



the
LIND
floorplan brochure

Introduction



The Lind

NAMED AFTER EDWARD GEORGE LIND, WHO BECAME THE OWNER OF SUNDRIDGE PARK IN 1792, THIS BEAUTIFUL THREE BEDROOM APARTMENT IS ARRANGED OVER TWO STOREYS AND SET WITHIN THE ICONIC MANSION.

The Lind boasts an exceptionally spacious, dual-aspect drawing room, with full height ceilings and windows providing views over the gardens to the woodland beyond. The apartment features an open plan kitchen and dining space with a beautiful handmade Ladbury kitchen with integrated Siemens appliances, beautiful stone worktops and a stylish breakfast bar.

The grand master bedroom features a luxurious en suite with a walk in shower and dressing room and grants access to the apartments private, south-east facing terrace. There are two further double bedrooms and an elegant bathroom with sanitaryware from Villeroy & Boch. This property has essential utility space and is sold with two allocated parking spaces.



Gallery – The Mansion

Discover luxury that transcends the ordinary





The Mansion's impressive Nash colonades

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Beautiful views across the exclusive Sundridge Park Golf Club and the city beyond

Introduction



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The Lind

Dimensions

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Specification

The Mansion's communal areas have been meticulously restored to showcase their grandeur and intricacy

