

Thornton House

A Rare Opportunity for Shared Ownership in Balham

Set in the heart of Balham, Thornton House presents a unique chance to own a stylish, high-specification home through shared ownership. With all private units now sold, this is your last opportunity to secure a modern apartment in this sought-after location.

- ✓ Designed for Contemporary Living – Premium finishes, Siemens kitchens, underfloor heating, and private balconies.
- ✓ Affordable Homeownership – A smart way to step onto the property ladder, with low deposit and flexible share purchase options.
- ✓ Unbeatable Location – Just minutes from Balham Station (Northern Line & National Rail), offering fast connections to Clapham Junction, Victoria, and the City.
- ✓ Surrounded by Green Spaces – Close to Tooting Common and Wandsworth Common, ideal for outdoor leisure.

With limited shared ownership homes remaining, don't miss out on the opportunity to call Thornton Road home.

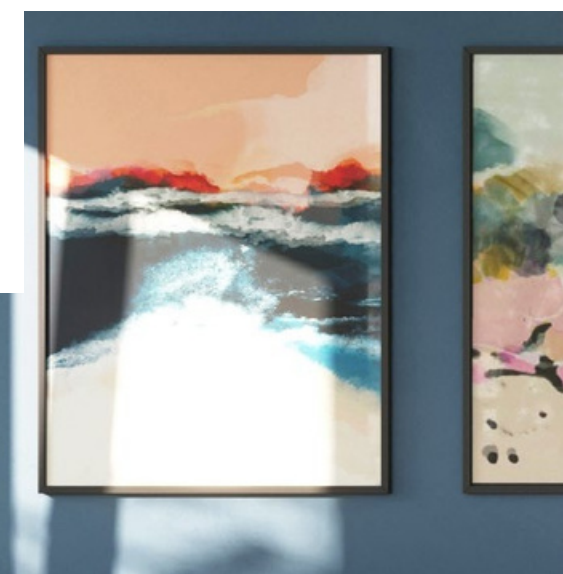
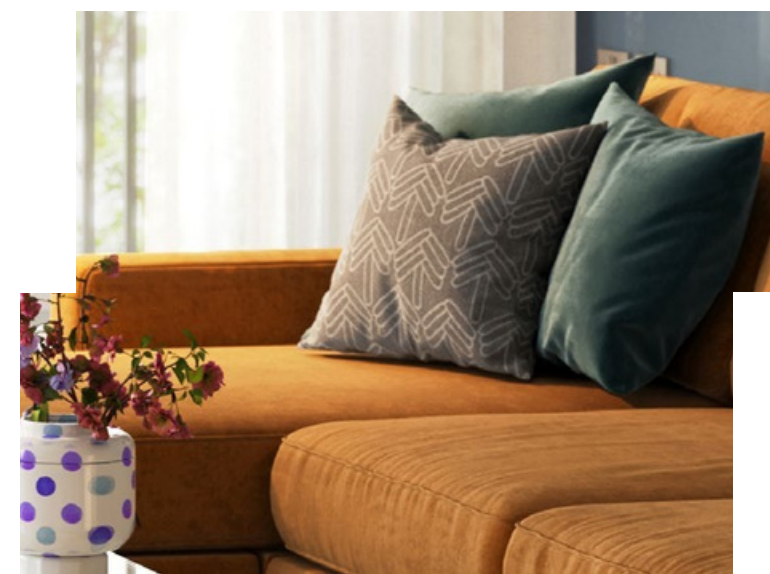




