



THE WANDLE QUARTER
EARLSFIELD



INTRODUCTION



Wandle Quarter is at the heart of Earlsfields vibrant and highly sought after community. With its bustling array of shops, cafes bars and restaurants it offers all the benefits of living up in a leafy suburb yet with exceptional access to London - The city is only 12 mins by train.

Modern living is at the heart of the design throughout. Each apartment benefits from the emphasis on natural light and warm neutral tones that make them immediately welcoming and ripe for personalizing. Beautifully conceived spaces and high quality finishes lead out to private terraces on all apartments, with the Penthouses benefiting from mature gardens design by an award winning landscape architect.

The Wandle Quarter offers that rare mix of wholesome community living in a suburban haven yet with exceptional access to the excitement and opportunities of city life.



ON YOUR DOORSTEP

Although just a short hop from the delights of the capital, Earlsfield is also home to many of its own attractions just a few minutes' walk from your front door.

Running through the heart of this flourishing neighbourhood you will find Garratt Lane; vital to the character of this vibrant and friendly community. M&S simply Food, Waitrose, Tescos and Sainsburys all on your doorstep. Southside Shopping Centre houses many high street favourites and a multi-screen cinema.

If you like to raise your heart rate in your spare time, you are spoilt for choice with Flipout, Nuffield Health and Crossfit, all within a short walk.

In the mood for local culture? Get tickets for a show at Tara Arts Theatre, described by Time Out magazine as "one of London's most forward-thinking playhouses" and host to comedians in Edinburgh Fringe preview shows as well as innovative takes on celebrated classics, such as a recent Japanese inspired revival of Shakespeare's Othello. If you prefer your culture a little quieter, you are well-served by Earlsfield Public Library which famously provided the peaceful atmosphere required for Louis de Bernieres to write his masterpiece, Captain Corelli's Mandolin.

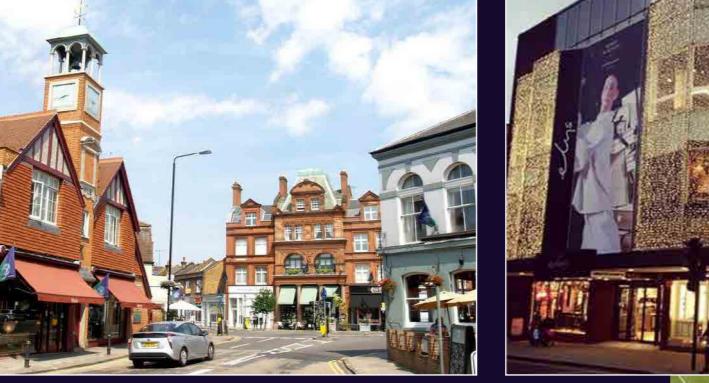




GOOD NEIGHBOURS

The sense of community at play in Earlsfield filters to the neighbouring surrounds of Southfields, Wimbledon and Wandsworth. Each with their own characters but blending with a common atmosphere of laidback cool, this area of south-west London feels complete in all manners for achieving a perfectly balanced lifestyle.

In Southfields you have a further variety of cafes, restaurants, bars and pubs, three tennis clubs, a 24-hour gym and 18-hole golf course. Wandsworth has its own museum, a variety of independent shops to enjoy in its village and its own common, as does Wimbledon - also home to theatres, shopping, restaurants, and of course the world-famous tennis tournament. All locations boast highly rated schools at all stages of education.