The Mansion's entrance hall



Impressive domed ceilings



Restored feature plasterwork



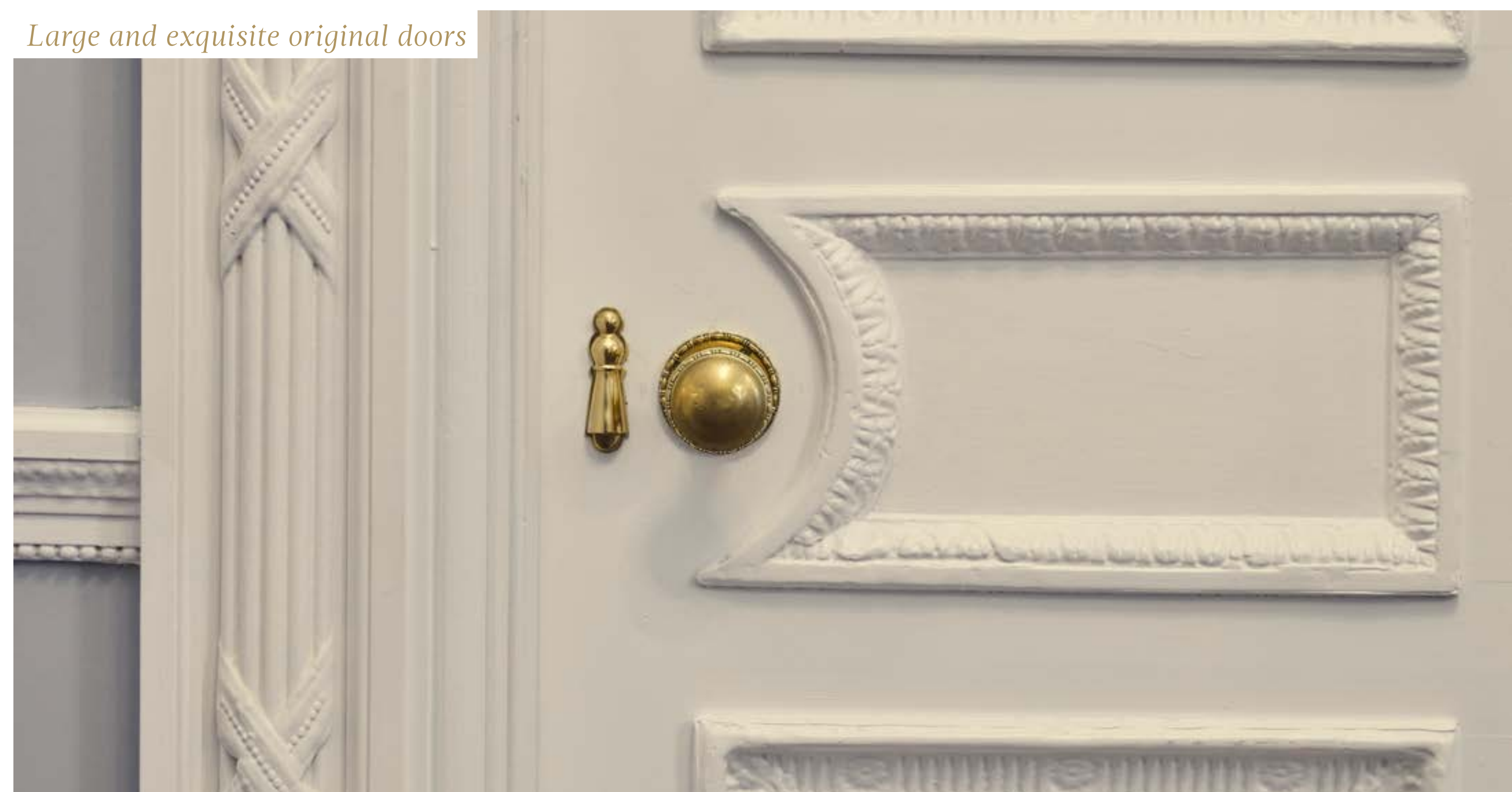
Beautiful cornicing



Perfectly designed interiors



Large and exquisite original doors



Gallery – The Lind

Discover impressive original features and more



