



earls field green

LONDON SW18

AN EXCITING NEW COLLECTION
OF SHARED OWNERSHIP HOUSES
AND APARTMENTS



An extraordinary opportunity

JOIN US ON A JOURNEY WHERE AFFORDABILITY MEETS ELEGANCE, AND WHERE YOU CAN SEIZE THE OPPORTUNITY TO LIVE THE LIFE YOU'VE ALWAYS ENVISIONED RIGHT HERE IN EARLSFIELD SW18.

Nestled in the vibrant Wandsworth borough's regeneration project, Earlsfield Green isn't just about picturesque surroundings; it's a unique opportunity. In an area where property prices often feel out of reach, we offer you a chance to call this coveted location home. With our shared ownership solution, you can unlock your dream home's doors, featuring smaller deposits and lower mortgage requirements. What's more, shared ownership at Earlsfield Green can be a cost-effective alternative to renting, with monthly expenses often being more affordable than those for renting an equivalent property.



Computer generated image

Welcome to earls field green

LONDON SW18

Introducing an exciting new collection of shared ownership houses and apartments nestled within the vibrant regeneration project in the picturesque Borough of Wandsworth. Welcome to Earlsfield Green, where you'll find an immediate sense of belonging.

Earlsfield Green offers an exceptional place to call home, perfectly situated in one of London's most promising and evolving neighbourhoods. Benefit from excellent transport connections, a plethora of local amenities, and lush green spaces just a stone's throw away from your front door. Join us at Earlsfield Green, where the future of comfortable, connected, and convenient living awaits.

Step inside our thoughtfully designed apartments, and you'll be greeted by spacious, open-plan living areas that create a welcoming atmosphere. Modern kitchens come fully equipped to cater to your culinary needs, while the contemporary bathrooms exude style and comfort.

an
exceptional
place to call
home



2 space work rest & play

Every home at Earlsfield Green has been designed with your contemporary lifestyle in mind. Nowadays, more and more of us are working from home, so there are ample sockets to run your IT. Clever storage has been created to maximise your space and all buildings incorporate the latest eco-guidelines to keep energy bills to a minimum. Best of all, you'll be living in a beautifully designed home – a place of your own to be truly proud of.



textures & finishes





KITCHEN

- Sleek, modern kitchen with gloss-finish cabinets featuring soft-close drawers
- Under-pelmet task lighting
- High-quality laminated work surface with matching upstand
- Stainless steel splashback behind the hob
- Stainless steel sink with a chrome mixer tap
- Integrated stainless steel electric oven and cooker extractor hood
- Integrated fridge-freezer and dishwasher
- Freestanding washer-dryer located in the hallway cupboard (where possible in apartments only)

BATHROOM

- Modern white suite with high-quality sanitaryware
- Fully tiled bath enclosure with a shower screen and deck-mounted mixer tap with a shower rail
- Semi-recessed basin with a chrome mixer tap
- Large fixed mirror behind the basin

FLOORING

- Luxury Karndean flooring in the kitchen, living room, and hallway
- High-quality wool mix carpet in all bedrooms
- Ceramic tiling in the bathroom and ensuite (where applicable)

specification

HEATING

- District Heating system for all apartments with Heat Interface Unit (HIU) provided in each apartment
- Underfloor heating to apartments throughout and to ground floor in houses with zoned thermostatic controls
- Chrome towel rail in the bathroom and ensuite (where applicable)
- All houses feature an individual gas boiler

SECURITY & SAFETY FEATURES

- Video door entry system for all apartments with communal access
- Solid, laminated front door with a triple lock system and a spy hole
- Heat alarm installed in the kitchen
- Smoke alarms provided at various locations throughout the property

LIGHTING

- Low-energy downlights in the kitchen, bathroom, and living room
- Pendant lighting in all bedrooms



exploring SW18

Discover the extraordinary lifestyle that awaits you in the heart of Earlsfield SW18. This charming neighbourhood offers everything you desire.

Within a stone's throw, you'll find one of Southwest London's most renowned shopping destinations, making retail therapy a breeze. Local schools ensure education is within easy reach for families.

Nature enthusiasts will delight in King George's Park, just a short stroll away, and a picturesque riverside trail offers a serene escape.

