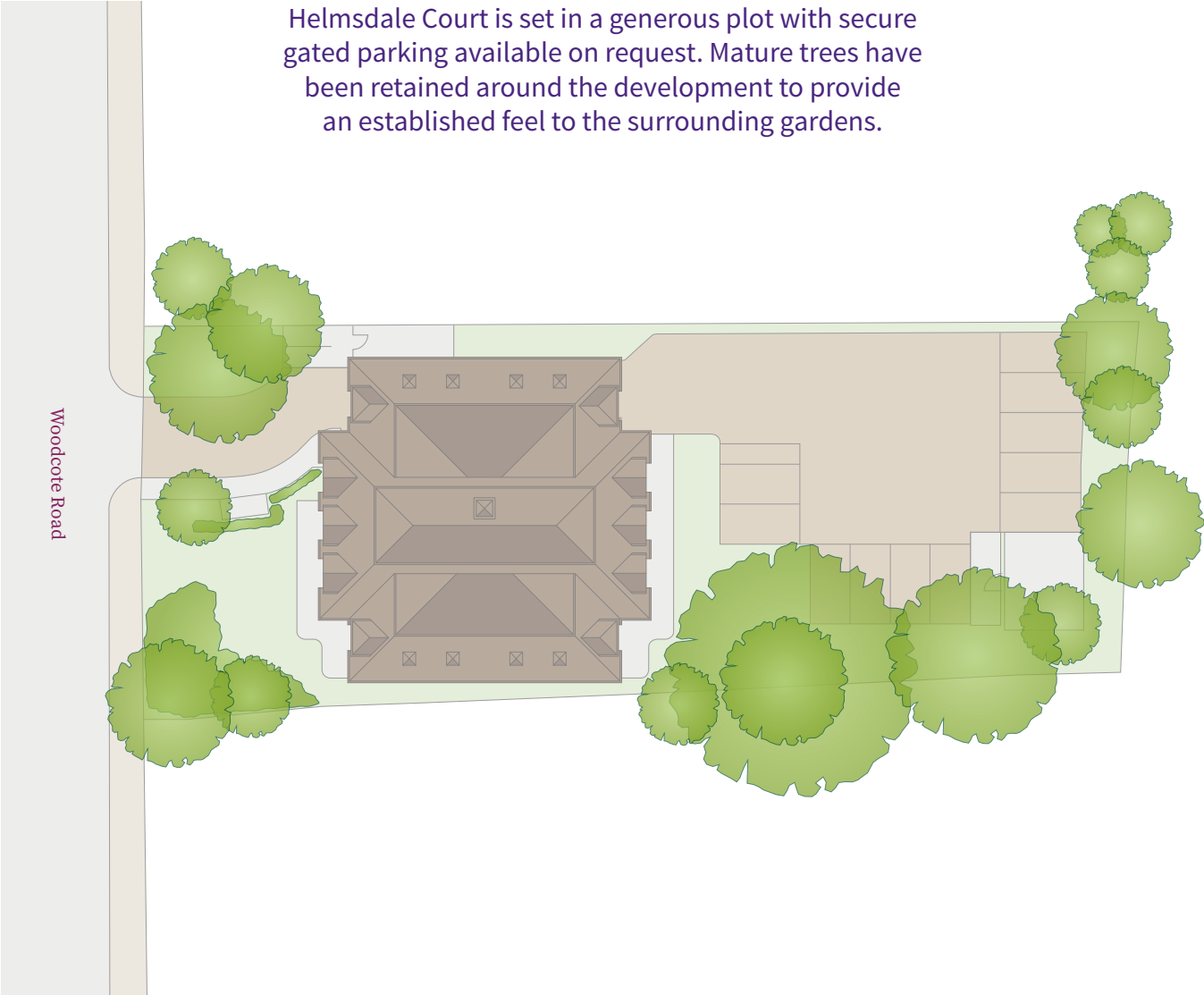


Clever use of space has allowed us to create stylish, practical homes that are a pleasure to live in