Contemporary finish kitchens with stone surfaces



Open plan living dining spaces





Bright bathrooms with integrated mirrored cabinets



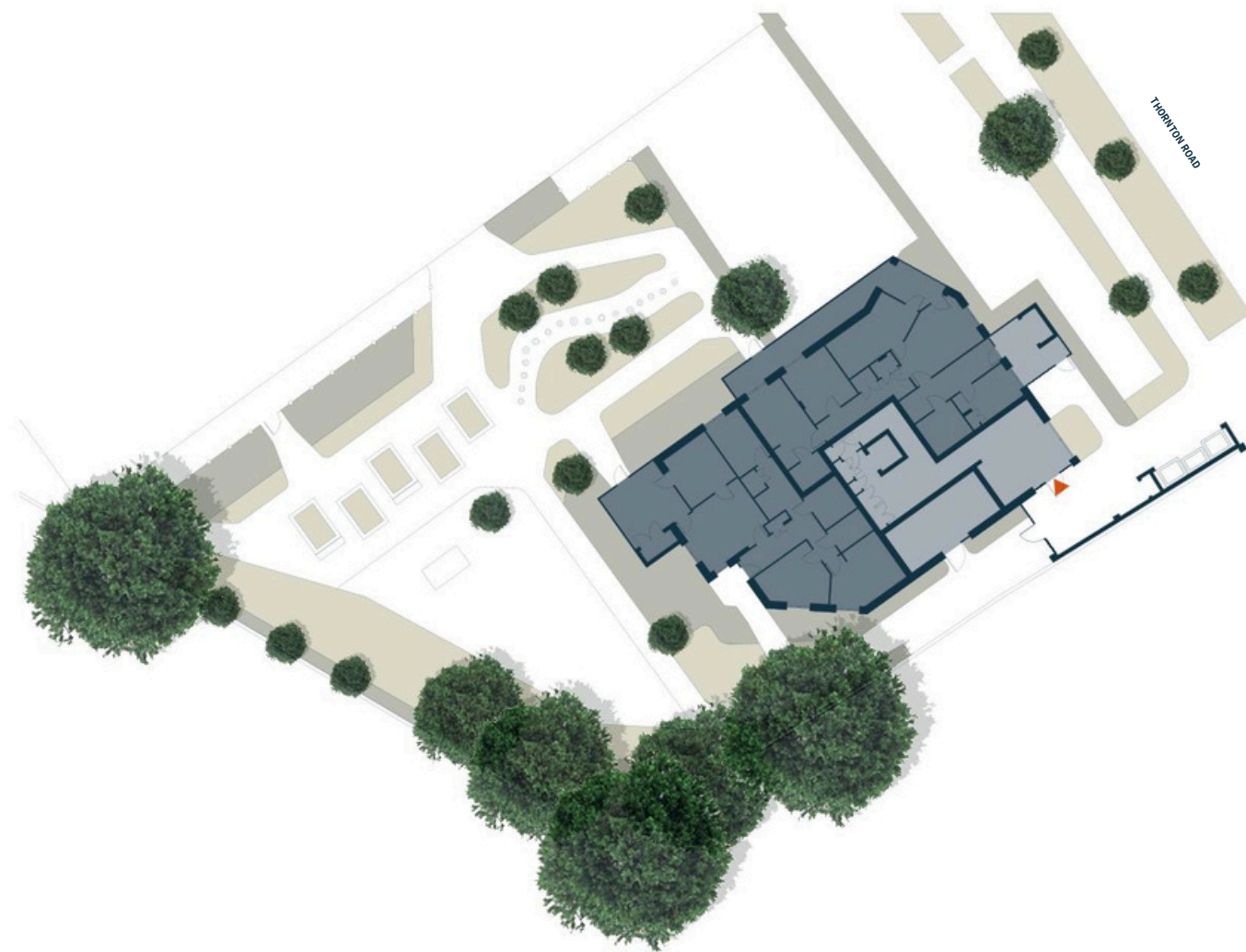
Spacious bedrooms with fitted wardrobes and TV aerial points to bedroom 1





