

SW11

# Junction House

Built in Battersea.  
Shaped by You.



A NEW CHAPTER FOR SW11

Heritage is baked into the bricks of Battersea. An area full of industry and innovation, it has always been the home of do-ers. Of builders, bakers, and candlestick-makers (and everything in between). And it's this spirit that inspires us today.

We're working with London Borough of Wandsworth to build a future, inspired by the history and heritage that runs deep through every street from Clapham Junction to the Thames riverside. This is the next chapter for Battersea.



ARCHITECT SKETCHES SUPPLIED BY HTA DESIGN LPP



COMPUTER GENERATED IMAGE OF YORK GARDENS MASTER PLAN



THIS IS YORK GARDENS

We're building spaces packed with potential, so you're never dulled by the day ahead.

Look forward to a state of the art leisure centre, with an 8 court sports hall and 25m swimming pool. Workspaces for you to bring

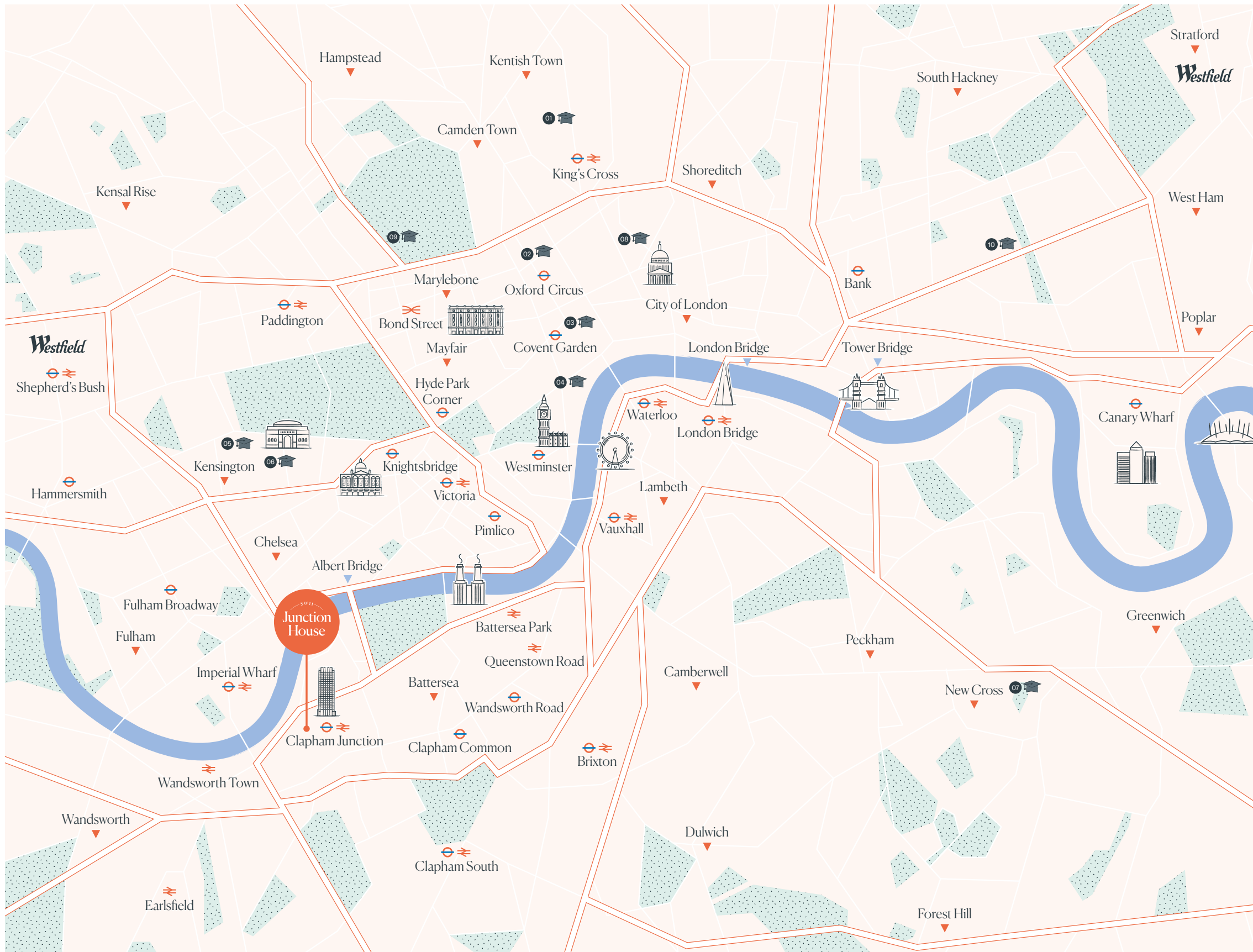
your projects into reality, a library to spend rainy afternoons perusing and a children's centre. Plus a medical centre and 4,500sqm of retail opportunity. All overlooking an impressive 2.49 hectare park.



COMPUTER GENERATED IMAGE OF YORK GARDENS MASTER PLAN IN CONTEXT

A revitalised community. A dip into the spirit that runs deep through Battersea. 2,550 new homes for the play-makers, business-propellers, and home-growers of tomorrow. And so much more. And there's space for you too...

...Junction House is the first chapter in this £1.4 billion neighbourhood regeneration.



TOP UNIVERSITIES

- 01 Central Saint Martins
- 02 UCL
- 03 LSE
- 04 King's College London
- 05 Royal College of Art
- 06 Imperial College
- 07 Goldsmiths
- 08 City, University of London
- 09 London Business School
- 10 Queen Mary University of London

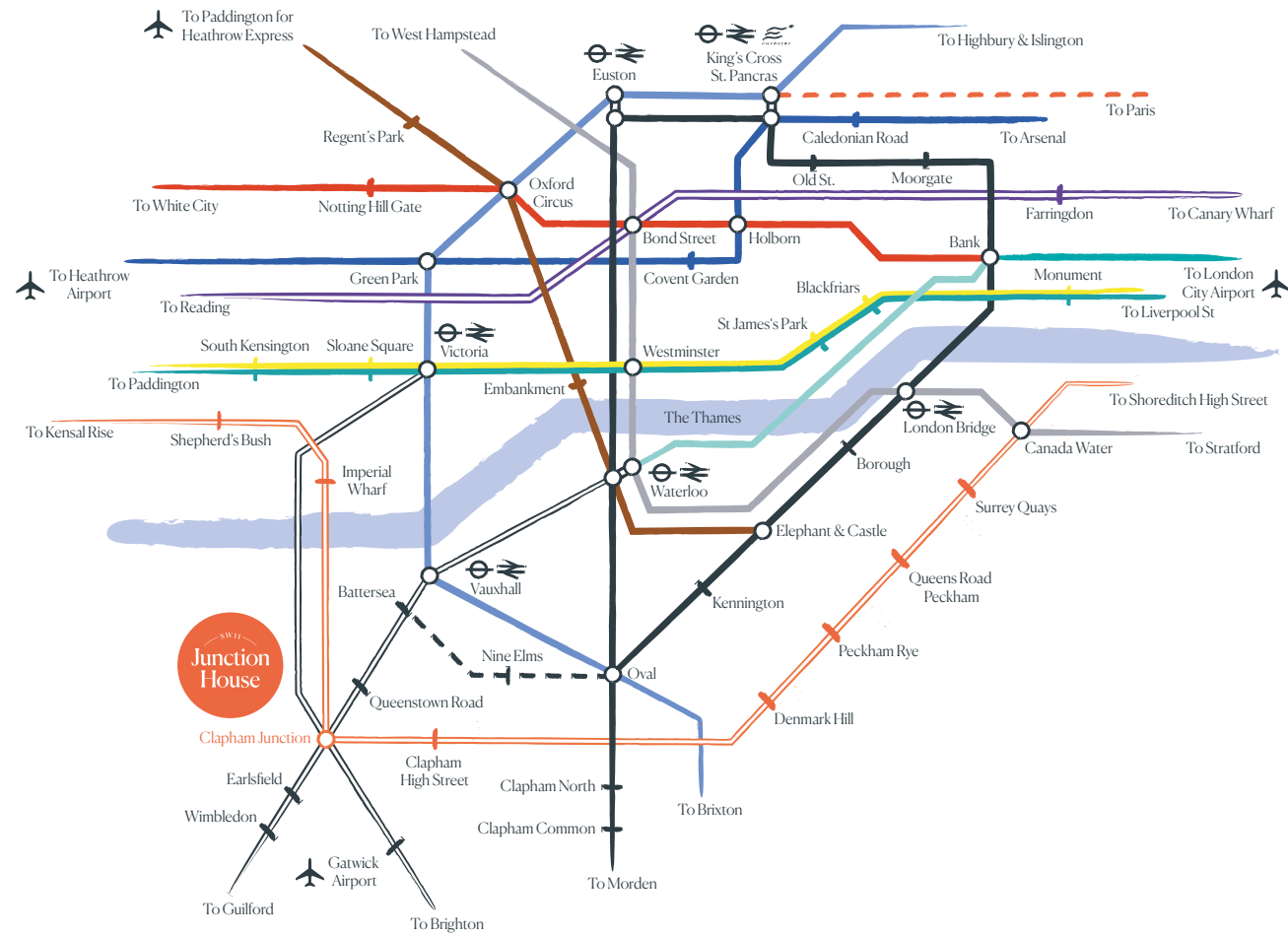
Welcome to your neighbourhood – all of London, waiting to be explored.

Stroll from local lanes to the stately streets of Kensington. Hop on at Clapham Junction, then hop off in the City. Have dinner in Battersea, and drinks in Soho.

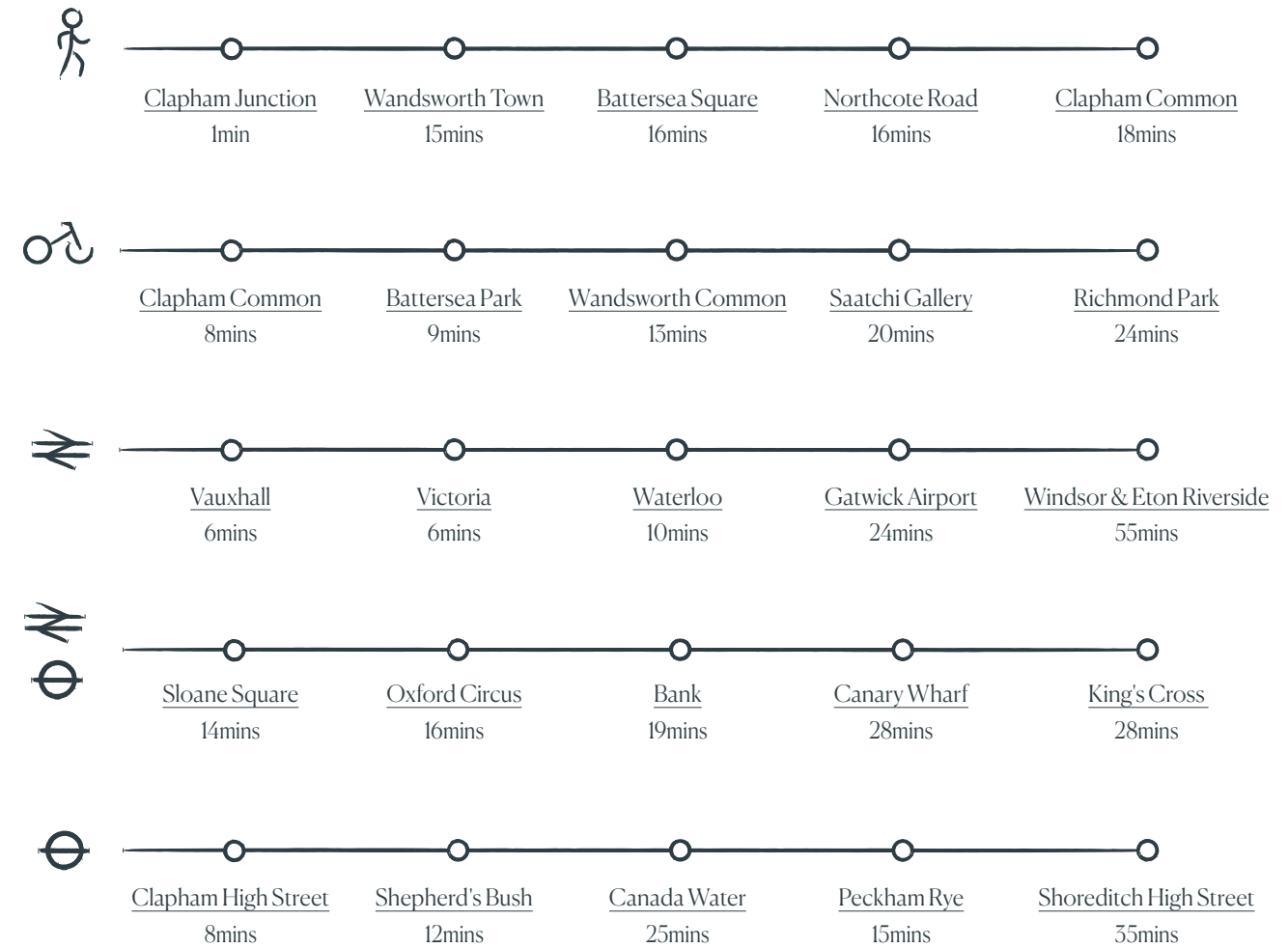
From the London Eye to The Shard. Southbank Centre to Royal Albert Hall. Selfridges to St Paul's. You have the city on your doorstep, and it's never been easier to reach.

Clapham Junction, just 110m away. Ready to whisk you to wherever you need to go. Get to central London in minutes. Make seaside trips spontaneous. Or have a weekend away – Rome, Barcelona or Paris? It's all on your doorstep.

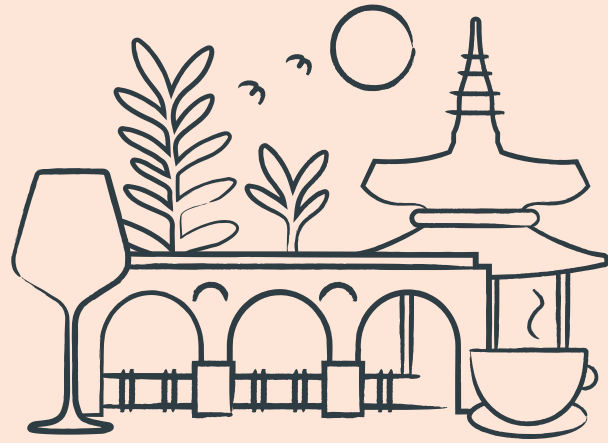
Commutes made convenient, and city jaunts only a hop, skip and a station away. Check in at Gatwick or hit Windsor Castle in the length of a lunch break. Step out of your doorway and feel your neighbourhood stretch its legs.



- KEY
- Northern line
  - Circle line
  - Waterloo & City line
  - Docklands Light Railway
  - - Northern line extension\*
  - District line
  - Victoria line
  - British Rail services
  - Central line
  - Bakerloo line
  - Overground
  - - Eurostar International
  - Piccadilly line
  - Jubilee line
  - Elizabeth line
  - Rail services



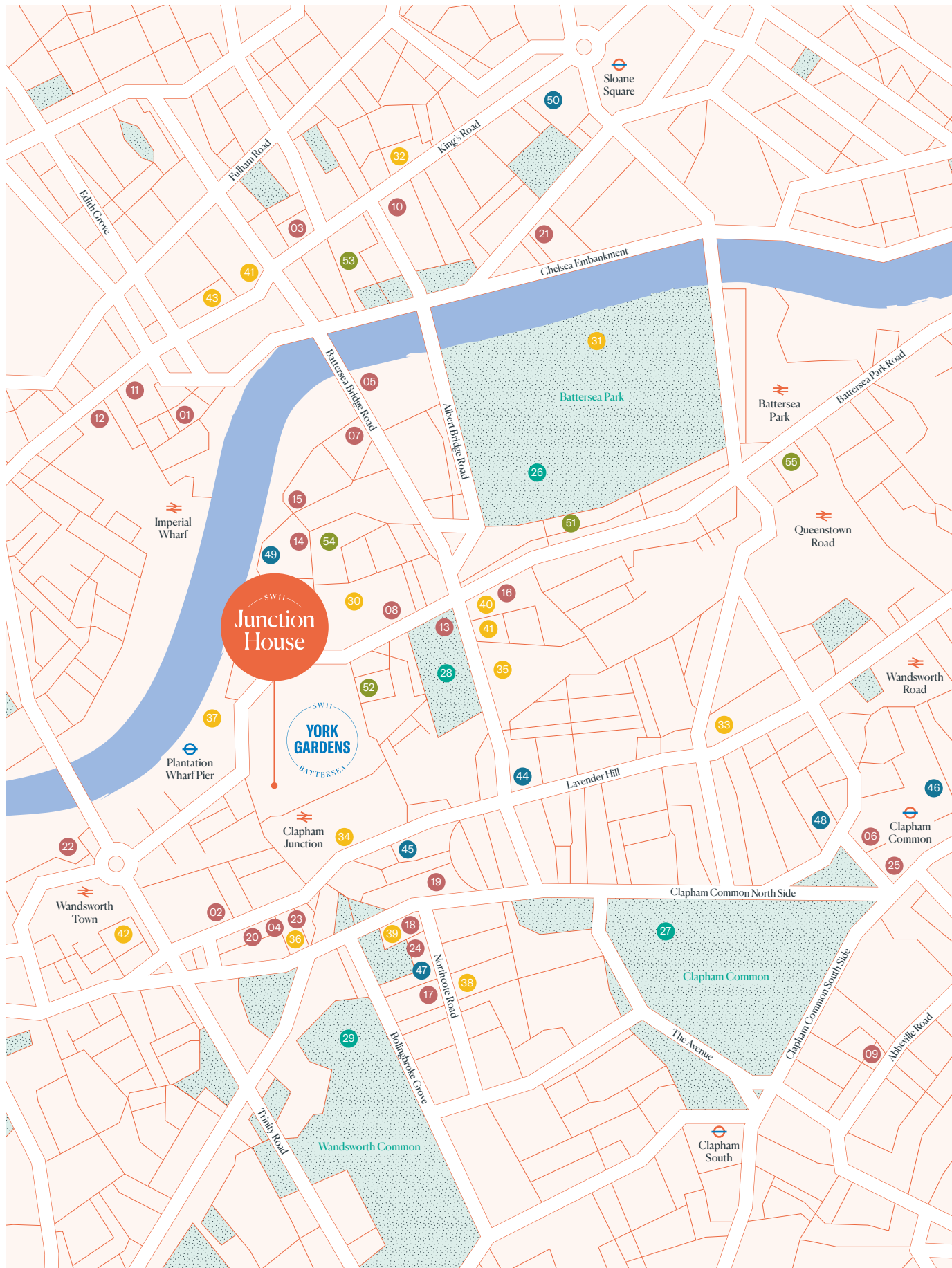
\*Northern line extension estimated to be completed by 2020. Map is not to scale and indicative only. Times quoted are approximate and provided by tfl.gov.uk and maps.google.com



YOUR LOCAL NEIGHBOURHOOD

Entrepreneurs have always found their way here. Artisan florists, brewers and pizza-spinners have replaced the botanists, milliners and bee-keepers, but their zest for doing continues to course through this community. And it makes this neighbourhood a wealth of wonder.





