



ALBANY HOUSE

NEW MALDEN KT3

CONTEMPORARY SHARED OWNERSHIP APARTMENTS

NEW MALDEN | LONDON BOROUGH OF MERTON

wandle
NEW HOMES



WELCOME
TO A NEW BEGINNING

ALBANY HOUSE

A home to call your own

SHARED OWNERSHIP

Albany House is a stunning collection of modern and tastefully specified one, two and three bedroom apartments with fitted kitchens and stylish bathrooms. Within 15 minutes walk of Raynes Park mainline station you can be in Central London in under half an hour. Shopping, dining and leisure opportunities abound with Kingston-upon-Thames, Wimbledon and South West London right on your doorstep.

NEW MALDEN

A NEW START

NEW MALDEN
A VILLAGE IN THE CITY





IN NEW MALDEN

UP AND COMING AND PERFECTLY PLACED

Part of the London Borough of Merton with Raynes Park, Surbiton, Kingston-upon-Thames and Wimbledon amongst its neighbours. New Malden is a bustling place to live and offers a rich, cultural tradition as well as shopping to rival Central London just 9 miles away. Boasting a plethora of restaurants, cafés and bars.

It also has its own sports centre which has a swimming pool, gym and community facilities.

The Royal Borough of Kingston-upon-Thames is rolling out its £30 million 'mini-Holland' scheme to create a more cycle-friendly South West London, which currently includes a 1.2km traffic-free 'Go Cycle' bike and pedestrian path between New Malden railway station and Raynes Park recreation ground.

Excitingly New Malden is also part of the wider area set for regeneration being one of 10 stations along the current proposed route for the Crossrail 2.

THINGS TO SEE AND DO

ON YOUR DOORSTEP

New Malden is a flourishing, vibrant town which is home to many diverse cultures. In particular, the influence of its thriving Korean community can be seen in many of the local shops and restaurants.

There are plenty of everyday retail stores to satisfy your daily needs including Waitrose and Tesco Extra within walking distance. If you crave some serious retail therapy it's only a short trip to the unrivalled choice of Kingston town centre.

Everything you need is on your doorstep but Albany House also provides easy and convenient travel links to the city and beyond.



AROUND TOWN



GOING OUT

You'll find everything you'll need in New Malden but if you explore a little further you'll find the market town of Kingston with its sparkling shopping district. Its historic market square still regularly hosts traditional stalls and there are hundreds of shops and stores. Its wide variety of eating places offer something for any occasion and a world of tastes. And if you are looking for night life you will not be disappointed by its abundance of bars, restaurants and nightclubs.

You could also visit Wimbledon, with its bustling town of shops and eating places, and the pretty old Wimbledon Village where you'll find chic boutiques and cafés, not to mention the famous Wimbledon Common.

And if that's not enough you're not far from Hampton Court, Richmond Park and Kew Gardens.

LOCAL

Leisure facilities at The Malden Centre include a swimming pool and gym, while Beverley Park has a football pitch, tennis courts and a children's playground. If you have green fingers, there are allotments available nearby.

Local attractions include the town's youth theatre, and for something a bit different why not have a go at dinosaur-themed crazy golf!



