



An exclusive gated development with private courtyard on the east side of Old Town, Clapham

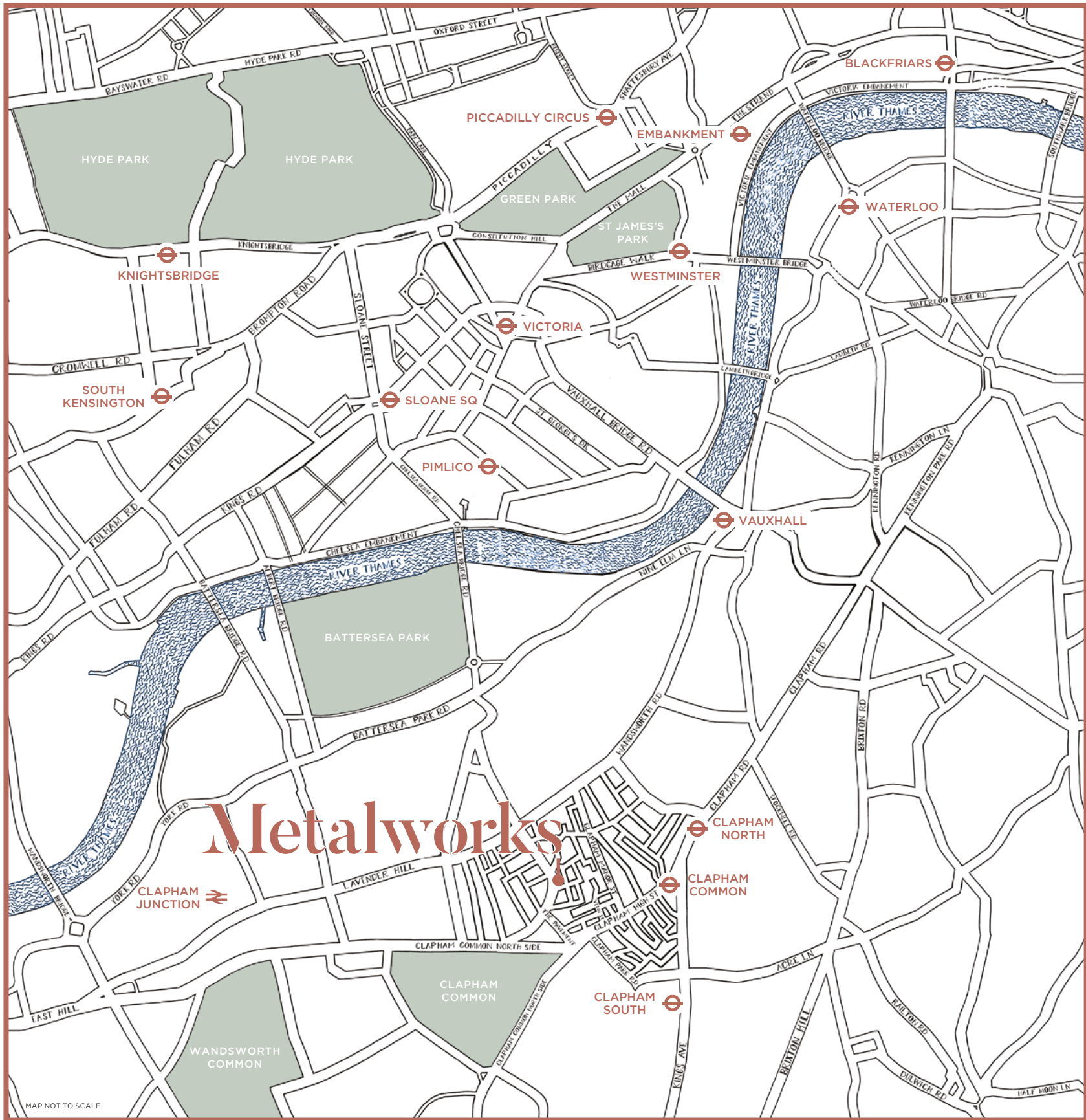
In the year 1904 a metal works was founded at 7 Old Town. The owner of the new business was a gentleman by the name of William Bainbridge Reynolds and the firm became known as the Art Metal Works. Reynolds is arguably the most notable historic metalworker of all time having created the Kitchener chapel gates at St Paul's Cathedral. His works are still highly collectable to this day. Reynolds insisted on everything being "as flawless as he could make it yet absolutely individual".



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Flawless Individuality



Central & Connected

Clapham, situated in South West London, is an incredibly well connected location. Serviced by three tube stations; Clapham North, Clapham South and Clapham Common, as well as the large transport hub Clapham Junction, which connects South West London to the Home Counties and beyond.

The Clapham tube stations are all on the Northern Line allowing direct access to London Bridge and Bank, change at Stockwell for Victoria, Green Park and Oxford Circus via the Victoria Line.

In addition to this there are numerous bus routes and improved cycle lanes which connect you to the wider local area.



BY CAR

- Borough Market - 26 minutes
- Wimbledon - 30 minutes
- Heathrow Airport - 45 minutes
- Gatwick Airport - 60 minutes



BY TRAIN*

- Richmond - 7 minutes
- Westfield Shepherd's Bush - 12 minutes
- Gatwick Airport - 30 minutes
- Brighton - 50 minutes



BY TUBE**

- Victoria - 10 minutes
- Waterloo - 11 minutes
- Green Park - 12 minutes
- London Bridge - 12 minutes
- Oxford Circus - 14 minutes
- Bank - 14 minutes
- King's Cross St. Pancras - 20 minutes
- Canary Wharf - 24 minutes
- London City Airport - 45 minutes
- Heathrow Airport - 47 minutes

**TRAIN TIMES FROM CLAPHAM JUNCTION STATION. **TUBE TIMES FROM CLAPHAM COMMON TUBE STATION. SOURCE: TFL AND GOOGLEMAPS.

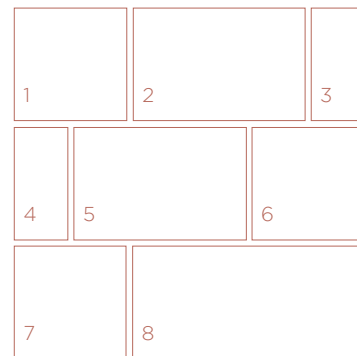
Charming & Cultural

Clapham Old Town has long been one of the most sought-after locations south of the river, home to some of the most highly desirable residential streets with an SW postcode. With an eclectic range of beautiful Victorian gastro pubs and contemporary cocktail bars within strolling distance, The Metalworks is conveniently located on the edge of the beautiful open spaces of Clapham Common, providing 220 acres of tree lined grassland, with a catalogue of lively events throughout the summer months.

The area boasts a mix of architecture from Georgian and early Victorian dating back to Queen Anne. The heart of Clapham Old Town has become well known for its superb range of eateries and restaurants with an extensive choice of cuisines from a gourmet burger at Haché to Michelin Star fine dining at Trinity restaurant.

The Old Town is also home to Venn Street, featuring a cinema showing a range of art-house and mainstream films, a live music venue and a fresh food market, held every weekend throughout the year, which features a great collection of artisan producers ranging from a fine selection of cheeses, cured meats, seasonal fruits and vegetables to an aromatic Brazilian coffee or an array of independent designer clothing.

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- 1. Venn Street Food Market 2. M. Moen & Sons 3. Clapham Picturehouse
- 4. The Polygon Street Sign 5. Clapham Common 6. Trinity Restaurant
- 7. The Sun Pub 8. No.32 The Old Town





Cutting Edge & Chic

The Metalworks apartments have been designed by award-winning developer The Malins Group, who specialise in the residential conversion of historic, unusual and landmark buildings. The quality and design exceed expectations throughout. The unique mews apartments reference the site's historical past, retaining many original features, including elegant metal Juliet balconies, vaulted ceilings and ornate fenestrations. Bespoke ironmongery, exposed brickwork, conduit lighting and New York loft style features create a warm industrial feel throughout.

THE STUDIOS

The Metalworks studios are arranged as a self-contained block over 4 floors. Designed to maximise space and style they boast fully equipped kitchen/living spaces and secluded bedroom areas. Each studio features separate dressing areas, contemporary shower rooms and loft style features throughout. The 1st-3rd floor studios benefit from a bespoke wall/sofa bed system and the ground floor studio has a partitioned bedroom and gated front garden.

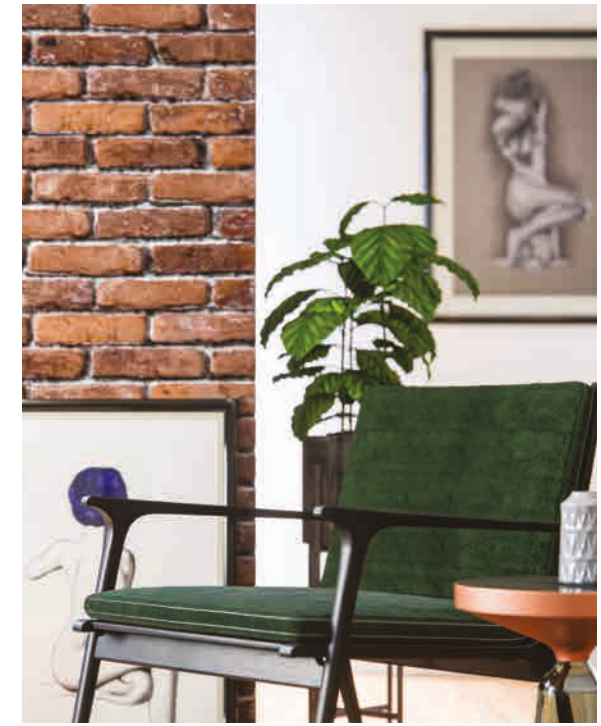
ONE BEDROOM APARTMENTS

Whilst no apartment is the same at The Metalworks, all one bedroom apartments are architecturally designed to maximise space and light. Without exception, every suite feels amplified with a fresh relevant design. Bedrooms are spacious and storage abundant.

