Four levels. A considered flow.

DEVELOPMENT PLOT FOR SALE

PRICE ON APPLICATION

6,069 sq ft

564 m² / PROPOSED GROSS INTERNAL AREA

Five bedrooms, generous living spaces and a dedicated garden level for leisure and entertaining. Explore the proposed home, room by room.

The ground floor brings together open-plan kitchen, dining and living spaces with a separate lounge and study. Above, a principal suite is complemented by four further en-suite bedrooms.

THE HOUSE, LEVEL BY LEVEL

Lower ground	1,926 sq ft 179 m²
Ground floor	1,775 sq ft 165 m²
First floor	1,474 sq ft 137 m²
Second floor	893 sq ft 83 m²

A SEPARATE GARAGE. GARDEN. TERRACES.

A separate garage and outdoor spaces accompany the proposed home. Garage, terraces and balcony are excluded from the house area above.

FOR ALL ENQUIRIES, CONTACT OAKWOOD

020 7183 3818

info@oakwoodre.co.uk

Forward-purchase offers for a completed, turnkey home will also be considered, subject to separate agreement on price, specification and contract terms. Please contact Oakwood to discuss.

Site plan & overview.

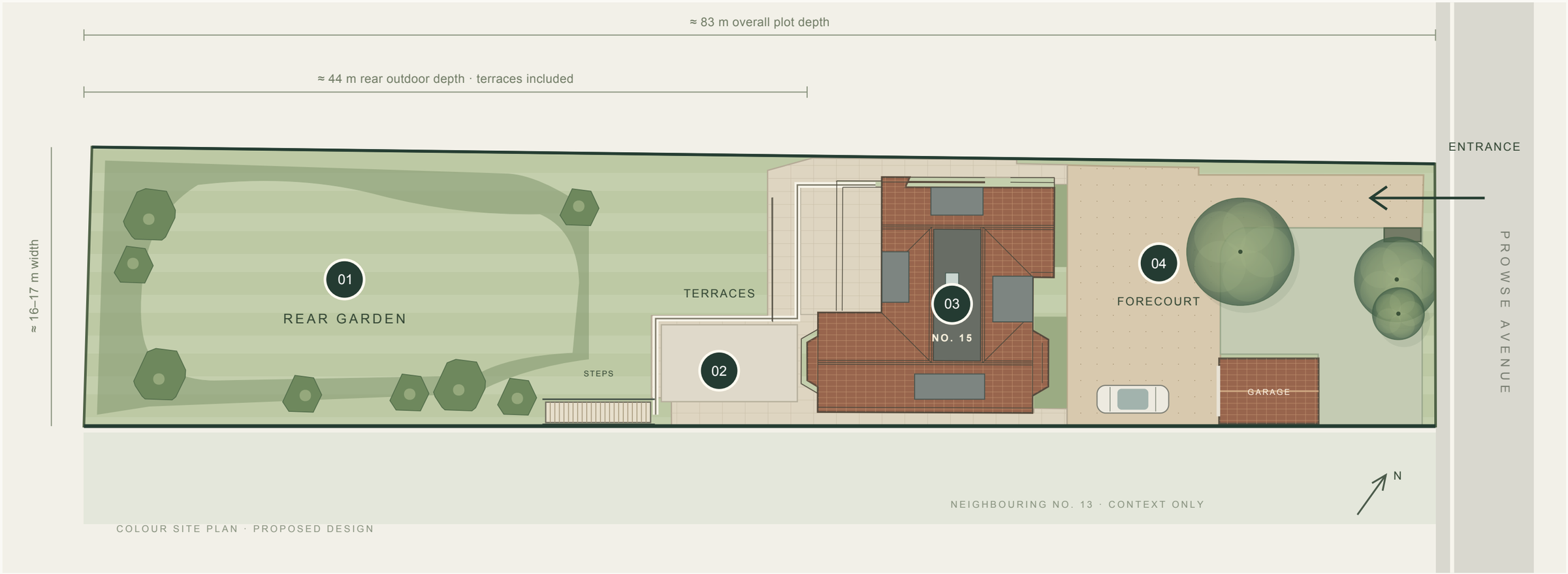
PROPOSED SITE LAYOUT

APPROXIMATE PLOT AREA
1,370 m²
0.34 acres / No. 15 only

OVERALL PLOT DEPTH
83 m
Front boundary to rear boundary

REAR OUTDOOR DEPTH
44 m
Includes terraces and lower courtyard

APPROXIMATE PLOT WIDTH
16-17 m
Between the side boundaries



01 Rear garden

Long rear garden with planted edges and space beyond the terraces.

02 Terraces & stair

Linked outdoor levels, a lower courtyard and the straight side stair.

03 The proposed house

Roof outline and house position shown within the full No. 15 plot.

04 Arrival & garage

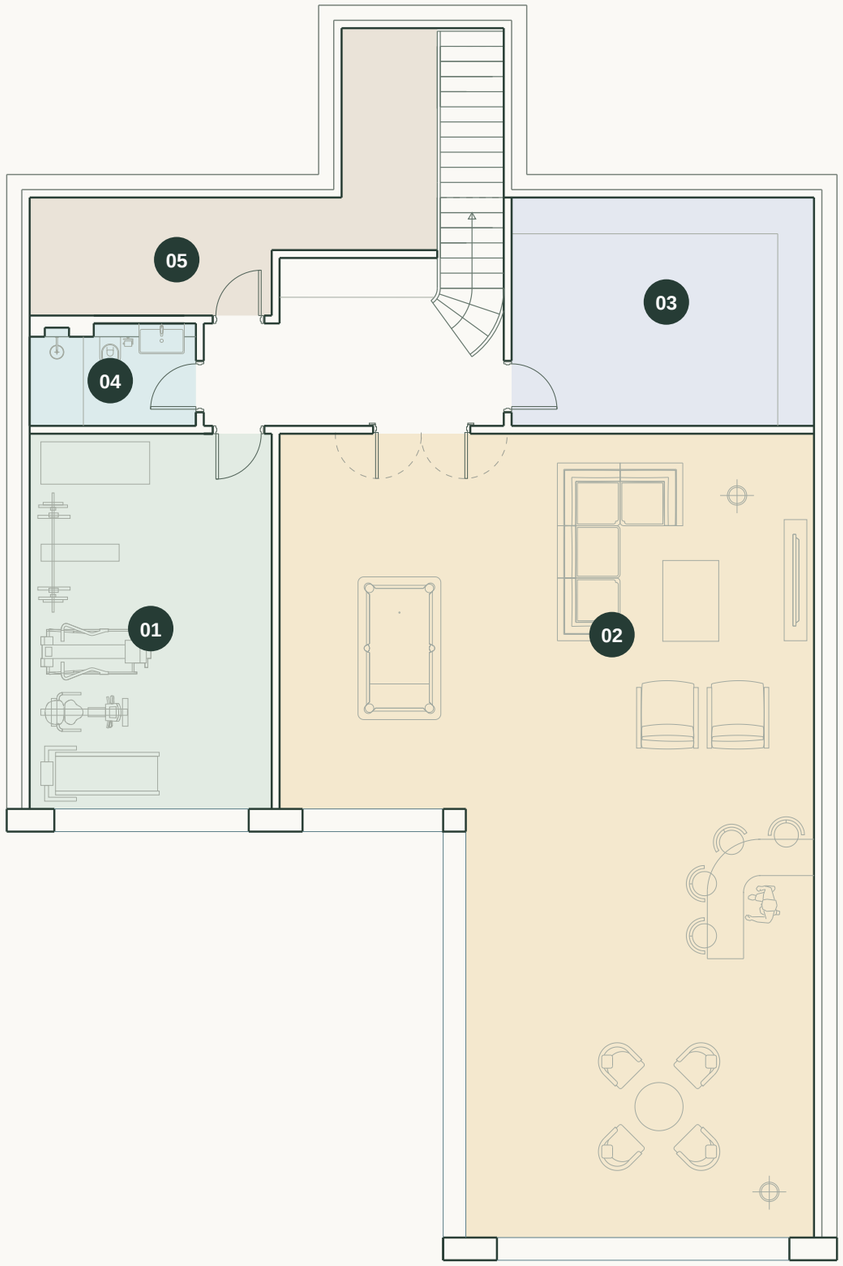
Prowse Avenue entrance, forecourt, detached garage and tree court.

