THE / SW17CH

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INTRODUCTION

Luxurious apartment living comes to south west London, made surprisingly more affordable thanks to Shared Ownership*.

All apartments at The Switch are offered on the Shared Ownership scheme, making them ideal for your new home.

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Boasting some of London's finest outside spaces, Wimbledon is one of the capital's most soughtafter locations, with the likes of Wimbledon Park, **Richmond Park and Wimbledon Common all** within easy reach.

The home of lawn tennis, the All-England Lawn Tennis Club, is just a 10-minute drive* away and Wimbledon Common Golf Club is just one of a selection of courses nearby.

Closer to your doorstep lies the Wandle Meadow Nature Park, an idyllic five-acre nature reserve perfect for tranquil woodland walks and reconnecting with nature.

Dog walkers and joggers should head for Tooting Common, which also hosts an open-air cinema in the summer along with its famous 92-metre lido for those looking to cool off.

*Time taken from google.co.uk/maps.



Whilst you're out and about, Wimbledon is also home to some great places to relax and chill. Wimbledon Village is packed with charming period buildings and unique boutiques, chic galleries, cafés and bistros, making it a corner of London with considerable appeal.

Coffee aficionados are spoilt for choice locally on Garratt Lane, with a host of cool cafés in the area. There's upmarket bakery chain GAIL's, alongside independents such as Bean & Hop, which is equally renowned for its brunch and pizza, and the suitably-named Eclectic Collection on Garratt Lane itself, with some fiendishly tempting pastries served alongside their exquisite brews.



When it comes to dining out, there are plenty of options for all palates and pockets right on your doorstep. Try the super-fresh sushi served at locals' favourite Maki & Co, or Roxie which has become legendary for its casual dining, steaks, Sunday roasts and mighty meat feasts.

There's no shortage of great watering holes nearby either. Take your pick from the likes of the Leather Bottle, a traditional pub dating back to the 1700s with an expansive beer garden, or friendly gastropub The Selkirk. Just across the road from The Switch sits By the Horns Brewery and Taproom, serving a fantastic range of distinctive craft beers, keeping the vibe more contemporary.



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DuGard & Daughters Garratt Lan

Richmond Park

DAUGH

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Whether it's boutique or big brands, Wimbledon town centre offers all the prime shopping and leisure you need. There are all the high street chains you'd expect to find at Centre Court Shopping, as well as designer fashion outlet Matches, Elys department store and an Odeon cinema.

For your day-to-day shopping, there's a Tesco Express on the corner of Garratt Lane, while nearby on Plough Lane you'll find a large Lidl store.

There are scores of small independents. Foodies will love specialty store Bayley & Sage, or you can slide into the perfect denims at Trilogy Stores.

And for those who want to stay in shape there's plenty here too.

Check out The Gym, Tooting on Garratt Lane, with over 60 free classes and state-of-the-art kit, which stays open around the clock. Limber up at one of 20 different yoga centres all within 10 minutes' walk*, with everything from Ashtanga and Bikram to Yin and power yoga on the menu.

Make use of an extensive network of cycling lanes, including a number of Quietways routes, which are found in quieter residential streets.

*Time taken from google.co.uk/maps.





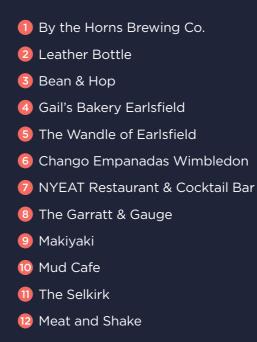
LOCATION



TRANSPORT



DINING & DRINKING



HEALTH & LIFESTYLE

1 Tooting Leisure Centre 2 The Gym London Tooting Wimbledon Park Tennis Courts 4 ODEON Wimbledon 5 New Wimbledon Theatre 6 Haydons Road Recreation Ground Wandle Meadow Nature Park 8 Anytime Fitness Tooting 9 Yorkys Gym 0 CrossFit Tooting 1 DW Fitness First London Balham 12 Tooting Bec Lido

RETAIL

- 1 Lidl
- 2 Tesco Express
- **3** Halfords Wimbledon
- 4 Waitrose & Partners
- **5** Centre Court Shopping
- 6 Sainsbury's Superstore



THE SWITCH

LOCATION

WORK PLAY HARD

For those with ambitious career plans or an active social life making The Switch is a really smart move. You need never miss a meeting or get-together with friends with the nearest tube station at Tooting Broadway, plus mainline stations at Earlsfield (only 13 minutes to Waterloo).

Wimbledon Park and Haydon's Road support direct links to a variety of stations across central London and the City, including London Bridge, Blackfriars, Charing Cross, Victoria, Euston, St Pancras and King's Cross.

