



CLAPHAM  
QUARTER

— CLAPHAM SOUTH SW4 —

1, 2, 3 and 4 bedroom apartments

SW4

# A PRIVATE COLLECTION OF UNIQUE 1, 2, 3 AND 4 BEDROOM APARTMENTS DESIGNED FOR MODERN LIVING

SELECT YOUR PERFECT HOME FROM THIS BRAND-NEW COLLECTION OF DESIGN LED, HIGH SPECIFICATION, LIGHT-FILLED AND SPACIOUS APARTMENTS IN A TRULY PRIME LOCATION, JUST A SHORT WALK FROM CLAPHAM SOUTH UNDERGROUND STATION AND MOMENTS FROM CLAPHAM COMMON.

ALL 36 APARTMENTS HAVE THEIR OWN GENEROUS OUTSIDE SPACE – SOME OFFERING PRIVATE GARDENS AND OTHERS INCREDIBLE VIEWS ACROSS LONDON – AND TOGETHER THEY FORM A STYLISH NEW COMMUNITY IN A BEAUTIFUL, GATED SETTING.



CGI indicative only



# BREATHE IN THE WELLNESS

**CLAPHAM QUARTER HAS SUSTAINABILITY  
BUILT INTO ITS VERY FABRIC.**

High ceilings and floor to ceiling windows in every apartment create a great sense of space. Homes come with the highest levels of insulation as well as the latest heating systems and have the added benefit of 'Comfort Cooling'. In combination, these features ensure Clapham Quarter's exquisite homes deliver energy-efficiency and climate control, on top of a high-class lifestyle.

All apartments have private balconies, terraces or landscaped gardens. There is on site communal and children's playspace and with Clapham Common on your doorstep everyone has the opportunity to enjoy great outdoor living.



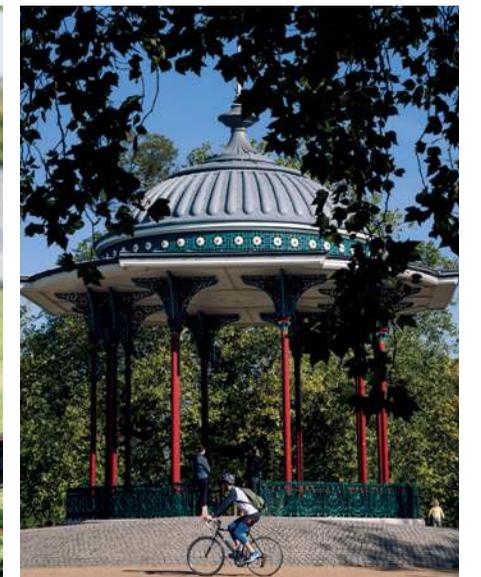
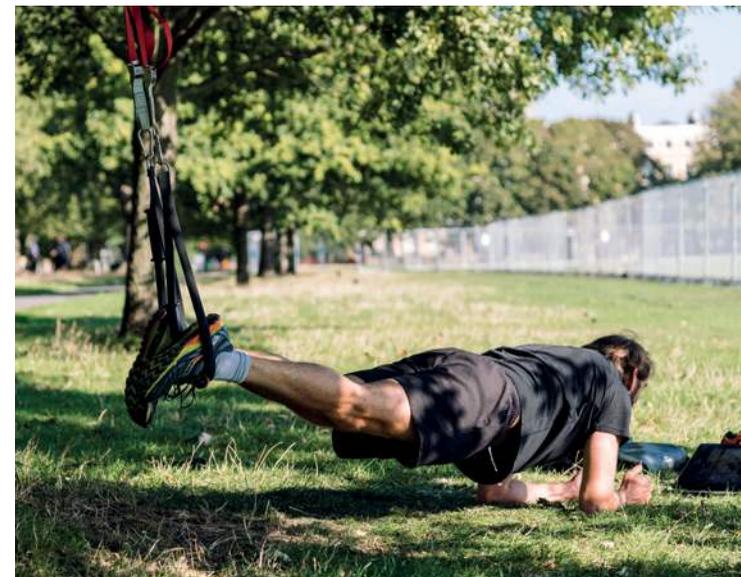
# SURROUNDED BY GREEN SPACE

A SHORT WALK FROM YOUR FRONT DOOR IS CLAPHAM COMMON, OFFERING 85 HECTARES OF OPPORTUNITY TO BE ACTIVE AND HAVE FUN.

