

THE KITCHEN YARD COLLECTION
ONE AND TWO BEDROOM APARTMENTS, HOUSES AND DUPLEXES

Preliminary Brochure

THE 1840
ST GEORGE'S GARDENS

CITY & COUNTRY

THE 1840, ST GEORGE'S GARDENS

*Luxurious 1 and 2 bedroom apartments,
houses and duplexes in the heart
of South West London*





Introducing THE KITCHEN YARD

This distinctive collection of London mews homes offers you the opportunity to own a unique and truly exceptional home. The apartments, houses and duplexes are beautifully crafted, with carefully tailored spaces that feature roof lanterns and tall original window frames that flood the homes with natural light. High and vaulted ceilings create grandly proportioned and airy spaces, while original cast iron columns and gothic arches capture the heritage of this wonderful building. All these details give the homes real character and set them apart from many conventional developments.

Outside is equally special. An intimate courtyard garden, with private terraces and elegant planting, creates a peaceful sanctuary for residents to enjoy, and a complete retreat from the buzz of city life.

Computer generated images of The Kitchen Yard are indicative only





EXPLORING THE
KITCHEN YARD
AT THE 1840

Site plan is indicative only and may be subject to change

HOMES OF DISTINCTION

A superior specification

Discover the superbly appointed and excellently crafted Grade II listed conversion apartments, houses and duplexes in the heart of South West London.

Materials and colours seamlessly combine modern city living with period grandeur. A sense of natural simplicity and informal luxury will be created throughout each apartment.

Walk into The 1840 and you will see that careful thought, together with superior build quality and finishes, create living spaces that not only function perfectly but look and feel spectacular.



Images of The 1840 are indicative only



Images of The 1840 are indicative only

THE KITCHEN YARD COLLECTION

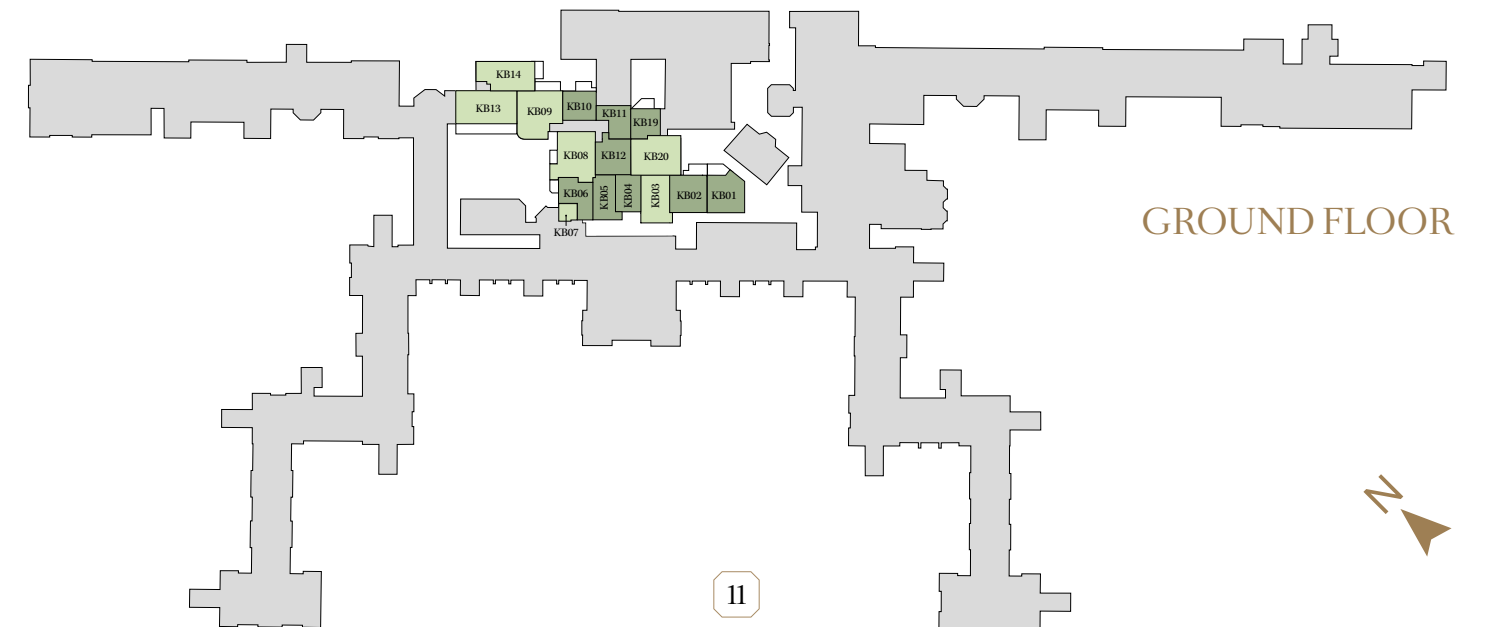
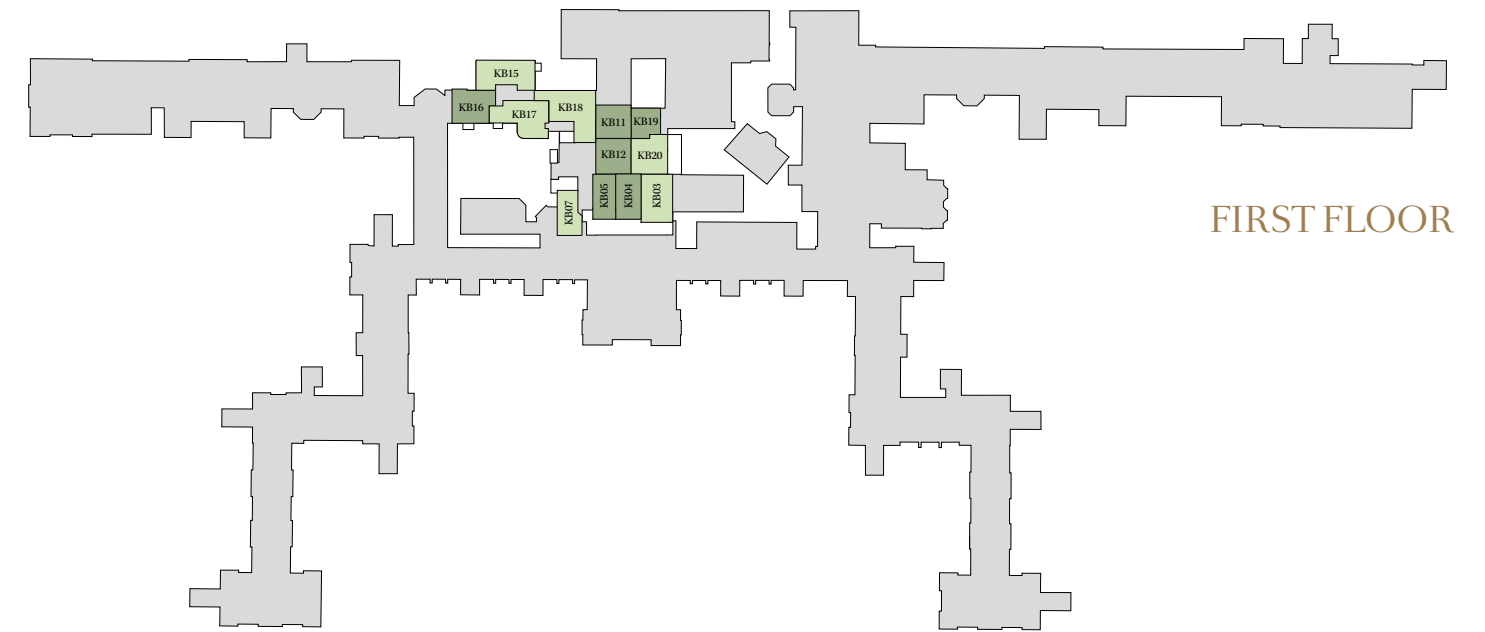
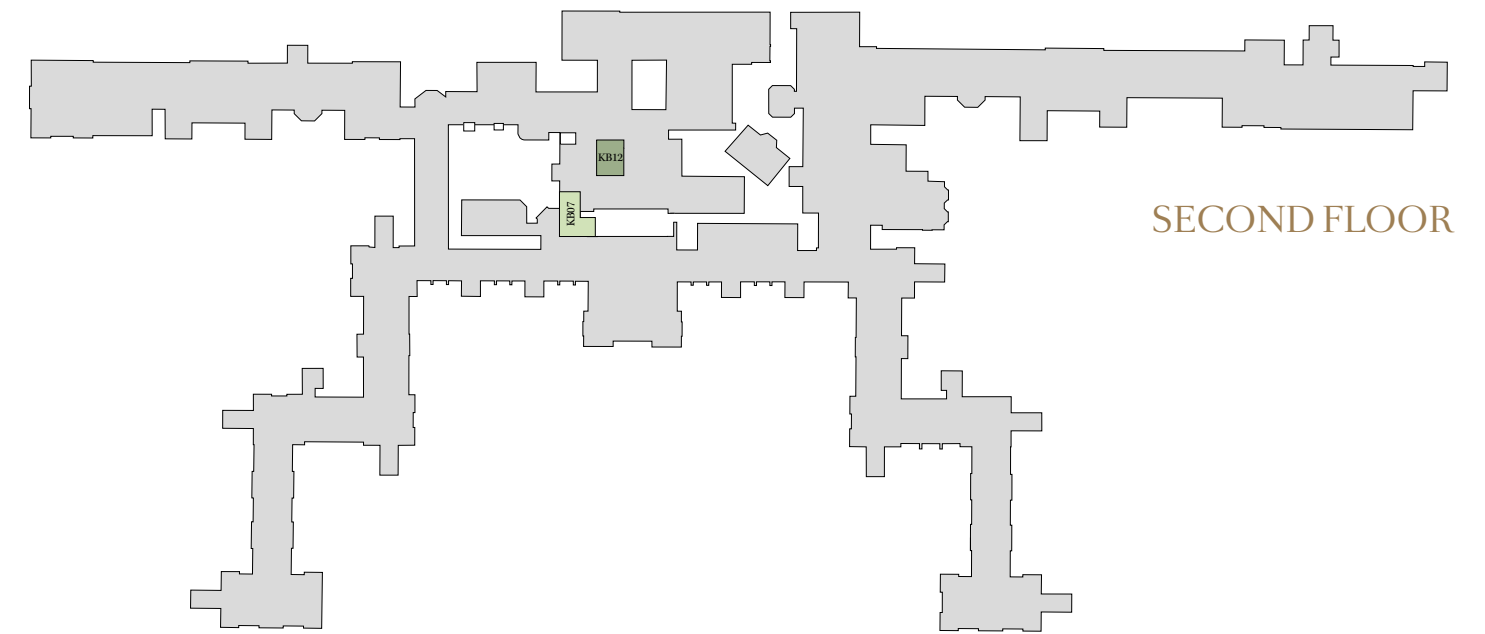
SCHEDULE OF ACCOMMODATION

FIRST FLOOR

Type	Bedrooms	Floor	Sq ft	Sq m
KB15	2 bedroom Apartment	First Floor	679.42	63.12
KB16	1 bedroom Apartment	First Floor	471.36	43.79
KB17	2 bedroom Apartment	First Floor	728.83	67.71
KB18	2 bedroom Apartment	First Floor	879.42	81.70

GROUND FLOOR

Type	Bedrooms	Floor	Sq ft	Sq m
KB01	1 bedroom House	Ground Floor	581.58	54.03
KB02	1 bedroom House	Ground Floor	581.58	54.03
KB03	2 bedroom House	Ground/First Floors	842.39	78.26
KB04	1 bedroom House	Ground/First Floors	573.40	53.27
KB05	1 bedroom House	Ground/First Floors	601.17	55.85
KB06	1 bedroom Apartment	Ground Floor	494.93	45.98
KB07	2 bedroom Apartment	Ground/First/Second Floors	969.62	90.08
KB08	2 bedroom Apartment	Ground Floor	900.73	83.68
KB09	2 bedroom Apartment	Ground Floor	794.28	73.79
KB10	1 bedroom Apartment	Ground Floor	468.02	43.48
KB11	1 bedroom House	Ground/First Floors	723.88	67.25
KB12	1 bedroom House	Ground/First/Second Floors	950.25	88.28
KB13	2 bedroom Apartment	Ground Floor	711	66.04
KB14	2 bedroom Apartment	Ground Floor	696	64.67
KB19	1 bedroom House	Ground/First Floors	787.49	73.16
KB20	2 bedroom House	Ground/First Floors	1172.63	108.94



