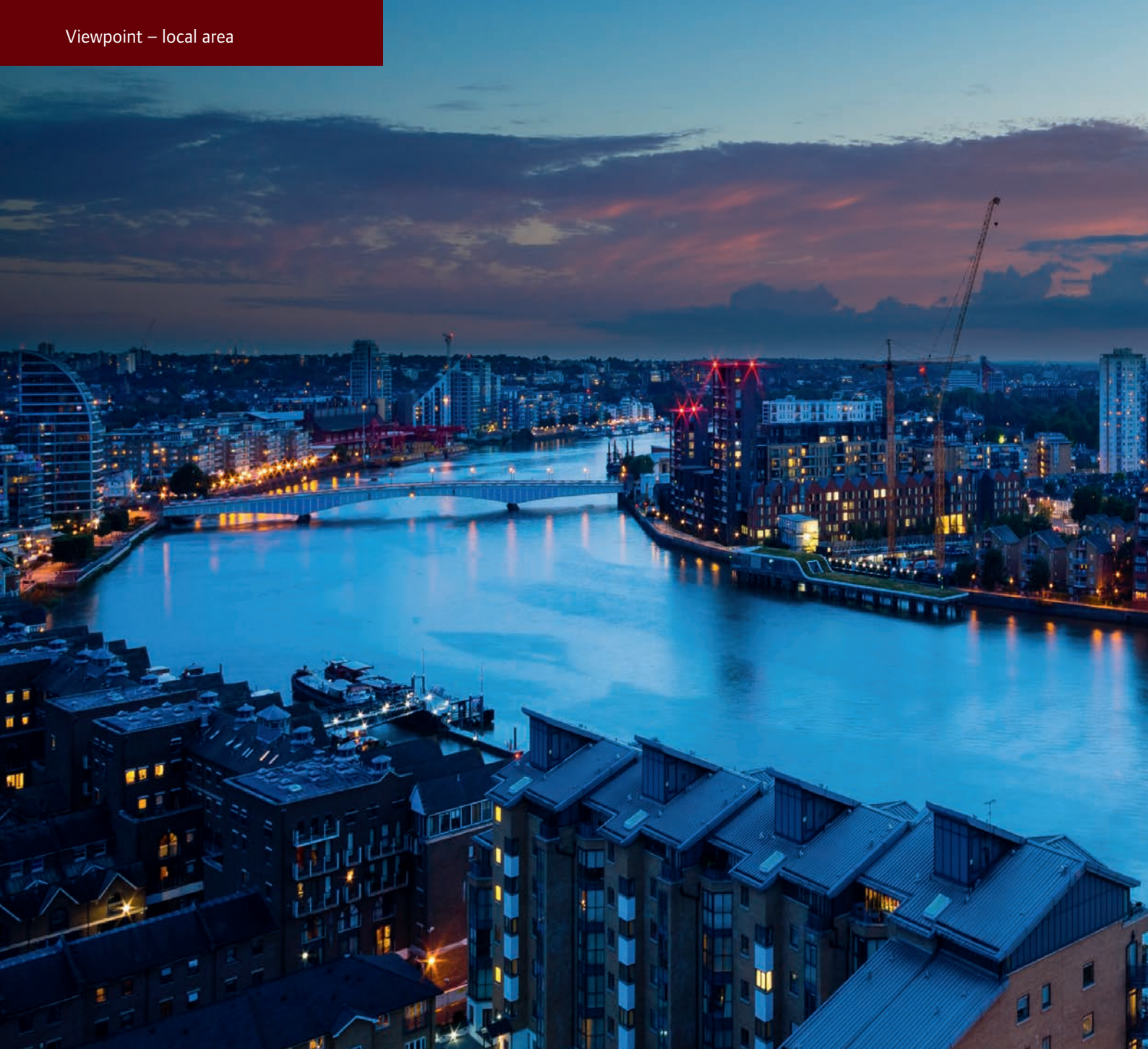


—  
**Viewpoint**  
Battersea  
—

A stunning new development  
in Battersea, London SW11 3SS





## A popular neighbourhood with so much to offer

---

Conveniently located on York Road in Battersea, moments away from Wandsworth Bridge, Viewpoint is an exciting new development of 1, 2 and 3 bedroom apartments, many featuring stunning views across the river or city skyline. Situated close to a superb range of local amenities and a short distance from Chelsea's fashionable Kings Road, this is an ideal opportunity to buy a brand-new home in a much sought-after, desirable area.

Centred around attractive landscaped outdoor space, Viewpoint consists of four buildings, each offering stylish, contemporary

new apartments. Each home enjoys a private balcony or terrace, perfect for alfresco dining or taking in the breath-taking outlook, together with bright, light and spacious open-plan living space for the ultimate urban abode.

With its close proximity to central London, cool café culture, wonderful riverside and bridges, acres of parkland, good schools and excellent shopping, Battersea has cast off its industrial past and is now heralded as one of London's most popular neighbourhoods. With Apple UK HQ and the new American Embassy relocating to Battersea, and the

regeneration of the iconic Battersea Power Station gathering pace, the area continues to evolve. Within easy reach of Viewpoint, you'll find several distinct areas for shops, bars, cafés and restaurants, including Battersea Village, Lavender Hill, Northcote Road and Wandsworth town centre. Battersea Arts Centre on Lavender Hill is a hive of cultural activity, while there's an Olivier award-winning theatre above The Latchmere pub on Battersea Park Road and a multiplex cinema in the Southside Shopping Centre in nearby Wandsworth.



## Conveniently placed and so well connected

Less than a mile from Viewpoint, the 200 acres of Battersea Park has been a favourite with Londoners for over 150 years. With its formal gardens, sports grounds, iconic peace pagoda, boating lake, children's zoo, art gallery and a host of events throughout the year, it's a wonderful place for relaxing and recharging.

With the added advantage of excellent road and rail links, putting Fulham, Chelsea and the West End within easy reach, living at Viewpoint provides huge opportunities for

work and leisure. The local area, which is in Zone 2, is well served by buses and several Overground stations, while nearby Clapham Junction provides Overground and mainline services in and out of central London. An extension of the Northern line Underground to Battersea is due for completion in 2020 and there are several Santander cycle docking stations in the area. Battersea is also home to London's only licensed heliport - the NetJets London Heliport.

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries)

**0.8** MILES TO  
CLAPHAM JUNCTION STATION

**6** MINUTES BY TRAIN  
TO LONDON VICTORIA

**7** MINUTES BY TRAIN  
TO LONDON WATERLOO

**25** MINUTES BY TRAIN  
TO GATWICK AIRPORT

**1.4** MILES TO  
A3

**1.5** MILES TO  
SOUTH CIRCULAR ROAD



- |  |                                      |  |                                      |
|--|--------------------------------------|--|--------------------------------------|
| <b>1</b> SOUTHSIDE SHOPPING CENTRE                 | <b>5</b> BATTERSEA ARTS CENTRE       | <b>9</b> STAMFORD BRIDGE - CHELSEA FC    | <b>13</b> BATTERSEA POWER STATION    |
| <b>2</b> NORTHCOTE ROAD                            | <b>6</b> THE LATCHMERE - THEATRE 503 | <b>10</b> CHELSEA & WESTMINSTER HOSPITAL | <b>14</b> BATTERSEA DOGS & CATS HOME |
| <b>3</b> THE GRAND - NIGHTCLUB, FILM & MUSIC VENUE | <b>7</b> BATTERSEA VILLAGE           | <b>11</b> KINGS ROAD                     | <b>15</b> PUMP HOUSE GALLERY         |
| <b>4</b> CLAPHAM JUNCTION STATION                  | <b>8</b> CHELSEA HARBOUR             | <b>12</b> PEACE PAGODA                   | <b>16</b> LAVENDER HILL              |

For all sales enquiries please call  
**020 3553 0756**  
[lindenhomes.co.uk](http://lindenhomes.co.uk)

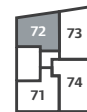
Viewpoint  
Battersea

Brunskill House  
2 bedroom apartment

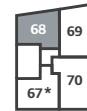


## Type K

Homes 68 & 72



Seventh Floor



Sixth Floor

\* Affordable Housing

### Sixth & Seventh Floors

#### Kitchen/Living/Dining Area

5965 x 3405mm 19'7" x 11'2"

Bedroom 1 2925 x 3600mm 9'7" x 11'9"

Bedroom 2 3430 x 2450mm 11'3" x 8'0"