A SENSE OF ENORMOUS WELL-BEING

PARK LIFE

GREEN SPACES ON YOUR
DOOR STEP





A BREATH OF FRESH AIR

RICHMOND PARK

One of London's eight Royal Parks covering 2500 acres



WIMBLEDON COMMON

The open spaces and peaceful woods of Wimbledon Common are less than a mile away

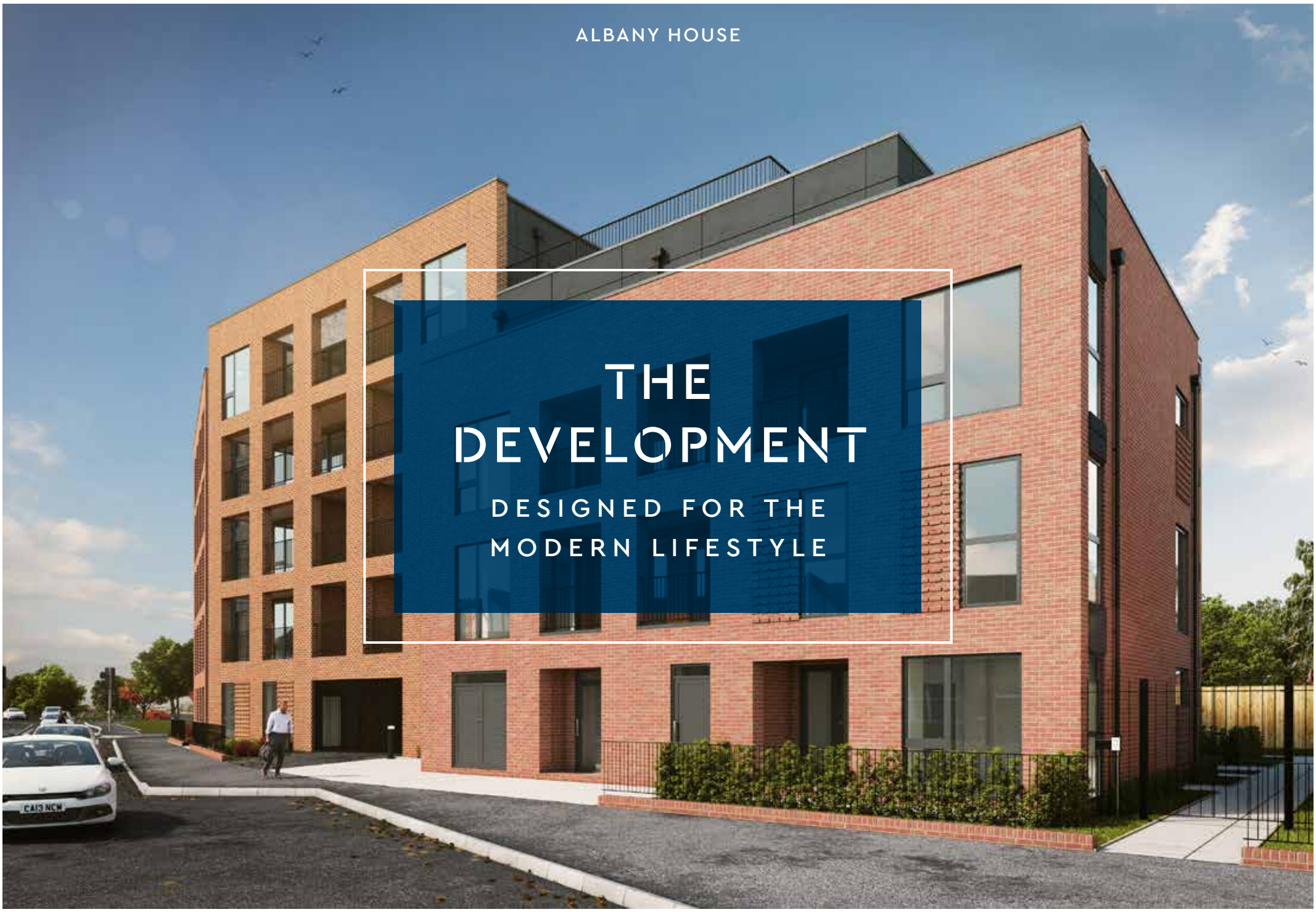
BUSHY PARK

A Royal Park famed for its herds of roaming deer

ALBANY HOUSE

THE
DEVELOPMENT

DESIGNED FOR THE
MODERN LIFESTYLE



YOUR NEW HOME

A home to call your own



WELCOME

Albany House is a stunning collection of one, two and three bedroom light and spacious shared ownership apartments. Designed with both stylish and practical interiors the apartments benefit from large windows, contemporary open plan kitchen, dining and living space, double bedrooms, elegant bathroom and balcony or terrace which completes this ideal living space.

Spacious and light the Albany House interiors are designed to be both impressive with modern living in mind. The wooden floored open plan living room and dining areas are as relaxing as they are stylish. With its Zanussi built in appliances and high gloss white Symphony handleless units the kitchens continue the clean lined aesthetic. Fully tiled bathrooms with Twyford recessed basins and chrome Baristan mixers are equally refined. And with Regency Cabaret nickel carpets and contemporary spot lighting the bedrooms are both cosy and chic. These really are homes to be proud of.

WHERE IS IT?



ALBANY HOUSE
NEW MALDEN KT3

GETTING AROUND

TRANSPORT LINKS

Raynes Park train station is operated by South Western Railways and offers travellers a direct route into some of London's most favoured destinations. Take the short bus ride or quick walk from Albany House and board a train to Clapham Junction (13 minutes), Vauxhall (18 minutes) or Waterloo (23 minutes). Trains in the opposite direction take travellers on a scenic journey out of South West London and into Surrey, with stops at Richmond, Hampton Court, Sunbury-on-Thames and Shepperton. And there's Crossrail 2, with New Malden a stop on the proposed route.