THE KITCHEN YARD
COLLECTION
ONE BEDROOM HOUSES
AND APARTMENTS

The 1840, St George's Gardens

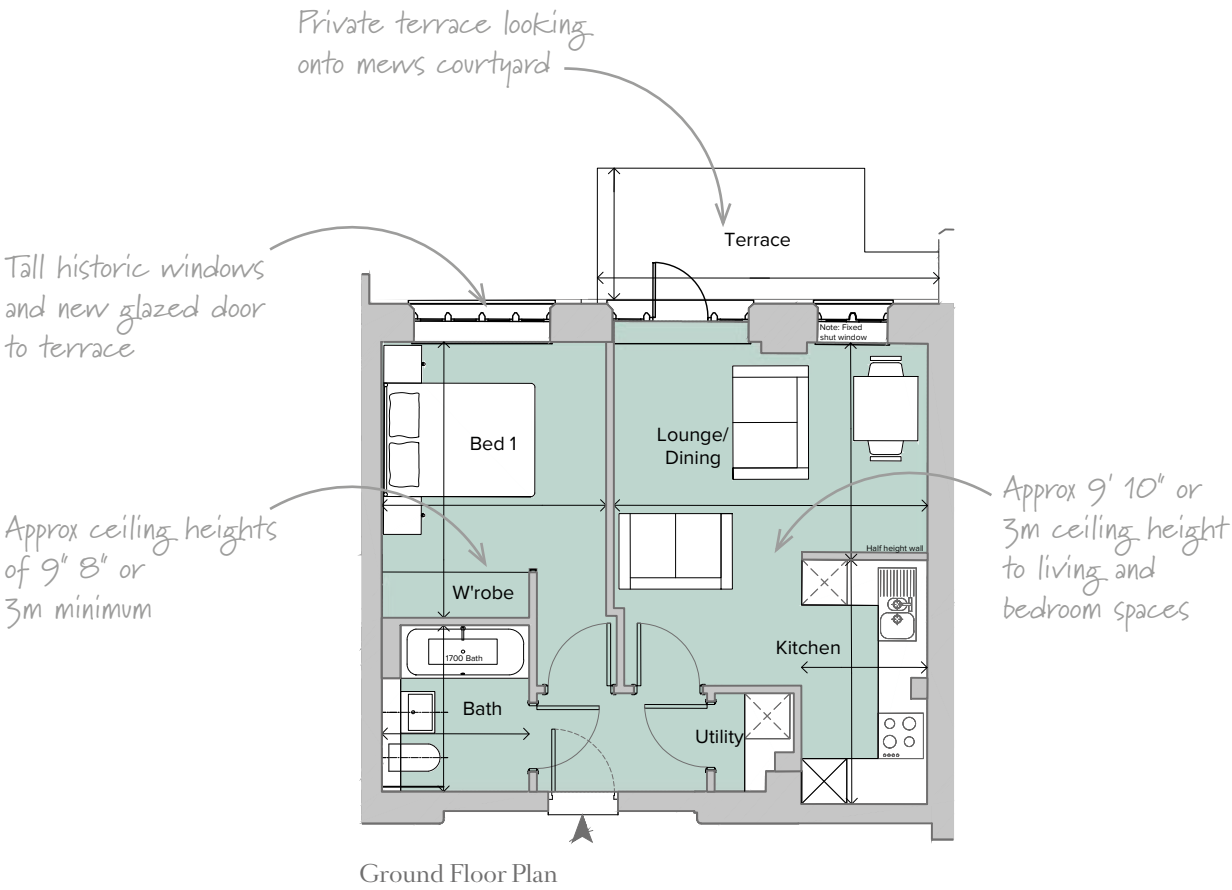
City & Country

PLOT KB10
1 Bedroom Apartment



Ground Floor
Total area 468.02 sq ft (43.48 sq m)

Kitchen	5' 5" x 10' 7"	(1.66m x 3.23m)
Lounge/Dining	13' 7" x 9' 5"	(4.15m x 2.87m)
Bedroom 1	9' 9" x 12' 0"	(2.97m x 3.65m)
Bath	7' 3" x 6' 5"	(2.20m x 1.95m)
Terrace	14' 10" x 5' 11"	(4.52m x 1.79m)



Ground floor apartment located in the original bakery, which was part of the extension built between 1898 -1913.

PLOT KB16
1 Bedroom Apartment



First Floor
Total area 471.36 sq ft (43.79 sq m)

Kitchen/Dining	10' 0" x 11' 5"	(3.04m x 3.47m)
Lounge	9' 7" x 11' 5"	(2.91m x 3.47m)
Bedroom 1	9' 11" x 10' 7"	(3.02m x 3.22m)
Shower	5' 6" x 7' 7"	(1.67m x 2.30m)
Balcony	6' 7" x 3' 11"	(2.02m x 1.20m)

Dual aspect apartment with tall historic windows

Approx 9' 8" or 3m ceiling height to living spaces and bedroom

Approx 8' 2" or 2.5m ceiling height to hallway

Contemporary metal balcony looking south-west onto courtyard

First floor apartment which is located above the original bake house, and was part of the extension built circa 1900.

PLOT KB06
1 Bedroom Apartment



Ground Floor
Total area 494.93 sq ft (45.98 sq m)

Kitchen/Dining	15' 9" x 9' 4"	(4.80m x 2.83m)
Lounge	14' 1" x 8' 7"	(4.29m x 2.62m)
Bedroom 1	14' 1" x 8' 11"	(4.30m x 2.71m)
Ensuite	5' 5" x 9' 3"	(1.66m x 2.82m)
Terrace	9' 5" x 5' 7"	(2.87m x 1.69m)

Private terrace looking onto courtyard

Tall historic window

Approx 8' 6" or 2.6m ceiling height to living and bedroom spaces

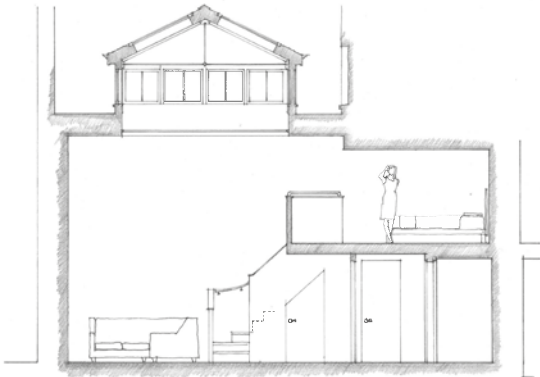
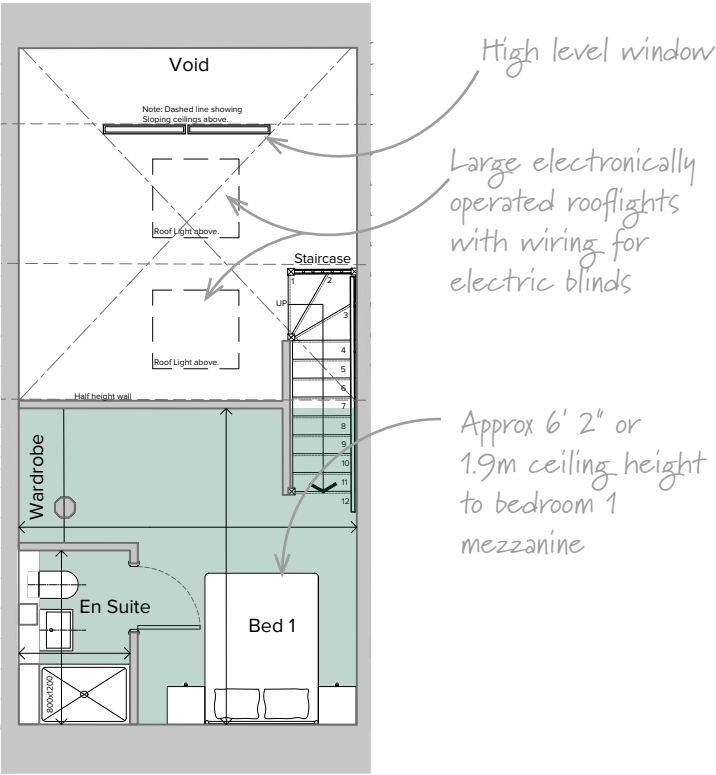
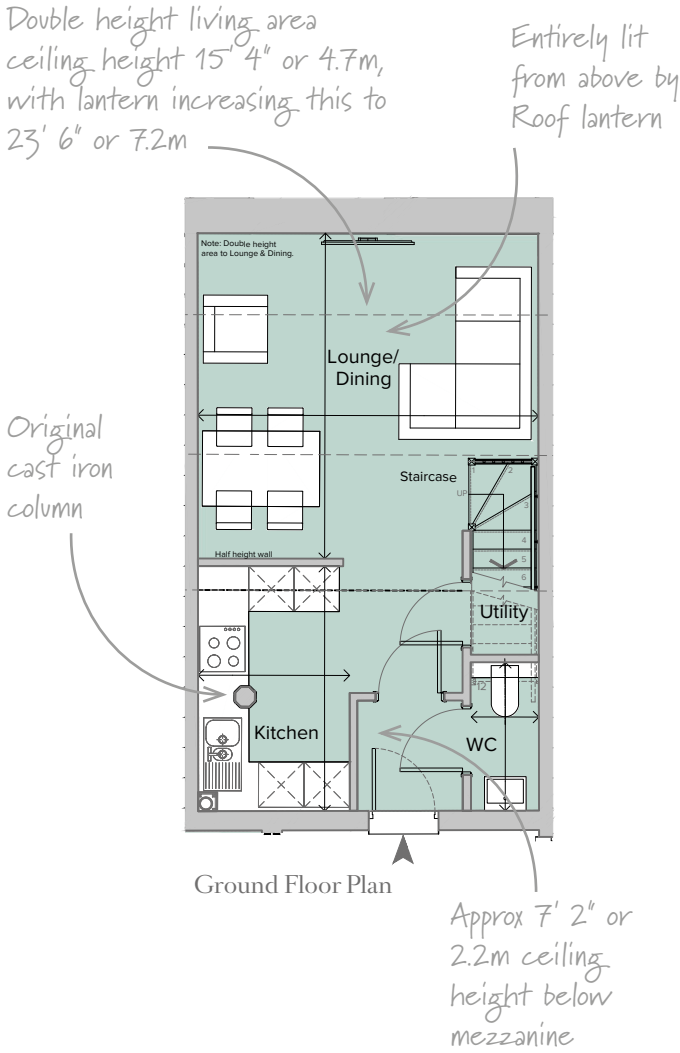
Ground floor apartment which formed part of the vast service corridor and stores, and was built in the second major expansion of the hospital in 1868 and then extended further between 1898 and 1913.

PLOT KB04
1 Bedroom House



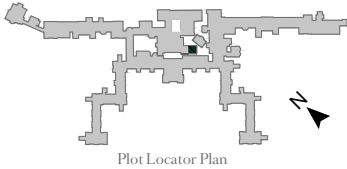
Ground/First Floor
Total area 573.40 sq ft (53.27 sq m)

Kitchen	6' 7" x 10' 8"	(2.00m x 3.24m)
Lounge/Dining	14' 11" x 14' 9"	(4.30m x 4.51m)
WC	2' 11" x 6' 5"	(0.90m x 1.96m)
Bedroom 1	14' 8" x 13' 9"	(4.47m x 4.18m)
Ensuite	4' 10" x 7' 6"	(1.48m x 2.30m)



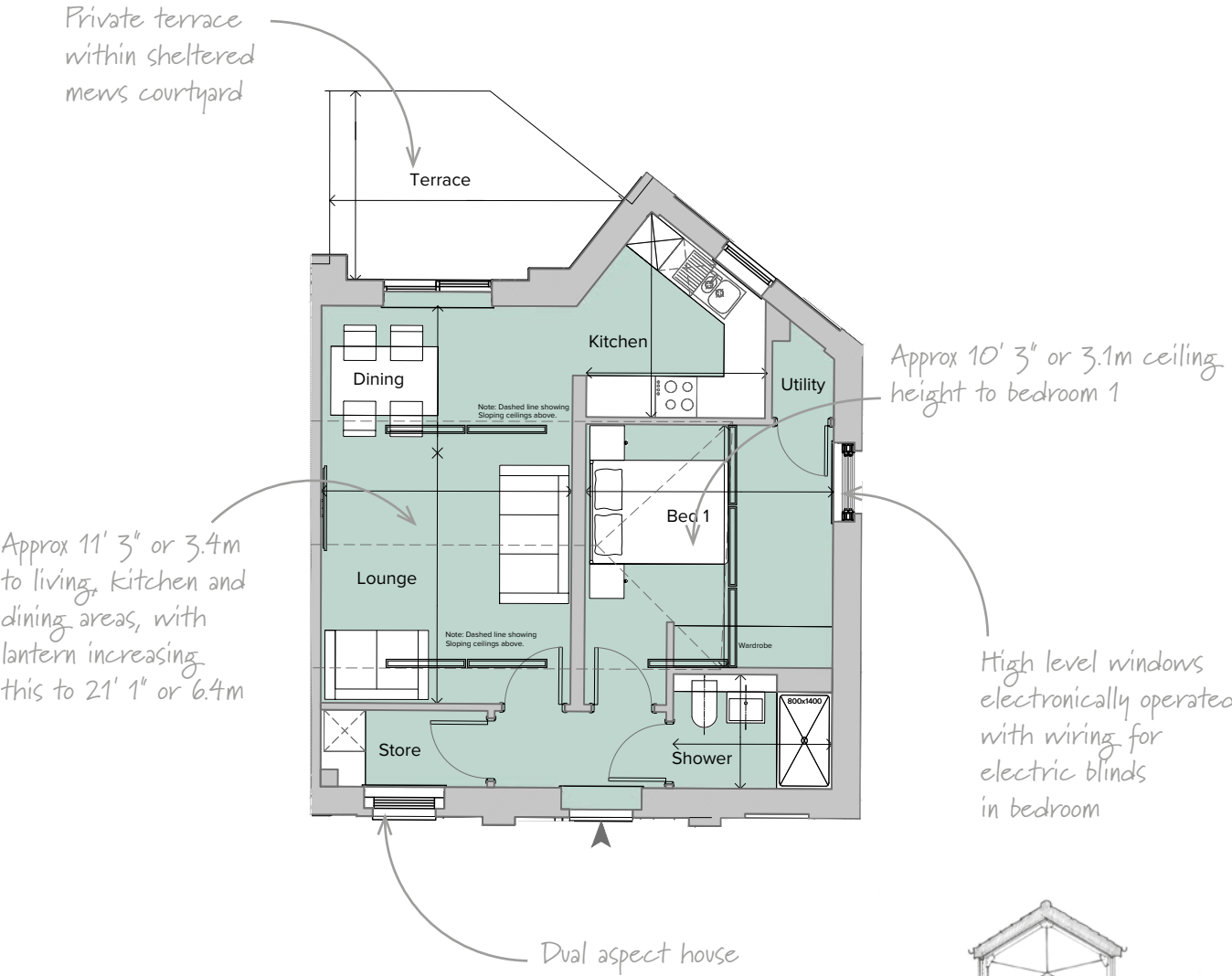
This mezzanine house which is split over the ground and first floor was part of the building originally designed by architect Edward Lapidge, and formed part of the original kitchen built between 1838 and 1841.

PLOT KB01
1 Bedroom House

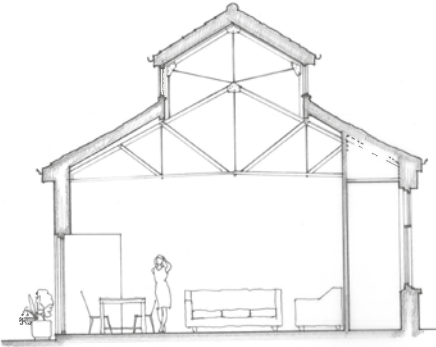


Total area 581.58 sq ft (54.03 sq m)

Kitchen	9' 8" x 8' 7"	(2.97m x 2.61m)
Lounge	11' 11" x 11' 11"	(3.62m x 3.63m)
Dining	7' 0" x 11' 11"	(2.13m x 3.63m)
Bedroom 1	11' 6" x 11' 9"	(3.51m x 3.59m)
Shower	7' 6" x 5' 5"	(2.30m x 1.65m)
Terrace	14' x 9' 0"	(4.25m x 2.74m)

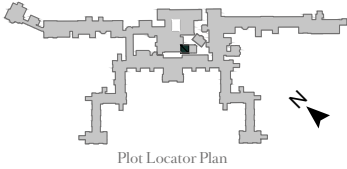


A ground floor single storey house with stepped access which was part of the new scullery. This part of the building was designed by architect Rowland Plumbe and built between 1898 and 1913.



