




ALBURY PARK

ESSENTIALLY LONDON, EXCLUSIVELY COUNTRYSIDE

*Twelve stunning highly individual apartments in a
designated area of outstanding natural beauty, just 33 miles
from Central London in the Surrey Hills.*

An aerial photograph of Albury Park, showing a large, historic stone mansion (Albury House) with multiple chimneys and a central tower, surrounded by dense trees and rolling hills. The image is in a dark, monochromatic blue tone.

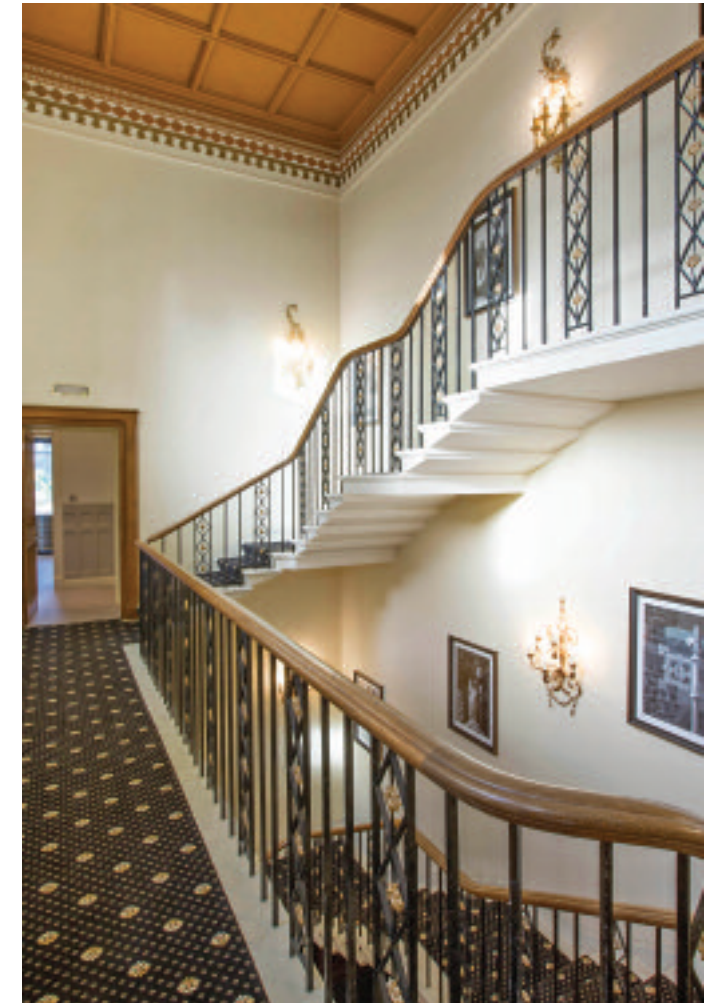
Set in over 5 acres of formal gardens within the Duke of Northumberland's 150 acre parkland, Albury Park is an imposing Grade II Listed Stately home that once hosted the Coronation Banquet of King George III.*

With origins predating the Domesday Book and an exceptionally rich architectural heritage, Albury Park rightly deserves its Grade II* Listing.

From eminent Earls to eccentric Parliamentarians, the Mansion's former owners have left their imprint on the estate contributing to Albury Park's distinctive appearance and stunning surroundings that remain today.



Sir John Soane, architect for the Bank of England made several improvements to Albury Park including the striking and prominent cantilevered staircase, which imparts an awe-inspiring sense of arrival to a number of the new apartments.



*In historical
masterpiece*

Augustus Pugin, designer of the Houses of Parliament, also left his mark by giving Albury Park its unmistakable Gothic Tudor appearance and crowning glory: 63 individual candlestick chimneys.

In more recent history, Algernon Percy, 6th Duke of Northumberland, became the new owner of Albury Park and ownership of much of the estate has been retained by the Northumberlands.



*12 residences are offered
for sale that exude
style, splendour and
craftsmanship with
24 hour concierge and
resident portering
services.*

