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PLOUGH APARTMENTS
BATTERSEA SW11

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PLOUGH APARTMENTS SW11

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Computer generated image, indicative only



Plough Apartments and
the new church, St Peter's

Nestled beside leafy York Gardens, Plough Apartments is an intimate collection of seven 1-, 2- and 3-bedroom apartments available for shared ownership.

The riverside neighbourhood of Wandsworth has fast become a hub for young professionals and families alike who are allured by its green open spaces, boutique lined streets, vibrant restaurant and bar scene, and effortless commute into London's artery via nearby Clapham Junction.

Housed in a striking glass and bronze building with a futuristic design and a landscaped courtyard, Plough Apartments offers serene, village-style living within one of London's most sought-after neighbourhoods.

Computer generated image, indicative only



Wandsworth Common



- 01. The Althorpe, Wandsworth Common
- 02. The Plough, St John's Hill
- 03. Tierra Verde, Webb's Road
- 04. The Plough, St John's Hill

SOUTH LONDON FLAVOURS

Dynamic Wandsworth brims with bustling bars, casual cafés and eclectic restaurants that attract a trendy 20- and 30-something crowd. A stone's throw from Plough Apartments is the New York-inspired Plough Bar & Kitchen, offering cocktails and craft beers to go with peanut-butter burgers and white truffle chips.

Moments away, you'll find a delectable choice of international cuisine on St John's Hill, ranging from spicy Thai dishes at KaoSarn to traditional British fare at the colonial-style Powder Keg. Also nearby is Northcote Road - a haven of cutesy coffee shops by day, and a lively restaurant and bar scene by night. Try bitesize Spanish delights and fine Rioja wine at Lola Rojo, or take your pick from the plethora of laid-back pubs dotted around the area.

Romantically-lit pizzerias, stylish cocktail bars and late-night clubs line Clapham Common High Street. It's a favourite amongst South London's night owls, and just 2 miles from Plough Apartments.



Tierra Verde, Webb's Road

RETAIL THERAPY



- 01. The Bolingbroke, Northcote Road
- 02. Hamish Johnston, Northcote Road
- 03. Tierra Verde, Webb's Road
- 04. Question Air, Northcote Road

Independently owned boutiques mix with high-street stores in Wandsworth. Oliver Bonas, Topshop, Whistles and Waterstones are just some of many ever-reliable brands in the area. For a one-stop shop, there's the multi-storey Debenhams in Clapham Junction.

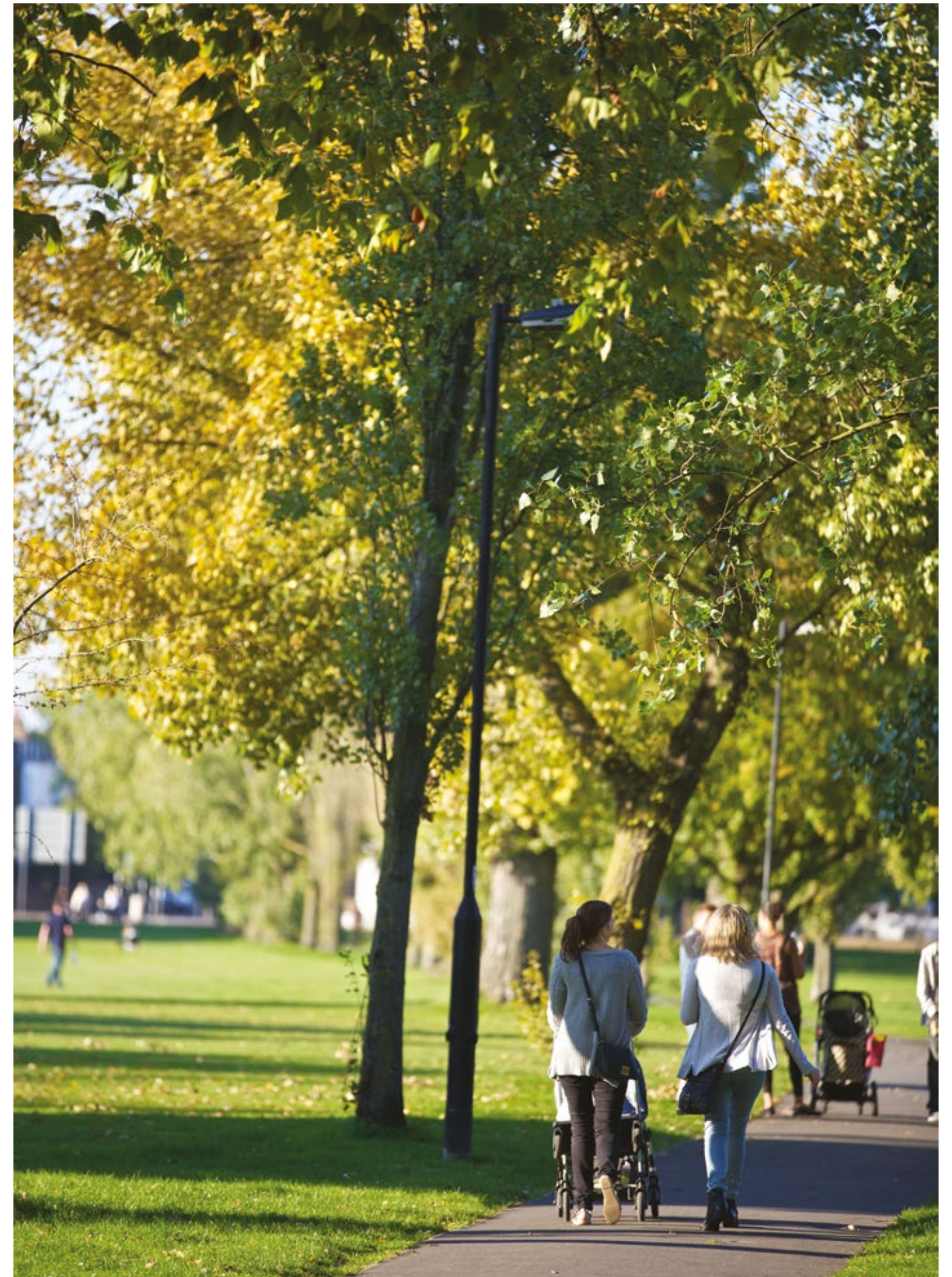
Traditional butchers and specialist cheesemongers lend the area its friendly, local feel. Stock up on gourmet goodies at the weekend food market where jumbles of crumbly cheese, freshly-baked loaves and homemade cupcakes tempt passers-by.

