

Avery Walk

— LONDON SW11 —

A NEW BEGINNING

Positioned to the south of the River Thames, Avery Walk is an exclusive private mews development in London SW11.

Offering a collection of just nine, high-specification townhouses, each residence provides the finest features of unique contemporary design and enjoys a striking roof terrace and secluded, off-street parking.



A VILLAGE IN THE CITY

Nestled between Clapham and Battersea – two of London’s most popular metropolitan districts – residents of Avery Walk will enjoy the perfect balance of city and village life.

In recent years Battersea has been reborn, and is reputed to become one of London’s newest and most desirable places to live. Surrounded by green, open spaces, and filled with cafés, shops, bars and restaurants, Avery Walk provides the perfect balance of city energy and country idyll.



▲ Constructed in 1890, the Bandstand is one of the most iconic landmarks in the centre of Clapham Common.

PERFECTLY PLACED

Whether you want a quiet place to relax, or a lively restaurant for brunch with friends, Avery Walk is just a short stroll from it all.

MAP KEY

ARTISANAL



- 1 CELLAR.SW4
- 2 FLOUR TO THE PEOPLE!
- 3 STORY COFFEE
- 4 TART
- 5 SOCIAL PANTRY

SHOPPING



- 25 BARKER AND STONEHOUSE
- 26 BIRKSEN
- 27 BISCUITEERS
- 28 BOTTLE APOSTLE
- 29 HAMISH JOHNSTON
- 30 LES SARDINES
- 31 M. MOEN & SONS
- 32 OLIVER BONAS
- 33 PHILGLAS & SWIGGOT

GROCERIES



- 41 M&S FOOD
- 42 WHOLE FOODS MARKET
- 43 WAITROSE
- 44 THE GINGER PIG

BAR & PUB



- 6 THE BOLINGBROKE
- 7 MOMMI
- 8 WC WINE & CHARCUTERIE

RESTAURANTS



- 9 BISTRO UNION
- 10 BOQUERIA
- 11 BREW
- 12 CHEZ BRUCE
- 13 COUNTER CULTURE
- 14 HUMBLE GRAPE
- 15 JAN
- 16 LONDON HOUSE
- 17 MACELLAIO RC
- 18 MELANZANA
- 19 NO.32
- 20 SANTA MARIA DEL SUR
- 21 SINABRO
- 22 THE DAIRY
- 23 THE ROOKERY
- 24 TRINITY RESTAURANT

RECREATION



- 34 BATTERSEA ARTS CENTRE
- 35 CLAPHAM PICTUREHOUSE
- 36 OMNIBUS THEATRE
- 37 PUMP HOUSE GALLERY
- 38 STUDIO VOLTAIRE
- 39 THEATRE503
- 40 UNION STATION YOGA

EDUCATION



- PRIMARY**
- 45 EATON HOUSE THE MANOR SCHOOL
 - 46 PARKGATE HOUSE SCHOOL
 - 47 OLIVER HOUSE SCHOOL
 - 48 CLAPHAM & CLAPHAM PARK MONTESSORI
 - 49 ST BERNADETTE CATHOLIC JUNIOR SCHOOL
 - 50 BELLEVILLE WIX ACADEMY
 - 51 DOLPHIN SCHOOL
- SECONDARY**
- 52 EMANUEL SCHOOL
 - 53 LA RETRAITE RC GIRLS' SCHOOL
 - 54 THE LAURELS SCHOOL



RETAIL THERAPY

Discover a variety of little known boutiques and family-run delicatessens, or make the most of having high-street favourites on your doorstep.



▲ Birksen's unique flowers are a local favourite.



▲ The Pavement, near Clapham Old Town, plays host to an eclectic mix of cafés, boutiques, independent food stores and delicatessens.



◀ Bottle Apostle is an independent wine merchant committed to making an eclectic, high-quality range of wines accessible to all.



▲ Biscuiteers is a boutique café offering homemade treats and hands-on classes.

▶ Opening in 1994 on Northcote Road, Hamish Johnston is a family-run business that is reported to be one of the 'finest cheese shops in London'.





◀ Overlooking Clapham Common, Counter Culture celebrates unusual ingredients and sustainable sourcing.

CAFÉ CULTURE

The day-time café and restaurant culture in Battersea and Clapham is among the best and most eclectic in the city.



▶ No 32 is a cosy eatery, ideal for brunch or a Sunday roast with friends.

AVERY WALK



▲ Story Coffee is a bright and intimate café serving drinks and sophisticated light bites.

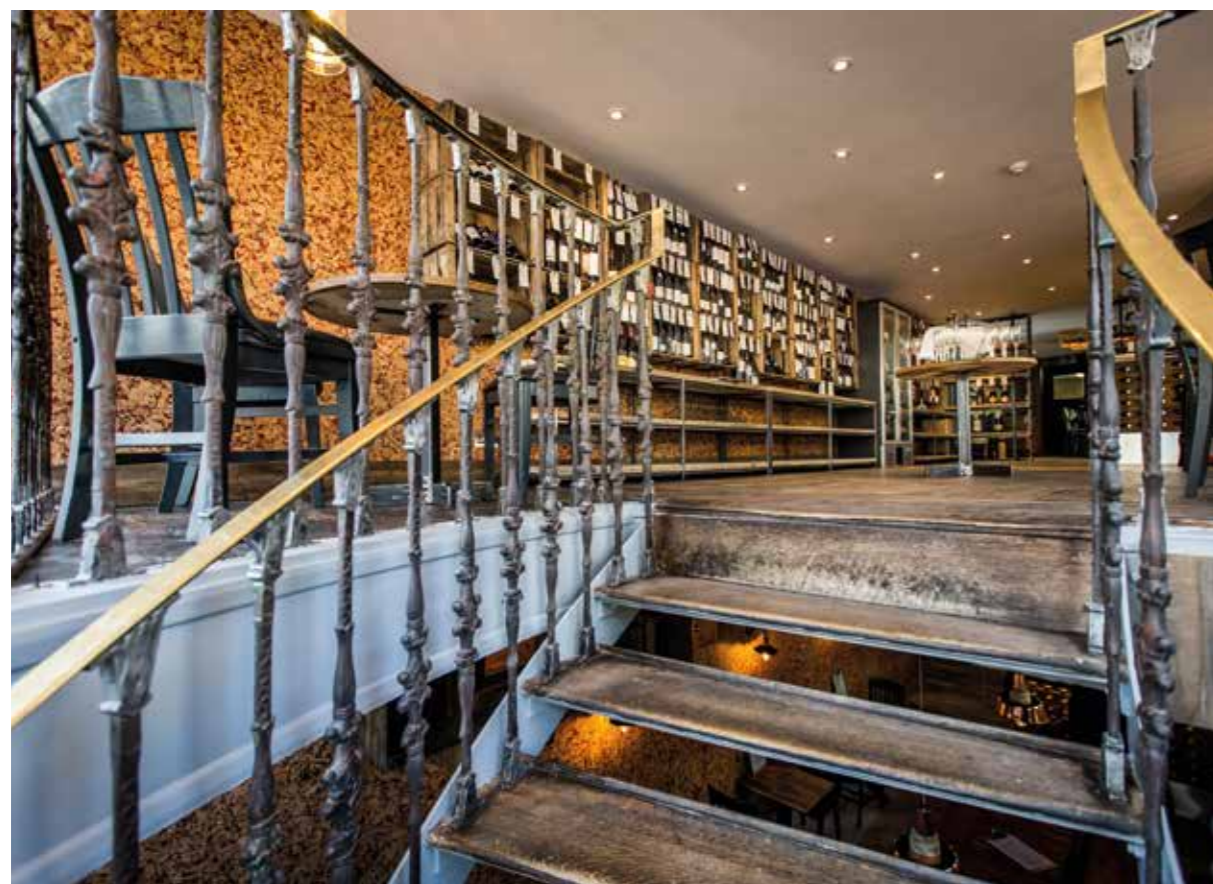


▲ Where elegance meets tradition, the Bolingbroke is a lively, family-friendly pub and dining room.



◀ As London's only tart-based bakery and coffee shop, Tart serves up a fresh and vibrant brunch and lunch menu.

LONDON SW11



◀ Situated on Battersea Rise, Humble Grape is a wine bar and wine shop that offers handcrafted and artisan wines from around the world.



▲ With an ever-changing wine list and quirky decor, WC (Wine & Charcuterie) is a popular underground wine bar next to Clapham Common.



▲ Jan Caspian Flavours is a restaurant inspired by Ottoman & Persian cuisine, drawing on traditions of decadence and the region's complex flavours.

EVENING ENTERTAINMENT

Get to know the area's charming pubs, lively bars and celebrated restaurants.



▶ Gordon Ramsay's London House Restaurant is a local family favourite, serving innovative modern British cuisine.

▶ A neighbourhood restaurant in the heart of Clapham's Old Town, Trinity is a Michelin star restaurant dedicated to seasonal produce.



SPACE TO BREATHE

London is famous for its tranquil parks and open spaces, and Avery Walk benefits from two of the capital's best-loved spots – Clapham Common and Battersea Park.

▼ Clapham Common's natural ponds create a wildlife haven popular with fishermen and locals alike.



EVERY WALK



▲ Battersea Park's Fountain Lake is a stunning feature of one of London's best-loved green spaces.



◀ The striking Buddhist Peace Pagoda can be found in a tranquil spot overlooking the River Thames.

LONDON SW11



◀ Oliver House is an independent prep school for boys and girls and is housed across two beautiful 18th Century buildings which overlook Clapham Common. Image: Simon Jarratt



◀ The Laurels School is an independent school for girls aged 11-18 and is set in the leafy residential area of Clapham Park. Image: Simon Jarratt

WORLD-CLASS EDUCATION

With a number of notable primary and secondary schools nearby, there is no shortage of academic excellence in and around Clapham and Battersea.

