

Riverdale

DEVELOPMENTS LTD

Egmont  
Mews



Ruxley Lane

West Ewell

Surrey

A prestigious development of fourteen houses ideally situated in a residential yet convenient location



## Welcome to Egmont Mews...

Egmont Mews is a development of fourteen three and four bedroom houses each one having a family bathroom, ensuite and cloakroom.

Each house boasts a fully fitted kitchen incorporating energy efficient appliances and an energy efficient boiler. Also included is allocated parking for every house as well as a turfed private garden.

There are eight different layouts to choose from allowing you to select a house that best suits your lifestyle. All houses are finished to a high specification and offer you flexible and spacious accommodation.

Egmont Mews is ideally located just off the A240 with Epsom and Ewell Town Centres approximately 2 miles away with the beautiful town of Kingston Upon Thames with its extensive shopping and leisure facilities approximately 4 miles distant.

A number of train stations are nearby including Tolworth, Stoneleigh and Ewell West providing easy access into the West End and the City. The A3 is a short drive away and provides access both into Central London and out to the M25.

The area boasts a number of good schools. West Ewell Primary and Nursery School as well as Epsom and Ewell High School are within walking distance.

In addition, the area boasts some attractive parks to enjoy, including Horton Country Park, Horton Park Children's Farm and Nonsuch Park at nearby Ewell. For the sports person there is a David Lloyd club at Horton Lane as well as the Horton Golf Club and Range.