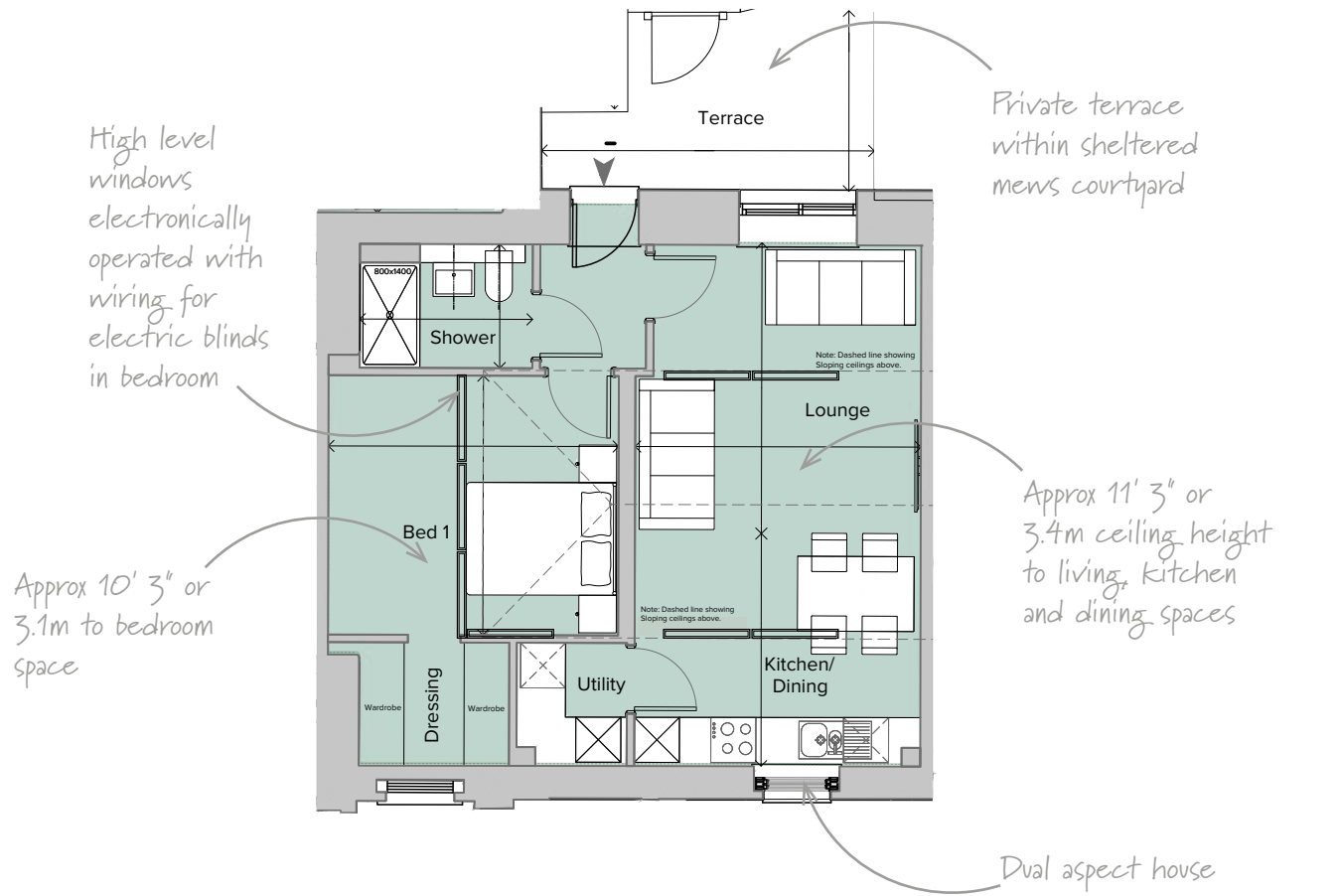
Artist's impression of internal elevation

PLOT KB02
1 Bedroom House

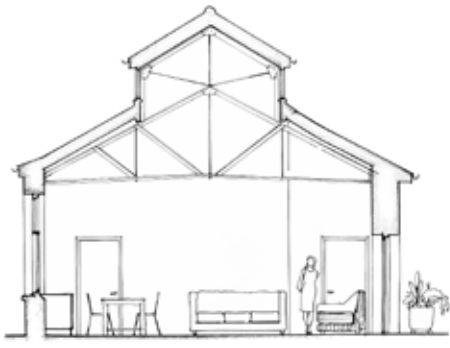


Total area 581.58 sq ft (54.03 sq m)

Kitchen/Dining	10' 2" x 12' 6"	(3.09m x 3.80m)
Lounge	12' 8" x 12' 6"	(3.87m x 3.80m)
Bedroom 1	11' 4" x 12' 8"	(3.45m x 3.86m)
Shower	7' 7" x 5' 5"	(2.29m x 1.65m)
Terrace	14' 7" x 7' 10"	(4.45m x 2.38m)

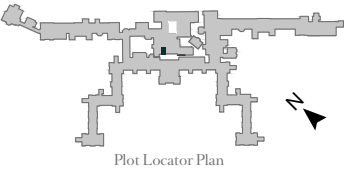


A ground floor single storey house with stepped access which was part of the new scullery. This part of the building was designed by architect Rowland Plumbe and built between 1898 and 1913.



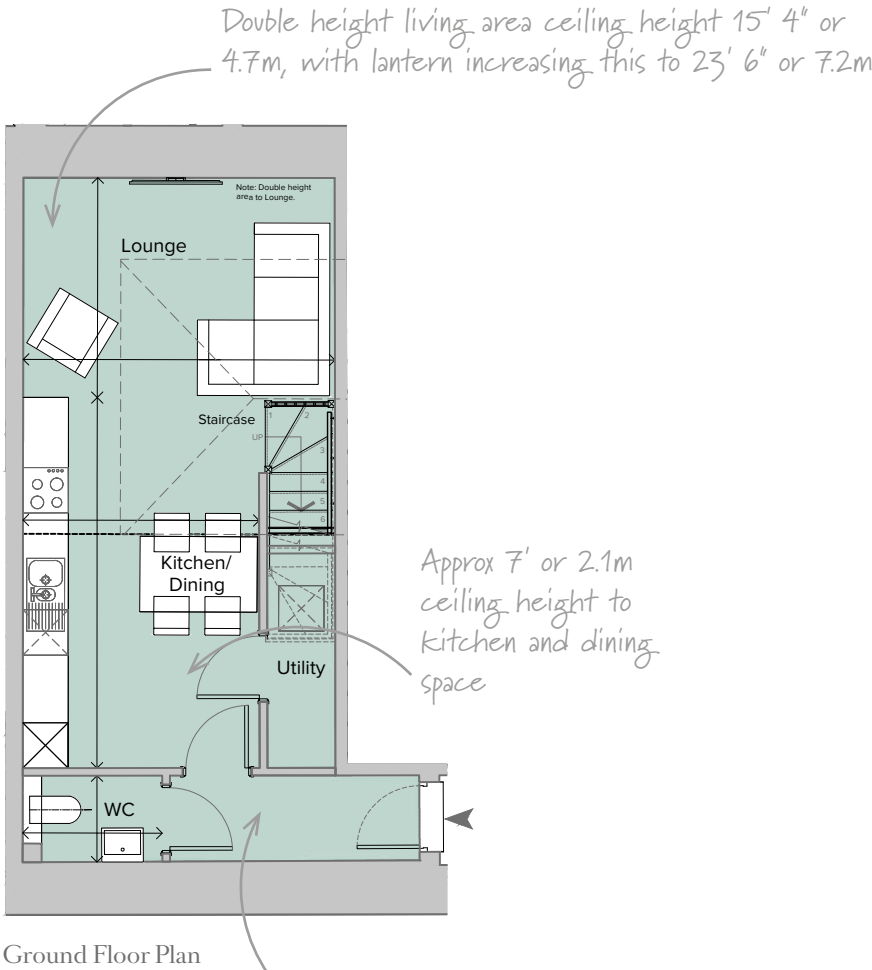
Artist's impression of internal elevation

PLOT KB 05
1 Bedroom House



Ground/First Floor
Total area 601.17 sq ft (55.85 sq m)

Kitchen/Dining	16' 2" x 10' 3"	(4.92m x 3.12m)
Lounge	9' 6" x 13' 6"	(2.91m x 4.12m)
WC	6' 1" x 3' 9"	(1.85m x 1.14m)
Bedroom 1	13' 6" x 8' 7"	(4.1m x 2.63m)
Ensuite	4' 9" x 7' 7"	(1.45m x 2.30m)

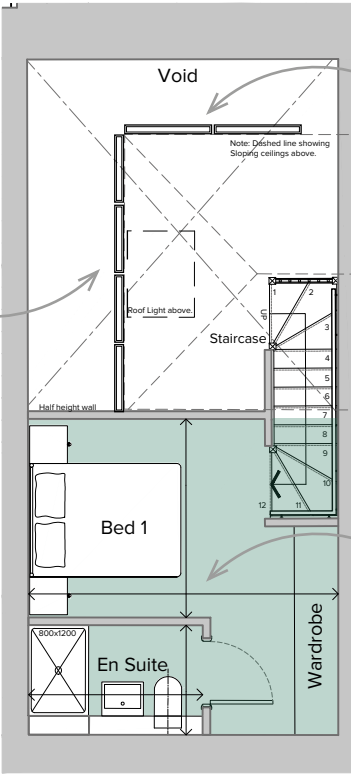


Approx 7' or 2.1m ceiling height to kitchen and dining space

Approx 7' 2" or 2.2m ceiling height below mezzanine

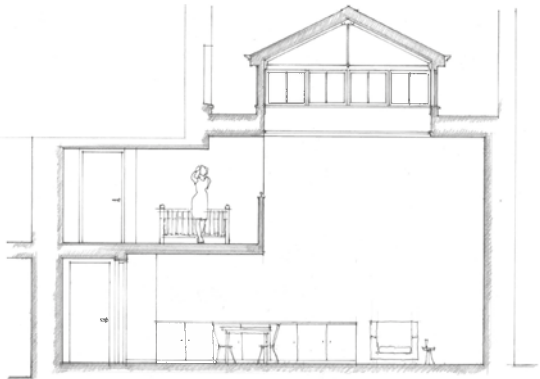
This mezzanine house which is split over the ground and first floor, formed part of the kitchen originally designed by architect Edward Lapidge.

High level windows electronically operated with wiring for electric blinds

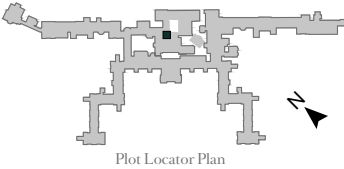


Entirely lit from above by high level window

Approx 6' 2" or 1.9m ceiling height to bedroom 1 mezzanine

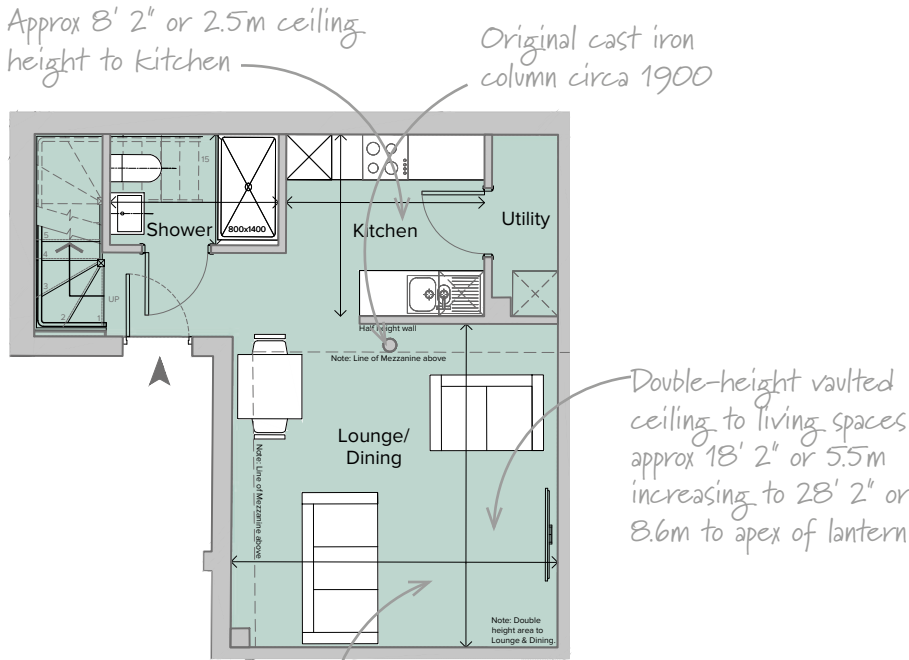


PLOT KB11
1 Bedroom House

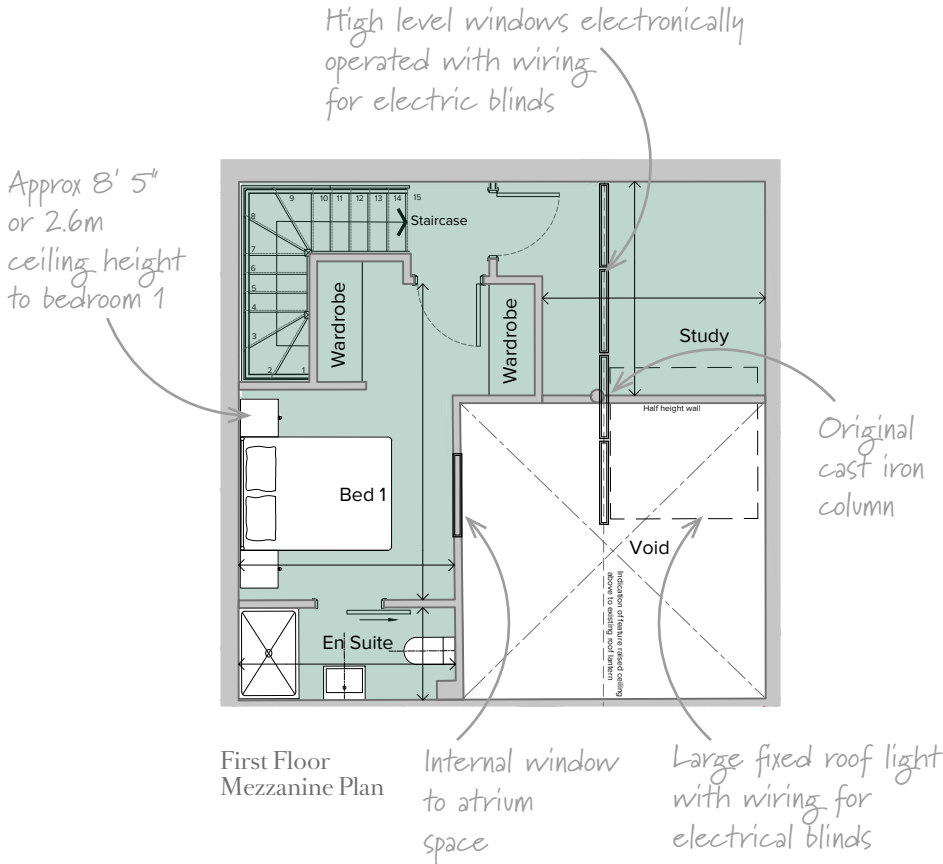


Ground/First Floor
Total area 723.88 sq ft (67.25 sq m)

