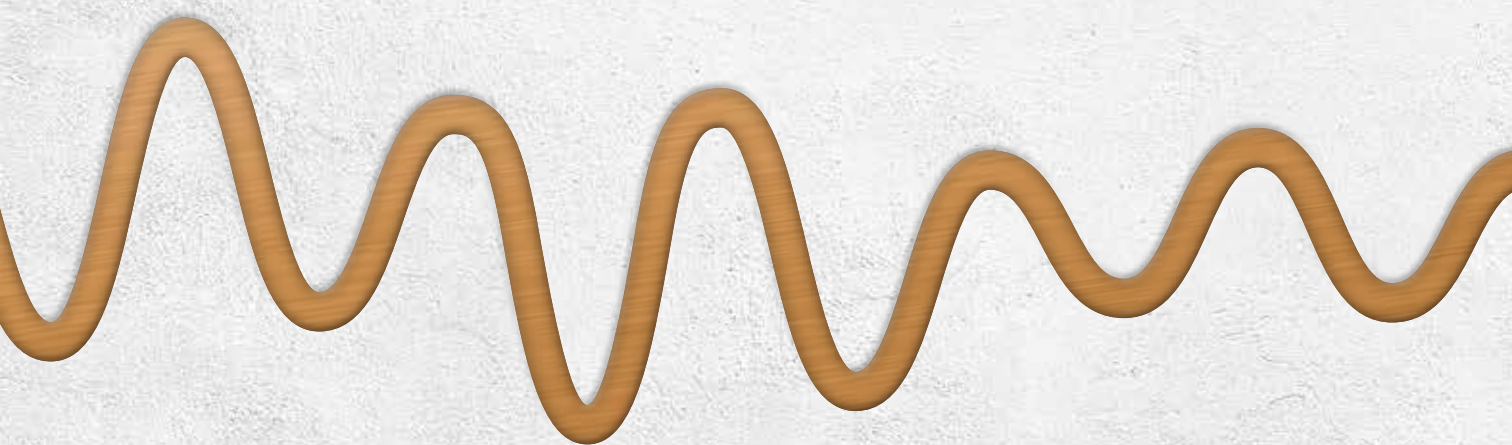


AUDIOLOGY HOUSE

SW12

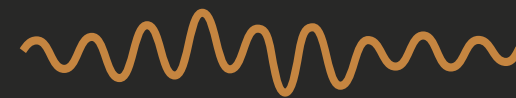


1, 2 & 3 bedroom apartments
45 Nightingale Lane, SW12



CGI indicative only

THE RIGHT NOTE



| 03

Picture yourself here – at home in a spacious and light-filled apartment designed for modern, flexible and laid-back living; just moments from the nearest underground station, and within walking distance to the vibrant array of restaurants, bars, cafés and shops nearby.

Audiology House at 45 Nightingale Lane is an impressive development of 1, 2 and 3-bedroom apartments, set on the site of a former hearing aid factory. Audiology House celebrates the heritage of the site – the life and soul that is in its DNA – but reimagines it for a new generation.

Choose between a conversion apartment in the majestic Victorian mansion house or opt for a home in the dynamic new building at its rear, with its industrial inspired saw-tooth roof and brick and zinc exterior. Both are linked by an attractive landscaped courtyard but each has its own unique feel and personality.

A home at Audiology House creates a sense of belonging; a place to share and enjoy with others, and the perfect base to experience all that London has to offer.

Watch our video 'Made in Clapham' here



LIVING IS EASY AT AUDIOLOGY HOUSE





TUNE IN /

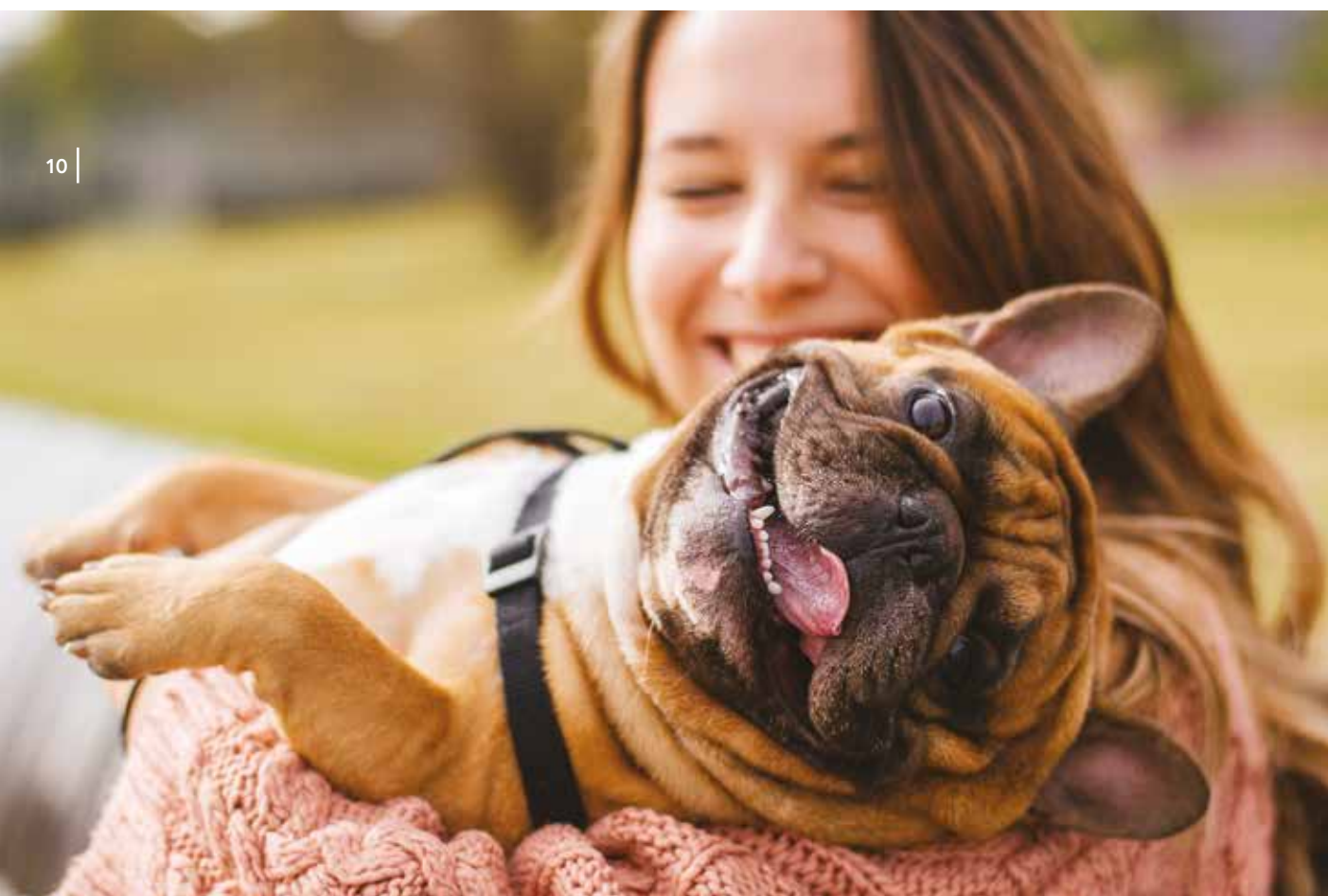
Audiology House is set in the midst of South West London's three famous commons – Clapham, Wandsworth and Tooting Bec – with Clapham Common literally on the doorstep. More than just a place to relax and enjoy the outdoors, these stunning green spaces are filled with endless possibilities to keep fit, hang out and share experiences with friends.



TUNE OUT

Imagine lazy afternoon picnics, scenic bike rides or a friendly kick-about with friends. In fact, staying active together has never been easier. Shoot some hoops on the basketball court, perfect your kickflips at the skatepark or even try your hand at Aussie Rules football – Clapham Common has facilities for all of these and more. Tooting Bec even boasts its own fresh water open-air swimming pool, and is the largest of its kind in the UK.

Or if fitness is not your thing then join the party at the South West Four festival, one of London's top dance festivals held every August in Clapham Common. Enjoy a mix of dance, hip-hop, drum & bass and afrobeats with acts performing across ten stages.



Watch our video 'Green Spaces and Parks on your Doorstep in SW12' here



MINDFUL LIVING AT AUDIOLOGY HOUSE



BATTERSEA
POWER STATION

LONDON EYE

VAUXHALL

THE LEADENHALL
BUILDING

SWISS RE

THE SHARD

CLAPHAM
COMMON

CANARY
WHARF

CLAPHAM
SOUTH

Join the social scene at Clapham, with its creative and lively vibe and top spots to hang out. Its heady mix of independent cafés and bars, gastro pubs, restaurants and bistros are perfect for meeting up with friends and having fun. Whether it's a leisurely weekend brunch, a Happy Hour special or an all-night DJ event – the possibilities are endless.



SOUNDS OF THE CITY



Top picks include the Nightingale Patisserie which serves an all-day menu alongside its homemade indulgent cakes and expertly brewed Caravan coffee at SHED, where you can also take part in the regular wine and coffee tasting events hosted here. Moxie's Fish Bar at Balham Hill specialises in sustainably caught gourmet fish and chips and The Avalon pub's three fabulous gardens, voted London's best by Time Out, are the perfect hang out spot for lazy Sunday lunches. Add to the mix local favourite, The Clapham Picturehouse, with its four-screen cinema and bar. The perfect all-round entertainment venue.



Watch our video 'Brunch & Lunch in Clapham' here



MAXIMISE LIFE
AT AUDIOLOGY HOUSE

THE WINE TWIST
OUR LOCAL INDEPENDENT WINE SHOP IS
"WINE CLUB"
SO WHAT DO YOU GET I HEAR YOU SAY?
WELL, IT'S SIMPLE AS THIS: A CURATED SELECTION OF
OF THE BEST, UNDISCOVERED WINES FROM ALL OVER



MADE

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M

UP THE

TEMPO



From everyday grocery shops to browsing for the perfect Saturday night outfit the wider Clapham and Balham areas offer an inspiring mix of retail options and all within walking distance from Audiology House.

For an authentic shopping experience head to Venn Street Market, held every Saturday at Clapham Common. A street food bonanza celebrating farmers and independent growers. Chocolate delights from Bad Brownie, tasty vegetarian quiches from Hush Hush and French mountain cheese from Borough Cheese Co are just some of the foodie treats you'll discover here.

Nearby Northcote Road is a haven for independent shops and it's where you'll discover local hidden gem Northcote Road Antiques Market. Spend an afternoon browsing the 30 different dealers seeking out one-off finds from a great piece of costume jewellery to retro homeware.



Watch our video about the local community 'The SW12 Superstars' here



SHOP SMART AT AUDIOLOGY HOUSE

LOCAL AREA



 Underground stations

 Overground stations

BARS & EATERIES

- ① Avalon Pub
- ② The Exhibit
- ③ Balham Bowls Club
- ④ Milk
- ⑤ The Hope
- ⑥ Chez Bruce
- ⑦ Flotsam & Jetsam
- ⑧ Brinkley's Kitchen
- ⑨ The Grove
- ⑩ The Nightingale
- ⑪ Nightingale Patisserie

BEAT THE

Watch our video 'Clapham Connected' here



Getting around on two wheels has never been easier and more actively encouraged whether for fun, exercise or the daily commute. With the Prime minister proclaiming a 'new golden age for cycling' and the Department of Transport announcing a £2 billion investment to support this, the get Britain cycling initiative is underway.

This means healthier streets, cleaner air, cheaper travel and a greater sense of wellbeing. At a local level, Wandsworth council offers improved and safer cycling with pop-up cycle lanes, wider pavements and safer junctions, it also offers a free cycle training scheme for all residents. There are plenty of Santander cycle docking stations near Audiology House where you can hire a bike for just £2 for a 30-minute ride.

RUSH

For journeys that can't be made by bike, there is still the tube and Audiology House is just moments from Clapham South on the Northern line spanning Zones 2 and 3. Clapham South to Bank is only 15 mins by tube (31 minutes by bike). 6 buses and 1-night bus serve the local area with the N155 night bus calling at Covent Garden and Trafalgar Square and with a stop just two streets away from home.



CHANGE THE COMMUTE
AT AUDIOLOGY HOUSE

COMMUNITY

FROM AUDIOLOGY HOUSE BY FOOT

- CLAPHAM COMMON 5 MINS
- CLAPHAM SOUTH TUBE STATION (NORTHERN LINE) 7 MINS
- WAITROSE & SONS, BALHAM 10 MINS
- CHEZ BRUZ, BELLEVUE VILLAGE 13 MINS
- CLAPHAM OLD TOWN 23 MINS



FROM WANDSWORTH COMMON OVERGROUND

- CLAPHAM JUNCTION 4 MINS
- VICTORIA 12 MINS
- CROYDON 23 MINS
- LONDON GATWICK 32 MINS
- BRIGHTON 69 MINS



FROM AUDIOLOGY HOUSE BY BICYCLE

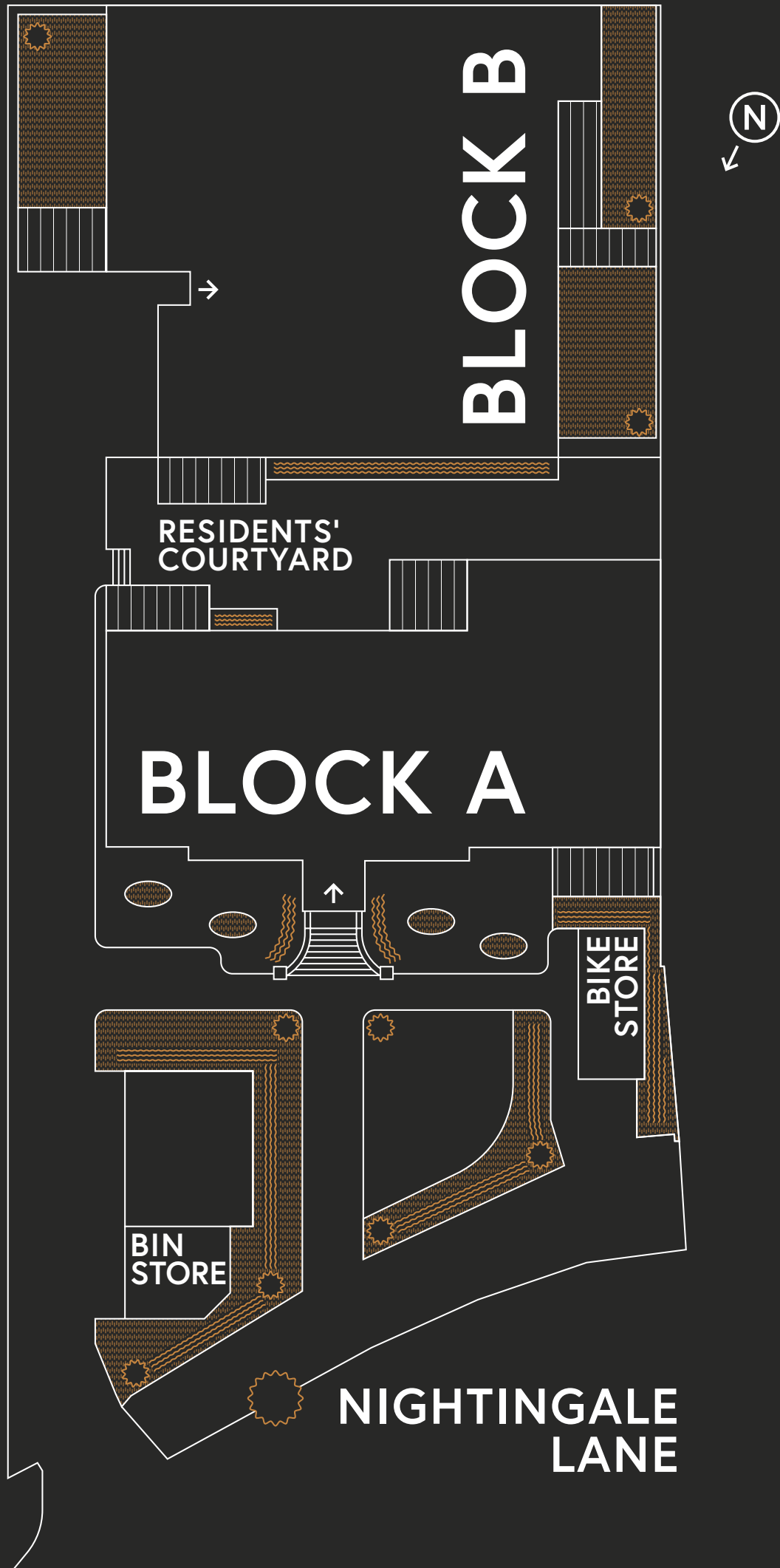
- BATTERSEA PARK 16 MINS
- HYDE PARK 26 MINS
- LONDON BRIDGE 26 MINS
- RICHMOND PARK 33 MINS
- SHOREDITCH HIGH STREET 34 MINS

