

135 AYLESFORD STREET

St Albans, Christchurch

Two Standalone Cottages



BROOKSFIELD

0800 548 454 | [brooksfield.co.nz](https://www.brooksfield.co.nz)

ABOUT US

Brooksfield

Established in 2019, Brooksfield began property development with a simple goal - create unique homes for people to love where they live. We do not use a 'cookie cutter' design as each one of our developments is tailored to the site, suburb, and surroundings. We build Classical and Georgian, buildings and homes, as well as cottages.

Over the past few years, we have fine-tuned our builds and are constantly looking for ways that we can better our designs to include the latest in design trends, durability and affordability.

We're filling Christchurch with homes and buildings our grandkids can point at in 100 years and say "Grandad and his friend built these pretty buildings"

- Vincent Holloway, Brooksfield director

THE BROOKSFIELD DIFFERENCE

We believe that your home should bring a sense of pride every time you arrive home. We challenge ourselves to maximise space and inclusions in every home to suit contemporary lifestyles. Inside every Brooksfield home you'll find stone benchtops, tiled bathrooms, low-VOC paints and double glazed windows to name just a few of our premium features. It's all part of our commitment to creating beautiful and sustainable homes that exceed people's expectations without costing the earth.

Recently completed development at Hastings Street West



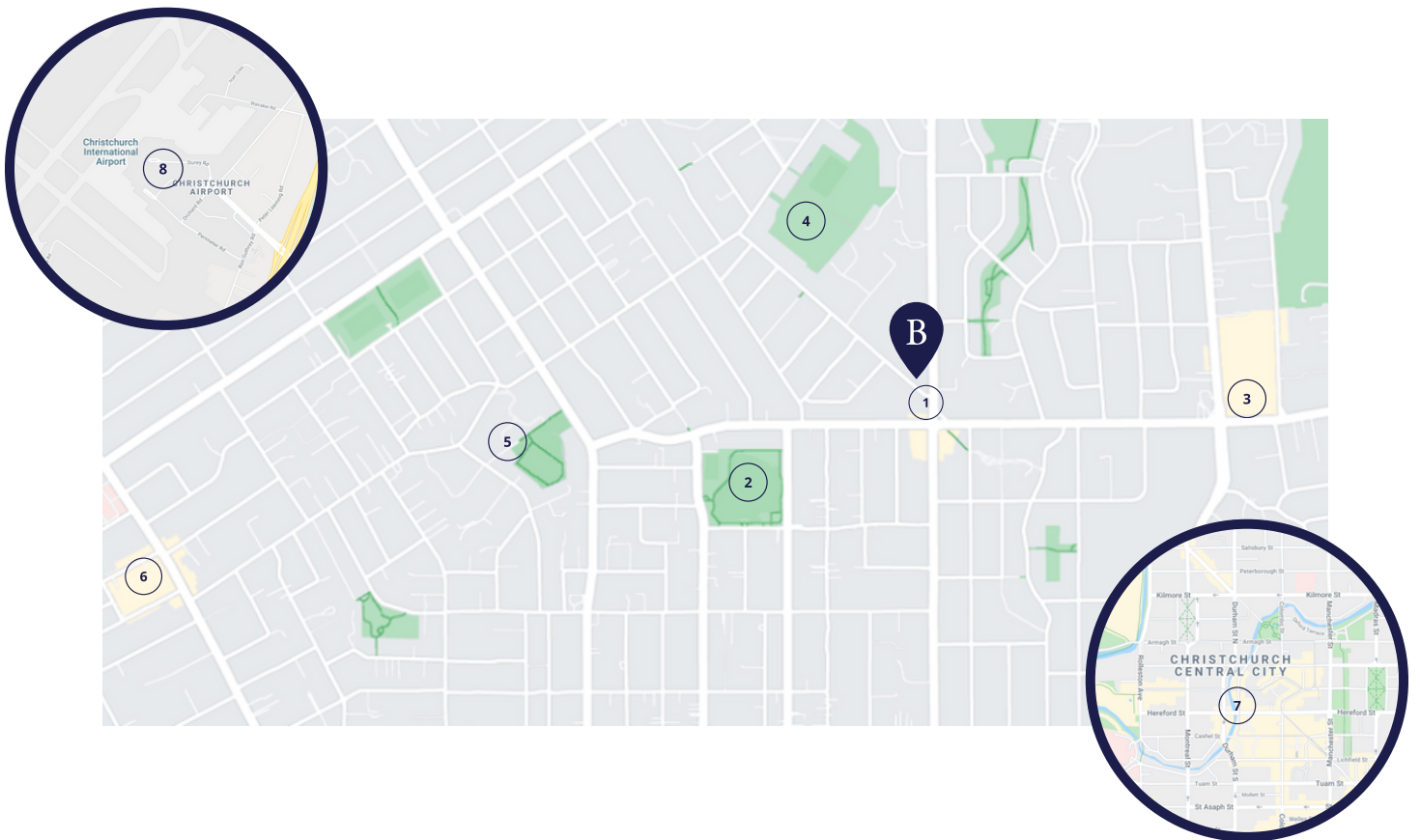
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LOCATION

