



WANDSWORTH COMMON

SW17

THE RESIDENCES

YOUR STORY STARTS HERE >



THE
RESIDENCES

Life's greatest story unfolds here.

Explore. Enjoy. Endeavour for more, or just relax
and stroll through boundless greenery. Embrace the
journey and experience limitless adventures together.
Perfectly poised to grow without compromise.

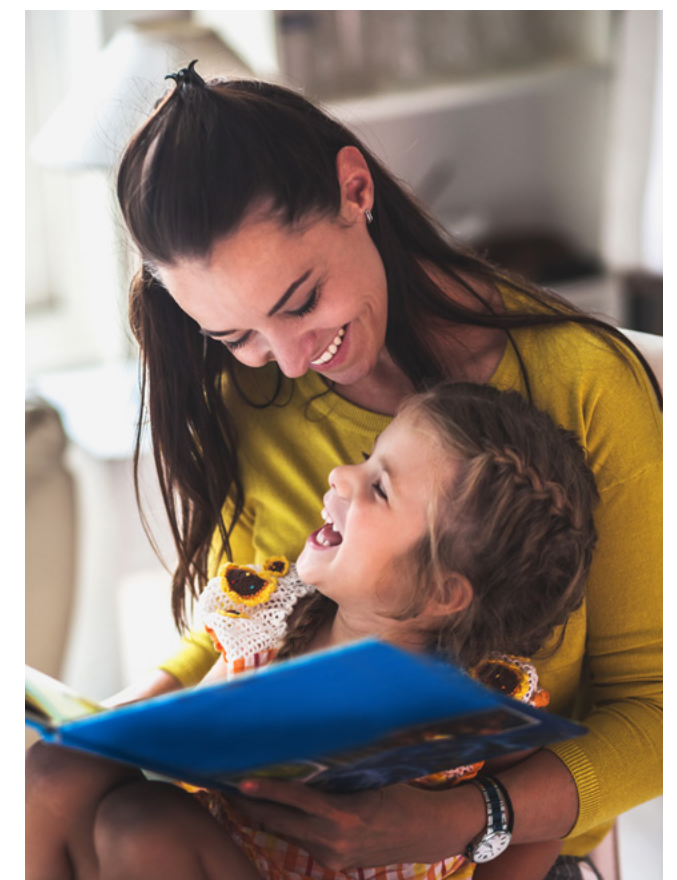
SPACES TO INDULGE

Welcome to The Residences at London Square Wandsworth Common – where elegance and style blend with wondrous views of the beautiful Springfield Park.

A home where every detail has been thought of, creating an enviable and comforting space to call home from the moment you arrive.



The Residences' living room





LUXURY AND COMFORT



The Residences' principal dressing room



Kitchen

- Traditional shaker-style timber kitchen cabinet doors with brass-inspired handles
- Corian worktop with upstand and full height splashback behind hob
- Double butler sink with brushed gold finish boiling water tap
- Electric induction range cooker with matching chimney cooker hood
- Appliances include full height fridge, full height freezer and dishwasher
- Feature wine storage to underside of staircase
- Pull out recycling and waste segregation bin
- Full height kitchen cabinet doors providing hidden door to pantry

Pantry

- Traditional shaker-style timber kitchen cabinet doors at lower level with shelving to walls
- Corian worktop with upstand
- Single bowl sink with brushed gold finish mixer tap
- Siemens or similar washing machine and tumble dryer
- Services cupboard
- Siemens Bi Microwave*

Boot room (if applicable)

- Traditional shaker-style timber kitchen cabinet doors
- Corian worktop with upstand
- Single bowl sink with brushed gold mixer tap
- Bench with Corian tap and pullout drawer below
- Open wall shelving

Garden room (if applicable)

- Optional upgrade to include kitchenette with sink, fridge and dishwasher. Subject to stage of construction

General

- Brass-inspired contemporary ironmongery finish
- Over height flush laminate doorsets to ground floor and lower ground floor
- 5 vertical panel moulded doors to upper floors finished in pocket stone

- Hinged door fitted wardrobes, drawers, shelving and mirror to principal bedroom dressing room (detached house)
- Open wardrobe carcass to walk in wardrobe with hanging rails, drawers, shelving and mirror (semi-detached house)
- Optional upgrade to bio-ethanol fireplace in living room (subject to stage of construction)

