

BROCHURE



AVELINE HOUSE

OVAL

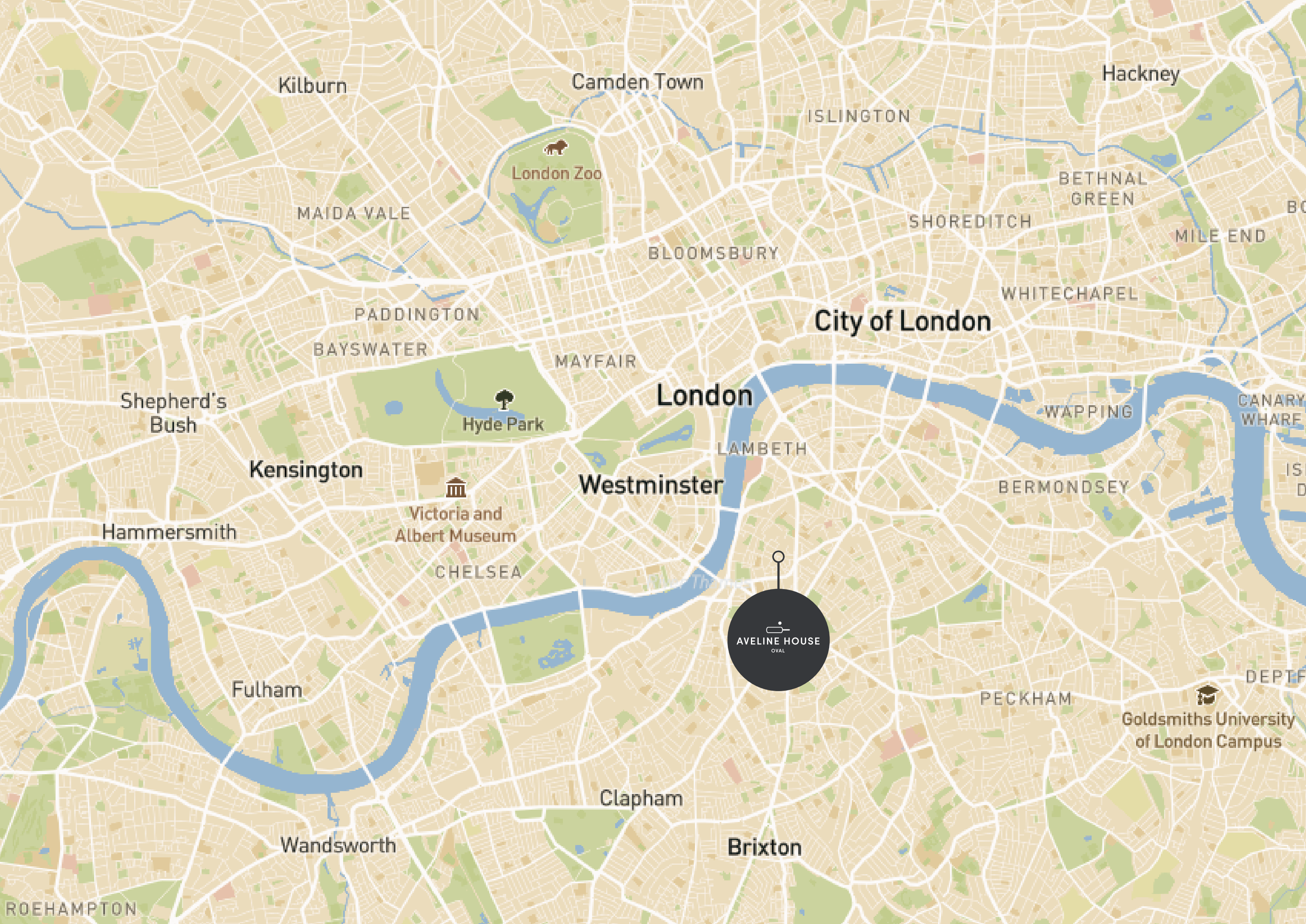


**A vibrant, boutique
development in Zone 1
of London's southeast,
Aveline House is the
ideal place to enjoy the
best the city has to
offer.**



A modern, multi-story brick building with a grid-like facade of windows and balconies. The balconies have dark metal railings. A silver car is blurred in the foreground on the left. The sky is blue with light clouds. The text is overlaid in the center of the image.

