



# ONE CLAPHAM

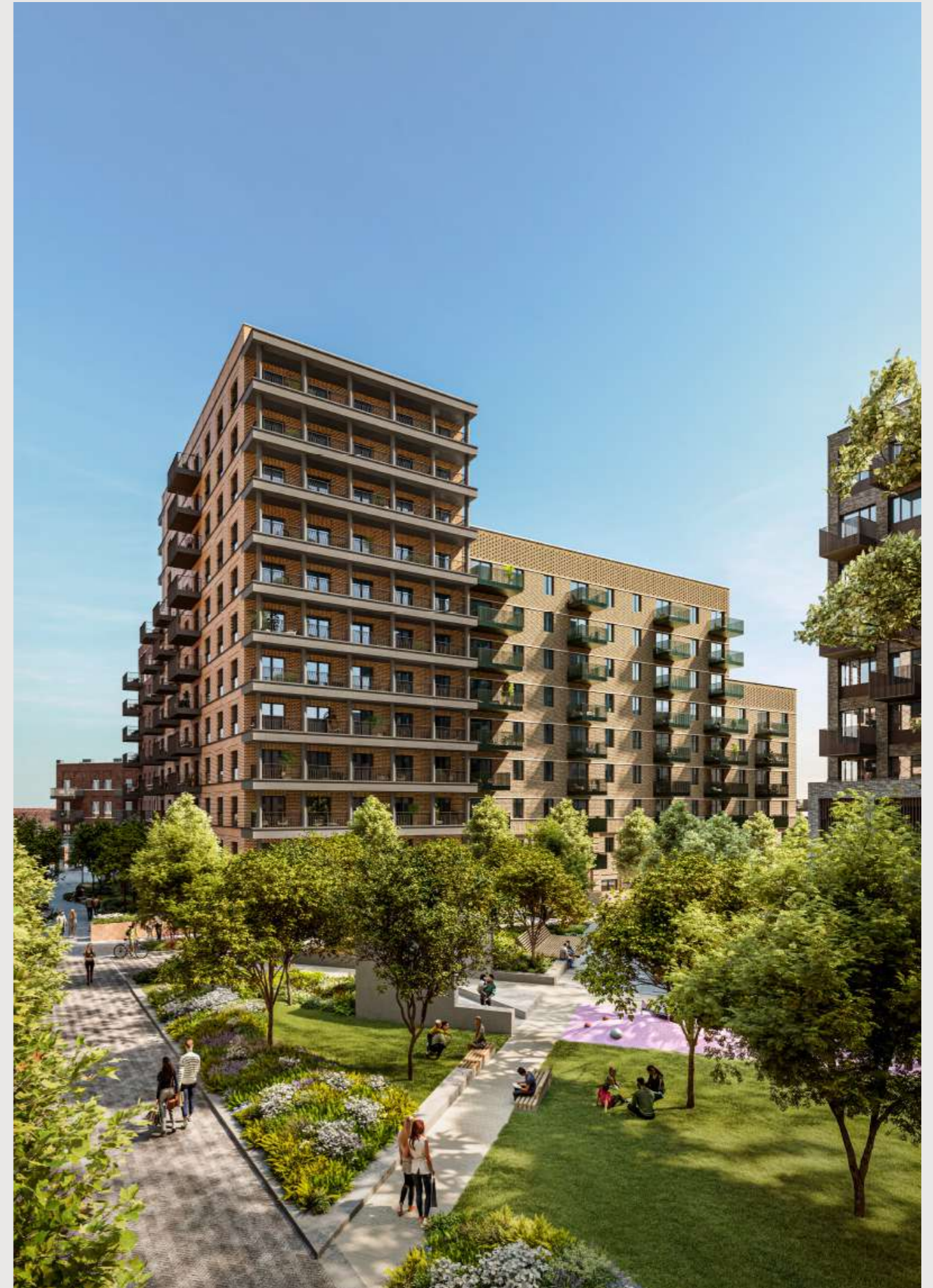
BATTERSEA - LONDON

FACTSHEET

# BATTERSEA'S EXCITING NEW NEIGHBOURHOOD

Located between the river and the commons, close to Battersea Park, and with sweeping views across the Thames and the London skyline, One Clapham is a destination development.

The area is well-connected with a vibrant metropolitan feel, from the charm of Clapham Old Town to the wide open spaces of the parks, riverside and the bright lights of Chelsea.





