




Sensier

SOUTH SUTTON



Ignite
your
senses...



and breathe


Sensier
SOUTH SUTTON



Christies are extremely proud to bring to the market a spectacular brand new luxury development of six stylish apartments in a highly desirable and convenient South Sutton location.





Sensier is a truly breath-taking creation with a spectacular "gull wing" design which redefines Style & Luxury.



Sensier boasts much larger than average accommodation and features a multitude of bespoke and contemporary refinements.

Sensier provides a selection of innovative and spacious layouts. There are 2 ground floor apartments (one with 3 bedrooms and the other with 2 bedrooms both incorporating luxurious main/family bathroom along with a superb en-suite with walk in shower) each has its own private terrace/patio. There are four further 2 bedroom apartments, each with 2 bathrooms, on the first and second floors, featuring wonderful panoramic views!



The first and second floor units feature spectacular "wrap around" sun balconies, and the top floor penthouses also benefit from breath-taking 6 metre high vaulted ceilings

All the apartments have a private parking space.



The high quality fittings will create a high class contemporary finish perfectly in harmony with the overall design concept.

This prestigious “landmark” development is situated within half a mile of Sutton mainline station (London c30 minutes). The nearby A217 also affords fast road access to Central London as well as both major airports at Heathrow and Gatwick (via M25/ M23).

The general area is extremely well served with a multitude of amenities including excellent schools, shops, restaurants, golf courses, parks and health and leisure facilities.



Opportunities for walking and more strenuous exercise may be found at local parks such as Nonsuch, Beddington and Carshalton & The Oaks, all with interesting historic associations. Banstead Woods with ancient woodland walks features an amazing carpet of bluebells in late spring and early summer. Epsom & Banstead Downs offer both walking and equestrian pursuits.

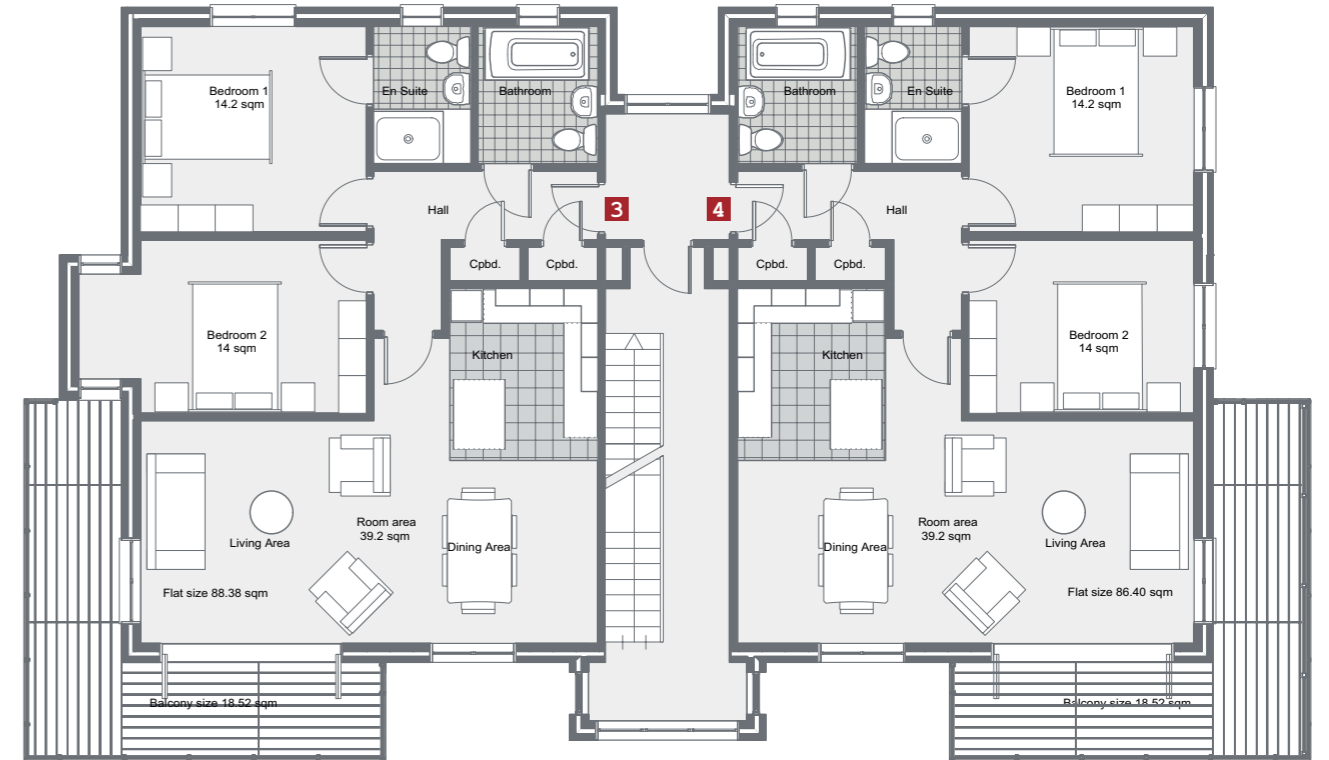
Fitness fans are spoilt for choice with David Lloyd, Nuffield, DW Fitness, Fitness4Less, Shapers & Pure Gym among the many choices on offer plus a wide selection of yoga and pilates studios.