# Development Layout...



# House Types...



Plots 1-3

Plots 4-9



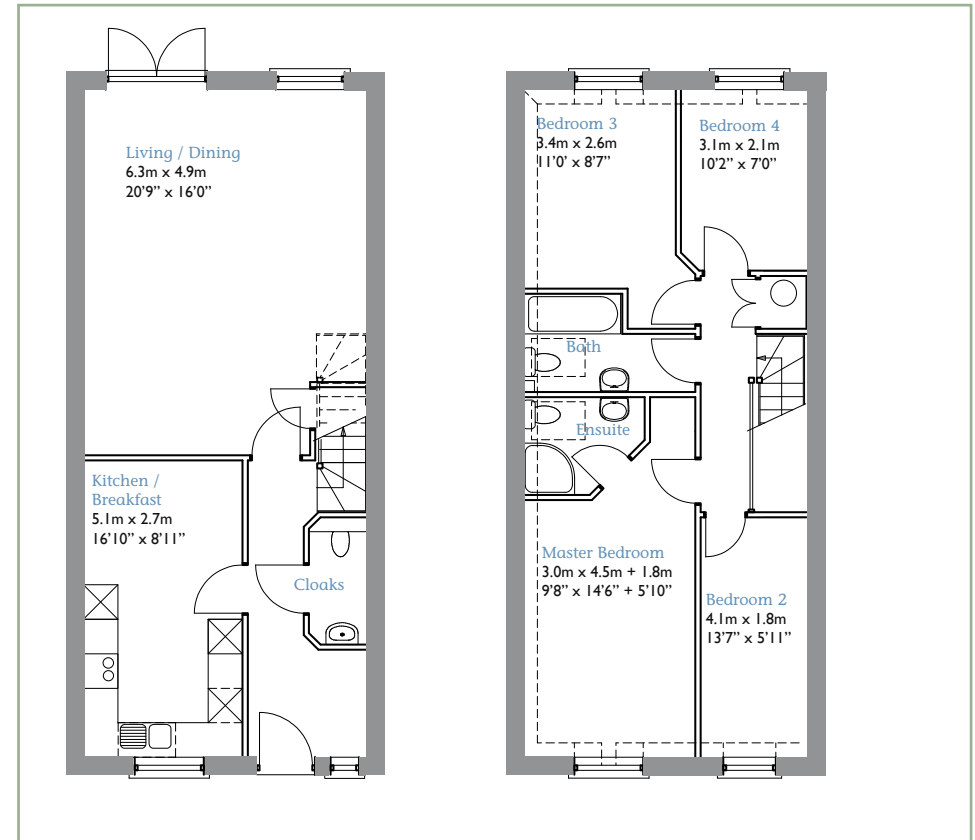
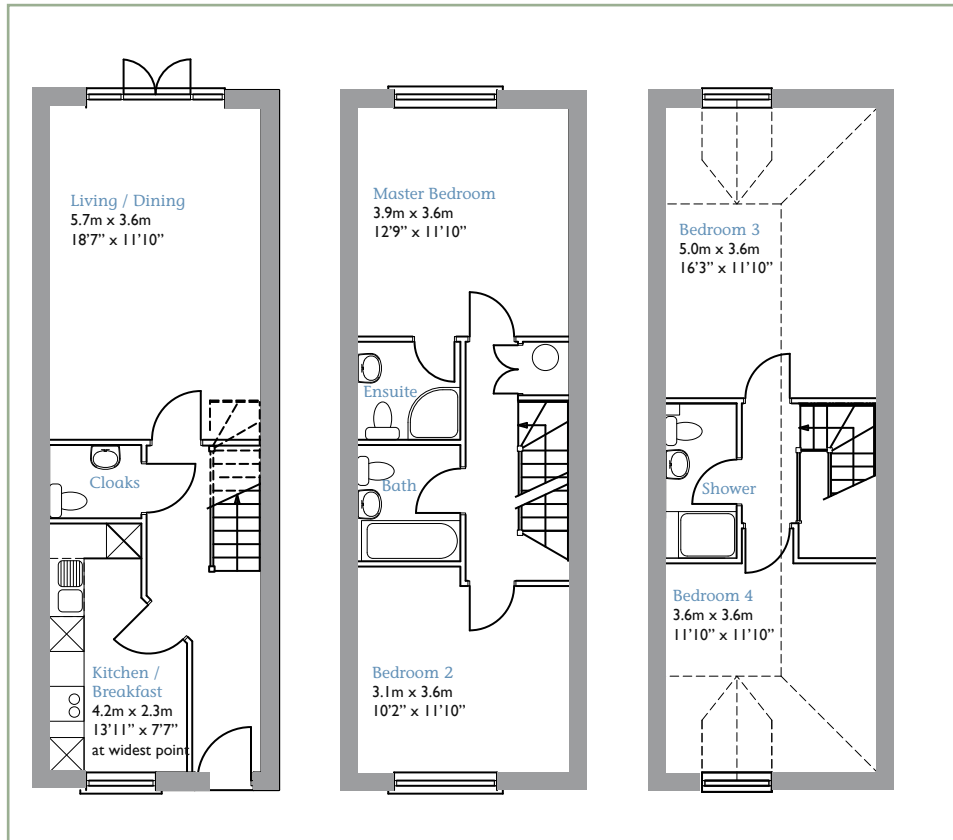
Plot 10-14



