



# DURNSFORD

## HOUSE

BRANDLIND









DURNSFORD  
HOUSE

Durnsford House is an exquisite and stylishly modern nine apartment development presented by Brandlind in Wimbledon, South West London. It offers the precious opportunity to live in one of the world’s most diverse and celebrated cities, while offering a cosmopolitan, village lifestyle.

Each home boasts a large terrace or patio and enjoys a wonderful fresh air feel. Durnsford House is nestled in spacious and well manicured communal gardens. Access to the development is behind remote controlled electric gates which reveal the private parking and electric charging points.

DURNSFORD ROAD, WIMBLEDON, SW19



# Love life in a leafy London locale

The greater Wimbledon area is renowned for its extremely desirable family-friendly houses in a district that blends the amenities of the city with the tranquility and the green of the British countryside.

The SW19 postcode is known around the world, courtesy of the Wimbledon Tennis Championships. Rather fittingly, the team at Brandlind have aced this development of two and three bedroom homes with breathtaking levels of affordable luxury and life enhancing intuitive technology.

Whether you're looking for more space to work from home, downsizing from a larger property, growing your portfolio, or taking your first steps on the property ladder, this will be the address to impress.





# The wonder of Wimbledon

The blend of chic shops, boutiques, cafes, bars and restaurants, set among imposing period buildings and panoramic parkland, makes Wimbledon a unique part of London. It provides a taste of country life in the city.

Whether it's a hack across the common or hunting for bargains at the weekly Farmers' Market, Wimbledon has something for everyone. As well as the tennis and the Royal golf club, there is the Grade II listed New Wimbledon Theatre, which hosts stand-up comedians, tribute bands and touring plays and musicals fresh from the West End, and the Polka Theatre, which provides shows, theatre workshops and other activities for children.





# Spotlight

1. Wimbledon Village  
2. Carluccios

3. Gails Bakery  
4. New Wimbledon Theatre



1.

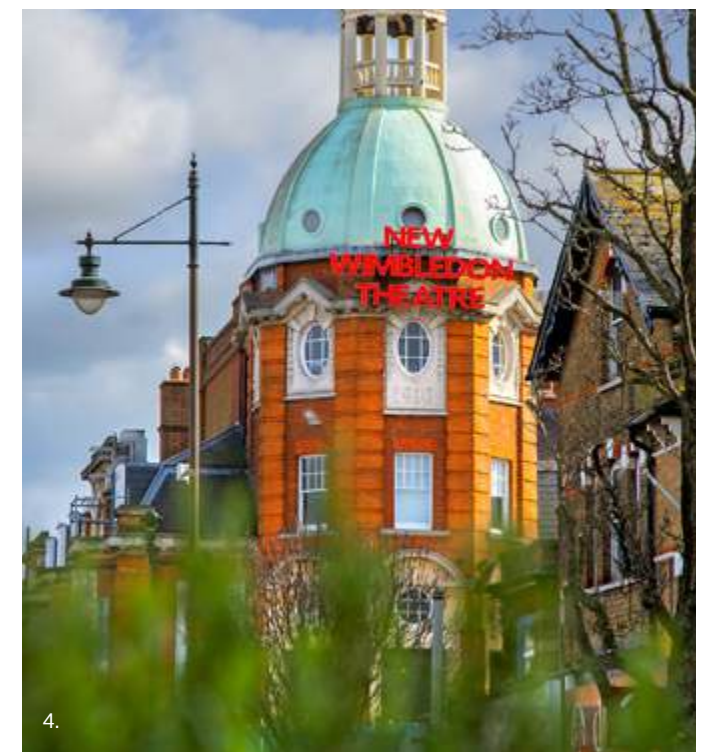
Everybody knows Wimbledon for the world-famous tennis tournament, but it is also known for being one of London's premier suburbs. Wimbledon uniquely has a charming vibrancy yet retains its "village" feel.



2.



3.



4.



# A breath of fresh air

Complete with white-washed picture postcard windmill built in 1817, Wimbledon Common is a huge and incredibly rejuvenating breath of fresh air in the very heart of London.

Designated an area of Specific Scientific Interest and a Special Area of Conservation, the common provides an important habitat for flora, fauna and wildlife, including the litter-picking Wombles created by author Margaret Beresford more than half a century ago. (If you've never heard of them, Google them!)

Dog walking and pony trekking is popular on the common and to the south is the prestigious members-only Royal Wimbledon Golf Club. Above all, however, the common remains a vast tranquil idyll in which to relax, recharge and unwind.



Wimbledon Common



# Michelin Star Gastronomy



WIMBLEDON SW19

Remarkably there are five Michelin starred restaurants  
within 1km of Durnsford House.

1. Black Radish
2. Smoke & Salt
3. The White Onion

4. Light House
5. Takahashi





# Trains, planes and automobiles

Wimbledon Park station is the closest Tube station and is only an 8 minute walk from Durnsford House. Wimbledon Park is situated on the District Line which will whisk you into Earls court in 15 minutes, Westminster in 27 and into the City in around three quarters of an hour. The town is also served by Thameslink services into Blackfriars in the city from Haydons Road or South Western services into Waterloo from Earlsfield Station. Blackfriars is around 30 minutes away and Waterloo is 15 minutes.

## From Wimbledon Park Station

**12**  
minutes

To Fulham Broadway

**15**  
minutes

To Earls Court

**18**  
minutes

To High Street Kensington

**21**  
minutes

To Notting Hill Gate

**23**  
minutes

To Victoria

**27**  
minutes

To Westminster





# Anyone for tennis?



WIMBLEDON SW19

Each year Wimbledon's All England Lawn Tennis and Croquet Club serves up the world's oldest and most prestigious tennis tournament. It is part of England's quintessential summer and is the only one of the four grand slam tournaments to be still played on grass. For good measure, the event also enjoys Royal Patronage in Kate Middleton, Duchess of Cambridge,











## In a class of their own

Wimbledon welcomes students to the world of academia with a number of high-achieving schools, academies and colleges.