The A3 provides Albany House's arterial road connection, running into Wimbledon, Putney Heath and Clapham Common to the North East, and into Surrey in the South West as it turns into the Esher Bypass. The A3 joins with the M25 at junction 10.

Both of London's major airports are easily accessible from Albany House, with Heathrow and Gatwick reachable by car in under 45 minutes.



ON FOOT

Tesco Extra	3 mins
Waitrose & Partners	14 mins
Raynes Park Station	15 mins
Blagdons Road Open Space	15 mins
The Malden Centre (gym)	16 mins
New Malden High Street	20 mins



BY BUS

Raynes Park Station	9 mins
Malden Golf club	23 mins
Kingston High Street	26 mins
Wimbledon Common	40 mins



BY BIKE

Beverley Park	5 mins
Wimbledon Village	12 mins
Kingston hospital	18 mins
Richmond Park	23 mins
Hampton Court Palace	32 mins



BY TRAIN

From Raynes Park Station – 9 mins from Albany House	
Wimbledon	6 mins
Clapham Junction	13 mins
Vauxhall	18 mins
Richmond	25 mins
London Waterloo	23 mins
Twickenham	31 mins



BY CAR

Heathrow Airport	34 mins
Gatwick Airport	45 mins

A BIRDS EYE VIEW

SITE PLAN

- 1 Designated parking
- 2 Cycle store
- 3 Communal terrace
- 4 Communal green space

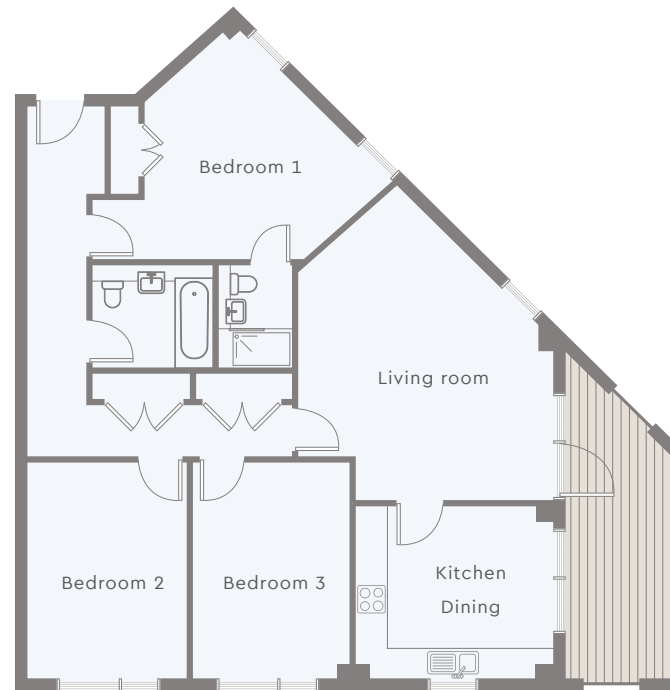


HOMES

TYPE 1

3 bedroom apartment

Kitchen Dining	3.93m x 3.57m
Living room	4.88m x 6.52m
Bathroom	2.38m x 2.16m
En suite	1.50m x 2.13m
Bedroom 1	4.85m x 4.72m
Bedroom 2	3.11m x 4.52m
Bedroom 3	3.11m x 4.52m
Balcony	2.29m x 6.73m
TOTAL	106.8 sqm 1150 sq ft



NORTH
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TYPE 2

2 bedroom apartment

Kitchen Dining Living	3.20m x 9.74m
Bedroom 1	2.70m x 5.57m
Bedroom 2	2.61m x 4.50m
Bathroom	2.17m x 2.02m
En suite	1.50m x 2.00m
Balcony	5.33m x 1.70m

TOTAL 74.3 sqm | 799.8 sq ft



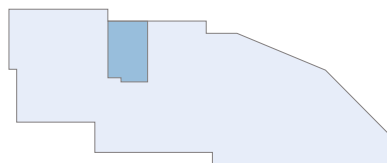
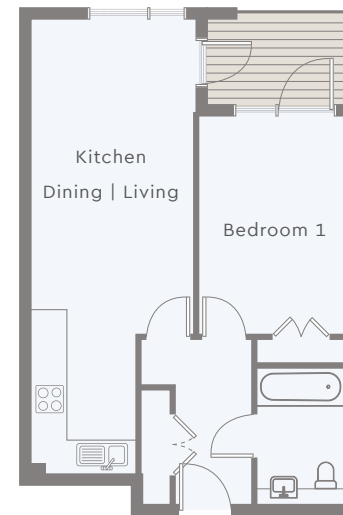
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TYPE 3