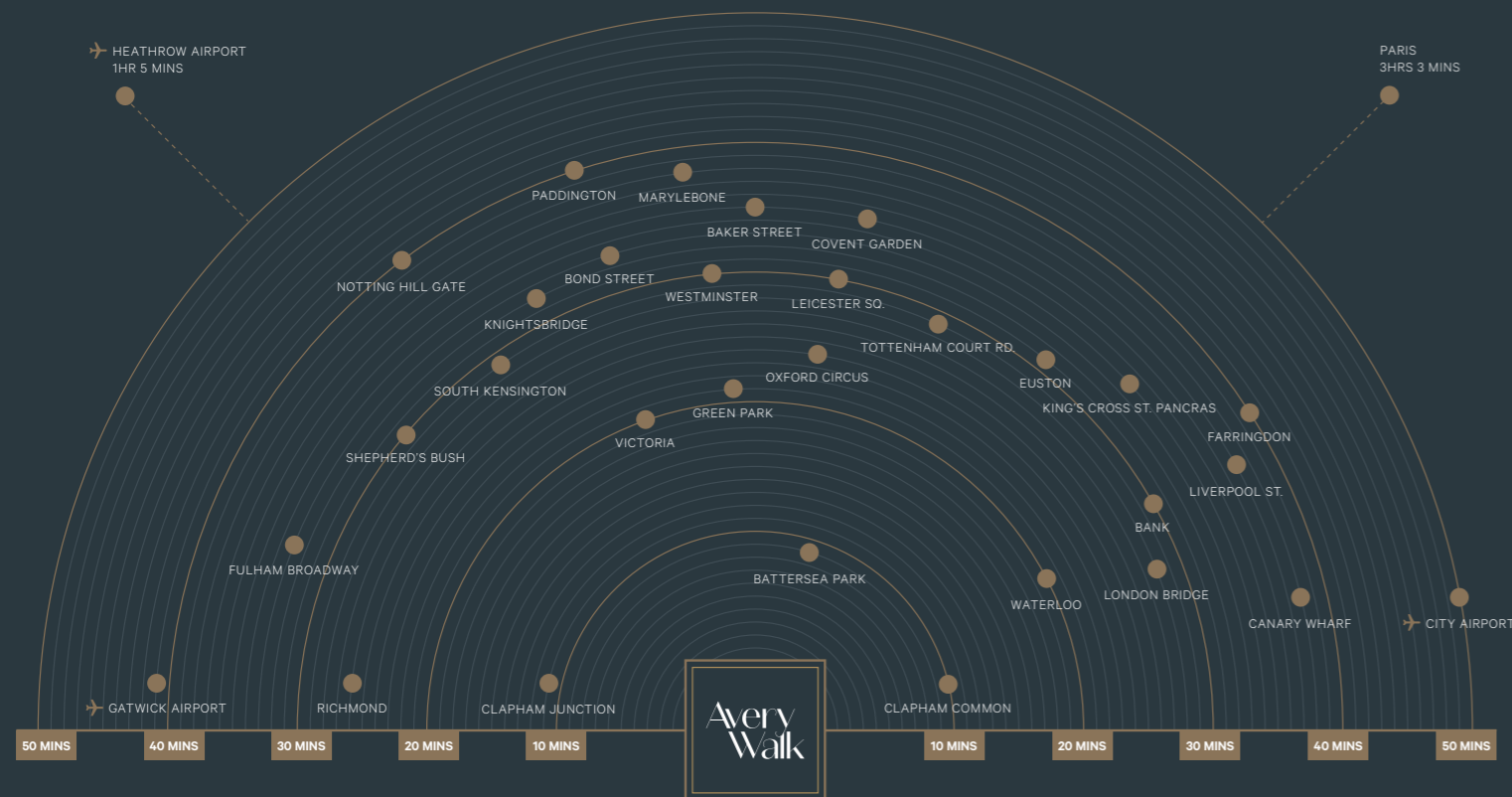
▼ Eton House The Manor is a nursery and prep school for girls and boys on Clapham Common Northside offering a wide range of extra-curriculum activities.



ALWAYS CONNECTED

Avery Walk has exceptional transport links, with both mainline and underground stations just minutes away.

APPROXIMATE TRAVEL TIMES FROM AVERY WALK ON FOOT OR VIA TRAIN OR TUBE*



DISTANCES

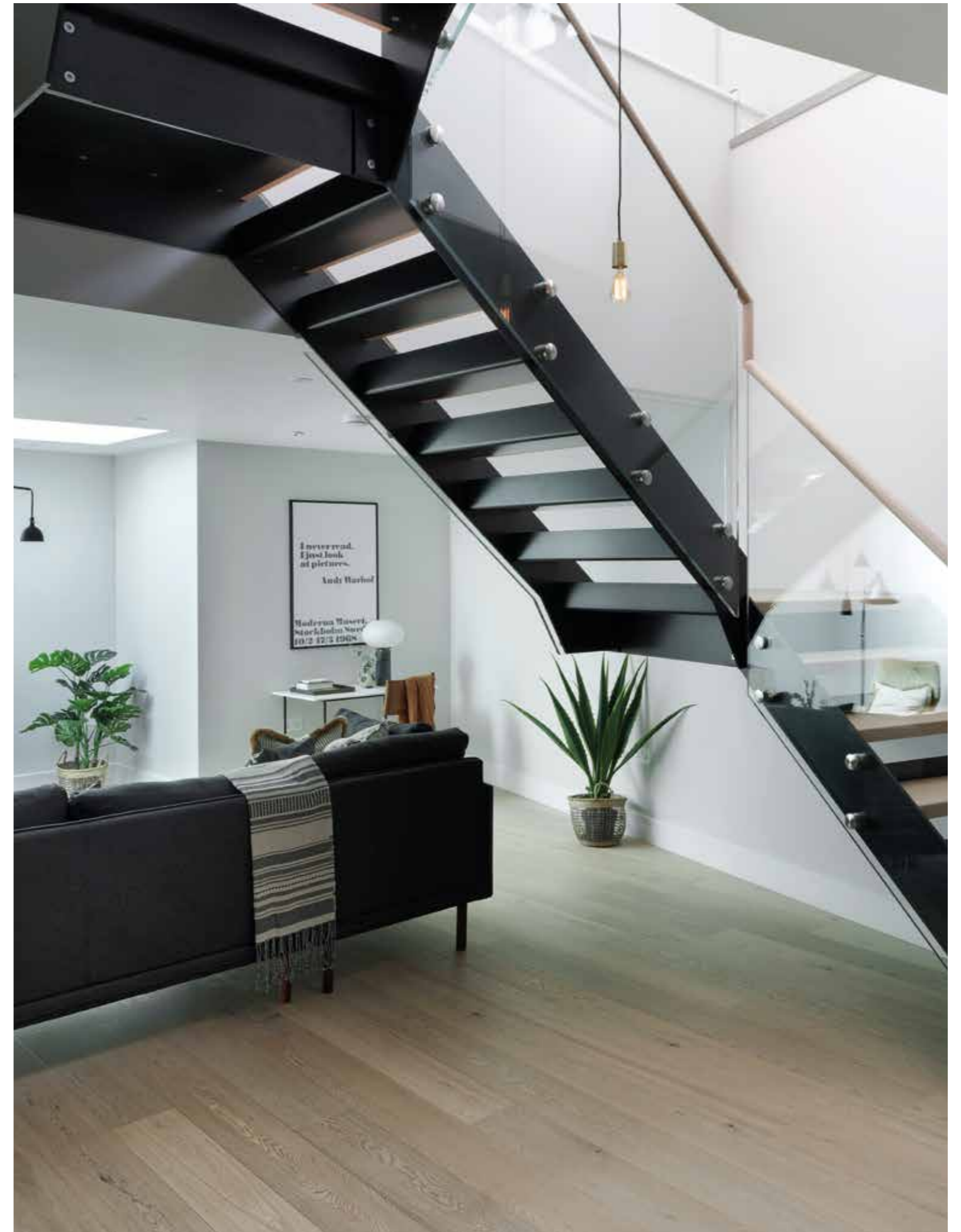
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CLAPHAM COMMON	0.7	1.1
CLAPHAM JUNCTION	0.9	1.4
BATTERSEA PARK	1.3	2.1
VICTORIA	2.4	3.9
SOUTH KENSINGTON	2.6	4.2
FULHAM BROADWAY	2.8	4.5
KNIGHTSBRIDGE	3.2	5.1
WESTMINSTER	3.5	5.6
GREEN PARK	3.6	5.8
WATERLOO	3.7	6.0
LEICESTER SQUARE	4.1	6.5
NOTTING HILL	4.2	6.7
BOND STREET	4.2	6.7
COVENT GARDEN	4.3	6.9
OXFORD CIRCUS	4.3	6.9
PADDINGTON	4.3	6.9
SHEPHERD'S BUSH	4.5	7.2
TOTTENHAM COURT ROAD	4.5	7.2
BAKER STREET	4.7	7.5
LONDON BRIDGE	4.7	7.5
MARYLEBONE	4.8	7.7
BANK	5.1	8.2
FARRINGDON	5.1	8.2
EUSTON	5.4	8.7
LIVERPOOL STREET	5.5	8.9
KING'S CROSS ST. PANCRAS	5.9	9.5
OLD STREET	5.9	9.5
RICHMOND	6.8	11.0
CANARY WHARF	7.6	12.2
TWICKENHAM	7.8	12.5
CITY AIRPORT	11.3	18.2
HEATHROW AIRPORT	17.5	28.2
GATWICK AIRPORT	24.7	39.8
PARIS	214	334.4

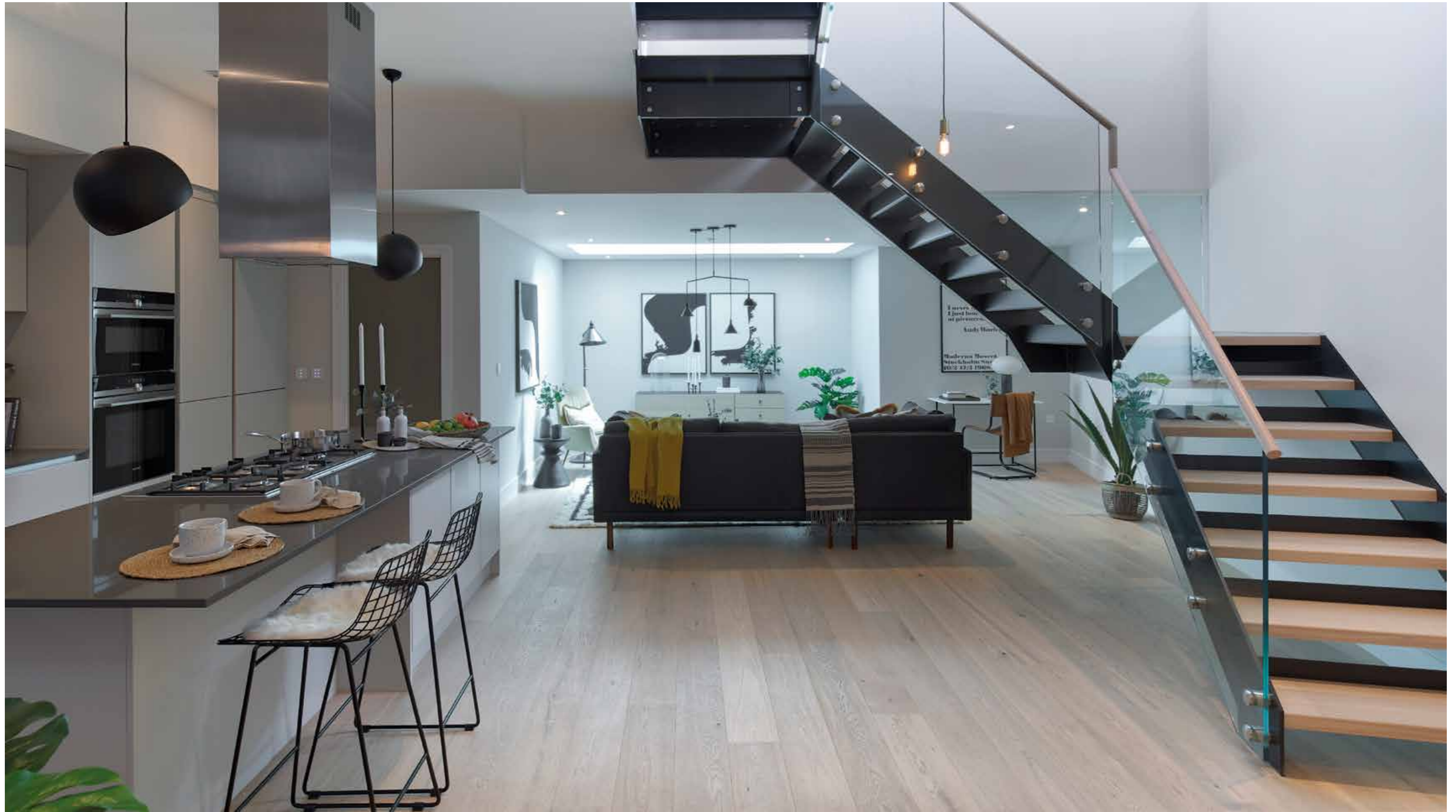
*All travel times mentioned are approximate journey times by foot and public transport. Sources: maps.google.co.uk, journeyplanner.tfl.gov.uk and trainline.com.

