

BOWDEN HOUSE

# Windsor Apartments

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AT PRINCE OF WALES DRIVE

Metropolitan by Nature

## **BOWDEN HOUSE**

at Prince of Wales Drive comprises sixteen highly desirable one and two bedroom apartments available to buy through Shared Ownership from Latimer Homes

# Windsor Apartments

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AT PRINCE OF WALES DRIVE

Homes at Windsor Apartments are in a unique position just 180 meters from one of London's finest riverside parks. Battersea Park provides an oasis of calm in Prime Central London's fastest-developing and most dynamic quarter. In addition, the development benefits from 2.5 acres of new, landscaped, public open space featuring pedestrian access to Battersea Park through its own reclaimed railway arch.

**This View**

Looking south west across the pond to Bowden House (foreground) and Radley House.



Computer generated image, indicative only

# THE DEVELOPMENT

## Contemporary by Nature

Windsor Apartments homes at Prince of Wales Drive are situated in a prime location at the heart of the extensive regeneration of Battersea. Formerly occupied by Victorian gas holders alongside the iconic Battersea Power Station, the area has today been transformed with highly considered architecture, which mindfully honours its industrial past.

The aesthetic design is balanced harmoniously with extensive landscaped communal gardens that introduce an appealing corridor of natural tranquility.

A home at Windsor Apartments strikes the perfect balance in providing all of the advantages of city living within the beautiful surroundings of a contemporary residential complex set amongst landscaped gardens.

## Location Map



This View

Looking south west across the landscaped gardens to Huntington House (left), Radley House (centre) and Bowden House (right)



Computer generated image, Indicative only

# UNDERGROUND, OVERGROUND AND ACROSS THE WATER

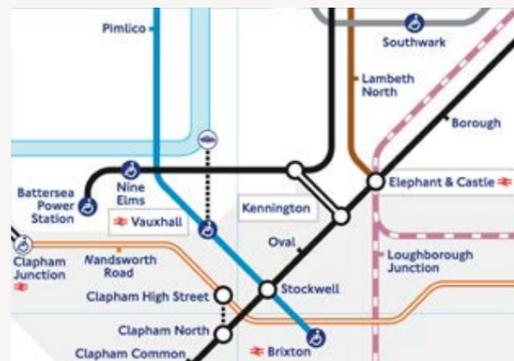
New homes at Windsor Apartments are served by excellent travel connections. Battersea Power Station, just six minutes walk from the development, is the newest station on the underground network. From here direct trains will take you on the Northern Line to Tottenham Court Road and Camden Town in under 20 minutes.

The closest rail station is Battersea Park, connecting you to Victoria in just 10 minutes, and with Queenstown Road Station 11 minutes walk away and Clapham Junction and Vauxhall all within striking distance, there are plenty of routes available.

The development is also a stone's throw from Battersea Power Station Pier. The River Bus service can speed commuters up the Thames to Blackfriars in 20 minutes and Embankment in just 15. For local hops, Prince of Wales Drive is also extremely well served by cycling routes, buses and taxis – just 8 minutes by taxi to Sloane Square!

## BATTERSEA POWER STATION NOW OPEN

Battersea Power Station is a new London Underground Station which opened in Autumn 2021 as part of the ongoing Northern Line Extension. The new station places residents just a few minutes' walk from the tube network and its connections to the Capital and beyond.



Tube map of Northern Line extension. Source [www.tfl.gov.uk](http://www.tfl.gov.uk)



This Photograph  
The new Northern Line extension at Battersea Power Station



Travel By Taxi

Sloane Square  
8 mins

Clapham Common  
10 mins

The V&A Museum  
South Kensington  
12 mins

Covent Garden  
22 mins



Travel By Bicycle

Vauxhall Station  
6 mins

Battersea Square  
9 mins

Hyde Park,  
The Serpentine  
18 mins

London Bridge  
23 mins

Regents Park  
29 mins



Travel By London Underground

Waterloo  
Underground Station  
8 mins

Leicester Square  
Underground Station  
12 mins

Tottenham Court Road  
Underground Station  
13 mins

Euston  
Underground Station  
17 mins

Kings Cross  
Underground Station  
24 mins

Change at Leicester Square  
to Piccadilly Line

NOTE: All travel times start from Windsor Apartments except travel times by London Underground, which are taken from Battersea Power Station Underground Station on the Northern Line and by River Bus, which are taken from Battersea Power Station Pier. Travel times sourced from [google.com/maps](http://google.com/maps)

# SPECIFICATION

The homes at Windsor Apartments have been designed to a high standard with great care and attention given to all aspects of specification, fit and finish.

