

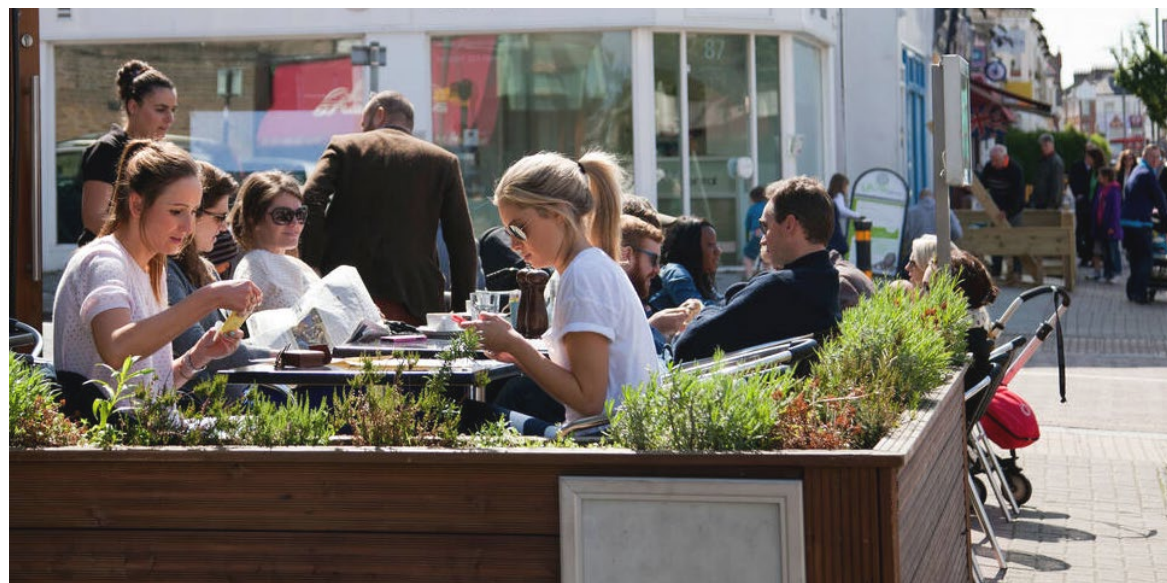
NORTHCOTE

— E + W —

A BRAND NEW CHAPTER *for* LIFE *in* SW11

Ideally situated at the southern end of the famed road from which it takes its name, Northcote East + West puts you at the heart of all this popular area has to offer. Set across two blocks on opposite sides of Northcote Road, the development's superbly finished collection of one and two bedroom apartments, are just minutes from an array of bars, restaurants, boutiques. Not to mention, Clapham Junction station and both Wandsworth and Clapham Commons.

Northcote Road, Wandsworth SW11 6RD



SHOW APARTMENT

ALL YOU *could* ASK FOR ON *your* DOORSTEP

FITNESS

- 01. CrossFit Shapemiths
- 02. Fitness First Lavender Hill
- 03. Willow – Yoga Pilates Barre
- 04. 12 Rounds Boxing Gym

CULTURE

- 05. Clapham Grand
- 06. Battersea Arts Centre
- 07. Northcote Gallery
- 08. The Last Supper Art Gallery

ESSENTIALS

- 09. Whole Foods Market
- 10. Waitrose & Partners
- 11. Tesco Express
- 12. Co-op Food
- 13. Bayley & Sage
- 14. Marks & Spencer

SCHOOLS & NURSERIES

- 15. Belleville Primary School
- 16. Northcote House Nursery
- 17. Bright Horizons Nursery & Preschool
- 18. Tiddlywinks Nursery
- 19. Nightingale 3 Montessori Nursery

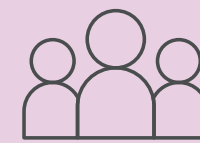


KEY FACTS

ONE OF *London's* MOST *popular* AREAS



A jewel in South West London's already covetable crown, Northcote Road and the surrounding area's popularity with young professionals and families is easy to understand. Combining easy access to central London with a greener more village-like ambience, it combines the best of the capital with a lifestyle that's second-to-none.



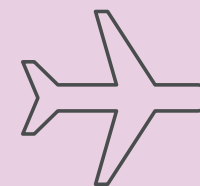
HUGELY POPULAR WITH
YOUNG PROFESSIONALS
& FAMILIES



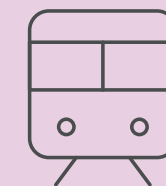
ONE OF LONDON'S
BEST HIGH STREETS



9 MINS WALK FROM
150+ HECTARES
OF GREENERY



24 MINS TO
GATWICK AIRPORT*



14 MINS TO
WATERLOO STATION*



4.85% AVERAGE
YIELD

*Travel times calculated from Clapham Junction station to location stated. Source: tfl.gov.uk..