DETAIL & DESIGN

Stylishly designed to make the most of the light and space, each residence has been specified with the highest quality materials and advanced technologies.

A statement staircase links the lower ground floor and ground floor levels, and has been finished with a striking glass balustrade and contemporary open treads. Downstairs, the open plan arrangement incorporates a flexible living, kitchen and dining space with high ceilings and an incredible sense of space - reflective of the way we socialise and entertain today. Mood lighting, oak engineered timber floors with under floor heating, Sky Q TV feeds and Wi-Fi boosters complete the modern arrangement of each property.





▲ The vast lower ground floor seamlessly combines a contemporary open-plan kitchen, dining and living area, forming the heart of the home. The skylight above the living space and terrace to the rear provide a balance of natural light that extends across the entire floor.



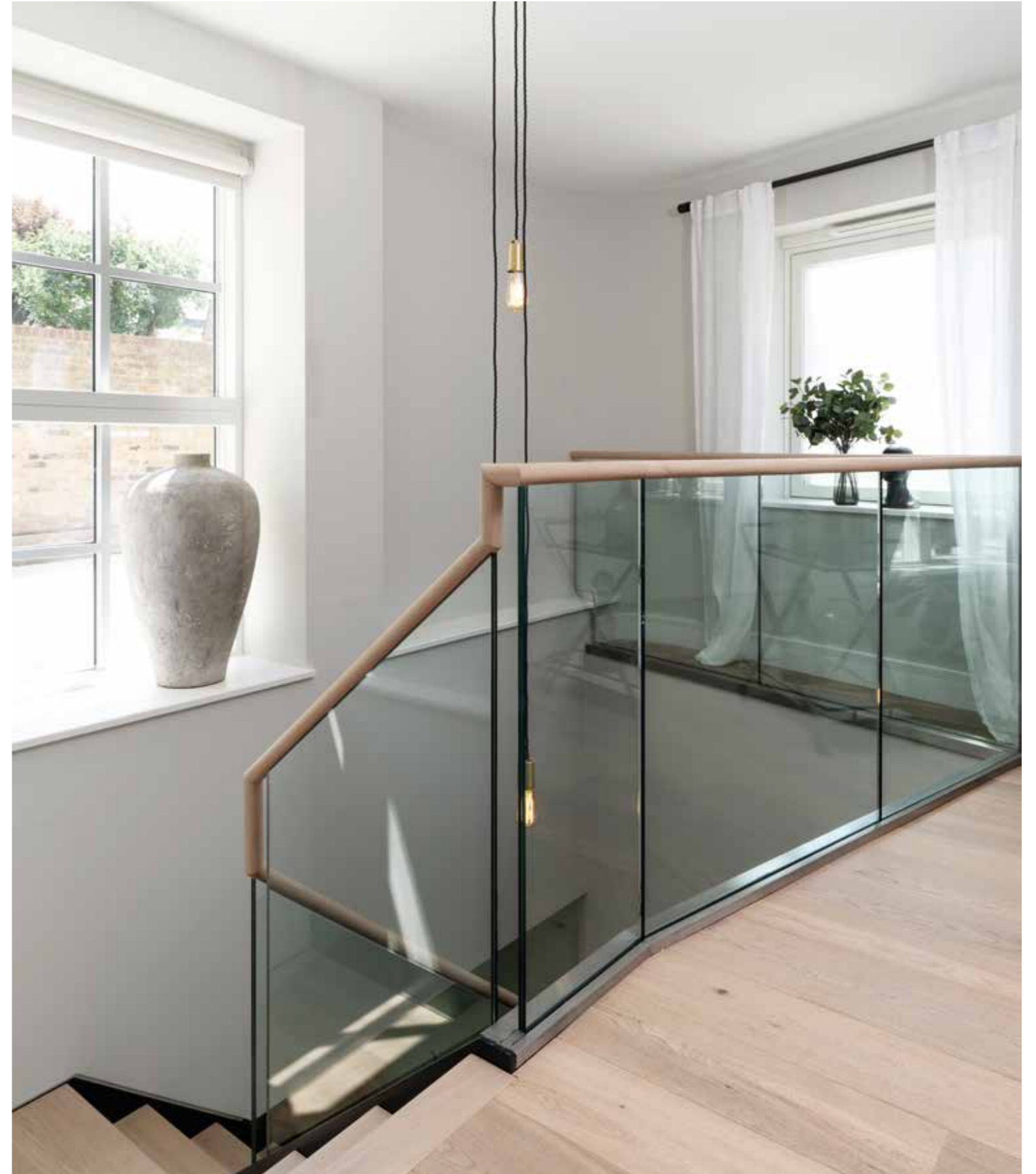
▲ Bespoke oak engineered timber flooring with underfloor heating runs throughout the open-plan living area and features ample space for a standalone dining area.



▲ Individually designed kitchens feature integrated Siemens appliances, contemporary Silestone worktops with matching splashbacks and Quooker boiling water taps.



▲ The lower ground floor living area features an adjoining terrace and high ceilings providing a unique sense of space.



▲ The stylish and bespoke oak and steel staircase has been finished with a contemporary glass balustrade and open treads which elegantly connects the ground floor reception with the open-plan living space on the floor below.



▲ The bright and welcoming ground floor living area provides the ideal space to relax or entertain, and offers the flexibility of being a fourth bedroom or study if required.



▲ The top-floor master bedroom suite is finished with a luxurious carpet and bespoke built-in wardrobes with integrated lighting, hanging rails, shelving and drawers.

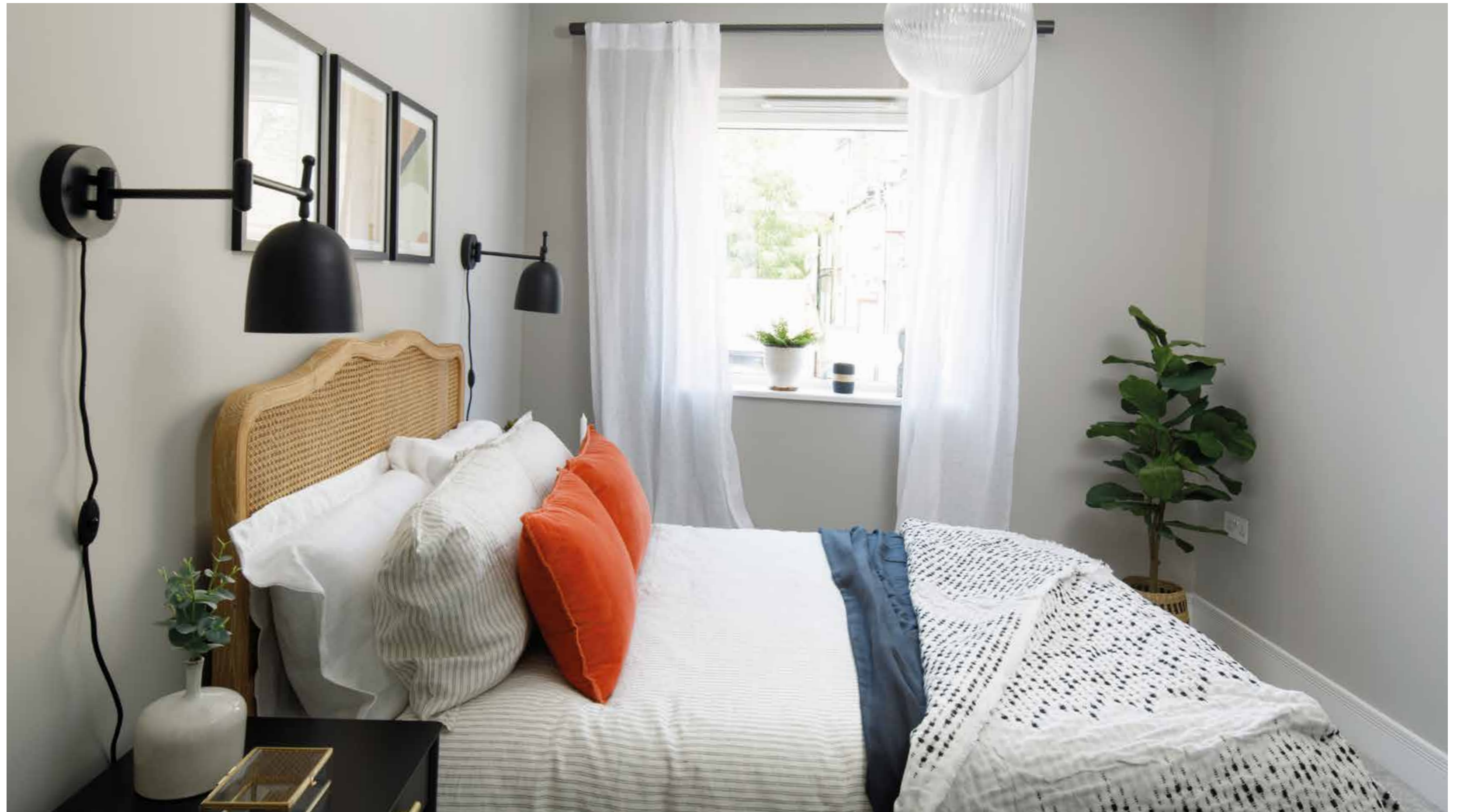


▲ The en-suite master bathroom features a custom mirrored cabinet, beautifully crafted sink and walk-in shower that has been finished with an elegant glass enclosure.