# Plot 1, 2 & 3



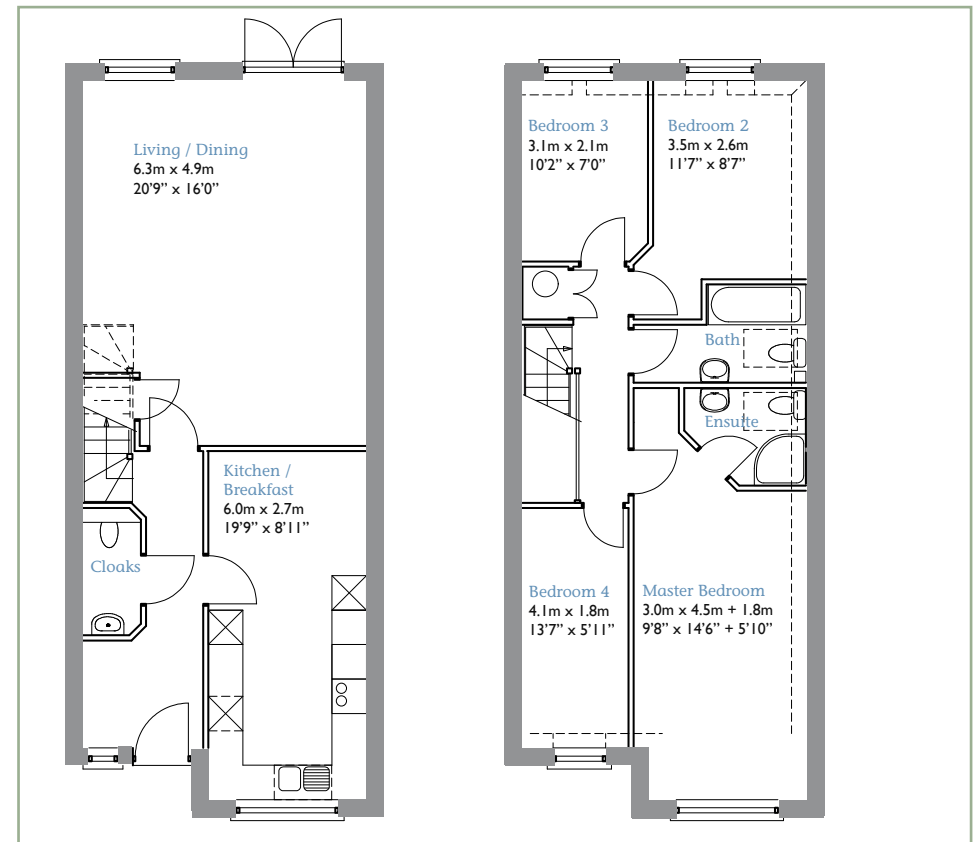
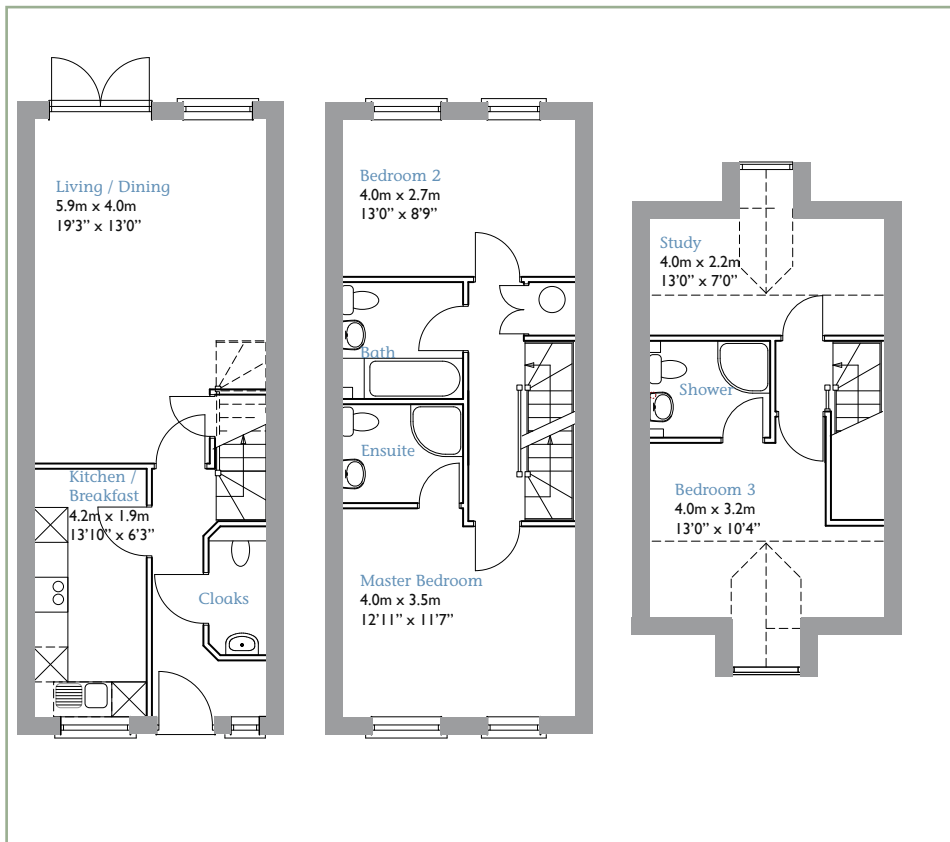
# Plot 4



