



LESLEY PARK DEMESNE

UPPER MALONE
BELFAST BT9



Beautiful Detached Homes on a Parkland Setting

Located within the desirable BT9 postcode in Upper Malone, Lesley Park Demesne offers an esteemed collection of luxury homes that truly speak for themselves.

Each characterised by spacious, contemporary interiors and classically-designed exteriors with a large garden and driveway, no detail has been overlooked in the quest to ensure that these homes lend themselves to modern family living.

Yet, perhaps the most prominent feature of this striking development is the protected parkland located directly behind the site, which allows homeowners to enjoy tranquil walks in a beautiful setting, before kicking back and relaxing in the quaint coffee shop.

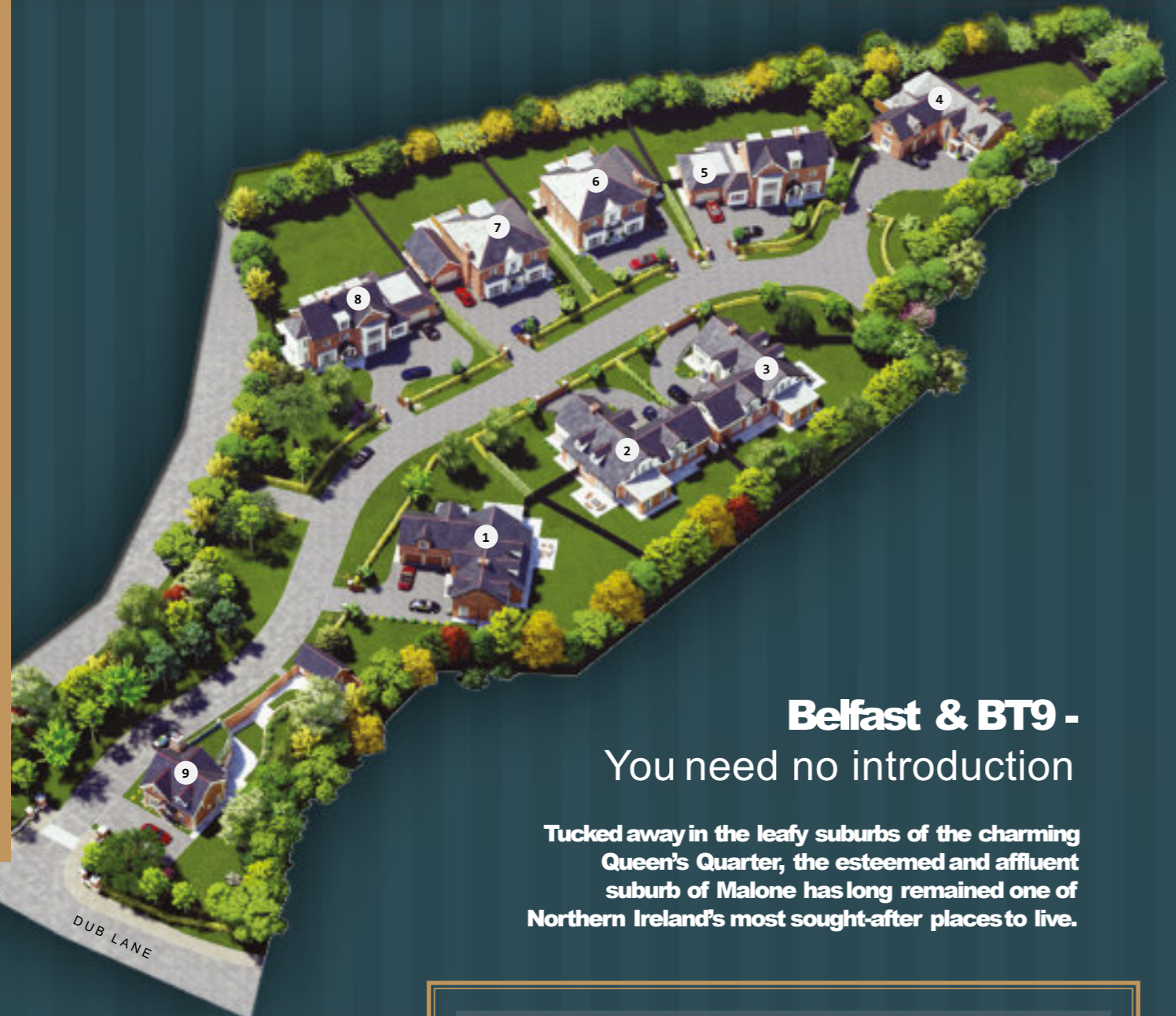
With great transport links to Belfast City centre and easy access to leading primary and secondary schools, and the celebrated Queen's University Belfast, Lesley Park Demesne would make the perfect forever family home.