# £15 BILLION

INVESTMENT BY WANDSWORTH COUNCIL TO BUILD A DEDICATED BATTERSEA DESIGN AND TECH QUARTER

6.5m sq. ft. commercial space

20,000 new homes

25,000 permanent new jobs

80 new community and leisure facilities

# 58.9%

PRICE GROWTH IN THE LAST DECADE

Rental market outperforms London's average, with a rental growth of 16.1% in the past 12 months.

Rents in the area have risen by 32.2% in the last 5 years, surpassing the London-wide average.

# EVERY 05 MINUTES

A TRAIN TO CENTRAL LONDON

Highest number of trains per day in Europe with frequent trains to London Victoria and London Waterloo.

Proximity to two new Northern Line Underground Stations enhances travel options.



## TOP 8 REASONS TO BUY



### WITHIN 30 MINS OF TOP LONDON UNIVERSITIES

More than 100 schools achieving outstanding and good Ofsted ratings in the area.

Easy access to top London universities like LSE, Imperial College, UCL, and Kings College within a 30-minute commute.

### 62.5% OF RESIDENTS ARE YOUNG PROFESSIONALS

Wandsworth is the London borough with the highest median income, attracting a diverse population of singles, couples and young families who want to settle here.



### VALUE FOR MONEY

Wandsworth provides a competitive pricing advantage compared to neighbouring areas.

Ranked 5th best in Price to Income Ratio among inner London local authorities.

Offers affordable housing options in a sought-after borough.



### 1,700 ACRES OF GREEN SPACES

Public open space is plentiful in Wandsworth, with Battersea Park, Wandsworth Common and Clapham Common making this one of inner London's greenest boroughs.

Wandsworth has one of the highest proportions of public green space among Inner London boroughs, totalling 1,700 acres.

### VIBRANT HIGH STREETS

St John's Hill, Northcote Road, Battersea Rise, Lavender Hill and Clapham Old Town offer Michelin-starred restaurants, art galleries, shops, bars, and cafes.

Home to the exciting Battersea Power Station, London's most exciting new shopping and leisure destination.

BATTERSEA  
POWER  
STATION

CHELSEA  
BRIDGE

RIVER  
THAMES

CLAPHAM  
COMMON

CHELSEA  
FLOWER  
SHOW

BATTERSEA  
PARK

CHELSEA



CLAPHAM  
JUNCTION

ONE CLAPHAM  
WELCOMES YOU HOME

# CAPITAL CONNECTIONS

With one of London's best-connected stations on your doorstep, and just one stop from zone one, the City and West End are just moments away.

Cycle along the river, take an Uber Boat into town, or catch a fast train to the countryside, beach or airport.



## NATIONAL RAIL

(from Clapham Junction - 01 min walk)



American Embassy



Battersea Power Station



Buckingham Palace



The London Eye



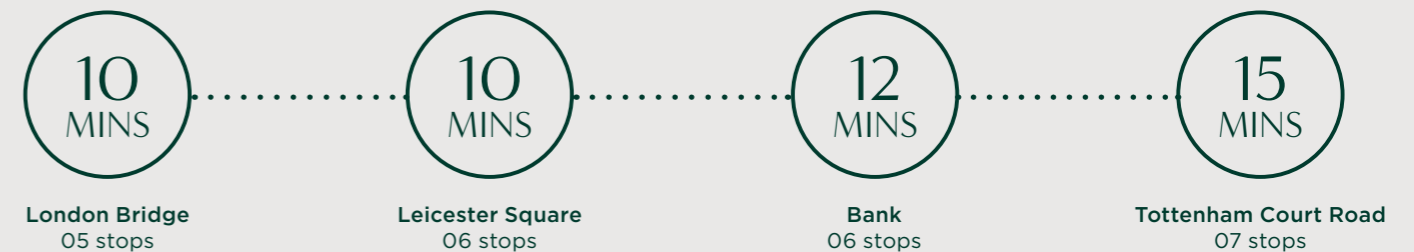
## OVERGROUND

(from Clapham Junction - 01 min walk)



