



HH
Hollamby
House



About the development

Five exquisite park-side Apartments, located in popular, lively and well-connected West Norwood and West Dulwich.

Named in honour of the renowned architect and town planner Ted Hollamby, this boutique development comprises 5 exceptional Apartments, each designed to offer high-end modern living set against the leafy backdrop of their surroundings. Situated on Robson Road, overhung by trees from adjacent wooded, green space. The peaceful settings belie the site's proximity to the thriving, vibrant neighbourhoods of West Norwood, Tulse Hill and West Dulwich. Beautifully finished with high-end fixtures & fittings, smart home technology, built-in wardrobes, plenty of natural light and so much more. Hollamby House offers this unique blend of urban convenience and suburban tranquillity, perfectly packaged and all finished to the highest standard.



**Unique blend
of urban
convenience
and suburban
tranquillity**



**Indulge in
the wealth of
neighbourhood
amenities**

About the area

West Dulwich is perhaps South London's most sought-after enclave.



West Norwood offers the very best of South London with all you could ask for and more within a short walk or rapid connection of your front door. Surrounded by sought-after enclaves, renowned for their picturesque streets, verdant parks and vibrant community spirit. With its beating heart at the Northern end of Lordship Lane, nearby Dulwich is rich with life and culture. From pubs and bars to cafes, restaurants, markets and so much more – it's all here. The wider area attracts a broad, creative community making for a welcoming melting pot. Families, friends, the young and old are all welcome and active threads in the fabric of the place. Indulge in the wealth of neighbourhood amenities, from boutique shops and artisanal cafes to renowned restaurants and cultural attractions. Explore the lush expanses of nearby green spaces such as the Dulwich, Belair, Brockwell and Norwood Parks. With its proximity to West Dulwich's high-end high street and the charming ambiance of West Norwood, Hollamby House offers the perfect blend of life and location. An unparalleled destination for modern living.



Things to do

Cafe culture

Start your day with a leisurely coffee at one of the neighbourhood's charming cafes, where you can expect artisanal blends and delicious pastries. With the brilliant Blackbird Bakery at the end of the road and the must-see Stephanie's a short walk away, you're spoilt for choice. The area is rich with cafes and coffee shops, to meet all tastes and to satisfy any mood.



Things to do

Restaurants



A smorgasbord of culinary delights awaits. From cosy bistros serving seasonal fare to chic eateries showcasing international cuisine, there's something to excite every palate.



Things to do

Pubs & Bars

Unwind with a refreshing drink at one of the local pubs or bars, where warm hospitality and convivial atmospheres abound. From traditional taverns serving fine ales to contemporary wine bars offering curated selections, there's no shortage of places to raise a glass and share good times with friends and neighbours.

