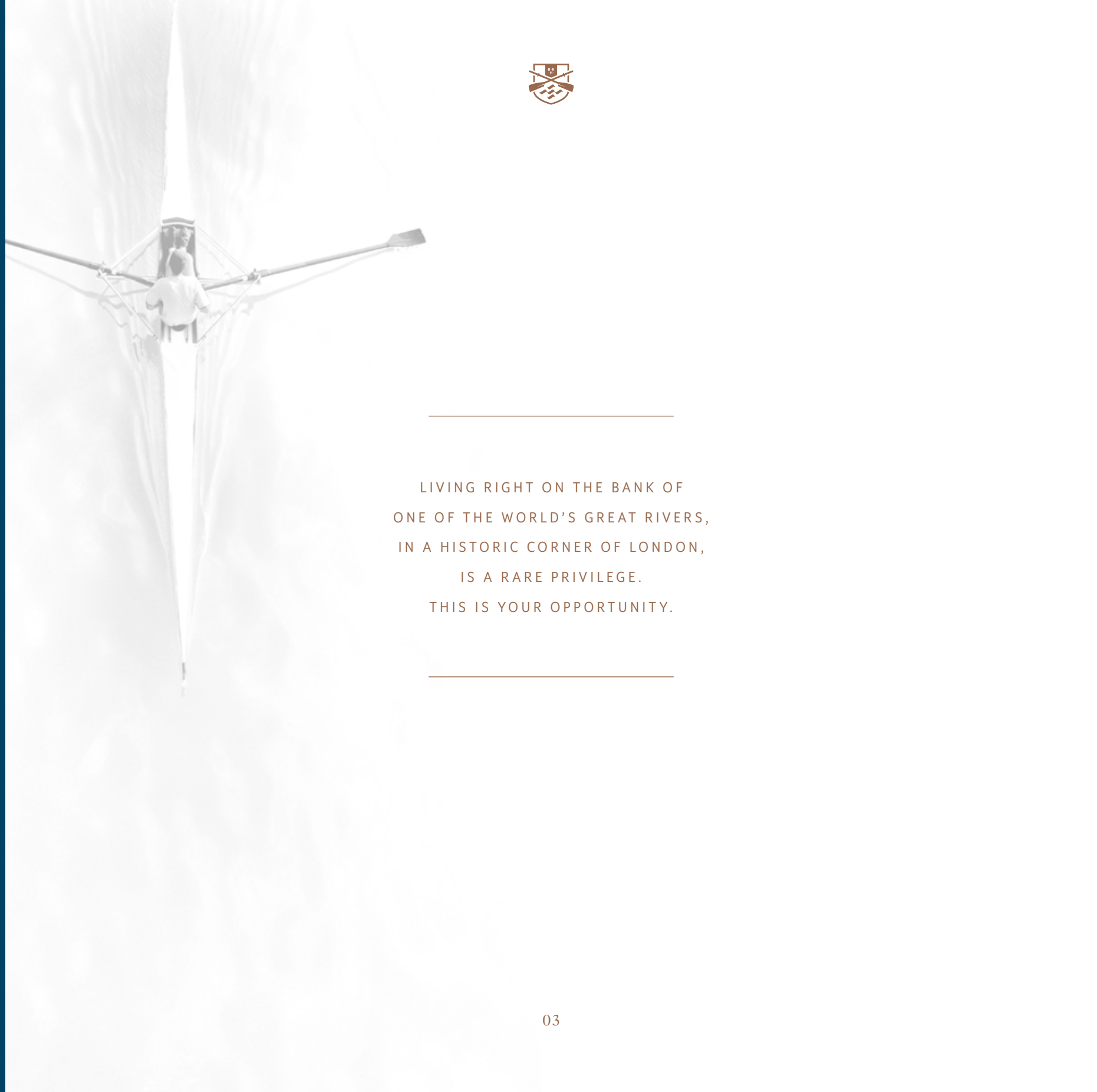




BOAT RACE  
— HOUSE —



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LIVING RIGHT ON THE BANK OF  
ONE OF THE WORLD'S GREAT RIVERS,  
IN A HISTORIC CORNER OF LONDON,  
IS A RARE PRIVILEGE.  
THIS IS YOUR OPPORTUNITY.

