



CLAPHAM
QUARTER

— CLAPHAM SOUTH SW4 —

1, 2, 3 and 4 bedroom apartments

SW4

A PRIVATE COLLECTION OF
UNIQUE 1, 2, 3 AND 4 BEDROOM
APARTMENTS DESIGNED FOR
MODERN LIVING

SELECT YOUR PERFECT HOME FROM THIS
BRAND-NEW COLLECTION OF DESIGN LED,
HIGH SPECIFICATION, LIGHT-FILLED AND
SPACIOUS APARTMENTS IN A TRULY PRIME
LOCATION, JUST A SHORT WALK FROM CLAPHAM
SOUTH UNDERGROUND STATION AND MOMENTS
FROM CLAPHAM COMMON.

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.



CGI indicative only



CGI indicative only

BREATHE IN THE WELLNESS

**CLAPHAM QUARTER HAS SUSTAINABILITY
BUILT INTO ITS VERY FABRIC.**

High ceilings and floor to ceiling windows in every apartment create a great sense of space. Homes come with the highest levels of insulation as well as the latest heating systems and have the added benefit of 'Comfort Cooling'. In combination, these features ensure Clapham Quarter's exquisite homes deliver energy efficiency and climate control, on top of a high-class lifestyle.

Most apartments have private balconies / terraces or professionally landscaped gardens. There are also amenity spaces to ensure everyone has the opportunity to enjoy outdoor living.

Clapham Common is on your doorstep, so good living is made really easy.



SURROUNDED BY GREEN SPACE

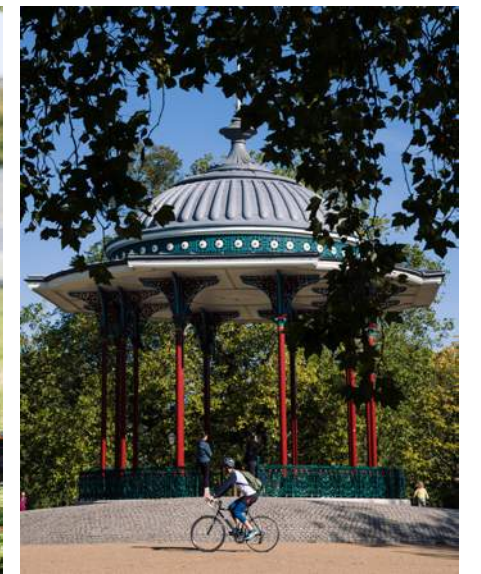
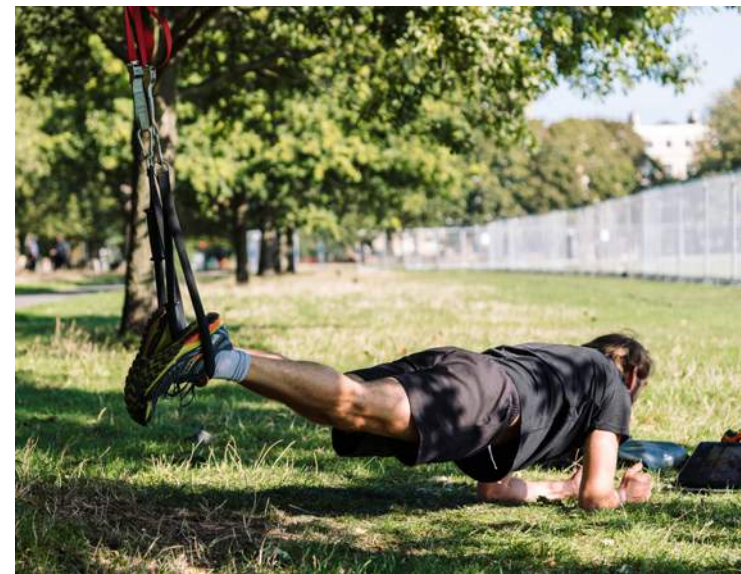
A SHORT WALK FROM YOUR FRONT DOOR IS CLAPHAM COMMON, OFFERING 85 HECTARES OF OPPORTUNITY TO BE ACTIVE AND HAVE FUN.

There are zones and facilities for playing five-a-side football, basketball, tennis and softball. If cricket is your obsession, there are cricket nets you can get practicing in. Then for children's play and time with friends, why not head to the splash pool or the community garden?

Yoga, cycling and running are ever-popular too and you don't need to stay doing them on just one common. If it's time to shake up your routine and take in a different scene, Wandsworth Common is only a mile away to the southwest and Tooting Common is just 1.5 miles to the south.

The increasingly popular Clapham Common 5k parkrun takes place every Saturday at 9am. Much loved Battersea Park, Wimbledon Common and Richmond Park are also within easy reach of Clapham Quarter, all under 40 minutes' cycling.

Once your exercise is done, you could head out for a big music gig at the reopened Brixton Academy, only 12 minutes by car. Or enjoy the mix of global foods on offer at the eat-in and take-away restaurants in Tooting Indoor Market.



