



THE 1840
ST GEORGE'S GARDENS

CITY & COUNTRY



WELCOME TO
THE 1840,
ST GEORGE'S
GARDENS



*Village living in the heart
of South West London*



CGI indicative only

INSPIRED BY HISTORY, DESIGNED FOR TODAY

*A truly impressive transformation of
an iconic building into exceptional homes*

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The 1840, St George's Gardens is a breathtaking collection of luxurious 1, 2 and 3 bedroom conversion apartments located within an iconic Grade II listed building, in one of London's most desirable areas.

Combining period grandeur with contemporary styling, The 1840 makes for a truly spectacular place to call home. Each individually designed apartment has been restored sympathetically, in celebration of the architectural heritage of the building, and offers stylish living spaces with original Victorian features and a superior specification.

Properties also benefit from boutique communal areas, secure underground parking with electric car charging points, full use of the maintained gardens and a convenient concierge service.

Set amidst acres of magnificent landscaped grounds, nestled between the sought-after neighbourhoods of Tooting, Earlsfield, Balham and Wandsworth Common, this exquisite development promises an enviable lifestyle in an exclusive location.

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The careful balance between the old and new and the painstaking steps to retain the character of this heritage property is apparent.

LIVING HISTORY

Embracing the past



This grand three-storey red brick building with its gabled roofs, parapets and embattled towers has long been a distinctive local landmark. Built in the Victorian era, with Tudor influences, it stands as a significant and well-preserved example of architecture from this time. Its completion date is emblazoned on its entrance in blue brick: 1840.

This former hospital was built on a 97-acre site owned by Henry Perkins, a wealthy brewer who obtained the freehold from the 2nd Earl Spencer. The extensive surrounding landscape shares the building's Grade II status and is of particular historical note because it is unusual for a building of this age to survive with its gardens largely intact.

The building's location in gently sloping parkland with a southerly aspect, was a direct response to the Victorian emphasis on access to fresh air and the therapeutic nature of the best quality outdoor space. Six generous airing courts adjacent to the wards afforded the patients private exercise, secured by sunken brick walls known as 'ha-has' - a device borrowed from eighteenth century country house design which preserved the impressive countryside views unencumbered.

An Inspiring Transformation
The 1840 is being carefully repaired to enhance the character of this large part of our cultural heritage. The restoration will see many of the exterior and interior features returned to their former glory such as the stone mullioned windows and the grand galleried staircase in the entrance hall.

The surrounding landscape will be reimagined. The sweeping drive, and the gently falling south-facing lawns and established parkland trees (including country house favourites such as the Cedar) will be taken in hand to create a series of outdoor oases, which together will create an impressive sense of place for residents and visitors alike.

Meticulous attention to, and the desire to preserve this historic place will result in a reinvigorated building that will be the focal point for a new community.



PERFECTLY LOCATED

Within easy reach of the City, but with space to breathe



YOUR OWN PRIVATE OASIS

A unique sense of place

Take a moment every day to feel at one with nature, surrounded by the beauty of St George's Gardens.

Magnificent outdoor space is at the heart of the offering at The 1840, with approximately eight-acres of glorious private gardens providing a welcome retreat from busy city life. Expertly designed landscaping, cascading lawns, private courtyards and walled gardens, framed by mature trees and an array of colourful flowers and plants provide an exceptional environment for residents to enjoy all year round.

A 32-acre park will extend beyond the development, offering specially created trails, outdoor play areas, informal sporting fields and wetland areas to encourage wildlife and support biodiversity.

This unspoiled haven will be a great place to enjoy the delights of outdoor life and nature's changing seasons.



