

# WANDSWORTH COMMON

SW17

EMBED YOURSELF IN THIS SW17 COMMUNITY ➤



A PLACE TO  
GROW







Explore vibrant parks, discover hidden gems,  
and experience the thrill of urban living.

Connect with a life that's as dynamic as the  
city itself in our beautiful collection of  
Apartments and Residences nestled beside  
the new 32-acre Springfield Park.





IN THE HEART OF  
**SW LONDON**

Whether you're seeking dinner and a show or a quiet moment to recharge, London Square Wandsworth Common offers it all.





## 06/ YOUR CHAPTER IN SW LONDON

Feel that adrenaline rush and unwind in the energetic bustling community of South West London, from street markets and boutique shopping to expansive parks.

## 15/ REIMAGINE LONDON LIVING

London's iconic landmarks and lifestyle pose limitless adventures to embark on and experience more.

## 18/ SHAPING BRIGHT FUTURES

Give your loved ones a head start in life. Then explore the endless expert educational avenues for further learning, at an ease of access.

## 19/ WELCOME HOME

Luxurious Apartments and Residences, carefully designed for a seamless blend of comfort and style.





# YOUR CHAPTER

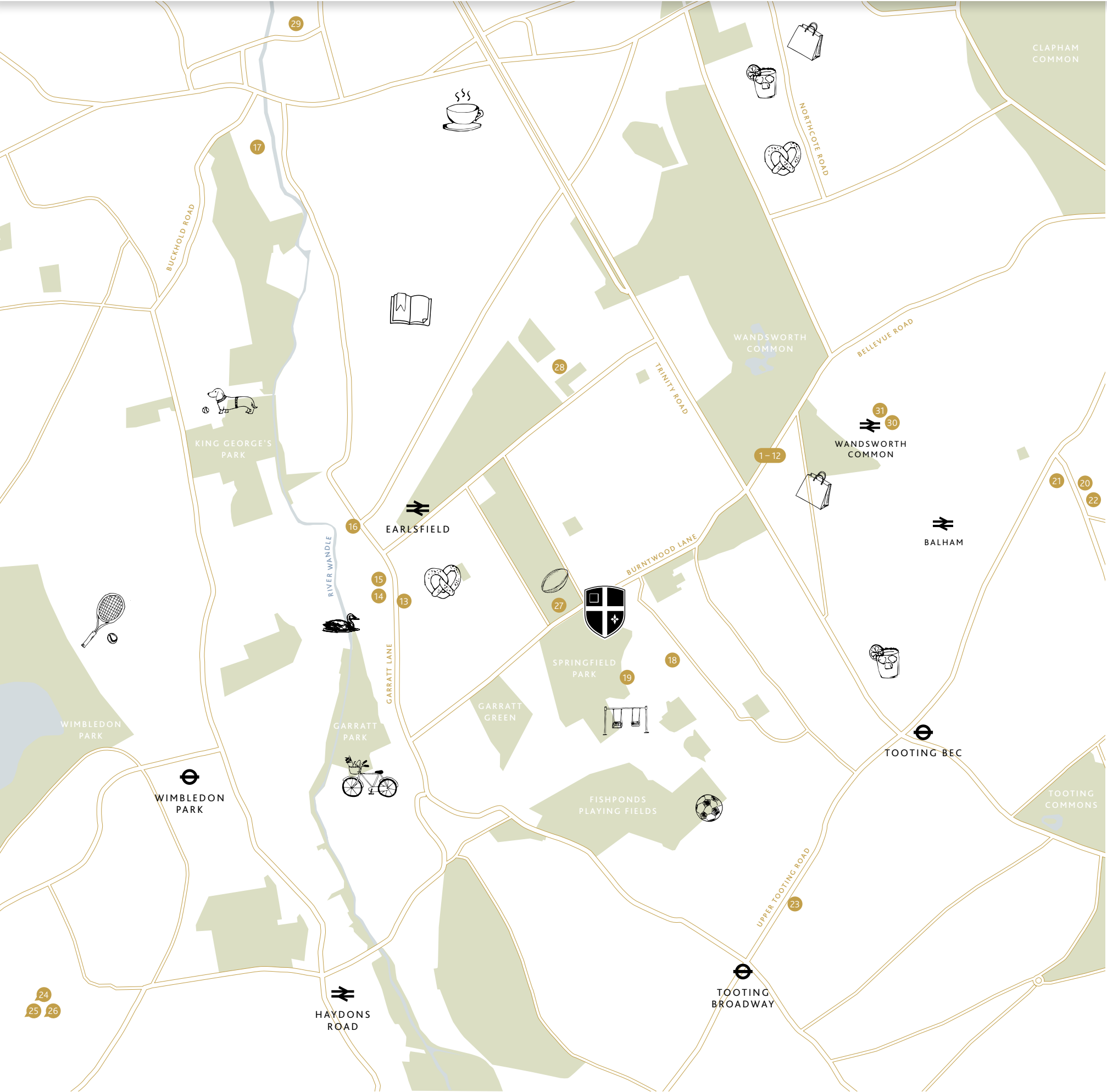
IN SW LONDON

Be part of South West London's  
eclectic neighbourhood.

Whether it's the parkside cafés of  
Bellevue Road, boutique shopping  
on Garratt Lane, or exploring the  
lively markets of Northcote Road,  
every corner offers a unique  
experience.







# LOCAL CHARMS

This community beats to a unique, vibrant rhythm. Step outside onto characterful streets and find all your essentials, and more, within a moment's reach.

## Bellevue Road

- 1 Bonsai Espresso Room  
12 MIN WALK
- 2 Melissa Coupe Luxury Wellbeing Clinic  
12 MIN WALK
- 3 Olivier's Lounge  
12 MIN WALK
- 4 Lotus Spa  
13 MIN WALK
- 5 Flotsam & Jetsam  
13 MIN WALK
- 6 POM London  
13 MIN WALK
- 7 Dog & Groom  
13 MIN WALK
- 8 Hyde Farm Café & Deli  
13 MIN WALK
