



ASHWOOD
GATE



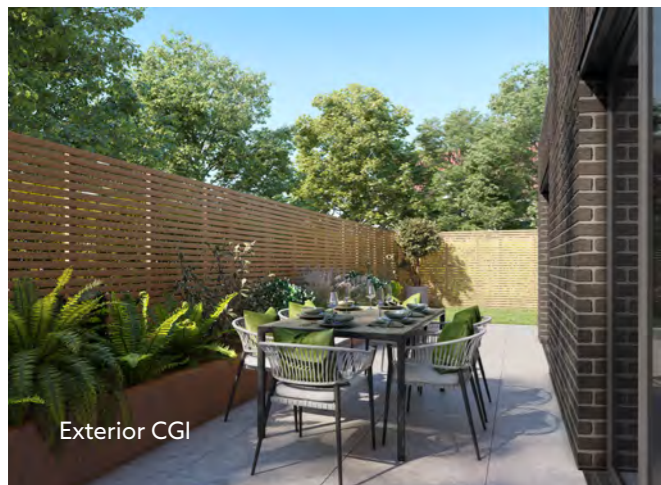
OUR DEVELOPMENT

Welcome to Ashwood Gate, a boutique collection of nine thoughtfully-designed apartments located in the heart of Herne Hill.

Historic, engaging and vibrant - the area is brimming with life and activity. With a clean, light and modern design ethos, this development offers an exceptional blend of style, functionality and comfort. Each apartment features private outdoor space, with ground-floor properties benefitting from charming gardens and upper-floor apartments boasting elegant balconies.

Perfect for professionals, Ashwood Gate provides an accessible yet aspirational alternative to neighbouring Dulwich - whilst remaining within walking distance of the popular South-East village.

CLEAN, LIGHT AND MODERN DESIGN ETHOS, THIS DEVELOPMENT OFFERS AN EXCEPTIONAL BLEND OF STYLE, FUNCTIONALITY AND COMFORT



Exterior CGI



Living room CGI



Half Moon Lane, Herne Hill

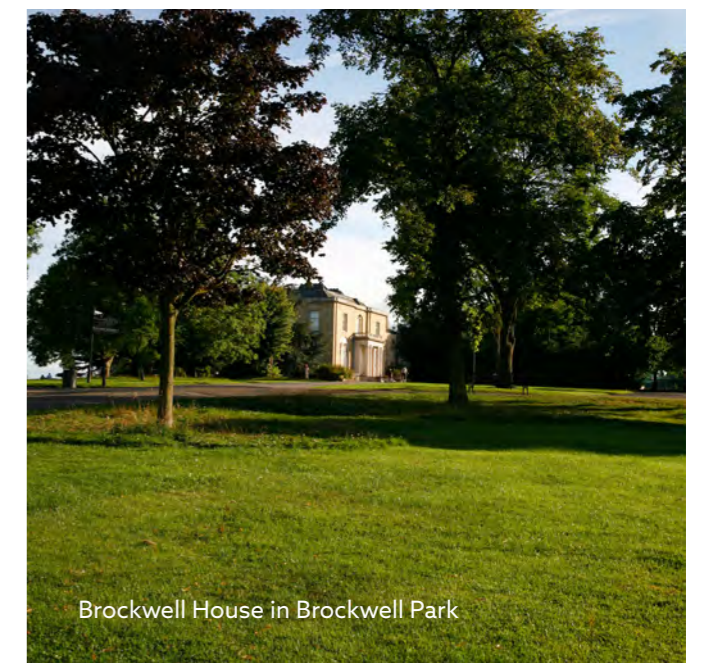
OUR AREA

Herne Hill offers a friendly, community-focused neighbourhood that's just a stone's throw from central London.

Known for its independent shops, artisanal cafes and thriving local markets, Herne Hill is a hub of creativity and charm. The area's modern vibrancy is juxtaposed by its palpable history and culture.

Ashwood Gate is perfectly positioned to benefit from its proximity to both Dulwich, one of London's most desirable neighbourhoods, and Brixton, one of South London's most popular destinations for food, drink and more. There's life, culture and activity on your doorstep. There's also a wealth of green spaces and opportunities for a peaceful breath of fresh air. This development is an excellent choice for those seeking access to city lifestyle with a plethora of nature and open space.

**FOR THOSE
SEEKING ACCESS
TO CITY LIFESTYLE
WITH A HEALTHY
DOSE OF NATURE
AND OPEN SPACE.**



Brockwell House in Brockwell Park



Central London view from Brockwell Park

THINGS TO DO RESTAURANTS

With an array of dining options, Herne Hill and its surroundings are a foodie's paradise.

Llewelyn's: Beautiful neighbourhood restaurant offering simple, stunning contemporary British cuisine.

Lulu's: A postage stamp-sized wine bar and deli, offering small plates with big flavour. Sister restaurant to the aforementioned Llewelyn's.

Ken's Fish Bar: Your local fish & chips restaurant and a local institution since 1984. As recommended by popular food critic, Jay Rayner.

Peachy Goat: Italian-inspired vegan restaurant in the centre of the village. Pasta, burgers, cocktails and more.

THINGS TO DO CAFÉ CULTURE

Herne Hill and Dulwich are renowned for their welcoming and vibrant café scenes. Here are just a few favourites:

Christopher's: A classy bakery, delicatessen and cafe in the heart of Herne Hill. Known in particular for their freshly made bread and artisanal coffee.

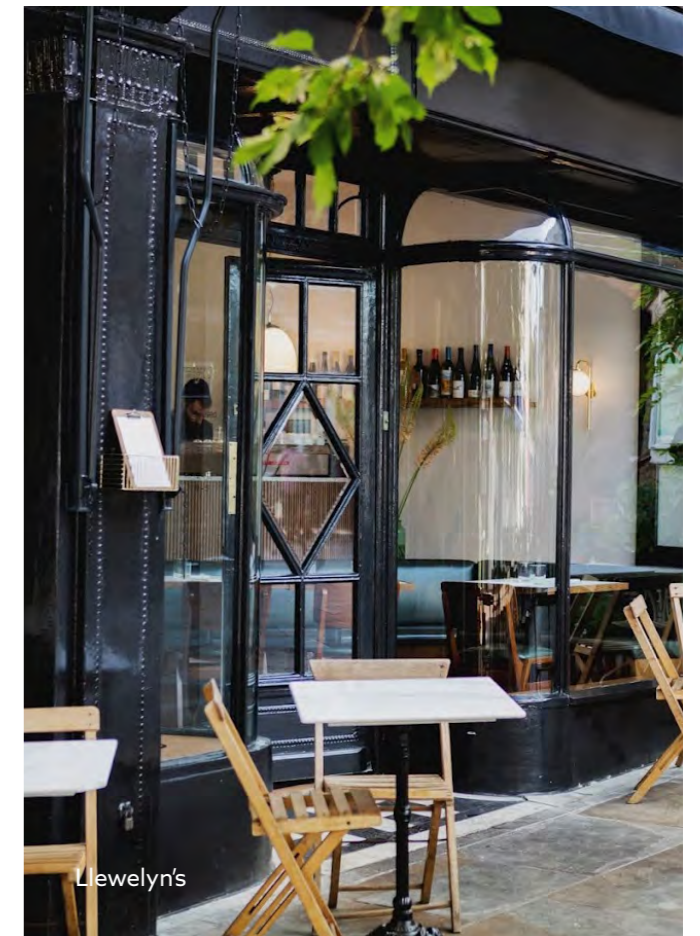
Four Boroughs @ Coldharbour Works: Situated a short walk away, this stylish coffee house is known for its expertly crafted espresso and relaxed vibe.

