



WANDSWORTH COMMON

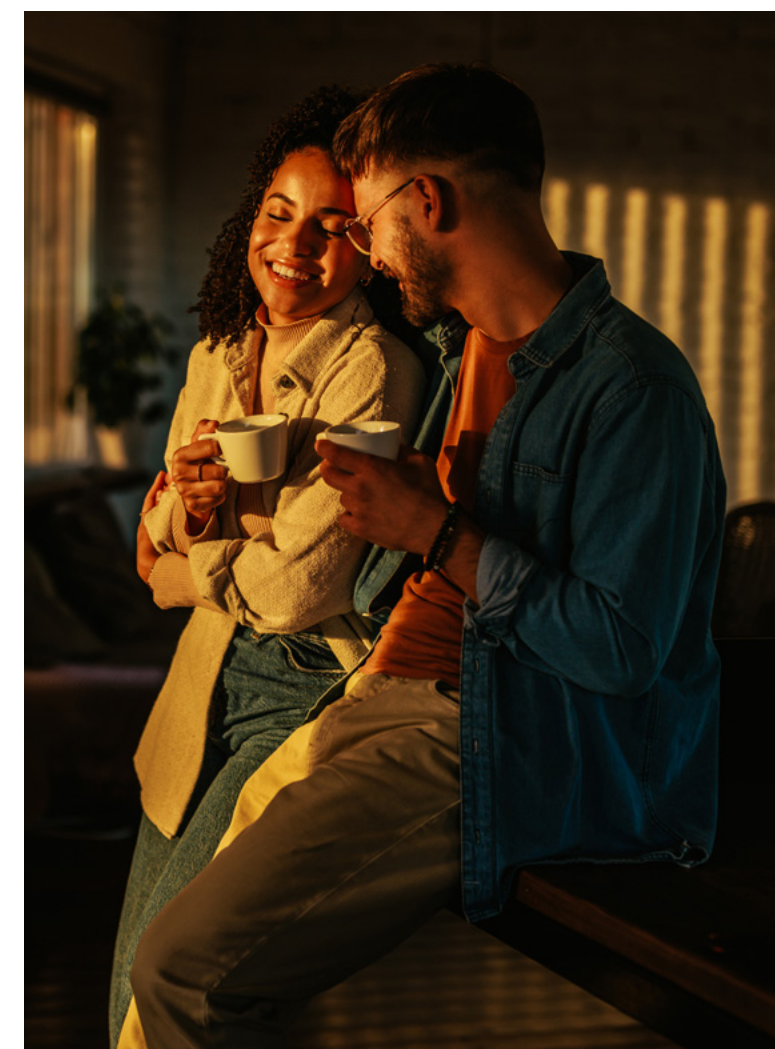
SW17

HAWTHORN APARTMENTS





The Apartments' living/dining



Experience contemporary living in these spacious 1, 2 and 3 bedroom apartments.

Unwind in style with premium interior features and elegant finishes.

LUXURY AND COMFORT



The Apartments' bathroom

Kitchen

- Fitted kitchens with smooth handleless doors with base and wall units finished in contrasting colours
- Corian worktop with full height splashback to underside of wall units
- Underslung black 1.5 bowl sink with matt black mixer tap
- Siemens or similar integrated appliances on display with Zanussi concealed appliances
- Appliances include single oven, microwave, induction hob, extractor, dishwasher, fridge freezer, wine fridge

Bathrooms

- Full height porcelain tiling to bath/shower and half height behind WC and basin
- Tiled recess within bath/shower enclosure for bottle storage with LED strip lighting
- Two drawer soft close vanity in a matt black finish with an inset basin
- Full height and width fitted mirror behind basin with demister
- WC with soft close lid
- Shower over bath benefits from wall-mounted handheld shower head, a high level mounted fixed shower head and hinged glass bath screen
- LED lighting to bath plinth
- Crosswater or similar brassware and flushplate finished in matt bronze
- Bath screen and heated towel rail in a matt black finish

En-suites (if applicable)

- Full height porcelain tiling to shower and half height behind WC and basin
- Tiled recess within shower enclosure for bottle storage with LED strip lighting
- Mirrored vanity with open shelving finished in matt black with LED lighting to underside
- Wall-hung basin with towel box finished in matt black
- WC with soft close lid
- Shower benefits from wall-mounted handheld shower head and a high level mounted fixed shower head and sliding glass door

- Crosswater or similar brassware and flushplate finished in matt bronze
- Showerscreen and heated towel rail in a matt black finish

