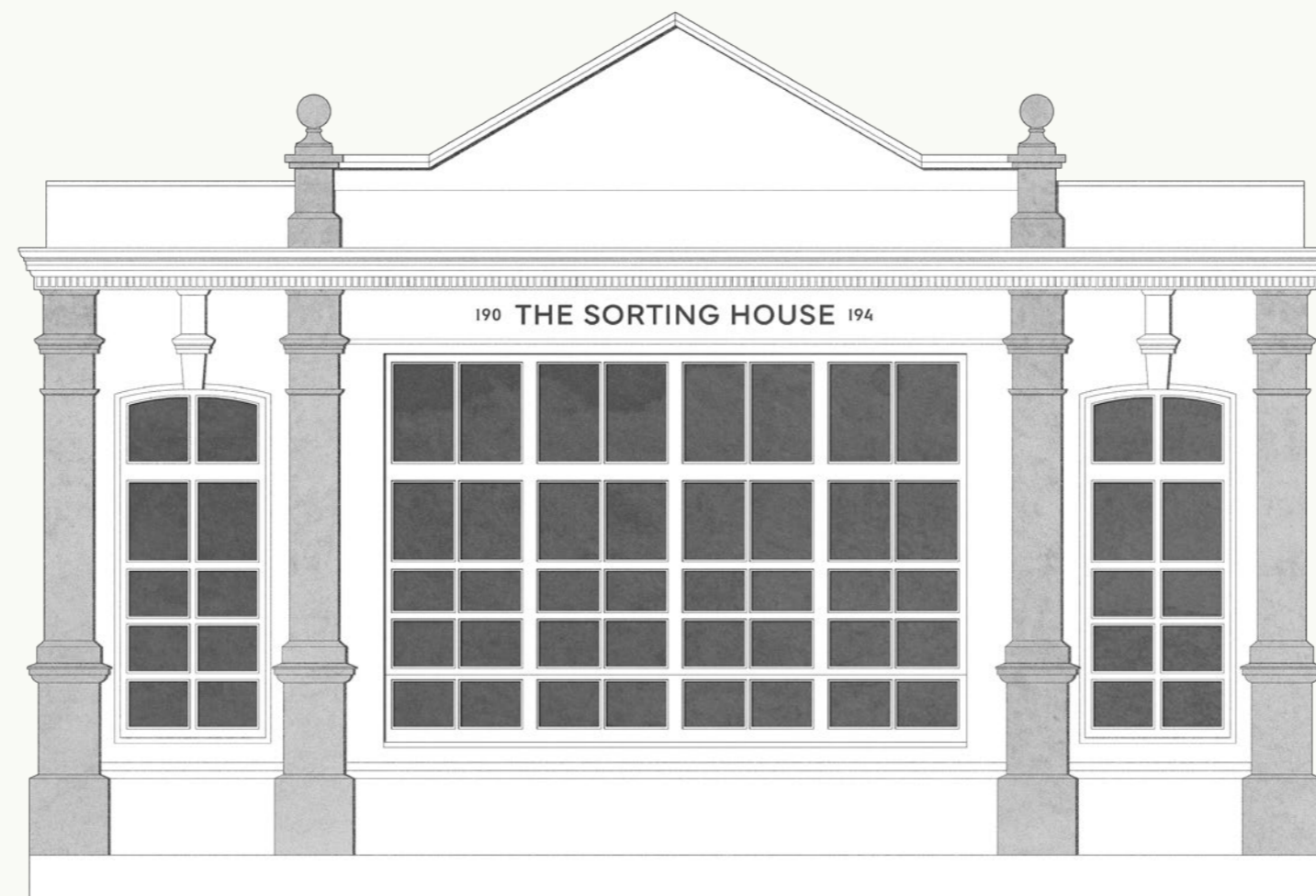


190 THE SORTING HOUSE 194

ST. ANN'S HILL





Computer Generated Image

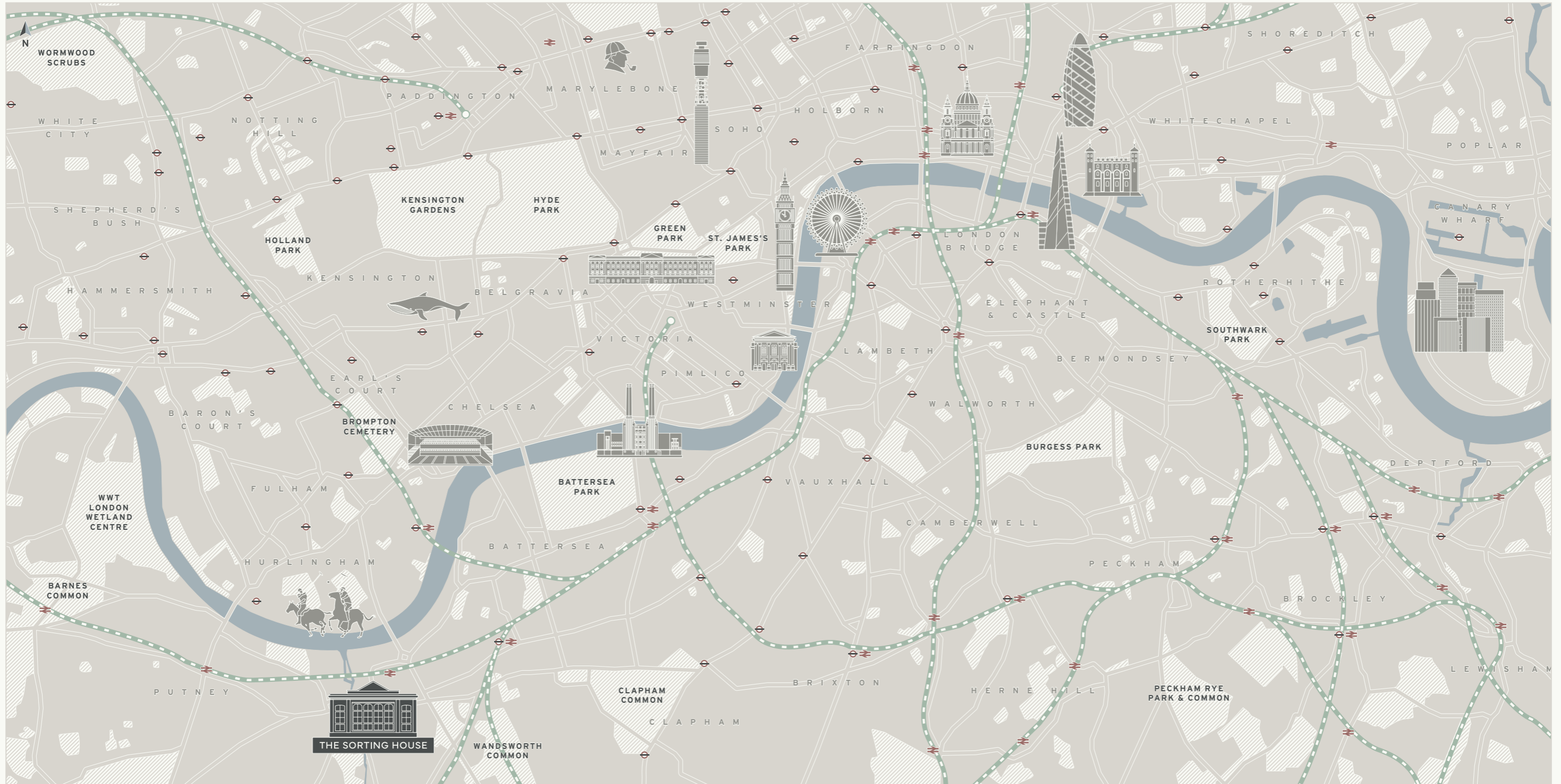
A MODERN MASTERPIECE STEEPED IN HISTORY

COMBINING THE CHARACTER
OF ITS VICTORIAN FAÇADE, WITH
THE BEST IN CONTEMPORARY
COMFORT, THE SORTING
HOUSE IS A CELEBRATION
OF TIMELESS DESIGN.

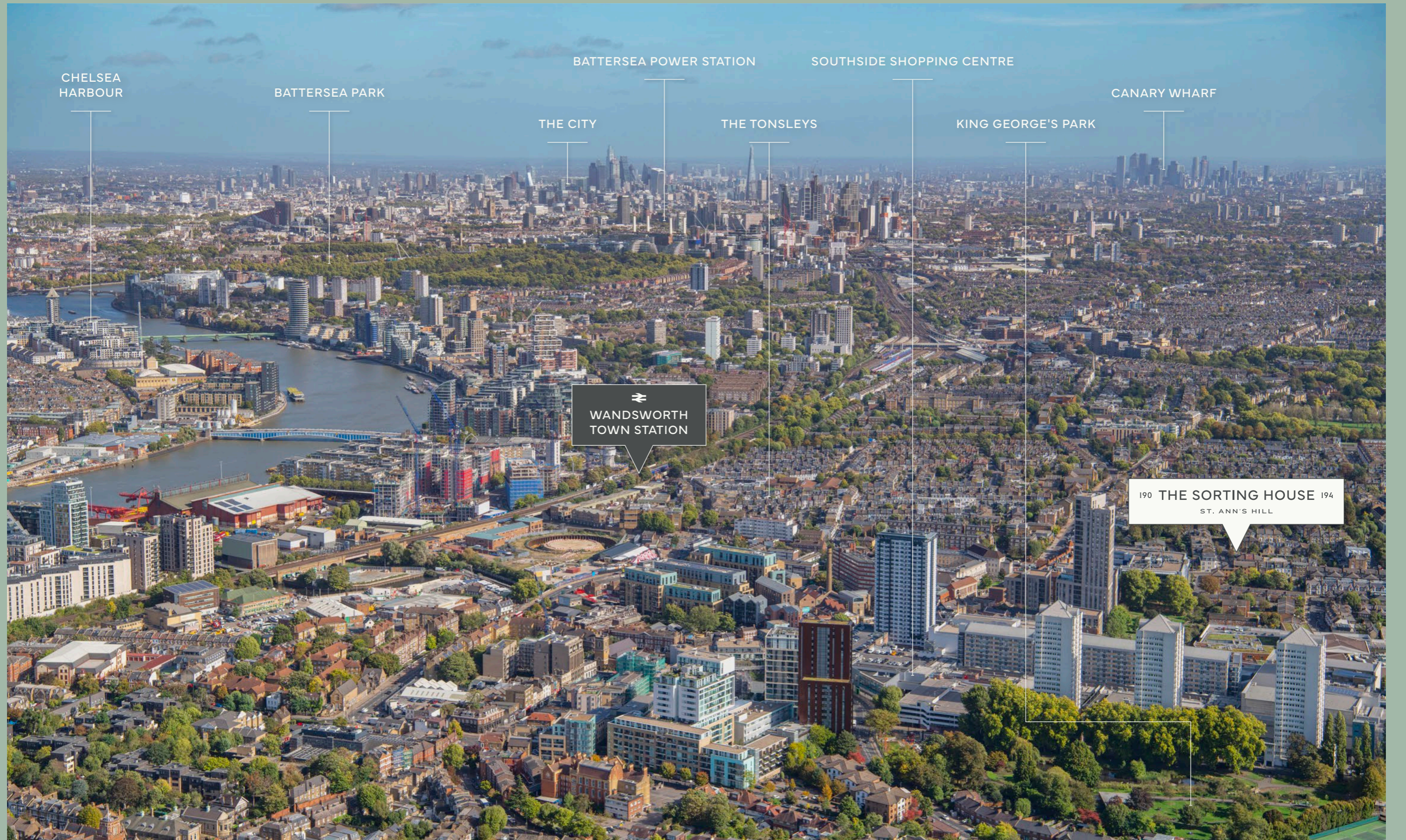
Each of its 22 one, two and three bedroom apartments and duplexes is finished to the highest standards. Featuring Siemens appliances, smoked bronze sockets and engineered wood flooring, the carefully curated palette of finishes offers a stylish, yet welcoming ambience, where no detail has been overlooked.