Among them is Kings College School, an independent day school for boys aged 7-18, with a co-educational sixth form; Wimbledon Common Preparatory School which was founded in 1919 as a “place of education for the sons of local gentry”; The Ursuline High School, a voluntary-aided, Roman Catholic Secondary School for girls aged 11 to 19; and Hall School, a co-educational non-selective independent school.

All are outstanding in terms of examination success rates and student wellbeing. An impressive 93% of schools in Merton are ranked Outstanding or Good

- |                                    |                         |
|------------------------------------|-------------------------|
| 1. Kings College School            | 3. Ursuline High School |
| 2. Wimbledon Common<br>Prep School | 4. Hall School          |



# Love London

The centre of the world for the arts, commerce, education, entertainment, fashion, finance, health care and tourism.

It is the biggest urban economy in Europe and one of the major financial centres in the world. In 2019 it had the second-highest number of ultra high-net-worth individuals in Europe after Paris and the second-highest number of billionaires of any city in Europe.

The city is served by five international airports, and has four World Heritage Sites, an embarrassment of riches in terms of West End theatres, museums, galleries, libraries, sporting venues - including Wimbledon which hosts one of just four worldwide Grand Slam tennis tournaments - and has no less than 66 Michelin-starred restaurants. What's not to love?









# Affordable Luxury Living

Durnsford House is a physical representation of Brandlind's mission, to deliver extraordinary levels of affordable luxury living in the most coveted areas of London.

The nine apartment homes at Durnsford House are lavish and luxuriant, but such quality comes at a cost. Fortunately for you, the team at Brandlind strive to ensure this level of finish comes at a price that will please.

These homes are timeless classics combining clever tech and bespoke fixtures and fittings to create aesthetically pleasing environments in which to work, rest, entertain and play.













These homes combine clever use of space, stylish bathrooms, underfloor heating, hand-crafted cabinetry and cool kitchen equipment to give you confidence and keep you in total control in your new home. While outside you benefit from sweeping terraces and patios, landscaped gardens, and dedicated remote gate access parking and electric vehicle charging points.



















## Siteplan



## Floorplans



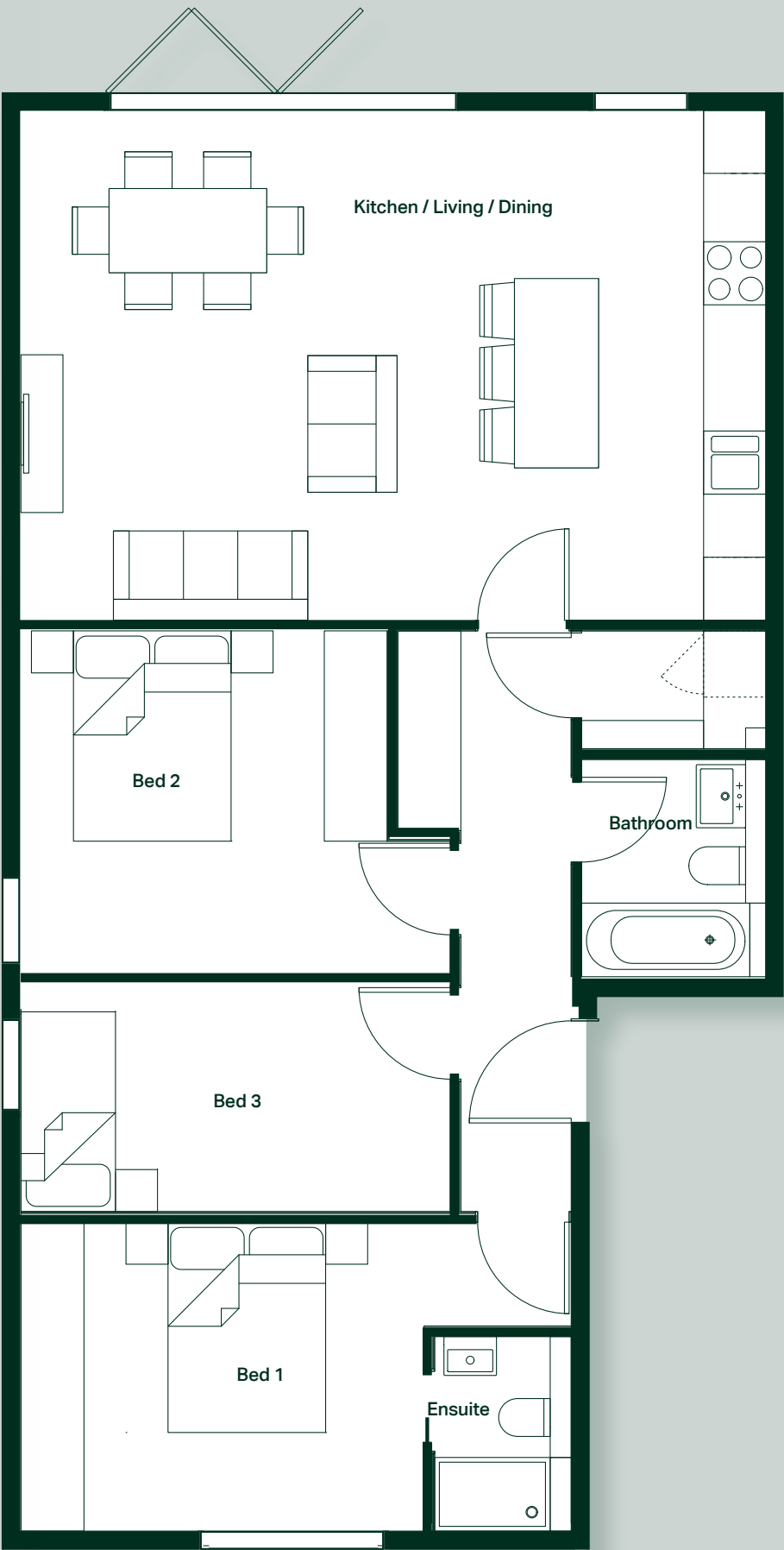
# Apt. 1

## Ground Floor

3 Bedrooms | 2 Bathrooms | Garden (76m<sup>2</sup>)

924 ft<sup>2</sup> | 86m<sup>2</sup>

	m		ft	
Kitchen Living Dining	7.1	x 4.9	23.3	x 15.9
Bed 1	5.2	x 2.9	17.1	x 9.6
Bed 2	4.1	x 2.2	13.3	x 7.1
Bed 3	4.1	x 3.3	13.4	x 10.7
Bathroom	1.8	x 2.1	5.9	x 6.8
Ensuite	1.3	x 1.9	4.3	x 6.1





