

Beltwood Park *Residences*

41 SYDENHAM HILL, LONDON SE26

Your Home at Beltwood Park

Heritage homes, contemporary living

■ Beltwood Park is a unique and visionary development situated in a conservation area within one of London's most desirable residential locations.

A perfect marriage of heritage and contemporary architecture, creating six beautifully appointed residences within the fabric of a Grade II listed stately home and six individually designed houses set in protected woodland.

These exceptionally well-crafted homes feature a blend of period details and contemporary finishes, complete with top-of-the-range fixtures and fittings. From the moment you step inside, you will appreciate the singular quality and enviable lifestyle on offer.

Beltwood House has been lovingly remodelled into six elegant apartments, while the Old Gate House has been transformed into a stylish modern home. The New Gate House, the Pavilion and the three properties that make up the Terraces are all stunning new contemporary family homes with private gardens and parking.

Limited in number to only 12, these exclusive homes have been sensitively designed to sit in harmony with their mature and historic surroundings, which include a number of listed houses adjacent to the park, as well as the main house itself, a neoclassical Victorian mansion.



[4]



London

■ For those in the know, the allure of London is a long way from the familiar tourist sites, department stores and chain restaurants. In fact the true charm of London is waiting to be discovered in the capital's network of outlying villages, each with its own unique appeal.

Here, you'll find everything you need to live your best London life, from stylish home d  cor to the latest fashions and from gastropubs to restaurants serving authentic global cuisine.

In the vibrant streets of Peckham's Bellenden Village, vintage fashion boutiques rub shoulders with artisan delis, independent bookstores and the renowned Persian shop and restaurant Persepolis. Spend a lazy Sunday cooling off at Brockwell Lido or browsing among the fresh produce, organic food and second-hand collectables at Haynes Lane market in Gipsy Hill.

When it comes to leisure, you'll be spoilt for choice. Take in an arthouse movie at the East Dulwich Picturehouse or a blockbuster on the giant screen at the Odeon BFI IMAX, just a short stroll from the South Bank complex of performance and exhibition halls. Family-friendly museums, world-class theatres and a host of music venues offer all-year-round entertainment.

In a city blessed with vast swathes of green spaces, there are plenty of options for family outings. Your new home is within easy reach of Kew Gardens, Richmond and Greenwich Parks, and Battersea Park Children's Zoo, to name a few. And with an excellent network of rail and bus services on your doorstep, you'll have no trouble navigating your way across one of the most exciting and enriching cities in the world.

[5]



Sydenham Hill

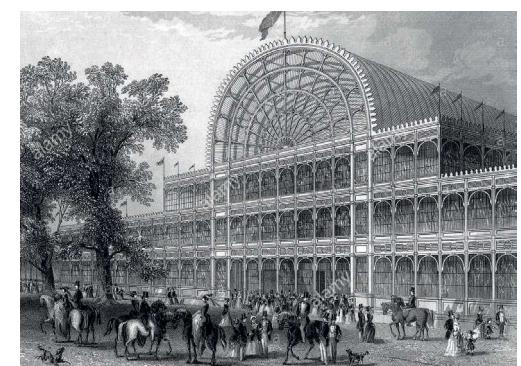
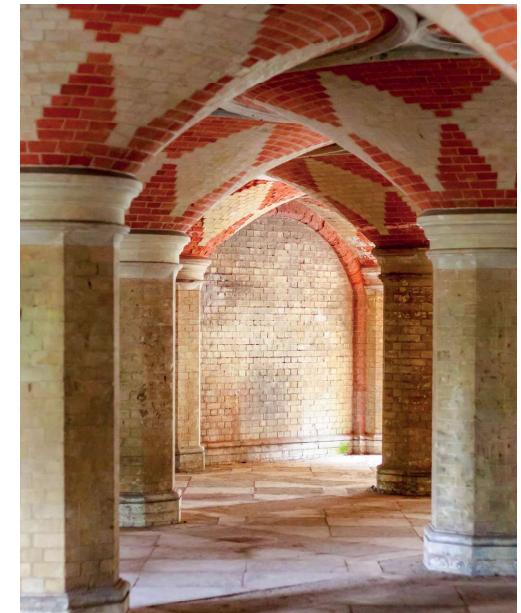
■ Sydenham Hill and its surrounding areas offer the best of both worlds. Easy access into central London, combined with a village lifestyle surrounded by leafy parks, woods and green walking trails. Just three miles away is Brockwell Park and its famous lido, a favourite spot for year-round open-air swimming and sunbathing.

Head down the hill into Sydenham for independent wine bars, craft beer, vintage shops and gastropubs, or to access the extensive overground rail network. Take a trip into Dulwich Village for its cosmopolitan collection of restaurants, bars and boutiques, or over to Peckham Rye for rustic pubs with welcoming beer gardens and a food market specialising in African and intercontinental fare.

Winner of the best park in South London 2020, Crystal Palace is a wonderful day out for the family, boasting a skatepark, maze, farm, museum and boating lake. While in nearby Sydenham Hill Wood you can explore a network of tranquil trails through the enchanting ancient woodland. For football fans, Crystal Palace FC, the Premiership football club is a ten-minute drive away.