135 Aylesford Street

135 Aylesford Street is another exceptional display of our late 1800s NZ timber, settler cottages designed in London by renowned Ben Pentreath Architects. These two standalone cottages are an extension of our popular Westminster Street development. Nestled in a popular location, on the doorstep of the city center, the convenience of schools, parks, and amenities are all on offer.



- 1 Hills Road Shopping Centre - 100m
- 2 St Albans Park - 750m
- 3 The Palms - 1.1km
- 4 Westminster Park - 1.2km
- 5 St Albans School - 1.6km
- 6 Merivale Mall - 3.0km
- 7 Christchurch Central City - 4.2km
- 8 Christchurch International Airport - 11.5km (17min)

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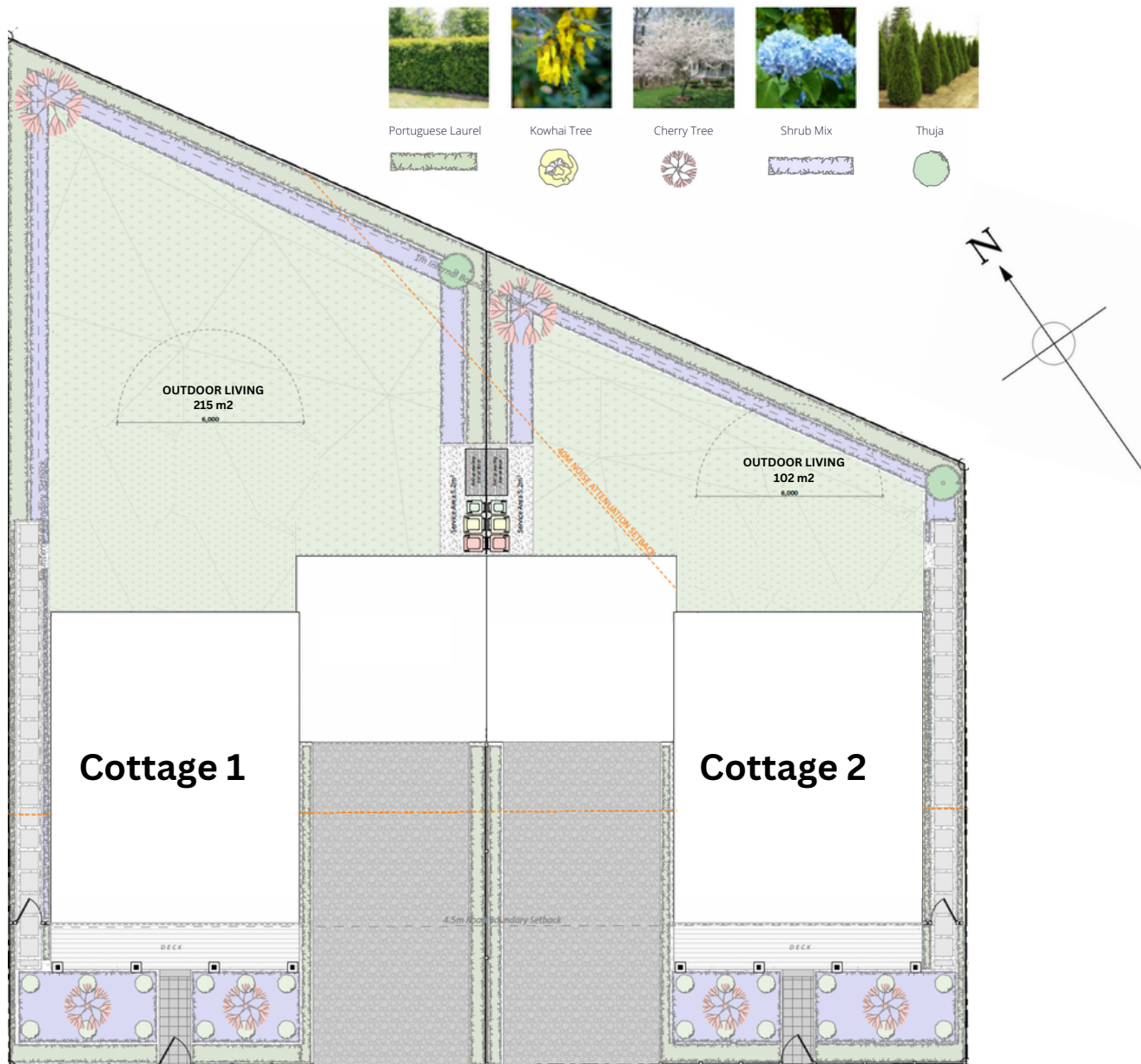
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LAYOUT