▲ The spacious second bedroom has been fitted with luxurious carpet and has the flexibility of being configured to allow two singles or a double bed.



▲ An additional third bedroom provides ample space for a double bed and matching furniture.



▲ The family bathroom has been finished with high quality white sanitaryware, heated towel rails and feature LED lighting details to the bath panel. Finishing touches include Porcelanosa tiling and Hansgrohe brassware.



▲ The expansive roof terraces are fitted with composite decking and offer stunning views over London. Photovoltaic panels are also housed discretely in this area, generating solar energy solutions for homeowners.

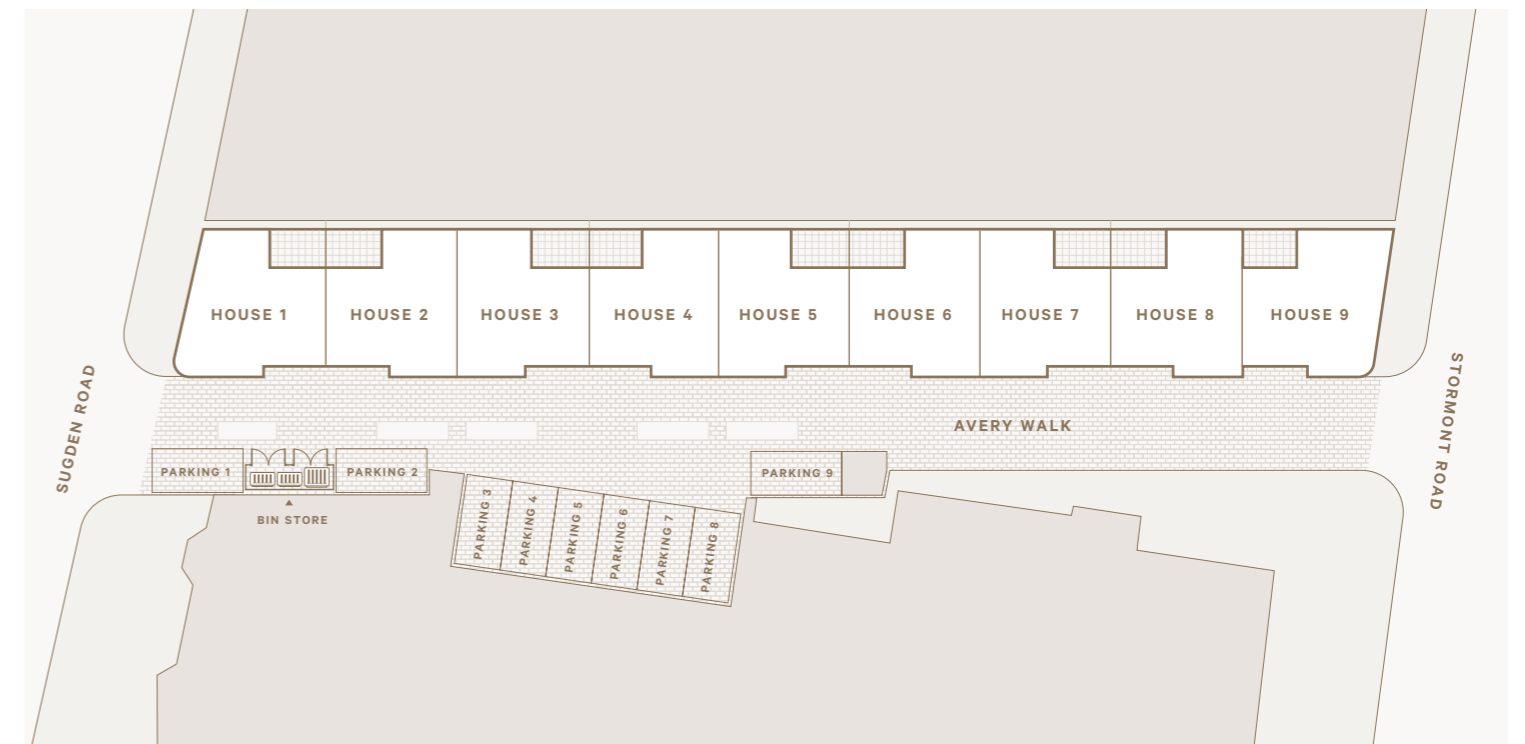
SPACE & LIGHT

The lower ground level of each townhouse has been designed to provide generous open living space, while each individual house features a bespoke skylight and rear terrace which flood the properties in natural light.

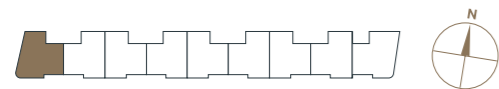
The master bedroom is situated on the top floor of the house and enjoys an elegant en-suite shower room and lavish storage space. Each house benefits from substantial outdoor space in the form of a stunning roof terrace and lower ground floor patio. Private parking bays are located within direct view of each property.

FLOORPLANS

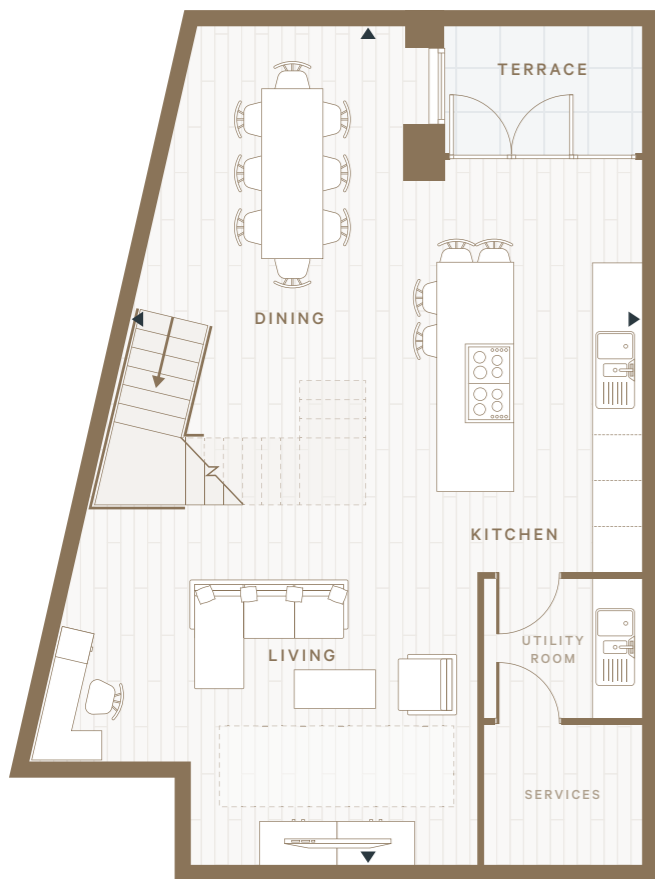
SITE PLAN



HOUSE 1



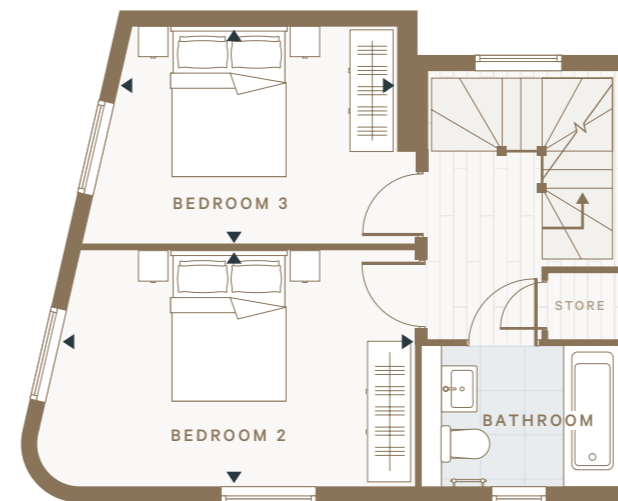
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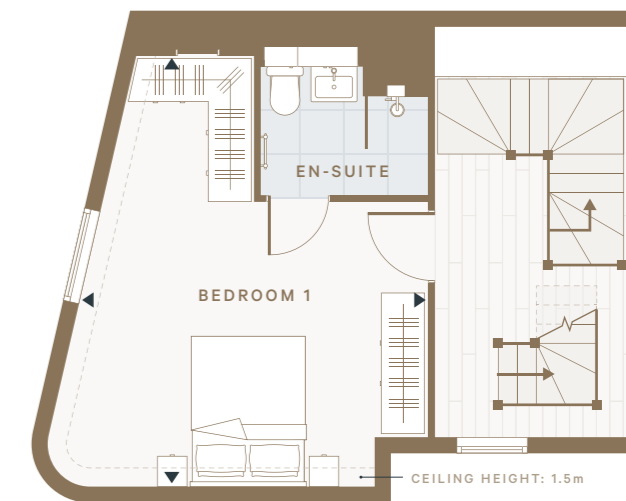
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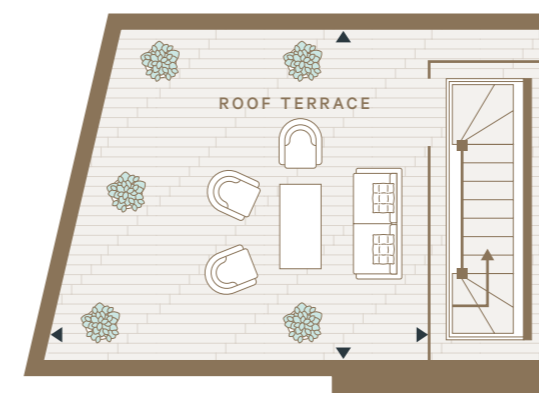
FIRST FLOOR