**A new space,
crafted by 2000
years of culture**



Kilburn

Camden Town

Hackney

ISLINGTON

London Zoo

MAIDA VALE

SHOREDITCH

BETHNAL GREEN

MILE END

BLOOMSBURY

WHITECHAPEL

City of London

PADDINGTON

BAYSWATER

MAYFAIR

London

Hyde Park

WAPPING

Shepherd's Bush

CANARY WHARF

Kensington

LAMBETH

BERMONDSEY

Westminster

Victoria and Albert Museum

Hammersmith

CHELSEA

AVELINE HOUSE
OVAL

DEPTFORD

Fulham

PECKHAM

Goldsmiths University of London Campus

Clapham

Wandsworth

Brixton

ROEHAMPTON



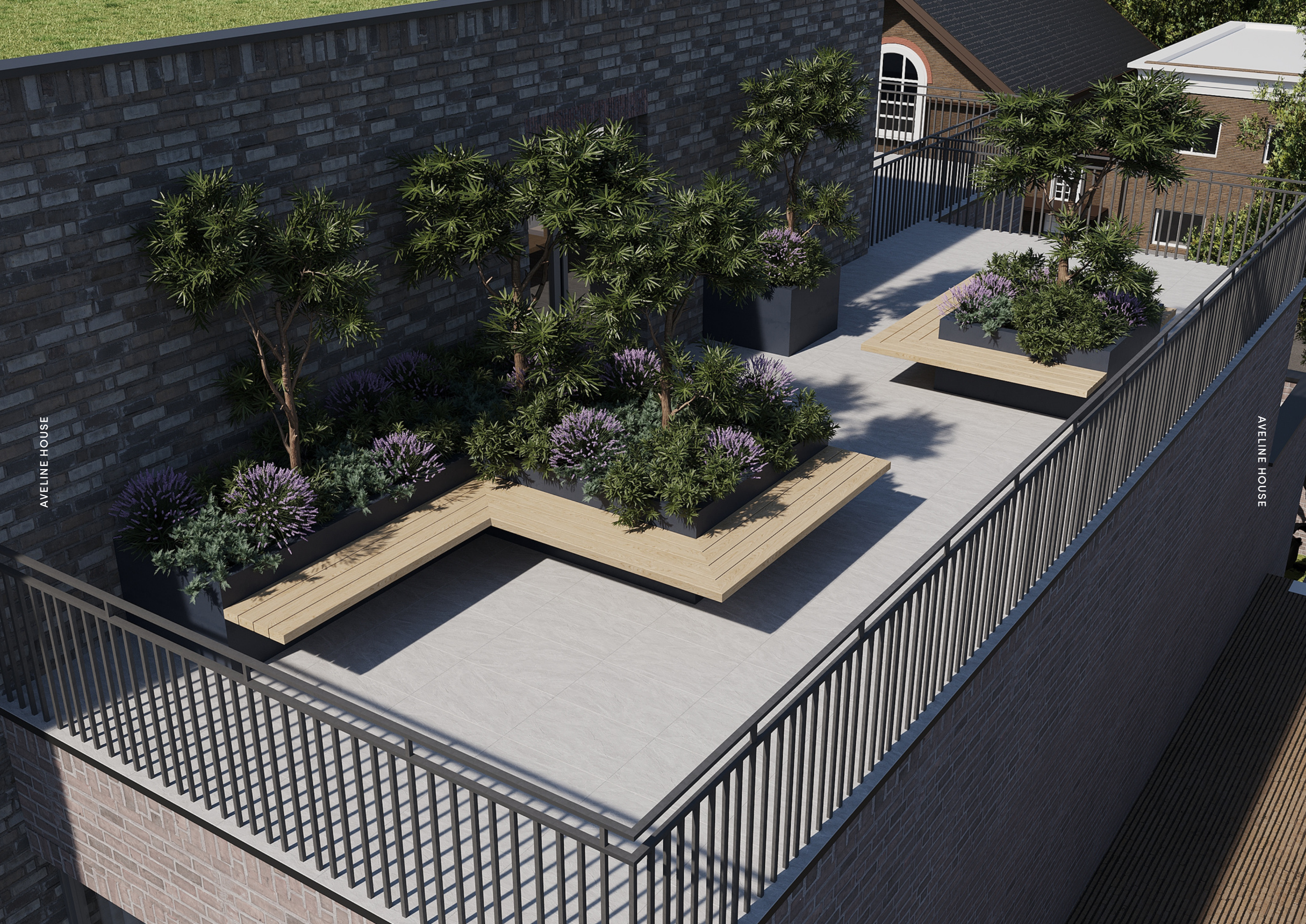
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THE OVAL

The best seat in the house

Perhaps holding the strongest claim for London's most important sporting venue, the Oval is one of the city's most inclusive venues and is right on your doorstep at Aveline House. Home of the Surrey Cricket Club since it opened its doors in 1845, the ground was also the home of England's first international football match. The ground regularly hosts tests, one-day internationals and T20 cricket matches –and is the perfect way to spend a summer's afternoon, while the stadium's museum is a delight for fans of sporting history.



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INTRODUCTION

Where elation meets serenity

Aveline House is the new standard for inspired living, offering you an enhanced lifestyle that offers peace and excitement. Ideally located in Zone 1 of the city, Aveline House is a collection of nine contemporary apartments situated between Kennington and Vauxhall. Set in the exceptional surrounds of local cafes, restaurants and bars—the development and its location offer all you'd expect from city living, and balance it with the tranquillity and peace of a city escape.

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LOCATION

The cornerstone of an inspired life

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Aveline House has been designed with the understanding that a home needs to be a sanctuary and platform for your lifestyle. Each of the nine beautifully crafted apartments is built to inspire and recharge, without imposing on your own way of living. Aveline House is the foundation you'll always return to, from which lives and ideas are created. All this is waiting for you.



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LOCAL AMENITIES

**It's refined
by the
neighbourly**

An assortment



24 The Oval
15 minutes by Bus | 5 minutes by Car
An old fashioned, local British favourite

A Wong
20 minutes by Bus | 10 minutes by Car
Michelin starred Chinese restaurant

The Savoy
25 minutes by Tube | 15 minutes by Car
Iconic British & French inspired menu

Club Gascon
25 minutes by Tube | 20 minutes by Car
Michelin starred French cuisine

The Dorchester
30 minutes by Tube | 15 minutes by Car
The city's finest dining experience

Your new neighbourhood is surrounded by some of the most incredible cuisines from around the globe. From independent cafes and restaurants to old favourites, whatever your culinary desire, both mind and stomach will be satisfied by the options near Aveline House.



of moreish

GREEN SPACES

Unwind at your local eden

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The benefits your external environment offers are elevated by the surrounding green spaces and havens for relaxation at Aveline House. The development is near several fantastic parks, including Kennington Park and the Vauxhall Pleasure Gardens, contrasting calm with the disposition of regular city living.





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TRANSPORT

Anywhere & everywhere

Fantastically connected in every direction, Aveline House is an ideal location regardless of where you're heading. The vibe of central London is less than 10 minutes away, while the city's largest airports are all reached within an hour. The development's convenient location means you're in the perfect spot to explore the well-known parts of the city and discover your own personal favourites.

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Victoria
Station

10
minutes
by Tube

Clapham
Junction

15
minutes
by Bus

The
Strand

20
minutes
by Bus

Notting Hill
Gate

30
minutes
by Tube

Tate Modern
Museum

30
minutes
by Bus

Kensington
High Street

30
minutes
by Tube



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A city for the learners

Regardless of you, or your child's stage of learning, London sits at the top of the class as a global leader in education. Aveline House is within easy reach of several of the city's most recognised and distinguished universities and schools, which consistently attract top-tier talent from both the UK and around the world.