There is a wealth of culture to experience too, from the masterpieces on display at Dulwich Picture Gallery to the exhibitions, trials and festivals created by Sydenham Arts. There is also an abundance of leisure facilities, including Dulwich Golf Club and the historic Herne Hill velodrome, where you can enjoy a drink while watching top-class racing. The restored gothic revival All Saints Church in West Dulwich is a hidden gem, hosting regular services, choral music and concerts.

Sydenham is also a prime location for some of the best schools in the country, a mix of private and state educational facilities, all with exceptional reputations. You really are spoilt for choice in this south London village.





Dulwich Village

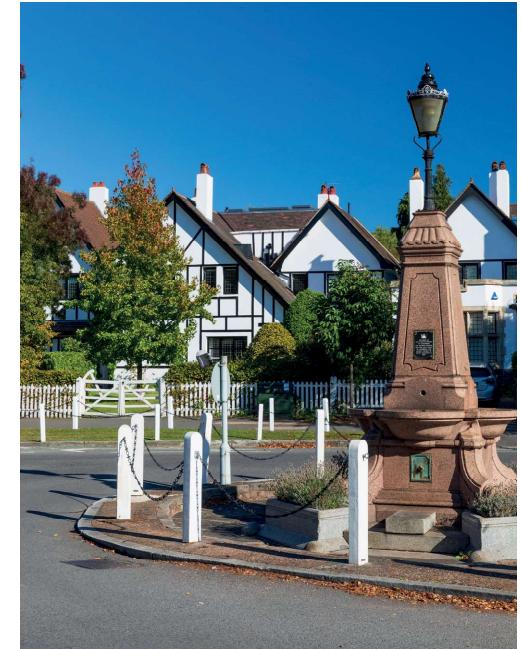
■ A leafy Victorian suburb in south London, peppered with acres of parkland. Dulwich offers a unique combination of good schools, excellent transport links into central London and a high street bustling with independent retailers.

Dulwich Village is situated in what was once a private holding, now managed by The Dulwich Estate which controls development in the local and surrounding area. One of the main attractions of the area is its green open spaces, most notably Dulwich Park consisting of 72 acres of conservation and wildlife areas, complete with a boating lake, duck pond, tennis courts and cafe.

Dulwich Village is famous for its art gallery, The Dulwich Picture Gallery, home to European greats such as Poussin and Rembrandt. In addition to its own collection of old masters, the gallery hosts regular award-winning exhibitions, featuring a highly eclectic range of brought-in material, and holds weekly art workshops.

The traditional village atmosphere is further enhanced with small boutique shops, leafy streets and charming white picket fences. There are cafes, delis, organic food shops and a wide range of well-stocked independent stores. The Crown & Greyhound pub and hotel has provided travellers with accommodation and acted as the social hub for the Village since 1911.

Lordship Lane in East Dulwich, just one mile away from the Village, provides a plethora of award-winning independent retailers, bakers, pubs and restaurants, along with the East Dulwich Picturehouse, an intimate three-screen cinema showing major releases and arthouse favourites. At its far eastern end, Lordship Lane also has the inspiringly diverse Horniman Museum and Gardens, founded by a Victorian tea tycoon and filled with an amazing collection of anthropological and natural history exhibits.



History



■ Beltwood House is a beautiful neoclassical Victorian mansion situated in a private parkland setting extending to just over three acres.

This important architectural jewel is Grade II listed and has been sensitively restored to its former glory by a heritage-focused team of skilled craftspeople and artisans.

The house sits within protected woodland, part of the Dulwich Wood Conservation Area, with many of the trees protected by preservation orders.

Architecturally, Beltwood House has a rich heritage and is believed to have been designed by Robert Richardson Banks and Charles Barry Jr, who between them designed the main building of Dulwich College, Bylaugh Hall in Norfolk, the forecourt of Burlington House and 12 Kensington Palace Gardens, currently the Russian Embassy. Moreover, Barry's father designed the Houses of Parliament (Palace of Westminster), perhaps the most influential Gothic Revival building in the world.

A formal Italianate parterre garden was added to the grounds of Beltwood House at a later date.

One of the main goals in renovating Beltwood House and its grounds was to preserve this historic home and facilitate its removal from the English Heritage 'At Risk' register, restoring it to its original glory. Forming part of the Dulwich Estate (a charity established in 1619 to endow Dulwich College, and the guardian of the heritage of much of the Dulwich area) and, originally, the Great North Wood (an ancient wood which extended from Deptford in the north to Croydon in the south, remnants of which survive on the site itself and in Sydenham Hill Wood and Dulwich Wood), it is a unique property in a distinctive, sylvan setting.



Beltwood House is a beautiful neoclassical Victorian mansion situated in a private parkland setting