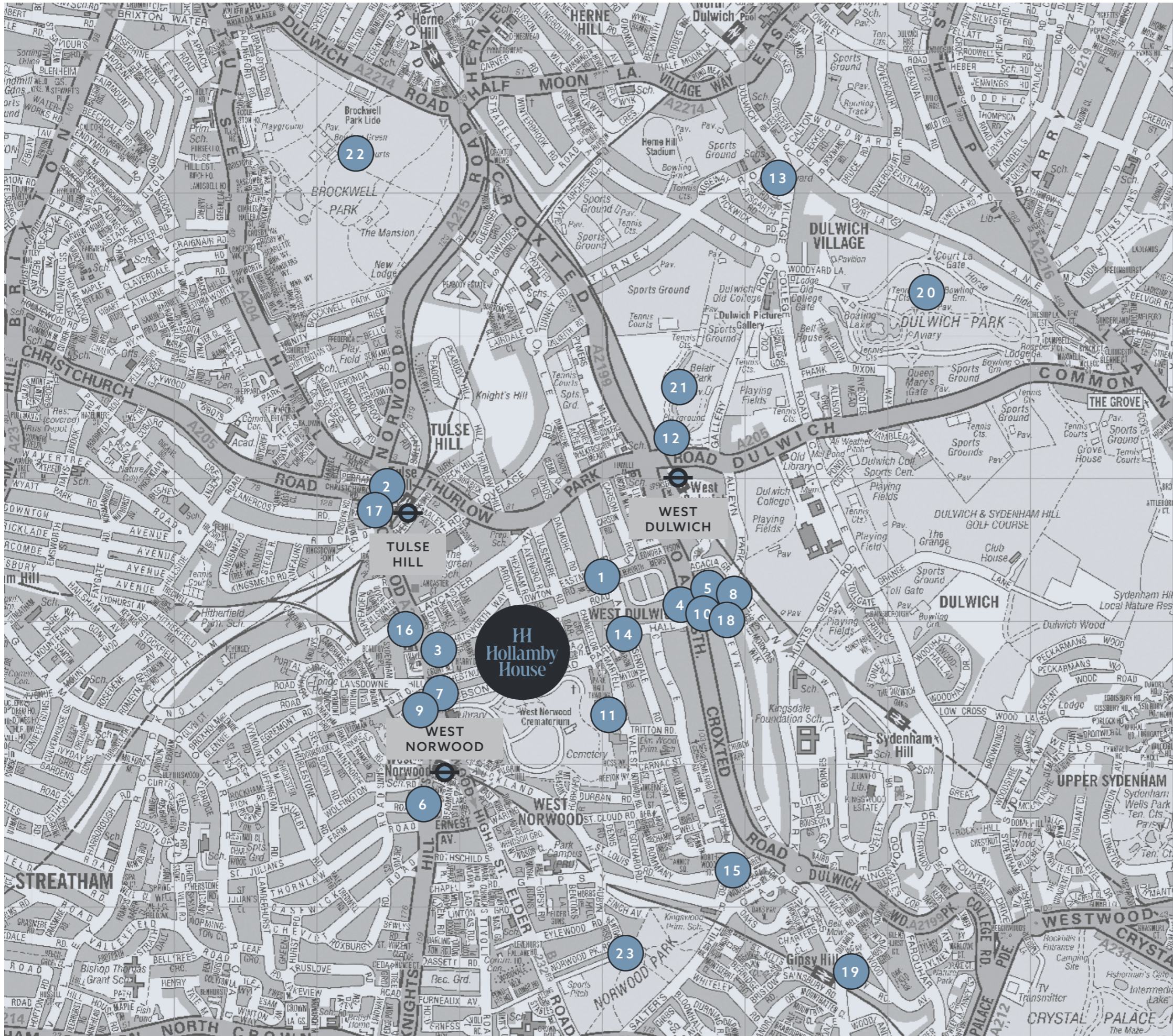


Things to do

Green spaces

Immerse yourself in the natural beauty and various activities of the surrounding parks and green land. With a wide range of sprawling spaces, locals enjoy tranquil strolls and sporting endeavours thanks to the natural beauty and supreme facilities on offer. From the walled garden and large ponds at Brockwell Park to the football pitches and tennis courts at Dulwich Park, there is so much to see and do. Recently opened and within a short walk of the development is the West Norwood Library & Picturehouse. A lovingly restored library, cinema and local bar set in the heart of the community. Just as close is the Floral Hall which adds a bright splash of horticultural colour to the high street alongside a diverse range of independent stores and household names. Hollamby House offers unparalleled setting, where residents can embrace the best of both green spaces and city life. Experience the epitome of modern living in this prestigious development, where every detail is designed to exceed expectations and elevate your lifestyle to new heights.





Landmarks

Restaurants

1. Heritage Dulwich (Indian)
2. Siam Niyom (Thai)
3. Four Hundred Rabbits (Pizza)
4. Dulwich Lyceum
5. Il Sovrano
6. The Garden

Cafe's & Coffee

7. Blackbird Bakery
8. La Gastronomía
9. Sweet Carolina
10. The Dulwich Bakery
11. Volcano Coffee Works Cafe
12. Stephanie's SE21
13. Romeo Jones

Pubs & Bars

14. Rosendale
15. Gipsy Hill Brewing Company Taproom
16. Knowles of Norwood
17. Queen of the South
18. Churchills Wine Bar & Kitchen
19. The Bull & Finch

Green spaces

20. Dulwich Park
21. Belair Park
22. Brockwell Park
23. Norwood Park

Transport

Nearby Stations:

West Dulwich station (Southern Rail)

- 14-minute walk
- 5-minute cycle

West Norwood station (Southern Rail)

- 7-minute walk
- 4-minute cycle

Tulse Hill station (Thameslink, Southern Rail)

- 14-minute walk
- 5-minute cycle

Cycle Links:

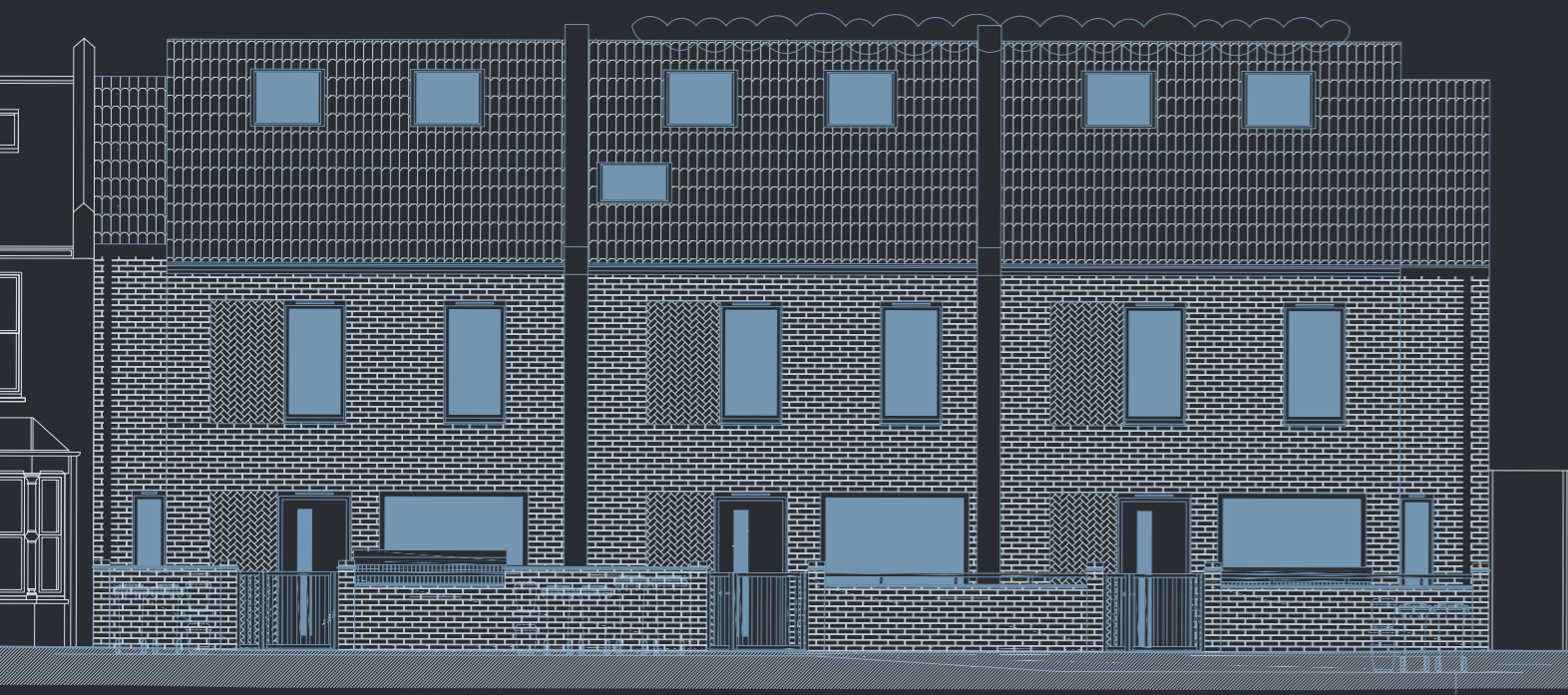
- Brixton – 15 minutes
- Clapham Junction – 28 minutes
- London Bridge – 39 minutes
- Victoria – 35 minutes
- Liverpool Street – 44 minutes
- Oxford Circus – 44 minutes

Convenient transport links provide easy access to central London and beyond, ensuring effortless connectivity for residents. Whether you're commuting or exploring, the development is perfectly positioned to connect you to where you need to be.