- 9 The Althorp  
13 MIN WALK
- 10 Bella's Fruit & Veg  
15 MIN WALK
- 11 The Hope  
15 MIN WALK
- 12 Chez Bruce  
15 MIN WALK

## Garratt Lane

- 13 The Eclectic Collection  
13 MIN WALK
- 14 Cicchetti & Wine  
13 MIN WALK
- 15 lark Earlsfield  
14 MIN WALK
- 16 The Wandle  
17 MIN WALK
- 17 Southside Shopping Centre  
13 MIN CYCLE

## Springfield Park

- 18 Sainsbury's Local  
4 MIN WALK
- 19 Energie Fitness  
5 MIN WALK

## Balham

- 20 Megan's on the Hill Restaurant  
9 MIN CYCLE
- 21 Milk London  
9 MIN CYCLE
- 22 Yard Sale Pizza  
9 MIN CYCLE

## Tooting

- 23 Tooting & Broadway Markets  
8 MIN CYCLE

## Wimbledon

- 24 Wimbledon Quarter  
15 MIN CYCLE
- 25 Elys Wimbledon  
19 MIN CYCLE
- 26 Wimbledon Village  
25 MIN CYCLE

## Wellbeing & leisure

- 27 Battersea Ironsides Sports Club  
4 MIN WALK
- 28 Magdalen Park Lawn Tennis Club  
14 MIN WALK
- 29 The Padel Yard  
14 MIN CYCLE
- 30 The Train Station Gym  
16 MIN CYCLE
- 31 The Loft Pilates Studio  
17 MIN CYCLE





# YOUR VILLAGE

IN YOUR CITY



Capture a plethora of styles from  
independently owned boutique shops.

Indulge in the captivating blend of colours  
and energy on Bellevue Road or Garratt  
Lane. Let the vibrant streets inspire your  
taste as you wind through the charming  
character of your local neighbourhood.





# CAFÉ

SOCIETY

Embrace the vast richness of fresh coffee and delectable pastries.

From boutique delicatessens like The Eclectic Collection to organically sourced house brew coffee at the Bonsai Espresso Room, there's something for everyone.



Bonsai Espresso Room  
12 MIN WALK

Flotsam & Jetsam  
13 MIN WALK

The Eclectic Collection  
13 MIN WALK







# DISCOVER HIDDEN GEMS

The plethora of restaurants, cafés and bars curate wondrous aromas of delicious cuisines.

Reflecting the cultural diversity of the city, with cuisines ranging from the delicacies of European culture to the artisanal bakeries for wonderful pastries.