TWO BEDROOM APARTMENTS

Awash with differentiation, this collection ranges from mews accessed homes with lofty ceiling heights of over 3 meters; spaces with private courtyard gardens and a selection of apartments with vaulted ceilings and exposed metal beams. Most feature expansive en-suite bedrooms, dressing areas and separate w/c's.





Contemporary & Characteristic

Step beyond the gates into The Metalworks' private secret garden and leave London behind. The architecturally designed courtyard beautifully amalgamates its past and present. Bespoke features to commemorate the sites' history include industrial cart tracks encapsulated within the cobbled mews, a metal forged sundial and a copper plaque detailing the Art Metal Works at 7 Old Town, Clapham.

Evergreen plants are the focus, Witch Hazel and Acer trees; mainly contained within aged copper planters. Seating has been created with bespoke railway sleeper benches and the entire space is lit with a selection of bespoke lighting ranging from classic coach lamps to contemporary link festoons.

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Specification

COURTYARD

- The Heritage Foundation blue plaque honouring William Bainbridge Reynolds and the Art Metal Works
- "Secret" communal landscape garden
- Fully gated with key fob access, architectural lighting & festoons to cobbled mews
- Lit walkway with warm uplights and festoons
- Grey sandstone paving and cobbles
- Antique metalworks factory cart tracks set within paving, leading to central courtyard
- Sundial feature, a modern interpretation of William Bainbridge Reynold's clock from 1898 in St. Cuthbert's church
- Copper planters and borders
- Evergreen plants
- Witch Hazel and Acer trees
- Retained classic coach lamps
- Original architectural features, arches and brickwork to fascia of building

INTERNAL FINISHES

- Expansive, black slim line aluminium windows
- Vaulted ceilings
- Little Greene heritage paint throughout
- Feature mahogany entrance doors
- Lacquered internal doors colour matched to walls
- Matt black ironmongery, sockets, switches and downlights
- Reclaimed style radiators
- Industrial, New York loft style features throughout

LIVING/KITCHEN AREA

- Engineered Oak planks in warm mahogany stain
- Exposed conduit lighting to create warm industrial feel
- Black and copper Eglo pendant lights offering a pool of light to living space
- Feature brick wall
- Bespoke matt black handleless kitchen units and worktops
- Smeg appliances including feature copper sink and Caple wine cooler
- Distressed-copper splashback
- Vintage amber globe pendant lights

BEDROOMS

- Spacious bedroom areas
- Engineered Oak planks in warm mahogany stain
- Pendant bedside lights
- Built-in wardrobes
- Large dressing areas

BATHROOM & W/C

- Signorino black floor tiles
- Matt white wall tiles with black grouting
- Double ended bath with black wall mounted shower head and hand shower set
- Simpsons slate grey shower trays
- Fixed panel glass bath and shower screens
- Wall hung w/c with soft close and wall mounted duel flush plate
- Frameless flush mirrors and round oversized wall hung mirrors
- Bespoke vanity units featuring wood and iron
- Feature lighting
- Matt black towel rads

COMMUNAL AREAS

- Natural 100% sisal carpet throughout
- Slimline aluminium heritage external doors
- Bespoke ironmongery
- Feature wallpaper custom made for The Metalworks apartments
- Matt black metal balustrade and 'invisible' handrail

AUDIO VISUAL

- Pre-installed Comelit video entry system with 4.3" colour touch screen for video monitoring of visitors, two way audio communication and door release
- Pre-installed Sonos sound systems to the living rooms, featuring discreet in ceiling speakers
- Integrated reception system (IRS), allowing for reception of both Digital Freeview and Sky satellite TV. The Sky reception system offers compatibility with both Sky + HD and Sky Q satellite receivers. TV outlets are featured to living rooms and bedrooms
- Cat6 data and telephone outlets to living areas. Cat6 data outlets insure that smart TV's and IP devices can be hard wired to the internet, to optimise their connectivity speeds. In addition to BT, each apartment also has connectivity allowed for Virgin and fibre options

OTHER INFORMATION

- Lease Length - 125 years
- Service charge - TBC
- Ground rent - Based on 125 year leases to start as follows with a 5 yearly RPI adjustment
 - £350 per annum for end values under £450k
 - £450 per annum for end values between £450k and £600k
 - £550 per annum for those above £600k

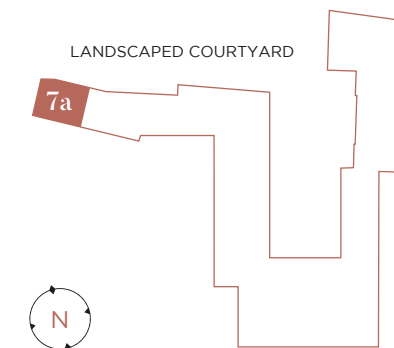
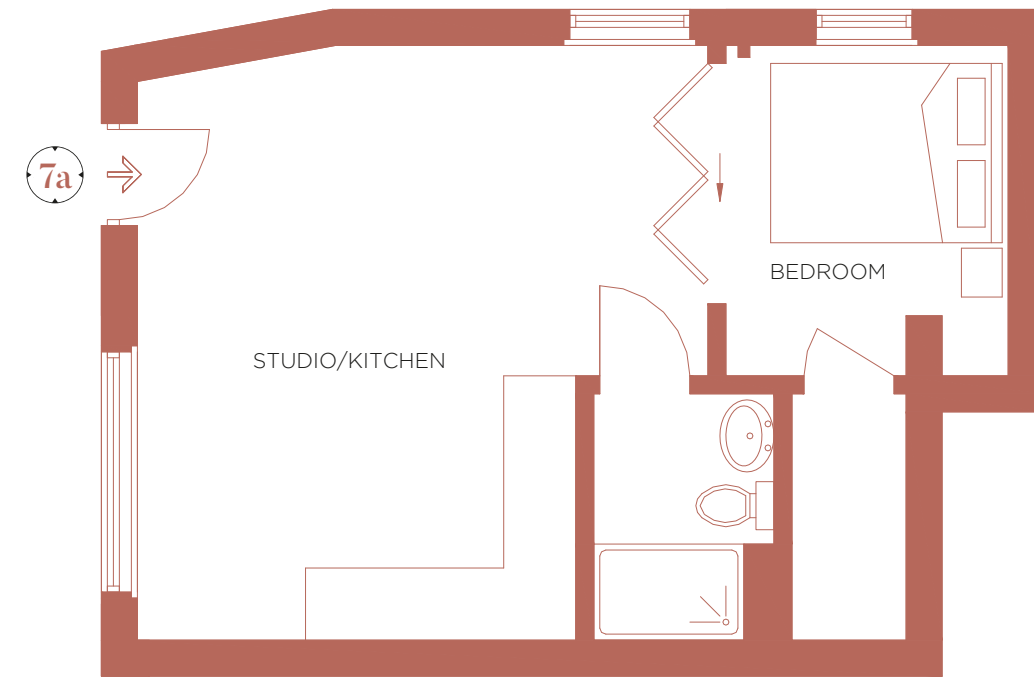
The Collection

FLOOR	Type	Sq m	Sq ft	Page
GROUND FLOOR				
APT 7A	Studio	33	355	19
APT 4	1	37	398	20
APT 18	1	54	581	20
APT 21	1	53	570	21
APT 23	1	72	775	21
APT 8	2	98	1055	22
APT 9	2	91	979	23
APT 10	2	92	990	24
APT 17	2	65	700	25
FIRST FLOOR				
APT 1	Studio	32	344	26
APT 20	1	57	613	26
APT 5	2	74	796	27
APT 6	2	91	979	28
APT 11	2	71	764	29
APT 12	2	71	764	30
APT 13	2	91	979	31
APT 19	2	65	700	32
APT 22	2	94	1012	33
SECOND FLOOR				
APT 2	Studio	32	344	34
APT 7	1	53	570	34
APT 14	1	59	635	35
APT 15	1	45	484	35
APT 16	2	74	797	36
THIRD FLOOR				
APT 3	Studio	30	323	37

APARTMENT **7a**
GROUND FLOOR

APARTMENT 7A

STUDIO/KITCHEN	4.95m x 4.75m	16'3 x 15'7
BEDROOM	2.74m x 2.36m	9'0 x 7'9
APPROXIMATE GIA	33 Sq m	355 Sq ft