CLAPHAM COMMON: A SERENE, EVERGREEN OASIS IN THE HEART OF LONDON, ADORED AND CHERISHED BY ITS LOCAL COMMUNITY



DELICIOUSNESS ON YOUR DOORSTEP

IF YOU LOVE EATING OUT, A TRADITIONAL PUB OR ENJOYING A FEW CELEBRATORY COCKTAILS, THEN YOU'RE ABSOLUTELY SPOILT FOR CHOICE CLOSE TO CLAPHAM QUARTER.

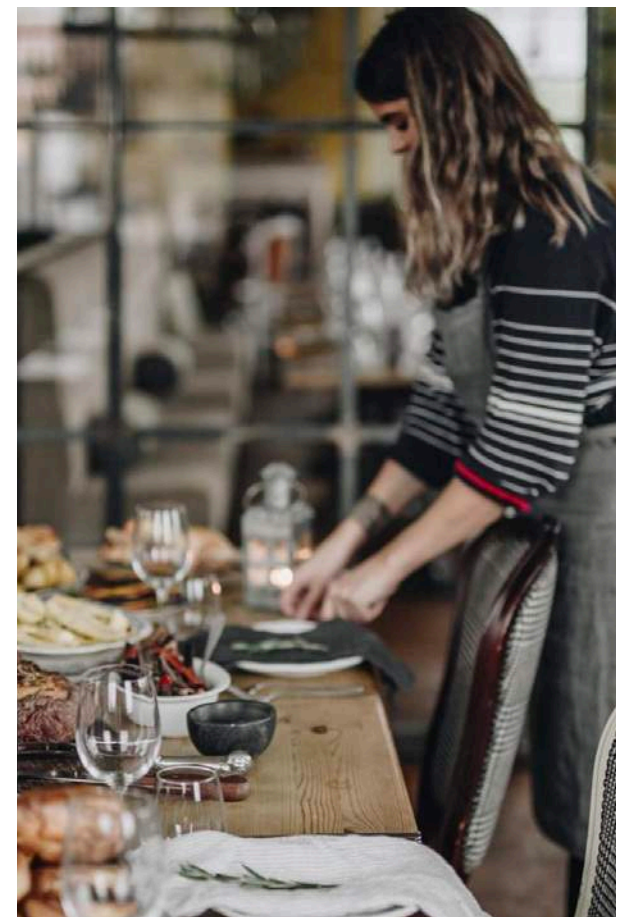
Head to The Avalon, the self-described family-friendly alfresco pub and garden, which is just around the corner, and Sequoia Lounge where they offer tasty dishes, as well as creative and classic cocktails. Just perfect for relaxing after work. Or for the perfect pick-me-up on the way into the office, look no further than The Shed in Clapham South station, for expertly brewed coffee.

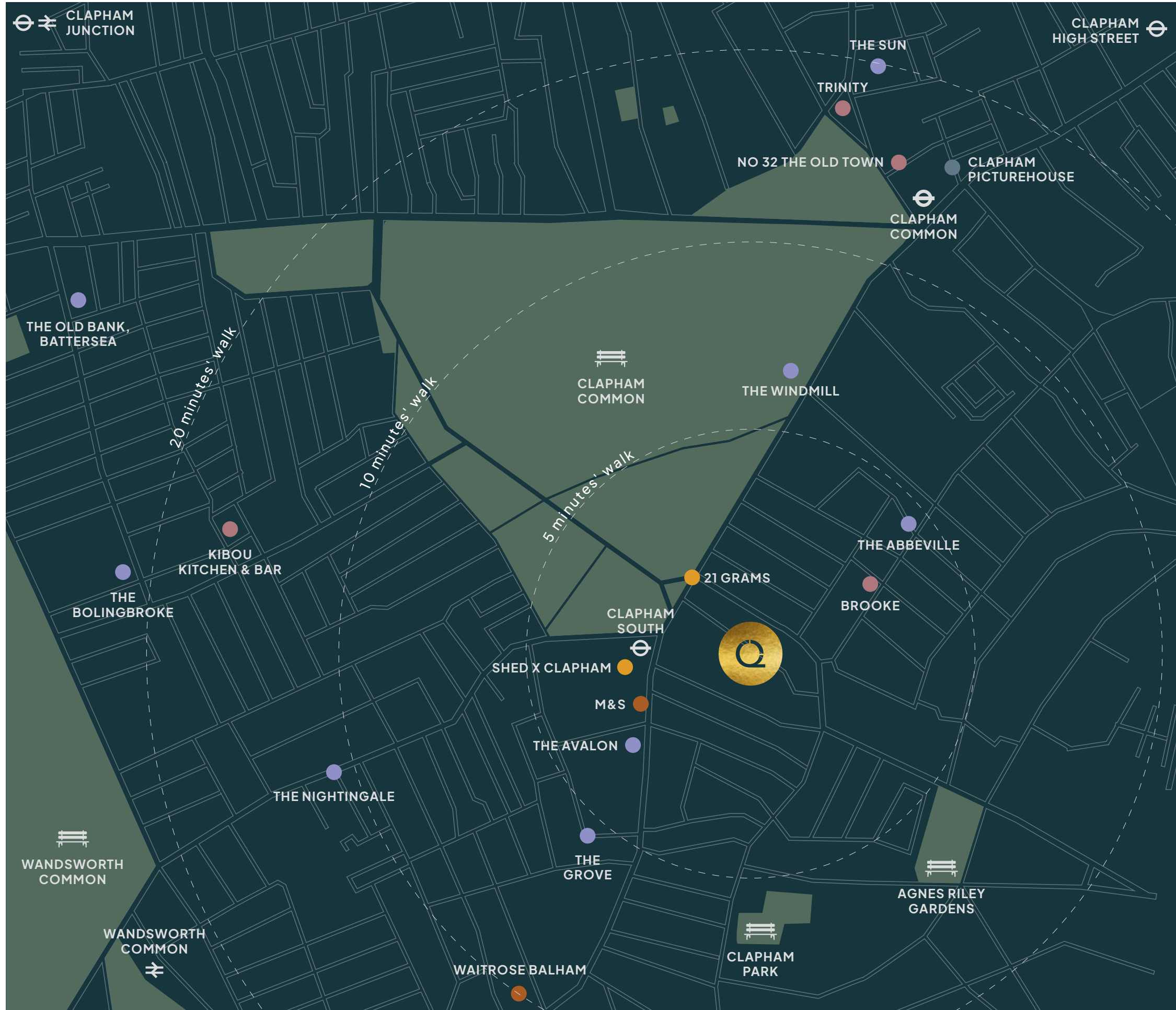
The Abbeville is a quiet gastropub with a modern British menu to gather with friends, on the charming Abbeville Road. With its neat parade of independent shops, restaurants and convenience stores, it's known locally as "Abbeville Village". Other restaurants include the likes of French favourite Bistro Union and Toscana, a highly popular, family owned Italian that serves up mouth-watering regional flavours.