The Siteplan

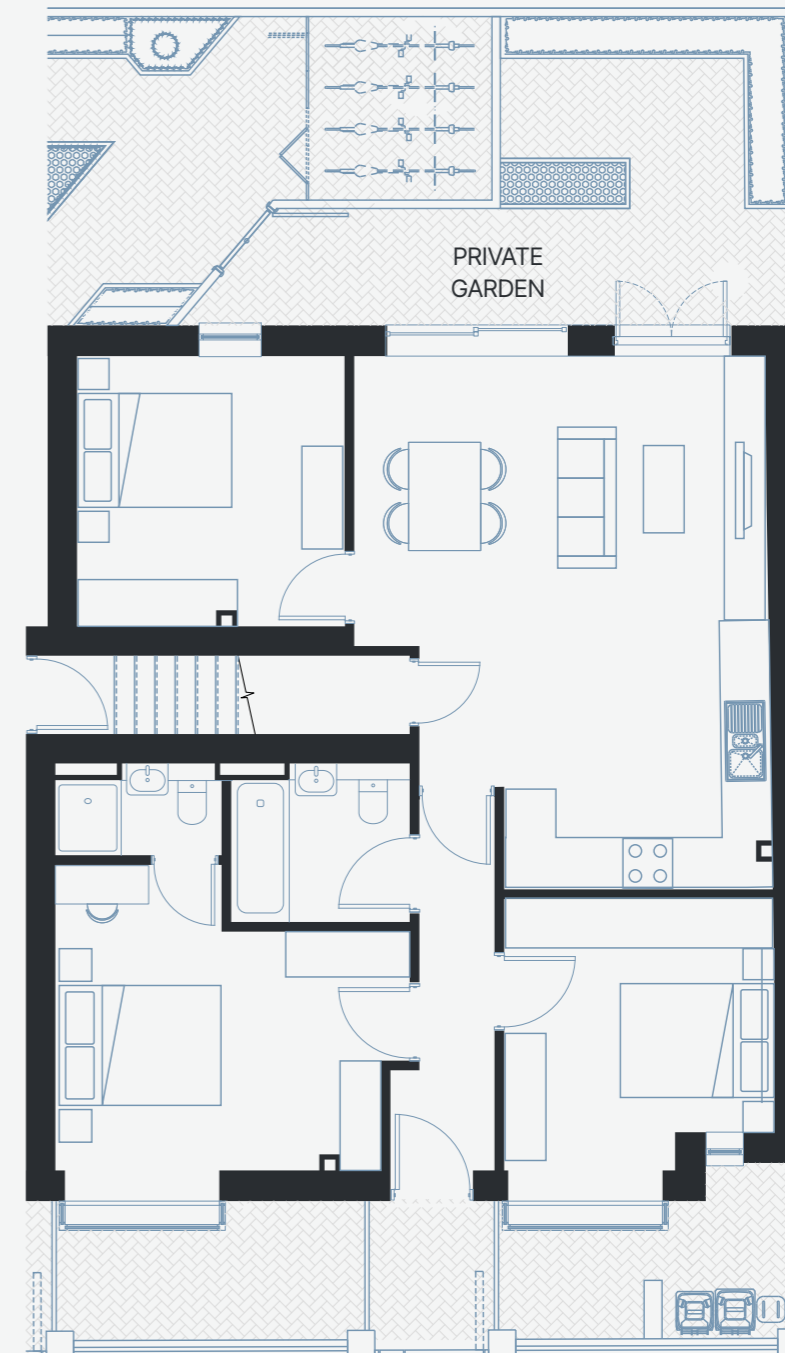
Five Apartments



The Floorplan

Apartment 24A