Kitchen	7' 11" x 8' 7"	(2.40m x 2.62m)
Lounge/Dining	14' 2" x 14' 0"	(4.27m x 4.32m)
Bedroom 1	9' 4" x 13' 8"	(2.85m x 4.18m)
Shower	7' 4" x 4' 10"	(2.22m x 1.46m)
Ensuite	4' x 9' 5"	(1.22m x 2.87m)
Study	9' 3" x 9' 8"	(2.83m x 2.94m)



Ground Floor Plan



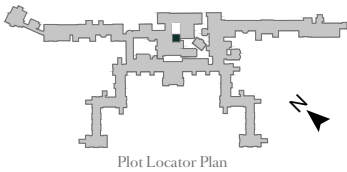
First Floor Mezzanine Plan



Artist's impression of internal elevation

Two storey house which is located in the original kitchen and previously the kitchen store. This part of the building was constructed between 1898-1913 and features a tall galleried space with iron columns and roof lanterns.

PLOT KB19
1 Bedroom House



Ground/First Floor
Total area 787.49 sq ft (73.16 sq m)

Kitchen/Dining	9' 7" x 19' 11"	(2.91m x 6.07m)
Lounge	13' 1" x 12' 8"	(3.98m x 3.87m)
WC	3' 7" x 5' 10"	(1.10m x 1.78m)
Bedroom 1	14' 0" x 9' 3"	(4.25m x 2.83m)
Ensuite	5' 5" x 9' 3"	(1.65m x 2.81m)
Study	9' 3" x 9' 6"	(2.83m x 2.88m)
Terrace	16' 11" x 7' 4"	(5.16m x 2.24m)

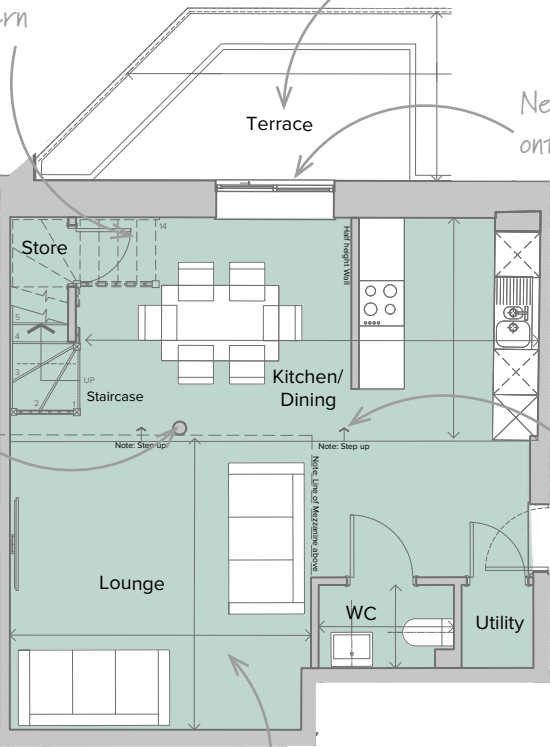
Double-height vaulted ceiling to living spaces approx 18' 2" or 5.5m increasing to 28' 2" or 8.6m to apex of lantern

Private terrace looking onto courtyard

New doors onto terrace

Terrace

Original cast iron column circa 1900



Ground Floor Plan

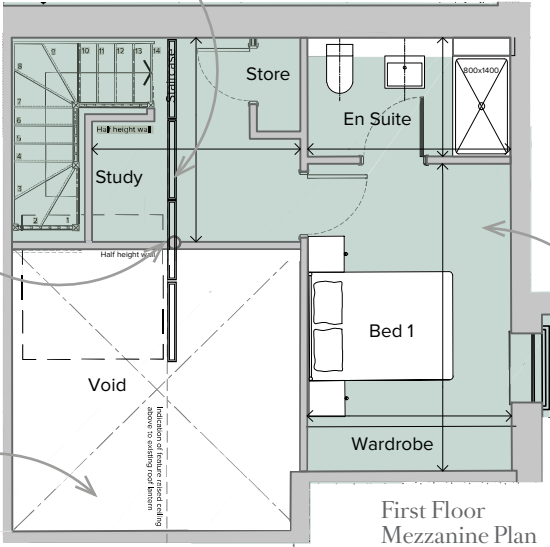
Approx 8' 1" or 2.4m ceiling height to kitchen/dining space

Space lit by extensive high level roof lights and windows

This two storey house is located in the original kitchen and was previously the kitchen store. This part of the building was constructed between 1898-1913 and features tall galleried space with iron columns and roof lanterns.

High level windows electronically operated with wiring for electric blinds

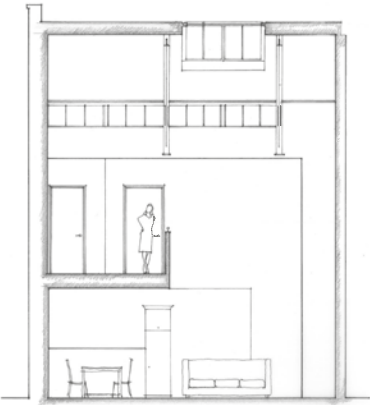
Original cast iron column circa 1900



First Floor Mezzanine Plan

Large fixed roof light with wiring for electrical blinds

Approx 8' 5" or 2.6m ceiling height to bedroom 1

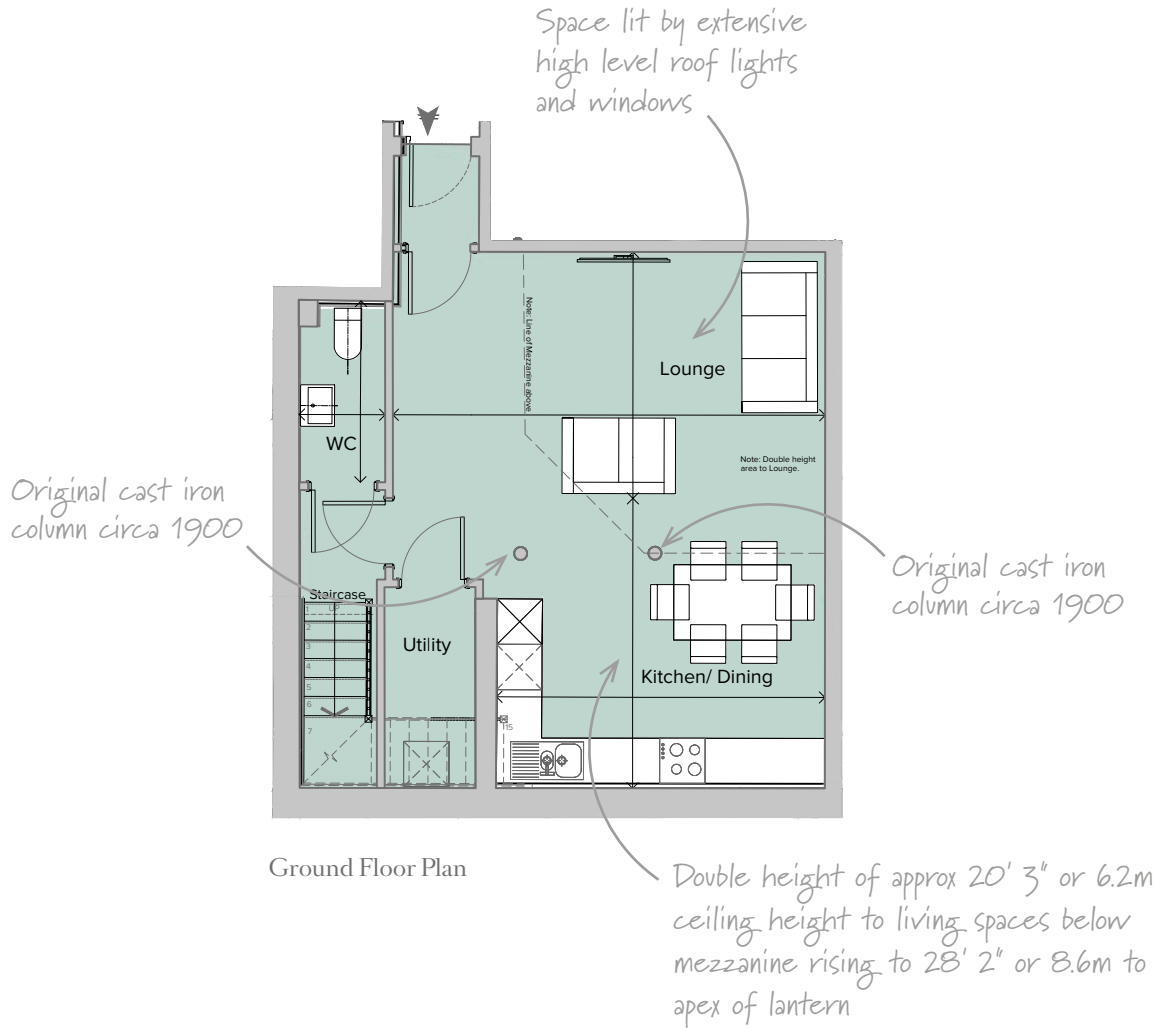


Artist's impression of internal elevation

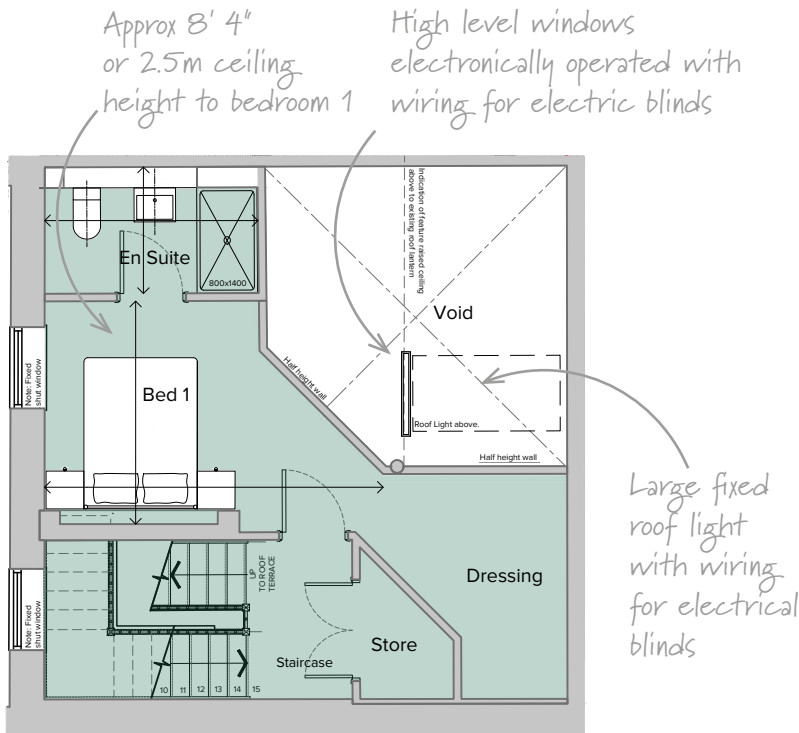
PLOT KB12
1 Bedroom House



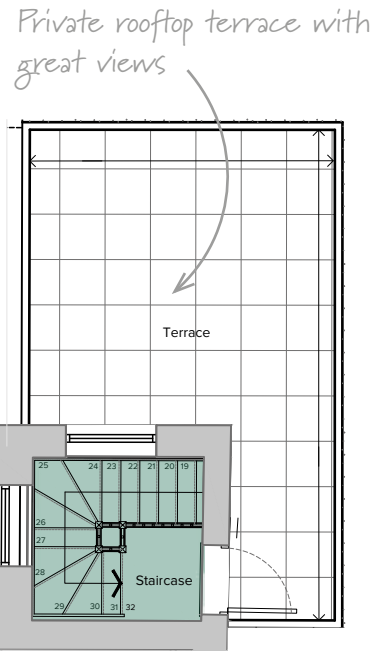
	Ground/First/Second Floor	
	Total area 950.25 sq ft (88.28 sq m)	
Kitchen/Dining	14' 3" x 12' 7"	(4.34m x 3.83m)
Lounge	18' 9" x 10' 8"	(5.71m x 3.26m)
Bedroom 1	9' 8" x 14' 8"	(2.95m x 4.48m)
WC	7' 7" x 3' 9"	(2.30m x 1.14m)
Ensuite	5' 6" x 9' 3"	(1.67m x 2.82m)
Terrace	21' 3" x 13' 3"	(6.49m x 4.04m)



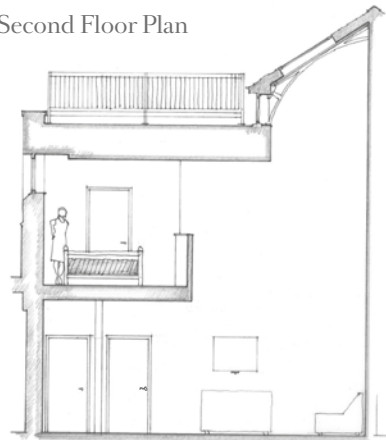
Ground Floor Plan



First Floor Mezzanine Plan



Second Floor Plan



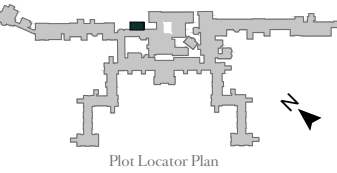
Artist's impression of internal elevation

This two storey house is located in the original kitchen and was previously the kitchen store. This part of the building was constructed between 1898-1913 and features tall galleried space with iron columns and roof lanterns.