WELCOME *to the* NEIGHBOURHOOD



OLE & STEEN



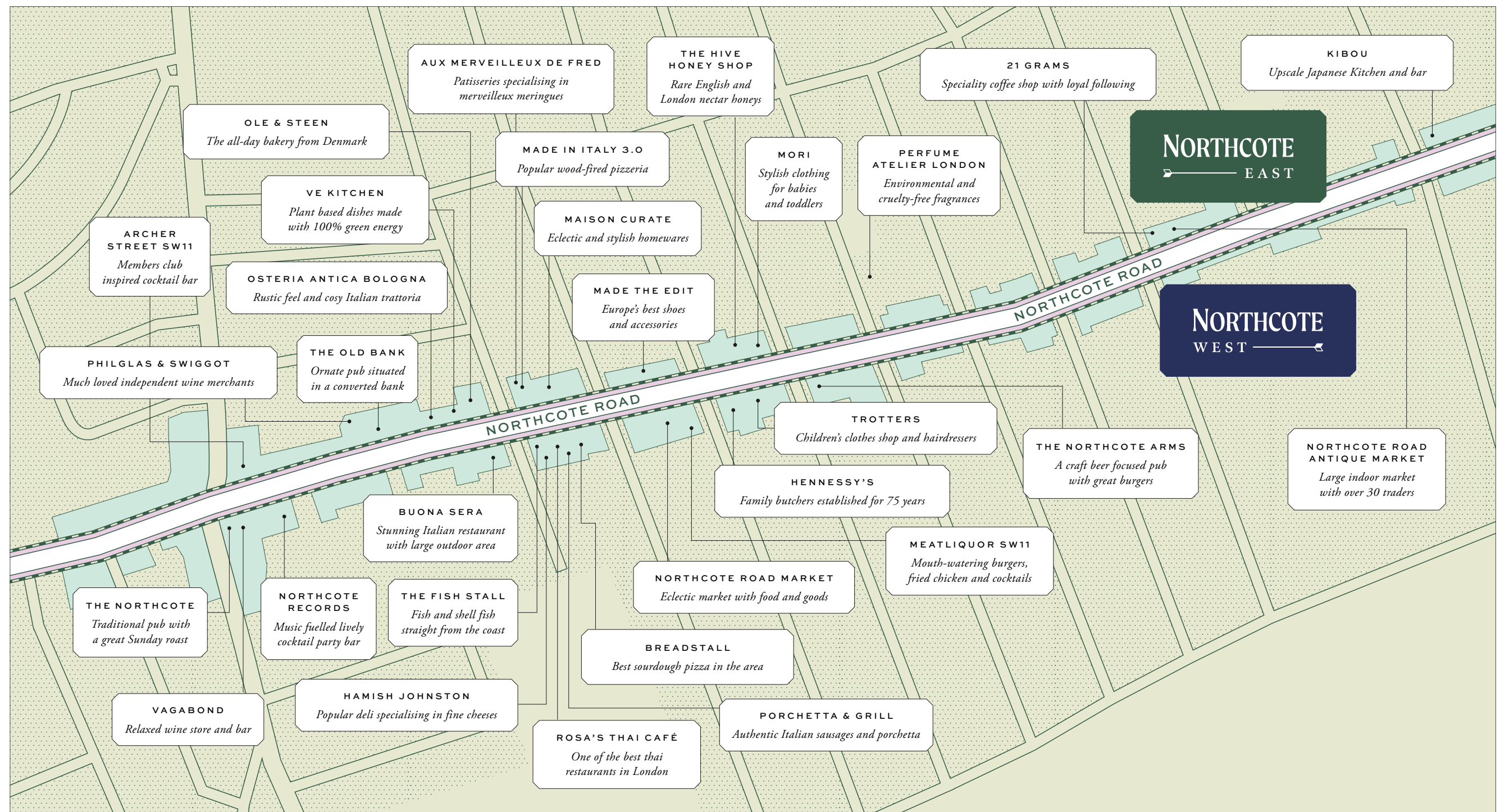
NORTHCOTE RECORDS



THE OLD BANK

NORTHCOTE ROAD

THE MORE *you* EXPLORE, *the more* YOU'LL FIND



BREAKFAST, LUNCH *and* DINNER, *all ably* CATERED TO

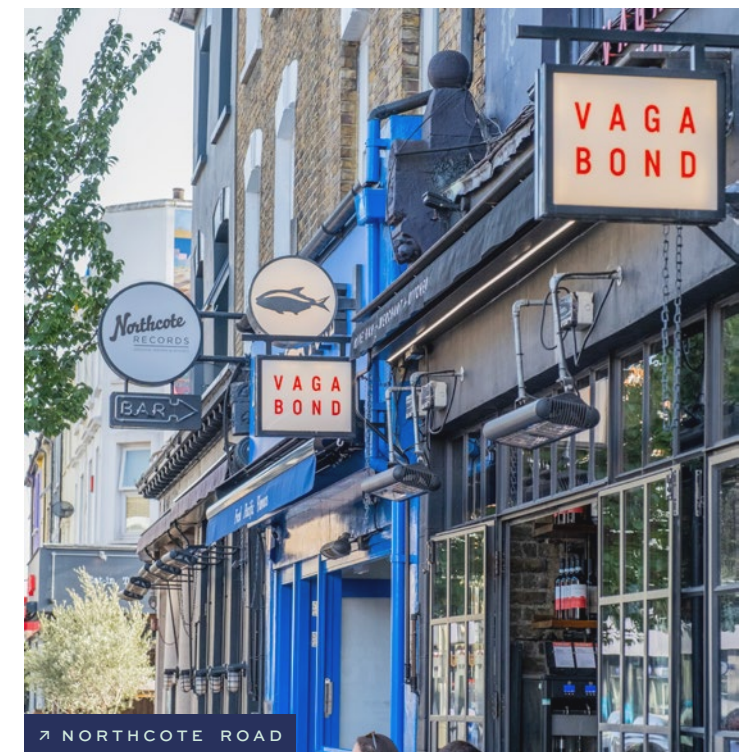


Popular with young professionals and families alike, life here is a tale of two halves. During the day café culture abounds, with an eclectic array of coffee shops and lunch spots to enjoy.

From independents, such as Bluebird Brothers and 21 Grams to much loved London staples, like GAIL's, whether you fancy a quick bite or a full meal there's something for everyone.

Come the evening, the area transforms. An eclectic array of traditional pubs, sleek cocktail bars, upscale eateries offering a world tour of culinary delights open their doors.

With many boasting outdoor seating areas, on a balmy night it's like of slice of the Mediterranean has come to South West London



WHERE *local* DELIGHTS MEET INTERNATIONAL *fashion* HOUSES

Flying the flag for well-curated high streets, Northcote Road is an enclave for independent boutiques – with an array of establishments to explore.