There are zones and facilities for playing five-a-side football, basketball, tennis and softball. If cricket is your obsession, there are cricket nets where you can perfect your skills. The popular Clapham Common 5k parkrun takes place here every Saturday at 9am. Then for children's play and time with friends, why not head to the splash pool or the community garden?

If it's time to shake up your routine and take in a different scene, Wandsworth Common is only a mile away to the southwest and Tooting Common is just over a mile to the south. Much loved Battersea Park, Wimbledon Common and Richmond Park are also within easy reach of Clapham Quarter.

Once your exercise is done, you could head out to Clapham Grand for a night of comedy. Or enjoy the mix of global foods on offer in Tooting Market.



CLAPHAM COMMON: A SERENE, EVERGREEN OASIS  
IN THE HEART OF LONDON, ADORED AND CHERISHED  
BY ITS LOCAL COMMUNITY.



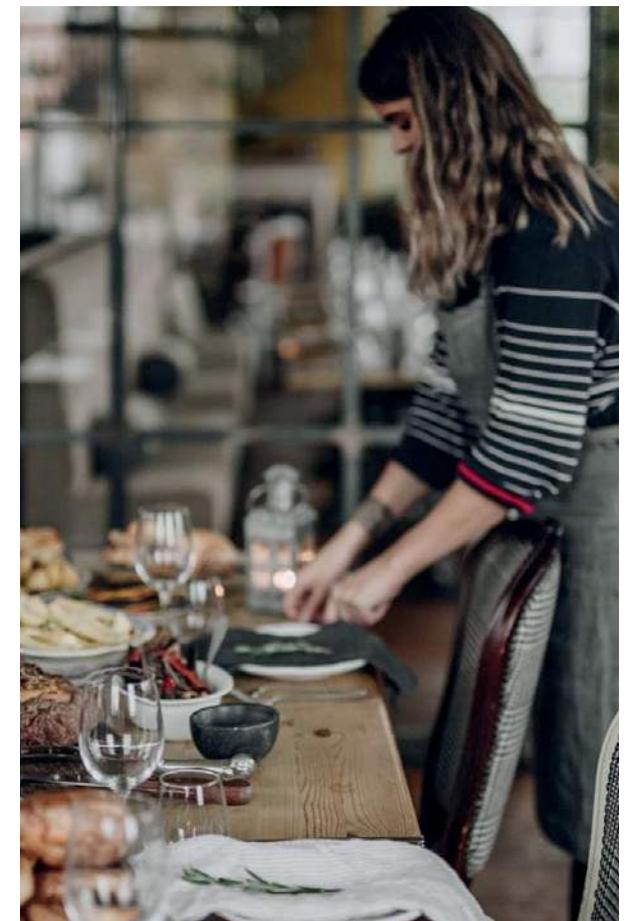
# DELICIOUSNESS ON YOUR DOORSTEP

IF YOU LOVE EATING OUT, GOOD COFFEE OR ENJOYING A FEW CELEBRATORY COCKTAILS, THEN YOU'RE SPOILT FOR CHOICE CLOSE TO CLAPHAM QUARTER.

Head to The Avalon, a family-friendly alfresco pub and garden, which is just around the corner, and Sequoia Lounge where they offer tasty dishes, as well as creative and classic cocktails. Head to The Shed in Clapham South station for expertly brewed coffee – perfect for a pick-me-up on the way into the office.

With its neat parade of independent shops, restaurants and convenience stores, this area is known locally as 'Abbeville Village'. The Abbeville, on the charming Abbeville Road, is a quiet gastropub, providing a relaxed setting to gather with friends and enjoy its modern British menu. Other restaurants include French favourite Bistro Union, and Toscana – a highly popular, family-owned Italian that serves up mouth-watering regional flavours.

In Clapham Old Town, you'll find a huge array of pubs, bars, eateries and serving an eclectic range of cuisines. Minnow, Trinity and Carmen Tapas are all highly recommended and don't forget Venn Street Market on Saturdays, for incredible sweet bites, cheeses and a mix of other organic and delicious goods.