The **Brompton**
Site 5

The **Langham**
Site 4

The **Berkeley**
Site 3

The **Berkeley**
Site 2



Belfast & BT9 - You need no introduction

Tucked away in the leafy suburbs of the charming Queen's Quarter, the esteemed and affluent suburb of Malone has long remained one of Northern Ireland's most sought-after places to live.



Site Layout

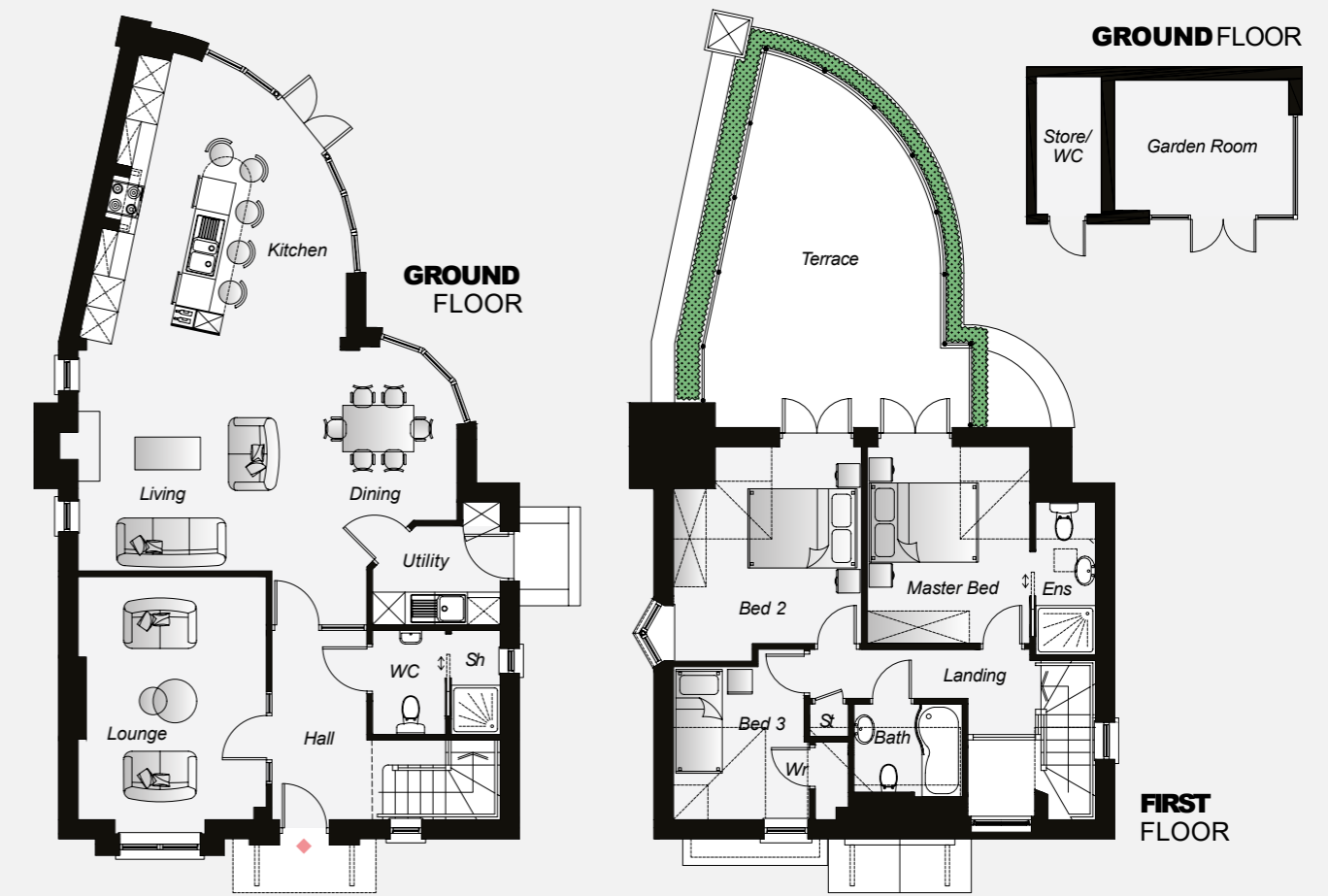
Not to scale



It goes without saying that the beauty of this location lies in its surroundings. Whether it's enjoying a leisurely stroll along the Lagan Towpath, spending an evening at the Lyric Theatre, or enjoying a family day out at the world-renowned Titanic Belfast, there's no shortage of things to see and do.

From Botanic Gardens and Belvoir Forest Park to Malone Golf Club and Sir Thomas and Lady Dixon Park, Lesley Park Demesne is situated at the gateway to a wealth of beautiful scenery and outdoor, green spaces. What's more, these new homes are just minutes away from a wide variety of independent boutiques, supermarkets, restaurants, cafés, museums, sports teams, and the charismatic St George's Market.