Utter Waffle: A must-visit for brunch lovers. Their signature waffles and delicious breakfasts are worthy of an early start.

Megan's in the Hamlet: Whether you're in the mood for a relaxed brunch, a fulfilling lunch, or a cozy dinner, the delightful Dulwich branch of the beloved Megan's chain offers a diverse menu filled with Mediterranean-inspired dishes.



Megan's



Llewelyn's



Four Boroughs

THINGS TO DO

PUBS & BARS

Whether it's a relaxed evening with friends or lively nightlife, Herne Hill's pubs and bars deliver.

The Half Moon: A beautifully restored Grade II* listed pub, known for its stunning architecture and vibrant atmosphere. It features live music, a spacious beer garden and a hearty food menu, making it a perfect spot to relax and enjoy good company.

The Cambria: A neighbourhood pub with local brews and everything from small plates to Sunday roasts.

Hootananny: One of Brixton's most famous live music spots. Welcoming bands from all genres with a legendary reputation and an eclectic vibe.

Supercute Brewhouse: Independent microbrewery and taproom. A range of local beers and live music and DJ sets.



The Half Moon



Dulwich Park

THINGS TO DO

GREEN SPACES

Herne Hill is a haven for nature lovers and outdoor enthusiasts, with Brockwell Park just moments away.

Brockwell Park: Home to sprawling green spaces, a historic lido, and community gardens, this park is a local treasure.

Dulwich Park: A serene spot for walking, cycling, and picnics, complete with a boating lake and picturesque scenery.

Ruskin Park: Just a short distance away, this park offers tennis courts, playgrounds, and a wildflower meadow.

Griffin Sports Club: Multi-use sports facilities with a club house and various, bookable facilities. Neighbours with the Herne Hill Velodrome.

THINGS TO DO

LANDMARKS

Living at Ashwood Gate means being surrounded by cultural and historical highlights:

Dulwich Picture Gallery: The world's first purpose-built public art gallery, showcasing incredible collections in a stunning setting.

Herne Hill Market: A lively Sunday market brimming with artisanal goods, local produce, and handcrafted gifts.

Brockwell Lido: A Grade II listed art deco swimming pool offering a unique slice of London history.

Brixton Village Market: A South London institution, the market features restaurants of all cuisines, independent stores and fishmongers, butchers and more.



Dulwich Picture Gallery





SE24 LANDMARKS

Living at Ashwood Gate means being surrounded by cultural and historical highlights:

Restaurants

- 1. Llewelyn's
- 2. Lulu's
- 3. Ken's Fish Bar
- 4. Peachy Goat

Cafe's & Coffee

- 5. Christopher's
- 6. Four Boroughs
- 7. Utter Waffle
- 8. Megan's in the Hamlet

Pubs & Bars

- 9. The Half Moon
- 10. The Cambria
- 11. Hootananny
- 12. Supercute Brewhouse

Green Spaces

- 13. Brockwell Park
- 14. Dulwich Park
- 15. Ruskin Park
- 16. Griffin Sports Club

Landmarks

- 17. Dulwich Picture Gallery
- 18. Herne Hill Market
- 19. Brockwell Lido
- 20. Brixton Village Market

SE19 TRANSPORT

Ashwood Gate is exceptionally well-connected, making it an ideal base for city professionals.

Herne Hill station is just a few minutes' walk, with direct trains to central London and beyond.

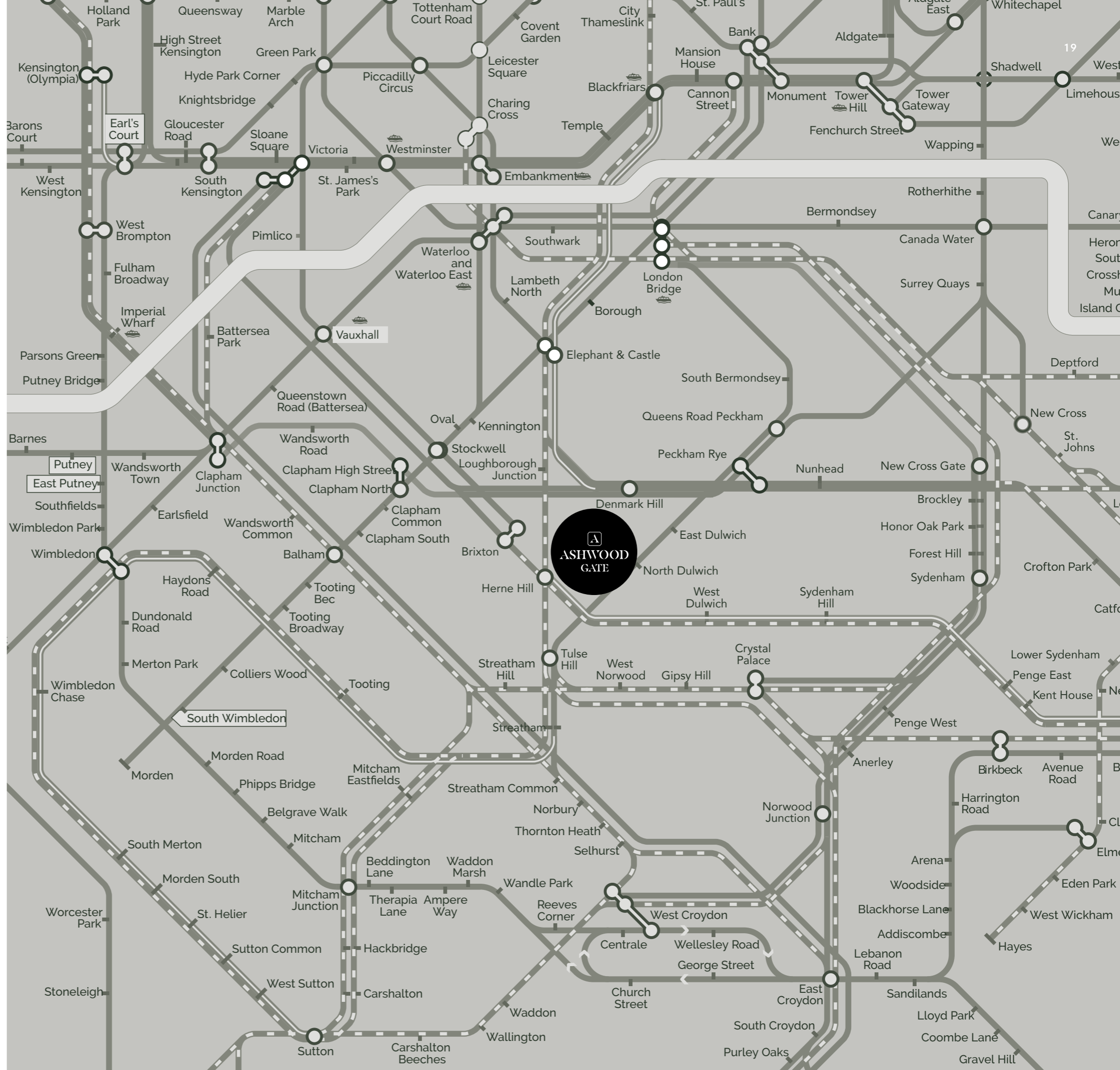
Public Transport:

- Victoria - 9 mins (Thameslink/Southeastern)
- Blackfriars - 10 mins (Thameslink)
- London Bridge - 20 mins (Thameslink)
- Clapham Junction - 20 mins (Overground/Thameslink)
- Canary Wharf - 25 mins (Thameslink/DLR)

Cycling:

- London Bridge - 25 mins
- Victoria - 27 mins
- Oxford Circus - 35 mins

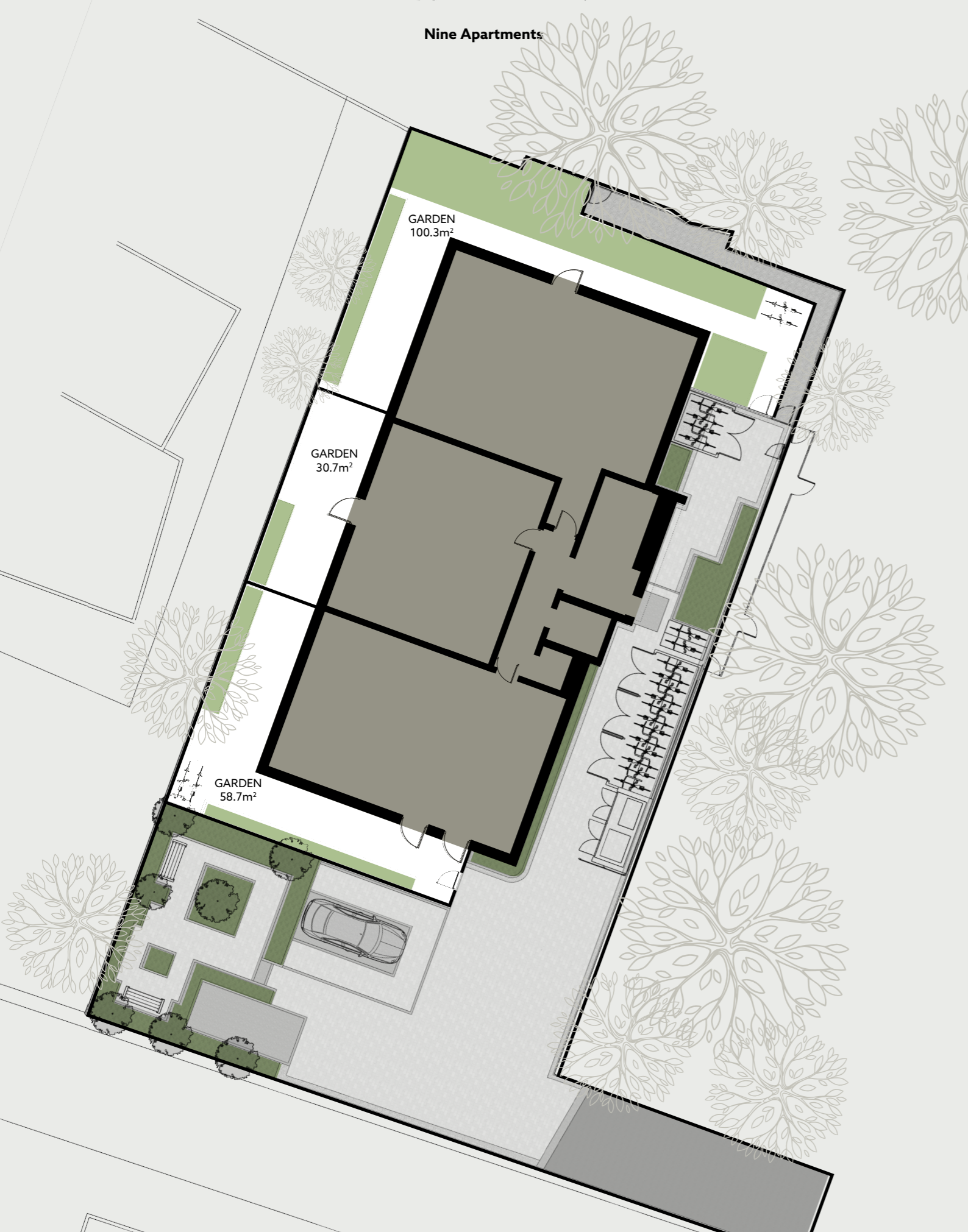
North Dulwich station is just a 10 minutes' walk, with direct trains to London Bridge whilst Denmark Hill offers access to Clapham Junction and London Blackfriars.