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APARTMENT

4 & 18

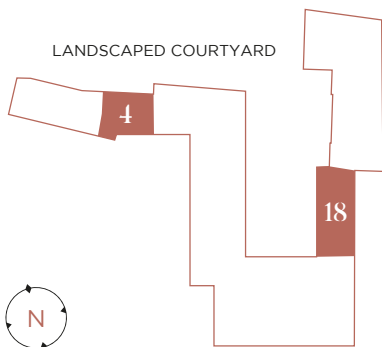
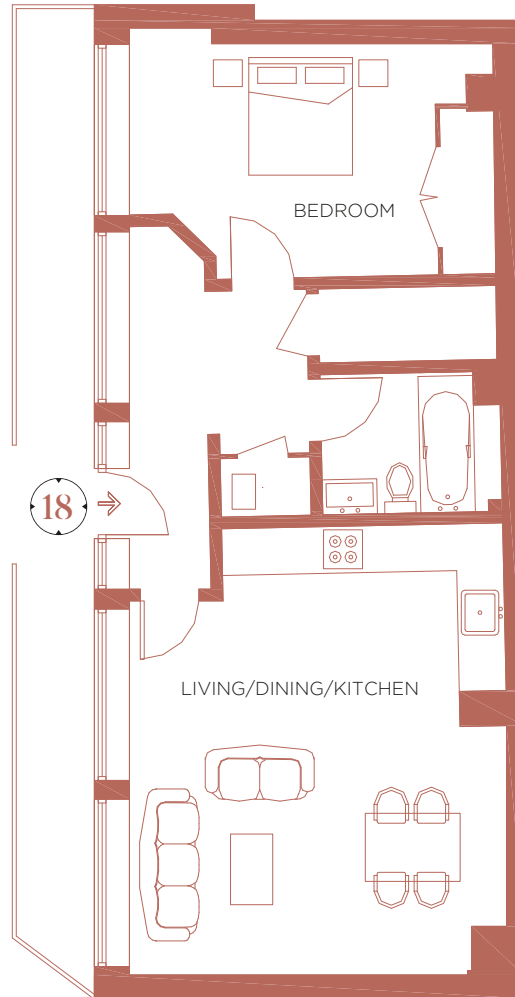
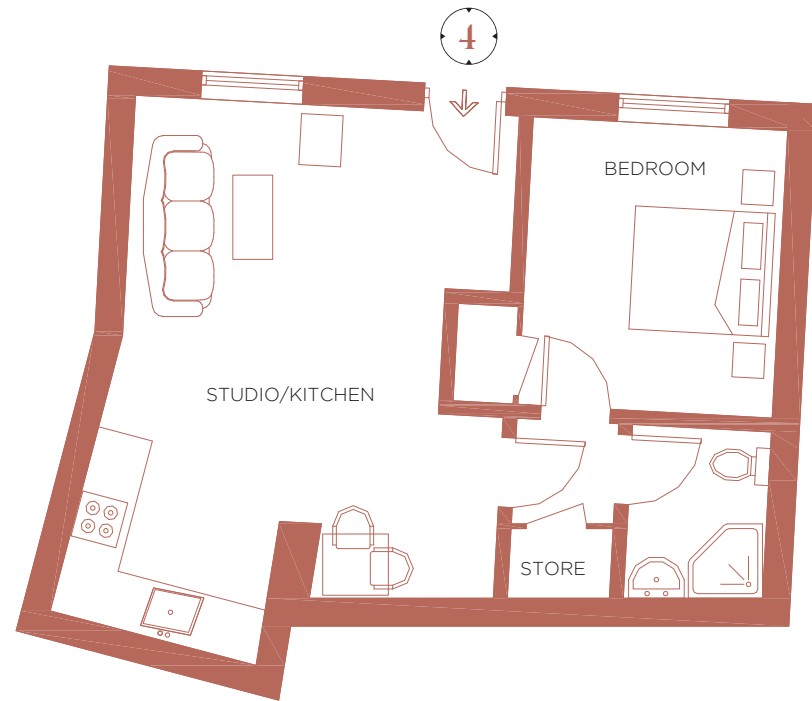
GROUND FLOOR

APARTMENT 4

STUDIO/KITCHEN	5.95m x 4.15m	19'6 x 13'7
BEDROOM	3.10m x 2.75m	10'2 x 9'0
APPROXIMATE GIA	37 Sq m	398 Sq ft

APARTMENT 18

LIVING/DINING/KITCHEN	5.74m x 4.82m	18'10 x 15'10
BEDROOM	4.66m x 2.95m	15'3 x 9'8
APPROXIMATE GIA	54 Sq m	581 Sq ft



APARTMENT

21 & 23

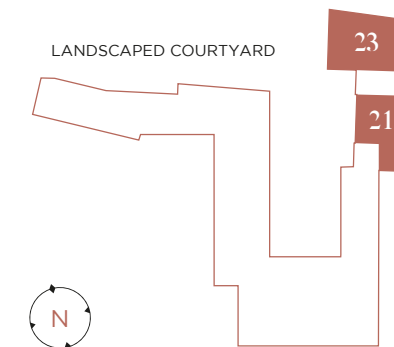
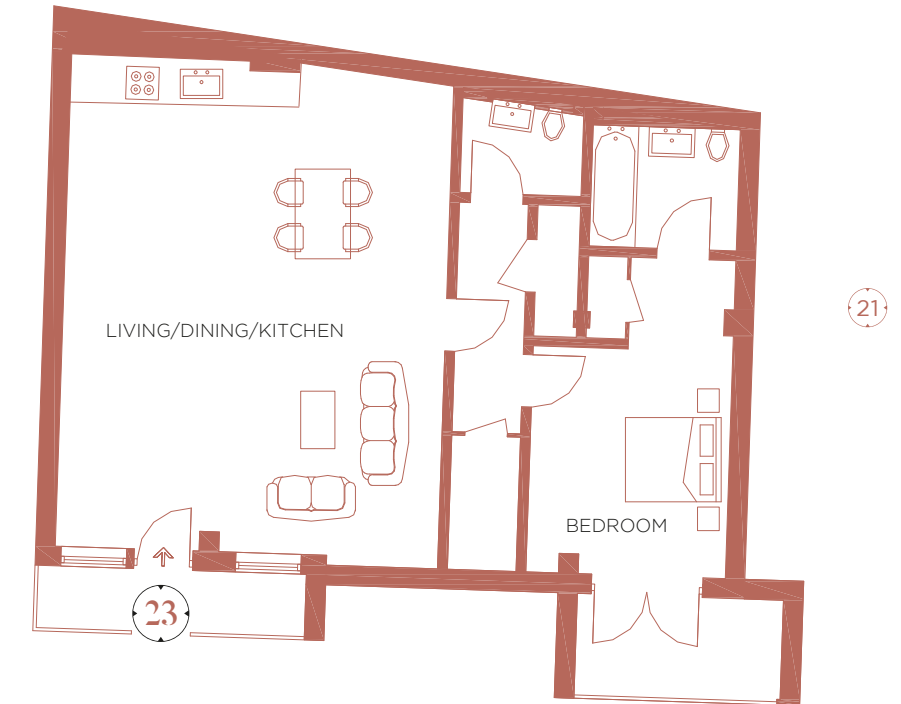
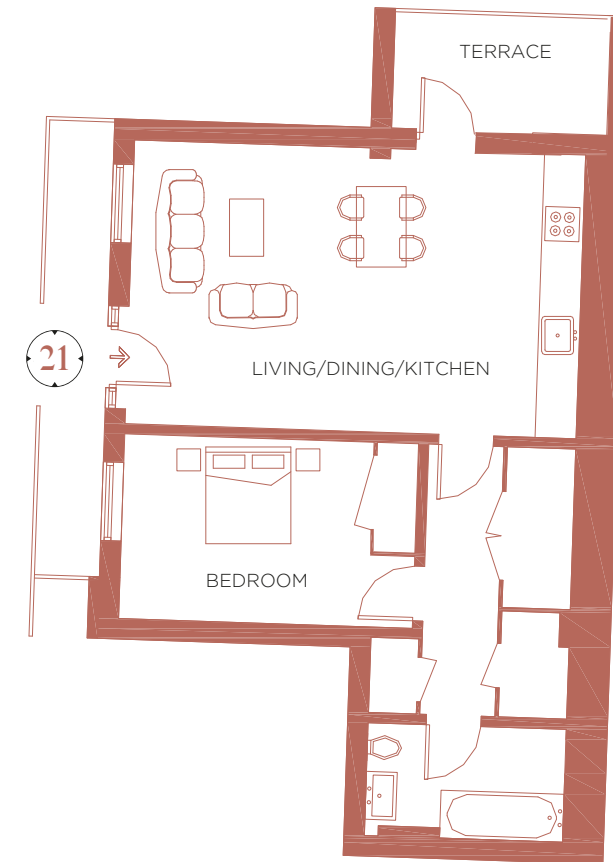
GROUND FLOOR

APARTMENT 21

LIVING/DINING/KITCHEN	6.39m x 4.01m	21'0 x 13'2
BEDROOM	5.18m x 2.87m	16'9 x 9'5
APPROXIMATE GIA	53 Sq m	570 Sq ft

APARTMENT 23

LIVING/DINING/KITCHEN	7.64m x 5.70m	25'1 x 18'8
BEDROOM	4.77m x 3.05m	15'8 x 10'0
APPROXIMATE GIA	72 Sq m	775 Sq ft



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APARTMENT

8

GROUND FLOOR

APARTMENT 8

LIVING/DINING/KITCHEN	7.03m x 6.88m	23'1 x 22'7
BEDROOM 1	4.62m x 2.85m	15'2 x 9'4
BEDROOM 2	4.01m x 3.85m	13'2 x 12'8
DRESSING ROOM	3.39m x 1.88m	11'1 x 6'2
APPROXIMATE GIA	98 Sq m	1055 Sq ft



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LANDSCAPED COURTYARD

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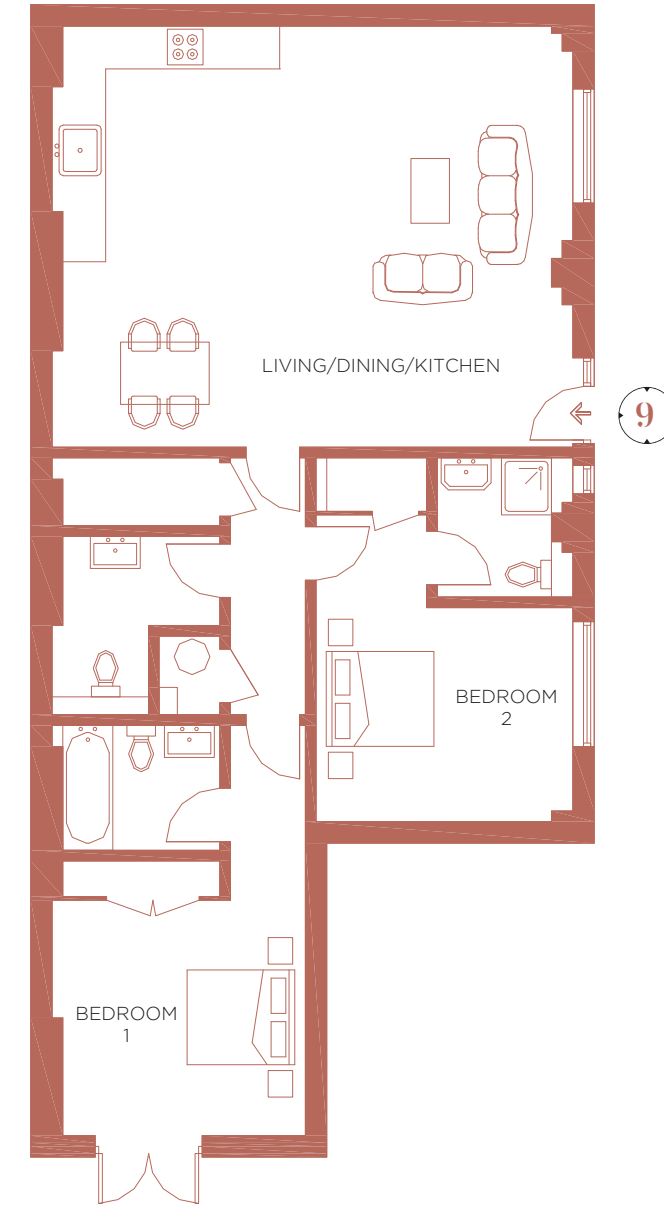
APARTMENT