Stay active with convenient access to gyms, sports clubs, golf, and swimming facilities. Don't miss the famous Tooting Lido, a local gem for aquatic adventures. When

the sun sets, Earlsfield comes alive with a vibrant nightlife scene, boasting cosy pubs, gourmet restaurants, and options for cinema and theatre enthusiasts.

And when the city beckons, you have all of London at your fingertips. Experience the best of urban living while relishing the comforts of a tight-knit community in Earlsfield SW18. Your extraordinary lifestyle begins here.

out & about

1 EARLSFIELD GREEN, 45 OAKSHAW ROAD

SCHOOLS

2 FLOREAT WANDSWORTH PRIMARY SCHOOL

3 SWAFFIELD PRIMARY SCHOOL

4 EARLSFIELD PRIMARY SCHOOL

5 ST ANNE'S CHURCH OF ENGLAND PRIMARY SCHOOL

6 BEATRIX POTTER PRIMARY SCHOOL

7 ALLFARTHING PRIMARY SCHOOL

8 SOUTHFIELDS ACADEMY

9 GARRATT PARK SECONDARY SCHOOL

CAFE, PUBS & RESTAURANTS

10 THE OLD SERGEANT PUB

11 SULTANS CAFE

12 IL GIRASOLE RESTAURANT

13 THE GROVESNOR ARMS PUB

14 THE JOLLY GARDENERS PUB

15 TRIBE TIME CAFE

16 EARLSFIELD GROCER

17 AMRUTHA VEGAN RESTAURANT

18 THE WANDLE PUB

19 NAZMIN'S INDIAN RESTAURANT

20 HOME COMMUNITY CAFE C.I.C

21 BEAN & HOP CAFE

22 THE ECLECTIC COLLECTION

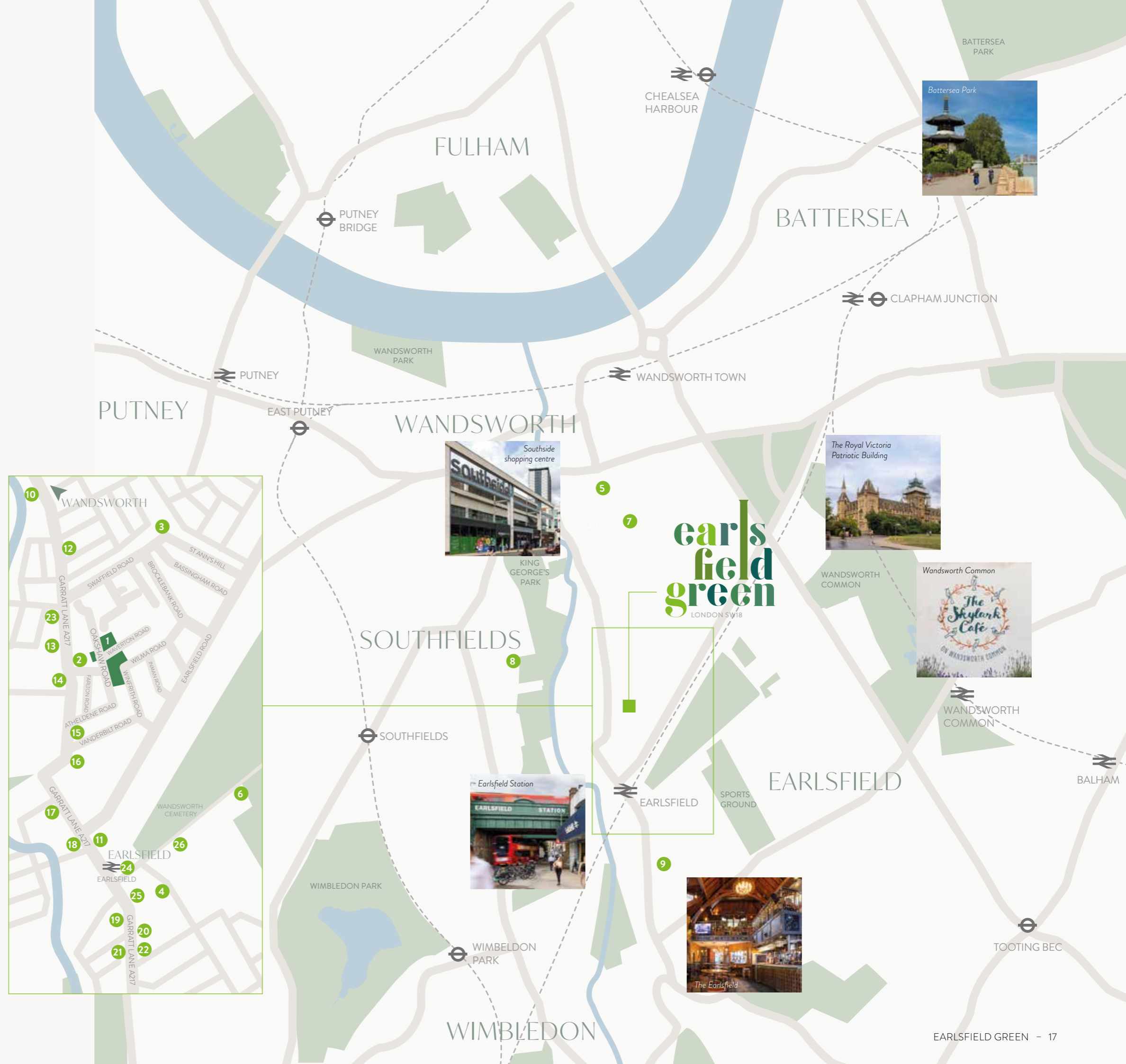
SHOPS & AMENITIES

23 TESCO EXPRESS

24 SAINSBURY'S LOCAL

25 EARLSFIELD POST OFFICE

26 ZIPCAR



commute with ease



Embrace the convenience of commuting in Earlsfield SW18, where getting to work has never been more effortless, whether you prefer a leisurely stroll along the picturesque Thames Path or a brisk cycle on the Superhighway.

For those who rely on public transport, Southfields (Zone 3) offers District Line tubes that effortlessly connect you with the City and beyond. And if you're taking Southwestern trains, Earlsfield Station, just a 10-minute walk away, will have you at London Waterloo in under fifteen minutes. The area boasts excellent bus links, ensuring that you're always well-connected.

When your travels take you beyond the city limits, you'll appreciate the easy access to Surrey, Kent, Sussex, and the coast, as driving to these beautiful destinations is a straightforward journey. When it comes to transportation, Earlsfield Green is simply unparalleled and hard to beat.

