



Springfield Village, Wandsworth

SW17

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A lifestyle designed for luxury, comfort and tailored to you.
Experience modern living in 1 and 2 bedroom apartments carefully crafted to put you at ease.

LUXURY AND COMFORT



The Apartments' bathroom

Kitchen

- Fitted kitchens with smooth handleless doors with base and wall units finished in contrasting colours
- Corian worktop with full height splashback to underside of wall units
- Underslung black 1.5 bowl sink with matt black mixer tap
- Siemens or similar integrated appliances on display with Zanussi concealed appliances
- Appliances include single oven, microwave, induction hob, extractor, dishwasher, fridge freezer, wine fridge

Bathrooms

- Full height porcelain tiling to bath/shower and half height behind WC and basin
- Tiled recess within bath/shower enclosure for bottle storage with LED strip lighting
- Two drawer soft close vanity in a matt black finish with an inset basin
- Full height and width fitted mirror behind basin with demister
- WC with soft close lid
- Shower over bath benefits from wall-mounted handheld shower head, a high level mounted fixed shower head and hinged glass bath screen
- LED lighting to bath plinth
- Crosswater or similar brassware and flushplate finished in matt bronze
- Bath screen and heated towel rail in a matt black finish

En-suites (if applicable)

- Full height porcelain tiling to shower and half height behind WC and basin
- Tiled recess within shower enclosure for bottle storage with LED strip lighting
- Mirrored vanity with open shelving finished in matt black with LED lighting to underside
- Wall-hung basin with towel box finished in matt black
- WC with soft close lid
- Shower benefits from wall-mounted handheld shower head and a high level mounted fixed shower head and sliding glass door

- Crosswater or similar brassware and flushplate finished in matt bronze
- Showerscreen and heated towel rail in a matt black finish

Lighting & electrics

- Downlights throughout
- LED lighting to underside of wall-mounted kitchen cabinets and plinth
- LED lighting to underside of bathroom/en-suite mirrored wall cabinetry, underside of towel box and to plinth level of bath panel
- External up down light to balcony
- Mid-height TV point to living room
- Datapoint to dedicated work from home station
- Provision for high speed fibre broadband
- Smoke and heat detectors
- Video door entry system
- USB and USB-C socket provision to kitchen, living area and bedsides

Wall & floor finishes

- Timber effect Tarkett flooring or similar in Primary Oak Light Grey laid in a herringbone pattern throughout the hall, living, dining and kitchen areas
- Soft carpet to bedrooms finished in a taupe colour
- Porcelain tiles to bathrooms and en-suites
- Painted internal walls and woodwork in pocket stone
- Ceilings painted in a white finish

General

- Contemporary ironmongery in a matt black finish
- Washer dryer in separate hall cupboard
- Hinged door fitted wardrobe to principal bedroom with feature length handle

Building components

- Traditional block and brick construction

Floors

- Hollow core precast concrete plank floors with cement screed topping with appropriate floor finishes (see flooring)
- Beam and block to ground floor

Ceilings

- Suspended plasterboard with services access panels

Windows

- Triple-glazed composite windows including opening lights, where appropriate, and triple-glazed aluminium doors to balconies and terraces where appropriate with durable powder-coat paint finish

Stairs

- In-situ or precast carpeted concrete stairs with steel balustrades in common areas

Walls

- External walls benefit from high performance thermal and acoustic insulation
- Internal walls formed with plasterboard; metal framing filled with high performance acoustic insulation where required

Heating & cooling

- Zoned underfloor heating throughout
- Heated towel radiator to bathrooms and en-suites
- Mechanical extract ventilation to all upper floors and mechanical ventilation with heat recovery to ground floors

Balconies & terraces

- Metal powder-coated balustrade
- External wall light
- Aluminium decking to balconies and paving to terraces

Sustainability

- Energy efficient lighting throughout
- Sustainably sourced timber
- Acoustic and thermal insulation designed into the fabric of the building
- Heating and hot water provided by site-wide district heating network
- Photovoltaic panels to rooftops
- Biodiverse green or brown roof to buildings
- High performance glazing to all doors and windows

Roof

- High-performance membrane roofing with bio-roofs and photovoltaics where applicable

Communal specification

- Tiled floor to entrance lobby with metal inset
- Post boxes to entrance lobby
- Residential lift to all floors
- Carpet to residential communal corridor floors and staircase
- Feature timber veneer front entrance door with matching surround
- Fob and video entry to main entrance



