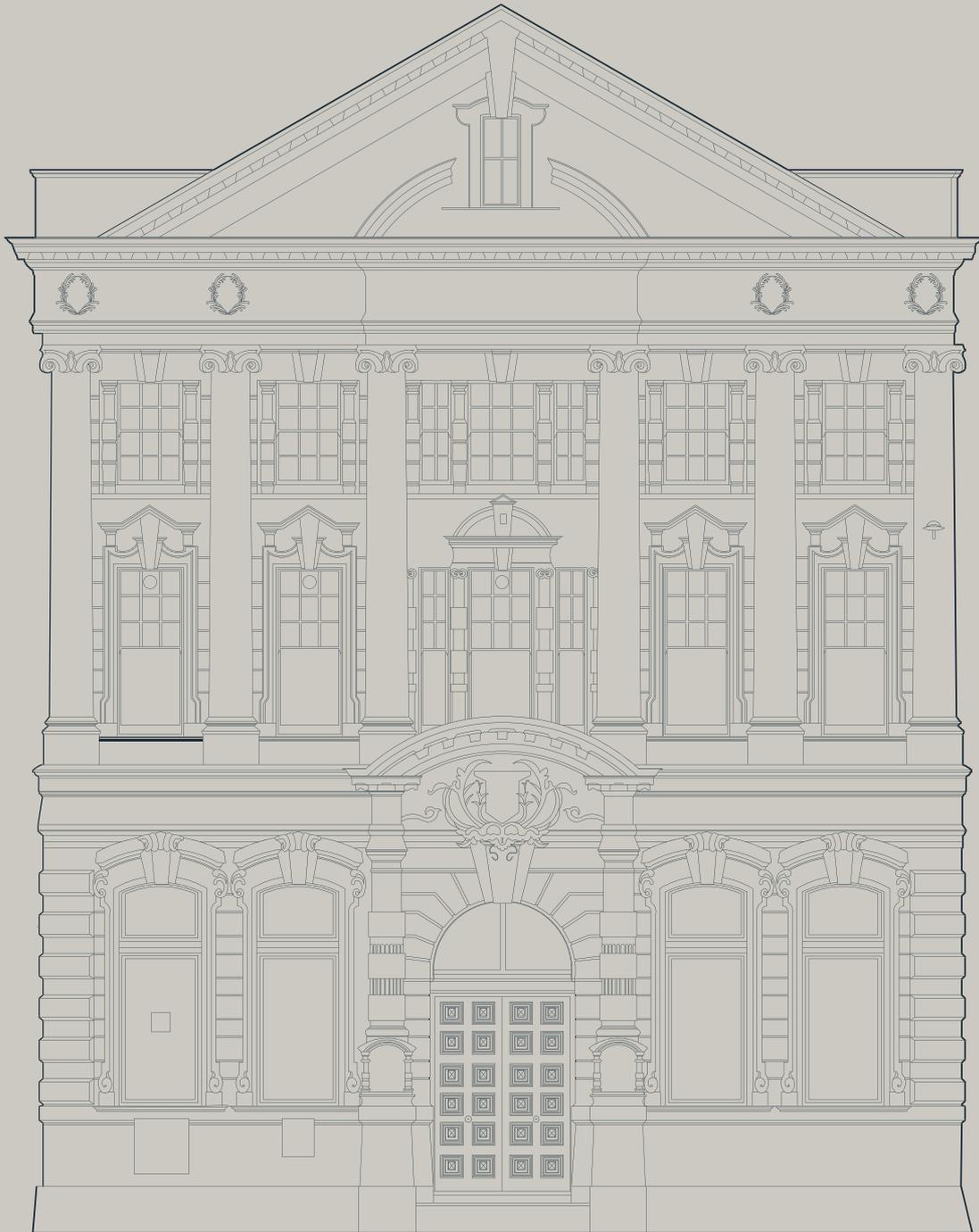


106

WHITELADIES ROAD



HOME

moon

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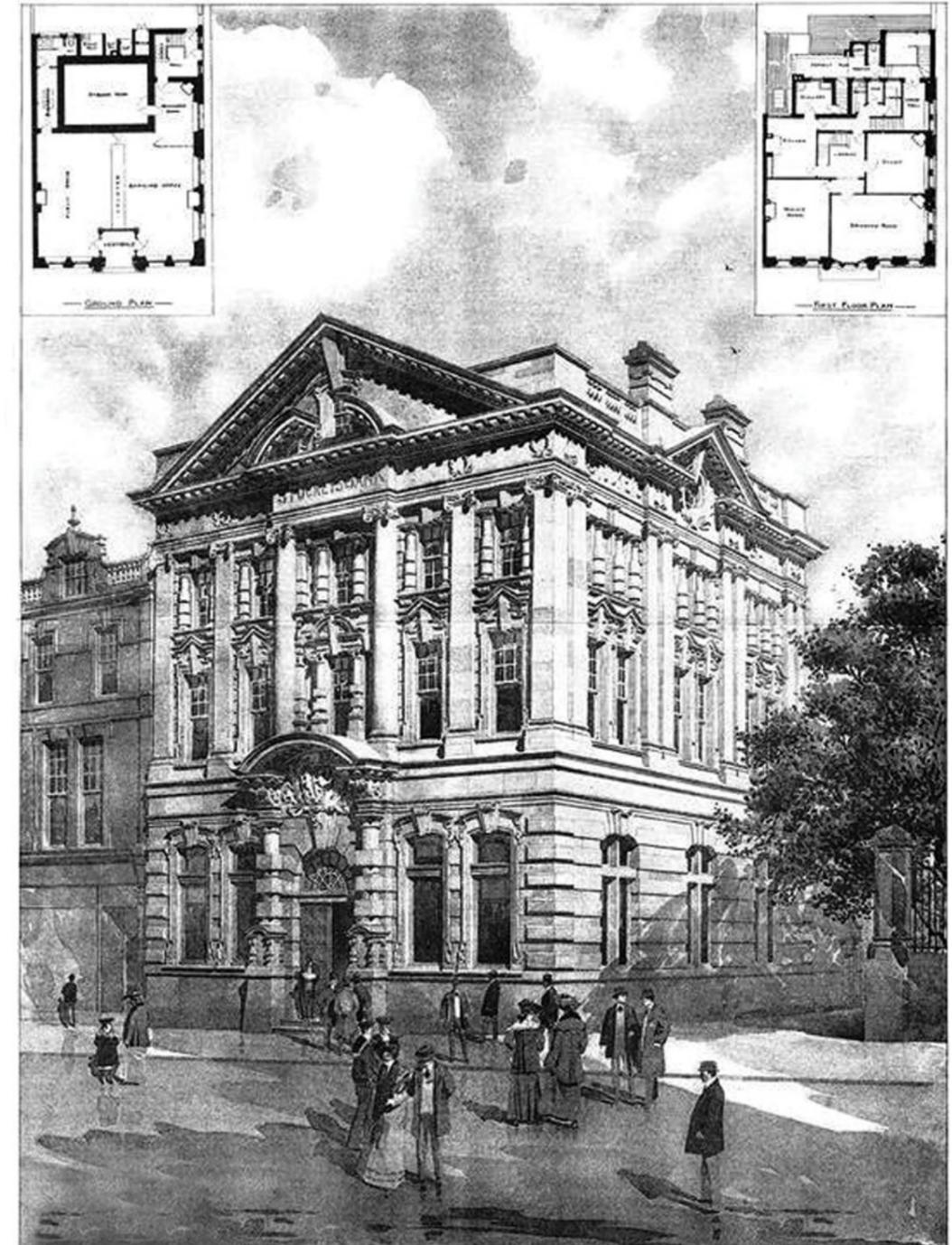
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The Past

106 Whiteladies Road is a Grade II listed building, situated on the climb towards the Downs. With its front and side façade, it contributes to the strong visual identity of the Whiteladies Road street scene.

Purpose-built as a bank in 1906, the building features a large banking hall on the ground floor, and a two-storey maisonette on the upper floors – most probably for the long-departed Bank Manager's use.

Over the years, the building has been extensively remodelled internally, most significantly in the 1960s. All factors that contribute to its current Grade II listing.



Stuckey's Banking co, Redland Branch



106 - Whiteladies Road 2019

The Future

Design Intent

Moon HOME has a simple aim: To create spaces we would like to live and work in.

At 106 Whiteladies Road, we are converting the ground floor into high-quality office space. Upstairs, on the first floor, we are developing two contemporary apartments.

Our design approach will blend the best of the past with the best of the present. The rooms at the front of the building have nearly 4m high ceilings with huge, theatrical windows over 2m tall. This will create a grand living space, flooded with natural light.