*The Sorting House, 190-194 St Ann's Hill
Wandsworth, London SW18 2RT*

MOMENTS FROM CENTRAL LONDON



Map indicative only and not to scale.



CHELSEA HARBOUR

BATTERSEA PARK

BATTERSEA POWER STATION

SOUTHSIDE SHOPPING CENTRE

CANARY WHARF

THE CITY

THE TONSLAYS

KING GEORGE'S PARK

WANDSWORTH TOWN STATION

190 THE SORTING HOUSE 194
ST. ANN'S HILL



WELCOME TO WANDSWORTH

SOUTH WEST LONDON IS RENOWNED FOR ITS GREENERY AND RELAXED LIFESTYLE. WANDSWORTH IS THE EMBODIMENT OF ITS CHARMS.

A respite from the hustle and bustle of central London, here you can enjoy life at whatever pace you like. The delights of the West End, City and South Bank are just moments away. However, with Wandsworth's riverside walks, sprawling common and plethora of restaurants and bars right on your doorstep, all you could ask for is right here. What's more, it's this balance which goes a long way to explain the area's continued popularity with young professionals and families.



14 MINS TO WATERLOO STATION*



30 MINS TO GATWICK AIRPORT*



10 MINS WALK FROM 226 ACRES OF GREENERY



MAJORITY OF POPULATION ARE PROFESSIONALS

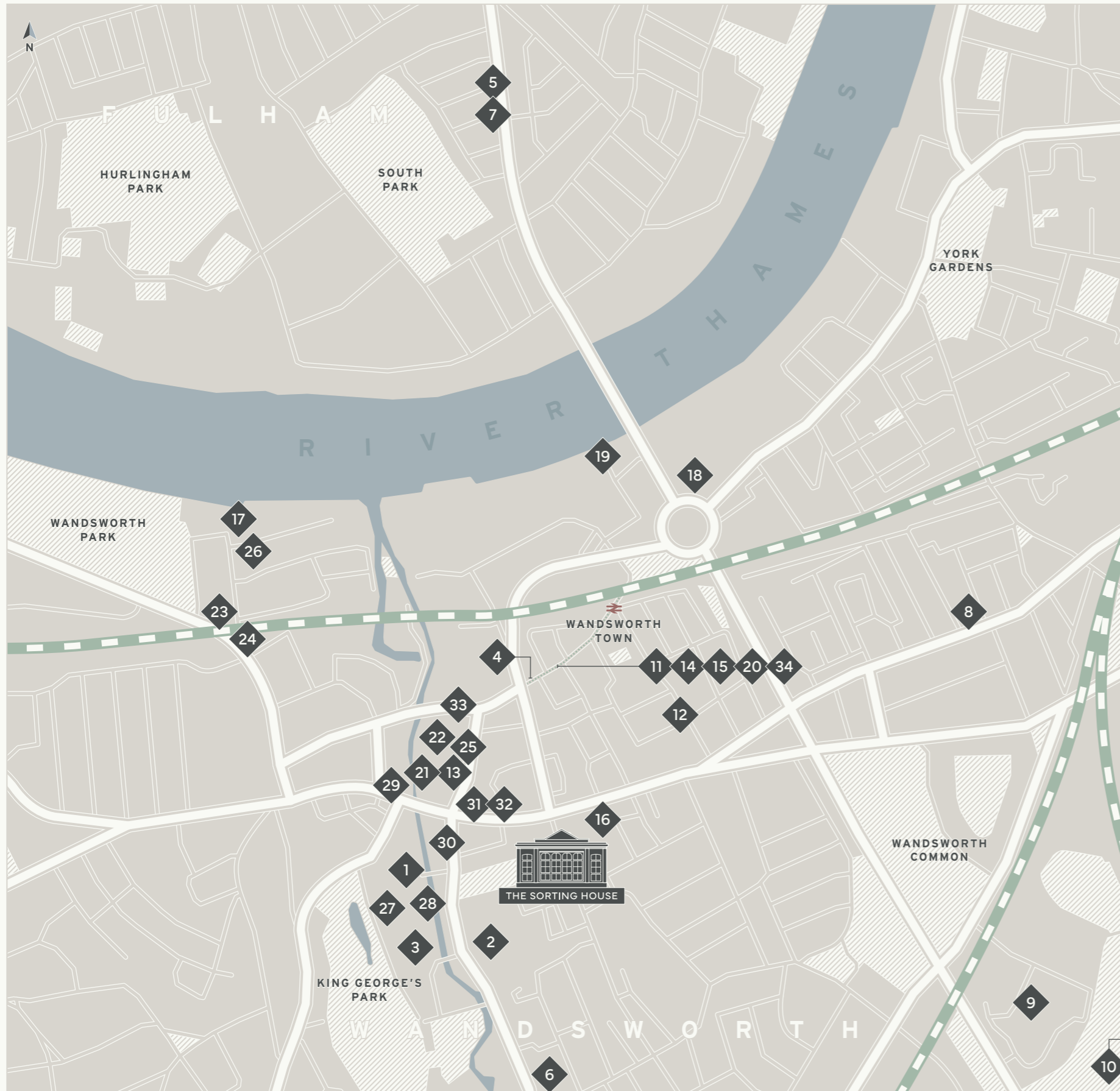


LARGEST INNER LONDON BOROUGH



4.9% ANTICIPATED YIELD

*Source: google.com/maps. All travel times and distances are approximate, times shown are the quickest travel times found from Wandsworth Town station.



Map indicative only and not to scale.

EVERYTHING YOU NEED

RETAIL

- | | |
|------------------------------|------------------|
| 1. Southside Shopping Centre | 3. Waitrose |
| 2. Sainsbury's | 4. Old York Road |

RESTAURANTS

- | | |
|---------------------------|-----------------------------|
| 5. Il Pagliaccio | 12. The East Hill |
| 6. Il Girasol | 13. London Stock |
| 7. FENN Restaurant Fulham | 14. Viet Town |
| 8. The Good Earth | 15. Megan's in the Tonsleys |
| 9. Le Gothique | 16. Café Fleur |
| 10. The Skylark Café | 17. Palm Riverside |
| 11. Konnigans | 18. Ô Gourmet Libanais |

BARS

- | | |
|---------------------|------------------------|
| 19. The Ship | 23. The Queen Adelaide |
| 20. The Alma | 24. Hop Pole |
| 21. Schooner Bar | 25. Sambrook's Brewery |
| 22. Boom Battle Bar | 26. The Cats Back |

FITNESS

- | | |
|--------------------------|---------------------|
| 27. Nuffield Health | 31. Pilates Circuit |
| 28. The Gym Group | 32. PureGym |
| 29. DISTRICT Cross Fit | 33. More Yoga |
| 30. OrangeTheory Fitness | 34. Live Karma Yoga |

MENUS AT THE READY

ALTHOUGH IT OFFERS A MORE IDYLIC TAKE ON LONDON LIFE, WANDSWORTH HAS A HOST OF CULINARY AND MIXOLOGY DELIGHTS TO ENJOY.

Overlooking Wandsworth Common, the jewel in the area's gastronomic crown is the high-end French brasserie, Chez Bruce. There are restaurants for all tastes and occasions though – Konnigans, London Stock and Viet Town, to name but three.

The pub and bar offering is equally eclectic. The East Hill brings a touch of country pub cosiness to SW18. The Ship has arguably the best beer garden in London. The Alma sets the bar for gastro-pubs. Whatever you fancy you'll find it here.





DRESS TO IMPRESS

MOMENTS FROM THE SOUTHSIDE SHOPPING CENTRE, ALL YOUR EVERYDAY NEEDS ARE PERFECTLY CATERED TO WITH ITS ARRAY OF HIGH STREET FAVOURITES.

For more independent boutiques, head to Old York Road, the beating heart of the Tonsleys. From antiques and art to traditional butchers, fashion and beauty salons, it's the perfect upmarket high street.

Equally The Sorting House's connectivity means that all London's famed shopping districts are easy to enjoy. The West End. Westfield London. King's Road. The newly opened Battersea Power Station shopping centre. Rest assured, your wardrobe will never look better.



THE GREAT OUTDOORS

A SHORT WALK FROM THE THAMES,
THE SORTING HOUSE PUTS THE
DELIGHTS OF WANDSWORTH'S
RIVERSIDE LOCATION AND
ABUNDANCE OF GREENERY
ON YOUR DOORSTEP.

Nearby King George's Park has an array of gardens, a lake, tennis courts and other sports pitches to enjoy. Wandsworth Common offers a more natural landscape, but also boasts a lovely café and sports facilities.

Then there's the Thames Walk. You can stroll, run or cycle to Battersea Park and Power Station with ease. Continue on and you'll be at the South Bank in no time at all. Thanks to the cycleway which runs from Wandsworth to Westminster, you can also ride safely even further into the capital.





A FIRST CLASS EDUCATION

AS A BASE FOR STUDYING IN LONDON, WANDSWORTH HAS A LOT GOING FOR IT.

Easy access to the capital's most acclaimed universities, of course, being the most crucial element. Conveniently, with the superb transport links The Sorting House enjoys you can be in lectures in no time at all. Then when it comes to hitting the books away of campus, it's hard to beat the peaceful nature of South West London.



KING'S COLLEGE LONDON

25 minutes

LONDON SCHOOL OF ECONOMICS

27 minutes

UNIVERSITY COLLEGE LONDON

27 minutes

IMPERIAL COLLEGE

29 minutes

SCHOOL OF ORIENTAL & AFRICAN STUDIES

34 minutes

Source: google.com/maps. All travel times are approximate and quickest travel times from Wandsworth Town station to university stated.

UNRIVALLED SCHOOLS OF THOUGHT

WANDSWORTH HAS ALSO PLENTY TO OFFER THE YOUNGER MEMBERS OF ITS COMMUNITY IN TERMS OF EDUCATION.

The area's popularity with families is well documented; it's not just the tranquillity that draws them to the SW18 postcode. There are an array of highly acclaimed state and independent schools within easy reach. In fact the majority of the local state secondary options are rated Outstanding by Ofsted.



Source: [google.com/maps](https://www.google.com/maps). Distances are approximate and quickest route by car from The Sorting House to school stated.