Lighting & electrics

- Downlights throughout
- Provision for pendant lighting above kitchen breakfast bar
- Provision for pendant light to living room
- LED lighting to coffered ceiling
- Wall light on staircase to lower ground
- LED lighting to underside of wall-mounted kitchen cabinets and to plinth below base units
- LED lighting to underside of bathroom/en-suite mirrored wall cabinetry, underside of towel box and to plinth level of bath panel
- Mid-height TV point to living/dining room
- Datapoint to dedicated work-from-home station
- Provision for high-speed fibre broadband
- Smoke and heat detectors
- Myson or similar 2 column radiators to upper floors
- USB and USB-C socket provision to kitchen, living area and bedsides

Wall & floor finishes

- Havwoods or similar engineered wood floor in herringbone pattern to ground floor living area
- Timber effect porcelain floor tiles laid in a plank format to the lower ground floor, internally and externally
- Soft carpet stair runner, to landings and bedrooms finished in a taupe colour
- Porcelain wall and floor tiles to bathrooms and en-suites
- Painted internal walls and woodwork in pocket stone
- Ceiling painted in brilliant white

*Siemens or similar integrated appliances.

Principal en-suite

- Half height tiling to en-suite with full height tiling to shower enclosure
- Tiled recess within shower enclosure for bottle storage with LED strip lighting
- Double wall-mounted basins with monobloc basin mixers and bottle traps
- Double mirrored wall vanity cabinet with centrally exposed shelving in a beige textile finish with LED lighting to underside
- Wall-mounted towel box between underside of basins in beige textile finish
- WC with soft close lid
- Toilet roll holder and robe hook
- Shower benefits from wall-mounted handheld shower head, a high level mounted fixed shower head and fixed walk-in glass shower screen with bracing bar
- Double-ended bath with LED lighting to bath plinth
- Crosswater or similar brassware and flushplate finished in brushed gold
- Heated towel rail

Bathroom

- Half height tiling to en-suite around bath, WC and basin with full height tiling to shower enclosure
- Tiled recess within shower enclosure for bottle storage with LED strip lighting
- Crosswater or similar vanity draw in cashmere with oak worktop and sit on bowl basin and monbloc basin mixer
- Full height mirror above basin with demister pad
- WC with soft close lid
- Toilet roll holder and robe hook
- Shower benefits from wall-mounted handheld shower head, a high level mounted fixed shower head and fixed walk-in glass shower screen

- Double-ended bath with LED lighting to bath plinth
- Crosswater or similar brassware and flushplate finished in brushed gold
- Heated towel rail

En-suite

- 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
- Wall-mounted basin with monobloc basin mixer and bottle trap
- Mirrored vanity above basin with open shelving in a beige textile finish with LED lighting to underside
- WC with soft close lid
- Shower benefits from wall-mounted handheld shower head and a high level mounted fixed shower head and hinged glass door with bracing bar
- Crosswater or similar brassware and flushplate finished in brushed gold
- Heated towel rail

WC

- Feature wall tile behind WC with matching behind basin
- Wall-mounted basin with monobloc basin mixer and bottle trap
- Crosswater or similar infinity illuminated mirror
- Heated towel rail



The Residences' principal en-suite



The Residences' bedroom two

Stairs

- Timber staircase to all floors
- Lower ground staircase to benefit from timber treads with LED lighting strips to underside of stair nosings
- Staircase to upper floors painted in pocket stone with carpet runner and stair rods and timber finish handrail and newel caps

Heating & cooling

- Zoned underfloor heating to ground floor and lower ground
- Myson or similar 2 column radiators to upper floors
- Heated towel radiator to WC, bathroom and en-suites
- Decentralised mechanical extract ventilation (dMEV) to kitchen and bathrooms

Garden, terrace & balcony

- Paved garden patio
- Metal powder-coated balustrade with aluminium decking to bedroom balcony
- Turf to garden
- External wall light to balcony, lower ground floor terrace and patio outside garden room (where appropriate)
- Paved lower ground terrace in a plank format timber effect tile

External areas

- Black painted timber front door with brass accessories
- Timber bin store and bike store
- Porch pendant light
- EV car charger to driveway
- Closeboard timber fence to garden

Building structure

- Lower ground is formed out of reinforced waterproof concrete with traditional block and brick construction above
- Timber trusses with high-performance membrane roofing with reconstituted slate roof tiles

Floor and ceiling

- Reinforced concrete slab to lower ground and ground floor, engineered joists to upper floors
- Coffered ceiling to lower ground family/dining

Windows

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

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

Sustainability

- Photovoltaic panels to every house
- 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
- Triple glazing to all windows and balcony/terrace doors