PRIMARY

Westminster Choir School
15 minutes by Bus

Eaton Square School
20 minutes by Tube

Hornsby House School
25 minutes by Tube

Broomwood Hall
25 minutes by Tube

SECONDARY

Westminster School
15 minutes by Bus

Pimlico Academy
15 minutes by Tube

Harris Academy
20 minutes by Bus

Queen's Gate School
25 minutes by Tube

UNIVERSITY

University of The Arts: LCC
10 minutes by Tube

London School of Economics
20 minutes by Bus

University of Westminster
20 minutes by Tube

Imperial College London
25 minutes by Bus

It's accomplished London living

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It's the city for the world's art, culture, commerce and entertainment—so it's no surprise few cities rival London. It operates as Europe's most significant urban economy and is home to an incredible range of free, world-class museums and galleries, sporting venues, five airports, Michelin-star restaurants and shopping options. But what's best? You'll always find something new to discover every day.



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Specifications



List

KITCHEN

- Floor to ceiling matt finish kitchen cabinetry with integrated handles
- 20mm Quartz worktops and matching full height splash back
- Stainless steel under-mounted sink with stainless steel mixer tap
- Siemens appliances; including touch control induction hob, washer/dryer, integrated dishwasher and integrated fridge/freezer
- Concealed under cabinet task lighting and worktop sockets

EXTERIOR

- Alideck aluminium decking and balustrades for all private balconies
- Front and rear gardens for ground floor units, with patios and planting beds to include trees, shrubs and perennials
- Communal roof terrace with 20mm porcelain paving, raised planters and seating areas
- Green roof system to all levels

BATHROOM

- Large format Italian Marazzi porcelain tiles with marble shower niche
- Wall to wall mirror with led backlighting and Quartz under mirror cill
- Lusso vanity units with resin basin and wall mounted mixer tap
- Thermostatic shower with wall mounted diverter (hand held) and glass shower screen
- White steel bath with filler
- Grohe wall hanging toilet with soft close seat, concealed cistern and dual flush
- Xpelair extraction with humidity sensor
- Heated towel rail
- Pocket doors for ensuite bathrooms

COMMUNAL

- Secure cycle storage facilities
- Communal lobby with secure mailbox, glass Crittall panels and door to exposed concrete stairs with metal balustrade
- Large format hallway tiling with feature lighting
- Communal energy efficient Air Source Heat pump (ASHP), featuring individual metering in each of the nine apartments

ELECTRICAL

- Video entry system with screen and remote access, available via app
- Flush fitted LED downlighting throughout plus pendant lighting in principle bedrooms and LED lighting with sensors in all utility cupboards
- High speed FTTP fibre provided for each apartment
- All switches and sockets in matte finish
- Mains smoke and heat detection

INTERIOR

- 14mm engineered herringbone flooring throughout (tiles to bathrooms)
- Fitted, integrated Egger wardrobes with hanging rails, shelving, draws and internal concealed lighting
- White painted flush internal doors with Forme door handles
- Square edge painted architrave and skirting
- Underfloor heating throughout with multi-zone thermostats
- Mechanical ventilation with heat recovery (MVHR) systems provided within each apartment to provide continual fresh filtered air



