



IVORY  
PLACE



# IVORY PLACE

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EAST MOLESEY, SURREY



## *Ivory Place*

*In one of the finest streets, in one of Surrey's most sought-after neighbourhoods, is your new home. A stone's throw from the River Thames and Bushy Park, and a five-minute stroll to the vibrant village of East Molesey, it feels like a million miles from the noise and traffic of the city, yet it's just a 30-minute train ride to London Waterloo.*

The style is timeless. The choice is yours. Four Shared Ownership apartments, each and every one an elegant home, built by the prestigious housebuilder Octagon. Set in a new Victorian-style building that blends seamlessly with the surrounding period properties, you can relax in the lavishly landscaped residents' garden, and luxuriate in the space you need to grow and thrive. Few homes are as beautiful or as inviting. Ivory Place. A place you will be proud to call home.



*A place of beauty  
A place of luxury  
A place to call home*



## The best of all worlds

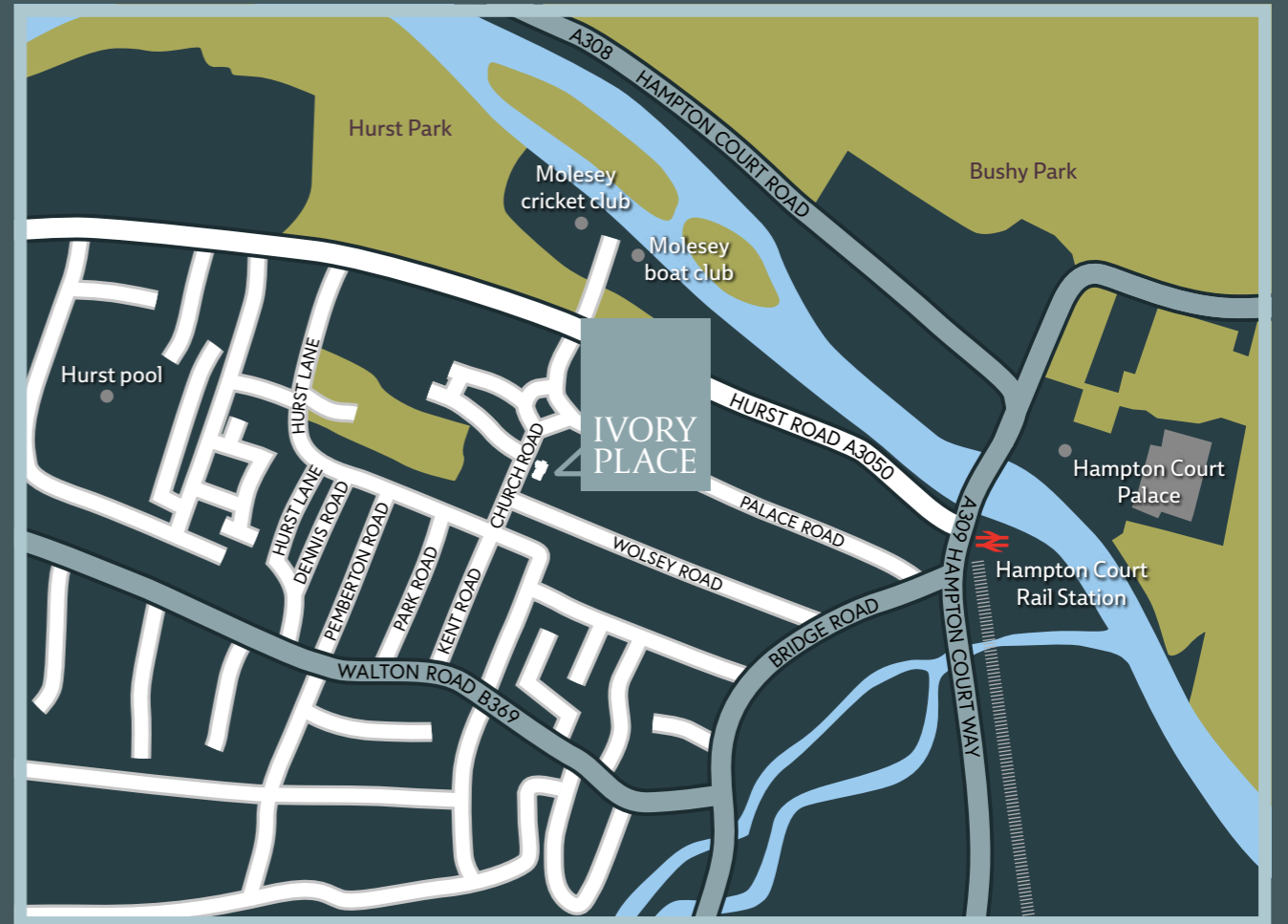