Buyers might also benefit from the future connectivity and economic benefits of the Crossrail 2 project, which will connect Wimbledon with swathes of North London, Surrey and Hertfordshire.

Construction for Crossrail 2 is due to start in 2023 which will significantly cut journey times across London. Stations on the new line include Clapham Junction, King's Road Chelsea. Tottenham Court Road and Euston St. Pancras.



NORTHERN LINE

King's Cross

Angel 30 minutes

Old Street 27 minutes

Moorgate 26 minutes

Tottenham Court Road 25 minutes

Bank 24 minutes

Leicester Square 24 minutes

London Bridge 22 minutes

Borough 20 minutes

Elephant & Castle 18 minutes

Kennington 16 minutes

Oval 15 minutes

Stockwell 12 minutes

Clapham North 10 minutes

Clapham Common 8 minutes

Clapham South 6 minutes

Balham 4 minutes

Tooting Bec

Tooting Broadway 17 minute walk

NATIONAL RAIL

London Waterloo 13 minutes

Vauxhall 10 minutes

Clapham Junction

Earlsfield 15 minute walk

DISTRICT LINE

Blackfriars 36 minutes

Temple 34 minutes

Embankment 33 minutes

Westminster 31 minutes

St James' Park 29 minutes

Victoria 26 minutes

Sloane Square 25 minutes

South Kensington 23 minutes

Gloucester Road 21 minutes

Earl's Court 19 minutes

West Brompton 13 minutes

Fulham Broadway

Parsons Green 10 minutes

Putney Bridge

East Putney

Southfields 3 minutes

Wimbledon Park 22 minute walk

As you'd expect from any Catalyst New Homes property, your new quality apartment at The Switch offers luminous living spaces with premium fittings and finishes throughout. All are carefully designed to fully meet the demands of modern living without sacrificing contemporary style.

