

ARORA

Azores House

CLAPHAM  
PARK SW4



# Welcome to Arora at Clapham Park.

Arora is the first phase delivered at Clapham Park as part of the joint venture between Countryside and Metropolitan Thames Valley Housing (MTVH).

Clapham Park will add to the already vibrant and thriving community of Clapham.

The development will deliver a wealth of open space; from communal gardens, to kids' play areas and elegantly landscaped parks.

Arora is perfectly placed to benefit from all of the joys and opportunities that popular Clapham brings. From city to nature (and everything in between)...

**Find a home you love in a place where you'll want to stay forever.**





Central Park.

Anytime Fitness.

The Crescent.

ARORA

Podium gardens.

# Clapham Park.

Spend your time outdoors with the 300-metre-long Central Park which stretches across the entirety of the development, offering plenty of green space for you to enjoy. There is also a multi-use games area and an Anytime Fitness conveniently close-by, so you can make sure you're getting your work-outs in.

Enjoy state of the art homes with green and solar roofs as well as extensive cycle parking and electric charging points, which offer you a diverse range of transport options. Not to mention the excellent public transport connections all around you.

The illustration shown is a computer generated image of how the development may look and is indicative only. External details and finishes may vary, please speak to our sales consultants for specific details.

Sports pitch.





# Local highlights.

PUBS & BARS

- 1 **The Avalon**  
16 Balham Hill, London SW12 9EB
- 2 **The Devonshire**  
39 Balham High Road, London SW12 9AN
- 3 **The Little Orange Door**  
16A Clapham Common South Side, London SW4 7AB
- 4 **Lost & Found Bar**  
10 Bedford Hill, London SW12 9RG
- 5 **The Abbeville**  
67-69 Abbeville Road, London SW4 9JW
- 6 **The White Horse**  
94 Brixton Hill, London SW2 1QN

RESTAURANTS

- 7 **Minnow**  
21 The Pavement, London SW4 0HY
- 8 **Megan’s on the Hill Restaurant**  
41-43 Bedford Hill, London SW12 9EY
- 9 **Willows**  
11 The Polygon, London SW4 0JG
- 10 **Buondì Ciuilosteria**  
21 Balham High Road, London SW12 9AL
- 11 **Osteria Toscana**  
31 Abbeville Road, London SW4 9LA

COFFEE

- 12 **Batch & Co Coffee**  
54 Streatham Hill, London SW2 4RD
- 13 **The Coffee Cabin London**  
Streatham High Road, London SW2 4RU
- 14 **Nue Ground**  
32 Abbeville Road, London SW4 9NG
- 15 **GAIL’s Bakery**  
71 Abbeville Road, London SW4 9JW

FITNESS

- 16 **Anytime Fitness London**  
3 Mullins Place, Kings Ave, London SW4 8EU
- 17 **Fitnessworks**  
38 Balham Hill, London SW12 9EL
- 18 **Tooting Bec Lido**  
Tooting Bec Rd, London SW16 1RU
- 19 **Balham Leisure Centre**  
Elmfield Rd, London SW17 8AN



# Escape it all.

## Local parks & recreational facilities



18 mins

### Clapham Common

You can find something for everyone among Clapham Common's sprawling fields. For those who prefer to live life at a leisurely pace, the three ponds provide a perfect place to sit and relax. A variety of fish species can also be found in Eagle Pond and Mount Pond, making them popular choices for angling. At the centre of the common you'll find the Grade II listed bandstand, the largest in London and host to an array of open-air concerts in the summer.

The park is home to wide a range of sporting facilities, including pitches for cricket, football, rugby and Australian rules football, courts for tennis, basketball and netball, a running track, a bowling green and a skatepark.



6 mins

### Tooting Bec Common

Tooting Bec Common has something to offer all year round, whether it's woodland walks in the winter or a summer splash in the lido. You can stay fit with a selection of sports pitches and facilities, or spend an afternoon relaxing by the lake.



5 mins

### Agnes Riley Gardens

Nestled between Clapham, Balham and Streatham, Agnes Riley Gardens has pristinely landscaped lawns as well as a small pond at its centre. There's a playground and multi-use games areas for children to enjoy, alongside a paddling pool for cooling off on summer days and a community garden.



8 mins

### Brockwell Park

Brockwell park is packed with things to do and see, from historic buildings, the walled garden and the Brockwell Lido to a ride-on mini railway, a BMX track and a wide selection of sports and play facilities. The community plays an active part in its management and development, with various community groups involved.





# A hive of activity.

## Staying fit in South London

There are plenty of ways to stay fit in this bustling corner of South London. The Clapham Common parkrun is a free weekly 5k community event for runners of all levels. There are plenty of local bootcamps to choose from, most of which are also based in the park.

If you prefer to exercise on your own, you can find a number of different gyms in the area, with a mixture of chains and independent

offerings. Or enjoy some zen and relaxation at Yoga Haven, which has a full schedule of classes every day. For some 1-to-1 fitness sessions, you can take advantage of the extensive offering of personal trainers in the area.

If you prefer to do your workouts in the water, or just like to do a few leisurely laps, Tooting Bec Lido is close by. This historical outdoor swimming pool opens during the warmer months, from May to September, and has just undergone extensive enhancements.

## Out and about

Charity shop aficionados and anyone with an eye for thrifting should head to Northcote Road, where you'll find a few gems in any of the multiple charity shops.

You can keep your finger on the pulse of the London art scene at Studio Voltaire. It's a non-profit gallery with a focus on contemporary arts and new works, often serving as a platform for up-and-coming artists to display their work and providing opportunities for debut solo exhibitions.

Enjoy a next-level night out at Four Thieves; the perfect place to unleash your competitive side. You can jump in the driving seat and let chaos unfold at their Moonshine Raceway, where up to ten people can race RC cars on their track. There's also a variety of arcade games and a private karaoke room.

The Clapham Picturehouse is the ideal place to catch all the latest film releases. It's an iconic fixture of the local community, providing a comfy setting where you can get lost in the big screen, as well as a selection of inclusive screenings to make sure that everyone can enjoy what it has to offer.

## Feel the buzz of Balham

Just down the road you'll find the hotspot of Balham, which has swiftly become popular among young professionals and families alike. Even though it's turning into the next south London hotspot with its mix of diverse eateries, boutique shops and vibrant cultural scene, it still retains its community feel.

Photographs of local area. Not view from the development. Please check the details of the homes you are interested in with our sales consultant.







The Abbeville

# Abbeville Village.

Abbeville Village is home to an eclectic mix of shops, bars and eateries with a relaxed community feel.

**The Abbeville**  
[www.theabbeville.co.uk](http://www.theabbeville.co.uk)

Combining the feel of a proper neighbourhood pub with elevated gastropub cuisine, The Abbeville offers something for everyone. The open fire is a particularly popular spot in the chilly winter months, while tables spill out onto the street in the summer for drinks and dining in the sun.

**Osteria Toscana**  
[osteria-toscana.uk](http://osteria-toscana.uk)

Where else can you find an authentic taste of Italy in Clapham? Osteria Toscana is a family-owned restaurant serving up homemade Italian dishes and outstanding wines to pair with them.

**The Ginger Pig**  
[thegingerpig.co.uk](http://thegingerpig.co.uk)

Find farm fresh meats in the heart of South West London at The Ginger Pig's butchery counter. You can even grab yourself a snack for the walk home, with hot takeaway lunches and sausage rolls available.



Osteria Toscana



Nue Ground

**MacFarlane's**  
[www.macfarlanesdeli.co.uk](http://www.macfarlanesdeli.co.uk)

A staple in Abbeville Village, MacFarlane's is an old-school deli offering the finest foods to kit out your kitchen pantry, from fresh cheese and cured meats, to breads, chutneys and more.



The Ginger Pig



MacFarlane's

**Nue Ground**  
[nueground.co.uk](http://nueground.co.uk)

Nue Ground is a wellness café that promotes health in every sense of the word. They take a mindful approach to their menu, with a focus on sustainability and ethically sourced products.



# Local hotspots.



## Venn Street Records

[www.vennstreetrecords.com](http://www.vennstreetrecords.com)

Picture vintage vinyls, old NME posters and album covers combined with amazing live performances. The original of the infamous 'Records' bars, Venn Street is a music-loving den that has become one of the most popular bars in the area.

## Venn Street Market

[www.vennstreetmarket.co.uk](http://www.vennstreetmarket.co.uk)

30 independent stalls selling street foods from around the world. Venn Street Market, in the heart of Clapham Old Town, is open from 10am to 3pm every Saturday.

## London Cocktail Club

[www.thecocktailclub.com/bars/clapham](http://www.thecocktailclub.com/bars/clapham)

Right in the middle of Clapham High Street is London Cocktail Club. Boasting movie-set style booths and world-class cocktails, perfect for a night out with friends.