FIELDS OF JOY

Find tranquillity in Southwest London's idyllic verdant spaces. On one side of the neighbourhood is the 70-hectare Wandsworth Common, with its wooded fitness trails, glistening lakes and ponds, and tennis courts. The family-friendly café, Common Ground, is the perfect spot for an al fresco catch-up over a frothy cappuccino.

To the northeast of Plough Apartments is the majestic Battersea Park, 83 hectares of glorious greenery that borders the River Thames. While most people come for leisurely strolls around the boating lake or lazy summer picnics in the flower-filled gardens, there's plenty of opportunity for activity too: an all-weather sporting facility includes a running track, football pitches and a tennis court. Other points of interest include a contemporary art gallery, a Victorian bandstand, the Buddhist Peace Pagoda and a scattering of famous Henry Moore sculptures.

Wandsworth Common





Computer generated image, indicative only

Plough Apartments from bordering
York Gardens

FABRICA IS PART OF AN AWARD-WINNING PROPERTY BUSINESS, COMMITTED TO CREATING METICULOUSLY DESIGNED, SKILFULLY PRODUCED HOMES. FROM APARTMENTS OF STRIKING URBAN ARCHITECTURE TO HOUSES WITH A MORE RURAL INTIMATE CHARM, OUR AIM IS ALWAYS THE SAME: TO CREATE BEAUTIFULLY DESIGNED HOMES WHICH ARE A REAL PLEASURE TO LIVE IN.

MYRIAD CONNECTIONS

Plough Apartments grants its residents the ultimate luxury - an effortless journey into the very heart of London. An 8-minute stroll away, bustling Clapham Junction (zone 2) has a regular train line that zips commuters into Waterloo in just 9 minutes, while Victoria-bound trains take 8 minutes. International travel is stress-free too, thanks to a fast service to Gatwick airport (25 minutes).

Surrounding Clapham Junction train station is an extensive network of buses (including 24-hour services) that link the whole of south London, from Putney to Peckham and beyond. The number 35 route goes as far as Shoreditch and Liverpool Street in the East; number 87 takes you to the shops and theatres of colourful Covent Garden.

Wandsworth Town Station is a 10-minute walk east of Plough Apartments. From here you can get to Richmond in 12 minutes and Waterloo in 15 minutes.

