



Atheldene Road

EARLSFIELD



2

3

A boutique collection of 2 & 3 bedroom shell apartments in the heart of Earlsfield.

Transform into a home that is truly unique to you. You choose the design for your lifestyle. You control the value creation.



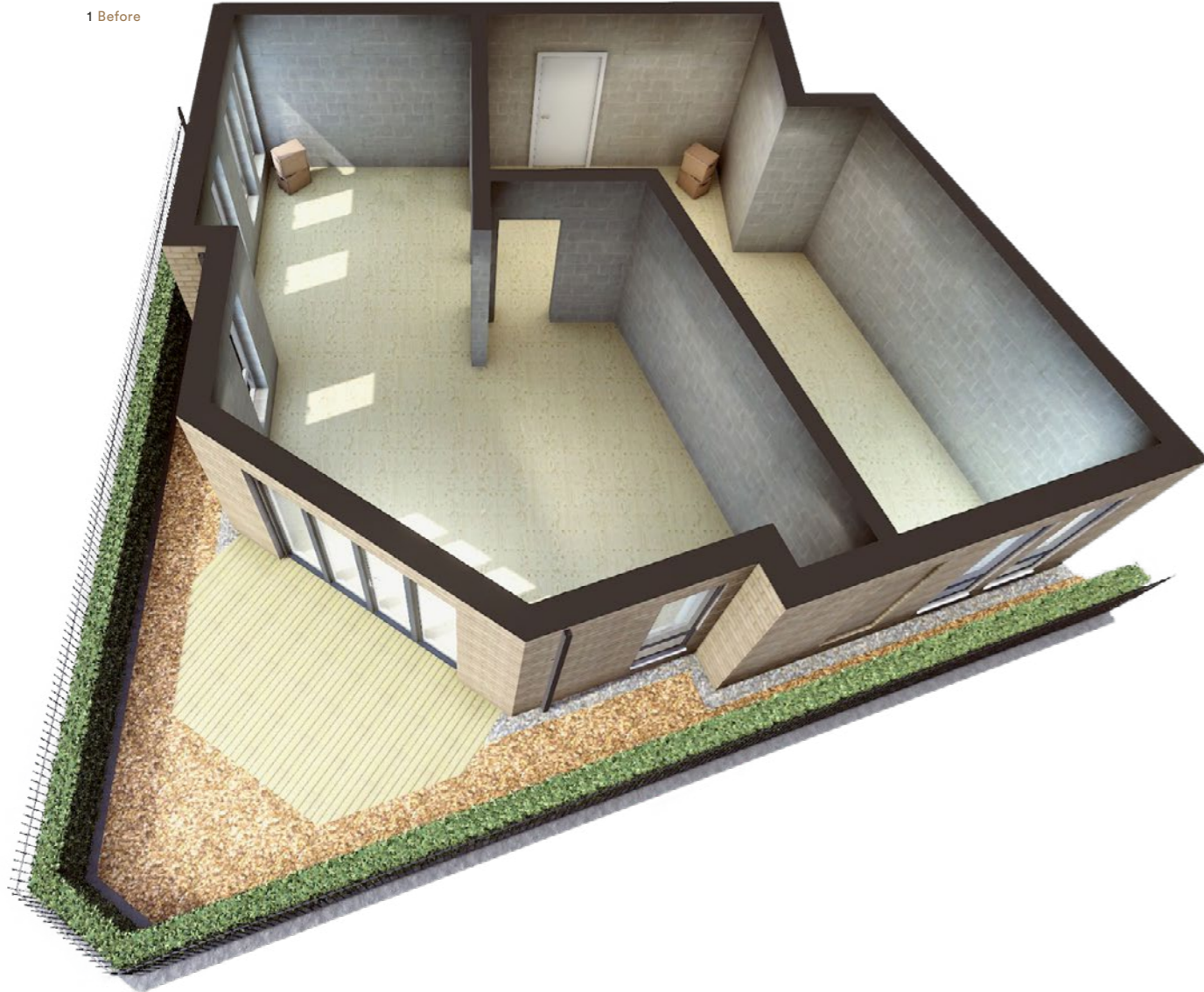
A Custom Home is a brand-new shell with a 10 year structural guarantee offering choice and value in creating your own grand design, your own dream home – That’s a Goldcrest Custom Home.

Paul Broadbent,
Design Director
Goldcrest Custom Homes

The rare opportunity to design a unique home at an affordable price.

¹ Apartment shell. ² 3-bed apartment configuration.

1 Before



Building

Choice, Value & Space

Each of the spacious shell apartments allow you to design a spacious 3 bedroom home or a 2 bedroom home. We provide high speed internet and secure cycle storage. Uniquely for a new home, you are eligible for parking permits.

2 After



Atheldene Road



Fit-out options

The design option pack is complete with a Michel Roux kitchen with integrated appliances, contemporary bathrooms, cosy carpets in the bedrooms and modern flooring in the open plan living room.

You control the value by

- Buying a shell
- Spending less on fit-out

Simplicity

A pre-designed option ready to go.

You are free to choose how to fit-out your shell

- The Brooke's architects fit-out
- Adapt and change the Brooke's architects vision
- Design your own fit-out for choice & value

Choice & Value

With our shell apartments you are free to design your own apartment fit-out or appoint your own interior architect to assist you.

Would you like a large living area in the heart of your home? Or do you need more bedrooms and bathrooms to accommodate a growing family?

By giving you the freedom and creativity to customise the inside space to suit your lifestyle, our spacious shell apartments put you back in control of choice & value.

Flexibility

An apartment shell ready for you to design and fit-out as you wish.

Choose your own kitchen, bathroom, doors, flooring, heating and lighting.

Affordability

No VAT on fit-out costs because it's a new shell apartment. Enjoy lower stamp duty and no hidden costs.

Guarantee

12 year structural warranty.



You choose

Create your perfect Michel Roux kitchen.

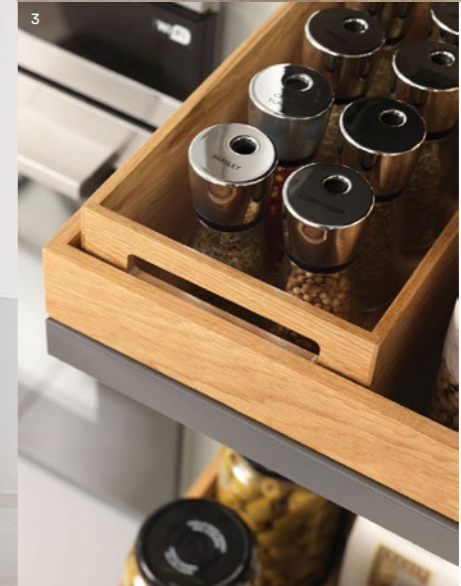
“When I’m cooking, the things that very much make a difference for me are great lighting, clever storage and a sensible layout. So these were the things I wanted to make sure we got absolutely right to bring you a professional kitchen for your home.

We’ve included the latest natural lighting technology, made use of every corner and employed principles from a chef’s workflow.

And, of course, we’ve made sure it all looks completely beautiful. A warm, luxurious minimalism you’ll still love in years to come.”



Already picturing a Roux Kitchen in your home?



1-3 Kitchen options
4 Michel Roux Jr.



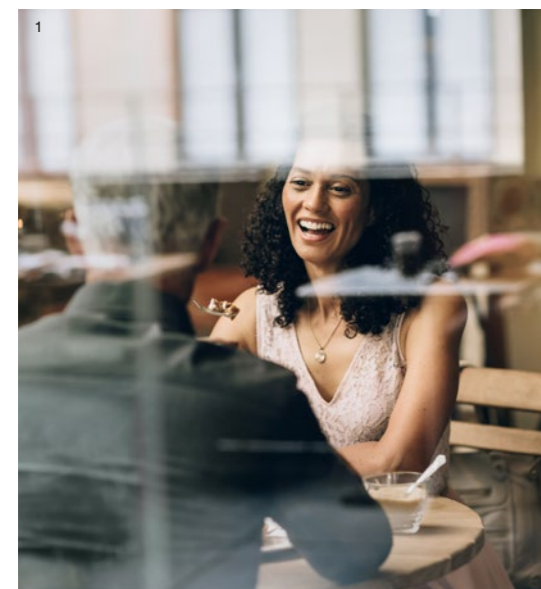
Leafy village life along
the River Wandle

Whether it's the lush parks, relaxed café culture, vibrant restaurants or fast and frequent train connections that draw buyers to Earlsfield, it's easy to see why people from all walks of life set up home in this flourishing neighbourhood.

Out & about

With independent shops, outstanding schools and acres of green open spaces, this leafy corner of Wandsworth has a village charm yet is just 13 minutes by train to Waterloo.