TRAIN

FROM EARLSFIELD TRAIN STATION
0.2 MILE WALK



UNDERGROUND

FROM SOUTHFIELDS UNDERGROUND STATION
1.0 MILE WALK



BUS NO: 44

VICTORIA STATION TO TOOTING STATION
FROM SWAFFIELD ROAD BUS STOP 0.2 MILE WALK



BUS NO: 207

THREE KINGS POND TO PUTNEY BRIDGE STATION
FROM SWAFFIELD ROAD BUS STOP 0.2 MILE WALK



BIKE

FROM EARLSFIELD GREEN



Travel times google.co.uk/map, tfl.gov.uk



King George's Park, a jewel in our neighbourhood, boasts a serene lake, beautifully landscaped gardens, versatile sports pitches, a charming bowling green, and a modern leisure centre for your enjoyment. Nearby, Wandsworth Park provides the perfect backdrop for a summer afternoon of cricket watching.

For those drawn to the water, Wimbledon Park features a picturesque sailing lake. Plus, revel in the vast green expanses of Wandsworth Common, Putney Heath, Cannizaro Park, and Wimbledon Common, all just a short journey away.

Tennis enthusiasts will thrive here, with park courts available and a selection of local clubs to join. And, of course, the excitement of Wimbledon fortnight is never far away. Even if luck doesn't favour you in the Centre Court ballot, the All-England Club is easily accessible, allowing you to join the queue for your chance to witness this legendary event.

For outdoor adventures, grab your bike and follow the scenic banks of the river Wandle all the way to Croydon. Alternatively, explore at your own pace along the Thames Path, taking you as far as your heart desires.



relax & unwind

Embrace the best of both worlds – the tranquillity of the countryside and the convenience of city living – right here in Earlsfield SW18. Your journey to a balanced and fulfilling life begins now.



shop & savour

Indulge in the best of local shopping and dining experiences right here in Earlsfield SW18, whether you have a passion for food, fashion, or both.

Take a leisurely stroll to the nearby Southside shopping mall, where over 80 stores await your exploration, including popular brands like River Island, New Look, Next, and H&M.

