



WEST MEWS

GOSFORTH

West Mews, Gosforth, Newcastle NE3 4DG



GABRIEL GROUP
DEVELOPMENTS





Welcome

West Mews is an exclusive portfolio of high specification apartments which are placed within a private enclave and are discreetly located off West Avenue in the much sought after suburb of Gosforth. The design-led approach, which has been carefully considered and undertaken with a keen eye for detail, has created four remarkable residences that are distinctly individual and constructed from a hand selected range of premium fixtures and fittings, showcasing a striking interior specification that is made up of a variety of the finest brands.

This spectacular development has been extensively constructed and highly engineered to offer an unrivalled standard of living within the North East and offers an unparalleled level of specification and attention to detail throughout with a 10 year Advantage new build structural warranty*. West Mews presents an opportunity to secure some of the most exclusive and prestigious apartments within the region.

The development itself consists of four substantial luxury residences, accessed via an immaculately appointed communal entrance hall which is accessed from both the East and West side of the building, with a lift serving all floors and secure video entry phone system.

* West Mews Development Company Limited is a member of and adheres to the ACHI Code for the developers of homes for sale

A1 MOTORWAY

CITY OF NEWCASTLE
GOLF COURSE

M&S /
SUPERMARKET

GOSFORTH
GOLF COURSE



GOSFORTH TRADERS
COFFEE SHOP

LAWN TENNIS
/ BOWLS

SCHOOL
FOR BOYS
JUNIOR

SHOPS &
RESTAURANTS

SOUTH
NORTHUMBERLAND
CRICKET CLUB

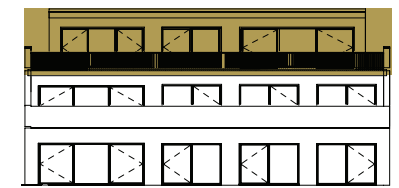
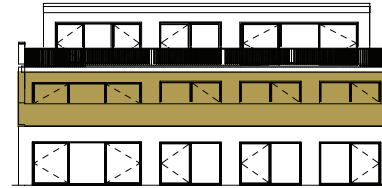
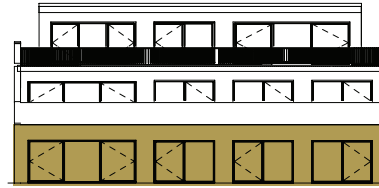
SCHOOL
FOR BOYS
SENIOR



WESTFIELD
SCHOOL

CITY CENTRE 2.5M



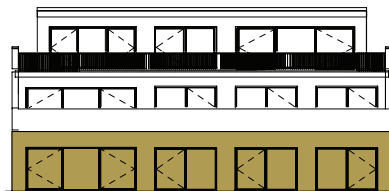


	Apartment 1 The Garden	Apartment 2 The Terrace	Apartment 3 The Mews	Apartment 1 The Penthouse
Bedrooms	3	3	2	3 + 1
Bathrooms	3 + 1	3 + 1	2 + 1	3 + 1
Internal	238m ² / 2,570ft ²	217m ² / 2,344ft ²	155m ² / 1,679ft ²	242m ² / 2,614ft ²
External	95m ² / 1,022ft ²	42m ² / 456ft ²	14m ² / 150ft ²	133m ² / 1,436ft ²
Garage	32m ² / 346ft ²	22m ² / 238ft ²	22m ² / 238ft ²	36m ² / 388ft ²
Store	4.5m ² / 49ft ²	11m ² / 118ft ²	4.2m ² / 45ft ²	30m ² / 324ft ²