NURSERIES

**KIDO INTERNATIONAL
NURSERY & PRESCHOOL
WANDSWORTH**
0.3 miles

Private nursery for 3
month to 5 year olds

Ofsted: Outstanding

**EARLY BLOSSOM
MONTESSORI
NURSERY SCHOOL**
0.4 miles

Private nursery for
2-5 year olds

Ofsted: Good

N FAMILY CLUB
0.5 miles

Private nursery for 3
month to 5 year olds

**YÜME
WANDSWORTH
NURSERY
& PRESCHOOL**
0.7 miles

Private nursery for 3
month to 5 year olds

PRIMARY SCHOOLS

**ST ANNE'S CHURCH
OF ENGLAND SCHOOL**
251 ft

CoE co-educational primary
school for 3-11 year olds

Ofsted: Good

**ALLFARTHING
PRIMARY SCHOOL**
0.5 miles

Co-educational primary
school for 3-11 year olds

Ofsted: Good

**WANDSWORTH
PREPARATORY SCHOOL**
0.5 miles

Independent co-educational
prep school for 4-11 year olds

**WEST HILL
PRIMARY SCHOOL**
0.5 miles

Co-educational primary
school for 3-11 year olds

Ofsted: Good

ROCHE SCHOOL
0.6 miles

Independent co-
educational primary school
for 3-11 year olds

**THOMAS'S
BATTERSEA**
2.1 miles

Independent co-educational
preparatory school
for 4-13 year olds

SECONDARY SCHOOLS

EMANUEL SCHOOL
1.0 miles

Independent co-education
secondary school for
11-18 year olds

**ASHCROFT
TECHNOLOGY
ACADEMY**
1.1 miles

Co-educational academy
for 11-18 year olds

Ofsted: Outstanding

**LADY MARGARET
SCHOOL**
2.2 miles

Girls CoE academy for
11-18 year olds

Ofsted: Outstanding

**RICARDS LODGE
HIGH SCHOOL**
2.6 miles

Girls CoE academy for
11-18 year olds

Ofsted: Outstanding

ALL-THROUGH SCHOOLS

**PUTNEY HIGH
SCHOOL GDST**
1.4 miles

Independent girls all-through
school for 4-18 year olds

**THE LONDON
ORATORY SCHOOL**
3.2 miles

Co-educational all-through
academy for 7-18 year olds

Ofsted: Outstanding

**STREATHAM
& CLAPHAM HIGH
SCHOOL GDST**
3.4 miles

Independent girls
all-through school for
3-18 year olds

GETTING ABOUT TOWN

JUST A TEN-MINUTE WALK FROM THE SORTING HOUSE, WANDSWORTH TOWN IS YOUR NEAREST OVERGROUND STATION.

Whisking you from Zone 2 to Waterloo in as little as 14 minutes, all of London is your playground. You can change at Clapham Junction for services to Gatwick airport and Westfield London. Or hop off at Vauxhall and pick up the Victoria Line, which puts Victoria, Oxford Circus and Kings Cross St Pancras all just a few stops away.

The development's also well connected by road. Whether you want to explore Fulham and Chelsea's bars and restaurants or don't fancy carrying your shopping home from Battersea Power Station's boutiques. Getting a cab couldn't be easier. Your proximity to the A3, means trips out of town are just as easy.

Source: google.com/maps. All travel times and distances are approximate, times shown are the quickest travel times found. Walking - from The Sorting House to destination mentioned. Train - from Wandsworth Town station to station mentioned. Car - from The Sorting House to destination mentioned.



CAB

CLAPHAM COMMON
9 minutes | 1.9 miles

FULHAM BROADWAY
10 minutes | 2.5 miles

CHELSEA HARBOUR
12 minutes | 2.8 miles

BATTERSEA POWER STATION
14 minutes | 3.2 miles

SLOANE SQUARE
16 minutes | 3.9 miles

KNIGHTSBRIDGE
18 minutes | 4.2 miles



TRAIN

WANDSWORTH TOWN
10 minutes walk

CLAPHAM JUNCTION
3 minutes

VAUXHALL
9 minutes

VICTORIA
13 minutes

WATERLOO
14 minutes

OXFORD CIRCUS
20 minutes

KINGS CROSS ST PANCRAS
25 minutes

BANK
27 minutes



AIRPORTS

GATWICK AIRPORT
Train - 30 minutes
Car - 50 minutes | 27.3 miles

HEATHROW
Train - 55 minutes
Car - 45 minutes | 13.2 miles

FURTHER AFIELD

SURREY HILLS
45 minutes | 18.6 miles

BRIGHTON
1 hour 20 minutes | 52.9 miles



Computer Generated Image



Computer Generated Image



Computer Generated Image



Computer Generated Image



Computer Generated Image

SPECIFICATION

COMMUNAL AREAS

- | | |
|---|---|
| <ul style="list-style-type: none"> External facade wall lighting Feature floor tiles to reception hall Luxury Carpet to hallways, stairs and landings Sprinkler system in bin & bike store Wall mounted secure letterboxes | <ul style="list-style-type: none"> Building fire alarm & automatically opening ventilation system (AOV) Biodiverse rooves Living walls to selected elevations Internal bin and bike store Hikvision IP CCTV system |
|---|---|

GENERAL

- | | |
|---|--|
| <ul style="list-style-type: none"> Aluminium and timber double glazed windows & doors Flush style apartment entrance hall doors Deadlocking night latch & 5-lever mortice deadlock Flush white internal doors | <ul style="list-style-type: none"> Bronze & nickel ironmongery Modern square skirting and architrave throughout Bullnose window boards Walls and woodwork painted in Little Green colour 'Flint' |
|---|--|

TERRACES & BALCONIES (PLOT SPECIFIC)

- | | |
|---|--|
| <ul style="list-style-type: none"> Metal powder coated dark grey black railings Composite decking | <ul style="list-style-type: none"> Glass & metal louvered privacy screens |
|---|--|

ELECTRICAL & HEATING

- | | |
|---|---|
| <ul style="list-style-type: none"> BT Full fibre to premises (fftp) Communal TV aerial to access Freeview Hikvision IP Intercom entry system Audio & visual intercom linked to main front door Smoked bronze light switches & sockets Flush white downlighters throughout | <ul style="list-style-type: none"> Pendant lights to living rooms & bedrooms Astro wall lights to living rooms & hallways Mains powered smoke alarm MVHR for ventilation to whole property Nuaire MRXBOXECO2 Underfloor heating with electric boiler Edel heat pump cylinder (200L) for hot water |
|---|---|

KITCHENS

- | | |
|---|--|
| <ul style="list-style-type: none"> Contemporary kitchens by Blaeu featuring handleless furniture, mixture of matt laminate & timber effect laminate doors - all doors and drawers soft close LED recessed spotlights to wall units Contemporary 20mm Caesarstone contract range worktops, with hob wall cladding on some flats, 100mm upstands & drainer grooves (not in flat 9 and 19) Appliances by Siemens to include single oven, induction hob, integrated | <ul style="list-style-type: none"> fridge freezer and integrated dishwasher Flat 19 has a slimline dishwasher & under counter fridge with ice box (Siemens) Zanussi freestanding washer dryer (located in hall cupboard) to all flats, other than flats 7, 8, 15, 17, 18, 19, 20 and 21 which have an integrated model within the kitchen Undermount stainless steel sink and chrome single lever mixer tap by Blanco |
|---|--|

BATHROOMS & EN-SUITES

- | | |
|---|---|
| <ul style="list-style-type: none"> Saneux or Duravit (flat 5 and 12) baths Roca wall-hung Fineceramic® basin Roca toilet with soft close seat Electric towel rail Vado thermostatically controlled shower controls & shower head Vado mixer tap Shaver point to bathroom & en-suites | <ul style="list-style-type: none"> Just trays rectangular shower trays where applicable Wall mounted shower screens Mirrored wall cabinets with feature LED lighting below Tiles to bath surrounds, showers, WC & sink areas Ice matt white ceramic floor tiles Kilt ceramic wall tiles Mini hexagon feature tiles |
|---|---|

EXTRAS & UPGRADES

- Please note that the fitted headboards shown in the bedroom CGI & timber panelling in the living room CGI are not part of the standard specification, but can be purchased by separate agreement

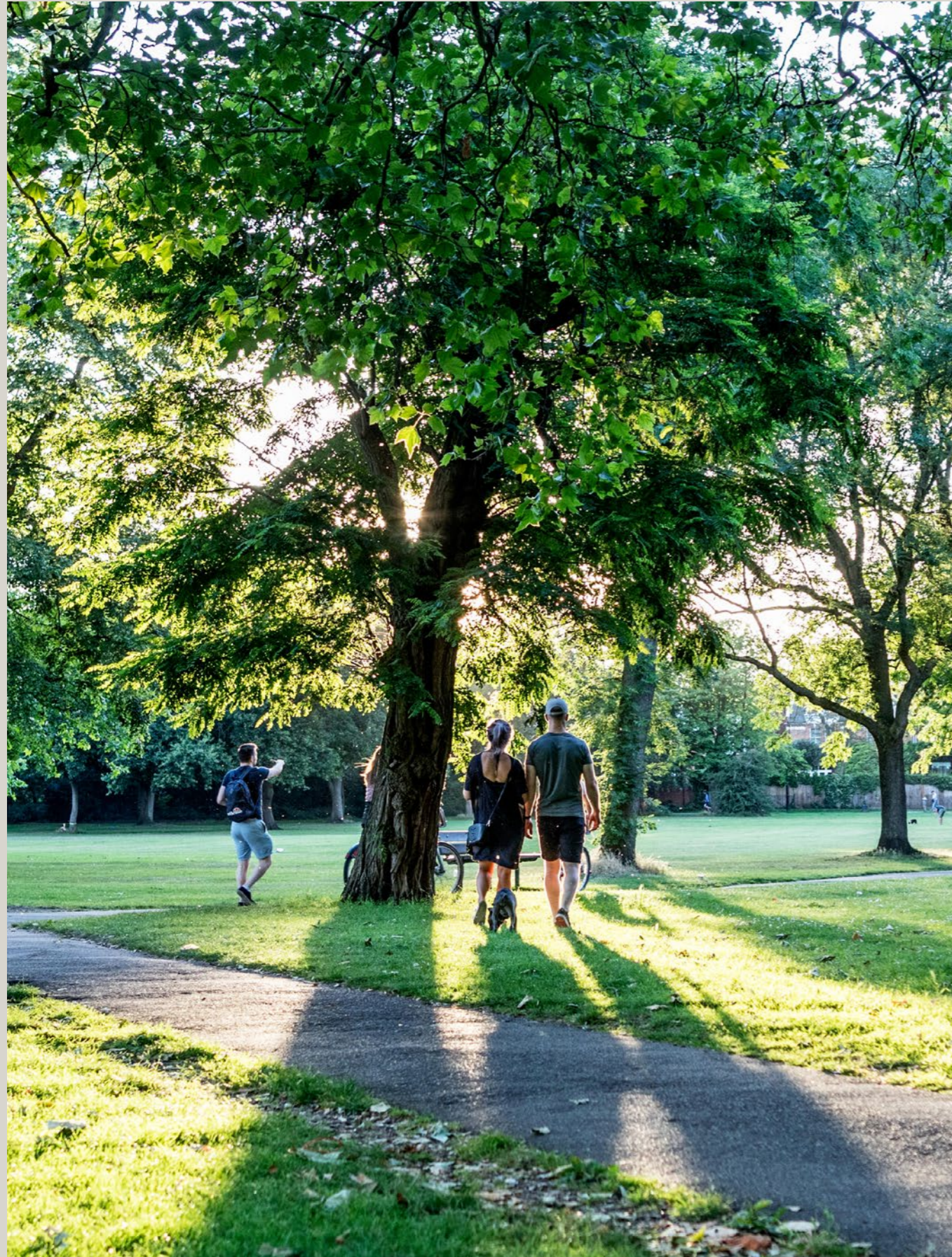
FLOORING

- | | |
|---|---|
| <ul style="list-style-type: none"> Havwoods engineered wood flooring to hallway, living room and kitchen | <ul style="list-style-type: none"> Luxury Carpet to bedrooms |
|---|---|