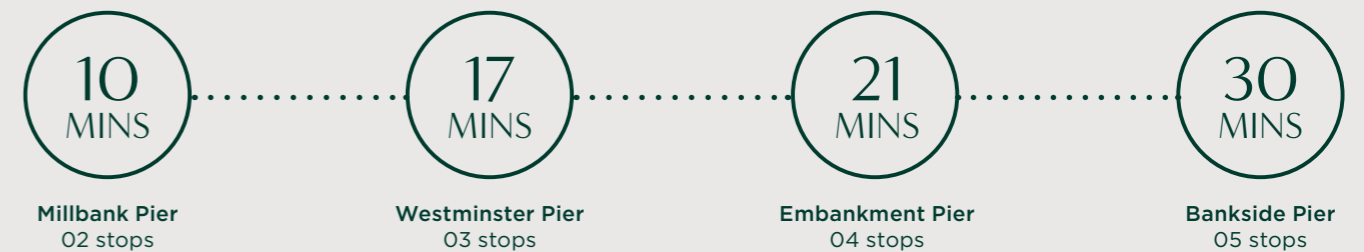
## NORTHERN LINE

(from Battersea Power Station)



## RIVER BOAT

(from Battersea Power Station Pier)



# LOCAL HIGHLIGHTS

## RESTAURANTS

- 01 Taverna Trastevere 06 MINS WALK
- 02 Hannah Battersea 06 MINS WALK
- 03 Sinabro 07 MINS WALK
- 04 Soif Bistro & Wine Bar 09 MINS WALK
- 05 Flour to the People Pizza! 06 MINS TAXI
- 06 Hatched 07 MINS WALK
- 07 Minnow 07 MINS TAXI
- 08 Megan's Battersea Power Station 12 MINS TAXI
- 09 Wright Brothers Battersea Power Station 12 MINS TAXI



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## CAFÉS

- 10 Story Coffee 04 MINS WALK
- 11 Blank Street Coffee 05 MINS WALK
- 12 Bluebird Brothers 05 MINS WALK
- 13 Bistro Union 10 MINS TAXI