The Main House

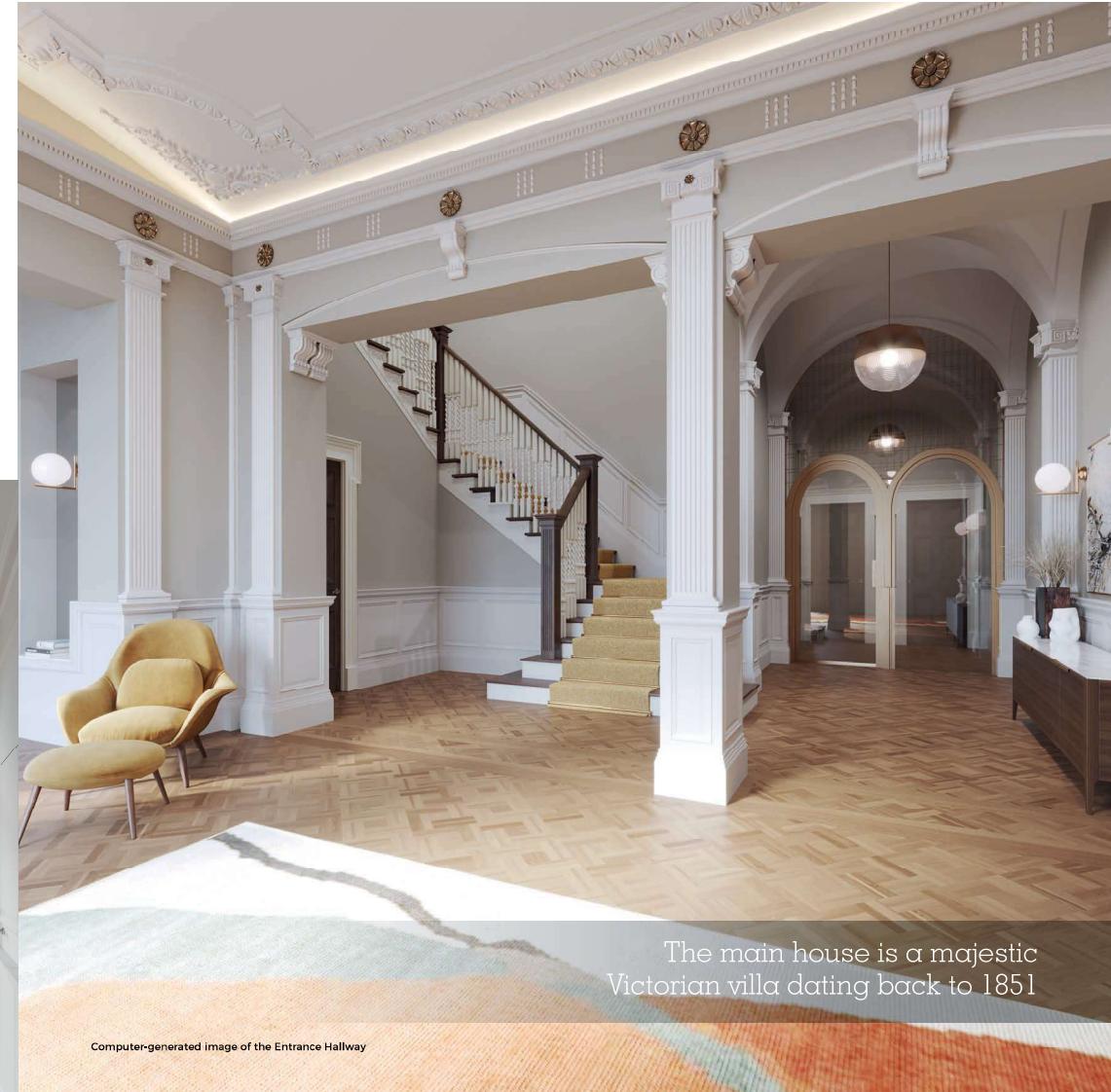
■ Beltwood House is a majestic Victorian villa, dating back to 1851. The house is Grade II listed and has undergone an extensive and transformative refurbishment.

An Italianate parterre garden leads up to the imposing exterior of this splendid stately home, with a grand façade, ornamental balustrade and classical columns.

The opulent interior opens on to spacious hallways and sweeping staircases, with each of the new apartments having its own private entrance. Many of the mansion's original features have been retained and restored, from period cornices and mouldings to decorative leadwork, hardwood doors and parquet flooring.



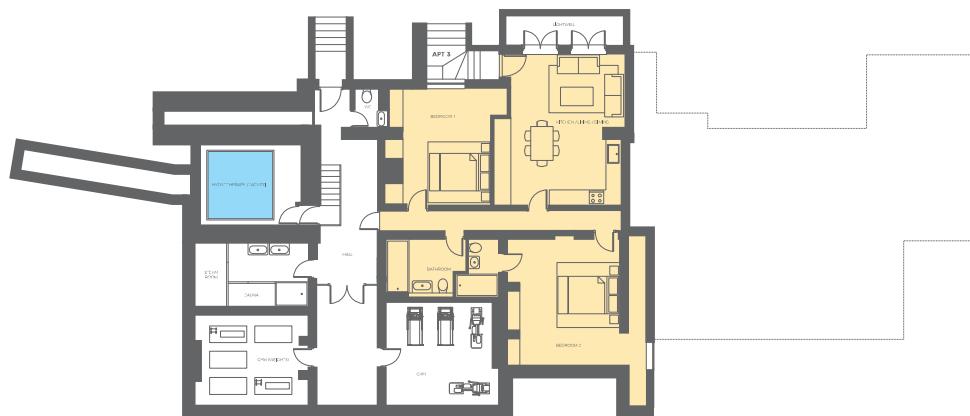
Computer-generated image of the Principal Room