The Lind features The Mansion's original drawing room



Exceptional kitchen and dining space featuring an impressive vaulted ceiling and lightwell

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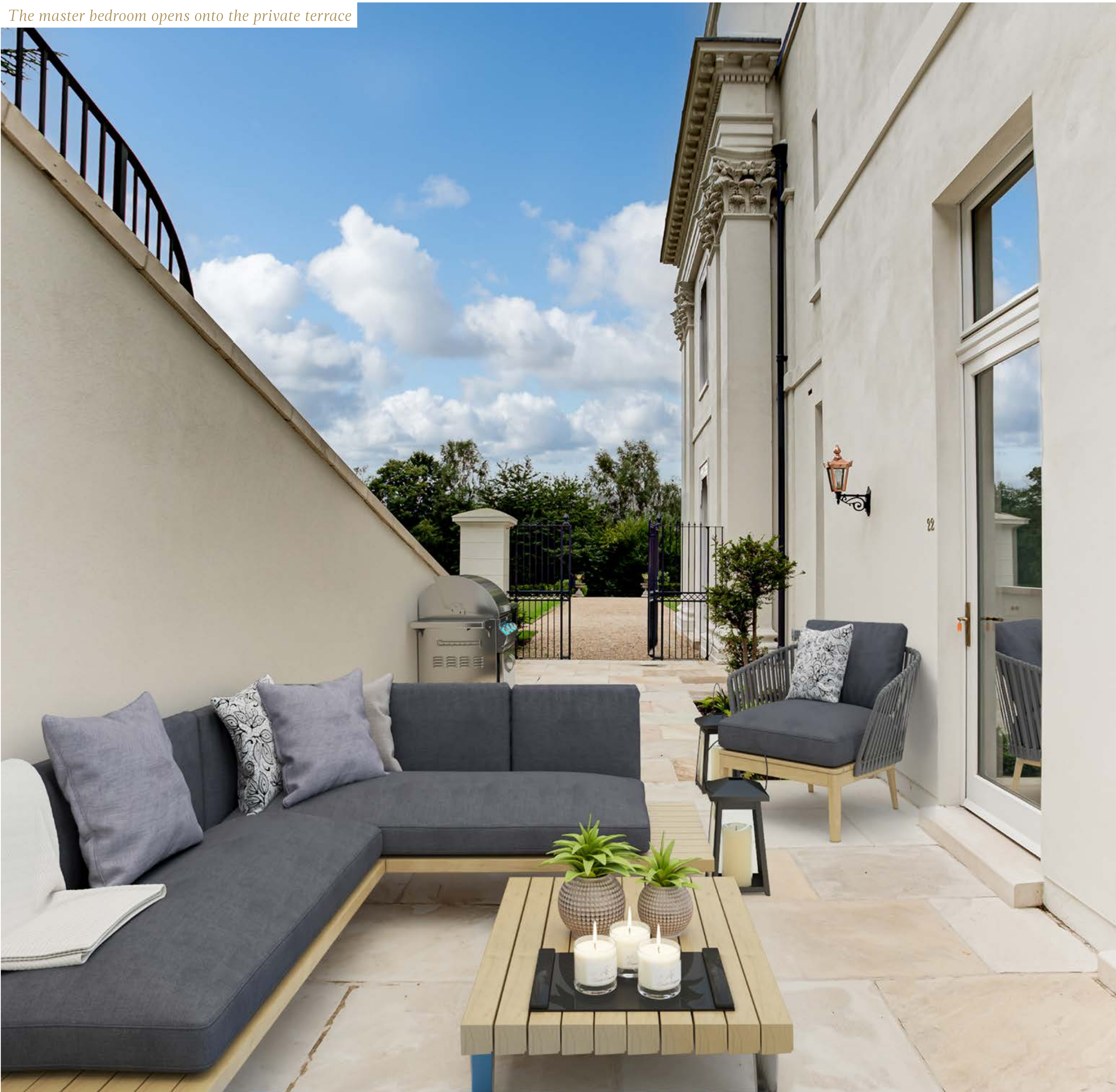
[Dimensions](#)