1 bedroom apartment

Kitchen Dining Living	3.10m x 9.15m
Bedroom	2.82m x 4.34m
Bathroom	1.71m x 2.68m
Balcony	2.67m x 1.70m

TOTAL 50.6 sqm | 544.7 sq ft

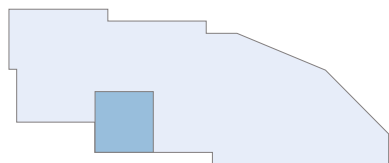
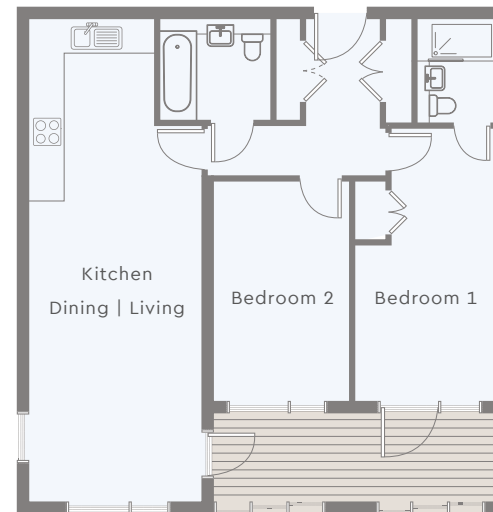


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TYPE 5

2 bedroom apartment

Kitchen Dining Living	3.20m x 9.70m
Bathroom	2.14m x 1.99m
En suite	1.52m x 2.05m
Bedroom 1	2.70m x 5.60m
Bedroom 2	2.70m x 4.50m
Winter garden	5.50m x 1.70m
TOTAL	73.8 sqm 794.4 sq ft



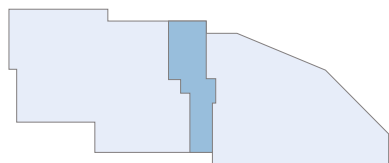
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2 BED

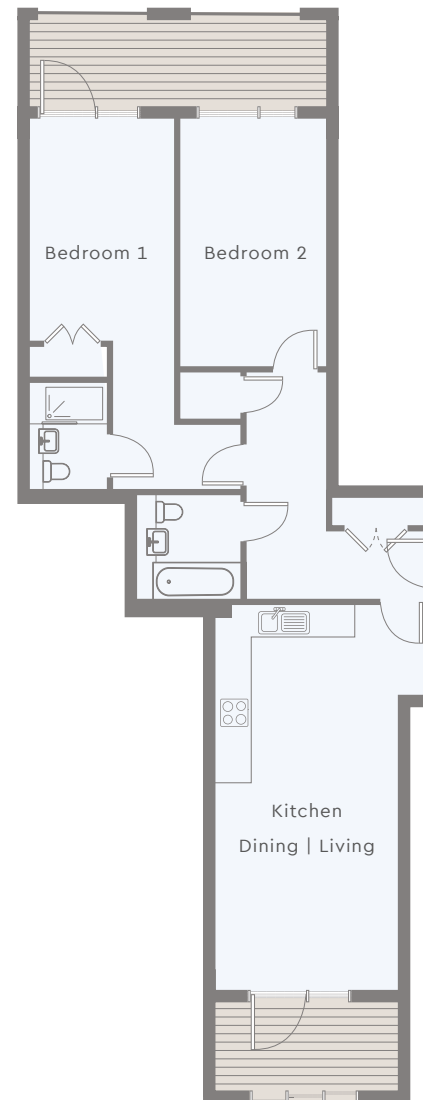
TYPE 6

2 bedroom apartment

Kitchen Dining Living	3.42m x 7.82m
Bathroom	1.99m x 2.25m
En suite	1.57m x 2.20m
Bedroom 1	2.75m x 7.42m
Bedroom 2	2.75m x 5.01m
Balcony	5.92m x 1.66m
Winter garden	3.52m x 1.70m
TOTAL	80.8 sqm 869.7 sq ft