- 01. Northcote Road
- 02. The Last Supper Gallery, Webb's Road

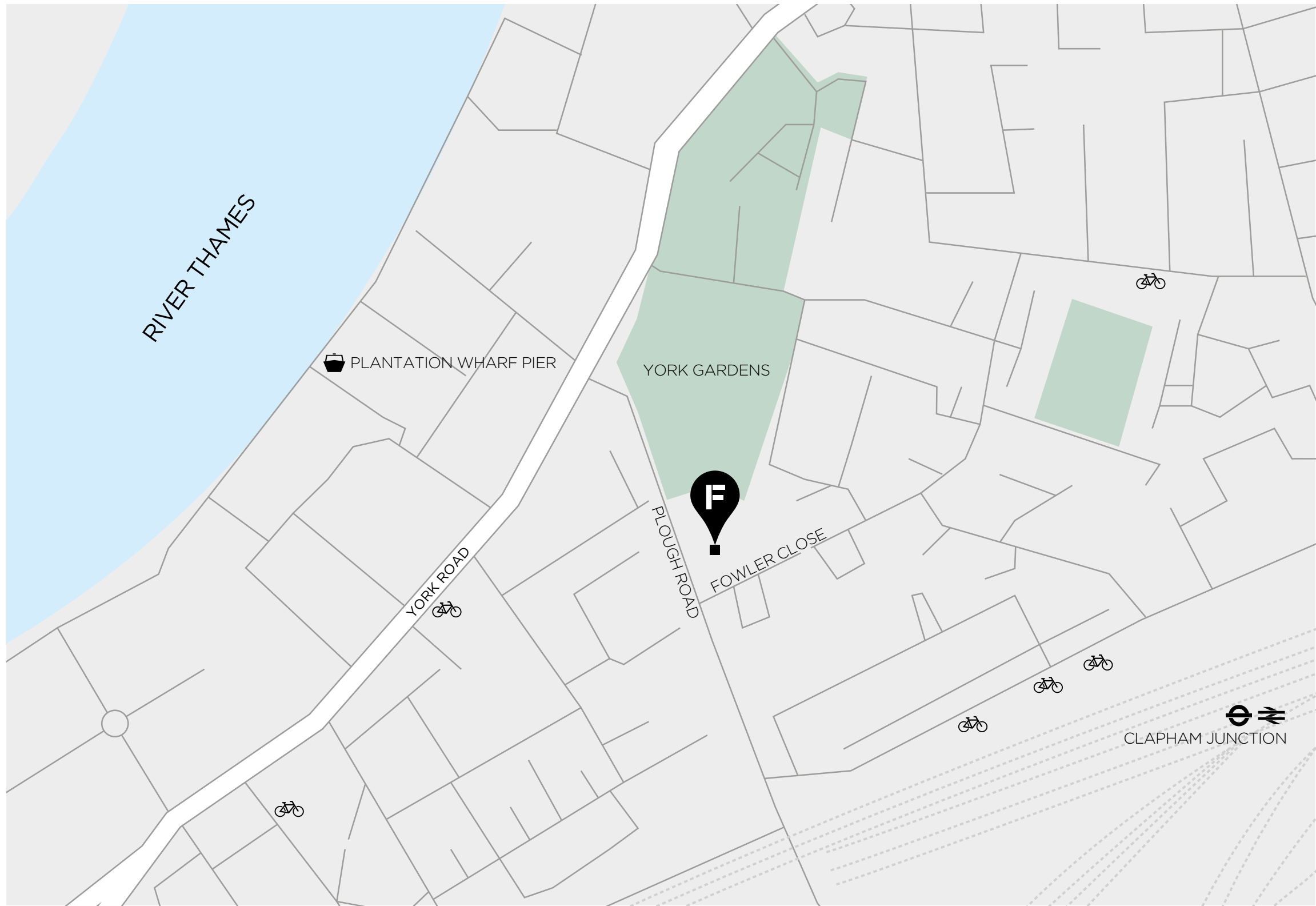


PLOUGH APARTMENTS, SW11






FROM CLAPHAM JUNCTION	Earls Court 8 mins	Blackfriars 15 mins	Baker Street 20 mins	Oxford Circus 22 mins	Canary Wharf 27 mins	King's Cross St Pancras 28 mins
FROM CLAPHAM JUNCTION	Wimbledon 7 mins	West Brompton 7 mins	Victoria 8 mins	Richmond 8 mins	Waterloo 9 mins	Shepherds Bush 12 mins
	Clapham Junction 2 mins	Wandsworth Town 3 mins	Imperial Wharf 5 mins	Battersea Park 6 mins	Queenstown Road 7 mins	Wandsworth Road 7 mins
	Clapham Junction 5 mins	Wandsworth Town 8 mins	Imperial Wharf 15 mins	Battersea Park 17 mins	Queenstown Road 17 mins	Wandsworth Road 18 mins
	Clapham Junction 8 mins	Wandsworth Town 10 mins	Imperial Wharf 29 mins	Battersea Park 33 mins	Queenstown Road 34 mins	Wandsworth Road 37 mins

