



LONDON SQUARE

WANDSWORTH COMMON

THE TOWNHOUSE COLLECTION

YOUR STORY STARTS HERE

DESIGNED FOR YOUR NEXT CHAPTER

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.





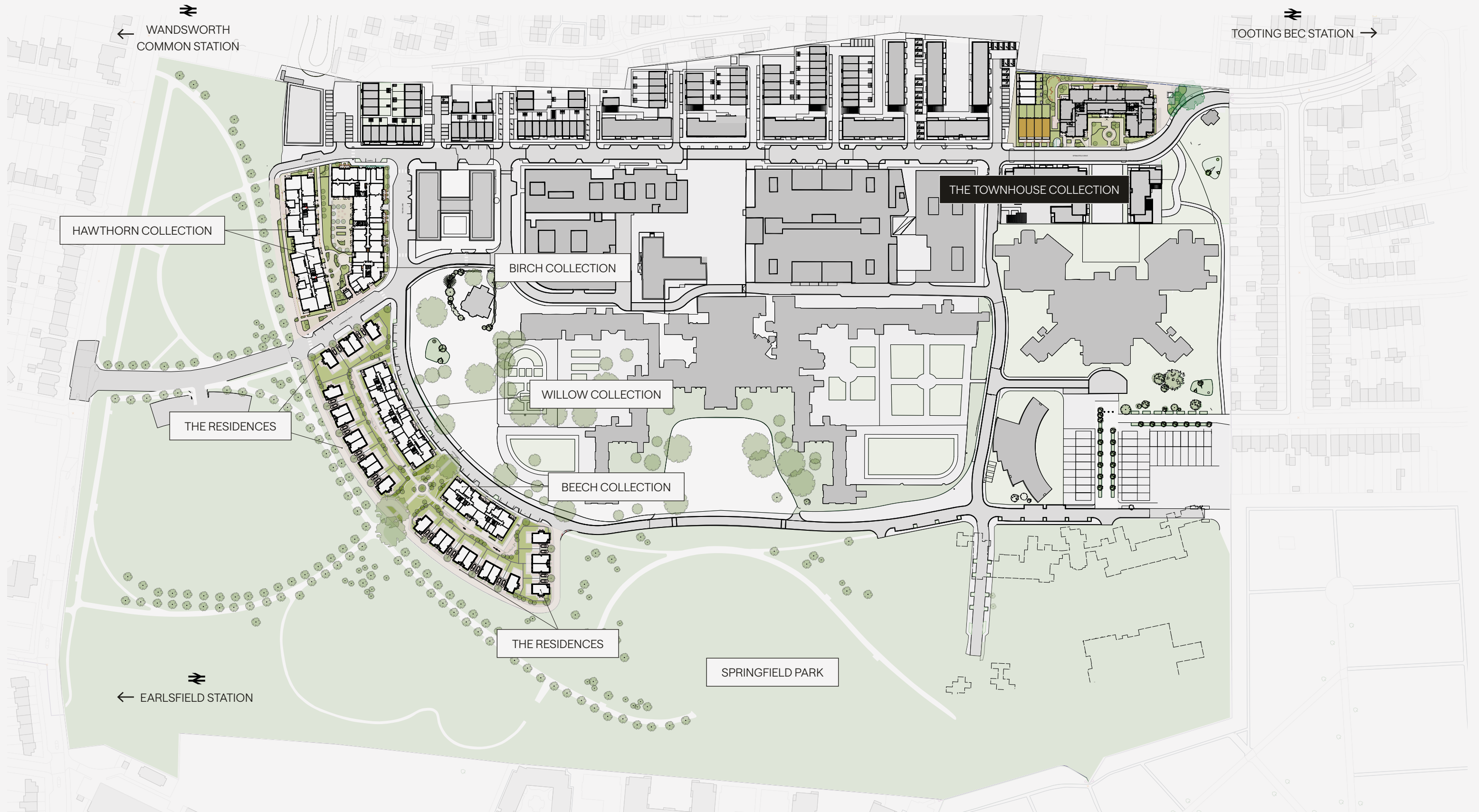
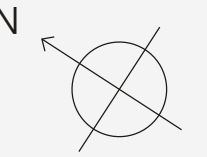
THE TOWNHOUSES

A boutique collection of just four townhouses a short walk away from the 32-acre Springfield Park.

Perfectly poised to enjoy new experiences and grow without compromise, in the heart of SW17.

Unwind, relax and explore the boundless greenery and adventures ahead.

YOUR STORY STARTS HERE



LUXURY AND COMFORT



Kitchen

- Fitted kitchens with smooth handleless doors with base and wall units finished in contrasting colours
- Corian worktop with full height splashback to underside of all units
- Underslung black 1.5 bowl sink with matt black mixer tap
- Siemens or similar integrated appliances on display with HotPoint concealed appliances
- Appliances include single oven, microwave, induction hob, extractor, dishwasher, fridge freezer, wine fridge

Utility cupboard

- Washing machine
- Tumble dryer

Principal en-suite

- Half height tiling to en-suite with full height tiling to shower enclosure
- Tiled recess within shower enclosure for bottle storage with LED strip lighting
- Double wall-mounted basins with monobloc basin mixers and bottle traps
- Double mirrored wall vanity cabinet with centrally exposed shelving in a beige textile finish with LED lighting to underside
- Wall-mounted towel box between underside of basins in beige textile finish
- WC with soft close lid
- Toilet roll holder and robe hook
- Shower benefits from wall-mounted handheld shower head, a high level mounted fixed shower head and fixed walk-in glass shower screen with bracing bar
- Double-ended bath with LED lighting to bath plinth
- Crosswater or similar brassware and flushplate finished in brushed gold
- Heated towel rail