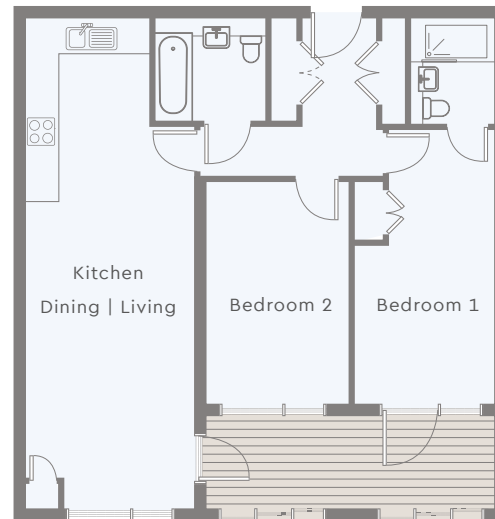
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TYPE 7

2 bedroom apartment

Kitchen Dining Living	3.22m x 9.74m
Bathroom	2.15m x 1.99m
En suite	1.57m x 2.03m
Bedroom 1	2.70m x 5.60m
Bedroom 2	2.70m x 4.50m
Winter garden	5.33m x 1.70m
TOTAL	74.5 sqm 801.9 sq ft



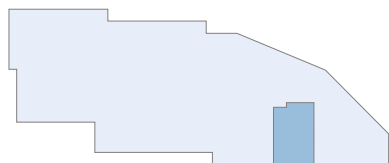
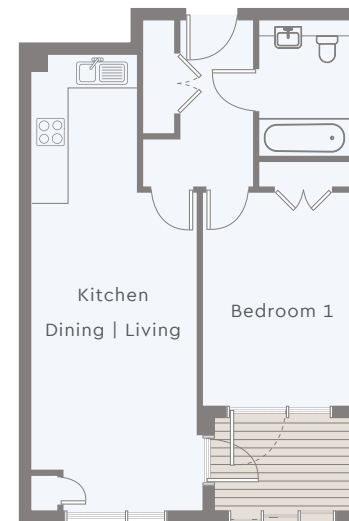
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TYPE 8

1 bedroom apartment

Kitchen Dining Living	3.08m x 9.01m
Bathroom	1.74m x 2.71m
Bedroom	2.81m x 4.32m
Winter garden	2.40m x 1.70m

TOTAL 50.7 sqm | 545.7 sq ft



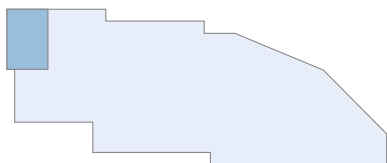
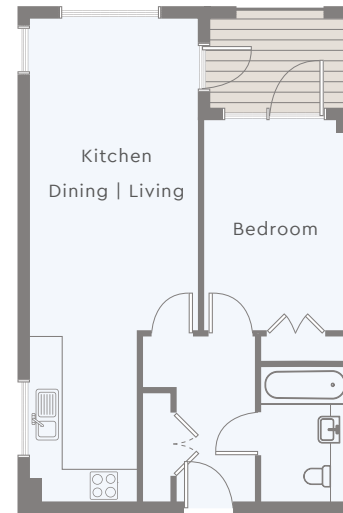
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TYPE 9

1 bedroom apartment

Kitchen Dining Living	3.22m x 9.75m
Bathroom	1.72m x 2.73m
Bedroom	2.76m x 4.30m
Balcony	2.67m x 1.70m

TOTAL 52.5 sqm | 565.1 sq ft



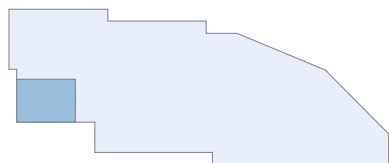
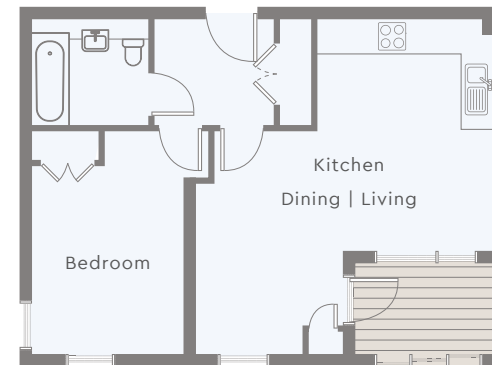
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TYPE 10

1 bedroom apartment

Kitchen Dining Living	5.66m x 6.68m
Bathroom	2.18m x 2.09m
Bedroom	2.88m x 4.52m
Winter garden	2.51m x 1.70m