Wider Wandsworth and neighbouring Wimbledon and Clapham offer an even greater choice of shopping, dining, drinking and leisure options – from boutiques to high street favourites.



- ¹ The Jolly Gardners
- ² Wandsworth Common
- ³ Clapham Common
- ⁴ Chez Bruce

Earlsfield is a highly desirable and affluent village within the Borough of Wandsworth



Award-winning treats

As you would expect, the food at a pub owned by a Masterchef winner is delicious. And it's not just the fantastic menu that draws a crowd at the Jolly Gardeners, the well-stocked bar serving locally brewed ales and a generous gin selection is a popular meeting spot.



Enjoy lovingly handmade bread, pastries and cakes fresh from the oven every day at Gail's – an upmarket bakery and cafe that uses traditional methods passed down over hundreds of years.



- 5 Cremoloso Gelato
- 6 The Halfway House
- 7 The Old Sergeant
- 8 Spencer Lawn Tennis Club

- 9 King George's Park
- 10 Backyard Cinema
- 11 GAIL's Bakery
- 12 Bean & Hop

Zone 3 Earlsfield has a laid back vibe and is filled with neighbourhood gems run by people with passion – many of them on the area’s go-to street, Garratt Lane.

Culture

- 1 Soak up a spot of culture at Earlsfield’s intimate theatre, **Tara Arts**. With just 100 seats, you’ll truly feel part of the performance in this award-winning space – which hosts multi-cultural productions including theatre, music, comedy and family shows.

Family

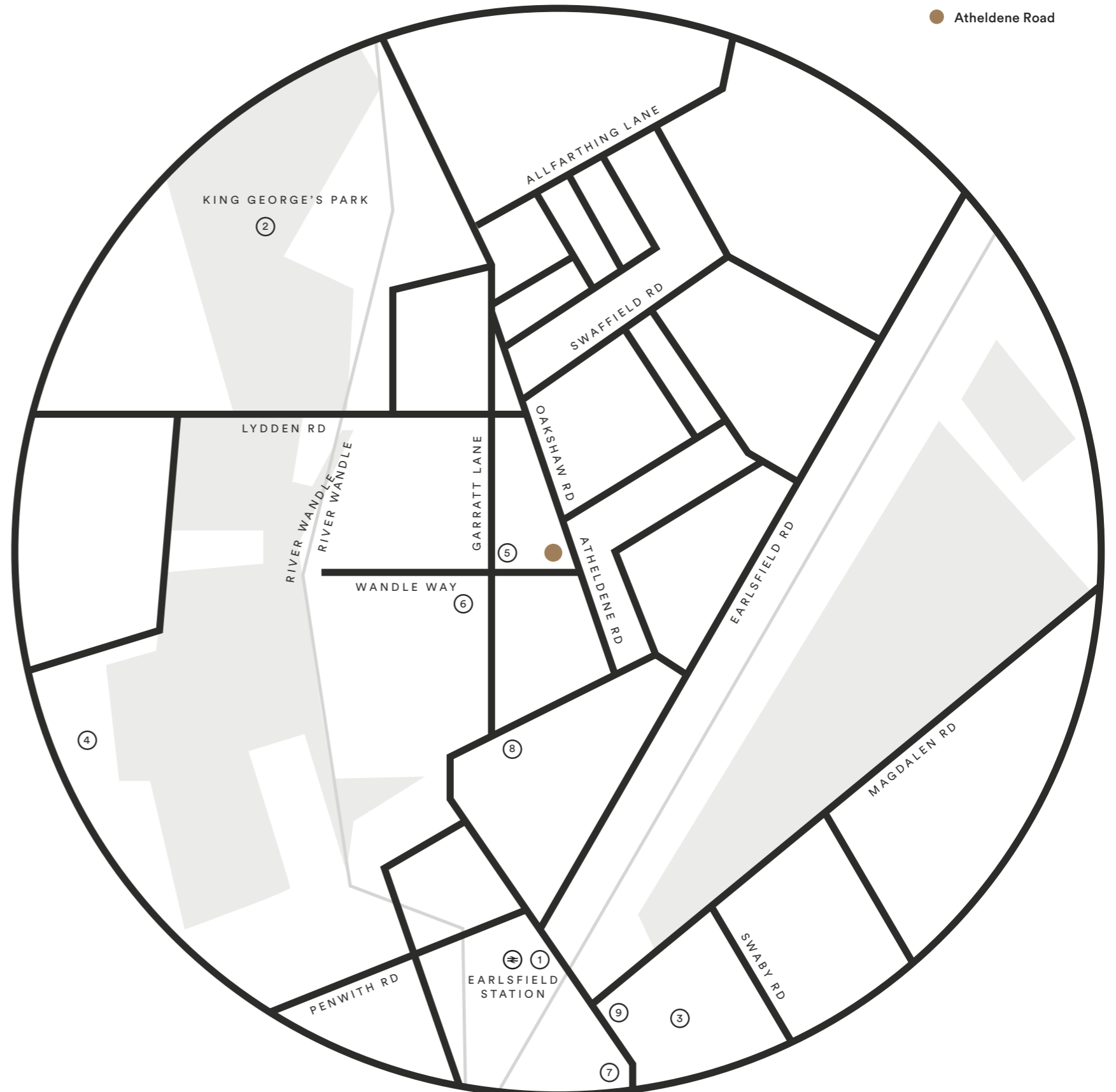
- 2 Leafy Earlsfield has no shortage of green space. One of the most picturesque is **King George’s Park**, and with 55 acres there’s plenty of room to get active or to relax. Cycle the Wandle Trail, join the thriving tennis club, or wear out the kids in the children’s play areas.

Education

- 3 When it comes to education, Earlsfield is top of the class. From the OFSTED rated Outstanding **Earlsfield Primary** and Wimbledon Park Primary to three academy status secondary schools – Ashcroft, Burntwood and **Southfields** – plus a Montessori day nursery. Ideally located on Garratt Lane, **Floreat Wandsworth Primary School** is a warm and welcoming school together with a nursery for the younger members of your family.

Food & lifestyle

- 4 As you would expect, the food at a pub owned by a Masterchef winner is taste-bud-tinglingly delicious. And it’s not just the fantastic menu that draws a crowd at the **Jolly Gardeners**, the well-stocked bar serving locally brewed ales and a generous gin selection is a popular meeting spot. For the best breakfast and brunch in Earlsfield head to **Bean & Hop**, where you’ll find a carefully curated menu of speciality roasted coffees and more than 50 craft beers on offer. Great food and drink is served with pride in relaxing surroundings seven days a week. Expect summer-time queues at **Cremoloso Gelato**, a welcoming family-run ice cream business which makes artisan Italian gelato from the freshest ingredients, daily. Enjoy lovingly handmade bread, pastries and cakes fresh from the oven every day at **Gail’s** – an upmarket bakery and café that uses traditional methods passed down over hundreds of years.



You can be in London Waterloo in less than 15 minutes from Earlsfield Station

Well connected

Atheldene Road is within strolling distance of all life's essentials – and when you want to venture further afield, great transport links mean you'll have an easy journey no matter what direction you're heading in.

Earlsfield Station effortlessly connects you to central London and the South East, the M4 is just half an hour away by car, and there are plenty of bus routes and cycle lanes to help you get from A to B.

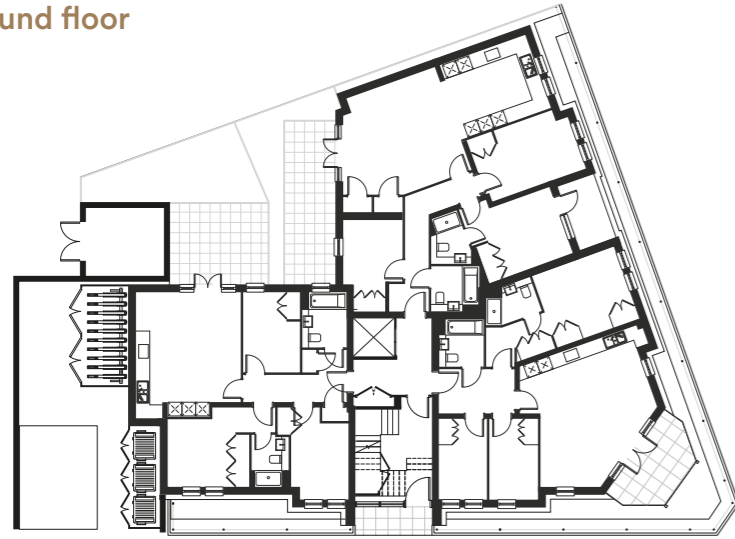


¹ Wimbledon tennis. ² Cycling in the park. ³ Catching the bus. ⁴ Wandsworth common.