Apartment 1

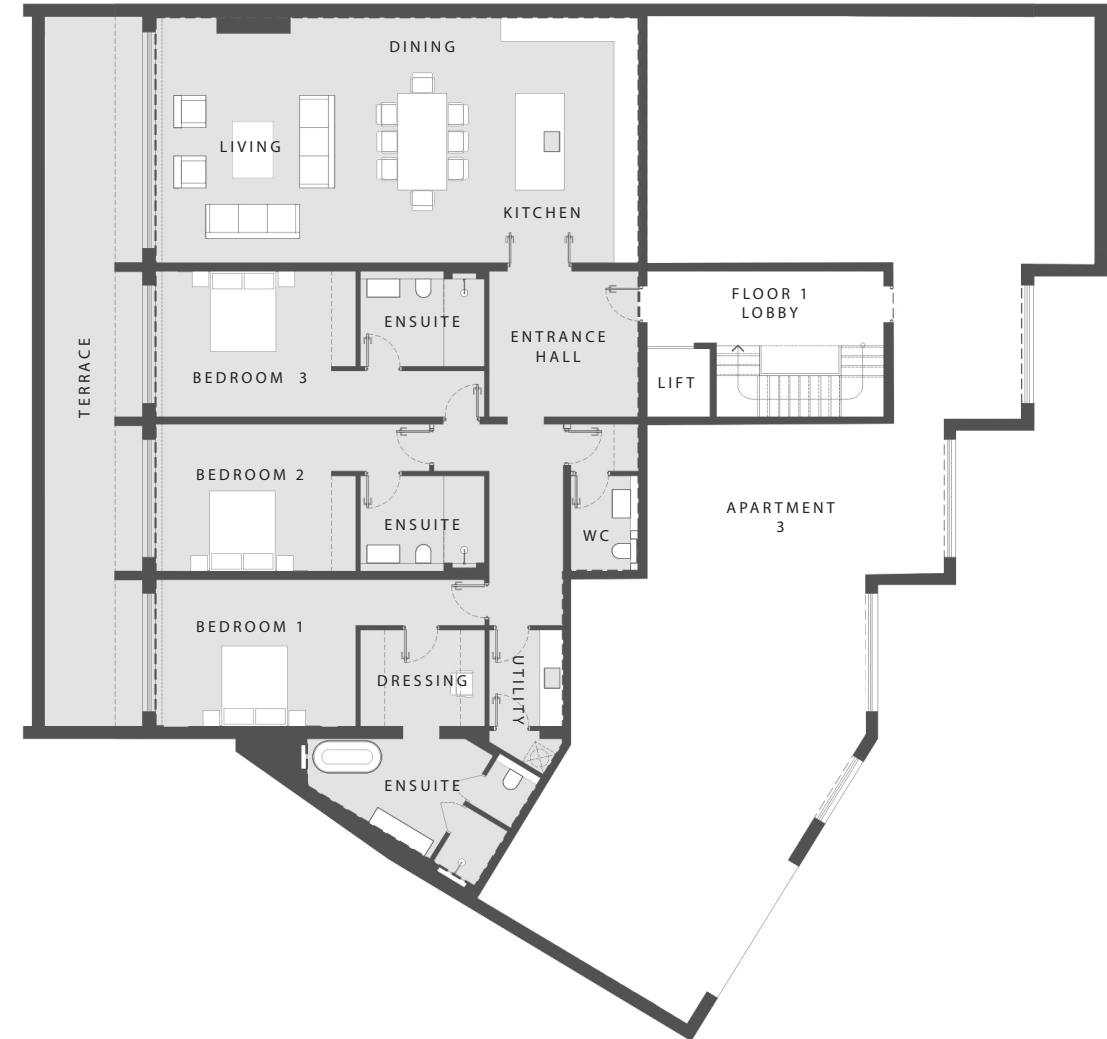
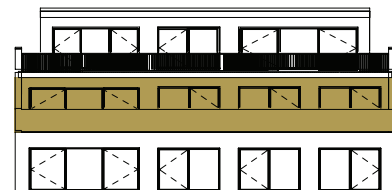
The Garden





Apartment 2

The Terrace





Apartment 3

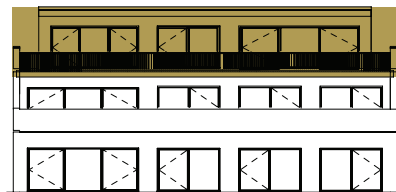
The Mews





Apartment 4

The Penthouse







Living Areas

Generous hallways lead to over-sized open plan living and dining areas. High coffered ceilings, up light coving, and a large cornice detail the ceilings.

The downlit curtain pelmets lead to the walls with bespoke panelling details with wall and picture lighting throughout.