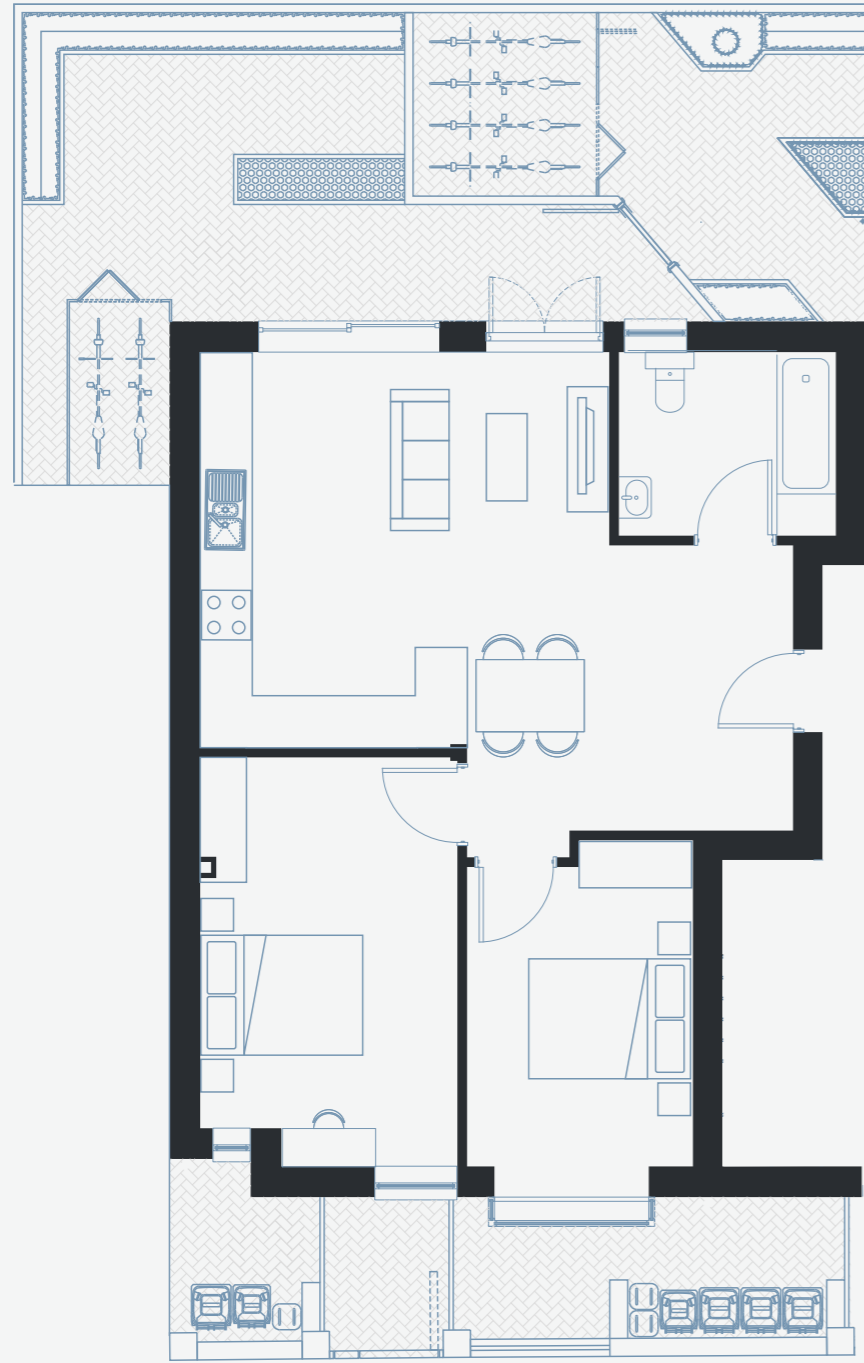
Ground Floor
 3 BEDROOM | 2 BATHROOM | PRIVATE GARDEN
 850 sqft // 79 m²