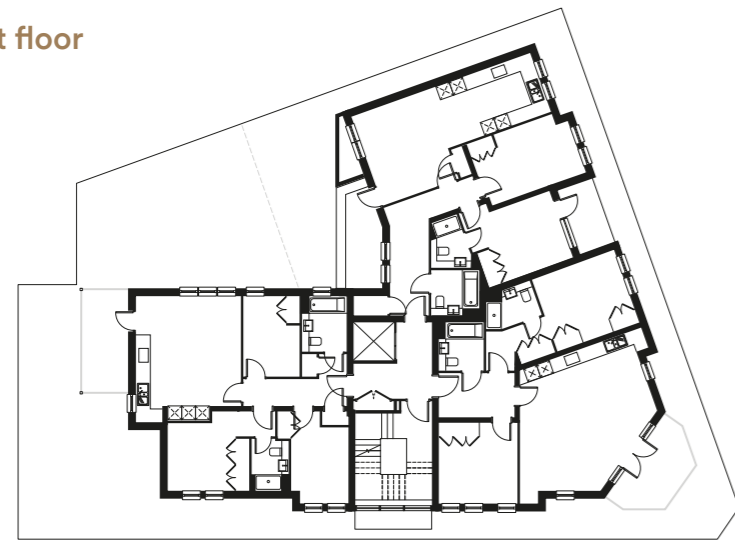
Times below are in minutes and are taken from Google maps. *From Earlsfield station

Walk The Thai Grocer ^{3mins} Cremoloso Gelato ^{4mins} Earlsfield Station ^{10mins} The Country House ^{10mins} Earlsfield Primary School ^{12mins} Bean & Hop ^{13mins} Southfields Academy ^{13mins} Southside Shopping Centre ^{16mins} Beatrix Potter Primary School ^{15mins} Le Gothique ^{19mins} Wimbledon Tennis Club ^{37mins} **Cycle** Gail's Bakery ^{3mins} Backyard Cinema ^{6mins} Franco Manca ^{9mins} King George's Park ^{10mins} Wandsworth Common ^{10mins} Honest Burgers ^{12mins} Clapham Common ^{17mins} **Drive** Sainsbury's Superstore ^{3mins} St. George's Hospital ^{10mins} Brixton ^{27mins} Richmond Park ^{28mins} Hampton Court Palace ^{29mins} BOXPARK Croydon ^{39mins} M4 Slough ^{40mins} Greenwich Market ^{54mins} **Commuter*** Wimbledon ^{4mins} Clapham Junction ^{10mins} Waterloo Station ^{13mins} Shepherd's Bush ^{22mins} Oxford Circus ^{27mins} Kings Cross ^{27mins} West Croydon Station ^{36mins} The O2 ^{35mins} Canary Wharf ^{36mins} Shoreditch —^{47mins}