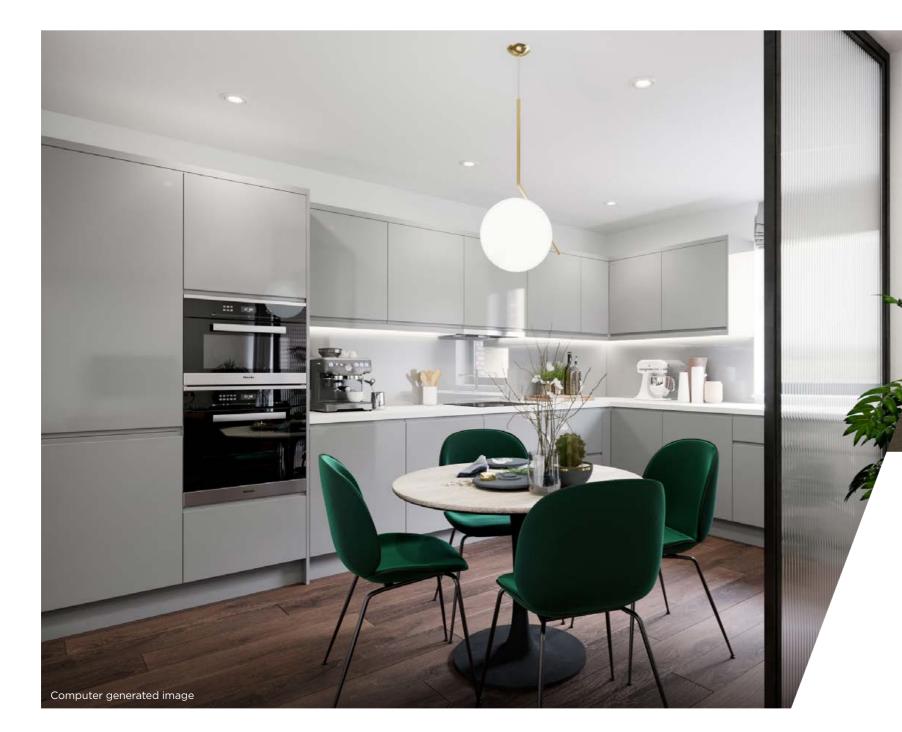
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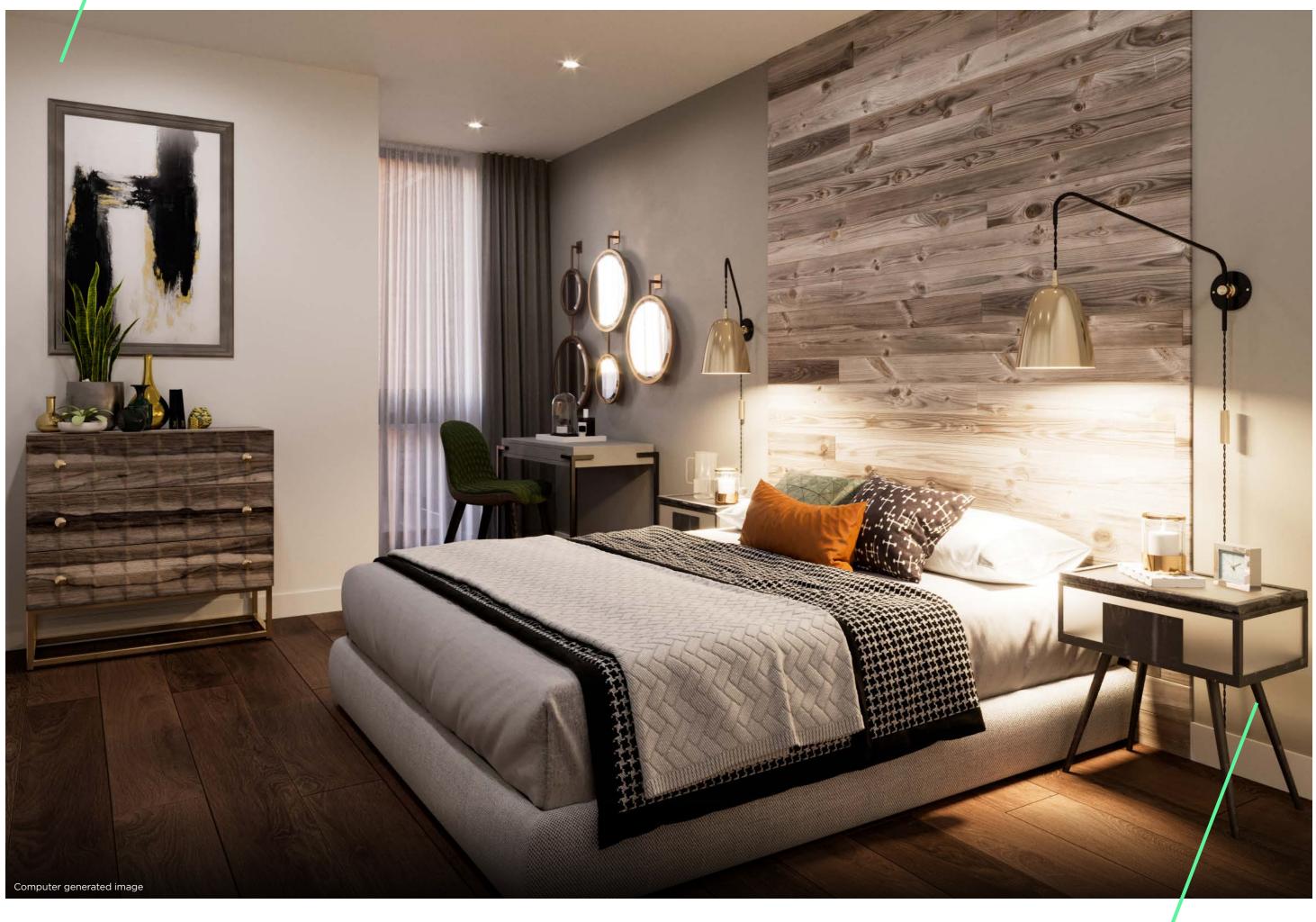






Kitchens come with fully integrated appliances, including a microwave and ceramic hob, designer units and stone worktops. Bath and shower rooms offer oak-veneered alcoves, porcelain-tiled floors and walls and chrome-plated fixings.

All bedrooms benefit from brushed metal sockets and carpets, with main bedrooms featuring floor-to-ceiling fitted wardrobes.



SPECIFICATION

GENERAL SPECIFICATION

- Satin white finish door linings, architraves and skirtings.
- Satin white finish internal doors.
- Brushed stainless steel door furniture including lever door handles.
- Brushed metal switch and socket plates, selected with USB sockets.
- Recessed LED downlighting with white bezels.
- Thermostatically controlled central heating via wall mounted radiators.
- Pressurised water supplies.
- All with private balcony or terrace.*
- Cabled for broadband internet.
- Limited parking and electrical charging points available.

HALLWAY & LANDING

- Audio/visual entryphone system connected to communal entrance door.
- Amtico flooring.

KITCHEN

- Gloss grey designer kitchen units, all with soft-close doors and concealed handles.
- Stone worktop with upstand and glass splashback.
- Fully integrated electric appliances to include: / Single oven
- / 4-ring ceramic hob
- / Internal ventilation system with
- boost facility
- / Washer/dryer (freestanding if within utility cupboard)
- / Dishwasher
- / Fridge/freezer
- / Microwave
- / Stainless steel mounted sink with monobloc mixer tap.
- Low energy wall unit underlighting.
- Centralised appliance isolator.
- Amtico flooring.