SECOND FLOOR



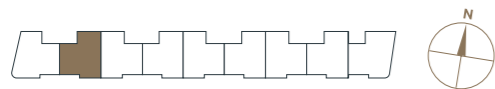
ROOF TERRACE



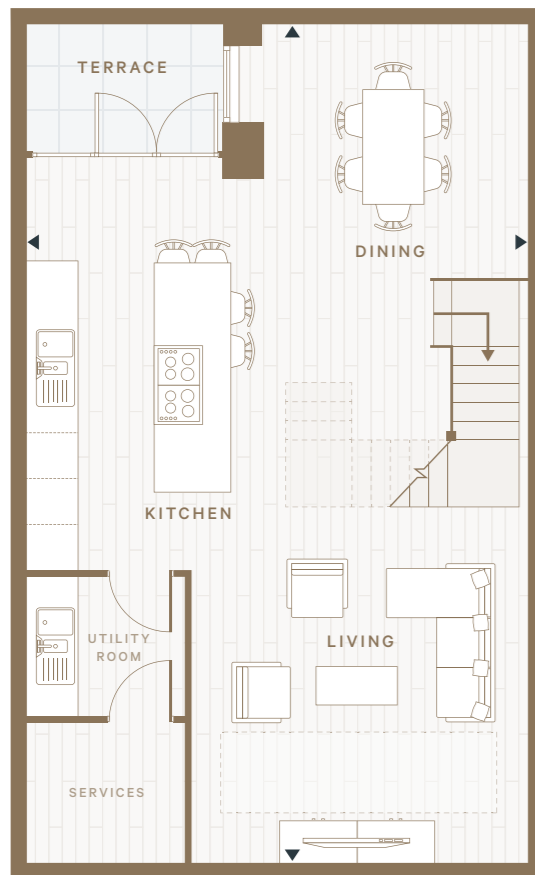
AREA SPECIFICATION

	AREA m	AREA ft
Gross Internal Area	186.04 m ²	2002.52 ft ²
Roof Terrace	4.90 x 3.90	16' 1" x 12' 9"
Kitchen/Dining/Living	10.87 x 6.56	35' 8" x 21' 6"
Living 2	5.05 x 3.59	16' 7" x 11' 9"
Bedroom 1	5.60 x 4.51	18' 5" x 14' 10"
Bedroom 2	3.04 x 4.29	10' 0" x 14' 1"
Bedroom 3	2.75 x 3.37	9' 0" x 11' 1"

HOUSE 2



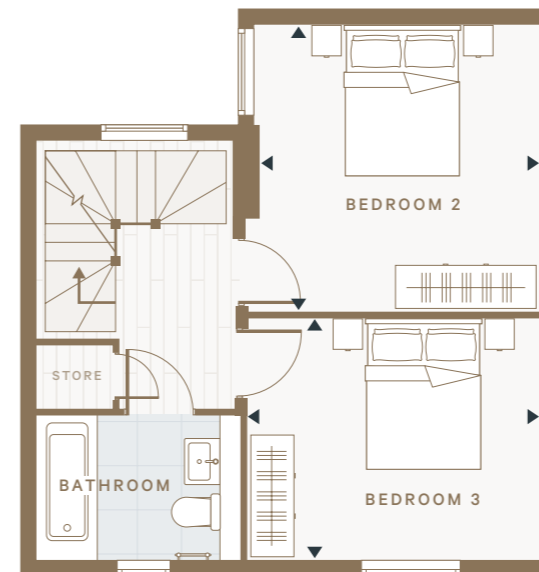
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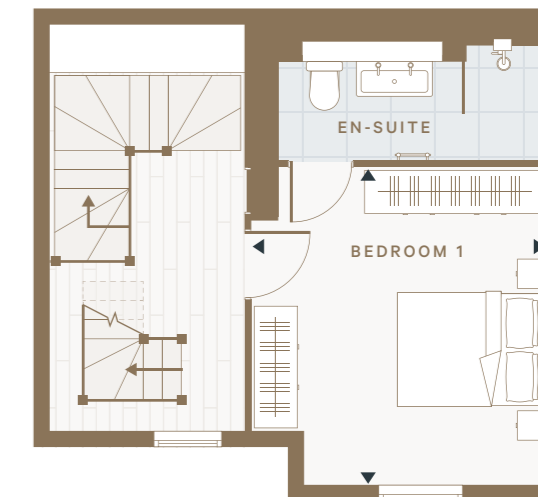
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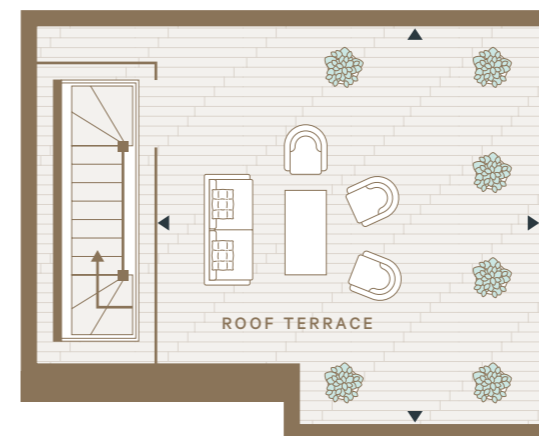
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SECOND FLOOR



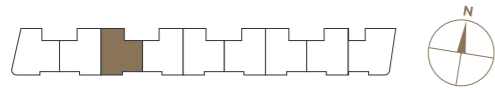
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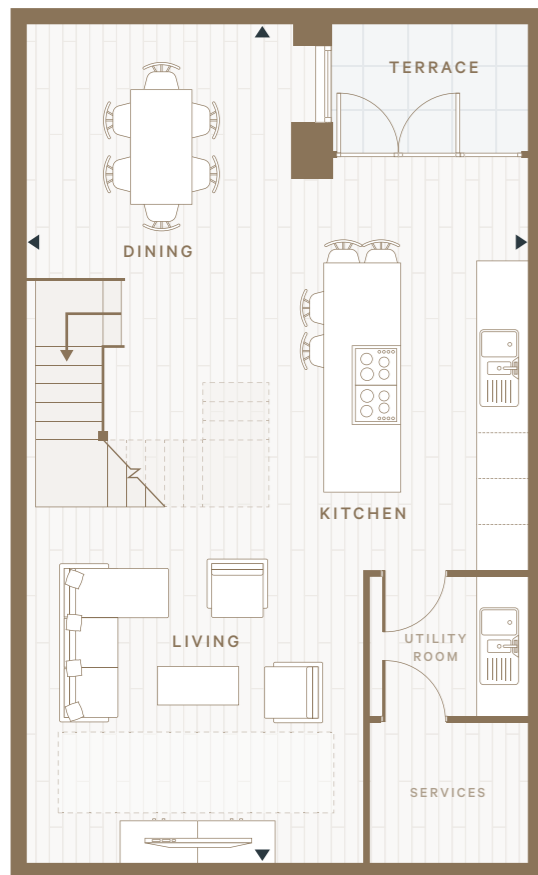
AREA SPECIFICATION

	AREA m	AREA ft
Gross Internal Area	178.65 m ²	1922.97 ft ²
Roof Terrace	4.50 x 4.60	14' 9" x 15' 1"
Kitchen/Dining/Living	10.91 x 6.44	35' 9" x 21' 1"
Living 2	5.11 x 3.52	16' 7" x 11' 6"
Bedroom 1	4.07 x 3.85	13' 4" x 12' 8"
Bedroom 2	3.71 x 3.52	12' 2" x 11' 6"
Bedroom 3	3.09 x 3.77	10' 2" x 12' 5"

HOUSE 3



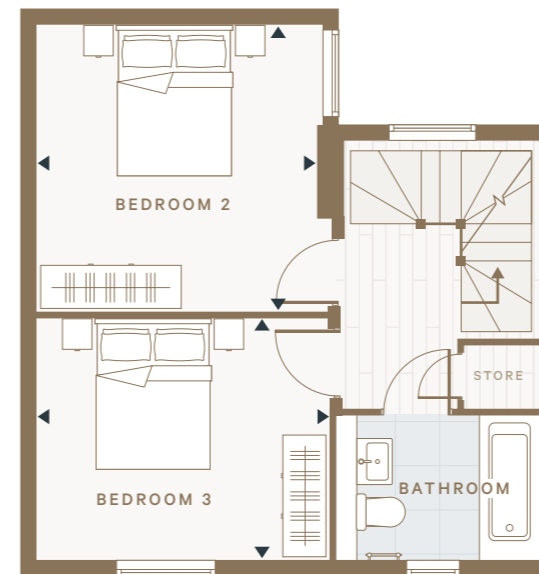
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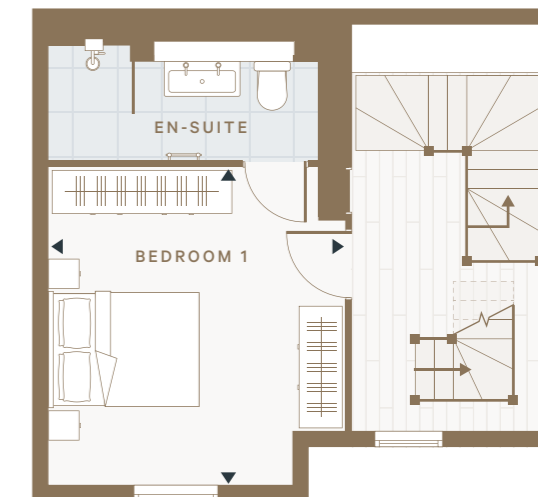
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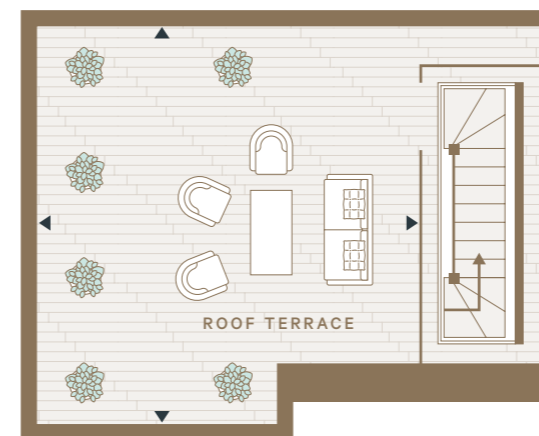
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SECOND FLOOR



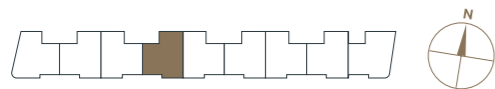
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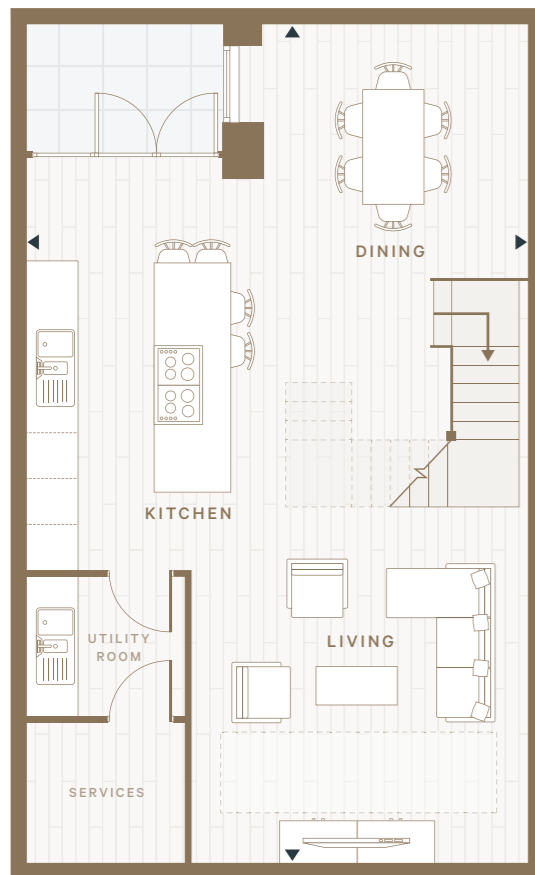
AREA SPECIFICATION

