



WANDSWORTH
EXCHANGE

— LONDON SW18 —

HERRINGBONE APARTMENTS

A SELECTION OF 1 & 2 BEDROOM SHARED OWNERSHIP HOMES

ALL CHANGE

— THANKS TO THE POSSIBILITIES OF SHARED OWNERSHIP,
A HOME IN WANDSWORTH'S COLOURFUL AND CONNECTED
NEW COMMUNITY IS CLOSER THAN YOU THINK.

Wandsworth Exchange offers first-time buyers a rare opportunity to get a foot on the ladder in one of London's most desirable boroughs. This remarkable new collection of 1 & 2 bedroom Shared Ownership apartments combines an exceptional contemporary design and location with a close-knit community atmosphere and fantastic facilities.

Shared Ownership is the smart and refreshingly affordable alternative to buying a home on the open market. Part-owning and part-renting offers long-term security and stability plus, in the case of Wandsworth Exchange, a chance to make yourself at home in the heart of a vibrant, well-connected and flourishing London neighbourhood.



View from Garratt Lane. Computer generated image is indicative only.



EVERYDAY LUXURY

A NEIGHBOURHOOD THAT OFFERS INDIVIDUALITY, AS WELL AS EVERYDAY CONVENIENCE.

The Southside Shopping Centre, just minutes from your door, is great for those everyday essentials with a Waitrose supermarket, Planet Organic for a quick bite and interesting selection of health food, and it also has a good range of useful chain stores, restaurants and a cinema.

The area is heaven for foodies, with great cafés and restaurants spanning cuisine from Indian street food to hip barbecue joints and laid-back brunch spots. Here you'll find a wonderful, hard-to-replicate combination of original shops, and a local community-minded atmosphere, complemented by all the conveniences of big-city living.

Take a stroll down Old York Road to find a great selection of independent shops including butchers and a craft beer boutique. One of the area's unique draws is its proximity to the river, and around Wandsworth Bridge are a number of local favourites such as The Ship gastropub and the Waterfront, a bar and outdoor terrace with fantastic views overlooking the Thames.

For those who crave even more choice, Westfield is just a 30 minute drive away in Shepherd's Bush. At the other end of the spectrum, nearby Northcote Road is lined with quirky local restaurants, bars and independent shops.

- 1 — Southside Shopping Centre (1 min)
Vibrant shopping centre with gym and cinema
- 2 — Waitrose (1 min)
Quality supermarket for groceries
- 3 — The Ship (16 mins)
Gastropub with riverside terrace
- 4 — The Waterfront (16 mins)
Riverside dining at Wandsworth Bridge
- 5 — Old York Road (7 mins)
Independent cafés and restaurants

Travel times are walking distance from Wandsworth Exchange.
Taken from Google Maps.

TRAVEL CONNECTIONS

BY FOOT

- 8 mins Wandsworth Town Station (0.5 miles)
- 15 mins Wandsworth Riverside Quarter Pier (0.9 miles)
- 20 mins East Putney Tube Station (0.9 miles)

BY RAIL

- Wandsworth Town
- 3 mins Clapham Junction
- 6 mins Barnes
- 9 mins Vauxhall
- 14 mins Kew Bridge
- 15 mins London Waterloo

BY UNDERGROUND

- East Putney – District Line
- 2 mins Putney Bridge
- 2 mins Southfields
- 4 mins Parsons Green
- 6 mins Fulham Broadway
- 10 mins Wimbledon
- 17 mins South Kensington
- 21 mins Victoria
- 37 mins Bank

BY THAMES CLIPPER

- Wandsworth Riverside Quarter Pier
- 6 mins Plantation Wharf Pier
- 11 mins Chelsea Harbour
- 27 mins Embankment
- 38 mins London Bridge City
- 47 mins Canary Wharf

Travel times are from National Rail, TfL, Google Maps.