Discover your neighbourhood. Start with coffee – your usual. Brunch just around the corner, then maybe a stroll or a shopping spree. Later, check out that brand new exhibition, or that riverside pub with the impressive view.

These are your soon-to-be local favourites:

**FOOD + DRINK**

- 01 606 Club
- 02 Ben's Canteen
- 03 Big Easy
- 04 Birdhouse
- 05 Bunga Bunga
- 06 The Dairy
- 07 Draft House
- 08 Flour to the People
- 09 The Ginger Pig
- 10 The Ivy
- 11 Jak's
- 12 The Jam Tree
- 13 The Latchmere
- 14 Le Quecum Bar and Brasserie
- 15 London House
- 16 The Lighthouse
- 17 Meat Liquor
- 18 The Northcote
- 19 Pizza Metro
- 20 Powderkeg
- 21 Restaurant Gordon Ramsey
- 22 The Ship
- 23 Story Coffee
- 24 Vagabond
- 25 WC Wine and Charcuterie

**GREEN SPACES**

- 26 Battersea Park
- 27 Clapham Common
- 28 Falcon Park
- 29 Wandsworth Common

**RETAIL + LEISURE**

- 30 Battersea Flower Station
- 31 Battersea Park Children's Zoo
- 32 Chelsea Farmers Market
- 33 Cult Furniture
- 34 Kula Yoga and Wellbeing
- 35 Latchmere Leisure Centre
- 36 London Cycle Workshop
- 37 London Heliport
- 38 Lords
- 39 Neil's Yard Remedies
- 40 Nuffield Health Fitness & Wellbeing
- 41 Triyoga Chelsea
- 42 Wandsworth Town Food Market
- 43 Vivienne Westwood World's End

**ARTS + CULTURE**

- 44 Battersea Arts Centre
- 45 The Clapham Grand
- 46 Clapham Picturehouse
- 47 Northcote Records
- 48 Omnibus Theatre
- 49 Royal Academy of Dance
- 50 Saatchi Gallery

**SCHOOLS**

- 51 The Dominie School
- 52 Falconbrook Primary
- 53 Frederick Hugh House
- 54 L'Ecole de Battersea
- 55 Newton Prep School

**STATIONS BY FOOT**

- Clapham Junction 1min
- Plantation Wharf Pier 11mins
- Wandsworth Town 15mins

Times quoted are approximate and provided by maps.google.com  
Map is not to scale and is indicative only





BEN'S CANTEEN above  
POWDERKEG below  
THE DAIRY opposite



#### FROM COFFEE TO COCKTAILS

From brilliant bars on Northcote Road to hole-in-the-wall cafés in Battersea Square, where the seating spills out across the cobbles, you can't leave Battersea underfed. Head to Powderkeg for a negroni you won't forget, or find new meaning in 'dinner and a show' at the Latchmere; home to Sunday roasts, pub quizzes and an award-winning theatre. Then start every morning a little better, with a flat white from Story Coffee – the best this side of Sydney. All within 18 minutes of your front door.

Times quoted are approximate  
and provided by maps.google.com

GREEN SPACES GALORE

Take your pick of parks – you're quite literally surrounded by green. With over 250 hectares within a 25 minute stroll, there's plenty of room to stretch your legs. Perfect your serve on the courts at Clapham Common, or run along the riverside at Battersea Park. Then find a little flora to take home, too, at the Battersea Flower Station.

CLAPHAM COMMON opposite  
BATTERSEA PARK right  
CLAPHAM COMMON below





RETAIL SPOTS

From local independents packed with curios and charm to high street favourites, you're spoilt for choice, with neighbourhood hotspots Northcote Road and Battersea Rise only steps away.

For serious sprees, the King's Road, Regent Street, Oxford Circus and Westfield London are all within easy reach. Whether you're after food, fashion, or fragrance – high end or high street – you'll certainly find it here.

GARDENIA opposite  
 FORTNUM & MASON above  
 THE VILLAGE, WESTFIELD LONDON right





## ARTS AND CULTURE

Up there with the world's heavyweights, London packs a culture-laden punch. International institutions are all a short bike, Tube or car ride away. See it first at the Saatchi Gallery, or soak up the prestige at the Royal Albert Hall in as little as 20 minutes from home. Live music at The Grand to The Battersea Arts Centre, neighbourhood favourites are found on every local corner too, so evenings can always be an adventure.

THE SAATCHI GALLERY above  
THE GRAND right  
THE NATURAL HISTORY MUSEUM opposite

Times quoted are approximate and provided by maps.google.com



A first-class education is only ever minutes away from Junction House – 30 to be exact with 4 of the world’s top-rated universities within half an hour of the front door. With institutions covering all ages from nursery through to university, unparalleled opportunities await future doctors and economists, as well as budding artists and the next Poet Laureates.



PRIMARY SCHOOLS

Falconbrook Primary  
falconbrook.wandsworth.sch.uk  
8 min, walk

L'Ecole de Battersea  
lecoledespetsits.co.uk  
14 min, walk

Thomas's London Day School  
thomas-s.co.uk  
32 min, bus or train

The Dominie School  
thedominie.co.uk  
12 min, bus

Frederick Hugh House  
frederickhughhouse.com  
18 min, bus

Newton Prep School  
newtonprepschool.co.uk  
9 min, train



SECONDARY SCHOOLS

The London Oratory School  
london-oratory.org  
16 min, train

Westminster School  
westminster.org.uk  
22 min, train

St Paul's School for Girls  
spgs.org  
21 min, train



HIGHER EDUCATION

Imperial College  
imperial.ac.uk  
26 min, train

University College London  
ucl.ac.uk  
22 min, train

London School of Economics  
lse.ac.uk  
26 min, train

King's College London  
kcl.ac.uk  
22 min, train to Strand campus

Central Saint Martins  
arts.ac.uk/csm  
30 min, train

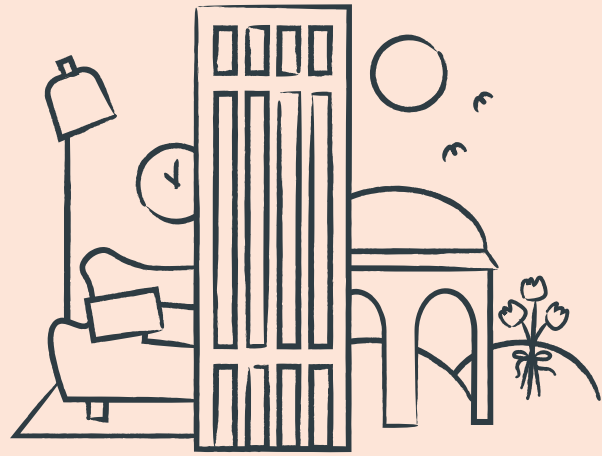
Goldsmiths, University of London  
gold.ac.uk  
36 min, train

Times quoted are approximate and provided by tfl.gov.uk and maps.google.com



UNIVERSITY COLLEGE LONDON above





THE FIRST PHASE OF YORK GARDENS

At Junction House, heritage walks with style. From the silk mills and lavender fields to the copper foundries and market gardens, inspiration has been taken from Battersea's many histories. And it's felt in every carefully considered detail.



COMPUTER GENERATED IMAGE OF JUNCTION HOUSE APPROACH

#### AN INTRODUCTION

The first chapter of York Gardens, Junction House, offers 93 well-connected apartments with impressive amenities including concierge services, a rooftop terrace and residents' lounge.

From a roof terrace to a residents' lounge, there is plenty of space to mingle, but even more that's just for you. Find 93 apartments for you to make your own.



COMPUTER GENERATED IMAGE OF THE  
CONCIERGE AND RESIDENTS' ENTRANCE



COMPUTER GENERATED IMAGE OF THE RESIDENTS' ROOF TERRACE

#### ROOF TERRACE

Enjoy the best seat in the house for New Year's Eve fireworks – and all year round. Spend the summer picnicking, learn to stargaze, set up a film night, or just soak up the rays.





LIVING SPACE

These open plan living areas give you room for whatever the day may bring. Perfect a yoga routine, entertain friends, have the family over, relax with your nearest and dearest – there’s space for it all here. Let sunlight spill in through the generous windows, and as day drifts into night, curl up to admire the London skyline.



KITCHEN

Whether it be a show-stopping dinner party menu, or a quick-fix lunch, execute it to perfection in your new fully equipped kitchen. Complete with Bosch appliances, glass splashback and solid Quartz worktop, rustle up the simplest of snacks in style.

## BEDROOM

Just five more minutes before that dawn-lit run along the riverside – it's always worth it. And in winter, don't let the frost outside keep you under the covers: with underfloor heating and super soft carpeting, you can hop out on the right side of bed every day.



## BATHROOM

Find the time and space to form nightly rituals – an indulgence made all the better among the porcelain tiles. Look your best with bespoke feature lighting. Then soak into a bubble-filled bath to make every care float away.

# Specifications

## APARTMENT MATERIALITY

### KITCHEN

- Bespoke kitchen with soft close doors and drawers
- Quartz worktop
- Glass splashback
- Wall units with LED under lighting
- Fully fitted Bosch appliances throughout, including:
  - Integrated EcoClean electric oven
  - Integrated 4 ring induction hob
  - Integrated microwave
  - Fully integrated fridge freezer
  - Fully integrated dishwasher
  - Freestanding washer/dryer (typically located in utility cupboard)

### BATHROOM AND EN SUITE

- Vitra white sanitaryware
- Crosswater shower set and taps
- Porcelain/ceramic wall and floor tiles
- Glass shower screen
- Heated towel radiator
- Bespoke mirrored cabinet with shelving, integrated shaver socket and feature lighting

### JOINERY

- Internal doors to habitable room in white woodgrain finish
- Designer door furniture
- Fitted wardrobe to master bedroom
- Bespoke mirrored cabinet to bathrooms

### FLOORING

- Engineered timber floors to hallway, kitchen, living and dining areas
- Carpet to all bedrooms
- Porcelain/ceramic floor tiles to bathrooms
- Composite timber decking to balconies or terraces (where applicable)

### ELECTRICAL AND LIGHTING

- Low energy, low maintenance downlighters to all habitable rooms
- HDTV/FM/DAB/data points to living area and master bedroom
- Sky Q connections to living area and master bedroom (customer subscription required)
- Telephone and data services for media connectivity
- High speed, Hyperoptic broadband, first three months included

### MECHANICAL SYSTEMS

- Underfloor heating throughout
- Internal ventilation and heat recovery system

### SERVICES AND AMENITIES

- Concierge service
- Residents' lounge
- Secure cycle storage
- Zipcar membership for one year
- Residents' roof terrace

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

To celebrate Battersea's strong heritage we've created two distinctive choices of interior palettes.

### THE NATURAL PALETTE

A collection of light, fresh colours and materials inspired by the market gardens that once stretched across this part of London.



### THE HERITAGE PALETTE

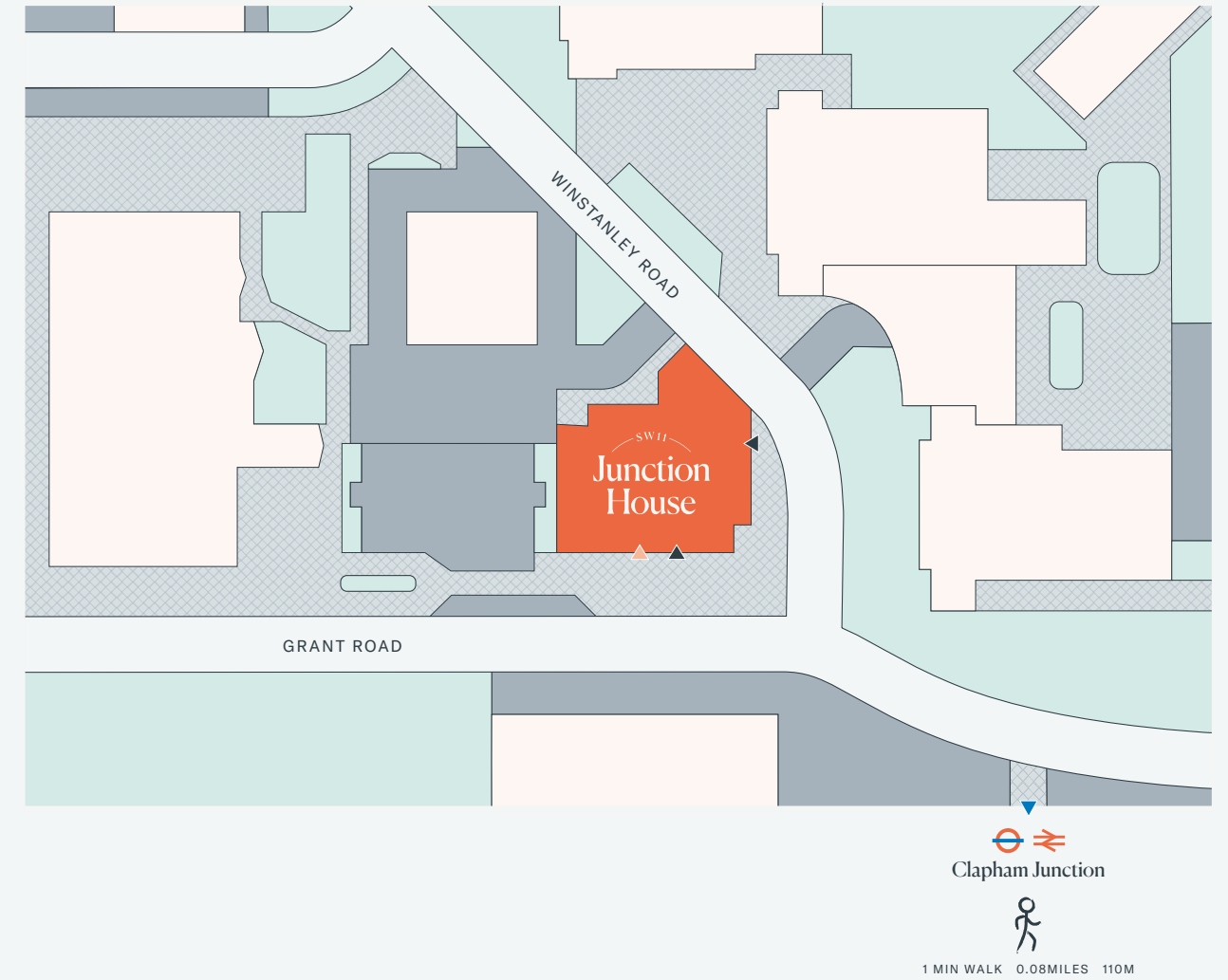
A stylish nod to the industrial past that came to characterise Battersea, this palette brings together rich, dark tones that pay homage to the silk mills and copper foundries of SW11.





# Junction House

## LOCATION



### KEY

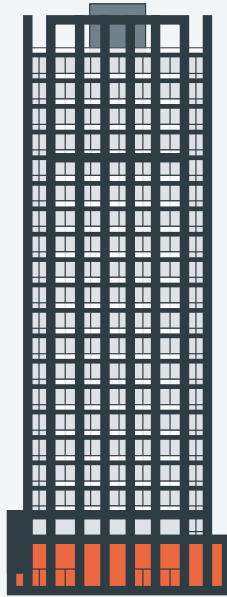
- ▲ Residential access
- ▲ Commercial access
- ▲ Clapham Junction access

COMPUTER GENERATED  
IMAGE OF JUNCTION HOUSE

Maps are illustrative and indicative only. Distances are taken from maps.google.com



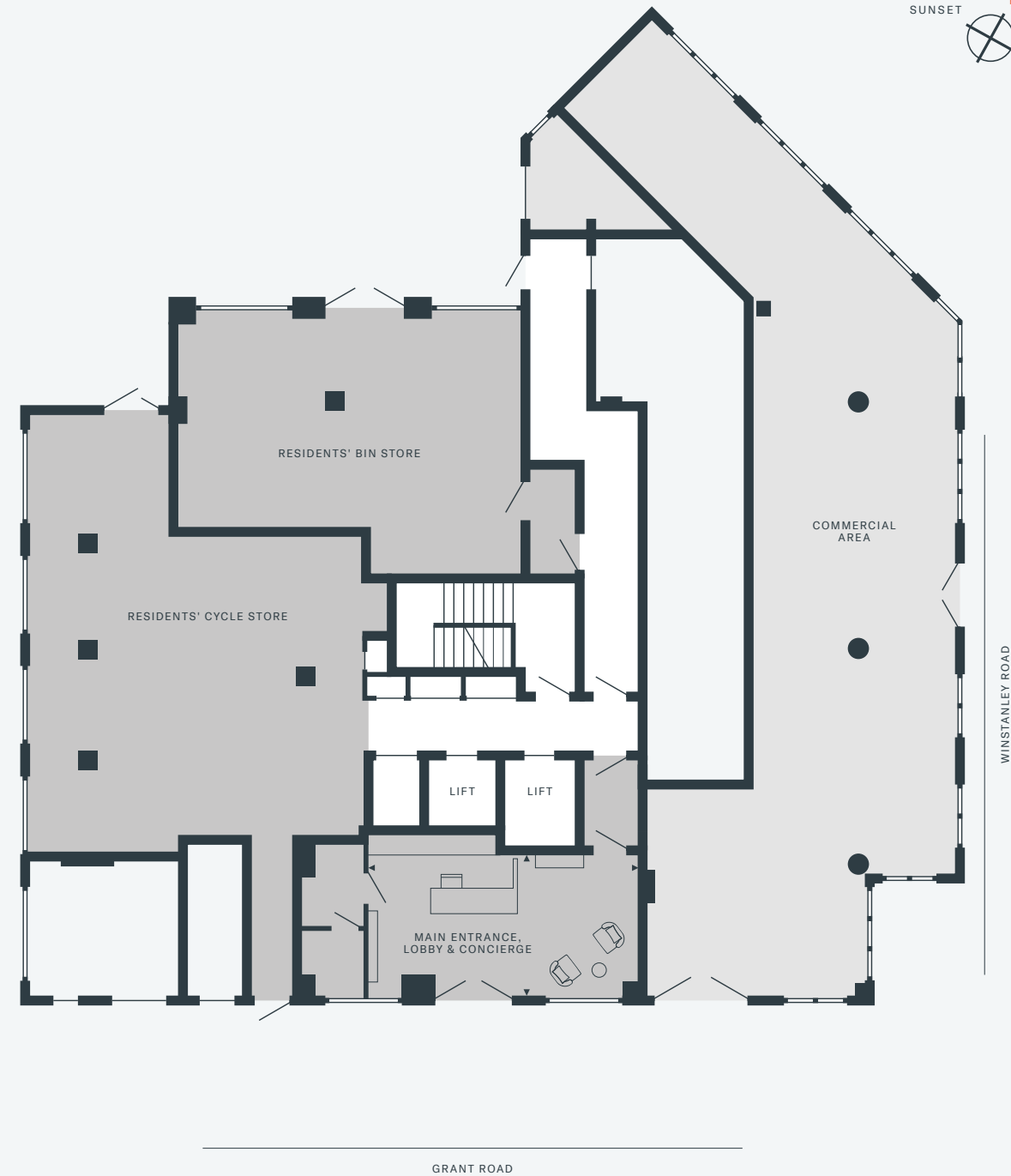
# Ground Floor



Whether you're popping down to your new local shop or waiting for a taxi, make the most of the Junction House lobby. Conveniently located between Grant Road and Winstanley Road, Clapham Junction couldn't be closer to your doorstep – never miss another train again.