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*A luxury collection of bespoke London apartments  
overlooking a famous stretch of the River Thames.*

TRANQUILITY  
&  
SOPHISTICATION

Boat Race House offers 14 apartments and 2 penthouses  
with an unrivalled level of luxury, private outdoor space  
and secure gated parking, for a unique view of the Thames  
and the finishing stretch of the University Boat Race.





Boat House on River Thames



Rick Stein's Restaurant



Orange Pekoe



Chiswick Bridge



Barnes Green



Views towards Boat Race House





River Tow Path



Richmond Hill



Barnes' Famous Duck Pond



Richmond Park



*Some of the most beautiful and unique stretches  
of the River Thames surround Boat Race House.  
This is a rare opportunity to enjoy this picturesque  
and sought-after location.*

REST



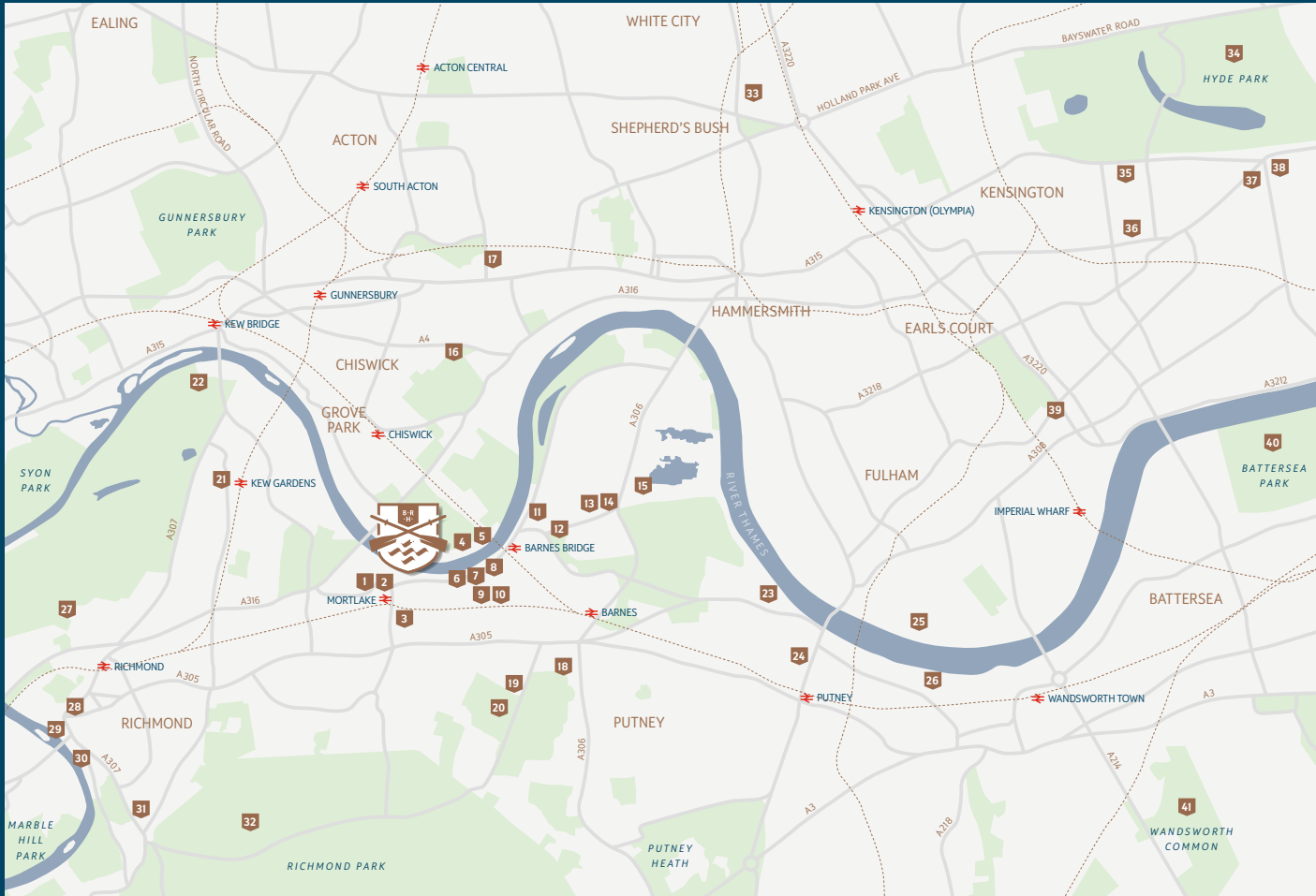
PLAY

Each of the luxury apartments are carefully designed for modern, contemporary living, close to a number of London landmarks and exceptional schools, including St Paul's Boys School and The Harrodian.

Boat Race House overlooks the finish of the prestigious Oxford vs Cambridge University Boat Race, which has been one of London's most popular annual fixtures since 1829.

This peaceful and spectacular setting also offers opportunities for beautiful walks and cycle rides. The world famous London attractions including Harrods, Oxford Street and West End theatres, as well as historic jewels of the city including Buckingham Palace and Westminster Abbey are within easy reach.

Closer to home, Richmond Park is perfect for exercise and relaxation. Barnes Village is also only a short walk away and has an excellent mix of high street and boutique shops, bars and restaurants.



- |                             |                                      |                                   |                                   |
|-----------------------------|--------------------------------------|-----------------------------------|-----------------------------------|