LONDON WETLANDS

WANDSWORTH PARK

FULHAM FC

FULHAM

HAMMERSMITH BRIDGE

HURLINGHAM CLUB

THE QUEEN'S CLUB

CHELSEA FC

KING'S ROAD

PARSONS GREEN

FULHAM BROADWAY

CHELSEA

SOUTHSIDE SHOPPING CENTRE

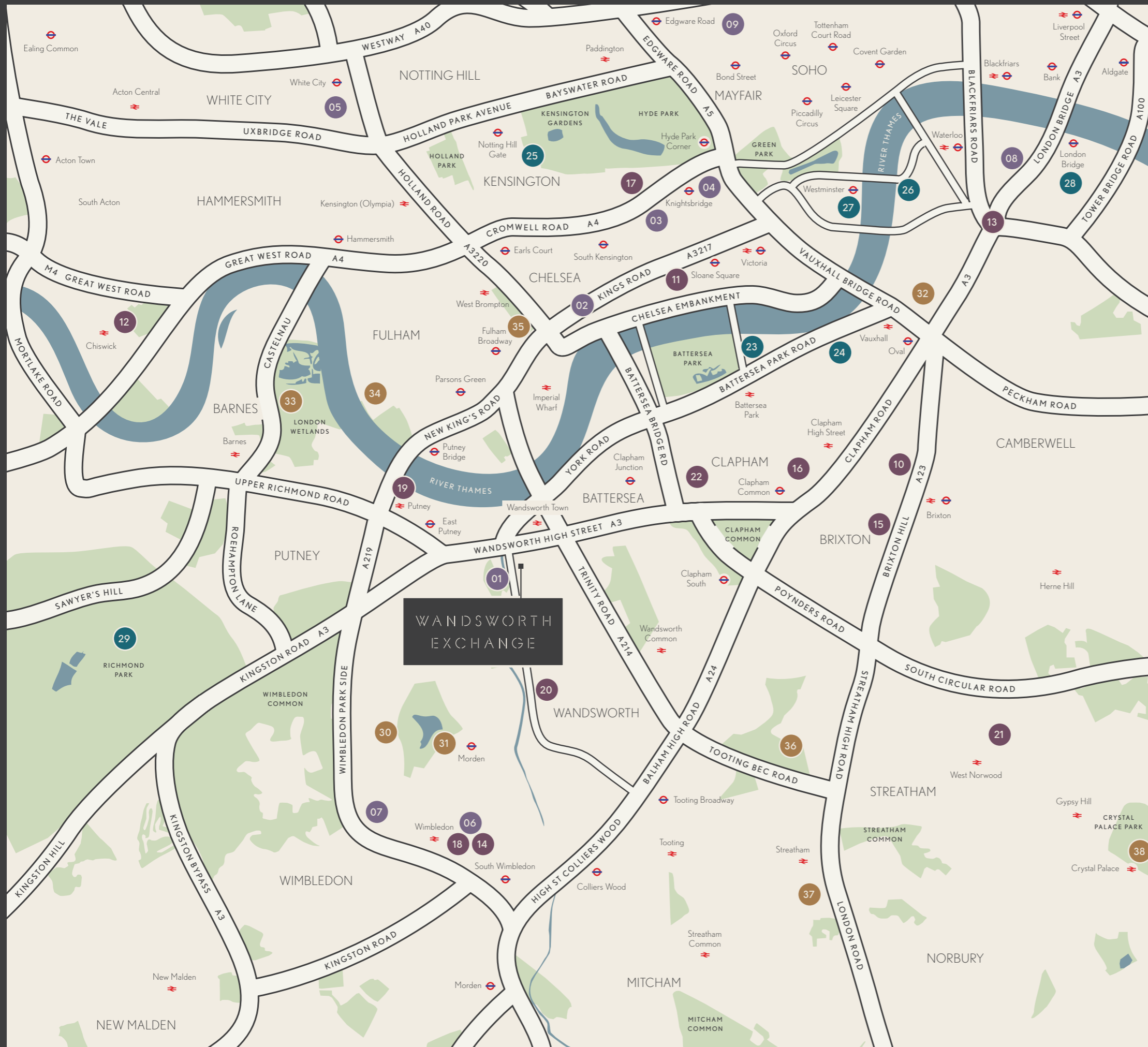
WANDSWORTH PIER

WANDSWORTH BRIDGE

EAST PUTNEY

WANDSWORTH TOWN

WANDSWORTH EXCHANGE



LOCATION

SHOPPING

- | | |
|------------------------------|--------------------------|
| 01 Southside Shopping Centre | 05 Westfield London |
| 02 King's Road, Chelsea | 06 Centre Court Shopping |
| 03 Harrods | 07 Wimbledon Village |
| 04 Harvey Nichols | 08 Borough Market |
| | 09 Selfridges |

CULTURE

- | | |
|--------------------------|------------------------------|
| 10 O2 Academy Brixton | 17 Victoria & Albert Museum |
| 11 Saatchi Gallery | 18 Odeon IMAX |
| 12 Chiswick House | 19 Odeon Luxe |
| 13 BFI IMAX | 20 Tara Theatre |
| 14 New Wimbledon Theatre | 21 West Norwood Picturehouse |
| 15 Electric Brixton | 22 Battersea Arts Centre |

LANDMARKS

- | | |
|----------------------------|-------------------------|
| 23 Battersea Power Station | 27 Houses of Parliament |
| 24 US Embassy | 28 The Shard |
| 25 Kensington Palace | 29 Richmond Park |
| 26 The London Eye | |

SPORT & LEISURE

- | | |
|---------------------------------|--|
| 30 All England Lawn Tennis Club | 35 Chelsea FC |
| 31 Wimbledon Park Golf Club | 36 Tooting Bec Lido |
| 32 The Oval Cricket Ground | 37 Streatham Ice and Leisure Centre |
| 33 London Wetlands Centre | 38 Crystal Palace National Sports Centre |
| 34 Fulham FC | |

WANDSWORTH
EXCHANGE -
HOME TO 21
APARTMENTS
AVAILABLE THROUGH
SHARED OWNERSHIP
WITH SHOPS,
A LOCAL LIBRARY
AND AMENITIES.





Computer generated image is indicative only. Commercial type and tenants subject to let.

NEW PUBLIC SPACES

— CRAFTED WITH RESIDENTS' WELLBEING IN MIND, HOMES AND SHOPS ARE INTERWEAVED WITH OPEN SPACES, WALKWAYS AND GARDENS.

All homes at Wandsworth Exchange are thoughtfully designed to offer effortless escapism from the bustle of city life below.

Elsewhere there's a cutting-edge new library, the ideal place to steal away for a spot of quiet time or work, and shops or amenities on your doorstep.

WHAT IS SHARED OWNERSHIP?

SHARED OWNERSHIP MAKES IT POSSIBLE TO OWN YOUR HOME – EVEN IF YOU FEEL PRICED OUT OF THE PROPERTY MARKET. IT'S AN AFFORDABLE HOME OWNERSHIP SCHEME DESIGNED AS A STEPPING-STONE TO OUTRIGHT OWNERSHIP IF YOU CAN'T AFFORD TO BUY A HOME ON THE OPEN MARKET.

Under a Shared Ownership scheme you part-own and part-rent your home, making it possible for first-time buyers and families to get on the property ladder.

With a Shared Ownership property you become an owner-occupier. This gives you the long-term security and stability of home ownership at a price that's still affordable.

HOW DOES IT WORK?

With an L&Q Shared Ownership property you start off by buying a share in your new home on a lease (this may vary). Your lease is a legal document that proves you own part of your home and sets out conditions such as how often your rent and service charge goes up and by how much.

The minimum share you can purchase on the majority of developments is 25% and the maximum is 75%. You will usually pay a mortgage on the part you own and a subsidised rent on the part you don't own. As your income rises, you can increase the share in 3 stages up to 100% at which point you no longer pay any rent to L&Q. This process is known as 'Staircasing'.

SHARED OWNERSHIP IS AN AFFORDABLE HOME OWNERSHIP SCHEME DESIGNED AS A STEPPING-STONE TO OUTRIGHT OWNERSHIP IF YOU CAN'T AFFORD TO BUY A HOME ON THE OPEN MARKET.



BEST OF BOTH WORLDS

THE SCHOOLYARD, WANDSWORTH

Name: Mark

Age: 39

Purchased: Two bedroom apartment with balcony and car parking space

Full market value: £515,000. Share purchased 25%. Mortgage repayments around £390 per month. Rent £210, service charge, including car parking space rent, around £215.

Monthly total: £815



'I WAS REALLY PLEASED WITH THE ATTENTION TO DETAIL AND THE FINISH. I REALLY LIKE THE KITCHEN, I REALLY LIKE THE BATHROOM, THEY'VE BEEN DONE SO IT FEELS LIKE YOU'RE IN A LUXURY PLACE.'

'I DIDN'T THINK I COULD AFFORD TO BE IN LONDON, SO IT'S REALLY GOOD THAT I'VE BEEN ABLE TO STAY, RIGHT HERE, RIGHT BY THE RIVER. I'M REALLY PLEASED.'

Mark was in a great job in London that he was really enjoying, but he thought he would either have to leave it or deal with a long commute because the cost of buying or renting in the capital was too high.

But after purchasing his Shared Ownership apartment in Wandsworth his commute to Imperial College in Kensington, where he works as a strength and conditioning coach, is now a 20 minute cycle along by the river.

'There's been a family of geese I've seen on my way to work. I've seen these geese grow up over the course of the last few months. It's really nice. I quite often take pictures and put it on Facebook - this is my commute in London. People don't really believe it.'



'I really, really like being close to the river. And all my friends are around Putney and Wandsworth so it's a great place to be. The pubs and bars around here are good. 'There's a lot of people go running, there are great sports facilities in the parks. It's a very outdoorsy type of environment which is quite 'me'.'

