

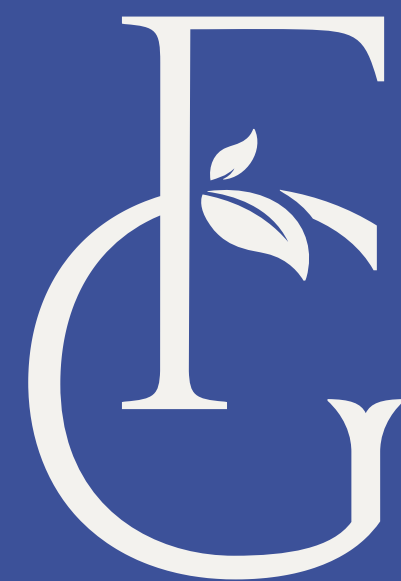


FORTESCUE GARDENS

COLLIERS WOOD, SW19



Positioned beside the historic River Wandle, Colliers Wood has always had an affinity with the natural world. The workshops of Liberty & Co and the inimitable William Morris that once bordered the river here were responsible for some of the most famous patterns celebrating the beauty of nature ever made. Today, the area maintains a sense of connection to the natural environment, something that is celebrated in the design of Fortescue Gardens.





FORTESCUE GARDENS

COLLIERS WOOD. SW19

Fortescue Gardens is a collection of 63 studio, one, two and three bedroom apartments available through Shared Ownership.

Accessed via a new private road and adjacent to the Myrna Close nature reserve, the development is designed to be at one with its surroundings. With great local amenities and transport connections, Fortescue Gardens offers the best of urban living.

Contemporary by Nature

Neatly tucked away off Fortescue Road, a typical London street of bay fronted Victorian terraces, is a new residential enclave where the best of contemporary architectural design blends sympathetically with its leafy location.

The pitched roofs and gables mirror those of the area's Victorian homes and the riverside workshops and studios so central to the history of the area.

Fortescue Gardens has been designed with the natural features of the local landscape as a guiding inspiration. At its eastern boundary, the development blends with the Myrna Close Nature Reserve, an important habitat for wildlife where a mixture of elm, oak, sycamore, holly and dog-rose create an oasis of natural calm.



South London's Secret Garden

Cut through by the Wandle River Valley, it is easy to see why the area around Colliers Wood was so attractive to artists and designers who drew their inspiration from the natural world.

The parks, recreation grounds and nature reserves that surround Fortescue Gardens provide a great setting for outdoor pursuits, walking and cycling. Wandle Park with its wide open meadows and tree lined pathways is just three minutes from the development on foot. It is here that the Wandle Trail cuts through Colliers Wood as it meanders along the course of the river.

Heading south, the trail cuts through National Trust property, Morden Hall Park. The estate covers over 125 acres either side of the river which is spanned by numerous ornate footbridges. Within the grounds are Morden Hall itself, Morden Cottage, two Snuff Mills and the restored Stableyard with a dog-friendly cafe, exhibition space, second-hand bookshop and Garden Centre.

Alongside the Wandle Trail there are many more parkland areas within a stone's throw. Nearby Wimbledon Common and Putney Heath cover more than 1,140 acres and are a perennial favourite amongst South Londoners. This vast parkland truly comes alive in the summer months when crowds gather at the Crooked Billet pub, tucked away in an idyllic corner of the common, to enjoy great food and drink, good company and lazy evenings on the grass.



- 1 Fortescue Gardens sits at the centre of a number of parks and open spaces including Morden Hall Park
- 2 An ornate wrought iron bridge over the River Wandle, a natural corridor providing sanctuary to an abundance of wildlife
- 3 Wimbledon Common, a popular place for an array of recreational activities





Keep it Local

With exceptional links to Central London it would be easy to overlook the fantastic attractions on your doorstep at Fortescue Gardens.

Colliers Wood is well served by a number of larger high street retailers and supermarkets including a nearby Tesco Express, Marks & Spencer Foodhall and a larger Sainsburys.

Food and drink highlights include Merton Café and Wine, with its eye-catching chandeliers, and for a post work pint or a hearty Sunday roast, The Charles Holden offers a traditional London pub experience. The area also offers a wide range of cuisine from around the globe. Popular picks include The Kung Fu on Merton Road, serving up both Chinese and Japanese fare or for the authentic taste of Italy, Corleone, with its wood fired pizzas and traditional pasta dishes.

One of the most enduring local attractions is Merton Abbey Mills, less than ten minutes from Fortescue Gardens on foot. This craft market is held on the site of the old workshops of the Wandle River Valley that once housed legends of British textile design, Liberty & Co. The tradition of artisanal endeavour is maintained today by the many craftspeople still plying their trade on the site.

1 + 2 This Page: Local artist, Ron Newsham, in his studio at Merton Abbey Mills



Ron Newsham is a Lino and woodcut printmaker and is a long term tenant of The Wheelhouse Studio at Merton Abbey Mills. Reflecting the work of his famous predecessors, Ron takes his inspiration from the natural world of the river valley and green spaces that blend with the local environment. His artworks are featured throughout this brochure.

“This place has a real sense of its history and environment – you can’t help but be inspired by it”



Local Listings

1 Corleone Italian Restaurant

2 Charles Holden Pub

3 Sainsburys

4 Merton Abbey Mills

Stores include: Wheelhouse Art, Merton Abbey Mills Market, The Craft Gallery, Charlie's Rock Shop, Bee Creative Art Hub, The Zero Shop, Emma Soulsby Flowers, Watermill Café & Restaurant, Wandle Pirates, Ting n Ting, The Belgian Brasserie

5 Tandem Centre

Including: Next, Boots, W H Smith, Clarks, JD Sports, TK Maxx, Holland & Barrett, Starbucks, Nando's

6 Wimbledon Brewery

7 Meat and Shake Gourmet Burgers

8 Primark

9 Kung Fu Restaurant

10 Polka Theatre

11 New Wimbledon Theatre

12 Centre Court Shopping Centre

13 Wimbledon Village

14 Maison St Cassien

15 Crooked Billet Pub

16 The All England Club
Wimbledon Tennis

17 Willows Pre-School

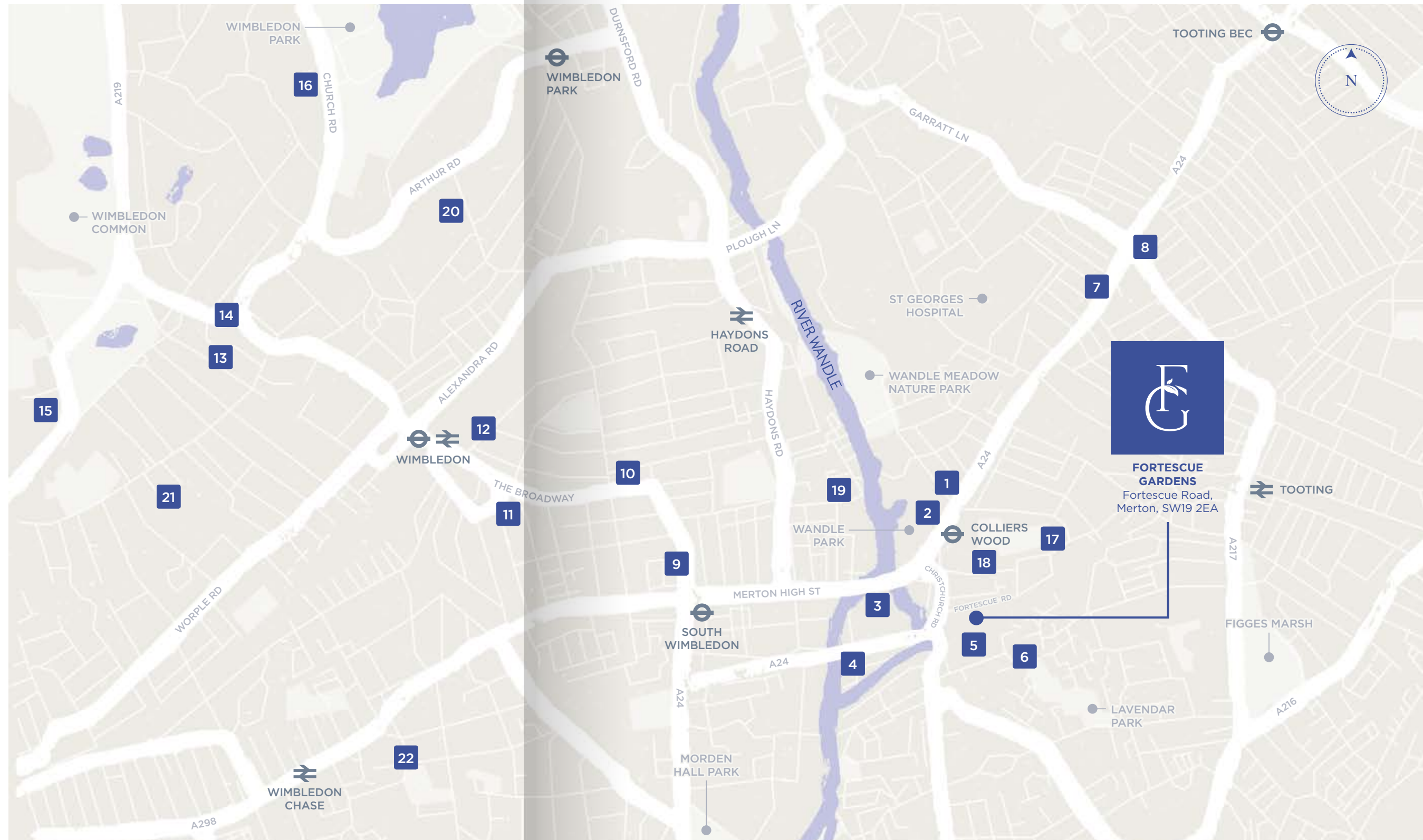
18 Singlegate Primary School

19 All Saints' C of E Primary School

20 Ricards Lodge High School

21 Wimbledon College

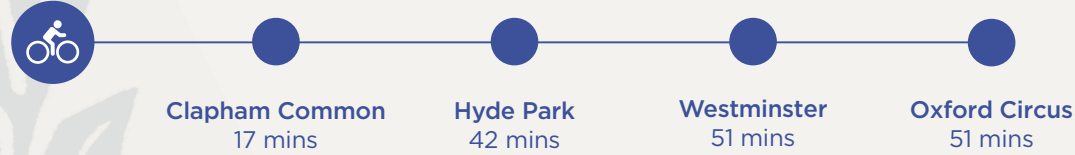
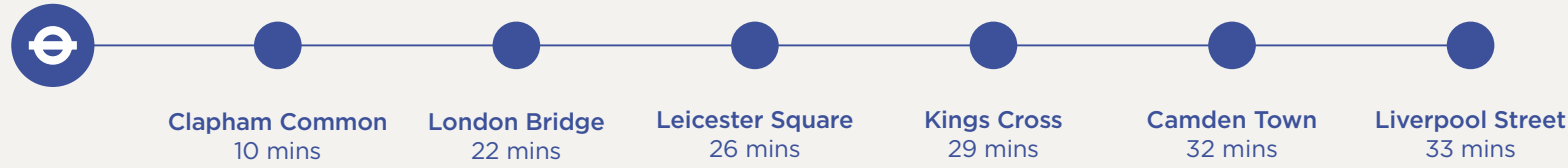
22 Rutlish School