Site Plan

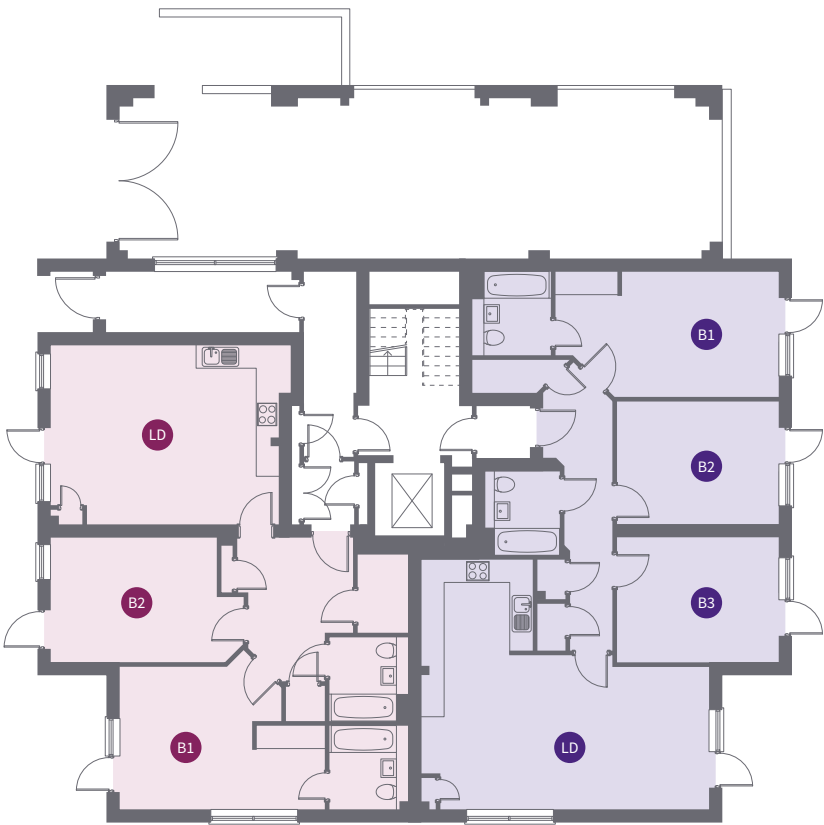


Helmsdale Court is set in a generous plot with secure gated parking available on request. Mature trees have been retained around the development to provide an established feel to the surrounding gardens.



Ground Floor

2 & 3 Bedroom Apartments



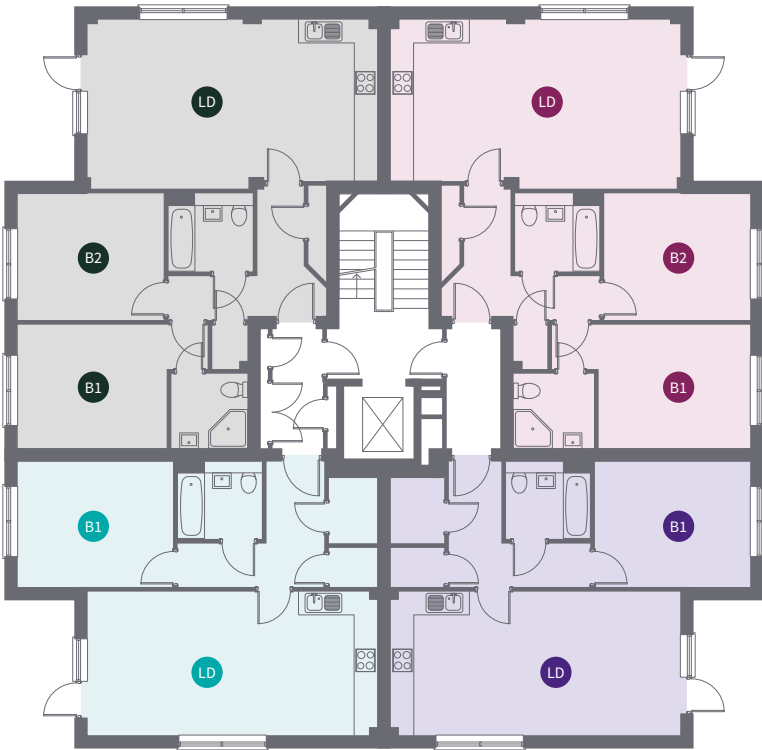
| Apartment One | | |
|---------------------|---------------|-------------------|
| LD | Living/Dining | 6200mm x 4600mm |
| B1 | Bedroom 1 | 5300mm x 3600mm |
| B2 | Bedroom 2 | 4900mm x 3600mm |
| Gross Internal Area | | 88 sq m/947 sq ft |