Mark found buying a Shared Ownership home through L&Q a smooth experience: 'Purchasing was surprisingly quick. From having a look around to actually moving into the property took about two and a half months. It was actually really easy.'

'I moved in with a beanbag and a mattress and that was me for a couple of weeks. It was a nice feeling to have your own place and your own space. Just to be able to relax.'

'It's truly good being able to personalise the flat. It's a month by month thing, thinking about what you want, and putting your own stamp on it.'

Mark says he feels more settled now he's on the property ladder and building equity in his share of the flat as property values increase. He is happy and settled in his home, and can't imagine moving. But he is interested in staircasing, which would mean increasing his share of his property over time, as his career progresses.

In the meantime he's been getting to know the neighbours:

'It's been nice to chat with a few people and just say hello to people in the hallway. Everyone seems really friendly. Everyone's in the same position - chuffed that they've bought somewhere.'

'To anybody who's considering Shared Ownership I'd say do it. I've had a really positive experience.'



Computer generated image is indicative only.

SPECIFICATIONS

KITCHEN & LIVING AREA

- Modern kitchen cabinets with a complementary worktop and matching upstand
- Under cupboard lighting
- Stainless steel 1.5 kitchen sink
- Chrome mixer tap
- Multifunction oven with induction hob and extractor hood
- Fully integrated kitchen appliances to include a fridge freezer and dishwasher

BATHROOM

- Porcelain tiled walls and floors in a contemporary colour palette
- Full height mirror
- Chrome ladder towel radiator
- Contemporary white sanitary-ware with anti-slip bath, semi recessed sink and WC
- Chrome dual flush plate
- Homes without an en-suite will include a shower screen over the bath, chrome bath mixer tap, thermostatic shower valve with overhead shower and hair wash attachment
- Homes with an en-suite will include a bath mixer tap with hair wash attachment mounted at low level
- Chrome basin mixer tap

EN-SUITES

- Porcelain tiled walls and floors in a contemporary colour palette
- Full height mirror
- Chrome ladder towel radiator
- Contemporary white sanitary-ware with semi recessed sink and WC
- Chrome dual flush plate
- Thermostatic shower valve with overhead shower and hair wash attachment
- Glass shower enclosure with acrylic shower tray
- Chrome basin mixer tap

BEDROOM

- 100% wool carpet
- Mirrored wardrobes to master bedroom

ELECTRICAL & HEATING

- Recessed white downlights to kitchen, dining, living areas and bathrooms
- Pendant lighting to bedrooms, hallways and store cupboards
- Chrome switches and sockets
- Provision for Sky Q (subscription will be required)
- Chrome shaver point in bathrooms
- Mains operated ceiling mounted smoke/heat detectors
- Radiators sourced by CHP heating system

GENERAL

- Free standing washer/dryer in store cupboard
- Amtico flooring laid in herringbone pattern to hallway, kitchen/dining/living areas
- White ladder internal doors
- Video door entry system
- White emulsion on smooth plaster finish to walls and ceilings
- White satin woodwork
- Secure cycle storage
- Private balcony or terrace to every home
- Feature light fittings to private external areas
- 12 year NHBC warranty

The specifications of the properties are correct at the date of print but may change as necessary as building work progresses. The images are indicative of the quality and style of the specification and may not necessarily represent in entirety the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

EXCHANGE TO WANDSWORTH LIVING

The development's four apartment buildings take their names from types of stitching and weaving and each have their own individual character and appeal.

HERRINGBONE APARTMENTS

Facing onto Garratt Lane and bordered by public space, Herringbone Apartments consist of five floors, with shops and restaurants at street level and the lower floors, topped by a residents' roof garden.

JACQUARD APARTMENTS

26 floors featuring a podium level library, with 106 homes, penthouse apartments and a roof garden.

GEORGETTE APARTMENTS

Ten floors made up of 45 homes and two floors of commercial space, along with car park access.

POPLIN APARTMENTS

Five floors of homes and a roof garden, with a number of commercial units and affordable rent apartments.



KEY

■ HERRINGBONE APARTMENTS
(Shared Ownership)

□ POPLIN APARTMENTS
(Affordable Housing)

■ JACQUARD APARTMENTS

■ GEORGETTE APARTMENTS

🚲 Cycle Park

WANDSWORTH
EXCHANGE

FLOOR PLANS

— HERRINGBONE APARTMENTS

HERRINGBONE APARTMENTS




GROUND FLOOR

— COMMERCIAL SPACE



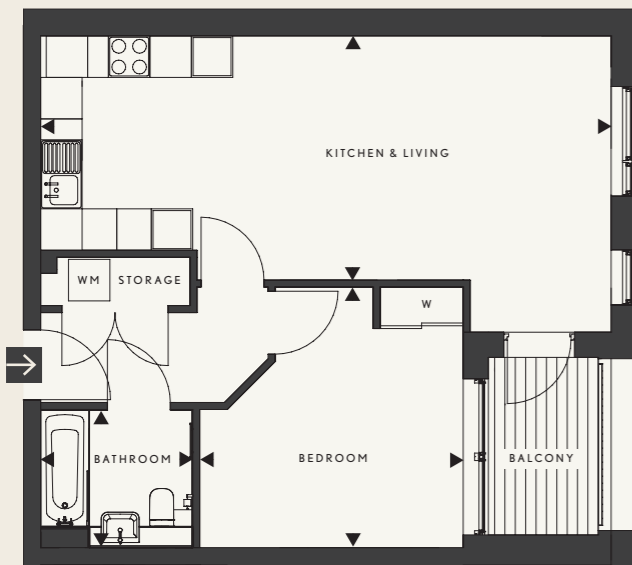
KEY

 Cycle Park

TYPE 02

1 BEDROOM

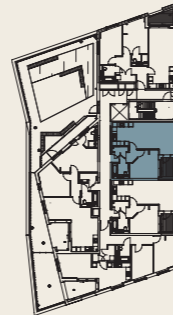
PLOTS 2, 9, 14 & 19



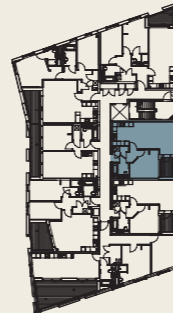
PLOT 19
FLOOR 4



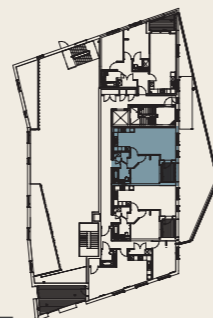
PLOT 14
FLOOR 3



PLOT 9
FLOOR 2



PLOT 2
FLOOR 1



KITCHEN & LIVING	8.25m x 3.53m	27'1" x 11'7"
BEDROOM	3.81m x 3.77m	12'6" x 12'5"
BATHROOM	2.20m x 2.00m	7'3" x 6'7"
BALCONY	2.57m x 1.59m	8'5" x 5'3"
TOTAL INTERNAL AREA	55.0 SQ M	592.5 SQ FT