In Clapham Common Old Town you'll find a huge array of pubs, bars, eateries and top-notch cuisine.



Minnow, Trinity and Carmen Tapas are all highly recommended and don't forget Venn Street Market on Saturdays, for incredible sweet bites, cheeses and a world of other organic and delicious goods.





SW4

BELOCAL

OUR RECOMMENDATIONS

-  Pubs & Bars
-  Coffee Shops
-  Restaurants
-  Parks & Gardens
-  Supermarket
-  Leisure
-  TfL Stations



HIGHLY CONNECTED

YOU HAVE GREAT TUBE, RAIL AND ROAD CONNECTIONS FROM YOUR HOME IN CLAPHAM QUARTER, WHETHER YOU WANT TO TRAVEL INTO THE BUZZ OF THE WEST END AND CITY, OR OUT TO THE BEAUTIFUL SURREY HILLS OR EVEN VISIT BRIGHTON AND THE COUNTRYSIDE OF THE SOUTH DOWNS.

Clapham South Underground station straddles Zones 2&3 and is literally moments from your front door, but you also have ready access to the Overground services at Balham, Clapham High Street and Clapham Junction, the busiest railway station in Europe.

For those that want to keep fit and protect the planet by getting about on a bike, there is a new bike hire docking station close to Clapham South Underground station, holding 26 bikes. Enjoy the convenience and sightseeing as you cycle all around London at an incredible price.

Six buses and one night bus serve the local area with the N155 night bus calling at Covent Garden and Trafalgar Square.



OVERGROUND



FROM CLAPHAM JUNCTION

| | |
|------------------------|---------|
| 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 |

WALKING



FROM CLAPHAM QUARTER

| | |
|-----------------------------|---------|
| Tesco | 1 min |
| Clapham South tube station | 2 mins |
| Clapham Common | 4 mins |
| The Avalon Gastropub | 5 mins |
| Clapham Common tube station | 16 mins |
| Clapham Picturehouse | 20 mins |