Venture slightly further to the iconic Battersea Power Station, recently transformed into a captivating shopping destination. Discover high-end stores, designer boutiques, and captivating restaurants and coffee shops that cater to your every desire.

Living at Earlsfield Green, you'll find a delightful array of bars, cafes, and takeaways right at your doorstep, making every day a culinary adventure. And when it's

time to celebrate special occasions, savour fine dining at Le Gothique, nestled within a charming French-style chateau complete with turrets. Chez Bruce, another renowned restaurant in the area, has solidified this neighbourhood as a gastronomic hub. For everyday dining, you'll have your pick of local pizza joints, burger spots, and international cuisines to tantalise your taste buds.

In Earlsfield SW18, your cravings for shopping and dining will always be satisfied. Immerse yourself in the diverse flavours and fashion of this vibrant community. Your journey to the best of city living begins here.



THE EARLSFIELD GASTROPUB

Live sport, great music, fabulous food and a great choice of beers. No wonder locals flock here – especially for the spectacular Sunday lunch.

TOOTING MARKET

One of the oldest indoor markets in South London and winner of multiple awards, you'll find food stall after food stall to tickle your taste buds.



NAZMIN'S INDIAN RESTAURANT

Intimate décor and elegant service are matched by the best of Indian food that blends traditional recipes with new ideas.

CICCHETTI & WINE

A real Garratt Lane favourite, this classic Italian restaurant combines excellent food with good service and excellent value.



SOUTHSIDE SHOPPING CENTRE

A vibrant retail hub in Wandsworth, offering diverse shopping experiences, leisure, food and entertainment outlets.

education excellence

Earlsfield Green is ideally situated within the catchment area of numerous exceptional schools, all of which have earned high Ofsted ratings.

4 MINUTE WALK

FLOREAT WANDSWORTH PRIMARY SCHOOL

Offers a nurturing environment, modern classrooms, STEM labs, a library, sports facilities, and dedicated, experienced educators.

7 MINUTE WALK

SWAFFIELD PRIMARY SCHOOL

Known for its nurturing environment and dedicated staff, offering high-quality education as well as promoting a holistic approach, fostering academic excellence and personal development.

3 MINUTE CYCLE

EARLSFIELD PRIMARY SCHOOL

Nurturing young minds with innovative education, fostering creativity, and creating a supportive learning environment for all.

3 MINUTE CYCLE

ST ANNE'S CHURCH OF ENGLAND PRIMARY SCHOOL

A nurturing environment, modern classrooms, advanced labs, sports facilities, and dedicated teaching staff whilst promoting Christian values.

19 MINUTE CYCLE

BEATRIX POTTER PRIMARY SCHOOL

An independent school offering a nurturing environment with modern classrooms, a well-equipped library, a spacious playground, and dedicated staff.

3 MINUTE CYCLE

ALLFARTHING PRIMARY SCHOOL

A nurturing environment, modern classrooms, well-equipped science labs, library, sports facilities, and dedicated staff for holistic education

3 MINUTE CYCLE

SOUTHFIELDS ACADEMY

Secondary school with modern classrooms, advanced science labs, a spacious library, sports facilities, and a nurturing environment or holistic learning.

4 MINUTE CYCLE

GARRATT PARK SECONDARY SCHOOL

Offers a nurturing environment with modern facilities, including a well-equipped library, sports fields, and sensory gardens.



TARA THEATRE

An exciting venue, promoting diverse voices through innovative performances, fostering creativity and inclusivity in arts



GRAVITY WANDSWORTH

A vibrant entertainment complex, blending trampolining, climbing walls, VR gaming, and food, offering thrilling experiences for all.



TOOTING BEC LIDO

Iconic outdoor swimming pool dating back to 1906, known for its historic charm and community atmosphere



entertainment & leisure

Embrace the lively entertainment scene of Earlsfield SW18 and its surroundings.

Enjoy live music at iconic venues like Half Moon in Putney and Venn Street Records in Clapham. Theatre enthusiasts can walk to the Tara Theatre, and nearby options like Battersea Arts Centre, Latchmere, New Wimbledon Theatre, and Polka Theatre offer diverse performances.

For cinematic adventures, experience Backyard Cinema during the holidays and discover unique entertainment options year-round. Thrill-seekers

can test their skills in urban street golf, interactive bowling, and electric go-karting. Nearby, a climbing gym offers over 200 challenging routes for climbers.

