



LONDON
SQUARE

WANDSWORTH COMMON

SW17



A PLACE TO

GROW

DEVELOPMENT FACTSHEET

DEVELOPMENT OVERVIEW

Welcome to London Square Wandsworth Common.

An exclusive collection of 145 private units, set over apartments, residences, and townhouses situated in a popular neighbourhood. Indulge in luxury apartment living without compromising on space. Modern layouts with elegant design touches set the scene for these 1, 2, and 3 bedroom apartments. The detached family homes welcome light-filled interiors and demonstrate modern open-plan living at its finest, creating the perfect balance of style and practical luxury living.

Developer

London Square Developments Limited

Location

Springfield Dr, London, SW17 0FD

Local authority

London Borough of Wandsworth

Lease

- Apartments: 999 years from 1st January 2024
- The Residences and Townhouses: freehold

Architect

Assael Architecture

Building insurance

12-year building warranty with International Construction Warranties (ICW)

Anticipated completion

Starting from Q3 2025

Housing mix

	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	TOTAL
THE TOWNHOUSES	-	-	4	-	-	4
THE RESIDENCES	-	-	-	16	8	24
WILLOW APARTMENTS	4	28	-	-	-	32
BEECH APARTMENTS	4	18	-	-	-	22
HAWTHORN APARTMENTS	16	19	10	-	-	45
BIRCH APARTMENTS	8	7	3	-	-	18
TOTAL	32	72	17	16	8	145

Parking

- Driveway parking to all The Residences with EV charger
- Limited spaces available to purchase for selected apartment plots and townhouses
- Street parking: £203 p.a.
- Forensic building parking: £290 p.a.
- Cycle storage available for all apartments and provided for all The Residences and The Townhouses

Managing Agent

Encore Group

Service charge

Service charge typically includes: building's insurance, lift maintenance, block utilities, internal cleaning (fortnightly basis), external accessible window cleaning (twice annually), fire equipment maintenance, general repairs and maintenance, maintenance of booster pumps and any other electrical and mechanical equipment, bank charges and audit fees, managing agent fees.

Estate charge

Estate charges are per annum and include maintenance repairs and cleaning costs associated with the estate roads, lighting, landscaping around Springfield Park as well as waste management and tree maintenance.

	SERVICE CHARGE	ESTATE CHARGE	OTHER CHARGES**
THE TOWNHOUSES	£85 p.a.*	£1,288 p.a.	£397 p.a.
THE RESIDENCES	-	£1,345 p.a.	£397 p.a.
WILLOW & BEECH APARTMENTS	£2.50 psf	£1,345 p.a.	£397 p.a.
HAWTHORN APARTMENTS	£1.60 psf	£1,270 p.a.	£397 p.a.
BIRCH APARTMENTS	£1.55 psf	£1,270 p.a.	£397 p.a.

*Heat pump for hot water (annual). **Heat network agreement (current annual cost excluding vat).



Wandsworth Common, 15 min walk



Outstanding Ofsted-rated schools within a 15 min walk

WHY BUY AT LONDON SQUARE WANDSWORTH COMMON

Local shopping highlights

Explore Bellevue Road or Garratt Lane for unique independent businesses or Southside Shopping Centre for popular high street brands, all within a 15-minute cycle.

Over 9 parks & gardens

within a 3-mile radius

**97% of homes at
London Square Wandsworth Common**
are within 300 metres of a large green space

Walkable stations

Wandsworth Common, Earlsfield
and Tooting Bec stations
are within a 19-minute walk

9 'Outstanding'

primary and secondary
schools in the area

A new 32-acre park

Springfield Park is right
on your doorstep

Desirable homes

uniquely designed to include a high
specification as standard and built in a desirable
location by award-winning London Square

WHO IS LONDON SQUARE?

We are dedicated to making London even greater. Founded in 2010, our name was inspired by the ethos of London's famous squares – landmarks renowned for their legacy and community.

Now part of the Aldar Group of companies, London Square and Aldar are committed to creating world-class developments, anchored in high quality design, sustainability, and customer service excellence – building award-winning homes where people really want to live.



INFORMATION & PAYMENT

Payment terms:

- £2,500 reservation fee on apartments and £5,000 reservation fee on The Residences and The Townhouses
- 10% of the purchase price (less the reservation fee) paid upon exchange of contracts (21 days later)
- 90% balance paid upon legal completion

Documents required:

- Original current passport or original identity card
- Two current utility bill copies (not mobile phone) and one bank statement copy showing every buyer's name and home address – these items to be less than three months old
- In addition, your solicitor will require written evidence of the source of your deposit monies accumulating in your account

Original or certified copies required for all buyers.

Information provided must match the details given on the reservation agreement.

SOLICITORS

London Square solicitor:

Knights PLC

30 Windsor Street, Uxbridge, UB8 1AB

Tel: +44(0)344 371 2562

E: karen.curl@knightsplc.com

www.knightsplc.com

Recommended solicitors:

Riseam Sharples Solicitors

2 Tower Street, London, WC2H 9NP

Tel: +44(0)207 632 8902

E: hayley@rs-law.co.uk

www.riseamsharples.com

Quastels Solicitors

54 Baker Street, London W1U 7BU

Tel: +44(0)207 908 2525

www.quastels.com

Ackroyd Legal

16 Prescott Street, London, E1 8AZ

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host brochure

DISCLAIMER: This document is intended to provide an indication of the general style of our development and apartment types. Times taken from Google Maps. Computer generated images depict London Square Wandsworth Common and are indicative only. All details are correct at the time of going to press. June 2025.