Lighting & electrics

- Downlights throughout
- LED lighting to underside of wall-mounted kitchen cabinets and plinth
- LED lighting to underside of bathroom/en-suite mirrored wall cabinetry, underside of towel box and to plinth level of bath panel
- External up down light to balcony
- Mid-height TV point to living room
- Datapoint to dedicated work from home station
- Provision for high speed fibre broadband
- Smoke and heat detectors
- Video door entry system
- USB and USB-C socket provision to kitchen, living area and bedsides

Wall & floor finishes

- Timber effect Tarkett flooring or similar in Primary Oak Light Grey laid in a herringbone pattern throughout the hall, living, dining and kitchen areas
- Soft carpet to bedrooms finished in a taupe colour
- Porcelain tiles to bathrooms and en-suites
- Painted internal walls and woodwork in pocket stone
- Ceilings painted in a white finish

General

- Contemporary ironmongery in a matt black finish
- Washer dryer in separate hall cupboard
- Hinged door fitted wardrobe to principal bedroom with feature length handle

Building components

- Traditional block and brick construction

Floors

- Hollow core precast concrete plank floors with cement screed topping with appropriate floor finishes (see flooring)
- Beam and block to ground floor

Ceilings

- Suspended plasterboard with services access panels

Windows

- Triple-glazed composite windows including opening lights, where appropriate, and triple-glazed aluminium doors to balconies and terraces where appropriate with durable powder-coat paint finish

Stairs

- In-situ or precast carpeted concrete stairs with steel balustrades in common areas

Walls

- External walls benefit from high performance thermal and acoustic insulation
- Internal walls formed with plasterboard; metal framing filled with high performance acoustic insulation where required

Heating & cooling

- Zoned underfloor heating throughout
- Heated towel radiator to bathrooms and en-suites
- Mechanical extract ventilation to all upper floors and mechanical ventilation with heat recovery to ground floors

Balconies & terraces

- Metal powder-coated balustrade
- External wall light
- Aluminium decking to balconies and paving to terraces

Sustainability

- Energy efficient lighting throughout
- Sustainably sourced timber
- Acoustic and thermal insulation designed into the fabric of the building
- Heating and hot water provided by site-wide district heating network
- Photovoltaic panels to rooftops
- Biodiverse green or brown roof to buildings
- High performance glazing to all doors and windows

Roof

- High-performance membrane roofing with bio-roofs and photovoltaics where applicable

Communal specification

- Tiled floor to entrance lobby with metal inset post boxes to entrance lobby
- Residential lift to all floors
- Carpet to residential communal corridor floors and staircase
- Feature timber veneer front entrance door with matching surround
- Fob and video entry to main entrance



The Apartments' kitchen



The Apartments' principal bedroom



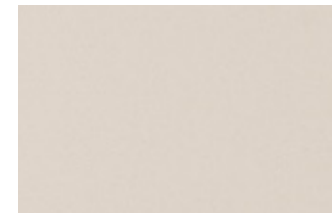
The Apartments' kitchen

A PALETTE

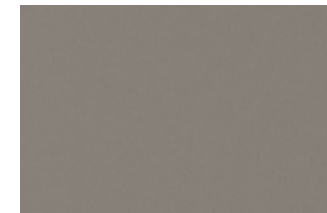
PERFECTED



Kitchen worktop



Kitchen wall units



Kitchen base/tall units



Bathroom/en-suite/WC
vanity surface



Family bathroom floor tile



Family bathroom wall tile



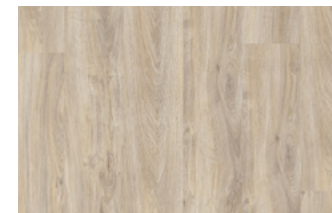
En-suite floor tile



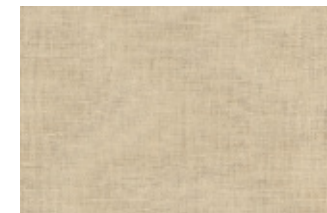
En-suite wall tile



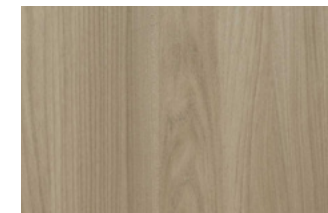
Bedroom carpet



Kitchen/living/dining flooring



Wardrobe carcass



Internal doors



Moulded internal doors,
skirting, architraves and
internal walls paint –
Pocket Stone



The Apartments' bedroom

YOUR STORY

STARTS HERE

The Apartments

Hawthorn Apartments
1, 2 AND 3 BEDROOM APARTMENTS

VIRTUAL TOURS >

Springfield Park

- ① Community Gardens
- ② Pavilion & Café
- ③ Children's Play Area
- ④ Springfield Park Visitor Parking
- ⑤ Sports Ground
- ⑥ Bridge Walkway
- ⑦ Amphitheatre
- ⑧ Play Area
- ⑨ Wetlands



Siteplan is indicative only.