Connections

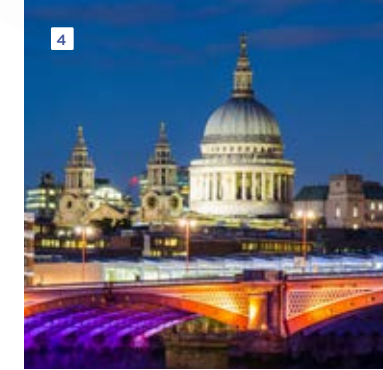
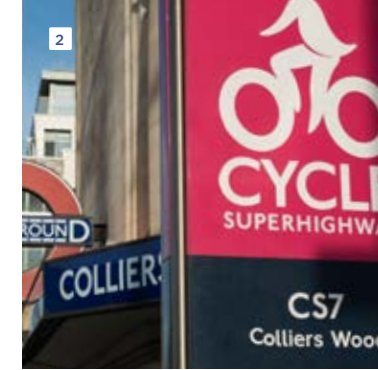
Whether you're looking for the fastest commute from A to B or a more sedate journey along the Wandle River, Fortescue Gardens offers fantastic connections by road, rail, on foot or on two wheels.

- 1 A variety of wildlife makes its home on the River Wandle
- 2 Great connections from Colliers Wood including access to Cycle Superhighway CS7
- 3 Close proximity to cycling routes on the Wandle Trail
- 4 Central London in 50 minutes by bicycle



- **Underground times**
From Colliers Wood Station (6 mins on foot from Fortescue Gardens)
- **Rail times**
From Tooting Thameslink (16 mins on foot from Fortescue Gardens)
- **Cycle times**
From Fortescue Road
- **Bus times**
Shown for 200 route from Colliers Wood Station

Underground, rail, cycle and bus journey times taken from tfl.gov.uk. Cycle times taken from google.com/maps. Journey times may vary



The Wandle Trail is a 12 mile route following the course of the river from its confluence with the Thames at Wandsworth down through South West London to Croydon. En route the trail takes in an array of attractions including more than ten parks and green spaces, numerous cafés, pubs and restaurants as well as local attractions such as Merton Abbey Mills, Deen City Farm, with its riding school and café, and Wandsworth Museum.



CGI of Fortescue Gardens, indicative only

Specification

Every aspect of the homes at Fortescue Gardens has been highly considered with great attention paid to the detail of fixtures, fittings and overall finish.

KITCHEN

- Symphony, Woodbury white gloss cupboards
- Copper Slate worktop and upstand
- Glass splashback in Chalk White
- Under cupboard lighting
- Novillon patchwood flooring
- Integrated Zanussi fridge freezer
- 4 burner stainless steel gas hob
- Zanussi stainless steel cooker hood
- Zanussi stainless steel single oven
- Integrated Zanussi washer dryer



CGI of Fortescue Gardens, indicative only

GENERAL

- External lighting
- Smooth flush white gloss internal doors
- Satin finish ironmongery
- Novillon patchwood flooring to lounge and hall
- Carpeted bedrooms
- Basement cycle storage facility
- Wiring for Sky Q+HD
- Balcony



CGI of Fortescue Gardens, indicative only

Specification

BATHROOM AND EN SUITE

- White bathroom suite
- White Londra wall tiles
- Charcoal grey floor tiles
- Saniform plus bath
- Concept Sphere semi countertop washbasin
- Concept back-to-wall WC
- Chrome spot lights
- Full width mirror over sink

HEATING

- Stelrad compact radiators
- Ideal Logic combination boiler
- Chrome ladder towel radiator to bathroom
- Salus digital room thermostat

PEACE OF MIND

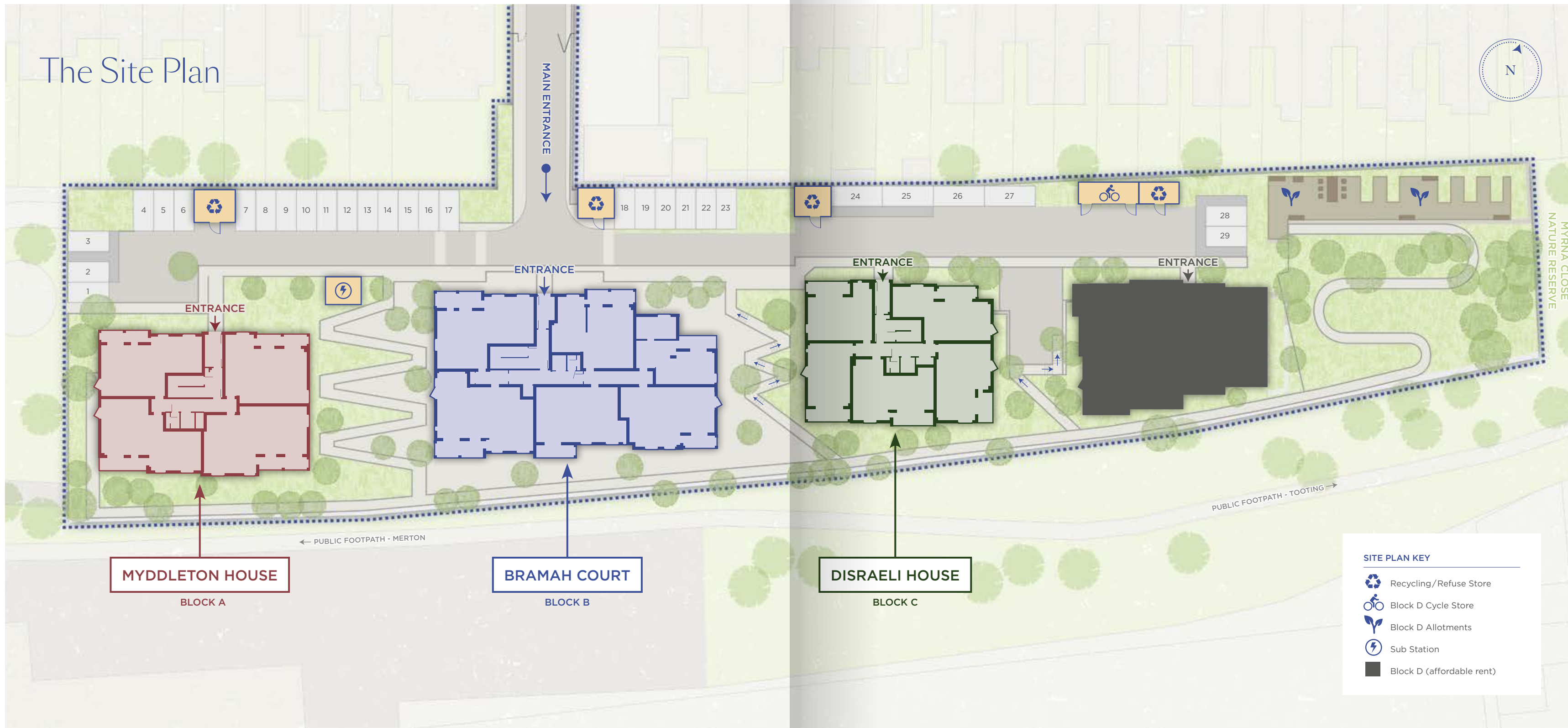
- Smoke alarm
- Carbon monoxide and heat detector
- Audio/visual door entry system



CGI of Fortescue Gardens, indicative only

Whilst every effort has been taken to ensure the accuracy of the information provided it has been supplied as a guide and Clarion Housing reserves the right to amend the specification as necessary and without notice.

The Site Plan



MYDDLETON HOUSE (BLOCK A)

LOWER GROUND FLOOR



LG

PLOT 1 2 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	4.88 x 7.80	16'0" x 25'6"
Bedroom 1	3.84 x 4.56	12'7" x 14'11"
Bedroom 2	2.96 x 3.11	9'8" x 10'2"
Total Internal Area	73.6m²	792ft²

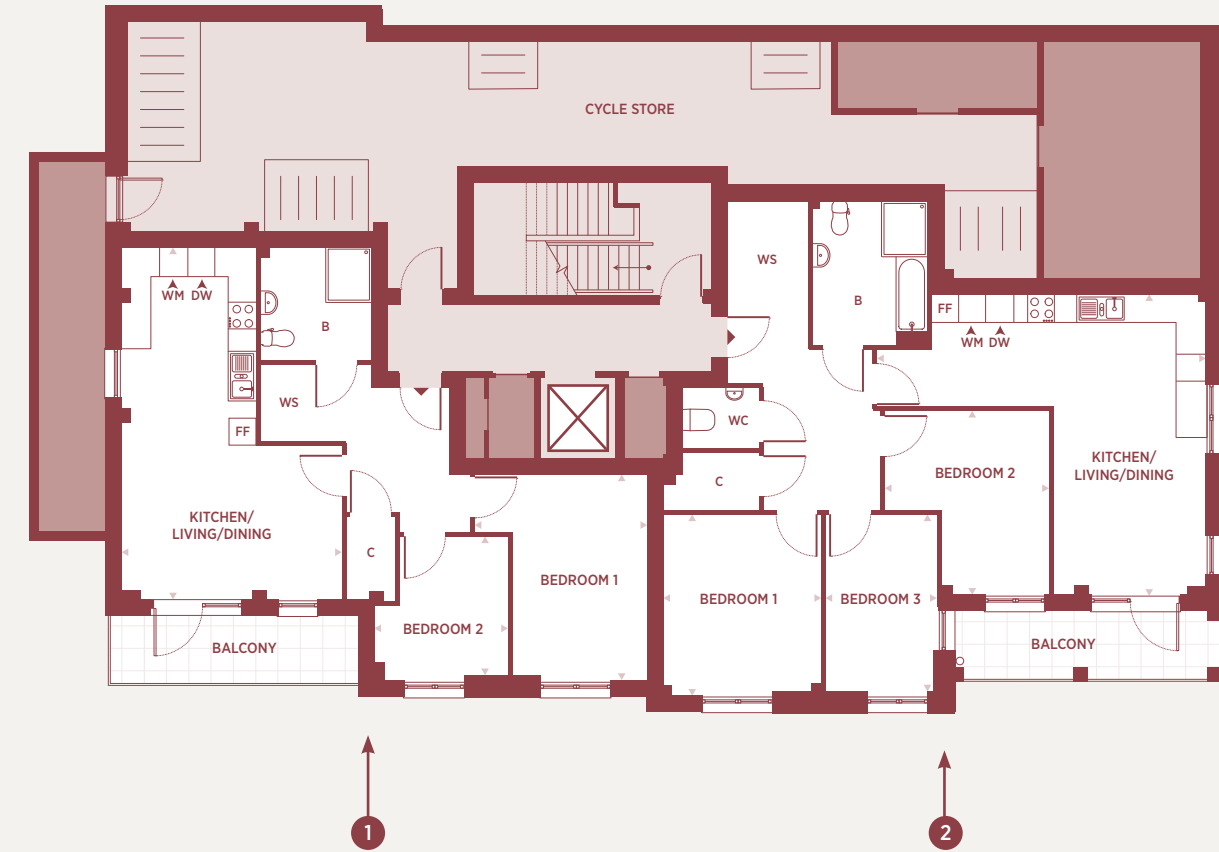
Wheelchair adaptable unit

PLOT 2 3 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	7.30 x 6.65	23'11" x 21'9"
Bedroom 1	3.51 x 4.02	11'6" x 13'2"
Bedroom 2	3.66 x 4.07	12'0" x 13'4"
Bedroom 3	2.49 x 4.02	8'1" x 13'2"
Total Internal Area	98.8m²	1064ft²