| Apartment Two | | |
|---------------------|---------------|----------------------|
| LD | Living/Dining | 7400mm x 4000mm |
| B1 | Bedroom 1 | 5800mm x 3300mm |
| B2 | Bedroom 2 | 4200mm x 3200mm |
| B3 | Bedroom 3 | 4200mm x 3300mm |
| Gross Internal Area | | 108 sq m/1,162 sq ft |

Kitchen layouts are indicative only, please request full design information on selected unit

First Floor

1 & 2 Bedroom Apartments



| Apartment Three | | |
|---------------------|---------------|-------------------|
| LD | Living/Dining | 7400mm x 4200mm |
| B1 | Bedroom 1 | 4000mm x 3200mm |
| B2 | Bedroom 2 | 3800mm x 3300mm |
| Gross Internal Area | | 79 sq m/850 sq ft |

| Apartment Four | | |
|---------------------|---------------|-------------------|
| LD | Living/Dining | 7400mm x 3700mm |
| B1 | Bedroom | 4000mm x 3300mm |
| Gross Internal Area | | 58 sq m/624 sq ft |

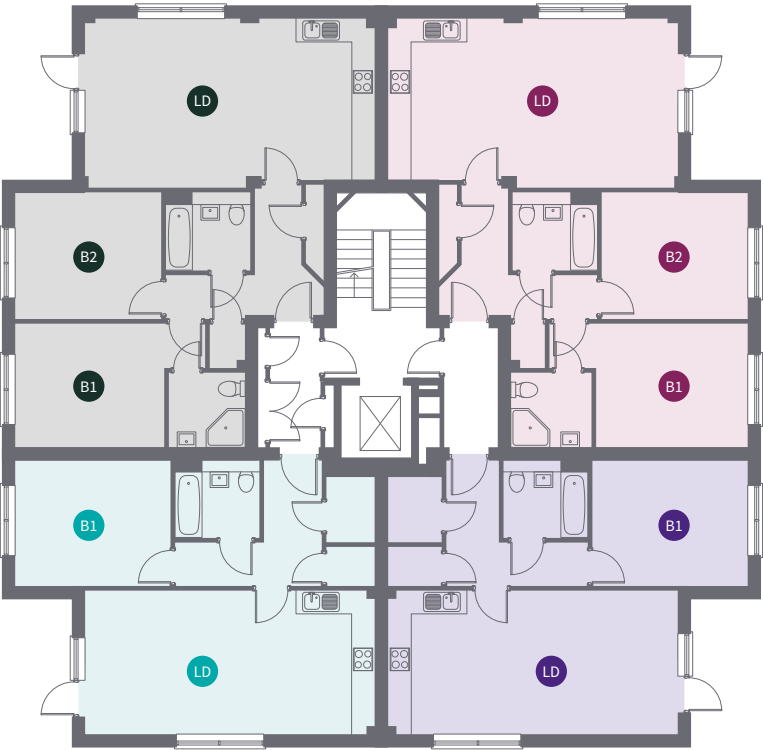
| Apartment Five | | |
|---------------------|---------------|-------------------|
| LD | Living/Dining | 7400mm x 3700mm |
| B1 | Bedroom | 4000mm x 3300mm |
| Gross Internal Area | | 58 sq m/624 sq ft |

| Apartment Six | | |
|---------------------|---------------|-------------------|
| LD | Living/Dining | 7400mm x 4200mm |
| B1 | Bedroom 1 | 3800mm x 3200mm |
| B2 | Bedroom 2 | 3800mm x 3300mm |
| Gross Internal Area | | 78 sq m/840 sq ft |