## The Windmill

[www.windmillclapham.co.uk](http://www.windmillclapham.co.uk)

Situated on the south side of Clapham Common, this well renowned, (dog-friendly) pub is a great place for a pint and some delicious food. Pub garden vibes in summer, and cosy canopy in winter, what more could you want?



# Education.

Arora puts you within easy reach of a wide range of schools and universities that cater for all ages, providing peace of mind when you put down roots at Clapham Park.



## 13 Nurseries in SW4 alone

Every kind of early learning, all within walking distance for little legs.

## 13 Primary schools in Clapham

## 02 Secondary schools

An array of community and independent schools within Clapham.

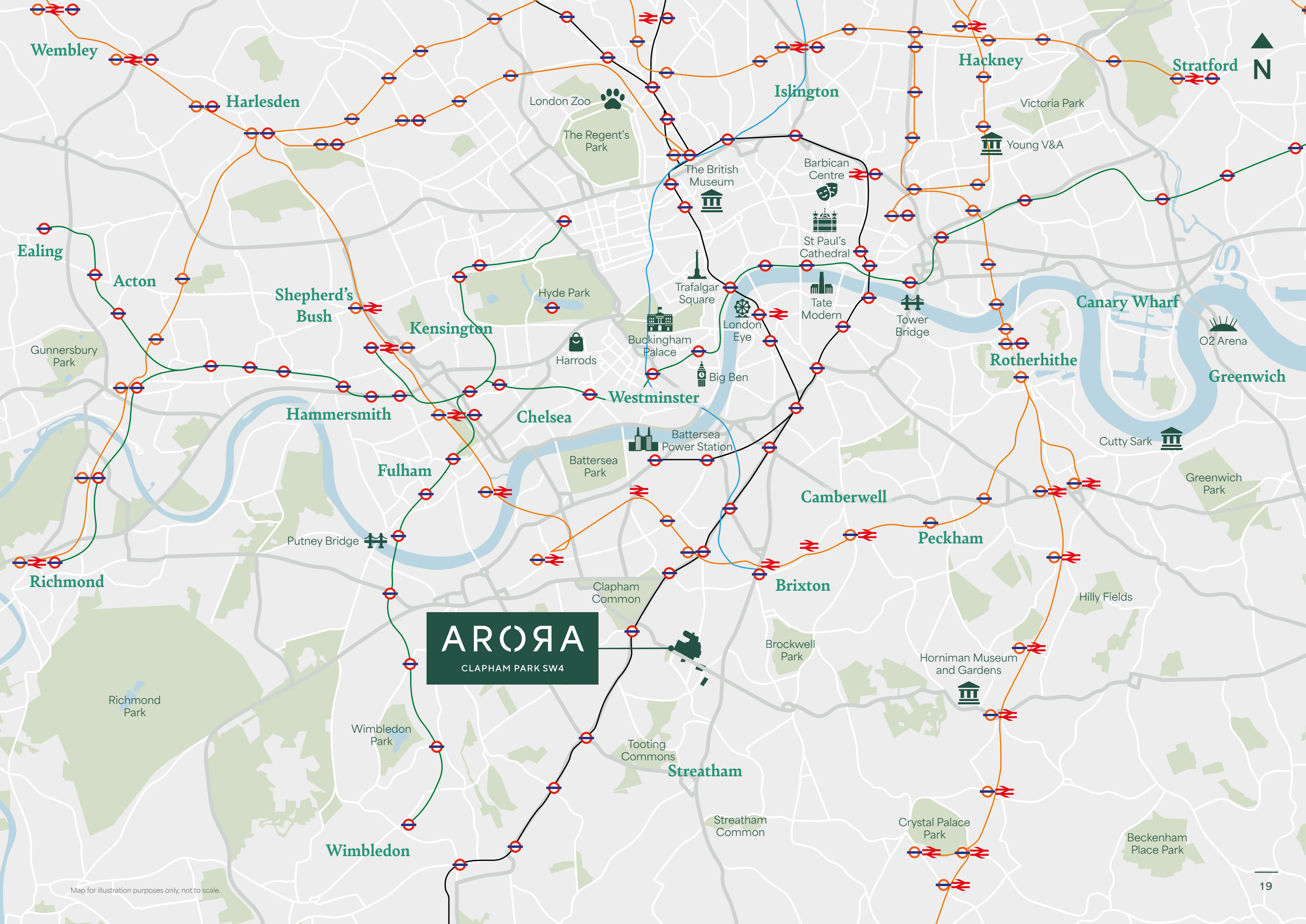
## 07 Top universities under an hour away

London is home to more world-class universities than any other city.

- Maytree Nursery School (0.2 mile / 4 min walk)
- Richard Atkins Primary School (0.3 mile / 7 min walk)
- St Bede's Catholic Nursery and Infant School (0.4 mile / 10 min walk)
- Harris Clapham Sixth Form (0.4 mile / 10 min walk)
- Harris Academy Clapham (0.5 mile / 10 min walk)
- Kings Avenue School (0.5 mile / 12 min walk)
- Sudbourne Primary School (0.6 mile / 13 min walk)
- Bonneville Primary School (0.7 mile / 16 min walk)
- Telferscot Primary School (0.7 mile / 16 min walk)
- Lambeth College - Brixton Centre (1 mile / 6 min cycle)
- Trinity Academy (1 mile / 6 min cycle)
- Saint Francis Xavier Sixth Form College (1 mile / 8 min cycle)
- The Elms Academy (1.1 mile / 5 min cycle)
- London Park School Clapham (1.2 mile / 9 min cycle)







Wembley

Harlesden

Hackney

Stratford



London Zoo

The Regent's Park

Islington

Victoria Park

Young V&A

The British Museum

Barbican Centre

St Paul's Cathedral

Tate Modern

Tower Bridge

Canary Wharf

O2 Arena

Greenwich

Ealing

Acton

Shepherd's Bush

Kensington

Hyde Park

Trafalgar Square

London Eye

Big Ben

Buckingham Palace

Harrods

Westminster

Battersea Power Station

Cutty Sark

Greenwich Park

Hammersmith

Chelsea

Fulham

Battersea Park

Camberwell

Peckham

Hilly Fields

Richmond

Putney Bridge

Clapham Common

Brixton

Brockwell Park

Horniman Museum and Gardens

Richmond Park

Wimbledon Park

Tooting Commons

Streatham

Streatham Common

Crystal Palace Park

Beckenham Place Park

Wimbledon

ARORA

CLAPHAM PARK SW4



# The place to connect.






## You also have the ability to travel far and wide (if you want to)...


You can walk to nearby Clapham South tube station in 13 minutes, giving you access to the Northern line, meaning you have swift access into Central London (and beyond), so you are never more than a short journey from where you need to be.

The location benefits from a number of road links, including the A3 and A23 - connecting it with Central London to the north and the M25 to the south. It is also well served by a number of local bus routes.


### FROM ARORA

|  | Clapham South<br>(Northern line) | Clapham Common<br>(Northern line) | Clapham High Street<br>(London Overground) | Brixton<br>(Victoria line) |
|--|----------------------------------|-----------------------------------|--|----------------------------|
| <br>On foot   | 13 mins                          | 25 mins                           | 28 mins                                    | 34 mins                    |
| <br>By bus    | 7 mins                           | 9 mins                            | 14 mins                                    | 19 mins                    |
| <br>By bike | 4 mins                           | 7 mins                            | 7 mins                                     | 9 mins                     |

### FROM SELECTED STATIONS

|  | London Bridge | Waterloo | Battersea Power Station | Charing Cross |
|---|---------------|----------|-------------------------|---------------|
| Clapham South<br>(Northern line)  | 20 mins       | 20 mins  | 23 mins                 | 25 mins       |
| Clapham Common<br>(Northern line)   | 21 mins       | 21 mins  | 24 mins                 | 26 mins       |

|  | Peckham Rye | Clapham Junction | Shoreditch High Street | Kensington (Olympia) |
|---|-------------|------------------|------------------------|----------------------|
| Clapham High Street<br>(London Overground)  | 7 mins      | 14 mins          | 28 mins                | 36 mins              |



# Specification.

## General finishes

- Amtico flooring in Mulled Oak herringbone pattern to hallway and living area
- TV points wired for access for digital
- TV and Sky Q (subject to subscription)
- BT connection provided
- High speed Hyperoptic broadband connection (subject to ongoing subscription)
- USB socket outlet to living area
- Underfloor heating throughout
- Video door entry system
- Wood veneer apartment entrance door with spyhole and two lever deadlock. Secure By Design certified
- Mains supply smoke and heat detection
- White finished internal doors
- White painted skirting and architraves
- Matt emulsion paint finish to walls and ceilings
- Decked balcony to apartments on upper floors
- Private terraces to ground floor units
- External lighting to balconies and terraces
- Mechanical Ventilation Heat Recovery System