Floorplans

Apartment One

Ground Floor

3 Bedroom | 2 Bathroom

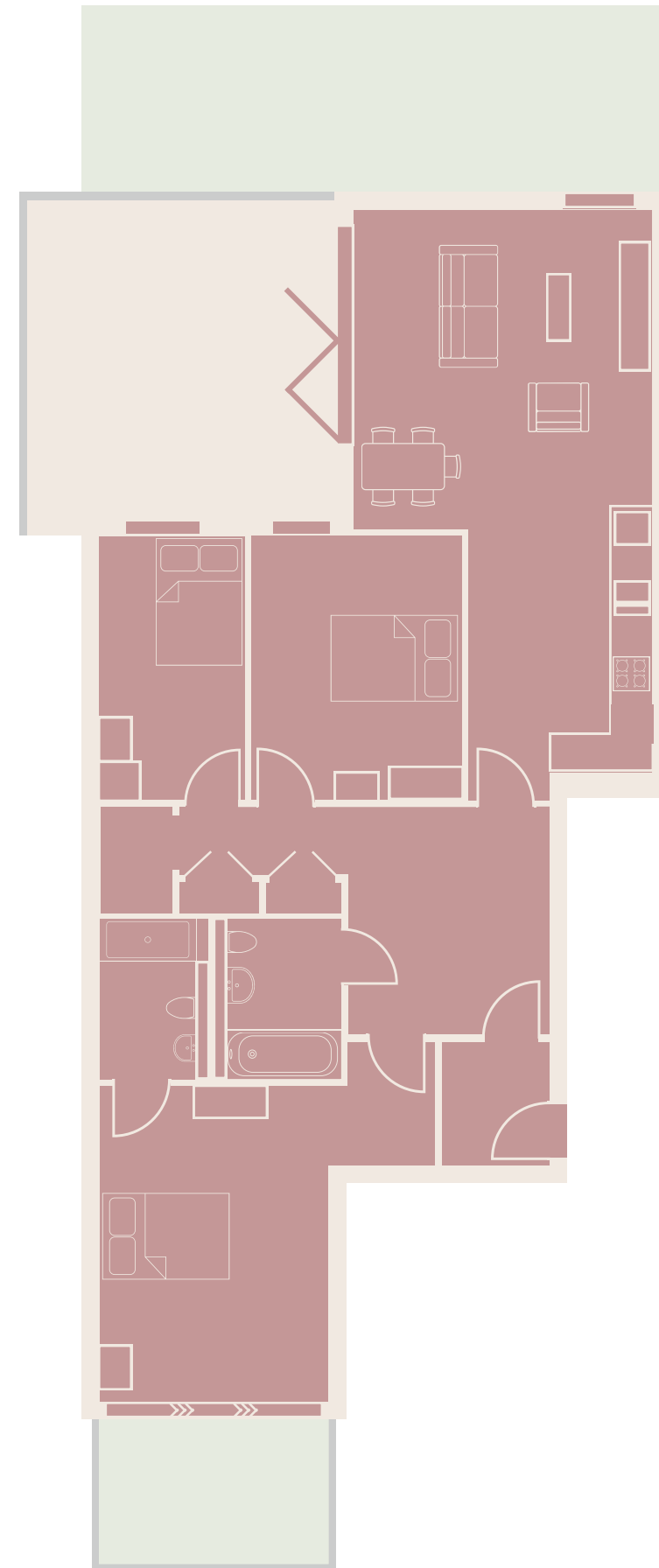
1147.4 sqft | 106.6 sqm

	m	ft
Kitchen & Living	4.6 x 9.0	15.1 x 29.5
Bedroom 1	5.2 x 5.0	17.1 x 16.4
Ensuite	1.7 x 2.4	5.6 x 7.9
Bedroom 2	2.5 x 3.6	8.2 x 11.8
Bedroom 3	2.6 x 3.9	8.5 x 12.8
Bathroom	2.6 x 2.9	8.5 x 9.5
Cloakroom	1.2 x 2.8	3.9 x 9.2
Lobby	5.7 x 4.5	18.7 x 14.8
Rear Garden	10.2 x 9.4	33.5 x 30.8



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Apartment Two

Ground Floor

3 Bedroom | 2 Bathroom

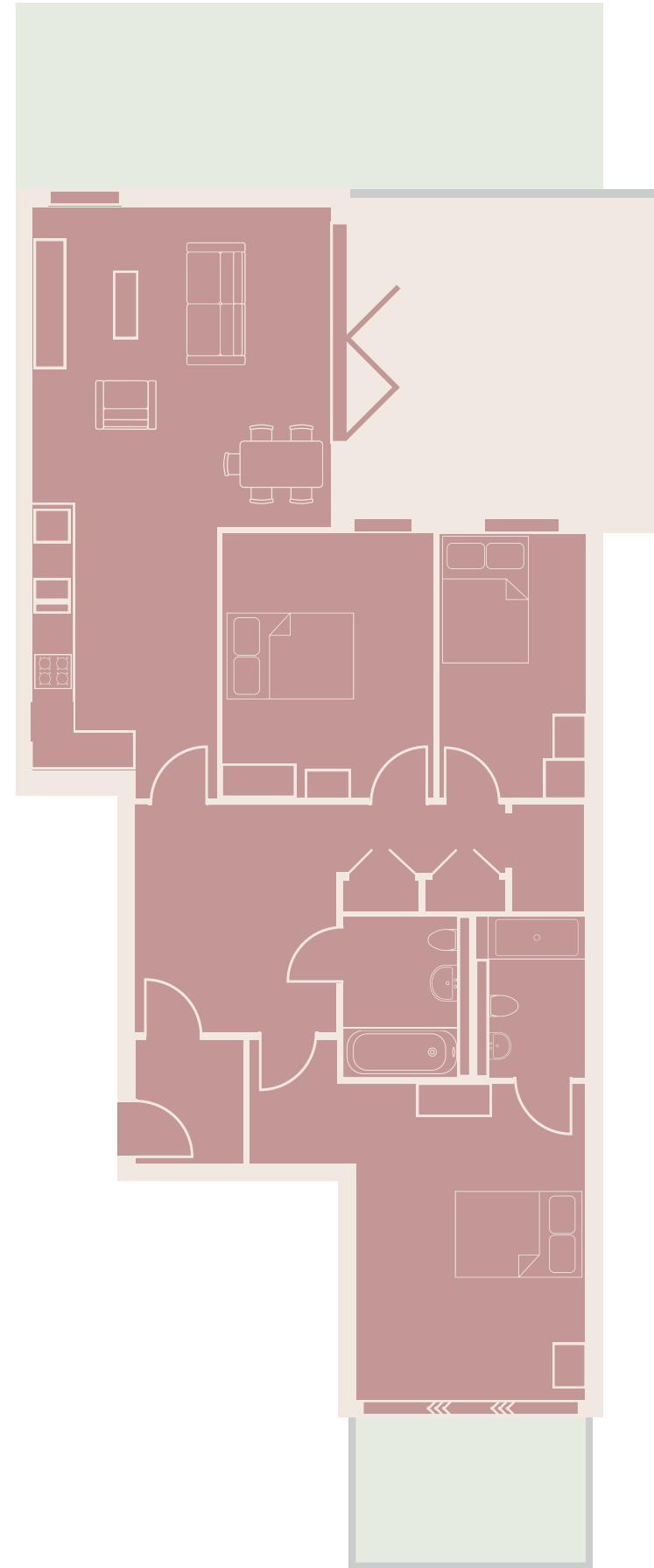
1147.4 sqft | 106.6 sqm

	m	ft
Kitchen & Living	4.6 x 9.2	15.1 x 30.2
Bedroom 1	5.2 x 5.6	17.1 x 16.4
Ensuite	1.7 x 2.4	5.6 x 7.9
Bedroom 2	3.2 x 4.1	10.5 x 13.5
Bedroom 3	2.3 x 4.1	7.5 x 13.5
Bathroom	2.0 x 2.4	6.6 x 7.9
Cloakroom	1.2 x 2.8	3.9 x 9.2
Lobby	5.8 x 3.5	19.0 x 11.5
Rear Garden	9.1 x 9.1	29.9 x 29.9