[Ground Floor](#)

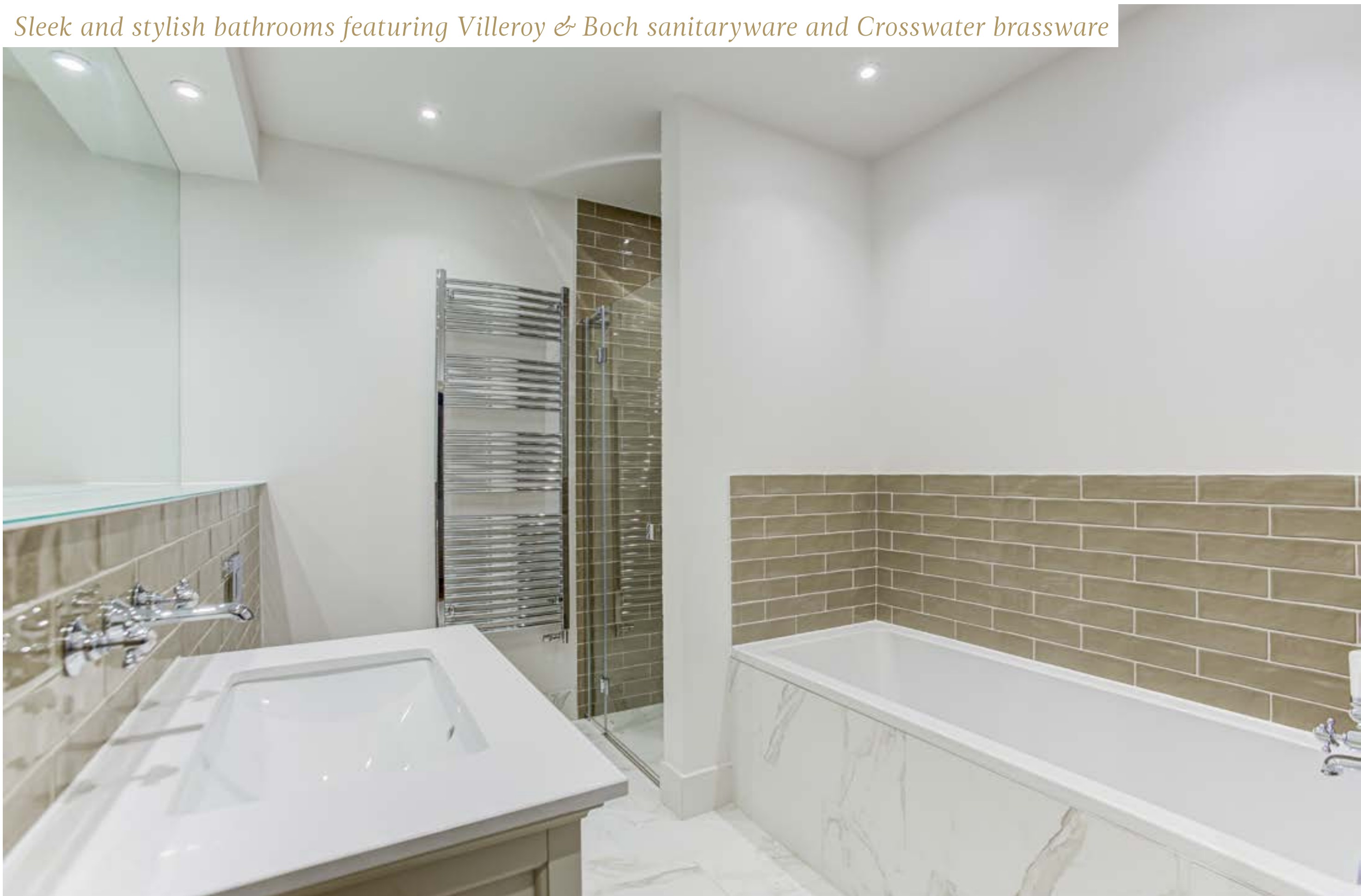
[Lower Ground Floor](#)