Distances taken from google.co.uk/maps

FROM CLAPHAM SOUTH TUBE NORTHERN LINE

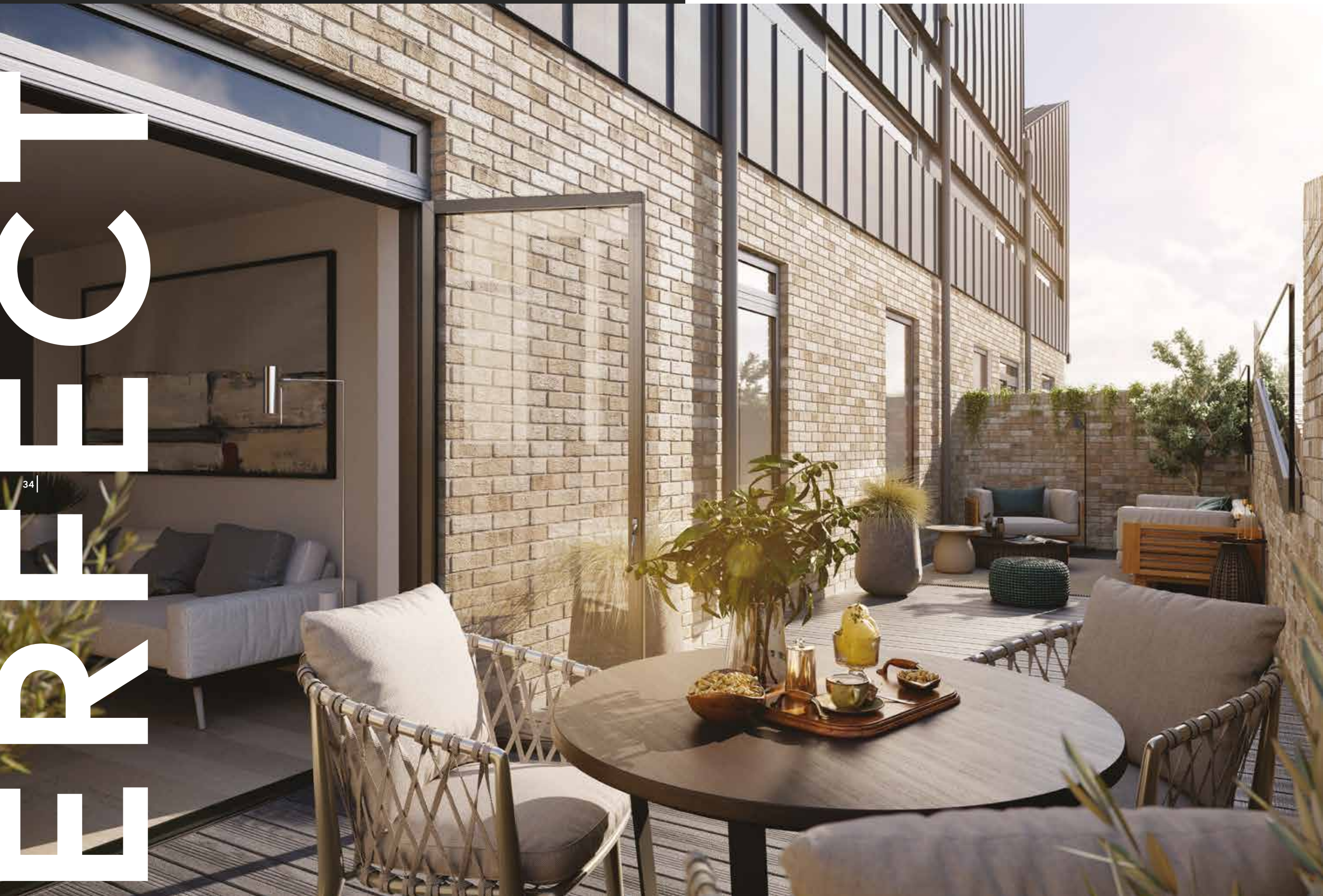
- LONDON BRIDGE 17 MINS
- BANK 17 MINS
- OXFORD CIRCUS 20 MINS
- KING'S CROSS 24 MINS
- CANARY WHARF 32 MINS

SITE PLAN



THE LIFE OF A CITY

34



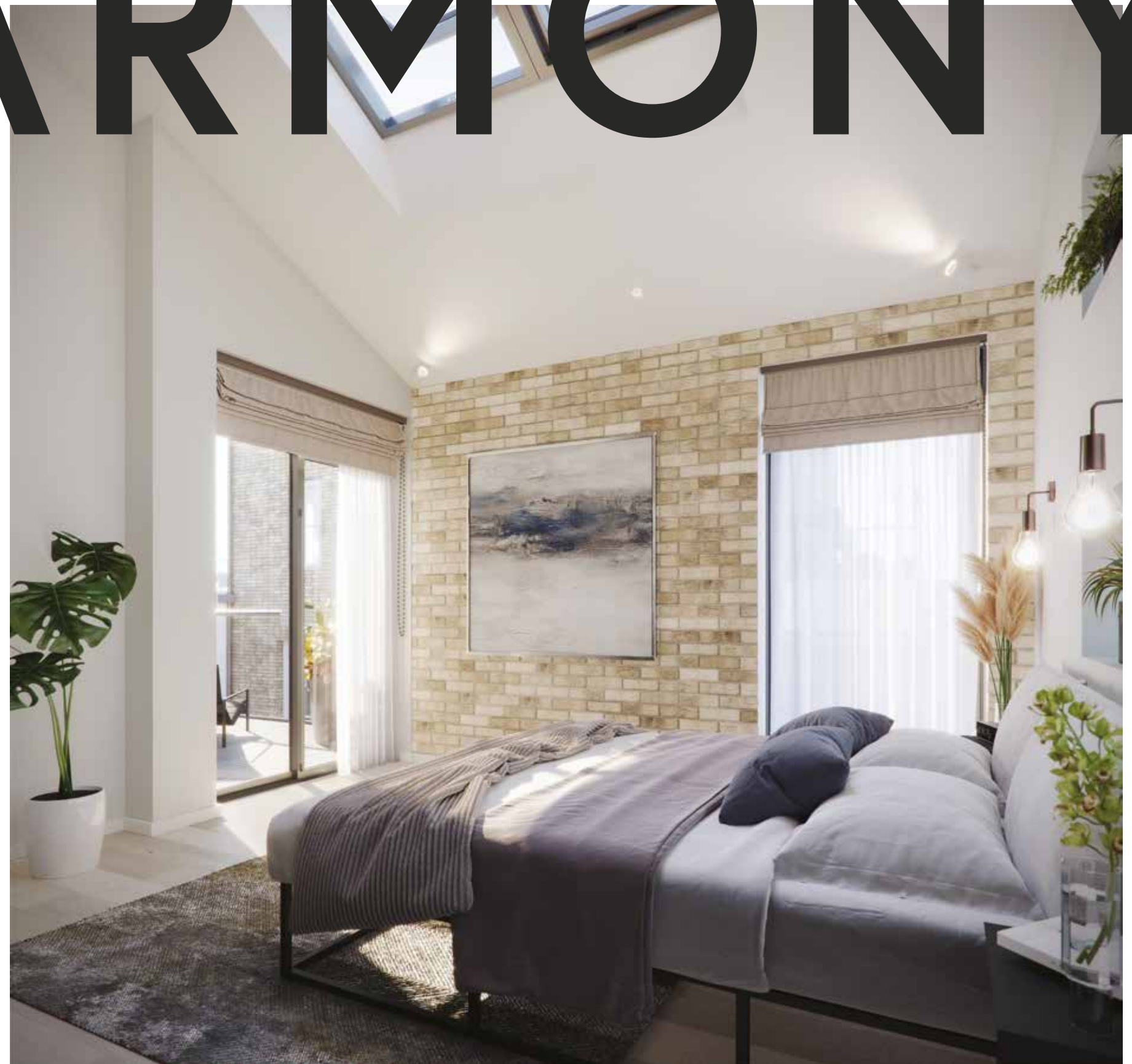
35



Nearly all apartments have generous outside space for those get together moments

CGI indicative only

HARMONY



CGIs indicative only

Light and airy, individually appointed apartments with high quality fixtures and fittings are what you'll expect for this area of Clapham



THE S T S



SOUND

"The aim of The Wine Twit, based on Nightingale Lane is to help people learn what they love and put truly great wines, spirits and beers in the hands of everyone – not only the connoisseurs."



"The Tap Room is all about being together. The added bonus is that the beer has been brewed on the premises."



"Clapham Flowers is a family business. This area has a big community vibe. Valentine's Day and Mother's Day is crazy!"

SEITZ

"People are now more creative and adventurous with fish. We sell a lot more lobsters for birthday treats. We're very much your neighbourhood fishmonger."



A1

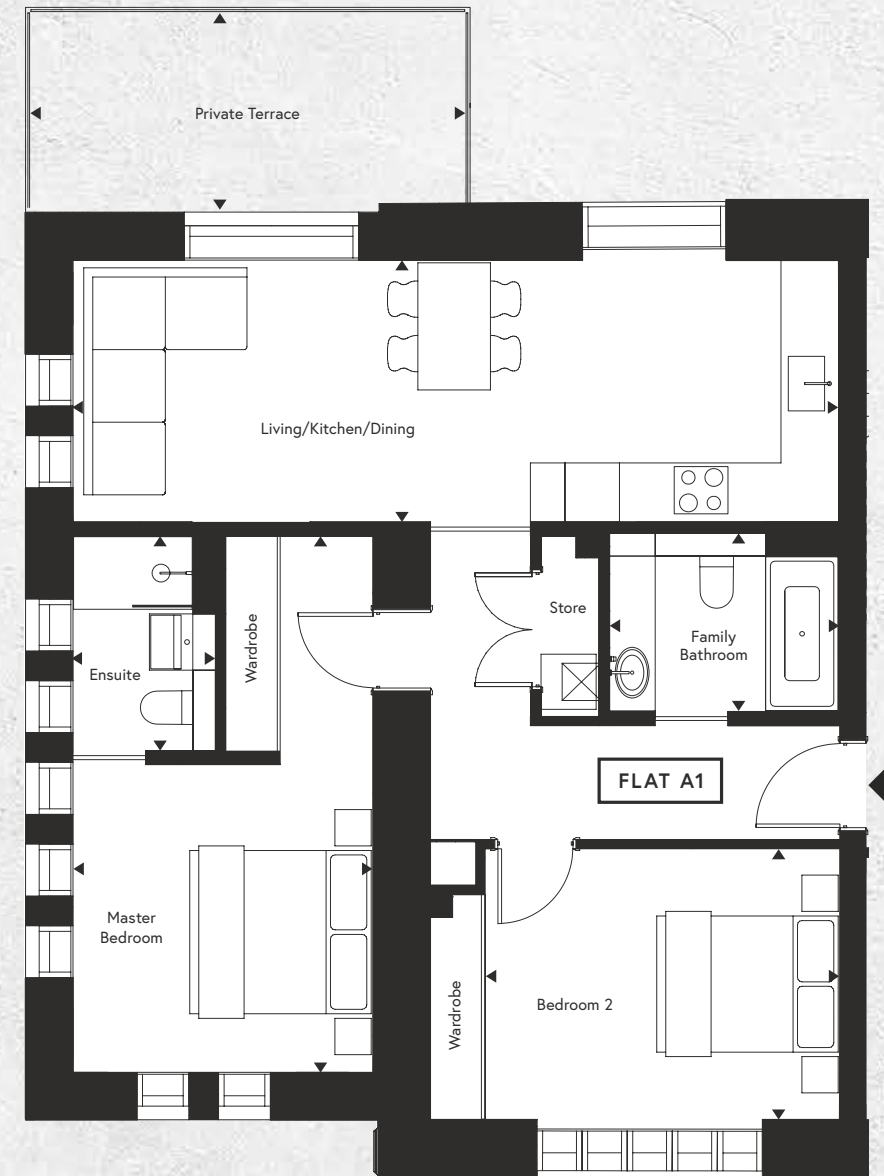


BLOCK A – GROUND FLOOR 2 BEDROOM APARTMENT

Living/Kitchen/Dining	8.39m x 2.88m	27'6" x 9'5"
Master Bedroom	5.90m x 3.28m	19'4" x 10'9"
Ensuite	2.39m x 1.55m	7'10" x 5'1"
Bedroom 2	3.85m x 2.98m	12'8" x 9'9"
Family Bathroom	2.47m x 1.93m	8'1" x 6'4"
Private Terrace	4.81m x 2.20m	15'9" x 7'3"
TOTAL AREA:	77.52 sq m	834.41 sq ft

