

CARPENTERS

M E W S

17 Luxury Apartments
Tooting | London



1023 - 1025 GARRATT LANE | TOOTING



A sanctuary of luxury and style

Located in the heart of Tooting,
Carpenters Mews offers an exclusive
collection of 17 stylish apartments in
the centre of Tooting, yet within the
sanctuary of a quiet gated development.



17 Luxury Apartments



An exclusive collection
of 17 bespoke apartments
with contemporary design
and stylish elegance.



welcome







LEFT //Living Space

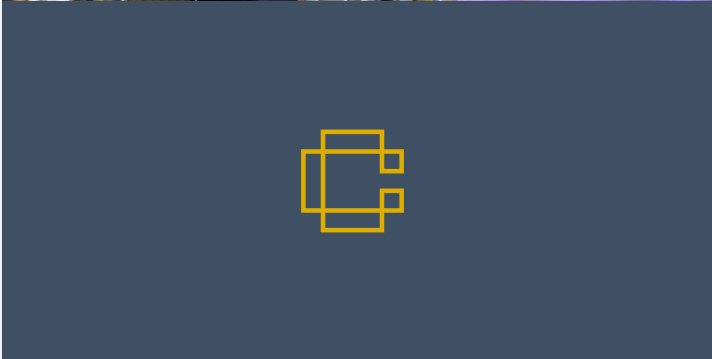
Design



Open-plan
layouts with
bespoke design
elements and
an exceptional
finish.



design



life meets style



The Lifestyle

Combining culture, community and style with the vibrancy of Central London.

Tooting is one of London's most vibrant hotspots, known for its culture and style and lying within easy reach of Wandsworth, Clapham and Wimbledon. From a host of artisan coffee shops and cafes to upmarket bars and restaurants.

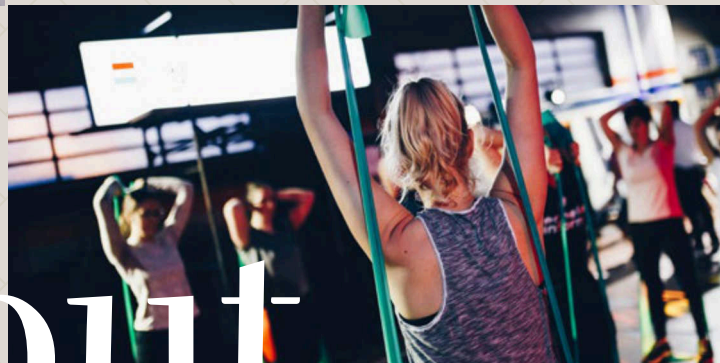


lifestyle



work-out

or
chill-out



With an abundance of parks,
gyms, coffee shops and
restaurants on your doorstep,
Carpenters Mews is the perfect
location to work, rest and play.



Lifestyle



Boasting some of London’s finest outdoor spaces, such as Wimbledon Park, Richmond Park, and Tooting common you will never be short of space. Work-out with an abundance of gyms, including The Gym on Garratt Lane or chill-out by watching the tennis at the All-England Lawn tennis club. If you need to cool down after all this fun, then head to the famous Tooting Lido for an outdoor swim.



lifestyle





CHELSEA HARBOUR

BATTERSEA

RIVER THAMES

PUTNEY

CLAPHAM JUNCTION

WANDSWORTH TOWN

EAST PUTNEY

CLAPHAM COMMON

CLAPHAM COMMON

WANDSWORTH

WANDSWORTH COMMON

CLAPHAM

CLAPHAM SOUTH

SOUTHFIELDS

WANDSWORTH COMMON

BALHAM

EARLSFIELD

EARLSFIELD

TOOTING BEC

TOOTING BEC COMMON

WIMBLEDON PARK

WIMBLEDON PARK STATION

GARRAT LANE

TOOTING

1023 -1025 Garratt Lane

Sat Nav: SW17 0LN

TOOTING BROADWAY

HAYDONS ROAD

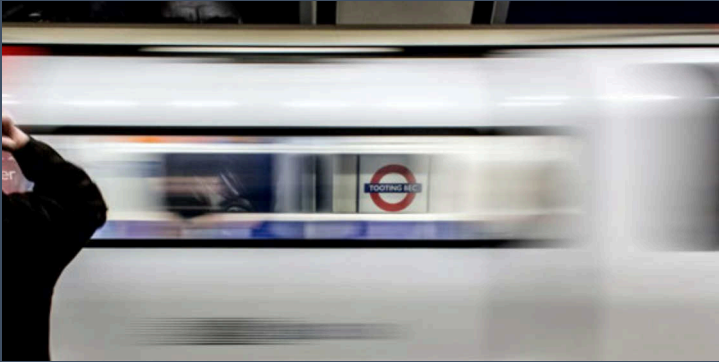
WIMBLEDON

WIMBLEDON

TOOTING

COLLIERS WOOD

SOUTH WIMBLEDON



Feel Connected

A short stroll to Tooting Broadway connects you with the London transport network and beyond.