TOTAL 51.8 sqm | 557.6 sq ft

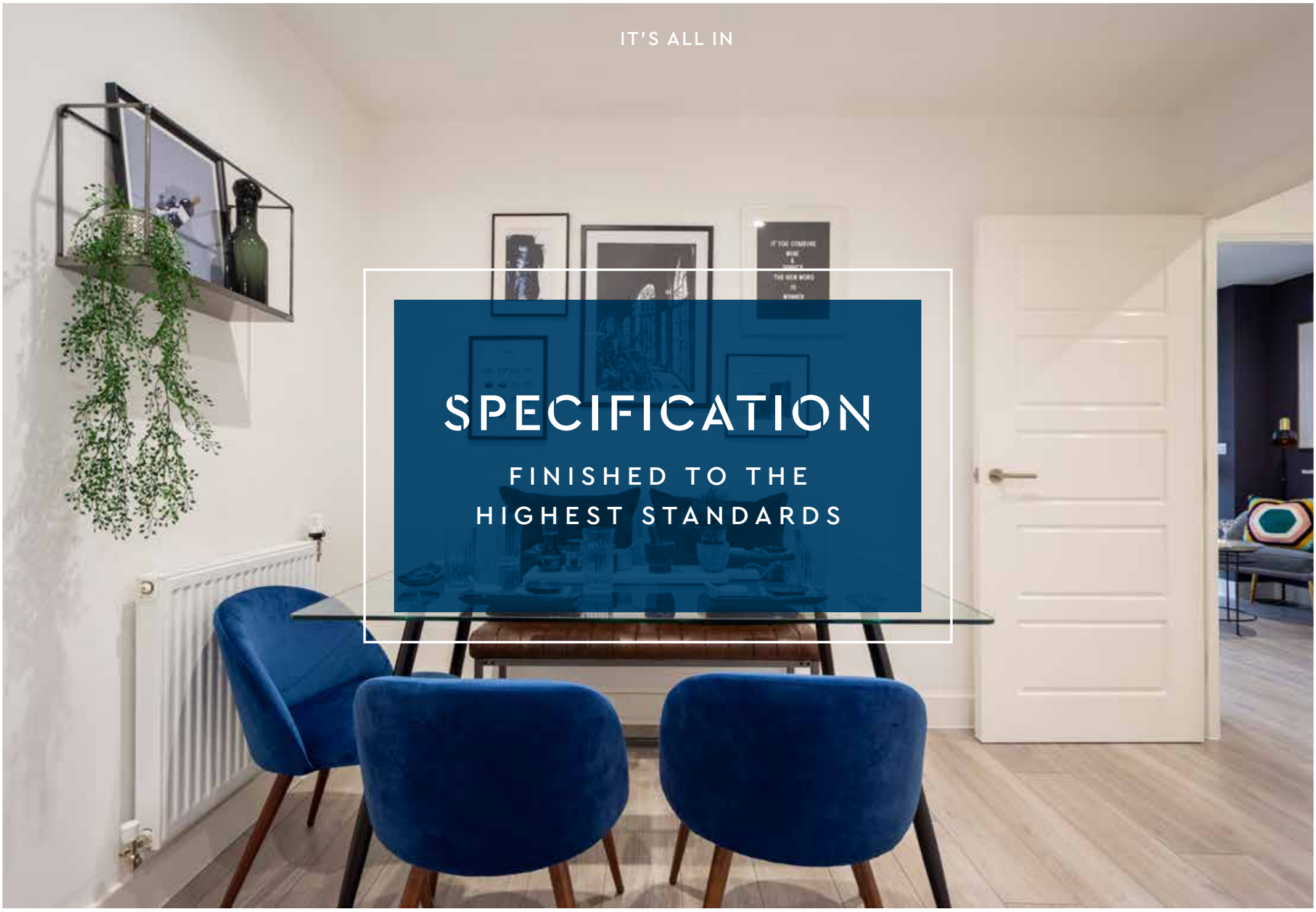


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IT'S ALL IN

SPECIFICATION

FINISHED TO THE
HIGHEST STANDARDS



THE DETAILS*



KITCHEN

- Symphony handleless base and tall units – High gloss white
- Stainless steel splashback
- 40mm Postformed worktop with matching upstand – Dark ash
- Balterio micro V groove flooring – Frozen oak
- Zanussi single electric oven
- Zanussi frameless ceramic hob
- Zanussi 60cm extractor
- Zanussi 50/50 split integrated fridge freezer Zanussi Integrated washing machine
- White spotlighting to kitchen

