



# WANDSWORTH COMMON

SW17

## HAWTHORN APARTMENTS

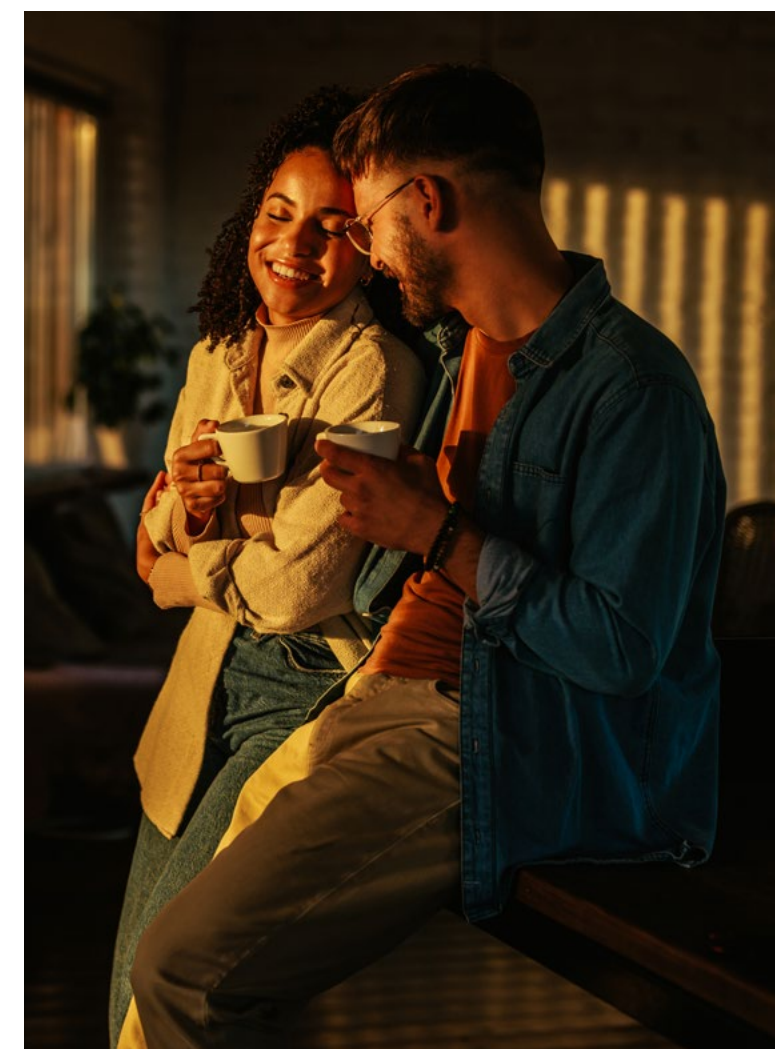








The Apartments' living/dining



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

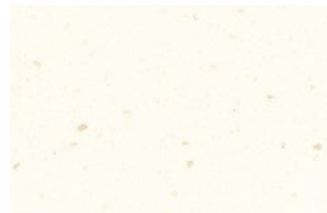




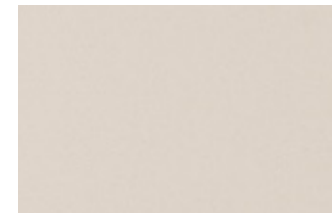
The Apartments' kitchen

## A PALETTE

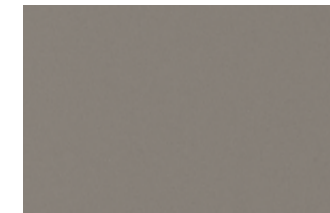
# PERFECTED



Kitchen worktop



Kitchen wall units



Kitchen base/tall units



Bathroom/en-suite/WC  
vanity surface



Family bathroom floor tile



Family bathroom wall tile



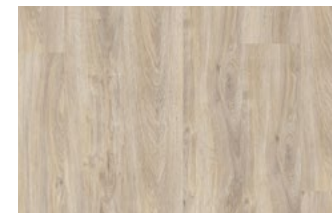
En-suite floor tile



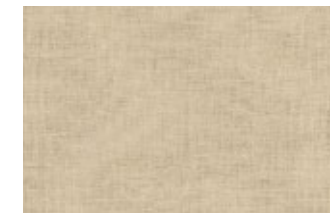
En-suite wall tile



Bedroom carpet



Kitchen/living/dining flooring



Wardrobe carcass



Internal doors



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







# 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"

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"

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"



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"

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"

71

Two bedroom

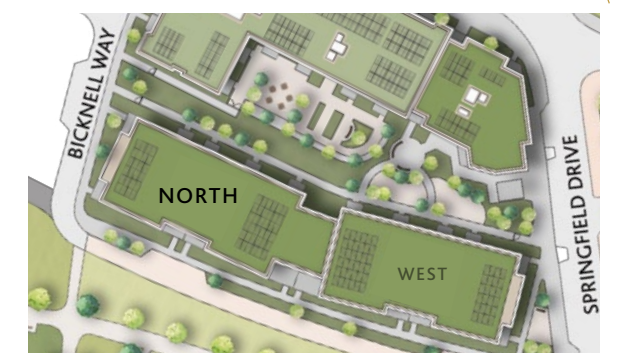
Kitchen/Living/Dining  
8.09M X 4.04M | 26'7" X 13'3"