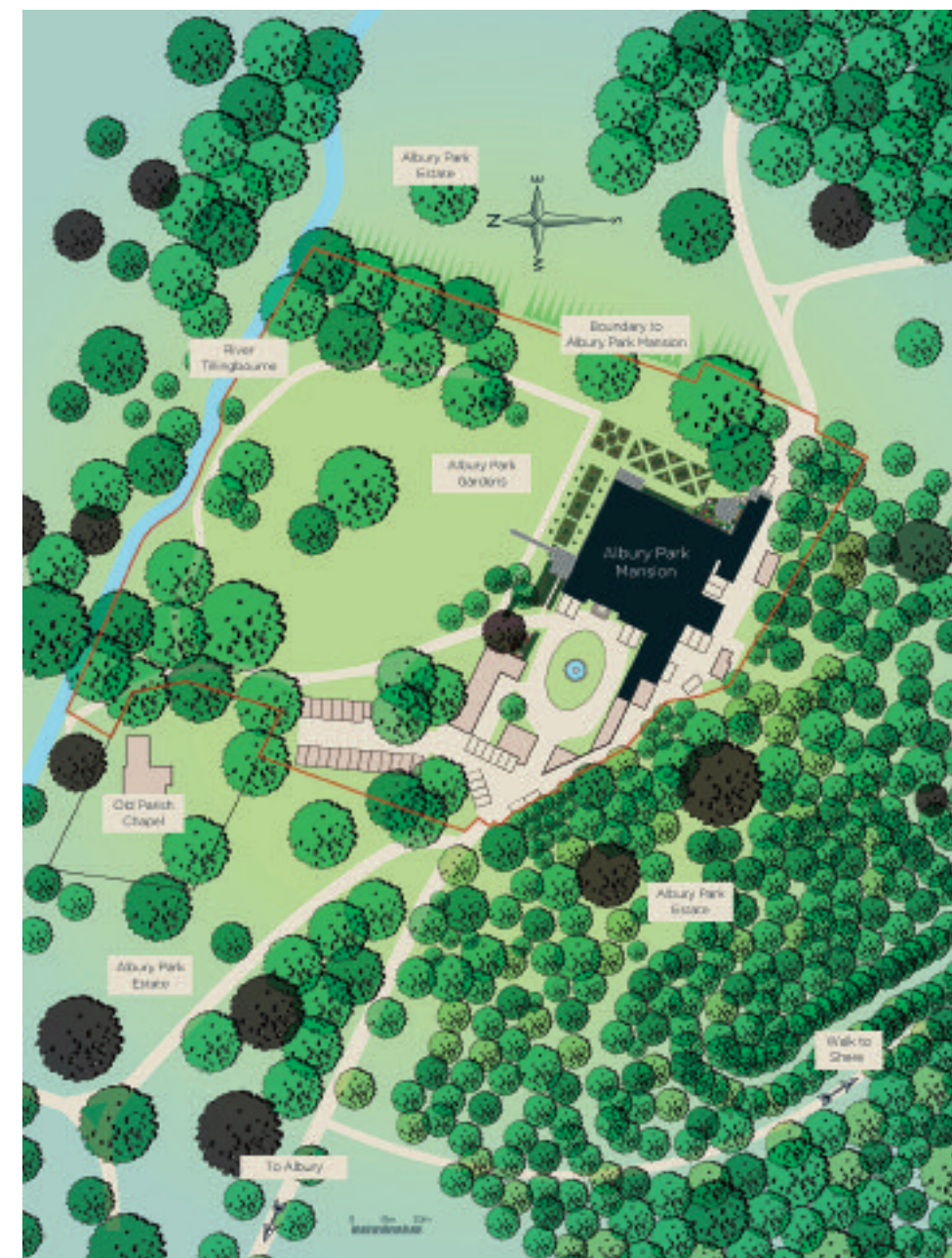




A new chapter

This beautiful and historical Surrey house is surrounded by magnificent Listed mature gardens and sits on the bank of the scenic River Tillingbourne.

Albury Park enjoys an impressive architectural provenance. Now fully restored by Michael Wilson Restorations and Chelsminster Estates, who have introduced a highly technological specification into this striking building marrying history and grandeur with 21st century living, the apartments are ready for a new chapter in the life of this Stately home.



Enjoy the country Lifestyle

Albury Park is in an unrivalled parkland setting offering complete tranquility and privacy. Albury's exceptional location makes it ideal for those who may enjoy the outdoor lifestyle and country pursuits.



RESTAURANTS

Indulge at Michelin Starred restaurants with Drakes, only a few miles away at Ripley or The Latymer at Pennyhill Park. Surrey offers a wide selection of restaurants to suit all tastes and with London only 33 miles away, a world of culinary experiences is within easy reach.



RIDING

High quality equestrian and livery facilities are available locally and with Albury Park located in the heart of the Surrey Hills, there is a network of bridle paths for keen horse riders offering gentle riding for the less experienced or more challenging routes.

SHOOTING

The Albury Park Estate is an excellent location for partridge and pheasant shoots. These can be arranged with prior agreement, or alternatively bespoke game bird shoots can be organised locally where a variety of drives can be accommodated.

Discover *outdoor pursuits*



FISHING

Albury Park is renowned for the very best trout and fly fishing in the country, with its tranquil river and well stocked lake. The River Tillingbourne, which runs through the Albury Park Estate, is a delightful stretch to fish and fishing rights can be obtained upon request.

EVENTS CALENDAR

Albury Park is a luxurious base from which seasonal events can be reached.

Cowdray Park Polo Club, April – Sept
Hurtwood Park Polo Club, May – Sept
Epsom Derby, June
Polo in the Park, Hurlingham, June
Henley Royal Regatta, July
Royal Ascot, June
Wimbledon from June
Veuve Clicquot Polo Gold Cup, July
Goodwood Festival of Speed, June
British Grand Prix, July
Glorious Goodwood, Aug
Salon Prive, Sept
Goodwood Revival, Sept





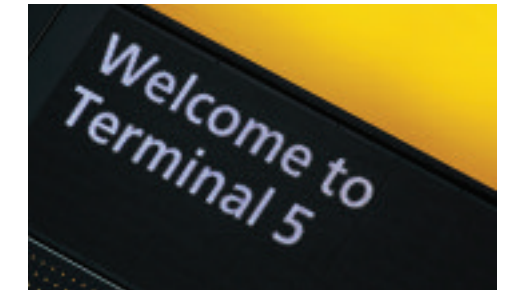
Within reach of Central London

DRIVING

Albury Park is only a 33 mile drive from London's Mayfair, typically being reached within under an hour via the A3. Heading south, the charming sandy beaches of West Wittering and coastal resorts of Eastbourne or fashionable Brighton are also approximately an hours drive away.