Journey times source: TFL.gov.uk and Google maps, dependent on time of day

LOCATION

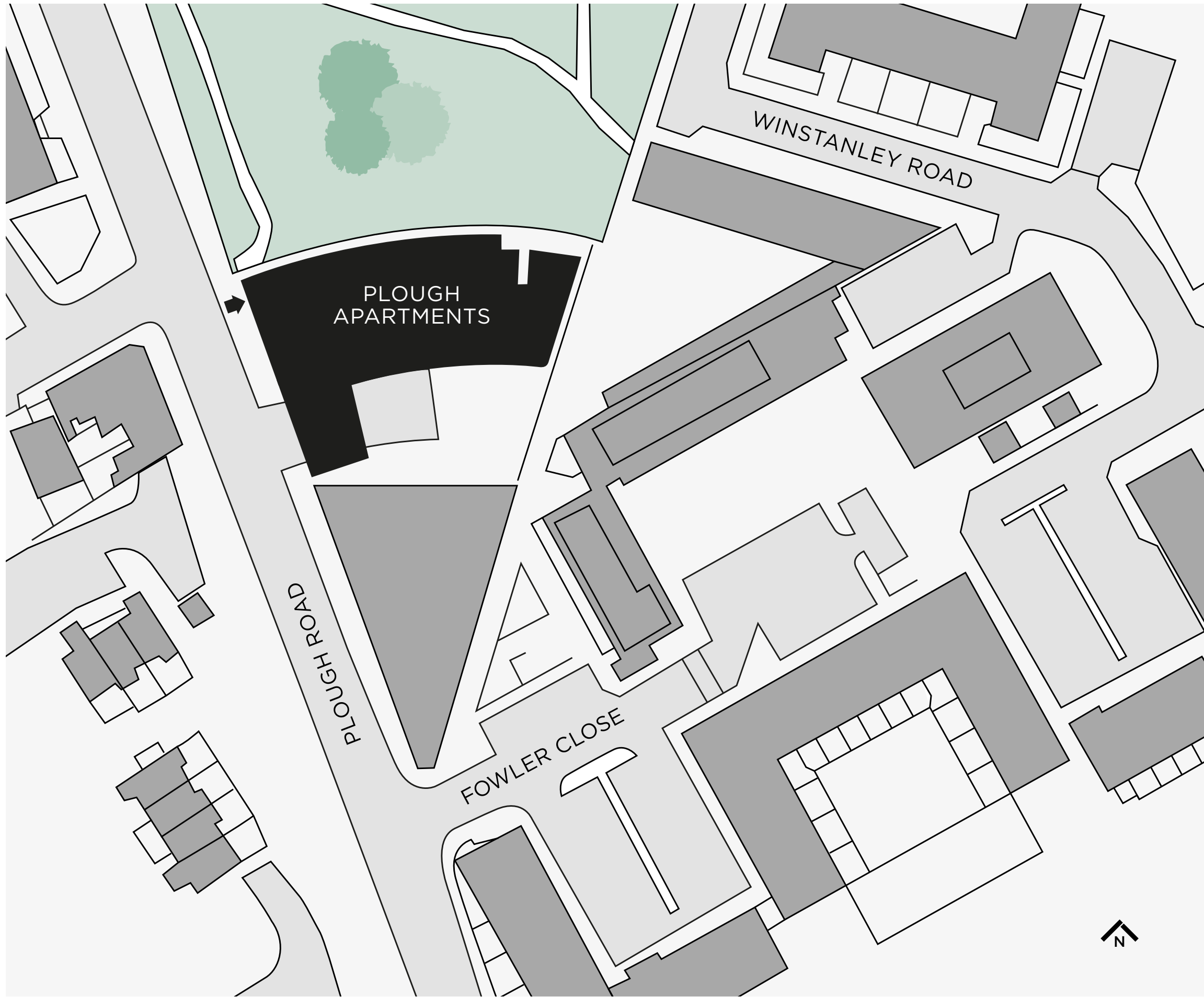


KEY

	Green space
	Mainline Rail station
	London Overground station
	Santander Cycles docking station
	River station

Map not to scale, indicative only

SITE PLAN



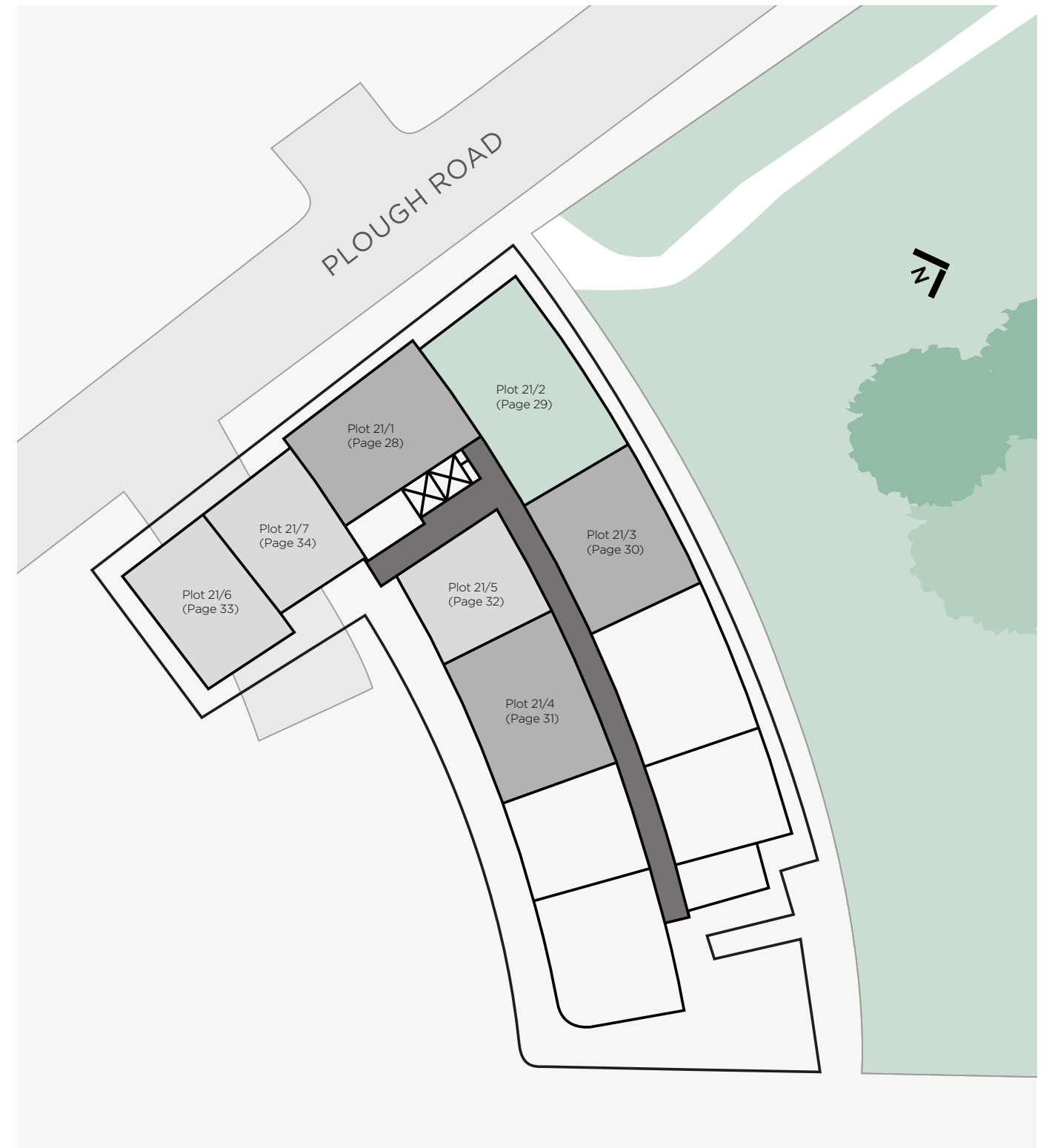
KEY

- Green space
- Plough Apartments
- Development entrance
- Roads

Map not to scale, indicative only

FLOORPLANS

Plot Number	Number of Bedrooms	Internal areas Total sq ft/sq m	Page number
21/1	02	766.4/71.2	28
21/2	03	995.7/92.5	29
21/3	02	765.3/71.1	30
21/4	02	811.6/75.4	31
21/5	01	543.6/50.5	32
21/6	01	612.5/56.9	33
21/7	01	579.1/53.8	34



Map not to scale, indicative only

Key

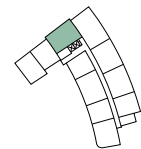
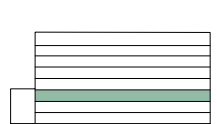
Light Grey	01 Bedroom
Medium Grey	02 Bedrooms
Light Green	03 Bedrooms
Dark Grey	Communal area
Hatched Box	Lifts

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details.