BY BIKE
BY TUBE



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 |



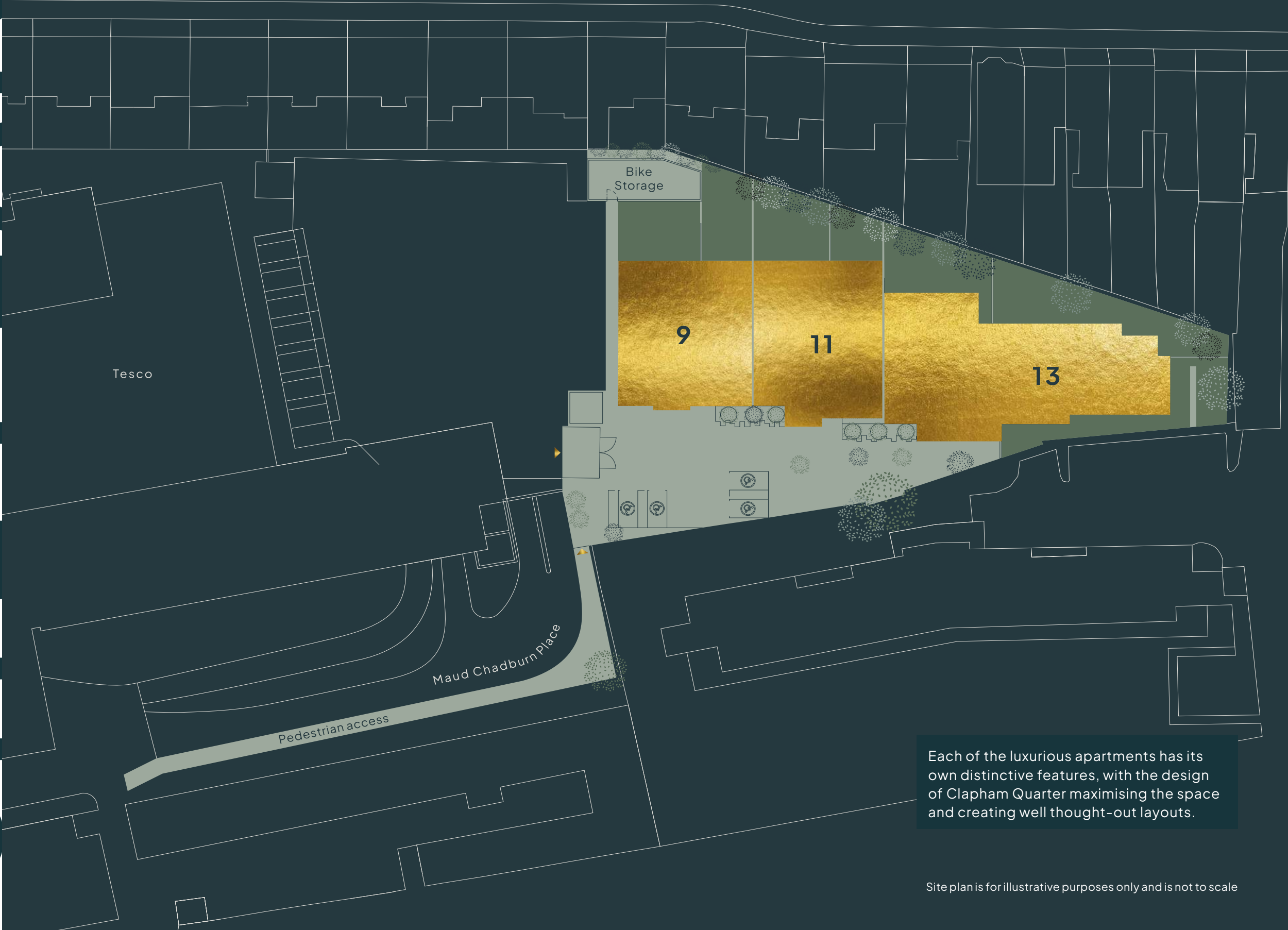
FROM CLAPHAM SOUTH TUBE
NORTHERN LINE

| | |
|------------------------------------|---------|
| South Wimbledon | 11 mins |
| Waterloo | 11 mins |
| London Bridge (for Borough Market) | 16 mins |
| Bank | 17 mins |
| Oxford Circus | 20 mins |