Prestigious golf courses include Cuddington, Banstead Downs, Walton Heath, Kingswood, Surrey Downs, the RAC and Epsom Downs.





Ground Floor



First Floor

Apartment 1

| | |
|--|---------------------|
| Entrance Hall (L-shaped) | 12.9 x 8.3 |
| Double aspect Multi Room (L-shaped) | 26.3 x 21 (overall) |
| Kitchen / dining area | 21 x 13 |
| Living / entertaining area | 19.6 x 12.9 |
| Access to private patio via bi-folding and patio doors | |
| Bedroom 1 | 11.9 x 10.9 |
| Ensuite shower/WC | 7 x 5.6 |
| Bedroom 2 | 15.3 x 10.9 |
| Bathroom/WC | 7.9 x 6.9 |

Apartment 2

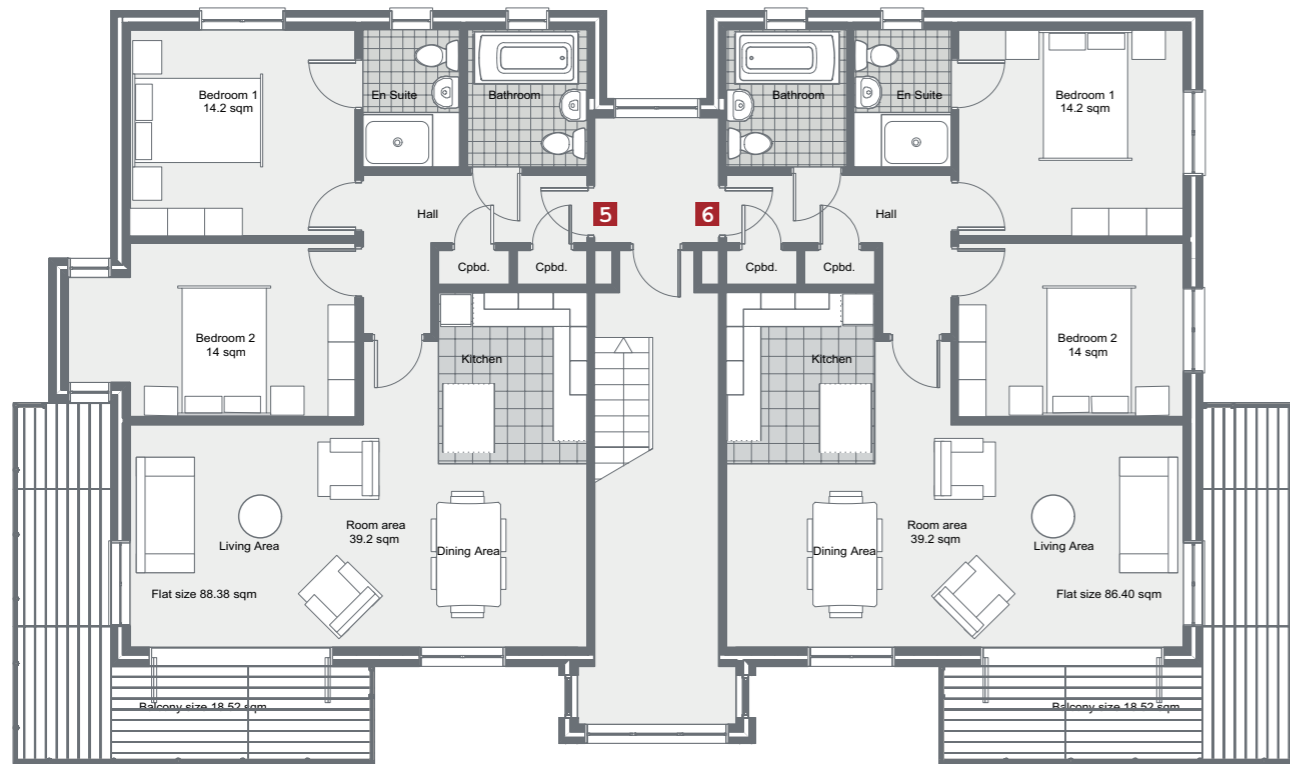
| | |
|--|-----------------------|
| Entrance Hall (L-shaped) | 14.6 x 12.9 |
| Double aspect Multi Room (L-shaped) | 26.3 x 19.6 (overall) |
| Kitchen / dining area | 13.9 x 13 |
| Living / entertaining area | 19.6 x 13 |
| Access to private patio via bi-folding and patio doors | |
| Bedroom 1 | 12 x 11.9 |
| Ensuite shower/WC | 7 x 5.9 |
| Bedroom 2 | 11.9 x 9.6 |
| Bedroom 3 | 11 x 9 |
| Bathroom/WC | 8.6 x 6.9 |