Whilst every effort has been taken to ensure the accuracy of the information provided it has been supplied as a guide and Latimer Homes reserves the right to amend the specification as necessary and without notice.



Windsor Apartments Radley House show home, indicative only

## Kitchen

- Paula Rosa base and wall units in Matt White
- Worktop in Silestone Grey Expo
- Splashback panel in Graphite Gloss laminate
- Stainless steel 1.5 bowl sink
- Chrome Hansgrohe Ecosmart single lever mixer tap

## Appliances

- Hotpoint stainless steel single electric oven
- Hotpoint black four-ring ceramic hob
- Hotpoint stainless steel chimney style cooker hood
- Hotpoint free-standing washer/dryer
- Hotpoint integrated fridge freezer



Windsor Apartments Radley House show home, indicative only

## General / Living Areas

- Chelsea Hickory wood-effect laminate flooring to kitchen / living / dining area and hallway
- Hard wearing satin brilliant white paint finish to joinery
- Roller blind system in grey to windows and balcony doors (where applicable)
- Chrome ironmongery throughout
- Matt brilliant white paint finish to walls and ceilings



Windsor Apartments Radley House show home, indicative only

## Heating, Security and Peace of Mind

- Underfloor heating throughout
- Audio/video door entry system

## Bedroom(s)

- Clarendon Chancellor Range carpet in grey
- Roller blind system in down to windows and balcony doors (where applicable)

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Windsor Apartments Radley House show home, indicative only

## Bathroom

- Villeroy & Boch white bathroom suite
- Hansgrohe basin and bath mixer taps
- Croma shower kit over bath
- Full size Kaldewei bath
- Pivoted glass bath screen
- Heated chrome ladder style towel rail
- Wide Fog ceramic tiling to floor (full height around bath, splashback above wash basin)
- Holz wood effect bath and vanity panels
- Vanity countertop in Signal Black