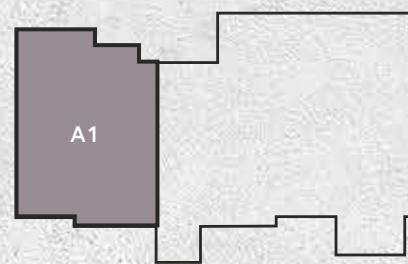
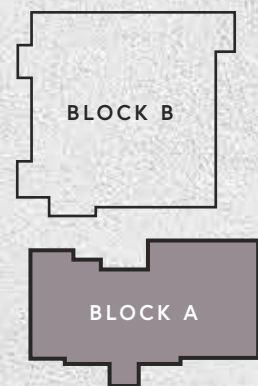
42 |

| 43



SITE LOCATION

BLOCK A – GROUND FLOOR



NIGHTINGALE LANE

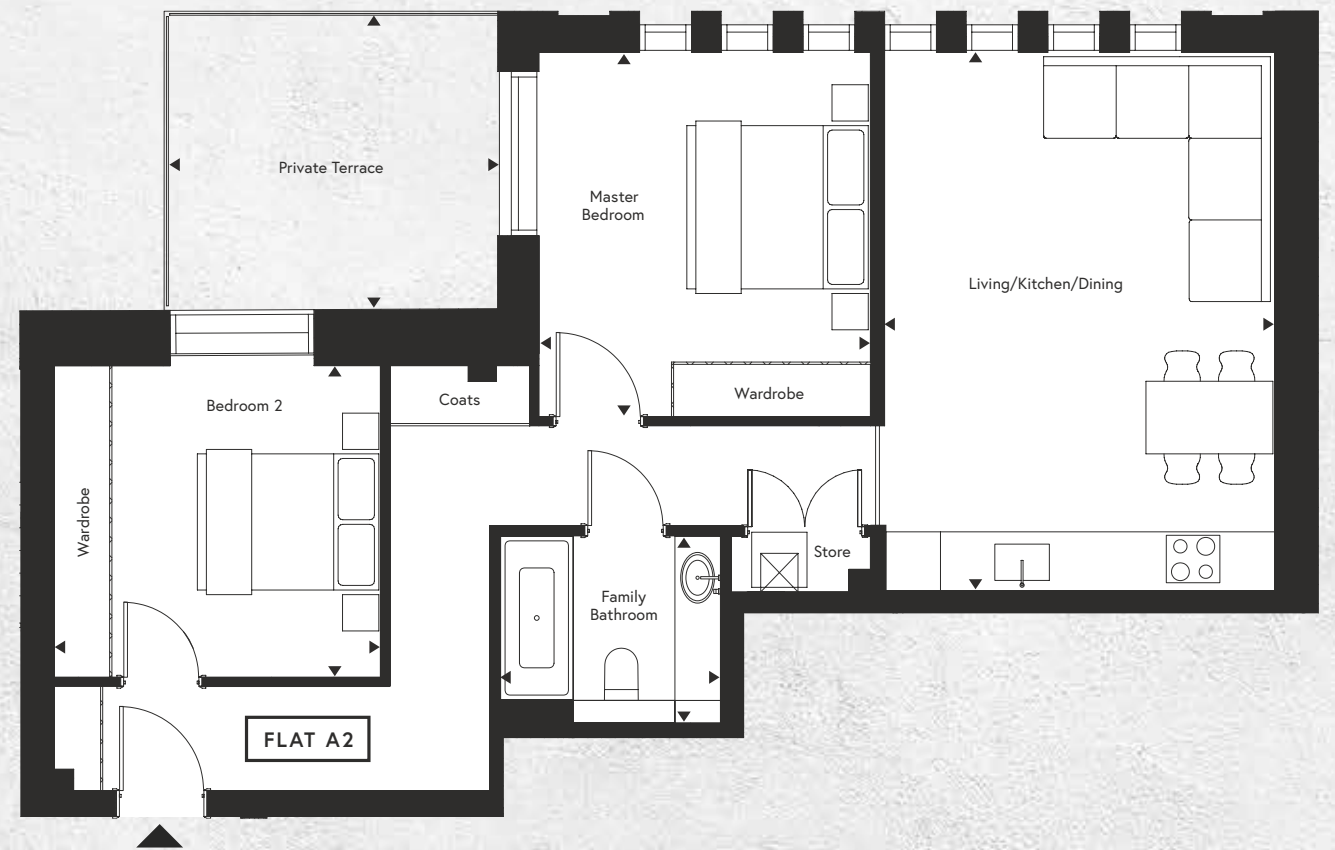
The dimensions provided on these plans are subject to variations and are not invented to be used for carpet sizes, appliance sizes, or items of furniture.

A2



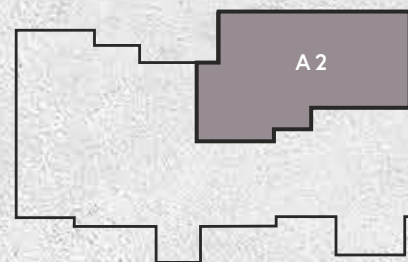
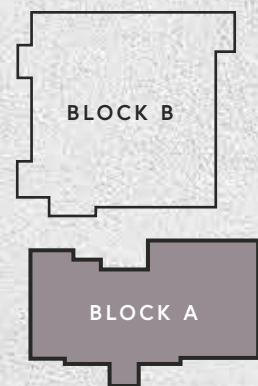
BLOCK A – GROUND FLOOR 2 BEDROOM APARTMENT

Living/Kitchen/Dining	5.93m x 4.29m	19'5" x 14'1"
Master Bedroom	4.01m x 3.62m	13'2" x 11'11"
Bedroom 2	3.56m x 3.43m	11'8" x 11'3"
Family Bathroom	2.37m x 2.04m	7'9" x 6'8"
Private Terrace	3.56m x 3.23m	11'8" x 10'7"
TOTAL AREA:	75.46 sq m	812.24 sq ft



SITE LOCATION

BLOCK A – GROUND FLOOR



NIGHTINGALE LANE

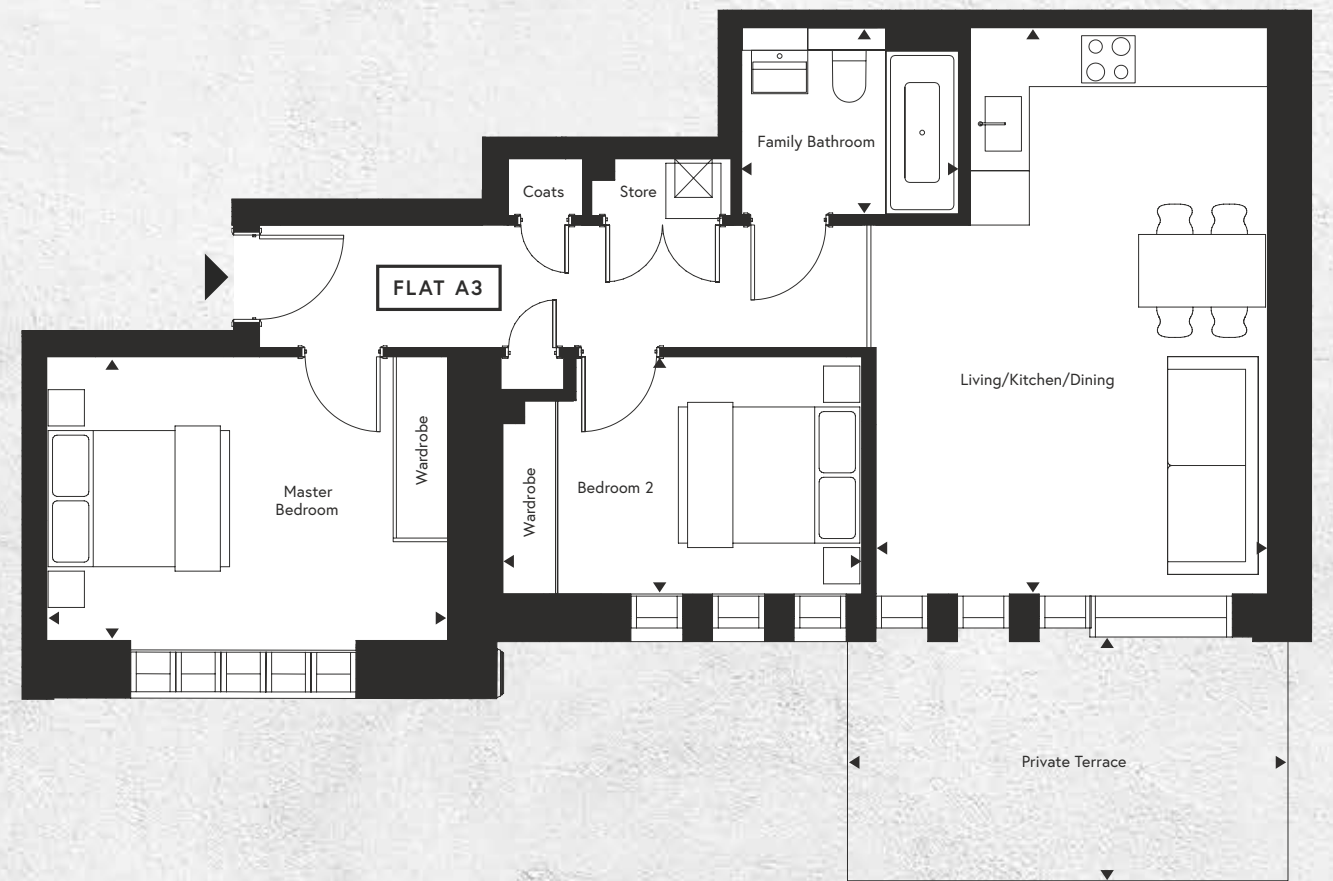
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A3

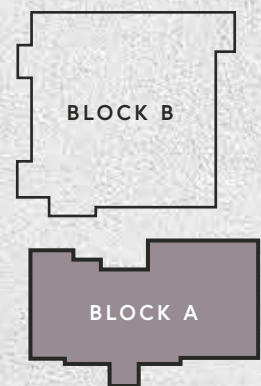


BLOCK A – GROUND FLOOR 2 BEDROOM APARTMENT

Living/Kitchen/Dining	6.25m x 4.31m	20'6" x 14'2"
Master Bedroom	4.39m x 3.12m	14'5" x 10'3"
Bedroom 2	3.89m x 2.61m	12'9" x 8'7"
Family Bathroom	2.32m x 2.06m	7'7" x 6'9"
Private Terrace	4.56m x 2.38m	15'0" x 7'10"
TOTAL AREA:	67.9 sq m	730.86 sq ft



SITE LOCATION



BLOCK A – GROUND FLOOR



NIGHTINGALE LANE

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A4

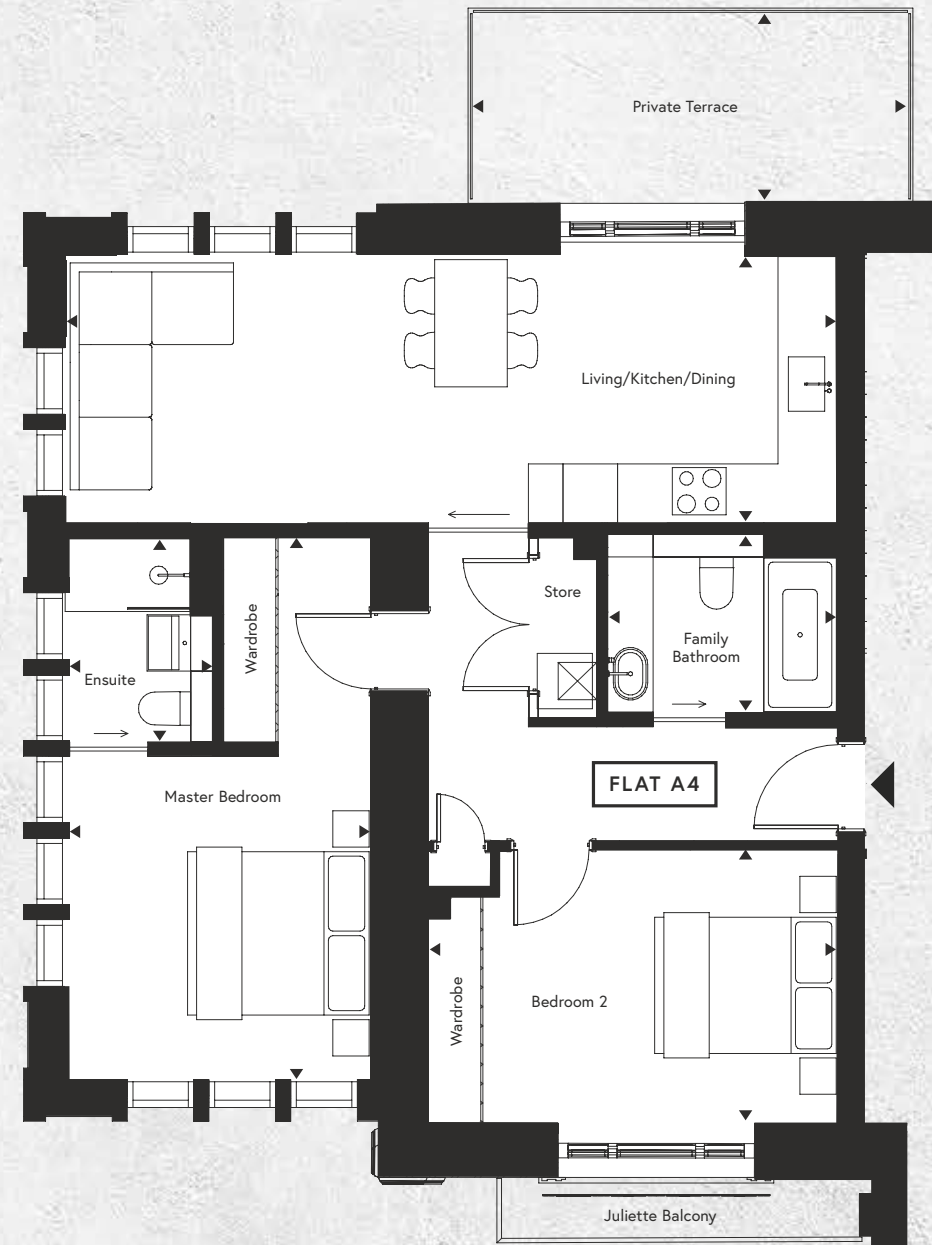


BLOCK A – 1ST FLOOR 2 BEDROOM APARTMENT

Living/Kitchen/Dining	8.46m x 2.96m	27'9" x 9'9"
Master Bedroom	5.97m x 3.30m	10'10" x 19'7"
Ensuite	2.27m x 1.56m	5'1" x 7'5"
Bedroom 2	4.45m x 3.01m	14'7" x 9'11"
Family Bathroom	2.46m x 1.93m	8'1" x 6'4"
Private Terrace	4.81m x 2.09m	15'9" x 6'10"
TOTAL AREA:	78.84 sq m	848.62 sq ft

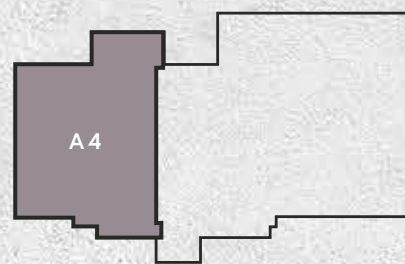
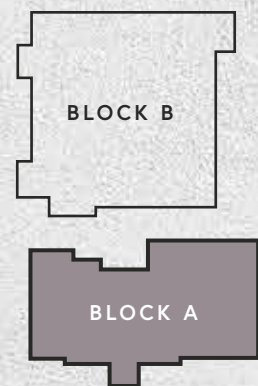
48