MEASUREMENT BASIS

Approximate area and dimensions are calculated from the reviewed site outline and remain subject to survey and title confirmation.

Source layout: Wolff 2615-PL-202-A and native site CAD. Landscape colours and symbols are illustrative. Neighbouring No. 13 is excluded.

Lower ground



Proposed layout by Wolff Architects. Approximate CAD-derived measurements. Not to scale. Furnishings indicative.

1,926 sq ft

179 m² / proposed whole-floor GIA

ROOM DIMENSIONS & AREAS

01	**Gym**	20' 4" x 13' 2" 6.20 x 4.00 m	267 sq ft 24.8 m²
02	**Lounge / games / bar**	43' 7" x 29' 0" 13.29 x 8.84 m	1,030 sq ft 95.7 m²
03	**Utility**	16' 5" x 12' 5" 5.00 x 3.78 m	203 sq ft 18.9 m²
04	**WC**	9' 0" x 5' 7" 2.75 x 1.69 m	48 sq ft 4.5 m²
05	**Plant room**	22' 1" x 15' 7" 6.74 x 4.75 m	157 sq ft 14.6 m²

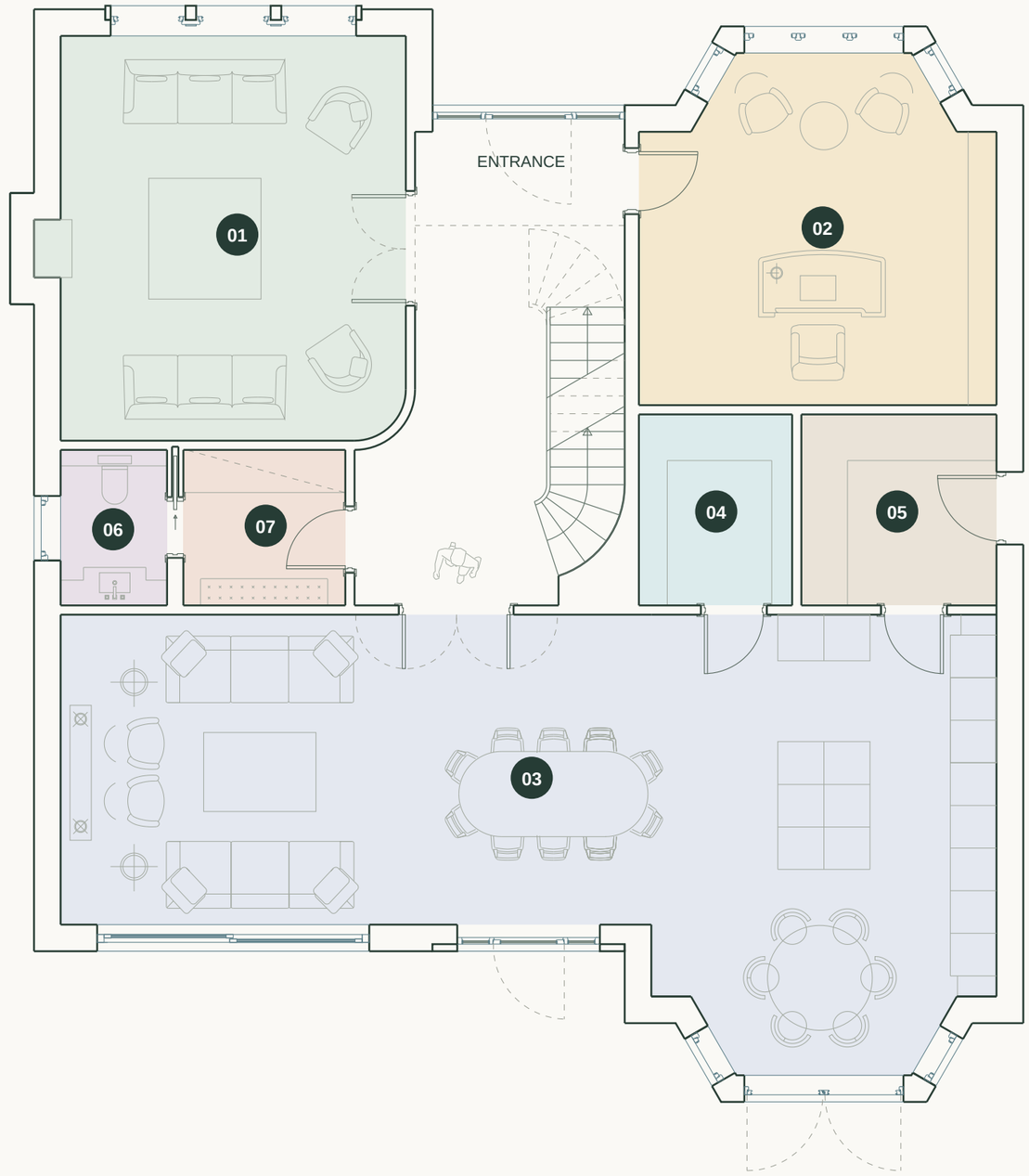
Lounge, games and bar form one continuous space. The connected plant space is counted once. Dimensions show maximum internal spans; bays and recesses are reflected in room areas.