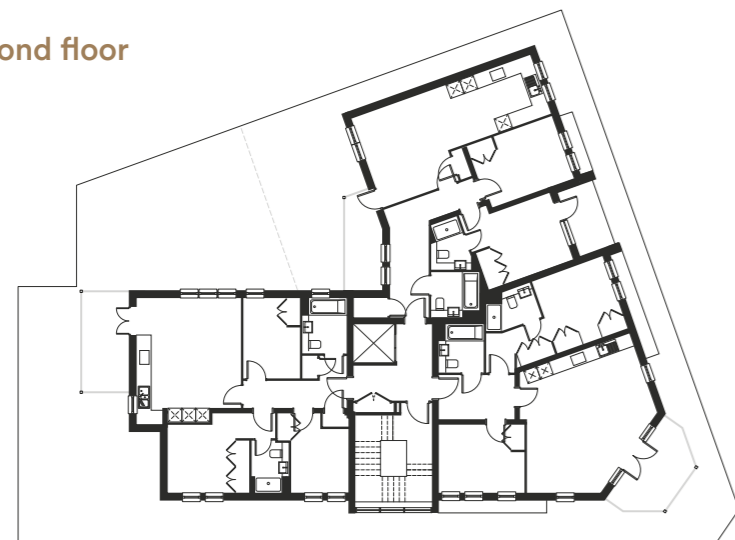
Ground floor



First floor

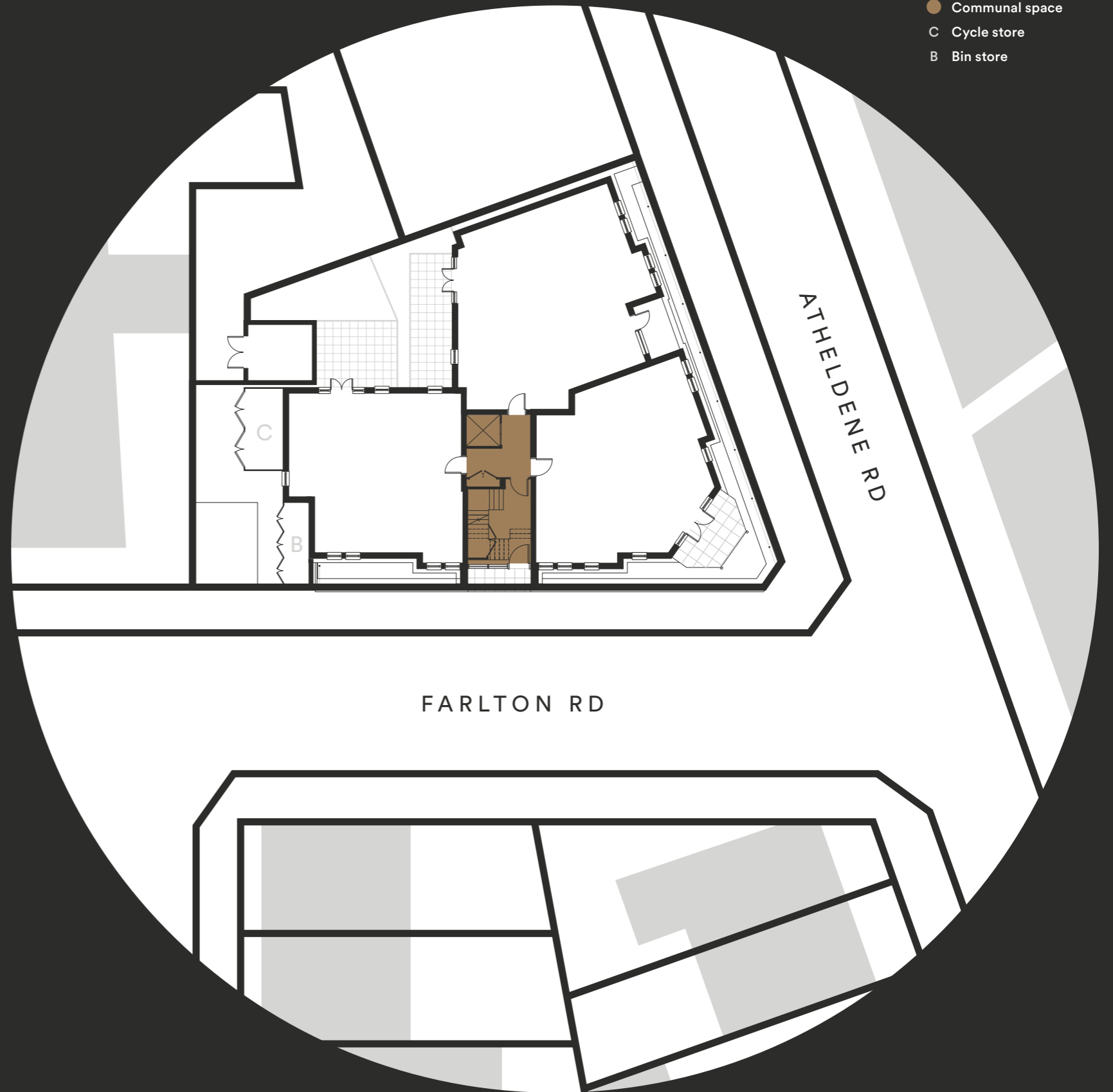


Second floor



Site plan

- Communal space
- C Cycle store
- B Bin store

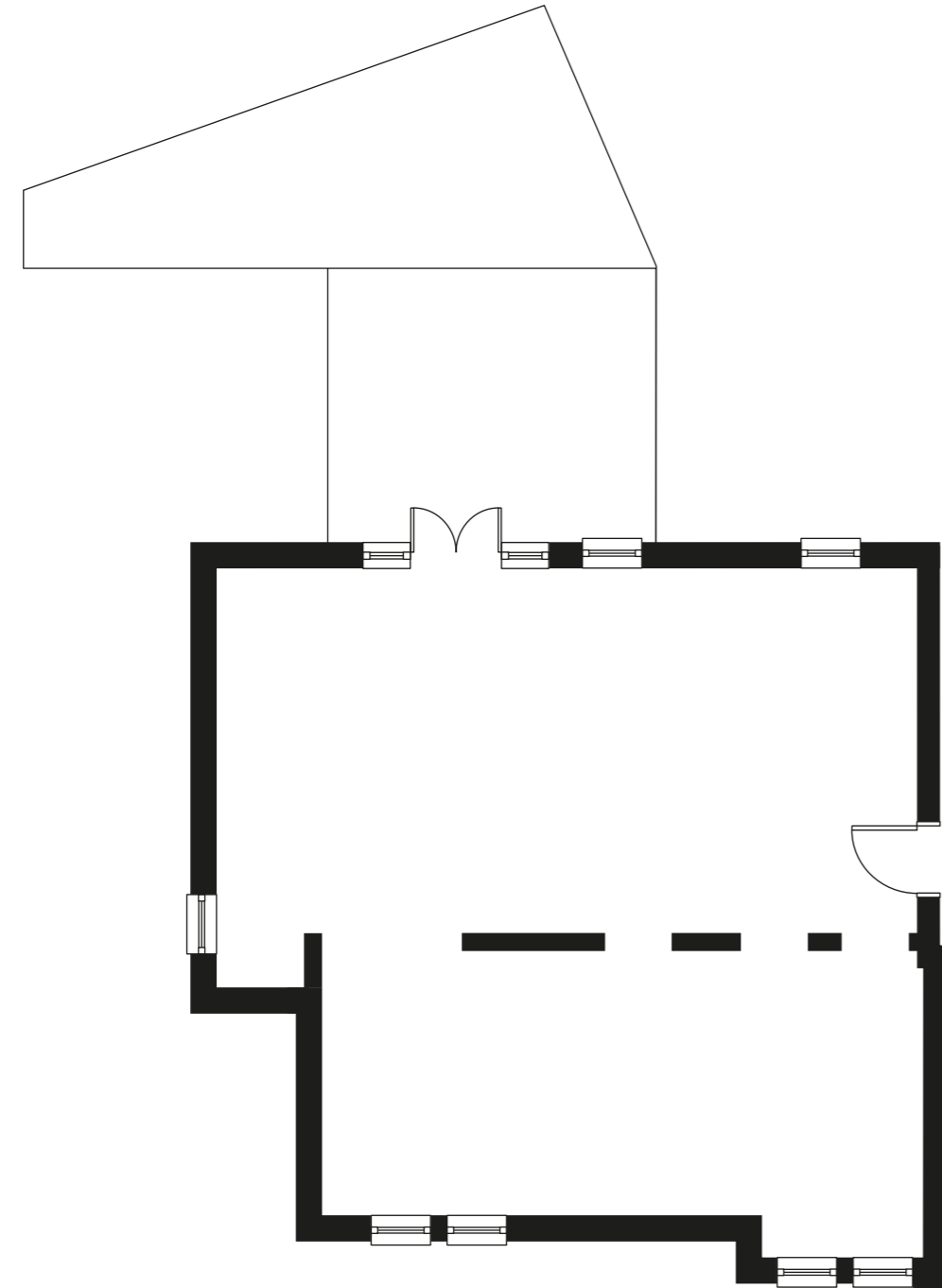


FARLTON RD

ATHELDENE RD

Atheldene Road

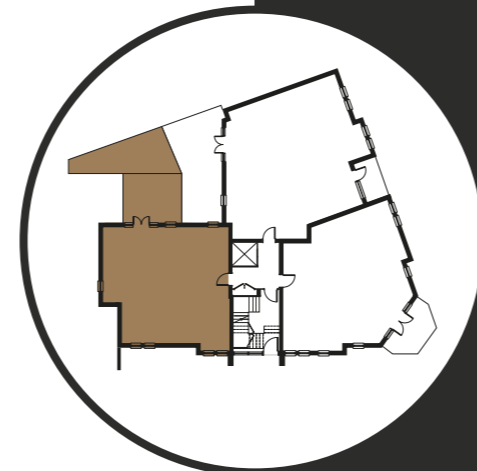
Choice



Apt.

1

Value



Ground Floor

GIA **77.5m²**
835 ft² Shell

Plan

3 bed
Fit-out

Kitchen / living space	5.50m x 4.69m	18'1" x 15'5"
Master bedroom	3.60m x 3.00m	11'10" x 9'10"
En-suite	1.65m x 2.30m	5'5" x 7'7"
Bedroom 2	2.54m x 3.36m	8'4" x 11'0"
Bedroom 3	2.50m x 3.56m	8'2" x 11'8"
Bathroom	2.45m x 2.00m	8'0" x 6'7"

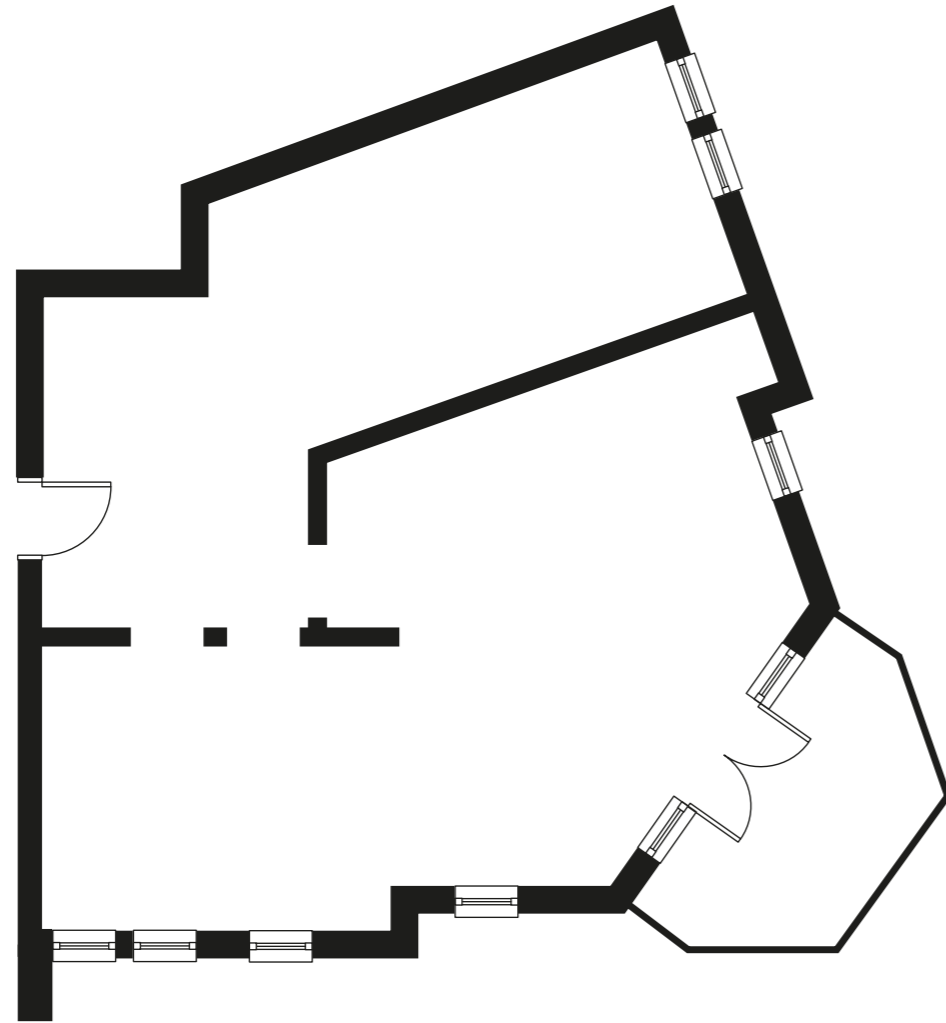
Atheldene Road

Choice

Value

Apt.