49



SITE LOCATION

BLOCK A – 1ST FLOOR



NIGHTINGALE LANE

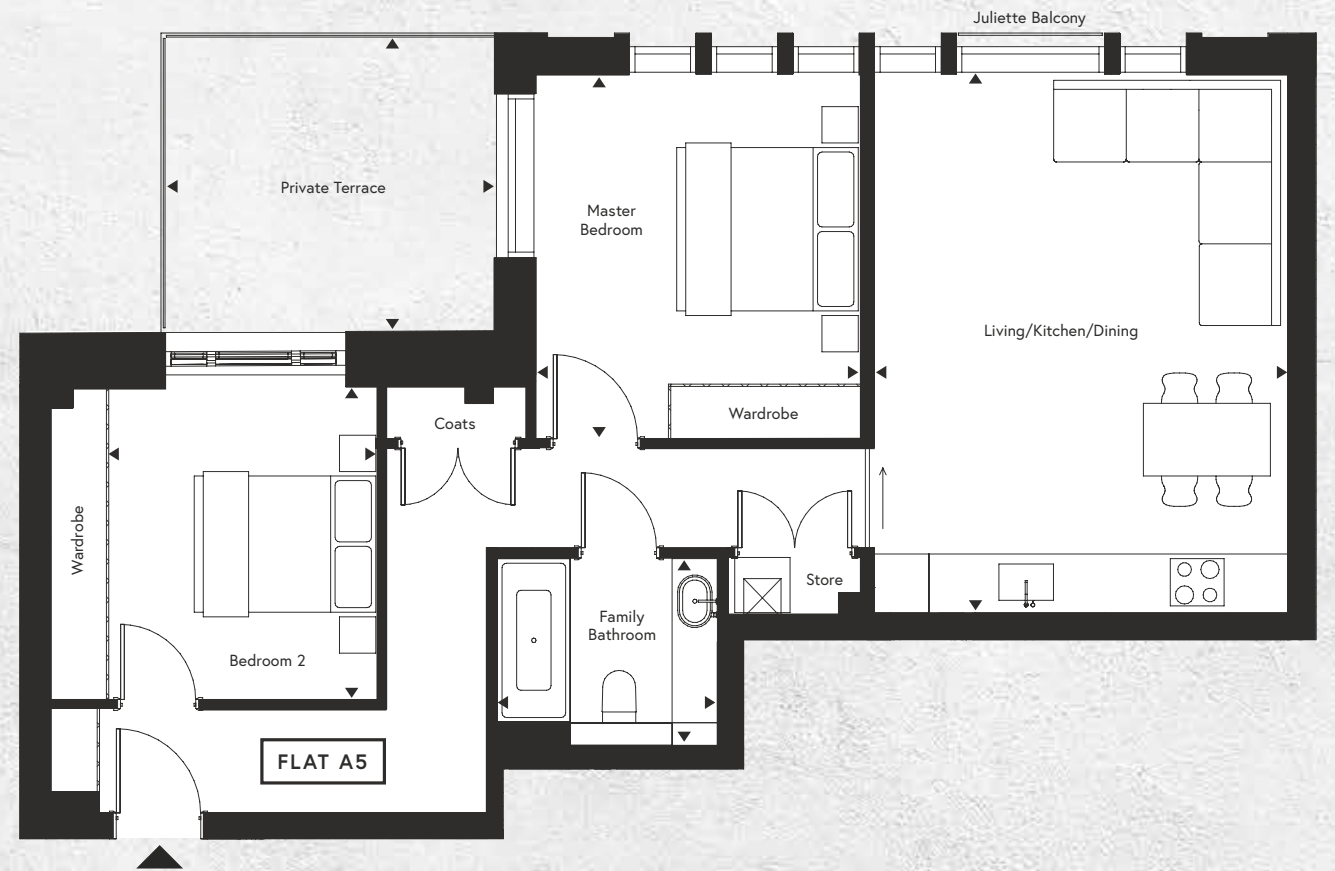
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A5



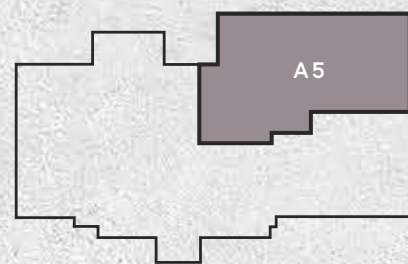
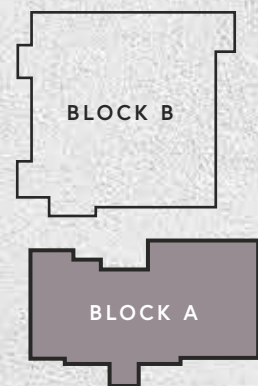
BLOCK A – 1ST FLOOR 2 BEDROOM APARTMENT

Living/Kitchen/Dining	5.93m x 4.46m	19'5" x 14'8"
Master Bedroom	4.01m x 3.54m	13'2" x 11'7"
Bedroom 2	3.44m x 2.96m	11'3" x 9'9"
Family Bathroom	2.37m x 2.04m	7'9" x 6'8"
Private Terrace	3.63m x 3.24m	11'11" x 10'8"
TOTAL AREA:	76.07 sq m	818.81 sq ft



SITE LOCATION

BLOCK A – 1ST FLOOR



NIGHTINGALE LANE

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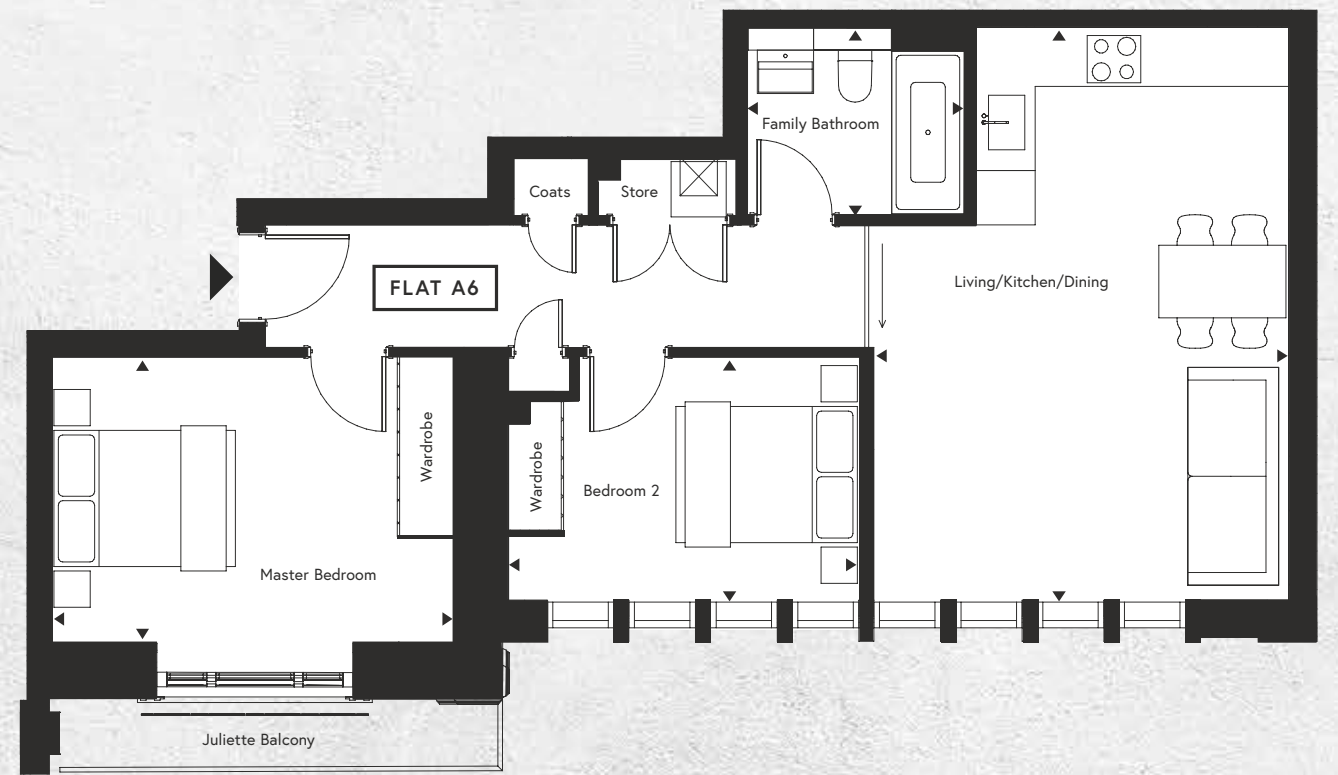
A6



BLOCK A – 1ST FLOOR 2 BEDROOM APARTMENT

Living/Kitchen/Dining	6.32m x 4.48m	20'9" x 14'8"
Master Bedroom	4.39m x 3.15m	14'5" x 10'4"
Bedroom 2	3.82m x 2.68m	12'6" x 8'10"
Family Bathroom	2.32m x 2.06m	7'7" x 6'9"
TOTAL AREA:	69.21 sq m	744.97 sq ft

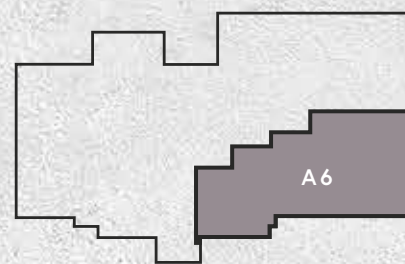
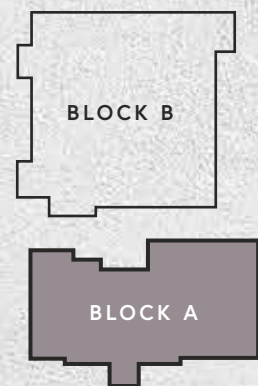
52 |



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SITE LOCATION

BLOCK A – 1ST FLOOR



NIGHTINGALE LANE

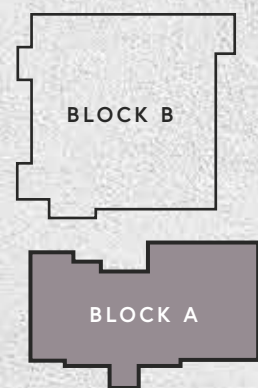
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A7

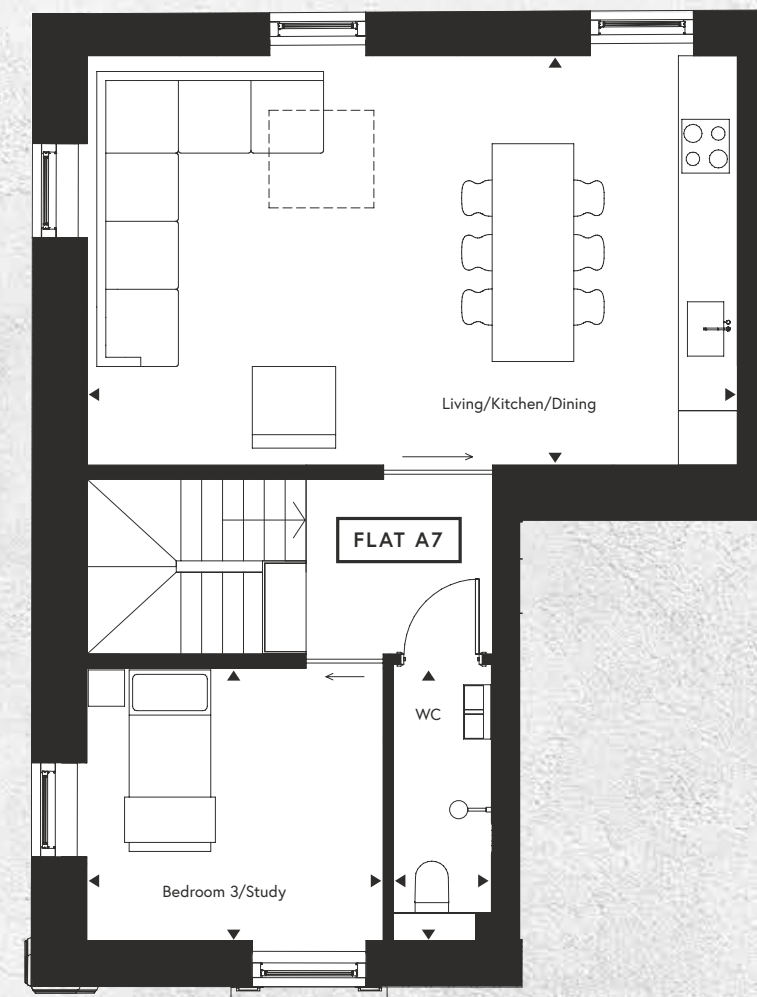
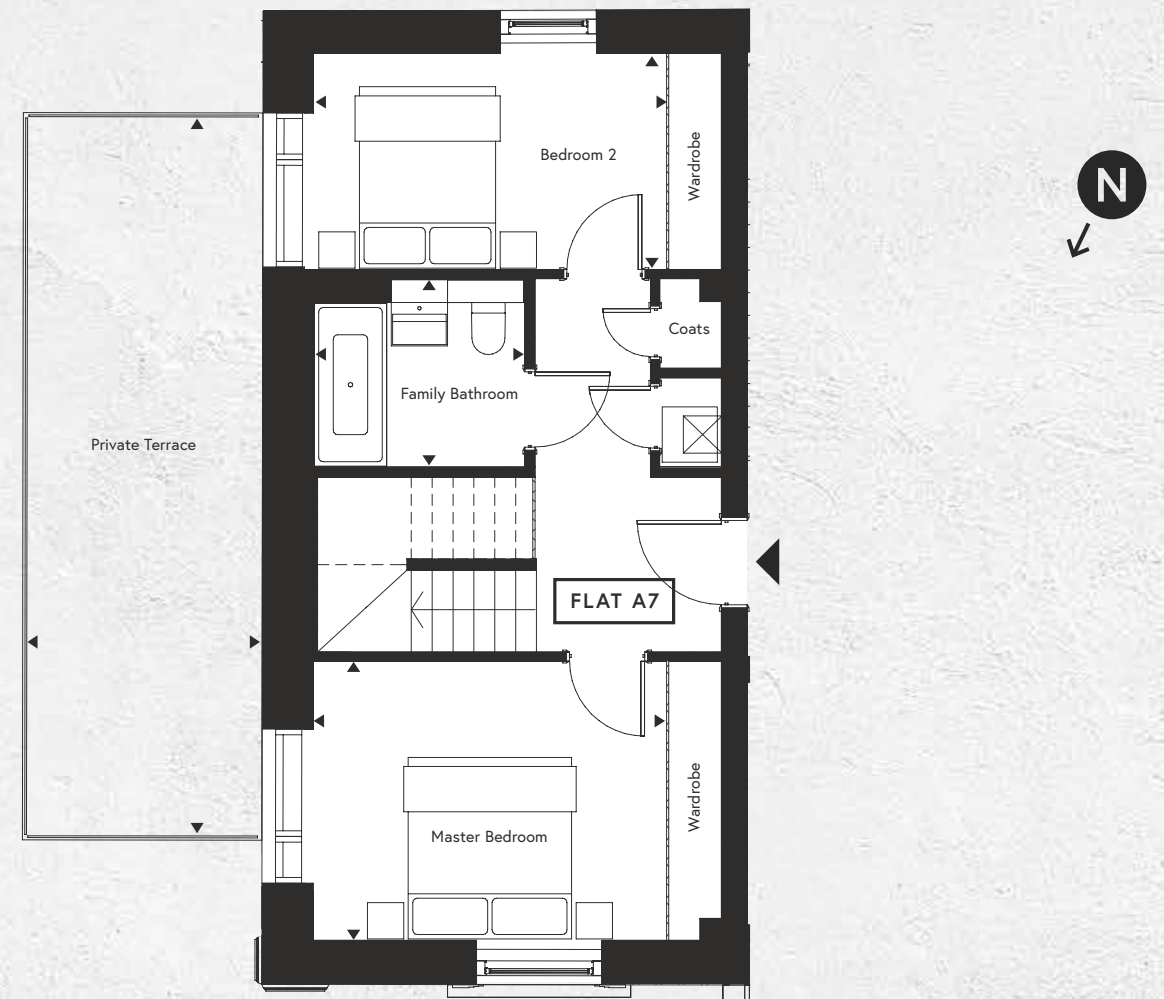
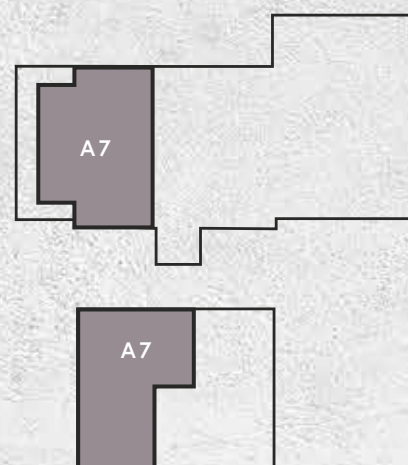
BLOCK A – 2ND & 3RD FLOOR 3 BEDROOM DUPLEX APARTMENT