| Canary Wharf | 36 mins |

Journey times are approximate and are taken from tfl.gov.uk and Google Maps



SITE PLAN



Each of the luxurious apartments has its own distinctive features, with the design of Clapham Quarter maximising the space and creating well thought-out layouts.

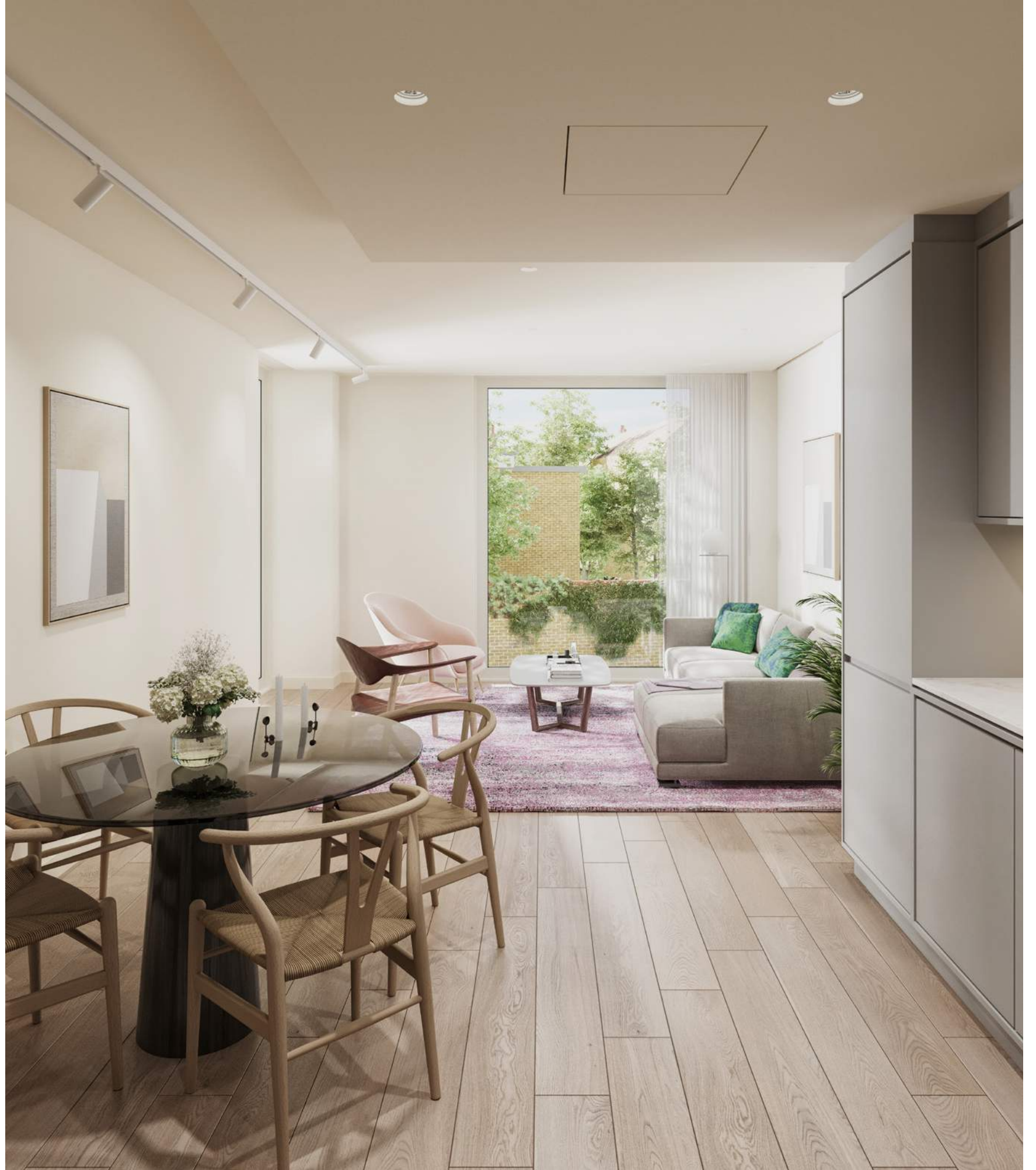
Site plan is for illustrative purposes only and is not to scale