Lesley Park Demesne: timeless homes, in a timeless location.



The Waldon

Site Number: 9

GROUND FLOOR

Entrance Hall	
Lounge	15'3" x 11'2"
Kitchen / Dining / Family max	30'11" x 22'7"
Utility Room	
WC / Shower Room	
Garden Room <i>excluding Store</i>	12'1" x 9'8"

FIRST FLOOR

Master Suite	11'8" x 9'7"
Ensuite	
Bedroom 2 <i>max</i>	12'8" x 11'2"
Bedroom 3	9'0" x 7'8"
Balcony	



Computer Visual - Site 1

The Langham

Total Floor Area: 3464 sq ft approx. inc. Garage

Site Numbers: 1 & 4

Note - These plans are for Site 1. The plans for Site 4 are a handed version of these plans.

GROUND FLOOR

Entrance Hall	
Lounge	21'7" x 12'7"
Kitchen / Dining max	24'4" x 21'7"
Family	15'9" x 14'3"
Study	15'9" x 9'9"
Utility Room	13'2" x 9'6"
WC	7'0" x 6'6"
Garage	19'9" x 19'3"

FIRST FLOOR

Master Suite max	22'8" x 17'7"
Ensuite	
Balcony	
Bedroom 2	12'2" x 12'0"
Ensuite	
Bedroom 3 max	15'9" x 9'8"
Ensuite	
Bedroom 4	12'1" x 10'6"
Bedroom 5 max	11'5" x 11'5"
Bathroom max	14'1" x 9'11"