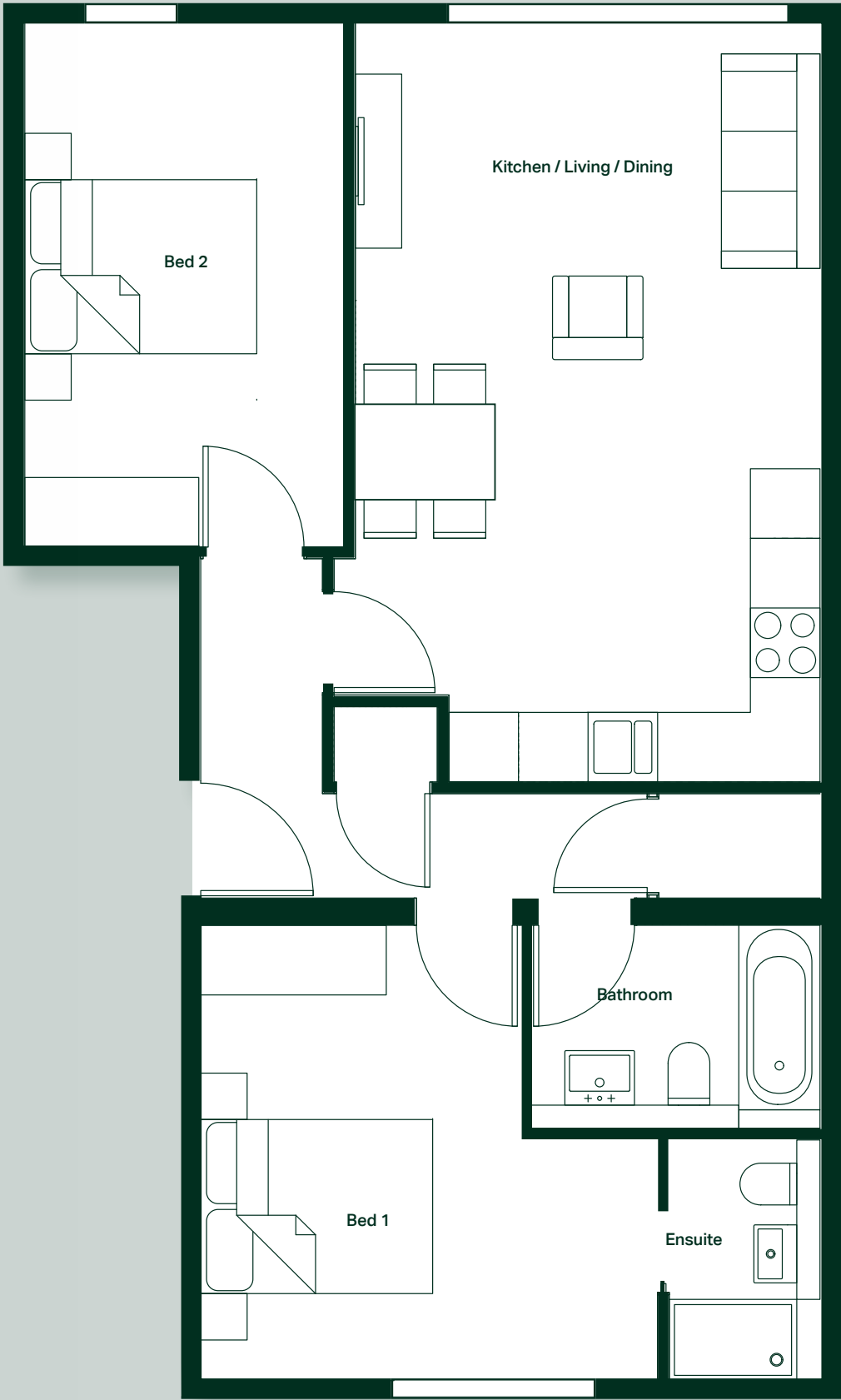
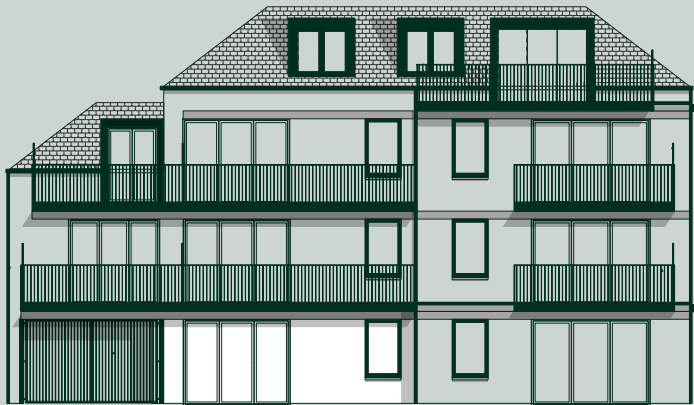
# Apt. 2

## Ground Floor

2 Bedrooms | 2 Bathrooms | Garden (16m<sup>2</sup>)

750 ft<sup>2</sup> | 70m<sup>2</sup>

	m		ft	
Kitchen Living Dining	4.0	x 6.7	13.1	x 22.0
Bed 1	3.9	x 3.9	12.8	x 12.9
Bed 2	2.8	x 4.5	9.0	x 14.8
Bathroom	2.5	x 1.8	8.2	x 5.7
Ensuite	1.3	x 2.1	4.3	x 6.8