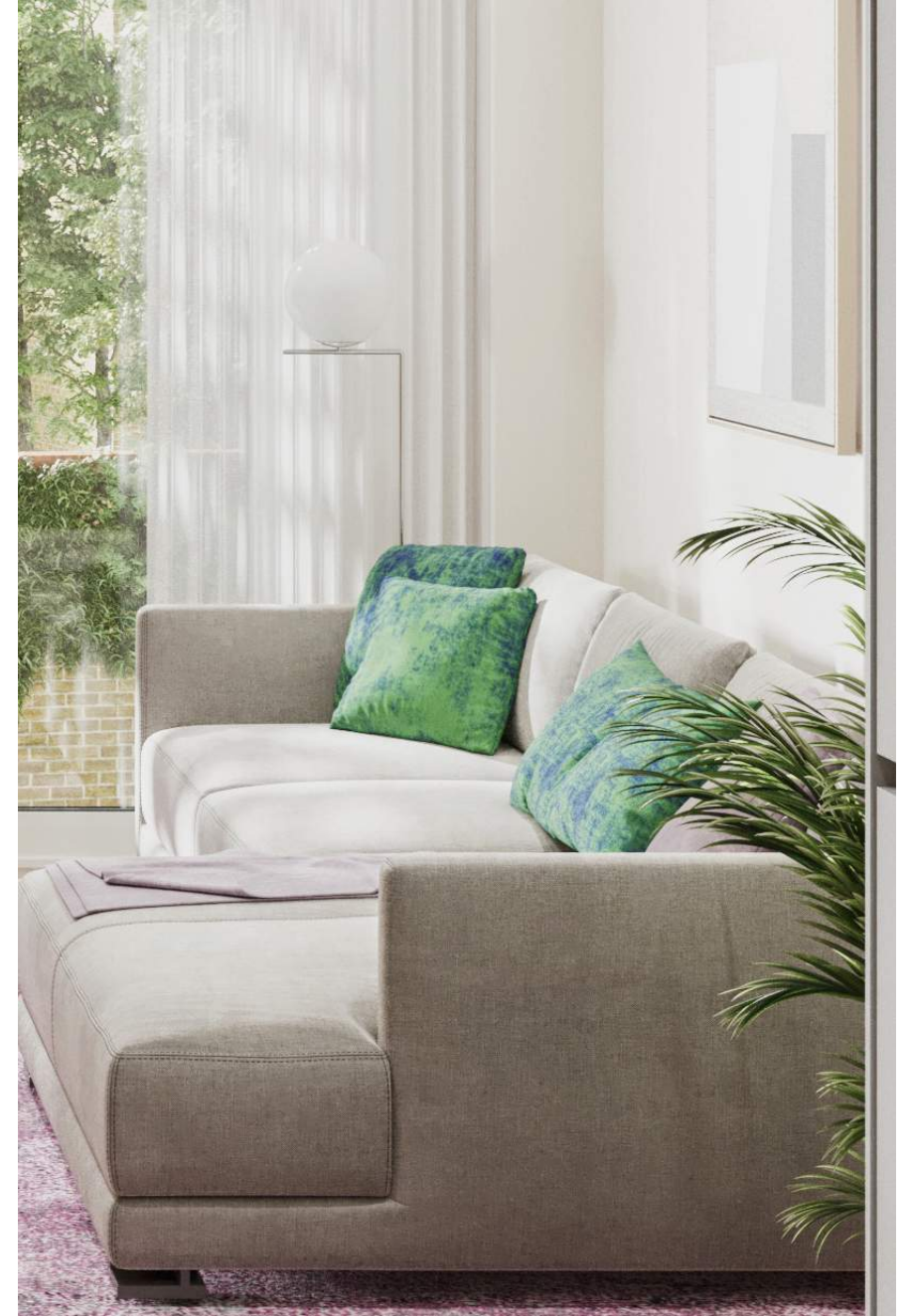
DESIGN-LED INTERIORS

HIGH SPECIFICATION INTERIORS COMBINE NATURAL FINISHES WITH STREAMLINED DESIGN, ENSURING MODERN CONVENIENCE WITH SUBTLE SOPHISTICATION.

Warm and inviting the thoughtfully designed open-plan living spaces are perfect for both daily family life and entertaining guests.

Kitchens include stunning Italian designed contemporary units with handleless doors and on-trend quartz marble worktops. Integrated Siemens appliances and individual wine coolers ensure that the kitchens ooze style and quality.





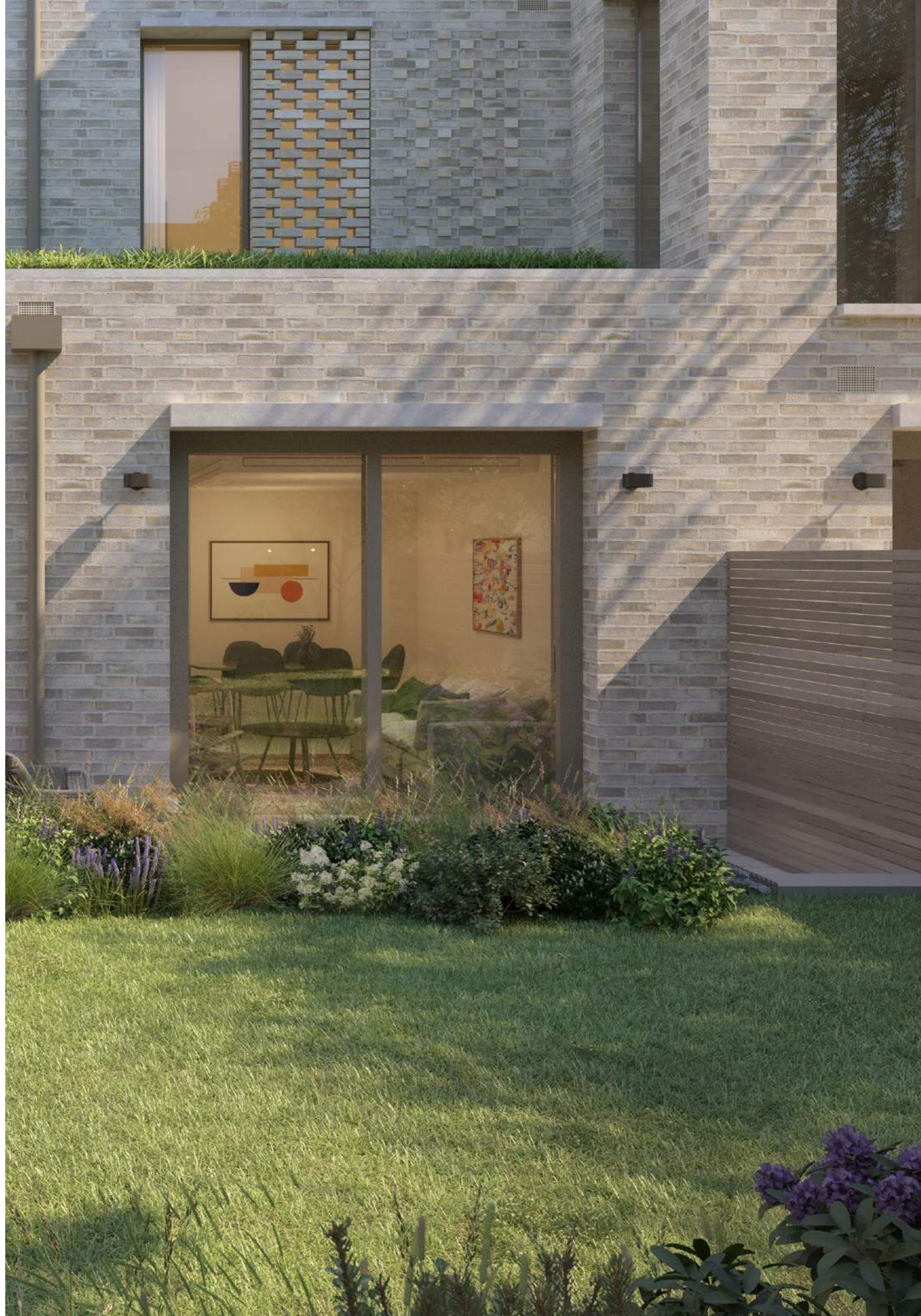
Living areas on the upper floors feature private balconies and terraces while ground floor apartments look onto professionally landscaped gardens.