| 1 The Tapestry              | 12 Barnes Green                      | 22 Kew Gardens                    | 32 Richmond Park                  |
| 2 Mortlake Green            | 13 Olympic Studios                   | 23 London Rowing Club             | 33 Westfield London               |
| 3 Pickle & Rye              | 14 Sonny's Kitchen                   | 24 Putney Exchange                | 34 Hyde Park                      |
| 4 Dukes Meadows             | 15 WWT Wetland Centre                | 25 The Hurlingham Club            | 35 Royal Albert Hall              |
| 5 Kings House Sports Ground | 16 Chiswick House & Gardens          | 26 Putt in the Park               | 36 Natural History Museum         |
| 6 Rick Stein                | 17 Charlotte's Bistro                | 27 The Royal Mid Surrey Golf Club | 37 Harrods                        |
| 7 The White Hart            | 18 The Roehampton Club               | 28 Richmond Green                 | 38 Harvey Nichols                 |
| 8 Orange Pekoe              | 19 The Bank of England Sports Ground | 29 The Ivy Café                   | 39 English National Ballet School |
| 9 Annie's                   | 20 The National Tennis Centre        | 30 Gaucho                         | 40 Battersea Park                 |
| 10 The Tree House           | 21 Glasshouse                        | 31 The Roebuck                    | 41 Wandsworth Common              |



*Getting the work life balance right is a lot simpler when you are well connected. At Boat Race House you have got transport options at your fingertips to make it simple.*

## OUT & ABOUT

Mortlake Station provides a regular train service into London Waterloo. Barnes Bridge Station is also close by and the nearest tube station is Hammersmith which is on the Hammersmith and City, District, Piccadilly and Circle lines. The Thames Clipper express river boat runs a convenient service to Canary Wharf. Heathrow Airport is just 13 miles and Gatwick is 31 miles away. Regular buses also run from Mortlake High Street to Richmond and Hammersmith.