## Kitchen

- Contemporary designed kitchen with fitted wall and base units
- Quartz worktop and full height splashback
- 1½ bowl undermounted sink and mixer tap
- Siemens integrated single oven
- Siemens integrated microwave (to 1 bed apartments)
- Siemens integrated compact oven with microwave function (to 2 & 3 bed apartments)
- Siemens Induction hob with extractor above
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- LED ceiling downlights
- Under pelmet feature lighting

## Bedrooms

- Fitted wardrobe with mirror door (to bedroom 1 only)
- Fully fitted Abingdon carpet in French Linen
- TV/FM and telecom point (to bedroom 1 only)
- Pendant lighting



## Bathrooms and en suites

- Cashmere bath panel, storage box and basin surround
- Saloni Street Arena tile to floor and selected walls
- Fitted mirror
- Semi-recessed hand basin
- WC pan, concealed cistern and dual flush
- Bath
- Shower (to en suites)
- Glass shower screen
- Thermostatic shower mixer
- Chrome mixer taps
- Electric heated towel rail
- Extractor ventilation
- Low voltage recessed downlighters
- Shaver socket

## Cloaks cupboard

- Free standing Siemens washer dryer

## Communal areas

- Door entry system to main block entrance
- Walls painted brilliant white
- Ground floor entrance lobby to be operated by dusk till dawn sensors
- Post boxes located within the core entrance lobbies

The specification shown is correct at the time of production. Please note that it may not always be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Countryside Homes is continually reviewing and updating the specification on all homes and therefore reserves the right to change specification details. Photographs depict typical Countryside Home interiors and are indicative only. For full details regarding the current specification and finishes, please speak to our sales consultants.



# Greener living.

Our homes are designed to help you save money on your energy bills.

Newly built properties are designed with the future in mind. We use the latest technologies to make them more energy efficient, lowering their environmental impact and running costs.

Even small improvements can help to bring down your energy bills in the long term. Our homes have external walls enhanced well above the minimum requirements, making sure they hold in valuable heat so you're less reliant on heating.

There will also be 4.18 hectares of high-quality public areas to play, exercise and relax in, connected by green space through the Central Park and green network throughout the development.



## The benefits of buying our new homes.



### Reduced heat loss

Reduced heat loss from exterior walls with thermal efficiency well above regulation requirements.



### Energy efficient heating

Heat your home for less with our industry leading Air Source Heat Pump district heating network.



### Heat recovery ventilation system

Keeps the air fresh while retaining heat in your home.



### Tested for air tightness

No unwanted draughts and airflow.



### Energy-efficient appliances

Keep running costs down with brand new appliances included in the price of your new home.



### Multi zone thermostats

Reduce wasted energy by only heating the space you're in.












# Clapham Park.

-  Underway
-  Forthcoming
-  Completed



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# Find your home.



1 BEDROOM 2 BEDROOM 3 BEDROOM PRIVATE RENTED AFFORDABLE RENTED SHARED OWNERSHIP FUTURE PHASES

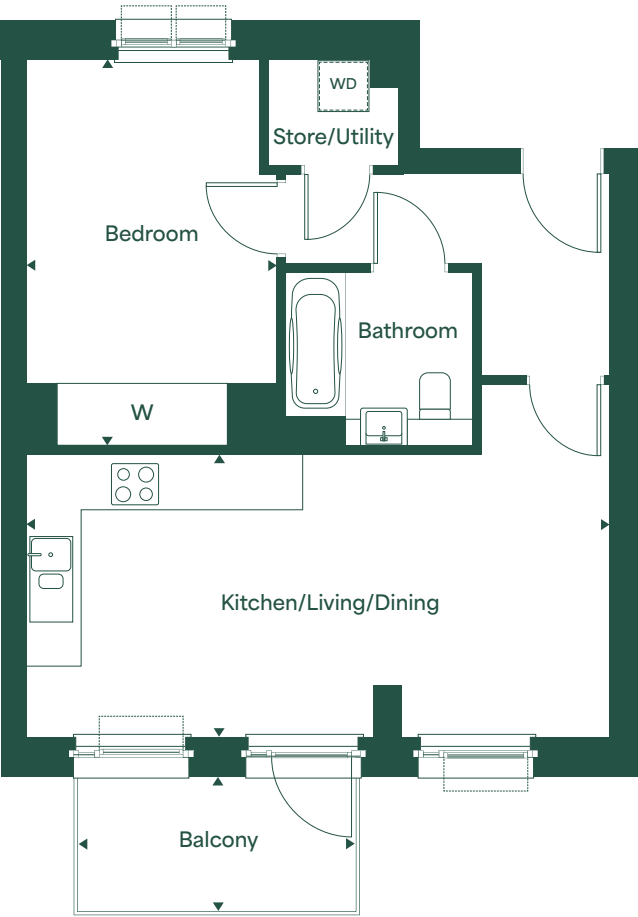
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# One bedroom apartment.

HOMES: 309, 315, 321 & 327



| TOTAL AREA            | 51.3 SQ M     | 552 SQ FT     |
|-----------------------|---------------|---------------|
| Kitchen/Living/Dining | 6.91m × 3.37m | 22'8" × 11'0" |
| Bedroom               | 4.58m × 2.99m | 15'1" × 9'10" |
| Balcony               | 3.27m × 1.57m | 10'9" × 5'2"  |

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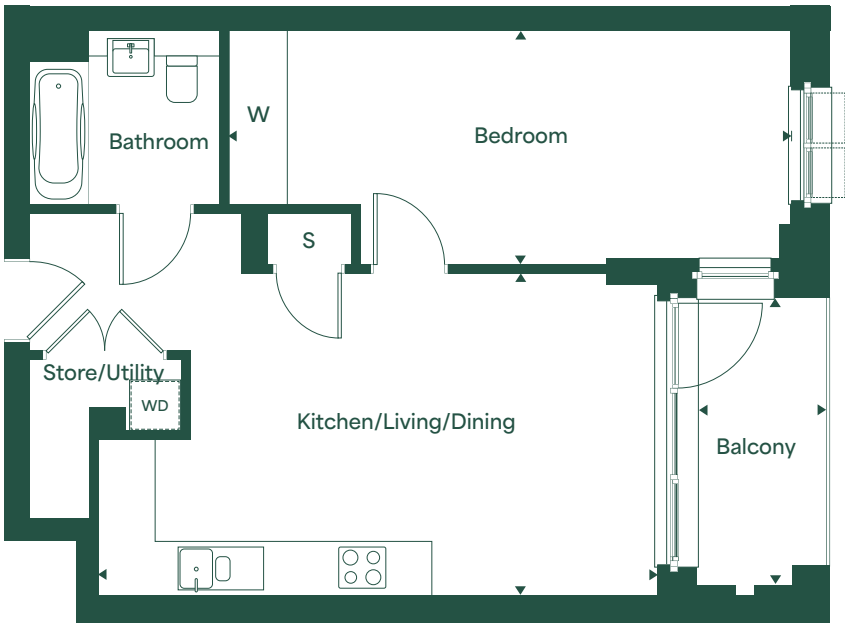
▲ DIMENSIONS    W WARDROBE    WD WASHER/DRYER

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# One bedroom apartment.