135 Aylesford Street

These two standalone homes are thoughtfully laid out on their own freehold sections. Featuring a seamless outdoor living area, generous private gardens, and ample service and double garaging space.

SITE PLAN



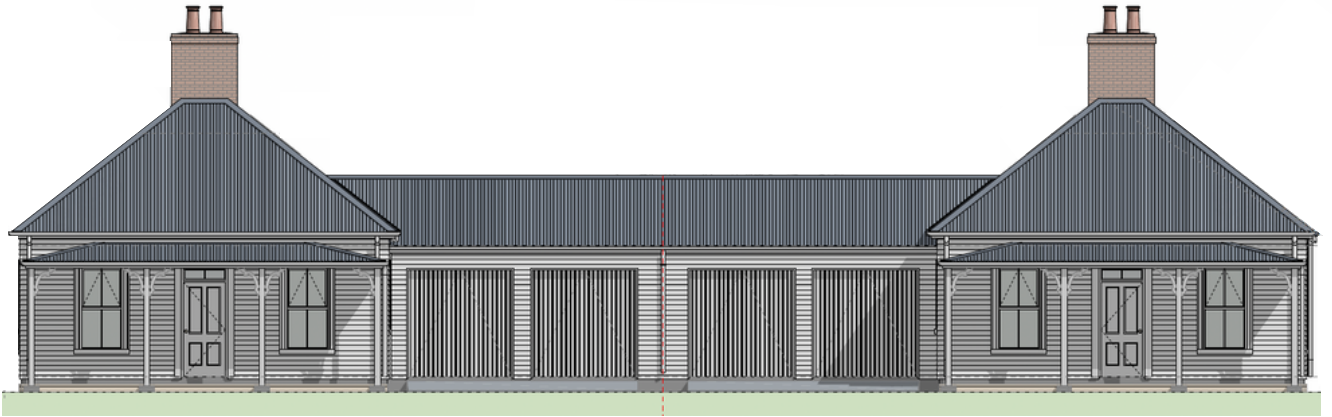
AYLESFORD STREET

BROOKSFIELD

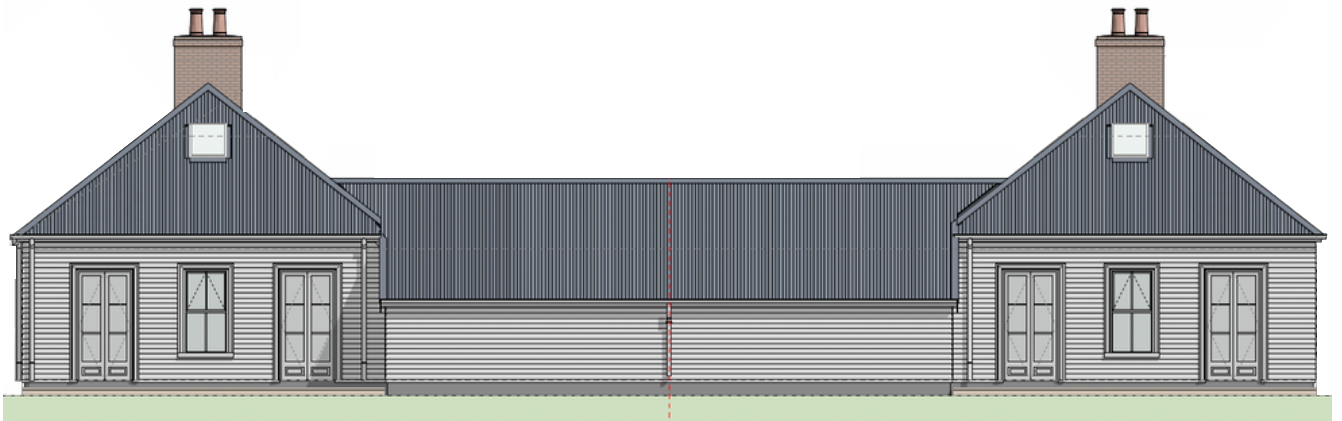
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COTTAGE 1 & 2 ELEVATIONS