Computer-generated image of the Entrance Hallway

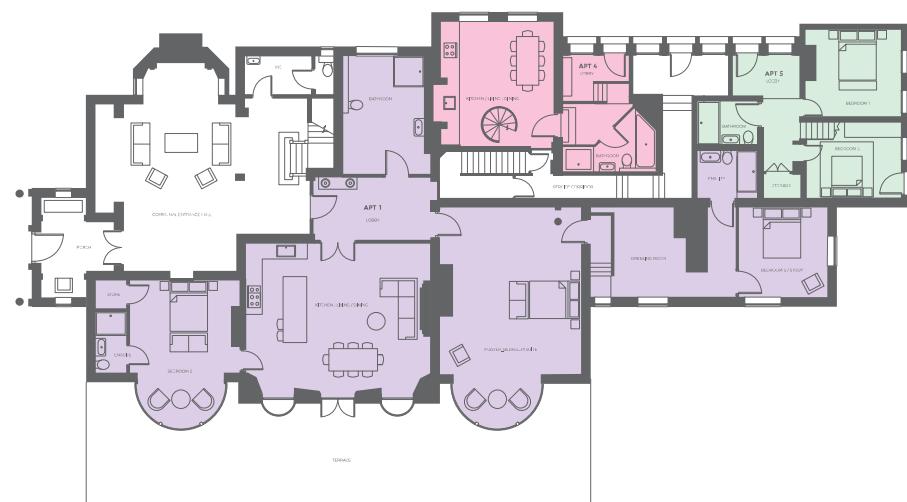
The main house is a majestic Victorian villa dating back to 1851

Main House | Lower Ground Floor



Apartment 3	ft	m
Kitchen / Living / Dining	18'0" x 13'10"	5.49 x 4.22
Bedroom 1	16'2" x 13'6"	4.96 x 4.11
Bedroom 2	17'1" x 13'9"	5.20 x 4.19
GIA	996 Sq ft	92.50 Sq m

Main House | Ground Floor



Apartment 1	ft	m	Apartment 4	ft	m	Apartment 5	ft	m
Kitchen / Living / Dining	24'3" x 20'8"	7.39 x 6.30	Kitchen / Living / Dining	16'8" x 14'6"	5.07 x 4.41	Bedroom 1	12'5" x 11'6"	3.79 x 3.50
Master Bedroom Suite	28'8" x 18'6"	8.73 x 5.64	GIA	665 Sq ft	61.8 Sq m	Bedroom 2	12'6" x 10'6"	3.80 x 3.20
Bedroom 2	18'5" x 15'3"	5.61 x 4.64	Dressing Room	19'6" x 11'11"	5.94 x 3.65	GIA	1238 Sq ft	114.99 Sq m
Bedroom 3 / Study	11'11" x 11'3"	3.63 x 3.44	Terrace	6'3" x 27'5"	1.92 x 8.35			
			GIA	1985 Sq ft	184.42 Sq m			

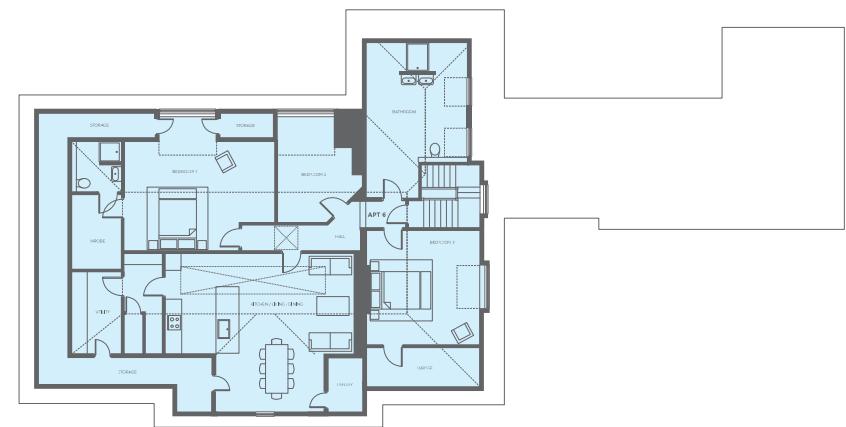
Main House | First Floor



Apartment 2	ft	m	Apartment 4	ft	m	Apartment 5	ft	m
Kitchen / Living / Dining	23'5" x 14'11"	7.15 x 4.54	Bedroom 1	16'10" x 14'7"	5.12 x 4.44	Kitchen / Living / Dining	26'9" x 21'10"	8.16 x 6.65
Bedroom 1	18'10" x 17'9"	5.75 x 5.41	GIA	665 Sq ft	61.8 Sq m	Bedroom 3	12'4" x 11'6"	3.76 x 3.50
Bedroom 2	22'11" x 15'1"	6.98 x 4.59				Terrace	18'11" x 12'4"	5.76 x 3.75
Bedroom 3	20'1" x 18'7"	6.34 x 5.67	GIA	1238 Sq ft	14.99 Sq m			
GIA	1917 Sq ft	178.13 Sq m						

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Main House | Second Floor



Apartment 6	ft	m
Kitchen / Living / Dining	23'9" x 20'6"	7.23 x 6.24
Bedroom 1	17'8" x 17'5"	5.38 x 5.32
Bedroom 2	13'7" x 11'0"	4.14 x 3.35
Bedroom 3	14'11" x 13'9"	4.55 x 4.19
GIA	1671 Sq ft	155.27 Sq m

[17]

Terraces



Computer-generated image of the Terraces Bathroom

■ The Terraces are three stunning new contemporary homes featuring wildflower green roofs and indoor contemplation pools. Each has three bedrooms and an additional study/fourth bedroom. Built on the footprint of a pre-existing carriage block and cottage, which were structurally unsound, their size and area are governed by the plot of this former building, ensuring that they sit in harmony with Beltwood House itself.