- 14 Black Sheep Coffee & Cocktails 12 MINS TAXI



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## PUBS and BARS

- 15 Northcote Records 07 MINS WALK
- 16 Vagabond 07 MINS WALK
- 17 The Old Bank 08 MINS WALK
- 18 Humble Grape 10 MINS WALK
- 19 Little Bird 10 MINS WALK
- 20 The Latchmere 06 MINS TAXI
- 21 The Lighthouse 06 MINS TAXI
- 22 The Prince Albert 07 MINS TAXI
- 23 No. 32 The Old Town 08 MINS TAXI
- 24 Control Room B - Battersea Power Station 12 MINS TAXI

## RETAIL and GROCERY

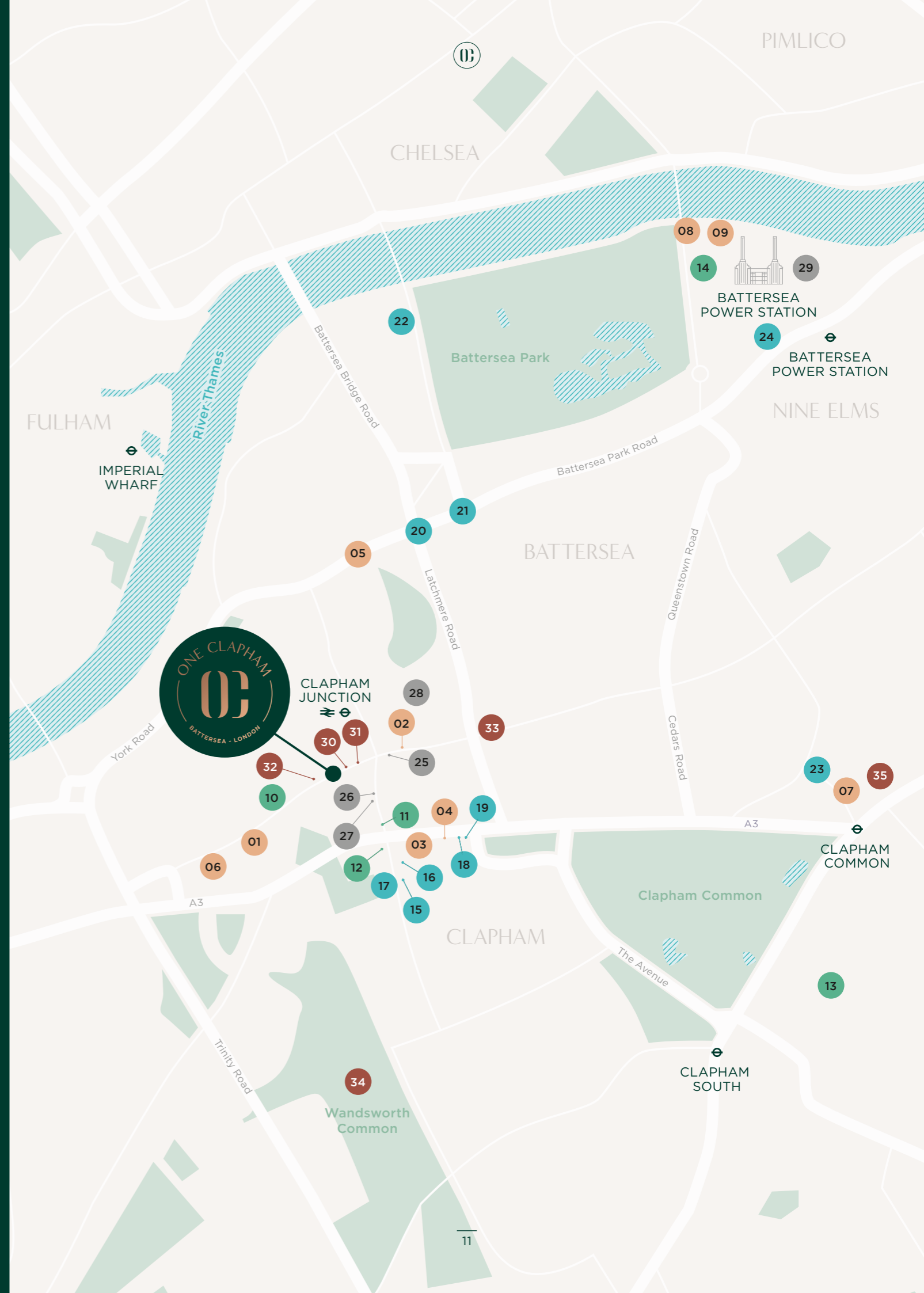
- 25 Whole Foods Market 04 MINS WALK
- 26 Waitrose 05 MINS WALK
- 27 Marks & Spencer 05 MINS WALK
- 28 Asda Superstore 07 MINS WALK
- 29 Battersea General Store 12 MINS TAXI

