

CLAPHAM QUARTER

— CLAPHAM SOUTH SW4 —

A private collection of unique 1, 2, 3 and 4 bedroom apartments

All 36 apartments have their own generous outside space - some offering private gardens and others incredible views across London - and together they form a stylish new community in a beautiful, gated setting.

APARTMENTS FROM £650,000



QUICK FACTS

Developer	Landhold
Location	Clapham South
No. of Units	36 apartments
Local Authority	Lambeth
Tenure	Leasehold
Architect	HUT
Building Warranty	10 year new build warranty
Completion	Q2 2024

Estimated Service Charge

TBC

Ground Rent

N/A

HIGHLY CONNECTED



Clapham South Northern Line Tube Station

South Wimbledon	11 mins
Waterloo	11 mins
London Bridge	16 mins
Bank	17 mins
Oxford Circus	20 mins
Canary Wharf	36 mins



Clapham Junction Overground Services

Waterloo	7 mins
Wimbledon	7 mins
London Victoria	8 mins
Gatwick Airport	24 mins
Guildford	31 mins
Shoreditch High Street	35 mins
Brighton	56 mins



Bicycle from Clapham Quarter

Clapham Junction Overground station	12 mins
Battersea Power tube station	13 mins
Hyde Park	24 mins
Borough Market	27 mins
Richmond Park	40 mins



Walking from Clapham South

Tesco	1 min
Clapham South tube station	3 mins
Clapham Common	4 mins
The Avalon Gastropub	5 mins
Clapham Common tube station	16 mins
Clapham Picturehouse	20 mins

SPECIFICATION & AMENITIES

Each apartment boasts high ceilings and floor-to-ceiling windows, creating an expansive ambiance. Private balconies and meticulously landscaped communal spaces provide opportunities for outdoor living. The residences are equipped with top-tier insulation, advanced heating systems, and feature 'Comfort Cooling,' ensuring energy efficiency and climate control, enhancing an already highly desirable lifestyle at Clapham Quarter.

Kitchens are inclusive of Italian-designed contemporary units with handle-less doors, Siemens integrated appliances, and a Quooker Pro3 kitchen boiler tap. Separate utility room/cupboard houses a Siemens washer/dryer. The development offers a smart integrated concierge service with delivery lockers, ensuring residents stay informed through a mobile app notification and secure door entry



system. Mechanical Ventilation and Heat Recovery System (MVHR) with a pollen filter guarantees continuous fresh filtered air. Additionally, residents enjoy a complimentary three-year membership to a Car Club from occupation.

PAYMENT TERMS, REQUIRED DOCUMENTS & SOLICITORS DETAILS

Payment Terms

- A reservation deposit of £2,000
- A further 10% deposit payment payable on exchange of contract minus the reservation deposit
- The balance of 90% of the purchase price will be payable upon legal completion

List of Documents Required at Reservation

- Current original passport or original identity card
- Two copies of bills and one bank statement from the past three months featuring full name and home address
- Written evidence of the source of your deposit monies accumulating in your account submitted to your solicitor
- Original or certified copies required for all buyers. Information provided must match the details given on the reservation agreement



Recommended Solicitors

Lara Soyka
Head of New Homes & Investments

Office: 020 3146 6300
Direct: +44204 582 2764

DX: 124408 London/City

Postal Address

Laurus
30 Dukes Place,
London,
EC3A 7LP

newhomes@ramptonbaseley.com
0208 125 3040

RAMPTON BASELEY

LANDHOLD DEVELOPMENTS LTD
PART OF THE TURNHOLD GROUP