LIVING ROOM/DINING ROOM

- White spotlighting to Living room
- Balterio micro V groove flooring – Frozen oak
- 5 Panel smooth white internal door
- Digital aerial installed to enable Freeview. Satellite installed to enable Sky Plus and Sky Q

BEDROOMS

- 5 Panel smooth white internal door (including built in wardrobes)
- Regency Cabaret Carpets – Nickel colour
- White spotlighting to bedrooms
- Digital aerial installed to enable Freeview. Satellite installed to enable Sky Plus and Sky Q (master bedroom only)

BATHROOM & ENSUITES

- Twyford Celtic 1700mm x 700mm rectangular bath
- Twyford Galerie 560mm semi recessed basin
- Twyford Galerie back to wall pan with concealed cistern and polished chrome flush plate
- Bristan Artisan surface mounted bar shower mixer
- Porcelanosa Shine Platino wall tile – 330mm x 200mm full height to all walls
- Porcelanosa Shine Platino wall tile – 330mm x 200mm full height to all walls (ensuite only)

- Porcelanosa Ferroker Platino floor tile – 440mm x 440mm (Niquel to ensuite)
- 1500mm x 1350mm mirror to wall above WC/wash basin boxing
- Glass shower and bath screens

COMMUNICATION LINK

- Sky Q
- TV/FM aerial providing digital TV

ADDITIONAL INFORMATION

- Secure bicycle store
- Parking available at additional cost

- Frameless glass curtain to winter gardens
- Please note that no Shared Ownership residents at Albany House will be eligible for a local authority car parking permit

WARRANTY

- Full ten year Premier "Build Mark" Warranty

LEASE

- 125 years

SHARED OWNERSHIP WITH WANDLE

wandle
NEW HOMES

*A helping hand with
a place of your own*



SHARED OWNERSHIP

With shared ownership first time buyers can buy a share of a new home with just 10–15% deposit, so you'll only need a mortgage for the remaining amount of the share you are buying.

You will pay rent on the remaining percentage of the property, with the option through stair casing to buy more shares over time, until you own 100% of the property.

HOW IT WORKS

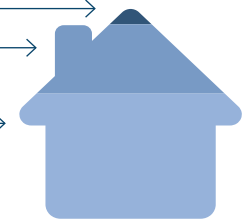
If you purchase 35% of a home for £225,000

You must put down a deposit of 10% £22,500

You will need a mortgage for the remaining £202,500

You will pay rent on the other 65% share of the property

For more information please visit www.wandle.com/faqs



HOW TO FIND ALBANY HOUSE

Visit the show home*

GETTING TO ALBANY HOUSE

BY ROAD

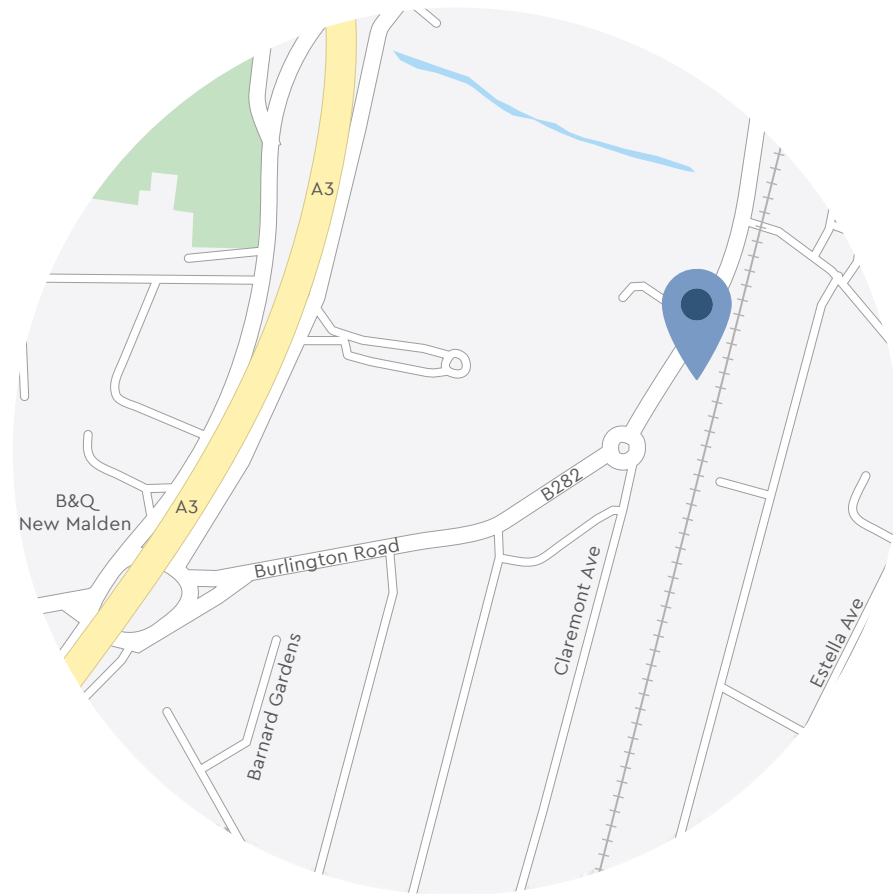
Heading south on the A3, take the first exit off the roundabout signposted Raynes Park B282. Continue on Burlington Road (B282) for 100m and Albany House is on the right.