# Plot 5, 6, 7 & 8

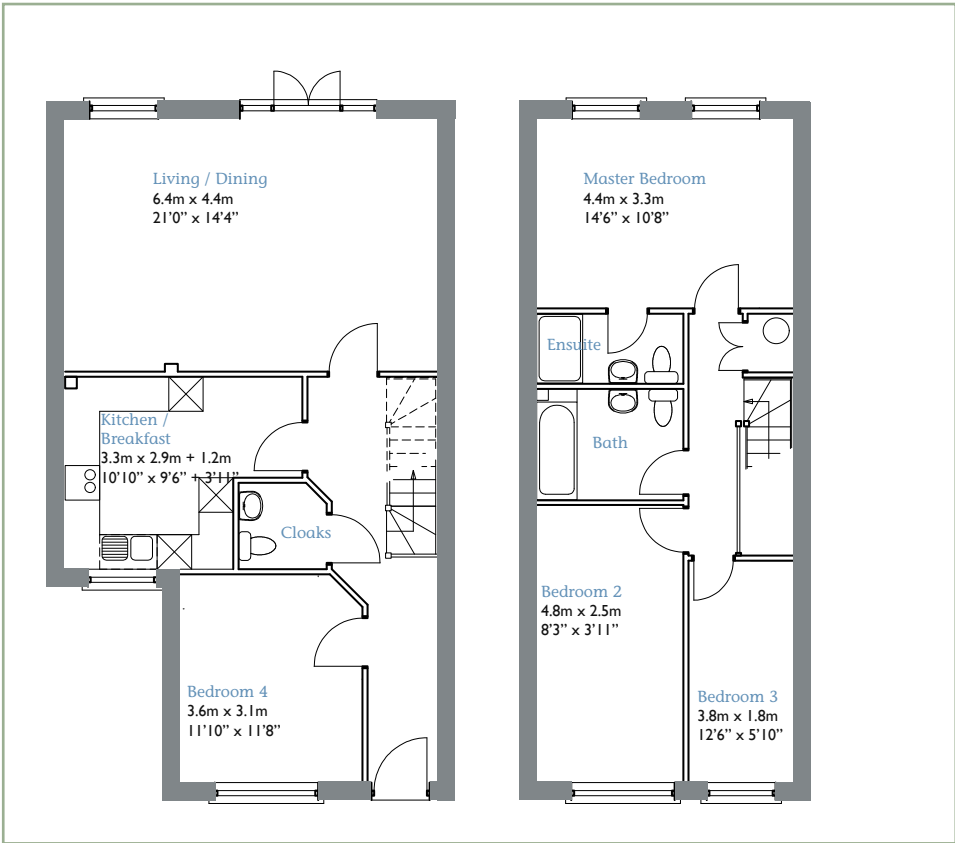


# Plot 9

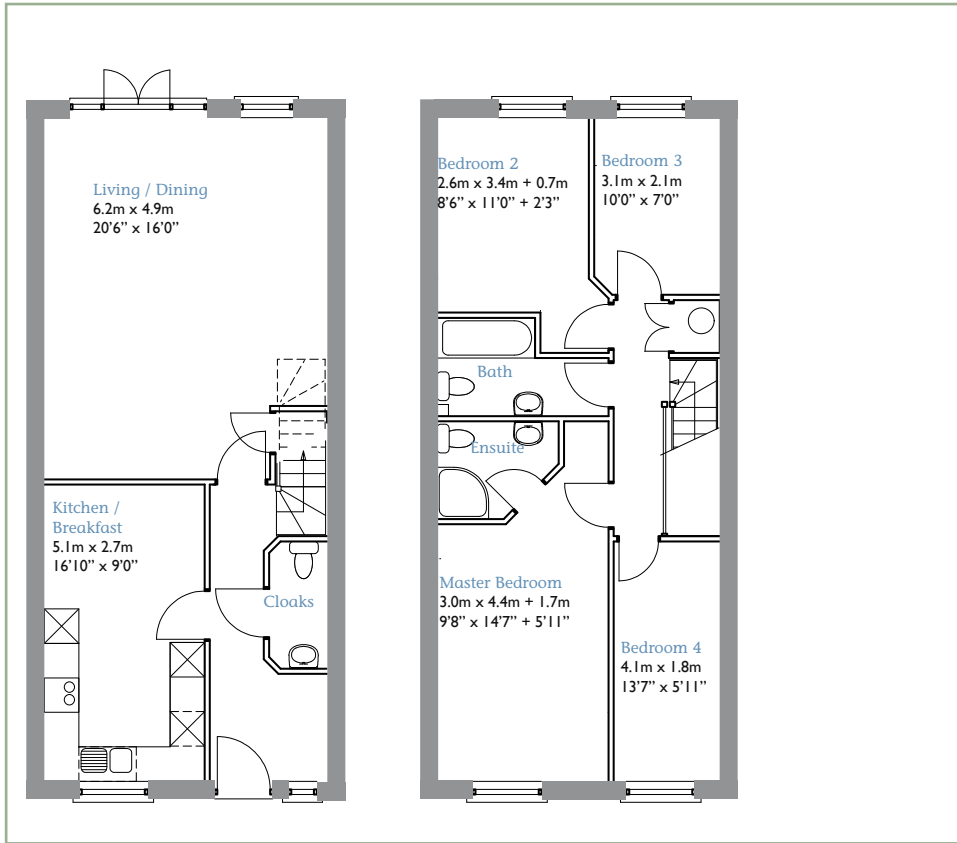


--- Sloping ceiling line