Kitchen layouts are indicative only, please request full design information on selected unit

Second Floor

1 & 2 Bedroom Apartments



| Apartment Seven | | | |
|---------------------|---------------|-------------------|--|
| LD | Living/Dining | 7400mm x 4200mm | |
| B1 | Bedroom 1 | 4000mm x 3200mm | |
| B2 | Bedroom 2 | 3800mm x 3300mm | |
| Gross Internal Area | | 79 sq m/850 sq ft | |

| Apartment Eight | | | |
|---------------------|---------------|-------------------|--|
| LD | Living/Dining | 7400mm x 3700mm | |
| B1 | Bedroom | 4000mm x 3300mm | |
| Gross Internal Area | | 58 sq m/624 sq ft | |

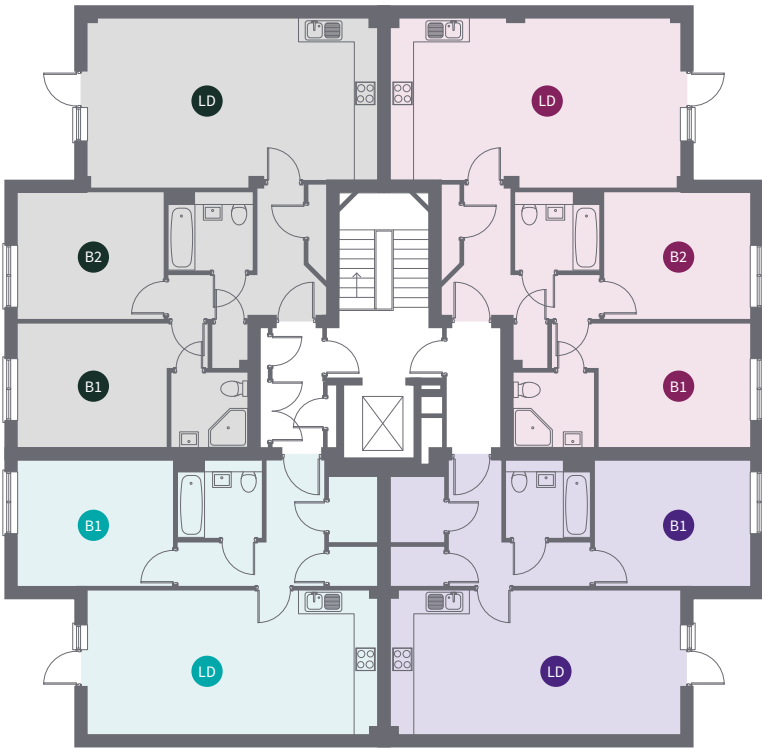
| Apartment Nine | | | |
|---------------------|---------------|-------------------|--|
| LD | Living/Dining | 7400mm x 3700mm | |
| B1 | Bedroom | 4000mm x 3300mm | |
| Gross Internal Area | | 58 sq m/624 sq ft | |

| Apartment Ten | | | |
|---------------------|---------------|-------------------|--|
| LD | Living/Dining | 7400mm x 4200mm | |
| B1 | Bedroom 1 | 3800mm x 3200mm | |
| B2 | Bedroom 2 | 3800mm x 3300mm | |
| Gross Internal Area | | 78 sq m/840 sq ft | |

Kitchen layouts are indicative only, please request full design information on selected unit

Third Floor

1 & 2 Bedroom Apartments



| Apartment Eleven | | | |
|---------------------|---------------|-------------------|--|
| LD | Living/Dining | 7400mm x 4200mm | |
| B1 | Bedroom 1 | 4000mm x 3200mm | |
| B2 | Bedroom 2 | 3800mm x 3300mm | |
| Gross Internal Area | | 79 sq m/850 sq ft | |

| Apartment Twelve | | | |
|---------------------|---------------|-------------------|--|
| LD | Living/Dining | 7400mm x 3700mm | |
| B1 | Bedroom | 4000mm x 3300mm | |
| Gross Internal Area | | 58 sq m/624 sq ft | |

| Apartment Thirteen | | | |
|---------------------|---------------|-------------------|--|
| LD | Living/Dining | 7400mm x 3700mm | |
| B1 | Bedroom | 4000mm x 3300mm | |
| Gross Internal Area | | 58 sq m/624 sq ft | |

| Apartment Fourteen | | | |
|---------------------|---------------|-------------------|--|
| LD | Living/Dining | 7400mm x 4200mm | |
| B1 | Bedroom 1 | 3800mm x 3200mm | |
| B2 | Bedroom 2 | 3800mm x 3300mm | |
| Gross Internal Area | | 78 sq m/840 sq ft | |