BY RAIL

Trains from London Waterloo run approximately every 10 minutes to Raynes Park.

*VIEWINGS BY APPOINTMENT ONLY

To book a viewing appointment please visit the website at www.albanyhouse-newmalden.com and register your interest.



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NEW HOMES

*Helping more people
into shared ownership*

WHAT IS SHARED OWNERSHIP?

Shared ownership is a part-buy part-rent government funded scheme designed to help people on moderate incomes get on the property ladder. The scheme is simple – you typically buy an affordable share of the property's full value and pay a subsidised rent on the remainder, with an option to purchase further shares later on.

WHAT MONTHLY COSTS CAN I EXPECT?

In addition to your rent and mortgage repayments, you will pay a service charge. This will cover a variety of costs related to the management of the building, for example insurance, management fees, repairs, utilities and servicing. It will also include a contribution into a reserve fund that will be used to pay towards future major works and external decorations.

WHO IS ELIGIBLE?

Priority for a Shared Ownership home at Albany House will be given to those living or working in the borough of Merton.

WHAT COSTS ARE INVOLVED IN BUYING A SHARED OWNERSHIP PROPERTY?

In addition to the money you will need to put towards your deposit, it is suggested you will need around £4,000 for the cost of solicitor fees and mortgage arrangement fees.

HOW MUCH DEPOSIT WILL I NEED?

For a deposit, you are likely to need to raise between 10% and 15% of the share you are buying. You'll also need around £4,000 to cover solicitor fees and other costs, as mentioned above. You will then need to take out a mortgage from a bank or building society to pay for the rest of your share.

HOW LONG DOES IT TAKE TO BUY?

The process of buying a new-build property depends on a number of factors, including the length of time required to arrange a mortgage and the speed at which the solicitors can process the sale.

This typically takes around two months, but can take as little as 28 days if everything proceeds quickly. It is worth noting that buying a property that is not yet built or completed can be a longer process.

HOW MANY BEDROOMS AM I ENTITLED TO?

Priority will be given to those be living or working in the borough. Please note existing local government criteria means that applicants will only be put forward for properties according to their immediate bedroom need.

WHAT SIZE SHARE CAN I BUY AND CAN I BUY 100% STRAIGHT AWAY?

You are unable to buy 100% of a shared ownership property straight away. If you can afford to do so, you should look at private sale on the open market. Most shared ownership leases will allow you to buy 100% of the property over time – this is called staircasing.

TO WHOM DO I PAY THE RENTAL COSTS?

You pay rent to the housing association that built the property. The amount you pay depends on the size of the share you purchase and is generally set at a lower rate than private rental costs.

WHAT IS A SERVICE CHARGE?

Service charges are payments by the homeowner to the housing association or management company for the services they provide. These include maintenance and repairs to common parts, insurance to the building and occasionally the provision of lifts, communal lighting and door entry systems.

Service charges can vary from year to year, with specific details set out in your lease. Please note your service charge is likely to increase in year two. For further information please speak to the sale team.

WHAT IS THE MAXIMUM INCOME ALLOWANCE FOR SHARED OWNERSHIP?

In London, the maximum household income to buy a shared ownership property is £90,000.

GET IN TOUCH

Wandle builds homes for shared ownership sale across nine south London boroughs.

Contact our New Homes team for details of our current and forthcoming schemes.

0300 2000 116

sales@wandle.com

www.albanyhouse-newmalden.com

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NEW MALDEN KT3

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NEW HOMES

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