135 Aylesford Street



SOUTH ELEVATION



NORTH ELEVATION

BROOKSFIELD

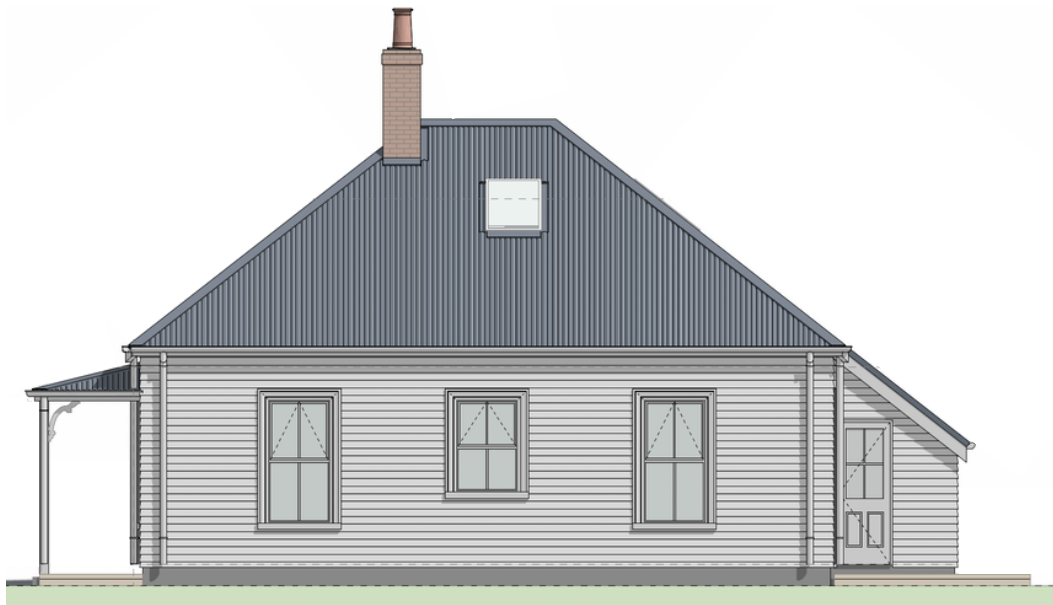
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COTTAGE 1 & 2 ELEVATIONS

135 Aylesford Street



WEST ELEVATION COTTAGE 1



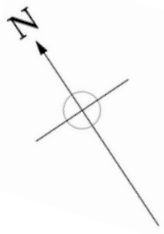
EAST ELEVATION COTTAGE 2

BROOKSFIELD

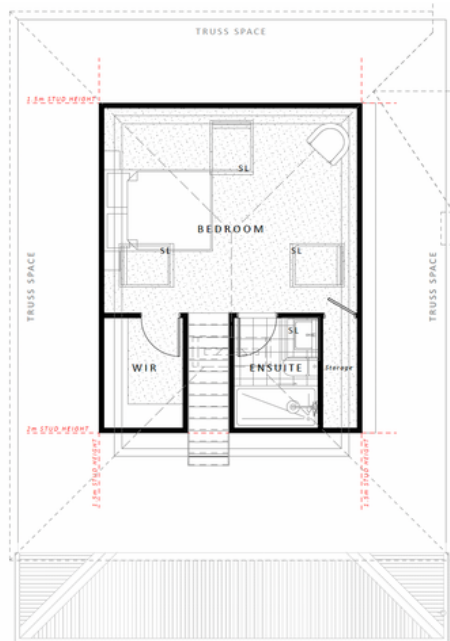
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FLOOR PLAN - COTTAGE 1

135 Aylesford Street



GROUND FLOOR



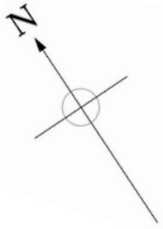
FIRST FLOOR

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FLOOR PLAN - COTTAGE 2

135 Aylesford Street



GROUND FLOOR



FIRST FLOOR

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DESIGN

Brooksfield

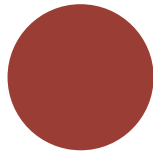
These homes are the latest in our series of 'Cottage Revival Homes'. Each home features well-thought-out spaces. The interiors are done in a sympathetic way to the exteriors with large skirtings and architraves, colours are reasonably neutral but certainly with a cottage feel. At Brooksfield we believe in using quality and sustainable materials so all of our homes come with low-VOC paint, tiled flooring, wool carpets and wool insulation as standard.