## Viewpoint

98 York Road, Battersea SW11 3SS  
1, 2 & 3 bedroom apartments

**020 3553 0756**

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**Linden**  
HOMES

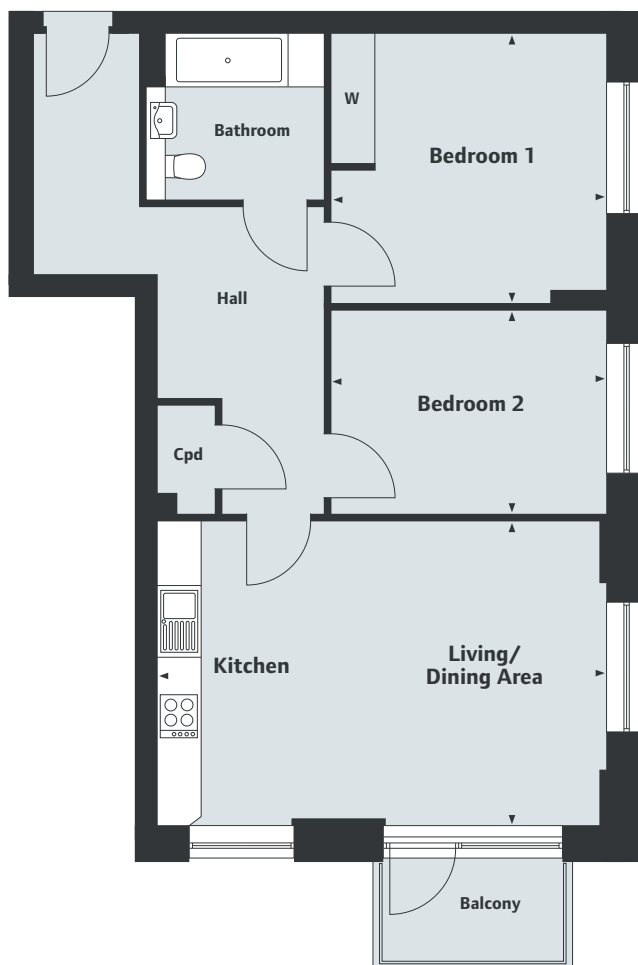
Viewpoint  
Battersea

Brunskill House  
2 bedroom apartment

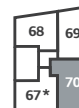


## Type L

Homes 70 & 74



Seventh Floor



Sixth Floor

\* Affordable Housing

### Sixth & Seventh Floors

Kitchen/Living/Dining Area		21'1" x 13'10"
Bedroom 1	3815 x 3740mm	12'6" x 12'3"
Bedroom 2	3815 x 2820mm	12'6" x 9'3"

## Viewpoint

98 York Road, Battersea SW11 3SS  
1, 2 & 3 bedroom apartments

**020 3553 0756**

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**Linden**  
HOMES

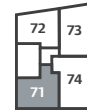
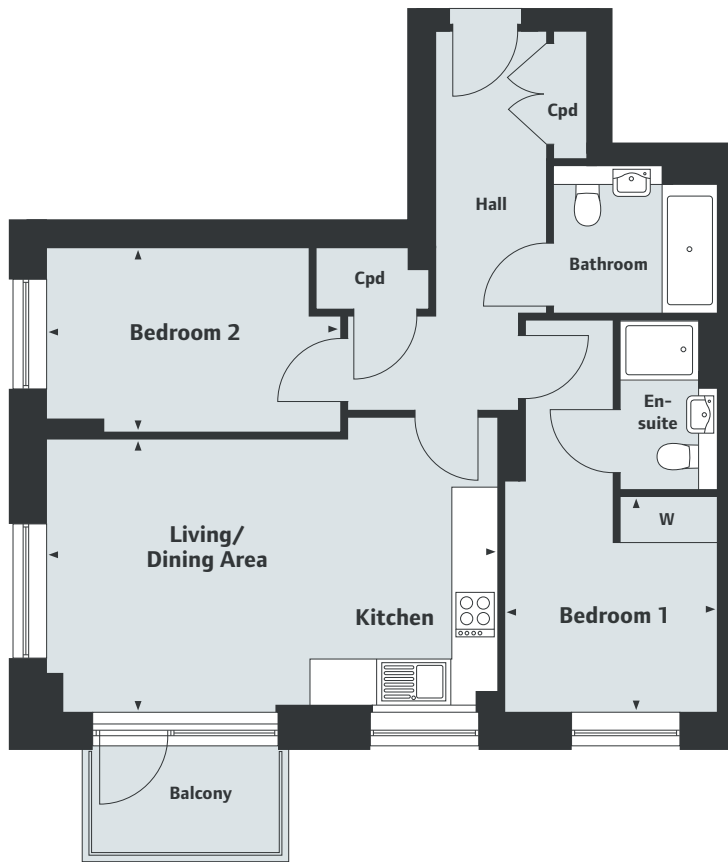
Viewpoint  
Battersea

Brunskill House  
2 bedroom apartment

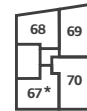


## Type M

Home 71



Seventh Floor



Sixth Floor

\* Affordable Housing

### Seventh Floor

Kitchen/Living/Dining Area	
6050 x 3655mm	19'10" x 12'0"
Bedroom 1	2840 x 2880mm
	9'4" x 9'5"
Bedroom 2	3940 x 2465mm
	12'11" x 8'1"

### Viewpoint

98 York Road, Battersea SW11 3SS  
1, 2 & 3 bedroom apartments

020 3553 0756

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**Linden**  
HOMES

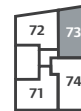
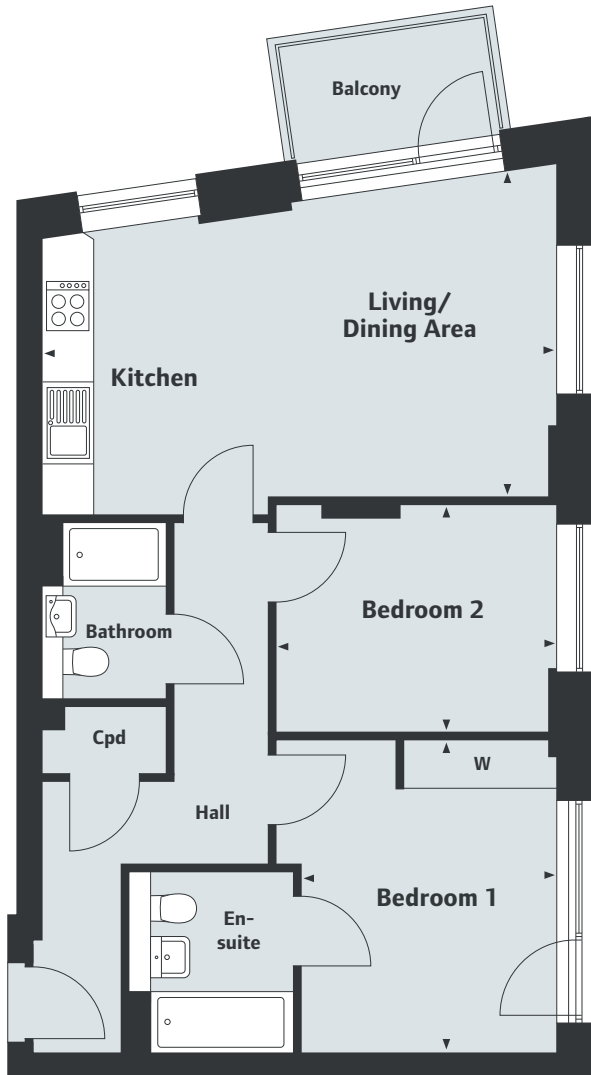
Viewpoint  
Battersea

Brunskill House  
2 bedroom apartment

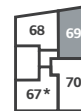


## Type N

Homes 69 & 73



Seventh Floor



Sixth Floor

\* Affordable Housing

### Seventh Floor

Kitchen/Living/Dining Area	6235 x 3950mm	20'5" x 12'11"
Bedroom 1	3095 x 3800mm	10'2" x 12'5"
Bedroom 2	3400 x 2750mm	11'2" x 9'0"

Viewpoint  
98 York Road, Battersea SW11 3SS  
1, 2 & 3 bedroom apartments

020 3553 0756

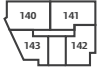
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**Linden**  
HOMES