[Specification](#)

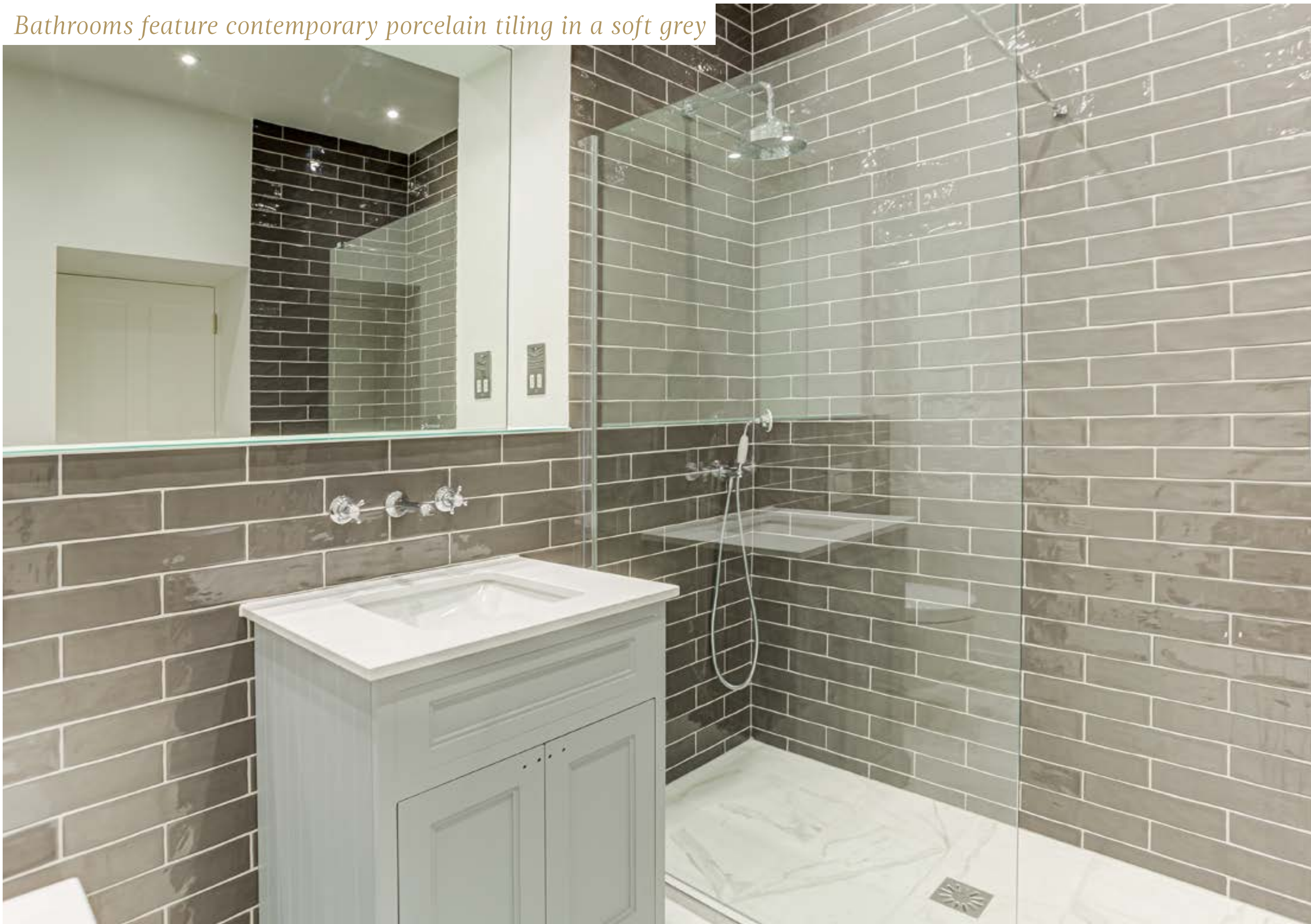
The master bedroom opens onto the private terrace