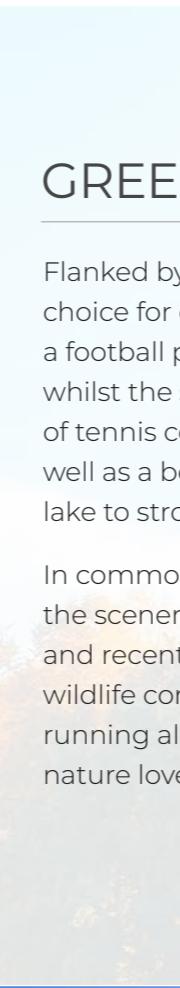
Wimbledon Village



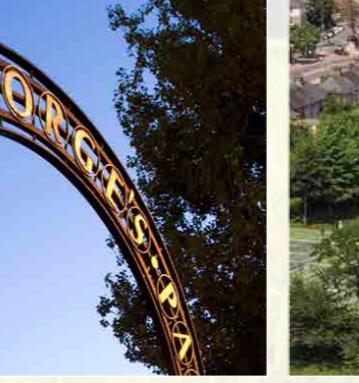
Wimbledon Town Centre



The New Wimbledon Theatre



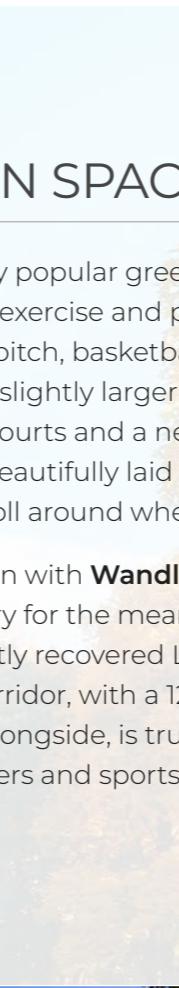
King George's Park



King George's Park Tennis Courts



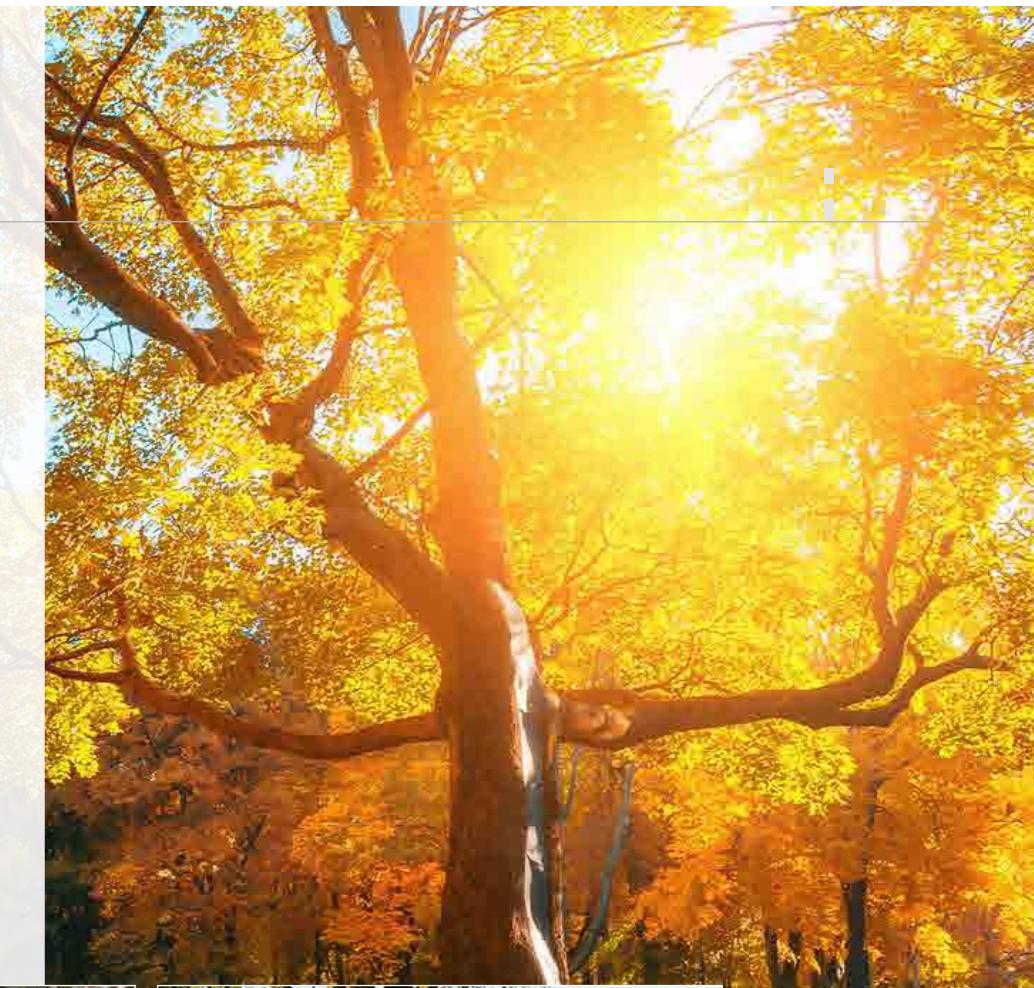
The River Wandle



King George's Park Tennis Courts



The River Wandle



The River Wandle





EXCEPTIONAL CONNECTIVITY



Wandle Quarter is just so well connected. 20 minutes from closing your door you can be at your desk in the city. Alternatively by car you have exceptional access to the A3. If you want to travel further afield Gatwick airport is just 28 minutes away.