Well Kneaded -  
Garratt Lane  
13 MIN WALK

Milk -  
Bedford Hill  
8 MIN CYCLE

Chez Bruce -  
Bellevue Road  
15 MIN WALK

Brew & Barrel -  
Northcote Road  
9 MIN CYCLE





## WANDER THROUGH WONDER



Unwined Bars at Tooting Market, 8 min cycle

Discover a world of flavours, colours,  
and cultures at your local markets.

Whether it's the unrivalled charm of  
Broadway and Tooting Markets or the  
enchanting magnetism of the boutique  
Northcote Road Market, you'll find it all  
just a 9 min cycle away.





# A BREATH OF FRESH AIR

The picturesque backdrop of the peaceful 32-acre Springfield Park highlights the view from your doorstep.

An inviting connection between your community and the blissful embrace of nature. Whether you're after a relaxing dog walk, going for a run through greenery or having a picnic in the park, everything you need is captured.







# SERENE

## ESCAPE

Effortlessly explore nearby parks, scenic riverside trails and picturesque paths at Wandsworth Common and beyond.

With ample idyllic settings for cycling, running, or simply enjoying a peaceful walk, you have a beautiful setting to unwind and indulge in green expanse.



Wandsworth Common  
11 MIN WALK | 5 MIN CYCLE

Garratt Park  
14 MIN WALK | 4 MIN CYCLE

King George's Park  
29 MIN WALK | 10 MIN CYCLE

Wimbledon Park  
33 MIN WALK | 10 MIN CYCLE

Wandle Meadow Nature Park  
33 MIN WALK | 11 MIN CYCLE

Clapham Common  
35 MIN WALK | 10 MIN CYCLE

Tooting Commons  
42 MIN WALK | 12 MIN CYCLE

Wimbledon Common  
23 MIN CYCLE



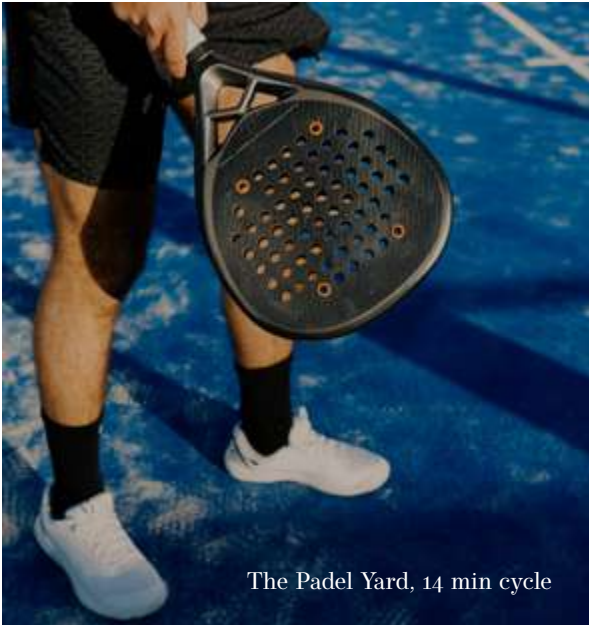


# VITALITY & WELLNESS

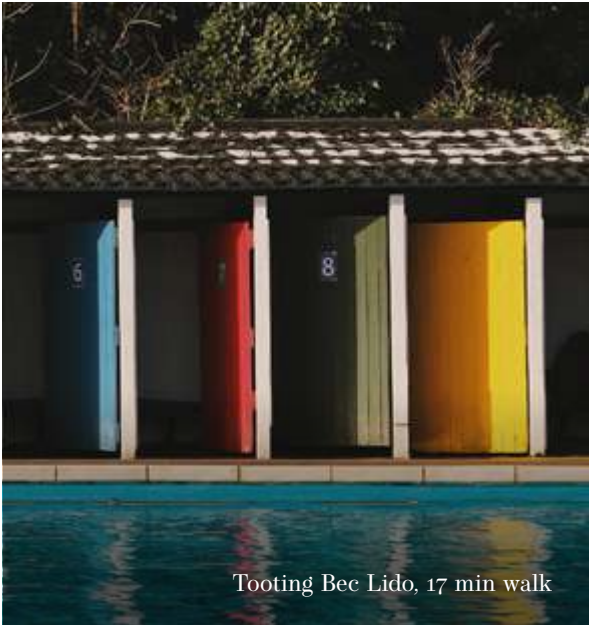
Whether you seek a challenging workout or a peaceful escape, you'll find it all within reach.