Approached from the rear of Beltwood House, the Terraces are staggered, moving progressively further away from the villa. This provides a flow and a rhythm to the site, which the previous curtilage buildings lacked – the whole now has a more considered and formal appearance.

The cut-outs to the front façade of the Terraces, the first-floor balconies, the planters, which are an integral part of the buildings, all reinforce the balanced perspective and accentuate the sense of character typical of the whole site.

Inside, you can be assured of the finest in contemporary bathroom and kitchen design, and the very top-end of smart home infrastructure and hardware, comprising features such as state-of-the-art "plaster-over" invisible speakers and centralised lighting controls.

Note that each house has its own rear garden and an allocated parking space.

Three new stunning contemporary three bedoomed family homes



Terraces | Lower Ground Floor & Ground Floor

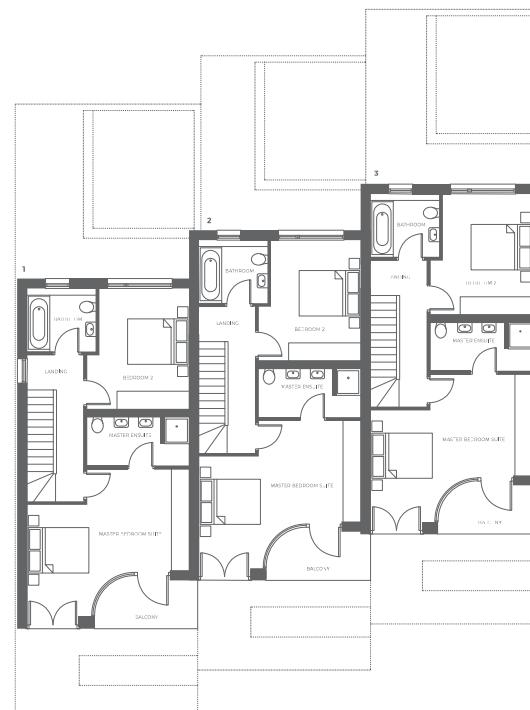


Lower Ground Floor



Ground Floor

Terraces | First Floor



First Floor

Terrace 1

	ft	m
Lower Ground Floor		
Bedroom 3	17'2" x 11'2"	5.24 x 3.40
Contemplation Pool & Terrace	12'10" x 11'2"	3.90 x 3.40
Study	17'8" x 6'2"	5.38 x 1.89
Ground Floor		
Kitchen / Living / Dining	35'3" x 11'2"	10.75 x 3.40
Pool & Terrace	19'11" x 16'9"	6.07 x 5.10
First Floor		
Master Bedroom Suite	17'11" x 12'2"	5.45 x 3.72
Bedroom 2	12'9" x 11'3"	3.88 x 3.43
GIA	1793 Sq ft	166.55 Sq m

Terrace 2

	ft	m
Lower Ground Floor		
Bedroom 3	17'3" x 11'2"	5.26 x 3.40
Contemplation Pool & Terrace	12'10" x 11'2"	3.90 x 3.40
Study	17'8" x 6'2"	5.38 x 1.89
Ground Floor		
Kitchen / Living / Dining	35'2" x 11'2"	10.73 x 3.40
Pool & Terrace	19'11" x 16'9"	6.07 x 5.10
First Floor		
Master Bedroom Suite	17'10" x 12'2"	5.45 x 3.71
Bedroom 2	12'9" x 11'3"	3.88 x 3.43
GIA	1787 Sq ft	166.02 Sq m

Terrace 3

	ft	m
Lower Ground Floor		
Bedroom 3	17'3" x 11'2"	5.26 x 3.40
Contemplation Pool & Terrace	12'10" x 11'2"	3.90 x 3.40
Study	17'9" x 6'3"	5.40 x 1.91
Ground Floor		
Kitchen / Living / Dining	35'3" x 11'2"	10.74 x 3.40
Pool & Terrace	19'11" x 16'9"	6.07 x 5.10
First Floor		
Master Bedroom Suite	17'11" x 12'2"	5.46 x 3.72
Bedroom 2	12'9" x 11'3"	3.88 x 3.43
GIA	1798 Sq ft	167.05 Sq m

The Pavilion

■ The Pavilion is a stunning four-bedroomed contemporary house set in a secluded clearing to the western part of the Beltwood Estate, surrounded by ancient woodland.

There is a contemplation pool with a cascade, a striking exterior cantilevered feature and a large expanse of glazed walls, infusing the house with light and air. The painstaking design, landscaping and location promote the impression that the Pavilion sits lightly in its setting and allow the house to remain shielded from view, while ensuring that the three adjacent Grade II and Grade II* dwellings also retain their privacy.

To alleviate the impact of the property's size, rather than extending the first storey across the whole of the ground floor, it has been reduced and offset to create a spectacular entrance cantilever. This dramatic and perspective-altering space runs underneath the master bedroom and serves to reduce the

levels of light on the approach to the front door. It also acts as a counterpoint to the interior, whose entrance opens on to a frameless glass double-height intersection of the axes that form the house. The result of this distinctive design is an interior bathed in light, with trees and nature to all outlooks.