EDUCATION

Surrey is home to many excellent schools including Charterhouse, Tormead, King Edwards, Cranleigh, St Catherines, Guildford High and Hurtwood House. In addition, the University of Surrey is the leading Research and Development university in the UK and is listed in the UK top 10.



LONDON SHOPPING

The designer boutiques of Mayfair's Bond Street and the stores of Knightsbridge including Harvey Nichols and Harrods are just a 33 mile drive from Albury Park.



AIR & RAIL

Both Heathrow and Gatwick airports are conveniently located within 25 miles of Albury Park, for international long haul, European and domestic flights. Additionally, Guildford offers a mainline rail service to London Waterloo taking just 31 minutes.



Immerse yourself in the tranquility of the Surrey Hills

Albury Park is nestled in the heart of the Surrey Hills, an area of outstanding natural beauty. Both the award winning gardens and picturesque countryside around Albury Park provide tranquillity and an exceptional landscape with local beauty spots of Newlands Corner and Box Hill also nearby.

GUILDFORD

Guildford which is only five miles from Albury Park with its famous cobbled high street and Cathedral is reported to be the Luxury Shopping Capital of the UK outside London, with its exceptional boutiques and choice of fashion and restaurants. Guildford is also a centre for culture and music with its Mill Studio, G Live, Yvonne Arnaud Theatre and annual Guildfest music event.

WISLEY GOLF

The Wisley is a private members golf club situated in a tranquil area of north west Surrey, recognition for standards of excellence, not only as an outstanding golf course but also for the quality of all member services. Membership can be arranged at Wisley or for many other leading local golf courses close to Albury.

WISLEY GARDENS

RHS Wisley is within 12 miles of Albury Park and has been voted 'Britain's Favourite Garden', with its spectacular greenhouses and seasonal displays of colour.

SHERE

Shere is a quintessential English village just half a mile as the crow flies from Albury Park, across country footpaths. This quiet and picturesque village, which is often used as a film set, is home to quaint shops, pubs, restaurants and tea rooms which can be enjoyed for their charm and individuality.





The State Apartments - The King George III Suite

TWO / THREE BEDROOMS

GROSS INTERNAL FLOOR AREA 557 SQ M / 6,000 SQ FT

LOWER GROUND FLOOR 115 SQ M / 1,242 SQ FT



The King George III Suite is the largest, offering some 6,000 sq ft of stunning living space; the 42ft long drawing room, with its magnificent marble fireplace and 18ft high ceilings, hosted King George III's Coronation Banquet in 1761. It enjoys a wonderful outlook over the sweeping lawns and the manicured parterres that are privately allocated to this home.



The master bedroom suite has a central glazed atrium and a glass wall opening on to its own walled garden.

A free standing island forms a large separate dressing area.



The kitchen has two central islands, one incorporating a breakfast bar and a door opening onto the private terrace and parterres of this apartment.





The guest suite is set to the front of the mansion overlooking the central courtyard garden.

Bathrooms include bespoke units and luxurious suites with high quality fittings and are fully tiled in marble.



Incorporated into the barrel vaulted, imposing entrance hall is a dramatic, galleried mezzanine study / tv room which could also form the third bedroom.

Extensive Tudor cellars offer a plethora of choice for residents wanting additional space for a gym, spa, media room and of course wine bins.

This home also has a double garage and two allocated car parking spaces.



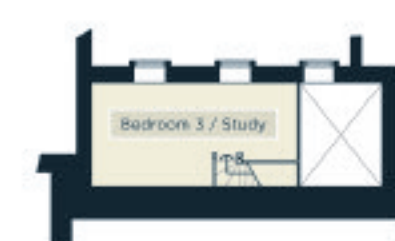
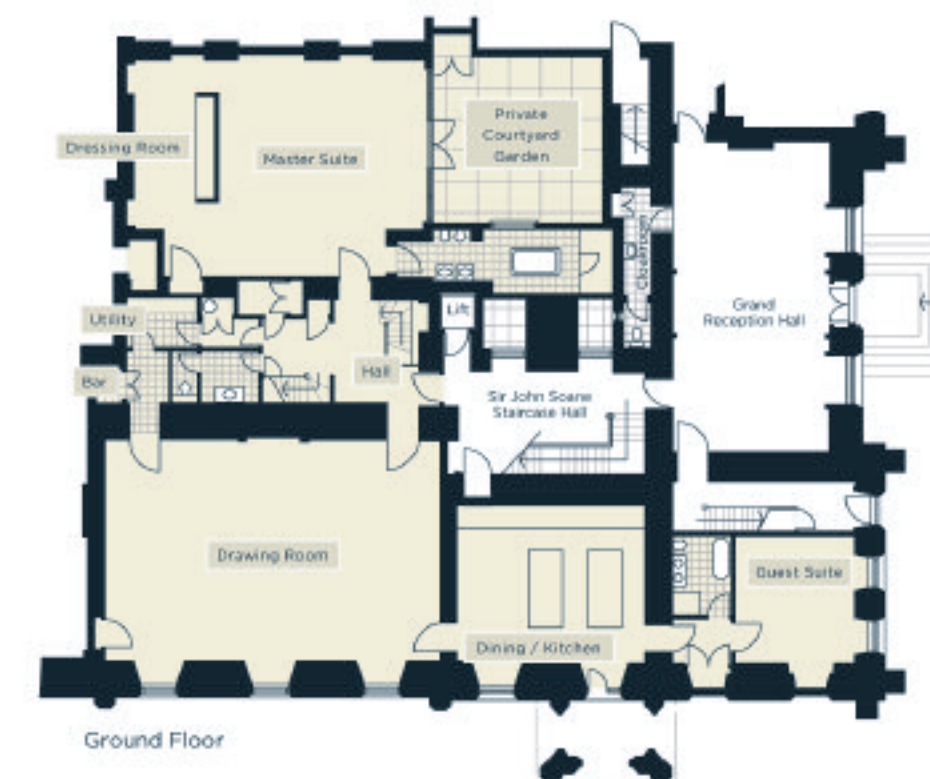
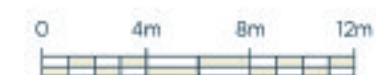
The spa area with its hydrotherapy pool incorporates a hidden tv and music system behind the bespoke mirrors.