The rooms at the rear of the apartments will feel cosier but retain the same beauty, with contemporary fitted furniture from Moon Workshop. The kitchens and bathrooms will have high-quality fittings and reflect our strong contemporary design approach.

Both apartments will have a private single garage at the rear.

We intend to complete both apartments by April 2020.



CGI is indicative only



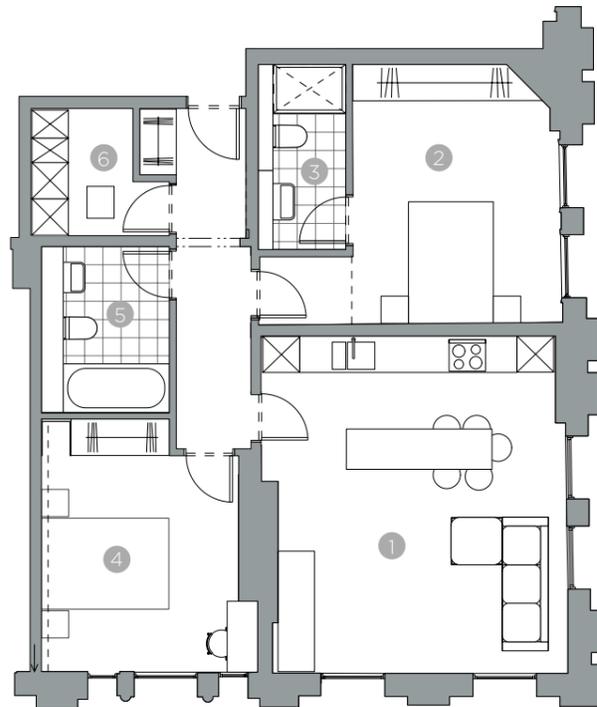
CGI is indicative only



Floor Plan

Apartment 5

A wonderfully light-filled space that, with a corner aspect, looks up and across Whiteladies Road. The apartment has two double bedrooms, one with an en-suite shower room, and a separate utility space that provides plenty of storage. Bespoke fitted bedroom cupboards add further practicality.



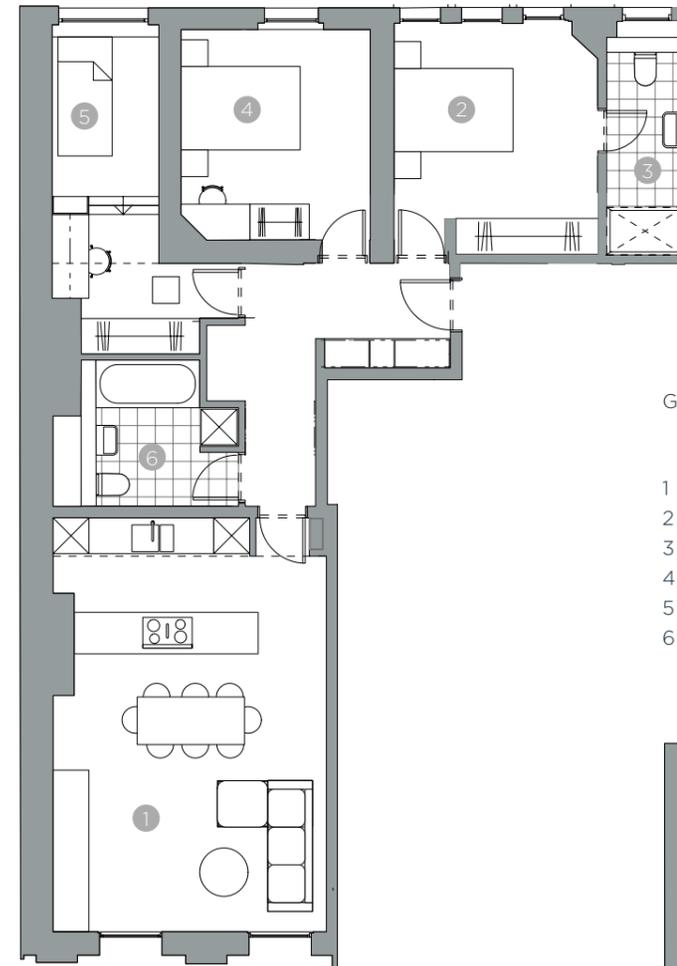
Gross Internal Area: 82m2
882 Sqft

- 1 - Kitchen / Living / Dining - 5.55m x 4.75m
- 2 - Master Bedroom - 4.27m x 5.0m
- 3 - Master En-suite - 3.0m x 1.50
- 4 - Bedroom 2 - 5.16m x 3.56m
- 5 - Family Bathroom - 2.73m x 2.10m
- 6 - Utility Room - 2.10m x 2.27m