Perfect your swing at the local tennis courts or indulge in a high-intensity padel match.

For a more soothing experience, recharge with a rejuvenating Pilates session or a refreshing swim at Tooting Bec Lido.



The Padel Yard, 14 min cycle



Tooting Bec Lido, 17 min walk



Magdalen Park Lawn Tennis Club, 18 min walk



The Loft Pilates Studio, 17 min cycle





# REIMAGINE

LONDON LIVING

Seamlessly connected to the wider city,  
you are poised to explore it all.







# THE VIBRANT HEART

OF LONDON BECKONS



Old Bond Street, 16 min by train



Battersea Power Station, 18 min by train



Ikoyi, 20 min by train

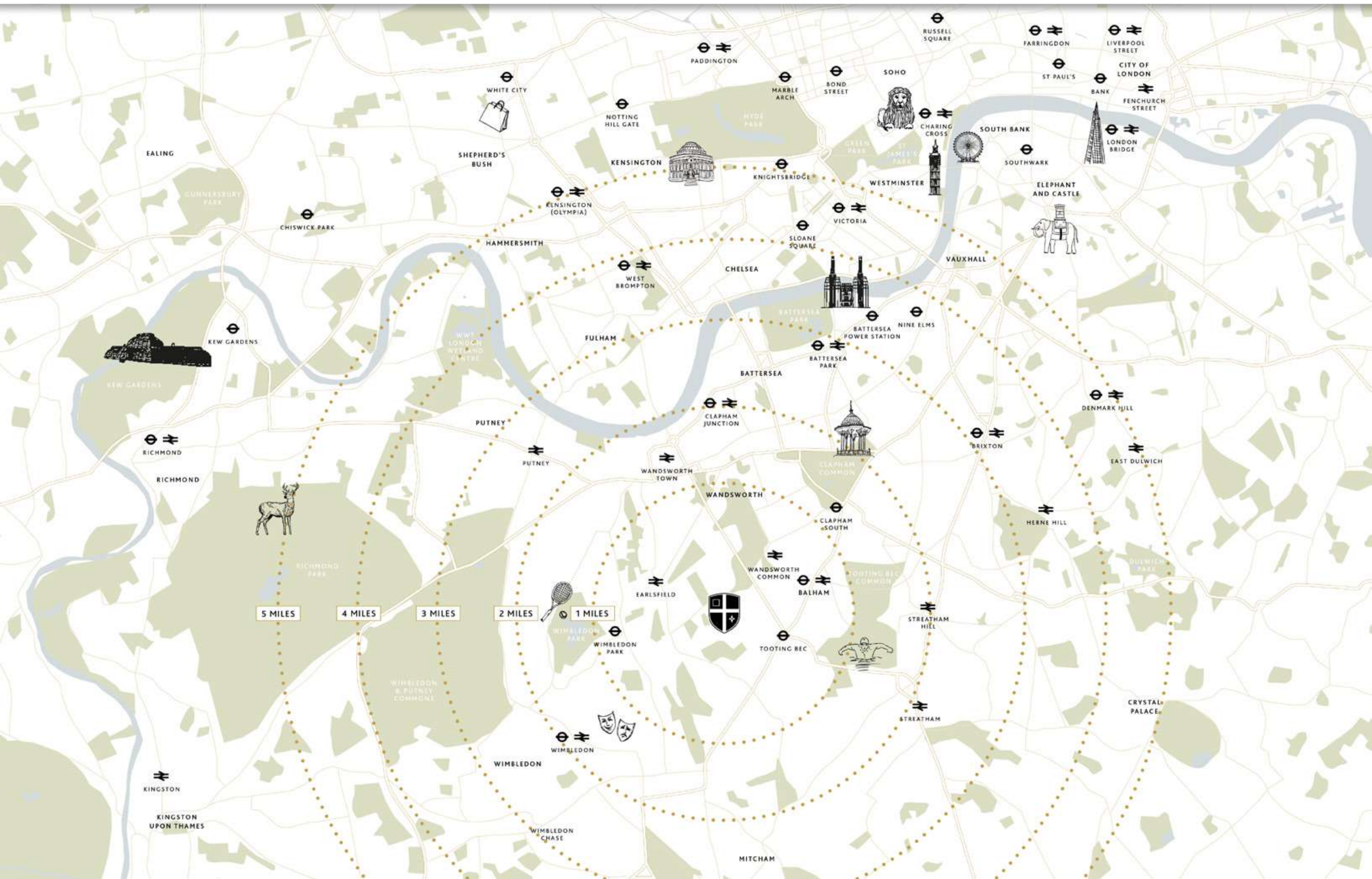


Royal Opera House, 28 min by train

Experience the rich history and stunningly crafted architecture of London’s iconic landmarks.