Wheelchair adaptable unit

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FLOORPLAN KEY

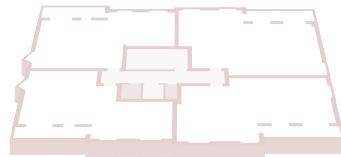
- | | | |
|------------------|----------------------|------------------------------|
| Communal Area | B Bathroom | WM Washing Machine |
| Lift | C Cupboard | FF Fridge/Freezer |
| Services / Plant | DW Dishwasher | WS Wheelchair Storage |

MYDDLETON HOUSE (BLOCK A)

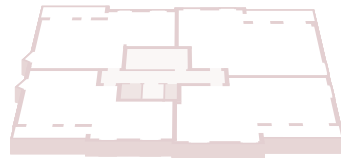
GROUND FLOOR



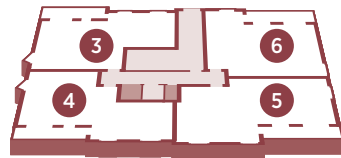
3rd



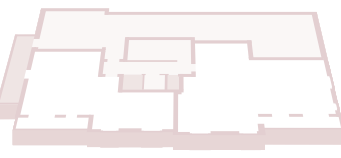
2nd



1st



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LG

PLOT 3 2 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	4.85 x 5.92	15'10" x 19'5"
Bedroom 1	3.04 x 4.19	9'11" x 13'9"
Bedroom 2	2.81 x 2.99	9'2" x 9'9"
Total Internal Area	63.9m ²	688ft ²

PLOT 5 2 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	5.37 x 5.58	17'7" x 18'3"
Bedroom 1	3.59 x 3.76	11'9" x 12'4"
Bedroom 2	2.90 x 3.76	9'6" x 12'4"
Total Internal Area	76.1m ²	819ft ²

Wheelchair adaptable unit

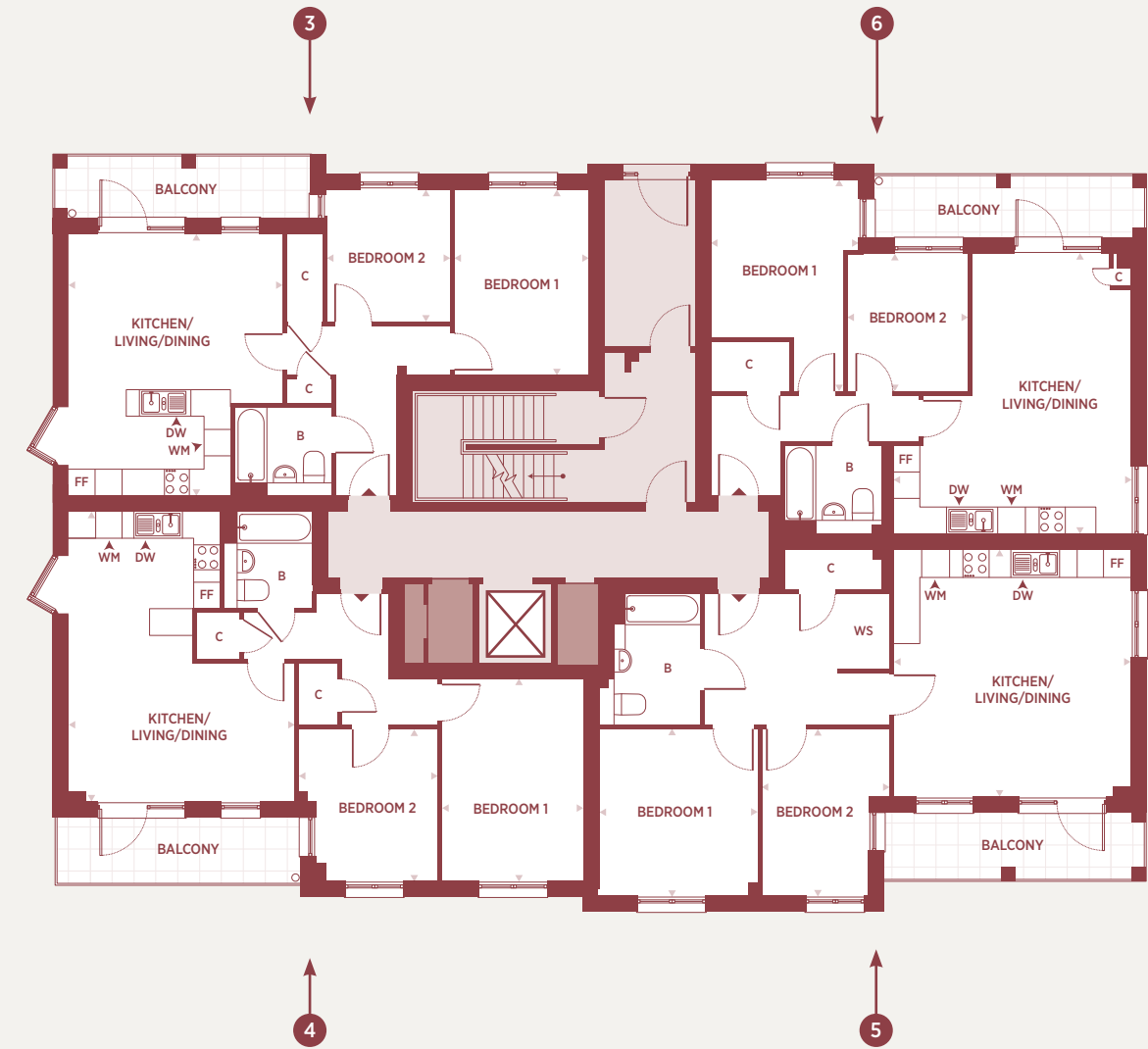
PLOT 4 2 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	5.12 x 6.56	16'9" x 21'6"
Bedroom 1	3.21 x 4.56	10'6" x 14'11"
Bedroom 2	3.16 x 3.44	10'4" x 11'2"
Total Internal Area	67.4m ²	725ft ²

PLOT 6 2 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	5.38 x 6.34	17'7" x 20'9"
Bedroom 1	3.33 x 4.79	10'11" x 15'8"
Bedroom 2	2.75 x 3.10	9'0" x 10'2"
Total Internal Area	64.5m ²	694ft ²

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FLOORPLAN KEY

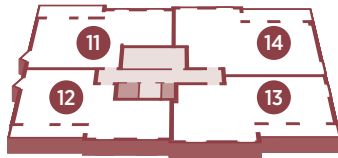
- Communal Area
- Lift
- Services / Plant
- Bathroom
- Cupboard
- Dishwasher
- Washing Machine
- Fridge/Freezer
- Wheelchair Storage

MYDDLETON HOUSE (BLOCK A)

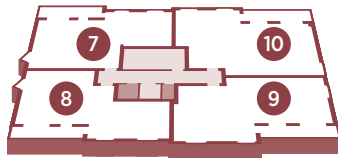
FIRST & SECOND FLOOR



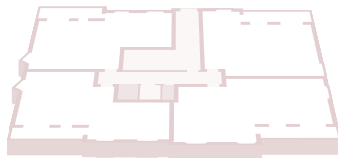
3rd



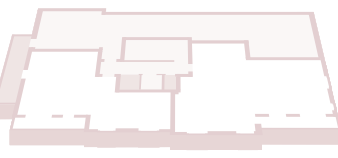
2nd



1st



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PLOT 7 & 11 2 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	4.85 x 5.92	15'10" x 19'5"
Bedroom 1	3.04 x 4.19	9'11" x 13'9"
Bedroom 2	2.81 x 2.99	9'2" x 9'9"
Total Internal Area	63.9m ²	688ft ²

PLOT 9 & 13 3 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	6.87 x 5.58	22'6" x 18'3"
Bedroom 1	3.65 x 3.87	11'11" x 12'8"
Bedroom 2	2.34 x 3.87	7'8" x 12'8"
Bedroom 3	3.37 x 2.76	11'0" x 9'0"
Total Internal Area	76.1m ²	819ft ²