LIVING/DINING

- TV socket for Sky Q, Sky+, Sky HD, (subject to Sky subscription), Freeview and terrestrial TV.
- All TV socket sets to include digital radio and terrestrial sockets.
- Brushed metal telephone and data sockets.
- Amtico flooring.

BATHROOMS

- Oak veneered vanity unit with feature mirror, LED downlight over basin. Mirrored cabinet and white reconstituted stone vanity top.
- Two-pin socket.
- Contemporary bathroom suites.
- Chrome-plated thermostatic electric heated towel rail.
- Clear glass hinged bath screen/shower enclosure with polished silver frame.
- Full height tiled walls and floor.

BEDROOM

- All main bedrooms feature floor-to-ceiling fitted wardrobes with interior shelf, hanging rail and drawers.
- TV socket for Sky Q, Sky+, Sky HD, (subject to Sky subscription), Freeview and terrestrial TV.
- All TV socket sets to include digital radio and terrestrial sockets.
- Brushed metal telephone and data extension sockets.
- Carpet with underlay (or continuation of oak plank effect click flooring).

*105 Mauger House alone does not have private outdoor space.

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COMMUNAL AREAS

- Interior designed entrance foyer and lift lobby with fully tiled floor, feature décor and lighting.
- All with access to Podium Level landscaped areas.
- Low energy wall light fittings.
- Lifts to all apartment levels.
- Communal secure cycle storage.

Please note: colours and tonal palettes stated above may be subject to enhancement through future design trends.



SHARED OWNERSHIP

SHARED OWNERSHIP

Shared Ownership* is a government-backed scheme for first-time buyers to afford a suitable home at the full market price.

HOW DOES IT WORK?

AM I ELIGIBLE?

WILL I NEED TO **PAY A DEPOSIT?**

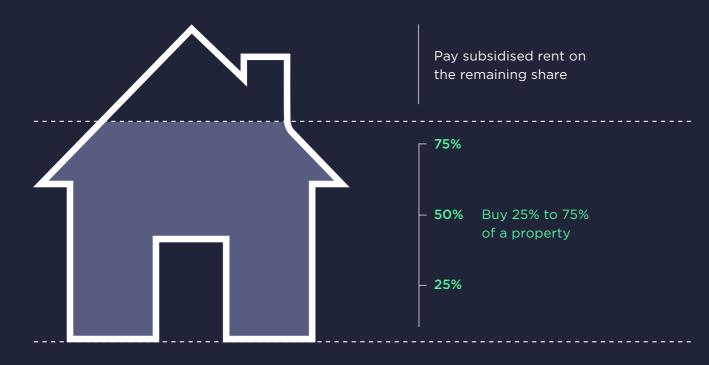
You initially purchase between 25% to 75% of the home's market value. You then pay subsidised rent on the remainder calculated at 2.75%* per annum.

To be considered eligible for the Shared Ownership scheme your yearly income must be no more than £80,000 outside of London and £90,000 within London.

Those who already own a home are not eligible for the scheme. You would need to sell your current home to be considered.

You will need 5% of the percentage of the home you're purchasing as the deposit. If the property's market value is £200,000 and you're buying 35% then your proportion will be £70,000.

This means you'll need a deposit of £3,500 alongside a mortgage of £66,500.



maximum share values will apply and rent is payable on the unsold share. Only available on selected properties. It is not offered with any other promotion unless by special arrangement by us. Please speak to our Sales Team for further details.

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DEVELOPER & CONTACT

ABOUT CATALYST NEW HOMES

Catalyst New Homes is a multi-award-winning housing association, with a portfolio of nearly 34,000 homes across London, the Home Counties and South East England.

We deliver a diverse range of developments in a mix of styles, layouts and finishes, tailored to the neighbourhoods they are a part of; from boutique apartments in central locations, to transformative multi-phase regeneration projects, and family homes in picturesque countryside villages. Our aim is to provide the perfect home for every buyer, so no matter where each purchaser is in their property journey, we have a property to suit them.

As a member of the G15 group, a collection of London's leading housing associations, we are committed to building high quality, affordable homes. We are experts in placemaking and developing tenure-blind neighbourhoods, adopting a creative approach to design and urban planning to deliver truly desirable homes people love.

Importantly, we invest in our communities for the long term, ensuring our developments are always well maintained so that our residents continue to be proud to live in a Catalyst New Homes home.



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Catalyst New Homes terms and conditions apply. Catalyst New Homes reserves the right to change specifications, designs, floorplans and siteplans at any time. All lifestyle and location imagery used within this brochure is indicative only. Times and distances are approximate only. Information is correct at the time of going to print. January 2021.



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