Floor Plans - The King George III Suite

TWO / THREE BEDROOMS
GROSS INTERNAL FLOOR AREA 557 SQ M / 6,000 SQ FT
LOWER GROUND FLOOR 115 SQ M / 1,242 SQ FT

	metres	feet
Entrance Hall	4.0 x 3.2	13'1" x 10'6"
Drawing Room	12.8 x 8.55	42'0" x 28'0"
Kitchen / Dining Room	7.2 x 6.1	23'6" x 20'0"
Master Suite	11.3 x 8.25	37'0" x 27'0"
Guest Suite	4.8 x 4.5	15'9" x 14'9"
Bedroom 3 / Study	8.4 x 4.0	27'6" x 13'1"
Private Courtyard Garden	6.4 x 6.3	21'0" x 20'8"
Spa	7.1 x 3.3	23'4" x 10'9"
Multi Gym	5.75 x 3.25	18'9" x 10'7"
Wine Store	6.5 x 3.1	21'3" x 10'2"
Wine Store	3.65 x 3.4	12'0" x 11'0"

GROUND FLOOR



Mezzanine Floor



Lower Ground Floor





The State Apartments - The Sir John Soane Suite

FOUR BEDROOMS

GROSS INTERNAL FLOOR AREA 542 SQ M / 5,839 SQ FT

LOWER GROUND FLOOR 85 SQ M / 921 SQ FT

The Sir John Soane Suite is rightly so called as this renowned architect was responsible for this elegant drawing room on the eastern aspect of the mansion.





Ceiling heights of 18ft provide grandeur while full height windows open to give direct access to the private terrace and manicured parterres on this side of the mansion that are for the sole use of the residents of this apartment.



This apartment enjoys a high degree of privacy with four delightful bedrooms. The master suite with stunning easterly views over the gardens incorporates both a separate dressing room and beautiful marble bathroom.



Another special feature of this apartment is its grand reception hall with glazed atrium.





An equally stunning room is the kitchen / dining room which has an amazing triple height vaulted Cathedral style ceiling; a mezzanine deck provides a gallery sitting room while there is exceptional light provided by two tall windows overlooking the gardens.



The extensive lower ground floor offers its residents the choice of additional amenities such as wine cellars, a spa and a gymnasium / media room.

The home also has its own double garage and two allocated car parking spaces for guests.



The spa area with its hydrotherapy pool incorporates a hidden tv and music system behind the bespoke mirrors.

Floor Plans - The Sir John Soane Suite

FOUR BEDROOMS
GROSS INTERNAL FLOOR AREA 542 SQ M / 5,839 SQ FT
LOWER GROUND FLOOR 85 SQ M / 921 SQ FT

	metres	feet
Reception Hall	6.9 x 4.6	22'7" x 15'1"
Drawing Room	10.6 x 7.2	34'9" x 23'7"
Dining incl. Kitchen / Breakfast	10.5 x 5.7 5.7 x 4.8	34'5" x 18'10" 18'10" x 15'10"
Gallery Sitting Room	5.7 x 3.8	18'10" x 12'4"
Study	3.7 x 2.8	15'9" x 9'2"
Master Suite	7.55 x 6.1	24'9" x 20'0"
Dressing Room	3.5 x 2.5	11'6" x 8'2"
Guest Suite 1	5.8 x 3.8	19'0" x 12'6"
Guest Suite 2	4.4 x 3.6	14'5" x 11'10"
Bedroom 4	4.7 x 3.1	15'5" x 10'2"
Multi Gym	6.3 x 3.25	20'7" x 10'7"
Wine Store	3.7 x 3.3	12'1" x 10'9"
Spa	7.7 x 4.8	25'4" x 15'10"

GROUND FLOOR



Ground Floor Lower Ground Floor

The State Apartments - Specification

THE STATE APARTMENTS

THE KING GEORGE III SUITE

Gross internal floor area
557 sq m / 6,000 sq ft

Lower ground floor
115 sq m / 1,242 sq ft

THE SIR JOHN SOANE SUITE

Gross internal floor area
542 sq m / 5,839 sq ft

Lower ground floor
85 sq m / 921 sq ft



- Original oak window shutters, doors and panelling supplemented with new matching solid oak joinery
- Hand molded on site specialist plaster work to skirting, cornice and architraves matching and complimenting original plasterwork
- Cat 6 wiring
- Rako lighting system
- Sonos music system
- Bespoke kitchen with Miele appliances
- Villeroy and Boch sanitary ware with Grohe taps and showers incorporating body jets
- Bespoke vanity units by Jonathan Sainsbury
- Bathroom cabinets by Keuco
- Marble by Ionic
- Porcelain tiles by Porcelanosa
- Solid oak flooring incorporating herringbone feature areas by Silvan
- Bedrooms and galleries "Prestige Velvet" wool carpets by Westex
- LED low energy lighting
- Independent SAV heat exchange units for hot water and central heating via estate managed boilers
- The reuse after total off site upgrade and re siting wherever possible in original position, of the Victorian radiators supplemented by concealed high output radiators