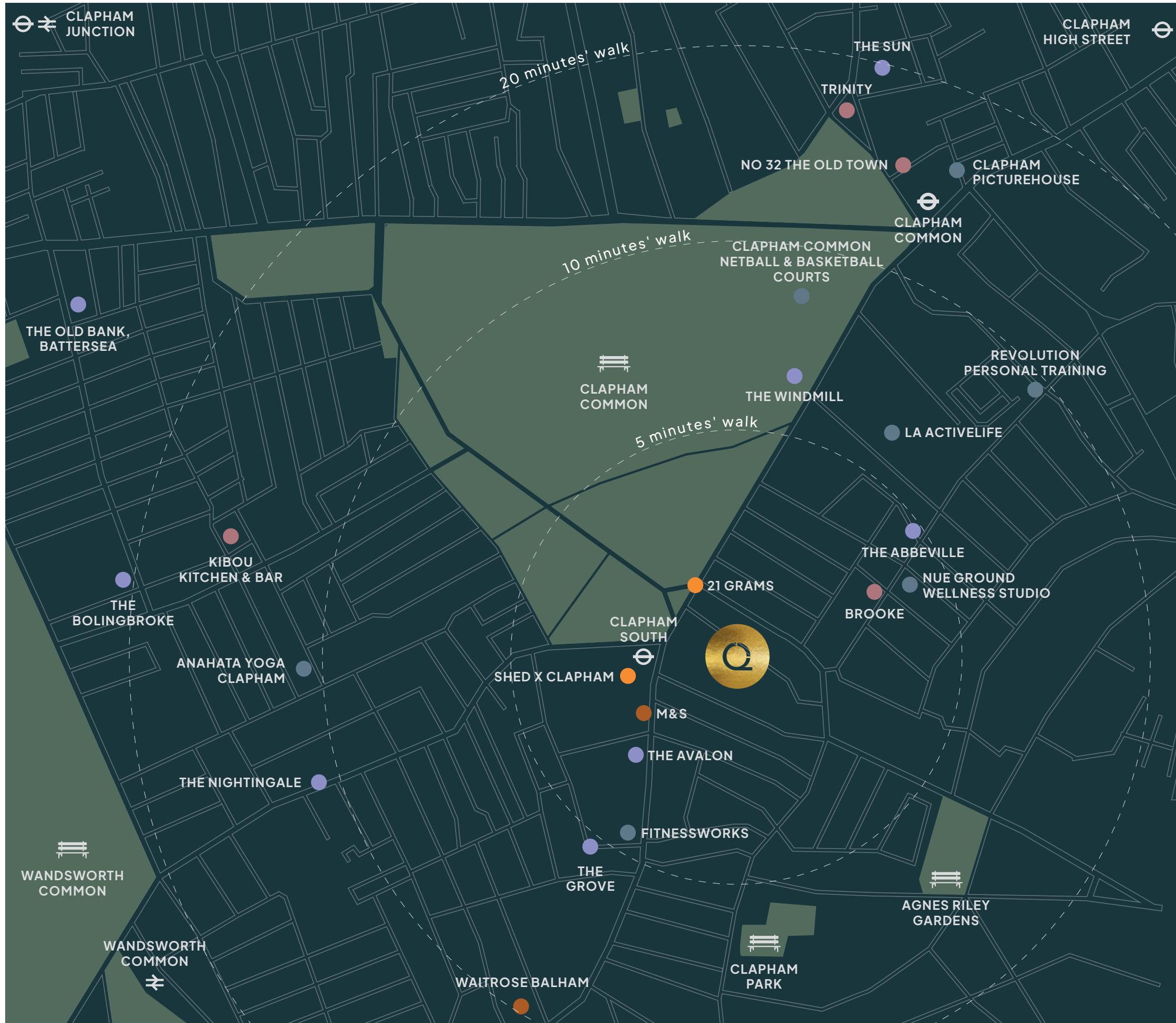


SW4

# BE LOCAL

## OUR RECOMMENDATIONS

-  Pubs & Bars
-  Coffee Shops
-  Restaurants
-  Parks & Gardens
-  Supermarkets
-  Leisure
-  Underground & Overground Stations





# HIGHLY CONNECTED

YOU HAVE GREAT TUBE, RAIL AND ROAD CONNECTIONS FROM YOUR HOME IN CLAPHAM QUARTER, WHETHER YOU WANT TO TRAVEL INTO THE BUZZ OF THE WEST END AND CITY, OR OUT TO THE BEAUTIFUL SURREY HILLS, OR EVEN VISIT BRIGHTON AND THE SOUTH DOWNS.