2 Bedroom Apartment
Plot 21/1
Floor 02



Plough Apartments 02 Floor



Living/Kitchen/Dining	4.67 m x 6.58 m	15'4" x 21'7"
Bedroom 1	3.71 m x 3.10 m	12'2" x 10'2"
Bedroom 2	3.70 m x 3.13 m	12'2" x 10'3"
Total internal area	71.2 sq m	766.4 sq ft

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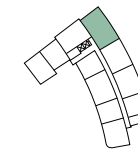
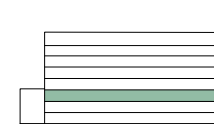
Key

FF	Fridge Freezer
WM	Washing Machine
DW	Dishwasher

3 Bedroom Apartment
Plot 21/2
Floor 02



Plough Apartments 02 Floor



Living/Kitchen/Dining	7.50 m x 4.39 m	24'7" x 14'5"
Bedroom 1	5.20 m x 2.76 m	17'1" x 9'1"
Bedroom 2	4.23 m x 2.76 m	13'11" x 8'11"
Bedroom 3	4.21 m x 2.80 m	13'10" x 9'2"
Balcony 1	3.15 m x 1.60 m	10'4" x 5'3"
Balcony 2	2.47 m x 1.60 m	8'2" x 5'3"
Total internal area	92.5 sq m	995.7 sq ft

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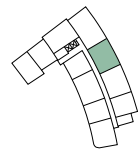
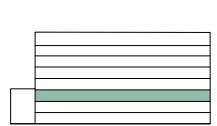
Key

FF	Fridge Freezer
WM	Washing Machine
DW	Dishwasher

2 Bedroom Apartment
Plot 21/3
Floor 02



Plough Apartments 02 Floor



Living/Kitchen/Dining	7.50 m x 3.91 m	24'7" x 12'10"
Bedroom 1	5.31 m x 2.97 m	17'5" x 9'9"
Bedroom 2	4.25 m x 3.04 m	13'11" x 10'0"
Balcony	3.24 m x 1.60 m	10'8" x 5'3"
Total internal area	71.1 sq m	765.3 sq ft

Key

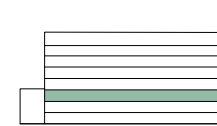
- FF Fridge Freezer
- WM Washing Machine
- DW Dishwasher

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2 Bedroom Apartment
Plot 21/4
Floor 02



Plough Apartments 02 Floor



Living/Kitchen/Dining	7.50 m x 4.35 m	24'7" x 14'3"
Bedroom 1	5.39 m x 2.70 m	17'8" x 8'10"
Bedroom 2	4.09 m x 2.80 m	13'5" x 9'2"
Balcony	9.54 m x 1.10 m	31'4" x 3'7"
Total internal area	75.4 sq m	811.6 sq ft