Sleek and stylish bathrooms featuring Villeroy & Boch sanitaryware and Crosswater brassware



Bathrooms feature contemporary porcelain tiling in a soft grey



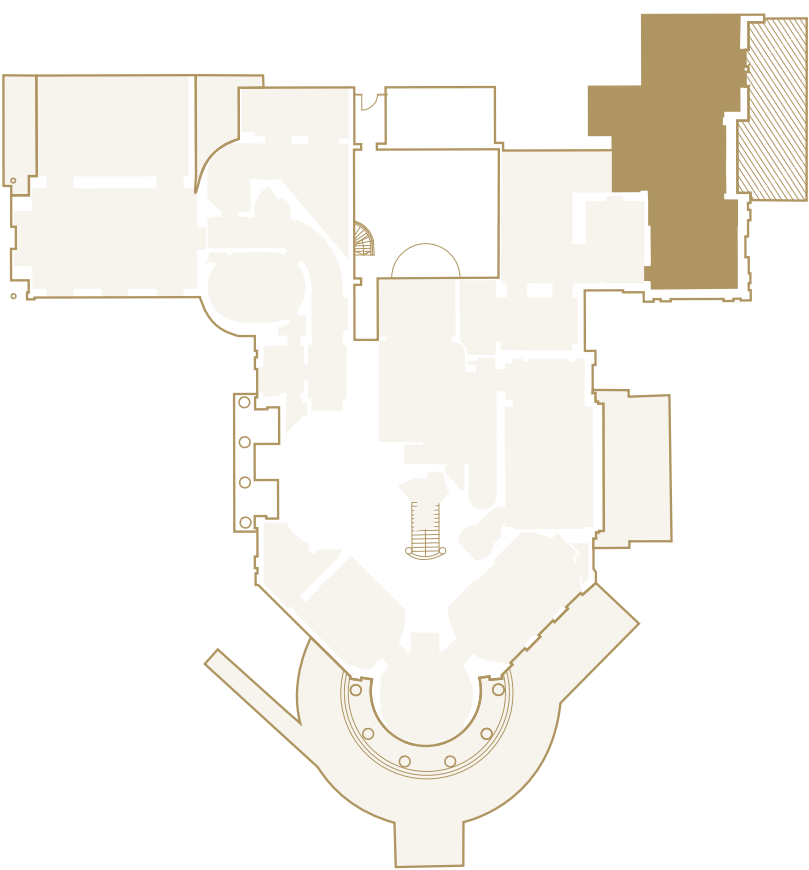
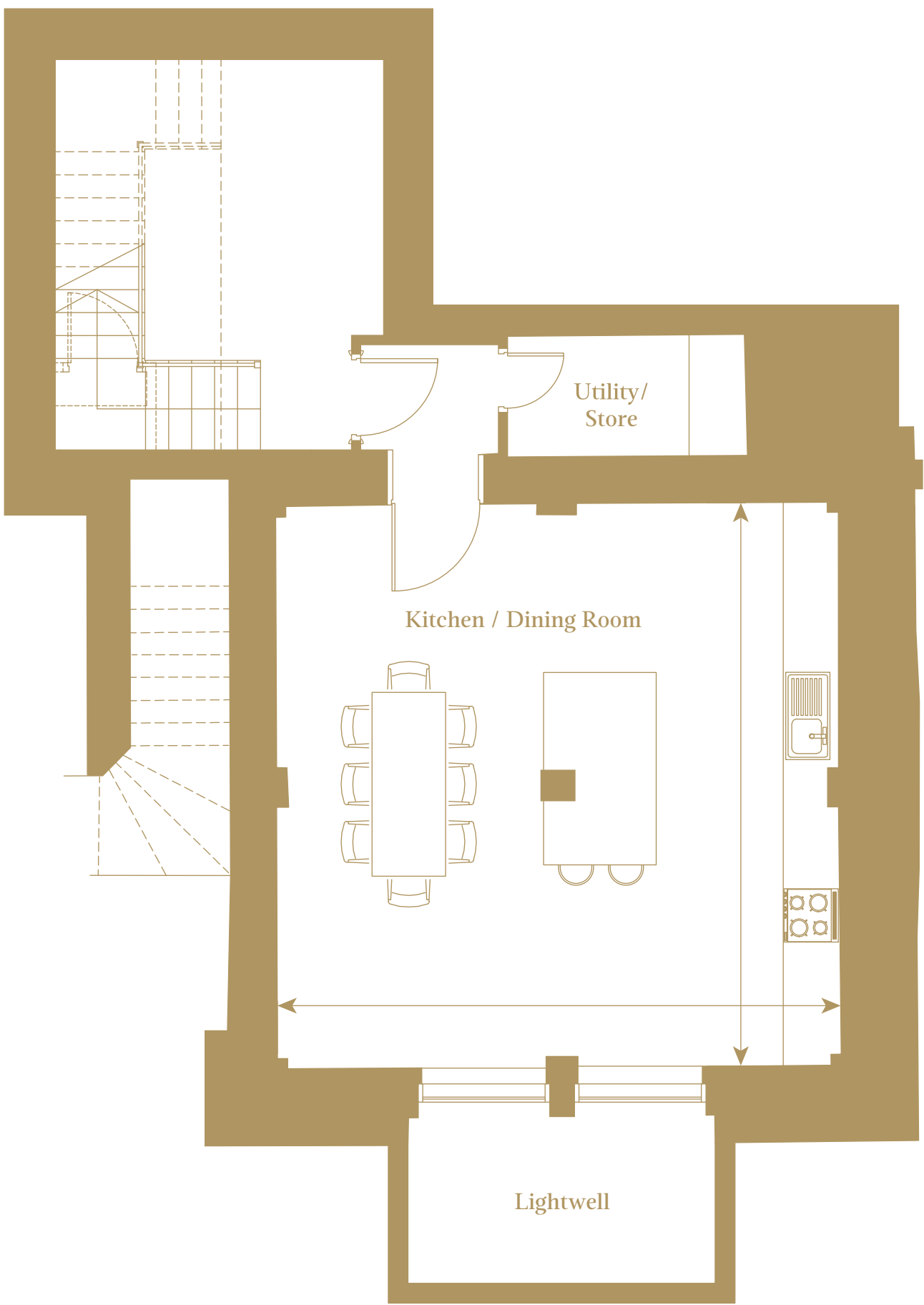
Dimensions