HAWTHORN APARTMENTS

GROUND FLOOR – NORTH

67

Three bedroom

Kitchen/Living/Dining
7.92M X 4.46M | 26'0" X 14'8"

Bedroom 1
5.36M X 3.34M | 17'7" X 11'0"

Bedroom 2
4.46M X 2.83M | 14'8" X 9'3"

Bedroom 3
4.46M X 2.15M | 14'8" X 7'1"

Terrace 1
3.99M X 1.73M | 13'1" X 5'8"

Terrace 2
3.37M X 1.57M | 11'0" X 5'2"

68

One bedroom

Kitchen/Living/Dining
5.67M X 4.87M | 18'7" X 16'0"

Bedroom 1
4.35M X 2.87M | 14'3" X 9'5"

Terrace
5.14M X 1.62M | 16'11" X 5'4"

69

One bedroom

Kitchen/Living/Dining
7.92M X 3.70M | 26'0" X 12'2"

Bedroom 1
5.21M X 3.53M | 17'1" X 11'7"

Terrace
7.82M X 1.60M | 25'8" X 5'3"



73

Two bedroom

Kitchen/Living/Dining
6.87M X 5.24M | 22'6" X 17'2"

Bedroom 1
5.36M X 3.50M | 17'7" X 11'6"

Bedroom 2
5.37M X 2.65M | 17'7" X 8'8"

Terrace
3.99M X 1.74M | 13'1" X 5'8"

72

One bedroom

Kitchen/Living/Dining
7.39M X 4.30M | 24'3" X 14'1"

Bedroom 1
4.51M X 3.30M | 14'10" X 10'10"

Terrace
6.36M X 2.10M | 20'11" X 6'11"

71

Two bedroom

Kitchen/Living/Dining
8.09M X 4.04M | 26'7" X 13'3"

Bedroom 1
5.36M X 3.39M | 17'7" X 11'1"

Bedroom 2
5.15M X 2.55M | 16'11" X 8'4"

Terrace
9.67M X 1.50M | 31'9" X 4'11"

70

Two bedroom

Kitchen/Living/Dining
7.09M X 4.18M | 23'3" X 13'8"

Bedroom 1
4.93M X 3.12M | 16'2" X 10'3"

Bedroom 2
4.57M X 4.46M | 15'0" X 14'8"

Terrace
4.09M X 3.76M | 13'5" X 12'4"

SITE PLAN



HAWTHORN APARTMENTS

FIRST FLOOR – NORTH

75

One bedroom

Kitchen/Living/Dining
5.65M X 4.95M | 18'7" X 16'3"

Bedroom 1
4.42M X 2.89M | 14'6" X 9'6"

Balcony
3.37M X 1.57M | 11'0" X 5'2"

74

Three bedroom

Kitchen/Living/Dining
7.92M X 4.46M | 26'0" X 14'8"

Bedroom 1
5.36M X 3.34M | 17'7" X 11'0"

Bedroom 2
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Bedroom 3
4.46M X 2.15M | 14'8" X 7'1"

Balcony 1
3.99M X 1.73M | 13'1" X 5'8"

Balcony 2
3.37M X 1.57M | 11'0" X 5'2"

76

One bedroom

Kitchen/Living/Dining
5.67M X 4.87M | 18'7" X 16'0"

Bedroom 1
4.35M X 2.87M | 14'3" X 9'5"

Balcony
5.14M X 1.62M | 16'11" X 5'4"

77

One bedroom

Kitchen/Living/Dining
7.92M X 3.70M | 26'0" X 12'2"

Bedroom 1
5.66M X 3.53M | 18'7" X 11'7"

Balcony
3.37M X 1.57M | 11'0" X 5'2"

81

Two bedroom

Kitchen/Living/Dining
6.87M X 5.24M | 22'6" X 17'2"

Bedroom 1
5.36M X 3.50M | 17'7" X 11'6"

Bedroom 2
5.37M X 2.65M | 17'7" X 8'8"

Balcony
3.99M X 1.74M | 13'1" X 5'8"

80

Two bedroom

Kitchen/Living/Dining
6.49M X 4.22M | 21'4" X 13'10"

Bedroom 1
5.72M X 3.27M | 18'9" X 10'9"

Bedroom 2
4.66M X 3.34M | 15'3" X 10'11"