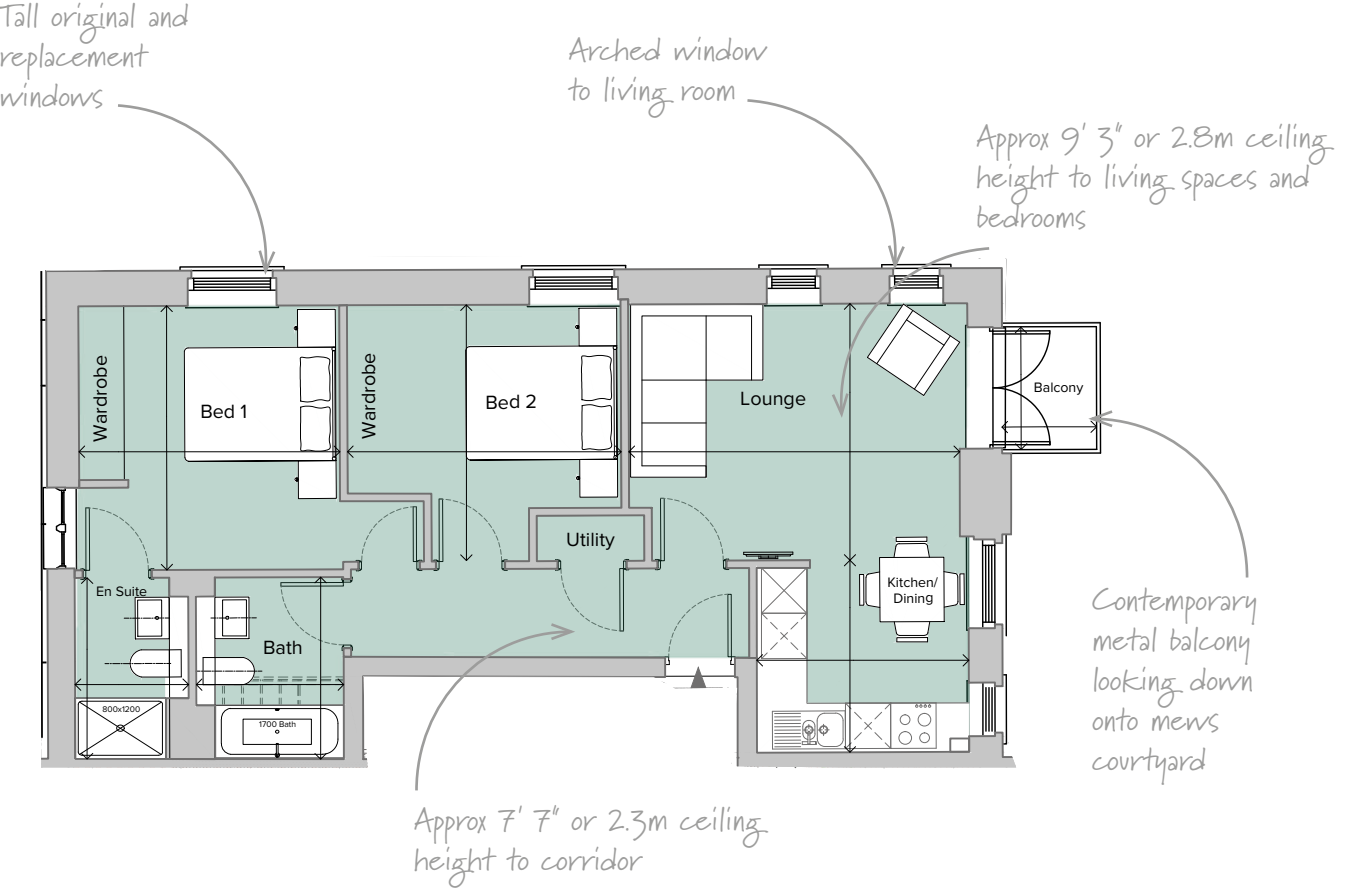


THE KITCHEN YARD
COLLECTION
TWO BEDROOM HOUSES
AND APARTMENTS

PLOT KB15
2 Bedroom Apartment

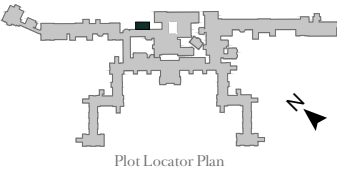


First Floor		
Total area 679.42 sq ft (63.12sq m)		
Kitchen/Dining	9' 2" x 8' 4"	(2.80m x 2.54m)
Lounge	14' 4" x 11' 2"	(4.37m x 3.39m)
Bath	7' 11" x 6' 5"	(2.40m x 1.95m)
Bedroom 1	11' 6" x 11' 4"	(3.49m x 3.44m)
Balcony	5' 4" x 4' 1"	(1.62m x 1.25m)
Ensuite	4' 11" x 7' 10"	(1.50m x 2.39m)
Bedroom 2	11' 1" x 11' 11"	(3.38m x 3.62m)

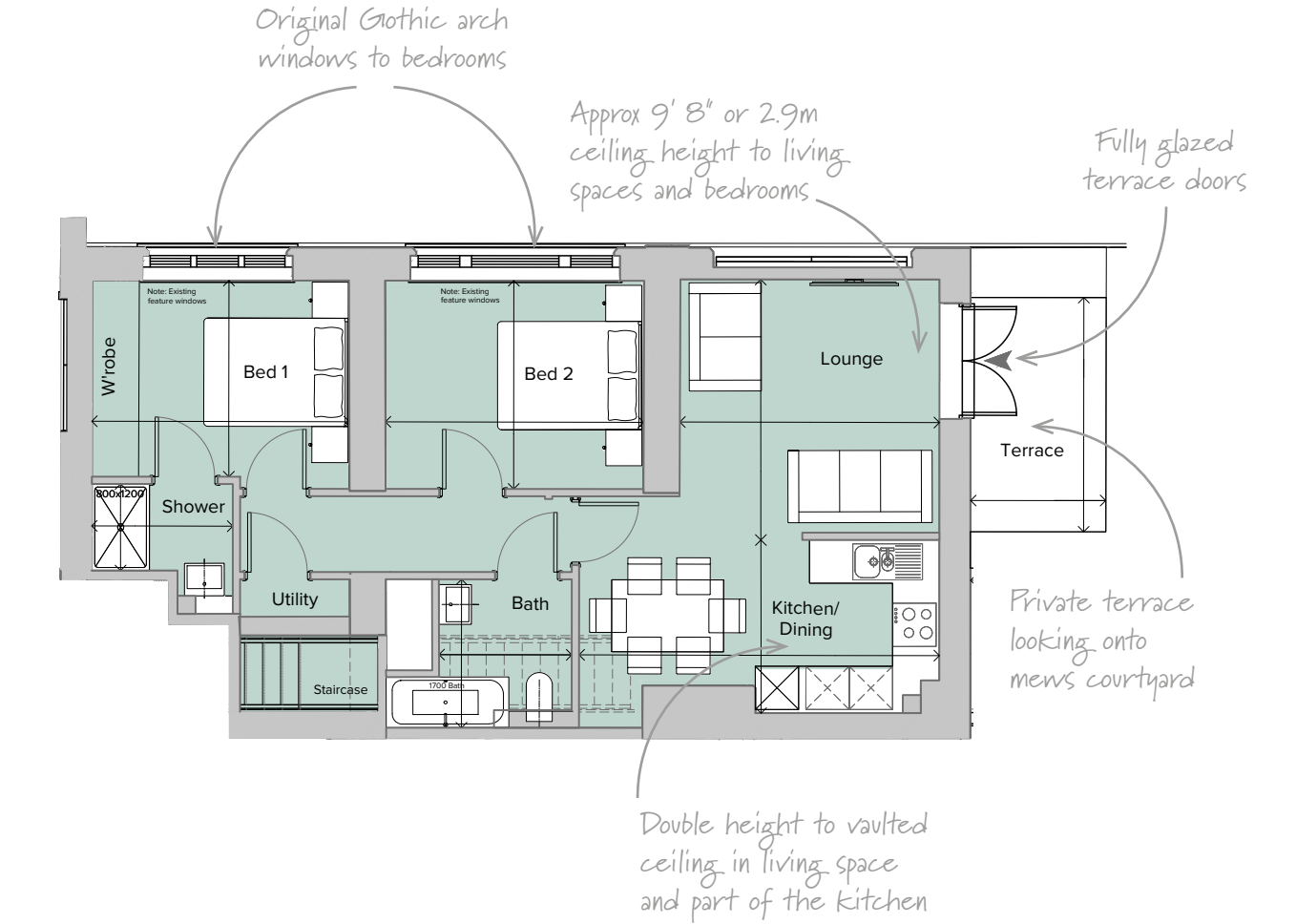


This first floor apartment is located above the 1868 South East extension to the original bake house.

PLOT KB14
2 Bedroom Apartment



Ground Floor		
Total area 696 sq ft (64.67 sq m)		
Kitchen/Dining	16' 5" x 7' 11"	(4.99m x 2.40m)
Lounge	11' 10" x 11' 10"	(3.60m x 3.61m)
Bath	6' 0" x 6' 9"	(1.84m x 2.06m)
Bedroom 1	11' 9" x 8' 11"	(3.57m x 2.71m)
Terrace	10' 8" x 6' 2"	(3.25m x 1.87m)
Shower	3' 11" x 6' 5"	(1.20m x 1.95m)
Bedroom 2	9' 6" x 11' 9"	(2.88m x 3.58m)

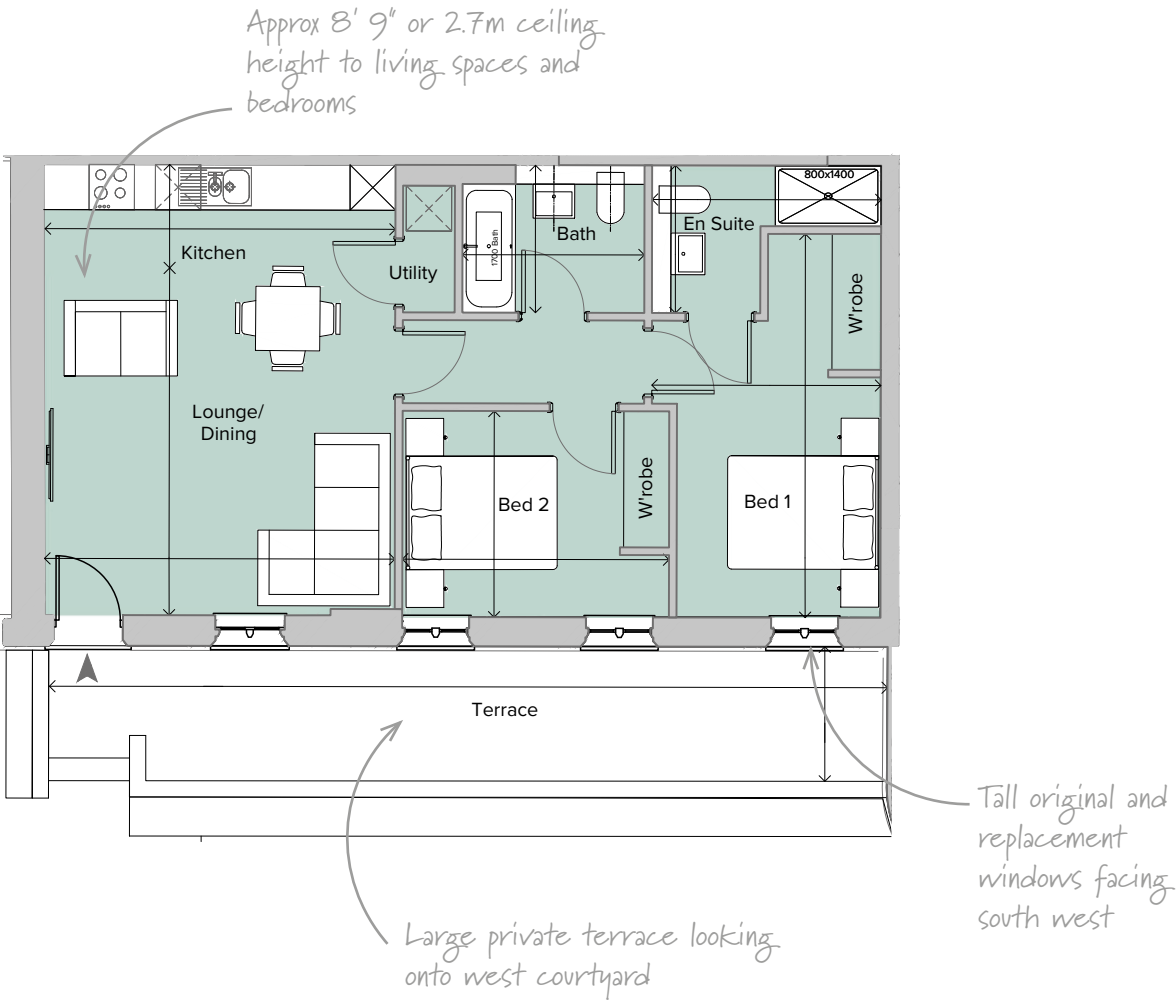


This apartment which is located in the 1868 extension to the bakehouse had various functions, including the fireman's room, flour store and engine room.