Total NSA 2,028 sq ft / 188 sq m

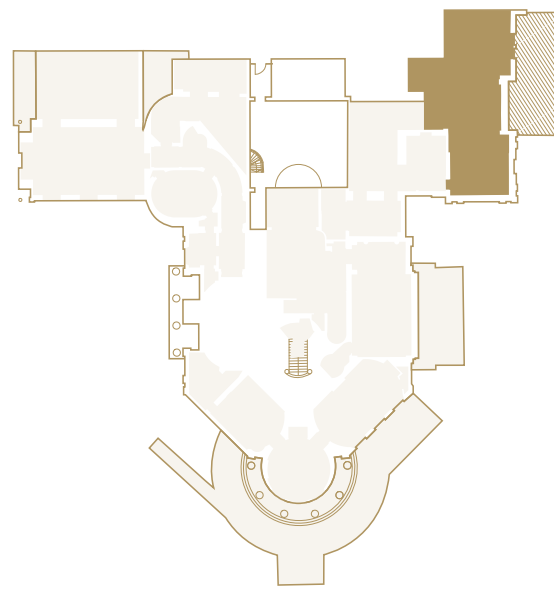
GROUND FLOOR



LOWER GROUND FLOOR



Master Bedroom	4.9m x 3.9m	16' x 12'11"
Bedroom 2	3.2m x 3.1m	10'7" x 10'2"
Bedroom 3	3.1m x 2.7m	10'2" x 9'
Drawing Room	6.1m x 5.9m	19'11" x 19'6"



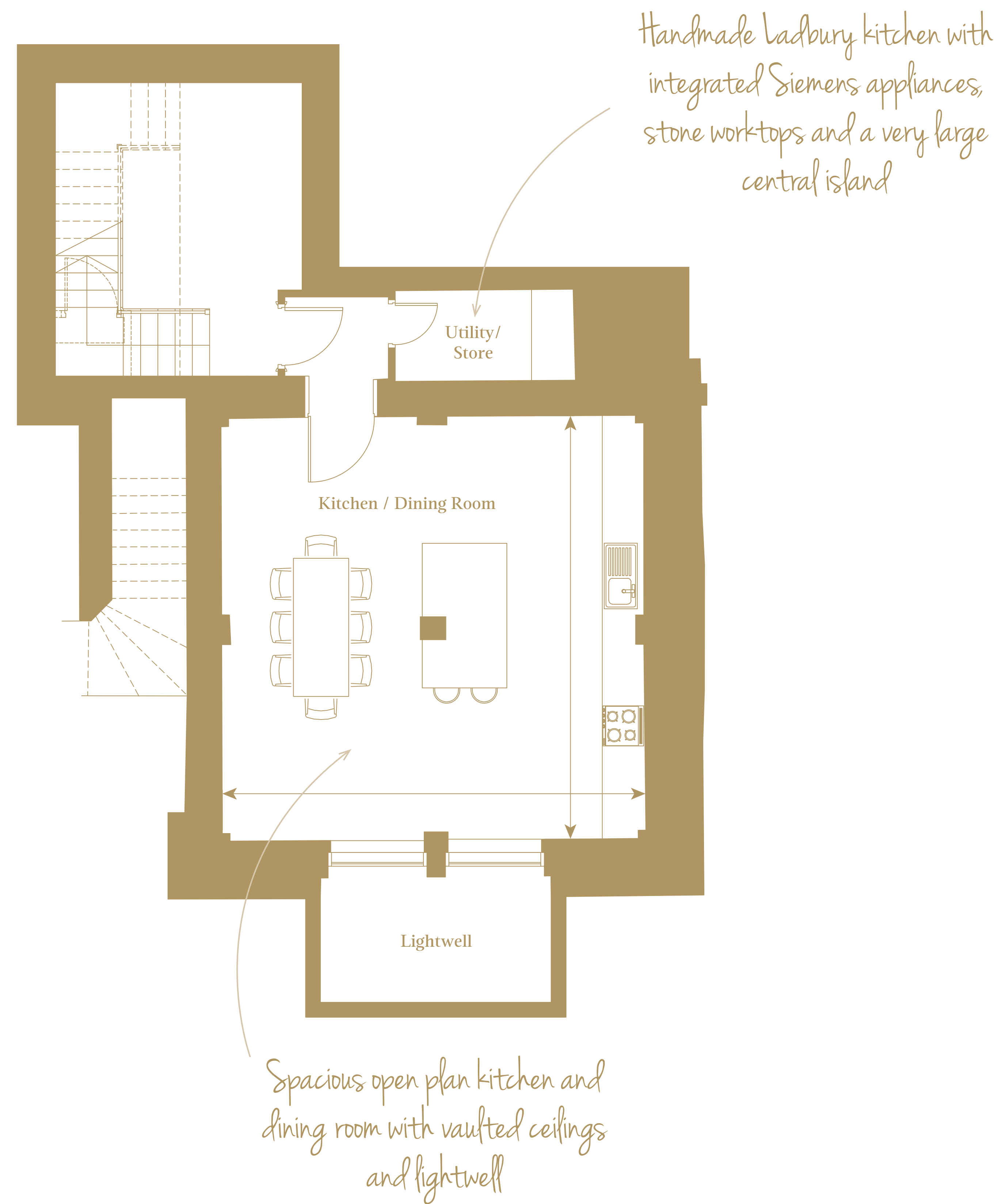
Floor Kitchen/Dining Room	6.1m x 6.1m	20'2" x 20'2"
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Ground Floor