Living/Kitchen/Dining	7.16m x 4.51m	23'6" x 14'10"
Master Bedroom	3.88m x 3.07m	12'9" x 10'1"
Bedroom 2	3.87m x 2.41m	12'8" x 7'11"
Bedroom 3/Study	3.26m x 3.00m	10'8" x 9'10"
WC	1.02m x 3.03m	3'4" x 9'11"
Family Bathroom	2.31m x 2.02m	7'7" x 6'8"
Private Terrace	7.80m x 2.56m	25'7" x 8'5"
TOTAL AREA:	99.23 sq m	1,068.10 sq ft

SITE LOCATION



BLOCK A – 2ND & 3RD FLOOR



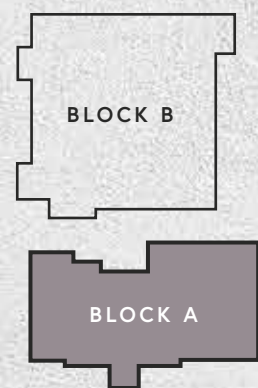
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A8

BLOCK A – 2ND & 3RD FLOOR 3 BEDROOM DUPLEX APARTMENT

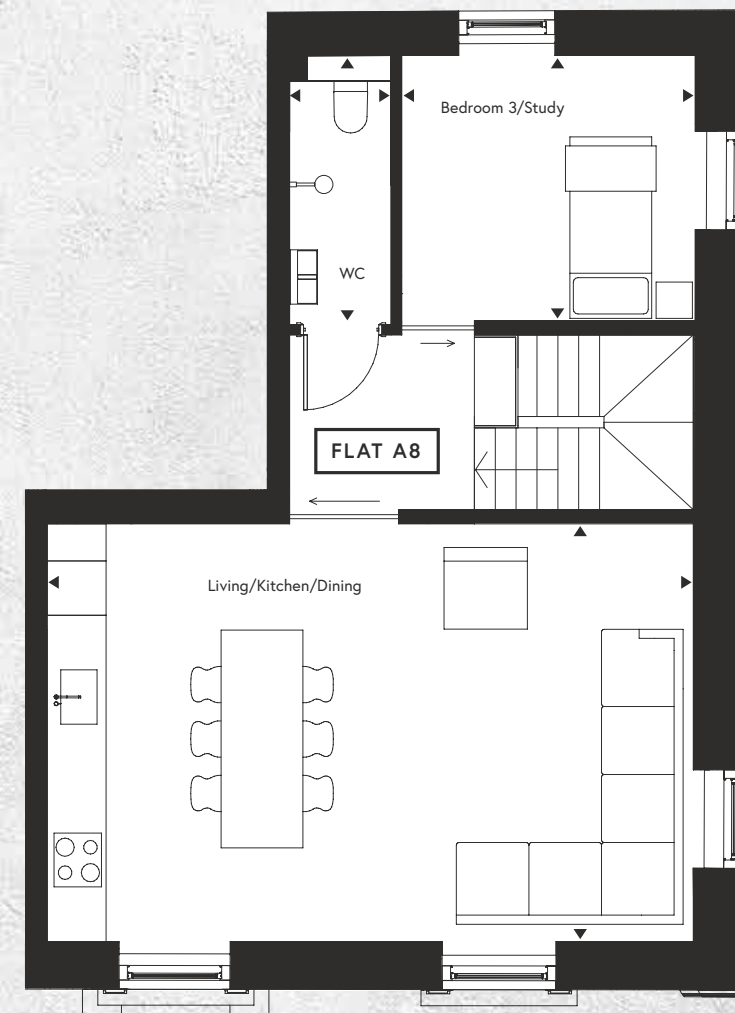
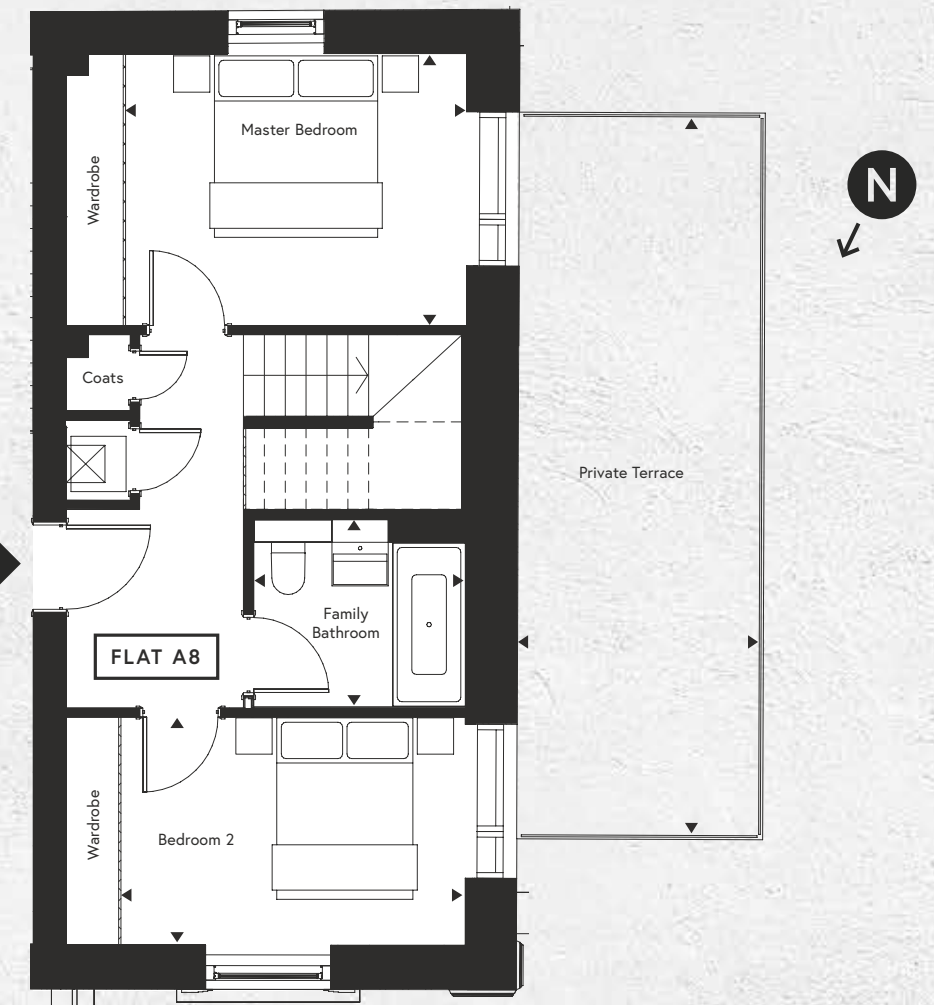
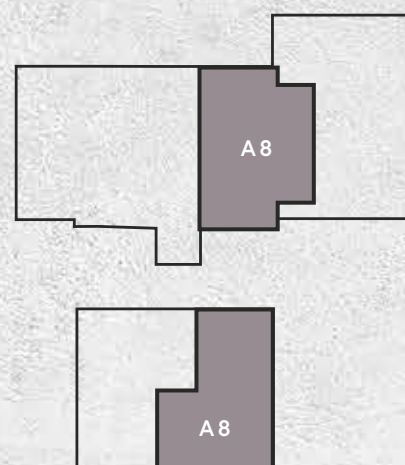
Living/Kitchen/Dining	7.13m x 4.60m	23'5" x 15'1"
Master Bedroom	3.81m x 2.99m	12'6" x 9'10"
Bedroom 2	3.79m x 2.55m	12'5" x 8'4"
Bedroom 3/Study	3.23m x 2.92m	10'7" x 9'7"
WC	2.95m x 1.03m	3'5" x 9'8"
Family Bathroom	2.32m x 2.02m	7'7" x 6'8"
Private Terrace	7.75m x 2.63m	25'5" x 8'8"
TOTAL AREA:	98.84 sq m	1,063.90 sq ft

SITE LOCATION



NIGHTINGALE LANE

BLOCK A – 2ND & 3RD FLOOR



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B1

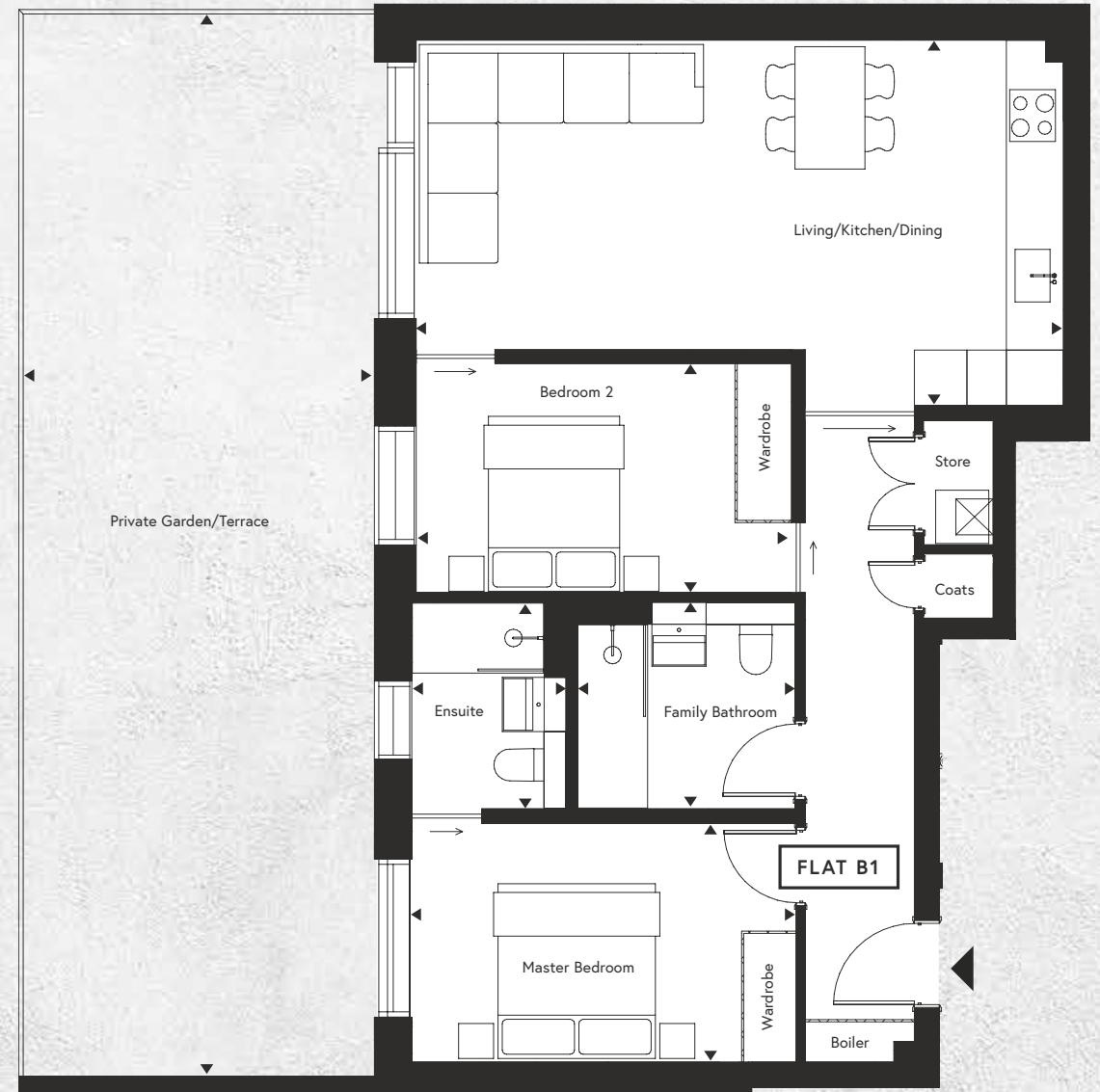


BLOCK B – GROUND FLOOR 2 BEDROOM APARTMENT

Living/Kitchen/Dining	7.38m x 4.15m	24'3" x 13'7"
Master Bedroom	4.38m x 2.72m	14'4" x 8'11"
Ensuite	2.34m x 1.75m	7'8" x 5'9"
Bedroom 2	4.29m x 2.61m	14'1" x 8'7"
Family Bathroom	2.48m x 2.37m	8'2" x 7'9"
Private Garden/Terrace	11.90m x 4.16m	39'0" x 13'8"
TOTAL AREA:	75.41 sq m	811.70 sq ft

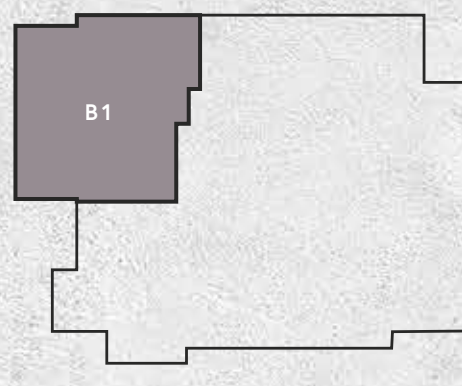
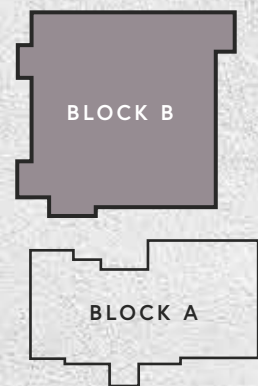
58

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SITE LOCATION

BLOCK B – GROUND FLOOR



NIGHTINGALE LANE

The dimensions provided on these plans are subject to variations and are not invented to be used for carpet sizes, appliance sizes, or items of furniture.