The location is peerless with the over-line station a 2 minute walk from the front door of **Wandle Quarter**. From here you can go direct to Waterloo station in 13 minutes or alternatively change at Clapham Junction which has the UK's largest number of interchanges. Alternatively from Waterloo you can connect direct to the city or walk over the iconic Waterloo Bridge to Covent Garden and the heart of Theatreland.

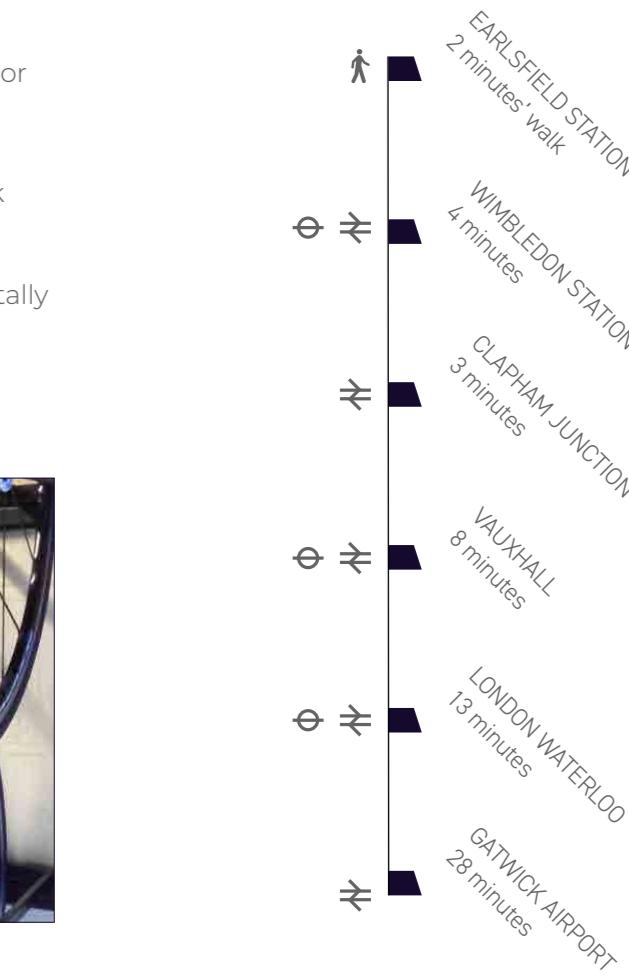
Sometimes you just need to get going fast, so it is no surprise that the environmentally friendly option of cycling continues to be a popular way for Londoners to complete their commute. **Wandle Quarter** has a dedicated secure bike store for all residents.



Earlsfield Train Station



Dedicated Bike Store



SUSTAINABLE AND CONTEMPORARY LIVING



KITCHENS BY NOLTE

HIGH TECH SUSTAINABILITY

Wandle Quarter expresses a wholehearted commitment to adopt the very latest technology, exceeding regulatory requirements in construction and design. From the external fabric of the building, including solar panels and a Sedum roof to encourage bio-diversity, to the energy efficient appliances installed within, Wandle Quarter is mindful of both the health of our planet and your bank balance. Not only that, you can be assured that you are making a smart investment for your future and our environment with a comprehensive internal bike store.

QUALITY FINISHES

Designed for life - practicality, comfort, and enviable style. As the nights draw in, you'll hardly notice the chill owing to the installation of underfloor heating throughout. Access to private terraces and balconies saturate the apartments with natural light during the day and when the sun goes down the thoughtfully positioned LED downlights mean you can select the brightness to suit your mood. Even the fitted wardrobes include feature lighting and all kitchens and bedrooms benefit from double sockets with USB charging points. The video entry system gives you the confidence in your security to relax and enjoy your home.