GROUND FLOOR

Internal Area	35.5sqm	381.8sqft
Main Entrance, Lobby & Concierge	7.7m x 3.9m	25'3" x 12'8"



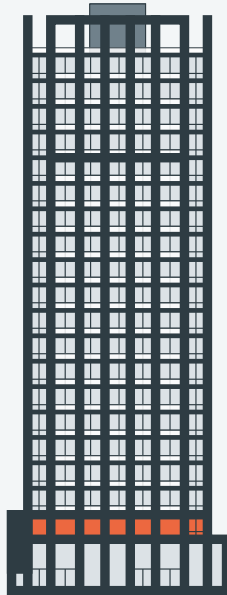
KEY

- Mechanical Room
- Commercial Area
- Residential Area

CLAPHAM JUNCTION 110M →



# First Floor



<b>APARTMENT 01</b>		
<b>Internal Area</b>	<b>40.9sqm</b>	<b>440.2sqft</b>
Living / Kitchen / Dining	4.4m x 3.0m	14'5" x 9'8"
Bedroom One	4.0m x 2.8m	13'2" x 9'1"
<b>APARTMENT 02</b>		
<b>Internal Area</b>	<b>38.7sqm</b>	<b>416.6sqft</b>
Living / Kitchen	6.1m x 3.5m	19'9" x 11'7"
Bedroom One	3.1m x 2.8m	10'0" x 9'0"
<b>APARTMENT 03</b>		
<b>Internal Area</b>	<b>42.5sqm</b>	<b>457.5sqft</b>
Living / Kitchen	6.1m x 3.3m	19'9" x 10'7"
Bedroom One	3.1m x 3.0m	10'1" x 9'11"
<b>RESIDENTS' LOUNGE</b>		
<b>Internal Area</b>	<b>64.0sqm</b>	<b>688.9sqft</b>
Lounge	8.9m x 8.4m	29'2" x 27'6"



WINSTANLEY ROAD

GRANT ROAD

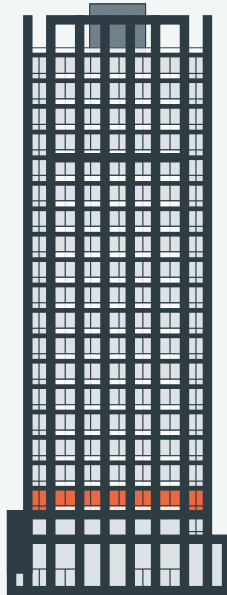
**KEY**

- s Storage
- u Utility Room
- w Wardrobe
- Studio
- Ancillary Area
- Residential Area

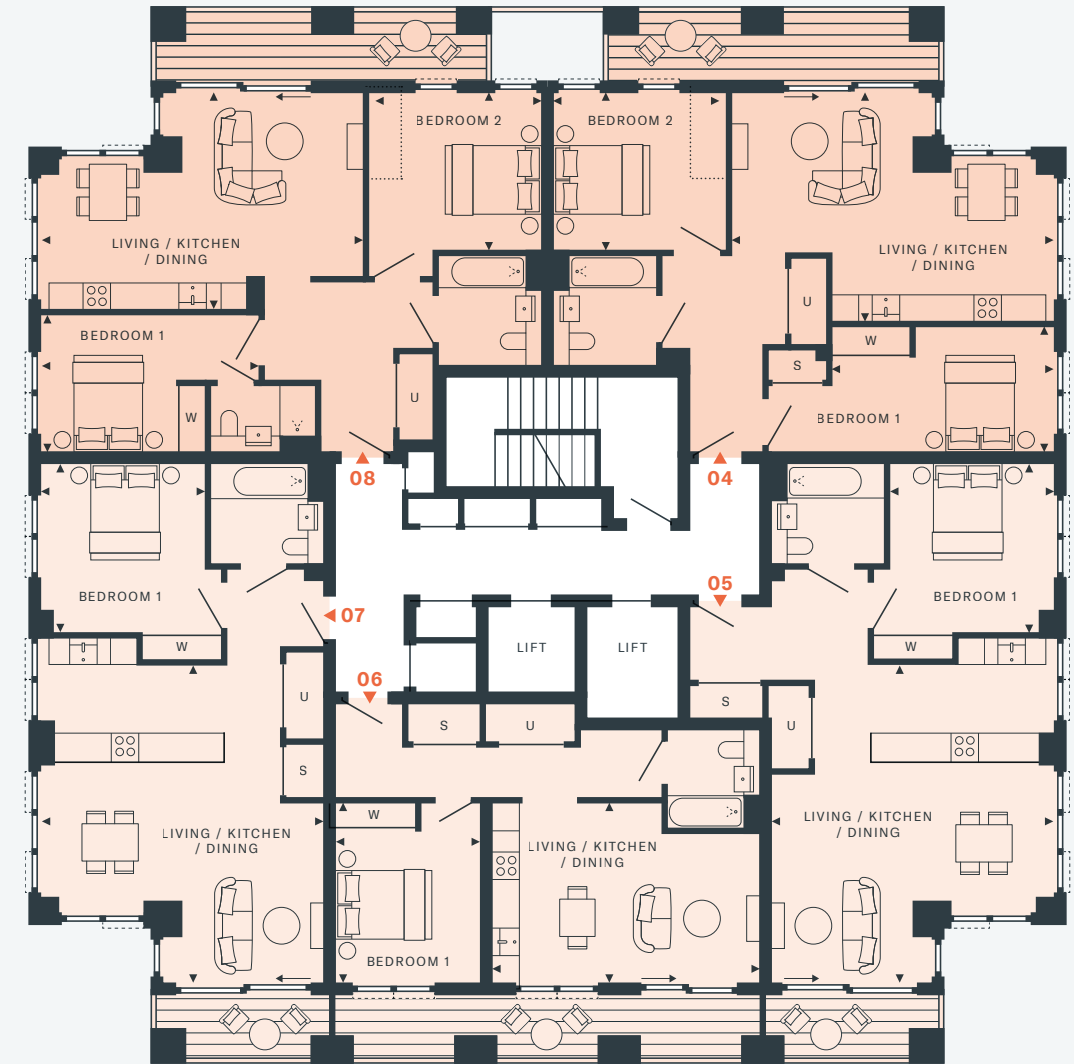
CLAPHAM JUNCTION 110M →



# Second Floor



APARTMENT 04		
Internal Area	75.6sqm	813.8sqft
Living/ Kitchen/ Dining	6.9m x 5.0m	22' 9" x 16' 4"
Bedroom One	4.7m x 2.8m	15' 7" x 9' 0"
Bedroom Two	3.6m x 3.5m	11' 11" x 11' 6"
External Area	7.1sqm	76.2sqft
APARTMENT 05		
Internal Area	68.3sqm	735.2sqft
Living/ Kitchen/ Dining	6.1m x 5.2m	19' 11" x 17' 1"
Bedroom One	3.5m x 3.7m	11' 6" x 12' 1"
External Area	3.8sqm	40.4sqft
APARTMENT 06		
Internal Area	53.6sqm	576.9sqft
Living/ Kitchen/ Dining	5.9m x 3.8m	19' 3" x 12' 7"
Bedroom One	3.2m x 3.8m	10' 5" x 12' 7"
External Area	9.7sqm	104.3sqft
APARTMENT 07		
Internal Area	64.2sqm	691.0sqft
Living/ Kitchen/ Dining	6.1m x 5.2m	19' 11" x 17' 1"
Bedroom One	3.5m x 3.7m	11' 6" x 12' 1"
External Area	3.8sqm	40.4sqft
APARTMENT 08		
Internal Area	76.5sqm	823.4sqft
Living/ Kitchen/ Dining	6.9m x 4.7m	22' 9" x 15' 4"
Bedroom One	4.7m x 3.1m	15' 5" x 10' 1"
Bedroom Two	3.6m x 3.5m	11' 11" x 11' 6"
External Area	7.1sqm	76.2sqft



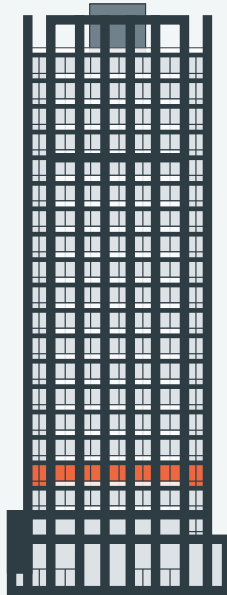
KEY

- s Storage
- u Utility Room
- w Wardrobe
- ..... Indicative wardrobe space
- 1 Bedroom
- 2 Bedroom

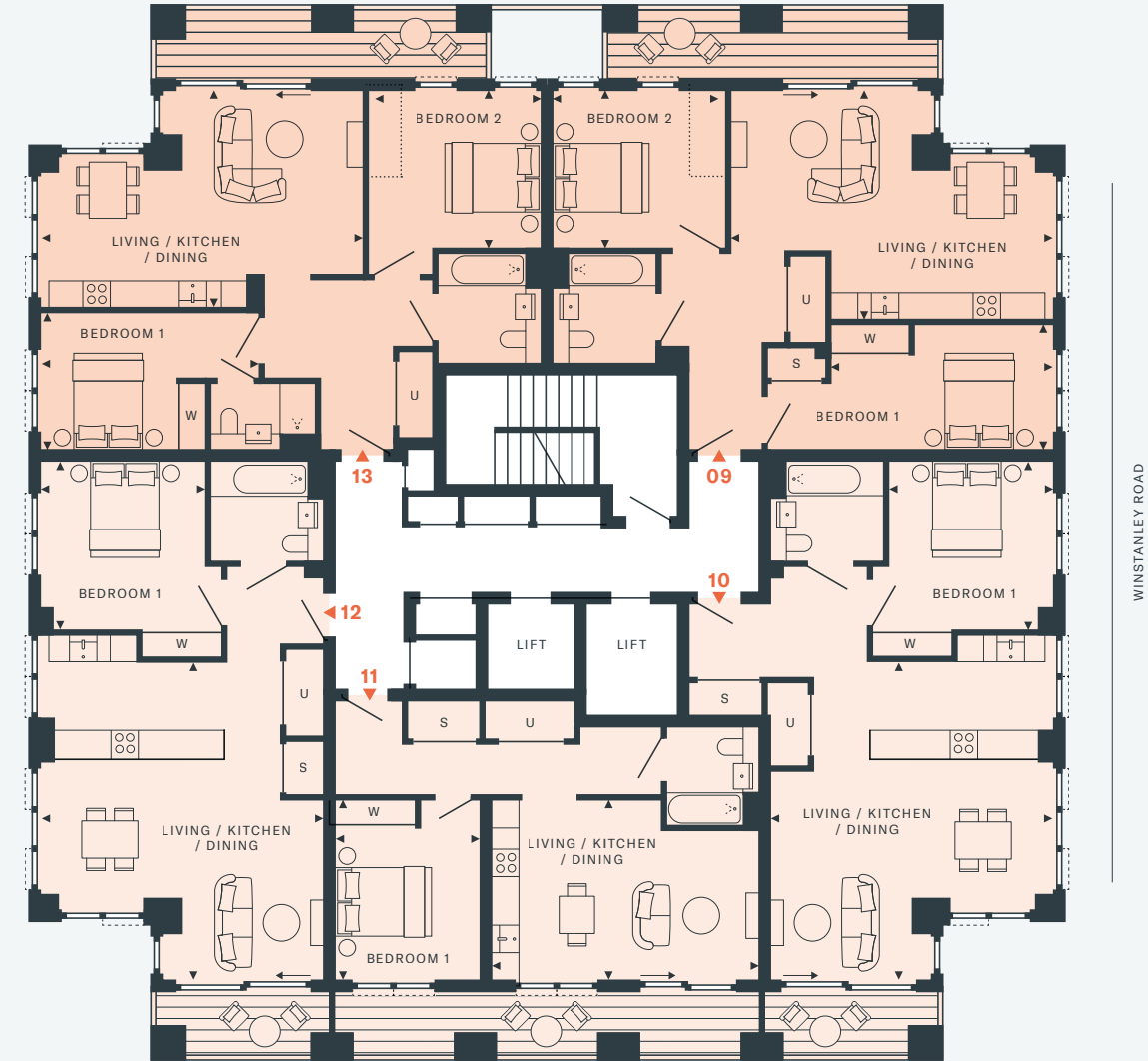
CLAPHAM JUNCTION 110M →



# Third Floor



<b>APARTMENT 09</b>		
Internal Area	75.6sqm	813.8sqft
Living / Kitchen / Dining	6.9m x 5.0m	22'9" x 16'4"
Bedroom One	4.7m x 2.8m	15'7" x 9'0"
Bedroom Two	3.6m x 3.5m	11'11" x 11'6"
External Area	7.1sqm	76.2sqft
<b>APARTMENT 10</b>		
Internal Area	68.3sqm	735.2sqft
Living / Kitchen / Dining	6.1m x 5.2m	19'11" x 17'1"
Bedroom One	3.5m x 3.7m	11'6" x 12'1"
External Area	3.8sqm	40.4sqft
<b>APARTMENT 11</b>		
Internal Area	53.6sqm	576.9sqft
Living / Kitchen / Dining	5.9m x 3.8m	19'3" x 12'7"
Bedroom One	3.2m x 3.8m	10'5" x 12'7"
External Area	9.7sqm	104.3sqft
<b>APARTMENT 12</b>		
Internal Area	64.2sqm	691.0sqft
Living / Kitchen / Dining	6.1m x 5.2m	19'11" x 17'1"
Bedroom One	3.5m x 3.7m	11'6" x 12'1"
External Area	3.8sqm	40.4sqft
<b>APARTMENT 13</b>		
Internal Area	76.5sqm	823.4sqft
Living / Kitchen / Dining	6.9m x 4.7m	22'9" x 15'4"
Bedroom One	4.7m x 3.1m	15'5" x 10'1"
Bedroom Two	3.6m x 3.5m	11'11" x 11'6"
External Area	7.1sqm	76.2sqft



WINSTANLEY ROAD

GRANT ROAD

CLAPHAM JUNCTION 110M →

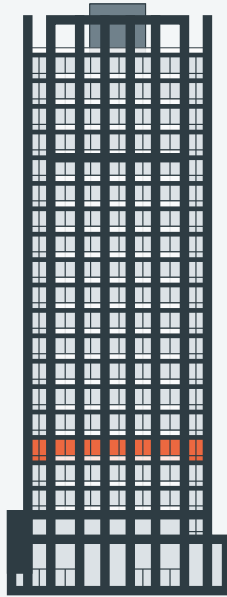
**KEY**

- s Storage
- u Utility Room
- w Wardrobe
- ..... Indicative wardrobe space
- 1 Bedroom
- 2 Bedroom

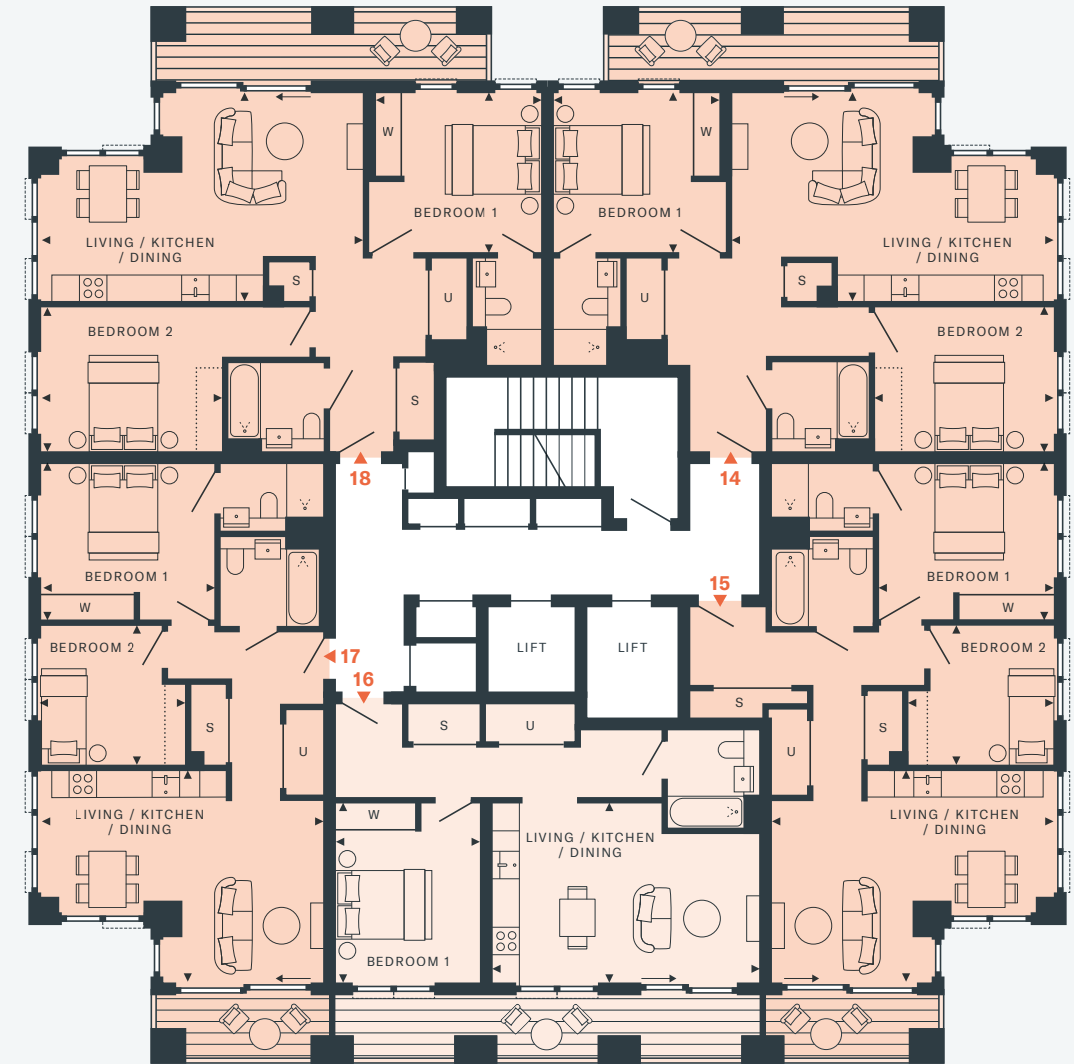




# Fourth Floor



APARTMENT 14		
Internal Area	75.6sqm	813.8sqft
Living / Kitchen / Dining	6.9m x 3.6m	22'9" x 11'10"
Bedroom One	3.6m x 3.5m	11'11" x 11'6"
Bedroom Two	3.8m x 3.2m	12'6" x 10'7"
External Area	7.1sqm	76.2sqft
APARTMENT 15		
Internal Area	68.3sqm	735.2sqft
Living / Kitchen / Dining	6.1m x 4.6m	19'11" x 15'1"
Bedroom One	3.7m x 3.4m	12'2" x 11'2"
Bedroom Two	3.1m x 3.1m	10'0" x 10'2"
External Area	3.8sqm	40.4sqft
APARTMENT 16		
Internal Area	53.6sqm	576.9sqft
Living / Kitchen / Dining	5.9m x 3.8m	19'3" x 12'7"
Bedroom One	3.2m x 3.8m	10'5" x 12'7"
External Area	9.7sqm	104.3sqft
APARTMENT 17		
Internal Area	64.2sqm	691.0sqft
Living / Kitchen / Dining	6.1m x 4.6m	19'1" x 15'1"
Bedroom One	3.7m x 3.4m	12'2" x 11'2"
Bedroom Two	3.1m x 3.1m	10'0" x 10'2"
External Area	3.8sqm	40.4sqft
APARTMENT 18		
Internal Area	76.5sqm	823.4sqft
Living / Kitchen / Dining	6.9m x 3.6m	22'9" x 11'10"
Bedroom One	3.6m x 3.5m	11'11" x 11'6"
Bedroom Two	3.9m x 3.2m	12'9" x 10'8"
External Area	7.1sqm	76.2sqft