# Plot 10

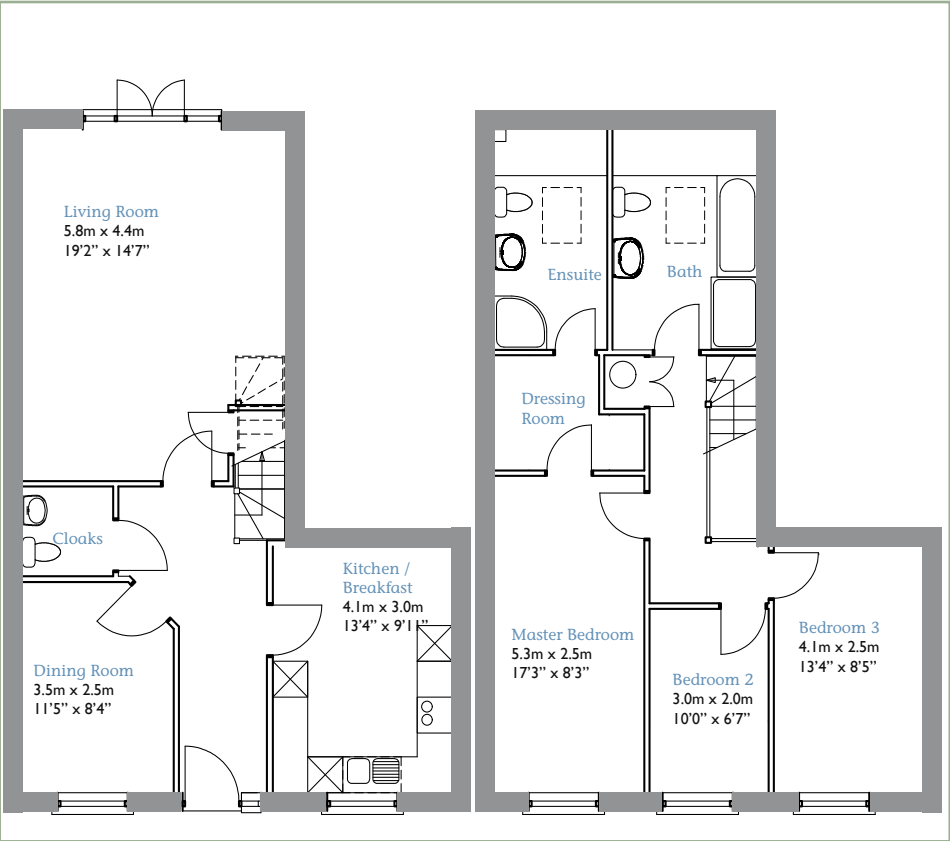


# Plot 11 & 12

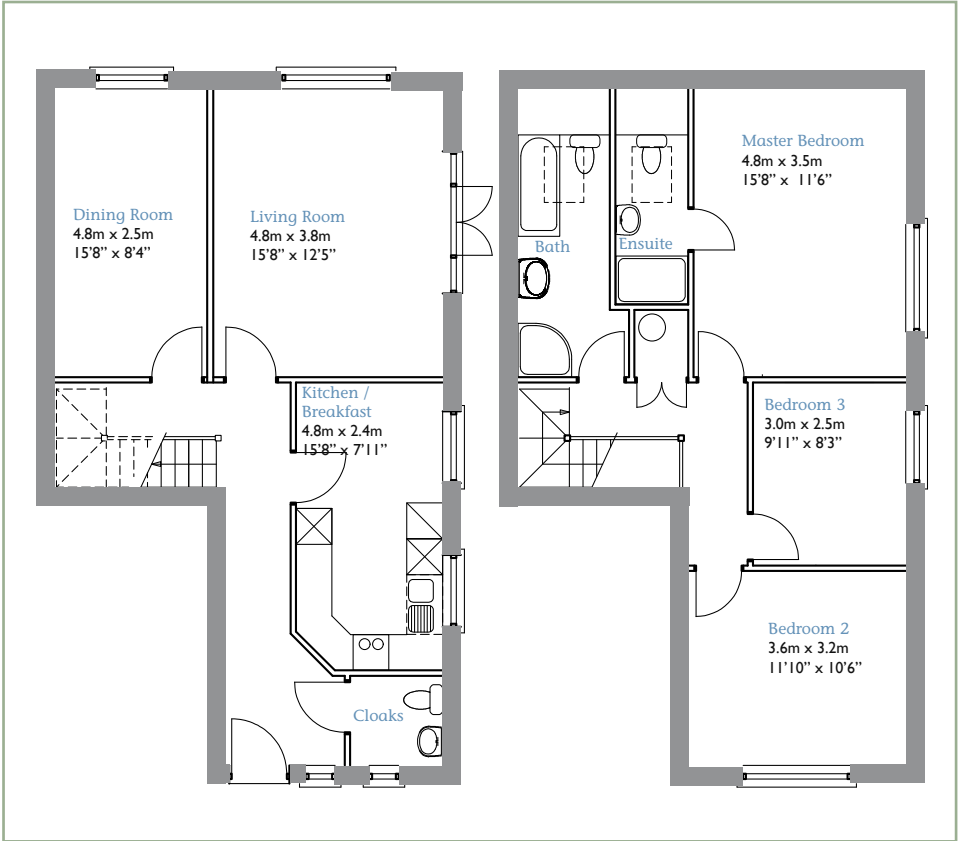


For illustration purposes only not to scale. All drawings taken from architects drawings and potential purchasers should use them for guidance only.