- Chandeliers by Preciosa
- Individual security and intruder alarm systems by Banhams
- Televisions by Bang and Olufsen
- Polished and specialist plasterwork by Italian Stucco
- Wallpaper by Zoffany
- Paint finishes by Mylands
- French polishing by the keeper of The Houses of Parliament woodwork (by Augustus Pugin)
- Ironmongery by Turnstyle
- Cellars
- Saunas by Anapos
- Hydrotherapy pools by Anapos
- Independent air change/handling climate control
- Bespoke mirrored TV and music walls
- Strong rooms
- Wine cellars incorporating original metalwork gates with temperature regulated by new glass doors

Energy Performance Certificates for each apartment are available to view by visiting:
www.alburypark.co.uk



Albury Park - The Principal Apartments

ALBURY PARK HAS A FURTHER 10 PRINCIPAL APARTMENTS, EACH WITH ITS OWN CHARACTER AND ARCHITECTURAL HERITAGE. EACH APARTMENT HAS UNDERGONE THE SAME METICULOUS RESTORATION PROCESS TO PRESERVE ITS HISTORICAL INTEGRITY, MATCHED WITH 21ST CENTURY DESIGN AND TECHNOLOGY.

THE EARL OF ARUNDEL SUITE - THREE BEDROOMS

THE CHARLES WALL SUITE - TWO / THREE BEDROOMS

THE EARL OF AYLESFORD SUITE - TWO BEDROOMS

THE HENRY DRUMMOND SUITE - TWO BEDROOMS

THE DUKE OF NORFOLK SUITE - TWO / THREE BEDROOMS

THE DUCHESS OF NORTHUMBERLAND SUITE - THREE BEDROOMS

THE AUGUSTS PUGIN SUITE - THREE BEDROOMS

THE JOHN EVELYN SUITE - THREE / FOUR BEDROOMS

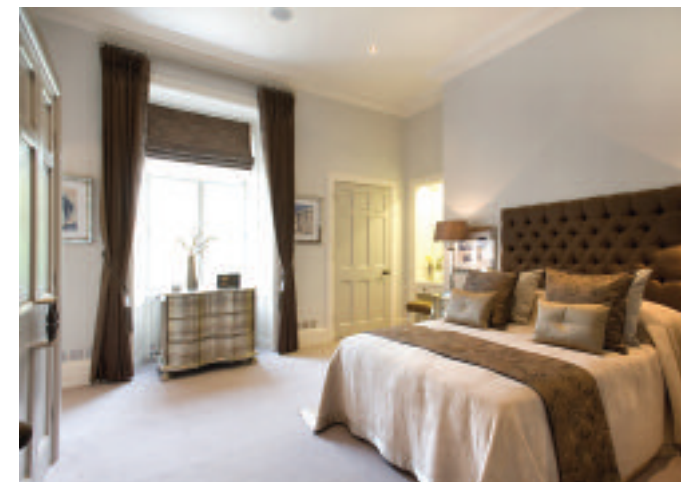
THE SAMUEL THORNTON SUITE - THREE BEDROOMS

THE ADMIRAL WILLIAM FINCH SUITE - ONE BEDROOM



This large drawing room is flooded with light from the window overlooking the main courtyard entrance to Albury Park.

Restored Pugin panelling lines the hallway while robust radiators have been stripped, dipped, tested and galvanised in gun metal.



Bedrooms are generously proportioned and opulent with high ceilings and natural light.

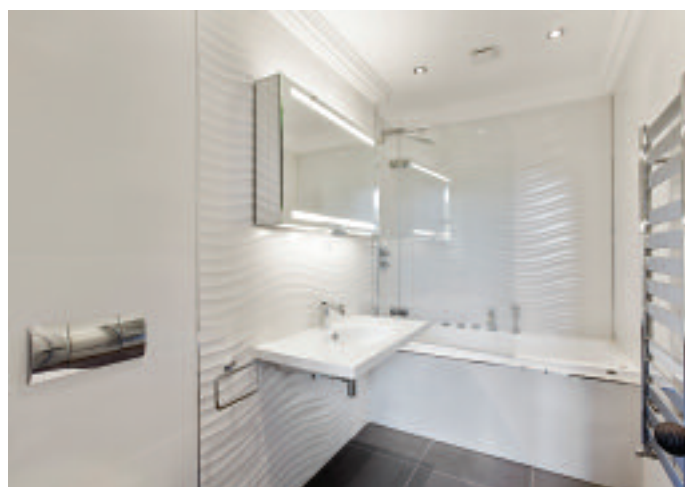
En-suite bathrooms are fitted to the highest specification with natural highly polished stone or ceramic tiling.

Period features and quirky details have been preserved throughout Albury Park, and sit alongside new additions.