The Berkeley

Total Floor Area: 3470 sq ft approx. inc. Garage

Site Numbers: 2 & 3

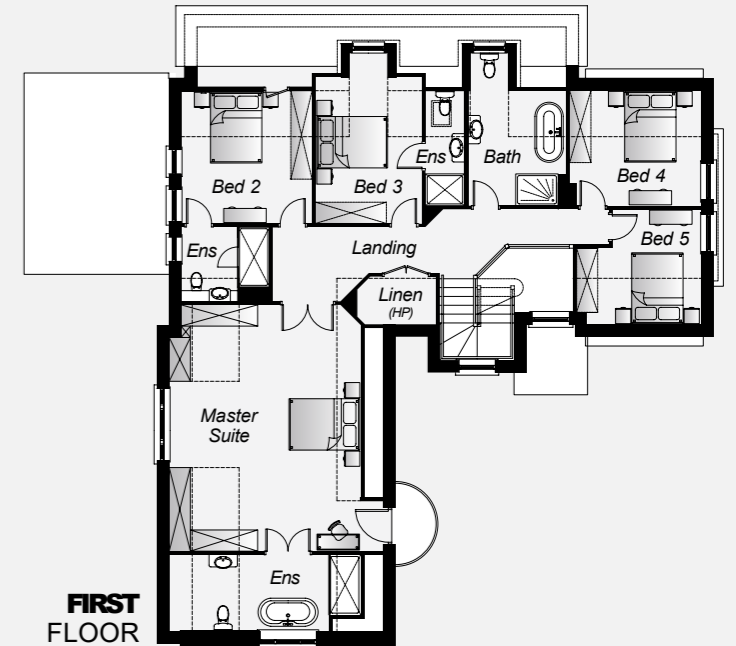
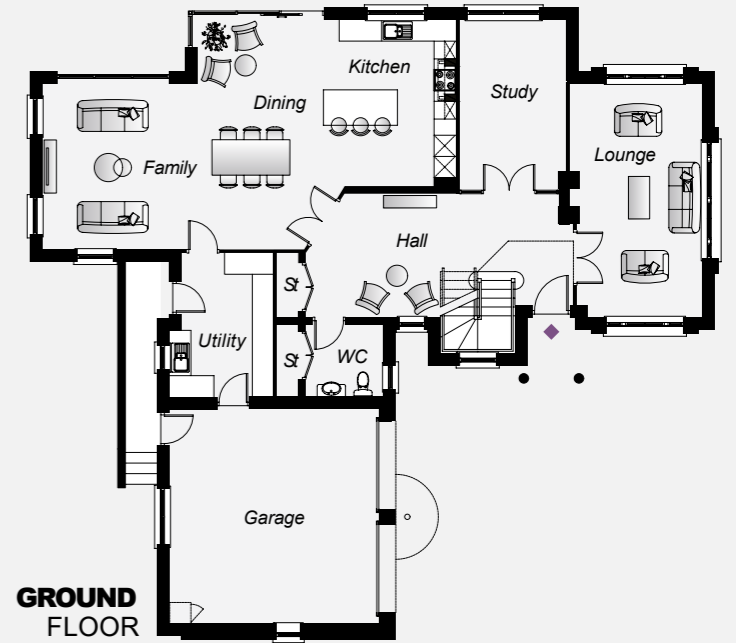
Note - These plans are for Site 2. The plans for Site 3 are a handed version of these plans.

GROUND FLOOR

Entrance Hall	
Lounge	21'6" x 12'1"
Kitchen / Dining max	24'4" x 21'7"
Family	15'9" x 14'3"
Study	15'9" x 9'9"
Utility Room	13'2" x 8'4"
WC	7'0" x 6'6"
Garage	19'9" x 19'3"