	AREA m	AREA ft
Gross Internal Area	178.98 m ²	1926.52 ft ²
Roof Terrace	4.50 x 4.60	14' 9" x 15' 1"
Kitchen/Dining/Living	10.94 x 6.44	35' 11" x 21' 1"
Living 2	5.11 x 3.52	16' 9" x 11' 6"
Bedroom 1	4.07 x 3.85	13' 4" x 12' 8"
Bedroom 2	3.71 x 3.52	12' 2" x 11' 6"
Bedroom 3	3.09 x 3.77	10' 2" x 12' 5"

HOUSE 4



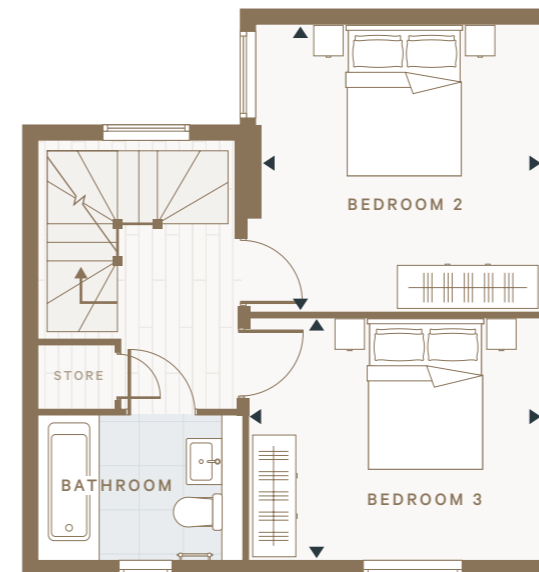
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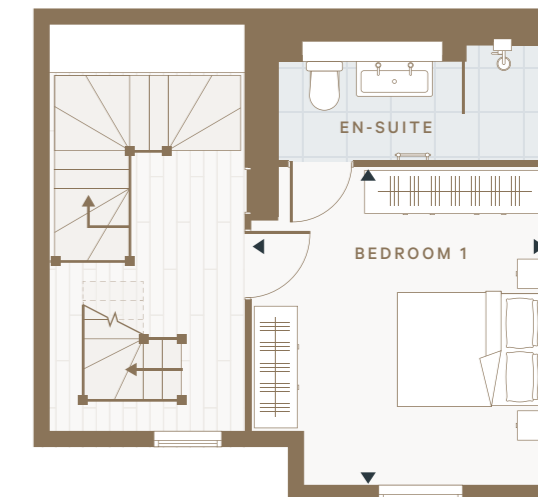
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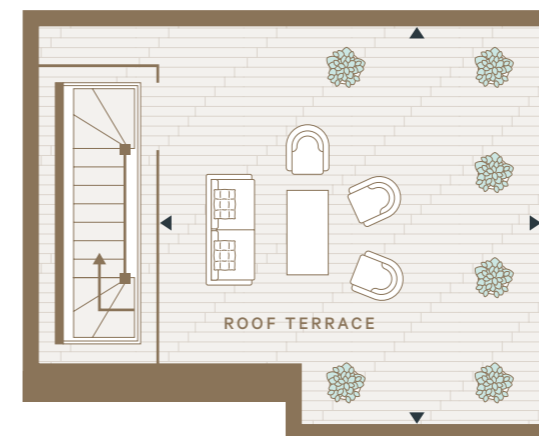
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SECOND FLOOR



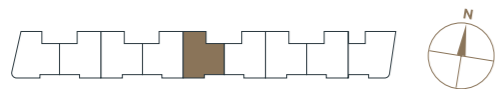
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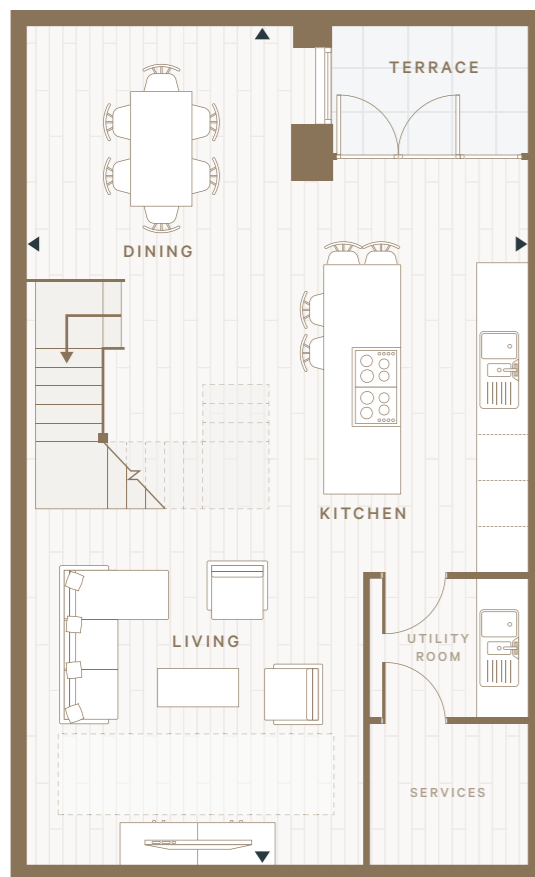
AREA SPECIFICATION

	AREA m	AREA ft
Gross Internal Area	179.34 m ²	1930.40 ft ²
Roof Terrace	4.50 x 4.60	14' 9" x 15' 1"
Kitchen/Dining/Living	10.98 x 6.44	36' 0" x 21' 1"
Living 2	5.14 x 3.52	16' 10" x 11' 6"
Bedroom 1	4.07 x 3.85	13' 4" x 12' 8"
Bedroom 2	3.71 x 3.52	12' 2" x 11' 6"
Bedroom 3	3.09 x 3.77	10' 2" x 12' 5"

HOUSE 5



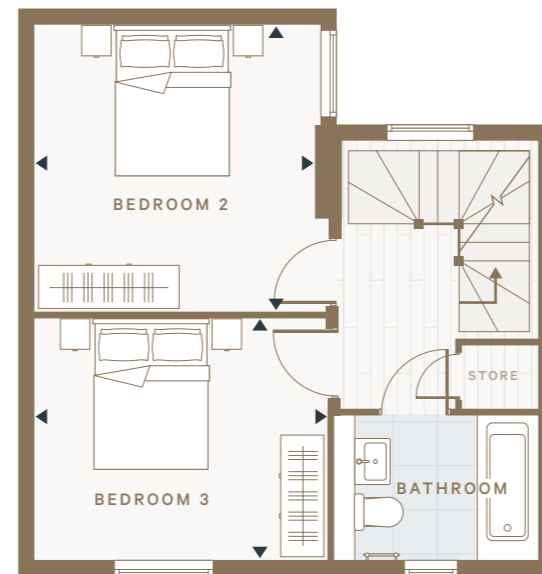
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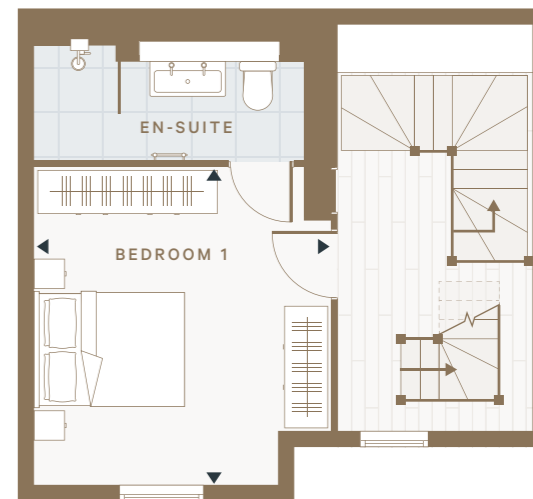
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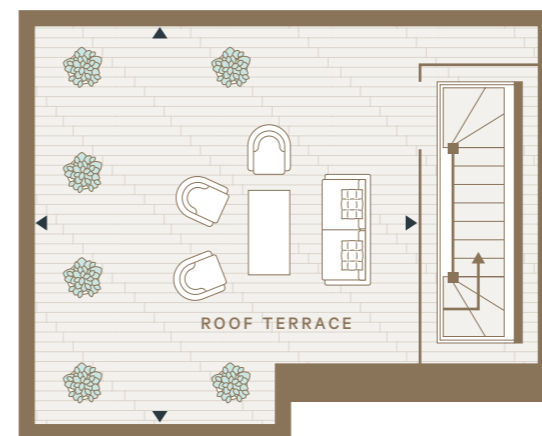
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SECOND FLOOR



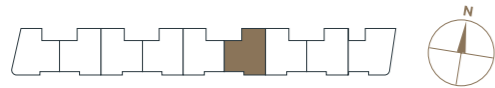
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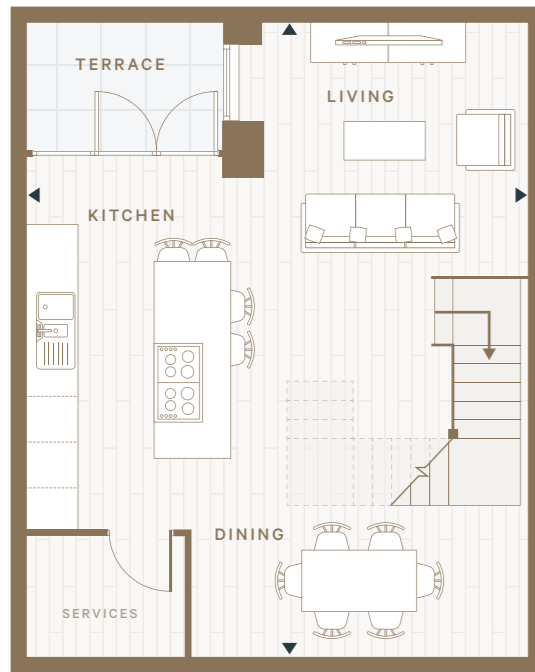
AREA SPECIFICATION

	AREA m	AREA ft
Gross Internal Area	179.48 m ²	1932.01 ft ²
Roof Terrace	4.50 x 4.60	14' 9" x 15' 1"
Kitchen/Dining/Living	11.02 x 6.44	36' 2" x 21' 1"
Living 2	5.18 x 3.52	17' 0" x 11' 6"
Bedroom 1	4.07 x 3.85	13' 4" x 12' 8"
Bedroom 2	3.71 x 3.52	12' 2" x 11' 6"
Bedroom 3	3.09 x 3.77	10' 2" x 12' 5"