Key

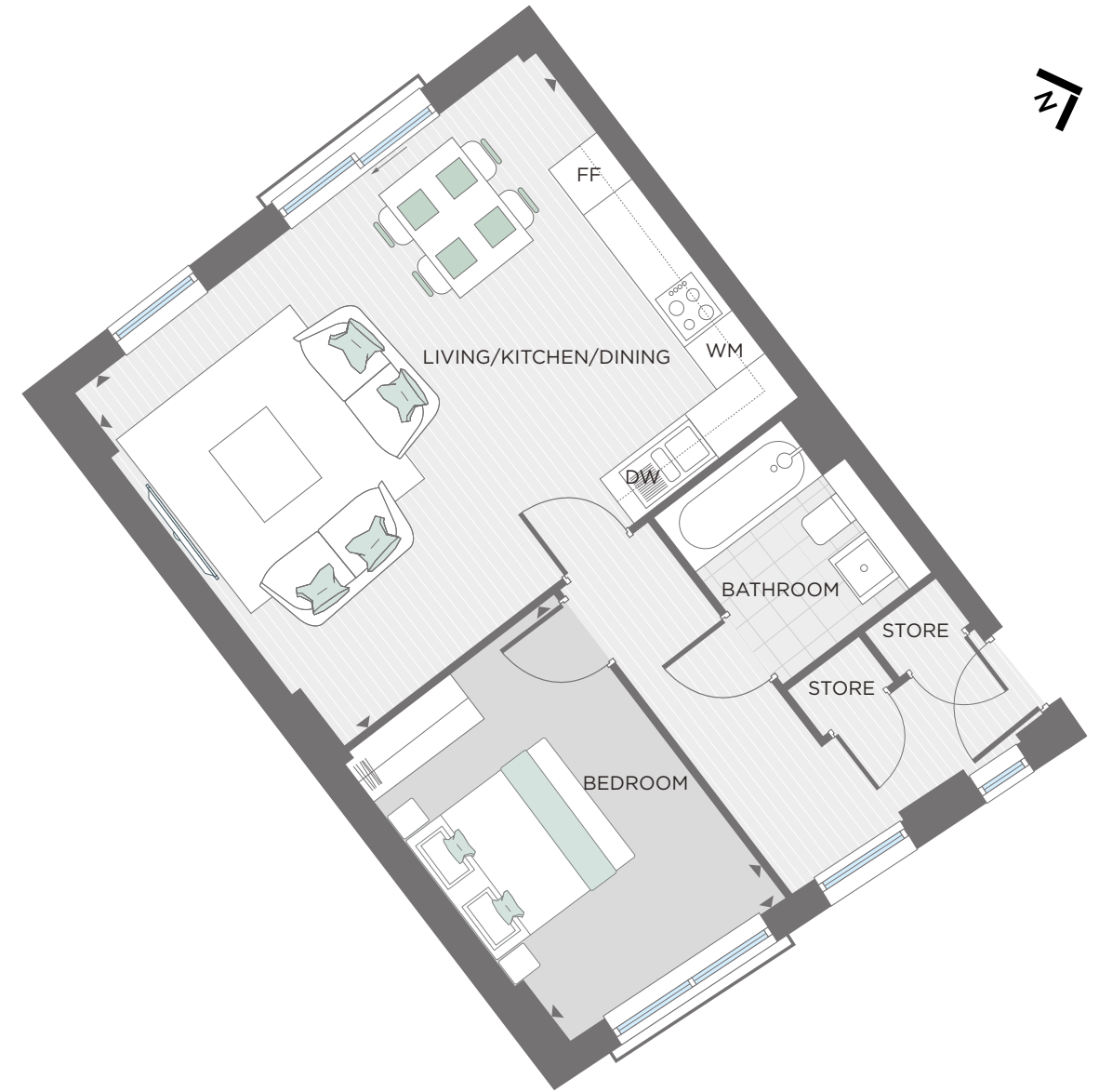
- FF Fridge Freezer
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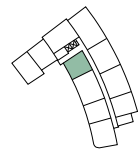
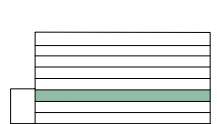
1 Bedroom Apartment
Plot 21/5
Floor 02



1 Bedroom Apartment
Plot 21/6
Floor 02



Plough Apartments 02 Floor



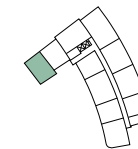
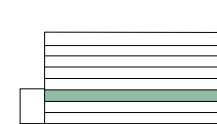
Living/Kitchen/Dining	7.51 m x 3.19 m	24'8" x 10'6"
Bedroom	4.70 m x 2.97 m	15'5" x 9'9"
Balcony	5.99 m x 1.10 m	19'8" x 3'7"
Total internal area	50.5 sq m	543.6 sq ft

Key

- FF Fridge Freezer
- WM Washing Machine
- DW Dishwasher

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Plough Apartments 02 Floor



Living/Kitchen/Dining	6.30 m x 4.79 m	20'8" x 15'9"
Bedroom	3.92 m x 2.90 m	12'10" x 9'6"
Total internal area	56.9 sq m	612.5 sq ft

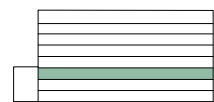
Key

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- WM Washing Machine
- DW Dishwasher

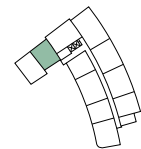
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Plough Apartments