5 mins  
RICHMOND PARK



20 mins  
HARRODS



25 mins  
WATERLOO



40 mins  
THE CITY









*The interiors of these exquisite apartments are unique and have been carefully designed to embody a contemporary twist, combining elegance and luxury whilst being sympathetic with the building's traditional heritage.*

*Spacious, iconic, riverside living, with high ceilings and generous proportions, will enhance the apartments' open plan lifestyle living. This, complemented by high specification and finishes throughout, is sure to exceed the expectations of even the most discerning.*

*Perfect for living, relaxing and entertaining, the apartments are architecturally designed to enhance the unique position of Boat Race House in harmony with the natural environment.*

## COMFORT



## STYLE

### GENERAL

- Wood flooring to living areas
- Carpets to bedrooms
- Fitted walk-in wardrobes to master bedrooms\*
- Bespoke doors
- Balconies\*
- River views\*
- Highly efficient downlighting throughout

- Video/audio entry phones
- Pre-fitted telephones and satellite cabling
- High performance double glazing
- Underfloor heating\*
- Lift to all floors
- Cycle stands
- Covered and secure gated parking
- 10-year structural warranty

### BATHROOMS

- Villeroy & Boch sanitary ware
- Chrome mixers, taps and towel rails
- Flush vanity mirrors
- Undersink vanity units
- Tiling to wet areas

### KITCHENS

- Bespoke handleless kitchens
- Island units\*
- Glass splashbacks
- Composite stone worktops
- Miele appliances
- Fully integrated fridge/freezer and dishwasher
- Integrated wine cooler

\*Please ask your sales consultant for the exact specification.

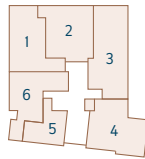








RIVER THAMES



### APARTMENT 1

Kitchen/Dining/Living Room	
7.74m x 5.45m	25'5" x 17'11"
Master Bedroom	
6.34m x 4.35m	20'10" x 14'3"
Bedroom 2	
4.46m x 3.73m	14'8" x 12'3"
Total approximate area	
115 sq m	1237 sq ft

### APARTMENT 2

Kitchen/Dining/Living Room	
11.20m x 5.47m	36'9" x 17'11"
Master Bedroom	
7.40m x 3.47m	24'3" x 11'5"
Bedroom 2	
7.52m x 3.30m	24'8" x 10'10"
Total approximate area	
125 sq m	1345 sq ft

### APARTMENT 3

Kitchen/Dining/Living Room	
9.37m x 6.67m	30'9" x 21'11"
Master Bedroom	
8.42m x 5.94m	27'7" x 19'6"
Bedroom 2	
4.31m x 3.32m	14'2" x 10'11"
Total approximate area	
148 sq m	1593 sq ft

## FLOOR

01

### APARTMENT 4

Kitchen/Dining/Living Room	
7.72m x 5.44m	25'4" x 17'10"
Master Bedroom	
5.89m x 3.39m	19'4" x 11'1"
Bedroom 2	
5.26m x 3.14m	17'3" x 10'4"
Total approximate area	
118 sq m	1270 sq ft