Clapham South Underground station straddles Zones 2 & 3 and is literally moments from your front door, but you also have ready access to the Overground services at Balham, Clapham High Street and Clapham Junction, the busiest railway station in Britain.

For those getting about by bicycle Clapham Quarter has secure and covered cycle stores. There is a bike hire docking station close to Clapham South Underground station holding 26 bikes. Enjoy the convenience and sightseeing as you cycle around London.

Six buses and one night bus serve the local area with the N155 night bus calling at Covent Garden and Trafalgar Square.



## OVERGROUND

### FROM CLAPHAM JUNCTION

Waterloo	7 mins
Wimbledon	7 mins
London Victoria	8 mins
Gatwick Airport	24 mins
Guildford	31 mins
Shoreditch High Street	35 mins
Brighton	56 mins



## WALKING



### FROM CLAPHAM QUARTER

Tesco	1 min
Clapham South tube station	2 mins
Clapham Common	3 mins
The Avalon Gastropub	5 mins
Clapham Common tube station	16 mins
Clapham Picturehouse	20 mins

## BY BIKE



## FROM CLAPHAM QUARTER

Clapham Junction Overground station	12 mins
Battersea Power Station	13 mins
Hyde Park	24 mins
Borough Market	27 mins
Richmond Park	40 mins