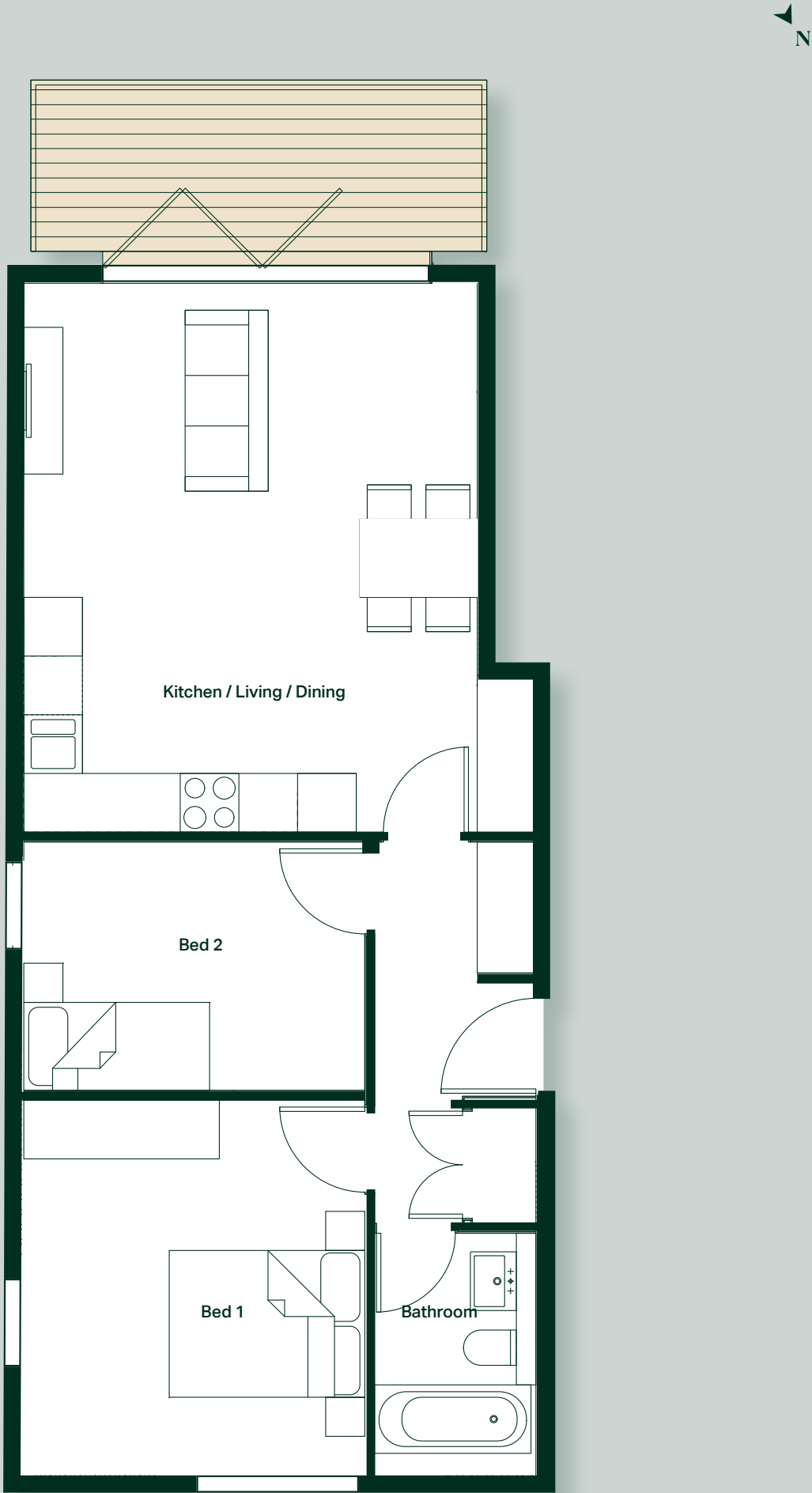
# Apt. 3

## First Floor

2 Bedrooms | 1 Bathroom | Terrace (8m<sup>2</sup>)

655 ft<sup>2</sup> | 61m<sup>2</sup>

	m	ft
Kitchen Living Dining	4.7 x 5.7	15.4 x 18.6
Bed 1	3.5 x 3.8	11.3 x 12.5
Bed 2	3.5 x 2.5	11.3 x 8.2
Bathroom	1.7 x 2.5	5.4 x 8.0