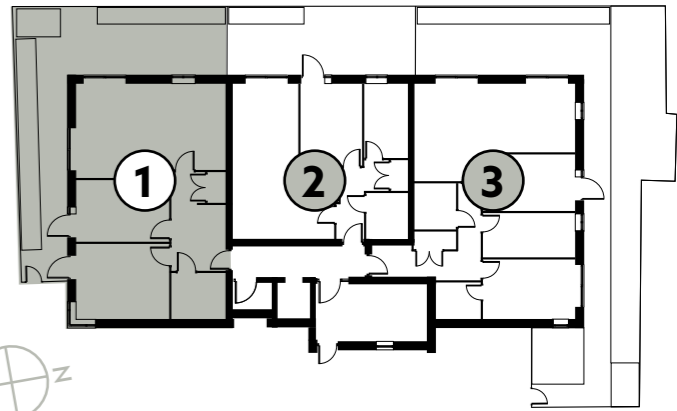
THE SITEPLAN

Nine Apartments

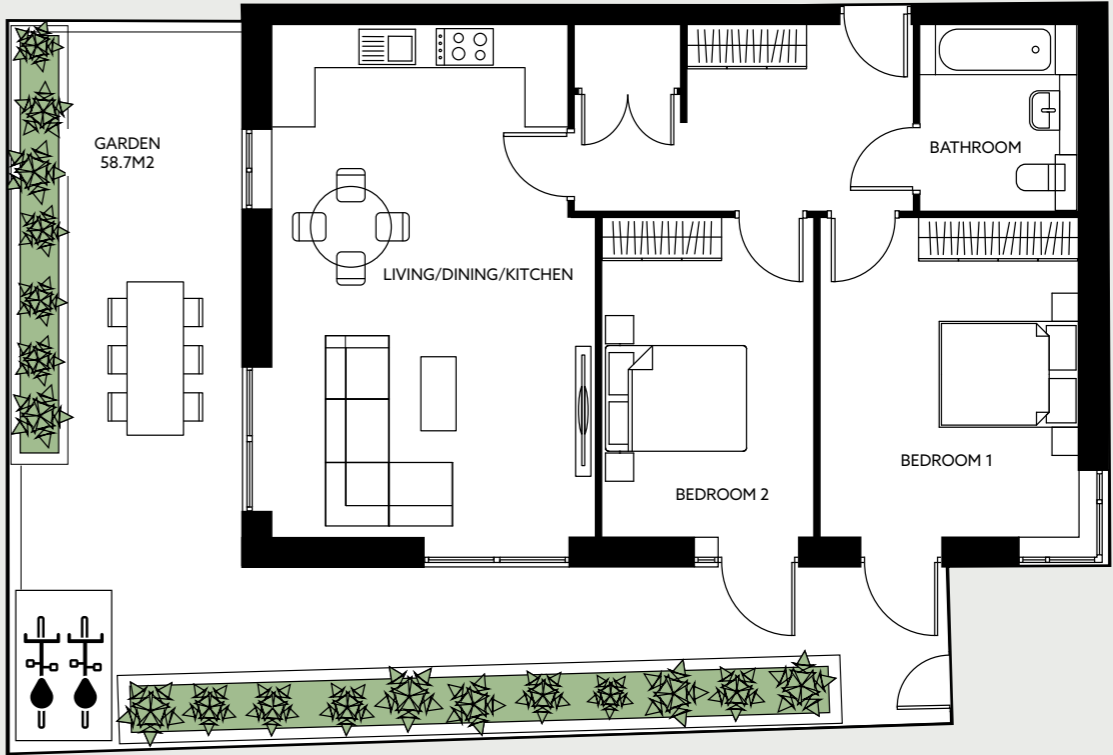


APARTMENT 1

Ground Floor
2 BEDROOM
83.2m² / 896ft²

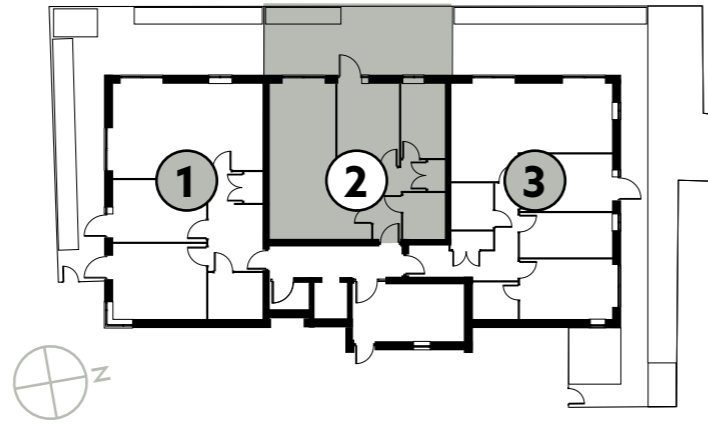


Living/Dining/Kitchen	7.3 x 4.6 m
Bedroom 1	4.5 x 3.6 m
Bedroom 2	4.5 x 3 m
Bathroom	2.6 x 2.2 m

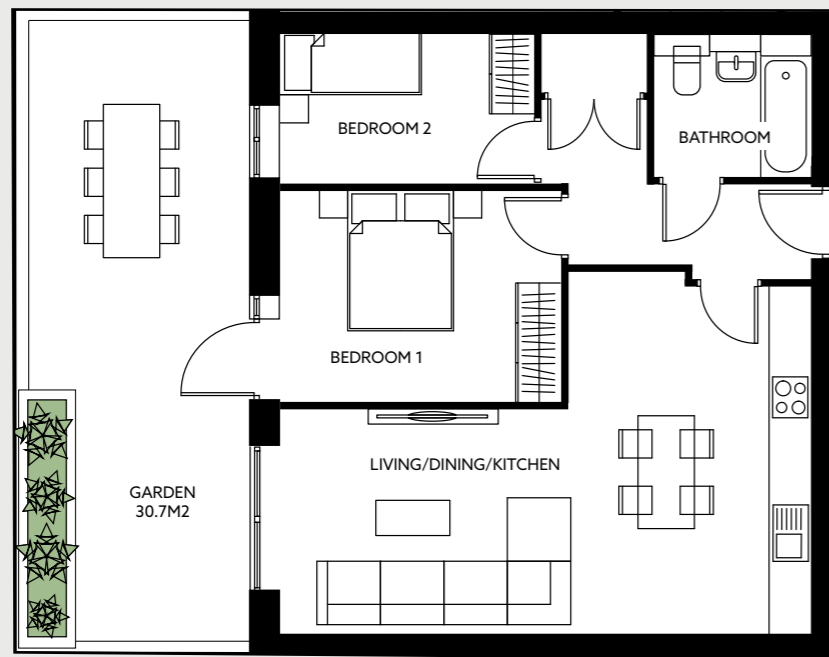


APARTMENT 2

Ground Floor
2 BEDROOM
64.8m² / 698ft²

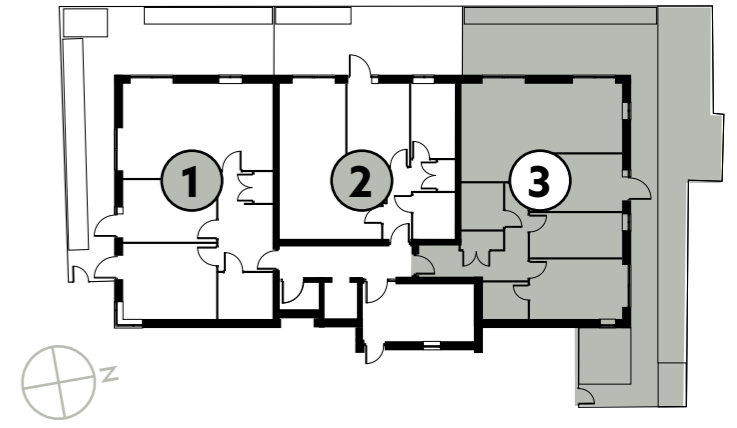


Living/Dining/Kitchen	7.5 x 5.2 m
Bedroom 1	4 x 3 m
Bedroom 2	3.6 x 2.1 m
Bathroom	2 x 2.2 m