Lower Ground Floor



Specification

Fully-inclusive and bespoke design, with elegant and luxurious living in mind



KITCHEN

- Bespoke, hand painted shaker style kitchen by Ladbury
- Stone worktops with matching splashback and upstand
- Integrated Siemens appliances:
 - Single oven
 - Combi microwave
 - Dishwasher
 - Fridge and freezer
- Ceramic induction hob
 - Wine cooler
 - Warming drawer



BATHROOMS

- Sanitaryware from Villeroy & Boch
 - Traditional style brassware from Crosswater
- Free-standing roll top baths and rain shower
- Porcelain floor tiles and contemporary glazed brick bond wall tiles
- Bespoke free-standing basin furniture featuring quartz worktops
 - Heated towel rails
 - Fitted mirrors



FLOOR FINISHES

- Engineered oak flooring
- Modern Italian and porcelain floor tiles
 - Luxurious tufted cut pile carpets

HEATING

- Gas underfloor heating controlled by programmable room thermostats
- Cast iron radiators to specific rooms, supplemented by underfloor heating
 - Individual gas boiler



Specification

Fully-inclusive and bespoke design, with elegant and luxurious living in mind



IRONMONGERY & DOORS

- Original doors and ironmongery retained where possible
- Where new doors are required they are bespoke to match the original, or hand painted and of a traditional four-panel design



ELECTRICAL

- Pendant fittings or LED down-lighters to kitchen and bedrooms.
- BT television, phone and hyperoptic internet (available by separate contract with provider)
- Communal aerial and satellite dish
- LED down-lighters and chrome shaver sockets to bathrooms
- TV points to all bedrooms

SAFETY & SECURITY

- Intruder alarms
- Audio-visual entry to main access points controlled either via an app on your smartphone or TV
- Mains operated heat and smoke detectors



COMMUNAL AREAS

- Beautifully designed communal spaces that have been decorated to complement the history of the building and feature sumptuous furniture and stylish artwork

LANDSCAPING

- Elegant formal landscaping featuring English roses, lavender, box hedges and beautiful salvia
- Original stone steps and terraces to specific locations
- Wonderful Gentlemen's walk in private woodland





The Mansion at Sundridge Park, London BR1 3FZ
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The information in this document is intended as a guide only and is subject to change without prior notice. Accordingly, due to the City & Country policy of continual improvement, the finished product may vary from the information provided and City & Country reserves the right to amend the specification. All dimensions stated are approximate only with maximum dimensions and may alter through the construction phase and with interior finishes. You are therefore advised not to order any goods which depend upon accurate dimensions before carrying out a check measure within your reserved property.