WINSTANLEY ROAD

GRANT ROAD

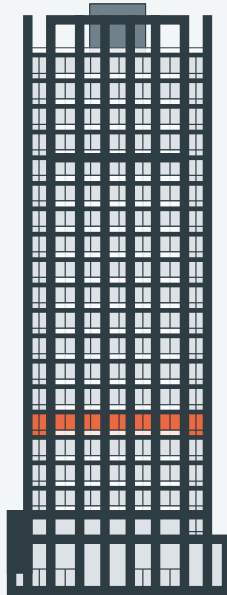
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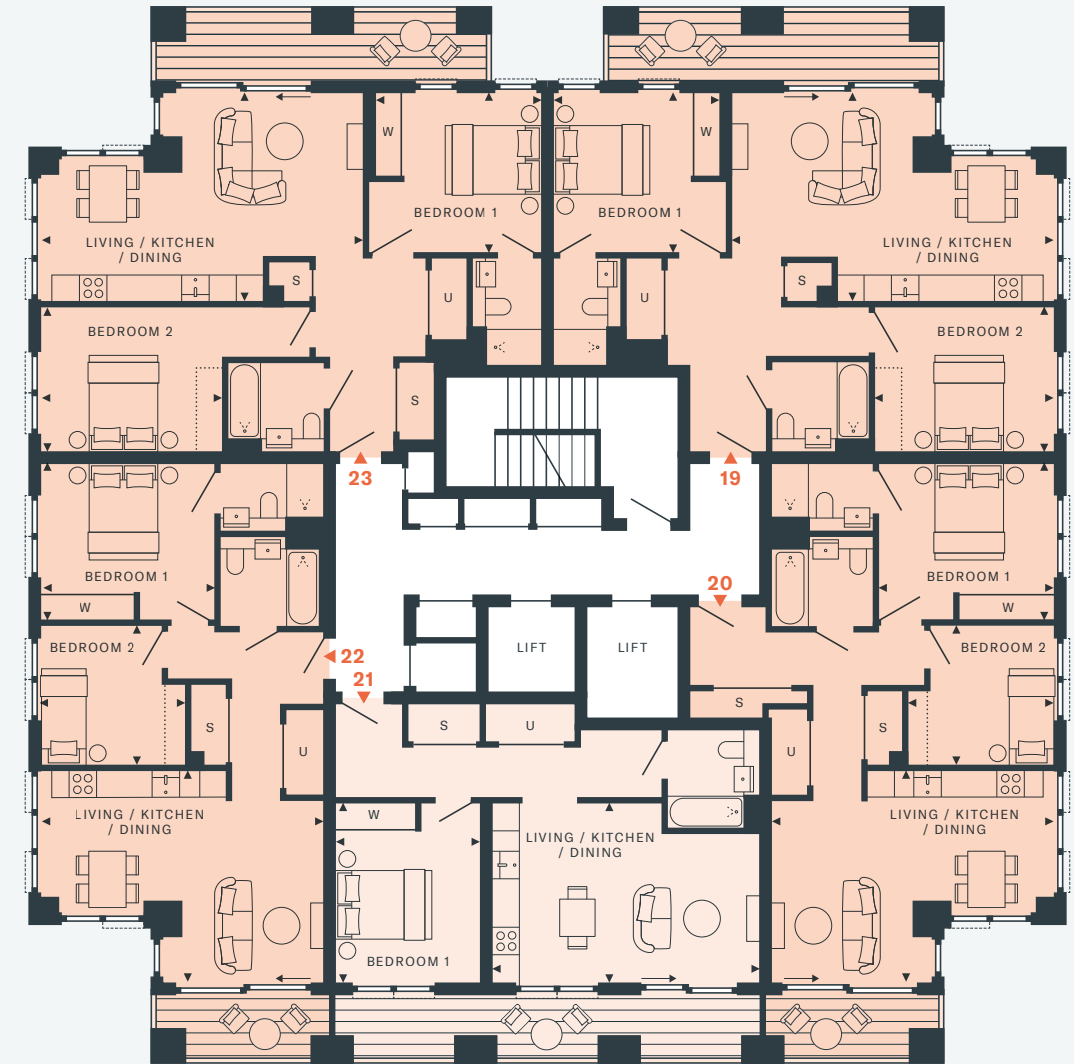
- s Storage
- u Utility Room
- w Wardrobe
- ..... Indicative wardrobe space
- 1 Bedroom
- 2 Bedroom



# Fifth Floor



APARTMENT 19		
Internal Area	75.6sqm	813.8sqft
Living / Kitchen / Dining	6.9m x 3.6m	22'9" x 11'10"
Bedroom One	3.6m x 3.5m	11'11" x 11'6"
Bedroom Two	3.8m x 3.2m	12'6" x 10'7"
External Area	7.1sqm	76.2sqft
APARTMENT 20		
Internal Area	68.3sqm	735.2sqft
Living / Kitchen / Dining	6.1m x 4.6m	19'11" x 15'1"
Bedroom One	3.7m x 3.4m	12'2" x 11'2"
Bedroom Two	3.1m x 3.1m	10'0" x 10'2"
External Area	3.8sqm	40.4sqft
APARTMENT 21		
Internal Area	53.6sqm	576.9sqft
Living / Kitchen / Dining	5.9m x 3.8m	19'3" x 12'7"
Bedroom One	3.2m x 3.8m	10'5" x 12'7"
External Area	9.7sqm	104.3sqft
APARTMENT 22		
Internal Area	64.2sqm	691.0sqft
Living / Kitchen / Dining	6.1m x 4.6m	19'1" x 15'1"
Bedroom One	3.7m x 3.4m	12'2" x 11'2"
Bedroom Two	3.1m x 3.1m	10'0" x 10'2"
External Area	3.8sqm	40.4sqft
APARTMENT 23		
Internal Area	76.5sqm	823.4sqft
Living / Kitchen / Dining	6.9m x 3.6m	22'9" x 11'10"
Bedroom One	3.6m x 3.5m	11'11" x 11'6"
Bedroom Two	3.9m x 3.2m	12'9" x 10'8"
External Area	7.1sqm	76.2sqft



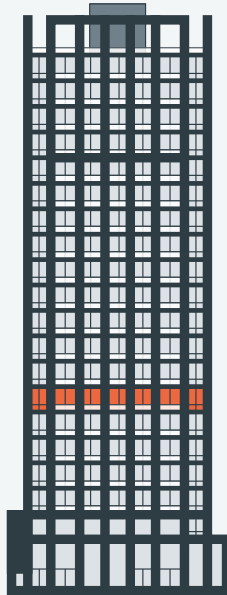
KEY

- s Storage
- u Utility Room
- w Wardrobe
- ..... Indicative wardrobe space
- 1 Bedroom
- 2 Bedroom

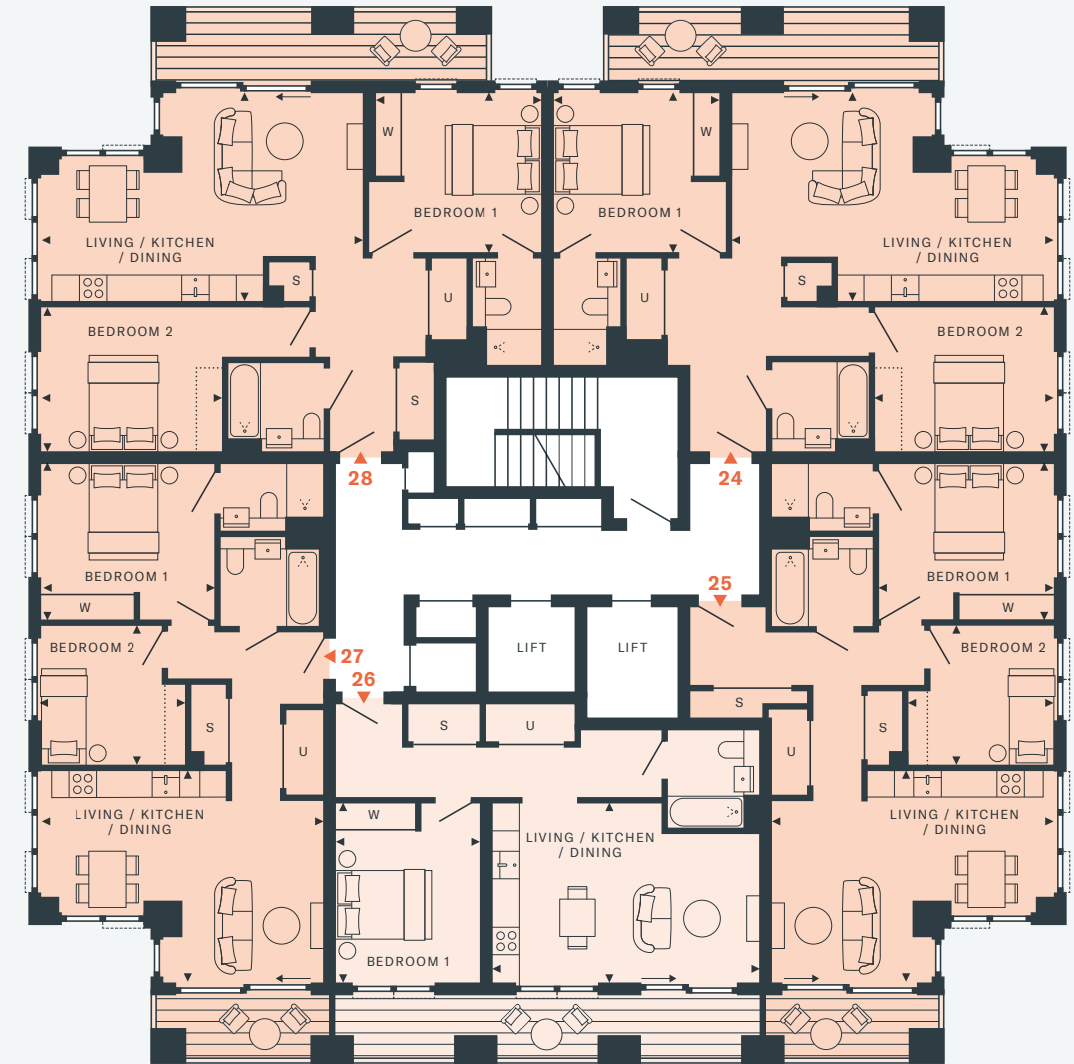
CLAPHAM JUNCTION 110M →



# Sixth Floor



APARTMENT 24		
Internal Area	75.6sqm	813.8sqft
Living / Kitchen / Dining	6.9m x 3.6m	22'9" x 11'10"
Bedroom One	3.6m x 3.5m	11'11" x 11'6"
Bedroom Two	3.8m x 3.2m	12'6" x 10'7"
External Area	7.1sqm	76.2sqft
APARTMENT 25		
Internal Area	68.3sqm	735.2sqft
Living / Kitchen / Dining	6.1m x 4.6m	19'11" x 15'1"
Bedroom One	3.7m x 3.4m	12'2" x 11'2"
Bedroom Two	3.1m x 3.1m	10'0" x 10'2"
External Area	3.8sqm	40.4sqft
APARTMENT 26		
Internal Area	53.6sqm	576.9sqft
Living / Kitchen / Dining	5.9m x 3.8m	19'3" x 12'7"
Bedroom One	3.2m x 3.8m	10'5" x 12'7"
External Area	9.7sqm	104.3sqft
APARTMENT 27		
Internal Area	64.2sqm	691.0sqft
Living / Kitchen / Dining	6.1m x 4.6m	19'1" x 15'1"
Bedroom One	3.7m x 3.4m	12'2" x 11'2"
Bedroom Two	3.1m x 3.1m	10'0" x 10'2"
External Area	3.8sqm	40.4sqft
APARTMENT 28		
Internal Area	76.5sqm	823.4sqft
Living / Kitchen / Dining	6.9m x 3.6m	22'9" x 11'10"
Bedroom One	3.6m x 3.5m	11'11" x 11'6"
Bedroom Two	3.9m x 3.2m	12'9" x 10'8"
External Area	7.1sqm	76.2sqft



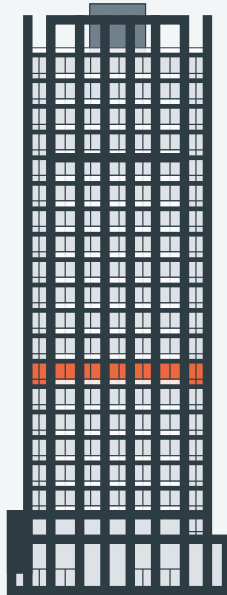
KEY

- s Storage
- u Utility Room
- w Wardrobe
- ..... Indicative wardrobe space
- 1 Bedroom
- 2 Bedroom

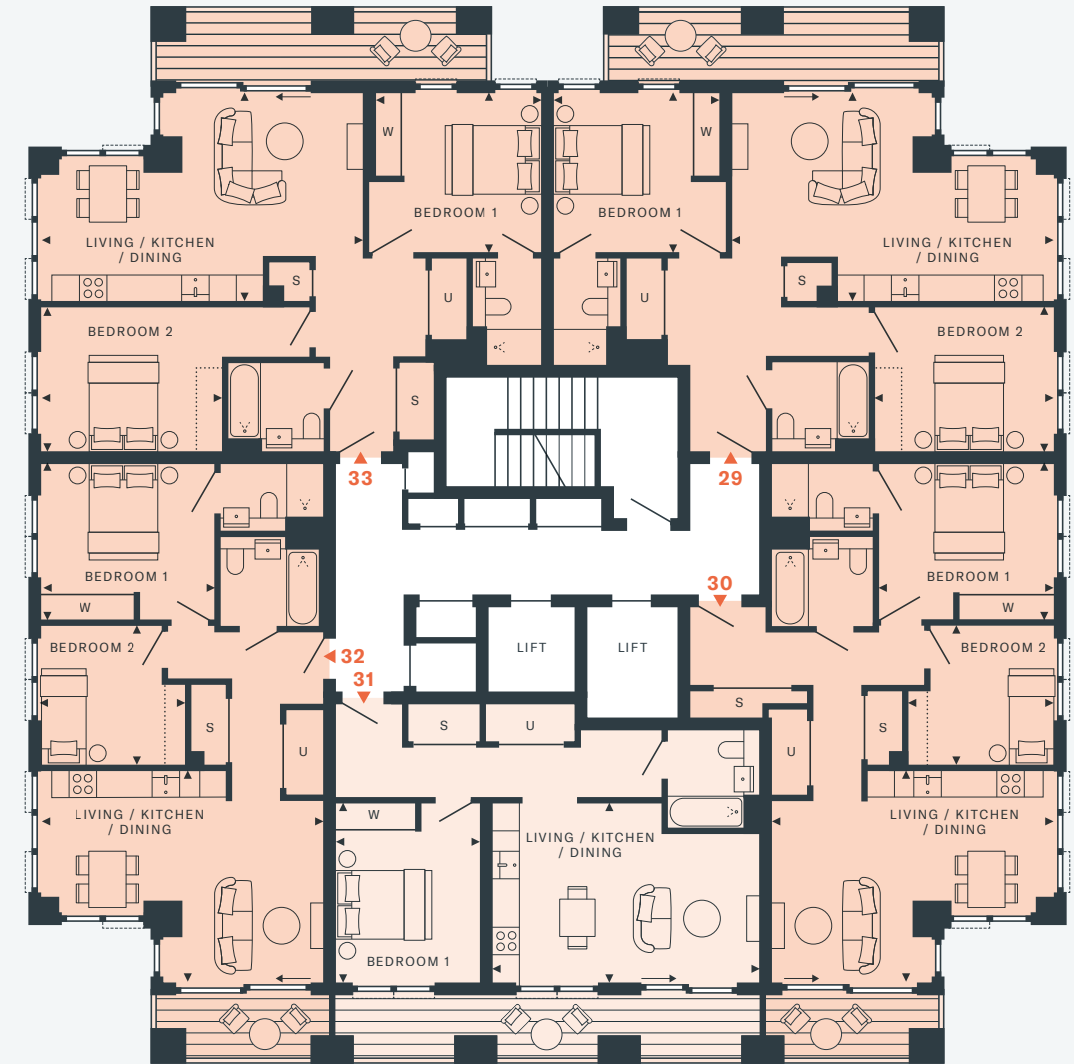
CLAPHAM JUNCTION 110M →



# Seventh Floor



APARTMENT 29		
Internal Area	75.6sqm	813.8sqft
Living / Kitchen / Dining	6.9m x 3.6m	22'9" x 11'10"
Bedroom One	3.6m x 3.5m	11'11" x 11'6"
Bedroom Two	3.8m x 3.2m	12'6" x 10'7"
External Area	7.1sqm	76.2sqft
APARTMENT 30		
Internal Area	68.3sqm	735.2sqft
Living / Kitchen / Dining	6.1m x 4.6m	19'11" x 15'1"
Bedroom One	3.7m x 3.4m	12'2" x 11'2"
Bedroom Two	3.1m x 3.1m	10'0" x 10'2"
External Area	3.8sqm	40.4sqft
APARTMENT 31		
Internal Area	53.6sqm	576.9sqft
Living / Kitchen / Dining	5.9m x 3.8m	19'3" x 12'7"
Bedroom One	3.2m x 3.8m	10'5" x 12'7"
External Area	9.7sqm	104.3sqft
APARTMENT 32		
Internal Area	64.2sqm	691.0sqft
Living / Kitchen / Dining	6.1m x 4.6m	19'1" x 15'1"
Bedroom One	3.7m x 3.4m	12'2" x 11'2"
Bedroom Two	3.1m x 3.1m	10'0" x 10'2"
External Area	3.8sqm	40.4sqft
APARTMENT 33		
Internal Area	76.5sqm	823.4sqft
Living / Kitchen / Dining	6.9m x 3.6m	22'9" x 11'10"
Bedroom One	3.6m x 3.5m	11'11" x 11'6"
Bedroom Two	3.9m x 3.2m	12'9" x 10'8"
External Area	7.1sqm	76.2sqft



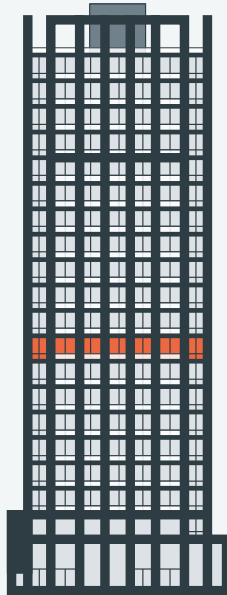
KEY

- s Storage
- u Utility Room
- w Wardrobe
- ..... Indicative wardrobe space
- 1 Bedroom
- 2 Bedroom