CGI indicative only



RESIDENTS' FACILITIES

Every detail carefully considered

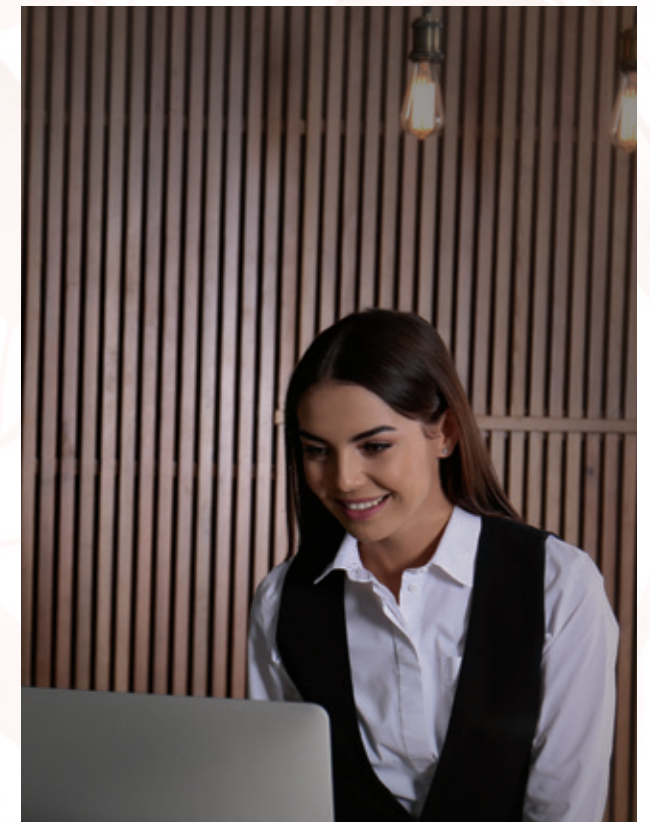
The 1840 is more than just somewhere to live; it's a place to feel completely at home.

From the moment you step into the grandeur of the entrance lobby, with its beautifully restored original features, your return home will always be special.

Residents will benefit from a suite of premium facilities designed to make life easier. An on-site concierge will ensure that any vital package is safely stored ready for you to collect, or that your car is started up when you're away from home.

For your security and peace of mind there is a door entry system at the main building entrance which dials direct to your nominated mobile. There is also allocated secure underground parking with electric car charging points and dedicated cycle storage facilities.

In the private walled gardens, a work hub and small kitchen offer the perfect place for residents to entertain friends, meet neighbours or simply enjoy more of the beautiful outdoor space.



The impressive triple height lobby has been beautifully restored to its former glory.

HOMES OF DISTINCTION

Step through the historic façade into characterful apartments created for modern and contemporary living.

Each unique apartment has been designed by City & Country's specialist in-house design team to offer the discerning homebuyer the best of everything.

Luxurious designs and materials have been paired with beautiful colour palettes that are modern in style but pay homage to the distant past, creating chic and elegant interiors.





SOPHISTICATED STYLE

Light-filled by day, warm and cosy by night, spacious living areas are atmospheric, refined and rich in detail, with beautiful Amtico Herringbone flooring, high ceilings and sensitively restored mullion windows offering picture-perfect views of the surrounding gardens.

Image of another City & Country development



DISTINCTIVE DESIGN

Expertly designed German kitchens have been carefully planned and finished to the highest standard. Stylish, handleless cabinets in subtle finishes and beautiful stone worktops combine with state-of-the-art Siemens and Neff appliances, spacious storage and designer fittings to create the perfect balance of elegance and practicality.

EXCLUSIVE & REFINED

Sumptuous and luxurious bedrooms, with calming neutral shades and subtle lighting, create a haven of peace and tranquillity to relax and unwind at the end of a busy day. Fitted wardrobes in the master bedrooms include built-in drawers and plenty of hanging space to make living in your apartment as practical as it is stylish.



Image of another City & Country development



CGIs are indicative only



STYLISH & MODERN

Elegant bathrooms are finished with full height porcelain tiling and underfloor heating. Luxury chrome bathroom fittings by Crosswater and Hansgrohe, and the demisting recessed mirror which features alongside contemporary bathroom ceramics by Villeroy & Boch, make the bathrooms truly indulgent spaces to begin, or end, each day.