2



Ground Floor



3 bed
Fit-out

Kitchen / living space	6.27m x 4.71m	20'7" x 15'5"
Master bedroom	3.83m x 3.37m	12'7" x 11'1"
En-suite	2.33m x 1.63m	7'8" x 5'4"
Bedroom 2	2.14m x 3.57m	7'0" x 11'9"
Bedroom 3	2.14m x 3.57m	7'0" x 11'9"
Bathroom	2.00m x 2.14m	6'7" x 7'0"

GIA

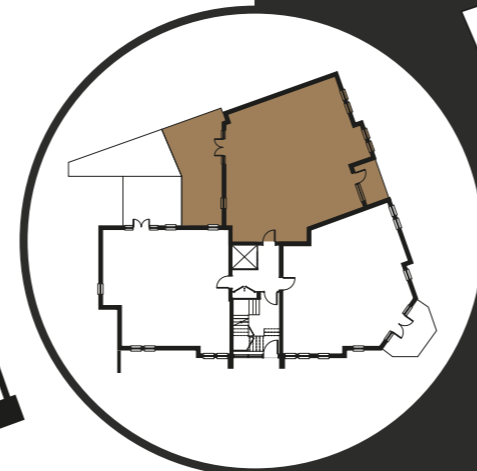
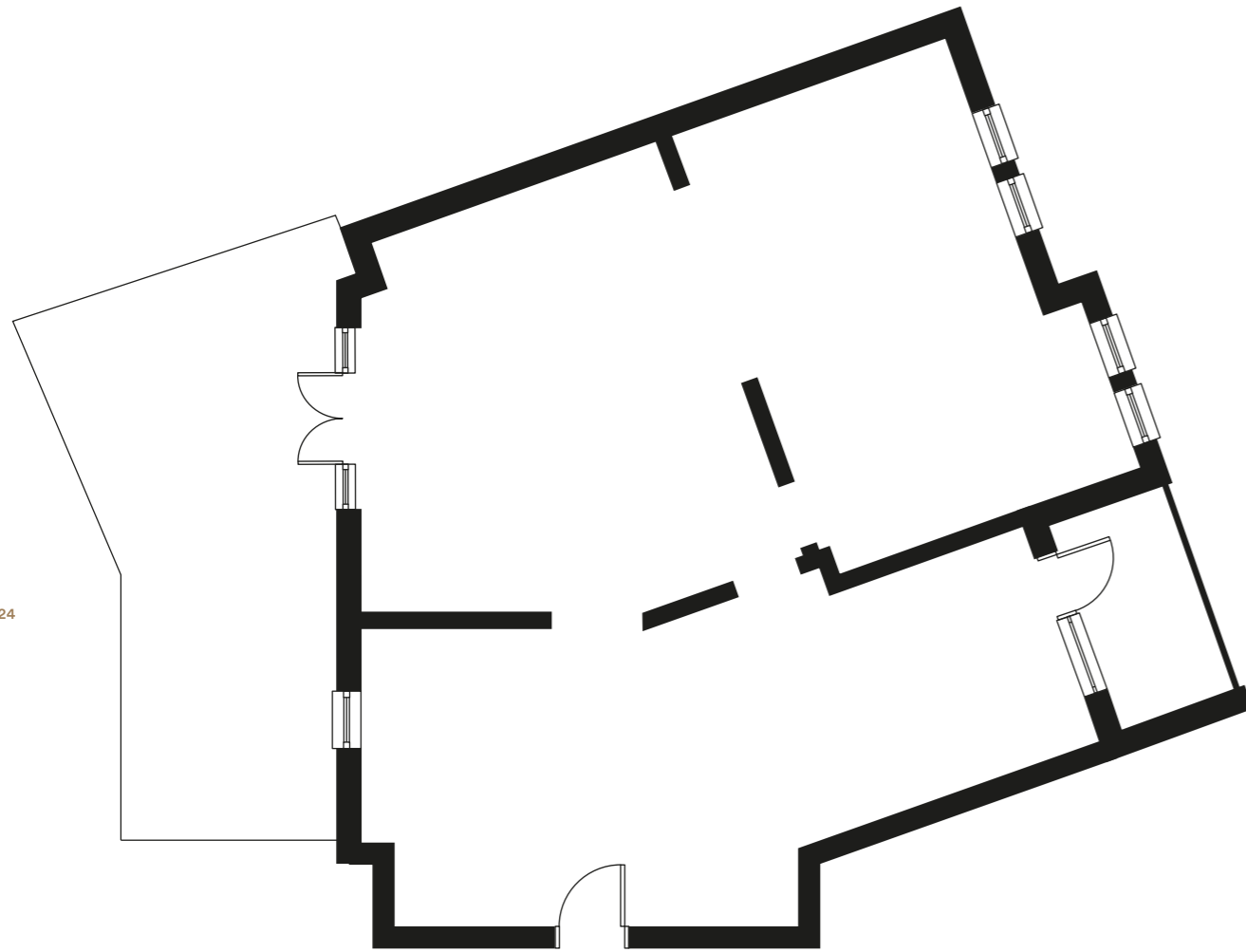
82m²
885 ft² Shell

Choice

Value

Apt.

3



Ground Floor



24

25

GIA

97.5m² 1050 ft² Shell

Plan

3 bed Fit-out

Kitchen	4.22m x 3.42m	13'10" x 11'3"
Living space	8.39m x 4.87m	27'6" x 15'12"
Master bedroom	3.95m x 3.12m	12'12" x 10'3"
En-suite	1.77m x 2.15m	5'10" x 7'1"
Bedroom 2	4.55m x 2.95m	14'11" x 9'8"
Bedroom 3	4.09m x 2.62m	13'5" x 8'7"
Bathroom	2.00m x 2.15m	6'7" x 7'1"

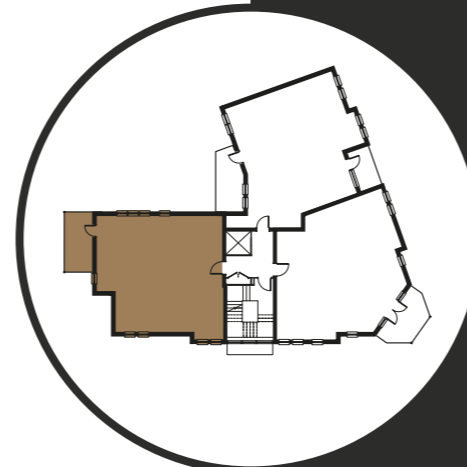
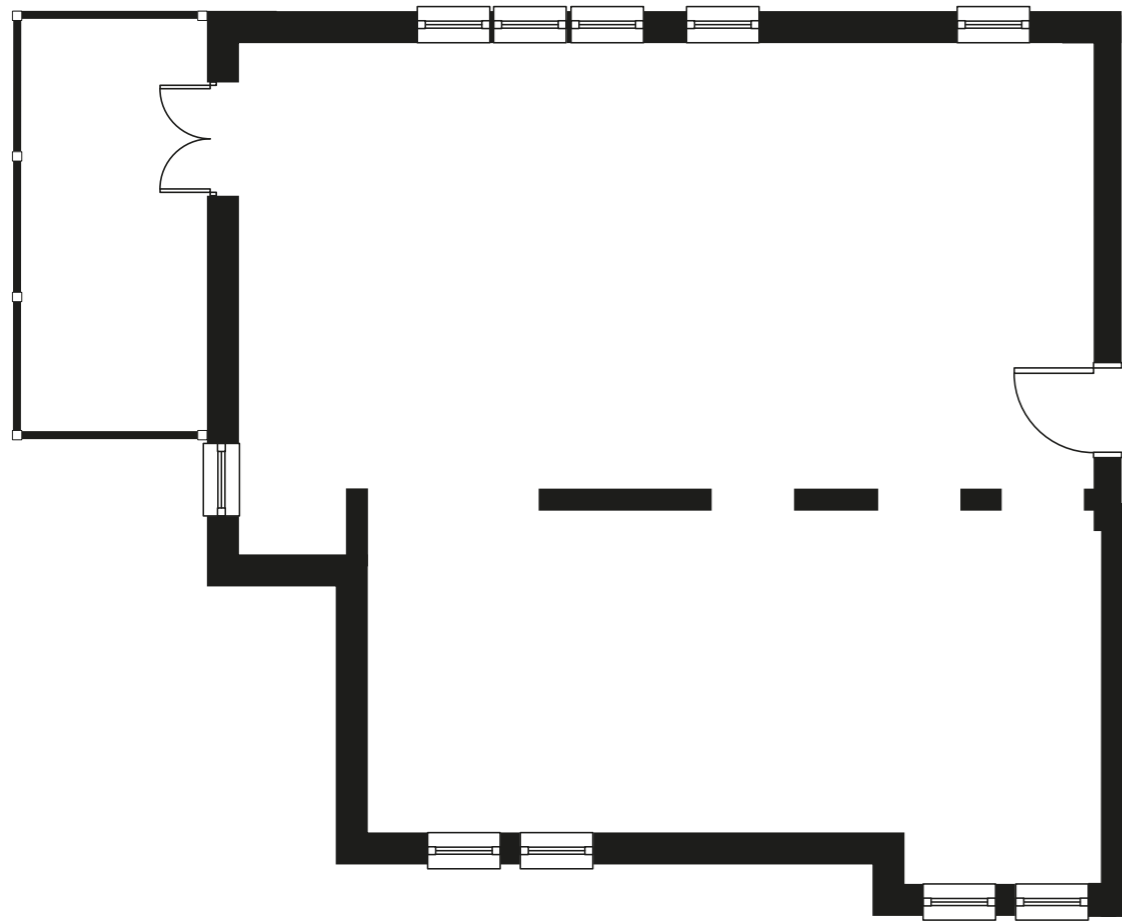
Atheldene Road

Choice

Value

Apt.