The Floorplan

24 Apartment 1

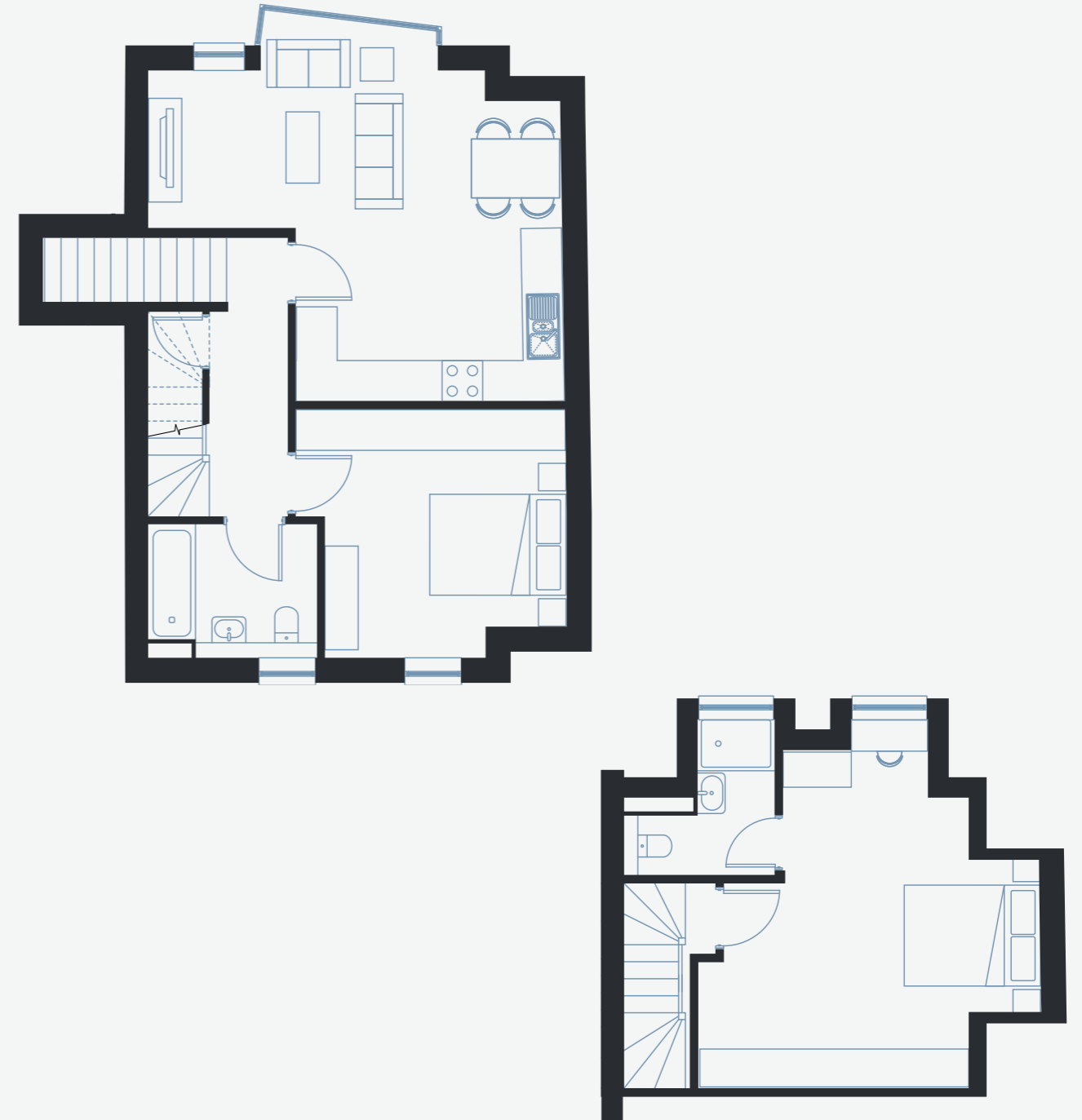
Ground Floor
2 BEDROOM | 1 BATHROOM | PRIVATE GARDEN
710 sqft // 66 m²