COLOURS AND SPECIFICATIONS

Exterior



Cladding - Weatherboard
Colour: Shadow White



Longrun Roofing
Colour: Pioneer Red



Yale Keyless Entry

Interior



Walls - Resene Half
Parchment
Low-VOC Paint



Skirtings, Ceilings & Doors -
Quarter Merino
Low-VOC Paint



Bathroom Wall Tile



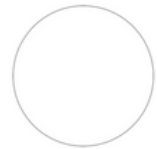
Entrance Floor Tile



Carpet - 100% NZ Wool



Bathroom Floor - Tile



Kitchen Cabinets - French
Country White



Kitchen Bench - Stone -
Coronet Peak



Splashback - Subway Tiles



Roller Blinds in Living Areas



Venetian Blinds - White -
In Bedrooms



Wool Insulation

PLUMBING AND ELECTRICAL

Plumbing



Kitchen Mixer - Chrome



Bathroom To Floor Vanity - English Classic 700mm Vanity



Toilets - Argent Krona



Chrome Shower Mixer



Downstairs W/C Vanity



Chrome Showerhead & Rail



Bathroom Tapware



Toilet Roll Holder

Electrical



Heated Towel Rail - 400x600 Elan 20R



Round Mirror With Demist Heater Behind



Downlights - LED Switch



Plugs - Iconic Switchgear



Outdoor Lights



Bathroom Heater - Serene 2068

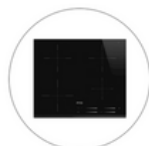
APPLIANCES



Oven - Smeg Single Wall Oven



Rangehood - Applico Canopy Rangehood



Cook Top - Smeg 4 Zone Induction Cooktop



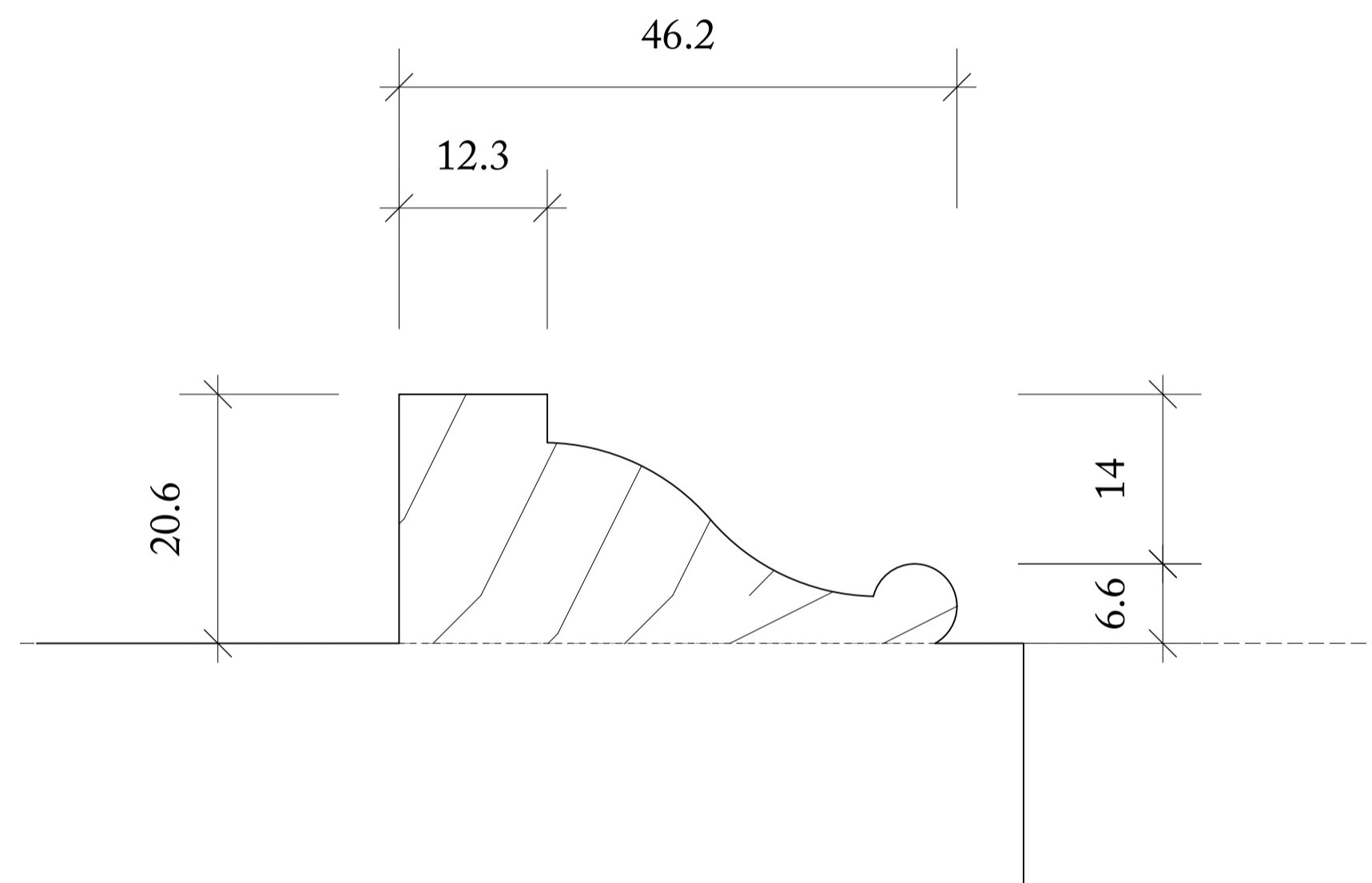
Dishwasher - Fisher & Paykel Single Dishwasher