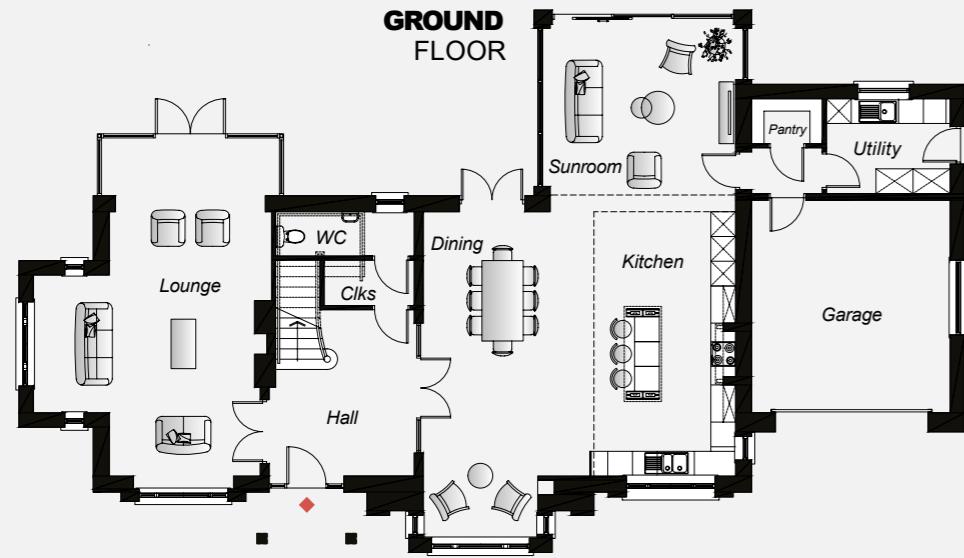
FIRST FLOOR

Master Suite max	22'8" x 17'7"
Ensuite	
Bedroom 2	12'2" x 12'0"
Ensuite	
Bedroom 3 max	15'9" x 9'8"
Ensuite	
Bedroom 4	12'1" x 10'6"
Bedroom 5 max	11'5" x 11'5"
Bathroom max	14'1" x 9'11"



Computer Visual - Site 2





The Cadogan

Total Floor Area: 3885 sq ft approx. inc. Garage
Site Numbers: 6 & 7

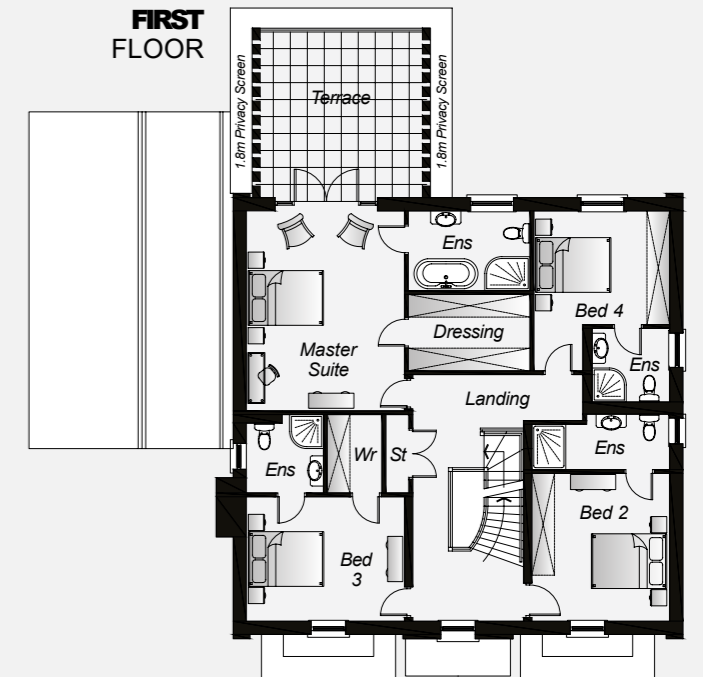
Note - These plans are for Site 7. The plans for Site 6 are a handed version of these plans.

GROUND FLOOR

Entrance Hall	
Lounge max	23'4" x 13'5"
Kitchen / Dining max	31'2" x 16'1"
Family	18'2" x 14'7"
Study max	17'10" x 13'7"
Utility Room	
WC	
Garage	16'9" x 15'7"