### *Everything is on your doorstep*

*The village high street is home to artisan cafés, boutique restaurants and gastro pubs, independent shops, galleries and antique emporiums. You're a hop, skip and a bus ride away from Kingston upon Thames (or a scenic walk or cycle along the towpath), with its brilliant shops, cinemas, theatre and riverside restaurants, bars and clubs.*

The great outdoors doesn't get any greater than Bushy Park, with over a thousand acres of parkland, roaming deer, lakes and rivers, a bird sanctuary and sporting facilities. Once the hunting ground of King Henry VIII, today the playground of lucky locals who flock to its wild and open spaces. Explore Hampton Court Palace and its centuries of history. And when it comes to discovery, families will love the excellent selection of local independent and state schools.



*Work and play,  
the picture is complete*



## Exclusively yours

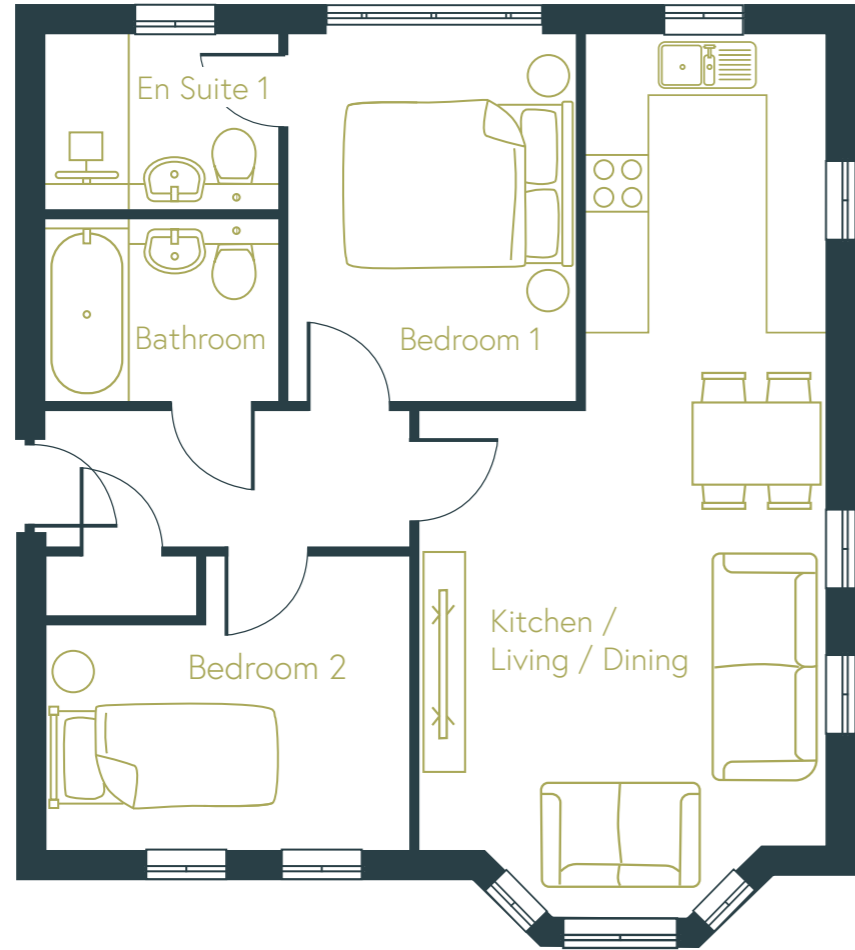
All of the four Shared Ownership apartments at Ivory Place offer the exceptional standard of quality that Octagon is renowned for; the quality you deserve, for the life you want to live. Generous living spaces. Contemporary interiors. Timeless aesthetics. Gorgeous garden. Off street parking and electric car charging points. It's all yours.