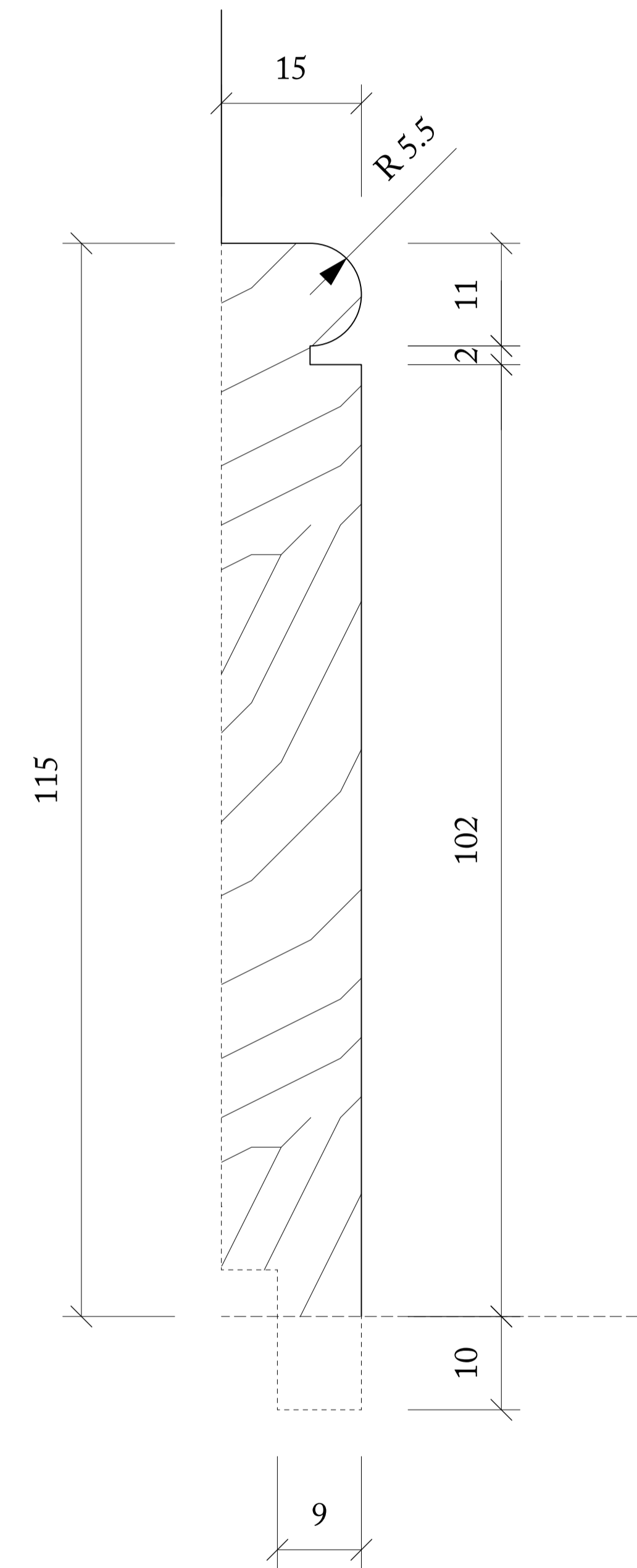
Heat Pump - Fujitsu - KW dependant on size to meet tenancy regulations

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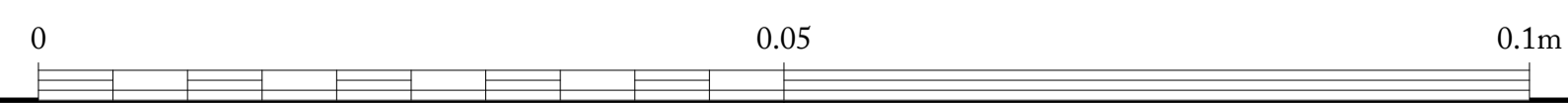