## BY TUBE

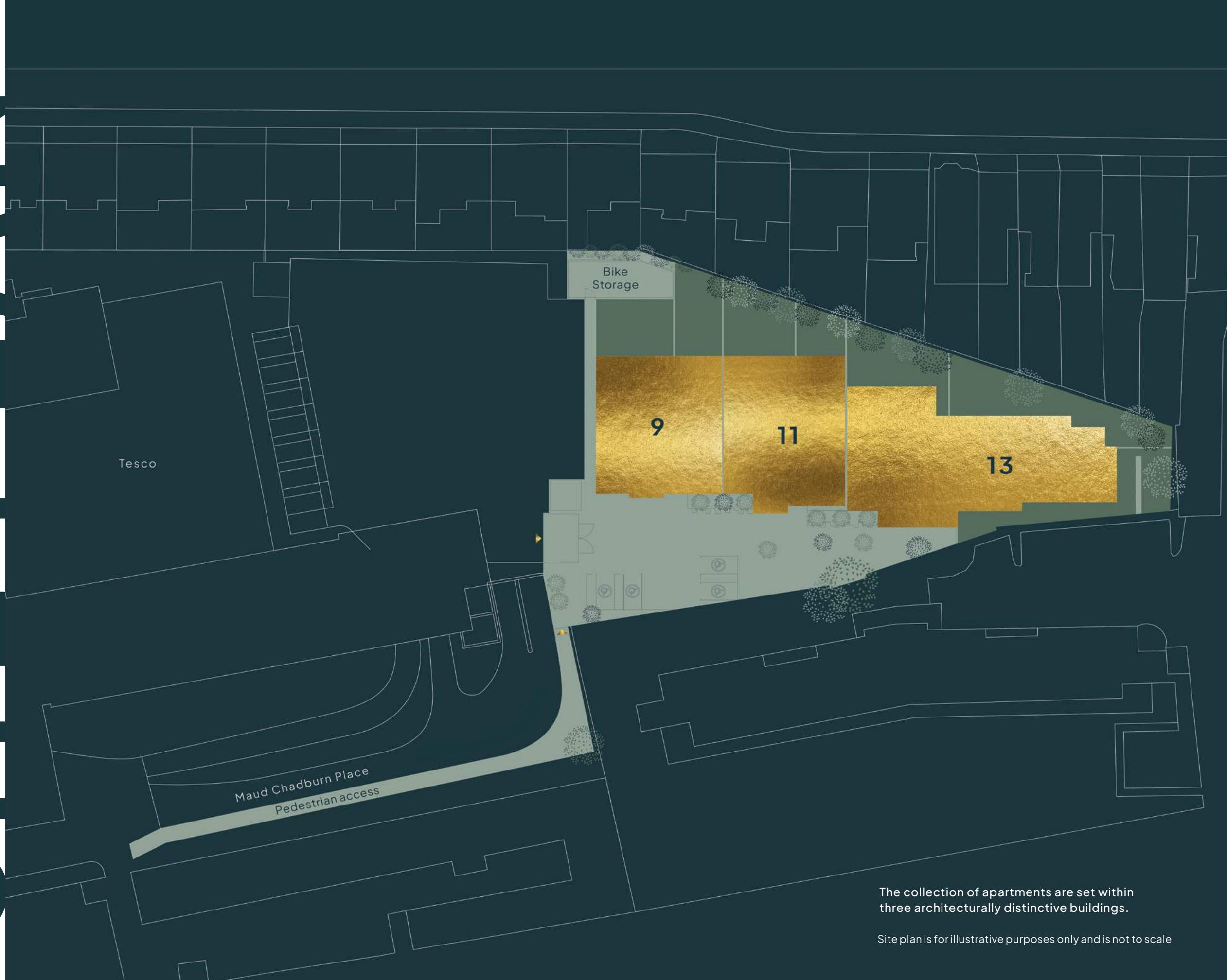
FROM CLAPHAM SOUTH TUBE  
NORTHERN LINE

South Wimbledon	11 mins
Waterloo	11 mins
London Bridge (for Borough Market)	16 mins
Bank	17 mins
Oxford Circus	20 mins
Canary Wharf	36 mins

Journey times are approximate and are taken from  
tfl.gov.uk and Google Maps



# SITE PLAN



The collection of apartments are set within three architecturally distinctive buildings.

Site plan is for illustrative purposes only and is not to scale

# BEAUTIFUL SURROUNDINGS

HIGH SPECIFICATION INTERIORS COMBINE NATURAL FINISHES WITH STREAMLINED DESIGN, ENSURING MODERN CONVENIENCE WITH SUBTLE SOPHISTICATION.

Warm and inviting, the thoughtfully designed open-plan living spaces are perfect for both daily family life and entertaining guests.

Kitchens include stunning Italian designed contemporary units with handleless doors and quartz stone marble design worktops. Integrated Siemens appliances and individual wine coolers come as standard ensuring that the kitchens ooze style and quality.



CGI indicative only



CGI indicative only



Living areas on the upper floors feature private balconies and terraces while ground floor apartments look onto professionally landscaped gardens.

Luxurious bedrooms are generously proportioned for ultimate relaxation and fitted with high-quality fitted carpets.

Master bedrooms provide USB and telephone points, with Italian designed fitted wardrobes featuring built-in rails, shelving and drawers. Comfort meets space for your meticulously designed, peaceful haven.





Bathrooms built for relaxation have large porcelain tiling from floor to ceiling, and fixtures finished in satin chrome brassware.

Showers and baths are fitted with sleek glass screens, sanitaryware is by Villeroy & Boch, a brand renowned for its timeless elegant design. A mirrored, illuminated wall cabinet provides the finishing touch to a private, tranquil setting.



CGI indicative only

## THE GARDEN & PENTHOUSE COLLECTION

DISCOVER EXCEPTIONAL PENTHOUSES BOASTING PANORAMIC VIEWS ACROSS LONDON AND GARDEN APARTMENTS FEATURING PROFESSIONALLY LANDSCAPED OUTSIDE SPACE.

Enjoy breathtaking views from your penthouse's private terrace, a stunning backdrop for social gatherings, while expansive indoor areas make impressive hosting areas for every season. Or choose the ground floor garden apartments and enjoy the outside landscaped space.

Every room is thoughtfully crafted, providing residents with an environment that speaks to both sophistication and practicality, creating a personal, distinctive sanctuary ready for you to add your individual sense of style to.

Kitchens are fitted with premium appliances, including Miele multi-function oven and microwave and a large sink and 800mm Siemens hob (subject to layout), as well as separate fridge and freezer, with a smart lighting system for convenience and customisation. A separate utility room is also provided, with a Miele washer/dryer.

Bedrooms feature a smart lighting system, and fitted, internally illuminated wardrobes.