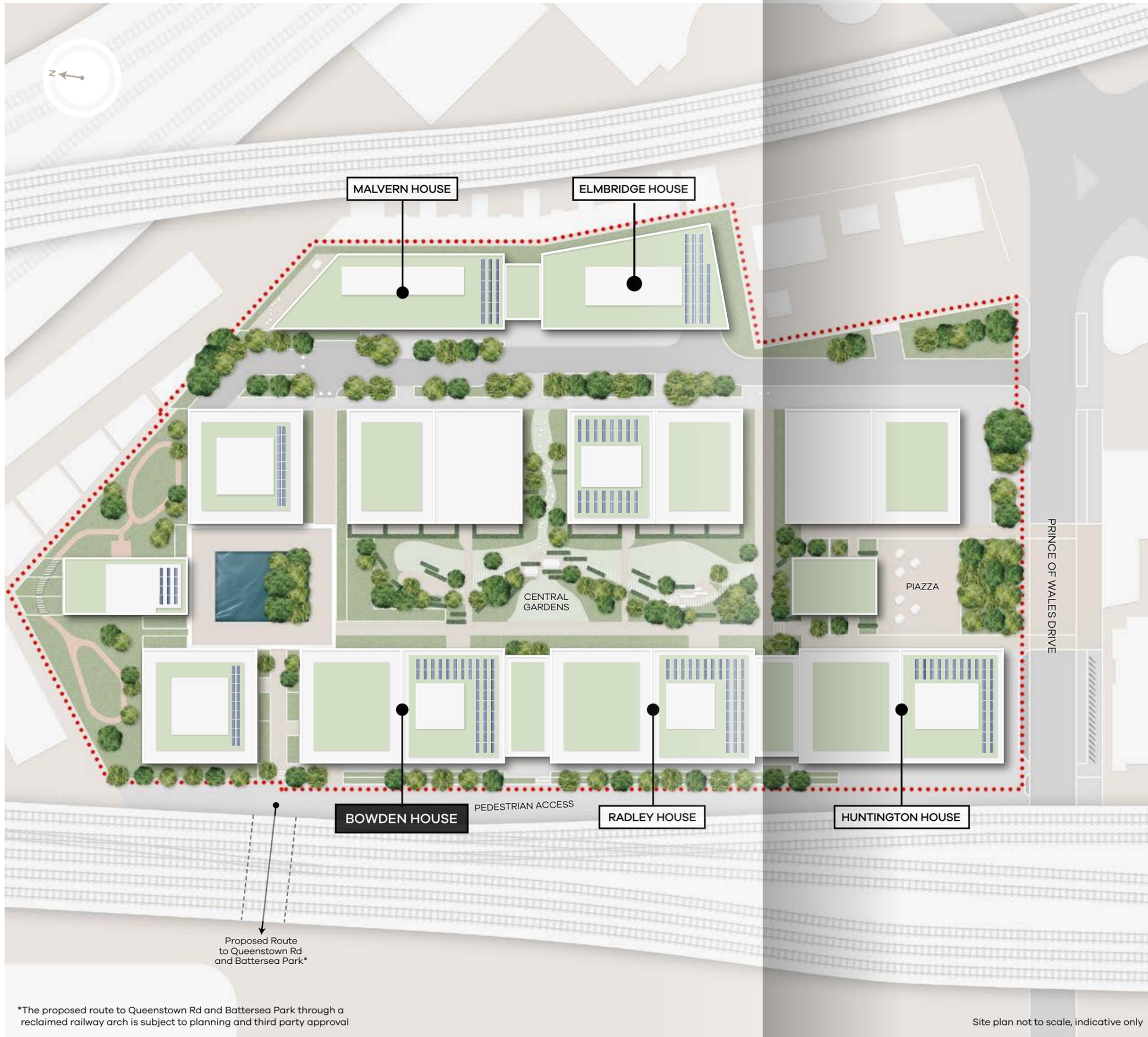
# THE SITE PLAN

## Windsor Apartments at Prince of Wales Drive

The layout and design of the development incorporates light and inviting communal open spaces including a piazza, café and ornamental pond. These 2.5 acres of landscaped gardens are set against a modern, well-appointed architectural backdrop to striking effect.

As part of a mixed-tenure development, Windsor Apartments are available for sale through the Shared Ownership scheme with Latimer Homes and has both excellent public transport links and easy access to cycle routes.

Residents will have the advantage of a free 12-month membership of the local Car Club - please speak to your sales agent for further information.