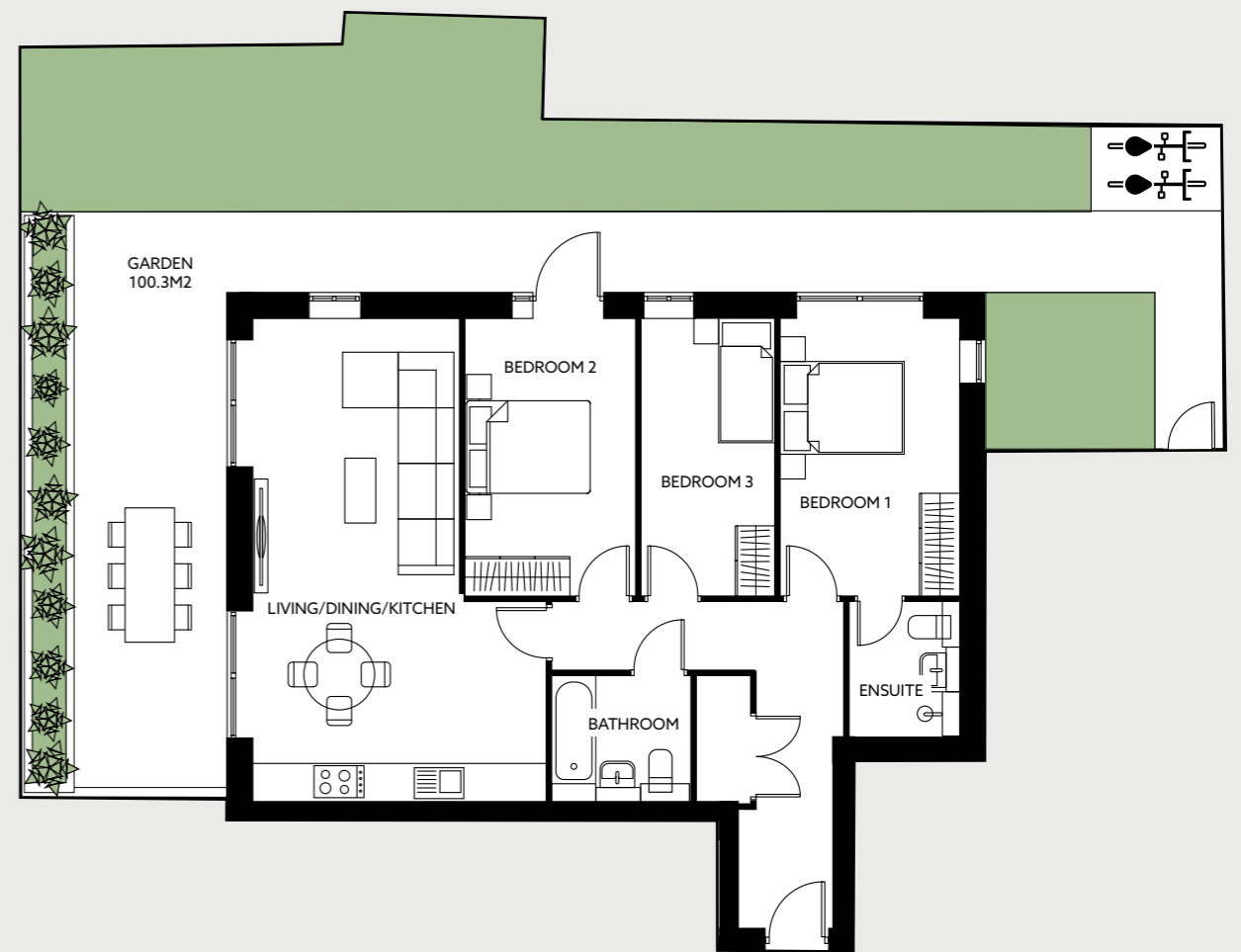


APARTMENT 3

Ground Floor
3 BEDROOM
91m² / 980ft²

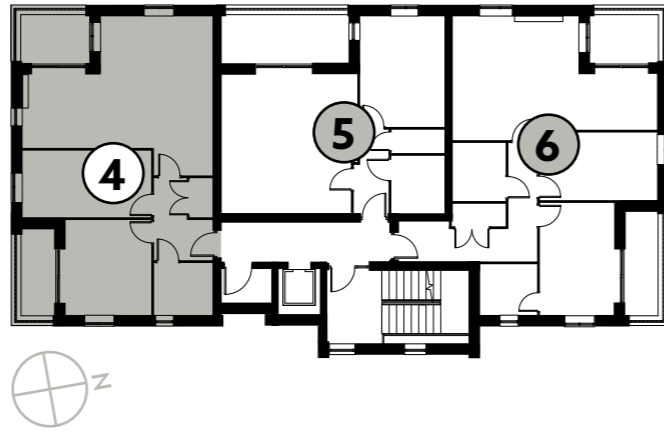


Living/Dining/Kitchen	3.3 x 7.8 m
Bedroom 1	2.9 x 4.5 m
Bedroom 2	2.8 x 4.5 m
Bedroom 3	2.2 x 4.5 m
Bathroom	2.2 x 2 m
Ensuite	1.8 x 2.2 m

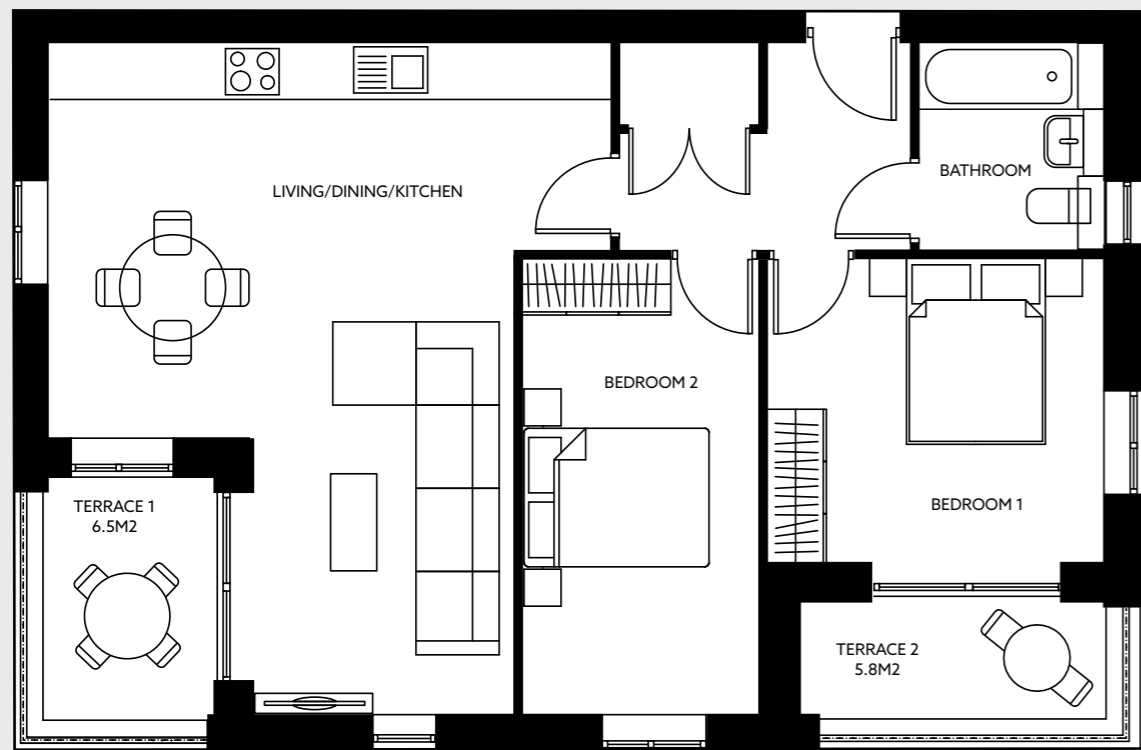


APARTMENT 4

First Floor
2 BEDROOM
70.5m² / 760ft²

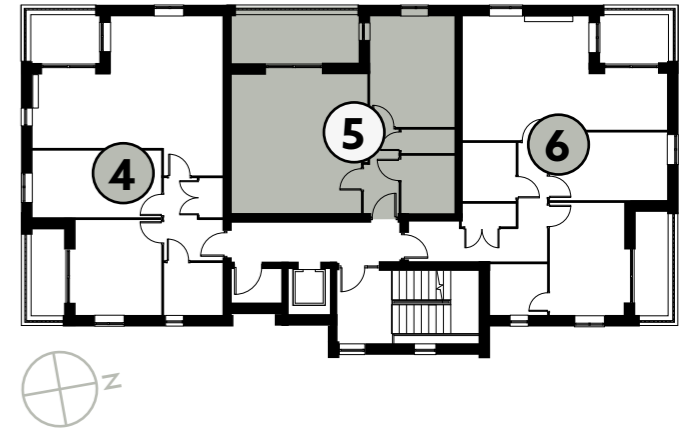


Living/Dining/Kitchen	6.1 x 7.3 m
Bedroom 1	3.3 x 3.6 m
Bedroom 2	4.9 x 2.6 m
Bathroom	2.2 x 2 m