C.P. HART BATHROOMS BY CP HART

Bookend each day in contemporary luxury like this and it won't matter what happens in the hours between getting up and going to bed. CP Hart have designed and supplied all of the bathrooms in Wandle Quarter with outstanding attention to detail from the on trend tile selection to the state of the art fixtures and fittings all effortlessly combined with the functionality and durability of Crosswater brassware.

CLG DESIGN INTERIOR DESIGN BY CLG DESIGN

CLG Design have undertaken the entire Interior Design of Wandle Quarter delivering warm, natural tones which complement the external brick façade. The overall effect is stylish, modern, yet timeless – the culmination of soft interior finishes punctuated with flashes of contrasting textures in metal and quartz detail.



EXCEPTIONAL QUALITY

INTERNAL FINISHES

Linen lined Built-in wardrobes with automatic LED lighting.
Integrated Coat/storage cupboards in hallways
Utility cupboard including washer/dryer
Independently controlled under-floor heating zones and towel rails
Gas fired central heating and hot water system
Domus flooring to hallways and living areas
Luxury carpets to all bedrooms

KITCHEN

Nolte designed and supplied kitchens with Soft-close doors and drawers
Quartz worktop with integrated undermounted sink
Contemporary mixer-taps.
Undercounter wine cooler.
Integrated waste separation recycling bins
Siemens Oven.
Siemens Combination Microwave – Oven
Siemens Induction Hob.
Siemens Fridge/freezer.
Siemens Dishwasher.
Siemens Washer/Dryer
Penthouses include instant boiling water tap

BATHROOMS

Design by CLG Designs and supplied by CP Hart
Mirrored cabinet including LED lighting and integral shaver socket.
Composite stone vanity shelf
Wall mounted WC with concealed cistern
Wall mounted ceramic basin with deck mounted taps:
Low profile shower trays
Heated towel rail

SECURITY

Apartment entry multi-point locking door system
Security-fob access control to all building entrances
Video entry-phone to all apartments
240V smoke, heat and Carbon Monoxide alarms

GARDENS AND TERRACES

All flats have their own terraces accessed by sliding doors,
but they also all have access to the stunning landscaped communal gardens.

SUSTAINABILITY FEATURES

Landscaped garden to encourage biodiversity
100% low energy lighting
Energy efficient appliances.
Dual flush WC
Solar panels powering all communal areas
Cycle storage
Green Sedum roof to encourage biodiversity
Lift to all floors



THE PENTHOUSE COLLECTION



The 6 x exclusive Penthouses are luxury duplex apartments with large open plan living spaces opening directly onto the expansive private roof terraces. The terraces have been carefully designed and landscaped to offer the very best in alfresco living seamlessly connected to the internal entertaining space.

The bespoke joinery is complemented by best in class specification including Nolte Kitchens and CPHart Bathrooms all meticulously brought together by our specialist interior design team of CLG Designs.

DESIGN FEATURES

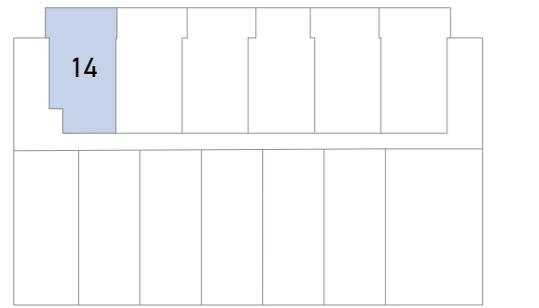
- Large Private roof Terrace
- Spacious open plan living space
- Duplex apartment with vaulted staircase
- 2 double Bedrooms
- Master bedroom with ensuite bathroom
- Best in class Specification
- Nolte kitchens and Siemens appliances