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"

SITE PLAN





# HAWTHORN APARTMENTS

FIRST FLOOR – NORTH

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

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"

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"

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"

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"

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"

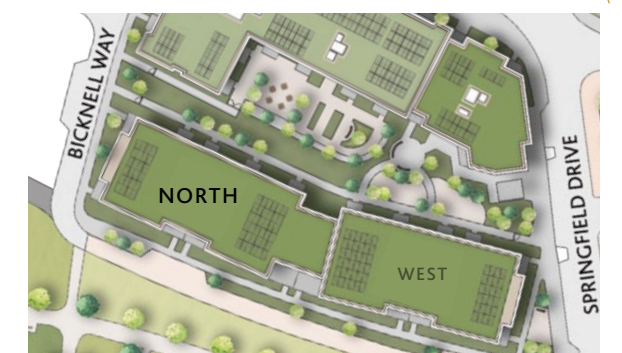
81

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"



SITE PLAN



◀▶ – Measurement points | ES – En-suite | S – Store cupboard | SC – Service cupboard | W – Fitted wardrobe



# HAWTHORN APARTMENTS

## SECOND FLOOR – NORTH

**82**

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"  
Balcony 1  
3.99M X 1.73M | 13'1" X 5'8"  
Balcony 2  
3.37M X 1.57M | 11'0" X 5'2"

**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"

**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"

**86**

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"

**87**

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"

**88**

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"

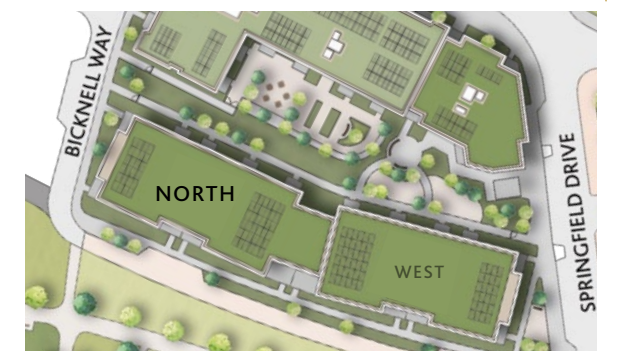
**89**

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"



### 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  
7.92M X 5.23M | 26'0" X 17'2"

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 1.59M | 11'0" X 5'2"

95

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"

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



92

Two bedroom

Kitchen/Living/Dining  
6.87M X 5.22M | 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"

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"

94

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"

SITE PLAN





# HAWTHORN APARTMENTS

## FIRST FLOOR – WEST

**96**

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"

**97**

One bedroom

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

Bedroom 1  
4.42M X 2.87M | 14'6" X 9'5"

Balcony  
3.36M X 1.67M | 11'0" X 5'6"

**98**

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"



**102**

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"

**103**

Three bedroom

Kitchen/Living/Dining  
11.66M X 4.38M | 38'3" X 14'4"

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"

**99**

Three bedroom

Kitchen/Living/Dining  
7.92M X 5.23M | 26'0" X 17'2"

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"

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

Balcony 2  
3.37M X 1.59M | 11'0" X 5'2"

**100**

Two bedroom

Kitchen/Living/Dining  
6.87M X 5.22M | 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"

**101**

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"

## SITE PLAN





# HAWTHORN APARTMENTS

## SECOND FLOOR – WEST

**104**

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"

**105**

One bedroom

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

Bedroom 1  
4.42M X 2.87M | 14'6" X 9'5"

Balcony  
3.36M X 1.67M | 11'0" X 5'6"

**106**

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"

**110**

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"

**111**

Three bedroom

Kitchen/Living/Dining  
11.66M X 4.38M | 38'3" X 14'4"

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"



**107**

Three bedroom

Kitchen/Living/Dining  
7.92M X 5.23M | 26'0" X 17'2"

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"

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

Balcony 2  
3.37M X 1.59M | 11'0" X 5'2"

**108**

Two bedroom

Kitchen/Living/Dining  
6.87M X 5.22M | 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"

**109**

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"

**SITE PLAN**





◀▶ – Measurement points | ES – En-suite | S – Store cupboard | SC – Service cupboard | W – Fitted wardrobe



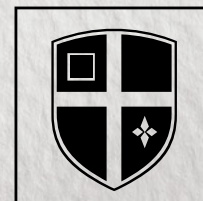




**LONDON SQUARE WANDSWORTH COMMON**  
SALES SUITE, BICKNELL WAY, SW17 0FD  
WANDSWORTHCOMMON@LONDONSQUARE.CO.UK  
0333 666 4545

  @LONDONSQUAREDEVELOPMENTS  
LONDONSQUARE.CO.UK

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**LONDON  
SQUARE**

**An Aldar Company**

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