**Viewpoint**  
Battersea

**Wilson House**  
1 bedroom apartment



Sixteenth Floor



Fifteenth Floor



Fourteenth Floor



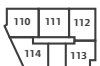
Thirteenth Floor



Twelfth Floor



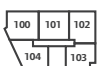
Eleventh Floor



Tenth Floor



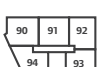
Ninth Floor



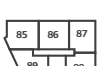
Eighth Floor



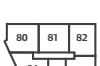
Seventh Floor



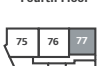
Sixth Floor



Fifth Floor



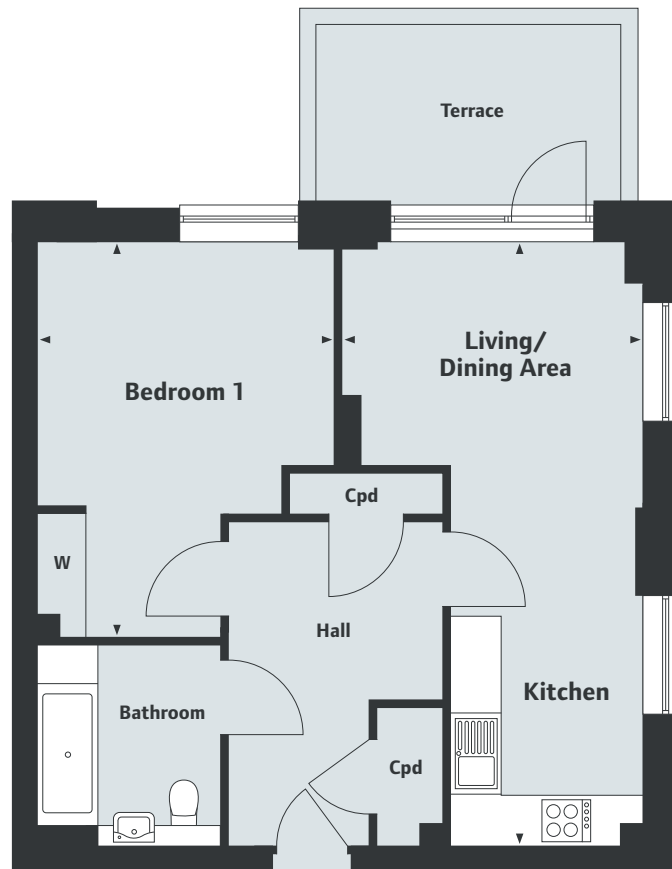
Fourth Floor



Third Floor

## Type O

Home 77



### Third Floor

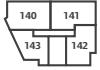
.....	
Kitchen/Living/Dining Area	12'1" x 24'3"
Bedroom 1	11'11" x 15'10"
3680 x 7405mm	
3640 x 4845mm	

**Viewpoint**  
98 York Road, Battersea SW11 3SS  
1, 2 & 3 bedroom apartments

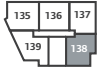
**020 3553 0756**

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**Linden**  
HOMES



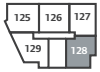
Sixteenth Floor



Fifteenth Floor



Fourteenth Floor



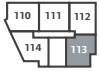
Thirteenth Floor



Twelfth Floor



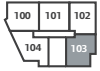
Eleventh Floor



Tenth Floor



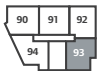
Ninth Floor



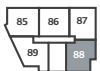
Eighth Floor



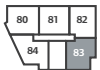
Seventh Floor



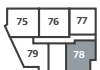
Sixth Floor



Fifth Floor



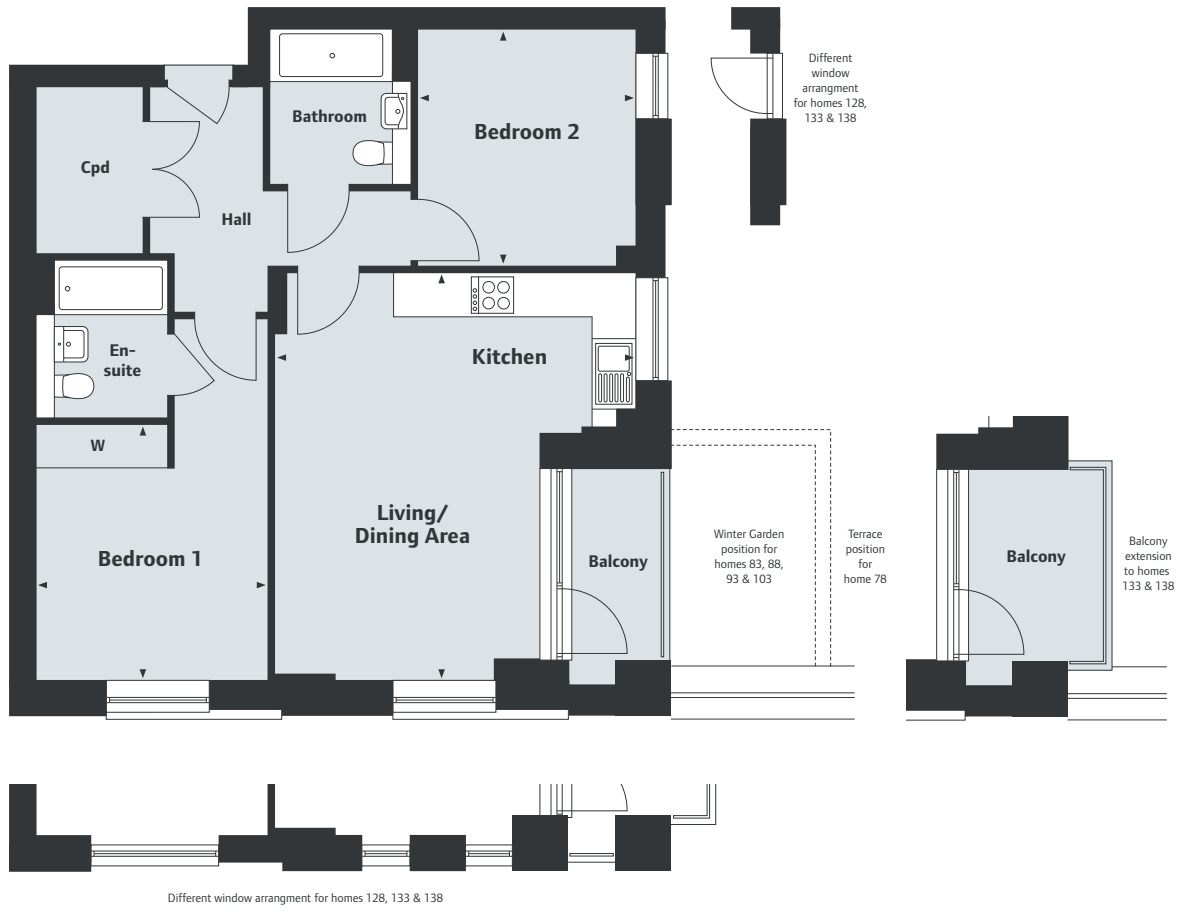
Fourth Floor



Third Floor

## Type P

Homes 78, 83, 88, 93, 98, 103, 108, 113, 118, 123, 128, 133 & 138



### Third to Fifteenth Floors

Kitchen/Living/Dining Area		
5100 x 5745mm	16'9"	x 18'10"
Bedroom 1		
3265 x 3600mm	10'8"	x 11'9"
Bedroom 2		
3085 x 3350mm	10'1"	x 11'0"

**Please note:** Balcony positions vary between homes, please refer to Sales Executive for details.

Viewpoint  
Battersea

Wilson House  
2 bedroom apartment



## Type Q

Homes 79, 84, 89, 94, 99, 104, 109, 114, 119, 124, 129, 134, 139 & 143



Sixteenth Floor



Fifteenth Floor



Fourteenth Floor



Thirteenth Floor



Twelfth Floor



Eleventh Floor



Tenth Floor



Ninth Floor



Eighth Floor



Seventh Floor



Sixth Floor



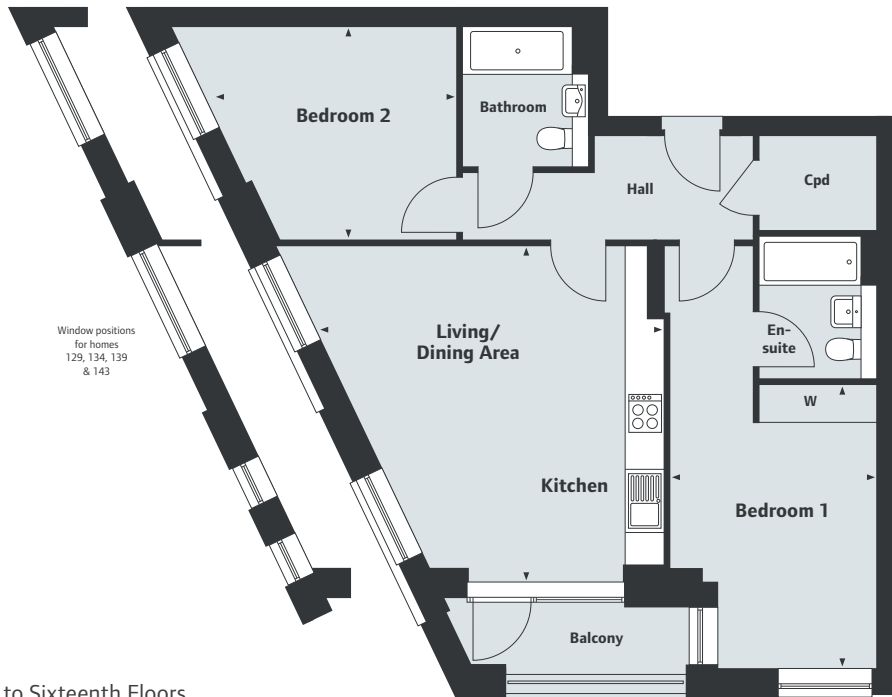
Fifth Floor



Fourth Floor

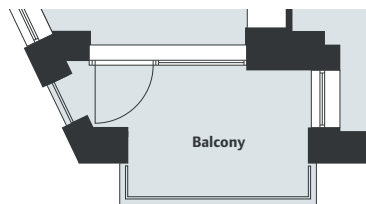


Third Floor



### Third to Sixteenth Floors

Kitchen/Living/Dining Area	5420 x 5290mm	17'9" x 17'4"
Bedroom 1	3240 x 4460mm	10'7" x 14'7"
Bedroom 2	3765 x 3345mm	12'4" x 10'11"