KEY: W = Wardrobe / WM = Washing Machine

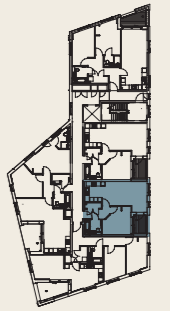
TYPE 03

1 BEDROOM

PLOTS 3, 10, 15 & 20



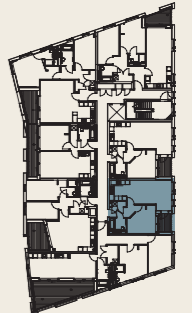
PLOT 20
FLOOR 4



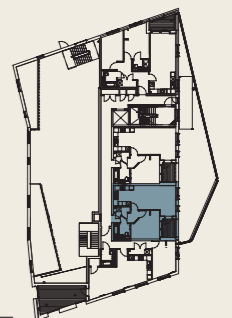
PLOT 15
FLOOR 3



PLOT 10
FLOOR 2



PLOT 3
FLOOR 1



KITCHEN & LIVING	8.25m x 3.18m	27'1" x 10'5"
BEDROOM	3.81m x 3.77m	12'6" x 12'5"
BATHROOM	2.20m x 2.00m	7'3" x 6'7"
BALCONY	2.44m x 1.59m	8'0" x 5'3"
TOTAL INTERNAL AREA	51.8 SQ M	557.2 SQ FT

KEY: W = Wardrobe / WM = Washing Machine

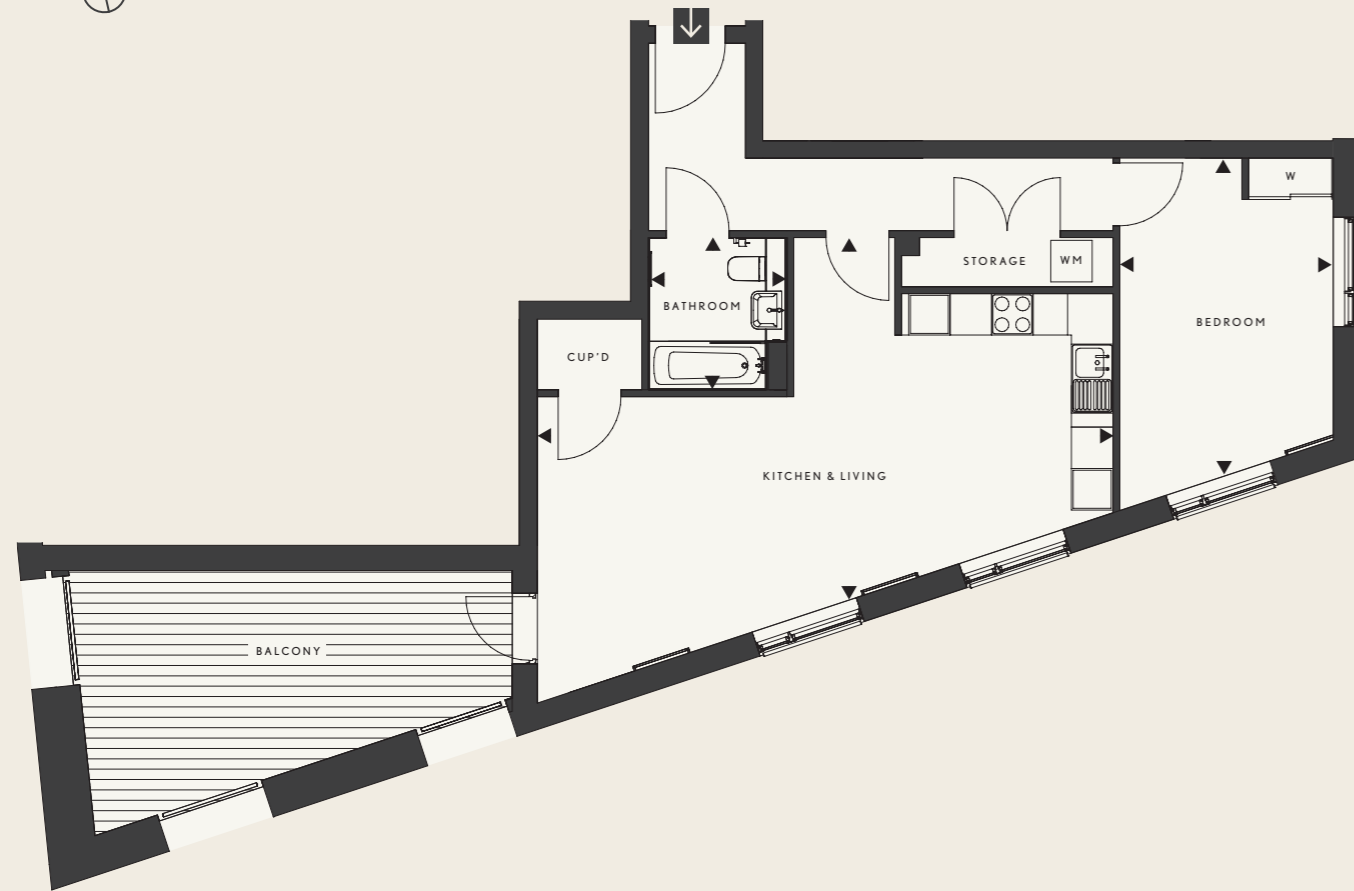
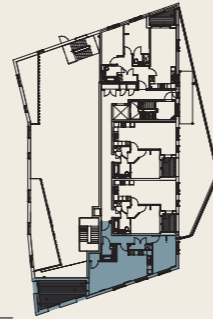
TYPE 04

1 BEDROOM

PLOT 4



PLOT 4
FLOOR 1



KITCHEN & LIVING	8.33m x 5.24m	27'4" x 17'3"
BEDROOM	4.60m x 3.09m	15'1" x 10'2"
BATHROOM	2.19m x 2.00m	7'2" x 6'7"
BALCONY	2.93m x 6.28m	9'8" x 20'7"
TOTAL INTERNAL AREA	66.2 SQ M	712.3 SQ FT