Embrace the pulsating rhythm of the capital, from the bustling streets of exquisite dining and fine fashion to captivating theatre performances.



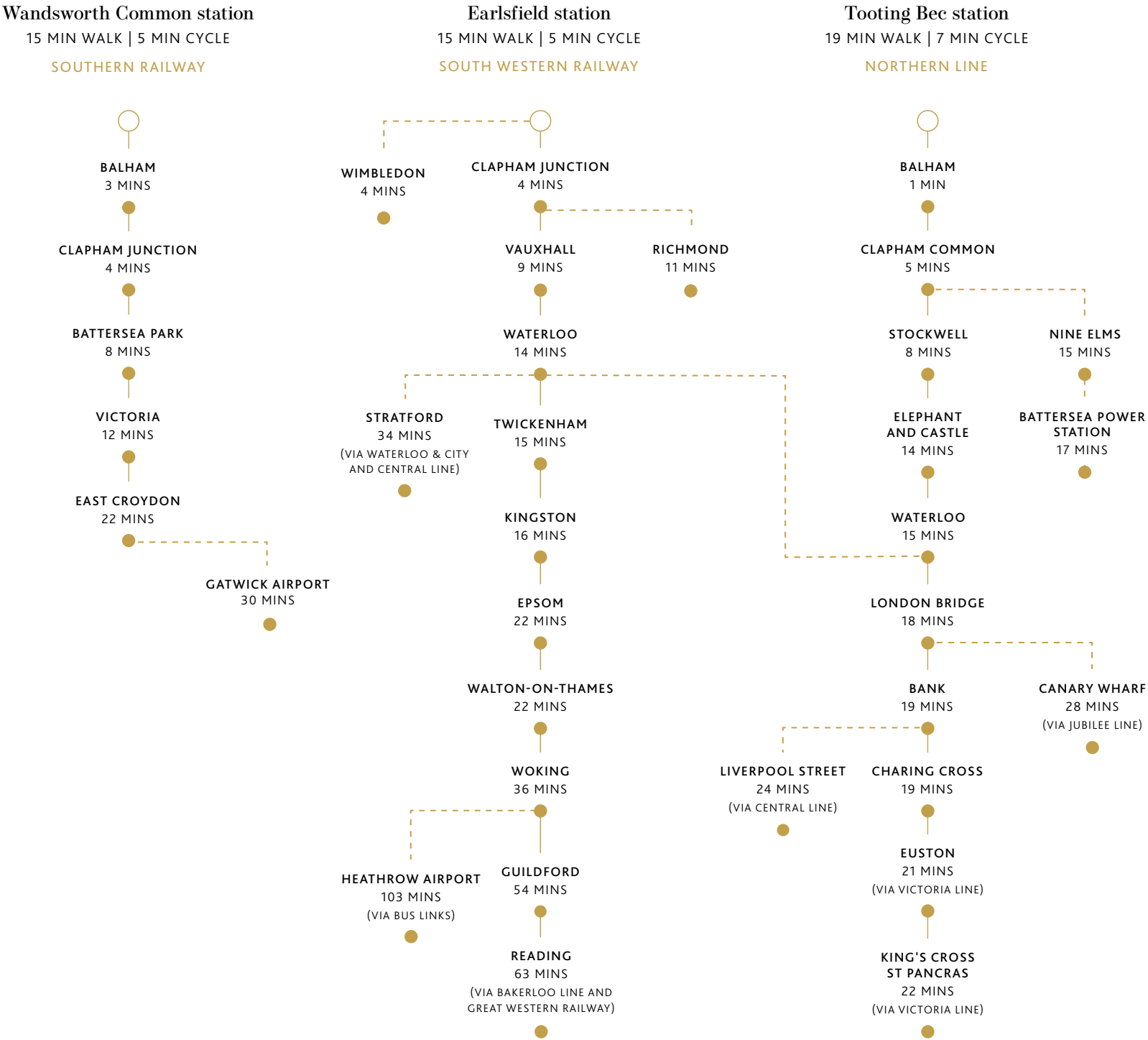






# CONNECT

WITH THE CITY



Times taken from Google Maps and Citymapper.