PLOT KB13
2 Bedroom Apartment



Ground Floor		
Total area 711 sq ft (66.04 sq m)		
Kitchen	15' 2" x 4' 6"	(4.63m x 1.36m)
Lounge/Dining	15' 1" x 15' 2"	(4.59m x 4.63m)
Bath	7' 11" x 6' 5"	(2.40m x 1.95m)
Bedroom 1	16' 8" x 9' 11"	(5.07m x 3.03m)
Ensuite	6' 5" x 9' 11"	(1.95m x 3.03m)
Bedroom 2	8' 11" x 11' 7"	(2.72m x 3.52m)
Terrace	36' 4" x 5' 10"	(11.08m x 1.78m)

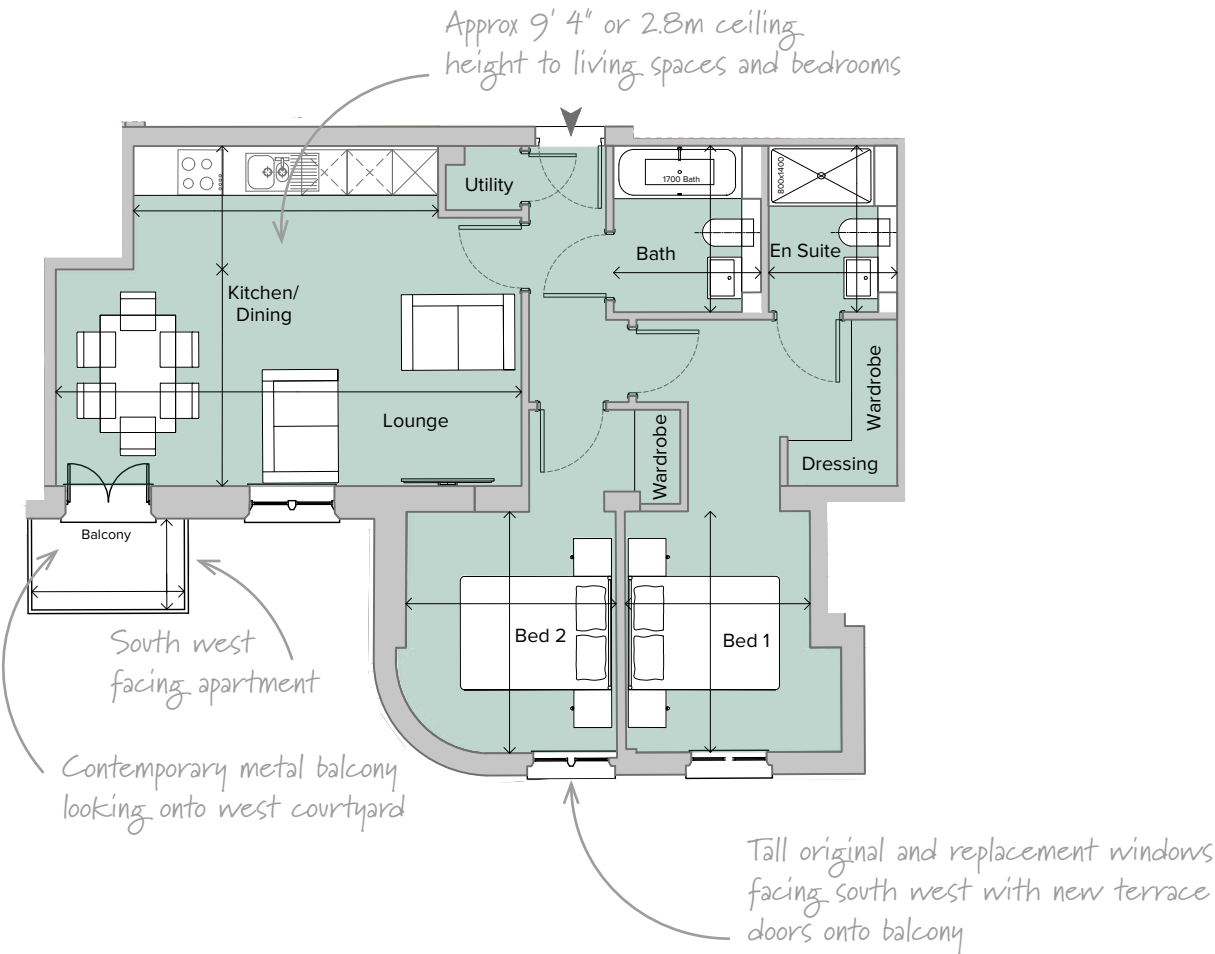


This ground floor apartment formed part of the original bake house which was opened in 1841.

PLOT KB17
2 Bedroom Apartment

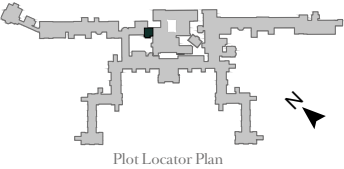


First Floor		
Total area 728.83 sq ft (67.71 sq m)		
Kitchen/Dining	5' 4" x 13' 3"	(1.63m x 4.03m)
Lounge	20' 3" x 9' 5"	(6.16m x 2.86m)
Bath	7' 3" x 6' 5"	(2.20m x 1.95m)
Bedroom 1	10' 5" x 8'	(3.18m x 2.44m)
Balcony	6' 7" x 3' 11"	(2.02m x 1.70m)
Ensuite	5' 7" x 7' 3"	(1.70m x 2.20m)
Bedroom 2	10' 6" x 9' 1"	(3.19m x 2.78m)



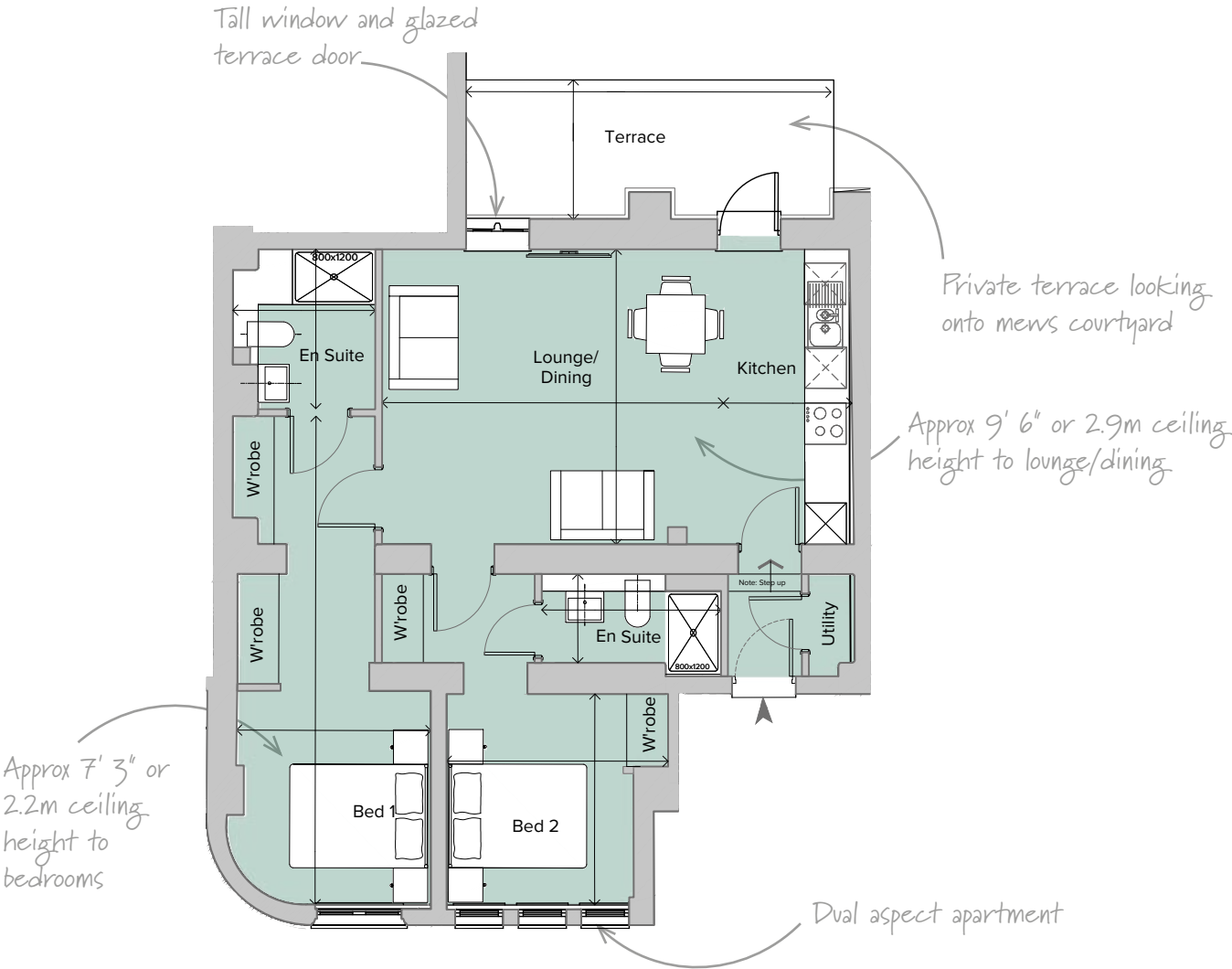
This first floor apartment which is located above the bake house wing, was extended to the South West in 1868.

PLOT KB09
2 Bedroom Apartment



City & Country
Ground Floor
Total area 794.28 sq ft (73.79 sq m)

Kitchen	14' x 6' 1"	(4.27m x 1.86m)
Lounge/Dining	14' x 16' 2"	(4.27m x 4.94m)
Ensuite	6' 9" x 7' 7"	(2.06m x 2.30m)
Bedroom 1	9' 3" x 23' 2"	(2.81m x 7.06m)
Terrace	17' 5" x 6' 8"	(5.31m x 2.02m)
Ensuite	4' 3" x 8' 6"	(1.28m x 2.59m)
Bedroom 2	10' 6" x 10'	(3.20m x 3.05m)



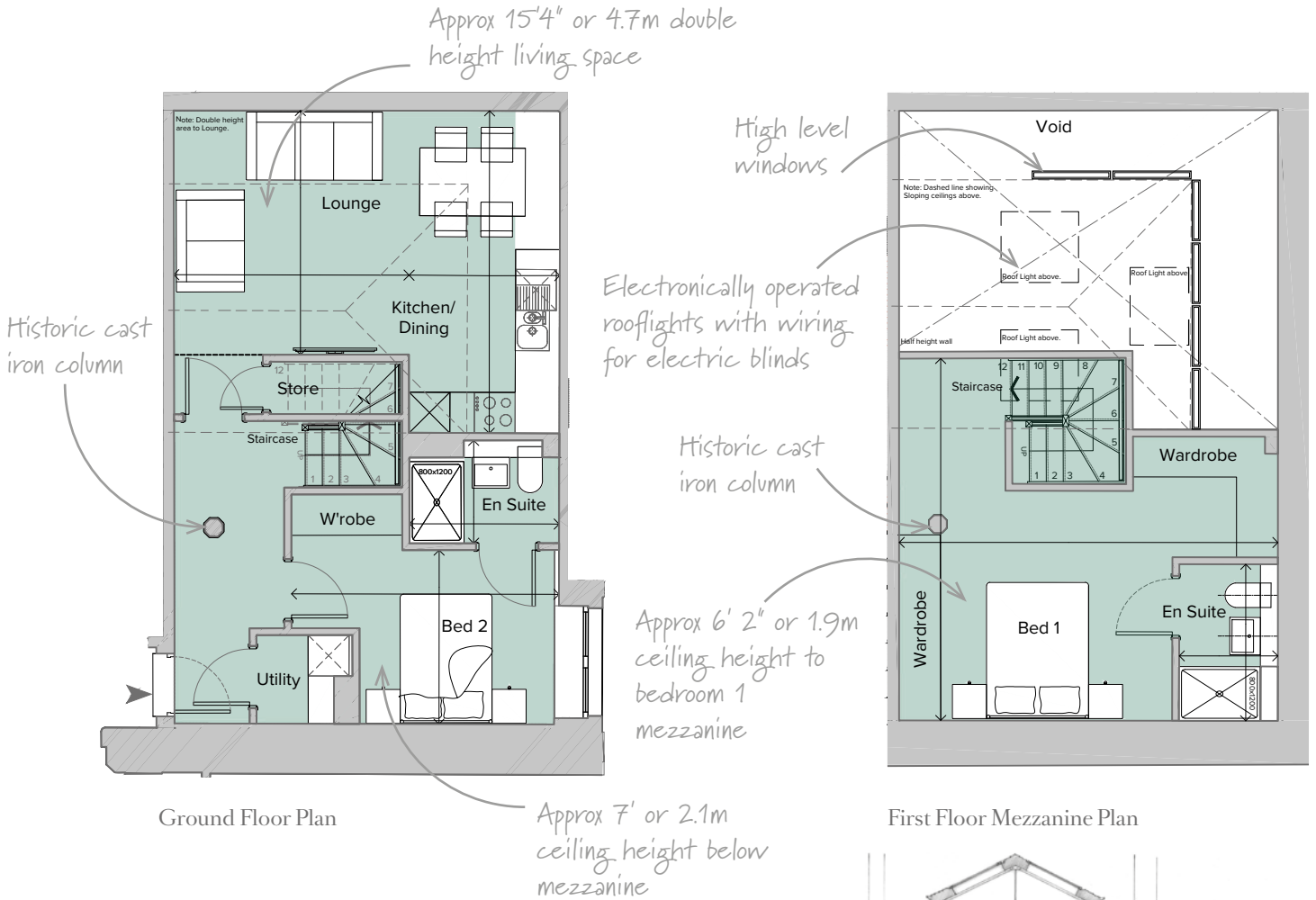
Located in the original bakery range, including the mixing rooms, this apartment is part of the 1868 and 1898-1913 extensions.