KEY: W = Wardrobe / WM = Washing Machine / CUP'D = Cupboard

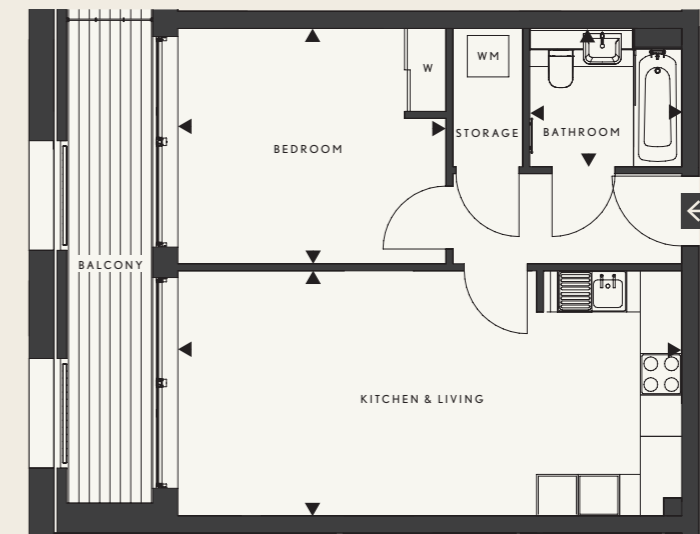
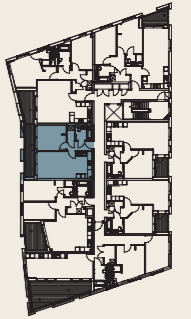
TYPE 07

1 BEDROOM

PLOT 7



PLOT 7
FLOOR 2

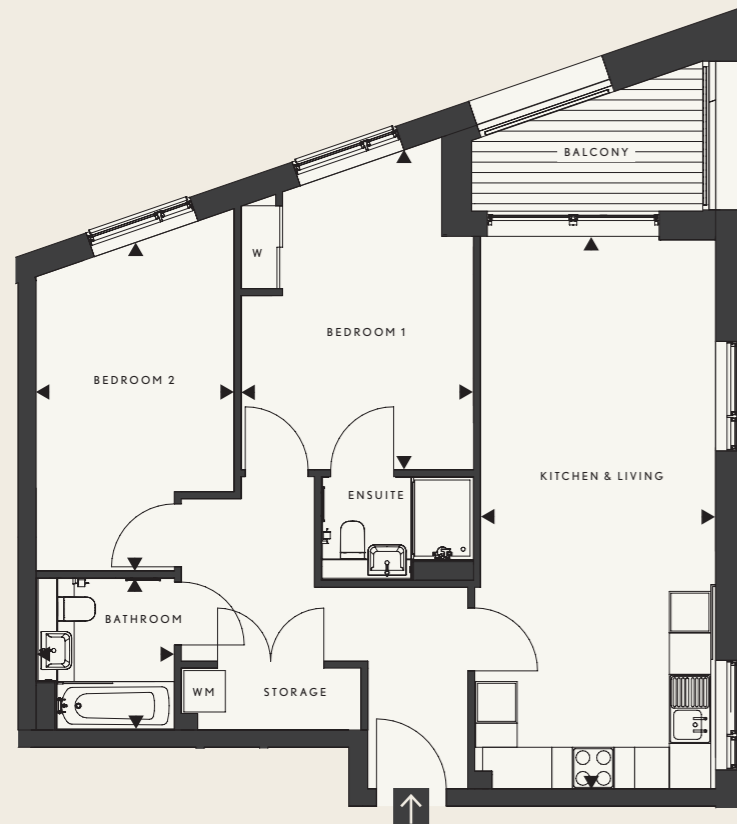


KITCHEN & LIVING	7.29m x 3.55m	23'11" x 11'8"
BEDROOM	3.88m x 3.41m	12'9" x 11'2"
BATHROOM	2.20m x 2.00m	7'3" x 6'7"
BALCONY	6.98m x 1.24m	22'11" x 4'1"
TOTAL INTERNAL AREA	51.4 SQ M	553.1 SQ FT

KEY: W = Wardrobe / WM = Washing Machine

TYPE 01
2 BEDROOM

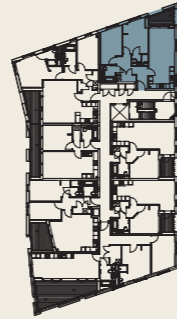
PLOTS 1 & 6



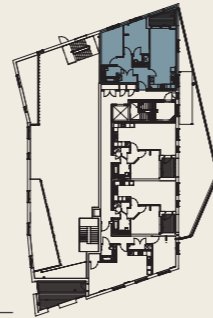
KITCHEN & LIVING	7.99m x 3.40m	26'2" x 11'2"
BEDROOM 1	4.62m x 3.36m	15'2" x 11'1"
BEDROOM 2	4.75m x 2.87m	15'7" x 9'5"
BATHROOM	2.20m x 1.99m	7'3" x 6'7"
BALCONY	1.60m x 3.34m	5'4" x 11'0"
TOTAL INTERNAL AREA	76.8 SQ M	826.5 SQ FT