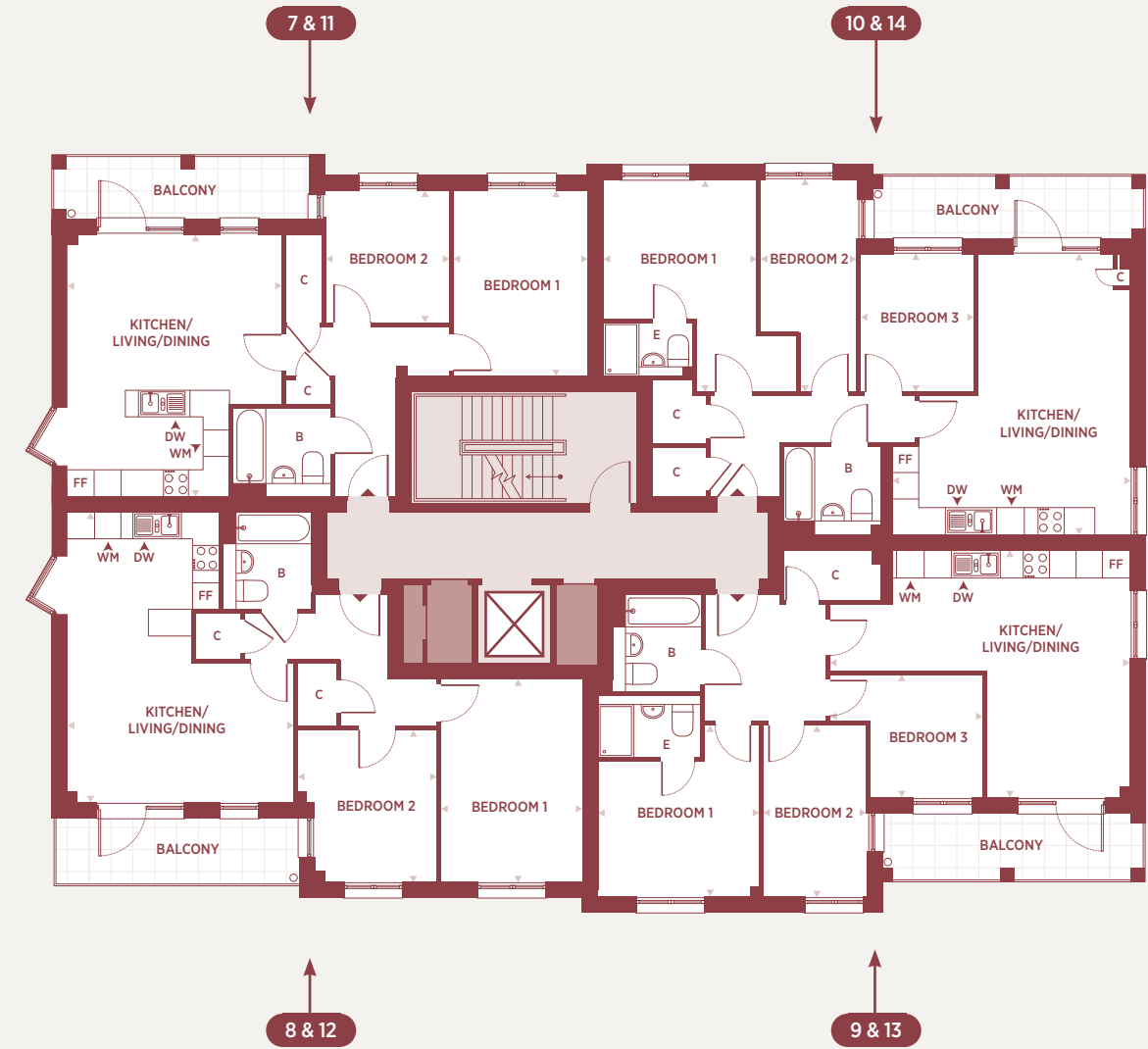
PLOT 8 & 12 2 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	5.12 x 6.56	16'9" x 21'6"
Bedroom 1	3.21 x 4.56	10'6" x 14'11"
Bedroom 2	3.16 x 3.41	10'4" x 11'2"
Total Internal Area	67.4m ²	725ft ²

PLOT 10 & 14 3 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	5.38 x 6.34	17'7" x 20'9"
Bedroom 1	3.48 x 4.79	11'5" x 15'8"
Bedroom 2	2.18 x 4.79	7'1" x 15'8"
Bedroom 3	2.57 x 3.10	8'5" x 10'2"
Total Internal Area	78.8m ²	848ft ²

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FLOORPLAN KEY

- Communal Area
- Lift
- Services / Plant
- Bathroom
- Cupboard
- Dishwasher
- Washing Machine
- Fridge/Freezer
- En Suite

MYDDLETON HOUSE (BLOCK A)

THIRD FLOOR



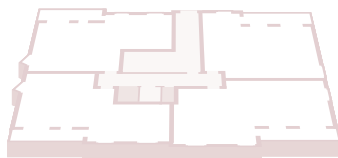
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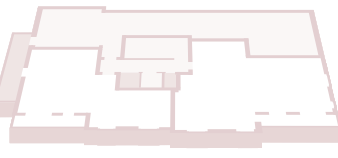
2nd



1st



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LG

PLOT 15 2 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	5.83 x 5.40	19'1" x 17'8"
Bedroom 1	4.04 x 3.50	13'3" x 11'5"
Bedroom 2	4.16 x 3.45	13'7" x 11'3"
Total Internal Area	70.8m²	762ft²

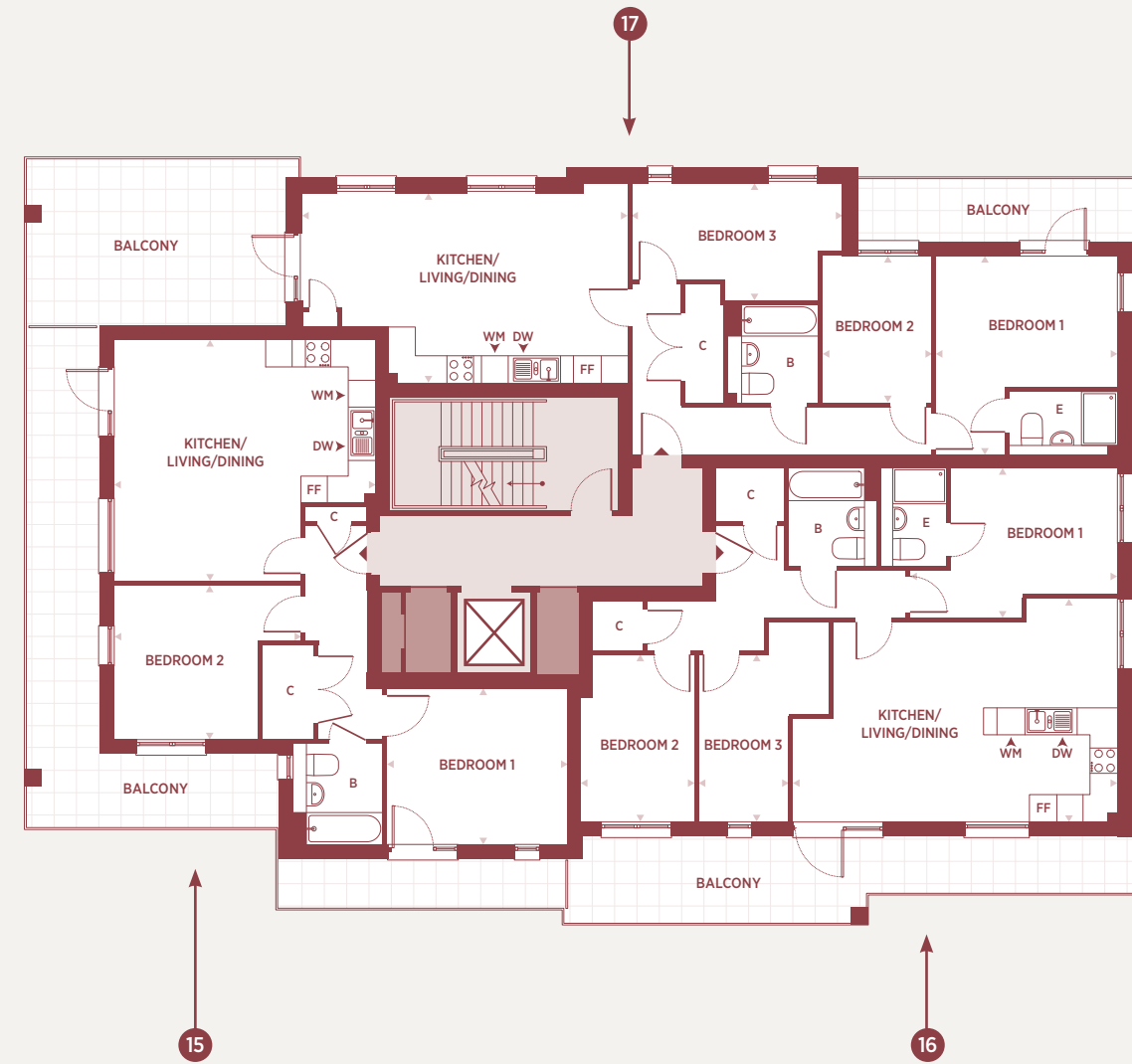
PLOT 17 3 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	7.26 x 4.22	23'9" x 13'9"
Bedroom 1	4.06 x 4.44	13'3" x 14'6"
Bedroom 2	2.44 x 3.30	8'0" x 10'9"
Bedroom 3	4.68 x 2.60	15'4" x 8'6"
Total Internal Area	84.7m²	912ft²

PLOT 16 3 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	7.29 x 5.02	23'10" x 16'5"
Bedroom 1	4.64 x 3.35	15'2" x 10'11"
Bedroom 2	2.54 x 3.75	8'4" x 12'3"
Bedroom 3	2.91 x 4.48	9'6" x 14'8"
Total Internal Area	85.5m²	920ft²

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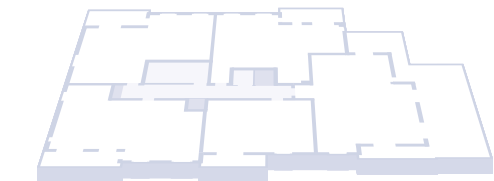


FLOORPLAN KEY

Communal Area	B Bathroom	WM Washing Machine
Lift	C Cupboard	FF Fridge/Freezer
Services / Plant	DW Dishwasher	E En Suite

BRAMAH COURT (BLOCK B)

LOWER GROUND FLOOR



3rd



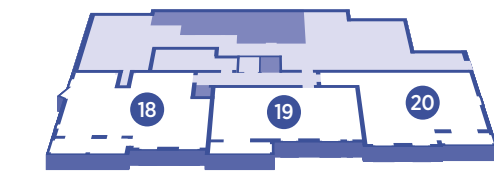
2nd



1st



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PLOT 18 2 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	4.89 x 7.72	16'0" x 25'3"
Bedroom 1	3.02 x 4.53	9'10" x 14'10"
Bedroom 2	3.18 x 4.62	10'5" x 15'1"
Total Internal Area	87.8m²	945ft²

Wheelchair adaptable unit

PLOT 20 2 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	4.45 x 7.05	14'7" x 23'1"
Bedroom 1	3.19 x 4.14	10'5" x 13'6"
Bedroom 2	2.58 x 4.22	8'5" x 13'9"
Total Internal Area	78.7m²	847ft²

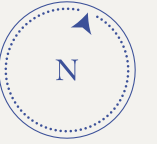
Wheelchair adaptable unit

PLOT 19 2 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	5.13 x 6.38	16'9" x 20'11"
Bedroom 1	3.57 x 3.69	11'8" x 12'1"
Bedroom 2	2.42 x 3.81	7'11" x 12'5"
Total Internal Area	71.7m²	772ft²