### Site plan



- Cycle store
- Bin store

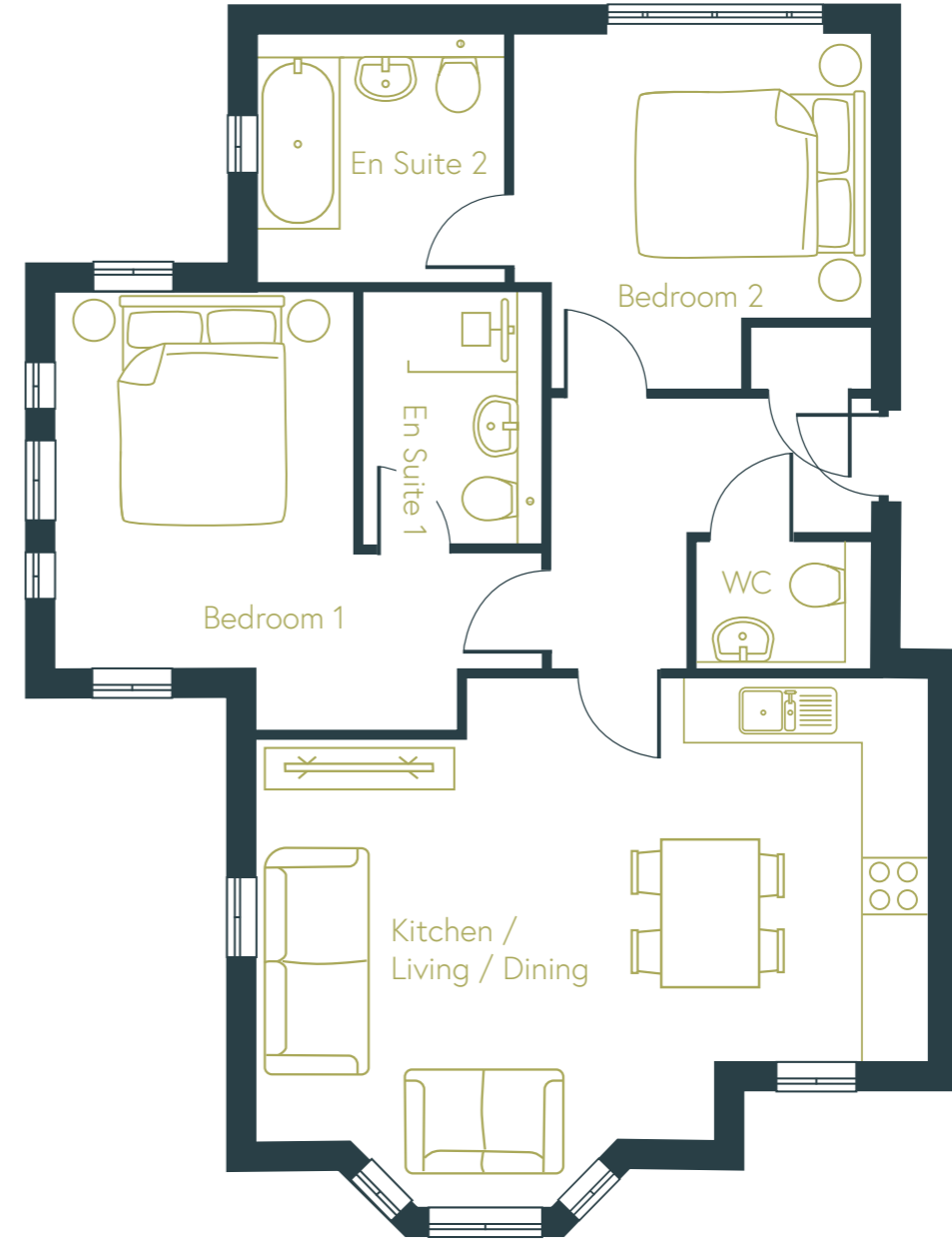
Church Road



Flat 1 - Ground Floor



TOTAL	65 Sq M 700 Sq Ft
Kitchen / Living / Dining	3.9m x 8.8m
Bedroom 1	2.8m x 3.65m
Bedroom 2	3.6m x 2.9m
Bathroom	2.3m x 1.7m
En Suite	2.3m x 1.7m