KEY: W = Wardrobe / WM = Washing Machine

PLOT 6
FLOOR 2

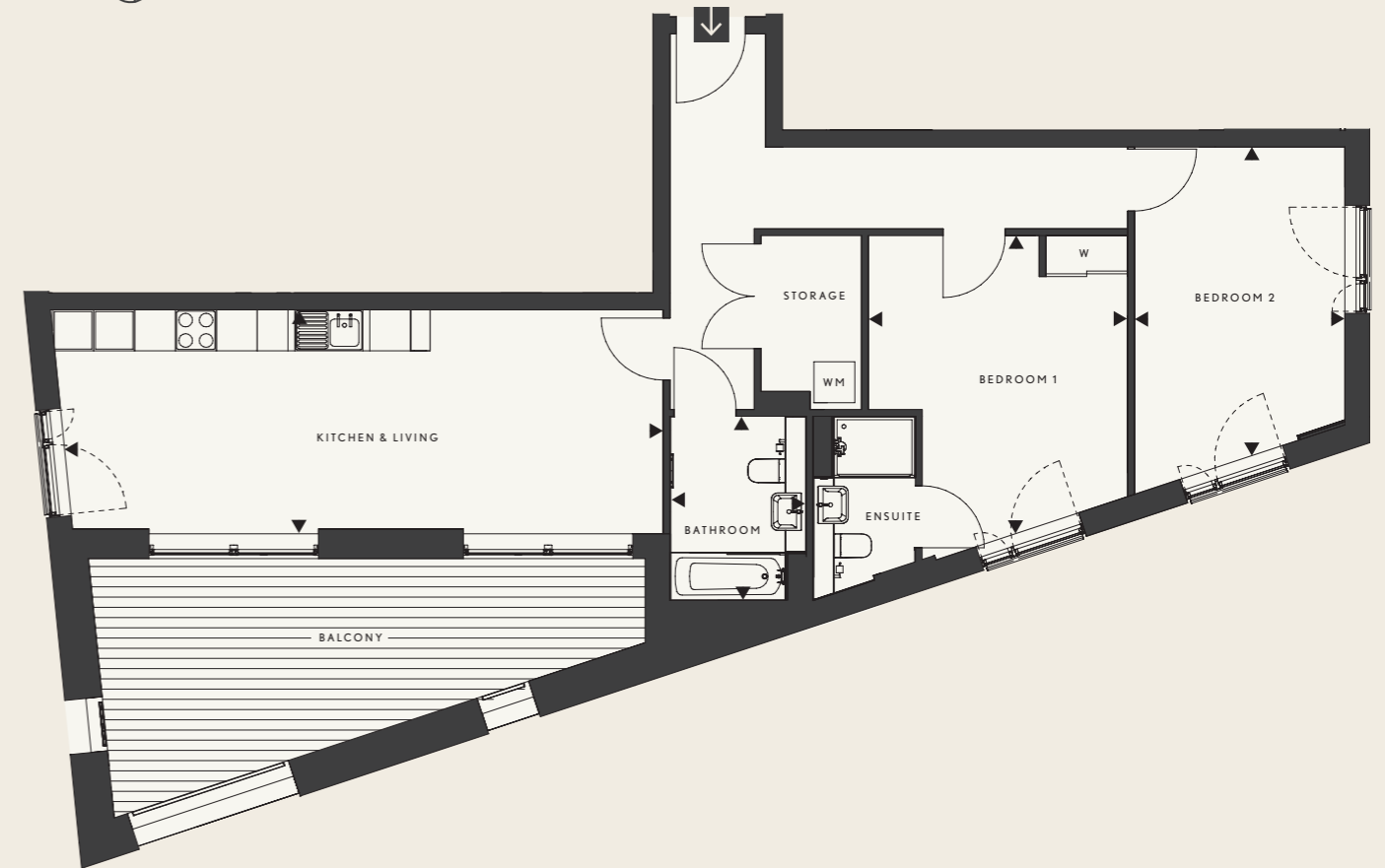


PLOT 1
FLOOR 1



TYPE 05
2 BEDROOM

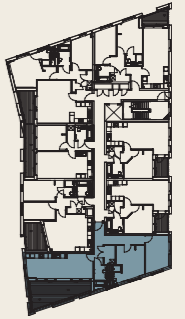
PLOT 11



KITCHEN & LIVING	8.81m x 3.22m	28'11" x 10'7"
BEDROOM 1	4.37m x 3.81m	14'4" x 12'6"
BEDROOM 2	4.53m x 3.09m	14'11" x 10'2"
BATHROOM	3.05m x 2.00m	10'0" x 6'7"
BALCONY	2.91m x 8.08m	9'7" x 26'6"
TOTAL INTERNAL AREA	87.8 SQ M	945.5 SQ FT

KEY: W = Wardrobe / WM = Washing Machine

PLOT 11
FLOOR 2



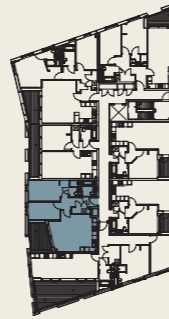
TYPE 06

2 BEDROOM

PLOT 8



PLOT 8
FLOOR 2



KITCHEN & LIVING	6.05m x 4.93m	19'10" x 16'2"
BEDROOM 1	5.38m x 2.77m	17'8" x 9'1"
BEDROOM 2	4.21m x 2.32m	13'10" X 7'8"
BATHROOM	2.20m x 2.00m	7'3" x 6'7"
BALCONY	3.64m x 2.47m	11'11" x 8'1"
TOTAL INTERNAL AREA	71.4 SQ M	769.0 SQ FT

KEY: W = Wardrobe / WM = Washing Machine

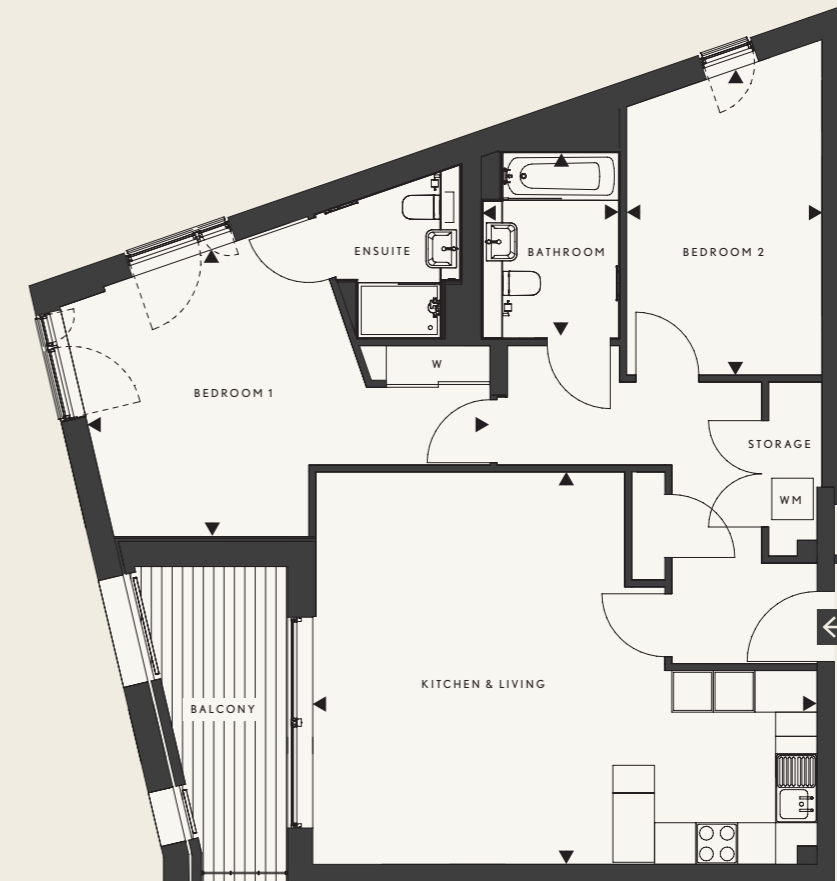
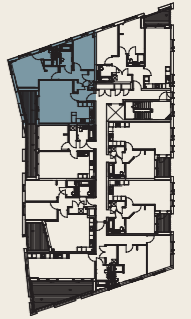
TYPE 08