WARRANTY

- | | |
|--|--|
| <ul style="list-style-type: none"> 10 Year Structural Warranty with ICW | <ul style="list-style-type: none"> 24 months' snagging and defects period |
|--|--|

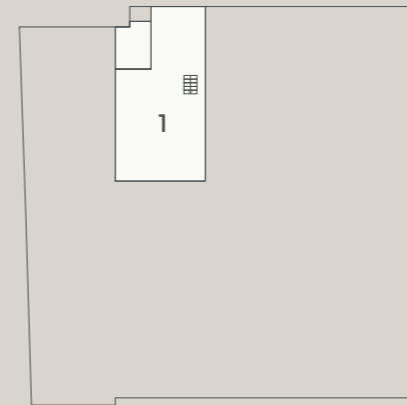
These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better.



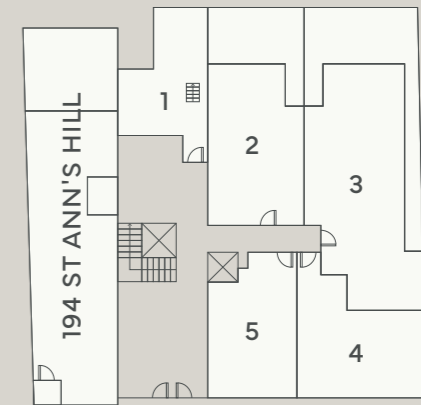
SITE PLAN



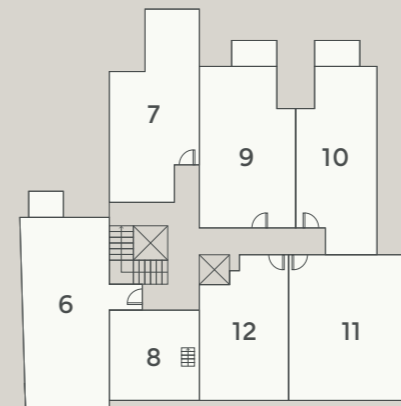
BASEMENT



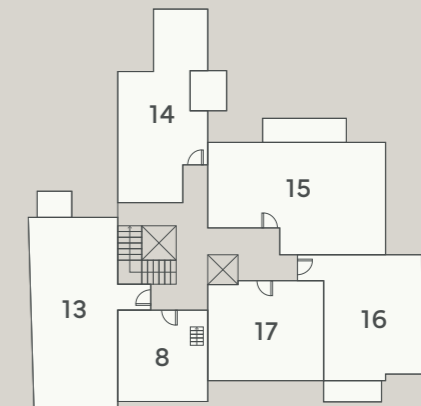
GROUND



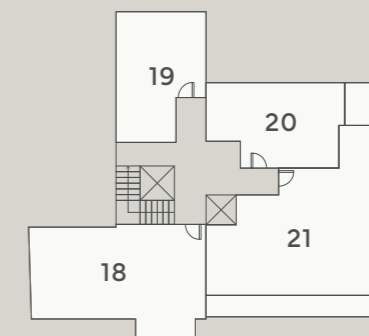
FIRST



SECOND

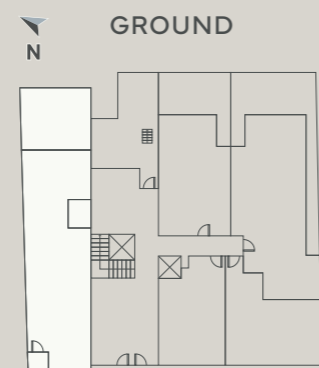
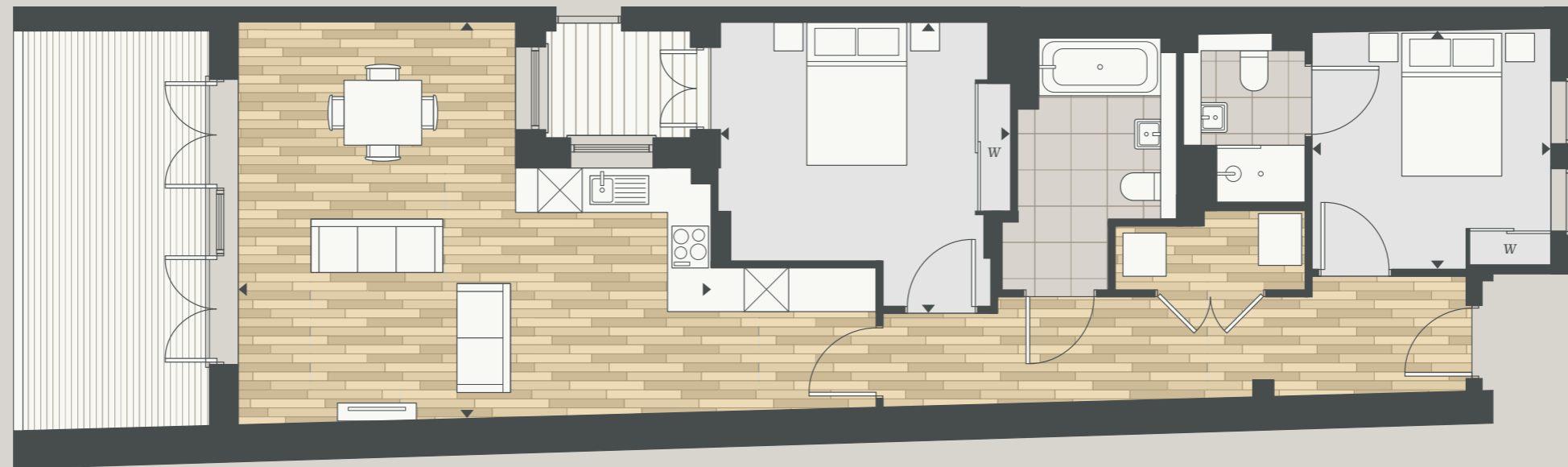


THIRD



194 ST ANN'S HILL

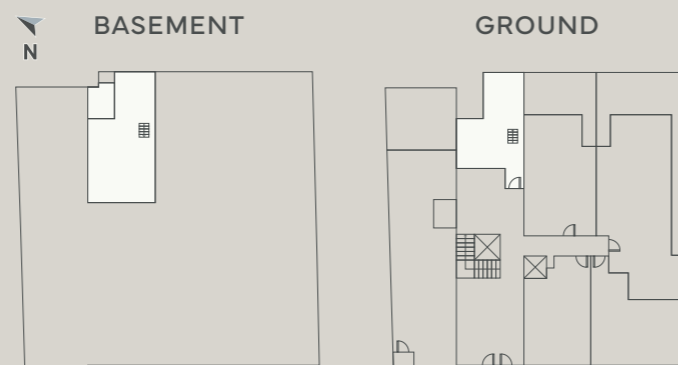
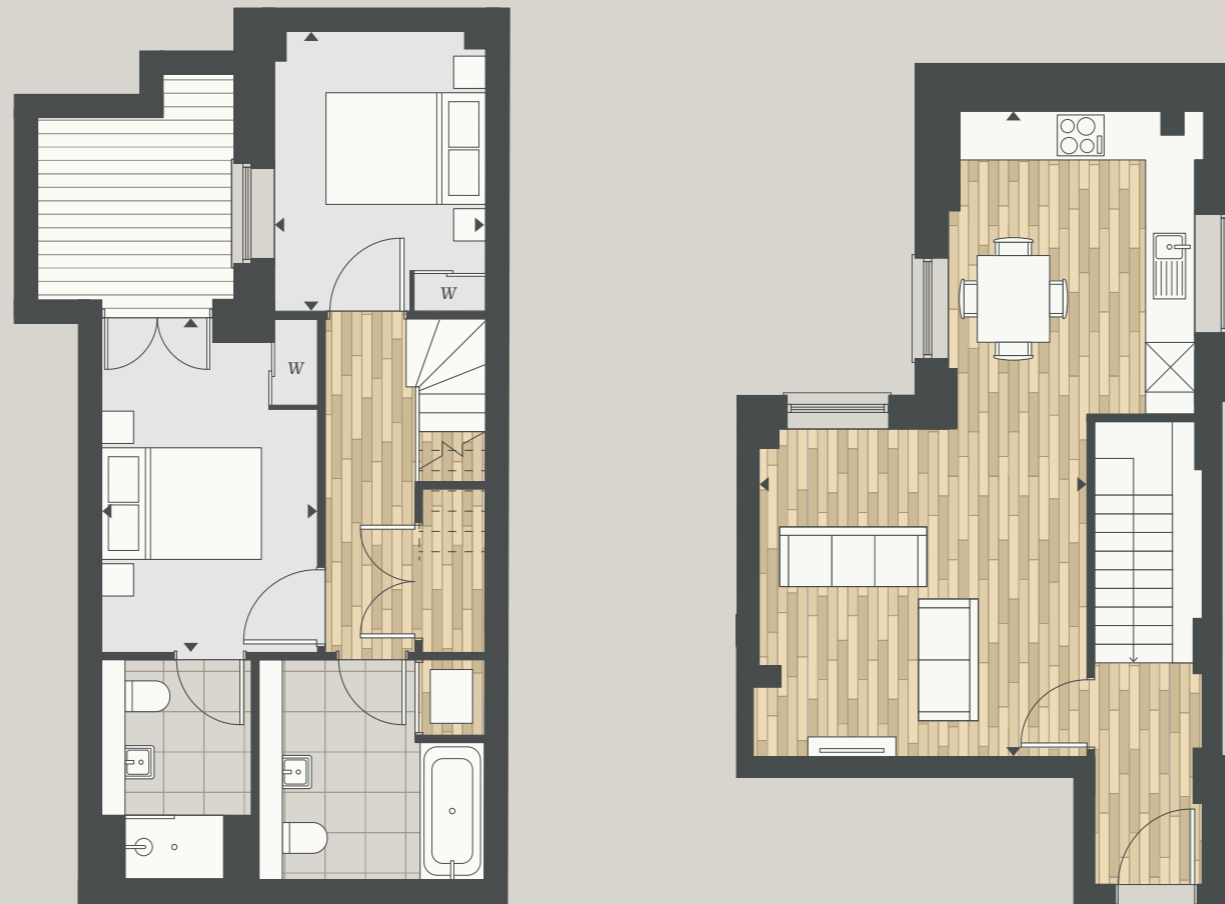
2 BEDROOM | 2 BATHROOM