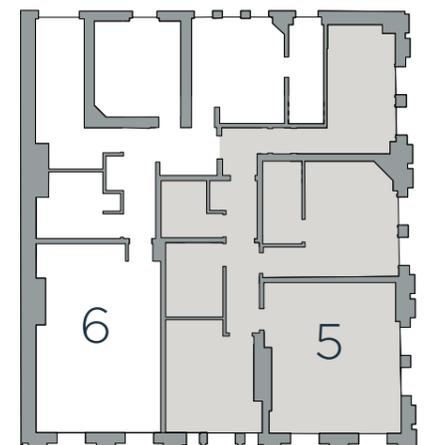
Apartment 6

The larger of the two apartments, its airy living and kitchen space provide engrossing views down Clyde Road. For sleeping options, it has two double bedrooms, one with an en-suite shower room, along with a smaller single bedroom/study. All have bespoke fitted bedroom cupboards for added storage.



Gross Internal Area: 96m2
1033 Sqft

- 1 - Kitchen / Living / Dining - 6.95m x 4.57m
- 2 - Master Bedroom - 3.43m x 3.88m
- 3 - Master En-suite - 3.65m x 1.30m
- 4 - Bedroom 2 - 3.53m x 3.10m
- 5 - Bedroom 3 / Study - 5.55m x 3.11m
- 6 - Family Bathroom 2.45m x 2.50m



Apartment layouts provide approximate measurements only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change

What You'll Find Inside and Out

Moon is building these new apartments to a very high standard. It's the only way we know how to.

Kitchens

- Bespoke kitchen from Moon Workshop
- Integrated appliances to include:
 - Stainless steel oven
 - Induction hob with down draft extraction
 - Integrated fridge/freezer
 - Fully integrated dishwasher
- Silestone or similar work surfaces
- Splashbacks
- Stainless steel sink and tap

Bathrooms

- Duravit and Hansgrohe bathroom fittings
- Vanity units and built-in storage by Moon Workshop
- Vanity lighting
- Concealed toilet cistern and Gerberit push plate
- Soft close toilet seats
- Contemporary heated towel rails
- Mandarin Stone tiling
- Shaver sockets

Utility Room/Space

- Space for washing machine
- Space for tumble dryer
- Bespoke storage from Moon Workshop

Bedroom

- Fitted carpets
- Fitted wardrobes to all bedrooms by Moon Workshop (options available)
- Other fitted furniture by Moon Workshop (optional extra)

Lighting & Heating

- Gas system boilers with large pressurised hot water tank
- Smart heating control system
- Traditional column radiators in principle rooms
- LED downlights to bathrooms
- Wall lighting in living rooms/bedrooms and hallways
- 5amp sockets to living rooms for side lights
- Wired for digital TV, Sky or Virgin to living rooms and master bedrooms
- BT telephone points in living room and master bedrooms
- Intercom entry system
- Burglar alarm

Windows & Doors

- Extra-tall painted panelled doors with matching ironmongery throughout
- All windows to be fully restored with added secondary glazing

Interior Finishes

- Engineered wood flooring throughout living rooms and hallways
- Bespoke hall storage.
- Re-instatement or restoration of period features throughout
- Walls and woodwork painted in matt emulsion/eggshell to purchaser's choice

External Space

- Private single garage with electric door, lighting and power
- Dedicated bin storage