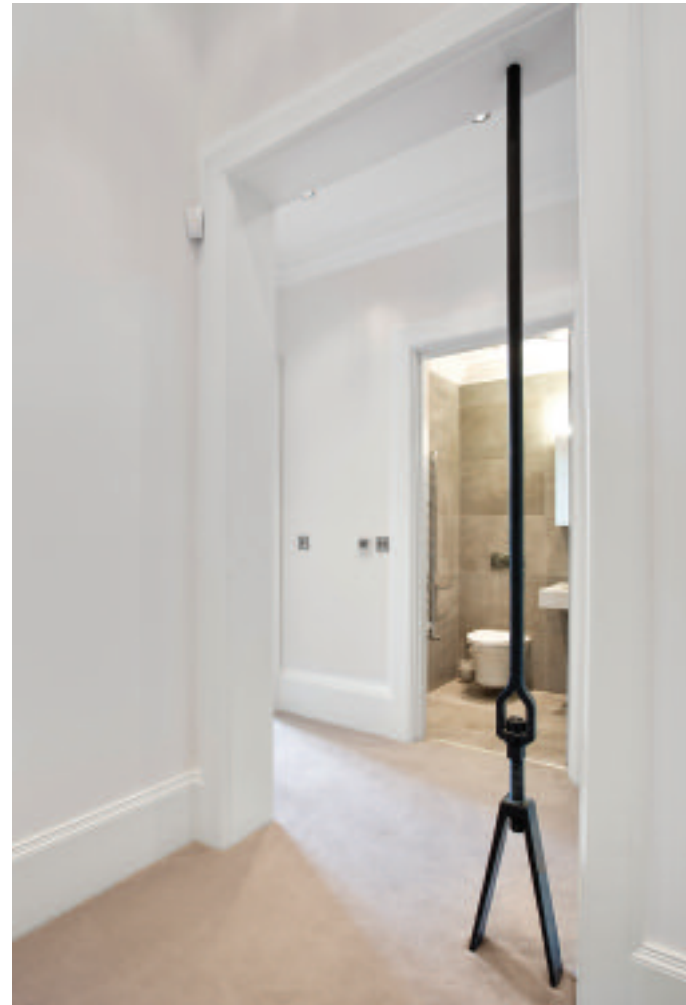


Rooms are generously proportioned to maximise the feeling of spaciousness and light, which floods in from large windows. Every detail has been scrutinised and considered to ensure the highest level of finish and convenience for 21st century living.



No two apartments at Albury Park are the same. Individual layouts, bespoke fittings and restored features give each a unique personality, some with mezzanine areas offering flexibility of use as work space, play areas or dressing rooms and all with rooftop terraces or gardens.





Within the apartments unusual features have been restored or preserved - floor to ceiling height braces which are a testament to 18th century engineering, curved walls which have become a feature of a bathroom or beamed ceilings and Pugin panelling.



Floor Plans - The Earl of Arundel Suite

THREE BEDROOMS
GROSS INTERNAL FLOOR AREA 211 SQ M / 2,275 SQ FT
ROOF TERRACE 20 SQ M / 217 SQ FT

This lovely ‘tower house’ comprises accommodation spanning four storeys of the mansion as well as a private roof terrace. It has three entry points; an external entrance from the south west elevation, as well as being accessed direct from the grand reception hall and via the lift direct to the first floor. The double aspect sitting / dining room is open plan to the kitchen and has views over the front of the building and to the south west.

The master bedroom suite has an unusual galleried sitting room on a mezzanine area with conservation roof lights, in addition to an adjoining bathroom and dressing room. The second and third bedroom share a shower room while stairs take you to your own private roof terrace (26ft 9in x 8ft 3in). There is also an allocated garage within the Garage Courtyard.



Floor Plans - The Charles Wall Suite

TWO / THREE BEDROOMS
GROSS INTERNAL FLOOR AREA 211 SQ M / 2,275 SQ FT
ROOF TERRACE 20 SQ M / 217 SQ FT

Entry to The Charles Wall Suite is from the grand reception with a staircase rising to a mezzanine entrance hall and opening into the partly vaulted dining hall / kitchen. Extending to some 1,749 sq ft, its well-planned flexible layout includes an option for a third bedroom or for a study with French doors accessing the drawing room.

With the dining area, drawing room, study and master bedroom all facing south west, this is a light-filled apartment. Both the well-proportioned master and guest bedroom suites have an adjoining bathroom and there is a separate shower room for added convenience. One particularly decorative window with multi-hexagonal panes of glass can be found in the master bedroom. A door from this room provides access to a roof terrace that offers private outside space with a spectacular outlook over the mansion's roovescape.

There is an allocated garage within the Garage Courtyard.



Floor Plans - The Earl of Aylesford Suite

TWO BEDROOMS
GROSS INTERNAL FLOOR AREA 143 SQ M / 1,542 SQ FT

The suite includes its own private external entrance, parking space and garden on the south west facing elevation, The Earl of Aylesford Suite can also be accessed via the grand reception hall. A large kitchen is open plan to the dining area while the drawing room has three large windows overlooking its own private area of garden.

There is also a useful laundry / utility room.

Barrel ceilings to the master and guest bedroom suites impart character and add to the individuality of this home that extends to 1,542 sq ft. A garage is also allocated to this apartment.

	metres	feet
Drawing Room	7.8 x 4.9	25'7" x 16'0"
Kitchen / Dining	5.75 x 4.6	18'10" x 15'0"
Master Suite	4.75 x 3.8	19'0" x 12'9"
Guest Suite	4.7 x 3.8	15'5" x 12'6"
Garden	4.5 x 5.3	14'9" x 17'4"



Floor Plans - The Henry Drummond Suite

TWO BEDROOMS
GROSS INTERNAL FLOOR AREA 156 SQ M / 1,682 SQ FT
ROOF TERRACE AREA 21 SQ M/231 SQ FT

This magnificent apartment spans the front of the first floor of the mansion. Accessed either by the Soane staircase or via a lift from the Grand Reception Hall, The Henry Drummond Suite comprises a large drawing room that is flooded with light from the window overlooking the main courtyard entrance to Albury Park Mansion. An original bookshelf provides display space. The kitchen wraps around two sides of the room with additional storage and a plasma screen to the third with plenty of space for a dining area.