B2

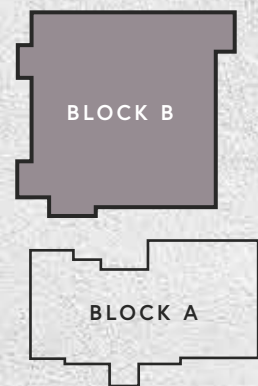


BLOCK B – GROUND FLOOR 2 BEDROOM APARTMENT

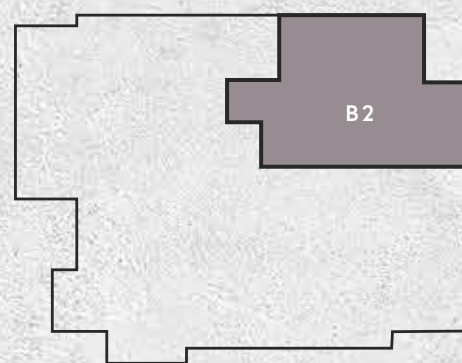
Living/Kitchen/Dining	9.06m x 3.58m	29'9" x 11'9"
Master Bedroom	4.07m x 2.76m	13'4" x 9'1"
Ensuite	2.20m x 1.79m	7'3" x 5'10"
Bedroom 2	4.02m x 2.84m	13'2" x 9'4"
Family Bathroom	2.38m x 2.03m	7'10" x 6'8"
Private Garden/Terrace	10.32m x 4.65m	33'10" x 15'3"
TOTAL AREA:	85.06 sq m	915.57 sq ft



SITE LOCATION



BLOCK B – GROUND FLOOR



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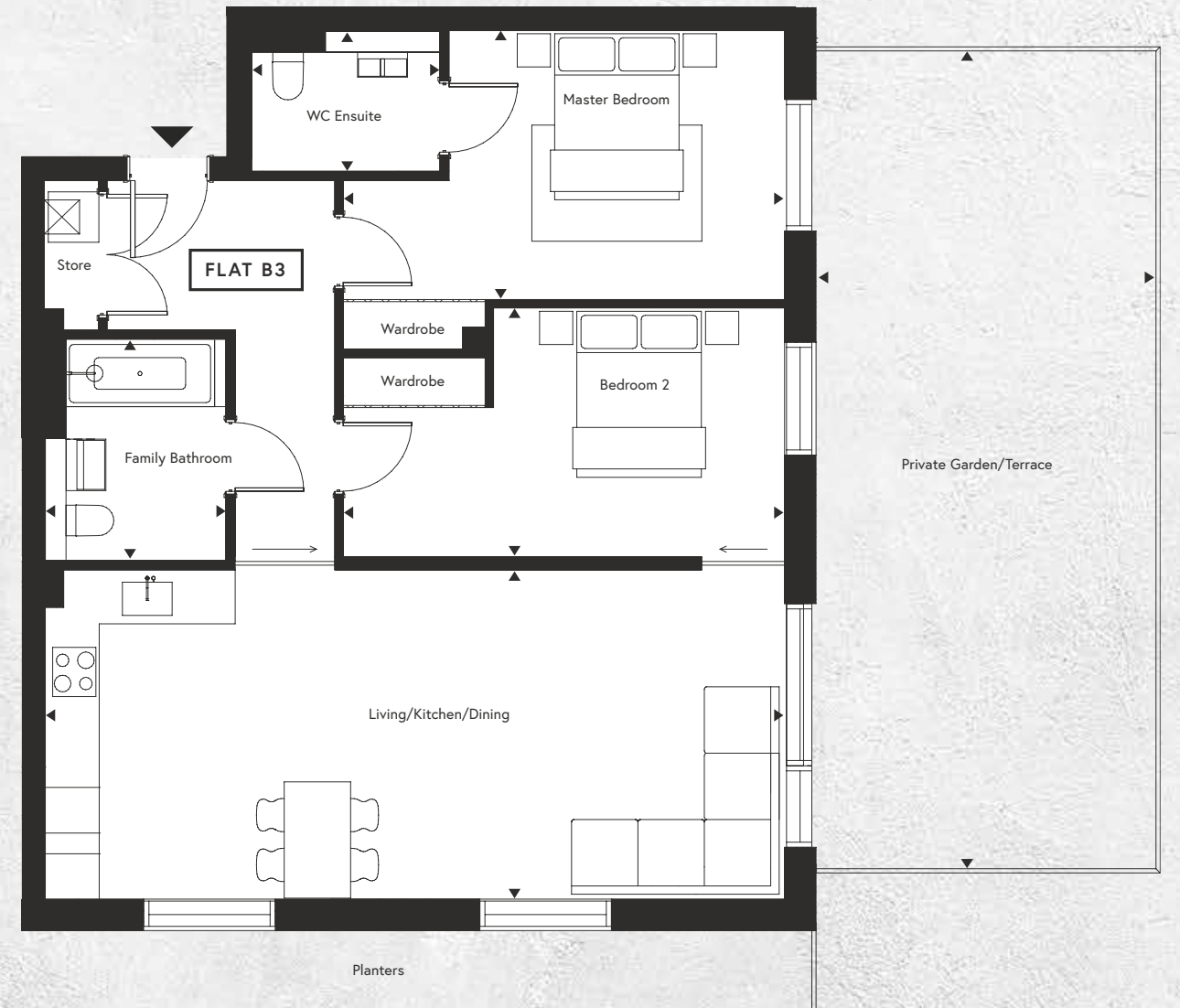


B3



BLOCK B – GROUND FLOOR 3 BEDROOM APARTMENT

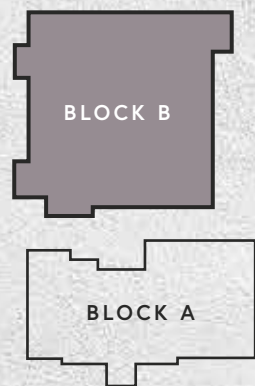
Living/Kitchen/Dining	8.85m x 3.94m	29'0" x 12'11"
Master Bedroom	5.29m x 3.21m	17'4" x 10'6"
Ensuite	2.26m x 1.68m	7'5" x 5'6"
Bedroom 2	5.22m x 2.97m	17'2" x 9'9"
Family Bathroom	2.20m x 2.63m	8'8" x 7'3"
Private Garden/Terrace	9.72m x 4.54m	31'11" x 14'11"
TOTAL AREA:	88.14 sq m	948.73 sq ft



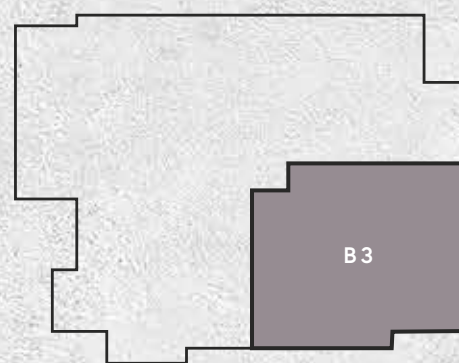
62

63

SITE LOCATION



BLOCK B – GROUND FLOOR



NIGHTINGALE LANE

The dimensions provided on these plans are subject to variations and are not invented to be used for carpet sizes, appliance sizes, or items of furniture.

B4



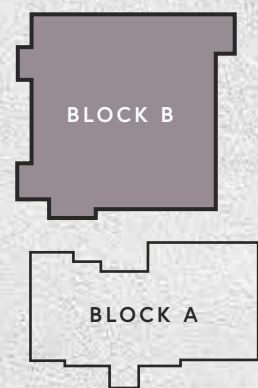
BLOCK B – GROUND FLOOR 1 BEDROOM APARTMENT

Living/Kitchen/Dining	6.20m x 4.03m	20'4" x 13'3"
Master Bedroom	4.37m x 4.05m	14'4" x 13'3"
Family Bathroom	2.72m x 2.32m	8'11" x 7'7"
Private Terrace	4.90m x 2.09m	16'1" x 6'10"
TOTAL AREA:	60.54 sq m	651.64 sq ft

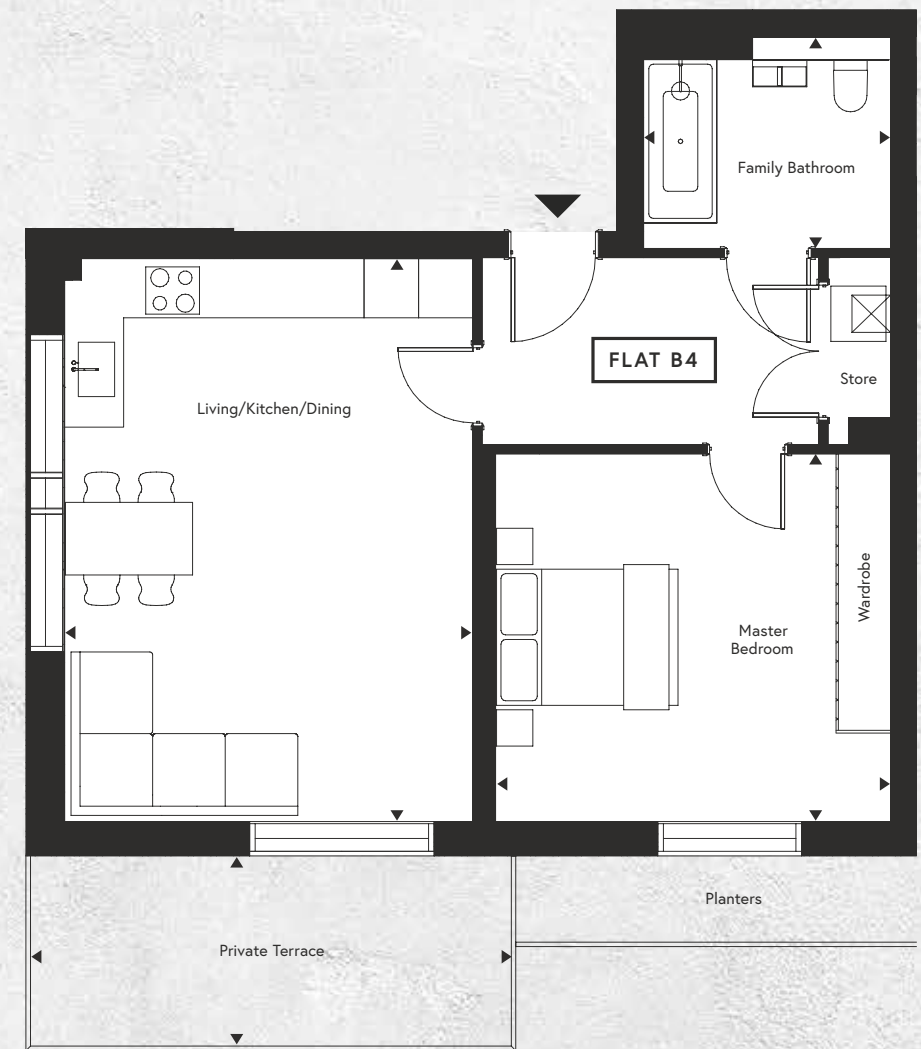
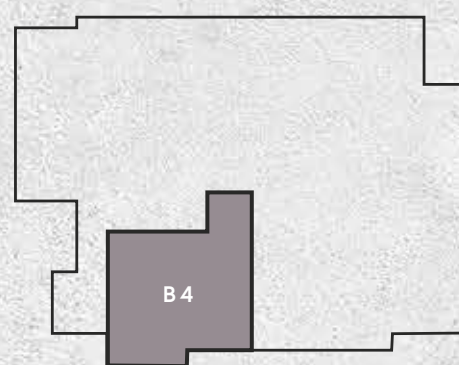
64 |

| 65

SITE LOCATION



BLOCK B – GROUND FLOOR



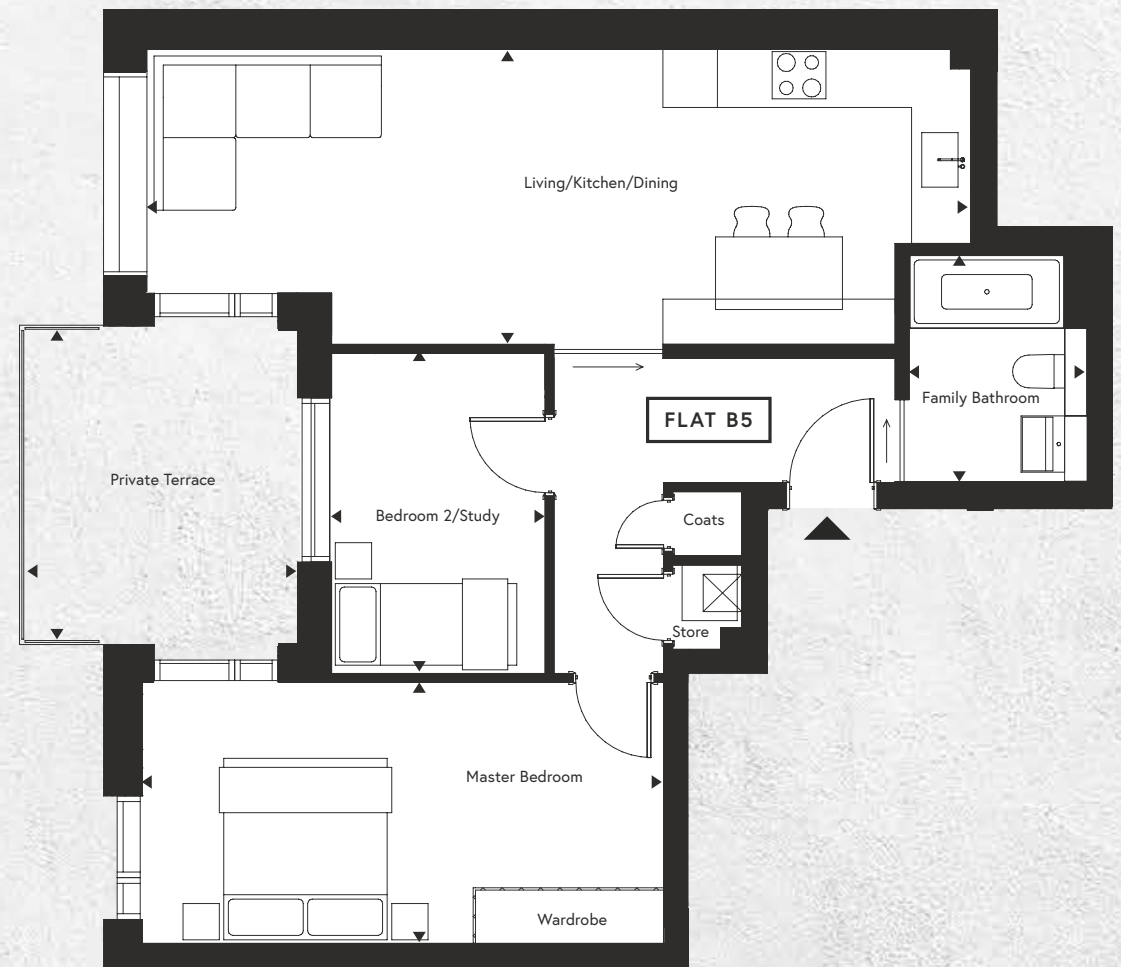
The dimensions provided on these plans are subject to variations and are not invented to be used for carpet sizes, appliance sizes, or items of furniture.