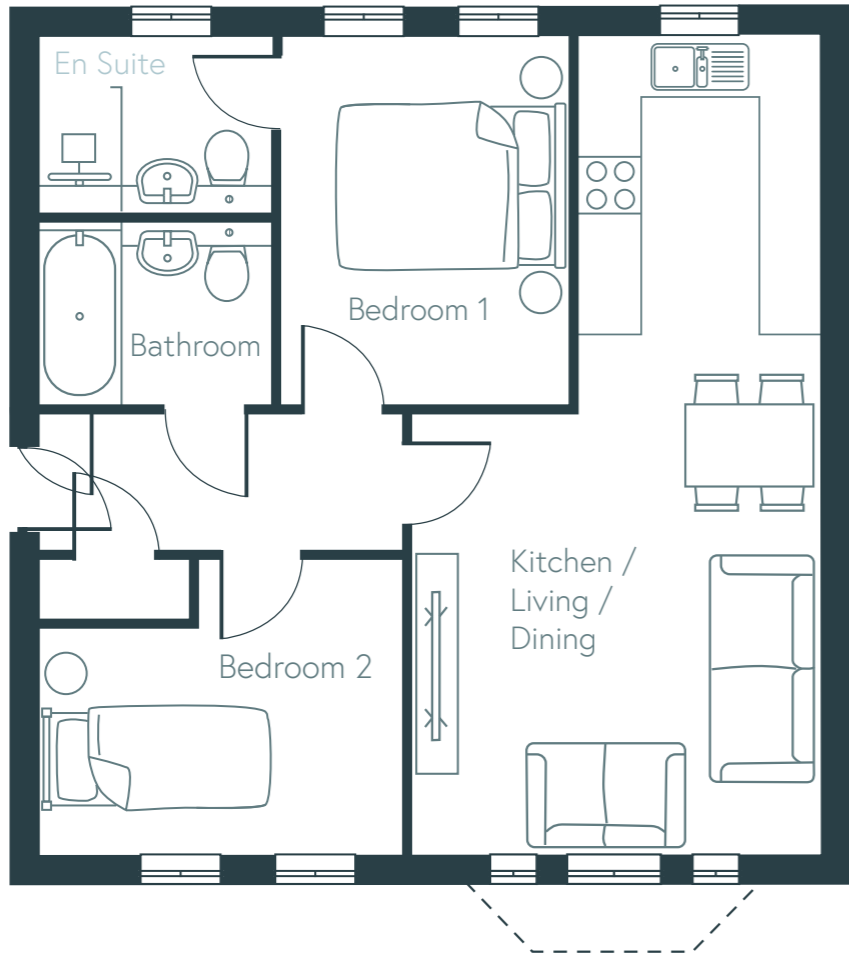


Flat 2 - Ground Floor

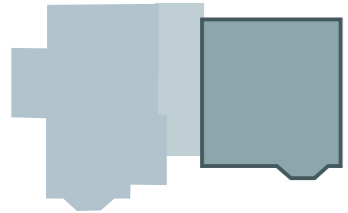


TOTAL	78 Sq M 840 Sq Ft
Kitchen / Living / Dining	6.7m x 5.3m
Bedroom 1	4.8m x 4.35m
Bedroom 2	3.5m x 3.5m
En Suite 1	1.75m x 1.15m
En Suite 2	2.4m x 2.4m
WC	1.75m x 1.15m