Kitchen / Living / Dining	5.5 x 6.5m	18' 1" x 21' 4"
Bedroom 1	3.9 x 4.0m	12' 10" x 13' 1"
Bedroom 2	3.3 x 3.3m	10' 10" x 10' 10"
Internal Area	87.9 sqm	946.1sqft
External Area	12.0 sqm	129.2 sqft

APARTMENT 1

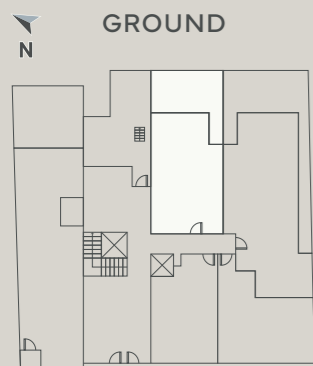
2 BEDROOM | 2 BATHROOM



Kitchen / Living / Dining	4.1 x 8.0m	13' 5" x 26' 3"
Bedroom 1	2.7 x 4.2m	8' 10" x 13' 9"
Bedroom 2	2.6 x 3.5m	8' 6" x 11' 6"
Internal Area	77.1 sqm	829.9 sqft
External Area	6.0 sqm	64.6 sqft

APARTMENT 2

1 BEDROOM | 1 BATHROOM

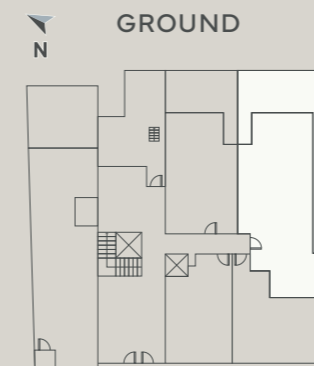
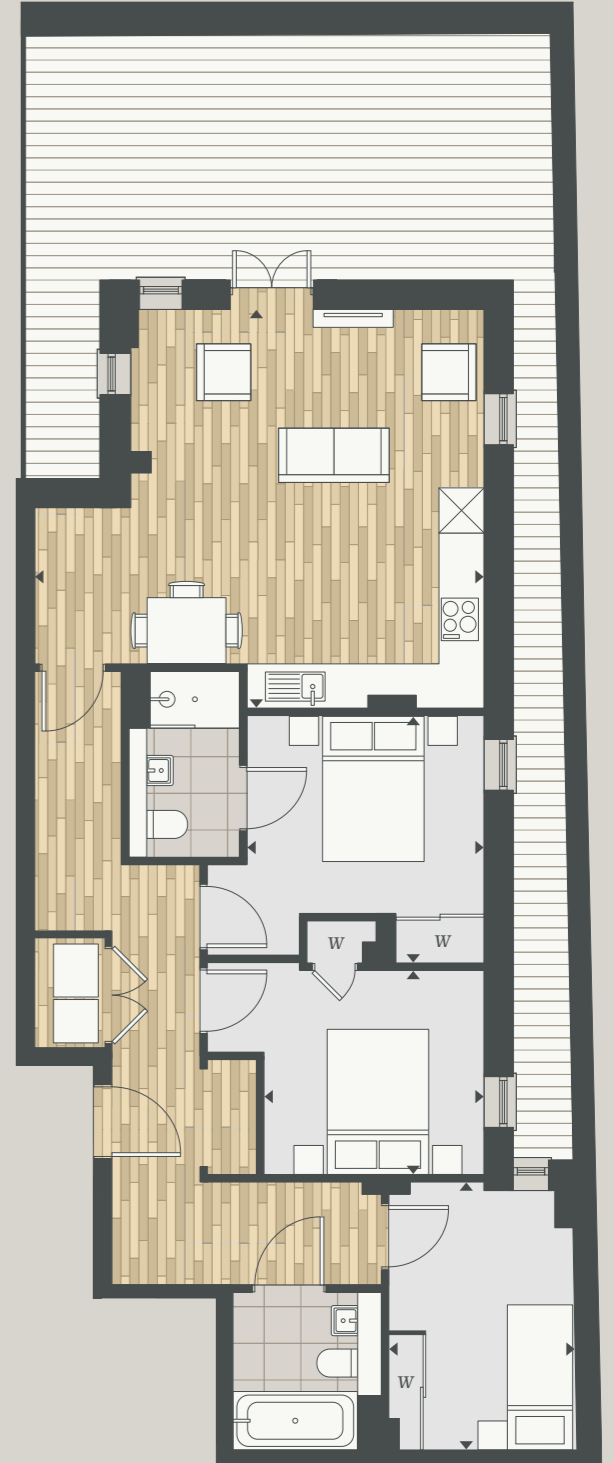


Kitchen / Living / Dining	4.7 x 5.7m	15' 5" x 18' 8"
Bedroom 1	2.7 x 5.6m	8' 10" x 18' 4"
Internal Area	53.8 sqm	579.1 sqft
External Area	22.5 sqm	242.2 sqft

APARTMENT 3

3 BEDROOM | 2 BATHROOM

Kitchen / Living Dining	6.1 x 5.4m 20' 0" x 17' 9"
Bedroom 1	3.2 x 2.7m 10' 6" x 8' 10"
Bedroom 2	3.0 x 2.8m 9' 10" x 9' 2"
Bedroom 3	2.5 x 3.7m 8' 2" x 12' 2"
Internal Area	86.7 sqm 933.2 sqft
External Area	27.0 sqm 290.6 sqft

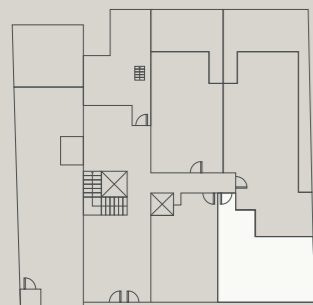


APARTMENT 4

1 BEDROOM | 1 BATHROOM



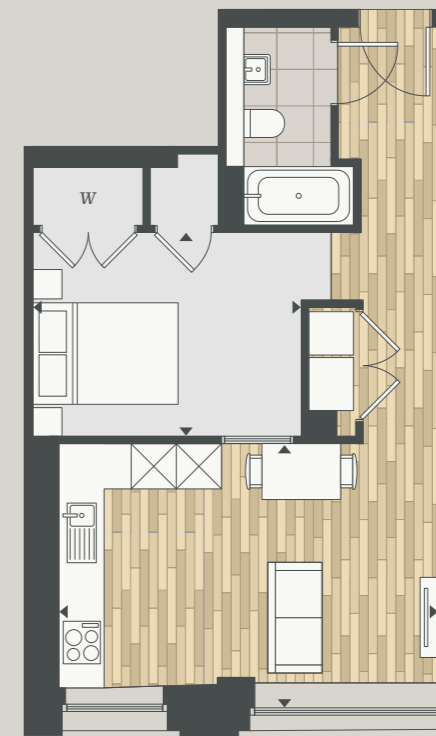
GROUND



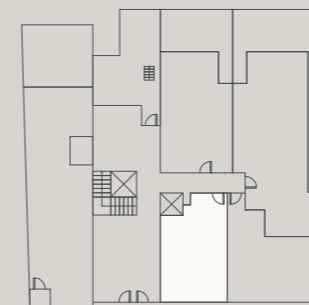
Kitchen / Living / Dining	5.2 x 5.2m	17' 1" x 17' 1"
Bedroom 1	2.7 x 3.3m	8' 10" x 10' 10"
Internal Area	50.7 sqm	545.7 sqft

APARTMENT 5

1 BEDROOM | 1 BATHROOM



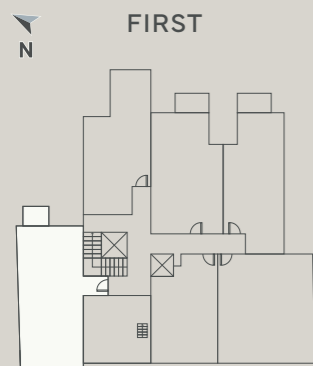
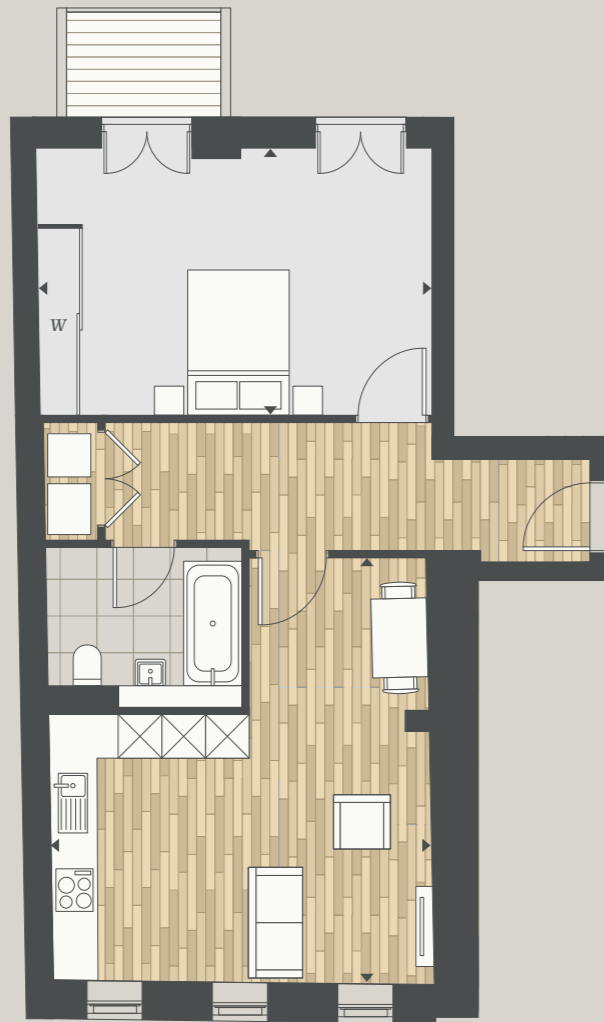
GROUND



Kitchen / Living / Dining	5.2 x 3.3m	17' 1" x 10' 10"
Bedroom 1	3.6 x 2.8m	11' 10" x 9' 2"
Internal Area	44.8 sqm	482.2 sqft