B5

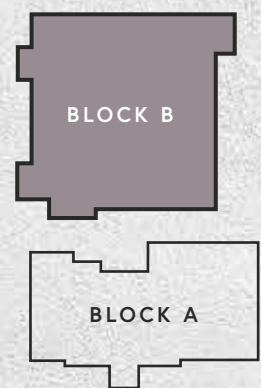
BLOCK B – 1ST FLOOR 2 BEDROOM APARTMENT



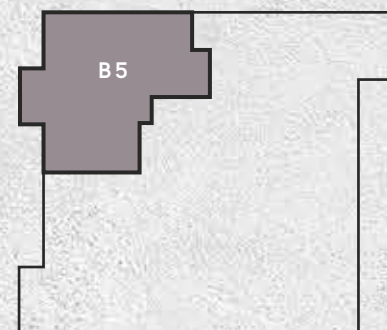
Living/Kitchen/Dining	9.09m x 3.24m	29'10" x 10'8"
Master Bedroom	5.71m x 2.85m	18'9" x 9'4"
Bedroom 2	3.53m x 2.35m	11'7" x 7'9"
Family Bathroom	2.32m x 1.93m	7'7" x 6'4"
Private Terrace	3.49m x 3.09m	11'5" x 10'2"
TOTAL AREA:	67.97 sq m	731.62 sq ft



SITE LOCATION



BLOCK B – 1ST FLOOR



NIGHTINGALE LANE

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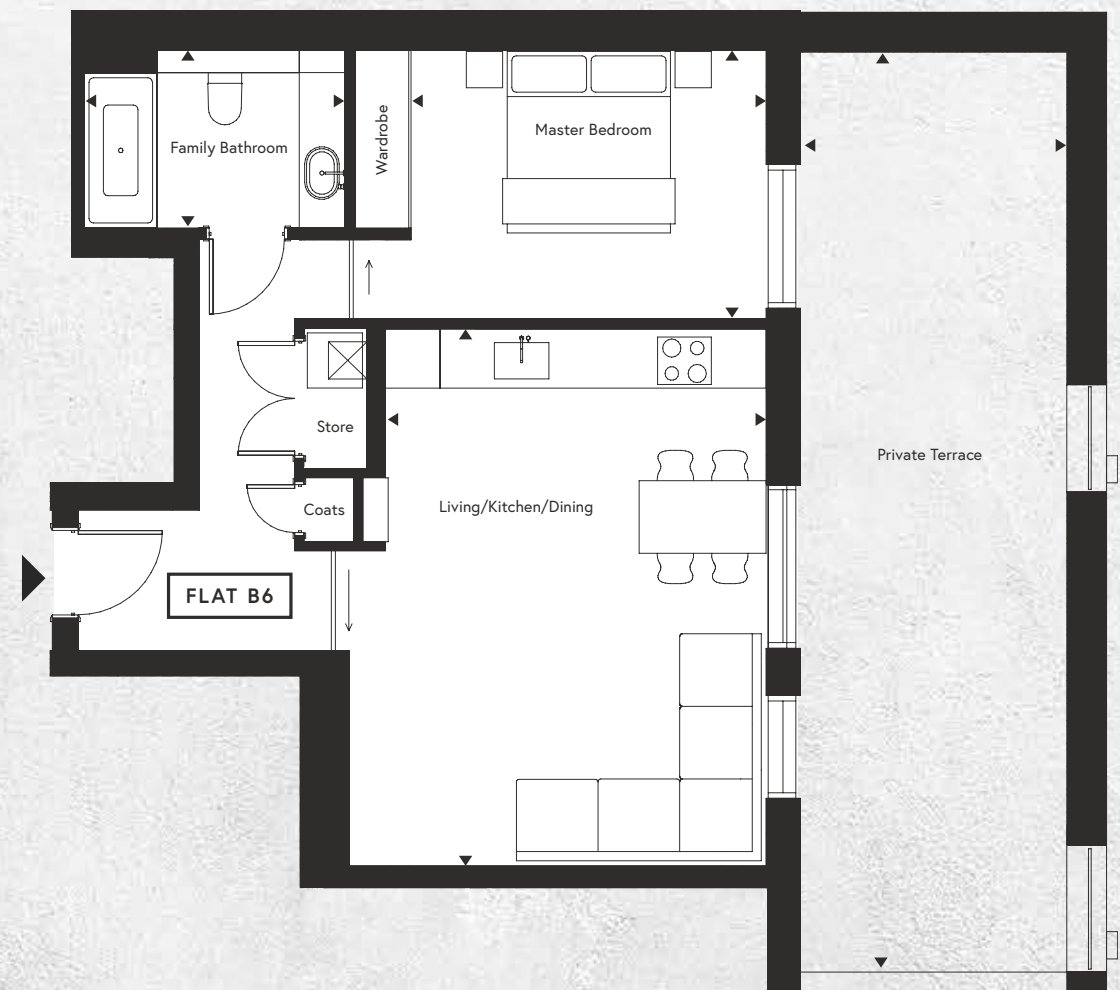
B6

BLOCK B – 1ST FLOOR 1 BEDROOM APARTMENT



Living/Kitchen/Dining	5.91m x 4.14m	19'5" x 13'7"
Master Bedroom	3.83m x 2.99m	12'7" x 9'10"
Family Bathroom	2.85m x 1.96m	9'4" x 6'5"
Private Terrace	10.13m x 2.93m	33'2" x 9'7"
TOTAL AREA:	56.63 sq m	609.56 sq ft

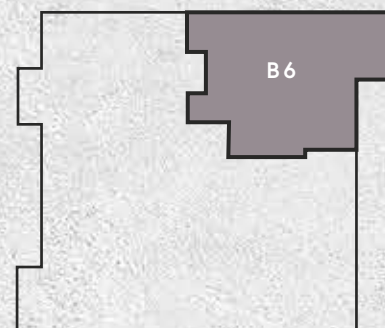
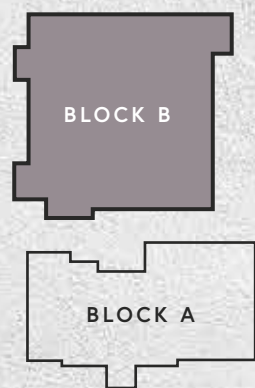
68



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SITE LOCATION

BLOCK B – 1ST FLOOR



NIGHTINGALE LANE

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B7

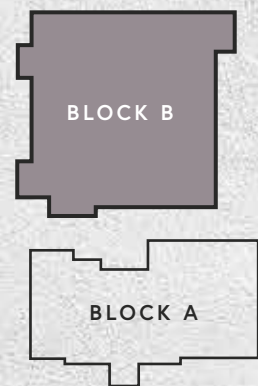


BLOCK B – 1ST FLOOR 2 BEDROOM APARTMENT

Living/Kitchen/Dining	7.58m x 3.38m	24'10" x 11'1"
Master Bedroom	5.44m x 2.85m	17'10" x 9'4"
Ensuite	2.86m x 1.60m	9'5" x 5'3"
Bedroom 2	4.76m x 2.79m	15'7" x 9'2"
Family Bathroom	2.38m x 2.03m	7'10" x 6'8"
Private Terrace	9.88m x 2.93m	32'5" x 9'7"
TOTAL AREA:	82.12 sq m	883.93 sq ft

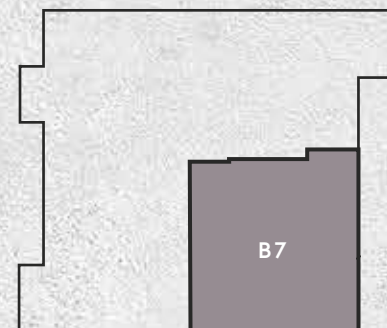


SITE LOCATION



NIGHTINGALE LANE

BLOCK B – 1ST FLOOR



The dimensions provided on these plans are subject to variations and are not invented to be used for carpet sizes, appliance sizes, or items of furniture.

B8



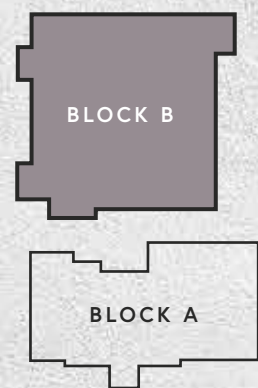
BLOCK B – 1ST FLOOR 2 BEDROOM APARTMENT

Living/Kitchen/Dining	6.61m x 4.17m	21'8" x 13'8"
Master Bedroom	5.82m x 3.51m	19'1" x 11'6"
Ensuite	2.52m x 1.49 m	8'3" x 4'11"
Bedroom 2	5.79m x 2.81m	18'11" x 8'11"
Family Bathroom	2.51m x 1.93m	8'3" x 6'4"
Private Terrace	3.43m x 3.66m	11'3" x 12'0"
TOTAL AREA:	79.49 sq m	855.62 sq ft

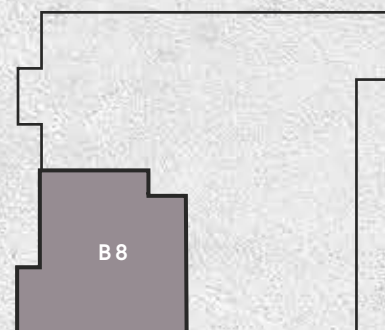
72 |

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SITE LOCATION



BLOCK B – 1ST FLOOR



NIGHTINGALE LANE



The dimensions provided on these plans are subject to variations and are not invented to be used for carpet sizes, appliance sizes, or items of furniture.

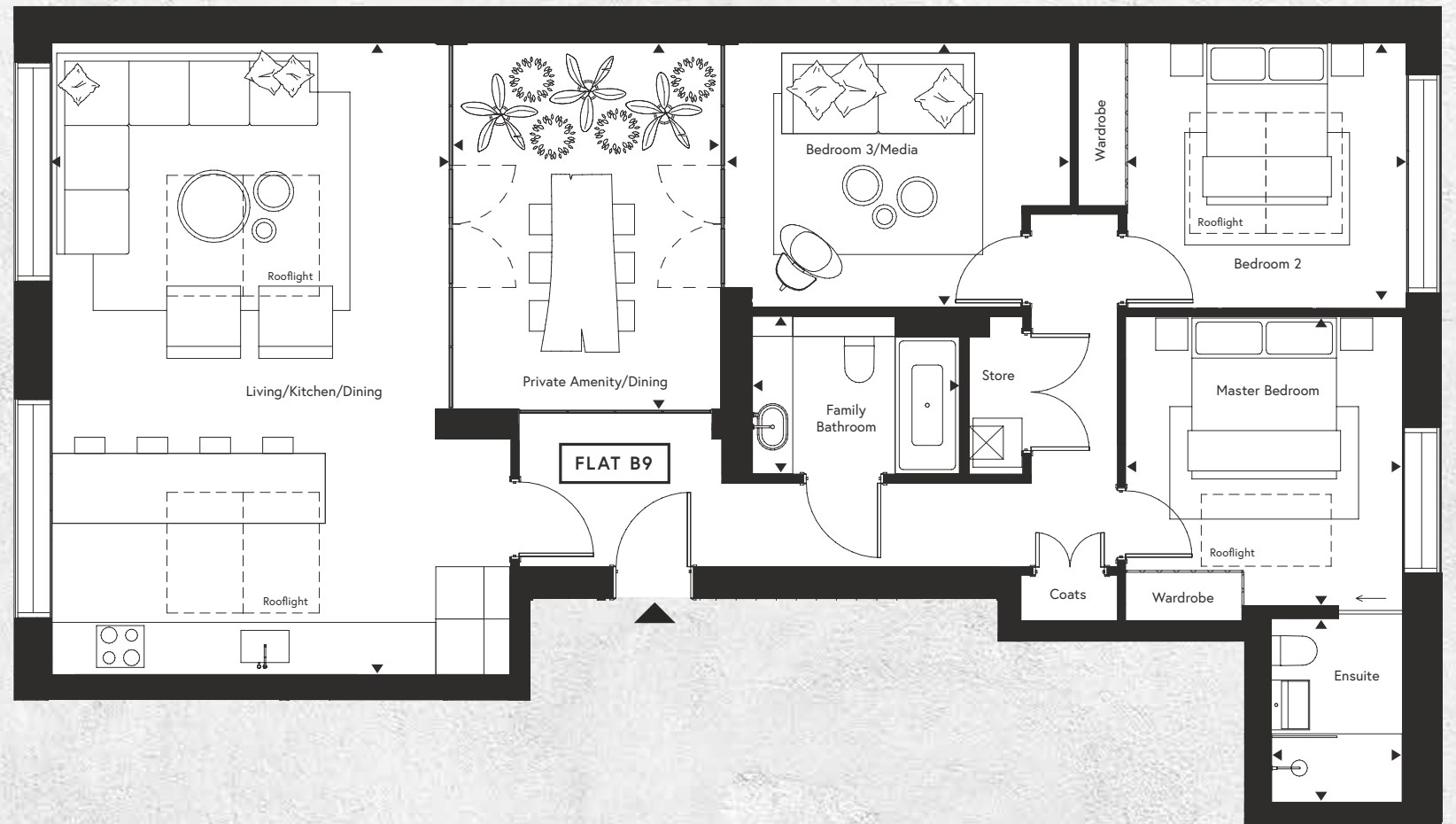
B9



BLOCK B – 2ND FLOOR 2 BEDROOM APARTMENT

Living/Kitchen/Dining	7.84m x 4.93m	25'9" x 16'2"
Master Bedroom	3.57m x 3.43m	11'9" x 11'3"
Ensuite	2.27m x 1.92m	7'5" x 6'4"
Bedroom 2	3.50m x 3.25m	11'6" x 10'8"
Bedroom 3/Media	4.28m x 3.25m	14'1" x 10'8"
Family Bathroom	2.54m x 1.93m	8'4" x 6'4"
Private Amenity/Dining	4.51m x 3.35m	11'0" x 14'10"
TOTAL AREA:	124.69 sq m	1,342.15 sq ft