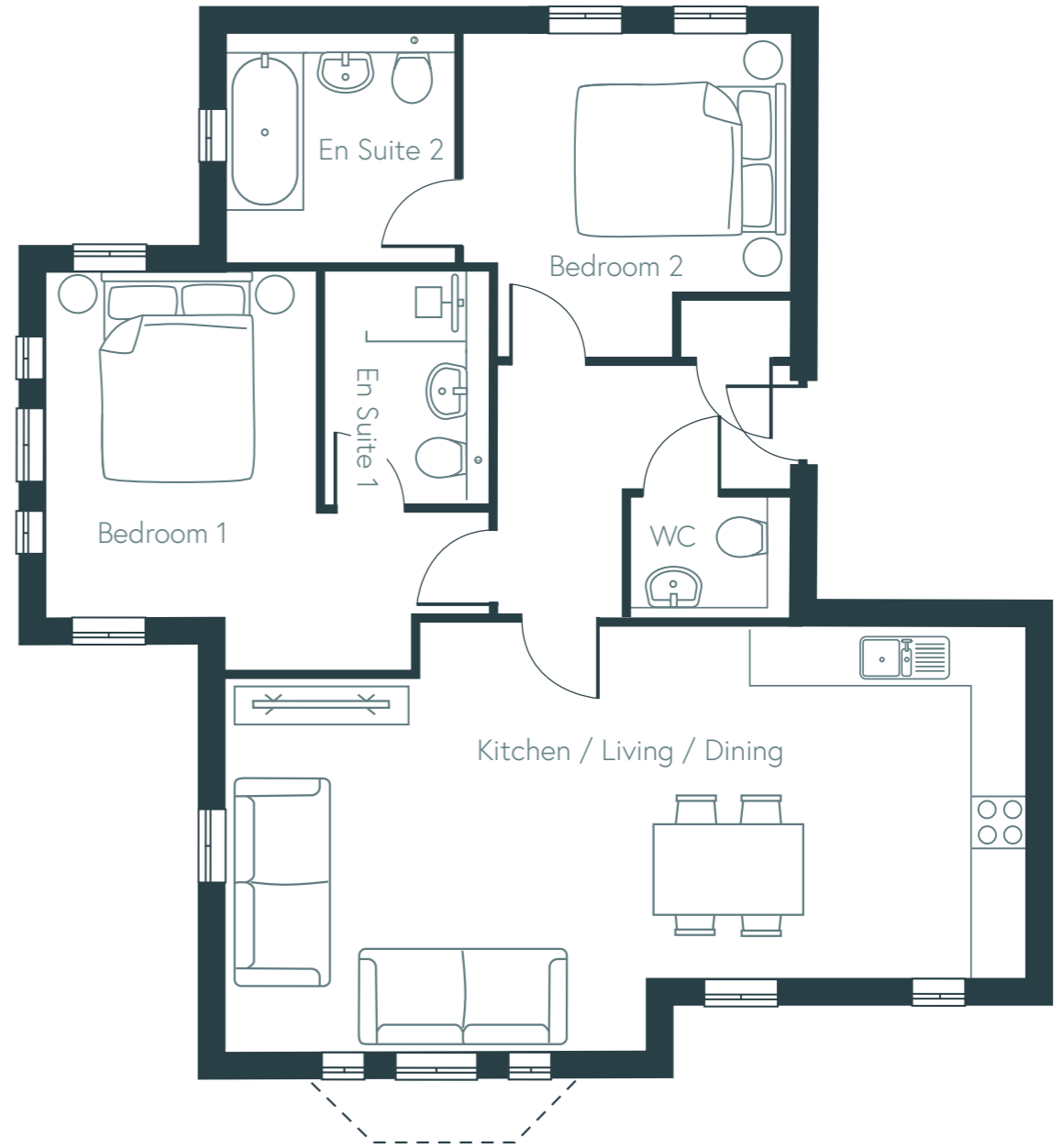
Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, the dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Please check with the Sales & Marketing Team.