Balcony position for homes 129, 134, 139 & 143

**Please note:** Balcony positions vary between homes, please refer to Sales Executive for details.

Viewpoint  
98 York Road, Battersea SW11 3SS  
1, 2 & 3 bedroom apartments

**020 3553 0756**

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**Linden**  
HOMES

Viewpoint  
Battersea

Wilson House  
2 bedroom apartment



## Type R

Homes 75, 80, 85, 90, 95, 100, 105, 110, 115, 120, 125, 130 & 135



Sixteenth Floor



Fifteenth Floor



Fourteenth Floor



Thirteenth Floor



Twelfth Floor



Eleventh Floor



Tenth Floor



Ninth Floor



Eighth Floor



Seventh Floor



Sixth Floor



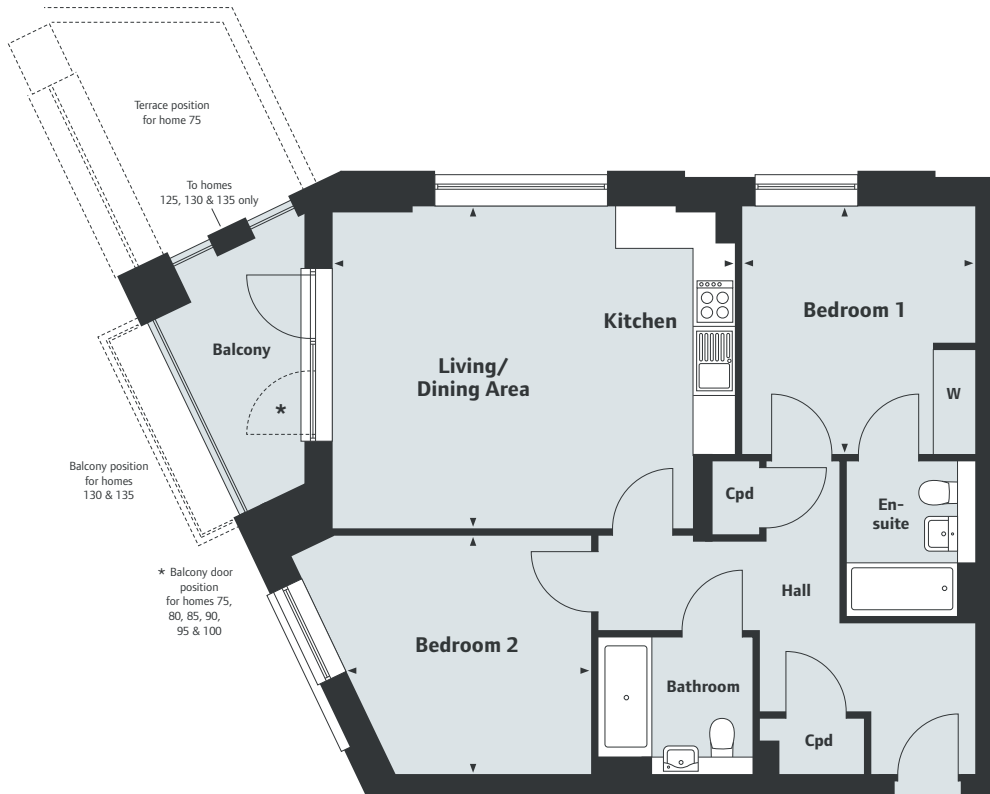
Fifth Floor



Fourth Floor



Third Floor



### Third to Fifteenth Floors

Kitchen/Living/Dining Area	
5800 x 4650mm	19'0" x 15'3"
Bedroom 1	
3350 x 3580mm	11'0" x 11'9"
Bedroom 2	
3545 x 3430mm	11'7" x 11'3"

Please note: Balcony positions vary between homes, please refer to Sales Executive for details.

Viewpoint  
98 York Road, Battersea SW11 3SS  
1, 2 & 3 bedroom apartments

020 3553 0756

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Linden  
HOMES

**Viewpoint**  
Battersea

**Wilson House**  
2 bedroom apartment



## Type S

Homes 76, 81, 86, 91, 96, 101, 106, 111, 116, 121, 126, 131 & 136



Sixteenth Floor



Fifteenth Floor



Fourteenth Floor



Thirteenth Floor



Twelfth Floor



Eleventh Floor



Tenth Floor



Ninth Floor



Eighth Floor



Seventh Floor



Sixth Floor



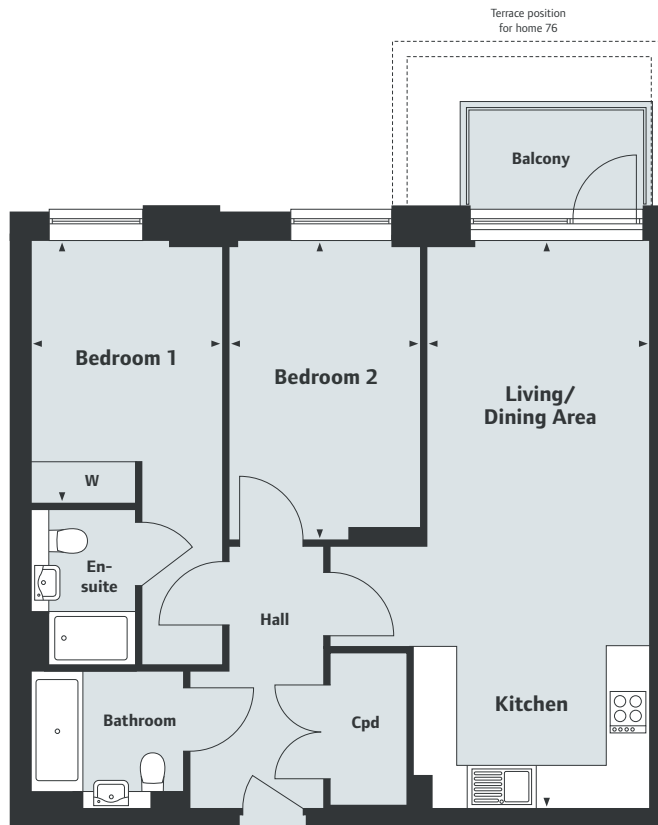
Fifth Floor



Fourth Floor



Third Floor



### Third to Fifteenth Floors

Kitchen/Living/Dining Area	
3200 x 8180mm	10'6" x 26'10"
Bedroom 1	2750 x 3780mm
Bedroom 2	2750 x 4305mm
	9'0" x 12'5"
	9'0" x 14'1"

**Viewpoint**  
98 York Road, Battersea SW11 3SS  
1, 2 & 3 bedroom apartments

**020 3553 0756**

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**Linden**  
HOMES

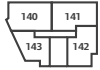
**Viewpoint**  
Battersea

**Wilson House**  
2 bedroom apartment



## Type T

Homes 82, 87, 92, 97, 102, 107, 112, 117, 122, 127, 132 & 137



Sixteenth Floor



Fifteenth Floor



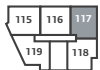
Fourteenth Floor



Thirteenth Floor



Twelfth Floor



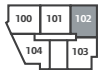
Eleventh Floor



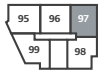
Tenth Floor



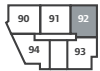
Ninth Floor



Eighth Floor



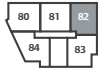
Seventh Floor



Sixth Floor



Fifth Floor



Fourth Floor



Third Floor



### Fourth to Fifteenth Floors

#### Kitchen/Living/Dining Area

4115 x 6170mm 13'6" x 20'3"