Wheelchair adaptable unit

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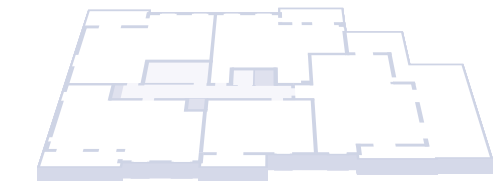


FLOORPLAN KEY

Communal Area	B Bathroom	WM Washing Machine
Lift	C Cupboard	FF Fridge/Freezer
Services / Plant	DW Dishwasher	WS Wheelchair Storage

BRAMAH COURT (BLOCK B)

GROUND FLOOR



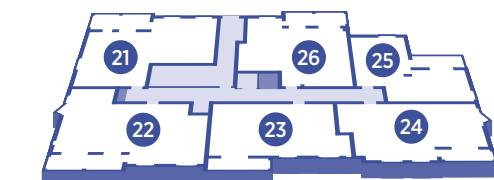
3rd



2nd



1st



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PLOT 21 2 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	5.25 x 6.70	17'2" x 21'11"
Bedroom 1	2.80 x 4.35	9'2" x 14'3"
Bedroom 2	2.91 x 4.35	9'6" x 14'3"
Total Internal Area	70.1m²	755ft²

PLOT 23 2 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	3.98 x 6.38	13'0" x 20'11"
Bedroom 1	3.55 x 4.09	11'7" x 13'4"
Bedroom 2	2.87 x 4.09	9'4" x 13'4"
Total Internal Area	63.5m²	684ft²

PLOT 25 1 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	6.85 x 3.85	22'5" x 12'7"
Bedroom	4.70 x 2.52	15'5" x 8'3"
Total Internal Area	50.1m²	539ft²

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PLOT 22 3 bedroom apartment

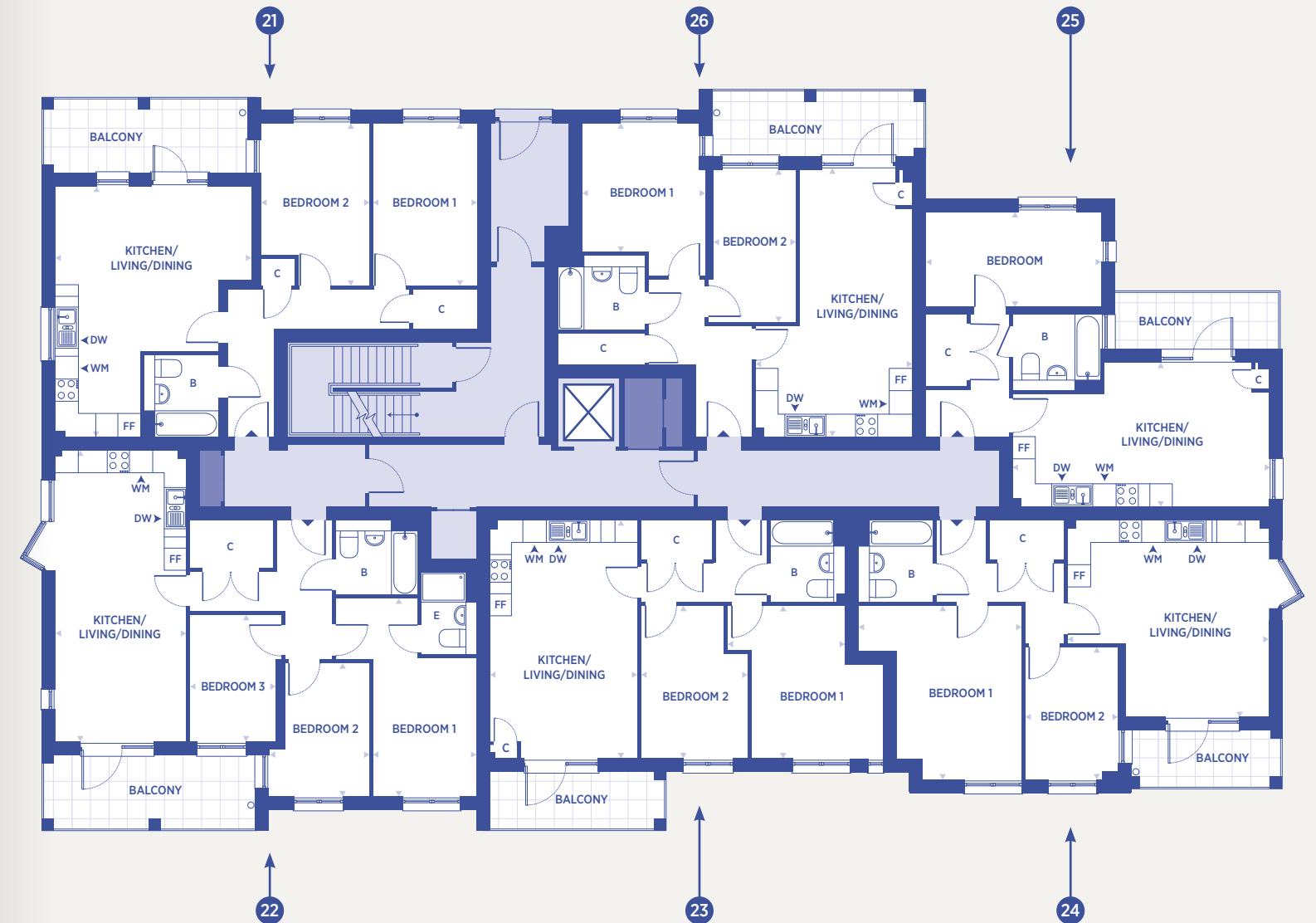
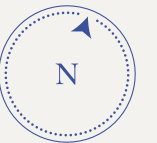
DIMENSIONS	M	FT
Kitchen/Living/Dining	7.80 x 3.51	25'7" x 11'5"
Bedroom 1	3.75 x 5.30	12'3" x 17'4"
Bedroom 2	2.68 x 3.56	8'9" x 11'8"
Bedroom 3	2.29 x 3.39	7'6" x 11'1"
Total Internal Area	79.3m²	854ft²

PLOT 24 2 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	5.38 x 5.26	17'7" x 17'2"
Bedroom 1	4.37 x 4.66	14'4" x 15'3"
Bedroom 2	2.47 x 3.55	8'1" x 11'7"
Total Internal Area	65.5m²	705ft²

PLOT 26 2 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	4.18 x 7.15	7'2" x 13'4"
Bedroom 1	3.29 x 3.44	10'9" x 11'3"
Bedroom 2	2.21 x 4.08	13'8" x 23'5"
Total Internal Area	63.3m²	681ft²

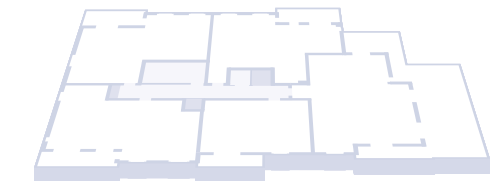


FLOORPLAN KEY

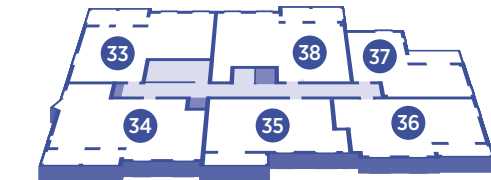
- Communal Area
- Services / Plant
- Bathroom
- En Suite
- Cupboard
- Dishwasher
- Washing Machine
- Fridge/Freezer

BRAMAH COURT (BLOCK B)

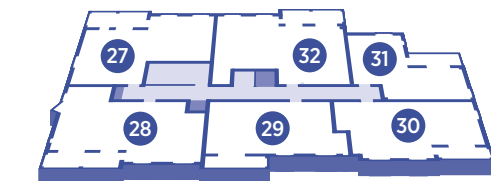
FIRST & SECOND FLOOR



3rd



2nd



1st



G



LG

PLOT 27 & 33 2 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	5.25 x 5.70	17'2" x 18'8"
Bedroom 1	2.80 x 4.35	9'2" x 14'3"
Bedroom 2	2.91 x 4.35	9'6" x 14'3"
Total Internal Area	70.1m ²	755ft ²

PLOT 29 & 35 2 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	3.98 x 6.38	13'0" x 20'11"
Bedroom 1	3.55 x 4.09	11'7" x 13'4"
Bedroom 2	2.87 x 4.09	9'4" x 13'4"
Total Internal Area	63.5m ²	684ft ²

PLOT 31 & 37 1 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	6.85 x 3.85	22'5" x 12'7"
Bedroom	4.70 x 2.52	15'5" x 8'3"
Total Internal Area	50.1m ²	539ft ²

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PLOT 28 & 34 3 bedroom apartment

