



Computer generated image of Hammerton Row, indicative only

Urban Village Life

This ever-evolving residential corner of Stockwell forms a triangle with the popular South London destinations of Clapham and Brixton. With its enviable location Hammerton Row puts residents on the spot to enjoy the best of urban village living.

	Victoria Station	Oxford Circus	London Bridge	Kings Cross	Gatwick Airport
Public Transport*	5 mins*	12 mins*	12 mins*	23 mins*	47 mins*
	Stockwell Underground Station	O2 Academy Brixton	Brixton Village Market	The Ritzy Cinema	Clapham Common
Walking	7 mins	7 mins	13 mins	15 mins	19 mins
	Clapham Common	Brockwell Park	Battersea Park	Waterloo Station	Sloane Square
Bicycle	7 mins	8 mins	10 mins	16 mins	19 mins
	Clapham Junction	Sloane Square	Dulwich Village	The Southbank	Heathrow Airport
By Taxi	12 mins	15 mins	15 mins	17 mins	45 mins

*NOTE: All journey times by Public Transport start from Stockwell Underground Station. All other journey times stated start from Hammerton Row. Times sourced from google.com/maps



Hyde
New Homes

Hyde New Homes is the award-winning affordable home ownership part of the Hyde Group, a leading G15 developer of homes for all needs and incomes, providing homes and services to over 95,000 customers across London and the South East.

The 30-strong Hyde New Homes team sits within Business Development and provides expertise in sales and marketing.

Hyde plans to develop 7,500 homes over the next five years and is investigating ways to build further homes. As a not-for-profit business, surplus is invested to build more affordable homes.

Hyde's significant skills and experience are reflected in its approach to both new build and large-scale regeneration harnessing a multi-disciplined approach where all relevant stakeholders input into each scheme at an early stage to ensure the product is suited to its target audience and commercially viable.

Homes are generously-sized, striking a balance between style and functional design, appealing to a wide range of home buyers. Quality finishes, fittings and long-lasting materials are used and current sustainability standards employed using latest heating and insulation technology, to reduce fuel bills and cut emissions.

The focus is on customer satisfaction, innovative product, award-winning design and locations, making Hyde's new homes attractive to buyers and investors alike.

WHAT OUR CUSTOMERS SAY

"We're so grateful for everything Hyde New Homes did for us. They understood that this was going to be our forever home and we weren't willing to settle for something that wasn't perfect."

Purchaser at Wing, Camberwell

CUSTOMER SERVICE



95% of our customers would recommend us to a friend



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HAMMERTON ROW

LINGHAM STREET, SW9

PERFECTLY PLACED IN SOUTH LONDON
— AT THE CENTRE OF IT ALL —

Hyde New Homes exclusively presents a collection of two bedroom townhouses located in the heart of vibrant SW9 on the Stockwell/Brixton border

HAMMERTON ROW

These beautifully appointed new homes reflect the ongoing evolution of South London's most eclectic, vibrant and sought-after neighbourhoods.



1. The Department Store, Brixton / 2. Brixton Village Indoor Market / 3. Clapham Common / 4. Minnow, Clapham / 5. The Ritzy Cinema, Brixton / 6. Great transport connections

LINGHAM STREET, SW9

High Specification

With luxuriant finishes and the latest in home automation, Hammerton Row has been designed with your comfort and convenience in mind. Great care and attention has been given to the quality of specification, fit and finish to ensure these homes are built to last.

KITCHEN

Quality handleless kitchen units in Meteor Grey with brushed silver edging
Minerva Carrara White marble effect worktops
Full height Deco Glaze glass splashback
One and half bowl undermounted stainless steel sink with drainer grooves set into worktop
3 in 1 steaming hot water brushed tap
Under pelmet lighting to kitchen units
Pop up plug sockets

APPLIANCES

Integrated AEG Appliances: Dishwasher / Washer Dryer / Single Oven / Ceramic Hob / Combi Microwave / Fridge Freezer
Caple Wine Cooler
Elica Integrated Extractor Hood

BATHROOM & EN SUITE

Quality white bathroom suite
Hansgrohe fittings
Heated chrome towel rail (bathroom only)
Wall mounted handleless vanity unit
Large wall mounted mirror
Frameless shower screen to En Suite
Glass shower / bath screen to bathroom
Neutral soft grip porcelain tiles to floor and walls in bathroom and en suite

CLOAKROOM

Quality white cloakroom suite
Chrome Hansgrohe mixer tap and waste
Wall mounted handleless vanity unit
LED illuminated mirror above basin
Grey, wood effect plank porcelain tiles to floor, neutral porcelain tiles half height to walls