#### Bedroom 1

3210 x 3990mm 10'6" x 13'1"

#### Bedroom 2

2930 x 2800mm 9'7" x 9'2"

**Viewpoint**  
98 York Road, Battersea SW11 3SS  
1, 2 & 3 bedroom apartments

**020 3553 0756**

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**Linden**  
HOMES

Viewpoint  
Battersea

Wilson House  
3 bedroom apartment



## Type U

Home 141



Sixteenth Floor



Fifteenth Floor



Fourteenth Floor



Thirteenth Floor



Twelfth Floor



Eleventh Floor



Tenth Floor



Ninth Floor



Eighth Floor



Seventh Floor



Sixth Floor



Fifth Floor



Fourth Floor



Third Floor



### Sixteenth Floor

Kitchen/Living/Dining Area	5770 x 7000mm	18'11" x 22'11"
Bedroom 1	2750 x 3620mm	9'0" x 11'10"
Bedroom 2	3420 x 4680mm	11'2" x 15'4"
Bedroom 3	3195 x 4580mm	10'5" x 15'0"

Viewpoint  
98 York Road, Battersea SW11 3SS  
1, 2 & 3 bedroom apartments

**020 3553 0756**

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**Linden**  
HOMES

Viewpoint  
Battersea

Wilson House  
2 bedroom apartment



## Type V

Home 142



Sixteenth Floor



Fifteenth Floor



Fourteenth Floor



Thirteenth Floor



Twelfth Floor



Eleventh Floor



Tenth Floor



Ninth Floor



Eighth Floor



Seventh Floor



Sixth Floor



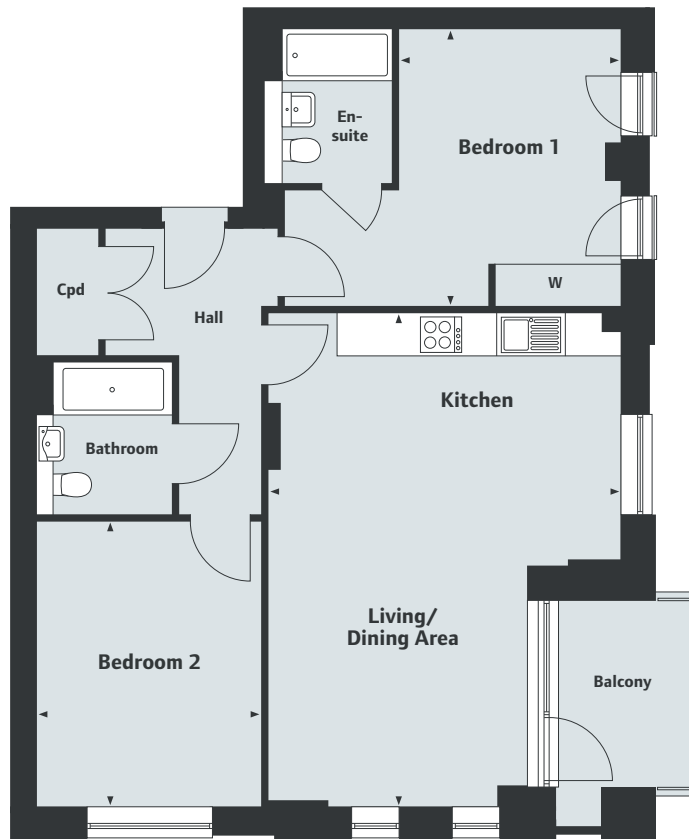
Fifth Floor



Fourth Floor



Third Floor



### Sixteenth Floor

Kitchen/Living/Dining Area	
7175 x 5100mm	23'6" x 16'9"
Bedroom 1	
4005 x 3210mm	13'1" x 10'6"
Bedroom 2	
3265 x 4135mm	10'8" x 13'7"

## Viewpoint

98 York Road, Battersea SW11 3SS  
1, 2 & 3 bedroom apartments

**020 3553 0756**

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**Linden**  
HOMES



Viewpoint  
Battersea

Wilson House  
3 bedroom apartment



## Type W

Home 140



Sixteenth Floor



Fifteenth Floor



Fourteenth Floor



Thirteenth Floor



Twelfth Floor



Eleventh Floor



Tenth Floor



Ninth Floor



Eighth Floor



Seventh Floor



Sixth Floor



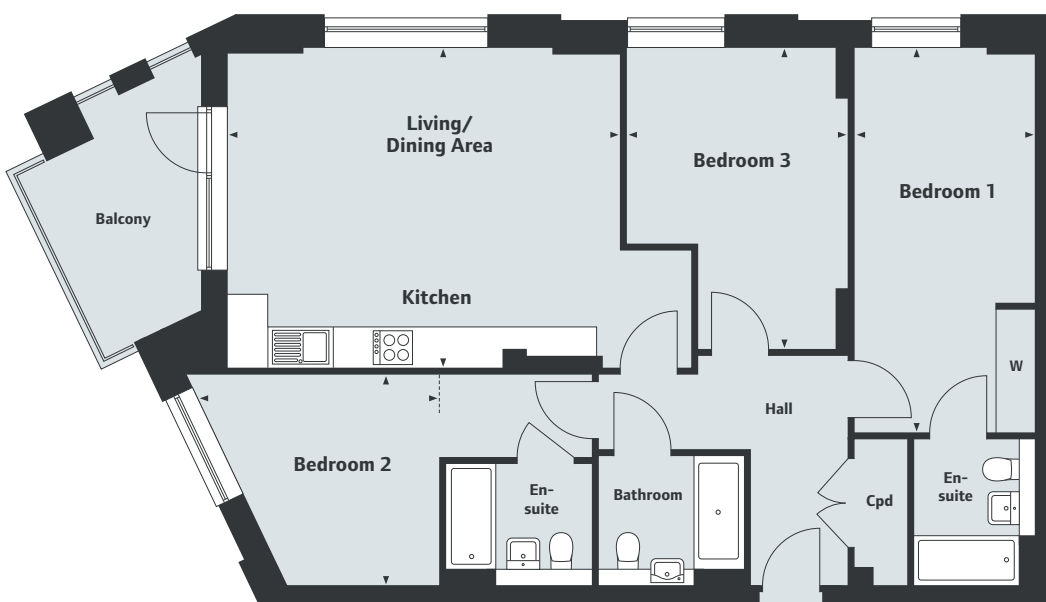
Fifth Floor



Fourth Floor



Third Floor



### Sixteenth Floor

Kitchen/Living/Dining Area	
5980 x 4865mm	19'7" x 15'11"
Bedroom 1	2750 x 5855mm
	9'0" x 19'2"
Bedroom 2	3865 x 3215mm
	12'8" x 10'6"
Bedroom 3	3370 x 4580mm
	11'0" x 15'0"

Viewpoint  
98 York Road, Battersea SW11 3SS  
1, 2 & 3 bedroom apartments

020 3553 0756

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**Linden**  
HOMES

**Viewpoint**  
Battersea

**Voyager House**  
2 bedroom apartment



**Type A**

Homes 4, 10, 16, 22, 28, 34 & 40



Twelfth Floor



Eleventh Floor



Tenth Floor



Ninth Floor



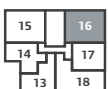
Eighth Floor



Seventh Floor



Sixth Floor



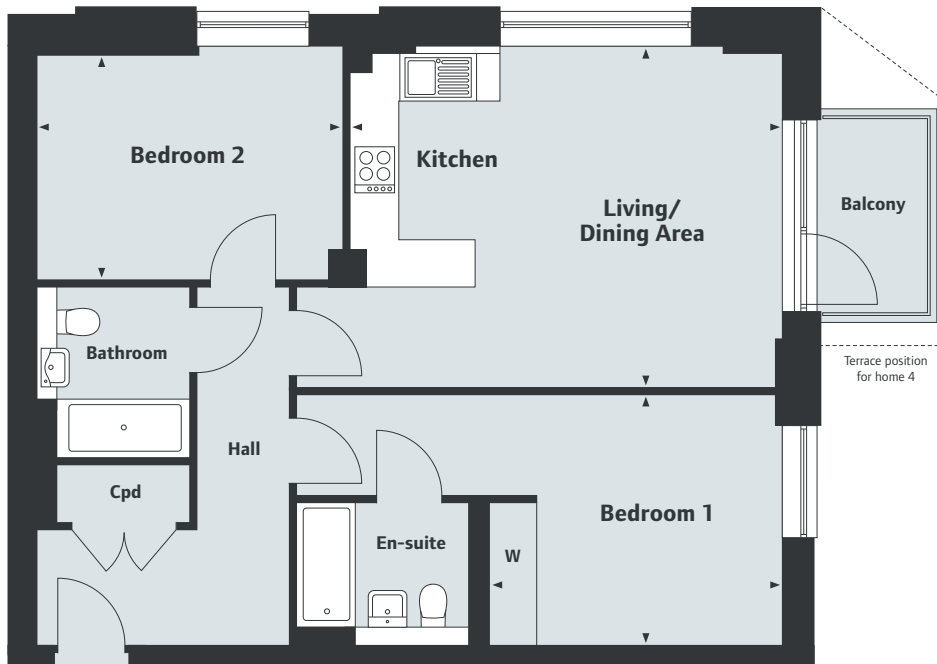
Fifth Floor



Fourth Floor



Third Floor



Third to Ninth Floors

Kitchen/Living/Dining Area	5600 x 4420mm	18'0" x 14'6"
Bedroom 1	3795 x 3250mm	12'5" x 10'8"
Bedroom 2	3960 x 2905mm	13'0" x 9'6"