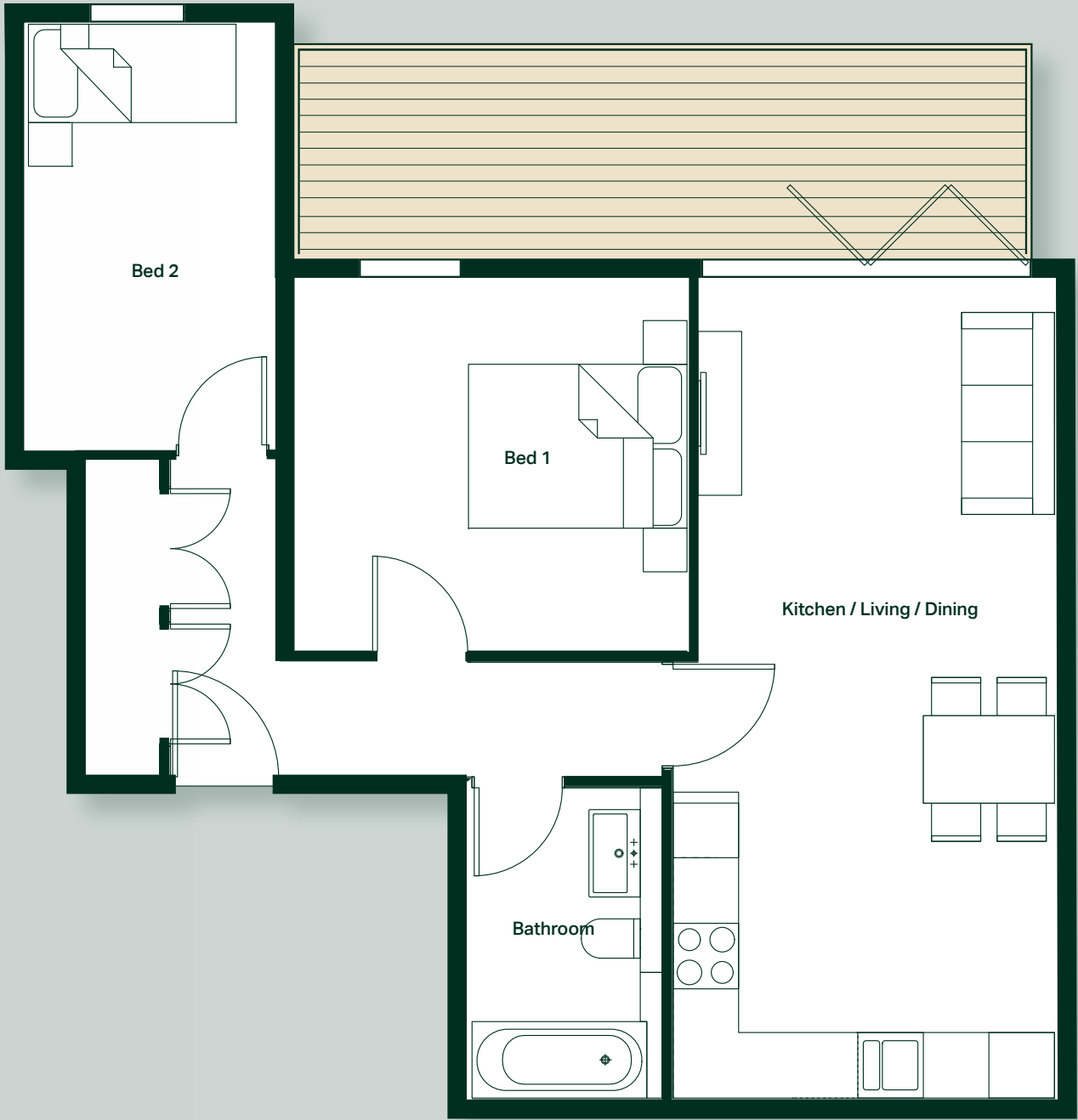
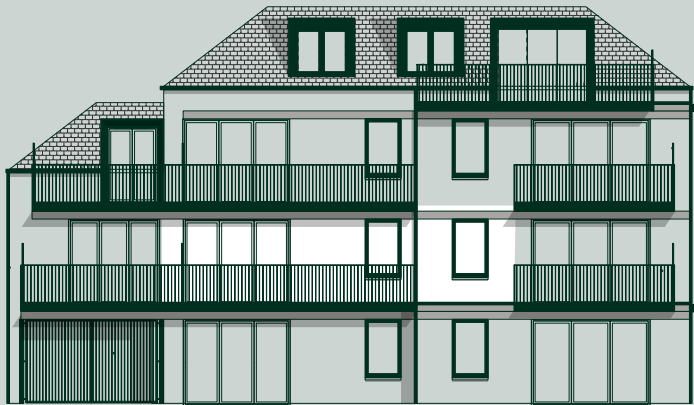
# Apt. 4

## First Floor

2 Bedrooms | 1 Bathroom | Terrace (12m<sup>2</sup>)

664 ft<sup>2</sup> | 62m<sup>2</sup>

	m		ft	
Kitchen Living Dining	3.5	x 7.5	11.5	x 24.5
Bed 1	3.6	x 3.3	11.8	x 11.0
Bed 2	2.2	x 3.9	7.3	x 12.6
Bathroom	1.7	x 2.9	5.6	x 9.4