PLOT KB03
2 Bedroom House

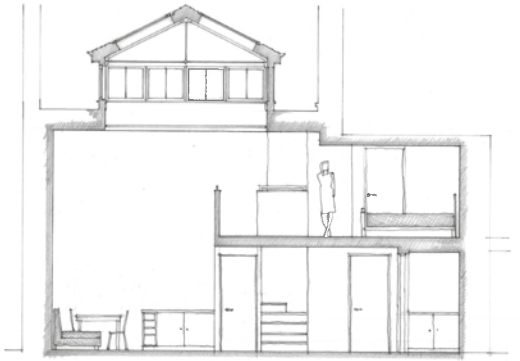


City & Country
Ground/First Floor
Total area 842.39 sq ft (78.26 sq m)

Kitchen/Dining	7' 3" x 15' 6"	(2.21m x 4.74m)
Lounge	11' 4" x 11' 9"	(3.46m x 3.59m)
Ensuite	7' 7" x 4' 9"	(2.20m x 1.44m)
Bedroom 2	8' 5" x 12' 11"	(2.55m x 3.93m)
Ensuite	4' 11" x 7' 3"	(1.51m x 2.20m)
Bedroom 1	18' 3" x 17' 5"	(5.57m x 5.32m)



This house forms part of the original kitchen which was designed by architect Edward Lapidge.

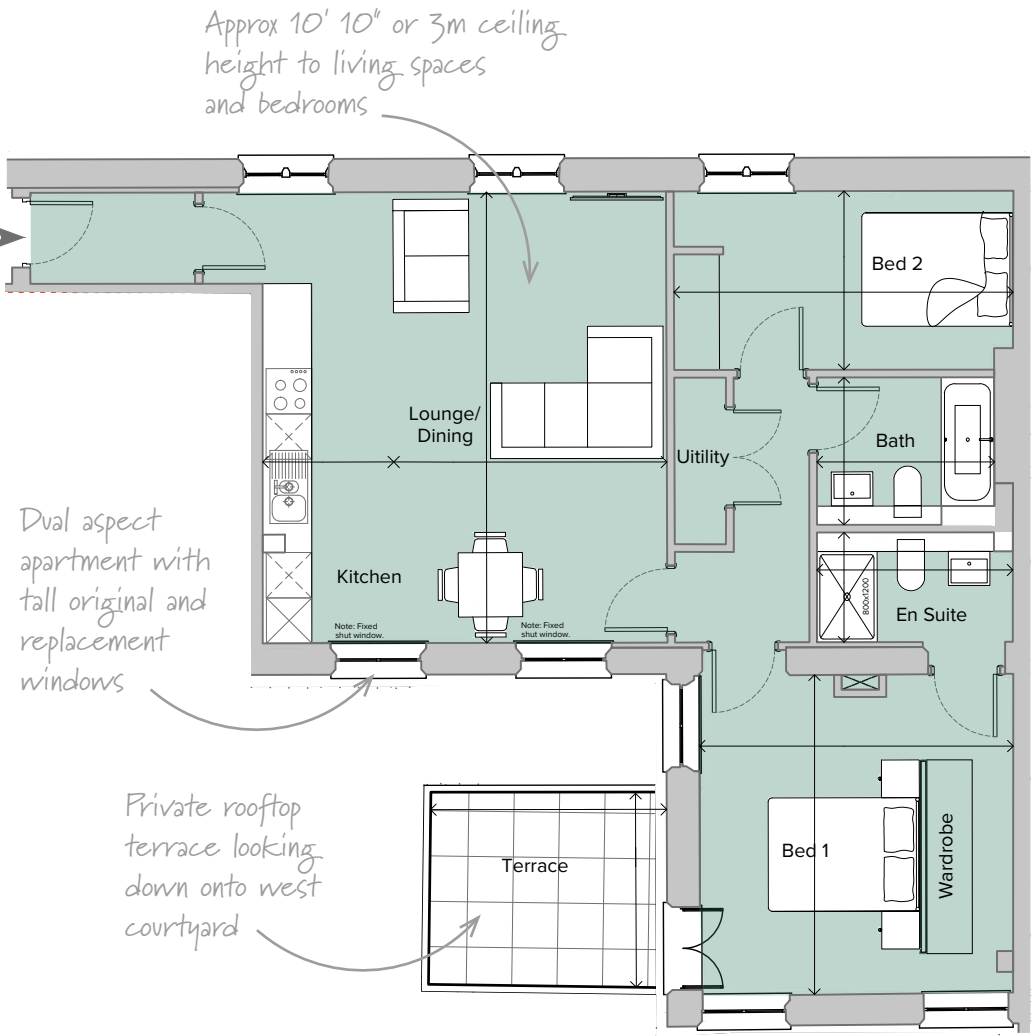


Artist's impression of internal elevation

PLOT KB18
2 Bedroom Apartment



First Floor		
Total area 879.42 sq ft (81.70 sq m)		
Kitchen	5' 8" x 19' 7"	(1.73m x 5.96m)
Lounge/Dining	11' 10" x 19' 7"	(3.61m x 5.96m)
Bath	7' 8" x 6' 5"	(2.34m x 1.95m)
Bedroom 1	13' 10" x 13' 7"	(4.22m x 4.15m)
Terrace	10' 3" x 8' 6"	(3.12m x 2.58m)
Ensuite	4' 9" x 8' 6"	(1.45m x 2.59m)
Bedroom 2	14' 9" x 7' 9"	(4.48m x 2.36m)



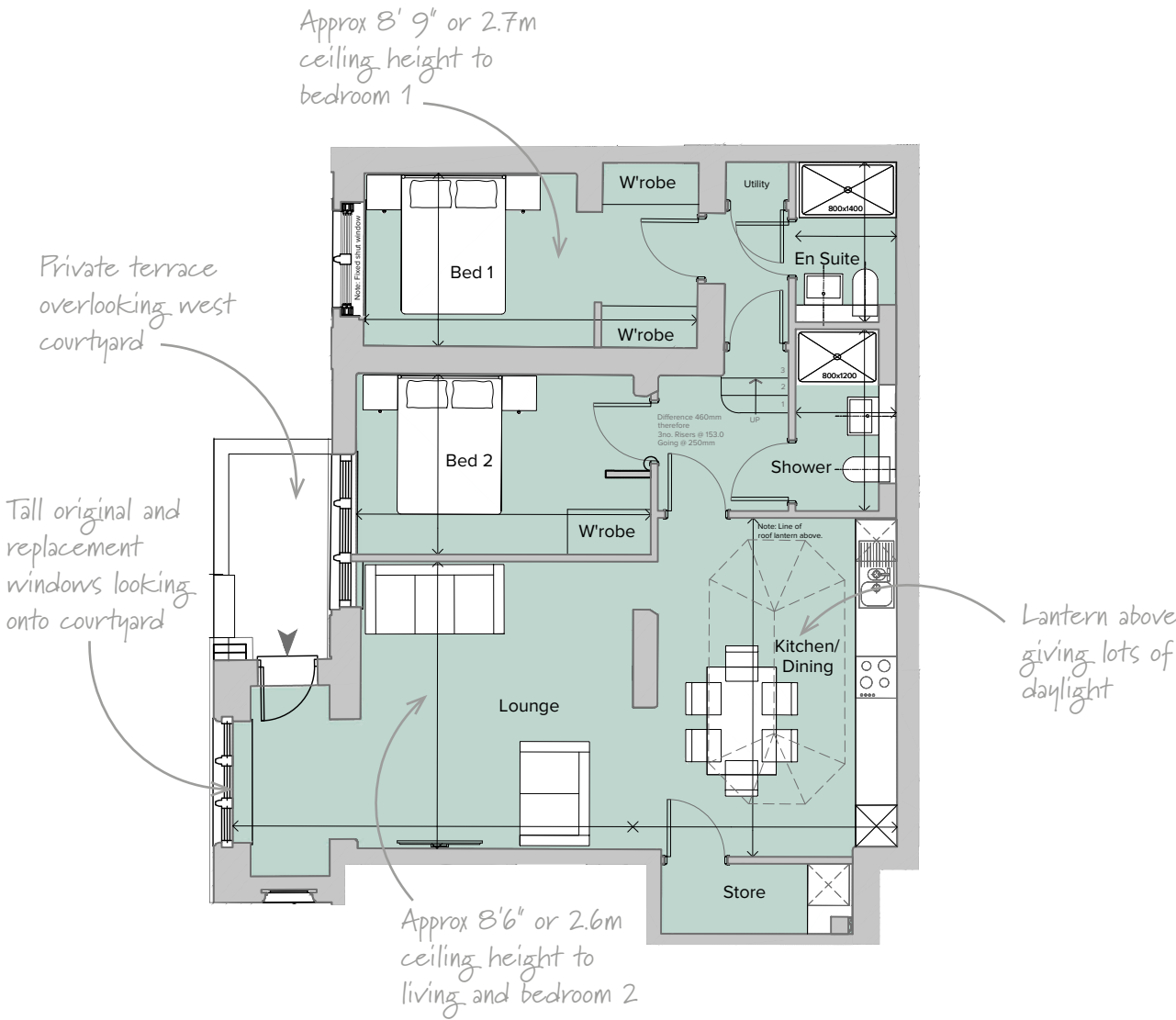
First Floor Plan

This first floor apartment is located at the junction of the bakehouse and kitchen wing extension which was constructed in 1868, with a further extension upwards circa 1900.

PLOT KB08
2 Bedroom Apartment

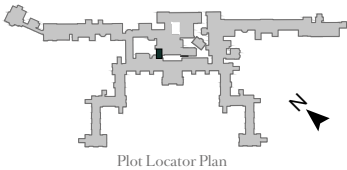


Ground Floor		
Total area 900.73 sq ft (83.68 sq m)		
Kitchen/Dining	16' x 12' 6"	(4.88m x 3.80m)
Lounge	13' 7" x 18' 11"	(4.13m x 5.76m)
Ensuite	7' 7" x 4' 9"	(2.30m x 1.45m)
Bedroom 1	8' 2" x 15' 9"	(2.49m x 4.80m)
Shower	4' 9" x 8' 7"	(1.45m x 2.61m)
Bedroom 2	8' 7" x 13' 11"	(2.60m x 4.24m)



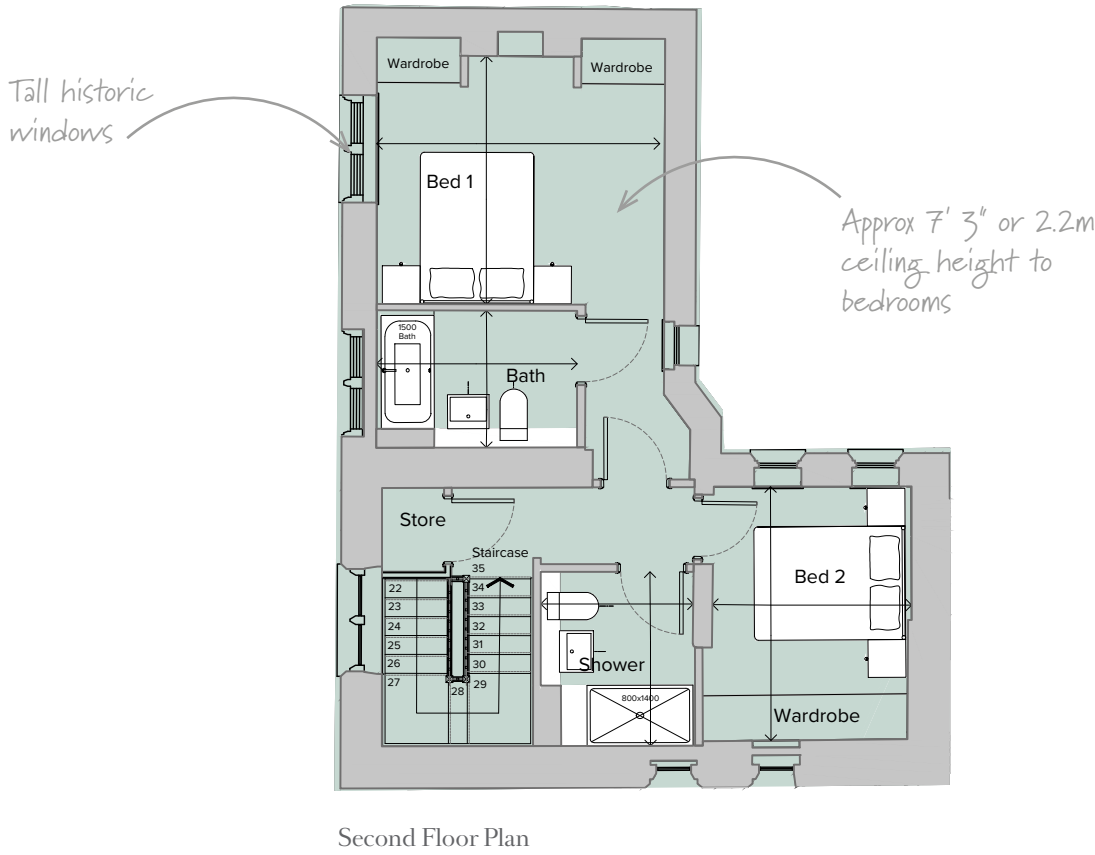
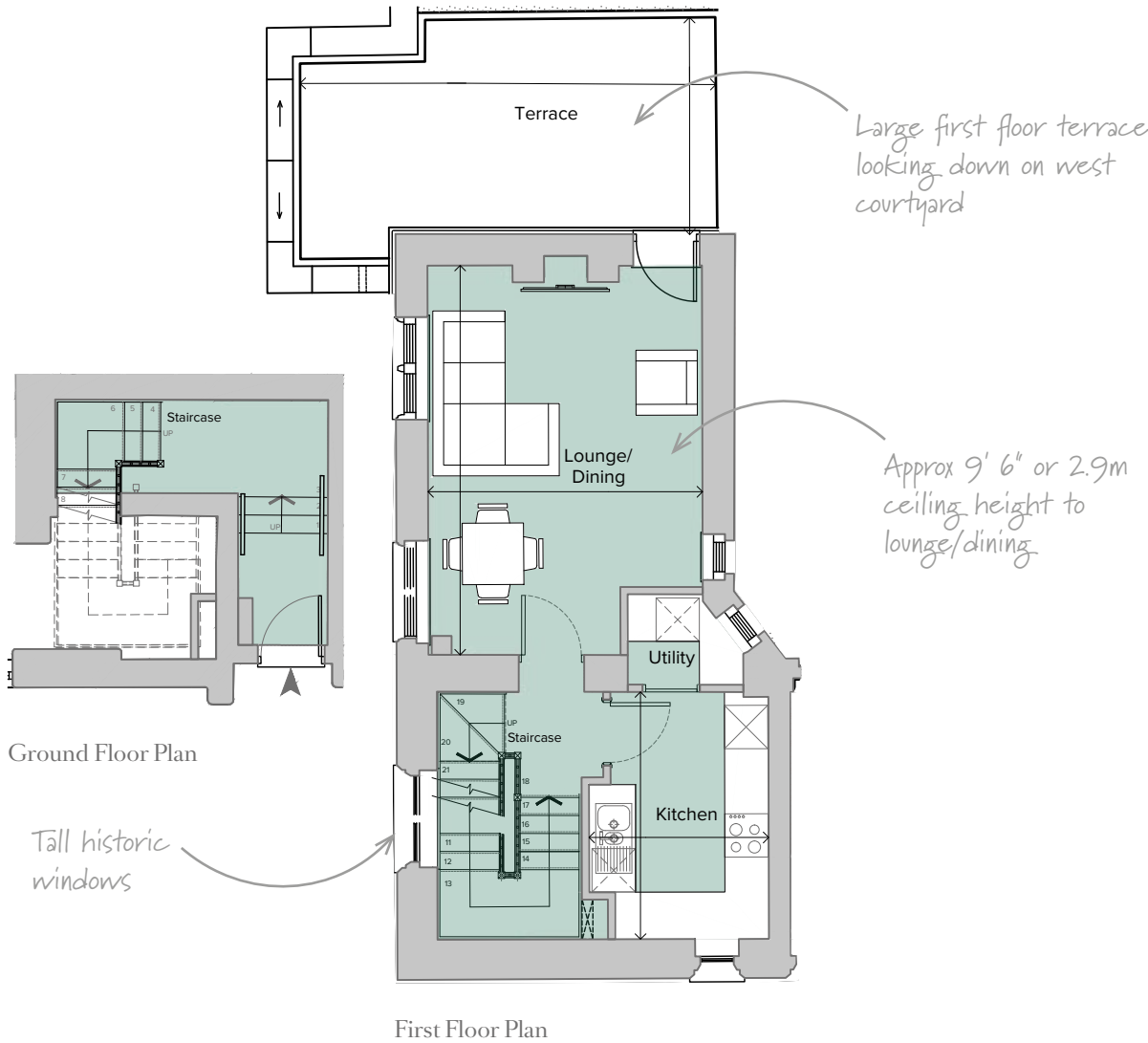
This ground floor apartment which is located in the kitchen range formed part of the extension dated 1868.