APARTMENT 6

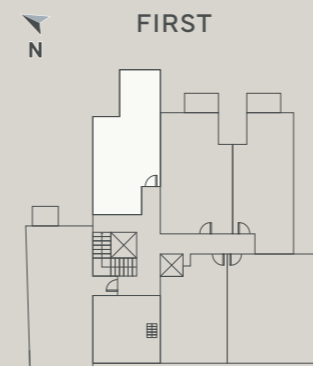
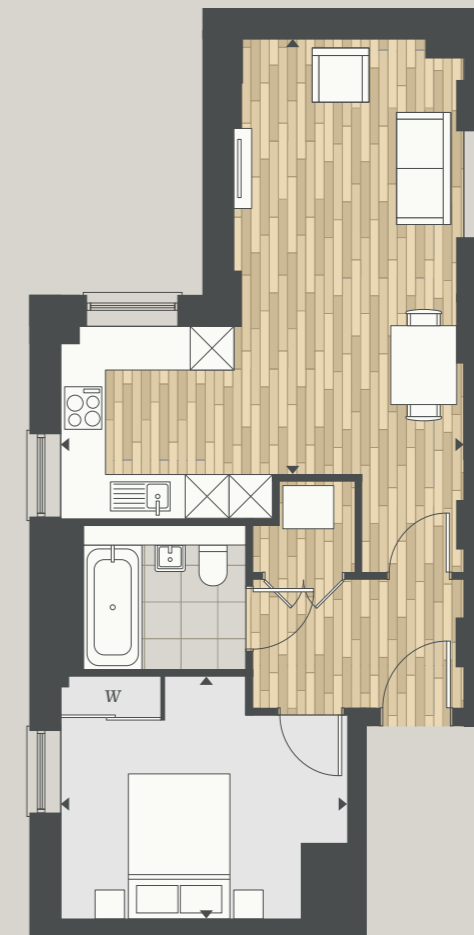
1 BEDROOM | 1 BATHROOM



Kitchen / Living / Dining	5.2 x 5.8m	17' 1" x 19' 0"
Bedroom 1	5.4 x 3.6m	17' 9" x 11' 10"
Internal Area	63.0 sqm	678.1 sqft
External Area	3.0 sqm	32.3 sqft

APARTMENT 7

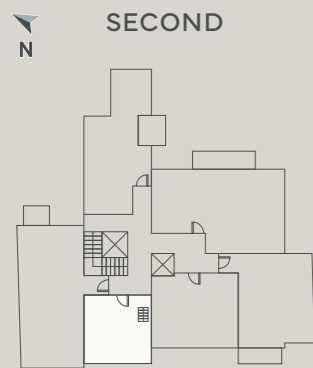
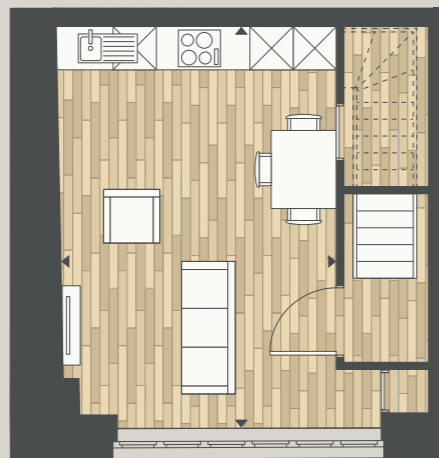
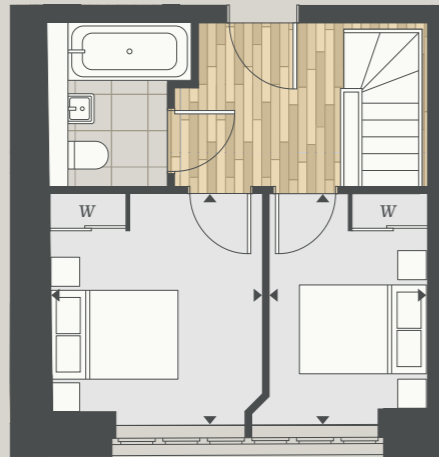
1 BEDROOM | 1 BATHROOM



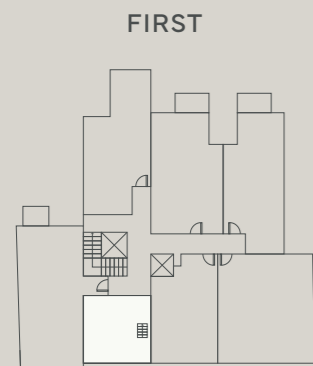
Kitchen / Living / Dining	5.5 x 6.0m	18' 1" x 19' 8"
Bedroom 1	3.9 x 3.3m	12' 10" x 10' 10"
Internal Area	51.5 sqm	554.3 sqft

APARTMENT 8

2 BEDROOM | 1 BATHROOM



SECOND

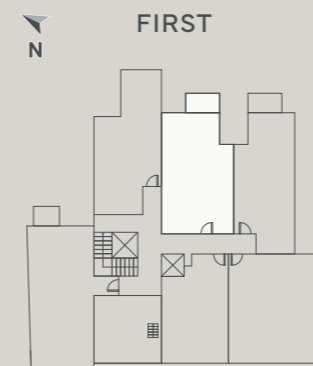


FIRST

Kitchen / Living / Dining	3.8 x 5.6m	12' 6" x 18' 4"
Bedroom 1	2.9 x 3.2m	9' 6" x 10' 6"
Bedroom 2	2.2 x 3.2m	7' 3" x 10' 6"
Internal Area	56.4 sqm	607.1 sqft

APARTMENT 9

1 BEDROOM | 1 BATHROOM

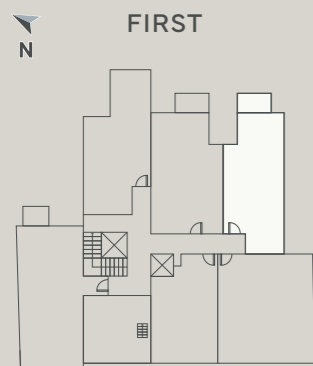
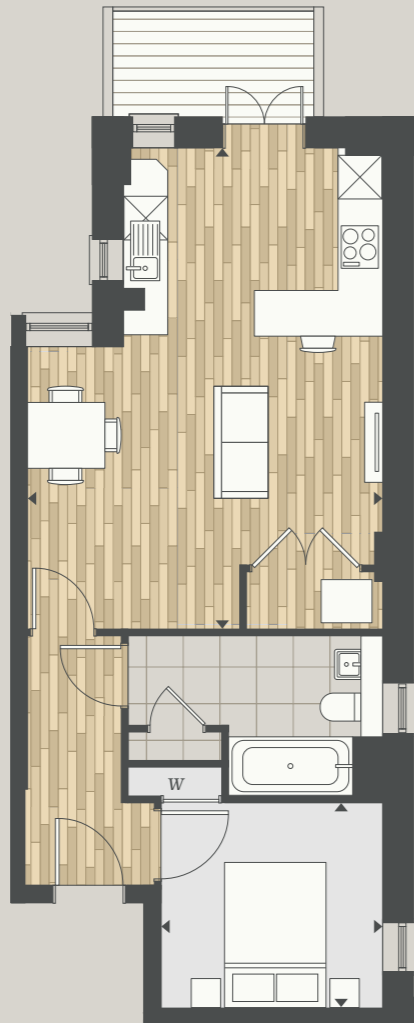


FIRST

Kitchen / Living / Dining	4.7 x 5.7m	15' 5" x 18' 8"
Bedroom 1	2.7 x 5.6m	8' 10" x 18' 4"
Internal Area	53.2 sqm	572.6 sqft
External Area	4.0 sqm	43.1 sqft

APARTMENT 10

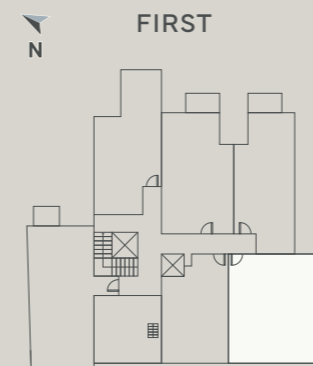
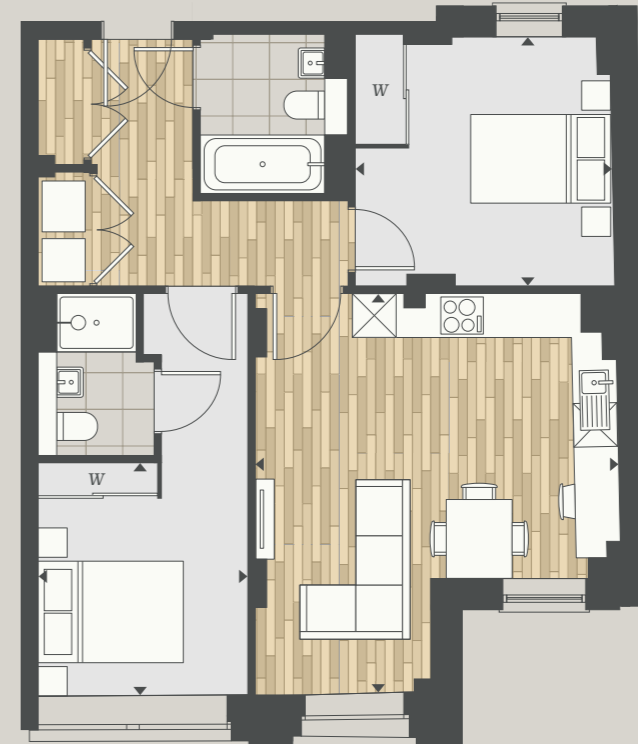
1 BEDROOM | 1 BATHROOM



Kitchen / Living / Dining	4.8 x 6.6m	15' 9" x 21' 8"
Bedroom 1	3.0 x 2.8m	9' 10" x 9' 2"
Internal Area	50.4 sqm	542.5 sqft
External Area	4.0 sqm	43.1 sqft

APARTMENT 11

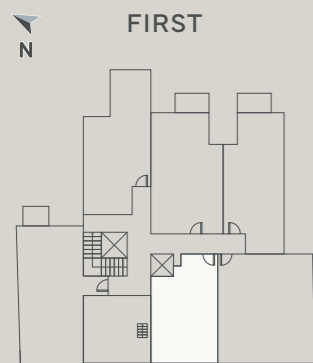
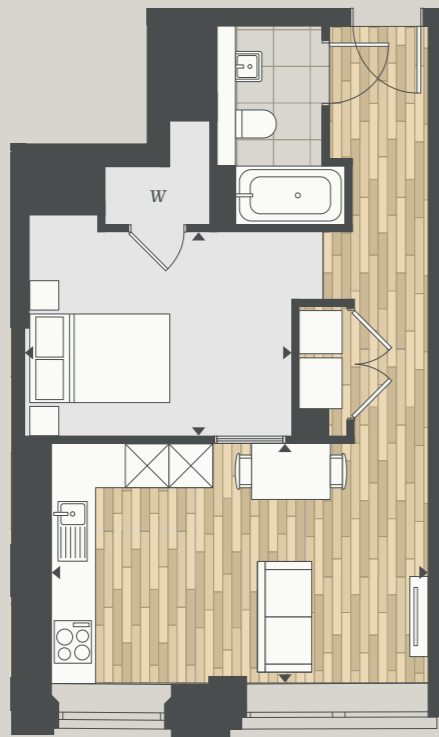
2 BEDROOM | 2 BATHROOM



Kitchen / Living / Dining	5.0 x 5.5m	16' 5" x 18' 1"
Bedroom 1	2.9 x 3.2m	9' 6" x 10' 6"
Bedroom 2	3.5 x 3.4m	11' 6" x 11' 2"
Internal Area	66.9 sqm	720.1 sqft