Tooting Broadway underground is a 4-minute walk where Northern Line connections are available, with direct links to London Bridge (21 Mins), Waterloo (via Kennington) - (21 Mins) and Bank (25 mins).

Tooting Overground Station is located under a mile south of Carpenters Mews where Thameslink services are available with connections to the London Overground network and beyond.

Buyers might also benefit from the future connectivity and economic benefits of the Crossrail 2 project, which will significantly cut journey times across London and beyond.



The Apartments

04x one bed | 10x two bed | 03x three bed

Apt. No.	Apt. Type	Total Sq Ft (GIA)	Total Sq M (GIA)
01	2 Bed	1001 Sq Ft	93 Sq M
02	1 Bed	1018 Sq Ft	94.6 Sq M
03	2 Bed	921 Sq Ft	85.6 Sq M
04	1 Bed	1018 Sq Ft	9.6 Sq M
05	2 Bed	921 Sq Ft	85.6 Sq M
06	3 Bed	1112 Sq Ft	103.3 Sq M
07	2 Bed	921 Sq Ft	85.6 Sq M
08	3 Bed	1112 Sq Ft	103.3 Sq M
09	2 Bed	921 Sq Ft	85.6 Sq M
10	3 Bed	1112 Sq Ft	103.3 Sq M
11	2 Bed	897 Sq Ft	83.3 Sq M
12	1 Bed	616 Sq Ft	57.2 Sq M
13	2 Bed	834 Sq Ft	77.5 Sq M
14	2 Bed	872 Sq Ft	81 Sq M
15	2 Bed	872 Sq Ft	81 Sq M
16	2 Bed	872 Sq Ft	81 Sq M
17	1 Bed	759 Sq Ft	70.5 Sq M







Design



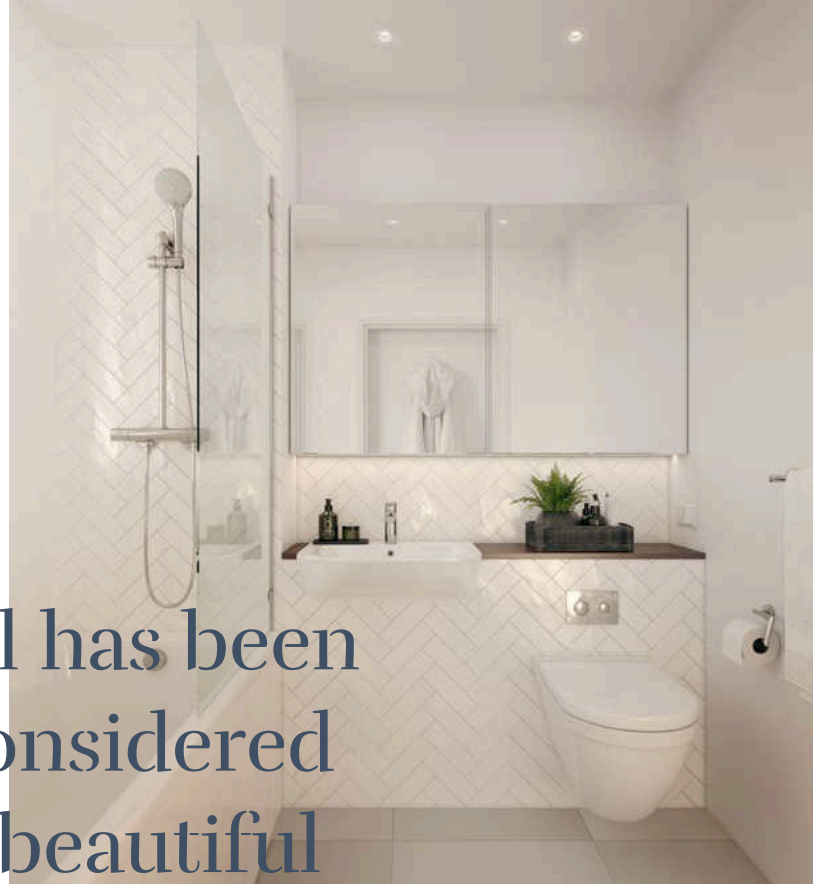
Each apartment is
unique, combining
spacious open-plan
layouts with bespoke
design elements.



design



design + specification



Every detail has been carefully considered to create a beautiful sanctuary of luxury.