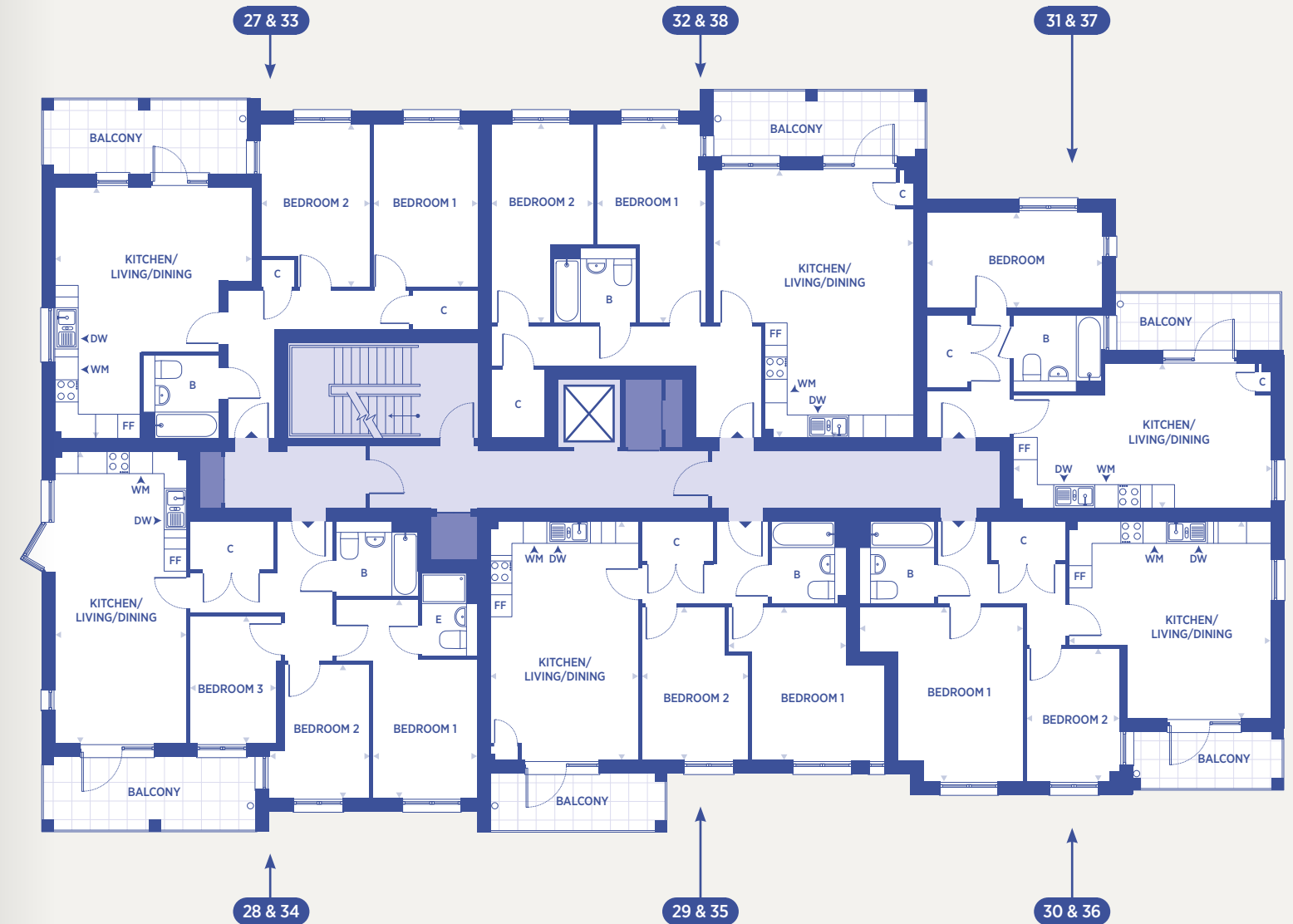
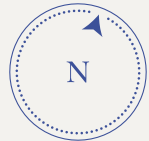
DIMENSIONS	M	FT
Kitchen/Living/Dining	3.51 x 7.80	11'5" x 25'7"
Bedroom 1	2.75 x 5.30	9'0" x 17'4"
Bedroom 2	2.68 x 3.56	8'9" x 11'8"
Bedroom 3	2.29 x 3.39	7'6" x 11'1"
Total Internal Area	79.3m ²	854ft ²

PLOT 30 & 36 2 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	53.8 x 5.26	17'7" x 17'2"
Bedroom 1	4.37 x 4.65	14'3" x 15'3"
Bedroom 2	2.47 x 3.55	8'1" x 11'7"
Total Internal Area	65.5m ²	705ft ²

PLOT 32 & 38 2 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	5.29 x 7.15	17'4" x 23'5"
Bedroom 1	2.90 x 5.32	9'6" x 17'5"
Bedroom 2	2.73 x 5.32	8'11" x 17'5"
Total Internal Area	79.6m ²	857ft ²



FLOORPLAN KEY

- Communal Area
- B Bathroom
- DW Dishwasher
- X Lift
- E En Suite
- WM Washing Machine
- Services / Plant
- C Cupboard
- FF Fridge/Freezer

BRAMAH COURT (BLOCK B)

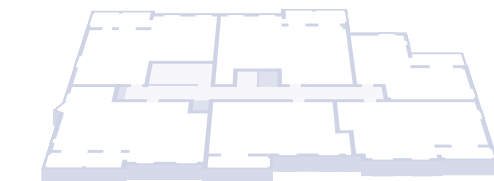
THIRD FLOOR



3rd



2nd



1st



G



LG

PLOT 39 2 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	5.42 x 6.82	17'9" x 22'4"
Bedroom 1	2.83 x 4.33	9'3" x 14'2"
Bedroom 2	2.89 x 4.33	9'5" x 14'2"
Total Internal Area	70.7m²	761ft²

PLOT 41 1 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	3.82 x 6.43	12'6" x 21'1"
Bedroom	4.30 x 2.99	14'1" x 9'9"
Total Internal Area	52.6m²	566ft²

PLOT 43 2 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	7.32 X 5.08	24'0" x 16'7"
Bedroom 1	2.73 x 4.47	8'11" x 14'8"
Bedroom 2	2.74 x 3.22	8'11" x 10'6"
Total Internal Area	68.3m²	735ft²

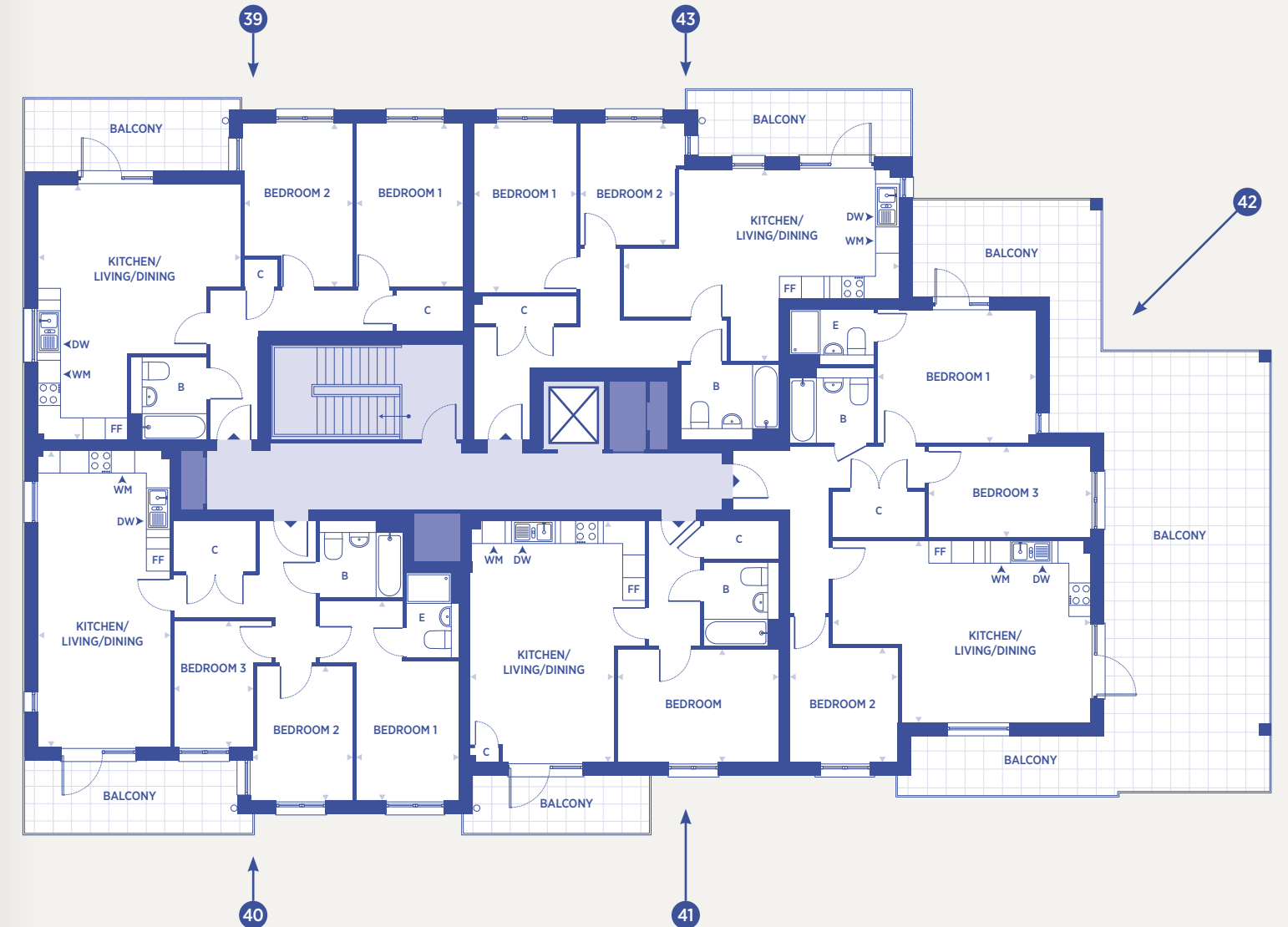
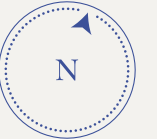
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PLOT 40 3 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	3.54 x 7.92	11'7" x 25'11"
Bedroom 1	2.74 x 3.69	8'11" x 12'1"
Bedroom 2	2.55 x 3.55	8'4" x 11'7"
Bedroom 3	2.61 x 3.39	8'6" x 11'1"
Total Internal Area	80m²	861ft²

PLOT 42 3 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	6.90 x 4.85	22'7" x 15'11"
Bedroom 1	4.24 x 3.54	13'10" x 11'7"
Bedroom 2	2.84 x 2.86	9'3" x 9'4"
Bedroom 3	4.35 X 2.41	14'3" x 7'11"
Total Internal Area	88.5m²	952ft²

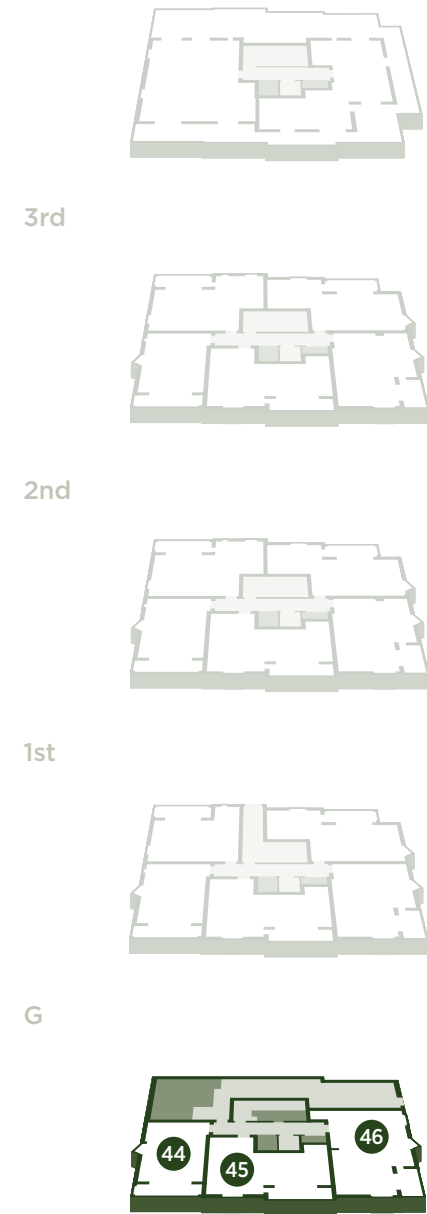


FLOORPLAN KEY

- Communal Area
- Services / Plant
- Bathroom
- En Suite
- Cupboard
- Dishwasher
- Washing Machine
- Fridge/Freezer