APARTMENT 12

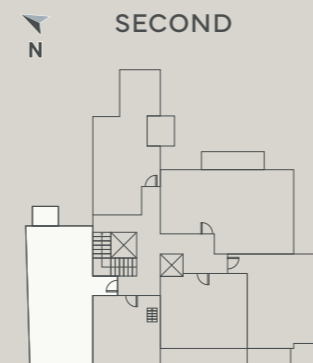
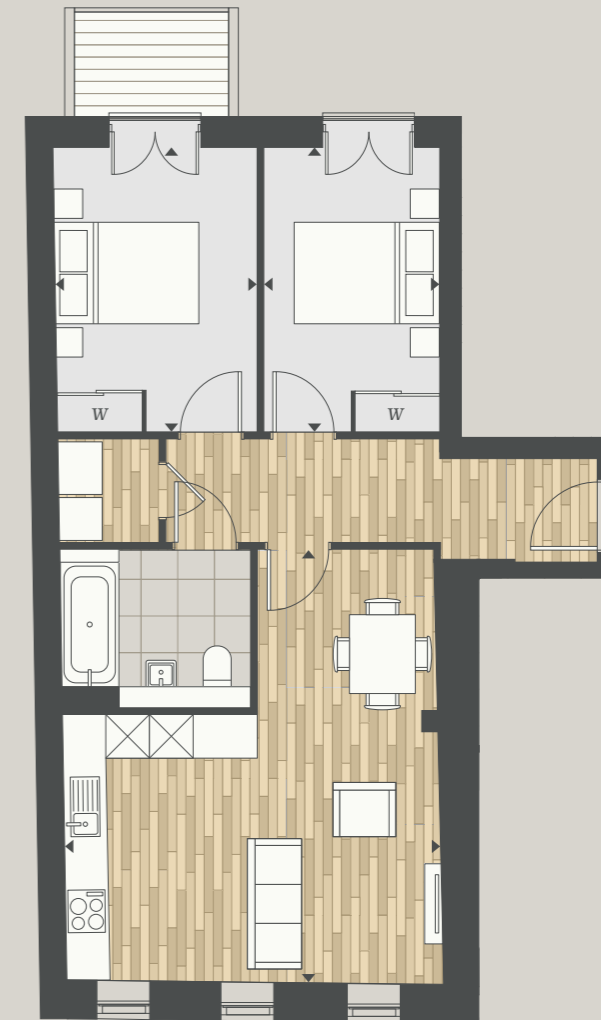
1 BEDROOM | 1 BATHROOM



Kitchen / Living / Dining	5.5 x 3.3m	18' 1" x 10' 10"
Bedroom 1	3.7 x 2.8m	12' 2" x 9' 2"
Internal Area	44.3 sqm	476.8 sqft

APARTMENT 13

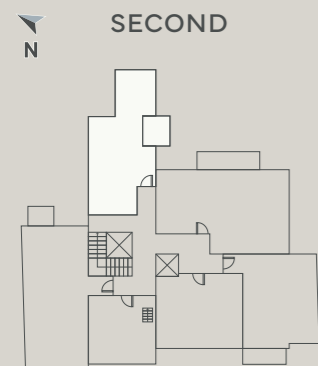
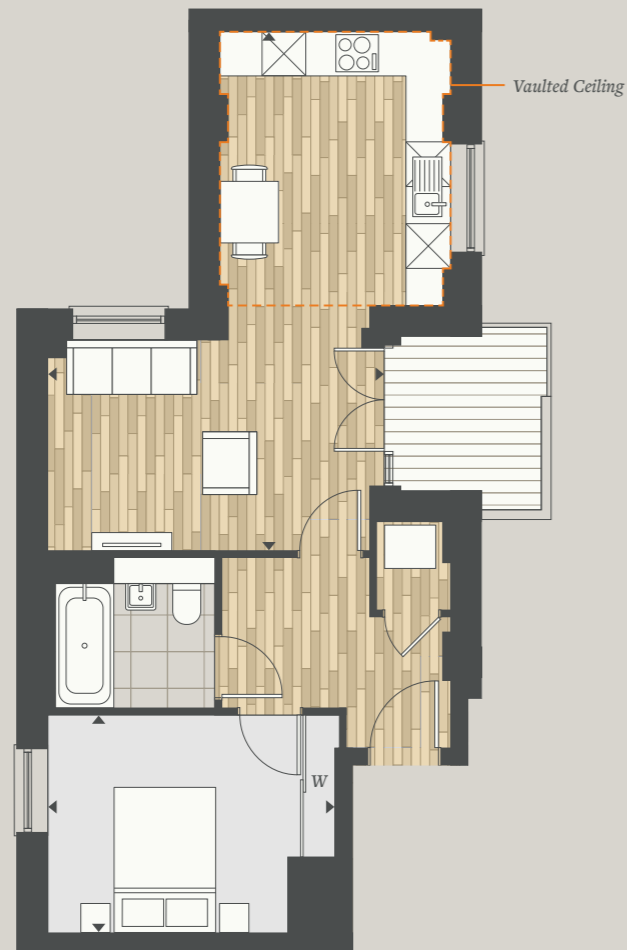
2 BEDROOM | 1 BATHROOM



Kitchen / Living / Dining	5.2 x 5.9m	17' 1" x 19' 4"
Bedroom 1	2.8 x 3.9m	9' 2" x 12' 10"
Bedroom 2	2.4 x 3.9m	7' 10" x 12' 10"
Internal Area	62.8 sqm	676.0 sqft
External Area	3.0 sqm	32.2 sqft

APARTMENT 14

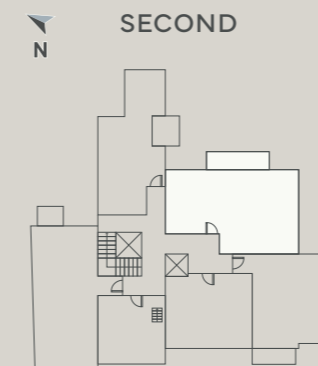
2 BEDROOM | 1 BATHROOM



Kitchen / Living / Dining	4.6 x 7.1m	15' 1" x 23' 4"
Bedroom 1	3.9 x 3.0m	12' 10" x 9" 10"
Internal Area	49.9 sqm	537.1 sqft
External Area	4.5 sqm	48.4 sqft

APARTMENT 15

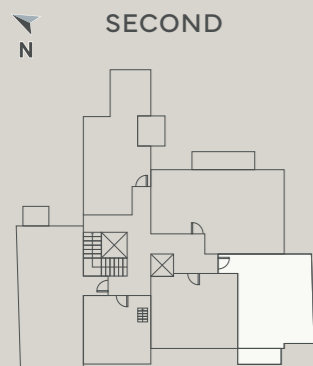
2 BEDROOM | 1 BATHROOM



Kitchen / Living / Dining	4.5 x 6.8m	14' 9" x 22' 4"
Bedroom 1	3.2 x 3.4m	10' 6" x 11' 2"
Bedroom 2	3.2 x 3.4m	10' 6" x 11' 2"
Internal Area	64.0 sqm	688.9 sqft
External Area	7.0 sqm	75.3 sqft

APARTMENT 16

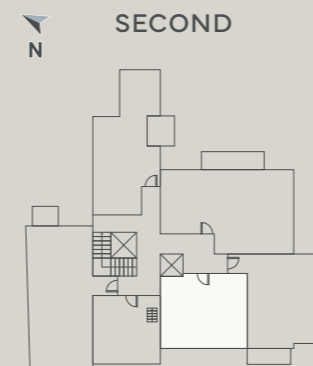
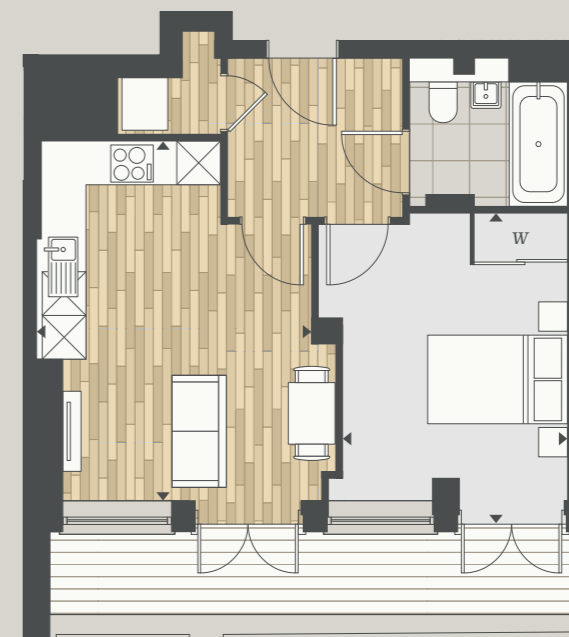
1 BEDROOM | 1 BATHROOM



Kitchen / Living / Dining	6.2 x 3.9m	20' 4" x 12' 10"
Bedroom 1	2.7 x 4.2m	8' 10" x 13' 9"
Internal Area	49.4 sqm	531.7 sqft
External Area	4.5 sqm	48.4 sqft

APARTMENT 17

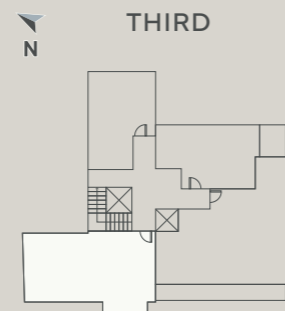
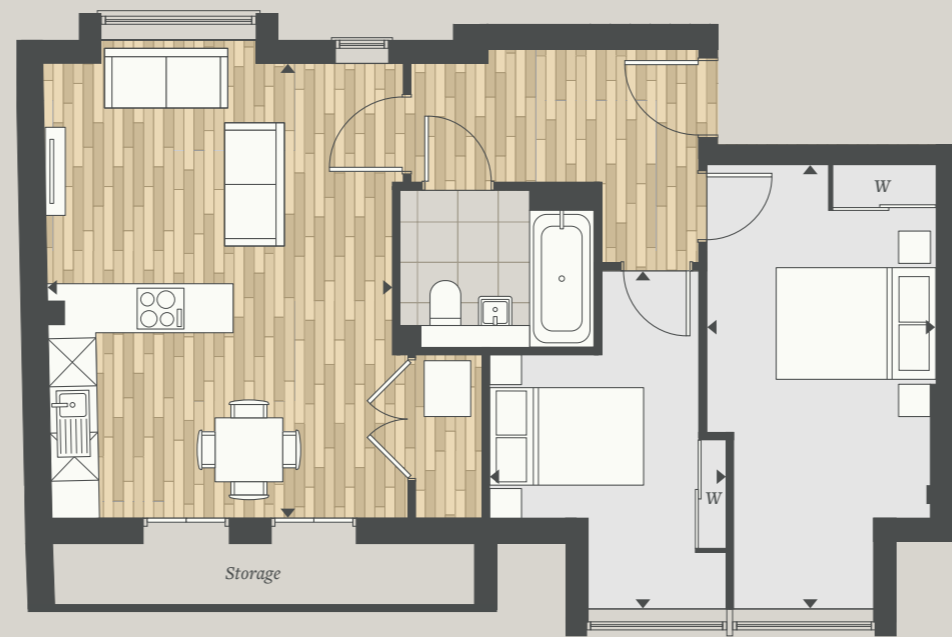
1 BEDROOM | 1 BATHROOM