FIRST FLOOR



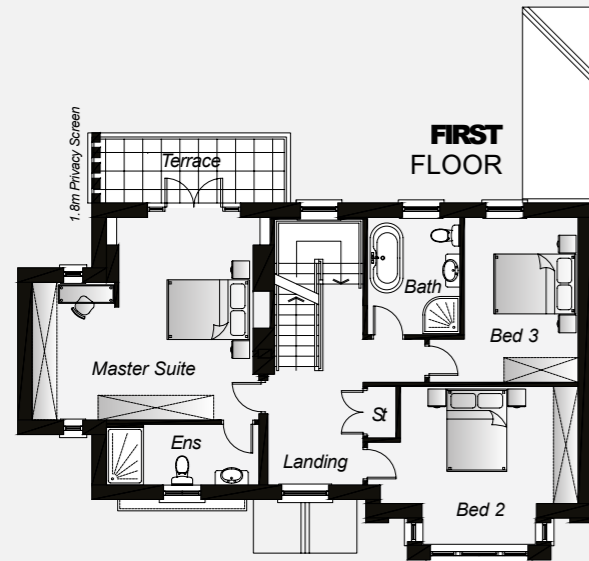
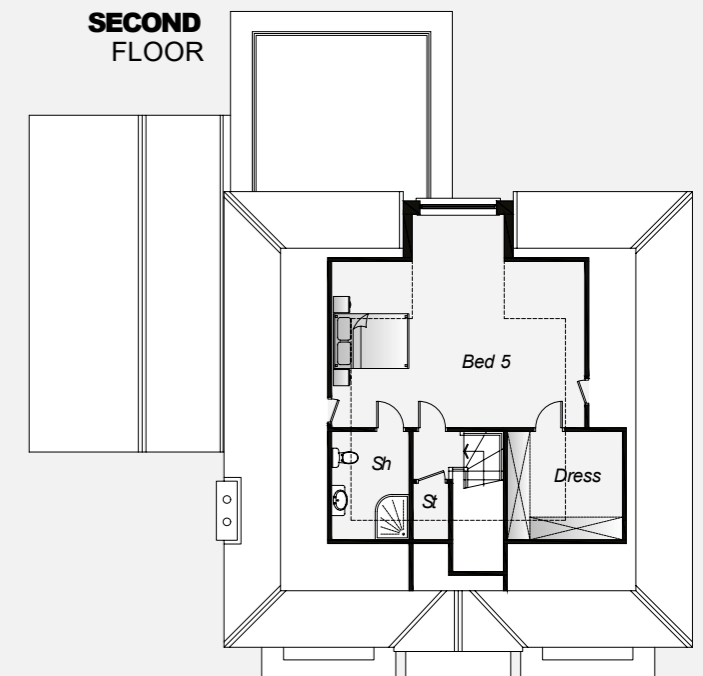
FIRST FLOOR

Master Suite	17'3" x 13'7"
Ensuite, Dressing & Balcony	
Bedroom 2	13'7" x 12'8"
Ensuite	
Bedroom 3	13'7" x 10'8"
Ensuite & Wardrobe	
Bedroom 4	11'8" x 9'9"
Ensuite	

SECOND FLOOR

Bedroom 5 max	21'10" x 14'4"
Shower Room	
Dressing Room	

SECOND FLOOR



The Brompton

Total Floor Area: 3465 sq ft approx. inc. Garage
Site Numbers: 5 & 8

Note - These plans are for Site 8. The plans for Site 5 are a handed version of these plans.

GROUND FLOOR

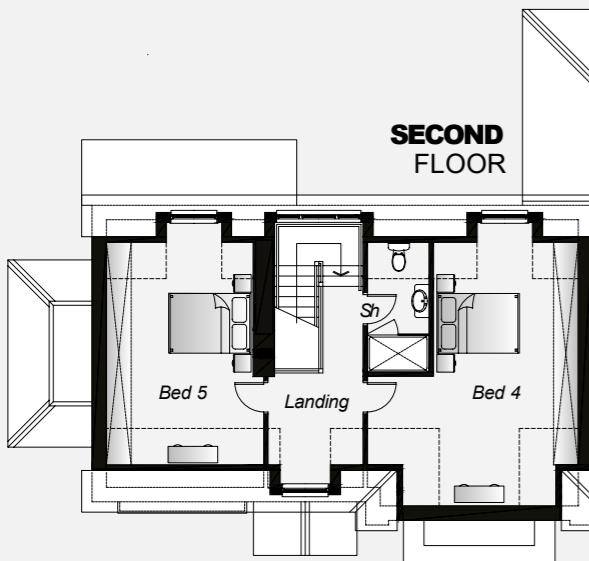
Entrance Hall	
Lounge max	27'9" x 18'9"
Kitchen / Dining max	25'9" x 24'10"
Sunroom	15'4" x 15'4"
Utility Room	
WC	
Garage	16'9" x 15'7"

