ROSEMOUNT HOUSE

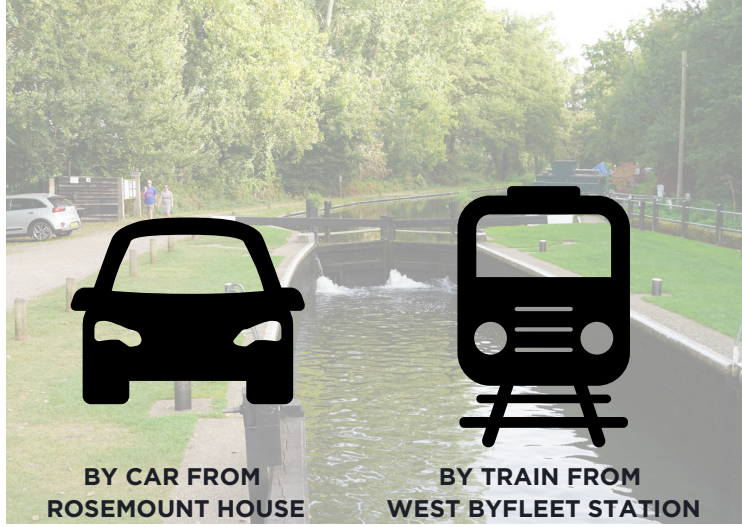
WEST BYFLEET

ROSEMOUNT HOUSE

Introducing Rosemount House, an exclusive collection of 33 luxury apartments in West Byfleet. Set in a prime location, this development features one and two bedroom homes with stunning specifications and modern amenities. Residents benefit from secure entry with a video phone system, parking and EV chargers. With beautifully designed interiors, luxury fitted kitchens and thoughtful details, these homes offer a sophisticated living experience. Located within West Byfleet's vibrant community, residents have easy access to local attractions and conveniences. Experience high-end living at Rosemount House, where every detail is carefully designed for a luxurious lifestyle.

WEST BYFLEET

Nestled in the heart of Surrey, West Byfleet offers a perfect blend of village charm and convenience. This vibrant community boasts fast travel links to London Waterloo, ideal for commuters seeking a seamless journey. Residents can enjoy leisurely canal walks and the nearby Nuffield Health, alongside a selection of lovely restaurants, cafes, a patisserie, Costa Coffee and boutiques. Nearby, Brooklands offers a large M&S and Tesco, ensuring shopping needs are easily met. With attractions like Topgolf nearby and charming pubs, West Byfleet provides delightful dining and recreational experiences. The nearby towns of Weybridge and Woking offer additional opportunities for socialising and leisure, making West Byfleet an ideal location for both work and relaxation.



BY CAR FROM ROSEMOUNT HOUSE

BY TRAIN FROM WEST BYFLEET STATION

M25 JCT 11
13 minutes

WOKING
5 minutes

GUILDFORD
21 minutes

SURBITON
10 minutes

KINGSTON UPON THAMES
28 minutes

CLAPHAM JUNCTION
22 minutes

HEATHROW AIRPORT
28 minutes

WIMBLEDON
27 minutes

GATWICK AIRPORT
35 minutes

LONDON WATERLOO
31 minutes

THE ANCHOR
HALL & WOODHOUSE
THE ANCHOR

GROUND FLOOR

Apartment	Type	Total GIA
1	Two Bedroom	69.89sqm / 752sqft
2	One Bedroom	54.92sqm / 591sqft
3	One Bedroom	47.16sqm / 508sqft
4	Two Bedroom	61.65sqm / 664sqft
5	One Bedroom	58.72sqm / 632sqft
6	One Bedroom	48.33sqm / 520sqft
7	Two Bedroom	84.08sqm / 905sqft
8	Two Bedroom	87.79sqm / 945sqft

FIRST FLOOR

Apartment	Type	Total GIA
9	Two Bedroom	69.89sqm / 752sqft
10	One Bedroom	54.92sqm / 591sqft
11	One Bedroom	47.16sqm / 508sqft
12	Two Bedroom	71.7sqm / 772sqft
13	One Bedroom	58.72sqm / 632sqft
14	One Bedroom	48.33sqm / 520sqft
15	Two Bedroom	87.86sqm / 946sqft
16	Two Bedroom	95.11sqm / 1024sqft