VILLAGE LIVING IN THE CITY

The 1840 is perfectly placed to enjoy the best of several vibrant and sophisticated neighbourhoods.

Whether it's the cosmopolitan charm of Tooting, the quiet village feel of Bellevue Road and Earlsfield, or the lively but laid-back vibe of Balham, a fabulous entertainment scene awaits those who live here.

An enviable and diverse choice of bars, cafés, restaurants and shops are all within walking distance. From quirky independent coffee shops and artisan delis, street food to sophisticated wine bars and fine dining - there's something to suit every taste.

For a little retail therapy, high street shopping, independent boutiques, luxury designer brands and bustling, local street markets all await.

Alternatively, if you fancy a trip into London, you can be shopping in Knightsbridge, dining out in Mayfair or watching a show in the West End in under 30 minutes.



“Tooting is named as one of the 10 coolest neighbourhoods in the world.”

Source: Lonely Planet 2019



PLACES TO EXPLORE

Walk from The 1840

Wandsworth Common	9 minutes
Bellevue Village	11 minutes
Tooting Bec tube (Northern line)	12 minutes
Earlsfield station	15 minutes
Tooting Broadway tube (Northern line)	15 minutes
Wandsworth Common station	15 minutes
Tooting Bec Common	22 minutes

RESTAURANTS & BARS

- 01 Il Girasole
- 02 The Jolly Gardeners
- 03 The Wandle of Earlsfield
- 04 The Earlsfield Gastropub
- 05 Café Amaranth
- 06 Halfway House
- 07 Well Kneaded
- 08 The Leather Bottle
- 09 Nazmin
- 10 The Hope
- 11 The Althorp
- 12 Brinkleys
- 13 Good Earth
- 14 Gazette Trinity
- 15 Chez Bruce*
- 16 Belleville Brewery
- 17 The Exhibit
- 18 The Balham Bowls Club
- 19 The Bedford
- 20 The Wine Tasting Shop
- 21 Graveney Gin
- 22 V Belly
- 23 Richard's Kitchen
- 24 Rosmarino
- 25 Meza London
- 26 Bordelaise
- 27 The Little Taperia
- 28 Sea Garden & Grill
- 29 KIBOU Japanese Kitchen & Bar

- 30 The Bolingbroke
- 31 Manifesto
- 32 Franco Manca
- 33 Numero Una
- 34 Trinity Restaurant*

CAFÉS

- 01 Belle Amie
- 02 Eclectic Collection
- 03 Bean & Hop
- 04 Gail's Bakery
- 05 Home Community Café
- 06 Flotsam & Jetsam
- 07 Bonsai Café
- 08 Milk
- 09 Brickwood Café & Bakery

SHOPPING & LEISURE

- 01 Dugard & Daughters Butchers & Deli
- 02 Katie & Jo
- 03 Olivier's Lounge
- 04 POM London
- 05 Gardenia of London
- 06 Melissa Coupe
- 07 Hot Yoga South
- 08 Clapham Picturehouse
- 09 Southside Shopping Centre
- 10 Uncommon SW11
- 11 Moxon's Fishmongers
- 12 The Hurlingham Club

*Holds a Michelin star

Please note: All times are approximate. Sourced from Google Maps.





CULINARY DELIGHTS

A foodie's paradise

The local area is a gourmet's delight. Whether you choose to dine out or explore local artisan producers, markets and delis, there is an enticing and eclectic mix to choose from.

Enjoy brunch with friends at one of the many independent cafés in Balham or for a lazy Sunday lunch head to one of the nearby gastropubs in Earlsfield. There are plenty to choose from.

Nearby Tooting Market is a popular destination for foodies with its colourful display of food stalls and bars and the Michelin-starred restaurant, Chez Bruce, in Bellevue Village is an experience to savour.