HOMES: 312, 318, 324 & 330



| TOTAL AREA            | 52.7 SQ M     | 568 SQ FT     |
|-----------------------|---------------|---------------|
| Kitchen/Living/Dining | 6.58m × 3.79m | 21'7" × 12'5" |
| Bedroom               | 6.62m × 2.75m | 21'9" × 9'0"  |
| Balcony               | 3.16m × 1.52m | 10'4" × 5'0"  |

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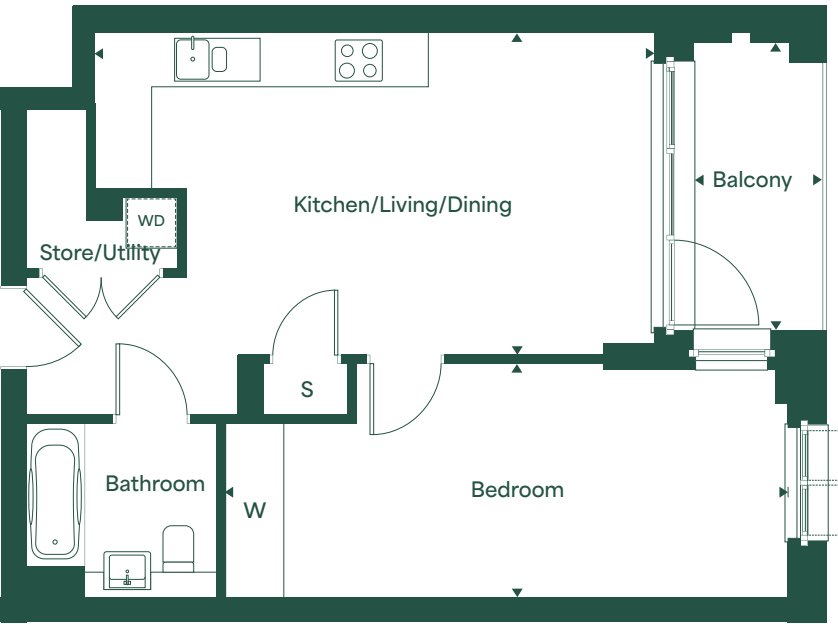
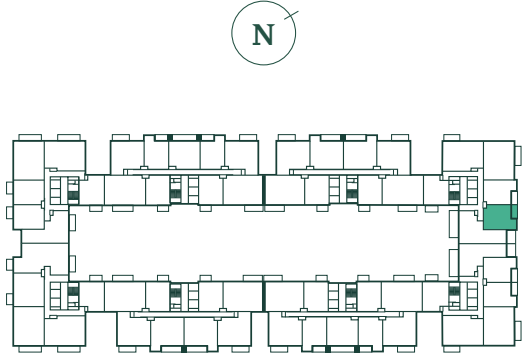
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# One bedroom apartment.

HOMES: 313, 319, 325 & 331



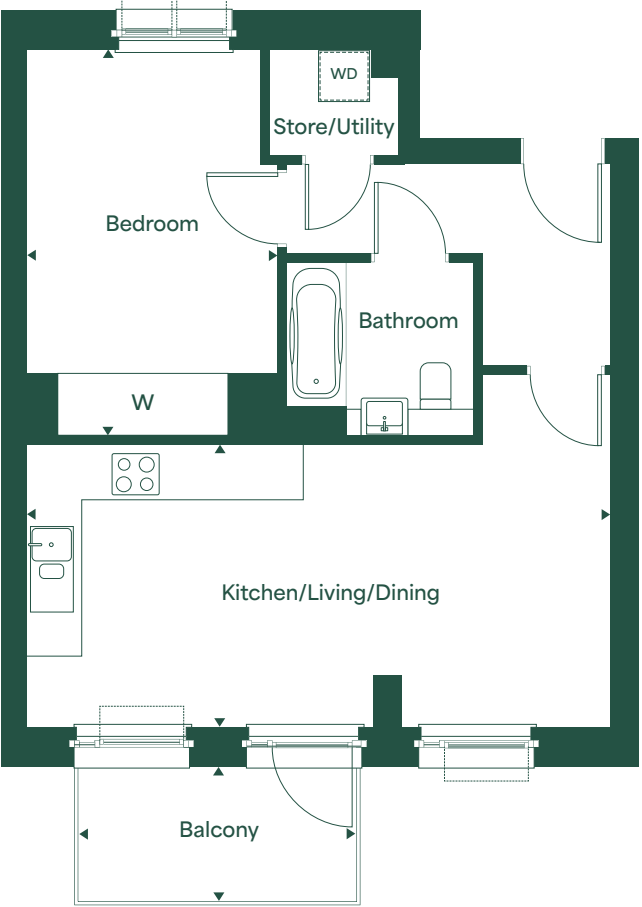
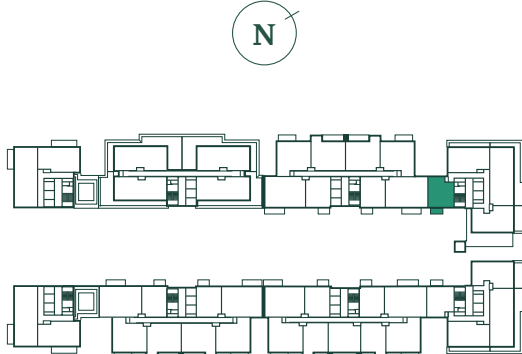
| TOTAL AREA            | 52.7 SQ M     | 568 SQ FT     |
|-----------------------|---------------|---------------|
| Kitchen/Living/Dining | 6.58m x 3.79m | 21'7" x 12'5" |
| Bedroom               | 6.62m x 2.75m | 21'9" x 9'0"  |
| Balcony               | 3.16m x 1.52m | 10'4" x 5'0"  |

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# One bedroom apartment.

HOME: 333



| TOTAL AREA            | 51.3 SQ M     | 552 SQ FT     |
|-----------------------|---------------|---------------|
| Kitchen/Living/Dining | 6.91m x 3.37m | 22'8" x 11'0" |
| Bedroom               | 4.58m x 2.99m | 15'1" x 9'10" |
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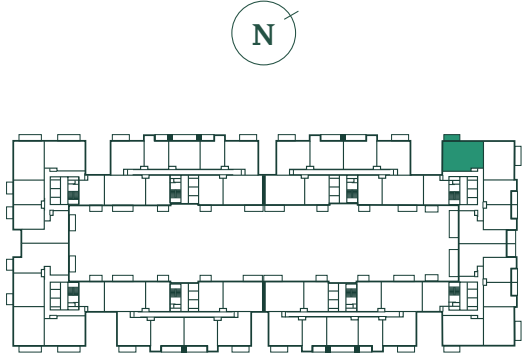
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# Two bedroom apartment.

HOMES: 310, 316, 322 & 328



Wheelchair adaptable

**TOTAL AREA**      **87.3 SQ M**      **939 SQ FT**

|                       |               |               |
|-----------------------|---------------|---------------|
| Kitchen/Living/Dining | 8.05m × 4.74m | 26'5" × 15'7" |
| Bedroom 1             | 5.49m × 3.00m | 18'0" × 9'10" |
| Bedroom 2             | 4.05m × 3.24m | 13'4" × 10'8" |
| Balcony               | 4.39m × 1.57m | 14'5" × 5'2"  |

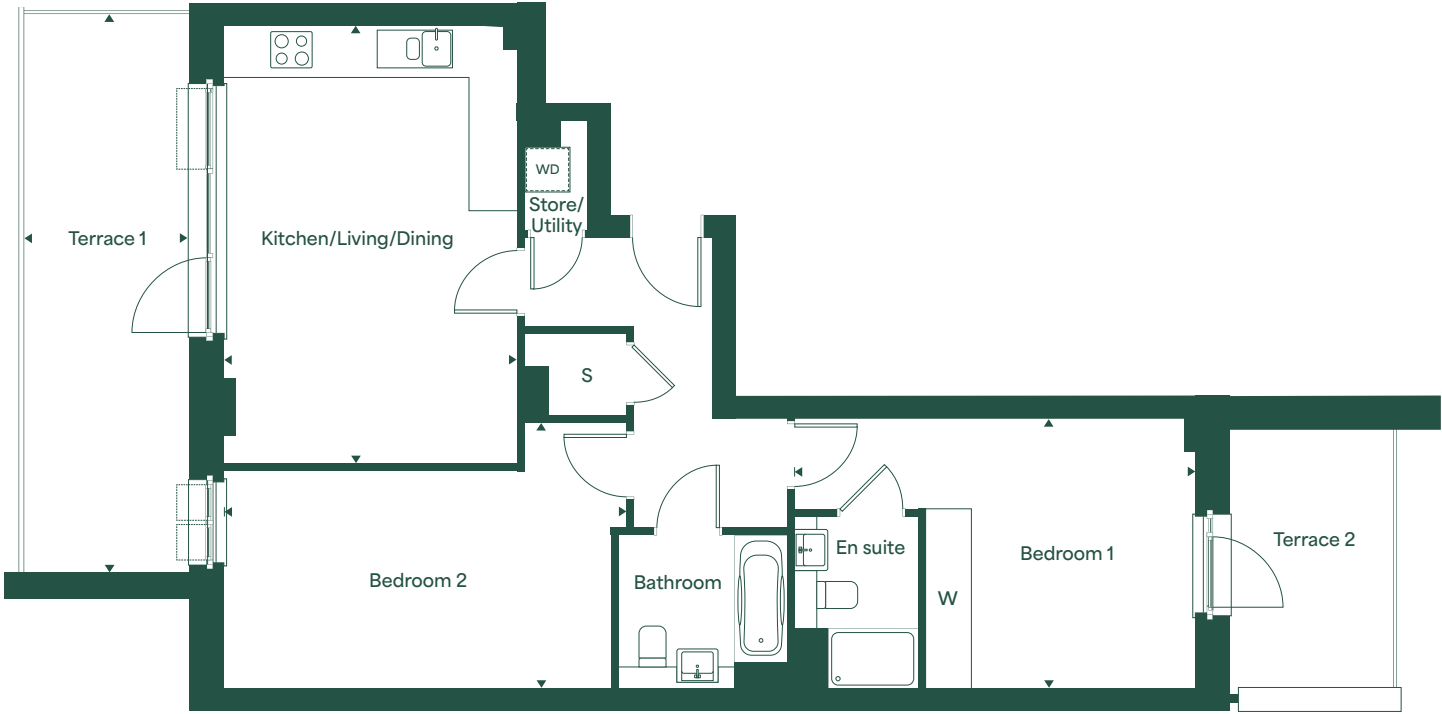
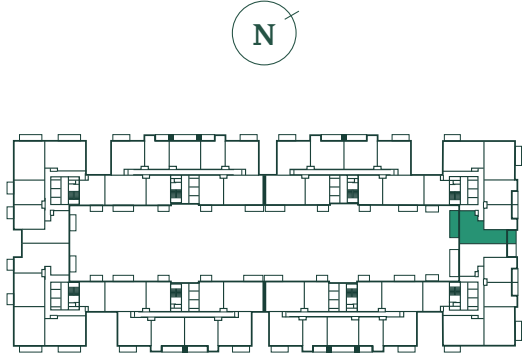
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# Two bedroom apartment.