9

GROUND FLOOR

APARTMENT 9

LIVING/DINING/KITCHEN	7.08m x 5.81m	23'3 x 19'1
BEDROOM 1	4.38m x 3.44m	14'4 x 11'3
BEDROOM 2	3.07m x 2.96m	10'1 x 9'9
APPROXIMATE GIA	91 Sq m	979 Sq ft



23

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LANDSCAPED COURTYARD

9



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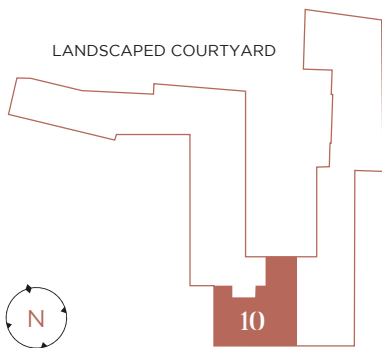
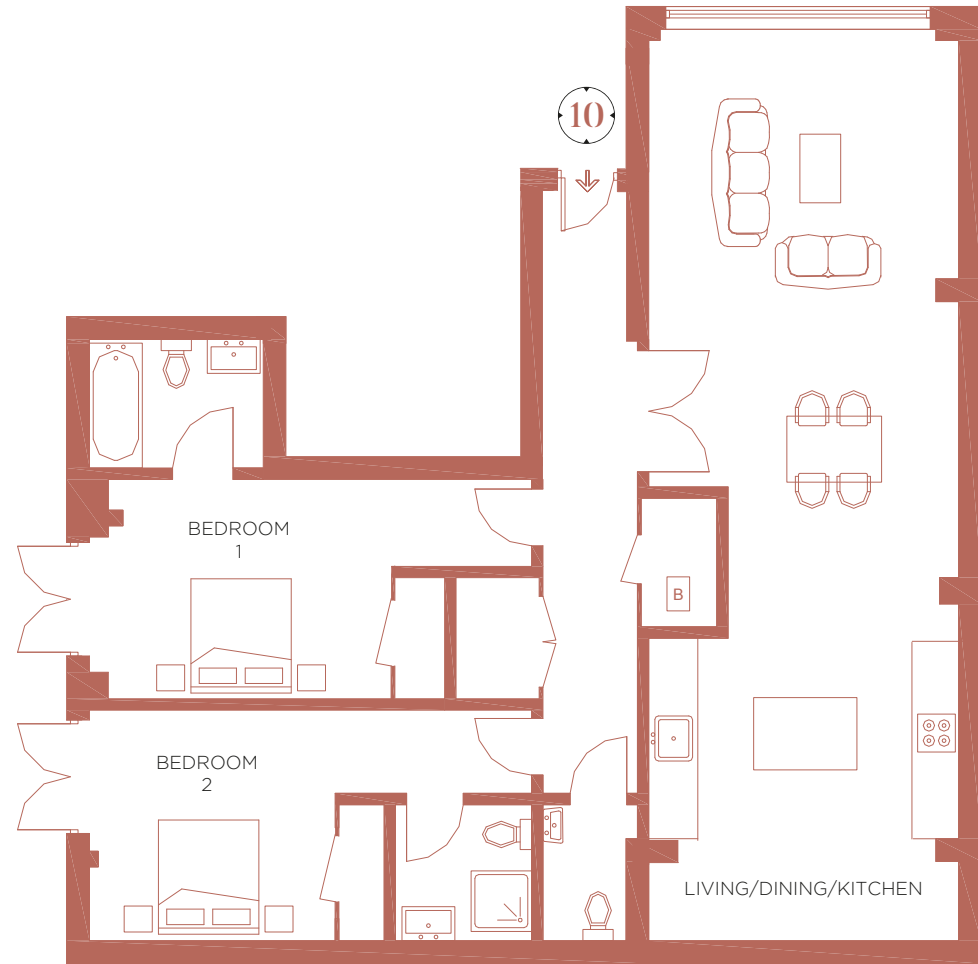
APARTMENT

10

GROUND FLOOR

APARTMENT 10

LIVING/DINING/KITCHEN	11.50m x 3.99m	37'9 x 13'1
BEDROOM 1	5.89m x 2.64m	19'4 x 8'8
BEDROOM 2	6.05m x 2.93m	19'10 x 9'7
APPROXIMATE GIA	92 Sq m	990 Sq ft



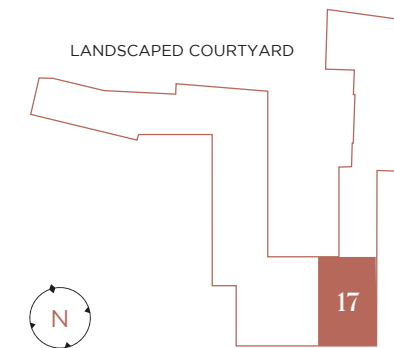
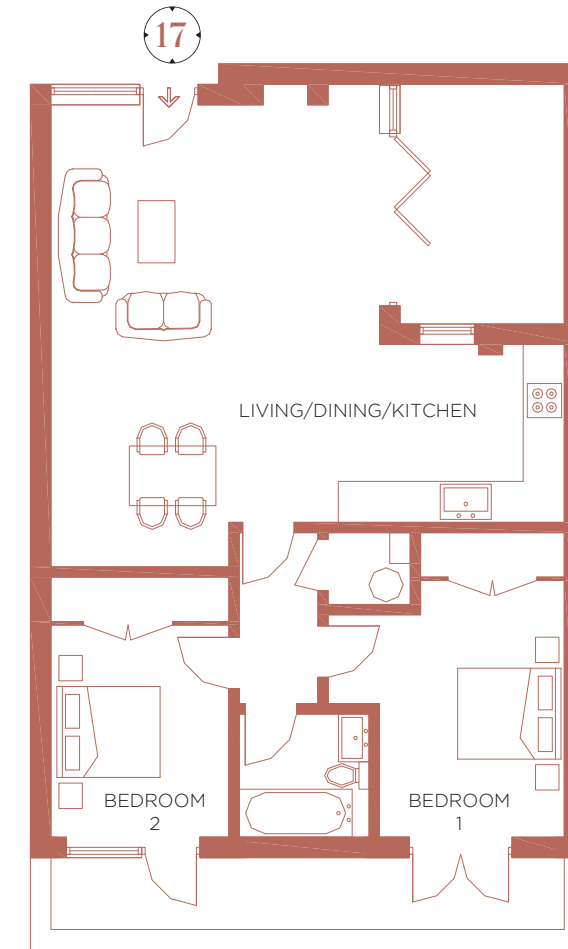
APARTMENT

17

GROUND FLOOR

APARTMENT 17

LIVING/DINING/KITCHEN	7.50m x 6.75m	24'7 x 22'2
BEDROOM 1	4.45m x 2.70m	14'7 x 8'10
BEDROOM 2	3.80m x 2.60m	12'6 x 8'6
APPROXIMATE GIA	65 Sq m	700 Sq ft



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APARTMENT

1&20

FIRST FLOOR

APARTMENT 1

STUDIO/KITCHEN	5.05m x 4.95m	16'7 x 16'3
APPROXIMATE GIA	32 Sq m	344 Sq ft

APARTMENT 20

LIVING/DINING/KITCHEN	7.22m x 6.68m	23'8 x 21'11
BEDROOM	3.80m x 3.07m	12'6 x 10'1
APPROXIMATE GIA	57 Sq m	613 Sq ft