THE PENTHOUSE COLLECTION

UNIT 14



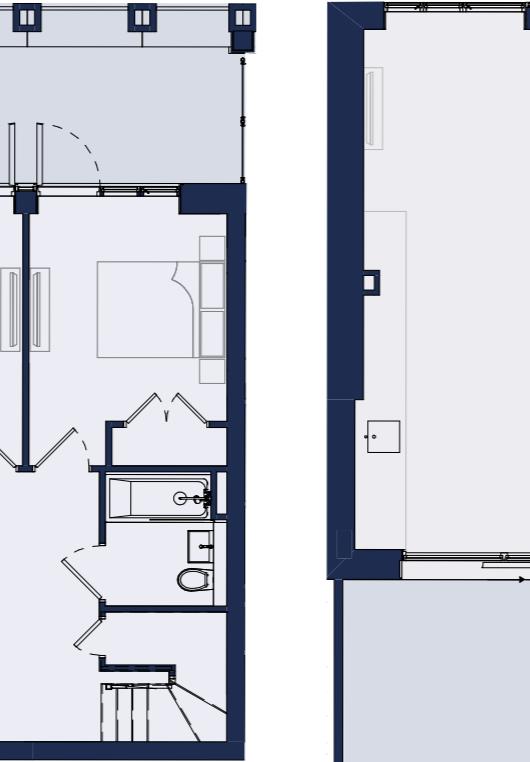
TOTAL AREA	100 m ²	1,076 ft ²
m	ft	
LIVING ROOM / KITCHEN	5.9 x 8.3	63.5 x 89.3
LOBBY	2.7 x 4.2	29.1 x 45.2
BEDROOM 1	2.8 x 3.9	30.1 x 42
BEDROOM 2	3.1 x 3.9	33.4 x 42
BATHROOM	1.9 x 2.1	20.5 x 22.6
STORE	1.2 x 1.4	12.9 x 15.1
LOWER TERRACE	6.2 x 2.1	66.7 x 22.6
UPPER TERRACE	6 x 5.3	64.6 x 57.1

The area of terraces is not included in total area calculation per flat.

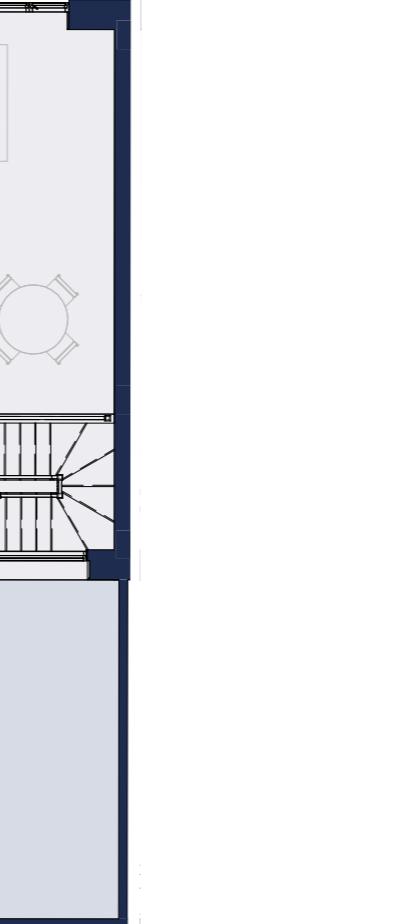
Symbols indicating bathroom and kitchen fittings are indicative. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are gross internal areas (GIAs) and subject to minor variations and are not intended to be used for carpet sizes, appliance size or items of furniture.

Applicants are advised to contact the developer or the developers agent to ascertain the availability of any particular property so as to avoid a fruitless journey. Layouts shown here are for approximate measurements only. They are not necessarily shown to scale. Exact layout and sizes of properties may vary.