02 Floor

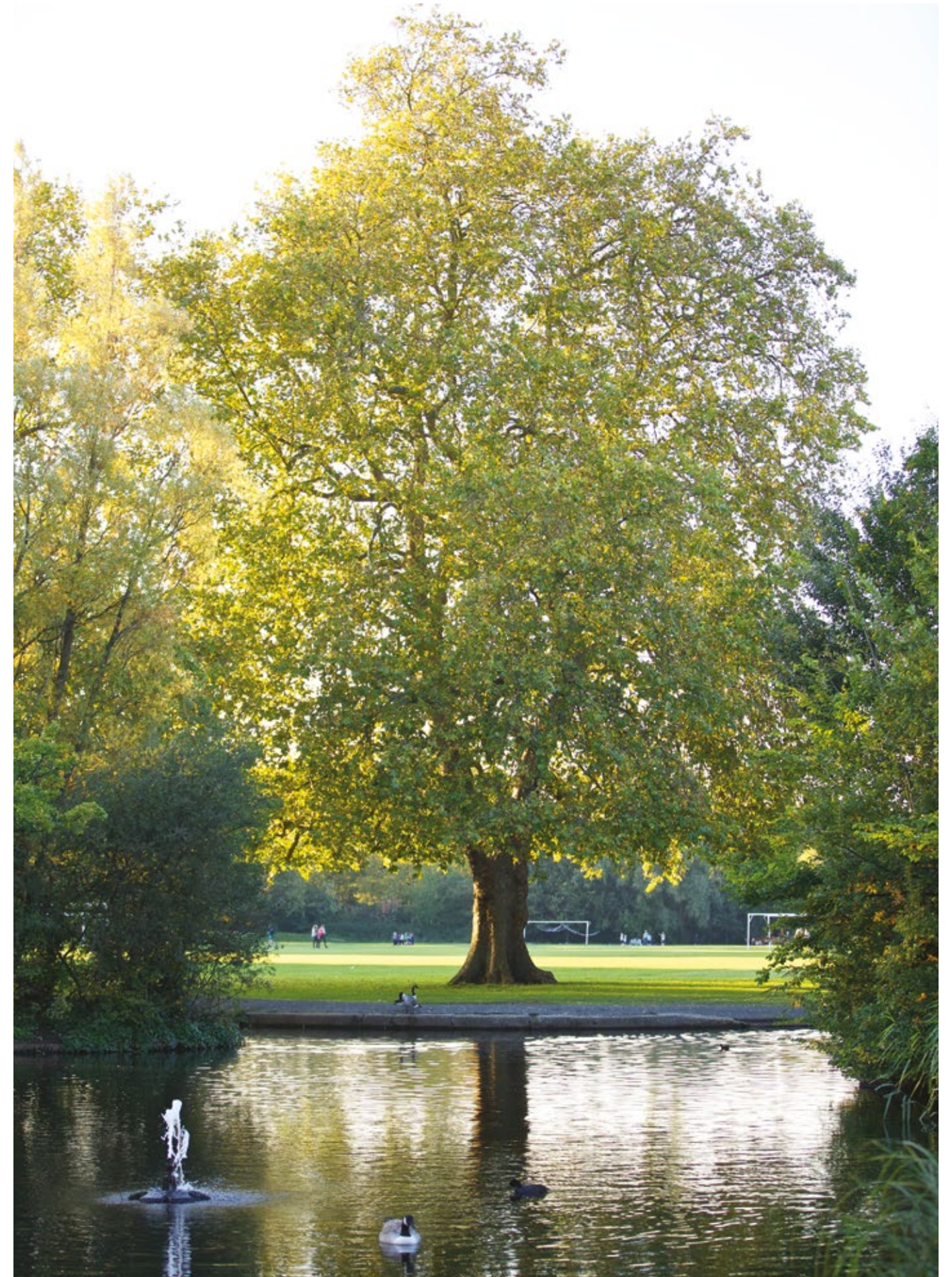


Living/Kitchen/Dining	8.21 m x 3.74 m	26'11" x 12'3"
Bedroom	4.33 m x 3.02 m	14'2" x 9'11"
Total internal area	53.8 sq m	579.1 sq ft

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Key

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SPECIFICATION

Interior finishes

- Laminate flooring in smoked oak to hallway, living room and kitchen
- Wool blended carpet to bedrooms

Kitchen/Living areas

- Bespoke handleless high gloss kitchens with stainless steel splashback
- Corian kitchen worktop and upstand
- Bosch appliances including:
 - Built-in single oven
 - Ceramic 4 burner hob
 - Integrated extractor hood
 - Integrated fridge freezer
 - Integrated dishwasher
 - Washer dryer
- Undermounted bowl and a half stainless steel sink
- Single lever kitchen mixer tap

Bedrooms

- Built-in wardrobe finished in white gloss (bedroom 1 only)

En Suites

- Ceramic flooring and wall tiling
- Semi-pedestal wall mounted washbasin
- Stone quadrant shower tray
- Large format wall hung mirror
- Overhead shower head and arm
- Floor mounted white WC with soft close seat and dual flush plate
- Chrome heated towel rail and robe hook

Bathrooms

- Ceramic flooring and wall tiling
- Semi-recessed washbasin
- Large format wall hung mirror
- Steel built in bath
- Glass screen to shower bath
- Overhead shower head and arm
- Wall mounted bath and shower mixer
- Floor mounted white WC with soft close seat and dual flush plate
- Chrome heated towel rail and robe hook

Electrical

- White recessed downlights
- Video door entry

Heating and hot water

- Communal heating system
- Hot water supplied by centralised boiler system
- Smart metering
- Panel radiators

Communal areas

- Cycle storage with secure access.
- Residential cores served by passenger lifts
- On-site CCTV

Sustainability

- Code for Sustainable Homes Level 3
- Smart energy meters



WHY SHARED OWNERSHIP?

Buying a home is a complicated process so it's little wonder that the idea of shared ownership can be a little daunting. We offer a variety of homes to buy under the shared ownership scheme and the following few pages will provide you with everything you need to know including how to apply, the cost of buying and eligibility.

What is shared ownership?

Shared ownership is an affordable way to buy a home which involves part owning, part renting a property. It's designed to help people who can't afford to buy a home at full market value and allows you to buy a share of a property (usually 25%-75%) and pay rent on the part you don't own. You'll need to take out a mortgage to pay for your share. When you can afford to, you may wish to increase your shares until you own the entire property. This is known as 'staircasing'. You will also pay a service charge for your home, which is usually charged on a monthly basis.

There are lots of good reasons to buy a shared ownership home:

- Buy chain free
- Have a 10 year construction warranty from a leading warranty provider
- Buy in a sought after development in high demand area
- Own a skilfully produced, meticulously designed home in an area you want to live

How does it work?

The price of the share you buy is determined by a property valuation, carried out by a Royal Institution of Chartered Surveyors (RICS) qualified surveyor. On the share of the home you don't own, you will pay us rent. For example, if you purchase 40% of your home, you will pay rent on the remaining 60%. You will need to have a financial assessment to establish the maximum share you can afford to buy.

What will you own?

Shared ownership properties are always leasehold. This means that you own the property for a fixed period of time - usually 125 years, and will have the normal rights and responsibilities of a normal purchaser. We will act as the landlord and will own the share that you don't own.

How much will it cost?

The level of deposit you need depends on the cost of the share you would like to buy, and the mortgage you choose. In addition to your monthly mortgage and rent payments, you'll need savings of around £4,000 to be able to cover the cost of the survey, legal fees and stamp duty (if applicable). The amount of deposit you will need depends on the mortgage provider you chose, the terms of the mortgage and your credit rating.