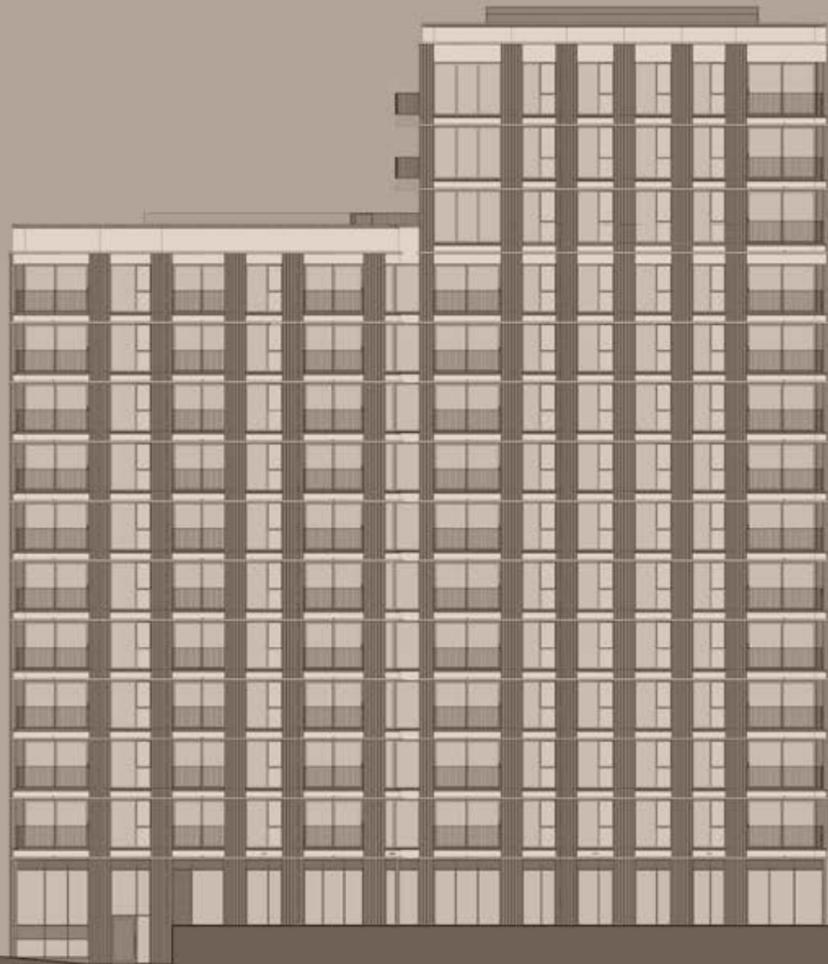
\*The proposed route to Queenstown Rd and Battersea Park through a reclaimed railway arch is subject to planning and third party approval

Site plan not to scale, indicative only

# The Floorplans

## BOWDEN HOUSE

Windsor Apartments Shared Ownership homes at Bowden House are located on floors one to four.



This View

Image depicting the west elevation of Bowden House



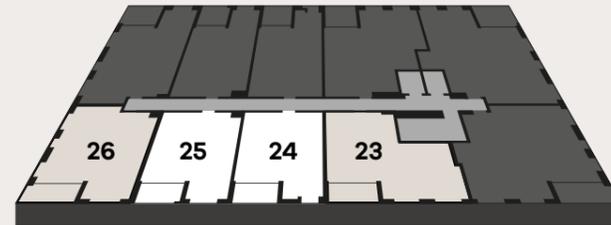
Five - Thirteen



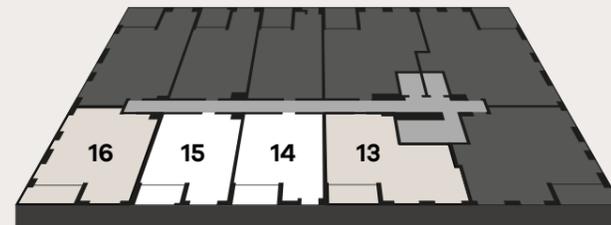
Four



Three



Two



One



Ground

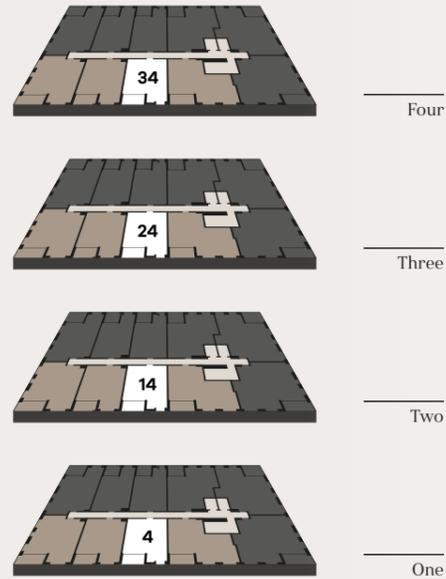
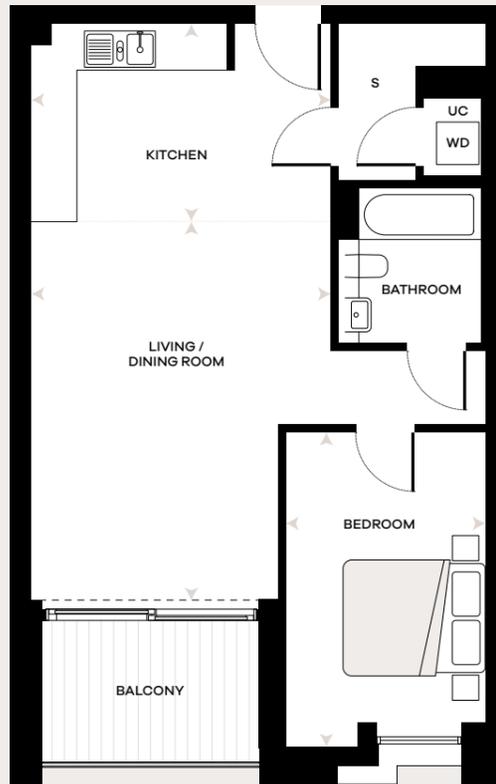