SECOND FLOOR

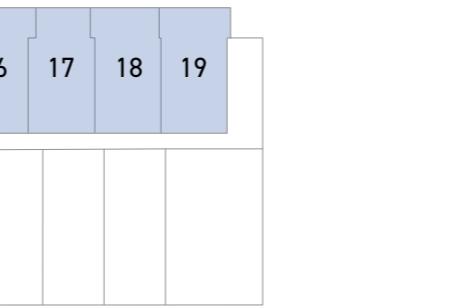


THIRD FLOOR



THE PENTHOUSE COLLECTION

UNITS 15 -19



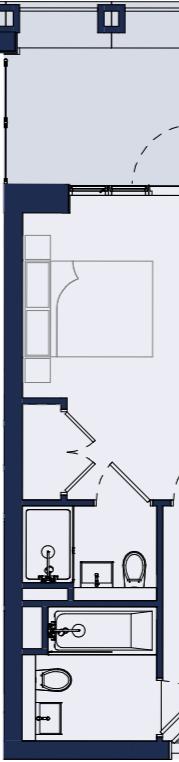
TOTAL AREA	103 m ²	1109 ft ²
m	ft	
LIVING ROOM / KITCHEN	6 x 8.3	64.6 x 89.3
LOBBY	2.3 x 3.7	24.8 x 39.8
BEDROOM 1	3.1 x 4.5	33.4 x 48.4
BEDROOM 2	2.8 x 4.5	30.1 x 48.4
EN SUITE	2.1 x 1.5	22.6 x 16.2
BATHROOM	2.1 x 2.1	22.6 x 22.6
STORE	1.4 x 1.6	15.1 x 17.2
LOWER TERRACE	6.6 x 2.1	71.0 x 22.6
UPPER TERRACE	6 x 5.3	64.6 x 57.1

The area of terraces is not included in total area calculation per flat.

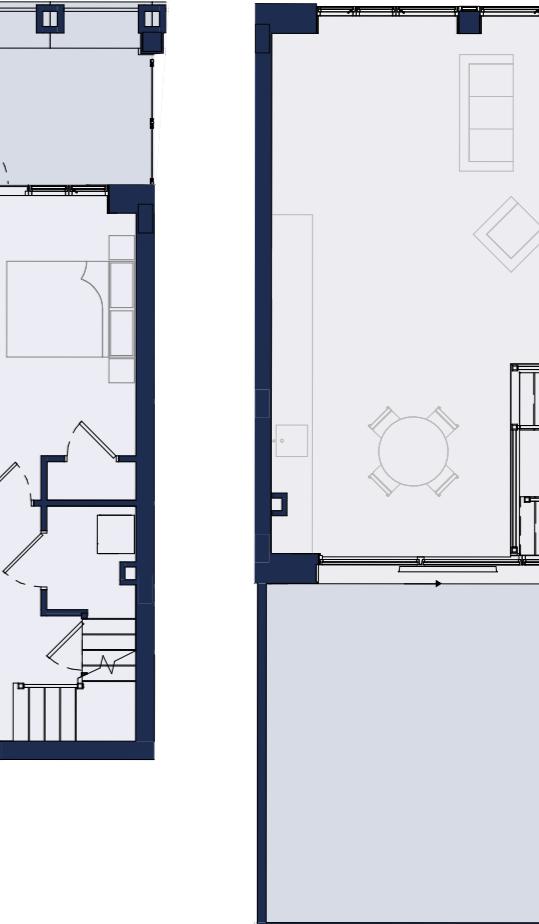
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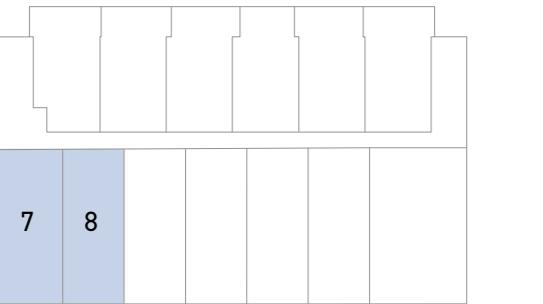


THIRD FLOOR



PRIVATE RESIDENTIAL - TYPE A

UNITS 7, 8



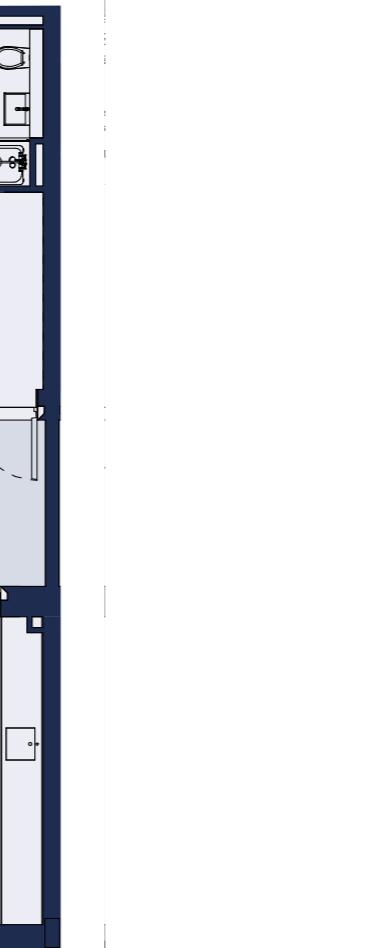
TOTAL AREA	65 m ²	700 ft ²
	m	ft
LIVING ROOM / KITCHEN	5.5 x 4.8	59.2 x 51.7
LOBBY	3 x 9.1	32.3 x 98
BEDROOM	4.2 x 3.1	45.2 x 33.4
BATHROOM	2.5 x 2.5	26.9 x 26.9
STORE	1.7 x 0.9	18.3 x 9.69
COURTYARD	3.8 x 2.7	40.9 x 29.1