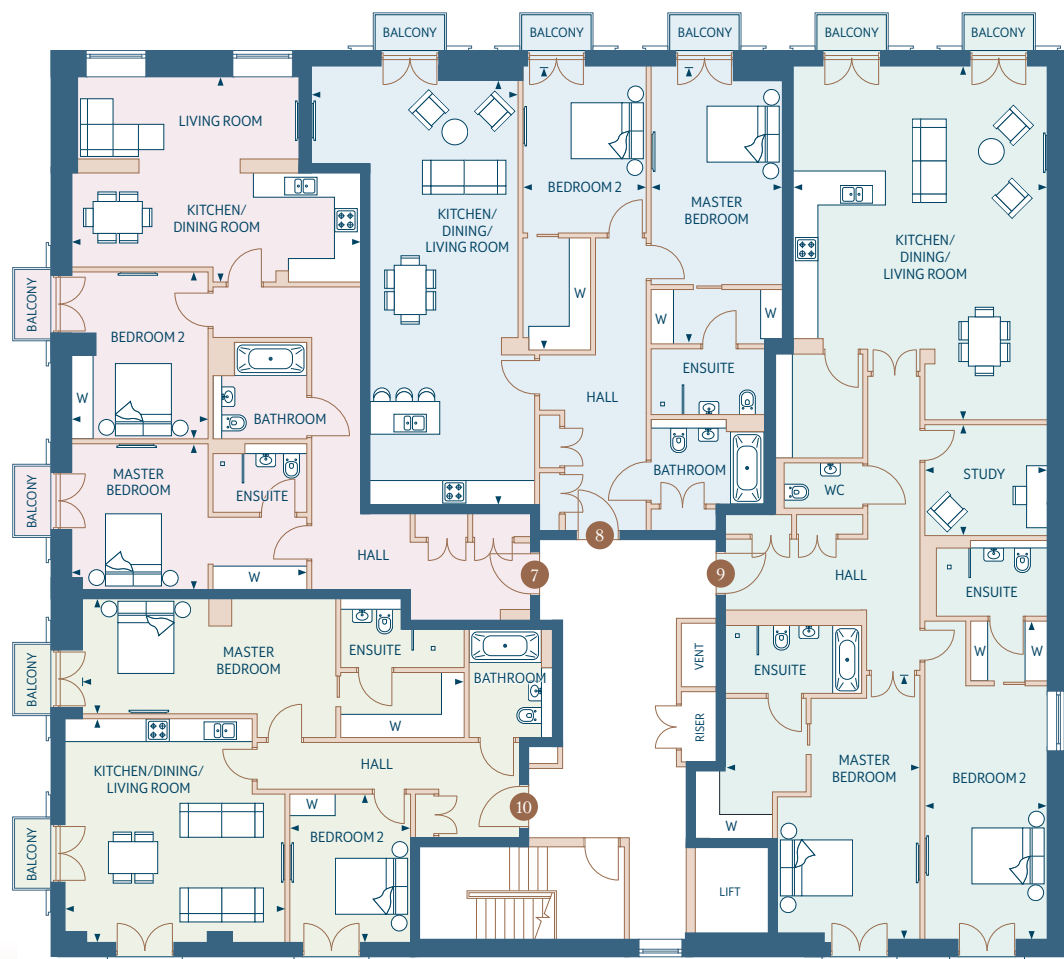
### APARTMENT 5

Kitchen/Dining/Living Room	
5.62m x 4.15m	18'5" x 13'7"
Master Bedroom	
4.75m x 2.77m	15'7" x 9'1"
Total approximate area	
50 sq m	538 sq ft

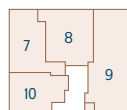
### APARTMENT 6

Kitchen/Dining/Living Room	
12.84m x 3.47m	42'2" x 11'5"
Master Bedroom	
6.28m x 2.75m	20'7" x 9'0"
Bedroom 2	
4.96m x 2.69m	16'3" x 8'10"
Total approximate area	
105 sq m	1130 sq ft





RIVER THAMES



### APARTMENT 7

Kitchen/Dining/Living Room	
7.63m x 5.45m	25'0" x 17'11"
Master Bedroom	
6.22m x 3.86m	20'5" x 12'8"
Bedroom 2	
4.46m x 3.62m	14'8" x 11'11"
Total approximate area	
110 sq m	1184 sq ft

### APARTMENT 8

Kitchen/Dining/Living Room	
11.22m x 5.47m	36'10" x 17'11"
Master Bedroom	
7.01m x 3.47m	23'0" x 11'5"
Bedroom 2	
7.50m x 3.30m	24'7" x 10'10"
Total approximate area	
125 sq m	1345 sq ft