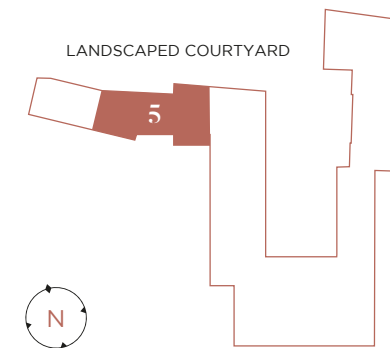
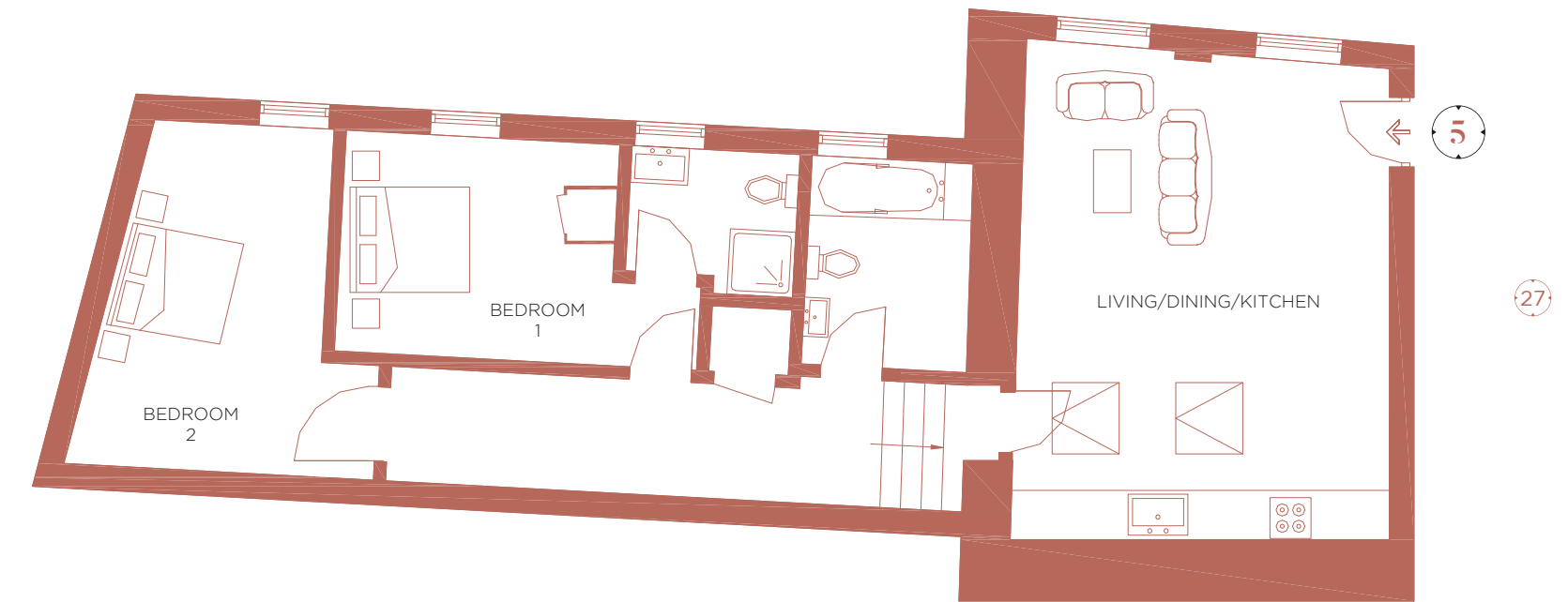
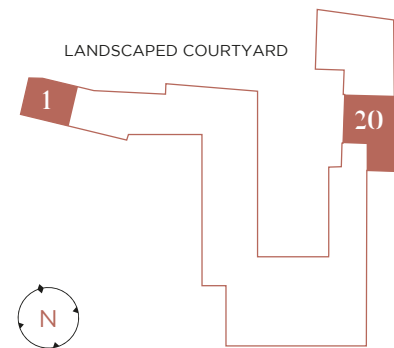
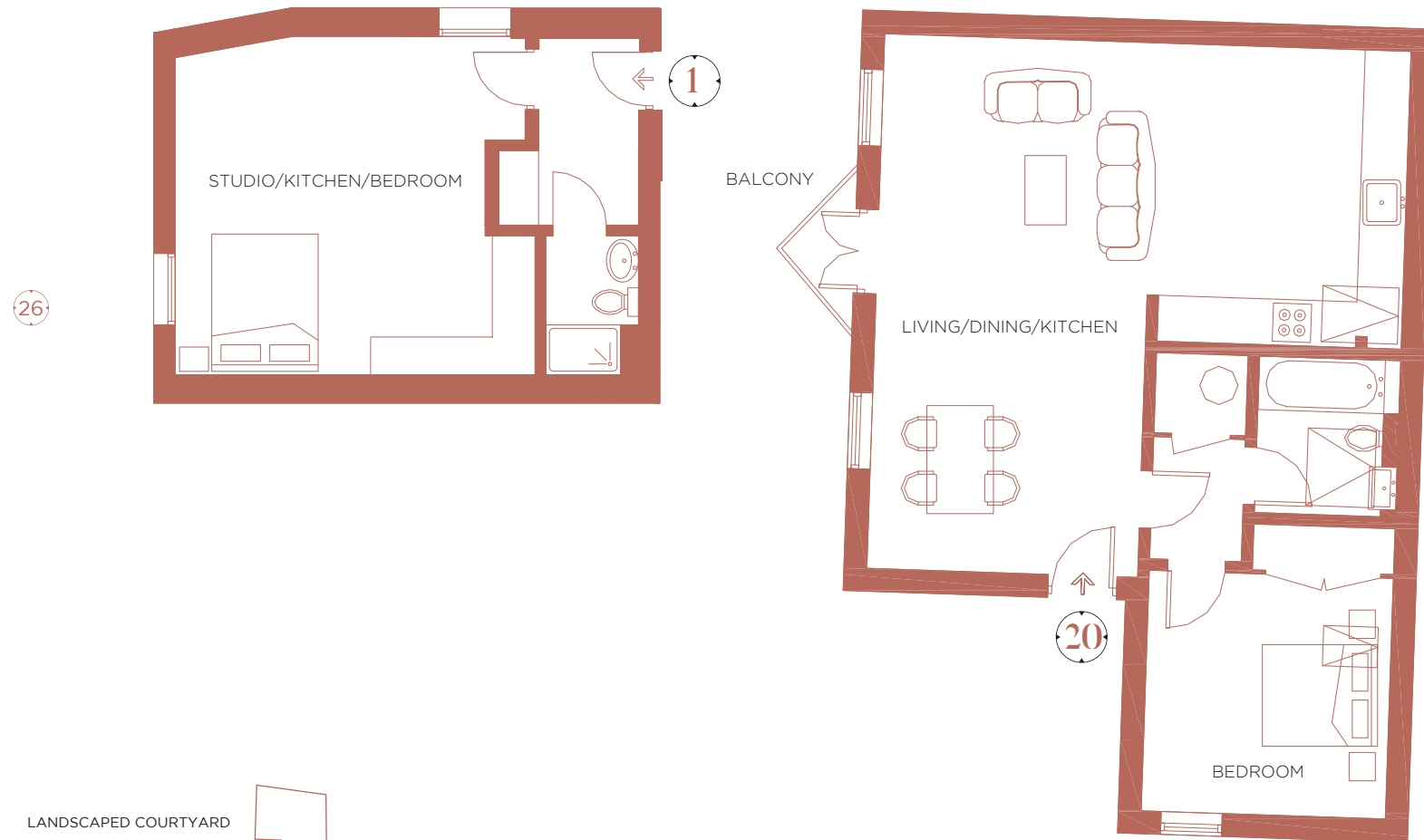
APARTMENT

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FIRST FLOOR

APARTMENT 5

LIVING/DINING/KITCHEN	6.38m x 4.81m	20'11 x 15'9
BEDROOM 1	3.35m x 2.70m	11'0 x 8'10
BEDROOM 2	4.15m x 3.71m	13'7 x 12'2
APPROXIMATE GIA	74 Sq m	796 Sq ft



SKYLIGHT / ROOF WINDOW



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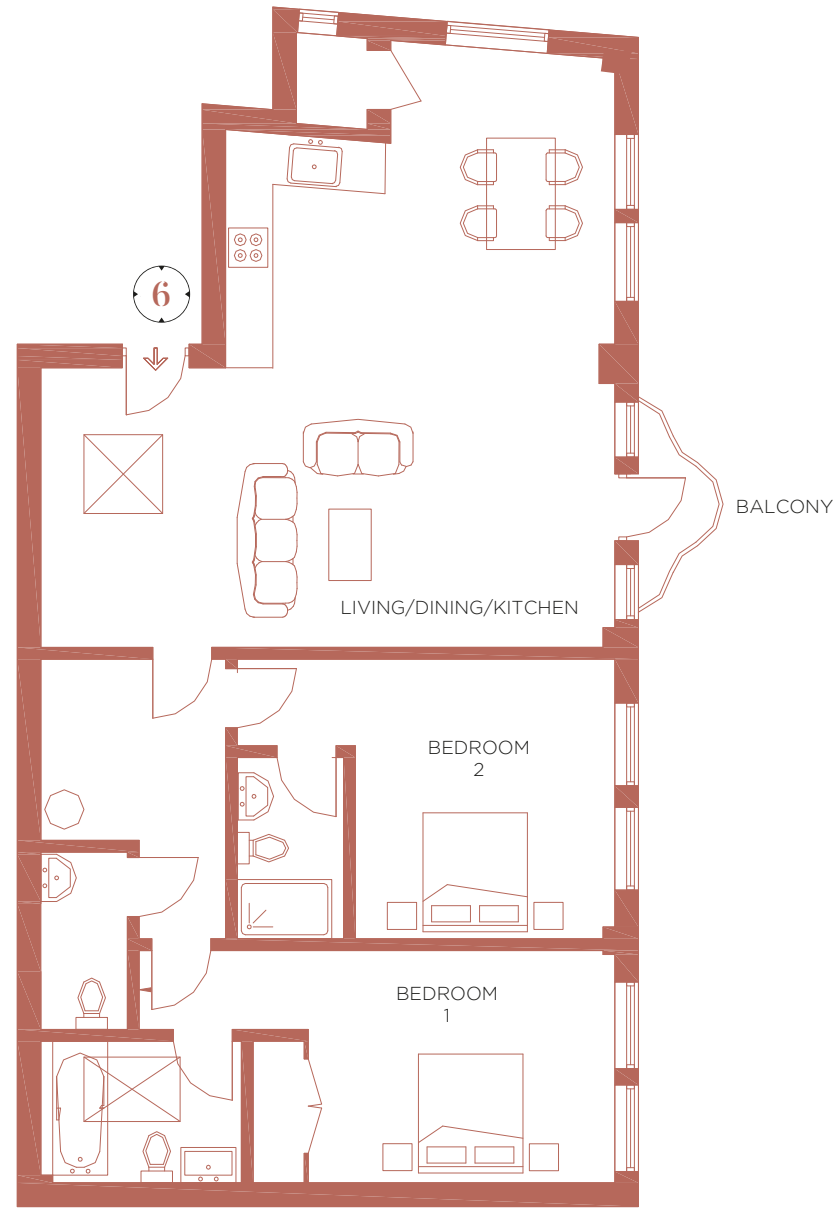
APARTMENT

6

FIRST FLOOR

APARTMENT 6

LIVING/DINING/KITCHEN	7.56m x 6.84m	24'10 x 22'5
BEDROOM 1	5.91m x 2.95m	19'5 x 9'8
BEDROOM 2	4.60m x 3.55m	15'1 x 11'8
APPROXIMATE GIA	91 Sq m	979 Sq ft