Apartment 3

| | |
|--|---------------------|
| Entrance Hall (L-shaped) | 12.9 x 8.3 |
| Double aspect Multi Room (L-shaped) | 26.3 x 21 (overall) |
| Kitchen / dining area | 21 x 13 |
| Living / entertaining area | 13.9 x 13 |
| L-shaped wrap a round sun balcony via bi-folding and patio doors | |
| Bedroom 1 | 12 x 10.9 |
| Ensuite shower/WC | 7 x 5.9 |
| Bedroom 2 | 15.3 x 10.9 |
| Bathroom/WC | 7.9 x 6.9 |

Apartment 4

| | |
|---|---------------------|
| Entrance Hall (L-shaped) | 12.9 x 8.9 |
| Double aspect Multi Room (L-shaped) | 26.3 x 20 (overall) |
| Kitchen / dining area | 14 x 13 |
| Living / entertaining area | 20.9 x 13 |
| L-shaped wrap around sun balcony via bi-folding and patio doors | |
| Bedroom 1 | 12 x 11.9 |
| Ensuite shower/WC | 7 x 5.9 |
| Bedroom 2 | 12 x 9.6 |
| Bathroom/WC | 7.6 x 6.9 |



Second Floor

Specification

Kitchens

Miele cooking appliances with Integrated oven & 5 burner gas hobs & matching Miele integrated microwave combi ovens.

Integrated upright Fridge freezer.

Integrated Washing machine/drier.

Integrated Wine cooler.

Stylish fitted wall cabinets with concealed LED lighting and illuminated working surfaces.

All worktops feature stunning **"Waterfall"** stone wrap around surfaces including spectacular 4 seater central working islands.

"Instant" hot water tap and waste disposal unit.

Bathrooms

Spectacular white luxury bathroom suites with larger than average bath tubs.

Superior Italian porcelain ceramic tiles with **"Pro warm"** remote controlled electric under floor heating.

Impressive **stone influence in all bathrooms.**

Italian porcelain ware with **heated anti mist mirrors.**

All **Power showers** with oversized massage rainfall shower heads.

General

LED lighting throughout all with dimmer controls.

Colour video door entry system.

State of the art security alarm systems.

Ultra-efficient and economical **heating system** with **remote access via an App** controls incorporating **zoned gas underfloor heating** throughout powered by gas combi boilers.