2 BEDROOM

PLOT 5



PLOT 5
FLOOR 2



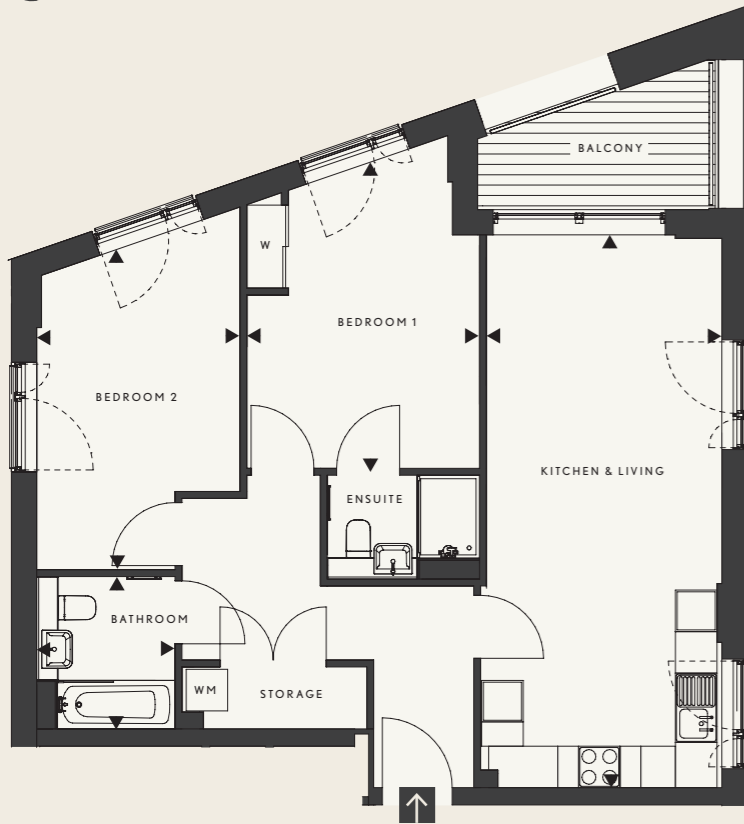
KITCHEN & LIVING	7.29m x 5.67m	23'11" x 18'7"
BEDROOM 1	5.81m x 4.14m	19'1" x 13'7"
BEDROOM 2	4.42m x 2.83m	14'6" x 9'3"
BATHROOM	3.02m x 2.00m	9'11" x 6'7"
BALCONY	4.42m x 1.74m	14'6" x 5'9"
TOTAL INTERNAL AREA	91.3 SQ M	982.8 SQ FT

KEY: W = Wardrobe / WM = Washing Machine

TYPE 09

2 BEDROOM

PLOTS 12 & 17



KITCHEN & LIVING	7.99m x 3.40m	26'3" x 11'2"
BEDROOM 1	4.42m x 3.36m	14'6" x 11'1"
BEDROOM 2	4.62m x 2.94m	15'2" X 9'8"
BATHROOM	2.20m x 2.00m	7'3" x 6'7"
BALCONY	1.69m x 3.35m	5'7" x 11'0"
TOTAL INTERNAL AREA	77.3 SQ M	832.2 SQ FT

KEY: W = Wardrobe / WM = Washing Machine

PLOT 17
FLOOR 4



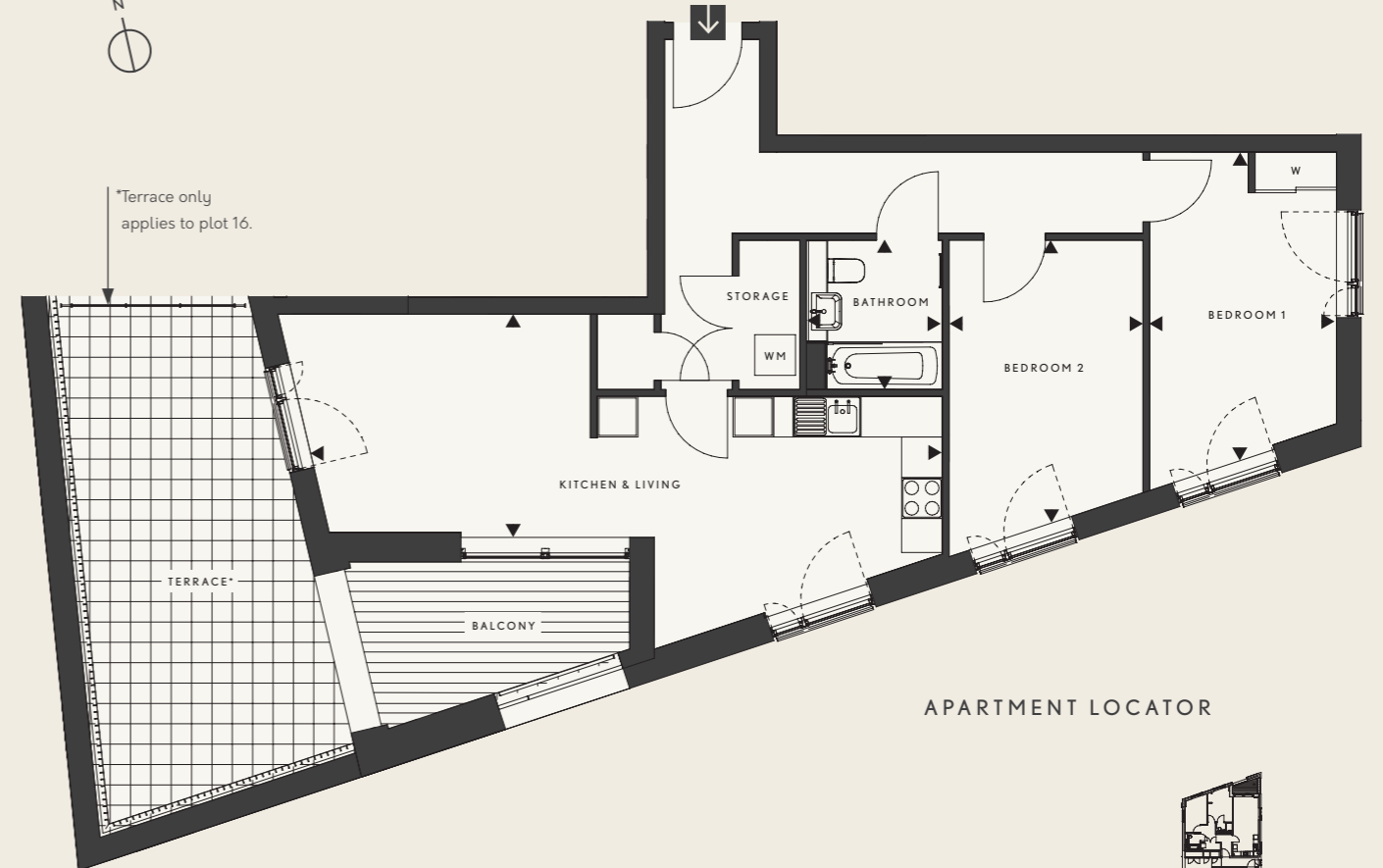
PLOT 12
FLOOR 3



TYPE 10

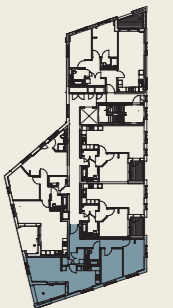
2 BEDROOM

PLOTS 16 & 21

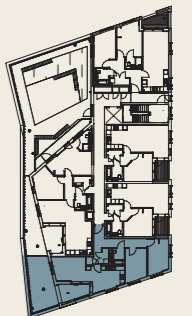


APARTMENT LOCATOR

PLOT 21
FLOOR 4



PLOT 16
FLOOR 3



KITCHEN & LIVING	9.32m x 3.29m	30'7" x 10'10"
BEDROOM 1	4.55m x 2.75m	14'11" x 9'1"
BEDROOM 2	4.17m x 2.86m	13'9" x 9'5"
BATHROOM	2.20m x 2.00m	7'3" x 6'7"
BALCONY	1.85m x 3.92m	6'1" x 12'11"
TERRACE*	7.34m x 3.32m	24'1" X 10'11"
TOTAL INTERNAL AREA	76.3 SQ M	821.3 SQ FT

KEY: W = Wardrobe / WM = Washing Machine.