HOME: 314



**TOTAL AREA**      **75.4 SQ M**      **812 SQ FT**

|                       |               |                |
|-----------------------|---------------|----------------|
| Kitchen/Living/Dining | 5.86m × 3.91m | 19'3" × 12'10" |
| Bedroom 1             | 5.35m × 3.61m | 17'7" × 11'10" |
| Bedroom 2             | 5.37m × 3.55m | 17'8" × 11'8"  |
| Terrace 1             | 7.46m × 2.22m | 24'6" × 7'4"   |
| Terrace 2             | 3.44m × 2.17m | 11'3" × 7'1"   |

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| 2 <sup>ND</sup> FLOOR | <input type="checkbox"/>            |
| 1 <sup>ST</sup> FLOOR | <input type="checkbox"/>            |
| G FLOOR               | <input type="checkbox"/>            |

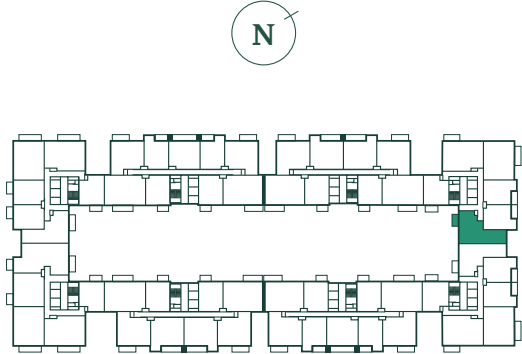
▲ DIMENSIONS   S STORAGE   W WARDROBE   WD WASHER/DRYER

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# Two bedroom apartment.

HOMES: 320, 326 & 332



| TOTAL AREA            | 75.4 SQ M     | 811 SQ FT      |
|-----------------------|---------------|----------------|
| Kitchen/Living/Dining | 5.86m × 3.91m | 19'3" × 12'10" |
| Bedroom 1             | 5.35m × 3.61m | 17'7" × 11'10" |
| Bedroom 2             | 5.37m × 3.55m | 17'8" × 11'8"  |
| Balcony               | 3.26m × 1.57m | 10'9" × 5'2"   |

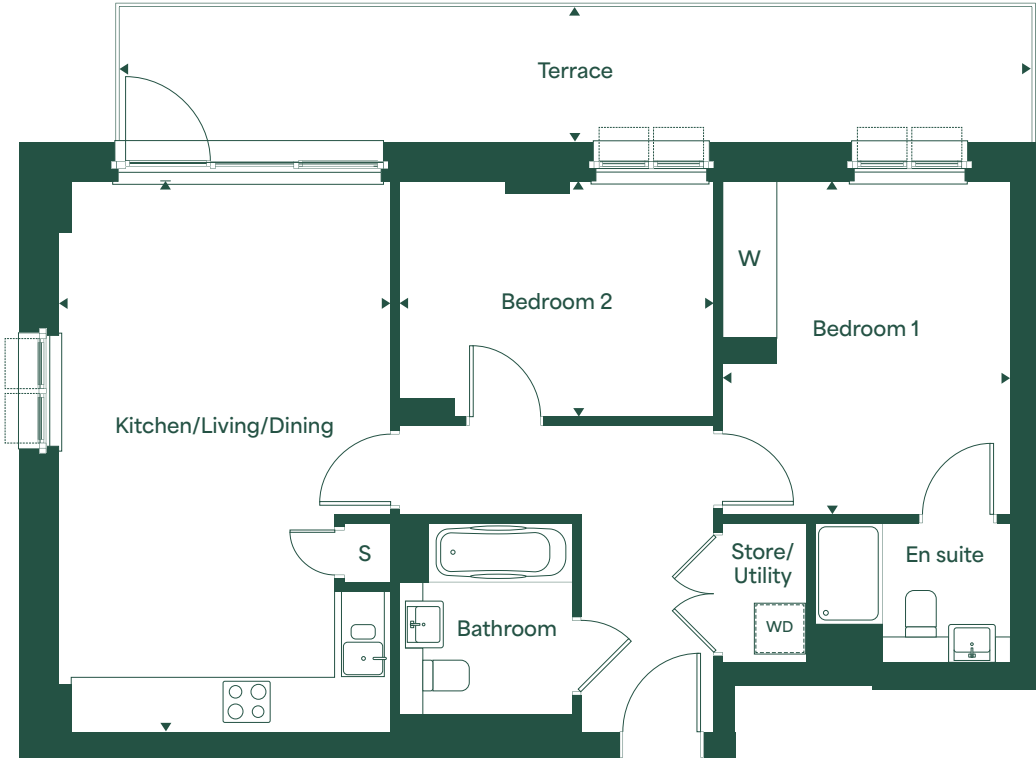
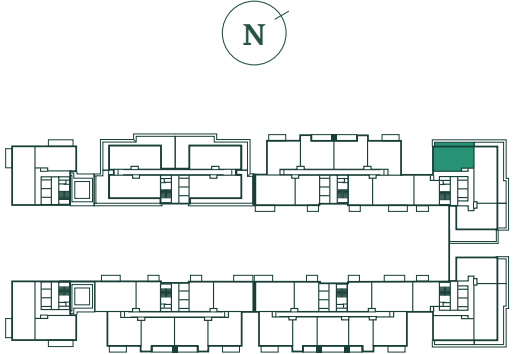
|                       |                                     |
|-----------------------|-------------------------------------|
| 8 <sup>TH</sup> FLOOR | <input type="checkbox"/>            |
| 7 <sup>TH</sup> FLOOR | <input type="checkbox"/>            |
| 6 <sup>TH</sup> FLOOR | <input checked="" type="checkbox"/> |
| 5 <sup>TH</sup> FLOOR | <input checked="" type="checkbox"/> |
| 4 <sup>TH</sup> FLOOR | <input checked="" type="checkbox"/> |
| 3 <sup>RD</sup> FLOOR | <input type="checkbox"/>            |
| 2 <sup>ND</sup> FLOOR | <input type="checkbox"/>            |
| 1 <sup>ST</sup> FLOOR | <input type="checkbox"/>            |
| G FLOOR               | <input type="checkbox"/>            |

▲ DIMENSIONS   S STORAGE   W WARDROBE   WD WASHER/DRYER

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# Two bedroom apartment.

HOME: 334



| TOTAL AREA            | 69.6 SQ M     | 750 SQ FT      |
|-----------------------|---------------|----------------|
| Kitchen/Living/Dining | 6.47m × 3.89m | 21'3" × 12'9"  |
| Bedroom 1             | 3.91m × 3.38m | 12'10" × 11'1" |
| Bedroom 2             | 3.70m × 2.77m | 12'2" × 9'1"   |
| Terrace               | 11.1m × 0.94m | 36'5" × 3'1"   |

|                       |                                     |
|-----------------------|-------------------------------------|
| 8 <sup>TH</sup> FLOOR | <input type="checkbox"/>            |
| 7 <sup>TH</sup> FLOOR | <input checked="" type="checkbox"/> |
| 6 <sup>TH</sup> FLOOR | <input type="checkbox"/>            |
| 5 <sup>TH</sup> FLOOR | <input type="checkbox"/>            |
| 4 <sup>TH</sup> FLOOR | <input type="checkbox"/>            |
| 3 <sup>RD</sup> FLOOR | <input type="checkbox"/>            |
| 2 <sup>ND</sup> FLOOR | <input type="checkbox"/>            |
| 1 <sup>ST</sup> FLOOR | <input type="checkbox"/>            |
| G FLOOR               | <input type="checkbox"/>            |

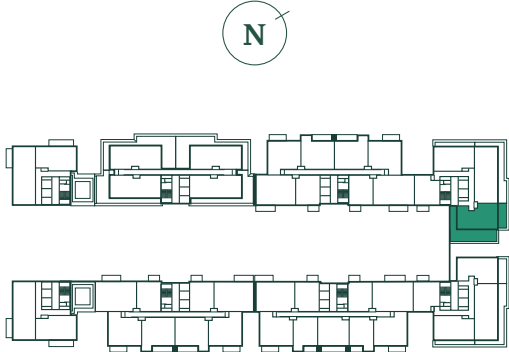
▲ DIMENSIONS   S STORAGE   W WARDROBE   WD WASHER/DRYER

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# Two bedroom apartment.