### STACKER KEY

- Windsor Apartments  One Bedroom Apartment  Two Bedroom Apartment
- Berkeley St William Apartments

# 4, 14, 24 & 34

One Bedroom Apartment with Balcony



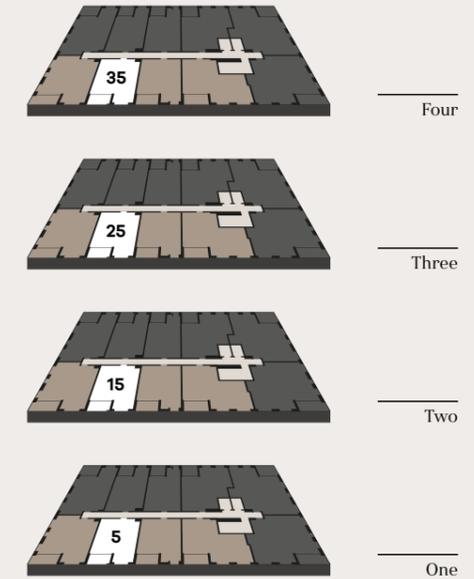
Dimensions	M	FT
Living/Dining Room	3.50 x 5.54	18'2" x 11'0"
Kitchen	2.74 x 2.60	8'6" x 9'0"
Bedroom	2.83 x 4.48	14'8" x 9'0"
Balcony	3.07 x 2.01	6'7" x 10'0"
<b>Total Area</b>	<b>58.45m<sup>2</sup></b>	<b>629ft<sup>2</sup></b>

**FLOORPLAN KEY**

- UC Utility Cupboard (incl. heat interchange unit)
- S Store Cupboard
- WD Washer/Dryer
- Measurement point