Luxurious bedrooms are generously proportioned, decorated in soothing colours for ultimate relaxation and decompression, and fitted with high-quality fitted carpets. Master bedrooms provide USB and telephone points, with Italian designed fitted wardrobes featuring built in shelving. Comfort meets space for your meticulously designed, peaceful haven.





Bathrooms built for relaxation have large porcelain tiling from floor to ceiling, and appliances finished in brushed stainless brassware. Showers and baths are fitted with sleek glass screens, with sanitaryware designed by the timeless elegance of the Villeroy and Boch brand, while a mirrored, illuminated wall cabinet provides the finishing touch to a private, tranquil setting. Most two-bedroom apartments provide both en suite and master bathrooms.



GREEN LIVING

CLAPHAM QUARTER 'S DESIGN-LED APARTMENTS COMBINE STYLE, SUSTAINABILITY, AND COMFORT FOR THE BENEFIT OF HEALTHIER LIVING.

The highly efficient Mechanical Ventilation and Heat Recovery System (MVHR) with pollen filter ensures your home has continuous fresh filtered air, whilst Comfort Cooling systems deliver optimum temperature management, lower energy bills and environment friendly living throughout.

As well as empowering our residents to live sustainability, deploying the latest technology ensures greater functionality throughout. Cutting-edge Loxone home tech means home owners can operate everything in their apartment from just one system, via tablet and mobile, from video entry to smart lighting.

Other 'green' elements include using low VOC paint throughout; no gas to apartment; low energy lighting throughout and the building fabric and windows are at the highest level of thermal efficiency targeting Future Homes Standard.

Thanks to wall climbing plants and sustainable green roofs, the development is rated as 'Excellent' by the new Urban Greening Factor, while floor to ceiling windows bathe each apartment with natural light. An environmentally, sustainable lifestyle is further encouraged by private outdoor space and landscaped communal areas.

Residents are also provided with covered and secure cycle storage, as well as free membership to a Car Club three years from occupation. Car Club membership provides you with instant access to a fleet of shared vehicles, so you can reserve your choice of car as when you want to, reducing the cost of your travel.

This initiative reduces traffic congestion, improves air quality, and of course saves money, contributing to a sustainable and environmentally conscious living experience within Clapham Quarter, while relieving you of the costs of maintaining and paying for your own car.

THE GARDEN & PENTHOUSE COLLECTION

NESTLED WITHIN THE ELEGANT ENSEMBLE OF CLAPHAM QUARTER'S TEN DISTINCTIVE APARTMENTS AT NUMBER 9, MAUD CHADBURN PLACE, ARE TWO EXCEPTIONAL PENTHOUSES, ONE THREE BEDROOM AND ONE FOUR BEDROOM, BOASTING AN ELEVATED SENSE OF PRIVACY AND PANORAMIC VIEWS ACROSS LONDON. AND TWO GARDEN APARTMENTS.



Enjoy breath taking views from your penthouse's private terrace, a stunning backdrop for social gatherings, while expansive indoor areas make impressive hosting areas for every season. Or choose the ground floor garden apartments and enjoy the outside landscaped gardens.

Every room is thoughtfully crafted, providing residents with an environment that speaks to both sophistication and practicality, creating a personal, distinctive sanctuary ready for you to add your individual sense of style to.

Kitchens are fitted with premium appliances, including Miele multi-function oven and microwave and a larger 700mm sink and 800mm Siemens hob (subject to layout), as well as separate fridge and freezer, with a smart lighting system for convenience and customisation. A separate utility room is also provided, with a Miele washer/dryer.

The bedrooms have Italian fitted internally illuminated wardrobes with hanging rail and internal shelving bedrooms, as well as a smart lighting system.

SPECIFICATION

GENERAL

- Full Fibre with Broadband
- Triple glazed floor to ceiling windows and external doors
- High ceiling heights
- White painted walls and ceilings
- Air Source Heat Pump Heating and Comfort Cooling providing the latest highly energy efficient system
- Small bevelled recessed downlight fittings throughout
- Satin chrome ironmongery and door furniture
- Contemporary satin chrome switches and sockets
- Internal doors with white satin finish
- Built in storage and utility room/cupboard
- Pelmet recess for blinds/curtains with power supply

HALLWAY

- Amtico Oak flooring
- Underfloor heating
- Smart Video entry system
- Smart Locker system for parcel deliveries
- High security multi-point locking entrance door
- White painted skirting and architraves

LIVING / DINING

- Amtico Oak flooring
- Telephone outlet point
- Cable TV / media outlet points
- White painted skirting and architraves

KITCHEN & UTILITY ROOM

- Italian Designed Contemporary kitchen units with handleless doors
- Quartzstone splashback
- Quartzstone worktop
- Siemens Hob extractor
- Siemens multi-function oven
- Siemens Integrated microwave
- Siemens Integrated fridge/freezer and dishwasher
- Integrated wine cooler
- Quooker Pro3 kitchen Boiler tap
- Italian Barazza Granite under-mounted sink
- Amtico Oak flooring
- White painted skirting and architraves
- Separate Utility room/cupboard with Siemens washer/dryer