HOME: 336



| TOTAL AREA            | 70 SQ M        | 754 SQ FT      |
|-----------------------|----------------|----------------|
| Kitchen/Living/Dining | 6.94m × 4.34m  | 22'10" × 14'3" |
| Bedroom 1             | 4.78m × 3.45m  | 15'8" × 11'4"  |
| Bedroom 2             | 3.37m × 3.37m  | 11'1" × 11'1"  |
| Terrace 1             | 12.52m × 9.96m | 41'1" × 32'8"  |
| Terrace 2             | 6.90m × 2.18m  | 22'8" × 7'2"   |

|                       |                                     |
|-----------------------|-------------------------------------|
| 8 <sup>TH</sup> FLOOR | <input type="checkbox"/>            |
| 7 <sup>TH</sup> FLOOR | <input checked="" type="checkbox"/> |
| 6 <sup>TH</sup> FLOOR | <input type="checkbox"/>            |
| 5 <sup>TH</sup> FLOOR | <input type="checkbox"/>            |
| 4 <sup>TH</sup> FLOOR | <input type="checkbox"/>            |
| 3 <sup>RD</sup> FLOOR | <input type="checkbox"/>            |
| 2 <sup>ND</sup> FLOOR | <input type="checkbox"/>            |
| 1 <sup>ST</sup> FLOOR | <input type="checkbox"/>            |
| G FLOOR               | <input type="checkbox"/>            |

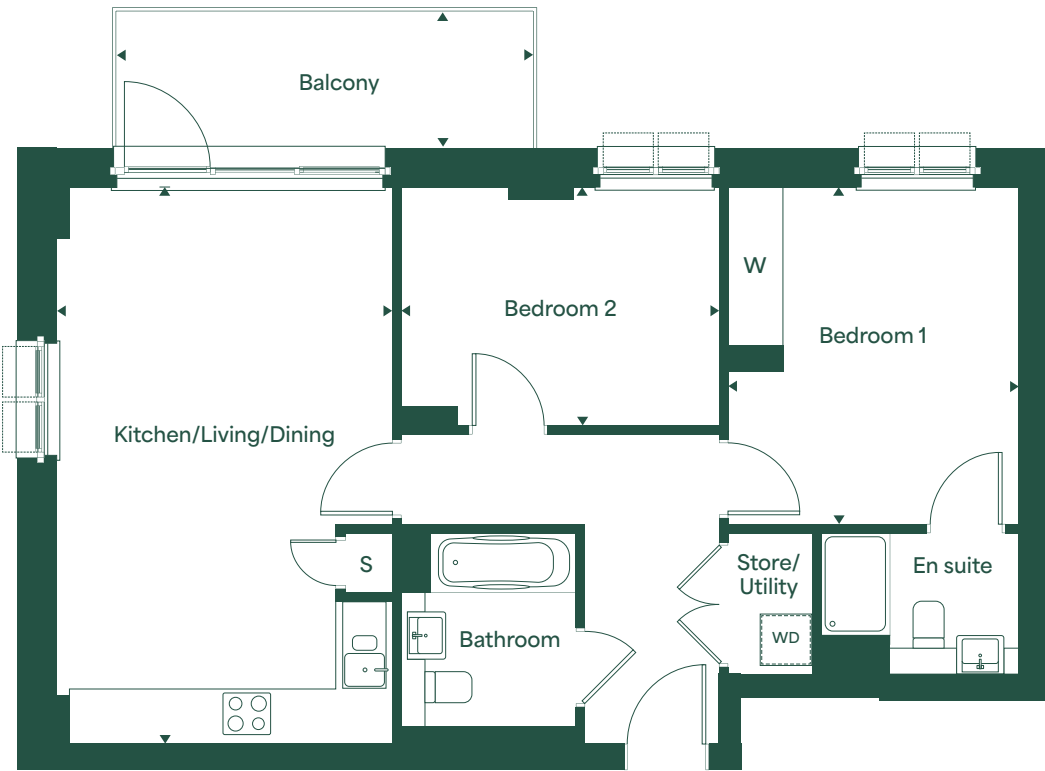
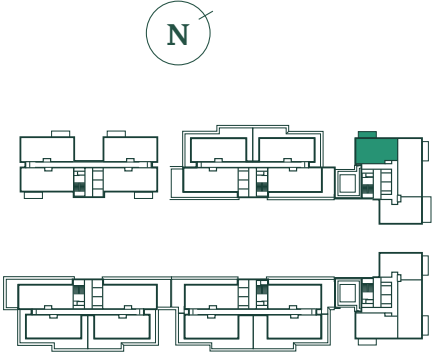
▲ DIMENSIONS   S STORAGE   W WARDROBE   WD WASHER/DRYER

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# Two bedroom apartment.

HOME: 337



| TOTAL AREA            | 69.6 SQ M     | 750 SQ FT      |
|-----------------------|---------------|----------------|
| Kitchen/Living/Dining | 6.47m × 3.89m | 21'3" × 12'9"  |
| Bedroom 1             | 3.91m × 3.38m | 12'10" × 11'1" |
| Bedroom 2             | 3.70m × 2.77m | 12'2" × 9'1"   |
| Balcony               | 4.84m × 1.57m | 15'11" × 5'2"  |

|                       |                                     |
|-----------------------|-------------------------------------|
| 8 <sup>TH</sup> FLOOR | <input checked="" type="checkbox"/> |
| 7 <sup>TH</sup> FLOOR | <input type="checkbox"/>            |
| 6 <sup>TH</sup> FLOOR | <input type="checkbox"/>            |
| 5 <sup>TH</sup> FLOOR | <input type="checkbox"/>            |
| 4 <sup>TH</sup> FLOOR | <input type="checkbox"/>            |
| 3 <sup>RD</sup> FLOOR | <input type="checkbox"/>            |
| 2 <sup>ND</sup> FLOOR | <input type="checkbox"/>            |
| 1 <sup>ST</sup> FLOOR | <input type="checkbox"/>            |
| G FLOOR               | <input type="checkbox"/>            |

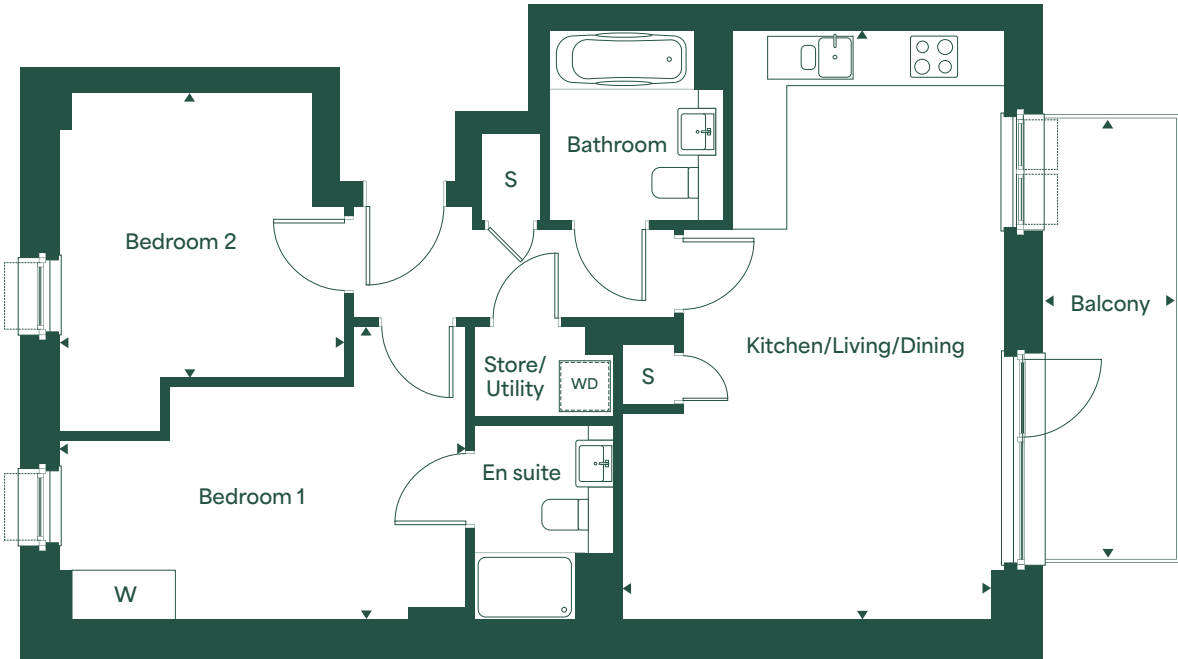
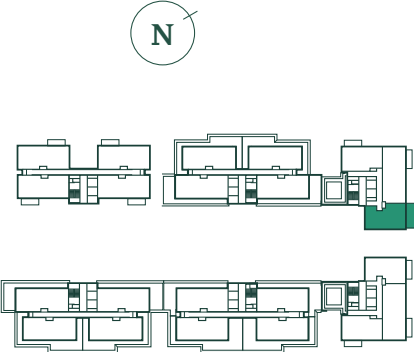
▲ DIMENSIONS   S STORAGE   W WARDROBE   WD WASHER/DRYER