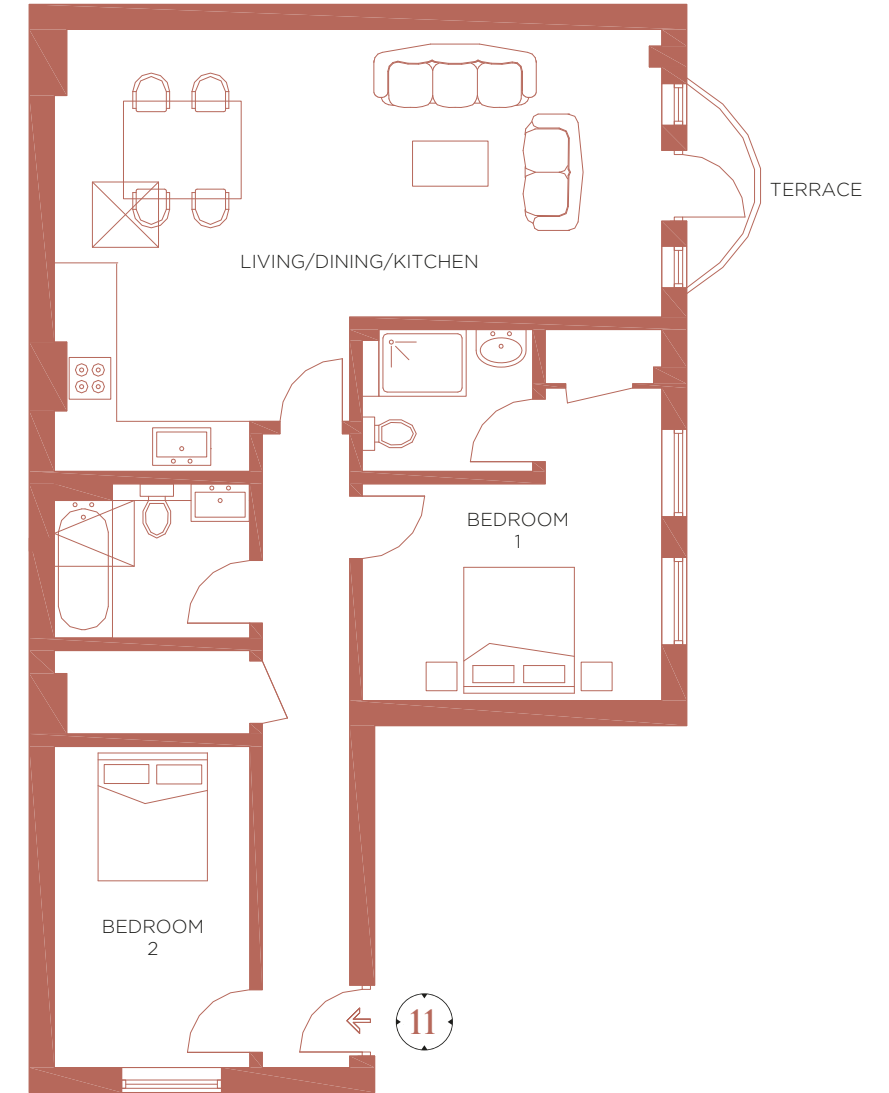
APARTMENT

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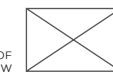
FIRST FLOOR

APARTMENT 11

LIVING/DINING/KITCHEN	6.96m x 5.14m	22'10 x 16'10
BEDROOM 1	4.26m x 3.44m	14'0 x 11'3
BEDROOM 2	3.63m x 2.29m	11'11 x 7'6
APPROXIMATE GIA	71 Sq m	764 Sq ft



SKYLIGHT / ROOF WINDOW



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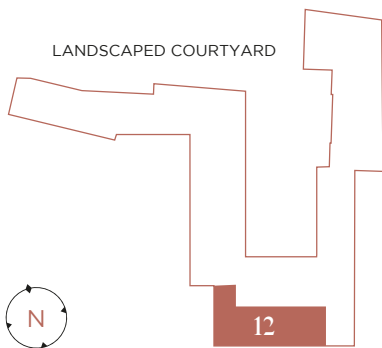
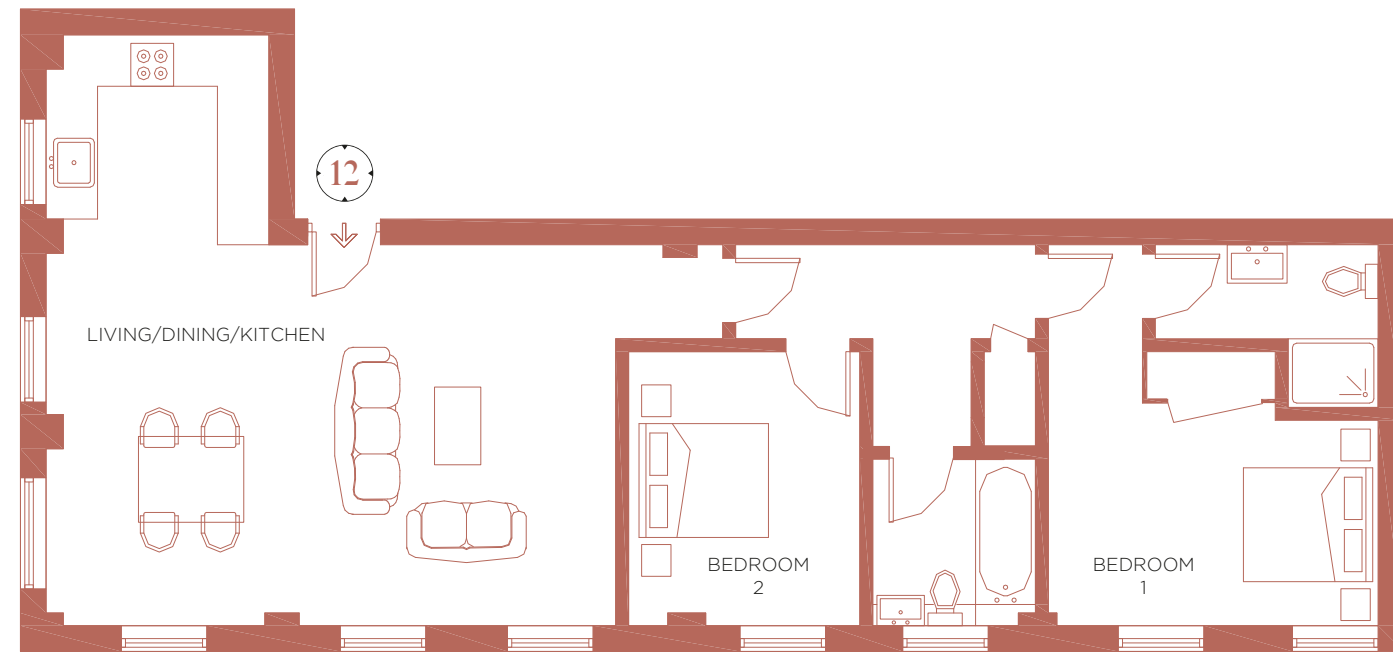
APARTMENT

12

FIRST FLOOR

APARTMENT 12

LIVING/DINING/KITCHEN	6.76m x 6.65m	22'2 x 21'10
BEDROOM 1	3.20m x 2.70m	10'6 x 8'10
BEDROOM 2	4.45m x 3.85m	14'7 x 12'8
APPROXIMATE GIA	71 Sq m	764 Sq ft



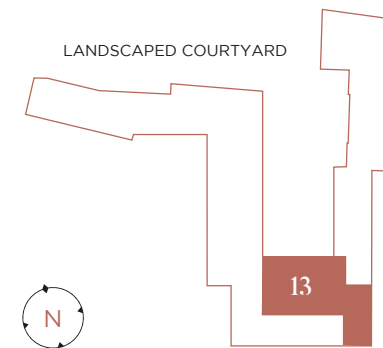
APARTMENT

13

FIRST FLOOR

APARTMENT 13

LIVING/DINING/KITCHEN	7.82m x 5.82m	25'8 x 19'1
BEDROOM 1	3.22m x 2.90m	10'7 x 9'6
BEDROOM 2	5.84m x 2.99m	19'2 x 9'10
APPROXIMATE GIA	91 Sq m	979 Sq ft



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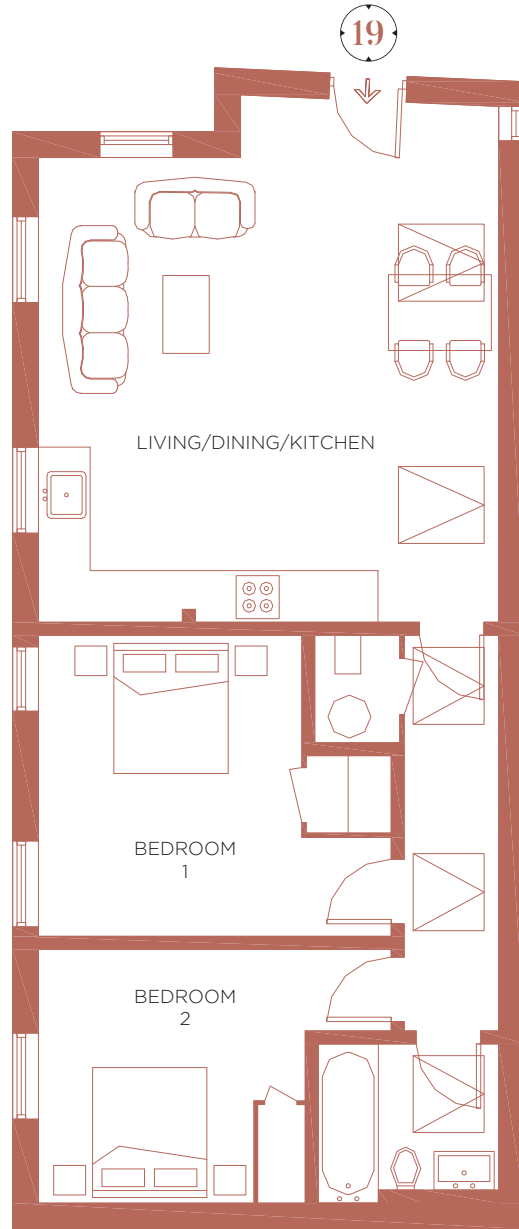
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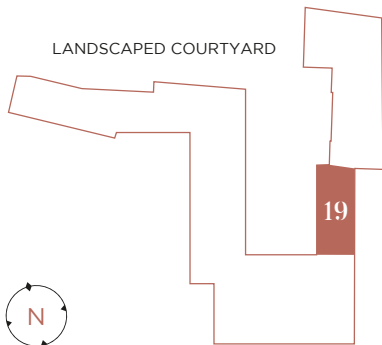
FIRST FLOOR