APPROXIMATE INTERNAL LENGTH x WIDTH

Room areas account for shape and do not sum to floor GIA.

Ground floor

PROPOSED FLOORPLANS



Proposed layout by Wolff Architects. Approximate CAD-derived measurements. Not to scale. Furnishings indicative.

1,775 sq ft

165 m² / proposed whole-floor GIA

ROOM DIMENSIONS & AREAS

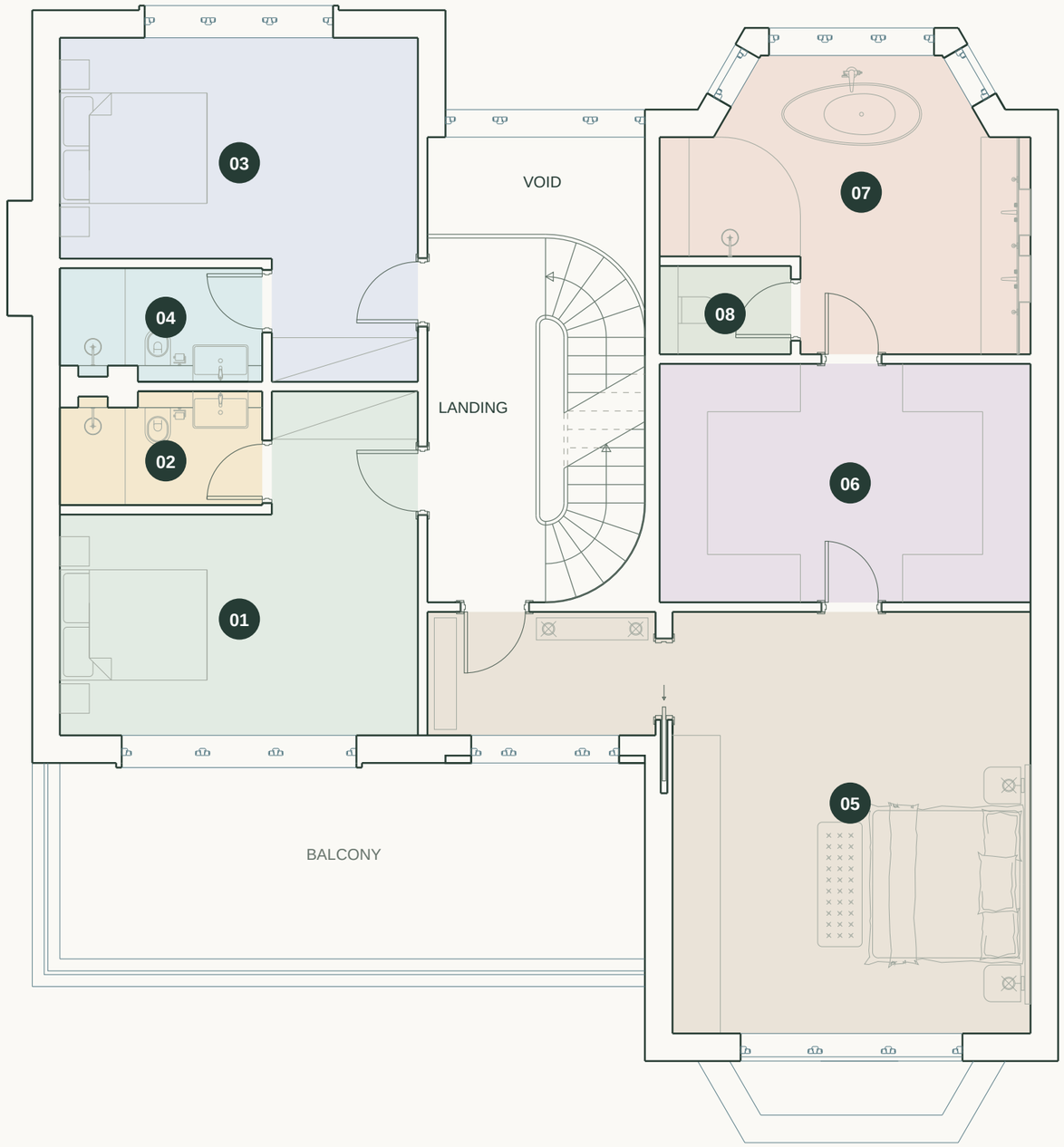
01	**Lounge**	18' 8" x 16' 0" 5.70 x 4.87 m	301 sq ft 27.9 m²
02	**Study**	16' 6" x 16' 3" 5.04 x 4.96 m	246 sq ft 22.8 m²
03	**Kitchen / dining / living**	43' 3" x 21' 3" 13.19 x 6.49 m	710 sq ft 65.9 m²
04	**Pantry**	8' 10" x 7' 1" 2.69 x 2.16 m	63 sq ft 5.8 m²
05	**Boot room**	9' 0" x 8' 10" 2.75 x 2.69 m	80 sq ft 7.4 m²
06	**WC**	7' 2" x 4' 11" 2.19 x 1.50 m	35 sq ft 3.3 m²
07	**Coats**	7' 6" x 7' 2" 2.28 x 2.19 m	54 sq ft 5.0 m²

Kitchen, dining and living form one continuous space. Lounge dimensions describe the main room, with its fireplace recess included in the area. Bay projections are included in room areas.

APPROXIMATE INTERNAL LENGTH x WIDTH

Room areas account for shape and do not sum to floor GIA.

First floor



Proposed layout by Wolff Architects. Approximate CAD-derived measurements. Not to scale. Furnishings indicative.