Pugin panelling lines the hallway while robust radiators have been stripped, dipped, tested and galvanised in gun metal.

An oval free-standing bath sits in the window overlooking the front drive while a walk in LED lit shower forms an impressive backdrop to the master suite's bathroom. The guest suite overlooks the mansion's roofscape of chimneys and there is a private roof terrace which further extends the living space. A utility room and allocated garage complete the practical day to day provisions.

	metres	feet
Drawing Room	7.4 x 5.5	24'3" x 18'0"
Kitchen / Dining	4.85 x 4.5	16'0" x 14'9"
Master Suite	4.45 x 4.4	14'7" x 14'5"
Guest Suite	4.1 x 3.1	13'6" x 10'1"
Roof Terrace	7.7 x 2.3	25'4" x 7'6"

FIRST FLOOR



First Floor



Floor Plans - The Duke of Norfolk Suite

TWO / THREE BEDROOMS
GROSS INTERNAL FLOOR AREA 185 SQ M / 1,991 SQ FT
ROOF TERRACE AREA 65 SQ M / 702 SQ FT

There is an impressive sense of arrival from the Grand Reception Hall with access via the elegant Soane staircase or by taking the lift. With all the rooms benefiting from their aspect over the magnificent gardens, there’s an immediate sense of space and light. A large kitchen sits between a more formal dining area and a lovely morning room while a well-proportioned drawing room provides a separate sanctuary.

Flexibility provides the option to have a third bedroom or study while the guest bedroom suite has an adjoining bathroom in addition to a separate shower room / cloakroom. The master bedroom suite is set slightly apart from the main living accommodation and enjoys a double aspect over the lawns as well as across the front of the house. This apartment has the second largest roof terrace at 26ft 6in x 26ft 6in and has a bird’s eye view of the ornate chimneys and over the beautiful gardens below that were originally designed by the famed gardener, writer and diarist, John Evelyn. An allocated garage is set out of sight within the grounds.



Floor Plans - The Duchess of Northumberland Suite

THREE BEDROOMS
GROSS INTERNAL FLOOR AREA 268 SQ M / 2,890 SQ FT
ROOF TERRACE AREA 28.8 SQ M / 310 SQ FT

With three means of access from The Grand Reception Hall via the Soane staircase or by lift or secondary staircase, this spacious apartments extends to 2,890 sq ft. The inner hall and its curved wall benefit from natural lighting provided by a lantern roof light. The kitchen has an island unit offering natural separation from the dining area while a utility room is tucked neatly out of sight.

Three bedroom suites and a study complete the accommodation; the guest suite is a particularly pretty room with its Gothic window and inset display cupboard. A second staircase leads past a server / bar area and onto a private secluded roof terrace. An allocated garage is set out of sight within the Garage Courtyard.

	metres	feet
Drawing Room	6.85 x 5.6	22'6" x 18'4"
Kitchen / Dining	5.85 x 5.8	19'2" x 19'0"
Study	2.7 x 2.25	8'10" x 7'4"
Master Suite	5.95 x 3.8	19'6" x 12'6"
Guest Suite 1	5.1 x 4.15	16'9" x 13'8"
Guest Suite 2	4.1 x 3.9	13'6" x 12'10"
Roof Terrace	6.0 x 4.8	19'8" x 15'9"

FIRST FLOOR



Floor Plans - The Augustus Pugin Suite

THREE BEDROOMS
GROSS INTERNAL FLOOR AREA 194 SQ M / 2,088 SQ FT
ROOF TERRACE AREA 88 SQ M / 948 SQ FT

The Augustus Pugin Suite is reached via the highly crafted Pugin staircase as well as having the largest roof terrace amongst the chimneys at 39ft 4in x 24ft with panoramic views, south, east and west.

Situated on a mezzanine floor between the first and second floors, this stunning home extends to just over 2,000 sq ft with principal views from the drawing room and main bedroom suites over the courtyard area to the front of the mansion while a third bedroom suite overlooks the internal courtyard amidst the chimneys and roofscape.

In addition to the Pugin staircase, entry is also via the lift from the Grand Entrance Hall. A laundry room and an allocated garage complete the accommodation layout.



Floor Plans - The Sir John Evelyn Suite

THREE / FOUR BEDROOMS
GROSS INTERNAL FLOOR AREA 237 SQ M / 2,561 SQ FT
ROOF TERRACE AREA 42.6 SQ M / 459 SQ FT

One of the two penthouses at Albury Park, The Sir John Evelyn Suite extends to 2,561 sq ft and can be accessed on foot via The Grand Reception Hall or via the lift.

Living and sleeping space is neatly split either side of the apartment's own entrance with a large double aspect drawing room with Gothic windows overlooking John Evelyn's sweeping lawns to one side and the front courtyard entrance on the other. A semi vaulted kitchen has stairs to a mezzanine gallery above providing the option for a third bedroom, TV room and study.