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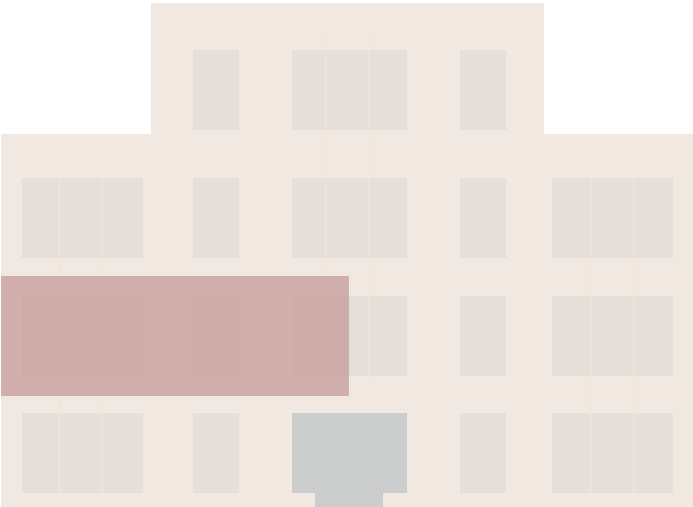


Apartment Three

First Floor

2 Bedroom | 2 Bathroom
939.7 sqft | 87.3 sqm

	m	ft
Kitchen & Living	3.8 x 8.3	12.5 x 27.2
Bedroom 1	4.5 x 5.1	14.8 x 16.7
Ensuite	1.8 x 1.7	5.9 x 5.6
Bedroom 2	4.7 x 4.7	15.4 x 15.4
Bathroom	2.0 x 2.4	6.6 x 7.9
Lobby	3.1 x 8.2	10.2 x 26.9
Balcony	6.3 sqm	67.8 sqft



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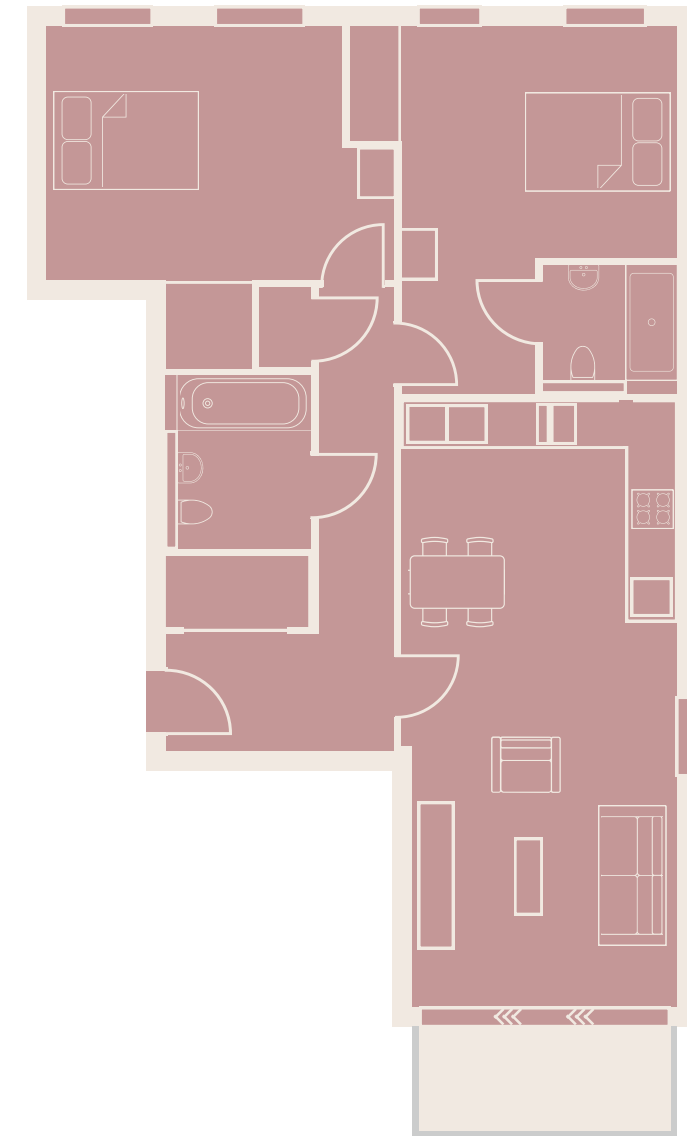
Apartment Four

First Floor

2 Bedroom | 2 Bathroom

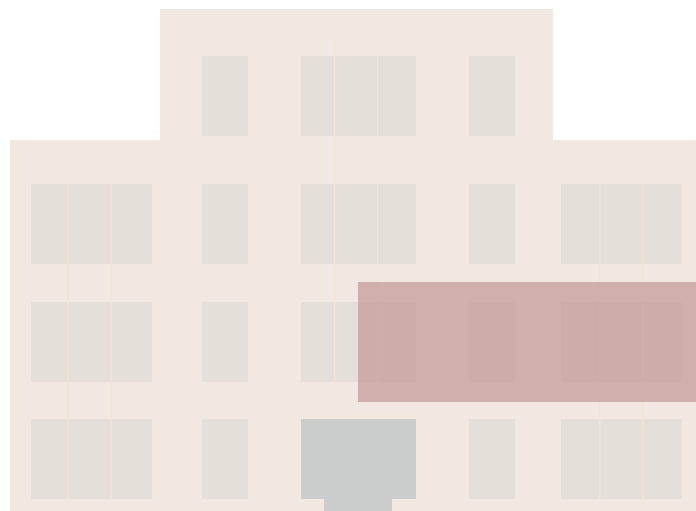
939.7 sqft | 87.3 sqm

	m	ft
Kitchen & Living	3.8 x 8.3	12.5 x 27.2
Bedroom 1	4.5 x 5.1	14.8 x 16.7
Ensuite	1.8 x 1.7	5.9 x 5.6
Bedroom 2	4.7 x 4.7	15.4 x 15.4
Bathroom	2.0 x 2.4	6.6 x 7.9
Lobby	3.1 x 8.2	10.2 x 26.9
Balcony	6.3 sqm	67.8 sqft