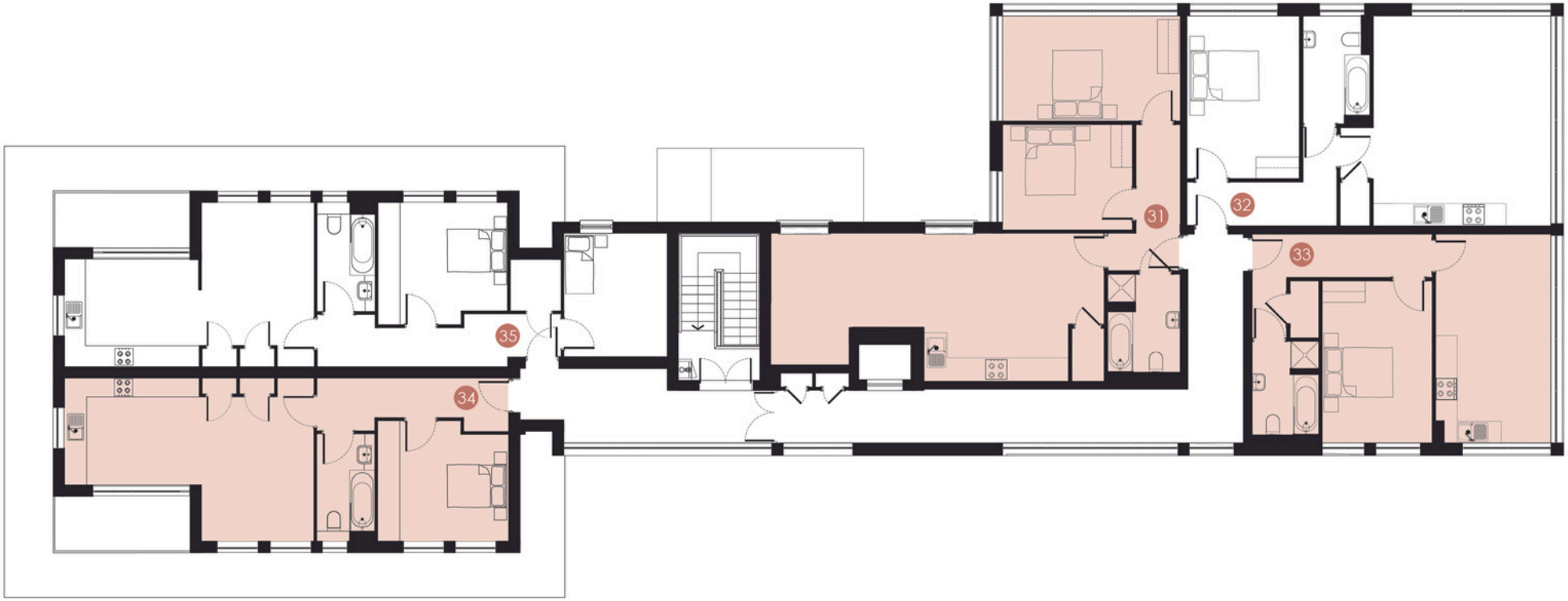
SECOND FLOOR

Apartment	Type	Total GIA
17	Two Bedroom	69.89sqm / 752sqft
18	One Bedroom	54.92sqm / 591sqft
19	One Bedroom	47.16sqm / 508sqft
20	Two Bedroom	71.7sqm / 772sqft
21	One Bedroom	58.72sqm / 632sqft
22	One Bedroom	48.33sqm / 520sqft
23	Two Bedroom	87.86sqm / 946sqft
24	Two Bedroom	95.11sqm / 1024sqft

THIRD FLOOR

Apartment	Type	Total GIA
25	Two Bedroom	69.89sqm / 752sqft
26	One Bedroom	54.92sqm / 591sqft
27	One Bedroom	47.16sqm / 508sqft
28	Two Bedroom	71.7sqm / 772sqft
29	One Bedroom	58.72sqm / 632sqft
30	One Bedroom	48.33sqm / 520sqft
30B	One Bedroom	57.37qm / 618sqft
30C	Two Bedroom	64.37sqm / 693sqft

FOURTH FLOOR



Apartment	Type	Total GIA
31	Two Bedroom	71.7sqm / 772sqft
32	One Bedroom	58.72sqm / 632sqft
33	One Bedroom	48.33sqm / 520sqft
34	One Bedroom	50.49sqm / 544sqft
35	Two Bedroom	64.69sqm /696 sqft

SPECIFICATION

KITCHENS

- Contemporary styled German kitchens with handleless design and soft close doors
- Feature LED under wall unit lighting
- Quartz worktops with matching upstands, Blanco sinks, Reginox mixer tap and mirror splashback
- Integrated appliances including:
- Full height fridge/freezer
- Bosch oven and hob with extractor fan
- Dishwasher
- Washing machine

BATHROOMS

- Beautifully designed contemporary style bathrooms incorporating JTP fittings
- Wall hung WC with soft close seat
- Wall hung vanity unit with mixer tap
- Fitted bath with wall mounted thermostatic mixer and hand-held shower set to bath
- Clear glass opening bath screen and overhead shower
- Ceiling height mirror above the vanity basins
- Heated towel rail
- Porcelain wall tiles and wood effect floor tiles
- Porcelain patterned tiles in niches
- Brushed black taps and fittings
- Niches with feature LED lighting

SPECIFICATION

LIGHTING, ELECTRICAL & HEATING

- Downlighters to open living area, bedrooms, bathrooms and hallways
- Concealed LED feature lighting to kitchens and bathrooms
- Shaver sockets to all bathrooms
- Black sockets and switches
- USB charging points to kitchen and bedrooms
- Underfloor heating in bathrooms
- Smoke and heat detectors
- TV points in living room and bedroom
- Fibre optic broadband Openreach
- Electric panel heaters to living and bedrooms

INTERIOR FEATURES

- European bespoke lacquered doors with horizontal grooving and matching architraves, black door handles
- Walls painted in matt neutral finish
- Engineered wood flooring to kitchen/living rooms and hallways
- Carpets to all bedrooms
- Porcelain fully tiled bathrooms

EXTERNAL FEATURES

- Double glazed windows, living rooms feature wall to wall window views
- Secure bike storage
- Communal refuse store
- EV chargers

WARRANTY

- ICW 10-year warranty

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WEST BYFLEET

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