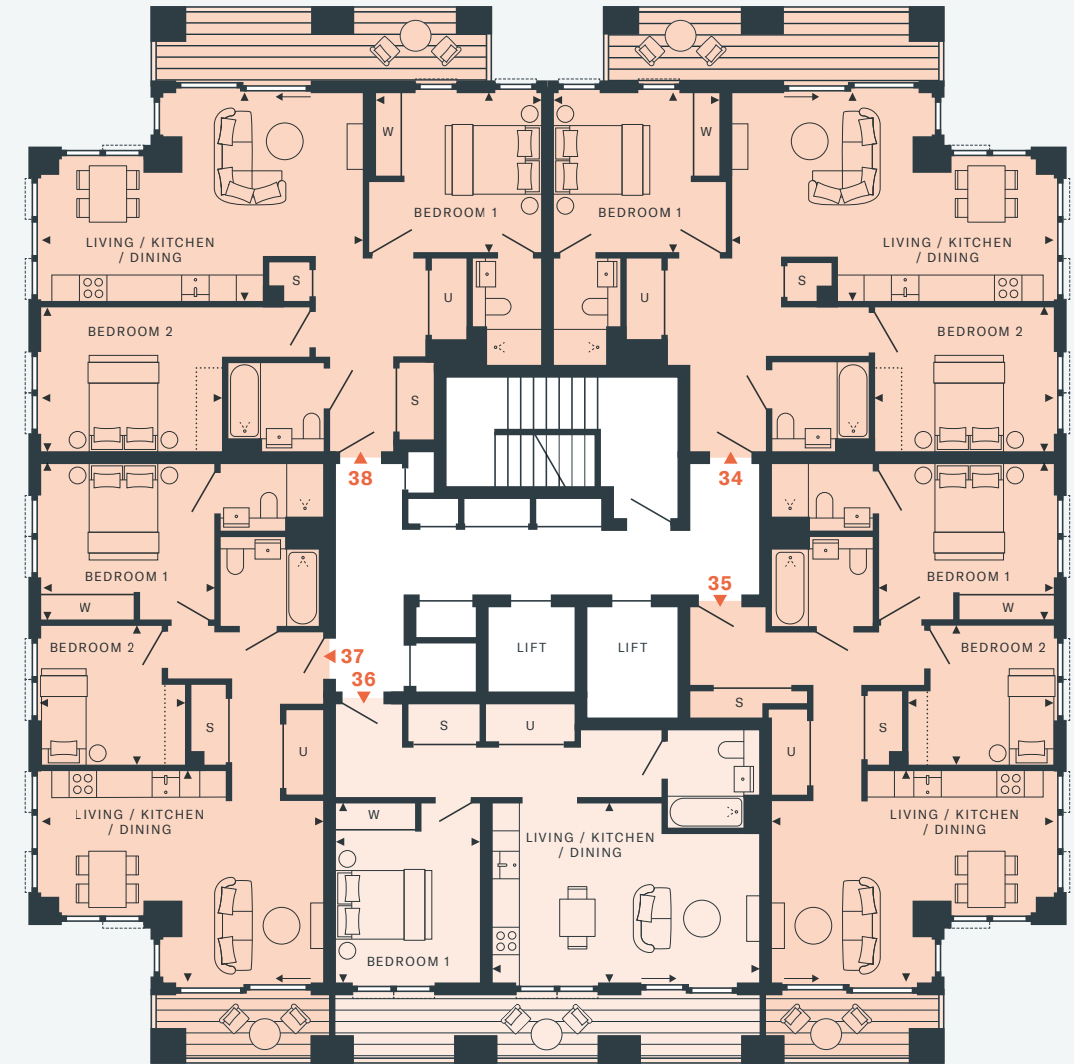
CLAPHAM JUNCTION 110M →



# Eighth Floor



APARTMENT 34		
Internal Area	75.6sqm	813.8sqft
Living / Kitchen / Dining	6.9m x 3.6m	22'9" x 11'10"
Bedroom One	3.6m x 3.5m	11'11" x 11'6"
Bedroom Two	3.8m x 3.2m	12'6" x 10'7"
External Area	7.1sqm	76.2sqft
APARTMENT 35		
Internal Area	68.3sqm	735.2sqft
Living / Kitchen / Dining	6.1m x 4.6m	19'11" x 15'1"
Bedroom One	3.7m x 3.4m	12'2" x 11'2"
Bedroom Two	3.1m x 3.1m	10'0" x 10'2"
External Area	3.8sqm	40.4sqft
APARTMENT 36		
Internal Area	53.6sqm	576.9sqft
Living / Kitchen / Dining	5.9m x 3.8m	19'3" x 12'7"
Bedroom One	3.2m x 3.8m	10'5" x 12'7"
External Area	9.7sqm	104.3sqft
APARTMENT 37		
Internal Area	64.2sqm	691.0sqft
Living / Kitchen / Dining	6.1m x 4.6m	19'1" x 15'1"
Bedroom One	3.7m x 3.4m	12'2" x 11'2"
Bedroom Two	3.1m x 3.1m	10'0" x 10'2"
External Area	3.8sqm	40.4sqft
APARTMENT 38		
Internal Area	76.5sqm	823.4sqft
Living / Kitchen / Dining	6.9m x 3.6m	22'9" x 11'10"
Bedroom One	3.6m x 3.5m	11'11" x 11'6"
Bedroom Two	3.9m x 3.2m	12'9" x 10'8"
External Area	7.1sqm	76.2sqft



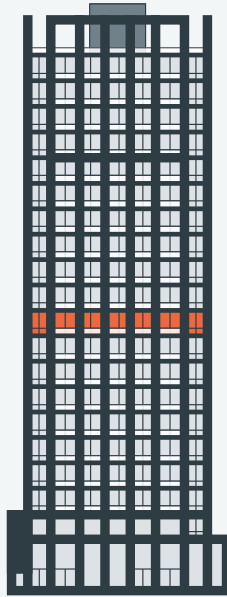
KEY

- s Storage
- u Utility Room
- w Wardrobe
- ..... Indicative wardrobe space
- 1 Bedroom
- 2 Bedroom

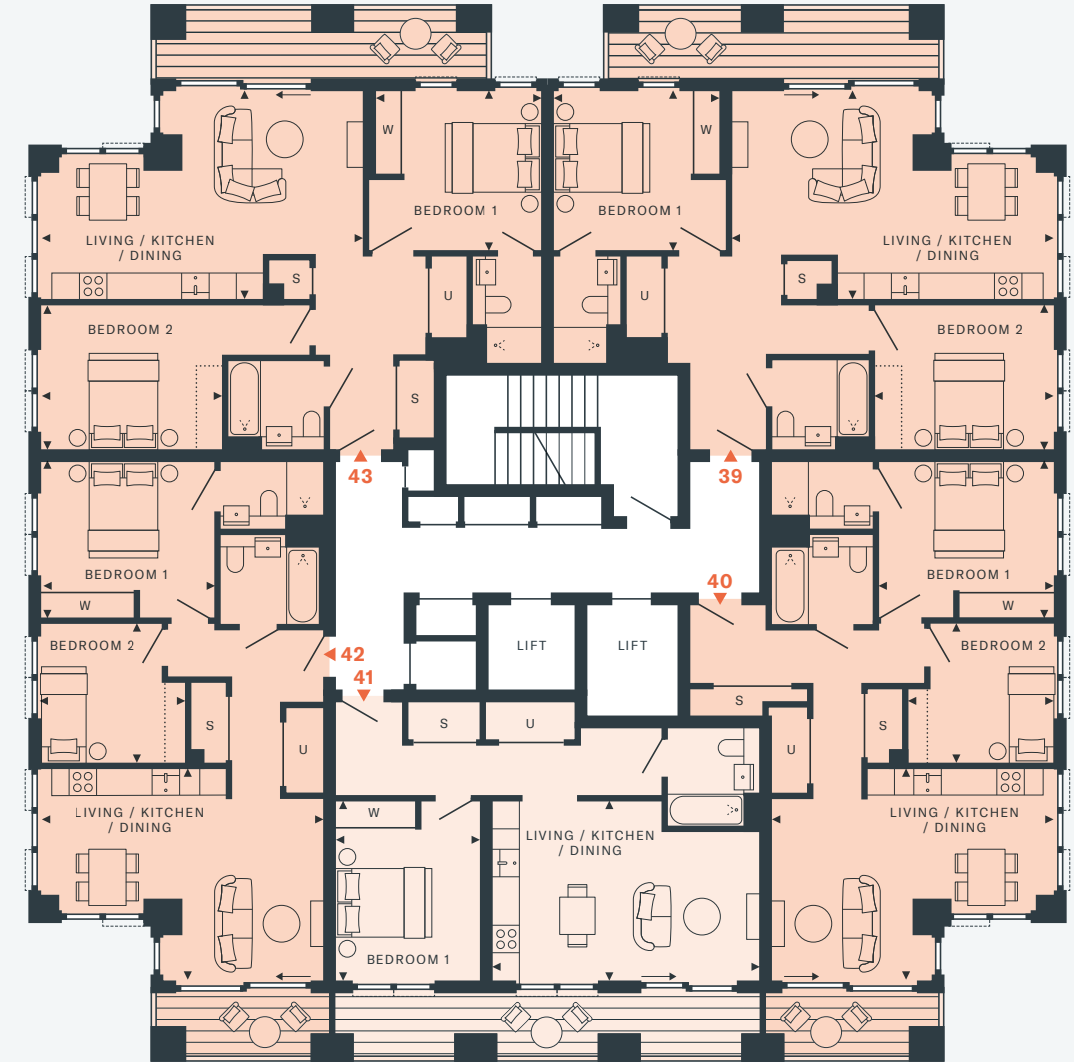
CLAPHAM JUNCTION 110M →



# Ninth Floor



<b>APARTMENT 39</b>		
Internal Area	75.6sqm	813.8sqft
Living / Kitchen / Dining	6.9m x 3.6m	22'9" x 11'10"
Bedroom One	3.6m x 3.5m	11'11" x 11'6"
Bedroom Two	3.8m x 3.2m	12'6" x 10'7"
External Area	7.1sqm	76.2sqft
<b>APARTMENT 40</b>		
Internal Area	68.3sqm	735.2sqft
Living / Kitchen / Dining	6.1m x 4.6m	19'11" x 15'1"
Bedroom One	3.7m x 3.4m	12'2" x 11'2"
Bedroom Two	3.1m x 3.1m	10'0" x 10'2"
External Area	3.8sqm	40.4sqft
<b>APARTMENT 41</b>		
Internal Area	53.6sqm	576.9sqft
Living / Kitchen / Dining	5.9m x 3.8m	19'3" x 12'7"
Bedroom One	3.2m x 3.8m	10'5" x 12'7"
External Area	9.7sqm	104.3sqft
<b>APARTMENT 42</b>		
Internal Area	64.2sqm	691.0sqft
Living / Kitchen / Dining	6.1m x 4.6m	19'1" x 15'1"
Bedroom One	3.7m x 3.4m	12'2" x 11'2"
Bedroom Two	3.1m x 3.1m	10'0" x 10'2"
External Area	3.8sqm	40.4sqft
<b>APARTMENT 43</b>		
Internal Area	76.5sqm	823.4sqft
Living / Kitchen / Dining	6.9m x 3.6m	22'9" x 11'10"
Bedroom One	3.6m x 3.5m	11'11" x 11'6"
Bedroom Two	3.9m x 3.2m	12'9" x 10'8"
External Area	7.1sqm	76.2sqft



WINSTANLEY ROAD

GRANT ROAD

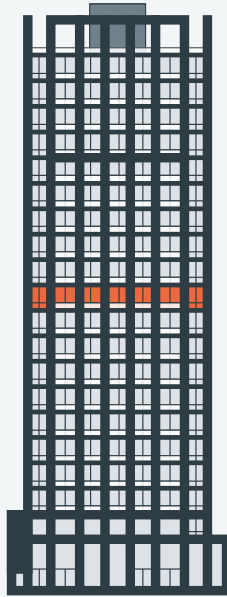
CLAPHAM JUNCTION 110M →

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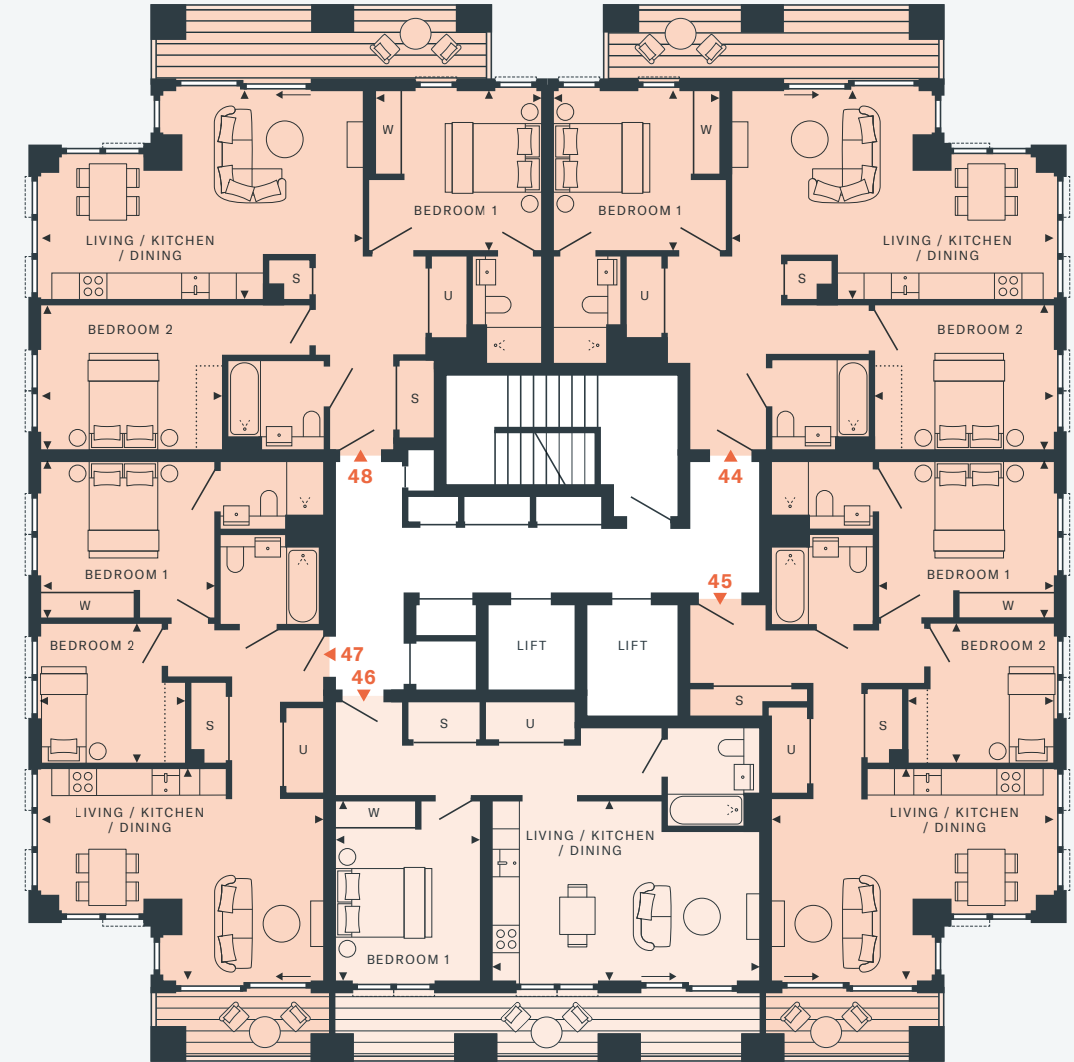
- s Storage
- u Utility Room
- w Wardrobe
- ..... Indicative wardrobe space
- 1 Bedroom
- 2 Bedroom



# Tenth Floor



<b>APARTMENT 44</b>		
<b>Internal Area</b>	<b>75.6sqm</b>	<b>813.8sqft</b>
Living / Kitchen / Dining	6.9m x 3.6m	22'9" x 11'10"
Bedroom One	3.6m x 3.5m	11'11" x 11'6"
Bedroom Two	3.8m x 3.2m	12'6" x 10'7"
<b>External Area</b>	<b>7.1sqm</b>	<b>76.2sqft</b>
<b>APARTMENT 45</b>		
<b>Internal Area</b>	<b>68.3sqm</b>	<b>735.2sqft</b>
Living / Kitchen / Dining	6.1m x 4.6m	19'11" x 15'1"
Bedroom One	3.7m x 3.4m	12'2" x 11'2"
Bedroom Two	3.1m x 3.1m	10'0" x 10'2"
<b>External Area</b>	<b>3.8sqm</b>	<b>40.4sqft</b>
<b>APARTMENT 46</b>		
<b>Internal Area</b>	<b>53.6sqm</b>	<b>576.9sqft</b>
Living / Kitchen / Dining	5.9m x 3.8m	19'3" x 12'7"
Bedroom One	3.2m x 3.8m	10'5" x 12'7"
<b>External Area</b>	<b>9.7sqm</b>	<b>104.3sqft</b>
<b>APARTMENT 47</b>		
<b>Internal Area</b>	<b>64.2sqm</b>	<b>691.0sqft</b>
Living / Kitchen / Dining	6.1m x 4.6m	19'1" x 15'1"
Bedroom One	3.7m x 3.4m	12'2" x 11'2"
Bedroom Two	3.1m x 3.1m	10'0" x 10'2"
<b>External Area</b>	<b>3.8sqm</b>	<b>40.4sqft</b>
<b>APARTMENT 48</b>		
<b>Internal Area</b>	<b>76.5sqm</b>	<b>823.4sqft</b>
Living / Kitchen / Dining	6.9m x 3.6m	22'9" x 11'10"
Bedroom One	3.6m x 3.5m	11'11" x 11'6"
Bedroom Two	3.9m x 3.2m	12'9" x 10'8"
<b>External Area</b>	<b>7.1sqm</b>	<b>76.2sqft</b>



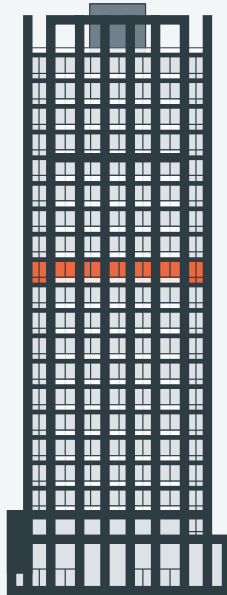
**KEY**

- s Storage
- u Utility Room
- w Wardrobe
- ..... Indicative wardrobe space
- 1 Bedroom
- 2 Bedroom