General Specification



- + Category A appliances
- + Secure gated mews development
- + Private Balconies and terraces to each apartment
- + Interiors feature clean lines, on trend muted colours, tactile surfaces and cutting edge fittings
- + Finishes to the highest of standards
- + Quality level of natural lighting
- + Energy efficient HVAC systems
- + Designer kitchens and bathrooms
- + State of the art voice camera entry systems
- + Fire alarm integration in all apartments
- + Architectural linear and recessed lighting
- + Each apartment has its own front door access
- + On site secure cycle storage.

APARTMENT

N.O.:

01

Approximate Gross Internal Floor Area:

1001 sq ft
93 sq m



Lower Ground Floor

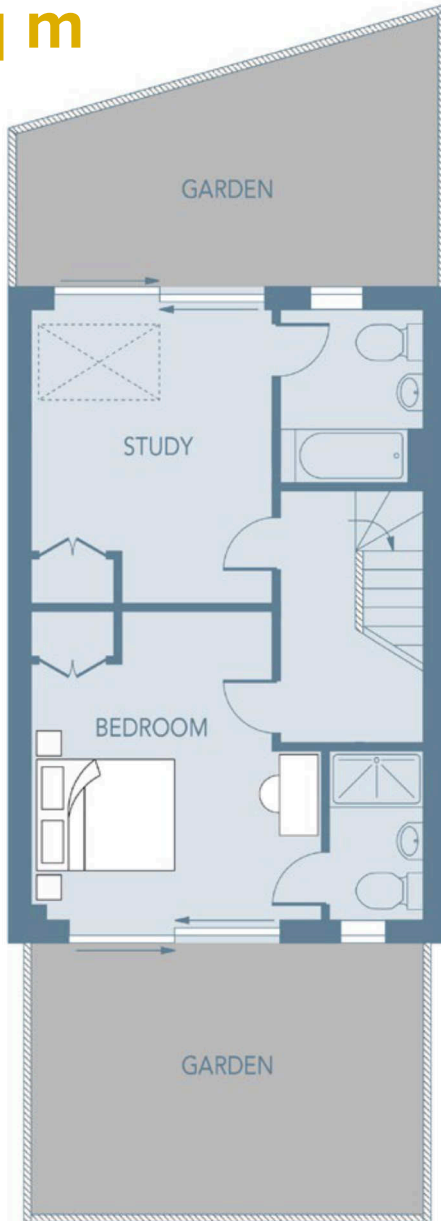


Ground Floor

02

Approximate Gross Internal Floor Area:

1018 sq ft
94.6 sq m



Lower Ground Floor



Ground Floor



APARTMENT

N.O.:

03

Approximate Gross Internal Floor Area:

921 sq ft
85.6 sq m



Lower Ground Floor

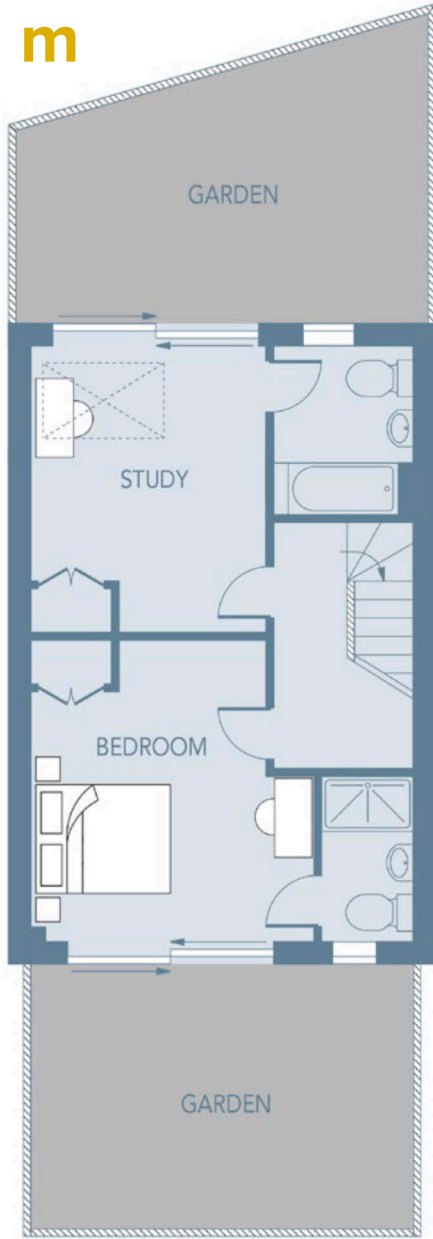


Ground Floor

04

Approximate Gross Internal Floor Area:

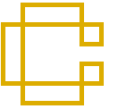
1018 sq ft
94.6 sq m



Lower Ground Floor



Ground Floor



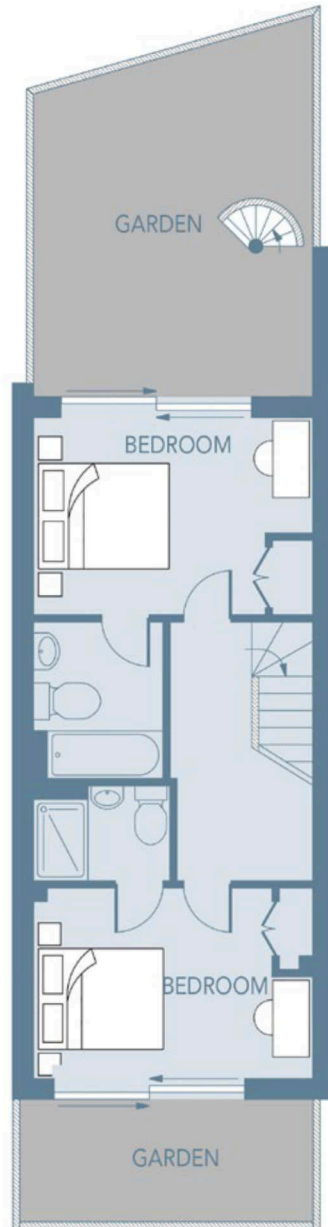
APARTMENT

N.O.:

05

Approximate Gross Internal Floor Area:

921 sq ft
85.6 sq m



Lower Ground Floor



Ground Floor

06

Approximate Gross Internal Floor Area:

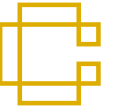
1112 sq ft
103.3 sq m



Lower Ground Floor



Ground Floor



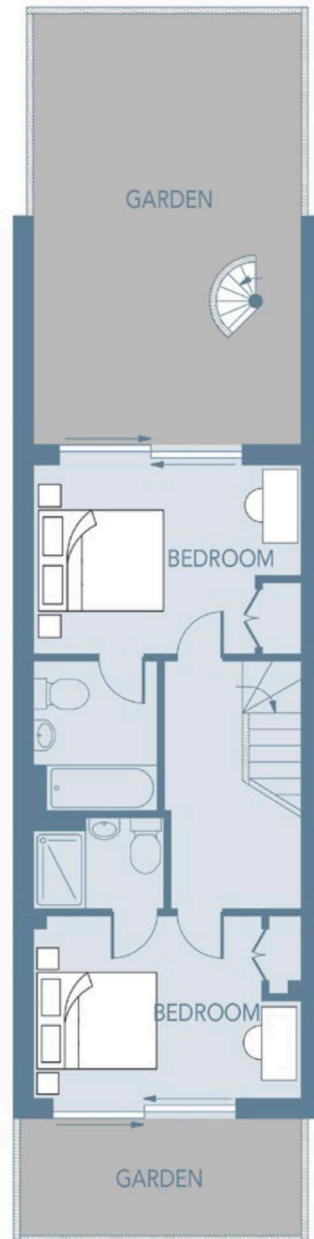
APARTMENT

N.O.:

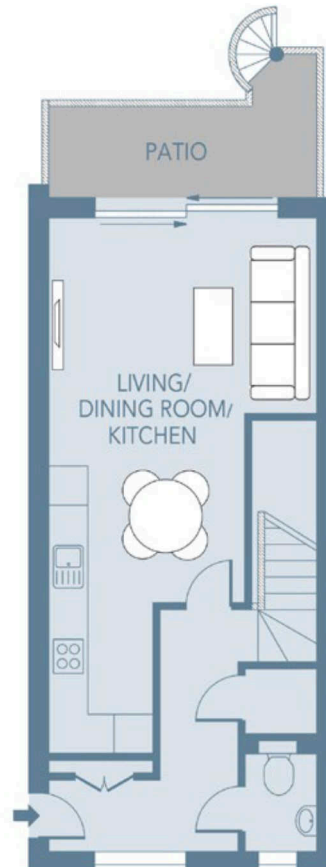
07

Approximate Gross Internal Floor Area:

921 sq ft
85.6 sq m



Lower Ground Floor



Ground Floor

APARTMENT

N.O.:

08

Approximate Gross Internal Floor Area:

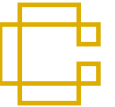
1112 sq ft
103.3 sq m



Lower Ground Floor



Ground Floor



APARTMENT

N.O.:

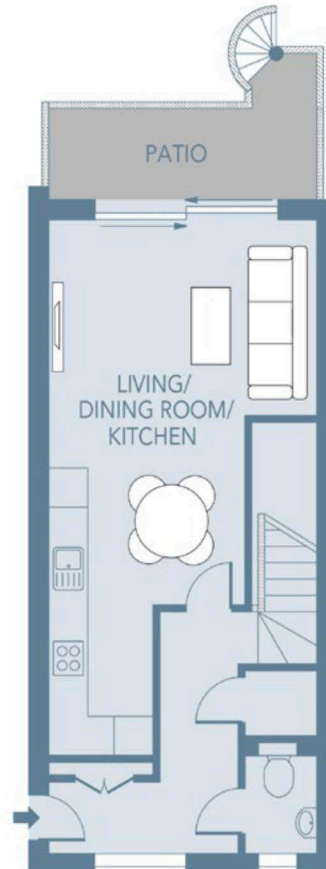
09

Approximate Gross Internal Floor Area:

921 sq ft
85.6 sq m



Lower Ground Floor



Ground Floor

APARTMENT

N.O.:

10

Approximate Gross Internal Floor Area:

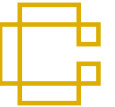
1112 sq ft
103.3 sq m



Lower Ground Floor



Ground Floor



APARTMENT

N.O.:

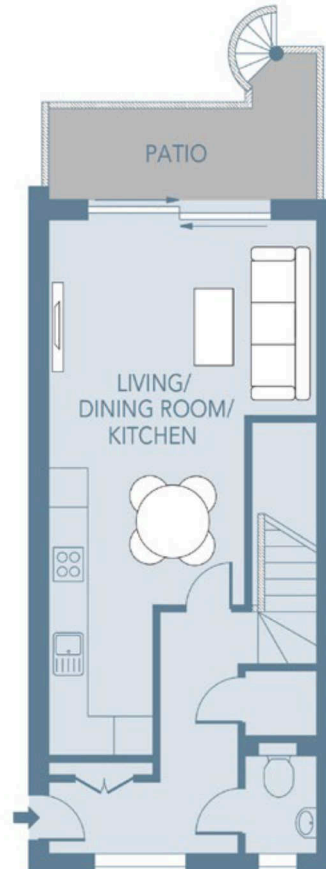
11

Approximate Gross Internal Floor Area:

897 sq ft
83.3 sq m



Lower Ground Floor



Ground Floor

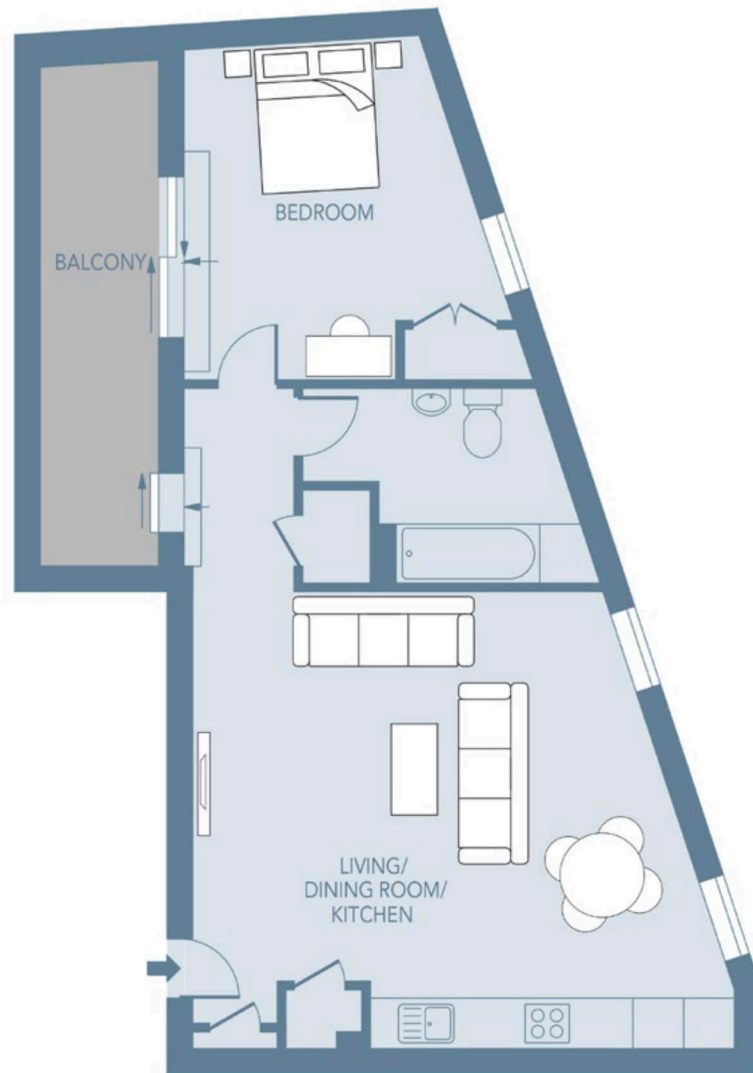
APARTMENT

N.O.:

12

Approximate Gross Internal Floor Area:

616 sq ft
57.2 sq m



First Floor

APARTMENT

N.O.:

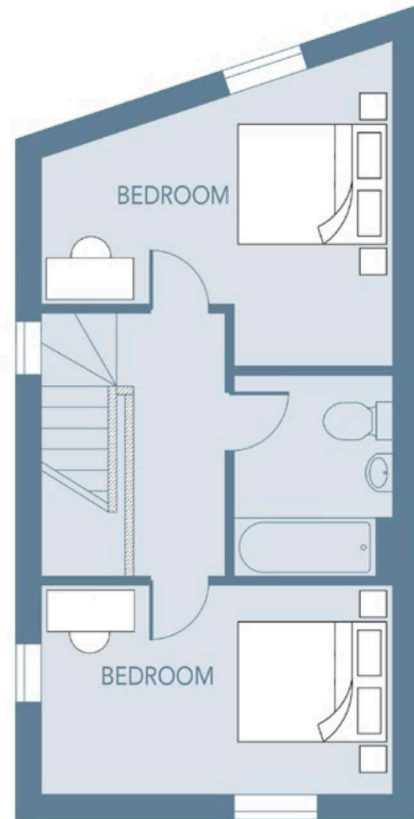
13

Approximate Gross Internal Floor Area:

834 sq ft
77.5 sq m



First Floor



Second Floor

APARTMENT

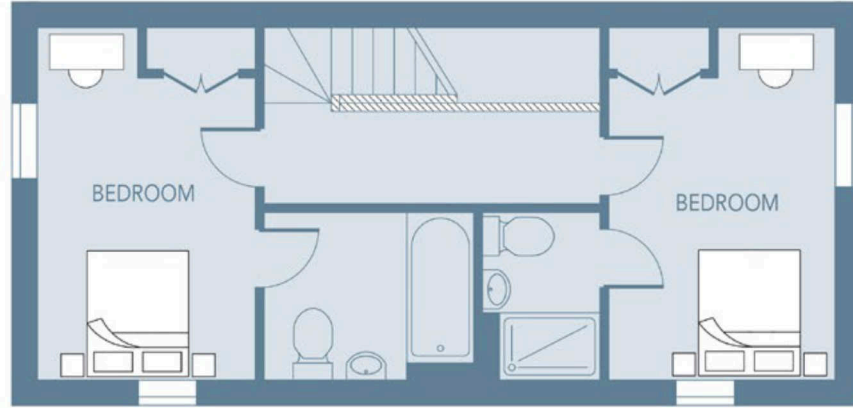
N.O.:

14

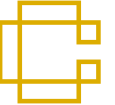
Approximate Gross Internal Floor Area:

872 sq ft
81 sq m

Second Floor



First Floor



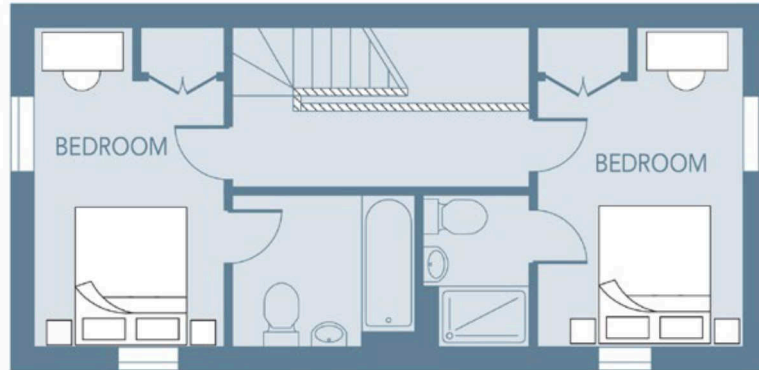
APARTMENT

N.O.:

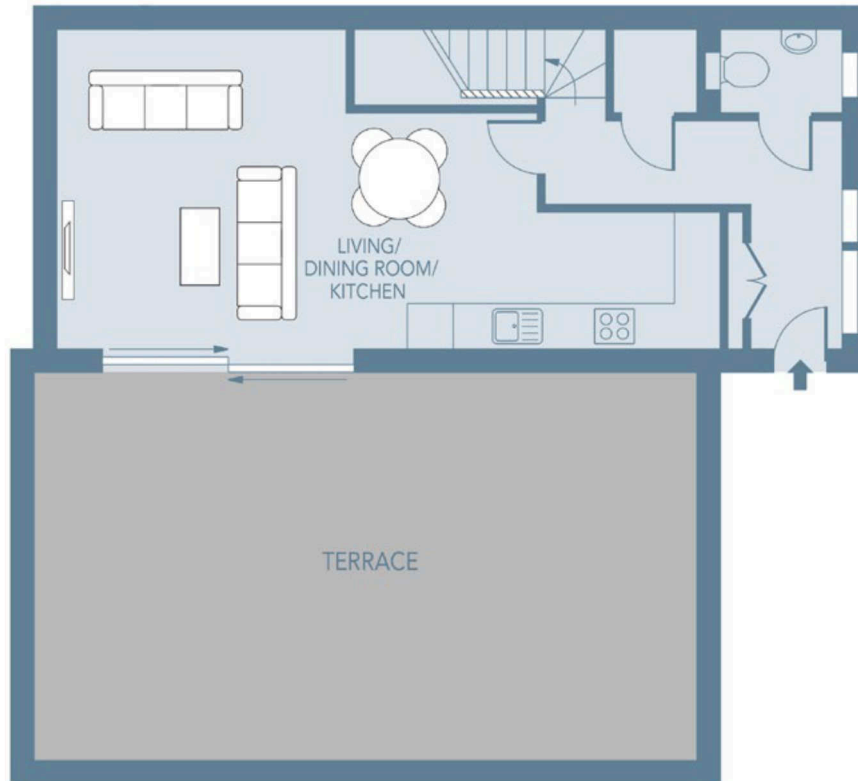
15

Approximate Gross Internal Floor Area:

872 sq ft
81.0 sq m



Second Floor



First Floor

APARTMENT
N.O.:

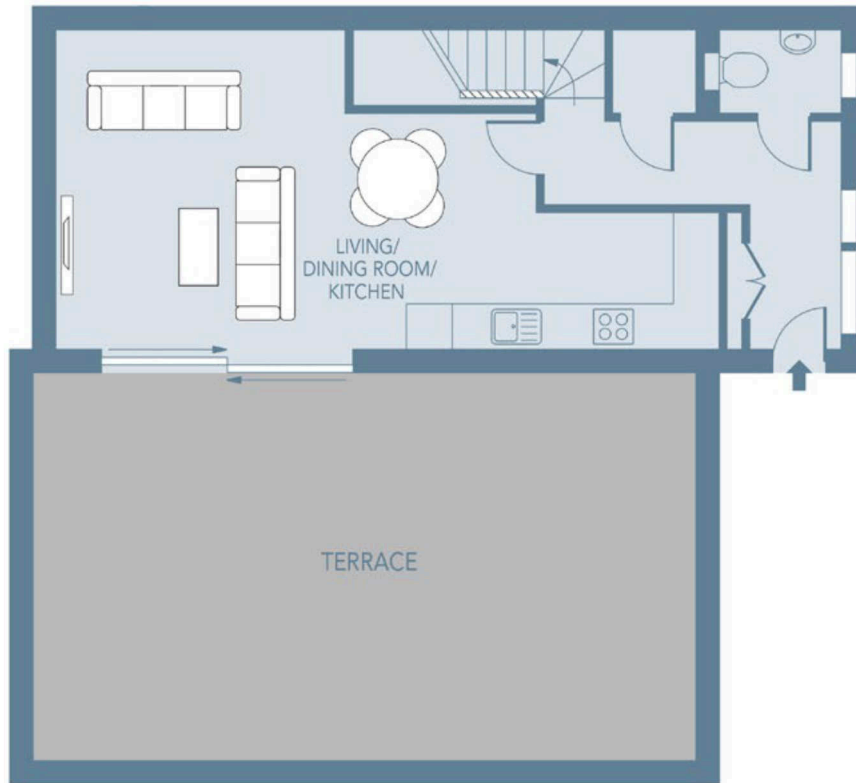
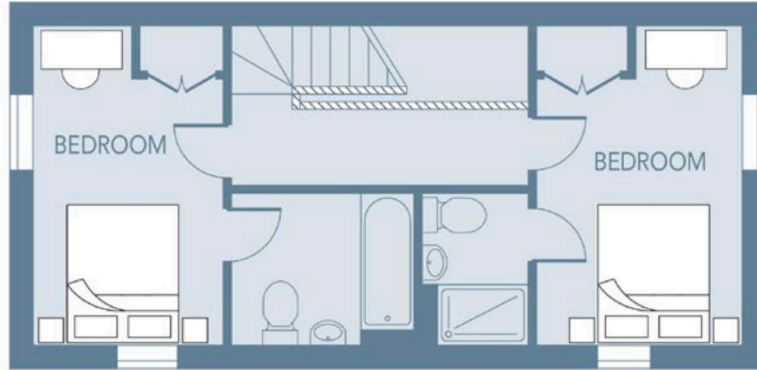