There's a mouth-watering mix of cafés, bars and restaurants to choose from. Something for every taste and every occasion - you're literally spoilt for choice.



A PLACE TO DISCOVER

Spotlight on Bellevue Village

Discover the exclusive Bellevue Village, a local gem tucked away next to Wandsworth Common, just a gentle stroll from The 1840. Bellevue Village is home to an enticing array of independent cafés, restaurants, boutiques and gastropubs. It's the perfect place to watch the world go by.



Chez Bruce
chezbruce.co.uk
This highly-regarded Michelin-starred restaurant serves up a modern French menu in a stylish but relaxed setting.

The Hope
thehopepub.co.uk
The Hope is an iconic London pub, ahead of the game in providing the perfect setting for a truly memorable drinking and dining experience.



POM
pomlondon.co.uk
POM London is a lifestyle boutique with a hand-picked selection of gorgeous products.



Flotsam & Jetsam
www.flotsamandjetsamcafe.co.uk
A firm favourite of locals, this Antipodean-style café offers an all-day menu including delicious breakfast, brunch and lunch dishes, and an enticing selection of cakes.



Katie & Jo
katieandjo.com
A well-loved independent fashion boutique offering a carefully edited collection of designer brands.

AT YOUR LEISURE

With Wimbledon nearby, home to the world-famous tennis championships, the local area is the perfect destination for sports enthusiasts.

The 1840 is surrounded by an enviable mix of sporting and fitness options catering for all tastes and interests, from renowned scenic courses for golf lovers to rugby at Battersea Ironsides and excellent facilities for cricket, tennis, hockey, netball, squash and lacrosse offered at The Spencer Club.

For culture lovers, the Clapham Picturehouse has a four-screen cinema and a lively bar, or visit the Grade II listed Edwardian New Wimbledon Theatre with its year-round programme of entertainment from pantomimes to musicals. For a fun night out head to the Banana Cabaret at The Bedford in Balham, London's longest running comedy event in one venue.

Whatever you choose to do you can be sure your time will be well spent.





THE GREAT OUTDOORS

Overlooking the restored 32-acre Springfield Park, The 1840 is also situated close to some of South West London's most beloved commons including Wandsworth, Clapham, Tooting and Wimbledon, all providing acres of green space to enjoy at your leisure.

Each of the commons offer something special, whether it's the UK's largest outdoor fresh water lido at Tooting Bec, the fitness trail at Wandsworth or popular annual festivals, musical events and open-air concerts at Clapham Common.

Further afield is Richmond Park, the largest of London's Royal Parks with its well-loved resident deer population and 7-mile cycle track which is one of London's top three cycling spots.



WELL CONNECTED

The 1840 is conveniently located for travel into Central London and the rest of the UK by car or public transport.

Located in Zone 3, Tooting Bec and Tooting Broadway underground stations, both on the Northern line, are a short walk away. Whilst Earlsfield and Wandsworth Common stations are also within easy reach, providing direct links to both London Waterloo and London Victoria.

Locally, major investment has been directed into cycle networks including the Cycle Superhighway 7, a 13km cycle route from Tooting direct to Cannon Street.

The 1840 is also close to major road networks, with easy access to the M25 via A24 or A3. London Gatwick, London Heathrow and London City airports are approximately an hour by rail.



Walk from The 1840

Tooting Bec tube	12 mins
Earlsfield station	15 mins
Tooting Broadway tube	15 mins
Wandsworth Common station	15 mins
Balham tube	21 mins

Train from Earlsfield

Clapham Junction	4 mins
Wimbledon	4 mins
Vauxhall	8 mins
London Waterloo	14 mins
Guildford	47 mins

Cycle from The 1840

Clapham Common	10 mins
Wimbledon Common	21 mins
London Bridge	34 mins
Richmond Park	34 mins
Hyde Park	37 mins

Underground from Tooting Bec

Balham tube	2 mins
Clapham Common tube	6 mins
London Bridge tube	18 mins
Bank tube	22 mins
King's Cross tube	31 mins

Train from Wandsworth Common

Clapham Junction	4 mins
London Victoria	12 mins
Shepherd's Bush (Westfield)	26 mins
London Gatwick	41 mins
Brighton	68 mins

Drive from The 1840

Wimbledon Village	15 mins
Richmond Park	31 mins
Guildford	46 mins
London Gatwick	49 mins
London Heathrow	51 mins

Please note: All times are approximate. Sourced from tfl.gov.uk, National Rail and Google maps.