The Residences' principal bedroom

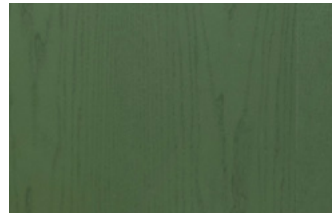


The Residences' family bathroom

A PALETTE PERFECTED



Kitchen, pantry and boot room worktop



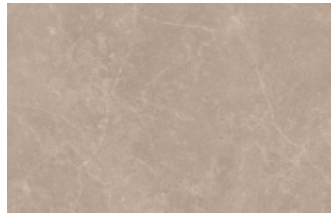
Kitchen units



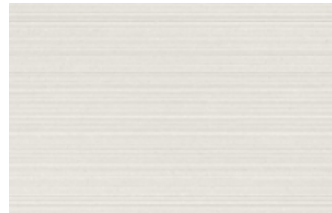
En-suite mirror cabinets carcass



Family bathroom/en-suite/WC vanity surface



Principal en-suite floor tile



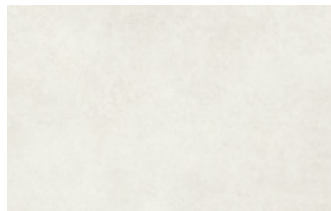
Principal en-suite wall tile



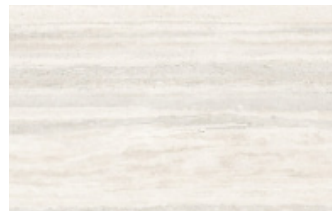
Family bathroom floor tile



Family bathroom wall tile



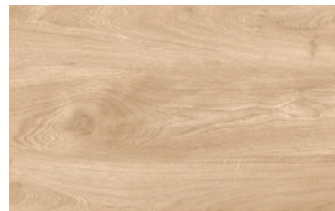
En-suite floor tile



En-suite wall tile



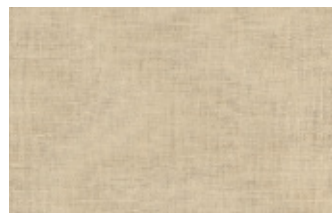
Lower ground floor



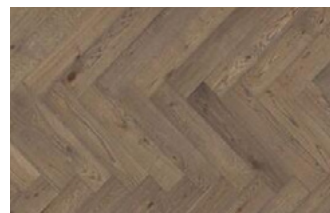
WC floor tile



WC wash basin and splashback wall tile



Wardrobe carcass



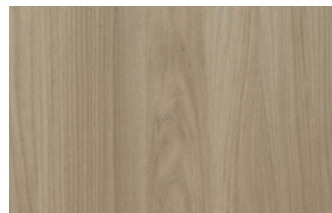
Ground floor flooring (hallway/living room)



First and second floor carpet (stairs/bedrooms/hallway)



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



Lower ground and ground floor internal doors





YOUR STORY

STARTS HERE



Parkview Residences
230, 233, 234, 241, 242,
249, 250 & 253



Greenside Residences
231, 232, 235-240,
243-248, 251 & 252



GREENSIDE RESIDENCES



The Greenside Residences are semi-detached 4 bedroom family homes. Every aspect of the layout has been designed to maximise space, light and flow from one living area to the next.

These homes provide a stylish space to call home, giving you a sanctuary of refined living within the rural oasis of the park.

GREENSIDE

RESIDENCES

231, 235, 237, 239, 243, 245, 247 & 251



Lower ground

Kitchen/Living/Dining
7.10M X 5.09M | 23'4" X 16'8"

Utility/Pantry
3.28M X 2.30M | 10'9" X 7'7"

Terrace
5.42M X 3.46M | 17'10" X 11'4"



Ground floor

Living room
5.33M X 3.95M | 17'6" X 13'0"

Study
3.15M X 2.68M | 10'4" X 8'10"

Boot room
2.25M X 2.06M | 7'4" X 6'9"



First floor

Bedroom 1
5.33M X 3.59M | 17'6" X 11'9"

Dressing area
3.05M X 2.34M | 10'0" X 7'8"

Bedroom 4
3.95M X 2.89M | 13'0" X 9'6"

Balcony
1.89M X 0.83M | 6'3" X 2'9"



Second floor

Bedroom 2
5.33M X 3.95M | 17'6" X 13'0"

Bedroom 3
5.33M X 3.59M | 17'6" X 11'9"

◄► – Measurement points | [] – Coffered ceiling | WC – Cloakroom | S – Store cupboard | SC – Service cupboard | TD – Tumble dryer | WM – Washing machine | UWC – Understair wine cooler | ES – En-suite | W – Fitted wardrobe | [] – Wardrobe space | RS – Refuse store | CS – Cycle store