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# Two bedroom apartment.

HOME: 339



|                       |                |                  |
|-----------------------|----------------|------------------|
| <b>TOTAL AREA</b>     | <b>70 SQ M</b> | <b>754 SQ FT</b> |
| Kitchen/Living/Dining | 6.94m × 4.34m  | 22'10" × 14'3"   |
| Bedroom 1             | 4.78m × 3.45m  | 15'8" × 11'4"    |
| Bedroom 2             | 3.37m × 3.37m  | 11'1" × 11'1"    |
| Balcony               | 5.17m × 1.57m  | 17'0" × 5'2"     |

8<sup>TH</sup> FLOOR

7<sup>TH</sup> FLOOR

6<sup>TH</sup> FLOOR

5<sup>TH</sup> FLOOR

4<sup>TH</sup> FLOOR

3<sup>RD</sup> FLOOR

2<sup>ND</sup> FLOOR

1<sup>ST</sup> FLOOR

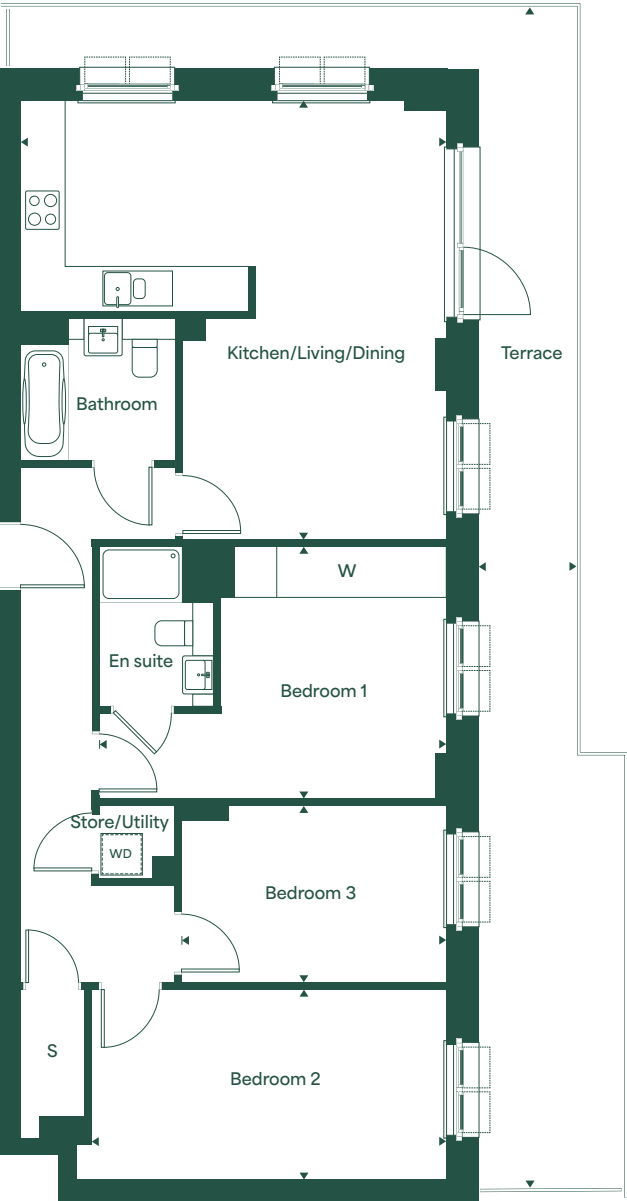
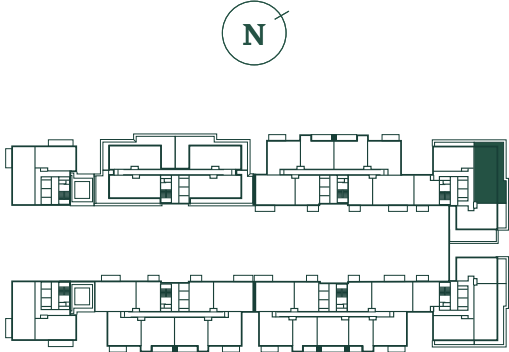
G FLOOR

▲ DIMENSIONS   S STORAGE   W WARDROBE   WD WASHER/DRYER

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# Three bedroom apartment.

HOME: 335



|                       |                  |                    |
|-----------------------|------------------|--------------------|
| <b>TOTAL AREA</b>     | <b>95.4 SQ M</b> | <b>1,026 SQ FT</b> |
| Kitchen/Living/Dining | 6.34m × 6.15m    | 20'10" × 20'2"     |
| Bedroom 1             | 5.00m × 3.63m    | 16'5" × 11'1"      |
| Bedroom 2             | 5.12m × 2.75m    | 16'10" × 9'0"      |
| Bedroom 3             | 3.82m × 2.55m    | 12'6" × 8'4"       |
| Terrace               | 17.08m × 8.24m   | 56'0" × 2'7"       |

8<sup>TH</sup> FLOOR

7<sup>TH</sup> FLOOR

6<sup>TH</sup> FLOOR

5<sup>TH</sup> FLOOR

4<sup>TH</sup> FLOOR

3<sup>RD</sup> FLOOR

2<sup>ND</sup> FLOOR

1<sup>ST</sup> FLOOR

G FLOOR

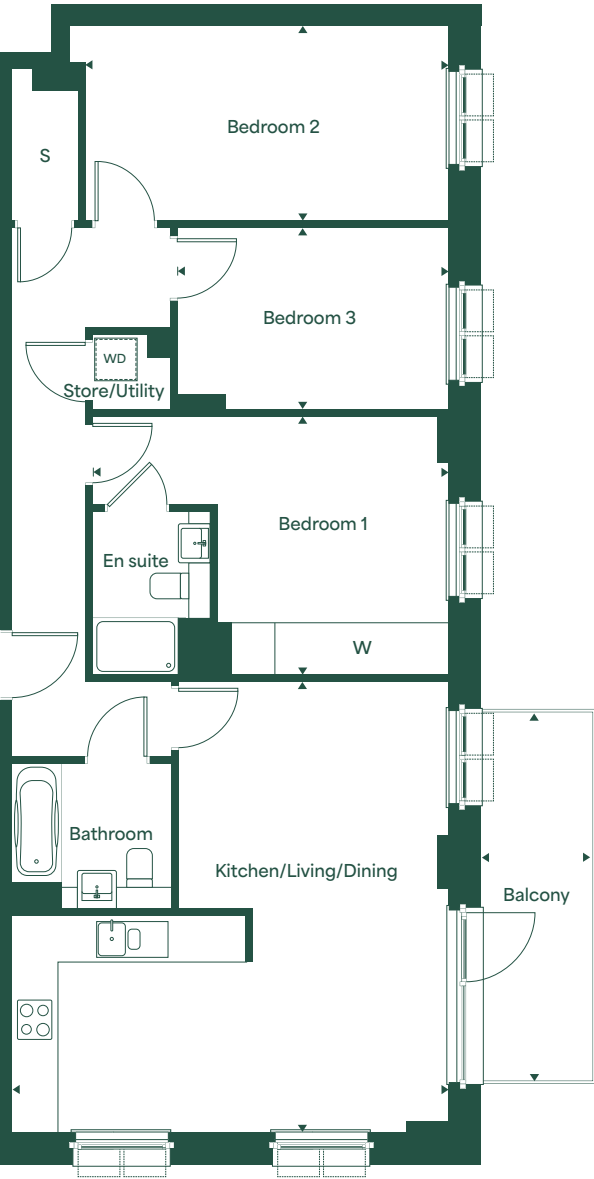
▲ DIMENSIONS   S STORAGE   W WARDROBE   WD WASHER/DRYER

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# Three bedroom apartment.