Flat 3 - First Floor



<b>TOTAL</b>	<b>64 Sq M 685 Sq Ft</b>
Kitchen / Living / Dining	4.0m x 8.2m
Bedroom 1	2.8m x 3.65m
Bedroom 2	3.6m x 2.9m
En Suite 1	2.3m x 1.7m
Bathroom	2.3m x 1.8m



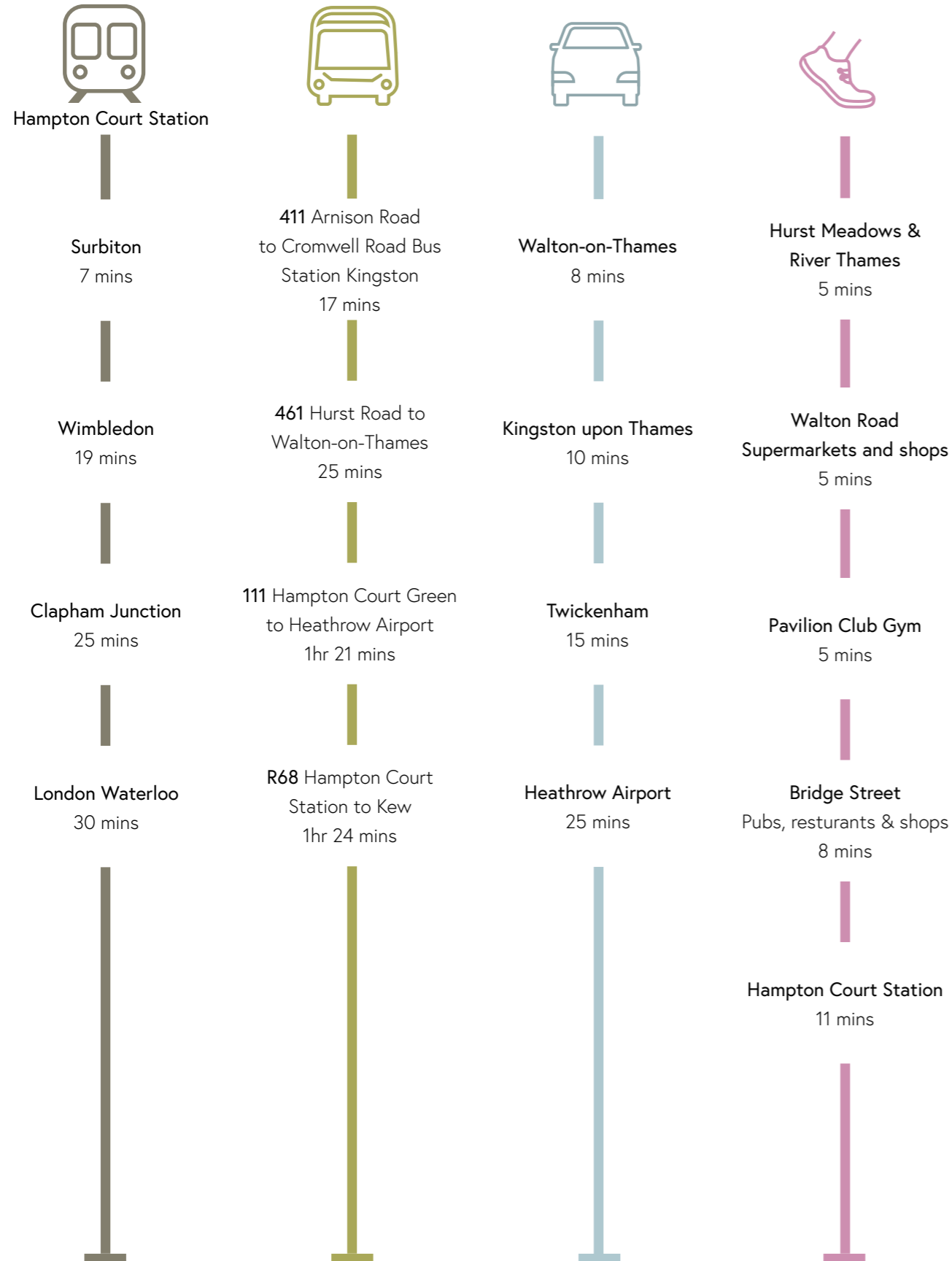
Flat 4 - First Floor



<b>TOTAL</b>	<b>85 Sq M 910 Sq Ft</b>
Kitchen / Living / Dining	8.7m x 4.6m
Bedroom 1	4.8m x 4.35m
Bedroom 2	3.5m x 3.5m
En Suite 1	1.7m x 2.5m
En Suite 2	2.4m x 2.4m
WC	1.75m x 1.15m