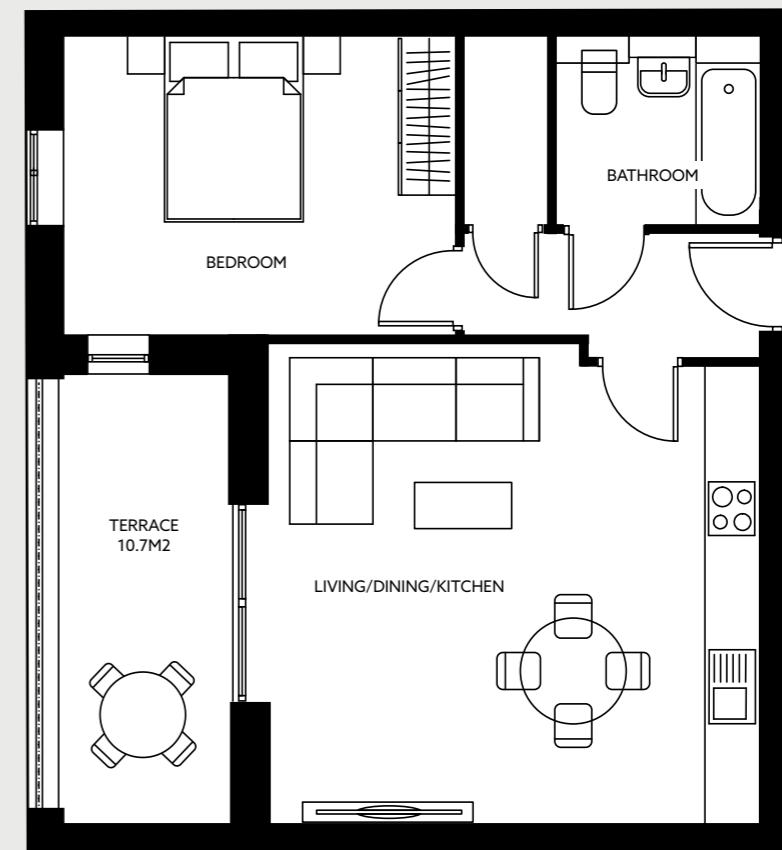


APARTMENT 5

First Floor
1 BEDROOM
52.8m² / 568ft²

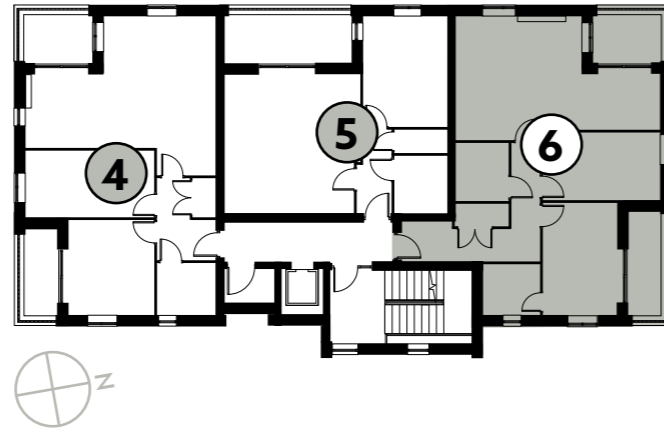


Living/Dining/Kitchen	5.2 x 5.3 m
Bedroom	4.2 x 3.2 m
Bathroom	2.2 x 2 m

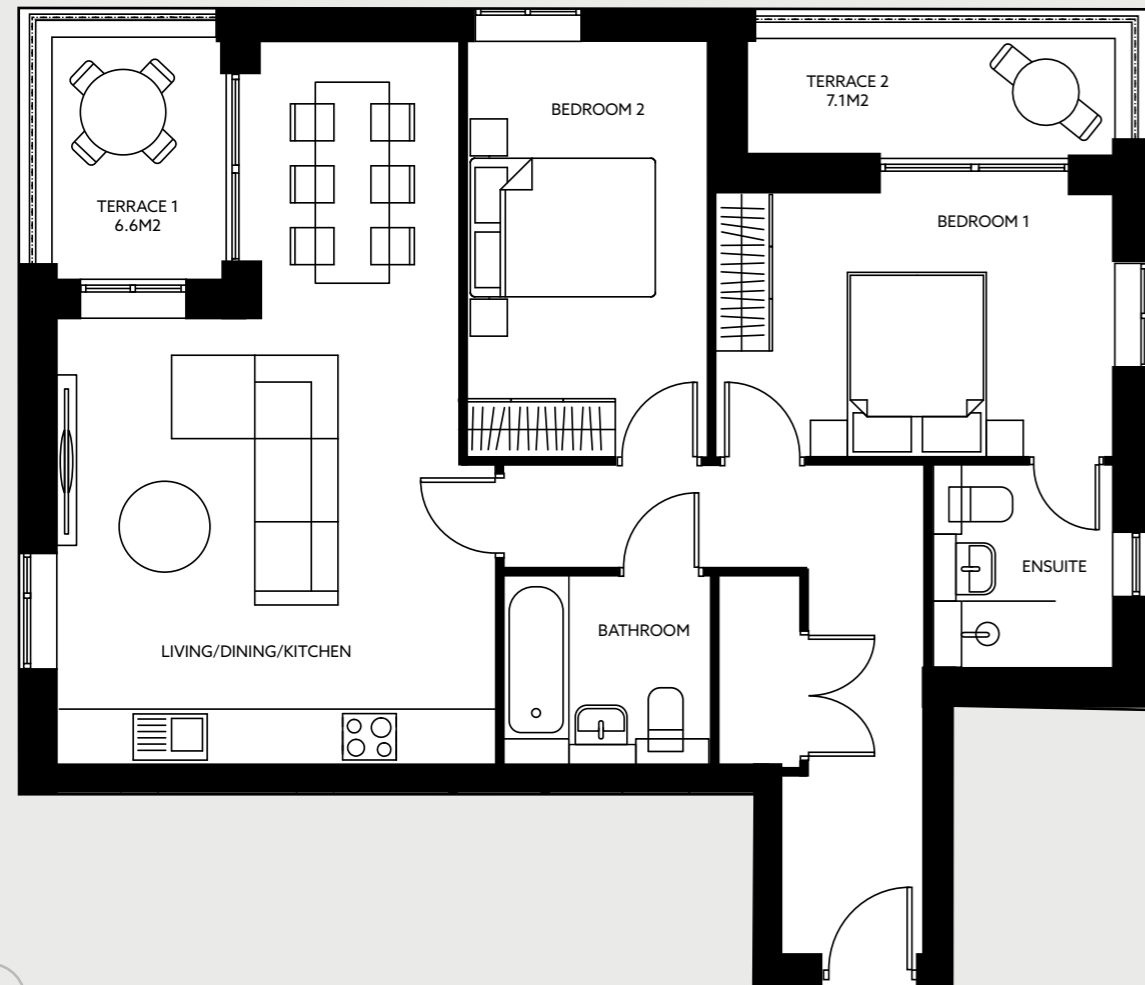


APARTMENT 6

First Floor
2 BEDROOM
76.8m² / 827ft²

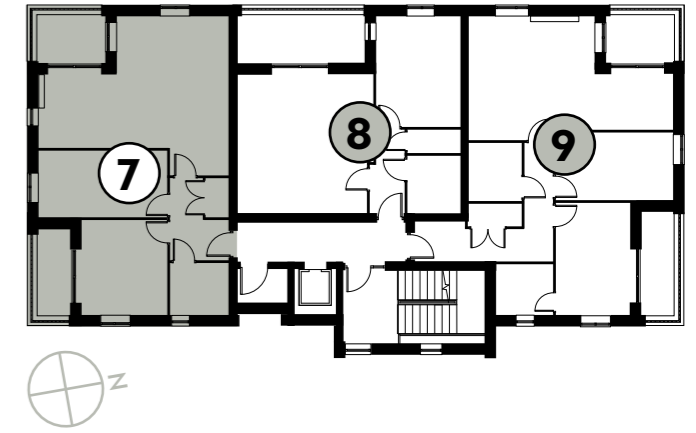


Living/Dining/Kitchen	7.8 x 4.7 m
Bedroom 1	4.3 x 2.8 m
Bedroom 2	4.5 x 2.6 m
Bathroom	2.2 x 2 m
Ensuite	2.2 x 2 m