GREENSIDE

RESIDENCES

232, 236, 238, 240, 244, 246, 248 & 252



Lower ground

Kitchen/Living/Dining
7.10M X 5.09M | 23'4" X 16'8"

Utility/Pantry
3.28M X 2.30M | 10'9" X 7'7"

Terrace
5.42M X 3.46M | 17'10" X 11'4"



Ground floor

Living room
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Study
3.15M X 2.68M | 10'4" X 8'10"

Boot room
2.25M X 2.06M | 7'4" X 6'9"



First floor

Bedroom 1
5.33M X 3.59M | 17'6" X 11'9"

Dressing area
3.05M X 2.34M | 10'0" X 7'8"

Bedroom 4
3.95M X 2.89M | 13'0" X 9'6"

Balcony
1.89M X 0.83M | 6'3" X 2'9"



Second floor

Bedroom 2
5.33M X 3.95M | 17'6" X 13'0"

Bedroom 3
5.33M X 3.59M | 17'6" X 11'9"

◄► – Measurement points | [] – Coffered ceiling | WC – Cloakroom | S – Store cupboard | SC – Service cupboard | TD – Tumble dryer | WM – Washing machine | UWC – Understair wine cooler | ES – En-suite | W – Fitted wardrobe | [] – Wardrobe space | RS – Refuse store | CS – Cycle store



PARKVIEW
RESIDENCES

These 5 bedroom detached family homes are nestled in a prime position with beautiful vistas over the parkland, featuring spacious living areas perfect for entertaining.

The welcoming, light-filled interiors demonstrate modern open-plan living at its finest, creating the perfect balance of style and practical luxury living.

PARKVIEW
RESIDENCES

230, 234, 242 & 250



Lower ground

Kitchen/Living/Dining
6.68M X 5.26M | 21'11" X 17'3"
Utility/Pantry
3.50M X 3.12M | 11'6" X 10'3"
Terrace
5.72M X 3.65M | 18'9" X 12'0"

Ground floor

Living/Garden room
7.92M X 5.73M | 26'0" X 18'10"

First floor

Bedroom 1
5.73M X 3.50M | 18'10" X 11'6"
Dressing area
3.46M X 3.14M | 11'4" X 10'4"
Bedroom 3
3.95M X 3.29M | 13'0" X 10'10"
Balcony
1.80M X 0.74M | 5'11" X 2'5"

Second floor

Bedroom 2
3.86M X 3.50M | 12'8" X 11'6"
Bedroom 4
3.46M X 3.14M | 11'4" X 10'4"
Bedroom 5/Study
3.95M X 3.29M | 13'0" X 10'10"

VIRTUAL TOUR ➤

◀▶ – Measurement points | [] – Coffered ceiling | WC – Cloakroom | S – Store cupboard | SC – Service cupboard | TD – Tumble dryer | WM – Washing machine
| UWC – Understair wine cooler | ES – En-suite | W – Fitted wardrobe | [] – Wardrobe space | K – Kitchenette upgrade | RS – Refuse store | CS – Cycle store

PARKVIEW

RESIDENCES

233, 241, 249^ & 253



Lower ground

Kitchen/Living/Dining
6.68M X 5.26M | 21'11" X 17'3"
Utility/Pantry
3.50M X 3.12M | 11'6" X 10'3"
Terrace
5.72M X 3.65M | 18'9" X 12'0"



Ground floor

Living/Garden room
7.92M X 5.73M | 26'0" X 18'10"



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Second floor

Bedroom 2
3.86M X 3.50M | 12'8" X 11'6"
Bedroom 4
3.46M X 3.14M | 11'4" X 10'4"
Bedroom 5/Study
3.95M X 3.29M | 13'0" X 10'10"

VIRTUAL TOUR >

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A PLACE TO GROW

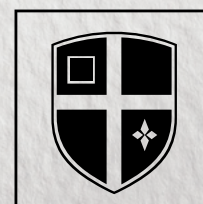
- | | |
|---------------------------------------|------------------|
| ① Community Gardens | ⑤ Sports Ground |
| ② Pavilion & Café | ⑥ Bridge Walkway |
| ③ Children's Play Area | ⑦ Amphitheatre |
| ④ Springfield Park
Visitor Parking | ⑧ Play Area |
| | ⑨ Wetlands |





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**LONDON
SQUARE**

An Aldar Company

†Speak to Sales Consultant for individual property boundaries and planting scheme. ^Plot 249 has an alternative terrace layout. Ceiling heights will vary. The coffered ceiling is just visual and not to scale. Floorplans shown for London Square Wandsworth Common are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of +/-50mm. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout is indicative only. Garden size may vary. Please ask a Sales Consultant for further information.

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