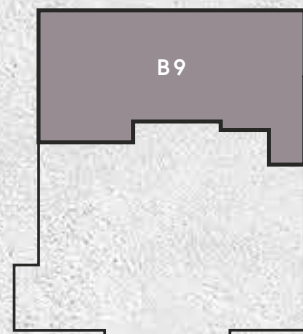
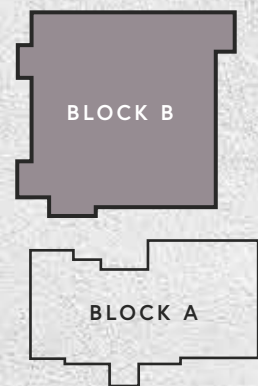
74 |



| 75

SITE LOCATION

BLOCK B – 2ND FLOOR



NIGHTINGALE LANE

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B10



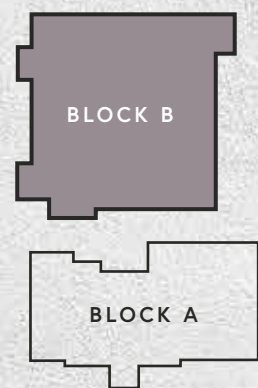
BLOCK B – 2ND FLOOR 2 BEDROOM APARTMENT

Living/Kitchen/Dining	6.11m x 3.73m	20'1" x 12'3"
Master Bedroom	5.21m x 4.17m	17'1" x 13'8"
Ensuite	2.73m x 2.26m	8'11" x 7'5"
Bedroom 2	3.10m x 3.02m	10'2" x 9'11"
Family Bathroom	2.44m x 2.01m	8'0" x 6'7"
Private Terrace	3.44m x 3.17m	11'3" x 10'5"
TOTAL AREA:	81.86 sq m	881.13 sq ft

76 |

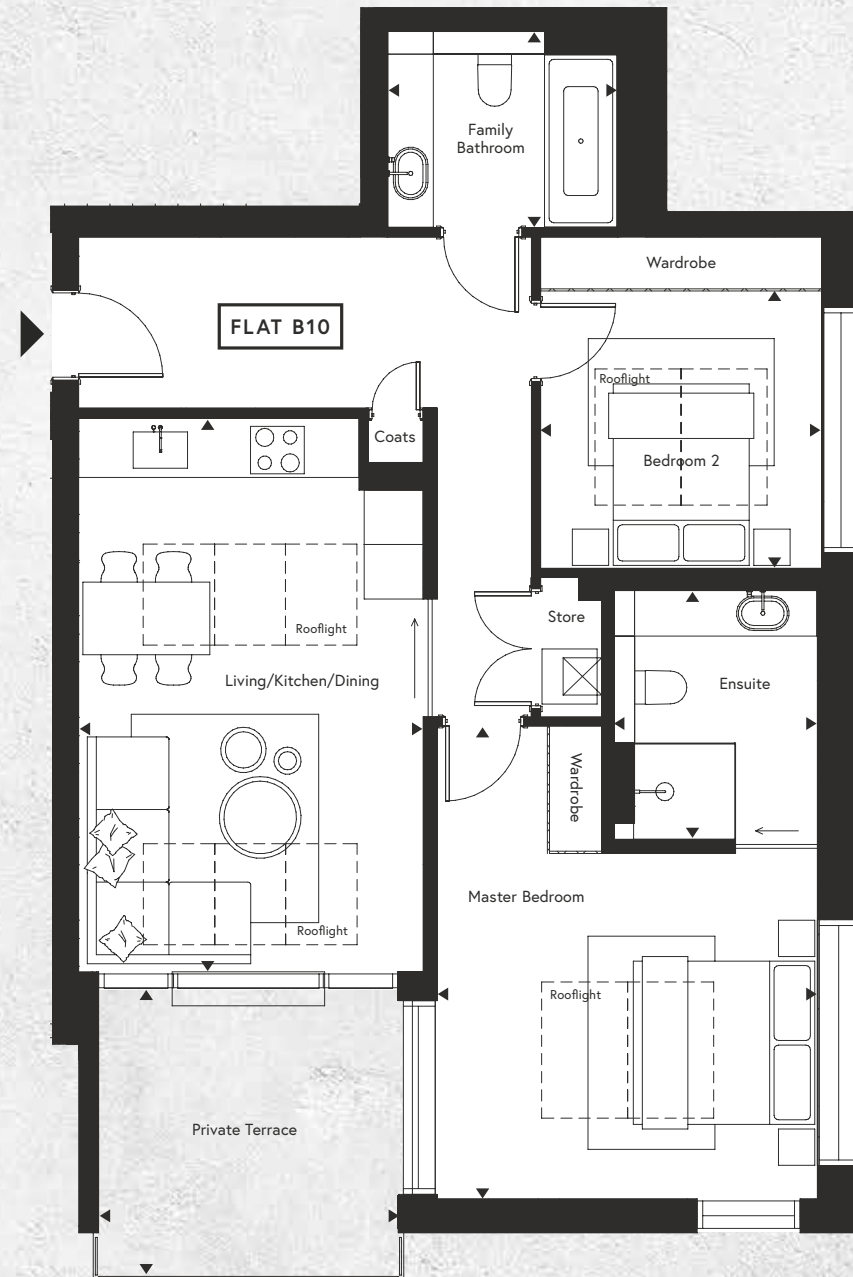
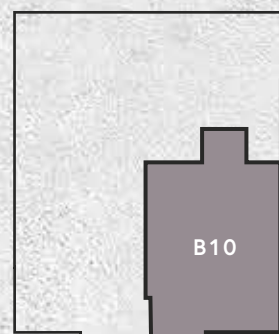
| 77

SITE LOCATION



NIGHTINGALE LANE

BLOCK B – 2ND FLOOR



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B11



BLOCK B – 2ND FLOOR 2 BEDROOM APARTMENT

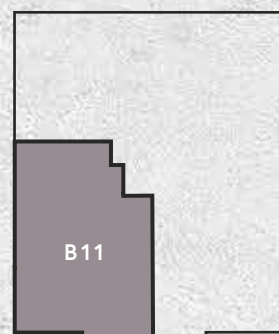
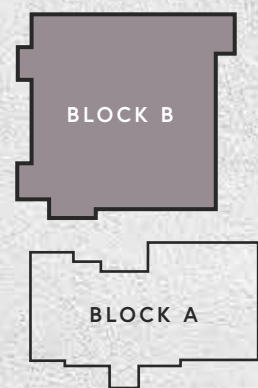
Living/Kitchen/Dining	6.01m x 4.20m	19'9" x 13'9"
Master Bedroom	5.86m x 3.95m	19'3" x 13'0"
Ensuite	2.83m x 2.07m	9'3" x 6'9"
Bedroom 2	3.92m x 2.88m	12'10" x 9'5"
Family Bathroom	2.71m x 1.93m	8'11" x 6'4"
Private Terrace	4.24m x 3.17m	13'11" x 10'5"
TOTAL AREA:	82.84 sq m	891.68 sq ft

78

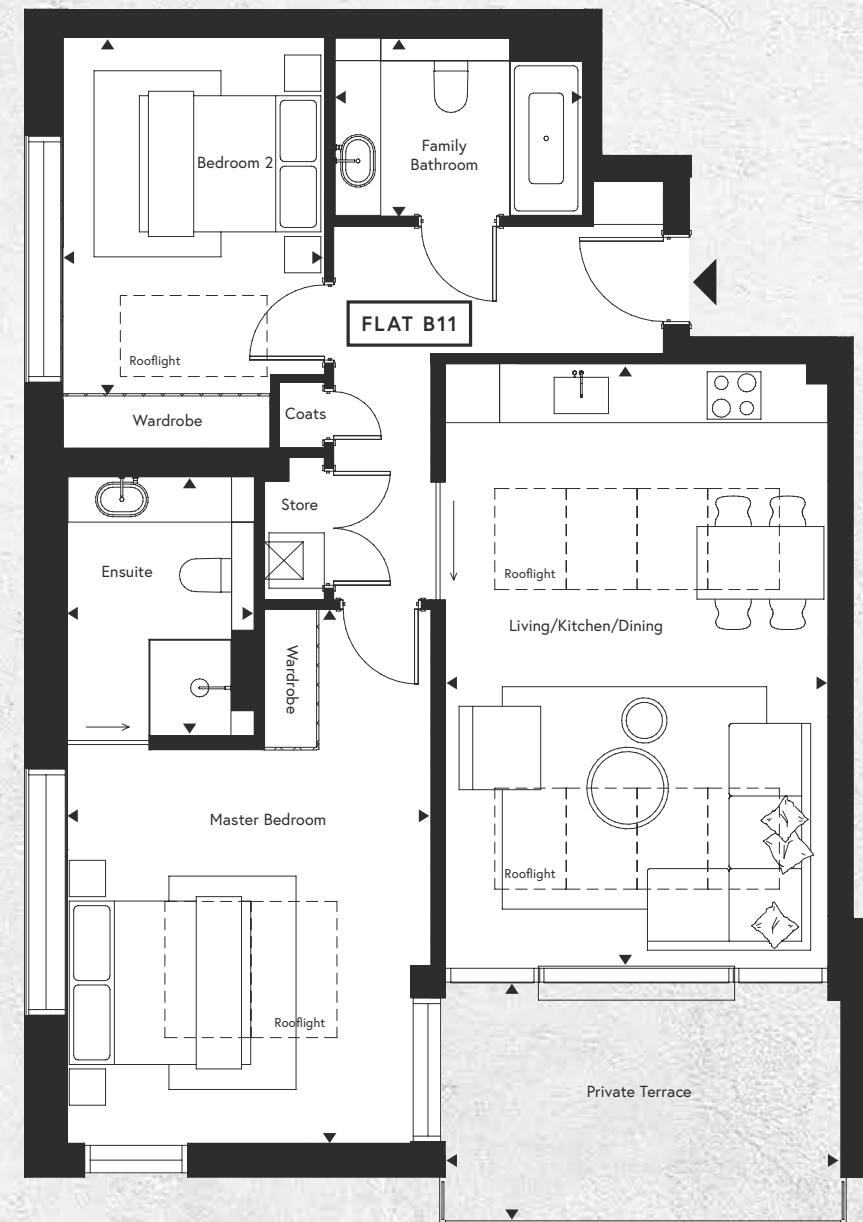
79

SITE LOCATION

BLOCK B – 2ND FLOOR



NIGHTINGALE LANE



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SPECIFICATION



KITCHEN

- Integrated Siemen appliances including fridge/freezer, dishwasher and oven with microwave function
- Siemens, 4 zone induction hob – flush mounted into worktop
- Splashbacks to under side of wall units in Caesarstone Raven Honed composite stone
- Worktops are in Caesarstone Raven Honed composite stone
- Recessed LED strip lighting under all wall units/shelves
- LED dimmable downlights
- Underfloor heating

BATHROOM

- White Lusso Stone resin oval deck mounted top bowl
- Lusso Luxe matte black wall mounted basin mixer tap
- Bette rectangular built-in bathtub with three-way thermostatic shower set with handheld shower and bath spout
- ME by Starck wall hung toilet pan with concealed cistern in white
- Soft closing wc seats and matte black remote flush button
- Lusso thermostatic shower with handheld shower in matt black
- Brushed stainless scale anti-scale shower screen with fully recessed and concealed fixings
- Mid grey diamond eggshell paint in bathroom, en-suites and wc's
- Electric in wall towel warmer mat
- Electric underfloor heating
- Shaver socket
- Mirror heater/demister
- Mechanical ventilation extract
- Dimmable LED downlights



MASTER BEDROOM

- All wardrobes by designspace London/ Sangiacomo – custom made in Italy
- LED dimmable downlighters
- European oak plank floor with underfloor heating
- Satellite TV, Terrestrial TV and DAB Radio outlets (Sky Q)
- Underfloor heating

LOUNGE/DINER AND HALLWAY

- European oak plank floor
- Underfloor heating
- External lights on balcony
- LED dimmable downlighters
- Video door entry system to main door
- Satellite TV, Terrestrial TV and DAB Radio outlets (Sky Q)
- Motorised openable roof lights (top floor only)

DOORS, WINDOWS AND DECORATION

- European oak plank floor
- Underfloor heating
- Diamond matt emulsion paint on all walls in off grey
- Dark stained quarter sawn oak doors provided for apartment entrances
- Brilliant white matt emulsion on all ceilings
- Solid internal doors painted in off white tinted grey diamond satinwood
- Door handles with chrome plate and satin nickel handle
- Off white tinted grey walls throughout
- Brilliant white architraves, skirtings and window surrounds and sills



BUILT IN STORAGE/ UTILITY CUPBOARDS

- Full height storage* included to every unit with LED lighting
- European oak plank floor
- Double socket outlet

SERVICES AND ELECTRICAL

- Ducts and cable ways to allow future installation of Virgin Media
- BT Openreach fibre to each apartment (FTTP)
- Satellite dish, digital TV and DAB radio communal aerials and amplifier network serving all apartments
- Smoke and heat detectors in all apartments
- Extract ventilation in kitchen and bathroom (centralised apartment fan)
- Combination condensing boiler providing hot water and space heating

COMMUNAL AREAS

- Large main entrance door with boarded hardwood timber panel and double-glazed sidelight panels
- Six lever dead lock with electrical latch opening, connected to fob entry door system

CYCLE STORE

- Secure cycle storage

*There are no shelves added to the stores – they are provided empty to fit out as needed.

These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. We recommend intending purchasers satisfy themselves, by personal inspection or otherwise, as to the correctness of these particulars. Please ask Sales Consultants for detailed information regarding specific properties. Joseph Edmund reserves the right to amend specifications as necessary. The features, designs, materials and visual depictions of and in our show homes and in our show home photography must be treated as general illustration and guidance. Furniture and fittings are not included.

ABOUT

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J

Joseph Edmund is an exciting Clapham developer who has spent the past few years establishing a reputation for providing homes with distinction. Quality is paramount to us, from choosing the right location and unique style of home, to the construction and build processes we use and the materials and specifications selected. We create homes that provide a new sense of living.



Rampton Baseley was set up in 2008 by two well established local agents Joel Baseley and Patrick Rampton. It has a reputation for handling quality property in the Wandsworth, Clapham, Tooting, Balham and Battersea postcodes. Buyers have rightly come to associate the Rampton Baseley brand with quality products. It doesn't matter if it's a studio flat or a large family house, its applicants know that they will be seeing well built, well finished and well-located property.

CONTACT



[instagram.com/audiologyhouse](https://www.instagram.com/audiologyhouse)



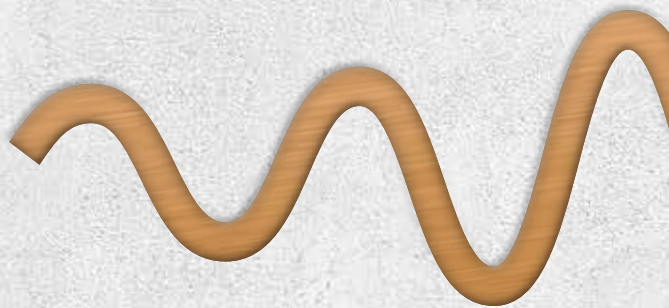
RAMPTON BASELEY

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J E