In Earlsfield SW18, live entertainment is a way of life. Join our vibrant community and start your journey into a world of excitement.

how shared ownership works?

Shared Ownership is a government funded, low-cost home ownership programme that aims to help people who can't afford to buy a home on the open market. The scheme lets you buy a home in stages that are both affordable and manageable. You buy a share in your property, usually between 25% to 75%, and pay rent on the share you don't own.

You will typically require a deposit of 5% to 10% of the share you are buying. Over time, you can purchase more shares in your property to suit your income and your life as it changes.

You will need to be able to raise a mortgage for the share you want to purchase unless you have sufficient money to enable you to purchase without a mortgage. Any deposit you pay will be smaller than if buying outright as you will be purchasing a share of your home. The combined cost of mortgage and rent is often cheaper than privately renting in the area.

In many cases, Shared Ownership purchasers are first-time buyers, but the scheme is also open to those who used to own a home but can no longer afford one.

Eligibility explained

Whether or not you meet the criteria for a Shared Ownership home, often referred to as your 'eligibility,' depends on three separate factors.

General eligibility

This is defined by the government. You need to meet the general eligibility criteria to be accepted for any Shared Ownership scheme. The basic requirements are:

- have a combined annual household income under £90,000 in London
- not own a property, or part of a property, at the time of completing on your purchase
- be 18 years or older and be able to obtain a mortgage

Property eligibility

Beyond the general eligibility, sometimes local authorities may implement specific criteria in terms of allocating homes. For example, they may prioritise individuals already residing or working in the local area and/or introduce additional income caps to assist families with lower incomes in accessing the scheme. This can affect whether or not we're able to offer you a home.

Affordability

Affordability is different for everyone, and depends on your income, financial commitments and the value of the home you want to buy. In most cases, the housing costs of mortgage, rent and service charge should be no more than 40% of your net take home pay.

We recommend that you complete our Shared Ownership application form to confirm your eligibility.

what are my next steps?

Seek Expert Advice

It's a good idea to speak with one of our independent mortgage advisors before you start looking at any homes. They'll be able to work out your budget, so you don't make the mistake of falling in love with something you can't afford.

Consult our Sales Advisors

It's also important for you to speak to our sales advisors to check your eligibility for the project you are interested in buying. They will guide you through the process and help answer any queries you may have.

about us

We are Octavia - your trusted partner in finding the perfect home. Founded by the Victorian philanthropist Octavia Hill in the 1860s, we carry forward her legacy today through three core areas: homes, support, and care.

We are dedicated to providing Londoners with top-quality, affordable housing, making it possible for many to call this city their home when they might otherwise be priced out. Our commitment extends beyond housing; we empower individuals by connecting them with opportunities for a brighter future.

Additionally, we provide essential care services, tailored to the needs of the elderly and vulnerable. At Octavia, we are champions of hope, community, and connection, all driven by a deep commitment to the common good. Join us on this journey and let us help you find the home you've always dreamed of, in the area you desire. Our dedicated teams will be with you every step of your sales journey, ensuring a seamless and fulfilling experience.

FOR MORE INFORMATION PLEASE CONTACT US

Email us: sales@octavia.org.uk

Call us: 020 8354 5500

Visit our website: octavialiving.org.uk



visit us

MARKETING SUITE & SHOWFLAT

45 OAKSHAW ROAD, LONDON SW18

SAT NAV: SW18 3BS



BY CAR: FROM A217 WANDSWORTH:

- Head south on South Circular Road/Fairfield Street A205/A217/A3 towards Barchard Street
- Use the right 2 lanes to turn slightly right to stay on South Circular Road/Fairfield Street/A205/A217/A3
- Slight right onto South Circular Road/Wandsworth High Street/A205/A3
- Turn left onto Garratt Lane/A217
- Continue on Farlton Road. Drive to Oakshaw Road
- Turn left onto Farlton Road
- Turn left onto Atheldene Road
- Continue onto Oakshaw Road

BY TRAIN: FROM LONDON WATERLOO:

- Take the South Western Railway train to Guildford
- Alight at Earlsfield station
- It is then a 12 min walk to Oakshaw Road
- Exit via Earlsfield Rail Station
- Head northwest on Garratt Lane/A217 toward Thornsett Road
- Turn right onto Atheldene Road
- Continue onto Oakshaw Road



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LONDON SW18

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