HOUSE 6



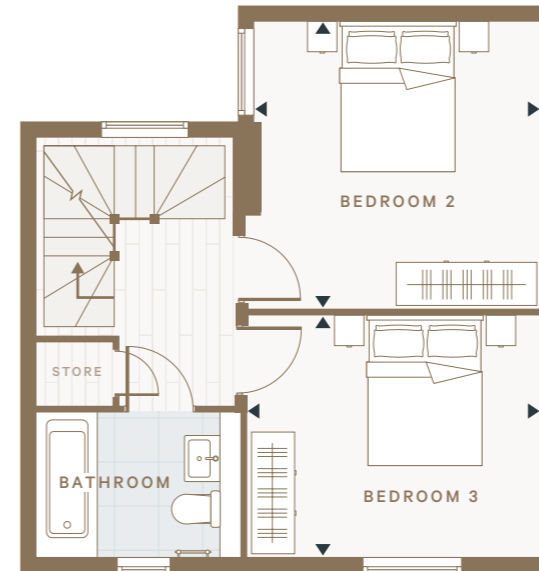
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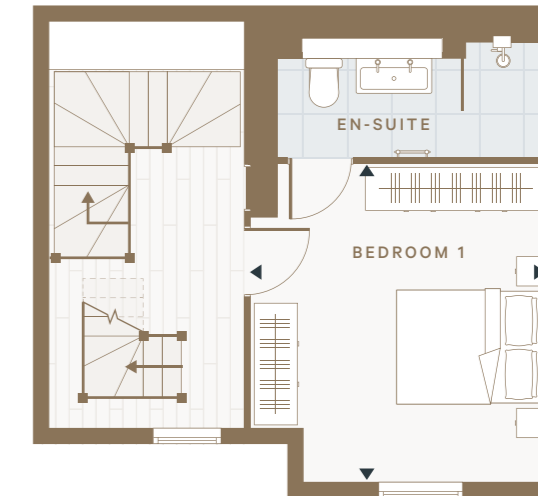
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



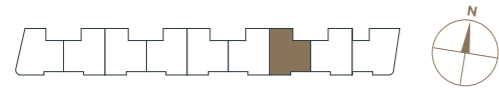
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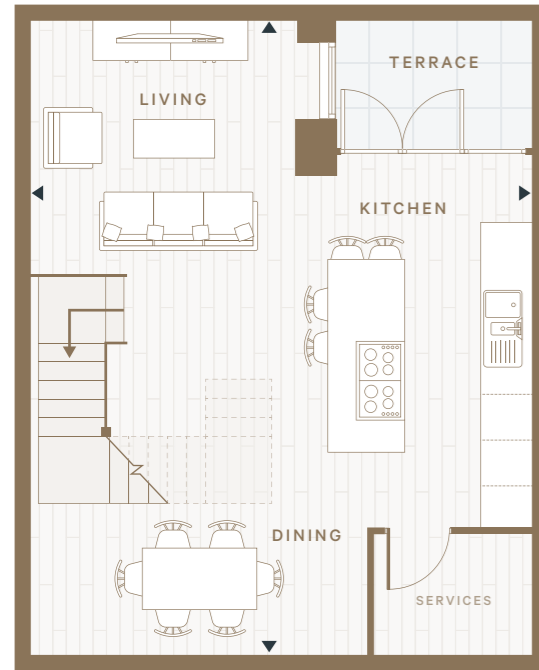
AREA SPECIFICATION

	AREA m	AREA ft
Gross Internal Area	161.77 m ²	1741.28 ft ²
Roof Terrace	4.50 x 4.60	14' 9" x 15' 1"
Kitchen/Dining/Living	8.25 x 6.44	27' 1" x 21' 1"
Living 2	5.19 x 3.52	17' 0" x 11' 6"
Bedroom 1	4.08 x 3.85	13' 4" x 12' 8"
Bedroom 2	3.71 x 3.52	12' 2" x 11' 6"
Bedroom 3	3.09 x 3.77	10' 2" x 12' 5"

HOUSE 7



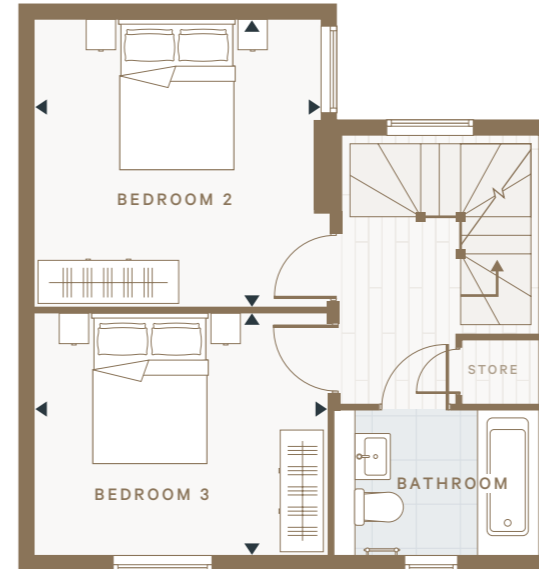
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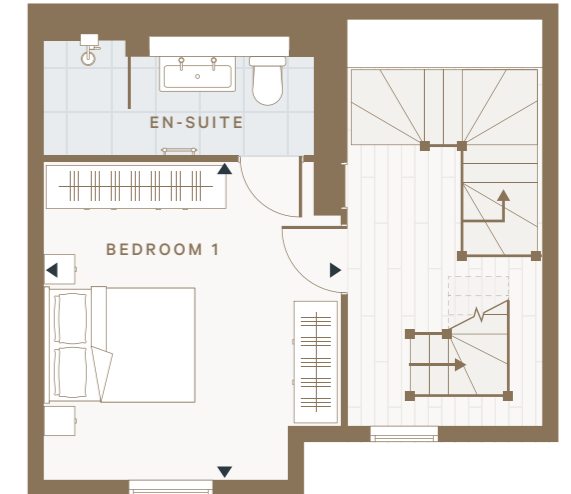
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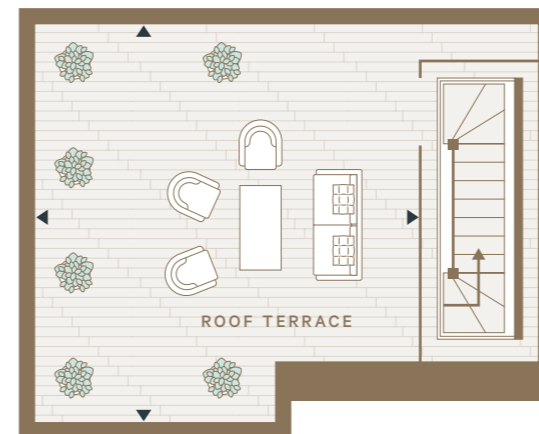
FIRST FLOOR



SECOND FLOOR



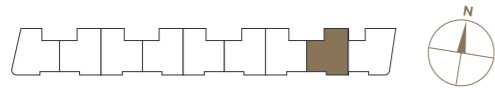
ROOF TERRACE



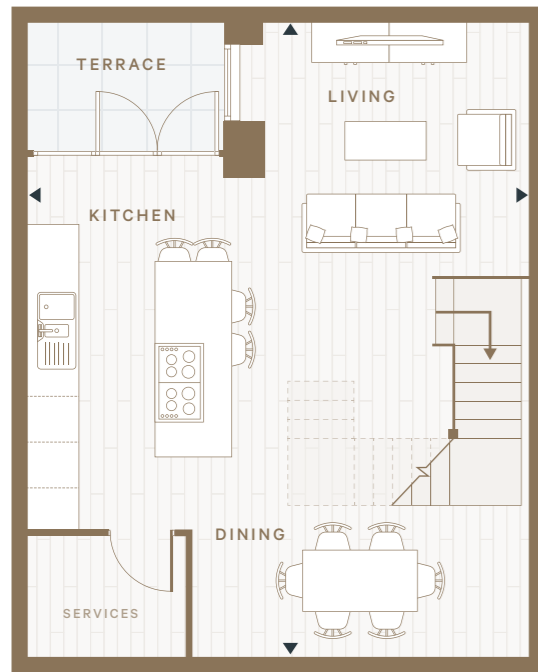
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Living 2	5.19 x 3.52	17' 0" x 11' 6"
Bedroom 1	4.08 x 3.85	13' 4" x 12' 8"
Bedroom 2	3.71 x 3.52	12' 2" x 11' 6"
Bedroom 3	3.09 x 3.77	10' 2" x 12' 5"