1,474 sq ft

137 m² / proposed whole-floor GIA

ROOM DIMENSIONS & AREAS

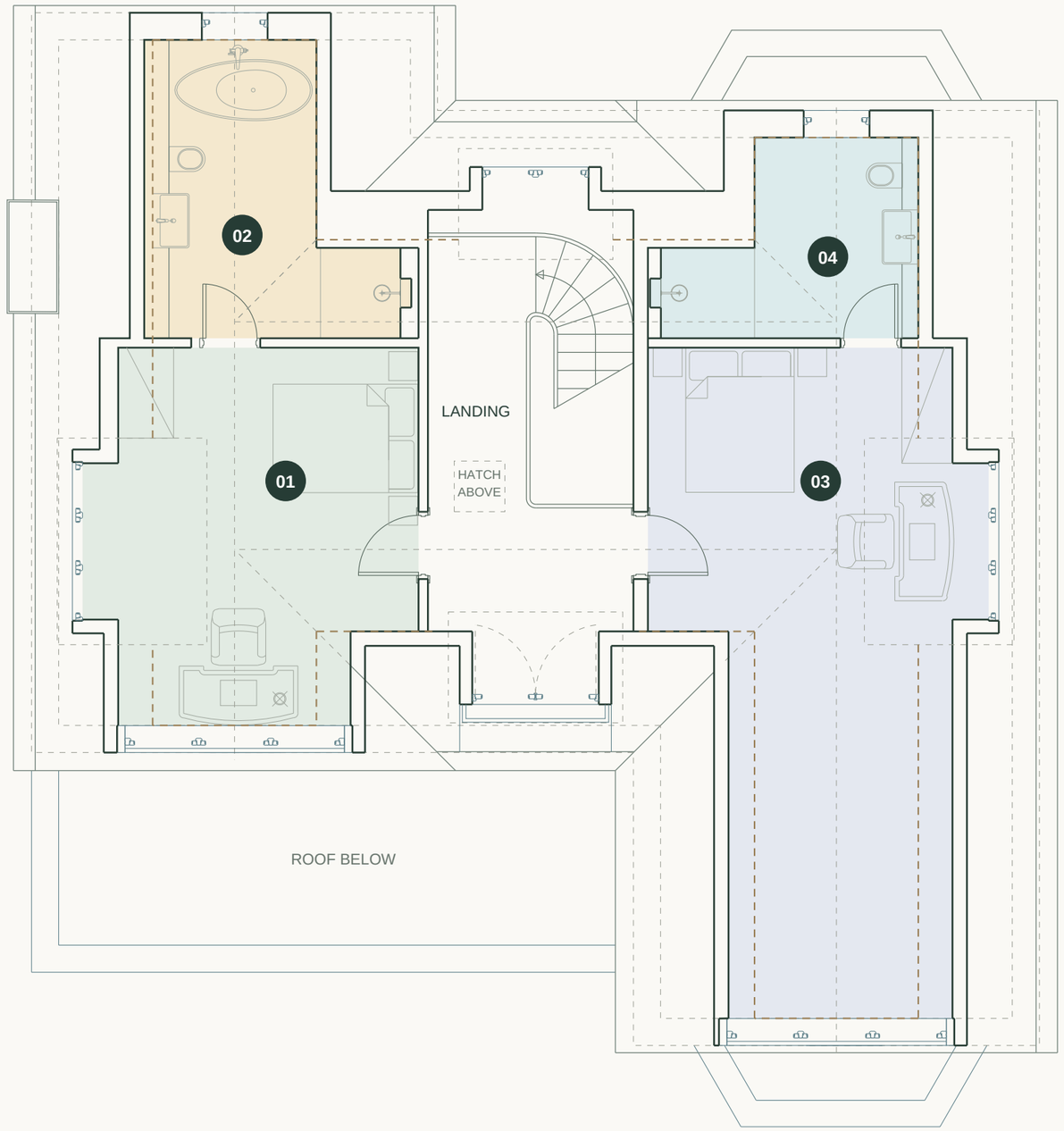
01	**Bedroom 2**	16' 0" x 15' 4" 4.87 x 4.67 m	193 sq ft 17.9 m²
02	**En suite 2**	9' 0" x 5' 1" 2.75 x 1.54 m	44 sq ft 4.1 m²
03	**Bedroom 3**	16' 0" x 15' 4" 4.87 x 4.67 m	193 sq ft 17.9 m²
04	**En suite 3**	9' 0" x 5' 1" 2.75 x 1.54 m	44 sq ft 4.1 m²
05	**Principal bedroom**	18' 9" x 16' 0" 5.73 x 4.87 m	359 sq ft 33.3 m²
06	**Dressing room**	16' 6" x 10' 8" 5.04 x 3.24 m	176 sq ft 16.3 m²
07	**Principal bathroom**	16' 6" x 13' 4" 5.04 x 4.06 m	170 sq ft 15.8 m²
08	**Principal WC**	5' 10" x 3' 11" 1.78 x 1.20 m	23 sq ft 2.1 m²