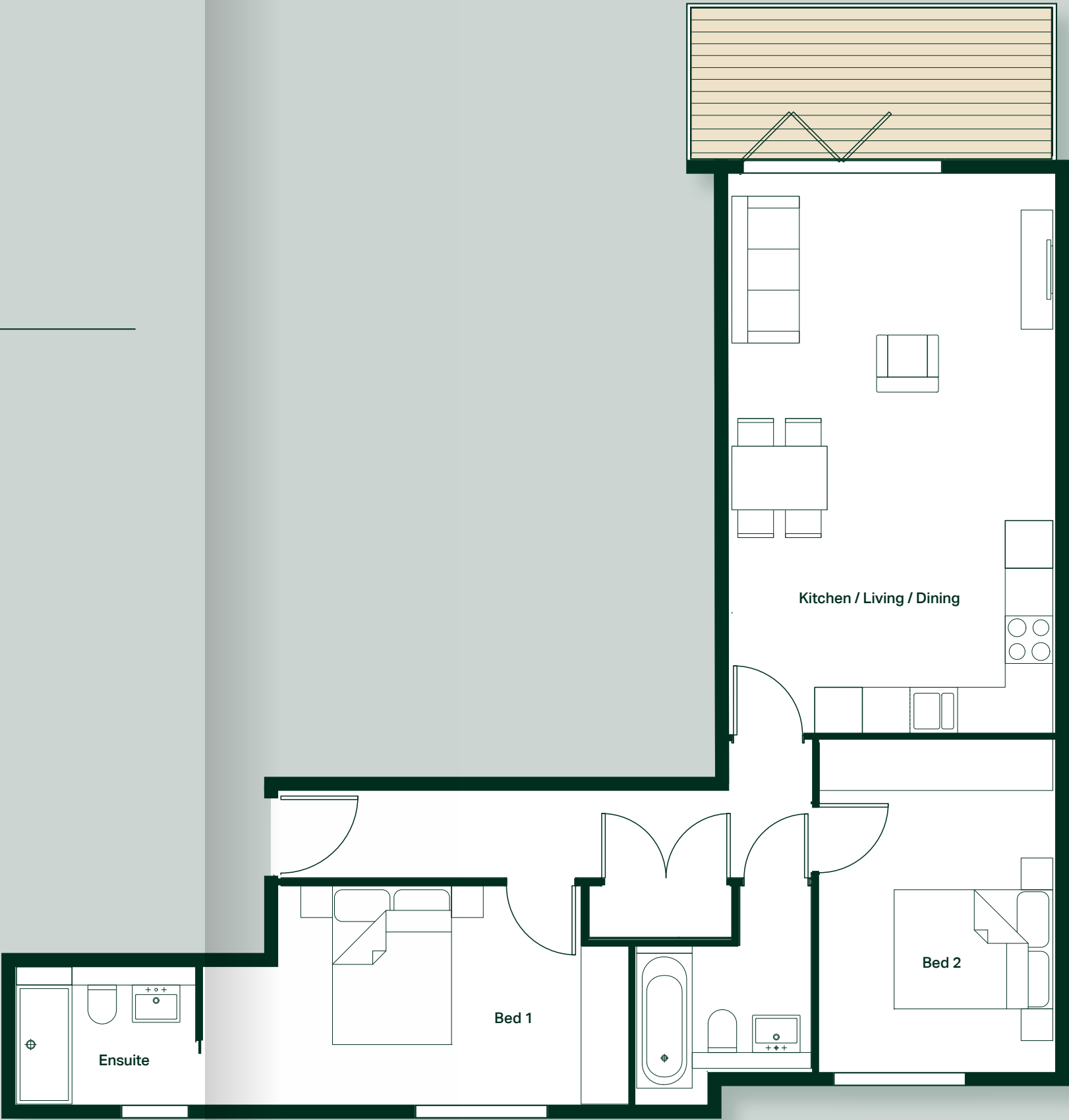
# Apt. 5

## First Floor

2 Bedrooms | 2 Bathrooms | Terrace (8m²)

789 ft² | 73m²

	m		ft	
Kitchen Living Dining	3.5	x 7.5	11.5	x 24.5
Bed 1	3.6	x 3.3	11.8	x 11.0
Bed 2	2.2	x 3.9	7.3	x 12.6
Bathroom	1.7	x 2.9	5.6	x 9.4
Ensuite	2.3	x 1.7	7.4	x 5.7





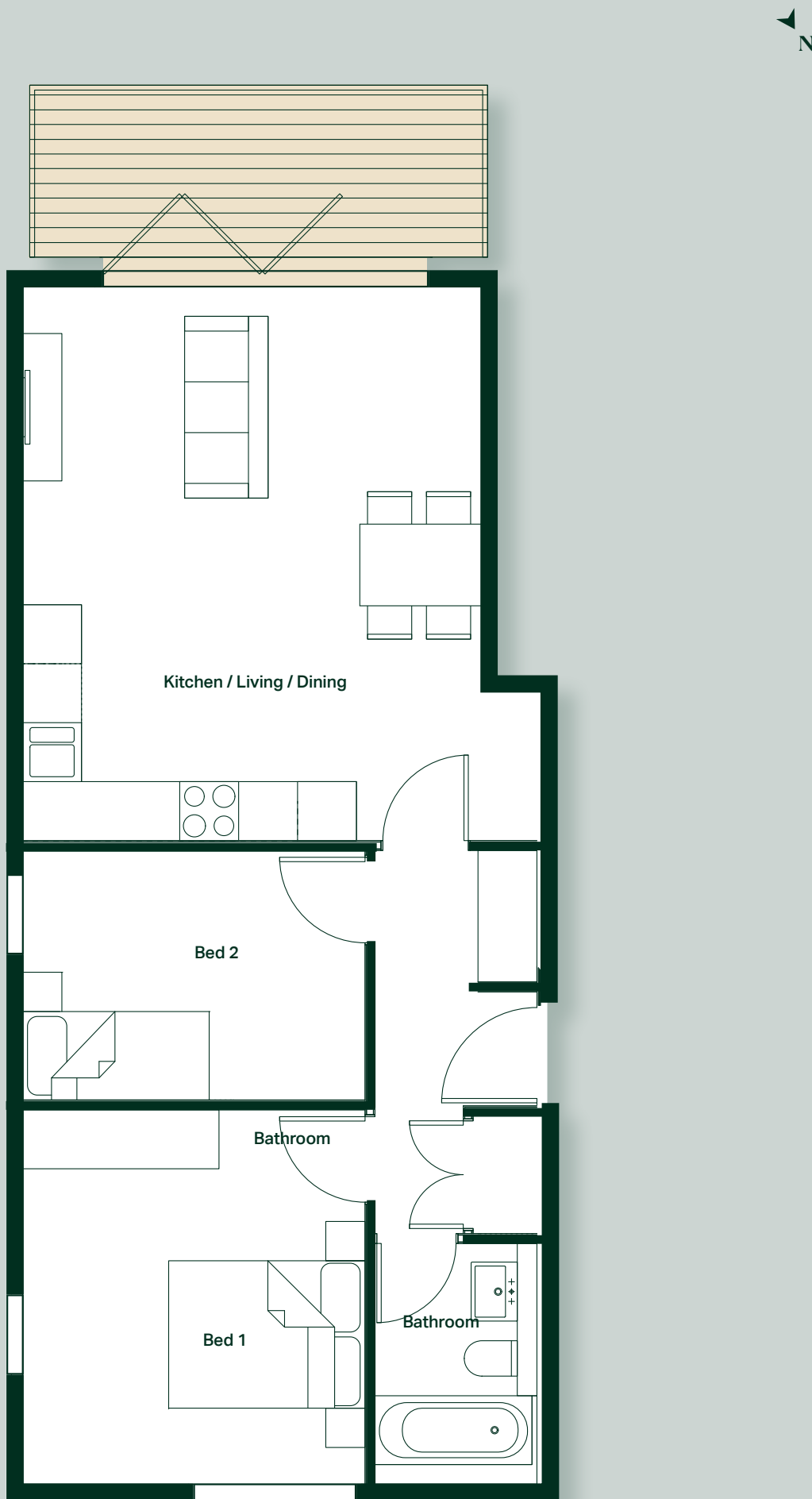
# Apt. 6

## Second Floor

2 Bedrooms | 1 Bathroom | Terrace (8m<sup>2</sup>)

655 ft<sup>2</sup> | 61m<sup>2</sup>

	m	ft
Kitchen Living Dining	4.7 x 5.7	15.4 x 18.6
Bed 1	3.5 x 3.8	11.3 x 12.5
Bed 2	3.5 x 2.5	11.3 x 8.2
Bathroom	1.7 x 2.5	5.4 x 8.0