The Apartments' kitchen



The Apartments' principal bedroom

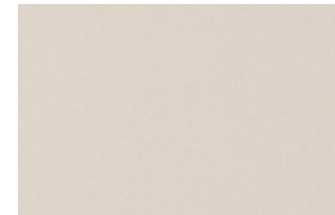


The Apartments' kitchen

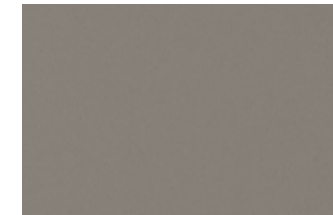
A PALETTE PERFECTED



Kitchen worktop



Kitchen wall units



Kitchen base/tall units



Bathroom/en-suite/WC
vanity surface



Family bathroom floor tile



Family bathroom wall tile



En-suite floor tile



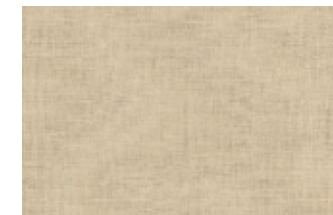
En-suite wall tile



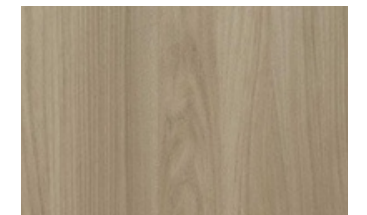
Bedroom carpet



Kitchen/living/dining flooring



Wardrobe carcass



Internal doors



Moulded internal doors,
skirting, architraves and
internal walls paint –
Pocket Stone



YOUR STORY

STARTS HERE

The Apartments
Beech Apartments

1 AND 2 BEDROOM APARTMENTS

[VIEW FLOORPLANS >](#)

[VIRTUAL TOURS >](#)

Springfield Park

- 1 Community Gardens
- 2 Pavilion & Café
- 3 Children's Play Area
- 4 Springfield Park Visitor Parking
- 5 Sports Ground
- 6 Bridge Walkway
- 7 Amphitheatre
- 8 Play Area
- 9 Wetlands

Beech Apartments



BEECH APARTMENTS

GROUND FLOOR – NORTH

201
 One bedroom
 Kitchen/Living/Dining
 6.34MX 4.17M | 20'9"X 13'8"
 Bedroom 1
 5.17MX 3.79M | 17'0"X 12'5"
 Terrace
 4.03MX 1.85M | 13'3"X 6'1"

200
 Two bedroom
 Kitchen/Living/Dining
 6.34MX 4.90M | 20'10"X 16'1"
 Bedroom 1
 3.76MX 3.41M | 12'4"X 11'2"
 Bedroom 2
 4.04MX 3.73M | 13'3"X 12'3"
 Terrace
 3.99MX 1.73M | 13'1"X 5'8"

202
 Two bedroom
 Kitchen/Living/Dining
 6.49MX 4.48M | 21'3"X 14'9"
 Bedroom 1
 5.19MX 3.34M | 17'0"X 11'0"
 Bedroom 2
 4.20MX 3.20M | 13'9"X 10'6"
 Terrace
 7.19MX 2.01M | 23'7"X 6'7"

203
 One bedroom
 Kitchen/Living/Dining
 6.25MX 5.17M | 20'6"X 17'0"
 Bedroom 1
 4.98MX 4.16M | 16'4"X 13'8"
 Terrace
 4.85MX 1.99M | 15'11"X 6'7"



◄► - Measurement points | ES - En-suite | S - Store cupboard | SC - Service cupboard | W - Fitted wardrobe | ◻ - Wardrobe space

BEECH

APARTMENTS FIRST FLOOR - NORTH

205

Two bedroom

Kitchen/Living/Dining

6.37MX 4.17M | 20'11"X 13'8"

Bedroom 1

4.15MX 3.09M | 13'7"X 10'1"

Bedroom 2

4.05MX 3.04M | 13'3"X 10'0"

Balcony

3.99MX 1.73M | 13'1"X 5'8"

204

Two bedroom

Kitchen/Living/Dining

6.34MX 4.90M | 20'10"X 16'1"

Bedroom 1

3.76MX 3.41M | 12'4"X 11'2"

Bedroom 2

4.04MX 3.73M | 13'3"X 12'3"

Balcony

3.99MX 1.73M | 13'1"X 5'8"

206

Two bedroom

Kitchen/Living/Dining

6.43MX 4.48M | 21'1"X 14'8"

Bedroom 1

4.14MX 3.40M | 13'7"X 11'2"

Bedroom 2

3.73MX 3.03M | 12'3"X 9'11"

Balcony

3.58MX 1.89M | 11'9"X 6'3"

207

Two bedroom

Kitchen/Living/Dining

6.22MX 5.36M | 20'5"X 17'7"

Bedroom 1

3.76MX 3.49M | 12'4"X 11'5"

Bedroom 2

3.64MX 3.39M | 11'11"X 11'1"

Balcony

4.39MX 1.83M | 14'5"X 6'0"



SITE PLAN



◄► - Measurement points | ES - En-suite | S - Store cupboard | SC - Service cupboard | W - Fitted wardrobe | ◻ - Wardrobe space

BEECH

APARTMENTS SECOND FLOOR – NORTH

209
Two bedroom

Kitchen/Living/Dining
6.37MX 4.17M | 20'11"X 13'8"
Bedroom 1
4.15MX 3.09M | 13'7"X 10'1"
Bedroom 2
4.05MX 3.04M | 13'3"X 10'0"
Balcony
3.99MX 1.73M | 13'1"X 5'8"