BESPOKE HOME

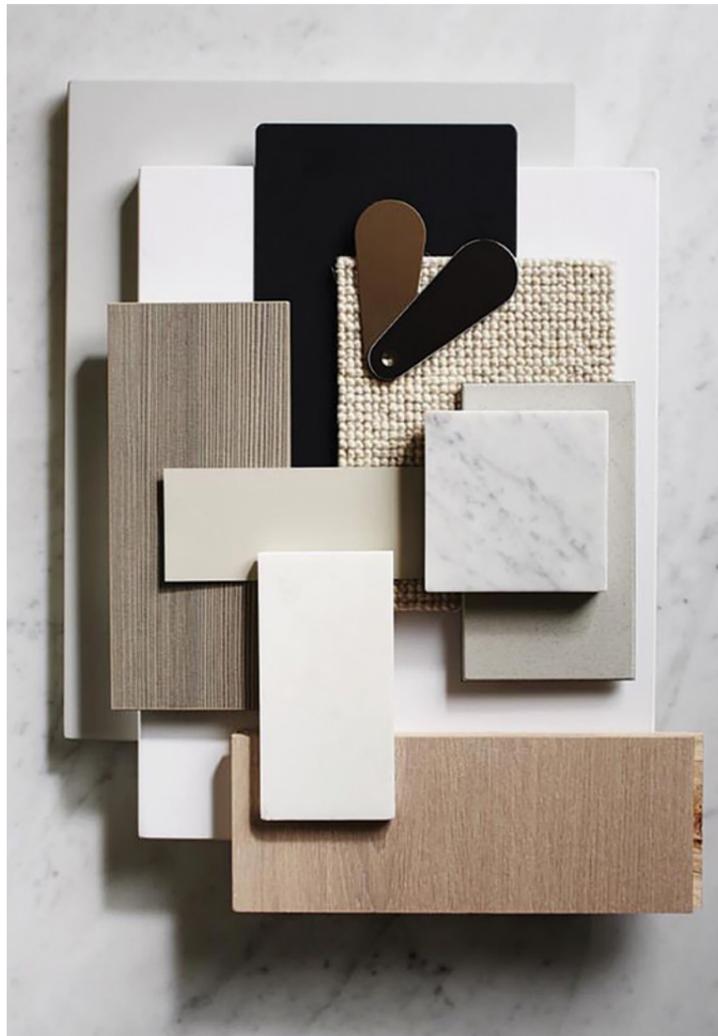
Guided By Choices

Your Own Interior Designer

If you decide to buy one of our apartments at an early stage – or ‘off plan’ as the industry likes to call it – we’ll provide you with an interior design service. This means you can tailor your space so it feels like home from the off.

We will offer you an initial two-hour interior consultation to discuss Stage 1 choices (outlined below). As well as offering a number of choices within the budget, you will also have the choice of upgrading items for an additional cost.

Once these Stage 1 items have been chosen and agreed, we will provide another two-hour consultation to help you choose the Stage 2 items.



What can I choose?

STAGE 1 CHOICES

Kitchens

Our kitchens are handmade by our sister company, Moon Workshop. This means, until the design is ready for production, you can make changes that include:

- Door type
- Colour
- Worktop colour and texture
- Splashback type and colour

Bathrooms

Until we start purchasing items, we can discuss tailoring the bathrooms to your desired style. These items can include:

- Tile choice
- Furniture colour

Fitted Furniture

All the fitted furniture (such as bedroom wardrobes) will be handmade by Moon Workshop. This means we can meet your specific requirements for:

- Door colour
- Internal configuration

STAGE 2 CHOICES

- Carpets
- Paint colours for walls and woodwork
- Decorative light fittings

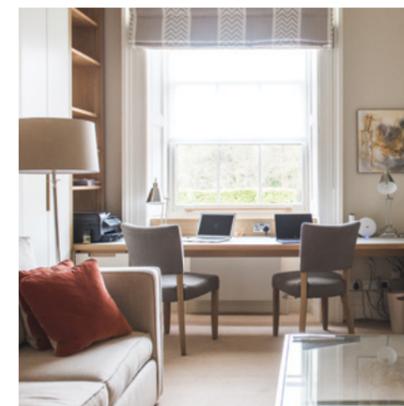
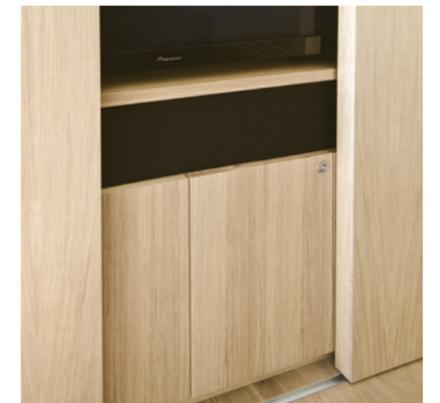
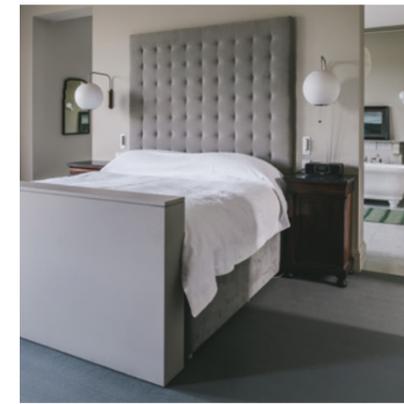
(You can even tell us where you want to hang your pictures and we'll put up a hanger.)