CGI indicative only

## GREEN LIVING

**CLAPHAM QUARTER'S DESIGN LED APARTMENTS COMBINE STYLE, SUSTAINABILITY AND COMFORT FOR THE BENEFIT OF HEALTHIER LIVING.**

The highly efficient Mechanical Ventilation and Heat Recovery System (MVHR) with pollen filter ensures your home has continuous fresh filtered air, whilst Comfort Cooling systems deliver optimum temperature management, lower energy bills and environment friendly living throughout.

As well as empowering our residents to live sustainably, deploying the latest technology ensures greater functionality throughout. Cutting-edge Loxone smart home technology enables homeowners to operate smart systems such as video entry and smart lighting in their apartment from just one system, via tablet (pre-installed and provided) and their mobile.

Other 'green' elements include using low VOC paint throughout. No gas to apartments. Low energy lighting throughout and the building fabric and windows are at the highest level of thermal efficiency targeting Future Homes Standard.

Thanks to wall-climbing plants and sustainable green roofs, the development has an excellent Urban Green Factor, while floor to ceiling windows bathe each apartment with natural light. An environmentally, sustainable lifestyle is further encouraged by private outdoor space and landscaped communal areas.

Residents are also provided with covered and secure cycle storage, as well as free membership to a Car Club three years from occupation. Car Club membership provides you with instant access to a fleet of shared vehicles, so you can reserve your choice of car as and when you want to, reducing the cost of your travel.

This initiative reduces traffic congestion, improves air quality, and of course saves money, contributing to a sustainable and environmentally conscious living experience within Clapham Quarter.

# SPECIFICATION

## GENERAL

- Full fibre broadband
- Triple glazed floor to ceiling windows and external doors
- High ceiling heights
- White painted walls and ceilings
- Air Source Heat Pump Heating and Comfort Cooling providing the latest highly energy efficient system
- Small bevelled recessed downlight fittings throughout
- Satin chrome ironmongery and door furniture
- Contemporary satin chrome switches and sockets
- Internal doors with white satin finish
- Built in storage and utility room/cupboard
- Pelmet recess for blinds/curtains with power supply

## HALLWAY

- Amtico oak flooring
- Underfloor heating
- Smart video entry system with mobile app integration
- High security multi-point locking entrance door
- White painted skirting and architraves

## COMMUNAL AREAS

- Smart integrated parcel delivery lockers with text notification system
- Smart video entry system with mobile app integration
- CCTV to internal entrance and common areas
- Integrated building fire detection system
- High security multi-point locking entrances and external common areas
- Residents' garden and play area at ground floor level
- 10 year ICW building warranty cover

## LIVING / DINING

- Amtico oak flooring
- Telephone outlet point
- Cable TV / media outlet points
- White painted skirting and architraves



## KITCHEN & UTILITY ROOM

- Italian designed contemporary kitchen units with handleless doors
- Quartz stone splashback
- Quartz stone worktop
- Siemens hob extractor
- Siemens multi-function oven
- Siemens integrated microwave
- Siemens integrated fridge/freezer and dishwasher
- Integrated wine cooler
- Quooker Pro3 kitchen boiler tap
- Italian Barazza granite under-mounted sink
- Amtico oak flooring
- White painted skirting and architraves
- Separate utility room/cupboard with Siemens washer/dryer





### BEDROOM

- High quality fitted carpet and underlay in all bedrooms
- Italian designed fitted wardrobes with hanging rail and internal shelving Bedrooms 1 & 2 (if applicable)
- USB and telephone points in master bedroom
- White painted skirting and architraves

### BATHROOM / EN SUITE

- Large porcelain tiles to floors and wall
- Contemporary satin chrome brassware
- Glass shower and bath screens
- Contemporary Villeroy & Boch white sanitaryware
- Mirrored illuminated wall cabinet
- Underfloor heating

### PRIME GARDEN & PENTHOUSE APARTMENTS:

- Integrated Miele multi-function oven, microwave
- Larger 700mm sink and 800mm Siemens hob (subject to layout)
- Separate fridge and freezer (subject to layout)
- Smart lighting system to bedrooms and living room
- Separate utility room/cupboard with Miele washer/dryer

### PRIME GARDEN & PENTHOUSE APARTMENTS:

- Italian designed fitted internally illuminated wardrobes with hanging rail and internal shelving Bedrooms 1, 2 & 3 (if applicable)
- Smart lighting system