FIRST FLOOR

Master Suite max	17'5" x 16'0"
Ensuite	
Bedroom 2 max	15'7" x 12'5"
Bedroom 3	12'11" x 8'11"
Bathroom	9'2" x 7'3"

SECOND FLOOR

Bedroom 4	17'7" x 12'4"
Bedroom 5 max	20'10" x 16'7"
Shower Room	



Computer Visual



Computer Visual - Site 7

Every Detail Meticulously Considered

KITCHEN

- You will be invited to book a personal appointment with the Kitchen Designers to choose your luxury kitchen finishes.
- Quartz worktops included.
- Integrated Bosch appliances include electric oven and combination microwave with warming drawer, fridge freezer and dishwasher.
- Quooker Fusion boiling water tap.
- Solid beech cutlery drawer inserts and plate peg boards.
- LED down lights provided throughout with pendent lights to above breakfastbar and dining area. LED strip lighting provided to underneath high level kitchen cupboards.
- Bluetooth speaker audio system provided to kitchen area.

UTILITY ROOM

- High quality units with choice of door finishes, laminate worktops and handles.
- Free standing washing machine and tumble dryer.

SANITARY WARE

- Designer sanitary ware by Beggs & Partners with vanity units to main bathrooms and en-suites.
- Free standing feature baths to main bathrooms and master bedroom en-suites where shown on plans in Sites 1-8.
- Vogue brushed nickel towel rail to all bathrooms, main en-suites and cloakrooms in Site 1-8, plus downstairs shower room and bathroom in Gatelodge. Chrome heated towel rails to all other en-suites.
- Aqualla Linea Live Plus Touch illuminated mirrors with Bluetooth to all bathrooms and en-suites.
- LED down lights provided.
- Electric u/f heating to all main bathrooms and master en-suites in Sites 6 & 7.

HEATING

- Gas fired central heating with smart controller.
- Energy efficient boiler.
- Underfloor heating throughout ground floor.
- Thermostatically controlled radiators to upper floors.

INTERNAL FINISHES

- Internal walls and ceilings with emulsion paint finish.
- Traditional panel style internal doors with quality ironmongery.

- Deep moulded skirting boards and architraves with paint finish.
- Multi-fuel stove fitted in all lounges (living room in Site 9).
- Luxury soft touch carpet and underlay in lounge, study, bedrooms, stairs and landings.
- Tiled floors to reception hall, kitchen / dining / living area, utility, cloakroom / WC.
- Tiled floors and wall tiling to bathrooms and en-suites. Full height wall tiling at bath and showers.