## LIFESTYLE

- 30 Clapham Grand 01 MIN WALK
- 31 Third Space 01 MINS WALK\*
- 32 F45 Training 03 MINS WALK
- 33 Battersea Arts Centre 08 MINS WALK
- 34 Wandsworth Common Tennis Courts 06 MINS TAXI
- 35 Clapham Picturehouse 10 MINS TAXI



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One Clapham is a new neighbourhood, created with care and a focus on wellness. From sun decks and lawns to wooded walks and quiet corners, there's plenty of space to rest and relax.

### THE COURTYARD

In this sunny south-facing space, you can make the most of all seasons, meeting with friends on a lazy summer's day to soak up the sun or enjoy the cool shade of the woodland trail. During autumn, as the days take on a golden hue, you delight in the rich colours that climb the courtyard walls.

### THE SQUARE

Sun-dappled and shaded by poplar and plane trees, The Square is a social space with community events and markets throughout the year.

### SWALE GARDENS

With native trees and sunken gardens, whimsical paths and comfy benches, Swale Gardens is a space where you can rest and relax.

### FLORAL PASSAGE

With considered planting, this linear park is a thread that connects visitors and residents with each other and supports the diverse local ecosystem.

# AMENITIES



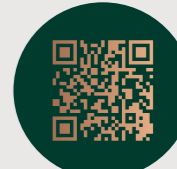
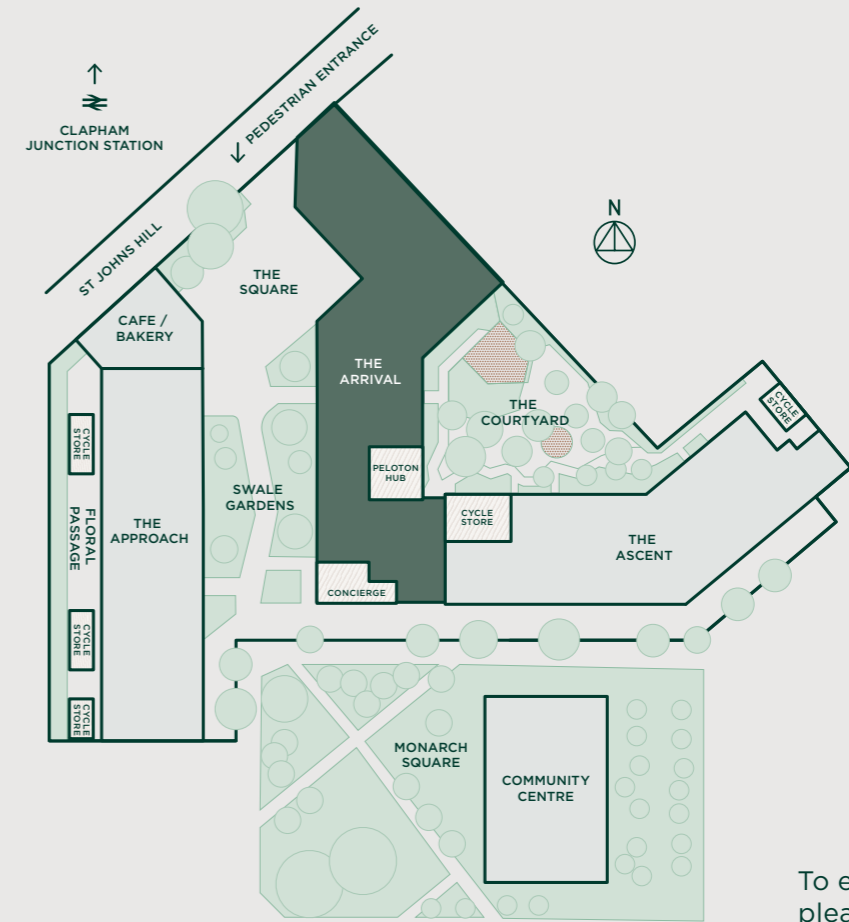
- 24-hour concierge
- Peloton Hub
- Cycle storage
- Café/Bakery
- Landscape feature including The Square, Swale Gardens, The Courtyard and Floral Passage
- Woodland garden & play space
- Social deck & sun terrace



To explore the concierge, please scan this QR code



To explore the Peloton Hub, please scan this QR code



To explore One Clapham, please scan this QR code

# IMPORTANT INFORMATION

## LOCAL AUTHORITY

London Borough of Wandsworth

## TENURE

999 years

## DEVELOPER

Mount Anvil and Peabody

## PLANNING ARCHITECT

BSBG

## LANDSCAPE ARCHITECT

Turkington Martin

## INTERIOR DESIGNER

Atelier NM

## BUILDING WARRANTY

10-year NHBC Buildmark warranty

## DEVELOPER WARRANTY

Two-year Mount Anvil warranty

## MARKETING SUITE CONTACT DETAILS

One Clapham  
Mount Anvil  
140 Aldersgate Street  
London EC1A 4HY

## APARTMENT MIX

### THE ARRIVAL (PLOT 3A/3B)

61 One-bedroom apartments  
55 Two-bedroom apartments

Total 74 homes

## COMPLETION DATES

### Plot 3A/3B THE ARRIVAL

Estimated Q2/Q3 2026

### Plot 3C/3D THE ASCENT

Estimated Q3 2025-Q1 2026

### Plot 7/8 THE APPROACH

Estimated Q1-Q2 2026

## COUNCIL TAX & CHARGES

[www.wandsworth.gov.uk/council-tax/](http://www.wandsworth.gov.uk/council-tax/)

## GROUND RENT

Zero

## SERVICE CHARGE ESTIMATED

£4.90 / £5.15 per sq ft

## TERMS OF PAYMENT/ RESERVATION

- Reservation fee is £2,500
- 10% of purchase price payable within 21 DAYS on exchange of contracts (minus reservation fee)
- 2.5% stage payment payable SIX MONTHS from reservation date
- 2.5% second stage payment payable 12 MONTHS from reservation date
- 5% third stage payment payable 18 MONTHS from reservation date
- Balance of 80% payable on completion

## VENDOR'S SOLICITOR DETAILS

STAPIEN LAKE LLP  
43 Welbeck St, Marylebone,  
London W1G 8DX  
Jane Fetherstonhaugh  
+44 20 7467 3030  
[jane.fetherstonhaugh@stepienlake.co.uk](mailto:jane.fetherstonhaugh@stepienlake.co.uk)

## RECOMMENDED SOLICITORS FOR PURCHASERS

Zhong Lun  
Ackroyd Legal  
Burlingtons  
Riseam Sharples





◀ BATHROOM 2/3 BED  
◀◀ KITCHEN 2 BED

KITCHEN 1 BED ▶  
BATHROOM 1 BED ▶▶



A destination by



**Mount Anvil,**  
better London living



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