### GREEN LIVING

- Highly Efficient Mechanical Ventilation and Heat Recovery System (MVHR) with pollen filter ensuring your home has continuous fresh filtered air
- Air Source Heat Pump Heating and Comfort Cooling providing the latest highly energy efficient system
- No gas to apartments
- Low VOC paint throughout
- Low energy lighting throughout
- The building fabric and windows are at the highest level of thermal efficiency
- Green roofs and wall climbing plants maximise the developments ecology contribution.
- Excellent urban greening factor
- Residents will receive free membership to a Car Club for 3 years from occupation with £50 credit
- Covered and secure cycle storage

### SECURITY

- Gated development
- Secured by Design (SBD) certification
- Key/phone fob access
- Walled development with residential neighbours
- CCTV to internal entrance and common areas
- High security multi-point-locking entrances and external common areas

A Management Company has been formed at 9-13 Maud Chadburn Place, Clapham South and it will be responsible for the management and maintenance of the communal areas and all the shared facilities and landscaping on the development. All homeowners will become members of the Management Company when they purchase their property. A managing agent has been appointed to take on the maintenance responsibilities and a service charge will be payable by each homeowner for the services provided.



INTERVIEW WITH

## GARRY SIMPSON, CEO, LANDHOLD DEVELOPMENTS

AT CLAPHAM QUARTER, OUR VISION WAS CLEAR FROM THE OUTSET: TO CREATE LIGHT, MODERN, LUXURY HOMES IN AN EXCLUSIVE LONDON NEIGHBOURHOOD, THAT SHOWCASED A HIGH-QUALITY SPECIFICATION AND THE LATEST TECHNOLOGY.

Each aspect of Clapham Quarter has been designed with living in mind, from the prioritisation of light, to the seamless integration of the cutting-edge tech, to the finishes selected for residents to complement with their own personal touches.

Choosing Clapham as our canvas was a decision rooted in the area's unique blend of accessibility, connectivity, and abundant green spaces. We saw an opportunity to contribute to the vibrant fabric of the area while providing residents with the convenience of modern urban living, in a secluded setting with easy access to several fantastic high streets.

What sets Clapham Quarter apart is our unwavering commitment to quality and design. From the floor-to-ceiling windows that flood each room with natural light to the Italian joinery and fully tiled bathrooms, every detail speaks to our dedication to excellence.

But luxury isn't just about aesthetics; it's also about sustainability and functionality. That's why we've integrated smart home technologies like Loxone, allowing residents to effortlessly control every aspect of their home environment.

And our focus on sustainability extends beyond technology to include green spaces, energy-efficient features such as 'Comfort Cooling', and even access to Car Clubs, promoting eco-friendly living without compromising on convenience.

Of course, resident safety is of paramount importance: numerous public transport services offer a choice of routes home, while multi-point locking entrances,

smart video entry system and secure smart lockers offer extra layers of security to our gated development.

At the heart of Clapham Quarter lies a dedication to creating not just a place to live, but a community to thrive in. We take pride in every aspect of this development, from carefully considered aesthetics to our commitments to sustainability. It's our belief that Clapham Quarter isn't just a place to call home—but also a lifestyle choice for those who value quality and design.

# ABOUT LANDHOLD DEVELOPMENTS

PART OF THE TURNHOLD PROPERTIES GROUP,  
ESTABLISHED IN 1991, WE ARE A PRIVATELY  
OWNED DEVELOPMENT COMPANY OPERATING  
IN GREATER LONDON AND THE HOME COUNTIES.  
WITH A PROVEN TRACK RECORD, WE ARE  
HIGHLY EXPERIENCED IN THE ACQUISITION  
AND DEVELOPMENT OF BROWNFIELD SITES.

We work with a team of highly skilled experts  
including town planners, architects and landscape  
architects, and our developments range from  
bespoke luxury houses to high density flatted homes.

**Hamptons**  
THE HOME EXPERTS

**RAMPTON  
BASELEY**

**LANDHOLD**  
DEVELOPMENTS LTD

Clapham Quarter is situated at  
9-13 Maud Chadburn Place, SW12 9PQ.

It is opposite Clapham South Underground station (Northern line)  
down the small lane named Maud Chadburn to the north of  
Costa Coffee on Balham Hill.