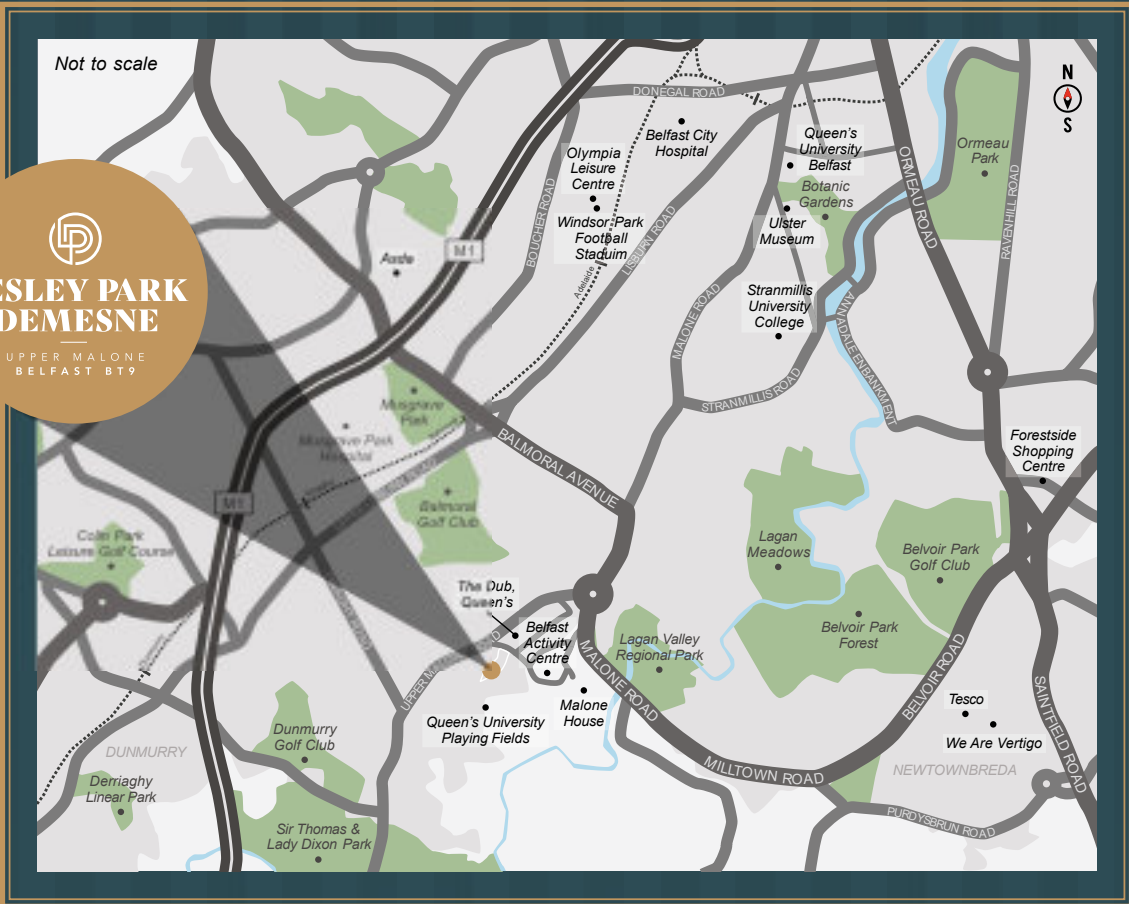
EXTERNAL FEATURES

- Traditional cavity wall construction.
- High standard of floor, wall and loft insulation to ensure minimal heat loss.
- Maintenance free and energy efficient PVC double glazed windows with secure locking.
- Painted front and rear hardwood double glazed doors.
- Bitmac driveways with Tobermore "Country Edge" kerbs.
- Lawn areas sown in grass.
- Landscape plan incorporating wall detailing, planting and hedging throughout the development.
- Flagged patio areas and paths.
- Rear outside electrical socket.
- Front/driveway external lighting.
- Wiring outlet for future electric car charger
- Building mounted rear external lighting.
- Outside water tap.
- Electrically operated entrance gates to Sites 1-8 with intercom.

ELECTRICAL FEATURES

- Mains operated door bell.
- 5 amp socket outlets provided throughout ground floor to facilitate table lights.
- Comprehensive range of electrical sockets with brushed metal finish, integrated USB charging points one per room.
- Security alarm.
- Mains smoke and carbon monoxide detectors.
- BT infrastructure brought into the property for BT fibre.
- Virgin infrastructure brought into the property for Virgin Media connect.
- TV point to all bedrooms, lounge and living areas.
- TV scabled for Digital/Sky TV.
- LED down lights provided throughout with pendent wiring left to above breakfastbar, dining area, study, lounge and stairs.





Location Map



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