4



First Floor



26

27

GIA **77.5m²**
835 ft² Shell

Plan

3 bed
Fit-out

Kitchen / living space	5.50m x 4.69m	18'1" x 15'5"
Master bedroom	3.60m x 3.00m	11'10" x 9'10"
En-suite	1.65m x 2.30m	5'5" x 7'7"
Bedroom 2	2.54m x 3.36m	8'4" x 11'0"
Bedroom 3	2.50m x 3.56m	8'2" x 11'8"
Bathroom	2.45m x 2.00m	8'0" x 6'7"

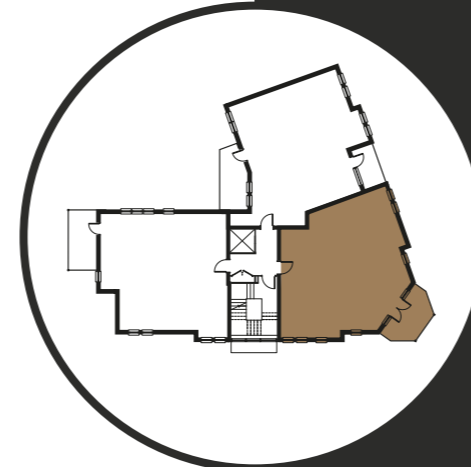
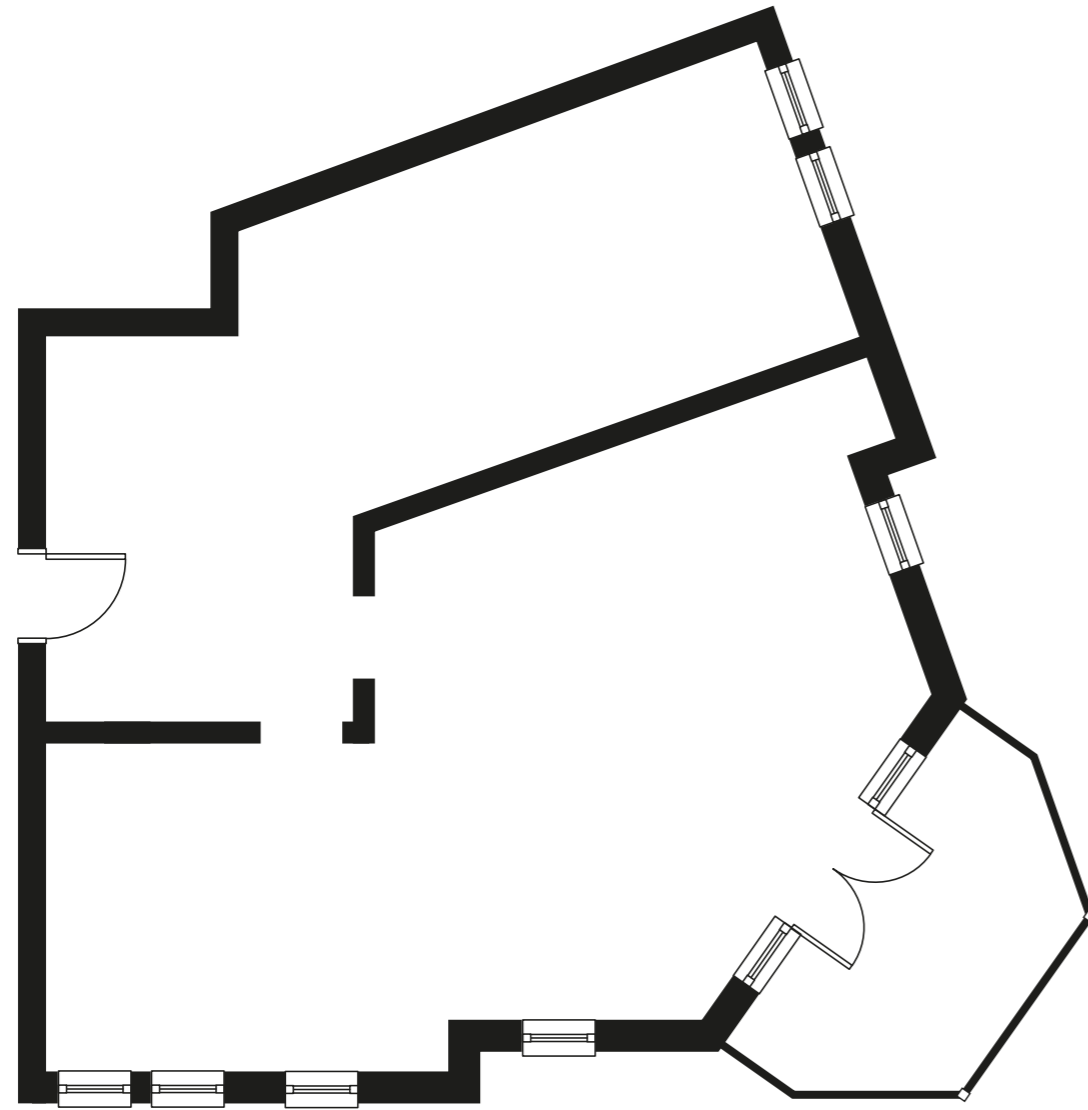
Atheldene Road

Choice

Value

Apt.

5



First Floor



28

29

GIA

82m²
885 ft² Shell

Plan

2 bed
Fit-out

Kitchen / living space	5.60m x 6.27m	18'4" x 20'7"
Master bedroom	3.83m x 3.37m	12'7" x 11'1"
En-suite	2.33m x 1.63m	7'8" x 5'4"
Bedroom 2	3.50m x 3.57m	11'6" x 11'9"
Bathroom	2.00m x 2.14m	6'7" x 7'0"

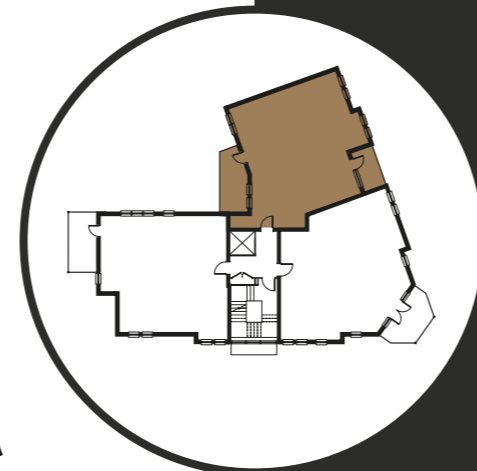
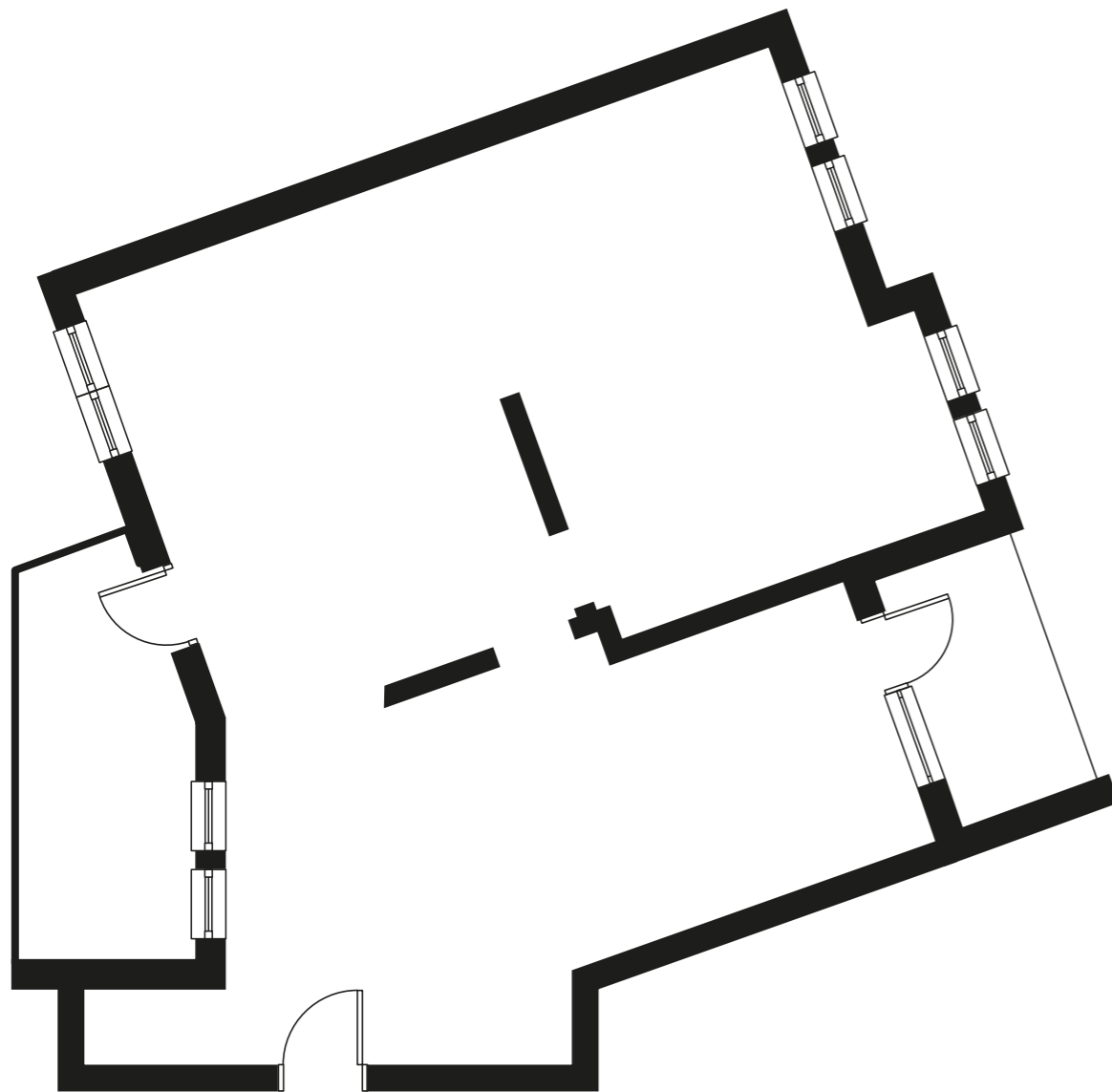
Atheldene Road