1 ARCHITRAVE
1:1 @ A3

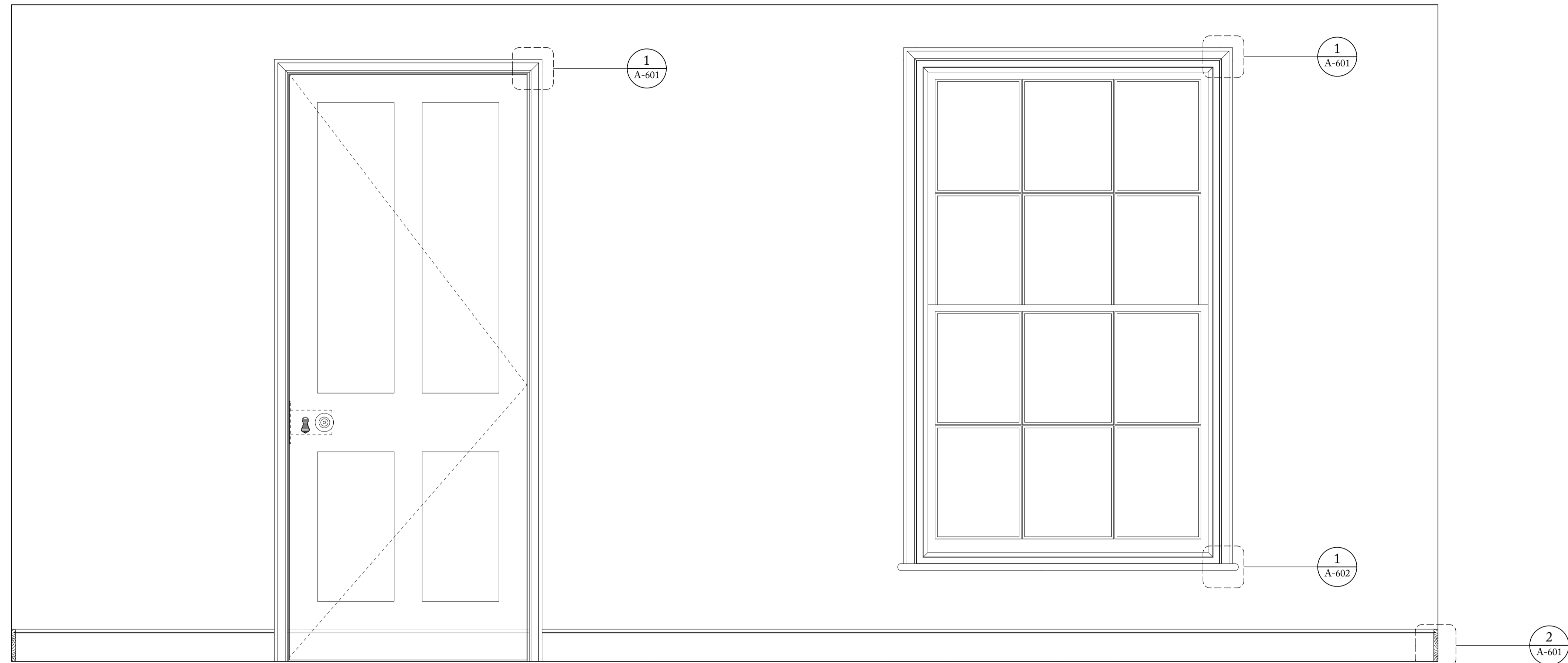


2 SKIRTING
1:1 @ A3

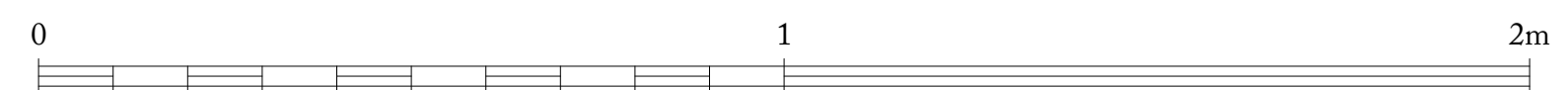
Skirting and Architrave Profile



Ben Pentreath		1-4 Lamp Office Court Lambis Conduit Street London WC1N 3NF T +44 (0) 20 7430 2424 benpentreath.com	
PROJECT: BROOKSFIELD			
TITLE: STANDARD PROFILES TYPE B			
DRAWING NO: A-601	REV. NO: -		
SCALE: N/A 1:1 @ A3	DRAWN BY: RH		
DATE: 27.04.23	CHECKED BY: RI		
All dimensions to be checked on site. All designs © Ben Pentreath Ltd 2022. Not to be reproduced without permission			