The area of terraces is not included in total area calculation per flat.

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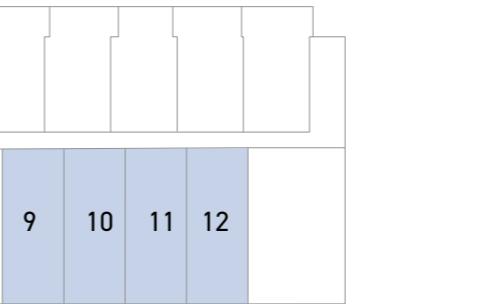
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SECOND FLOOR



PRIVATE RESIDENTIAL - TYPE B

UNITS 9-12



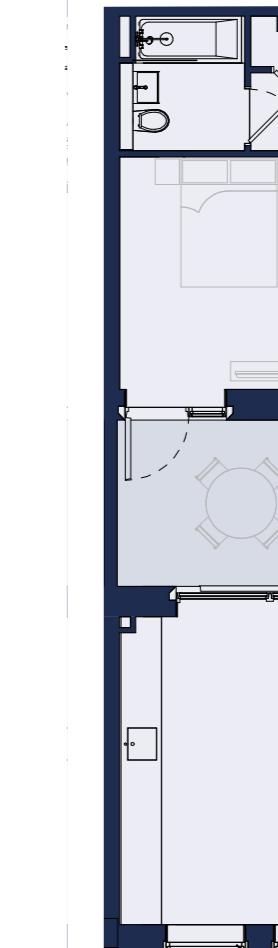
TOTAL AREA	65 m ²	700 ft ²
	m	ft
LIVING ROOM / KITCHEN	5.5 x 4.8	59.2 x 51.7
LOBBY	3.5 x 5.8	32.3 x 98
BEDROOM	4.2 x 3.7	45.2 x 39.8
BATHROOM	2 x 2.1	21.5 x 22.6
STORE	2.2 x 0.8	23.7 x 8.6
COURTYARD	3.9 x 2.7	42 x 29.6

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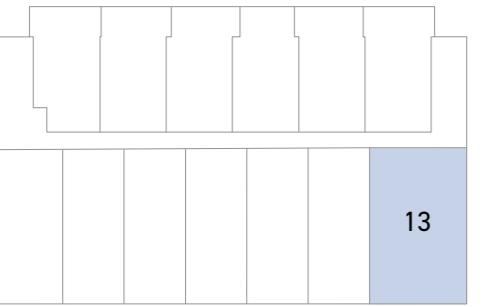
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SECOND FLOOR



PRIVATE RESIDENTIAL - TYPE C

UNIT 13



TOTAL AREA	108 m ²	1163 ft ²
	m	ft
LIVING ROOM / KITCHEN	8.6 x 4.8	92.6 x 51.7
LOBBY	2.4 x 9.3	25.8 x 100.1
BEDROOM 1	4.2 x 4.3	45.2 x 46.3
BEDROOM 2	3.0 x 4.0	32.3 x 43.1
BEDROOM 3	3.0 x 4.0	32.3 x 43.1
EN SUITE	2.1 x 1.5	22.6 x 16.2
BATHROOM	1.9 x 2.1	20.4 x 22.6
STORE/UTILITIES	1.9 x 1.6	20.5 x 17.2
STORE	0.8 x 0.5	8.6 x 5.4
COURTYARD	3.9 x 2.7	42 x 29.1

The area of terraces is not included in total area calculation per flat.