All floors are European Oak oiled herringbone compatible with underfloor heating.

The elegant doors are 3-panel bevelled edge with solid core, Matt Bronze handles, hardware, switches, and sockets throughout.







Kitchen and Utility Room

Each kitchen is a bespoke design and features painted timber Shaker doors, solid brass hardware and 30mm quartz worksurfaces as well as soft close doors, drawers, concealed bins and pull-out larders.

All have islands with a Belfast sink design with a boiling water tap which also features a pull-out spray for convenience.

The range cookers, American fridge freezers and extractors are by Rangemaster.

The integrated dishwasher, washing machine and tumble dryers are by Bosch.







Bedrooms and Dressing Rooms

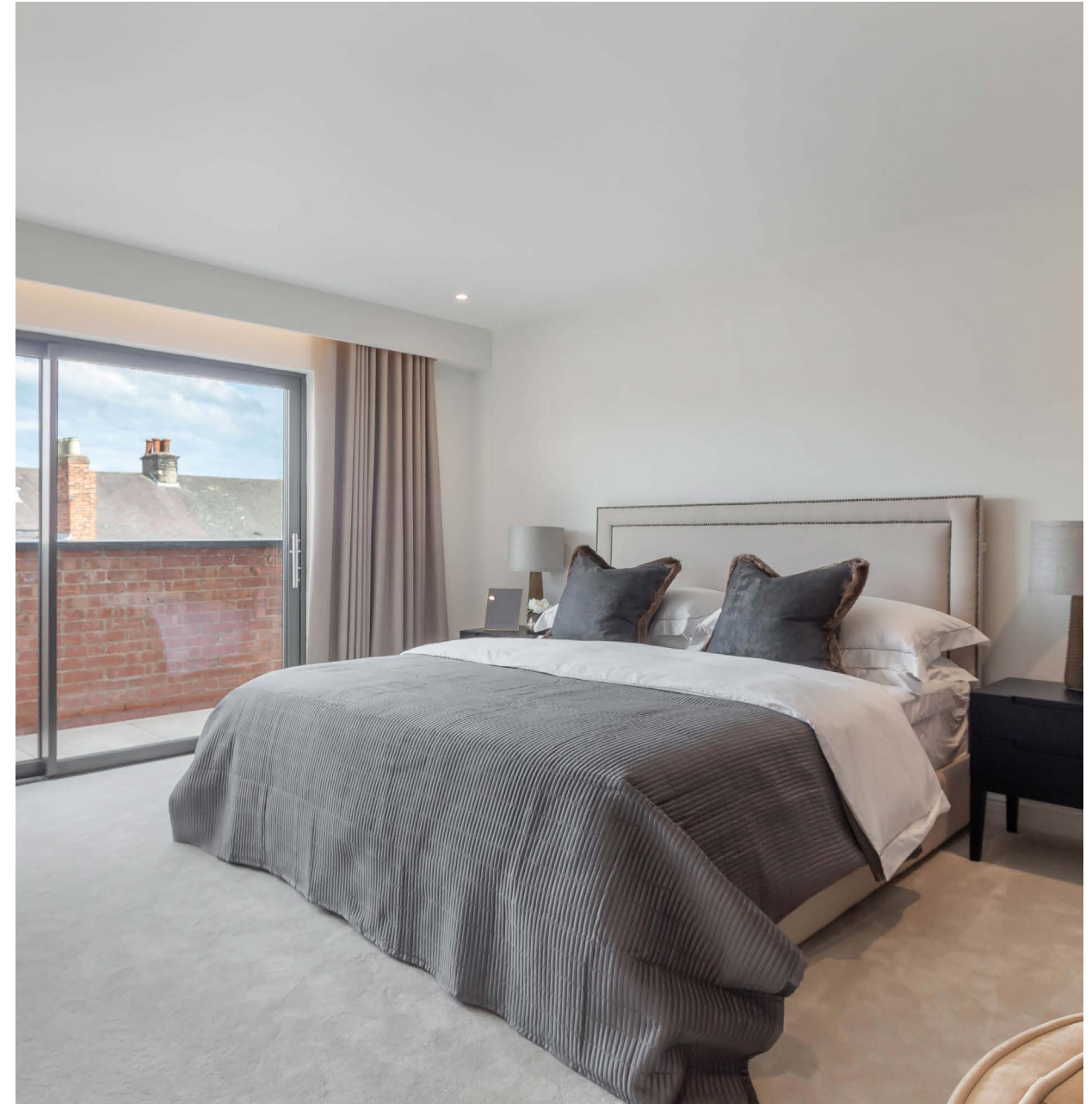
All bedrooms are generously proportioned doubles and come with their own en-suite shower rooms.