## FLOOR

02

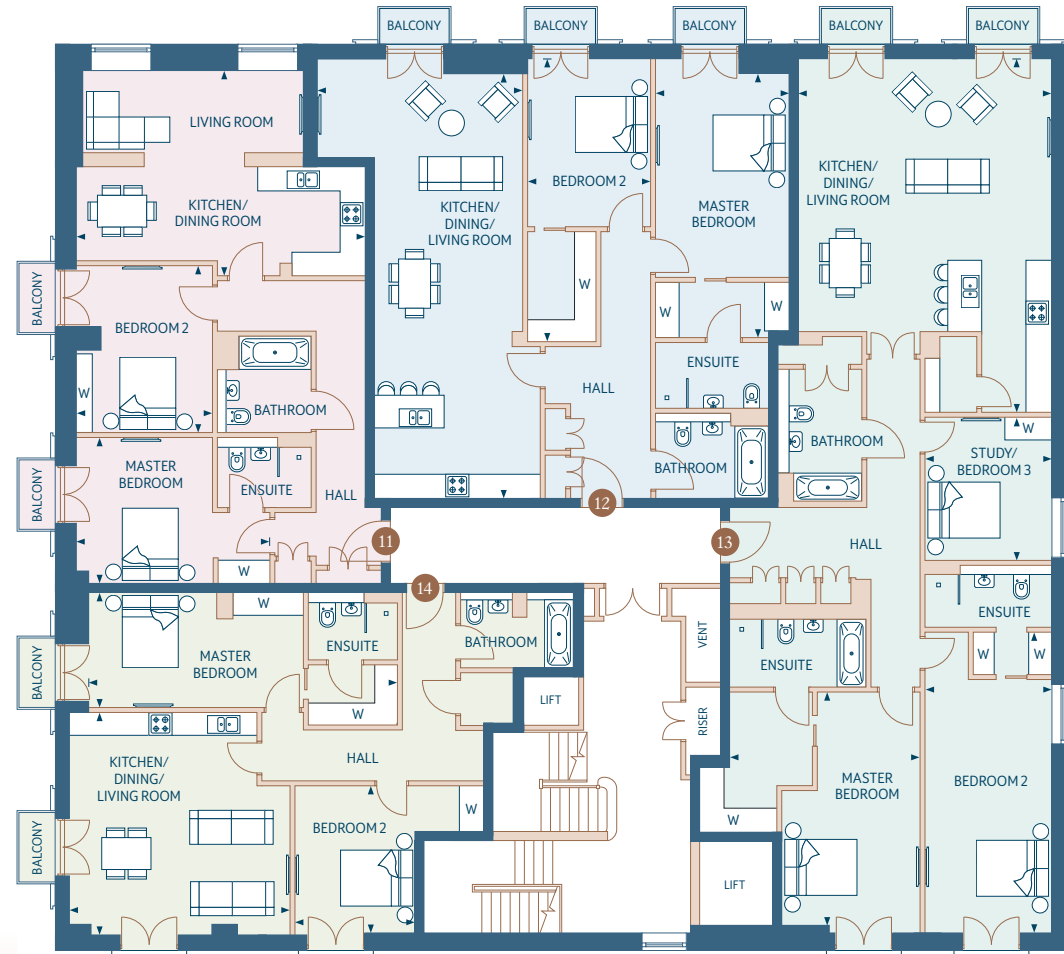
### APARTMENT 9

Kitchen/Dining/Living Room	
9.36m x 6.69m	30'9" x 21'11"
Study	
3.19m x 2.95m	10'6" x 9'8"
Master Bedroom	
6.99m x 5.13m	22'11" x 16'10"
Bedroom 2	
8.37m x 3.19m	27'6" x 10'6"
Total approximate area	
175 sq m	1883 sq ft

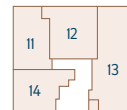
### APARTMENT 10

Kitchen/Dining/Living Room	
5.91m x 5.79m	19'5" x 19'0"
Master Bedroom	
10.09m x 3.01m	33'1" x 9'11"
Bedroom 2	
3.95m x 3.18m	13'0" x 10'5"
Total approximate area	
96 sq m	1033 sq ft





RIVER THAMES



#### APARTMENT 11

Kitchen/Dining/Living Room	
7.63m x 5.45m	25'0" x 17'11"
Master Bedroom	
5.11m x 3.86m	16'9" x 12'8"
Bedroom 2	
4.48m x 3.62m	14'8" x 11'11"
Total approximate area	
100 sq m	1076 sq ft