Made the Edit offer Europe's best shoes and accessories. Maison Curate's array of lifestyle items will ensure your home looks just so. While with Northcote Road Antique Market's 30 stalls, you never know what treasures you may find.

There are plenty of brand names towards to Clapham Junction too. Plus the shopping powerhouses of the West End, Battersea Power Station and Westfield White City are all easy to avail thanks to the stations superb transport links.





CLAPHAM COMMON

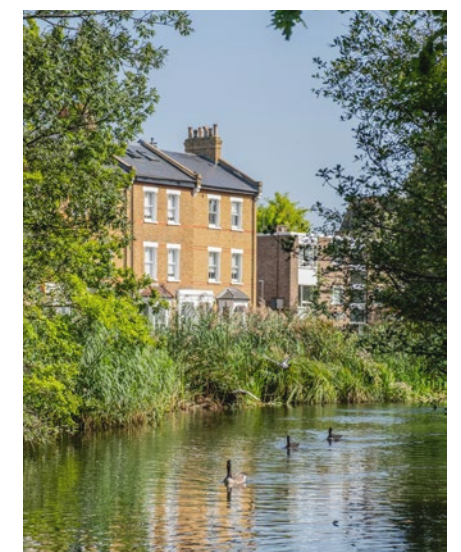
PERFECTLY *sandwiched* BETWEEN THE *two* COMMONS

While South West London is renowned for its greenery, Northcote East + West enjoys an enviable location just moments from Wandsworth and Clapham Commons – three and nine minutes’ walk respectively.

Whether your idea of enjoying the great outdoors is a run, a bike ride or a picnic with friends, combined they put over 150 hectares of woods, heath and grasslands at your disposal. Not to mention an abundance of amenities – tennis and basketball courts, ponds and lakes, cricket greens and football pitches, and cafes.



WANDSWORTH COMMON



WANDSWORTH
IS *the educated*
CHOICE IN
EVERY *sense*

With its superb transport links, Northcote East + West is a superb base from which to embrace London’s acclaimed universities. From the law and medicine to art and fashion, there’s no limit to what you can study.