BEDROOM

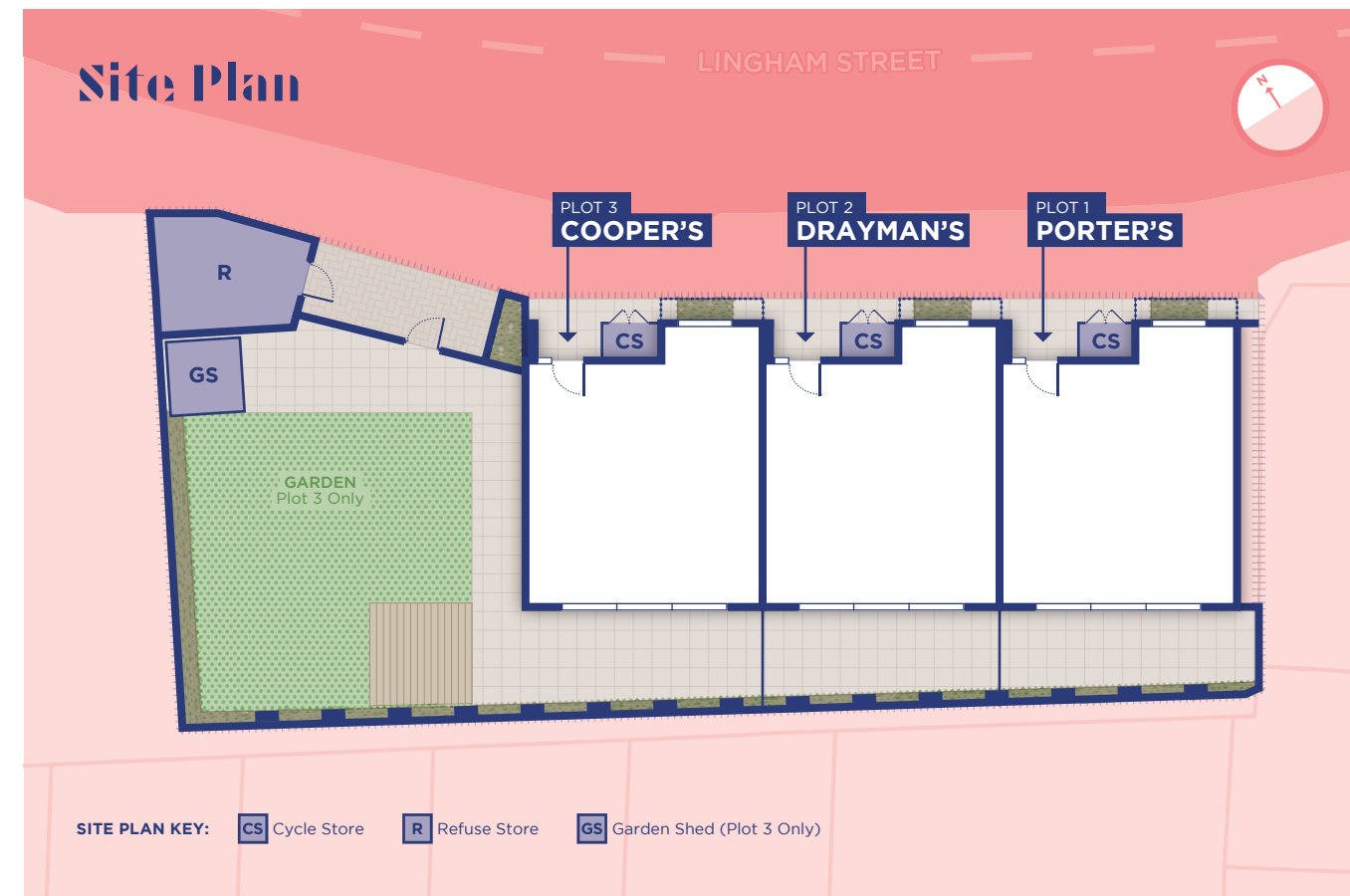
Fitted wardrobe with dark walnut and mirrored finish and sensor controlled LED light

FLOORING & STAIRS

Grey, wood effect plank porcelain tiles to hallway, kitchen, dining area, living room, bathroom and cloakroom
Stairs to have oak handrails stained grey, with white square spindles
Neutral soft grip porcelain tiles to floor and walls in bathroom and en suite
Natural coloured 80/20 twist carpet to stairs and landing, bedrooms
Grey eco deck composite decking with uplighters to garden of plot 3

UTILITIES & PEACE OF MIND

Underfloor heating throughout
Smart wall mounted thermostatic control
Lutron lighting, sense and control platform to master bedroom, kitchen, living room and external terrace / garden areas
Brushed chrome sockets and switch plates throughout
White recessed downlighters throughout
Cat 6 wiring infrastructure
External lighting to main entrance and rear
Strip lighting to parapet and raling of roof terrace (where applicable)
BT Fibre Optic (by subscription)
Outdoor tap and sockets to roof terrace (plot 1 & 2 only) and garden
Solar panels to roof (plot 3 only)