Choice

Value

Apt.

6



First Floor



GIA **79.5m²**
855 ft² Shell

2 bed Fit-out

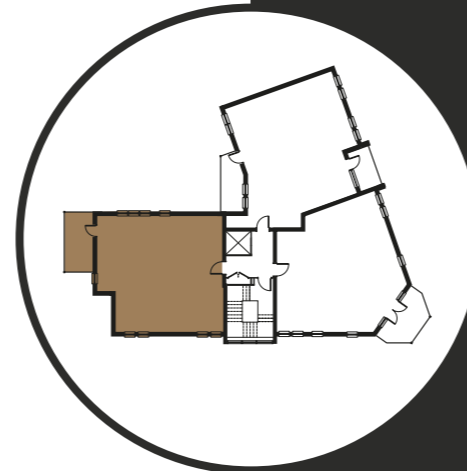
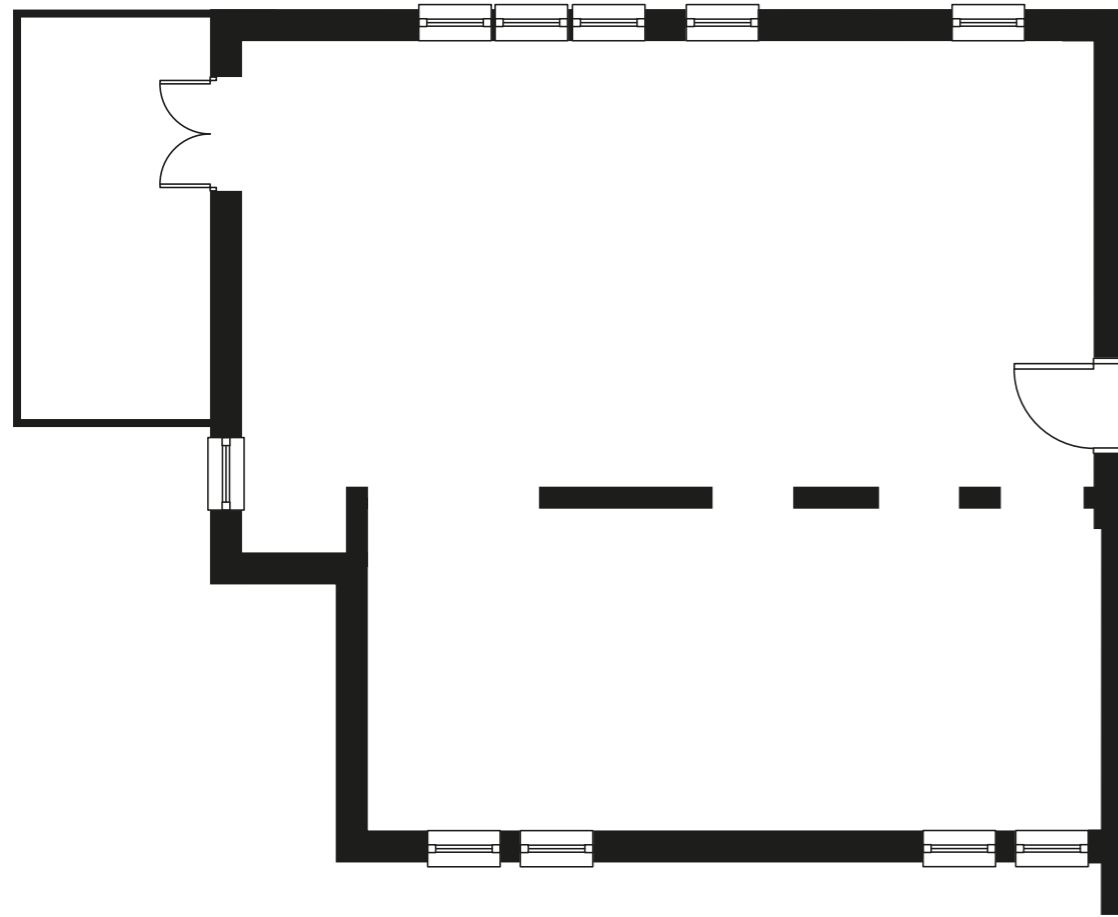
Kitchen / dining	4.82m x 2.74m	15'10" x 8'12"
Living space	4.17m x 3.55m	13'8" x 11'8"
Master bedroom	3.95m x 3.12m	12'12" x 10'3"
En-suite	1.77m x 2.15m	5'10" x 7'1"
Bedroom 2	4.55m x 2.95m	14'11" x 9'8"
Bathroom	2.00m x 2.15m	6'7" x 7'1"

Choice

Value

Apt.

7



Second Floor



32

33

GIA **76.5m²**
825 ft² Shell

Plan

3 bed
Fit-out

Kitchen / living space	5.50m x 4.69m	18'1" x 15'5"
Master bedroom	3.60m x 3.00m	11'10" x 9'10"
En-suite	1.65m x 2.30m	5'5" x 7'7"
Bedroom 2	2.54m x 2.80m	8'4" x 9'2"
Bedroom 3	2.50m x 3.56m	8'2" x 11'8"
Bathroom	2.45m x 2.00m	8'0" x 6'7"