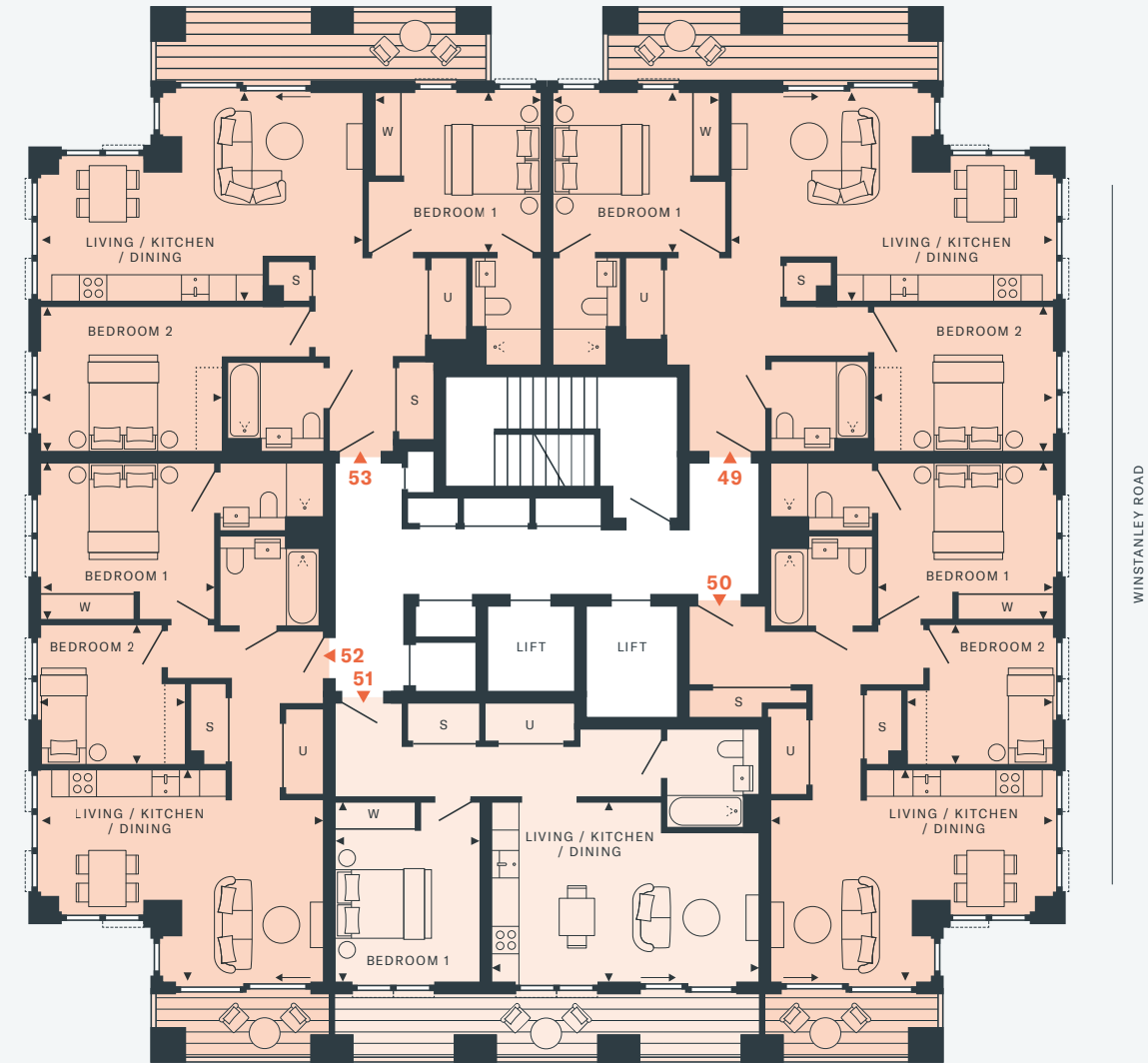
CLAPHAM JUNCTION 110M →



# Eleventh Floor



<b>APARTMENT 49</b>		
Internal Area	75.6sqm	813.8sqft
Living / Kitchen / Dining	6.9m x 3.6m	22'9" x 11'10"
Bedroom One	3.6m x 3.5m	11'11" x 11'6"
Bedroom Two	3.8m x 3.2m	12'6" x 10'7"
External Area	7.1sqm	76.2sqft
<b>APARTMENT 50</b>		
Internal Area	68.3sqm	735.2sqft
Living / Kitchen / Dining	6.1m x 4.6m	19'11" x 15'1"
Bedroom One	3.7m x 3.4m	12'2" x 11'2"
Bedroom Two	3.1m x 3.1m	10'0" x 10'2"
External Area	3.8sqm	40.4sqft
<b>APARTMENT 51</b>		
Internal Area	53.6sqm	576.9sqft
Living / Kitchen / Dining	5.9m x 3.8m	19'3" x 12'7"
Bedroom One	3.2m x 3.8m	10'5" x 12'7"
External Area	9.7sqm	104.3sqft
<b>APARTMENT 52</b>		
Internal Area	64.2sqm	691.0sqft
Living / Kitchen / Dining	6.1m x 4.6m	19'1" x 15'1"
Bedroom One	3.7m x 3.4m	12'2" x 11'2"
Bedroom Two	3.1m x 3.1m	10'0" x 10'2"
External Area	3.8sqm	40.4sqft
<b>APARTMENT 53</b>		
Internal Area	76.5sqm	823.4sqft
Living / Kitchen / Dining	6.9m x 3.6m	22'9" x 11'10"
Bedroom One	3.6m x 3.5m	11'11" x 11'6"
Bedroom Two	3.9m x 3.2m	12'9" x 10'8"
External Area	7.1sqm	76.2sqft



**KEY**

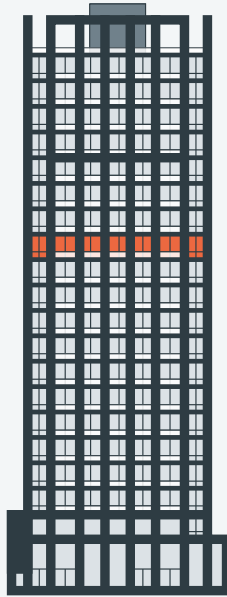
- s Storage
- u Utility Room
- w Wardrobe
- ..... Indicative wardrobe space
- 1 Bedroom
- 2 Bedroom

CLAPHAM JUNCTION 110M →

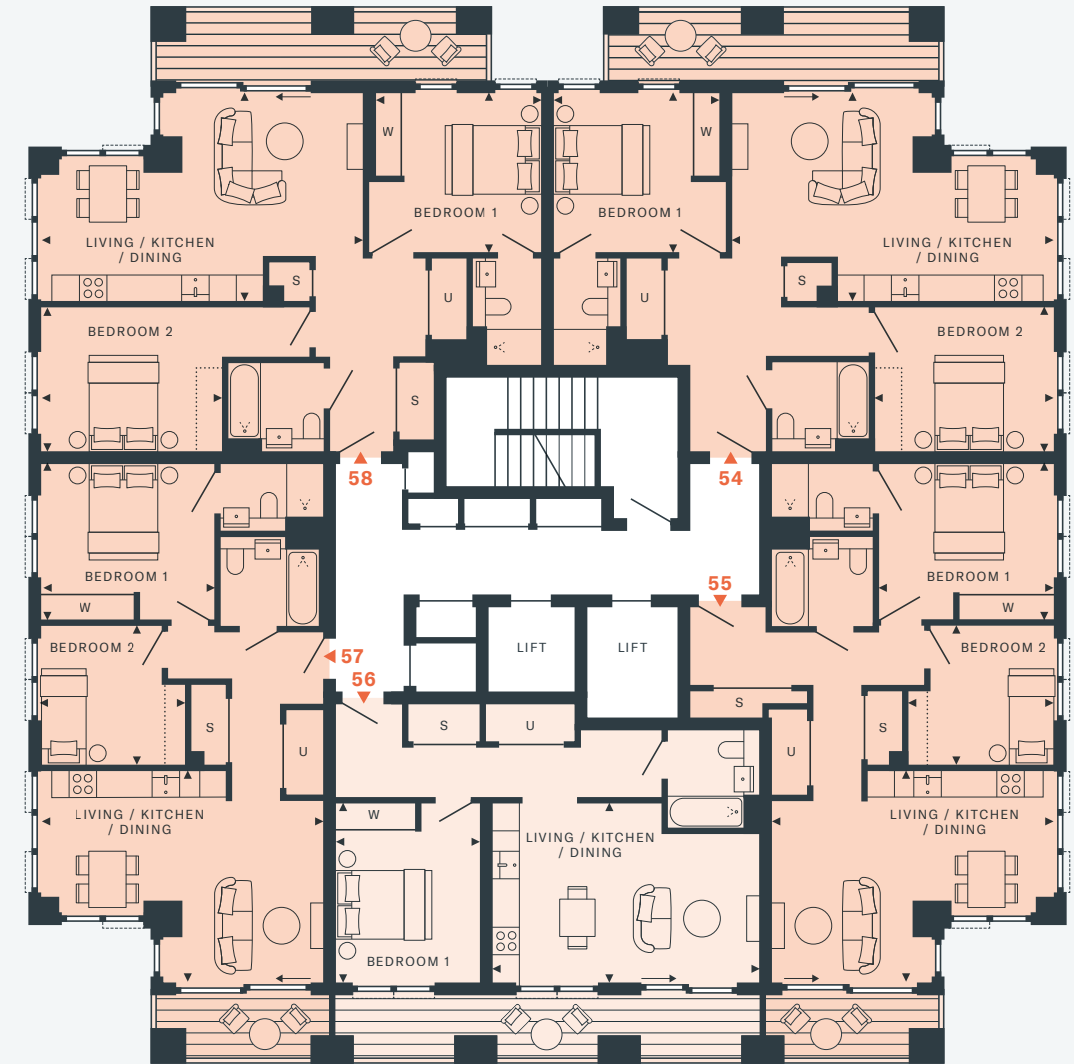




# Twelfth Floor



APARTMENT 54		
Internal Area	75.6sqm	813.8sqft
Living / Kitchen / Dining	6.9m x 3.6m	22'9" x 11'10"
Bedroom One	3.6m x 3.5m	11'11" x 11'6"
Bedroom Two	3.8m x 3.2m	12'6" x 10'7"
External Area	7.1sqm	76.2sqft
APARTMENT 55		
Internal Area	68.3sqm	735.2sqft
Living / Kitchen / Dining	6.1m x 4.6m	19'11" x 15'1"
Bedroom One	3.7m x 3.4m	12'2" x 11'2"
Bedroom Two	3.1m x 3.1m	10'0" x 10'2"
External Area	3.8sqm	40.4sqft
APARTMENT 56		
Internal Area	53.6sqm	576.9sqft
Living / Kitchen / Dining	5.9m x 3.8m	19'3" x 12'7"
Bedroom One	3.2m x 3.8m	10'5" x 12'7"
External Area	9.7sqm	104.3sqft
APARTMENT 57		
Internal Area	64.2sqm	691.0sqft
Living / Kitchen / Dining	6.1m x 4.6m	19'1" x 15'1"
Bedroom One	3.7m x 3.4m	12'2" x 11'2"
Bedroom Two	3.1m x 3.1m	10'0" x 10'2"
External Area	3.8sqm	40.4sqft
APARTMENT 58		
Internal Area	76.5sqm	823.4sqft
Living / Kitchen / Dining	6.9m x 3.6m	22'9" x 11'10"
Bedroom One	3.6m x 3.5m	11'11" x 11'6"
Bedroom Two	3.9m x 3.2m	12'9" x 10'8"
External Area	7.1sqm	76.2sqft



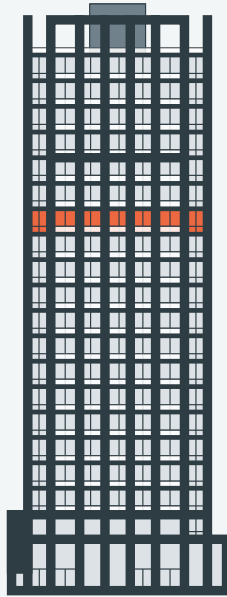
KEY

- s Storage
- u Utility Room
- w Wardrobe
- ..... Indicative wardrobe space
- 1 Bedroom
- 2 Bedroom

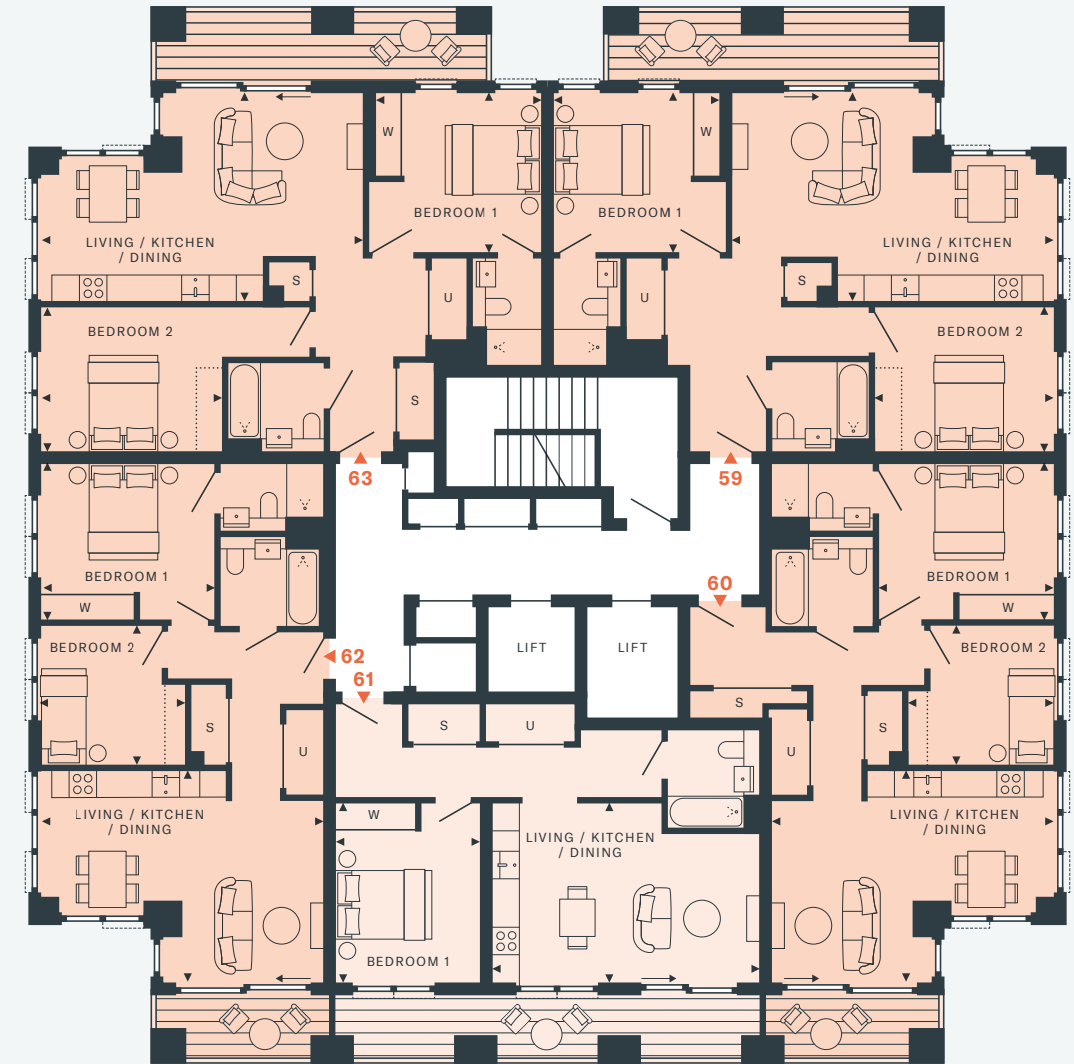
CLAPHAM JUNCTION 110M →



# Thirteenth Floor



APARTMENT 59		
Internal Area	75.6sqm	813.8sqft
Living / Kitchen / Dining	6.9m x 3.6m	22'9" x 11'10"
Bedroom One	3.6m x 3.5m	11'11" x 11'6"
Bedroom Two	3.8m x 3.2m	12'6" x 10'7"
External Area	7.1sqm	76.2sqft
APARTMENT 60		
Internal Area	68.3sqm	735.2sqft
Living / Kitchen / Dining	6.1m x 4.6m	19'11" x 15'1"
Bedroom One	3.7m x 3.4m	12'2" x 11'2"
Bedroom Two	3.1m x 3.1m	10'0" x 10'2"
External Area	3.8sqm	40.4sqft
APARTMENT 61		
Internal Area	53.6sqm	576.9sqft
Living / Kitchen / Dining	5.9m x 3.8m	19'3" x 12'7"
Bedroom One	3.2m x 3.8m	10'5" x 12'7"
External Area	9.7sqm	104.3sqft
APARTMENT 62		
Internal Area	64.2sqm	691.0sqft
Living / Kitchen / Dining	6.1m x 4.6m	19'1" x 15'1"
Bedroom One	3.7m x 3.4m	12'2" x 11'2"
Bedroom Two	3.1m x 3.1m	10'0" x 10'2"
External Area	3.8sqm	40.4sqft
APARTMENT 63		
Internal Area	76.5sqm	823.4sqft
Living / Kitchen / Dining	6.9m x 3.6m	22'9" x 11'10"
Bedroom One	3.6m x 3.5m	11'11" x 11'6"
Bedroom Two	3.9m x 3.2m	12'9" x 10'8"
External Area	7.1sqm	76.2sqft



WINSTANLEY ROAD

GRANT ROAD

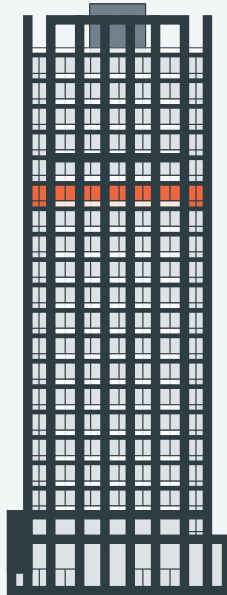
CLAPHAM JUNCTION 110M →

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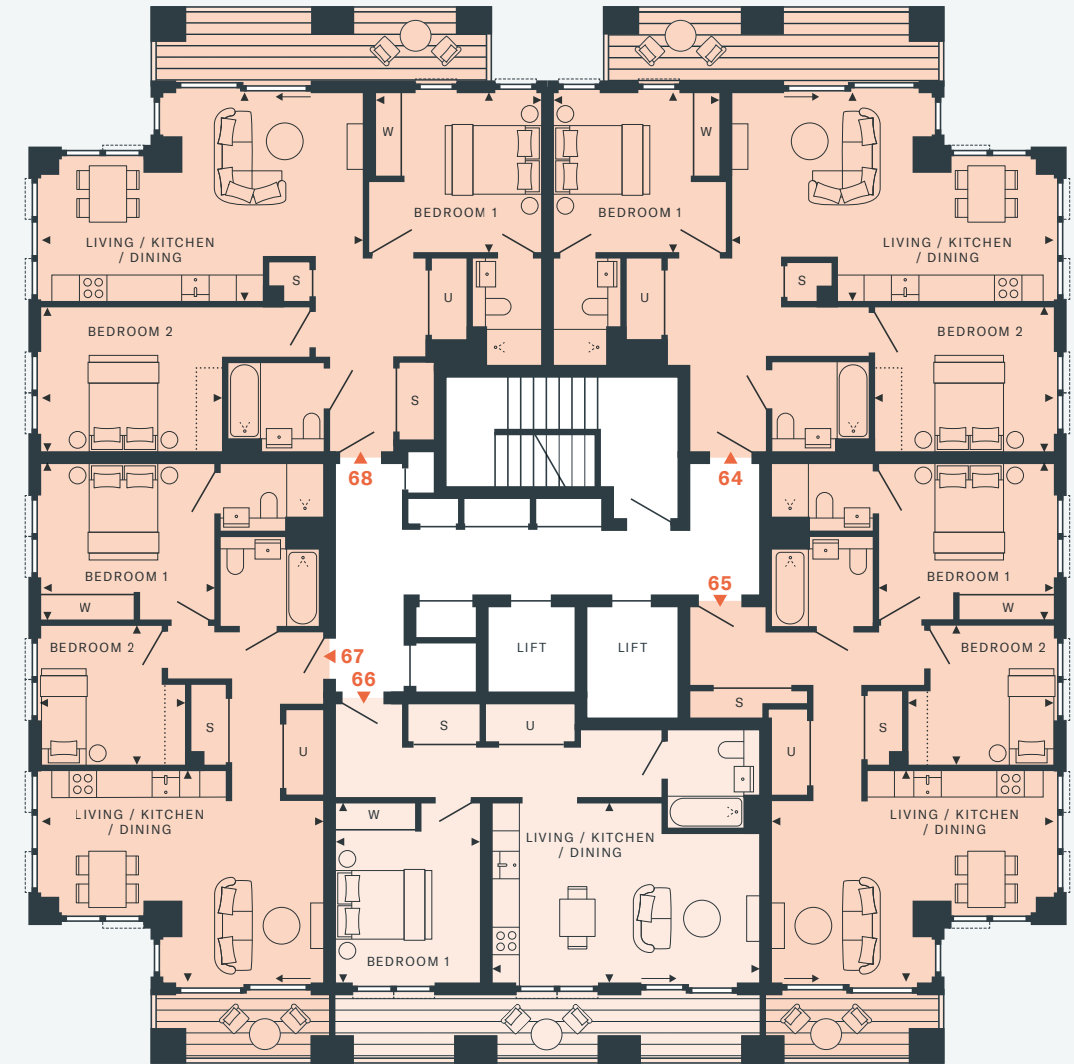
- s Storage
- u Utility Room
- w Wardrobe
- ..... Indicative wardrobe space
- 1 Bedroom
- 2 Bedroom