# 5, 15, 25 & 35

One Bedroom Apartment with Balcony



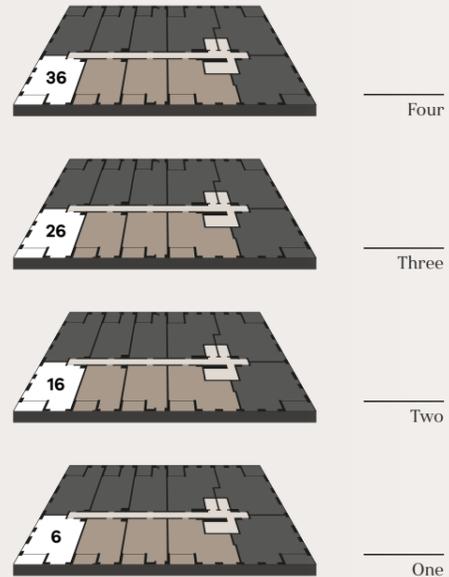
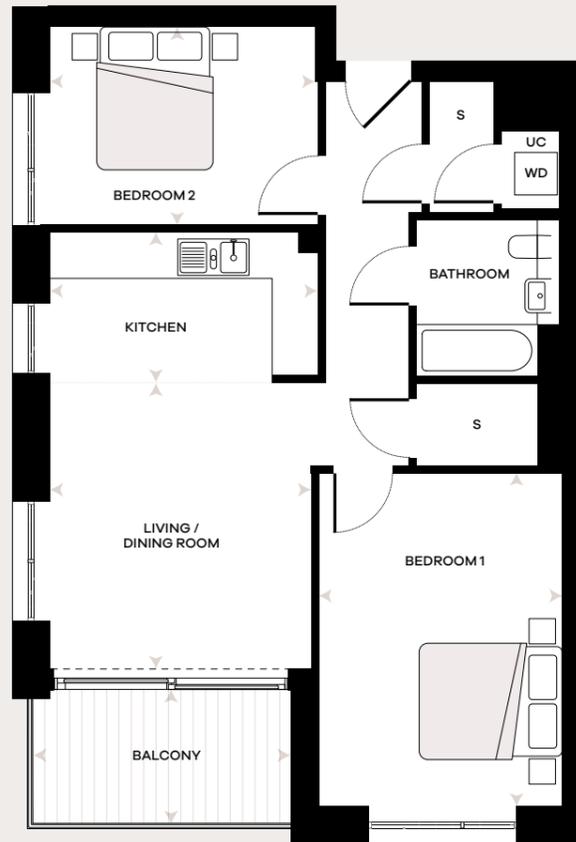
Dimensions	M	FT
Living/Dining Room	3.50 x 5.51	18'1" x 11'0"
Kitchen	2.78 x 2.63	8'8" x 9'0"
Bedroom	2.90 x 4.48	14'8" x 10'0"
Balcony	3.07 x 2.01	6'7" x 10'0"
<b>Total Area</b>	<b>59.40m<sup>2</sup></b>	<b>639ft<sup>2</sup></b>

**FLOORPLAN KEY**

- UC Utility Cupboard (incl. heat interchange unit)
- S Store Cupboard
- WD Washer/Dryer
- Measurement point

# 6, 16, 26 & 36

Two Bedroom Apartment with Balcony



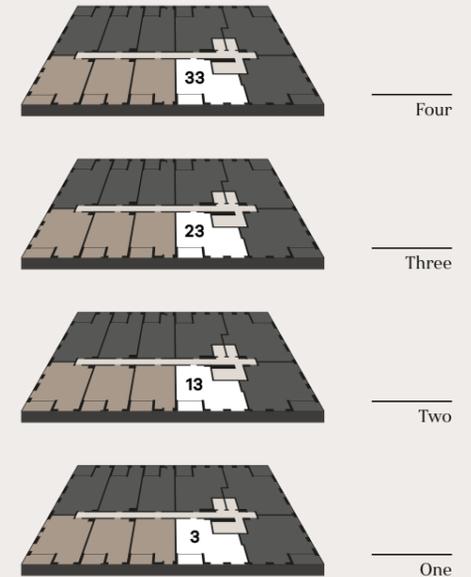
Dimensions	M	FT
Living/Dining Room	3.68 x 3.07	10'1" x 12'0"
Kitchen	3.81 x 3.08	10'1" x 12'0"
Bedroom 1	3.50 x 4.71	15'5" x 11'0"
Bedroom 2	3.81 x 2.80	9'2" x 12'0"
Balcony	3.65 x 1.91	6'3" x 12'0"
<b>Total Area</b>	<b>71.40m<sup>2</sup></b>	<b>769ft<sup>2</sup></b>

### FLOORPLAN KEY

- UC Utility Cupboard (incl. heat interchange unit)
- S Store Cupboard
- WD Washer/Dryer
- Measurement point

# 3, 13, 23 & 33

Two Bedroom Apartment with Balcony



Dimensions	M	FT
Living/Dining Room	4.71 x 3.76	15'5" x 12'4"
Kitchen	3.44 x 2.02	11'3" x 6'7"
Bedroom 1	6.56 x 3.05	21'6" x 10'0"
Bedroom 2	4.48 x 2.90	14'8" x 9'6"
Balcony	2.01 x 3.43	6'7" x 11'3"
<b>Total Area</b>	<b>77.56m<sup>2</sup></b>	<b>835ft<sup>2</sup></b>

### FLOORPLAN KEY

- UC Utility Cupboard (incl. heat interchange unit)
- S Store Cupboard
- WD Washer/Dryer
- Measurement point

# SHARED OWNERSHIP WITH LATIMER

## What is Shared Ownership?

Shared Ownership is an excellent way for you to take your first steps onto the property ladder and become a homeowner. We've produced a full, step by step guide that you can find on the Latimer website, and given some key information here that you need to know.