208
Two bedroom

Kitchen/Living/Dining
6.34MX 4.90M | 20'10"X 16'1"
Bedroom 1
3.76MX 3.41M | 12'4"X 11'2"
Bedroom 2
4.04MX 3.73M | 13'3"X 12'3"
Balcony
3.99MX 1.73M | 13'1"X 5'8"



210
Two bedroom

Kitchen/Living/Dining
6.43MX 4.48M | 21'1"X 14'8"
Bedroom 1
4.14MX 3.40M | 13'7"X 11'2"
Bedroom 2
3.73MX 3.03M | 12'3"X 9'11"
Balcony
3.58MX 1.89M | 11'9"X 6'3"

211
Two bedroom

Kitchen/Living/Dining
6.22MX 5.36M | 20'5"X 17'7"
Bedroom 1
3.76MX 3.49M | 12'4"X 11'5"
Bedroom 2
3.64MX 3.39M | 11'11"X 11'1"
Balcony
4.39MX 1.83M | 14'5"X 6'0"

SITE PLAN



◄► - Measurement points | ES - En-suite | S - Store cupboard | SC - Service cupboard | W - Fitted wardrobe | ◻ - Wardrobe space

BEECH

APARTMENTS GROUND FLOOR – SOUTH



212
One bedroom

Kitchen/Living/Dining
6.34MX 4.17M | 20'9"X 13'8"
Bedroom 1
5.17MX 3.79M | 17'0"X 12'5"
Terrace
4.03MX 1.85M | 13'3"X 6'1"

213
One bedroom

Kitchen/Living/Dining
6.34MX 4.96M | 20'10"X 16'3"
Bedroom 1
4.21MX 3.52M | 13'10"X 11'7"
Terrace
4.08MX 1.82M | 13'5"X 6'0"

SITE PLAN



◄► - Measurement points | ES - En-suite | S - Store cupboard | SC - Service cupboard | W - Fitted wardrobe | ◻ - Wardrobe space

BEECH

APARTMENTS FIRST FLOOR - SOUTH

215
Two bedroom
Kitchen/Living/Dining
6.44MX 4.48M | 21'1"X 14'8"
Bedroom 1
4.14MX 3.40M | 13'7"X 11'2"
Bedroom 2
3.73MX 3.03M | 12'3"X 9'11"
Balcony
3.57MX 1.89M | 11'8"X 6'3"

214
Two bedroom
Kitchen/Living/Dining
6.22MX 5.36M | 20'5"X 17'7"
Bedroom 1
3.76MX 3.49M | 12'4"X 11'5"
Bedroom 2
3.64MX 3.39M | 11'11"X 11'1"
Balcony
4.39MX 1.83M | 14'5"X 6'0"



216
Two bedroom
Kitchen/Living/Dining
6.37MX 4.17M | 20'11"X 13'8"
Bedroom 1
4.15MX 3.09M | 13'7"X 10'1"
Bedroom 2
4.05MX 3.04M | 13'3"X 10'0"
Balcony
3.99MX 1.73M | 13'1"X 5'8"

217
Two bedroom
Kitchen/Living/Dining
6.34MX 4.90M | 20'10"X 16'1"
Bedroom 1
3.76MX 3.41M | 12'4"X 11'2"
Bedroom 2
4.04MX 3.73M | 13'3"X 12'3"
Balcony
3.99MX 1.73M | 13'1"X 5'8"

SITE PLAN



◀▶ - Measurement points | ES - En-suite | S - Store cupboard | SC - Service cupboard | W - Fitted wardrobe | □ - Wardrobe space

BEECH

APARTMENTS SECOND FLOOR – SOUTH

219
Two bedroom

Kitchen/Living/Dining

6.44MX4.48M | 21'1"X14'8"

Bedroom 1

4.14MX 3.40M | 13'7"X 11'2"

Bedroom 2

3.73MX 3.03M | 12'3"X 9'11"

Balcony

3.57MX1.89M | 11'8"X6'3"

218

Two bedroom

Kitchen/Living/Dining

6.22MX 5.36M | 20'5"X 17'7"

Bedroom 1

3.76MX 3.49M | 12'4"X 11'5"

Bedroom 2

3.64MX 3.39M | 11'11"X 11'1"

Balcony

4.39MX1.83M | 14'5"X6'0"



220

Two bedroom

Kitchen/Living/Dining

6.37MX 4.17M | 20'11"X 13'8"

Bedroom 1

4.15MX 3.09M | 13'7"X 10'1"

Bedroom 2

4.05MX 3.04M | 13'3"X 10'0"

Balcony

3.99MX1.73M | 13'1"X5'8"

221

Two bedroom

Kitchen/Living/Dining

6.34MX 4.90M | 20'10"X 16'1"

Bedroom 1

3.76MX 3.41M | 12'4"X 11'2"

Bedroom 2

4.04MX 3.73M | 13'3"X 12'3"

Balcony

3.99MX1.73M | 13'1"X5'8"

SITE PLAN



◀▶ - Measurement points | ES - En-suite | S - Store cupboard | SC - Service cupboard | W - Fitted wardrobe | ◻ - Wardrobe space



The Apartments' bedroom

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Visit our website