16

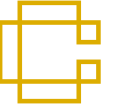
Approximate Gross Internal Floor Area:

872 sq ft
81 sq m

Second Floor



First Floor



APARTMENT

N.O.:

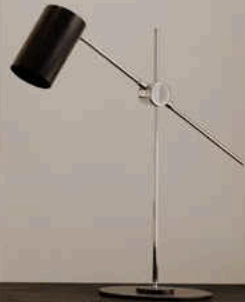
17

Approximate Gross Internal Floor Area:

759 sq ft
70.5 sq m



First Floor





The Developer

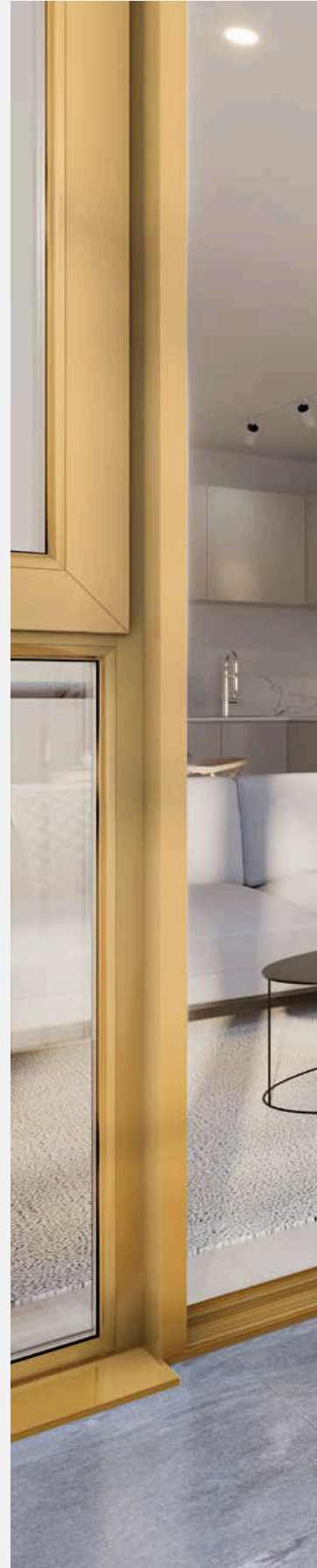
Capri Developments design and build luxury residential properties for discerning buyers and investors.

Capri Developments are a premier property development company, specialising in the luxury housing market. We are London-based and focus on new builds and the conversion, renovation and refurbishment of existing properties in Greater London. We have extensive experience in developing bespoke properties aimed at the most discerning buyers and investors, working flexibly on independent projects, joint ventures and client-mandated builds.

mis-rep:

Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. The external elevations, architectural detailing and floorplans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Please ask our Sales Consultants for detailed information. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Capri Development reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images and CGI are indicative only.

Designed by Landmark Branding | www.landmark.co.uk





Winkworth

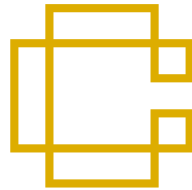
New Homes

Winkworth New Homes
020 7355 0202

newhomes@winkworth.co.uk
newhomes.winkworth.co.uk
13 Charles II Street, St James's, SW1Y 4QU

Winkworth Tooting
020 8767 5221

tooting@winkworth.co.uk
winkworth.co.uk/tooting
17 Upper Tooting Rd, Tooting Bec, SW17 7TS



CARPENTERS

M E W S

A Development By:



CAPRI
DEVELOPMENTS