Shared Ownership is also known as part buy, part rent and is designed to be a stepping stone to you owning your home outright. You buy a share of your home – as much as you can afford – starting from as little as 25% and rising up to 75% of the property's value. You then pay subsidised rent to us on the remaining share of your home.

Over time, you can buy more shares in your Shared Ownership property, meaning you can own your home outright. This process is known as 'staircasing'. It is a good idea to start thinking about staircasing even before you buy, so you have a plan for owning more of your property.

The deposit required for a Shared Ownership mortgage is lower than if you were purchasing a property outright. This is because it is calculated on the initial share you are purchasing, rather than the full value of the property.

## Am I eligible for Shared Ownership?

To be eligible for Shared Ownership you will need to meet certain requirements set by Homes England and the Greater London Authority (GLA). You could be eligible for Shared Ownership if:

- You are at least 18 years old
- You cannot afford to buy a home that suits your household's needs on the open market
- You have savings to cover a mortgage deposit and can obtain a mortgage
- Your household earns £80,000 or less (£90,000 or less inside London)
- You are a first-time buyer
- Windsor Apartments applicants are required to register with the Wandsworth Home Ownership team. Please visit: [www.wandsworth.gov.uk/sharedownership](http://www.wandsworth.gov.uk/sharedownership)

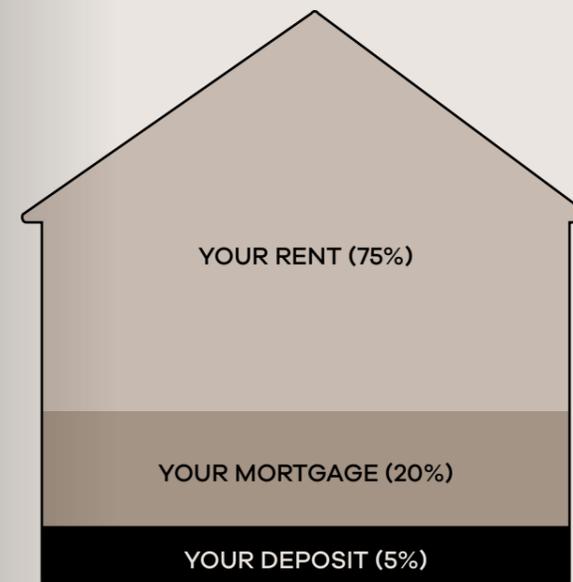
If you already own a home and need to move but cannot afford to – or you have equity from a recent sale – please contact us, as there are some circumstances under which you may still be eligible.

In some cases, due to criteria set by local authorities, you may be asked to show a connection to the local area where you're looking to buy. For instance, you might currently live and/or work there.

Maximum incomes and further eligibility requirements may vary for each scheme. Speak to a member of our sales team if you have any doubts.

Before you purchase a Shared Ownership home, we will put you in touch with an independent mortgage advisor who will assess whether the purchase is affordable for you and take you through all your options.

## EXAMPLE: Purchasing 25% of a property valued at £200,000



### 1 YOUR DEPOSIT

Your 25% share of this property would be worth £50,000, meaning you would need a 5% mortgage deposit of £2,500.

### 2 YOUR MORTGAGE

A mortgage lender could loan you the remaining £47,500 to make up the full value of your 25% share.

### 3 YOUR RENT

You will then pay subsidised rent to Latimer on the remaining 75% of the property you don't own.

## About Latimer Homes

Latimer Delivers More

Latimer by Clarion Housing Group is the development arm of Clarion Housing Association Limited and Latimer Developments Limited.

WORKING IN PARTNERSHIP



**LATIMER**  
by Clarion Housing Group



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