



131 – 139 Clapham Road SW9

Located in a conservation area and set within the impressive surrounds of a former Printworks, this exclusive redevelopment, designed for a new generation of luxury artisan living, has captured the imagination of investors and owner occupiers alike



Location	131 – 139 Clapham Road SW9 - 2 / 3 minutes walk from Stockwell tube Station
Tenure Term	999 year leasehold from 1 st January 07
Building Insurance	Either NHBC or Zurich – to be confirmed
Ground Rent	£350 per annum per demise
Service Charges	To be confirmed, however current estimates are at around £3.00 per sq ft for apartments. Townhouses TBC
Managing Agents	To be confirmed
Anticipated Completion	Currently estimated to be early to mid 2010



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Rental Guarantee	Income Guarantees will be available up to 2012 on selected apartments. This will include 6% interest earned on deposit monies plus either a 1 or 2 year 6% net Rental Guarantee to be applied post completion.
Pricing	Prices start from £285,000
Payment Terms	£1,000 non refundable reservation deposit - this goes towards the 5% Exchange deposit 5% due upon Exchange of Contracts - due 21 days from receipt of papers 5% due 6 months post Exchange of Contracts 5% due 12 months post Exchange of Contracts Balance of 85% due upon Completion with 10 day notice served
Local Authority	London Borough of Lambeth
Council Tax (06 / 07)	Band G: £160,001 - £320,000 - £1,883.25 Band H: £320,000 and over - £2,259.90
The Development	A mixed use scheme, strategically located in this unique conservation area and set within the surrounds of an impressive former Printworks building. 170 new apartments and townhouses are set comfortably back from the main road and centred around an open landscaped square.
The Apartments	A total of 152 studio, one, two and three bedroom apartments styles are arranged within 3 blocks (H, J & K) and rising from Ground through to 4 th and 5 th floor penthouse levels. Lateral apartments are generously apportioned, light and bright with plenty of windows and some with private balconies overlooking the landscaped square. A clever variety of options available include slick city styled 2 bedroom duplexes designed with the added benefit of a small private terrace area on selected units.
The Townhouses	Blocks L & M comprise eighteen 1600+ sq ft elegant and contemporary 4 storey three bedroom, two reception room townhouses fronting a newly formed tree-lined street.
Townhouse External Space	These elegant townhouses, designed with meticulous attention to detail, each have a private garden plus a second private courtyard terrace (accessed from bedrooms 2 & 3 in Block M); and a fabulous glazed sun deck opening from the top floor master bedroom suite. All the south facing gardens back onto Durand Gardens, a highly exclusive and sought after location regularly commanding impressive values.
Parking	Limited underground and surface parking is available for £35,000 per plot
Specifications	The specifications, fittings and finishes are planned to be superb. Elegant, stylish and sophisticated yet designed with complete practicality in mind. The full specification is supplied with the contract.
Exterior Elevations	A mixture of timber panels, glass, render and brick.
The Commercial Block	The former Printworks building will be refurbished to a high standard, whilst intentionally retaining an 'industrial' look and feel for new commercial tenants. Freemans (the mail order catalogue company) have a current lease in place and interest from other parties has included architects firms, chartered surveyors, graphic design companies, web design companies, health & fitness companies and fashion design houses.
Environment	Two new tree lined roads are planned, delivering the practicality of much improved access ways entering and exiting Clapham Road whilst enhancing the aesthetic appeal and privacy afforded to residents by virtue of this additional layer of greenery.



Immediate Amenities	Horizons Leisure Centre has recently opened up on Liberty Street, only seconds from the development.
Investment Potential	<p>Generally speaking the market in this area is mature and buyers should see substantial rates of growth and financial return from such an extensive regeneration plan.</p> <p>Immediately to the south of the site is Durand Gardens and west is Albert Square, both of which are highly prized locations. On par with this and east of the development is Liberty Street with its gabled 3 storey houses and a series of detached mansion blocks with similar levels of established prestige.</p> <p>Sitting within these virtual boundaries is set to become one of the best places to live. Add to this the natural resurgence of interest in the area that a development of this size and scale delivers and the cumulative effect is that both owner occupiers and Investors are set to benefit from long term growth.... and not just as a result of long forward completion dates!</p>
Transport & Travel	<p>The catchment potential is superb, with both Northern & Victoria Lines running regular services from Stockwell tube station just a couple of minutes walk from the development. Swift and efficient journey times see Victoria within 7 minutes, heart of the West End in 9 minutes and the City in 13.</p> <p>By car it is equally convenient, taking around 10 minutes to reach Central Westminster and, traffic allowing, a further 10 into the West End.</p>

Clapham & Stockwell - The Local Area Info

The popularity of this location has increased dramatically over the last few years with the influx of many trendy young professionals to a residential area traditionally represented by the well established middle class family.

Large Victorian terraced houses are interspersed with a blend of mews cottages and Georgian villas and unsurprisingly this region boasts some of the best performing independent schools in the Country.

Add to this the eclectic mix of bars, restaurants, comedy clubs and individual boutiques of Clapham which add their own vibrant sense of identity, and it's easy to see the genuine charm that entices people into this unique urban village atmosphere.

Clapham Common

The Common is always a huge draw, providing countless courts, pitches, greens and beautiful open spaces that serve to cultivate the strong community spirit by hosting a varied programme of events throughout the year.

The Old Town

Directly adjacent to the Common is the picturesque village of Clapham Old Town. An array of bars, and restaurants feed the body whilst specialist shops, crammed with goodies both old and new, are designed to pander to the soul.

It really is impossible to fault this fabulous little enclave on the doorstep of the development, set within generous surrounds and offering up swathes of diversity on a harmonious platter of light, laughter, fun and energy.



Images and Illustrations of the Development



The site today – a view from Clapham Road



**Development Overview with tree lined roads and townhouses running along the southern edge of the site
Blocks H, J, L and M are scheduled for release on 2nd March 07 at the Crowne Plaza Excel**



Landscaped grounds of the former Printworks where planned amenities include cafe's / bars and restaurants



Landscaped square in the grounds of the former Printworks showing Block J (right) and Block H (distance)



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Aspect towards Block J looking east from the Central Square