**Viewpoint**  
98 York Road, Battersea SW11 3SS  
1, 2 & 3 bedroom apartments

**020 3553 0756**

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**Viewpoint**  
Battersea

**Voyager House**  
1 bedroom apartment



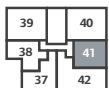
Twelfth Floor



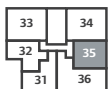
Eleventh Floor



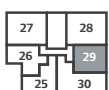
Tenth Floor



Ninth Floor



Eighth Floor



Seventh Floor



Sixth Floor



Fifth Floor



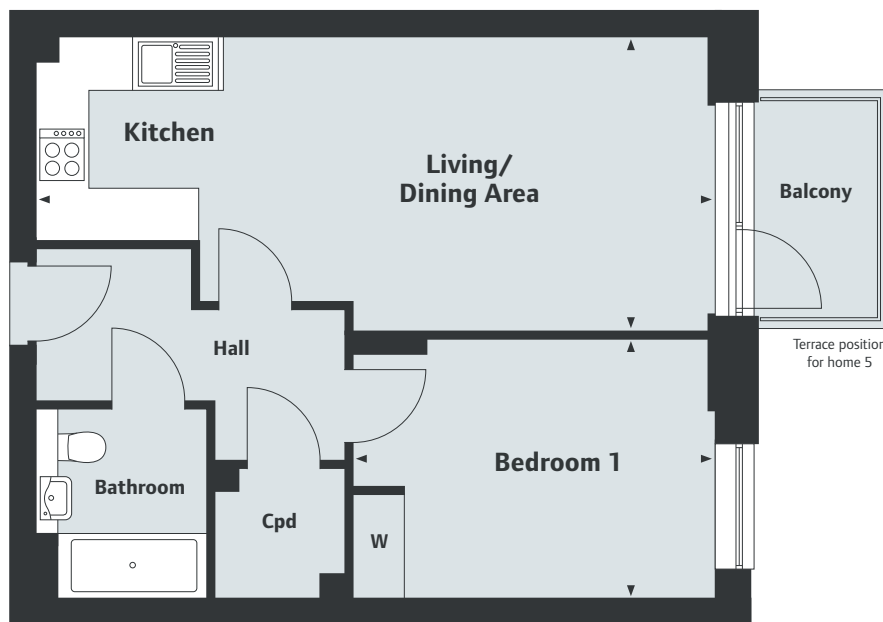
Fourth Floor



Third Floor

**Type B**

Homes 5, 11, 17, 23, 29, 35 & 41



Terrace position for home 5

Third to Ninth Floors

Kitchen/Living/Dining Area	
7870 x 3415mm	25'10" x 11'2"
Bedroom 1	
4195 x 3000mm	13'9" x 9'10"

**Viewpoint**  
98 York Road, Battersea SW11 3SS  
1, 2 & 3 bedroom apartments

**020 3553 0756**

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Viewpoint  
Battersea

Voyager House  
1 bedroom apartment



Twelfth Floor



Eleventh Floor



Tenth Floor



Ninth Floor



Eighth Floor



Seventh Floor



Sixth Floor



Fifth Floor



Fourth Floor



Third Floor

## Type C

Home 6



### Third Floor

Kitchen/Living/Dining Area	5355 x 5270mm	17'7" x 17'3"
Bedroom 1	4865 x 3970mm	15'11" x 13'0"

Viewpoint  
98 York Road, Battersea SW11 3SS  
1, 2 & 3 bedroom apartments

**020 3553 0756**

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**Linden**  
HOMES

**Viewpoint**  
Battersea

**Voyager House**  
1 bedroom apartment



Twelfth Floor



Eleventh Floor



Tenth Floor



Ninth Floor



Eighth Floor



Seventh Floor



Sixth Floor



Fifth Floor



Fourth Floor



Third Floor

**Type D**

Homes 1, 7, 13, 19, 25, 31 & 37

Third to Ninth Floors

Kitchen/Living/Dining Area  
4730 x 4360mm      15'6" x 14'3"  
Bedroom 1  
3500 x 3470mm      11'6" x 11'4"



**Viewpoint**  
98 York Road, Battersea SW11 3SS  
1, 2 & 3 bedroom apartments  
**020 3553 0756**

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Viewpoint  
Battersea

Voyager House  
1 bedroom apartment



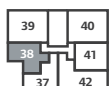
Twelfth Floor



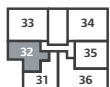
Eleventh Floor



Tenth Floor



Ninth Floor



Eighth Floor



Seventh Floor



Sixth Floor



Fifth Floor



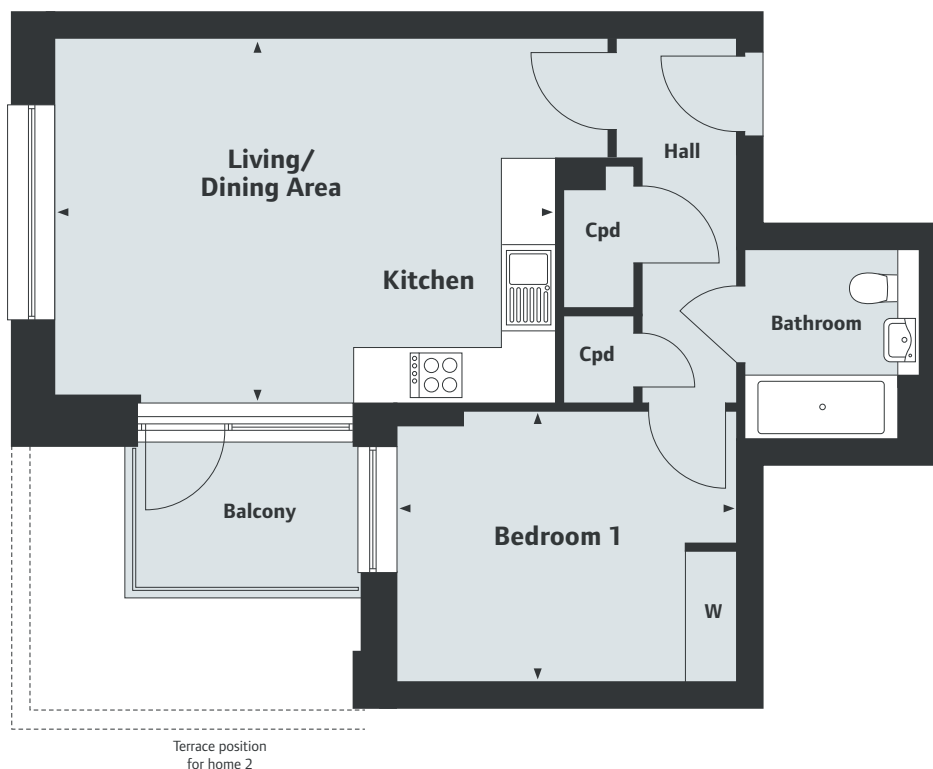
Fourth Floor



Third Floor

## Type E

Homes 2, 8, 14, 20, 26, 32 & 38



### Third to Ninth Floors

Kitchen/Living/Dining Area	5765 x 4195mm	18'11" x 13'9"
Bedroom 1	3930 x 3115mm	12'10" x 10'2"