PRIME GARDEN & PENTHOUSE APARTMENTS:

- Integrated Miele multi-function oven, microwave
- Larger 700mm Sink and 800mm Siemens Hob (subject to layout)
- Separate Fridge and Freezer (subject to layout)
- Smart Lighting System to bedrooms and living room
- Separate Utility room/cupboard with Miele washer/dryer

BEDROOM

- High quality fitted carpet and underlay in all bedrooms
- Italian Designed Fitted wardrobes with hanging rail and internal shelving Bedrooms 1 & 2 (if applicable)
- USB and telephone points in master bedroom
- White painted skirting and architraves

PRIME GARDEN & PENTHOUSE APARTMENTS:

- Italian Designed Fitted Internally Illuminated wardrobes with hanging rail and internal shelving Bedrooms 1, 2 & 3 (if applicable)
- Smart Lighting System





BATHROOM / EN SUITE

- Large porcelain tiles to floors and wall
- Contemporary Satin Chrome brassware
- Glass shower and bath screens
- Contemporary Villeroy and Boch white sanitaryware
- Mirrored Illuminated wall cabinet
- Underfloor heating

COMMUNAL AREAS

- Smart Integrated Parcel Delivery Lockers with App notification and door entry system.
- CCTV to internal entrance and common areas
- Integrated building fire detection system
- High security multi-point locking entrances and external common areas
- Residents' garden and play area at ground floor level
- 10 year ICW building warranty cover

GREEN LIVING

- Highly Efficient Mechanical Ventilation and Heat Recovery System (MVHR) with pollen filter ensuring your home has continuous fresh filtered air
- Air Source Heat Pump Heating and Comfort Cooling providing the latest highly energy efficient system
- No gas to apartments
- Low VOC paint throughout
- Low energy lighting throughout
- The building fabric and windows are at the highest level of thermal efficiency
- Green roofs and wall climbing plants maximise the developments ecology contribution.
- Excellent urban greening factor
- Residents will receive free membership to a Car Club for 3 years from occupation with £50 credit
- Covered and secure cycle storage



INTERVIEW WITH

GARRY SIMPSON, CEO, LANDHOLD DEVELOPMENTS

AT CLAPHAM QUARTER, OUR VISION WAS CLEAR FROM THE OUTSET: TO CREATE LIGHT, MODERN, LUXURY HOMES IN AN EXCLUSIVE LONDON NEIGHBOURHOOD, THAT SHOWCASED A HIGH-QUALITY SPECIFICATION AND LATEST TECHNOLOGY.

Each aspect of Clapham Quarter has been meticulously designed with living in mind, from the prioritisation of light, to the seamless integration of the cutting-edge tech, and the finishes are selected for our residents to add their own unique touches to.

Choosing Clapham as our canvas was a decision rooted in the area's unique blend of accessibility, connectivity, and abundant green spaces. We saw an opportunity to contribute to the vibrant fabric of the area while providing residents with the convenience of modern urban living, in a secluded setting with easy access to several fantastic high streets. What sets Clapham Quarter apart is our unwavering commitment to quality and design. From the floor-to-ceiling windows that flood each room with natural light to the Italian joinery and fully tiled bathrooms, every detail speaks to our dedication to excellence. But luxury isn't just about aesthetics; it's also about sustainability and functionality.

That's why we've integrated smart home technologies like Loxone, allowing residents to effortlessly control every aspect of their home environment. Our focus on sustainability extends beyond technology to include green spaces, energy-efficient features such as comfort cooling, and even access to car clubs, promoting eco-friendly living without compromising on convenience.

Of course, resident safety is of paramount importance: numerous public transport services offer a choice of routes home, while multi-point locking entrances, smart video entry system and secure smart lockers offer extra layers of security to our gated development.

At the heart of Clapham Quarter lies a dedication to creating not just a place to live, but a community to thrive in. We take pride in every aspect of this development, from carefully considered aesthetics to our commitments to sustainability. It's our belief that Clapham Quarter isn't just a place to call home—but also a lifestyle choice for those who value quality and design.

ABOUT LANDHOLD DEVELOPMENTS

PART OF THE TURNHOLD PROPERTIES GROUP,
ESTABLISHED IN 1991, WE ARE A PRIVATELY
OWNED DEVELOPMENT COMPANY OPERATING
IN GREATER LONDON AND THE HOME COUNTIES.
WITH A PROVEN TRACK RECORD, WE ARE
HIGHLY EXPERIENCED IN THE ACQUISITION AND
DEVELOPMENT OF BROWNFIELD SITES.

Working with a team of highly skilled experts
including town planners, architects and landscape
architects. Our developments range from bespoke
luxury houses to high density flatted homes.

Hamptons

**RAMPTON
BASELEY**

LANDHOLD
DEVELOPMENTS LTD

Clapham Quarter is situated at 9-13 Maud Chadburn
Place, SW12 9PQ.

It is opposite Clapham South Underground station
(Northern line) down the small lane named Maud Chadburn
to the north of Costa Coffee on Balham Hill.