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Apartment Five

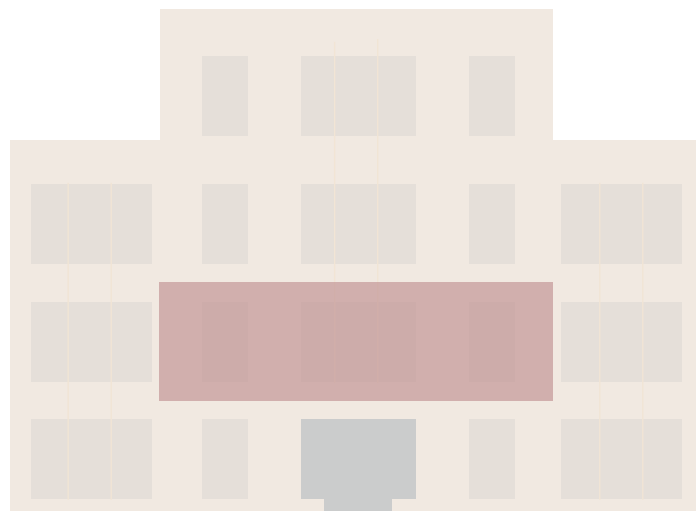
First Floor

1 Bedroom | 1 Bathroom

540.3 sqft | 50.2 sqm

	m	ft
Kitchen & Living	6.5 x 5.8	21.3 x 19.0
Bedroom	3.0 x 4.7	9.8 x 15.4
Bathroom	2.2 x 2.0	7.2 x 6.6
Lobby	2.6 x 2.0	8.5 x 6.6
Balcony	6.2 sqm	66.7 sqft

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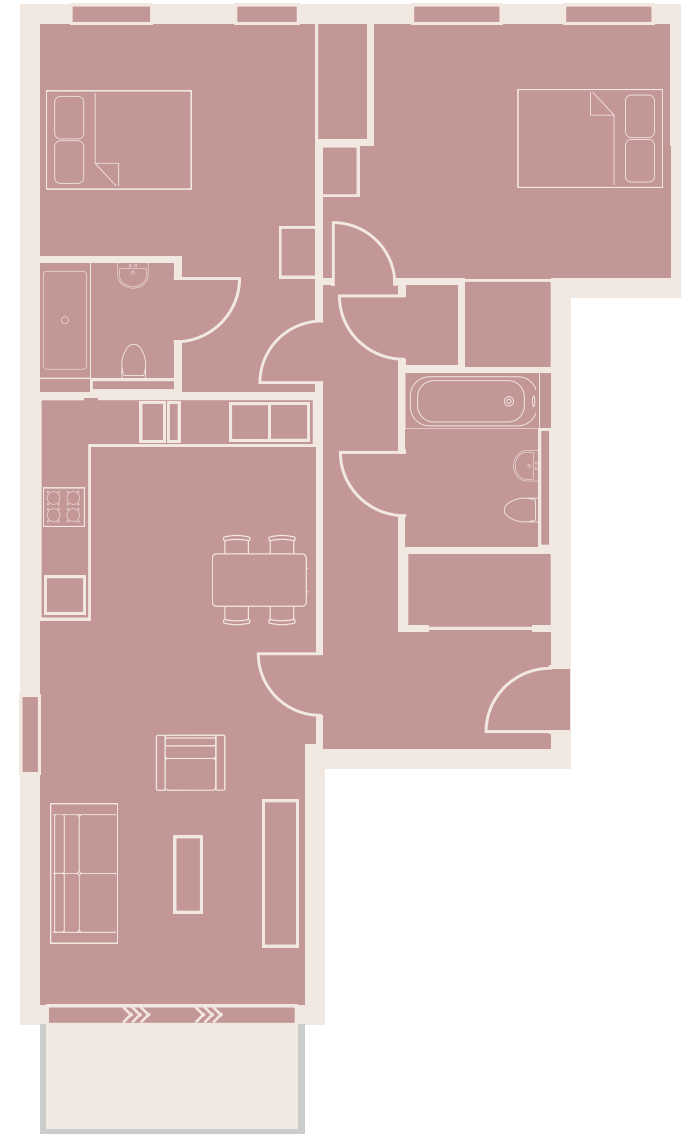
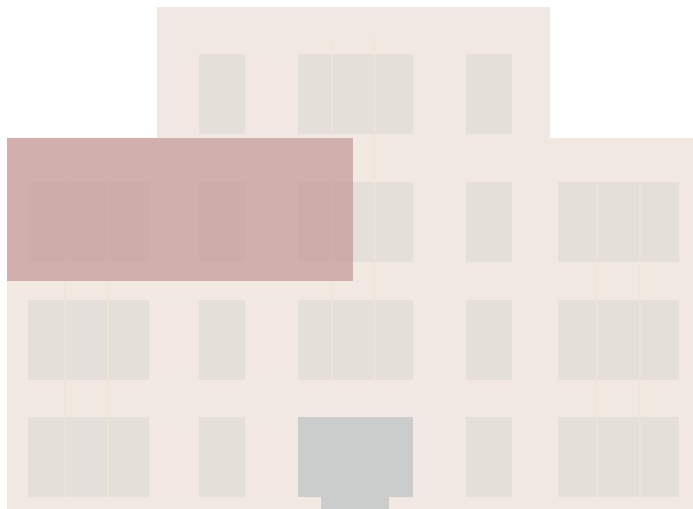
Apartment Six

Second Floor

2 Bedroom | 2 Bathroom

815.9 sqft | 75.8 sqm

	m	ft
Kitchen & Living	3.8 x 7.5	12.5 x 24.6
Bedroom 1	4.7 x 3.5	15.4 x 11.5
Ensuite	1.7 x 1.8	5.6 x 5.9
Bedroom 2	3.8 x 2.9	12.5 x 9.5
Bathroom	2.0 x 2.4	6.6 x 7.9
Lobby	3.1 x 6.7	10.2 x 22.0
Balcony	6.3 sqm	67.8 sqft