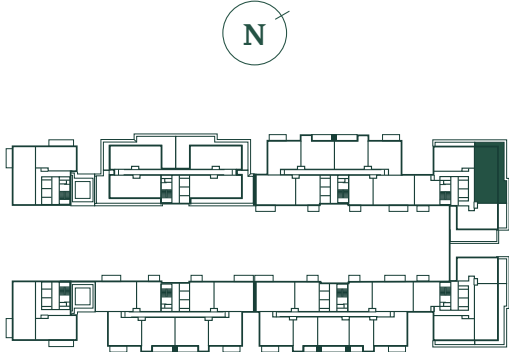
HOME: 338



| TOTAL AREA            | 95.4 SQ M     | 1,026 SQ FT    |
|-----------------------|---------------|----------------|
| Kitchen/Living/Dining | 6.34m × 6.15m | 20'10" × 20'2" |
| Bedroom 1             | 5.00m × 3.63m | 16'5" × 11'11" |
| Bedroom 2             | 5.12m × 2.75m | 16'10" × 9'0"  |
| Bedroom 3             | 3.82m × 2.55m | 12'6" × 8'4"   |
| Balcony               | 5.17m × 1.57m | 17'0" × 5'2"   |

▲ DIMENSIONS   S STORAGE   W WARDROBE   WD WASHER/DRYER

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# Two bedroom show apartment.



| TOTAL AREA            | 83.1 SQ M     | 894 SQ FT       |
|-----------------------|---------------|-----------------|
| Kitchen/Living/Dining | 7.69m × 3.40m | 25' 3" × 11' 2" |
| Bedroom 1             | 4.60m × 2.95m | 15'1" × 9'8"    |
| Bedroom 2             | 4.40m × 2.75m | 14'5" × 9'0"    |

▲ DIMENSIONS   S STORAGE   W WARDROBE   WD WASHER/DRYER

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# Award winning customer satisfaction.



**Every home at Clapham Park carries our commitment to quality. You have the added assurance of every home coming with a National House Building Council (NHBC) Warranty.**

Each property is quality checked and commissioned by our dedicated Customer Service team before handed over to you. That's why from the moment you reserve your new home to the day you receive your keys and beyond, a dedicated Sales and Customer Service Team will ensure you receive the very best service from Countryside Homes.

The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home at Clapham Park.

No matter who you are dealing with or what queries or concerns you may have, you can be confident that our procedures will adhere to the terms of the New Homes Quality Code (NHQC).

All of our homes carry the NHBC Builders Warranty, plus a comprehensive two-year Customer Service Warranty as standard, giving you 24-hour emergency cover for your heating, plumbing and electrical items.





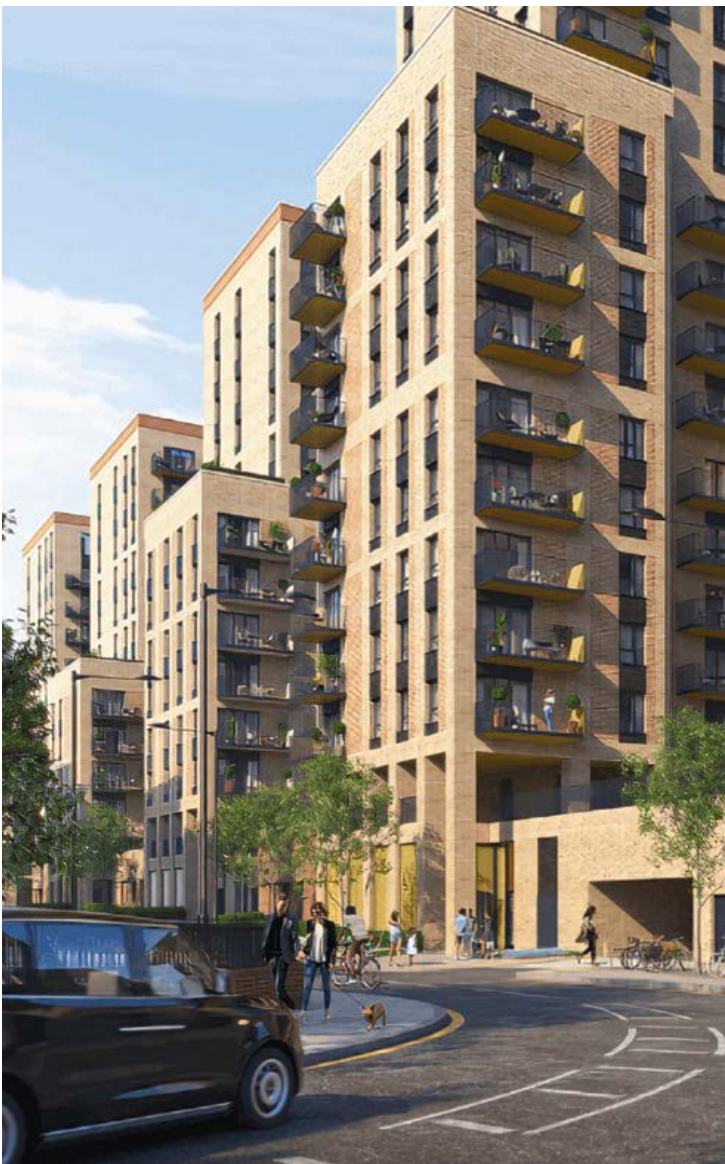


Metropolitan is one of the UK's leading providers of affordable housing and care and support services. Metropolitan own and manage a large portfolio of nearly 37,000 homes and serve more than 71,000 customers across London, the East Midlands and the East of England.

Metropolitan are a member of the National Housing Federation and the G15, which represents London's 15 largest housing associations that house 1 in 10 Londoners.

Metropolitan's mission is to be a leading provider of packages offering homes that are affordable, along with access to services that enable customers to maximise their independence.

**For more information,  
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## COUNTRYSIDE Homes

Countryside Homes, part of the Vistry Group, is a FTSE 100 company and a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places where people aspire to live.



### We create places people love

All our developments carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials unite to create places that stand the test of time. As a result, we hold

more Housing Design Awards than any other developer. From the character of the homes we build, to the planning and unique detailing of environments, our creative approach to place-making provides a greater sense of belonging, spirit of neighbourhood and quality of life. Countryside Homes is a HBF 5\* developer.

The illustrations shown are computer generated image of how the property may look and are indicative only. External details and finishes may vary, please speak to our sales consultants for specific details.

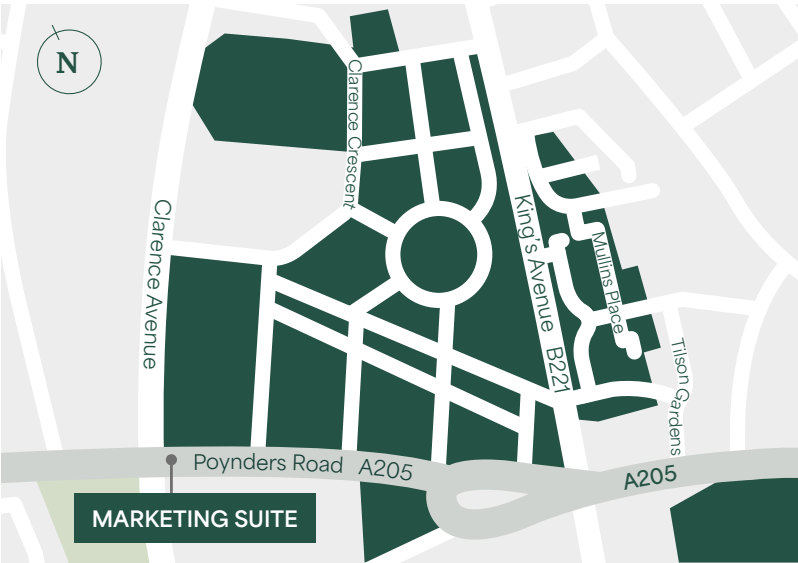




Visit our  
Marketing Suite:

107 Clarence Avenue,  
London, SW4 8FR

020 3918 3304  
arora.london



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Exit Clapham South tube station and turn right onto  
Balham Hill and then left onto Hazelbourne Road.  
Follow the road to continue onto Poynders Road.  
Continue as you reach Clarence Avenue on the left, and  
the Marketing Suite will be on your right.

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Homes