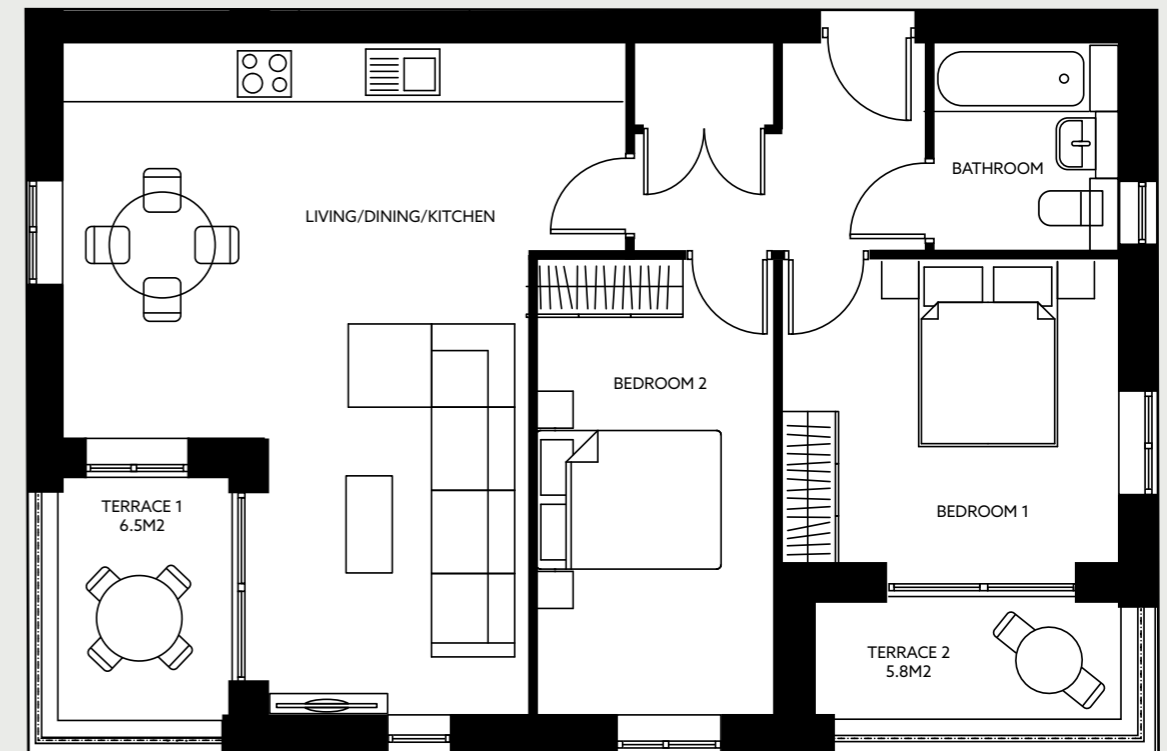


APARTMENT 7

Second Floor
2 BEDROOM
71m² / 764ft²

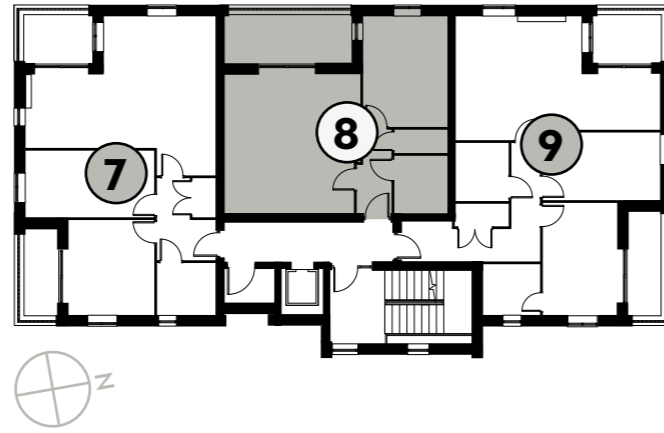


Living/Dining/Kitchen	6.1 x 7.3 m
Bedroom 1	3.3 x 3.6 m
Bedroom 2	4.9 x 2.6 m
Bathroom	2.2 x 2 m