DISRAELI HOUSE (BLOCK C)

LOWER GROUND FLOOR



PLOT 44 Studio apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	4.93 x 5.72	16'1" x 18'9"
Bedroom	3.14 x 2.94	10'3" x 9'7"
Total Internal Area	36.3m ²	391ft ²

PLOT 46 2 bedroom apartment

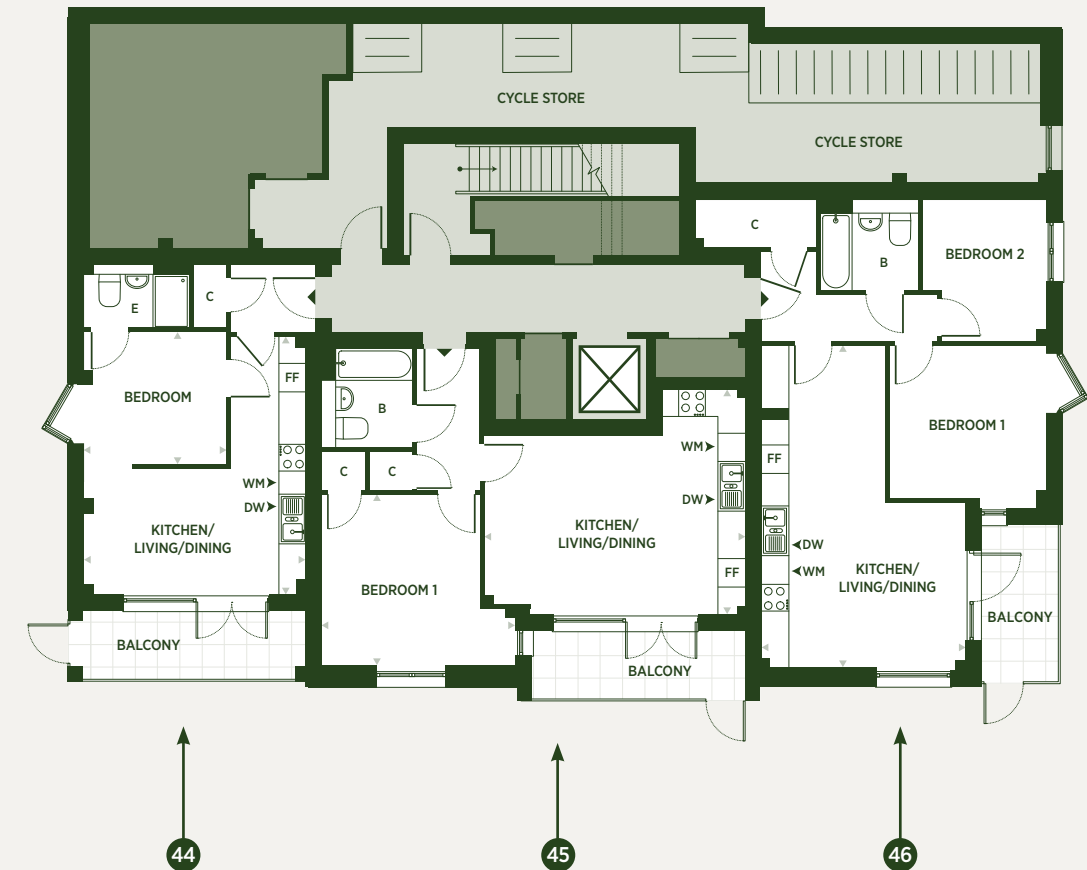
DIMENSIONS	M	FT
Kitchen/Living/Dining	4.51 x 7.13	14'9" x 23'4"
Bedroom 1	3.47 x 3.41	11'4" x 11'2"
Bedroom 2	2.73 x 3.14	8'11" x 10'3"
Total Internal Area	61m ²	657ft ²

PLOT 45 1 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	5.82 x 4.99	19'1" x 16'4"
Bedroom	4.29 x 3.82	14'0" x 12'6"
Total Internal Area	51m ²	549ft ²

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LG



FLOORPLAN KEY

Communal Area	B Bathroom	DW Dishwasher
Lift	E En Suite	WM Washing Machine
Services / Plant	C Cupboard	FF Fridge/Freezer

DISRAELI HOUSE (BLOCK C)

GROUND FLOOR

3rd



2nd



1st



G



LG



PLOT 47 Studio apartment

DIMENSIONS	M	FT
Kitchen/Living/Bedroom	7.49 x 5.05	24'6" x 16'6"
Total Internal Area	41.5m ²	447ft ²

PLOT 49 1 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	5.82 x 4.94	19'1" x 16'2"
Bedroom	4.29 x 3.90	14'0" x 12'9"
Total Internal Area	51.2m ²	551ft ²

PLOT 51 1 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	6.54 x 4.49	21'5" x 14'8"
Bedroom	4.82 x 3.55	15'9" x 11'7"
Total Internal Area	50m ²	538ft ²

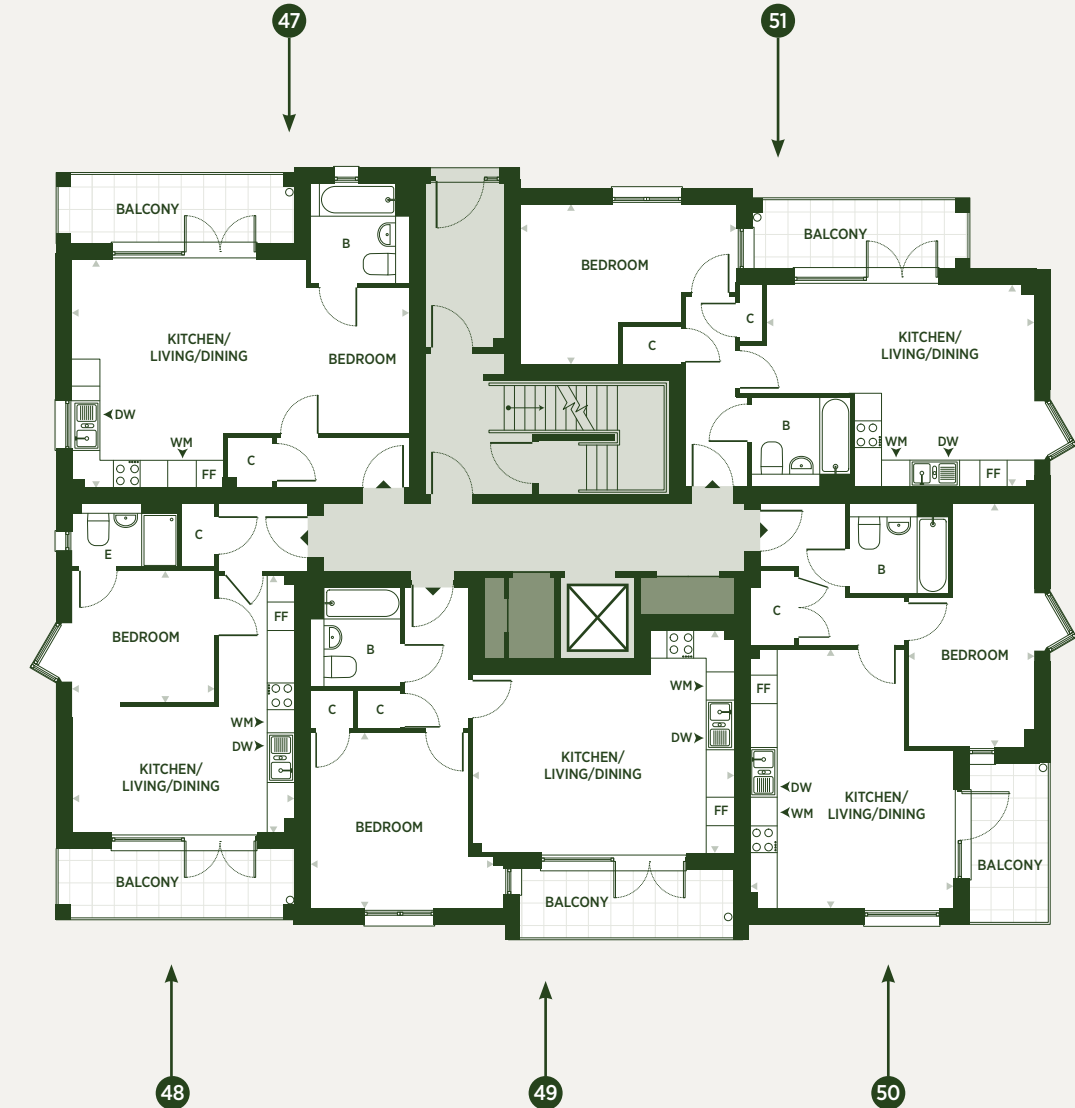
PLOT 48 Studio apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	4.93 x 5.72	16'1" x 18'9"
Bedroom	3.14 x 2.94	10'3" x 9'7"
Total Internal Area	37m ²	398ft ²

PLOT 50 1 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	4.51 x 5.76	14'9" x 18'10"
Bedroom	2.80 x 5.40	9'2" x 17'8"
Total Internal Area	49.9m ²	537ft ²

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FLOORPLAN KEY

	Communal Area	B	Bathroom	DW	Dishwasher
	Lift	E	En Suite	WM	Washing Machine
	Services / Plant	C	Cupboard	FF	Fridge/Freezer

DISRAELI HOUSE (BLOCK C)

FIRST & SECOND FLOOR



3rd



2nd



1st



G



LG

PLOT 52 & 57 1 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	6.01 x 5.06	19'8" x 16'6"
Bedroom	4.29 x 2.99	14'0" x 9'9"
Total Internal Area	50.1m ²	539ft ²

PLOT 54 & 59 1 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	5.82 x 4.94	19'1" x 16'2"
Bedroom	4.29 x 3.90	14'0" x 12'9"
Total Internal Area	51.1m ²	550ft ²

PLOT 56 & 61 1 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	6.54 x 4.49	21'5" x 14'8"
Bedroom	4.82 x 3.55	15'9" x 11'7"
Total Internal Area	50m ²	538ft ²