Master suites also come with large walk-in dressing rooms.

The flooring is deep pile twist carpets over a thick underlay throughout all bedrooms.

Lighting and switching is designed for user comfort, and all bedrooms are wired for TV's on the walls opposite if desired.

Master suites feature his/her switching either side of the bed as well as USB port sockets and 5amp dimmable sockets for convenience whilst all bedroom curtain pelmets are downlit.







Ensuites and WC

Master suites all feature 5 piece bathrooms, with freestanding baths, large rain head showers, his/her sinks on floating vanities and separate WC's*.

All other bedroom en-suites have shower rooms featuring large walk-in showers with all showers being level access wetrooms.

Brass taps are wall or floor mounted and loos are wall hung with concealed cisterns.

The brassware is supplied by Crosswater and Italian porcelain tiles from Unicom Starker.

There are feature mirrors and lighting throughout as well as electric towel radiators in bathrooms.

All bathrooms have temperature controlled underfloor heating for comfort.

*Except Apartment 3







Terrace and Garden

The terraces are all paved with Italian porcelain tiles on a floating pedestal system with water quickly dispelled out of sight.

Upper floors benefit from views over the gardens of Central Gosforth whilst the ground floor has a large private landscaped garden.

All have feature lighting and provide a generous external space.





Technology and Sustainability

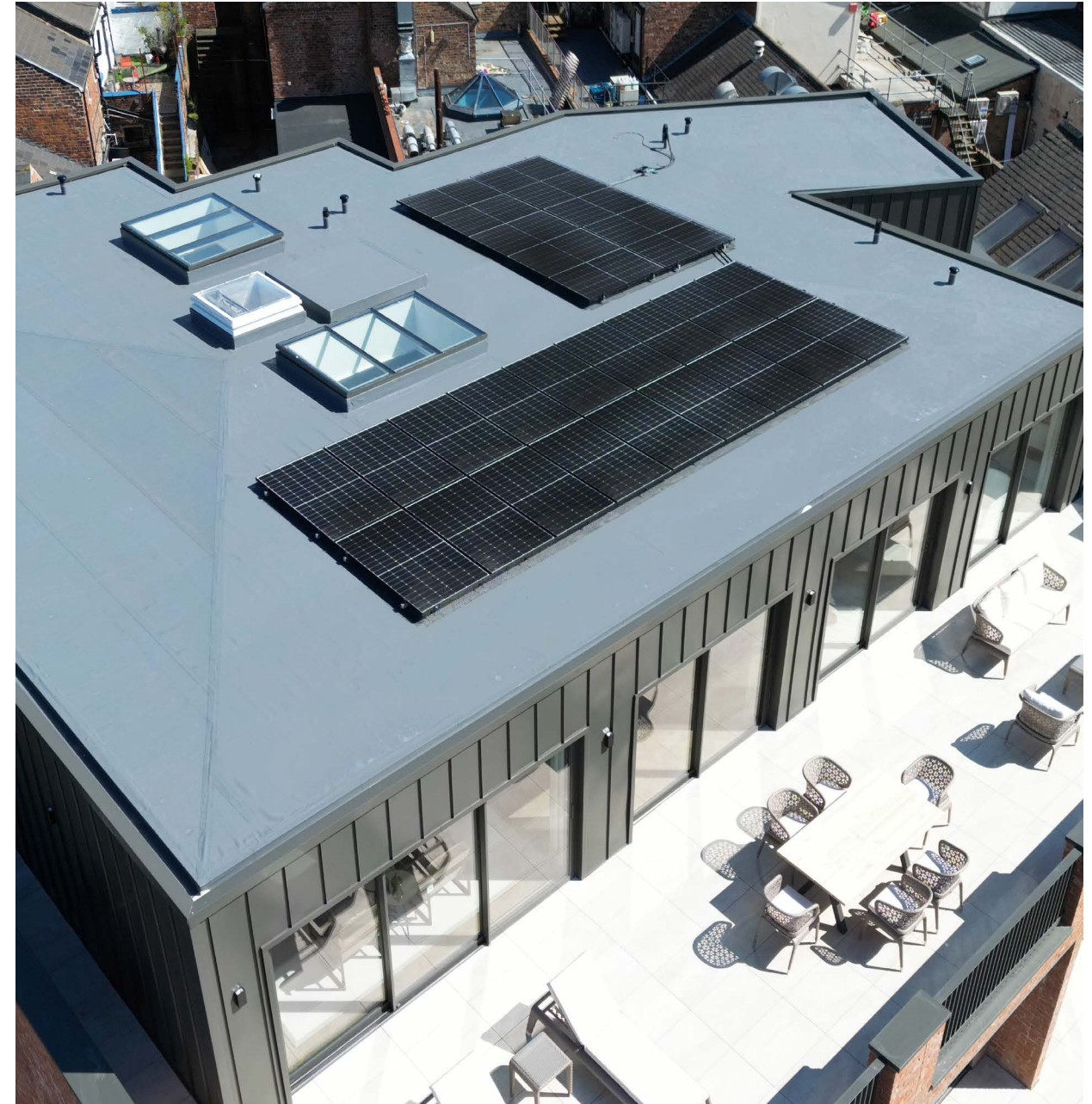
All apartments have achieved an A Energy Performance Rating.