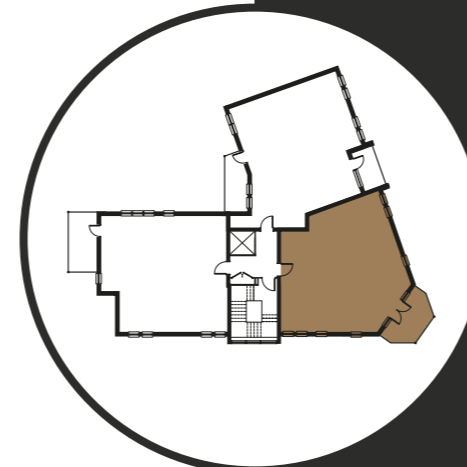
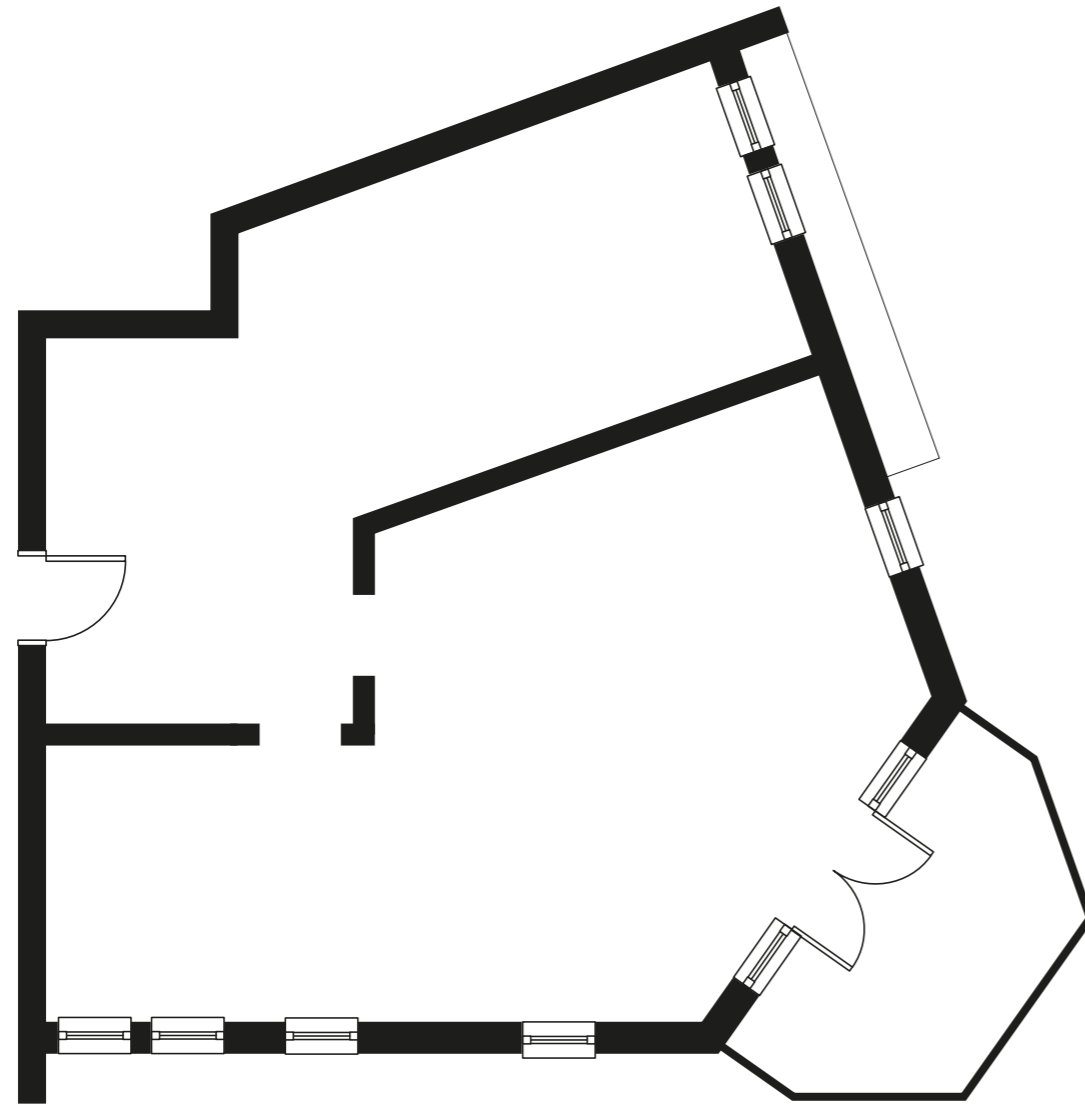
Atheldene Road

Choice

Value

Apt.

8



Second Floor



34

35

GIA **77m²**
830 ft² Shell

2 bed
Fit-out

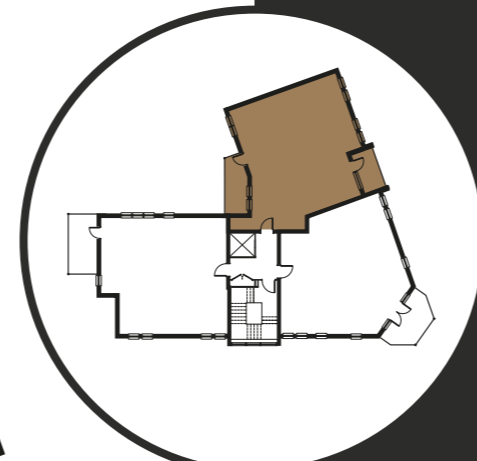
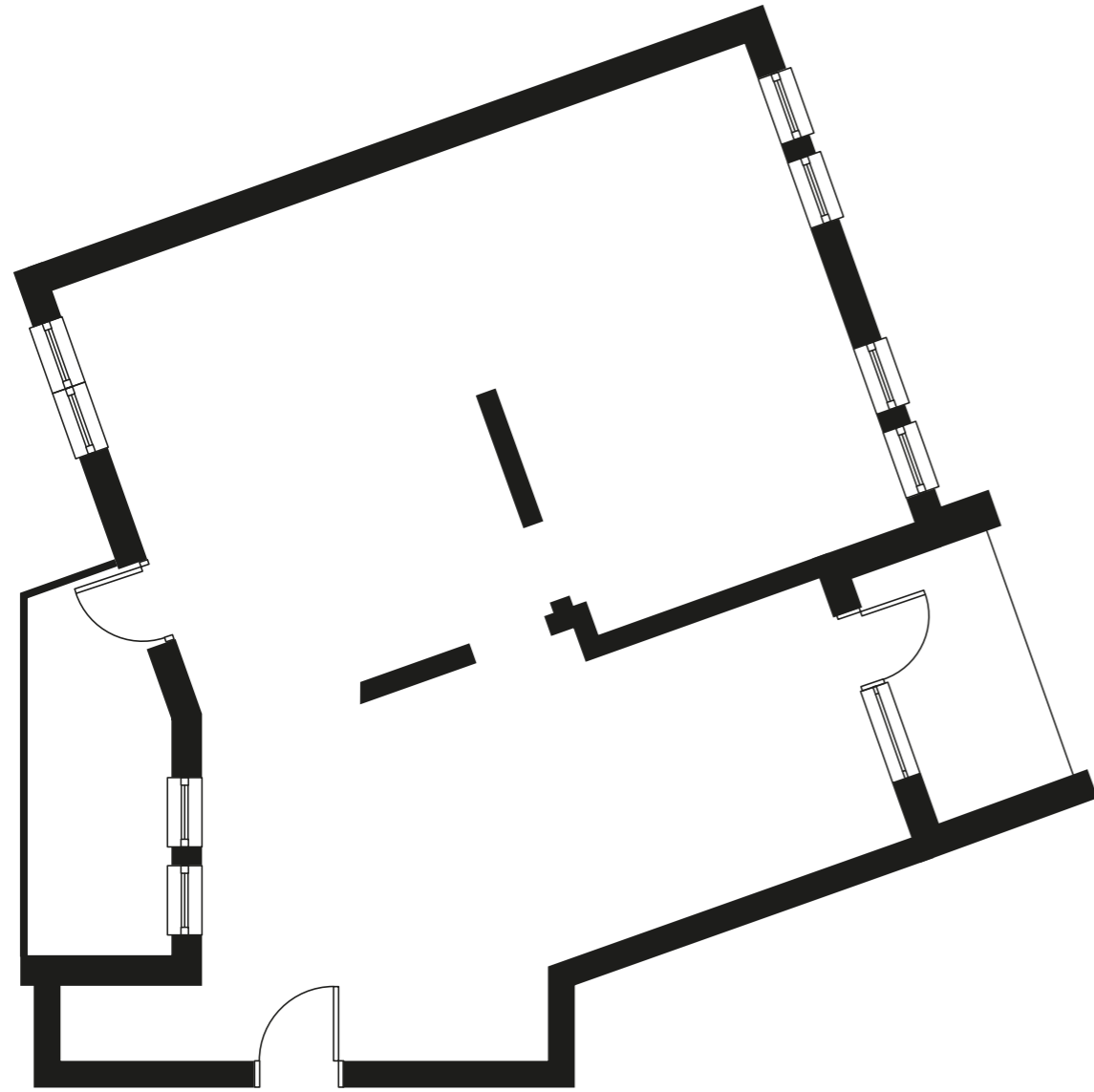
Kitchen / living space	5.20m x 6.27m	17'1" x 20'7"
Master bedroom	3.27m x 3.37m	10'9" x 11'1"
En-suite	2.33m x 1.63m	7'8" x 5'4"
Bedroom 2	3.9m x 3.00m	12'10" x 9'10"
Bathroom	2.00m x 2.14m	6'7" x 7'0"

Choice

Apt.

9

Value



Second Floor



GIA

78.5m²

845 ft² Shell

Plan

2 bed Fit-out

Kitchen / dining	4.82m x 2.74m	15'10" x 8'12"
Living space	4.17m x 3.55m	13'8" x 11'8"
Master bedroom	3.95m x 3.12m	12'12" x 10'3"
En-suite	1.77m x 2.15m	5'10" x 7'1"
Bedroom 2	3.98m x 2.95m	13'1" x 9'8"
Bathroom	2.00m x 2.15m	6'7" x 7'1"

Atheldene Road

Development by
Goldcrest Custom Homes

We design and build shell homes for choice & value.

Since 1982 the Goldcrest team have developed over 200 sites in London and South East England. Goldcrest Custom Homes has identified a need for choice and value. We are committed to delivering your dream home, whatever that may be.

Goldcrest Custom Homes
3 Hurlingham Business Park
Sullivan Road
London SW6 3DU

020 3813 0755
info@goldcrestcustomhomes.com