Kitchen / Living / Dining	3.8 x 4.9m	12' 6" x 16' 1"
Bedroom 1	3.1 x 4.2m	10' 2" x 13' 9"
Internal Area	42.9 sqm	461.8 sqft
External Area	8.1 sqm	87.2 sqft

APARTMENT 18

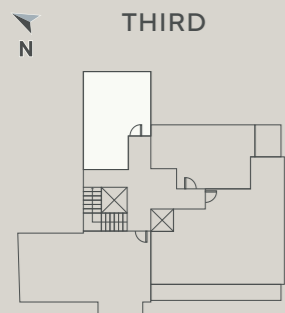
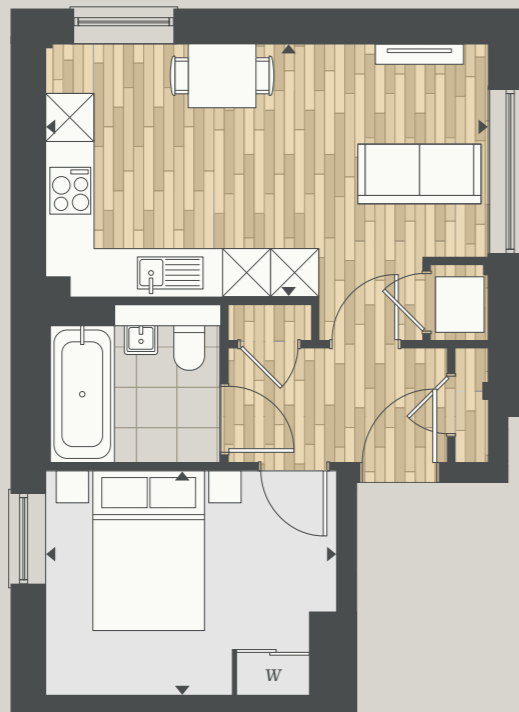
2 BEDROOM | 1 BATHROOM



Kitchen / Living / Dining	4.3 x 5.6m	14' 1" x 18' 4"
Bedroom 1	2.8 x 5.5m	9' 2" x 18' 1"
Bedroom 2	2.6 x 4.2m	8' 6" x 13' 9"
Under Eaves Storage	4.8 sqm	51.6 sqft
Internal Area	60.7 sqm	653.4 sqft

APARTMENT 19

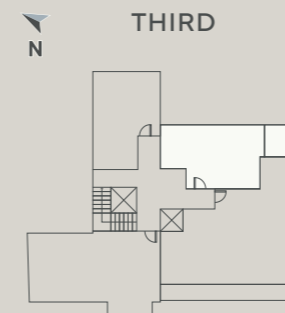
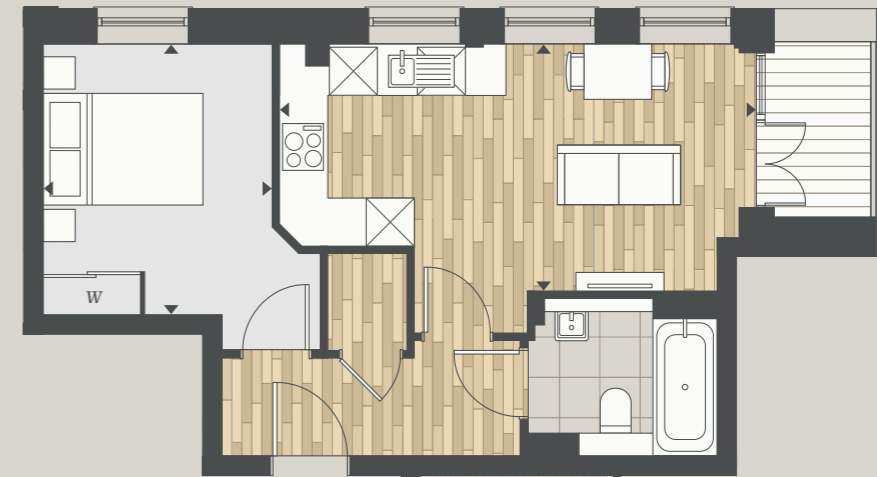
1 BEDROOM | 1 BATHROOM



Kitchen / Living / Dining	5.5 x 3.1m	18' 1" x 10' 2"
Bedroom 1	3.6 x 2.8m	11' 10" x 9' 2"
Internal Area	39.1 sqm	420.9 sqft

APARTMENT 20

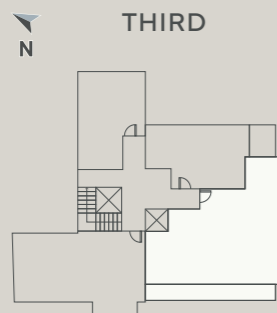
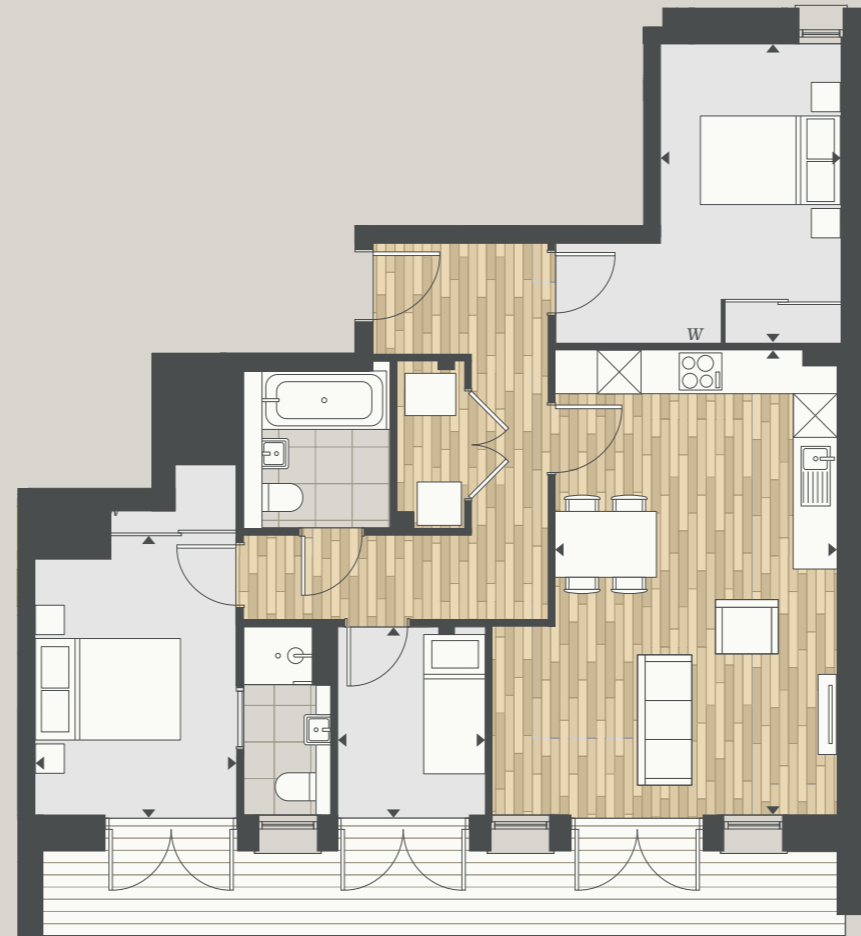
1 BEDROOM | 1 BATHROOM



Kitchen / Living / Dining	5.9 x 3.1m	19' 4" x 10' 2"
Bedroom 1	2.8 x 3.4m	9' 2" x 11' 2"
Internal Area	39.7 sqm	427.3 sqft
External Area	2.6 sqm	28.0 sqft

APARTMENT 21

3 BEDROOM | 2 BATHROOM



Kitchen / Living / Dining	3.9 x 6.4m	12' 10" x 21' 0"	Internal Area	80.2 sqm	863.3 sqft
Bedroom 1	2.8 x 3.8m	9' 2" x 12' 6"	External Area	11.5 sqm	123.8 sqft
Bedroom 2	2.5 x 4.1m	8' 2" x 13' 5"			
Bedroom 3	2.0 x 2.6m	6' 7" x 8' 6"			



NOTHING LESS THAN EXCEPTIONAL

WYNNGATE SPECIALISE IN
CREATING INSPIRING RESIDENTIAL
AND COMMERCIAL PROPERTIES.

Established in 2012, they are passionate about crafting architecturally stunning and unique properties. A fact that their track record of completed residential, commercial and private client projects in London and the surrounding home counties is testament to.

They deliver their exacting standards by carefully controlling every aspect of the process, from identifying sites through to design and construction, and ultimately sale. This ensures that their belief in trust, quality, service and value is always at the fore.

wynngate.co.uk

WYNNGATE
LONDON





Thames Path Wandsworth

DEVELOPMENT OVERVIEW

LOCATION

190 - 194 St Ann's Hill,
Wandsworth
SW18 2RT

LOCAL AUTHORITY

Wandsworth Borough Council

TENURE

999 year leasehold

WARRANTY

10 year new build warranty

SERVICE CHARGE

Est. service charge £2.50 psf

ANTICIPATED COMPLETION DATE

Q4 2023

TOTAL UNITS *(22 units in total)*

- One Bed: 13
- Two Beds: 7
- Three Beds: 2

COUNCIL TAX BANDS

- 1 beds - Band D (£898.19)
- 2 beds - Band E (£1,097.90)
- 3 beds - Band F (£1,297.39)

ARCHITECTS

Frost Architects

VENDOR'S SOLICITOR

Banks Kelly Solicitors

Hamilton House,
1 Temple Avenue,
Temple,
London
EC4Y 0HA

Dean Carroll

E: dean.carroll@bankskelly.co.uk
T: 020 7489 2183

RECOMMENDED SOLICITORS

Riseam Sharples

Marlborough House,
Earlham St,
London
WC2H 9LN

Clive Sharples

E: cas@rs-law.co.uk
T: 020 7489 2183

DEVELOPER

Wynngate

W: www.wynngate.co.uk

TERMS OF PAYMENT

A reservation fee of £2,000 is payable on reservation. Exchange of contracts is expected 28 days later where 10% of the purchase price (less reservation fee) is required. The balance (90% of the purchase price) is due on legal completion.

TO FIND OUT MORE

FOR MORE INFORMATION REGARDING
THE SORTING HOUSE, PLEASE CONTACT
RAMPTON BASELEY.

T: 020 8125 3040

E: newhomes@ramptonbaseley.com



The Sorting House is a marketing name and may not form part of the development's address. These particulars are not considered to be a formal offer, they are for information purposes only and to provide an overview of the property. They are not taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. All travel times and distances mentioned are approximate and for guidance only. All illustrative maps are not to scale and for guidance only rather than accurate representations of distance and exact locations. Intending purchasers must satisfy themselves as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or their agent. These particulars are believed to be correct at the time of issue and any areas, measurements or dimensions referred to are indicative only and have been taken from the architect's current drawings which may be subject to change during the course of construction. In view of the developer's continuing improvements policy the detailed specification and/or layouts may change. CGIs are artist's impressions and indicative of finished product. Some items are optional extras and are not included.



Computer Generated Image