London College of
Communication
*From 22 mins**

School of Oriental &
African Studies
*From 29 mins**

King’s College London
*From 25 mins**

University College
London
*From 31 mins**

London School
of Economics
*From 24 mins**

Imperial College
*From 31 mins**



**Travel times calculated from Clapham Junction station to university stated. Source: tfl.gov.uk.*

TRANSPORT



➤ SOUTH BANK

ALL OF LONDON *is yours* TO ENJOY

A short walk from Clapham Junction station, one of London's best train services is at your disposal. In terms of regularity and speed it's hard to beat how quickly you can get about the capital. You're also superbly located to explore the local area by bicycle.

TRAIN

Clapham Junction – 0.7 miles 14 mins walk [^]		
Vauxhall 11 mins*	Victoria 15 mins*	Oxford Circus 27 mins*
Waterloo 14 mins*	Bank 25 mins*	Canary Wharf 32 mins*

BICYCLE

Clapham Common [^] 0.5 miles – from 4 mins	Battersea Power Station [^] 3.0 miles – from 16 mins
Thames Path [^] 1.3 miles – from 8 mins	Richmond Park [^] 4.7 miles – from 27 mins
Battersea Park [^] 2.0 miles – from 14 mins	South Bank [^] 5.2 miles – from 28 mins

AIRPORTS

Gatwick Airport [^]	Heathrow Airport [^]	London City Airport [^]
Train – from 24 mins	Train – from 46 mins	Train – from 57 mins
Car – from 40 mins	Car – from 28 mins	Car – from 35 mins

[^]Distances and times calculated from the development to the destination stated. Source: google.com/maps. *Travel times calculated from Clapham Junction station to station stated. Source: tfl.gov.uk.

KITCHEN / LIVING / DINING



LIVING



KITCHEN



BEDROOM



BATHROOM



SHOW APARTMENT

HOMES AS *perfectly* FINISHED AS THEY ARE *located*

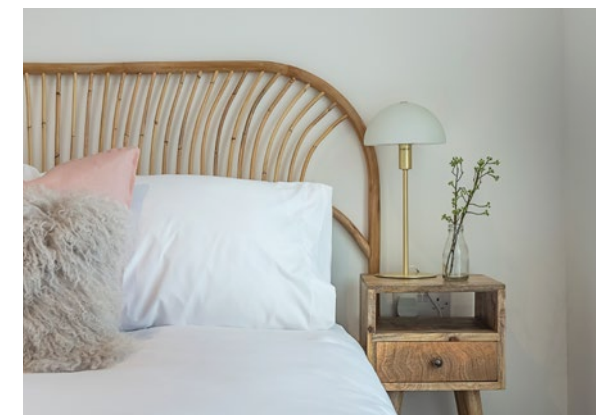
Designed to provide a sleek and understated open plan canvas on which to make your mark, the apartments have been finished with a subtle elegance.

The designer kitchens have the perfect blend of form and function, with plenty of worktop space and AEG integrated appliances.

The main living areas feature engineered timber floors, while the bedrooms and bathrooms boast neutral carpet and oversized floor tiles respectively.

Underfloor heating is found throughout, keeping the layouts uncluttered and each of the homes benefits from a private balcony – a handy addition even with how easily you can reach both Wandsworth and Clapham Commons.

There's even a bike store to get you there quicker and all the homes are served by lift.



These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better.

FLOORPLANS

LEVEL ONE *Apartments 101, 102, 103 & 104*



APARTMENT 101

Kitchen Living Dining	7.8m x 2.8m	25'6" x 9'1"	Internal Area	73.1m ²	787ft ²
Bedroom 1	3.4m x 3.4m	11'2" x 11'0"	Balcony 1	4.2m x 2.4m	13'8" x 7'10"
Bedroom 2	3.9m x 3.7m	12'8" x 12'3"	Balcony 2	3.5m x 2.4m	11'5" x 7'10"

APARTMENT 102

Kitchen Living Dining	7.8m x 5.7m	25'6" x 18'9"	Bedroom 1	4.0m x 3.7m	13'0" x 12'0"
Internal Area	63.2m ²	680ft ²	Balcony	3.4m x 1.8m	11'0" x 6'0"

APARTMENT 103

Kitchen Living Dining	7.1m x 3.7m	23'5" x 12'0"	Bedroom 1	4.4m x 3.1m	14'7" x 10'3"
Internal Area	50.3m ²	541ft ²	Balcony	3.8m x 2.26m	12'5" x 7'5"