Viewpoint  
98 York Road, Battersea SW11 3SS  
1, 2 & 3 bedroom apartments

020 3553 0756

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**Linden**  
HOMES

Viewpoint  
Battersea

Voyager House  
2 bedroom apartment



Twelfth Floor



Eleventh Floor



Tenth Floor



Ninth Floor



Eighth Floor



Seventh Floor



Sixth Floor



Fifth Floor



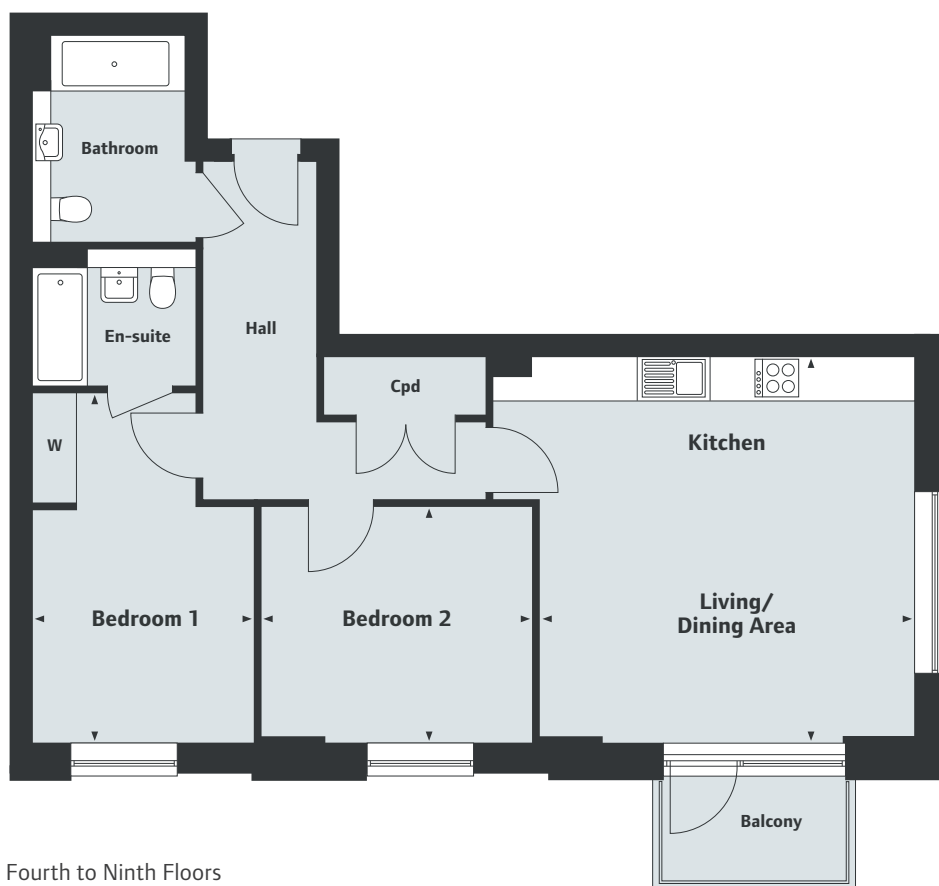
Fourth Floor



Third Floor

## Type F

Homes 12, 18, 24, 30, 36 & 42



### Fourth to Ninth Floors

Kitchen/Living/Dining Area	5125 x 5270mm	16'9" x 17'3"
Bedroom 1	3030 x 4775mm	9'11" x 15'8"
Bedroom 2	3695 x 3220mm	12'1" x 10'7"

Viewpoint  
98 York Road, Battersea SW11 3SS  
1, 2 & 3 bedroom apartments

**020 3553 0756**

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**Linden**  
HOMES

Viewpoint  
Battersea

Voyager House  
3 bedroom apartment



## Type G

Homes 45, 49 & 53



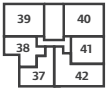
Twelfth Floor



Eleventh Floor



Tenth Floor



Ninth Floor



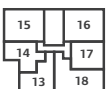
Eighth Floor



Seventh Floor



Sixth Floor



Fifth Floor



Fourth Floor



Third Floor



### Tenth to Twelfth Floors

Kitchen/Living/Dining Area	6020 x 4790mm	19'9" x 15'8"
Bedroom 1	5145 x 3080mm	16'10" x 10'1"
Bedroom 2	3540 x 3115mm	11'7" x 10'2"
Bedroom 3	3795 x 3640mm	12'5" x 11'11"

## Viewpoint

98 York Road, Battersea SW11 3SS  
1, 2 & 3 bedroom apartments

**020 3553 0756**

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**Linden**  
HOMES



**Viewpoint**  
Battersea

**Voyager House**  
3 bedroom apartment



## Type H

Homes 46, 50 & 54



Twelfth Floor



Eleventh Floor



Tenth Floor



Ninth Floor



Eighth Floor



Seventh Floor



Sixth Floor



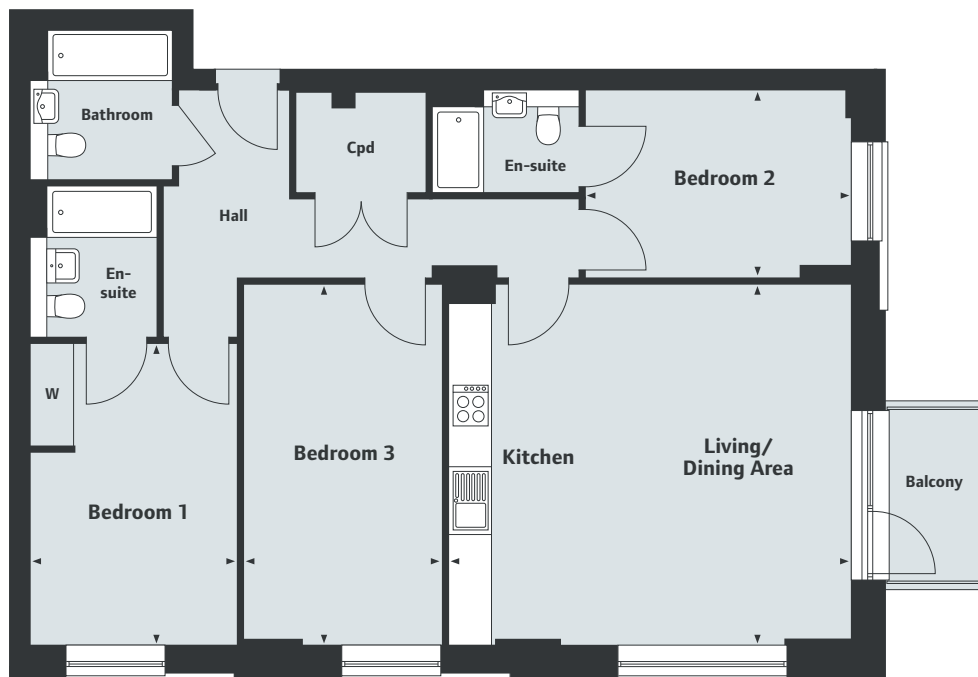
Fifth Floor



Fourth Floor



Third Floor



### Tenth to Twelfth Floors

#### Kitchen/Living/Dining Area

5910 x 5280mm 19'4" x 17'4"

Bedroom 1 3030 x 4410mm 9'11" x 14'5"

Bedroom 2 3905 x 2750mm 12'10" x 9'0"

Bedroom 3 2910 x 5280mm 9'6" x 17'4"

**Viewpoint**  
98 York Road, Battersea SW11 3SS  
1, 2 & 3 bedroom apartments

**020 3553 0756**

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**Linden**  
HOMES

**Viewpoint**  
Battersea

**Voyager House**  
3 bedroom apartment



**Type I**

Homes 43, 47 & 51



Twelfth Floor



Eleventh Floor



Tenth Floor



Ninth Floor



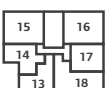
Eighth Floor



Seventh Floor



Sixth Floor



Fifth Floor



Fourth Floor



Third Floor



**Tenth to Twelfth Floors**

Kitchen/Living/Dining Area	7865 x 4195mm	25'9" x 13'9"
Bedroom 1	3550 x 4425mm	11'8" x 14'6"
Bedroom 2	2755 x 4990mm	9'0" x 16'4"
Bedroom 3	3930 x 3250mm	12'10" x 10'8"

**Viewpoint**  
98 York Road, Battersea SW11 3SS  
1, 2 & 3 bedroom apartments

**020 3553 0756**

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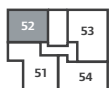
Viewpoint  
Battersea

Voyager House  
2 bedroom apartment



## Type J

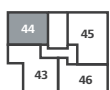
Homes 3, 9, 15, 21, 27, 33, 39, 44, 48 & 52



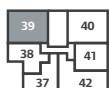
Twelfth Floor



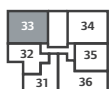
Eleventh Floor



Tenth Floor



Ninth Floor



Eighth Floor



Seventh Floor



Sixth Floor



Fifth Floor



Fourth Floor



Third Floor



### Third to Twelfth Floors

Kitchen/Living/Dining Area

5600 x 4420mm 18'4" x 14'6"

Bedroom 1

3970 x 3250mm 13'0" x 10'8"

Bedroom 2

3950 x 3025mm 12'11" x 9'11"