THE FINER DETAILS

City & Country is a family-owned business which specialises in restoring and converting historic and listed buildings into unique dwellings of exceptional quality and character.

Our meticulous attention to detail throughout the design process ensures that we make the most of the light and space provided by the proportions of the buildings, retaining original features wherever possible to create homes of real character and quality, often hard to find in modern developments.

We have a reputation as the leading restoration and conservation specialist in the UK, with the expertise to provide unique and stylish homes within heritage buildings that have been restored with sensitivity to maintain their timeless look and atmosphere.

The company has a dedicated team of in-house specialists whose expertise and flair create outstanding buildings which blend perfectly into their environment. With over 55 years' experience, the group has achieved considerable success through its consistent attention to detail and innovative approach and refusal to compromise on quality.

City & Country is skilled in developing and enhancing high profile, sensitive sites which require original thinking in order to plan space, proportion and originality to rejuvenate prestigious historical buildings. Working closely with Historic England and other conservationists, the company provides a sympathetic and understanding approach to significant buildings to ensure their survival for the enjoyment of future generations.



"The plight of Britain's architectural heritage is a cause that is close to my heart and it is great to see a company like City & Country taking on such complex and worthwhile work."

George Clarke
City & Country Brand Ambassador
and TV's Restoration Man

The Playfair at Donaldson's, Edinburgh



The General, Bristol



The Mansion at Sundridge Park, London



CITY & COUNTRY

An award winning business

2021

Home Builder Awards

Heritage Property Development Specialists of the Year - UK

Best Historic & Listed Buildings Restoration Company - Southern England

In-House Research 2021

Gold Award for Customer Satisfaction

2020

Evening Standard New Homes Awards

Special Commendation for Best Conversion, The Mansion at Sundridge Park, London

Scottish Home Awards

Winner - Apartment Development of the Year, The Playfair at Donaldson's, Edinburgh

UK Property Awards

Winner - Best Residential Renovation / Redevelopment, Factory No.1, Bristol

2019

WhatHouse? Awards

Silver - Best Renovation, The Mansion at Sundridge Park, London

Evening Standard New Homes Awards

Winner - Best Apartment, The Mansion at Sundridge Park, London

Evening Standard New Homes Awards

Special Commendation - Outstanding Architectural Merit, The Mansion at Sundridge Park, London

2018

WhatHouse? Awards

Gold - Best Renovation, The Playfair at Donaldson's, Edinburgh

WhatHouse? Awards

Bronze - Best Renovation, King Edward VII Estate, West Sussex

Evening Standard New Homes Awards

Highly Commended - Best Large Development, The General, Bristol

Evening Standard New Homes Awards

Winner - Best Conversion, King Edward VII Estate, West Sussex

2017

WhatHouse? Awards

Silver - Best Apartment Scheme, The General, Bristol

Evening Standard New Homes Awards

Winner - Best Out of London Home, The General, Bristol

2016

What House? Awards

Silver - Best Medium Housebuilder

Gold - Best Renovation, The Mansion Apartments at King Edward VII Estate, West Sussex