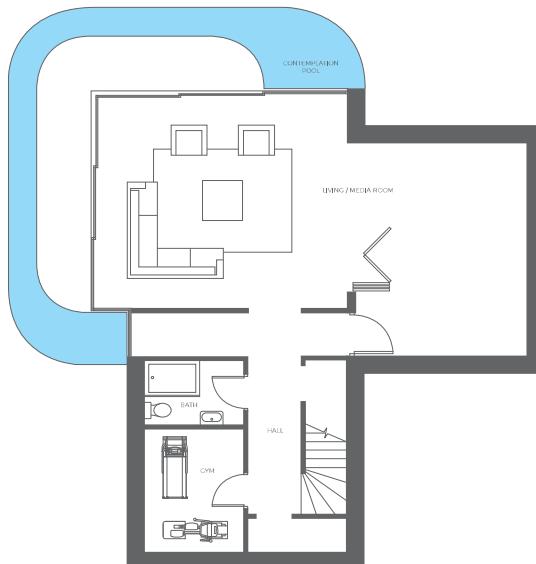
In keeping with the prestigious nature of this home, you will find an array of fixtures and fittings of the very highest specification, from the luxurious bathrooms and ultra-modern kitchen to the multi-media infrastructure and hardware, including a hi-tech media / family room and panoramic electric door. Several of the rooms have electric blinds and in the basement a small gym is located.

The driveway leading up to the house meanders around established trees, providing brief glimpses on approach before opening out to fully reveal the Pavilion in its full grace and elegance.

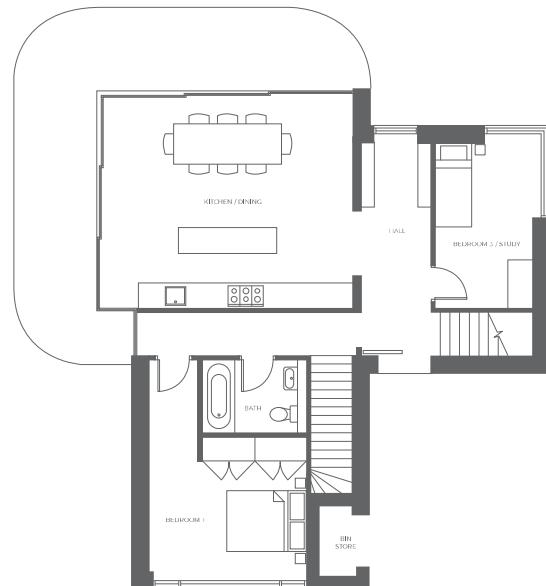
Set in a secluded clearing within ancient woodland



The Pavilion | Lower Ground Floor & Ground Floor



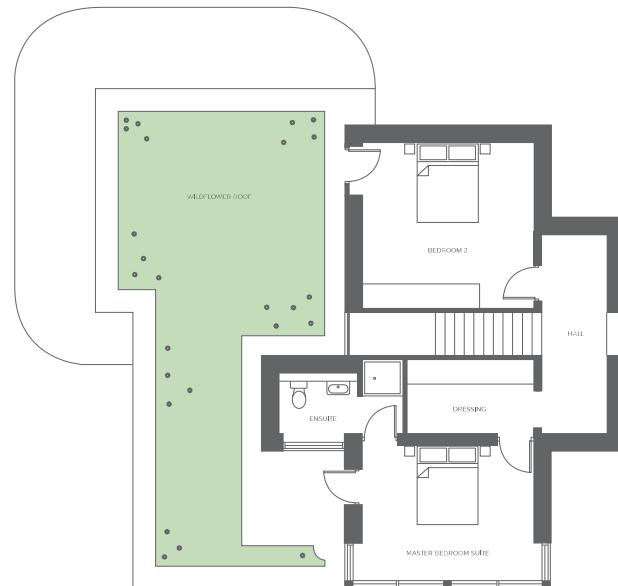
Lower Ground Floor	ft	m
Living / Media Room	34'9" x 17'3"	10.60 x 5.33



Ground Floor	ft	m
Kitchen / Dining	20'2" x 17'3"	6.15 x 5.26
Bedroom 1	17'4" x 12'9"	5.28 x 3.88
Bedroom 3 / Study	13'6" x 7'10"	4.11 x 2.38

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The Pavilion | First Floor



First Floor	ft	m
Master Bedroom Suite	15'9" x 11'5"	4.80 x 3.48
Bedroom 2	15'1" x 13'3"	4.61 x 4.04
GIA		2605 Sq ft 256.05 Sq m

[25]

Old Gate House

■ A sensitively restored Arts and Crafts gem, transformed into a desirable modern home, the Old Gate House stands in its own landscaped gardens with a dedicated parking space.

The ground floor houses a stylish living room, bedroom three and a separate shower room, with a large, airy kitchen and family room to the rear, overlooking the gardens. On the first floor there are two further double bedrooms, one with a full en-suite and one with an en-suite W.C.

This welcoming home has all the character of a rural retreat, with period external features and a charming 19th-century appearance reflecting its historic past. However, the renovation has futureproofed the house with 21st-century insulation and thermal values, and impeccable modern amenities, from the top-of-the-range kitchen and bathrooms to the smart-home infrastructure and hardware.