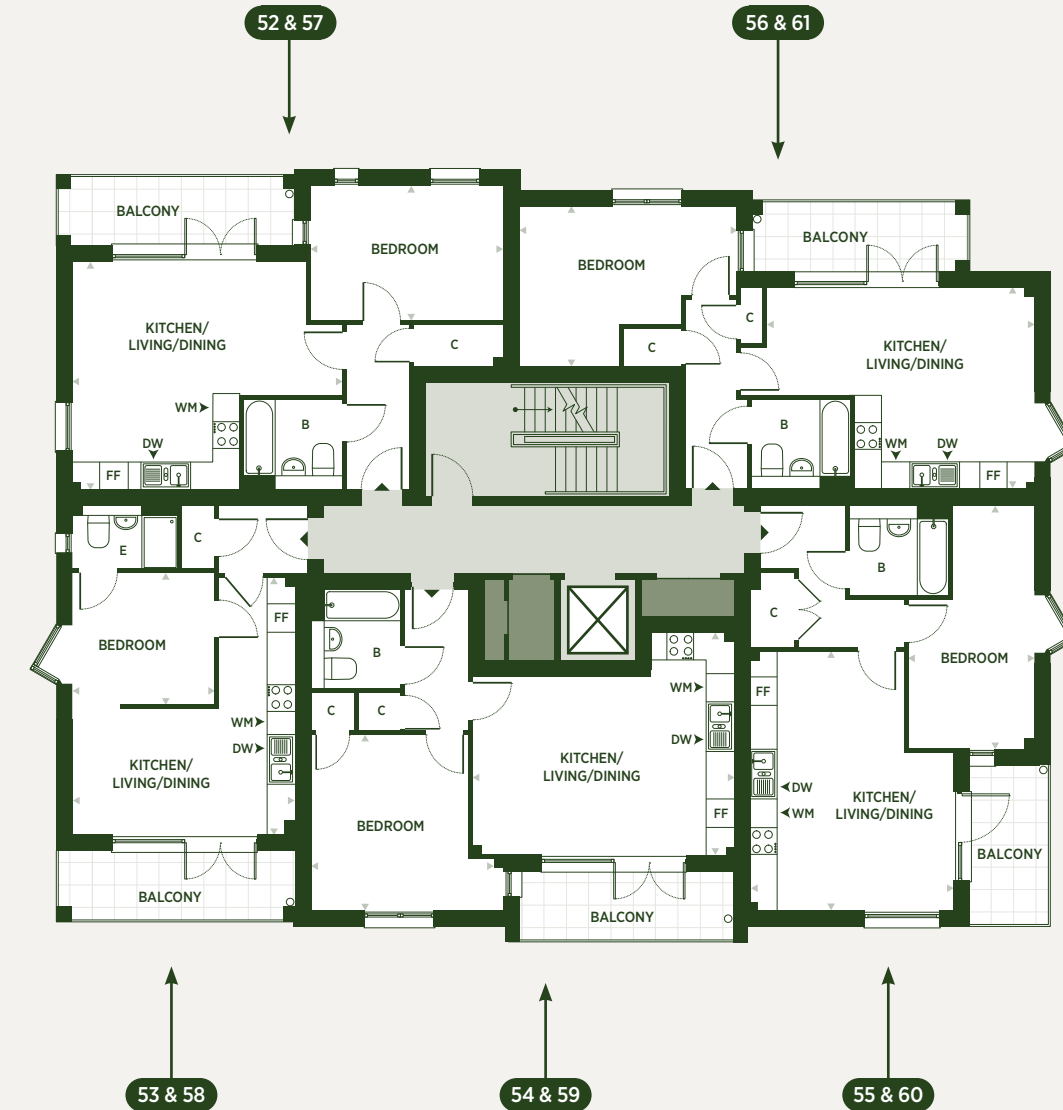
PLOT 53 & 58 Studio apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	4.93 x 5.72	16'1" x 18'9"
Bedroom	3.14 x 2.94	10'3" x 9'7"
Total Internal Area	37m ²	398ft ²

PLOT 55 & 60 1 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	4.51 x 5.76	14'9" x 18'10"
Bedroom	2.80 x 5.40	9'2" x 17'8"
Total Internal Area	50m ²	538ft ²

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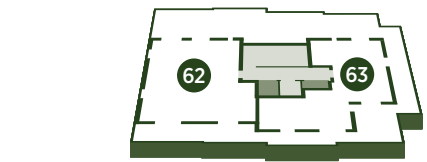


FLOORPLAN KEY

	Communal Area	B	Bathroom	DW	Dishwasher
	Lift	E	En Suite	WM	Washing Machine
	Services / Plant	C	Cupboard	FF	Fridge/Freezer

DISRAELI HOUSE (BLOCK C)

THIRD FLOOR



3rd



2nd



1st



G



LG

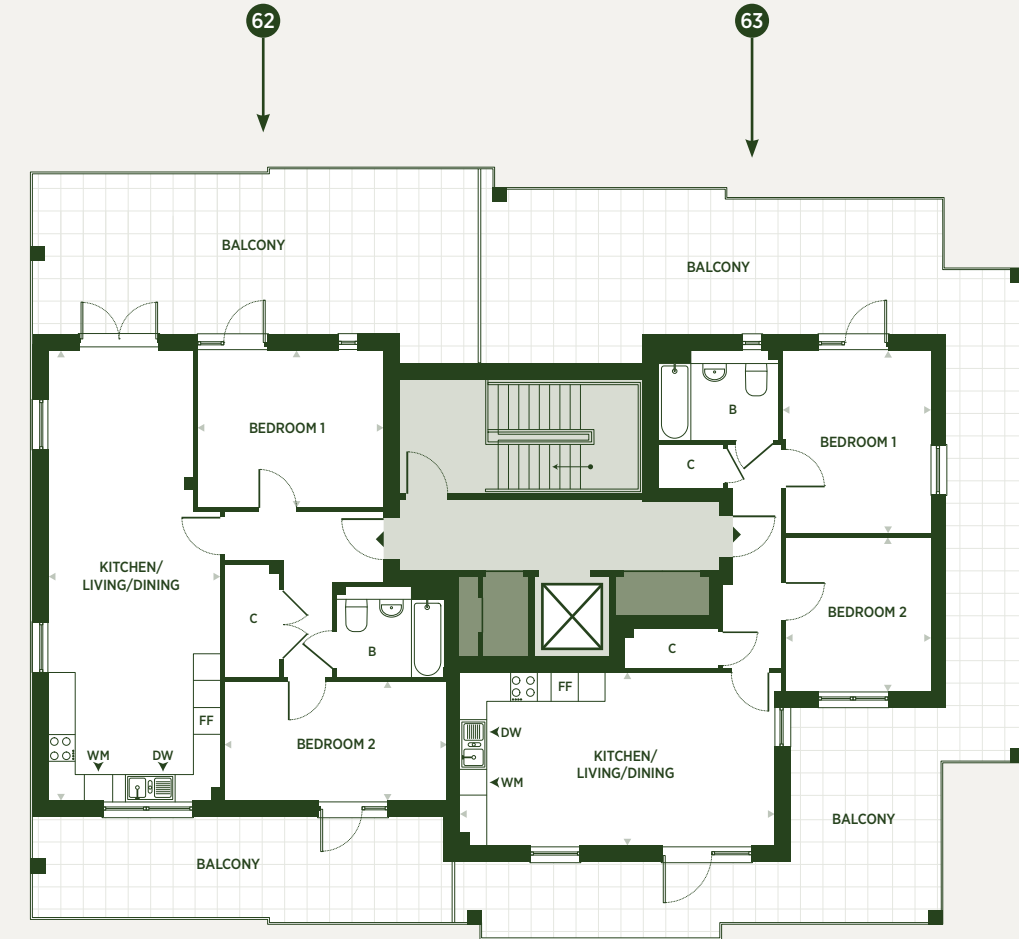
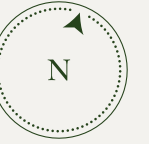
PLOT 62 2 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	3.84 x 10.06	12'7" x 33'0"
Bedroom 1	4.14 x 3.52	13'6" x 11'6"
Bedroom 2	4.94 x 2.68	16'2" x 8'9"
Total Internal Area	81.9m ²	882ft ²

PLOT 63 2 bedroom apartment

DIMENSIONS	M	FT
Kitchen/Living/Dining	7.01 x 3.89	22'11" x 12'9"
Bedroom 1	3.29 x 4.08	10'9" x 13'4"
Bedroom 2	3.22 x 3.43	10'6" x 11'3"
Total Internal Area	68m ²	732ft ²

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FLOORPLAN KEY

	Communal Area	B	Bathroom	DW	Dishwasher
	Lift	E	En Suite	WM	Washing Machine
	Services / Plant	C	Cupboard	FF	Fridge/Freezer

Shared Ownership with Clarion Housing

WHAT IS SHARED OWNERSHIP?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. You buy a share of between 25% and 75% of the property's value and pay a subsidised rent on the remaining share. A key advantage is that, as part-owner, you have a security of tenure that renting cannot offer. Over time, you can buy more of the property until you own 100%.

You will need a small deposit at the outset – generally a minimum of 5% of your share, subject to conditions – and you will need to raise a mortgage on the rest of the sum required.

In line with government priorities, priority for Shared Ownership homes is awarded to serving military personnel and former members of the British Armed Forces honourably discharged in the last two years.

People who live or work in the local area also receive priority. We welcome applications from everyone and will try and help if we can.

AM I ELIGIBLE?

There are certain conditions to be eligible for a Shared Ownership property:

- Your annual household income must be no more than £90,000
- You must be unable to purchase a home suitable for your needs on the open market without assistance
- In many cases, you must be able to demonstrate a live or work connection
- You must not have any outstanding credit issues (i.e. unsatisfied defaults or county court judgments)
- You must be a first-time buyer. If you already own a home and need to move but cannot afford to, or you have equity from a recent sale, please contact us, as there are some circumstances under which you may still be eligible.

Working in Partnership

ABOUT CLARION HOUSING

Clarion Housing is the largest housing association in the country with 125,000 homes across more than 170 local authorities. Over 360,000 people call a Clarion Housing home their home.

As a landlord, Clarion Housing is committed to providing excellent customer service to all its residents and to maintaining its homes to a good standard - investing significantly in improving them each year.

Clarion Housing also develops and markets homes for affordable rent and low cost home ownership as well as managing homes for private rent.

Clarion Housing is part of Clarion Housing Group, which also comprises a charitable foundation, a property development company and a maintenance contractor.



CLARION
HOUSING

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Clarion Housing is part of Clarion Housing Group.

ABOUT GOLDCREST

We've been acquiring and developing land in and around London for over 30 years. Grounded in tradition, yet alive to the future, we're constantly evolving and adapting. It's this constant evolution that keeps us at the forefront of land acquisition, design and development across London.

But it's not just about our future. It's about building a better future for the communities and neighbourhoods we work in. We see it as our responsibility to take on challenges and set the scene for communities to really flourish. We're passionate about developing and improving the neighbourhoods we work in. Part of our work is about understanding what local people want for their communities.

 **Goldcrest**



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CLARION
HOUSING

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fortescuegardens.co.uk