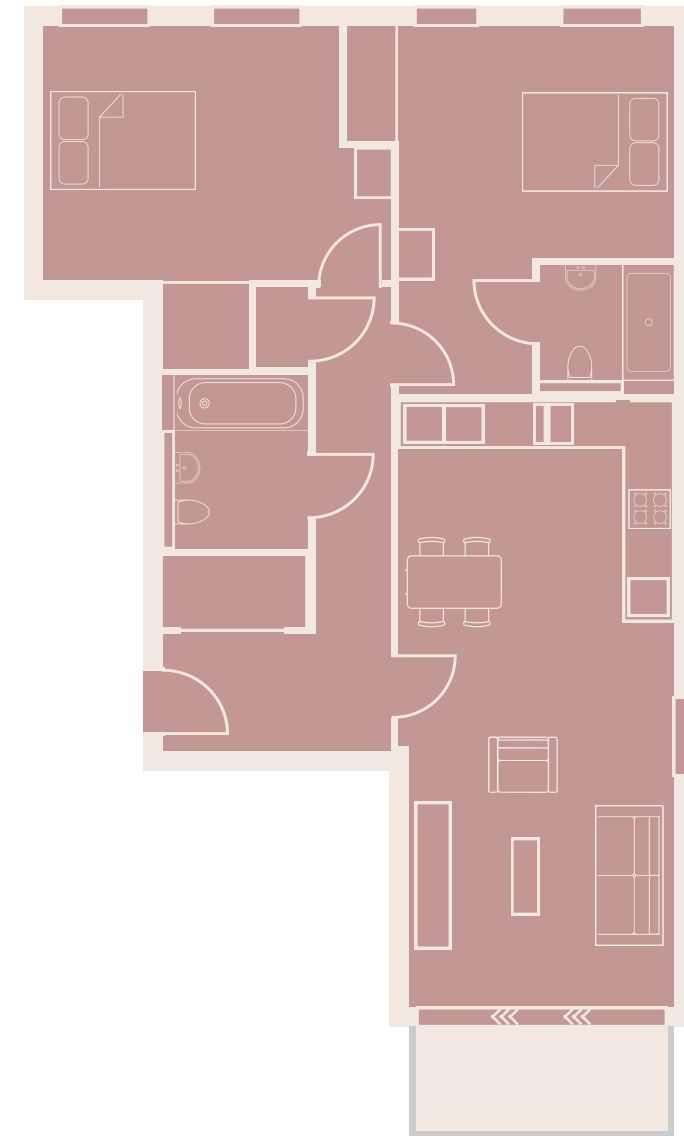
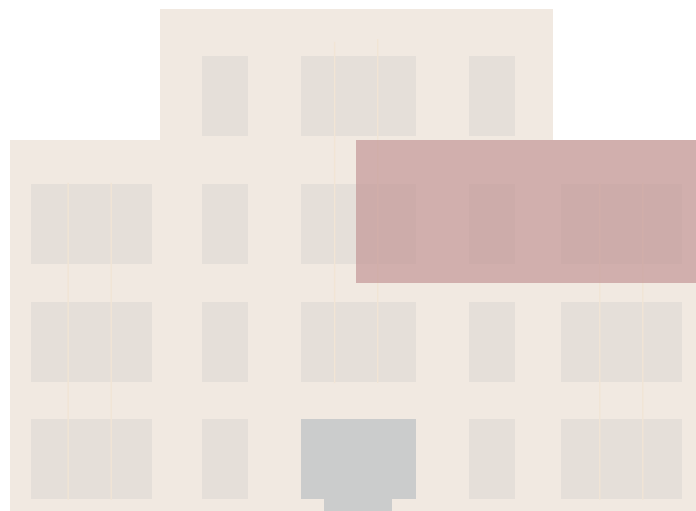
Apartment Seven

Second Floor

2 Bedroom | 2 Bathroom

815.9 sqft | 75.8 sqm

	m	ft
Kitchen & Living	3.8 x 7.5	12.5 x 24.6
Bedroom 1	4.7 x 3.5	15.4 x 11.5
Ensuite	1.7 x 1.8	5.6 x 5.9
Bedroom 2	3.8 x 2.9	12.5 x 9.5
Bathroom	2.0 x 2.4	6.6 x 7.9
Lobby	3.1 x 6.7	10.2 x 22.0
Balcony	6.3 sqm	67.8 sqft



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Apartment Eight

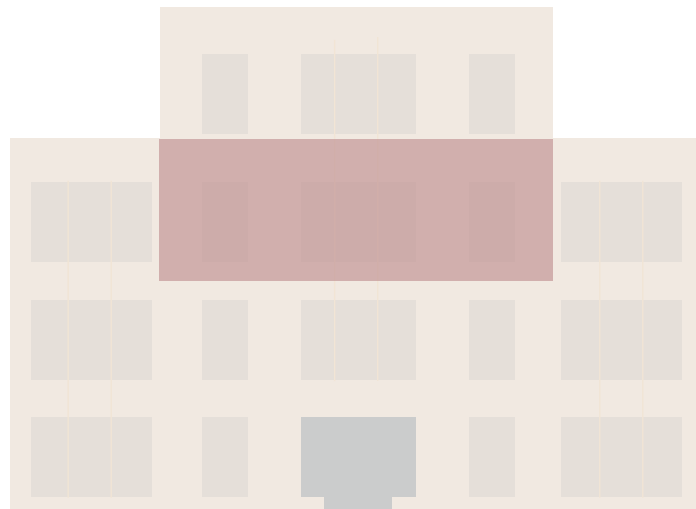
Second Floor

1 Bedroom | 1 Bathroom

540.3 sqft | 50.2 sqm

	m	ft
Kitchen & Living	6.5 x 5.8	21.3 x 19.0
Bedroom	3.0 x 4.7	9.8 x 15.4
Bathroom	2.2 x 2.0	7.2 x 6.6
Lobby	2.6 x 2.0	8.5 x 6.6
Balcony	6.2 sqm	66.7 sqft