Balcony
4.59M X 1.24M | 15'1" X 4'1"

79

Two bedroom

Kitchen/Living/Dining
6.49M X 4.22M | 21'4" X 13'10"

Bedroom 1
5.72M X 3.27M | 18'9" X 10'9"

Bedroom 2
4.66M X 3.34M | 15'3" X 10'11"

Balcony
4.59M X 1.24M | 15'1" X 4'1"

78

Three bedroom

Kitchen/Living/Dining
11.66M X 4.39M | 38'3" X 14'5"

Bedroom 1
5.81M X 3.48M | 19'1" X 11'5"

Bedroom 2
3.68M X 3.30M | 12'1" X 10'10"

Bedroom 3
4.69M X 2.68M | 15'5" X 8'10"

Balcony
4.69M X 1.49M | 15'5" X 4'11"

SITE PLAN



HAWTHORN APARTMENTS

SECOND FLOOR – NORTH

83

One bedroom

Kitchen/Living/Dining
5.65M X 4.95M | 18'7" X 16'3"

Bedroom 1
4.42M X 2.89M | 14'6" X 9'6"

Balcony
3.37M X 1.57M | 11'0" X 5'2"

82

Three bedroom

Kitchen/Living/Dining
7.92M X 4.46M | 26'0" X 14'8"

Bedroom 1
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Bedroom 3
4.46M X 2.15M | 14'8" X 7'1"

Balcony 1
3.99M X 1.73M | 13'1" X 5'8"

Balcony 2
3.37M X 1.57M | 11'0" X 5'2"

84

One bedroom

Kitchen/Living/Dining
5.67M X 4.87M | 18'7" X 16'0"

Bedroom 1
4.35M X 2.87M | 14'3" X 9'5"

Balcony
5.14M X 1.62M | 16'11" X 5'4"

85

One bedroom

Kitchen/Living/Dining
7.92M X 3.70M | 26'0" X 12'2"

Bedroom 1
5.66M X 3.53M | 18'7" X 11'7"

Balcony
3.37M X 1.57M | 11'0" X 5'2"

89

Two bedroom

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Balcony
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88

Two bedroom

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Balcony
4.59M X 1.24M | 15'1" X 4'1"

87

Two bedroom

Kitchen/Living/Dining
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Bedroom 1
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Bedroom 2
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Balcony
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86

Three bedroom

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Bedroom 3
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Balcony
4.69M X 1.49M | 15'5" X 4'11"

SITE PLAN



HAWTHORN APARTMENTS

GROUND FLOOR – WEST

90

Two bedroom

Kitchen/Living/Dining
7.87M X 3.96M | 25'10" X 13'0"

Bedroom 1
5.62M X 2.71M | 18'5" X 8'11"

Bedroom 2
5.62M X 2.79M | 18'5" X 9'2"

Terrace
7.29M X 1.62M | 23'11" X 5'4"

91

Three bedroom

Kitchen/Living/Dining
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Bedroom 1
5.36M X 3.34M | 17'7" X 11'0"

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Terrace 1
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Terrace 2
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95

Two bedroom

Kitchen/Living/Dining
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Bedroom 2
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Balcony
4.09M X 3.76M | 13'5" X 12'4"

94

Two bedroom

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Terrace
9.67M X 1.50M | 31'9" X 4'11"

93

One bedroom

Kitchen/Living/Dining
7.39M X 4.30M | 24'3" X 14'1"

Bedroom 1
4.51M X 3.30M | 14'10" X 10'10"

Terrace
6.36M X 1.93M | 20'10" X 6'4"

92

Two bedroom

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SITE PLAN



HAWTHORN APARTMENTS

FIRST FLOOR – WEST

97

One bedroom

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96

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98

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Balcony 1
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Balcony 2
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103

Three bedroom

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Bedroom 2
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Bedroom 3
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Balcony
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102

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SITE PLAN



HAWTHORN

APARTMENTS

SECOND FLOOR – WEST

105

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104

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Balcony
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106

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107

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Balcony 1
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111

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Balcony
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110

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109

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Balcony
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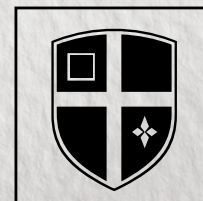
SITE PLAN





LONDON SQUARE WANDSWORTH COMMON
SALES SUITE, BICKNELL WAY, SW17 0FD
WANDSWORTHCOMMON@LONDONSQUARE.CO.UK
0333 666 4545

  @LONDONSQUAREDEVELOPMENTS
LONDONSQUARE.CO.UK



**LONDON
SQUARE**

An Aldar Company

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