Principal bedroom dimensions describe the main room; its entrance recess is included in the area. The principal WC is measured separately from the bathroom.

APPROXIMATE INTERNAL LENGTH x WIDTH

Room areas account for shape and do not sum to floor GIA.

Second floor



Proposed layout by Wolff Architects. Approximate CAD-derived measurements. Not to scale. Furnishings indicative.

893 sq ft

83 m² / proposed whole-floor GIA

ROOM DIMENSIONS & AREAS

01	**Bedroom 4**	17' 2" x 15' 3" 5.22 x 4.65 m	Area to confirm
02	**En suite 4**	13' 6" x 12' 1" 4.12 x 3.69 m	117 sq ft 10.9 m²
03	**Bedroom 5**	30' 5" x 15' 6" 9.27 x 4.71 m	Area to confirm
04	**En suite 5**	12' 2" x 9' 1" 3.71 x 2.77 m	86 sq ft 8.0 m²

Dimensions cover the full floor outline, including lower headroom. En-suite areas include only head height of 1.5 m and above. The usable areas of bedrooms 4 and 5 remain to be confirmed at the dormers.

- - - - - 1.5 m head-height guide

Room colours show the full floor outline.

Whole-floor GIA includes head height 1.5 m and above.

A rooflight above the landing is shown on the issued plans; its final setting-out remains to be confirmed.

APPROXIMATE INTERNAL LENGTH x WIDTH

Room areas account for shape and do not sum to floor GIA.

Space beyond the house.

GARAGE, OUTDOOR SPACE & ENQUIRIES

THE SEPARATE GARAGE

217 sq ft

20.1 m² calculated clear internal area

18' 5" x 11' 9"

5.610 x 3.590 m clear internal

Calculated from the architect's written garage dimensions. This area is separate from the 6,069 sq ft house GIA.

GARDEN, TERRACES & BALCONY

The proposed home includes ground and lower-ground terrace spaces and a first-floor balcony. Their areas remain to be confirmed and are not included in the published house total.

FOR ALL ENQUIRIES

Oakwood

REAL ESTATE

Telephone 020 7183 3818

info@oakwoodre.co.uk

DEVELOPMENT PLOT FOR SALE

Price on Application

Forward-purchase offers for a completed, turnkey home will also be considered, subject to separate agreement on price, specification and contract terms. Please make separate enquiries with Oakwood.

Published house GIA: Wolff schedule dated 7 August 2026. Floor sq ft figures sum to 6,068 because of separate rounding; the published house total is 6,069 sq ft. Room clear areas exclude partitions and some circulation and must not replace GIA. Original architectural design: Wolff Architects.

GUIDANCE ONLY - PROPOSED DESIGN

Measurements, areas, plans, specifications and other design information are approximate or illustrative and provided for general guidance only. They are not a measured survey, construction information or confirmation of the final completed property. Do not scale drawings or use them for construction, ordering or setting out. Verify dimensions and other material particulars against the relevant drawings, approvals, surveys and agreed sale documents before relying on them. Nothing in this notice excludes statutory rights or liability that cannot lawfully be excluded.