# SHAPING BRIGHT FUTURES

## Early years

- Beechcroft Day Nursery  
13 MIN WALK / 3 MIN DRIVE | GOOD
- Balham Nursery School  
35 MIN WALK / 9 MIN DRIVE | OUTSTANDING

## Primary

- Earlsfield Primary School  
13 MIN WALK | OUTSTANDING
- Gatton Primary School  
21 MIN WALK / 7 MIN DRIVE | OUTSTANDING
- Hillbrook Primary School  
24 MIN WALK / 7 MIN DRIVE | GOOD
- Belleville Primary School  
9 MIN DRIVE | OUTSTANDING

## Secondary

- Burntwood Girls' School  
5 MIN WALK | GOOD
- Graveney School  
9 MIN DRIVE | OUTSTANDING
- La Retraite Roman Catholic Girls' School  
10 MIN DRIVE | OUTSTANDING
- Ricards Lodge High School  
10 MIN DRIVE | OUTSTANDING

## Independent

- Chelsea Hall School (4–11 years)  
12 MIN WALK | OUTSTANDING
- Finton House School (4–11 years)  
17 MIN WALK | EXCELLENT
- Thomas's Battersea (4–13 years)  
16 MIN DRIVE / 16 MIN CYCLE | OUTSTANDING
- Emanuel School (10–18 years)  
32 MIN WALK / 6 MIN DRIVE | EXCELLENT

## Universities

- |                                       |   |
|---------------------------------------|---|
| <b>ual:</b> wimbledon college of arts | <b>LSE</b> THE LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE |
| 22 MIN CYCLE / 38 MIN TRAIN           | 41 MIN TRAIN  |
| <b>UCL</b>                            | <b>Kingston University</b> London                               |
| 42 MIN TRAIN                          | 44 MIN TRAIN  |
| <b>Imperial College</b> London        | <b>KING'S College</b> LONDON                                    |
| 45 MIN TRAIN                          | 46 MIN TRAIN  |

EXPLORE OUR EDUCATION GUIDE >





# WELCOME HOME

VIEW THE RESIDENCES >

VIEW THE APARTMENTS >







# YOUR STORY

STARTS HERE

- ① Community Gardens
- ② Toaststores Café
- ③ Children's Play Area
- ④ Springfield Park Visitor Parking
- ⑤ Sports Ground
- ⑥ Bridge Walkway
- ⑦ Amphitheatre
- ⑧ Play Area
- ⑨ Wetlands
- ⑩ Bus 315
- ⑪ Bus G1





# THE RESIDENCES

Life's greatest story unfolds here.

Live, thrive and unwind in the comfort of your own home. Enjoy the luxurious side the city has to offer, living in the charming neighbourhood of South West London. Where today's activities invite you to endeavour into tomorrow's exciting adventures.











# SIP, SAVOUR, SOCIALISE

Detail has been crafted to elevate experience.

Let the festivities flow from the elegant interiors of your own home in the company of your close friends and family. Your home becomes a perfect backdrop for shared moments and close-knit gatherings.







Parkview Residences' open-plan kitchen/living/dining

The Residences at London Square Wandsworth Common embrace elegance and style, with wondrous views of the beautiful Springfield Park.

A home where every detail has been thought of, creating an enviable and comforting space to call home from the moment you arrive.

[VIEW FLOORPLANS](#) >





YOUR CHAPTER IN SW LONDON

REIMAGINE LONDON LIVING

SHAPING BRIGHT FUTURES

[WELCOME HOME](#)

[CONTACT US](#) >



# THE APARTMENTS

Place yourself at the heart of it all – and celebrate London life in all its glorious variety.

As your world moves and shifts, connect with its transformation. Don't miss a moment. Stay in touch with what matters, stay connected to city living whilst embracing the comfort of your neighbourhood.





The Apartments' living/dining





The Apartments' principal bedroom



Indulge in luxury apartment living without compromising on space.

Inside, it's the finer details that elevate experience. Have a quiet morning at home with that touch of luxury.