# Fourteenth Floor



<b>APARTMENT 64</b>		
Internal Area	75.6sqm	813.8sqft
Living / Kitchen / Dining	6.9m x 3.6m	22'9" x 11'10"
Bedroom One	3.6m x 3.5m	11'11" x 11'6"
Bedroom Two	3.8m x 3.2m	12'6" x 10'7"
External Area	7.1sqm	76.2sqft
<b>APARTMENT 65</b>		
Internal Area	68.3sqm	735.2sqft
Living / Kitchen / Dining	6.1m x 4.6m	19'11" x 15'1"
Bedroom One	3.7m x 3.4m	12'2" x 11'2"
Bedroom Two	3.1m x 3.1m	10'0" x 10'2"
External Area	3.8sqm	40.4sqft
<b>APARTMENT 66</b>		
Internal Area	53.6sqm	576.9sqft
Living / Kitchen / Dining	5.9m x 3.8m	19'3" x 12'7"
Bedroom One	3.2m x 3.8m	10'5" x 12'7"
External Area	9.7sqm	104.3sqft
<b>APARTMENT 67</b>		
Internal Area	64.2sqm	691.0sqft
Living / Kitchen / Dining	6.1m x 4.6m	19'1" x 15'1"
Bedroom One	3.7m x 3.4m	12'2" x 11'2"
Bedroom Two	3.1m x 3.1m	10'0" x 10'2"
External Area	3.8sqm	40.4sqft
<b>APARTMENT 68</b>		
Internal Area	76.5sqm	823.4sqft
Living / Kitchen / Dining	6.9m x 3.6m	22'9" x 11'10"
Bedroom One	3.6m x 3.5m	11'11" x 11'6"
Bedroom Two	3.9m x 3.2m	12'9" x 10'8"
External Area	7.1sqm	76.2sqft



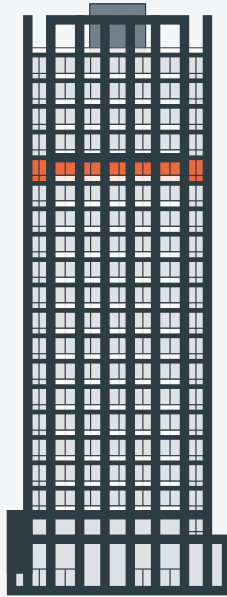
**KEY**

- s Storage
- u Utility Room
- w Wardrobe
- ..... Indicative wardrobe space
- 1 Bedroom
- 2 Bedroom

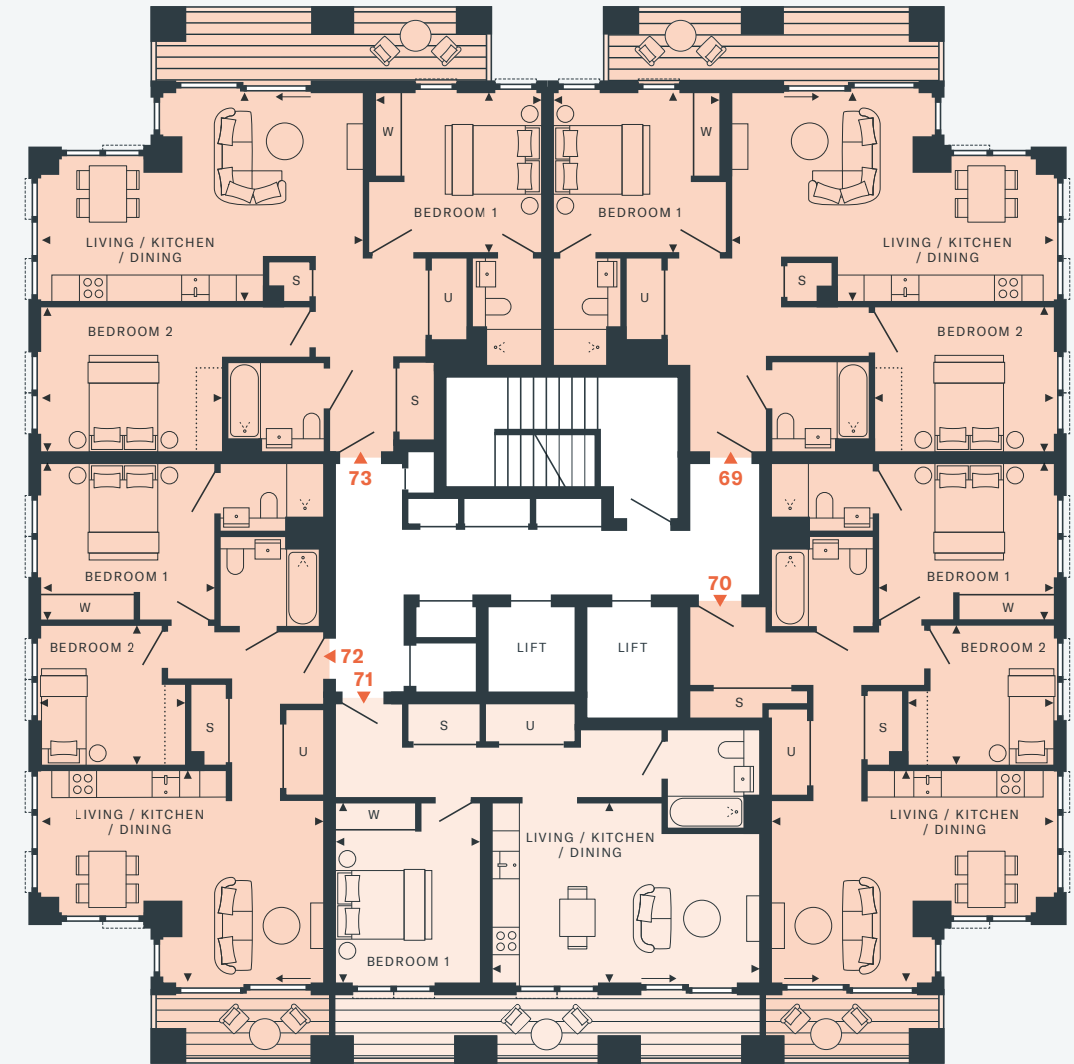
CLAPHAM JUNCTION 110M →



# Fifteenth Floor



APARTMENT 69		
Internal Area	75.6sqm	813.8sqft
Living / Kitchen / Dining	6.9m x 3.6m	22'9" x 11'10"
Bedroom One	3.6m x 3.5m	11'11" x 11'6"
Bedroom Two	3.8m x 3.2m	12'6" x 10'7"
External Area	7.1sqm	76.2sqft
APARTMENT 70		
Internal Area	68.3sqm	735.2sqft
Living / Kitchen / Dining	6.1m x 4.6m	19'11" x 15'1"
Bedroom One	3.7m x 3.4m	12'2" x 11'2"
Bedroom Two	3.1m x 3.1m	10'0" x 10'2"
External Area	3.8sqm	40.4sqft
APARTMENT 71		
Internal Area	53.6sqm	576.9sqft
Living / Kitchen / Dining	5.9m x 3.8m	19'3" x 12'7"
Bedroom One	3.2m x 3.8m	10'5" x 12'7"
External Area	9.7sqm	104.3sqft
APARTMENT 72		
Internal Area	64.2sqm	691.0sqft
Living / Kitchen / Dining	6.1m x 4.6m	19'1" x 15'1"
Bedroom One	3.7m x 3.4m	12'2" x 11'2"
Bedroom Two	3.1m x 3.1m	10'0" x 10'2"
External Area	3.8sqm	40.4sqft
APARTMENT 73		
Internal Area	76.5sqm	823.4sqft
Living / Kitchen / Dining	6.9m x 3.6m	22'9" x 11'10"
Bedroom One	3.6m x 3.5m	11'11" x 11'6"
Bedroom Two	3.9m x 3.2m	12'9" x 10'8"
External Area	7.1sqm	76.2sqft



WINSTANLEY ROAD

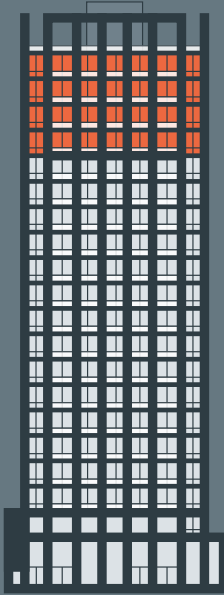
GRANT ROAD

CLAPHAM JUNCTION 110M →

KEY

- s Storage
- u Utility Room
- w Wardrobe
- ..... Indicative wardrobe space
- 1 Bedroom
- 2 Bedroom

# Duval Suites



Step up in style, with premium apartments occupying the top floors of Junction House. Look out over London, and savour some of the finer things in life. Dive in and explore this elevated experience.

## Extra Benefits



### BEAUTIFUL BATHROOMS

Elegant feature tiling and industrial black brassware in all bathrooms and ensuites brings a little indulgence to the everyday routine.



### COMFORT COOLING

Enjoy the sunshine without the sweat, with comfort cooling in all communal areas and bedrooms.

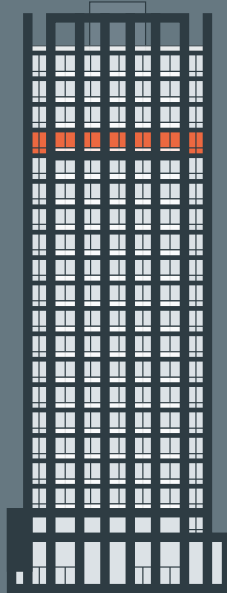


### PANORAMIC VIEWS

From Clapham Common to Crystal Palace, The London Eye to The Shard. Every way you look there is something else to inspire, with sweeping views across London.

# Sixteenth Floor

DUVAL SUITES



**APARTMENT 74**

<b>Internal Area</b>	<b>90.9sqm</b>	<b>978.4sqft</b>
Living / Kitchen / Dining	7.1m x 4.6m	23'2" x 15'1"
Bedroom One	3.7m x 3.6m	12'2" x 11'8"
Bedroom Two	3.7m x 3.0m	12'0" x 9'10"
Bedroom Three	3.6m x 3.0m	11'10" x 9'11"
<b>External Area</b>	<b>7.1sqm</b>	<b>76.2sqft</b>

**APARTMENT 75**

<b>Internal Area</b>	<b>54.1sqm</b>	<b>582.3sqft</b>
Living / Kitchen / Dining	6.1m x 4.7m	19'11" x 15'4"
Bedroom One	3.4m x 3.1m	10'1" x 11'4"
<b>External Area</b>	<b>3.8sqm</b>	<b>40.4sqft</b>

**APARTMENT 76**

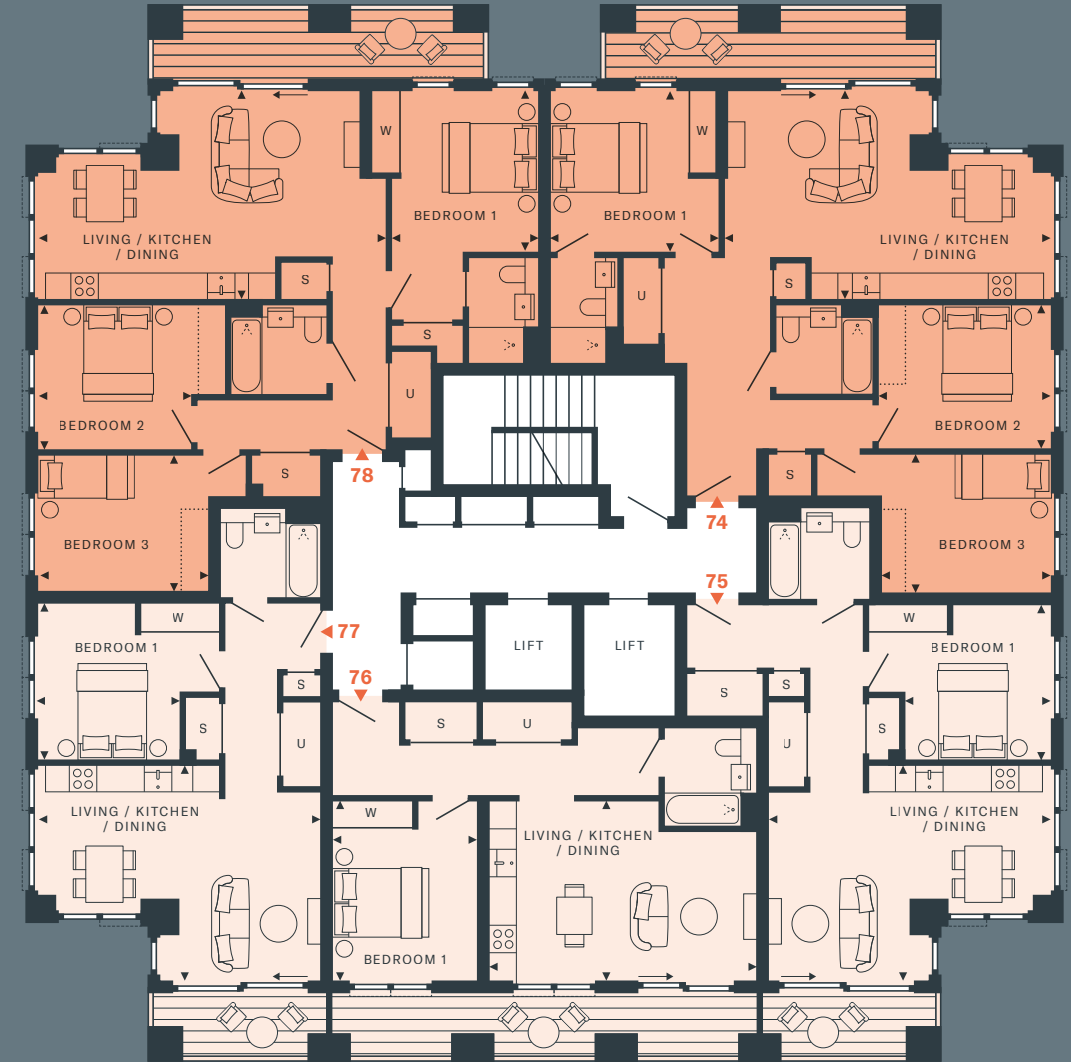
<b>Internal Area</b>	<b>53.6sqm</b>	<b>576.9sqft</b>
Living / Kitchen / Dining	5.9m x 3.8m	19'3" x 12'7"
Bedroom One	3.8m x 3.2m	12'7" x 10'5"
<b>External Area</b>	<b>9.7sqm</b>	<b>104.3sqft</b>

**APARTMENT 77**

<b>Internal Area</b>	<b>49.9sqm</b>	<b>537.1sqft</b>
Living / Kitchen / Dining	6.1m x 4.7m	19'11" x 15'4"
Bedroom One	3.4m x 3.0m	9'10" x 11'4"
<b>External Area</b>	<b>3.8sqm</b>	<b>40.4sqft</b>

**APARTMENT 78**

<b>Internal Area</b>	<b>90.1sqm</b>	<b>969.8sqft</b>
Living / Kitchen / Dining	7.5m x 3.6m	24'9" x 11'11"
Bedroom One	3.6m x 3.2m	10'7" x 11'8"
Bedroom Two	3.3m x 3.2m	10'8" x 10'6"
Bedroom Three	3.6m x 3.0m	11'10" x 9'11"
<b>External Area</b>	<b>7.1sqm</b>	<b>76.2sqft</b>



WINSTANLEY ROAD

GRANT ROAD

CLAPHAM JUNCTION 110M →

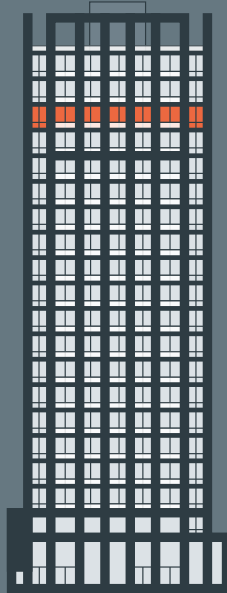
**KEY**

- s Storage
- U Utility Room
- w Wardrobe
- ..... Indicative wardrobe space
- 1 Bedroom
- 3 Bedroom