Evening Standard New Homes Awards

Overall winner - Best Conversion, King Edward VII Estate, West Sussex

Highly Commended - Best out of London Home, King Edward VII Estate, West Sussex

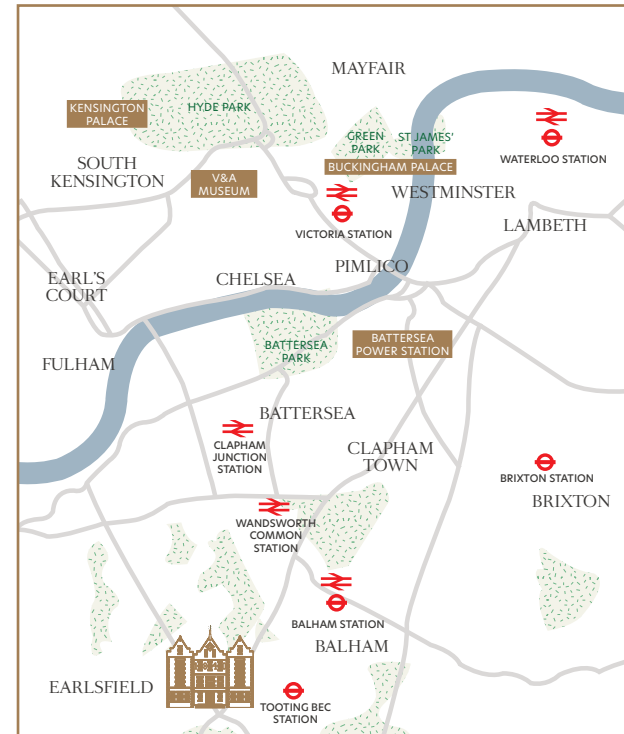
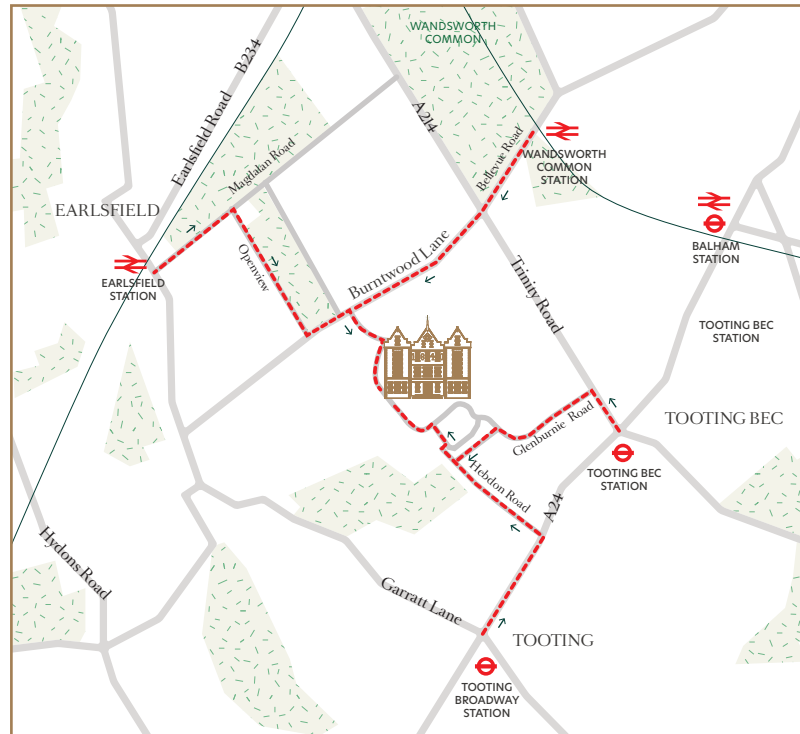




The 1840 Sales Suite

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Telephone: 020 3993 3102
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Web address: cityandcountry.co.uk/The1840



Entrance to Sales Suite is from Burntwood Lane.
Please use postcode SW17 7DJ.



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CHERISHING
HERITAGE
CREATING THE
FUTURE

The logo features the words "CITY" and "COUNTRY" in a white, serif font, separated by a stylized orange ampersand. The background is a dark green, textured pattern of various leaf shapes and branches.

CITY & COUNTRY

Heritage homes in the heart of South West London

cityandcountry.co.uk