To the other side of the entrance hall are the two bedroom suites with adjoining bathrooms. An allocated garage is situated out of sight within the grounds.

	metres	feet
Drawing Room	7.3 x 5.5	23'3" x 18'0"
TV Room	4.0 x 3.6	13'2" x 12'0"
Study / Bedroom 4	4.0 x 2.75	13'2" x 9'0"
Kitchen / Dining	8.4 x 3.6	27'6" x 11'10"
Master Suite	7.05 x 3.6	23'1" x 12'0"
Guest Suite	3.55 x 3.5	11'8" x 11'6"
Bedroom 3	4.0 x 3.5	13'1" x 11'6"
Roof Terrace	7.5 x 5.7	24'7" x 18'8"



Floor Plans - The Samuel Thornton Suite

THREE BEDROOMS
GROSS INTERNAL FLOOR AREA 288 SQ M / 3,100 SQ FT
ROOF TERRACE AREA 9.24 SQ M / 100 SQ FT

This spacious penthouse accommodation benefits from a south eastern outlook over the grounds and can be accessed either via a lift or stairs from the Grand Reception Hall.

All three bedroom suites are well proportioned. The third bedroom overlooks the south west side of the mansion and retains its original built in cupboards and drawers while the master bedroom has a pretty gothic window seat in which to sit and look out to the gardens. A particular feature of this apartment is the exposed wall beams in the bathroom to the master bedroom suite which demonstrate long lost craftsmanship in how the building was extended over the years. A mezzanine gallery above provides additional opportunities for dressing rooms to the bedrooms below.

The drawing room also has a mezzanine floor providing a snug area, study or TV room. A roof terrace completes the accommodation while an allocated garage is situated within the grounds.

	metres	feet
Drawing Room	6.9 x 5.6	22'8" x 18'5"
Kitchen / Dining	5.65 x 5.62	18'6" x 18'5"
Studio / TV Room	5.25 x 4.4	17'3" x 14'5"
Master Suite	6.05 x 4.25	19'10" x 14'0"
Dressing Area Gallery	3.6 x 3.0 3.0 x 2.8	11'10" x 9'10" 9'10" x 9'2"
Guest Suite	4.5 x 3.6	14'10" x 11'10"
Dressing Area Gallery	3.0 x 2.75	9'10" x 9'0"
Bedroom 3	4.5 x 4.2	14'9" x 14'0"
Roof Terrace	4.2 x 2.2	13'9" x 7'3"



Floor Plans - The Admiral William Finch Suite

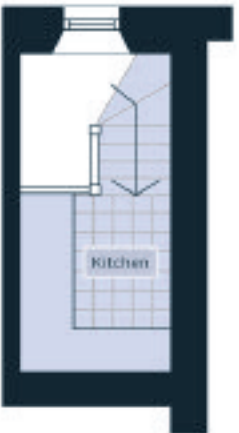
ONE BEDROOM
GROSS INTERNAL FLOOR AREA 65 SQ M / 700 SQ FT

At just 700 sq ft, The Admiral William Finch Suite may be the smallest apartment in Albury Park Mansion but it still imparts a sense of classical styling that is evident throughout this stunning mansion.

With its own external entrance as well as via The Grand Reception Hall, this one bedroom apartment has a sitting room, kitchen and bedroom suite with adjoining bathroom.

	metres	feet
Drawing Room	4.2 x 3.9	13'9" x 12'10"
Kitchen	2.7 x 2.2	9'0" x 7'2"
Master Suite	4.1 x 3.4	13'6" x 11'1"

GROUND FLOOR



Mezzanine



Ground Floor



The Principal Apartments - Specification

THE PRINCIPAL APARTMENTS

Albury Park has been a labour of love over a thirty month period, producing an outstanding balance of twenty first century prime residential real estate specification, molded with the ingrained provenance of an incomparable Grade II* Listed Stately Home set in award winning gardens.

The extensive roof off refurbishment retaining the feel of a single residence to the exterior, provides for an uncompromising level of detail throughout. Only the highest quality materials and craftsmanship have been used respecting the originality of the house and it's two prominent British Architects, Sir John Soane and Augustus Pugin. A number of prestigious awards have been bestowed on the project for the restoration.



- Independent SAV heat exchange units for hot water and central heating via estate managed boilers
- The reuse after total off site upgrade and re siting wherever possible in original position, of the Victorian radiators supplemented by concealed high output radiators



- Retaining wherever possible original windows, doors and panelling with new matching joinery
- Hand molded on site specialist plaster work to skirting, cornice and architraves matching and complimenting original plasterwork
- Cat 6 wiring
- Rako lighting system
- Sonos music system
- Individual kitchens with high specification appliances
- Bathroom cabinets by Keuco
- High quality bathroom fittings
- Porcelain tiles by Porcelanosa
- Wool carpets by Westex
- LED low energy lighting

- Individual security and intruder alarm systems by Banhams
- Ironmongery by Turnstyle

Energy Performance Certificates for each apartment are available to view by visiting:
www.alburypark.co.uk



ALBURY PARK



Albury Park has won the following awards:

Gold Winner of "Best Renovation" in the What House Awards;
Gold Winner of "Best Landscape Design" in the What House Awards;
Gold Winner of "Best Restored Garden/Landscape" in the New Homes Garden Awards;
Highly Commended Award Winner of "Best Conversion, Restoration & Refurbishment"
in The Sunday Times & British Home Awards and in the The London Evening Standard Property Awards.

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