Bathroom

- Half height tiling to en-suite around bath, WC and basin with full height tiling to shower enclosure
- Tiled recess within shower enclosure for bottle storage with LED strip lighting
- Crosswater or similar vanity draw in cashmere with oak worktop and sit on bowl basin and monbloc basin mixer
- Full height mirror above basin with demister pad
- WC with soft close lid
- Toilet roll holder and robe hook
- Shower benefits from wall-mounted handheld shower head, a high level mounted fixed shower head and fixed walk-in glass shower screen
- Double-ended bath with LED lighting to bath plinth
- Crosswater or similar brassware and flushplate finished in brushed gold
- Heated towel rail

WC

- Feature wall tile behind WC with matching behind basin
- Wall-mounted basin with monobloc basin mixer and bottle trap
- Crosswater or similar infinity illuminated mirror
- Heated towel rail



General

- Brass-inspired contemporary ironmongery finish
- 5 vertical panel moulded internal doors
- Hinged door fitted wardrobes to principal bedroom
- Timber staircase painted in pocket stone with carpet runner and stair rods and timber finish handrail and newel caps
- Triple glazed composite windows
- Paved patio and turf to rear garden
- Closeboard timber fence to garden
- Metal railings and gate to front garden
- Heating and hot water provided by site-wide district heating network
- Photovoltaic panels to the roof

Lighting & electrics

- Downlights throughout
- LED lighting to underside of wall-mounted kitchen cabinets and to plinth below base units
- LED lighting to underside of bathroom/principal en-suite mirrored wall cabinetry, underside of towel box and to plinth level of bath panel
- Mid height TV point to living/dining room
- Provision for high-speed fibre broadband
- Smoke and heat detectors
- Datapoint to dedicated work from home space
- USB and USB-C socket provision to kitchen, living area and bedsides
- Sockets and switches in brushed brass finish

Heating

- Zoned underfloor heating to ground floor
- Radiators to upper floors
- Heated towel radiator to WC, bathroom and principal en-suite

Wall & floor finishes

- Tarkett or similar engineered wood floor in Primary Oak Light Grey in a herringbone pattern to ground floor living area and hallway
- Porcelain floor tile to kitchen and WC
- Soft carpet stair runner, to landings and bedrooms finished in a taupe colour
- Porcelain wall and floor tiles to bathrooms and en-suites
- Painted internal walls and woodwork in pocket stone
- Ceiling painted in brilliant white

PEA rating
(predicted energy assessment)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	90	Very environmentally friendly - lower CO₂ emissions (82 plus) A (61-81) B (39-60) C (15-58) D (-39-54) E (-51-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	86
England EU Directive 2002/91/EC		England EU Directive 2002/91/EC	



NO. 226

4 BEDROOM HOUSE

KEY

- ◄► Measurement points
- WC Cloakroom
- S Store cupboard
- SC Service cupboard
- TD Tumble dryer
- WM Washing machine
- ES En-suite
- W Fitted wardrobe
- BS Bin store
- CS Cycle store



GROUND FLOOR

KITCHEN

4.49M X 2.16M | 14'9" X 7'1"

LIVING/DINING

5.33M X 4.57M | 17'6" X 15'0"

FRONT TERRACE

4.84M X 1.45M | 15'10" X 4'9"

GARDEN*

7.34M X 5.32M | 24'1" X 17'5"



FIRST FLOOR

BEDROOM 2

4.58M X 3.88M | 15'0" X 12'9"

BEDROOM 3

4.58M X 4.31M | 15'0" X 14'2"



SECOND FLOOR

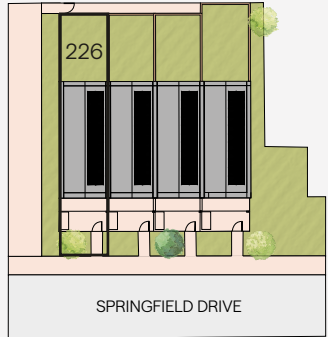
BEDROOM 1

7.06M X 4.58M | 23'2" X 15'0"

BEDROOM 4

4.36M X 2.42M | 14'3" X 7'9"

LOCATOR



NO. 227

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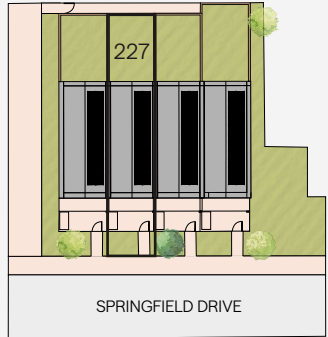
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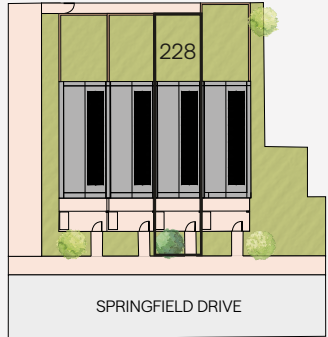
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LIVING/DINING

5.33M X 4.57M | 17'6" X 15'0"

FRONT TERRACE

4.84M X 1.45M | 15'10" X 4'9"

GARDEN*

8.23M X 5.15M | 27'0" X 16'11"



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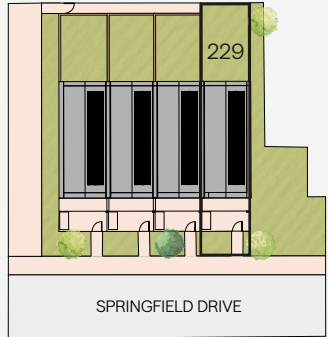
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