Latest TV connections to include Sky, Virgin & Freeview cabled to facilitate an automation system ie Control 4

Cabled to facilitate a **Sonos music system with fitted ceiling speakers for live streaming all your favourite music.**

Network data cabling throughout

Numerous TV point locations to facilitate varying furniture layouts

External CCTV on car park and entrance for added safety and security

Magnificent dual aspect private balconies on first floor apartments.

Both ground floor apartments offer a **landscaped private terrace.**

"World class" penthouses with stunning **6 metre high vaulted ceilings** and spectacular panoramic views.

All apartments have **higher than average ceilings** providing a feeling of light and spaciousness throughout this breathtaking development.

Both Penthouses have huge private loft storage areas fully boarded and lit.

Apartment 5

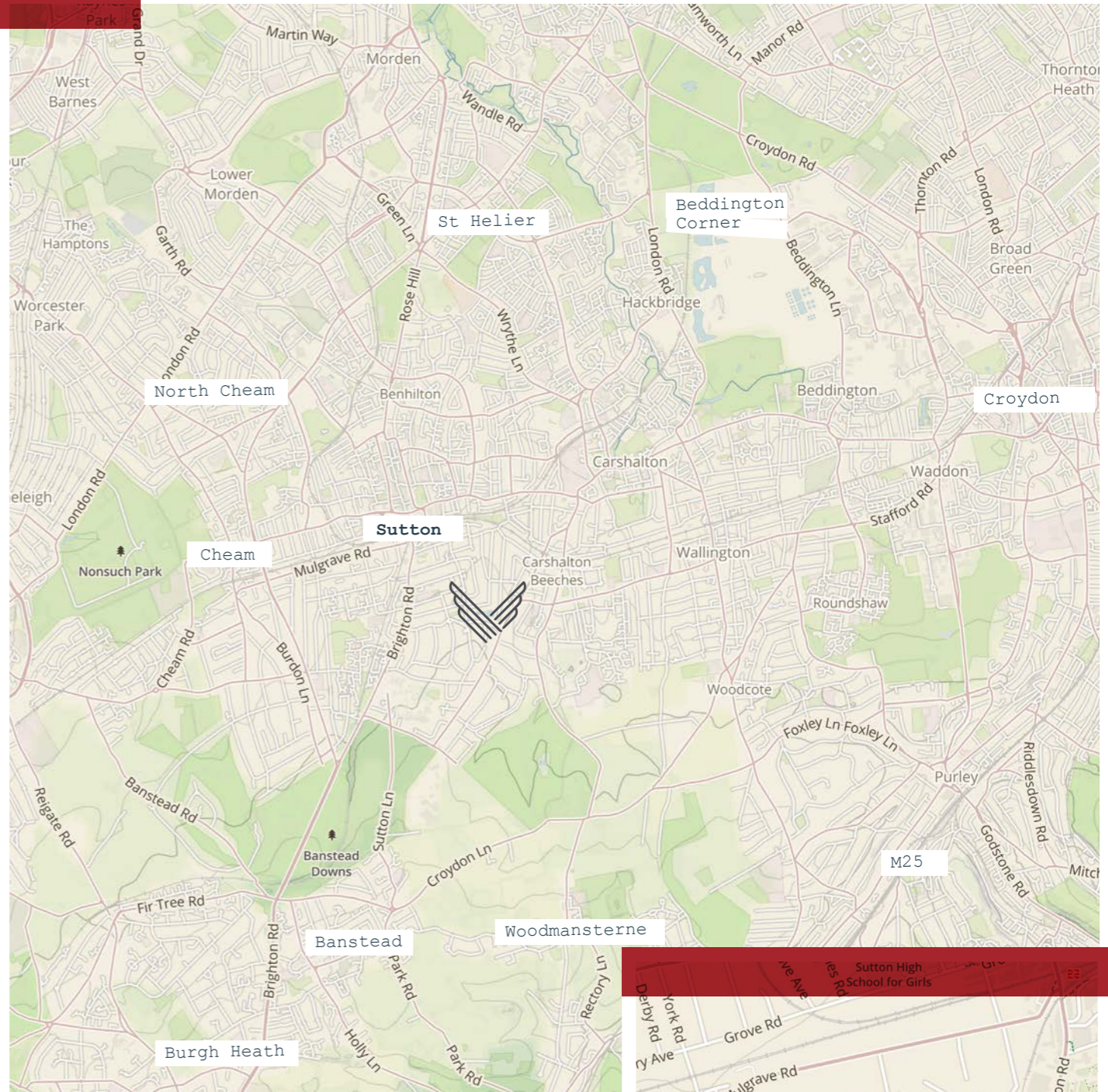
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|---|---------------------|
| Entrance Hall (L-shaped) | 12.9 x 8.6 |
| Double aspect Multi Room (L-shaped) with 16' high vaulted ceiling | 26.6 x 21 (overall) |
| Kitchen / Dining area | 21 x 13 |
| Living / entertaining area | 14 x 12.6 |
| L-shaped wrap around sun balcony via bi-folding and patio doors | |
| Bedroom 1 | 12 x 10.9 |
| Ensuite shower/WC | 7 x 5.9 |
| Bedroom 2 | 15.3 x 10.9 |
| Bathroom/WC | 7.6 x 6.9 |
| Individual loft storage facility | |

