Kings Lodge SW4

Kings Lodge is a brand new, luxury development comprising of seven beautiful, larger than average apartments and two spacious houses.

The development is centred around a picturesque communal garden, separating the apartment block and houses. All of the individual units offer their own outside space. The houses enjoy private gardens while the apartments benefit from balconies or terraces.

SIEMENS

The Development

GENERAL SPECIFICATION

- Private parking for houses & duplex penthouse apartments
- Lift servicing all apartments
- Secure gated access
- Video entry phone system
- All properties benefit from private gardens, balconies or terraces
- Communal garden
- Fitted wardrobes in all bedrooms
- Hardwood flooring
- Underfloor heating*
- Recessed spotlights throughout
- Situated within walking distance of good schools, local amenities and transport links
- 10 year BLP warranty

KITCHENS

- Contemporary handleless design
- Integrated appliances
- Ceramic induction hob
- Stainless steel sinks
- Chrome mixer taps

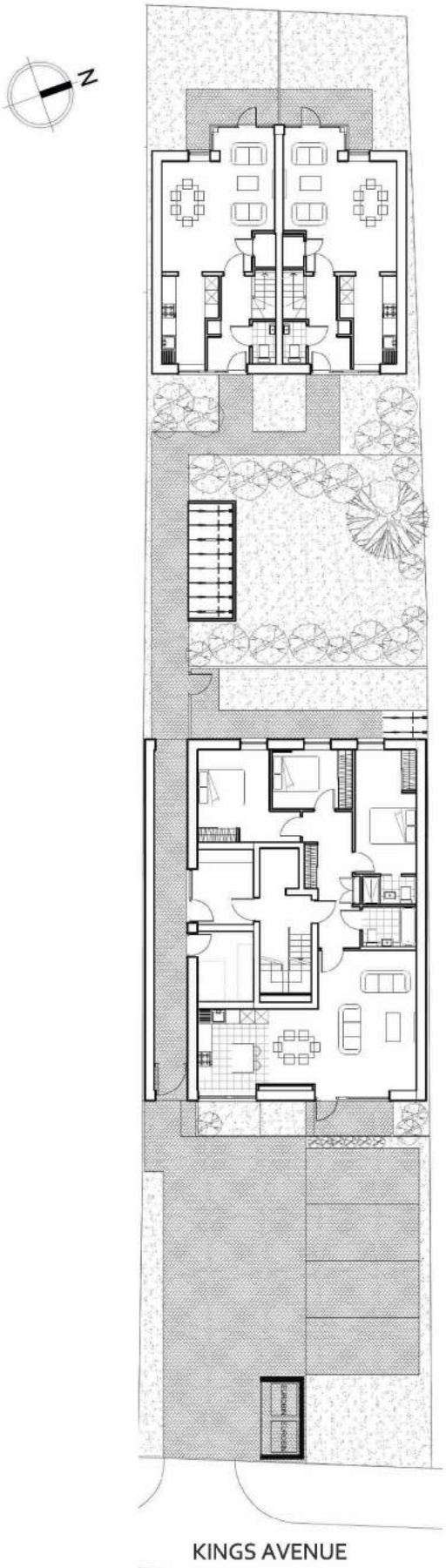
BATHROOMS

- Contemporary white sanitary ware
- Wall mounted sink
- Heated towel rail

*All bathrooms and Kitchens in Units 1, 8 & 9.

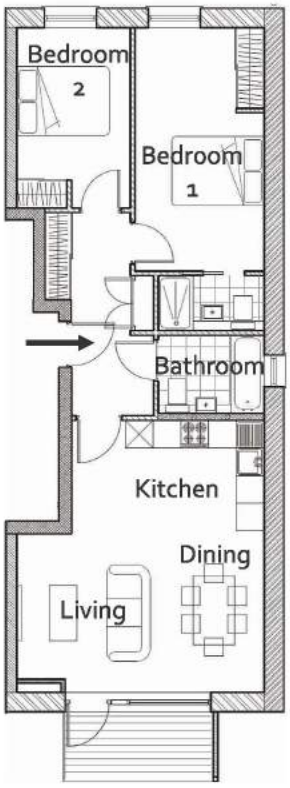
* Internal photographs depict quality & standard of finish.