SITEPLAN

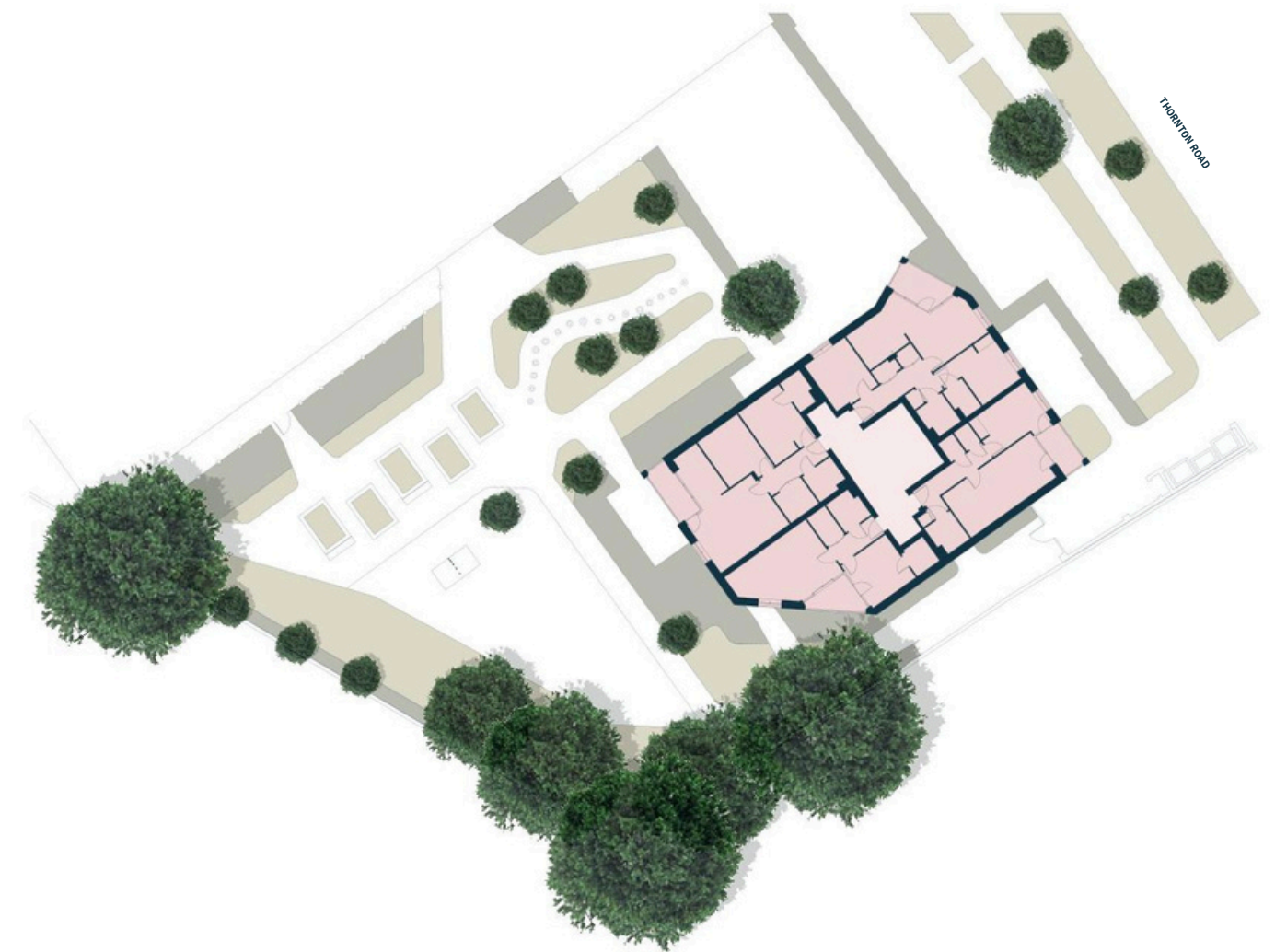
GROUND FLOOR



- Plots 1 and 2 for social rent
- ▶ Main entrance



LEVELS 1 TO 4



- Plots 3 to 14 for shared ownership and outright sale



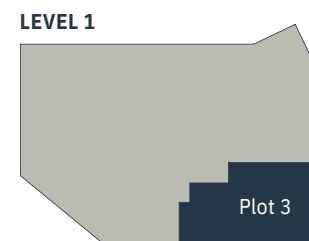
FLOOR PLANS

PLOT 3*



ONE BEDROOM APARTMENT

Kitchen/Living/Dining	6.95m x 3.25m	22' 10" x 10' 8"
Bedroom	4.30m x 2.75m	14' 1" x 9' 0"
Balcony	1.66m x 3.13m	5' 5" x 10' 3"
Total internal area	52.0 sq m	559.7 sq ft



* Shared ownership

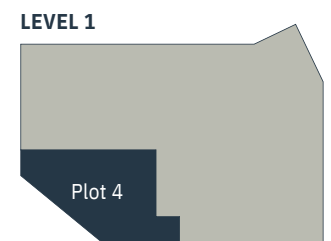
Arrows denote measuring points. Floor plans shown are for approximate measurements only, the exact layouts and sizes may vary and measurements may vary within a tolerance of 5%.