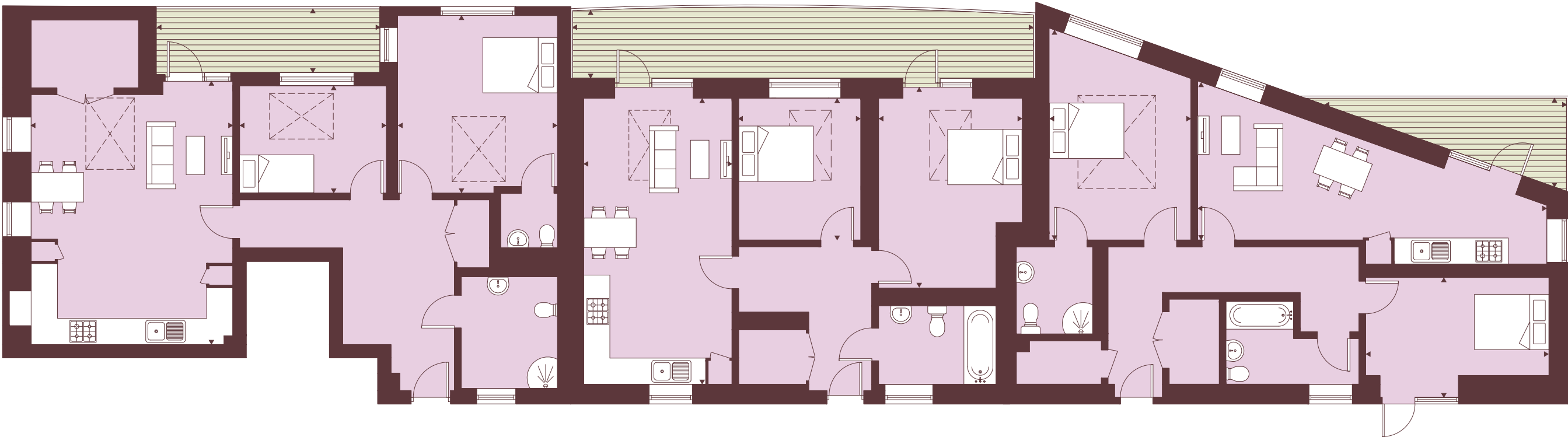
APARTMENT 104

Kitchen Living Dining	7.7m x 4.3m	25'3" x 14'1"	Bedroom 1	4.3m x 3.2m	14'1" x 10'5"
Internal Area	55.1m ²	593ft ²	Balcony	4.6m x 2.1m	15'1" x 7'0"

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

FLOORPLANS

LEVEL TWO *Apartments 201, 202 & 203*



APARTMENT 201

Kitchen Living Dining	5.0m x 6.0m	16'6" x 19'9"	Internal Area	79.3m ²	853ft ²
Bedroom 1	4.1m x 3.7m	13'6" x 12'0"	Balcony	4.8m x 1.6m	15'10" x 5'1"
Bedroom 2	3.4m x 2.4m	11'0" x 8'0"			

APARTMENT 202

Kitchen Living Dining	7.0m x 3.4m	23'0" x 11'2"	Internal Area	64.8m ²	697ft ²
Bedroom 1	4.9m x 3.3m	16'1" x 10'9"	Balcony	9.6m x 1.6m	31'5" x 5'3"
Bedroom 2	3.3m x 2.8m	10'8" x 9'2"			

APARTMENT 203

Kitchen Living Dining	8.4m x 3.7m	27'5" x 12'0"	Internal Area	73.3m ²	789ft ²
Bedroom 1	4.2 x 2.7m	13'10" x 9'0"	Balcony	5.5m x 2.1m	18'0" x 7'0"
Bedroom 2	4.5m x 3.2m	14'8" x 10'7"			

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.



EMBRACE *life*
AT *the heart* OF
NORTHCOTE ROAD

For more information about Northcote East + West, please
contact our retained sales agents, Hamptons International.

T: 020 3369 4382
E: newhomes@hamptons.co.uk
W: hamptons.co.uk

Hamptons
INTERNATIONAL

Northcote East + West is a marketing name and may not form part of the development's address. These particulars are not considered to be a formal offer, they are for information purposes only and to provide an overview of the property. They are not taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. All travel times and distances mentioned are approximate and for guidance only. All illustrative maps are not to scale and for guidance only rather than accurate representations of distance and exact locations. Intending purchasers must satisfy themselves as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or their agent. These particulars are believed to be correct at the time of issue and any areas, measurements or dimensions referred to are indicative only and have been taken from the architect's current drawings which may be subject to change during the course of construction. In view of the developer's continuing improvements policy the detailed specification and/or layouts may change. CGIs are artist's impressions and indicative of finished product. Some items are optional extras and are not included.

NORTHCOTE

— E + W —