Bespoke Furniture

Having full access to Moon Workshop means you can have furniture tailor-made for your space. This can include:

- Additional storage such as shelving and fitted cupboards
- Cloak storage and hall furniture
- AV units and sideboards
- Bedroom furniture
- Home office furniture

These items are subject to additional cost

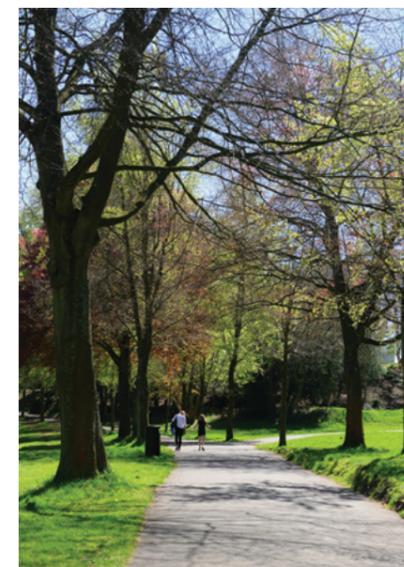


Selection of furniture made by Moon Workshop

Location

Whiteladies Road is a vibrant high street with restaurants, cafés, shops and offices. It sits at the heart of Bristol's most desirable residential areas: Clifton and Redland. A short walk away is the open green space of Durdham Downs and the iconic Clifton Suspension Bridge.

Located on a principle bus route, the property has excellent transport links to either the centre of Bristol or North Bristol, as well as the motorway network. Clifton Down train station is a five-minute walk away and provides a quick link to Temple Meads. Furthermore, the University of Bristol Wills Memorial building is within walking distance.



Local shops and restaurants

Who We Are: Moon Home

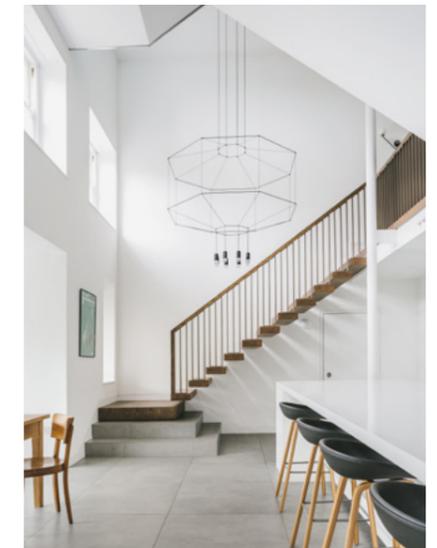
As architect + builder, Moon has built over 300 homes for private clients. As Moon HOME, we're now using this experience to build homes and workspaces for people to buy or rent.

Moon HOME shapes exceptional spaces for people to live and work in. As always, we put design at the core of each project. We don't want to just create houses, apartments or bland workspaces. We want to create spaces that make people happy - that they can make their own.

Our design approach respects and responds to the buildings we're carving new spaces from. We want each one to feel unique: the antithesis to the identikit houses that are so rife in today's industry.

We achieve this individuality by ensuring a coherency of intent from our Moon HOME team, from our in-house designers to our construction managers, our interior designers to our workshop joiners.

The culmination of this joined-up philosophy can be found at 106 Whiteladies Road.



Examples of Moon work

106 Whiteladies Road

Contact

moonhome.co.uk

Lloyd Williams

69 Princess Victoria Street
Clifton
BS8 4DD

01179734464

lwestateagents.co.uk
sales@lwestateagents.co.uk

LLOYD WILLIAMS
— ESTATE AGENTS & PROPERTY FINDERS —

All computer-generated images are indicative only. The artist representations and interior decorations, finishes, appliances and furnishings are provided for illustrative purposes only.

If a unit has not been reserved prior to fit out, the default options will be chosen by Moon Home. Purchasers will be able to customise elements as explained above subject to timeframes. Please speak to our sales agent for details.

The information in this document is indicative and is intended to act as a guide only as to the finished product. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty.

HOME
moon

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