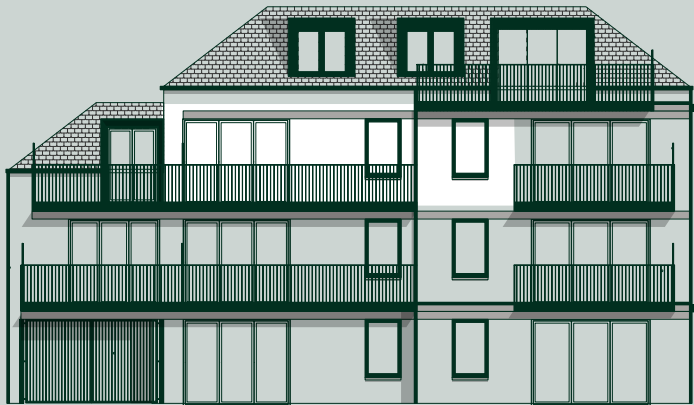




# Apt. 7

Second Floor  
2 Bedrooms | 1 Bathroom | Terrace (12m<sup>2</sup>)  
664 ft<sup>2</sup> | 62m<sup>2</sup>

	m		ft	
Kitchen Living Dining	3.5	x 7.5	11.5	x 24.5
Bed 1	3.6	x 3.3	11.8	x 11.0
Bed 2	2.2	x 3.9	7.3	x 12.6
Bathroom	1.7	x 2.9	5.6	x 9.4





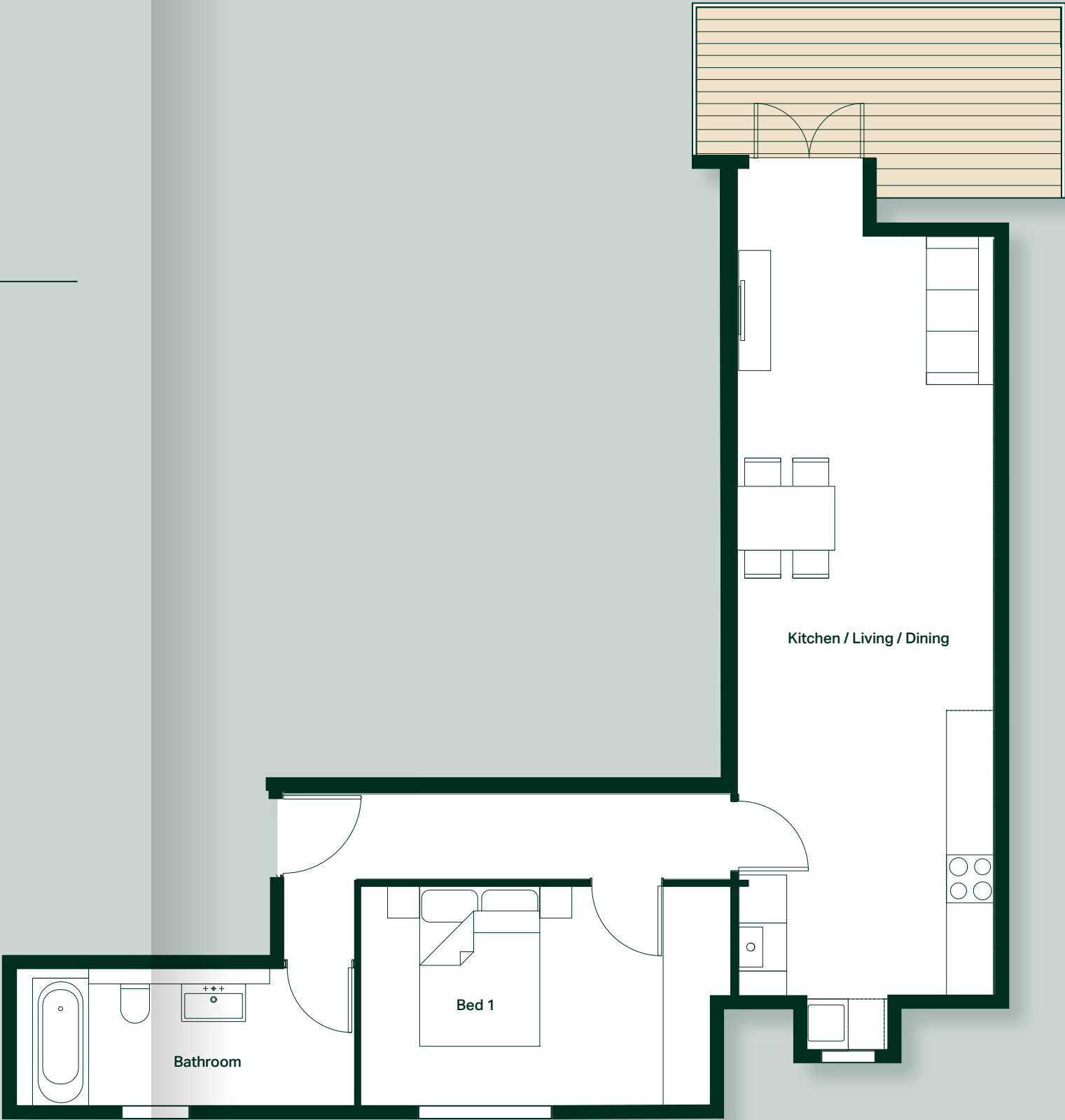
# Apt. 8

## Second Floor

1 Bedroom | 1 Bathrooms | Terrace (7m²)

643 ft² | 60m²

	m	ft
Kitchen Living Dining	3.2 x 9.5	10.5 x 31.1
Bed 1	4.3 x 2.8	14.2 x 9.0
Bathroom	4.1 x 1.7	13.3 x 5.6





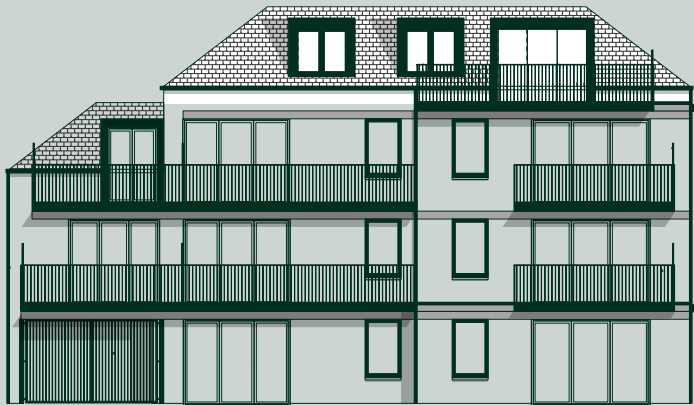
# Penthouse

## Third Floor

3 Bedrooms | 2 Bathrooms | Terrace (16m<sup>2</sup>)

974 ft<sup>2</sup> | 91m<sup>2</sup>

	m		ft	
Kitchen Living Dining	3.8	x 8.3	12.4	x 27.1
Bed 1	4.1	x 3.2	13.6	x 10.3
Bed 2	3.3	x 3.3	10.9	x 10.8
Bed 3	5.8	x 2.2	19.1	x 7.1
Bathroom	2.4	x 2.0	8.0	x 6.7
Ensuite	2.7	x 1.2	9.0	x 4.0