PLOT KB07
2 Bedroom Apartment



Ground/First/Second Floor
Total Area 969.62 sq ft (90.08 sq m)

Kitchen	8' 2" x 11' 3"	(2.48m x 3.42m)
Lounge/Dining	12' 6" x 17' 8"	(3.79m x 5.38m)
Bath	8' 9" x 5' 11"	(2.65m x 1.81m)
Bedroom 1	10' 9" x 12' 6"	(3.28m x 3.81m)
Shower	7' 7" x 6' 7"	(2.30m x 2.01m)
Bedroom 2	8' 8" x 11' 0"	(2.63m x 3.35m)
Terrace	18' 11" x 9' 10"	(5.75m x 3m)



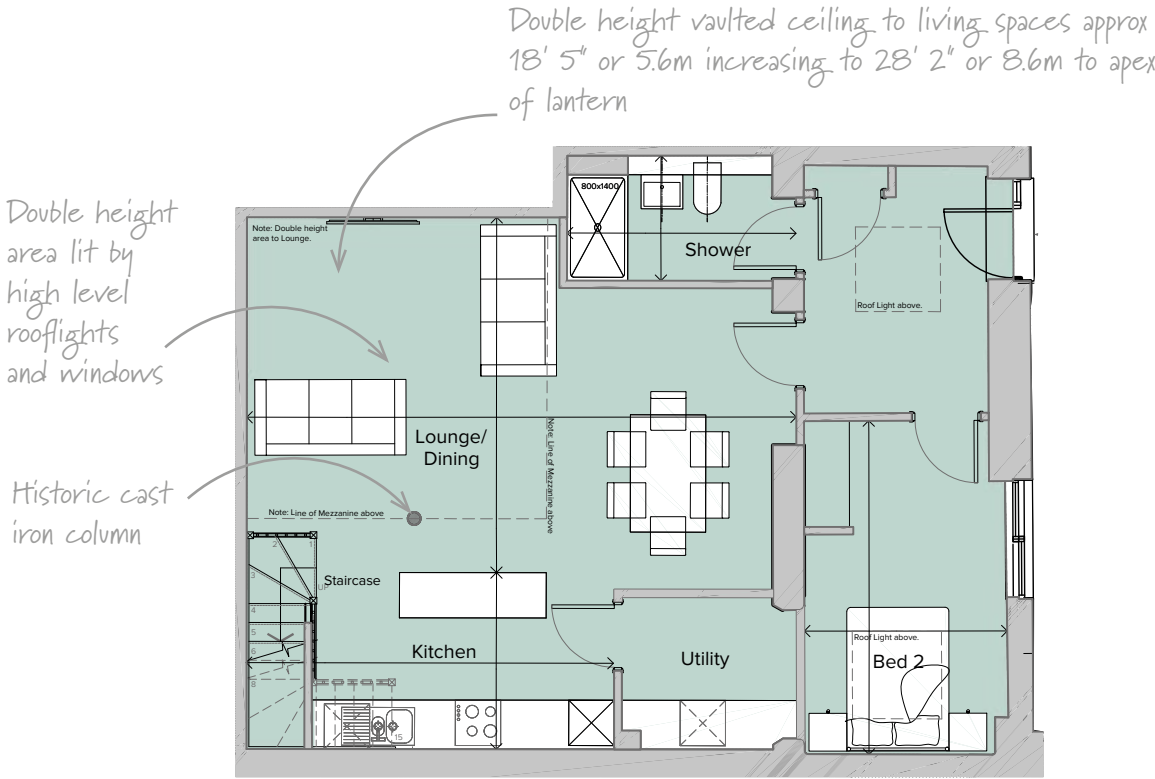
Located in the kitchen range, this duplex apartment is formed from part of the original extensions dated 1898-1913.

PLOT KB20
2 Bedroom House

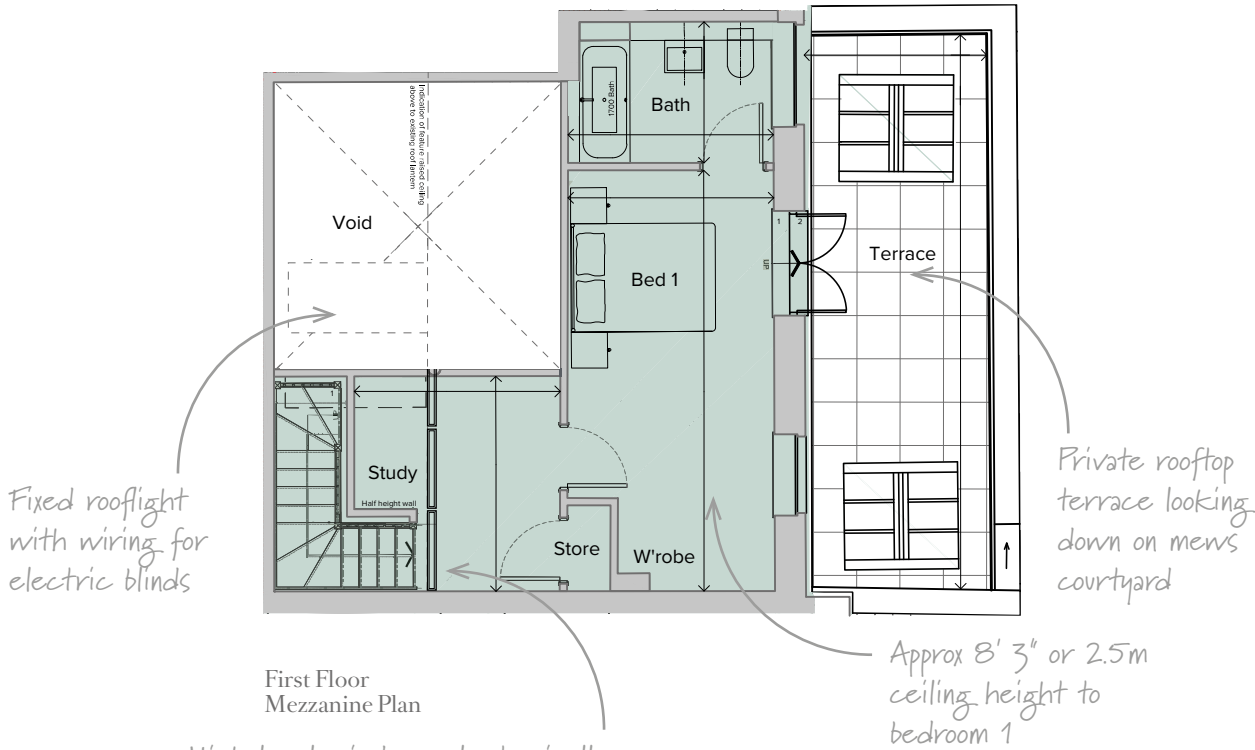


Kitchen	15' 11" x 7' 8"	(4.85m x 2.33m)
Lounge/Dining	23' 10" x 15' 5"	(7.27m x 4.70m)
Shower	9' 11" x 5' 5"	(3.02m x 1.65m)
Bedroom 2	8' 10" x 14' 6"	(2.68m x 4.41m)

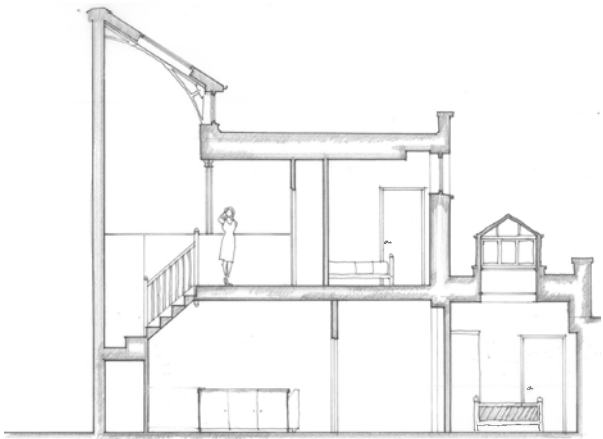
Ground/First Floor		
Total area 1172.63 sq ft (108.94 sq m)		
Study	9' 4" x 9' 9"	(2.85m x 2.98m)
Bedroom 1	19' 1" x 9' 4"	(5.83m x 2.85m)
Bath	6' 5" x 9' 4"	(1.95m x 2.84m)
Terrace	25' 2" x 8' 4"	(7.67m x 2.53m)



Ground Floor Plan



First Floor Mezzanine Plan



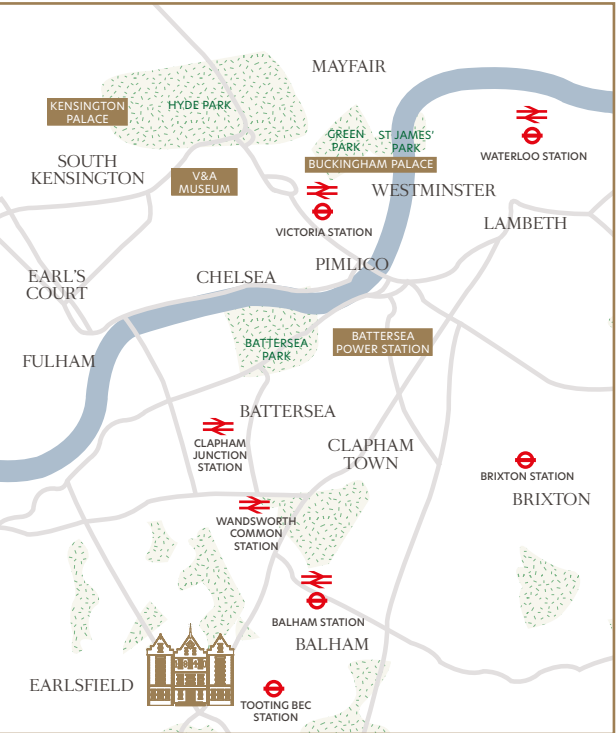
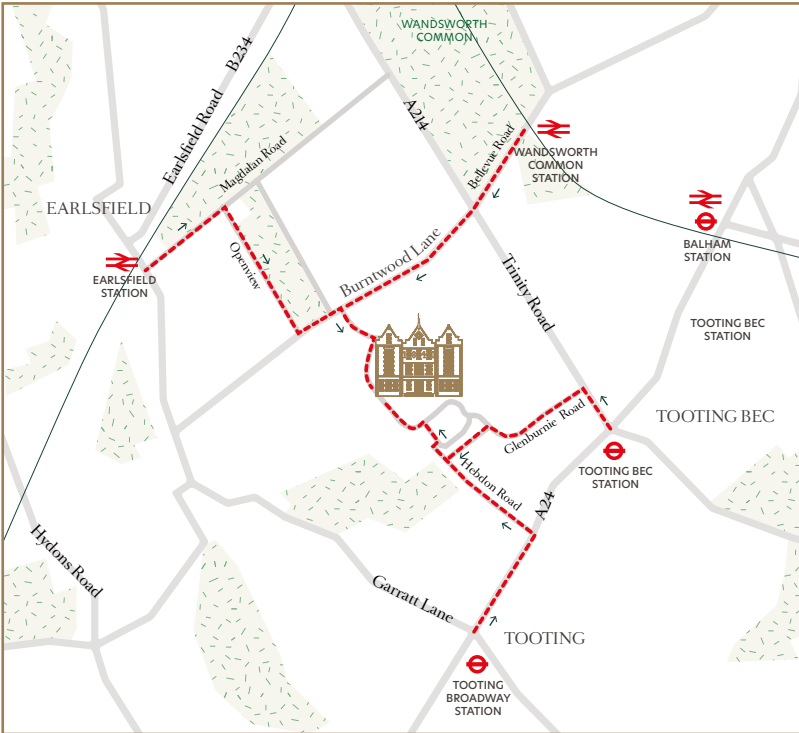
Artist's impression of internal elevation

Part of the original kitchen range, this house formed part of the kitchen stores which was constructed between 1898-1913. This house features a tall galleried space with roof lanterns.



The 1840 Sales Suite
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