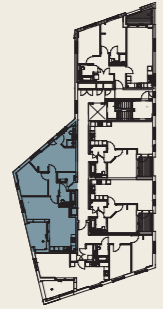
TYPE 11

2 BEDROOM

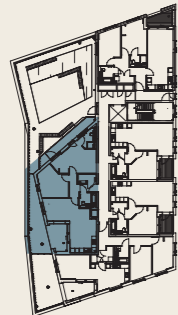
PLOTS 13 & 18



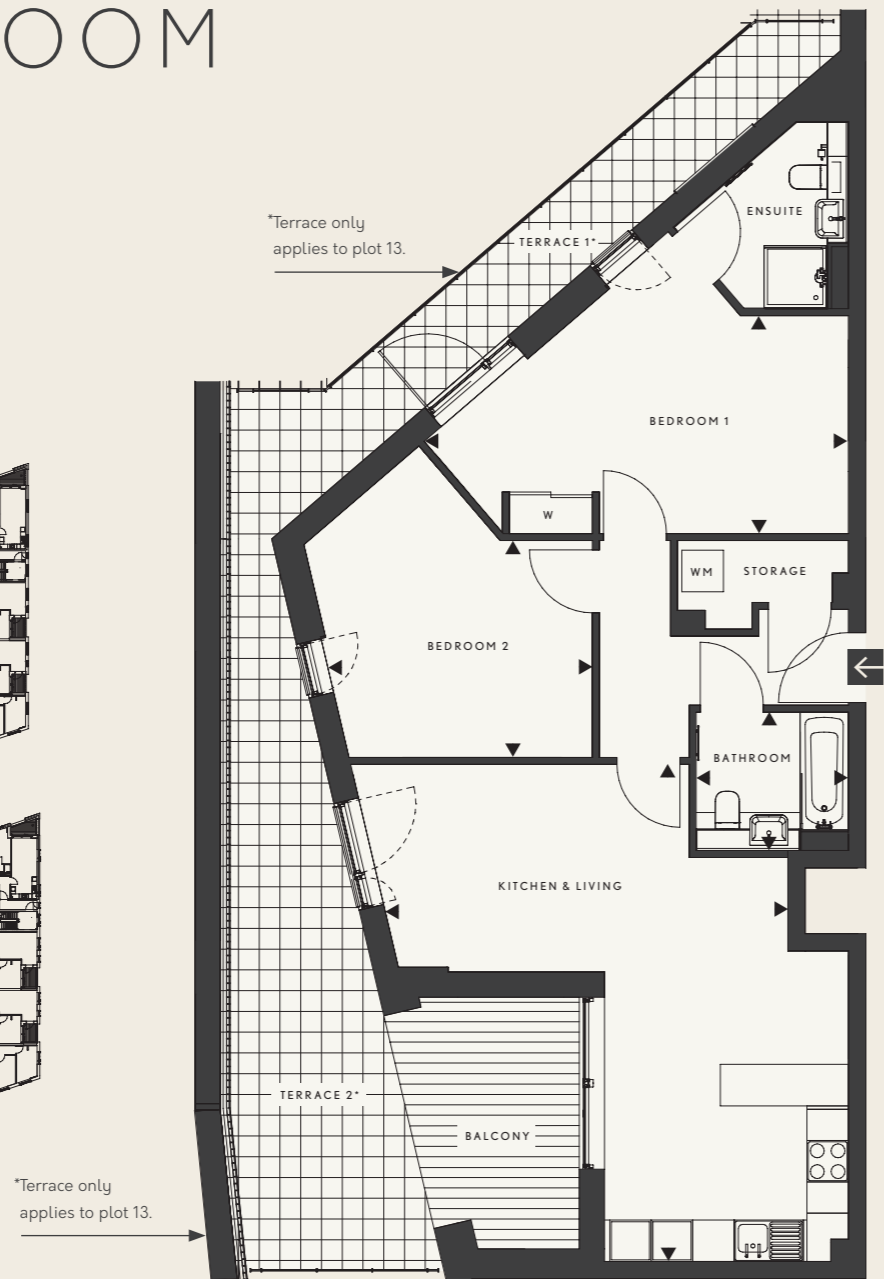
APARTMENT LOCATOR



PLOT 18
FLOOR 4



PLOT 13
FLOOR 3



KITCHEN & LIVING	7.19m x 5.82m	23'7" x 19'1"
BEDROOM 1	6.13m x 3.15m	20'1" x 10'4"
BEDROOM 2	3.83m x 3.14m	12'7" x 10'4"
BATHROOM	2.00m x 2.20m	6'7" X 7'3"
BALCONY	3.64m x 1.92m	11'11" x 6'4"
TERRACE 1*	11.3m x 1.10m	37'0" x 3'8"
TERRACE 2*	10.5m X 1.70m	34'7" X 5'7"
TOTAL INTERNAL AREA	84.5 SQ M	909.0 SQ FT

KEY: W = Wardrobe / WM = Washing Machine.

NOTES

ABOUT L&Q

L&Q IS A LEADING RESIDENTIAL DEVELOPER, FOUNDED OVER 50 YEARS AGO BECAUSE HOMES MATTER TO EVERYONE.

It plays a key part in helping shape some of the most exciting, diverse and dynamic regions in the country, including London and the south east.

L&Q creates high quality homes and places people love to live. Its award-winning approach designs thriving communities to suit a whole range of aspirations, incomes and stages of life. It leads major residential and mixed-use developments, and is committed to working with like-minded partners to help solve the housing crisis and meet its vision to deliver 100,000 new homes.

L&Q invests in places for the long term. Its Community Foundation aims to build opportunity and confidence in each area, and helps local people into sustainable careers. As a charitable housing association, every penny of any surplus is invested back into providing more new homes and services for its residents.

A SELECTION OF OTHER L&Q DEVELOPMENTS



The Quarry

thequarryerith.co.uk



Elephant Park

lqpricedin.co.uk/elephant



Greenwich Peninsula

lqpricedin.co.uk/greenwich

All information in this document is correct at time of publication. Computer generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Furniture and landscaping is shown for illustrative purposes only. Individual features such as windows, brick and other materials' colours may vary, as may heating and electrical layouts. Images provided of the proposed development do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do have to change property designs, boundaries, landscaping and the positions of roads, footpaths, street lighting and other features as the development proceeds. All services and facilities may not be available on completion of the property. Should you have any queries please direct them through your legal representative. Correct at time of going to print (November 2018).

Designed by Fresh Lemon.

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