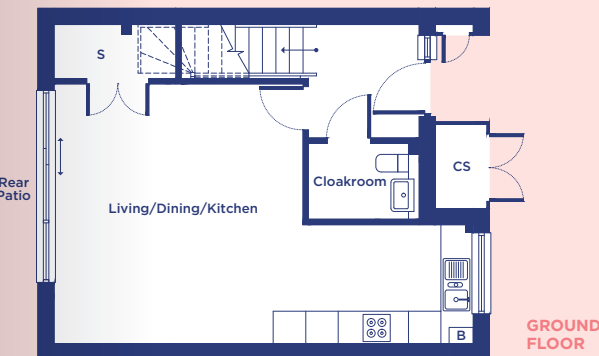
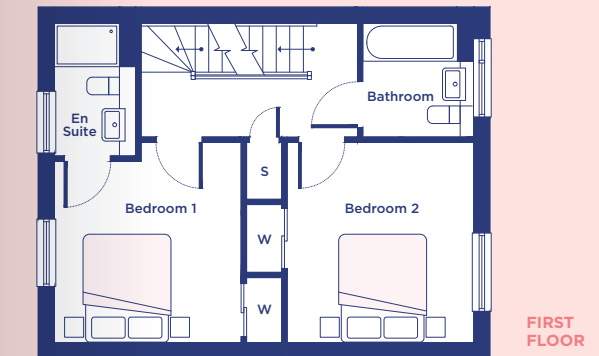
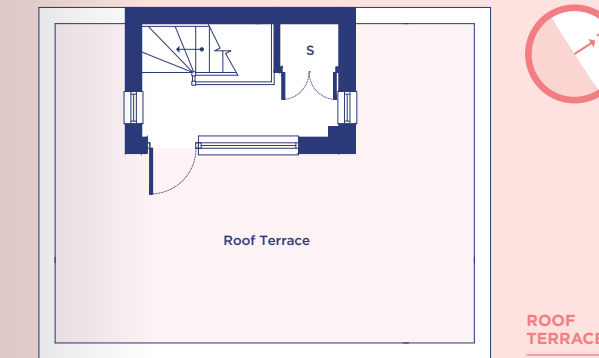


The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change.

Porter's and Drayman's

PLOT 1 AND 2

Gross Internal Area	94.2m ²	1014ft ²
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DIMENSIONS	M	FT
Living/Dining Area	4.81 x 4.54	15'9" x 14'10"
Kitchen Area	2.17 x 3.14	7'1" x 10'3"
Bedroom 1	3.66 x 3.41	12'0" x 11'2"
Bedroom 2	3.69 x 3.40	12'1" x 11'1"

FLOORPLAN KEY:

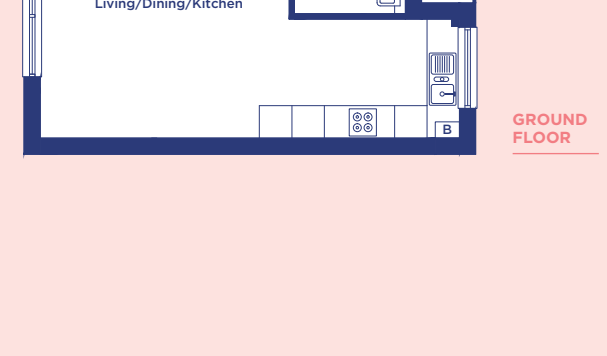
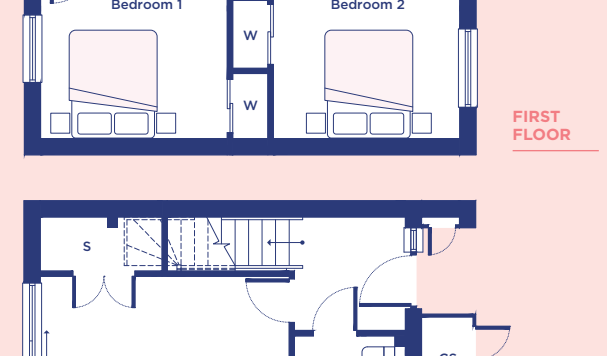
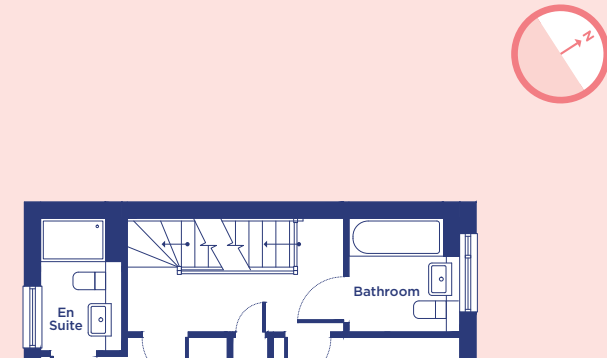
W Wardrobe
S Storage Space
B Boiler
CS Cycle Store

Note: Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units appliance spaces and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition).

Cooper's

PLOT 3

Gross Internal Area	86.4m ²	930ft ²
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DIMENSIONS	M	FT
Living/Dining Area	4.81 x 4.54	15'9" x 14'10"
Kitchen Area	2.17 x 3.14	7'1" x 10'3"
Bedroom 1	3.66 x 3.41	12'0" x 11'2"
Bedroom 2	3.69 x 3.40	12'1" x 11'1"