APARTMENT 19

LIVING/DINING/KITCHEN	6.02m x 5.17m	19'9 x 16'9
BEDROOM 1	3.75m x 3.50m	12'4 x 11'6
BEDROOM 2	3.77m x 2.86m	12'4 x 9'5
APPROXIMATE GIA	65 Sq m	700 Sq ft



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APARTMENT

22

FIRST FLOOR

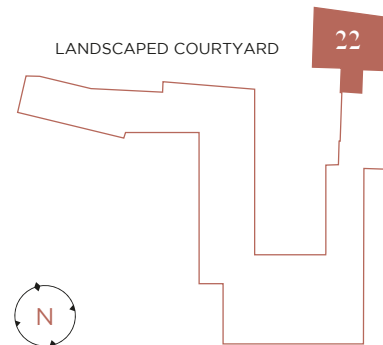
(ENTRANCE ON GROUND FLOOR)

APARTMENT 22

ENTRANCE	3.40m x 3.00m	11'2 x 9'10
LIVING/DINING	6.03m x 3.95m	19'9 x 13'0
KITCHEN	3.62m x 3.42m	11'11 x 11'3
BEDROOM 1	6.05m x 3.71m	19'10 X 12'2
BEDROOM 2	3.95m x 2.80m	13'0 x 9'2
APPROXIMATE GIA	94 Sq m	1012 Sq ft



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APARTMENT

2&7

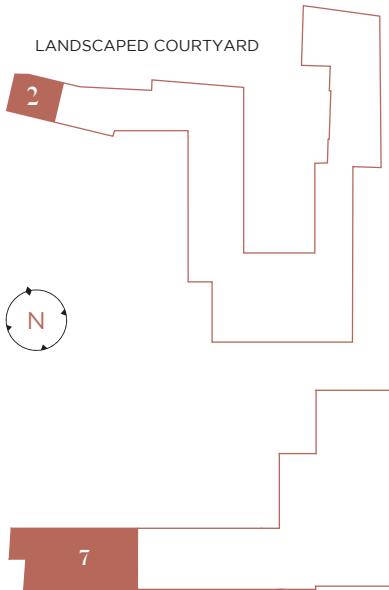
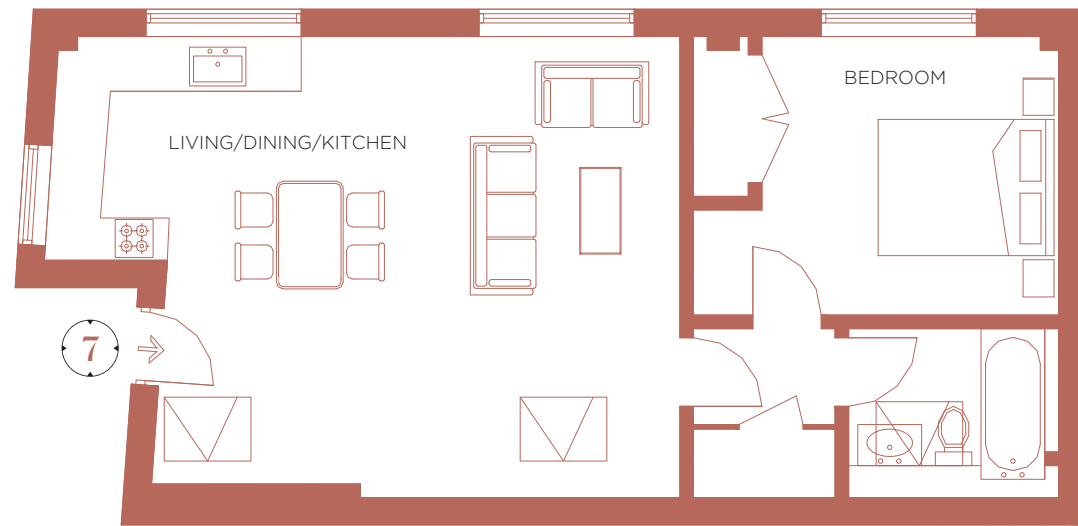
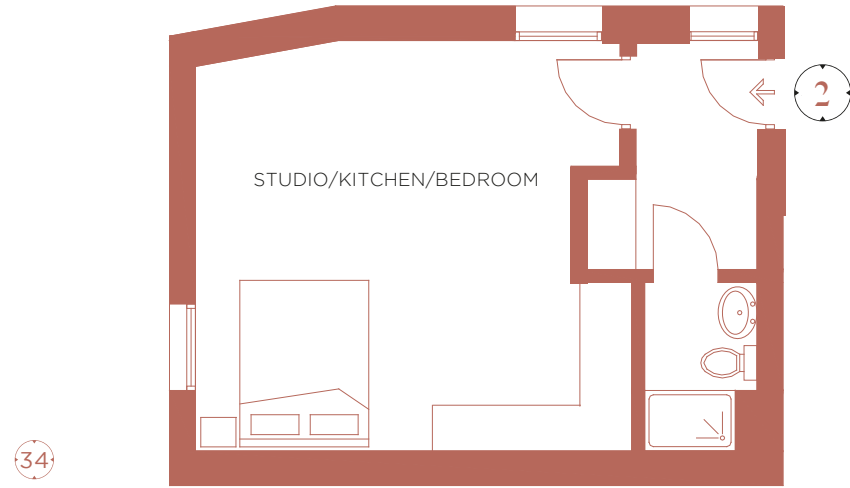
SECOND FLOOR

APARTMENT 2

STUDIO/KITCHEN	5.05m x 4.95m	26'7 x 16'3
APPROXIMATE GIA	32 Sq m	344 Sq ft

APARTMENT 7

LIVING/DINING/KITCHEN	6.86m x 5.05m	22'6 x 16'7
BEDROOM	4.00m x 3.05m	13'1 x 10'0
APPROXIMATE GIA	53 Sq m	570 Sq ft



APARTMENT

14&15

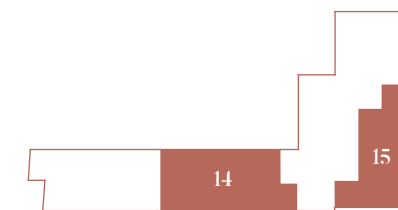
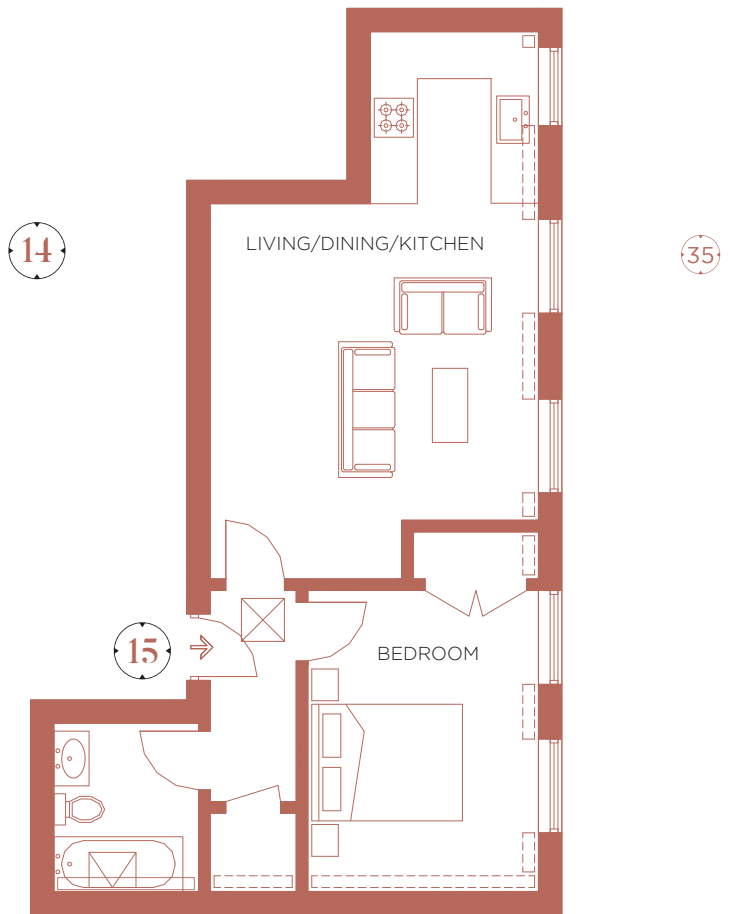
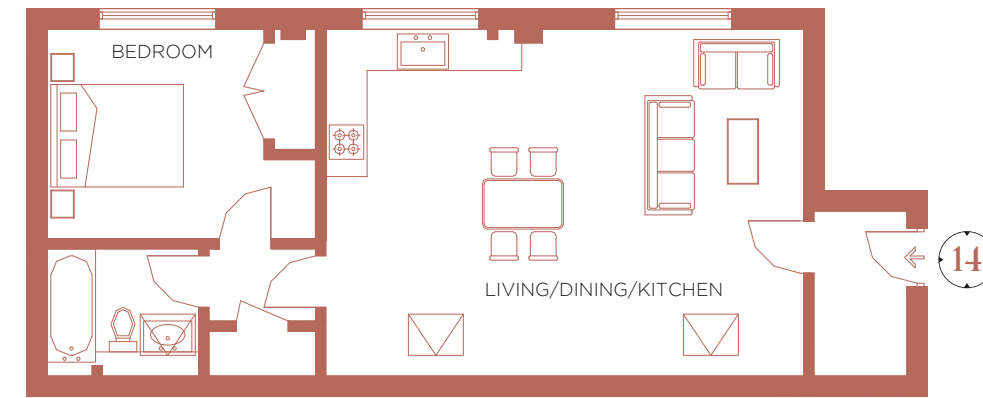
SECOND FLOOR