**Please note:** Balcony positions vary between homes, please refer to Sales Executive for details.

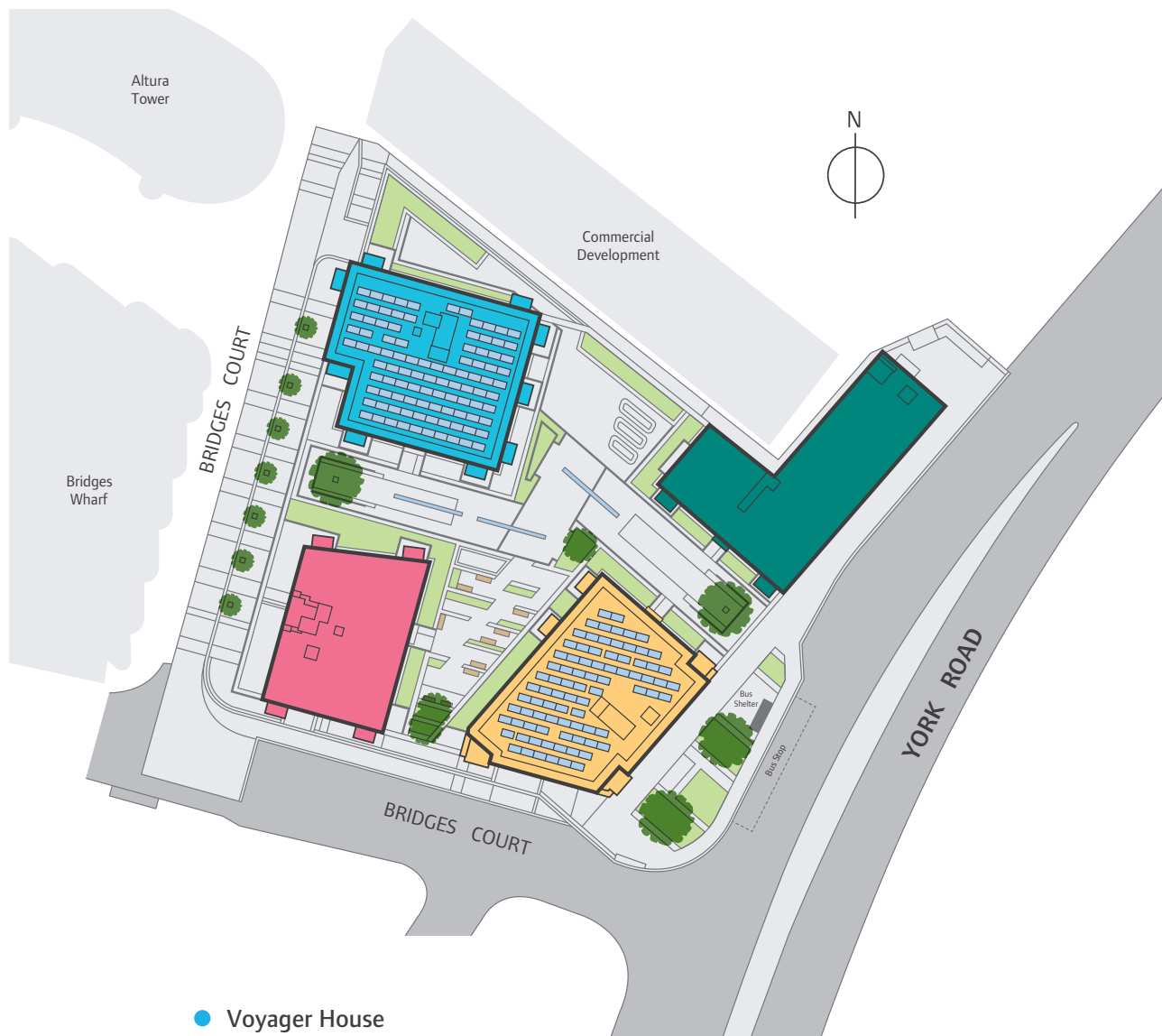
Viewpoint

98 York Road, Battersea SW11 3SS  
1, 2 & 3 bedroom apartments

020 3553 0756

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**Linden**  
HOMES



● **Voyager House**  
1, 2 & 3 bedroom apartments  
Homes 1 to 54

● **Brunskill House**  
2 bedroom apartments  
Homes 55 to 67\*, 68 to 74

● **Wilson House**  
1, 2 & 3 bedroom apartments  
Homes 75 to 143

● **Palmitine House**  
Affordable apartments  
Homes 144 to 173\*

\* Affordable Housing

	1 bedroom apts	2 bedroom apts	3 bedroom apts
<b>Kitchens</b>			
Symphony fitted kitchen with composite stone worktops, upstand and splashback behind hob	•	•	•
Single stainless steel undermount sink with grooved drainer within composite stone worktop and chrome monobloc mixer tap	•	•	•
Single stainless steel under worktop oven, ceramic black glass hob and integrated grey cooker hood	•	•	•
Integrated 70/30 fridge/freezer or under counter fridge plus separate freezer (refer to Sales Executive for details)	•	•	•
Integrated dishwasher (refer to Sales Executive for details)	•	•	•
Free standing washer/dryer	•	•	•
<b>Bathrooms</b>			
White sanitaryware with contemporary chrome fittings	•	•	•
Concealed cistern WC with soft close seat & cover	•	•	•
Semi-countertop hand basin with single lever mixer tap	•	•	•
Half height wall mirror above sanitaryware	•	•	•
Luxurious double-ended bath	•	•	•
Combined bath filler & waste	•	•	•
Folding bath screen	•	•	•
Built-in thermostatic 3 outlet bath shower mixer	•	•	•
Ceiling mounted rain showerhead	•	•	•
Pull out hand shower set	•	•	•
Half height ceramic tiling to walls behind sanitaryware and full height around bath	•	•	•
Chrome finish heated towel rail	•	•	•
Ceramic floor tiles	•	•	•
<b>En-suites</b>			
White sanitaryware with contemporary chrome fittings	•	•	
Concealed cistern WC with soft close seat & cover	•	•	
Hand basin with single lever mixer tap	•	•	
Half height wall mirror above sanitaryware	•	•	
Shower tray with clear glass shower enclosure or wet room screen (refer to Sales Executive for details)	•	•	
Built-in thermostatic shower mixer	•	•	
Ceiling mounted rain showerhead	•	•	
Shower hose and handspray	•	•	
Half height ceramic tiling to walls behind sanitaryware and full height around the shower	•	•	
Chrome finish heated towel rail	•	•	
Ceramic floor tiles	•	•	

Continued over...

### Electrical & lighting

	1 bedroom apts	2 bedroom apts	3 bedroom apts
Surface mounted white LED downlights throughout, dimmable in living/dining area	•	•	•
LED strip pelmet lighting under kitchen units	•	•	•
Brushed stainless steel thin edge switch plates and sockets to kitchen	•	•	•
Brushed stainless steel thin edge switch plates and slimline white sockets elsewhere	•	•	•
Quadplex TV outlet to living/dining area and bedroom(s)	•	•	•
Sky Q master socket to living area (subject to subscription)	•	•	•
BT master socket for telephone and broadband positioned in cupboard, further sockets to living/dining area and bedroom(s)	•	•	•
Video door entry system via mobile phone	•	•	•
Spur provided for future installation of intruder alarm	•	•	•

### Heating & ventilation

Mechanical Ventilation/Heat Recovery unit	•	•	•
Heat Interface Unit linked to centralised boiler system	•	•	•
Underfloor heating throughout with individual room thermostats	•	•	•

### Internal finishes

Internal doors in white satin finish with polished chrome lever on rose door handles	•	•	•
Matt white emulsion walls and smooth matt white emulsion ceilings	•	•	•
Satinwood white woodwork	•	•	•
Karndean flooring to hall, kitchen/living/dining areas	•	•	•
Fully carpeted bedroom(s)	•	•	•
Built-in wardrobe to bedroom 1	•	•	•

### General

Aluminium powder coated entrance doors to each building	•	•	•
Polished ceramic tiles and carpet to communal areas	•	•	•
Lift and stair access to each floor	•	•	•
Oak effect finish entrance doors to each apartment	•	•	•
Aluminium powder coated double glazed windows	•	•	•
Aluminium powder coated double glazed French windows/sliding doors with multipoint locking (as applicable)	•	•	•
Terrace or balcony	•	•	•
All homes are fitted with a sprinkler system to provide enhanced fire protection	•	•	•

### Peace of mind

Each home will be independently surveyed during construction by the NHBC, who will issue their 10-year warranty certificate on completion of the home  
Linden Homes will provide a 2-year Customer Care Warranty covering defective parts or installation with support from our in-house Customer Service Team and 24-hour emergency cover