# Specification

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## KITCHENS

Beautifully crafted and designed bespoke German kitchens:

- Matt gray floor to ceiling kitchen units with integrated handles and soft close cabinetry
- Under cabinet LED lighting
- Islands or breakfast bar in the 3 bedroom units
- 20mm quartz worktops and splash backs
- Integrated Siemens appliances
- Ambent Muuto pendant light
- Grohe StarLight kitchen sink
- Grohe StarLight chrome finish single mixer tap with swivel outlet

A range of high end Siemens integrated appliances to include:

- Oven and hob
- Extractor fan
- Dishwasher
- Fridge freeze
- Washer and dryer

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## BATHROOMS & ENSUITES

Beautifully designed contemporary European bathrooms and ensuites with luxury fittings and wet underfloor heating and all ensuites with pocket doors and featuring:

- Lusso Stone vanity unit
- Bespoke mirror with LED

surround

- Arezzo Matt Black slotted Click Clack basin waste
- Crosswater wall mounted 2 hole set basin mixer in Matt Black
- Arezzo Matt Black robe hook
- Totally Rads Saneux Ember Round electric heated towel rail in Matt Black
- Bespoke mirror cabinets for ensuites
- Arezzo Matt Black 300mm Thin Round Shower Head with wall mounted arm
- Arezzo Matt Black concealed individual diverter + thermostatic control shower valve
- Arezzo freestanding modern bath - (Penthouse only)
- Grohe Euro Compact Rimless wall hung toilet with soft close seat
- Arezzo Matt Black Dual Flush plate
- Imperia rectangular shower tray + graphite waste in Graphite Slate
- Arezzo framed fixed bath screen in black
- Toreno sliding shower door in Matt Black

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## INTERIOR DECORATION FEATURES

- Wet multi-zone underfloor heating throughout each apartment
- 14mm Harwoods Herringbone engineered hardwood timber flooring in all private hallways, kitchen, living and dining rooms
- 14mm Harwoods Bandol engineered hardwood timber flooring in all bedrooms
- Marazzi large format gray porcelain tiles to all bathrooms and ensuites
- Farrow & Ball Conforth White paint in all bedrooms, living rooms, kitchens and dining areas
- Farrow & Ball Strong White paint in all bathrooms and ceilings
- Black Corston single & double switched sockets throughout
- Black Corston switched Fused Spur light switches throughout
- Black Corston 2G Two Way Dimmer Slimline Switch throughout
- Professionally designed bespoke fitted wardrobes with integrated handles and lighting in all bedrooms
- Trimless Astro Lighting spotlights throughout
- Zibal LED ceiling light in all bedrooms

- Flush doors with square edge architrave and Matt Black door furniture throughout
- Zinc clad gray aluminum French zinc bi-fold doors to all patios & balconies
- Full wired for Ultrafast high speed FTTP full fibre broadband
- Video entry phone system to main front door allowing colour display
- High security locks and chrome finish security viewer fitted to individual apartment entrance doors
- Mains wired smoke, heat and carbon monoxide detectors

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## COMMUNAL AREAS

- Highly contemporary communal entrance and hallways
- Concealed accent lighting
- Communal postboxes
- Marazzi Large Format Grande concrete look smoke rettificato floor tiles
- Marazzi Large Format Grande concrete look smoke rettificato wall tiles
- Farrow & Ball Purbeck Stone No.275 paint (half height)
- Gray 208 Troldekt ceiling paint
- Jaymart Natural Colir Ollimat Cotton Made to Measure door mat
- Astro Kos 2 surface mounted

downlight

- Chantelle Ribbed clear glass wall lights (Large) in the staircase
- Astro Lighting Serifos 170 LED in the staircase

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## EXTERNAL AREAS

- Fully landscaped communal gardens with soft landscaping to include ornamental grasses, Japanese Acers and Himalayan Birch
- Slate aggregate around landscape planting areas
- Automatic landscape lighting
- Composite decking for all balconies
- Metal balustrades to all balconies and patios finished in Umbra Grey to match all windows and doors
- Dark gray metal, remote controlled vehicle access gate to secure off-street parking
- Private gated parking for 6 cars with EV Charge points
- Secure cycle storage for 17 bicycles
- PV / Solar power supply for communal areas
- Private South West facing garden / terrace for every apartment
- BEA Nevado Grey bricks, with dental detailing and dark mortar joints

- Metal work (gates, balustrade, windows) in Umbra Grey RAL 7022
- Aluminum triple glazed windows
- Bi-fold doors in Umbra Grey
- Slate roof
- Black Forum 'Leto' up / down external wall light with PIR Externally mounted at communal front entrance and rear communal exit
- Black ZN-20930 'Isis' up/down external wall light supplier

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## PEACE OF MIND

- 10 year CML compliant building warranty



# About Brandlind



With 40 years real estate experience, Brandlind is at the cutting edge of affordable luxury living.

Brandlind projects are located in prime and up-and-coming areas of London and are built with passion and panache. Homestead House fits the bill perfectly. Of course, perfection comes at a price, but Brandlind ensures it's a price you can afford.

We pride ourselves in delivering seamless real estate services from the moment you set eyes on your dream home to the moment you pick up the keys.

Our team takes the hassle out of property investment by ensuring the most convenient and transparent experience for investors locally and abroad, while at the same time safeguarding clients' interests at every step of the process and in after-sales care.

## BRANDLIND

# Get in touch



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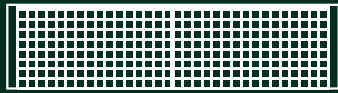
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