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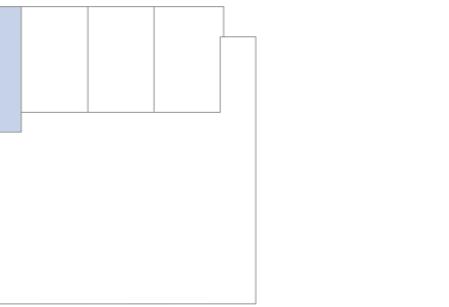
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SECOND FLOOR



SHARED OWNERSHIP - TYPE A

UNITS 2, 3



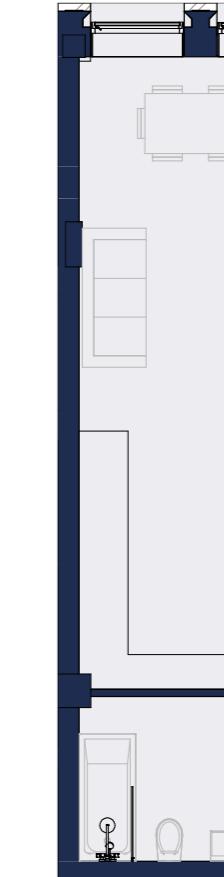
TOTAL AREA	59 m ²	635 ft ²
	m	ft
LIVING ROOM / KITCHEN	3.2 x 8.4	34.4 x 90.4
LOBBY	3.2 x 2.2	34.4 x 23.7
BEDROOM 1	3.0 x 4.7	32.3 x 50.6
BATHROOM	2.6 x 2.2	28 x 23.7
STORE	1.1 x 1.6	11.8 x 17.2
TERRACE	2.2 x 2.1	23.7 x 22.6

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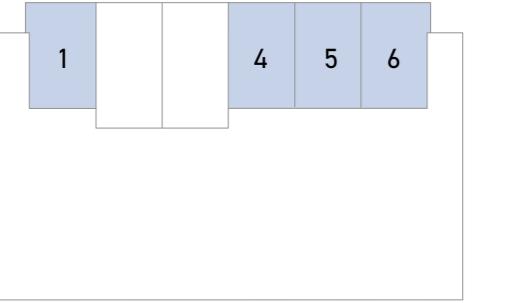
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FIRST FLOOR



SHARED OWNERSHIP - TYPE B

UNITS 1,4,5 and 6



TOTAL AREA	51 m ²	549 ft ²
	m	ft
LIVING ROOM / KITCHEN	3.2 x 6.7	34.4 x 72.1
LOBBY	2.7 x 2.4	29.1 x 25.8
BEDROOM 1	2.8 x 4.8	30.1 x 51.7
BATHROOM	2.0 x 2.4	21.5 x 25.8
STORE	1.2 x 2.4	12.9 x 25.8
TERRACE	2.8 x 1.7	30.1 x 18.3

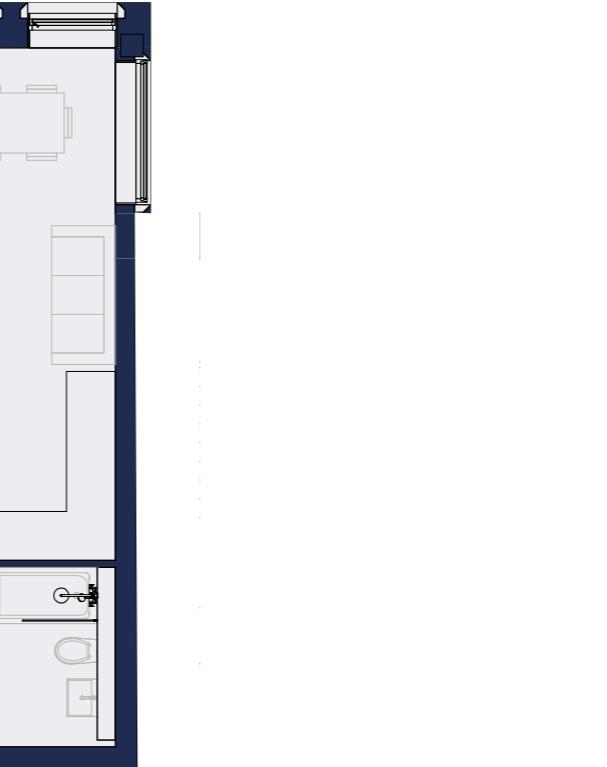
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FIRST FLOOR



style&space