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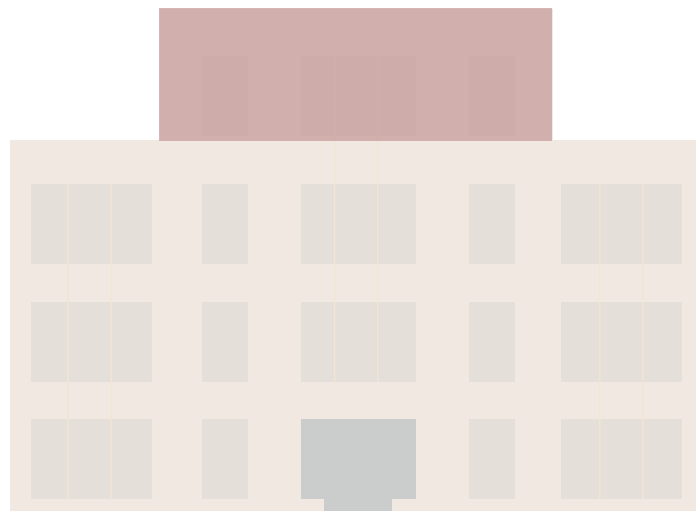
Apartment Nine

Penthouse

2 Bedroom | 2 Bathroom

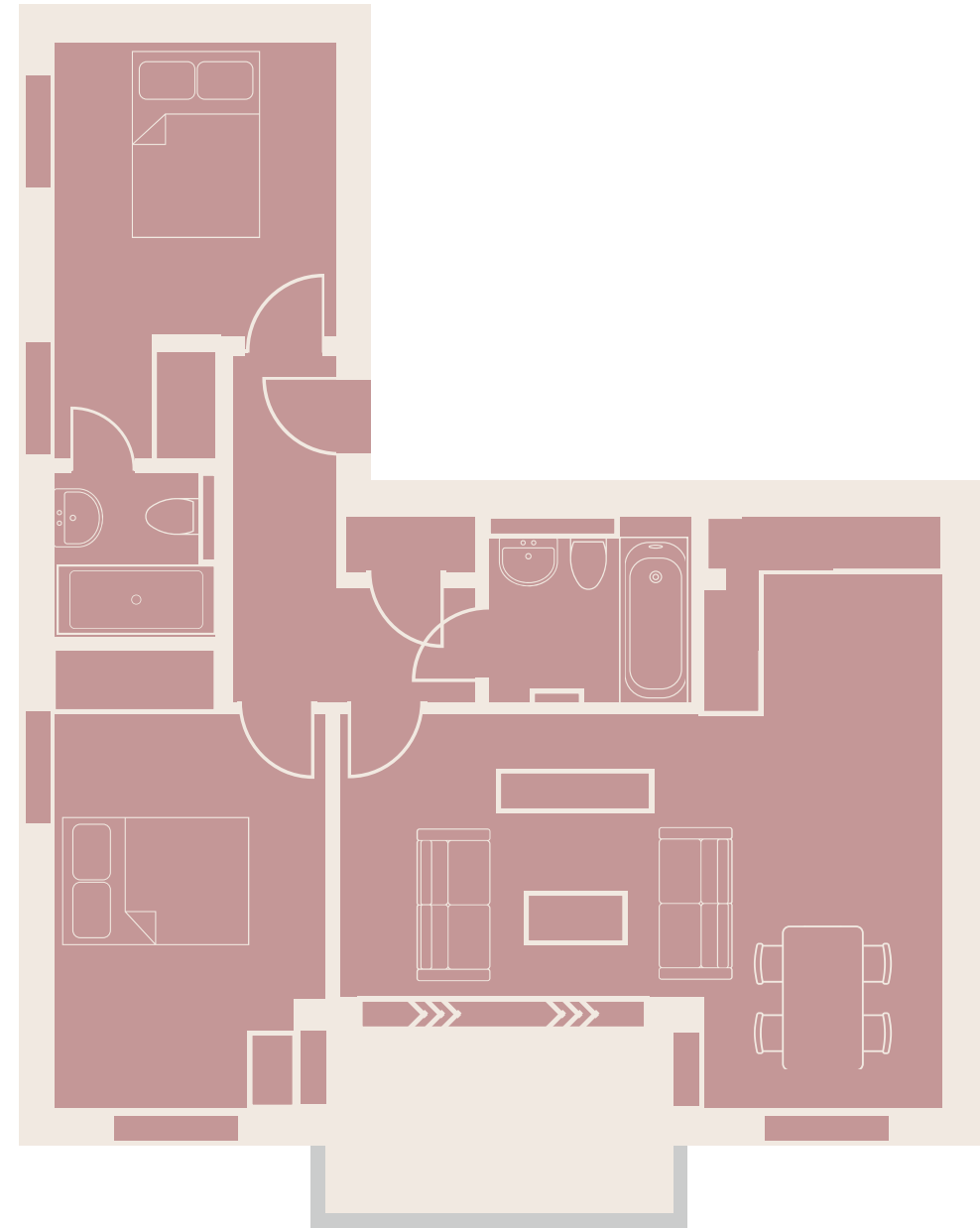
764.2 sqft | 71.0 sqm

	m	ft
Kitchen & Living	6.5 x 6.4	21.3 x 20.0
Bedroom 1	3.0 x 5.0	9.8 x 16.4
Ensuite	1.8 x 1.8	5.9 x 5.9
Bedroom 2	3.0 x 4.5	9.8 x 14.8
Bathroom	2.2 x 2.0	7.2 x 6.6
Lobby	2.6 x 3.8	8.5 x 12.5
Balcony	7.2 sqm	77.5 sqft



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