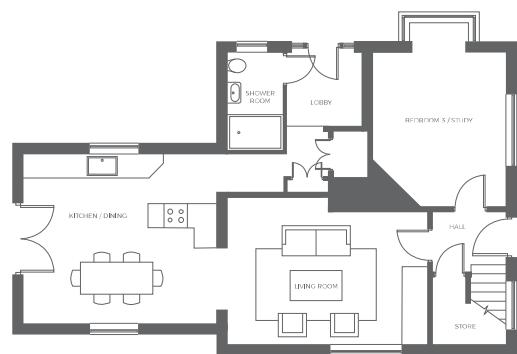
Computer-generated image of the Old Gate House Kitchen/Living/Dining Room



An 'arts and crafts' jewel

Computer-generated image of the Old Gate House

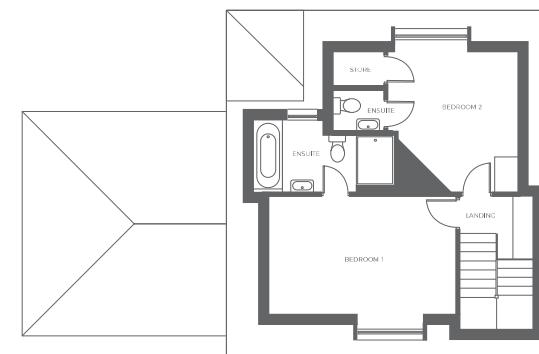
Old Gate House | Ground Floor



Ground Floor	ft	m
Kitchen / Dining	16'4" x 14'3"	4.98 x 4.47
Living Room	16'4" x 10'10"	4.98 x 3.31
Bedroom 3 / Study	12'8" x 11'4"	3.85 x 3.45

[28]

Old Gate House | First Floor



First Floor	ft	m
Bedroom 1	15'1" x 9'7"	4.61 x 2.93
Bedroom 2	11'5" x 10'6"	3.48 x 3.19
GIA		1230 Sq ft 114.28 Sq m

[29]

New Gate House

■ The New Gate House reflects the essence of the Old Gate House while offering a wonderful juxtaposition of traditional and contemporary architecture.

Located in a private corner of the Beltwood House grounds, the New Gate House is an accessible four-bedroomed family home, extending over three storeys.

The building has been conceived as the contemporary 'sister' to the original Arts and Crafts Old Gate House located at the entrance of the driveway to Beltwood House. The width, height and roof pitch are intended to mirror that of the original gatehouse, introducing a dualism in age and architectural style to the site.

This distinctively modern and original home opens on to a large reception hall with a Scandinavian Aritco HomeLift from basement to ground and first floors. The kitchen / diner is finished to an exceptionally high standard and furnished with the latest appliances; this flows into an open-plan living space with a feature fire-place and a stunning glazed rooflight. Four double bedrooms, contemporary bathrooms and a range of smart-home features complete the luxurious lifestyle this home offers.

The house has its own dedicated entrance separate from the main gate and a car turntable to make it easier to reposition your vehicle.



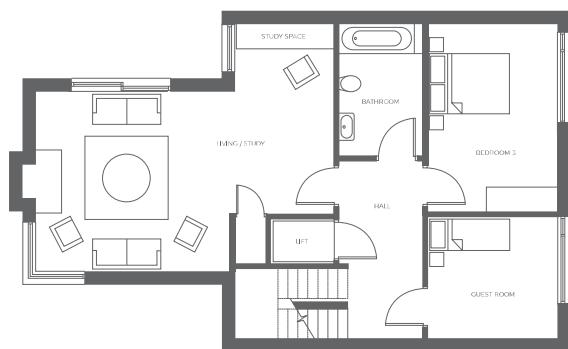
Computer-generated image of the New Gate House kitchen



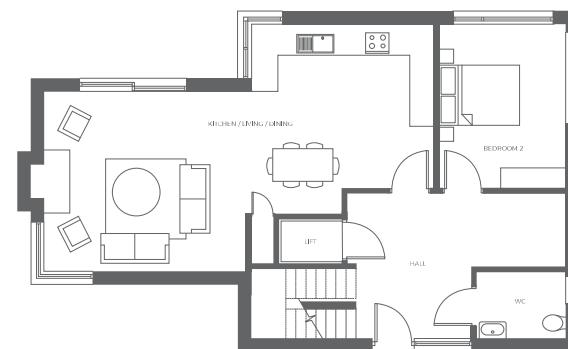
A wonderful juxtaposition of traditional and contemporary architecture

Computer-generated image of the New Gate House

New Gate House | Lower Ground Floor & Ground Floor

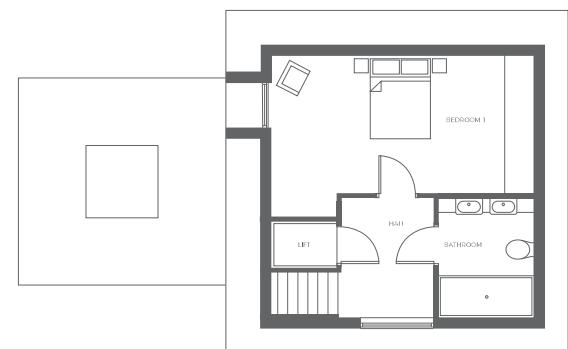


Lower Ground Floor	ft	m
Living / Study	23'9" x 15'1"	7.25 x 4.59
Bedroom 3	15'5" x 10'3"	4.71 x 3.12
Guest Room	10'3" x 9'9"	3.12 x 2.96



Ground Floor	ft	m
Kitchen / Living / Dining	30'11" x 13'6"	9.42 x 4.11
Bedroom 2	13'6" x 10'4"	4.11 x 3.14

New Gate House | First Floor



First Floor	ft	m
Bedroom 1	20'3" x 12'7"	6.18 x 3.85
GIA		2113 Sq ft 196.33 Sq m

Site Plan



[34]

Local Schools

■ There is a superb choice of local schools, both state and independent. There are state primary schools, independent prep schools, state secondary schools and three of the capital's top private schools:

Dulwich College, one of the country's foremost private schools, offering co-educational classes up to Year 2 and boys' education up to age 18.