Kitchen layouts are indicative only, please request full design information on selected unit

Mantle Developments



An excellent reputation for quality,
craftsmanship and homeowner care.



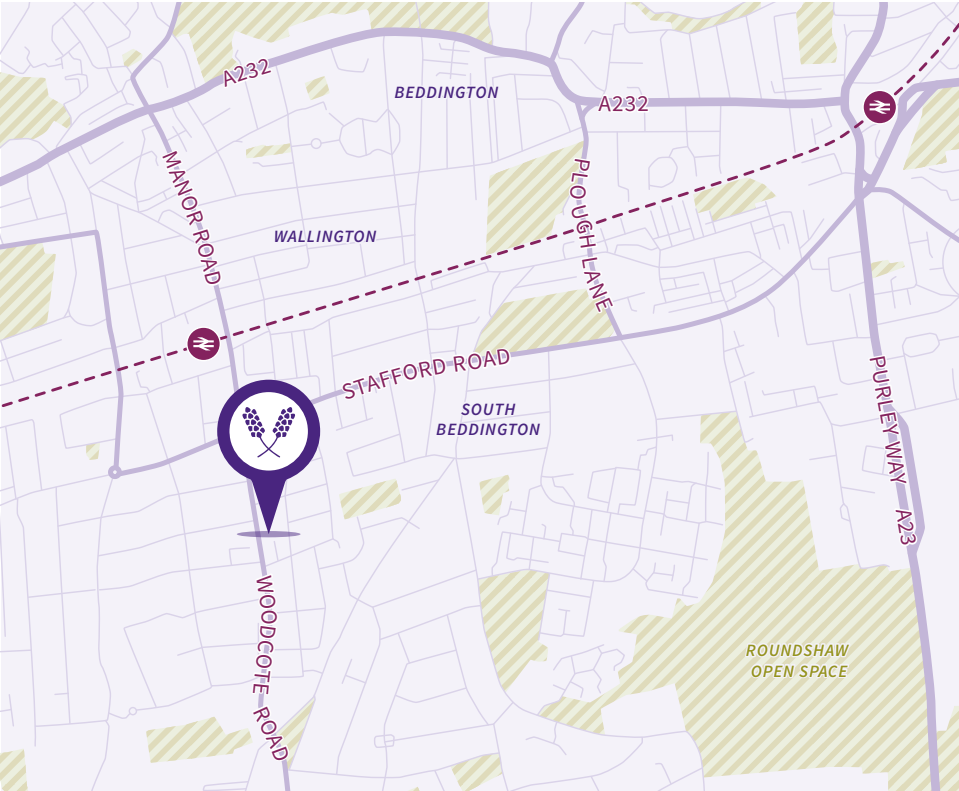
Mantle Developments was formed in 1994 by a group of partners who wanted to combine their experience of working with time-honoured craftsmen with a thorough understanding of excellence in design, construction, internal specification and detail. From day one, our aim has been to provide “more than expected,” and to ensure that everyone who buys a Mantle home benefits from superior specifications and the best finishes.

Mantle Developments has achieved an excellent reputation for quality, craftsmanship and homeowner care. We keep close links with our customers, and offer personalisation options, like specification upgrades and alterations during early stages of a build.

Please feel free to discuss any details of your new home that you would like to personalise, prior to completion.

How to find us

**Helmsdale Court is located at:
77 Woodcote Road, Wallington, Surrey, SM6 OPU**



Helmsdale Court | Wallington

Presented by

Mantle Developments



www.mantledevelopments.co.uk



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