APARTMENT 14

LIVING/DINING/KITCHEN	6.97m x 5.00m	22'10 x 16'5
BEDROOM	3.90m x 3.05m	15'2 x 9'4
APPROXIMATE GIA	59 Sq m	635 Sq ft

APARTMENT 15

STUDIO/KITCHEN	5.05m x 4.95m	26'7 x 16'3
BEDROOM	5.05m x 4.95m	26'7 x 16'3
REDUCED HEADROOM	2.1 Sq m	22 Sq ft
APPROXIMATE GIA	45 Sq m	484 Sq ft



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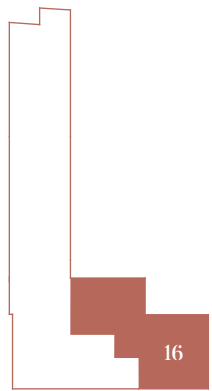
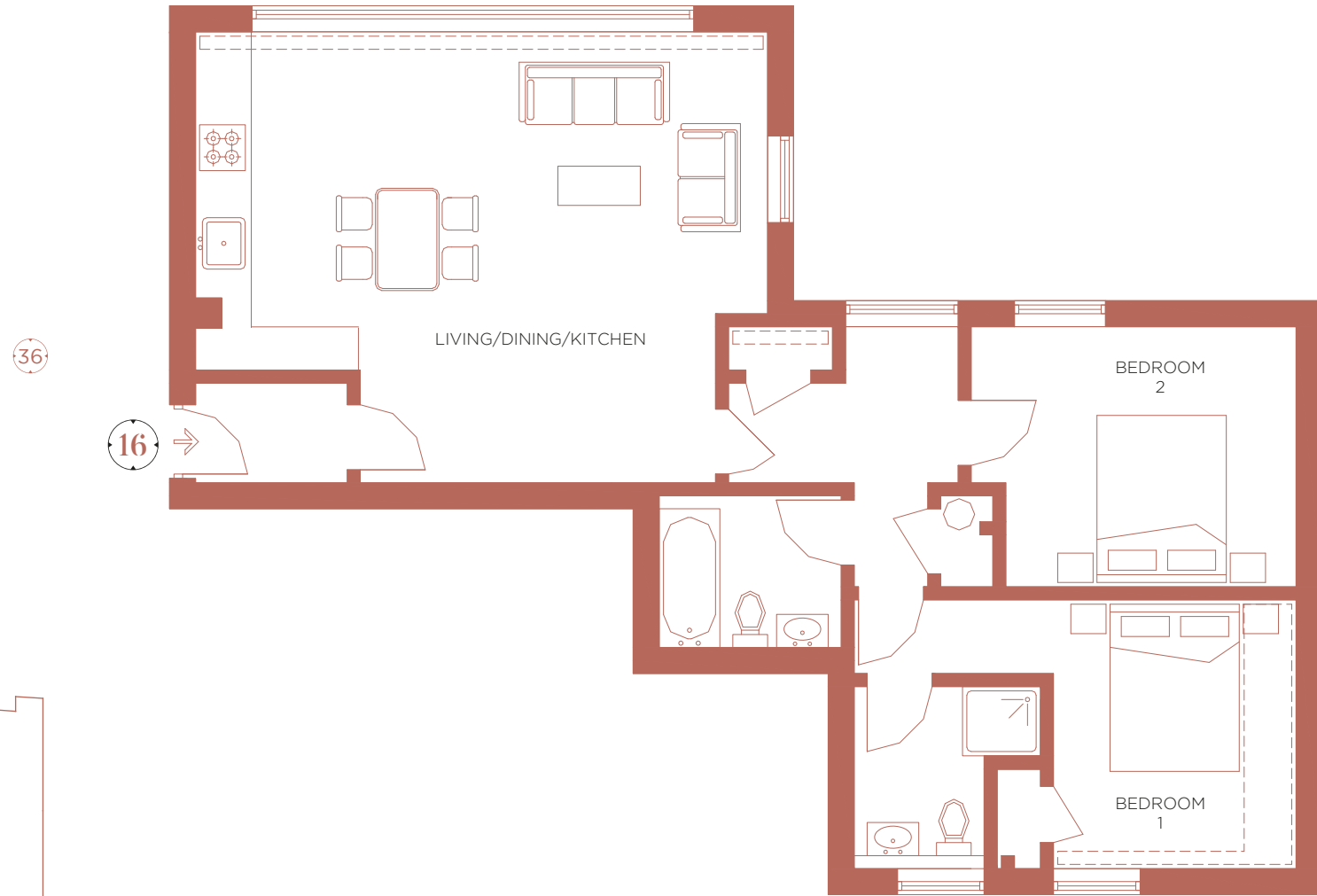
APARTMENT

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SECOND FLOOR

APARTMENT 16

LIVING/DINING/KITCHEN	6.60m x 5.21m	21'8 x 17'1
BEDROOM 1	5.10m x 3.10m	16'9 x 10'2
BEDROOM 2	3.76m x 3.00m	12'4 x 9'10
REDUCED HEADROOM	4.7 Sq m	51 Sq m
APPROXIMATE GIA	74 Sq m	797 Sq ft



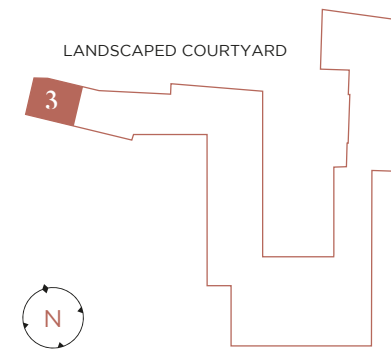
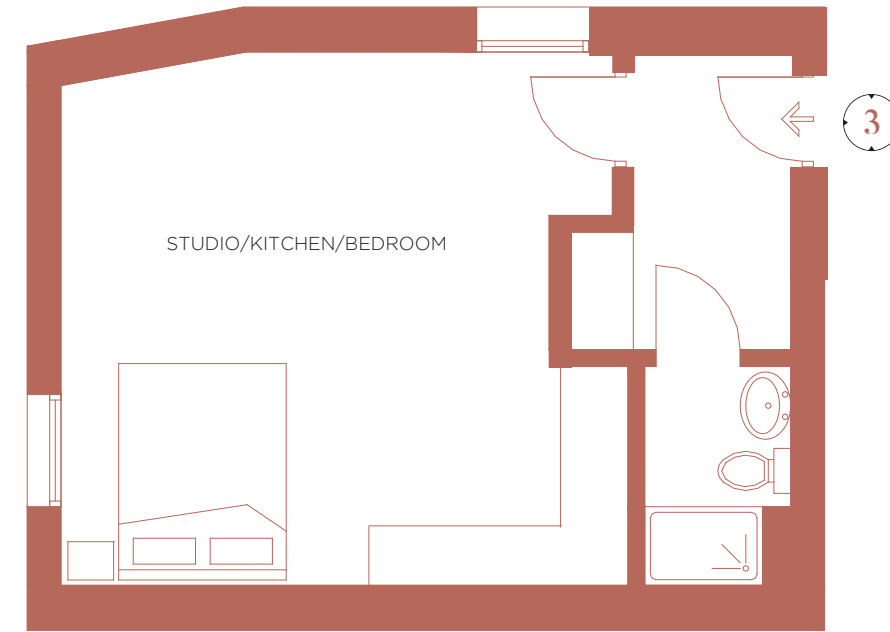
APARTMENT

3

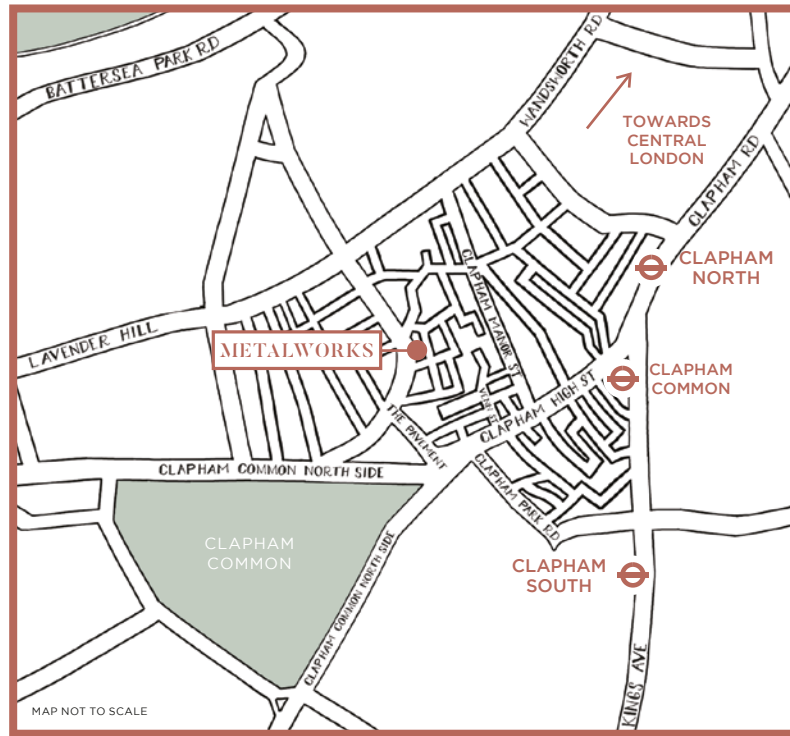
THIRD FLOOR

APARTMENT 3

STUDIO/KITCHEN	5.05m x 4.75m	16'7 x 15'7
APPROXIMATE GIA	30 Sq m	323 Sq ft



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THE MALINS GROUP

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The Malins Group, an award-winning aggregate of private property companies and trusts, is owned and controlled by the Atkins family. The Group has established itself as a dynamic and entrepreneurial property investment and development company with a proven track record of success.



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