If you want to buy more shares, the cost of your new share will depend on how much your home is worth when you want to buy the share. If property prices in your area have gone up, you'll pay more than for your first share. If your home has dropped in value, your new share will be cheaper. Buying additional shares will reduce the amount of rent you pay. If you staircase to the point where you own outright, you will no longer have rent to pay.

Eligibility

To qualify for shared ownership you will need to meet certain criteria set by the Local Authority, this criteria can vary for each scheme. You should be eligible for shared ownership if:

- You are unable to afford a home that meets your needs
- You currently don't own a property
- You have £4,000 to cover legal fees
- You live or work in the same borough as the property you want to buy
- You meet the household income criteria as set out in the table below:

London - Income less than £90,000

Outside London - Income less than £80,000

Applicants for shared ownership are prioritised based on the Local Authority criteria. Priority is generally given to applicants living or working in the same borough as the property they wish to buy. When prioritising applicants, the Local Authority will also consider whether:

- You are a housing association tenant
- You work in the Ministry of Defence
- You are a first time buyer
- You are deemed to be in a high priority group by the Local Authority

In some cases, the Local Authority use their own criteria to prioritise applicants.*

How to apply

Before we can progress an enquiry, you will need to register with a HomeBuy agent to get your registration number. Once you have registered, please contact us with your registration number and we will be delighted to talk you through our portfolio of suitable homes and carefully guide you throughout the process.

For new build developments in London you will need to register with Homematch

homematch.org.uk
0845 230 8099

*Please note: Minimum incomes may vary for each scheme. Information correct at time of going to print. Eligibility criteria changes regularly and we make no representations or warranties with respect to the current accuracy of the information.

THE SHARED OWNERSHIP PROCESS

1. The conveyancing process

This is the process of transferring ownership of a property from one person to another. It usually takes between 4 and 6 weeks from reservation to exchange of contracts. Once your application has been approved by us, you'll need to instruct your solicitor and pass their details onto us. We'll also need details of your lender. We will issue a Memorandum of Sale to all parties, which gets the legal process underway.

2. Searches

Your solicitor will carry out a number of searches including environmental searches as well as local area searches.

3. Survey

You will need to pay for a survey/valuation, which is carried out by your lender

4. Mortgage offer

If you are buying a property with a mortgage, you'll need a mortgage offer on the property. Once you've received the offer you will need to send this to us so that we can approve it.

5. Exchange of contracts

When you exchange contracts you will need to pay a deposit which makes the sale legally binding at the price agreed. If you withdraw from the sale for any reason, the deposit is non-refundable. At this stage you are also now ready to agree a completion date.

6. Completion

The completion date is when your solicitor transfers the remainder of the money to our solicitor and the home officially becomes yours. Your solicitor will request the funds from your lender well in advance of the completion date and will also carry out a final search at the Land Registry. Other costs that will need to be paid are Stamp Duty (if applicable) as well as rent and service charge to us. A transfer document showing that the home is now leased to you will be sent to Land Registry.



INCREASING YOUR SHARE & SELLING YOUR HOME

Increasing your share

You can increase your share in your home at any time until you own the property outright if your lease permits. You will have to pay for the valuation of your home to do this. The share you wish to buy is calculated on the value of your home, which needs to be assessed by a qualified RICS surveyor. An estate agent's market appraisal cannot be used. You will need to pay Stamp Duty if the additional shares you buy increase your ownership to 80%-100%. Please speak to your solicitor for more information on how this is calculated. You will have 3 months from the date your property is inspected by the surveyor to complete the purchase of the additional shares.

If you have made any improvements to your property which have added to its value, that have been approved by our Leasehold department the surveyor would be asked to provide two valuation figures; one with improvements and one without.

Selling your home

You will need to approach us in order to sell your home and your lease will state how long we have in order to find a suitable buyer, which is usually eight weeks. A RICS qualified surveyor will need to assess the value of your home as unfortunately an estate agent appraisal is not valid. If we find a buyer for your property a resale fee is payable.

If we're unable to find a buyer, then you may sell your home with an estate agent and you will be responsible for paying their fees. If you sell through an estate agent you would have the option of marketing both your share and the property outright for the value based on your valuation report.



- 01. City Wharf N1
- 02. Jigsaw W13
- 03. The Chroma Buildings SE1
- 04. Queens Wharf W6

SKILFULLY PRODUCED

FABRICA is part of an award-winning property business, committed to creating meticulously designed, skilfully produced homes.

From apartments of striking urban architecture to houses with a more rural intimate charm, our aim is always the same: to create beautifully designed homes which are a real pleasure to live in. Our design ethos and commitment to sustainability means that our homes are built in carefully considered locations and are sympathetic to the environment. Every project reflects our dedication to thoughtful design, sustainable living, and to providing an outstanding experience for our customers.

People are at the heart of everything we do, and because we own and manage all our properties, our commitment to providing the best possible service for our customers never stops. Our estate management team is exceptional, and has the awards to prove it.

FABRICA is part of the A2Dominion Group. With over 70 years of experience and an asset base of £2.8billion across 35,000 homes, we are one of the largest developers in the UK. Our A+ credit rating and pipeline of 4,400 homes across London and the South East combined with our partnerships with world-class architects and interior designers ensures that we maintain our unique approach to house building. We don't just build remarkable homes, we invest all profits into projects which benefit communities and create better ways to live.

Skilfully produced is the one thing we always live by.



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A DEVELOPMENT BY

FABRICA

by A2Dominion