PLOT 4*



ONE BEDROOM APARTMENT

Kitchen/Living/Dining	6.35m x 4.15m	20' 10" x 13' 7"
Bedroom	3.45m x 3.35m	11' 4" x 12' 0"
Balcony	3.20m x 2.62m	10' 6" x 8' 7"
Total internal area	50.5 sq m	543.5 sq ft



* Shared ownership



PLOTS 7 AND 10



ONE BEDROOM APARTMENT

● Kitchen/Living/Dining	4.75m x 6.10m	15' 7" x 20' 0"
● Bedroom	5.45m x 2.95m	17' 11" x 9' 8"
○ Balcony	1.66m x 3.12m	5' 5" x 10' 3"
Total internal area	55.7 sq m	599.5 sq ft

LEVELS 2 AND 3



Arrows denote measuring points. Floor plans shown are for approximate measurements only, the exact layouts and sizes may vary and measurements may vary within a tolerance of 5%.

PLOTS 6*, 9 AND 12



TWO BEDROOM APARTMENT

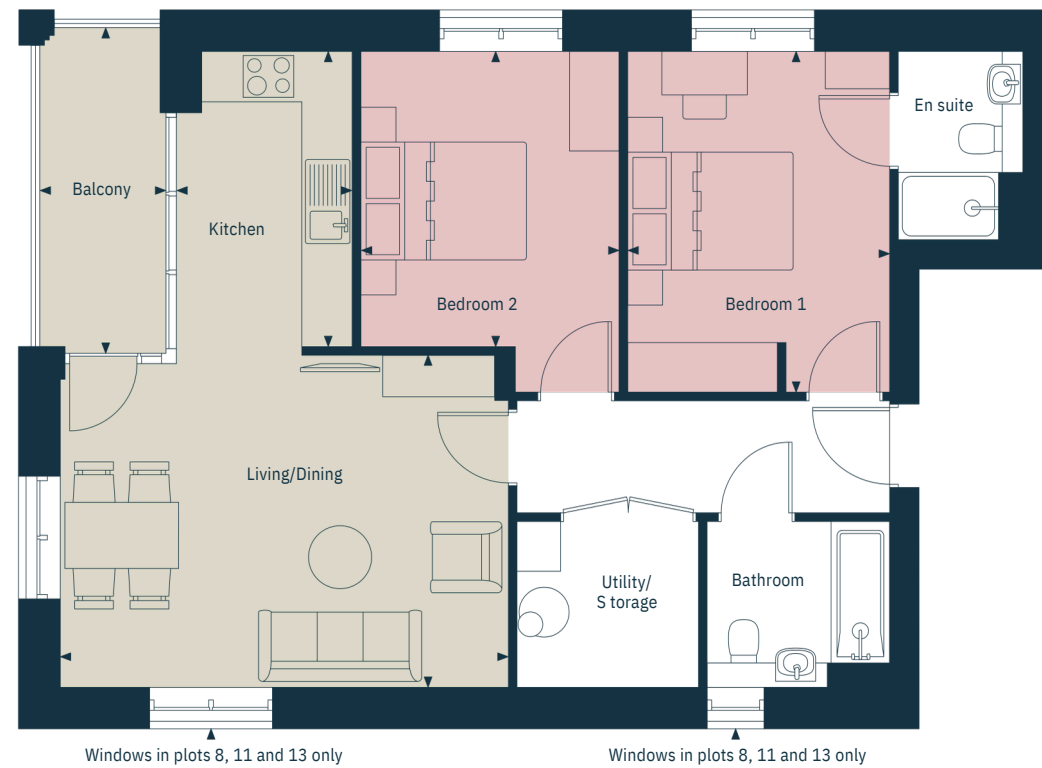
● Living/Dining	4.35m x 5.51m	14' 3" x 18' 1"
● Kitchen	3.10m x 2.65m	10' 2" x 8' 8"
● Bedroom 1	4.35m x 3.50m	14' 3" x 11' 6"
● Bedroom 2	3.15m x 3.70m	10' 4" x 12' 2"
○ Balcony	2.00m x 3.72m	6' 7" x 12' 2"
Total internal area	72.2 sq m	777.2 sq ft