HOUSE 8



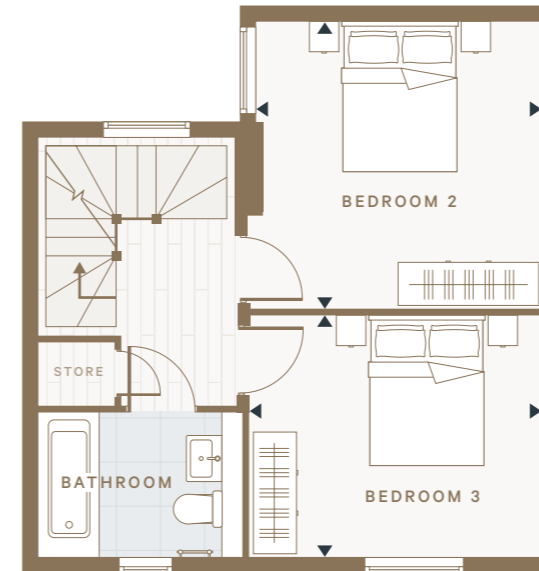
LOWER GROUND FLOOR



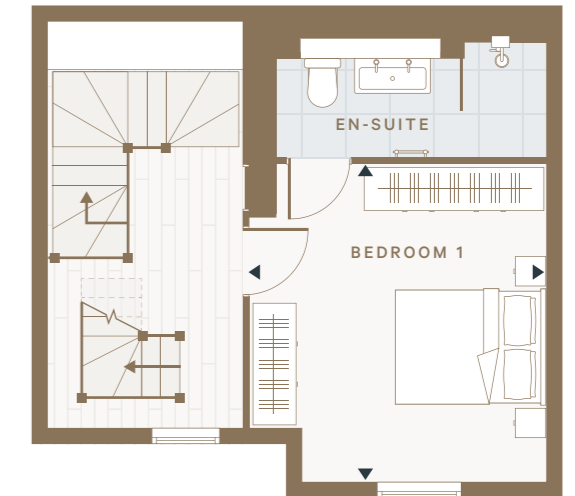
GROUND FLOOR



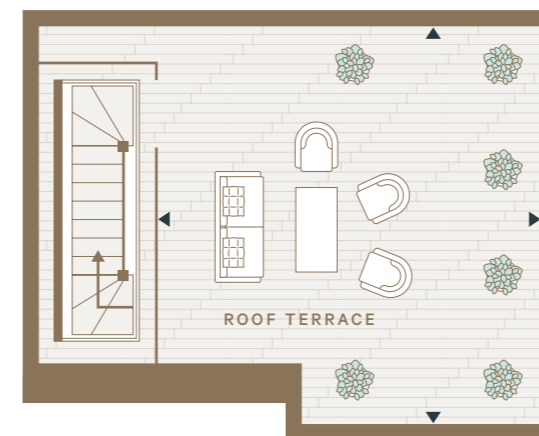
FIRST FLOOR



SECOND FLOOR



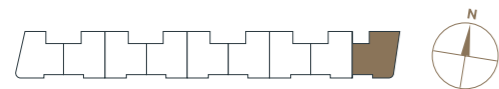
ROOF TERRACE



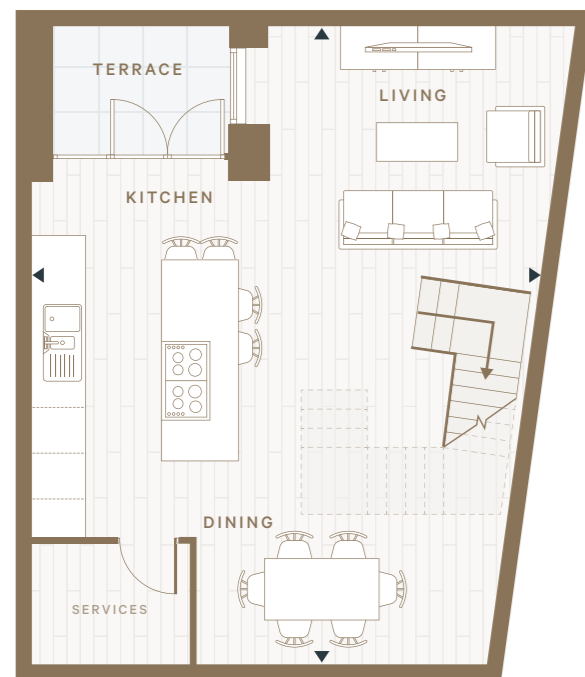
AREA SPECIFICATION

	AREA m	AREA ft
Gross Internal Area	161.77 m ²	1741.28 ft ²
Roof Terrace	4.50 x 4.60	14' 9" x 15' 1"
Kitchen/Dining/Living	8.25 x 6.44	27' 1" x 21' 1"
Living 2	5.19 x 3.52	17' 0" x 11' 6"
Bedroom 1	4.08 x 3.85	13' 4" x 12' 8"
Bedroom 2	3.69 x 3.52	12' 2" x 11' 6"
Bedroom 3	3.11 x 3.77	10' 2" x 12' 5"

HOUSE 9



LOWER GROUND FLOOR

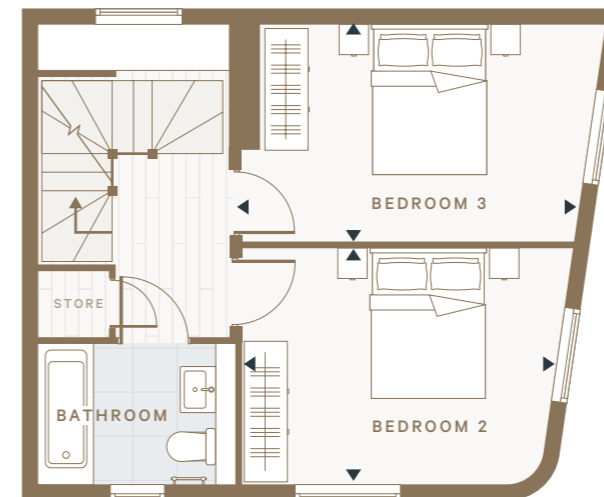


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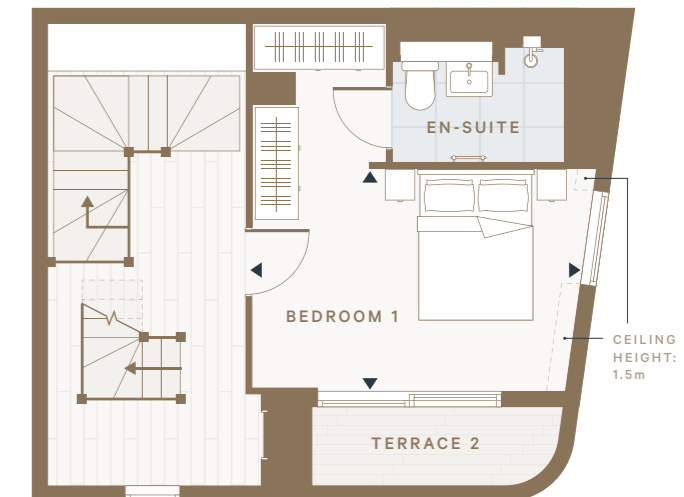
GROUND FLOOR



FIRST FLOOR

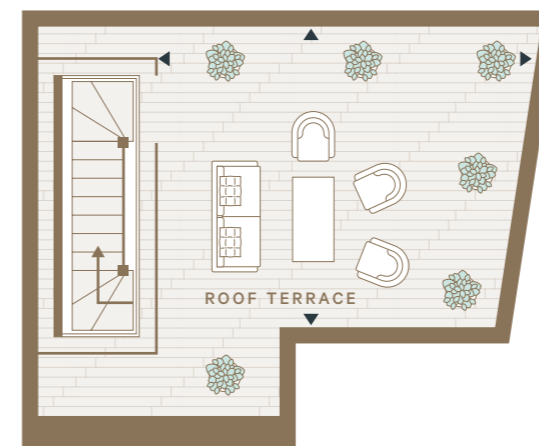


SECOND FLOOR



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ROOF TERRACE



AREA SPECIFICATION

	AREA m	AREA ft
Gross Internal Area	166.77 m ²	1795.10 ft ²
Roof Terrace	4.30 x 3.50	14' 1" x 11' 6"
Kitchen/Dining/Living	8.25 x 6.51	27' 1" x 21' 4"
Living 2	5.19 x 4.28	17' 0" x 14' 1"
Bedroom 1	2.84 x 4.25	9' 4" x 13' 11"
Bedroom 2	3.06 x 3.98	10' 0" x 13' 1"
Bedroom 3	2.73 x 4.25	8' 11" x 13' 11"

SPECIFICATION

KITCHENS

- Contemporary kitchens with feature islands
- Silestone worktops with complementary splashbacks
- Square undermounted basins
- Integrated Siemens appliances including gas hob, integrated oven, microwave combi oven, fridge freezer and dishwasher
- Elica island hood
- Individual wine cooler
- Feature LED under-cabinet lighting
- Quooker boiling water taps
- Adjoining utility room with tiled floor in selected houses

BATHROOMS

- Contemporary high quality white sanitaryware
- Starck WCs with soft closing toilet seats
- Duravit contemporary porcelain basins with storage
- Hansgrohe brassware
- Tiles by Porcelanosa
- Shelf with mirror and spotlight detail to bulkhead over basin and WC
- Feature LED lighting detail to bath panel
- Heated towel rails and shaver sockets
- Walk-in shower to master en-suite with glass enclosure
- Bespoke mirrored cabinet to master en-suite with LED lighting

HEATING AND ELECTRICAL

- Underfloor heating throughout
- Gas boiler located in services room on lower ground floor
- Recessed downlighters to living rooms, kitchens and ground floor hallway
- Feature pendant lights over kitchen island and wall lights to staircase
- Pendant light fittings to landings, living rooms and bedrooms
- Mains operated smoke alarm with battery back-up

TECHNOLOGIES

- Dimmable lighting to lower ground and ground floor living rooms
- Contemporary power sockets by Hamilton
- Heatmiser heating controls
- Cat 6 infrastructure cabling providing ethernet points to both living spaces and the master bedroom, for the future hard wired connection of TV/audio and entertainment systems
- Wi-Fi boosters provided to supplement broadband signals and to allow the linking of TV/audio and entertainment systems
- TV/Satellite points with Sky Q TV capability to living rooms and master bedroom
- Provision for the future connection of water softeners to all houses
- Telephone points to living rooms and master bedrooms

FINISHING TOUCHES

- Bespoke oak engineered timber flooring to the lower ground floor kitchen/living/dining room and the ground floor living room and hallway
- Feature staircase from basement to ground with glass balustrading and open treads
- Carpet to staircase from ground floor upwards, landings and bedrooms
- Bespoke grey oak doors with stainless steel ironmongery
- Bespoke built-in wardrobes to master bedrooms with integrated lighting, hanging rails, shelving and drawers
- Prewire for electric blinds/curtains for Crittal window to ground floor

EXTERNAL SPACES

- Terrace to lower ground floor level
- Rooftop terrace with composite decking accessed via electric roof light
- Power and lighting to roof terrace and lower ground floor external space
- Feature brick detailing to external walls
- Aluminium and timber framed, triple glazed windows for optimal energy efficiency
- Roof mounted photovoltaic panels for solar energy recovery

SECURITY, PARKING & COMMUNALS

- One designated parking space for each property
- External lighting through Avery Walk
- Communal bin store

GUARANTEE

- The peace of mind of the 10 year CRL new homes warranty upon legal completion



ABOUT THE DEVELOPER

Fruition Properties is an experienced developer with an extensive portfolio and has received a number of awards in recognition of its design and build excellence.

The areas in which the company operates range from Notting Hill and Bayswater, Fulham and Hammersmith, to Finchley and Clapham. They take an intricate design approach for every individual scheme, which optimises space, light and usability while taking into account the history and character of both the site and the local area.

The company works alongside leading consultants, interior designers and product suppliers, meaning developments are meticulously thought out right from the very beginning. Their properties combine a creative, considered, intelligent design philosophy with exceptional attention to detail, and a commitment to both innovation and the environment.

Their portfolio ranges from traditional-looking London townhouses with high specifications, to luxury new-build apartment blocks and sensitively restored heritage buildings that combine original period features with modern interior finishes.

In recent years, Fruition Properties has been recognised and commended for its achievements with several awards across the industry's most coveted ceremonies. These include the Evening Standard New Homes Awards 2017 and 2018, the Whathouse? Awards 2016 and the Sunday Times British Homes Awards 2017, encompassing respective accolades for Best Family Home, Best House and Best Interior Design.

A partnered property management company takes care of all after-sales enquiries, while Fruition Properties provides a two-year post practical completion warranty in addition to a 10-year new homes warranty. This allows for a personal, seamless process and complete peace of mind.



▼ Merchant Terrace, Hammersmith W6



▲ Linden Gardens, Notting Hill W2



▲ The Penthouse at Madison, Fulham SW6



A DEVELOPMENT BY



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