## Places to go, people to see...



## Out and about

### Eat and drink

From a freshly brewed coffee to a long lazy lunch or decadent dinner, East Molesey & Hampton Court both offer some delicious dining options. Pick up a gourmet sandwich at Mada Deli. Grab a pint or something sparkling at The Prince of Wales pub. Watch the world go by at the Mitre's Riverside Brasserie. This cosy corner of Surrey offers something for every taste.



### A breath of fresh air

Bushy Park beckons, with its acres of parkland. Go with the flow along the River Thames, and its miles of picturesque paths. Head to Home Park and the Long Water, with its regal air and ancient trees. Or take a picnic to Hurst Meadows, and relax among its open grasslands.



### That's entertainment

It's movie magic with a choice of cinemas at Esher and Kingston. The curtain's up at the Rose Theatre in Kingston. Take to the lanes with tenpin bowling and pool tables at Kingston's Rotunda Centre. Hampton Court Palace hosts activities all year round, from the summer flower show and music concerts to winter ice skating.



### Fitness for Fun

Cycle like an Olympian through Bushy Park (it was part of the 2012 cycle route). Step up to the gym – there are plenty to choose from. Ride a horse across miles of parkland. Lap up the lengths at Hampton Pool or Hurst Pool. Sailing clubs, cricket clubs, football clubs, rugby clubs... join the club and get moving.



# First impressions count Lasting quality matters

## Kitchen

- White high gloss kitchen cabinets with brushed steel door handles
- White laminate worktops with light grey upstands
- Stainless steel 1.5 bowl sink/drainage and chrome mixer tap
- Integrated electric fan oven
- Ceramic hob with light grey glass splashback and brushed steel extractor hood
- Integrated fridge/freezer
- Integrated washer/dryer
- Integrated dishwasher

## Bathroom

- Fully fitted white Roca sanitaryware with chrome mixer
- Vinyl flooring
- Ceramic wall tiles
- Thermostatic controlled shower mixer
- Chrome shower screen
- Heated chrome towel rail
- LED recessed downlighters

## Bedrooms

- Neutral carpets to all bedrooms

## Internal Features

- Walls painted white throughout
- Wood effect vinyl flooring to hallway, living area and kitchen
- White four panel doors
- Brushed stainless steel ironmongery
- Gas fired combination boiler
- Radiators with thermostatic controls
- Double glazed windows throughout
- Mains operated smoke detectors/heat detectors/carbon monoxide detectors
- LED recessed downlighters to kitchen and bathroom/en suite
- TV point in living area and both bedrooms
- 2 BT points to the living room and 1 in the bedrooms.
- TV/FM/Sky points in the living room and bedrooms
- Communal Sky Q satellite dish+ (independent satellite contract required per unit)
- Video and audio door entry system

## External Features to Apartments

- One allocated car parking space
- Lockable cycle store
- Communal bin store
- Landscaped communal garden

## General

- 12 year ICW New Build Warranty





***For more information about Ivory Place***

Email [sales@pahousing.co.uk](mailto:sales@pahousing.co.uk)

Visit [sales.pahousing.co.uk/ivoryplace](http://sales.pahousing.co.uk/ivoryplace)

Phone 01932 559 809

***Who we are***

PA Housing is an award-winning provider of affordable, quality homes, but our business is about more than property – it's about people. We put our customers at the centre of everything we do and offer first class services. Our business is built around decades of experience in the housing sector across the Midlands, London, Home Counties and South East. We hold almost 24,000 homes and employ 600 plus staff to provide best service to our customers.

Working in partnership with



**Brochure disclaimer**

All photography is indicative of typical home styles only. Internal finishes at Ivory Place may differ. Any details included are correct at time of going to print. These details are for guidance only and do not form part of any contract. They cannot be relied upon as accurately describing any of the specified matters prescribed.