LEVELS 1-3



* Shared ownership

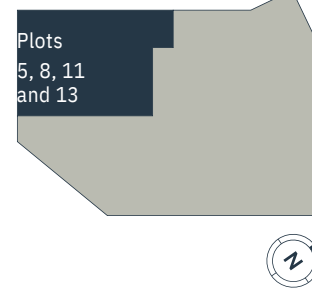
PLOTS 5*, 8, 11 AND 13



TWO BEDROOM APARTMENT

● Living/Dining	5.35m x 4.00m	17' 7" x 13' 1"
● Kitchen	2.10m x 3.55m	6' 11" x 11' 8"
● Bedroom 1	3.15m x 4.10m	10' 4" x 13' 5"
● Bedroom 2	3.10m x 3.56m	10' 2" x 11' 8"
○ Balcony	1.55m x 3.91m	5' 1" x 12' 10"
Total internal area	74.0 sq m	796.5 sq ft

LEVELS 1-4



* Shared ownership

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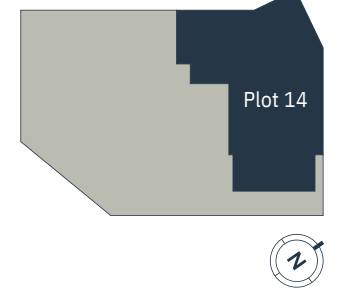
PLOT 14



THREE BEDROOM APARTMENT

● Kitchen/Living/Dining	6.70m x 4.95m	22' 0" x 16' 3"
● Bedroom 1	3.45m x 4.16m	11' 4" x 13' 8"
● Bedroom 2	3.30m x 3.70m	10' 10" x 12' 2"
● Bedroom 3	2.25m x 3.61m	7' 5" x 11' 10"
○ Balcony 1	5.95m x 2.68m	19' 6" x 8' 10"
○ Balcony 2	2.00m x 3.72m	6' 7" x 12' 2"
Total internal area	86.2 sq m	927.8 sq ft

LEVEL 4



SPECIFICATION

GENERAL

- Lift to all floors
- Engineered wood flooring to halls and living areas
- Carpets to bedrooms
- Walls painted in Dulux white super matt emulsion throughout
- Private balcony or terrace to each apartment
- Fitted wardrobes to bedroom 1
- Underfloor heating throughout
- Mains operated smoke/heat detectors
- LABC 10-year warranty

KITCHEN

- Contemporary designer kitchen units with handle-less soft close doors
- Composite stone worktops with full height upstand
- Concealed LED lighting to underside of wall units
- Undermounted stainless steel sink
- Siemens 4-ring black touch control induction hob
- Siemens black and stainless-steel oven
- Siemens black and stainless-steel microwave oven
- Integrated Siemens hood
- Integrated Siemens dishwasher
- Integrated Siemens fridge-freezer
- Pull-out recycling bins
- Pop-up electrical sockets
- Integrated Caple slimline beverage cooler
- Washer dryer to utility cupboards

ELECTRICAL

- BT TV/Sky outlets in living room and bedroom 1
- TV media plate and reinforced wall in living room and bedroom 1
- Incoming hyperoptic provision
- USB sockets to bedrooms 1 and 2
- Video-entry system
- Low energy downlighters throughout

BATHROOM AND EN SUITES

- Porcelain tiles to floors and surrounding walls
- Roca floor mounted WC with Roca soft-close seat
- Full height mirrored bathroom cabinet
- Chrome shower bath mixers with thermostatic controls
- Semi-recessed Roca wash-hand basins
- Shower cubicle to en suites with frameless glass
- Roca bath with auto-filler and shower pivot door with hinges
- Chrome heated towel rail