James Allen's Girls' School (locally known as JAGS), the oldest independent school for girls in London, catering for girls from age four to 18.

Alleyn's School, a leading HMC co-educational school with 400 years of history.

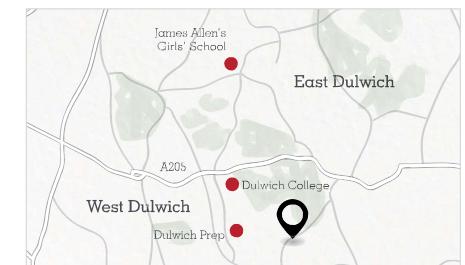
There is also Sydenham High School, an independent day school founded by the Girls' Public Day School Trust in 1887. Catering for girls aged four to 18 years, it has an excellent academic record.

Dulwich Prep is regarded as one of the best preparatory/primary schools in London, and is the feeder for Dulwich College.

The closest train station Sydenham Hill station in Zone 2, which is about a five-minute walk from the properties. Trains from here to London Bridge take about 15 minutes. Dulwich Village is directly on the P4 bus route, where buses connect with Brixton.

Independent Schools

Dulwich College	2 miles (8 minutes) by car
Dulwich Prep	1.8 miles (7 minutes) by car
James Allen's Girls' School (JAGS)	2.4 miles (9 minutes) by car



[35]

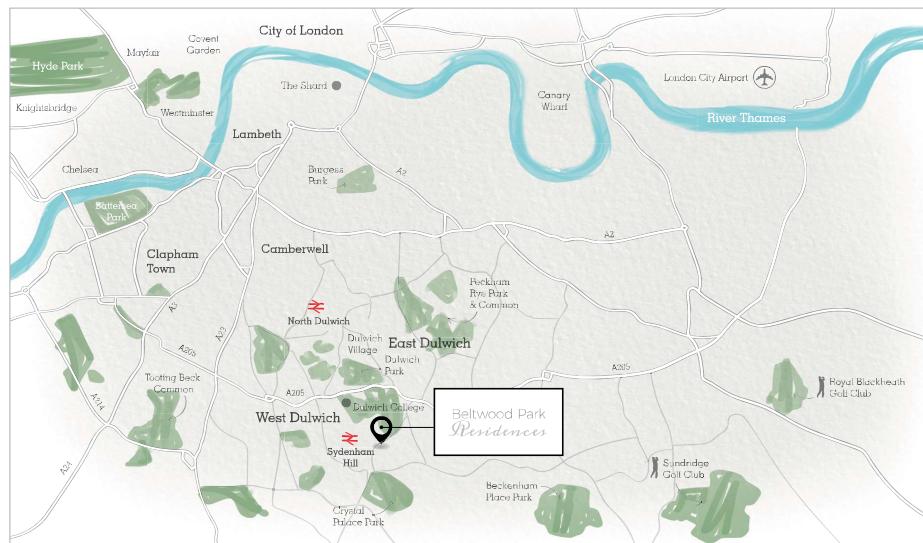
Specification

■ Beltwood Park Residences offer the spacious living and sumptuous luxury only found in the highest echelons of the property market. The 12 homes have been tailored towards the discerning buyer who appreciates the finest materials and the best in design. Each home boasts the top-of-the-range specification that one would expect to find in a luxury contemporary home.

- Smart home systems by Lutron and Control 4, Amina invisible (plastered-over) speakers
- High speed fibre optic connections to all homes
- Bespoke German kitchens with Siemens appliances including dishwashers. Quooker boiling water taps, wine coolers and natural stone work surfaces
- Designer bathroom fittings including automatic night lighting, demisting mirrors and Geberit Aquaclean "washlet" toilets
- Heated floors
- Heat recovery, filtered fresh air and modern extraction systems
- Full security and fire safety systems – alarms, cameras, intercoms, remotely-operated main gates
- Air conditioned private wellness facility with TechnoGym machines, free weights, a steam room, sauna, hydrotherapy / jacuzzi spa
- Tranquil, safe and private, the fully landscaped grounds include a formal parterre with statuary, seating and a fountain, ancient trees (protected by the local authority) extensive lawns, a tiered Victorian pond and glorious, long-established rhododendrons.
- Greenscaped dedicated bicycle storage and household waste depository apart from other buildings
- The site features several electric car-chargers and solar panels



The Location



On Foot

Sydenham Hill Station

By Car

Dulwich Village

By Train from Sydenham Hill

London Victoria

Dulwich Village

30 mins

2 miles / 8 mins

Dulwich Village

5 mins

2.5 miles / 10 mins

Sydenham Station

30 mins

1.2 miles / 5 mins

Subject to contract

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