# Plot 13



# Plot 14



--- Sloping ceiling line



# Specification...

## General Fittings

- Gas fired condensing boiler
- Mains pressure hot water
- UPVC double glazed windows
- Allocated Parking
- Cornice to lounge, bathrooms and hall
- Chrome door furniture
- Ash veneer internal door

## Electrical, Communications & Lighting

- Mains powered smoke alarm
- Television and telephone points to bedrooms and lounge
- Downlighters to kitchen and bathrooms
- Shaver sockets to bathrooms
- 5amp lighting circuit
- Central Sky dish

## Kitchen

- Contemporary fully fitted kitchen by Manhattan \*
- 38mm roll edge work surface \*
- Siemens stainless steel gas hob
- Siemens stainless steel single oven
- Siemens stainless steel extractor fan
- Integrated fridge/freezer
- Integrated dishwasher

## Kitchen Cont...

- Integrated washer/dryer
- Stainless steel splash back
- 1.5 bowl stainless steel sink
- Ceramic floor tiles

## Bathrooms & Ensuites

- White sanitary ware by Ideal Standard
- White bath by Kaldewei (where applicable)
- Taps & shower by Hansgrophe
- Ceramic tiles to walls by Minoli \*
- White ladder towel rails
- Karndean floor tiling \*

## Management Company to look after

- Private road
- Private bollard lighting
- Cycle store
- Bin store
- Sewer pumps

## 10 Year Guarantee

Each home benefits from a 10 year NHBC warranty

\* Choice available but subject to stage of construction



# Prime Locations, High Specifications...

Riverdale Developments Ltd is a small development company that concentrates on developments of apartments and houses in South London and the Home Counties. We develop mostly in prime residential locations with all developments finished to a high specification and in-keeping with surrounding environment.

We encourage our purchasers to incorporate their tastes into their new property; we achieve this by offering a variety of choices on the internal finishes.\*

\* Subject to stage of construction at the point of reservation.

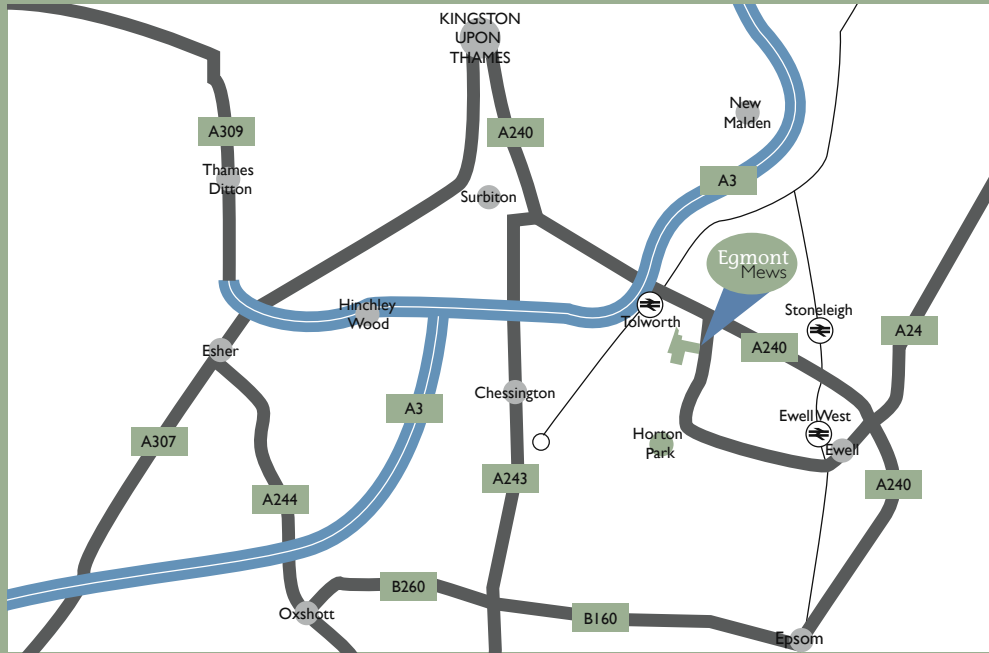
Kings Road, South Norwood, London



Riverdale House, Endenbridge, Kent

Longfellow Road, Worcester Park, Surrey





Area map



Street map

**Disclaimer**  
These details are intended to give a general indication of the proposed development and floor layout. We reserve the right to alter and amend specifications and floor layouts at any time. The contents herein shall not be deemed to form part of any contract or be a representation inducing any such contract.  
Egmont Mews is a marketing name only and the official postal address is available upon request.

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