The Floorplan

24 Apartment 2

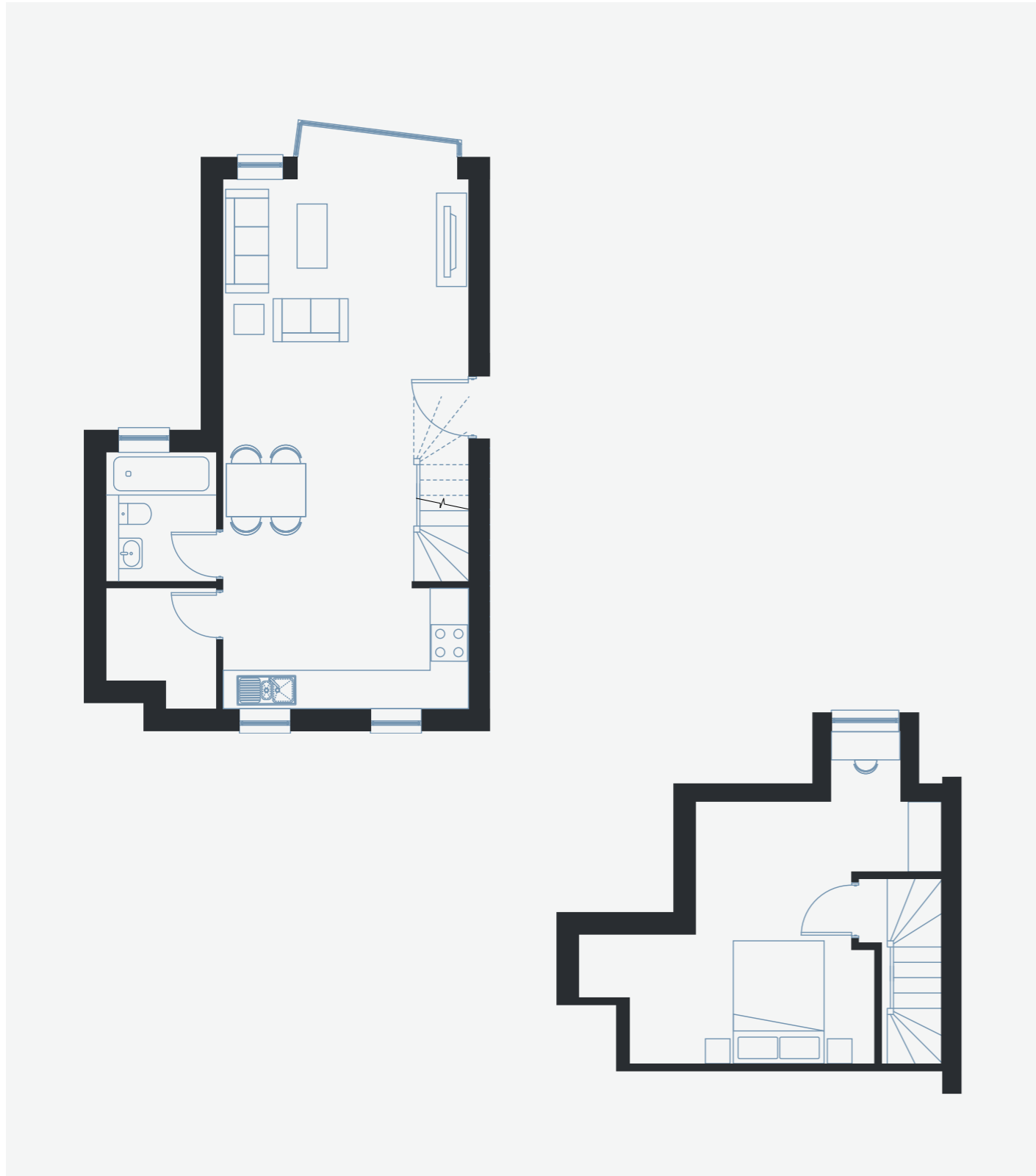
Duplex First & Second Floor
2 BEDROOM | 2 BATHROOM | SHARED GARDEN
861 sqft // 80 m²



The Floorplan

24 Apartment 3

Duplex First & Second Floor
1 BEDROOM | 1 BATHROOM | SHARED GARDEN
667 sqft // 62 m²



The Floorplan

24 Apartment 4

Duplex First & Second Floor
1 BEDROOM | 1 BATHROOM + WC | SHARED GARDEN
635 sqft // 59 m²



Specifications

Five Apartments
24 Robson Road

Kitchen

- Green contemporary kitchens with soft door closing and drawers.
- Premium Quartz Calcutta worktops
- Bosch appliances & Electrical hobs
- Belfast Sinks
- Under unit LED lighting

Bathrooms

- White contemporary sanitary wear by Milano Arvo
- Calacutta porcelain tiles
- Green/Blue metro tiles to selected areas
- Shower/bath niche in all areas
- Heated towel rail
- Taps and fittings by Milano Arvo
- Low voltage power outlets (Toothbrush/shaver charger)
- Fitted mirrors