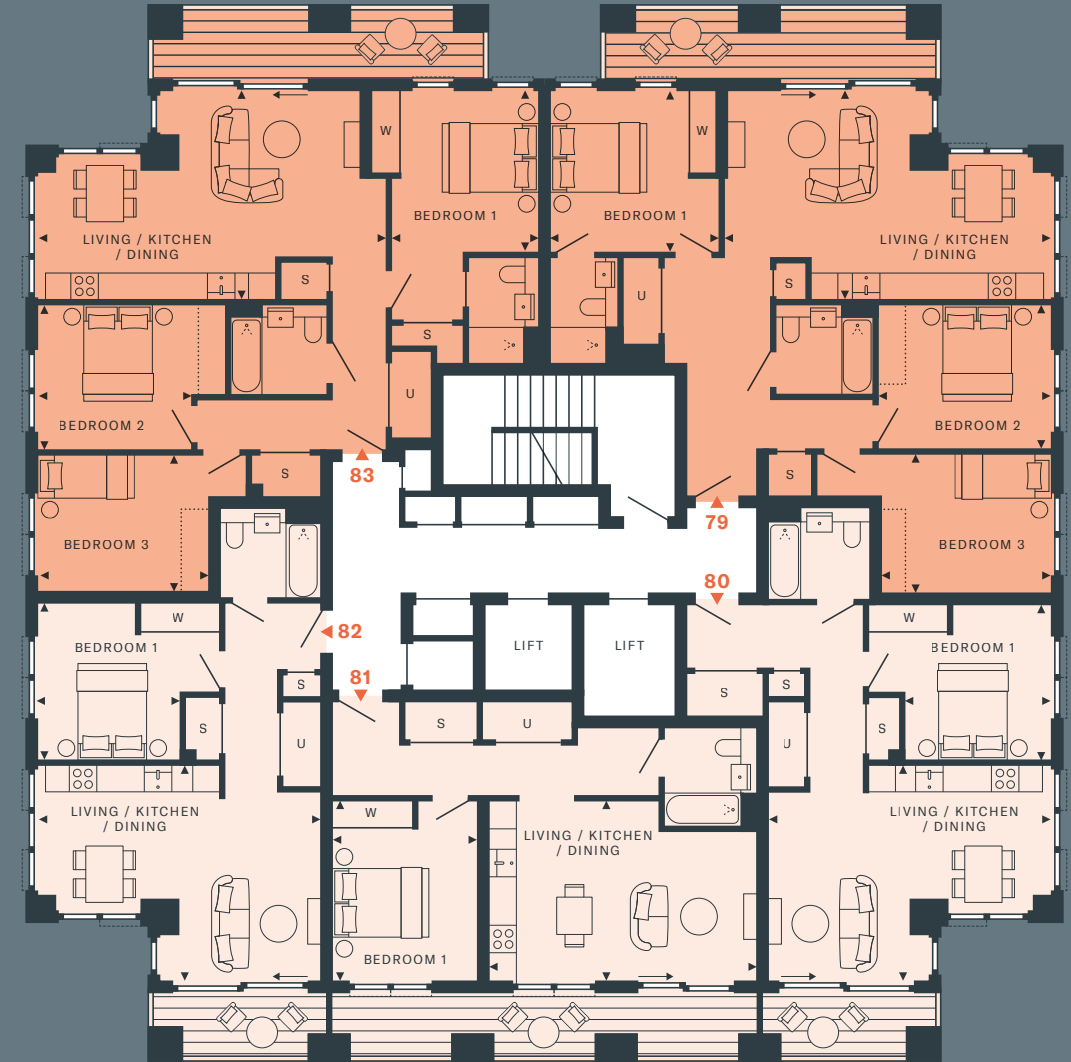
Illustrations are indicative only

# Seventeenth Floor

DUVAL SUITES



APARTMENT 79		
<b>Internal Area</b>	<b>90.9sqm</b>	<b>978.4sqft</b>
Living / Kitchen / Dining	7.1m x 4.6m	23'2" x 15'1"
Bedroom One	3.7m x 3.6m	12'2" x 11'8"
Bedroom Two	3.7m x 3.0m	12'0" x 9'10"
Bedroom Three	3.6m x 3.0m	11'10" x 9'11"
<b>External Area</b>	<b>7.1sqm</b>	<b>76.2sqft</b>
APARTMENT 80		
<b>Internal Area</b>	<b>54.1sqm</b>	<b>582.3sqft</b>
Living / Kitchen / Dining	6.1m x 4.7m	19'11" x 15'4"
Bedroom One	3.4m x 3.1m	10'1" x 11'4"
<b>External Area</b>	<b>3.8sqm</b>	<b>40.4sqft</b>
APARTMENT 81		
<b>Internal Area</b>	<b>53.6sqm</b>	<b>576.9sqft</b>
Living / Kitchen / Dining	5.9m x 3.8m	19'3" x 12'7"
Bedroom One	3.8m x 3.2m	12'7" x 10'5"
<b>External Area</b>	<b>9.7sqm</b>	<b>104.3sqft</b>
APARTMENT 82		
<b>Internal Area</b>	<b>49.9sqm</b>	<b>537.1sqft</b>
Living / Kitchen / Dining	6.1m x 4.7m	19'11" x 15'4"
Bedroom One	3.4m x 3.0m	9'10" x 11'4"
<b>External Area</b>	<b>3.8sqm</b>	<b>40.4sqft</b>
APARTMENT 83		
<b>Internal Area</b>	<b>90.1sqm</b>	<b>969.8sqft</b>
Living / Kitchen / Dining	7.5m x 3.6m	24'9" x 11'11"
Bedroom One	3.6m x 3.2m	10'7" x 11'8"
Bedroom Two	3.3m x 3.2m	10'8" x 10'6"
Bedroom Three	3.6m x 3.0m	11'10" x 9'11"
<b>External Area</b>	<b>7.1sqm</b>	<b>76.2sqft</b>



WINSTANLEY ROAD

GRANT ROAD

KEY

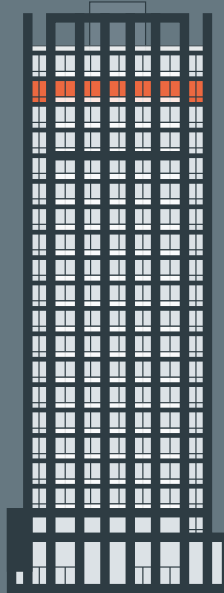
- s Storage
- U Utility Room
- w Wardrobe
- ..... Indicative wardrobe space
- 1 Bedroom
- 3 Bedroom

CLAPHAM JUNCTION 110M →



# Eighteenth Floor

DUVAL SUITES



**APARTMENT 84**

<b>Internal Area</b>	<b>90.9sqm</b>	<b>978.4sqft</b>
Living / Kitchen / Dining	7.1m x 4.6m	23'2" x 15'1"
Bedroom One	3.7m x 3.6m	12'2" x 11'8"
Bedroom Two	3.7m x 3.0m	12'0" x 9'10"
Bedroom Three	3.6m x 3.0m	11'10" x 9'11"
<b>External Area</b>	<b>7.1sqm</b>	<b>76.2sqft</b>

**APARTMENT 85**

<b>Internal Area</b>	<b>54.1sqm</b>	<b>582.3sqft</b>
Living / Kitchen / Dining	6.1m x 4.7m	19'11" x 15'4"
Bedroom One	3.4m x 3.1m	10'1" x 11'4"
<b>External Area</b>	<b>3.8sqm</b>	<b>40.4sqft</b>

**APARTMENT 86**

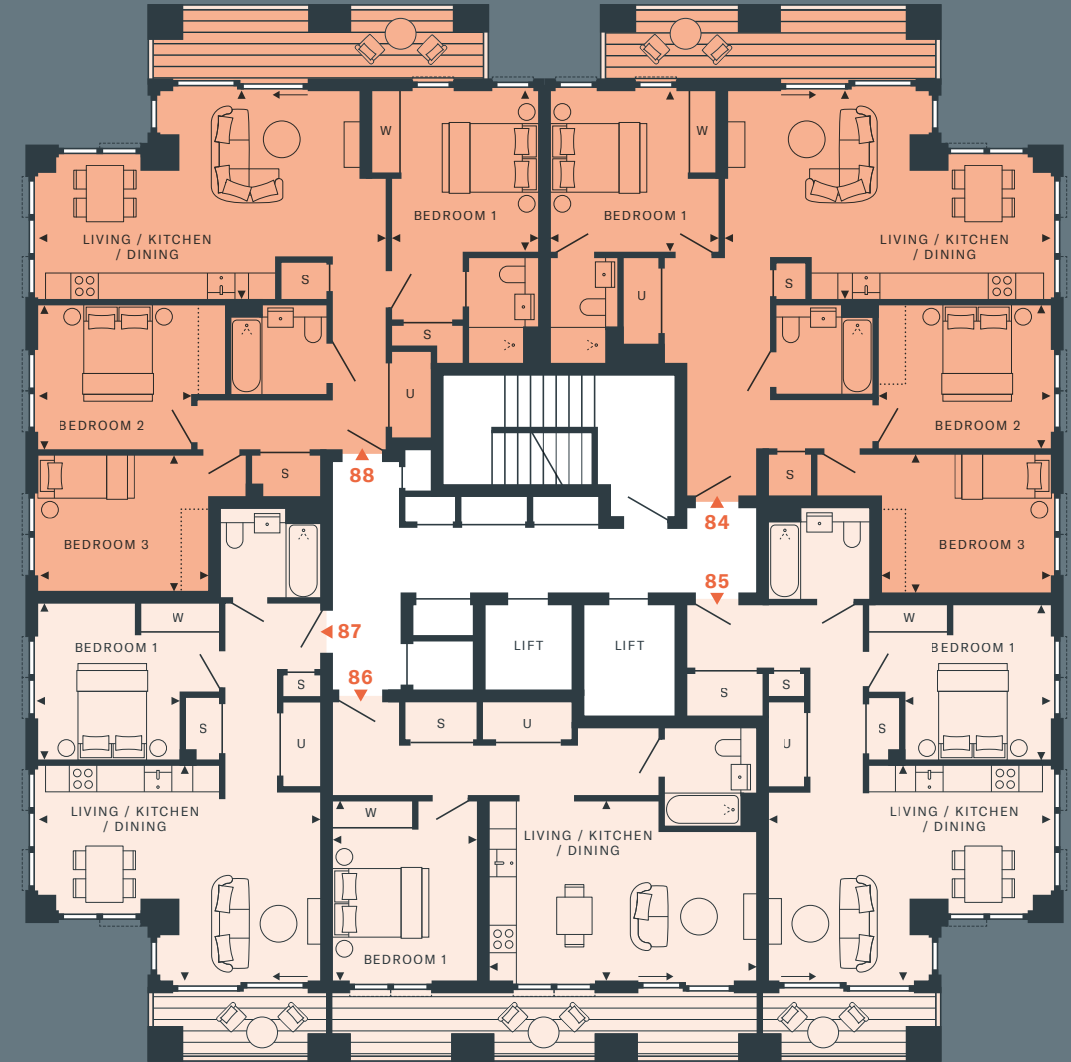
<b>Internal Area</b>	<b>53.6sqm</b>	<b>576.9sqft</b>
Living / Kitchen / Dining	5.9m x 3.8m	19'3" x 12'7"
Bedroom One	3.8m x 3.2m	12'7" x 10'5"
<b>External Area</b>	<b>9.7sqm</b>	<b>104.3sqft</b>

**APARTMENT 87**

<b>Internal Area</b>	<b>49.9sqm</b>	<b>537.1sqft</b>
Living / Kitchen / Dining	6.1m x 4.7m	19'11" x 15'4"
Bedroom One	3.4m x 3.0m	9'10" x 11'4"
<b>External Area</b>	<b>3.8sqm</b>	<b>40.4sqft</b>

**APARTMENT 88**

<b>Internal Area</b>	<b>90.1sqm</b>	<b>969.8sqft</b>
Living / Kitchen / Dining	7.5m x 3.6m	24'9" x 11'11"
Bedroom One	3.6m x 3.2m	10'7" x 11'8"
Bedroom Two	3.3m x 3.2m	10'8" x 10'6"
Bedroom Three	3.6m x 3.0m	11'10" x 9'11"
<b>External Area</b>	<b>7.1sqm</b>	<b>76.2sqft</b>



WINSTANLEY ROAD

GRANT ROAD

CLAPHAM JUNCTION 110M →

**KEY**

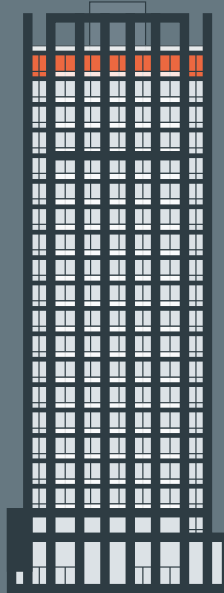
- S Storage
- U Utility Room
- W Wardrobe
- ..... Indicative wardrobe space
- 1 Bedroom
- 3 Bedroom

Illustrations are indicative only



# Nineteenth Floor

DUVAL SUITES



**APARTMENT 89**

<b>Internal Area</b>	<b>90.9sqm</b>	<b>978.4sqft</b>
Living / Kit	7.1m x 4.6m	23'2" x 15'1"
Bedroom One	3.7m x 3.6m	12'2" x 11'8"
Bedroom Two	3.7m x 3.0m	12'0" x 9'10"
Bedroom Three	3.6m x 3.0m	11'10" x 9'11"
<b>External Area</b>	<b>7.1sqm</b>	<b>76.2sqft</b>

**APARTMENT 90**

<b>Internal Area</b>	<b>54.1sqm</b>	<b>582.3sqft</b>
Living / Kitchen / Dining	6.1m x 4.7m	19'11" x 15'4"
Bedroom One	3.4m x 3.1m	10'1" x 11'4"
<b>External Area</b>	<b>3.8sqm</b>	<b>40.4sqft</b>

**APARTMENT 91**

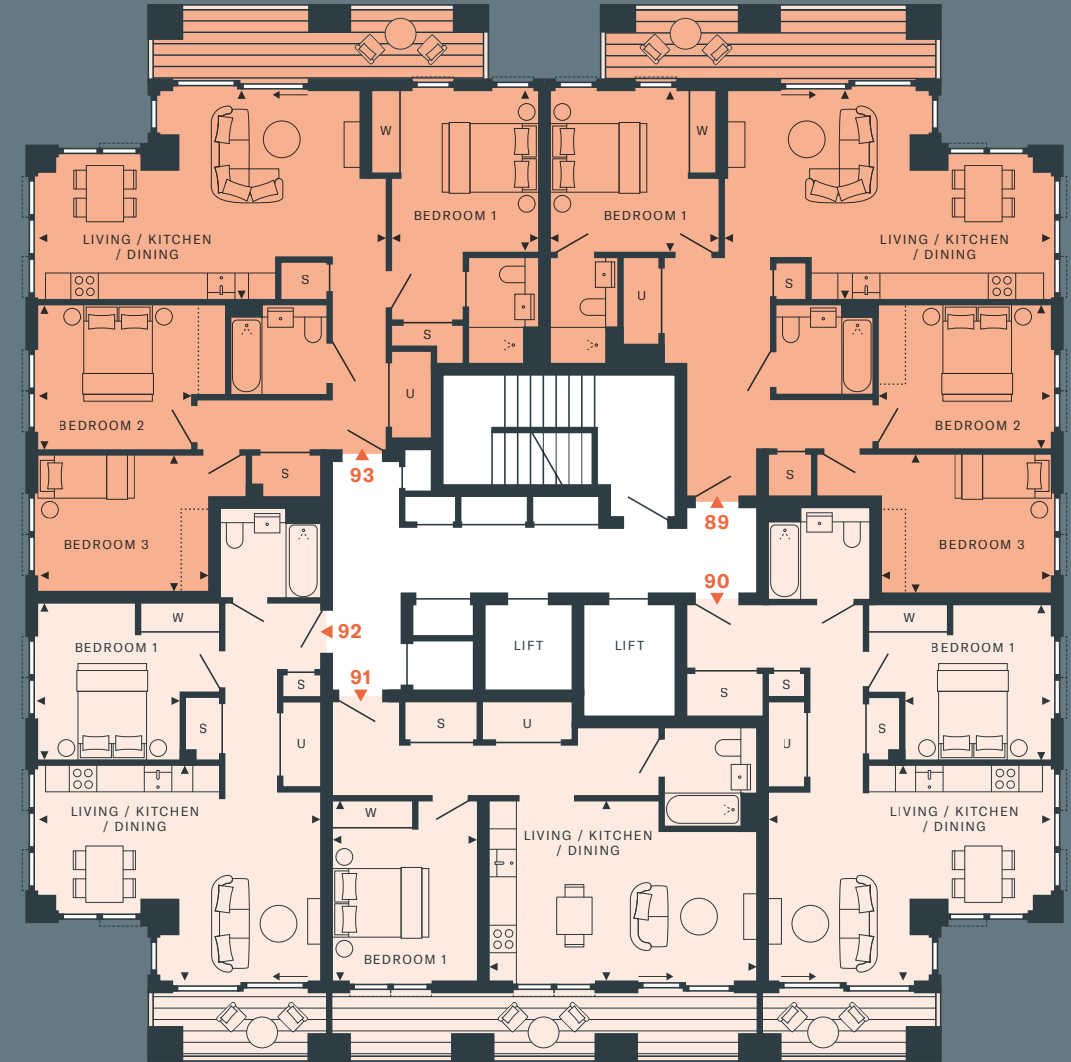
<b>Internal Area</b>	<b>53.6sqm</b>	<b>576.9sqft</b>
Living / Kitchen / Dining	5.9m x 3.8m	19'3" x 12'7"
Bedroom One	3.8m x 3.2m	12'7" x 10'5"
<b>External Area</b>	<b>9.7sqm</b>	<b>104.3sqft</b>

**APARTMENT 92**

<b>Internal Area</b>	<b>49.9sqm</b>	<b>537.1sqft</b>
Living / Kitchen / Dining	6.1m x 4.7m	19'11" x 15'4"
Bedroom One	3.4m x 3.0m	9'10" x 11'4"
<b>External Area</b>	<b>3.8sqm</b>	<b>40.4sqft</b>

**APARTMENT 93**

<b>Internal Area</b>	<b>90.1sqm</b>	<b>969.8sqft</b>
Living / Kitchen / Dining	7.5m x 3.6m	24'9" x 11'11"
Bedroom One	3.6m x 3.2m	10'7" x 11'8"
Bedroom Two	3.3m x 3.2m	10'8" x 10'6"
Bedroom Three	3.6m x 3.0m	11'10" x 9'11"
<b>External Area</b>	<b>7.1sqm</b>	<b>76.2sqft</b>



WINSTANLEY ROAD

GRANT ROAD

CLAPHAM JUNCTION 110M →

**KEY**

- s Storage
- U Utility Room
- w Wardrobe
- ..... Indicative wardrobe space
- 1 Bedroom
- 3 Bedroom

## Taylor Wimpey Central London



WESTMINSTER QUARTER top  
BATTERSEA EXCHANGE above

### A DEVELOPER OF CHOICE

We know that buying a home is a significant financial and personal investment. We aim to make the whole process as simple and straightforward as possible. The Taylor Wimpey Central London Customer Journey is a set of procedures designed to ensure all customers have the best possible experience, from reserving their home or investment right through to aftercare once the purchase is completed. We pride ourselves on providing our customers with a personalised professional service for all aspects of their purchase. All our homes come with a two-year Taylor Wimpey Warranty and a 10-year Buildmark cover from the National House Building Council. We are a customer focused business with a firm commitment to build homes of the highest quality.

### CREATING SIGNATURE DEVELOPMENTS IN CENTRAL LONDON

Taylor Wimpey Central London is part of one of the largest residential developers in the UK, the FTSE 100 listed Taylor Wimpey Plc. At Taylor Wimpey Central London we take a bespoke approach to create distinctive premium properties in central London locations that truly stand out from the crowd. Inspired by the heritage and personality of each highly-prized setting, our philosophy is to create individual developments of enduring value that take advantage of the best London has to offer. While every development in our portfolio is unique, all share the same ideals of expert design, high quality craftsmanship, practicality and investment security. And all come with our guarantee of excellent customer service.

## Junction House Grant Road Battersea SW11

To find out more information  
visit or contact:

JunctionHouseSW11.com  
yorkgardens@taylorwimpey.com  
020 3904 0238

**Taylor  
Wimpey**  
Central London

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better. Floor plans are intended to give a general indication of the proposed floor layout and apartment layouts provide approximate measurements only. Dimensions are for guidance only and all measurements and areas may vary within a tolerance of 5%. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Total areas are provided as GIA according to RICS measuring practice. Kitchen and bathroom layouts are indicative only and are subject to change. Furniture and landscaping is shown for illustrative purposes only. All images and dimensions are not intended to form part of any contract or warranty. All images used are for illustrative purposes only. Individual features such as windows, brick and other materials' colours may vary, as may heating and electrical layouts. The name Junction House is for marketing purposes and may not form part of the postal address.

**Taylor  
Wimpey**  
Central London