[VIEW WILLOW FLOORPLANS](#) >

[VIEW HAWTHORN FLOORPLANS](#) >





WE ARE LONDON SQUARE

# MAKING LONDON GREATER



London Square is an Aldar-owned company, that is committed to quality design, sustainability, and service, creating world-class homes that enrich the lives of our customers.

By embracing innovative design and prioritising sustainability, we aim to build communities where people want to live, now and in the future. Our commitment extends to enhancing biodiversity, cutting greenhouse gas emissions, and addressing social challenges, all with clear targets for a more sustainable London.

“When I founded London Square, I set out to build homes that reflect London’s rich architectural heritage and create vibrant communities.

Over 14 years, we’ve delivered 30 award-winning developments and received more than 60 accolades for excellence. Now, as part of the Aldar Group of Companies, we continue to set new standards in design, sustainability, and customer service.

We are proud to announce the launch of our latest development, a unique site creating an exciting new address for South West London. The 32-acre Springfield Park sits as a beautiful backdrop to London Square Wandsworth Common.

Our collection of stylish, innovative, inspiring English heritage houses and apartments are designed for the perfect London luxury living lifestyle. This premium housing in a new village in Wandsworth Common is part of the regeneration of Springfield Park, emphasising the community-first placemaking that offers a green haven amongst the hustle and bustle of South West London.”

**Adam Lawrence**  
Chief Executive





# BENEFITS OF BUYING NEW

New-build properties come with a promise – you can move straight in and immediately relax in your home. No stress or costly renovation to worry about.

## 12-year warranty

Your home carries the reassurance of a 12-year ICW warranty.

## Community & heritage

We create sustainable communities where people thrive.

## Award-winning customer service

Our dedicated sales and customer care teams will guide you through every step of your purchase.

## High quality build

Quality is built into the very fabric of our homes, so you can buy with complete confidence.

## Security & peace of mind

You can be assured that your new home will meet our very high standards in every aspect of the build and finish.

## Energy efficient

Your new home complies with all the building regulations for sustainability, insulation and energy efficiency.

## Management Company Charter

Our mission is to make a difference to people's lives which continues once residents have moved in.

[READ OUR MANAGEMENT COMPANY CHARTER](#) >



The Residences' bedroom two





# SUSTAINABLE LIVING

IN THE CAPITAL

By embracing innovative design and prioritising sustainability, we aim to build communities where people want to live, now and in the future.

## Social

We focus our efforts on building sustainable communities as they are at the heart of who we are and what we do.

We are proud to be a Living Wage Employer and accredited with the Greater London Authority’s good work standard.

## Communities

We will keep building sustainable communities where people can live, work, learn and play.

## Inclusion

We will continue to be an inclusive employer of choice and create developments that foster inclusion in the community.

## Employment

We will remain an outstanding employer that people want to work for.

## Environment

We continue to innovate in order to secure a sustainable future for all.

We focus heavily on ways we can reduce our impact on climate change and the pressures put on the earth, nature and precious resources.

## Carbon

We will work to build net zero carbon homes by 2030, decreasing our greenhouse gas emissions year on year.

## Waste

We will continually strive to reduce, re-use and recycle, recycling a minimum of 98% of our construction waste.

## Natural resources & biodiversity

We will continue to source materials with the least environmental impact, reduce water consumption and increase biodiversity.

## Governance

We are committed to increasing diversity at all levels of our organisation, including our Executive Board.

However, the Board is supported by a strong team, with a higher than industry average representation of female and BAME employees.

## Corporate governance

We will continue to be well governed and do business in a clear and transparent manner.

## Business ethics

We will continue treating our suppliers and customers fairly.



## Reporting

We will continue to pay fair taxes.





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LONDON  
SQUARE

**—**  
An Aldar Company

DISCLAIMER: This document is intended to provide an indication of the general style of our development and apartment types. Computer generated images are indicative only and do not accurately depict individual plots. London Square operates a policy of continuous development and individual features such as windows and elevational treatments may vary from time to time. To this end, any drawings, photographs or illustrations shown are non-contractual. All room dimensions shown are accurate to within +/- 50mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. All furniture is indicative and not supplied. The fireplace and panel are part of interior design concept and does not form part of standard spec. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently these particulars should be treated as general guidance only. Nor do they constitute a contract, part of a contract or a warranty. Travel times and distances are approximate and are sourced from Google Maps, Citymapper, and tfl.gov.uk.