Apartment 6

| | |
|---|-----------------------|
| Entrance Hall (L-shaped) | 12.9 x 8.6 |
| Double aspect Multi Room (L-shaped) with 16' high vaulted ceiling | 26.3 x 20.9 (overall) |
| Kitchen / Dining area | 21 x 13 |
| Living / entertaining area | 14 x 12.6 |
| L-shaped wrap around sun balcony via bi-folding and patio doors | |
| Bedroom 1 | 12 x 11.9 |
| Ensuite shower/WC | 7 x 5.9 |
| Bedroom 2 | 11.9 x 9.9 |
| Bathroom/WC | 8 x 6.9 |
| Individual loft storage facility | |




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- M25 jct. 8 - **12.3 miles**

- Croydon - **5.7 miles**

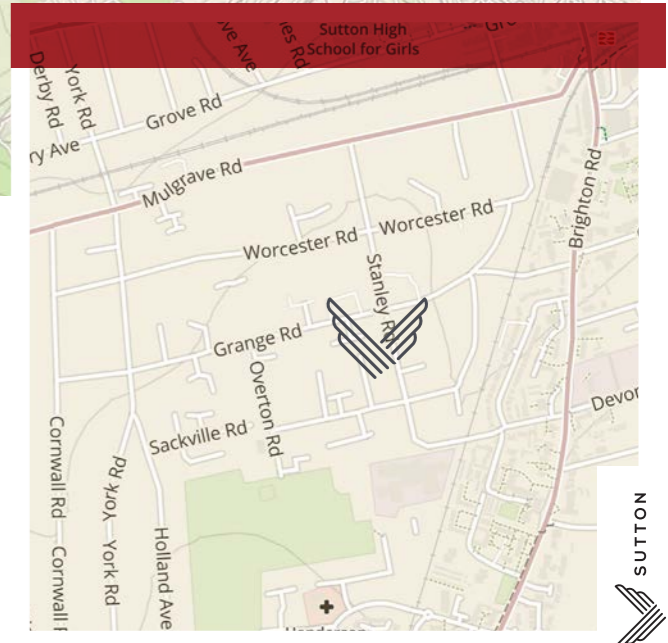
- Epson - **4.1 miles**

- Heathrow Airport - **16.8 miles**

- Cuddington Golf Course - **3.2 miles**

- Morden for the Underground - **4.7 miles**

- Surrey Greenbelt - **10.7 miles**



An internal viewing of this truly outstanding development is strongly recommended by Christies. We firmly predict that Sensier will quickly become recognised as the premier apartment residency in the Borough.

Sensier is without doubt...
Modern, Stylish and Timeless!

Contact Christies today to arrange your personal guided tour of Sensier.



CHRISTIES

MODERN | STYLISH | TIMELESS

30 Ewell Road,
Cheam, Surrey
SM3 8BU

020 8643 7777

Email: sales@christiesworld.com



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