The Layouts



Site Plan

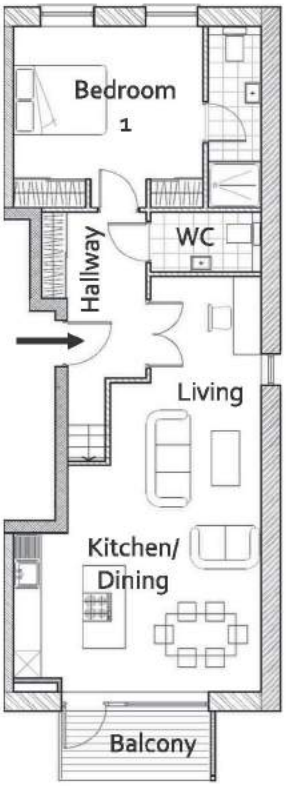
Unit 1
Ground Floor
1,098 sq ft

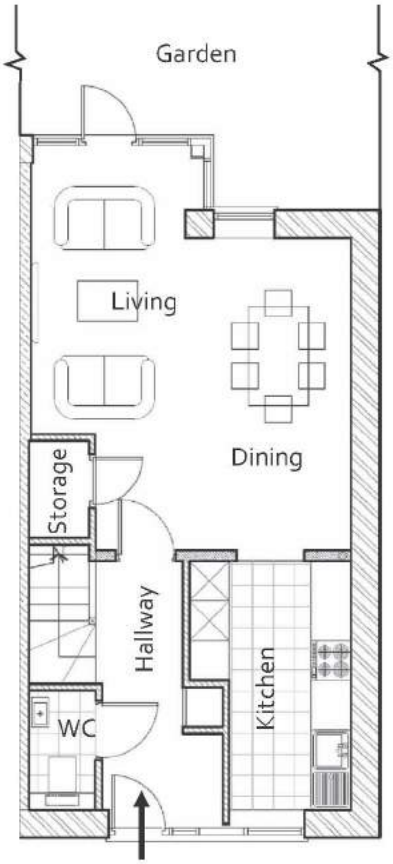


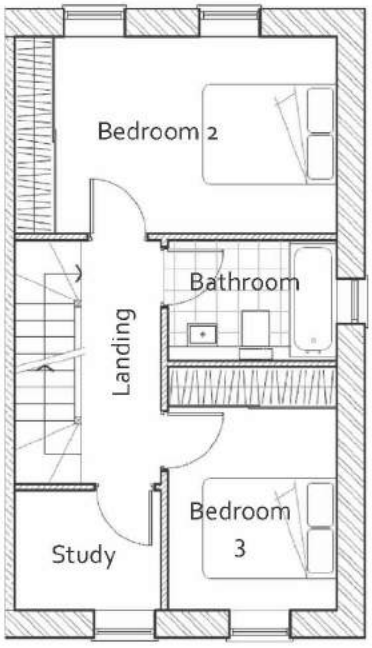
Unit 2*, 3, 4*, 5
First & Second Floor
764 sq ft

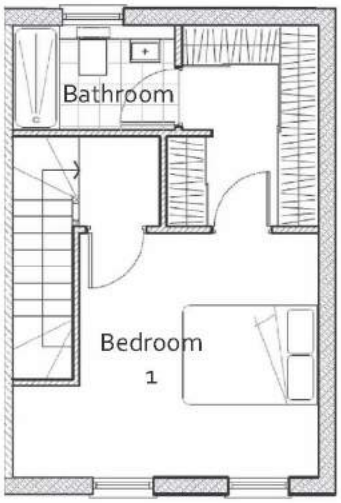
*Floorplans for these units are the mirror image of those shown.
**Not to scale. Subject to minor amendments.

Unit 6* & 7
Third & Fourth Floor
1,189 sq ft









Unit 8*& 9
1,259 sq ft

The Location

Clapham is a highly sought after London location. By striking the right balance between lively nightlife and community feel, the area is certainly suited to both growing families and young professionals. Right on the doorstep are an eclectic range of shops and restaurants, as well as luscious greenery provided by the 220 acre Clapham Common. It is here that a number of events and festivals are hosted throughout the year, only adding to the area's character and appeal.

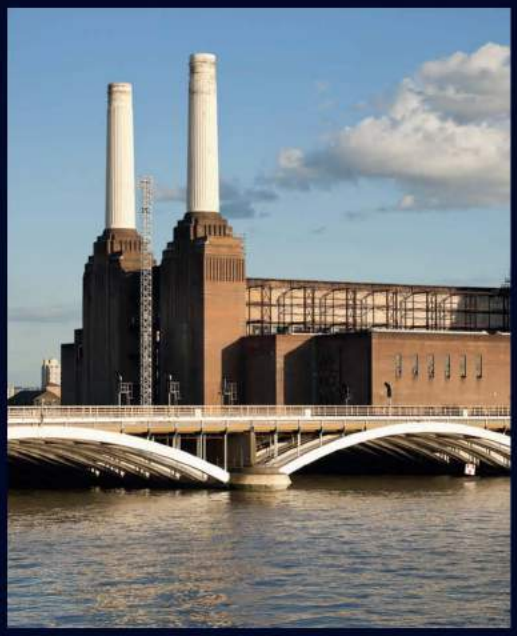


Photo by JAMIE BARRAS https://www.flickr.com/photos/ddtmnm/9642824857/in/photostream/

The theatres, arts and nightlife of the West End are only a 25 minute journey from Clapham Common underground station. Nearer still, the 10 minute trip to Waterloo will put you by the South Bank with galleries, performing arts and many wonderful restaurants dotted along the stretch towards Tower Bridge.

Photo by DAVID ILIFF. License: CC-BY-SA 3.0

Clapham is served by three London Underground stations as well as an Overground station that runs to Victoria and Waterloo, giving it the best transport links in South London. Kings Cross, Bank and Canary Wharf can all be accessed within 20 minutes. Clapham Junction station will also serve as a main hub for the planned Crossrail 2 network, projected to be in operation by 2033.

Kings Lodge is situated within the Clapham Park regeneration zone, an area covering some 61.4 hectares. The master plan was created in consultation with the local community and is due for completion in 2025. By this point there will be well in excess of 3,200 new homes along with a new primary school, community centre and a two hectare park.

There is ongoing regeneration of neighbouring Battersea and Nine Elms too, including the conversion of the iconic Battersea Power station and an extension of the tube's Northern line due to be completed in 2020. This is causing a ripple effect in Clapham, helping to increase its popularity and encourage further improvements in housing and infrastructure.

Stations

1. Clapham Common 0.8 miles
2. Clapham South 1.0 miles
3. Clapham North 1.0 miles
4. Clapham Junction 2.3 miles

Amenities

5. School 0.3 miles
6. GP 0.4 miles
7. Abbeville Village 0.6 miles
8. Supermarkets 0.3 miles
9. Clapham High Street 1.0 miles

Kings Lodge

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