They all have underfloor heating throughout fed off a low energy air source heat pump by Swedish manufacturer NIBE. Every room has a thermostatic controller controlling heating and is also capable of cooling the floors as well.

Photovoltaic solar panels on the roof reduce energy usage and can feed back into the grid to lower electricity costs. All apartments have been wired for a Tesla Powerwall battery pack and they feature an electric car charger in every garage.

The building is designed with the latest fibre optic cabling so that all apartments can have gigabit broadband speeds if desired.

There is a video door control system for both entrances and lift access to all floors.





Specification

Living Areas:

Entrance hall with feature skylight
Open plan living, dining areas and kitchen
Versatile study, hobby or further bedroom
Herringbone Oak parquet and panelled walls
Cornice and downlit pelmets
Coffered up-lit ceilings
Guest WC and cloaks cupboard

Kitchen and Utility:

Hand painted Shaker kitchen cabinet doors
Soft close drawers, concealed bins and pull out larders
30mm quartz work surfaces
Double Belfast sink
Boiling water tap
Deep Butler sink and pull out spray tap in utility
Range cooker, fridge freezer and extractor by Rangemaster
Dishwasher, washing machine and tumble dryer by Bosch

Technology and Security:

Underfloor heating and cooling
Air source heat pump with smart controls
Solar PV panels
Video entry smart system
Tesla powerwall backup battery system (available by separate negotiation)
Wired for fibre optic connectivity

Terrace:

Floor to ceiling sliding glass doors throughout
1,400 sq ft South and West facing terrace
Views across the gardens of West Avenue
Italian tiles on fast draining pedestal system
Water and electric outdoor supplies
Feature lighting

Master Bedroom Suite:

Feature lighting, panelling, coving and coffered ceiling
5 Piece ensuite with brushed brass fixtures and fittings
Floating vanity with double sinks and separate WC area
Rain-head and sliding rail handset wet room shower and seat
Freestanding bath and independent WC area
Dressing room with fitted Oak veneered wardrobes and drawers

Guest Rooms:

2 Guest bedroom suites
Ensuite bathroom and shower room
Oak veneered wardrobes and dressing table

Garage and Stores:

Generous double garage
Remote controlled sectional doors
1 Large store room fitted out as a home gym
1 Smaller storeroom/cellar
Electric car charger



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rare!

From Sanderson Young

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