#### APARTMENT 12

Kitchen/Dining/Living Room	
11.22m x 5.47m	36'10" x 17'11"
Master Bedroom	
7.01m x 3.47m	23'0" x 11'5"
Bedroom 2	
7.50m x 3.30m	24'7" x 10'10"
Total approximate area	
125 sq m	1345 sq ft

### FLOOR

03

#### APARTMENT 13

Kitchen/Dining/Living Room	
9.35m x 6.67m	30'8" x 21'11"
Study/Bedroom 3	
3.79m x 3.32m	12'5" x 10'11"
Master Bedroom	
6.19m x 5.00m	20'4" x 16'5"
Bedroom 2	
7.93m x 3.32m	26'0" x 10'11"
Total approximate area	
175 sq m	1883 sq ft

#### APARTMENT 14

Kitchen/Dining/Living Room	
5.96m x 5.79m	19'7" x 19'0"
Master Bedroom	
8.17m x 3.01m	26'10" x 9'11"
Bedroom 2	
3.95m x 3.18m	13'0" x 10'5"
Total approximate area	
95 sq m	1022 sq ft



*The sophisticated penthouses at Boat Race House represent  
the very pinnacle of contemporary interior design.*

## THE PENTHOUSES

04

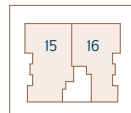
The open plan living/dining areas feature state-of-the-art kitchens and grand terraces, giving the finest possible views over the finish of the historic Boat Race and famous stretch of the Thames.

The enhanced specification, breathtaking terrace views and the superior design complete the picture of comfort, luxury, style and tranquillity in these magnificent penthouses.





RIVER THAMES



## THE PENTHOUSES

04

### APARTMENT 15

Kitchen/Dining/Living Room	
9.87m x 6.30m	32'5" x 20'8"
Master Bedroom	
7.08m x 5.89m	23'3" x 19'4"
Bedroom 2	
4.84m x 4.67m	15'11" x 15'4"
Total approximate area	
145 sq m	1560 sq ft

### APARTMENT 16

Kitchen/Dining/Living Room	
9.89m x 6.08m	32'5" x 19'11"
Master Bedroom	
7.91m x 6.17m	25'11" x 20'3"
Bedroom 2	
3.95m x 3.50m	13'0" x 11'6"
Total approximate area	
125 sq m	1345 sq ft



*Our property division continues to go from strength to strength,  
with property investments in the commercial, residential,  
distribution and industrial sectors.*

INVESTMENTS



STRATEGY

We have a significant track record of success in this market which we attribute to our willingness to be quick-thinking and flexible; looking to the future while learning from the past. Strong work ethics and an interest in social entrepreneurship have long been important factors in the success that our family has achieved.



*We are a premier property development company  
that focuses on providing luxury residential developments  
in London and the surrounding areas.*

QUALITY



INNOVATION

We were founded on the principles of quality and innovation and all of our developments embody these themes. We recognise that choosing your home will be one of the most important decisions that you will ever make. That is why we strive to meet your every need and taste by ensuring that all of our projects and developments focus on beauty, quality, functionality, sustainability and efficiency. Our reputation means everything to us and so you can rest assured that your home at Boat Race House will be everything you wanted and more.





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BOAT RACE HOUSE,  
MORTLAKE HIGH STREET,  
MORTLAKE, LONDON  
SW14 8AJ

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These details are intended to give a general indication of the proposed specification, layouts and development. The developer engages in continuous product development and reserves the right to alter any part of the development or specification at anytime as necessary and without notice. In certain circumstances that are out of our control it might be necessary to change some of the manufacturers or specifications listed above. Any changes, of a material nature, will be of similar quality and finish and will be communicated to purchasers. Maps are not to scale and show approximate locations only. All images including floor plans of the property contained in this brochure are not to scale and are for illustrative purposes only. No responsibility is accepted by the developer for any errors or omissions and the above information and marketing material does not constitute or form part of any contract, or warranty. The dimensions given on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. All room measurements represent maximum dimensions. Some windows on the east elevation are non-openable due to fire regulations. All distances, journey and travel times are approximate.



BOAT RACE  
— HOUSE —



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