Floor Finishings

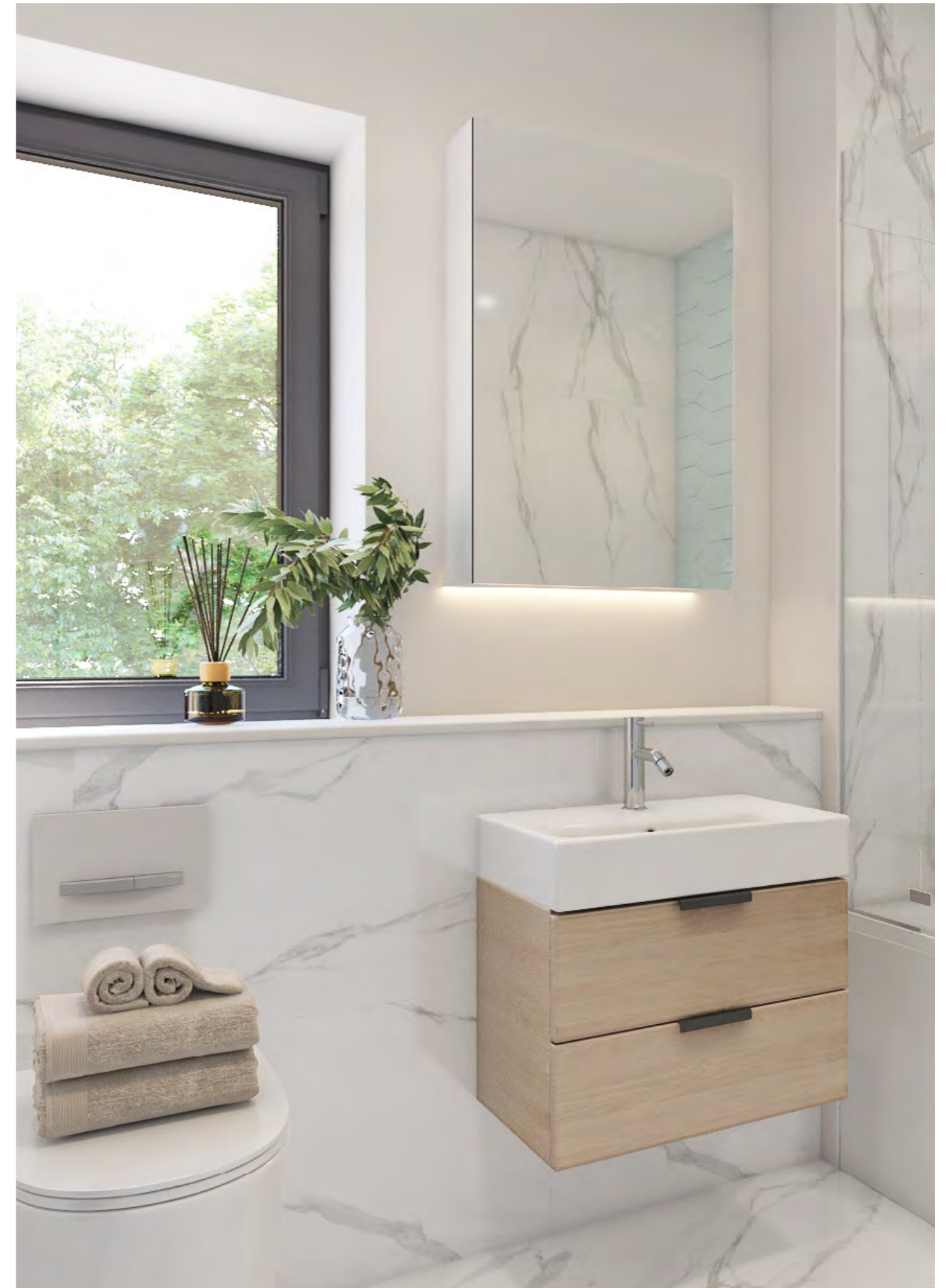
- Herringbone engineered wood flooring
- Sensation original carpets to all bedrooms/staircases

Decoration

- Acoustic panelling
- White Dulux paint
- White Satinwood Dulux paint to woodwork

Internal & General

- 10 year structural warranty
- 10 year boiler warranty
- Double glazes Aluminium bifold doors/windows (Warranty length TBC)
- Full length walled garden London Red multi brick
- Built in wardrobes
- Low energy LED spot lights
- Multi point locks to all doors/windows
- Secure cycle storage and bin storage to ground floor
- Smoke and heat detectors throughout
- CO2 detectors in all apartments
- Private and shared gardens



The Developers

Ryecroft Homes

Ryecroft Homes is a family-run property developer based in the heart of London. With over three decades of experience, we specialise in creating beautifully designed, high-quality homes that stand the test of time. Our portfolio includes a diverse range of properties, from contemporary urban apartments to charming suburban houses.



Energy Efficient

Ryecroft Homes

We use the finest materials and the latest construction techniques to ensure that our homes are not only beautiful but also built to last. Our commitment to the environment means we incorporate eco-friendly practices and technologies in all our developments, striving to create homes that are both luxurious and sustainable.



Enquire

hollambyhouse.com

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