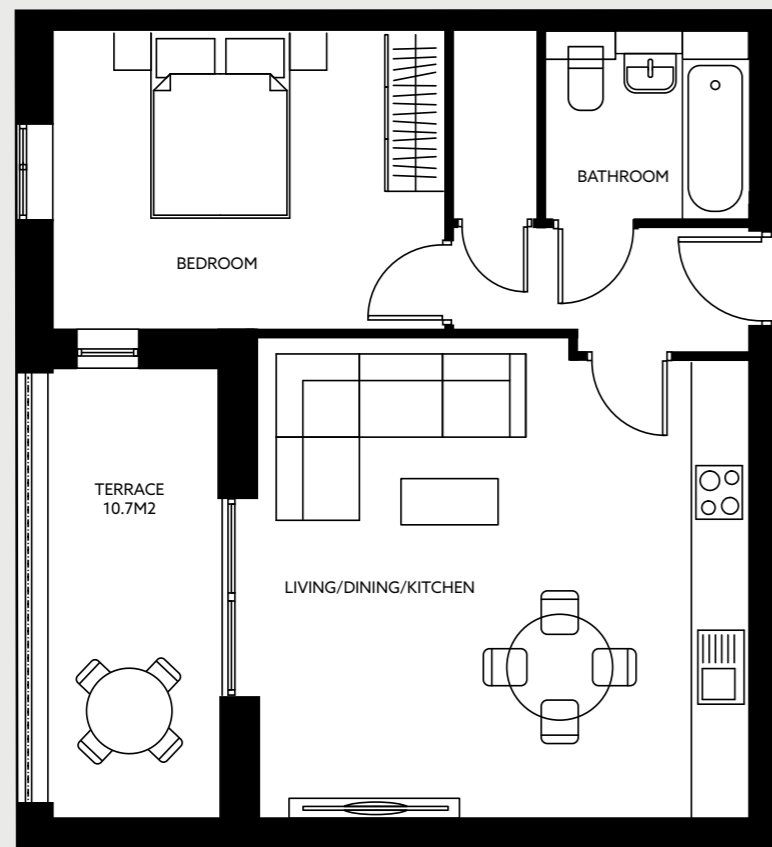


APARTMENT 8

Second Floor
1 BEDROOM
53m² / 571ft²

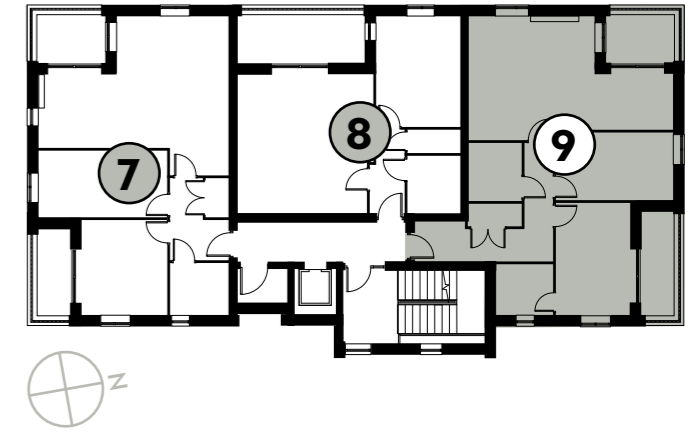


Living/Dining/Kitchen	5.2 x 5.3 m
Bedroom	4.2 x 3.2 m
Bathroom	2.2 x 2 m

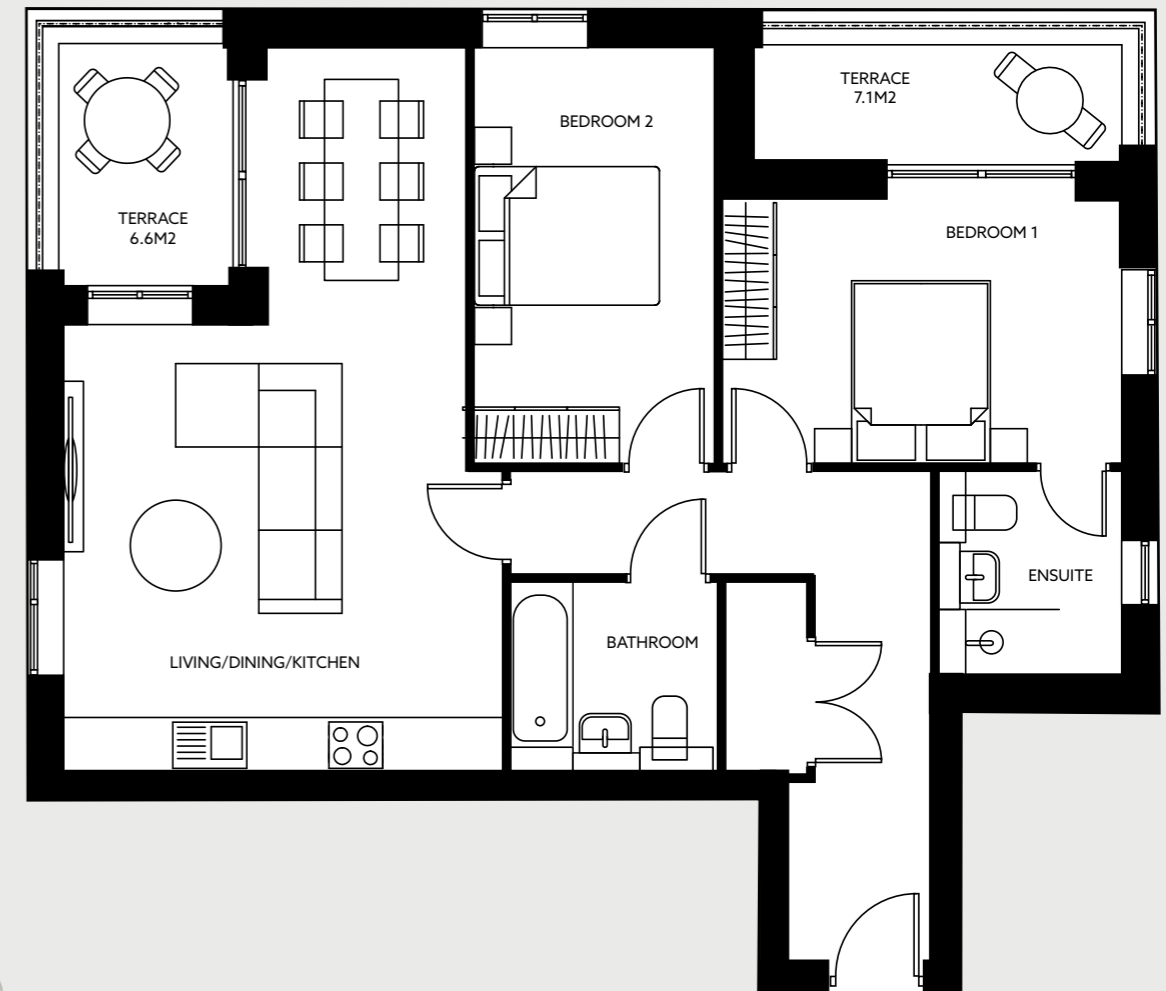


APARTMENT 9

Second Floor
2 BEDROOM
77.5m² / 834ft²



Living/Dining/Kitchen	7.8 x 4.7 m
Bedroom 1	4.3 x 2.8 m
Bedroom 2	4.5 x 2.6 m
Bathroom	2.2 x 2 m
Ensuite	2.2 x 2 m



OUR SPECIFICATIONS

Nine Apartments
3 Floors
Private Garden/terrace

KITCHEN

- Contemporary kitchens with soft close doors, designed and manufactured in Italy
- Quartz worktop and splashback
- Franke Maris under-mounted sink
- Franke Maris black kitchen tap
- Bosch induction hob
- Integrated Bosch microwave
- Integrated Bosch multifunction fan assist oven
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher

BATHROOM

- HIB contemporary basin with storage unit
- HIB black basin tap
- KARAG black shower head and hand mixer
- KARAG contemporary wall mounted toilet with concealed Roca cistern
- Roca black toilet flush plate
- Glass shower screen
- Roca bath
- Cifre Spanish porcelain wall tiles
- Lazzarini contemporary black heated towel rail

FLOOR FINISHES

- High quality carpet and underlay to bedrooms
- High quality LVT to hallways and kitchen/living rooms
- Cifre Spanish porcelain floor tiles to bathroom and ensembles
- Contemporary tiled patios and terraces

JOINERY AND IRONMONGERY

- Contemporary black door handles and hinges
- Single groove square edge skirting
- Single groove square edge architrave

INTERNAL AND GENERAL

- Black metal switch plates and light switches
- Bosch washer/dryer
- Integrated fire detection system
- Entry phone system
- High energy performance double glazed windows and external doors

HEATING

- High efficiency air source heat pump and electric boiler combination
- Underfloor heating (wet) throughout
- Smart heating thermostat with mobile phone compatibility

WINDOWS, DOORS AND SECURITY

- High security multi-point locking entrance door
- White 5 panel contemporary doors
- Contemporary black door handles and locks

THE DEVELOPERS

Futura Homes: Where Sustainability Meets Style

Futura Homes is more than just a property developer; we're a visionary company dedicated to creating exceptional living spaces that are both beautiful and sustainable. We believe in building homes that harmonise with the environment, minimising our impact on the planet while enhancing the quality of life for those who call our homes their own.



OUR COMMITMENT TO SUSTAINABILITY

Eco-friendly Materials: We prioritise the use of sustainable and locally sourced materials whenever possible, reducing our carbon footprint and supporting local economies.

Energy Efficiency: Our homes are designed with energy efficiency in mind, incorporating features such as high-performance insulation, solar panels, air source heat pumps and energy-efficient appliances.

Water Conservation: We implement water-saving measures such as low-flow fixtures, to minimize water consumption.

Green Spaces: We integrate green spaces into our developments, creating beautiful and biodiverse environments that promote well-being and enhance the local ecosystem.



DESIGN-LED APPROACH

Architectural Excellence: Our team of talented architects and designers create homes that are not only functional but also aesthetically pleasing, blending modern aesthetics with timeless elegance.

Thoughtful Planning: We meticulously plan each development, considering the surrounding environment and creating spaces that seamlessly integrate into the local community.

Customisation Options: We offer a range of customisation options, allowing you to personalise your home to suit your individual style and preferences.



Kitchen CGI



ENQUIRE

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EXPERIENCE THE FUTURA DIFFERENCE:

Choose Futura Homes and experience the difference. We are committed to building a better future, one sustainable and stylish home at a time.

Contact us today to learn more about our current developments and discover the home of your dreams.

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