Skirting and Architrave Profile



Ben Pentreath

1-4 Lamp Office: Court
Lambis Conduit Street
London WC1N 3NF
T +44 (0) 20 7430 2424
benpentreath.com

PROJECT: **BROOKSFIELD**

TITLE: **STANDARD PROFILES
TYPE B ELEVATION**

DRAWING NO: A-301 REV. NO: -

SCALE: 1:10 @ A1 DRAWN BY: RH
1:20 @ A3

DATE: 27.04.23 CHECKED BY: RI

All dimensions to be checked on site.
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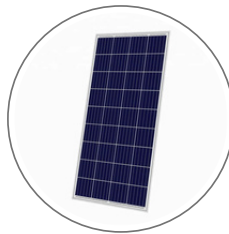
SOLAR POWER

These homes feature our pre-installed system which will save you roughly 50% (+/-) on your power bill. The system we install in Brookfields homes includes an 'Enphase' individual inverter on each of the panels, meaning each panel works on its own without relying on the other panel's sun exposure or cleanliness. We also include a 'Green Catch Diverter' system which diverts excess power to the hot water cylinder before sending it back to the grid to sell, this is the most efficient way to use the power generated.

Solar power system



Green Catch Solar Diverter
5 Year Product Warranty

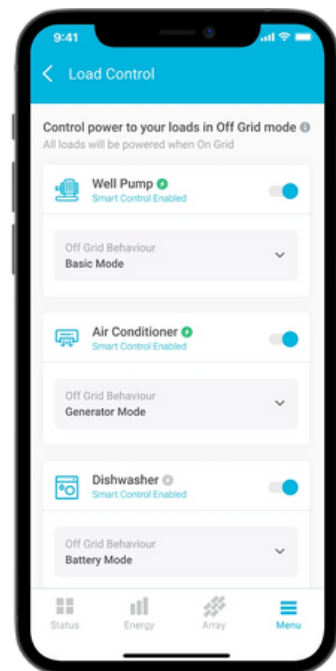
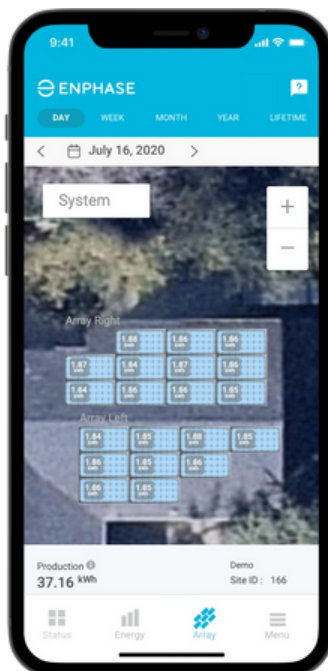


Jinko Solar Panels
25 Year Product Warranty



Enphase IQ7A Microinverter
10 Year Product Warranty

The solar power system installed in Brookfields homes features the latest in smart home technology. You are able to monitor and track the power produced and used as well as check to see how much power is being imported from and exported to the national grid. All you need is a wi-fi connection and the Enphase app.



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Your Rental Appraisal

9 November 2023

ADDRESS: 135 Ayelsford Street

Thank you for the opportunity to provide a rental appraisal for the above property. We use the latest market insights, current available listings and recently rented statistics to provide you with a comprehensive appraisal.

After reviewing the provided information, I believe a fair market rent would be between **\$650 - \$680 per week** for an unfurnished, long-term rental.

Please do not hesitate to contact me if you have any questions regarding this rental appraisal.

Kind regards,

Ngaire Baker
Senior Property Manager



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2



2

PRICE LIST

135 Aylesford Street

COTTAGE NUMBER	BEDROOMS	BATHROOMS	GARAGES	SIZE	PRICE
Cottage 1	3	2	2	147m2	\$999,000
Cottage 2	3	2	2	147m2	\$950,000

Estimated start

March 2024

Estimated completion

October 2024

Title type

Fee Simple

All homes are sold as a turn-key package. Everything will be completed prior to handover including window furnishings and landscaping.

BUYING WITH US

Brooksfield

- 1 Contact us to speak with a sales consultant about our homes and select your preferred unit.
- 2 Sign a conditional agreement for your selected property and send to your lawyer to review.
- 3 Complete your due diligence and once you are happy to confirm, pay the required deposit. Our team are here to help you with any questions that you may have during this time.
- 4 Sit back and relax while we build your brand new home.

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